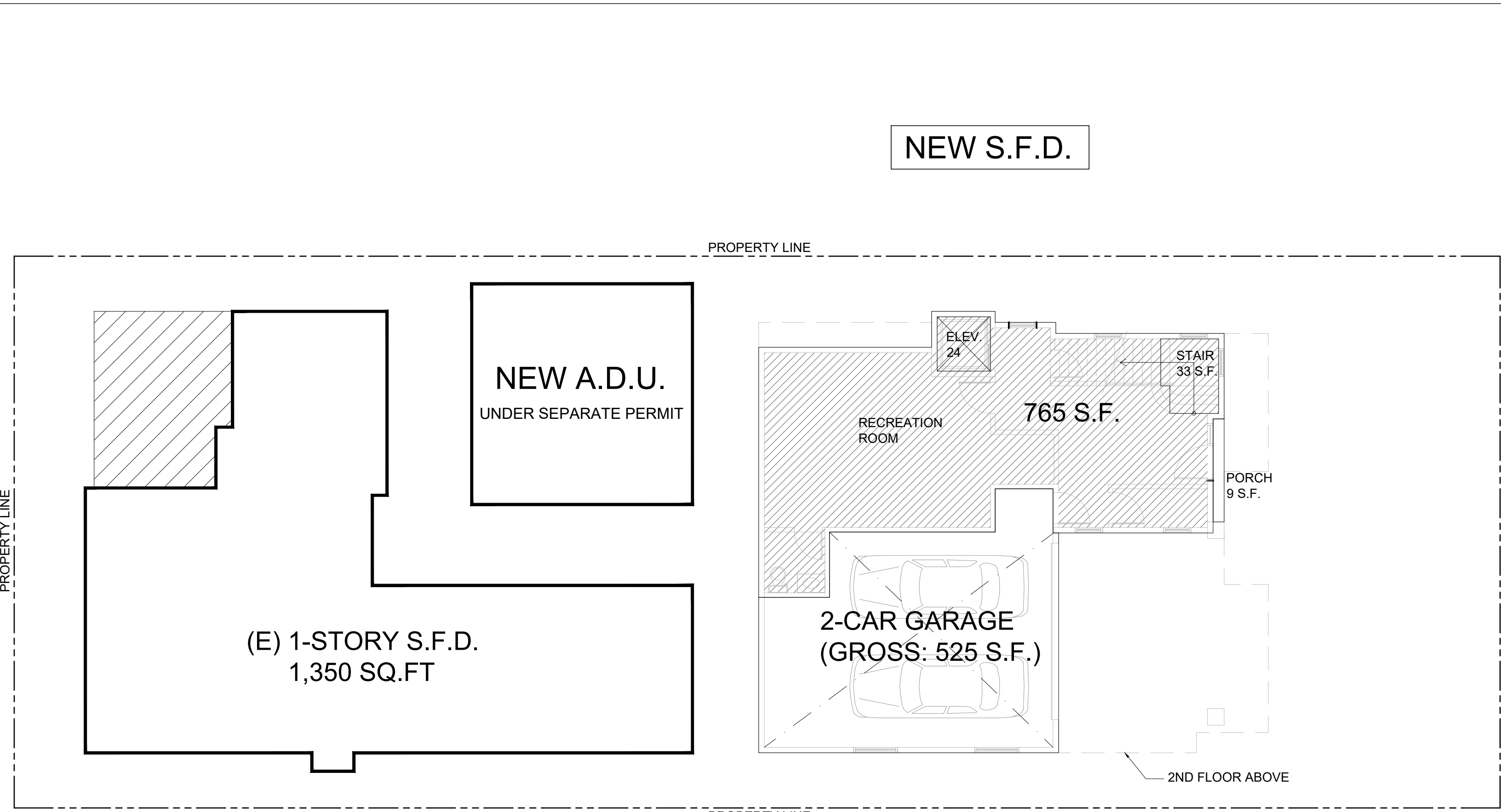
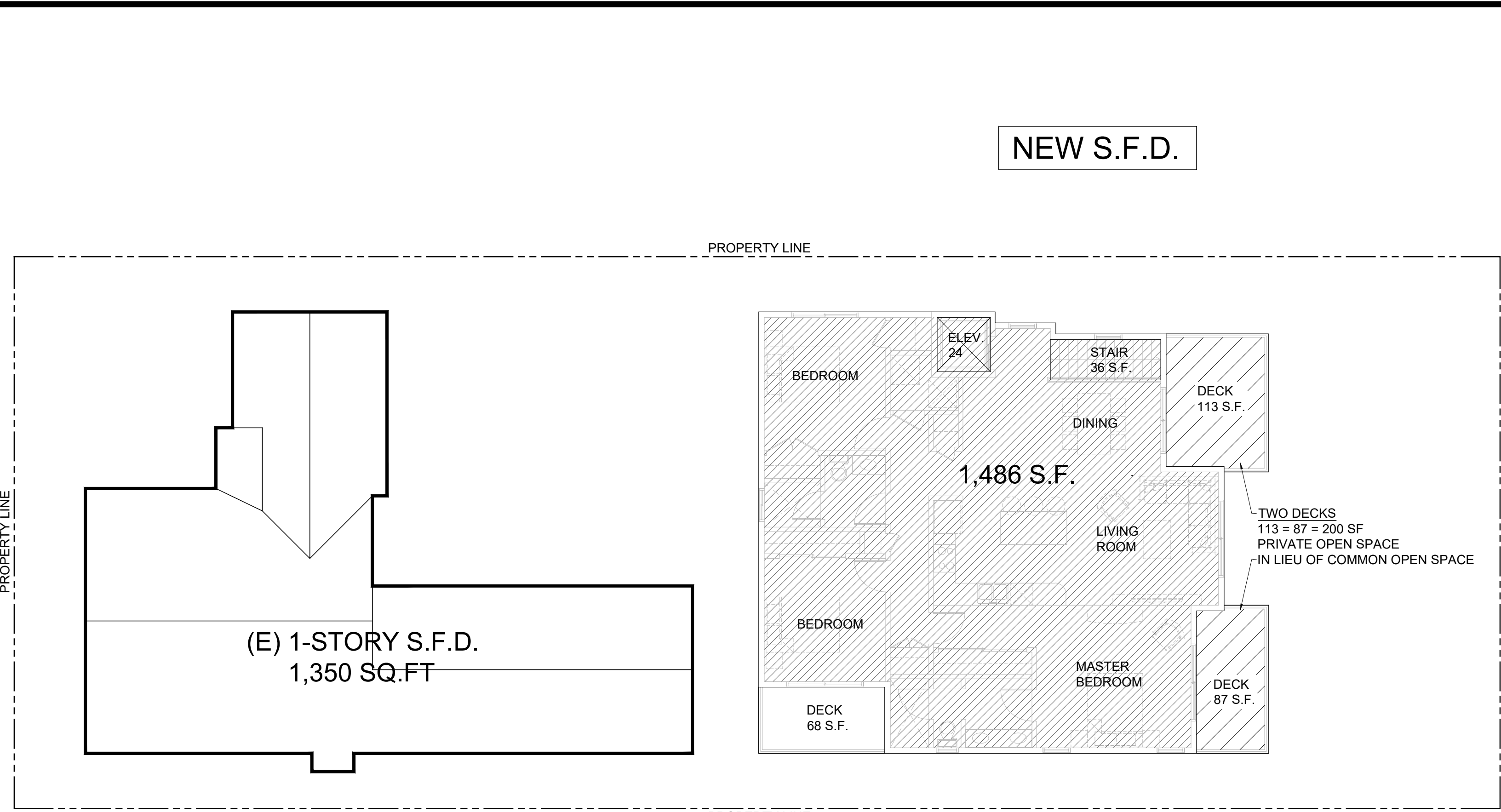




