

**PROJECT LOCATION** 242 W ASH AVENUE, BURBANK CA 91502

**OWNERS** Carla Schwam & Chris Dileo 242 W Ash Avenue, Burbank CA 91502

**PROJECT INFORMATIONS**  
 TRACT #: 7709  
 LOT #: 10 & 11  
 APN: 2451-034-008  
 Use: Single residence residence  
 Occupancy: R-1

**PROJECT DESCRIPTION**  
 2 remodeled (E) bathrooms -  
 Addition of an indoor laundry room

**PROJECT AREA CALCULATION**

MAIN HOUSE	1,042 S.F.
Existing First floor - 1925 Original	1,042 S.F.
1970 Add on to be legalized	116 S.F.
Addition (including area above 12' from grade level at area of work because of sloped ceiling - see floor plan )	67 + 61 = 128 S.F.
<b>TOTAL MAIN HOUSE SQ.FT.</b>	<b>1,042 + 116 + 128 = 1,286 S.F.</b>
Detached Garage (Unchanged)	222 S.F.
Detached accessory building (Unchanged)	392 S.F.
<b>Lot Size</b>	<b>8,286 S.F.</b>

FAR calculation per for R1 zone :  
 1st 7500 x 40% = 3,000 S.F.  
 $8,286 - 7,500 = 786 \times 30\% = 220.8 \text{ S.F.}$   
**TOTAL FAR allowed on lot = 3,000 + 220.8 = 3,220.8 S.F. Max.**  
 FAR at main house without garage & acc. building = 1,286 S.F.  
 FAR at main house including garage & acc. building 1,286 + 222 + 392 = 1,900 S.F.

**LOT COVERAGE : 50% allowed of lot size** for Zone 1 = 8,286 x 50% = **4,143 S.F. Max.**  
 Main house : 1,286 S.F. + 42 SQ.FT of patio above 18" from grade level = 1,328 S.F.  
 + 222 S.F garage + 392 Acc. building = **1,942 S.F.**

**Building Height :**  
 18' (E) highest point at front & back of property (from lowest point at front & back to roof highest point) unchanged

**PROJECT INFORMATION**

<b>A0</b>	COVER PAGE WITH PLOT PLAN, BUILDING INFO & GENERAL NOTES
<b>A1.1</b>	1 - EXISTING/DEMO PLAN 2 - NEW FLOOR PLAN 3 - DOOR/WINDOW SCHEDULE 4 - EXTERIOR ELEVATION 5 - EXTERIOR ELEVATION

- DRAWING INDEX**
- PERMITS ARE REQUIRED FOR ELECTRICAL, MECHANICAL, PLUMBING, POOLS AND SPAS, FENCES, RETAINING WALLS, DRIVEWAY APRONS, STREET USE.
  - A SURVEY OF THE SUBJECT PROPERTY BY A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA MAY BE REQUIRED TO VERIFY THE LOCATION OF PROPERTY LINES, VERIFY LOCATIONS OF STRUCTURES ON PROPERTY AND/OR VERIFY GRADE ELEVATION.
  - APPLICABLE CODES : CURRENT EDITIONS OF UBC, UPC, UMC, NEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA TITLE 24 CCR AND THIS JURISDICTION.
  - SETBACK CERTIFICATION REQUIREMENT :** A CALIFORNIA STATE LICENSED SURVEYOR REQUIRED TO CERTIFY THE LOCATION AND SETBACKS OF ALL NEW CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION. (BMC 9-1-1-110.3.1.1).

**GENERAL NOTES**

1. PERMITS ARE REQUIRED FOR ELECTRICAL, MECHANICAL, PLUMBING, POOLS AND SPAS, FENCES, RETAINING WALLS, DRIVEWAY APRONS, STREET USE.

2. A SURVEY OF THE SUBJECT PROPERTY BY A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA MAY BE REQUIRED TO VERIFY THE LOCATION OF PROPERTY LINES, VERIFY LOCATIONS OF STRUCTURES ON PROPERTY AND/OR VERIFY GRADE ELEVATION.

