LOT LEGAL DESCRIPTION

2310 CATALINA ST.
BURBANK, CA 91504

ASSESSOR PARCEL NO. : 2464-008-022
TRACT: # 9443
LOT: 72
BLOCK:

ZONE: R-4 (HIGH DENSITY RESIDENTIAL)
OCCUPANCY: R-2/U
CONSTRUCTION TYPE: II/V

EXISTING STRUCTURE ONE STORY (TO BE DEMOLISHED
NO EXISTING FIRE SPRINKLERS

LOT SIZE: 6,904 S.F.

SQUARE FOOTAGE BREAKDOWN

LOT SIZE = 6,904 S.F.
EXISTING RESIDENCE TO BE DEMOLISHED = 1,040 S.F.

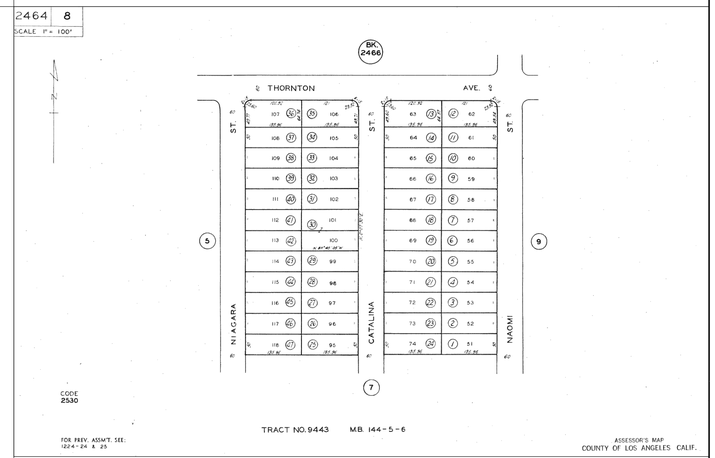
NEW SFD UNDER SEPARATE PERMIT = 1,400 S.F.
NEW ATTACHED 2-CAR GARAGE UNDER SEPARATE PERMIT = 390 S.F.

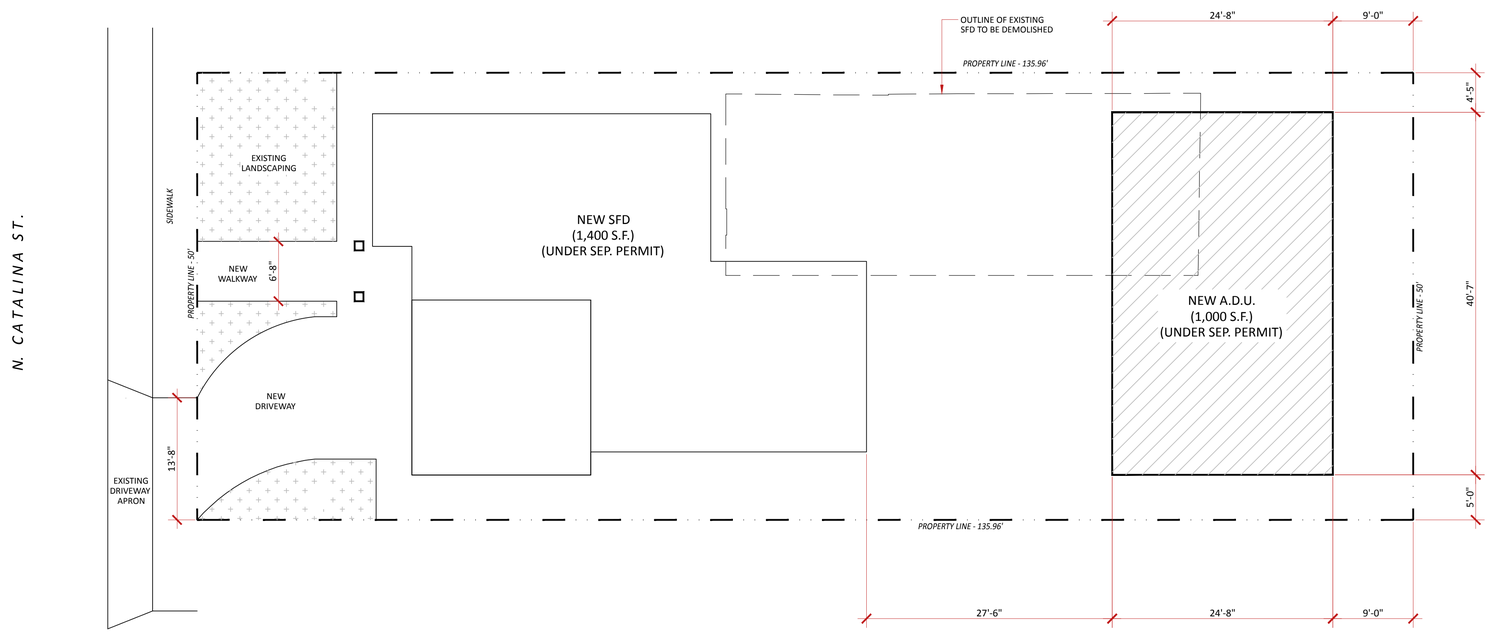
NEW A.D.U. = 1,000 S.F.

