

LEGENDS :

- (E) EXISTING
- (N) NEW
- PROPERTY LINE
- [Hatched Area] HATCHED AREA SHOW NEW 2-STORY SINGLE FAMILY HOUSE
- [Hatched Area] HATCHED AREA SHOW NEW FIRST FLR. HOUSE ADDITION
- [Hatched Area] HATCHED AREA SHOW NEW ADDITION TO EXISTING GARAGE

GENERAL NOTES :

1. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL SITE CONDITIONS, DRAWING DIMENSIONS AND ELEVATIONS BEFORE COMMENCING ANY PORTION OF THE WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE CONTRACTOR'S FULL ACCEPTANCE OF EXISTING SITE CONDITION AND PROPOSED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION FOR FABRICATION OF THE WORK.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 NEW EDITION OF THE CBC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THIS JURISDICTION INCLUDING BURBANK BLDG. & SAFETY CODE.
3. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
4. "NO MATERIALS" SHALL BE STORED ON PUBLIC PROPERTY UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
5. NO NEW ROOF TOP EQUIPMENT IS ALLOWED.
6. THERE ARE NO OAK, BAY OR SYCAMORE TREES ON THIS LOT OR WITHIN 20 FEET OF THE LOT. (CRC SECTION R106.1.1)
7. INSTALL 6" SISALKRAFT FLASHING AT EXTERIOR OPENING.
8. ALL DIMENSIONS ARE GIVEN FROM FACE TO FACE OF STUDS U.N.O.
9. CONTRACTOR TO MAINTAIN CITY STREET AND SIDEWALKS CLEAR OF DIRT AND DEBRIS AT ALL TIMES.
10. PROVIDE TWO LAYERS OF GRADE "D" PAPER OVER ALL WOOD BASED SHEATHING PRIOR TO EXTERIOR LATH APPLICATION.
11. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCES OR STATE LAW.
12. ALL WALLS TO BE 1-HOUR RATED U.N.O.
13. ALL WORKS SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THIS PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO INSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
14. THE FOLLOWING LOCATION SHALL BE PROVIDED WITH SAFETY GLAZING (2406.4 VOL. 1, CBC 2016).
 - A. ALL GLAZING IN DOORS AND ENCLOSURE FOR HOT TUBS, WHIRLPOOL, SAUNAS, STEAM ROOM, BATH TUBS & SHOWER EDGE OF GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE OR DRAIN INLET
 - B. ALL GLAZING WITHIN 24" INCHES OF A DOOR AND WITHIN 60" INCHES OF THE FLOOR.
 - C. ALL GLASS OVER 9 SQ. FT. IN AREA WITHIN 18" OF THE FLOOR OR 36" INCHES OF GRADE AND GLASS DOOR AND WALL PANELS.
15. ALL WINDOW GLASS ARE TO BE DUAL TYPE UNLESS OTHERWISE STATED



- LEGENDS**
- (E) EXISTING
 - (N) NEW
 - PROPERTY LINE
 - [Hatched Area] PROPOSED FIRST FLR. HOUSE ADDITION
 - [Hatched Area] PROPOSED SECOND FLR. HOUSE ADDITION

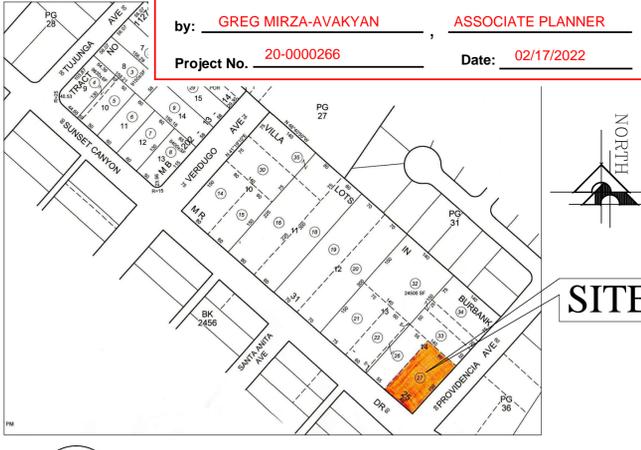
CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

APPROVED

Greg Mirza-Avakyan

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

Project No. **20-0000266** Date: **02/17/2022**



2 LOCATION / VICINITY MAP
NOTE TO SCALE

PROJECT DESCRIPTION

PROJECT TITLE : PROPOSED NEW ADDITION TO EXISTING 2-STORY SINGLE FAMILY HOUSE

ADDRESS : 526 S. SUNSET CYN. DR., BURBANK, CA. 91501

OWNER : MARINA ISOUNT
LOT AREA : 12,750 SQ. FT. (MAX. FLR. AREA = 7,500 X 0.4) + (5,250 X 0.3) = 4,575 SQ. FT.

BUILDING CODE : COMPLY W/ 2019 CBC, CRC, CPC, CMC, CEC, CEM, CGSBC, AND 2020 GBSC (GLENDALE BUILDING STANDARD CODE)

PROJECT DATE : YEAR 2020

ZONING : R-1 (HILLSIDE) ZONE

TOTAL AREA OF EACH OCCUP. CL. / BLDG. STRUCTURE :

PROPOSED :

- PROPOSED FIRST FLOOR HOUSE ADDITION : 135.1 SQ. FT.
- PROPOSED SECOND FLOOR HOUSE ADDITION : 634.95 SQ. FT.
- TOTAL PROPOSED FIRST & SECOND FLOOR AREA : 770.05 SQ. FT.**
- PROP. SECOND FLR. BALCONY : 329 SQ. FT.
- EXIST'G. GARAGE NEW ADDITION : 157 SQ. FT.

EXISTING :

- EXISTING FIRST FLOOR : 2,101.28 SQ. FT.
- EXISTING SECOND FLOOR : 614.55 SQ. FT.
- TOTAL EXISTING FIRST & SECOND FLOOR AREA : 2,715.83 SQ. FT.**
- EXIST'G. COVERED ENTRY PORCH : 108.21 SQ. FT.
- EXIST'G. REAR COVERED PATIO : 205.98 SQ. FT.
- EXIST'G. 2 CAR GARAGE : 473 SQ. FT. (500 S.F. EXEMPT)
- TOTAL EXIST'G. FLR. AREA : 3,030.02 SQ. FT. < 4,575 S.F. (MAX.)**

PROPOSED FAR SUMMARY :

- PROPOSED TOTAL FIRST FLOOR HOUSE : 2,236.38 SQ. FT.
- PROPOSED TOTAL SECOND FLOOR HOUSE : 1,249.5 SQ. FT.
- EXIST'G. COVERED ENTRY PORCH : 108.21 SQ. FT.
- EXIST'G. COVERED PATIO (AFTER ADDITION) : 70.74 SQ. FT.
- TOTAL GARAGE (AFTER ADDITION) : 630 SQ. FT. (500 S.F. EXEMPT)**
- TOTAL PROPOSED FLR. AREA : 3,794.83 SQ. FT. < 4,575 S.F. (MAX.)**

PROPOSED FLR. AREA RATIO : 3,794.83 SQ. FT. / 12,750 SQ. FT. = 29.76 %

EXIST'G. FLR. AREA RATIO : 3,030.02 SQ. FT. / 12,750 SQ. FT. = 23.76 %

PROPOSED LOT COVERAGE : 2,045.5 SQ. FT. / 12,750 SQ. FT. = 23.89 %

EXIST'G. LOT COVERAGE : 2,888.5 SQ. FT. / 12,750 SQ. FT. = 22.65 %

PROPOSED NOS. OF STORY : 2- STORY HOUSE SINGLE FAMILY HOUSE

TYPE OF CONSTRUCTION : TYPE V B

PROPOSED BLDG. HEIGHT : PROPOSED HOUSE = 25'-0.25" (RETAINED)
EXISTING GARAGE = 13'-0" (RETAINED)

REQUIRED : NO SPRINKLER (EXISTING HOUSE NO SPRINKLER)

ARCHITECTURAL STYLE : PROPOSED : CONTEMPORARY SPANISH (RETAINED)
EXISTING : CONTEMPORARY SPANISH

LEGAL DESCRIPTION

ASSESSORS PARCEL NO. : 5608-030-027
VILLA LOTS IN BURBANK SE 85 FT OF SW 150 FT OF LOT 14

CONSULTANT

BLDG. DESIGNER : V J & ASSOCIATES
ADDRESS : 1224 E. BROADWAY, SUITE 202, GLENDALE, CA. 91205
TEL : 818-956-0570 FAX : 818-956-0571

STRUCT'L. ENGR' : EFREN S. TORRES
ADDRESS : 1224 E. BROADWAY, SUITE 202, GLENDALE, CA. 91205
TEL : 818-956-0570 FAX : 818-956-0571

SHEET INDEX

DRWG. NO.	DRAWING TITLE
A-1	SITE DEVT. PLAN, PROJECT DESCRIPTION, LEGAL DESC, CONSULTANT, SHEET INDEX
A-1.1	SCOPE OF WORKS, NOTES, VICINITY MAP & LOCATION PLAN
A-1.2	(EXISTING) FIRST FLOOR PLAN / SITE PLAN, LEGENDS & NOTES
A-1.3	(EXISTING) SECOND FLOOR PLAN / SITE PLAN, LEGENDS & NOTES
A-1.4	(EXISTING) BUILDING ELEVATIONS, LEGENDS & NOTES
A-2	(EXISTING) BUILDING ELEVATIONS, LEGENDS & NOTES
A-2	(EXISTING) 2-STORY HOUSE & GARAGE
A-3	PROPOSED FIRST FLOOR PLAN / SITE PLAN, LEGENDS & NOTES
A-3	(EXISTING) 2-STORY HOUSE
A-4	PROPOSED SECOND FLOOR PLAN, LEGENDS & NOTES
A-4	(EXISTING) 2-STORY HOUSE
A-5	PROPOSED ROOF PLAN, LEGENDS & NOTES
A-5	PROPOSED BUILDING ELEVATIONS, LEGENDS & NOTES
A-6	PROPOSED BUILDING ELEVATIONS, LEGENDS & NOTES
A-7	SCHEDULE OF DOORS & WINDOW, FINISHES & NOTES
A-8	WINDOW DETAILS
A-9	BUILDING SECTIONS
D-1	RESIDENTIAL DEMOLITION TABULATION
D-2	GARAGE DEMOLITION TABULATION
1	TOPOGRAPHIC SURVEY MAP

SCOPE OF WORK

1. CONSTRUCT NEW HOUSE ADDITION TO EXISTING 2-STORY SINGLE FAMILY HOUSE (135.1 SQ. FT.) FIRST FLOOR LOCATED @ REAR OF (E) HOUSE & (634.95 SQ. FT.) SECOND FLOOR. SEE SITE PLAN ABOVE & PROPOSED FIRST & SECOND FLR. PLAN @ 1/A-2 & 1/A-3.
2. CONSTRUCT NEW SECOND FLOOR BALCONY (329 SQ. FT.) SEE PROPOSED SECOND FLOOR PLAN @ 1/A-3.
3. CONSTRUCT NEW ADDITION TO EXISTING GARAGE (157 SQ. FT.) SEE SITE PLAN ABOVE & PROPOSED FLOOR PLAN @ 1/A-2.
4. SEE REST OF THE DRAWINGS FOR MORE INFORMATION.
5. MODIFY SWIMMING POOL.

Revisions	By

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building design • planning • interior

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(818) 956-0570

PROJ. TITLE : PROPOSED NEW ADDITION TO EXISTING 2-STORY SINGLE FAMILY HOUSE

PROJ. ADDR : 526 S. SUNSET CYN., DR., BURBANK, CA. 91501

OWNER : MARINA ISOUNT
526 S. SUNSET CYN. DR., BURBANK, CA. 91501

DRWG. TITLE : INDEX, VICINITY MAP, SCOPE OF WORKS, GEN. NOTES & DETAILS

Drawn by
NEIL A.

Checked by
V. J.

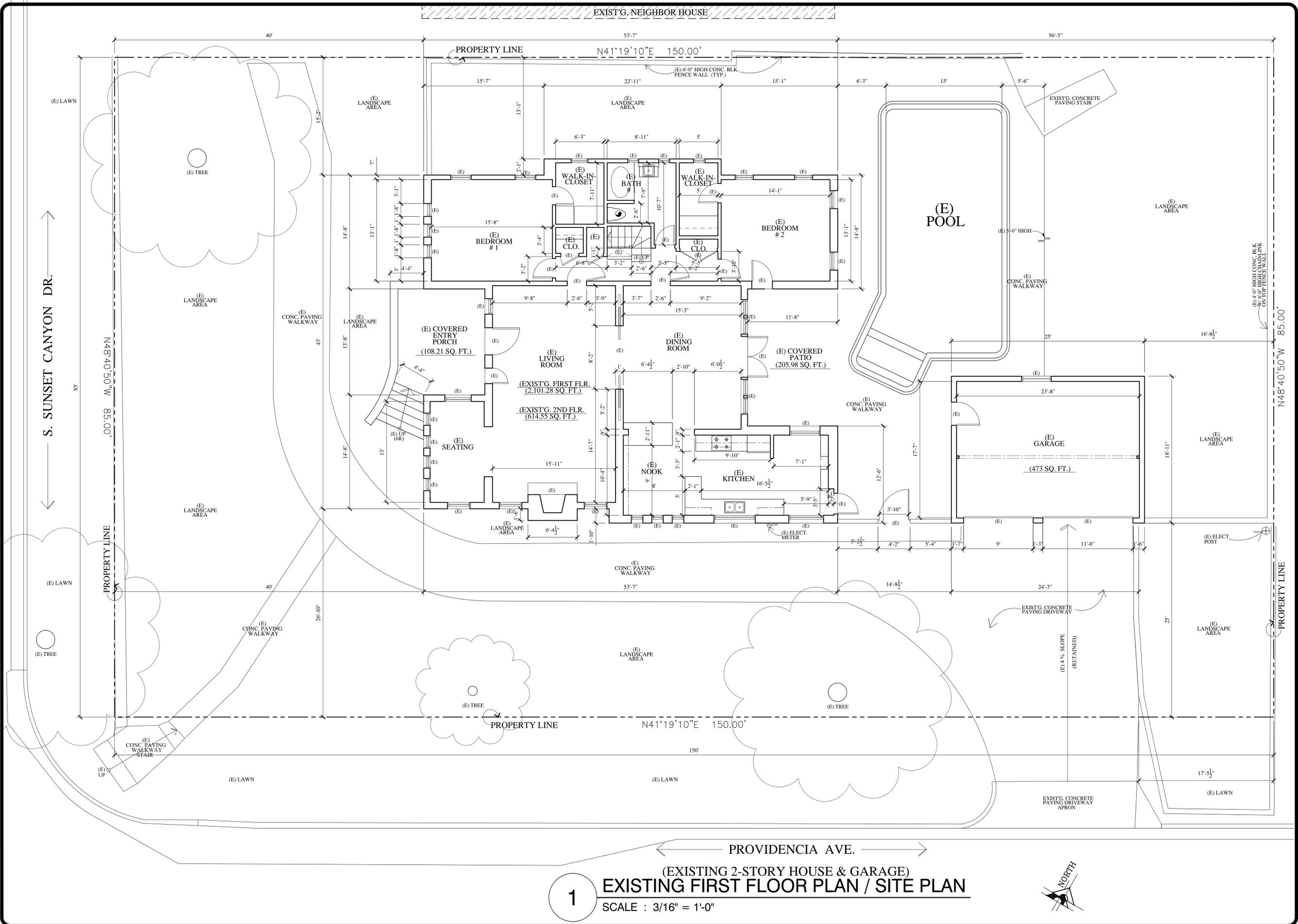
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1/8" = 1'-0"

Job No.

