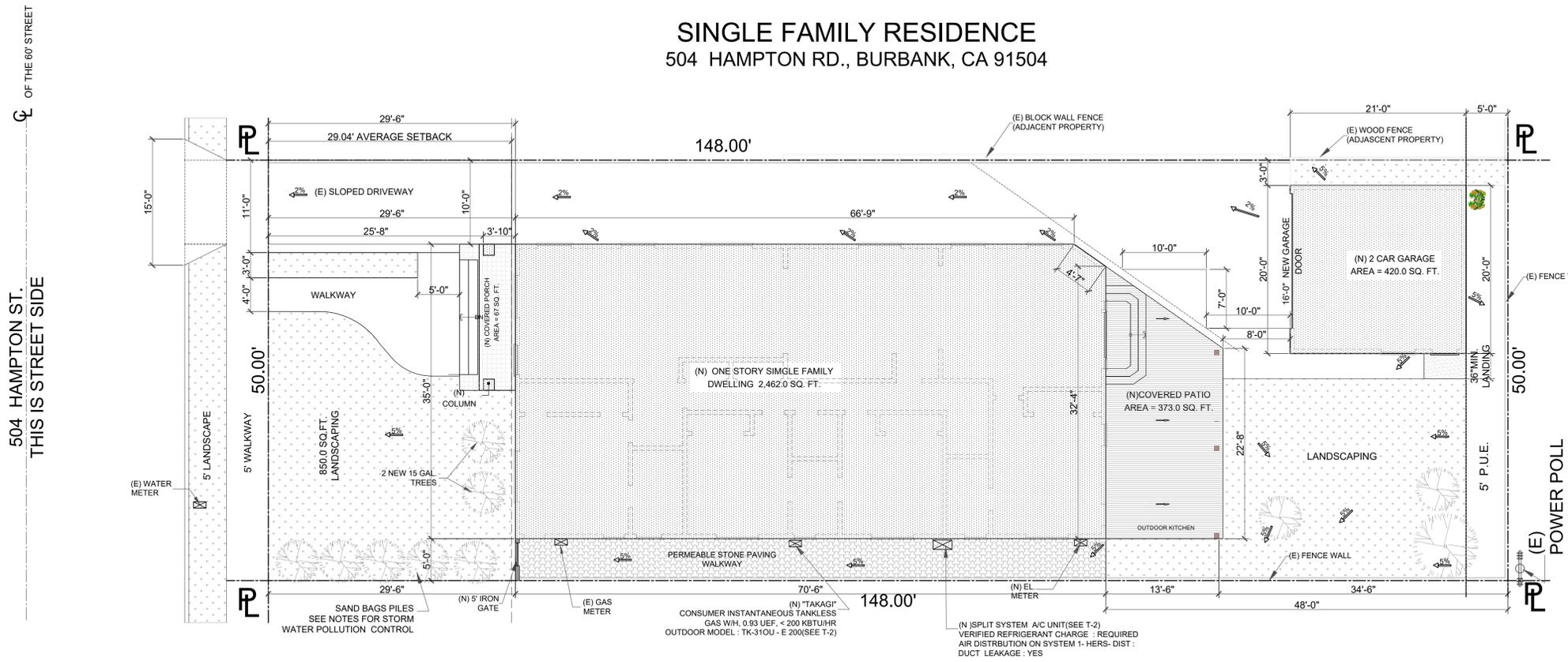


# SINGLE FAMILY RESIDENCE

## 504 HAMPTON RD., BURBANK, CA 91504



**LEGAL DESCRIPTION:**

ZONING.....R1  
 OCCUPANCY GROUP.....R-3 / U  
 TYPE OF CONSTRUCTION.....TYPE V-B  
 STORIES.....1-STORY  
 APN NO.....2469-023-016  
 TRACT NO 5073 NE 50 FT OF LOT 10 BLK 22  
 HIGH FIRE HAZARD ZONE.....NO  
 NFPA 13D AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED  
 LOT AREA.....7,400.00 SQ. FT.

**PROJECT DESCRIPTION:**

MAXIMUM ALLOWABLE FLOOR AREA 40% OF LOT AREA  
 7,400.00 X 0.40 = 2,960.00 SQ. FT.

EXISTING FLOOR AREA: 1,424.0 SQ. FT.  
 EXISTING COVERED PORCH (TO BE DEMO) 98.0 SQ. FT.  
 EXISTING ATTACHED 2-CAR GARAGE (TO BE DEMO) 426.0 SQ. FT.  
 EXISTING WORKSHOP(TO BE DEMO) 553.0 SQ. FT.  
 EXISTING COVERED PATIO(TO BE DEMO) 585.0 SQ. FT.  
 EXISTING AREA TO BE DEMO 119.0 SQ. FT.

**NEW SFD:**

NEW SFD 2,462.0 SQ. FT.  
 NEW COVERED PORCH (CREDIT) 67.0 SQ. FT.  
 NEW 2 CAR GARAGE 420.0 SQ. FT.  
 NEW COVERED PATIO AT REAR 373.0 SQ. FT.  
 TOTAL FLOOR AREA 2,462 + 67 + 420 + 373 = 2,835.0 SQ. FT.  
 \*\*\* PROVIDED FLOOR AREA RATIO: 2,835.0 SQ. FT.  
**FLOOR AREA RATIO = 2,835 / 7400.00 = 38.3% < 40%**

LANDSCAPING = 850 / 1452.00 = 58.55%  
 HARDSCAPE AREA = 602 / 1452.00 = 41.45%  
 WALK WAY (181.0) + DRIVEWAY (313.0) + PORCH (67.0) + STEPS (41.0) = 602.0 SQ. FT.

**SCOPE OF WORK**

1. DEMO EXISTING 1423.00 SQ. FT. ONE STORY S.F.D.
2. NEW 2,462.0 SQ. FT. ONE STORY SFD.
3. EXISTING TWO CAR GARAGE AND GUEST HOUSE TO BE DEMO (929 SQ. FT.)
4. NEW 2 CAR GARAGE 420 SQ. FT.
5. NEW 373 SQ. FT. COVERED PATIO WITH OUTDOOR KITCHEN
6. NEW LANDSCAPE AND HARDSCAPE AT FRONT.
7. NEW GATE.

**DRAWINGS INDEX**

SHEET No	ARCHITECTURAL	SHEET No	
A-1	SITE PLAN	L-1	PLANTING PLAN
A-2	EXISTING AND DEMO PLAN EXISTING SITE	L-2	IRRIGATION PLAN
A-3	PROPOSED FLOOR PLAN	L-3	LANDSCAPE DETAILS AND SPECIFICATIONS
A-4	RESIDENTIAL ELECTRICAL NOTES	STRUCTURAL	
A-5	ROOF PLAN	S-1	GENERAL NOTES
A-6	ELEVATIONS	S-2	FOUNDATION PLAN
A-7	ELEVATIONS	S-3	ROOF FRAMING PLAN
A-8	SECTIONS	S-4	GARAGE FOUNDATION AND FRAMING PLAN
A-9	GARAGE FLOOR PLAN, ELEVATIONS	S-5	COMMON DETAIL
T-1	TITLE 24 REPORT	S-6	DETAILS
T-2	TITLE 24 REPORT	S-7	DETAILS
		HFX1	ANCHORAGE DETAILS
		HFX2	ANCHORAGE DETAILS

BACKWATER VALVE REQUIRED ON PROPERTY SEWER PER BMC 8-1-313

**HERS VERIFICATION REQUIREMENT**

Firm or individual responsible for the verification:

Name: \_\_\_\_\_ License No.: \_\_\_\_\_

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CBC, CRC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THIS JURISDICTION.
2. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
3. ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
4. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING. (BMC 9-1-1-3302.3)
5. WATER SHALL BE PROVIDED ON SITE AND USED TO CONTROL DUST.
6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE (BMC 9-1-1-3305)
7. THE FINISH GRADE SHALL SLOPE A MIN. OF 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)
8. 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)

**LEGEND:**

- PROPOSED S.F.D. AND DETACHED 2-CAR GARAGE
- PROPOSED COVERED PATIO
- SLOPE DIRECTION

**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 AND MULTI-FAMILY RESIDENTIAL BUILDINGS CONSTRUCTED ON OR BEFORE JANUARY 1, 1994. FIXTURES INCLUDE WATER CLOSETS, URINALS, SHOWERHEADS, LAVATORY FAUCETS, AND KITCHEN FAUCETS. NONCOMPLIANT FIXTURES CAN ONLY BE REPLACED BY FIXTURES COMPLYING WITH THE REQUIREMENTS OF CALGREEN AND THE CALIFORNIA PLUMBING CODE.

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

THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET (3048 MM) MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET (3048 MM) OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

EXCEPTION: WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE BUILDING FOUNDATION SHALL BE PERMITTED TO BE REDUCED TO NOT LESS THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2-PERCENT SLOPE).

THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.

**APPLICABLE CODE:**

2019 CALIFORNIA RESIDENTIAL CODE (CRC), 2019 CALIFORNIA BUILDING CODE (CBC), 2019 CALIFORNIA MECHANICAL CODE (CMC), 2019 CALIFORNIA PLUMBING CODE (CPC), 2019 CALIFORNIA ELECTRICAL CODE (CEC), 2019 CALIFORNIA FIRE CODE (CFC), 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC), 2019 CALIFORNIA ENERGY CODE (TITLE 24, PART 6), AND 2017 EDITION OF THE LOS ANGELES CODES AND CURRENT ZONING CODE AND 2019 CITY OF BURBANK AMENDMENTS.

**SETBACK CERTIFICATION REQUIREMENT**

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

ANY PORTION OF PUBLIC SIDEWALK, PEDESTRIAN RAMP, CURB OR GUTTER THAT IS BROKEN, UNEVEN OR UPLIFTED AT THE END OF THE PROJECT MUST BE RECONSTRUCTED TO THE SATISFACTION OF THE CITY ENGINEER. THE CONSTRUCTION WILL BE REQUIRED WHETHER THE DAMAGE IS PRE-EXISTING OR IS A RESULT OF PROJECT. CONTACT THE PUBLIC WORKS INSPECTION OFFICE AT 818-238-3955 TO HAVE THESE AREAS INSPECTED AND IDENTIFIED AFTER OBTAINING A PUBLIC WORKS EXECUTION PERMIT (BMC 7-3-501)

THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH (NFPA-13) AND (NFPA-13D). THE SPRINKLER SHALL BE APPROVED BY FIRE DEPARTMENT PRIOR TO INSTALLATION. (CBC 903.3.1)

**DIVERSION OF CONSTRUCTION & DEMOLITION DEBRIS:**

A MINIMUM 50% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A \$50 ADMINISTRATIVE FEE AND A REFUNDABLE DEPOSIT WILL BE COLLECTED AT THE TIME OF PERMIT ISSUANCE. THE DEPOSIT WILL BE REFUNDED IF RECYCLING RECEIPTS ARE SUBMITTED TO BUILDING DIVISION WITHIN 60 DAYS OF PERMIT FINAL (BMC 9-1-10-1012).

### GENERAL REQUIREMENTS

A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOR-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 CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

B. AN APPROVED SEISMIC GAS SHUT-OFF VALVE SHALL 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 BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (SEPARATE PLUMBING PERMITS IS REQUIRED).

C. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

D. KITCHEN SINKS, LAVATORIES, BATHUBS, SHOWERS, BOWLS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

E. BATHUBS AND SHOWER FLOORS, WALLS ABOVE BATHUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS 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).

F. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

G. PROVIDE 72 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (R308) N. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING

H. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)

I. WATER HEATER MUST BE STRAPPED TO WALL OF THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

J. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.

K. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL P.C./STR.CORR20 (REV. 12/12/2016) 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)

L. 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)

M. 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-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

**BUILDING DIVISION**  
**Community Development Department**  
**City of Burbank**

**WATER-CONSERVING PLUMBING FIXTURES**  
**CERTIFICATE OF COMPLIANCE**  
 (For buildings built on or before Jan. 1, 1994)

Project Address: 504 N. HAMPTON ST. Permit No: \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Date: 08.18.2020  
 Owner's Signature: \_\_\_\_\_

Fixture	Flow Rate	Flow Rate
Water Closet	CALGreen/CPC	1.28 gals/flush
Showerhead	1.8 gals/min	1.8 gals/min
Multiple Showerheads	1.8 gals/min combined	1.8 gals/min combined
Lavatory Faucet	1.2 gals/min	1.2 gals/min
Kitchen Faucet	1.8 gals/min	1.8 gals/min

Fixture	Flow Rate	Flow Rate
Water Closet	CALGreen/CPC	1.28 gals/flush
Urinal	0.5 gals/flush	0.5 gals/flush
Showerhead	1.8 gals/min	1.8 gals/min
Multiple Showerheads	1.8 gals/min combined	1.8 gals/min combined
Lavatory Faucet (within units)	1.2 gals/min	1.2 gals/min
Lavatory Faucet (common areas)	0.5 gals/min	0.5 gals/min
Kitchen Faucet	1.8 gals/min	1.8 gals/min

**PROJECT SIGN**

1. Sign location: Front of project site facing the street. Sign cannot encroach into the public right-of-way (sidewalk and pathway).
2. Sign may be mounted independently or on the construction fence.

**TAKAGI Residential/Commercial Gas Tankless Water Heaters**

**Ultra Low-NOx Non-Condensing Tankless Water Heaters**

For installation and use, indoor water heater with sealed combustion and power vented fan. Indoor and outdoor models available for residential and commercial applications. Supplies hot water to domestic hot water systems and can be used with water storage tanks, recirculation systems, and/or combined domestic & heating applications.

**FEATURES:**

- Field convertible from natural gas to propane
- Complies with SCAGM Rule 116.2.2 and other local air quality management districts with similar NOx emissions requirements of 14 NOx/1000 BTU or 20 PPM
- Maximum flow rates up to 10.0 GPM
- Copper HEAT EXCHANGER
- Indoor and outdoor models available
- 100% energy recovery
- Energy Star certified
- NSF certified
- AIAA certified

**SAFETY FEATURES:**

- Built-in flame failure
- Manual shut-off gas valve
- Charcoal Gas Filter
- 50°C (122°F) temperature limit
- An Anti-Rest Burn
- Safety Valve
- Electronic Ignition
- 100% Energy Recovery
- 100% Energy Recovery
- 100% Energy Recovery
- 100% Energy Recovery

**INDOOR MODELS:** R1100, R1200, R1300, R1400, R1500, R1600, R1700, R1800, R1900, R2000, R2100, R2200, R2300, R2400, R2500, R2600, R2700, R2800, R2900, R3000, R3100, R3200, R3300, R3400, R3500, R3600, R3700, R3800, R3900, R4000, R4100, R4200, R4300, R4400, R4500, R4600, R4700, R4800, R4900, R5000, R5100, R5200, R5300, R5400, R5500, R5600, R5700, R5800, R5900, R6000, R6100, R6200, R6300, R6400, R6500, R6600, R6700, R6800, R6900, R7000, R7100, R7200, R7300, R7400, R7500, R7600, R7700, R7800, R7900, R8000, R8100, R8200, R8300, R8400, R8500, R8600, R8700, R8800, R8900, R9000, R9100, R9200, R9300, R9400, R9500, R9600, R9700, R9800, R9900, R10000.

**OUTDOOR MODELS:** O1100, O1200, O1300, O1400, O1500, O1600, O1700, O1800, O1900, O2000, O2100, O2200, O2300, O2400, O2500, O2600, O2700, O2800, O2900, O3000, O3100, O3200, O3300, O3400, O3500, O3600, O3700, O3800, O3900, O4000, O4100, O4200, O4300, O4400, O4500, O4600, O4700, O4800, O4900, O5000, O5100, O5200, O5300, O5400, O5500, O5600, O5700, O5800, O5900, O6000, O6100, O6200, O6300, O6400, O6500, O6600, O6700, O6800, O6900, O7000, O7100, O7200, O7300, O7400, O7500, O7600, O7700, O7800, O7900, O8000, O8100, O8200, O8300, O8400, O8500, O8600, O8700, O8800, O8900, O9000, O9100, O9200, O9300, O9400, O9500, O9600, O9700, O9800, O9900, O10000.



PROJECT TITLE: ADDITION TO EXISTING ONE STORY, SFD  
 OWNER: SONIA OGANESYAN  
 JOB ADDRESS: 504 HAMPTON RD., BURBANK, CA 91504  
 DRAWN BY: A.I.  
 CHECKED BY: A.I.  
 DATE: 07-22-20  
 SHEET NUMBER: A-1  
 SHEETS 1 OF 10

DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

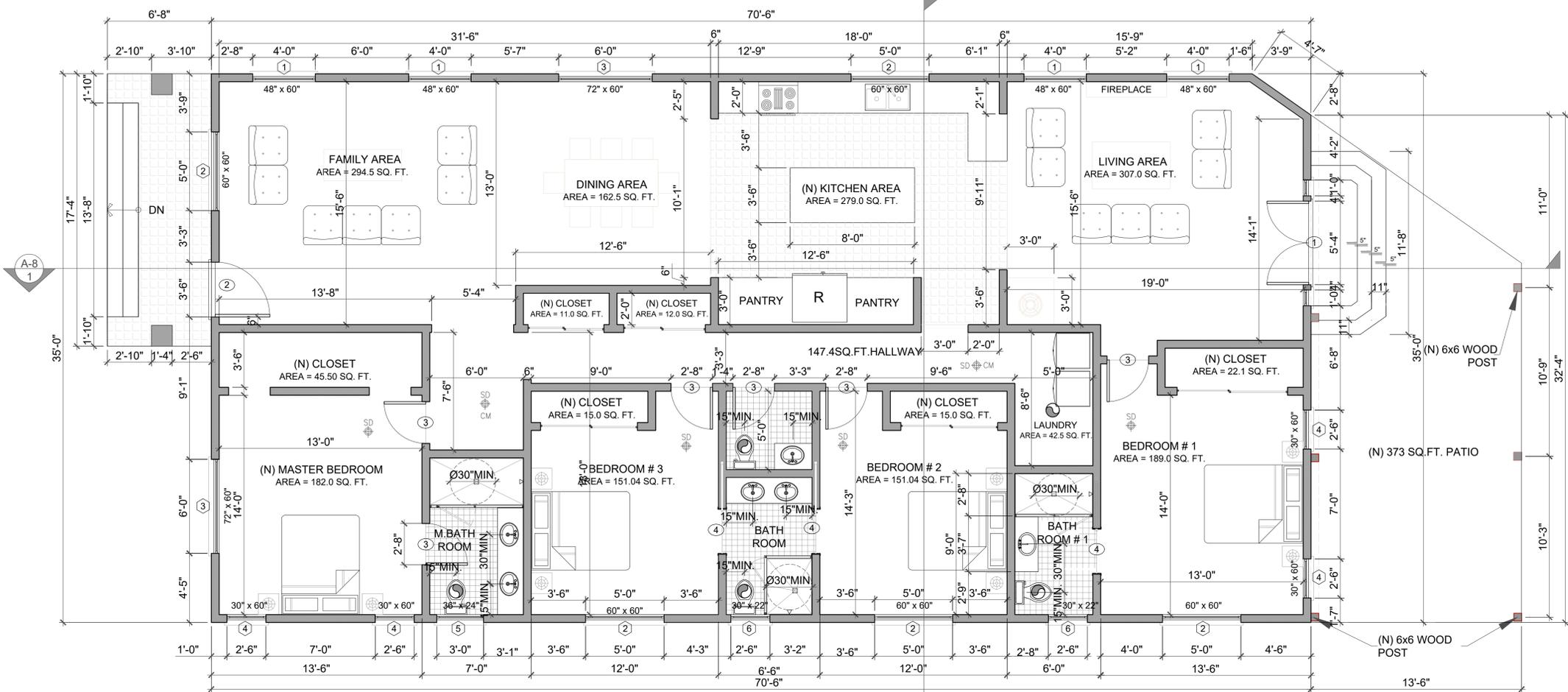
**EXTERIOR and INTERIOR DESIGN SERVICES**  
 635 W COLORADO ST., #102, GLENDALE CA 91204  
 Tel.: 818-389-3888 email: antdesigns97@gmail.com

