

LEGAL DESCRIPTION:	
APN:	2332-021-017
TRACT #:	11181
LOT:	FR 16
PROJECT DATA:	
ZONE:	R1-1
LOT AREA:	6,117.4 SQ.FT.
TYPE CONST.:	V-B
OCCUPANCY:	R3
JOB ADDRESS:	6016 N. BELLAIRE AVE. LOS ANGELES, CA 91606
OWNER:	KARINA PETROSIAN
ADDRESS:	6016 N. BELLAIRE AVE. LOS ANGELES, CA 91606
EXISTING RESIDENCE:	1,767.0 SQ.FT.
EXISTING FULL HEIGHT POP OUT FLOOR AREA TO BE DEMOLISH:	8.0 SQ.FT.
NEW PROPOSED ADDITION:	498.0 SQ.FT.
	1,767.0-8.0+498.0=2,257.0 SQ.FT.
TOTAL:	2,257.0 SQ.FT.
EXISTING 2 CAR CARPORT:	338.0 SQ.FT.

1 STORY SINGLE FAMILY DWELLING

ADDITION AND REMODELING

**ADDRESS: 6016 N. BELLAIRE AVE.
LOS ANGELES, CA 91606**

RFA	
REQUIRED:	50%
LOT AREA:	6,117.4 SQ.FT.
RESIDENCE:	2,257.0 SQ.FT.
RFA:	36.9% PROVIDED

SCOPE OF WORK:	
NEW PROPOSED 490.0 SQ.FT. ADDITION AND REMODELING. (498.0 SQ.FT. ADDITION - 8.0 SQ.FT. DEMO.)	

- NOTES:**
- SEPARATE PERMIT APPLICATION REQUIRED FOR THE FOLLOWING ITEMS:
 - RETAINING WALL OR BLOCK FENCE WALL
 - GRADING WORK
 - SWIMMING POOL
 - A SEPARATE STRUCTURE
 - SHORING
 - DEMOLITION
 - ELECTRICAL, MECHANICAL, AND PLUMBING WORK
 - FIRE SPRINKLER SYSTEM
 - CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING A WORK.
 - ALL DIMENSIONS ON THE ARCHITECTURAL PLANS SHOWN CLEAR, FINISH TO FINISH.

- BUILDING CODES:**
- THIS PROJECT COMPLYING WITH:
- 2017 LOS ANGELES RESIDENTIAL CODE (LARC),
 - 2016 CALIFORNIA MECHANICAL CODE (CMC),
 - 2016 CALIFORNIA PLUMBING CODE (CPC),
 - 2016 CALIFORNIA ELECTRICAL CODE (CEC),
 - 2016 CALIFORNIA ENERGY CODE (CECn),

BUILDING DESIGNER:
ARA MELIKSEYAN
ARMEL DESIGN GROUP
6958 WOODMAN AVE. #22 VAN NUYS, CA 91405
PH.# 818 517-2252

STRUCTURAL ENGINEER:
ARMEN MARTIROSSYAN
ARPA TECHNOLOGY GROUP
802 PORTOLA AVE. GLENDALE, CA 91206
PH.# 818 434-1708

MECHANICAL ENGINEER:
RAYMOND ZHONG
PERFECT DESIGN & INVESTMENT INC.
2416 W. VALLEY BLVD. ALHAMBRA, CA 91803
PH.# 626 289-8808

