

LEGAL DESCRIPTION

ASSESSORS ID NO: 2470-026-018
 TRACT: NO. 16975
 LOT: 72
 ZONE: R-1

SCOPE OF WORK

PROPOSED 739.9 SF ADDITION TO EX. SFD, 330.38 SF COVERED PATIO AND 49.58 FRONT PORCH. INTERIOR REMODELING THROUGHOUT.

BUILDING TYPE

TYPE V-B
 NUMBER OF STORIES: 1
 SPRINKLERED: NO

BUILDING USE

SINGLE FAMILY RESIDENTIAL R-3

LOT COVERAGE

$1626.86 + 739.9 + 420.2 + 49.58 + 330.38 = 3166.92$
 $3166.92/8440 = 37.5\%$

APPLICABLE CODES

- 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA GREEN BUILDING CODE (CALGREEN)

DRAWING INDEX

A-1.0	INDEX, INFORMATION, SCOPE OF WORK, NOTES, SITE PLAN
A-1.1	PREVAILING SETBACK CALC, FAR DIAGRAM
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FAR CALCULATION

PROPERTY	8,440.0 SF
EX. HOUSE (PER ASSESSOR)	1,515.0 SF
EX. HOUSE (PER DRAWINGS)	1,626.86 SF
EX. PATIO TO BE DEMO	290.6 SF
EX. NONCONFORMING PORTION TO BE DEMO	39.21 SF
EX. GARAGE	420.25 SF (400 SF EXEMPT)
EX. ADU	466.25 SF (PERMIT: BS1927069)
PORTION OF EX. ADU NOT ABOVE GARAGE	186.1 SF
NEW FRONT PORCH	49.58 SF (EXEMPT)
NEW ADDITION	739.9 SF
NEW COVERED PATIO	330.38 SF
MAX FAR ALLOWABLE:	
$7500 \times 0.4 = 3000$	
$940 \times 0.3 = 282$	
$3000 + 282 = 3282$ S.F.	
FAR:	
$1626.86 - 39.21 + 420.25 - 400 + 186.1 + 739.9 + 330.38 = 2864.28$ SF	
$2864.28 < 3282$	

*SEE FAR DIAGRAM ON A-1.1 FOR BREAKDOWN

WIDTH AT INCREMENTS

95'-11 1/2"
 92'-7"
 89'-9"
 86'-11"
 84'-1"
 81'-3"
 78'-5"
 75'-7"
 70'-9"
 67'-1 1/2"

TOTAL: 822'-5" (9869")

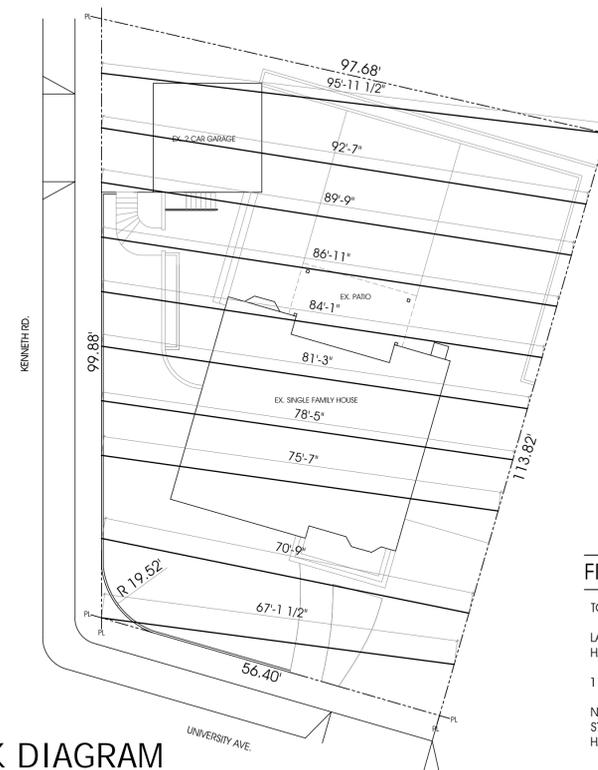
AVERAGE WIDTH: $9869 / 10 = 989.6'$

10% OF AVG. WIDTH: $989.6 \times 0.10 = 98.96'$ (8'-3")

STREET SIDE SETBACK PROVIDED: 8'-3"

2 STREET SIDE SETBACK DIAGRAM

Scale: 1/16"=1'-0"



FRONT HARDSCAPING CALC:

TOTAL FRONT YARD/STREET-FACING SIDE YARD AREA: 2563 SF

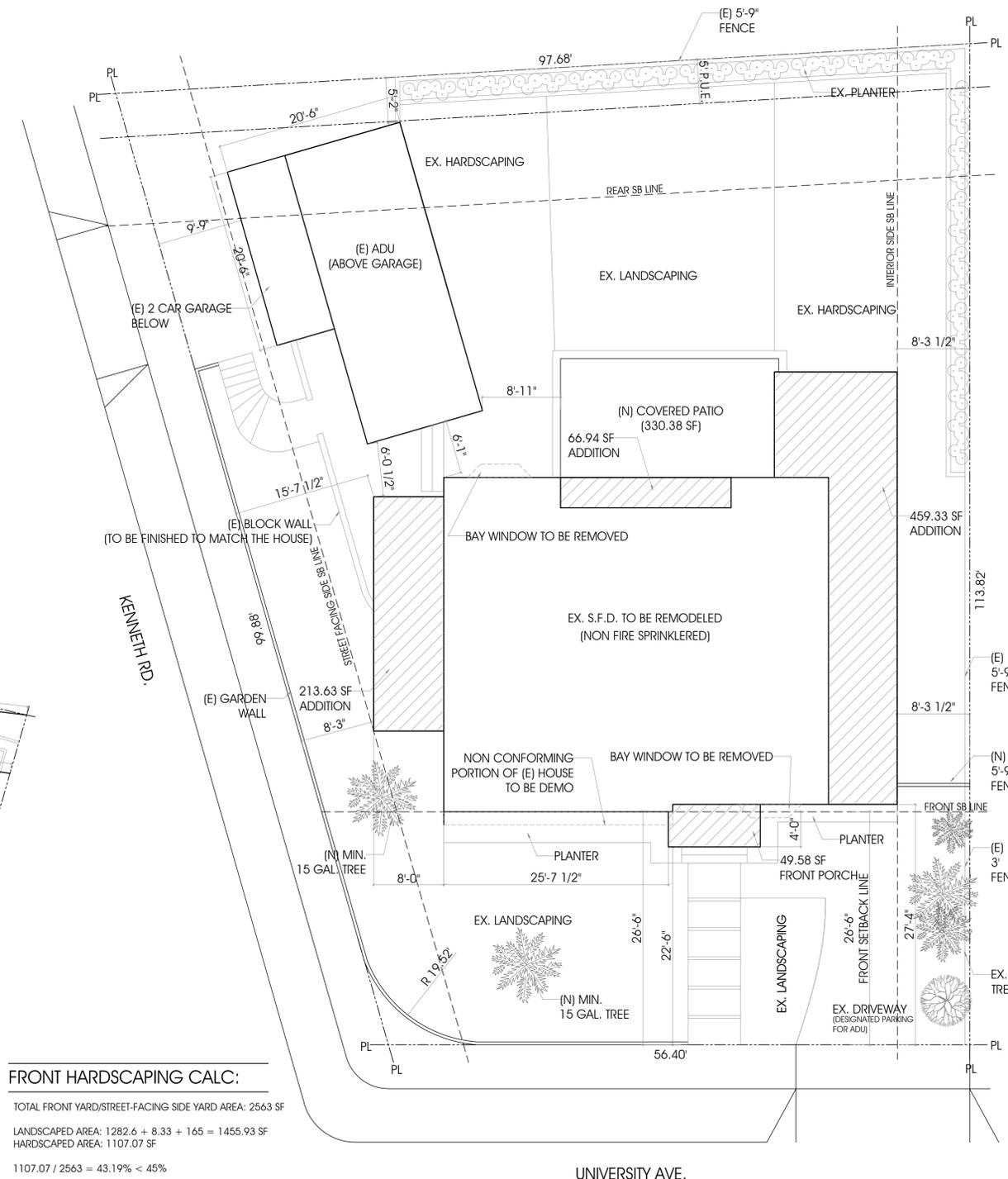
LANDSCAPED AREA: $1282.6 + 8.33 + 165 = 1455.93$ SF
 HARDSCAPED AREA: 1107.07 SF

$1107.07 / 2563 = 43.19\% < 45\%$

NOTE: NO MORE THAN THE REQUIRED FRONT YARD OR STREET-FACING SIDE YARD SETBACK AREA SHALL BE HARDSCAPED

1 PLOT PLAN

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



ARCH-DESIGN & CONSTRUCTION CO., INC.

TEL (818) 517-5224

409 IRVING DR.
 BURBANK, CA 91504

RUBINA TUMANIAN

PROPOSED ADDITION TO EX. S.F.D.

801 UNIVERSITY AVE. BURBANK, CA 91504

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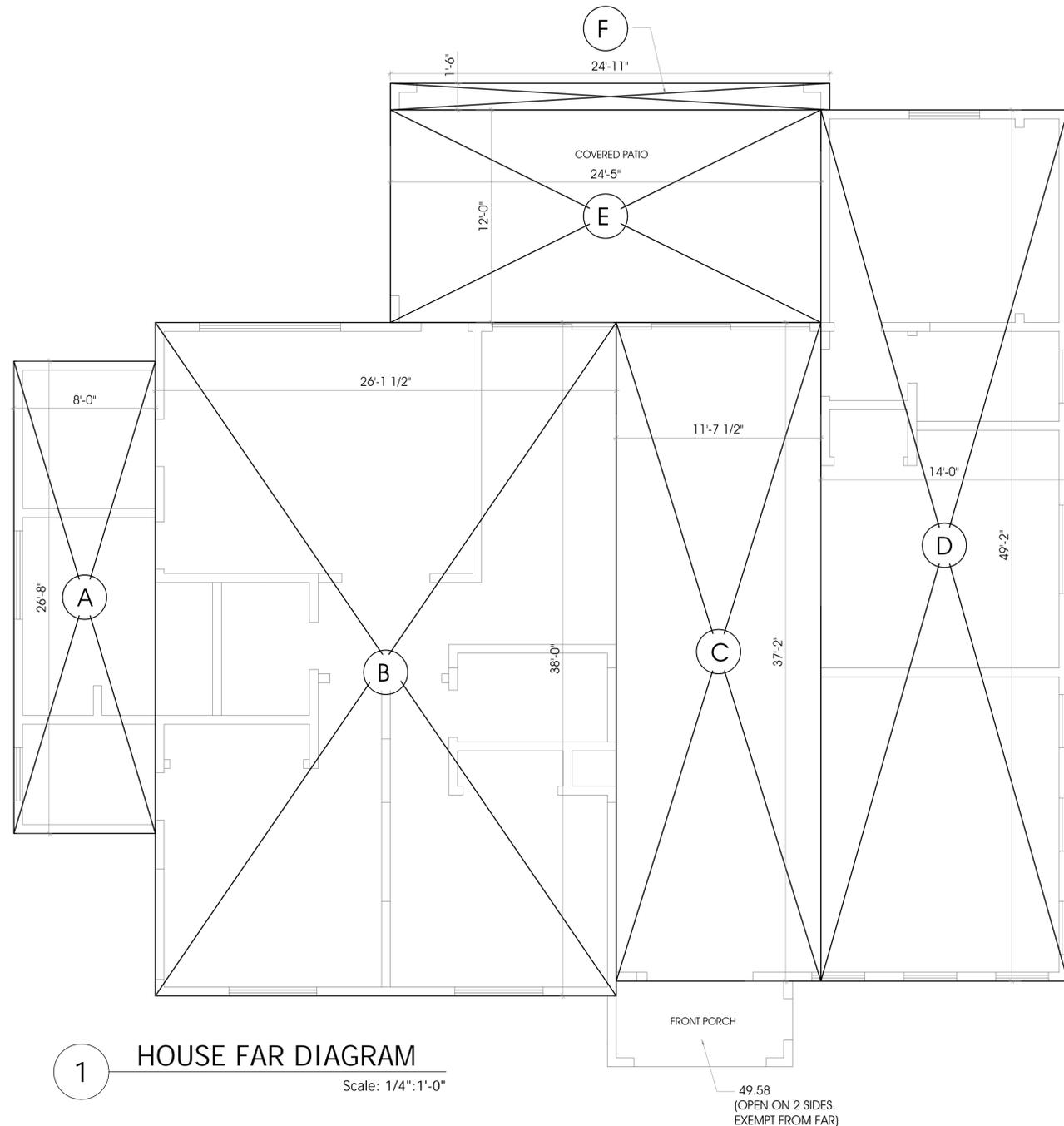
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OF SHEETS