SCOPE OF WORK

1- NEW 1,000 S.F. ACCESSORY DWELLING UNIT AT REAR OF THE PROPERTY.

VICINITY MAP





SITE PLAN
SCALE: 1/8"=1'-0"

EXCLUSIVE DESIGN GROUP
3800 LA CRESCENTA AVE. suite 104
LA CRESCENTA, CA 91214
818-429-3373
ArisArtunyan@gmail.com

SUBMITTAL:		DATE:
REVISIONS:		DATE:

PROJECT NAME:
NEW ADU

PROJECT OWNER:

PROJECT ADDRESS:
2310 CATALINA ST.
BURBANK, CA 91504

DRAWING TITLE:
SITE PLAN
&
PROJECT INFORMATION

SCALE: 1/8"=1'-0"
DATE: 5-15-2024
DRAWN BY:
JOB NUMBER:
REVIEWED:
DRAWING NUMBER: A-1.01

GENERAL NOTES

1. ALL CONSTRUCTION HALL COMPLY WITH BUT HALL BE LIMITED TO THE LATEST EDITION AND ORDINANCES AS FOLLOWS:

A. 2022 CALIFORNIA BUILDING CODE (CBC)
B. 2022 CALIFORNIA ELECTRICAL CODE (CEC)
C. 2022 CALIFORNIA MECHANICAL CODE (CMC)
D. 2022 CALIFORNIA PLUMBING CODE (CPC)
E. 2022 ENERGY CODE

2. A STAMPED SET OF APPROVED PLANS HALL BE KEPT AT HE JOB SITE AT ALL TIMES.

3. THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.

4. ANY DISCREPANCIES BETWEEN THE DRAWINGS ND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/DESIGNER AND THE OWNER PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERRORS AFTER THE START OF CONSTRUCTION WHICH IS NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT/DESIGNER.

5. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ANY ON-SITE UTILITIES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION.

6. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS.

7. THE CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE TO PROTECT HIMSELF AND HOLD THE ARCHITECT/DESIGNER AND OWNER HARMLESS FROM ANY AND ALL CLAIMS OR DAMAGES OR PERSONAL, BODILY INJURY, DEATH OR PROPERTY DURING THE COURSE F THE CONTRACT.

8. TEMPORARY POWER AND WATER, WORKERS' TOILET FACILITIES, PARKING AND MATERIAL STORAGE SHALL BE PROVIDED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL PROTECT ALL FINISHED WORK AND ADJACENT SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ANY AND ALL DAMAGES CAUSED BY THE WORKERS.

10. UPON COMPLETION OF THE WORK, ALL AREAS HALL BE LEFT BROOMED, ALL DEBRIS SHALL BE REMOVED FROM THE SITE.

11. DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS AND DETAILS ARE TO FACE OF FINISH WALL UNLESS NOTED OTHERWISE.

12. DOOR AND WINDOW LOCATIONS NOT ESTABLISHED BY DIMENSIONS HALL BE CENTERED IN WALL OR BE LOCATED 3" FROM ADJACENT WALL.

CITY NOTES

NEW INSTALLATION OF GAS WATER HEATER SHALL HAVE ALL THE FOLLOWING AS PER 2022 CALIFORNIA ENERGY CODE
150.0(N):
1. A 120V ELECTRICAL RECEPTACLE IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE WITH NO
OBSTRUCTIONS.
2. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN OUTSIDE TERMINATION
AND THE WATER HEATER.
3. A CONDENSATE DRAIN NO MORE THAN 2 INCHES HIGHER THAN THE BASE ON WATER HEATER FOR NATURAL
DRAINING.
4. 4) A GAS SUPPLY LINE WITH CAPACITY OF AT LEAST 200,000 BTU/HR.
5. UNFIRED TANKS SHALL HAVE A MINIMUM R-12 INSULATION
6. R-7.7 INSULATION SHALL BE INSTALLED ON THE FIRST 5 FEET OF HOT AND COLD-WATER PIPES.
7. ALL HOT WATER PIPING ¾" OR LARGER, FROM THE WATER HEATER TO THE KITCHEN FIXTURES, SHALL HAVE R-4 INSULATION

