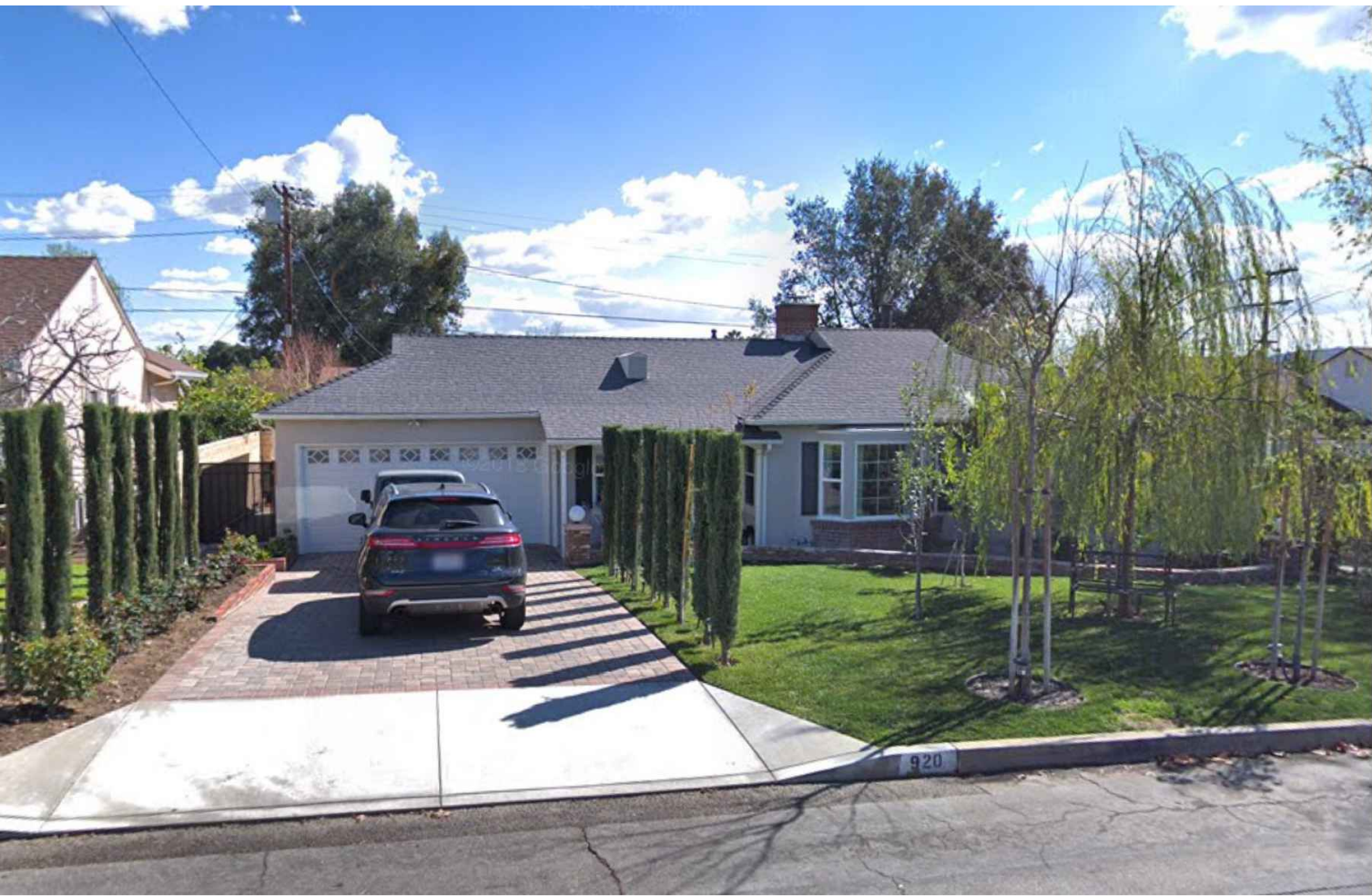
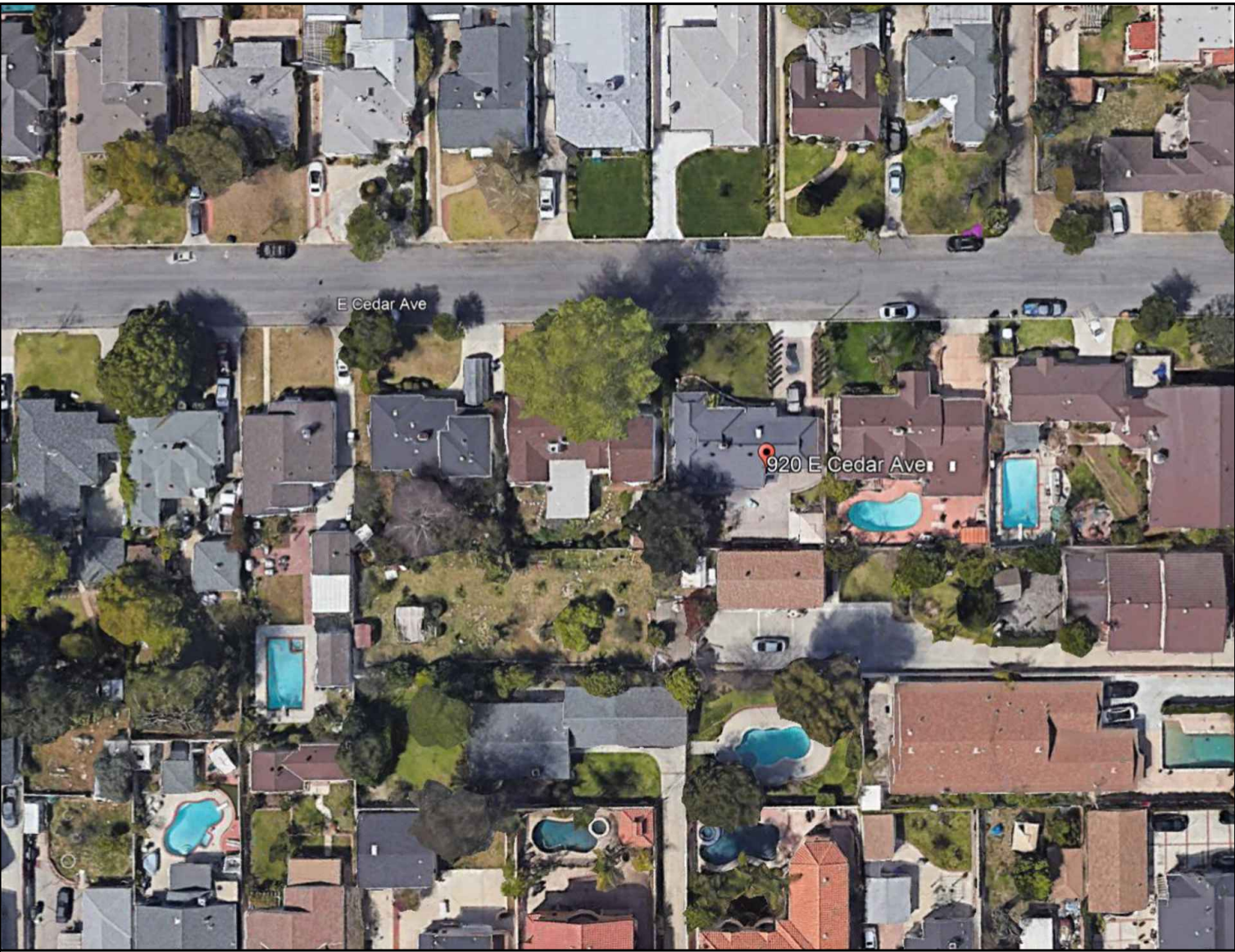


