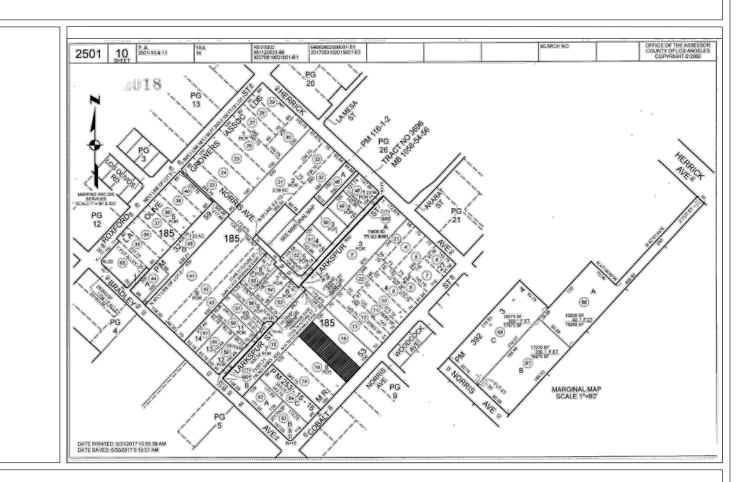
PROJECT TITLE

15277 W COBALT ST. SYLMAR CA. 91342



PROJECT DATA

LEGAL INFORMATION PROJECT ADDRESS: 15277 COBALT, SLYMAR CA. 91342 ASSESSOR PARCEL NO. (APN) TRACT NO.: LOS ANGELES OLIVE GROWERS ASSOCIATION LANDS LOT NO.: BLOCK NO.: LOT COVERAGE: PARCEL AREA: 34,567.9 SQ. FT. (E) # OF BUILDING:

(E) GARAGE: 1,100 SQ. FT. (N) PROPERTY PROFILE: (E) PROPERTY PROFILE:

(E) BUILDING :

(E) BUILDING DATA:

TYPE OF CONSTRUCTION

(E) BUILDING DESCRIPTION

BEDROOMS/BATHROOMS

NUMBER OF STORY (S)

BUILDING HEIGHT

YEAR BUILT/EFFECTIVE YEAR BUILT

OCCUPANCY:

SPRINKLER:

NO. OF STORIES:

BUILDING HEIGHT:

SQUARE FOOTAGE

(E) BEDROOMS: 3 TOTAL BEDROOMS: (E) BATHROOMS: 3 4 (2-FULL, 2-¹/₇) (E) PARKING: 3 TOTAL PARKING:

VERY LOW I RESIDENTIAL

2,006 SQ. FT.

3/3

15'-02"

2,006 SQ. FT.

- VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. COORDINATE STRUCTURAL DETAILS AND DIMENSIONS WITH RELATED
- DETAILS AND SHEETS NOTED AS "TYPICAL" OR "TYP" SHALL APPLY IN ALL
- LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTINGS SHALL BE MADE AVAILABLE AT THE JOB SITE.

ARCHITECTURAL:

- AO NOTES & SITE PLAN
- A1 EXISTING FLOOR PLANS , EXISTING ELEVATION
- A2 EXISTING ELEVATION
- A3 PROPOSED FLOOR PLAN
- A4 MAIN ELEVATION & FENCE ELEVATION
- A5 PROPOSED ELEVATION
- AG SECTION
- A7 ELECTRICAL FLOOR PLAN
- A8 PROPOSED ROOF PLAN
- A9 DIMENSIONING FLOOR PLAN

STRUCTURAL:

- S-1.O GENERAL NOTES
- S-1.1 GENERAL NOTES S-2.0 - FOUNDATION PLAN
- S-2.1 ROOF PLAN
- S-3.0 DETAILS
- S-3.1 DETAILS

TITLE 24 CALCULATIONS

T24.1 - TITLE 24 CALCULATIONS T24.2- TITLE 24 CALCULATIONS

R.F.A. ANALYSIS: PARCEL AREA: 34,567.9 SQ. FT. (E) # OF BUILDING: 2,006 SQ. FT. (E) BUILDING: (E) GARAGE 1,200 SQ. FT. (400 EXEMPT) (N) ADDITION: 732 SQ. FT. TOTAL R.F.A.=

3,538 SQ. FT. =10.2 % < 6,913 SQ. FT.= MAX RFA 20% LOT COVERAGE

PARCEL AREA: 34,567.9 SQ. FT 2,738 SQ. FT. (E) (N) SFD (E) GARAGE 3,938 SQ. FT. =11.4 % < 6,913 SQ. FT.= MAX LOT COVERAGE 20% TOTAL LOT COVERAGE.=

(N) ADDITION (N) PAVERS TOTAL SCHOOL FEES=

SCHOOL FEES

732 SQ. FT. 1,011 SQ. FT. 1,743 SQ. FT. SCHOOL FEES

PROJECT DATA

OWNER		CONTRACTOR	SURVEY
VICTOR AND VERONICA CURII 15277 COBALT ST. SYLMAR, CA. 91342	EL		
BUILDING D	DESIGNERS	ENGINEERING	TITLE 24
CARISMA RAMIREZ	T. 818-799-7547	L & P LINKS INC. 2455 EDWARDS AVE. S. EL MONTE, CA. 91733 T. 626-272-1463	CARSTAIRS ENERGY, INC. 2238 BAYVIEW HEIGHTS DR. SUITE E LOS OSOS, CA. 93402 FAX: (805) 620-3774

