

formation association

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CONTRACTOR:
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DUR - DUMANDAN RESIDENCE /// 231 N. NIAGARA ST., BURBANK, CA 91505 /// JANUARY 15, 2021

DRAWING PREPARED BY:



John K Chan, AIA, LEED AP
Formation Association Architecture, Inc.

issue dates:

- | | |
|------------------|---------------------------|
| 1. Sep. 21, 2020 | Planning / NCR Submission |
| 2. Jan. 15, 2021 | Planning Revision V1 |

project title:

DUR - Dumandan Residence
231 N Niagara St.
Burbank, CA 91505

sheet title:

COVER SHEET

date: 01/15/21 project #: 190405.00.DUR

drawn by: JS scale:

sheet no. **A000**

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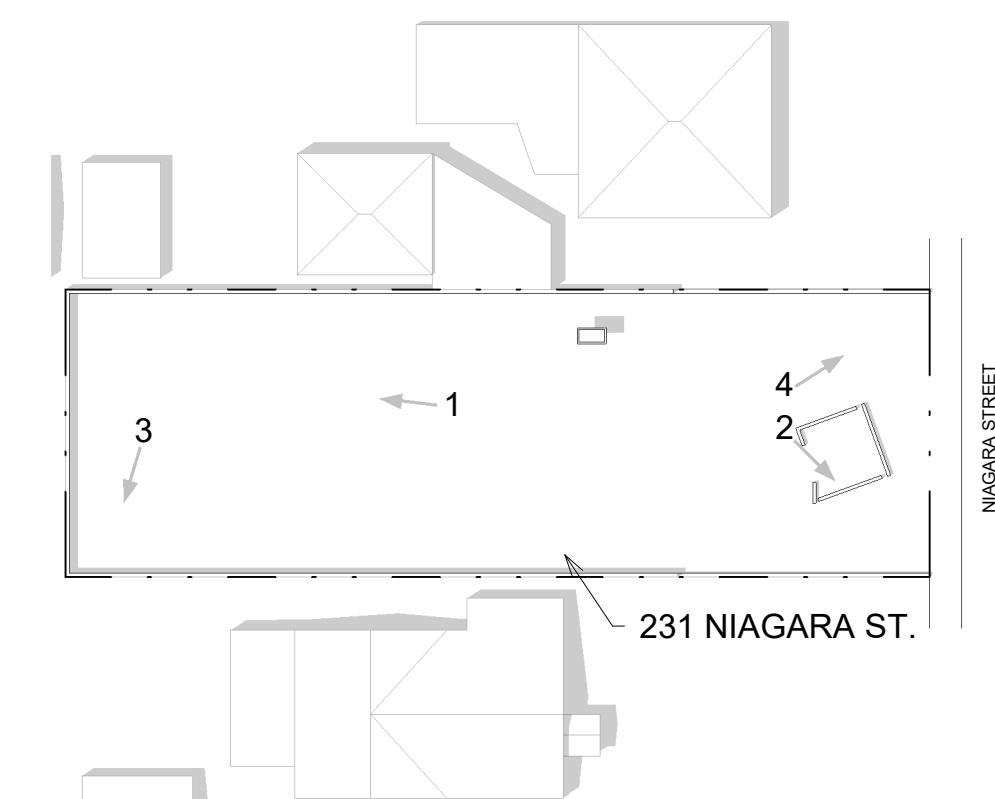


4 LOT FACING NORTHEAST



2 LOT FACING SOUTHEAST

EXISTING PHOTOGRAPHS KEY PLAN



3 LOT FACING SOUTHWEST



1 LOT FACING WEST

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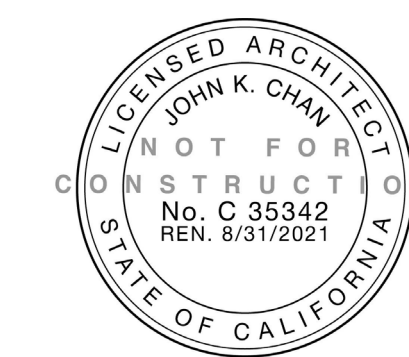
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project title:

DUR - Dumandan Residence
231 N Niagara St.
Burbank, CA 91505

sheet title:

**EXISTING
PHOTOGRAPHS**

date: 01/15/21 project #: 190405.00.DUR

drawn by: JS scale: 1" = 30'-0"

sheet no. **A005**

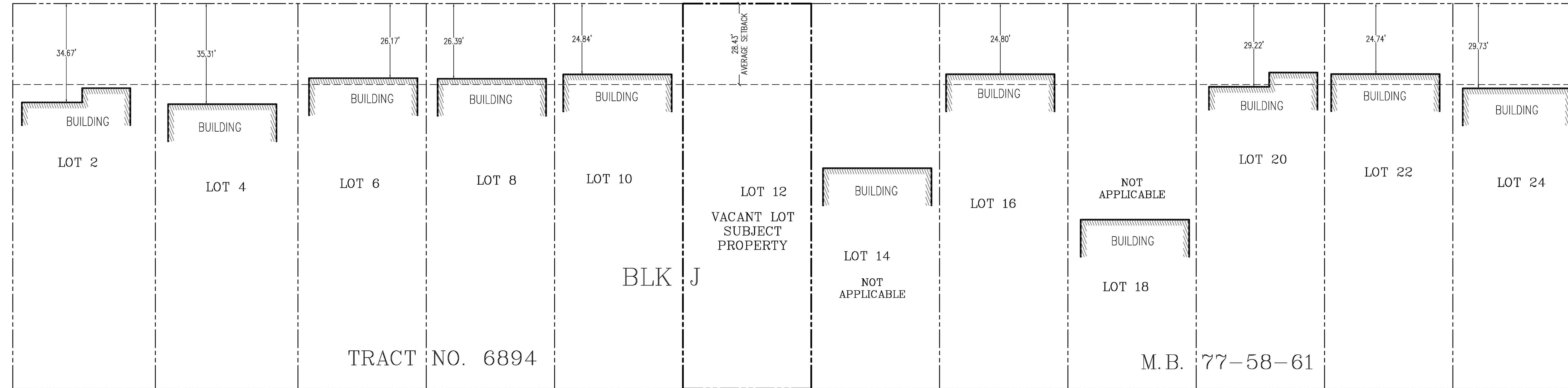
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NIAGARA STREET

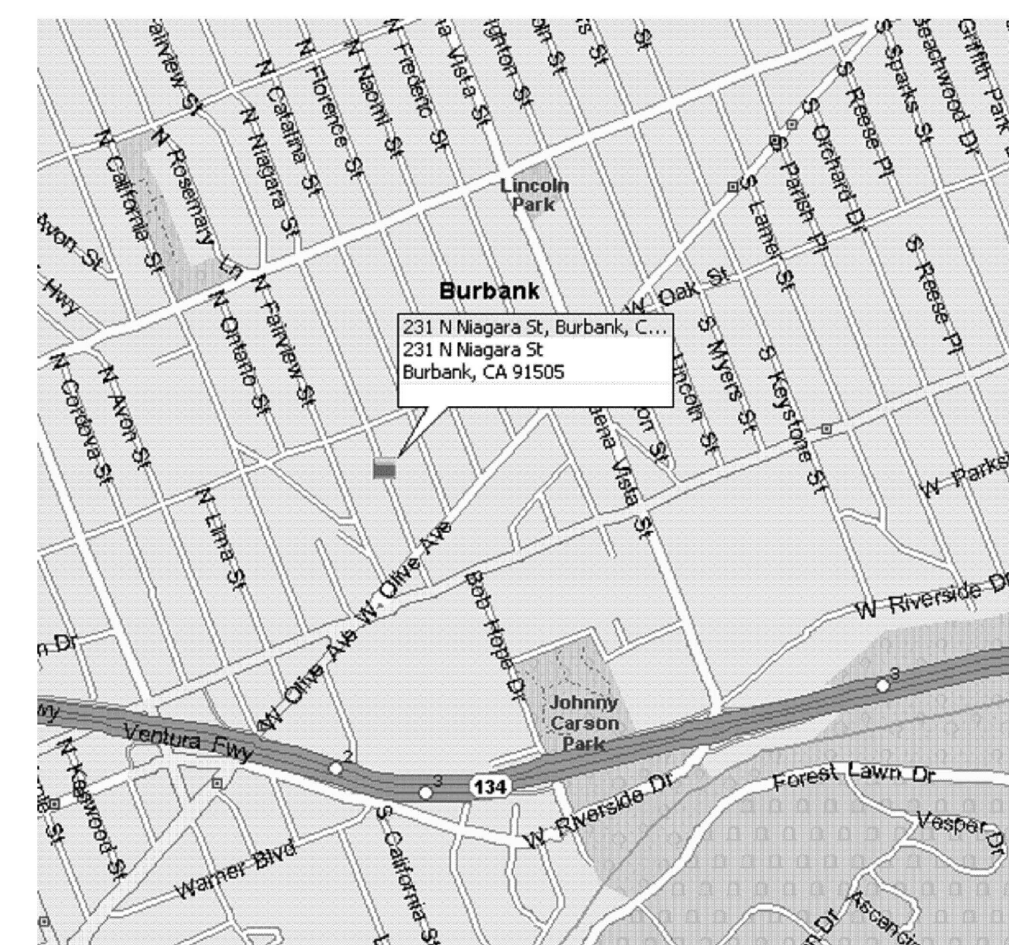
60' 30"

