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RESIDENTIAL ADDITION

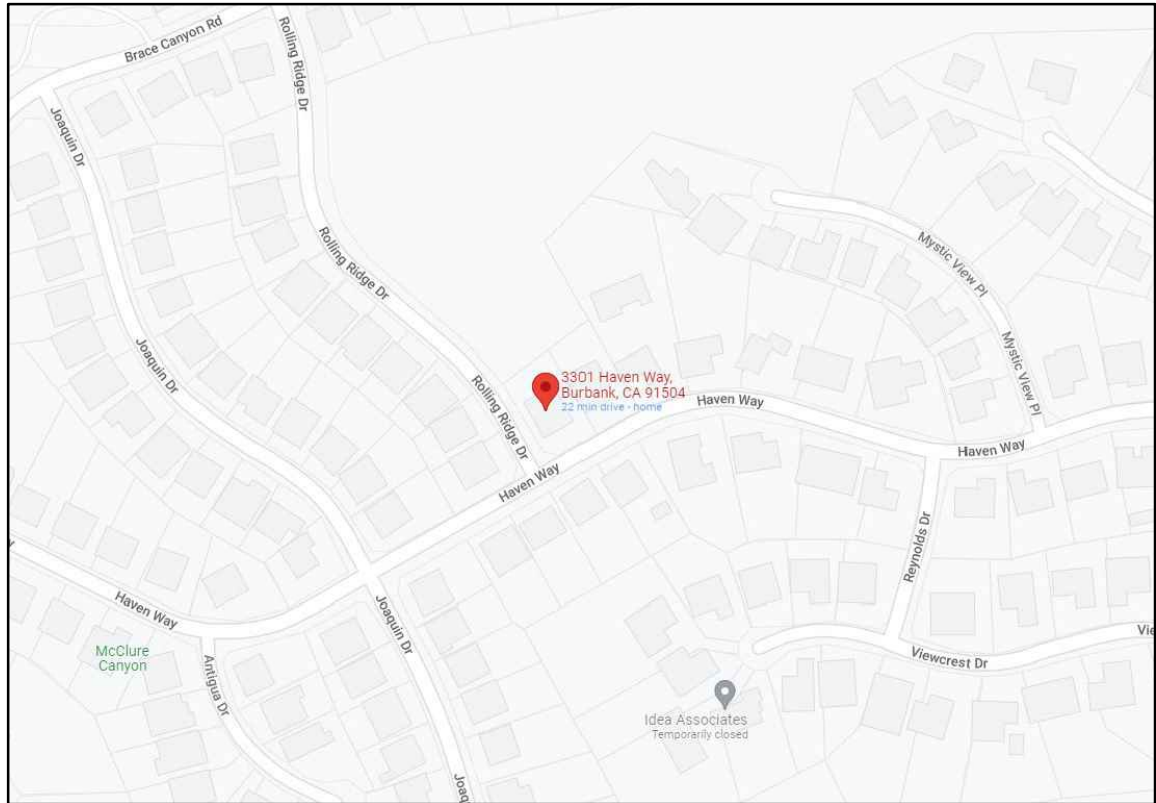
KVRYAN RESIDENCE

3301 HAVEN WAY, BURBANK, CA 91504

SCOPE OF WORK

- DEMOLITION OF PART OF POOL WALLS
- DEMOLITION OF PART OF RETAINING WALL
- NEW RETAINING WALL
- NEW POOL WALLS
- DEMOLITION OF EXT'G POOL EQUIPMENT BUILDING (99.47 SQ.FT.)
- DEMOLITION OF (360.84 SQ.FT.) OF FIRST FLOOR AND CONVERSION OF PORTION OF RESIDENCE TO CREATE 3 CAR GARAGE (241 Q. FT.)
- RESIDENTIAL ADDITION OF (93 SQ. FT.) TO FIRST FLOOR AREA & INTERIOR REMODELING
- NEW SECOND FLOOR AREA (1,844 SQ.FT.) WITH NEW BALCONIES (TOTAL 548 SQ. FT.)
- NEW ADU (665 SQ.FT.) WITH 1 BEDROOM, 1 BATHROOM, KITCHEN AND LIVING AREA

SITE MAP



PROJECT INFORMATION

PROJECT LOCATION 3301 HAVEN WAY, BURBANK, CA 91504	OWNER KVRYAN 3301 HAVEN WAY, BURBANK, CA 91504
PROJECT DESIGNER DESIGNNRK 213 N. ORANGE ST. UNIT: E GLENDALE, CA 91203 OFFICE : 818.823.7286 FAX : 888.424.8125 E-MAIL : INFO@DESIGNNRK.COM	MECHANICAL ENGINEER SKDESIGN 2333 MIRA VISTA AVE, #26 MONTROSE, CA 91020 818-512-9231

SHEET INDEX

ARCHITECTURAL SHEETS:	
A0.1	COVER SHEET
	TOPOGRAPHIC SURVEY SHEET
A1.1	EXT'G SITE PLAN
A1.2	EXT'G SITE ELEVATIONS
A1.3	DEMO SITE PLAN
A1.4	PROPOSED SITE PLAN
A1.5	F.A.R. DIAGRAM
A2.0	EXT'G FLOOR PLAN
A2.1	DEMOLITION FLOOR PLAN
A2.2	FIRST FLOOR PLAN
A2.3	SECOND FLOOR PLAN
A2.4	PROPOSED ROOF PLAN
A3.1	EAST & SOUTH ELEVATIONS
A3.2	WEST & NORTH ELEVATIONS
A3.3	BUILDING SECTIONS
A3.4	ADU PLAN, ELEVATIONS & SECTIONS

MECHANICAL SHEETS:

T1	TITLE 24
T2	TITLE 24

ENGINEERING SHEETS:

S1	--
S2	--
S3	--

GREEN NOTES

BUILDING MAINTENANCE AND OPERATION SEC. 4.410.
BUILDING MANUAL: AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, OR OTHER APPROVED MATERIAL SHALL BE PLACE IN THE BUILDING THAT CONTAINS THE INFORMATION SPECIFIED IN CALGREEN SEC. 4.410.

CITY OF BURBANK FIRE DEPT NOTES:

ROOF COVERINGS ON BUILDINGS OR STRUCTURES SHALL BE A CLASS A ROOF COVERING OR A CLASS A ROOF ASSEMBLY. WOOD SHAKE OR SHINGLE ROOFING IS NOT PERMITTED IN THE FIRE HAZARD SEVERITY ZONE (BMC 9-1-1-1501.1.1).
WHERE THE ROOF COVERING PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE AT THE EAVE AND RAKE SHALL BE FIRE STOPPED.
EAVES AND SOFFITS SHALL BE PROTECTED ON THE EXPOSED UNDERSIDE AS REQUIRED FOR EXTERIOR ONE-HOUR-RATED FIRE RESISTIVE CONSTRUCTION, 2-INCH NOMINAL DIMENSION LUMBER, OR 1-INCH FIRE RETARDANT-TREATED LUMBER, OR ¾ INCH NOMINAL FIRE RETARDANT-TREATED PLYWOOD. FACIA'S ARE REQUIRED SHALL BE OF 2-INCH NOMINAL DIMENSION LUMBER MIN. OR PROTECTED ON THE BACKSIDE BY MATERIALS APPROVED FOR A MIN. OF 1-HOUR FIRE RESISTANCE RATED CONSTRUCTION.
EXTERIOR WALLS. CONSTRUCTED OF 1HR RATED FIRE RESISTIVE CONSTRUCTION ON THE EXTERIOR SIDE OR CONSTRUCTED WITH APPROVED NONCOMBUSTIBLE MATERIALS. SUCH MATERIAL SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.
VENTS AND FOUNDATION OPENINGS. ATTIC VENTILATION, FOUNDATION AND UNDER FLOOR VENTS OR OTHER VENTILATION OPENINGS IN VERTICAL EXTERIOR WALLS, VENTS THROUGH ROOFS, AND VENTS SHALL NOT EXCEED 144 SQ. INCH EACH. VENTS SHALL BE COVERED WITH NONCOMBUSTIBLE.
CORROSION-RESISTANT MESH WITH OPENINGS NOT EXCEEDING ¼ INCH. ATTIC VENTILATION OPENINGS SHALL NO BE LOCATED IN SOFFITS, IN EAVE OVERHANDS, BETWEEN RAFTERS AT EAVES, OR IN OTHER OVERHAND AREAS. GABLE END AND DORMER VENTS SHALL BE LOCATED AT LEAST 10 FEET FROM PROPERTY LINES (BMC 9-1-R327.6.2, 9-1-R806.1.1) UNDER FLOOR VENTILATION OPENINGS SHALL BE LOCATED AS CLOSE TO THE GRADE AS POSSIBLE.

STORM WATER MANAGEMENT NOTES:

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 NOT BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
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. PROVISIONS 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 SEDIMENT 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 DENUDED OF 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.

PROJECT FLOOR PLAN AREA & DATA

LOT AREA	13,068 ± SQ. FT.
EXISTING	
EXT'G RESIDENCE	2,612 SQ. FT.
EXT'G GARAGE	440 SQ. FT.
EXT'G FRONT PORCH	176 SQ. FT.
DEMOLITION & CONVERSION	
EXT'G 1ST FLOOR	2,612 - 241(NEW GARAGE CONVERSION) - 360.84(DEMO) = 2,010.16 SQ.FT.
NEW ADDITION	
NEW FIRST FLOOR ADDITION	93 SQ. FT.
NEW FIRST FLOOR AREA (AFTER DEMO&CONVERSION)	2,010 SQ. FT.
NEW SECOND FLOOR	1,844 SQ.FT.
NEW GARAGE ADDITION	241 SQ. FT.
NEW REAR COVERED PORCH	478 SQ. FT.
NEW BALCONY TOTAL AREA	548 SQ. FT.
UNDER THE BALCONY AREA	57 SQ. FT.
EXT'G GARAGE (WITH NEW ADDITION)	440 + 241 = 681 SQ. FT.
NEW ADU	665 SQ. FT.

TOTAL ADDITION (1ST FLOOR + 2ND FLOOR +BALCONIES)		
(93 +1,844 + 548)	2,485 SQ. FT.	
*TOTAL LOT COVERAGE	4,160 SQ. FT.	*

LOT COVERAGE	TOTAL COVERED (4,160 SQ. FT.)	
MAX. 50% (OF 13,068) - 6,556.5 SQ. FT.	LOT AREA (13,068 SQ. FT.)	32 %

FLOOR AREA RATIO	TOTAL SFD (2,103 +1,844 = 3,947 SQ. FT.)	
MAX. 35% (OF 7,500) - 2,625 SQ. FT.	ADU (665 SQ. FT.)	
MAX. 30% (OF 5,568) - 1,670 SQ.FT.	TOTAL: (4,612 SQ. FT.)	
TOTAL MAX. - 4,295 SQ. FT.	LOT AREA (13,068 SQ. FT.)	35 %

ZONING	R-1
APN	2471-046-001
LEGAL DES.	TRACT NO 30418 LOT 121
OCCUPANCY	R3
CONSTRUCTION TYPE	V-B
YEAR BUILT/REMODEL	1972 / 1972
FIRE SPRINKLERS	MAIN RESIDENCE - NO
FIRE SPRINKLERS	NEW ADU - NO
NUMBER OF STORIES (MAIN HOUSE / ADU)	2/1
BUILDING HEIGHTS (MAIN HOUSE / ADU)	22'-2" / 12'-7"
NUMBER OF BEDROOM AND BATHS	4 BED / 4 BATHS
MAIN HOUSE EXT'G	4 BED / 3 BATHS
MAIN HOUSE NEW	4 BED / 5 BATH
ADU	1 BED / 1 BATH
FIRE ZONE	YES
NUMBER PARKING SPACES	3
OFF STREET PARKING SPACE	1

CITY OF BURBANK APPLICABLE CODES:

PROJECT SHALL COMPLY W/ THE 2019 CBC, CMC, CEC, CPC, CRC, BFD CGBSC & CALIFORNIA ENERGY CODE AS WELL AS THE BURBANK MUNICIPAL CODE. CBC SECTION 106.1.1

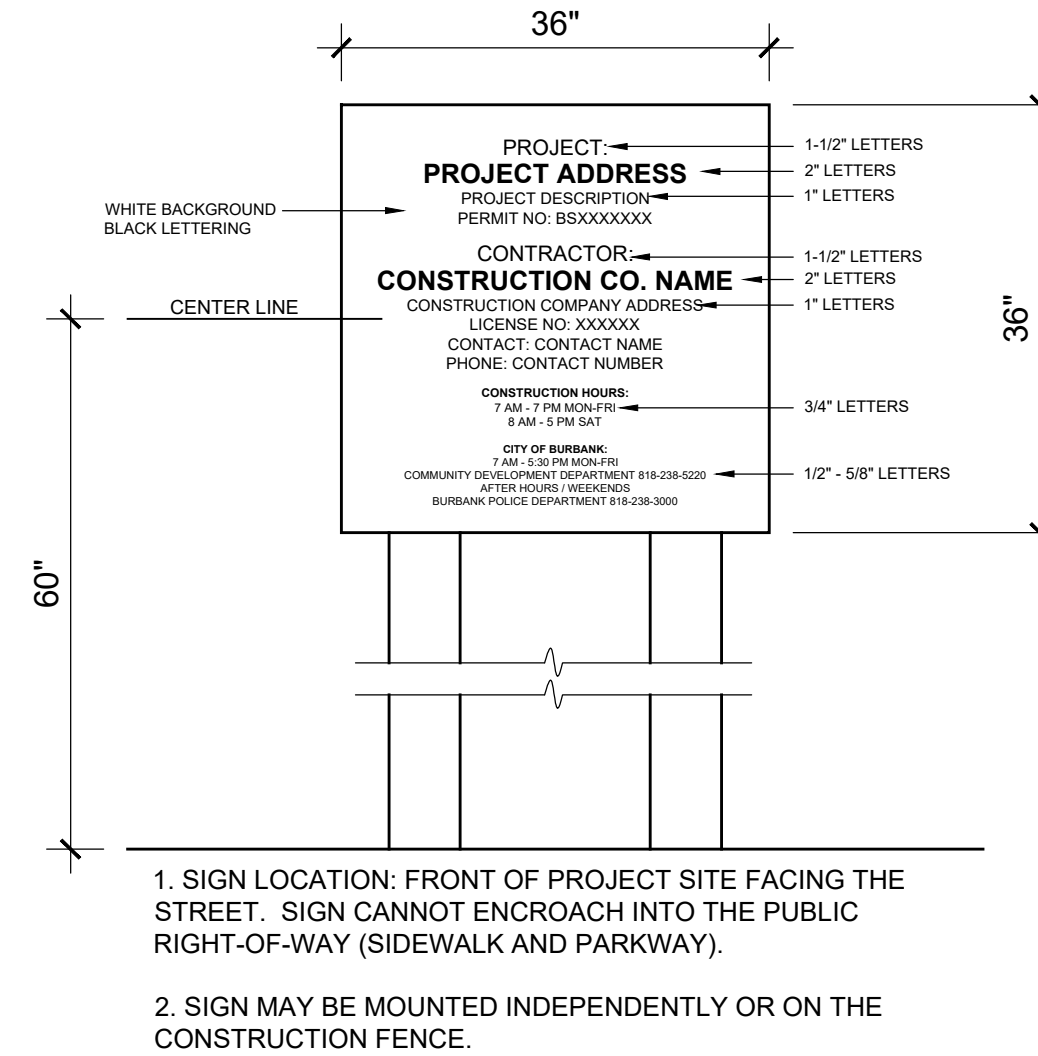
NOTES:

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

SETBACK CERTIFICATION 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].

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CBC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THE CITY OF BURBANK LOCAL AMENDMENTS.
- SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
- ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
- A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING. (BMC 9-1-2-3302.4).
- WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
- TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON THE SITE (BMC 9-1-2-3302.4).
- 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% (CBC 1804.4).
- THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2% (CBC 1804.4).



