

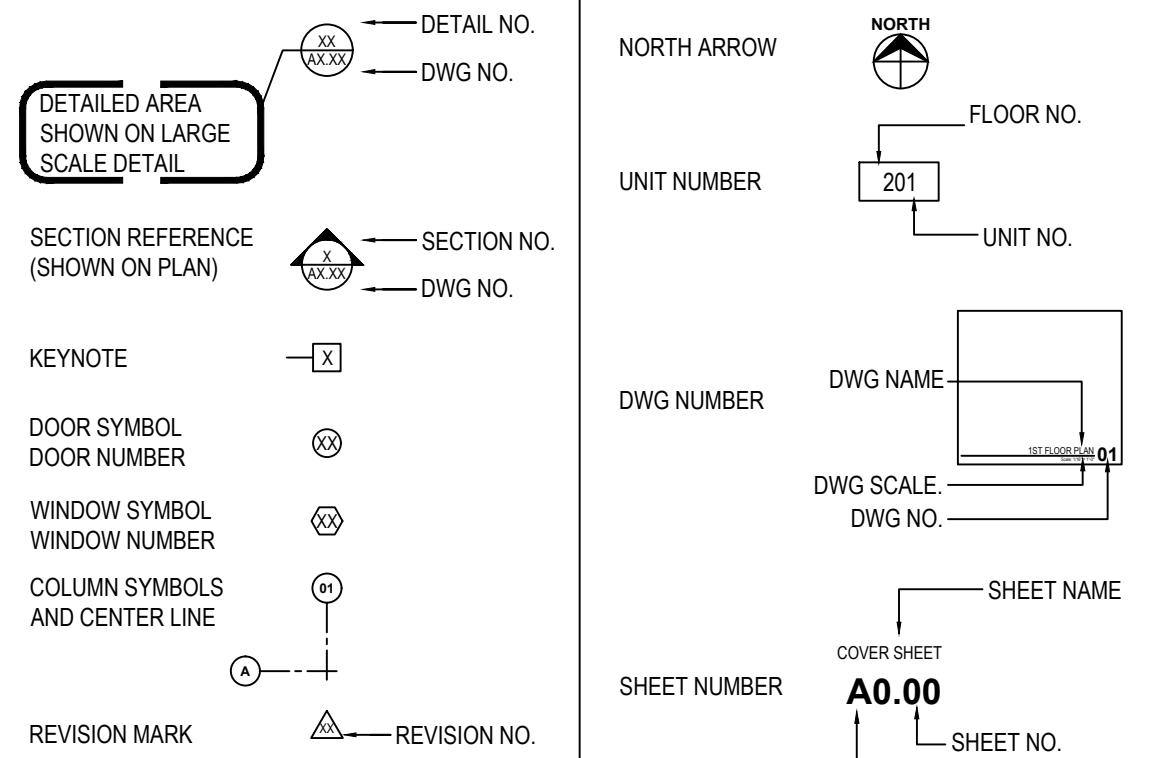
CHABAD BURBANK JEWISH PRESCHOOL

2613 W MAGNOLIA BLVD, BURBANK, CA 91505

GENERAL NOTES

1. EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOF TEMPERATURE OF 68°F @3-FT ABOVE FLOOR.
2. ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MIN. NET CLEAR OPENABLE HEIGHT SHALL BE 24" THE MIN. NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20".
3. ALL EXTERIOR DOORS REQUIRE A LANDING. DOOR LANDINGS SHALL HAVE A WIDTH AT LEAST EQUAL TO THE WIDTH OF THE DOOR, SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL AT LEAST 36", AND SHALL HAVE A SLOPE NOT GREATER THAN 1/4" PER FOOT.
4. WHERE EXTERIOR LATH AND PLASTER IS USED A WEEP SCREED SHALL BE INSTALLED. THE SCREED SHALL BE PLACED A MIN. OF 4" ABOVE TO THE EARTH AND/OR 2" ABOVE PAVED AREA.
5. BRACED WALL PANELS SHALL START AT NOT MORE THAN 8" FROM EACH END OF A BRACED WALL LINE.
6. BRACED WALL LINES SHALL NOT BE OFFSET BY MORE THAN 4".
7. BRACED WALL PANEL CONSTRUCTION SHALL BE EITHER PLYWOOD OR PORTLAND CEMENT AND SHALL NOT BE MIXED WITHIN A BRACED WALL LINE.
8. PLYWOOD BRACED WALLS SHALL BE 1/2" STRUCTURE 1 GRADE PLYWOOD, SHALL NOT BE LESS THAN 4' IN LENGTH NOR HAVE A HEIGHT WIDTH RATIO LESS THAN 2:1.

GRAPHIC SYMBOLS



SCOPE OF WORK

1. CONVERT TO EIGHT CLASSROOMS PRESCHOOL AT EXISTING OFFICES (4,410 SF)

CODE COMPLIANCE

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 T-24 ENERGY STANDARDS 2019 EDITION
- 2023 BURBANK MUNICIPAL CODE

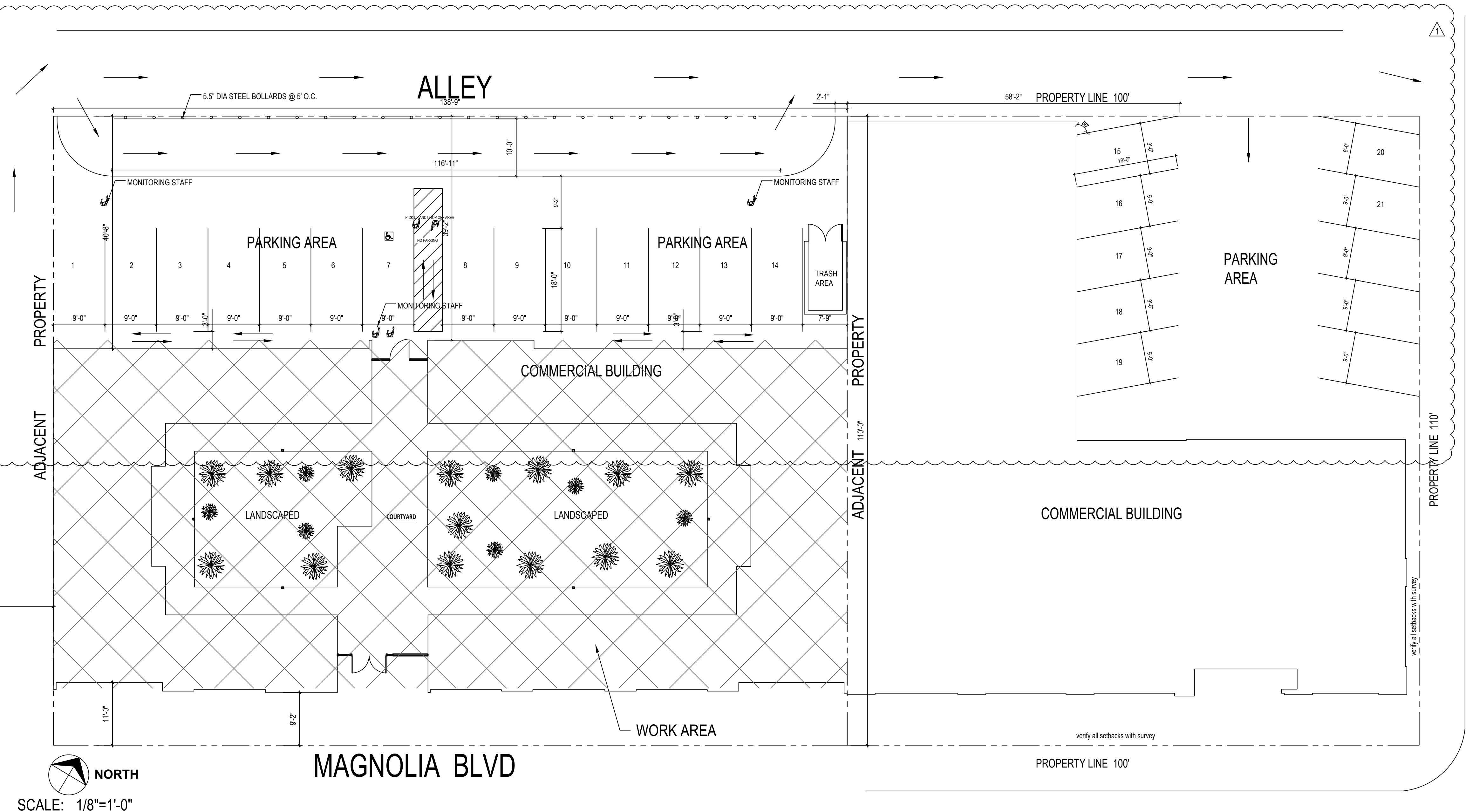
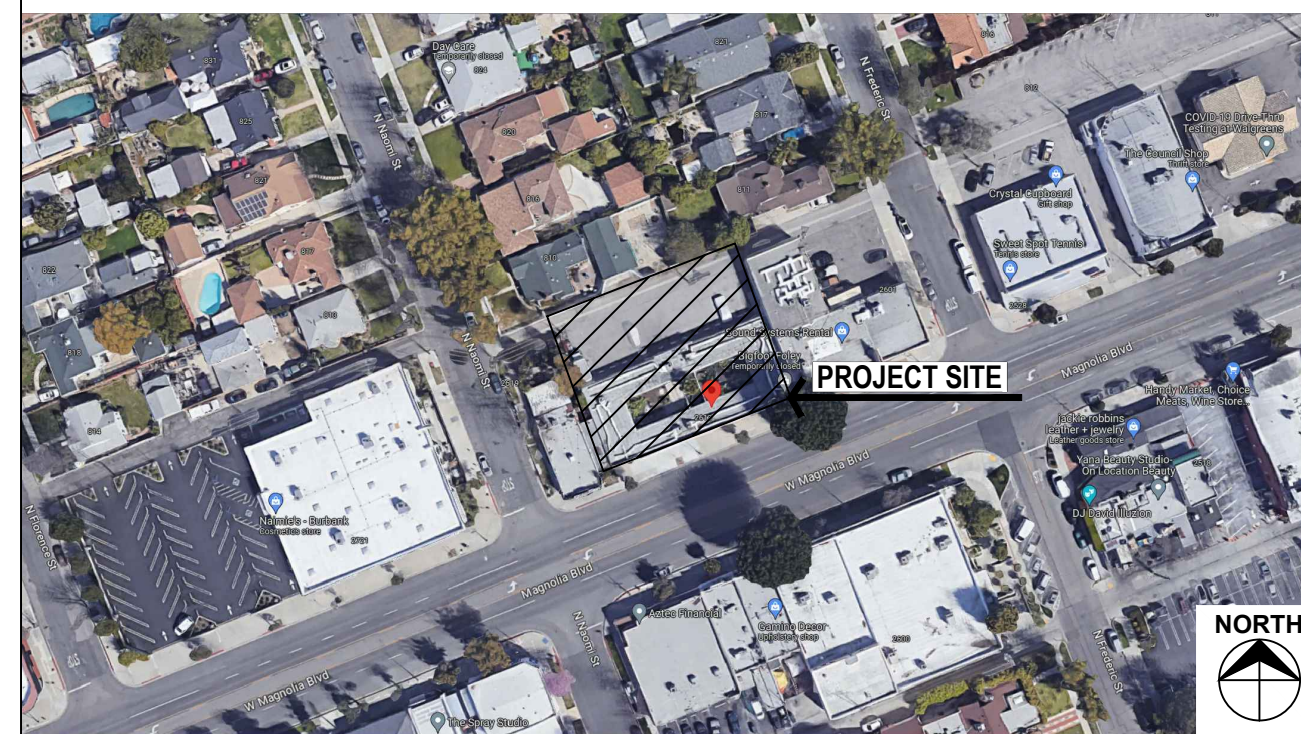
PROJECT DATA

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| SITE ADDRESS | 2613 W MAGNOLIA BLVD, BURBANK, CA 91505 |
| ASSESSOR PARCEL NO. (APN) | 2478-023-002 |
| LEGAL LOT DESCRIPTION | TRACT # 7479 LOTS 2,3 AND LOT 4, BLOCK NONE. |
| ZONING | MPC-3 |
| LOT SIZE | 15,262.5 SF |
| EXISTING MAIN BUILDING NO. OF STORIES | 1 STORY |
| CONSTRUCTION TYPE | TYPE V-B / NO FIRE SPRINKLER INSTALLED |
| PROPOSED AREA | 4,410.0 SF |
| PARKING SPACES | (76/8+6)=16 SPACES |

SHEET INDEX

| ARCHITECTURAL | |
|---------------|---|
| A-0.00 | COVER SHEET / SUMMARY & SITE PLAN |
| A-1.01 | ARCHITECTURAL GENERAL NOTES |
| A-1.02 | GREEN BUILDING FORM |
| A-2.01 | DEMO PLAN |
| A-2.02 | PROPOSED FLOOR PLAN; DOOR & WINDOW SCHEDULE |
| A-2.03 | PROPOSED ROOF PLAN |
| A-2.04 | PROPOSED SECTION VIEW |
| A-2.05 | PROPOSED & EXISTING ELEVATIONS |
| A-3.01 | ARCHITECT DETAILS |
| A-3.02 | ARCHITECT DETAILS |
| T24 | ENERGY CALCULATION |
| STRUCTURAL | |
| S0.1-0.2 | GENERAL NOTES |
| S1.1-1.6 | TYPICAL DETAILS |
| S2.1-2.2 | FOUNDATION PLAN; FRAMING PLAN |

VICINITY MAP



STAMP

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| ISSUED FOR: | 11/16/2023 | PLAN CHECK |
| BID DATE: | | |
| PERMITTED: | | |
| PLAN CHECK: | | |



OWNER:
PROJECT :
2613 W MAGNOLIA BLVD,
BURBANK, CA 91505



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| PROJECT NO. : | SCALE: AS NOTED |
| Chkd by: | Date: 04.18.2023 |
| Discipline: AS SHOWN | |

SHEET NUMBER:
A-0.00

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GENERAL NOTES

GENERAL REQUIREMENTS:

- WORK PERFORMED SHALL COMPLY WITH FOLLOWING:
 - THESE GENERAL NOTICE UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
 - ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
- ON SITE VERIFICATION OF ALL DIMENTIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL AND SUB-CONTRACTORS. NOTED DIMENTIONS TAKE PRACEDENT OVER SCALES. BUILDING DESIGNER TO BE NOTIFIED IMMEDIATELY BY CONTRACTOR SHOULD ANY DISCREPANCY OR OTHER QUESTION ARISE PERTAINING TO THE WORKING DRAWING BEFORE PROCEEDING WITH THE WORK.
- THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR:
 - ALL CONTRACT DOCUMENTS, GENERAL NOTES, AND ALL ATTACHED OR REFERENCED REPORTS. OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENT OF THE CONTRACT DOCUMENTS.
 - ALL DIMENTIONS AND CONDITIONS AT THE SITE.
 - ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE.
 - VERIFY LOCATION AND DEACTIVE ALL UTILITIES IN AREAS BEFORE PROCEEDING WITH WORK THAT WILL INTERFERE WITH BUILDING, SEND PROPER NOTICES, MAKE ALL NECESSARY ARRANGEMENTS AND PERFORM ALL SERVICES REQUIRED IN CARE AND MAINTENANCE OF ALL PUBLIC UTILITIES.
 - ENSURING PROPER ALIGNMENT, TEMPORARY BRACING AND SHORING TO PROVIDE STRUCTURAL STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
 - SECURE MISCELLANEOUS SUB-CONTRACTS AS REQUIRED FOR COMPLETION OF THE JOB.
 - SECURING FINAL CERTIFICATE OF OCCUPANCY.
 - KEEP THE PREMISES FREE FROM THE ACCUMULATION OF ALL WASTE MATERIALS AND RUBBISH CAUSED BY OPERATION AT ALL TIMES.
 - THE PREMISES AND ALL FINISHED SURFACES MUST BE CLEANED AND READY FOR OCCUPANCY UPON COMPLETION OF WORKS.
- ALTERNATIVE TO MATERIALS, EQUIPMENTS, PRODUCTS AND CONSTRUCTION DETAILS OTHER THAN THOSE SHOWN ON THE DRAWINGS OR SPECIFICATIONS MAY BE CONSIDERED FOR USE, PROVIDED WRITTEN APPROVAL SHALL BE OBTAINED FROM THE DESIGNER AND THE LOCAL DEPARTMENT OF BUILDING AND SAFETY.
- ALL WORKS SHALL BE GURANTEED IN WRITING FOR A PERIOD OF ONE YEAR BY GENERAL CONTRACTOR FROM NOTICE OF SUBSTANTIAL COMPLETION OF THE BUILDING; SEPARATE ONE YEAR GURANTEES FOR ELECTRICAL, PLUMBING AND H.V.A.C. SUB-CONTRACTS SHALL BE PROVIDED BY SUB-CONTRACTORS. ROOFING, ROOF FLASHING AND SHEET METAL WORKS SHALL BE GURANTEED FOR A PERIOD OF TWO YEARS; AIR CONDITIONING COMPRESSORS SHALL BE GURANTEED FOR FIVE YEARS. COPIES OF ALL GURANTEES SHALL BE SUBMITTED TO THE OWNER AT THE FINAL INSPECTIONS. GENERAL CONTRACTOR TO PROVIDE LIST OF SUB-CONTRACTORS AND VANDORS WITH PHONE NUMBERS AND EACH WARRANTY, PERIOD LENGTH AND STARTING DATE. ALL ITEMS LISTED ARE PREQUISITE TO RETENTION PAYMENTS.
- ALL WORKS SHALL CONFORM TO THE REQUIREMENTS OF ALL REGULATING AGENCIES EXEROSING AUTHORITY OVER ANY PORTION OF THE WORK. I.E., STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY AND CAL/OSHA, ETC., AND CONFORM TO THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES COMPRISING THE WORK, ASTM DESIGNATIONS SHALL BE AMMENDED TO DATE.
- ALL FOOTINGS SHALL REST ON FIRM, NATURAL SOIL OR APPROVED COMPACTED FILL.
- CONTRACTORSHALL PROVIDE TEMPORARY SHORING FOR EXCAVATION THAT REMOVES THE LATERAL SUPPORT FROM AN EXISTING BUILDING.
- UNDERPINNING OF EXISTING STRUCTURE SHALL BE PERFORMED IN CONJUCTION WITH OTHER WORKS ON THE PROJECT IN A MANNER THAT WILL NOT ENDANGER THE SAFETY OF THE STRUCTURES BEING SUPPORTED.
- CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACINGS AND SHORING AS REQUIRED FOR STRUCTURAL STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
- NO TRENCHS OR EXCAVATIONS OVER 5'-0" IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND SHALL BE CONSTRUCTED WITHOUT A PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.

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THERMAL AND MOISTURE PROTECTION:

- ALL SHEET METAL TO BE 26 GA. GALVNZIED IRON UNLESS NOTICE OTHERWISE.
- FLASH AND COUNTERFLASH AT ALL ROOF-TO-WALL CONSTIONS.
- G. I. FLASH AND CAULK WOOD BEAMS, OUTLOOKERS PROJECTING FROM EXTERIOR WALLS OR ROOF SURFACES.
- FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOF BUILDING PAPER TO EXTEND AT LEAST 3" UNDER THE BUILDING PAPER BEHIND THE WALL COVERING.
- ALL RANGE VENTS TO BE EXHAUSTED TO OUT SIDE AIR THROUGH ROOF OR WALL.
- ALL VENTS AND DUCTS PENETRATING THE ROOF SHALL EXTEND A MINIMUM OF 8" ABOVE THE ROOF SURFACE.
- PROVIDE FLASHING AT THE TOP OF ALL PARAPETS AND WALLS, UNLESS NOTICE OTHERWISE.
- PROVIDE EXHAUST DUCTS AS REQUIRED FOR RANGE HOOD AND/OR VENTILATION FANS.

