

ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED VIA GRAVITY TO THE STREET OR AN APPROVED LOC AT A 2% MIN.

EXISTING NONCOMPLIANT PLUMBING FIXTURE REPLACEMENT REQUIREMENT: SENATE BILL 407 (SB 407) REQUIRES NONCOMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATERCONSERVING PLUMBING FIXTURES WHEN A PROPERTY IS UNDERGOING ALTERATIONS OR IMPROVEMENTS. THIS BILL APPLIES TO ALL SINGLE-FAMILY RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL BUILDINGS CONSTRUCTED ON OR BEFORE JANUARY 1, 1994. FIXTURES INCLUDE WATER CLOSETS, URINALS, SHOWERHEADS, LAVATORY FAUCETS, AND KITCHEN FAUCETS. NONCOMPLIANT FIXTURES CAN ONLY BE REPLACED BY FIXTURES COMPLYING WITH THE REQUIREMENTS OF CALGREEN AND THE CALIFORNIA PLUMBING CODE.

THE WATER-CONSERVING PLUMBING FIXTURE CERTIFICATE OF COMPLIANCE MUST BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO THE FINAL BUILDING INSPECTION.

SETBACK CERTIFICATION REQUIREMENT

A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACKS OF ALL NEW CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION. (BMC 9-1-1A-109.3.1)

BUILDING MAINTENANCE AND OPERATION SEC.4.410

BUILDING MANUAL: AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, OR OTHER APPROVED MEDIA SHALL BE PLACE IN THE BUILDING THAT CONTAINS THE INFORMATION SPECIFIED IN CALGREEN SEC.4.410.

APPLICABLE CODES:

- \* 2019 CALIFORNIA BUILDING CODE (CBC)
- \* 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- \* 2019 CALIFORNIA MECHANICAL CODE (CMC)
- \* 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- \* 2019 CALIFORNIA PLUMBING CODE (CPC)
- \* 2019 CALIFORNIA GREEN BUILDING CODE (CAL Green)

SCOPE OF WORK:

1. ADDING NEW TRELIS, NEW BALCONY IN FRONT , NEW SECOND FLOOR ADDITION 446 S.F.

LEGAL DESCRIPTION:

SITE ADDRESS:	3425 BRACE CANYON RD BURBANK, CA 91504
ACCESSOR PARCEL No. (APN):	2471-036-003
TRACT:	30422
LOT:	108
EXISTING BUILDING HEIGHT:	22'-2"
CONSTRUCTION TYPE:	V B

This is the square footage of the house without the porch and portion of garage.

AREA INFORMATION:

LOT AREA	10,005 SQ.FT.
EXISTING HOUSE AREA	2,869.5 sf
EXISTING GARAGE AREA	586 SQ.FT.
NEW ADDITION 1	446 SQ.FT.
NEW ADDITION 2	26.25 SQ.FT.
NEW BALCONY	127 SQ.FT.
EXISTING PORCH	30 SQ.FT.

This is no longer in the scope of work.

SHEET INDEX:

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A-9	PROPOSED ELEVATIONS
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A-11	SECTIONS

CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

# APPROVED\*

*Greg Mirza-Avakyan*

by: **GREG MIRZA-AVAKYAN**, **ASSOCIATE PLANNER**

Project No. **19-0000653 (HDP)** Date: **04/22/2022**

\* NOTE: APPLICANT SHALL REVISE PLANS PER RESDLINES CONTAINED HEREIN PRIOR TO SUBMITTING BUILDING PERMIT APPLICATION.



VGL DEVELOPMENT INC.  
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 BURBANK, CA 91502  
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 E-mail: info@EngineerContractor.com  
 WEB: ENGINEERCONTRACTOR.COM

STAMP:

**SERG PETROSIAN**  
 3425 BRACE CANYON RD, BURBANK CA 91504  
 COVER SHEET

△	1ST B.D. SUBMITTAL 01-31-2019 GV
△	2ND B.D. SUBMITTAL 09-16-2019 GV
△	3TH B.D. SUBMITTAL 06-17-2020 GV
△	
△	
△	

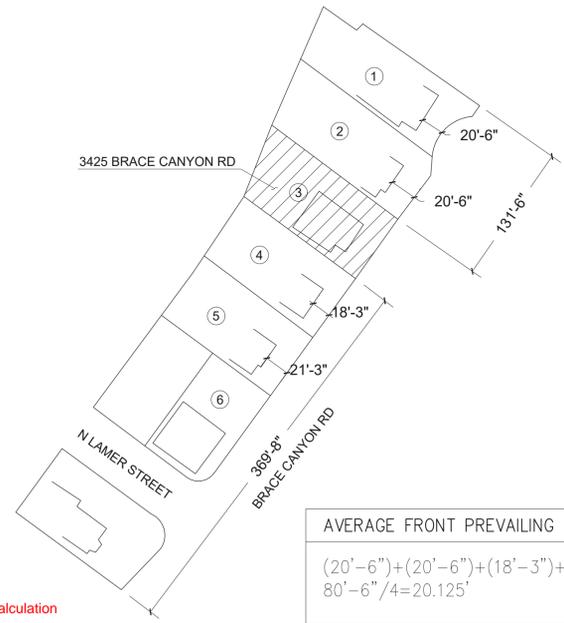
PROJECT #: 18084  
 PLOT DATE: 08-14-2019  
 DRAWN BY: AV  
 CHECKED BY: GV

ALL IDEAS, ARRANGEMENTS AND DESIGN CONCEPTS ARE PROPRIETARY TO VGL DEVELOPMENT, INC. AND SHALL NOT BE USED OR REPRODUCED IN PART OR IN WHOLE WITHOUT THE EXPRESS PERMISSION IN WRITING BY VGL DEVELOPMENT, INC.

SHEET:  

# A-0.2





CALC. SEE PAGE A-4, A-5

A.	13.7'x28.4'=389	SQ.FT.
A.1	25.91'x10.16'=263	SQ.FT.
B.	12'x25.9'=311	SQ.FT.
C.	14.3'x29.75'=426	SQ.FT.
D.	3.8'x7.8'=30	SQ.FT.
E.	20.91'x28'=586	SQ.FT.
F.	50.1'x13.5'=677	SQ.FT.
G.	50.01'x3.5'=176	SQ.FT.
H.	22.01'x11.41'=252	SQ.FT.
I.	28'x11.41'=320	SQ.FT.
J.	28'x15.91'=446	SQ.FT.
K.	14.3'x3.83'=55	SQ.FT.
TOTAL 3,531		SQ.FT.
3,531/10,005=0.352		

**FAR Calculation**

(e) 1st story: 1,389.31sf  
 (e) porch: 30 sf  
 (e) 2nd story: 1,480.16 sf  
 (e) garage: 585.86 sf (400 sf exempt)  
 (n) 2nd story addition: 446 sf

(e) Total: 3,085.33 sf  
 (n) Total: 3,531.33 sf

**AVERAGE FRONT PREVAILING SETBACK CALC.**

$(20'-6'')+(20'-6'')+(18'-3'')+(21'-3'')=80'-6''$   
 $80'-6''/4=20.125'$

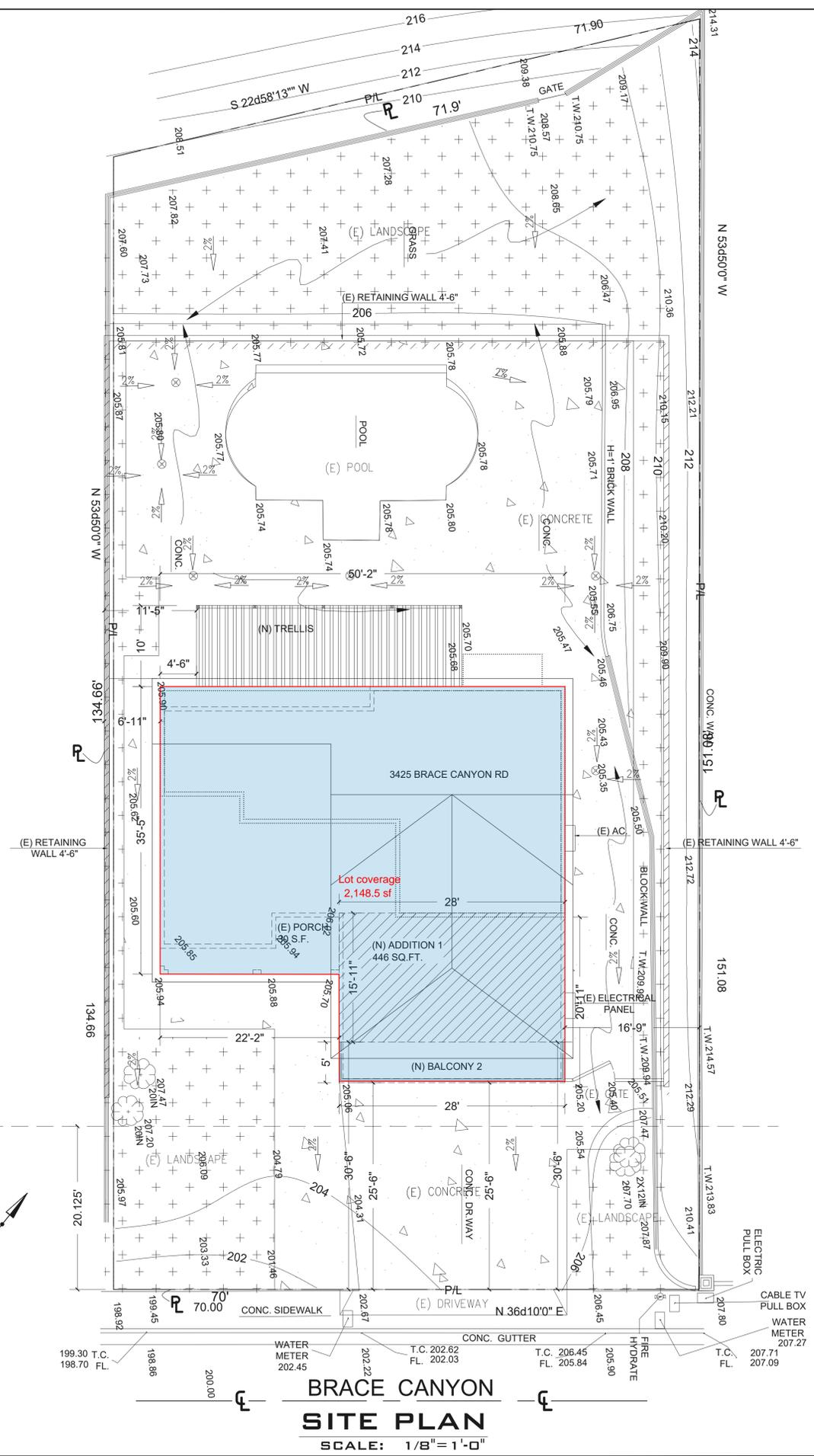
FLOOR AREA RATIO ( LIVING AREA ) MAX. FAR PER PAGE A-1 CALC. 3,750 SQ/FT.