PROJECT SIGN

NOT TO SCALE

REVISIONS:	
1	
2	
3	

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COVER SHEET

KVRYAN RESIDENCE

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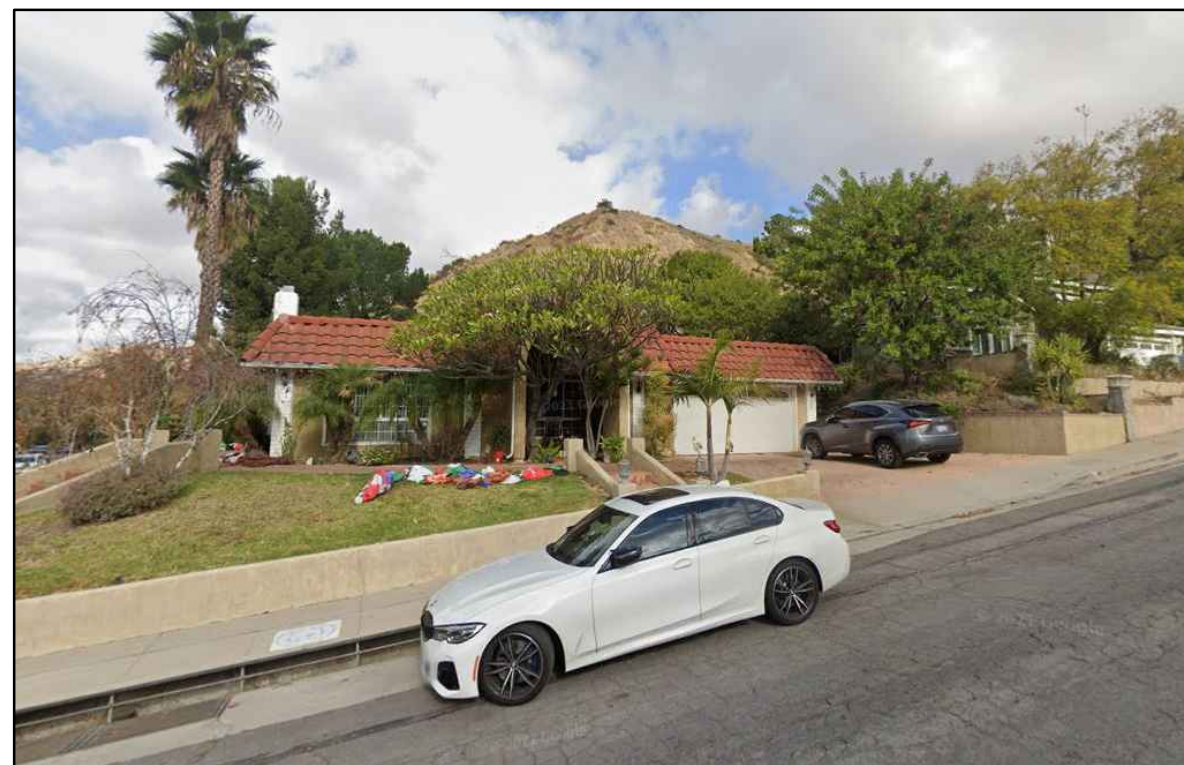


DATE:	01/2023
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JOB NO.	21029

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VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



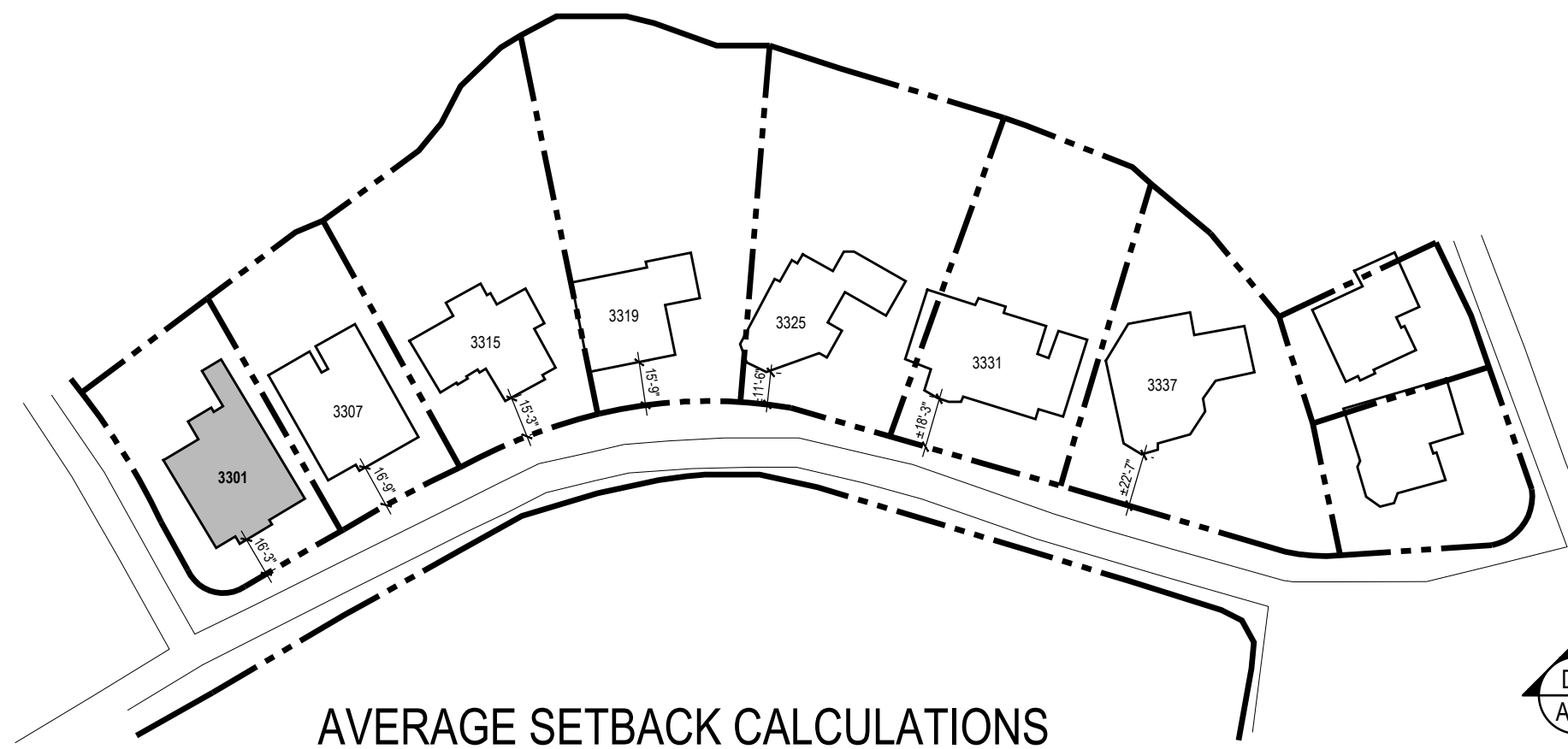
VIEW 6



VIEW 7



VIEW 8

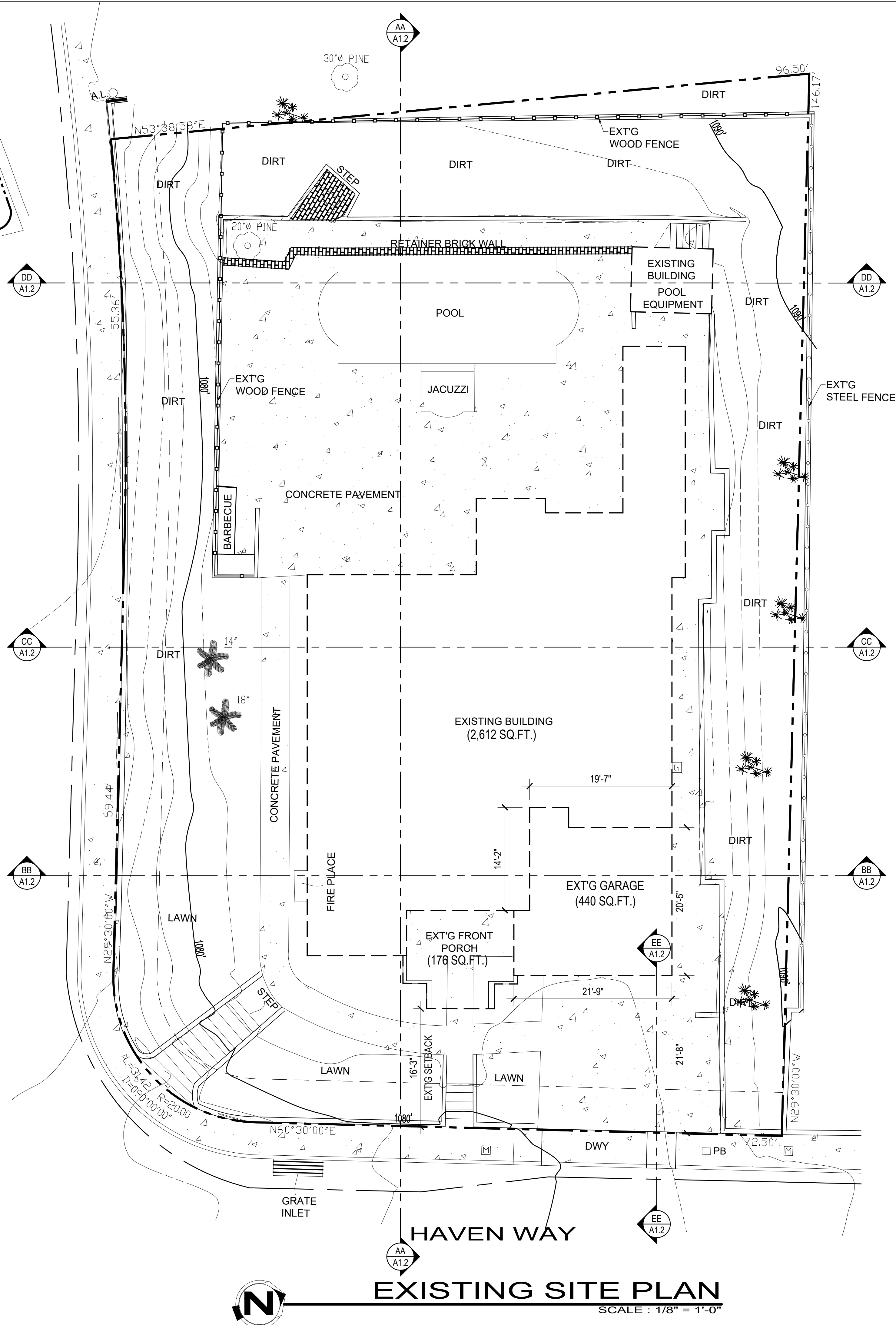


AVERAGE SETBACK CALCULATIONS

SETBACKS:		
3301 HAVEN WAY	16.25'	EXT'G FRONT SETBACK
3307 HAVEN WAY	16.75'	
3315 HAVEN WAY	15.25'	
3319 HAVEN WAY	15.75'	
3325 HAVEN WAY	11.50'	
3331 HAVEN WAY	18.25'	
3337 HAVEN WAY	22.58'	
TOTAL: 116.33' / 7 = 16.61 FT. OR 16'-7" AVERAGE SETBACK		

AVERAGE SETBACK PLAN

NOT TO SCALE



EXISTING SITE PLAN

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

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EXISTING SITE PLAN

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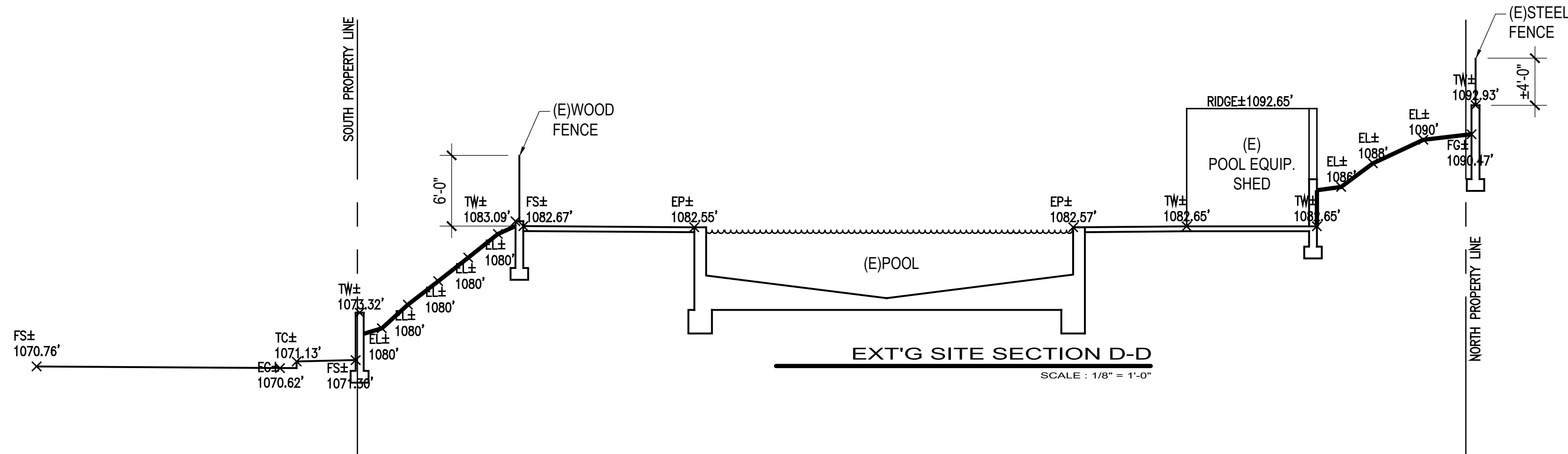
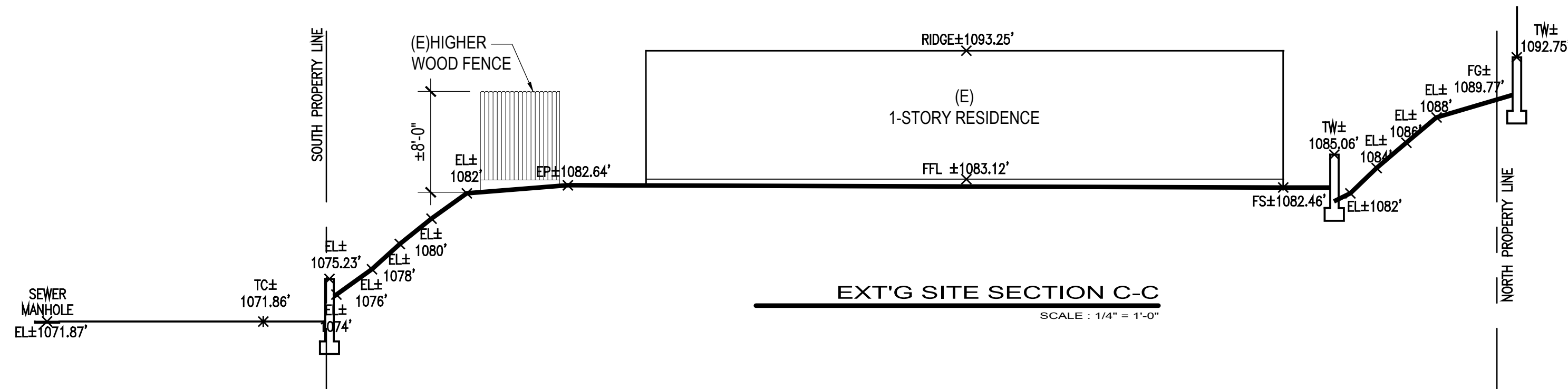
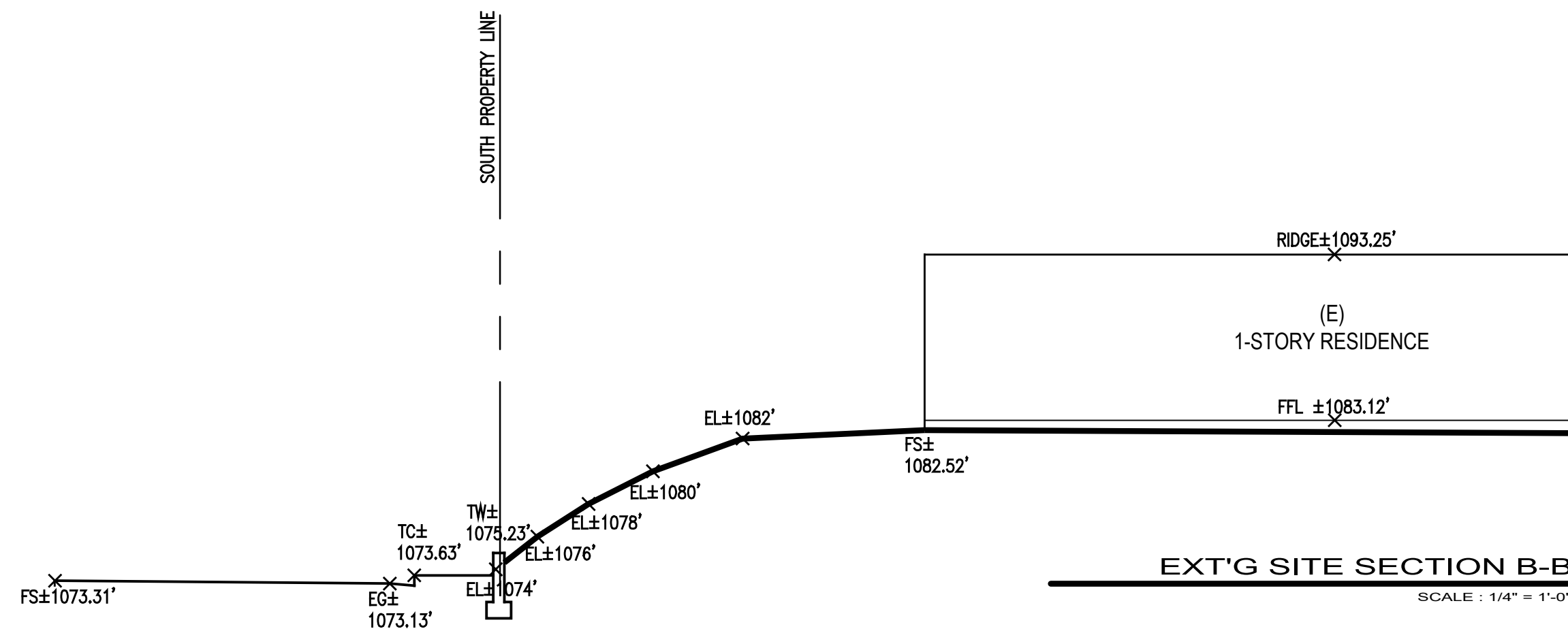
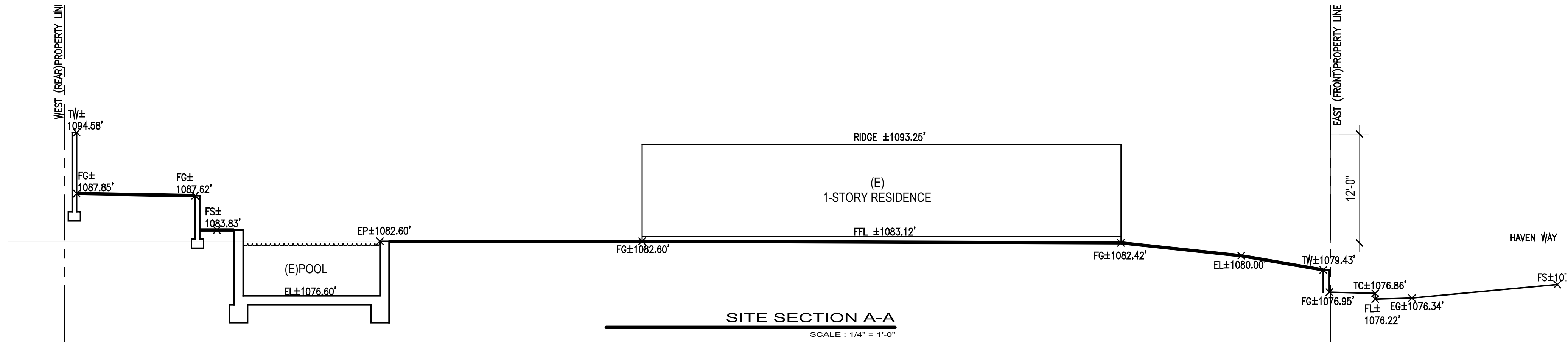
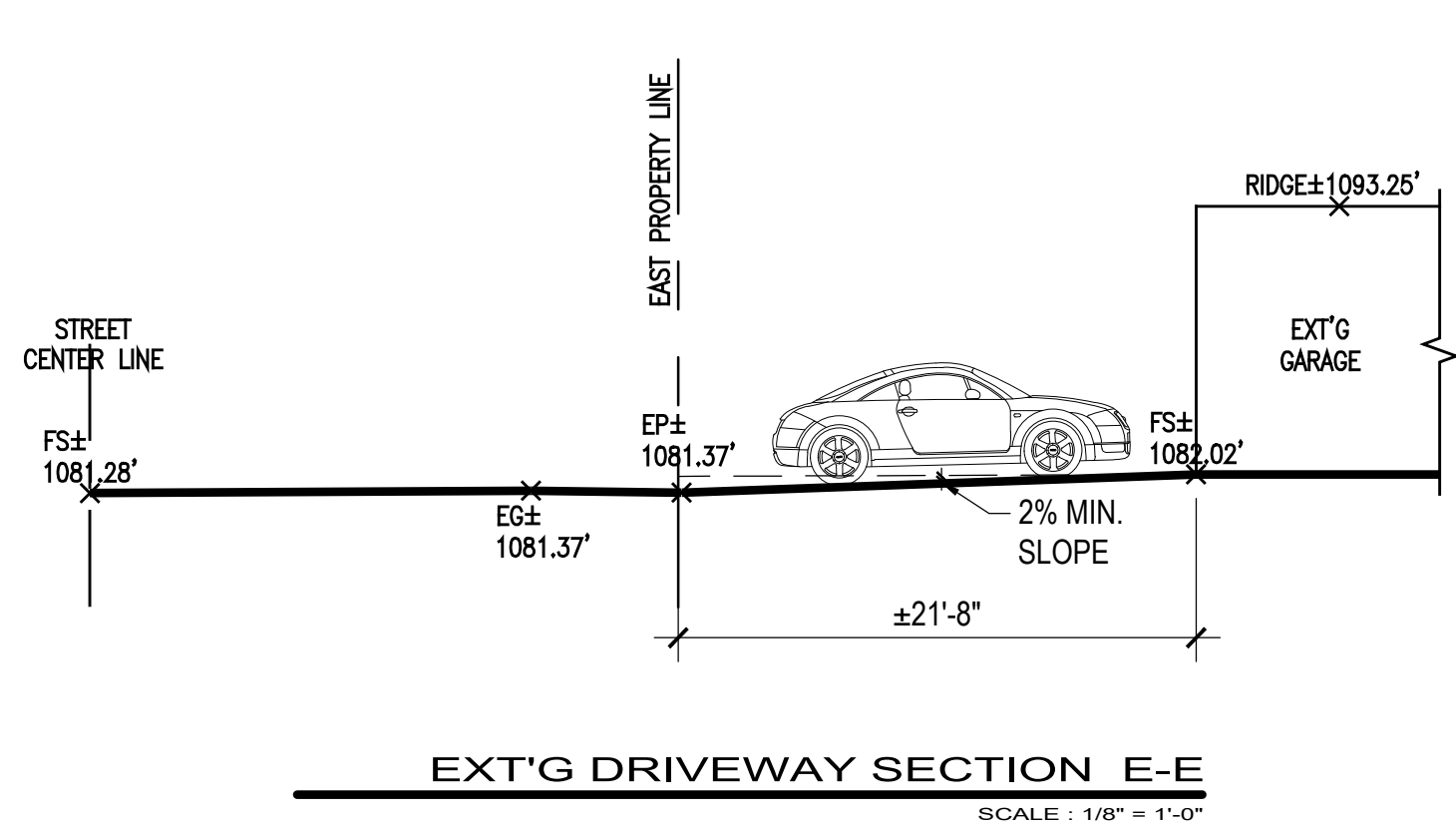
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EXT'G SITE ELEVATIONS