FLOOR AREA CALCULATION (BY BUILDING CODE)

NEW S.F.D.		TOTAL	
2ND FLOOR	AREA	1,486	
	ELEV. HOIST	-24	
	SUB TOTAL	1,462	
1ST FLOOR	AREA	765	
	PORCH	9	
	ELEV. HOIST	-24	
	SUB TOTAL	750	
TOTAL (R-3)			2,212

R-3 OCCUPANCY GROUP TOTAL FLOOR AREA:	
NEW S.F.D. TOTAL AREA:	2,212 SQ.FT.
U OCCUPANCY GROUP TOTAL FLOOR AREA:	525 SQ.FT.
GRAND TOTAL AREA:	2,737 SQ.FT.

OPEN SPACE:

NEW S.F.D.	TOTAL
DECK 113 SF + 87 SF = 200 SF.	

R-3 OCCUPANCY GROUP TOTAL FLOOR AREA:	
NEW S.F.D. TOTAL AREA:	2,212 SQ.FT.
U OCCUPANCY GROUP TOTAL FLOOR AREA:	525 SQ.FT.
GRAND TOTAL AREA:	2,737 SQ.FT.

KSK

3435 WILSHIRE BLVD., SUITE 2005
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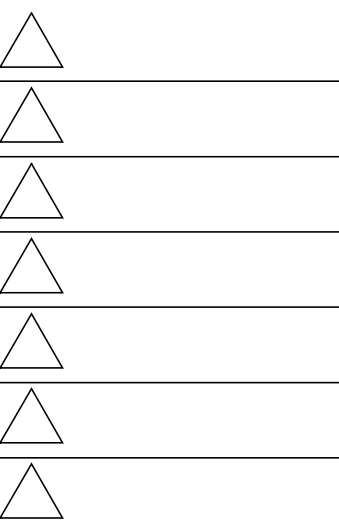
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PROJECT

PROPOSED A NEW 2-STORY S.F.D.