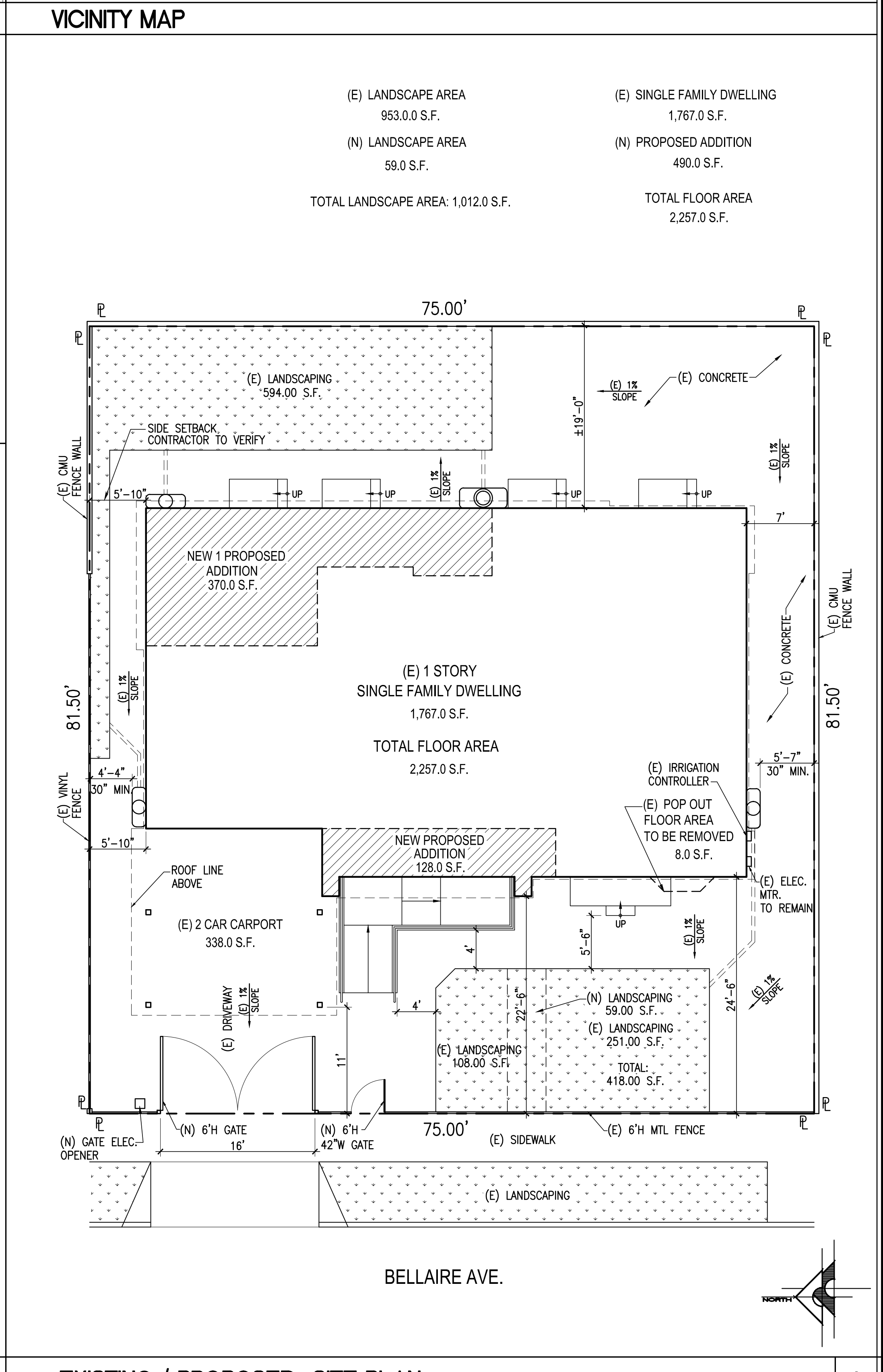
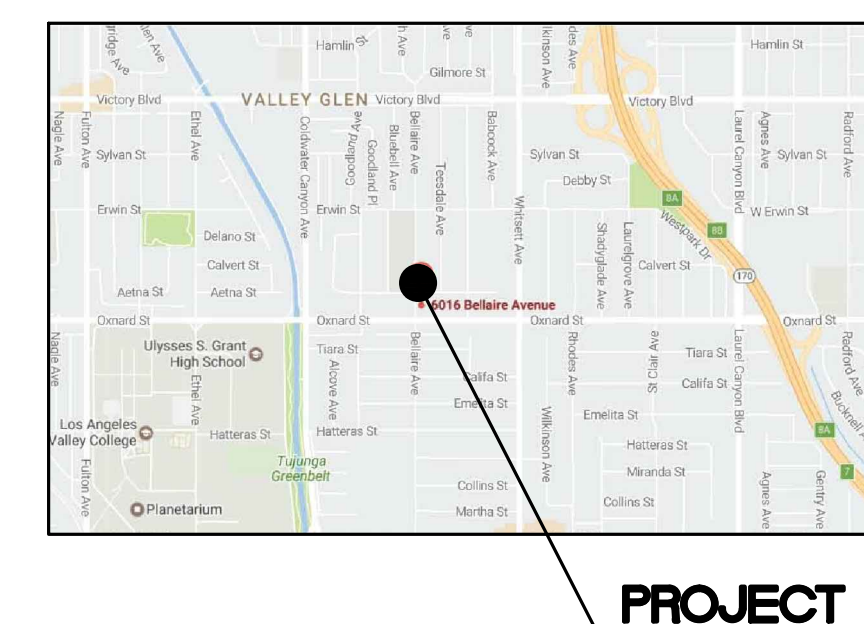