KVRYAN RESIDENCE

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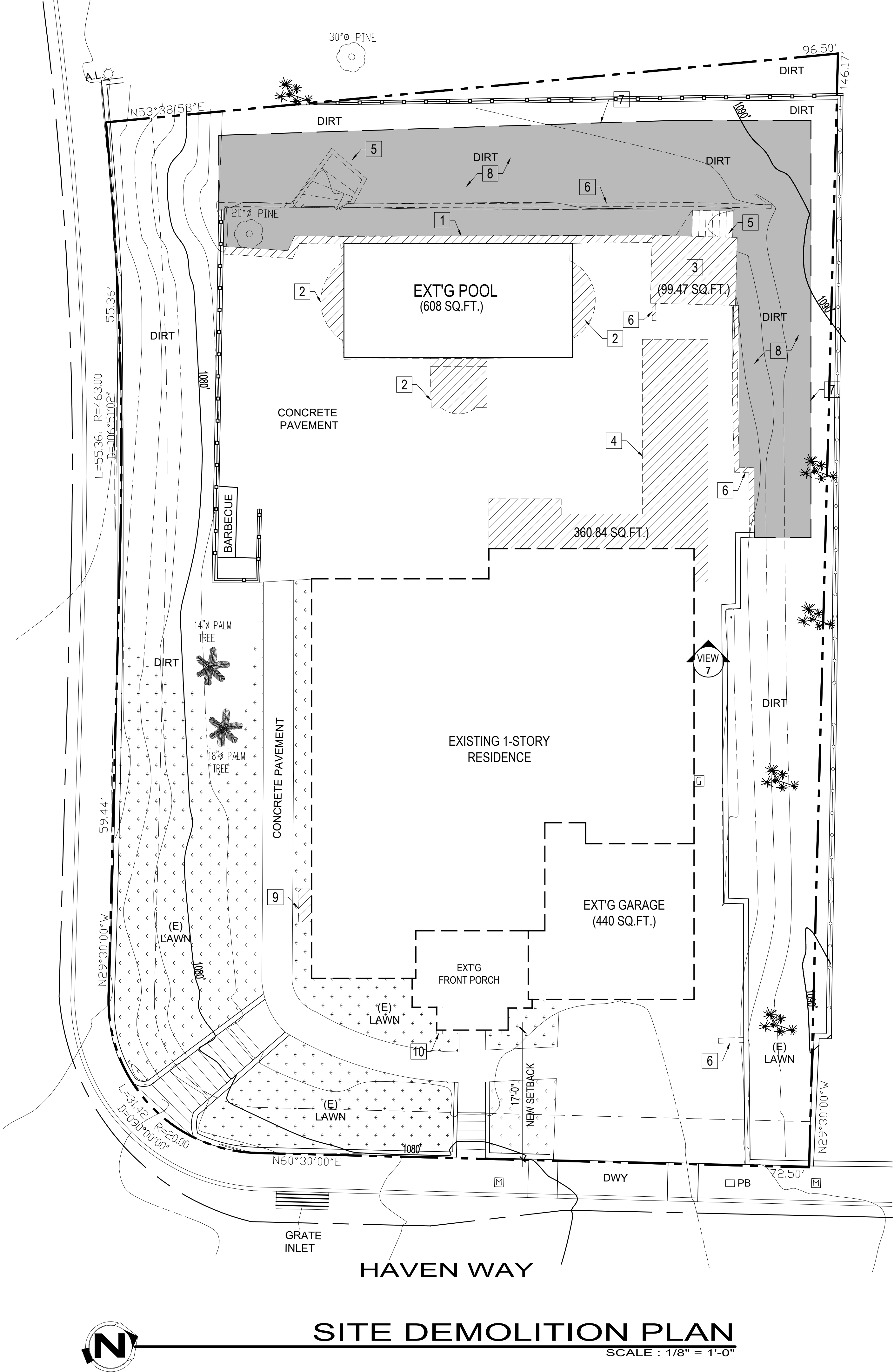
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A1.2

SITE DEMOLITION PLAN KEYED NOTES

1. DEMOLISH RETAINER BRICKWALL
2. REMOVE EXT'G JACUZZI & PART OF POOL FOR RESHAPING & NEW SPA
3. DEMO EXT'G POOL EQUIPMENT SHED
4. END PART OF EXT'G MAIN RESIDENCE TO BE DEMOLISHED
5. REMOVE EXT'G CONCRETE STAIRS
6. EXT'G RETAINING WALLS TO BE REMOVED
7. OUTLINE OF PROPOSED RETAINING WALLS
8. POSSIBLE AREA FOR CUT & FILL (SITE GRADING WORKS)
9. REMOVE EXT'G FIREPLACE/CHIMNEY
10. DEMO PARTIAL FRONT PORCH TO COMPLY WITH AVERAGE SETBACK.

<u>SITE DEMOLITION CALCULATIONS:</u>			
AREA	SQUARE FOOTAGE BREAKDOWN	PERCENT	DEMO WORKS
EXT'G STRUCTURE	3,224 S.F.	24%	561 S.F.
EXT'G HARDSCAPE	3,032 S.F.	23%	341 S.F.
EXT'G LANDSCAPE	<u>6,926 S.F.</u>	<u>53%</u>	<u>1,566 S.F.</u>
	13,068 S.F.	100%	2,468 S.F.
PERCENT DEMO	<u>2,468 S.F.</u> 13,068 S.F.	= 18.88% OR 19%	



DEMOLITION SITE PLAN

KVRYAN RESIDENCE

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A1.3

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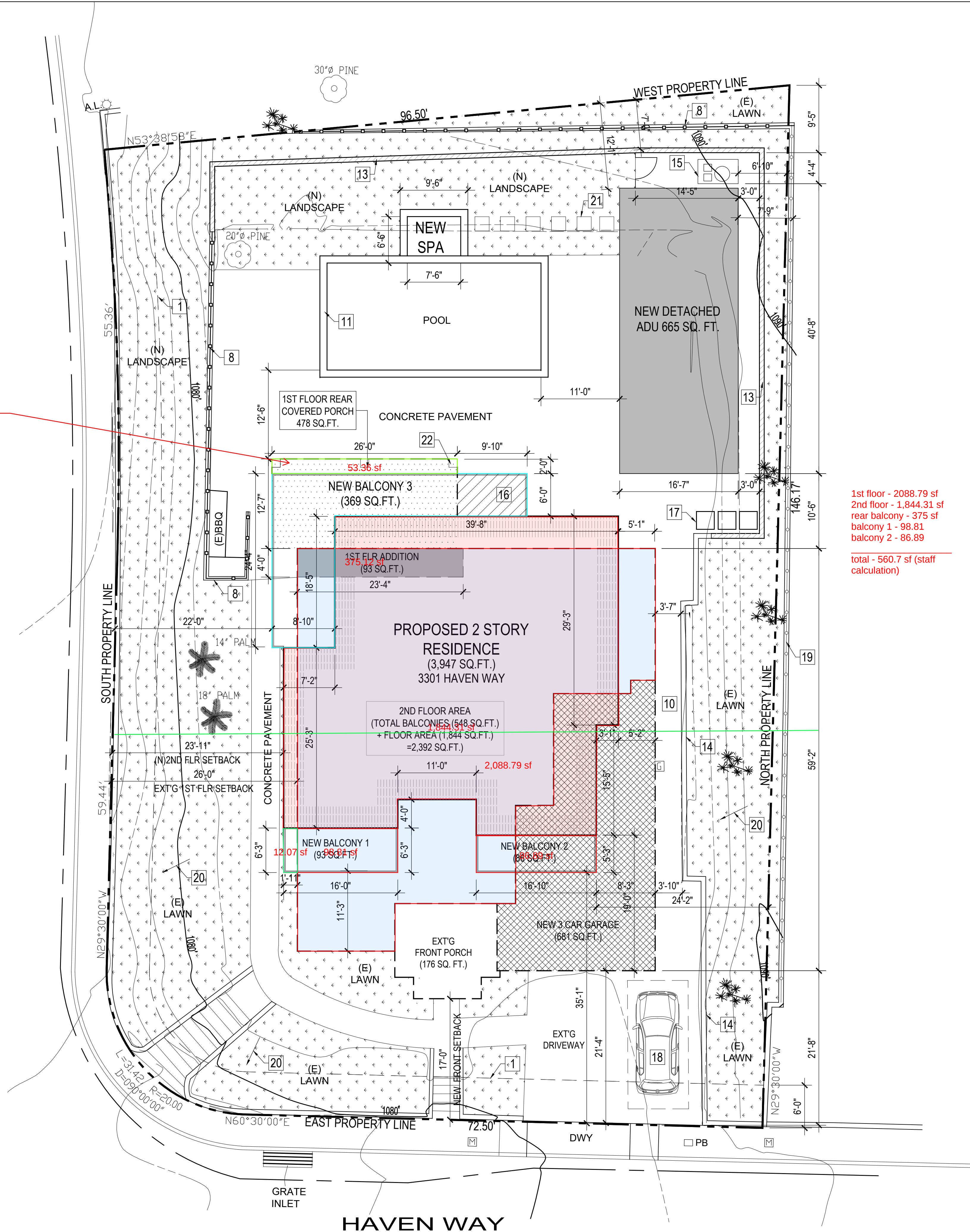
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approximately 54 sf is uncovered



SITE PLAN KEYED NOTES

- EXT'G 6'-0" PUBLIC UTILITY EASEMENT
- OUTLINE OF EXT'G 1ST FLOOR
- EXT'G CONCRETE DRIVEWAY TO REMAIN
- EXT'G LANDSCAPING TO REMAIN
- NEW GARAGE WALL LINE
- NEW SECOND FLOOR WALL LINE
- NEW BALCONY LINE
- EXT'G WOOD FENCE TO REMAIN
- DIRECTION OF SHEET FLOW MIN 2%
- EXT'G CONCRETE WALK
- EXT'G POOL TO BE REDUCED & RE-SHAPED
- EXT'G STEPS
- NEW 42" HIGH RETAINING WALL
- EXT'G BLOCK WALL TO REMAIN
- NEW POOL EQUIPT AREA
- UNDER THE BALCONY AREA
- NEW TRASH AREA
- 4TH CAR OFF-STREET PARKING SLOT LOCATION
- EXT'G BLOCK WALL WITH STEEL FENCE TO REMAIN
- EXT'G 2% MIN. SLOPE
- STEP STONES
- STUCCO WRAPPED COLUMNS, TYP. OF 3

SITE LEGEND:

	NEW DETACHED ADU		6'-0" PUBLIC EASEMENT
	UNDER THE BALCONY AREA		EXT'G GAS METER LOCATION
	NEW 3 CAR GARAGE		EXT'G WATER METER
	NEW 1ST FLOOR ADDITION		PULL BOX
	NEW SECOND FLOOR		MULTI-TRUNK (NOT OAK)
	NEW COVERED REAR PORCH		EXT'G PALM TREE
	EXT'G/NEW LANDSCAPING		AREA LIGHT
	EXT'G TREE TO REMAIN		

ELEVATION LEVELS	LENGTH
ELEVATION 1090'	57.00'
ELEVATION 1088'	180.75'
ELEVATION 1086'	219.41'
ELEVATION 1084'	197.16'
ELEVATION 1082'	295.58'
ELEVATION 1080'	180.83'
ELEVATION 1078'	153.33'
ELEVATION 1076'	131.25'
ELEVATION 1074'	147.83'
TOTAL LENGTH	1,563.14'

CONTOUR INTERVALS = 2 FEET

GROSS AREA OF LOT = 13,068 SQ.FT.