OAK STREET

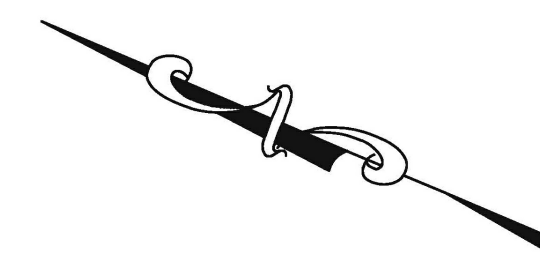


LOT	BUILDING SETBACK
2	34.67'
4	35.31'
6	26.17'
8	26.39'
10	24.84'
12	VACANT LOT
14	57.75'
16	24.80'
18	75.73'
20	29.22'
22	24.74'
24	29.73'

AVERAGE CALCULATION: $\frac{34.67' + 35.31' + 26.17' + 26.39' + 24.84' + 24.80' + 29.22' + 24.74' + 29.73'}{9} = \frac{255.87'}{9} = 28.43'$



VICINITY MAP
NOT TO SCALE



**M&G CIVIL ENGINEERING AND
LAND SURVEYING**

TITLE: BLOCK SETBACK SURVEY 231 NORTH NIAGARA STREET, BURBANK, CA 91505		
CLIENT: Mr. Jasper Dumandan	JOB NO.: 20-16300	
SCALE: 1" = 8'	DATE: 05/01/20	
DESIGNED BY: F.G. / ALJ	REVISION (S):	
DRAWN BY: MK		SHEET 1 OF 1 SHEET
CHECKED BY: C.D.L.		

INFORMATION PARSED AND REARRANGED TO FIT ON SHEET,
SCALE AS NOTED

AVERAGE CALCULATION: 28.43'

project title:

DUR - Dumandan Residence
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sheet title:

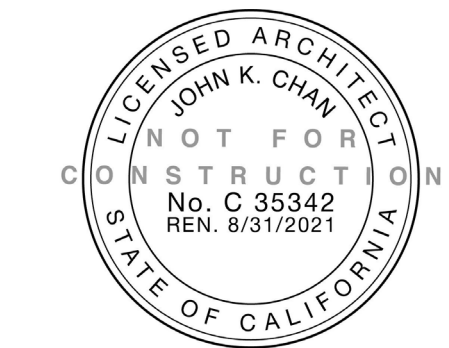
SURVEY - SETBACK

date: 01/15/21 project #: 190405.00.DUR

drawn by: - scale:

sheet no.

A007



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2. Jan. 15, 2021	Planning Revision V1

GENERAL INFORMATION MOVED TO SHEET A001

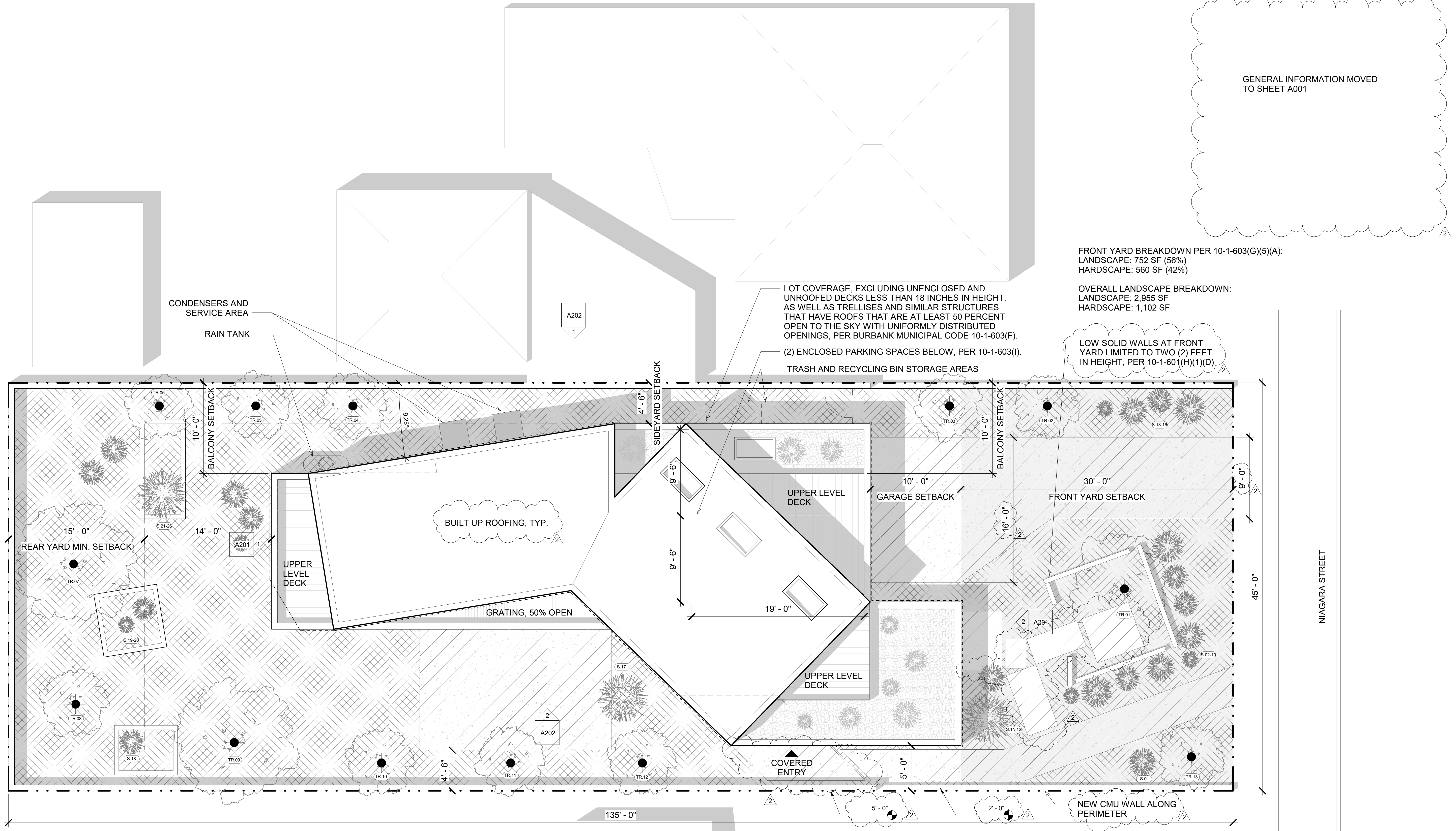
FRONT YARD BREAKDOWN PER 10-1-603(G)(5)(A):
LANDSCAPE: 752 SF (56%)
HARDSCAPE: 560 SF (42%)

OVERALL LANDSCAPE BREAKDOWN:
LANDSCAPE: 2,955 SF
HARDSCAPE: 1,102 SF

LOW SOLID WALLS AT FRONT YARD LIMITED TO TWO (2) FEET IN HEIGHT, PER 10-1-601(H)(1)(D).