ABBREVIATIONS

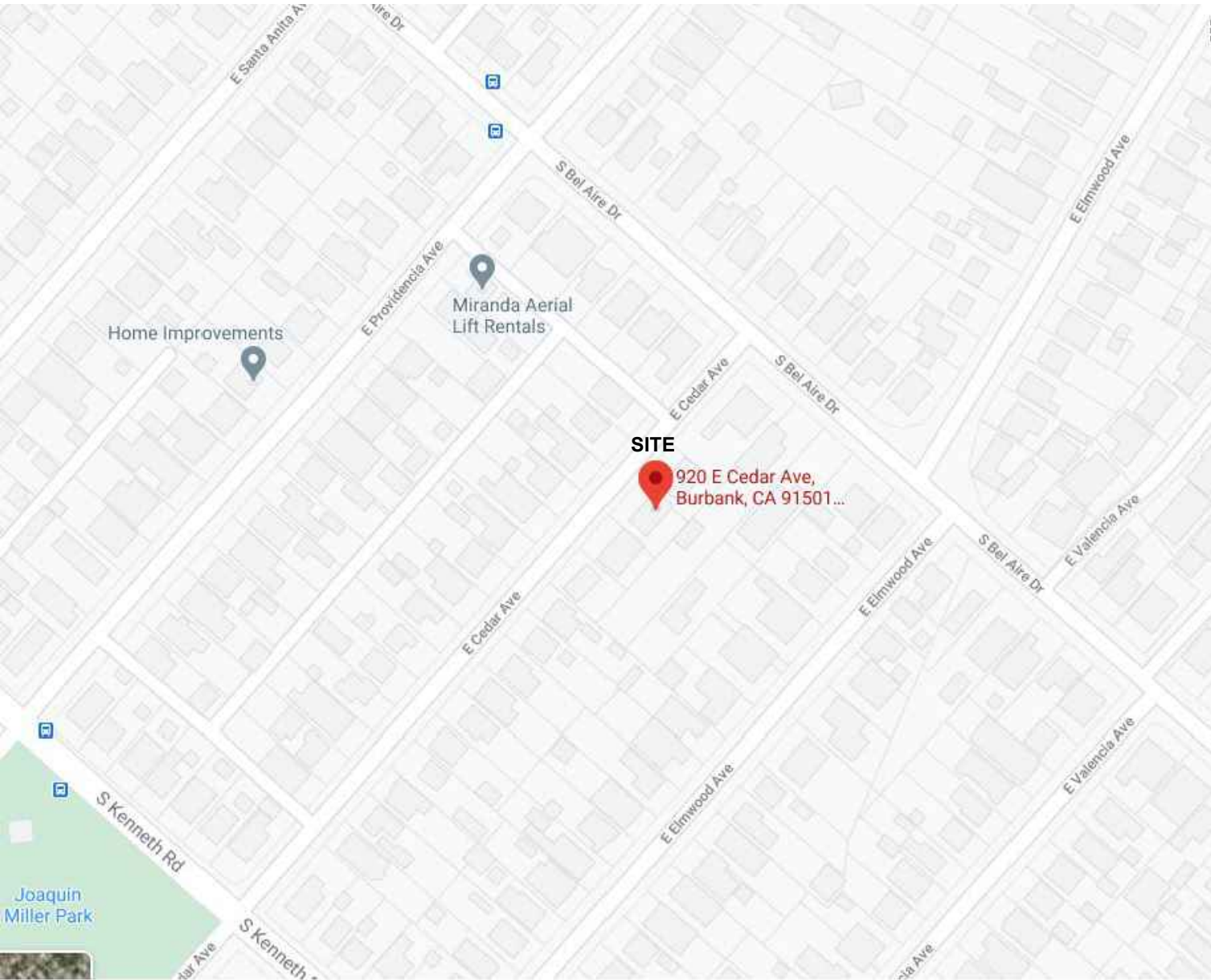
&	AND	KIT.	KITCHEN
L	ANGLE	LAM.	LAMINATE
@	AT	LT.	LIGHT
CL	CENTERLINE	MACH.	MACHINE(D)
O	DIAMETER	MAX.	MAXIMUM
°	DEGREE	M.E.P.	MECHANICAL,
#	POUND		ELECTRICAL
ABV.	ABOVE	MANU.	AND PLUMBING
ACOUST.	ACOUSTIC	MIN.	MANUFACTURER
A.C.T.	ACOUSTIC CEILING TILE	MISC.	MINIMUM
A.F.F.	ABOVE FINISHED FLOOR	MTD.	MISCELLANEOUS
AD	AREA DRAIN	MTL.	MOUNTED
ADJ.	ADJUSTABLE	MHC.	METAL
APPROX.	APPROXIMATE(LY)	N	MAN HOLE COVER
ARCH.	ARCHITECTUR(AL)	N.E.C.	NORTH
ALUM.	ALUMINUM		NATIONAL ELECTRICAL
BLDG.	BUILDING	N.I.C.	CODE
BLKG.	BLOCKING	NO.	NOT IN CONTRACT
BM.	BEAM	NOM.	NUMBER
B.O.	BOTTOM OF	N.T.S.	NOMINAL
BOT.	BOTTOM	O.C.	NOT TO SCALE
CAB.	CABINET	O.D.	ON CENTER
C.C.R.	CALIFORNIA CODE OF REGULATIONS	O.H.	OUTSIDE DIAMETER
	CATCH BASIN	OLF	OPPOSITE HAND
CB	CALIF. BUILDING CODE		OCCUPANT LOAD
C.B.C.	CEMENT	OPNG.	FACTOR
CEM	CEILING	OPP.	OPENING
CLG.	CLOSET	PTD.	OPPOSITE
CLO.	CLEAN OUT	P.D.	PAINT(ED)
C.O.	COLUMN	PL.	PLANTER DRAIN
COL.	CLEAR	P.LAM.	PLATE
CLR.	COMMON PATH OF EGRESS TRAVEL	PLYWD.	PLASTIC LAMINATE
C.P.O.E.T.		PNL.	PLYWOOD
	CONCRETE	PR.	PANEL
CONC.	CONTINUOUS	PT.	PAIR
CPT.	CARPET	PART.	POINT
CTR.	CENTER	R	PARTITION
DET.	DETAIL	RAD.	RISER
DTL.	DIAMETER	RE.	RADIUS
DIA.	DIAGONAL	REINF.	REFER TO
DIAG.	DIMENSION	REQ'D	REINFORCING
DIM.	DO OVER	RM.	REQUIRED
D.O.	DOWN	R.O.	ROOM
DN.	DOOR		ROUGH OPENING
DR.	DOWNSPOUT	S	
D.S.	DRAWING	S.C.	SOUTH
DWG.	EAST	SCHED.	SOLID CORE
E	EXISTING	SEC(T)	SCHEDULE(D)
(E)	EACH	SHF	SECTION
EA.	EXPANSION JOINT	SHT.	SHELF
E.J.	ELEVATION	SIM.	SHEET
EL(EV)	ELECTRIC(AL)	SPEC.	SIMILAR
ELEC.	EMERGENCY	S.T.C.	SPECIFICATION(S)
EMER.	EDGE OF SLAB		SOUND TRANSMISSION
E.O.S.	EQUAL	STD.	CLASSIFICATION
EQ.	EQUIPMENT	STL.	STANDARD
EQUIP.	EXISTING	STR(UCT)	STEEL
EXIST.	EXPOSED OR EXPANSION	SUSP.	STRUCTURE
EXP.	EXTERIOR	T	SUSPENDED
	FIRE ALARM	T&G	TREAD
EXT.	FACTORY	T.G.	TONGUE & GROOVE
F.A.	FIRE EXTINGUISHER	THK.	TOP OF GRATE
FACT.	CABINET	T.O.	THICK
F.E.C.	FINISHED FLOOR	T.O.C.	TOP OF
	FINISHED FLOOR	T.O.S.	TOP OF CONCRETE
F.F.	ELEVATION	T.O.STL.	TOP OF SLAB
F.F.E.	FINISHED GRADE	T.O.W.	TOP OF STEEL
F.G.	FINISHED	TYP.	TOP OF WALL
	FLOOR	U.B.C.	TYPICAL
FIN.	FLUORESCENT	U.L.	UNIFORM BUILDING
FLR.	FACE OF		CODE
FLUOR.	FACE OF FINISH	UNF.	UNDERWRITERS
F.O.	FACE OF STUDS	UNO.	LABORATORY
F.O.S.	FACE OF WALL	U.N.O.	UNFINISHED
F.O.W.	FIRE RATED	U.O.N.	UNLESS NOTED
F.R.	FIBERGLASS		OTHERWISE
F.R.P.	REINFORCED PANEL	U.P.C.	NOTED
	FINISHED SURFACE		UNIFORM PLUMBING
	FOOT OR FEET	V.C.T.	CODE
F.S.	FURRING		VINYL COMPOSITION
FT.	FIELD VERIFY	VER.	TILE
FURR.	GAUGE	V.I.F.	VERIFY IN FIELD
F.V.	GALVANIZED	W.P.	VERIFY IN FIELD
G.A.	GENERAL CONTRACTOR	W.	WEST
GALV.	GALVANIZED IRON	WD.	WITH
G.C.	GLASS	W/O	WOOD
G.I.	GYPSPUM WALLBOARD		WITHOUT
GL.	HOLLOW CORE		
GWB.	HANDICAPPED		
H.C.	HARDWOOD		
HDWD.	HOLLOW METAL		
H.M.	HOLD OPEN		
H.O.	HOUR OR HANDRAIL		
HR.	HEIGHT		
HT.	HEATING VENTILATION		
H.V.A.C.	AND AIR CONDITIONING		
	HOT WATER		
H.W.	HOSE BIB		
H.B.	INSIDE DIAMETER		
I.D.	PIPE INVERT ELEVATION		
I.E.	INSULATION		
INSUL.	JOINT		
JT.			