LOT SIZE 10,005 SQ/FT	LIVING AREA TOTAL
EXISTING HOUSE 3,085 SQ/FT	3085 SQ/FT+ 446 SQ/FT = 3531 SQ/FT
NEW ADDITION 1 446 SQ/FT	3,531 < 3,750 (SEE A-.0.3)
EXISTING GARAGE AREA 586 SQ/FT	PROVIDED < ALLOWABLE
EXISTING PORCH 30 SQ/FT	MAX FAR (7,500x0.4)+(2,500x0.3)=3,750 S.F.

FLOOR AREA RATIO ( LOT COVERAGE ) NO CHANGE

LOT SIZE 10,005 SQ/FT	LOT COVERAGE TOTAL MAX. 50%
EXISTING HOUSE 3,085 SQ/FT	3,085 SQ/FT+ 446 SQ/FT = 3,531 SQ/FT
NEW ADDITION 1 446 SQ/FT	3,531 SQ/FT / 10,005 SQ/FT =0.352= 35.2%
EXISTING GARAGE AREA 586 SQ/FT	
EXISTING PORCH 30 SQ/FT	
TOTAL 3,531 SQ/FT	

Lot coverage only counts for the "footprint" (see my comment to the right).  
 Lot Coverage = 2,148.5/10,005 =21.5%



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



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SHEET:  
**A-1**

**RESIDENTIAL DEMOLITION :**

PROVIDE A SCALED FLOOR PLAN SHOWING ALL AREAS OF DEMOLITION WORK AND THE CALCULATION FOR THE PERCENT OF DEMOLITION

- o All remodel and addition projects that strip or remove the exterior walls and/or finish material of an existing structure must obtain a separate Demolition Permit at the time the Building Permit is issued.
- o To be included as a remaining wall, the existing framing must retain a bearing or nonbearing structural function with a top plate. Existing studs sistered to new taller studs will not be considered as existing walls and must be calculated as demolished.
- o The percentage of the demolition calculation will be based on only the linear measurement of both interior and exterior walls removed. Door and window openings and any openings with a header must be included as part of the existing wall length in the calculation.
- o Calculation:  
**Percent of Demolition = Length of walls removed / Length of all existing walls**  
 (Walls where only the exterior finish material is removed but the wall framing remains, will not be calculated as walls removed)

NOTES SHALL BE REPRODUCED ON THE DEMOLITION PLAN SHEET OF THE SUBMITTED DRAWINGS:

**DEMOLITION NOTE:**

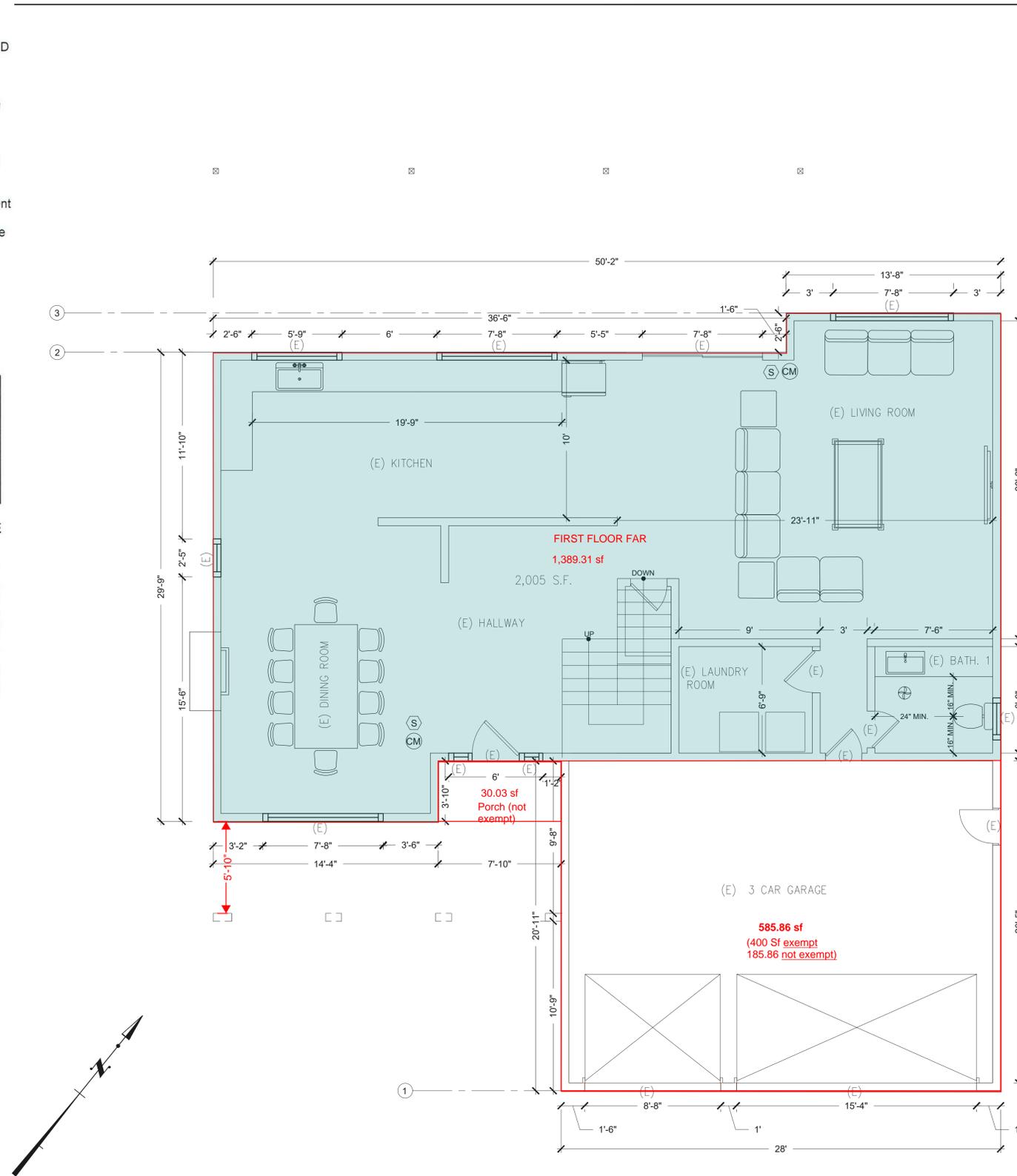
- o All demolition and grading permits will require a preconstruction meeting prior to commencement of any demolition work and a project sign must be posted on site.
- o If a Single Family Dwelling is being demolished that is located on a sloped lot a topographic survey is required to be performed prior to the demolition of the structure. This may also be required for a flat lot as determined by the Building Official.

NOTES SHALL BE REPRODUCED ON THE DEMOLITION PLAN SHEET OF THE SUBMITTED DRAWINGS

**RESIDENTIAL DEMOLITION NOTE:**

Partial demolition of a residential structure in association with a construction project is only permitted where indicated on the approved plans. **Any demolition work beyond that shown on the approved plans may result in a Stop Work Order (CBC Appendix Chapter 1 Sec. 113.2) and/or revocation of the permit (CBC Appendix Chapter 1 Sec. 105.6).** Additional demolition work may also require compliance with Burbank Municipal Code Sec. 10-1-1810 if more than 50% of the structure is demolished.

2,005 (1st Floor) - 400 (Exempt portion of garage) + 1,480 (2nd Floor) = 3,085 S.F.



**EXISTING & DEMO 1ST FLOOR PLAN**

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

**GENERAL INFO**

**GENERAL LEGEND:**

- (E) = EXISTING ELEMENT
- (N) = NEW ELEMENT
- 50 CFM INTERMITTENT VENTILATION BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. 4.506.1
- S SMOKE DETECTOR PER CBC
- CM CARBON MONOXIDE DETECTOR PER CBC