USING FORMULA: $S=(I \times L \times 100)/A$

$S = (2 \times 1,563.14' / 100)$
13,068 SQ.FT.
 $S = 23.92\%$ OR 24%

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PROPOSED SITE PLAN

KVRyan RESIDENCE

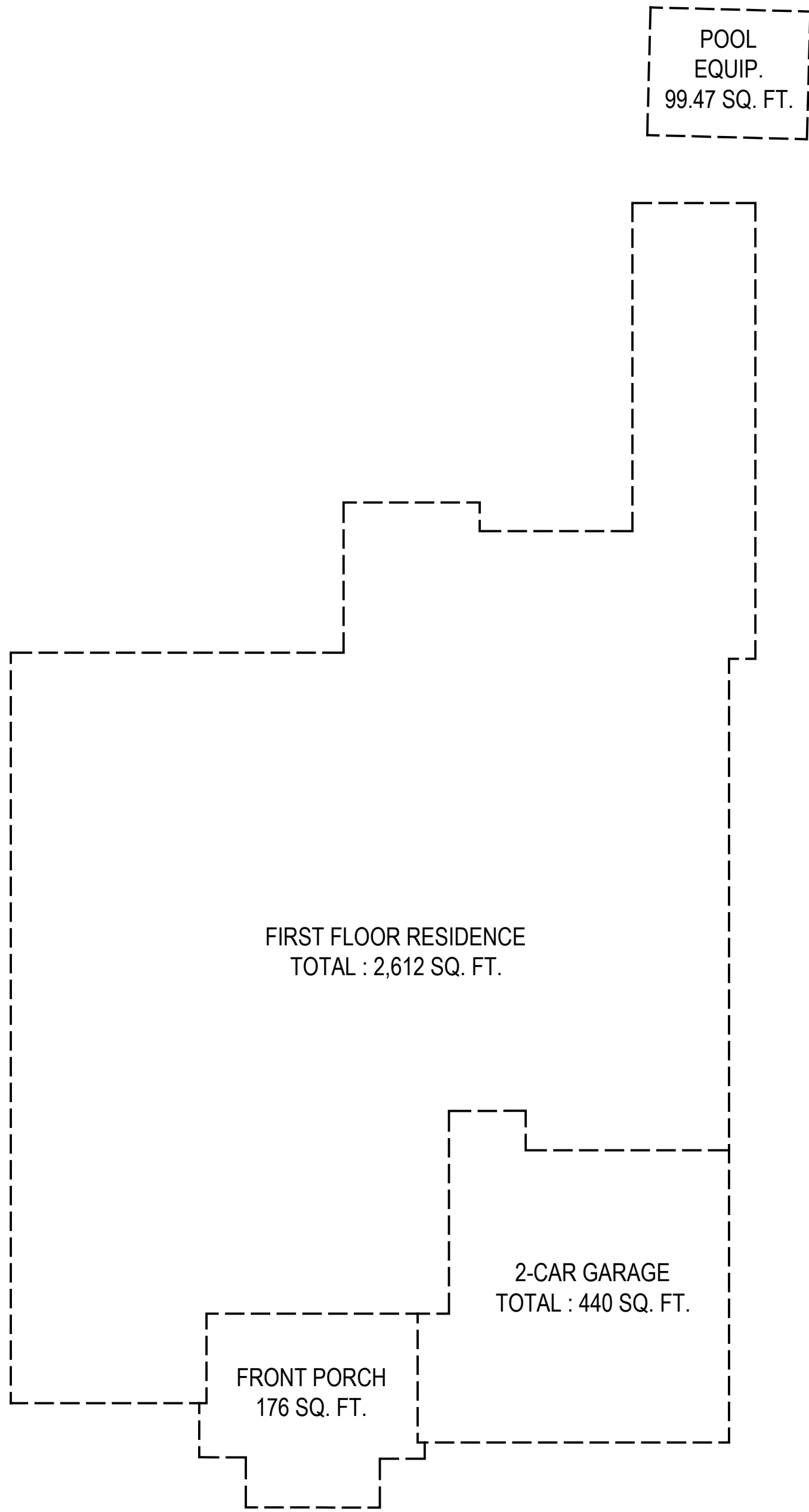
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SHEET NO.

A1.4

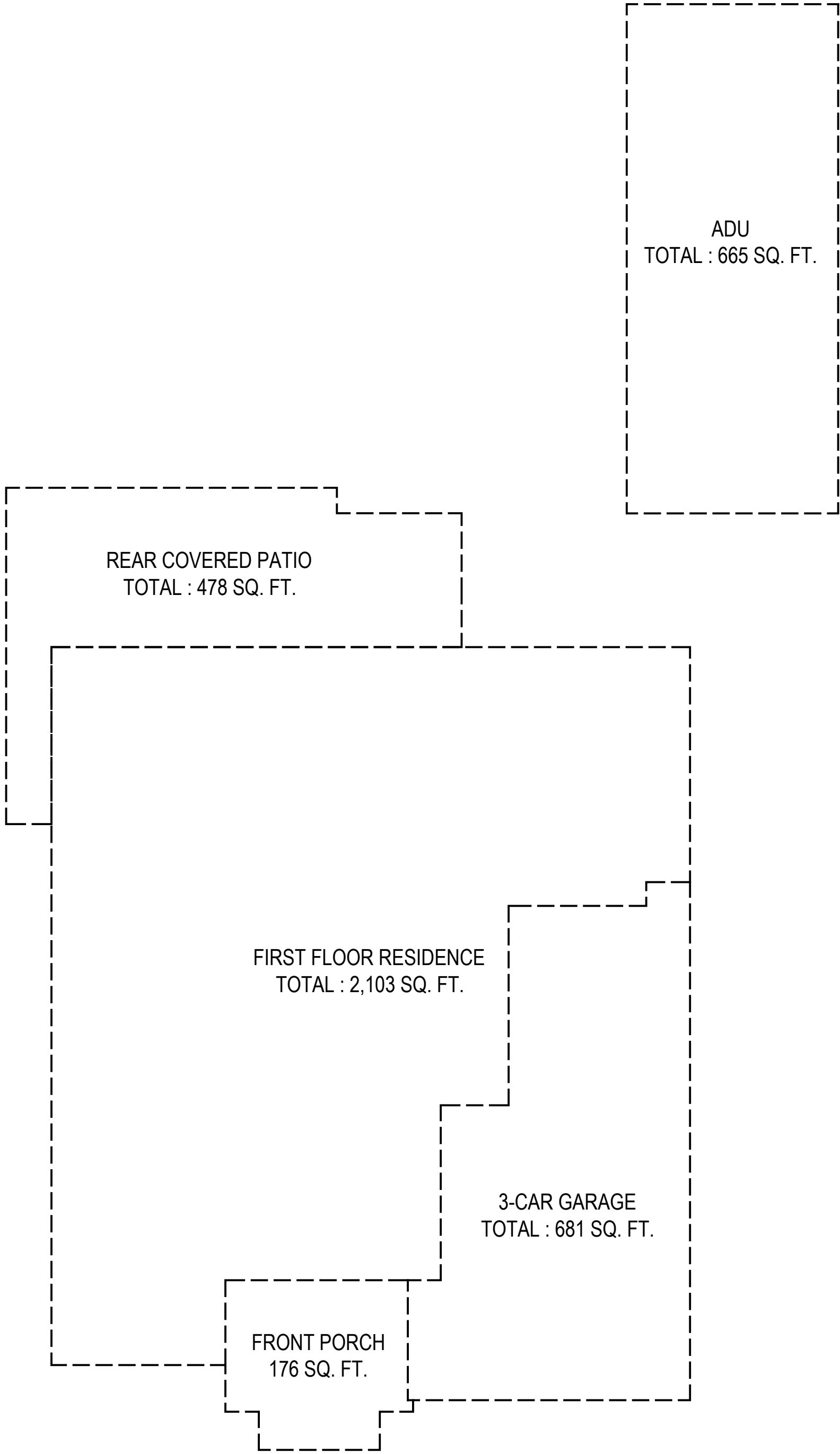
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EXT'G F.A.R. CALC:
RESIDENCE : 2,612 SQ. FT.
TOTAL: 2,612 SQ. FT.

FIRST FLOOR F.A.R.
SCALE : 1/8" = 1'-0"

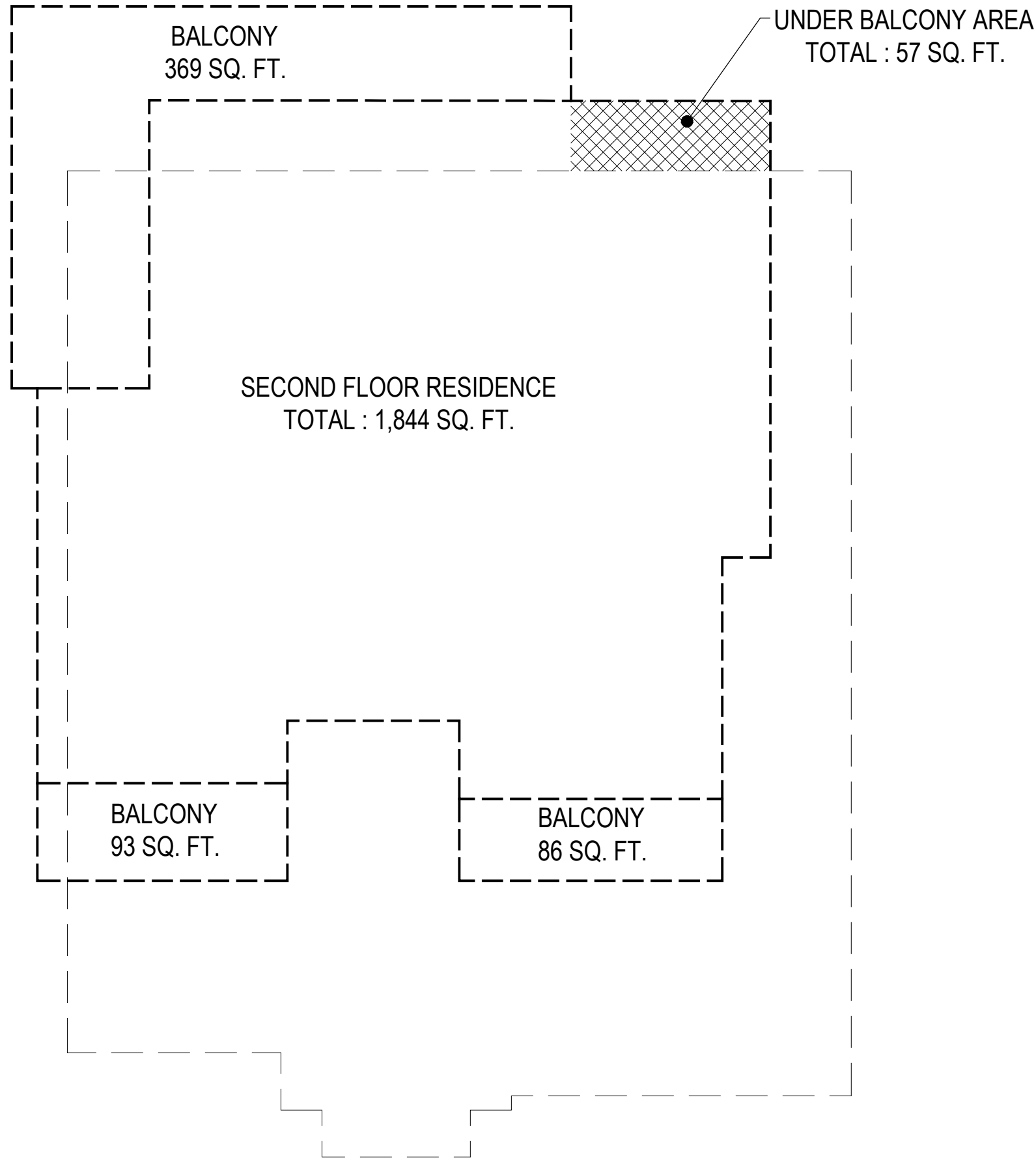
EXT'G F.A.R. CALC :
TOTAL: 2,612 SQ. FT.
2,612 SQ. FT. / 13,068 SQ. FT. = 20%



1ST FLOOR F.A.R. CALC:
FIRST FLOOR RESIDENCE (INCLUDING
"OPEN TO ABOVE" AREA) : 2,103 SQ. FT.
ADU : 665 SQ. FT.
TOTAL: 2,768 SQ. FT.

FIRST FLOOR F.A.R.
SCALE : 1/8" = 1'-0"

PROPOSED F.A.R. CALC :
TOTAL: 4,612 SQ. FT.
4,612 SQ. FT. / 13,068 SQ. FT. = 35%



2ND FLOOR F.A.R. CALC:
SECOND FLOOR RESIDENCE (INCLUDING
"OPEN TO ABOVE" AREA): 1,844 SQ. FT.
TOTAL: 1,844 SQ. FT.

2ND FLOOR F.A.R.
SCALE : 1/8" = 1'-0"

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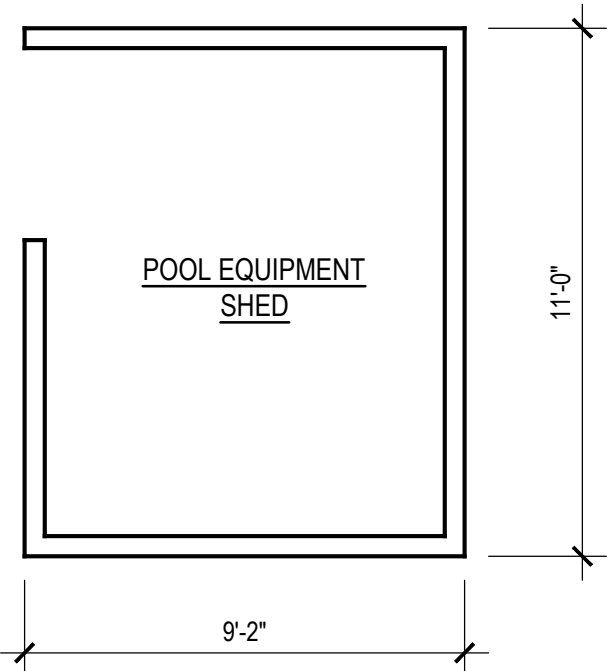
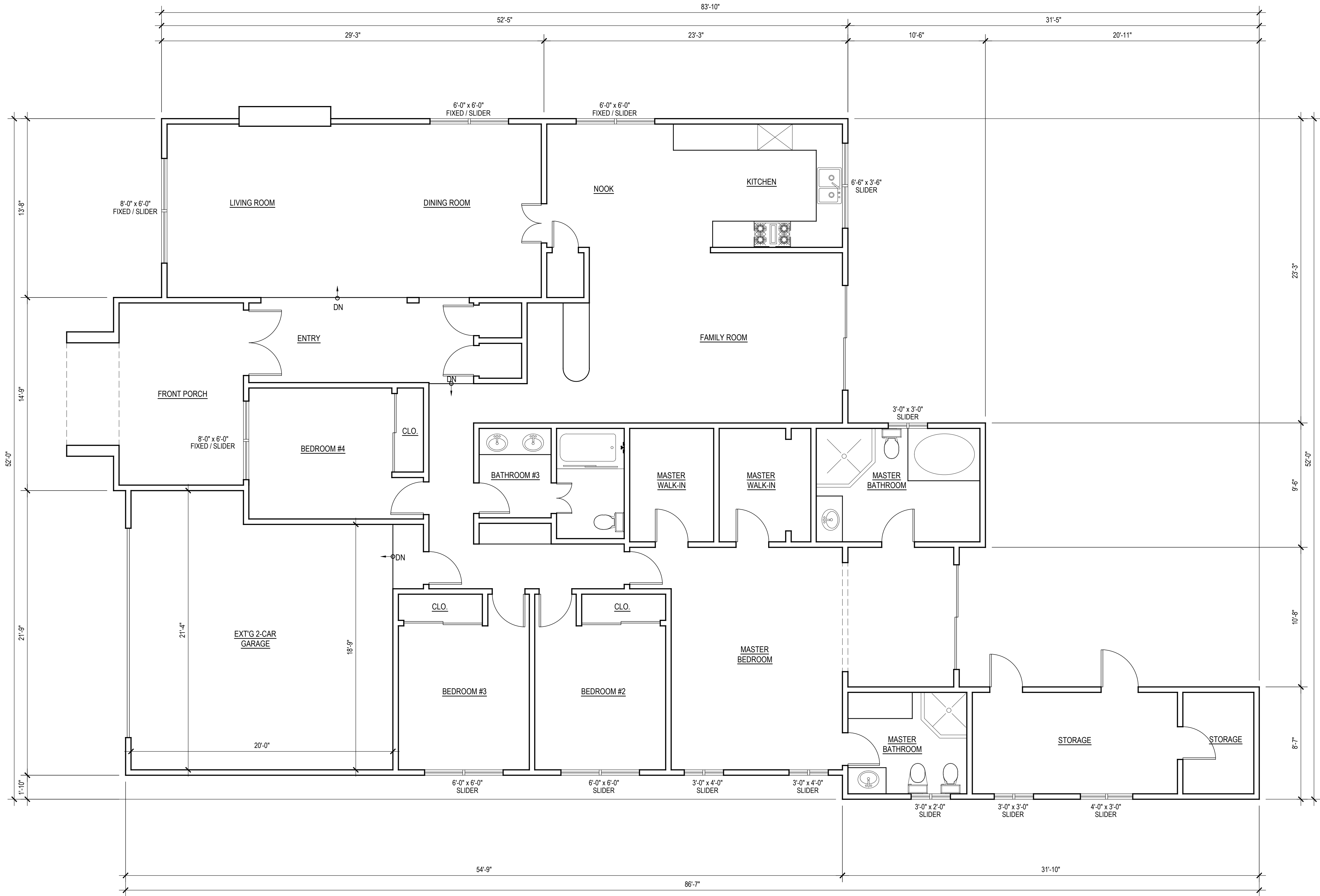
F.A.R. DIAGRAM