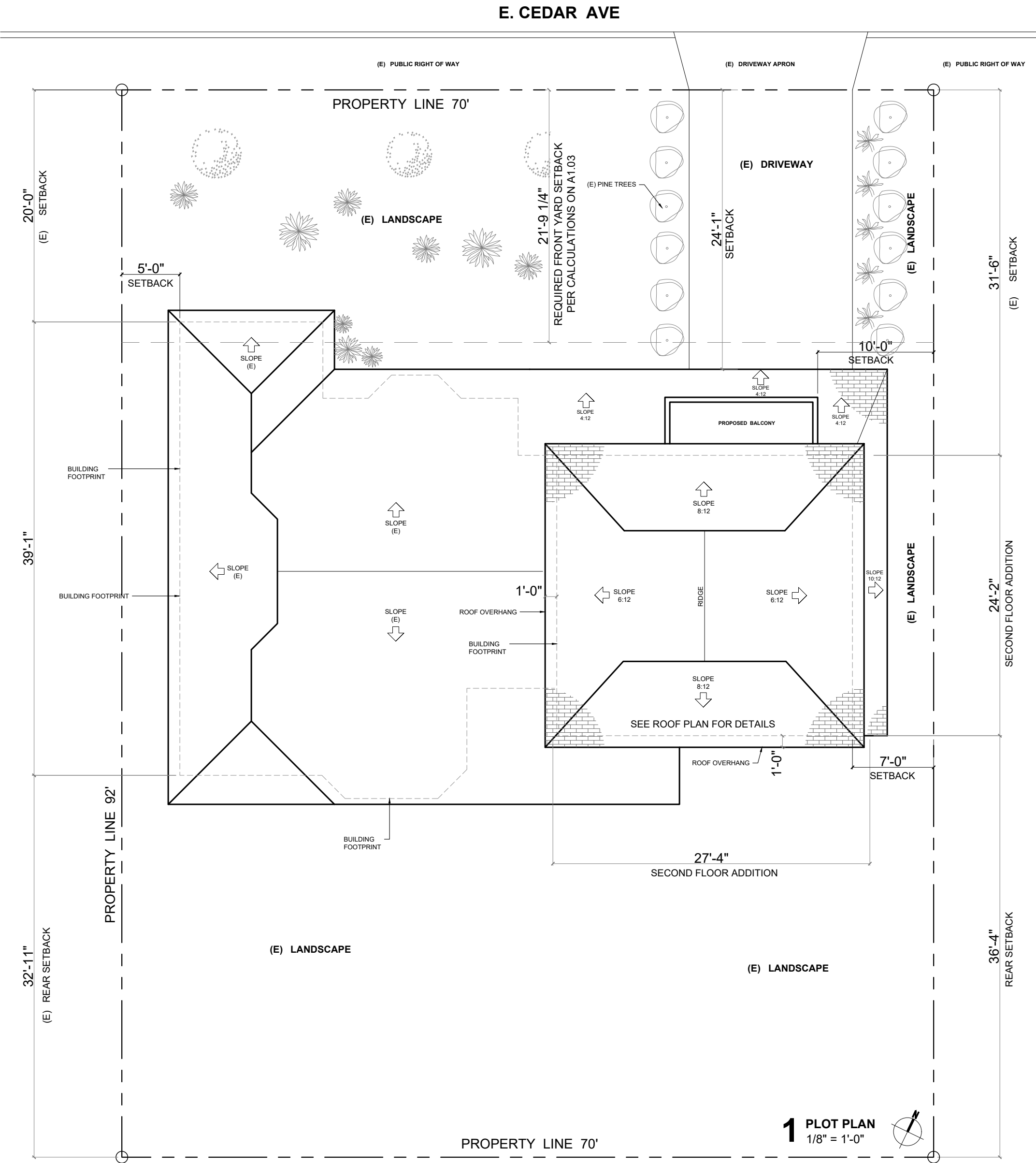
2 STREET ELEVATION PHOTO
NTS



3 AERIAL PHOTO
NTS



4 VICINITY MAP
NTS



PROJECT SCOPE OF WORK

2ND FLOOR ADDITION TO (E) 1-STORY SINGLE FAMILY DWELLING
SECOND FLOOR ADDITION INCLUDES MASTER BEDROOM AND BATHROOM.
MASTER CLOSET AND STAIRS TO SECOND FLOOR.
FIRST FLOOR ADDITION INCLUDES STAIRS AND POWDER ROOM.
NO CHANGE TO ATTACHED 2-CAR GARAGE. NO CHANGE TO GRADING
OR DRAINAGE. NO CHANGE TO DRIVEWAY.

PROJECT DATA

APN:	5620-020-003
ZONING:	R1
LOT AREA:	6,434 S.F.
EXISTING:	SINGLE FAMILY WITH ATTACHED GARAGE
PARKING SPACES:	2 EXISTING - NO CHANGE IN PARKING
YEAR BUILT:	1942
CONSTRUCTION TYPE:	TYPE-VB

FIRE SPRINKLERS:	NOT REQUIRED FOR ADDITION
LOT COVERAGE:	PROPOSED FOOTPRINT = 1,730 SF LOT SIZE 6,434 SF 1,730 / 6,434 = 26.8 % LOT COVERAGE

BUILDING SF - GROSS

FIRST FLOOR	1,220 SF EXISTING (PER ASSESSOR'S) 90 SF ADDITION
SECOND FLOOR	616 SF PROPOSED
	1,926 TOTAL GROSS SF

FAR

	1,926 TOTAL GROSS SF
LOT AREA:	6,434 S.F.

SHEET INDEX

A1.00	PROJECT DATA
A1.01	GENERAL NOTES
A1.02	GREEN BUILDING NOTES
A1.03	SETBACK & HARDSCAPE CALCULATIONS
A2.00	DEMO FIRST FLOOR PLAN
A2.01	DEMO ROOF PLAN
A2.10	FIRST FLOOR PLAN
A2.11	SECOND FLOOR PLAN
A2.12	ROOF PLAN
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A4.00	BUILDING SECTIONS
A7.00	WINDOW & DOOR SCHEDULE
T24-1	TITLE 24 REPORT
T24-2	TITLE 24 REPORT

SGN-1	GENERAL NOTES
SGN-2	GENERAL NOTES
S-1	EXISTING FOUNDATION PLANS
S-2	EXISTING ROOF FRAMING
S-3	FOUNDATION PLAN
S-4	FRAMING PLAN
S-5	ROOF FRAMING
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAILS
SD-4	STRUCTURAL DETAILS
SD-5	STRUCTURAL DETAILS
SD-6	STRUCTURAL DETAILS

PROJECT DIRECTORY

OWNER	ARUTYUN METSPAKYAN 920 EAST CEDAR AVE. BURBANK, CA. 91501
ARCHITECTURAL DESIGNER / APPLICANT	DLV DEVELOPMENT YOMAR DE LA VEGA 2403 SAWTELLE - A LOS ANGELES, CA 90064 310-621-1498
STRUCTURAL ENGINEER	ASHOT SHAQIRIAN P.E. C-79415 111337 RUNNYMEDE ST SUN VALLEY, CA. 91352 (818) 731 -4051

ENERGY CONSULTANT	NRG COMPLIANCE LP PO BOX 3777 SANTA ROSA, CA. 95402 707-237-6957
GENERAL CONTRACTOR	TBD

UNDER SEPARATE PERMIT

- MECHANICAL
- ELECTRICAL

APPLICABLE CODES

- 2019 CRC, CBC, CMC, CPC, CEC, CGBC
- 2019 T-24 ENERGY STANDARDS



2403 SAWTELLE BLVD # A
LOS ANGELES
CALIFORNIA, 90064
T: 310.621.1498

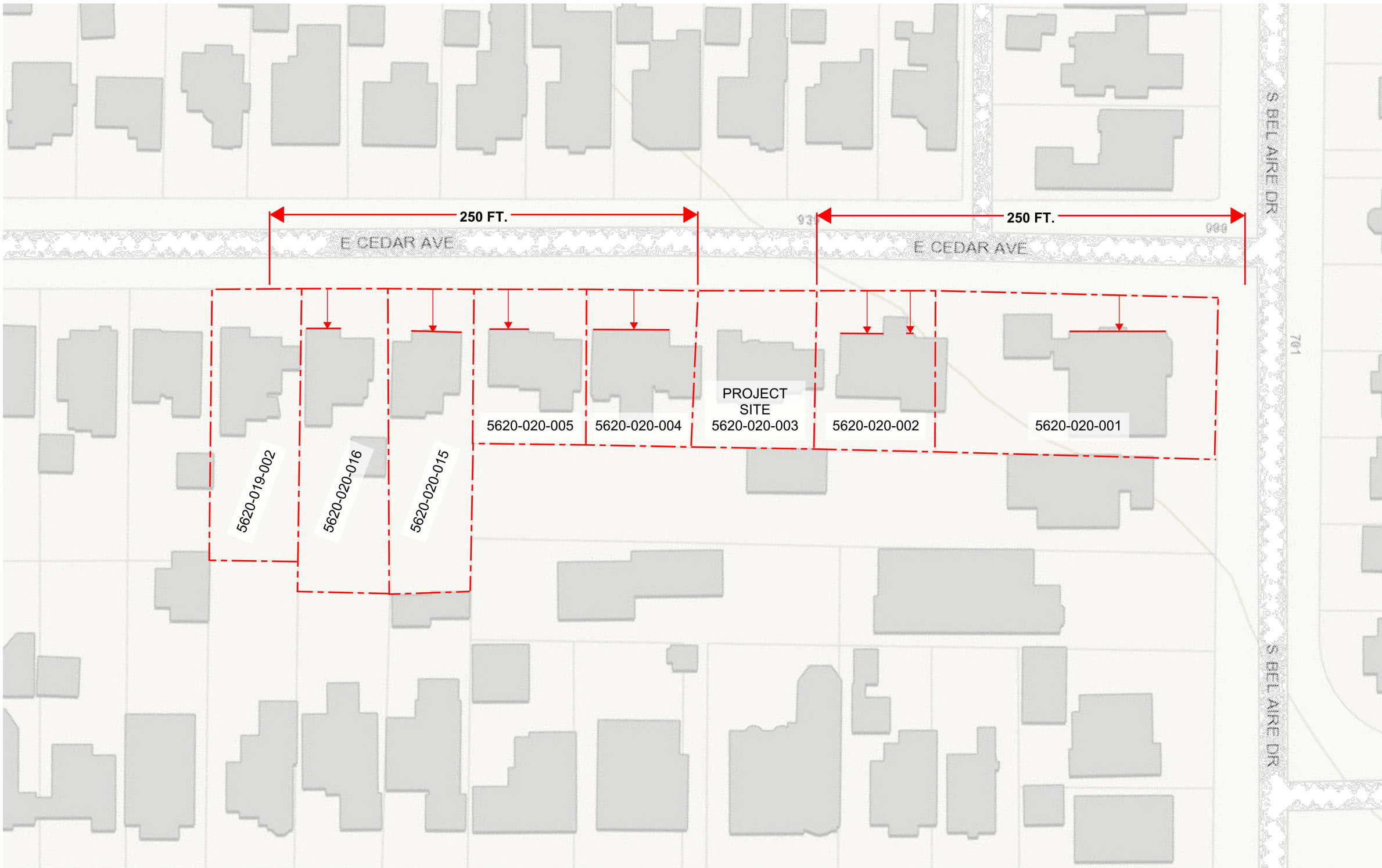
THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT / DESIGNER AND SHALL NOT BE USED ON ANY OTHER PROJECT. EXCEPT BY WRITTEN AGREEMENT AND RELEASE OF DRAWINGS BY ARCHITECT / DESIGNER. WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOBSITE. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF SCOPE OF WORK SPECIFIED ON THE CONTRACT.

