



NOTE:

PER BMC 10-1-628(N)(7)(A), TREES MUST BE PROVIDED AT A RATE OF ONE (1) TREE PER 400 LINEAL FEET OF YARD SPACE. THE REQUIRED NUMBER OF TREES MUST BE CALCULATED SEPARATELY FOR EACH YARD AREA, SUBJECT TO NORMAL ROUNDING PROCEDURES ALL TREES MUST BE AT LEAST 24-INCH BOX SIZE. (BMC SECTION 10-1-628(N)(7)(C))

PER SECTION 10-1-628(N)(6), AT LEAST 50 PERCENT OF THE TOTAL LANDSCAPE AREA OF THE LOT AS A WHOLE MUST BE PLANTED WITH SHRUBS AT A RATE OF ONE (1) SHRUB PER 100 SQUARE FEET.

LANDSCAPED YARD AREA 1540 SF + 600 SF = 450 SF = 2,590 SF2.590 SF X 50% = 1,295 SF2.295 / 10 = 129.5 SHRUBS CALL OUT THE REQUIRED AMOUNT OF SHRUBS LOCATED WITHIN THE REQUIRED LANDSCAPE AREA.

NOTE:
LIGHTING:
LIGHTING MUST BE PROVIDED IN ALL COMMON AREAS INCLUDING, BUT NOT LIMITED TO: PARKING GARAGES, OUTDOOR PARKING AREAS, COMMON OPEN SPACE AREAS, PEDESTRIAN PATHS, STAIRWAYS, AND HALLWAYS.
OUTDOOR LIGHTING FIXTURES MUST BE POSITIONED AND DIRECTED SO AS NOT TO SHINE OR CAUSE GLARE ON ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY.
FREE-STANDING LIGHTING FIXTURES MUST BE NO TALLER THAN EIGHT (8) FEET AS MEASURED FROM THE ABUTTING GROUND SURFACE OR FLOOR LEVEL.
ALL LIGHTING FIXTURES MUST BE CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.

LANDSCAPE:
BMC REQUIRED LANDSCAPE AREA OF THE ENTIRE LOT IS 25% AND THE MINIMUM PERCENTAGE OF COMMON OPEN SPACE AREA THAT MUST BE LANDSCAPED IS 15%

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND CONVENTIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THE DRAWINGS. 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 OR DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ANY CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE ACCEPTANCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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



$$\begin{aligned} \text{EAST(FRONT)} & \quad \frac{(15'7'' \times 25'2'') + (12'3'' \times 30'5'') + (11'7'' \times 26'1'')}{15'7'' + 12'3'' + 11'7''} = \\ & = \frac{(15.58 \times 25.16) + (12.25 \times 30.45) + (11.58 \times 26.083)}{15.58 + 12.25 + 11.58} = \\ & = \frac{391.99 + 372.645 + 302.041}{39.41} = \frac{1066.676}{39.41} = \underline{27.066 \text{ FT.}} \end{aligned}$$

$$\begin{aligned} \text{SOUTH (SIDE)} \quad & \frac{(11'0" \times 13'6") + (11'9" \times 8'5") + (12'6" \times 15'4")}{13'6" + 8'5" + 15'4"} = \\ & = \frac{148.5 + (11.75 \times 8.41) + (12.5 \times 15.33)}{13.5 + 8.41 + 15.33} = \frac{148.5 + 98.81 + 191.25}{37.24} \\ & = \frac{443.43}{37.24} = 11.90 \text{ FT.} \end{aligned}$$

$$\text{NORTH(SIDE)} \quad \frac{5'2" \times 37'8"}{37'8"} = \frac{5.16 \times 37.66}{37.66} = \frac{194.32}{37.66} = \underline{5.16 \text{ FT.}}$$

G.3 PLANE BRAKE OFFSETS

$$\text{EAST(FRONT)} \quad \frac{5'0'' + 4'7''}{2} = \frac{9'7''}{2} = 4.79 \text{ FT.}$$

SOUTH (SIDE) $\frac{3'0'' + 3'0''}{2} = \frac{6'0''}{2} = 3 \text{ FT.}$

WEST (SIDE) $\frac{15'4" + 8'5"}{2} = \frac{23'9"}{2} = 11.95\text{FT.}$

G.3 _ PLANE LENGTH BEHIND AVG SETBACK -MIN.25%., MAX 75%

EAST(FRONT) = 12'3" OF 39'5" = 63% BEHIND 27.066'

SOUTH (SIDE) = 16'4" OF 37'2" = 43% BEHIND 11.27'

SCALE:	2
$1/8" = 1' - 0"$	

PROJECT TITLE: ADDITION TO EXISTING SFD. CONVERT TO DUPLEX

OWNER:
EDGAR KOLOZYAN

JOB ADDRESS:
2021 N PARISH PL, BURBANK, CA 91504

JOB NO.:	A-0825
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DRAWN BY:	M.S.
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CHECKED BY:	A.I.
DATE:	11.15.2024

SHEET TITLE:

SHEET NUMBER

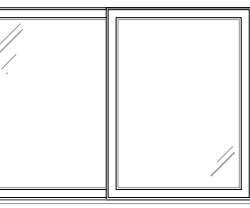
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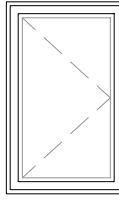
PLAN NOTES:

1. PROVIDE LOW WATER CONSUMPTION AND CONSERVING PLUMBING FIXTURES AND FITTINGS PER CHAPTER 4 OF CAL GREEN BUILDING STANDARD CODE (CGBSC 4.303.3) SHALL COMPLY WITH THE FOLLOWING:
- A. SHOWERHEADS 1.8 GPM @ 80 PSI
B. LAVATORY FAUCETS, RESIDENTIAL 1.2 GPM @ 60 PSI
C. KITCHEN FAUCET 1.8 GPM @ 60 PSI
D. ALL TYPE OF WATER CLOSETS 1.28 GALLON PER FLUSH
2. 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)
3. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE.
4. 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)
5. WATER AND WASTE CONNECTION TO EVERY BATHTUB SHALL BE PROVIDED WITH 12"x12" MINIMUM ACCESS DOOR OR PANEL
6. 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)
7. 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.
8. 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 AREAS ARE NOT REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION OF 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS VENTILATION ARE PROVIDED. (R303.3)
9. 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.
10. WATER SUPPLY TO FIXTURES:
PLUMBING FIXTURES SHALL BE CONNECTED TO AN APPROVED WATER SUPPLY. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDEs, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER.
11. INSTALL GFCI AND AFCI OUTLETS IN BATHROOMS.
12. 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.
13. SMOKE ALARMS: PROVIDE INTERCONNECTED HARD-WIRED "SMOKE ALARM" WITH BATTERY BACKUP IN THE FOLLOWING: (R314)
a. IN EACH SLEEPING ROOM
b. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
c. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
d. PROVIDE A NOT LIGHT SWITCH. 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.
14. CARBON MONOXIDE DETECTORS: AN APPROVED CARBON MONOXIDE DETECTOR RECEIVING ITS PRIMARY SOURCE OF 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 THER IS NO ACCESS THROUGH AN ATTIC, BASEMENT OR CRAWL SPACE. (CRC R315.1) DETECTORS SHALL MEET U.L. 2034 AND /OR NFPA 720 STANDARDS.
15. 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
16. 30" x 30" MINIMUM ATTIC ACCESS AT 30" MINIMUM CLEAR HEADROOM.
17. KITCHEN CABINETS, APPLIANCES AND FIXTURES PER OWNER INSTRUCTIONS PROVIDE DOUBLE SINKS WITH GARBAGE DISPOSAL, AT REFRIGERATOR SPACE - PROVIDE COPPER TUBE WATER LINE FOR ICE MAKER.
18. 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.
19. ENTREE / 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.
20. 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.
21. GLAZING IN DOORS AND WINDOWS SHALL BE TEMPERED (CRC R308.4):
a. IN OPERABLE PANELS OF DOORS.
b. WITHIN 24" OF A DOOR WHEN BOTTOM EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE.
c. 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.
d. IN RAILINGS.
e. WITHIN 60" OF TUB OR SHOWER FLOOR.
f. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" OF A WALKING SURFACE WHEN LESS THAN 50" ABOVE THE ADJACENT WALKING SURFACE.
g. WITHIN 60" OF STAIRS AND STAIR LANDINGS.
22. BEDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.7SF WHEN ABOVE THE GRADE 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.
23. SHOW THE FOLLOWING STAIRWAY DETAILS ON PLANS:
A. 7 3/4" MAXIMUM RISE AND MINIMUM 10" RUN (R311.7.5)
B. MINIMUM 6'-8" HEADROOM CLEARANCE (R311.7.2)
C. MINIMUM 36" CLEAR WIDTH (311.7.1)
D. HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING (R311.7.8.1)
E. 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)
F. MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS (R312.1.3)
G. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT-CANDLE (11 lux) (R303.6)
24. 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.