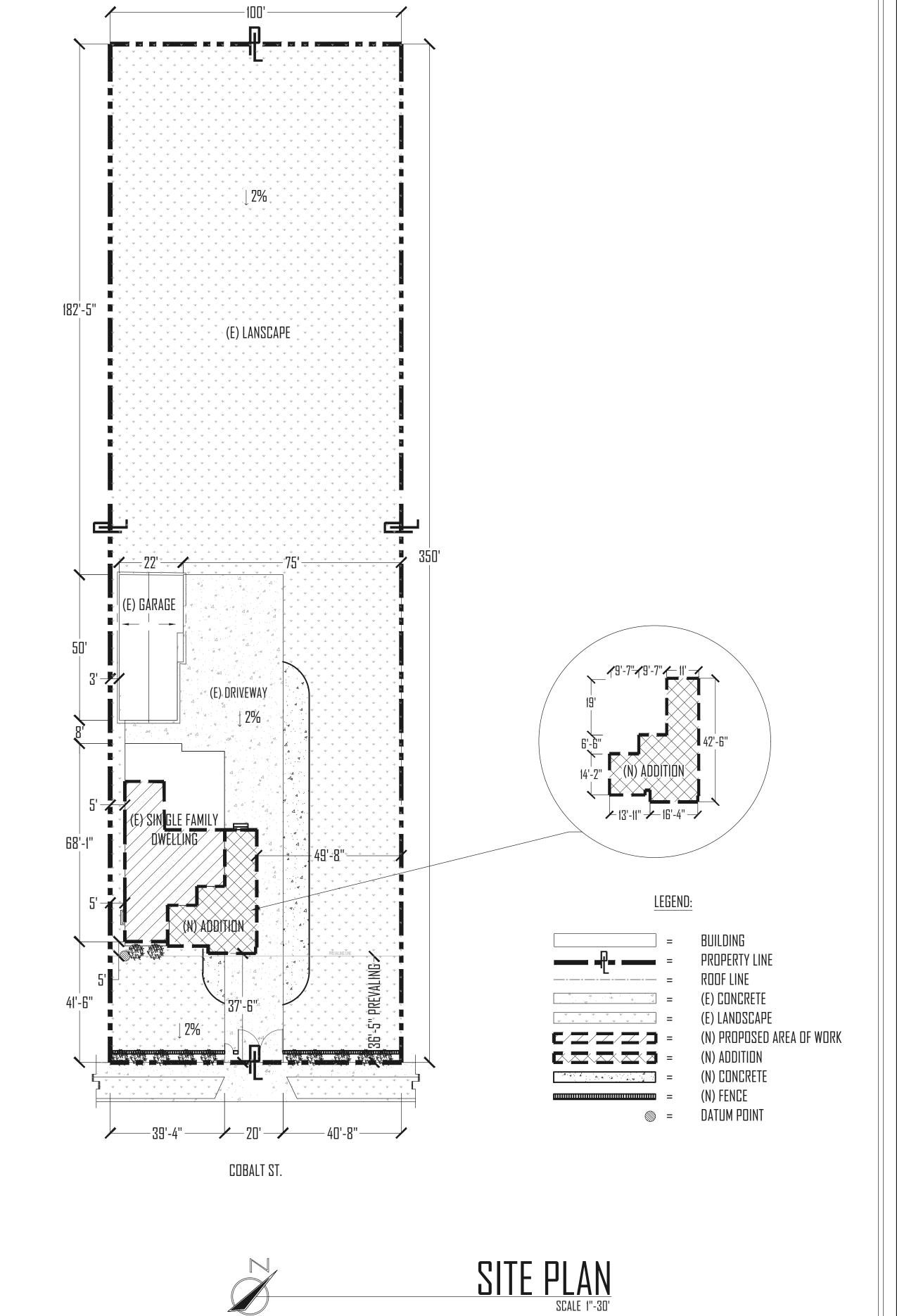
(N) 732 SQ.FT. 10' CEILING HEIGHT ATTACHED

WORK DESCRIPTION:

- (N) PORCH
- (N) ENTRY • (N) LIVING ROOM
- (N) KITCHEN
- (N) LAUNDRY / MUDROOM
- 1,265 SQ. FT. TO BE DEMOLISH & REMODEL • (N) FORMAL DINNING ROOM
- (E) DINNING ROOM
- (E) BEDROOM #1 • (E) BEDROOM #2
- (N) PANTRY • (N) ½ BATHROOM
- (E) BATHROOM • (N) MASTER BATHROOM

