

Legal Description

Site Address: 1830 N KENNETH RD BURBANK CA 91504	
PARCEL NUMBER	2471-005-019
AREA (CALCULATED)	1365 SQ.FT.
THOMAS BROS. GRD:	NONE
PIN	NONE
BLOCK	NONE
TRACT	NO 17034
LOT NUMBER	19
ZONE: R1-1	

Scope Of Work:

- 1,442 SQ.FT ADDITION TO THE REAR OF THE EXISTING HOUSE (ADD ONE BATHROOM, ADD TO (E) LIVING AREA, ADD TO THE (E) BEDROOM)
2. REMOVE 1, 3'-6" (E) DAMAGE RETAINING WALL,
3. REMOVE & REPLACE 2 (E) DAMAGED RETAINING WALL MATCH EXISTING TW (TOP OF WALL) (8'-0" MAX)
4. REPLACE (E) 6'-0" WOOD FENCE AT REAR OF PROPERTY
5. EXPORT 39.10 CU.YD



VICINITY MAP

SEE SHEET A-1.1 "STORM WATER MANAGEMENT NOTES"

- (E) SFD
- NEW ADDITION
- GARAGE
- HARDSCAPE
- LANDSCAPE
- 39.10 CU.YD. EXPORT
-
-

Area Calculations

ZONING	R1-1
LOT SIZE	6,560 SQ.FT.
EXISTING LIVING AREA	1,365 SQ. FT.
EXISTING 2- CAR GARAGE	395 SQ. FT.
NEW ADDITION	442 SQ. FT.
NEW BUILDING AREA	1,807 SQ.FT.
	27.54 %
LOT COVERAGE AREA	2,202 SQ.FT.
LOT COVERAGE RATIO	33.56 %
LANDSCAPE AREA	2,640 SQ. FT.
LANDSCAPE AREA RATIO	40.24 %

FAR CALCULATIONS (SEE SHEET A-1.3 FOR BREAKDOWN)

EXISTING LIVING AREA	1,365 SQ.FT.
NEW ADDITION	442 SQ.FT.
HEIGHT OVER 12'	232 SQ.FT.
NEW FAR	2,039 SQ.FT.
2,039/6,560	31%

GENERAL NOTES:

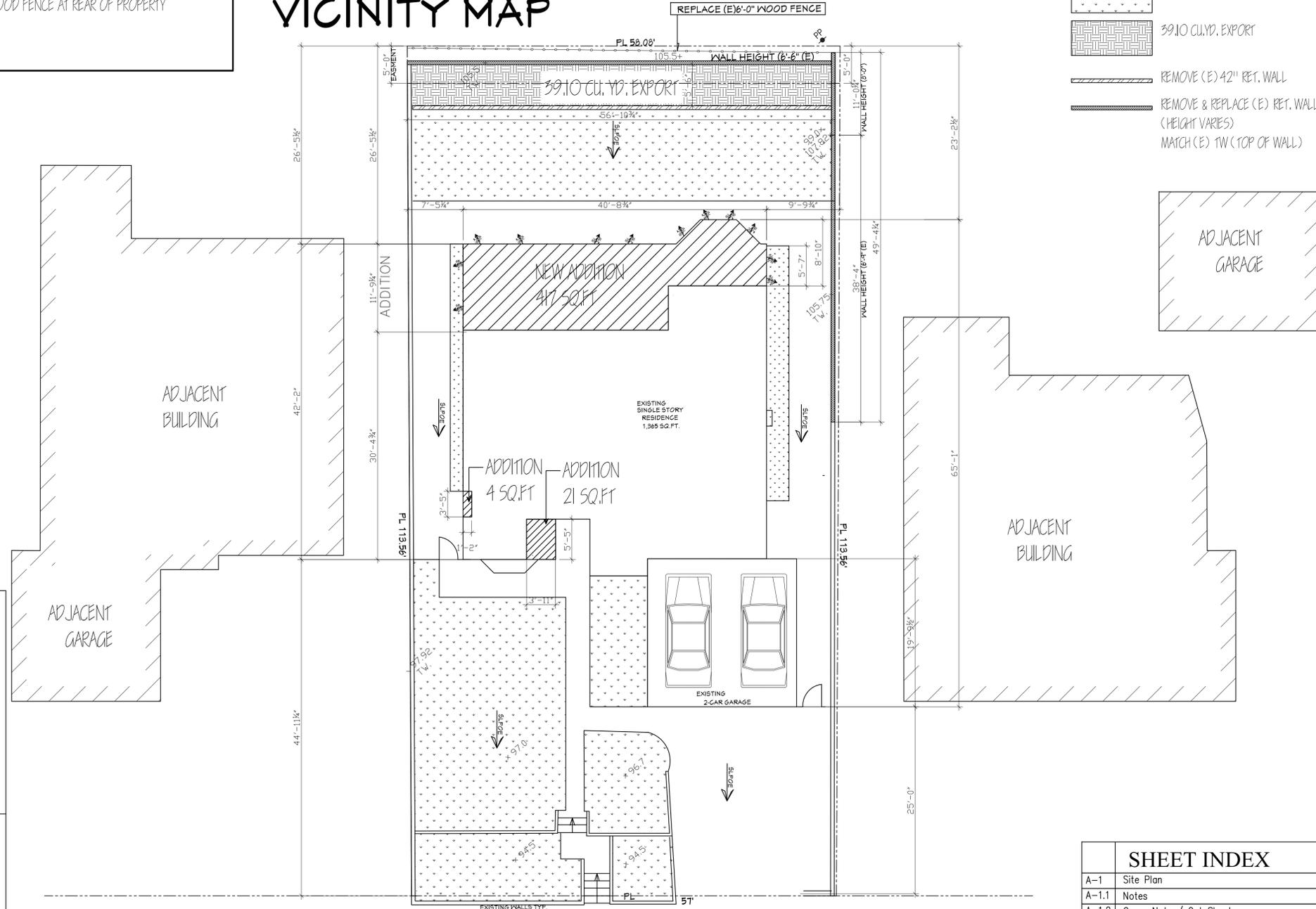
- GENERAL NOTES:**
1. All construction shall comply with the 2016 edition of the CRC, or CBC, CMC, CPC, and CEC as adopted and amended by the State of California in Title 24 CCR and this jurisdiction.
 2. Separate permits may be required for mechanical, electrical, plumbing, shoring, grading, and demolition.
 3. All property lines, easements, and existing buildings have been indicated on this site plan.
 4. A security fence shall be provided around the construction area that shall be installed prior to excavation and/or foundation trenching (BMC 9-1-1-3302.4).
 5. Water shall be provided on the site and used to control dust.
 6. Temporary toilet facilities shall be provided on site (BMC 9-1-1-3305).
 7. The finish grade shall slope a min. of 5% or 6", to 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, CRC R401.3).
 8. The top of the exterior foundation shall extend above the elevation of the street gutter a minimum of 12" plus 2% (CBC 1808.7.4, CRC R403.1.7.3).

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 9-1-1A-109.3.1.1)

CONSTRUCTION TYPE "V B"
 OCCUPANCY GROUP "R3/U"
 BLDG. HT. 16'-6 3/4"
 NO. OF STORIES "ONE"
 PARKING REQUIREMENTS "2- SPACES"

BUILDING MAINTENANCE AND OPERATION SEC. 4.410.
BUILDING MANUAL: At the time of final inspection, a manual, compact disc or other approved media shall be placed in the building that contains the information



CL. OF KENNETH RD.



409 W. BROADWAY
 GLENDALE, CA. 91204
 TEL: 318.409-8921 arttech1@gmail.com

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REVISION	BY

Owner: NAREK HACOPIAN
 1830 N KENNETH RD BURBANK CA 91504



SHEET INDEX

A-1	Site Plan	DATE	1/10/2020
A-1.1	Notes	SCALE	1/8"-1'-0"
A-1.2	Green Notes/ Cut Sheets	DESIGNER	AB
A-1.3	FLOOR AREA (FAR) BREAKDOWN	JOB	0918KENN
A-2	Existing Floor Plan	SHEET TITLE	
A-3	New Floor Plan		
A-4	Elevations		
A-5	Roof Plan/Sections		
D-1	Details		
T-24	Title 24		
S-0.0	Structural General Notes		
S-1.0	Foundation Plan		
S-1.1	Roof Framing Plan		
S-2.0	Structural Details		
S-3.0	Structural Details	SHEET NO.	A-1
S-4.0	Structural Details		

SITE PLAN

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 AND 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 MAY NOT BE WASHED INTO DRAINAGE SYSTEM.
4. NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE. 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.
5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. 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.
7. ACCIDENTAL DEPOSITIONS MUST BE SWEEP 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.
9. SCHEDULE CONSTRUCTION ACTIVITY TO REDUCE AREA AND DURATION OF SOIL EXPOSED TO EROSION BY WIND, RAIN, RUNOFF AND VEHICLE TRACKING.

STORM WATER MANAGEMENT: FOR SITES LESS THAN ONE ACRE

THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIRES ALL CONSTRUCTION PROJECTS TO PROTECT WATER QUALITY DURING CONSTRUCTION AND REDUCE POLLUTANTS IN STORM WATER RUNOFF THROUGH IMPLEMENTATION OF MAINTENANCE OF BEST MANAGEMENT PRACTICES (BMP):

- | | |
|--|--|
| <input type="checkbox"/> SCHEDULING (ESC-1) | <input type="checkbox"/> MATERIAL DELIVERY AND STORAGE (WM-1) |
| <input type="checkbox"/> PRESERVATION OF EXISTING VEGETATION (ESC-2) | <input type="checkbox"/> STOCKPILE MANAGEMENT (WM-3) |
| <input type="checkbox"/> STABILIZED CONSTRUCTION SITE ENTRANCE/EXIT (ESC-24) | <input type="checkbox"/> SPILL PREVENTION AND CONTROL (WM-4) |
| <input type="checkbox"/> SILT FENCE (ESC-50) | <input type="checkbox"/> SOLID WASTE MANAGEMENT (WM-5) |
| <input checked="" type="checkbox"/> SAND BAG BARRIER (ESC-52) | <input type="checkbox"/> CONCRETE WASTE MANAGEMENT (WM-8) |
| <input type="checkbox"/> WATER CONSERVATION PRACTICES (NS-1) | <input type="checkbox"/> SANITARY/SEPTIC WASTE MANAGEMENT (WM-9) |
| <input type="checkbox"/> DEWATERING OPERATIONS (NS-2) | |

SAND BAG BARRIER: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITE BY STACKING SAND BAGS ALONG A LEVEL CONTOUR CREATING A BARRIER THAT DETAINS SEDIMENT-LADEN WATER PROMOTING SEDIMENTATION, USE ALONG THE PERIMETER.

- USE SAND BAGS LARGE ENOUGH TO WITHSTAND FLOODING.
- INSPECT SAND BAGS AFTER EACH RAIN.
- REMOVE SEDIMENT BEHIND SAND BAGS.
- RESHAPE OR REPLACE DAMAGED SAND BAGS

PUBLIC WORKS ENGINEERING DIVISION

GENERAL REQUIREMENTS:

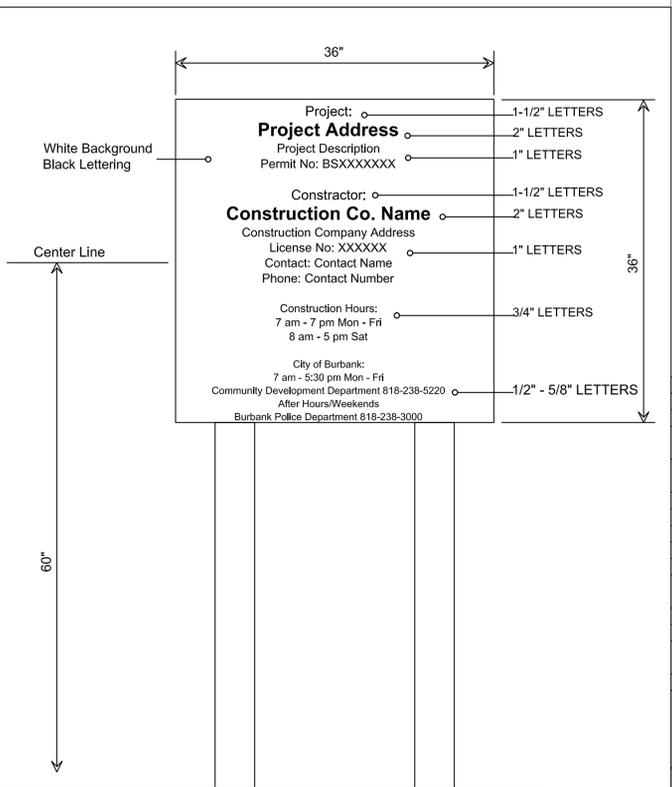
1. APPLICANT SHALL PROTECT IN PLACE ALL SURVEY MONUMENTS (CITY, COUNTY, STATE, FEDERAL, AND PRIVATE), PURSUANT TO CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 8771, WHEN MONUMENTS EXIST THAT MAY BE AFFECTED BY THE WORK, THE MONUMENTS SHALL BE LOCATED AND REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR OR LICENSED CIVIL ENGINEER LEGALLY AUTHORIZED TO PRACTICE LAND SURVEYING, PRIOR TO CONSTRUCTION, AND A CORNER RECORD OR RECORD OF SURVEY OF THE REFERENCES SHALL BE FILED WITH THE COUNTY SURVEYOR. A PERMANENT MONUMENT SHALL BE RESET OR A WITNESS MONUMENT OR MONUMENTS SET TO PERPETUATE THE LOCATION IF ANY MONUMENT THAT COULD BE AFFECTED AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE FILED WITH THE COUNTY SURVEYOR PRIOR TO THE RECORDING OF A CERTIFICATE OF COMPLETION FOR THE PROJECT.
2. NO BUILDING APPURTENANCES FOR UTILITY OR FIRE SERVICE CONNECTIONS SHALL ENCR OACH OR PROJECT INTO PUBLIC RIGHT-OF-WAY (I.E. STREETS AND ALLEYS). LOCATIONS OF THESE APPURTENANCES SHALL BE SHOWN ON THE BUILDING SITE PLAN AND THE OFF-SITE IMPROVEMENT PLANS [BMC 7-3-701.1].
3. NO STRUCTURE IS PERMITTED IN ANY PUBLIC RIGHT-OF-WAY OR ANY PUBLIC UTILITY EASEMENTS/POLE LINE EASEMENTS [BMC 7-3-701.1, BMC 9-1-1-3203].

WASTEWATER REQUIREMENTS

1. ANY EXISTING CONNECTION TO THE SEWER MAIN LINE MUST BE CAPPED BEFORE A BUILDING DEMOLITION OCCURS.
2. A BACKWATER VALVE IS REQUIRED ON EACH BUILDING SEWER UNLESS IT CAN BE SHOWN THAT ALL FIXTURES CONTAINED THEREIN HAVE FLOOD LEVEL RIM ELEVATIONS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MAINTENANCE HOLE COVER OF THE PUBLIC SEWER SERVING THE PROPERTY, OR A CONDITIONAL WAIVER IS GRANTED BY THE DIRECTOR [BMC 8-1-313]. PLEASE NOTE THAT PUBLIC WORKS' WASTEWATER DIVISION WILL NOT SIGN OFF ON THE CERTIFICATE OF OCCUPANCY UNTIL THE OWNER/DEVELOPER PROVIDES PROOF THAT THE BACKWATER VALVE(S) HAS BEEN INSTALLED.

STORMWATER REQUIREMENTS

1. PER BMC 9-3-407, BEST MANAGEMENT PRACTICES SHALL APPLY TO ALL CONSTRUCTION PROJECTS AND SHALL BE REQUIRED FROM THE TIME OF LAND CLEARING, DEMOLITION OR COMMENCEMENT OF CONSTRUCTION UNTIL RECEIPT OF A CERTIFICATE OF OCCUPANCY.



PROJECT SIGN
 Sign location: Front of project site facing the street. Sign cannot encroach into the public right-of-way (sidewalk and parkway). sign may be mounted independently or on the construction fence.

BUILDING DIVISION
 Community Development Department
 City of Burbank

WATER-CONSERVING PLUMBING FIXTURES CERTIFICATE OF COMPLIANCE
 (For buildings built on or before Jan. 1, 1994)

Project Address: _____ Permit No: _____

I, _____, certify, under penalty of perjury, as owner of this property, that noncompliant plumbing fixtures have been replaced with water-conserving plumbing fixtures in accordance with Civil Code Sections 1101.1 through 1101.8, the current California Plumbing Code and California Green Building Standards Code, and manufacturer's installation requirements, and that the water-conserving plumbing fixtures comply with the requirements as listed below.