2235 NORTH FREDERIC STREET
BURBANK, CA 91504

REVISIONS



PROJECT NO.: KSK 2021_SF0_2235 FREDERIC
DRAWN:

BLDG. SUBMITTAL DATE: 1 2 3 4 5
BID DATE:

SCALE: AS SHOWN ON PLAN

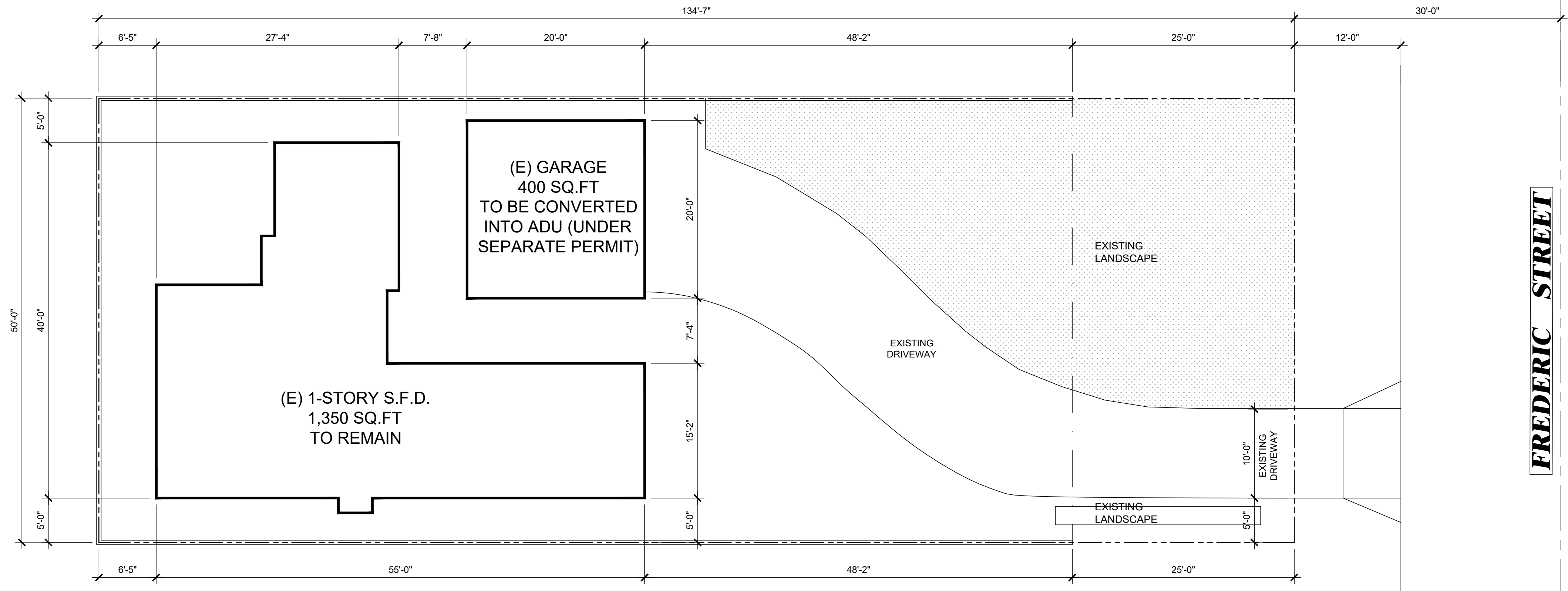
SHEET TITLE

AREA CALCS

SHEET NO.