**WALL LEGEND:**

- (E) WALLS TO REMAIN
- (N) WALLS
- (E) WALLS TO BE DEMO'D
- 1 HR. RATED & STR 50 SOUND RATED WALLS

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 EXISTING 1ST FLOOR PLAN

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SHEET:  
A-2

**RESIDENTIAL DEMOLITION :**

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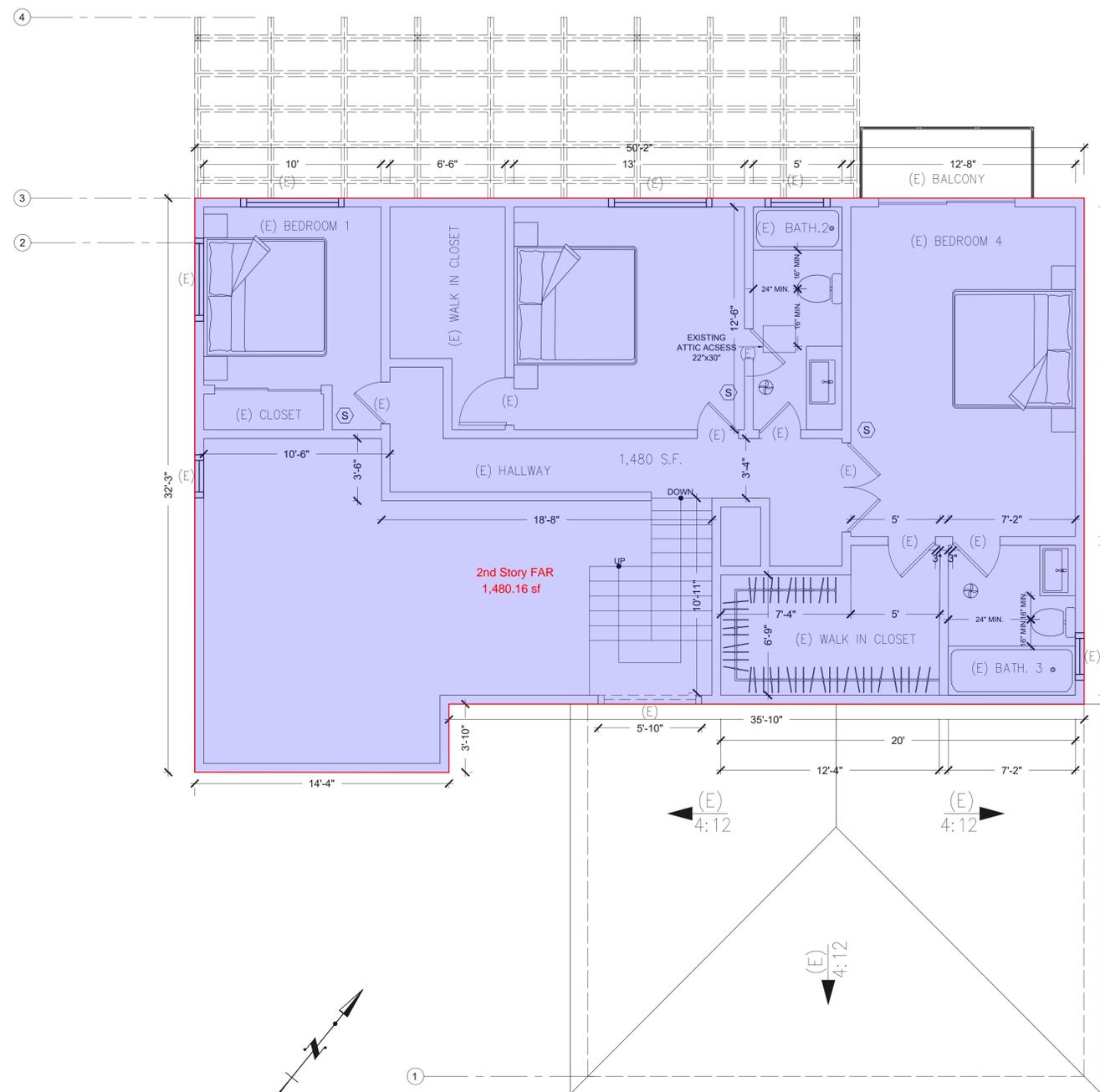
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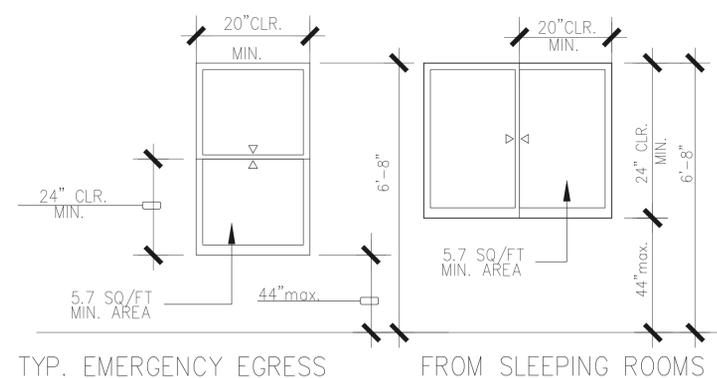
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- (N) = NEW ELEMENT
- 50 CFM INTERMITTENT VENTILATION BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. 4.506.1
- (S) SMOKE DETECTOR PER CBC
- (CM) CARBON MONOXIDE DETECTOR PER CBC

**WALL LEGEND:**

- (E) WALLS TO REMAIN
- (N) WALLS
- (E) WALLS TO BE DEMO'D
- 1 HR. RATED & STR 50 SOUND RATED WALLS



**EXISTING & DEMO 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**ENGINEER CONTRACTOR**

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EXISTING 2ND FLOOR PLAN

- 1ST B.D. SUBMITTAL 01-31-2019 GV
- 2ND B.D. SUBMITTAL 09-16-2019 GV
- 3TH B.D. SUBMITTAL 06-17-2020 GV

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SHEET:  
**A-3**

**NEW WINDOWS SCHEDULE**

TAG	SIZE	LOCATION	U-FACTOR	SHGC	MATERIAL
(A)	5'-0" x 5'-0"	SLIDING/FIXED GLASS	0.53	0.33	WOOD FRAMED
(B)	5'-0" x 4'-0"	SLIDING/FIXED GLASS	SEE TITLE-24		WOOD FRAMED

**NEW DOOR SCHEDULE**

TAG	SIZE	LOCATION	THK.	MATERIAL	REMARK
(1)	3'-0" x 9'-0"	DOUBLE SWING (ENTRANCE)	1-3/4"	WOOD FRAMED	
(2)	2'-8" x 6'-8"	SINGLE SWING (MASTER BDRM.)	1-3/8"	METAL FRAMED	
(3)	2'-3'-0" x 8'-0"	DOUBLE SLIDING (BALCONY)	1-3/8"	WOOD FRAMED	

**NOTE: VERIFY DOOR SIZE, LOCATION AND TYPE WITH OWNER AND ARCHITECT PRIOR TO THE PURCHASE AND INSTALLATION OF ANY DOORS.**

NON-COMBUSTIBLE EXTERIOR DOORS, 1-3/4" INCH THK. SOLID CORE WOOD OR HAVE FIRE RESISTIVE RATING OF NOT LESS THAN 20 MINUTES.

PROVIDE AN ALLOWANCE FOR ALL HARDWARE. VERIFY WITH OWNER AND ARCHITECT.

**FLOOR PLAN KEYNOTES:**

- (S.D.) SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS:  
120V HARD-WIRED SMOKE ALARMS WITH BATTERY BACK-UP SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS: EACH BEDROOM, CEILING OR WALL OUTSIDE OF EACH SEPARATE BEDROOM, AND EACH STORY INCLUDING BASEMENTS (NEW CONSTRUCTION) WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARM SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CRC R314.1)
- (CMA) AN APPROVED CARBON MONOXIDE DETECTOR RECEIVING ITS PRIMARY SOURCE OF POWER FROM THE BUILDING WIRING AND HAVING BATTERY BACK-UP SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA OR BEDROOMS AND ONE ON EVERY LEVEL OF THE DWELLING INCLUDING BASEMENTS, WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM IS PERMITTED TO BE SOLELY BATTERY OPERATED WHERE THE WORK DOES NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES, OR IS NO ACCESS THROUGH AN ATTIC, BASEMENT OR CRAWL SPACE. (CRC R315.1)
- (50 CFM) 50 CFM INTERMITTENT VENTILATION BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. 4.506.1
- (001) ALL WATER CLOSET SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH.
- (002) HOT-MOP SHOWER PAN WITH CERAMIC TILE WAINSCOT UP TO CEILING, (SEE FLOOR PLAN FOR SIZE OF SHOWER), PROVIDE SHATTERPROOF GLASS ENCLOSURE. PROVIDE SOAP DISH AT TUB AND SHOWER.
- (003) ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE.
- (004) PROVIDE 72" HIGH NON-ABSORBENT WALL FINISH ADJACENT TO SHOWER.
- (005) MINIMUM DIMENSION OF SHOWER TO BE 1024 SQ. INCH WITH 30" DIAMETER CLEAR.
- (006) PROVIDE TEMPERED GLASS ON DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5'-0" OF STANDING SURFACE).
- (007) 2X6 STUDS AT 16" O.C. PLUMBING WALL.
- (008) G.F.I. OUTLET
- (009) PROVIDE SOUND INSULATION AT ALL BATHROOM & LAUNDRY ROOM WALLS.
- (010) GAS TANKLESS WATER HEATER (TAKAGI T-H3-05-N)
- (011) GLAZING IN EXTERIOR DOORS OR 40 INCHES OF ANY LOCKING MECHANISM SHALL BE OF FULLY TEMPERED GLASS, OR RATED BURGLARY RESISTANT GLAZING.
- (012) A. MINIMUM OF 22"x30" ATTIC ACCESS AT 30" MIN. CLEAR HEADROOM.
- (013) R-4 INSULATION SHALL BE INSTALLED ON THE FIRST 5 FEET OF HOT AND COLD WATER PIPES.
- (014) (E) WATER HEATER
- (015) (E) HVAC UNIT IN THE ROOF
- (016) A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED DRYER EXHAUST DUCT IS LIMITED TO 14' WITH TWO 90° ELBOWS. A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6'-0" AND CANNOT BE CONCEALED.
- (017) NEW WASHER AND DRYER
- (018) NEW COUNTER W/ CABINETS ABV.
- (019) NEW REFRIGERATOR BY OWNER
- (020) NEW SINK BY OWNER
- (021) NEW STOVE BY OWNER
- (022) NEW DISHWASHER BY OWNER
- (023) NEW FULL HEIGHT CABINETS
- (024) (E) ELECTRIC METER
- (025) WASHER/DRYER SPACE, ROUGH-IN PLUMBING FOR HOT/COLD WATER & WASTE. VENT DRYER TO OUTSIDE AIR, PROVIDE 120V & 220V ELEC. OUTLET AND FUEL GAS OUTLET.
- (026) 12"x12" MINIMUM PLUMBING ACCESS FOR TUBS.