LOT COVERAGE, EXCLUDING UNENCLOSED AND UNROOFED DECKS LESS THAN 18 INCHES IN HEIGHT, AS WELL AS TRELLISES AND SIMILAR STRUCTURES THAT HAVE ROOFS THAT ARE AT LEAST 50 PERCENT OPEN TO THE SKY WITH UNIFORMLY DISTRIBUTED OPENINGS, PER BURBANK MUNICIPAL CODE 10-1-603(F).
(2) ENCLOSED PARKING SPACES BELOW, PER 10-1-603(I).

TRASH AND RECYCLING BIN STORAGE AREAS

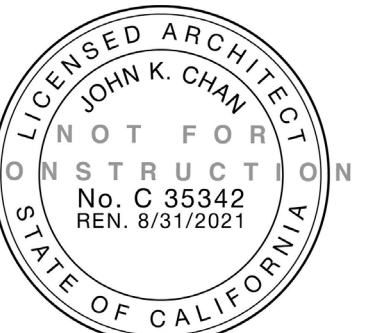


PRELIMINARY LANDSCAPE SCHEDULE

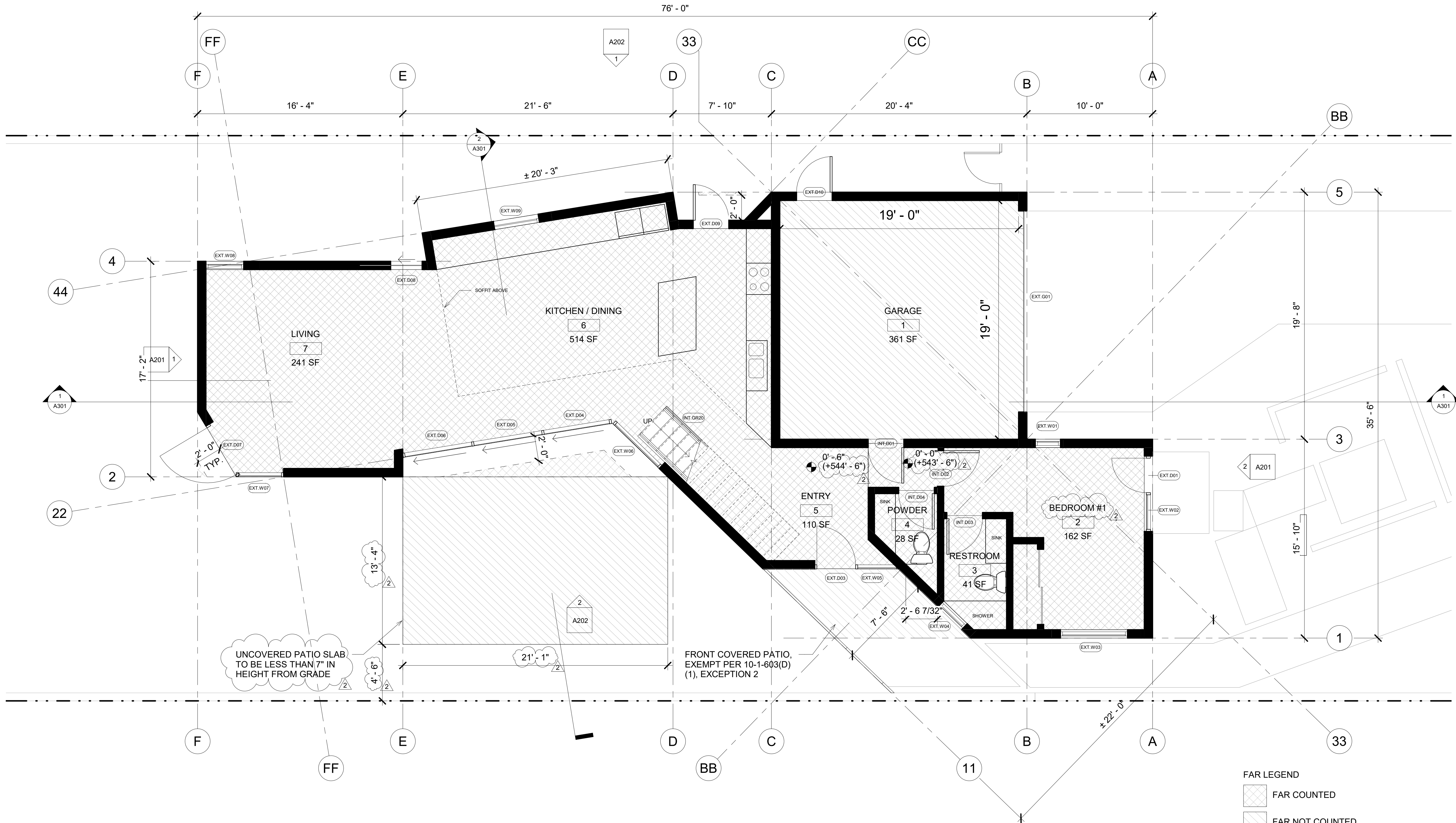
NUMBER	COMMON NAME	BOTANICAL NAME	WUCOLS	QUANTITY
TR.01-06	OCOTILLO	FOUQUIERIA SPLENDENS	LOW	6
TR.07,09	AVOCADO	PERSEA AMERICANA	LOW	2
TR.08,10-12	PALO VERDE	PARKINSONIA ACULEATA	LOW	4
TR.13	MEYER LEMON	CITRUS x MEYERI	LOW	1
S.01-26	SHRUBS (TBD)	TBD	LOW	26+

SITE PLAN LEGEND

- LANDSCAPE
- HARDSCAPE
- TRELLISES AND SIMILAR AT LEAST 50% OPEN TO SKY PER 10-1-603(F)
- UPPER LEVEL GRAVEL (NOT COUNTED IN LANDSCAPE %)



