NEW RESIDENCE

3032 AMIGOS DRIVE
BURBANK, CA 91504

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A1.2	SANITATION FORMS
A2.0	EXISTING AND DEMOLITION PLAN
A2.1	PROPOSED FLOOR PLANS
A2.2	PROPOSED ELECTRICAL PLANS & ROOF PLAN
A3.0	EXISTING ELEVATIONS
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C–3 OF 4	GRADING / DRAINAGE PLAN
C–4 OF 4	SECTIONS & DETAILS

ABBREVIATIONS

ABBREVATION	WORD	ABBREVATION	WORD
SQ.	SQUARE	TYP.	TYPICAL
FT.	FEET	ARCH	ARCHITECT(URAL)
DIA.	DIAMETER	C.M.U.	CONCRETE MASONRY UNIT
ELEV.	ELEVATIONS	CONC.	CONCRETE
F.G.L.	FLOOR GROUND LEVEL	(E)	EXISTING
G.L.	GROUND LEVEL	(N)	NEW
CONT.	CONTINOUS	FIN.	FINISH (ED)
BLKG.	BLOCKING	FLR.	FLOOR
DBL.	DOUBLE	INT.	INTERIOR
E.M.	ELECTRIC METER	WD.	WOOD
G.M.	GAS METER	BLDG	BUILDING
W.H.	WATER HEATER		

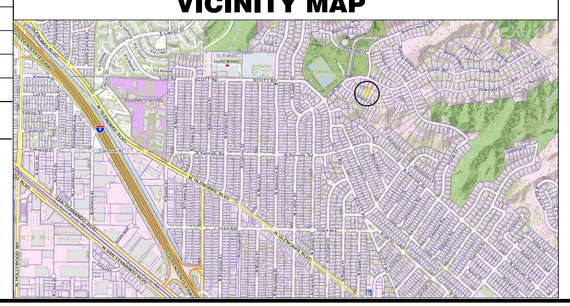
SCOPE OF WORK

1. COMPLETE DEMOLITION OF EXISTING HOUSE.
2. NEW TWO STORY SINGLE FAMILY DWELLING.
3. EXISTING GRADE IS NOT TO BE ALTERED AS PART OF THIS PROJECT.

GENERAL NOTES

1. THESE DRAWINGS ARE INTENDED TO CONVEY AN OVERALL DESCRIPTION OF THE PROJECT IN SUFFICIENT DETAIL FOR IT'S COMPLETE CONSTRUCTION. SOME CONDITIONS, WHICH ARE COMMONLY ENCOUNTERED IN CONSTRUCTION OF THIS TYPE MAY NOT BE SPECIFICALLY DETAILED IN THESE PLANS. ALL CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED PER THE CURRENT STANDARDS OF THE APPROPRIATE INDUSTRY AND IN COMPLIANCE WITH THE CURRENTLY ADOPTED CODES, ORDINANCES, REGULATIONS, ETC.
2. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION, OR RECONSTRUCTION BE IN ACCORDANCE WITH THE CURRENTLY ADOPTED CODES, ORDINANCES, REGULATIONS, ETC. SHOULD ANY EXISTING CONDITION SUCH AS DETERIORATION OR NON COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED AND A CHANGE ORDER, OR SEPARATE SET OF PLANS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
3. NOTHING IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT AN INSTALLATION THAT COULD BE IN VIOLATION OF THE CURRENTLY ADOPTED CODES. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH THE APPLICABLE ADOPTED CODES, ORDINANCES, REGULATIONS, ETC.
4. MISPLACEMENT, ADDITION, OR OMISSION OF ANY WORD, LETTER, FIGURE, OR PUNCTUATION MARK, ETC. SHALL IN NO WAY CHANGE OR ALTER THE INTENT, SPIRIT, OR MEANING OF THE DRAWINGS.
5. ALL DRAWINGS SHALL BE USED IN CONCERT WITH EACH OTHER. THE CONTRACTOR SHALL STUDY AND COMPARE ALL DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK IN THAT AREA.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO ORDERING, FABRICATING, OR INSTALLING ANY ASSOCIATED WORK. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL REQUEST IN WRITING A CLARIFICATION FORM THE ARCHITECT/ ENGINEER PRIOR TO COMMENCEMENT OF ANY ASSOCIATED WORK.
7. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT/ENGINEER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
8. CUTTING, NOTCHING, OR BORING THROUGH NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED IN THE DRAWINGS.
9. THE CONTRACTOR SHALL VERIFY, AT THE SITE, ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BIDS.
10. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK PROVIDED BY OTHERS UNDER SEPARATE CONTRACT.
12. THE CONTRACTOR SHALL INSTALL WALL BACKINGS, BLOCKING, OR MISCELLANEOUS STEEL AS REQUIRED FOR ALL PARTITIONS, LIGHT FIXTURES, FIXED SHELVES, AND ACCESSORIES.
13. THE CONTRACTOR SHALL INSTALL BRACING AND TEMPORARY SUPPORTS AS REQUIRED TO HOLD THE WORK SECURELY IN PLACE AND SUSTAIN ALL LOADS THAT MAY OCCUR DURING ERECTION.
14. DETAILS OR SECTIONS NOTED AS "TYP" (TYPICAL) OR "SIM" (SIMILAR) SHALL APPLY IN ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED.
15. WHERE INSTALLATIONS INCLUDE MANUFACTURED PRODUCTS, COMPLY WITH MANUFACTURER'S APPLICABLE INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION.
16. ALL ELECTRICAL AND PLUMBING SHALL CONFORM WITH THE LATEST ADOPTED CODE AND ALL OTHER APPLICABLE CODE REGULATIONS AS REQUIRED BY THE CITY OR COUNTY.
17. ANY REQUIRED INTERRUPTION OF OR REMOVAL OF ANY UTILITY SERVICE SERVING THE EXISTING DWELLING SHALL NOT BE PERFORMED UNTIL A MINIMUM OF A 24–HOUR PRIOR NOTICE IS GIVEN TO THE OWNER BY THE CONTRACTOR. SUCH WORK SHALL BE COORDINATED WITH THE OWNER AND THE APPLICABLE UTILITY COMPANY. AS MAY BE NECESSARY. THE REMOVAL OR RELOCATING OF ANY EXISTING OR NEW UTILITY(S) (SEWER, PLUMBING, PHONE LINES, GAS LINE, ETC.) SHALL BE DONE BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
18. ALL WORK SHALL BE PERFORMED IN A WORK MAN LIKE MANNER, USING ACCEPTED TRADE PRACTICES AND NEW MATERIALS FREE FROM ALL DEFECTS.
19. CONTRACTOR SHALL PROTECT ALL EXISTING WORK. ANY DAMAGED WORK SHALL BE REPLACED WITH THE SAME MATERIALS, INCLUDING MATCHING THE EXISTING COLORS & TEXTURES.
20. EXISTING WORK IS SHOWN FOR REFERENCE ONLY. THE OWNER & ARCHITECT/ENGINEER DO NOT GUARANTEE EXISTING CONDITIONS AS SHOWN ON THESE DOCUMENTS.

VICINITY MAP



PROPERTY / OWNER INFORMATION

ASSESSOR ID:	2471–039–003
PROPERTY TYPE:	SINGLE FAMILY–RESIDENTIAL
TRACT # :	#30418 LOT 19
REGION / CLUSTER :	03 / 03182
FIRE SPRINKLERS :	YES
BEDROOMS/BATHROOMS :	3/2
UNITS:	1
ZONING:	BUR1
ADDRESS:	3032 AMIGOS DRIVE, BURBANK, CA 91504

RFA CALCULATIONS

	SQ. FT.	EXEMPT	TOTAL
(N) MAIN DWELLING	3,946.00 SQ. FT.		3,946.00 SQ. FT.
(N) PORCH	124.00 SQ. FT.	250.00 SQ. FT.	
(N) GARAGE	715.00 SQ. FT.	400.00 SQ. FT.	315.00 SQ. FT.
	TOTAL AREA		4,261.00 SQ. FT.
	LOT SIZE	62.03 FT X 194.89 FT	12,197 SQ. FT.
	FAR	4,261.00 / 12,197.00 FT.	34.98 %
	FAR ALLOWABLE	4,268.00 SQ. FT.	35 %

LOT COVERAGE CALCULATIONS

	SQ. FT.	EXEMPT	TOTAL
(N) FIRST FLOOR	1,964.00 SQ. FT.		1,964.00 SQ. FT.
(N) PORCH	124.00 SQ. FT.		124.00 SQ. FT.
(N) GARAGE	715.00 SQ. FT.		715.00 SQ. FT.
	TOTAL AREA		2,803.00 SQ. FT.
	LOT SIZE	62.03 FT X 194.89 FT	12,197 SQ. FT.
	FAR	2,803.00 / 12,197.00 FT.	22.98 %
	FAR ALLOWABLE	6098.50 SQ. FT.	50 %
	OPEN SPACE	12,197.00 – 2,803.00 FT.	9,394.00 SQ. FT.

CITY OF LOS ANGELES– ATTACHMENT A

STORM WATER POLLUTION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES
MINIMUM WATER QUALITY PROTECTION REQUIREMENTS FOR ALL CONSTRUCTION
PROJECT CERTIFICATION STATEMENT LABD–ATTACHMENT–A

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON THE SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
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 ACORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. NON–STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND 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 PROPERLY DISPOSED OF OR RECYCLED.
6. TRASH AND CONSTRUCTION–RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

AS THE PROJECT OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS, LISTED ABOVE, NECESSARY TO CONTROL STORMWATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIAL, AND I CERTIFY I WILL COMPLY WITH THESE REQUIREMENTS.

OWNER:
PRINT NAME: _____

SIGNATURE: _____

2016 BUILDING STANDARDS ADMINISTRATIVE CODE

2016 BUILDING STANDARDS ADMINISTRATIVE CODE
TITLE 24 AND 2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING CODE
2016 CALIFORNIA RESIDENTIAL CODE

OWNER INFORMATION:

KAREN AVANESIAN
3032 AMIGOS DRIVE
BURBANK, CA 91504

DESIGNER :

CASTILLO ENGINEERING, INC.

2919 W. BURBANK, BLVD. SUITE D
BURBANK, CA 91505

STRUCTURAL ENGINEER :

CASTILLO ENGINEERING, INC.

2919 W. BURBANK, BLVD. SUITE D
BURBANK, CA 91505

CASTILLO ENGINEERING
2919 BURBANK BLVD. STE. D, BURBANK, CA 91505
T: 714-725-8320
WWW.CASTILLOENGINEERING.COM

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

ENGINEER:

LICENSED PROFESSIONAL ENGINEER
FRANCISCO DIAZ GARCIA
NO. 88029
EXP. 3-31-20
CIVIL
STATE OF CALIFORNIA

Francisco Garcia, P.E.

PROJECT:

AVANESIAN RESIDENCE
NEW RESIDENCE

PROJECT ADDRESS:
3032 AMIGOS DRIVE
BURBANK, CA 91504

MARK	DATE	REVISIONS
1		
2		
3		

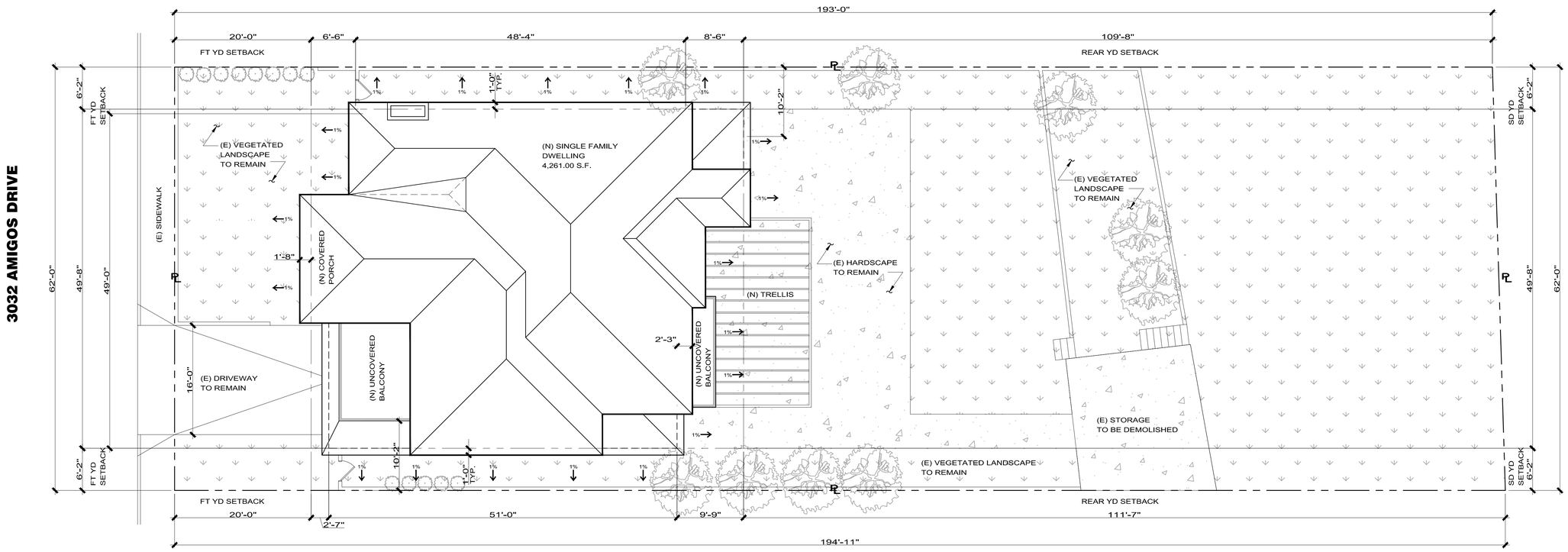
TITLE
TITLE SHEET

JOB NO.	19-1144
DRAWN :	LCV
CHECKED :	PD
DATE :	13 FEB 20

SHEET NUMBER
T1.0
OF SHEETS

PLAN CHECK SET - NOT FOR CONSTRUCTION

Monday, February 24, 2020



SECOND STORY SETBACK COMPLIES WITH:

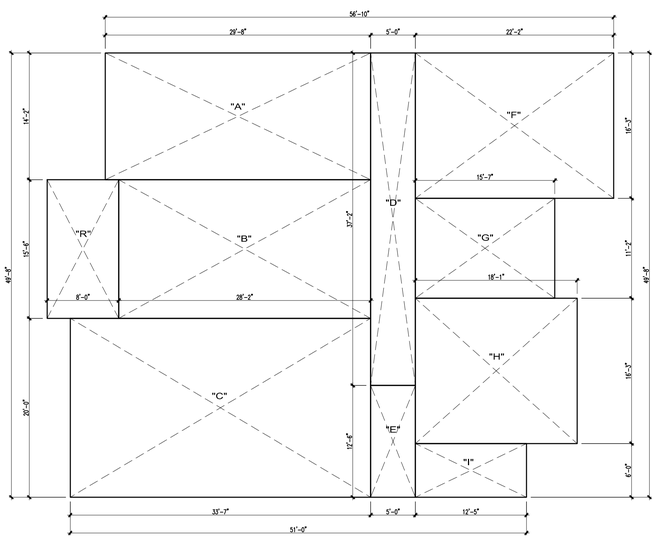
1 - FRONT YARD BUILDING MODULATION ALTERNATIVE B. SECOND FLOOR AREA IS LESS THAN 85% OF GROUND FLOOR AREA, MIN 15% OF FRONT ELEVATION IS STEPPED BACK AT LEAST 5 FT.