Sheet No.
A-1

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 (818) 956-0570

PROJ. TITLE: **PROPOSED NEW ADDITION TO EXISTING 2-STORY SINGLE FAMILY HOUSE**

PROJ. ADDR: 526 S. SUNSET CYN., DR., BURBANK, CA. 91501

OWNER: MARINA ISQUIAT
 526 S. SUNSET CYN., DR., BURBANK, CA. 91501

DRWG. TITLE: (EXISTING HOUSE & GARAGE) EXIST'G. / AS BUILT FIRST FLR. PLAN / SITE PLAN, LEGENDS & NOTES.

Drawn by
NEIL A.
 Checked by
V. J.
 Date
NOV. 4, 2021
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3/16" = 1'-0"
 Job No.

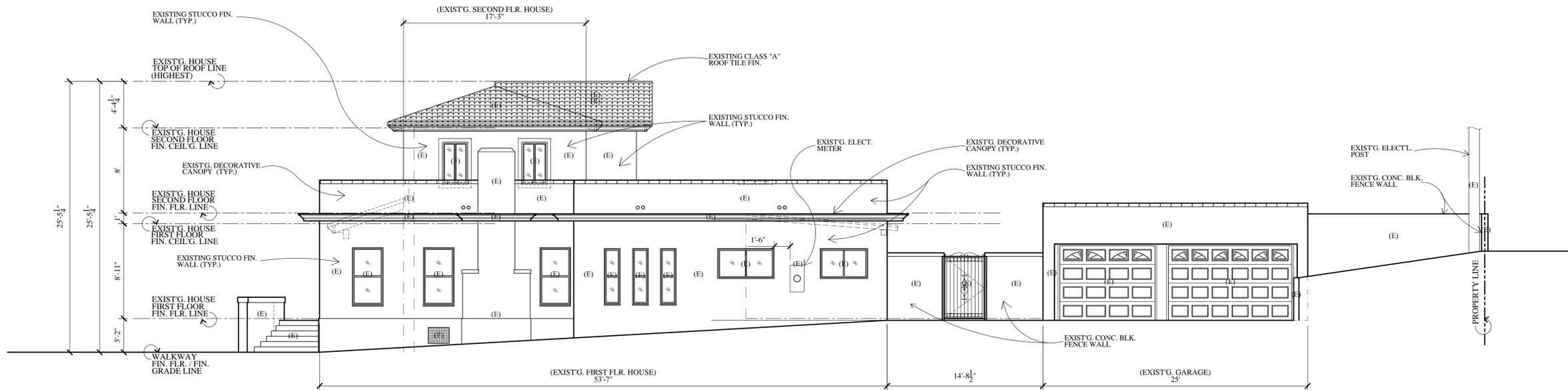
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LEGENDS :
 (E) EXISTING



1 EXISTING FRONT / WEST ELEVATION
 SCALE : 3/16" = 1'-0"



2 EXISTING RIGHT SIDE / SOUTH ELEVATION
 SCALE : 3/16" = 1'-0"

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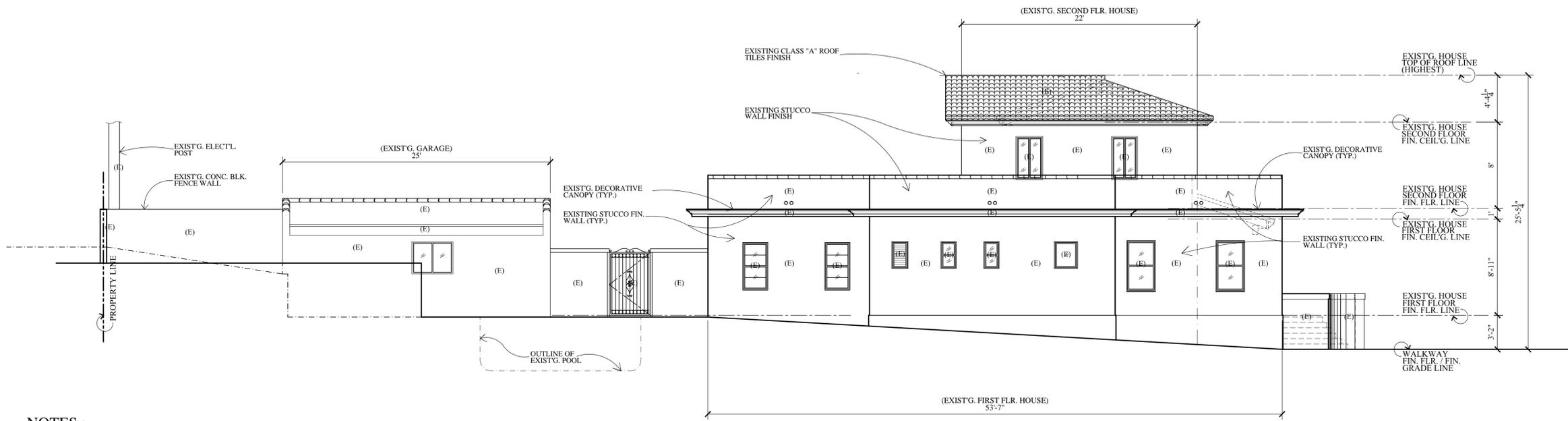
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PROPOSED NEW ADDITION TO EXISTING 2-STORY SINGLE FAMILY HOUSE

PROJ. TITLE :
 PROJ. ADDR. : 526 S. SUNSET CYN., DR., BURBANK, CA. 91501
 OWNER : MARINA ISQUIV
 526 S. SUNSET CYN. DR., BURBANK, CA. 91501
 DRWG. TITLE : EXIST'G. HOUSE (EXIST'G. AS-BUILT) ELEVATIONS
 W/EXIST'G. GARAGE FRONT ELEV.

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NEIL A.
 Checked by
V. J.
 Date
NOV. 4, 2021
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3/16" = 1'-0"
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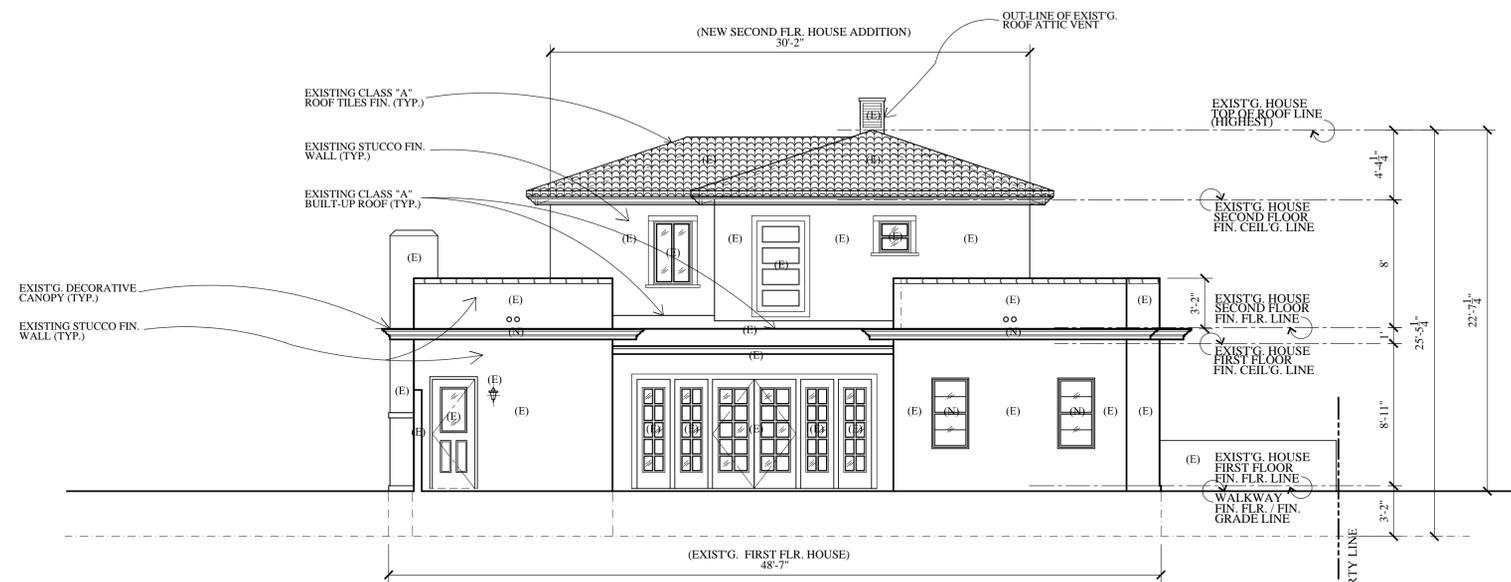
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NOTES :
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1 EXISTING LEFT SIDE / NORTH ELEVATION
 SCALE : 3/16" = 1'-0"

LEGENDS :
 (E) EXISTING



2 EXISTING REAR / EAST ELEVATION
 SCALE : 3/16" = 1'-0"

Revisions	By

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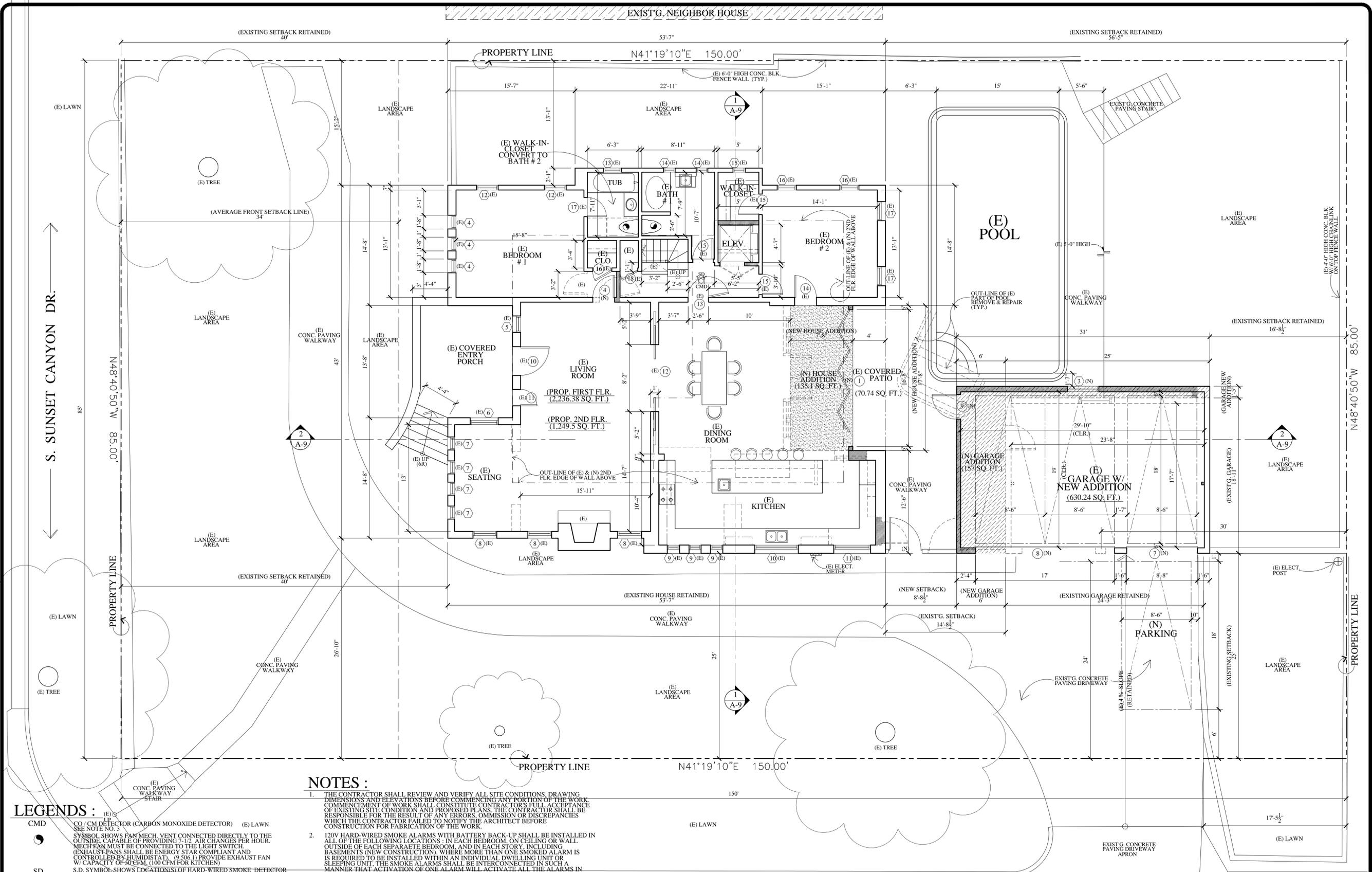
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PROPOSED NEW ADDITION TO EXISTING 2-STORY SINGLE FAMILY HOUSE

PROJ. TITLE : MARINA ISQUANT
 526 S. SUNSET CYN. DR., BURBANK, CA. 91501
 OWNER :
 DRWG. TITLE : EXIST'G. HOUSE (EXIST'G. & S-BUILT) ELEVATIONS W/EXIST'G. GARAGE REAR ELEV.