**WALL LEGEND:**

- (E) WALLS TO REMAIN
- (N) STUD WALLS
- (E) WALLS TO BE DEMO'D
- 1 HR. RATED & STR 50 SOUND RATED WALLS

**GENERAL LEGEND:**

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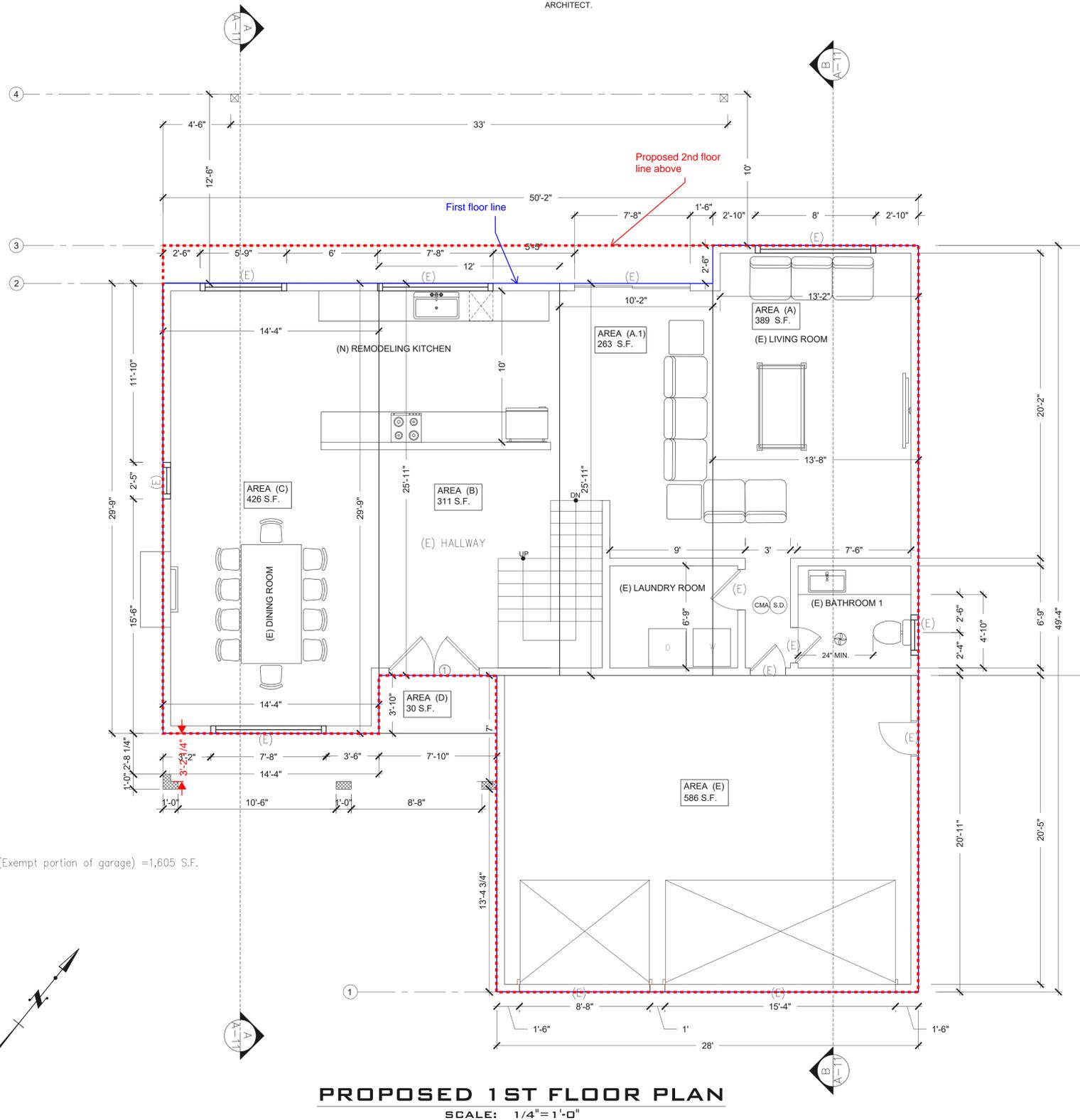
**HVAC**  
R-6 DUCT INSULATION REQUIRED  
SPACE HEATING MINIMUM AFUE: 80%  
CENTRAL - AIR CONDITIONING - SINGLE PACKAGE OR SPLIT SYSTEM. MINIMUM SEER: 14  
REQUIRED:  
REFRIGERANT CHARGE MEASUREMENT/ DUCT SEALING

**NOTE:**  
THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

**DIVERSION OF C&D DEBRIS:** A MINIMUM OF 65% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A \$56.84 ADMINISTRATIVE FEE AND A REFUNDABLE DEPOSIT WILL BE COLLECTED AT THE TIME OF PERMIT ISSUANCE. THE DEPOSIT CAN BE REFUNDED IF RECYCLING RECEIPTS ARE SUBMITTED TO BUILDING DIVISION WITHIN 60 DAYS OF PERMIT FINAL (BMC 9-1-10-1012)

**HERS VERIFICATION REQUIREMENT**  
FIRM OR INDIVIDUAL RESPONSIBLE FOR THE VERIFICATION

NAME: \_\_\_\_\_ LICENSE NO: \_\_\_\_\_



**PROPOSED 1ST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

2,005-400(Exempt portion of garage) = 1,605 S.F.

**ENGINEER CONTRACTOR**

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SHEET: **A-4**

**NEW WINDOWS SCHEDULE**

TAG	SIZE	LOCATION	U-FACTOR	SHGC	MATERIAL
(A)	5'-0" x 5'-0"	SLIDING/FIXED GLASS	0.53	0.33	WOOD FRAMED
(B)	5'-0" x 4'-0"	SLIDING/FIXED GLASS	SEE TITLE-24		WOOD FRAMED

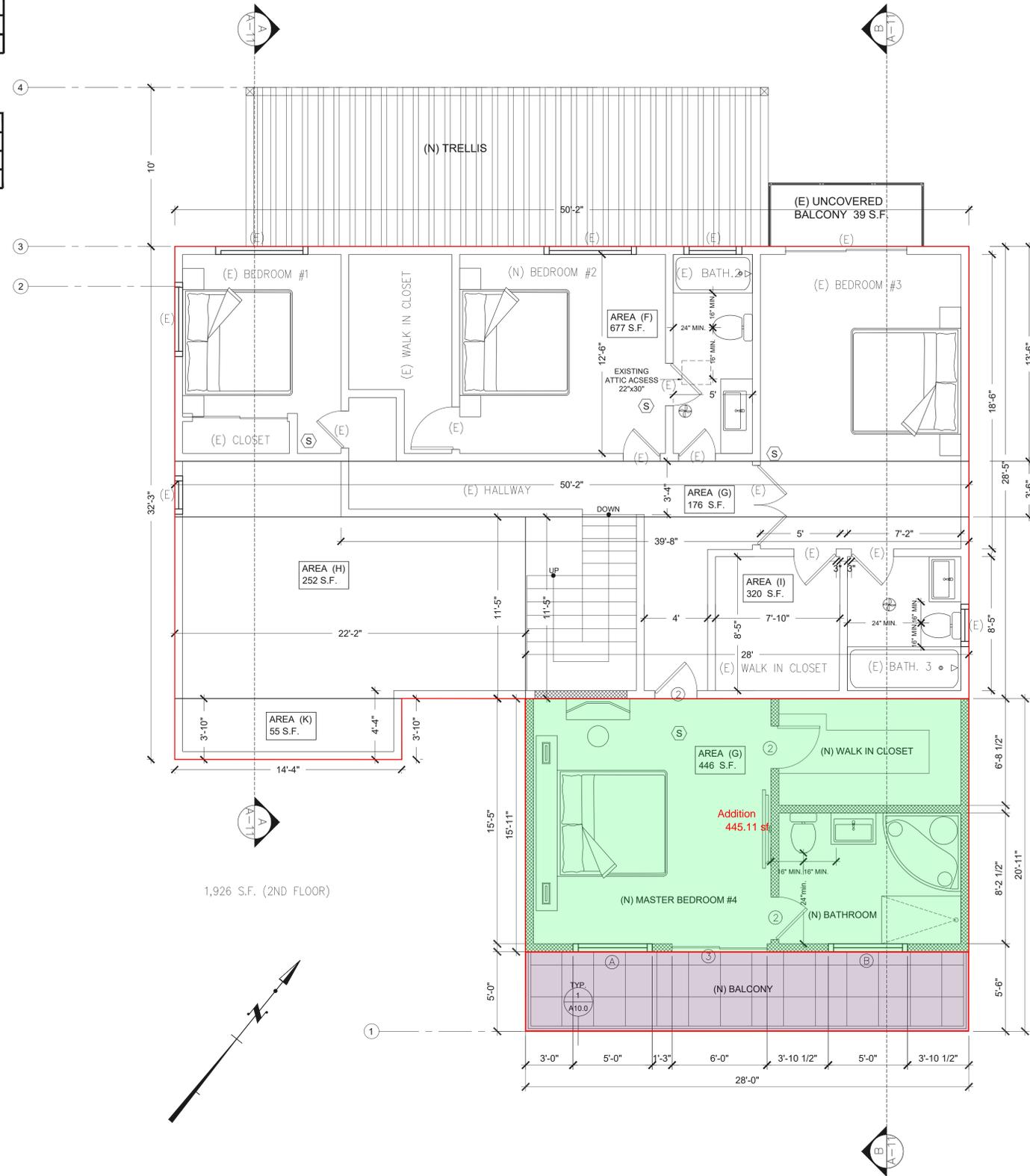
**NEW DOOR SCHEDULE**

TAG	SIZE	LOCATION	THK.	MATERIAL	REMARK
(1)	(2) 3'-0" x 9'-0"	DOUBLE SWING (ENTRANCE)	1-3/4"	WOOD FRAMED	
(2)	2'-8" x 6'-8"	SINGLE SWING (MASTER BDRM.)	1-3/8"	METAL FRAMED	
(3)	2-3'-0" x 8'-0"	DOUBLE SLIDING (BALCONY)	1-3/8"	WOOD FRAMED	

NOTE: VERIFY DOOR SIZE, LOCATION AND TYPE WITH OWNER AND ARCHITECT PRIOR TO THE PURCHASE AND INSTALLATION OF ANY DOORS.

NON-COMBUSTIBLE EXTERIOR DOORS, 1-3/4" INCH THK. SOLID CORE WOOD OR HAVE FIRE RESISTIVE RATING OF NOT LESS THAN 20 MINUTES.

PROVIDE AN ALLOWANCE FOR ALL HARDWARE. VERIFY WITH OWNER AND ARCHITECT.