920 EAST
CEDAR AVE
BURBANK, CA 91501

PROJECT NO: 2020-14
DATE: 02 / 07 / 2022
STATUS:

PROJECT
DATA

A1.00

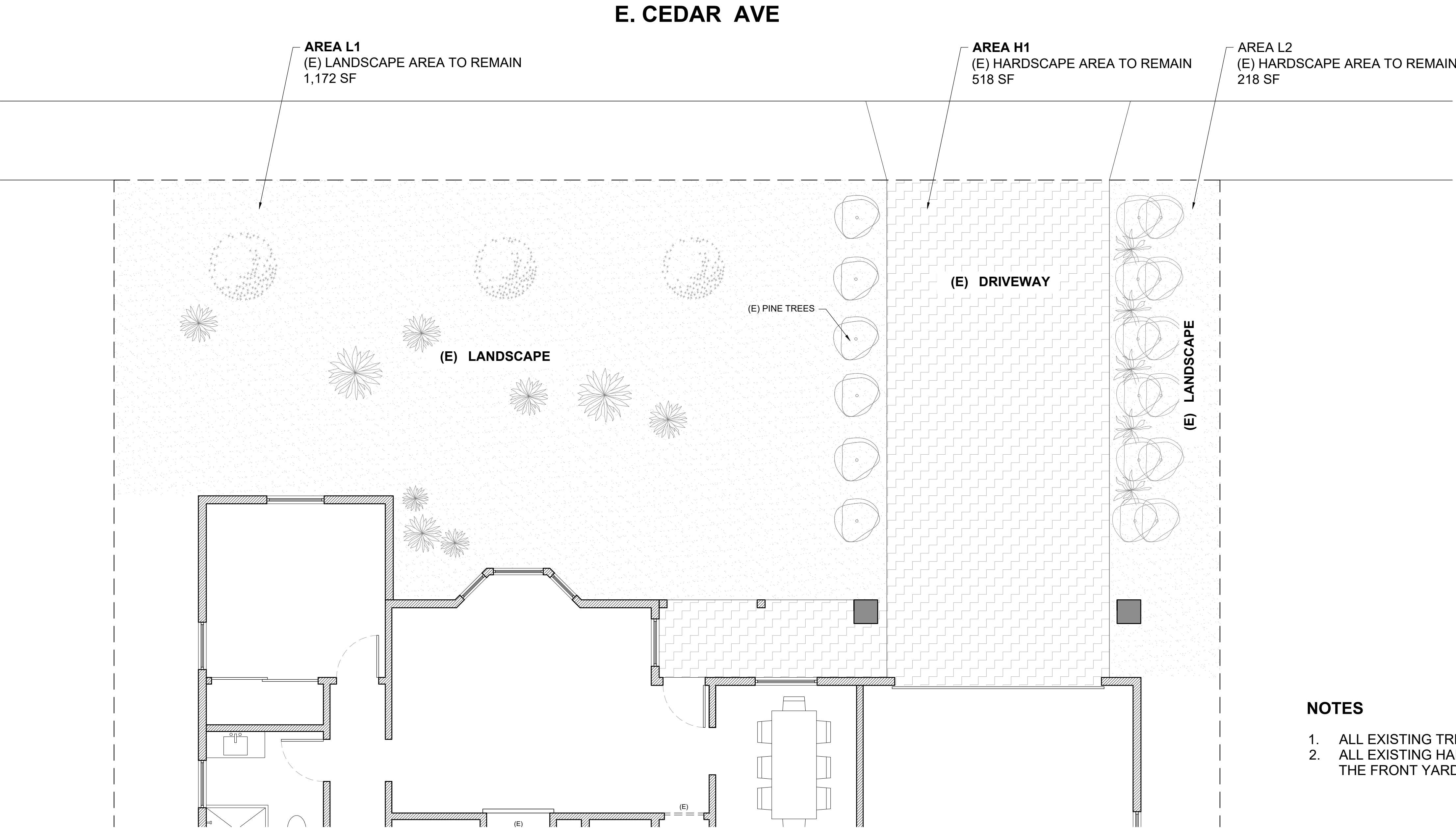


LOT No.	WIDTH OF CLOSEST PLANE (FT.)	WIDTH OF CLOSEST PLANE AS PERCENTAGE OF WIDTH OF HOUSE	SETBACK (FT.)
5620-020-016	5620-020-016	44%	21.50
5620-020-015	5620-020-015	72%	21.00
5620-020-005	5620-020-005	44%	20.00
5620-020-004	5620-020-004	69%	20.00
5620-020-002	5620-020-002	49%	24.80
5620-020-001	5620-020-001	62%	23.30

TOTAL NUMBER OF LOTS ENTERED: 6

FRONT YARD AVERAGING: $(21.5 + 21.00 + 20.00 + 20.00 + 24.80 + 23.30) / 6 = 130.60 / 6 = 21.77 \text{ FT.}$

THEREFORE, THE AVERAGE FRONT YARD SETBACK IS 21.77 FT., AND IS DETERMINED FROM LOTS ON THE SAME BLOCK THAT ARE WITHIN 250 FT. ON EITHER SIDE OF THE SUBJECT PROPERTY, AND IN ACCORDANCE WITH BMC SECTION 10-1-603(G).



AREA CALLOUT	AREA IN SQ. FT.	TYPE
L1	1,172 SF	LANDSCAPE - EXISTING TO REMAIN
L2	218 SF	LANDSCAPE - EXISTING TO REMAIN
H1	518 SF	HARDSCAPE - EXISTING TO REMAIN
	1,908 SF	TOTAL FRONT YARD

TOTAL LANDSCAPE AREA IN FRONT YARD: 1,390 SF

TOTAL HARDSCAPE AREA IN FRONT YARD: 518 SF

THEREFORE, THE PERCENTAGE OF HARDSCAPE AREA IN THE FRONT YARD IS $518 / 1,390 = 37.27\%$ (< 45% MAXIMUM ALLOWABLE), AND IN ACCORDANCE WITH BMC SECTION 10-1-603(G)(5).

NOTES

- ALL EXISTING TREES AND VEGETATION TO REMAIN; NO NEW LANDSCAPING PROPOSED.
- ALL EXISTING HARDSCAPE AREAS TO REMAIN; NO NEW HARDSCAPE PROPOSED WITHIN THE FRONT YARD.