KVRYAN RESIDENCE
3301 HAVEN WAY, BURBANK, CA 91504

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SHEET NO.
A1.5

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EXISTING FLOOR PLAN

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

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EXISTING FLOOR PLAN

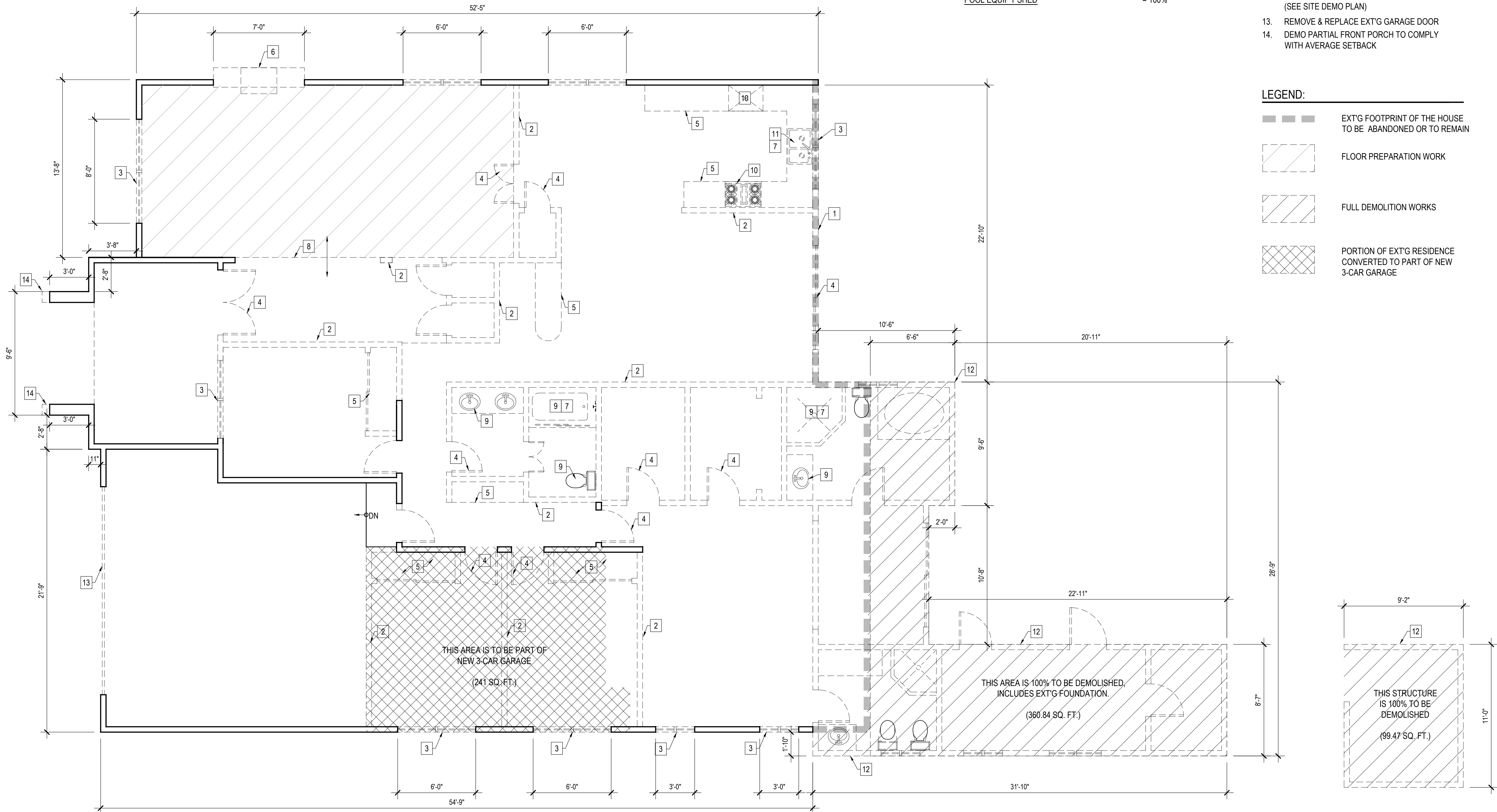
KVRYAN RESIDENCE

3301 HAVEN WAY, BURBANK, CA 91504

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DEMOLITION CALCULATIONS:

MAIN HOUSE		
TOTAL LENGTH OF WALL	= 289 LFT (10'-0")	= 2,890 SF
TO DEMOLISH		
TOTAL LENGTH OF WALL	= 121 LFT (10'-0")	= 1,210 SF
TOTAL LENGTH DOOR & WINDOW	= 38 LFT (4'-0")	= 152 SF
FIREPLACE WALL	= 7 LFT (10'-0")	= 70 SF
		1,432 SF
MAIN HOUSE PERCENT DEMO	1,432 / 2,890	= 49 %
MAIN HOUSE ROOF		
		= 100%
POOL EQUIP'T SHED		
		= 100%

DEMOLITION PLAN KEYED NOTES :

1. DEMOLISH EXT'G EXTERIOR WALL
2. DEMOLISH EXT'G INTERIOR WALL
3. REMOVE EXT'G WINDOWS
4. REMOVE EXT'G DOORS
5. REMOVE EXT'G CABINETRY
6. DEMOLISH EXT'G FIRE PLACE & CHIMNEY
7. REMOVE/CLEAR UP EXT'G PLUMBING LINE
8. LEVEL OUT EXT'G FLOOR LEVEL (REMOVE STEP)
9. REMOVE EXT'G BATHROOM FIXTURE
10. REMOVE EXT'G APPLIANCES
11. REMOVE EXT'G KITCHEN SINK
12. DEMO ENTIRE STRUCTURE (SEE SITE DEMO PLAN)
13. REMOVE & REPLACE EXT'G GARAGE DOOR
14. DEMO PARTIAL FRONT PORCH TO COMPLY WITH AVERAGE SETBACK

LEGEND:

- EXT'G FOOTPRINT OF THE HOUSE TO BE ABANDONED OR TO REMAIN
- FLOOR PREPARATION WORK
- FULL DEMOLITION WORKS
- PORTION OF EXT'G RESIDENCE CONVERTED TO PART OF NEW 3-CAR GARAGE

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DEMOLITION FLOOR PLAN

KVRYAN RESIDENCE

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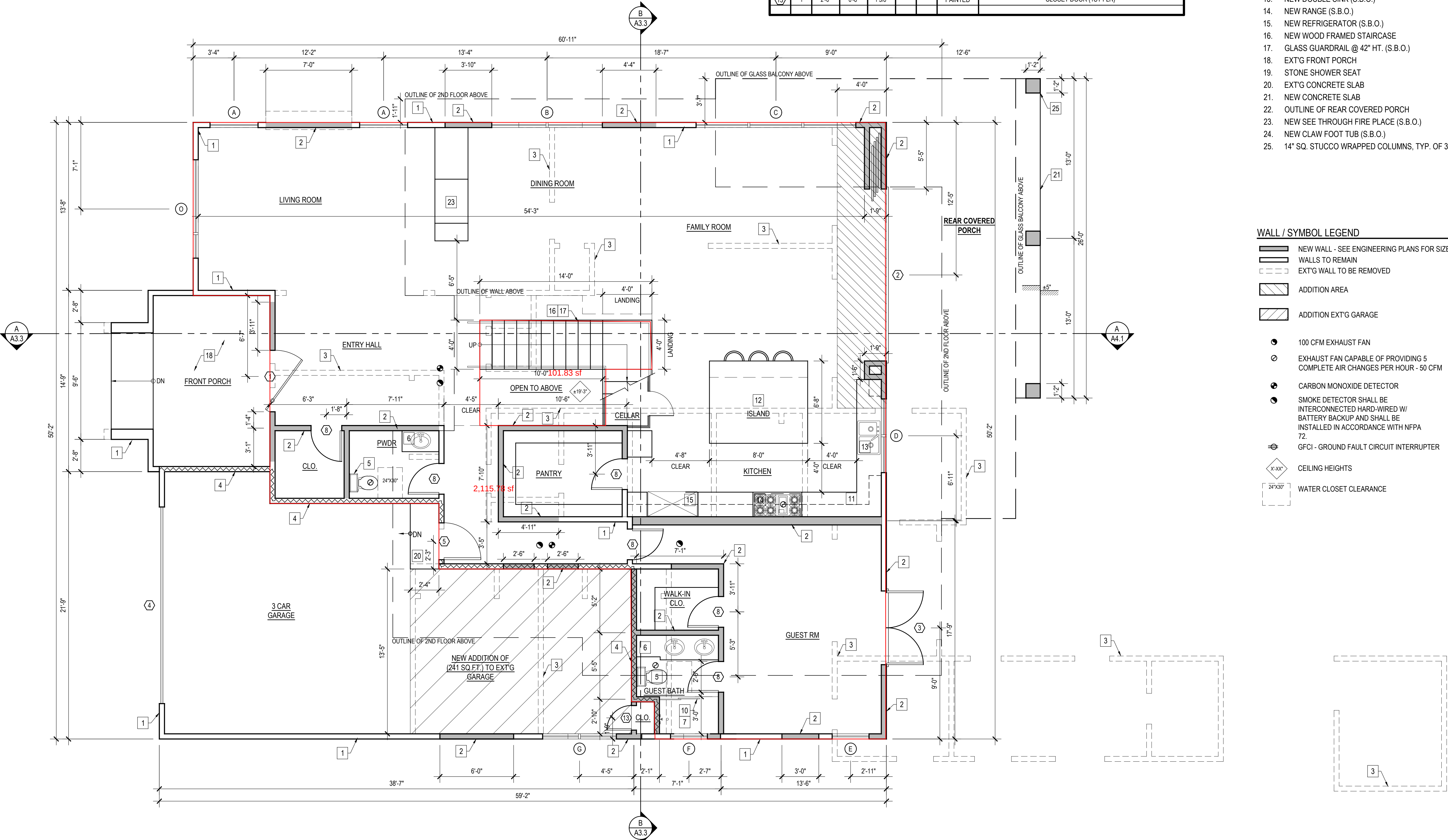
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Total floor area is measured by staff at 2319.44 (including double counting of staircase area)

DOOR SCHEDULE										
MARK	NO. OF UNIT	DOOR			GLAZE		FINISH	NOTES		
		WD	HGT	THK	DUAL	TEMP				
(1)	1	5'-0"	8'-0"	1 3/4"	•	•	PAINTED	PIVOT TYPE ENTRY DOOR		
(2)	1	14'-0"	8'-0"	1 3/4"	•	•	PAINTED	EXTERIOR BI-PASS DOORS		
(3)	1	6'-0"	8'-0"	1 3/4"	•	•	PAINTED	SWING TYPE (PAIR) EXTERIOR DOOR		
(4)	1	16'-0"	7'-0"	1 3/4"			PAINTED	NEW SECTIONAL GARAGE DOOR (REPLACEMENT DOOR)		
(5)	1	3'-0"	6'-8"	1 3/4"			PAINTED	1 HR. FIRE RATED DOOR, SELF CLOSING & SELF LATCHING		
(6)	2	2'-8"	6'-8"	1 3/4"	•	•	PAINTED	SWING TYPE EXTERIOR DOOR		
(7)	1	6'-0"	6'-8"	1 3/4"	•	•	PAINTED	SWING TYPE (PAIR) EXTERIOR DOOR		
(8)	8	2'-6"	6'-8"	1 3/8"			PAINTED	INTERIOR PASSAGE DOOR		
(9)	9	2'-8"	6'-8"	1 3/8"			PAINTED	INTERIOR PASSAGE DOOR		
(10)	1	5'-4"	6'-8"	1 3/8"			PAINTED	SWING TYPE (PAIR) INTERIOR DOOR		
(11)	1	4'-0"	6'-8"	1 3/8"			PAINTED	SWING TYPE (PAIR) CLOSET DOOR		
(12)	3	2'-8"	6'-8"	1 3/8"			PAINTED	INTERIOR POCKET SLIDER		
(13)	1	2'-0"	6'-8"	1 3/8"			PAINTED	CLOSET DOOR (1ST FLR)		



FLOOR PLAN KEYED NOTES :
(S.B.O.) SELECTED BY OWNER OR CONTRACTOR

- EXT'G WALLS TO REMAIN
- ALL NEW WALLS / PATCH UP OPENING
- EXT'G WALL TO BE DEMOLISHED (SEE DEMO PLAN)
- NEW 1-HOUR FIRE RATED SEPARATION WALL
- NEW TOILET (S.B.O.)
- NEW SINK (S.B.O.)
- NEW SHOWER (TILE TO CEILING)
- NEW WASHER
- NEW DRYER
- CATEGORY II (TEMPERED GLASS) SHOWER DOOR & ENCL. FRAMELESS & SLIDER
- NEW BASE AND UPPER CABINETS
- NEW ISLAND-STONE TILE COUNTERTOP (S.B.O.)
- NEW DOUBLE SINK (S.B.O.)
- NEW RANGE (S.B.O.)
- NEW REFRIGERATOR (S.B.O.)
- NEW WOOD FRAMED STAIRCASE
- GLASS GUARDRAIL @ 42" HT. (S.B.O.)
- EXT'G FRONT PORCH
- STONE SHOWER SEAT
- EXT'G CONCRETE SLAB
- NEW CONCRETE SLAB
- OUTLINE OF REAR COVERED PORCH
- NEW SEE THROUGH FIRE PLACE (S.B.O.)
- NEW CLAW FOOT TUB (S.B.O.)
- 14' SQ. STUCCO WRAPPED COLUMNS, TYP. OF 3

WALL / SYMBOL LEGEND

- NEW WALL - SEE ENGINEERING PLANS FOR SIZES
- WALLS TO REMAIN
- EXT'G WALL TO BE REMOVED
- ADDITION AREA
- ADDITION EXT'G GARAGE
- 100 CFM EXHAUST FAN
- EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR - 50 CFM
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR SHALL BE INTERCONNECTED HARD-WIRED W/ BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- GFCI - GROUND FAULT CIRCUIT INTERRUPTER
- CEILING HEIGHTS
- WATER CLOSET CLEARANCE

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PROPOSED FIRST FLOOR PLAN

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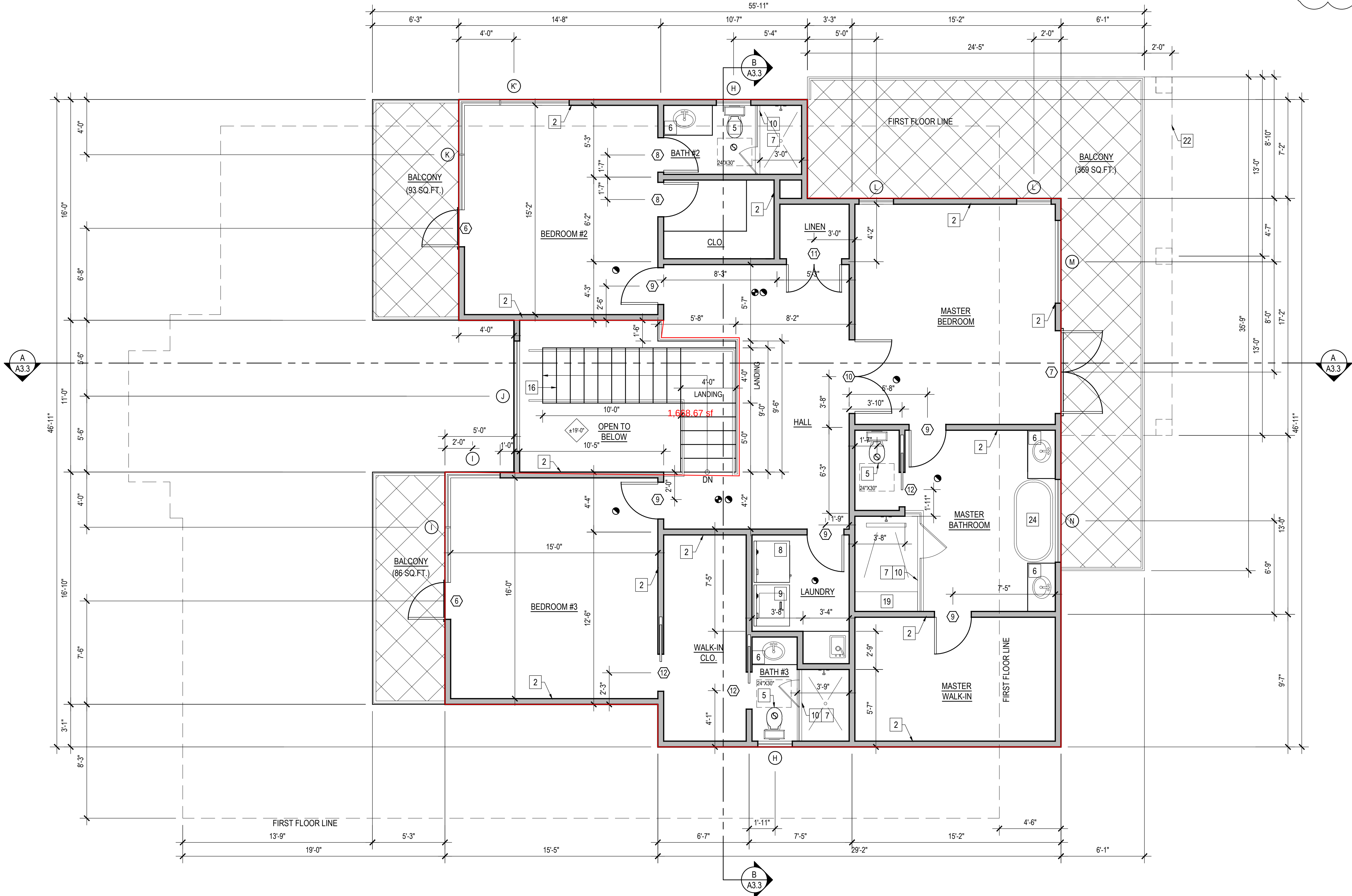
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2nd floor - 1688.67 sf