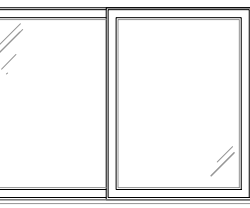
NOTE: THE NFRC TEMPORARY LABEL DISPLAYED ON ALL WINDOWS AND SKYLIGHTS (INCLUDING TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.



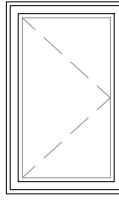
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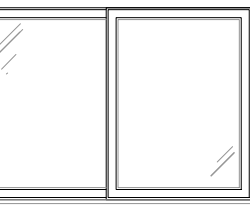
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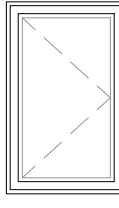
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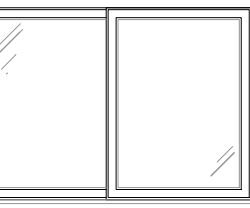
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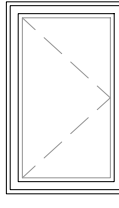
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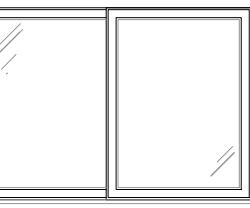
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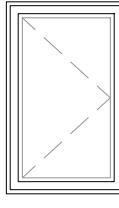
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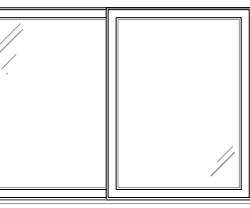
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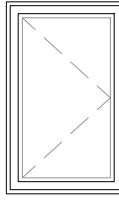
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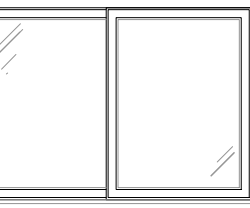
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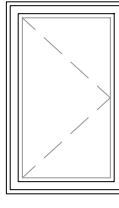
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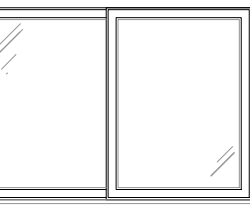
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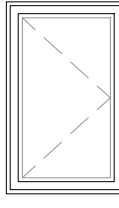
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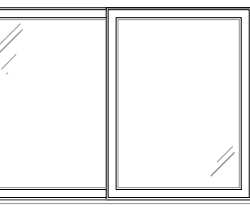
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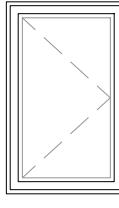
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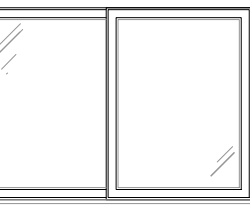
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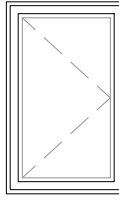
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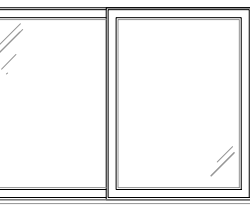
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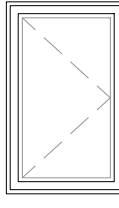
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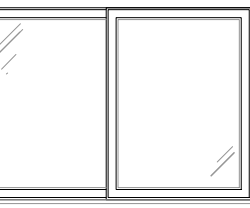
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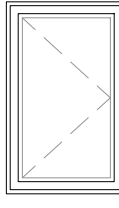
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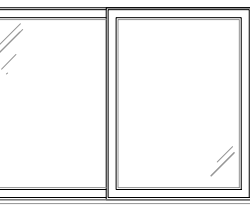
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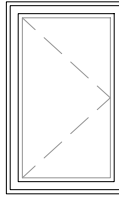
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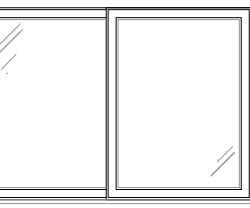
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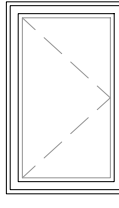
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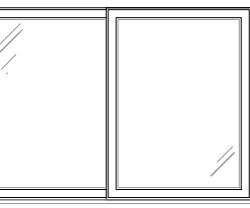
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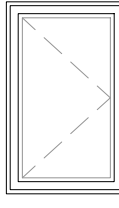
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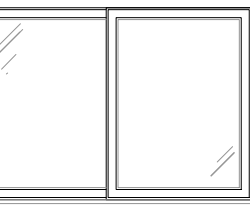
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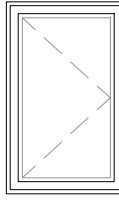
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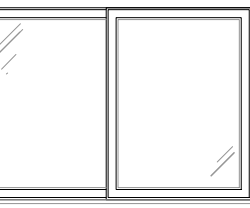
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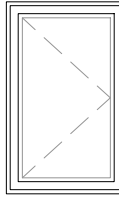
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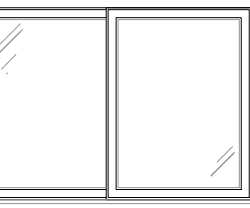
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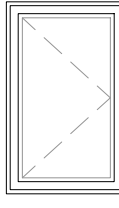
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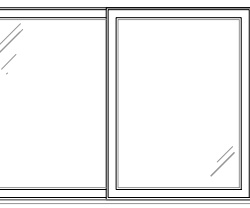
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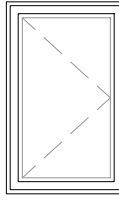
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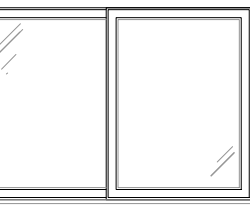
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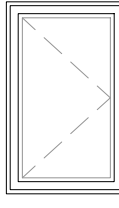
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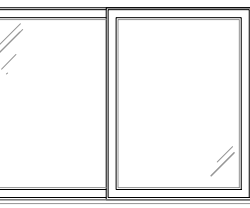
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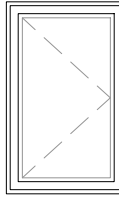
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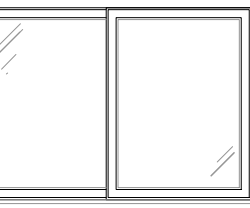