Owner's Name: _____ Date: _____

Owner's Signature: _____

SINGLE-FAMILY RESIDENTIAL

Fixture	CALGreen/ CPC
Water Closet	1.28 gals/flush
Showerhead	1.8 gals/min
Multiple Showerheads	1.8 gals/min combined
Lavatory Faucet	1.2 gals/min
Kitchen Faucet	1.8 gals/min

MULTI-FAMILY RESIDENTIAL

Fixture	CALGreen/ CPC
Water Closet	1.28 gals/flush
Urinal	0.5 gals/flush
Showerhead	1.8 gals/min
Multiple Showerheads	1.8 gals/min combined
Lavatory Faucet (within units)	1.2 gals/min
Lavatory Faucet (common areas)	0.5 gals/min
Kitchen Faucet	1.8 gals/min

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2016 EDITION OF THE 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, ELECTRICAL PLUMBING, SHORING, GRADING, AND DEMOLITION.
2. ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
3. 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)
4. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
5. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON THE SITE (BMC 9-1-1-3305)
6. THE FINISH GRADE SHALL SLOPE A MIN. OF 5%, OR 6", TO A POINT 10 FEET FROM BUILDING FOUNDATION, SWALES SHALL SLOPE A MIN. OF 2%.(CRC R401.3
7. 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)

ITEMS	SPECIAL INSPECTOR
CONCRETE OVER 3,000 PSI	
BOLTS INSTALLED IN CONCRETE	
SPECIAL MOMENT -RESISTING CONCRETE FRAME	
REINFORCING STEEL AND STEEL TENDONS	
STRUCTURAL WELDING	
HIGH-STRENGTH BOLTING	
STRUCTURAL MASONRY	
REINFORCED GYPSUM CONCRETE	
INSULATING CONCRETE FILL	
SPRAY-APPLIED FIRE RESISTIVE MATERIALS	
PIILING, PIERS, AND CAISSONS	
SHOTCRETE	
SPECIAL GRADING, EXCAVATION, AND FILL SMOKE-CONTROL SYSTEM	
<input checked="" type="checkbox"/> OTHER EPOXY EPOXY	

HERS VERIFICATION REQUIREMENT
 Firm or individual responsible for the structural observation:
 Name: _____ License No.: _____

WATER CONSERVATION: THE PROJECT SHALL DEMONSTRATE A 20% REDUCTION IN WATER USE BY SPECIFYING PLUMBING FIXTURES AND FIXTURES THAT MEET THE FLOW RATES LISTED BELOW, OR THROUGH A CALCULATION SHOWING A 20% REDUCTION FROM BASELINE VALUES LISTED IN CALGREEN TABLE 4.303.1

SHOWER HEADS	1.8 GALLONS PER MINUTE (GPM)*@80psi
LAVATORY FAUCET-RESIDENTIAL	1.2 GPM@60psi MAX, 0.8 GPM@20psi MIN,
KITCHEN FAUCETS	1.8 GPM @60psi
WATER CLOSETS	1.28 GALLONS PER FLUSH* @
URINALS	0.125 gallons/flush for wall-mounted type and 0.5 gallons/flush for floor-mounted type or other type
METERING FAUCETS	0.2 GALLON PER CYCLE

HERS VERIFICATION REQUIREMENT:

Firm or individual responsible for the verification:
 Name: _____ License No: _____

SECTION 4.504 POLLUTANT CONTROL 4.504.1

Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system. 4.504.2 Finish material pollutant control. Finish materials shall comply with this section. 4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

100% of the luminaries in a kitchen must be high efficiency.

In bathrooms, garages, laundry rooms, and utility rooms, at least on luminary in each of these spaces shall be controlled by a vacancy sensor.

Bedrooms, living rooms, family rooms, and other rooms used for living and sleeping must have high efficacy lighting, and may require an occupant sensor with a manual-on/auto-off feature, or dimmers.

Exterior lighting must be high efficacy, a photocell and motion sensor may be installed.

TITLE 24 RESIDENTIAL LIGHTING STANDARDS
 Permanently installed luminaries that have plug-in or hardwired connections for electric power must comply with the mandatory energy requirements summarized below:

ROOM	% HIGH EFFICACY	OPTIONS
KITCHEN	100% (1, 2)	
CABINET LIGHTING	100%	Under-cabinet lighting shall be switched separately from other lighting
BATHROOM	100%	Vacancy Sensor (4)
GARAGE	100%	Vacancy Sensor (4)
LAUNDRY ROOMS	100%	Vacancy Sensor (4)
UTILITY ROOMS	100%	Vacancy Sensor (4)
CLOSETS > 70 SF	100%	Vacancy Sensor (4)
ALL OTHER ROOMS (5)	100%	Vacancy Sensor (4) or Dimmer
EXTERIOR (6)	100%	Controlled by manual on/off switch and one of the following: motion sensor, photo control and automatic time switch control, astronomical time clock, or EMCS (7).

- 1) High efficacy lighting contains pin-based sockets and includes fluorescent with electronic ballasts, metal halide, high pressure sodium, and certified LED lighting.
- 2) Luminaries recessed into insulated ceilings must be approved for zero clearance insulation contact (IC) and rated and labeled as air tight (AT).
- 3) 100% of the total lighting wattage (based on the max lamp rating) in a kitchen is required to be high efficacy.
- 4) All Occupant Sensors Control Types shall be programmed to turn OFF all or part of the lighting no longer than 20 minutes after the space is vacated of occupants, except as specified by Section 130.1(c)8.
- 5) Includes bedrooms, living, dining and family rooms, club houses, home offices, and enclosed patios. Closets that are less than 70 sf in area and hallways are exempt from this requirement.
- 6) Lights around pools and water features subject to California Electrical Code Article 680 are exempt.
- 7) Energy management control system

CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) NOTES:

OUTDOOR WATER USE SEC. 4.304. WEATHER- OR SOIL MOISTURE-BASED IRRIGATION CONTROLLERS FOR LANDSCAPE IRRIGATION SYSTEMS SHALL AUTOMATICALLY ADJUST IN RESPONSE TO WEATHER CONDITIONS. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH COMMUNICATES WITH THE CONTROLLER.

JOINTS AND OPENINGS SEC. 4.306.1. OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SHALL BE SEALED IN ACCORDANCE WITH CALIFORNIA ENERGY CODE REQUIREMENTS. ANNULAR SPACES OR OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY, OR A SIMILAR APPROVED METHOD TO PREVENT THE PASSAGE OF RODENTS.

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 HUMIDSTAT OR A WHOLE HOUSE VENTILATION SYSTEM.

WHOLE HOUSE EXHAUST FANS SEC. 4.507.1. WHOLE HOUSE FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF THAT HAVE A MIN. INSULATION VALUE OF R-4.2

HEATING AND AIR CONDITIONING DESIGN SEC. 4.507.2. SYSTEMS SHALL BE SIZED, DESIGNED, AND SPECIFIED ACCORDING TO ACCA, ASHRAE, OR EQUIVALENT DESIGN SOFTWARE OR METHODS.

DIVISION OF C&D DEBRIS: A minimum 65% of generated debris shall be recycled, reused, or diverted from the landfill. A \$56.84 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).

artTECH DESIGN
 409 W.BROADWAY
 GLENDALE, CA. 91204
 TELL:818.409-8921 arttech@gmail.com

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 1830 N KENNETH RD BURBANK CA 91504

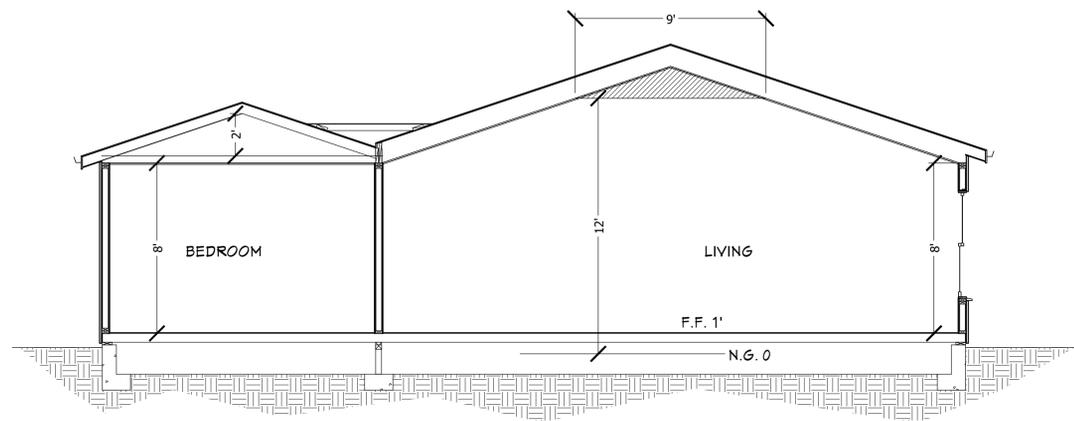


DATE	1/10/2020
SCALE	N.S.
JOB	0918KENN
SHEET TITLE	

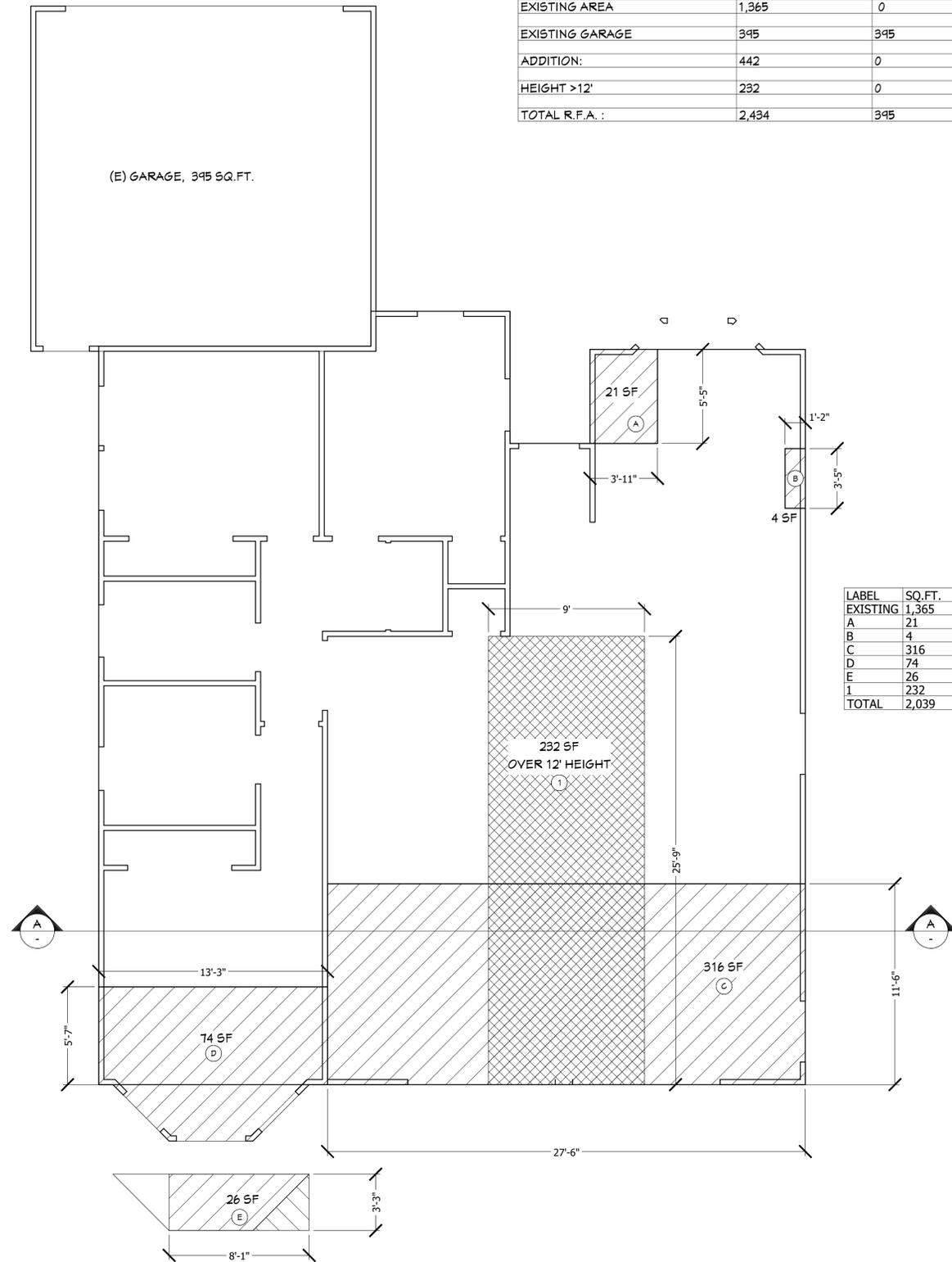
NOTES

SHEET NO.
A-1.1

NOTE:
 COVER DUCT OPENINGS AND PROTECT MECHANICAL EQUIPMENT DURING CONSTRUCTION. (CGBSC 4.504)



SECTION A-A



LABEL	SQ. FT.
EXISTING	1,365
A	21
B	4
C	316
D	74
E	26
I	232
TOTAL	2,039

AREA	AREA (SQ. FT.)	SQ. FT. EXEMPT.	TOTAL SQ. FT.
EXISTING AREA	1,365	0	1,365
EXISTING GARAGE	395	395	0
ADDITION:	442	0	442
HEIGHT >12'	232	0	232
TOTAL R.F.A. :	2,434	395	2,039 SQ. FT.



NO.	BY	DATE

OWNER: NAREK HACOPIAN
 PROJECT ADDRESS: 1030 N KENNETH RD
 BURBANK, BURBANK 91504

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DATE: 3/26/2020

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

DESIGNER
 Arttech Design

JOB NO.
 SHEET TITLE

FAR CALC.

SHEET NO.
 A-1.3

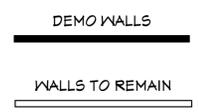
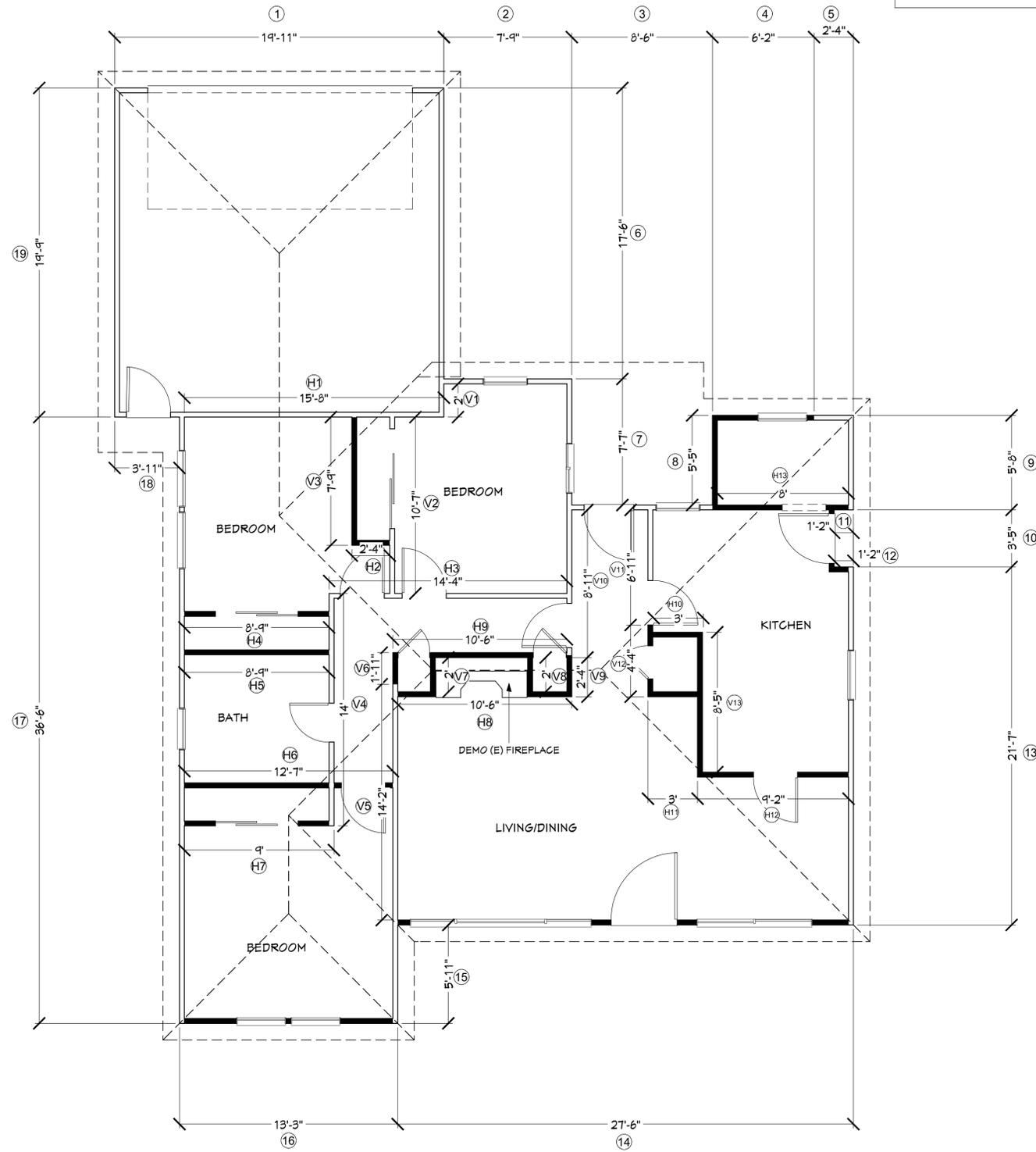
FLOOR AREA RATIO BREAKDOWN
 (FAR)



REVISION TABLE		
NO.	BY	DATE

RESIDENTIAL DEMOLITION NOTE:
 Partial demolition of residential structure in association with a construction project is only permitted where indicated on the approved plans. Any demolition work beyond that shown on the approved plans may result in a Stop Work Order (CBC Appendix Chapter 1 Sec. 113.2) and/or revocation of the permit (CBC Appendix Chapter 1 Sec. 105.6). Additional demolition work may also require compliance with Burbank Municipal Code 10-1-1810 if more than 50% of the structure is demolished

DEMOLITION NOTE:
 • All demolition and grading permits will require a preconstruction meeting prior to commencement of any demolition work and a project sign must be posted on site.
 • If a Single Family Dwelling is being demolished that is located on a sloped lot a topographic survey is required to be performed prior to the demolition of the structure. This may also be required for a flat lot as determined by the Building Official.