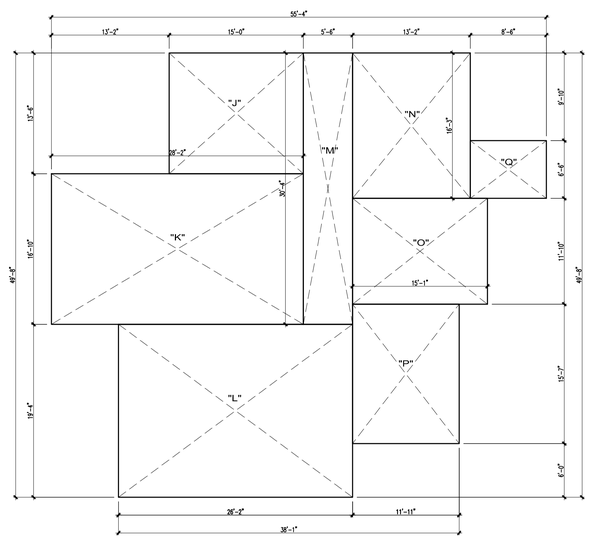
2 - SIDE YARD BUILDING MODULATION ALTERNATIVE A. AT LEAST 40 % OF THE LENGTH OF THE SECOND STORY IS SET BACK 4 FEET FROM THE FIRST FLOOR BUILDING FACE.

1 SITE PLAN

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

N



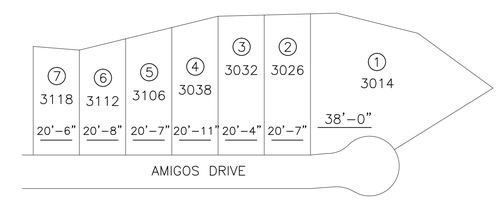


2 FAR DIAGRAM

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

N

FLOOR AREA CALCULATION		
LABEL	DIMENSIONS	AREA
A	14'-2"x29'-8"	420 S.F.
B	15'-6"x28'-2"	437 S.F.
C	20'-0"x33'-7"	671 S.F.
D	5'-0"x37'-2"	186 S.F.
E	5'-0"x12'-6"	63 S.F.
F	16'-3"x22'-2"	360 S.F.
G	11'-2"x15'-7"	174 S.F.
H	16'-3"x18'-1"	293 S.F.
I	6'-0"x12'-5"	75 S.F.
J	13'-6"x15'-0"	202 S.F.
K	16'-10"x28'-2"	474 S.F.
L	19'-4"x26'-2"	506 S.F.
M	5'-6"x30'-4"	167 S.F.
N	13'-2"x16'-3"	214 S.F.
O	11'-10"x15'-1"	178 S.F.
P	11'-11"x15'-7"	186 S.F.
Q	6'-6"x8'-6"	55 S.F.
R	15'-6"x8'-0"	124 S.F.
CONDITIONED AREA		
FIRST FLOOR (A-I, & R)		2803 S.F.
GARAGE EXEMPTION		-400 S.F.
PORCH EXEMPTION		-124 S.F.
SECOND FLOOR (J-Q)		1982 S.F.
TOTAL		4261 S.F.
FLOOR AREA RATIO		
LOT SIZE		12,197 S.F.
F.A.R.		0.35



Lot	Frontage (ft)	Setback (ft)
7	62	20.5
6	62	20.7
5	62	20.6
4	62	20.9
3	62	20.3
2	62	20.6
1	126.51	38

Clear

Calculate

Results

Number of lots: **7**

Prevailing Setback: **20.60 ft**

Calculation

Total no of lots entered: **7**
Total frontage entered: **498.51 ft**
40% from total frontage entered: **199.40 ft**
No of lots used in the calculation: **6**
Setback range used: **20.30 ft - 20.90 ft**
Total frontage used in the calculation: **372.00 ft**

Lots Used

Lot	Frontage (ft)	Setback (ft)
2	62.00	20.60
3	62.00	20.30
4	62.00	20.90
5	62.00	20.60
6	62.00	20.70
7	62.00	20.50

3 PREVAILING SETBACK

SCALE: NTS

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ENGINEER:

LICENSED PROFESSIONAL ENGINEER FRANCISCO DÍAZ GARCIA NO. 88029 EXP. 3-31-20 CIVIL STATE OF CALIFORNIA

Francisco Garcia, P.E.

PROJECT:

AVANESIAN RESIDENCE
NEW RESIDENCE

PROJECT ADDRESS:
3032 AMIGOS DRIVE
BURBANK, CA 91504

MARK	DATE	REVISIONS
1		
2		
3		

TITLE

SITE PLAN

JOB NO. 19-1144
DRAWN : LCV
CHECKED : PD
DATE : 13 FEB 20

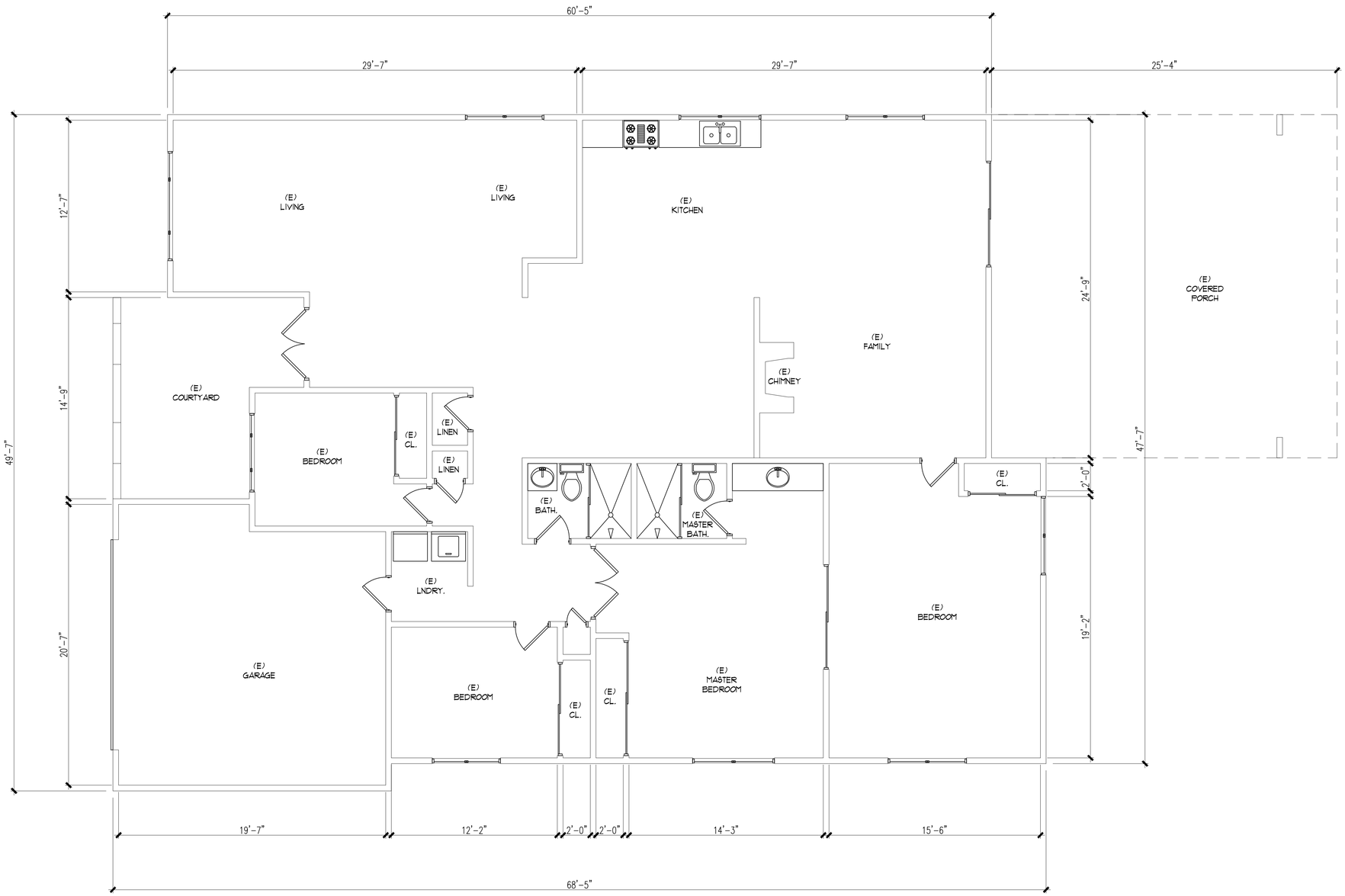
SHEET NUMBER

A1.0

OF SHEETS

PLAN CHECK SET - NOT FOR CONSTRUCTION

Monday, February 24, 2020



1 EXISTING FLOOR PLAN

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

N

KEY NOTES

- EXISTING WALLS
- DEMO WALLS
- NEW WALLS

Monday, February 24, 2020

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3		

TITLE

EXISTING FLOOR PLAN

JOB NO. 19-1144
DRAWN : LCV
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DATE : 13 FEB 20

SHEET NUMBER
A2.0
OF SHEETS

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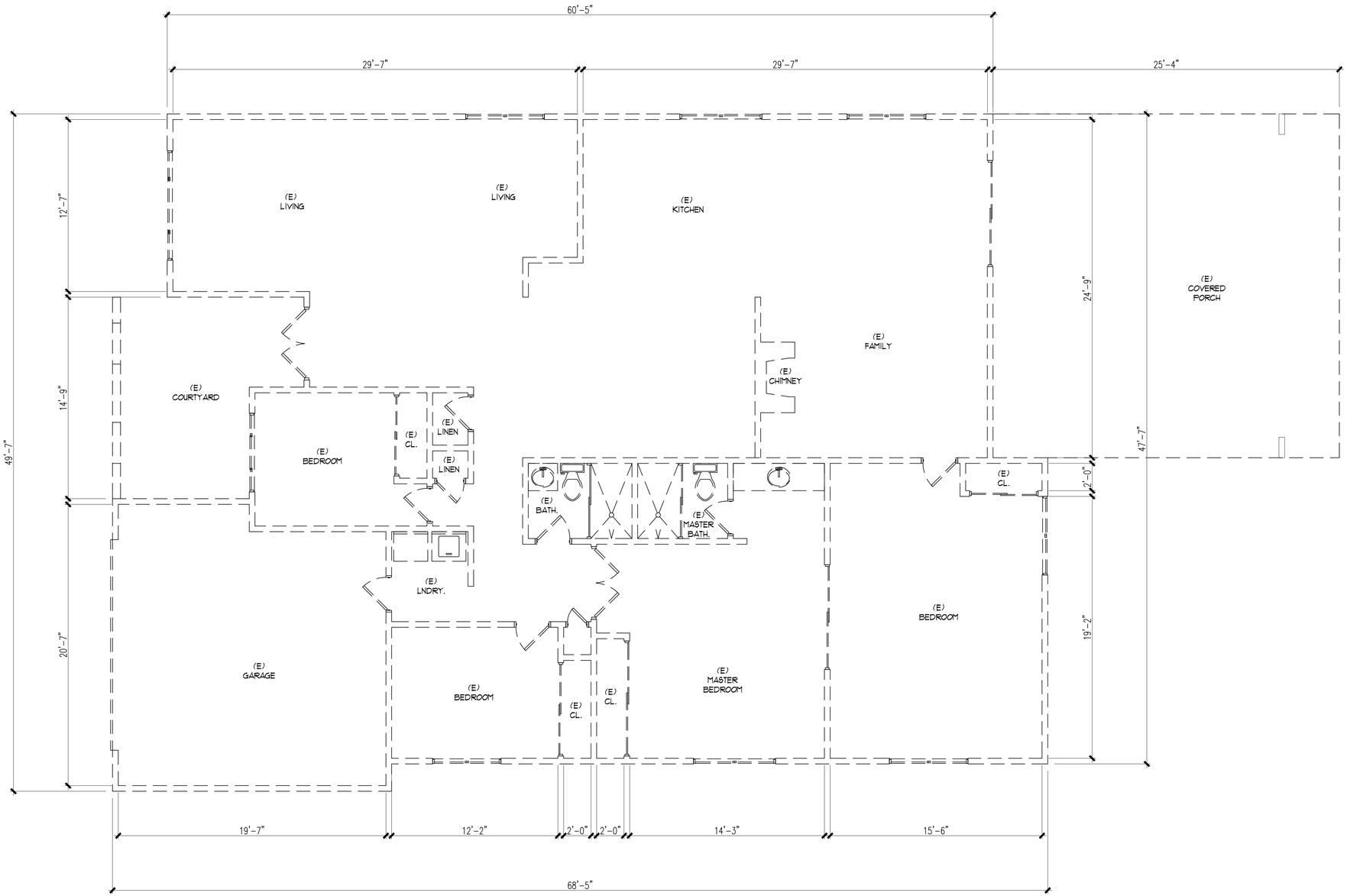

1 DEMO PLAN

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

ENTIRE EXISTING RESIDENCE TO BE DEMOLISHED

N

KEY NOTES

- EXISTING WALLS
- DEMO WALLS
- NEW WALLS

Monday, February 24, 2020

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MARK	DATE	REVISIONS
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3		

TITLE

DEMO PLAN

JOB NO.	19-1144
DRAWN :	LCV
CHECKED :	PD
DATE :	13 FEB 20

SHEET NUMBER

A2.1

OF SHEETS

PLAN CHECK SET - NOT FOR CONSTRUCTION

FLOOR PLAN GENERAL NOTES

NOTE 1:
FINISH MATERIAL POLLUTANT CONTROL SEC.4.504.2:
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 ADHESIVE RESILIENT FLOORING. AND COMPOSITE WOOD PRODUCTS USED ON

NOTE 2:
BATHROOM EXHAUST FANS SEC. 4.506.1.
MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL BE ENERGY STAR COMPLIANT DUCTED TO TERMINATE OUTSIDE THE BUILDING AND CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT OR A WHOLE HOUSE VENTILATION SYSTEM.

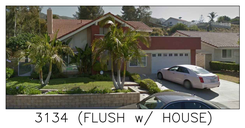
NOTE 3:
SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEAD SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABOVE THE FLOOR (CRC R307.2).

NOTE 4:
A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.3.1) A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6FT. AND CANNOT BE CONCEALED (CMC 504.3.1.1)
DRYER EXHAUST CANNOT EXCEED 14 ft. WITH A MAX. OF TWO 90 DEG. ELBOWS (CMC 504.3.1.2).

NOTE 5:
G.C. TO CHECK MOISTURE CONTENT OF BUILDING MATERIALS IN WALL AND FLOOR FRAMING PRIOR TO ENCLOSURE.

NOTE 6:
ALL PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED PER 2016 CPC.

