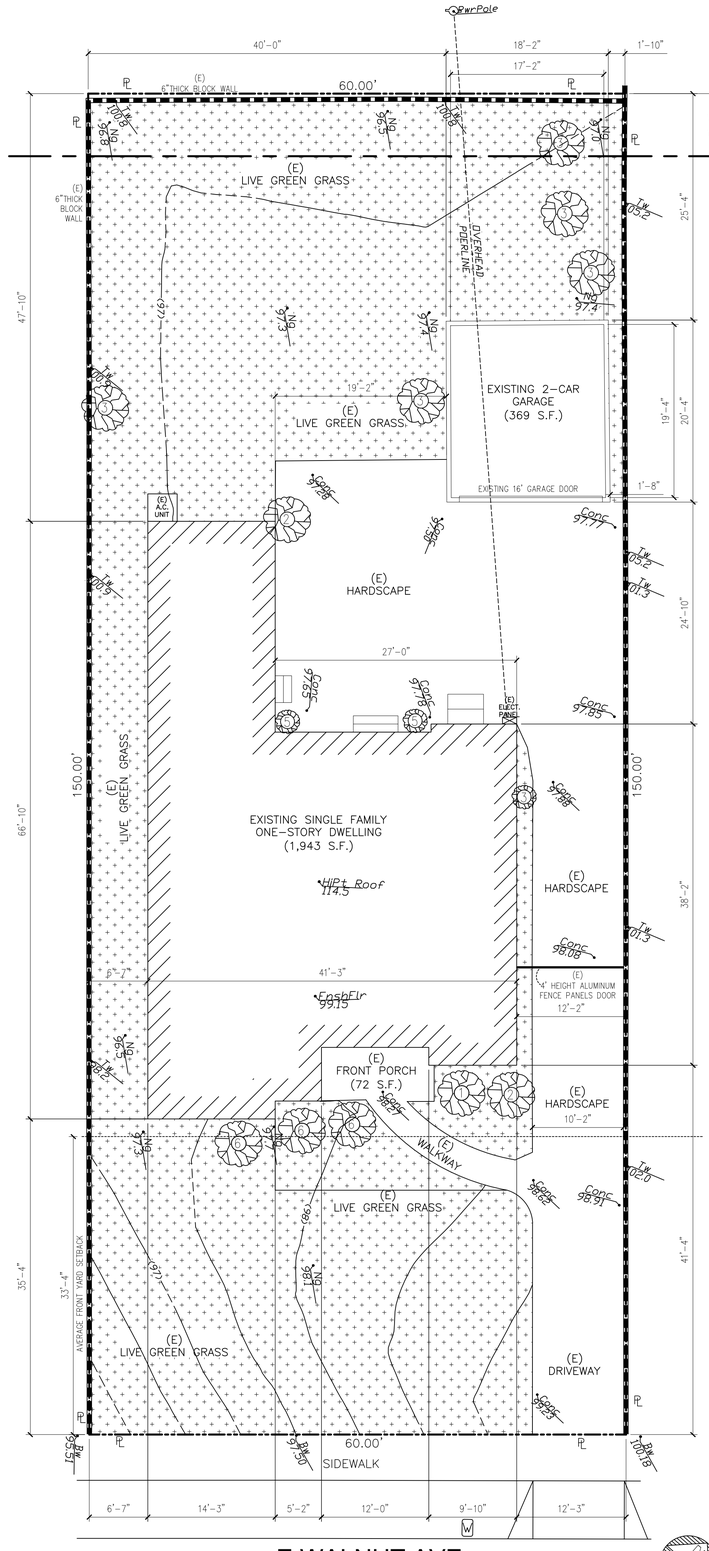
BONYADI'S RESIDENCE

1	FLOWERING SHRUBS	2	SKYFLOWER TREE	3	LEMON TREE	5	FIDDLE LEAF FIG	6	(SHRUB) SANDANKWA VIBURNUM		

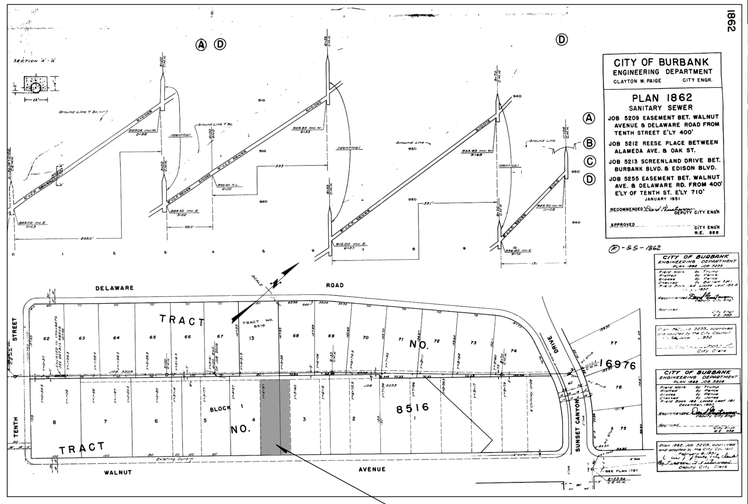
LIVE GREEN GRASS



7 FEET WIDE SANITARY SEWER EASEMENT

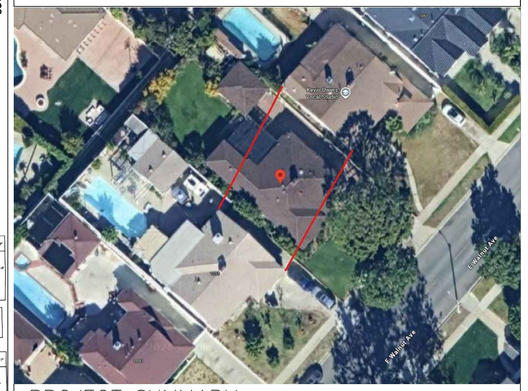
LOCATION:
IN THE BACK OF THE PROPERTY

-DEPTH TO INVERT:
GROUND ELEVATION-INVERT ELEVATION
7.5-5.0= 2.5 DEPT
-SLOPE OF THE PIPE: 0.062
-8" V.C.P. SEWER



LOCATION OF THE SITE

SETBACK LINES FOR REAR AND FRONT FOR THE VIEW DETERMINATION



PROJECT SUMMARY:

ADDRESS:	1041 E. WALNUT AVE. BURBANK CA 91501
OWNER:	AIDA BONYADI
DESCRIPTION:	INTERIOR REMODELING. NEW ADDITION OF 155 S.F. IN FRONT OF THE EXISTING HOUSE & 21 S.F. NEW FRONT PORCH. NEW ADDITION OF 137 S.F. IN THE BACK OF THE HOUSE. TOTAL OF 78 S.F. NEW REAR PORCHES.
ZONE:	R-1
OCCUPANCY:	R-3
CONST. TYPE:	V-B
LOT SIZE:	9,000 S.F.
ALLOWABLE COV:	50% (4,500 S.F.)
LEGAL DESCRIPTION:	TRACT # 8516 SW 20 FT OF SE 150 FT OF LOT 3 AND NE 40 FT OF SE 150 FT OF LOT 4 BLK 1
A.P.N #:	2470-010-017

- FLOOR AREA CALCULATION:

EXISTING RESIDENCES: (12 S.F. WILL BE DEMOLISHED)1,964-12=	1,952 S.F.
NEW FRONT ADDITION:	155 S.F.
NEW REAR ADDITION:	137 S.F.
NEW REAR PATIO#1:	23 S.F.
NEW REAR PATIO#2:	55 S.F.
FLOOR AREA RATIO: 2,322/9,000 = 25.8%	

LOT COVERAGE:

EXISTING RESIDENCES: (12 S.F. WILL BE DEMOLISHED)1,964-12=	1,952 S.F
EXISTING GARAGE:	368 S.F.
NEW FRONT ADDITION:	155 S.F.
NEW REAR ADDITION:	137 S.F.
NEW FRONT PORCH:	21 S.F.
NEW TOTAL REAR PORCH#1 & #2:	78 S.F.

LOT COVERAGE RATIO: 2,711/9,000 = 30.12%
(ALLOWED 50%)

- BUILDING HEIGHTS:
EXISTING BUILDING: 16'-2"
NEW ADDITION(HIGHEST): 14'-5"
STORY(S): 1

Landscape improvements need to take into consideration the location of sewer facilities to prevent tree/plant roots from entering/obstructing or damaging the sewer facilities. An obstructed or damaged sewer facility can result in a sanitary sewer overflow, costly repairs, costly fines, and costly claims. It is highly recommended that either a 15 foot clearance for trees and large shrubs is maintained from the location of the City sewer main (7.5 feet on either side of the City sewer main), or a root barrier control system is employed for each tree/plant.

Best Management Practices shall apply to all construction projects and shall be required from the time of land clearing, demolition or commencement of construction until receipt of a certificate of occupancy [BMC 9-3-407].

Certain construction and re-construction activities on private property will need to comply with post-construction Best Management Practices (BMPs), which include Sections 8-1-1007 and 9-3-414.D of the BMC authorizing the City to require projects to comply with the Standard Urban Stormwater Mitigation Plan provisions and the City's Low Impact Development (LID) ordinance. For questions on these requirements, please contact the City's Building Division at (818) 238-5220.

Driveway path to the garage must comply with BMC 10-1-603.I.
Note: the existing driveway meets these criteria. The applicant has requested that the proposed circulation driveway be disregarded from the plans. The applicant will be submitting revised plan removing the proposed driveway.