WATER-HEATING SYSTEM REQUIREMENTS (2022 CALIFORNIA ENERGY CODE 150.0(N)):
☐ INDICATE SPACE OF AT LEAST 2.5 FT X 2.5 FT X 7 FT TALL FOR FUTURE HEAT PUMP WATER HEATER.
☐ IF HPWH SPACE IS WITHIN 3 FT PROVIDE A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE, A
RESERVED SINGLE POLE CIRCUIT BREAKER SPACE LABELED AS "FUTURE 240V USE", A CONDENSATE
DRAIN NO MORE THAN 2 INCHES HIGHER THAN THE BASE
☐ IF HPWH IS MORE THAN 3 FT PROVIDE A DEDICATED 240 VOLT BRANCH CIRCUIT RATED AT 30 AMPS,
DEDICATED COLD WATER SUPPLY, HOT WATER SUPPLY, AND A CONDENSATE DRAIN NO MORE THAN 2
INCHES HIGHER THAN THE BASE.

ENERGY STORAGE SYSTEM READY (150.0(S)):
1. PROVIDE AT LEAST ONE OF THE FOLLOWING:
A. ESS-READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED UP CAPACITY OF 60 AMPS AND A
MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS OR
B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH
CIRCUITS. ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE
INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY MUST BE NOT LESS THAN ONE INCH. THE
PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL
BACKED-UP LOAD CIRCUITS." AND
2. A MINIMUM OF FOUR BRANCH CIRCUITS MUST BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED
AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT MUST SUPPLY THE
REFRIGERATOR, ONE MUST SUPPLY THE LIGHTING CIRCUIT NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT
MUST SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET; AND
3. THE MAIN PANELBOARD MUST HAVE A MINIMUM BUSBAR RATING OF 225 AMP; AND
4. SUFFICIENT SPACE MUST BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT OR
TRANSFER SWITCH WITHIN 3 FT OF THE MAIN PANELBOARD. RACEWAYS MUST BE INSTALLED BETWEEN THE
PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT OR TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION
OF BACKUP POWER SOURCE.
HEAT PUMP SPACE HEATER

ELECTRIC CLOTHES DRYER READY (150.0(V)): CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS MUST INCLUDE THE FOLLOWING:
1. DEDICATED, 240-VOLT BRANCH CIRCUIT WIRING MUST BE INSTALLED WITHIN 3 FT FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS MUST BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER MUST BE LABELED "240V READY." ALL ELECTRICAL COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE; AND COORDINATE DESIGN PER CF1R
2. THE MAIN ELECTRICAL SERVICE PANEL MUST HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE MUST BE PERMANENTLY LABELED "FOR FUTURE 240V USE."

ELECTRIC COOKTOP READY SYSTEM NOTES

1. DEDICATED, 240-VOLT BRANCH CIRCUIT WIRING MYST BE INSTALLED WITHIN 3 FT FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS MUST BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER MUST BE LABELED "240V READY," ALL ELECTRICAL COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND
2. THE MAIN ELECTRICAL SERVICE PANEL MUST HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE MUST BE PERMANENTLY LABELED "FOR FUTURE 240V USE"

	HEAT PUMP SPACE HEATER READY (150.0(i)): If natural or propane gas furnaces are installed:
☐ 1	Dedicated, 240-volt branch circuit wiring must be installed within 3 ft from the furnace and accessible to the furnace with no obstructions. The branch circuit conductors must be rated at 30 amps minimum. The blank cover must be labeled "240V ready." All electrical components must be installed in accordance with the California Electrical Code; AND
☐ 2	The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker permanently labeled "For Future 240V use."

CALIFORNIA GREEN BUILDING STANDARDS NOTES

☐ THE FOLLOWING NOTES SHALL BE REPRODUCED ON THE SITE PLAN OR COVER SHEET CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) – INCORPORATE THESE MANDATORY ITEMS IN THE DESIGN AND CONSTRUCTION OF THE PROJECT AND ADD NOTES TO PLANS AS APPLICABLE, OF THE SUBMITTED DRAWINGS.