Drawn by
NEIL A.
 Checked by
V. J.
 Date
NOV. 4, 2021
 Scale
3/16" = 1'-0"
 Job No.
 Sheet No.
A-1.4
 of Sheets



NOTES :

1. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL SITE CONDITIONS, DRAWING DIMENSIONS AND ELEVATIONS BEFORE COMMENCING ANY PORTION OF THE WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE CONTRACTORS FULL ACCEPTANCE OF EXISTING SITE CONDITION AND PROPOSED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULT OF ANY ERRORS, OMISSION OR DISCREPANCIES WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION FOR FABRICATION OF THE WORK.
2. 120V HARD-WIRED SMOKE ALARMS WITH BATTERY BACK-UP SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS: IN EACH BEDROOM, ON CEILING OR WALL OUTSIDE OF EACH SEPARATE BEDROOM, AND IN EACH STORY, INCLUDING BASEMENTS (NEW CONSTRUCTION), WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT. THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM 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. (CBC 2512.1.2)
3. PROVIDE 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 BEDROOM(S) AND ONE IN EVERY LEVEL OF THE DWELLING INCLUDING BASEMENTS, WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNITS. THE ALARM 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 THERE IS NO ACCESS THROUGH AN ATTIC, BASEMENT OR CRAWL SPACE. (CRC R315.1)
4. EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. (CBC 1008.1.3)

- LEGENDS :**
- (E) CMD CO. / CM DETECTOR (CARBON MONOXIDE DETECTOR) (E) LAWN
 - (E) S S.D. S.D. SYMBOL SHOWS LOCATIONS OF HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK-UP. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA. BATTERY OPERATED SMOKE DETECTORS PERMITTED IN EXISTING CONSTRUCTION. (SEE ALSO NOTE NO. 2)
 - (E) W WINDOW NO. REFERENCE
 - (E) D DOOR NO. REFERENCE
 - (E) N NEW WALL (STUD WALL)
 - (E) A NEW 1-HOUR RATED ASSEMBLY WALL
 - (E) R EXISTING WALL REMOVE
 - (E) H HATCHED AREA SHOWS NEW HOUSE ADDITION
 - (E) G HATCHED AREA SHOWS EXIST'G GARAGE NEW ADDITION

PROVIDENCIA AVE.
(EXISTING 2-STORY HOUSE & GARAGE)
1 PROPOSED FIRST FLOOR PLAN / SITE PLAN
SCALE : 3/16" = 1'-0"

Revisions	By

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PROPOSED NEW ADDITION TO EXISTING 2-STORY SINGLE FAMILY HOUSE

PROJ. TITLE: MARINA ISOUNT
526 S. SUNSET CYN. DR., BURBANK, CA. 91501

PROJ. ADD: 526 S. SUNSET CYN. DR., BURBANK, CA. 91501

DRWG. TITLE: (PROPOSED) FIRST FLOOR PLAN, SITE PLAN, LEGENDS & NOTES

Drawn by
NEIL A.

Checked by
V. J.

Date
NOV. 4, 2021

Scale
3/16" = 1'-0"

Job No.

Sheet No.
A-2

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PROPOSED NEW ADDITION TO EXISTING 2-STORY SINGLE FAMILY HOUSE

PROJ. ADD: 526 S. SUNSET CYN., DR., BURBANK, CA. 91501
 OWNER: MARINA ISKOUNT
 526 S. SUNSET CYN., DR., BURBANK, CA. 91501
 DRWG. TITLE: EXISTING HOUSE, PROPOSED ROOF PLAN, LEGENDS & NOTES

Drawn by
NEIL A.

Checked by
V. J.

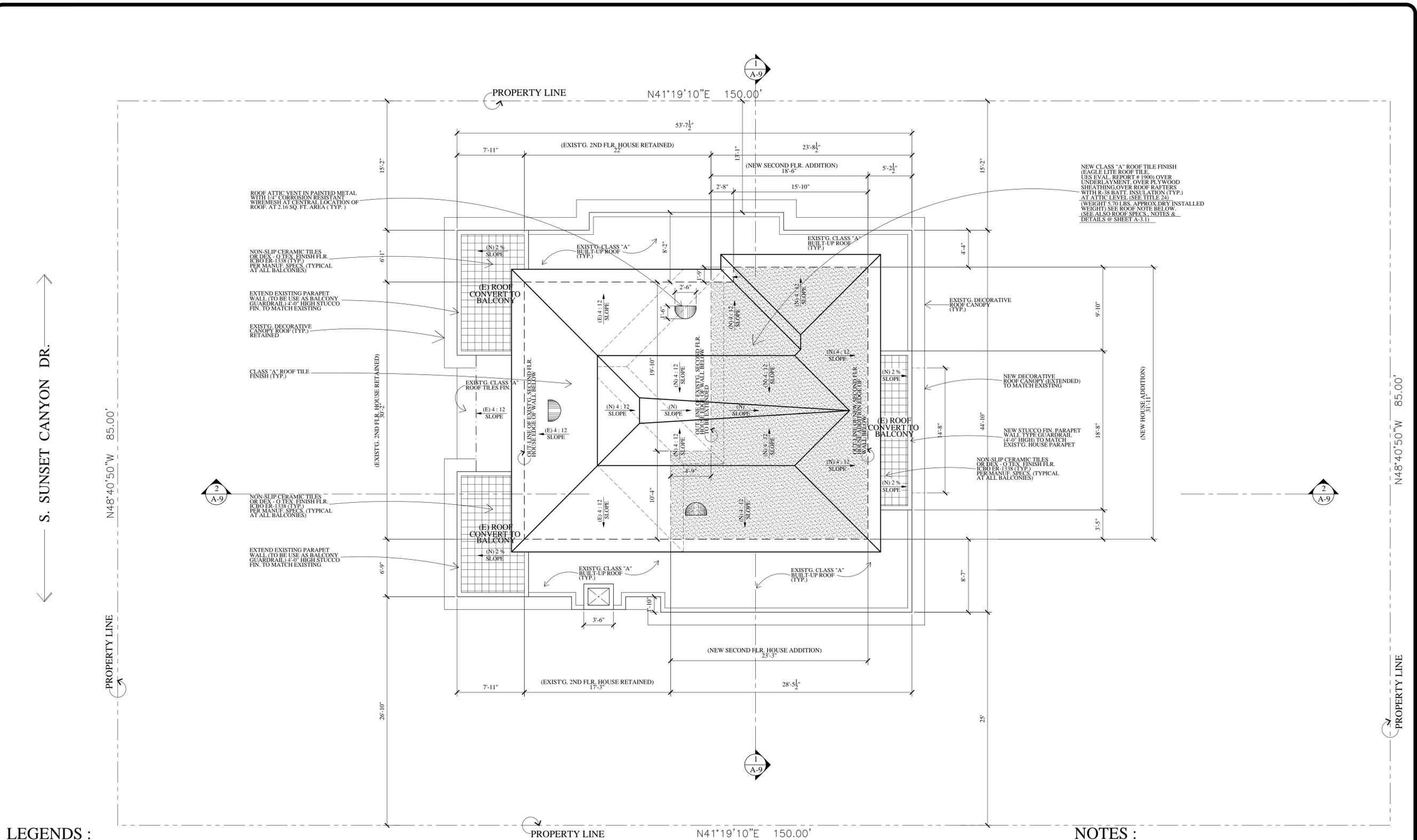
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Job No.

Sheet No.
A-4

of Sheets



- LEGENDS :**
- CMD CO. CMD DETECTOR (CARBON MONOXIDE DETECTOR) SEE NOTE NO. 3
 - SYMBOL SHOWS FAN MECH. VENT CONNECTED DIRECTLY TO THE OUTSIDE. CAPABLE OF PROVIDING 7-1/2 AIR CHANGES PER HOUR. MECH FAN MUST BE CONNECTED TO THE LIGHT SWITCH (EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT. (9-506.1) PROVIDE EXHAUST FAN W/ CAPACITY OF 50 CFM. (100 CFM FOR KITCHEN)
 - SD S.D. SYMBOL SHOWS LOCATION(S) OF HARD-WIRED SMOKE DETECTOR DETECTOR WITH BATTERY BACK-UP. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA. BATTERY OPERATED SMOKE DETECTORS PERMITTED IN EXISTING CONSTRUCTION. (SEE ALSO NOTE NO. 2)
 - ① WINDOW NO. REFERENCE
 - ① DOOR NO. REFERENCE
 - ▬ EXISTING WALL (STUD WALL) RETAINED
 - ▬ NEW WALL (STUD WALL)
 - ▬ NEW 1-HOUR RATED ASSEMBLY WALL
 - ▬ EXISTING WALL REMOVE
 - ▨ HATCHED AREA SHOWS NEW HOUSE ADDITION

**(EXISTING 2-STORY HOUSE)
 PROPOSED SECOND FLOOR PLAN**

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

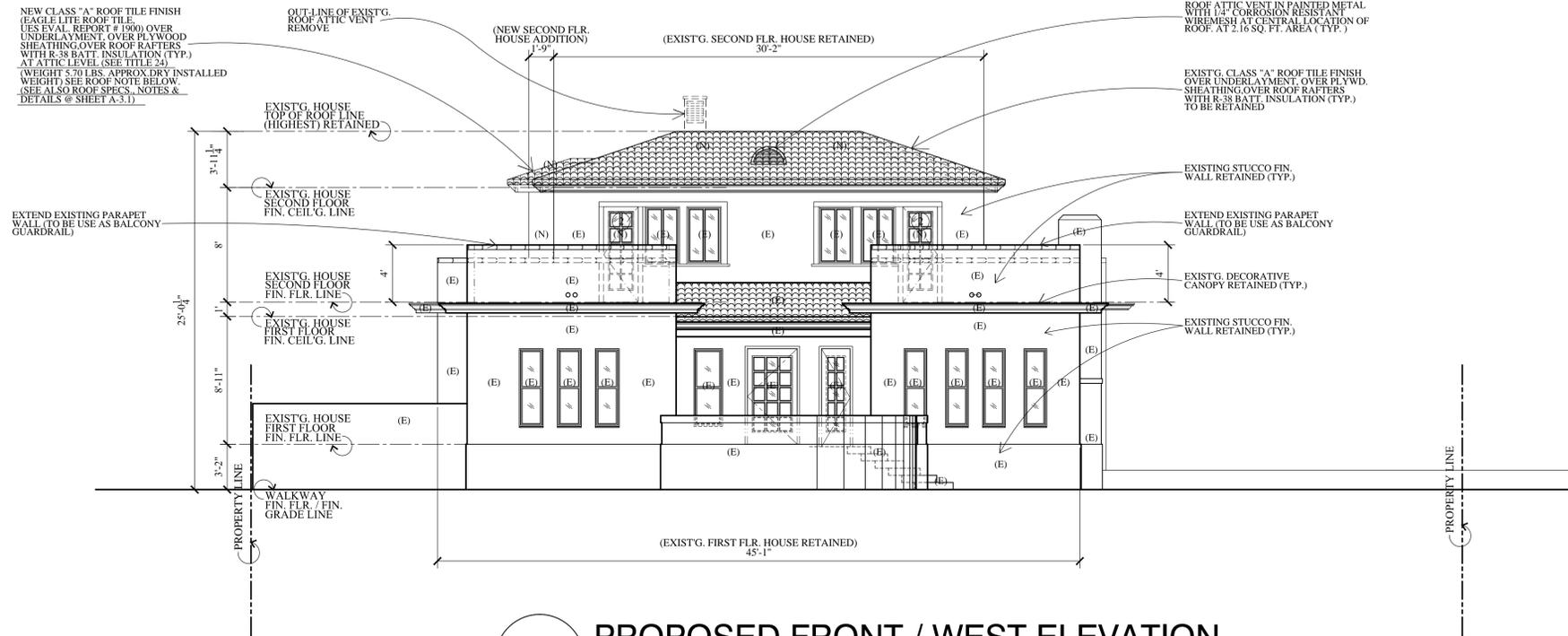
- NOTES :**
- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL SITE CONDITIONS, DRAWING DIMENSIONS AND ELEVATIONS BEFORE COMMENCING ANY PORTION OF THE WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE CONTRACTOR'S FULL ACCEPTANCE OF EXISTING SITE CONDITION AND PROPOSED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULT OF ANY ERRORS, OMISSION OR DISCREPANCIES WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION FOR FABRICATION OF THE WORK.
 - 120V HARD-WIRED SMOKE ALARMS WITH BATTERY BACK-UP SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS : IN EACH BEDROOM, ON CEILING OR WALL OUTSIDE OF EACH SEPARATE BEDROOM, AND IN EACH STORY, INCLUDING BASEMENTS (NEW CONSTRUCTION). WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM 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. (CBC 2512.1.2)
 - PROVIDE 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 BEDROOM(S) AND ONE IN EVERY LEVEL OF THE DWELLING INCLUDING BASEMENTS. WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNITS, THE ALARM 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 THERE IS NO ACCESS THROUGH AN ATTIC, BASEMENT OR CRAWL SPACE. (CRC R315.1)

NOTES :