ENERGY INSULATION REQUIREMENTS:

- ALL EXTERIOR WALLS SHALL BE INSULATED WITH BLANKET TYPE MINERAL FIBER OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION WITH A THERMAL RESISTANCE (R) OF NOT LESS THAN 15.
- ALL ROOF-CEILING ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION WITH A THERMAL RESISTANCE (R) OF NOT LESS THAN 38.
- ALL FLOOR-CEILING ASSEMBLIES OVER UNINSULATED SPACES SHALL BE INSULATED WITH BLANKET TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION WITH A THERMAL RESISTANCE (R) OF NOT LESS THAN 19.
- ALL HEATING/COOLING DUCTS LOCATED OUTSIDE THE BUILDING ENERGY ENVELOPE SHALL HAVE ALL JOINTS AND SEAMS SEALED AND SHALL BE INSULATED WITH A MINIMUM OF 1" THICK FIBEROUS INSULATION.
- MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PIPE OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLIES FROM/WITHIN A WALL. THE INSULATION SHALL LBE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT.
- BOTH THE BUILDER AND THE INSULATION APPLICATOR SHALL EXECUTE A CARD TO VERIFY THAT THE INSULATION HAS BEEN INSTALLED IN CONFORMANCE WITH ARTICLE 5, SUBCHAPTER 1, TITLE 25 OF THE CALIFORNIA ADMINISTRATIVE CODE UPON COMPLETION OF INSULATION INSTALLATION. THE CARD MUST BE POSTED IN A CONSPICUOUS LOCATION WITHIN THE BUILDING.
- REFER TO CF-1R FOR ALL GLAZING AT WINDOWS, GLASS DOORS, SKYLIGHTS AND SHADING DEVICES AS REQUIRED BY ENERGY CALCULATIONS.
- ALL INTERIOR WALLS SHALL BE 5/8" GYPSUM BOARD EACH SIDE, FOR NAILING REFER TO SHEET S-1.
- INSPECTION IS REQUIRED PRIOR TO TAPING AND FINISHING (ALL JOISTS) WALLBOARDS.
- INSPECTION IS REQUIRED FOR ALL INTERIOR AND EXTERIOR IN-PLACE LATH AND WALLBOARDS BEFORE ANY PLASTERING IS APPLIED.
- PROVIDE 26 GAUGE GALVANIZED FROM FOUNDATION WEEP SCREED ON ALL STUCCO WALLS AT INTERSECTION OF MUDSILL AND CONCRETE.
- STUCCO FINISH TO USE 7/8" PORTLAND CEMENT PLASTER WITH WOVEN OR WELDED WIRE LATH WITH NO. 11 GAUGE 1-1/2" LONG WITH 7/16" HEAD NAIL OR 16-GUAGE STAPLES X 7/8" LONG LEGS AT 16" O.C. ATTACHED TO TOP PLATES AND SILL. PROVIDE 3.4 METAL LATH AND BACKING AT ALL SOFFITS.
- SECOND FLOOR TO RECEIVE 3/4" COVERING (OVER 5/8" PLYWOOD SHEATHING) OF GYP-CRETE OR 1-1/2" LIGHTWEIGHT CONCRETE, PER ARCHITECTURAL DETAILS.
- ALL INSULATION MATERIALS SHALL BE CERTIFIED BY MANUFACTURE AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATED MATERIALS.
- MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LBELEED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS.
- CAULK AND SEAL AROUND ALL WINDOS/DPPRS FRAMES, BETWEEN WALL SOLE PLATES AND FLOOR BETWEEN EXTERIOR WALL PANELS.
- CAULK ALL PLUMBING AND ELECTRICAL PENETRATIONS INTO BUILDING ENVELOPE.
- GAS FIRED HEATING/COOLING APPLIANCES AND FAUCETS TO COMPLY WITH EFFICIENCY STANDARDS.
- GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL HAVE EFFICIENCY OF 25 LUMENS/WATTS.
- ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACK DRAFTDAMPERS.
- REQUIRED TINTED GLAZING SHALL BE PERMANENTLY TINTED OR SURFACE COATED BY MANUFACTURE OF THE GLAZING MATERIAL AND SHALL PROVIDE A MAXIMUM TINTING COEFFICIENT OF 0.75.

SECURITY NOTES FOR WINDOWS AND DOORS:

- ALL GLASS AND GLAZING SHALL COMPLY WITH APPLICABLE CODES AND MUST BE LABELED SAFETY GLAZING FOR IMPACT.
- ALL GLASS LESS THAN 18" ABOVE ADJECENT WALKING SURFACE SHALL BE TEMPERED.
- ALL SECURITY OPENINGS SHALL COMPLY THE FOLLOWING NOTES:
 - DOORSTOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
 - ALL PIN TYPE HINGES WITH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVEABLE HINGE PINS; IN ADDITION, THEY SHALL HAVE MINIMUM 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROJECTION UNLESS THE HINGES ARE SHAPES TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.
 - THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICES FOR PROJECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2-1/2" IN LENGTH.
 - DEADBOLTS SHALL CONTAIN HARDENED INSERTS.
 - STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8".
 - A HOOK-SHAPED OR AN EXPANDING LUG DEADBOLT AHALL HAVE A MINIMUM THROW OF 3/4".
 - WOOD FLUSH TYPE DOORS SHALL BE 1-3/8" THICK MINIMUM SOLID CORE CONSTRUCTION.
 - HOLLOW CORE DOORS OR FLOOR LESS THAN 1-3/8" THICK SHALL BE COVERED ON THE INSIDE FACE WITH 26 GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6" O. C. AROUND THE PERIMETER OR EQUIVALENT.
 - GLASS DOORS SHALL HAVE FULLY TEMPERED GLASS COMPLYING WITH UP DATED BUILDING CODE OF THE LOS ANGELES COUNTY.
 - EXTERIOR DOORS. DOORS BETWEEN HOUSE AND GARAGE, WINDOWS AND THEIR HARDWARES SHALL CONFORM TO THE SECURITY PROVISIONS OF BUILDING CODE.
 - A SINGLE SWINGING DOOR, ACTIVE LEAF OF A PAIR OF DOORS, AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEADBOLT AND A DEAD LOCKING LATCH, BOTH BY OPERATED FROM OUTSIDE. DEADBOLT SHALL HAVE A HARDENED INSERT, 1" MINIMUM THROW AND 3/8" MINIMUM EMBEDMENT INTO JAMB.
 - PROVIDE DOOR VIEWERS, VIEW PORTS OR VIEWING WINDOWS AT ALL DWELLING OR GUEST ROOM ENTRANCES, SUCH WINDOWS OR PORTS SHALL BE CONSTRUCTED IN COMPLIANCE WITH SECURIT PROVISION OF BUILDING CODE.
 - CYLINDER GUARDS SHALL BE INSTALLED ON ALL CULINDER LOCKS WHENEVER THE CULINDER PROJECTS BEYOND THE FACE OF THE DOOR OR/IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
 - SLIDING GLASS DOORS AND WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE CONSTRUCTED AND INSTALLED SO THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS.
 - SLIDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A LOCKING DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
 - OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES.
 - SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WICH IS WITHIN 8" OF UTILITY POLE OR SIMILAR STRUCTURE.
 - WHEN THE DOOE THAT HAS GLAZED OPENING WITHIN 40" OF THE DOOR LOCK IS IN THE CLOSED POSITION SHALL BE FULLY TEMPERED GLASS, OR APPROVED BURGLARY RESISTANT MATERIAL. OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS WHICH HAVING A MAXIMUM OPENING OF 2". THIS OPENING SHALL NOT APPLY TO VIEW PORTS OR WINDOWS THAT DO NOT EXCEED 2" IN THEIR GREATEST DIMENTIONS.
 - LOCKS SHALL OPEN FROM INTERIOR WITHOUT USING A KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORTS.
 - GARAGE DOORS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES SUCH AS GUIDE BARS, BOLTS. CROSS BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND HARNFEND, BOLTED STEEL HASPS.
 - PROVIDE APPROVED GARAGE DOOR SPRINGS AND ANCHORAGE. GARAGE DOOR SPRINGS AND CONTAINMENT DEVICES SHALL BE LABELED.

WITH

FINISHES:


- DRYWALL NAILING SHALL BE ACCORDING TO APPLICABLE BUILDING CODE REQUIREMENTS FOR THE TYPES AND THICKNESS BEING USED.
- ALL DRYWALL APPLICATIONS TO BE INSPECTED AND APPROVED PRIOR TAPING.
- DRYWALL TO BE "U.S. GYPSUM" SHEETROCK OR EQUAL.
- ALL DRYWALL TO BE INSTALLED IN ACCOTDANCE WITH MANUFACTURE RECOMMENDATIONS.
- 1-HOUR FIRE RESISTANT WALLS TO HAVE 5/8" SHEETROCK TYPE "X".
- ALL TILES MUST BE SET WITH FIRST CLASS TILE SETTER.
- ALL TILES SHALL BE FIRMLY SECURED IN PLACE WITH FILLED JOINTS AT LEAST 1/16" WIDE.
- LINES SHALL BE KEPT STRAIHT AND TRUE, AND ALL FINISH SURFACES BROUGHT TO LEVEL PLANES.
- TILE WORKS SHALL BE "CERAMIC TILE" (AS SELECTED BY DESIGNER OR OWNER) AND CEMENT MORTAR 2-COATS SPECIFICATIONS OF "CERAMIC TILE INSTITUTE".
- REFER TO FINISH SCHEDULE FOR LOCATION OF TILE WORKS.
- ALL PAINT SHALL BE "DUNN EDWARDS" OR EQUAL, READY MIXED PAINT.
- PAINTING CONTRACTOR SHALL APPROVE CONDITIONS OF PLASTER, ANY SURFACES PAINTED AND TO SEAL ALL SURFACES.
- ALL COLORS TO BE SELECTED BY DESIGNER AND/OR APPROVED BY OWNER.
- PROTECT ALL ADJACENT SURFACES AGAINST PAINT SPATTERING.
- PAINT-GRADE DOORS SHALL RECEIVE 2-COATS ENAMEL.
- INTERIOR WOODWORKS TO RECEIVE 2-COATS ENAMEL, IF NOT STAINED.
- ALL BUILT-IN CABINETS SHALL RECEIVE 3-COATS ENAMEL, IF NOT STAINED.
- EXTERIOR WOODWORKS TO RECEIVE 3-COATS EXTERIOR PAINT EXCEPT FOR NATURAL FINISH.
- ALUMINUM SASH SHALL NOT BE PAINTED.
- PUTTY ALL NAIL HOLES AFTER FIRST COAT.
- EXTERIOR STUCCO OR PLASTER SHALL HAVE COLOR COAT FINISHS AS SELECTED BY DESIGNER AND/OR APPROVED BY OWNER.
- REMOVE ALL PAINT SPOTS, LEAVE IN A CLEAN AND ACCEPTABLE MANNER, READY FOR OCCUPANCY.
- PAINTER TO SUBMIT A COLOR SAMPLE OF AREA TO BE PAINTED FOR DESIGNER OR OWNER'S APPROVAL.
- PAINTER SHOULD RETURN AFTER ALL TRADES HAVE COMPLETED WORKS AND TOUCH-UP ALL PAINTED AREAS AS REQUIRED.
- ALL CABINETS (DESIGN, TYPE AND FINISH) SHALL BE SELECTED BY THE OWNER OR DESIGNER.
- ALL DRAWERS TO HAVE METAL GUIDES UNLESS APPROVED OR REQUESTED BY OWNER.
- SUB-CONTRACTORS TO VERIFY DIMENSIONS OF ALL BUILT-IN EQUIPMENT PRIOR TO INSTALLATION, ALL WORKS TO HAVE A MINIMUM OF FACE NAILS-GLUE ALL STILES.
- ALL SHELVES, POLES AND ATTIC ACCESS (AND LADDER WHERE OCCURS) TO BE SUPPLIED AND INSTALLED BY CABINET CONTRACTOR.
- PROVIDE MINIMUM 30" CLEARANCE ABOVE RANGE TO UNPROTECTED COMBUSTABLE MATERIAL OR 24" CLEARANCE ABOVE RANGE OR TO OPEN BROILER WHEN METAL VENTILATION HOOD.
- MODEL FOR ALL APPLIANCES TO BE SELECTED BY OWNER.

ELECTRICAL:

- PLUMBERS AND ELECTRICIANS SHALL CHECK STRUCTURAL PLANS FOR ALL DUCTS, SLEEVES, ETC. INTERFERING WITH STRUCTURAL MEMBERS. IF ANY INTERFERENCE OCCURS, DESIGNER SHOULD BE NOTIFIED IMMEDIATELY.
- PROVIDE APPROVED SMOKE DETECTOR WIRED TO ELECTRICAL SYSTEM WHERE APPLICABLE.
- ALL EQUIPMENTS AND INSTALLATIONS SHALL BE DONE IN ACCORDANCE WITH THE UP-DATED U.E.C.
- ELECTRICAL WORKS SHALL CONFORM TO UTILITY COMPANY REQUIREMENTS, ALL MATERIALS SHALL BE UL APPROVED.
- ELECTRICAL SUB-CONTRACTOR SHALL PROPOSE LOCATIONS OF METERS, MAINS AND RECEIVING POLE AND OBTAIN OWNER'S APPROVAL FOR ITS LOCATION WHERE APPLICABLE.
- CONTRACTOR SHALL FURNISH AND INSTALL CONDUITS TO TELEPHONE, EQUIPMENT SPACE IN METER AREAS AND INSTALL TELEPHONE OUTLETS AS SHOWN ON PLANS OR ARCHITECTURAL FLOOR PLANS.
- SYSTEM TO BE GROUNDED.
- SEPARATE CIRCUITS FOR GARBAGE DISPOSAL, WASHING MACHINE, DRYER AND AIR CONDITIONER.
- SWITCHES TO BE 42" ABOVE THE FLOOR, UNLESS OTHERWISE NOTED ON PLANS.
- DUPLEX RECEPTACLES TO BE SPACED AT 12"-0" MAXIMUM ALONG WALL AND ANY USABLE WALL SPACE 30" OR MORE IN WIDTH.
- ELECTRICAL SUB-PANEL TO SURFACE OR FLUSH MOUNTED AS SHOWN, OF CODE GAUGE STEEL AND SHALL BEAR UNDERWRITER'S LABEL, PANEL TO HAVE SUFFICIENT SINGLE PHASE 20 AMP CIRCUIT BREAKERS FOR LIGHTING AND POWER AND A MULTI-POLE CIRCUIT BREAKER FOR AC UNIT.
- ELECTRICIAN TO SUPPLY ALL KEYLESS FIXTURES, BATH FANS, FLUSH LIGHTS AND TV PREWIRE.

MECHANICAL & PLUMBING:

- FRESH AIR COMBUSTION IN GAS BURNING APPLIANCES SHALL BE MINIMUM 100 SQ. INCHES FOR EACH APPLIANCE WITH A RATING NOT EXCEEDING 100,000 BTU INPUT. PLUS AN ADDITIONAL ONE SQUARE INCH FOR EACH 1,000 BTU IN EXCESS OF 100,000.
- EQUIPMENT SHALL BE BEAR A PERMENT AND LEGIBLE NAMEPLATE ON WHICH SHALL APPEAR; THE MANUFACTURE'S NAME AND RATING OF THE APPLIANCE; A MODEL DESIGNATION; INSTRUCTIONS FOR THE OPERATION OF THE APPLIANCE, A SEAL OF APPROVAL OF THE APPLIANCE BY AN APPROVED TESTING LABORATORY.
- EACH UNIT SHALL BEAR A METAL PLATE SECURELY FIXED TO THE APPLIANCE AND READILY ACCESSIBLE FOR INSPECTION, LEGIBLE TO IDENTIFY THE NAME AND ADDRESS OF THE INSTALLER, IF OTHER THAN THE OWNER.
- ALL HEATING APPLIANCES SHALL BE CONNECTED TO A VENT COMPLYING WITH UP-DATED U.M.C.
- VENTS AND DUCTS PENETRATING THE ROOF SHALL EXTEND A MINIMUM OF 8" ABOVE THE ROOF SURFACE.
- CHECK THE FRAMING FOR ALL DUCTS, ETC. INTERFERRING WITH STRUCTURE MEMBERS.
- INSTALL, CONNECT, AND INSPECT FORCED AIR UNIT WITH DUCTS AND VENTS (AND CONDENSER UNIT ON A PLATFORM OPTION) PER MANUFACTURE'S SPECIFICATIONS.
- THE AIR CIRCULATION SYSTEM SHALL INCORPORATE AN AIR FILTRATION SYSTEM.
- ALL HEATING AND COOLING DUCTS LOCATED OUTSIDE THE BUILDING ENERGY ENVELOPE SHALL HAVE ALL JOINTS AND SEAMS SEALED. BE INSULATED WITH A MINIMUM OF 1" THICK (0.6 LBS/CU. FT.) FIBEROUS INSULATION.
- HEATING AND AIR CONDITIONING CONTRACTOR TO INSTALL THERMOSTAT FOR HVAC SYSTEM USING THERMOSTAT WIRE PRE-INSTALLED BY ELECTRICIAN.
- NO PIPES, CONDUITE OR DUCTS SHALL BE EMBEDDED INTO STRUCTURAL MEMBERS OR FOOTINGS UNLESS SO SHOWN ON THE PLANS OR APPROVED BY ENGINEER.
- ALL PLUMBING VENTS SHALL GO THROUGH ROOF WITH A MINIMUM OF 10'-0" FROM ANY PROPERTY LINE.
- MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PIPE OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLIES OR WHERE SUCH A UNIT PASSED THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLIES FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCTS.
- WATER HEATERS OVER 4'-0" IN HEIGHT FROM BASE TO TOP OF TANK CASE SHALL HAVE RIGID WATER CONNECTIONS. WATER HEATERS WITH NON-RIGID CONNECTIONS SHALL BE STRAPPED FOR LATERAL SUPPORT.
- NO TUB ACCESS PANEL SHALL BE REQUIRED. PROVIDE RIGID JOINT CONNECTIONS FOR ALL BATH TUBS AND SHOWER UNITS WHERE APPLICABLE.
- ALL STEAM AND STEAM CONDENSATE RETURN PIPUNG AND ALL CONTINUOUSLY CIRCULATING DOMESTIC OR HEATING HOT PIPING SHALL BE INSULATED AD REQUIRED BY THE PLUMBING DIVISION.
- ALL GAS APPLIANCES, EXCEPT WATER HEATERS AND RANGE TOP BURNERS, SHALL BE EQUIPPED WITH INTERMITTENT IGNITION DEVICES.
- PROVIDE BACK DRAFT DAMPERS ON ALL EXHAUST FAN SYSTEM.
- FIRE PROTECTION (WHERE APPLICABLE):
 - PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2A 10 BC FOR BUILDING AREA AND 5 BC FOR DARKING AREA, AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
 - CONTRACTOR SHALL PROVIDE PORTABLE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 4A 40 BC DURING CONSTRUCTION.
- ALL SPECIFICATIONS TO BE CHECKED AND VERIFIED WITH GENERAL CONTRACTOR.
- SEE PLANS FOR LOCATION OF ALL UTILITY SERVICES.
- STUB OUT 2'-0" FOR SEWER HOOK-UP.
- ALL OVERHEAD PLUMBING TO BE COPPER OR AS OTHERWISE NOTED.
- ALL PLUMBING FIXTURES TO BE ACID RESISTANT.
- PLUMBER TO INSTALL CONDENSATION LINE FOR AIR CONDITIONER.
- PLUMBER TO HOOK-UP AND INSTALL PROPER WATER LINE TO REFRIGERATOR FOR ICE-MAKER WHERE APPLICABLE.
- PROVIDE GAS FOR F.A.U. WHERE APPLICABLE.
- PROVIDE AIR CHAMBERS AND/OR RUBBER GASKETS ON WATER LINES TO REDUCE PIPE NOISE WHERE APPLICABLE.
- PROVIDE CONTINUOUSLY CIRCULATING WATER FROM HOT WATER HEATER TO ALL SINKS REQUIRING HOT WATER. PROVIDE SYSTEM LAYOUT AND SPECS. FOR OWNER'S APPROVAL.

| | |
|--|---|
| ISSUED FOR: | |
| PROJECT NO. : | |
| SCALE: AS NOTED | |
| Chkd by: | |
| Date: | 04.18.2023 |
| Dimscaler: AS SHOWN | |
| OWNER: | 2613 W. MAGNOLIA BLVD, BURBANK, CA 91505 |
| REGISTERED PROFESSIONAL ENGINEER ZHANG YUAN NI NO. C-68149 Exp.06/30/23 CIVIL STATE OF CALIFORNIA |  |
| SHEET NUMBER: | A-1.01 |

BID DATE:
PERMITTED:
PLAN CHECK:

13434 RAYMER ST. NORTH HOLLYWOOD, CA 91605
TEL NO.: (818) 982-2257 FAX NO.: (818) 473-4887

2020 Los Angeles Green Building Code
WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

FORM
GRN 18R

- PLUMBING SYSTEM
1. Multi-family dwellings not exceeding three stories...
2. Water use reduction shall be met by complying with one of the following:
A. Provide a 20% reduction in the overall potable water use within the building...
3. New building on a site with 500 square feet or more of cumulative landscape area...
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area...
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs...
6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa...
7. Except as provided in this section, for sites with over 500 square feet of landscape area...
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line...