1,926 S.F. (2ND FLOOR)

**PROPOSED 2ND FLOOR PLAN**

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

**GENERAL INFO**

**GENERAL LEGEND:**

- (E) = EXISTING ELEMENT
- (N) = NEW ELEMENT
- ⊕ 50 CFM INTERMITTENT VENTILATION BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. 4.506.1
- (S) SMOKE DETECTOR PER CBC
- (CM) CARBON MONOXIDE DETECTOR PER CBC

**WALL LEGEND:**

- (E) WALLS TO REMAIN
- (N) WALLS
- (E) WALLS TO BE DEMO'D



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**GOR VARDANYAN**  
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 BURBANK, CA 91502  
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 3425 BRACE CANYON RD, BURBANK CA 91504  
**PROPOSED 2ND FLOOR PLAN**

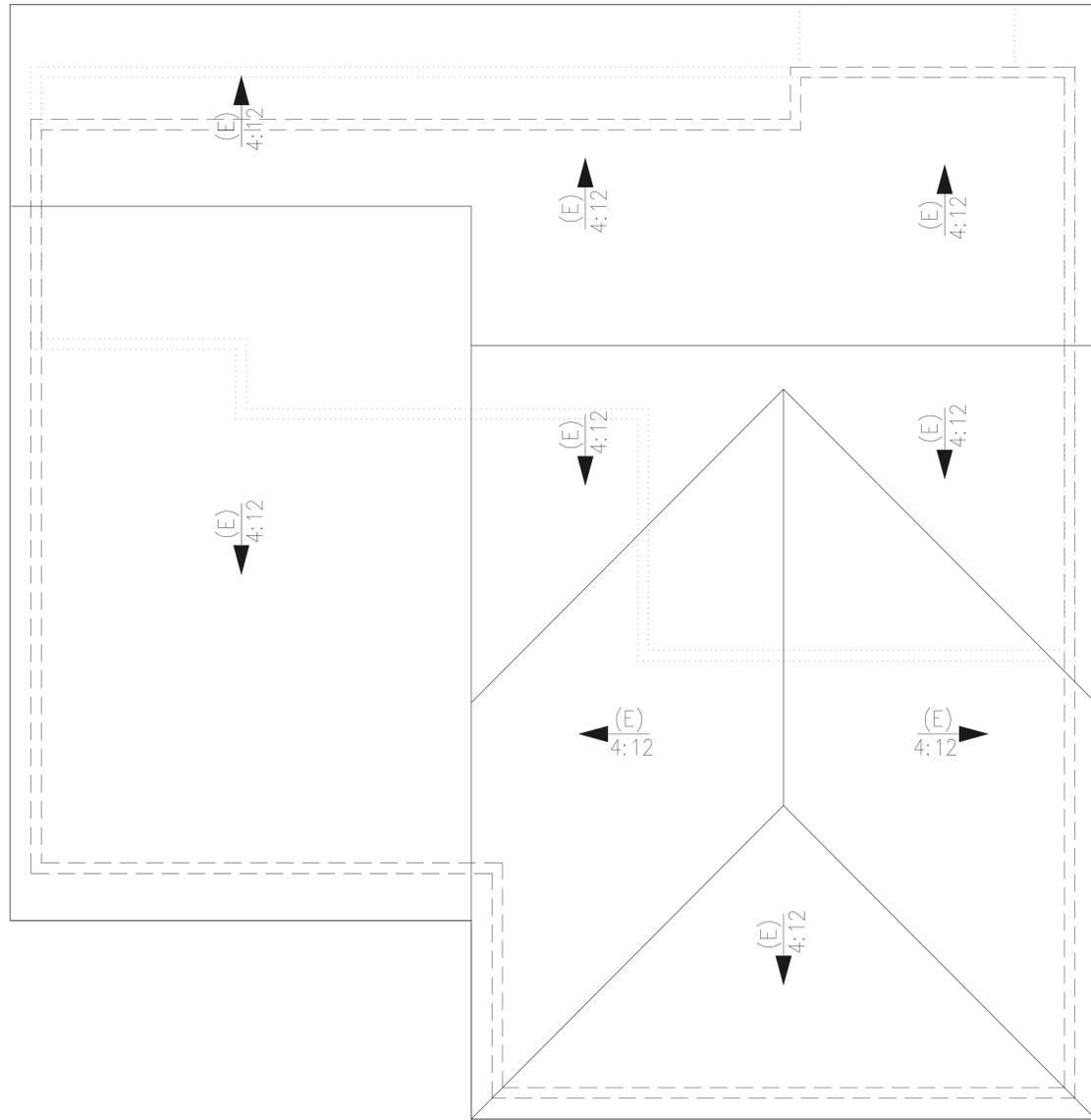
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 PLOT DATE: 08-14-2019  
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 CHECKED BY: GV

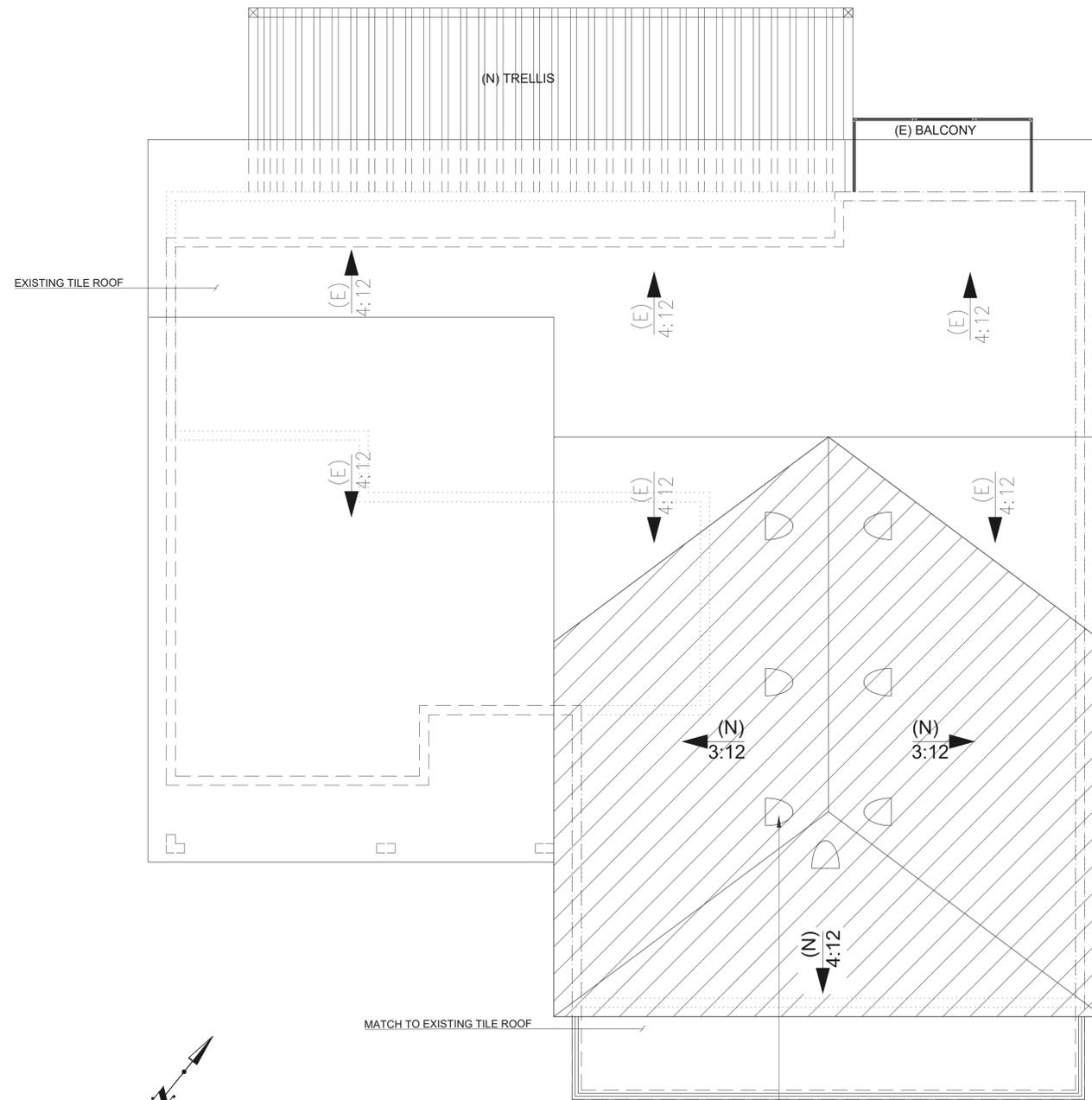
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SHEET:

**A-5**



**EXISTING ROOF PLAN**  
SCALE: 1/4" = 1'-0"



ATTIC VENTILATION SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. (APPROXIMATELY 10 SQ.IN. FOR EACH 10 SQ.FT. OF ATTIC AREA) IS REQUIRED. (TO MATCH EXISTING)

778.0 SQ.FT. : 150.0 SQ.FT = 5.18 S.F.  
EACH ATTIC PROVIDED 1 S.F.  
REQUIREMENT < PROVIDED  
5.18 S.F. < 6 S.F.

**PROPOSED ROOF PLAN**  
SCALE: 1/4" = 1'-0"



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**EXISTING & PROPOSED ROOF PLAN**

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- △
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**A-6**