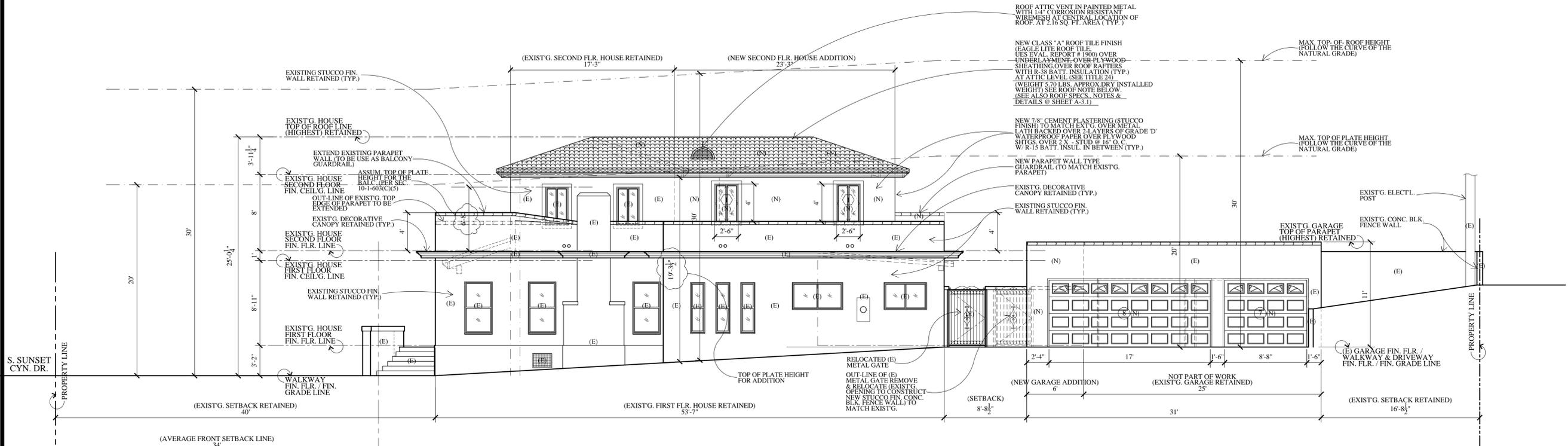
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LEGENDS :

- (E) EXISTING
- (N) NEW



1 PROPOSED FRONT / WEST ELEVATION
SCALE : 3/16" = 1'-0"



2 PROPOSED RIGHT SIDE / SOUTH ELEVATION
SCALE : 3/16" = 1'-0"

Revisions	By

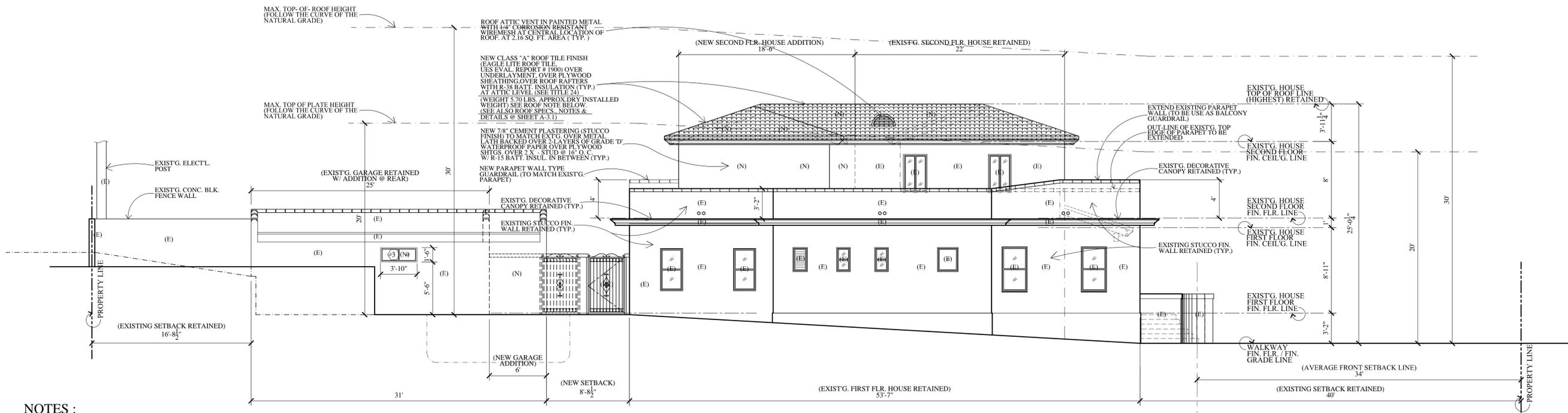
V J & ASSOCIATES
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1224 E. BROADWAY, SUITE 202,
Glendale, CA 91205
(818) 956-0570

PROJ. TITLE : **PROPOSED NEW ADDITION TO EXISTING 2-STORY SINGLE FAMILY HOUSE**
PROJ. ADDR. : 526 S. SUNSET CYN., DR., BURBANK, CA. 91501
OWNER : MARINA ISOUNT
DRWG. TITLE : EXIST'G. HOUSE PROPOSED ELEVATIONS W/ EXIST'G. GARAGE FRONT ELEV.

Drawn by
NEIL A.
Checked by
V. J.
Date
NOV. 4, 2021
Scale
3/16" = 1'-0"
Job No.

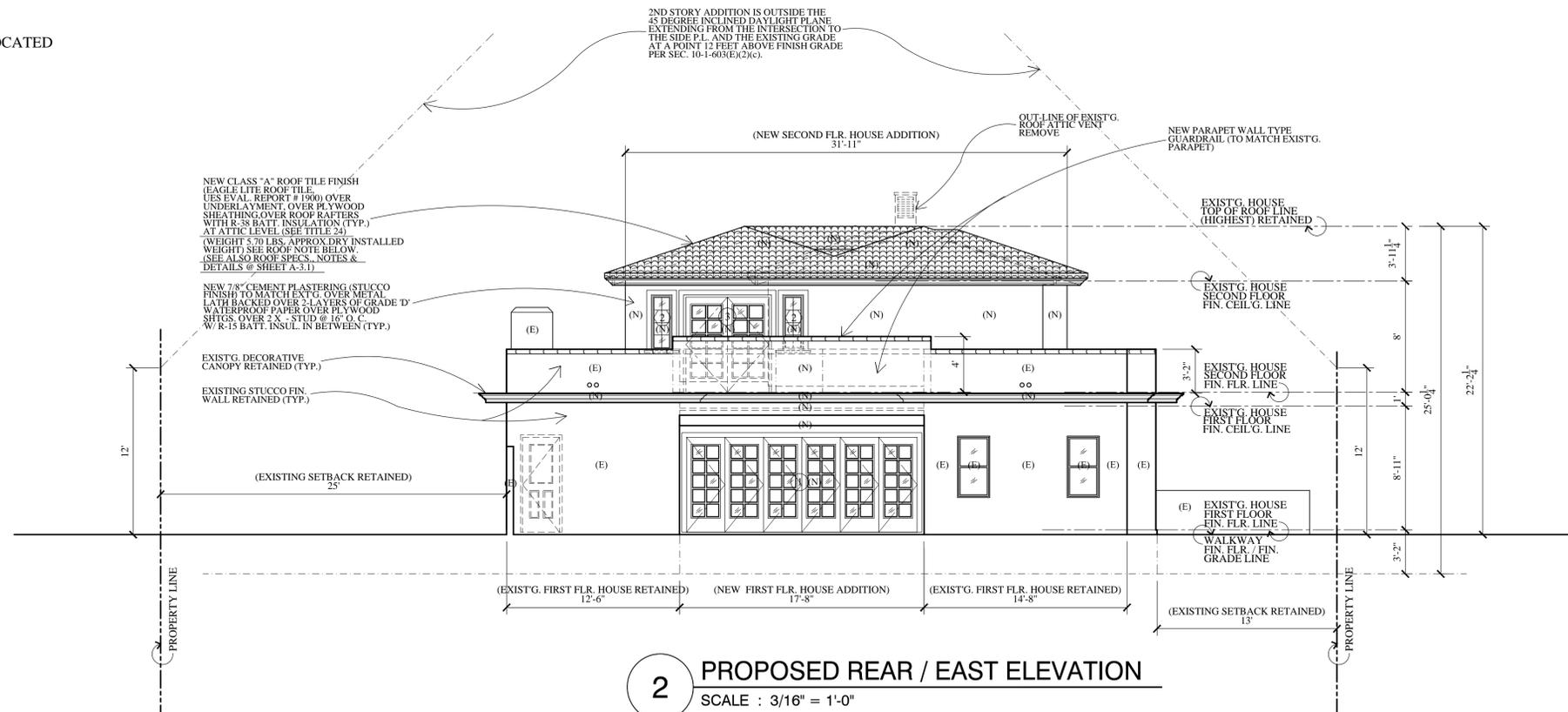
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of Sheets



NOTES :
 1. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL SITE CONDITIONS, DRAWING DIMENSIONS AND ELEVATIONS BEFORE COMMENCING ANY PORTION OF THE WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE CONTRACTORS FULL ACCEPTANCE OF EXISTING SITE CONDITION AND PROPOSED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULT OF ANY ERRORS, OMISSION OR DISCREPANCIES WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION FOR FABRICATION OF THE WORK.

1 PROPOSED LEFT SIDE / NORTH ELEVATION
 SCALE : 3/16" = 1'-0"

LEGENDS :
 (E) EXISTING
 (N) NEW
 (ER) EXISTING RELOCATED



2 PROPOSED REAR / EAST ELEVATION
 SCALE : 3/16" = 1'-0"

Revisions	By

ALL IDEAL DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF VJ & ASSOCIATES. ANY REPRODUCTION OR CONNECTION WITH THE PROJECT WITHOUT THE WRITTEN CONSENT OF VJ & ASSOCIATES IS PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULT OF ANY ERRORS, OMISSION OR DISCREPANCIES WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION FOR FABRICATION OF THE WORK.

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 Glendale, CA 91205
 (818) 956-0570

PROPOSED NEW ADDITION TO EXISTING 2-STORY SINGLE FAMILY HOUSE

PROJ. TITLE: MARINA ISQUANT
 PROJ. ADDR: 526 S. SUNSET CYN., DR., BURBANK, CA. 91501
 OWNER: 526 S. SUNSET CYN., DR., BURBANK, CA. 91501
 DRWG. TITLE: EXISTING HOUSE PREVIOUS ELEVATIONS W/ EXIST'G GARAGE REAR ELEV.

Drawn by
NEIL A.
 Checked by
V. J.
 Date
NOV. 4, 2021
 Scale
3/16" = 1'-0"
 Job No.

Sheet No.
A-6
 of Sheets

NOTES :

- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL SITE CONDITIONS, DRAWING DIMENSIONS AND ELEVATIONS BEFORE COMMENCING ANY PORTION OF THE WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE THE CONTRACTOR'S FULL ACCEPTANCE OF EXISTING SITE CONDITION AND PROPOSED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULT OF ANY ERRORS, OMISSION OR DISCREPANCIES WHICH THE CONTRACTOR FAILS TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION FOR FABRICATION OF THE WORK.
- SMOKE DETECTOR SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. (CBC 1008.1.3)
- ENTRY & EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 15" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING, LANDING SHALL BE NOT MORE THAN 7.75" BELOW THE THRESHOLD. STORM AN SCREEN DOOR ARE PERMITTED TO SWING OVER ALL EXTERIOR STAIRS AND LANDINGS. (R311.3.1)
- PROVIDE 1" MIN. BETWEEN THE CENTER OF WATER CLOSET, TO ANY SIDE WALL. (CALIF. PLUMB. CODE 407.6)
- BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319)
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BLDG. OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158 SEPARATE PLUMBING PERMIT IS REQUIRED).
- FINISH MATERIAL POLLUTANT CONTROL SEC. 4.504.2
FINISH MATERIAL POLLUTANT CONTROL - THE FOLLOWING FINISH MATERIALS SHALL COMPLY WITH THE VOC CONTENT LIMITS SET FORTH IN CALGREEN SECTION 4.504 THROUGH 4.504.5:
- ADHESIVES, SEALANTS AND CAULKS, PAINTS AND COATINGS, CARPET SYSTEMS, CUSHIONS AND ADHESIVES, RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR.
- DOORS, WINDOWS, GLASS & GLAZING:
- WINDOWS AND GLAZED DOORS SHALL BE DUAL GLAZED
- GLAZINGS IN DOORS AND WINDOWS WITHIN 24" OF DOOR (CBC 2406.3(6)), WITHIN 18" OF FLOOR, WITHIN 60" OF TUB OR SHOWER FLOOR (CBC 2406.3(5)), OR WITHIN 5' OF STAIRS AND STAIR LANDINGS (CBC 2406.3(10)) SHALL BE TEMPERED.
- COMPLY WITH THE LOS ANGELES BUILDING AND SAFETY CODE AND THE NEW 2019 CBC.
- ALL NEW WINDOW GLAZED SHALL BE DUAL TYPE UNLESS OTHERWISE STATED SEE SCHED. OF WINDOWS.
- SEPARATE PERMIT FOR MECH'L, PLUMBING & ELECTRICAL
- NO NEW ROOF TOP EQUIPMENT
- PROVIDE NO. 26 GALVANIZED SHEET GAGE WEEP SCREED WITH 3-1/2" FLANGE AT STUCCO SIDING PLACED A MINIMUM OF 4-INCHES ABOVE EARTH OR 2-INCHES ABOVE PAVED AREAS. (CMC 2512.1.2)
- AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL. (R314)
- PROVIDE AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND SLEEPING UNITS WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNITS. (R315)
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE - FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWE POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC. OR TO THE LOCATION OF THE FLOOR - UP - THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE THE CONSTRUCTION DELAYS AND /OR ADDITIONAL EXPENSES.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
- KITCHEN SINKS, LAVATORIES, BATH TUBS, SHOWERS, BIDET, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) R308.4):
a. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.
b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 - INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
c. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
d. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
e. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER EDGE.
f. GLAZING ADJACENT TO STAIRWAYS, LANDING AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- PROTECTION OF WOOD AND WOOD BASE PRODUCTS FROM DECAY SHALL BE PROVIDED IN LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE - TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED ON SECTION 2 OF AWPA U1.
- FOR STEPS / STAIR, TREAD AND RISER DIMENSIONS (7.75" MAX. RISER / 10" MIN. TREAD) (CRC R311.7.4)
- EXTERIOR DOOR SHALL MEET ONE OF THE FOLLOWING:
a. NONCOMBUSTIBLE CONSTRUCTION OR
b. SOLID WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8-IN. THICK WITH INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4-IN. THICK, OR
c. MINIMUM 20-MINS. RATED OR
d. MEET SFM 12-7A-1
- ATTIC VENTILATION SHALL NOT BE LOCATED IN SOFFITS. IN LEAVE OVERHANG, BETWEEN RAFTERS AT EAVES, OR IN OTHER OVERHANG AREAS. GABLE ENDS & DORMER VENTS SHALL BE LOCATED AT LEAST 10 FEET FROM PROPERTY LINES. UNDER-FLOOR VENTILATION OPENINGS SHALL BE LOCATED AS CLOSE AS TO GRADE AS POSSIBLE.
- BATHTUB AND SHOWER FLOORS, WALL ABOVE BATHTUB WITH A SHOWER HEAD, AND SHOWER COMPARTMENT SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R307.2)
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOLLETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE 72 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (R308)
- FOR CLOTHES DRYER A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.3.2).
- FOR CLOTHES DRYER A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED (CMC 504.3.2.1)
- WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC)
- FOR WATER HEATER A T & P RELIEF VALVE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS IS REQUIRED. (CPC 505.6)
- WATER HEATERS WITH OUTDOOR COMBUSTION AIR SHALL PROVIDE TWO OPENINGS WITHIN 12 INCHES OF THE TOP AND BOTTOM OF THE ENCLOSURE. EACH OPENING SHALL BE SIZED AT 1 SQUARE INCH/40BTU/H IF THE COMBUSTION AIR IS DIRECTLY FROM OUTDOOR WITHOUT DUCTS (CPC 507.4) FOR ALL OTHER INSTALLATION, COMBUSTION AIR SHALL COMPLY WITH CPC 507.
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- A COPY OF THE EVALUATION REPORT AND /OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