2403 SAWTELLE BLVD # A
LOS ANGELES
CALIFORNIA, 90064
T: 310.621.1498

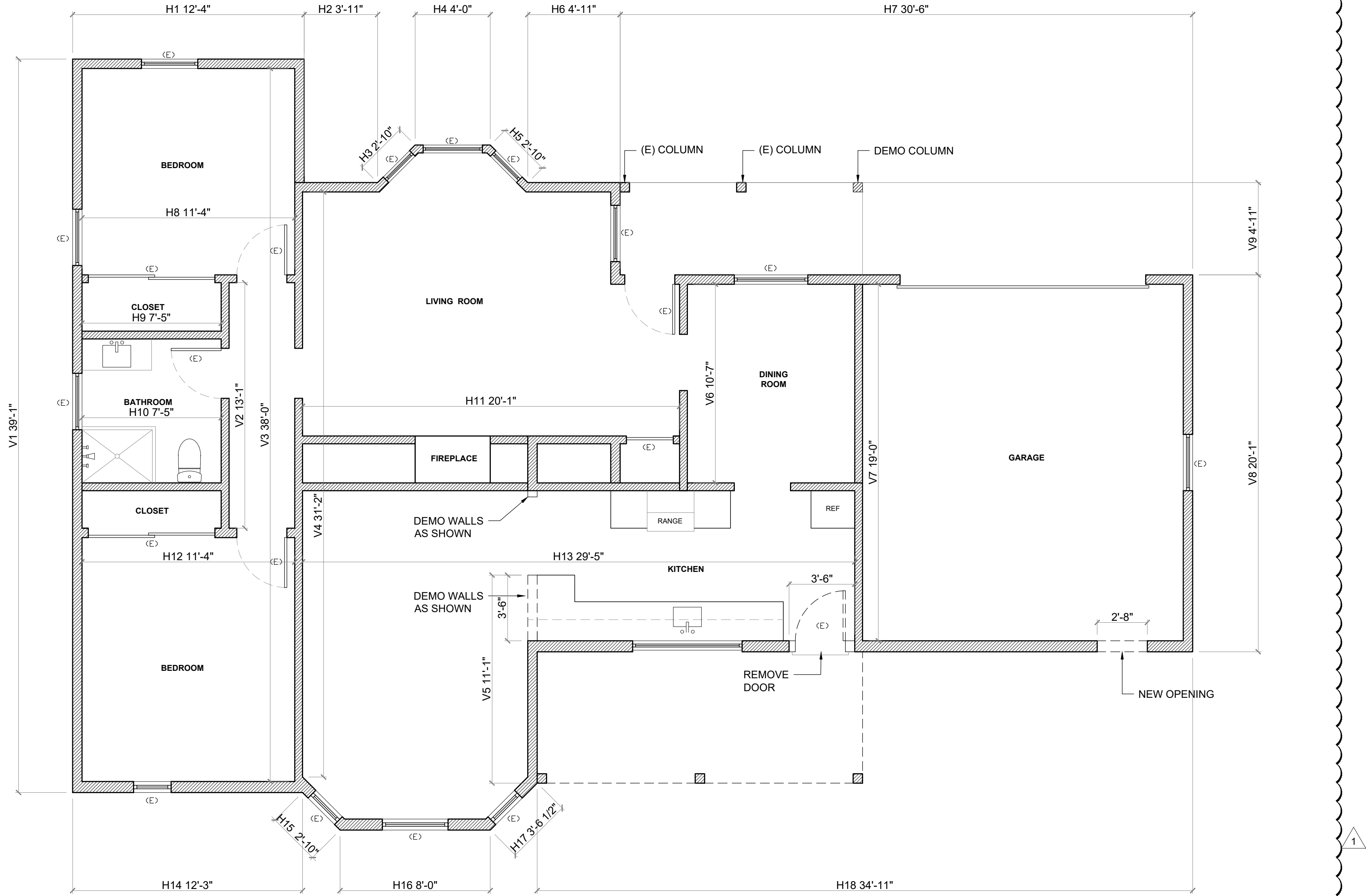
THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT / DESIGNER AND SHALL NOT BE USED ON ANY OTHER PROJECT. EXCEPT BY WRITTEN AGREEMENT AND RELEASE OF DRAWINGS BY ARCHITECT / DESIGNER. WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOBSITE. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF SCOPE OF WORK SPECIFIED ON THE CONTRACT.

920 EAST
CEDAR AVE
BURBANK, CA 91501

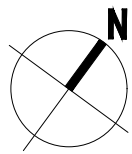
PROJECT NO: 2020-14
DATE: 02 / 07 / 2022
STATUS:

SETBACK &
HARDSCAPE
CALCULATIONS

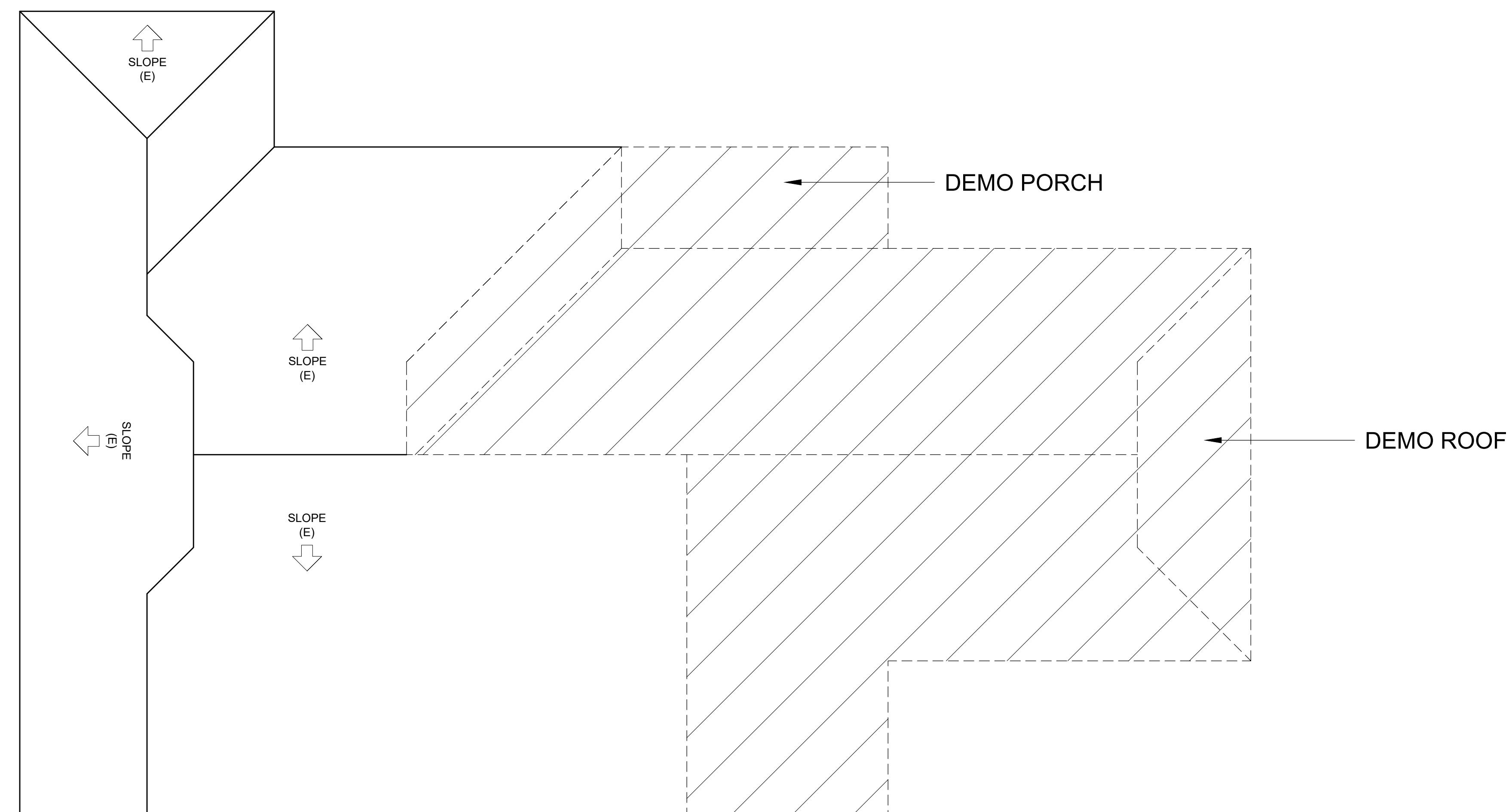
TOTAL EXISTING WALL LEGTH:	
H1	12'-4"
H2	3'-11"
H3	2'-10"
H4	4'-0"
H5	2'-10"
H6	4'-11"
H7	30'-6"
H8	11'-4"
H9	7'-5"
H10	7'-5"
H11	20'-1"
H12	11'-4"
H13	29'-5"
H14	12'-3"
H15	2'-10"
H16	8'-8"
H17	3'-6 1/2"
H18	34'-11"
V1	39'-1"
V2	13'-1"
V3	38'-0"
V4	31'-2"
V5	11'-1"
V6	10'-7"
V7	19'-0"
V8	20'-1"
V9	4'-11"
TOTAL LENGTH	397.54
TOTAL DEMO WALL LEGTH:	
H18	6'-2"
V5	3'-6"
TOTAL LENGTH	9.66
9.66 / 397.54= 0.0242 (2.42 %) DEMOLITION	



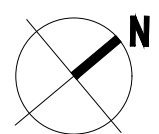
DEMOLITION - FIRST FLOOR PLAN
1/4" = 1'-0"



THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT / DESIGNER AND SHALL NOT BE USED ON ANY OTHER PROJECT. EXCEPT BY WRITTEN AGREEMENT AND RELEASE OF DRAWINGS BY ARCHITECT / DESIGNER. WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOBSITE. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF SCOPE OF WORK SPECIFIED ON THE CONTRACT.



