

# 929 EAST SAN JOSE AVENUE NEW ADDITION KHACHADOORIAN FAMILY BURBANK | CALIFORNIA | 91501

**CONSULTANTS**  
K&M ENGINEERING AND DESIGN CORP  
STRUCTURAL ENGINEERS (818) 273-9980

LRG DESIGNS  
T24 REPORT (323) 955-9827

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**KHACHADOORIAN FAMILY**  
NEW ADDITION  
BURBANK, CA 91501

929 EAST SAN JOSE AVENUE 20.09

OCTOBER 2021  
SFSDP  
PC NO. 21-0001968

**COVER SHEET**  
G 10

## CONSTRUCTION GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH 2016 EDITION OF THE CBC, CRC, CMC, CPC, CEC & CEC AS ADOPTED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THIS JURISDICTION, BURBANK MUNICIPAL CODE, TITLE 19, CHAPTER 1.
  - SEPARATE PERMITS MY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, & DEMOLITION.
  - A SECURITY FENCE LINES, EASEMENTS, & EXISTING BUILDING HAVE BEEN INDICATED ON THIS SITE PLAN.
  - A SECURITY FENCE SHALL BE PEROVIDED SROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING. (BMC 9-1-1-3302.3)
  - WATER SHALL BE PROVIDED ON THE SITE & USED TO CONTROL DIST.
  - TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ONSITE.
  - THE FINISH GRADE SHALL SLOPE A MIN. 5%, OR 6", TO A POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%. (CRC R401.3)
  - THE TOP OF EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2%. (CRC R403.1.7.3)
  - ALL DOOR AND WINDOWS SHALL MEET CITY OF BURBANKS SECURITY ORDINANCE.
  - ALL NON COMPLIAN PLUMING FIXTURES SHALL BE REPLACED WITH WATER-COMPLIANT PLUMING FIXTURES.
- ANY TOILET MANUFACTURED TO USE MORE THAN 1.6 GALLONS PER FLUSH  
-ANY URINAL MANUFACTURED TO USE MORE THAN 1.0 GALLONS PER FLUSH.  
-ANY SHOWERHEAD MANUFACTURED TO FLOW MORE THAN 2.5 GALLONS/MINUTE  
-ANY INTERIOR FAUCET MANUFACTURED TO FLOW MORE THAN 2.2 GALLONS/MINUTE
- PLUMBING FICTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSA; SYSTEM (R306.3)
    - KITCHEN SINKS, LAVATORIES, BATHUBS, SHOWERS, BIDETS, LAUNDRY PROVIDED WITHOUT HOT AND CLOD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
    - NATHTUB AND SJOWER FLOORS. WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENRS SHALL BE FINISHED WITH NONABSORBENT SURFACE SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
    - AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)
    - SMOKE DETECTORS DHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNERS PPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000)
    - 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 SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPUNG UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)
    - EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH AN AVERAGE ILLUMINATION OF 6-FOOT CANDLES 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.
  - THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCE OR STATE LAW.

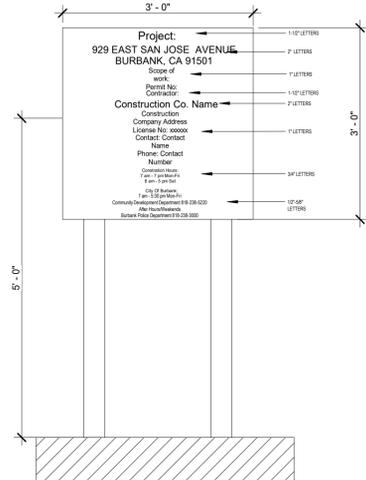
### GENERAL NOTES:

- SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
- ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
- A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING. (BMC 9-1-1-3302.4)
- WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
- TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC 9-1-1-3305)
- THE FINISH GRADE SHALL SLOPE A MIN. OF 5%, OR 6", TO POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%. (CRC R401.3)
- THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2%. (CRC R403.1.7.3)

### 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 CHAPTER 1 SEC. 115) AND/OR REVOCATION OF THE PERMIT (CBC 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

## CONSTRUCTION SIGN



**NOTE:**  
1- SIGN LOCATION: FRONT OF PROJECT SITE FACING THE STREET. SIGN CANNOT ENCRACH INTO THE PUBLIC RIGHT-OF-WAY (SIDEWALK & PARKWAY).  
2- SIGN MAY BE MOUNTED INDEPENDENTLY OR ON THE CONSTRUCTION FENCE.

## LEGAL DESCRIPTION

**LEGAL DESCRIPTION**

- SITE ADDRESS: 929 EAST SAN JOSE AVENUE, BURBANK, CA
- ZIP CODE: 91501
- APN: 2456-002-017
- TRACT: 4371
- LOT: 32
- BLK: -
- TAX RATE AREA: 02530

## SCOPE OF WORK

- NEW 784 SF ADDITION TO FIRST STORY. ONE NEW MASTER BEDROOM, TWO BATHROOMS AND FAMILY ROOM .
- NEW 235 SF SECOND STORY, OFFICE ROOM ADDITION.

## PROJECT DATA | OWNER

**TOTAL SITE AREA:** 8,994.45 SF

**EXISTING SINGLE FAMILY RESIDENCE:** 1,376 SF (2BD, 1BA)

**NEW ADDITION:** 1,019 SF (1BD, 2BA)

**OWNER: SANASAR KHACHADOORIAN**  
sonny.khach@yahoo.com  
929 EAST SAN JOSE AVENUE, BURBANK, CA  
(818) 618 8486

## ARCHITECT | ENGINEER | CONSULTANTS

**ARMEN ISAGHOLI, AIA**  
moda form  
www.moda-form.com  
1035 E ANGELENO AVE. BURBANK, CA 91501  
(818) 601-7976

**K&M ENGINEERING AND DESIGN CORP**  
info@kmdesigncorp.com  
6854 FOOTHILL BLVD. TUJUNGA, CA 9142  
(818) 273-9980

**LRG DESIGNS & CONSULTING, LLC**  
lrgdesigns914@gmail.com  
(323) 955-9827

## ZONING

- ZONING: R1
- ZONING INFO: SINGLE FAMILY RESIDENCE
- GENERAL LAND USE: LOW RESIDENTIAL
- NUMBER OF STORIE: 1-STORY
- YEAR SFD BUILT: 1925
- FIRE SPRINKLER: NO
- CONSTRUCTION TYPE: V-B
- OCCUPANCY: R-3 = 2,395, U= 342 SF
- HILLSIDE AREA: NO
- HIGH FIRE HAZARD ZONE: NO
- CLIMATE ZONE: 9

## APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL CODE / CALIFORNIA BUILDING CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA GREEN CODE

## "DIG ALERT" PRIOR TO ANY GROUND WORK OR EXCAVATION.

## SHEET INDEX

	Sheet Name
G 10	COVER SHEET
G 11	GENERAL NOTES
G 20	CALGREEN NOTES
G 21	CALGREEN NOTES
T-1	TITLE 24 REPORT
T-2	TITLE 24 REPORT
A 10	SITE PLAN
A 20	EXISTING/DEMO FLOOR AND ROOF PLANS
A 21	PROPOSED FLOOR PLANS
A 22	PROPOSED ROOF PLANS/ DETAILS
A 23	ELECTRICAL PLAN
A 30	EXISTING ELEVATIONS
A 31	PROPOSED ELEVATIONS
A 32	PERSPECTIVE RENDERINGS
A 40	SECTIONS
A 50	DETAILS
SN1	GENERAL NOTES
S1.0	STRUCTURAL PLAN
S2.0	STRUCTURAL PLANS
S3.0	STRUCTURAL PLANS
SD1	DETAILS
SD2	DETAILS
SD3	DETAILS
SD4	DETAILS

## DIVERSION OF C&D DEBRIS:

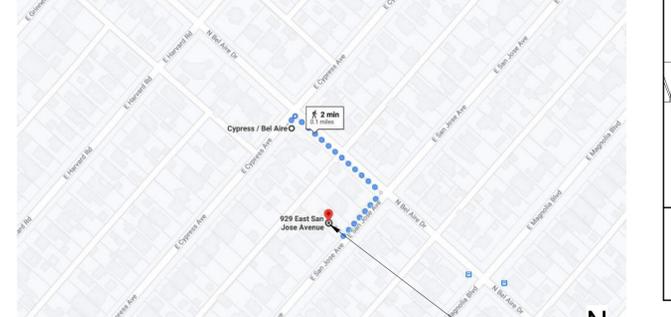
A MINIMUM 65% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A \$59.35 ADMINISTRATIVE FEE AND A REFUNDABLE DEPOSIT WILL BE COLLECTED AT THE TIME OF PERMIT ISSUANCE. THE DEPOSIT CAN BE REFUNDED IF RECYCLING RECEIPTS ARE SUBMITTED TO BUILDING DIVISION WITHIN 60 DAYS OF PERMIT FINAL (BMC 9-1-10-1012).