TOTAL EXISTING WALL LENGTH	
LABEL	FEET-INCHES
1	19-11
2	7-9
3	8-6
4	6-2
5	2-4
6	17-6
7	7-7
8	5-5
9	5-8
10	3-5
11	1-2
12	1-2
14	27-6
16	13-3
H2	2-4
H4	8-9
H5	8-9
H6	12-7
H7	9-0
H8	10-6
H9	10-6
H10	3-0
H11	3-0
H12	9-2
H13	8-0
V3	7-9
V6	1-11
V7	2-0
V8	2-0
V9	2-4
V12	4-4
V13	8-5
TOTAL LENGTH	172'-5"
172'-5"/402'-11" = 42.80%	
42.80% DEMOLITION	

TOTAL WALLS REMAINING	
LABEL	FEET-INCHES
1	19-11
2	7-9
3	8-6
5	2-4
6	17-6
7	7-7
9	5-8
13	21-7
15	5-11
17	23-6
18	3-11
19	19-9
H1	15-8
H2	2-4
H3	14-4
H4	8-9
H5	8-9
H6	12-7
H7	9-0
H8	10-6
H9	10-6
H10	3-0
H11	3-0
H12	9-2
H13	8-0
V1	2-0
V2	10-7
V3	7-9
V4	14-0
V5	14-2
V6	1-11
V7	2-0
V8	2-0
V9	2-4
V10	8-11
V11	6-11
V12	4-4
V13	8-5
TOTAL LENGTH	402'-11"
402'-11" TOTAL WALLS	

TOTAL WALLS REMAINING	
LABEL	FEET-INCHES
1	19-11
2	7-9
3	8-6
5	2-4
6	17-6
7	7-7
9	5-8
13	21-7
15	5-11
17	23-6
18	3-11
19	19-9
H1	15-8
H3	14-4
V1	2-0
V2	10-7
V4	14-0
V5	14-2
V10	8-11
V11	6-11
TOTAL LENGTH	203'-6"
203'-6"/402'-11" = 51.20%	
51.20% REMAINING	

OWNER: NAREK HACOPIAN
PROJECT ADDRESS: 1830 N KENNETH RD
BURBANK, BURBANK 91504

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DATE: 1/17/2020

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

DESIGNER
Arttech Design

JOB NO.

SHEET TITLE
EXISTING FLOOR PLAN

SHEET NO.

A-2

EXISTING FLOOR PLAN

DEMO PLAN



REVISION TABLE		
NO.	BY	DATE

OWNER: NAREK HACOPIAN
PROJECT ADDRESS: 1030 N KENNETH RD
BURBANK, BURBANK 91504

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB PRIOR TO STARTING CONSTRUCTION AND THE OWNER, DESIGNER OR ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES. DO NOT SCALE DIMENSIONS, WHERE NO DIMENSIONS ARE PROVIDED. CONSULT WITH OWNER, DESIGNER OR ENGINEER FOR CLARIFICATION BEFORE PROCEEDING.

DATE: 1/17/2020
 SCALE: 1/4" = 1'-0"
 DESIGNER: Arttech Design
 JOB NO.:
 SHEET TITLE: FIRST FLR FLOOR PLAN
 SHEET NO.: A-3

FLOOR PLAN KEYED NOTES #

- (SD)** SMOKE ALARM
 SMOKE DETECTORS/ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTER BACK UP AND LOW BATTER SIGNAL.
 120v HARD-WIRED SMOKE ALARMS WITH BATTERY BACK-UP TO BE PROVIDED IN EACH BEDROOM, HALLWAY LEADING TO BEDROOM, TOP OF STAIRS, BOTTOM OF STAIRS, AND ROOMS ADJACENT TO HALLWAYS WHERE THE CEILING HEIGHT IS GREATER THAN 24" ABOVE HALLWAY CEILING.
- (CM)** CARBON MONOXIDE & SMOKE ALARM COMBO
 AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCE ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPERATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- (EF)** EXHAUST FAN
 *PROVIDE MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)
 *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.
- (LT)** LOW FLUSH TOILET 1.28 GPF.
- 1. SINK SELECTED BY OWNER (S.B.O)
- 2. DOUBLE SINK W/ GARBAGE DISPOSAL
- 3. DISHWASHER S.B.O
- 4. RANGE W/ 100 CFM EXHAUST FAN S.B.O
- 5. REFRIGERATOR S.B.O.
- 6. BASE CABINET W/ TILE COUNTER & SPLASH
- 7. ISLAND W/ TILE COUNTER
- 8. CATEGORY II (TEMPERED GLASS) SHOWER DOOR & ENCLOSURE
- 9. ALL ADJACENT WALL OF SHOWER/TUB TO HAVE A 72" MIN. HIGH NON-ABSORBENT WALL FINISH
- 10. 12" X 12" TUB ACCESS FOR TUBS. (CPC 404.2)
- 11. CLOTHS DRYER - A MINIMUM 4" EXHAUST DUCT WITH A BLACK-DRAFT DAMPER MUST BE PROVIDED. A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6' AND CANNOT BE CONCEALED. DRYER EXHAUST CANNOT EXCEED 14' WITH A MAX OF TWO 90 DEGREE ELBOWS. (CMC 504.3)
- 12. WASHER S.B.O
- 13. 22X30 MIN. ATTIC ACCESS W/ CLEAR HEADROOM OF 30" MIN.
- 14. FIREPLACE BY HEAT & GLO - SEE A-1.2 FOR CUT SHEET
- 15. TANKLESS WATER HEATER BY TAKAGI (CT-199) SEE A-1.2 FOR CUT SHEET
- 16. LANDING (3'X3' MIN.)

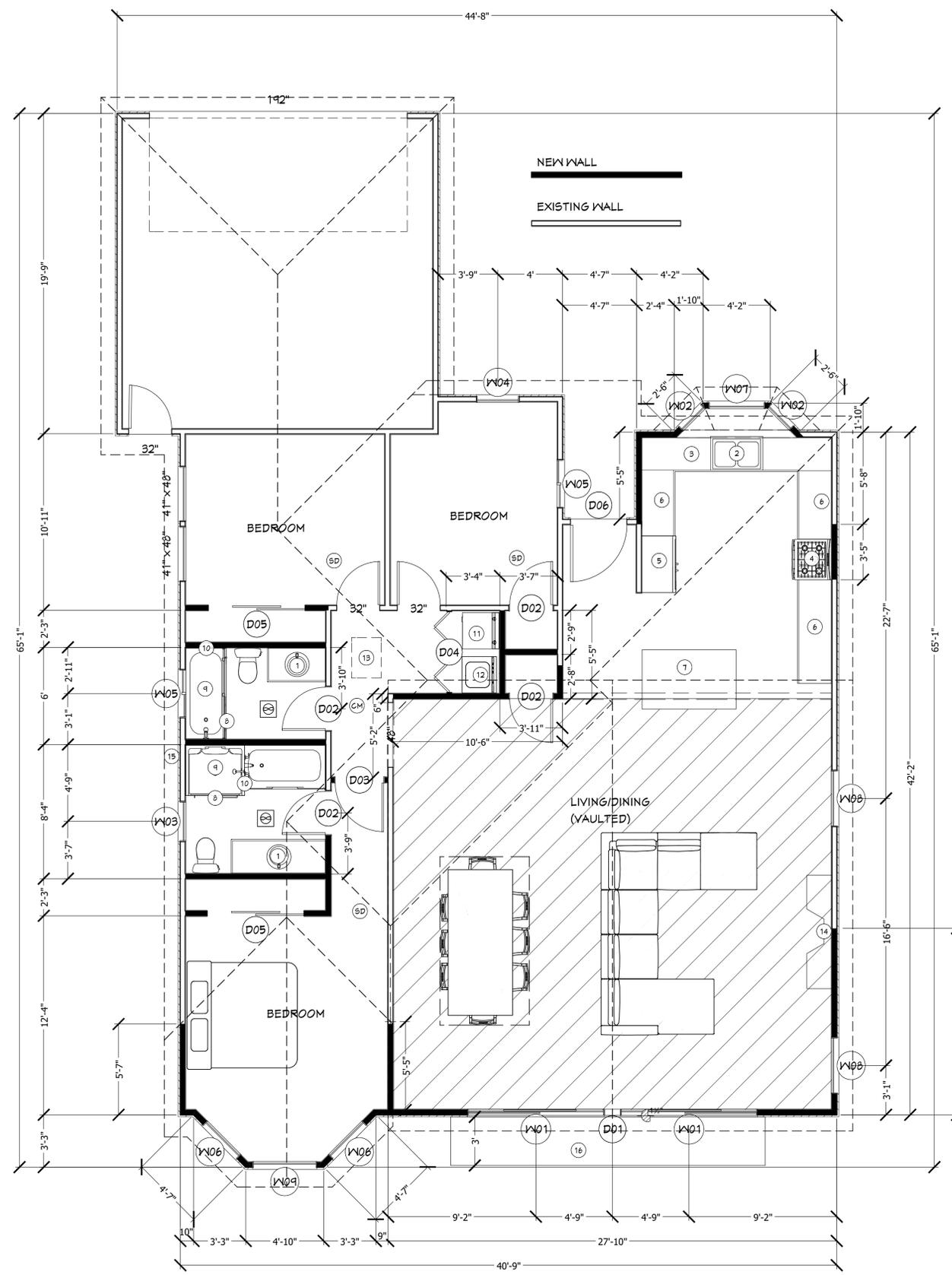
DOOR SCHEDULE							
NUMBER	QTY	WIDTH	HEIGHT	TYPE	THICKNESS	COMMENTS	TEMPERED
D01	1	216"	80"	QUAD SLIDER	1 3/4"		YES
D02	4	32"	80"	HINGED	1 3/8"		
D03	1	36"	80"	HINGED	1 3/8"		
D04	1	60"	80"	4 DR. BIFOLD	1 3/8"		
D05	2	72"	80"	SLIDER	1 3/8"		
D06	1	42"	80"	HINGED	1 3/4"		

WINDOW SCHEDULE							
NUMBER	QTY	WIDTH	HEIGHT	TYPE	COMMENTS	EGRESS	TEMPERED
W01	2	102"	48"	FIXED GLASS	ABOVE DOOR		YES
W02	2	24"	42"	DOUBLE HUNG			YES
W03	1	30"	36"	DOUBLE HUNG			YES
W04	1	32"	48"	SINGLE CASEMENT		YES	YES
W05	2	36"	24"	LEFT SLIDING			YES
W06	2	36"	60"	DOUBLE HUNG		YES	YES
W07	1	42"	42"	FIXED GLASS			YES
W08	2	42"	60"	DOUBLE HUNG			YES
W09	1	48"	60"	FIXED GLASS			YES

NOTE: DOORS & WINDOWS WITH NO DIMENSIONS SHALL BE PLACED CENTER OF INTERIOR WALLS

NOTES:

- SILL HEIGHT SHALL BE 44" (MAX) ABOVE FINISH FLOOR FOR AT LEAST ONE WINDOW IN EACH BEDROOM.
- AT LEAST ONE WINDOW IN EACH BEDROOM IS REQUIRED TO HAVE A MIN. CLEAR OPENING AREA OF 5.7 SQ. FT. A MIN. NET HEIGHT OF 24" AND A MIN. WIDTH OF 20"
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):
 - FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS.
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
 - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
 - GLAZING IN ENCLOSURES FOR THE WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
 - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.



PROPOSED FLOOR PLAN



ANY addition or changes made to the approved Exterior Exterior elevation design either on the drawing or during construction will require planning division and building division review and approval and may result in a delay of the project or the removal of non-approved work.

UNDER FLOOR VENTILATION

NEW AREA: 442 SQ.FT. (442/150=2.94 SQ.FT. RQD.)

6-UNDER-FLOOR VENT (6"x14")
GAL.CONSTRUCTION. 1/4 MESH SCREEN.
84 SQ. IN. (.583 SQ.FT.)

6 x .583 SQ.FT. = 3.498 SQ.FT.

CALCULATION
442/3.498

1/126

**artTECH
DESIGN**

409 W.BROADWAY
GLENDALE. CA. 91204
TELL:818.409-8921 arttechla@gmail.com

VENT NOTES

ROOF, ATTIC, AND EXTERIOR WALL VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 -INCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB PRIOR STARTING CONSTRUCTION AND THE OWNER, DESIGNER OR ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES. DO NOT SCALE DIMENSIONS, WHERE NO DIMENSIONS ARE PROVIDED, CONSULT WITH OWNER, DESIGNER, OR ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

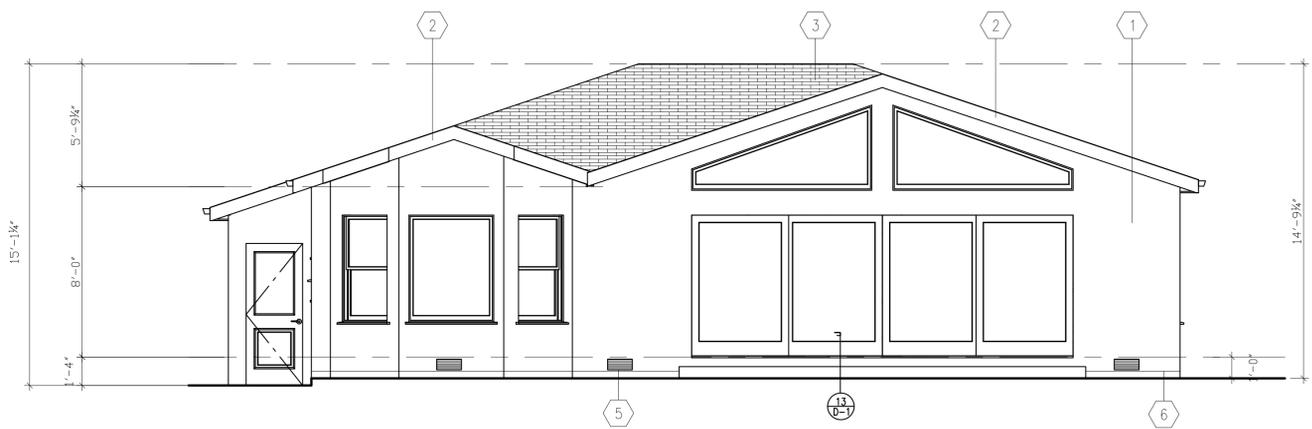
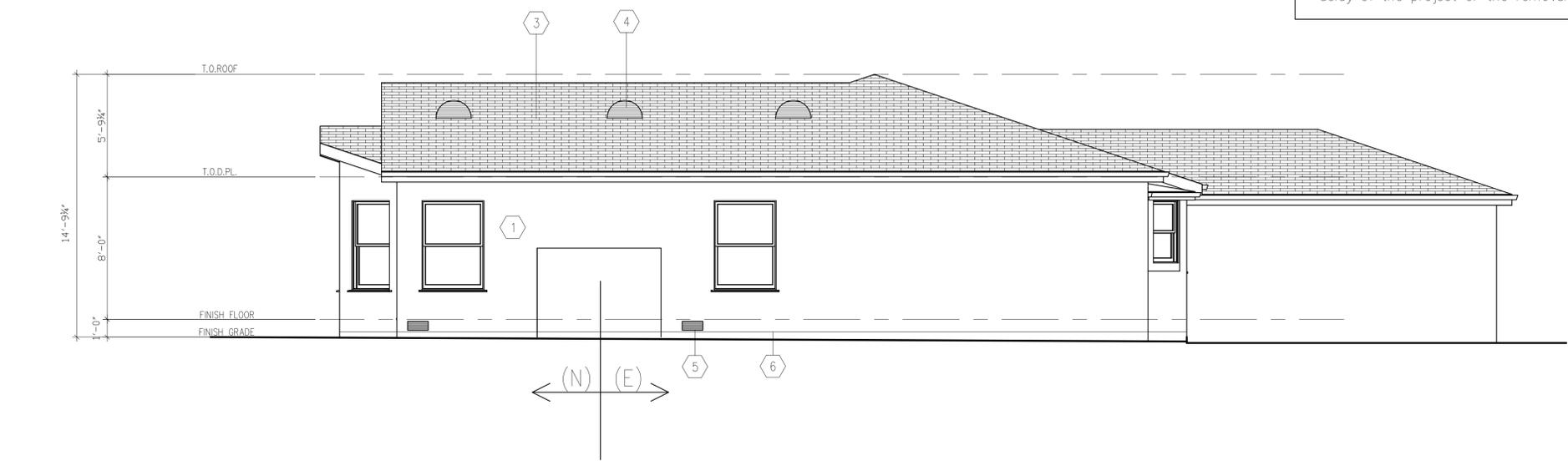
REVISION	BY