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FAR LEGEND
 FAR COUNTED
 FAR NOT COUNTED
FAR 1ST FLOOR: 1279.00 SF

1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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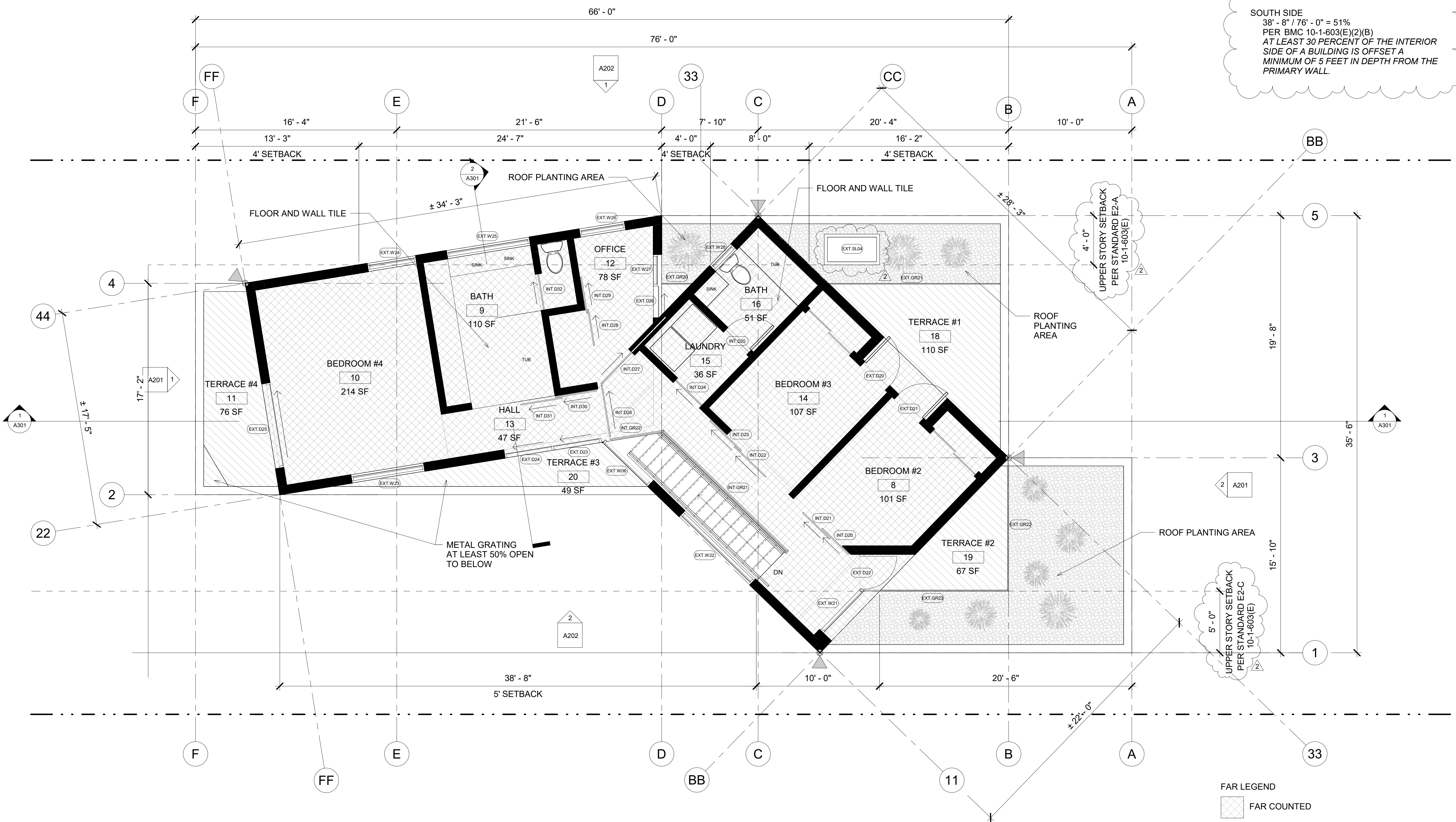
UPPER STORY SETBACKS

NORTH SIDE
16' - 2" + 4' - 0" + 13' - 3" = 33' - 5"
33' - 5" / 76' - 0" = 44%
PER BMC 10-1-603(E)(2)(A)
AT LEAST 40 PERCENT OF THE LENGTH OF THE SECOND STORY IS SET BACK 4 FEET FROM THE FIRST FLOOR BUILDING FACE.

SOUTH SIDE
38' - 8" / 76' - 0" = 51%
PER BMC 10-1-603(E)(2)(B)
AT LEAST 30 PERCENT OF THE INTERIOR SIDE OF A BUILDING IS OFFSET A MINIMUM OF 5 FEET IN DEPTH FROM THE PRIMARY WALL.

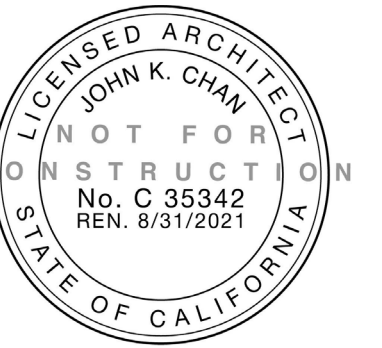
UPPER STORY SETBACK PER STANDARD E2-A 10-1-603(E)

UPPER STORY SETBACK PER STANDARD E2-C 10-1-603(E)



FAR LEGEND
 FAR COUNTED
 FAR NOT COUNTED
FAR 2ND FLOOR: 1151.00 SF

1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

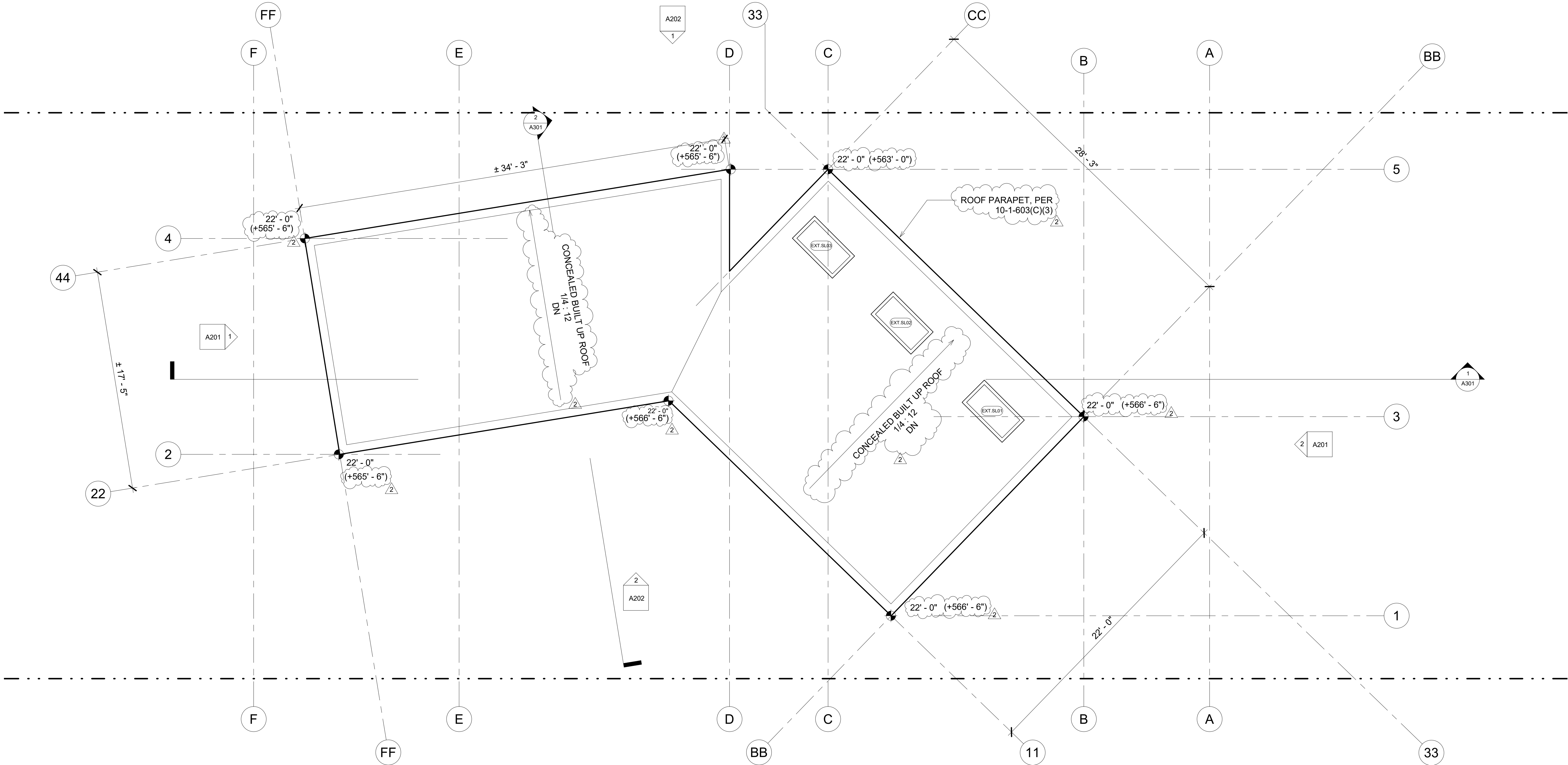


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ROOF PLAN

A103



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

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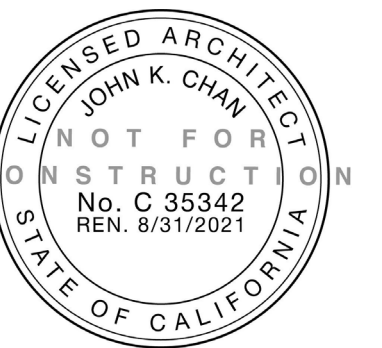
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sheet title:

WEST AND EAST
ELEVATIONS

date: 01/15/21 project #: 190405.00.DUR

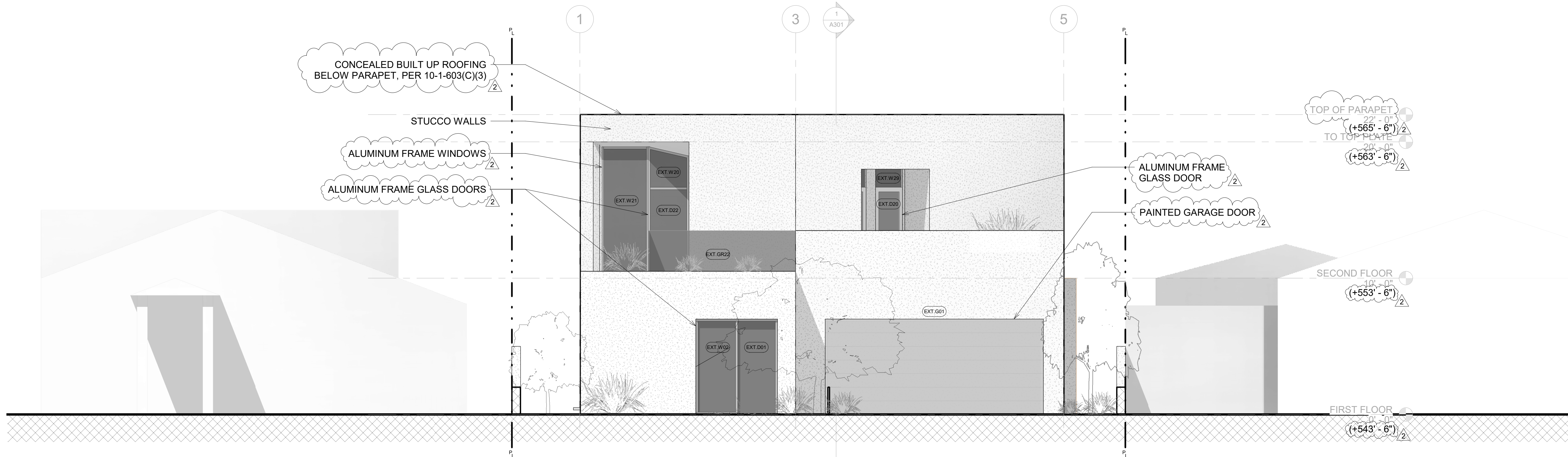
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sheet no.

A201

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2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

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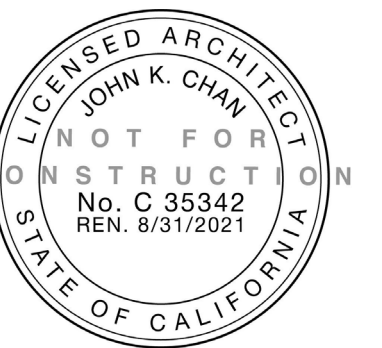
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sheet title:

NORTH AND SOUTH
ELEVATIONS

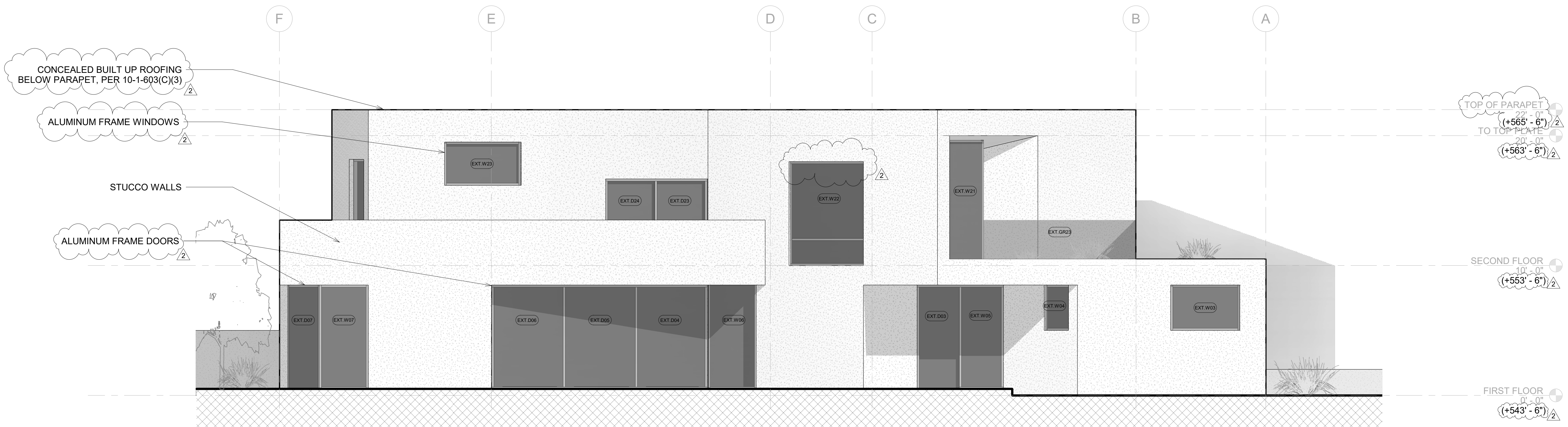
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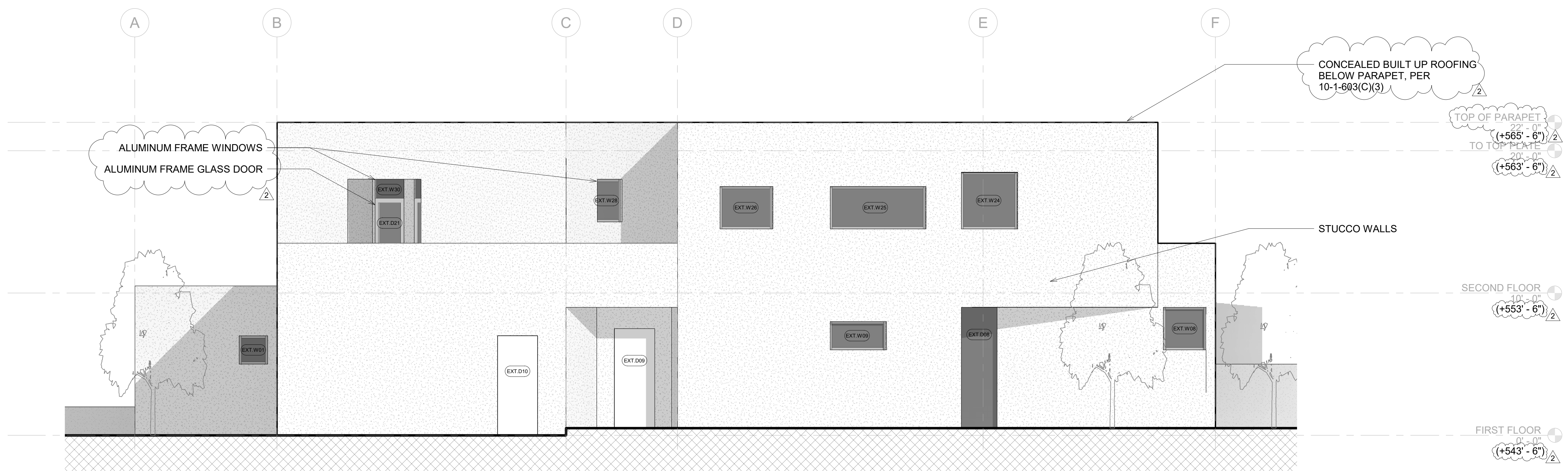
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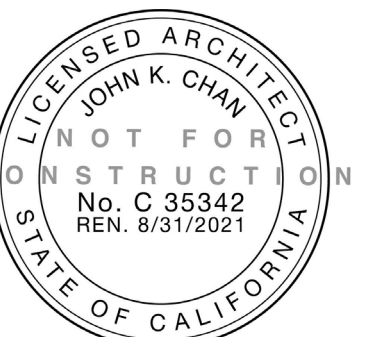
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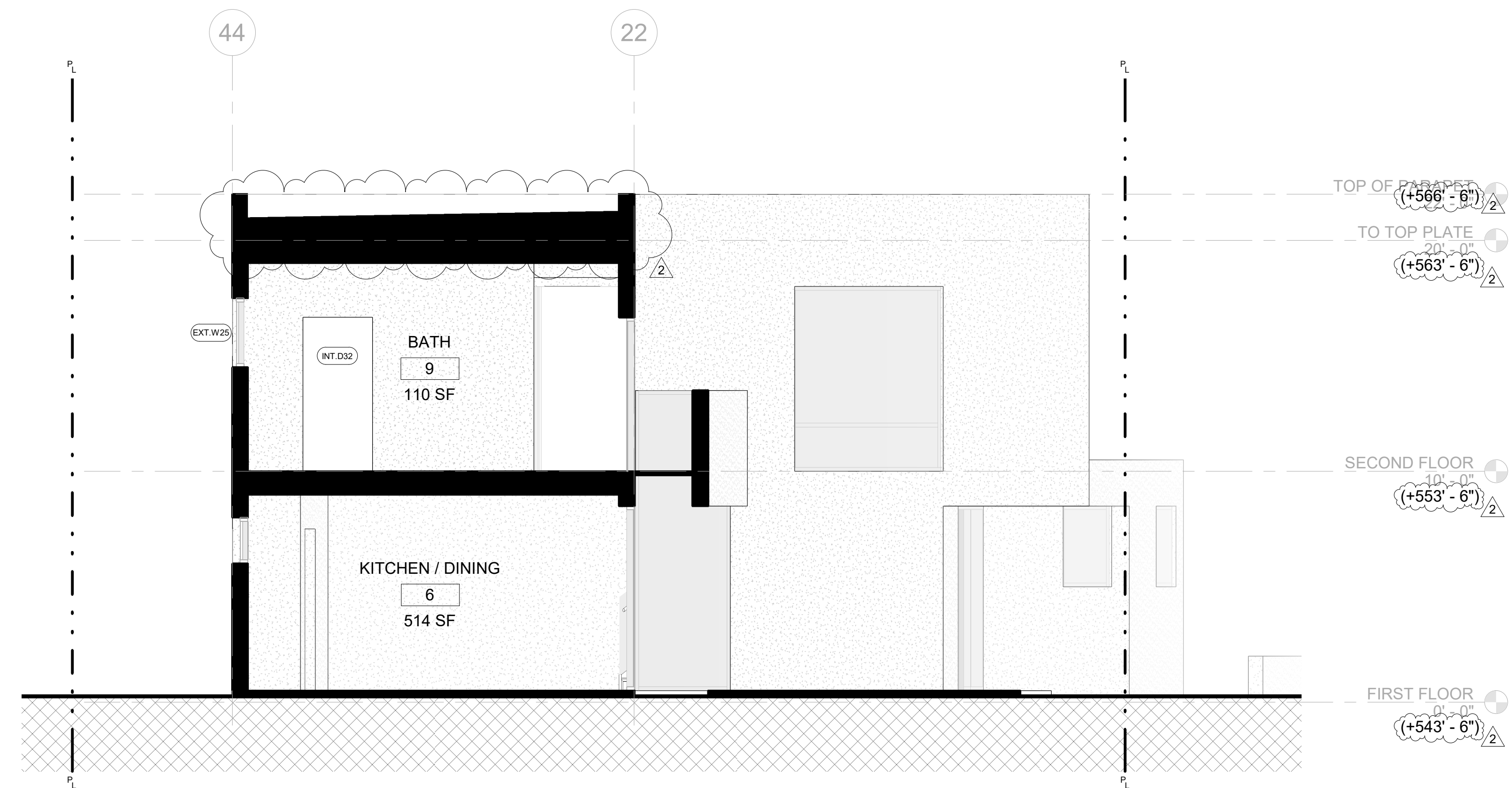
2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