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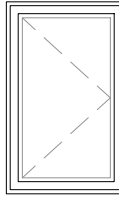
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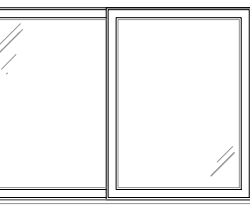
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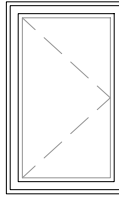
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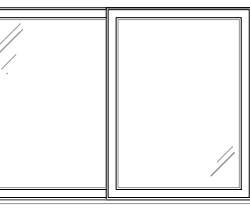
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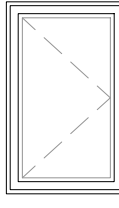
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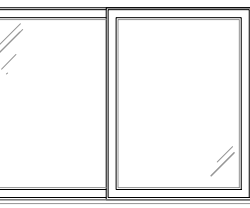
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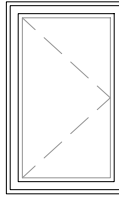
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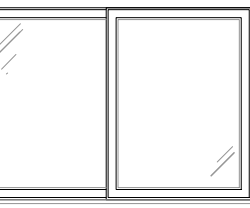
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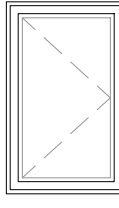
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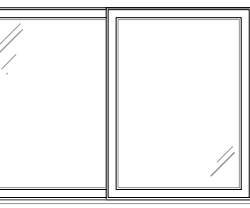
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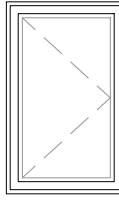
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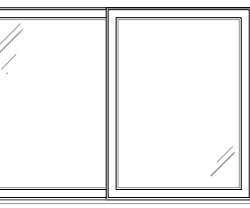
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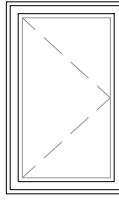
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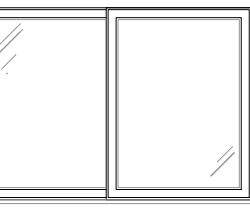
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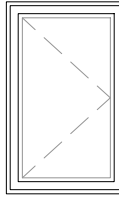
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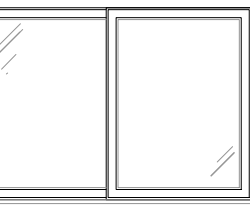
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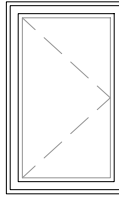
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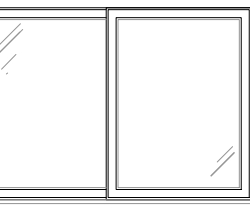
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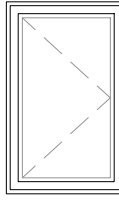
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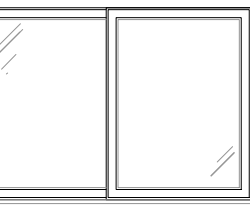
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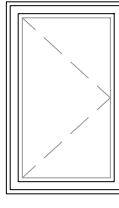
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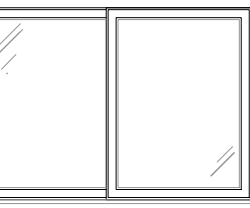
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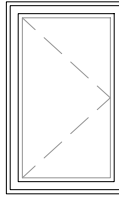
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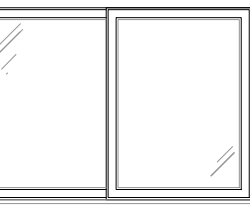
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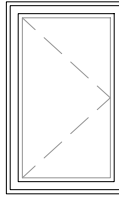
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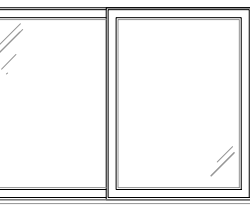
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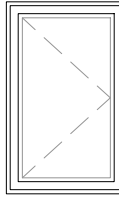
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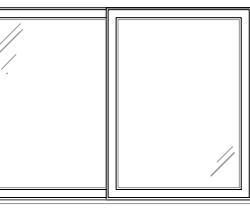
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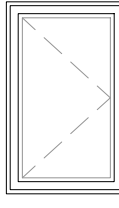
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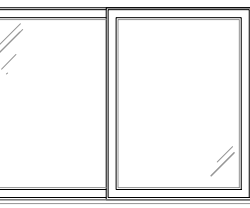
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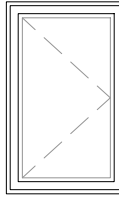
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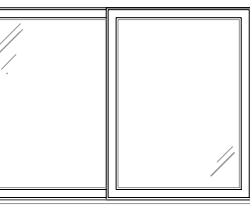
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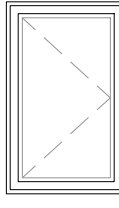
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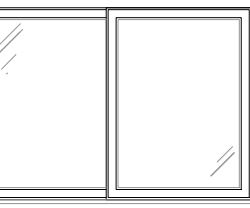
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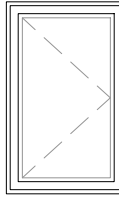
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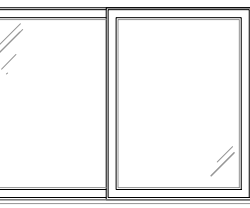
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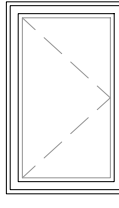
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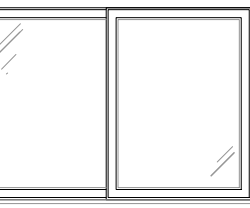
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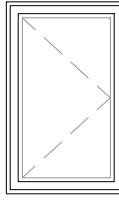
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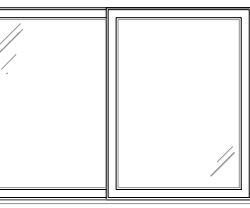
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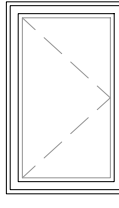