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

2020 Los Angeles Green Building Code
GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

FORM
GRN 14

- 1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 200/240 volt branch circuit...
2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces...
3. Roofs with slopes < 2:12 shall have a 3-year aged SRI value of at least 75 or both a 3-year aged solar reflectance of at least 0.63 and a thermal emittance of at least 0.75...
4. The required landscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549...
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1...
6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi...
7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers...
8. For projects that include landscape work, the Landscape Certification Form GRN 12, shall be completed prior to final inspection approval...
9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates...
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture...
11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste...
12. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection.

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STORM WATER POLLUTION CONTROL
(2020 Los Angeles Green Building Code)

FORM
GRN 1

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work.

- 1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

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2020 Los Angeles Green Building Code

FORM
GRN 9

MANDATORY REQUIREMENTS CHECKLIST
ADDITIONS AND ALTERATIONS TO RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Table with columns: ITEM #, CODE SECTION, REQUIREMENT, REFERENCE SHEET (Sheet # or N/A), COMMENTS (e.g. note #, detail # or reason for N/A). Rows include items for Storm water drainage, Grading and paving, Solar ready, Water conserving plumbing fixtures, Multiple showerheads, Water use reduction, Outdoor water use, Irrigation controllers, Metering outdoor water use, Exterior faucets, Swimming pool covers, Graywater ready, Recycled water supply to fixtures, Cooling towers, Rodent proofing, Flashing details, Material protection, Construction waste reduction, Operation and maintenance manual, Fireplaces and woodstoves.

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PLUMBING FIXTURE FLOW RATES
Residential Occupancies
2020 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM
GRN 16

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

Table with columns: FIXTURE TYPE, MAXIMUM ALLOWABLE FLOW RATE. Rows include Showerheads (1.8 gpm @ 80 psi), Lavatory faucets residential (1.2 gpm @ 60 psi), Lavatory faucets nonresidential (0.4 gpm @ 60 psi), Kitchen faucets (1.5 gpm @ 60 psi), Metering Faucets (0.2 gallons/cycle), Gravity tank type water closets (1.28 gallons/flush), Flushometer tank water closets (1.28 gallons/flush), Flushometer valve water closets (1.28 gallons/flush), Urinals (0.125 gallons/flush), Clothes Washers (ENERGY-STAR certified), Dishwashers (ENERGY-STAR certified).

- 1 Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
2 Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
3 Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
4 Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
5 Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.23.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

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VOC AND FORMALDEHYDE LIMITS
2020 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM
GRN 11

Table with columns: VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS, FORMALDEHYDE LIMITS, SEALANT VOC LIMIT, ADHESIVE VOC LIMIT. Includes sub-tables for Less Water and Less Exempt Compounds, Current Limit, and Grams of VOC per Liter of Coating.

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2020 Los Angeles Green Building Code

FORM
GRN 9

Table with columns: ITEM #, CODE SECTION, REQUIREMENT, REFERENCE SHEET (Sheet # or N/A), COMMENTS (e.g. note #, detail # or reason for N/A). Rows include items for Covering of duct openings, Finish material pollutant control, Adhesives, sealants, caulks, Paints and coatings, Aerosol paints and coatings, Verification, Carpet systems, Carpet cushion, Resilient flooring systems, Composite wood products, Filters, Capillary break, Moisture content of building materials, Bathroom exhaust fans, Heating and air-conditioning system design.

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LADBS STAMP

ISSUED FOR:

PROJECT NO.:

SCALE: AS NOTED

Chkd by:

Date:

Dimscale: AS SHOWN

SHEET NUMBER:

A-1.02

OWNER:

PROJECT:

2613 W. MAGNOLIA BLVD,

BURBANK, CA 91505

REGISTERED PROFESSIONAL ENGINEER

ZHANG YUAN NI

NO. C-68149

Exp 06/30/23

CIVIL

STATE OF CALIFORNIA

OWNER:

PROJECT:

2613 W. MAGNOLIA BLVD,

BURBANK, CA 91505

REGISTERED PROFESSIONAL ENGINEER

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2613 W. MAGNOLIA BLVD,

BURBANK, CA 91505

REGISTERED PROFESSIONAL ENGINEER

ZHANG YUAN NI

NO. C-68149

Exp 06/30/23

CIVIL

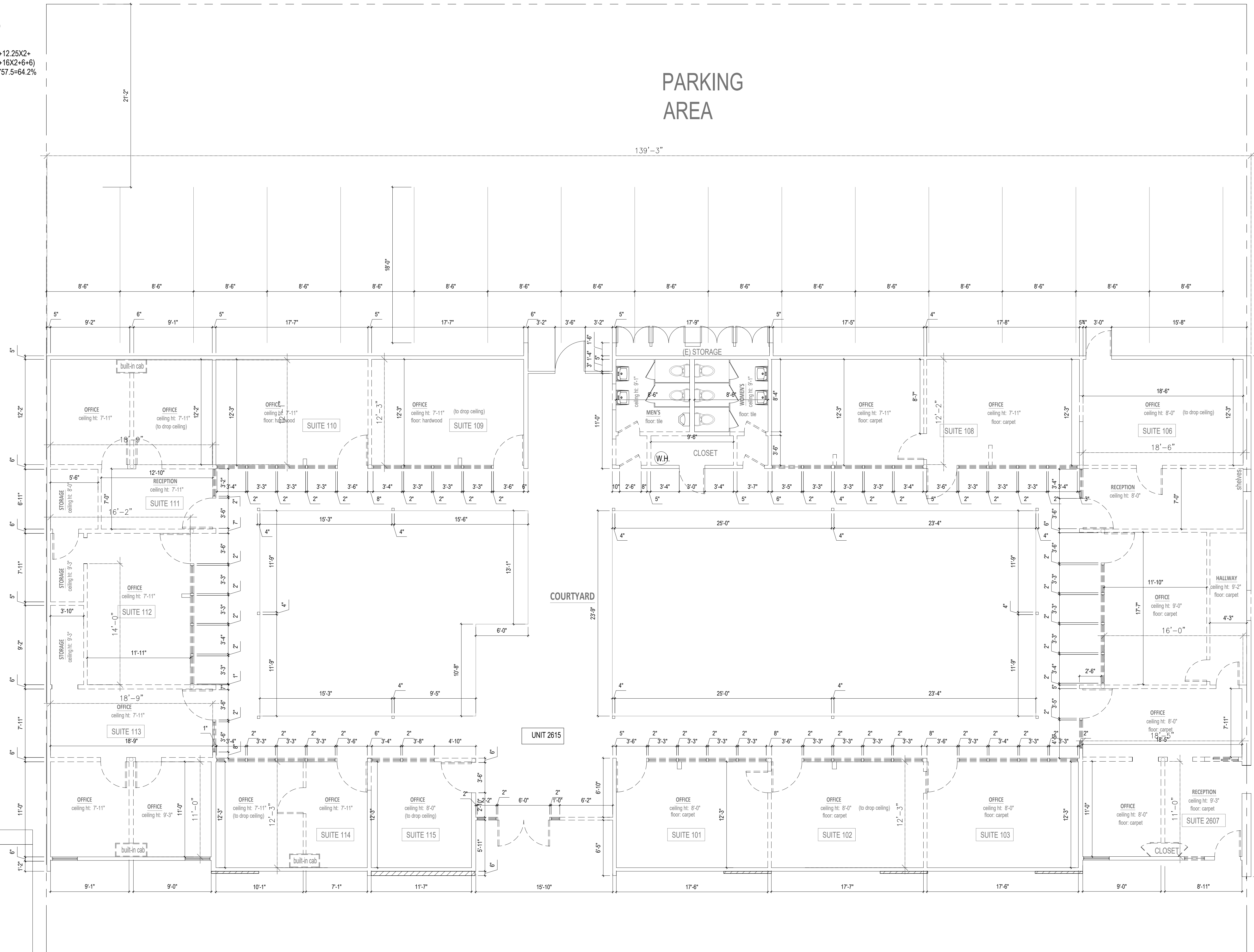
STATE OF CALIFORNIA

OWNER:

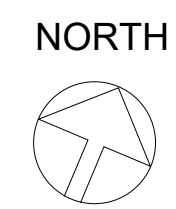
PROJECT:

2613 W. MAGNOLIA BLVD,

EXTERIOR WALL DEMO:
 $(6 \times 2.75 \times 4 + 17.5 \times 2 + 39 + 30 + 35.5 + 53.75 + 15.75)$
 $/(139.25 \times 2 + 60.25) = 226/338.75 = 66.7\%$
 TOTAL WALL DEMO:
 $(6 \times 2.75 \times 4 + 17.5 \times 2 + 39 + 30 + 35.5 + 53.75 + 15.75 + 12.25 \times 2 + 18.75 \times 2 + 16.25 \times 2 + 14 + 11 \times 2 + 12.25 \times 4 + 18.5 \times 2 + 16 \times 2 + 6 + 6)$
 $/(139.25 \times 2 + 60.25 \times 2 + 12.25 \times 8 + 260.5) = 486.5/757.5 = 64.2\%$



| LEGEND | |
|--------|--------------------------------|
| SYMBOL | DESCRIPTION |
| | (E) STUD WALL |
| | EXISTING WALL TO BE DEMOLISHED |



EXISTING FIRST FLOOR LAYOUT 01

Scale: 3/16"=1'-0"

ISSUED FOR: _____

OWNER: _____

PROJECT: 2613 W. MAGNOLIA BLVD., BURBANK, CA 91505

REGISTERED PROFESSIONAL ENGINEER
 ZHANG YUAN NI
 NO. C-68149
 Exp. 06/30/23
 CIVIL
 STATE OF CALIFORNIA

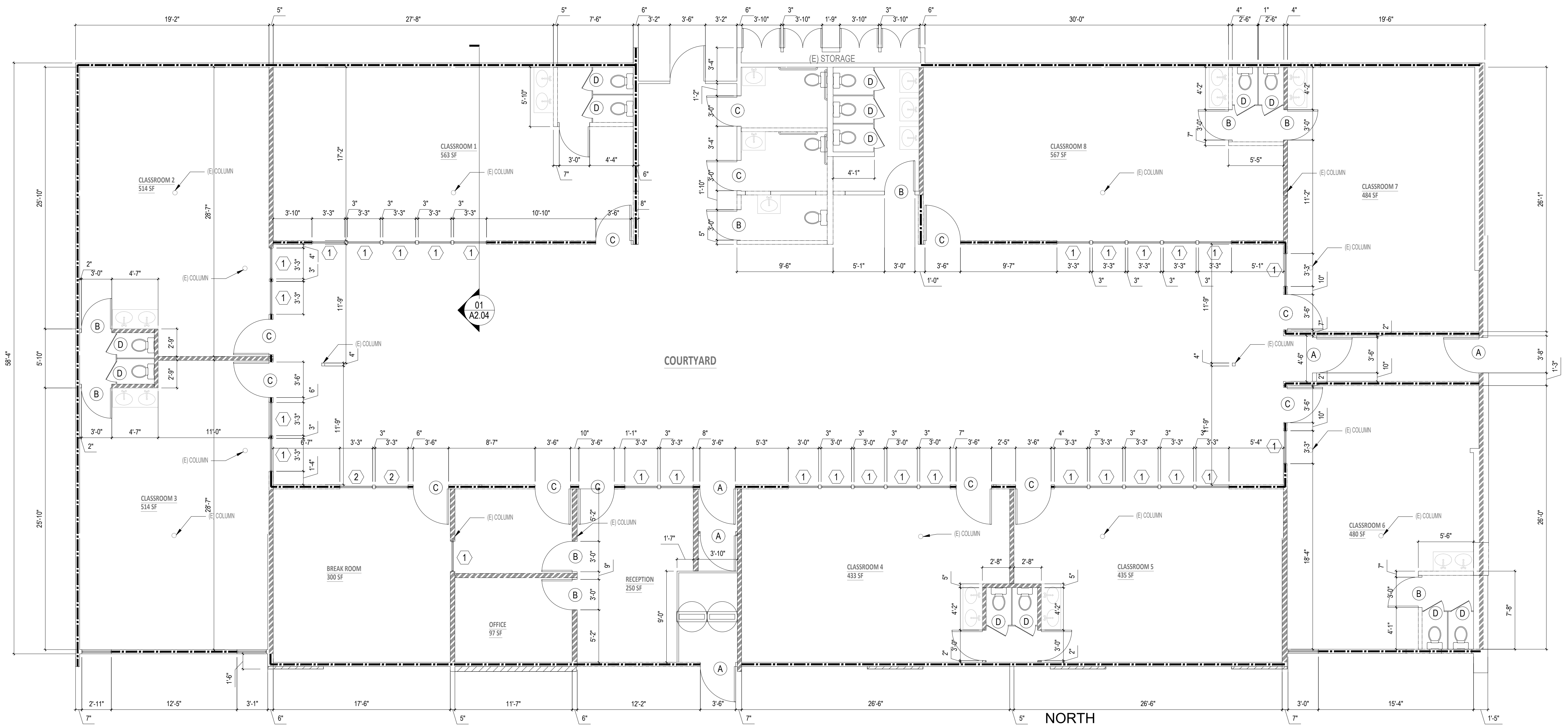
SCALE: AS NOTED
 Chkd by: _____
 Date: 04.18.2023
 Dimscale: AS SHOWN

BID DATE: _____
 PERMITTED: _____
 PLAN CHECK: _____

13434 RAYMER ST. NORTH HOLLYWOOD, CA 91605
 TEL NO.: (818) 982-2257 FAX NO.: (818) 473-4887

TITAN CONTRACTING SERVICES

PROJECT NO.: _____ SHEET NUMBER: A-2.01



PROPOSED FIRST FLOOR LAYOUT 01

Scale: 3/16"=1'-0"

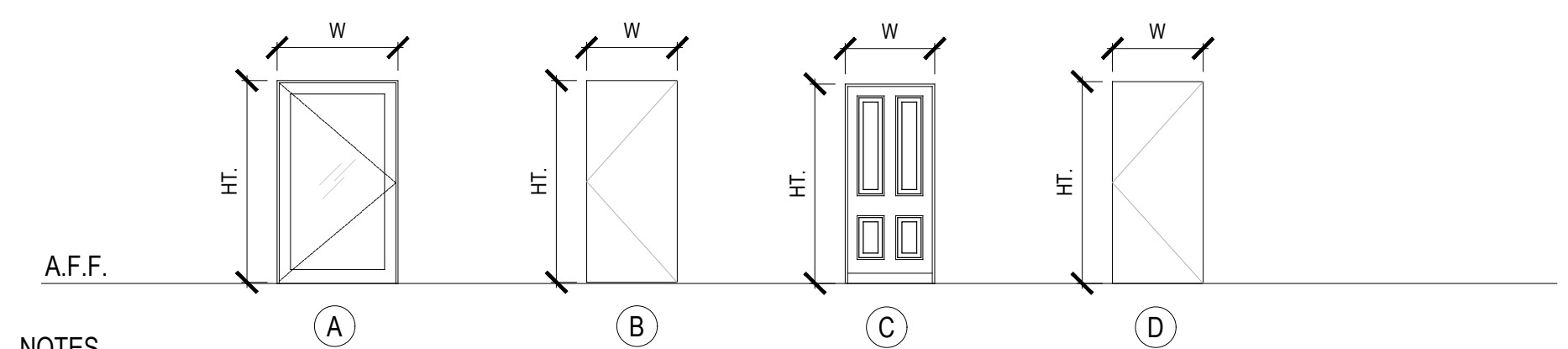
LEGEND

| SYMBOL | DESCRIPTION |
|--------|---|
| | (E) WALL TO REMAIN |
| | (N) PARTITION WALL |
| | (N) OR (E) EXTERIOR WALL. G.C. TO VERIFY TO COMPLY 1-HR FIRE RATED, STC-50, REPLACE WHEN APPLICABLE PER DETAIL A3.02-02. |
| | (N) OR (E) TENANT DEMISING WALL. G.C. TO VERIFY TO COMPLY 1-HR FIRE RATED, STC-50, REPLACE WHEN APPLICABLE PER DETAIL A3.02-01. |

DOOR SCHEDULE

| TYPE | SIZE | | | DOOR TYPE | | | | DOOR MATERIAL | | | DOOR FINISH | | FRAME MATERIAL | | | FRAME FINISH | | RATING (MINUTES) | REMARKS | | | | | |
|------|-------|--------|-----------|-------------|------------|---------|---------|---------------|----------|--------------|-------------|-------------|----------------|-------|---------|--------------|------|------------------|---------|--------------|----------|-------|-------|--|
| | WIDTH | HT. | THK. | SINGLE DOOR | PAIR DOORS | SLIDING | FOLDING | WOOD | ALUMINUM | HOLLOW METAL | FIBER GLASS | TEMP. GLASS | PAINT | STAIN | FACTORY | VINYL | WOOD | | | HOLLOW METAL | ALUMINUM | PAINT | STAIN | FACTORY |
| A | 3'-6" | 6'-8" | 0'-1 3/4" | ● | | | | ● | | | | | | | | | | | | | | | | EXTERIOR ENTRANCE DOOR |
| B | 3'-0" | 6'-8" | 0'-1 3/4" | ● | | | | ● | | | | | | | | | | | | | | | | TYP. INTERIOR DOOR |
| C | 3'-0" | 6'-8" | 1 3/4" | ● | | | | ● | | | | | | | | | | | | | | | | 20 MIN FIRE SELF-CLOSING OR AUTOMATIC DOOR |
| D | 2'-0" | 4'-10" | 1 3/4" | ● | | | | ● | | | | | | | | | | | | | | | | TOILET PARTITION DOOR |

DOOR TYPES



NOTES

- CONTRACTOR SHALL VERIFY WITH OWNER/ARCH. ALL DOOR SIZES, MATERIALS, FINISHES AND LOCATIONS PRIOR TO ORDERING.
- CONTRACTOR TO VERIFY AND PROVIDE SPEC TO OWNER W/ STC-26 MIN. FOR UNIT ENTRANCE DOOR.
- PROVIDE WEATHER STRIPPING FOR ALL EXTERIOR DOORS TYP.
- EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- SIZE OF THE STORAGE UNDER THE STAIRCASE VERIFY IN FIELD.
- EXTERIOR DOOR ASSEMBLIES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL.
- EXTERIOR GLAZED DOOR : SHGC VALUE: 0.29 MAX. U-FACTOR : 0.32 MAX. FOR RESIDENTIAL