FINISH SCHEDULES :

ROOMS	FLOOR					CEILING					WALLS				BASE						
	CARPET	CERAMIC	MARBLE/STONE	CONCRETE	ELASTOMERIC	WOOD	D. WALL	ACOUSTIC	ACOUSTIC SPRAY	WB PAINT	OL. B. PAINT	STUCCO	D. WALL	BLOCK WALL	WB PAINT	OL. B. PAINT	STUCCO	WOOD	CERAMIC	CONCRETE	
LIVING ROOM																					
DINING ROOM																					
KITCHEN																					
ALL BEDROOMS																					
HALLWAYS / CORRIDOR																					
UNDERSTAIR																					
MASTER BATHROOM																					
ALL BATHROOMS																					
ALL BEDRMS. CLOSETS																					

SCHEDULE OF DOORS :

DOOR NO.	WIDTH	HEIGHT	THICK	TYPE	MATERIAL	LOCATION	REMARKS
1 NEW	16'-8"	6'-10"	PER MANUF.	SLIDING FOLDING (RECESSED) TO MATCH EXISTG.	FIBERGLASS W/ TEMP. GLASS	EXISTING DINING ROOM (REAR / EAST ELEVATION)	SEE 2/A-6 REAR / EAST ELEV. & 1/A-2 PROP. SECOND FLOOR PLAN (U-FACTOR = 0.30 NFRC)
2 NEW	2'-6"	6'-8"	PER MANUF.	SINGLE LEAF SWING (RECESSED) TO MATCH EXISTG.	FIBERGLASS W/ TEMP. GLASS	EXISTING BEDROOM # 3 & # 4 SECOND FLOOR. (FRONT / WEST ELEVATION)	SEE 1/A-5 FRONT / WEST ELEV. & 1/A-3 PROP. SECOND FLOOR PLAN (U-FACTOR = 0.30 NFRC) (SHGC = 0.22 NFRC)
3 NEW	6'-0"	6'-10"	PER MANUF.	SLIDING (RECESSED) TO MATCH EXISTG.	FIBERGLASS W/ TEMP. GLASS	NEW MASTER BEDROOM SECOND FLOOR. (REAR / EAST ELEVATION)	SEE 2/A-6 REAR / EAST ELEV. & 1/A-3 PROP. SECOND FLOOR PLAN (U-FACTOR = 0.30 NFRC) (SHGC = 0.22 NFRC)
4 NEW	2'-8"	6'-10"	PER MANUF.	SINGLE SWING	H.C. WOOD	(E) BEDROOM # 1 (FIRST FLR.) (N) MASTER BEDRM. (N) MASTER BATH RM. & (N) WALK-IN CLO. (E) BATH 2 (SECOND FLR.)	SEE PROPOSED SECOND FLR. PLAN @ 1/A-3
5 NEW	4'-0"	6'-10"	PER MANUF.	SLIDING FOLDING	H.C. WOOD	(N) LINEN @ SECOND FLR.	SEE PROPOSED SECOND FLR. PLAN @ 1/A-3
6 NEW	9'-0"	6'-10"	PER MANUF.	SLIDING FOLDING	H.C. WOOD	NEW CLOSET @ MASTER BEDRM. (SECOND FLOOR)	SEE PROPOSED SECOND FLR. PLAN @ 1/A-3
7 NEW	8'-8"	7'-0"	PER MANUF.	LIFT-UP (REMOTE CONTROL)	METAL	EXISTING GARAGE (RIGHT SIDE / SOUTH ELEVATION)	SEE PROP. RIGHT SIDE / SOUTH ELEV. 2/A-5, & PROP. FIRST FLR. PLAN 1/A-2 (GARAGE AREA)
8 NEW	17'-0"	7'-0"	PER MANUF.	LIFT-UP (REMOTE CONTROL)	METAL	NEW GARAGE ADDITION (RIGHT SIDE / SOUTH ELEVATION)	SEE PROPOSED FIRST FLOOR PLAN @ 1/A-2 (GARAGE AREA)
9 NEW	3'-0"	6'-10"	PER MANUF.	SINGLE SWING	SOLID WD.	NEW GARAGE ADDITION (WEST OF GARAGE)	SEE PROPOSED FIRST FLOOR PLAN @ 1/A-2 (GARAGE AREA)
EXISTING DOORS RETAINED (NO CHANGES)							
10 EXISTG. RETAINED	3'-6"	6'-8"	PER MANUF.	SINGLE LEAF SWING (RECESSED)	SOLID WD. W/ GLASS VIEW	(E) LIVING ROOM, FIRST FLR. (FRONT / WEST ELEVATION)	SEE PROP. FRONT / WEST ELEV. @ 1/A-5 PROP. FIRST FLR. PLAN @ 1/A-2
11 EXISTG. RETAINED	2'-0"	6'-8"	PER MANUF.	SINGLE LEAF SWING (RECESSED)	SOLID WD. W/ GLASS VIEW	(E) LIVING ROOM, FIRST FLR. (FRONT / WEST ELEVATION)	SEE PROP. FRONT / WEST ELEV. @ 1/A-5 PROP. FIRST FLR. PLAN @ 1/A-2
12 EXISTG. RETAINED	8'-2"	6'-8"	PER MANUF.	SLIDING (RECESSED)	SOLID WD. W/ GLASS VIEW	(E) LIVING RM. LEADING TO DINING RM. (FIRST FLOOR)	SEE PROP. FIRST FLOOR PLAN @ 1/A-2
13 EXISTG. RETAINED	2'-6"	6'-8"	PER MANUF.	SINGLE LEAF SWING	H. C. WOOD	(E) DINING RM. LEADING TO BEDRM. # 2 (FIRST FLOOR)	SEE PROP. FIRST FLOOR PLAN @ 1/A-2
14 EXISTG. RETAINED	2'-8"	6'-8"	PER MANUF.	SINGLE LEAF SWING	SOLID WD.	(E) DINING RM. LEADING TO BEDRM. # 2 (FIRST FLOOR) HOUSE ADDITION AREA	SEE PROP. FIRST FLOOR PLAN @ 1/A-2
15 EXISTG. RETAINED	2'-8"	6'-8"	PER MANUF.	SINGLE LEAF SWING	H. C. WOOD	(E) BEDROOM # 2, WALK-IN-CLO. @ BDRM. # 2, BATH # 1 (FIRST FLR.) (E) BEDRM. # 4 @ SECOND FLR.	SEE PROP. FIRST FLOOR PLAN @ 1/A-2, & PROP. SECOND FLR. PLAN @ 1/A-3
16 EXISTG. RETAINED	2'-4"	6'-8"	PER MANUF.	SINGLE LEAF SWING	H. C. WOOD	(E) CLOSET @ BEDROOM # 1 FIRST FLOOR	SEE PROP. FIRST FLOOR PLAN @ 1/A-2
17 EXISTG. RETAINED	2'-4"	6'-8"	PER MANUF.	SINGLE LEAF SWING	H. C. WOOD	(E) WALK-IN-CLO. CONVERT TO BATH # 2 LOCATED INSIDE BEDRM. # 1 (FIRST FLR.) (E) CLO. @ BDRM. # 4 & # 4 @ 2ND FLR.	SEE PROP. FIRST FLOOR PLAN @ 1/A-2, & PROP. SECOND FLR. PLAN @ 1/A-3
18 EXISTG. RETAINED	2'-2"	6'-8"	PER MANUF.	SINGLE LEAF SWING	H. C. WOOD	(E) CLOSET UNDER STAIR @ FIRST FLR. HALLWAY	SEE PROP. FIRST FLOOR PLAN @ 1/A-2
19 EXISTG. RETAINED	2'-7"	6'-8"	PER MANUF.	SINGLE LEAF SWING	H. C. WOOD	(E) BEDROOM # 3 ENTRY (SECOND FLOOR)	SEE PROP. SECOND FLOOR PLAN @ 1/A-3

SCHEDULE OF WINDOWS :

WDW. NO.	WIDTH	HEIGHT	THICK	TYPE	MATERIAL	LOCATION	REMARKS
1 NEW	2'-6"	4'-0"	PER MANUF.	LIFT-UP / TOP HUNG (RECESSED) TO MATCH EXISTG.	FIBERGLASS W/ TEMP. GLASS	(N) MASTER BEDROOM @ SECOND FLOOR	TEMP. GLASS. SEE 2/A-5 RIGHT SIDE / SOUTH ELEV. & 1/A-3 PROP. SECOND FLOOR PLAN (U-FACTOR = 0.30 NFRC)
2 NEW	1'-6"	4'-0"	PER MANUF.	FIXED (RECESSED) TO MATCH EXISTG.	FIBERGLASS W/ TEMP. GLASS	(N) MASTER BEDROOM @ SECOND FLOOR	TEMP. GLASS. SEE 2/A-6 REAR / EAST ELEV. (U-FACTOR = 0.30 NFRC) (SHGC = 0.22 NFRC)
3 NEW	3'-10"	1'-6"	PER MANUF.	SLIDING (RECESSED) TO MATCH EXISTG.	FIBERGLASS W/ TEMP. GLASS	EXISTG. GARAGE (LEFT SIDE / NORTH ELEVATION)	TEMP. GLASS. SEE 1/A-6 LEFT SIDE / NORTH ELEV. & 1/A-3 PROPOSED FIRST FLR. PLAN (U-FACTOR = 0.30 NFRC) (SHGC = 0.22 NFRC)
EXISTING WINDOWS RETAINED (NO CHANGES)							
4 EXISTG. RETAINED	1'-8"	5'-6"	PER MANUF.	CASEMENT / SWING (RECESSED)	WOOD FRAMED	EXISTG. BEDROOM # 1 FIRST FLOOR (FRONT / WEST ELEVATION)	EXISTG. RETAINED. 1/A-3 PROP. FRONT WEST ELEV. & 1/A-2 PROP. FIRST FLOOR PLAN
5 EXISTG. RETAINED	2'-0"	5'-5"	PER MANUF.	CASEMENT / SWING (RECESSED)	WOOD FRAMED	EXISTG. LIVING ROOM FIRST FLOOR (FRONT / WEST ELEVATION)	EXISTG. RETAINED. 1/A-3 PROP. FRONT WEST ELEV. & 1/A-2 PROP. FIRST FLOOR PLAN
6 EXISTG. RETAINED	3'-5"	5'-5"	PER MANUF.	CASEMENT / SWING (RECESSED)	WOOD FRAMED	EXISTG. SEATING AREA FIRST FLOOR	EXISTG. RETAINED. 1/A-2 PROP. FIRST FLOOR PLAN
7 EXISTG. RETAINED	1'-7"	5'-6"	PER MANUF.	CASEMENT / SWING (RECESSED)	WOOD FRAMED	EXISTG. SEATING AREA FIRST FLOOR	EXISTG. RETAINED. 1/A-3 PROP. FRONT WEST ELEV. & 1/A-2 PROP. FIRST FLOOR PLAN
8 EXISTG. RETAINED	2'-6"	5'-6"	PER MANUF.	LIFT-UP / TOP HUNG (RECESSED)	WOOD FRAMED	EXISTG. LIVING & SEATING AREA FIRST FLOOR (RIGHT SIDE / SOUTH ELEVATION)	EXISTG. RETAINED. 2/A-6 PROP. RIGHT SIDE / SOUTH ELEV. & 1/A-2 PROP. FIRST FLOOR PLAN
9 EXISTG. RETAINED	1'-6"	5'-4"	PER MANUF.	LIFT-UP / TOP HUNG (RECESSED)	WOOD FRAMED	EXISTG. KITCHEN FIRST FLOOR (RIGHT SIDE / SOUTH ELEVATION)	EXISTG. RETAINED. 2/A-3 PROP. RIGHT SIDE / SOUTH ELEV. & 1/A-2 PROP. FIRST FLOOR PLAN
10 EXISTG. RETAINED	5'-4"	2'-10"	PER MANUF.	LIFT-UP / TOP HUNG (RECESSED)	WOOD FRAMED	EXISTG. KITCHEN FIRST FLOOR (RIGHT SIDE / SOUTH ELEVATION)	EXISTG. RETAINED. 2/A-3 PROP. RIGHT SIDE / SOUTH ELEV. & 1/A-2 PROP. FIRST FLOOR PLAN
11 EXISTG. RETAINED	4'-6"	2'-10"	PER MANUF.	LIFT-UP / TOP HUNG (RECESSED)	WOOD FRAMED	EXISTG. KITCHEN FIRST FLOOR (RIGHT SIDE / SOUTH ELEVATION)	EXISTG. RETAINED. 2/A-3 PROP. RIGHT SIDE / SOUTH ELEV. & 1/A-2 PROP. FIRST FLOOR PLAN
12 EXISTG. RETAINED	2'-8"	4'-9"	PER MANUF.	LIFT-UP / TOP HUNG (RECESSED)	WOOD FRAMED	EXISTG. BEDROOM # 1 FIRST FLOOR (LEFT SIDE / NORTH ELEVATION)	EXISTG. RETAINED. 1/A-6 PROP. LEFT SIDE / NORTH ELEV. & 1/A-2 PROP. FIRST FLOOR PLAN
13 EXISTG. RETAINED	2'-2"	2'-7"	PER MANUF.	CASEMENT / SWING (RECESSED)	WOOD FRAMED	EXISTG. WALK-IN-CLOSET CONVERT TO BATH # 2, FIRST FLR. (LEFT SIDE / NORTH ELEVATION)	EXISTG. RETAINED. 1/A-6 PROP. LEFT SIDE / NORTH ELEV. & 1/A-2 PROP. FIRST FLOOR PLAN
14 EXISTG. RETAINED	1'-5"	2'-6"	PER MANUF.	LIFT-UP / TOP HUNG (RECESSED)	WOOD FRAMED	EXISTG. BATH # 1 FIRST FLOOR (LEFT SIDE / NORTH ELEVATION)	EXISTG. RETAINED. 1/A-6 PROP. LEFT SIDE / NORTH ELEV. & 1/A-2 PROP. FIRST FLOOR PLAN
15 EXISTG. RETAINED	1'-6"	2'-6"	PER MANUF.	LOUVER (RECESSED)	WOOD FRAMED	EXISTG. WALK-IN-CLOSET @ BEDRM. # 2 FIRST FLOOR (LEFT SIDE / NORTH ELEVATION)	EXISTG. RETAINED. 1/A-6 PROP. LEFT SIDE / NORTH ELEV. & 1/A-2 PROP. FIRST FLOOR PLAN
16 EXISTG. RETAINED	2'-4"	4'-5"	PER MANUF.	CASEMENT / SWING (RECESSED)	WOOD FRAMED	EXISTG. BEDROOM # 2 FIRST FLOOR (LEFT SIDE / NORTH ELEVATION)	EXISTG. RETAINED. 1/A-6 PROP. LEFT SIDE / NORTH ELEV. & 1/A-2 PROP. FIRST FLOOR PLAN
17 EXISTG. RETAINED	2'-4"	4'-5"	PER MANUF.	CASEMENT / SWING (RECESSED)	WOOD FRAMED	EXISTG. BEDROOM # 2 FIRST FLOOR (REAR / EAST ELEVATION)	EXISTG. RETAINED. 2/A-6 PROP. REAR / EAST ELEV. & 1/A-3 PROP. SECOND FLOOR PLAN
18 EXISTG. RETAINED	2'-5"	4'-0"	PER MANUF.	CASEMENT / SWING (RECESSED)	WOOD FRAMED	EXISTG. BEDROOM # 3 & # 4 SECOND FLOOR. (RIGHT SIDE / NORTH ELEVATION)	EXISTG. RETAINED. 1/A-6 PROP. LEFT SIDE / NORTH ELEV. & 1/A-3 PROP. SECOND FLOOR PLAN
19 EXISTG. RETAINED	2'-5"	4'-0"	PER MANUF.	CASEMENT / SWING (RECESSED)	WOOD FRAMED	EXISTG. BEDROOM # 4 SECOND FLOOR. (RIGHT SIDE / SOUTH ELEVATION)	EXISTG. RETAINED. 2/A-5 PROP. RIGHT SIDE / SOUTH ELEV. & 1/A-3 PROP. SECOND FLOOR PLAN
20 EXISTG. RETAINED	2'-5"	4'-0"	PER MANUF.	CASEMENT / SWING (RECESSED)	WOOD FRAMED	EXISTG. STAIRWAY SECOND FLOOR. (LEFT SIDE / SOUTH ELEVATION)	EXISTG. RETAINED. 1/A-6 PROP. LEFT SIDE / NORTH ELEV. & 1/A-3 PROP. SECOND FLOOR PLAN