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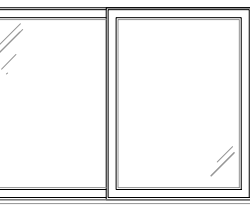
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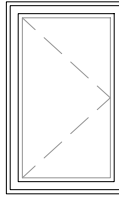
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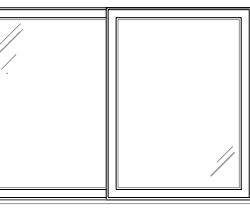
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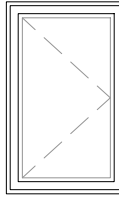
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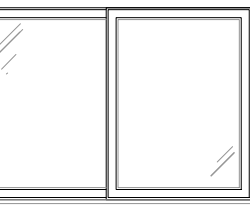
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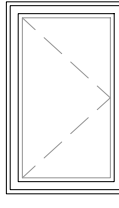
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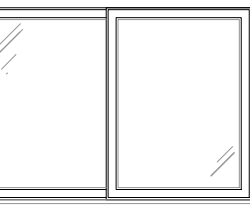
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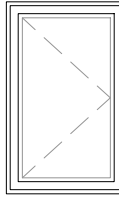
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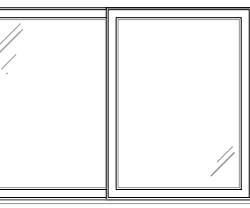
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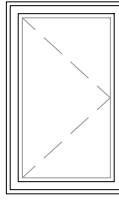
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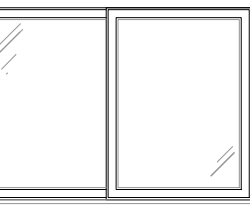
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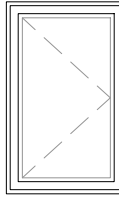
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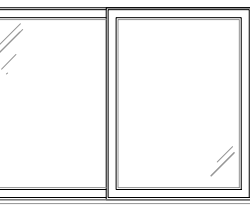
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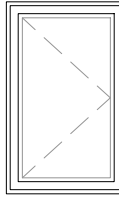
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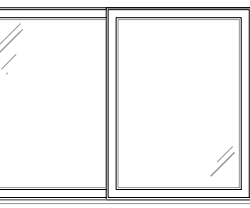
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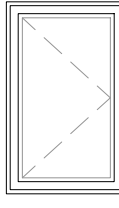
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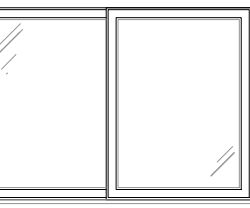
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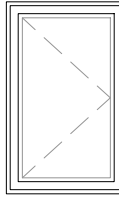
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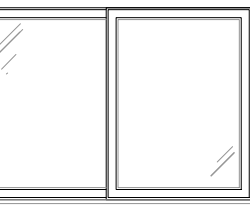
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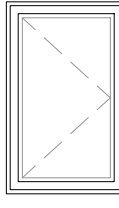
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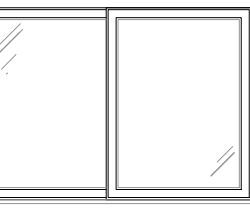
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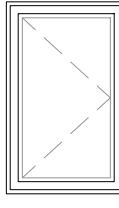
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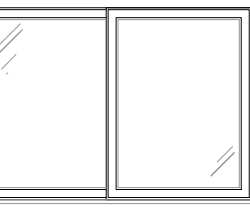
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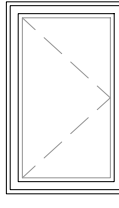
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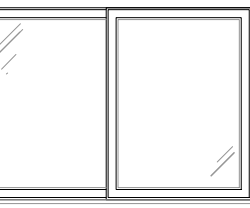
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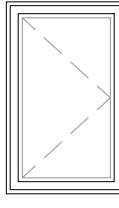
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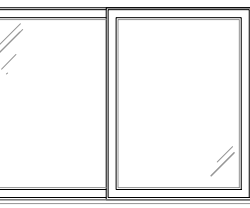
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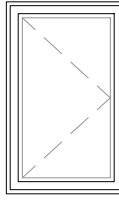
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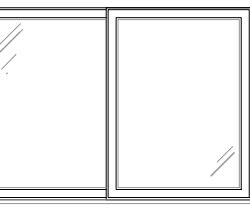
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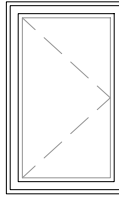
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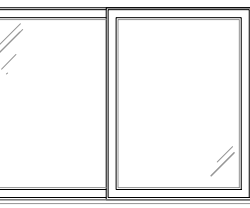
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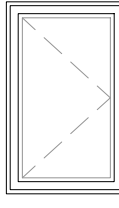
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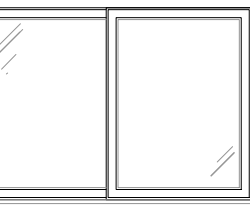
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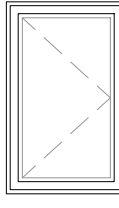
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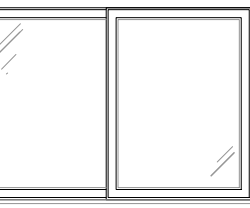
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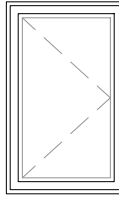
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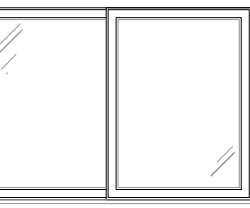
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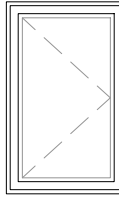
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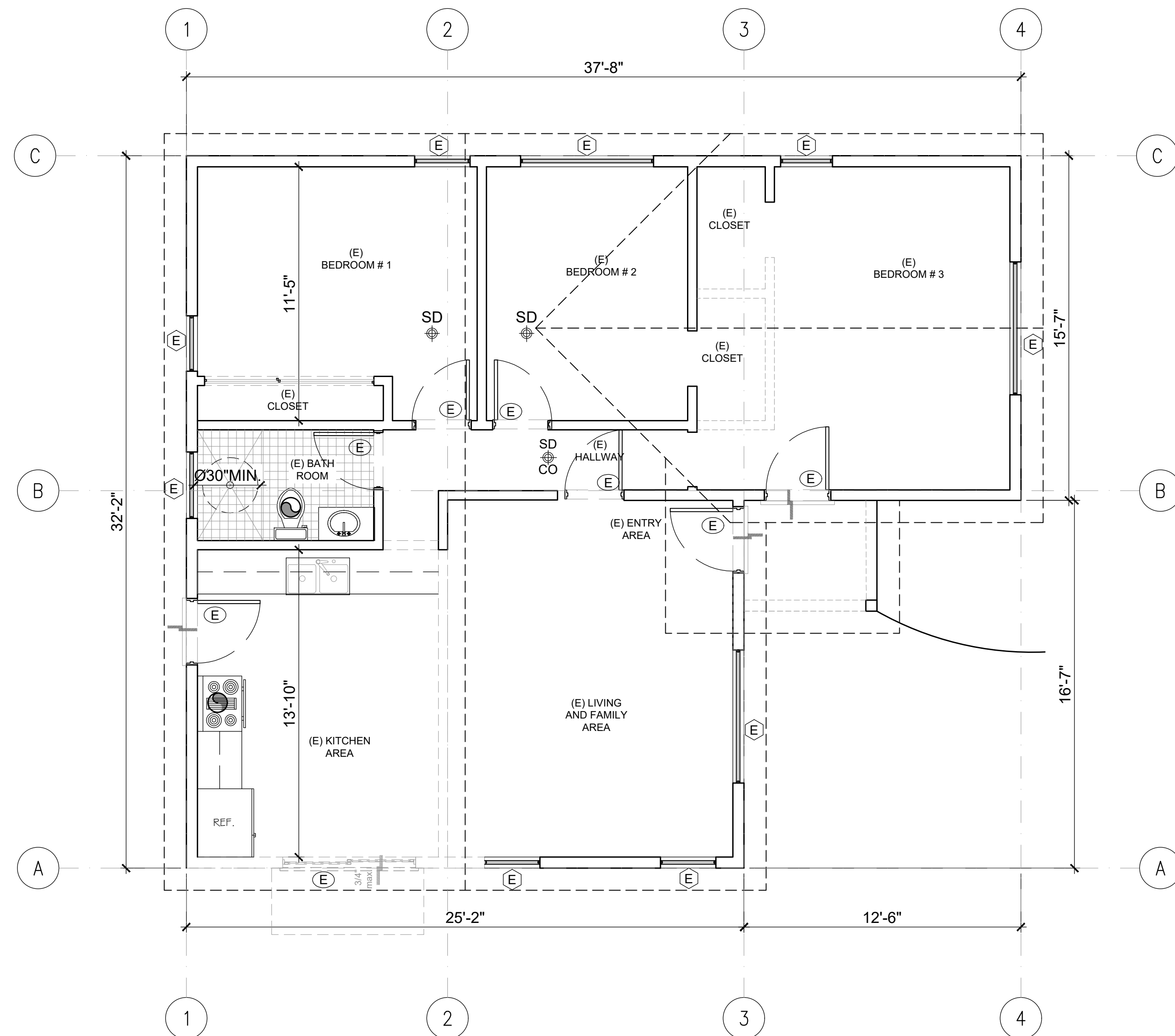
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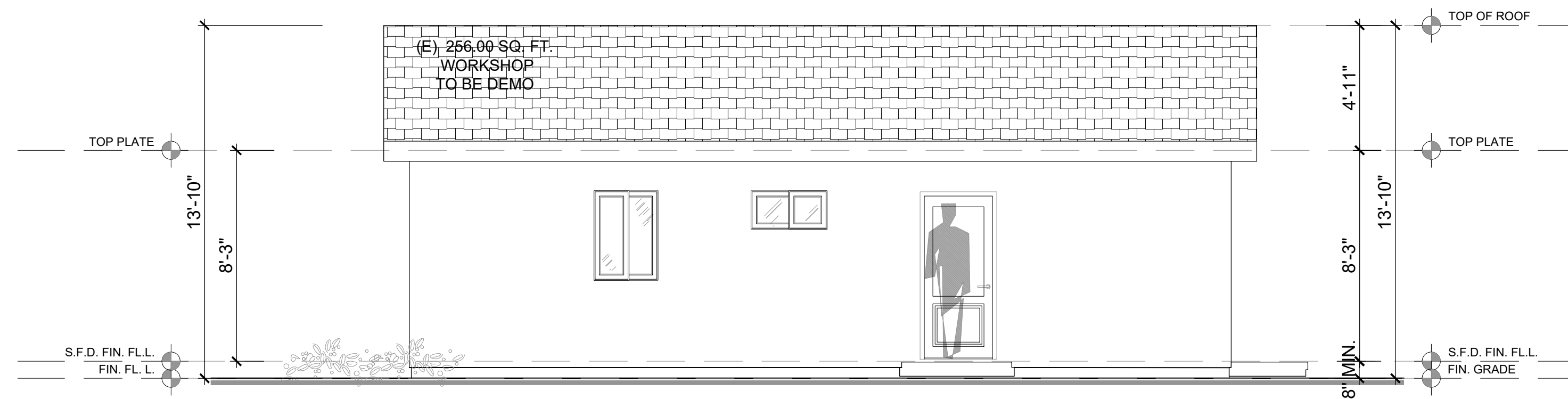
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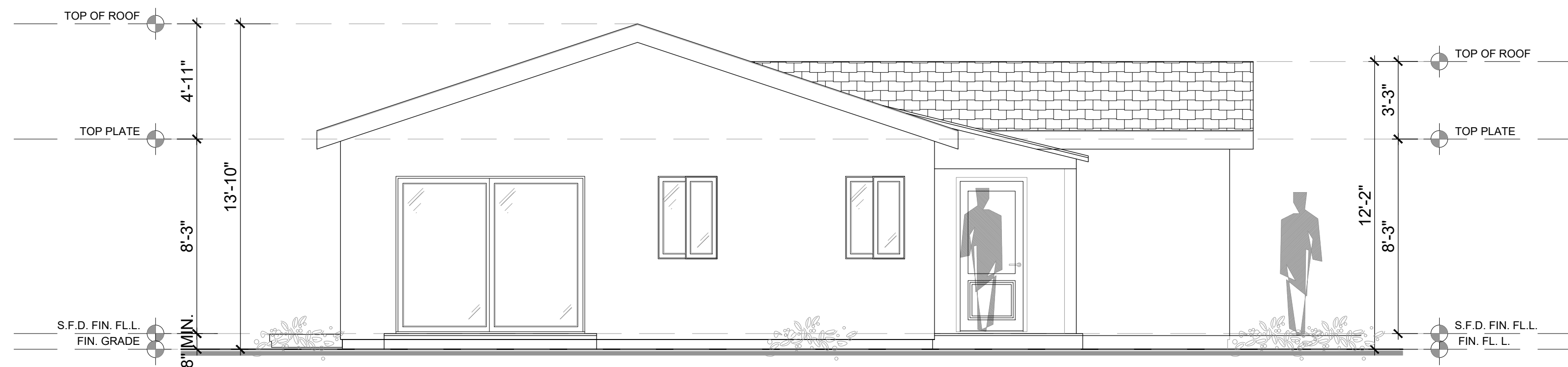
EXISTING FLOOR PLAN AND ROOF PLAN
SCALE : 1/4"=1'-0"