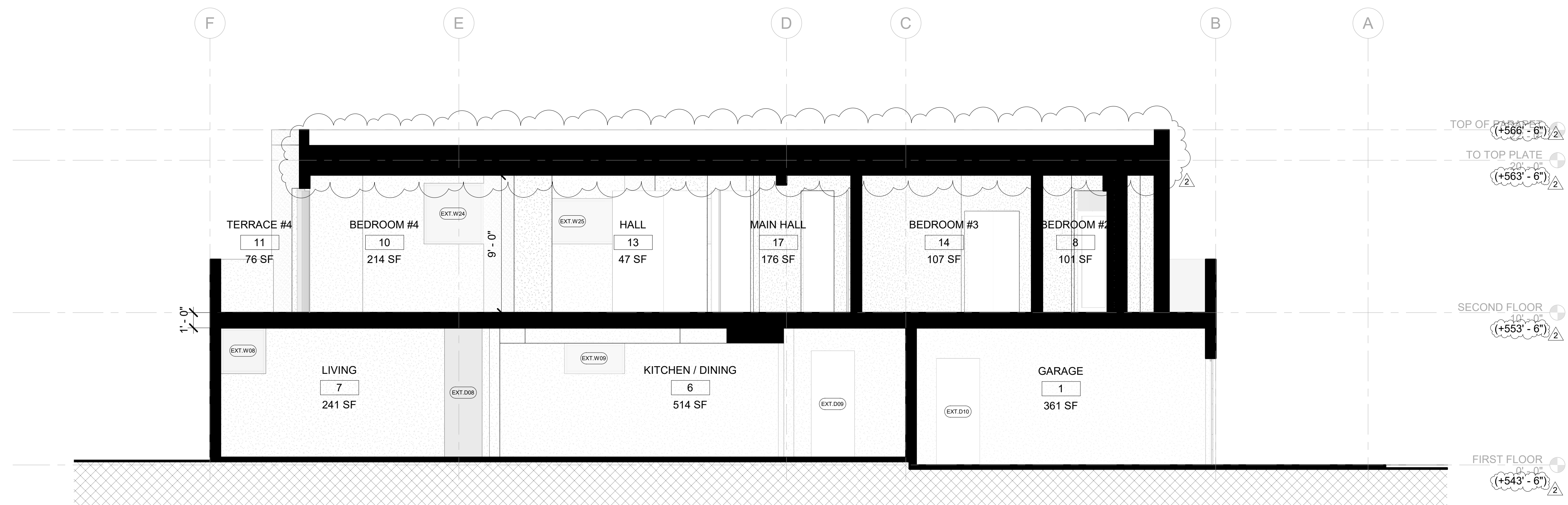


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2 LATERAL SECTION 1

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



1 LONGITUDINAL SECTION

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

WINDOW AND GLASS SCHEDULE					
NUMBER	WIDTH	HEIGHT	AREA	TYPE	COMMENTS

GARAGE DOOR

EXT.G01	16' - 0"	7' - 0"	112 SF	GARAGE DOOR	
GUARDRAIL_EXTERIOR					
EXT.GR20	2' - 10"	3' - 6"	9 SF	GUARDRAIL_EXTERIOR	
EXT.GR21	14' - 9"	3' - 6"	50 SF	GUARDRAIL_EXTERIOR	
EXT.GR22	10' - 5"	3' - 6"	35 SF	GUARDRAIL_EXTERIOR	
EXT.GR23	11' - 9"	3' - 6"	41 SF	GUARDRAIL_EXTERIOR	

GUARDRAIL_INTERIOR

INT.GR20	14' - 8"	13' - 6"	49 SF	GUARDRAIL_INTERIOR	
INT.GR21	14' - 1"	3' - 6"	49 SF	GUARDRAIL_INTERIOR	
INT.GR22	4' - 10"	3' - 6"	16 SF	GUARDRAIL_INTERIOR	