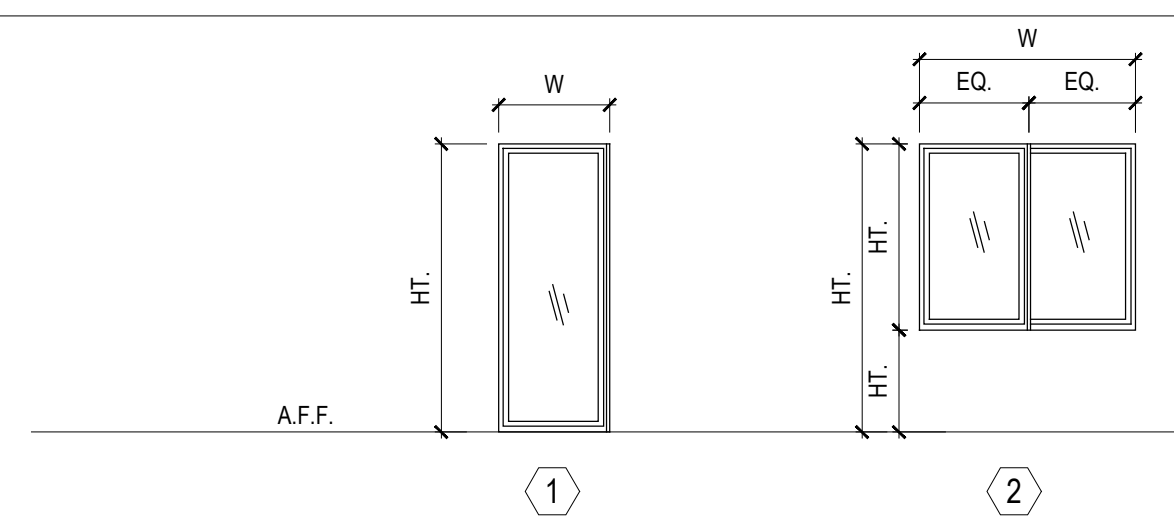
WINDOW SCHEDULE

| TYPE | WINDOW SIZE | | | | WINDOW TYPE | | | | | | | GLASS MATERIAL | WEATHER STRIPPING | | SHG-C | U-FACTOR | | | |
|------|-------------|------------|------------------------------------|--|--------------|---------|-------------|---------|---------------|----------------|----------|----------------|--------------------|--------------------------|-------|----------|----------------|------------------|------|
| | WIDTH (w) | HEIGHT (h) | HEADER HEIGHT ABOVE FINISHED FLOOR | BOTTOM SEAL HEIGHT FROM FINISHED FLOOR | CURTAIN WALL | SLIDING | SINGLE HUNG | PICTURE | SINGLE AWNING | AWNING TRANSOM | CASEMENT | | BUILT JOINT WINDOW | STOREFRONT DOOR & WINDOW | | | TEMPERED GLASS | SPANDREL GLAZING | YES |
| 1 | 3'-3" | 6'-8" | 6'-8" | 0'-0" | | | | | | | | ● | ● | ● | | | | 0.21 | 0.30 |
| 2 | 3'-3" | 4'-0" | 6'-8" | 2'-8" | | ● | | | | | | | ● | ● | | | | 0.21 | 0.30 |

NOTES

- CONTRACTOR SHALL VERIFY WITH OWNER/ARCH. ALL WINDOW SIZES, MATERIALS, FINISHES AND LOCATIONS PRIOR TO ORDERING.
- FOR WINDOW TYPES REFER TO ELEVATIONS BELOW.
- ALL GLAZING TO BE LOW E DOUBLE GLAZING.
- GLAZING SHGC VALUE: 0.29 MAX. U-FACTOR : 0.32 MAX.
- IN PUBLIC AREA (OUTSIDE THE UNIT) WHERE GLAZED OPENINGS AREA PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST OPENING SHALL COMPLY WITH SECTION 1138 A. 4. "CONTROLS AND OPERATION MECHANISMS"
- EMERGENCY EGRESS ANALYSIS, REFER TO 04IA3.02
- WINDOW HEAD & SILL DETAILS REFER TO 13.14IA3.01. FLASHING DETAIL REFER TO 05IA3.01

WINDOW TYPES



STAMP

ISSUED FOR:



13434 RAYMER ST. NORTH HOLLYWOOD, CA 91605
 TEL NO.: (818) 982-2257 FAX NO.: (818) 473-4887

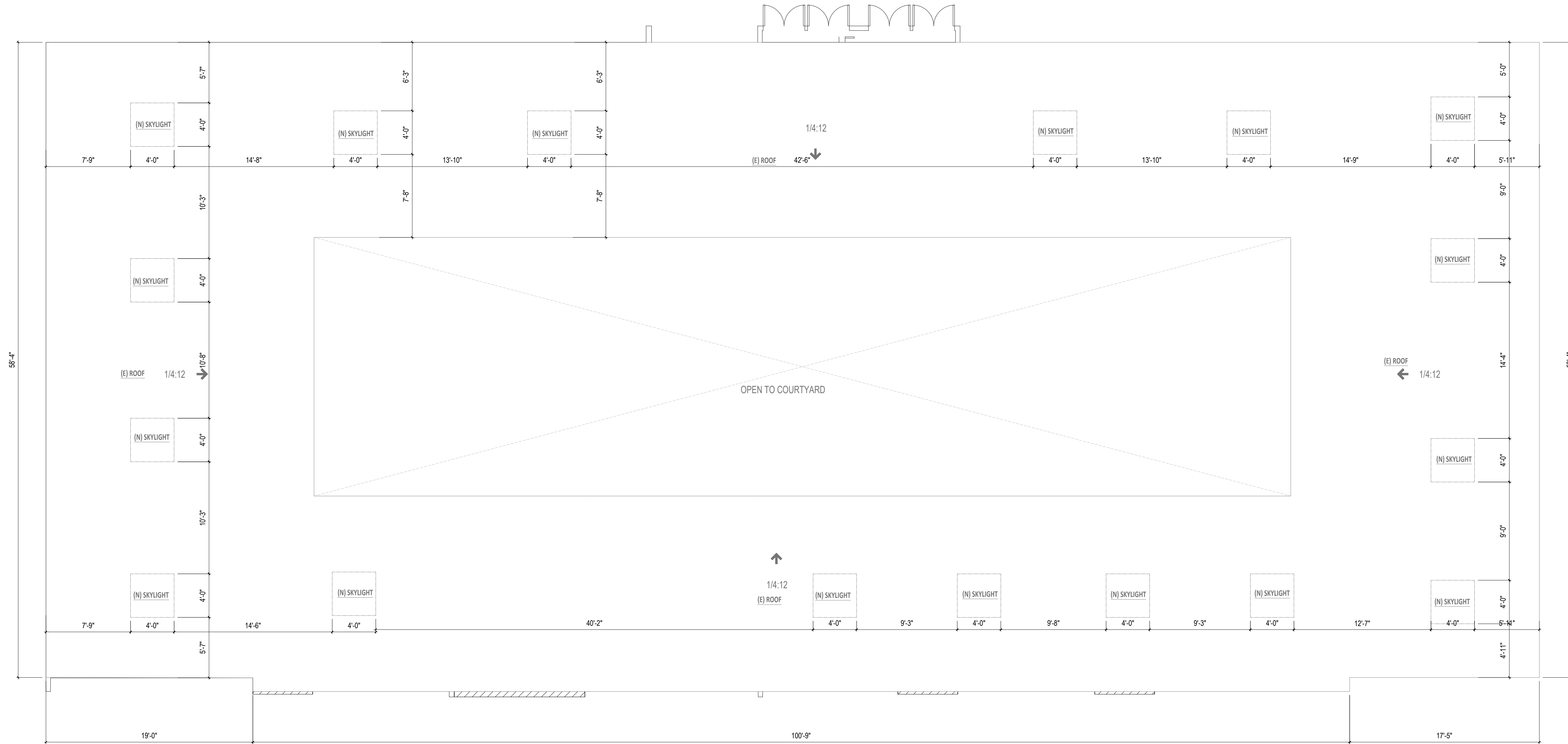
OWNER:

PROJECT NO. :
 2613 W. MAGNOLIA BLVD,
 BURBANK, CA 91505

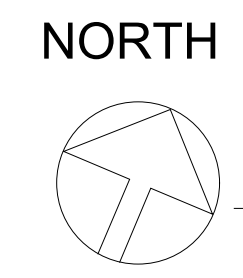


SCALE: AS NOTED
 Chkd by: [Signature]
 Date: 04.18.2023
 Dimscale: AS SHOWN

SHEET NUMBER:
A-2.02




STAMP



PROPOSED ROOF LAYOUT 01


Scale: 3/16"=1'-0"

| | |
|--------------------------------|---|
| ISSUED FOR: | |
| | |
| PROJECT NO. : | |
| | |
| OWNER: | 2613 W. MAGNOLIA BLVD, BURBANK, CA 91505 |
| | |
| PROJECT : | 2613 W. MAGNOLIA BLVD, BURBANK, CA 91505 |
| | |
| SCALE: | AS NOTED |
| | |
| Date: | 04.18.2023 |
| | |
| Dimscale: | AS SHOWN |
| | |
| SHEET NUMBER: A-2.03 | |



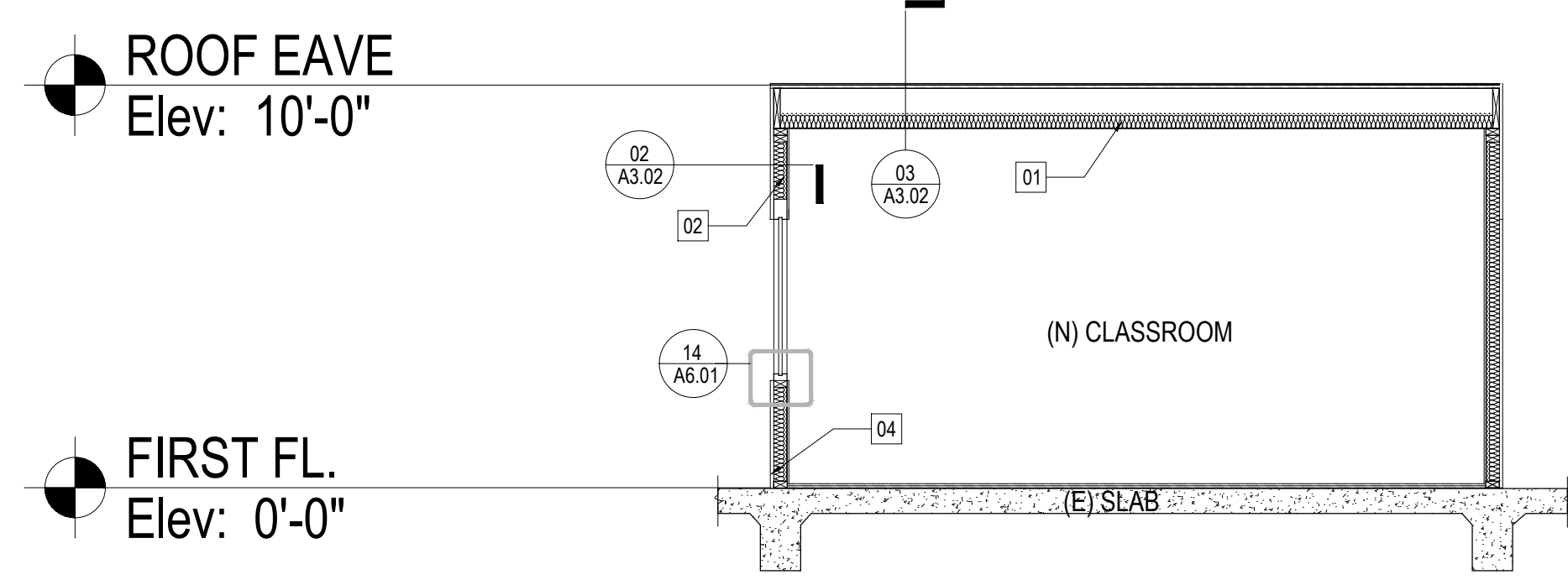
TITAN
CONTRACTING SERVICES

13434 RAYMER ST. NORTH HOLLYWOOD, CA 91605
TEL NO.: (818) 982-2257 FAX NO.: (818) 473-4887



REGISTERED PROFESSIONAL ENGINEER
ZHANG YUAN NI
NO. C-68149
Exp. 06/30/23
CIVIL
STATE OF CALIFORNIA

LADBS STAMP



PROPOSED SECTION VIEW **01**
Scale: 1/4"=1'-0"

ELEVATION KEY NOTES

| SYMBOL | DESCRIPTION |
|--------|---|
| 01 | (N) ALUMINUM WINDOW 1/4" DOUBLE GLAZING W/ TEMPERED GLASS. SEE A2.02, WINDOW SCHEDULE |
| 02 | R-30 INSULATION AT ATTIC CEILING ABOVE, TYP. |
| 03 | R-19 INSULATION AT EXTERIOR WALL TYP. |
| 04 | (N) & (E) EXT. STUCCO WALL TO MATCH EXISTING MAIN DWELLING BUILDING |

ISSUED FOR:

BID DATE: _____ PERMITTED: _____ PLAN CHECK: _____

TITAN CONTRACTING SERVICES

13434 RAYMER ST. NORTH HOLLYWOOD, CA 91605
TEL NO.: (818) 962-2257 FAX NO.: (818) 473-4867

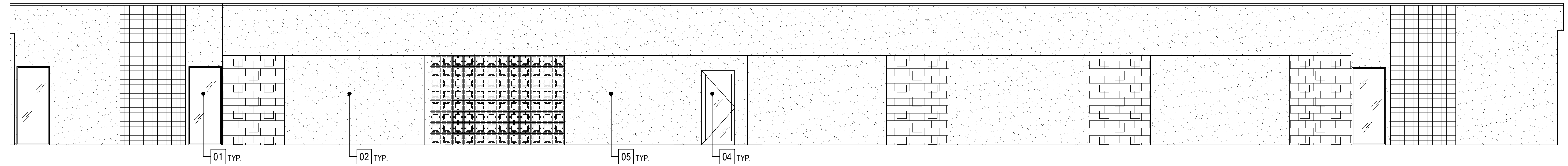
OWNER:

PROJECT :
2613 W. MAGNOLIA BLVD,
BURBANK, CA 91505

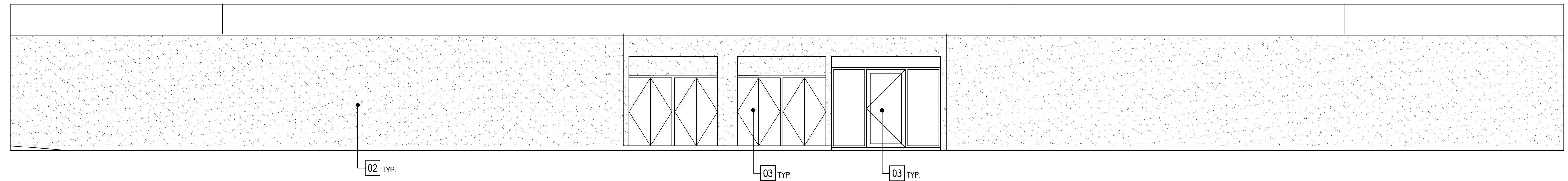
REGISTERED PROFESSIONAL ENGINEER
ZHANG YUAN NI
NO. C-68149
Exp. 06/30/23
CIVIL
STATE OF CALIFORNIA

PROJECT NO. :
SCALE: AS NOTED
Chkd by:
Date: 04.18.2023
Dimscale: AS SHOWN

SHEET NUMBER:
A-2.05

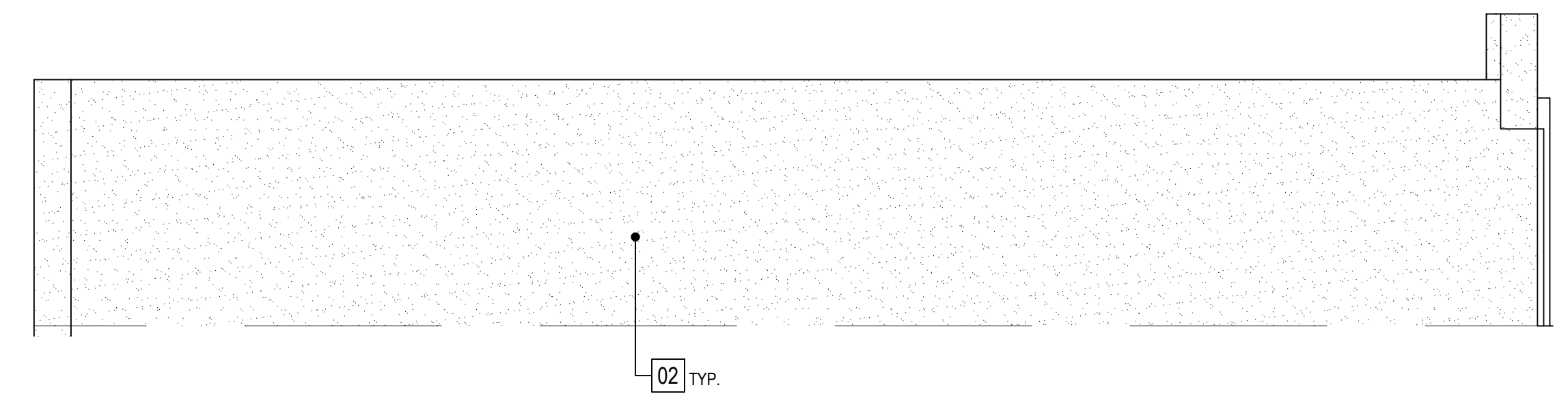


EXISTING SOUTH ELEVATION 01
Scale: 3/16"=1'-0"



EXISTING NORTH ELEVATION 02
Scale: 3/16"=1'-0"

| ELEVATION KEY NOTES | |
|---------------------|---|
| SYMBOL | DESCRIPTION |
| 01 | (E) ALUMINUM WINDOW 14" DOUBLE GLAZING W/ TEMPERED GLASS. SEE A2.02, WINDOW SCHEDULE |
| 02 | (E) STUCCO WALL , R-19 INSULATION AT EXTERIOR WALL TYP. |
| 03 | (E) EXTERIOR WOOD COMPOSITE DOOR W/ METAL FRAME. |
| 04 | (E) EXTERIOR TEMPER GLASS DOOR W/ METAL FRAME. |
| 05 | (N) PAINTED PLASTER OVER METAL LATH & WATER RESISTANT BARRIER, PAINT COLOR TO MATCH EXISTING MAIN DWELLING BUILDING |



EXISTING WEST ELEVATION 03
Scale: 3/16"=1'-0"

LADBS STAMP

ISSUED FOR:

BID DATE:

PERMITTED:

PLAN CHECK:

TITAN
CONTRACTING SERVICES

13434 RAYMER ST. NORTH HOLLYWOOD, CA 91605
TEL NO.: (818) 962-2257 FAX NO.: (818) 473-4867

OWNER:

PROJECT :
2613 W. MAGNOLIA BLVD,
BURBANK, CA 91505



PROJECT NO. :

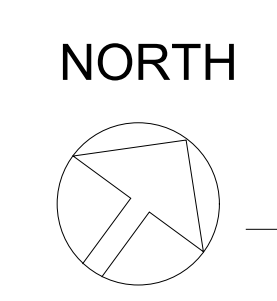
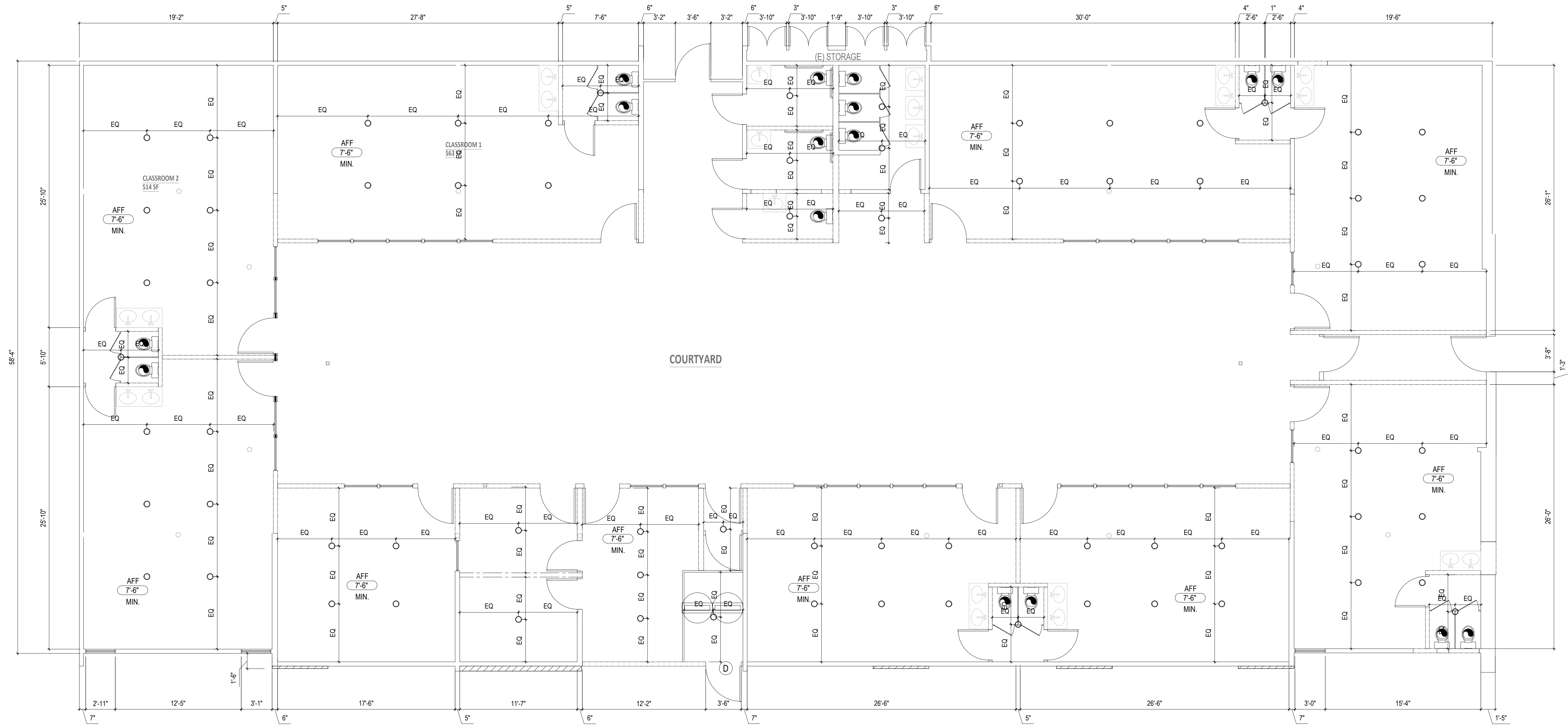
SCALE: AS NOTED