DEMOLITION ROOF PLAN
1/4" = 1'-0"



**920 EAST
CEDAR AVE**
BURBANK, CA 91501

PROJECT NO:	2020-14
DATE:	02 / 07 / 2022
STATUS:	

DEMO
ROOF

A2.01

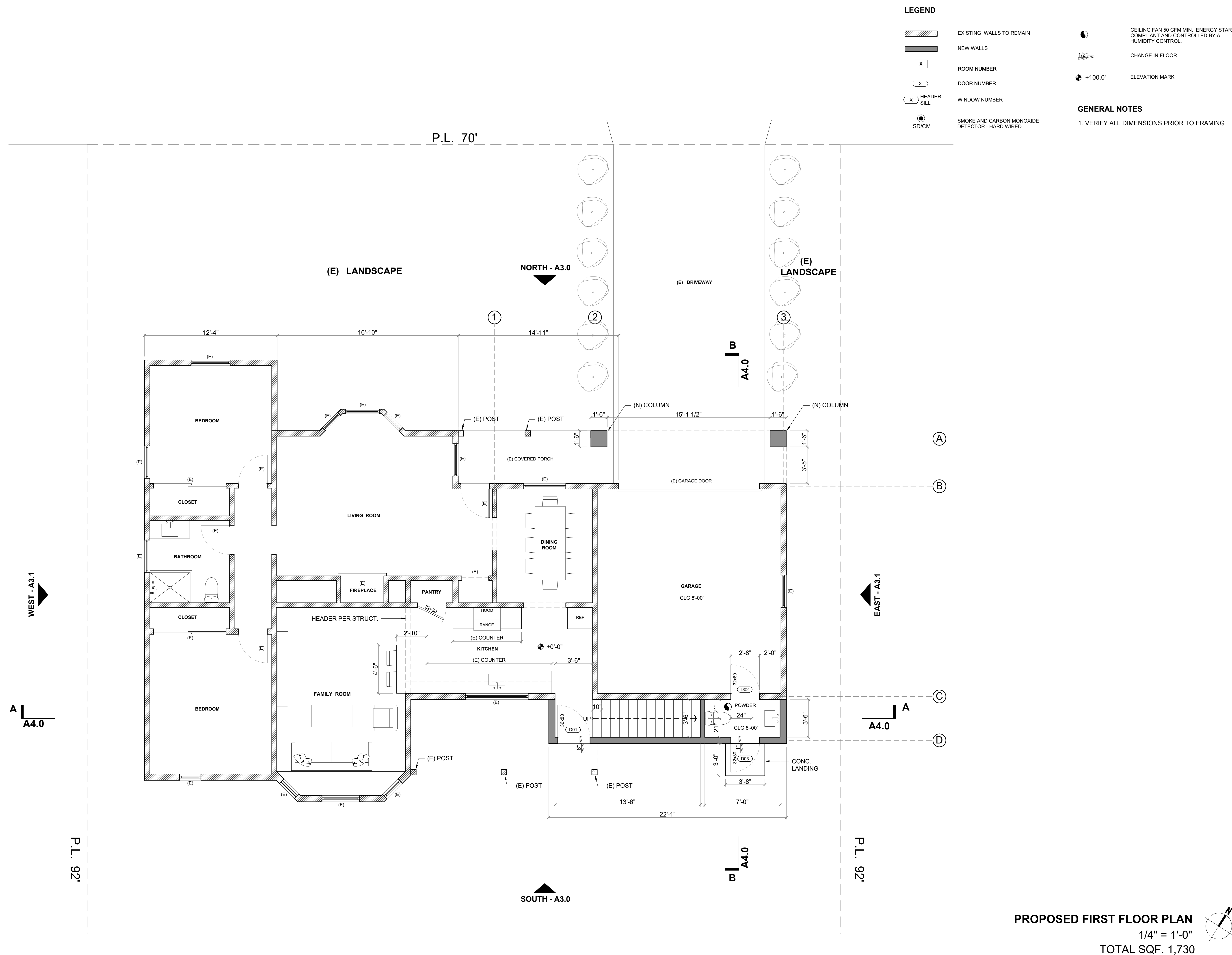
THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT / DESIGNER AND SHALL NOT BE USED ON ANY OTHER PROJECT. EXCEPT BY WRITTEN AGREEMENT AND RELEASE OF DRAWINGS BY ARCHITECT / DESIGNER. WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOBSITE. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF SCOPE OF WORK SPECIFIED ON THE CONTRACT.

**920 EAST
CEDAR AVE**
BURBANK, CA 91501

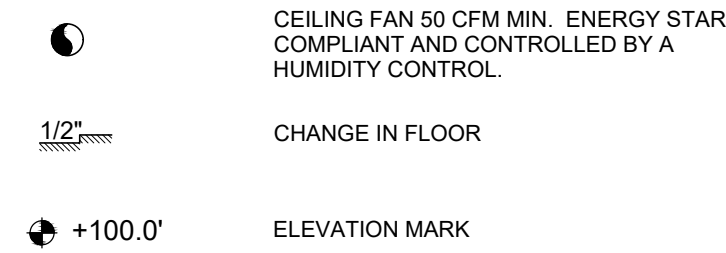
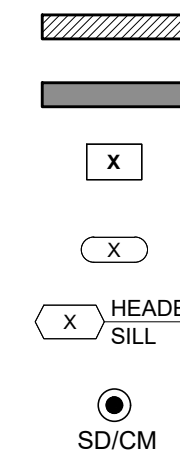
PROJECT NO:	2020-14
DATE:	02 / 07 / 2022
STATUS:	

PROPOSED
FIRST FLOOR

A2.10



LEGEND



GENERAL NOTES

1. VERIFY ALL DIMENSIONS PRIOR TO FRAMING

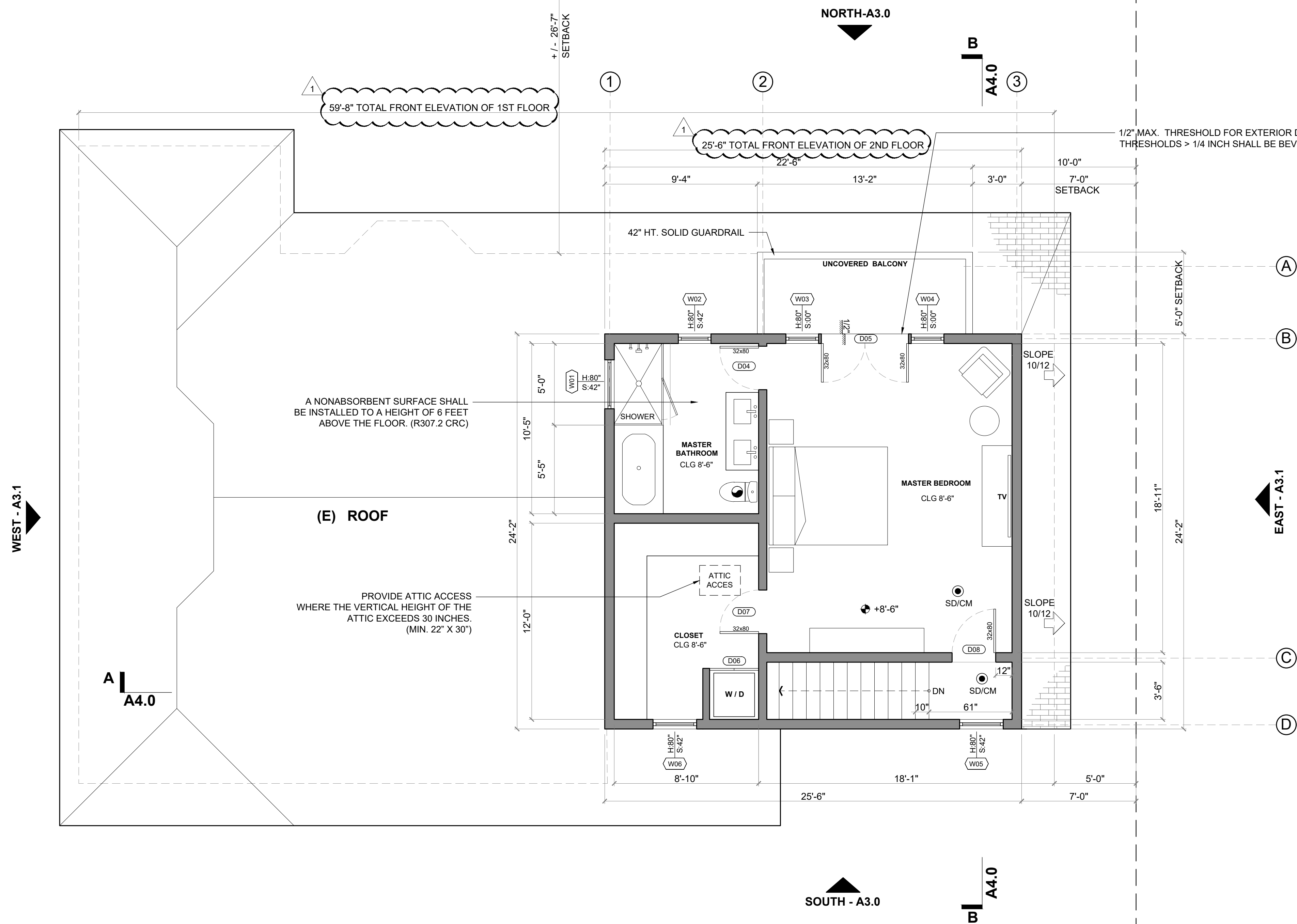
NOTES

1. PROPOSED SECOND STORY IS SETBACK 5'-0" FOR 25'-6" / 59'-8" = 42.73% OF THE FRONT ELEVATION AND IN ACCORDANCE WITH BMC SECTION 10-1-603 (E)(1)(d).