WINDOW SCHEDULE																									
MARK	NO. OF UNIT	EXT'G SIZE		PROPOSED SIZE		EXT'G MATERIAL	NEW MATERIAL	EXT'G OPERATION	NEW OPERATION	NEW FRAME TYPE	GLAZE		BEDROOM Y/N	COLOR	VISIBLE FROM THE STREET Y/N	EXTERNAL GRID (SDL) Y/N	KEEP EXISTING SILL & FRAME Y/N	BUILD NEW SILL & FRAME Y/N	EXT'G EDGE DETAIL Y/N	NEW EDGE DETAIL	FIRE HAZARD ZONE Y/N	WINDOW W/IN 18" OF FLOOR OR 40" OF DOOR Y/N	U-FACTOR	SHGC FACTOR	NOTE
		WIDTH	HEIGHT	WIDTH	HEIGHT						DUAL	TEMP													
(A)	2	—	—	4'-0"	6'-0"	—	FIBERGLASS	—	FIXED/AWNING	NAIL ON	●	●	NO	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOWS
(B)	1	—	—	9'-0"	6'-0"	—	FIBERGLASS	—	FIXED	NAIL ON	●	●	NO	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
(C)	1	—	—	13'-0"	6'-0"	—	FIBERGLASS	—	FIXED	NAIL ON	●	●	NO	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
(D)	1	—	—	6'-0"	4'-4"	—	FIBERGLASS	—	SLIDER	NAIL ON	●	●	NO	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
(E)	1	—	—	3'-0"	6'-0"	—	FIBERGLASS	—	SGL CASEMENT	NAIL ON	●	●	YES	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
(F)	1	—	—	3'-0"	2'-6"	—	FIBERGLASS	—	AWNING	NAIL ON	●	●	NO	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
(G)	1	—	—	6'-0"	6'-0"	—	FIBERGLASS	—	SLIDER	NAIL ON	●	●	NO	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
(H)	2	—	—	2'-6"	3'-6"	—	FIBERGLASS	—	SGL CASEMENT	NAIL ON	●	●	NO	BLACK	YES/NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOWS
(I)	1	—	—	8'-0"	6'-8"	—	FIBERGLASS	—	FIXED CORNER	NAIL ON	●	●	YES	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
(J)	1	—	—	4'-0"	6'-8"	—	FIBERGLASS	—	FIXED CORNER	NAIL ON	●	●	YES	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
(K)	1	—	—	8'-0"	6'-8"	—	FIBERGLASS	—	FIXED	NAIL ON	●	●	NO	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
(L)	1	—	—	8'-0"	6'-8"	—	FIBERGLASS	—	FIXED	NAIL ON	●	●	NO	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
(M)	2	—	—	2'-6"	5'-0"	—	FIBERGLASS	—	SGL CASEMENT	NAIL ON	●	●	YES	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
(N)	1	—	—	6'-0"	6'-8"	—	FIBERGLASS	—	FIXED	NAIL ON	●	●	YES	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
(O)	1	6'-0"	8'-0"	6'-0"	2'-0"	VINYL	FIBERGLASS	FIXED/SLIDER	FIXED/AWNING	NAIL ON	●	●	NO	BLACK	NO	NO	YES	NO	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW REPLACEMENT



FLOOR PLAN KEYED NOTES :
(S.B.O.) SELECTED BY OWNER OR CONTRACTOR

- EXT'G WALLS TO REMAIN
- ALL NEW WALLS
- NEW 1-HOUR FIRE RATED SEPARATION WALL
- PATCH UP EXT'G WALL OPENING
- NEW TOILET (S.B.O.)
- NEW SINK (S.B.O.)
- NEW SHOWER (TILE TO CEILING)
- NEW WASHER
- NEW DRYER
- CATEGORY II (TEMPERED GLASS) SHOWER DOOR & ENCL.FRAMELESS & SLIDER
- NEW BASE AND UPPER CABINETS
- NEW ISLAND-STONE TILE COUNTERTOP (S.B.O.)
- NEW DOUBLE SINK
- NEW RANGE
- NEW REFRIGERATOR
- NEW WOOD FRAMED STAIRCASE
- INTERIOR GUARDRAIL @ 42" HT.
- EXT'G FRONT PORCH
- STONE SHOWER SEAT
- EXT'G CONCRETE SLAB
- NEW CONCRETE SLAB
- OUTLINE OF REAR COVERED PORCH
- NEW SEE THROUGH FIRE PLACE (S.B.O.)
- NEW CLAW FOOT TUB (S.B.O.)
- 14" SQ. STUCCO WRAPPED COLUMNS, TYP. OF 3

WALL / SYMBOL LEGEND

- NEW WALL - SEE ENGINEERING PLANS FOR SIZES
- WALLS TO REMAIN
- BALCONY AREA
- 100 CFM EXHAUST FAN
- EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR - 50 CFM
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR SHALL BE INTERCONNECTED HARD-WIRED W/ BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- GFCI - GROUND FAULT CIRCUIT INTERRUPTER
- CEILING HEIGHTS
- WATER CLOSET CLEARANCE



PROPOSED SECOND FLOOR PLAN

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

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PROPOSED SECOND FLOOR PLAN

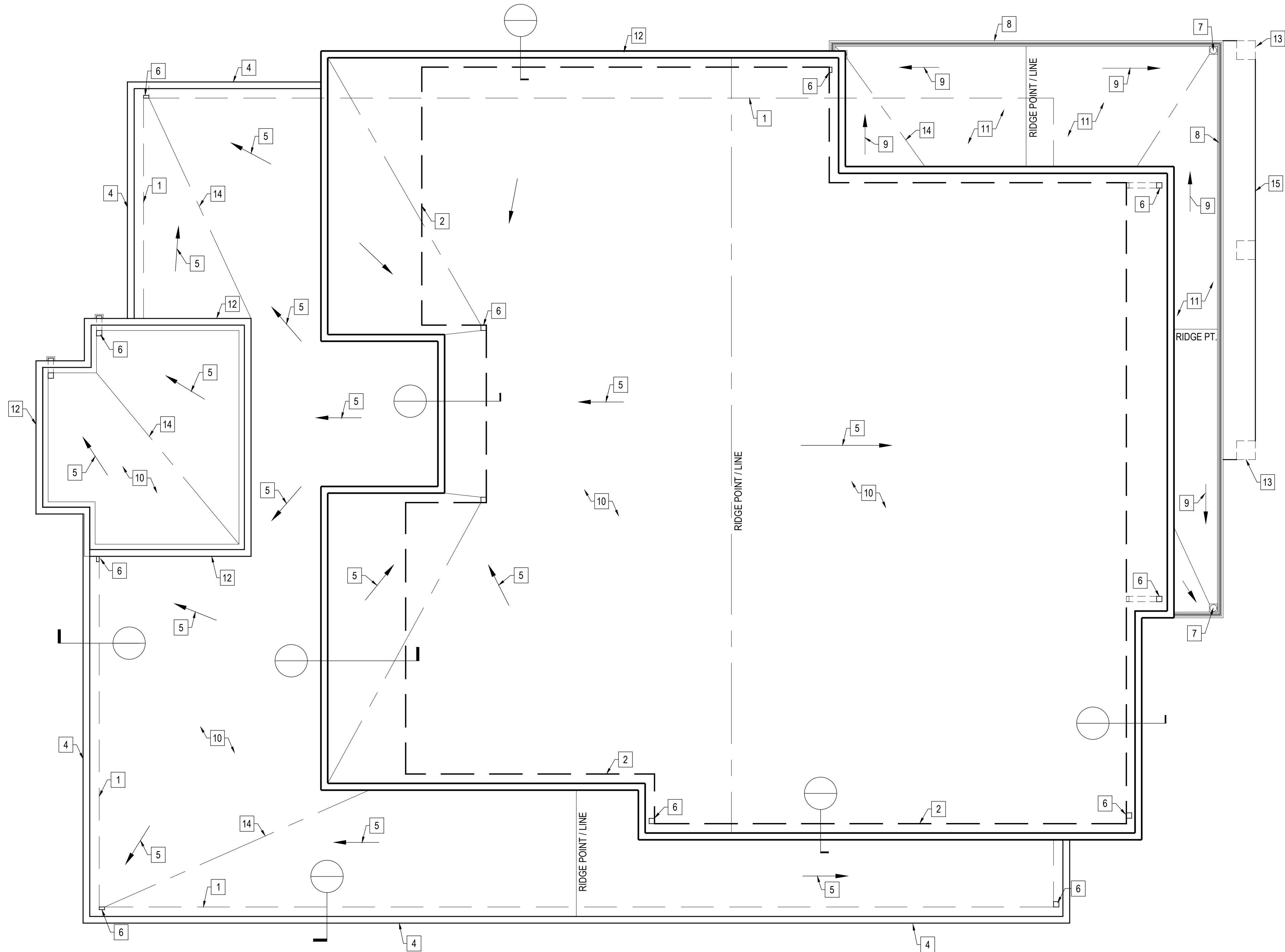
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ROOF PLAN
SCALE : 1/4" = 1'-0"

ROOF PLAN KEYED NOTES :

- 1. OUTLINE OF FIRST FLOOR WALL BELOW
- 2. OUTLINE OF 2ND FLOOR WALL
- 3. LINE OF SECOND FLOOR PARAPET ROOF
- 4. LINE OF 1ST FLOOR PARAPET WALL (EAVES)
- 5. ROOF SLOPE DIRECTION (2% MIN. SLOPE)
- 6. DOWNSPOUT LOCATIONS
- 7. FLOOR DRAIN LOCATION
- 8. LINE OF OPEN BALCONY
- 9. DRAINAGE DIRECTION (2% MIN. SLOPE)
- 10. NEW BUILT-UP ROOF ASPHALT "HOT MOP" OR ROLLED ROOFING
- 11. DEX-O-TEX BALCONY FLOOR OR APPROVED EQUAL
- 12. NEW PARAPET WALL
- 13. OUTLINE OF POST BELOW, TYP. OF 3
- 14. SWALE LINE
- 15. LINE OF TRELLIS BELOW

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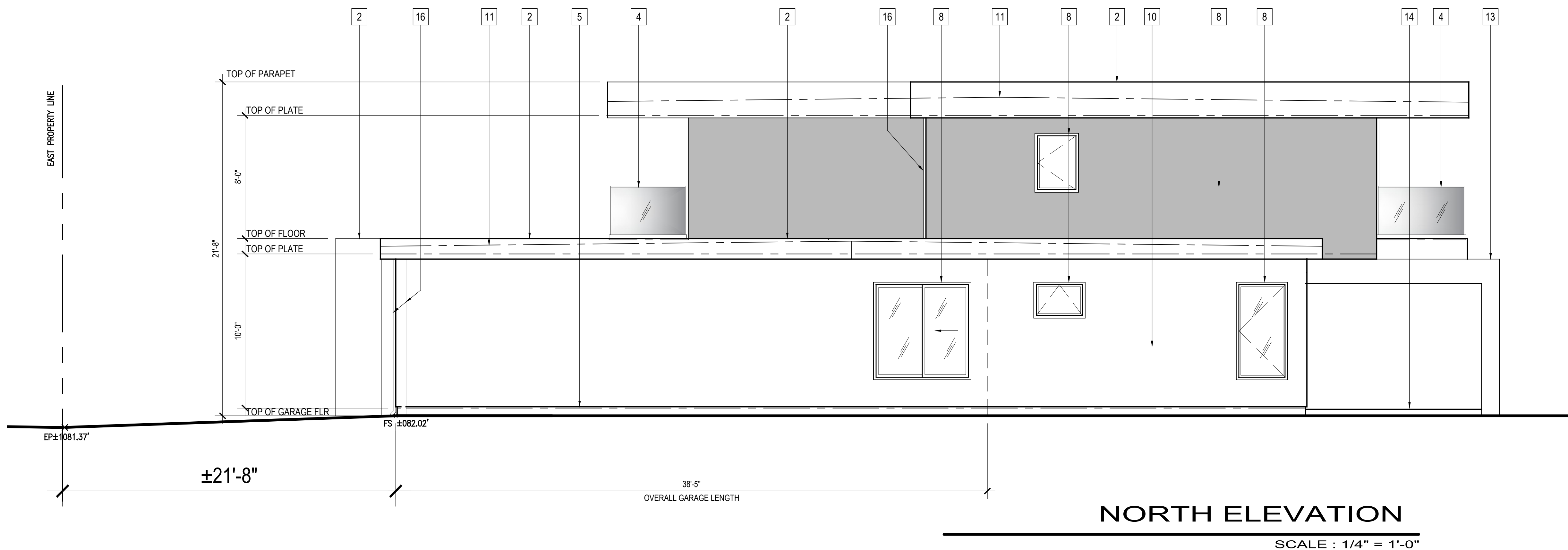
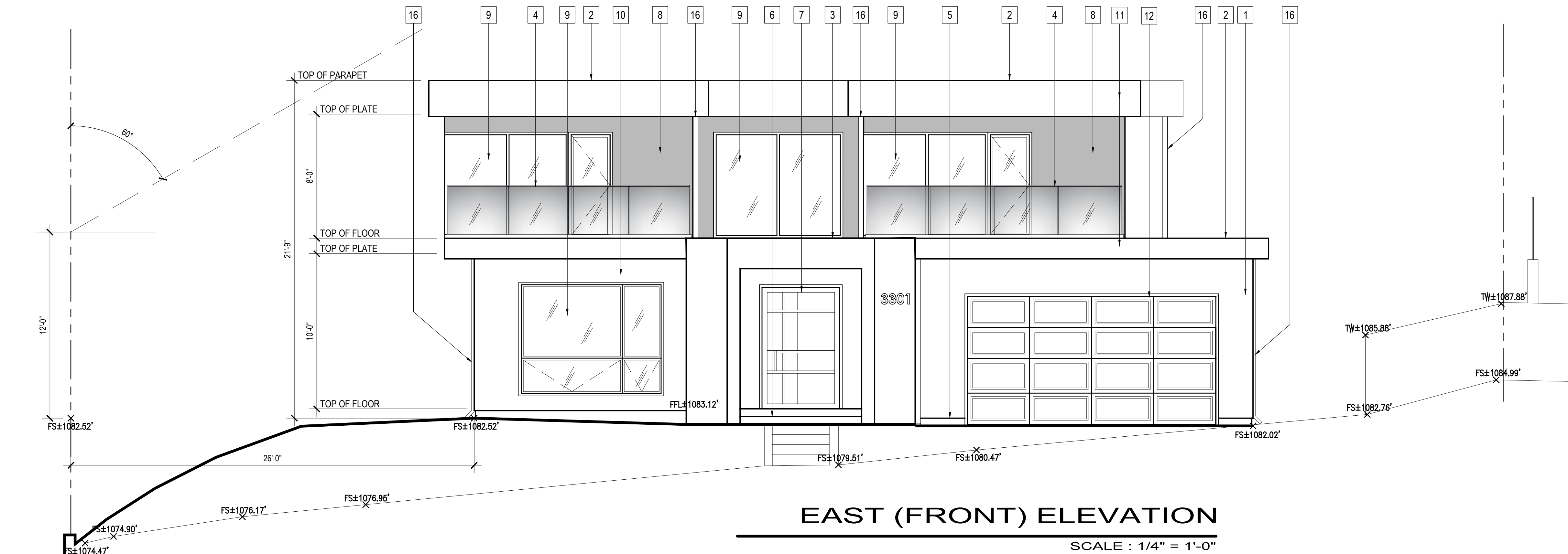
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ELEVATION KEYED NOTES