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

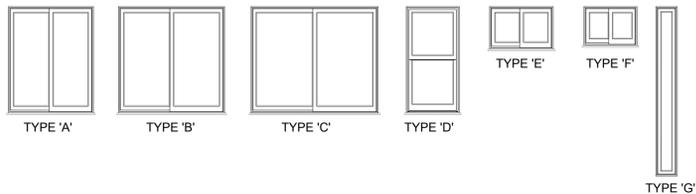


**PLAN NOTES:**

- PROVIDE LOW WATER CONSUMPTION AND CONSERVING PLUMBING FIXTURES AND FITTINGS PER CHAPTER 4 OF CAL GREEN BUILDING STANDARD CODE (CGBC 4.303.3) SHALL COMPLY WITH THE FOLLOWING:
  - SHOWERHEADS 1.8 GPM @ 80 PSI
  - LAVATORY FAUCETS, RESIDENTIAL 1.2 GPM @ 60 PSI
  - KITCHEN FAUCET 1.8 GPM @ 60 PSI
  - ALL TYPE OF WATER CLOSETS 1.28 GALLON PER FLUSH
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUB WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R307.2)
- ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE.
- SHOWER DOORS SHALL SWING OUT, NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1.024 SQ. INCH OF FLOOR AREA, AND ENCOMPASS 30-INCH DIAMETER CIRCLE. (CPC 408.6)
- WATER AND WASTE CONNECTION TO EVERY BATHTUB SHALL BE PROVIDED WITH 12"x12" MINIMUM ACCESS DOOR OR PANEL.
- DIMENSION ON THE PLANS THE 30 INCH CLEAR WIDTH FOR WATER CLOSET AND 24 INCH CLEARANCE IN FRONT OF WATER CLOSET FOR BATHROOM. (PC 407.5)
- PROVIDE SOAP DISH AT TUB AND SHOWER, TWO TOWEL BARS AND ONE PAPER HOLDER AT EACH BATHROOM. MIRROR TOP AT 6'-8" ABOVE FINISH FLOOR. RECESSED MEDICINE CABINET WITH MIRROR.
- BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH MINIMUM GLAZING AREA OF 3-SQ. FT., ONE-HALF OF WHICH IS OPENABLE. THE GLAZED AREA IS NOT REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION OF 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS VENTILATION ARE PROVIDED. (R303.3)
- PROVIDE EXHAUST CEILING FAN WITH 50 AIR CHANGES PER HOUR IN ALL INTERIOR BATHROOMS, POWDER ROOMS, LAUNDRY ROOMS. FAN EXHAUST SYSTEM TO BE OPERABLE FROM LIGHT SWITCH. PROVIDE BACKDRAFT DAMPER AND SEPARATE SWITCH.
- WATER SUPPLY TO FIXTURES: PLUMBING FIXTURES SHALL BE CONNECTED TO AN APPROVED WATER SUPPLY. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER.
- INSTALL GFCI AND AFCI OUTLETS IN BATHROOMS.
- EXHAUST FANS WITH HUMIDITY CONTROL: EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSE OF HUMIDITY CONTROL IN ACCORDANCE WITH CMC, CHAPTER 4. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF < 50% TO A MAXIMUM OF 80%. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
- SMOKE ALARMS: PROVIDE INTERCONNECTED HARD-WIRED "SMOKE ALARM" WITH BATTERY BACKUP IN THE FOLLOWING: (R314)
  - IN EACH SLEEPING ROOM
  - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
  - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
  - PROVIDE A NOTE: "SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP"
 SMOKE ALARMS SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SMOKE ALARMS THAT NO LONGER FUNCTION SHALL BE REPLACED. SMOKE ALARMS INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURE MARKED ON THE UNIT, OR IF THE DATE OF MANUFACTURE CANNOT BE DETERMINED. (R314.3.3) CONVENTIONAL IONIZATION SMOKE ALARMS: ARE SOLELY BATTERY POWERED SHALL BE EQUIPPED WITH A 10 YEAR BATTERY AND HAVE SILENCE FEATURE.
- CARBON MONOXIDE DETECTORS: AN APPROVED CARBON MONOXIDE DETECTOR RECEIVING ITS POWER FROM THE BUILDING WIRING AND HAVING BATTERY BACKUP SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA OR BEDROOM(S) AND ONE ON EVERY LEVEL OF THE DWELLING INCLUDING BASEMENTS. WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING, THE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL THE ALARMS IN THE UNIT. THE ALARM IS PERMITTED TO BE SOLELY BATTERY OPERATED WHERE THE WORK DOES NOT RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES, OR THERE IS NO ACCESS THROUGH AN ATTIC, BASEMENT OR CRAWL SPACE. (CRC R315.1). DETECTORS SHALL MEET U.L. 2034 AND/OR NFPA 720 STANDARDS.
- CLOTHES DRYER: A MINIMUM 4" IN DIAMETER MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.3.1). A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6' AND CANNOT BE CONCEALED (CMC 504.3.1.1). DRYER EXHAUST DUCT MUST BE 4" IN DIAMETER AND CANNOT EXCEED 14' WITH A MAXIMUM OF TWO 90° ELBOWS (CMC 504.3.1.2). THE DUCT LENGTH SHALL BE REDUCED BY 2' FOR EVERY ELBOW IN EXCESS OF TWO. WASHER / DRYER SPACE: ROUGH-IN PLUMBING FOR HOT / COLD WATER AND WASTE. VENTILATE DRYER TO OUTSIDE AIR. PROVIDE 120V AND 220V ELECTRICAL OUTLET AND FUEL GAS OUTLET.
- 30" x 30" MINIMUM ATTIC ACCESS AT 30" MINIMUM CLEAR HEADROOM.
- KITCHEN CABINETS, APPLIANCES AND FIXTURES PER OWNER INSTRUCTIONS PROVIDE DOUBLE CIRCULAR DISPOSAL, AT REFRIGERATOR SPACE - PROVIDE COPPER TUBE WATER LINE FOR ICE MAKER.
- LANDINGS AT EXTERIOR DOORS: THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36" MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%). EXCEPTION: EXTERIOR BALCONIES LESS THAN 60 SQUARE FEET AND ONLY ACCESSIBLE FROM A DOOR ARE PERMITTED TO HAVE A LANDING LESS THAN 36" INCHES.
- ENTRANCE / EXIT DOORS MUST BE OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD, FOR SLIDING DOORS NOT HIGHER THAN 3/4" BELOW THRESHOLD.
- DOORS: NONCOMBUSTIBLE EXTERIOR DOORS OR IGNITION RESISTANT, 1-1/3" SOLID CORE WOOD, OR HAVE FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. (708A.3) WINDOWS WITHIN DOORS AND GLAZED DOORS SHALL COMPLY WITH 708A.2.1, 716.6.7.3. EXCEPTION: GARAGE DOORS AND VEHICLE ACCESS DOORS PROVIDED THE INTERIOR OF THE GARAGE IS SHEATHED WITH 5/8" TYPE 'X' GYPSUM WALLBOARD.
- GLAZING IN DOORS AND WINDOWS SHALL BE TEMPERED (CRC R308.4):
  - IN OPERABLE PANELS OF DOORS.
  - WITHIN 24" OF A DOOR WHEN BOTTOM EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE.
  - IN AN INDIVIDUAL PANE LARGER THAN 9 SF, WHEN THE BOTTOM EDGE IS WITHIN 18" OF THE DOOR, WHEN THE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR, AND WHEN WITHIN 36" OF A WALKING SURFACE AS MEASURED HORIZONTALLY AND IN A STRAIGHT LINE.
  - IN RAILINGS.
  - WITHIN 60" OF TUB OR SHOWER FLOOR.
  - GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" OF A WALKING SURFACE WHEN LESS THAN 60" ABOVE THE ADJACENT WALKING SURFACE.
  - WITHIN 60" OF STAIRS AND STAIR LANDINGS.
- BEDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 SF WHEN ABOVE THE FLOOR AND 5 SF ON THE GRADE FLOOR. A MINIMUM NET HEIGHT, 24" AND MINIMUM NET WIDTH, 20", AND THE SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR.
- SHOW THE FOLLOWING STAIRWAY DETAILS ON PLANS:
  - 7 3/4" MAXIMUM RISE AND MINIMUM 10" RUN (R311.7.5)
  - MINIMUM 6'-8" HEADROOM CLEARANCE (R311.7.2)
  - MINIMUM 36" CLEAR WIDTH (311.7.1)
  - HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING (R311.7.8.1)
  - HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS (R311.7.7.3)
  - MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS (R312.1.3)
  - ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT-CANDLE (11 lux) (R303.6)
- FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATING, AEROSOL PAINTS AND COATINGS, CARPET SYSTEMS, CARPET CUSHIONS, CARPET ADHESIVES, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL MEET THE VOC EMISSION LIMITS PER CHAPTER 4 OF LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE.



**FLOOR PLAN**

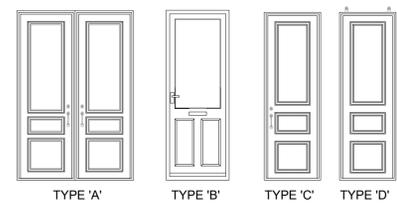


**WINDOW SCHEDULE**

WINDOW NO.	TYPE	QUANTITY	WIDE X HEIGHT	COLOR & MATERIAL	TYPE OF OPERATION	VISIBLE FROM STREET ? Y / N	BEDROOM ? Y / N	ENERGY EFFICIENT ? Y / N	TEMPERED GLASS ? Y / N	FIRE HAZARD ZONE ? Y / N	REMARKS		
											FIRE-RATE	U-FACTOR	SHGC
1	A	04	48"x60"	VINYL	CASEMENT	YES	YES	YES	AT LEAST ONE PANE	NO	-	-	-
2	B	05	60"x60"	VINYL	CASEMENT	YES	YES	YES	AT LEAST ONE PANE	NO	-	-	-
3	C	02	72"x60"	VINYL	CASEMENT	NO	NO	YES	AT LEAST ONE PANE	NO	-	-	-
4	D	04	30"x60"	VINYL	CASEMENT	NO	YES	YES	AT LEAST ONE PANE	NO	-	-	-
5	E	01	36"x24"	VINYL	SLIDER	NO	NO	YES	AT LEAST ONE PANE	NO	-	-	-
6	F	02	30"x22"	VINYL	SLIDER	NO	NO	YES	AT LEAST ONE PANE	NO	-	-	-
7	G	02	12"x96"	VINYL	FIXED	NO	NO	YES	AT LEAST ONE PANE	NO	-	-	-

**LEGEND:**

- EXISTING WALL TO BE DEMO
- NEW 2x4 STUD WALL @16" O.C.
- WATERPROOF SYSTEM ESR-2785
- ATTIC AREA OVER 4'-0"
- G.F.I. OUTLET
- ENERGY STAR rated EXHAUST CEILING FAN "Controlled by humidistat."
- SMOKE AND CARBON MONOXIDE detector.
- SEE PLAN NOTES ON THIS SHEET
- SEE DOOR SCHEDULE ON THIS SHEET
- SEE WINDOW SCHEDULE ON THIS SHEET



**DOOR SCHEDULE**

DOOR NO.	TYPE	QUANTITY	WIDE X HEIGHT	COLOR & MATERIAL	THICKNESS	TYPE OF OPERATION	ENERGY EFFICIENT ? Y / N	TEMPERED GLASS ? Y / N	FIRE HAZARD ZONE ? Y / N	REMARKS		
										FIRE-RATE	U-FACTOR	SHGC
1	A	01	66"x96"	WOOD GLASS	1 3/4"	FRENCH	YES	YES	NO	-	-	-
2	B	01	42"x96"	WOOD GLASS	1 3/4"	SWING	YES	YES	NO	-	-	-
3	C	07	32"x96"	VINYL	1 1/4"	SWING	YES	NO	NO	-	-	-
4	D	07	32"x96"	WOOD	1 1/4"	POCKET	YES	NO	NO	-	-	-

**FLOOR PLAN**

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

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF AIAI AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

**AIAI and Interior Design Services**  
 655 W COLORADO ST. ST. 112, GLENDALE, CA 91204  
 TEL: 818-398-3888

PROJECT TITLE: ADDITION TO EXISTING ONE STORY STORY SPD  
 OWNER: SONIA OGANESEYAN  
 JOB ADDRESS: 504 HAMPTON RD., BURBANK, CA 91504

JOB NO.:  
 DRAWN BY:  
 CHECKED BY:  
 DATE:  
 SHEET TITLE:

SHEET NUMBER  
**A-3**  
 SHEETS 3 OF 9

**ELECTRICAL NOTES.**

- A. PANEL LOCATIONS:**  
PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL, SUCH AS CLOTHES, OR IN BATHROOMS. [CEC240-24(D)].
- B. NON-METALLIC SHEATHED CABLE (CEC 334)**  
NON-METALLIC SHEATHED CABLE SHALL BE:
1. PROTECTED BY RIGID CONDUIT, INTERMEDIATE CONDUIT, ELECTRICAL METALLIC TUBING, SCHEDULE 80 PVC CONDUIT, PIPE, OR OTHER MEANS WHEN CABLE IS EXPOSED OR SUBJECT TO PHYSICAL DAMAGE. [CEC 334.15(b)].
  2. PROTECTED BY 1/16 INCH STEEL PLATE OR SLEEVE, OR BE NOT LESS THAN 1-1/4 INCH FROM THE FRAMING MEMBERS. STEEL PLATES OR SLEEVES ARE REQUIRED ON ALL DOUBLE SHEAR WALLS WHEN CABLE IS INSTALLED EITHER THROUGH OR PARALLEL TO FRAMING MEMBERS (CEC 334.17).
  3. PROTECTED BY GUARD STRIPS WITHIN ^ FEET OF AN ATTIC ACCESS WHEN NO PERMANENT STAIRS ARE PROVIDED, [CEC 334.23, 320.23].
  4. PROTECTED BY GUARD STRIPS IN THE ENTIRE ATTIC WHEN PERMANENT STAIRS ARE PROVIDED, ACCESS PANELS OR DOORS FROM THE SECOND FLOOR INTO THE ATTIC ARE CONSIDERED PERMANENT ACCESS AND GUARD STRIPS ARE REQUIRED IN THE ENTIRE ATTIC.
  5. HAVE A BENDING RADIUS NOT THAN % TIMES THE DIAMETER OF THE CABLE. (CEC 334.24)
  6. SUPPORTED AT INTERVALS NOT EXCEEDING 4-1/2 FEET AND WITHIN 12" EVERY OUTLET BOX, JUNCTION BOX, CABINET OR FITTING (CEC 334.30).