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



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



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



EXISTING NORTH ELEVATION
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 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.

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EXTERIOR and INTERIOR DESIGN SERVICES
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Email: artdesigns97@gmail.com Tel: 818-389-3888

PROJECT TITLE: ADDITION TO EXISTING SFD. CONVERT TO DUPLEX

OWNER:
EDGAR KOLOZVAN

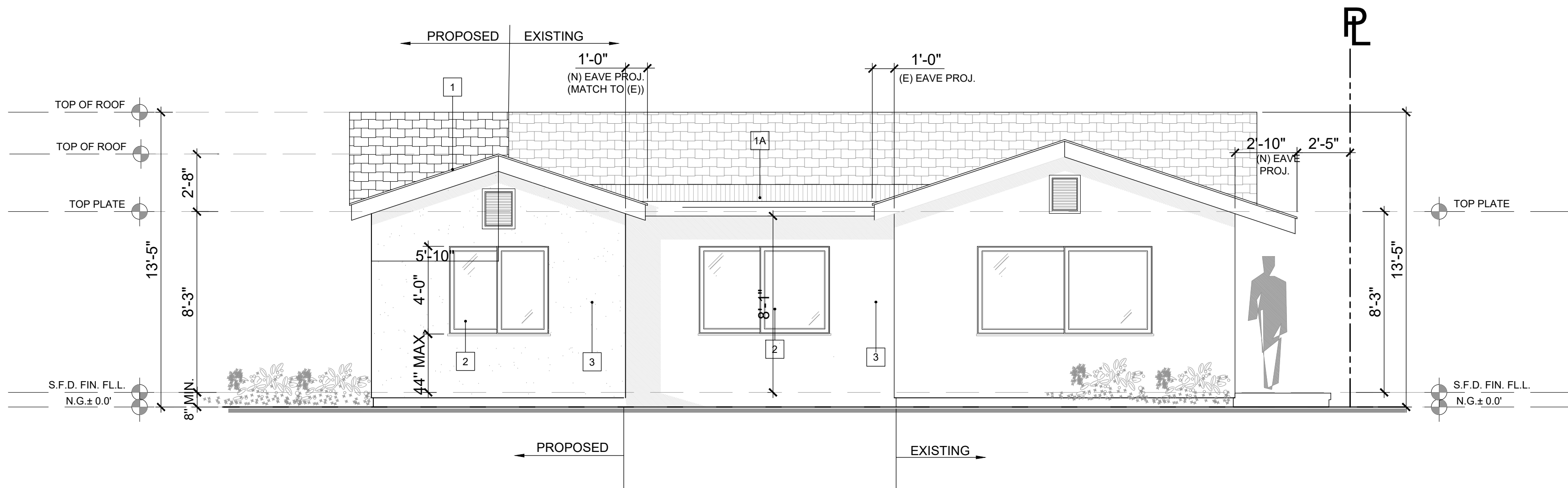
JOB ADDRESS:
2021 N PARISH PL, BURBANK, CA 91504