2022 CalGREEN Residential Mandatory Measure Notes

SECTION	MEASURE	REQUIREMENTS
PLANNING AND DESIGN		
4.106.2	Storm Water Drainage and Retention During Construction	A plan is developed and implemented to manage storm water drainage during construction.
4.106.3	Grading and Paving	Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.
4.106.4.1	Electric Vehicle Charging	Provide capability for electric vehicle charging for one and two-family dwellings, townhouses with attached private garages in accordance with Section 4.106.4.1
4.106.4.2	Electric Vehicle Charging	Provide capability for electric vehicle charging for multifamily dwellings and hotels/motels in accordance with Sections 4.106.4.2.1 or 4.106.4.2.2, as applicable.
4.106.4.3	Electric Vehicle Charging	Provide capability for electric vehicle charging for existing parking lots or new parking lots for existing residential buildings in accordance with Section 4.106.4.3, as applicable.
ENERGY EFFICIENCY		
4.201.1	General	Building meets or exceeds the requirements of the *California Building Energy Efficiency Standards*.
WATER EFFICIENCY AND CONSERVATION (Indoor Water Use)		
4.303.1	Water Conserving Plumbing Fixtures and Fittings	Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.: **Plumbing fixtures & fittings** — **Maximum flow rate** Water closets — 1.28 gallons/flush Urinals — 0.125 gallons/flush for wall-mounted type and 0.5 gallons/flush for floor-mounted type or other type Showerheads — 1.8 gpm @ 80 psi Residential lavatory faucets — 1.2 gpm @ 60 psi max. 0.8 gpm @ 20 psi min. Lavatory faucets in common & public use areas — 0.5 gpm @ 60 psi Metering faucets — 0.2 gallons/cycle Kitchen faucets — 1.8 gpm @ 60 psi
4.303.3	Standards for Plumbing Fixtures and Fittings	Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.
4.303.1.4.2	Showering facilities	Showering facilities in residential building shall not deliver more than 0.2 gallons per cycle
WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use)		
4.304.1	Outdoor potable water use in landscape areas	Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/mwelo
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Enhanced Durability & Reduced Maintenance)		
4.406.1	Rodent proofing	Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal & Recycling)		
4.408.1	Construction Waste Management	Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4.
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Building Maintenance & Operation)		
4.410.1	Operation and Maintenance Manual	An operation and maintenance manual shall be provided to the building occupant or owner.
4.410.2	Recycling by Occupants	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82(a)(2)(A) et seq. will also be exempt from the organic waste portion of this section.

2022 CalGREEN Residential Mandatory Measure Notes

SECTION	MEASURE	REQUIREMENTS
ENVIRONMENTAL QUALITY (Fireplaces)		
4.503.1	Fireplaces	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.
ENVIRONMENTAL QUALITY (Pollutant Control)		
4.504.1	Covering of Duct Openings & Protection of Mech. Equipment During Construction	Duct openings and other related air distribution component openings shall be covered during construction.
4.504.2.1	Adhesives, Sealants and Caulks	Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
4.504.2.2	Paints and Coatings	Paints, stains and other coatings shall be compliant with VOC limits.
4.504.2.3	Aerosol Paints and Coatings	Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.
4.504.2.4	Verification	Documentation shall be provided to verify that compliant VOC limit finish materials have been used.
4.504.3	Carpet Systems	Carpet and carpet systems shall be compliant with VOC limits.
4.504.4	Resilient Flooring Systems	80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.
4.504.5	Composite Wood Products	Particleboard, medium density fiberboard (MDF) and hardwood plywood used in the interior finish systems shall comply with low formaldehyde emission standards.
ENVIRONMENTAL QUALITY (Interior Moisture Control)		
4.505.2	Concrete Slab Foundations	Vapor retarder and capillary break is installed at slab-on-grade foundations.
4.505.3	Moisture Content of Building Materials	Moisture content of building materials used in wall and floor framing is checked before enclosure.
ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust)		
4.506.1	Bathroom Exhaust Fans	Each bathroom shall be mechanically ventilated and shall comply with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment; capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent.
ENVIRONMENTAL QUALITY (Environmental Comfort)		
4.507.2	Heating and Air Conditioning System Design	Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D- 2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (Qualifications, Verifications)		
702.1	Installer Training	HVAC system installers are trained and certified in the proper installation of HVAC systems.
702.2	Special Inspection	Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.
703.1	Documentation	Documentation verifying that this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.

Note:
This check list is intended only as an aid to the user and may not contain complete code language. Refer to 2022 CALGreen Chapter 4 for complete code language.