Owner: NAREK HACOPIAN
1830 N KENNETH DR BURBANK C.A 91504



DATE	SEP 7
SCALE	1/4"=1'-0"
ARCH DESIGNER	H.S. & A.B.
JOB	0918KEN
SHEET TITLE	ELEVATIONS

SHEET NO.
A-4



- ELEVATION KEYED NOTES #**
- 7/8" STUCCO (MATCH EXISTING)
 - WOOD FASCIA
 - CLASS "A" SHINGLE ROOF - GAF TIMBERLINE COOL SERIES - COOL ANTIQUE SLATE (ESR-1475)
 - 12X24 HALF ROUND DORMER VENTS
 - 6X14 FOUNDATION VENTS
 - NO. 26 GALVANIZED SHEET GAGE WEEP SCREED WITH 3.5" FLANGE AT STUCCO PLACE A MIN. OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS. (CRC R703.6.2.1)

SECTION KEYED NOTES

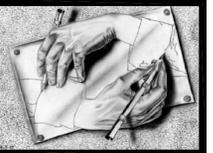
1. STUCCO (MATCH EXISTING)
2. COMP. SHINGLE (CLASS "A") (MATCH EXISTING)
3. 26 GA. G.I. WEEP SCREEN
4. 26 GA. G.I. GUTTER & DOWN SPOT
5. 2x R.R. SEE FRAMING
6. 2x C.J. SEE FRAMING
7. 2x F.J. SEE FRAMING
8. 1/2" PLY'D CDX
9. 5/8" GYP.BRD.
10. R30 INSUL. IN THE CEILING
11. R15 INSUL. IN THE WALLS
12. R19 INSUL. IN THE FLOOR
13. 3/4" PLY'D CDX

artTECH DESIGN
 409 W. BROADWAY
 GLENDALE, CA. 91204
 TELL: 818.409-8921 | arttech@gmail.com

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REVISION	BY

Owner: NAREK HACOPIAN
 1830 N KENNETH DR BURBANK C.A 91504

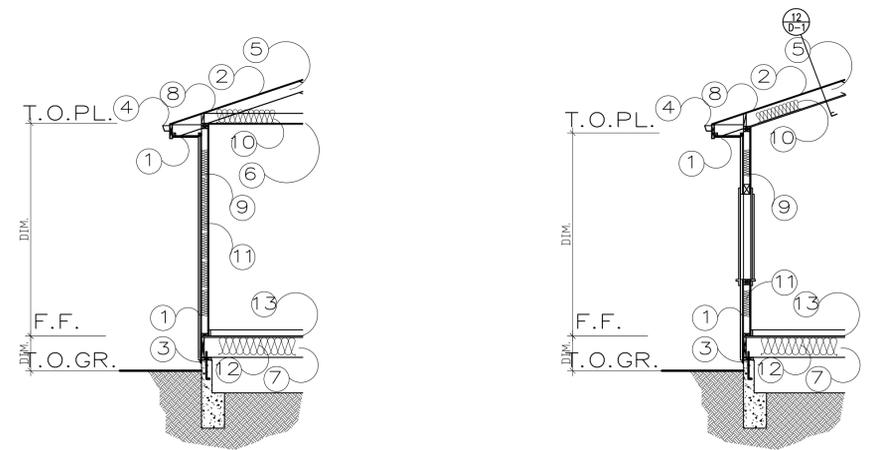
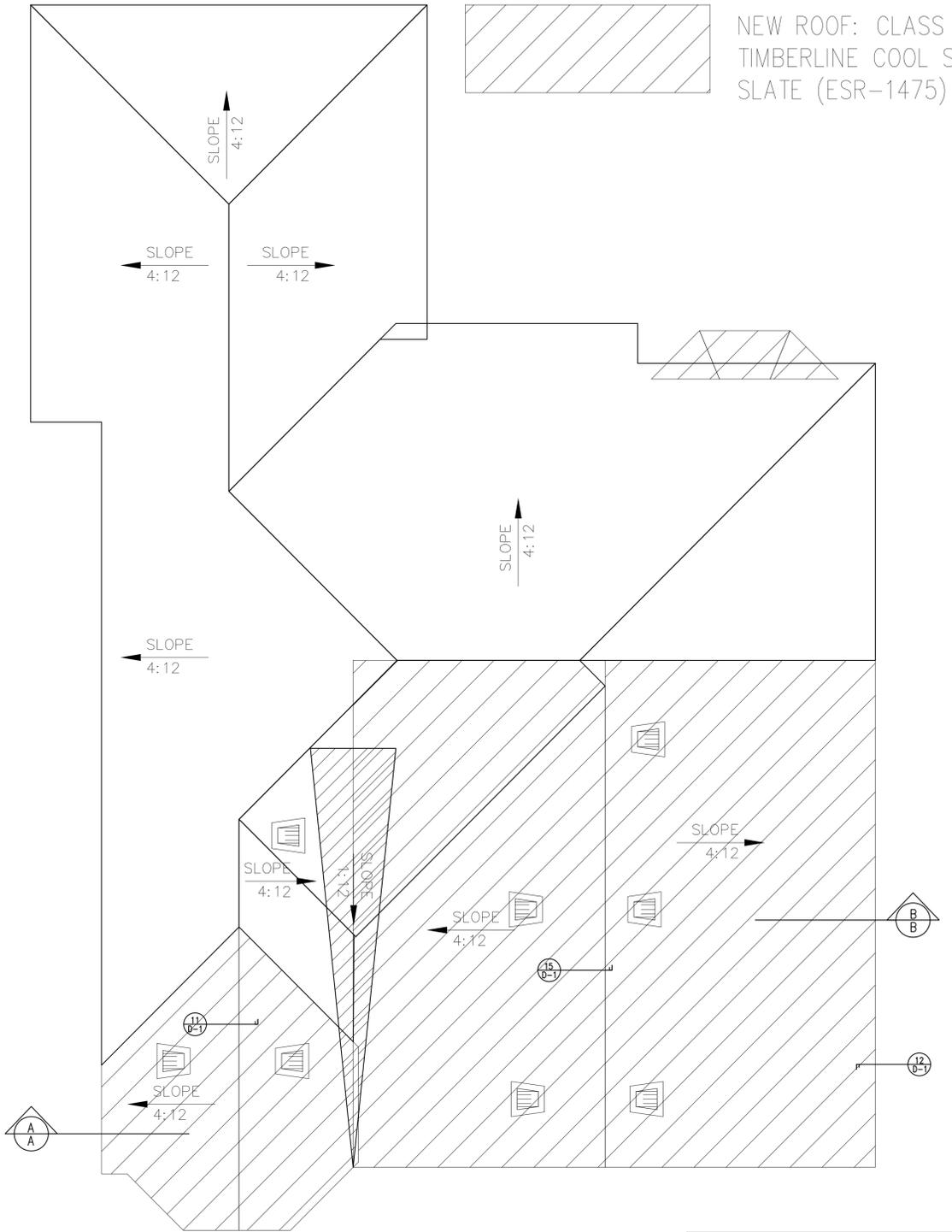


DATE: SEP 7
 SCALE: 1/4"=1'-0"
 ARCH DESIGNER: H.S. & A.B.
 JOB: 0918KEN
 SHEET TITLE:

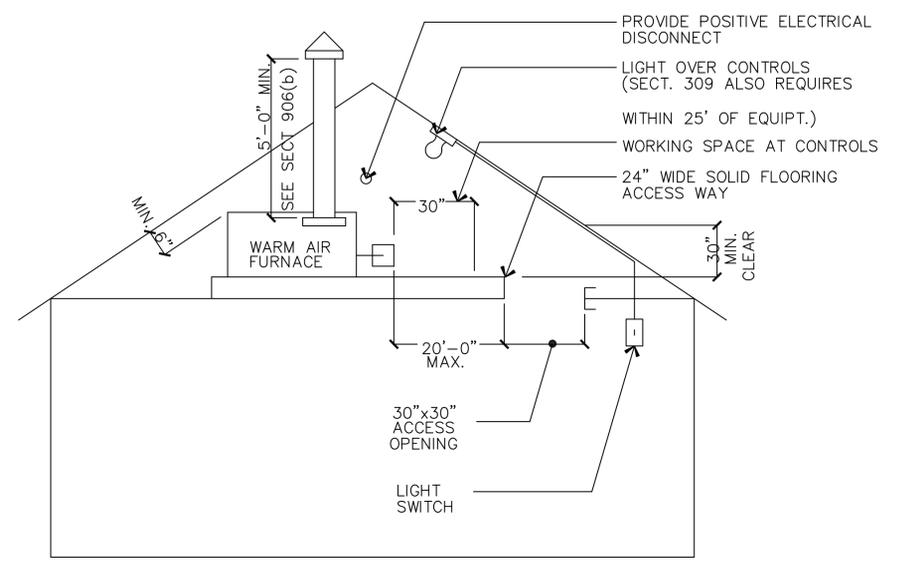
ROOF PLAN

SHEET NO. **A-5**

 EXISTING ROOF
 NEW ROOF: CLASS "A" SHINGLE ROOF – GAF TIMBERLINE COOL SERIES – COOL ANTIQUE SLATE (ESR-1475)



SECTION A-A SECTION B-B



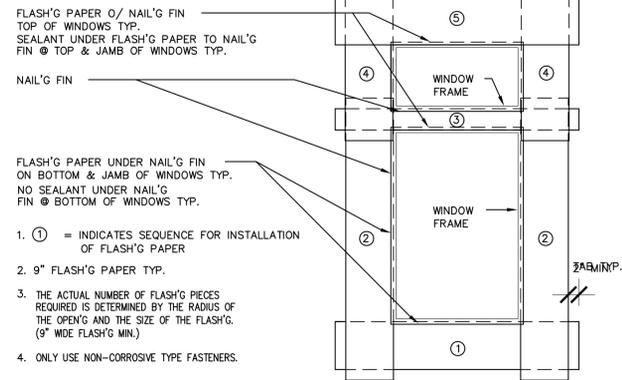
CENTRAL WARM-AIR FURNACES INSTALLED IN ATTICS MUST BE ACCESSIBLE FOR ROUTINE INSPECTION AND MAINTENANCE BY THE OWNER/OCCUPANT AND FOR SERVICE AND REPAIR AS NEEDED. CHANGING FILTERS, LUBRICATING MOTOR AND FAN BEARINGS, CHECKING BELT TENSIONS AND RELIGHTING THE PILOT FOLLOWING A SERVICE INTERRUPTION ARE NORMAL OWNER FUNCTIONS. ADEQUATE LIGHT, AN ELECTRICAL OUTLET, SAFE ACCESS WAY AND SUFFICIENT WORKING SPACE ON THE CONTROL SIDE ALL ENCOURAGE AND FACILITATE MAINTENANCE AND ALSO ENABLE RAPID EGRESS IN AN EMERGENCY.

DETAIL "A"

F.A.U. EQUIPMENT

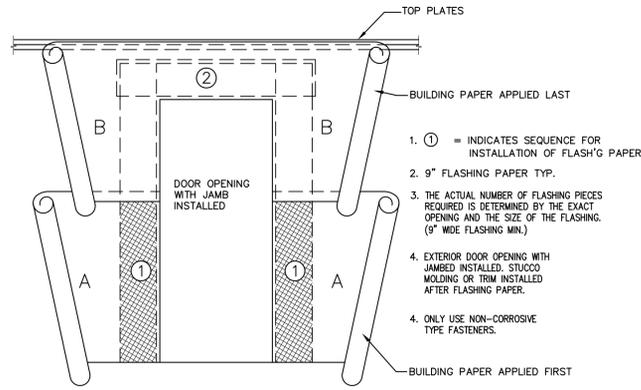
ATTIC VENTILATION	
NEW AREA= 970 SQ.FT. (970/150=6.46 SQ.FT. RQD.)	
8-DORMER VENT (D24 SIMPSON) GAL.CONSTRUCTION. 1/4 MESH SCREEN. 120 SQ. IN. (.833 SQ.FT.) OF NET FREE AREA EA. 8 x .833 SQ.FT. = 7.064 SQ.FT.	
CALCULATION 970/7.064=137	1/137

VENT NOTES
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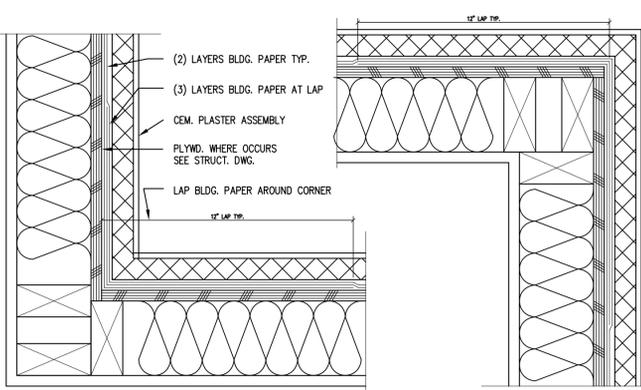
1 WINDOW_FLASHING

SCALE: N.T.S.



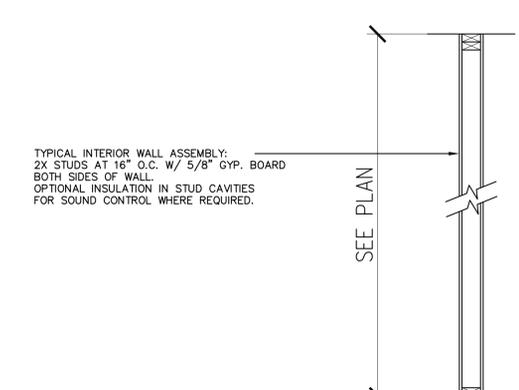
2 DOOR_FLASHING

SCALE: N.T.S.



3 TYPICAL_CORNER

SCALE: N.T.S.



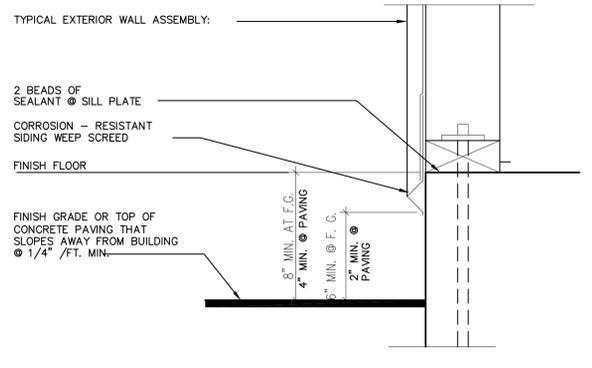
4 INTERIOR_WALL_SECTION

SCALE: N.T.S.

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GLENDALE, CA. 91204
TELL: 818.409-8921 arttech@gmail.com

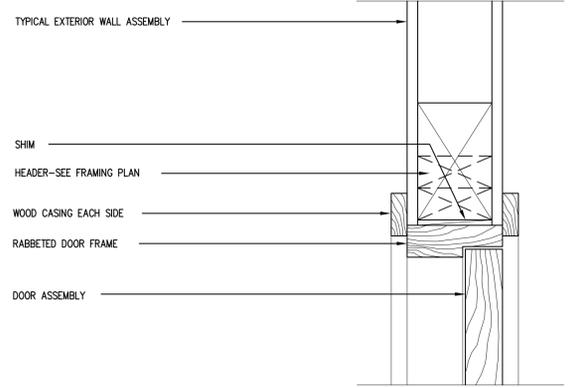
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REVISION	BY



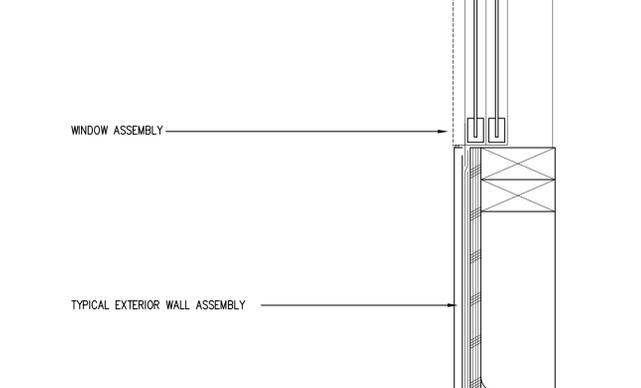
5 WALL_TO_GRADE_OR_PAVING

SCALE: N.T.S.



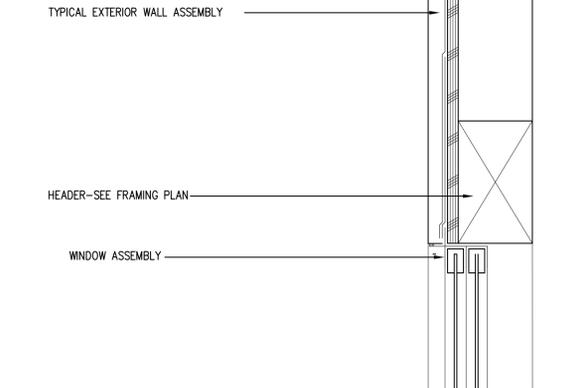
6 DOOR_HEAD(TYP.)

SCALE: N.T.S.