A0.1

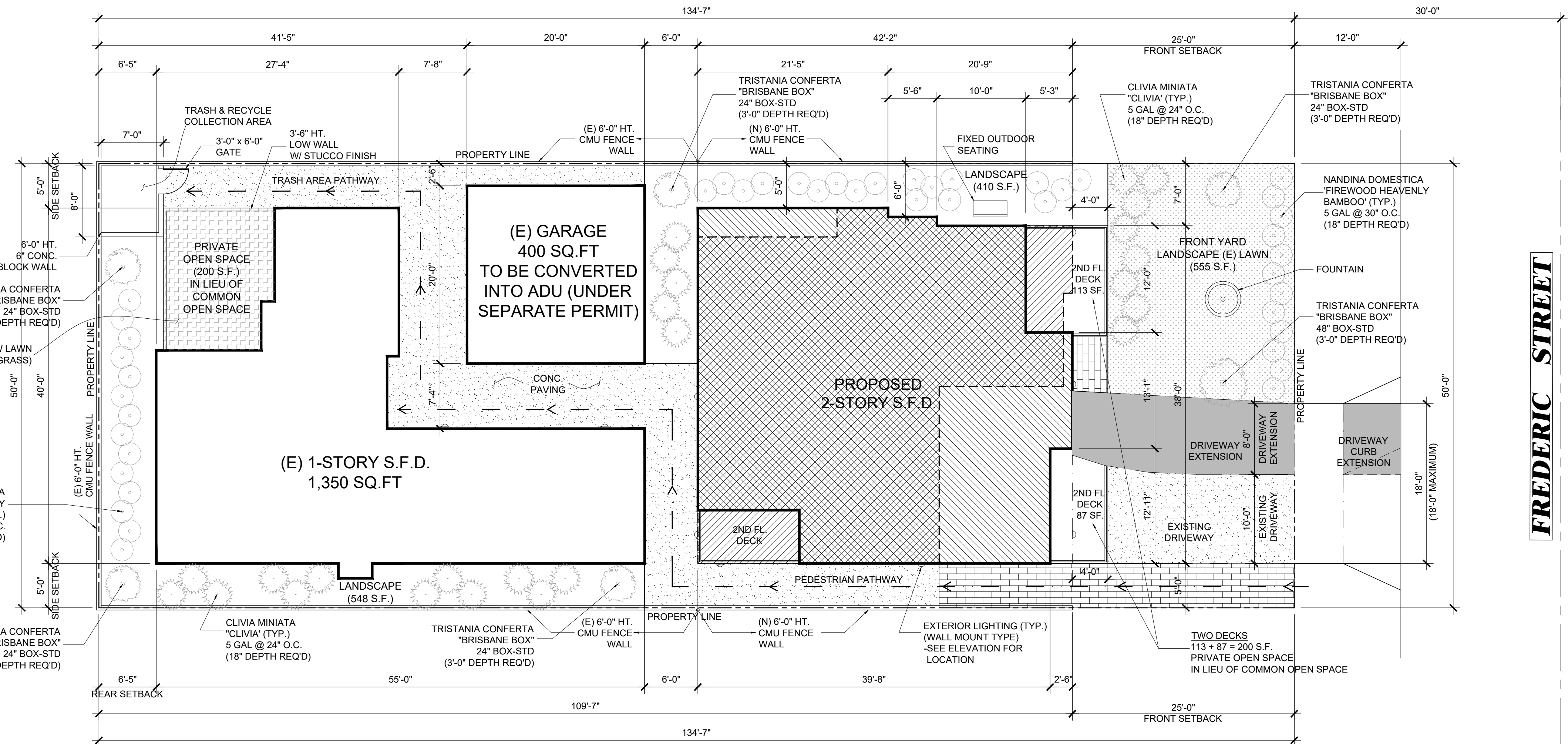
2235 N Frederic St., Burbank, CA 91504



EXISTING SITE PLAN

SCALE:
1/8"=1'-0"

2



PROPOSED SITE PLAN

SCALE:
1/8"=1'-0"

1

LEGENDS

- 1ST FLOOR AREA
- 2ND FLOOR AREA
- 1ST & 2ND FLOOR AREA
- (E) LANDSCAPE
- NEW LAWN (TURFGRASS)
- CONCRETE PAVING
- DRIVEWAY EXTENSION
- NANDINA DOMESTICA 'FIREWOOD HEAVENLY BAMBOO'
- CLIVIA MINIATA 'CLIVIA'
- TRISTANIA CONFERTA 'BRISBANE BOX'
- EXTERIOR LIGHTING (WALL MOUNT TYPE) HEATH ZENITH-SH-4192-BK-A

LANDSCAPE NOTES

- ALL LANDSCAPE AREAS MUST PROVIDE MINIMUM SOIL DEPTHS AS FOLLOWS: BMC S. 10-1-628(N)(3)
 - 12 INCHES FOR AREAS PLANTED WITH TURF OR GROUND COVER
 - 18 INCHES FOR PLANTERS AND AREAS PLANTED WITH SHRUBS AND SIMILAR VEGETATION
 - 3 FEET FOR PLANTERS OR AREAS PLANTED WITH TREES
- WHICH REQUIRES AT LEAST 50 PERCENT OF THE TOTAL LANDSCAPE AREA OF THE LOT AS A WHOLE MUST BE PLANTED WITH SHRUBS AT A RATE OF ONE (1) SHRUB PER 10 SQUARE FEET. PER BMC S. 10-1-628(N)(6).
- TREES IN FRONT YARD AREAS MUST BE COMPLEMENTARY TO STREET TREES AS DETERMINED BY THE PARK, RECREATION AND COMMUNITY SERVICES DIRECTOR.

LANDSCAPE AREA CALCULATIONS

REQUIRED: 6,731 S.F. x 25% = 1,683 S.F.
PROVIDED: 1,713 S.F.

- EXISTING LANDSCAPE (LAWN) : 555 S.F.
- NEW LANDSCAPE : 958 S.F.
- NEW LANDSCAPE (LAWN) : 200 S.F.
TOTAL : 1,713 S.F.