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EXISTING ELEVATIONS

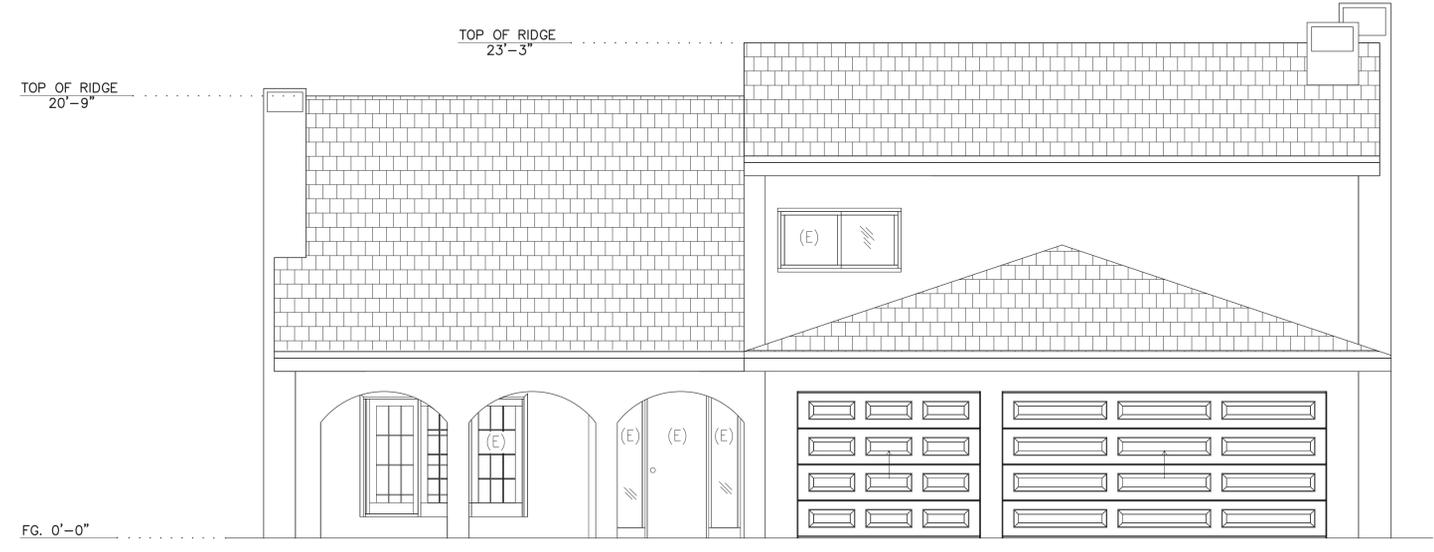
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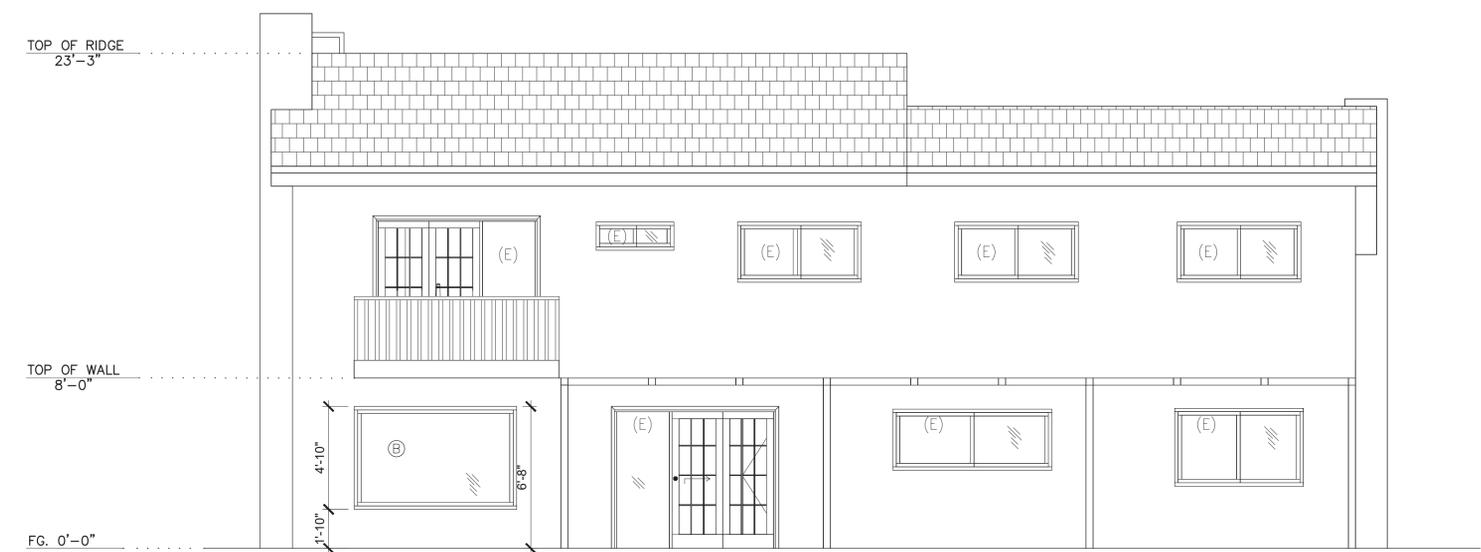
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SHEET:

**A-7**



**EXISTING FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**EXISTING REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

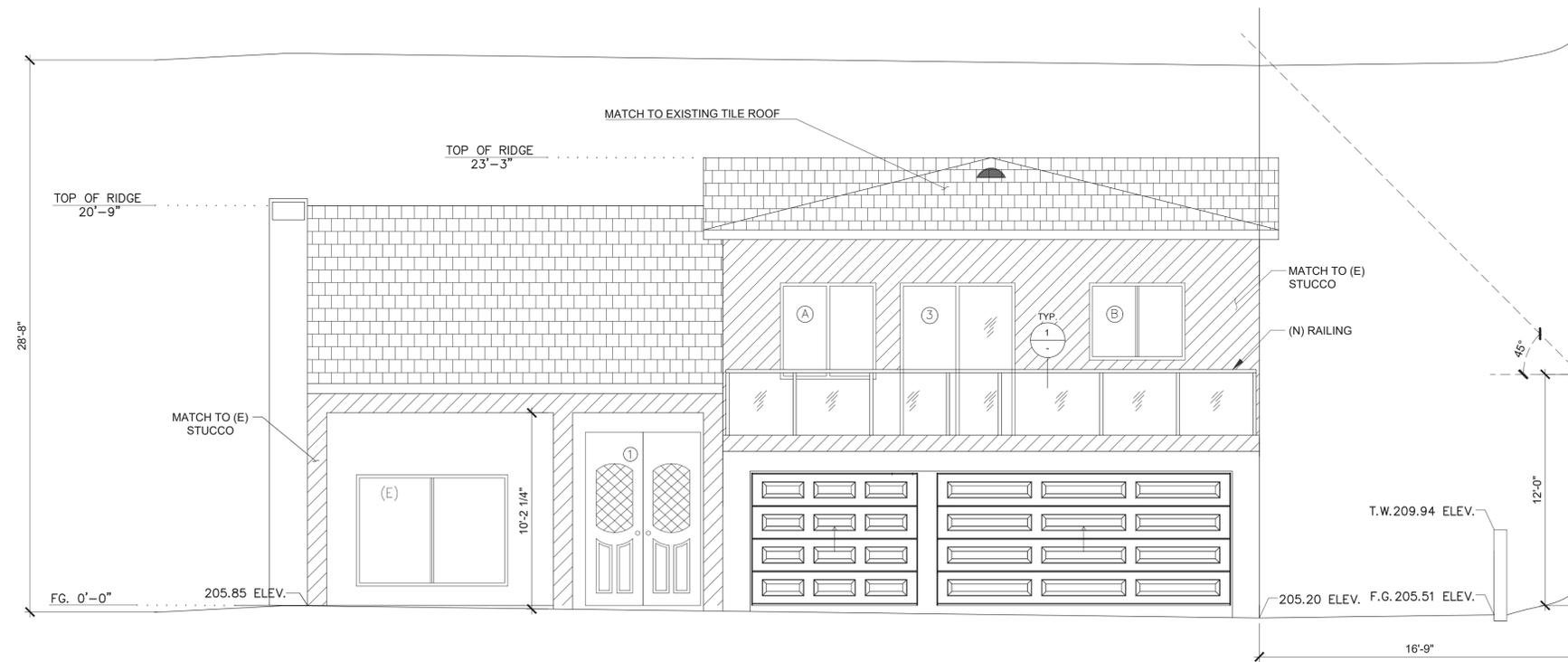
**NEW WINDOWS SCHEDULE**

TAG	SIZE	LOCATION	U-FACTOR	SHGC	MATERIAL
(A)	5'-0" x 5'-0"	SLIDING/FIXED GLASS	0.53	0.33	WOOD FRAMED
(B)	5'-0" x 4'-0"	SLIDING/FIXED GLASS	SEE TITLE-24		WOOD FRAMED

**NEW DOOR SCHEDULE**

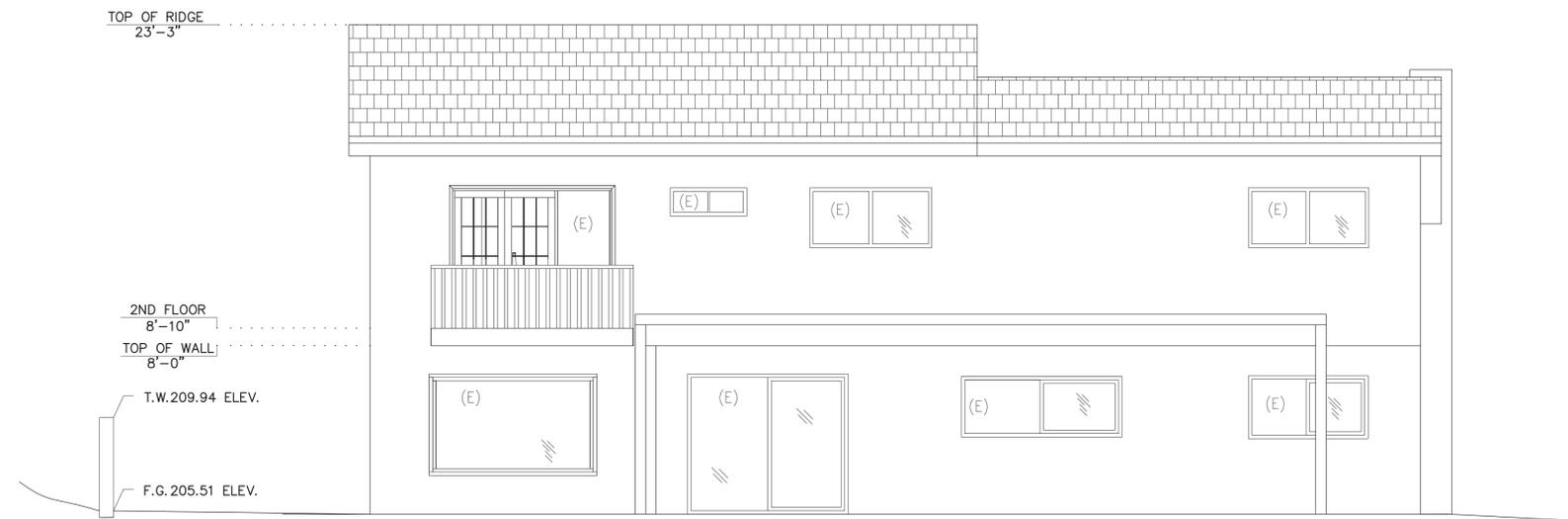
TAG	SIZE	LOCATION	THK.	MATERIAL	REMARK
①	(2) 3'-0" x 9'-0"	DOUBLE SWING (ENTRANCE)	1-3/4"	WOOD FRAMED	
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 PROVIDE AN ALLOWANCE FOR ALLHARDWARE. VERIFY WITH OWNER AND ARCHITECT.