DOORS & WINDOWS NOTE :

- THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS & SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE WINDOW UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
- ALL WINDOWS ARE TO BE IN FIBERGLASS TYPE W/ TEMP. GLASS, UNLESS OTHERWISE STATED. (SEE WINDOW SCHEDULE ABOVE) TO MATCH EXISTING HOUSE.
- ALL GLASS DOOR ARE TO BE IN FIBERGLASS TYPE TEMP. GLASS. (SEE DOOR SCHEDULE BELOW)
- FOR WINDOWS & DOORS U-FACTOR & SHGC SEE T24 SHEET
- ALL DOORS & WINDOWS SHALL MEET BURBANK SECURITY ORDINANCE.
- ALL NEW WINDOW S SHALL BE NAIL - ON TYPE. NO BLOCK OR RETROFIT TYPES ALLOWED FOR NEW OR ALTERED WINDOW OPENINGS.
- ALL NEW WINDOWS TO MATCH EXISTING HOUSE FINISHES, DESIGN & TYPES.

Revisions	By

ALL LOCAL DECISION, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY DIMENSIONS, NOTES, SCHEDULES, AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE SPECIFIED PROJECT NOTE OF BUILDING DEPARTMENT AND BEING CREATED, EVALUATED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT.

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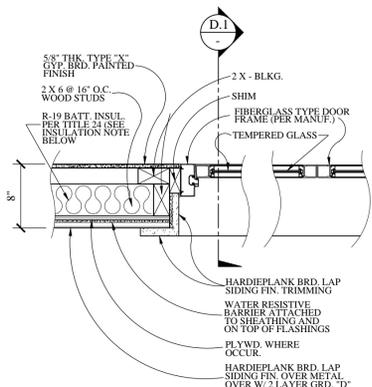
1224 E. BROADWAY, SUITE 202,
Glendale, CA 91205
(818) 956-0570

PROPOSED NEW ADDITION TO EXISTING 2-STORY SINGLE FAMILY HOUSE

MARINA ISKOUT
320 S. SUNSET CYN., DR., BURBANK, CA. 91501
PROJ. ADD.: 526 S. SUNSET CYN., DR., BURBANK, CA. 91501
OWNER: MARINA ISKOUT
DRWG. TITLE: SCHEDULE OF WINDOWS, DOORS & FINISHES, GENERAL NOTES

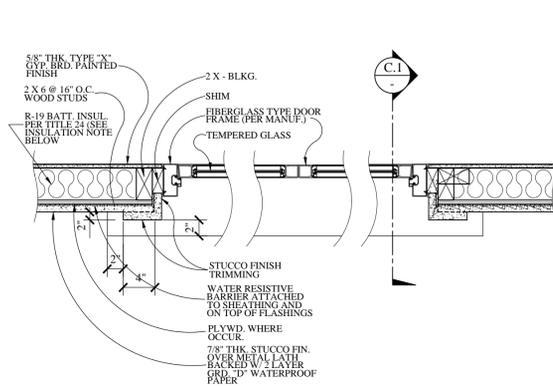
Drawn by
NEIL A.
Checked by
V. J.
Date
NOV. 4, 2021
Scale
1/4" = 1'-0"
Job No.

Sheet No.
A-7
of Sheets



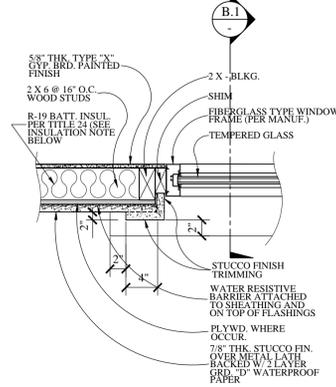
(SLIDING FOLDING)
TYP. HOR. DOOR
DETAIL PLAN

NOT TO SCALE
(FIRST FLR. LOCATION)



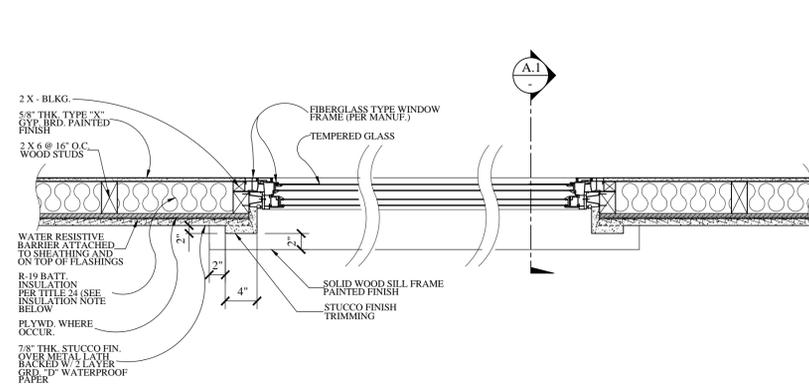
(DOUBLE LEAF SWING DOOR)
TYP. HOR. DOOR
DETAIL PLAN

NOT TO SCALE



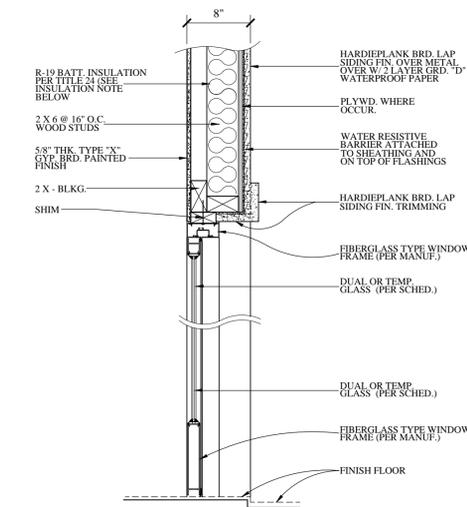
(FIXED WINDOW)
TYP. HOR. WINDOW DET. PLAN
(EXISTING & NEW)

NOT TO SCALE
(2ND FLR. LOCATION)



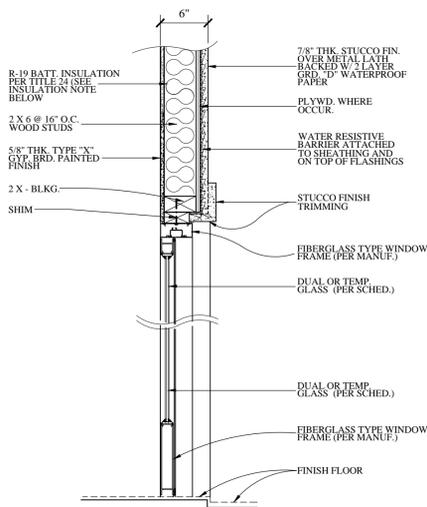
(SINGLE HUNG WINDOW)
TYP. HOR. WINDOW DET. PLAN
(EXISTING & NEW)

NOT TO SCALE
(2ND FLR. LOCATION)



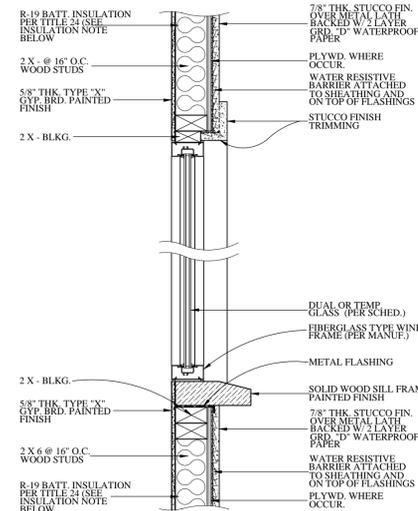
(SLIDING FOLDING)
TYP. VERT. DOOR
DETAIL PLAN

NOT TO SCALE



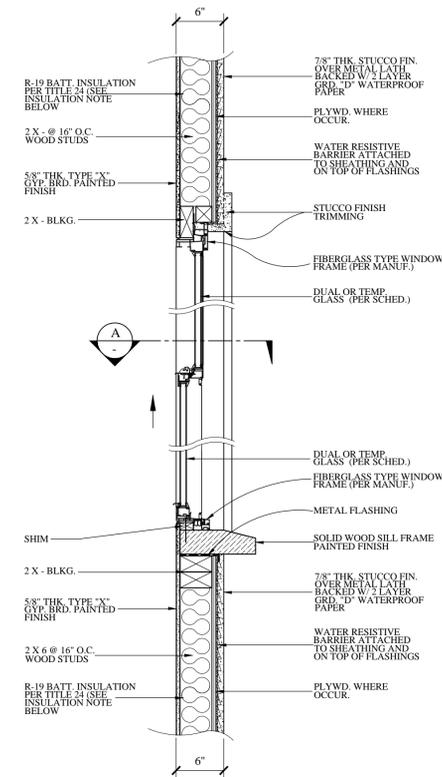
(DOUBLE LEAF SWING DOOR)
TYP. VERT. DOOR
DETAIL PLAN

NOT TO SCALE



(FIXED WINDOW)
TYP. HOR. WINDOW DET. PLAN
(EXISTING & NEW)

NOT TO SCALE
(2ND FLR. LOCATION)



(SINGLE HUNG WINDOW)
TYP. VERT. WINDOW DET. PLAN
(EXISTING & NEW)

NOT TO SCALE
(2ND FLR. LOCATION)

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PROJ. TITLE: **PROPOSED NEW ADDITION TO EXISTING 2-STORY SINGLE FAMILY HOUSE**
OWNER: MARINA ISOUANT, 526 S. SUNSET CYN., DR., BURBANK, CA. 91501
DRWG. TITLE: WINDOW DETAIL SECTIONS

Drawn by
NEIL A.
Checked by
V. J.
Date
NOV. 4, 2021
Scale
N. T. S.
Job No.

