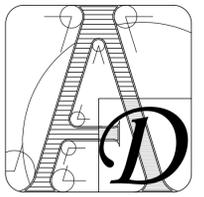


# GYANDZHIAN RESIDENCE

1820 N. BEL AIRE DR., BURBANK CA 91504- APN: 2471-044-004



**AVETISYAN  
DESIGN**

AMERICAN INSTITUTE OF ARCHITECTS ASSOCIATE

263 W. Olive Ave # 205  
Burbank, California 91502  
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### Applicable Codes

2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2017 T-24 ENERGY STANDARDS  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA GREEN NOTES

### GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2016 EDITION OF THE CBC, CRC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THIS JURISDICTION. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRIC, PLUMBING, SHORING, GRADING, AND DEMOLITION.
- ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
- A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING. (BMC 9-1-1-3302.3)
- WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
- TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC 9-1-1-3305)
- THE FINISH GRADE SHALL SLOPE A MIN. OF 5%, OR 6", TO A POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MIN. OF 2%. (CRC R401.3)
- THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MIN. OF 12" PLUS 2%. (CRC R403.1.7.3)
- AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, OR OTHER APPROVED MEDIA SHALL BE PLACED IN THE BUILDING THAT CONTAINS THE INFORMATION SPECIFIED IN CALGREEN SEC. 4.410

R-8 DUCT INSTALLATION REQUIRED  
SPACE HEATING MINIMUM AFUE: 92%  
CENTRAL AIR CONDITIONING - SINGLE PACKAGE OR SPLIT SYSTEM  
MINIMUM SEER: 14.0  
DUCTS MUST BE SEALED DURING CONSTRUCTION.

### SIDE YARD REQUIREMENTS

SIDE SETBACK CALCULATED AT 5'-0"

#### SETBACK CERTIFICATION REQUIRED

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 9-1-1-109.3.1.1).

### DIVERSION OF CONSTRUCTION & DEMOLITION DEBRIS

DIVERSION OF C&D DEBRIS: A MINIMUM 65% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A \$50 ADMINISTRATION 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).

### PROPERTY DATA

Assessor's ID No: 2471-044-004  
Address: 1820 N BEL AIRE DR BURBANK CA 91504  
Property Type: Single Family Residential  
Region / Cluster: 03 / 03182  
Tax Rate Area (TRA): 02530  
Property Boundary Description  
TRACT # 30755 LOT 8  
Square Footage: 2,320 SF Lot Size: 14,828 SF  
Year Build / Effective Year Built: 1972 / 1972  
Bedrooms / Bathrooms: 4 / 3  
Units: 1  
Height: (E) 20'-8"  
Zone: R-1 - Hillside

### BUILDING DATA

|                         | PLANNING   | LOT CVRG  | FAR        |
|-------------------------|------------|-----------|------------|
| EXISTING BUILDING (     | 2,425.2 SF | 1221.9 SF | 2,425.2 SF |
| FIRST FLOOR 1,221.9 SF  |            |           |            |
| SECOND FLOOR 1,203.3 SF |            |           |            |
| GARAGE                  | 483 SF     |           | 83 SF      |
| COVERED PORCH           | 29.5 SF    | 29.5 SF   | 29.5 SF    |
| FIREPLACE               |            |           | 9.8 SF     |
| NEW PATIO/ BALCONY      | 357.5 SF   | 357.5 SF  | 357.5 SF   |
| TOTALS                  |            | 1608.9 SF | 2,905 SF   |
| PERCENTAGE              |            | 10.8 %    | 19.6 %     |

### FLOOR AREA RATIO - 19.6%

TOTAL AREA : 2,905 SF (See Sheet A1.1 for Calculations)  
LOT AREA: 14,828  
MAX FAR= 5,198.4 SF  
2,905 / 14,828 = 19.6  
FLOOR AREA RATIO: 19.6%

### LOT COVERAGE - 10.9%

1,221.9 SF (1st Floor) + 29.5 SF (Porch) + 357.5 SF (NEW Covered Patio) = 1,608.9 SF  
LOT AREA: 14,828 SF  
1,608.9 / 14,828 = 10.9  
TOTAL LOT COVERAGE: 10.9 %

### VICINITY MAP



### OWNER

Naira Gyandzhyan  
1820 N. Bel Aire Dr.  
Burbank, CA 91504

### PREPARED BY:

GEORGE AVETISYAN  
AVETISYAN DESIGN  
263 W. Olive Ave. #205  
BURBANK, CA 91502  
(818) 486-4689

### STRUCTURAL ENGINEER

### MECHANICAL ENGINEER

### SURVEYOR

### CIVIL ENGINEER

### SHEET INDEX

| ARCHITECTURAL | Title Sheet, Property Data, Building Data |
|---------------|---|
| A0.0          | Title Sheet, Property Data, Building Data |
| A0.1          | Site Plan                                 |
| A0.2          | Prevailing Setback                        |
| A0.3          | Existing Floor Plans                      |
| A1.0          | Proposed Floor Plan                       |
| A1.1          | Existing Roof Plan, Proposed Roof Plan    |
| A1.2          | Proposed Floor Plan                       |
| A2.0          | Existing Elevations                       |
| A2.1          | Proposed Elevations                       |
| A3.0          | Glass Railing Details, Section            |

### CALIFORNIA GREEN BUILDING STANDARD CODE

-COVERING OF DUCTS: COVERING OF OPENINGS DURING CONSTRUCTION: ALL DUCTS AND AIR DISTRIBUTION OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEETMETAL DURING STORAGE ON THE SITE AND BY THE TIME OF ROUGH INSTALLATION THROUGH FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT.