**PROPOSED FRONT ELEVATION**

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



**PROPOSED REAR ELEVATION**

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



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**PROPOSED ELEVATIONS**

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SHEET:

**A-10**



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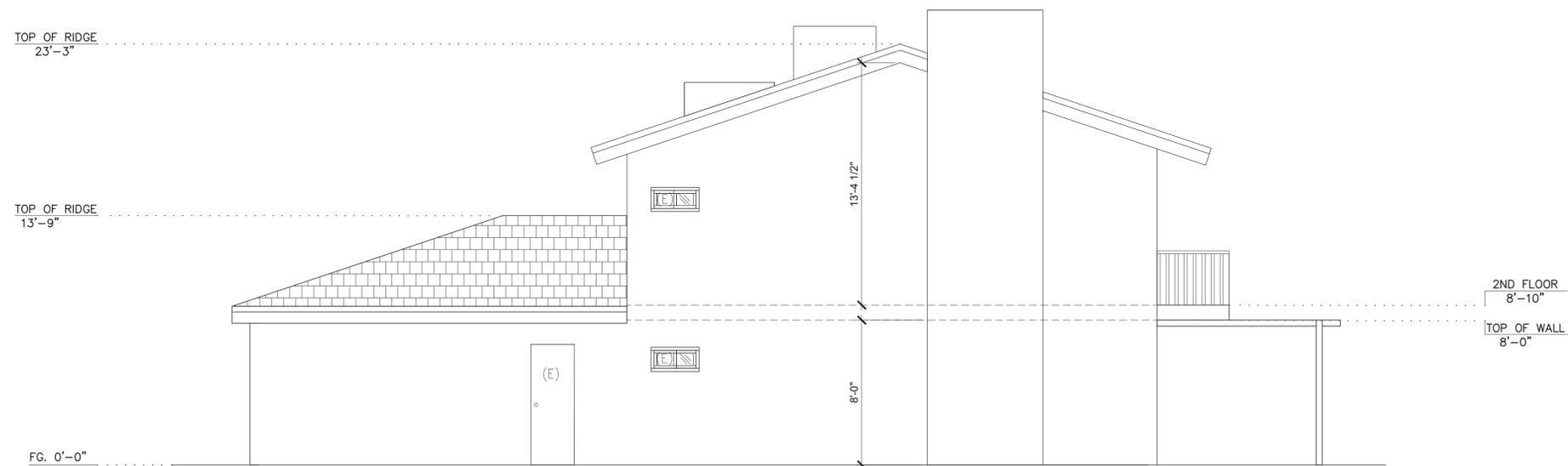
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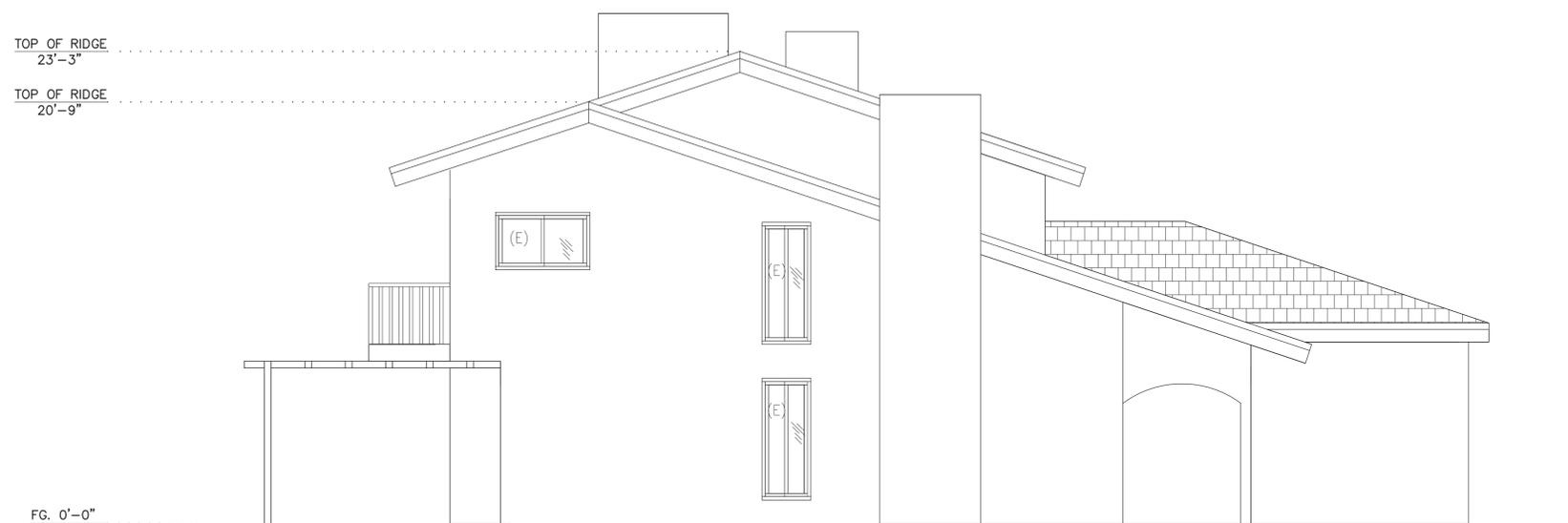
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**EXISTING RIGHT ELEVATION**

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



**EXISTING LEFT ELEVATION**

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

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EXISTING ELEVATIONS

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3TH B.D. SUBMITTAL

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**A-8**

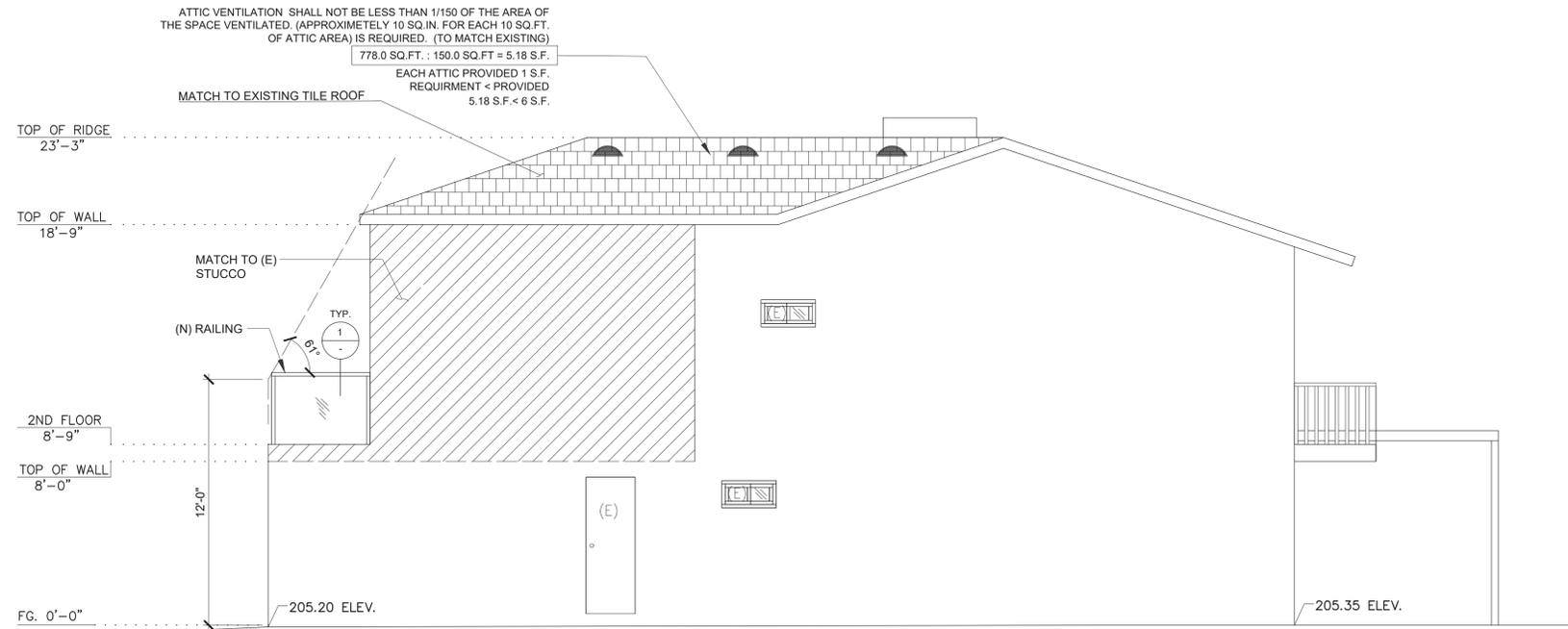
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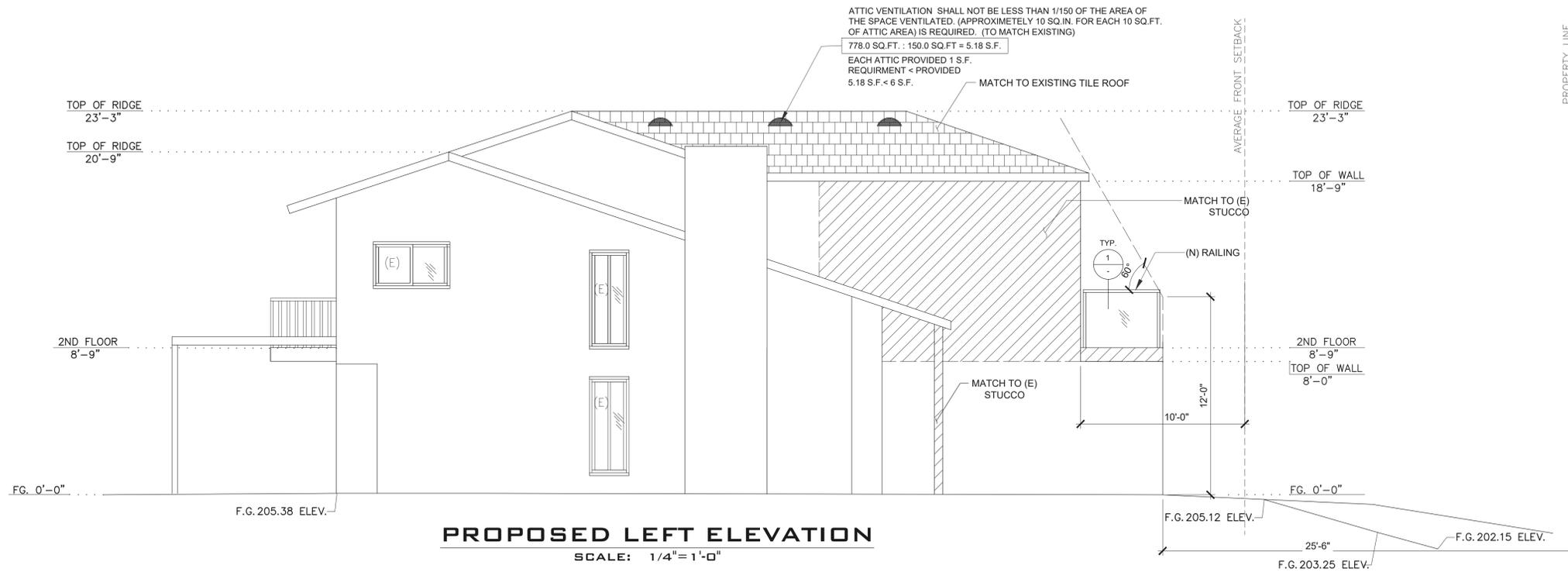
**NEW DOOR SCHEDULE**