## SETBACK CERTIFICATION REQUIRED:

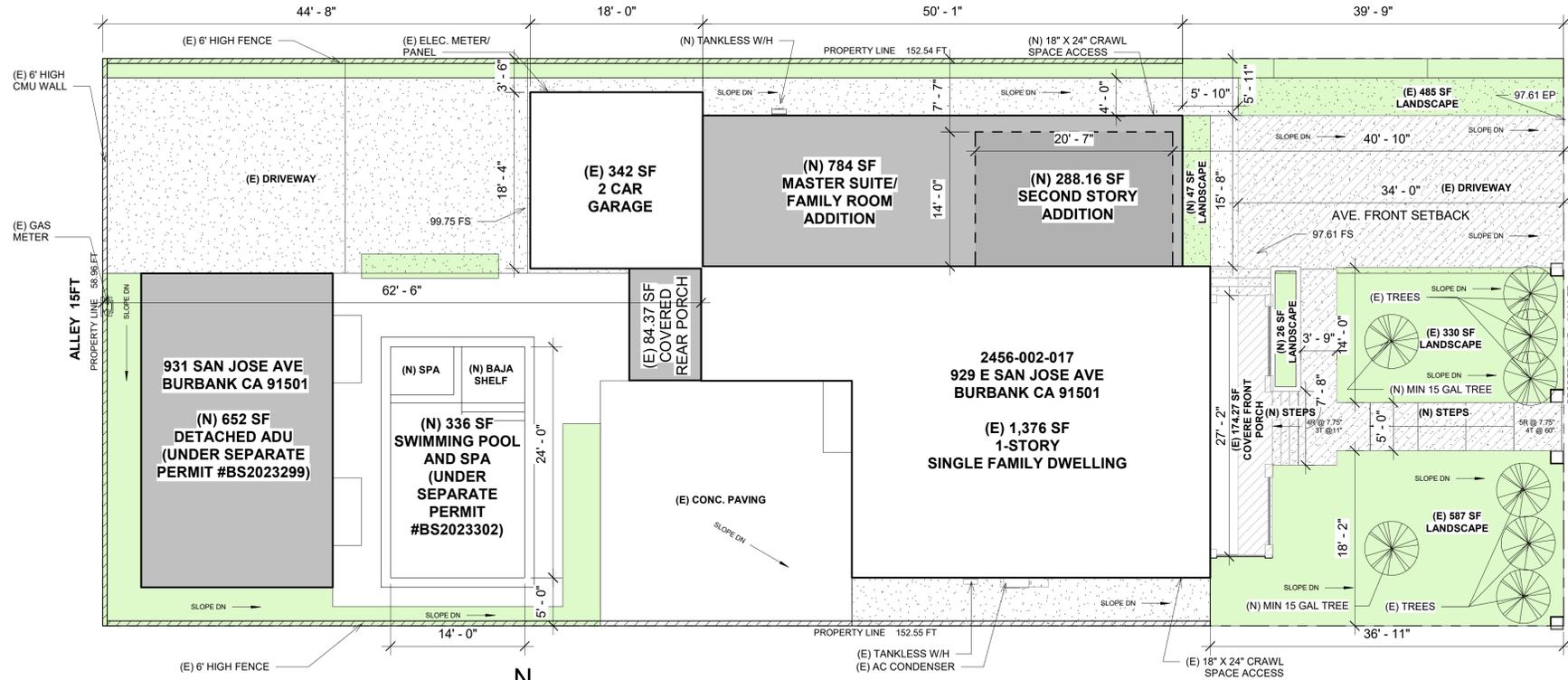
A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACKS OF ALL NEW CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION. (BMC 9-1-1-110.3.1.1)

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

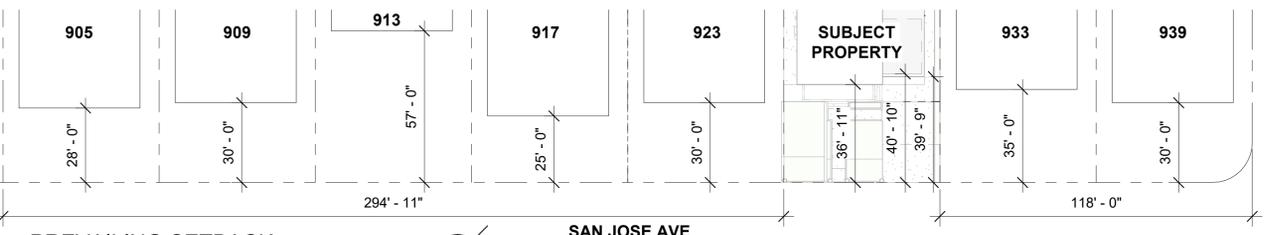
## VICINITY MAP



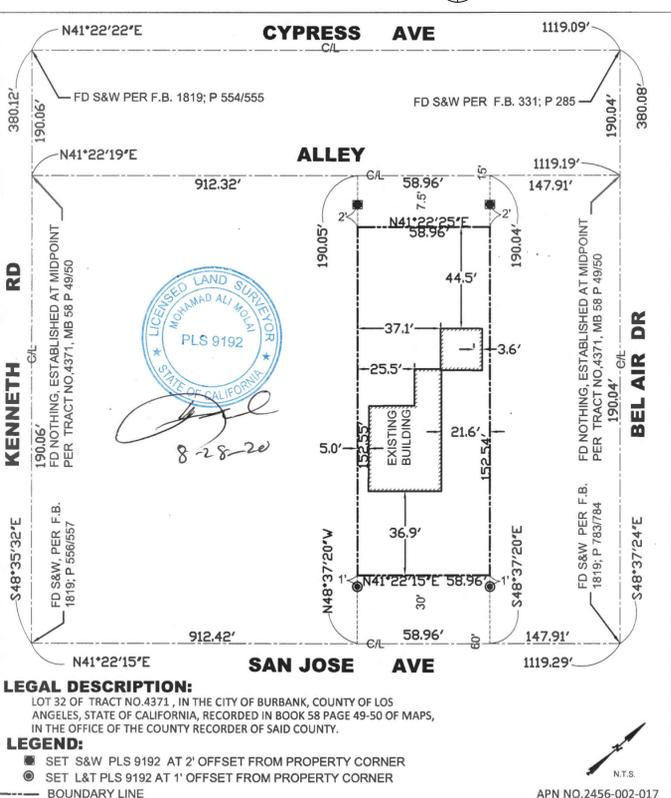
PROJECT SITE



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



**2 PREVAILING SETBACK**  
SCALE: 1/32" = 1'-0"



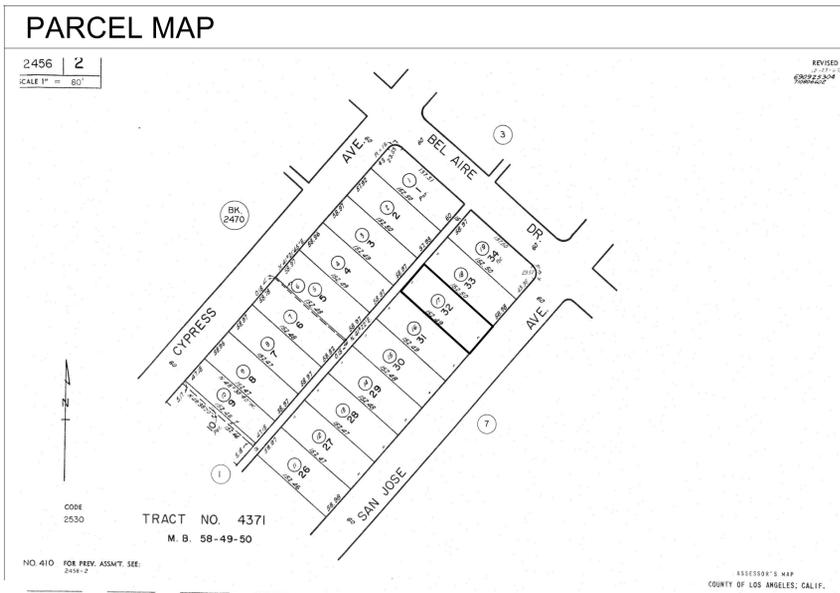
**LEGAL DESCRIPTION:**  
LOT 32 OF TRACT NO. 4371, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 58 PAGE 49-50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**LEGEND:**  
● SET S&W PLS 9192 AT 2' OFFSET FROM PROPERTY CORNER  
○ SET L&T PLS 9192 AT 1' OFFSET FROM PROPERTY CORNER  
— BOUNDARY LINE

**PLANS PREPARED BY:**  
KEG GROUP INC. (818)919-8133  
4705 KESTER AVE. SHERMAN OAKS, CA 91403

**PREPARED FOR:**  
SANASAR KHACHADOORIAN

**SURVEY PLAN**  
929 E SAN JOSE AVE BURBANK, CA 91501  
SCALE: N.T.S. DATE: 08/27/2020 BY: KK SHEET 1 OF 1



**DEVELOPMENT STANDARDS**

	PROVIDED
MIN. LOT AREA:	8,993.75 SF (PER SURVEY PLAN)
MIN. LOT WIDTH:	58.96'
MIN. LOT DEPTH:	152.54' AND 152.55'
MAX. FAR:	SEE BREAKDOWN BELOW
TOP OF ROOF:	23' -2"
MAX. STORIES:	2
MAX. LOT COVERAGE:	SEE BREAKDOWN BELOW
FRONT YARD SETBACK:	34
REAR YARD SETBACK:	62' - 6" TO SFD, 44' - 8" TO GARAGE
SIDE YARD SETBACK:	5' - 11"
MIN. OFF-STREET PARKING:	2

**FLOOR AREA RATIO (FAR)**

8,993.75 SF LOT SIZE  
0.4 FOR LOT AREA UP TO 7,500 SQUARE FT. PLUS 0.3 FOR LOT AREA OVER 7,500 SQUARE FT.