-FINISH MATERIAL: FINISH MATERIAL POLLUTANT CONTROL: THE FOLLOWING FINISH MATERIALS SHALL COMPLY WITH THE VOC CONTENT LIMITS SET FORTH IN CALGREEN SECTIONS 4.504.2 THROUGH 4.504.5:  
ADHESIVES, SEALANTS AND CAULKS, PAINTS AND COATINGS, CARPET SYSTEM, CUSHIONS AND ADHESIVE, RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR

### HERS VERIFICATION REQUIREMENT

Firm or individual responsible for the verification:

Name: License No.:

-MOISTURE CONTENT: BUILDINGS MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. INSULATION WHICH IS VISIBLY WET OR HAS HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES.

Date: Revision or Issue

### DRAWING:

### TITLE SHEET

Project:

1820 N. BEL AIRE DR.  
BURBANK, CA 91504

Opus:

GA

Dwg. No.

A0.0

Scale:

AS SHOWN

Date:

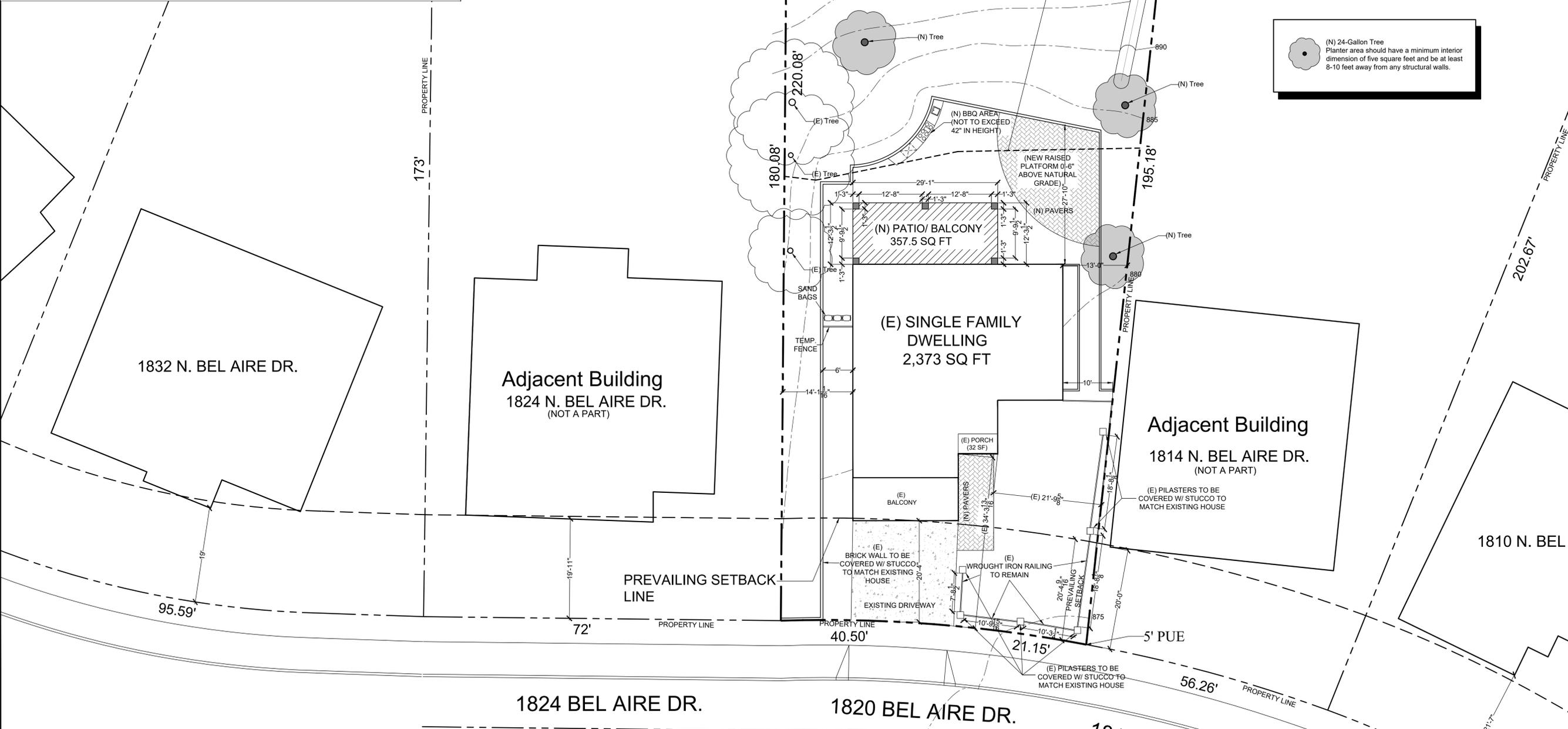
01-24-2018

SINGLE FAMILY RESIDENCE  
1820 N. BEL AIRE DR. BURBANK, CA 91504

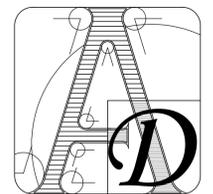




VICINITY MAP



(N) 24-Gallon Tree  
Planter area should have a minimum interior dimension of five square feet and be at least 8-10 feet away from any structural walls.