- C. CIRCUIT AND RECEPTACLES**
1. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM OUTLET, INCLUDING ANY WALL SPACE 2 FEET WIDER OR GRADER.  
NOTE: A FIXED PANEL OF SLIDING GLASS DOOR IS CONSIDERED WALL SPACE (CEC 210.52(A)).
  2. IN KITCHENS, BREAKFAST ROOMS, PANTRIES AND DINING ROOMS A MINIMUM OF 2-22A CIRCUITS SHALL BE PROVIDED, (CEC 210.11(C)(1)).  
COUNTER SPACE RECEPTACLES SHALL BE GFCI (CEC 210.8(A)) AND INSTALLED:
    - AT EACH WALL COUNTER SPACE THAT IS 12" OR GRADER (CEC 210.52(C)(1))
    - NO MORE THAN 48 INCH ON CENTER (CEC 210.52(C)(1))
    - MAXIMUM 24 INCH FROM THE END OF COUNTER (CEC 210.52(C)(1))
    - MAXIMUM 20 INCH ABOVE COUNTER SURFACE (CEC 210.52(C)(1))
    - ON ISLAND COUNTER SPACES (ONE RECEPTACLE MINIMUM); NOT MORE THAN 12" BELOW COUNTER SURFACE (CEC 210.52(C)(5))
    - AN ISLAND WITH LESS THAN 12" BEHIND A RANGE TOP OF SINK IS CONSIDERED AS DIVIDING THE COUNTER INTO TWO SEPARATE SPACES (CEC 210.52(C)(2)).
    - ON PENINSULAR COUNTER (ONE RECEPTACLE MINIMUM);
  3. BATHROOMS SHALL HAVE A SEPARATE 20A CIRCUIT (CEC 210.52 (C)(3)) AT LEAST ONE GFCI WALL RECEPTACLE WITHIN 36 inch OF EACH BASIN (CEC 210.8(A)(1)). (CEC 210.52 (D)).
  4. LAUNDRY ROOMS SHALL HAVE A SEPARATE 20A CIRCUIT AT LEAST ONE RECEPTACLE SHOULD BE PROVIDED (CEC 210.11(C)(2)). ALL RECEPTACLES WITHIN 6 FEET OF THE SINK SHALL BE GFCI. (CEC 210.8(A)(7)).

5. IN GARAGE , AT LEAST ONE GFCI RECEPTACLE SHALL BE PROVIDED (CEC 210.52(G)). ALL OTHER GARAGE RECEPTACLES EXCEPT THOSE DEDICATED TO AN APPLIANCES OR THAT ARE NOT READILY ACCESSIBLE SHALL BE GFCI (CEC 210.8(2)).
6. IN HALLWAYS OF 10' OR MORE IN LENGTH, AT LEAST ONE RECEPTACLE SHALL BE PROVIDED (CEC 210.52(H)(2)).
7. OUTDOOR OUTLETS SHALL BE GFCI (CEC 210.8(3)). ONE OUTLET SHALL BE INSTALLED AT FRONT OF THE DWELLING AND ONE AT THE REAR OF THE DWELLING. RECEPTACLES SHALL BE ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6-1/2 FEET ABOVE GRADE. (CEC 210.52(E)).
8. ALL CRAWL SPACE RECEPTACLES SHALL BE GFCI (CEC 210.8(4)).
9. ALL UNFINISHED BASEMENT RECEPTACLES SHALL BE GFCI UNLESS THEY ARE NOT READILY ACCESSIBLE OR ARE SERVICE A DEDICATED APPLIANCES (CEC 210.8(5)).
10. ALL RECEPTACLES WITH 6' OF THE WET BAR SHALL BE GFCI (CEC 210.8(7)).
11. ALL RECEPTACLES ON 15A OR 20A BRANCH CIRCUITS THAT SUPPLY FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY COMBINATIO-TYPE ARC-FAULT CIRCUIT INTERRUPTERS (AFCI), INCLUDING SWITCHED OUTLETS (CEC 210.12(B)).
12. ALL RECEPTACLES SERVING APPLIANCES OR MOTORS WITH A RATING OF 1 HP OR 6 AMPS SHALL BE ON A SEPARATE CIRCUIT.
13. FOR HVAC EQUIPMENT, A SEPARATE 15A OR 20A CIRCUIT WITH AN ACCESSIBLE RECEPTACLE AT THE EQUIPMENT SHALL BE PROVIDED. IF LOCATED IN AN UNDER FLOOR AREA, THE RECEPTACLES SHALL BE GFCI (CEC 210.8(4)).

**RESIDENTIAL DEMOLITION.**

- PROVIDE A SCALED FLOOR PLAN SHOWING ALL AREAS OF DEMOLITION WORK AND THE CALCULATION FOR THE PERCENTAGE OF DEMOLITION:
1. ALL REMODEL AND ADDITION PROJECTS THAT STRIP OR REMOVE THE EXTERIOR WALLS AND/OR FINISH MATERIAL OF AN EXISTING STRUCTURE MUST OBTAIN A SEPARATE DEMOLITION PERMIT AT THE TIME BUILDING PERMIT IS ISSUED.
  2. TO BE INCLUDED AS REMAINING WALL, THE EXISTING FRAMING MUST RETAIN A BEARING OR NONBEARING STRUCTURAL FUNCTION WITH A TOP PLATE. EXISTING STUDS SISTERED TO NEW TALLER STUDS WILL NOT BE CONSIDERED AS EXISTING WALLS AND MUST BE CALCULATED AS DEMOLISHED.
  3. THE PERCENTAGE OF THE DEMOLITION WILL BE BASED ON ONLY THE LINEAR MEASUREMENT OF BOTH INTERIOR AND EXTERIOR WALL REMOVED. DOOR AND WINDOW OPENINGS AND ANY OPENINGS WITH A HEADER MUST BE INCLUDED AS PART OF THE EXISTING WALL LENGTH IN THE CALCULATION.
  4. CALCULATION:  
PERCENT OF DEMOLITION = LENGTH OF WALLS REMOVED / LENGTH OF ALL EXISTING WALLS (WALLS WHERE ONLY THE EXTERIOR FINISH MATERIAL IS REMOVED BUT THE WALL FRAMING REMAINS, WILL NOT BE CALCULATED AS WALLS REMOVED).

**ELECTRICAL NOTES:**

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

1

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS: CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED IMMEDIATELY IN WRITING OF ANY DISCREPANCIES. CONTRACTORS SHALL VERIFY THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



PROJECT TITLE: ADDITION TO EXISTING ONE STORY SFD  
OWNER: SONIA OGANESYAN  
JOB ADDRESS: 504 HAMPTON RD, BURBANK, CA 91504

JOB NO.:  
DRAWN BY:  
CHECKED BY:  
DATE: 07-22-20  
SHEET NUMBER:  
A-

SHEETS 4 OF 9

**CAL GREEN NOTES.**

**BUILDING MANUAL:** FOR ALL NEW EQUIPMENT, AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410)

**COVERING OF OPENINGS DURING CONSTRUCTION:** ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT. (4.504.1)

**FINISH MATERIAL POLLUTANT CONTROL:** PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN CALGreen SECTIONS 4.504.2 THROUGH 4.504.5

**MOISTURE CONTENT OF BUILDING MATERIALS: SEC. 4.505.3**  
 MOISTURE CONTENT OF MATERIALS REQUIREMENT: BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT: INSULATION WITHIN IS VISIBLY WET OR HAS HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES.

**BATHROOM EXHAUST FANS:**  
 BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE OR WHOLE HOUSE VENTILATION SYSTEM (4.506.1)

**WHOLE HOUSE EXHAUST FANS SEC. 4.507.1**  
 WHOLE HOUSE FANS SHALL HAVE INSULATION LOUVERS OR COVERS SWITCH CLOSE WHEN THE FAN IS OFF THAT HAVE A MIN. INSULATION VALUE OF R-4.2

**HEATING AND AIR-CONDITIONING DESIGN:**  
 THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ACCA, ASHRAE, OR EQUIVALENT DESIGN SOFTWARE OR METHODS.

**STORM WATER MANAGEMENT.**

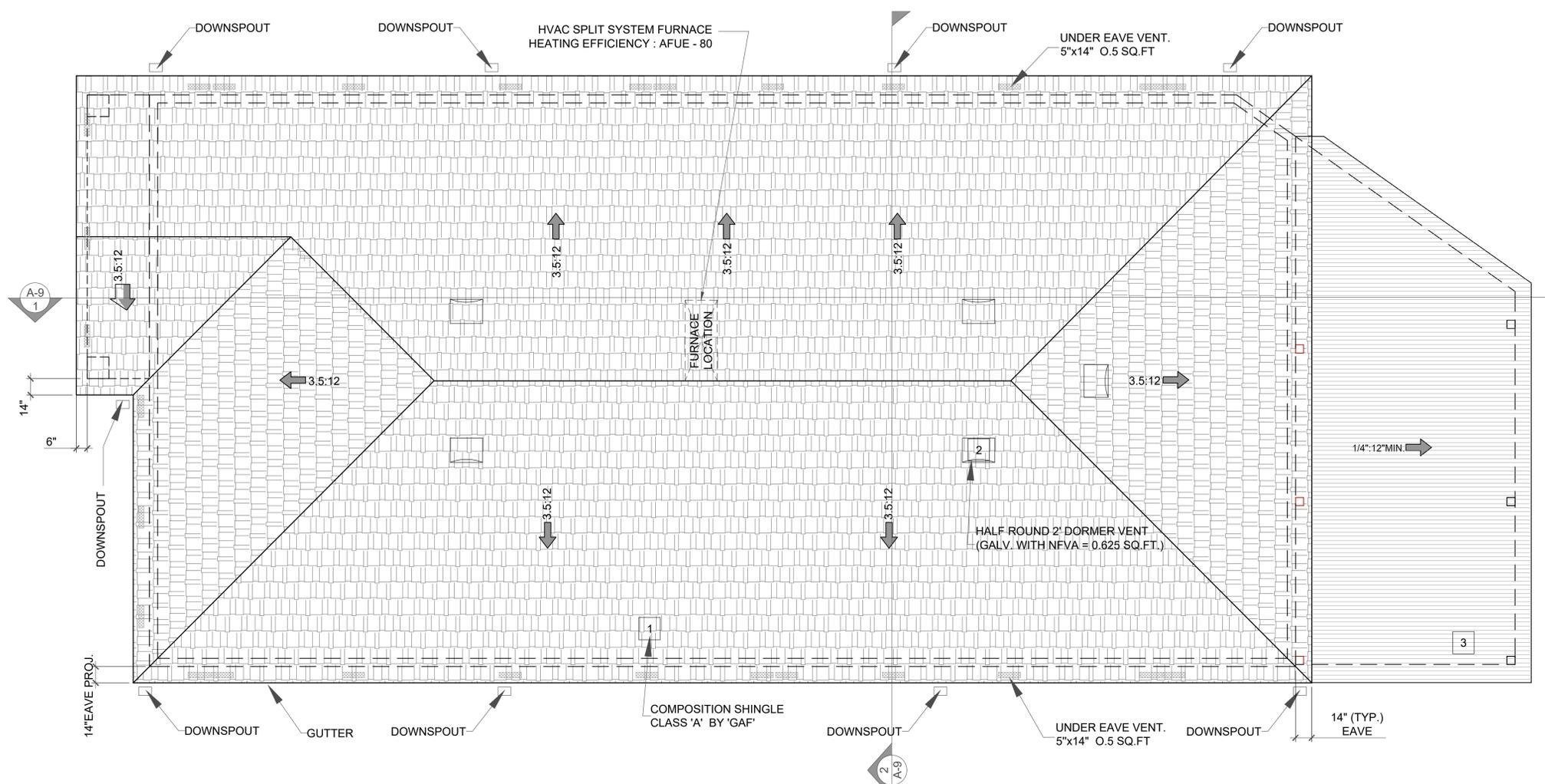
**FOR SITES LESS THAN ONE ACRE**  
 THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIRES CONSTRUCTION PROJECTS TO PROTECT WATER QUALITY DURING CONSTRUCTION AND REDUCE POLLUTANTS IN STORM WATER RUNOFF THROUGH IMPLEMENTATION AND MAINTENANCE OF BEST MANAGEMENT PRACTICES (BMP):

1. SCHEDULING (ESC-1)
2. PRESERVATION OF EXISTING VEGETATION (ESC-2)
3. STABILIZED CONSTRUCTION SITE ENTRANCE/EXIT (ESC-24)
4. SILT FENCE (ESC-50)
5. SAND BAG BARRIER (ESC-52)
6. WATER CONSERVATION PRACTICES (NS-1)
7. DEWATERING OPERATIONS (NS-2)
8. MATERIAL DELIVERY AND STORAGE (WM-1)
9. STOCKPILE MANAGEMENT (WM-3)
10. SPILL PREVENTION AND CONTROL (WM-4)
11. SOLID WASTE MANAGEMENT (WM-5)
12. CONCRETE WASTE MANAGEMENT (WM-8)
13. SANITARY/ SEPTIC WASTE MANAGEMENT (WM-9)

\*\*\* SHOW HOW THE PROJECT WILL COMPLY BY ADDING NOTES AND GRAPHICS TO THE SITE PLANS OR AN EROSION CONTROL PLAN. THE SUGGESTED IMPLEMENTATION MEASURES LISTED BELOW ARE NOT INTENDED TO BE A COMPLETE LIST OF BMP'S. PROJECT APPLICANTS ARE RESPONSIBLE FOR ADOPTING BMP'S THAT ADDRESS CONDITIONS OF THEIR PROJECT. CONSULT THE CALIFORNIA BEST MANAGEMENT PRACTICE HANDBOOK PUBLISHED BY THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) FOR MORE DETAILED INFORMATION.