FLOOR AREA CALCULATION:

HOUSE:
A. 213.63 SF
B. 993.34 SF
C. 431.48 SF
D. 689.10 SF
TOTAL: 2327.55 SF

COVERED PATIO
E. 293 SF
F. 37.38 SF
TOTAL: 330.38 SF

GARAGE:
420.25 SF (GARAGE 400 SF EXEMPT)

ADU: PORTION OF ADU NOT ABOVE GARAGE
186.1 SF

MAX FAR ALLOWABLE: (LOT SIZE: 8440 SF)
7500 X 0.4 = 3000
940 X 0.3 = 282
3000 + 282 = 3282 SF MAX

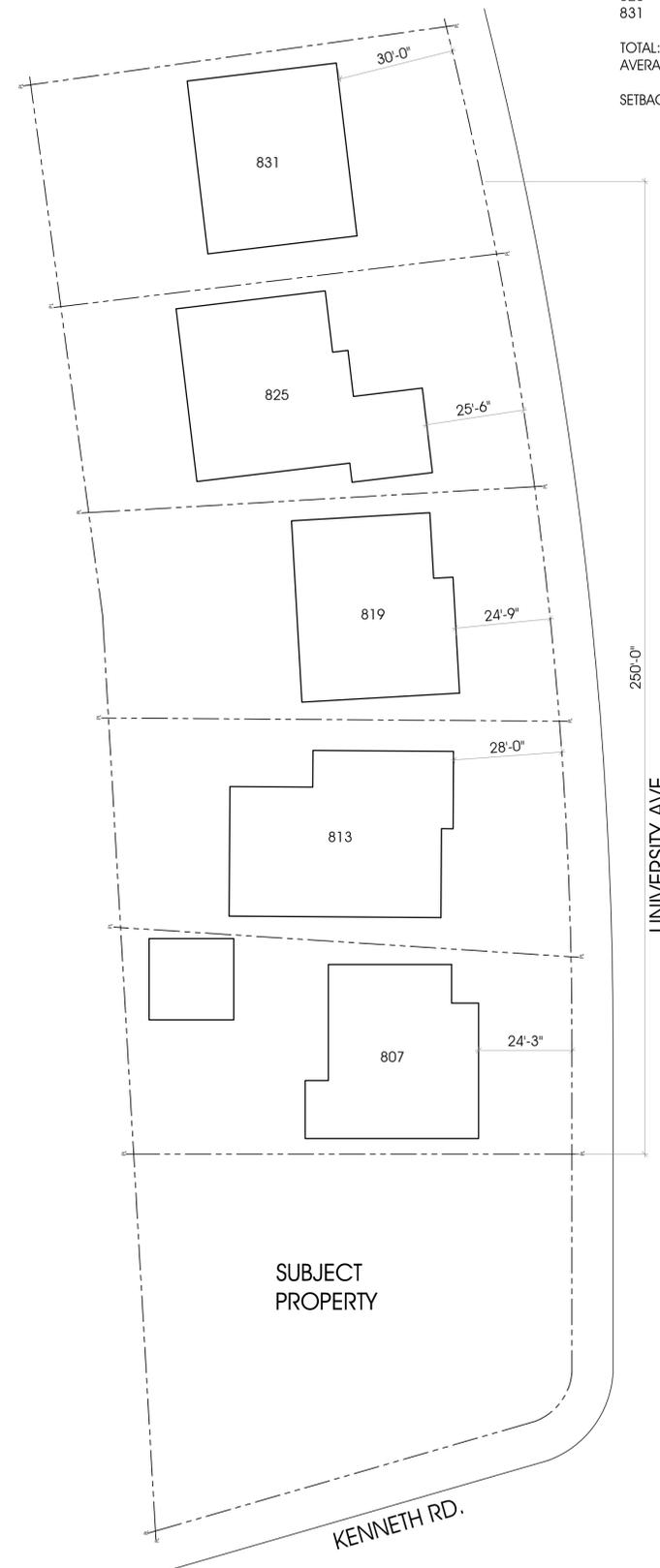
TOTAL FAR: 2327.55 + 330.38 + 420.25 - 400 + 186.1 = 2864.28 SF
2864.28 < 3282

PREVAILING SETBACK CALCULATION:

ADDRESS:	SETBACK:
807	24'-3"
813	28'-0"
819	24'-9"
825	25'-6"
831	30'-0"

TOTAL: 132'-6" (1590")
AVERAGE: 1590/5 = 318" (26'-6")

SETBACK FOR PROPERTY: 26'-6"