**FAR:**  
7,500 X .40 = 3,000 SF  
1,493.75 x 0.3 = 448.125 SF  
TOTAL: 3,000 + 448.125 = 3,448.125 SF MAX. FAR

2,448.16 / 8,993.75 = 27.22%  
2,448.16 < 3,448.125 , OKAY

**SF BREAKDOWN**

**MAIN HOUSE**  
1,376 SF EXISTING SFD  
784 SF ADDITION TO FRONT  
288.16 SF ADDITION TO 2ND STORY (STAIRCASE INCLUDED)  
223.47 SF ADDITION TO 2ND STORY (WITHOUT STAIRCASE)

2,448.16 TOTAL  
3 BEDROOMS  
3 BATHROOMS

**OTHER STRUCTURES**  
342 SF EXISTING 2CAR GARAGE  
84.37 SF EXISTING REAR PORCH  
174.27 SF EXISTING FRONT PORCH

**MAXIMUM LOT COVERAGE**

8,993.75 SF LOT SIZE  
50% MAX LOT COVERAGE  
8,993.75 X 50% = 4,496.875 SF

1,376 SF (E) MAIN BUILDING  
174.27 SF (E) FRONT COVERED PORCH  
784 SF (N) ADDITION TO FRONT  
84.37 SF (N) REAR COVERED PORCH

1,376 + 174.27 + 784 + 84.37 = 2,418.64 SF  
2,418.64 < 4,496.875 , OKAY

**MAX. FRONT YARD HARDSCAPING**

AVERAGE FRONT YARD SETBACK: 34 FT  
REQUIRED FRONT YARD AREA: 58.96 X 34 = 2004.64 SF  
MAXIMUM HARDSAPED AREA: 2004.64 X 45% = 902 SF  
PROVIDED HARDSCAPE AREA: 860.31 < 902 SF, OKAY

**ZONING MAP**



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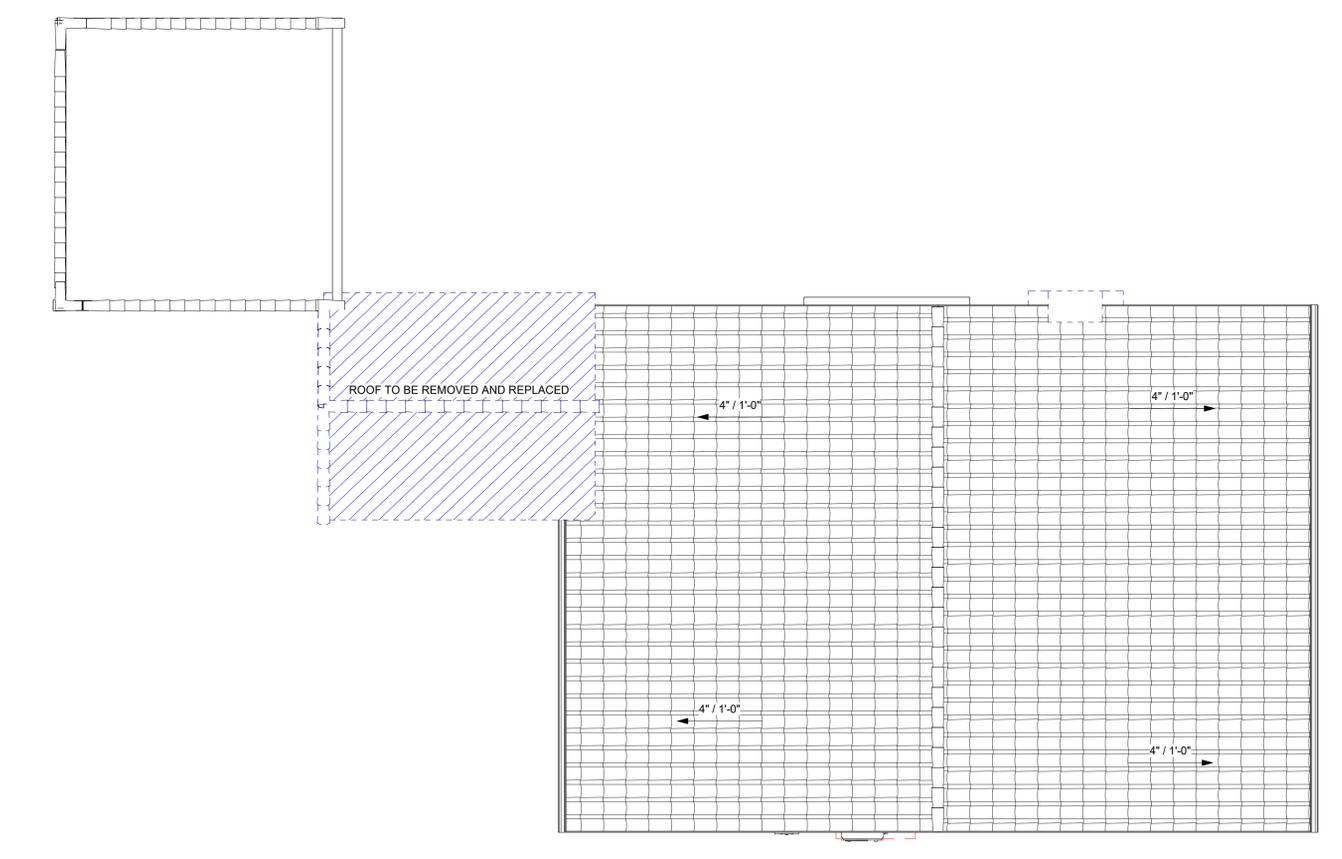
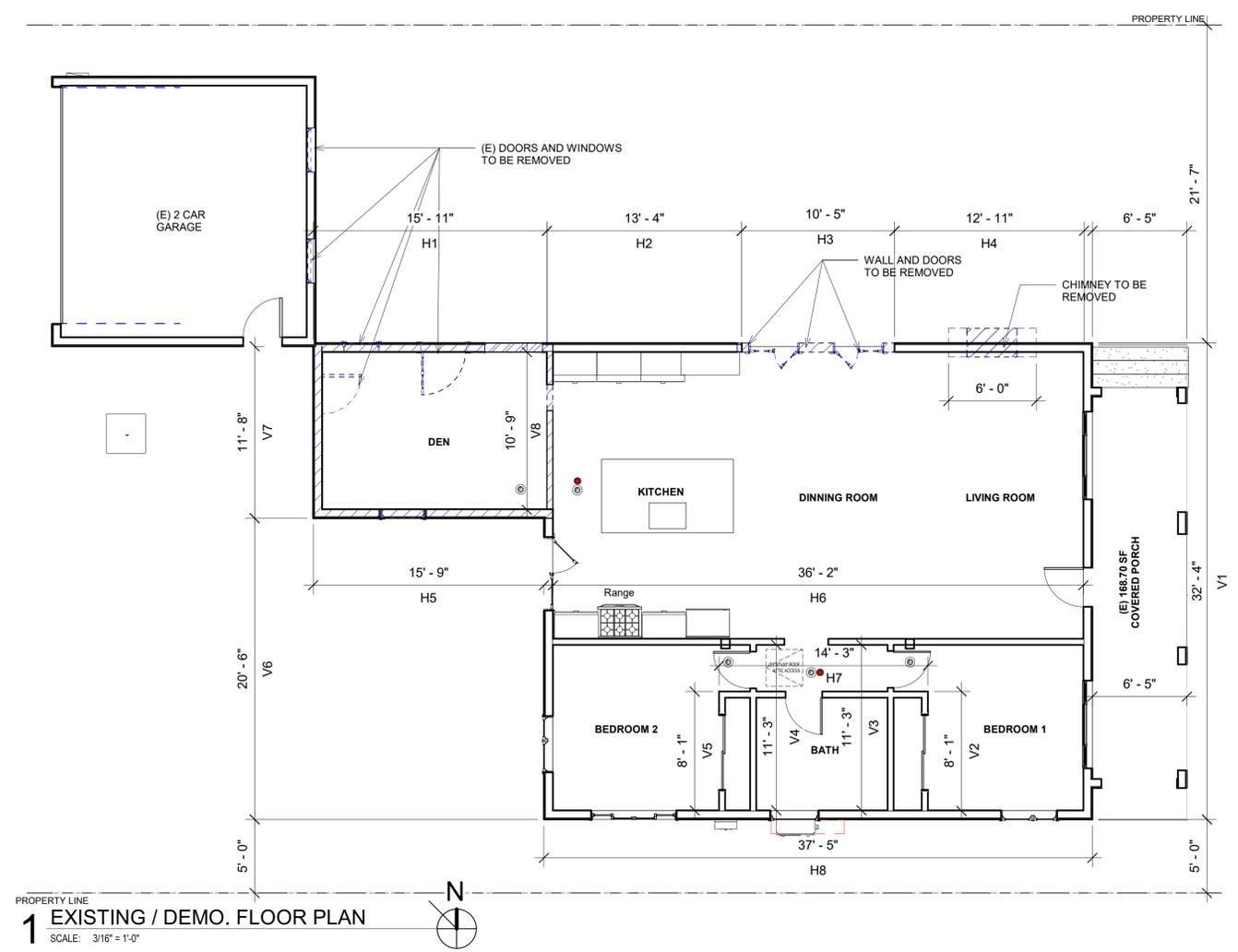
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NEW ADDITION  
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929 EAST SAN JOSE AVENUE  
20.09