JOB NO.:	A-
DRAWN BY:	M.S.
CHECKED BY:	A.L.
DATE:	08.13.2024
SHEET TITLE:	

SHEET NUMBER

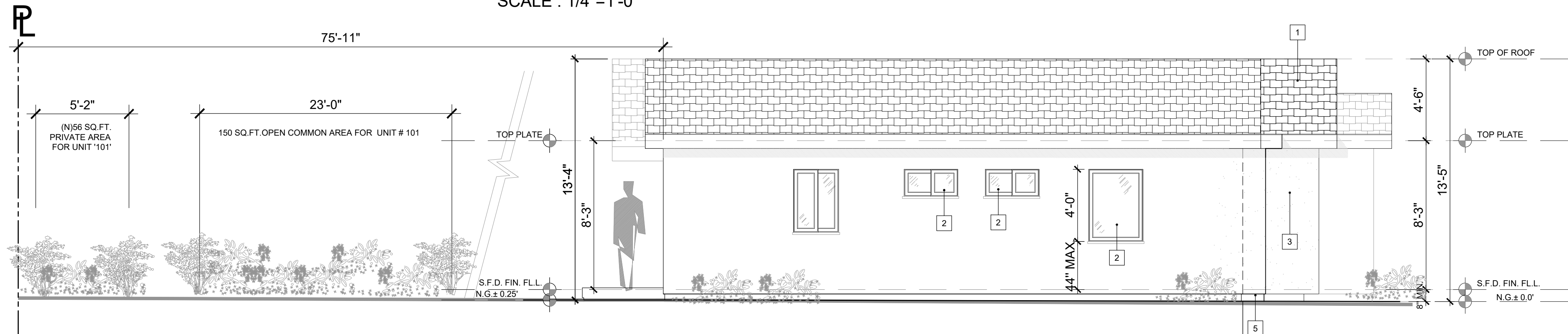
A-3

SHEETS 3 OF 7



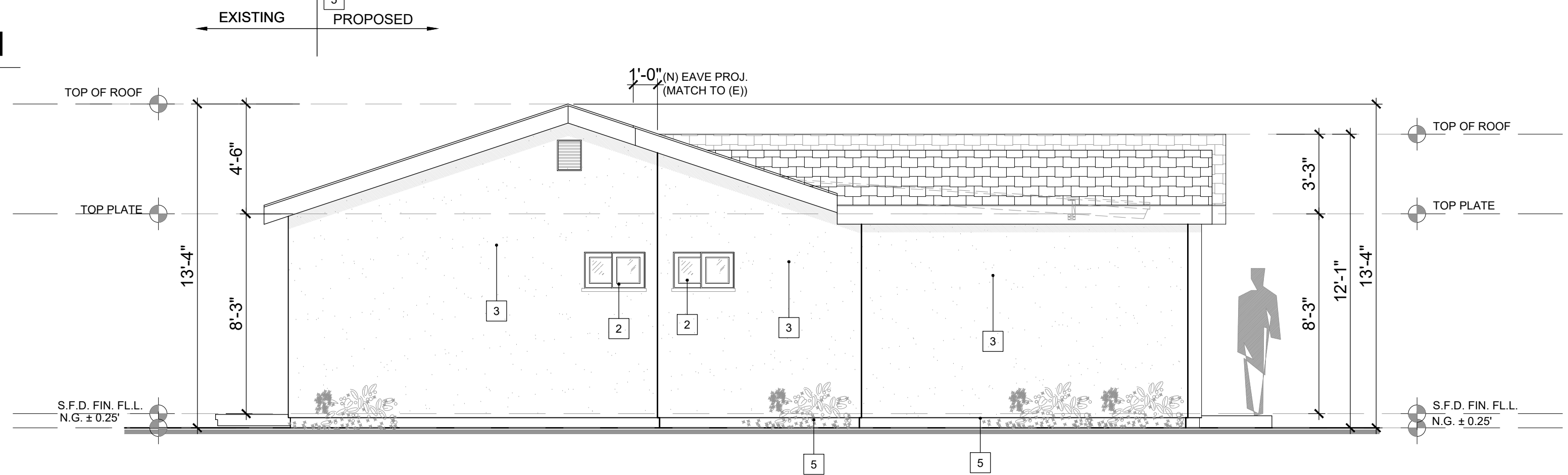
PROPOSED EAST ELEVATION

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



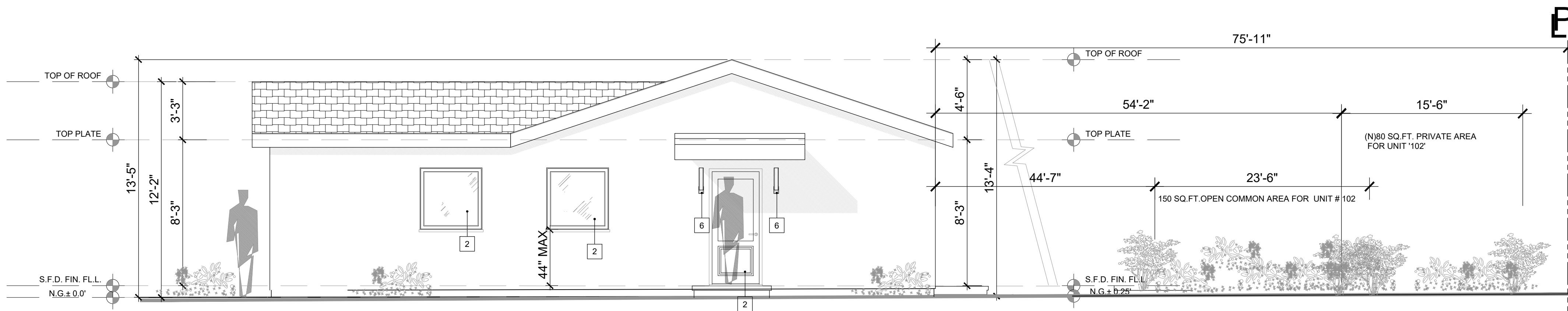
PROPOSED WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

- 1 COMPOSITION SHINGLE CLASS 'A' BY 'GAF' TIMBERLINE COOL SERIES, WEATHERED WOOD, ICC-ES ESR -3267,
- 1A COMPOSITION ROLL CLASS 'A' BY 'CERTAINTEED' ICC-ES ESR- 1389
- 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 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.
- 6 LIGHT FIXTURE