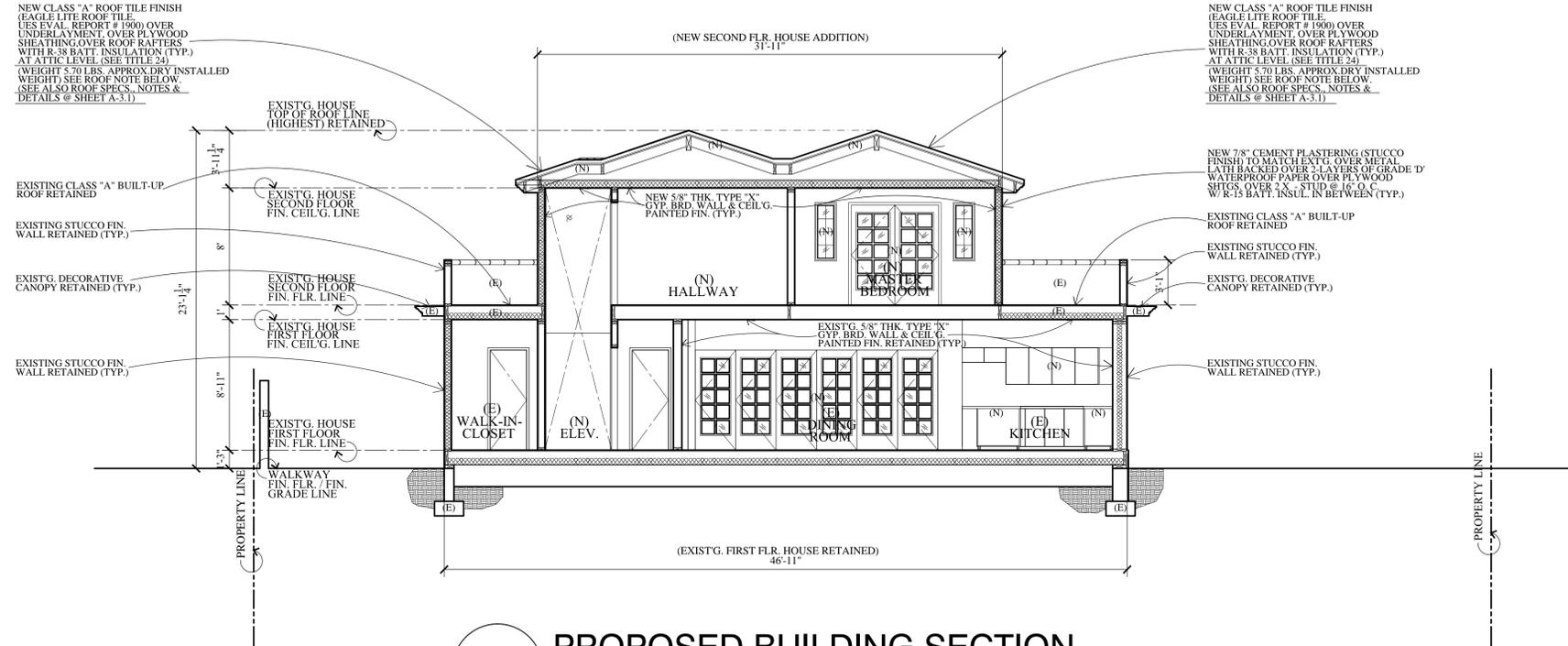
Sheet No.
A-8
of Sheets

NOTES :

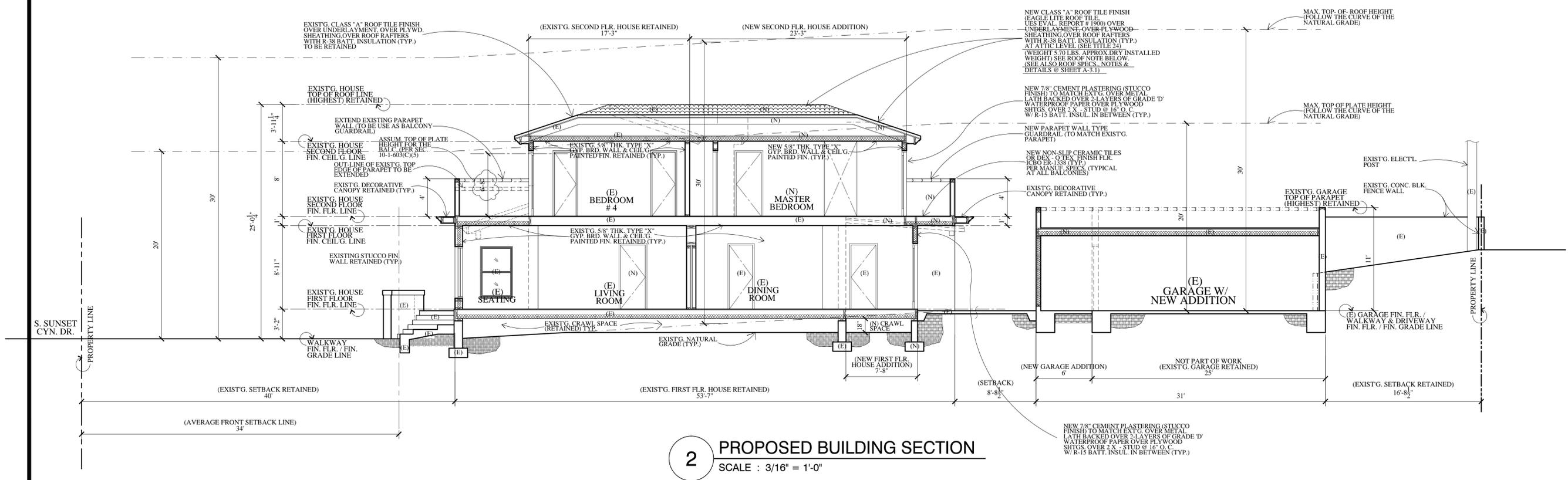
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LEGENDS :

- (E) EXISTING
- (N) NEW



1 PROPOSED BUILDING SECTION
SCALE : 3/16" = 1'-0"



2 PROPOSED BUILDING SECTION
SCALE : 3/16" = 1'-0"

Revisions	By

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PROPOSED NEW ADDITION TO EXISTING 2-STORY SINGLE FAMILY HOUSE

PROJ. TITLE: MARINA ISQUIT
PROJ. ADDR.: 526 S. SUNSET CYN., DR., BURBANK, CA. 91501
OWNER: 526 S. SUNSET CYN., DR., BURBANK, CA. 91501
DRWG. TITLE: EXIST'G. HOUSE (PROPOSED) BLDG. SECTIONS W/ EXIST'G. GARAGE SECTION

Drawn by
NEIL A.

Checked by
V. J.

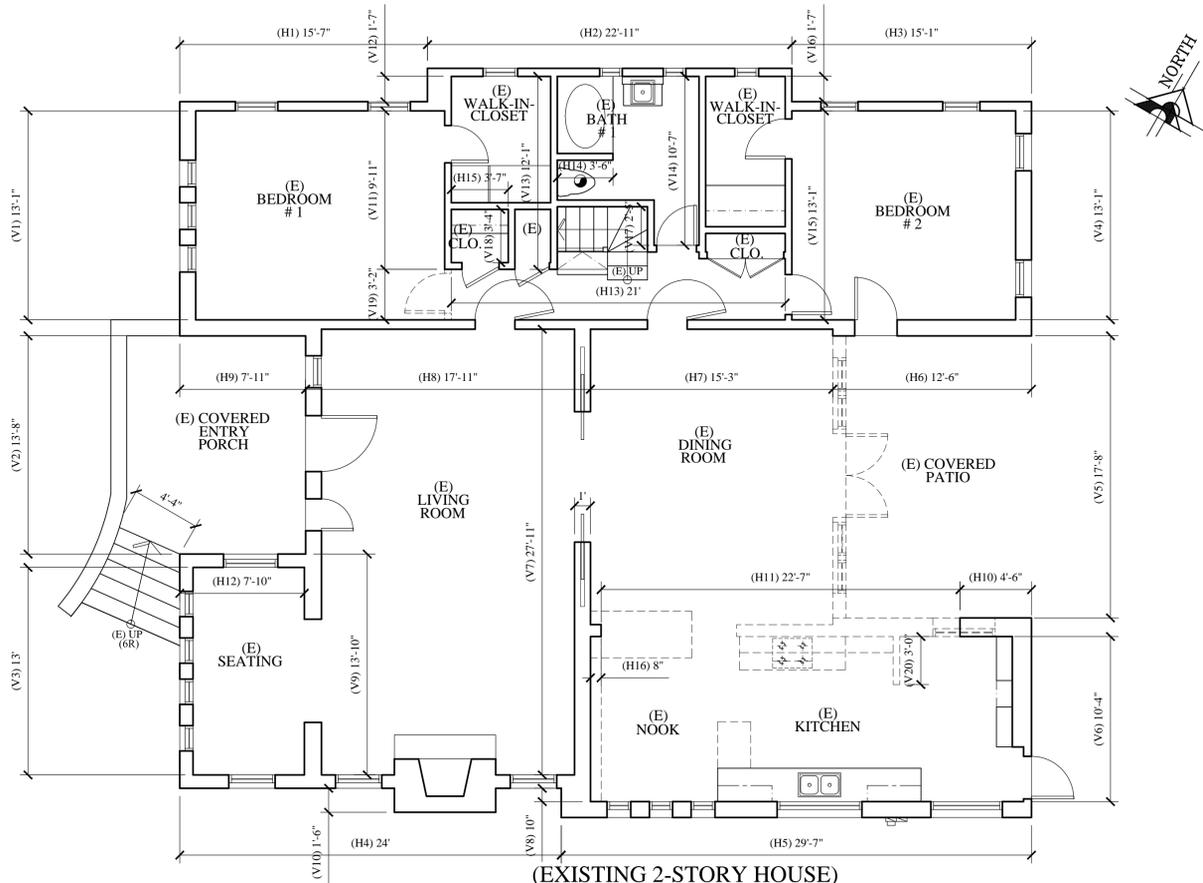
Date
NOV. 4, 2021

Scale
3/16" = 1'-0"

Job No.

Sheet No.
A-9

of Sheets



(EXISTING 2-STORY HOUSE)
DEMOLITION DIAGRAM
1 EXISTING FIRST FLOOR

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

**RESIDENTIAL DEMOLITION
TABULATION :**

TOTAL EXISTING WALL LENGHT : (FIRST FLOOR)		
V1	13'-1"	OR (13.08')
V2	13'-8"	OR (13.67')
V3	13'-0"	OR (13')
V4	13'-1"	OR (13.08')
V5	17'-8"	OR (17.67')
V6	10'-4"	OR (10.33')
V7	27'-11"	OR (27.92')
V8	0'-10"	OR (0.83')
V9	13'-10"	OR (13.83')
V10	1'-6"	OR (1.5')
V11	9'-11"	OR (9.92')
V12	1'-7"	OR (1.58')
V13	12'-1"	OR (12.08')
V14	10'-7"	OR (10.58')
V15	13'-1"	OR (13.08')
V16	1'-7"	OR (1.58')
V17	2'-5"	OR (2.42')
V18	3'-4"	OR (3.33')
V19	3'-2"	OR (3.17')
V20	3'-0"	OR (3')
H1	15'-7"	OR (15.58')
H2	22'-11"	OR (22.92')
H3	15'-1"	OR (15.08')
H4	24'-0"	OR (24')
H5	29'-7"	OR (29.58')
H6	12'-6"	OR (12.5')
H7	15'-3"	OR (15.25')
H8	17'-11"	OR (17.92')
H9	7'-11"	OR (7.92')
H10	4'-6"	OR (4.5')
H11	22'-7"	OR (22.58')
H12	7'-10"	OR (7.83')
H13	21'-0"	OR (21')
H14	3'-6"	OR (3.5')
H15	3'-7"	OR (3.58')
H16	0'-8"	OR (0.67')
TOTAL LENGHT =		410.06'

TOTAL DEMO WALL LENGHT : (FIRST FLOOR)		
V5	17'-8"	OR (17.67')
V19	3'-2"	OR (3.17')
V20	3'-0"	OR (3')
H11	22'-7"	OR (22.58')
TOTAL LENGHT =		46.42'
$46.42 / 410.06 = 0.1132$ (11.32 %) DEMOLITION @ FIRST FLR.		

TOTAL EXISTING WALL LENGHT : (SECOND FLOOR)		
V1	29'-2"	OR (29.17')
V2	12'-0"	OR (12')
V3	6'-3"	OR (6.25')
V4	4'-9"	OR (4.75')
V5	5'-3"	OR (5.25')
V6	2'-2"	OR (2.17')
V7	3'-4"	OR (3.33')
V8	16'-9"	OR (16.75')
V9	2'-8"	OR (2.67')
V10	4'-6"	OR (4.5')
V11	5'-4"	OR (5.33')
H1	22'-0"	OR (22')
H2	17'-3"	OR (17.25')
H3	4'-9"	OR (4.75')
H4	5'-8"	OR (5.67')
H5	6'-2"	OR (6.17')
H6	16'-9"	OR (16.75')
H7	12'-2"	OR (12.17')
TOTAL LENGHT =		176.93'
TOTAL DEMO WALL LENGHT : (SECOND FLOOR)		
V4	4'-9"	OR (4.75')
V5	5'-3"	OR (5.25')
V10	4'-6"	OR (4.5')
V11	5'-4"	OR (5.33')
TOTAL LENGHT =		19.83'
$19.83 / 176.93 = 0.1121$ (11.21 %) DEMOLITION @ SECOND FLR.		

**SUMMARY (TOTAL EXIST'G. WALL LENGHT)
& (TOTAL DEMO WALL) FIRST & SECOND FLR. :**

FIRST FLR. EXIST'G. WALL LENGHT :	410.06'
SECOND FLR. EXIST'G. WALL LENGHT :	176.93'
TOTAL WALL LENGHT : (FIRST & SECOND FLR.)	586.99'
FIRST FLR. DEMO WALL LENGHT :	46.42'
SECOND FLR. DEMO WALL LENGHT :	19.83'
TOTAL DEMO WALL LENGHT : (FIRST & SECOND FLR.)	66.25'

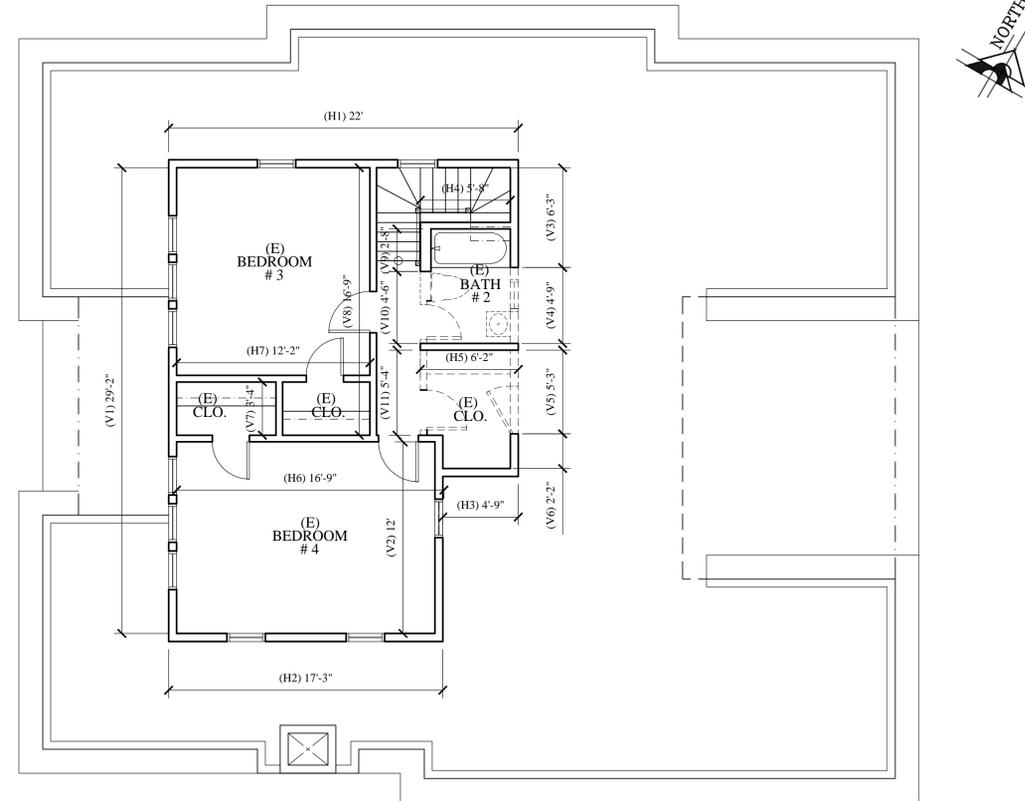
OVERALL TOTAL DEMOLITION = $66.25' / 586.99' = 0.1129$
(11.29 %) OVERALL TOTAL DEMOLITION
FIRST & SECOND FLR.