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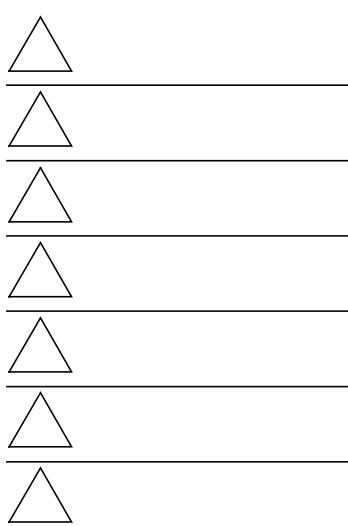


PROJECT

PROPOSED A NEW 2-STORY S.F.D.

2235 NORTH FREDERIC STREET
BURBANK, CA 91504

REVISIONS



PROJECT NO.: KSK 2021_SFDP_2235 FREDERIC

DRAWN:

BLDG. SUBMITTAL DATE:

BID DATE:

SCALE: AS SHOWN ON PLAN

SHEET TITLE

SITE PLAN

SHEET NO.

A1.0

2235 N Frederic St., Burbank, CA 91504

TYPE V-B CONSTRUCTION

LEGENDS

EXTERIOR WALL

INTERIOR WALL
1-HR. FIRE RATED

INTERIOR WALL
NOT FIRE RATED

EXISTING EXTERIOR WALL
TO REMAIN AND
FINISH INTERIOR SIDE WITH 5/8" DRYWALL

DOOR SYMBOL
SEE A5.0 SCHEDULE

WINDOW SYMBOL
SEE A5.0 SCHEDULE

50 CFM/MINUTE MIN. EXHAUST FAN.
WITHIN 5 MINUTES AIR EXCHANGE
DUCTED TO EXTERIOR. (TYP.)
ENERGY STAR & EQUIPPED W/ HUMIDISTAT.

HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP & LOW
BATTERY SIGNAL

HARD WIRED CARBON MONOXIDE ALARM W/ BATTERY BACK-UP

(E) GARAGE
400 SQ.FT
TO BE CONVERTED
INTO ADU (UNDER
SEPARATE PERMIT)

(E) 1-STORY S.F.D.
1,350 SQ.FT

LANDSCAPE
(548 S.F.)

LANDSCAPE
(410 S.F.)

FRONT YARD
LANDSCAPE (E) LAWN
(555 S.F.)

RECREATION
ROOM

FOYER

STORAGE

PORCH

LINE OF BALCONY
ABOVE

DRIVEWAY
EXTENSION

EXISTING
DRIVEWAY

BATH
ROOM

2-CAR GARAGE
(499 S.F.)

ROLL-UP
GARAGE DOOR

LINE OF
BUILDING
ABOVE

EXTERIOR LIGHTING (TYP.)
(WALL MOUNT TYPE)
-SEE ELEVATION FOR
LOCATION

CONC.
PAVING

EXTERIOR LIGHTING
(WALL MOUNT TYPE)

1ST FLOOR PLAN

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

1

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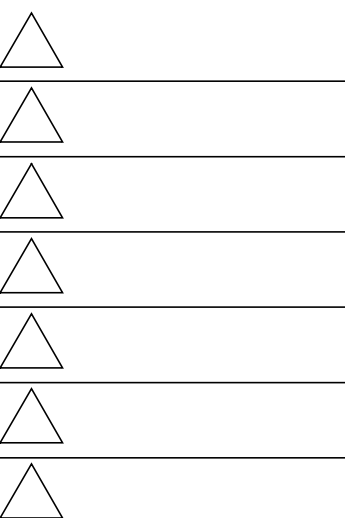
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PROJECT

PROPOSED A NEW 2-STORY S.F.D.

2235 NORTH FREDERIC STREET
BURBANK, CA 91504

REVISIONS



PROJECT NO.: KSK 2021_SF02235 FREDERIC
DRAWN:

BLDG.
SUBMITTAL
DATE:
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4
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BID DATE:

SCALE: AS SHOWN ON PLAN

SHEET TITLE
PROPOSED
1ST FLOOR PLAN

SHEET NO.