- 1 COMPOSITION SHINGLE CLASS 'A' BY 'GAF' TIMBERLINE COOL SERIES, WEATHERED WOOD, ICC-ES ESR -3267,
- 1A COMPOSITION ROLL CLASS 'A' BY 'CERTAINTEED' ICC-ES ESR- 1389
- 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 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.
- 6 LIGHT FIXTURE

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. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF ART DESIGN 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 Design
EXTERIOR and INTERIOR DESIGN SERVICES
178 S VICTORY BLVD, BURBANK, CA 91502, #210
Email: artdesigns97@gmail.com Tel: 818-389-3888

PROJECT TITLE: ADDITION TO EXISTING SFD. CONVERT TO DUPLEX

OWNER:
EDGAR KOLOZVAN

JOB ADDRESS:
2021 N PARISH PL, BURBANK, CA 91504

JOB NO.:	A-
DRAWN BY:	M.S.
CHECKED BY:	A.L.
DATE:	06.13.2024
SHEET TITLE:	

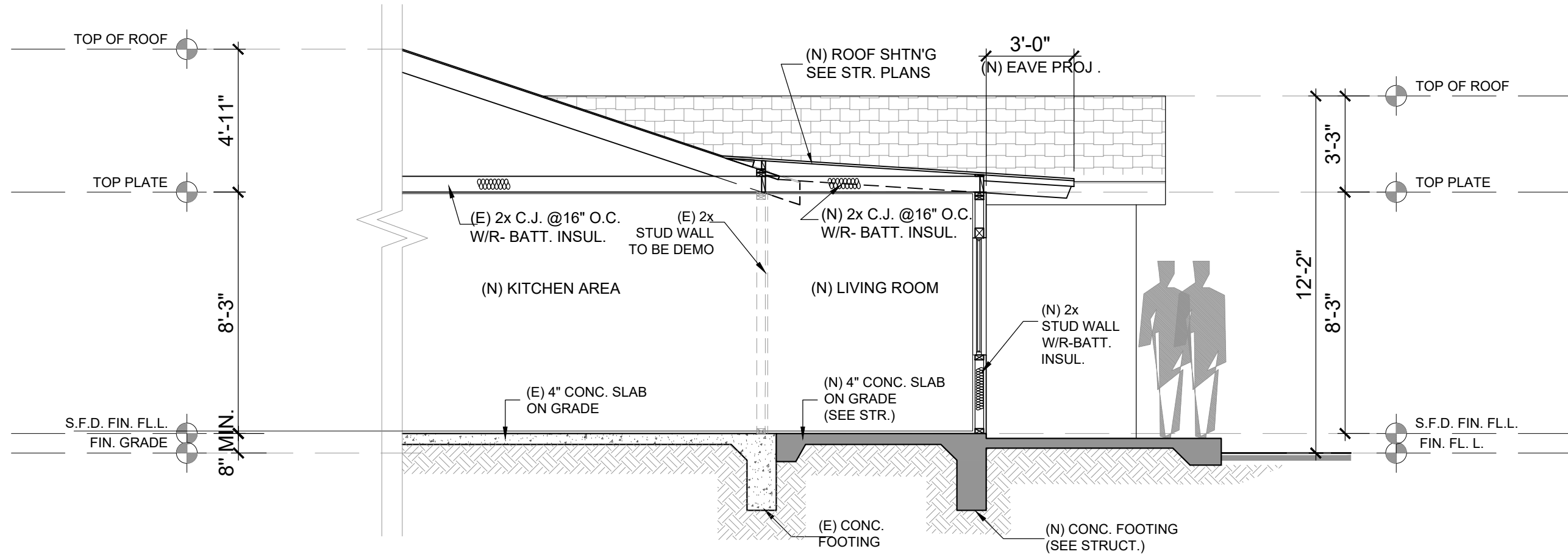
SHEET NUMBER

A-5

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

1

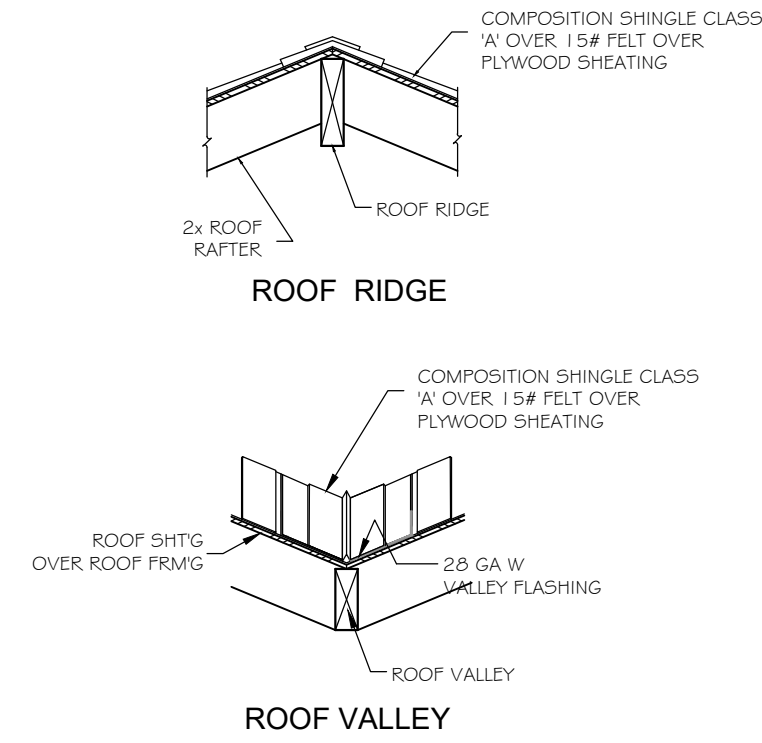
SHEETS 5 OF 7



SECTION 1-1

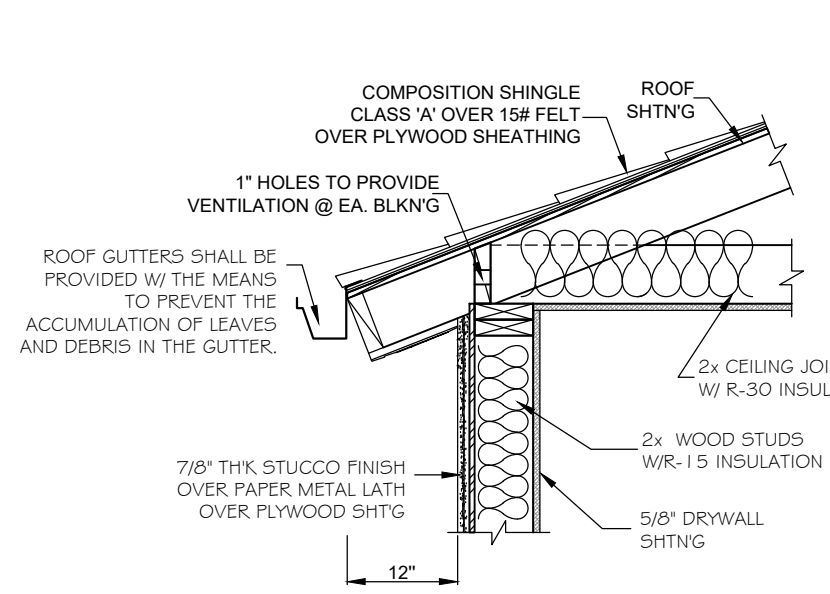
SCALE:
1/4"=1'-0"