SYMBOLS

PROPERTY LINE

COLUMN GRID LINE

BUILDING SECTION

WALL SECTION

DETAIL SECTION

ABBREVIATIONS & SYMBOLS

AB	ANCHOR BOLT
A/C	AIR CONDITIONING
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
ADD	ADDENDUM
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ALT	ALTNERNATIVE
ANOD	ANODIZED
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH	ASPHALT
BD	BOARD
BED	BEDROOM
BEL	BELOW
BET	BETWEEN
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
BYND	BEYOND
CAB	CABINET
CEM	CEMENT
CI	CAST IRON
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CEILING JOIST
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CONT	CONTINUOUS
CONTR	CONSTRUCTION
CPT	CARPET
CT	CERAMIC TILE
CTYD	COURTYARD
D	DEEP
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DSP	DRY STAND PIPE
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
ENT	ENTRY
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN OR FIRE DEPARTMENT
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FG	FINISHED GRADE
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FJ	FLOOR JOIST
FLR	FLOOR
FLUOR	FLUORESCENT
FM	FILLED METAL
FOS	FACE OF STUD
FT	FEET/FOOT
FTG	FOOTING
FUR	FURRED(ING)
GA	GAUGE
GALV	GALVANIZED
GI	GALVANIZED IRON
GL	GLASS, GLAZING
GLB	GLUE LAMINATED BEAM
GR	GRADE
GYP	GYPSUM
H	HIGH
HALL	HALLWAY
HB	HOSE BIB
HC	HOLLOW CORE
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD
ILO	IN LIEU OF
INSUL	INSULATED OR INSULATION
INT	INTERIOR
L	LONG (LENGT)
LAV	LAVATORY
LBL	LABEL
LH	LEFT HAND
LT	LIGHT
LO	LOW
LW	LIGHTWEIGHT
M	MASTER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MED	MEDIUM
MET	METAL
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
N	NORTH
NAT	NATURAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
OFF	OFFICE
OPP	OPPOSITE
PCC	PRE-CAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PLAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PLWD	PLYWOOD
PR	PAIR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE
R	RISER
RA	RETURN AIR
RAD	RADIUS
RBR	RUBBER
RB	RIDGE BEAM
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQD	REQUIRED
REINF	REINFORCED
REQ	REQUIRE(D)
REV	REVISION(S)
RH	RIGHT HAND
RR	ROOF RAFTER
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SEC	SECTION
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE OR STRUCTURAL
T	TREAD
TC	TOP OF CURB
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
THK	THIK(NESS)
TO	TOP OF
TSL	TOP OF SLAB
TST	TOP OF STEEL
TPD	TOILET PAPER DISPENSER
T/D	TELEPHONE/DATA
TW	TOP OF WALL
TYP	TYPICAL
UC	UNDERCUT
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VIN	VINYL
VP	VISION PANEL
W	WEST
W/	WITH
W/O	WOOD
W/D	WASHER AND DRYER
WI	WROUGHT IRON
WIN	WINDOW
WP	WATERPROFFING
WR	WATER RESISTANT
WSCT	WAINSCOT
WWM	WELDED WIRE MESH
℄	PROPERTY LINE
℄	CENTER LINE
#	POUND OR NUMBER
&	AND
@	AT
(E)	EXISTING
(N)	NEW
O/	OVER
d	PENNY
PL	PLATE
Ø	DIAMETER
W/	WITH
W/O	WITHOUT

EXCLUSIVE DESIGN GROUP
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LA CRESCENTA, CA 91214
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ArisArtunyan@gmail.com

SUBMITTAL:		DATE:
REVISIONS:		DATE:

PROJECT NAME:
NEW ADU

PROJECT OWNER:

PROJECT ADDRESS:
2310 CATALINA ST.
BURBANK, CA 91504

DRAWING TITLE:
PROJECT INFORMATION, GENERAL NOTES, ABBREVIATIONS & SYMBOLS

SCALE:	
DATE: 5-15-2024	
DRAWN BY:	
JOB NUMBER:	
REVIEWED:	DRAWING NUMBER: A-1.02

FLOOR PLAN NOTES:

SMOKE ALARMS

A) AN APPROVED SMOKE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING $1000. [CRC R314.2.1, R314.2.2]

B) BATTERY OPERATED SMOKE ALARMS PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE OR IN BUILDING UNDERGOING ALTERATION OR REPAIR THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT WHICH COULD PROVIDE ACCESS FOR WIRING. [CRC R314.6 EXCEPTIONS 1, 3]

C) SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R314.4]

D) SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP. [CRC R314.6]

CARBON MONOXIDE ALARMS

A) AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING $1000. [CRC R315.2.1, R315.2.2]

B) CO ALARMS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP. [CRC R315.5]

C) CO ALARMS SHALL BE LISTED FOR COMPLIANCE WITH UL 2034, UL 217, UL 2075, AND MAINTAINED PER NFPA 720. [CRC R315.1.1, R315.6.1, R315.6.2]

D) CO ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT. [CRC R315.3]

E) CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R315.7]

F) IN EXISTING DWELLING UNIT, A CO ALARM IS PERMITTED TO BE BATTERY OPERATED WHERE REPAIR OR ALTERATION DO NOT RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES. [CRC R315.5 EXCEPTIONS 4]

CLOTHES DRYER NOTES

1- A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED [CMC 504.4.2]

2- DRYER EXHAUST CANNOT EXCEED 14 FT. WITH A MAX. OF TWO 90 DEG. ELBOWS [CMC 504.4.2.1]

3- A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED [CMC 504.4.2.2]

MIS. NOTES:

1 - SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEAD SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABOVE THE FLOOR.