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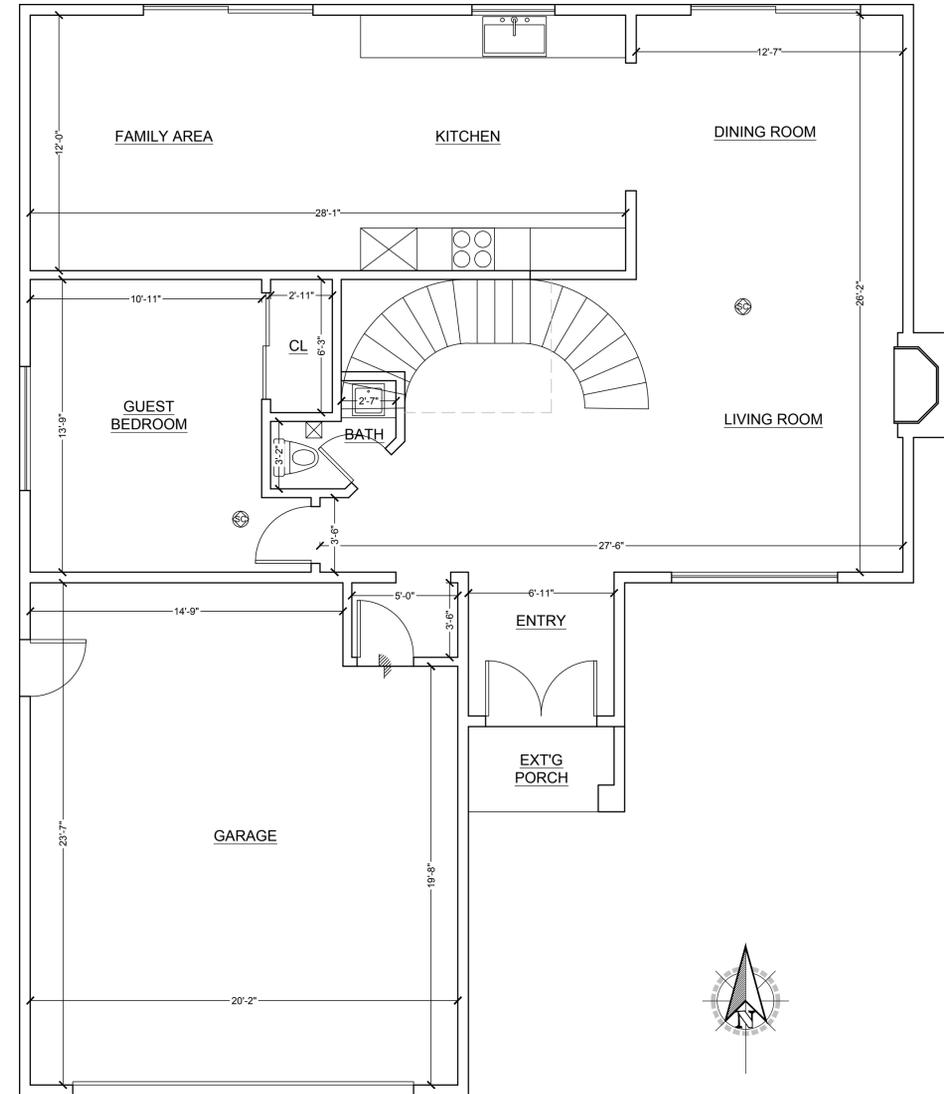
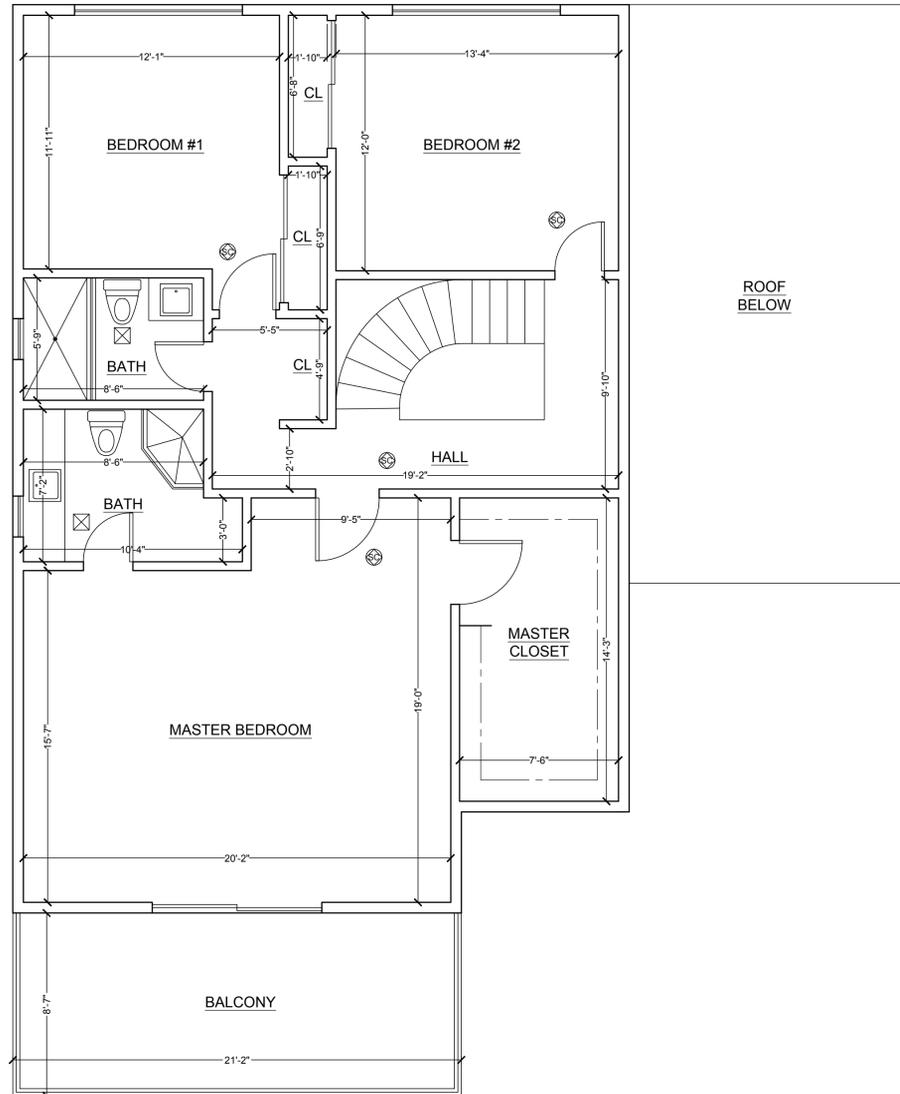
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| Date: | Revision or Issue |
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DRAWING:  
PREVAILING SETBACK