OCTOBER 2021  
SFSDP  
PC NO. 21-0001968

**SITE PLAN**  
A 10



**LEGEND:**

- EXISTING WALL
- NEW WALL
- DEMO WALL
- 1HR FIRE RATED WALL WITH MIN 1/2- INCH "X" GYPSUM BOARD; EXTEND TO UNDER-SIDE OF ROOF SHEATHING
- 120 V HARD-WIRED SMOKE ALARMS WITH BATTERY BACK-UP
- APPROVED CARBON MONOXIDE DETECTOR RECEIVING POWER FROM MAIN WIRING WITH BATTERY BACK-UP
- ENERGY STAR RATED, HUMIDISTAT CONTROLLED MIN. 50 CFM EXHAUST FAN DUCTED TO THE OUTDOOR.



**TOTAL EXISTING WALL LENGTH:**

- V1 = 32.33
- V2 = 8.08
- V3 = 11.25
- V4 = 11.25
- V5 = 8.08
- V6 = 20.5
- V7 = 11.66
- V8 = 10.75
- H1 = 15.91
- H2 = 13.33
- H3 = 10.41
- H4 = 12.91
- H5 = 15.75
- H6 = 36.16
- H7 = 14.25
- H8 = 37.41

TOTAL LENGTH: 270.03

**TOTAL DEMO WALL LENGTH:**

- V7 = 11.66
- V8 = 10.75
- H1 = 15.91
- H3 = 10.41
- H5 = 15.75

TOTAL LENGTH: 64.48

64.48 / 270.03 = 0.23  
**(23%) DEMOLITION**

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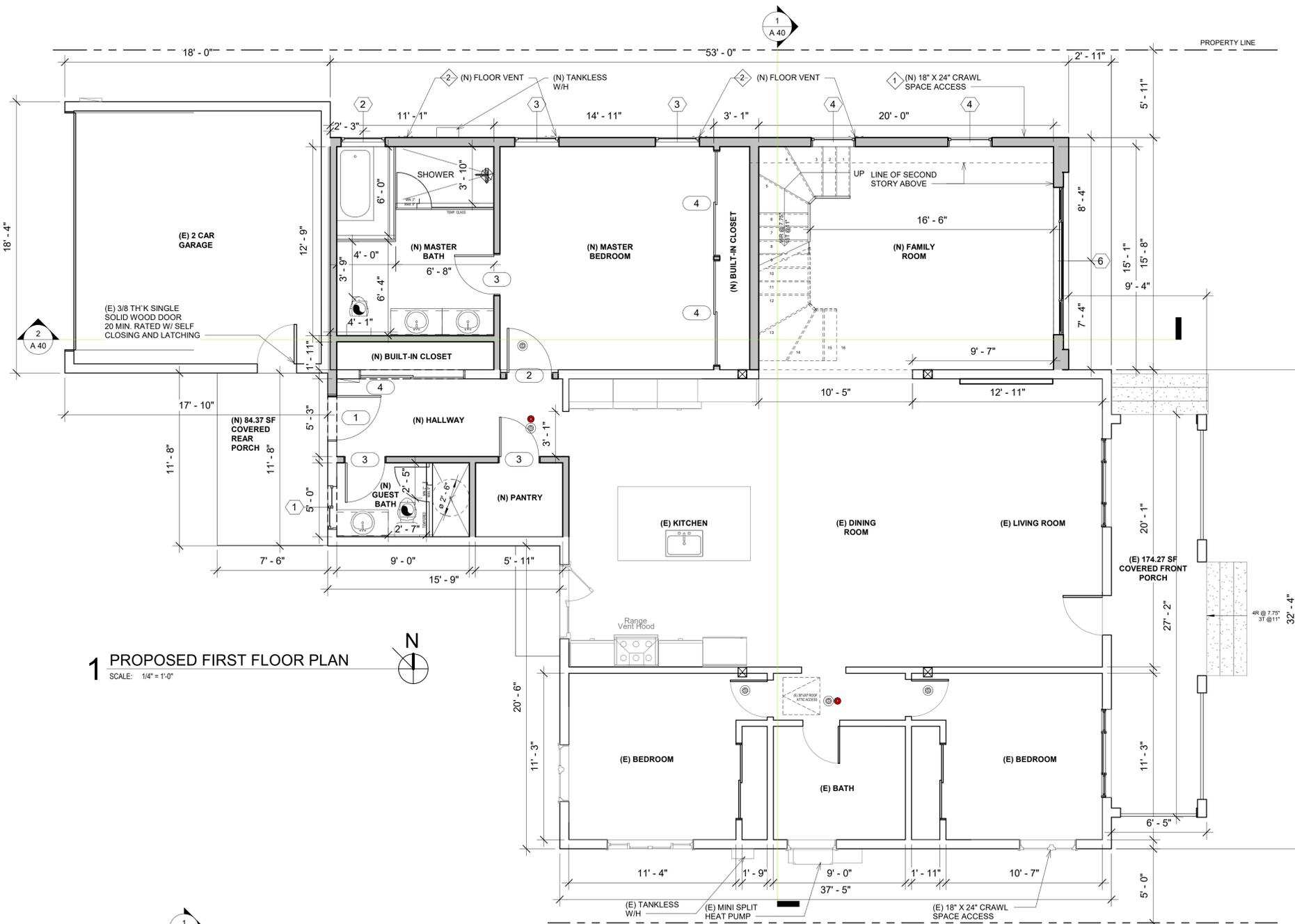
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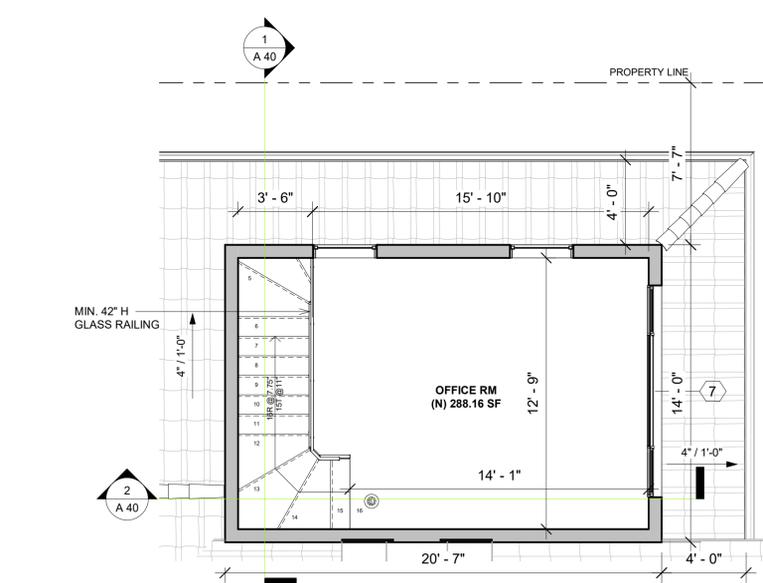
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**EXISTING/DEMO FLOOR AND ROOF PLANS**



**1 PROPOSED FIRST FLOOR PLAN**

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



**2 PROPOSED SECOND FLOOR PLAN**

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



**LEGEND:**

- EXISTING WALL
- NEW WALL
- DEMO WALL
- 1HR FIRE RATED WALL WITH MIN 1/2" INCH "X" GYPSUM BOARD; EXTEND TO UNDER-SIDE OF ROOF SHEATHING
- 120 V HARD-WIRED SMOKE ALARMS WITH BATTERY BACK-UP
- APPROVED CARBON MONOXIDE DETECTOR RECEIVING POWER FROM MAIN WIRING WITH BATTERY BACK-UP
- ENERGY STAR RATED, HUMIDISTAT CONTROLLED MIN. 50 CFM EXHAUST FAN DUCTED TO THE OUTDOOR.
- PROJECT NORTH
- ORIGINAL NORTH

**ENERGY CODE NOTES:**

- THE PHOTOVOLTAIC SYSTEM MUST BE INSTALLED PRIOR TO FINAL INSPECTION.