GARAGE SETBACK


3134 (FLUSH w/ HOUSE)

3124 (IN FRONT OF HOUSE)

3118 (IN FRONT OF HOUSE)

3112 (FLUSH w/ HOUSE)

3106 (IN FRONT OF HOUSE)

3038 (FLUSH w/ HOUSE)

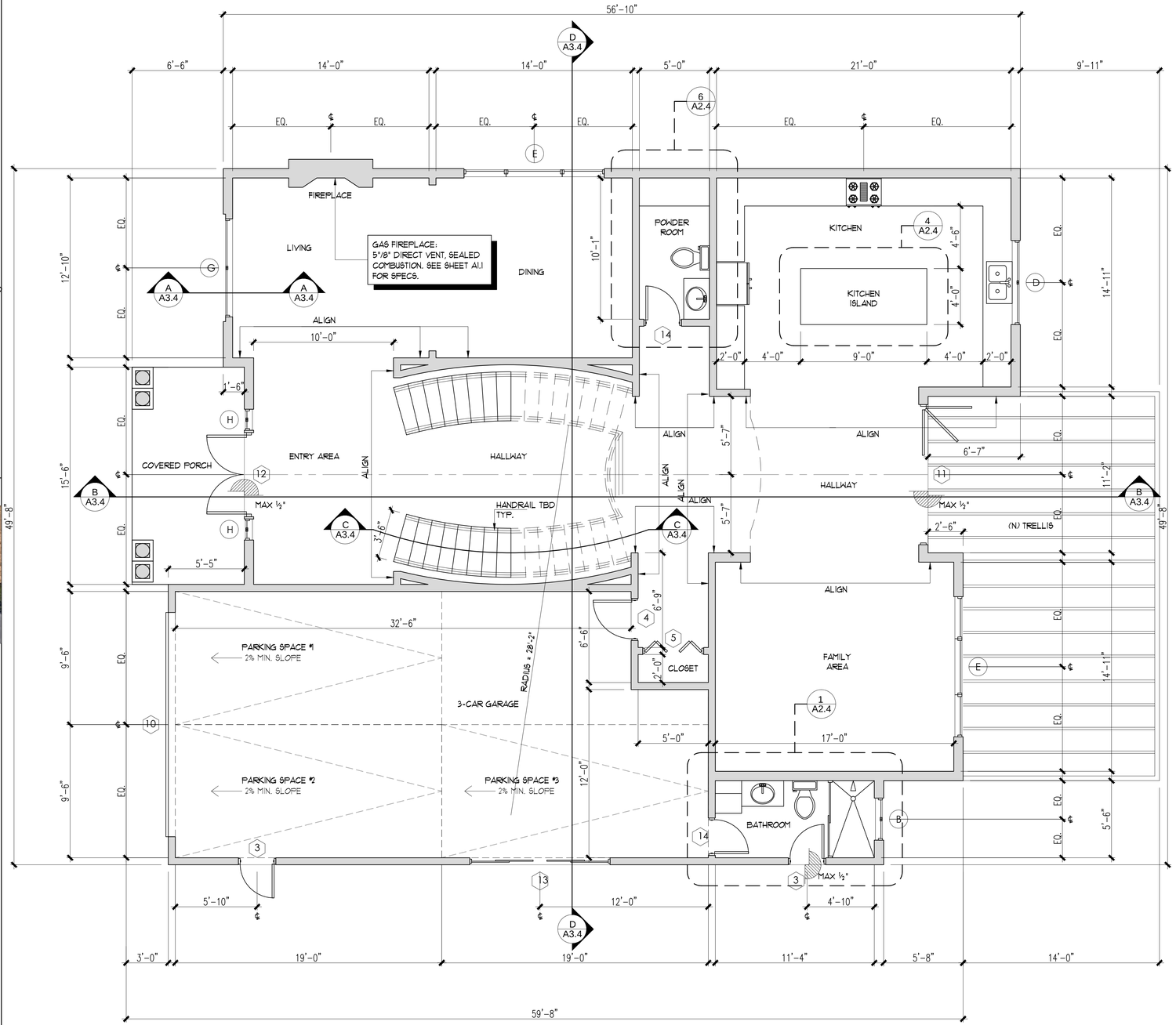
3032 (IN FRONT OF HOUSE)

3026 (IN FRONT OF HOUSE)

3014 (IN FRONT OF HOUSE)

100% OF HOUSES ON THE BLOCK HAVE FRONT FACING GARAGES, SETBACK 20'-0" FROM THE PROPERTY LINE.

ALSO REFER 3/A1.0



KEY NOTES

EXISTING WALLS
DEMO WALLS
NEW WALLS

1 PROPOSED 1ST FLOOR PLAN

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

N

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PROJECT:

AVANESIAN RESIDENCE
NEW RESIDENCE

PROJECT ADDRESS:
3032 AMIGOS DRIVE
BURBANK, CA 91504

MARK	DATE	REVISIONS
1		
2		
3		

TITLE
PROPOSED 1ST FLOOR PLAN

JOB NO. 19-1144
DRAWN : LCV
CHECKED : PD
DATE : 13 FEB 20

SHEET NUMBER
A2.2
OF SHEETS

PLAN CHECK SET - NOT FOR CONSTRUCTION

Monday, February 24, 2020

FLOOR PLAN GENERAL NOTES

NOTE 1:

FINISH MATERIAL POLLUTANT CONTROL SEC.4.504.2:
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 ADHESIVE RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS USED ON

NOTE 2:

BATHROOM EXHAUST FANS SEC. 4.506.1.
MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL BE ENERGY STAR COMPLIANT DUCTED TO TERMINATE OUTSIDE THE BUILDING AND CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT OR A WHOLE HOUSE VENTILATION SYSTEM.

NOTE 3:

SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEAD SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABOVE THE FLOOR (CRC R307.2).

NOTE 4:

A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.3.1) A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6FT. AND CANNOT BE CONCEALED (CMC 504.3.1.1)
DRYER EXHAUST CANNOT EXCEED 14 ft. WITH A MAX. OF TWO 90 DEG. ELBOWS (CMC 504.3.1.2).

NOTE 5:

G.C. TO CHECK MOISTURE CONTENT OF BUILDING MATERIALS IN WALL AND FLOOR FRAMING PRIOR TO ENCLOSURE.

NOTE 6:

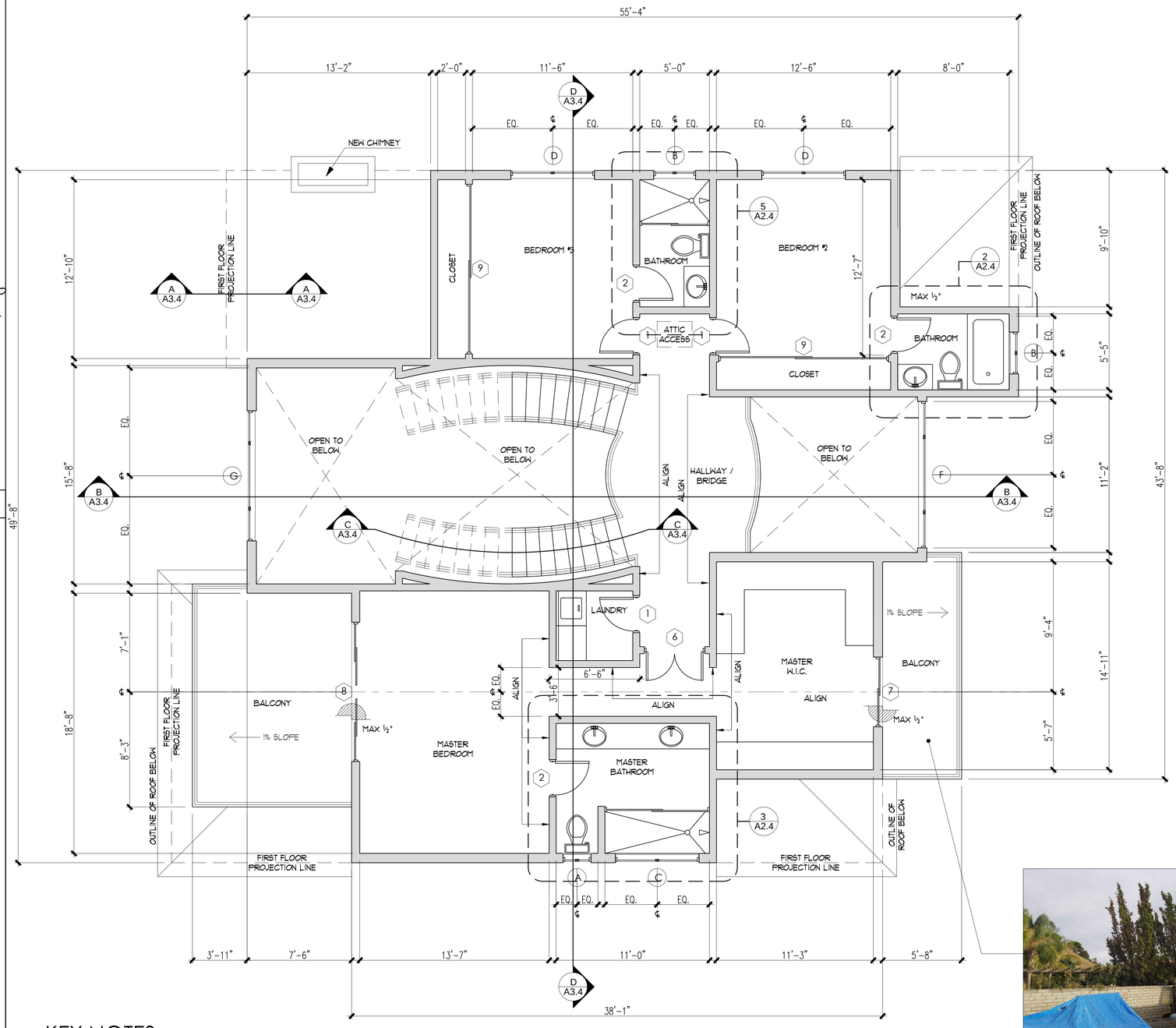
ALL PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED PER 2016 CPC.

ARCHITECTURAL STYLE

PROPOSED STYLE IS MEDITERRANEAN MODERN.

MEDITERRANEAN HOUSES WILL USUALLY HAVE AN OPEN-PLAN INTERIOR IN THE MAIN LIVING AREA.

SAMPLE OF A MEDITERRANEAN STYLE HOUSE.



EXISTING VEGETAL SCREENING TO REMAIN FOR PROVIDING BALCONY PRIVACY.

KEY NOTES

EXISTING WALLS

DEMO WALLS

NEW WALLS

1 PROPOSED 2ND FLOOR PLAN

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

N

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CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

ENGINEER:

LICENSED PROFESSIONAL ENGINEER FRANCISCO DIAZ GARCIA NO. 88029 EXP. 3-31-20 CIVIL STATE OF CALIFORNIA

Francisco Garcia, P.E.

PROJECT:

AVANESIAN RESIDENCE
NEW RESIDENCE

PROJECT ADDRESS:
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BURBANK, CA 91504

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PROPOSED 2ND FLOOR PLAN

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OF SHEETS

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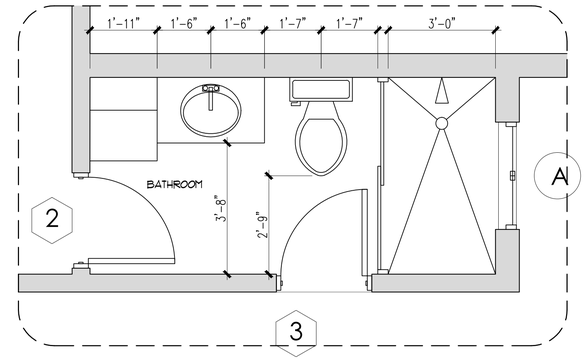
DOOR SCHEDULE

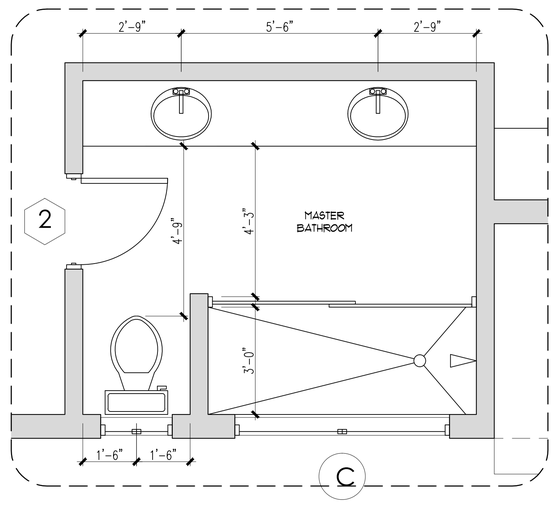
CODE	QUANT.	STATUS	SIZE	DESCRIPTION	NOTES
1	3	NEW	2'-8"X 6'-8"	WOOD FRAMING	32" INTERIOR DOOR
2	3	NEW	2'-8"X 6'-8"	WOOD FRAMING	32" BATHROOM DOOR
3	2	NEW	2'-8"X 8'-0"	ALUM. & WOOD FRAME	32" EXTERIOR DOOR
4	1	NEW	3'-0"X 8'-0"	WOOD FRAMING	36" INTERIOR DOOR
5	1	NEW	4'-4"X 8'-0"	WOOD FRAMING	DOUBLE CLOSET DOOR
6	1	NEW	4'-4"X 6'-8"	WOOD FRAMING	DOUBLE INTERIOR DOOR
7	1	NEW	5'-0"X 6'-8"	TEMPERED GLAZING	SLIDING EXT. DOOR
8	1	NEW	10'-0"X 6'-8"	TEMPERED GLAZING	SLIDING EXT. DOOR
9	2	NEW	12'-2"X 8'-0"	WOOD FRAMING	SLIDING CLOSET DOOR
10	1	NEW	16'-0"X 8'-0"	ALUM. & WOOD FRAME	GARAGE DOOR
11	1	NEW	10'-0"X 9'-0"	TEMPERED GLAZING	PANORAMIC DOOR
12	1	NEW	6'-0"X 10'-0"	STEEL & TEMP. GLAZING	ENTRANCE DOOR
13	1	NEW	10'-0"X 8'-0"	TEMPERED GLAZING	SLIDING EXT. DOOR
14	2	NEW	2'-8"X 8'-0"	TEMPERED GLAZING	32" BATHROOM DOOR

WINDOW SCHEDULE

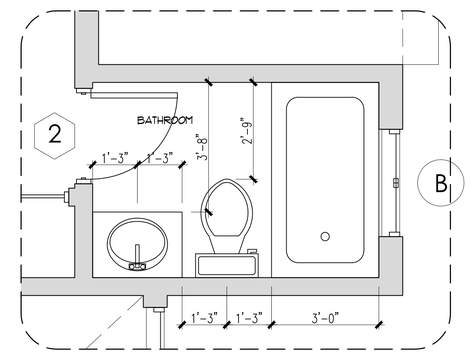
CODE	QUANT.	STATUS	SIZE	DESCRIPTION	NOTES
A	1	NEW	2'-0"X 1'-4"	ALUM. & WOOD FRAME	TEMPERED GLAZING OBSCURE
B	2	NEW	3'-0" X 1'-4"	ALUM. & WOOD FRAME	TEMPERED GLAZING OBSCURE
C	1	NEW	6'-0" X 1'-4"	ALUM. & WOOD FRAME	TEMPERED GLAZING OBSCURE
D	3	NEW	6'-0" X 4'-0"	ALUM. & WOOD FRAME	GLAZING CLEAR
E	2	NEW	10'-0" X 7'-0"	ALUM. & WOOD FRAME	GLAZING CLEAR
F	1	NEW	10'-6" X 6'-2"	ALUM. & WOOD FRAME	GLAZING CLEAR
G	1	NEW	7'-0" X 9'-0"	ALUM. & WOOD FRAME	GLAZING CLEAR
H	2	NEW	1'-0" X 10'-0"	ALUM. & WOOD FRAME	GLAZING CLEAR



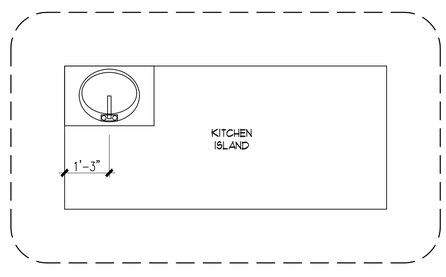
1 DETAIL
SCALE: 1/2" = 1'-0"



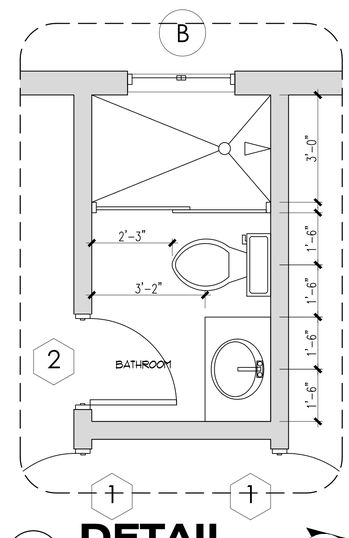
3 DETAIL
SCALE: 1/2" = 1'-0"



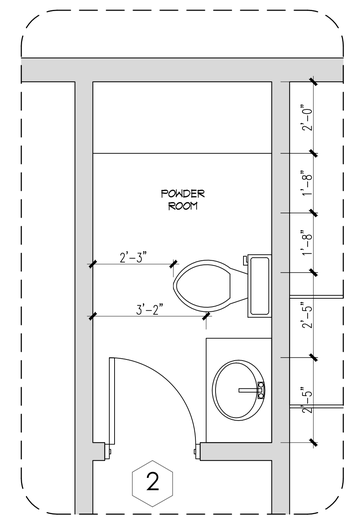
2 DETAIL
SCALE: 1/2" = 1'-0"



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



5 DETAIL
SCALE: 1/2" = 1'-0"



6 DETAIL
SCALE: 1/2" = 1'-0"

The Wonders of Wood

Strength and beauty shine through in Windsor's Pinnacle products. We use only the finest pine, alder and fir so you can create only the finest homes. The many sizes and shapes available allow you to make a statement – from contemporary looks to classic lines.