1. EXT'G GARAGE WALL TO REMAIN
2. NEW PARAPET WALL
3. NEW FRONT PORCH
4. NEW 42" FRAMELESS GLASS RAILING
5. NEW STUCCO WEEP SCREED
6. NEW CONCRETE STEPS/LANDING
7. NEW MAIN DOOR (PIVOT DOOR)
8. NEW 7/8" STUCCO FINISH
9. NEW GLASS WINDOW / PANELS (SEE DW SCHED)
10. RE-FURBISH EXT'G STUCCO WALL TO MATCH NEW
11. NEW BUILT-UP ROOF (2%MIN SLOPE) (SEE ROOF PLAN)
12. NEW GARAGE DOOR (REPLACEMENT)
13. NEW STUCCO WRAPPED REAR PORCH COVER
14. NEW STONE FINISH PAVEMENT
15. EXT'G WOOD FENCE TO REMAIN
16. GA. 26 METAL DOWNSPOUT (SEE ROOF PLAN)
17. NEW DOOR (SEE DW SCHEDULE)
18. NEW METAL SCUPPER & DOWNSPOUT
19. PART OF FACADE IN BACKGROUND

REVISIONS:	
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PROPOSED EAST & NORTH ELEVATIONS

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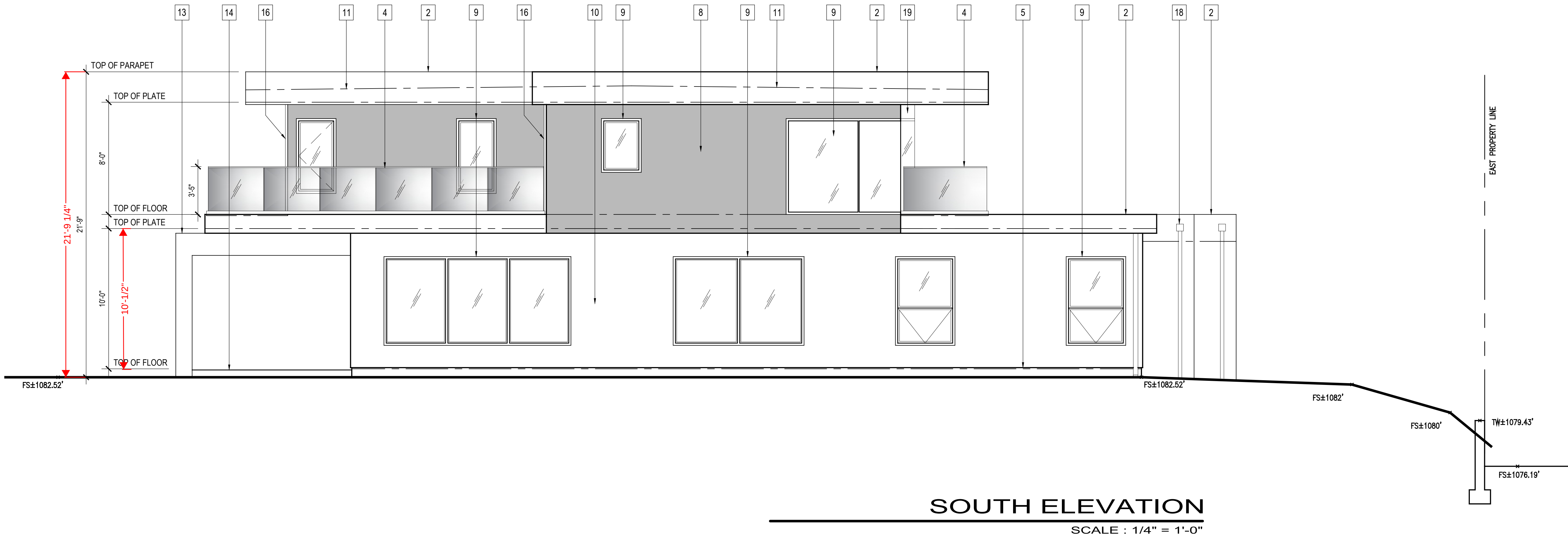
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ELEVATION KEYED NOTES

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11. NEW BUILT-UP ROOF (2%MIN SLOPE) (SEE ROOF PLAN)
12. NEW GARAGE DOOR (REPLACEMENT)
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14. NEW STONE FINISH PAVEMENT
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16. GA. 26 METAL DOWNSPOUT (SEE ROOF PLAN)
17. NEW DOOR (SEE DW SCHEDULE)
18. NEW METAL SCUPPER & DOWNSPOUT
19. PART OF FACADE IN BACKGROUND



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PROPOSED WEST & SOUTH ELEVATIONS

KVRYAN RESIDENCE

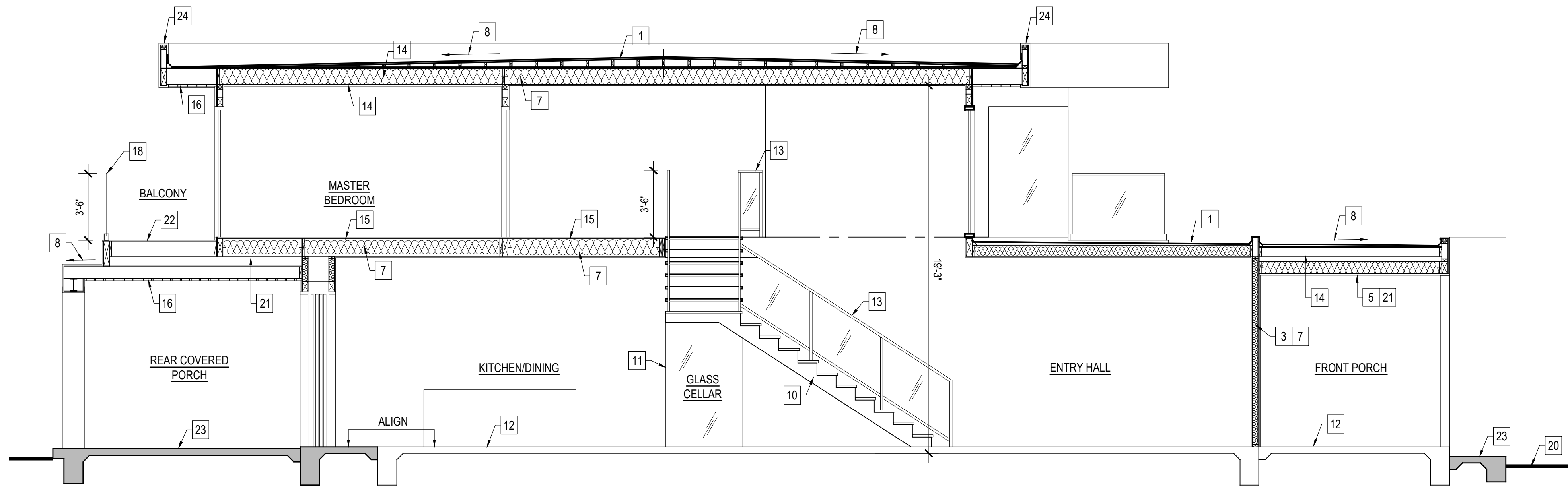
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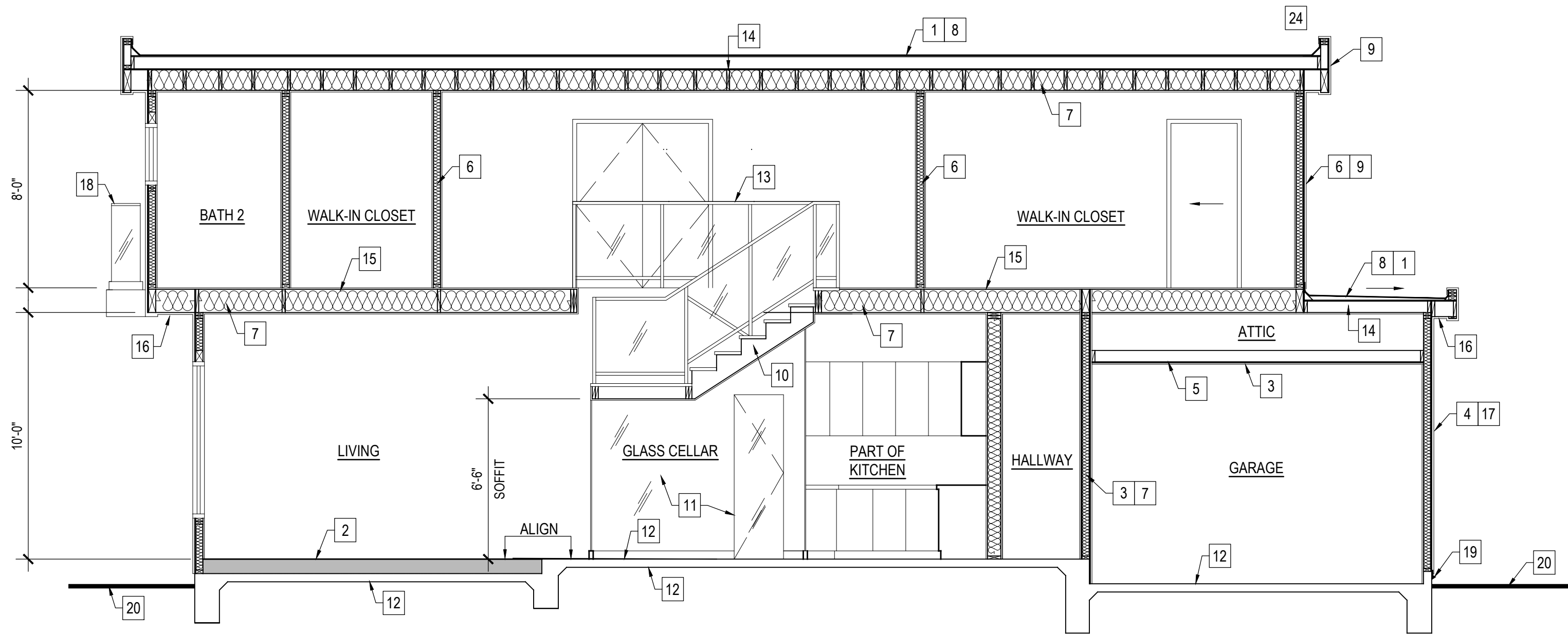
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SECTION A-A

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



SECTION B-B

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

SECTION KEY NOTES

1. ASPHALT "HOT MOP" OR ROLLED ROOFING ON BUILT-UP ROOF FRAME
2. NEW CONCRETE POUR (SEE FOUNDATION)
3. NEW 1-HOUR FIRE RATED SEPARATION WALL
4. EXT'G WALL TO REMAIN
5. NEW CEILING JOISTS
6. NEW 2" X STUDWALLS
7. NEW R-... INSULATION FOR FLOOR
NEW R-... INSULATION FOR WALLS
NEW R-... INSULATION FOR ROOF
8. MIN. 2% BUILT-UP ROOF SLOPE
9. NEW 7/8" STUCCO WALL FINISH
10. NEW WOOD FRAMED STAIRCASE
11. NEW GLASS WALL & DOOR
12. EXT'G CONCRETE FOUNDATION
13. GLASS RAILING & STEEL HANDRAILS
14. NEW 2"x RAFTERS
15. NEW 2"x FLOOR JOIST
16. T&G CEILING & UNDER EAVES
17. RE FURNISHED STUCCO FOR EXT'G WALLS TO MATCH NEW
18. FRAMELESS GLASS BALCONY RAILING
19. NEW METAL WEEP SCREED
20. EXT'G GRADE
21. STUCCO SOFFIT (PROVIDE BALCONY VENTS)
22. DEX-O-TEX BALCONY FLOOR
23. NEW CONC. SLAB/FTG. (SEE FOUNDATION)

REVISIONS:

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BUILDING SECTIONS

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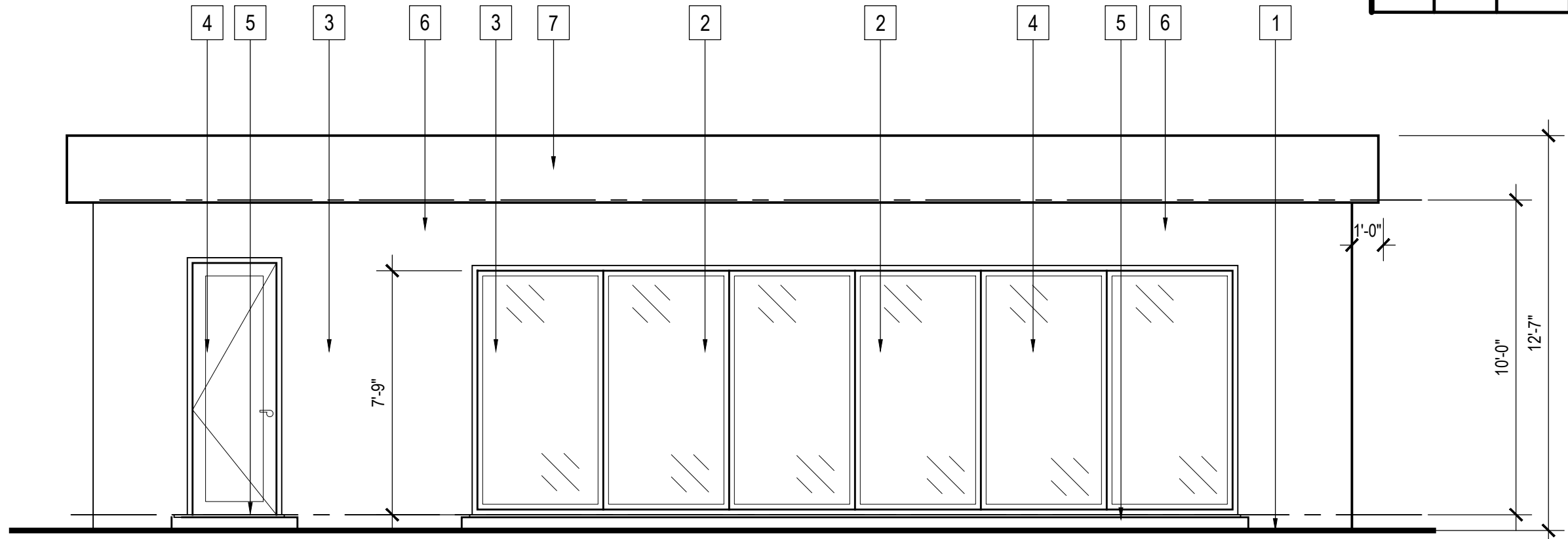
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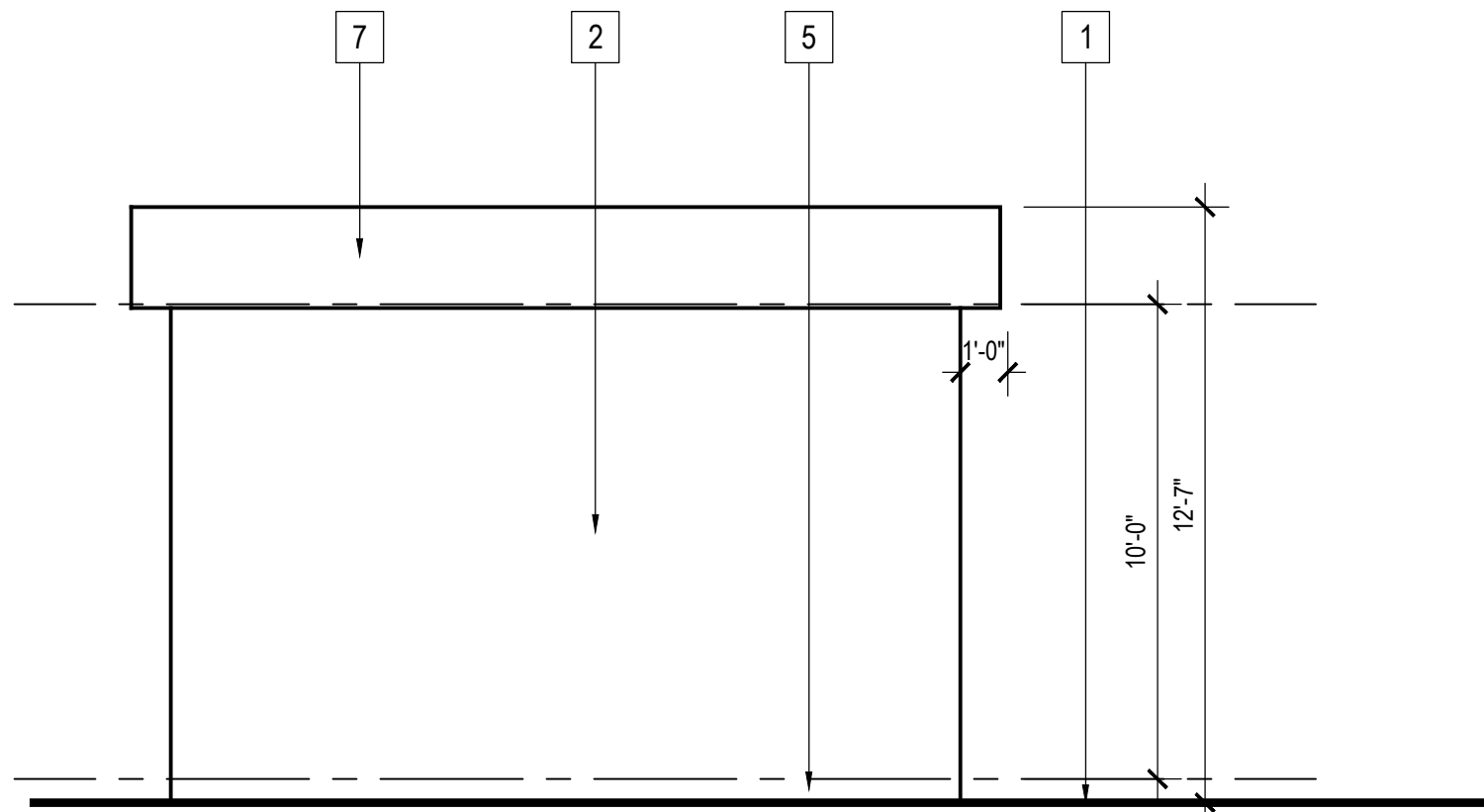
A3.3