7 WINDOW_SILL

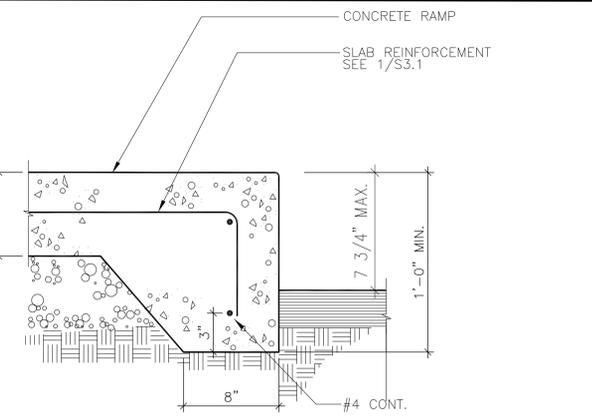
SCALE: N.T.S.



8 WINDOW_HEAD

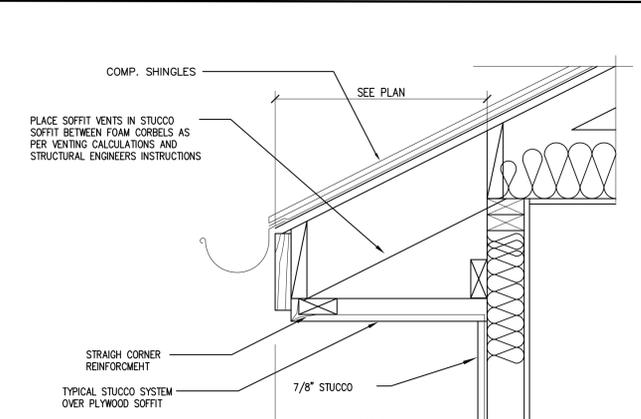
SCALE: N.T.S.

Owner: NAREK HACOPIAN
1830 N KENNETH DR BURBANK C.A 91504



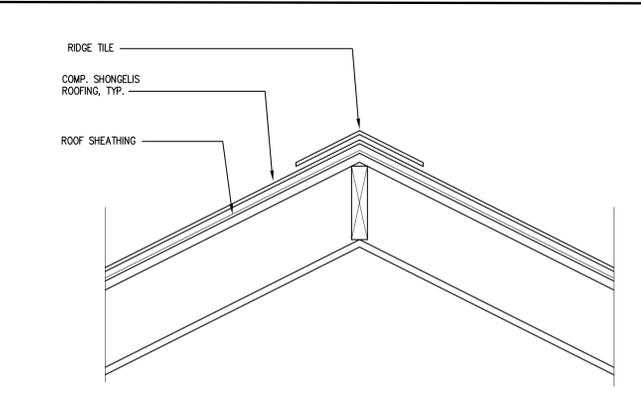
9 LANDING_EDGE_DETAIL

SCALE: N.T.S.



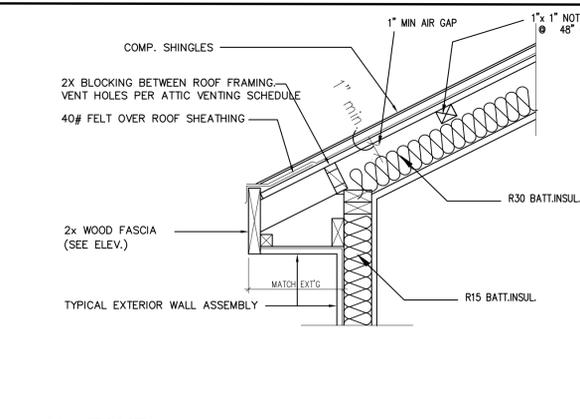
10 EAVE

SCALE: N.T.S.



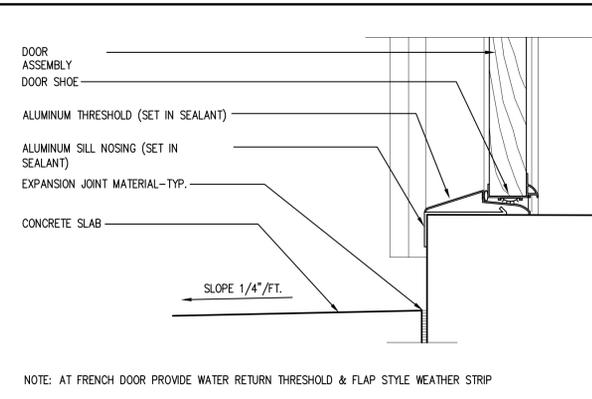
11 RIDGE_OR_HIP_FLASHING

SCALE: N.T.S.



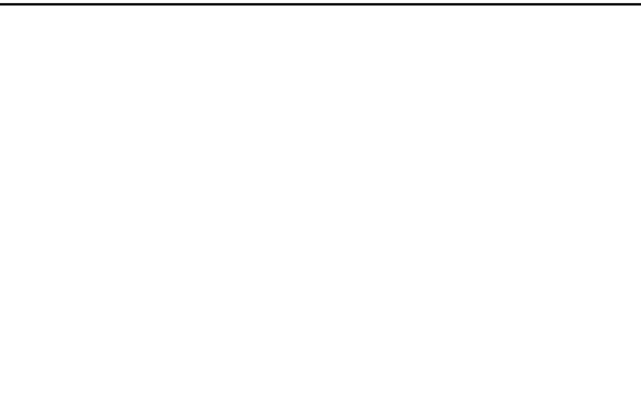
12 EAVE

SCALE: N.T.S.



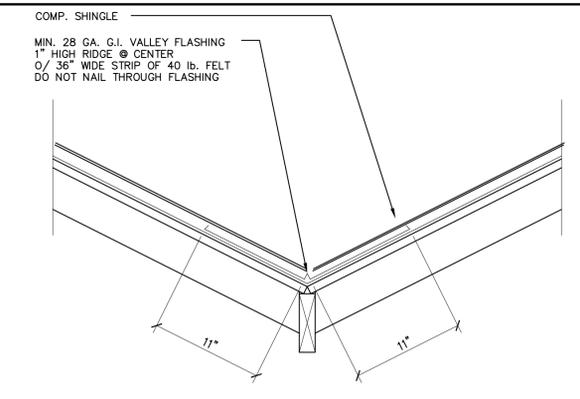
13 THRESHOLD

SCALE: N.T.S.



15 RIDGE_OR_HIP_FLASHING

SCALE: N.T.S.



16 VALLEY_FLASHING

SCALE: N.T.S.



DATE	SEP 7
SCALE	N.T.S.
ARCH DESIGNER	
JOB	0918KEN
SHEET TITLE	DETAILS

SHEET NO. D-1

GENERAL INFORMATION	
01	Project Name: Addition
02	Calculation Description: Title 24 Analysis
03	Project Location: 1830 N KENNETH DR
04	City: BURBANK
05	Standards Version: Compliance 2017
06	Zip Code: 91504
07	Compliance Manager Version: BEMCompMgr 2016.3.0 (1016 SP2)
08	Climate Zone: CZ9
09	Software Version: EnergyPro 7.2
10	Building Type: Single Family
11	Front Orientation (deg/Cardinal): 180
12	Project Scope: Addition and/or Alteration
13	Number of Dwelling Units: 1
14	Total Cond. Floor Area (ft²): 1818
15	Number of Zones: 2
16	Slab Area (ft²): 0
17	Number of Stories: 1
18	Addition Cond. Floor Area (ft²): 453
19	Natural Gas Available: Yes
20	Addition Slab Area (ft²): 0
21	Glazing Percentage (%): 19.6%

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (kWh/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	21.61	18.56	3.05	14.1%
Space Cooling	52.42	51.81	0.61	1.2%
IAQ Ventilation	0.00	0.00	0.00	0.0%
Water Heating	9.19	9.19	0.00	0.0%
Photovoltaic Offset	---	0.00	0.00	---
Compliance Energy Total	83.22	79.56	3.66	4.4%

REQUIRED SPECIAL FEATURES
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
 • Has Fixed Central Fan Ventilation Cooling Systems (CFVCS)
 • Floor has high level of insulation

FENESTRATION / GLAZING										
01	02	03	04	05	06	07	08	09	10	11
Name	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading	Status	Verified Existing Condition
Window 1	South Wall (Front-180)	---	---	1	15.0	0.32	0.25	Insect Screen (default)	New	n/a
Window 2	South Wall (Front-180)	---	---	1	15.0	0.32	0.25	Insect Screen (default)	New	n/a
Window 3	South Wall (Front-180)	---	---	1	20.0	0.32	0.25	Insect Screen (default)	New	n/a
Window 4	North Wall (Back-0)	---	---	1	7.0	0.32	0.25	Insect Screen (default)	New	n/a
Window 5	North Wall (Back-0)	---	---	1	7.0	0.32	0.25	Insect Screen (default)	New	n/a
Window 6	North Wall (Back-0)	---	---	1	12.0	0.32	0.25	Insect Screen (default)	New	n/a
Window 7	North Wall (Back-0)	---	---	1	10.6	0.32	0.25	Insect Screen (default)	New	n/a
Window 8	East Wall (Right-90)	---	---	1	6.0	0.32	0.25	Insect Screen (default)	New	n/a
Window 9	West Wall (Left-270)	---	---	1	6.0	0.32	0.25	Insect Screen (default)	New	n/a
Window 10	West Wall (Left-270)	---	---	1	7.5	0.32	0.25	Insect Screen (default)	New	n/a
Window 11	West Wall (Left-270)	---	---	1	13.6	0.32	0.25	Insect Screen (default)	New	n/a
Window 12	West Wall (Left-270)	---	---	1	13.6	0.32	0.25	Insect Screen (default)	New	n/a
Window 13	South Wall (Front-180)	---	---	1	34.0	0.32	0.25	Insect Screen (default)	New	n/a
Window 14	South Wall 2 (Front-180)	---	---	1	120.0	0.32	0.25	Insect Screen (default)	New	n/a
Sliding Door	South Wall 2 (Front-180)	---	---	1	17.5	0.32	0.25	Insect Screen (default)	New	n/a
Window 15	East Wall 2 (Right-90)	---	---	1	17.5	0.32	0.25	Insect Screen (default)	New	n/a
Window 16	East Wall 2 (Right-90)	---	---	1	17.5	0.32	0.25	Insect Screen (default)	New	n/a

OPAQUE DOORS					
01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
Door	North Wall	23.0	0.50	New	No

HVAC COOLING - HERS VERIFICATION					
01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Required	Not Required	Not Required

HVAC - DISTRIBUTION SYSTEMS									
01	02	03	04	05	06	07	08	09	10
Name	Type	Duct Leakage	Insulation R-value	Supply Duct Location	Return Duct Location	Bypass Duct	Status	Verified Existing Condition	HERS Verification
Air Distribution System 1	Ducts located in attic (Ventilated and Unvented)	Sealed and tested	6.0	Attic	Attic	None	New	No	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION							
01	02	03	04	05	06	07	08
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler
Air Distribution System 1-hers-dist	Required	5.0	Not Required	Not Required	Not Required	Not Required	n/a

HVAC - FAN SYSTEMS & HERS VERIFICATION			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	HERS Verification
HVAC Fan 1	Single Speed PSC Furnace Fan	0.58	Required

IAQ (Indoor Air Quality) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFam IAQVentiRpt	0	0.25	Default	0	Not Required

COOLING VENTILATION					
01	02	03	04	05	06
Name	Airflow Rate (CFM/R2)	Cooling Vent CFM	Cooling Vent Watts/CFM	Total Watts	Number of Fans
HVAC1 - CF1 (Fixed Flow)	0.0	500	0.02	10	1

HERS FEATURE SUMMARY						
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.						
Building-level Verifications:						
• None						
Cooling System Verifications:						
• Minimum Airflow						
• Verified EER						
• Fan Efficacy Watts/CFM						
HVAC Distribution System Verifications:						
• Duct Sealing						
Domestic Hot Water System Verifications:						
• None						

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Addition	1818	1	3	2	1	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Zone 1	Conditioned	HVAC1	1365	8	DHW Sys 1	n/a
Zone 2	Conditioned	HVAC1	453	8	DHW Sys 1	n/a

OPAQUE SURFACE CONSTRUCTIONS						
01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-factor	Assembly Layers
Attic RoofZone 1	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.644	• Cavity / Frame: no insul. / 2x4 Top Chord • Roof Deck: Wood Siding/heating/decking • Roofing: Light Roof (Asphalt Shingle)
Floor Crawlspace Prior to	Floors Over Crawlspace	Wood Framed Floor	2x12 @ 16 in. O.C.	none	0.216	• Floor Surface: Carpeted • Floor Deck: Wood Siding/heating/decking • Cavity / Frame: no insul. / 2x12
Roof Prior to 1978	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O.C.	R 11	0.083	• Inside Finish: Gypsum Board • Cavity / Frame: R-9 / 2x4 • Over Ceiling Joists: R-9 insul.
Wall Prior to 1978	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.361	• Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4 • Exterior Finish: 3 Coat Stucco
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19 in 5-1/2 in. cavity (R-18)	0.050	• Floor Surface: Carpeted • Floor Deck: Wood Siding/heating/decking • Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O.C.	R 30	0.036	• Inside Finish: Gypsum Board • Cavity / Frame: R-30 / 2x12 • Roof Deck: Wood Siding/heating/decking • Roofing: Light Roof (Asphalt Shingle)
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 15	0.095	• Inside Finish: Gypsum Board • Cavity / Frame: R-15 / 2x4 • Exterior Finish: 3 Coat Stucco
R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.277	• Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4 • Other Side Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION			
01	02	03	04
Quality Insulation Installation (QI)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Minas Bekian	Documentation Author Signature: <i>Minas Bekian</i>
Company: Orion Design Services	Signature Date: 01/08/2020
Address: 6032 Buffalo Avenue	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Van Nuys, CA 91401	Phone: (818) 761-7007

RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.	
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.	
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Minas Bekian	Responsible Designer Signature: <i>Minas Bekian</i>
Company: Orion Design Services	Date Signed: 01/08/2020
Address: 6032 Buffalo Avenue	License:
City/State/Zip: Van Nuys, CA 91401	Phone: (818) 761-7007

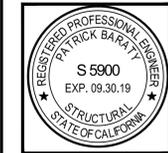
OPAQUE SURFACES									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft²)	Tilt (deg)	Status	Verified Existing Condition
South Wall	Zone 1	Wall Prior to 1978	180	Front	153	50	90	Existing	No
North Wall	Zone 1	Wall Prior to 1978	0	Back	326	59.6	90	Existing	No
East Wall	Zone 1	Wall Prior to 1978	90	Right	132	6	90	Existing	No
West Wall	Zone 1	Wall Prior to 1978	270	Left	336	40.7	90	Existing	No
Roof 2	Zone 1	Roof Prior to 1978	---	---	1365	---	---	Existing	No
Raised Floor	Zone 1	Floor Crawlspace Prior to	---	---	1365	---	---	Existing	No
South Wall 2	Zone 2	R-15 Wall	180	Front	223	188	90	New	n/a
East Wall 2	Zone 2	R-15 Wall	90	Right	205	35	90	New	n/a
Interior Surface	Zone 2>Zone 1	R-0 Wall	---	---	205	0	---	New	n/a
Interior Surface 2	Zone 2>Zone 1	R-0 Wall	---	---	223	0	---	New	n/a
Raised Floor 2	Zone 2	R-19 Floor Crawlspace	---	---	453	---	---	New	n/a

OPAQUE SURFACES - Cathedral Ceilings													
01	02	03	04	05	06	07	08	09	10	11	12	13	
Name	Zone	Type	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Pitch	Roof Tilt(deg)	Roof Reflectance	Roof Emittance	Framin g Factor	Status	Verified Existing Condition
Roof	Zone 2	R-30 Roof No Attic	Back	453	0	4	0.33	18.43	0.9	0.85	0.1	New	n/a

ATTIC									
01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition

REVISIONS	
No.	Description
1	
2	
3	
4	
5	

PROJECT TITLE: ADDITION TO ONE STORY HOUSE
 PROJECT ADDRESS: 1830 N. KENNETH DR. BURBAH, CA. 91504
 SHEET TITLE: FOUNDATION PLAN