Project:  
1820 N. BEL AIRE DR.  
BURBANK, CA 91504

Opus: GA Dwg. No. A0.2  
Scale: AS SHOWN Date: 01-24-2018

SCALE: 1/16" = 1' PARTIAL SITE PLAN, PREVAILING SETBACK



### LEGEND

- EXISTING WALLS
- NEW WALLS
- W.I.C. WALK IN CLOSET
- DOOR REFERENCE NUMBER
- WINDOW REFERENCE NUMBER
- ELEVATION ABOVE LOWEST POINT
- POINT OF EGRESS

- EXHAUST FAN (50CFM MIN.)  
Bathrooms, water closet compartments and other similar rooms shall be provided natural ventilation or with mechanical ventilation capable of 50 CFM. be ENERGY STAR compliant exhausted directly to the outside and must be controlled by a humidistat which shall be readily accessible.
- CERAMIC TILE . FLOOR AND WALLS UP TO 72" OFF FINISH FLOOR  
Provide 72 inch high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosures
- PROVIDE A 12" X 12" MIN. PLUMBING ACCESS AT TUB.
- PROVIDE A 22" X 30" ATTIC ACCESS AT 30" MIN. CLEAR HEADROOM
- PROVIDE A 18" X 24" MIN. CRAWL SPACE ACCESS TO ALL FOUNDATION AREA.
- SEE RAILING DETAIL ON SHEET
- A min. 4" moisture exhaust duct must be provided. A flexible duct cannot extend more than 6 ft. and cannot be concealed. Dryer exhaust cannot exceed 14 ft. with a maximum of two 90 degree elbows.
- The enclosed usable space under the stairs must be protected with 5/8" Gypsum Board.
- HVAC SYSTEM: FORCES AIR UNIT PRE TITLE 24 CALCS.AFUE OF 94% .14.5 SEER

### NOTES

SMOKE DETECTOR W/CARBON MONOXIDE DETECTOR  
Smoke detectors shall be provided for all dwelling units intended for human occupancy, where a permit is required for alterations, repairs, or additions.

Where a permit is required for alterations, repairs or additions, existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained.

An approved

**EGRESS**  
EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZING OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10-FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1205.1 AND 1205.3)

**HEATER**  
Heater shall be capable of maintaining a minimum room temperature of 68 degrees F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature.

**MEASUREMENTS**  
ALL MEASUREMENTS SHOWN ON FLOOR PLAN ARE DIRECTLY TO FRAMING MEMBERS. MEASUREMENTS SHOWN ON SITE PLAN ARE TO FINISH EXTERIOR MATERIALS.

**GARAGE**  
Ducts penetrating walls or ceilings separating the dwelling from the garage shall be a min. No. 26 gage sheet steel, and there shall be no duct openings into the garage (CRC R302.5.2)  
Other penetrations of the garage/dwelling ceilings and walls are to be protected as required by CRC R302.11 (CRC R302.5.3).

**FINISH MATERIAL POLLUTANT CONTROL SEC. 4.504.2**  
FINISH MATERIAL POLLUTANT CONTROL: The following finish materials shall comply with the VOC content limits set forth in CALGreen Sections 4.504.2 through 4.504.5: Adhesives, sealants and caulks, paints and coatings, carpet systems, cushions and adhesives, resilient flooring, and composite wood products used on the interior or exterior.