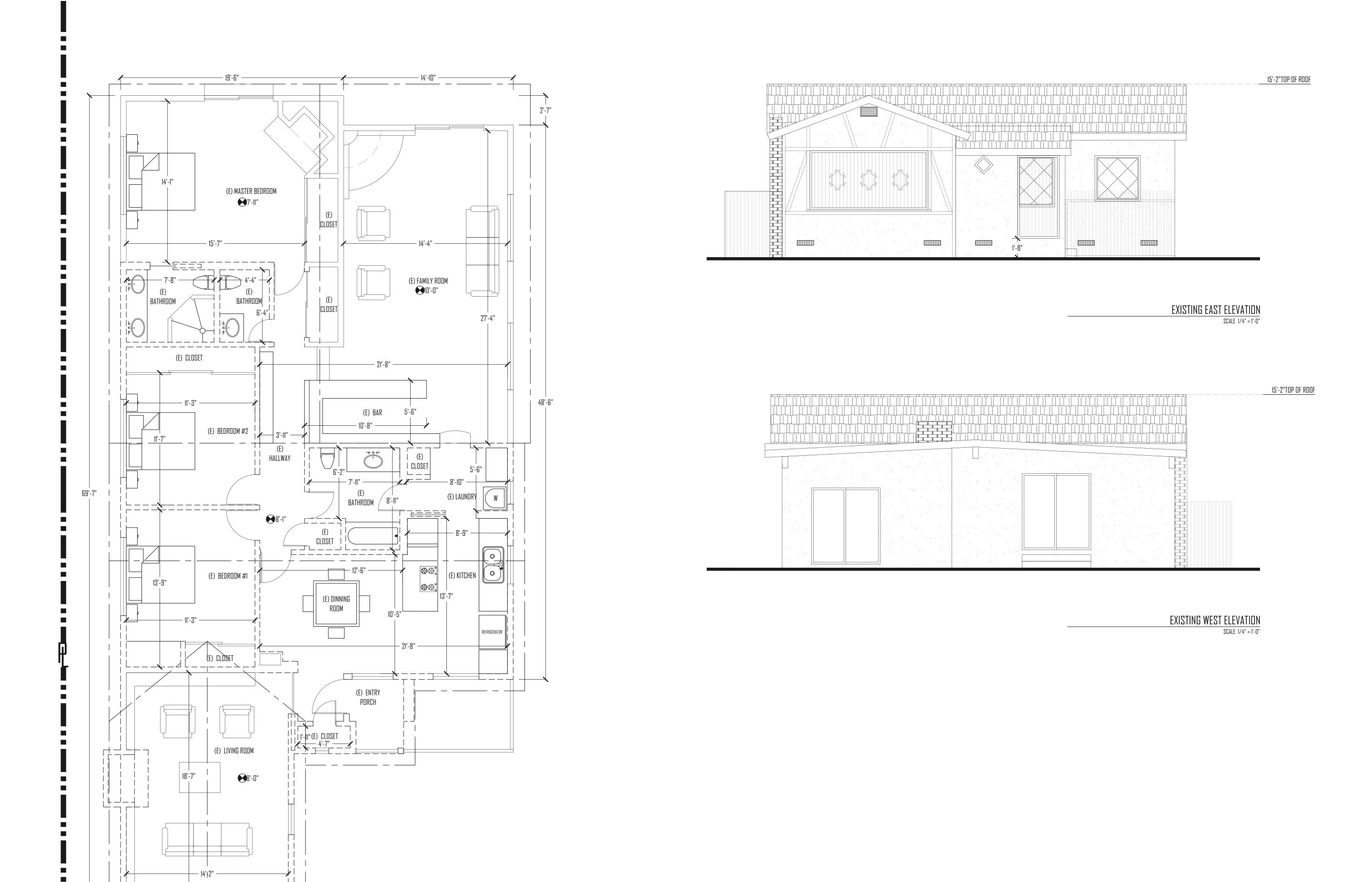
REFERENCE CODES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AS AMENDED BY THE CITY OF LOS ANGELES, CA: - 2017 CITY OF LOS ANGELES BUILDING CODE
- 2017 CALIFORNIA MECHANICAL CODE - 2017 CALIFORNIA PLUMBING CODE
- 2017 CALIFORNIA ELECTRICAL CODE - 2017 CALIFORNIA ENERGY CODE (TITLE24-6)
- 2017 FIRE CODE - 2017 CALIFORNIA BUILDING STANDARDS ADMIN. CODE
- ALL LOCAL CODES AND ORDINANCES



INTERIOR REMODEL AND ADDITION 15277 COBALT ST. SYLMAR, CA. 91342 REVISIONS

10/13/2021 DRAWN BY: CARISMA RAMIREZ



EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"

INTERIOR REMODEL AND ADDITION 15277 COBALT ST. SYLMAR, CA. 91342

REVISIONS

DATE BY

DATE: 10/13/2021

JOB #: 2102

DRAWN BY: CARISMA RAMIREZ

SHEET:

<u>LEGEND:</u>

= DEMO WALL
= (N) NEW WALL
ROOF OUTLINE

(E) WALL

ADDITION

INTERIOR REMODEL AND	15277 COBALT ST.	SYLMAR, CA. 91342

REVISIONS

10/13/2021

DRAWN BY: CARISMA RAMIREZ

DATE

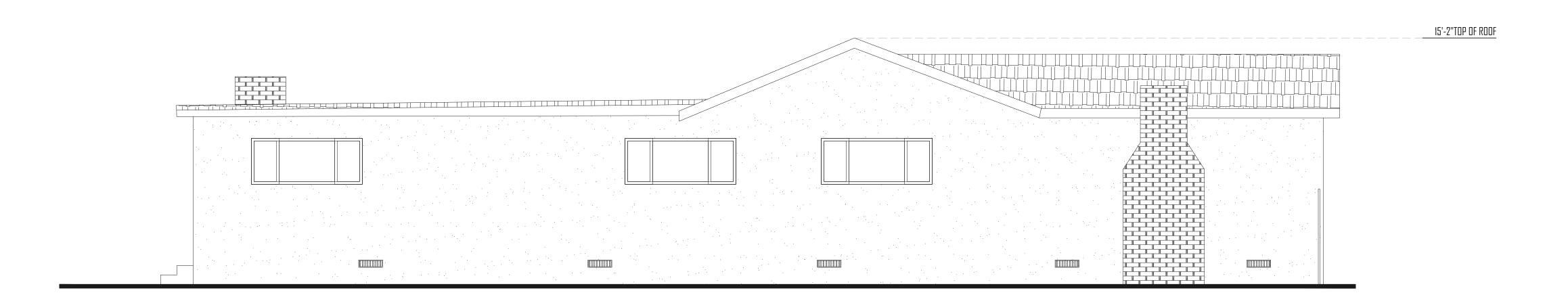
DATE:

JOB #:

15'-2"TOP OF ROOF . 20

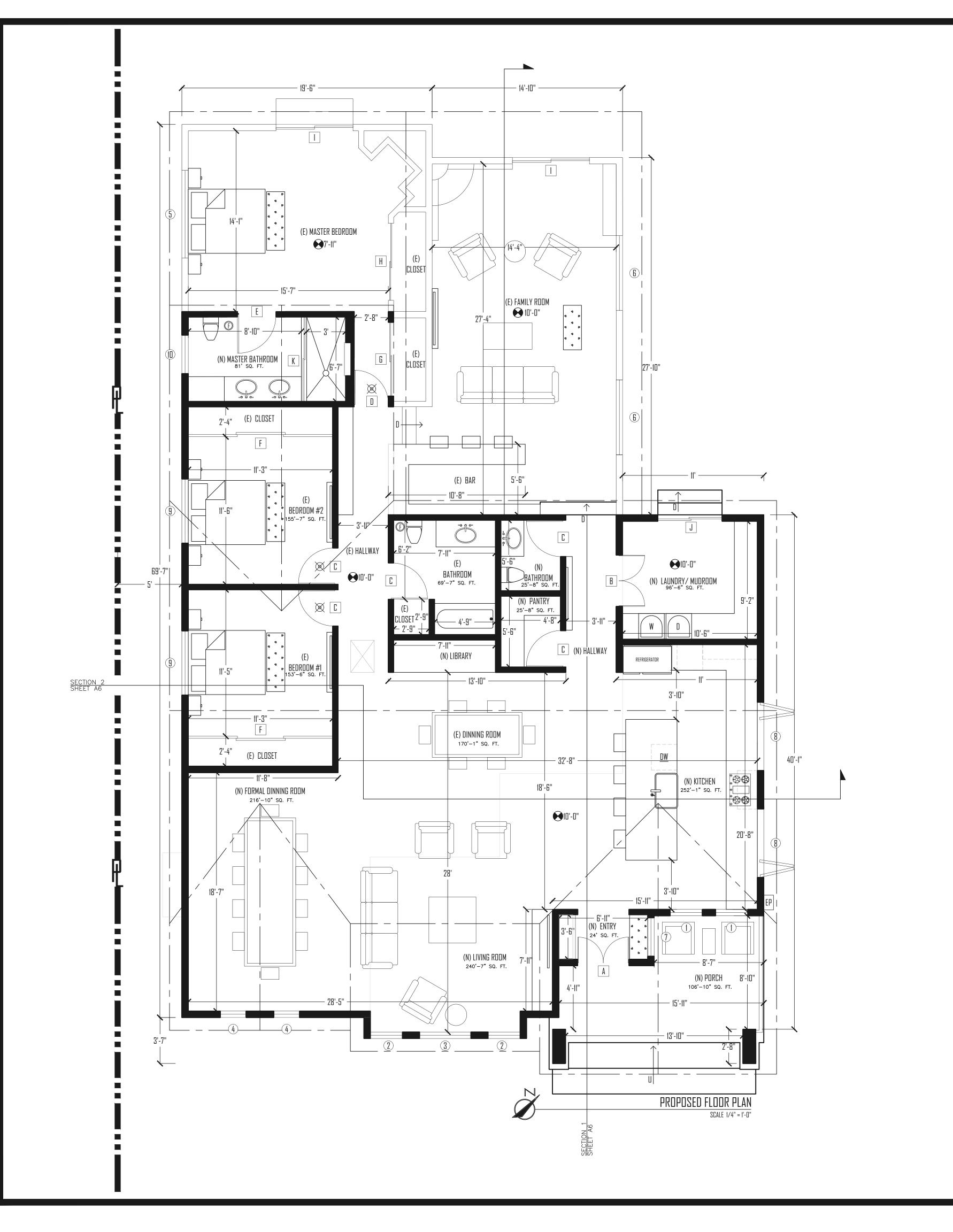
EXISTING NORTH ELEVATION

SCALE 1/4" = 1'-0"

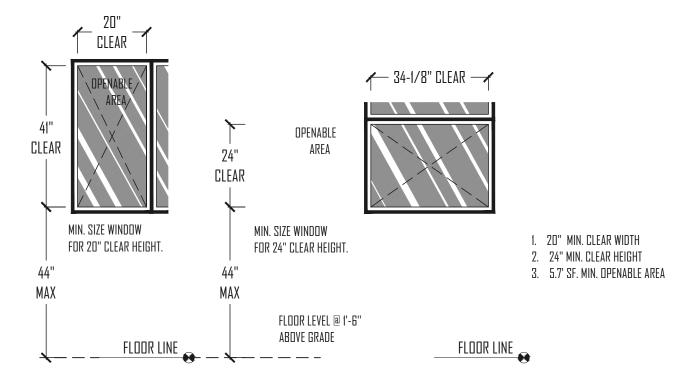


EXISTING SOUTH ELEVATION

SCALE 1/4" = 1'-0"