Chkd by:

Date: 04.18.2023

Discscale: AS SHOWN

SHEET NUMBER:
A-2.05



PROPOSED CEILING PLAN 01

Scale: 3/16"=1'-0"

STAMP

| LEGEND | |
|--------|---|
| SYMBOL | DESCRIPTION |
| | VENTILATION FAN 50 CFM - FAN MUST BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT SWITCH. |
| | SMOKE AND CARBON MONOXIDE DETECTOR (HARD-WIRED & INTERCONNECTED) |
| | 4" RECESSED LED LIGHT FIXTURE |
| | HARD CEILING SPOT ELEVATION |

ISSUED FOR:

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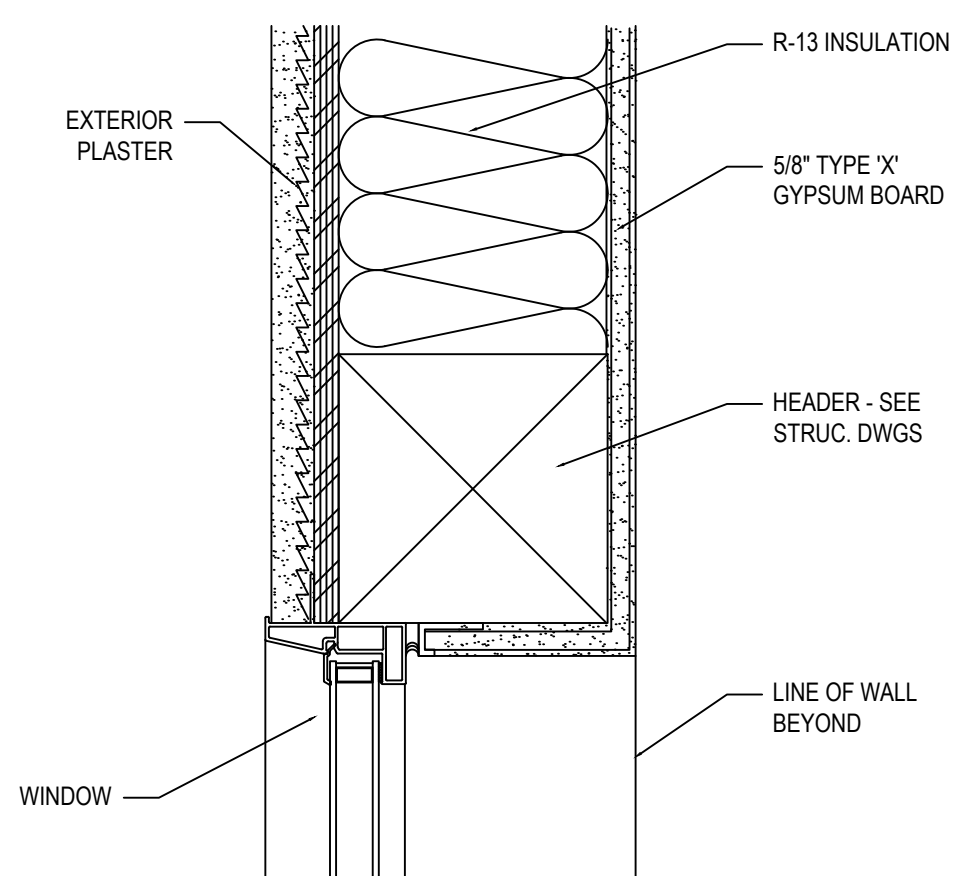
TEL NO.: (818) 982-2257 FAX NO.: (818) 473-4887

REGISTERED PROFESSIONAL ENGINEER
ZHANG YUAN NI
NO. C-68149
Exp. 06/30/23
CIVIL
STATE OF CALIFORNIA

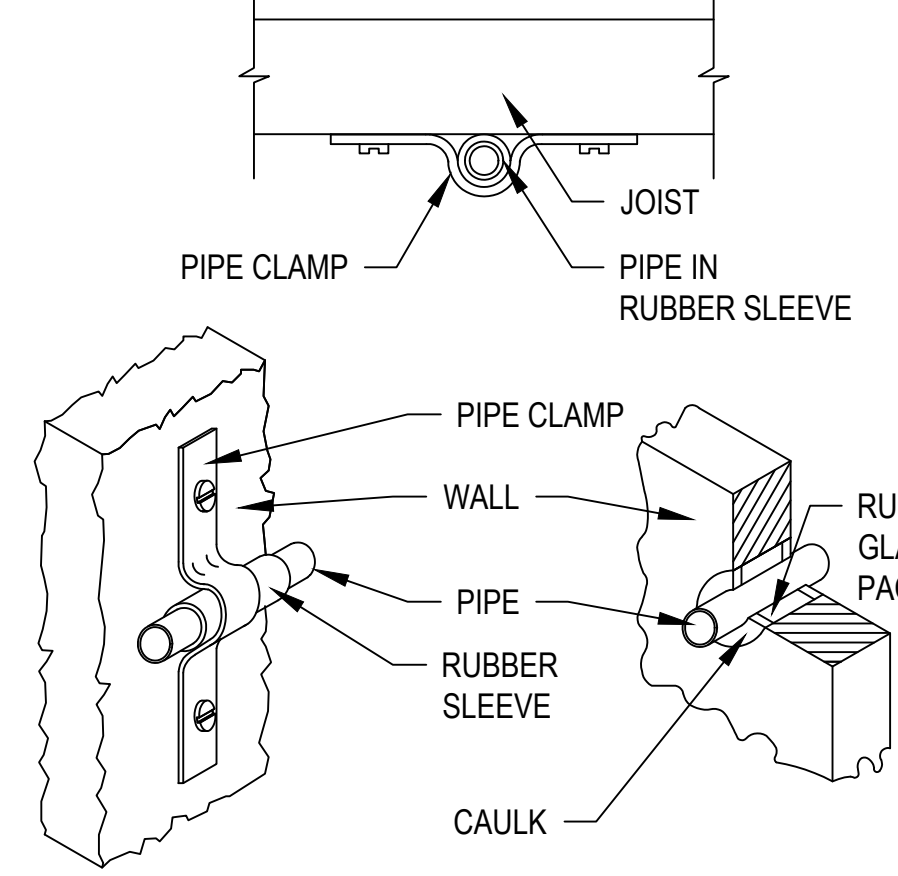
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Chkd by:
Date: 04.18.2023
Discipline: AS SHOWN

SHEET NUMBER: A-2.03

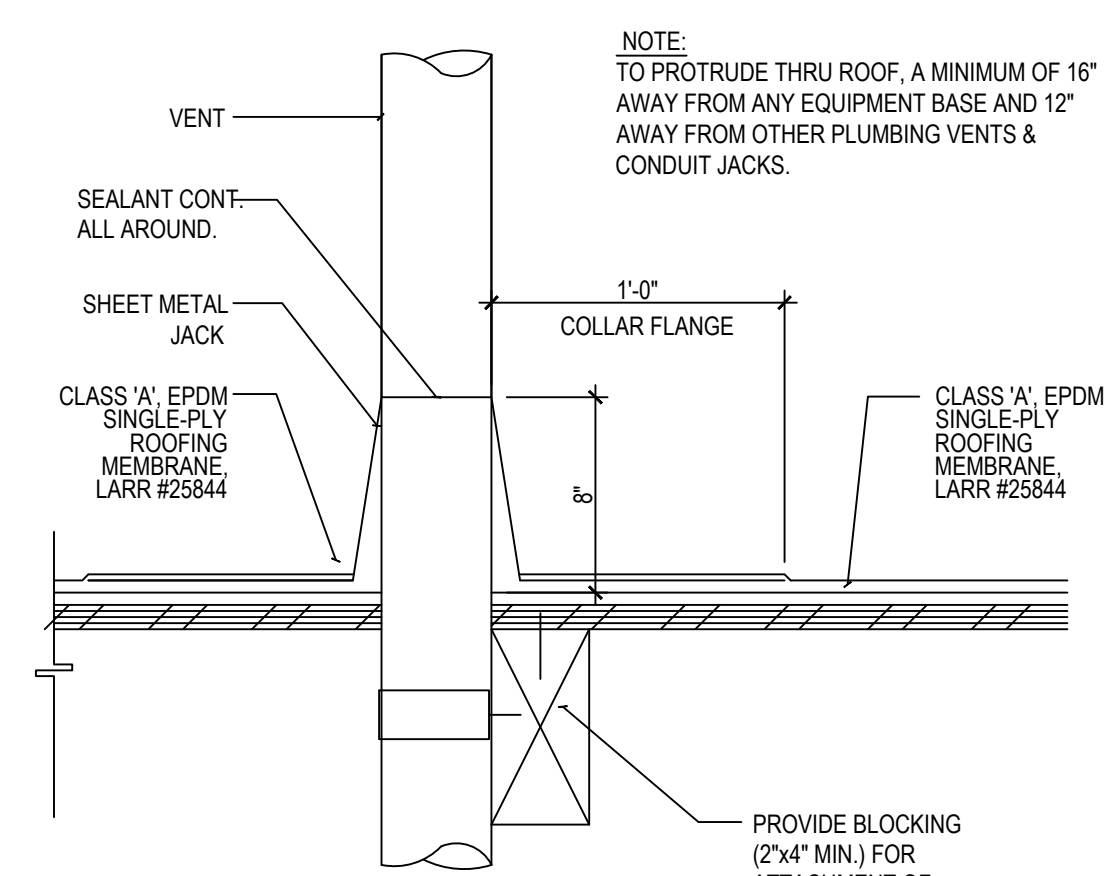
BID DATE: _____
PERMITTED: _____
PLAN CHECK: _____



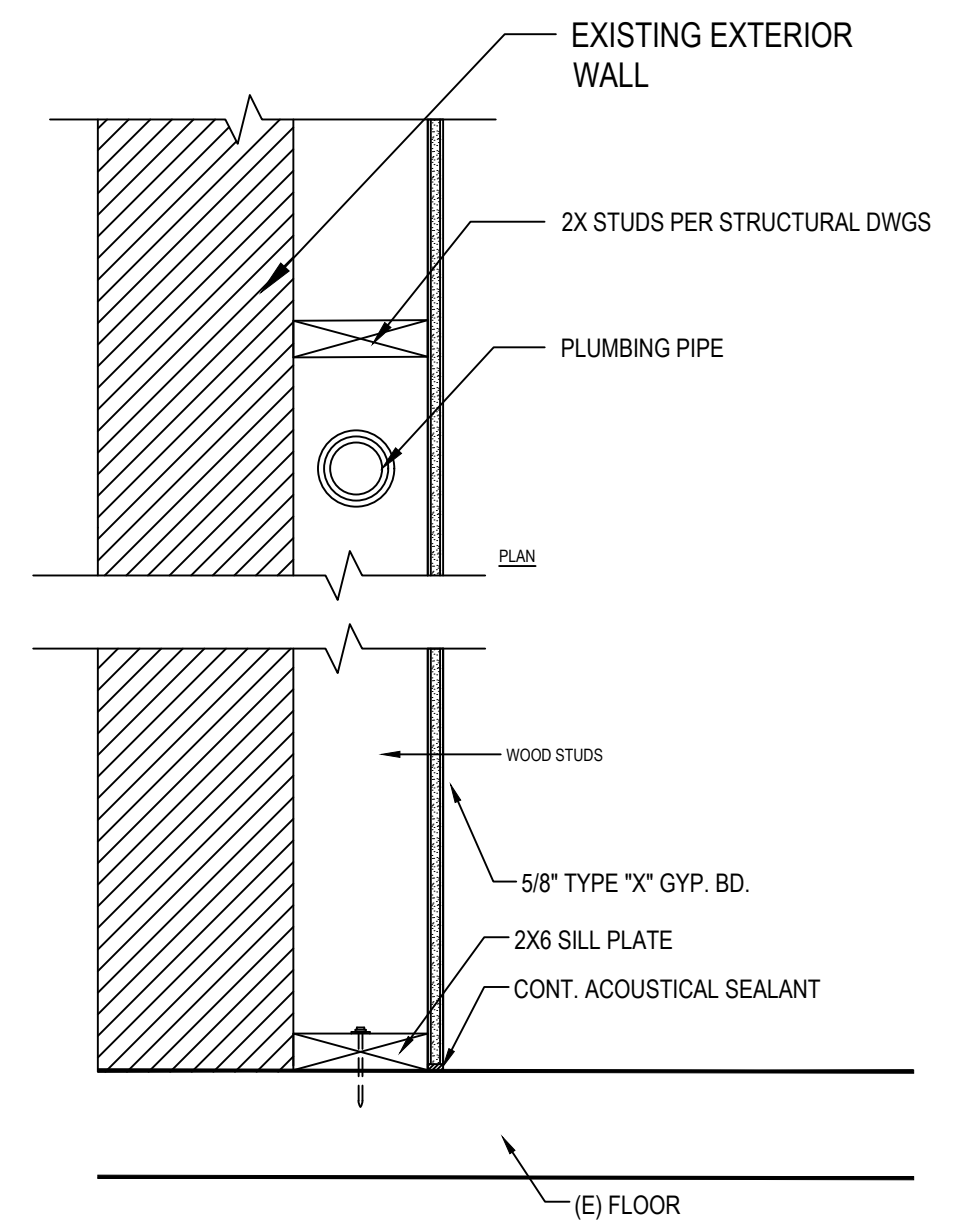
WINDOW HEAD
Scale: N.T.S. **13**



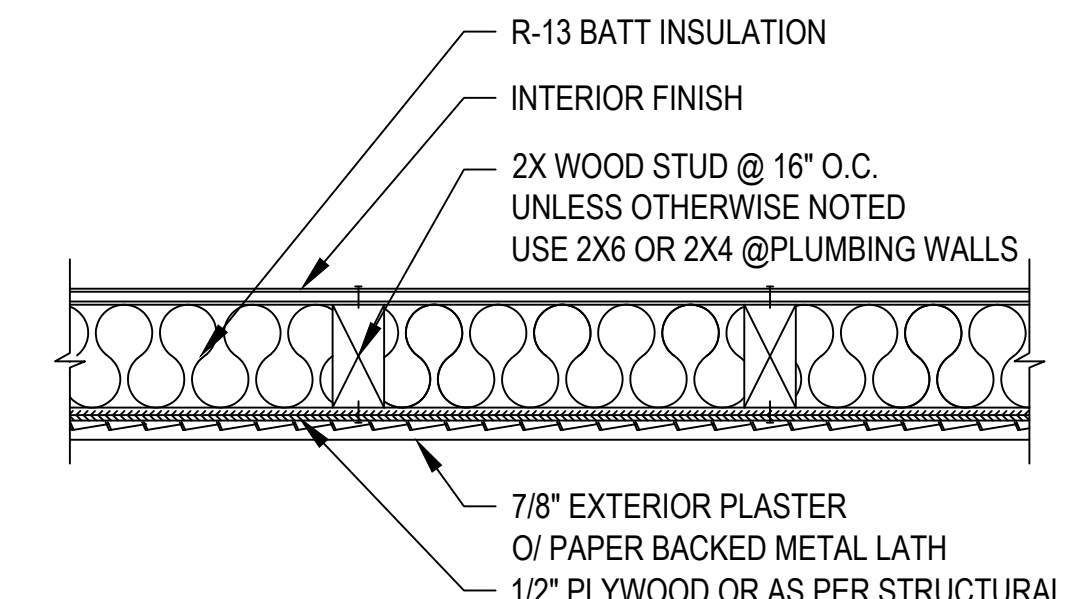
PIPING ISOLATION TYP.
Scale: N.T.S. **11**



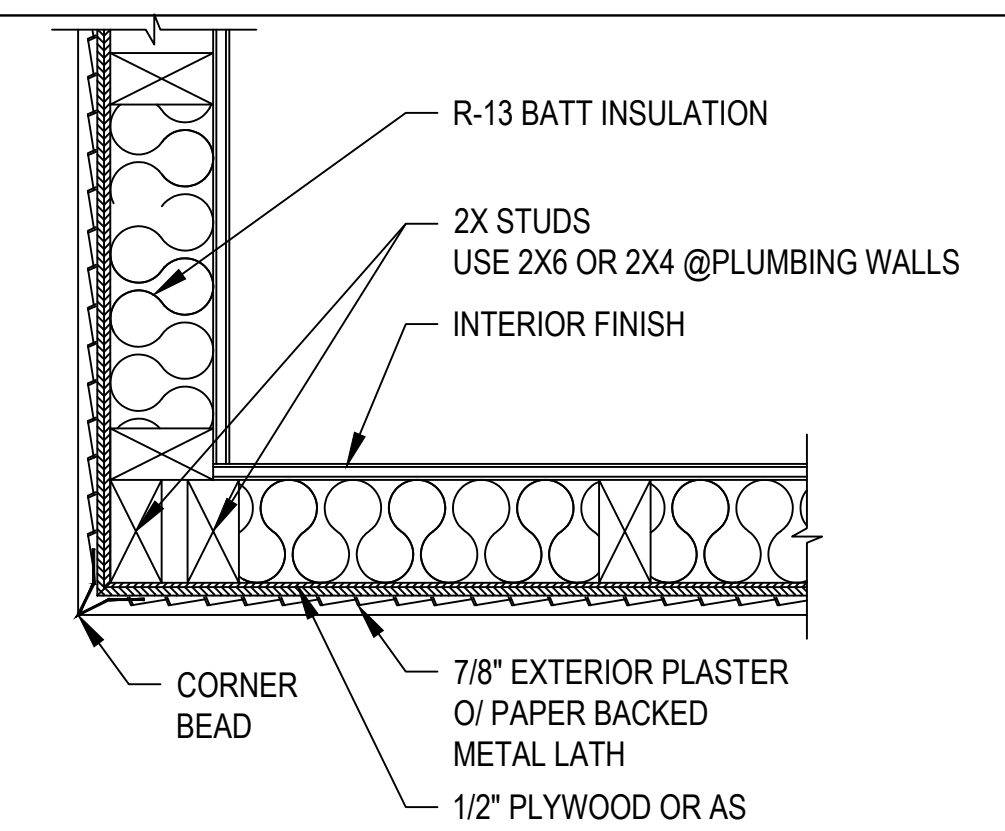
VENT AT ROOF
Scale: N.T.S. **08**



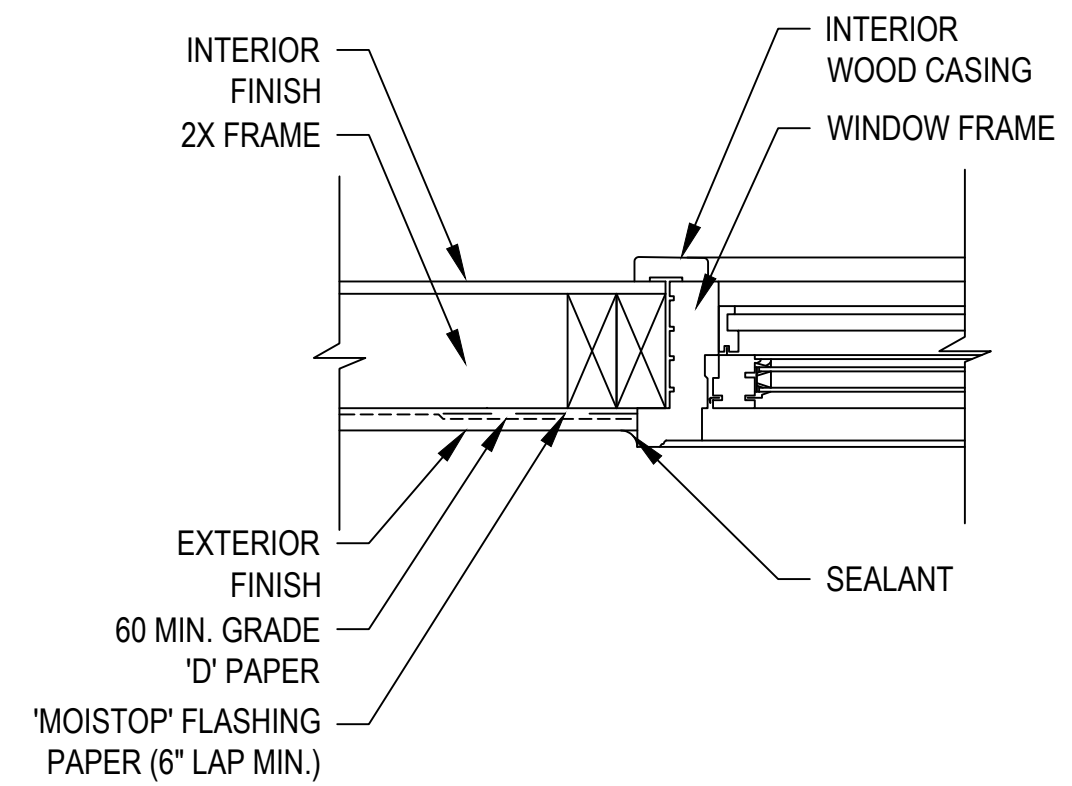
TYP. FURRING WALL DETAIL **04**
NOTE: G.C TO VERIFY (E) WALL AT SITE. APPLY (N) 5/8" GYP. BD ON INTERIOR SIDE OF (E) FURRING WALL FRAMING. PROVIDE (N) STUDS IF REQUIRED. MAINTAIN MINIMUM FRAMING WIDTH FOR MAX AISLE CLEARANCE.