2 PREVAILING SETBACK CALC.
Scale: 3/32":1'-0"

OWNER: -
PROJECT: PROPOSED ADDITION TO EX. S.F.D.
LOCATION: 801 UNIVERSITY AVE. BURBANK, CA 91504

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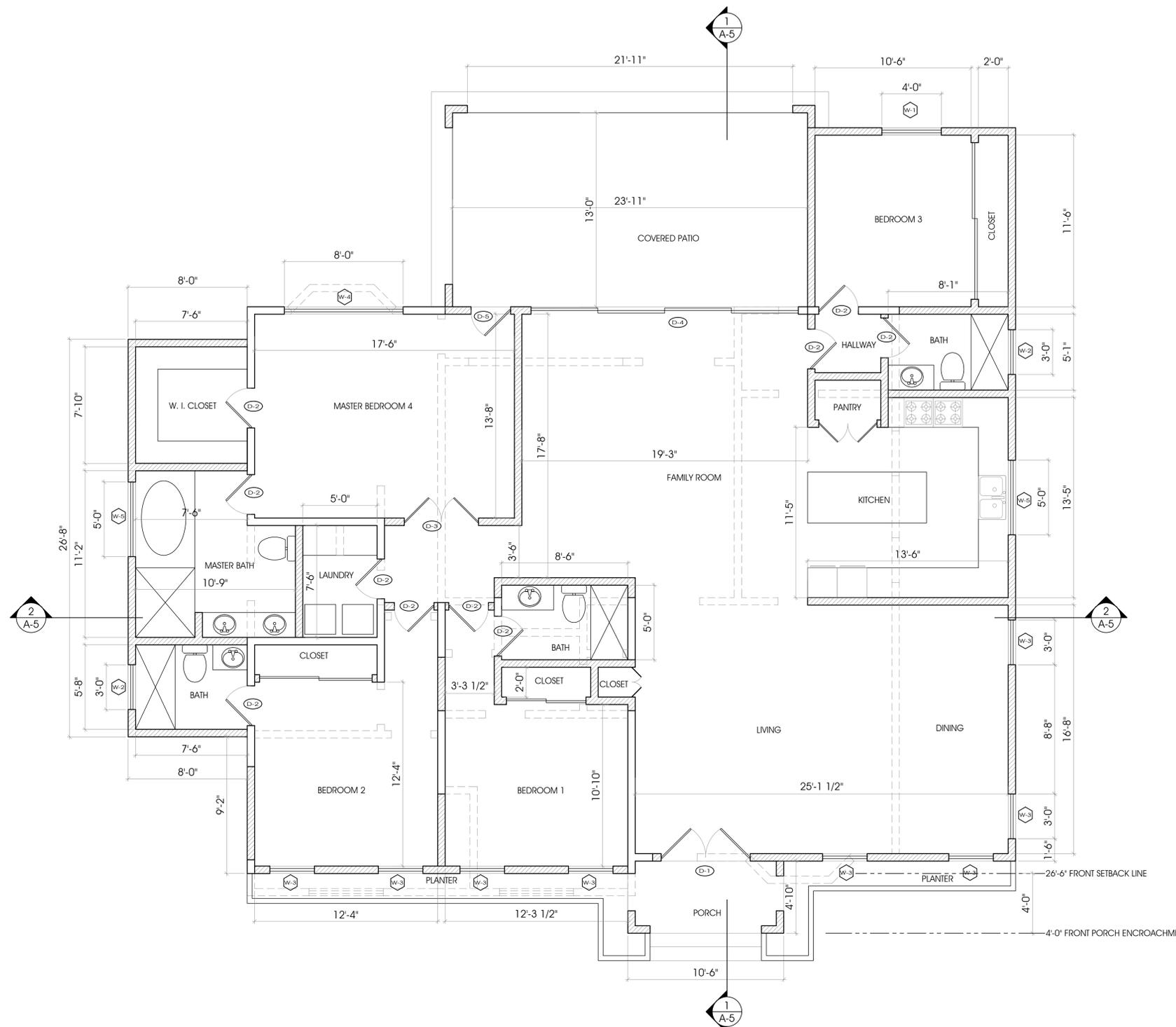
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LEGEND:

- (S/D) HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK UP. SEE NOTE BELOW
- (F) 50 CFM VENTILATION FAN. ELECTRICAL FAN MUST BE ON A SEPARATE SWITCH AS THE PRIMARY LIGHT IN THE BATHROOM.
- (CM) CARBON MONOXIDE DETECTOR. SEE NOTE BELOW
- (N-1) PROVIDE 72" NON-ABSORBENT WALL SURFACE IN ALL BATHTUB AND SHOWER COMPARTMENTS
- EX. WALL TO REMAIN
- NEW STUD WALL 2 X 4 @ 16 O.C.
- EX. WALL TO BE DEMO
- (D-1) DOOR SCHEDULE SYMBOL
- (W-1) WINDOW SCHEDULE SYMBOL

SHEET NOTES:

- SMOKE ALARM:**
- AN APPROVED SMOKE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING 1000\$. [CRC R 14.1.R314.6.2a.1]
 - BATTERY OPERATED SMOKE ALARMS PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE OR IN BUILDING UNDERGOING ALTERATION OR REPAIR THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT WHICH COULD PROVIDE ACCESS FOR WIRING. [CRC R314.4 EXCEPTIONS 1,3]
 - SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R314.5]
 - SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP. [CRC R314.4]
- CARBON MONOXIDE DETECTOR:**
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING 1000\$. [CRC R315.1.R315.2.2]
 - CO ALARMS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP. [CRC R315.1.2]
 - CO ALARM SHALL BE LISTED FOR COMPLIANCE WITH UL 2034, UL2075, AND MAINTAINED PER NFPA 720 [CRC R315.1.R315.1.1]
 - CO ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE OF THE BEDROOMS AND ONE EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT [CRC R315.2.6]
 - CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R315.1.3.R315.2.5]
 - IN EXISTING DWELLING UNIT A CO ALARM IS PERMITTED TO BE BATTERY OPERATED WHERE REPAIR OR ALTERATION DO NOT RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES. [CRC R315.2.4 EXCEPTIONS 2]
- ELECTRICAL FAN:**
- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. ELECTRICAL FAN MUST BE ON A SEPARATE SWITCH AS THE PRIMARY LIGHT IN THE BATHROOM.



1 FLOOR PLAN Scale: 1/4"=1'-0"

NEW WINDOW SCHEDULE						
WINDOW NUMBER	WIDTH X HEIGHT	MATERIAL	TYPE	BEDROOM EGRESS	TEMPERED GLASS	REMARKS
W-1	4'-0" X 4'-0"	VINYL	DBL CASEMENT	YES	NO	RECESSED
W-2	3'-0" X 2'-0"	VINYL	SLIDING	NO	YES	RECESSED
W-3	3'-0" X 5'-0"	VINYL	CASEMENT	YES	NO	RECESSED
W-4	8'-0" X 4'-0"	VINYL	CASEMENT	NO	NO	RECESSED
W-5	5'-0" X 3'-0"	VINYL	DBL CASEMENT	NO	YES	RECESSED
W-6	NOT USED					
W-7	NOT USED					

NOTE: FOR ALL WINDOWS AND GLAZED DOORS U-FACTOR 0.32 AND SHGC 0.23

NEW DOOR SCHEDULE					
DOOR NUMBER	WIDTH X HEIGHT	MATERIAL	TYPE	GLAZING	REMARKS
D-1	6'-0" X 6'-8"	SOLID WOOD	SWING	NO	
D-2	2'-8" X 6'-8"	HOLLOW CORE	SWING	NO	
D-3	5'-0" X 6'-8"	HOLLOW CORE	SWING	NO	
D-4	18'-0" X 6'-8"	DUAL GLAZED	SLIDING	YES	TEMPERED
D-5	2'-8" X 6'-8"	DUAL GLAZED	SWING	YES	TEMPERED