Date: SEP. 2018
 Scale: AS NOTED
 Drawn By: P.B.
 Project No: -

SHEET: S1.0

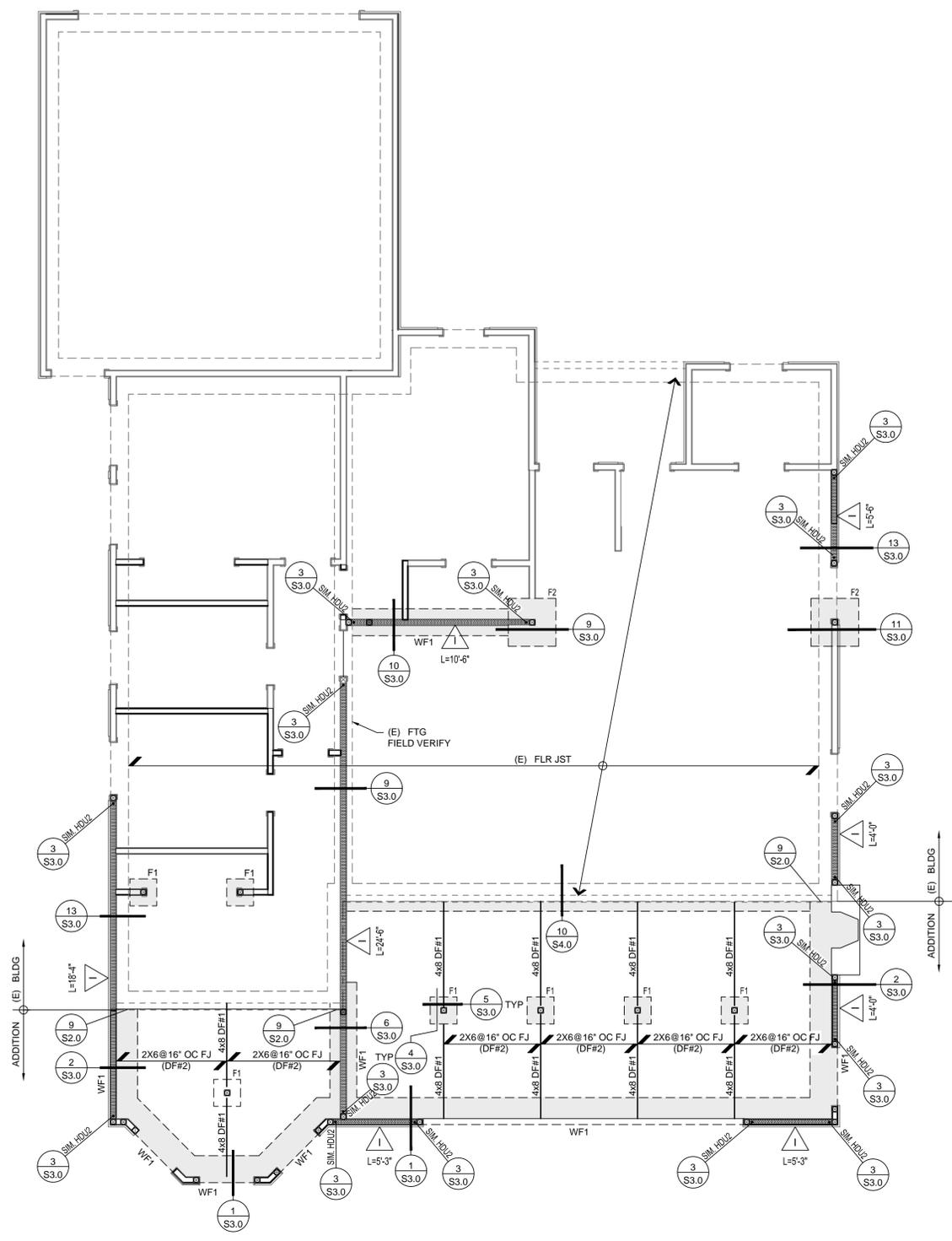
FOUNDATION SCHEDULE			
MARK	SIZE (LxWxT)	REINFORCEMENT	NOTES
WF1	1'-4"x2'-0"xCONT	(2)-#5 CONT T & B	
F1	1'-6"x1'-6"x2'-0"	(3)-#5 EA WAY BOTT	
F2	2'-8"x2'-8"x2'-0"	(4)-#5 EA WAY BOTT	

FOUNDATION NOTES:
 1. CONCRETE - WORKING STRESS DESIGN FOR USE IN CONTINUOUS FOOTINGS, SPREAD FOOTINGS AND SLAB ON GRADE. FC=2500 PSI @ 28 DAYS. MAXIMUM AGGREGATE SIZE 1" MINIMUM 5.2 SACKS OF CEMENT PER CUBIC YARD. MAXIMUM 8 GALS OF WATER PER SACK OF CEMENT.
 2. REINFORCING STEEL - INTERMEDIATE GRADE, DEFORMED BARS CONFORMING TO ASTM A615 GRADE.
 3. ALL FOUNDATION SILL TO BE PRESSURE TREATED LUMBER WITH 5/8"Ø A.B.X10" LONG AT SPACING INDICATED ON SHEAR WALL SCHEDULE.
 4. MIN. ANCHOR BOLTS SIZE AND SPACING SHALL BE 5/8"Ø A.B.@ 48" O.C. WITH 7" EMB. AND 3"x3"x0.29" PLATE WASHERS. ANCHOR BOLTS SHALL BE LOCATED A MAXIMUM 12" AND 6" MINIMUM FROM THE END OF THE PLATE.
 5. PROVIDE 12" CLEARANCE UNDER FLOOR BEAMS AND 18" CLEARANCE UNDER FLOOR JOISTS.
 6. PROVIDE A MIN. 18"x24" UNDER FLOOR ACCESS OPENING.
 7. HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

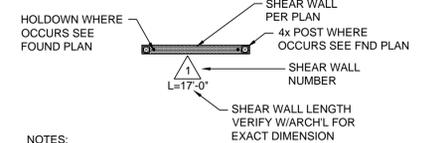
ADDITIONAL NOTES:
 1) CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT IT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT.
 2) CONTINUOUS SPECIAL INSPECTION BY REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH F'c > 2500 PSI, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH LIFT GROUTING, PRE-STRESSED CONCRETE HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT RESISTING CONCRETE FRAMES.
 3) FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
 4) HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
 5) ALL BOLTS SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.
 6) GLUELAM BEAMS MUST BE FABRICATED IN LADBS LICENSED SHOP.
 7) LADBS LICENSED FABRICATOR IS REQUIRED FOR TRUSSES, STRUCTURAL STEEL & GLUE LAM.
 8) PROVIDE LEAD HOLE 40% -70% OF TREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION.
 9) PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING ANCHORING, AND OTHER FASTENING TO COMPONENTS OF SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4" ON CENTER OR LESS.
 10) IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.
 11) ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
 12) FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
 13) SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALLS PANELS.
 14) HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS, AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2" WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH TABLE 2305.5 OF LA BUILDING CODE.
 15) ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORT. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7.

STATEMENT OF SPECIAL INSPECTION	
CONCRETE	CONTINUOUS INSPECTION PER CBC T. 1704.4 FOR REBAR PLACEMENT AND POURING CONCRETE FOR F'c=3000 PSI
WOOD SHEAR WALL	PERIODIC INSPECTION FOR PLYWOOD NAILING, ANCHOR BOLT SPACING AND HOLD-DOWN SIZE AND LOCATION

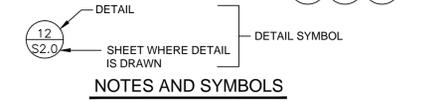
NOTES:
 1. Only common nails can be used.
 2. Panels require:
 a) 3x framing members at the bottom sill plate when resting on concrete, and behind vertical or horizontal panel edges.
 b) Minimum 1/2" edge nailing distance at panel ends and edges.
 c) Structural observation by a licensed engineer or architect when the design load exceeds 350 lb/foot.
 3. Shear walls with shear value greater than 350 lb/foot:
 a) Provide 3x sill plates.
 b) Provide 3x studs between adjacent panels.
 c) Provide 1/2" edge distance for plywood boundary nailing.
 d) All panel joint and sill plate nailing shall be staggered.
 e) For anchor bolts in shear wall sill plate provide 0.229"x3"x3" plate washers with slotted cut hole as per 2305.3.11 or as specified on the table 2305.3.11 for non slotted cut washers.



HOLD-DOWN NOTES:
 1. ALL HOLD-DOWN PER SIMPSON STRONG TIE.
 2. HOLD-DOWN ANCHORS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
 3. ALL HOLD-DOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOUNDATION INSPECTION.
 4. 4xPOST = 4xWIDTH OF THE WALL. SEE PLANS.

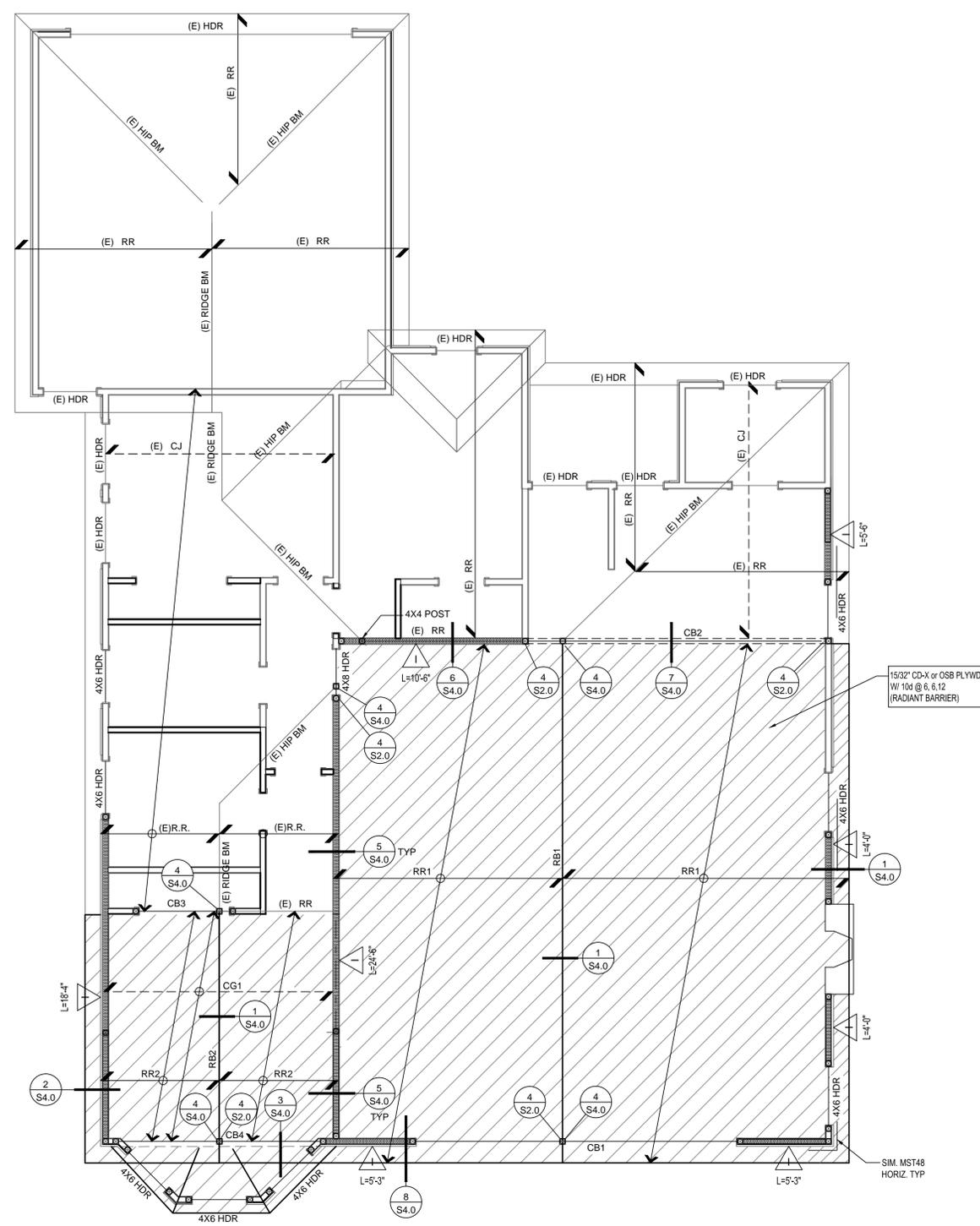


NOTES:
 1.-SEE GENERAL NOTES ON SHEET S0.0
 2.-FOR DIMENSIONS, INTERIOR PARTITIONS, & CONDITIONS NOT SHOWN SEE ARCHL. DWG'S & FIELD VERIFY.
 3.-TYPICAL WOOD STUD FRAMING SEE DETAIL 1 (S2.0)
 4.-FOR TYPICAL BORING AND NOTCHING SEE 4 (S2.0), 5 (S2.0), 6 (S2.0)



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

SHEAR WALL SCHEDULE															
MARK	SIZE	SILL PLATE		SPECIES & GRADE	STUDS SIZE & SPACING	TOP PLATES			SHEAR PANEL				FOOTING		
		CONNECTION TO (N) FOOTING WITH:	CONNECTION TO (E) FOOTING WITH:			CONNECTION TO ROOF WITH:	A.P.A. RATED PLYWOOD		SHEATHED SIDES OF THE WALL	NAIL SIZE	SHEAR (LB/FT)				
							THICKNESS	TYPE			SPACING AT PANEL EDGES	SPACING AT INTER FRAMING		ALLOWABLE	
1 L=H	3X P.T.	5/8"Ø BOLT @32"O.C.	5/8"Ø EPOXY BOLT @32"O.C. MIN. 6" EMBED.	D.F. STUD	2X4 @16"O.C.	2X	D.F. #2	SIM. A35 @16"O.C.	15/32"	STR1	ONE	10d	@4"O.C. @12"O.C.	380	4X4 POST WITH SIM. HDU2

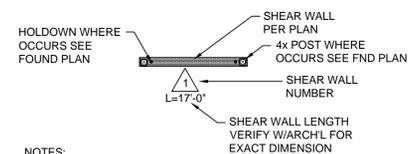


ROOF BEAM SCHEDULE	
TYPE	DESIGNATION
RB1	5.25"x16" PARALLAM 2.0E-RIDGE BM
RB2	4x10 DF#1 & BETTER-RIDGE BM
CB1	3.5"x14" PARALLAM 2.0E-CEILING BM
CB2	5.25"x11.875" PARALLAM 2.0E-CIL BM
CB3	4x8 DF#1 & BETTER-CEILING BM
CB4	4x12 DF#1 & BETTER-CEILING BM

JOISTS SCHEDULE	
TYPE	DESIGNATION
RR1	2x12 DF#2 AT 16" OC-ROOF RAFTER
RR2	2x6 DF#2 AT 16" OC-ROOF RAFTER
CJ1	2x6 DF#2 AT 16" OC-ROOF RAFTER

- Framing notes:**
- At plate discontinuities provide Simpson strap tie ST22 with 10-16d nails.
 - All shear walls must extend to the roof diaphragm.
 - Nailing for diaphragms and all shear wall shall be inspected before covering.
 - All plumbing wall shall be 2x6@16" o.c. stud wall.
 - Only common nails shall be used for all plywood shear wall and nails guns. Using "clipped head" or sinker nails are not acceptable.
 - All bolt holes shall be drilled 1/32 to 1/16" oversized.
 - Foundation sills shall be pressure treated, or foundation grade redwood.
 - Floor joists are D.F.#2.
 - Beams - see plan. Provide double joists or 2x blocking under all non-bearing partition w/ 16 d nails @ 12" staggered.
 - Posts - post size 4x4 D.F.#1.
Top connection.....Simpson CC or equal
Bottom connection.....Simpson CC or equal
Except as otherwise shown use 2-2x4 studs w/16d@9".
 - Stud walls - 2x4@16" o.c. stud grade D.F.
 - Headers D.F.#2.
 - Rafters shall be stabilized by solid blocking ends, and x-bridge or full depth block all spans larger or equal to 10'.
 - Beams perpendicular to other beams shall be connected with approved metal hanger (Simpson or equal).
 - Rafters shall be connected to joists, beams, plates or headers by Simpson A35 framing angles or toenailed as required.
 - All shear walls plywood should extend to roof diaphragm
 - Contractor should coordinate simpson strong wall height with Architectural drawings before ordering and installing.