					WINDOW SCHEDULE					
MARK	(N) / (E)	ТҮРЕ	WIDTH	HEIGHT	REMARKS	U-FACTOR	U-FACTOR SOURCE	SHGC	SHGC COURCE	EXTERIOR Shadig
1	NEW	CASEMENT	30	48		.3	NFRC	.23	NFRC	BUG SCREEN
2	NEW	CASEMENT	30	60		.3	NFRC	.23	NFRC	BUG SCREEN
3	NEW	SLIDING	48	60		.3	NFRC	.23	NFRC	BUG SCREEN
4	NEW	CASEMENT	24	60		.3	NFRC	.23	NFRC	BUG SCREEN
5	E	3 PANEL SLIDER	82	34						
<u>6</u>	E	3 PANEL SLIDER	70	59						
7	NEW	CASEMENT	36	48		.3	NFRC	.23	NFRC	BUG SCREEN
8	NEW	FOLDING	64	58		.3	NFRC	.23	NFRC	BUG SCREEN
9	NEW	SLIDING	60	54		.3	NFRC	.23	NFRC	BUG SCREEN
	NEW	SLIDING	36	24		.3	NFRC	.23	NFRC	BUG SCREEN

* EGRESS WINDOW SEE EMERGENCY EXIT WINDOW ABOVE

		DI	OOR SCHEDULE				
млпи	(N)/(E)	ТҮРЕ	DIMENS	DIMENSIONS			
MARK	(N)/ (E)	TYPE	WIDTH	HEIGHT	REMARKS		
Α	NEW	FRENCH	48	96			
В	NEW	FRENCH	48	96			
С	NEW	HOLLOW	34 96				
D	NEW	HOLLOW	32 96				
E	NEW	HOLLOW	36 96				
F	NEW	3 PANEL / SLIDING	135 96		CLOSET		
G	E	2 PANEL / SLIDING	72	72 96			
Н	E	2 PANEL / SLIDING	72	80	MIRROR		
	E	SLIDING	72 96		TEMPERED		
J	NEW	SLIDING	60	96	TEMPERED		
K	NEW	SLIDING	78	72	SHOWER		

LEGEND:

= (E) WALLS

= (N) WALLS

= ROOF OUTLINE

= TOP OF CIELING

EP = ELECTRICAL PANEL

INTERIOR REMODEL AND ADDITION 15277 COBALT ST. SYLMAR, CA. 91342

REVISIONS

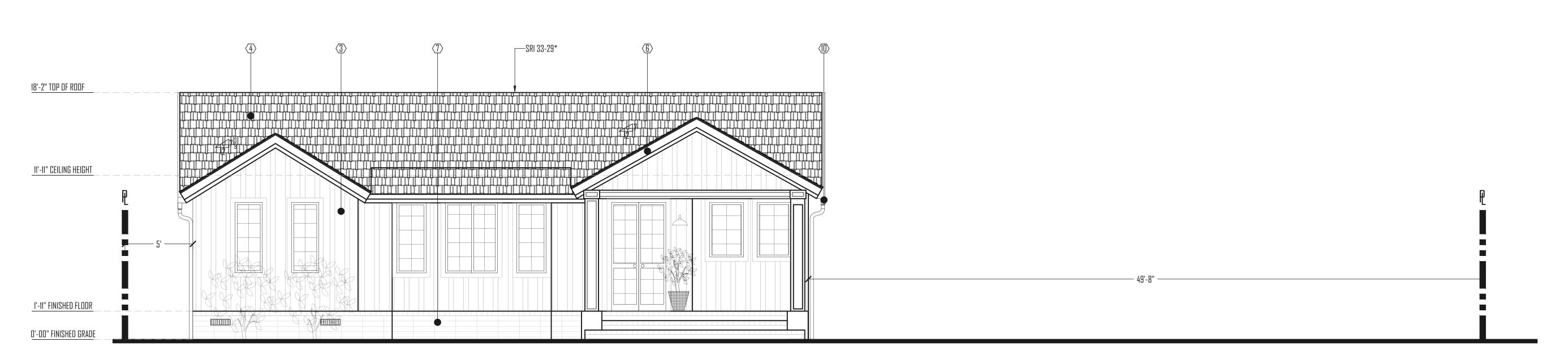
DATE BY

DATE: 10/13/2021

JOB #: 2102

DRAWN BY: CARISMA RAMIREZ

SHEET:



PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

<u>LEGEND</u>

=(E) ROOF TO REMAIN & TO BE PAINTING TO MATCH (N)

(2) =(E) STUCCO TO BE REMAIN SAND FINISH STUCCO

(3) =(N) BOARD AND BATTEN PANELING

(A) =(N) BLACK ROOF $\overline{5}$ =(E) 2x8 FASCIA TO REMAIN & TO BE PAINTING TO MATCH (E)