**STORM WATER MANAGEMENT.**

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WINDS.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE CONTAINED AT THE PROJECT SITE.
4. NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISION SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY.
8. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
9. ANY SLOPES WITH DISTURBED SOILS OR DENUDEED OR VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
10. SCHEDULE CONSTRUCTION ACTIVITY TO REDUCE AREA AND DURATION OF SOIL EXPOSED TO EROSION BY WIND, RAIN, RUNOFF, AND VEHICLE TRACKING.



**ROOF PLAN**

**ROOF VENTILATION CALCULATION**  
 ROOF REQUIRED OPENING = 2358.00 / 150 = 15.72 SQ.FT.  
 PROVIDED: 5 x 0.625 = 3.125 SQ.FT.  
 28 x 0.5 = 14.0 SQ.FT.

UNDER EAVE VENT. 5"x14" = 0.5 SQ.FT  
 HALF ROUND 2' DORMER VENT. (GALV., WITH NET FREE VENTILATION AREA 'NFVA' = 0.625 SQ.FT.)

\*\*\*TOTAL PROVIDED 17.125 SQ.FT.

**LEGEND:**

	1	COMPOSITION SHINGLE CLASS 'A' BY 'GAF' TIMBERLINE COOL SERIES, WEATHERED WOOD, ICC-ES ESR -3267,
	2	12"x24" HALF ROUND DORMER VENT. (GALV., WITH NET FREE VENTILATION AREA OF 0.625 SQ.FT.)
	3	COMPOSITION ROLL CLASS 'A' BY 'GAF' TIMBERLINE COOL SERIES, WEATHERED WOOD, ICC-ES ESR -3267,
		DIRECTION AND RATIO OF ROOF SLOPE

**ROOF PLANS**

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

1

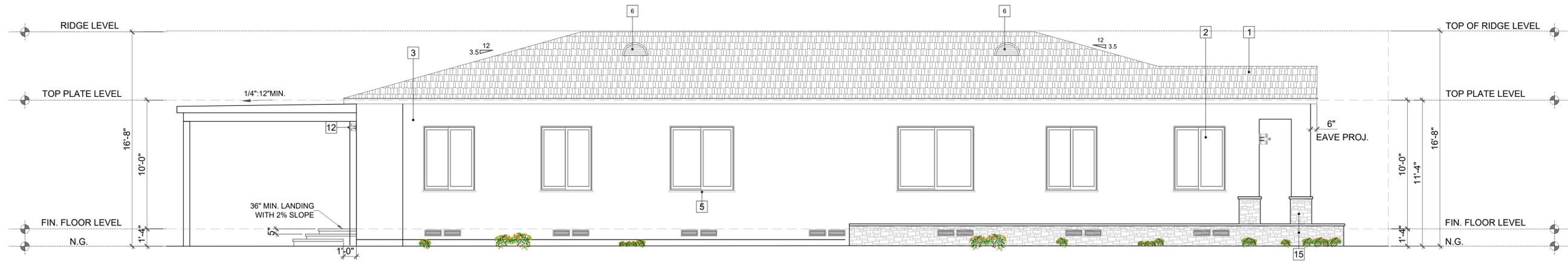
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**ART and INTERIOR DESIGN SERVICES**  
 655 W COLORADO ST. ST. 112, GLENDALE, CA 91204  
 TEL: 818-388-3888

PROJECT TITLE: ADDITION TO EXISTING ONE STORY SFD  
 OWNER: SONIA OGANESYAN  
 JOB ADDRESS: 504 HAMPTON RD. BURBANK, CA 91504

JOB NO.:  
 DRAWN BY:  
 CHECKED BY:  
 DATE: 07-22-20  
 SHEET NUMBER:

**A-5**  
 SHEETS 5 OF 9



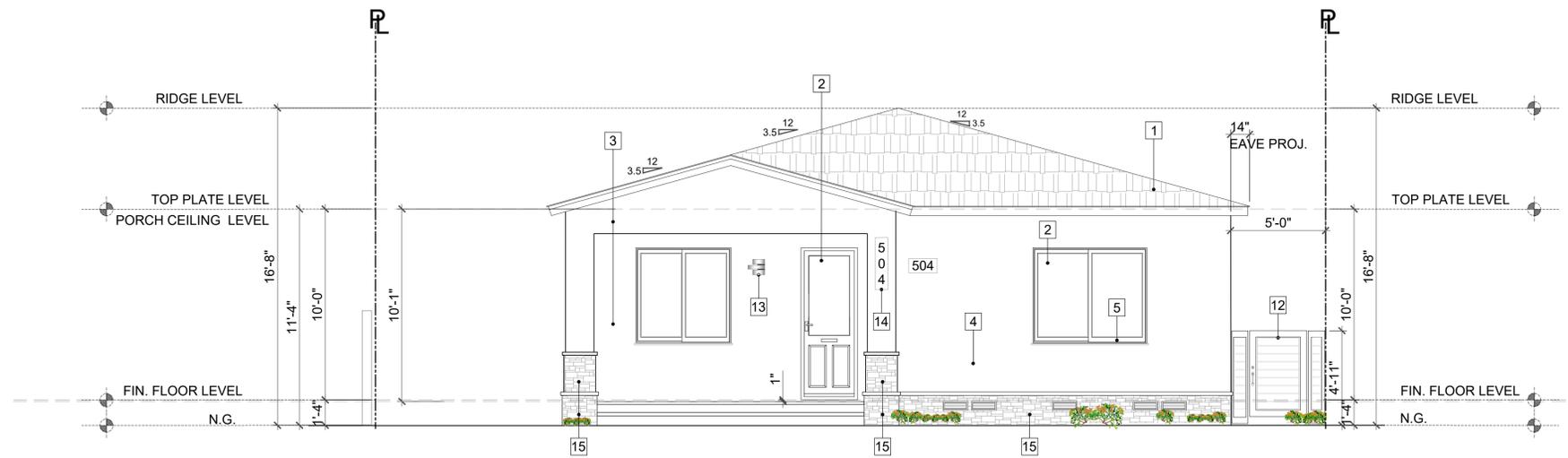
NORTH ELEVATION

SCALE:  
1/4"=1'-0" 2

- 1 COMPOSITION SHINGLE CLASS 'A' BY 'GAF' TIMBERLINE COOL SERIES, WEATHERED WOOD, ICC-ES ESR -3267,
- 2 DOORS AND WINDOWS SIZES, HIGHTS PER SCHEDULE
- 3 SMOOTH STUCCO FINISH, MINIMUM 7/8" THICK 3-COAT PLASTER WITH METAL MESH OVERLAPPED 2-LAYERS OF GRADE "D" BUILDING PAPER
- 5 WINDOW WOOD PAINTED SILL
- 6 12"x24" HALF ROUND DORMER VENT. (GALV., WITH NET FREE VENTILATION AREA OF 100 SQ. IN.)
- 7 12" x 8" ATTIC VENT WITH CORROSION RESISTANT SCREEN (GALV. WITH MAX. 1/4" OPENINGS, NFVA OF 0.67 SQ. FT. )
- 8 14" x 5" UNDER FLOOR VENT WITH CORROSION RESISTANT SCREEN (GALV. WITH MAX. 1/4" OPENINGS, NFVA OF 0.5 SQ. FT. )
- 9 18" x 24" UNDER FLOOR ACCESS WITH CORROSION RESISTANT SCREEN (GALV. WITH MAX. 1/4" OPENINGS, NFVA OF 3.0 SQ. FT. )
- 10 A CORROSION - RESISTANT WEEP SCREED, MIN. 26 GALV. SHEET, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" SHALL BE PROVIDED BELLOW THE STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM 4" ABOVE EARTH OR 2" ABOVE PAVED AREA. WEEP SCREED SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
- 11 COVERED PATIO
- 12 IRON GATE
- 13 LED EXTERIOR LIGHTING
- 14 ADDRESS NUMBER
- 15 STACKED STONE SLATE GRAY FINISH BY 'ELDORADO STONE' ICC ESR-1215 AND L.A. R.R. 25589

UNDER FLOOR OPENING CALCULATIONS

REQUIRED AREA OF OPENINGS = 2478 / 150 = 16.52 SQ. FT.  
 PROVIDE 14" x 5" UNDER FLOOR VENT. (WITH NET FREE VENTILATION AREA OF 0.5 SQ. FT.) 25 x 0.5 = 12.5 SQ. FT.  
 PROVIDE 18" X 24" UNDER FLOOR ACCESS (NET FREE VENTILATION AREA OF 3 SQ. FT.) 2 x 3 = 6 SQ. FT.  
 \*\*\* TOTAL PROVIDED 12.5 + 6.0 = 18.5 SQ. FT.



WEST ELEVATION

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

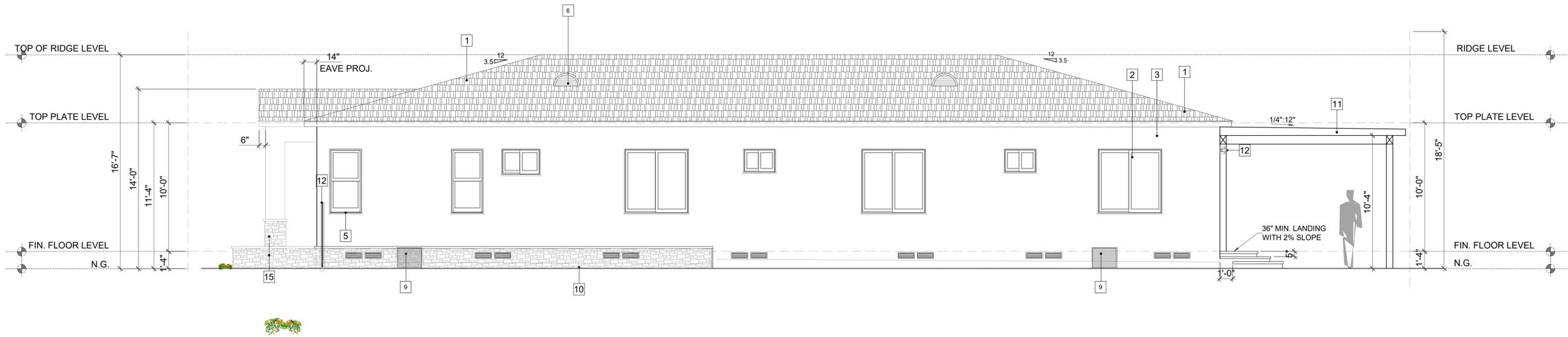
WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF ART AND INTERIOR DESIGN SERVICES. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

**ART and INTERIOR DESIGN SERVICES**  
 635 W COLORADO ST., ST. 112, GLENDALE CA 91204  
 TEL.: 818-389-3888

PROJECT TITLE: ADDITION TO EXISTING ONE STORY SFD  
 OWNER: SONIA OGANESYAN  
 JOB ADDRESS: 504 HAMPTON RD, BURBANK, CA 91504

JOB NO.: A-  
 DRAWN BY: A.I.  
 CHECKED BY: A.I.  
 DATE: 07-22-20  
 SHEET TITLE: ELEVATIONS

SHEET NUMBER  
**A-6**  
 SHEETS 6 OF 9



SOUTH ELEVATION

SCALE:  
1/4"=1'-0" 2

UNDER FLOOR OPENING CALCULATIONS

REQUIRED AREA OF OPENINGS FOR ADDITION =  $2462 / 150 = 16.4$  SQ. FT.  
 PROVIDE 14" x 5" UNDER FLOOR VENT. (WITH NET FREE VENTILATION AREA OF 0.5 SQ. FT.)  $33 \times 0.5 = 16.5$  SQ. FT.  
 PROVIDE 18" x 24" UNDER FLOOR ACCESS (NET FREE VENTILATION AREA OF 3 SQ. FT.)  $5 \times 3 = 15$  SQ. FT.  
 \*\*\* TOTAL PROVIDED  $16.5 + 15 = 31.5$  SQ. FT.