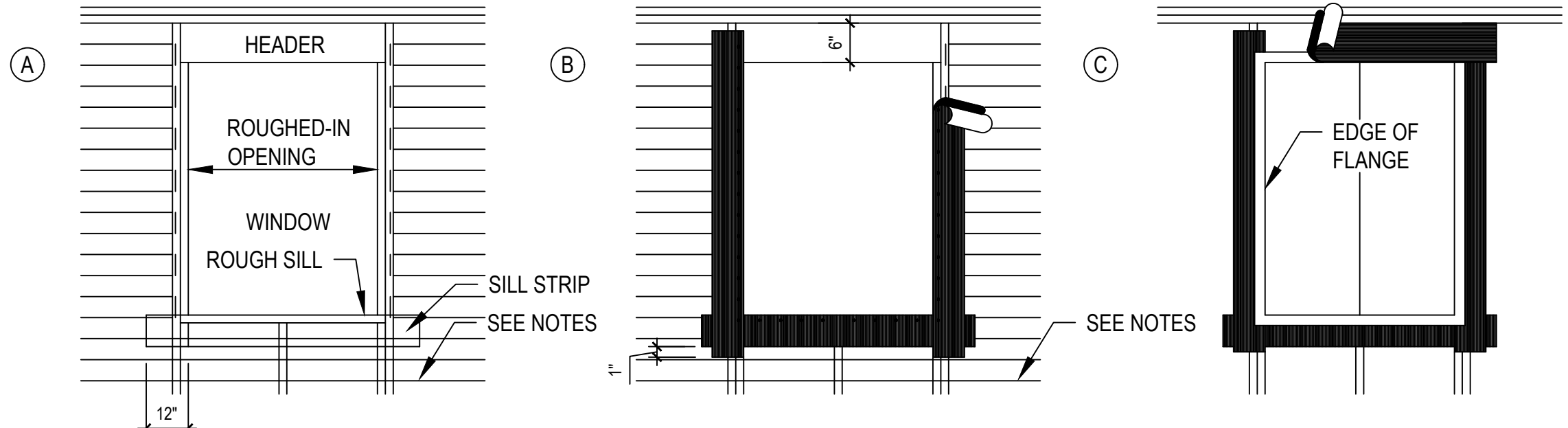
EXTERIOR WALL TYP. **01**
Scale: N.T.S.
NOTE: A MIN. OF ONE LAYER OF #15 ASPHALT FELT. COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT OR OTHER APPROVED MATERIALS. WATER RESISTIVE BARRIERS SHALL BE INSTALLED WHERE APPLIED OVER WOOD BASED SHEATHING. SHALL INCLUDE A WATER-RESISTIVE, VAPOR PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.



EXTERIOR WALL CORNER TYP. **02**
Scale: N.T.S.
NOTE: ALL EXTERIOR WALL SHALL BE COVERED W/ MIN. 1/2" PLY. WD. SHTG OR AS PER STRUCTURAL.



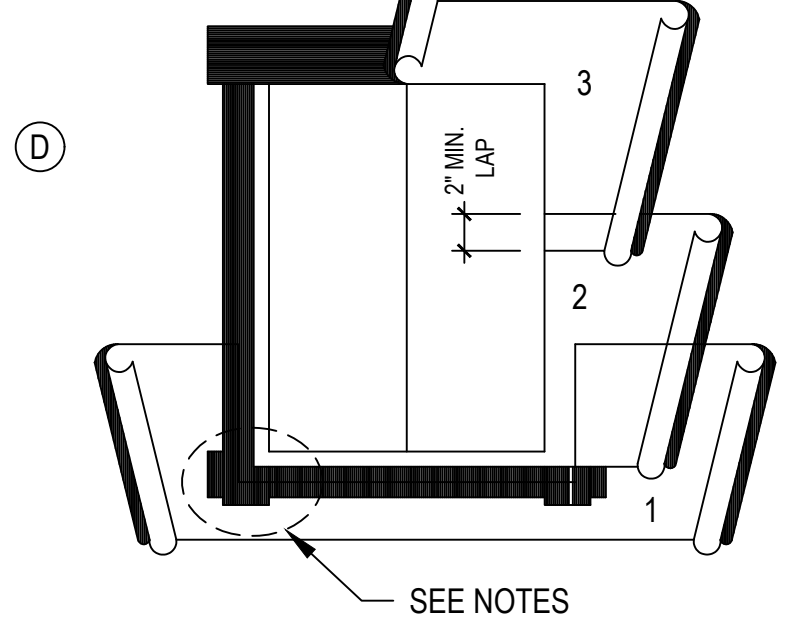
WINDOW JAMB/SILL **14**
Scale: N.T.S.
NOTE: VERIFY METHOD OF FLASHING AND / OR WATER PROOFING WITH WINDOW MANUFACTURER SELECTED



ATTACH A SILL STRIP OF FLASHING MATERIAL AT LEAST 12" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 12" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FLASHING WITH GALVANIZED ROOFING NAILS OR RUST-RESISTANT STAPLES.

AFTER SILL STRIP IS IN PLACE ATTACH JAMB STRIPS (SIDE OF OPENING) AT LEAST 12" WIDE WITH INSIDE EDGE OF FLASHING FLUSH WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 6" ABOVE THE LOWER EDGE OF THE HEADER (TOP OF WINDOW OPENING).

APPLY A CONTINUOUS BEAD OF BUTYL RUBBER SEALANT TO THE BACK SURFACES OF THE WINDOW FLANGE. THEN PLACE THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE INSTALLED FLASHING STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP OF FLASHING AT LEAST 12" WIDE.



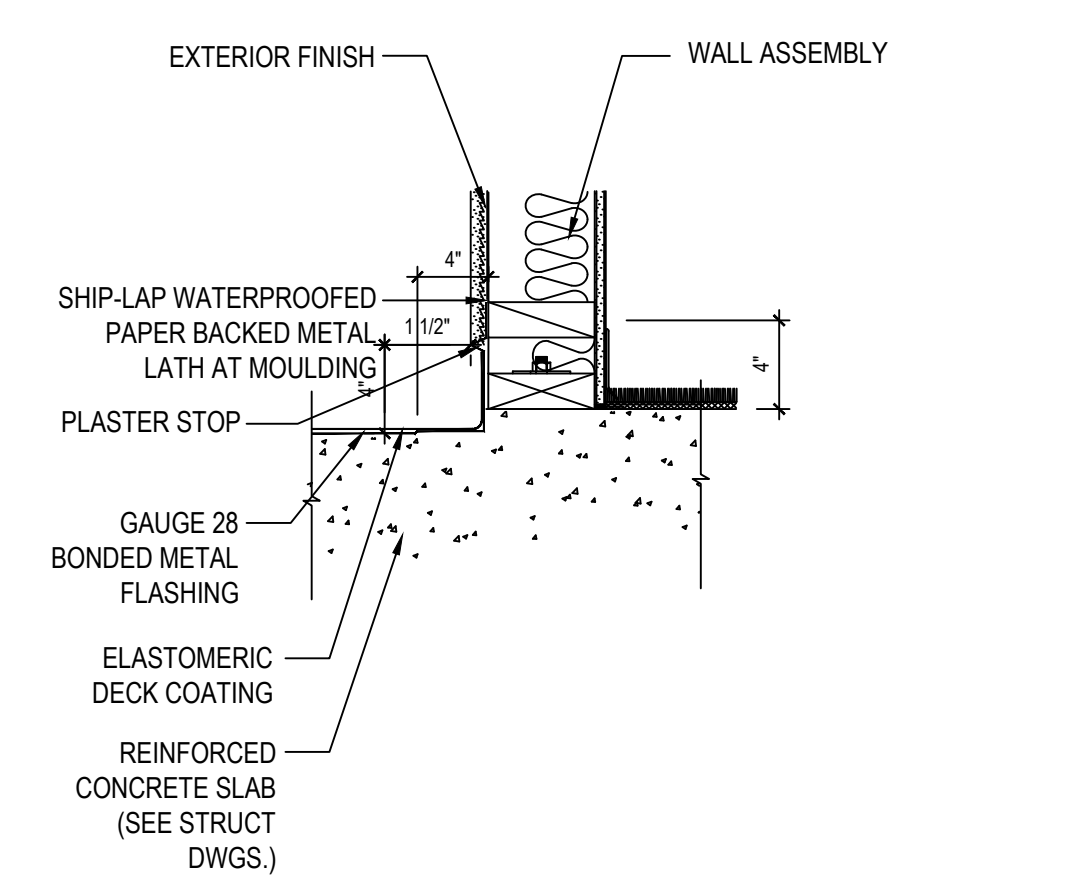
STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WATER-RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER-RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. (SHOWN IN DIAGRAM AS SHORT DASH LINES). INSTALL SUCCEEDING COURSES OF WATER-RESISTANT PAPER (B.C.ETC) OVER JAMB AND HEAD FLANGES IN SHINGLE-BOARD FASHION.

NOTES: SECTION 1708(B), UNIFORM BUILDING CODE CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHER PROOF. SINCE U.B.C.DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED. USE "MOISTOP" FLASHING BY FORTIFIBER CORP. OR EQUAL WHENEVER POSSIBLE FOR FLASHING MATERIAL. CAULK BACK OF WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT.

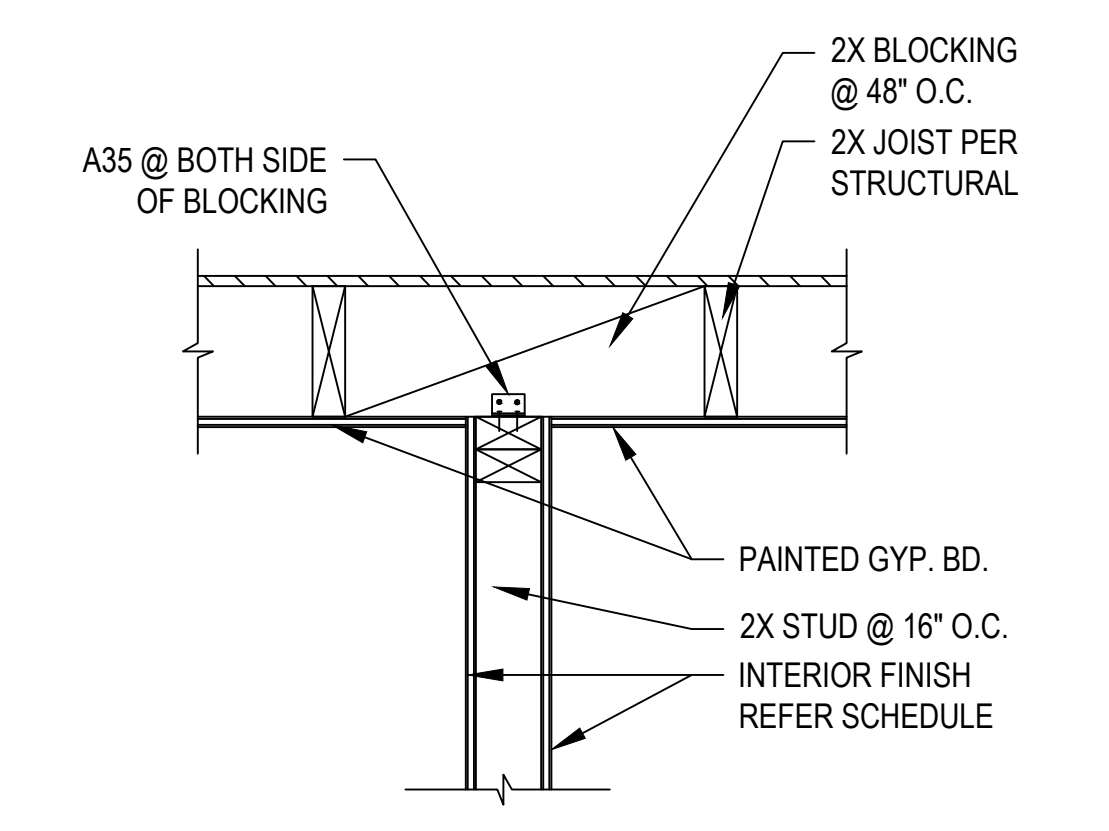
26 GA. G.I. FLASHING REQUIRED AS SHOWN IN OTHER WINDOW DETAILS TO BE INSTALLED BY SHEET METAL CONTRACTOR.

LINE WIRE, WHEN USED AS BACKING TO SUPPORT WATER-RESISTANT BUILDING PAPER OR FELT BENEATH LATH FOR STUCCO SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE. NO ATTACHMENT DEVICE NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER WIRE BACKING.

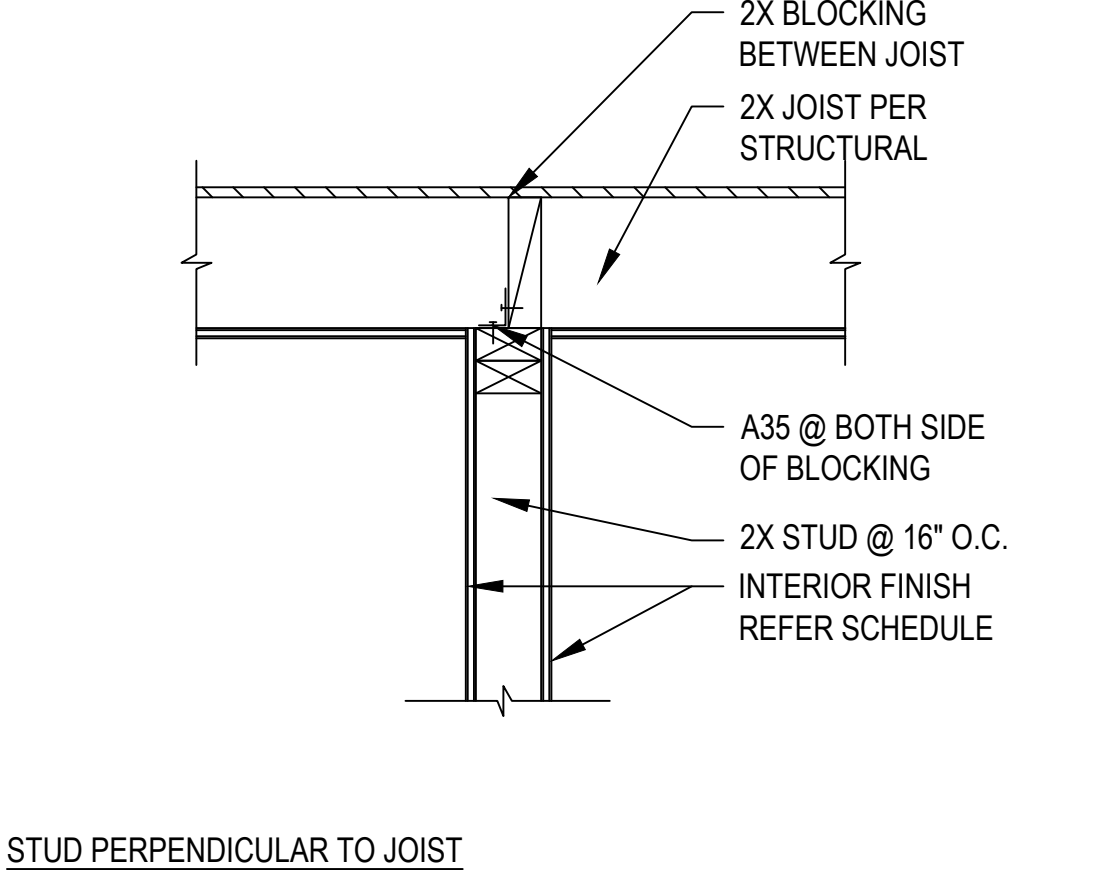
WINDOW FLASHINGS INSTALLATION TYP. **09**
Scale: N.T.S.



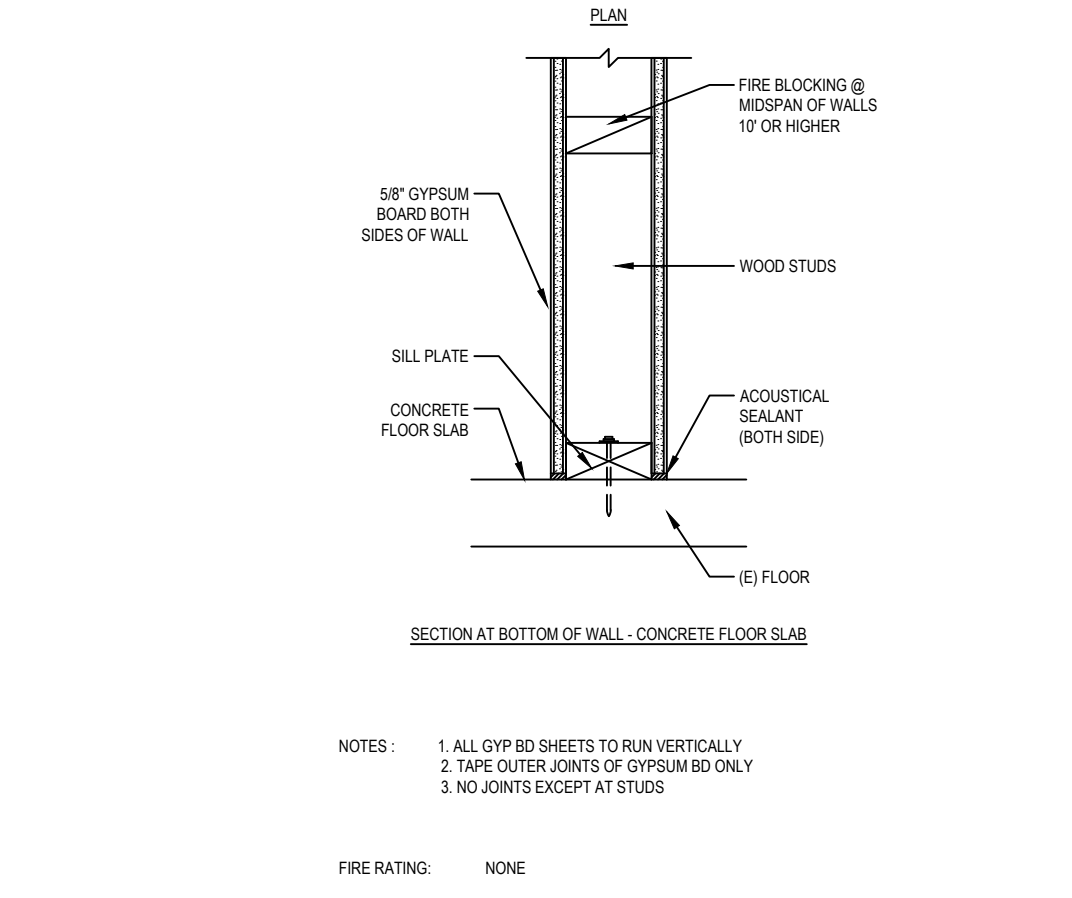
BASE FLASHING DETAIL TYP. **05**
Scale: N.T.S.