A2.1

2235 N Frederic St., Burbank, CA 91504

TYPE V-B CONSTRUCTION

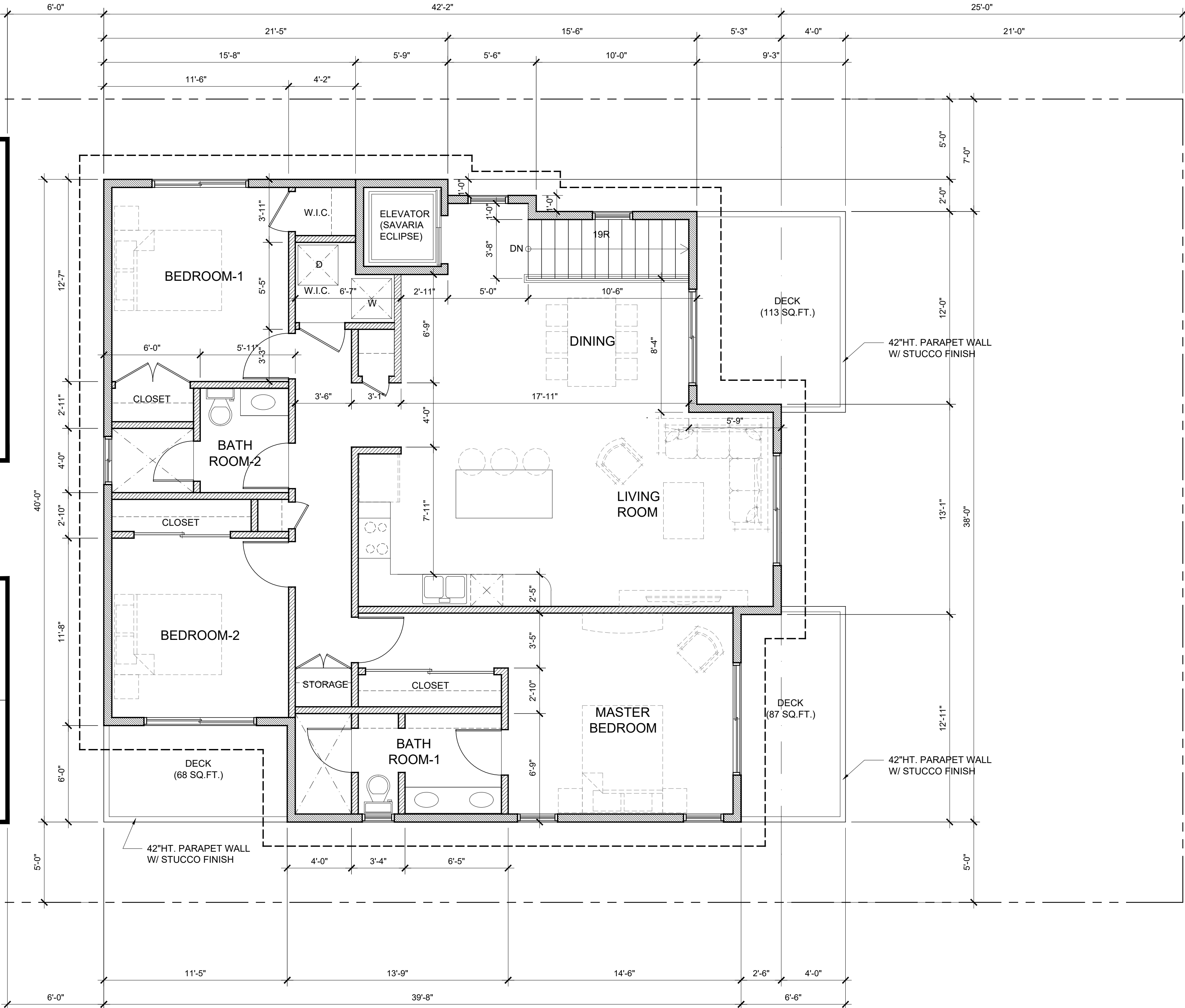
LEGENDS

- EXTERIOR WALL
- INTERIOR WALL
1-HR. FIRE RATED
- INTERIOR WALL
NOT FIRE RATED
- EXISTING EXTERIOR WALL
TO REMAIN AND
FINISH INTERIOR SIDE WITH 5/8" DRYWALL

- DOOR SYMBOL
SEE A5.0 SCHEDULE
- WINDOW SYMBOL
SEE A5.0 SCHEDULE
- 50 CFM/MINUTE MIN. EXHAUST FAN.
WITHIN 5 MINUTES AIR EXCHANGE
DUCTED TO EXTERIOR. (TYP.)
ENERGY STAR & EQUIPPED W/ HUMIDISTAT.
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP & LOW
BATTERY SIGNAL
- HARD WIRED CARBON MONOXIDE ALARM W/ BATTERY BACK-UP

(E) GARAGE
400 SQ.FT
TO BE CONVERTED
INTO ADU (UNDER
SEPARATE PERMIT)

(E) 1-STORY S.F.D.
1,328 SQ.FT



N. FREDERIC ST.

2ND FLOOR PLAN

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

1



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PROJECT

PROPOSED A NEW 2-STORY S.F.D.

2235 NORTH FREDERIC STREET
BURBANK, CA 91504

REVISIONS

- 1
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PROJECT NO.: KSK 2021_SF02_2235 FREDERIC

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- 1
 - 2
 - 3
 - 4
 - 5
- BID DATE:

SCALE: AS SHOWN ON PLAN

SHEET TITLE
PROPOSED
2ND FLOOR PLAN

SHEET NO.