- 1 COMPOSITION SHINGLE CLASS 'A' BY 'GAF' TIMBERLINE COOL SERIES, WEATHERED WOOD, ICC-ES ESR -3267,
- 2 DOORS AND WINDOWS SIZES, HIGHTS PER SCHEDULE
- 3 SMOOTH STUCCO FINISH. MINIMUM 7/8" THICK 3-COAT PLASTER WITH METAL MESH OVERLAPPED 2-LAYERS OF GRADE "D" BUILDING PAPER
- 5 WINDOW WOOD PAINTED SILL
- 6 12"x24" HALF ROUND DORMER VENT. (GALV., WITH NET FREE VENTILATION AREA OF 100 SQ. IN.)
- 7 12" x 8" ATTIC VENT WITH CORROSION RESISTANT SCREEN (GALV. WITH MAX. 1/4" OPENINGS, NFVA OF 0.67 SQ. FT. )
- 8 14" x 5" UNDER FLOOR VENT WITH CORROSION RESISTANT SCREEN (GALV. WITH MAX. 1/4" OPENINGS, NFVA OF 0.5 SQ. FT. )
- 9 18" x 24" UNDER FLOOR ACCESS WITH CORROSION RESISTANT SCREEN (GALV. WITH MAX. 1/4" OPENINGS, NFVA OF 3.0 SQ. FT. )
- 10 A CORROSION - RESISTANT WEEP SCREED, MIN. 26 GALV. SHEET, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" SHALL BE PROVIDED BELLOW THE STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM 4" ABOVE EARTH OR 2" ABOVE PAVED AREA. WEEP SCREED SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
- 11 COVERED PATIO
- 12 IRON GATE
- 13 LED EXTERIOR LIGHTING
- 14 ADDRESS NUMBER
- 15 STACKED STONE SLATE GRAY FINISH BY 'ELDORADO STONE' ICC ESR-1215 AND L.A. R.R. 25589



EAST ELEVATION

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

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF ART AND INTERIOR DESIGN SERVICES. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

ART and INTERIOR DESIGN SERVICES

635 W COLORADO ST., ST. 112, GLENDALE CA 91204  
TEL.: 818-389-3888

PROJECT TITLE: ADDITION TO EXISTING ONE STORY SFD

OWNER: SONIA OGANESYAN

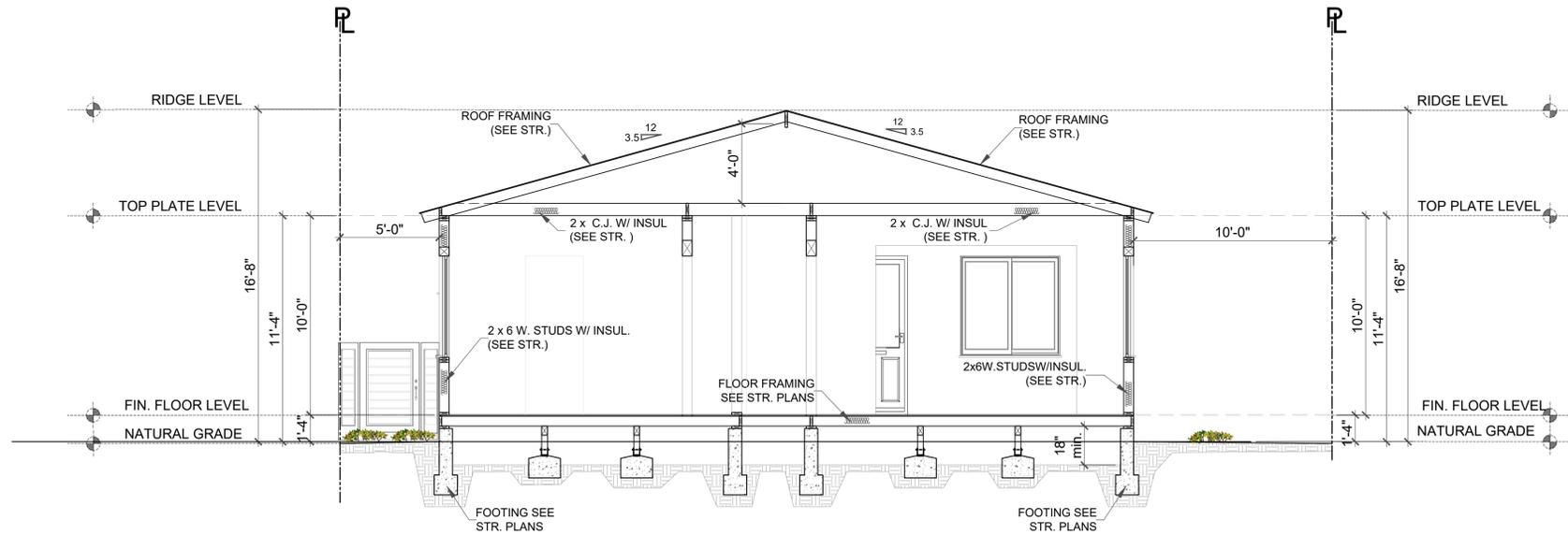
JOB ADDRESS: 504 HAMPTON ST., BURBANK, CA 91504

JOB NO.: A-7  
DRAWN BY: A.I.  
CHECKED BY: A.I.  
DATE: 07-22-20  
SHEET TITLE: ELEVATIONS

SHEET NUMBER

A-7

SHEETS 7 OF 9



SECTION 2-2

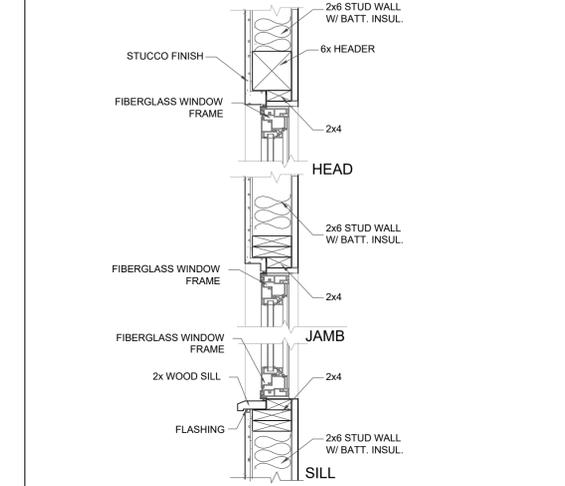
SCALE:  
1/4"=1'-0"

2

EAVE DETAIL (TYP.)

SCALE:  
1"=1'-0"

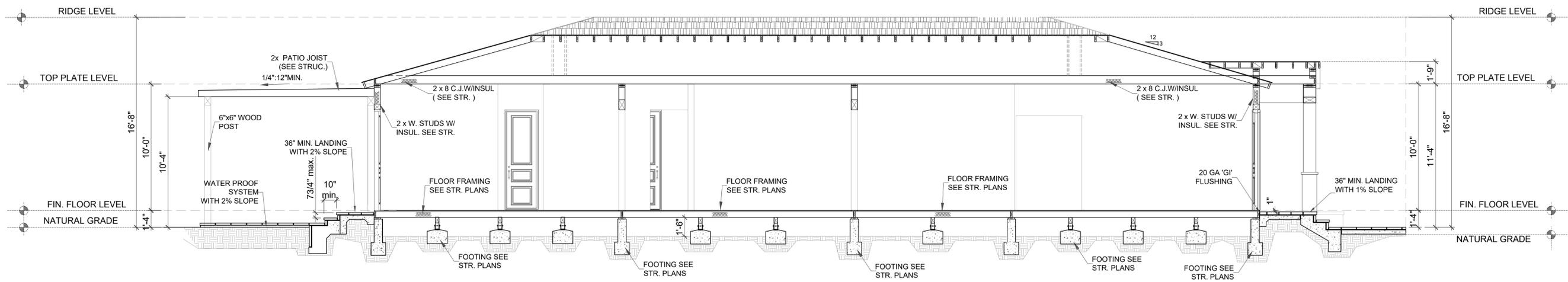
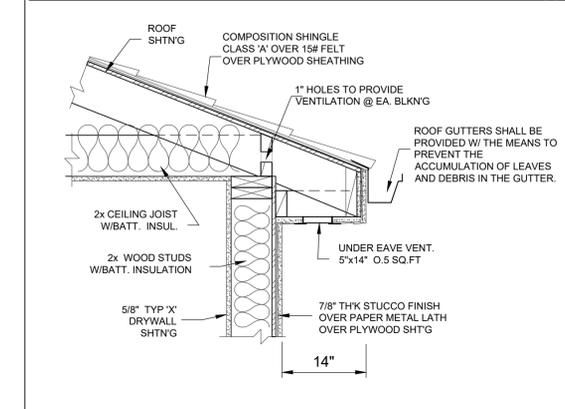
3



RECESSED WINDOW IN WOOD STUD CONSTRUCT. (TYP.)