No matter what design you have in mind, Windsor allows you to achieve it in style. With each Pinnacle product, you get the rugged durability and traditional appeal of real wood.

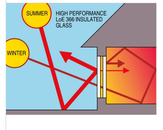
See What Sets Pinnacle Apart

[1] PREMIUM WOOD CONSTRUCTION Natural wood serves as one of the most energy efficient materials available. Windsor uses only the finest wood interiors of Clear Select Pine, Natural Alder or Douglas Fir.

[2] CARDINAL® LoE 366 GLASS Windsor products feature LoE 366 glass with a coating that alters the way glass transmits visible and invisible light. LoE 366 decreases heat loss in the winter and heat gain in the summer. Reduced ultraviolet light penetration also helps prevent your furniture, drapes and carpet from fading.

A triple-glazed IG option is available for Pinnacle Select and Pinnacle clad direct set anc radius units. Triple IG consists of 1-1/4" OA thickness and two LoE coatings. The LoE 366 coating on surface #2 and the LoE 180 coating on surface #5 provides superior U-value thermal performance.

[3] EXTRUDED ALUMINUM We use only heavy-duty .050 extruded aluminum cladding, versus thin roll form aluminum. It is sturdier and more resistant to exterior damage, including dents and chips. The powder coat used in our paint application is the extremely durable 2604 finish. The 2605 finish is available when your project requires an even stronger defense against the elements. All Pinnacle clad and Select casement and awning products feature a thermally-broken frame for improved efficiency.



the wonders of wood

Monday, February 24, 2020

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ENGINEER:

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Francisco Garcia, P.E.

PROJECT:

AVANESIAN RESIDENCE
NEW RESIDENCE

PROJECT ADDRESS:
3032 AMIGOS DRIVE
BURBANK, CA 91504

MARK	DATE	REVISIONS
1		
2		
3		

TITLE
WINDOW AND DOOR SCHEDULE

JOB NO.	19-1144
DRAWN :	LCV
CHECKED :	PD
DATE :	13 FEB 20

SHEET NUMBER
A2.4
OF SHEETS

PLAN CHECK SET - NOT FOR CONSTRUCTION

ELECTRICAL NOTES

WHEN INSTALL LUMINARIES RECESSED IN INSULATED CEILINGS MUST BE BOTH TYPE IC (INSULATED COVERED) AND AIRTIGHT (AT) RATED.

LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS. ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY (FLUORESCENT LIGHTING) OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.

OTHER ROOMS. ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY (FLUORESCENT LIGHTING) OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SF FOOT ARE EXEMPT FROM THIS REQUIREMENT.

OUTDOOR LIGHTING. ALL LUMINARIES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES (FLUORESCENT LIGHTING) OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.

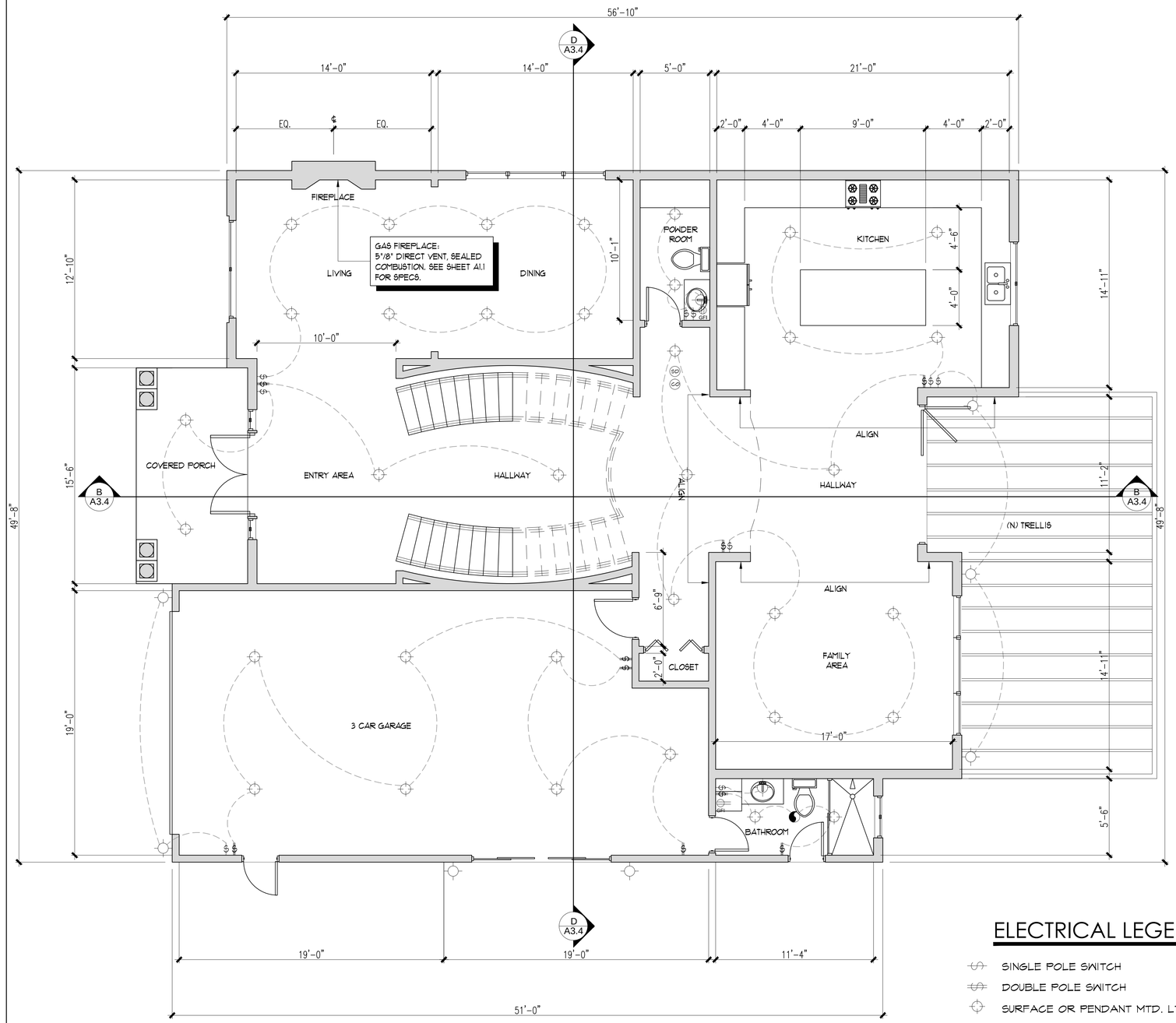
OCCUPANCY SENSORS MUST HAVE NO MANUAL OVERRIDE, 30 MINUTE MAXIMUM TIMER AND BE MICROWAVE/ULTRASONIC OR PASSIVE INFRA-RED TYPE.

HIGH EFFICACY LUMINARIES MUST BE PIN BASED.

ALL HIGH-EFFICACY AND LOW-EFFICACY LIGHTING MUST BE CONTROLLED SEPARATELY.

UP TO 50 PERCENT OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHEN MAY BE IN LUMINAIRES THAT ARE NOT HIGH-EFFICACY LUMINAIRES, PROVIDED THAT THESE LUMINAIRES ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH-EFFICACY LUMINAIRES. THE WATTAGE OF HIGH EFFICACY LUMINAIRES SHALL BE TOTAL NOMINAL RATED WATTAGE OF THE INSTALLED HIGH EFFICACY LAMPS.
AUTOMATIC OFF.
LOW EFFICACY FIXTURES MAY BE INSTALLED BUT ONLY IF THEY ARE EQUIPPED WITH AN OCCUPANCY SENSOR THAT IS MANUAL-ON AND AUTOMATIC OFF.

ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (S). THIS REQUIREMENT IS FOR ENTIRE CIRCUIT, NOT JUST OUTLETS.



KEY NOTES

- EXISTING WALLS
- DEMO WALLS
- NEW WALLS

1 1ST FL ELECTRICAL PLAN

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

N

ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- DOUBLE POLE SWITCH
- SURFACE OR PENDANT MTD. LT. FIXTURE
- WALL MTD. LT. FIXTURE
- WALL OUTLET 110 VOLTS
- SMOG DETECTOR WITH BATTERY BACKUP
- CARBON MONOXIDE DETECTOR
- 50 CFM TO EXHAUST MOISTURE OF THE BUILDING MECHANICAL VENTILATION REQUIRED IN ALL BATHROOM WITH TUB OR SHOWER

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Francisco Garcia, P.E.

PROJECT:

AVANESIAN RESIDENCE
NEW RESIDENCE

PROJECT ADDRESS:
3032 AMIGOS DRIVE
BURBANK, CA 91504

MARK	DATE	REVISIONS
1		
2		
3		

TITLE

PROPOSED 2ND FLOOR ELECTRICAL PLAN

JOB NO.	19-1144
DRAWN :	LCV
CHECKED :	PD
DATE :	13 FEB 20

SHEET NUMBER

A2.5

OF SHEETS

PLAN CHECK SET - NOT FOR CONSTRUCTION

Monday, February 24, 2020

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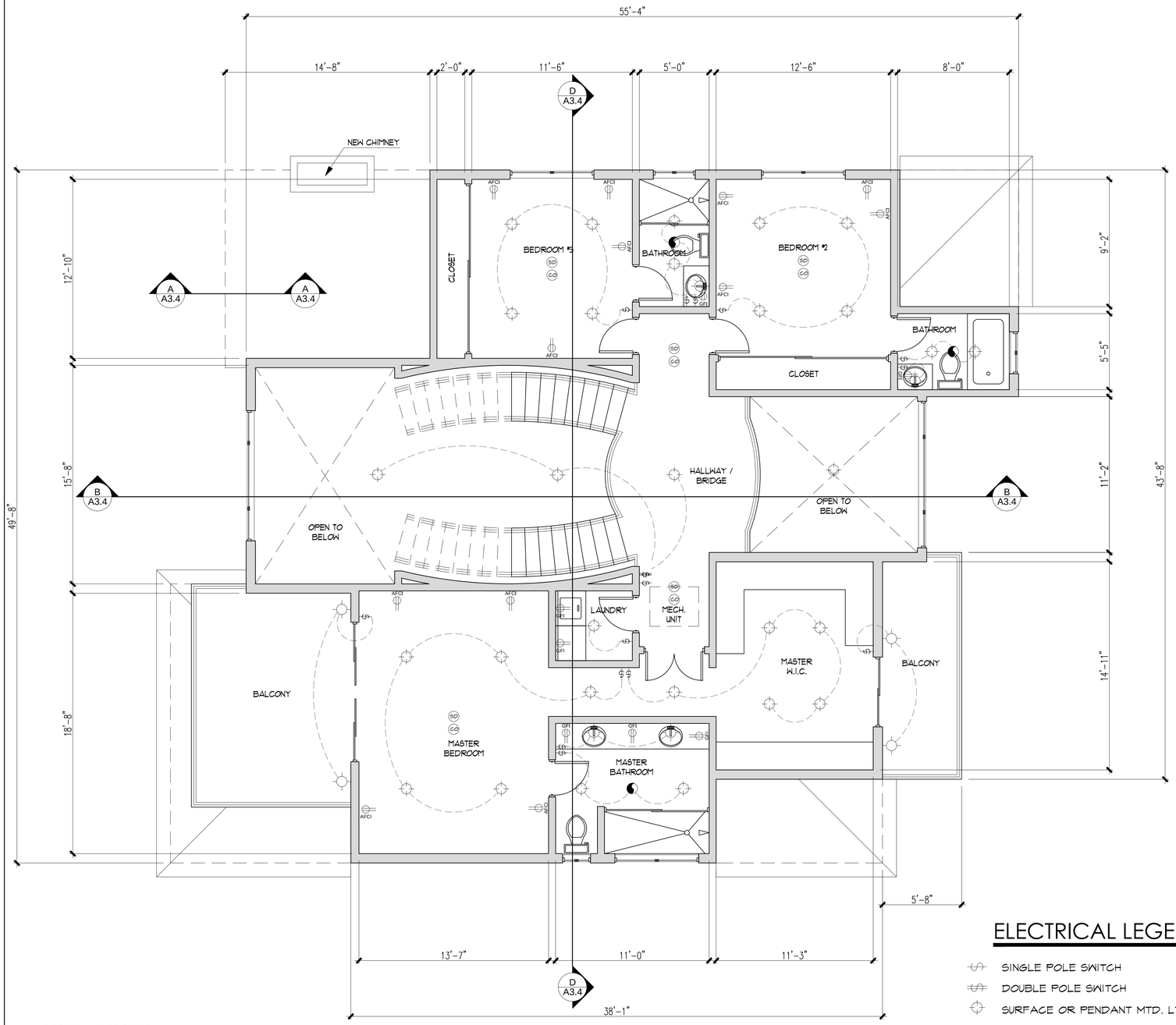

KEY NOTES

EXISTING WALLS

DEMO WALLS

NEW WALLS

ELECTRICAL LEGEND

SINGLE POLE SWITCH

DOUBLE POLE SWITCH

SURFACE OR PENDANT MTD. LT. FIXTURE

WALL MTD. LT. FIXTURE

WALL OUTLET 110 VOLTS

SD SMOG DETECTOR WITH BATTERY BACKUP

CO CARBON MONOXIDE DETECTOR

50 CFM TO EXHAUST MOISTURE OF THE BUILDING MECHANICAL VENTILATION REQUIRED IN ALL BATHROOM WITH TUB OR SHOWER

1 2ND FLR ELECTRICAL PLAN

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

N

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PROJECT:

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PROJECT ADDRESS:
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BURBANK, CA 91504

MARK	DATE	REVISIONS
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2		
3		

TITLE

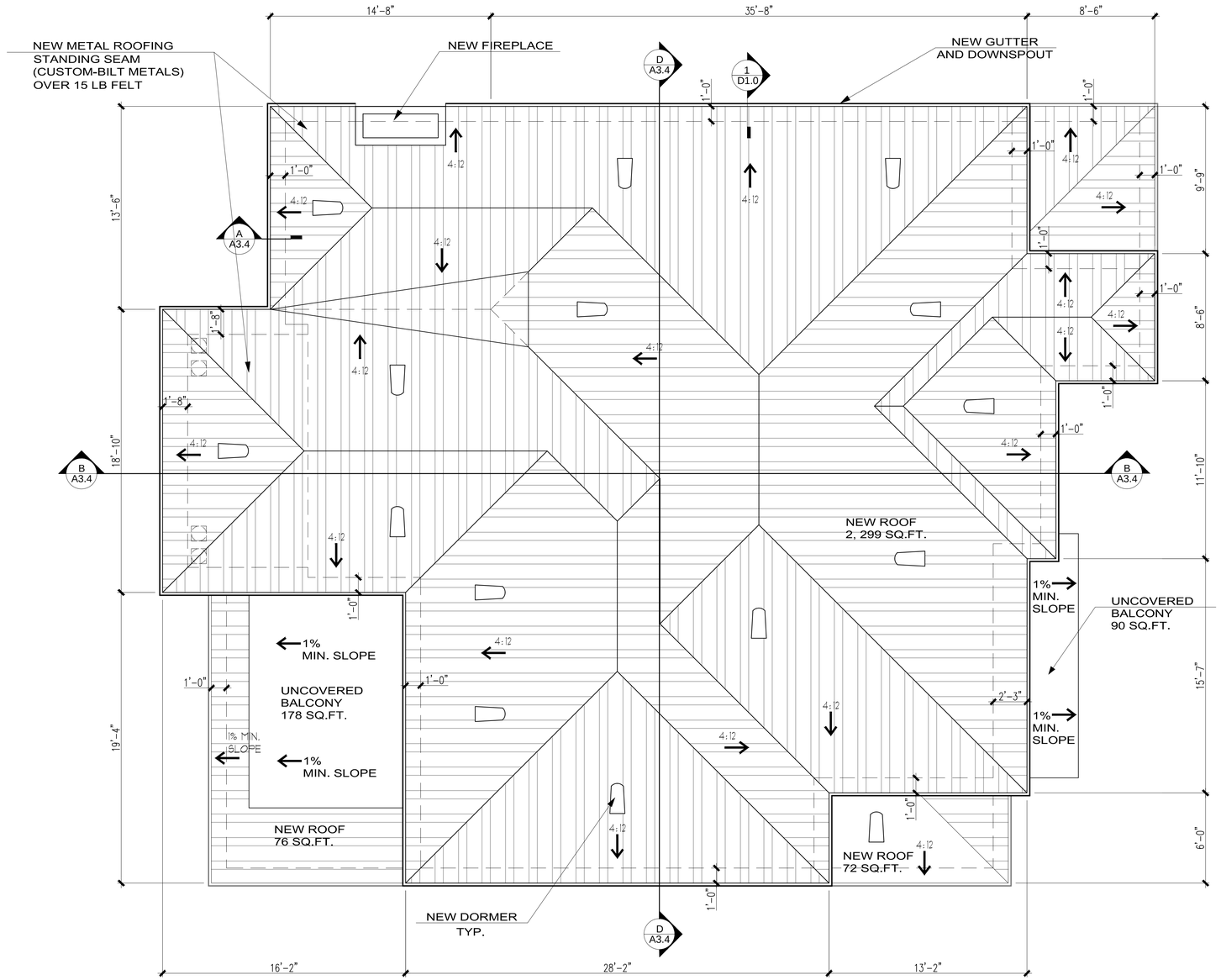
PROPOSED 2ND FLOOR ELECTRICAL PLAN

JOB NO. 19-1144
DRAWN : LCV
CHECKED : PD
DATE : 13 FEB 20

SHEET NUMBER
A2.6
OF SHEETS

PLAN CHECK SET - NOT FOR CONSTRUCTION

Monday, February 24, 2020



1 ROOF PLAN

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

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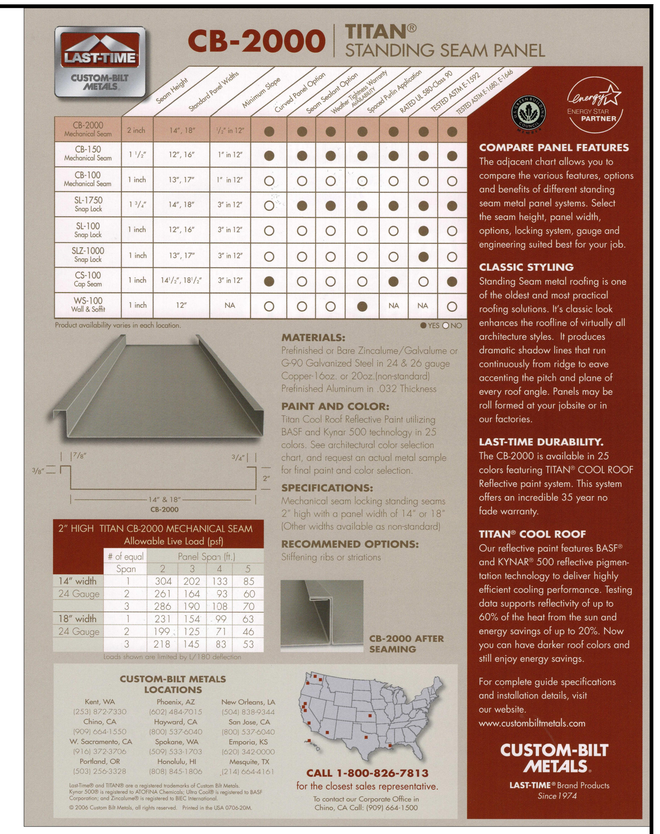

LAST-TIME CUSTOM-BILT METALS

CB-2000 | TITAN® STANDING SEAM PANEL

	Seam Height	Standard Panel Widths	Minimum Slope	Curved Panel Option	Solar Sealant Option	Weather Warranty (Years)	Special Paint Applications	RATED UL 580 Class 90	TESTED ASTM E-1592	TESTED ASTM E1886/E1996
CB-2000 Mechanical Seam	2 inch	14", 18"	1/2" in 12"	●	●	●	●	●	●	●
CB-150 Mechanical Seam	1 1/2"	12", 16"	1" in 12"	●	●	●	●	●	●	●
CB-100 Mechanical Seam	1 inch	13", 17"	1" in 12"	○	○	○	○	○	○	○
SL-1750 Snap Lock	1 3/4"	14", 18"	3" in 12"	○	●	●	●	●	●	●
SL-100 Snap Lock	1 inch	12", 16"	3" in 12"	○	○	○	○	○	●	○
SLZ-1000 Snap Lock	1 inch	13", 17"	3" in 12"	○	○	○	○	○	●	○
CS-100 Cap Seam	1 inch	14 1/2", 18 1/2"	3" in 12"	●	○	○	○	●	○	●
WS-100 Wall & Soffit	1 inch	12"	NA	○	○	○	●	NA	NA	○

Product availability varies in each location. ● YES ○ NO

2" HIGH TITAN CB-2000 MECHANICAL SEAM Allowable Live Load (psf)

	# of equal Span	Panel Span (ft.) 2	3	4	5
14" width	1	304	202	133	85
24 Gauge	2	261	164	93	60
	3	286	190	108	70
18" width	1	231	154	99	63
24 Gauge	2	199	125	71	46
	3	218	145	83	53

Loads shown are limited by L/180 deflection

MATERIALS:
Prefinished or Bare Zincalume/Galvalume or G-90 Galvanized Steel in 24 & 26 gauge Copper-1oaz. or 20oz.(non-standard) Prefinished Aluminum in .032 Thickness

PAINT AND COLOR:
Titan Cool Roof Reflective Paint utilizing BASF and Kynar 500 technology in 25 colors. See architectural color selection chart, and request an actual metal sample for final paint and color selection.

SPECIFICATIONS:
Mechanical seam locking standing seams 2" high with a panel width of 14" or 18" (Other widths available as non-standard)

RECOMMENED OPTIONS:
Stiffening ribs or striations

CB-2000 AFTER SEAMING

CUSTOM-BILT METALS LOCATIONS

Kent, WA (253) 872-7330
Chino, CA (909) 664-1550
W. Sacramento, CA (916) 372-3706
Portland, OR (503) 256-3328
Phoenix, AZ (602) 484-7015
Hayward, CA (800) 537-6040
Spokane, WA (509) 533-1703
Honolulu, HI (808) 845-1806
New Orleans, LA (504) 838-9344
San Jose, CA (800) 537-6040
Emporia, KS (620) 342-0000
Mesquite, TX (214) 664-4161

CALL 1-800-826-7813
for the closest sales representative.
To contact our Corporate Office in Chino, CA Call: (909) 664-1500

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COMPARE PANEL FEATURES
The adjacent chart allows you to compare the various features, options and benefits of different standing seam metal panel systems. Select the seam height, panel width, options, locking system, gauge and engineering suited best for your job.

CLASSIC STYLING
Standing Seam metal roofing is one of the oldest and most practical roofing solutions. It's classic look enhances the roofline of virtually all architecture styles. It produces dramatic shadow lines that run continuously from ridge to eave accenting the pitch and plane of every roof angle. Panels may be roll formed at your jobsite or in our factories.

LAST-TIME DURABILITY.
The CB-2000 is available in 25 colors featuring TITAN® COOL ROOF Reflective paint system. This system offers an incredible 35 year no fade warranty.

TITAN® COOL ROOF
Our reflective paint features BASF® and KYNAR® 500 reflective pigmentation technology to deliver highly efficient cooling performance. Testing data supports reflectivity of up to 60% of the heat from the sun and energy savings of up to 20%. Now you can have darker roof colors and still enjoy energy savings.

For complete guide specifications and installation details, visit our website.
www.custombiltmetals.com

CUSTOM-BILT METALS
LAST-TIME® Brand Products Since 1974

ROOF NOTES

1.– THE FRAMER, CONTRACTOR SHALL BE RESPONSIBLE FOR: LOCATING ALL ATTIC VENTS, VERIFY ROOF PITCH, OVERHANG TO MATCH EXISTING.

2.– NEW ROOF INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

3.– ALL VENTS OPENINGS SHALL BE COVERED W 1/4" CORROSION RESISTANT METAL MESH

VENTILATION

1ST STORY
PROPOSED (N) ROOF AREA: 193.00 SQ. FT. + 72.00 SQ. FT. + 76.00 SQ. FT.
REQUIRED (N) ROOF VENTILATION:

$$\frac{341.00 \text{ S.F.} \times 1}{300} = 1.13 \text{ SQ. FT.} = 163.68 \text{ SQ.}$$

2 – 100 SQ. IN. NEW ROOF VENTS = 200.00 SQ. IN.

2ND STORY
PROPOSED (N) ROOF AREA: 2,106.00 SQ. FT.
REQUIRED (N) ROOF VENTILATION:

$$\frac{2{,}106 \text{ S.F.} \times 1}{300} = 7.02 \text{ SQ. FT.} = 1010.88 \text{ SQ.}$$

11 – 100 SQ. IN. NEW ROOF VENTS = 1100.00 SQ. IN.

PROPOSED NEW ROOF VENTILATION TOTAL = 2.94 SQ. FT.

PLAN CHECK SET - NOT FOR CONSTRUCTION

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ENGINEER:

LICENSED PROFESSIONAL ENGINEER FRANCISCO DIAZ GARCIA NO. 88029 EXP. 3-31-20 CIVIL STATE OF CALIFORNIA

Francisco Garcia, P.E.

PROJECT:

AVANESIAN RESIDENCE
NEW RESIDENCE

PROJECT ADDRESS:
3032 AMIGOS DRIVE
BURBANK, CA 91504

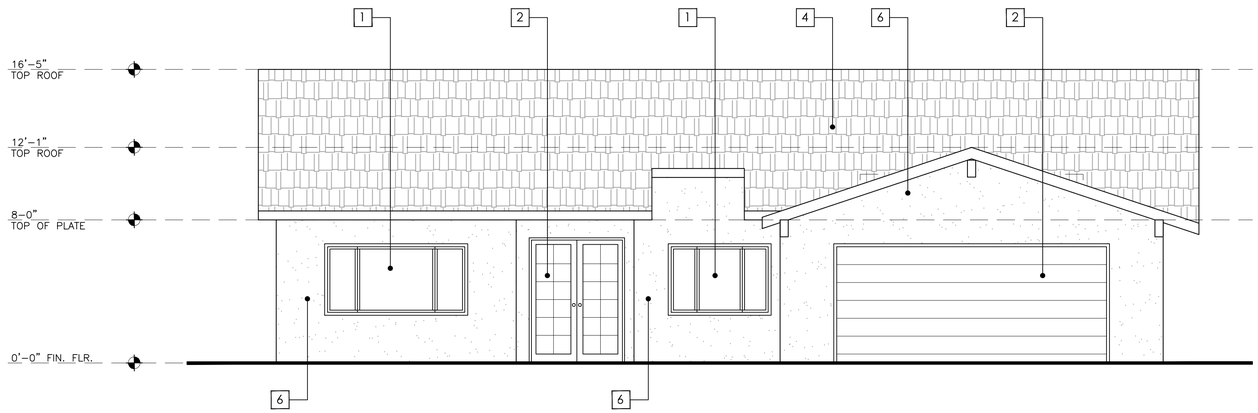
MARK	DATE	REVISIONS
1		
2		
3		

TITLE
ROOF PLAN

JOB NO. 19-1144
DRAWN : LCV
CHECKED : PD
DATE : 13 FEB 20

SHEET NUMBER
A2.7
OF SHEETS

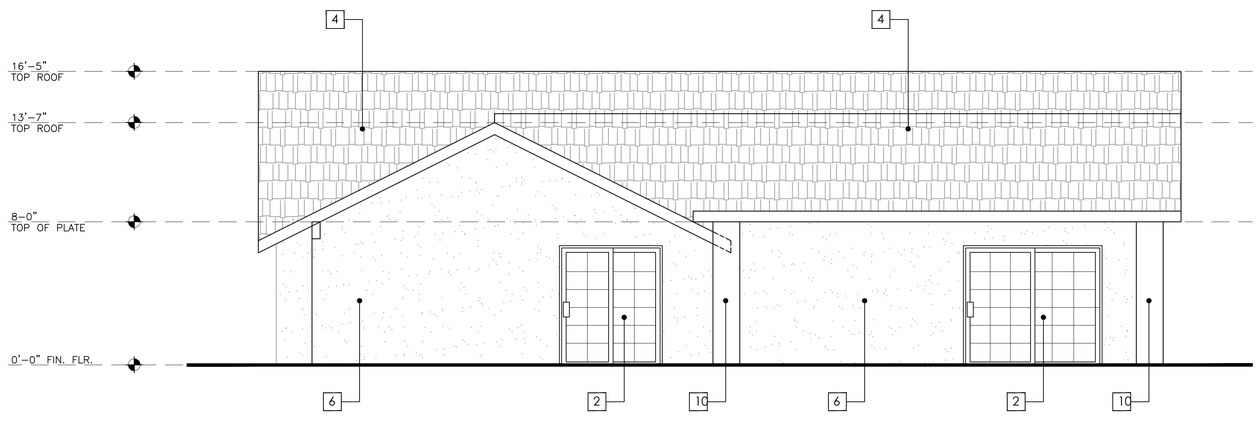
Monday, February 17, 2020



1 (E) SOUTH ELEVATION

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

TO BE DEMOLISHED



2 (E) EAST ELEVATION

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

TO BE DEMOLISHED

EXISTING ELEVATION PLAN KEYNOTES

THE KEY NOTES DIRECTLY BELOW REFER TO THE EXISTING ELEVATION PLAN ONLY.