3. APPLICABLE CODES : CURRENT EDITIONS OF UBC, UPC, UMC, NEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA TITLE 24 CCR AND THIS JURISDICTION.

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**VICINITY MAP**

**Carla Schwam & Chris Dileo**  
 242 W Ash Ave.  
 Burbank, CA 91502

Revisions:

By:	
-	-
-	-
-	-
-	-
-	-

**Remodel of private residence**  
 242 W Ash Avenue, Burbank CA 91502

**VARIANCE**

Job #	2104-06
Date	OCT. 2023
Drawn	LDW
Checked	
Scale	1/8"=1'-0"

**COVER PAGE**

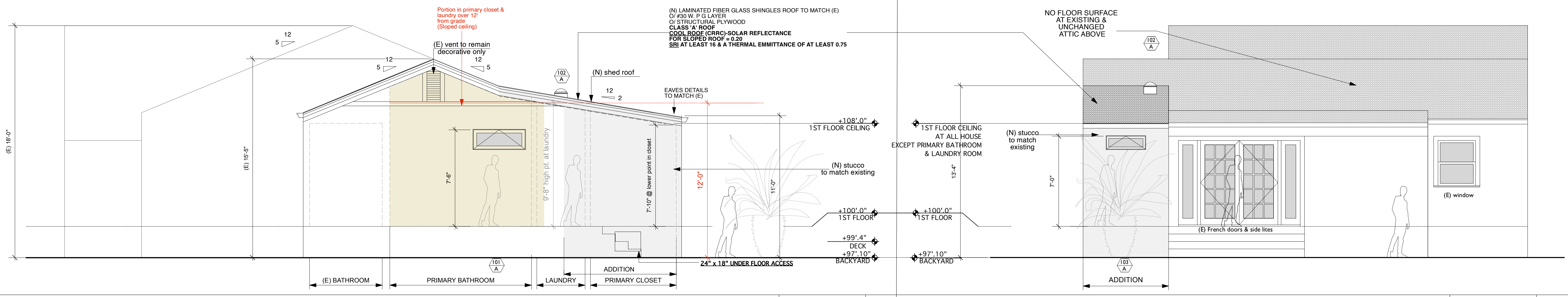
**A0**



**Carla Schwam & Chris Dileo**

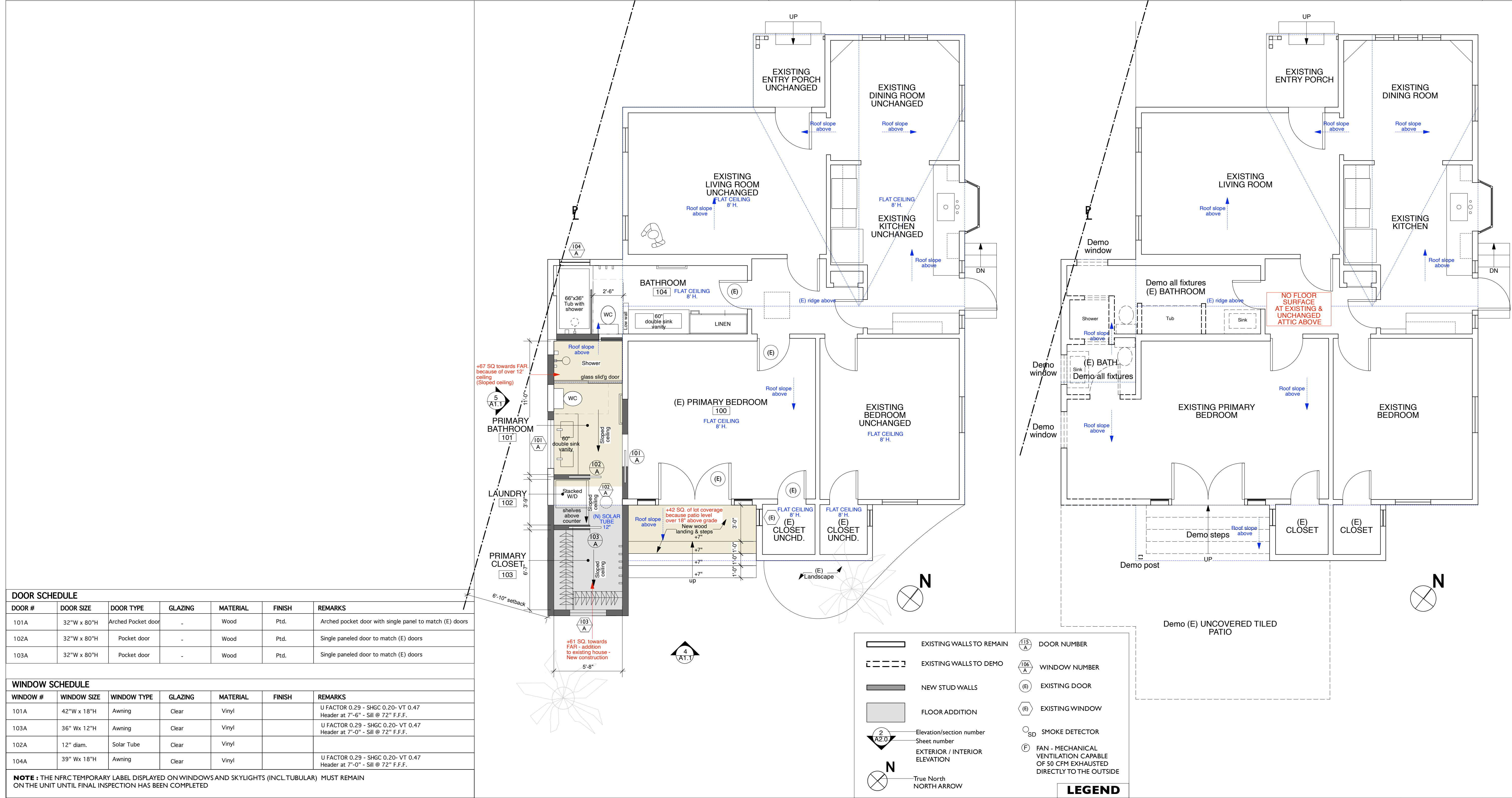
242 W Ash Ave.  
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Revisions:	By:
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**EXTERIOR ELEVATION - SOUTH** Scale : 1/4" = 1'-0" **5**

**EXTERIOR ELEVATION - EAST** Scale : 1/4" = 1'-0" **4**



DOOR SCHEDULE						
DOOR #	DOOR SIZE	DOOR TYPE	GLAZING	MATERIAL	FINISH	REMARKS
101A	32"W x 80"H	Arched Pocket door	-	Wood	Ptd.	Arched pocket door with single panel to match (E) doors