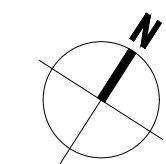
E CEDAR AVE

P.L. 70'

P.L. 92'



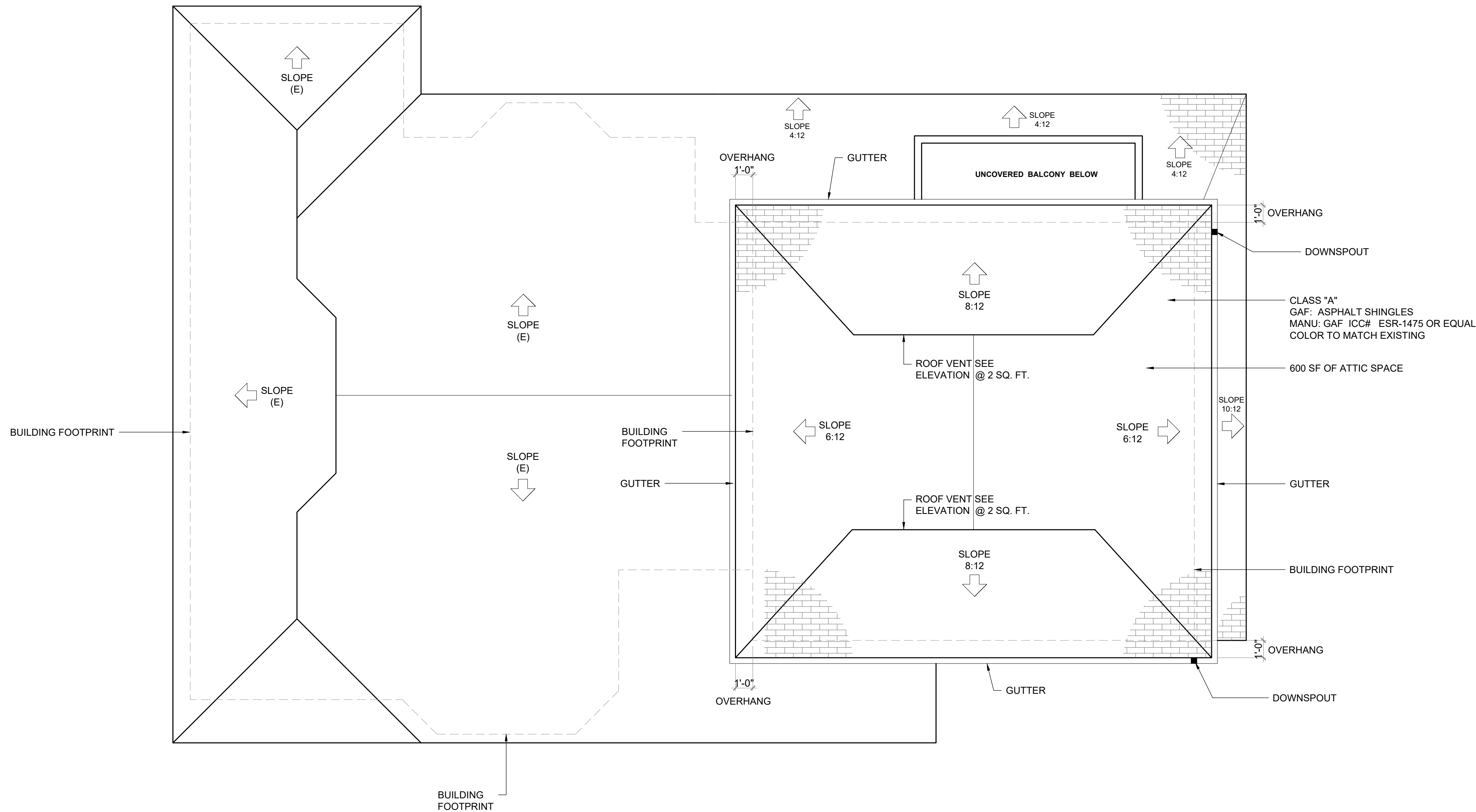
PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"
TOTAL SQF. 616



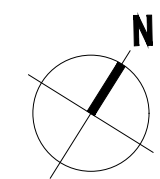
ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3) ACTION REQUIRED: PROVIDE NOTE ON SITE PLAN/ROOF PLAN.

ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4)

ROOF ATTIC AREA = 600
VENTILATION REQUIREMENT = 600 / 150 = 4 SF
ROOF VENTS @ 2 SQ. FT. EACH X 2 = 4 SQ. FT.
TOTAL VENT AREA PROVIDED = 4 SQ. FT.



PROPOSED - ROOF PLAN
1/4" = 1'-0"

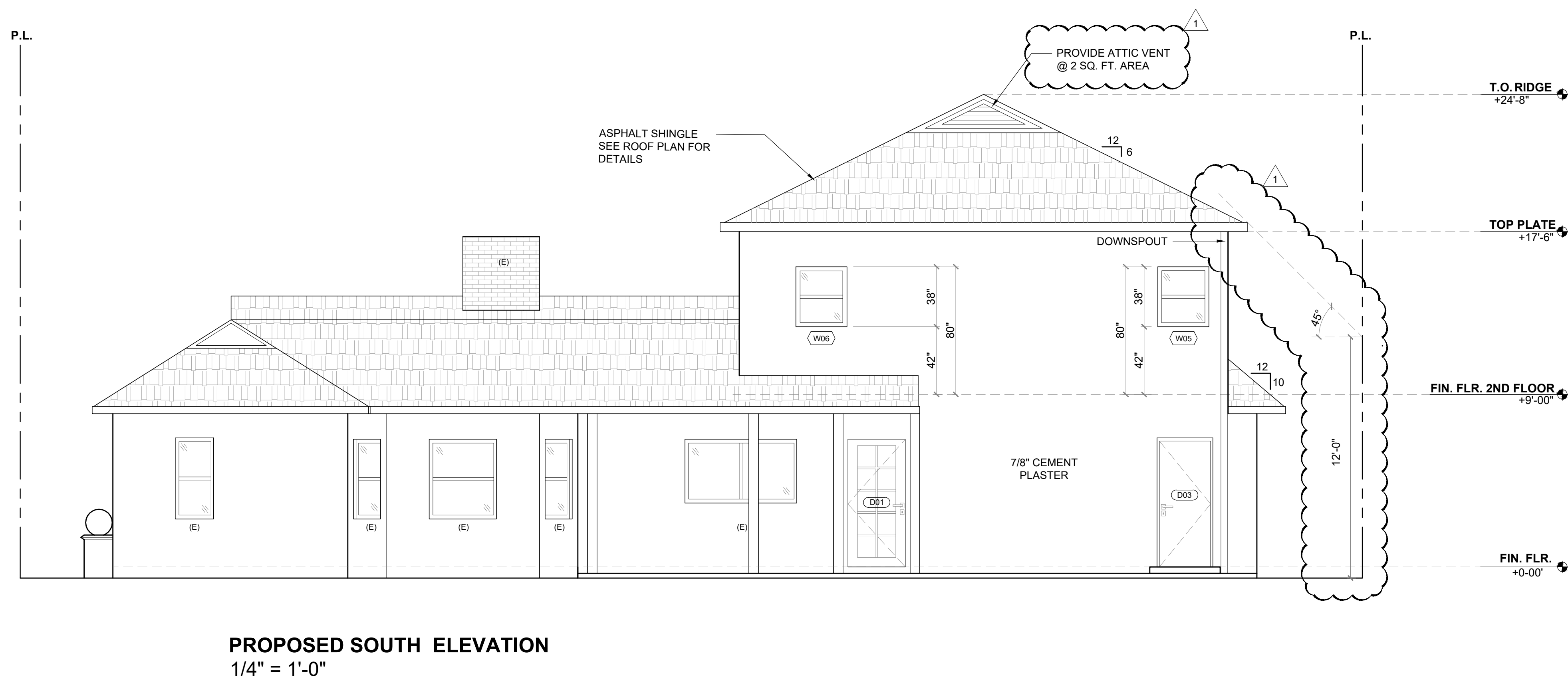
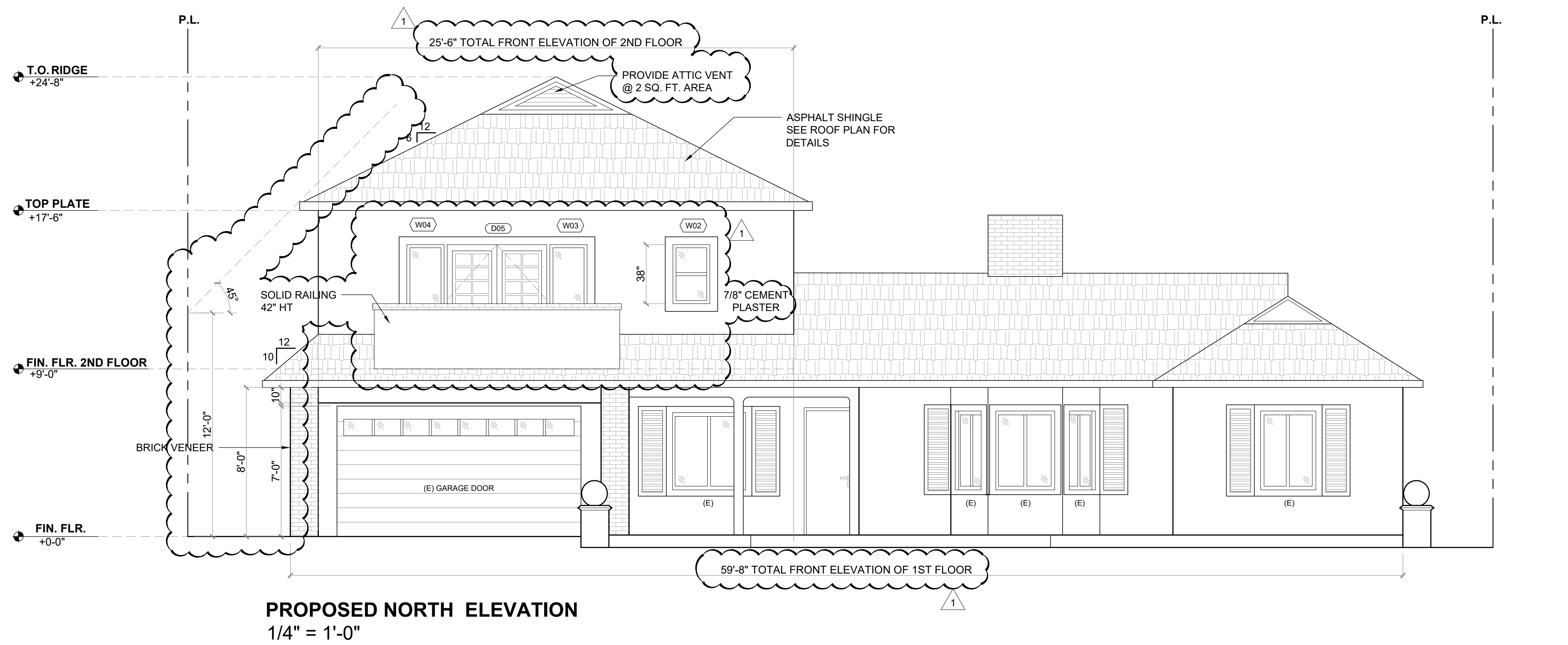