1. (E) WINDOW
2. (E) DOOR
3. (E) WOOD SIDING
4. (E) ASPHALT SHINGLES ROOF
5. (E) PORCH
6. (E) STUCCO
7. (E) WOOD COLUMNS
8. (E) FLAT ROOF
9. (E) CRAWLSPACE ACCESS
10. (E) PORCH COLUMNS

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EXISTING ELEVATIONS

JOB NO. 19-1144
DRAWN : LCV
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SHEET NUMBER

A3.0

OF SHEETS

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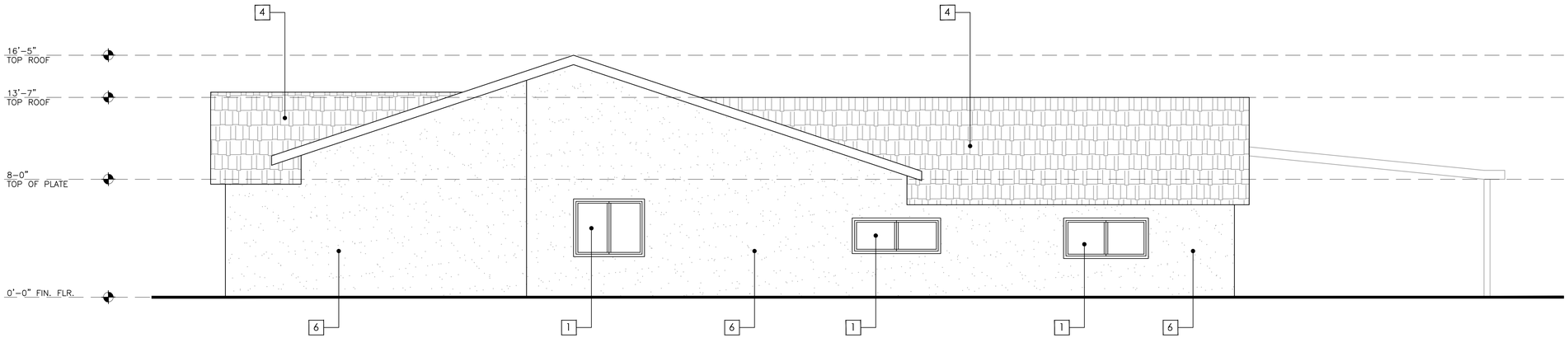
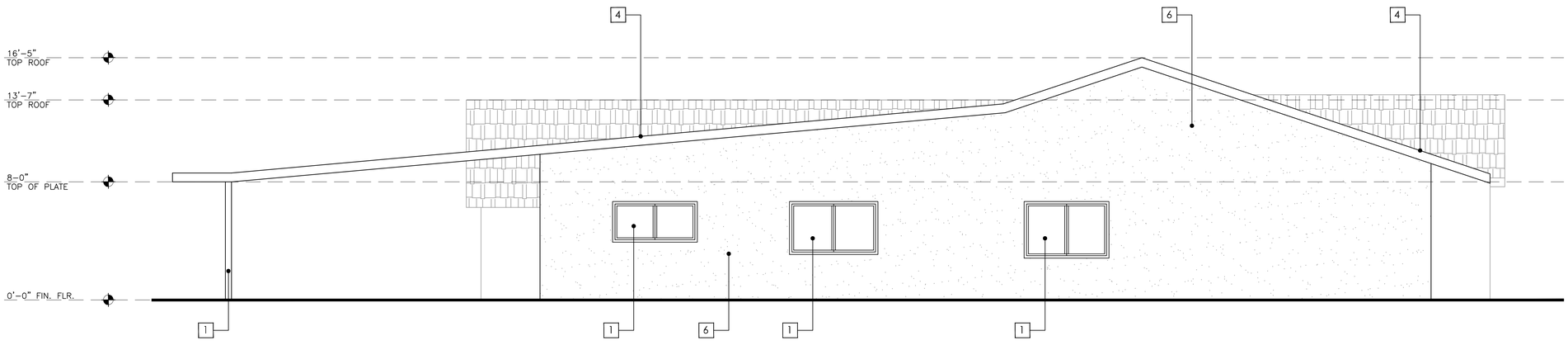
Monday, February 24, 2020



1 (E) NORTH ELEVATION

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

TO BE DEMOLISHED



2 (E) WEST ELEVATION

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

TO BE DEMOLISHED

EXISTING ELEVATION PLAN KEYNOTES

THE KEY NOTES DIRECTLY BELOW REFER TO THE EXISTING ELEVATION PLAN ONLY.

1. (E) WINDOW
2. (E) DOOR
3. (E) WOOD SIDING
4. (E) ASPHALT SHINGLES ROOF
5. (E) PORCH
6. (E) STUCCO
7. (E) WOOD COLUMNS
8. (E) FLAT ROOF
9. (E) CRAWLSPACE ACCESS
10. (E) PORCH COLUMNS

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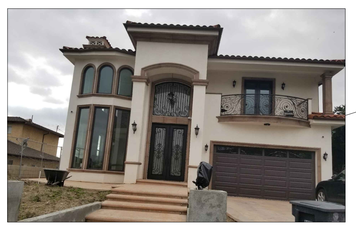
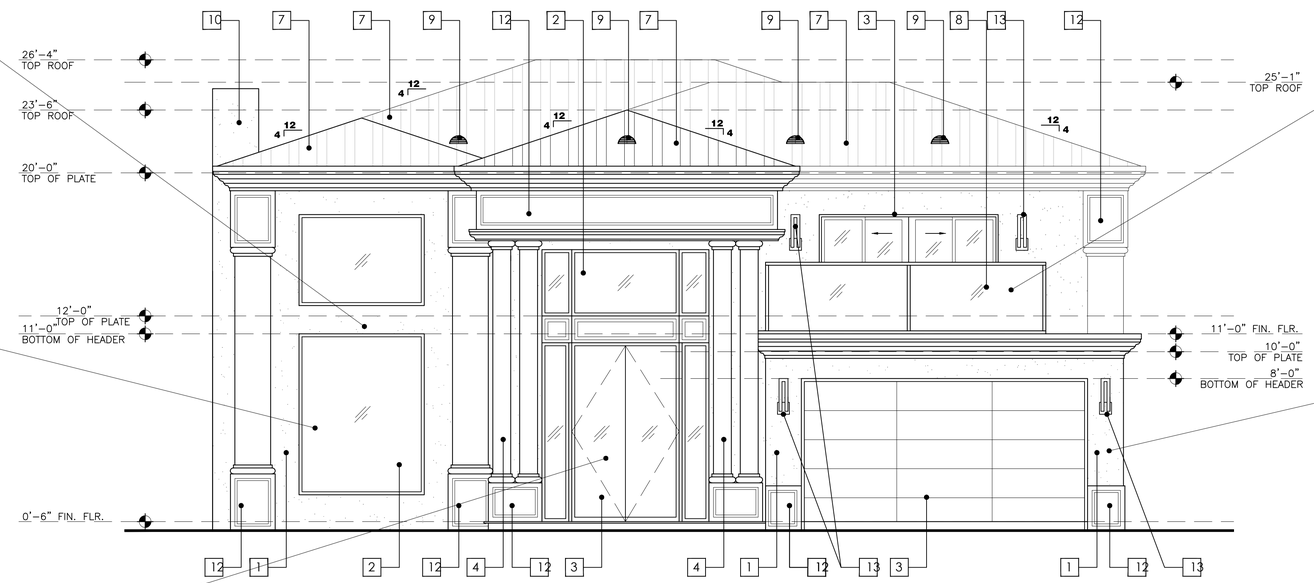
THE CEILINGS ARE HIGH, WHICH IS ANOTHER FEATURE THAT GIVES THE ROOMS AIR IN WARM WEATHER.

BOTH THE WINDOWS AND THE DOORS ARE LARGE AS THIS ENCOURAGES A BREEZE THROUGH THE HOUSES.



HOUSE LOCATED IN THE VICINITY (3033 SCOTT ROAD) THAT FEATURES A SIMILAR LOOK AND A HIGH-CEILING ENTRANCE PORCH.



1 PROPOSED SOUTH ELEVATION

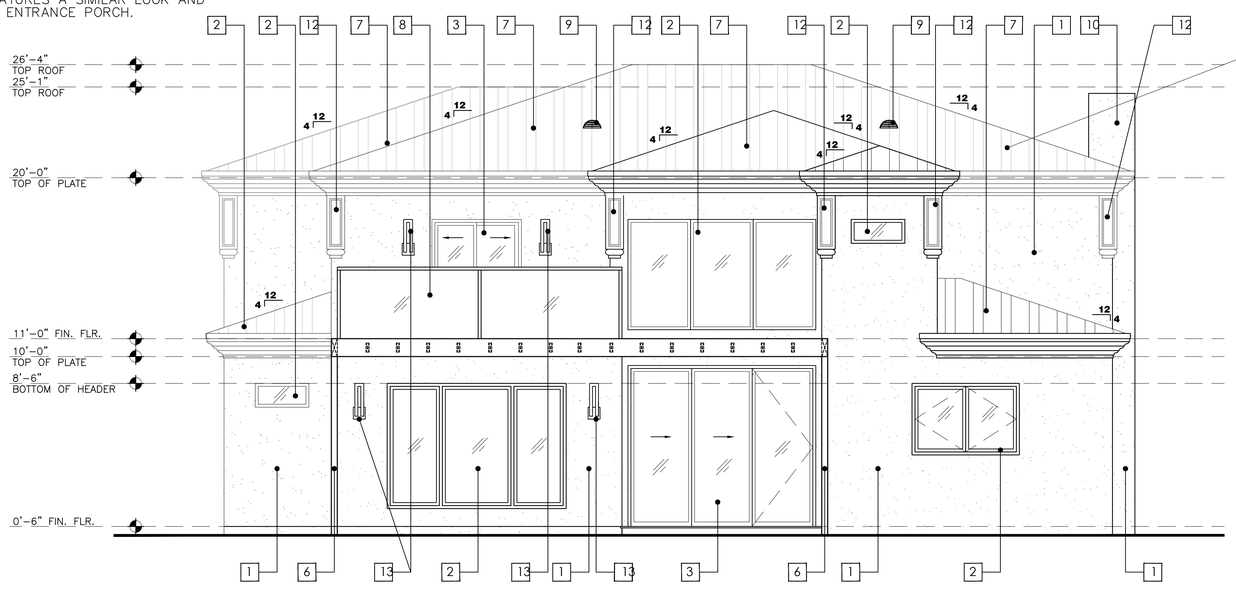
SCALE: 1/4" = 1'-0"

NO CHANGES TO EXISTING GRADE

MANY MEDITERRANEAN HOMES HAVE BALCONIES THAT PROVIDE EXTRA OUTDOOR LIVING SPACE. THESE MOST OFTEN LEAD OFF THE BEDROOMS.

EXTERIOR WALLS ARE USUALLY COATED WITH STUCCO IN PASTEL HUES OR EVEN WHITE.

A MODERN MEDITERRANEAN TAKE CAN FEATURE METAL ROOFING AND RECTANGULAR WINDOWS.



2 PROPOSED NORTH ELEVATION

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

NO CHANGES TO EXISTING GRADE

SECOND STORY SETBACK

SECOND STORY SETBACK COMPLIES WITH:

1 – FRONT YARD BUILDING MODULATION ALTERNATIVE B. SECOND FLOOR AREA IS LESS THAN 85% OF GROUND FLOOR AREA, MIN 15% OF FRONT ELEVATION IS STEPPED BACK AT LEAST 5 FT.

2 – SIDE YARD BUILDING MODULATION ALTERNATIVE A. AT LEAST 40 % OF THE LENGTH OF THE SECOND STORY IS SET BACK 4 FEET FROM THE FIRST FLOOR BUILDING FACE.

KEYNOTES

1. 7/8" PORTLAND CEMENT PLASTER (STUCCO) OVER METAL LATH 3/8" SCRATCH COAT, 3/8" BROWN COAT, 1/8" FINISH COAT. APPLY OVER 2-LAYERS GRADE-D PAPER OVER PLYWOOD SHEATHING (SEE STRUCTURAL FOR PLYWOOD GRADE & THICKNESS). TYP. SMOOTH FINISH COLOR WHITE.
2. NEW WINDOW, SEE WINDOW SCHEDULE FOR SIZE, TYPE, AND MFR.
3. NEW DOOR, SEE DOOR SCHEDULE FOR SIZE, TYPE, AND MFR.
4. NEW WOOD COLUMNS.
5. NEW METAL TRELLIS.
6. NEW METAL POST.
7. SEE ROOF FRAMING PLAN ON SHEET A2.7 FOR ROOF TYPE, MANUFACTURER, UNDERLAYMENT, AND ADDITIONAL NOTES.
8. NEW GLASS AND STEEL GUARDRAIL. SEE DETAIL SHEET D1.0
9. ATTIC VENTILATION (SEE ROOF PLAN).
10. NEW CHIMNEY. STUCCO FINISH TO MATCH THE REST OF THE BUILDING.
11. NEW COVERED WOOD PORCH.
12. NEW DECORATIVE MOULDING.
13. NEW EXTERIOR LAMP. SEE SPEC SHEET ON A2.4
14. CRAWLSPACE ACCESS.
15. NEW WOOD DECK.