GLAZING NOTES:

SAFETY GLAZING (TEMPERED GLAZING) IS REQUIRED FOR THE FOLLOWING:

A) WHERE THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR. [CRC R308.4.2 ITEM 1]

B) WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND

C) WITHIN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR. [CRC R308.4.2 ITEM 2]

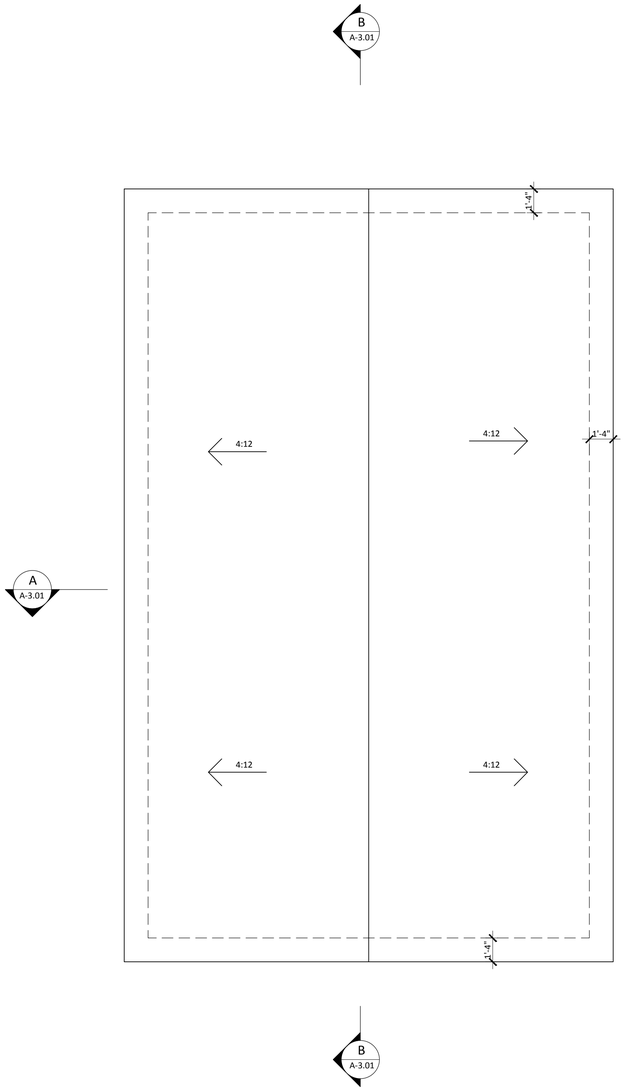
D) GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR. [CRC R308.4.5]

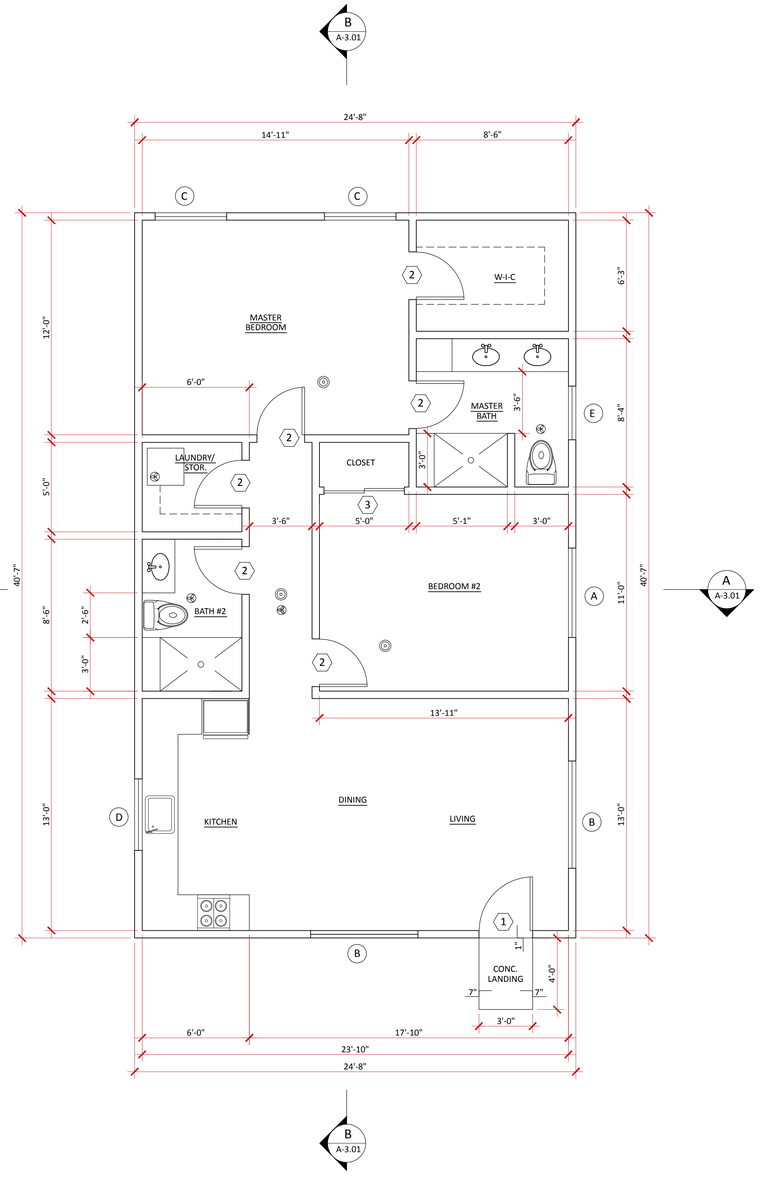
E) GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 36" ABOVE THE STAIRWAYS, LANDINGS, AND RAMPS. [CRC R308.4.6]