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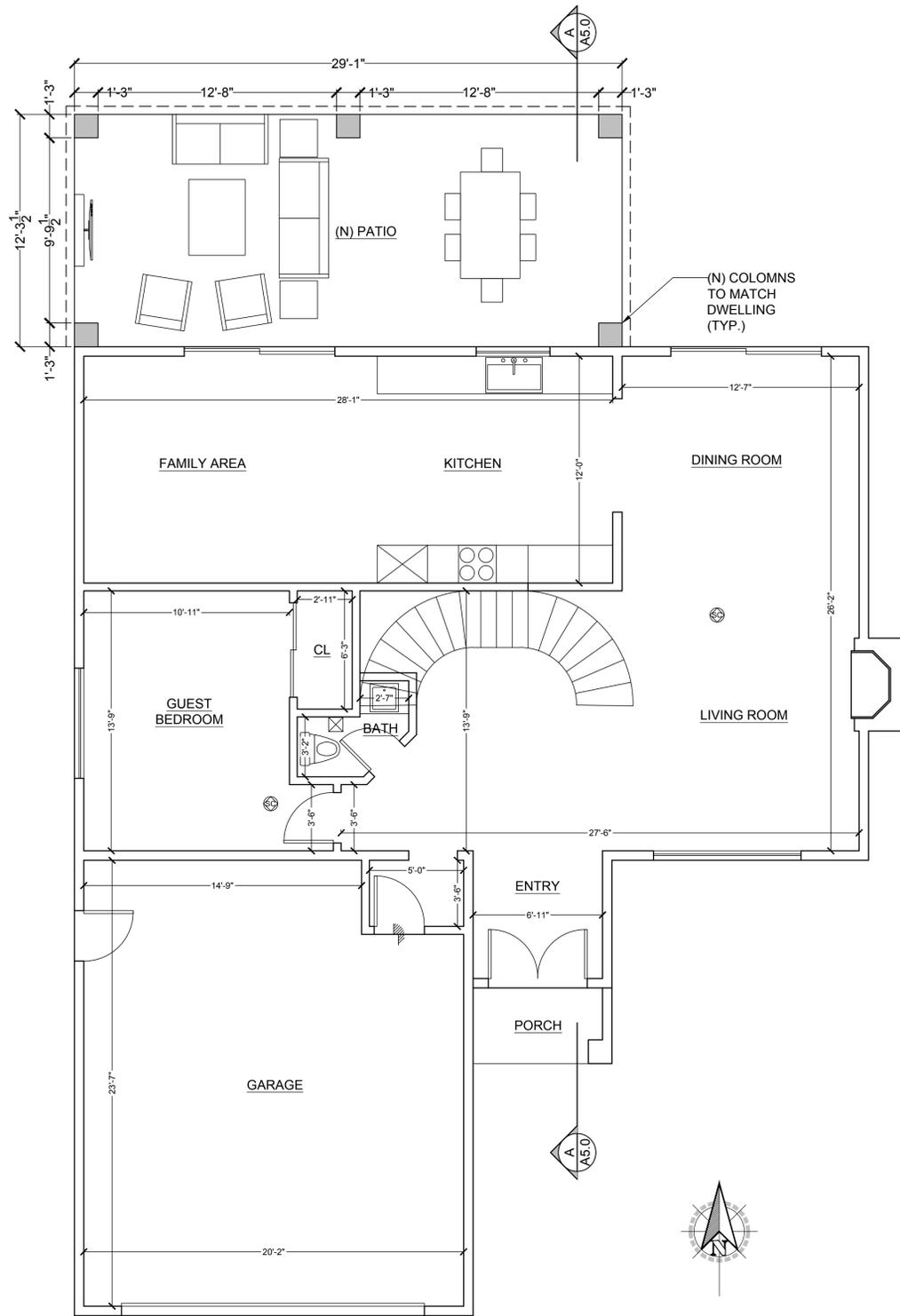
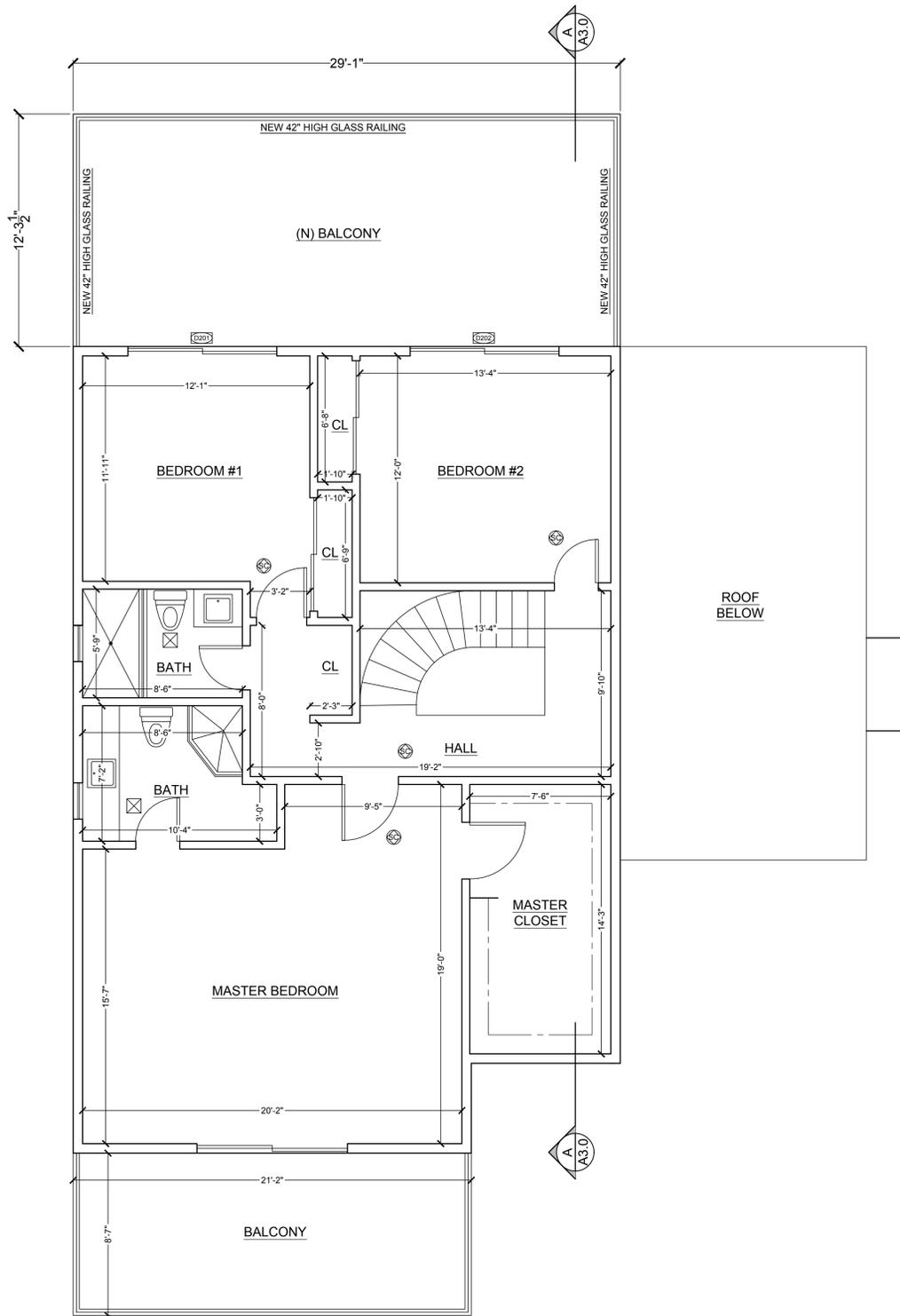
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**SINGLE FAMILY RESIDENCE**  
1820 N. BEL AIRE DR. BURBANK, CA 91504