No visual obstruction shall be erected or maintained in the 5'by 5'visibility cut-off above 3'high or below 10'high at the intersection of street and driveway. Such requirement applies to all driveways. [BMC 10-1-1303 (C)]

Owner to install the street trees, they must contact the Forestry Supervisor, at (818) 238-5343, at least forty-eight (48) hours prior to installation. Failure to contact the City for inspection and installation may cause the removal and replacement at the owner's expense.

Under the current rate structure, pulling the Building Permit for the proposed development is subject to a Sewer Facilities Charge estimated at $332.56. The charge is due prior to issuance of a Building Permit [BMC 8-1-802 and BMC 8-1-806].
SFC = Proposed Developments
= [Addition of livable SF/Existing livable SF] * [SFR charge]
= [293 SF/1800 SF] * [$2,043]
= $332.56
(Note: It is the responsibility of the developer to show proof of the existing sewer usage or existing developments so that the proper credit can be given.)

Every building or structure in which plumbing fixtures are installed which conveys sewage must be connected to the municipal wastewater system [BMC 8-1-104].

No person shall connect to or tap an existing public sewer without obtaining a permit [BMC 8-1-301].

Pollutants, including construction debris, soil, and other discharges, are prohibited from entering the City's sewer collection system [BMC 8-1-501.1]. Discharges that exceed the local limits per BMC 8-1-501.4 are prohibited. In addition, the applicant shall not obstruct or damage any part of the City sewer system, and shall reimburse the City for sanitary sewer overflows and the reasonable costs of necessary maintenance and/or repair of the sewer system [BMC 8-1-311]. As such, it is required that all existing private sewer laterals are capped prior to any demolition activities.

A backwater valve is required on every private sewer lateral(s) connected to a private building(s), unless it can be shown that all fixtures contained therein have flood level rim elevations above the elevation of the next upstream maintenance hole cover of the public sewer serving the property, or a conditional waiver is granted by the Director [BMC 8-1-313]. Please note that Public Works'Wastewater Division will not sign off on the Certificate of Occupancy until the owner/developer provides proof that the backwater valve(s) has been installed.

1.10 (a): Each parcel shall require its own domestic water service connection, accessible to BWP's public water main. No service connection shall be allowed to supply water to any parcel of land other than for which the service connections are assigned.

4.30 (b): Sizing of the domestic water meter shall be adequate to provide the required flow, as determined by a licensed plumber, architect or engineer, calculated from the number of fixture units for the proposed development, pursuant to Title 24, Part 5 of the California Plumbing Code (CPC), California Code of Regulations (CCR).

4.30 (k): The static pressure at the meter exceeds 80 pounds per square inch (psi). A pressure regulator shall be installed as required by the Building Division, and in accordance with the California Plumbing Code (CPC).

4.36 (a): Temporary potable water may be supplied from the 6" existing service located on E Walnut Ave. The existing meter and box must always be protected in place. The Applicant shall pay all applicable fees prior to use of water service.

4.36 (c): Applicant may use the existing water meter for construction purposes. Applicant shall pay the applicable fees for water usage.

A copy of this Development Review Memorandum shall be shown on the Applicant's plan submittal.

The Applicant shall meet with utility representatives from Burbank Water and Power (Water and Electric), and Public Works Department (Sewer) to discuss utility requirements in detail.

Fire requirements will not be evaluated at this time pending submittal of construction cost information by the applicant. If the Fire Department requires a fire suppression system larger than 1-inch, a separate fire service line shall be installed with a backflow prevention assembly in accordance with Section 4.35.

4.30 (c): The Customer shall be responsible for connecting the water service at the property line, or where BWP's meter outlet begins. The cost of installation shall be the Customer's responsibility.

4.35: The water services for this project must be provided with protective devices that prevent objectionable substances from being introduced into the public water supply system, per Title 17 of the California Administrative Code. A minimum $50 backflow prevention plan check fee and up to actual cost will be applied. Both domestic and fire services will require installation of backflow prevention devices. Backflow devices must be installed on the Applicant's property and as close as possible to the property line (Standard Drawing No. BWP-615).

EXISTING SITE & LANDSCAPING PLAN

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

J-DESIGN
111 E.CEDAR AVE#202 BURBANK, CA 91502
TEL: 818-636-0060 JORAROSTAMI@YAHOO.COM

PROJECT NAME & SITE ADDRESS:
BONYADI'S RESIDENCE
1041 E. WALNUT AVE
BURBANK, CA 91501

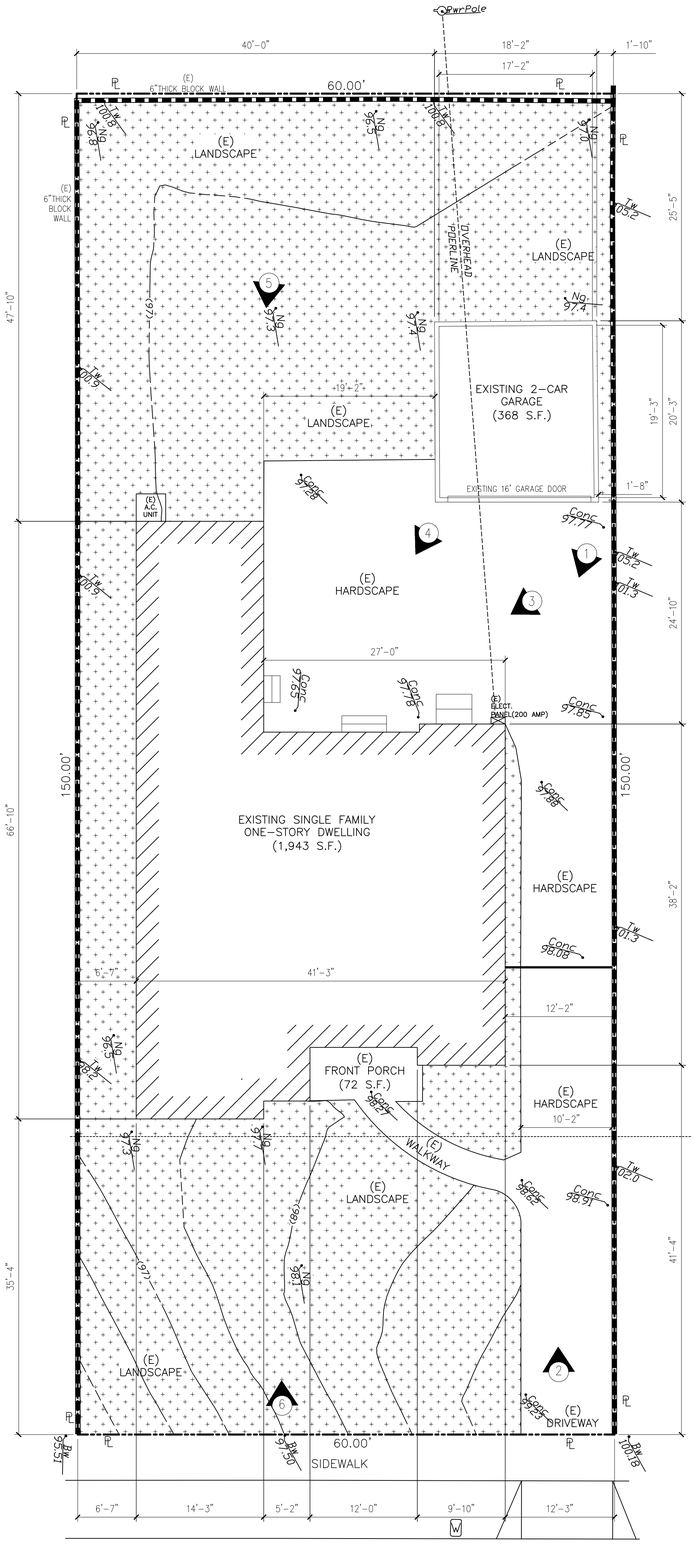
EXISTING SITE PLAN
EXISTING LANDSCAPE PLAN

Revisions : Date :

SCALE :
DATE :
Drawing No :

A-0

SHEET : #.SHEETS OF : OF



E.WALNUT AVE.