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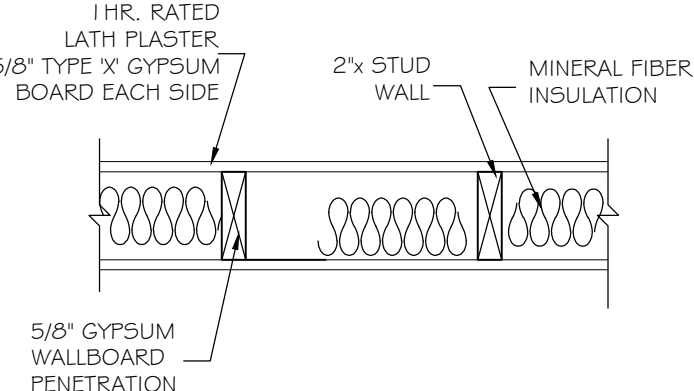
ROOF VALLEY DETAIL - TYP.

1



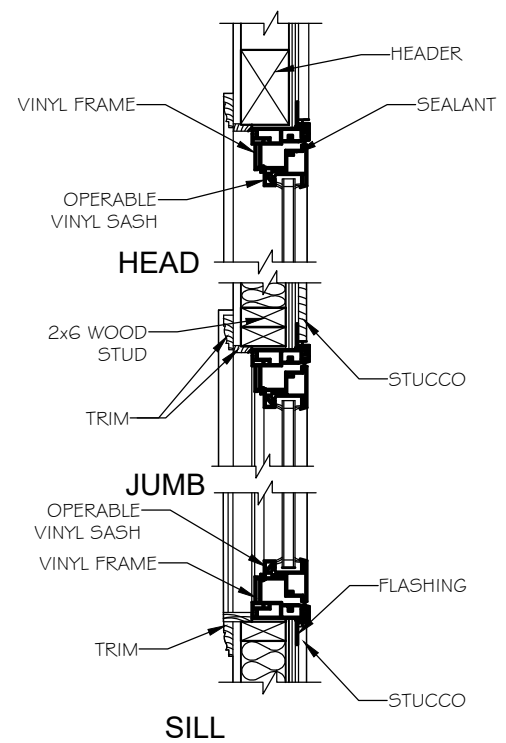
EAVE DETAIL - TYP.

3



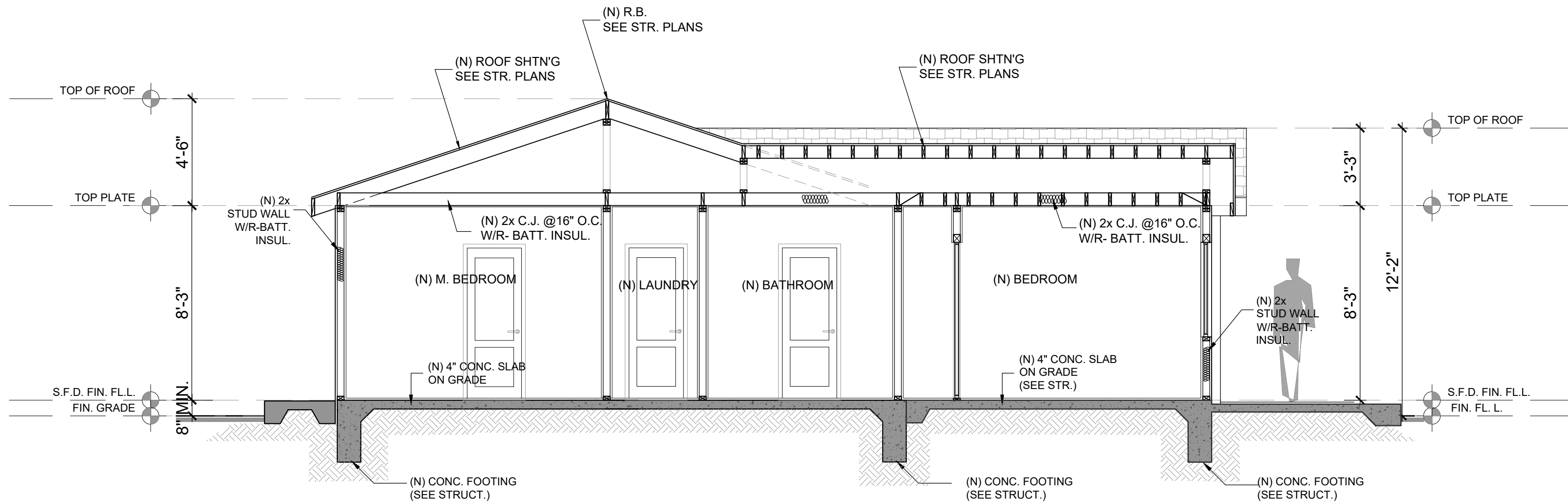
1-HR RATED PARTITION
PENETRATION DETAIL

2



HEAD AND SILL @ WINDOW - TYP.

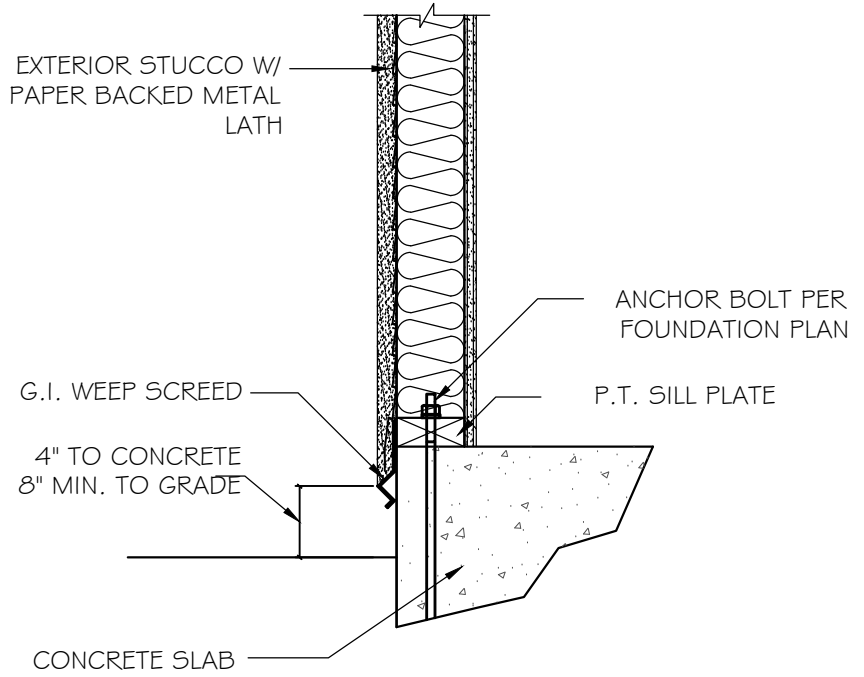
4



SECTION 2 - 2

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

2



WEEP SCREED

5

6

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OWNER:
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2021 N PARISH PL, BURBANK, CA 91504

A-

JOB NO.:

DRAWN BY:

CHECKED BY:

DATE:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER

A-6

SHEETS 6 OF 13