|   |                         |
|---|-------------------------|
| Date:                                     | Revision or Issue       |
| <b>DRAWING:</b>                           |                         |
| EXISTING FLOOR PLANS                      |                         |
| Project:                                  |                         |
| 1820 N. BEL AIRE DR.<br>BURBANK, CA 91504 |                         |
| Opus:<br><b>GA</b>                        | Dwg. No.<br><b>A0.3</b> |
| Scale:<br>AS SHOWN                        | Date:<br>01-24-2018     |



- ### LEGEND
- EXISTING WALLS
  - NEW WALLS
  - W.I.C. WALK IN CLOSET
  - DOOR REFERENCE NUMBER
  - WINDOW REFERENCE NUMBER
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  - 4** PROVIDE A 18" X 24" MIN. CRAWL SPACE ACCESS TO ALL FOUNDATION AREA.
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- ### NOTES
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  - EGRESS**  
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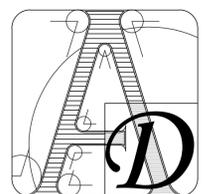
| DOOR SCHEDULE |      |              |        |               |              |                |       |      |       |
|---------------|------|--------------|--------|---------------|--------------|----------------|-------|------|-------|
| LOC.          | MARK | SIZE         | THK.   | DESCRIPTION   | GLAZING      | TEMPERED GLASS | U-FAC | SHGC | NOTES |
| 1ST FLOOR     | D201 | 7'11" X 6'8" | 1 3/4" | SLIDING DOORS | 1/8" DL. GL. | ●              |       |      |       |
|               | D201 | 7'11" X 6'8" | 1 3/4" | SLIDING DOORS | 1/8" DL. GL. | ●              |       |      |       |

## PROPOSED 2ND FLOOR PLAN

## PROPOSED 1ST FLOOR PLAN

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

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



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SINGLE FAMILY RESIDENCE  
1820 N. BEL AIRE DR. BURBANK, CA 91504

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|  |  |
|  |  |
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|  |  |

Date: Revision or Issue

DRAWING:  
PROPOSED FLOOR PLAN  
PREVAILING SETBACKS

Project:  
1820 N. BEL AIRE DR.  
BURBANK, CA 91504

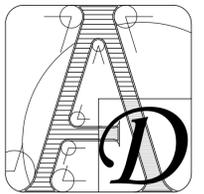
Opus: GA Dwg. No. A1.0  
Scale: AS SHOWN Date: 01-24-2018