F) GLAZING ADJACENT TO THE STAIRWAY BOTTOM LANDING WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTAL ARC LESS THAN

FLOOR PLAN SYMBOL LEGEND

- HARD WIRED SMOKE/CARBON MONOXIDE DETECTOR, WITH BATTERY BACKUP. (INTERCONNECTED)
- MECHANICAL FAN, VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3) ("ENERGY STAR" EXHAUST FAN W/HUMIDISTAT (4.506.1)) (100 CFM IN THE KITCHEN)
- IAQ FAN (51 CFM - 0.35 WATTS - HERS VERIFICATION REQUIRED) (PER TITLE 24)





DOOR SCHEDULE

SYM.	MAT.	W	H	THK.	REMARKS
1		3'-0"	6'-8"		ENTRY DOOR
2		2'-8"	6'-8"		
3		4'-6"	6'-8"		SLIDING / BI-FOLDING CLOSET DOOR

WINDOW SCHEDULE

SYM.	TYPE	W	H	MAT.	REMARKS	GLAZING	TEMPERED	U-FACTOR	SHGC	NAT. LIGHT	NAT. VENT.
A	SLIDING	5'-0"	4'-0"	VIN.	EGRESS	DOUBLE	YES	0.30	0.21	20 S.F.	10 S.F.
B	SLIDING	6'-0"	4'-0"	VIN.		DOUBLE	YES	0.30	0.21	24 S.F.	4 S.F.
C	SLIDING	4'-0"	4'-0"	VIN.	EGRESS	DOUBLE	YES	0.30	0.21	16 S.F.	8 S.F.
D	SLIDING	4'-0"	3'-0"	VIN.		DOUBLE	YES	0.30	0.21	14 S.F.	7 S.F.
E	SLIDING	3'-0"	3'-0"	VIN.	OBSCURE GLASS	DOUBLE	YES	0.30	0.21	16 S.F.	8 S.F.

ADU ROOF PLAN

SCALE: 1/4"=1'-0"

N

ADU FLOOR PLAN

SCALE: 1/4"=1'-0"

N

EXCLUSIVE DESIGN GROUP

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SUBMITTAL:		DATE:
REVISIONS:		DATE:

PROJECT NAME:

NEW ADU

PROJECT OWNER:

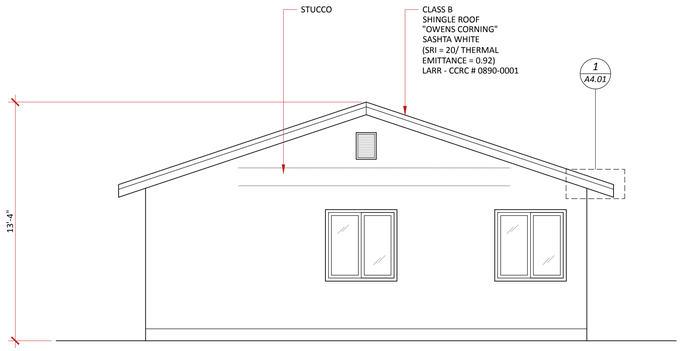
PROJECT ADDRESS:

2310 CATALINA ST.
BURBANK, CA 91504

DRAWING TITLE:

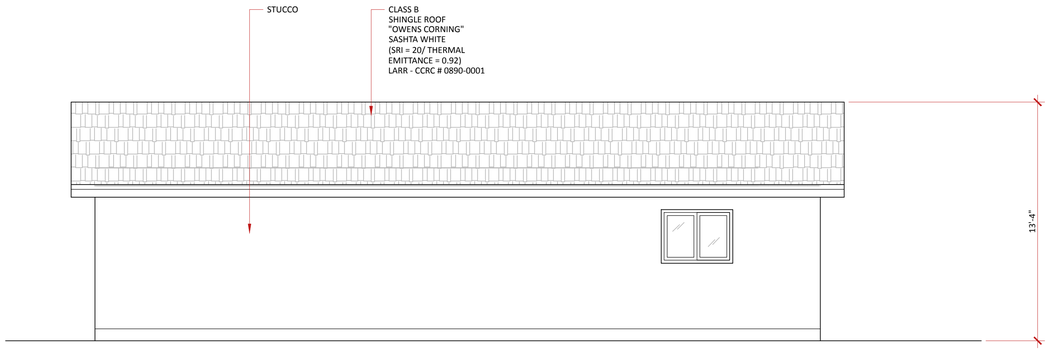
ADU FLOOR PLAN
& ROOF PLAN

SCALE: 1/4"=1'-0"	
DATE: 5-15-2024	
DRAWN BY:	
JOB NUMBER:	
REVIEWED:	DRAWING NUMBER: A-2.01



NORTH ELEVATION

SCALE: 1/4"=1'-0"