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


1


2


3


4


5


6

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PROJECT NAME & SITE ADDRESS:
BONYADIS RESIDENCE
1041 E. WALNUT AVE
BURBANK, CA 91501

PHOTOGRAPHIC SURVEY

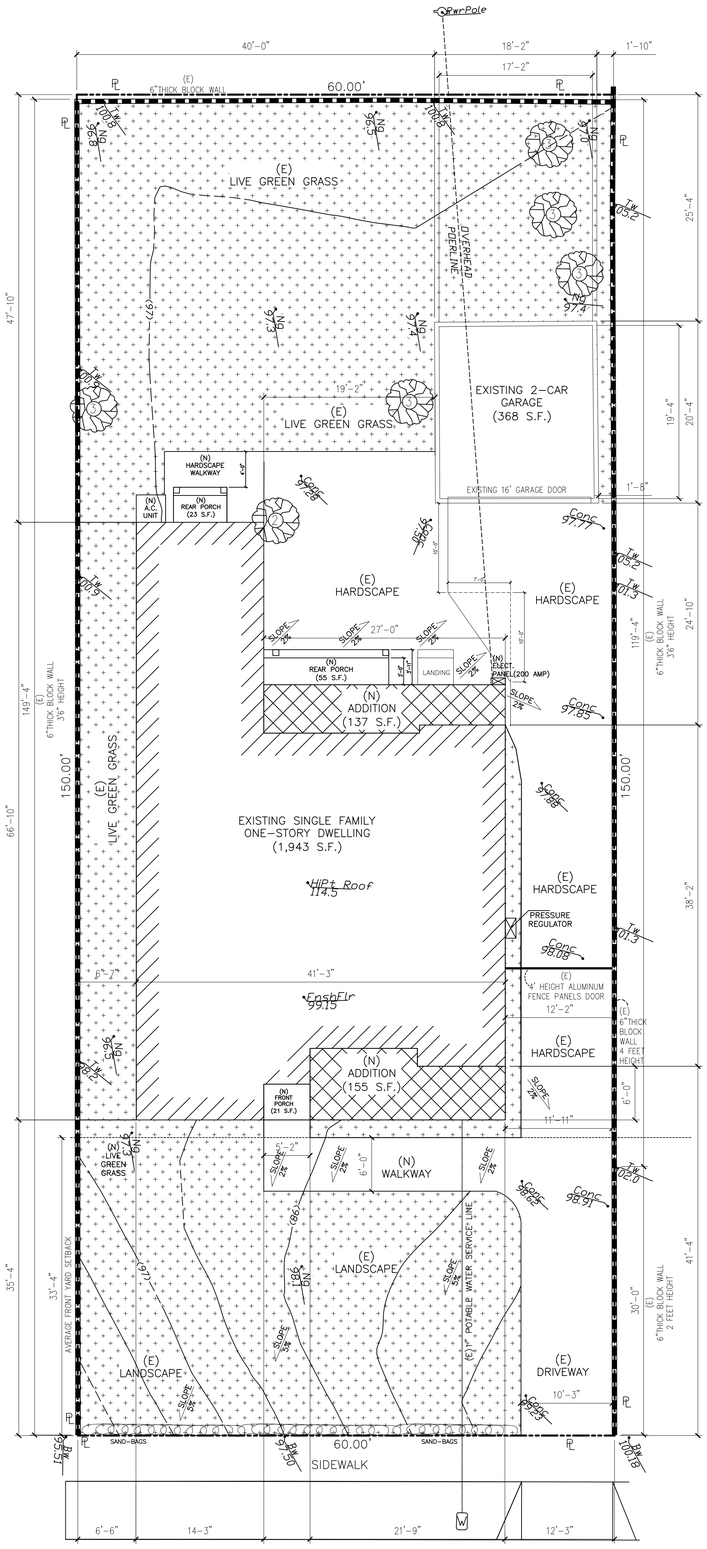
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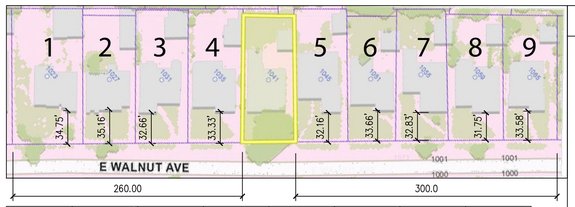
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BONYADI'S RESIDENCE





PROJECT SUMMARY:

ADDRESS:	1041 E. WALNUT AVE. BURBANK CA 91501
OWNER:	AIDA BONYADI
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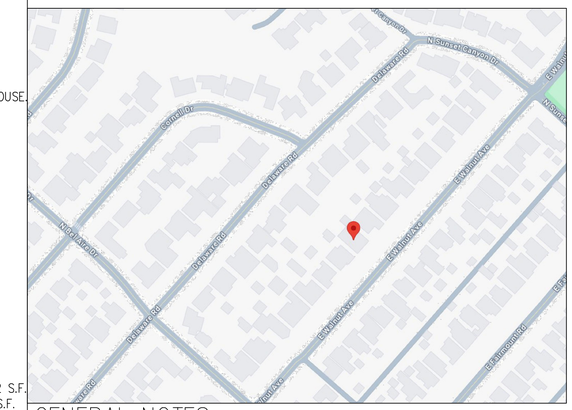
- BUILDING HEIGHTS:
EXISTING BUILDING: 16'-2"
NEW ADDITION(HIGHEST): 14'-5"
STORY(S): 1

NO FIRE SPRINKLER REQUIRED

NUMBER OF EXISTING BEDROOMS: 3
NUMBER OF PROPOSED BEDROOMS: 0
NUMBER OF EXISTING BATHROOMS: 2
NUMBER OF PROPOSED BATHROOMS: 0
EXISTING BUILDING AREA: 1,761
PROPOSED BUILDING AREA: 2,032

NUMBER OF PARKING SPACES: EXISTING 2-CAR GARAGE

VICINITY MAP:



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2025 EDITION OF THE CRC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND CITY OF BURBANK AMENDMENTS.
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 AND SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING (BMC 9-1-1-3302.4).
5. WATER SHALL BE PROVIDED ON THE 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%
8. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2%

2025 CALIFORNIA BUILDING CODE (CBC).
2025 CALIFORNIA PLUMBING CODE (CPC).
2025 CALIFORNIA MECHANICAL CODE (CMC),
2025 CALIFORNIA ELECTRICAL CODE (CMC),
2025 CALIFORNIA ENERGY CODE (CEC),
2025 CALIFORNIA GREEN BUILDING CODE (CGBS).

SETBACK CERTIFICATION REQUIREMENT:

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

SHEET INDEX:

A-0 EXISTING SITE AND LANDSCAPING PLAN
A-1 PHOTOGRAPHIC SURVEY
A-2 PROPOSED SITE AND LANDSCAPING PLAN, NOTES
A-3 EXISTING FLOOR PLAN
A-4 PROPOSED FLOOR PLAN/WINDOW/DOOR SCHEDULES
A-5 EXISTING & PROPOSED ROOF PLANS
A-6 EXISTING ELEVATIONS
A-7 PROPOSED ELEVATIONS-SECTIONS
A-8 PROPOSED SECTIONS
A-9 DEMO PLAN
CALGREEN
S-1 STRUCTURAL NOTES, DETAILS
S-2 STRUCTURAL DETAILS
S-3 FOUNDATION, FRAMING PLANS
T24_A ENERGY CALCULATIONS
T24_B ENERGY CALCULATIONS

DIVERSION OF CONSTRUCTION & DEMOLITION DEBRIS

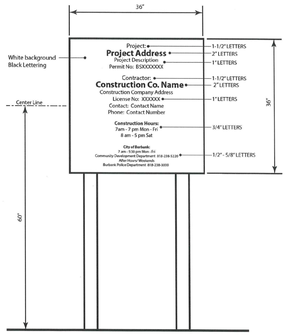
THE CITY'S MANDATORY CONSTRUCTION & DEMOLITION DEBRIS DIVERSION ORDINANCE REQUIRES THE RECYCLING AND DIVERSION OF AT LEAST 65% OF CONSTRUCTION AND DEMOLITION DEBRIS. A REFUNDABLE DEPOSIT AND NON-REFUNDABLE ADMINISTRATIVE FEE WILL BE COLLECTED PRIOR TO PERMIT ISSUANCE. THE ORDINANCE APPLIES TO ALL DEMOLITIONS AND TO NEW CONSTRUCTION, ADDITIONS, REMODELS, RENOVATION, TENANT IMPROVEMENT AND ALTERATION PROJECTS OVER 500 SQUARE FEET IN SCOPE OF WORK. (BMC 9-1-11-1012)

SEPARATE PERMITS ARE REQUIRED FOR:
POOL/SPA, FENCE/WALL, RETAINING WALL. MECHANICAL, ELECTRICAL, PLUMBING.

On-site drainage shall not flow across the public parkway (sidewalk) or onto adjacent private property. It should be conveyed by underwalk drains to the gutter through the curb face or connected to a storm drain facility [BMC 7-1-117, BMC 7-3-102].

Applicant shall protect in place all survey monuments (City, County, State, Federal, and private). Pursuant to California Business and Professions Code Section 8771, when monuments exist that may be affected by the work, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to construction, and a corner record or record of survey of the references shall be filed with the county surveyor. A permanent monument shall be reset or a witness monument or monuments set to perpetuate the location if any monument that could be affected, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project.

Any work within the public right-of-way must be permitted and approved by the Public Works Department before construction can commence. All construction work in the public right-of-way must comply with Burbank Standard Plans and must be constructed to the satisfaction of the City Engineer. A Public Works EXCAVATION PERMIT is required. The excavation permit requires a deposit acceptable to the Public Works Director



PROJECT SIGN

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



PROPOSED SITE & LANDSCAPING PLAN

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

2 SKYFLOWER TREE | 3 LEMON TREE

LIVE GREEN GRASS

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: 1041 E. WALNUT AVE. Permit No: _____

I certify, under penalty of perjury, as owner of this property, that noncompliant plumbing fixtures have been replaced with water-conserving plumbing fixtures in accordance with Civil Code Sections 1101.1 through 1101.8, the current California Plumbing Code and California Green Building Standards Code, and manufacturer's installation requirements, and that the water-conserving plumbing fixtures comply with the requirements as listed below.