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**SINGLE FAMILY RESIDENCE**  
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**TABLE 2A—SURFACE-MOUNTED SHOE**

Surface mounted to steel with 1/2-inch cap screws @ 12 inches on center<sup>1</sup>:

| 1/2-inch cap screw to steel Base Shoe | Total Guard Height (H <sub>g</sub> ) from bottom of base shoe |                                       | Live Load <sup>2</sup><br>50 pif |
|---------------------------------------|---|---------------------------------------|----------------------------------|
|                                       | 36-inch Height<br>Allowable wind load                         | 42-inch Height<br>Allowable wind load |                                  |
| 8B, B5G, B5S, B5T                     | 75.3 psf  | 55.3 psf                              | 89 in.                           |
| B5L                                   | 67.7 psf  | 49.8 psf                              | 80 in.                           |
| B5S                                   | 78.9 psf  | 58.5 psf                              | 93 in.                           |
| B7S                                   | 82.5 psf  | 60.9 psf                              | 98 in.                           |

Surface mounted to steel with 1/2-inch cap screws @ 6 inches on center:

| 1/2-inch cap screw to steel Base Shoe | Total Guard Height (H <sub>g</sub> ) from bottom of base shoe |                                       | Live Load <sup>2</sup><br>50 pif |
|---------------------------------------|---|---------------------------------------|----------------------------------|
|                                       | 36-inch Height<br>Allowable wind load                         | 42-inch Height<br>Allowable wind load |                                  |
| 8B, B5G, B5S, B5T                     | 150.0 psf   | 110.2 psf                             | 178 in.                          |
| B5L                                   | 134.5 psf   | 98.8 psf                              | 160 in.                          |
| B5S                                   | 157.2 psf   | 115.5 psf                             | 186 in.                          |
| B7S                                   | 165.1 psf   | 121.3 psf                             | 196 in.                          |

For S1: 1 inch = 25.4 mm; 1 pif = 0.0479 kN/m<sup>2</sup>.  
<sup>1</sup>Allowable wind load may be limited by glass strength. See Table 1 in this report.  
<sup>2</sup>Other loads listed in Section 4.2.1 must be considered.



**TABLE 2B—FASCIA-MOUNTED SHOE**

Fascia mounted to steel with 1/2-inch cap screws @ 12 inches on center<sup>1</sup>:

| 1/2-inch cap screw to steel Base Shoe | Total Guard Height above top of base shoe |                                       | Live Load <sup>2</sup><br>50 pif |
|---------------------------------------|---|---------------------------------------|----------------------------------|
|                                       | 36-inch Height<br>Allowable wind load     | 42-inch Height<br>Allowable wind load |                                  |
| 8B, B5G, B5S                          | 68.7 psf                                  | 51.2 psf                              | 87 in.                           |
| B5L                                   | 47.5 psf                                  | 35.3 psf                              | 58 in.                           |
| B6S                                   | 68.7 psf                                  | 51.2 psf                              | 87 in.                           |
| B7S                                   | 68.7 psf                                  | 51.2 psf                              | 87 in.                           |

Fascia mounted to steel with 1/2-inch cap screws @ 6 inches on center:

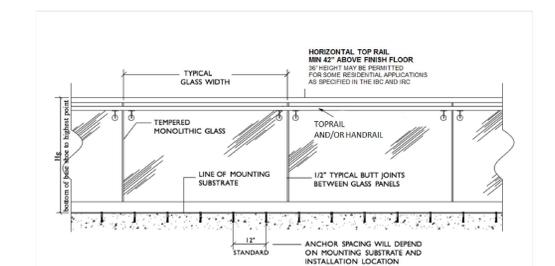
| 1/2-inch cap screw to steel Base Shoe | Total Guard Height above top of base shoe |                                       | Live Load <sup>2</sup><br>50 pif |
|---------------------------------------|---|---------------------------------------|----------------------------------|
|                                       | 36-inch Height<br>Allowable wind load     | 42-inch Height<br>Allowable wind load |                                  |
| 8B, B5G, B5S                          | 138.2 psf                                 | 103.0 psf                             | 178 in.                          |
| B5L                                   | 98.6 psf                                  | 71.2 psf                              | 121 in.                          |
| B6S                                   | 138.2 psf                                 | 103.0 psf                             | 178 in.                          |
| B7S                                   | 138.2 psf                                 | 103.0 psf                             | 178 in.                          |

For S1: 1 inch = 25.4 mm; 1 pif = 0.0479 kN/m<sup>2</sup>.  
<sup>1</sup>Allowable wind load may be limited by glass strength. See Table 1 in this report.  
<sup>2</sup>Other loads listed in Section 4.2.1 must be considered.