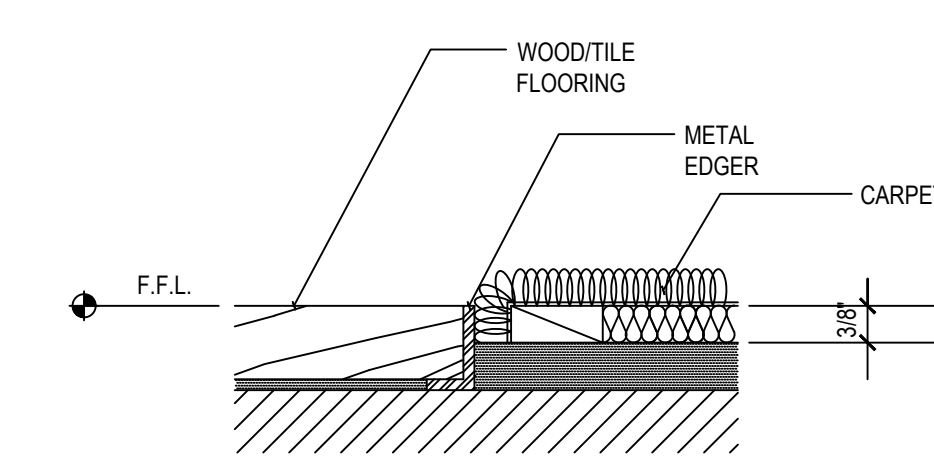
STUD PARALLEL TO JOIST



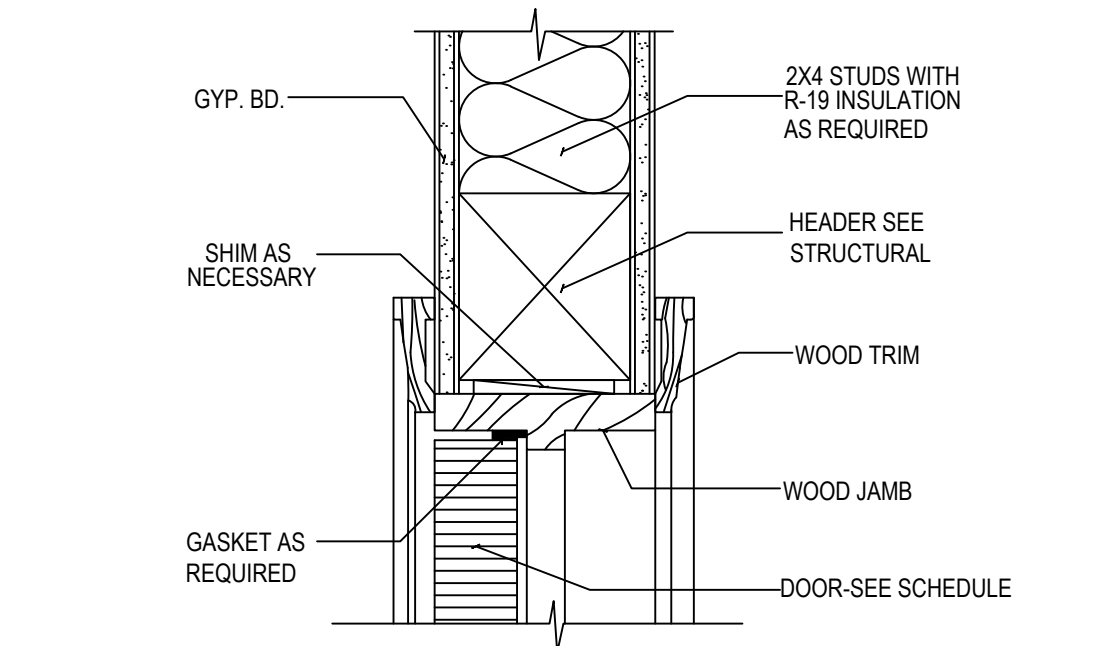
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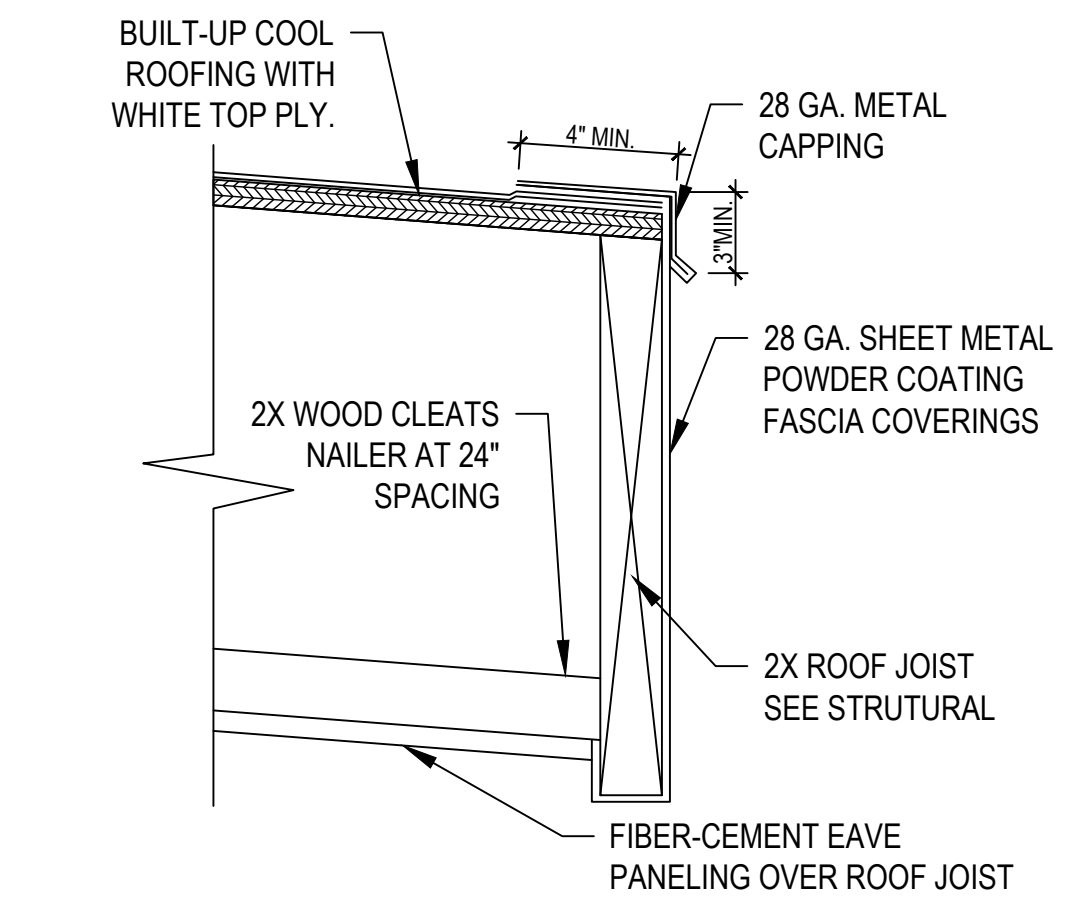
INT. WALL BOT. CONNECTION **15**
Scale: N.T.S.



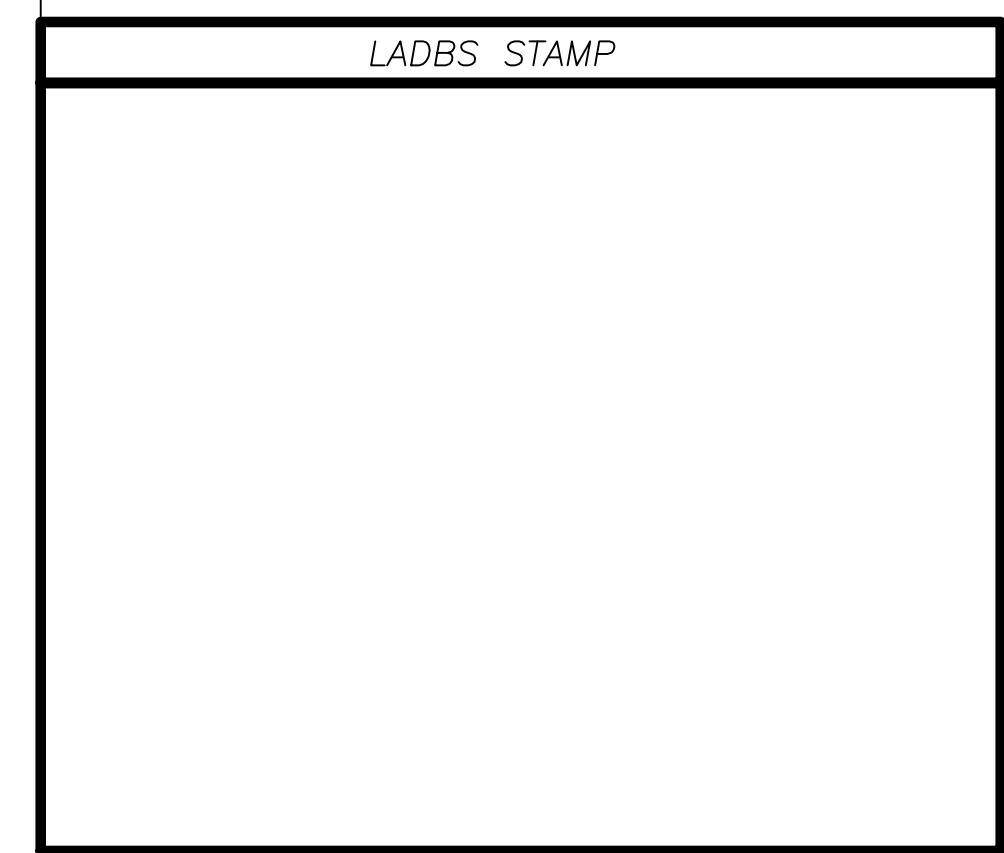
FLOOR TRANSITION DETAIL **12**
Scale: N.T.S.



TYP. WOOD DOOR HEAD DETAIL **10**
Scale: N.T.S.



FASCIA BD. FLASHINGS DETAIL **07**
Scale: N.T.S.



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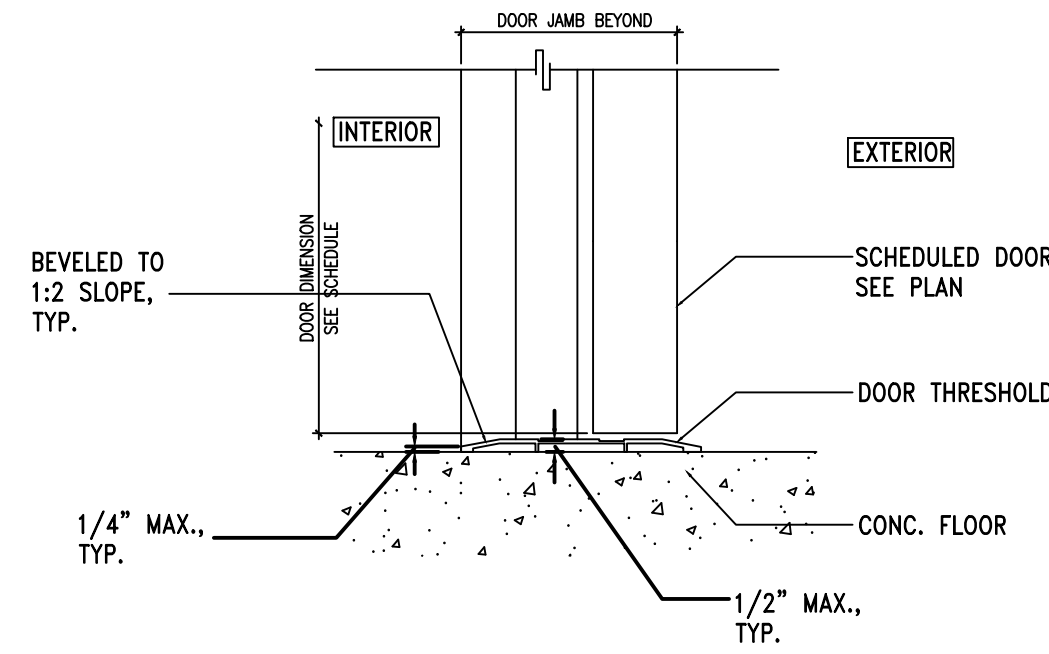
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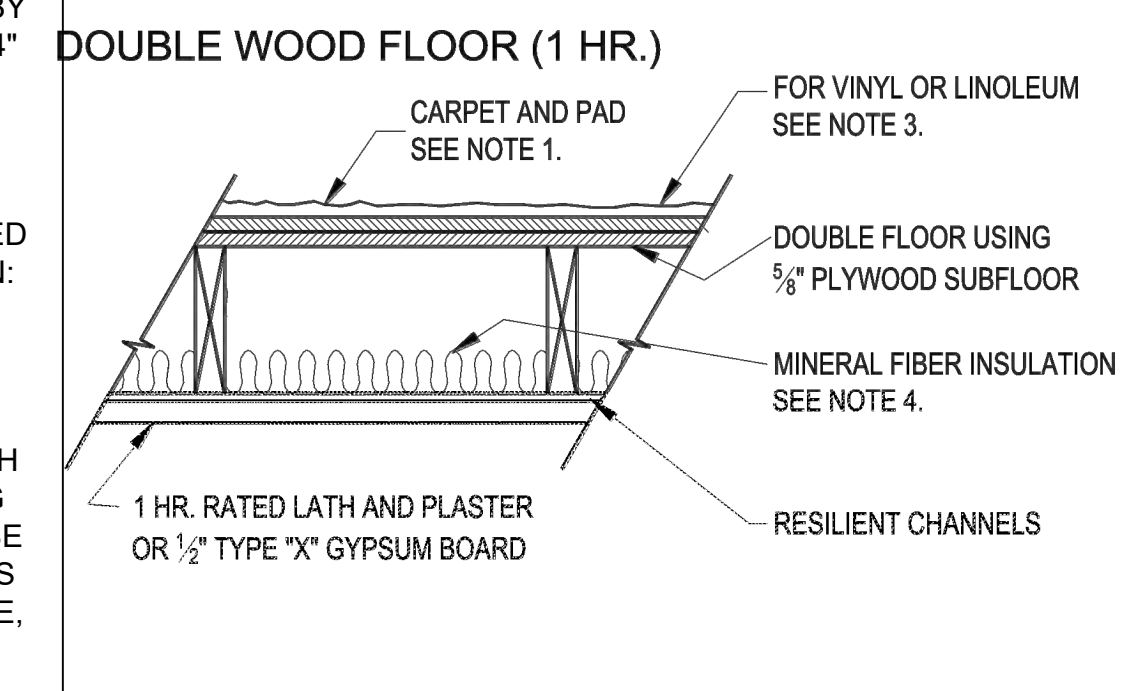
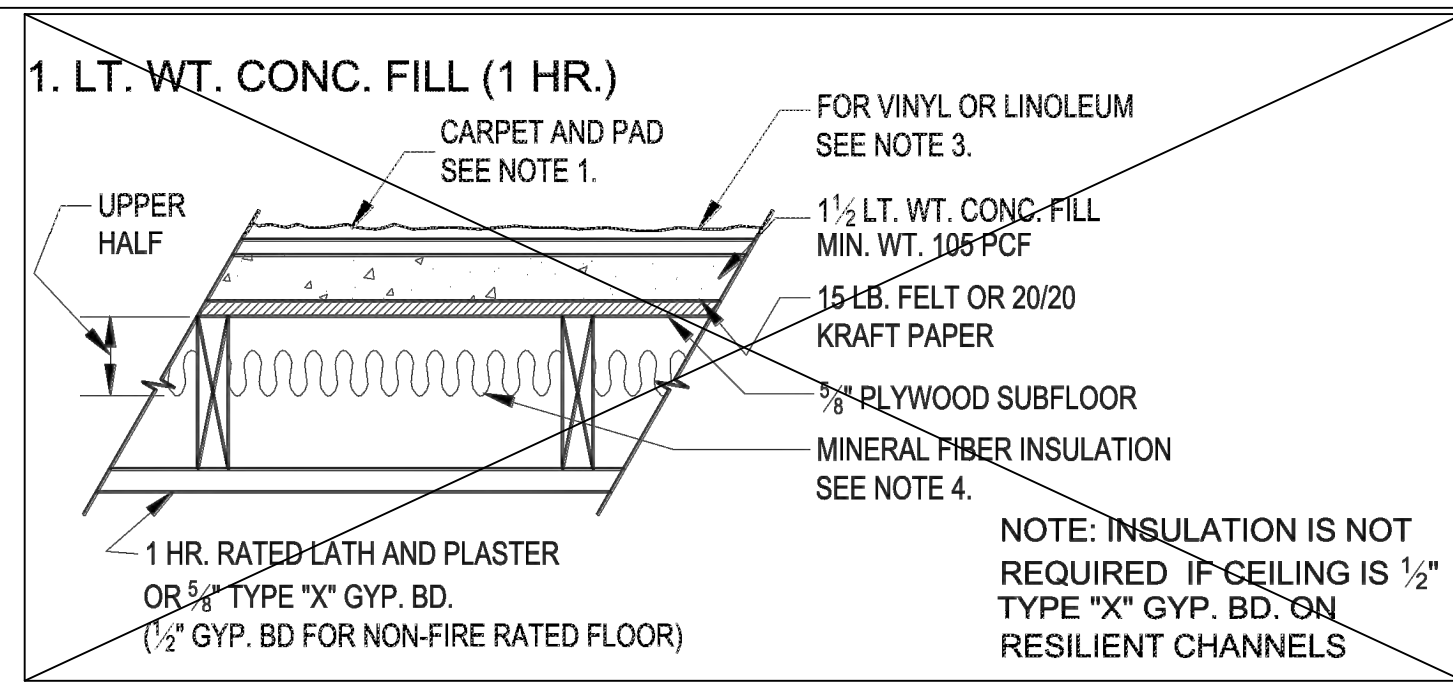
PROJECT NO.: _____ SCALE: AS NOTED Child by: _____ Date: 04.16.2023 Disc: AS SHOWN

SHEET NUMBER: **A-3.01**



DOOR THRESHOLD DETAIL
Scale: N.T.S. **05**

- DETAIL NOTES:**
- 13 OZ. FACE WT. CARPET (31 OZ. TOT) AND 40 OZ. JUTTED PAD, OR 48 OZ. FOAM RUBBER, OR 3/8" REBONDED URETHANE FOAM (4 PCF), OR 1/2" URETHANE FOAM (2.4 PCF).
 - TYPE AND SPACING OF RESILIENT CHANNELS AND THE ATTACHMENT OF CHANNELS AND GYPSUM BOARD OR LATH SHALL BE AS REQUIRED FOR FIRE RATINGS.
 - SHEET VINYL AND LINOLEUM FLOOR COVERINGS WITH 1/8" MINIMUM THICKNESS RESILIENT BACKING MAY BE SUBSTITUTED FOR CARPET AND PADDING IN KITCHEN AND BATHROOM AREAS, IF CEILINGS ARE ON RESILIENT CHANNELS.
 - THE MINERAL FIBER INSULATION SHALL HAVE A THERMAL RESISTANCE R VALUE OF 11 OR GREATER AS DETERMINED BY FEDERAL SPECIFICATION HH-I-521E.