Owner's Name: AIDA BONYADI Date: 07.29.26
Owner's Signature: AIDA BONYADI

SINGLE-FAMILY RESIDENTIAL	
Fixture	CALGreen/ CPC
Water Closet	1.28 gals/flush
Showerhead	1.8 gals/min
Multiple Showerheads	1.8 gals/min combined
Lavatory Faucet	1.2 gals/min
Kitchen Faucet	1.8 gals/min

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

J-DESIGN
111 E.CEDAR AVE#202 BURBANK, CA 91502
TEL: 818-636-0060 JORAROSTAMI@YAHOO.COM

PROJECT NAME & SITE ADDRESS:
BONYADI'S RESIDENCE
1041 E. WALNUT AVE
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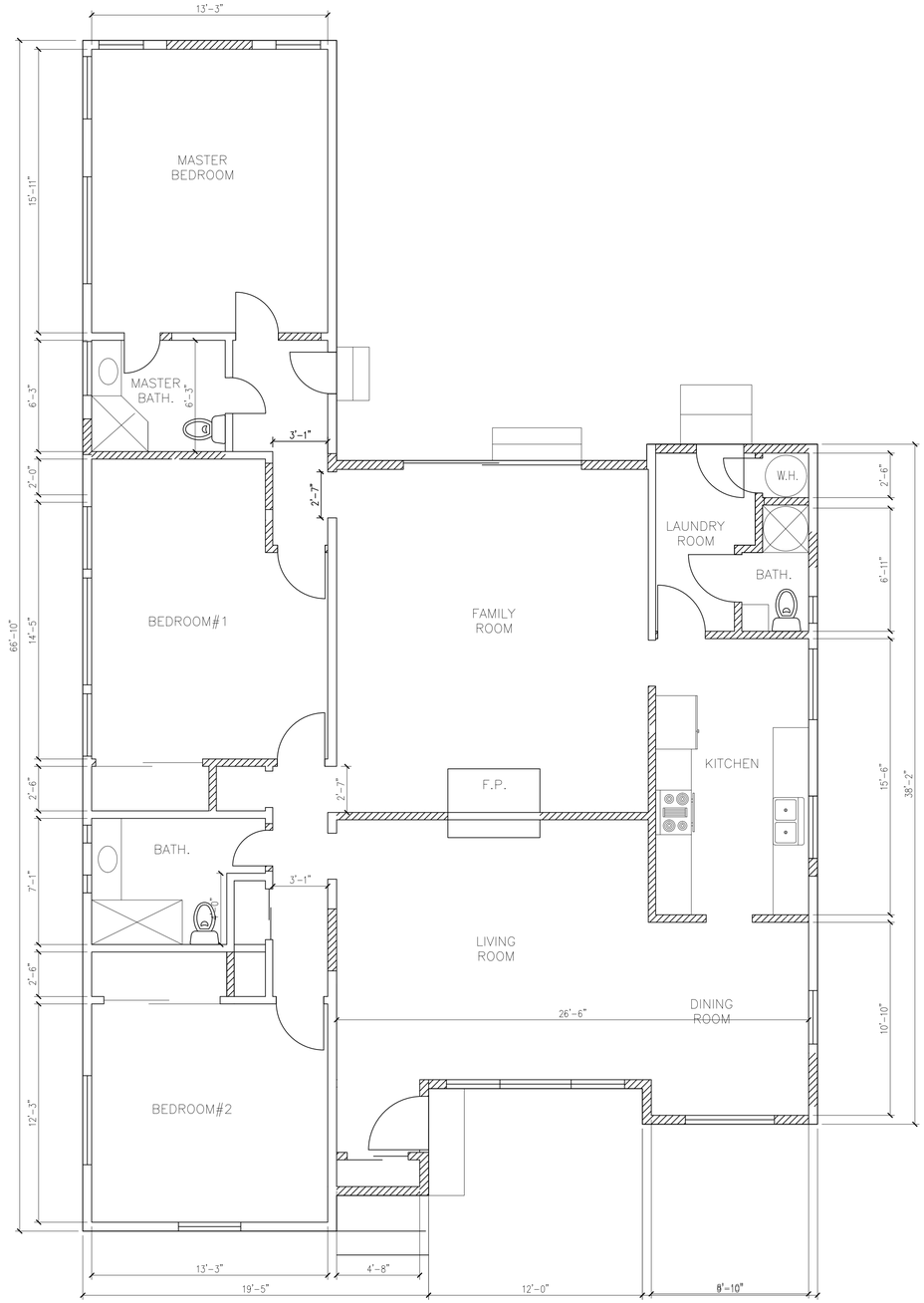
PROPOSED SITE PLAN
NOTES
PROPOSED LANDSCAPING
PLAN

Revisions : Date :

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DATE :
Drawing No :

A-2

SHEET : #SHEETS OF : OF



EXISTING FLOOR PLAN

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

TO BE DEMOLISHED

EXISTING WALLS

J-DESIGN

111 E.CEDAR AVE.#202 BURBANK, CA 91502

TEL: 818-636-0060 JORAROSTAMI@YAHOO.COM

PROJECT NAME & SITE ADDRESS:

BONYADI'S RESIDENCE

1041 E. WALNUT AVE

BURBANK, CA 91501

EXISTING FLOOR PLAN

Revisions : Date :

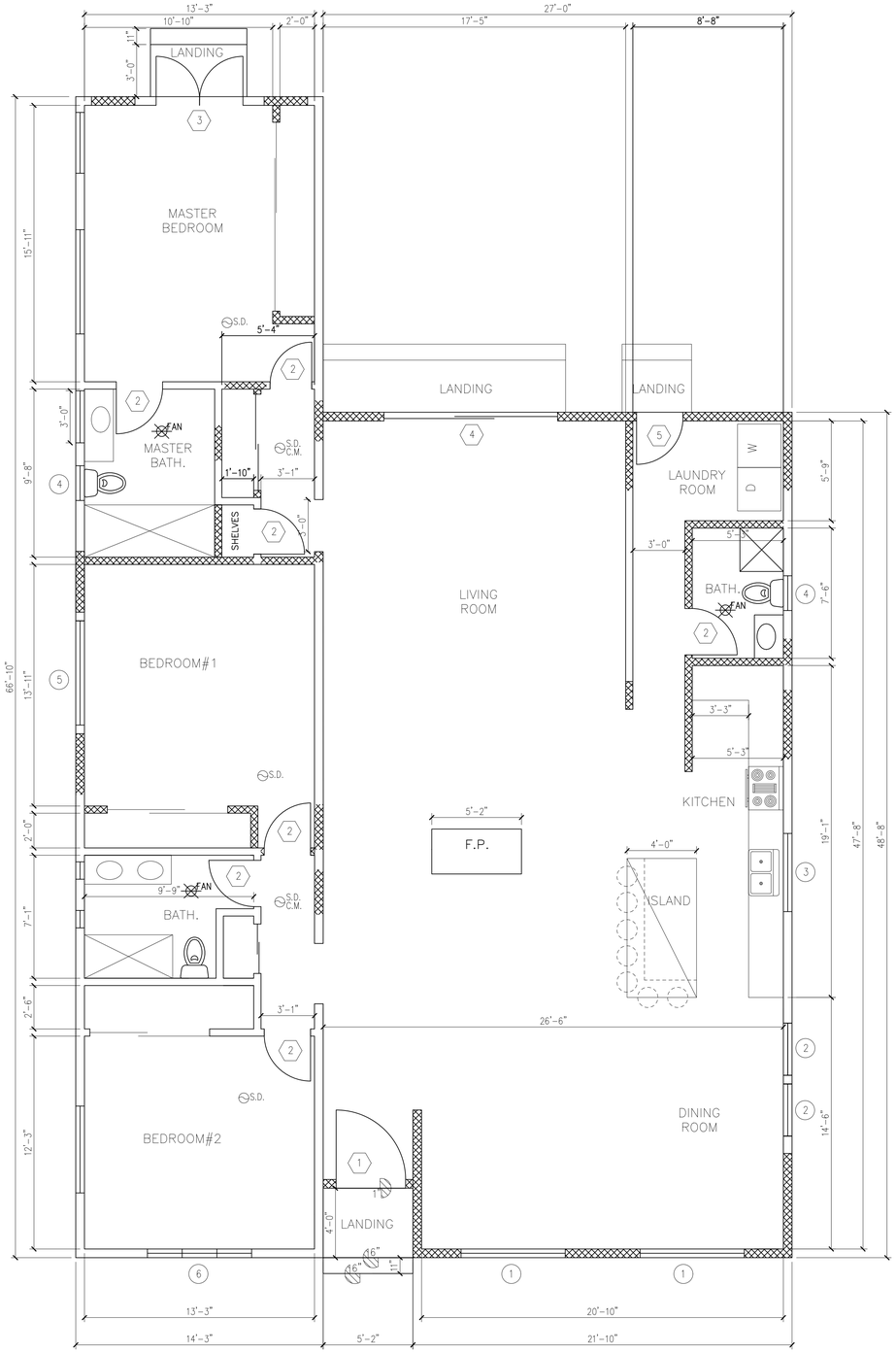
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A-3

SHEET : #SHEETS OF : OF



PROPOSED FLOOR PLAN

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

NEW

EXISTING WALLS

FAN

MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE.