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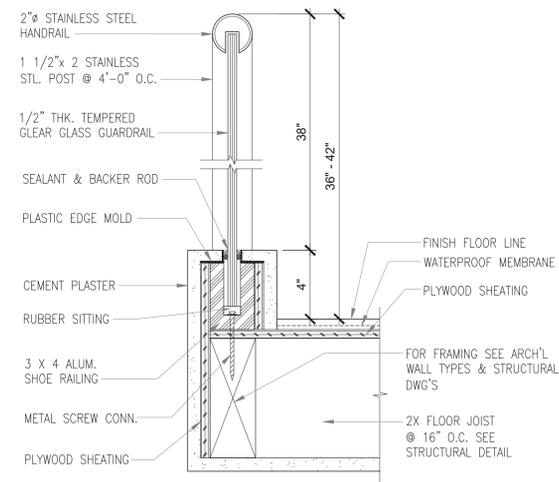
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**PROPOSED RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**PROPOSED LEFT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**1 GLASS RAILING DETAIL N.T.S**



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SHEET:  
**A-9**



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SECTION

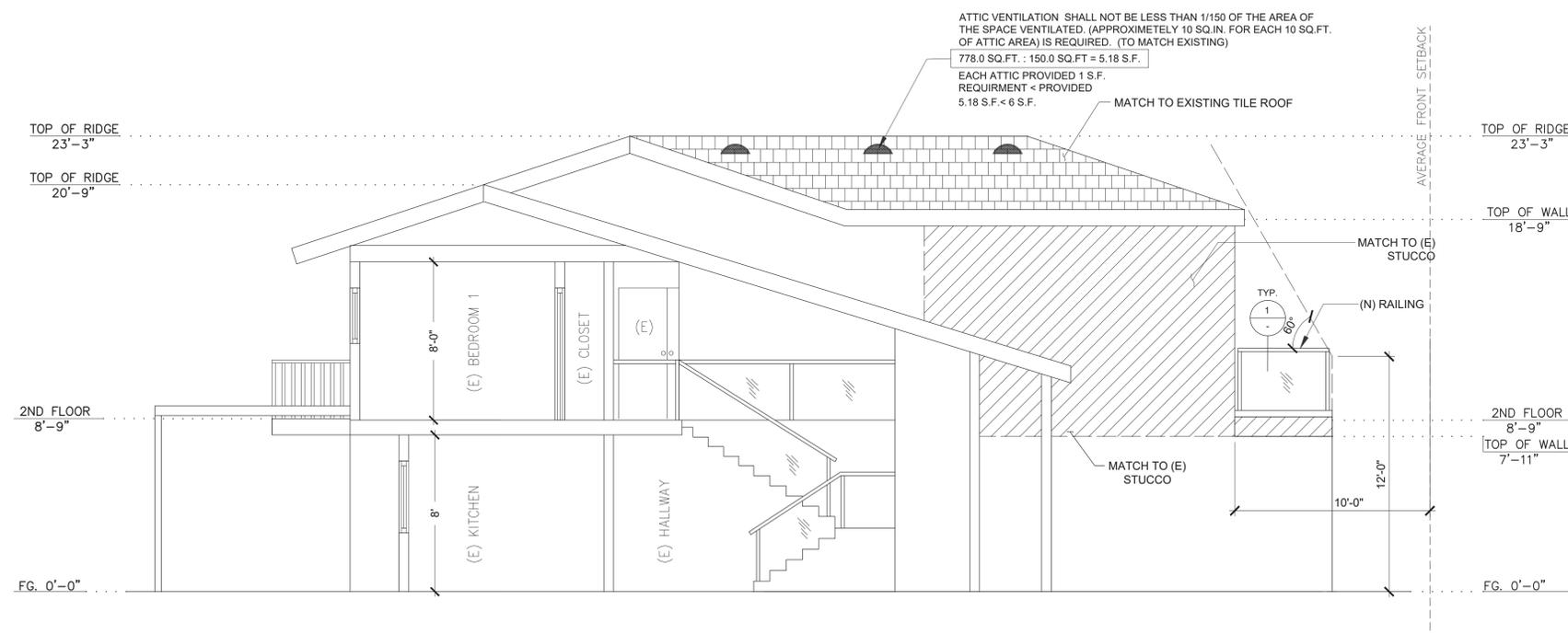
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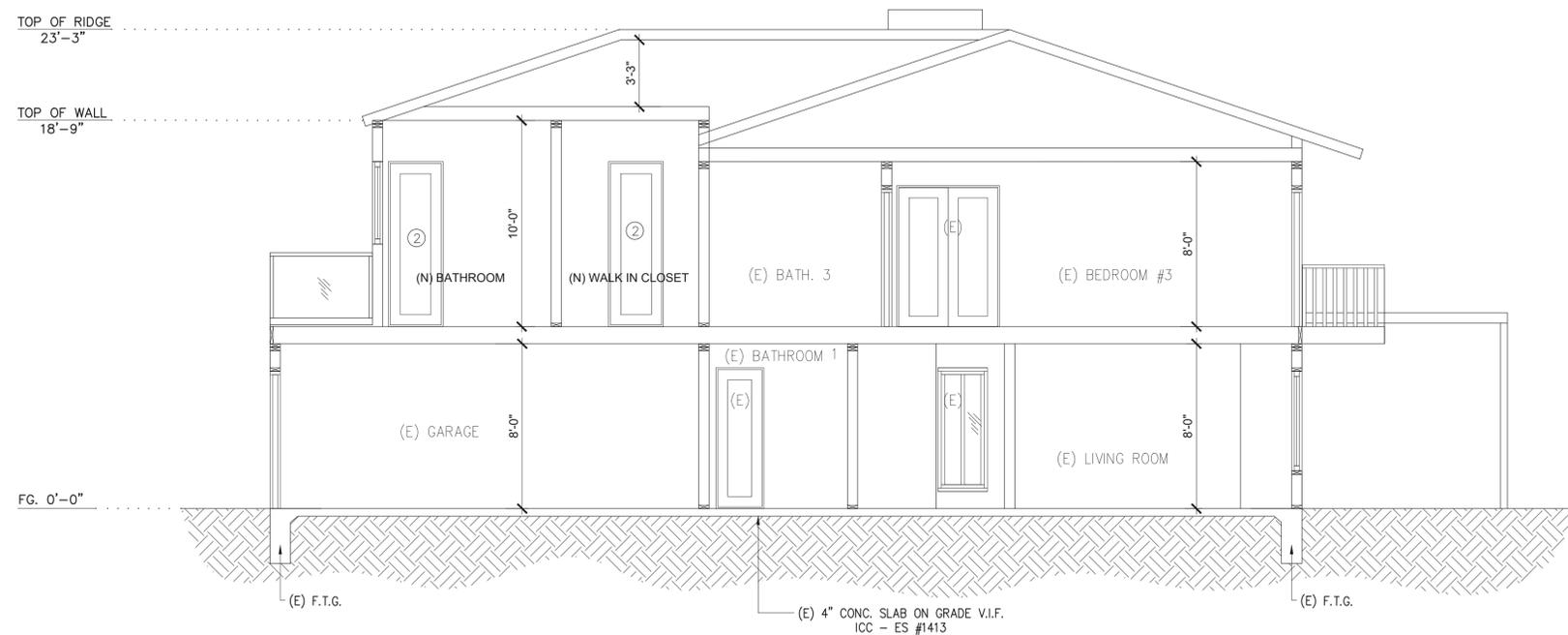
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SHEET:

**A-11**



**A-A SECTION**  
SCALE: 1/4" = 1'-0"



**B-B SECTION**  
SCALE: 1/4" = 1'-0"