**WATER HEATER NOTES:**

- TEMPERATURE, PRESSURE, AND VACUUM RELIEF DEVICES OR COMBINATIONS THEREOF, AND AUTOMATIC GAS SHUTOFF DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. (CPC 504.6)
- NEW INSTALLATION OF GAS WATER HEATER SHALL HAVE ALL THE FOLLOWING AS PER 2019 CALIFORNIA ENERGY CODE 150.0(N):
  - A 120V ELECTRICAL RECEPTACLE IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE WITH NO OBSTRUCTIONS.
  - A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN OUTSIDE TERMINATION AND THE WATER HEATER.
  - A CONDENSATE DRAIN NO MORE THAN 2 INCHES HIGHER THAN THE BASE ON WATER HEATER FOR NATURAL DRAINING.
  - A GAS SUPPLY LINE WITH CAPACITY OF AT LEAST 200,000 BTU/HR.

**FLOOR ATTIC VENTILATION CALCULATION:**

**NEW CRAWL SPACE REQUIRED VENT AREA:**  
(1/150) X 940 SF = 6.26 SF

**PROVIDED VENT AREA:**

- 1 1X 18-IN X 24-IN GALVANIZED STEEL VENTILATING ACCESS DOOR  
(18 X 24) = 432 / 144 = 3 SF
- 2 6X 16-IN X 6-IN GALVANIZED STEEL FLAT SCREEN VENT  
(6 X 16 X 6) = 576 / 144 = 4 SF

TOTAL: 3 + 4 = 7 SF  
7 SF > 6.26 SF OKAY

**WINDOW NOTES:**

- ALL GLAZING WITHIN 40" OF ENTRY DOOR HANDLE SHALL BE TEMPERED.
- THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
- BEDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.75 SF WHEN ABOVE THE GRADE-FLOOR AND 5 SF ON THE GRADE FLOOR, A MINIMUM NET HEIGHT OF 24" AND MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR.

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**KHACHADOORIAN FAMILY**

**NEW ADDITION**

BURBANK, CA 91501

929 EAST SAN JOSE AVENUE

20.09

OCTOBER 2021  
SFSDP  
PC NO. 21-0001968

**PROPOSED FLOOR PLANS**

A 21

**NEW DOOR SCHEDULE**

Mark	Count	Width	Head Height	Thickness	U FACTOR	SHGC...	Descriptions
1	1	3'-0"	6'-8"	0'-1 1/2"			1 PANEL SOLID WOOD EXTERIOR DOOR
2	1	3'-0"	6'-8"	0'-1 1/2"			1 PANEL INTERIOR HOLLOW CORE SWINGING DOOR
3	2	2'-8"	6'-8"	0'-1 1/2"			1 PANEL INTERIOR HOLLOW CORE SWINGING DOOR
4	3	7'-0"	8'-0"	0'-1 1/2"			2 PANEL XX SLIDING CLOSET DOOR

Grand total: 8

**NEW WINDOW SCHEDULE**

Mark	Count	Width	Height	Material	Operation	Visible From Street	Frame Type	External Grid (SDL)	Edge Detail	Bedroom	Energy Efficient	U FACTOR	SHGC	Tempered Glass	Fire Hazard	Window within 18" of floor or 40" of door
1	1	3'-0"	2'-0"	ALUM.	SLIDING	No	NAIL-ON	No	FLAT TRIM	No	Yes	0.3	0.23	Yes	No	No
2	1	3'-0"	2'-0"	ALUM.	CASEMENT	No	NAIL-ON	No	FLAT TRIM	No	Yes	0.3	0.23	No	No	No
3	2	3'-0"	4'-0"	ALUM.	CASEMENT	No	NAIL-ON	No	FLAT TRIM	Yes	Yes	0.3	0.23	No	No	No
4	2	3'-0"	4'-8"	ALUM.	FIXED	Yes	NAIL-ON	No	FLAT TRIM	No	Yes	0.3	0.23	Yes	No	No
5	1	3'-0"	5'-0"	ALUM.	CASEMENT/FIXED	Yes	NAIL-ON	No	FLAT TRIM	No	Yes	0.3	0.23	Yes	No	No
6	1	9'-11 1/2"	5'-0"	ALUM.	CASEMENT/FIXED	Yes	NAIL-ON	No	FLAT TRIM	No	Yes	0.3	0.23	Yes	No	No
7	1	9'-11 1/2"	5'-0"	ALUM.	CASEMENT/FIXED	Yes	NAIL-ON	No	FLAT TRIM	No	Yes	0.3	0.23	Yes	No	No
8	1	3'-0"	5'-0"	ALUM.	CASEMENT/FIXED	Yes	NAIL-ON	No	FLAT TRIM	No	Yes	0.3	0.23	Yes	No	No

Grand total: 10

PRODUCT INFORMATION



Profile:	Claylite®
Color Name:	Java Blend
SKU Number:	ZUNDU3250
Product Type:	Lightweight
Color:	Grey, Brown Multicolor

Available Regions:  
**Nationwide**

Cool Rated Product

Reflectivity: 0.2  
Aged Ref. (3 yr): 0.20\*  
Emmissivity: 0.86  
Aged Em. (3 yr) pending  
SRI: 17  
Aged SRI (3 yr): 17\*  
CRRC ID#: 0184  
Seller ID#: 0942

Tile Specifications

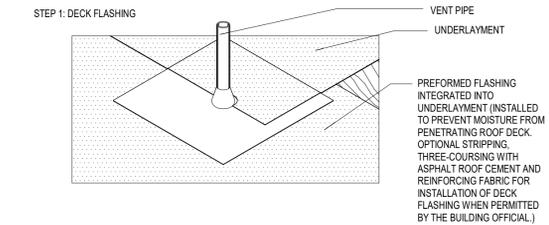
Size: 18" x 13"  
Coverage: 88  
Approx. Installed Weight: 590 lbs  
Pieces per Pallet: 336  
Squares per Pallet: 3.8  
Approx. Weight per Pallet: 2300 lbs

1,800.669.TILE (8453)  
www.BoralRoof.com

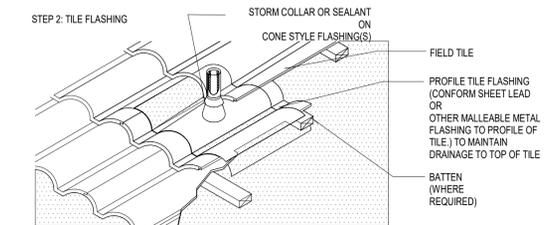
\*Calculated Aged Value  
The printed color shown here may vary from actual available tile color and should not be used to color match. Please contact your local Sales Representative for actual tile samples.

	Initial	Weathered
Solar Reflectance	0.2	0.20*
Thermal Emittance	0.86	pending
Rated Product ID Number	0184	
Licensed Seller ID Number	0942	
Classification	Production Line	

Cool Roof Rating Council ratings are determined for a fixed set of conditions, and may not be appropriate for determining seasonal energy performance. The actual effect of solar reflectance and thermal emittance on building performance may vary.  
Manufacturer of product stipulates that these ratings were determined in accordance with the applicable Cool Roof Rating Council procedures.

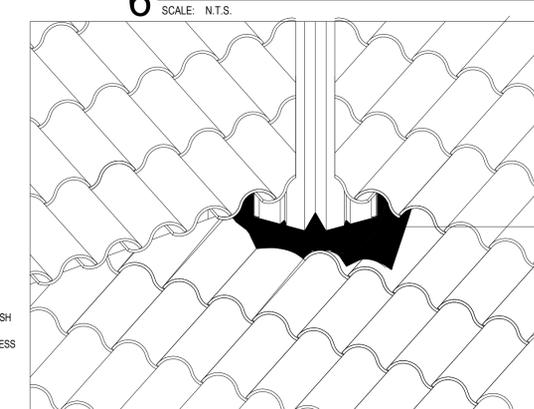


- Notes:
- For recommended underlayment and fastening requirement, see Table 1A and 1B.
  - All vent pipes require a deck flashing and tile flashing.
  - Tile flashings shall extend onto the tile a minimum of 4" on flat tile and a minimum of 1" past the crown of a profiled tile.
  - Dimensions shown are minimums and are intended to be approximate to allow for reasonable tolerances due to field conditions.
  - For flat tile, rigid flashing materials may be used.



ALL PIPES AND VENTS SHOULD BE LOCATED IN SUCH A MANNER AS TO NOT IMPEDE FLASHINGS AT ROOF TRANSITION.