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PROJECT:

AVANESIAN RESIDENCE
NEW RESIDENCE

PROJECT ADDRESS:
3032 AMIGOS DRIVE
BURBANK, CA 91504

MARK	DATE	REVISIONS
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2		
3		

TITLE

PROPOSED ELEVATIONS

JOB NO.	19-1144
DRAWN :	LCV
CHECKED :	PD
DATE :	13 FEB 20

SHEET NUMBER

A3.2

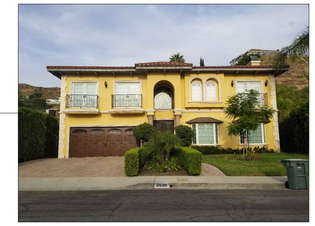
OF SHEETS

PLAN CHECK SET - NOT FOR CONSTRUCTION

Monday, February 17, 2020

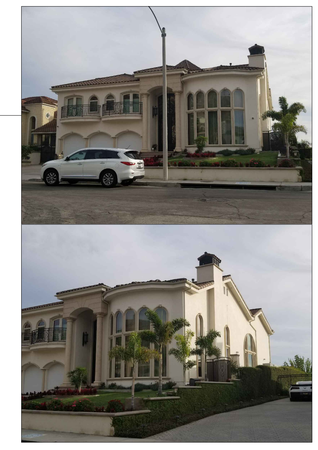
2815 ANTIGUA DRIVE

2837 JOAQUIN DRIVE



2838 JOAQUIN DRIVE

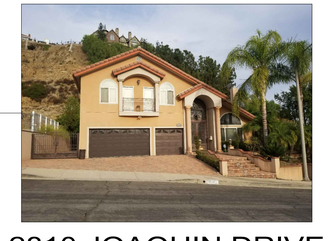
2828 JOAQUIN DRIVE



3400 VIEWCREST DRIVE

3033 SCOTT ROAD

2820 ANTIGUA DRIVE



2810 JOAQUIN DRIVE

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3		

TITLE
STYLE STUDY

JOB NO. 19-1144
DRAWN : LCV
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SHEET NUMBER
A3.2A
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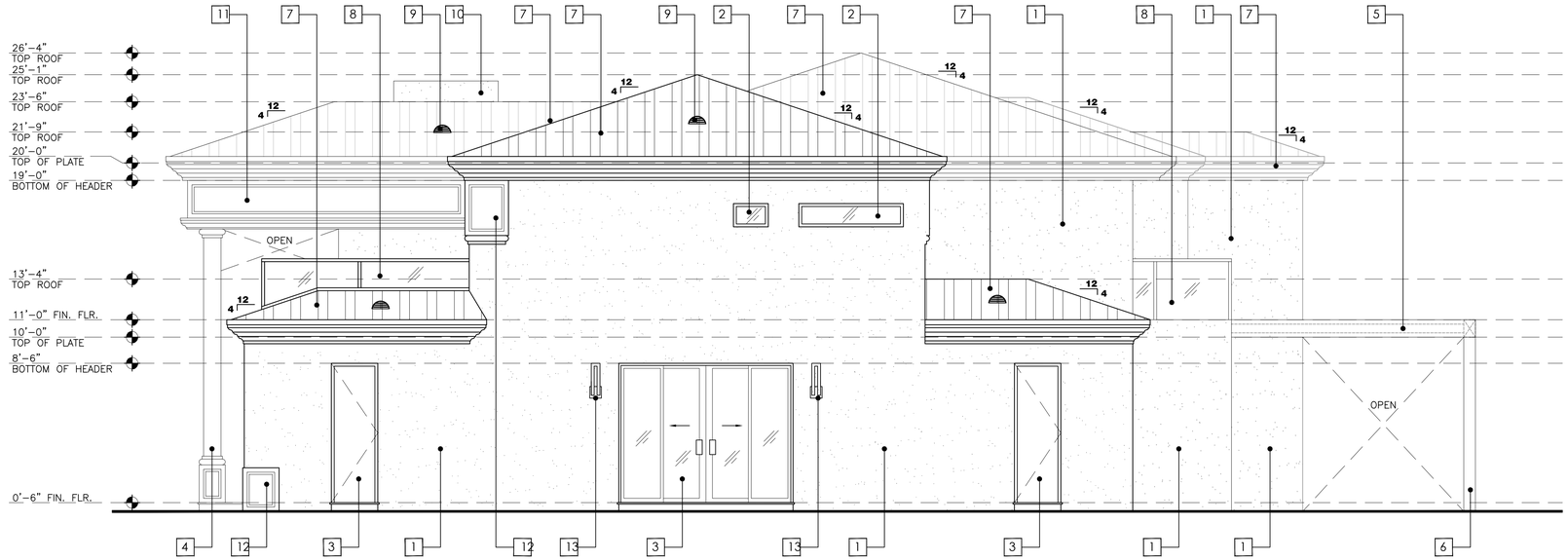
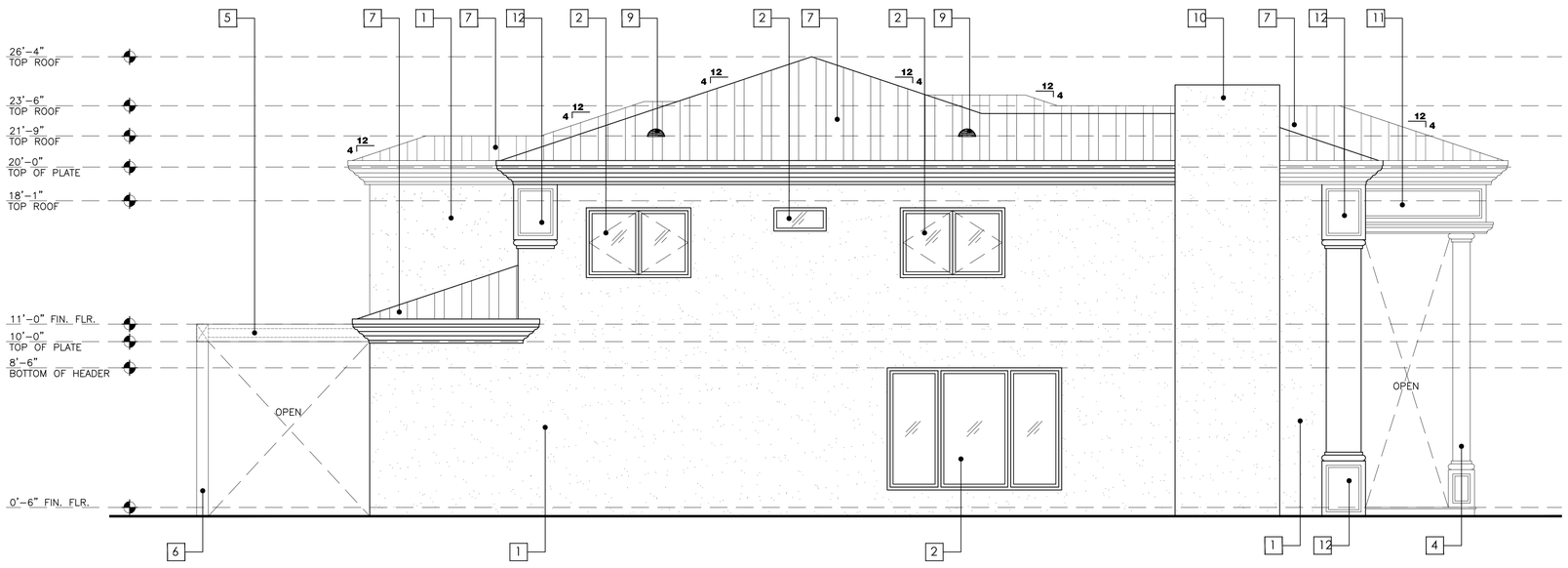


1 PROPOSED EAST ELEVATION

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

NO CHANGES TO EXISTING GRADE



2 PROPOSED WEST ELEVATION

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

NO CHANGES TO EXISTING GRADE

SECOND STORY SETBACK

SECOND STORY SETBACK COMPLIES WITH:

1 – FRONT YARD BUILDING MODULATION ALTERNATIVE B. SECOND FLOOR AREA IS LESS THAN 85% OF GROUND FLOOR AREA, MIN 15% OF FRONT ELEVATION IS STEPPED BACK AT LEAST 5 FT.

2 – SIDE YARD BUILDING MODULATION ALTERNATIVE A. AT LEAST 40 % OF THE LENGTH OF THE SECOND STORY IS SET BACK 4 FEET FROM THE FIRST FLOOR BUILDING FACE.

KEYNOTES

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2. NEW WINDOW, SEE WINDOW SCHEDULE FOR SIZE, TYPE, AND MFR.
3. NEW DOOR, SEE DOOR SCHEDULE FOR SIZE, TYPE, AND MFR.
4. NEW WOOD COLUMNS.
5. NEW METAL TRELLIS.
6. NEW METAL POST.
7. SEE ROOF PLAN ON SHEET A2.7 FOR ROOF TYPE, MANUFACTURER, UNDERLAYMENT, AND ADDITIONAL NOTES.
8. NEW GLASS AND STEEL GUARDRAIL. SEE DETAIL SHEET D1.0
9. ATTIC VENTILATION (SEE ROOF PLAN).
10. NEW CHIMNEY. STUCCO FINISH TO MATCH THE REST OF THE BUILDING
11. NEW COVERED WOOD PORCH.
12. NEW DECORATIVE MOULDING.
13. NEW EXTERIOR LAMP. SEE SPEC SHEET ON A2.4
14. CRAWLSPACE ACCESS.
15. NEW WOOD DECK.

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NEW RESIDENCE

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PROPOSED ELEVATIONS

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OF SHEETS

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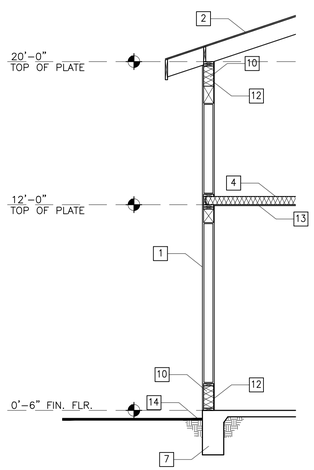
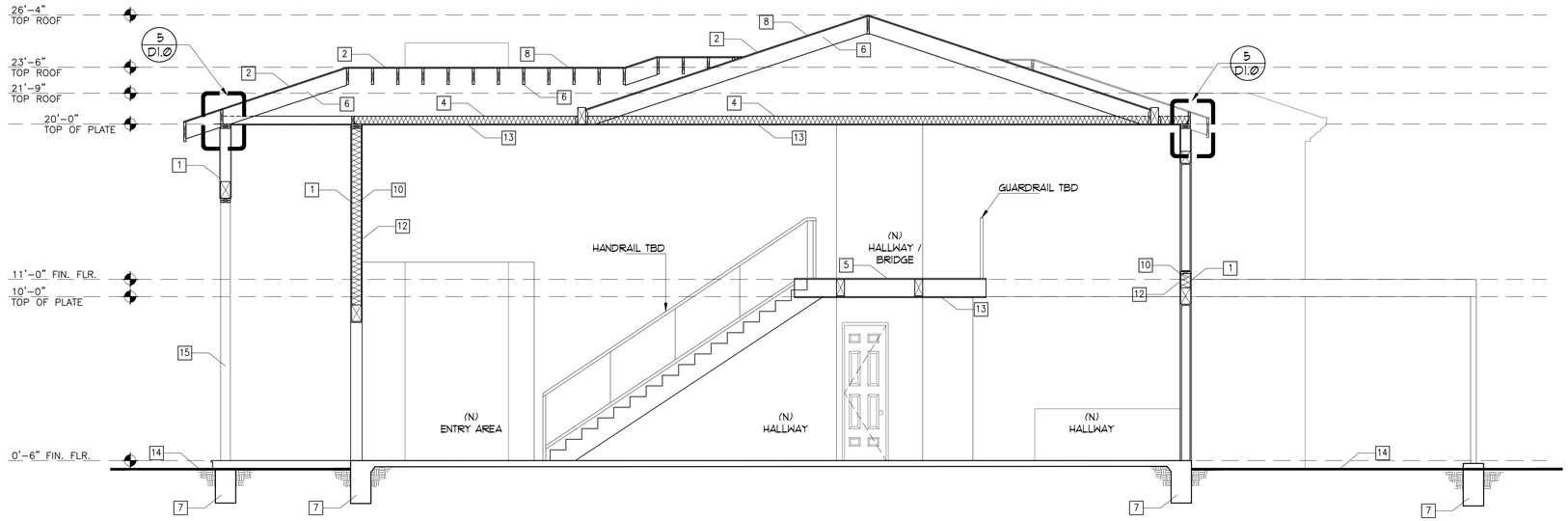


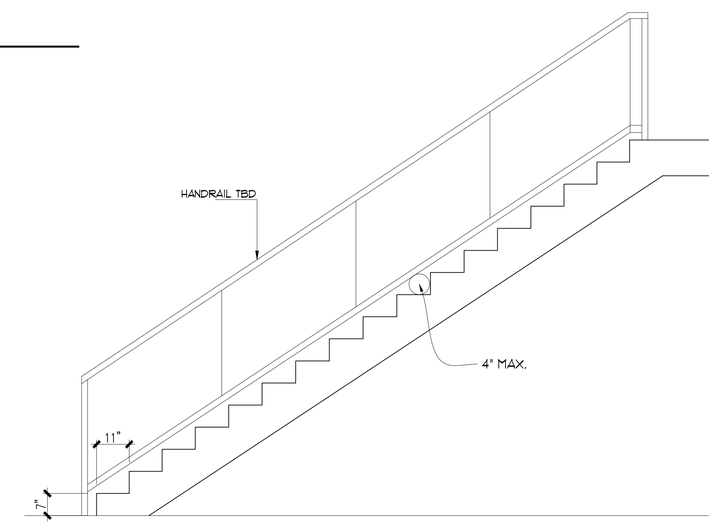
A DETAIL SECTION

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



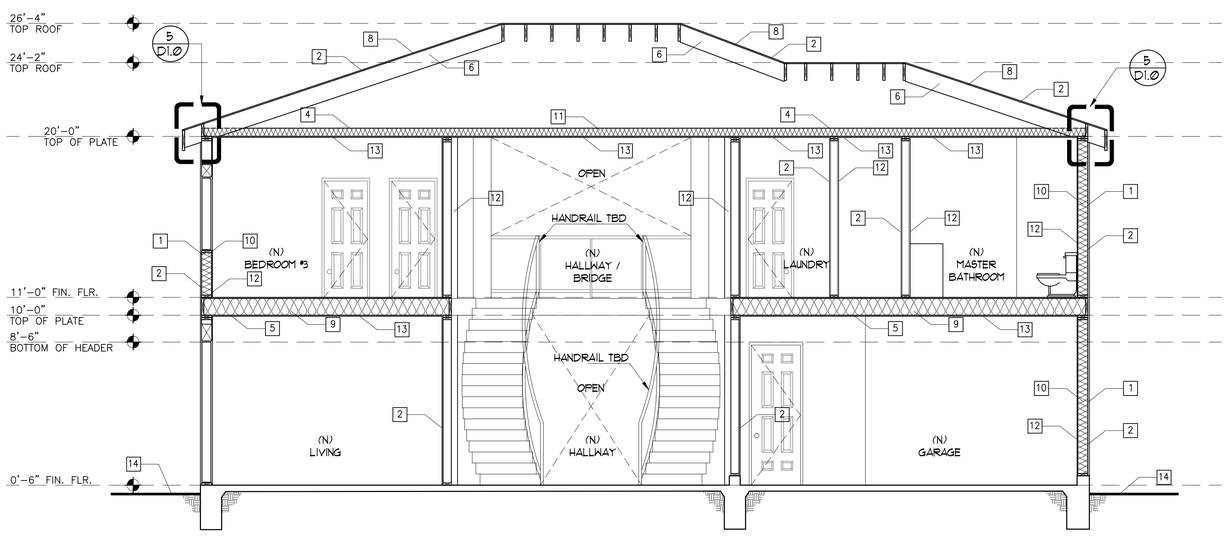
B SECTION

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



C SECTION

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



D SECTION

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

KEYNOTES

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2. PLYWOOD SHEATHING, SEE STRUCTURAL.
3. STUD WALLS, REFER STRUCTURAL DRAWING.
4. CEILING JOIST, REFER STRUCTURAL DRAWING.
5. FLOOR, FRAMING, REFER STRUCTURAL DRAWING.
6. ROOF FRAMING, REFER STRUCTURAL DRAWING.
7. FOUNDATION, REFER STRUCTURAL DRAWING.
8. SEE ROOF PLAN ON SHEET A4.0 FOR ROOF TYPE, MANUFACTURER, UNDERLAYMENT, AND ADDITIONAL NOTES.
9. R-19 FLOOR INSULATION.
10. R-13 WALL INSULATION.
11. R-30 CEILING INSULATION.
12. 5/8" GYPSUM BOARD AT WALL.
13. 5/8" GYPSUM BOARD AT CEILING.
14. FINISH GRADE
15. NEW WOOD POST. REFER STRUCTURAL DRAWING.