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



- NOTES:**
- SEE GENERAL NOTES ON SHEET S0.0
 - FOR DIMENSIONS, INTERIOR PARTITIONS, & CONDITIONS NOT SHOWN SEE ARCHL. DWG'S & FIELD VERIFY.
 - TYPICAL WOOD STUD FRAMING SEE DETAIL 1/S2.0
 - FOR TYPICAL BORING AND NOTCHING SEE 4/S2.0, 5/S2.0, 6/S2.0
- 12/S2.0 - DETAIL SHEET WHERE DETAIL IS DRAWN
- 1/S2.0, 4/S2.0, 5/S2.0, 6/S2.0 - DETAIL SYMBOL
- NOTES AND SYMBOLS**

RCB ENGINEERING INC.
PO BOX 648
GLENDALE, CA 91209
TEL: 818-813-1852

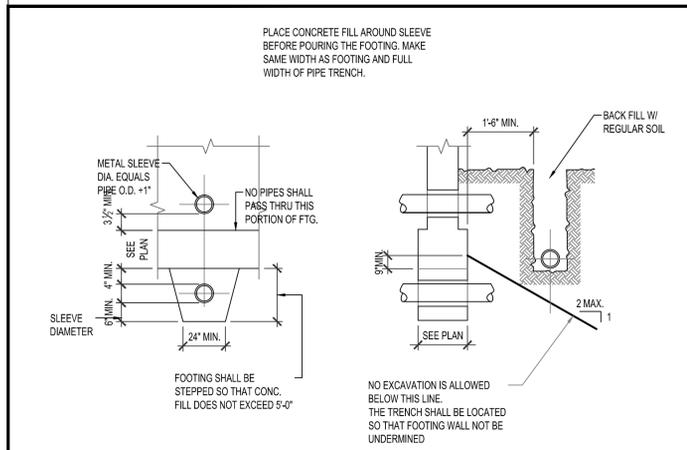
REVISIONS	
No.	Description
1	
2	
3	
4	
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PROJECT TITLE: ADDITION TO ONE STORY HOUSE
PROJECT ADDRESS: 1830 N. KENNETH DR. BURBAHK, CA. 91504
SHEET TITLE: ROOF FRAMING PLAN

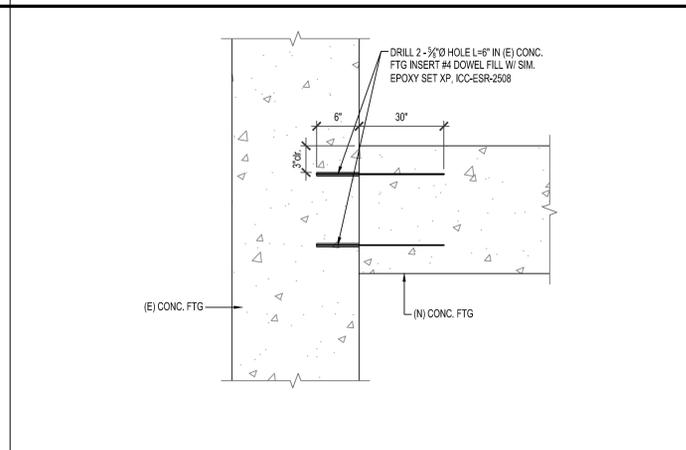


Date: SEP. 2018
Scale: AS NOTED
Drawn By: P.B.
Project No: -

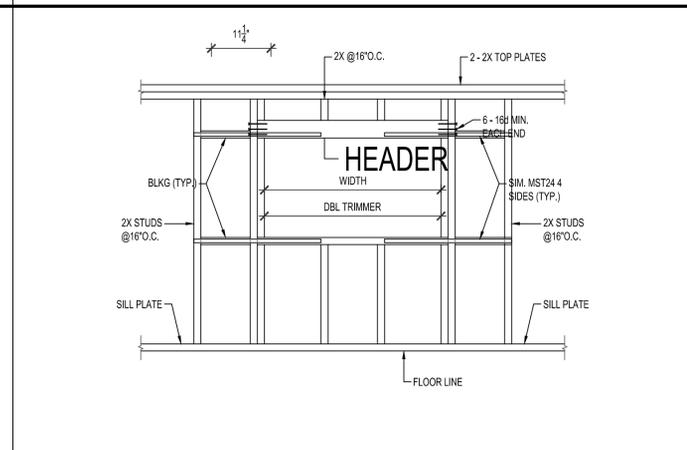
SHEET: **S1.1**



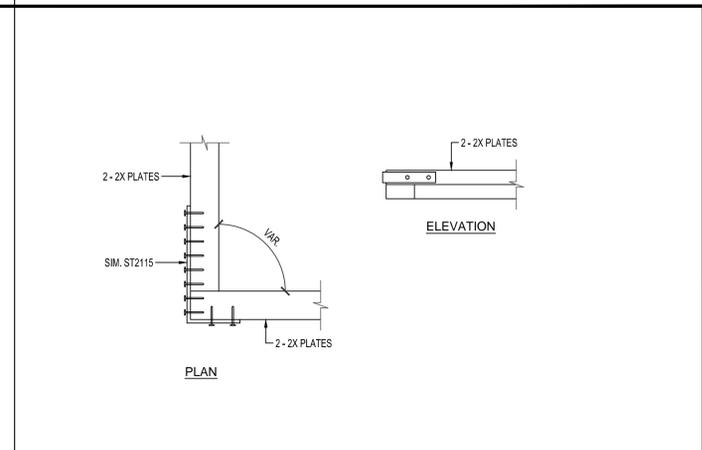
11 TYPICAL PIPE THRU OR UNDER CONC. FOOTING Scale N.T.S



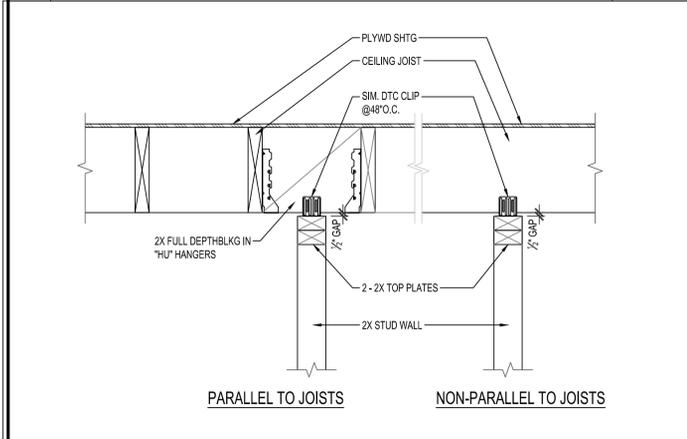
9 (N) & (E) CONCRETE FOOTING CONNECTION Scale N.T.S



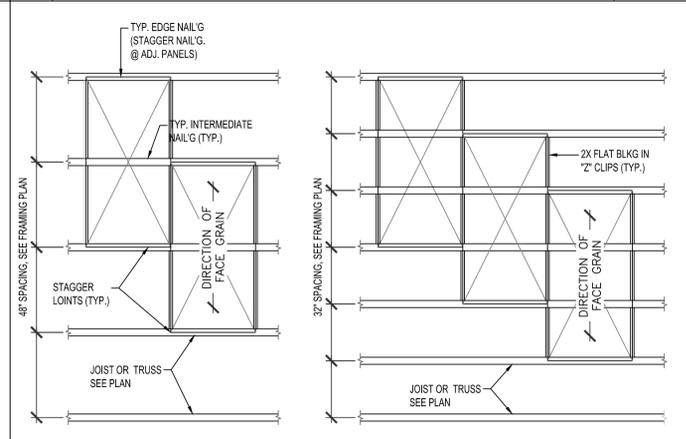
5 TYPICAL WINDOW OPENING Scale N.T.S



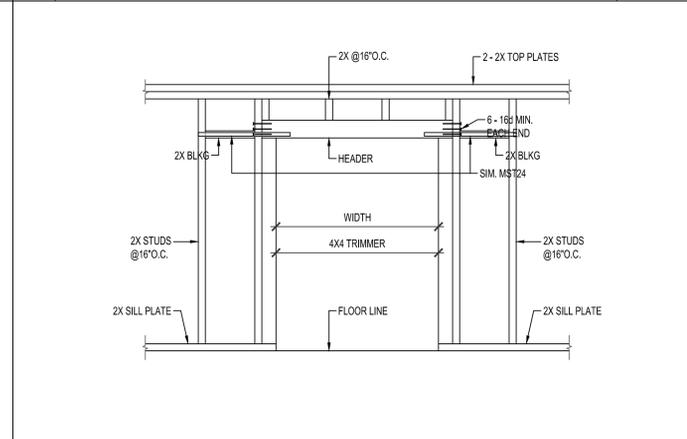
1 PLATE DISCONTINUITY DETAIL Scale N.T.S



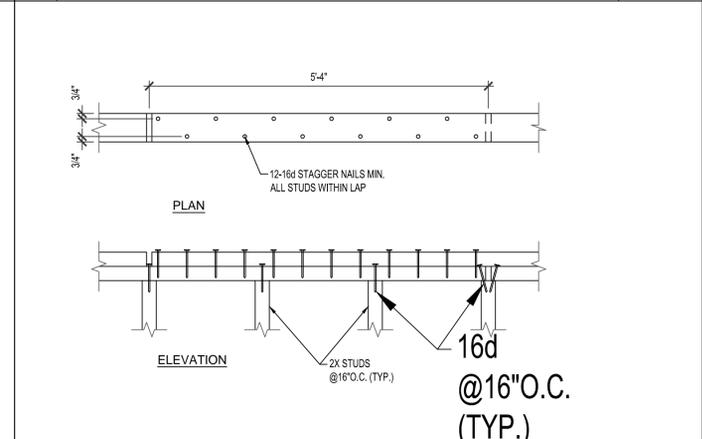
12 NON-BEARING STUD WALL AT CEILING Scale N.T.S



10 PLYWOOD LAYOUT Scale N.T.S



6 TYPICAL HEADER Scale N.T.S



2 PLATE SPLICE DETAIL Scale N.T.S

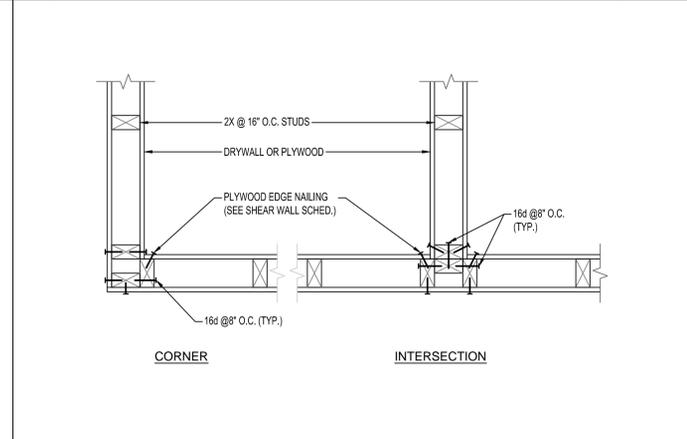
INSTALLATION DETAILS FOR THREADED ROD						
ROD DIAMETER (in)	3/8	1/2	5/8	3/4	7/8	1
BIT (HOLE) DIAMETER (in)	1/2	5/8	3/4	7/8	1	1 1/4
HOLE LENGTH (in)	4	5	6	7 1/2	8 1/2	9 1/2
REQUIRED EMBEDMENT (in)	3 1/2	4 1/2	5 1/2	7	8	9
MAX. TIGHTENING TORQUE (ft-lb)	12	28	55	90	140	190

INSTALLATION DETAILS FOR REINFORCING BAR						
REBAR SIZE	#3	#4	#5	#6	#7	#8
HOLE DIAMETER (in)	1/2	5/8	3/4	1	1 1/8	1 1/4
HOLE LENGTH (in)	4	5	6	7 1/2	8 1/2	9 1/2
REQUIRED EMBEDMENT (in)	3 1/2	4 1/2	5 1/2	7	8	9

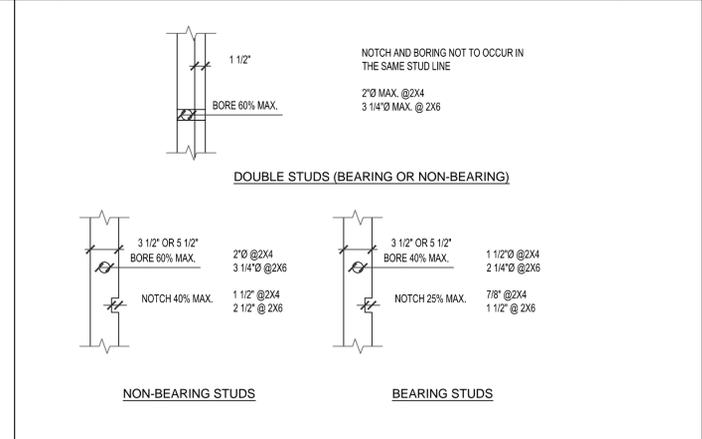
NOTES:

- Simpson Epoxy Set XP production is specified for anchorage system unless noted otherwise on plans. Prior to use another brand of epoxy, contractor shall provide the latest technical catalog of that epoxy to engineer and obtain approval.
- Special inspection in accordance with CBC 2016 is required. Refer to LARR #25744 (ICC-ESR 2508).
- Anchor size, spacing and edge distances should be the same as indicated on related details.
- Anchors should not be installed in substrates colder than 40°F, and warmer than 105°F.
- The anchors must be installed in accordance with manufacturer's instructions and the following guides are required:
 - Use carbide tipped drill or coring bit to drill hole.
 - Avoid any existing reinforcing by slightly relocating hole.
 - Holes should be dry and cleaned with compressed air and nylon brush before grouting.
 - Place epoxy grout in the hole with caulking gun or similar equipment, starting from bottom of the hole, filling hole nearly 2/3 full.
 - Coat dowel with the same adhesive and insert into hole, filling all voids.
 - Provide support for rebar or rod - to remain undisturbed - for minimum 12 hours.
 - Do not start to bolted-up (torqued) rods sooner than 48 hours after epoxy installation.

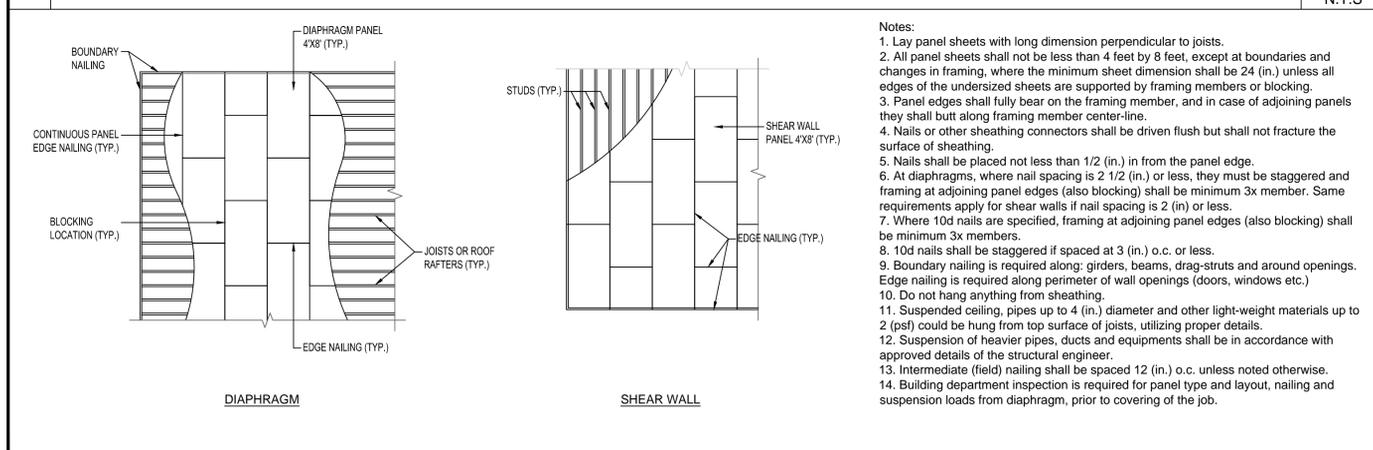
13 EPOXY ANCHORAGE TABLE AND NOTES Scale N.T.S



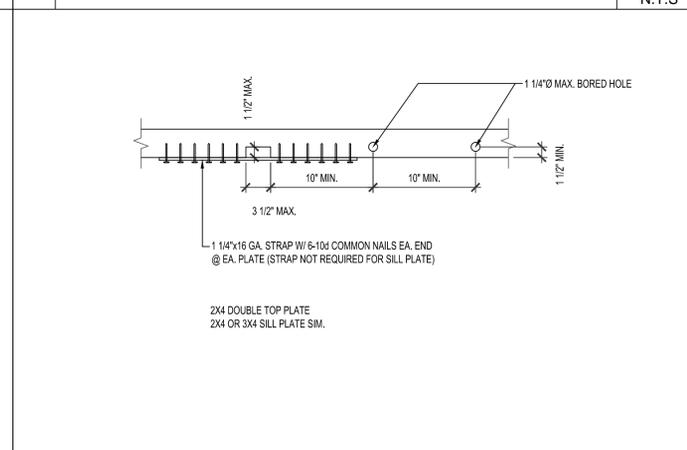
7 TYPICAL STUD WALL DETAIL Scale N.T.S



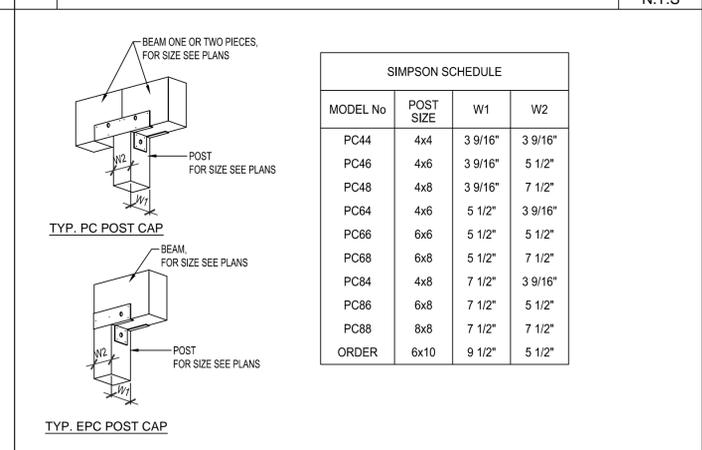
3 TYPICAL STUD BORING / NOTCHING Scale N.T.S



14 SHEAR WALL AND FLOOR / ROOF SHEATHING NOTES Scale N.T.S



8 DOUBLE TOP PLATE Scale N.T.S



4 POST TO BEAM CONNECTION Scale N.T.S

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REVISIONS	
No.	Description
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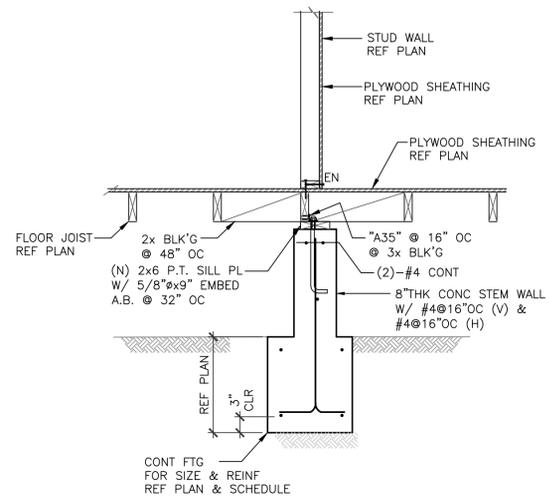
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1830 N. KENNETH DR. BURBAK, CA. 91504
DETAILS