6 VENT PIPE FLASHING

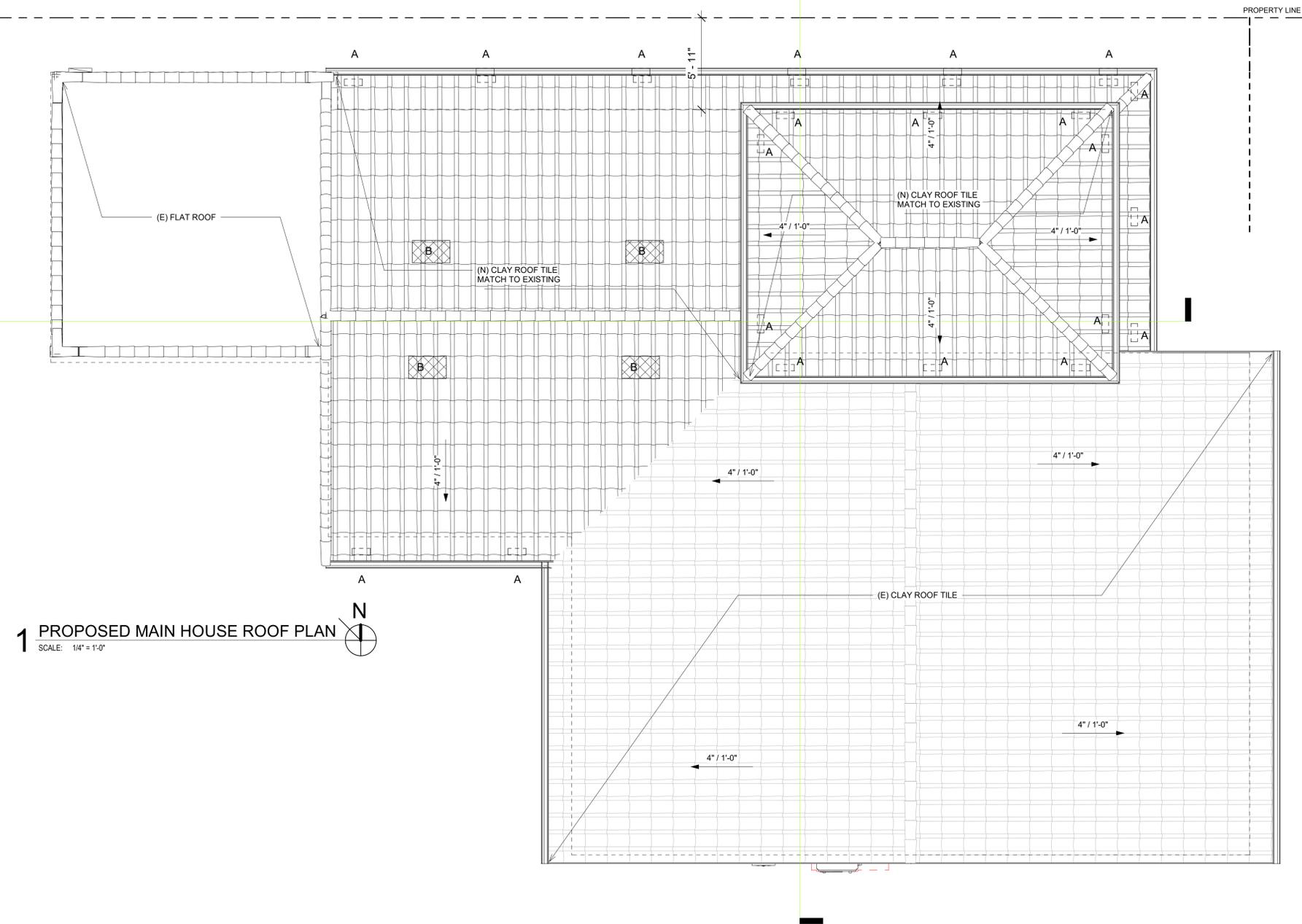


THE VALLEY METAL MUST LAP ONTO THE TILE OF THE COURSE BELOW THE ROOF TRANSITION FLASHING

EXAMPLE FOR HIGH PROFILE TILE  
LEAD SOAKER OR OTHER APPROVED MALLEABLE MATERIAL SHOULD BE USED TO FORM A WATER FLOW TRANSITION FLASHING

5 VALLEY TRANSITIONS

SCALE: N.T.S.



1 PROPOSED MAIN HOUSE ROOF PLAN

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

High-Profile Model S  
97.5 sq. in NFVA



NEW ROOF ATTIC VENTILATION CALCULATION:

MAIN HOUSE NEW ROOF ATTIC REQUIRED VENT AREA:  
(1/150) X 1,039 = 6.92 SQ.FT.

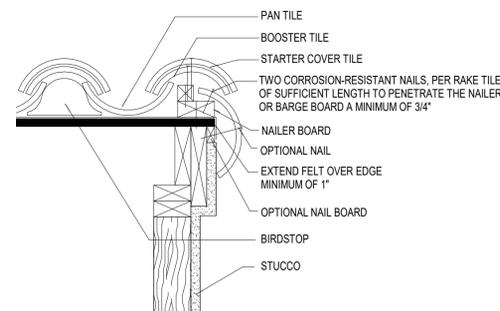
- PROVIDED VENT AREA:
- A 9 ALUM. SOFFIT VENT  
9X (5"X14") / 144 = 4.37 SQ.FT.
  - B 4 O'HAGIN HIGH-PROFILE MODEL S VENT  
4X 97.5 = 390 / 144 = 2.70 SQ.FT

TOTAL PROVIDED VENT AREA:  
4.37 + 2.70 = 7.07SQ.FT. > 6.92 SQ.FT. ,OKAY

SECOND FLOOR ROOF ATTIC REQUIRED VENT AREA:  
(1/150) X 428 = 2.85 SQ.FT.

- PROVIDED VENT AREA:
- A 10 ALUM. SOFFIT VENT  
10X (5"X14") / 144 = 4.86 SQ.FT.

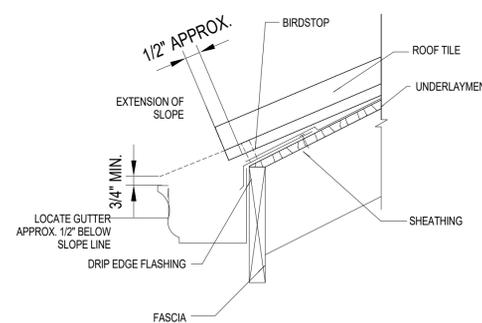
TOTAL PROVIDED VENT AREA:  
4.86 SQ.FT. > 2.85 SQ.FT. ,OKAY



NOTE:  
1. DIMENSIONS SHOWN ARE MINIMUMS AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS, AND AREA PRACTICE.

3 GABLE \ EAVE INSTALLATION - BARREL TILE

SCALE: 1 1/2" = 1'-0"



- NOTES:
- AN EAVE DRIP EDGE FLASHING IS REQUIRED WITH STUCCO FASCIA, EIFS (EXTERIOR INSULATED FINISH SYSTEM) AND FLUSH FASCIA PERIMETER EDGES.
  - BATTENS FOR TILES WITH PROTRUDING ANCHOR LUGS ARE OPTIONAL FOR SLOPES BETWEEN 3:12 LESS THAN OR EQUAL TO 7:12. DIRECT DECK NAILING ATTACHMENT OF TILE MAY BE PERMISSIBLE.
  - EAVE CLOSURE SHOULD BE OF HEIGHT EQUAL TO COMBINED THICKNESS OF BATTEN SYSTEM AND THICKNESS OF ONE COURSE OF TILE.
  - DIMENSIONS SHOWN ARE MINIMUMS AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.

4 GUTTERS

SCALE: 1 1/2" = 1'-0"

CONSULTANTS  
K&M ENGINEERING AND DESIGN CORP  
STRUCTURAL ENGINEERS (818) 273-9980

LRG DESIGNS  
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KHACHADOORIAN FAMILY

NEW ADDITION

BURBANK, CA 91501

929 EAST SAN JOSE AVENUE  
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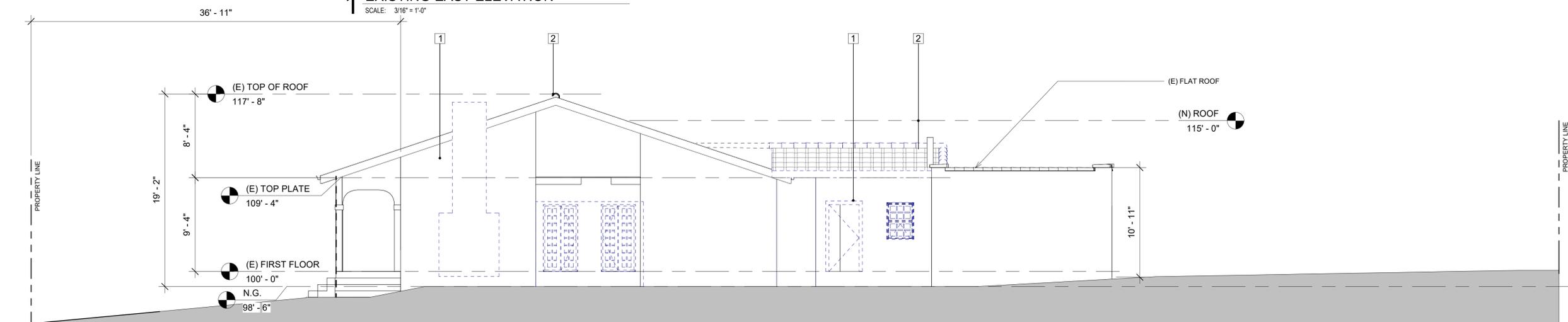
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PROPOSED ROOF PLANS/ DETAILS