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

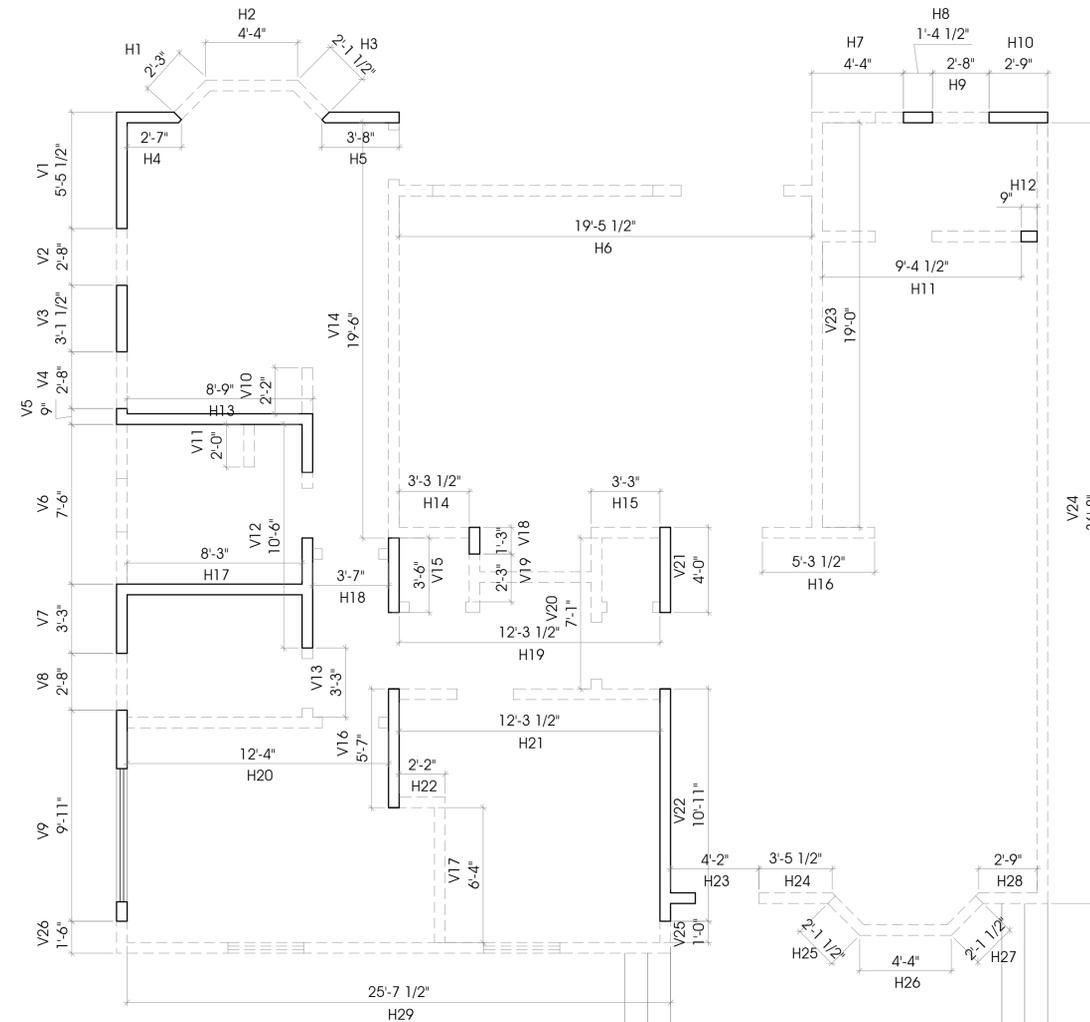
LEGEND:

- EX. WALL TO REMAIN
- EX. WALLS TO BE DEMO

WALL DEMO CALC:

<p>TO REMAIN-</p> <p>V1: 5'-5 1/2" V3: 3'-1 1/2" V5: 9" V7: 3'-3" V9: 9'-11" V12: 10'-6" V15: 3'-6" V16: 5'-7" V18: 1'-3" V21: 4'-0" V22: 10'-11"</p> <p>H4: 2'-7" H5: 3'-8" H8: 1'-4 1/2" H10: 2'-9" H12: 9" H13: 8'-9" H17: 8'-3" H23: 4'-2"</p> <p>TOTAL: 90'-6 1/2" (1086.5')</p>	<p>TO DEMO-</p> <p>V2: 2'-8" V4: 2'-8" V6: 7'-6" V8: 2'-8" V10: 2'-2" V11: 2'-0" V13: 3'-3" V14: 19'-6" V17: 6'-4" V19: 2'-3" V20: 7'-1" V23: 19'-0" V24: 36'-8" V25: 1'-0" V26: 1'-6"</p> <p>H1: 2'-3" H2: 4'-4" H3: 2'-1 1/2" H6: 19'-5 1/2" H7: 4'-4" H9: 2'-8" H11: 9'-4 1/2" H14: 3'-3 1/2" H15: 3'-3" H16: 5'-3 1/2" H18: 3'-7" H19: 12'-3 1/2" H20: 12'-4" H21: 12'-3 1/2" H22: 2'-2" H24: 3'-5 1/2" H25: 2'-1 1/2" H26: 4'-4" H27: 2'-1 1/2" H28: 2'-9" H29: 25'-7 1/2"</p> <p>TOTAL: 255'-8 1/2" (3068.5')</p>
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TOTAL WALL LENGTH:	4155"
DEMO WALL LENGTH:	3068.5"
REMAINING WALL LENGTH:	1086.5"
3068.5/4155 = 77.03%	