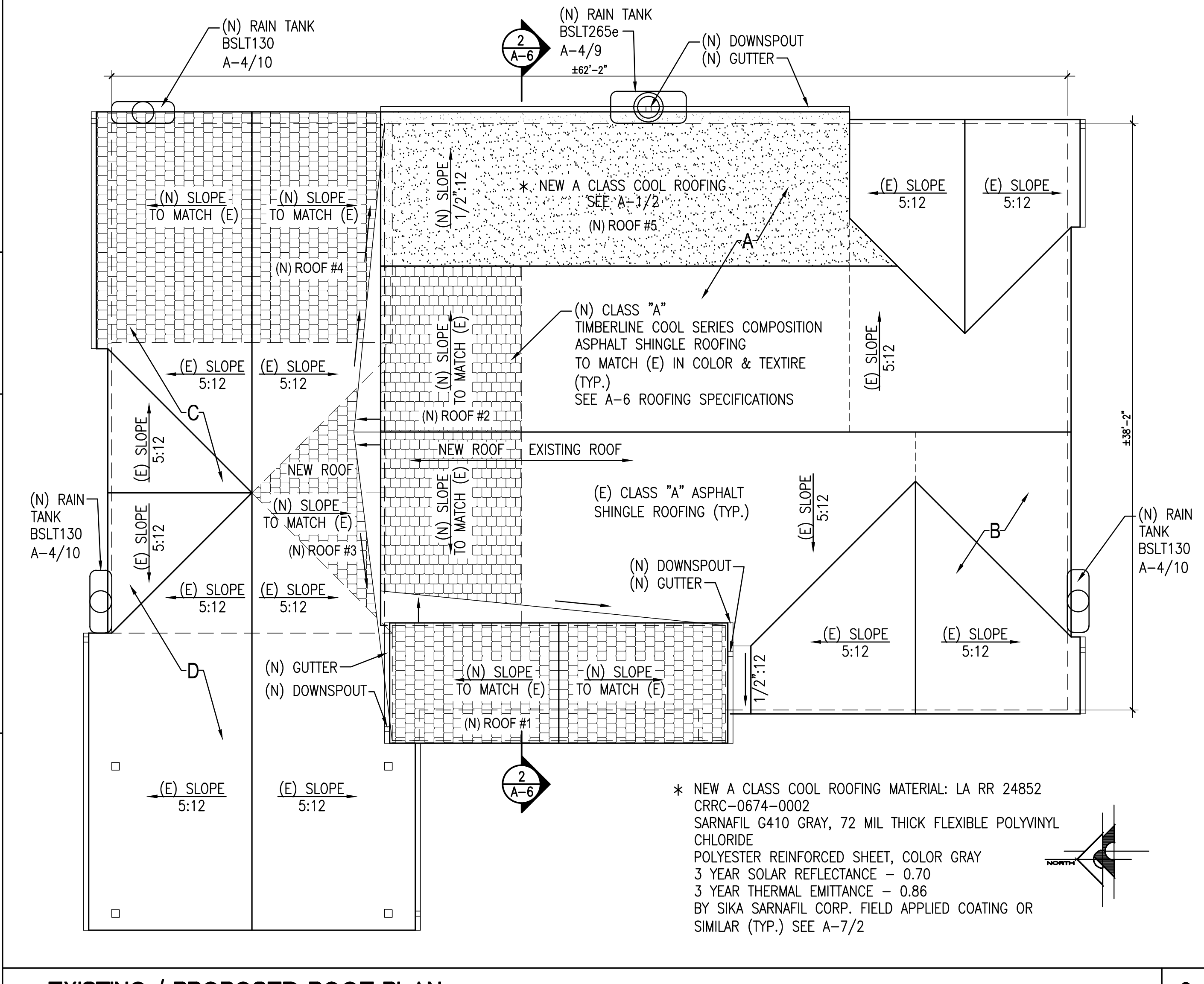
CALCULATION OF ATTIC VENTILATION:

ATTIC AREA: 2,257.0 S.F. 50% OF AREA: 2,257.0 S.F./2=1,128.5 S.F.
REQUIRED VENT. OPENING AREA: 1,128.5 / 150 S.F. = 7.5 S.F.
PROVIDED VENT. OPENING AREA: (4x1.3) + (2x0.7) + 1.2 = 7.8 S.F.

NOTE:
ATTIC VENTS OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/8" MIN. AND 1/4" MAX. OPENING.

SHEET INDEX	
A-1	TITLE SHEET PROJECT DATA, LEGAL DESCRIPTION, EXISTING / PROP. SITE PLAN, EX. / PROP. ROOF PLAN
A-2	EXISTING / DEMO FLOOR PLAN
A-3	EXISTING / PROPOSED FLOOR PLAN
A-4	EXISTING ELEVATIONS, DETAILS
A-5	EXISTING / PROPOSED ELEVATIONS
A-6	EXISTING / PROPOSED ELEVATIONS, SECTION, DETAILS
A-7	DOOR/WINDOW SCHEDULE, SPECIFICATIONS
GRN-1	GREEN SHEET
S-1	GENERAL NOTES
S-2.1	DETAILS
S-2.2	DETAILS
S-3	DETAILS
S-4	DETAILS
S-5	FOUNDATION PLAN
S-6	ROOF FRAMING PLAN
S-7	LARR CONDITIONS OF APPROVAL
S-8	LARR CONDITIONS OF APPROVAL
T-24	1; 2; 3 ENERGY CALCULATION

NEW ROOF #1 AREA:	190.0 S.F.
NEW ROOF #2 AREA:	236.0 S.F.
NEW ROOF #3 AREA:	80.0 S.F.
NEW ROOF #4 AREA:	310.0 S.F.
NEW ROOF #5 AREA:	308.0 S.F.
TOTAL NEW ROOF AREA	1,124.0 S.F.
REQUIRED:	
RAIN TANK: 1,124.0 x 0.42 =	472.08 GALLONS
PROVIDED:	
RAIN TANK SIZING BSLT265e: QT. 1	265 x 1 = 265 GALLONS
RAIN TANK SIZING BSLT130: QT. 3	130 x 3 = 390 GALLONS
TOTAL:	655 GALLONS
ROOF 'A' AREA: 630.0 S.F. x 0.42 =	264.6 GALLONS (BSLT265e)
ROOF 'B' AREA: 189.0 S.F. x 0.42 =	79.38 GALLONS (BSLT130)
ROOF 'C' AREA: 244.0 S.F. x 0.42 =	102.48 GALLONS (BSLT130)
ROOF 'D' AREA: 247.0 S.F. x 0.42 =	103.74 GALLONS (BSLT130)
TOTAL:	1,310.0 S.F.
(SEE A-1/2)	



WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSION. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

ARMEL DESIGN GROUP
RESIDENTIAL AND COMMERCIAL BUILDING DESIGN
6958 Woodman Ave. #22 Van Nuys, CA 91405
Tel: (818) 517-2252

TITLE SHEET
EXISTING / PROPOSED SITE PLAN
EXISTING / PROPOSED ROOF PLAN

PROJECT: 1 STORY SINGLE FAMILY DWELLING ADDITION AND REMODELING
OWNER: KARINA PETROSIAN
PROJECT ADDRESS: 6016 N. BELLAIRE AVE. LOS ANGELES, CA 91606

No.	REVISION	DATE
1	PLAN CHECK	03-12-18

DRAWN BY: AM
CHECKED BY: AM
DATE: 01-24-18
SCALE:
FILE:
JOB NO.:
SHEET:

A-1