WEST ELEVATION

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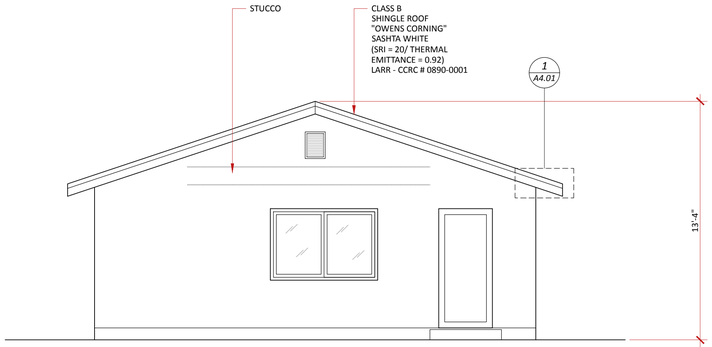

SOUTH ELEVATION

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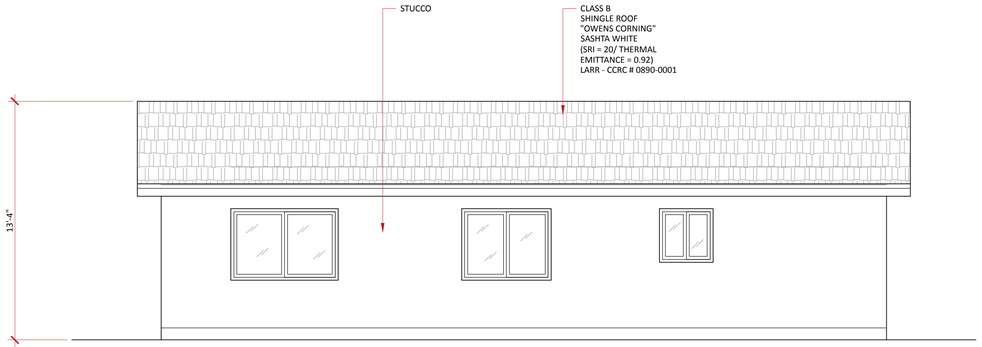
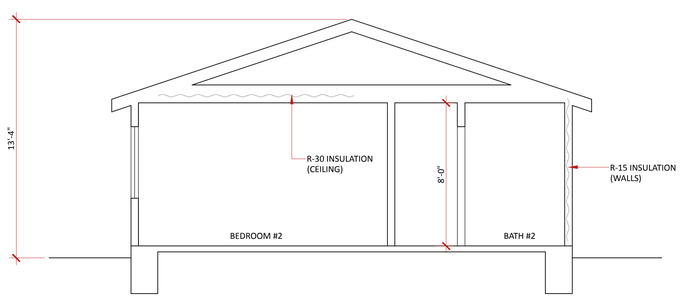


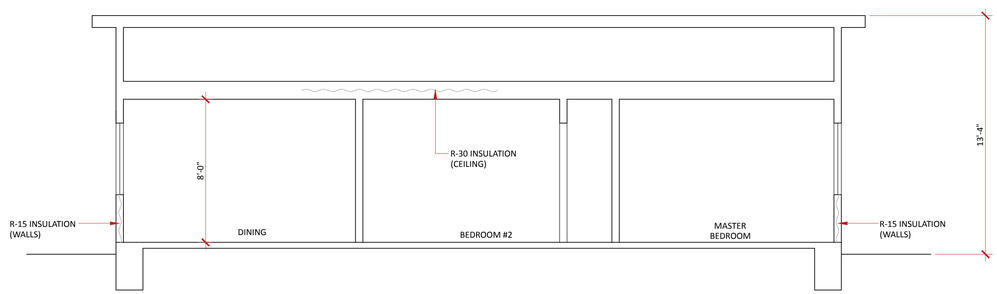
EAST ELEVATION

SCALE: 1/4"=1'-0"



SECTION A-A

SCALE: 1/4"=1'-0"



SECTION B-B

SCALE: 1/4"=1'-0"

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BURBANK, CA 91504

DRAWING TITLE:

ELEVATIONS & SECTIONS

SCALE: 1/4"=1'-0"

DATE: 5-15-2024

DRAWN BY:

JOB NUMBER:

REVIEWED:

DRAWING NUMBER:

A-3.01