SCALE:  
1"=1'-0"

4



SECTION 1-1

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

1

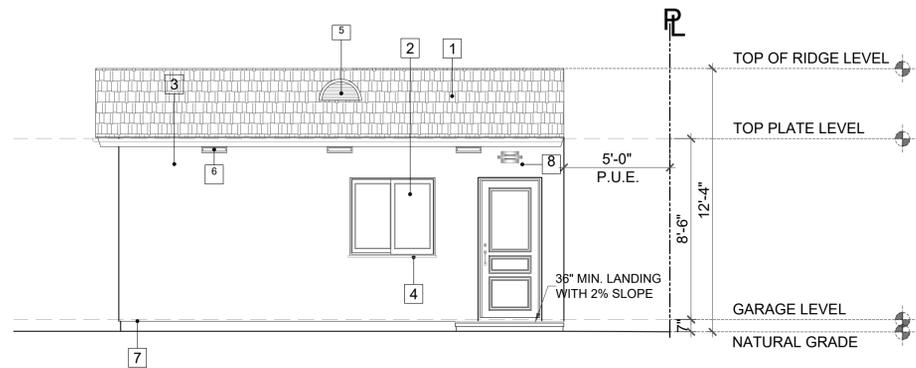
WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREOF ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO ANY OTHER PARTY OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

**Art Designs**  
EXTERIOR and INTERIOR DESIGN SERVICES  
635 W COLORADO ST., ST. 112, GLENDALE, CA 91204  
TEL: 818-389-3888

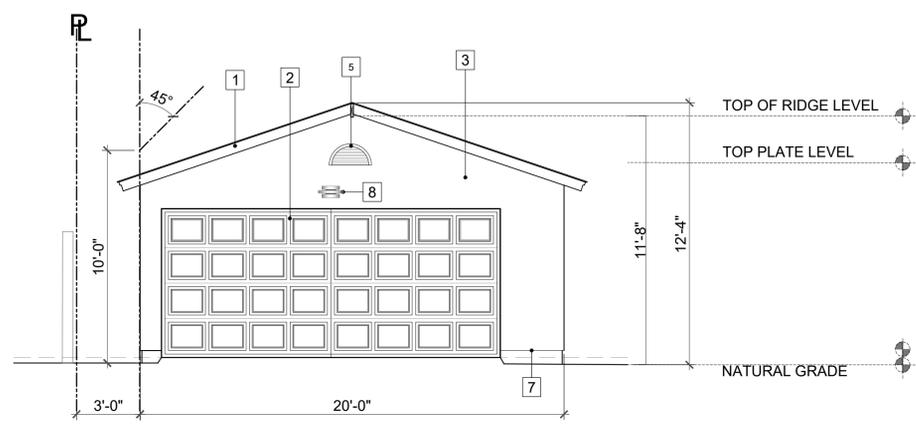
PROJECT TITLE: ADDITION TO EXISTING ONE STORY SFD  
OWNER: EDWARD OGANESYAN  
JOB ADDRESS: 504 N. HAMPTON ST., BURBANK, CA 91504

JOB NO.:  
DRAWN BY:  
CHECKED BY:  
DATE: 07-22-20  
SHEET TITLE:  
ELEVATIONS

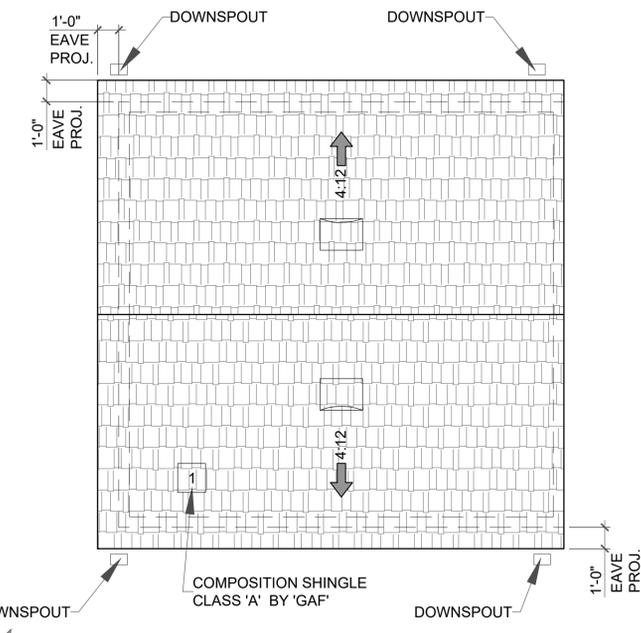
SHEET NUMBER  
**A-8**  
SHEETS 8 OF 9



WEST ELEVATION



EAST ELEVATION



ROOF PLAN

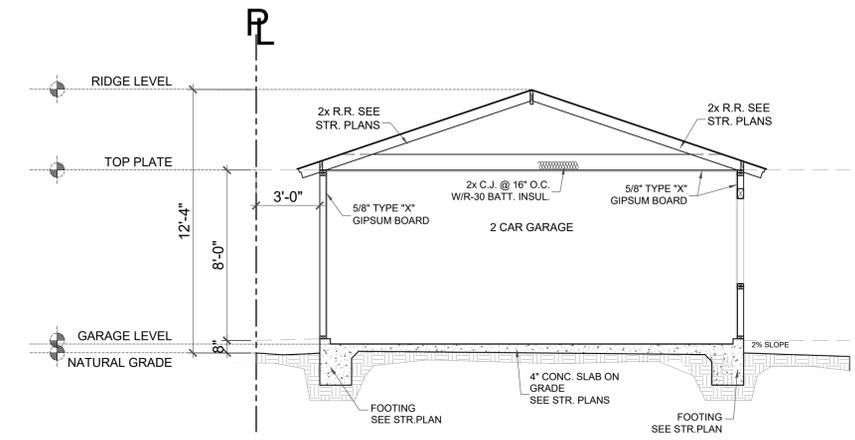
ROOF VENTILATION CALCULATION  
 ROOF REQUIRED OPENING =  $380.00 / 150 = 2.53$  SQ.FT.  
 PROVIDED:  $4 \times 0.625 = 2.5$  SQ.FT.  
 HALF ROUND 2' DORMER VENT. (GALV., WITH NET FREE VENTILATION AREA 'NFVA' = 0.625 SQ.FT.)

\*\*\*TOTAL PROVIDED 2.5 SQ. FT.

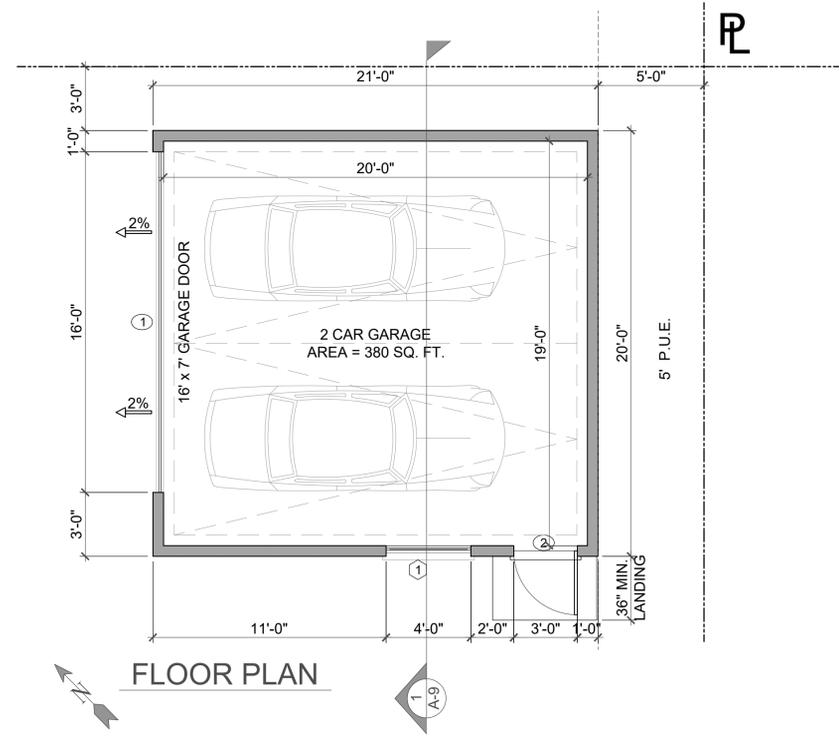
**LEGEND:**

- 1 COMPOSITION SHINGLE CLASS 'A' BY 'GAF' TIMBERLINE COOL SERIES, WEATHERED WOOD, ICC-ES ESR -3267,
- 2 12"x24" HALF ROUND DORMER VENT. (GALV., WITH NET FREE VENTILATION AREA OF 0.625 SQ.FT.)
- 4:12 DIRECTION AND RATIO OF ROOF SLOPE

- 1 COMPOSITION SHINGLE CLASS 'A' BY 'GAF' TIMBERLINE COOL SERIES, WEATHERED WOOD, ICC-ES ESR -3267,
- 2 DOORS AND WINDOWS SIZES, HIGHTS PER SCHEDULE
- 3 SMOOTH STUCCO FINISH. MINIMUM 7/8" THICK 3-COAT PLASTER WITH METAL MESH OVERLAPPED 2-LAYERS OF GRADE 'D' BUILDING PAPER
- 4 WINDOW WOOD PAINTED SILL
- 5 12"x24" HALF ROUND DORMER VENT. (GALV., WITH NET FREE VENTILATION AREA OF 100 SQ. IN.)
- 6 14"x 5" UNDER EAVE VENT WITH CORROSION RESISTANT MESH SCREEN (WITH MAXIMUM 1/4" OPENINGS, GALV. 0.5 SQ.FT.)
- 7 A CORROSION - RESISTANT WEEP SCREED, MIN. 26 GALV. SHEET, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" SHALL BE PROVIDED BELOW THE STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM 4" ABOVE EARTH OR 2" ABOVE PAVED AREA. WEEP SCREED SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
- 8 LED EXTERIOR LIGHTING



SECTION "1"



FLOOR PLAN

**WINDOW SCHEDULE**

WINDOW NO.	TYPE	QUANTITY	WIDE X HEIGHT	COLOR & MATERIAL	TYPE OF OPERATION	VISIBLE FROM STREET ? Y/N	BEDROOM ? Y/N	ENERGY EFFICIENT ? Y/N	TEMPERED GLASS ? Y/N	FIRE HAZARD ZONE ? Y/N	REMARKS		
											FIRE-RATE	U-FACTOR	SHGC
1	A	01	48"x48"	VINYL	CASEMENT	NO	NO	YES	AT LEAST ONE PANE	NO	-	-	-

**DOOR SCHEDULE**

DOOR NO.	TYPE	QUANTITY	WIDE X HEIGHT	COLOR & MATERIAL	THICKNESS	TYPE OF OPERATION	ENERGY EFFICIENT ? Y/N	TEMPERED GLASS ? Y/N	FIRE HAZARD ZONE ? Y/N	REMARKS
2	B	01	36"x84"	VINYL GLASS	1 3/4"	SWING	YES	YES	NO	EXTERIOR DOOR WITH TEMPERED GLASS

GARAGE FLOOR PLAN, ELEVATIONS

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

1

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF ART and INTERIOR DESIGN SERVICES. THE ENGINEER AND/OR ARCHITECT SHALL BE COPIED DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

**ART and INTERIOR DESIGN SERVICES**  
 655 W COLORADO ST. ST. 112, GLENDALE, CA 91204  
 TEL.: 818-388-3888

PROJECT TITLE: ADDITION TO EXISTING ONE STORY SFD  
 OWNER: SONIA OGANESYAN  
 JOB ADDRESS: 504 HAMPTON RD. BURBANK, CA 91504

JOB NO.:  
 DRAWN BY:  
 CHECKED BY:  
 DATE:  
 SHEET TITLE:

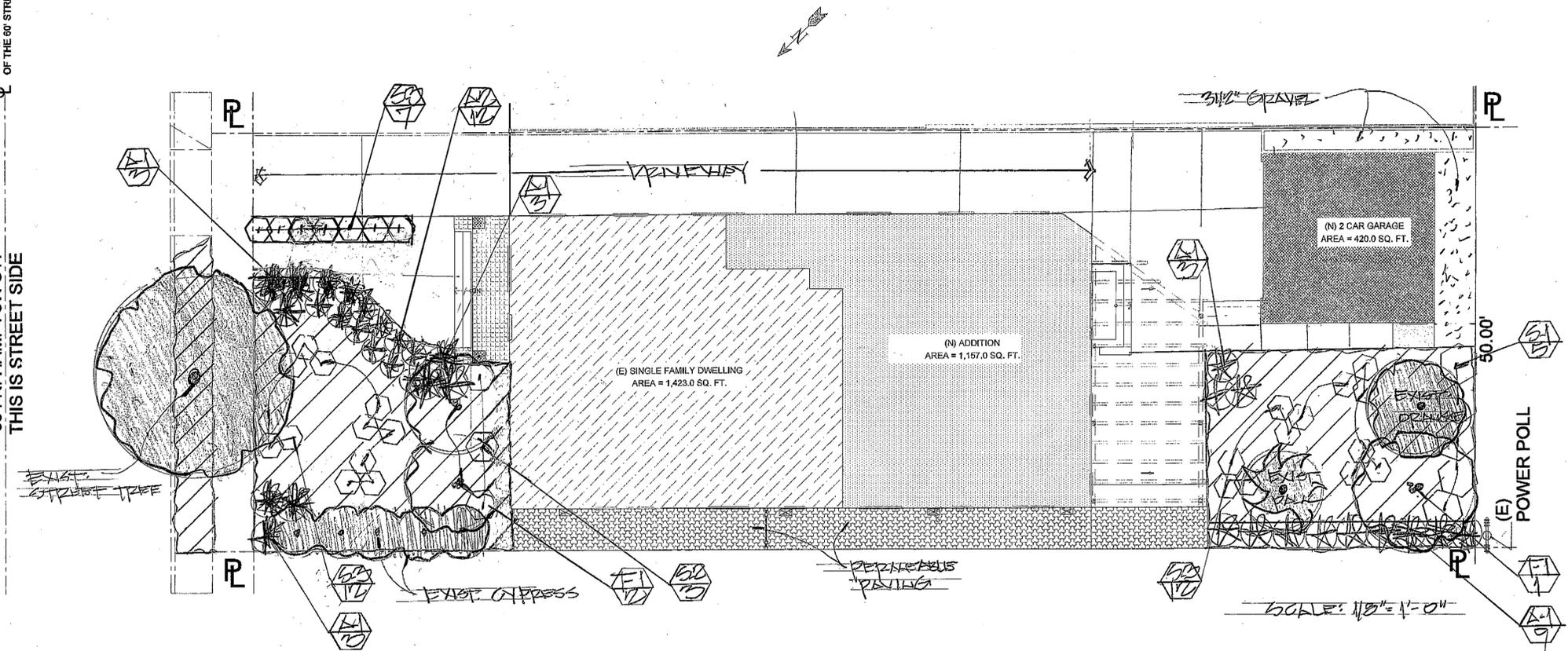
SHEET NUMBER

**A-9**

SHEETS 9 OF 9

SINGLE FAMILY RESIDENCE  
504 HAMPTON RD., BURBANK, CA 91504

504 N. HAMPTON ST.  
THIS IS STREET SIDE



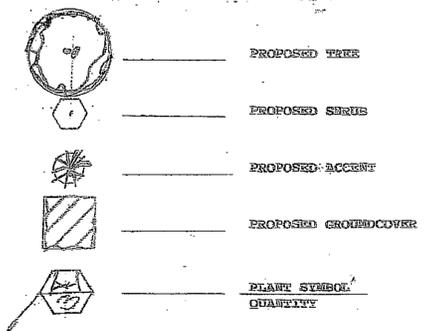
WATER USAGE (WATER USES)

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
LW-1	PARKINSON DESERT MUSEUM	PALO VERDE/MYRT.	15 GAL.	3	-
LW-2	DODONAEA VISCOSA	HOPBUSH	5 GAL.	5	5' O.C.
LW-3	ALOUXNE HUSSELLII	BLUE HIBISCUS	5 GAL.	5	4' O.C.
LW-4	SCIAE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL.	22	3' O.C.
LW-5	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	21	RANDOM
LW-6	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5 GAL.	12	RANDOM
LW-7	GROUNDCOVER = SENECIO SERPENS	BLUE SENECIO	PLANT MATS	AS NOTED	12' O.C.

LW = LOW WATER USAGE / P.F. = 3  
LANDSCAPE AREA = 1,931 SQ. FT.

LEGEND



A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS; EXCEPT FOR TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING. APPLICATIONS WHERE MULCH IS CONTRADICTED. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT RATE OF A MINIMUM OF 4 CUBIC YARDS SOIL PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOIL.

MUELLO COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



PLANTING PLAN

LARRY G. TISON & ASSOCIATES  
LARRY G. TISON, A.S.L.A.  
LANDSCAPE ARCHITECTURE  
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205  
818-241-9169

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

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE DESIGN AND DRAWINGS ARE THE PROPERTY OF ART AND INTERIOR DESIGN SERVICES AND SHALL REMAIN THE PROPERTY OF THE ENGINEER, AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

ART and INTERIOR DESIGN SERVICES  
635 W COLORADO ST., #102, GLENDALE CA 91204  
Tel.: 818-389-3888 email: artdesigns97@gmail.com

PROJECT TITLE: ADDITION TO EXISTING ONE STORY SFD  
OWNER: SONIA OGANESYAN

DATE: 11-5-10

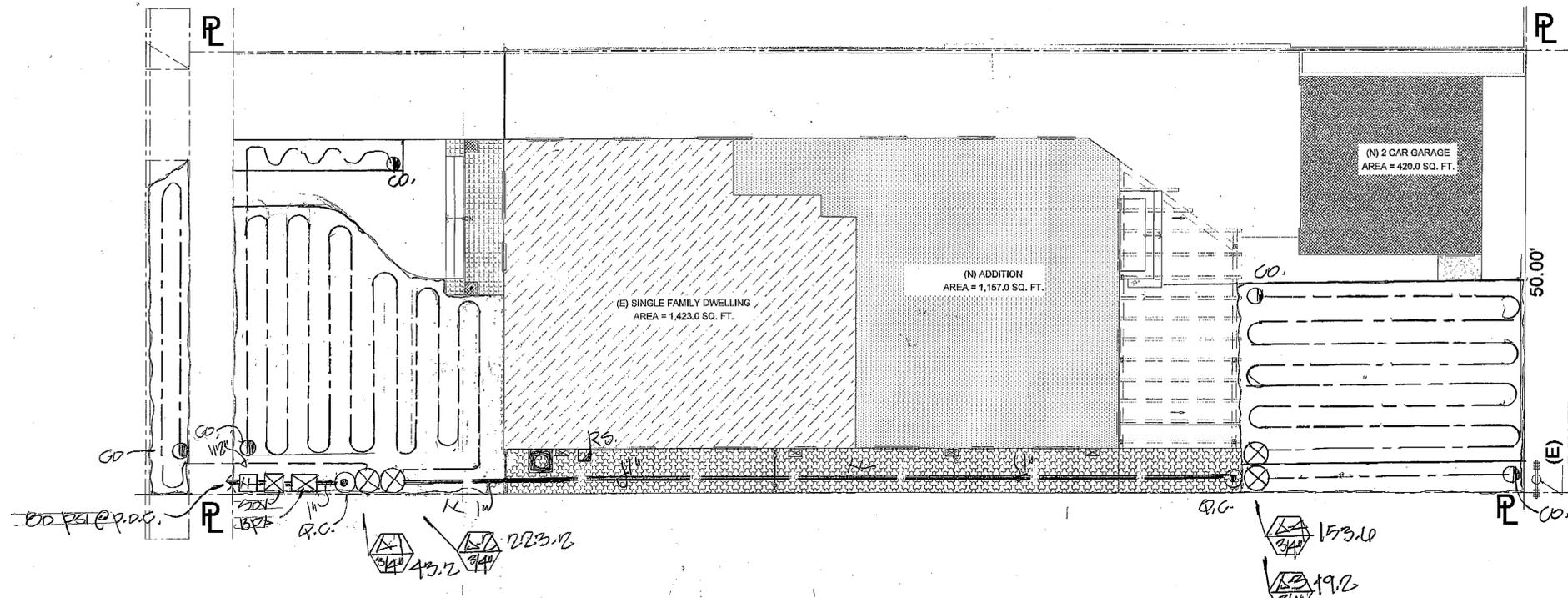
JOB ADDRESS:  
504 HAMPTON RD., BURBANK, CA 91504

SHEET NUMBER



SINGLE FAMILY RESIDENCE  
504 HAMPTON RD., BURBANK, CA 91504

504 N. HAMPTON ST.  
THIS IS STREET SIDE



Reference Evapotranspiration (E<sub>t</sub>) / 51.7

Hydrozone #	Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (%)	ETAF (ETAF = PF * IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (GPD)
A-1/1/1		3	220	21	37	105	1005	12196
A-2/1/1		3	220	21	37	900	3330	111074
A-3/1/1		3	220	21	37	918	3400	111412
A-4/1/1		3	220	21	37	750	2775	27895
					Totals	1,931	7410	22,907
					(A)	(B)	(C)	(D)
					Totals	(C)	(D)	
					ETAF Total		22,907	
					Maximum Allowed Water Allowance (MWA)		25,974	

DRIP EMITTERS

SYMBOL	DESCRIPTION	MODEL NO.	GPH	PSI
—	RAINBIRD DRIPLINE W/ EMITTERS @ 12" O.C.	XFS-06-12-100	60 per 100"	30

- LEGEND
- WEATHER BASED CONTROLLER (RAINBIRD ESP-LXME 8 STATION)
  - RAIN SENSOR (RAINBIRD-RSD BEX)
  - BACKFLOW PREVENTER (FEBCO 825-Y-1")
  - QUICK COUPLER (RAINBIRD 44LC)
  - VALVE (RAINBIRD XGZ-075 PPF)
  - VALVE NO. / GPH
  - MAINLINE / SCHED. 40 PVC
  - LATERAL LINE / SCHED. 40 PVC
  - SHUT-OFF VALVE
  - IRRIGATION METER
  - CLEAN OUT

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE CAN OCCUR.  
MANUAL SHUT-OFF VALVES SHALL BE REQUIRED; AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY. TO MINIMIZE WATER LOSS IN CASE OF EMERGENCY OR ROUTINE REPAIR.  
PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.  
A DIAGRAM OF THE IRRIGATION PLAN, SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.  
A CERTIFICATION OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.  
AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF INSPECTION.  
AT THE TIME OF THE FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.  
RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

<sup>1</sup>Hydrozone #/Planting Description  
<sup>2</sup>Plant Factor  
<sup>3</sup>Non-water use plantings  
<sup>4</sup>Irrigation Method  
<sup>5</sup>Irrigation Efficiency  
0.75 for spray head  
0.82 for drip  
<sup>6</sup>ETAF (Annual Gallons Required) = E<sub>t</sub> x 0.62 x ETAF Area  
where 0.62 is a conversion factor that converts area in square feet, E<sub>t</sub> is the total annual evapotranspiration in inches per year, and ETAF is 55 for residential areas and 0.45 for non-residential areas.

MWA = 25,974 GPD  
ETWA = 22,907 GPD

(51.7) (0.62) (55) (1,931) + (D)



IRRIGATION PLAN

LARRY G. TISON & ASSOCIATES  
LARRY G. TISON, A.S.L.A.  
LANDSCAPE ARCHITECTURE  
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205  
818-241-9169

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

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS FROM THE DRAWINGS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND DESIGN AND ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, THE ENGINEER HAS REVIEWED THEREOF AND SHALL BE RESPONSIBLE FOR THE PROPERTY OF THE ENGINEER. THE ENGINEER HAS REVIEWED THEREOF AND SHALL BE RESPONSIBLE FOR THE PROPERTY OF THE ENGINEER. THE ENGINEER HAS REVIEWED THEREOF AND SHALL BE RESPONSIBLE FOR THE PROPERTY OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS SHALL BE THE ENGINEER'S RESPONSIBILITY. VISUAL CONTACT WITH THESE DRAWINGS SHALL BE THE ENGINEER'S RESPONSIBILITY. VISUAL CONTACT WITH THESE DRAWINGS SHALL BE THE ENGINEER'S RESPONSIBILITY.

**Art and Interior Designs**  
635 W. COLORADO ST., #102, GLENDALE, CA 91204  
Tel.: 818-388-3888 email: artdesigns87@gmail.com

PROJECT TITLE: ADDITION TO EXISTING ONE STORY STORY SPD  
OWNER: SONIA OGANESYAN  
JOB ADDRESS: 504 HAMPTON RD., BURBANK, CA 91504

JOB NO.:  
DRAWN BY: LGT  
CHECKED BY: RL  
DATE: 11-5-20

SHEET NUMBER  
1-2