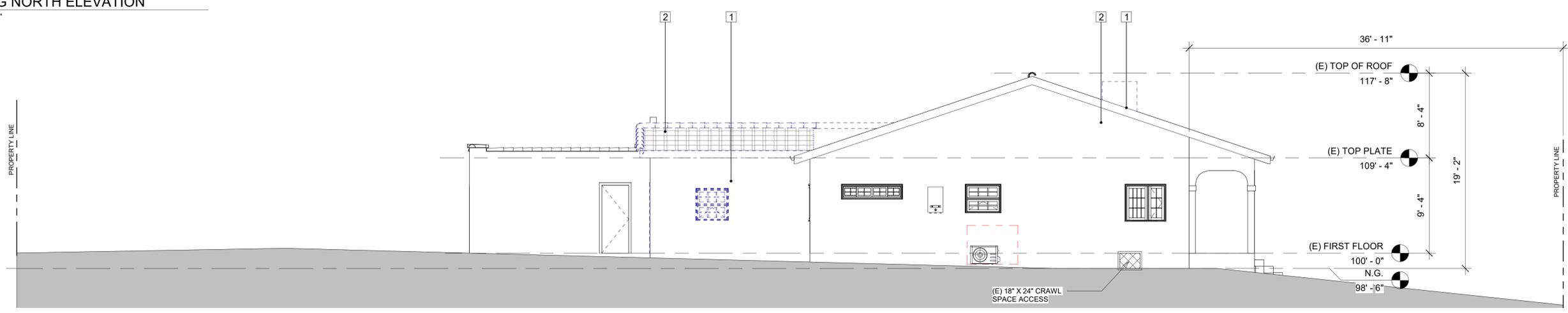
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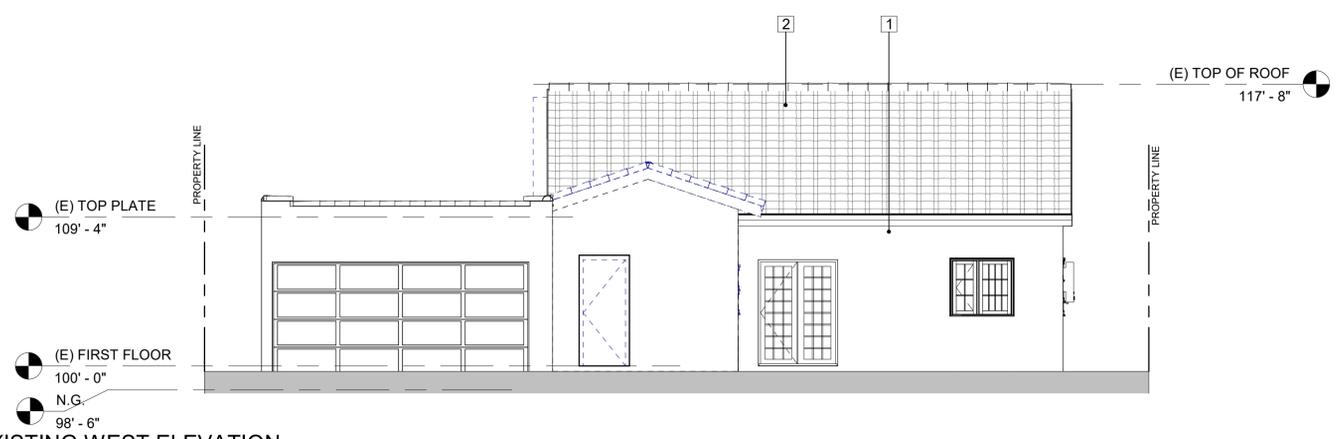
**1 EXISTING EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 EXISTING NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**3 EXISTING SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



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

**ELEVATION KEY NOTES**

SYMBOL	DESCRIPTION
1	STUCCO MATCH TO EXISTING COLOR: WHITE
2	CLASS 'A' FIRE RATED ROOF CLAY TILE MATCH TO EXISTING COLOR:
3	EXTERIOR SPANISH TILE COLOR: GRAY

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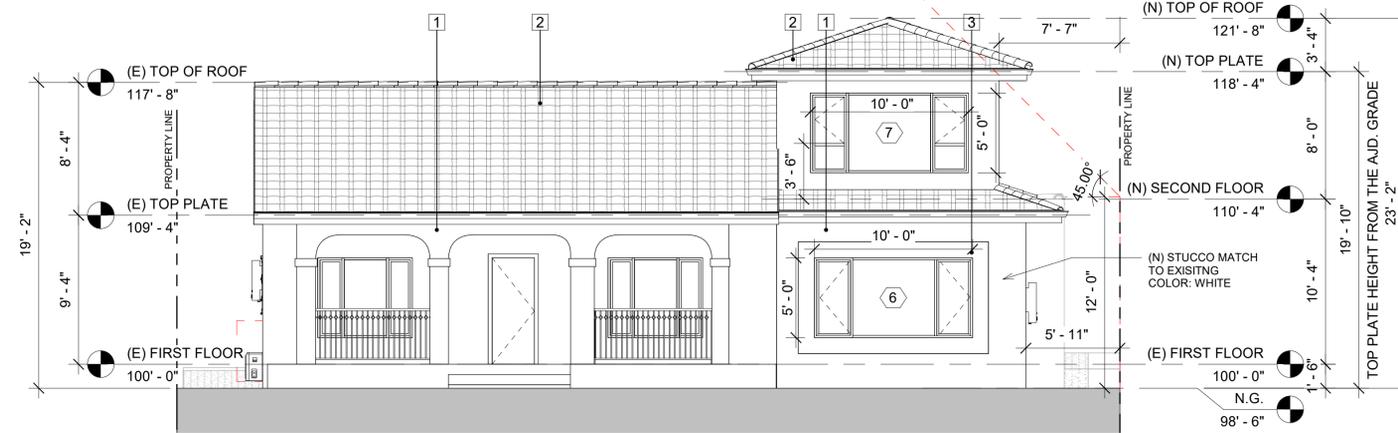
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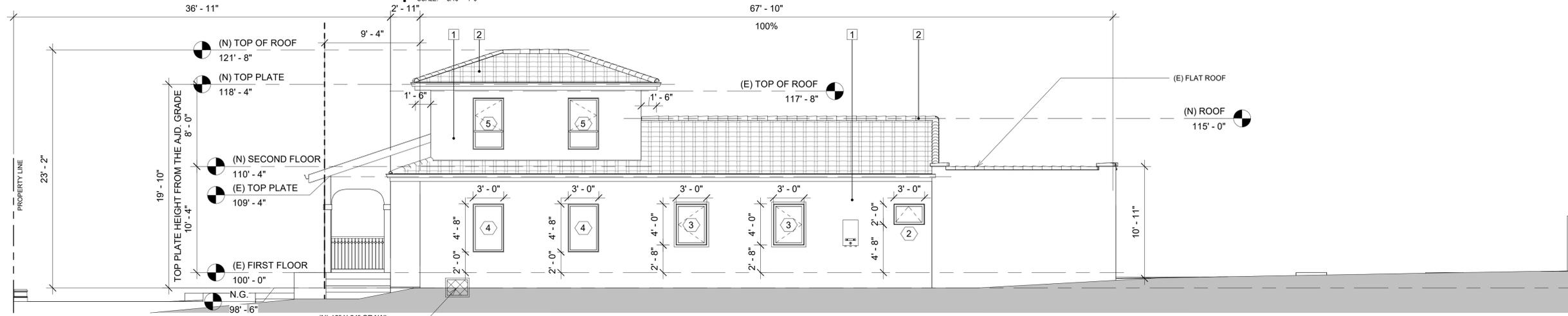
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**EXISTING ELEVATIONS**