(B) =(N) 2x8 WHITE FASCIA

(N) BRICK COVERING PORCH TO BE WHITE PAITING

(B) =(E) BRICK CHIMMENY TO REMAIN & TO BE PAINTING TO MATCH (N) PORCH

(9) =(N) STUCCO TO MATCH (E) (10) =(N) DOWNSPOT

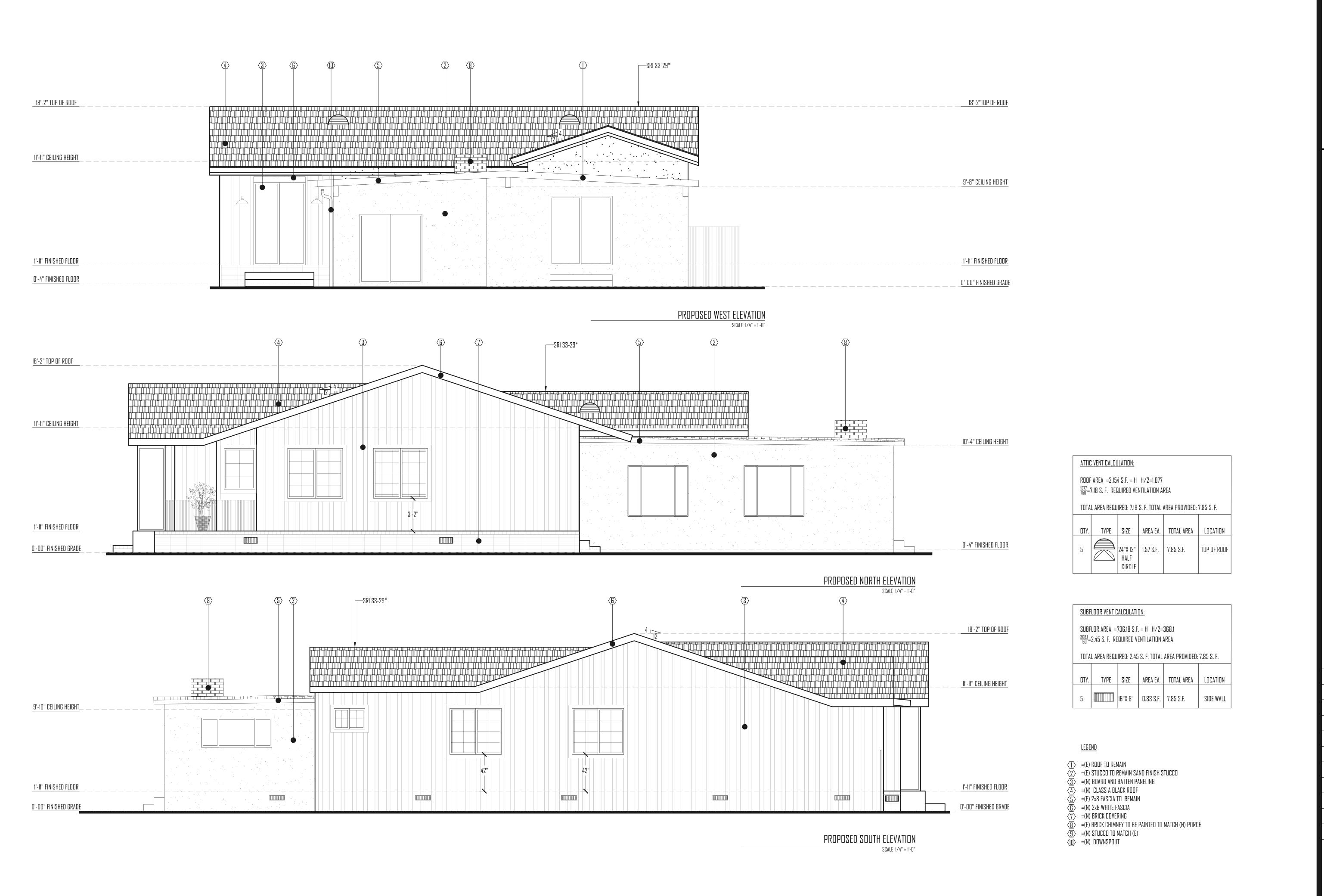
INTERIOR REMODEL AND ADDITION 15277 COBALT ST. SYLMAR, CA. 91342

REVISIONS DATE

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SHEET:



INTERIOR REMODEL AND ADDITION 15277 COBALT ST. SYLMAR, CA. 91342

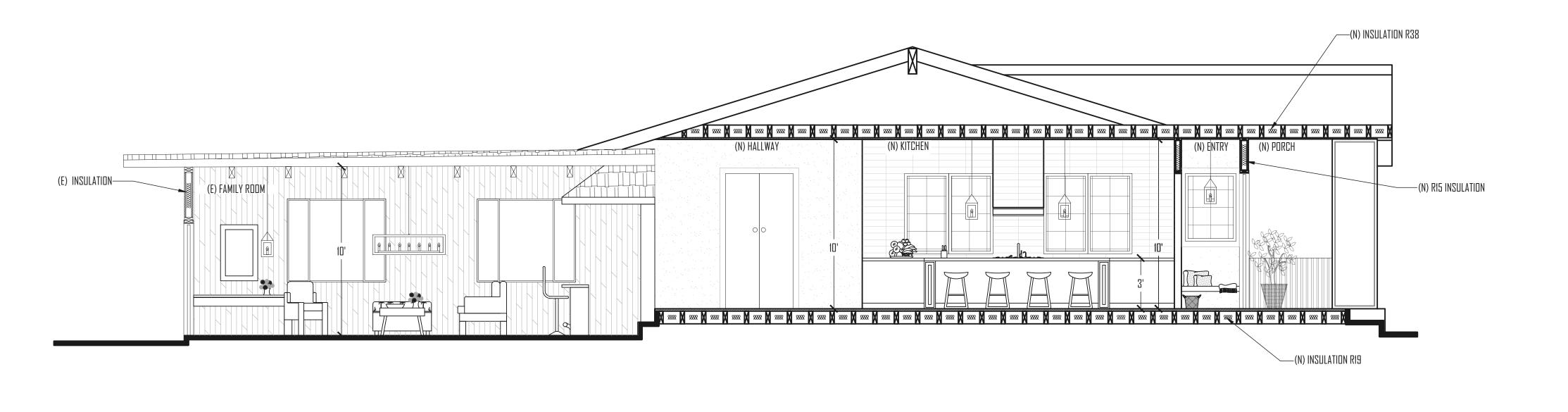
REVISIONS DATE

DATE: 10/13/2021 2102

JOB #:

DRAWN BY: CARISMA RAMIREZ

SHEET:



(N) INSULATION R38

(N) IN

SECTION 2-2'
SCALE 1/4" = 1'-0"

SECTION 1-1'

SCALE 1/4" = 1'-0"

INTERIOR REMODEL AND ADDITION 15277 COBALT ST. SYLMAR, CA. 91342

REVISIONS									
DATE		BY							

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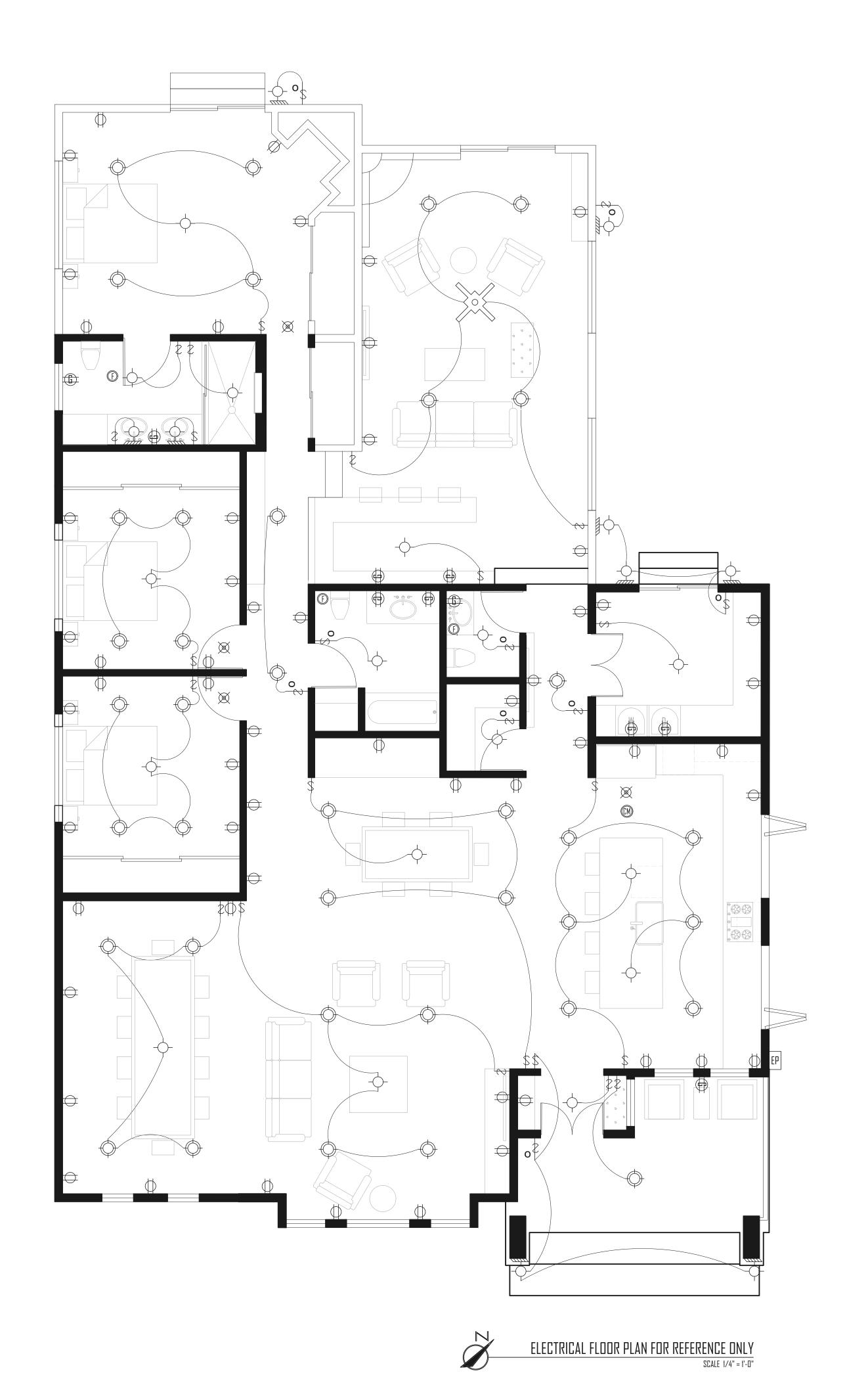
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REVISIONS

10/13/2021

DRAWN BY: CARISMA RAMIREZ

JOB #:



ELECTRICAL SYMBOLS:

= SMOKE DETECTOR, CONNECTED TO BUILDING HARDWIRED SYSTEM WITH 120V BATTERY BACKUP

CARBON MONOXIDE ALARM, CONNECTED TO BUILDING HARDWIRED SYSTEM WITH 120V BATTERY

BACKUP

EXHAUST FAN (5 AIR CHANGES/HOUR) "ENERGY STAR" COMPLIANT WITH HUMIDISTAT CONTROL

1. BATHROOM INSTALLED EXHAUST FANS SHALL COMPLY BY THE FOLLOWING:

a. BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING

b. EXHAUST FANS NOT FUNCTIONING AS WHOLE HOUSE VENTILATION SYSTEM,

MUST BE CONTROLLED BY A HUMIDISTAT, WHICH SHALL BE READILY ACCESSIBLE.

c. HARDWIRED AND CAPABLE OF 50 CFM SWITCHED OR 20 CFM CONTINUOUS WITH 3 SONES MAX.