1 DEMO PLAN
Scale: 1/4":1'-0"

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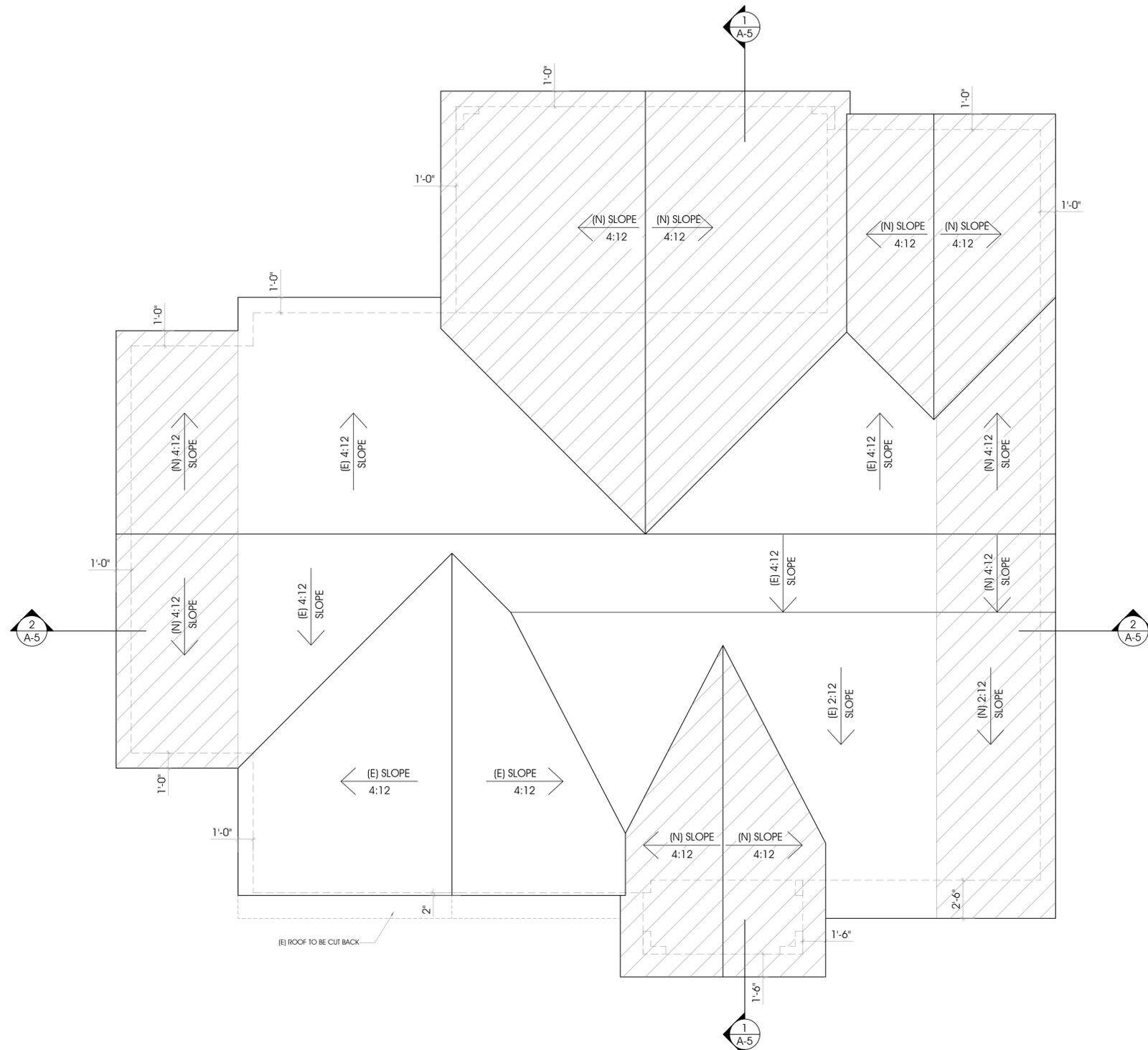
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1 ROOF PLAN
Scale: 1/4"=1'-0"

LEGEND:

 NEW ROOF

ROOFING NOTES:

ROOFING MATERIAL: CLASS "A" COMPOSITION SHINGLE OR TORCH DOWN ROOFING
 ROOFING MANUFACTURER: GAF
 PRODUCT ICC-ESR: 1475
 NOTE: ROOFING INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

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OWNER	RUBINA TUMANIAN
PROJECT	PROPOSED ADDITION TO EX. S.F.D.
LOCATION	801 UNIVERSITY AVE. BURBANK, CA 91504

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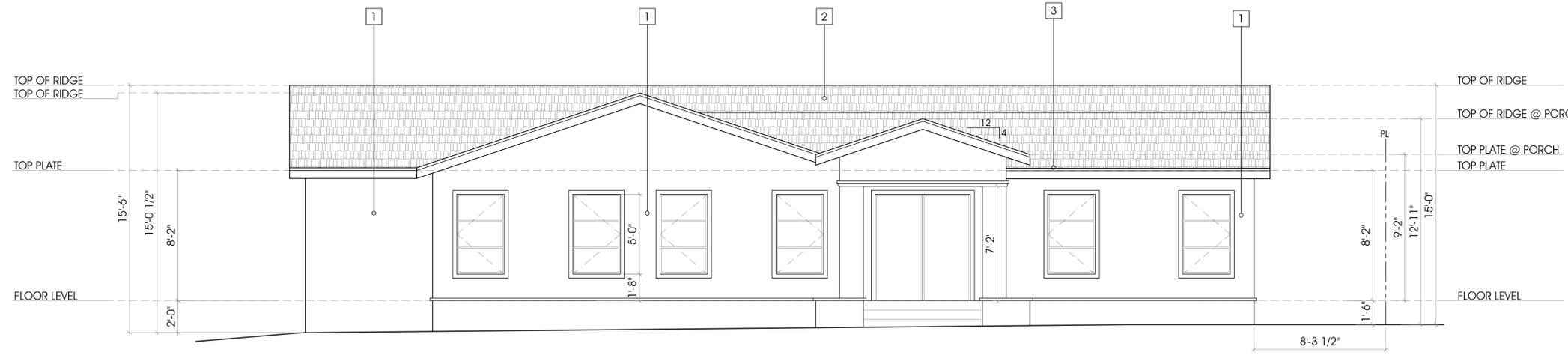
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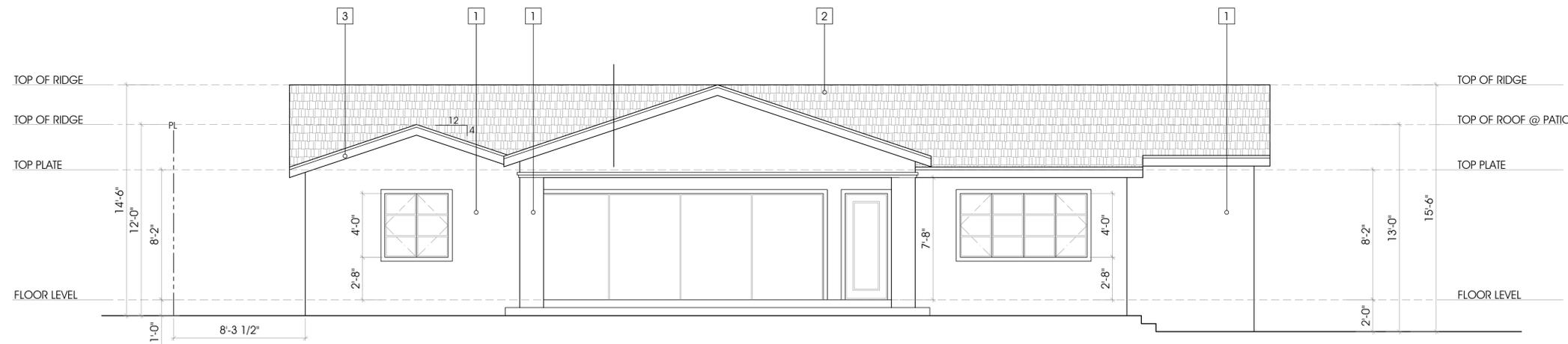
EXTERIOR FINISHES:

- 1 PR. 7/8" SMOOTH STUCCO. COLOR: OFF-WHITE
- 2 CLASS "A" COMP. SHINGLE. COLOR: ENERGY GRAY
- 3 DARK BROWN FASCIA

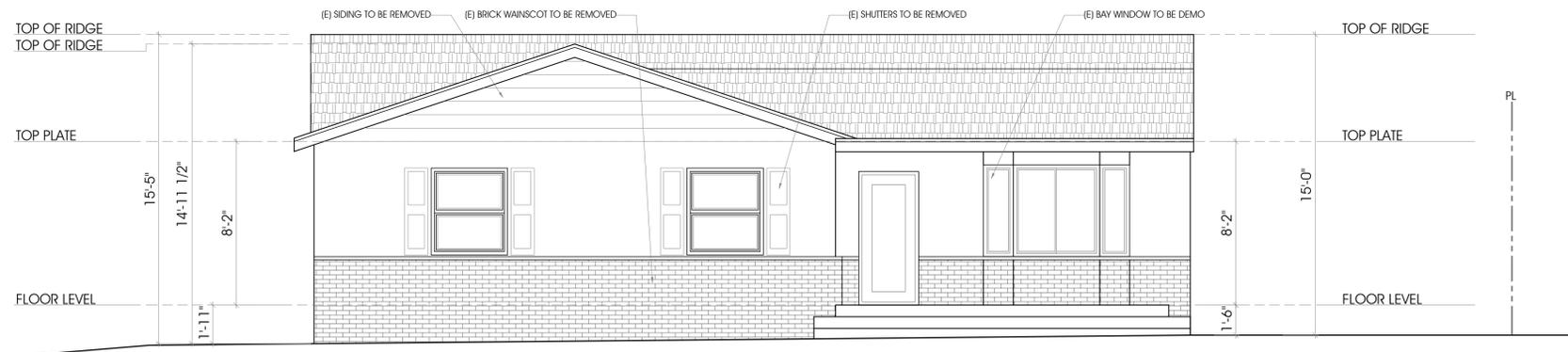
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1 SOUTH EAST ELEVATION
Scale: 1/4":1'-0"



2 NORTH WEST ELEVATION
Scale: 1/4":1'-0"



3 EX. SOUTH EAST ELEVATION
Scale: 1/4":1'-0"

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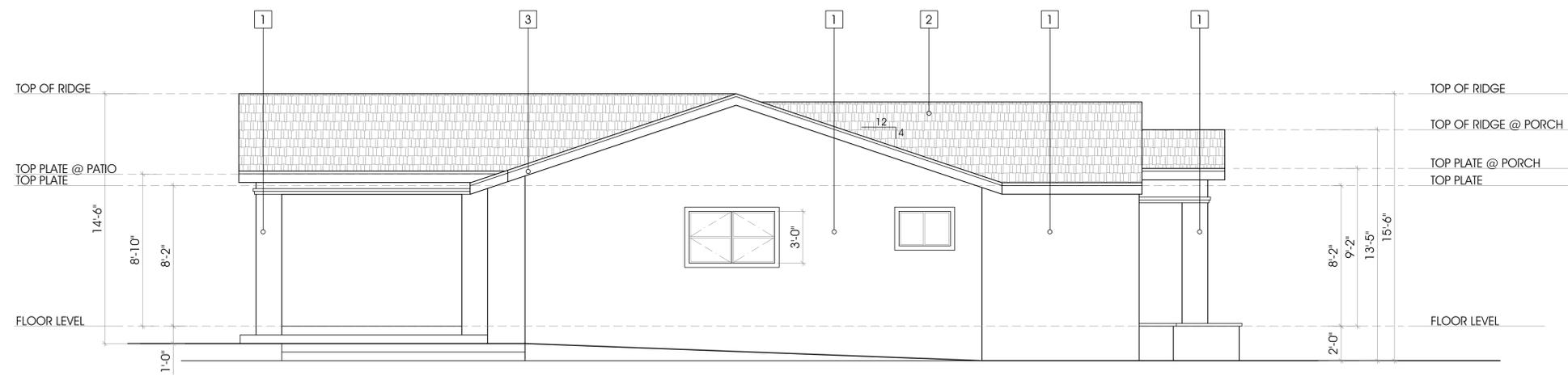
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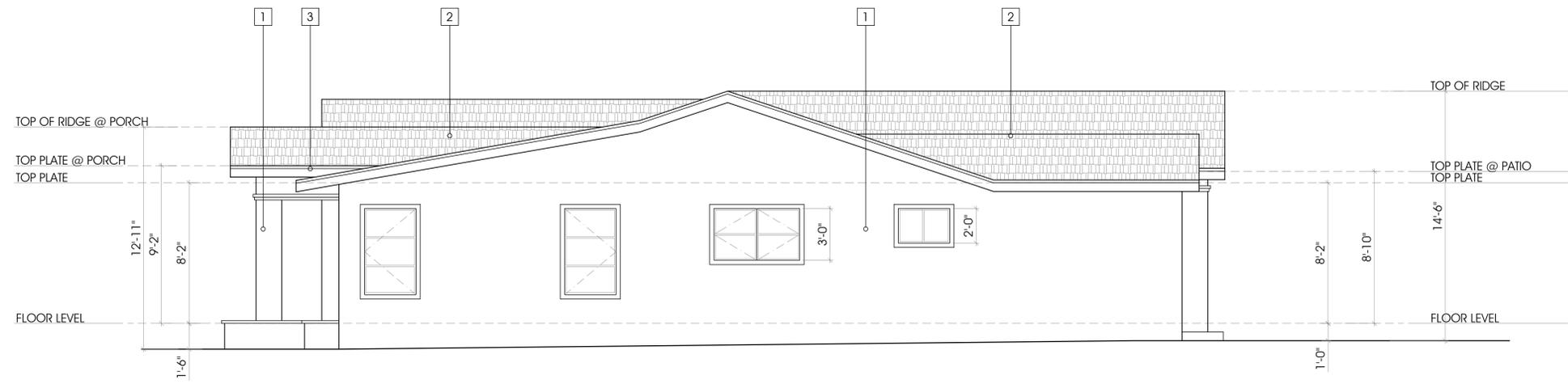
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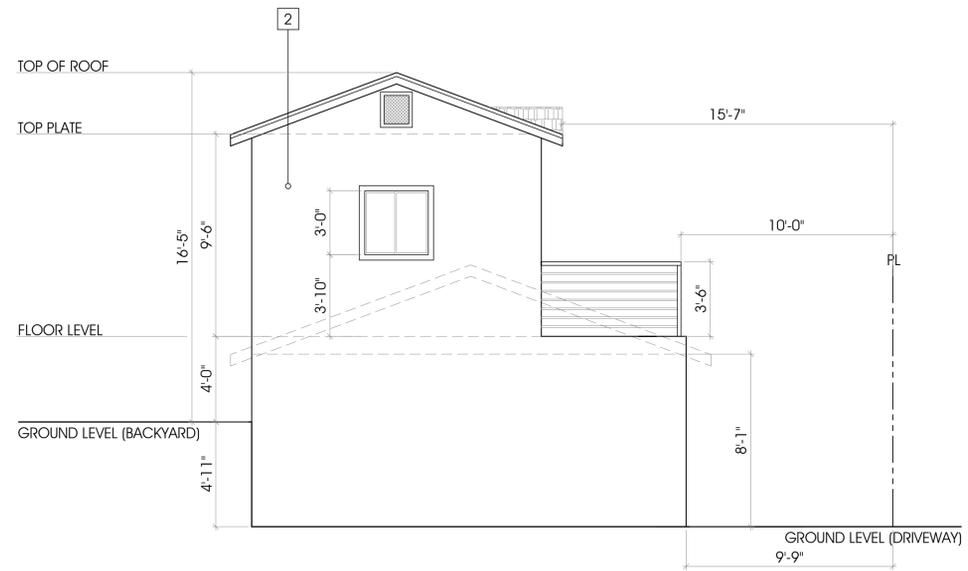
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Scale: 1/4":1'-0"