EXHAUST FAN SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT. 4.506.1

DOOR NUMBER	PROPOSED SIZES	PROPOSED MATERIAL	NOTES
1	42"x6'8"	wood	Exterior Solid Door
2	32"x6'8"	Wood	Hollow Core
3	60"x6'8"	glass	Exterior French Door
4	120"x6'8"	glass	Exterior Sliding Door

DOOR SCHEDULE

DOOR NOTES

1. ALL EXTERIOR DOORS SHALL BE FULLY WEATHERSTRIPPED AT HEAD, SILL AND JAMB.
2. ALL DOORS AND WINDOWS SHALL HAVE ALUMINUM DRIP CAPS AT HEAD.
3. ALL DOORS AND WINDOWS SHALL BE 6'-8" HEAD HEIGHT FROM FINISH FLOOR UNLESS NOTED OTHERWISE.
4. ALL DOORS SHALL BE PELLA WOOD CLADDING ARCHITECT SERIES OR EQUAL.
5. ALL EXTERIOR DOORS SHALL BE PAINTED WITH INTERIOR DOORS STAINED TO MATCH EXISTING.
6. ALL SINGLE AND DOUBLE DOORS W/SIDELIGHTS SHALL BE DUAL-GLAZED TEMPERED GLASS.
7. CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR DOOR HARDWARE AND INCLUDE THIS IN HIS BID.
8. ALL GLASS IN DOORS AND WINDOWS MUST 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 S.F.
   - WHEN THE BOTTOM EDGE IS WITHIN 18" OF THE FLOOR,
   - WHEN THE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR
   - 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 OR STAIR LANDINGS.

NOTE: ALL WINDOWS, DOORS, HARDWARE, AND FINISHES TO BE SPECIFIED BY OWNER

MANUFACTURER'S DATA SHOWING COMPLIANCE WITH EGRESS REQUIREMENTS MUST BE REPRODUCED ON THE DRAWINGS FOR ANY WINDOWS DEVIATING FROM THE APPROVED WINDOW SIZES SHOWN ON THE CITY OF BURBANK CONVENTIONAL CONSTRUCTION SHEET

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

WINDOW NUMBER	PROPOSED SIZES	PROPOSED MATERIAL	TYPE	BEDROOM	NOTES	U-FACTOR	SHGC
1	6'0"x5'0"	VINYL	SLIDING	NO		0.3	0.23
2	3'0"x5'0"	VINYL	SINGLE HUNG	NO		0.3	0.23
3	4'6"x3'0"	VINYL	SLIDING	NO		0.3	0.23
4	2'0"x2'0"	VINYL	SLIDING	NO		0.3	0.23
5	6'0"x4'0"	VINYL	SLIDING	YES	EGRESS	0.3	0.23
6	6'0"x5'0"	VINYL	SLIDING	YES	EGRESS	0.3	0.23

WINDOW SCHEDULE

WINDOW NOTES

1. ALL EXTERIOR WINDOW SHALL BE FULLY WEATHERSTRIPPED AT HEAD, SILL AND JAMB.
2. ALL GLASS WITHIN 18" (OR WITHIN 24" ON DOOR) FROM FLOOR LINE SHALL BE TEMPERED GLASS.
3. ALL WINDOWS SHALL BE BE MARVIN WINDOWS OR APPROVED EQUAL TO MATCH EXISTING.
4. ALL WINDOWS SHALL BE PRE-PRIMED FOR PAINT.
5. CONTRACTOR SHALL VERIFY WALL THICKNESS PRIOR TO ORDERING WINDOWS AND PROVIDE NECESSARY JAMB EXTENSIONS AS REQUIRED.
6. ALL WINDOWS SHALL BE DUAL-GLAZED.
7. ALL OPERABLE WINDOWS SHALL HAVE SCREENS BY WINDOW MANUFACTURER.
8. CASINGS TO MATCH EXISTING AT HOUSE.
9. GLASS DOOR ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD. 5406 (d).
   ALL WINDOWS SHALL BE PELLA WOOD CLADDING ARCHITECT SERIES OR EQUAL.
10. BEDROOM EGRESS WINDOWS SHALL HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 S.F.
    A MINIMUM NET HEIGHT OF 24" AND MINIMUM NET WIDTH OF 20"
    SILL HEIGHT NO MORE THAN 44" MAX ABOVE FINISHED FLOOR.

BATTERY OPERATED SMOKE ALARMS PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE OR IN BUILDING UNDERGOING ALTERATION OR REPAIR THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT WHICH COULD PROVIDE ACCESS FOR WIRING. (CRC R314.6)

SMOKE ALARMS S.D.

AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)

SMOKE ALARM SHALL COMPLY WITH SPECIFIC LOCATION REQUIREMENTS PER NFPA 72 SECTION 29.8.3.4.(CRC R314.3.3)

CARBON MONOXIDE DETECTOR

a) AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING $1000

b) CO ALARMS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.

c) CO ALARMS SHALL BE LISTED FOR COMPLIANCE WITH UL 2034, UL 217, UL 2075, AND MAINTAINED PER NFPA 720.

d) CO ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF DWELLING UNITS INCLUDING BASEMENT.

e) CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT.

f) IN EXISTING DWELLING UNIT, A CO ALARM IS PERMITTED TO BE BATTERY OPERATED WHERE REPAIR OR ALTERATION DO NOT RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES.

J-DESIGN
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PROJECT NAME & SITE ADDRESS:
BONYADI'S RESIDENCE
1041 E. WALNUT AVE
BURBANK, CA 91501

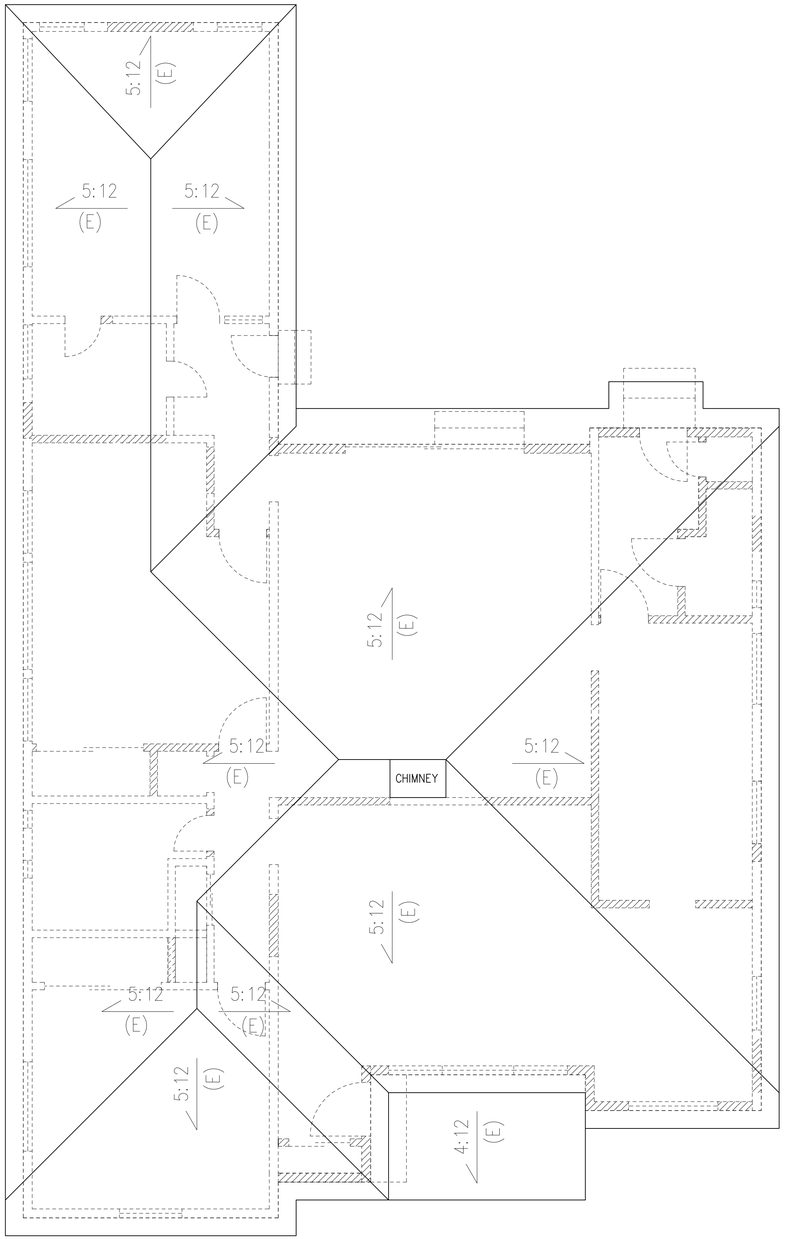
PROPOSED FLOOR PLAN

Revisions : Date :

SCALE :
DATE :
Drawing No :