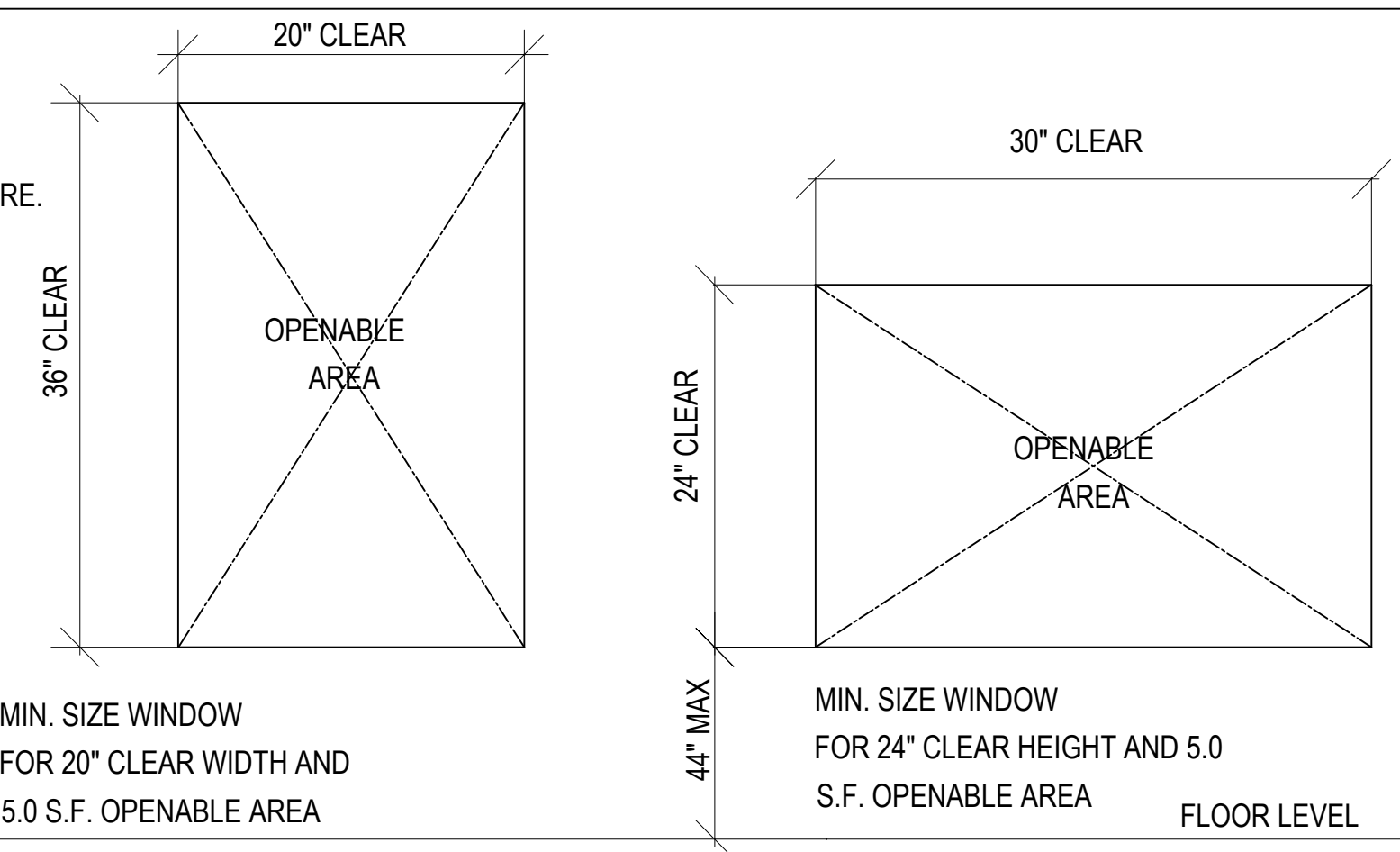


- GENERAL NOTES:**
- ALL PENETRATIONS INTO SOUND RATED PARTITIONS OR FLOOR-CEILING ASSEMBLIES SHALL BE SEALED, LINED, OR INSULATED WITH AN APPROVED PERMANENT RESILIENT SEALANT.
 - ALL RIGID CONDUITS, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND RATED ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR A MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.
 - AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS.
 - METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND RATED ASSEMBLIES SHALL BE LINED (EXCEPTION: DUCTS SERVING ONLY EXIT WAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED).
 - MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING, PIPING, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIPE, GAS LINE OR ELECTRICAL CONDUIT.
 - ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" AND NOTE THAT BACK AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MINERAL FIBER INSULATION.
 - NO WALL FURNACE SHALL BE INSTALLED IN SOUND RATED PARTITIONS.
 - NO ELECTRICAL PANEL SHALL BE INSTALLED IN SOUND RATED PARTITIONS.

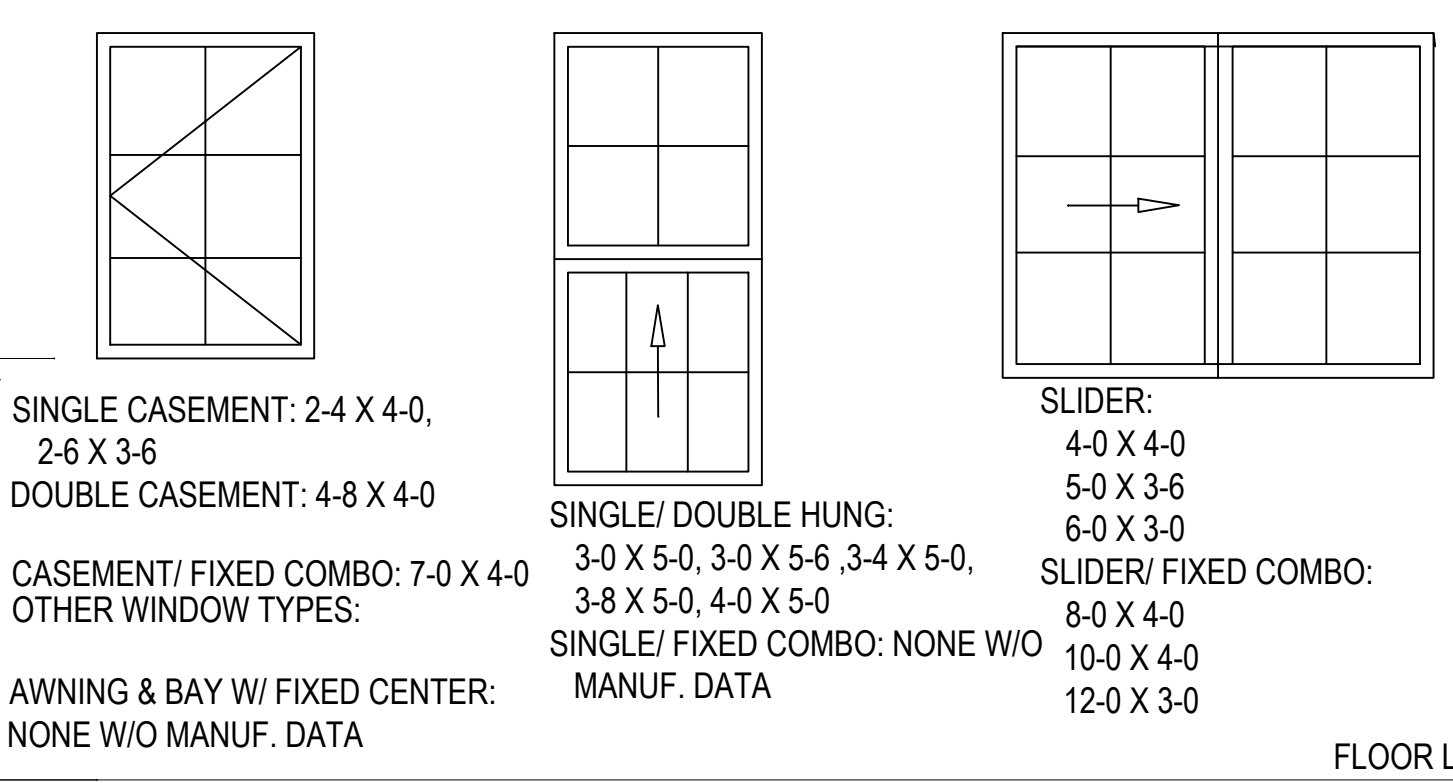
CONSTRUCTION NOTE:
G.C. TO VERIFY (E) UPPER FLOORING MATERIAL TO DETERMINE MINERAL FIBER INSULATION LOCATION ACCORDINGLY

1-HR STC-50 FLOOR-CEILING ASSEMBLY
Scale: N.T.S. **03**

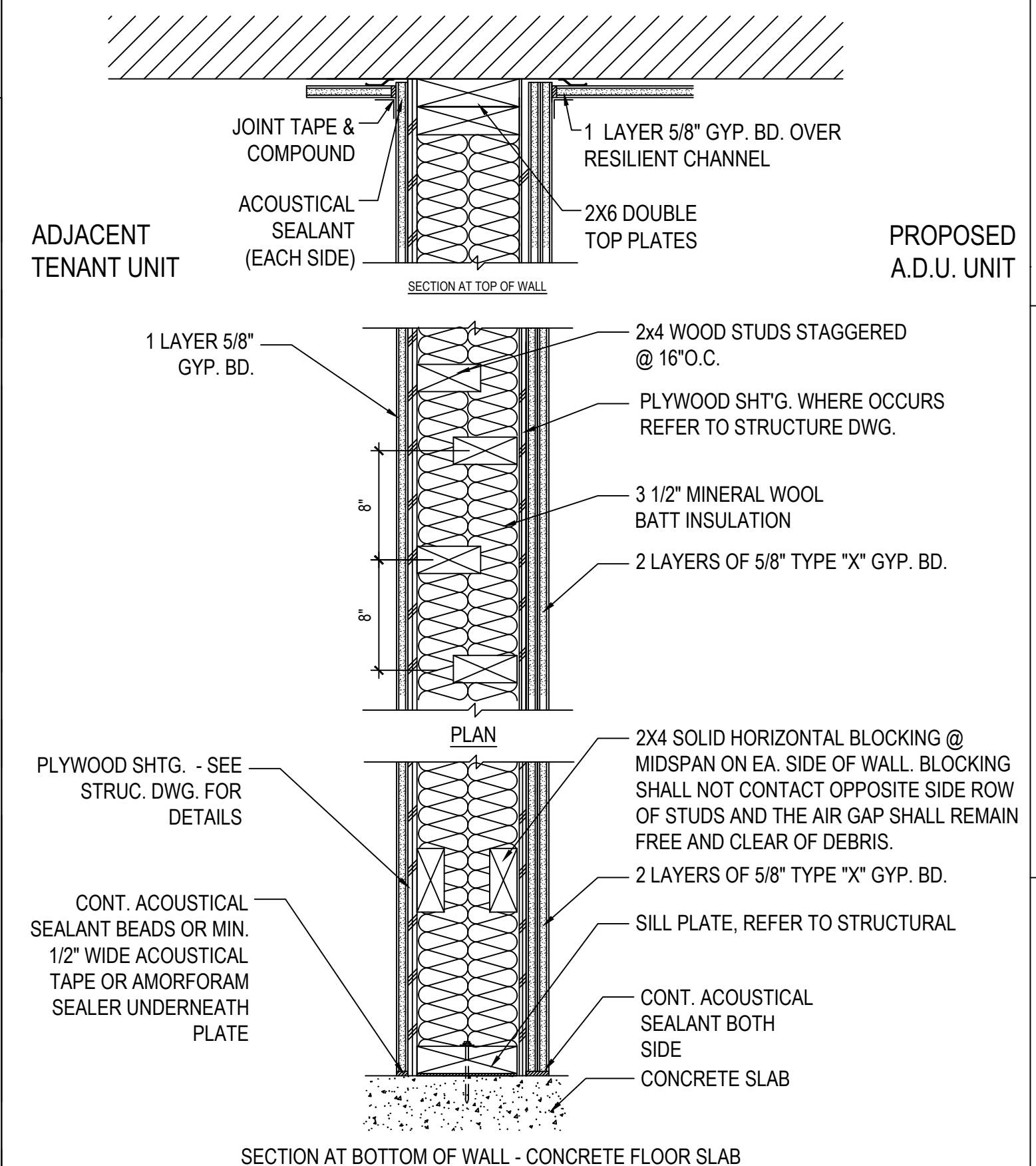
- 20" MIN. CLEAR WIDTH
- 24" MIN. CLEAR HEIGHT
- 5.0 SF MIN. OPENABLE AREA AT GRADE-FLOOR ONLY, 5.7 SF MIN. ELSEWHERE.



NOTE: SIZES ARE TAKEN FROM DATA SUPPLIED BY WINDOW MANUFACTURERS. HOWEVER, THESE ARE GENERAL DIMENSIONS AND MUST BE VERIFIED WITH ACTUAL WINDOWS INSTALLED TO MEET MINIMUM EGRESS REQUIREMENTS.

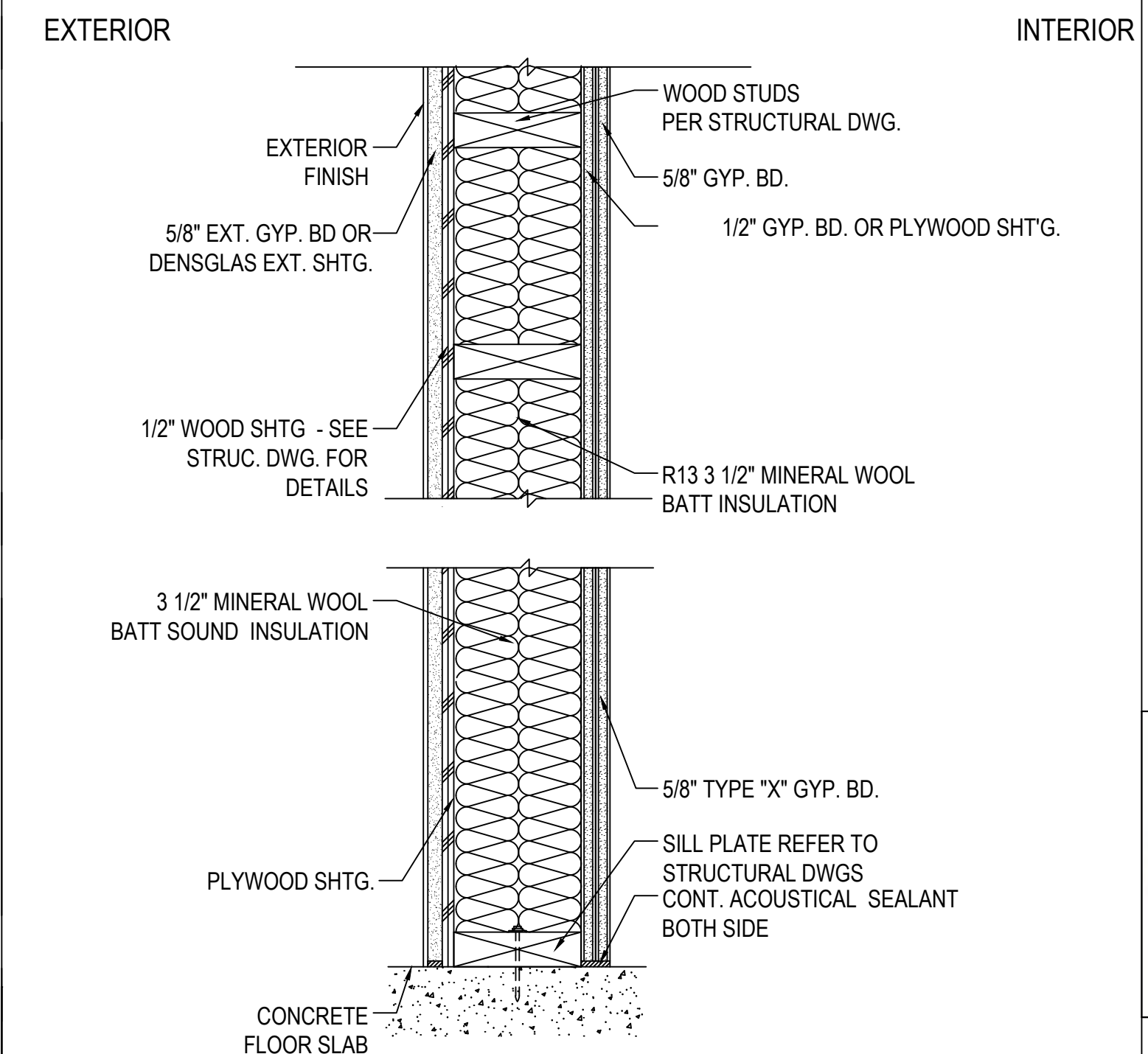


EMERGENCY ESCAPE/ RESCUE OPENING (R310)
Scale: N.T.S. **04**



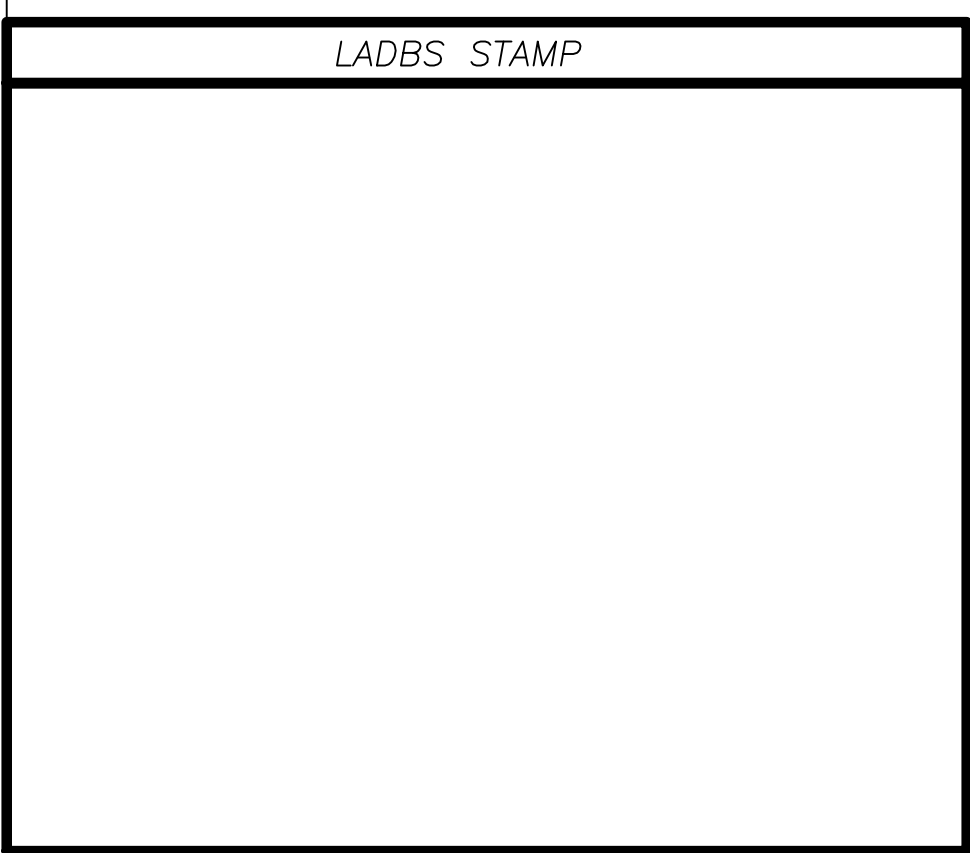
- NOTES:**
- ALL GYP BD SHEETS TO RUN VERTICALLY
 - 6" STRIP TAPE OUTER JOINTS OF GYPSUM BD ONLY
 - NO JOINTS EXCEPT AT STUDS
- FIRE RATING: 1 - HOUR (UNIT SEPARATION WALL)
SOUND RATING: STC 51 CALIFORNIA DEPT. OF HEALTH SERVICES, OFFICE OF NOISE CONTROL, CATALOG OF STC AND IIC RATINGS FOR WALL AND FLOOR/CEILING ASSEMBLIES. SEC. NO 1.2.3.2.5.5.
APPROVAL(S): GA WP 3380 (FIRE RATING)

1-HR FIRE RATED, STC-50 TENANT DEMISING WALL
Scale: N.T.S. **01**



- NOTES:**
- ALL GYP BD SHEETS TO RUN VERTICALLY
 - TAPE OUTER JOINTS OF GYPSUM BD ONLY
 - NO JOINTS EXCEPT AT STUDS
- FIRE RATING: 1 - HOUR (TYPE V-A, EXTERIOR WALL)
SOUND RATING: STC 50 CALIFORNIA DEPT. OF HEALTH SERVICES, OFFICE OF NOISE CONTROL, CATALOG OF STC AND IIC RATINGS FOR WALL AND FLOOR/CEILING ASSEMBLIES. SEC. NO 1.2.1.2.2.2.
APPROVAL(S): GA WP 3441, UL DESIGN NO U329

1-HR FIRE RATED, STC-50 EXTERIOR WALL
Scale: N.T.S. **02**



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