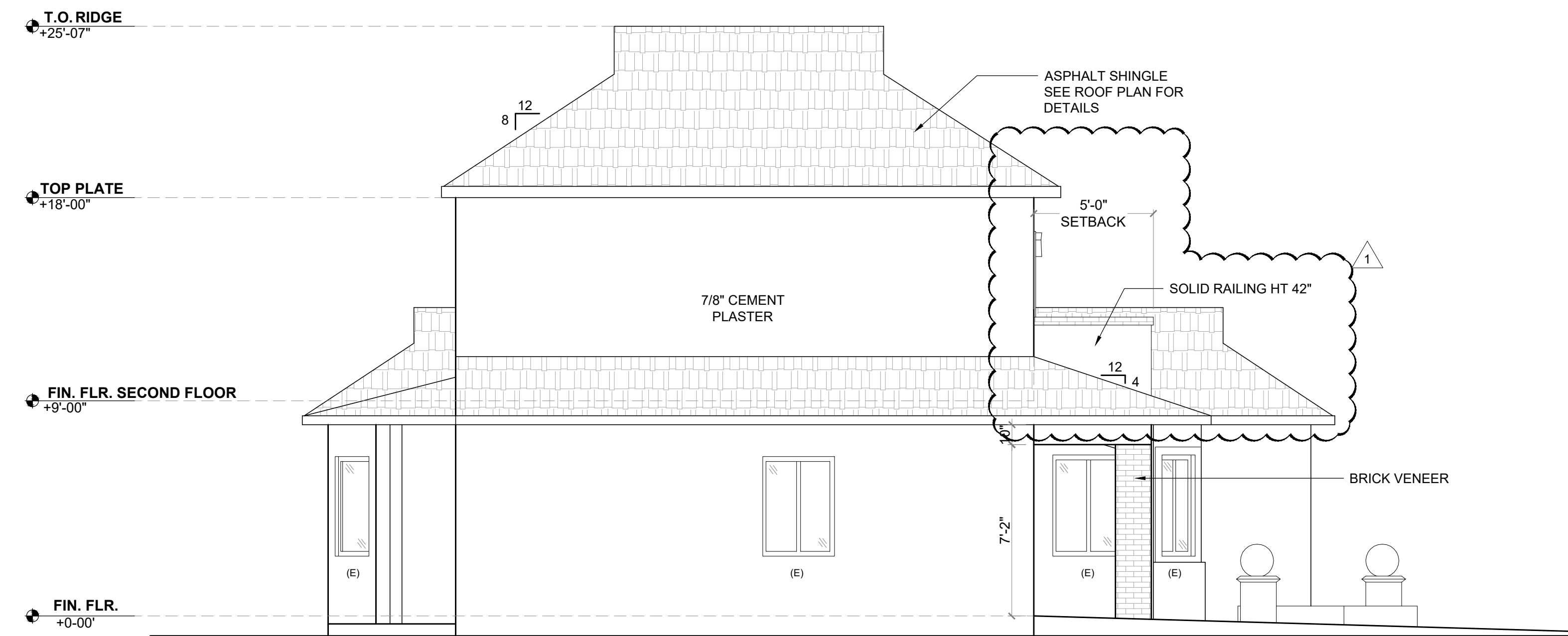
920 EAST
CEDAR AVE
BURBANK, CA 91501

PROJECT NO: 2020-14
DATE: 02 / 07 / 2022
STATUS:

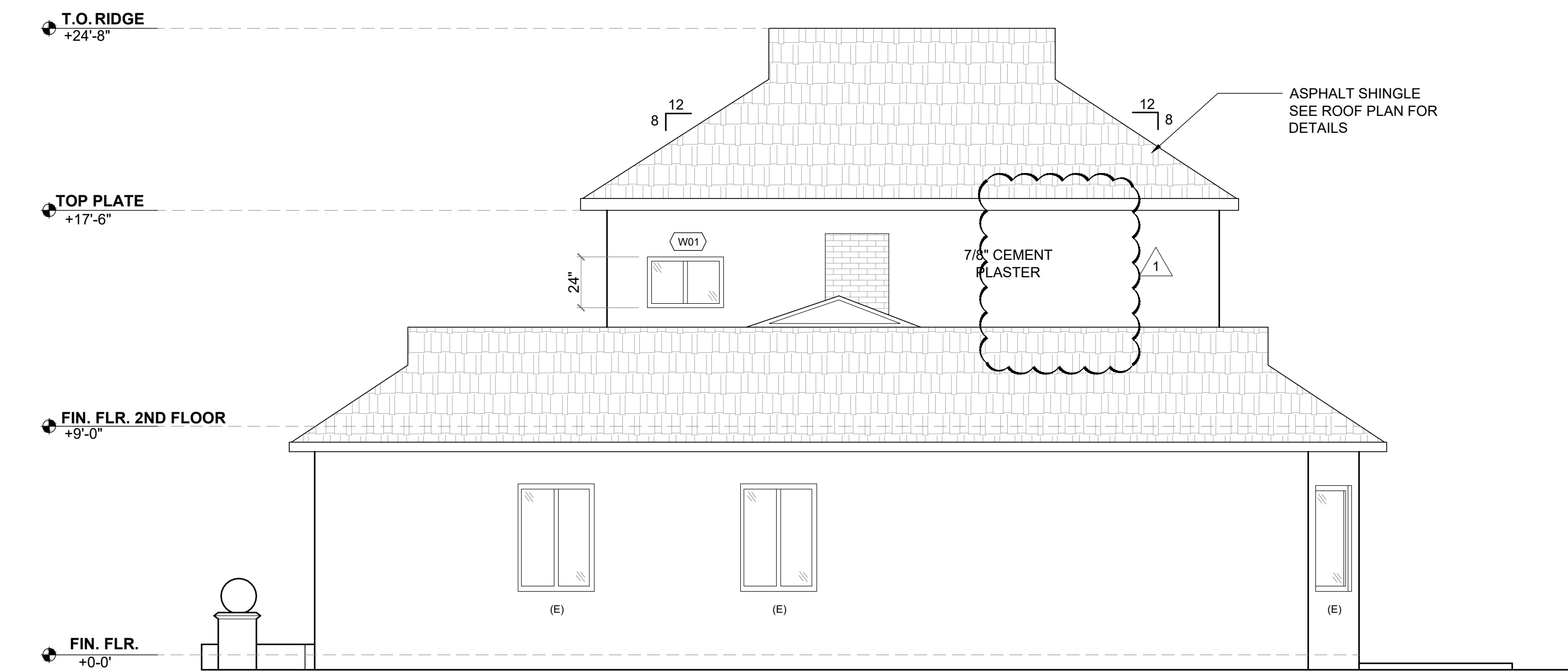
ROOF PLAN

A2.12





PROPOSED EAST ELEVATION
1/4" = 1'-0"



PROPOSED WEST ELEVATION
1/4" = 1'-0"