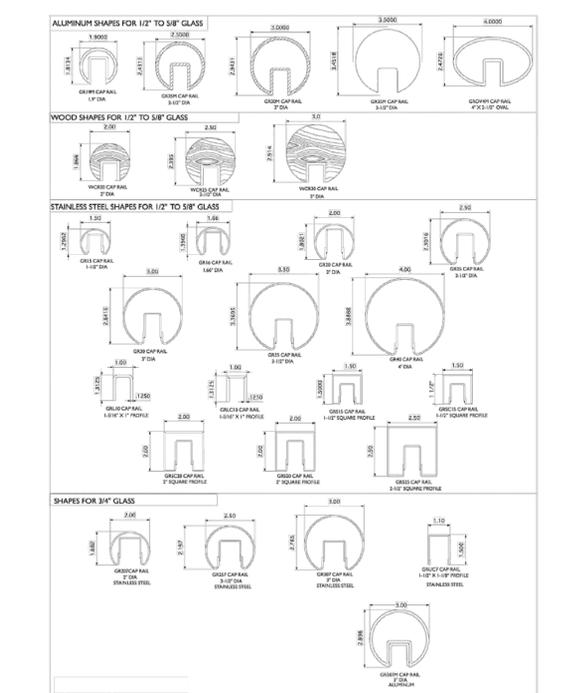
**TABLE 3—BRACKET SPACING<sup>1</sup>**

| Handrail                    | Material <sup>2</sup> | L2 in | L4 in |
|-----------------------------|-----------------------|-------|-------|
| 1 1/2-inch Sched 40         | St or SS              | 96    | 24    |
| 1 1/2-inch Sched 40         | 6063-T8 Al            | 84    | 21    |
| 1 1/2-inch Sched 40         | St or SS              | 115   | 34    |
| 1 1/2-inch Sched 40         | 6063-T8 Al            | 96    | 29    |
| 1 1/2-inch x 1/2-inch Tube  | SS                    | 102   | 27    |
| 1 1/2-inch x 1/2-inch Tube  | 6063-T8 Al            | 62    | 15    |
| 1 1/2-inch x 0.05-inch Tube | SS                    | 50    | 12    |
| 2-inch x 0.05-inch Tube     | SS                    | 92    | 22    |

For S1: 1 inch = 25.4 mm.  
<sup>1</sup>See Figure 10 for additional details.  
<sup>2</sup>St = A53 Steel, SS = 304 or 316 Stainless Steel

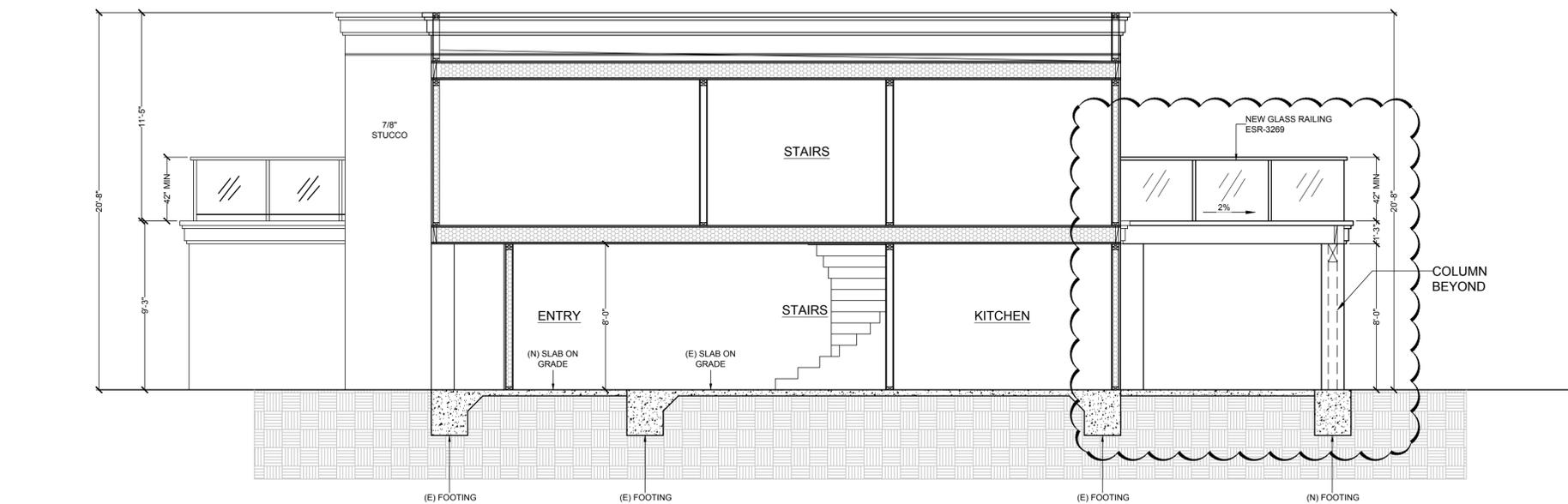


**FIGURE 1—TYPICAL GLASS RAILING ELEVATION**  
Note: A top rail or handrail must be installed.  
When a handrail is required to be installed per the applicable code, then the top rail is optional.



For S1: 1 inch = 25.4 mm.  
Dimensions are in inches.

**FIGURE 7—TOP RAIL PROFILES**



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

**SECTION A-A**

|       |                   |
|-------|-------------------|
| Date: | Revision or Issue |
|-------|-------------------|

**DRAWING:**  
GLASS RAILING DETAILS  
SECTION

Project:  
1820 N. BEL AIRE DR.  
BURBANK, CA 91504

|                    |                     |
|--------------------|---------------------|
| Opus:<br>GA        | Dwg. No.<br>A3.0    |
| Scale:<br>AS SHOWN | Date:<br>01-24-2018 |