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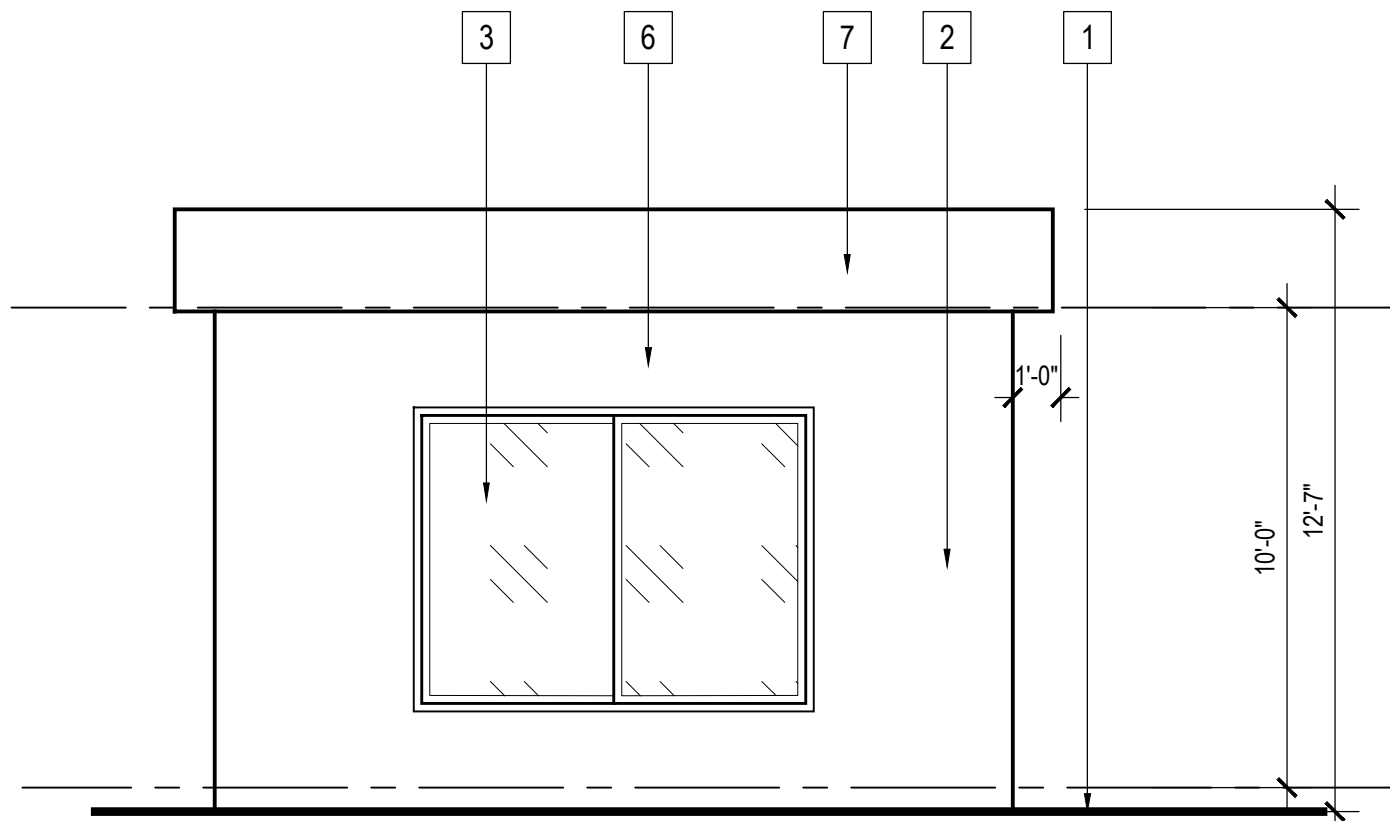
SOUTH ELEVATION

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



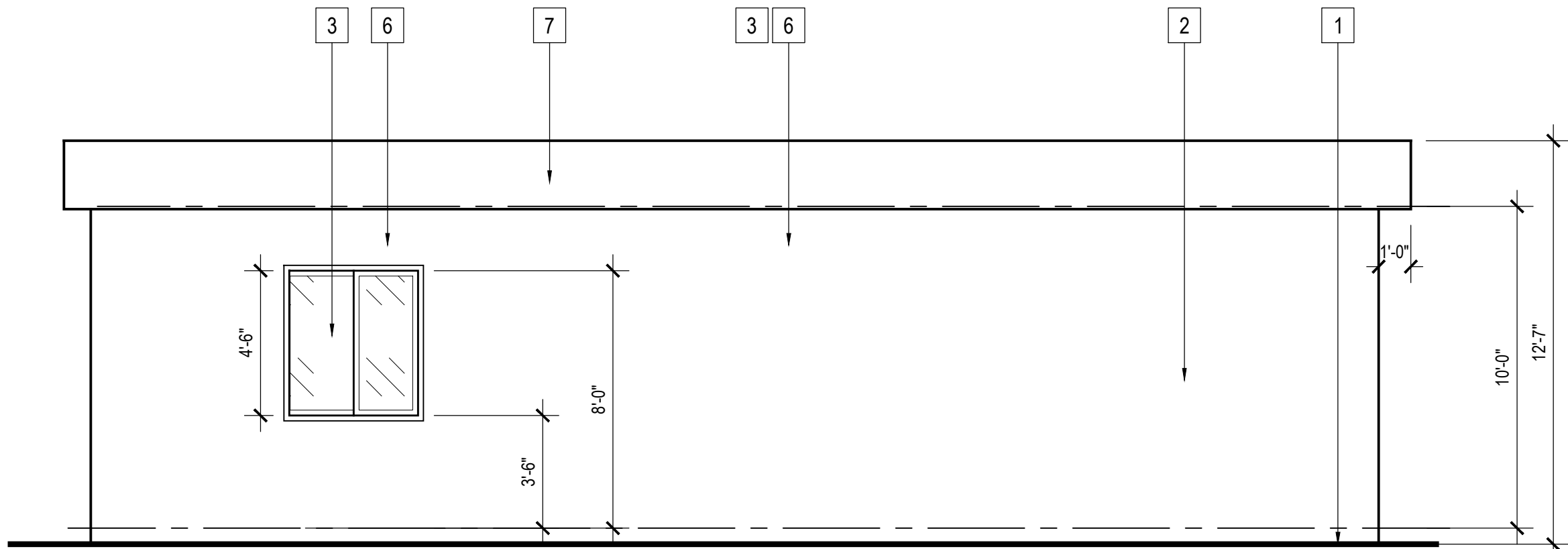
NORTH ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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

WINDOW SCHEDULE														
MARK	NO. OF UNIT	WINDOW SIZE		NEW MATERIAL	WINDOW OPERATION	NEW FRAME TYPE	GLAZE		BEDROOM Y/N	COLOR	FIRE HAZARD ZONE Y/N	U-FACTOR	SHGC FACTOR	NOTES
		WIDTH	HEIGHT				DUAL	TEMP						
(A)	1	6'-0"	5'-0"	FIBERGLASS	SLIDER	NAIL ON	●	●	NO	BLACK	YES	0.27	0.17	
(B)	1	4'-0"	4'-6"	FIBERGLASS	SLIDER	NAIL ON	●	●	NO	BLACK	YES	0.27	0.17	

DOOR SCHEDULE									
MARK	NO. OF UNIT	DOOR						NOTES	
		SIZE			GLAZE		FINISH		
		WIDTH	HEIGHT	THK.	DUAL	TEMP			
(1)	1	24'-0"	8'-0"	1 3/4"	●	●	PAINTED	6 PANEL TELESOPING FRENCH DOORS	
(2)	1	2'-8"	8'-0"	1 3/4"	●	●	PAINTED	EXTERIOR PANEL DOOR	
(3)	2	2'-8"	8'-0"	1 3/8"			PAINTED	INTERIOR PANEL DOOR	

ELEVATION KEYED NOTES

- EXT'G GRADE
- NEW 7/8" STUCCO TO MATCH EXT'G SFD
- NEW WINDOW (SEE SCHEDULE)
- NEW DOOR (SEE SCHEDULE)
- NEW CONCRETE LANDING
- ?????
- NEW PARAPET

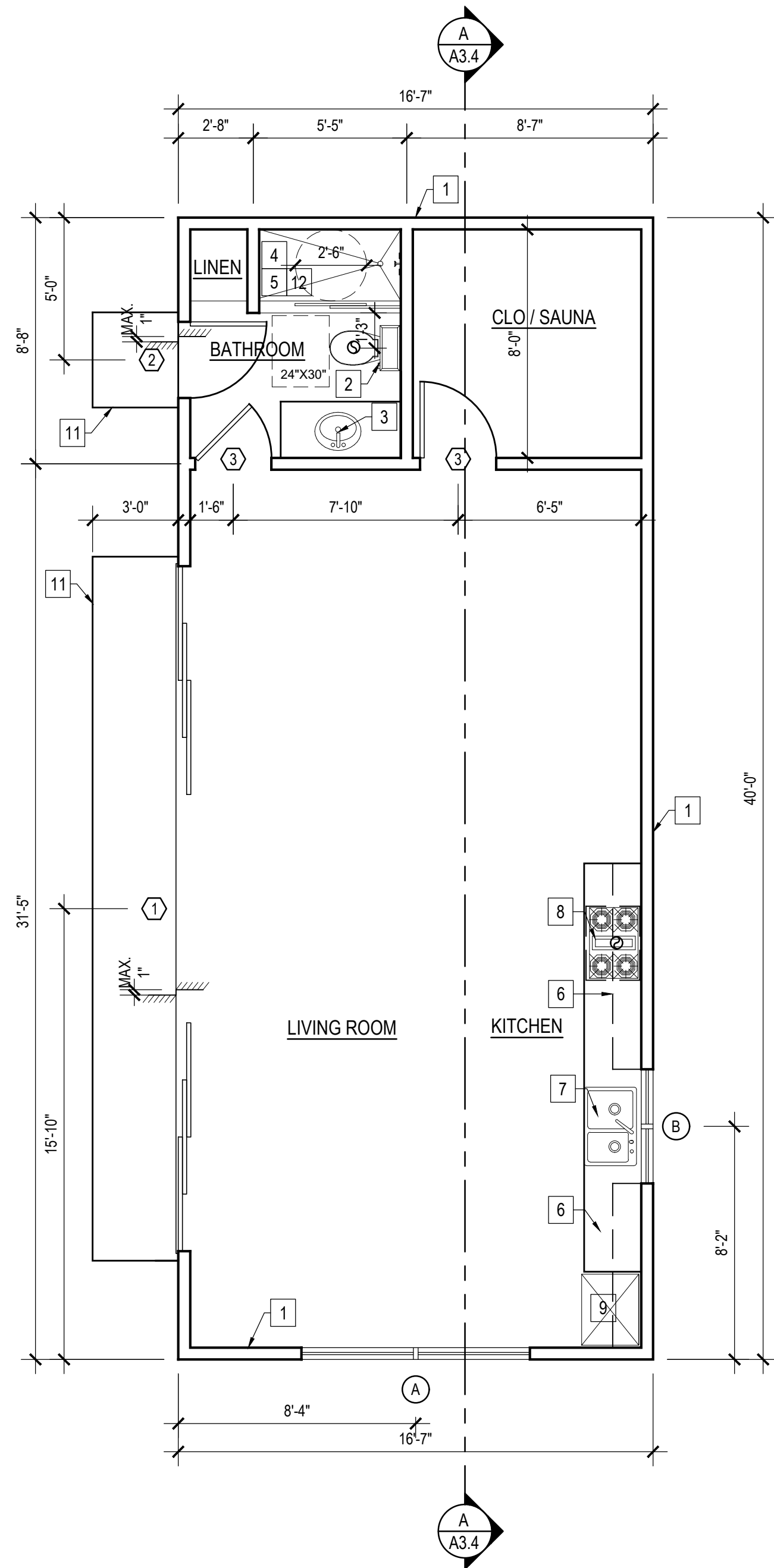
FLOOR PLAN KEYED NOTES :

(S.B.O.) SELECTED BY OWNER

- ALL NEW 2"x STUD WALLS
- NEW TOILET (S.B.O.)
- NEW SINK (S.B.O.)
- NEW SHOWER (TILE TO CEILING)
- CATEGORY II (TEMPERED GLASS) SHOWER DOOR & ENCL.FRAMELESS & SLIDER
- NEW BASE AND UPPER CABINETS
- NEW DOUBLE SINK
- NEW RANGE
- NEW REFRIGERATOR
- NEW TUB (TILE TO CEILING)
- NEW CONCRETE LANDING
- 30" MIN. SHOWER CLEARANCE

WALL / SYMBOL LEGEND

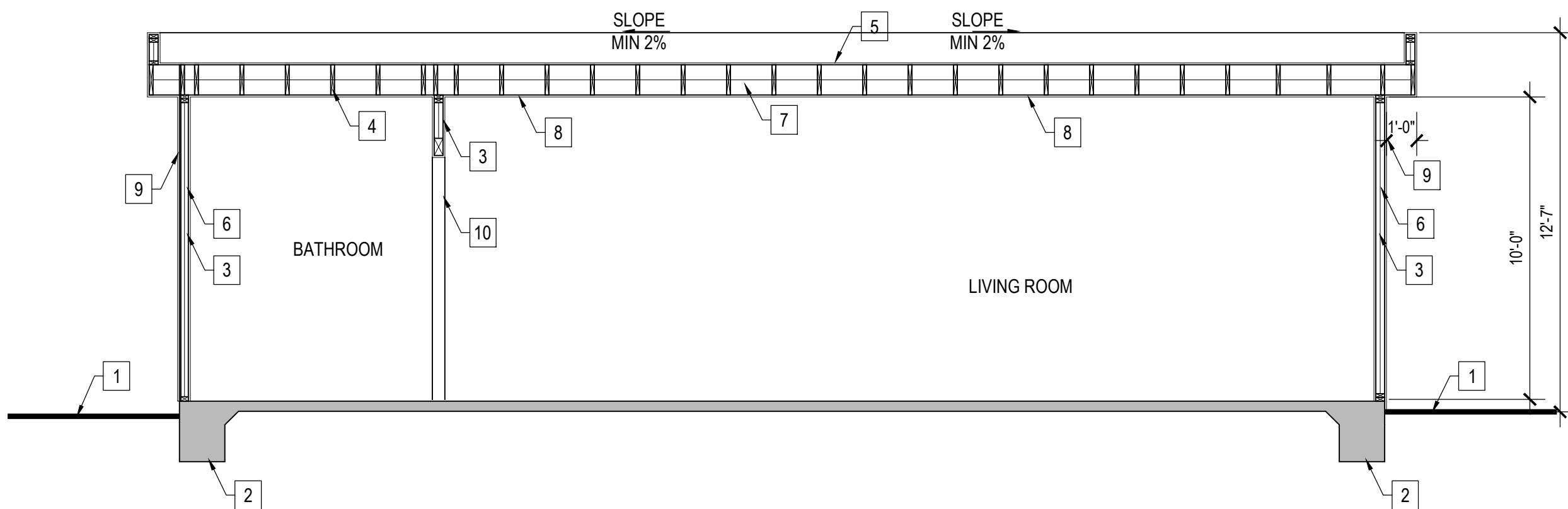
- NEW 2"x STUDWALLS
- EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR - 50 CFM
- 100 CFM EXHAUST FAN
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR SHALL BE INTERCONNECTED HARD-WIRED W/ BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- GFCI - GROUND FAULT CIRCUIT INTERRUPTER
- CEILING HEIGHTS
- 24"x30" WATER CLOSET CLEARANCE



NEW ADU FLOOR PLAN

665 SQ FT.

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



SECTION A-A

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

CROSS SECTION KEY NOTES

- EXT'G GRADE
- NEW CONC. FOUNDATION
- NEW 2" x 4" STUD WALL
- NEW CEILING JOISTS
- NEW FLAT ROOF
- NEW R-15 INSULATION
- NEW R-30 INSULATION
- NEW 5/8" GYP. BOARD
- NEW 7/8" STUCCO TO MATCH SFD
- NEW DOOR

REVISIONS:	
A	-

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PROPOSED ADU PLAN ,ELEVATIONS & SECTION

KVRYAN RESIDENCE

3301 HAVEN WAY, BURBANK, CA 91504

DATE:	08/2022
DRAWN BY:	NRK
JOB NO.	21029

SHEET NO.

A3.4