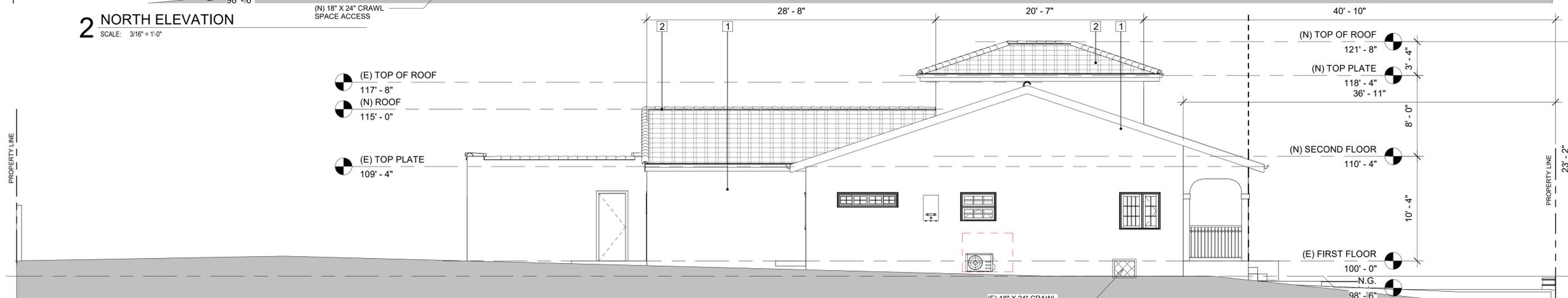
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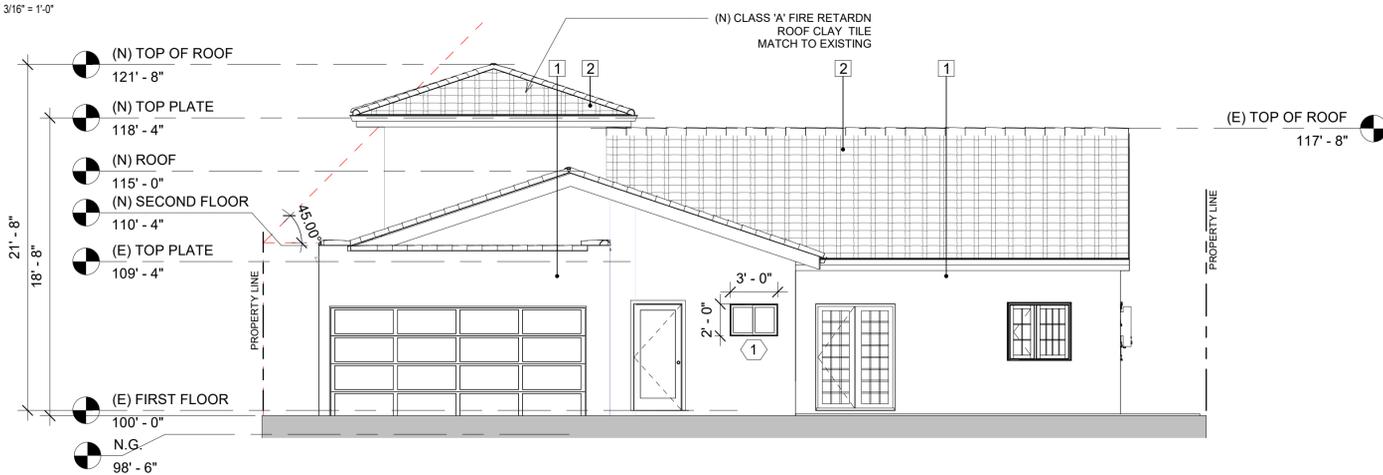
**1 MAIN HOUSE EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**4 WEST ELEVATION**

**ELEVATION KEY NOTES**

SYMBOL	DESCRIPTION
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**PROPOSED ELEVATIONS**

**A 31**



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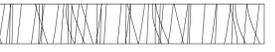
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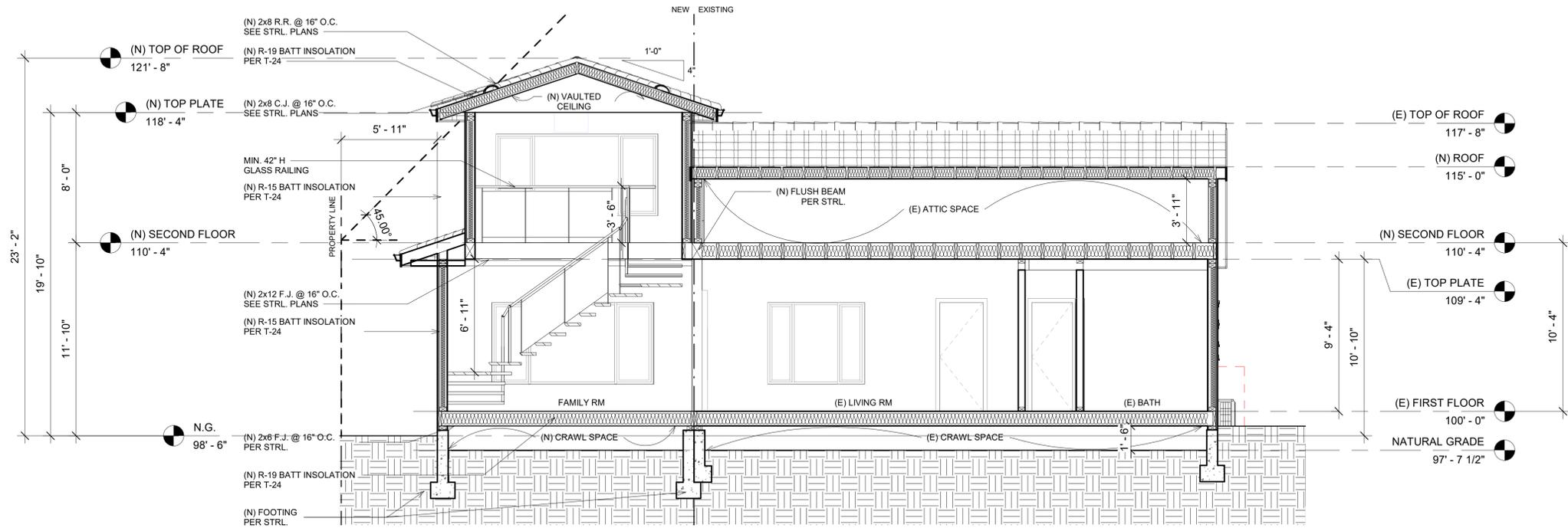
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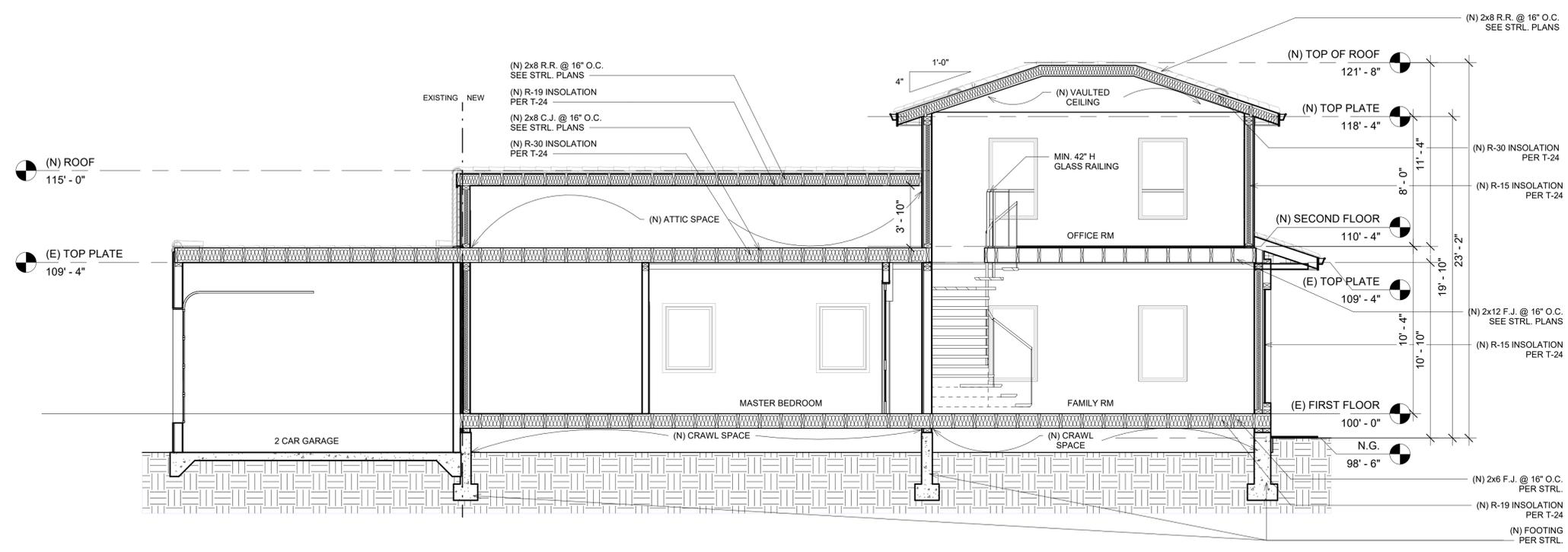


**PERSPECTIVE RENDERINGS**

**A 32**



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



**2** E/W SECTION 2  
SCALE: 1/4" = 1'-0"

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SECTIONS

A 40