102A	32"W x 80"H	Pocket door	-	Wood	Ptd.	Single paneled door to match (E) doors
103A	32"W x 80"H	Pocket door	-	Wood	Ptd.	Single paneled door to match (E) doors

WINDOW SCHEDULE						
WINDOW #	WINDOW SIZE	WINDOW TYPE	GLAZING	MATERIAL	FINISH	REMARKS
101A	42"W x 18"H	Awning	Clear	Vinyl		U FACTOR 0.29 - SHGC 0.20- VT 0.47 Header at 7'-6" - Sill @ 72" F.F.F.
103A	36" Wx 12"H	Awning	Clear	Vinyl		U FACTOR 0.29 - SHGC 0.20- VT 0.47 Header at 7'-0" - Sill @ 72" F.F.F.
102A	12" diam.	Solar Tube	Clear	Vinyl		
104A	39" Wx 18"H	Awning	Clear	Vinyl		U FACTOR 0.29 - SHGC 0.20- VT 0.47 Header at 7'-0" - Sill @ 72" F.F.F.

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

**DOOR/WINDOW SCHEDULE** **3**

**NEW FLOOR PLAN** Scale : 1/4" = 1'-0" **2**

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

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**VARIANCE**

Job #	2104-06
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Drawn	LDW
Checked	
Scale	As noted

**DEMO PLAN**  
**FLOOR PLAN**  
**DOOR/WINDOW**  
**SCHEDULE**  
**EXT. ELEVATIONS**

**A.I.I**