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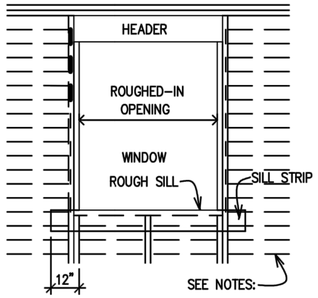
OF SHEETS

IN.

IN.

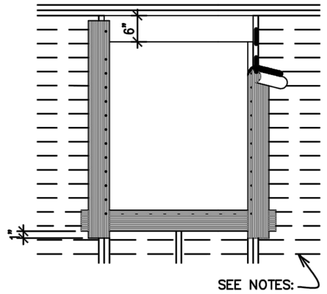
Monday, February 17, 2020

1



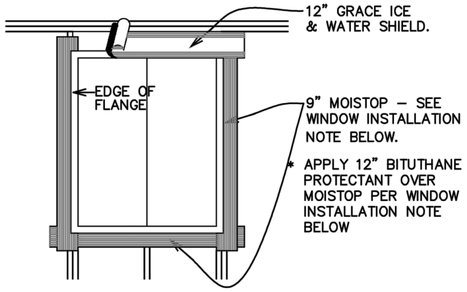
ATTACH A SILL STRIP OF MOISTOP FLASHING MATERIAL AT LEAST 12" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND SILL STRIP AT LEAST 12" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FLASHING WITH GALVANIZED ROOFING NAILS OR RUST RESIST-ANT STAPLES.

2



AFTER SILL STRIP IS IN PLACE ATTACH JAMB STRIPS (SIDE OF OPENING) AT LEAST 9" WIDE WITH INSIDE EDGE OF FLASHING FLUSH WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 6" ABOVE THE LOWER EDGE OF THE HEADER (TOP OF WINDOW OPENING.

3

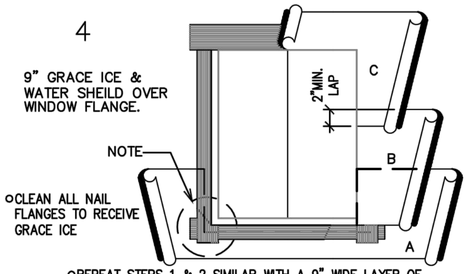


APPLY A CONTINUOUS (TOP 900 BEAD OF BUTYL RUBBER)SEALANT TO THE BACK SURFACES OF THE WINDOW FLANGE, THEN PLACE THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE INSTALLED FLASHING STRIPS. AFTER WINDOW IS PLACED, CAULK ALL VOIDS VISIBLE @ TOP OF WINDOW FLANGE EDGE AND DOWN SIDES 6"

NOTES: SECTION 1402.2, UNIFORM BUILDING CODE CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHERPROOF. SINCE U.B.C. DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED. USE "MOISTOP" FLASHING BY FORTIFIBER CORP., OR EQUAL WHENEVER POSSIBLE FOR FLASHING MATERIAL. CAULK BACK OF WINDOW FRAMES BEFORE SETTING. USE USE WINDOWS THAT ARE WATERTIGHT.

26 GA. G.I. FLASHING REQUIRED AS SHOWN IN OTHER WINDOW DETAILS TO BE INSTALLED BY SHEET METAL CONTRACTOR.

4



- REPEAT STEPS 1 & 2 SIMILAR WITH A 9" WIDE LAYER OF GRACE ICE & WATER SHEILD OVER WINDOW FLANGE, 4" SIDES GRACE ICE & WATER SHEILD MUST BE SECURELY SEALED TO NAIL FLANGE
- STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WATER-RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER-RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. (SHOWN IN DIAGRAM AS SHORT DASHED LINES). INSTALL SUCCEEDING COURSES OF WATER-RESISTANT PAPER (B, C, ETC.) OVER JAMB AND HEAD FLANGES IN SHINGLE-BOARD FASHION.

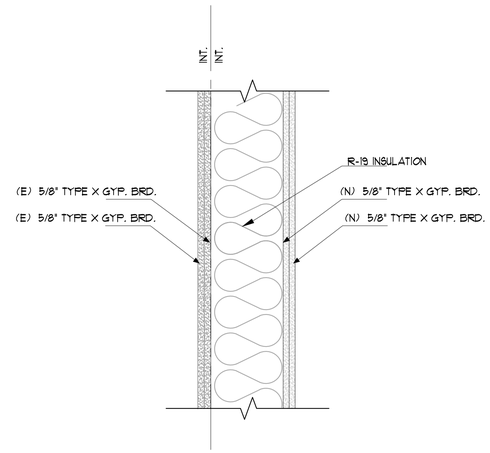
LINE WIRE, WHEN USED AS BACKING TO SUPPORT WATER-RESISTANT BUILDING PAPER OR FELT BENEATH LATH FOR STUCCO SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE. NO ATTACHMENT DEVICE NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER WIRE BACKING.

WINDOW INSTALLATION:

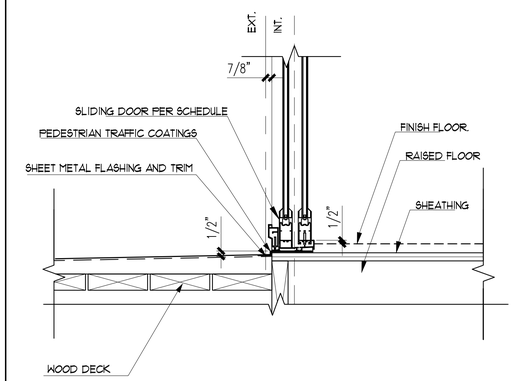
WHITE VINYL FRAME DUAL PANE WINDOWS PER PLAN AND PER TITLE 24 REQUIREMENTS. GRIDS PER PLAN AND ELEVATIONS. ALL WINDOWS INSTALLED BY FRAMER WITH 1/4" BEAD OF TOP 900 OR SCHNEE MOOREHEAD ADHESIVE AND 9" BITUTHANE OVER TOP OF NAILING FIN AT SILLS AND JAMBS, 12" AT HEAD.

NOT TO SCALE

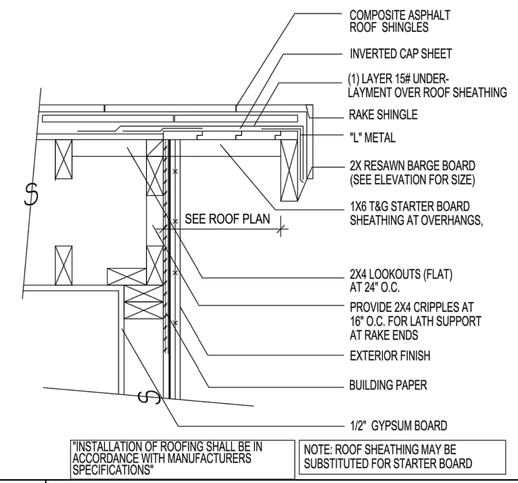
8 DETAIL



2 FIRE RATED WALL



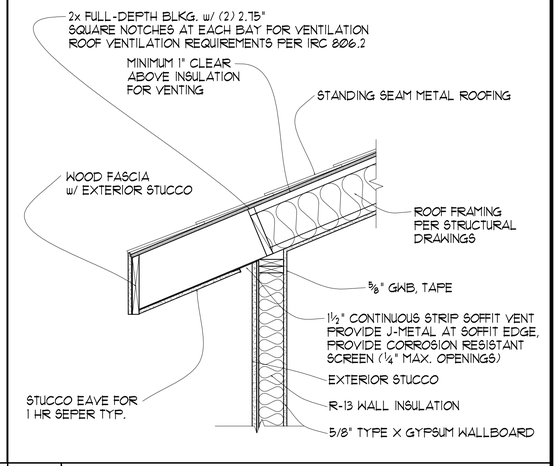
1 SLIDER SILL @ CONC.



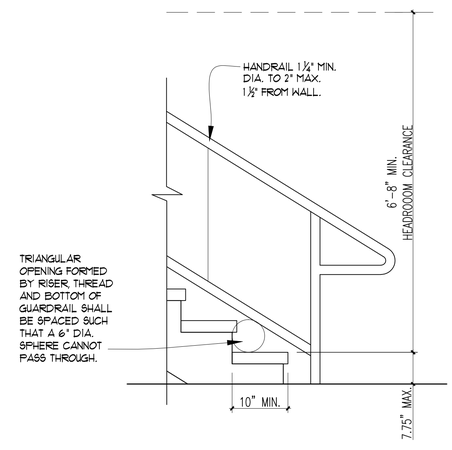
"INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS"

NOTE: ROOF SHEATHING MAY BE SUBSTITUTED FOR STARTER BOARD

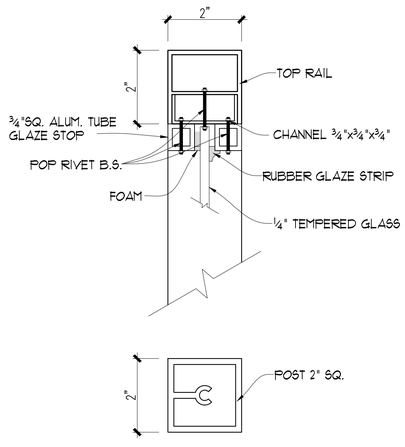
6 DETAIL

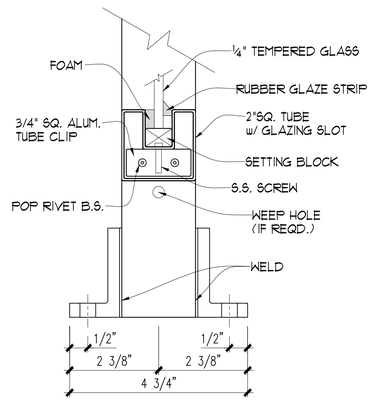


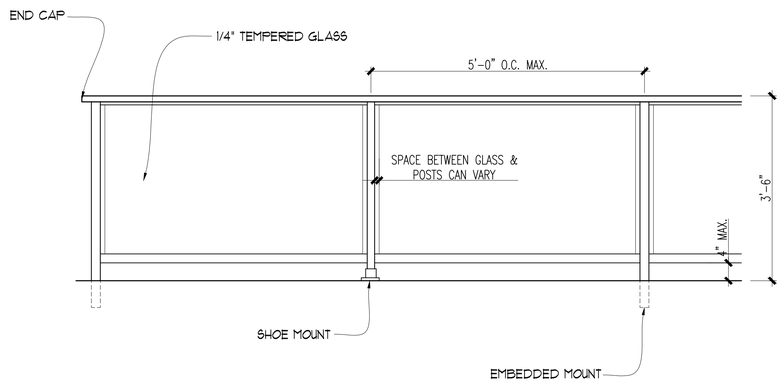
5 DETAIL



12 DETAIL







11 DETAIL

CASTILLO ENGINEERING
2919 BURBANK BLVD. STE. D, BURBANK, CA 91505
T: 714-725-8320
WWW.CASTILLOENGINEERING.COM

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

ENGINEER:

LICENSED PROFESSIONAL ENGINEER FRANCISCO DIAZ GARCIA NO. 88029 EXP. 3-31-20 CIVIL STATE OF CALIFORNIA

Francisco Garcia, P.E.

PROJECT:

AVANESIAN RESIDENCE
NEW RESIDENCE

PROJECT ADDRESS:
3032 AMIGOS DRIVE
BURBANK, CA 91504

MARK	DATE	REVISIONS
1		
2		
3		

TITLE
DETAILS

JOB NO. 19-1144
DRAWN : LCV
CHECKED : PD
DATE : 13 FEB 20

SHEET NUMBER
D1.0
OF SHEETS

PLAN CHECK SET - NOT FOR CONSTRUCTION

Monday, February 24, 2020

Black Anodized Aluminum & Black Laminate Glass Garage Door		
Width	7' High	8' High
8'	$3307	$3443
9'	$3556	$3697
10'	$3970	$4123
12'	$4585	$4749
16'	$5975	$6212
18'	$7852	$8130

Specifications:

1. **Aluminum Finish: Black Anodized Aluminum**
2. **Frame Thickness: 2-1/8" Rust-proof Aluminum Frame**
3. **Frame Color Options: Natural Anodized Aluminum, Powder Coat White. (Other Colors are available for additional cost: Anodized Dark Bronze, Anodized Black, Powder Coat Black and Powder Coat Brown)**
4. **Glass Thickness: 1/4" Dual Pane Black Laminated (Privacy) Glass**
5. **Custom Capabilities: Size, Finish, Glass**
6. **Maintenance Level: Low**
7. **Packaging: Loose**
8. **Project Type: New construction and replacement**

Track and Hardware Details:

1. **Spring Type: Torsion, Oil Spring**
2. **Track Size: 2" Flag & Jamb Bracket Jambs**
3. **Track Mount: Bracket**
4. **Track Lift: Standard (High Lift or Low-Lift available for additional cost)**
5. **Track Radius: 12" or 15"**
6. **Packaging: Loose**
7. **Rollers: Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation**
8. **No lock hole**

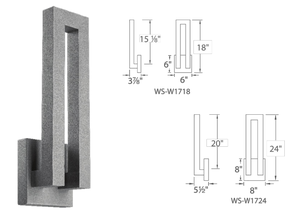
Construction

- 2" thick extruded commercial-grade aluminum frame provides durability, low maintenance and corrosion resistance
- Tongue and groove section joints and bottom weather seal provide additional protection against the elements
- ClearView Aluminum Strut System does not restrict viewing area and adds strength and durability to doors 16' to 24' wide
- Wind load options available to meet local building codes
- Attractive, modern exterior handles (2) included
- Available in 21" and 24" section heights; 18" for odd height doors
- Available in 1" width increments up to 24'

FORQ – model: WS-W17

LED Exterior Sconce

MODERN FORMS



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Tall and austere. A simple form presents from the wall behind it while enhancing the sense of space by drawing the eye to the wall. Rated for interior and exterior applications.

SPECIFICATIONS

Construction: Aluminum

Light Source: High output LED.

Finish: Black (BK), Bronze (BZ), Graphite (GH), White (WT)

Standards: ETL & cETL wet location listed IP 65. ADA compliant.

FEATURES

- ADA compliant, low profile design
- ETL & cETL wet location listed, IP 65 rated
- Aluminum construction
- Full range dimming when used with compatible dimmers*
- Transformer located in canopy
- 277V option available (special order)
- Replaceable LED modules
- 60,000 hour rated life
- Color Temp: 3000K
- CRI: 90

REPLACEMENT GLASS

Part#	Fixture
RPL-GLA-1724	*WS-W1724*
RPL-GLA-1718	*WS-W1718*

ORDER NUMBER

Model	Height	Watt	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W1718	*18"*	*22W*	*120V*	*1876*	*790*	**BK** *Black*
WS-W1724	*24"*	*33W*		*1546*	*1443*	**BZ** *Bronze*
						GH *Graphite*
						WT *White*

Example: **WS-W1718-GH**
For 277V special order, add an "F" before the finish: **WS-W1718F-GH**

modernforms.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2018

NOTE: ALL OUTSIDE LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5-3-505 BMC. REQUIRED LIGHTING DEVICES SHALL HAVE VANDAL RESISTANT COVERS.

8 DETAIL

6 DETAIL

12 DETAIL

11 DETAIL

10 DETAIL

9 DETAIL

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