PROJECT TITLE
PROJECT ADDRESS
SHEET TITLE

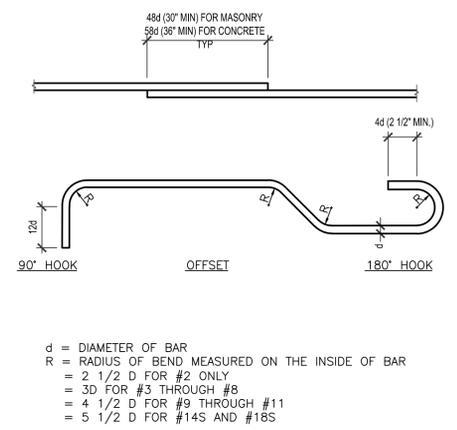


Date: SEP 2018
Scale: AS NOTED
Drawn By: P.B.
Project No: -

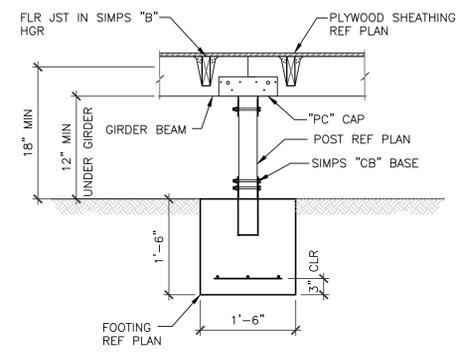
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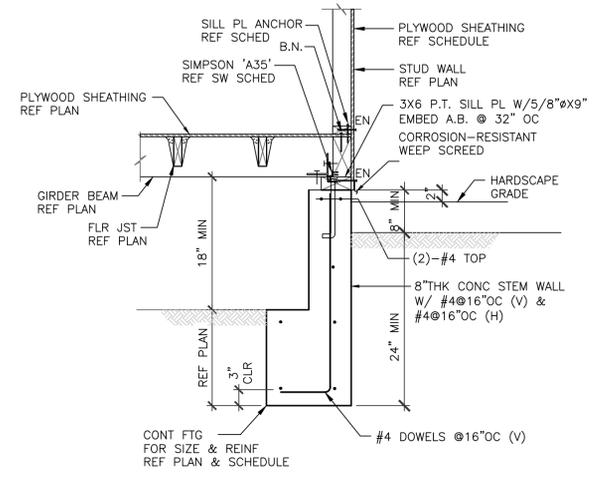
10 CONCRETE FOOTING Scale N.T.S



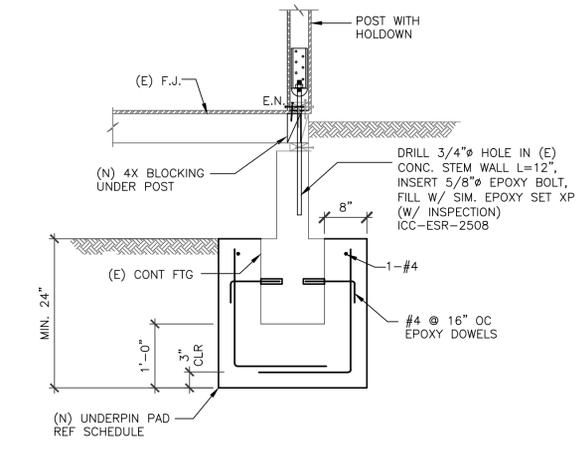
7 BAR BEND AND SPLICE DETAIL Scale N.T.S



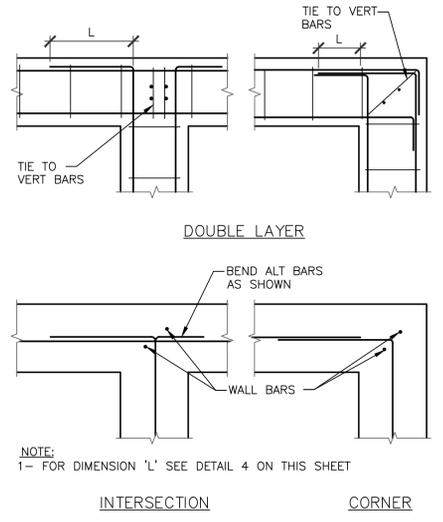
4 CONCRETE FOOTING Scale N.T.S



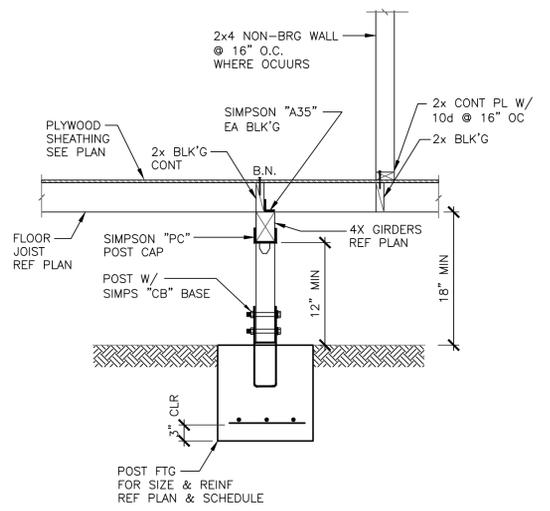
1 CONCRET FOOTING AND STEM WALL Scale N.T.S



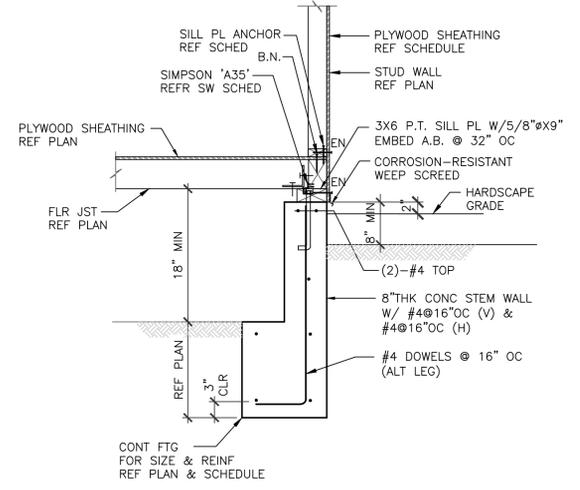
11 UNDERMINE (E) FOOTING Scale N.T.S



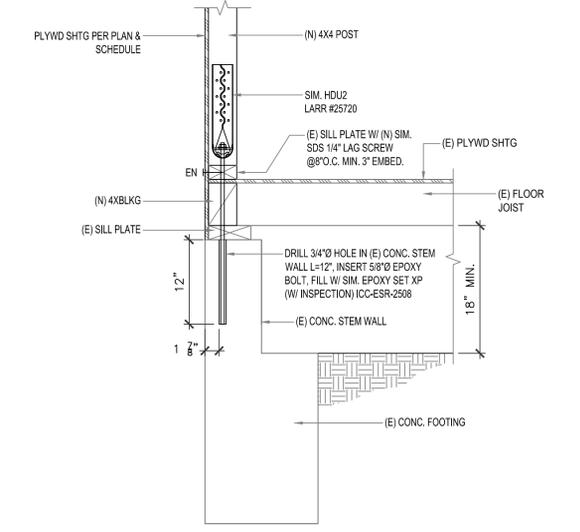
8 FOOTING REINFORCING AT CORNERS Scale N.T.S



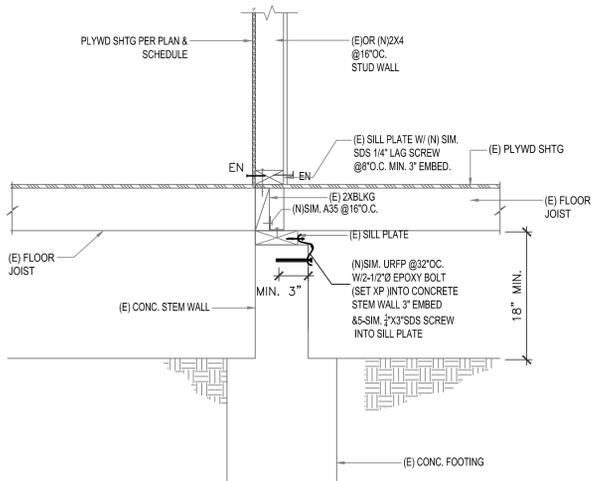
5 CONCRETE FOOTING Scale N.T.S



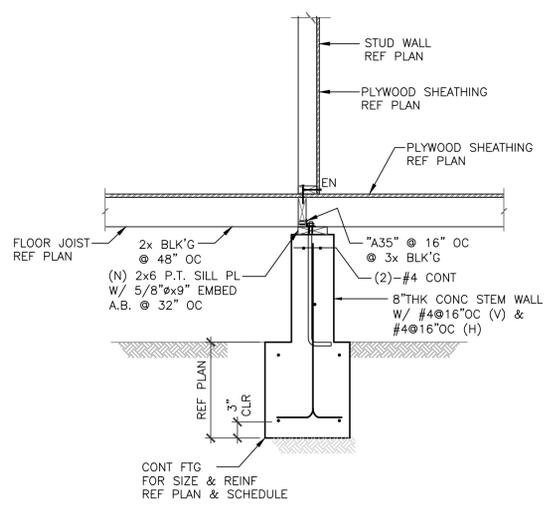
2 CONCRET FOOTING AND STEM WALL Scale N.T.S



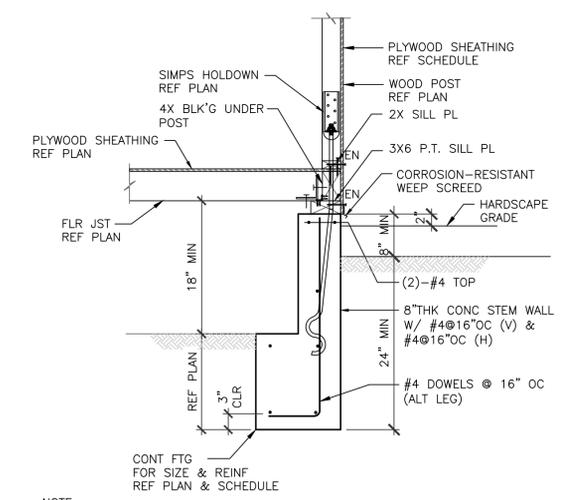
13 (E) FOOTING AND NEW HOLDOWN Scale N.T.S



9 CONCRETE FOOTING Scale N.T.S



6 CONCRETE FOOTING Scale N.T.S



3 CONCRET FOOTING AND STEM WALL Scale N.T.S

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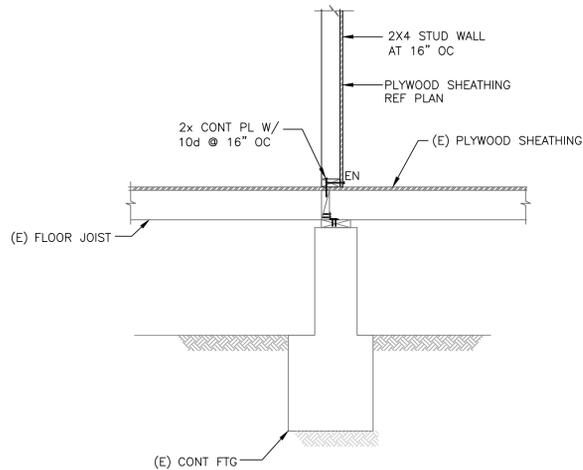
ADDITION TO ONE STORY HOUSE
 1830 N. KENNETH DR. BURBAHK, CA. 91504
DETAILS

PROJECT TITLE	PROJECT ADDRESS	SHEET TITLE



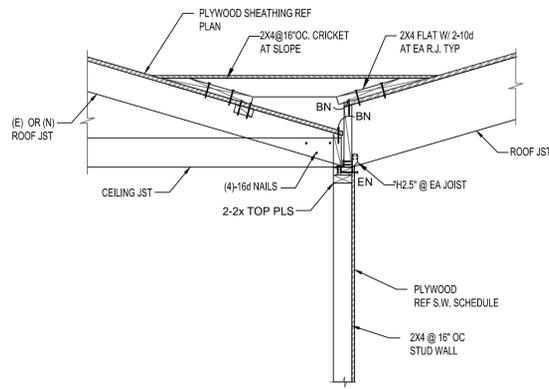
Date: SEP 2018
 Scale: AS NOTED
 Drawn By: P.B.
 Project No: -

SHEET:
S3.0



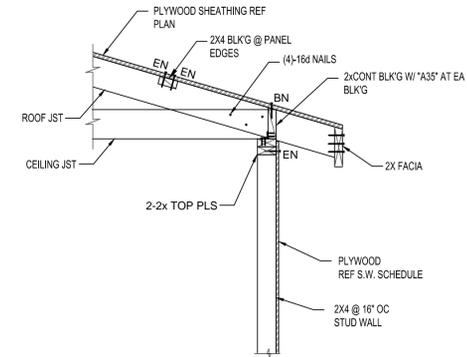
5 DETAIL

Scale
N.T.S



1 ROOF RAFTER TO ROOF RIDGE CONNECTION DETAIL

Scale
N.T.S

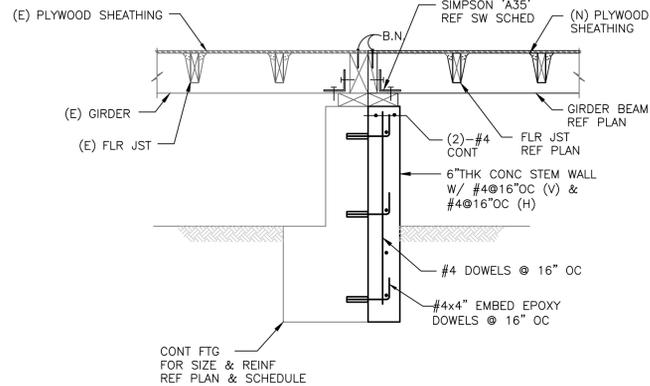


2 WALL TO ROOF CONNECTION

Scale
N.T.S

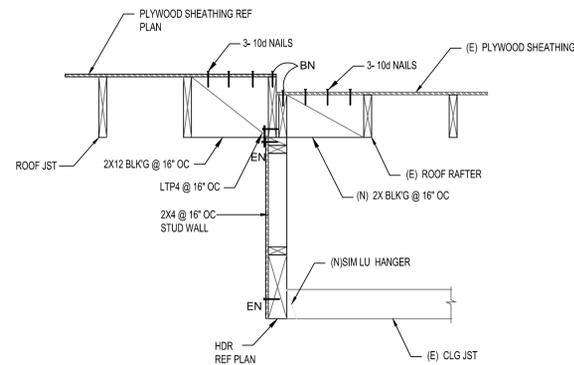
9 DETAIL

Scale
N.T.S



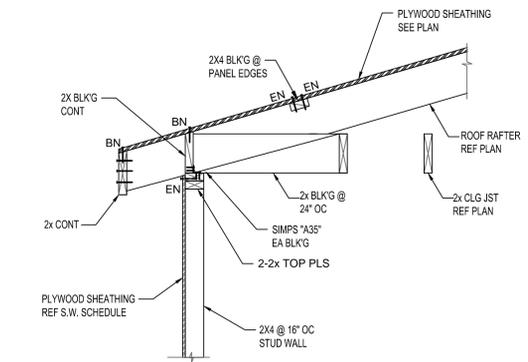
6 DETAIL

Scale
N.T.S



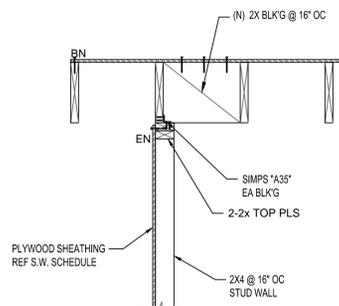
3 WALL TO ROOF CONNECTION

Scale
N.T.S



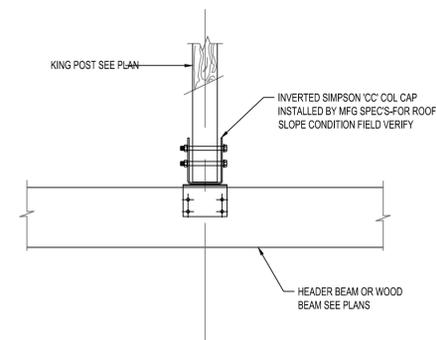
7 DETAIL

Scale
N.T.S



4 WALL TO ROOF CONNECTION

Scale
N.T.S



10 DETAIL

Scale
N.T.S

8 WALL TO ROOF CONNECTION

Scale
N.T.S

4 POST TO BEAM CONNECTION

Scale
N.T.S

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PROJECT TITLE	ADDITION TO ONE STORY HOUSE
PROJECT ADDRESS	1830 N. KENNETH DR. BURBAK, CA. 91504
SHEET TITLE	DETAILS



Date: SEP 2018
Scale: AS NOTED
Drawn By: P.B.
Project No: -

SHEET:
S4.0