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SHEET : #SHEETS OF : OF

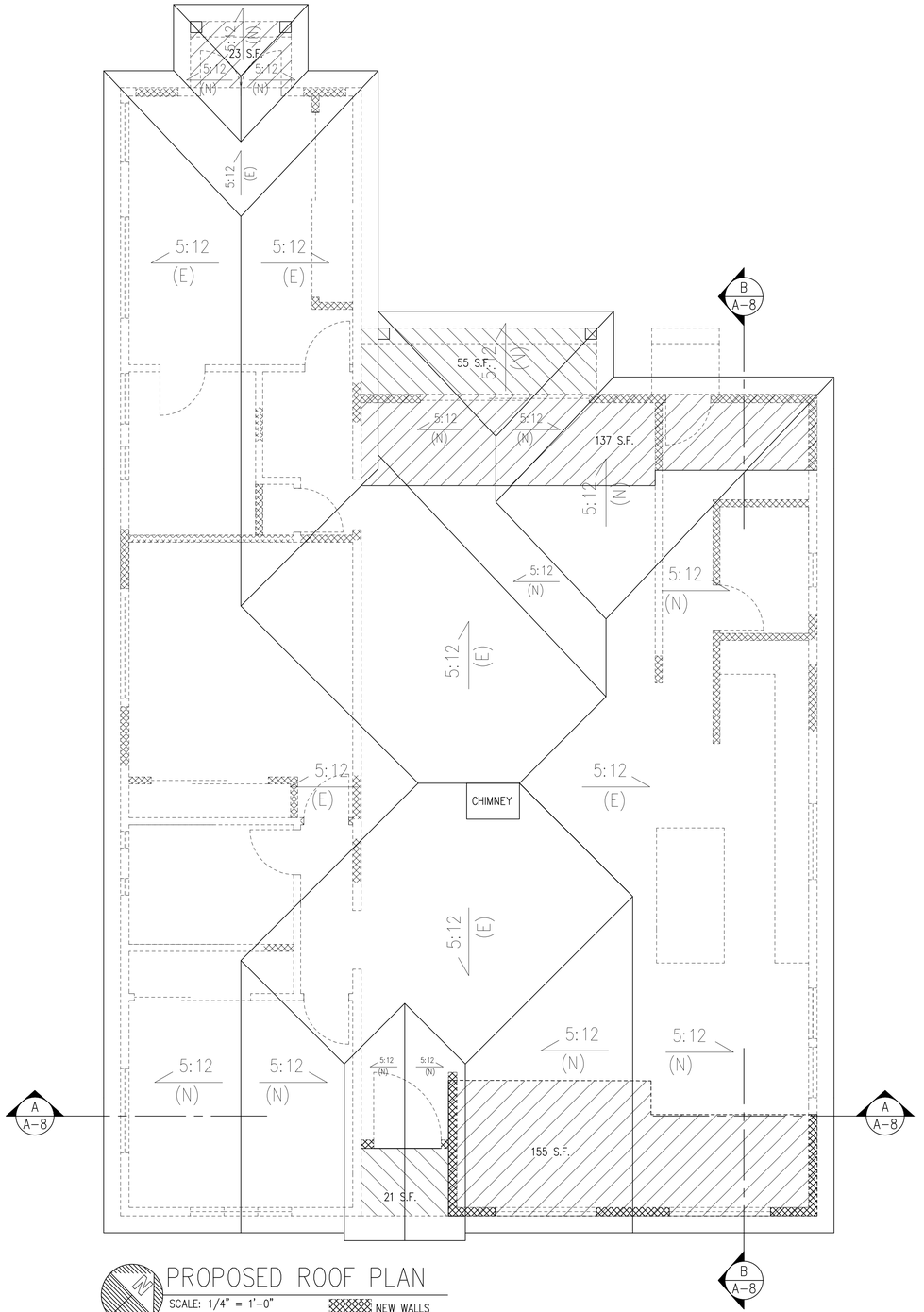


EXISTING ROOF PLAN

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

TO BE DEMOLISHED

EXISTING WALLS



PROPOSED ROOF PLAN

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

NEW WALLS

EXISTING WALLS

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BURBANK, CA 91501

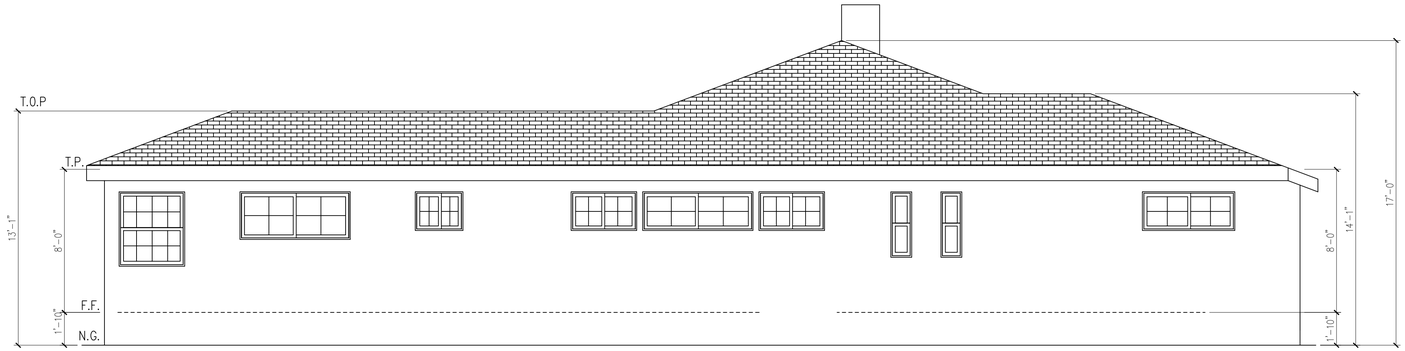
EXISTING & PROPOSED
ROOF PLANS

Revisions : Date :

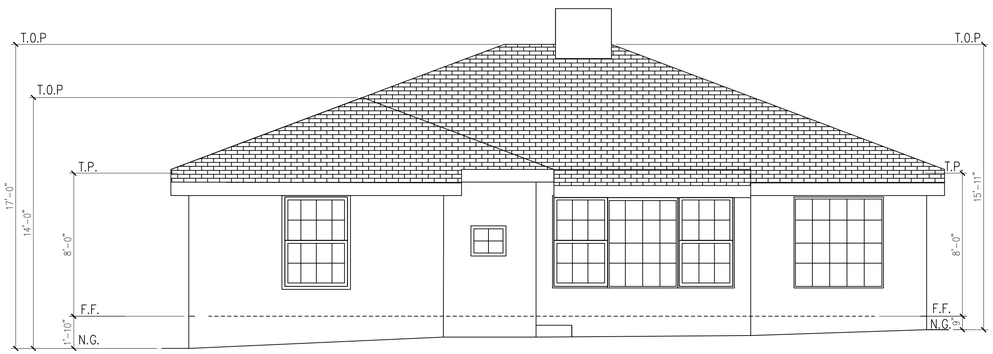
SCALE :
DATE :
Drawing No :

A-5

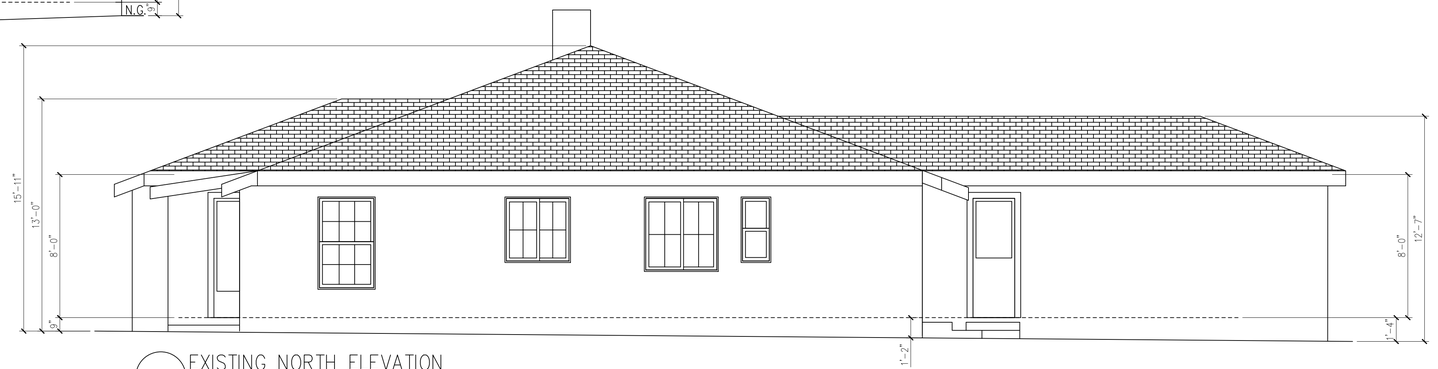
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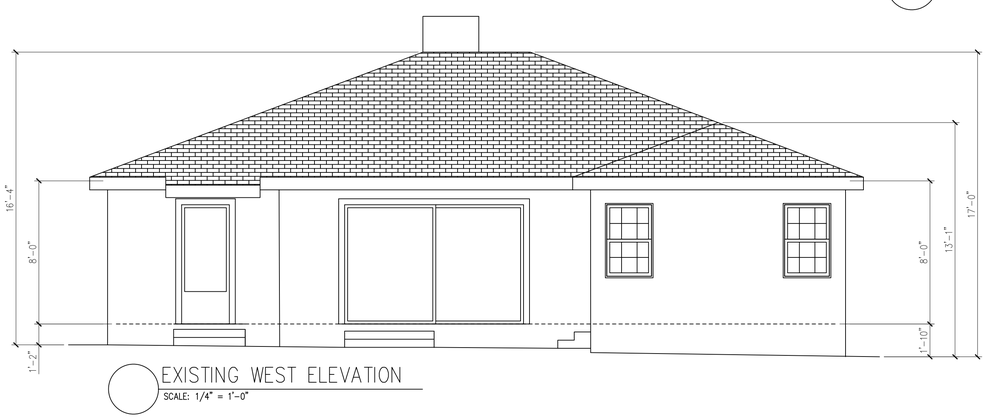
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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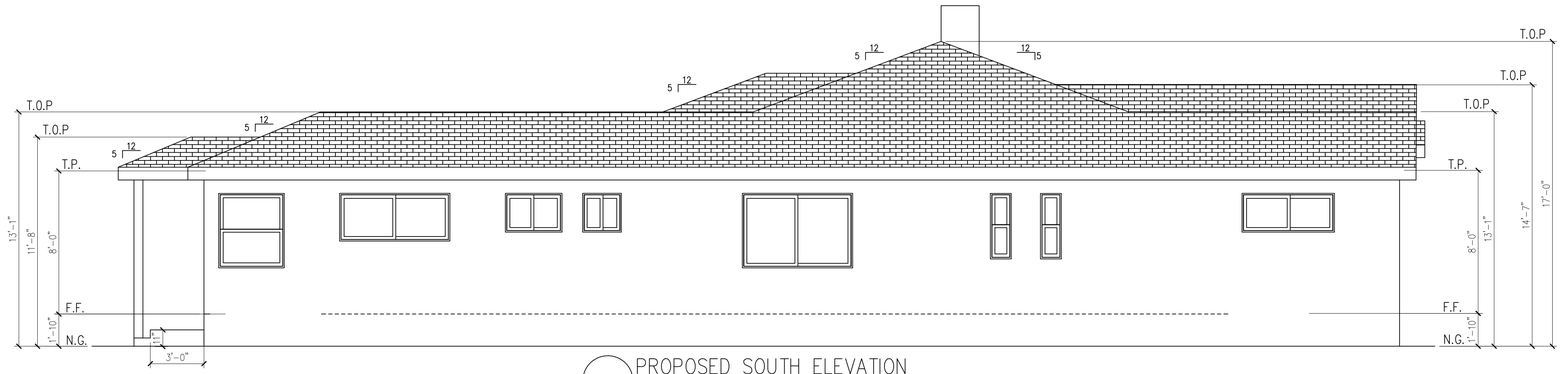
EXISTING ELEVATIONS