ELECTRICAL SYMBOLS:

= AFCI DUPLEX CONVENIENCE OUTLET

= DFCI DUPLEX CONVENIENCE OUTLET

HIGH EFFICIENCY LED LIGHTING

= HIGH EFFICIENCY RECESSED LED LIGHTING

= WALL LANTERN

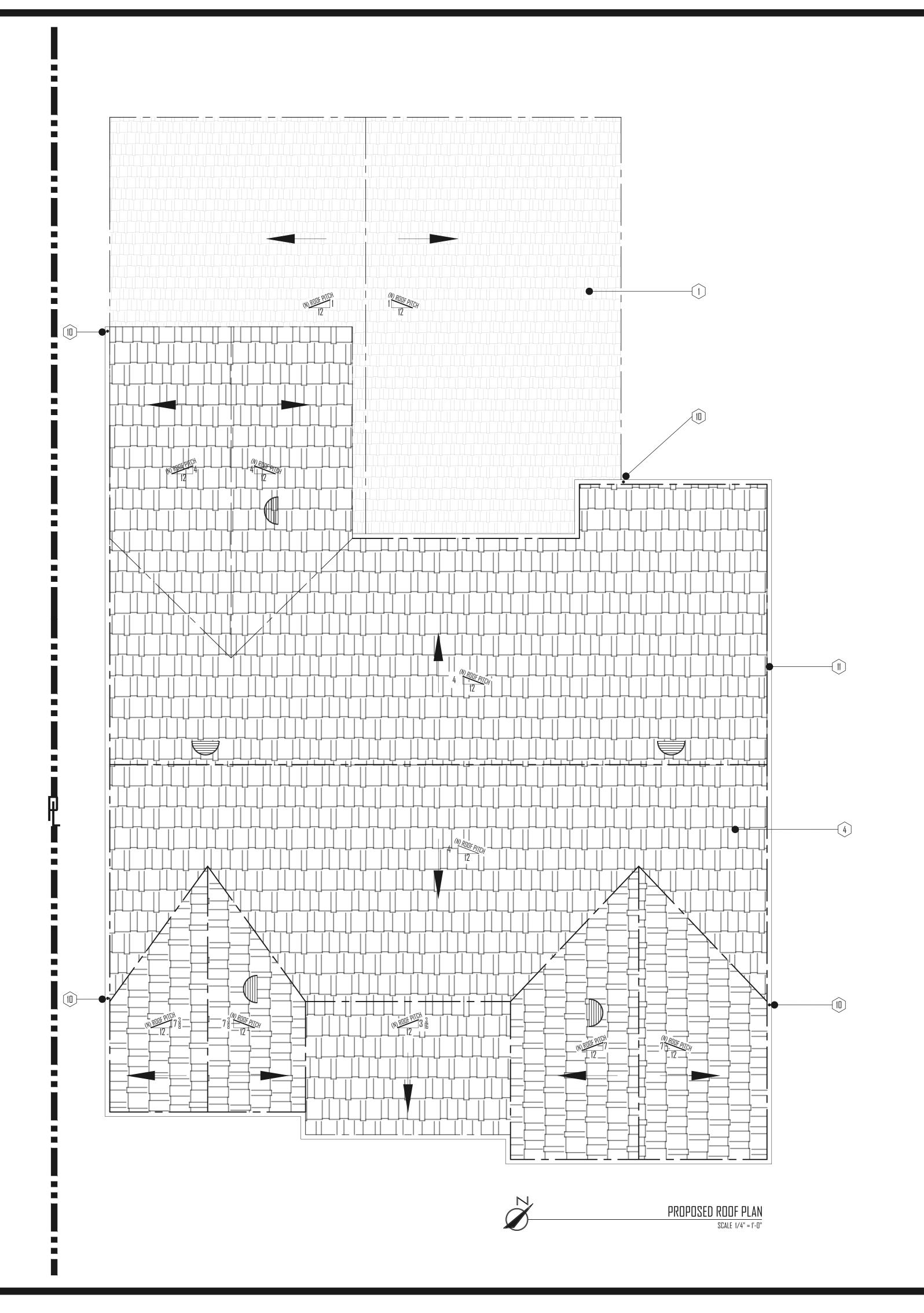
→ = LIGHT SWITCH WITH DIMMER

 $- \frac{8}{6} = 0$ Occupancy sensor switch

= FAN WITH LIGHT

EP = ELECTRCAL PANEL

NOTE: EACH NEW INSTALLED APPLIANCE SHALL MEET "ENERGY STAR" IF AND ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE



<u>LEGEND</u>

(E) ROOF TO REMAIN
(A) =(N) CLASS A BLACK ROOF

=(N) DOWNSPOUT
(II) =(N) SAF COMMERCIAL GUTTER SYSTEM EXTRUDED PROFILE - ASSEMBLY MODEL 200 IN WHITE

QTY.	TYPE	SIZE	AREA EA.	TOTAL AREA	LOCATION
5		24"X 12" Half Circle	1.57 S.F.	7.85 S.F.	TOP OF ROOI

ROOF SPECIFICATIONS										
			SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI			
CRRC PROD. ID	MANUFACTURER	BRAND AND MODEL	PRODUCT TYPE	COLOR	INITIAL	3 YEAR	INITIAL	3 YEAR	INITIAL	3 YEAR
1374-0001	BRAVA ROOF TILE	BRAVA ROOF TILE WEATHERED SHAKE	POLYMER/ COMPOSITE	BLACK	.30	.28	.92	.90	33	29*

INTERIOR REMODEL AND ADDITION 15277 COBALT ST. SYLMAR, CA. 91342

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