WINDOW

EXT.W01	2' - 0"	2' - 0"	4 SF	WINDOW	
EXT.W02	6' - 0"	7' - 0"	42 SF	WINDOW	
EXT.W03	5' - 4"	3' - 6"	19 SF	WINDOW	OPERABLE, AWNING
EXT.W04	2' - 7"	3' - 6"	9 SF	WINDOW	OPERABLE, HOPPER
EXT.W05	6' - 8"	8' - 0"	53 SF	WINDOW	
EXT.W06	5' - 5"	13' - 0"	66 SF	WINDOW	
EXT.W07	3' - 9"	8' - 0"	30 SF	WINDOW	
EXT.W08	3' - 4"	3' - 0"	9 SF	WINDOW	OPERABLE, AWNING
EXT.W09	4' - 0"	2' - 0"	8 SF	WINDOW	
EXT.W20	3' - 4"	8' - 7"	28 SF	WINDOW	
EXT.W21	4' - 9"	9' - 6"	46 SF	WINDOW	
EXT.W22	8' - 0"	8' - 0"	64 SF	WINDOW	
EXT.W23	6' - 0"	3' - 4"	20 SF	WINDOW	
EXT.W24	4' - 0"	4' - 0"	16 SF	WINDOW	
EXT.W25	6' - 10"	3' - 0"	21 SF	WINDOW	
EXT.W26	3' - 9"	3' - 0"	11 SF	WINDOW	
EXT.W27	2' - 7"	8' - 0"	21 SF	WINDOW	
EXT.W28	2' - 6"	3' - 0"	8 SF	WINDOW	OPERABLE, AWNING
EXT.W29	2' - 10"	1' - 4"	4 SF	WINDOW	OPERABLE, AWNING
EXT.W30	2' - 10"	1' - 4"	4 SF	WINDOW	OPERABLE, AWNING

SKYLIGHT

EXT.SL01	2' - 0"	4' - 0"	8 SF	SKYLIGHT	
EXT.SL02	2' - 0"	4' - 0"	8 SF	SKYLIGHT	
EXT.SL03	2' - 0"	4' - 0"	8 SF	SKYLIGHT	
EXT.SL04	2' - 0"	4' - 0"	8 SF	SKYLIGHT	

DOOR SCHEDULE				
NUMBER	WIDTH	HEIGHT	DOOR TYPES	

EXT.D01	2' - 9"	6' - 10"	GLASS, SWING DOOR	
EXT.D03	3' - 1"	7' - 10"	GLASS, SWING DOOR	
EXT.D04	5' - 3"	7' - 8"	GLASS, SLIDING DOOR	
EXT.D05	5' - 6"	7' - 8"	GLASS, SLIDING DOOR	
EXT.D06	5' - 5"	7' - 8"	GLASS, SLIDING DOOR	
EXT.D07	4' - 5"	7' - 10"	GLASS, SWING DOOR	
EXT.D08	2' - 6"	8' - 6"	GLASS, SLIDING DOOR	
EXT.D09	2' - 10"	7' - 0"	WOOD, SWING	
EXT.D10	2' - 10"	7' - 0"	WOOD, SWING	
EXT.D20	6' - 0"	6' - 8"	GLASS, SWING DOOR	
EXT.D21	6' - 0"	6' - 8"	GLASS, SWING DOOR	
EXT.D22	2' - 8"	6' - 6"	GLASS, SLIDING DOOR	
EXT.D23	3' - 9"	6' - 6"	GLASS, SLIDING DOOR	
EXT.D24	3' - 8"	6' - 6"	GLASS, SLIDING DOOR	
EXT.D25	6' - 8"	8' - 0"	GLASS, SLIDING DOOR	
EXT.D26	2' - 7"	8' - 0"	GLASS, SLIDING DOOR	
INT.D01	2' - 10"	7' - 0"	WOOD, SWING	
INT.D02	2' - 10"	7' - 0"	WOOD, SWING	
INT.D03	2' - 10"	7' - 0"	WOOD, SWING	
INT.D04	2' - 10"	7' - 0"	WOOD, SWING	
INT.D20	3' - 0"	8' - 0"	WOOD, SLIDING DOOR	
INT.D21	3' - 0"	8' - 0"	WOOD, SLIDING DOOR	
INT.D22	3' - 6"	8' - 0"	WOOD, SLIDING DOOR	
INT.D23	3' - 6"	8' - 0"	WOOD, SLIDING DOOR	
INT.D24	3' - 0"	8' - 0"	WOOD, SLIDING DOOR	
INT.D25	2' - 8"	7' - 0"	WOOD, SWING	
INT.D26	4' - 3"	8' - 0"	WOOD, SLIDING DOOR	
INT.D27	3' - 7"	8' - 0"	WOOD, SLIDING DOOR	
INT.D28	3' - 0"	8' - 0"	WOOD, SLIDING DOOR	
INT.D29	3' - 0"	8' - 0"	WOOD, SLIDING DOOR	
INT.D30	3' - 5"	8' - 0"	WOOD, SLIDING DOOR	
INT.D31	3' - 5"	8' - 0"	WOOD, SLIDING DOOR	
INT.D32	3' - 0"	6' - 8"	WOOD, SLIDING DOOR	

NOTES:
1) ALL DOORS AND OPERABLE WINDOWS TO HAVE SAFETY GLASS.

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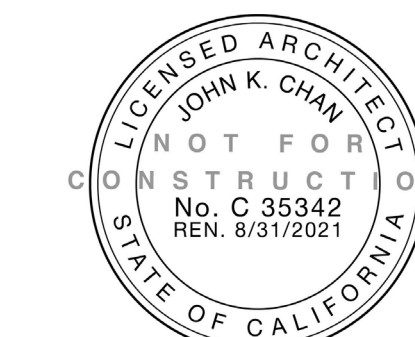
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DOOR AND WINDOW SCHEDULE

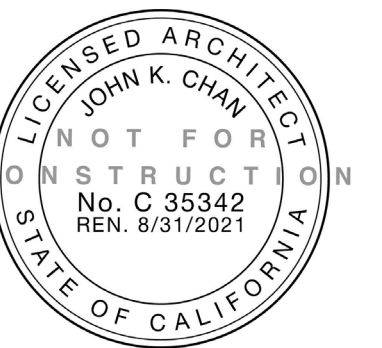
date: 01/15/21 project #: 190405.00.DUR

drawn by: JS scale:

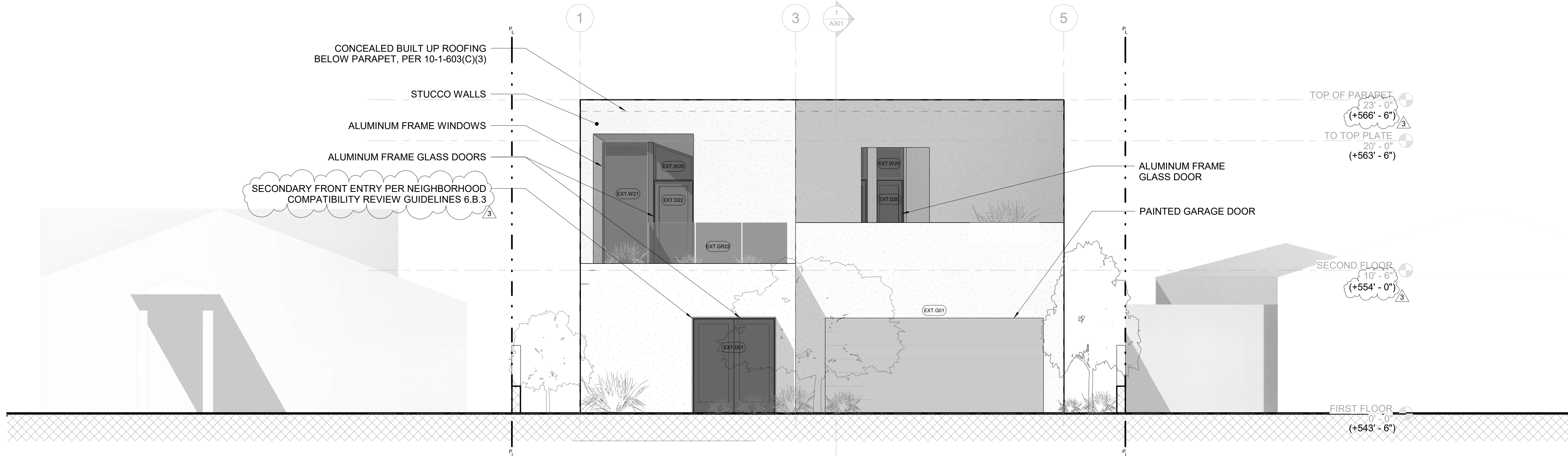
sheet no. **A601**

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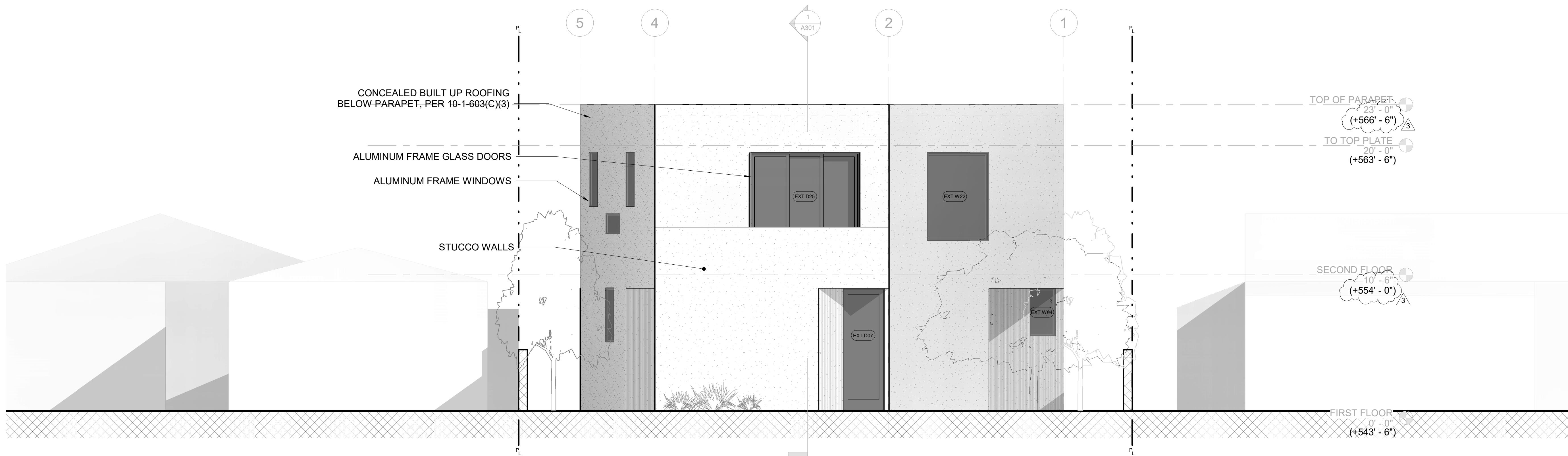
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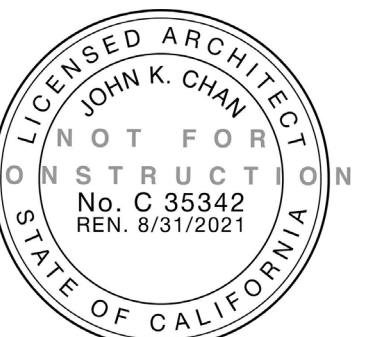
1. Sep. 21, 2020	Planning / NCR Submission
2. Jan. 15, 2021	Planning Revision V1
3. Jun. 5, 2021	Planning Revision V2



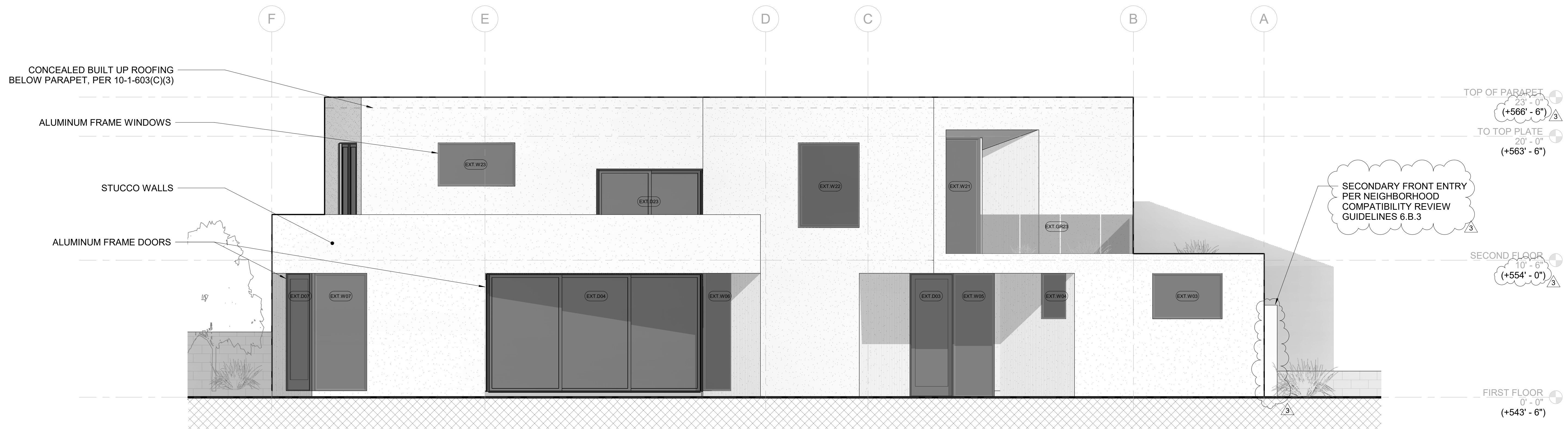
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



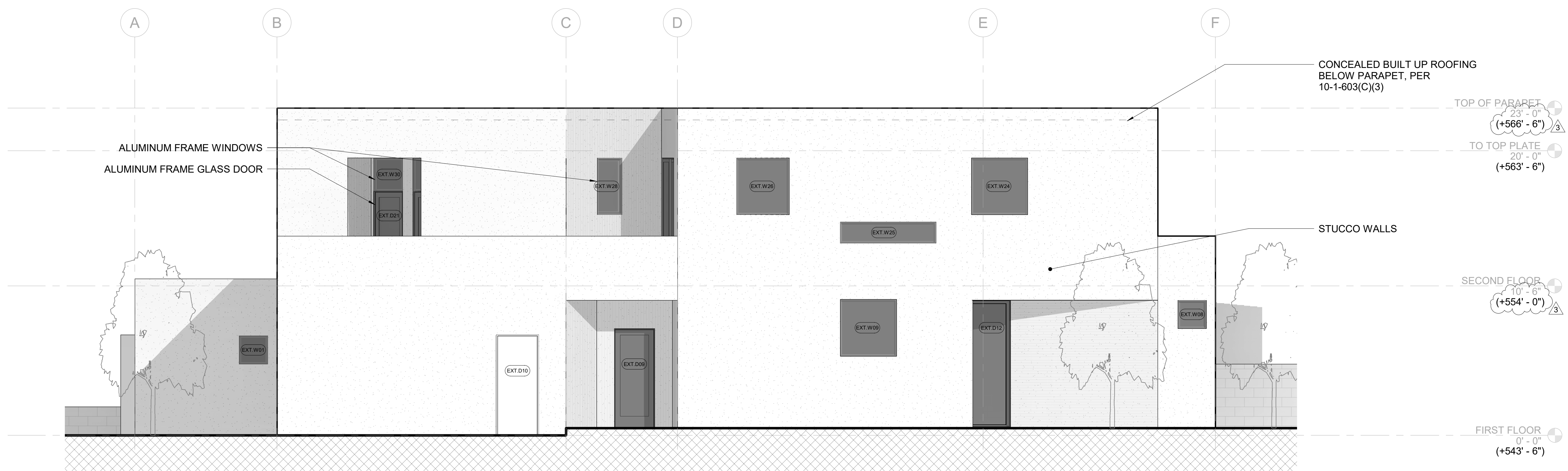
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1. Sep. 21, 2020	Planning / NCR Submission
2. Jan. 15, 2021	Planning Revision V1
3. Jun. 5, 2021	Planning Revision V2



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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