Revisions : Date :

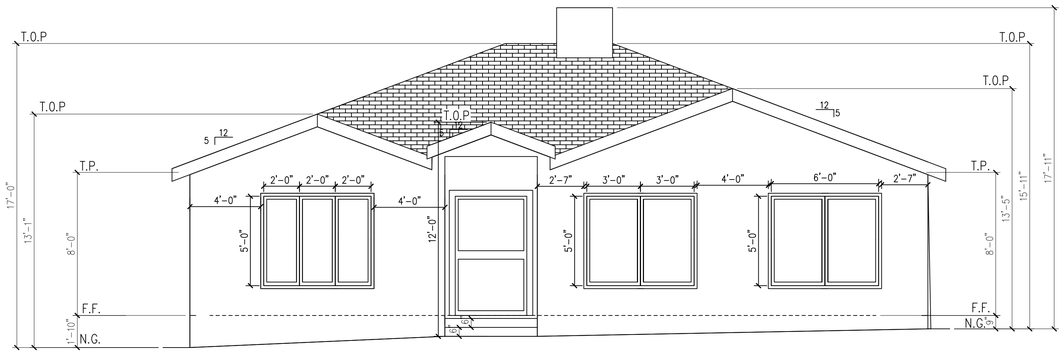
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PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



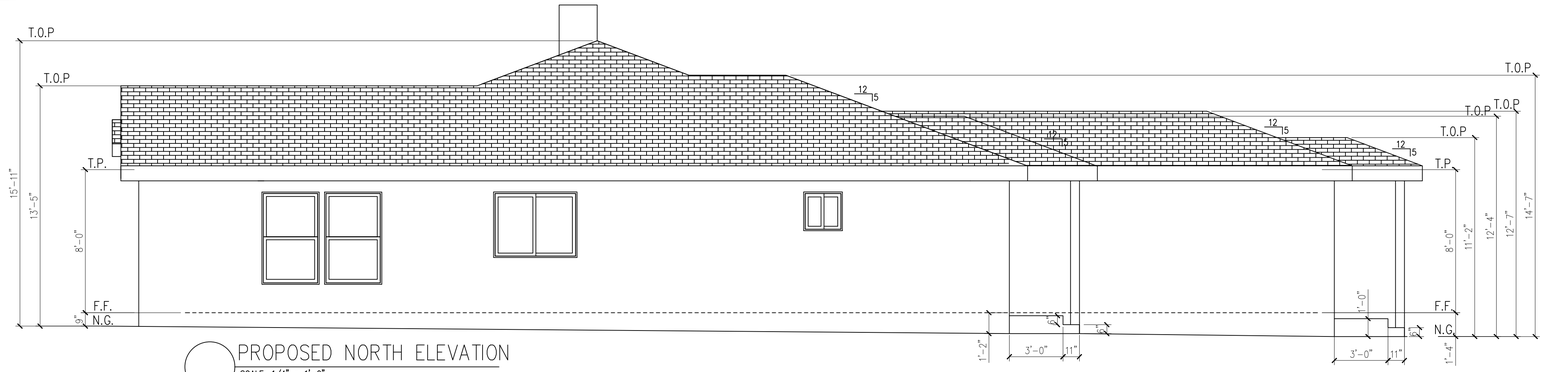
PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

WHEN EXTERIOR LIGHTING IS INCORPORATED, IT SHALL BE DESIGNED SO AS TO AVOID GLARE AND LIGHT SPILL OVER ONTO ADJOINING AND ADJACENT RESIDENCES AND PUBLIC RIGHT OF WAY.

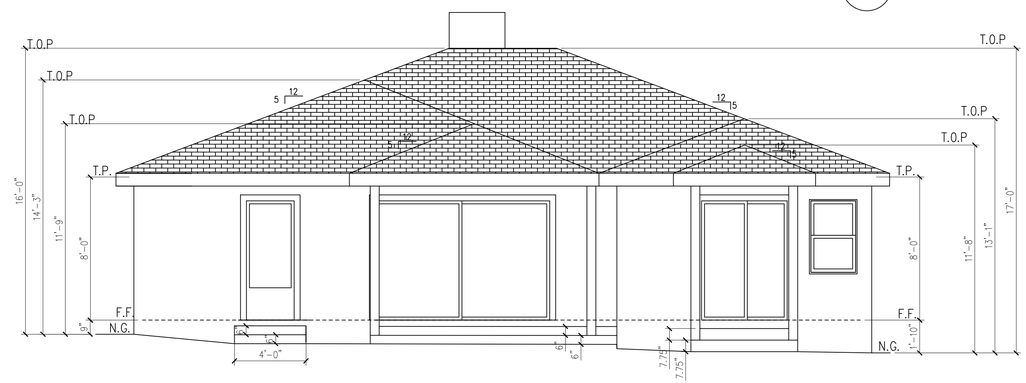
EAST ELEVATION (STREET FACING FACADE)

FACADE AREA: 448 S.F. (20% MIN. 89.6 S.F.)

TOTAL WINDOWS & DOOR AREAS: 38+38+38+27=141 S.F.



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



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

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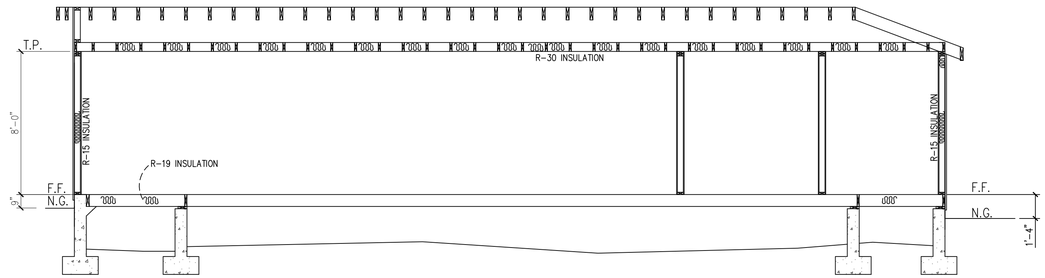
PROPOSED ELEVATIONS

Revisions : Date :

SCALE :
DATE :
Drawing No :

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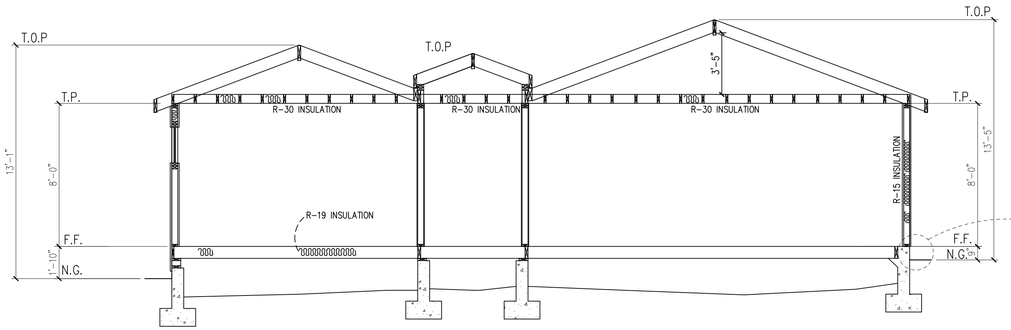
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SECTION B

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

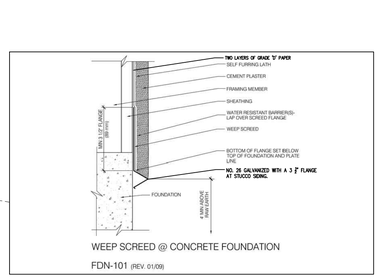
NOTE:
THERE IS NO FLOOR SURFACE ON ATTIC SPACE



SECTION A

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

NOTE:
THERE IS NO FLOOR SURFACE ON ATTIC SPACE



WEEP SCREED @ CONCRETE FOUNDATION

FDN-101 (REV. 01/09)

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SECTIONS

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SCALE :
DATE :
Drawing No :

A-8

SHEET : #SHEETS OF : OF

EXISTING (E) WALL LENGTH:

A =4.75	N =6.25	Z.1 =0.33	Z.14 =9.083	Z.27 =4.75
B =21.00	O =2.083	Z.2 =7.25	Z.15 =1.00	Z.28 =1.16
C =2.083	P =0.66	Z.3 =10.25	Z.16 =3.00	Z.29 =5.66
D =7.75	Q =6.5	Z.4 =8.25	Z.17 =9.916	Z.30 =2.83
E =43.33	R =2.5	Z.5 =4.5	Z.18 =1.00	Z.31 =8.83
F =3.41	S =0.41	Z.6 =4.5	Z.19 =16.33	Z.32 =6.25
F.1 =1.5	T =4.83	Z.7 =2.5	Z.20 =2.00	Z.33 =6.25
F.2 =1.5	U =3.33	Z.8 =13.75	Z.21 =4.916	Z.34 =2.00
F.3 =3.66	V =13.083	Z.9 =4.916	Z.22 =8.58	Z.35 =3.83
F.4 =3.66	W =2.75	Z.10 =6.25	Z.23 =13.58	TOTAL=443.498
G =14.33	X =3.25	Z.11 =4.916	Z.24 =17.66	
H =3.5	Y =0.33	Z.12 =12.25	Z.25 =13.083	
I =24.5	Z =2.0	Z.13 =2.00	Z.26 =8.58	
J =1.00				
K =22.916				
L =4.083				
M =0.58				

EXISTING (E) WALL LENGTH TO BE DEMOLISHED:

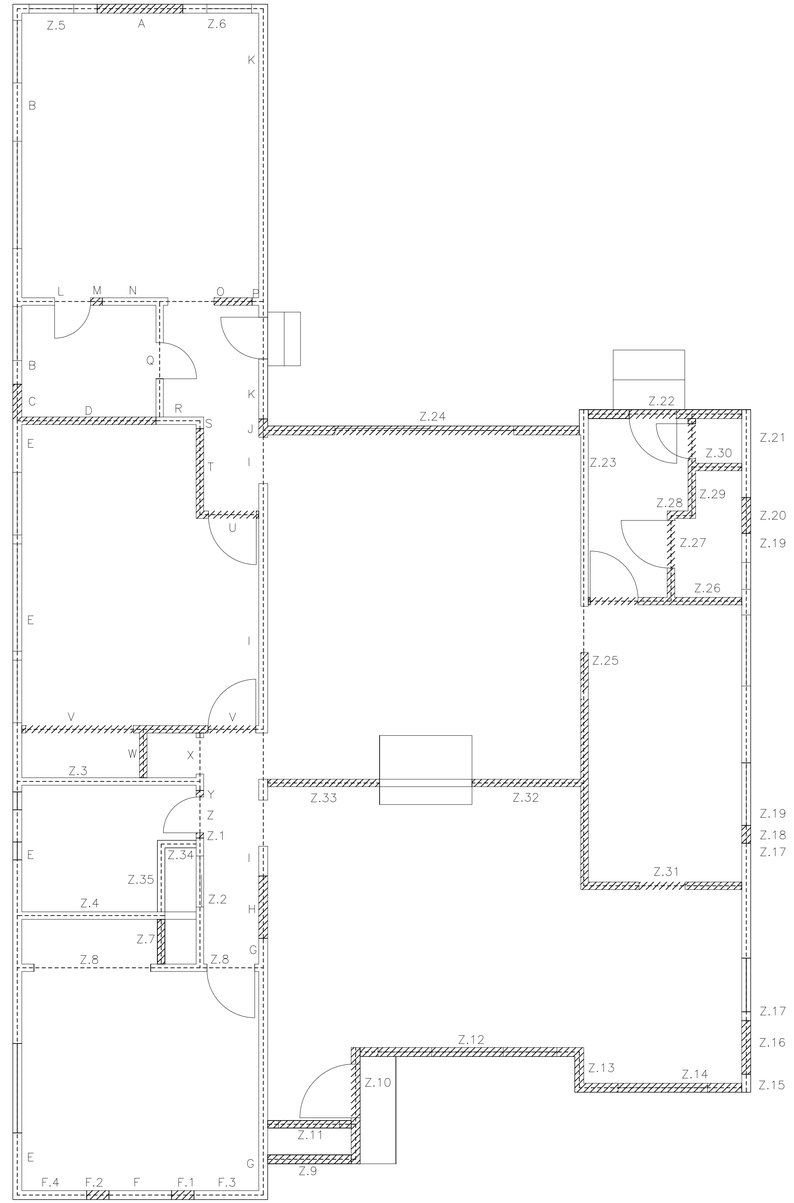
A =4.75	Z.7 =2.5	Z.26 =8.58
C =2.083	Z.9 =4.916	Z.27 =4.75
D =7.75	Z.10 =6.25	Z.28 =1.16
H =3.5	Z.11 =4.916	Z.29 =5.66
F.1 =1.5	Z.12 =12.25	Z.30 =2.83
F.2 =1.5	Z.13 =2.00	Z.31 =8.83
J =1.00	Z.14 =9.083	Z.32 =6.25
M =0.58	Z.16 =3.00	Z.33 =6.25
O =2.083	Z.18 =1.00	TOTAL=177.947
T =4.83	Z.20 =2.00	
U =3.33	Z.22 =8.58	
V =13.083	Z.24 =17.66	
W =2.75	Z.25 =13.083	
Y =0.33		
Z.1 =0.33		

RESIDENTIAL DEMOLITION CALCULATION

EXISTING LINEAR FOOTAGE: 313.368
DEMOLISHED LINEAR FOOTAGE: 107.982
180.947/443.498=40.79% <50%

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.



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1041 E. WALNUT AVE
BURBANK, CA 91501

DEMO CALCULATION

Revisions : Date :

SCALE :
DATE :
Drawing No :

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2019 CalGREEN Residential Mandatory Measure Notes

SECTION	MEASURE	REQUIREMENTS
ENERGY EFFICIENCY		
4.201.1	General	Building meets or exceeds the requirements of the *California Building Energy Efficiency Standards*.
WATER EFFICIENCY AND CONSERVATION (Indoor Water Use)		
4.303.1	Water Conserving Plumbing Fixtures and Fittings	Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4:
		Plumbing fixtures & fittings — **Maximum**
		Water closets — 1.28 gallons/flush
		Urinals — 0.125 gallons/flush for wall-mounted type and 0.5 gallons/flush for floor-mounted type or other type
		Showerheads — 1.8 gpm @ 80 psi
		Residential lavatory faucets — 1.2 gpm @ 60 psi max. 0.8 gpm @ 20 psi min.
		Lavatory faucets in common & public use areas — 0.5 gpm @ 60 psi
		Metering faucets — 0.2 gallons/cycle
		Kitchen faucets — 1.8 gpm @ 60 psi
4.303.2	Standards for Plumbing Fixtures and Fittings	Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable referenced standards.
4.303.1.4.3	Metering faucets	Metering faucets in residential building shall not deliver more than 0.2 gallons per cycle
WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use)		
4.304.1	Outdoor potable water use in landscape areas	Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Enhanced Durability & Reduced Maintenance)		
4.406.1	Rodent proofing	Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal & Recycling)		
4.408.1	Construction Waste Management	Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4.
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Building Maintenance & Operation)		
4.410.1	Operation and Maintenance Manual	An operation and maintenance manual shall be provided to the building occupant or owner.
4.410.2	Recycling by Occupants	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82(a)(2)(A) et seq. will also be exempt from the organic waste portion of this section.
ENVIRONMENTAL QUALITY (Fireplaces)		
4.503.1	Fireplaces	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.

2019 CalGREEN Residential Mandatory Measure Notes

SECTION	MEASURE	REQUIREMENTS
ENVIRONMENTAL QUALITY (Pollutant Control)		
4.504.1	Covering of Duct Openings & Protection of Mech. Equipment During Construction	Duct openings and other related air distribution component openings shall be covered during construction.
4.504.2.1	Adhesives, Sealants and Caulks	Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
4.504.2.2	Paints and Coatings	Paints, stains and other coatings shall be compliant with VOC limits.
4.504.2.3	Aerosol Paints and Coatings	Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.
4.504.2.4	Verification	Documentation shall be provided to verify that compliant VOC limit finish materials have been used.
4.504.3	Carpet Systems	Carpet and carpet systems shall be compliant with VOC limits.
4.504.4	Resilient Flooring Systems	80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.
4.504.5	Composite Wood Products	Particleboard, medium density fiberboard (MDF) and hardwood plywood used in the interior finish systems shall comply with low formaldehyde emission standards.
ENVIRONMENTAL QUALITY (Interior Moisture Control)		
4.505.2	Concrete Slab Foundations	Vapor retarder and capillary break is installed at slab-on-grade foundations.
4.505.3	Moisture Content of Building Materials	Moisture content of building materials used in wall and floor framing is checked before enclosure.
ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust)		
4.506.1	Bathroom Exhaust Fans	Each bathroom shall be mechanically ventilated and shall comply with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent.
ENVIRONMENTAL QUALITY (Environmental Comfort)		
4.507.2	Heating and Air Conditioning System Design	Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D- 2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (Qualifications, Verifications)		
702.1	Installer Training	HVAC system installers are trained and certified in the proper installation of HVAC systems.
702.2	Special Inspection	Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.
703.1	Documentation	Verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.

Note:

This check list is intended only as an aid to the user and may not contain complete code language. Refer to 2016 CALGreen Chapter 4 for complete code language.

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