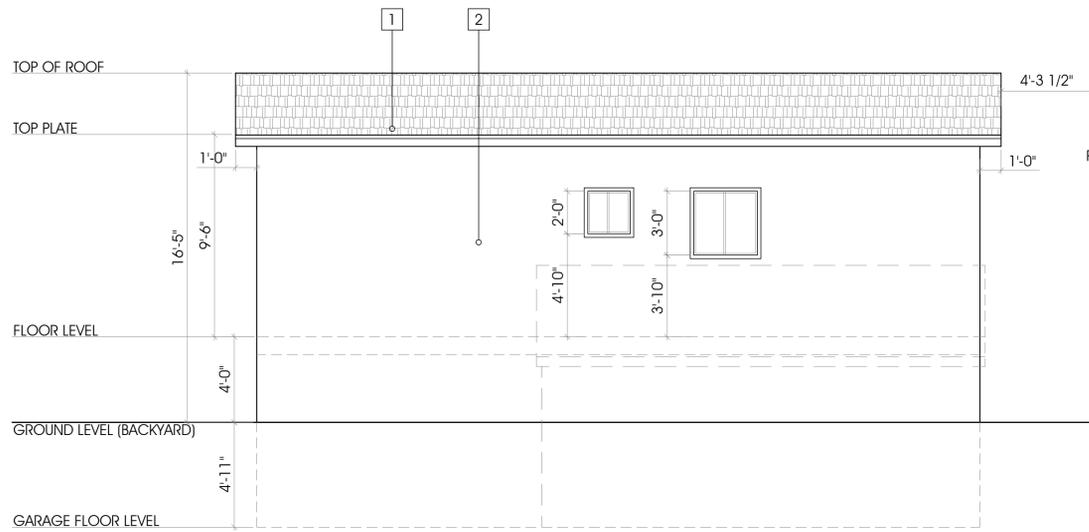
2 NORTH EAST ELEVATION
Scale: 1/4":1'-0"



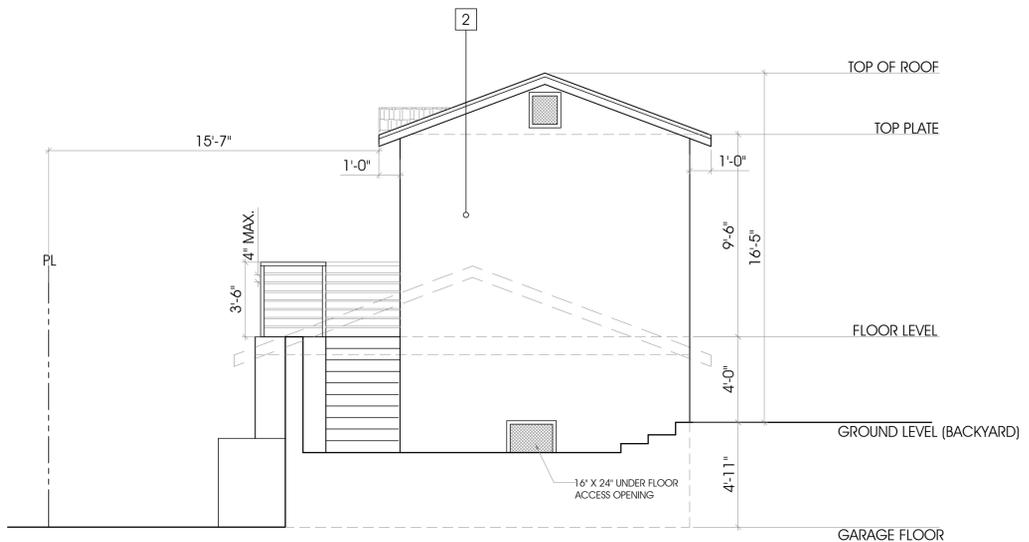
1 SOUTH WEST ELEVATION
Scale: 1/4":1'-0"



2 NORTH WEST ELEVATION
Scale: 1/4":1'-0"



3 NORTH EAST ELEVATION
Scale: 1/4":1'-0"



4 SOUTH EAST ELEVATION
Scale: 1/4":1'-0"

*FOR REFERENCE ONLY.
NOT IN SCOPE

EXTERIOR FINISHES:

- 1 CLASS "A" COMP. SHINGLE ROOF.
- 2 7/8" STUCCO. COLOR TO MATCH MAIN HOUSE.

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& CONSTRUCTION CO., INC.

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OWNER: RUBINA TUMANIAN
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