LEGENDS :

- EXISTING WALL RETAINED
- EXISTING WALL REMOVE /DEMOLISH

NOTES :

- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL SITE CONDITIONS, DRAWING DIMENSIONS AND ELEVATIONS BEFORE COMMENCING ANY PORTION OF THE WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE CONTRACTOR'S FULL ACCEPTANCE OF EXISTING SITE CONDITION AND PROPOSED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION FOR FABRICATION OF THE WORK.



(EXISTING 2-STORY HOUSE)
DEMOLITION DIAGRAM
2 EXISTING SECOND FLOOR

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

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(818) 956-0570

**PROPOSED NEW ADDITION TO
EXISTING 2-STORY SINGLE
FAMILY HOUSE**

PROJ. TITLE :
526 S. SUNSET CYN., DR., BURBANK, CA. 91501

OWNER :
MARINA ISKOUT
526 S. SUNSET CYN., DR., BURBANK, CA. 91501

DRWG. TITLE :
DEMOLITION PLAN/DIAGRAM
RESIDENTIAL DEMOLITION TABULATION

Drawn by
NEIL A.

Checked by
V. J.

Date
NOV. 4, 2021

Scale
3/16" = 1'-0"

Job No.

Sheet No.
D-1

of Sheets



**AVERAGE SETBACK CALCULATIONS
WITHIN 250' ON THE BLOCK FACE :**

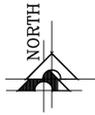
①	520 S. SUNSET CYN. DR.	23'-2"
②	512 S. SUNSET CYN. DR.	42'-9"
③	506 S. SUNSET CYN. DR.	38'-9"
④	500 S. SUNSET CYN. DR.	31'-6"

AVERAGE = 34'-0"

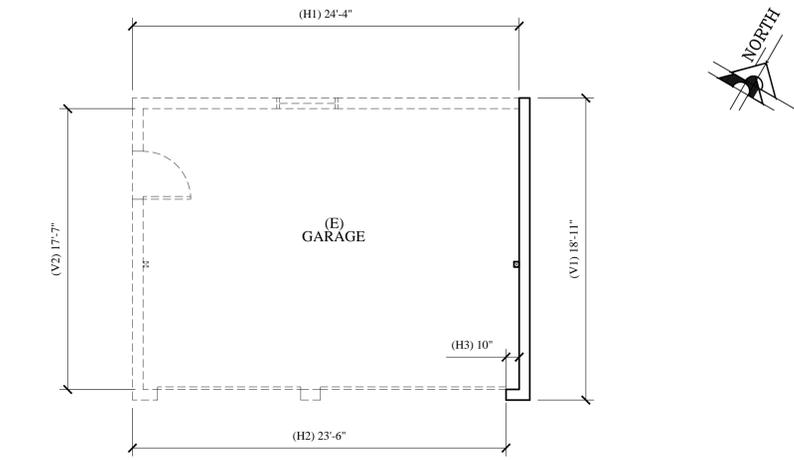
**(WITHIN 250' ON THE BLOCK FACE)
AVERAGE SETBACK CALCULATION**

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

JOB SITE



**1 (EXISTING GARAGE)
DEMOLITION DIAGRAM
EXISTING FLOOR PLAN / DIAGRAM**
SCALE : 3/16" = 1'-0"



**GARAGE DEMOLITION
TABULATION :**

TOTAL EXISTING WALL LENGHT : (GARAGE)		
V1	18'-11"	OR (18.92')
V2	17'-7"	OR (17.58')
H1	24'-4"	OR (24.33')
H2	23'-6"	OR (23.50')
H3	0'-10"	OR (0.83')
TOTAL LENGHT =		85.16'
TOTAL DEMO WALL LENGHT : (GARAGE)		
V2	17'-7"	OR (17.58')
H1	24'-4"	OR (24.33')
H2	23'-6"	OR (23.50')
H3	0'-10"	OR (0.83')
TOTAL LENGHT =		66.24'
66.24 / 85.16 = 0.7778 (77.78 %) DEMOLITION @ (E) GARAGE		

LEGENDS :

- EXISTING WALL RETAINED
- EXISTING WALL REMOVE / DEMOLISH

NOTES :

- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL SITE CONDITIONS, DRAWING DIMENSIONS AND ELEVATIONS BEFORE COMMENCING ANY PORTION OF THE WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE CONTRACTOR'S FULL ACCEPTANCE OF EXISTING SITE CONDITION AND PROPOSED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULT OF ANY ERRORS, OMISSION OR DISCREPANCIES WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION FOR FABRICATION OF THE WORK.

Revisions	By

ALL IDEAL DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF V J & ASSOCIATES AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF V J & ASSOCIATES. THIS DRAWING IS THE PROPERTY OF V J & ASSOCIATES AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE CHECKED BY THE CONTRACTOR BEFORE PROCEEDING WITH FABRICATION. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF V J & ASSOCIATES.

V J & ASSOCIATES
building design • planning • interior

1224 E. BROADWAY, SUITE 202,
Glendale, CA 91205
(818) 956-0570

**PROPOSED NEW ADDITION TO
EXISTING 2-STORY SINGLE
FAMILY HOUSE**

PROJ. ADD: 526 S. SUNSET CYN. DR., BURBANK, CA. 91501
OWNER: MARIYA ISKUNT
526 S. SUNSET CYN. DR., BURBANK, CA. 91501
DRWG. TITLE: GARAGE DEMOLITION PLAN / DIAGRAM / TABULATION,
AVERAGE SETBACK CALCULATION

Drawn by
NEIL A.
Checked by
V. J.
Date
NOV. 4, 2021
Scale
3/16" = 1'-0"
Job No.

Sheet No.
D-2
of
Sheets

BASIS OF BEARINGS:

THE BEARING OF N41°19'10"E, SHOWN FOR THE CENTERLINE OF PROVIDENCIA AVENUE ON TRACT NO. 22255, MAP BOOK 598, PAGE 44, WAS USED AS THE BASIS OF BEARINGS HEREON.

CITY BENCHMARK:

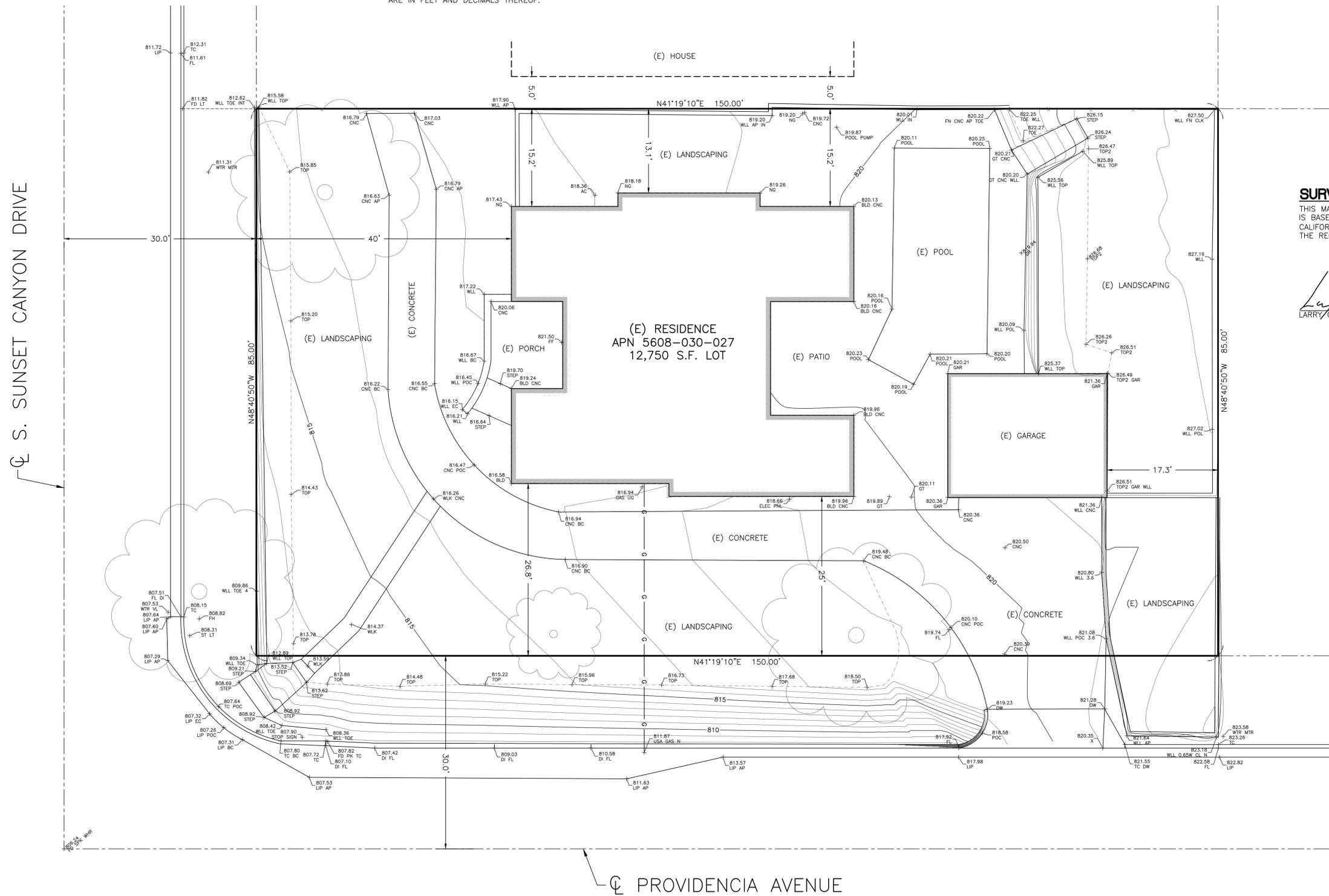
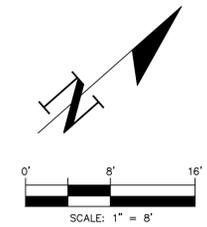
BENCH MARK: BM 1809-1
DATUM: NAVD 1988
ELEVATION: 807.165 FEET
DESCRIPTION: 2-1/2" BRASS CAP STMP CITY OF BURBANK BM 1809-1 AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF SUNSET CANYON DRIVE AND PROVIDENCIA AVENUE

LEGAL DESCRIPTION:

THE SOUTHEASTERLY 85 FEET OF THE SOUTHWESTERLY 150 FEET OF LOT 14 OF VILLA LOTS AS PER MAP RECORDED IN BOOK 31, PAGE 25 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN 5608-030-027

NOTES:

ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.



SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN ACCORDANCE WITH THE CALIFORNIA LAND SURVEYOR'S ACT AND LOCAL ORDINANCE AT THE REQUEST OF MARINA ISOUNTS IN FEBRUARY OF 2019.

Larry G. Canterbury 2/11/19
LARRY G. CANTERBERRY, LS 8776 DATE



LEGEND:

- ⊙ (E) POWER POLE
- x — (E) FENCE
- OHE — (E) OVERHEAD POWER
- G — (E) GAS

ABBREVIATIONS:

- AC = ASPHALT CONCRETE
- AP = ANGLE POINT
- CNC = CONCRETE
- CLK = CHAIN-LINK
- COR = CORNER
- DI = DROP INLET
- DW = DRIVEWAY
- (E) = EXISTING
- EP = EDGE OF PAVEMENT
- FD = FOUND
- FC = FACE OF
- FF = FINISH FLOOR
- FL = FLOWLINE
- FN = FENCE
- GR = GRASS
- INV = INVERT
- IP = IRON PIPE
- LP = LOW POINT
- NG = NATURAL GROUND
- MH = MANHOLE
- MON = MONUMENT
- OHE = OVERHEAD ELECTRIC LINE
- PP = POWERPOLE
- RET = RETENTION WALL
- RW = RIGHT-OF-WAY
- SD = STORM DRAIN
- SGN = SIGN
- SPG = WATER SPIGOT
- SMH = SEWER MANHOLE
- STP = STEP
- TC = TOP OF CURB
- TOE = TOE OF SLOPE
- TOP = TOP OF SLOPE
- WD = WOOD
- WI = WROUGHT IRON
- WLL = WALL

PREPARED BY:
CALIFORNIA ENGINEERING & SURVEYING INC
5210 MOLISE COURT, BAKERSFIELD, CA 93308
(661) 809-7372 glen@cclengr.com

DRAWN: GC
CHECKED: GC
DATE: 2/10/19
JOB NO.: 19-1202
DWG. NAME: TOPO

526 S. SUNSET CANYON DRIVE
TOPOGRAPHIC SURVEY
BURBANK, CA 91501 APN 5608-030-027

REVISIONS

SHEET NO. 1 OF 1 SHEETS