A2.2

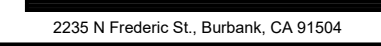
2235 N Frederic St., Burbank, CA 91504

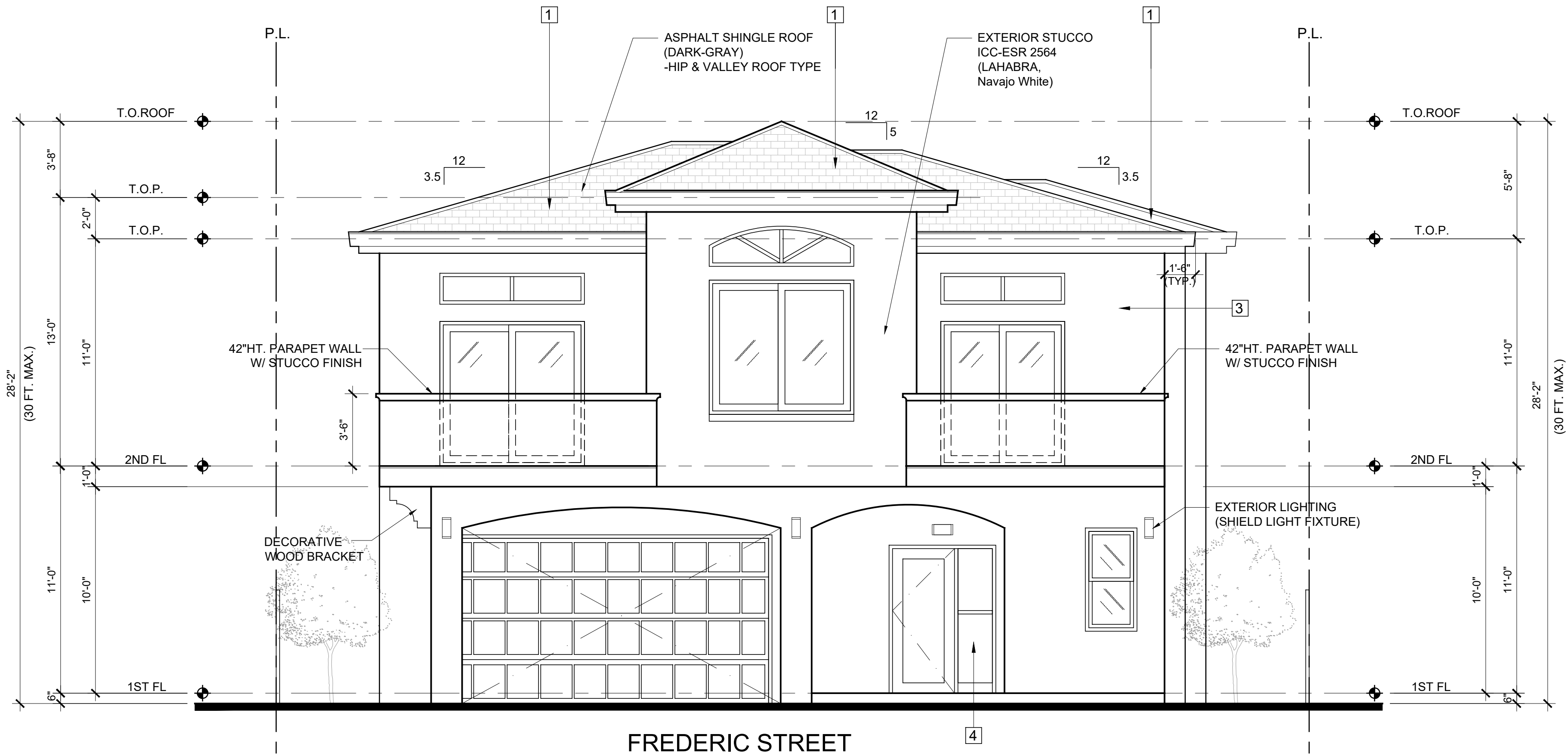


ROOF PLAN

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

	1
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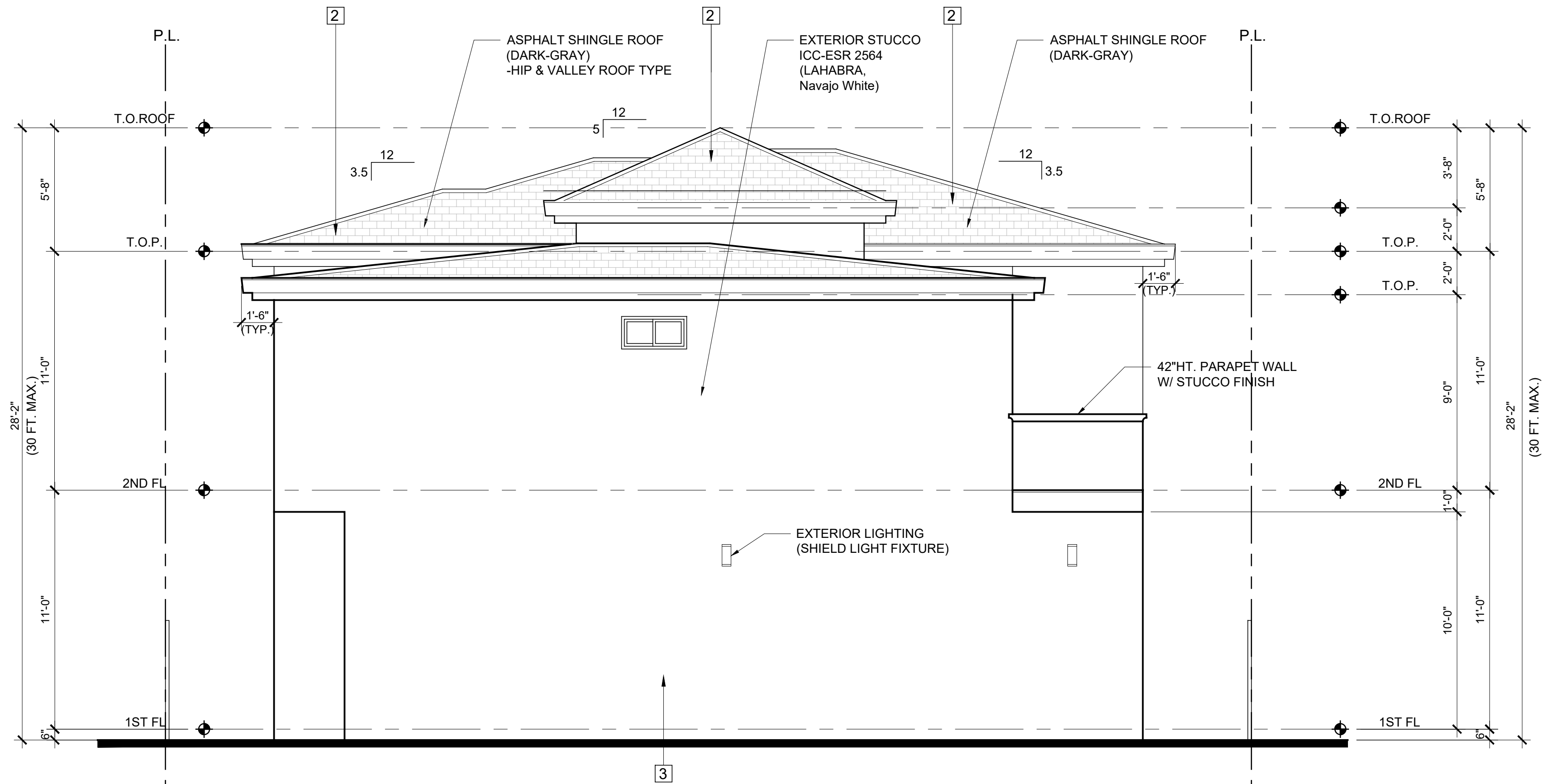




NEW S.F.D. FRONT ELEVATION (EAST ELEVATION)

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

1



NEW S.F.D. REAR ELEVATION (WEST ELEVATION)

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

2

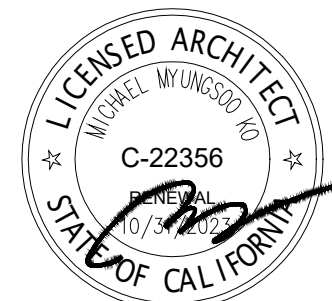
MINIMAL TRADITIONAL STYLE

KEY NOTES:

- 1 PITCHED ROOFS SLOPING TOWARDS THE SIDEWALK
- 2 SIDE-HIPPED ROOFS
- 3 STUCCO
- 4 MAIN DOORS WITH SIDELIGHTS

KSK

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LOS ANGELES, CA 90010
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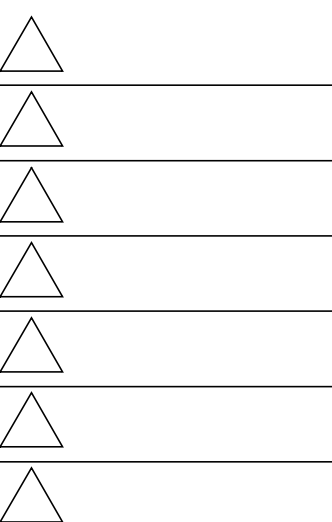
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PROJECT

PROPOSED A NEW 2-STORY S.F.D.

2235 NORTH FREDERIC STREET
BURBANK, CA 91504

REVISIONS



PROJECT NO.: KSK 2021_SF02235 FREDERIC

DRAWN:

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SUBMITTAL

DATE:

BID DATE:

SCALE: AS SHOWN ON PLAN

SHEET TITLE

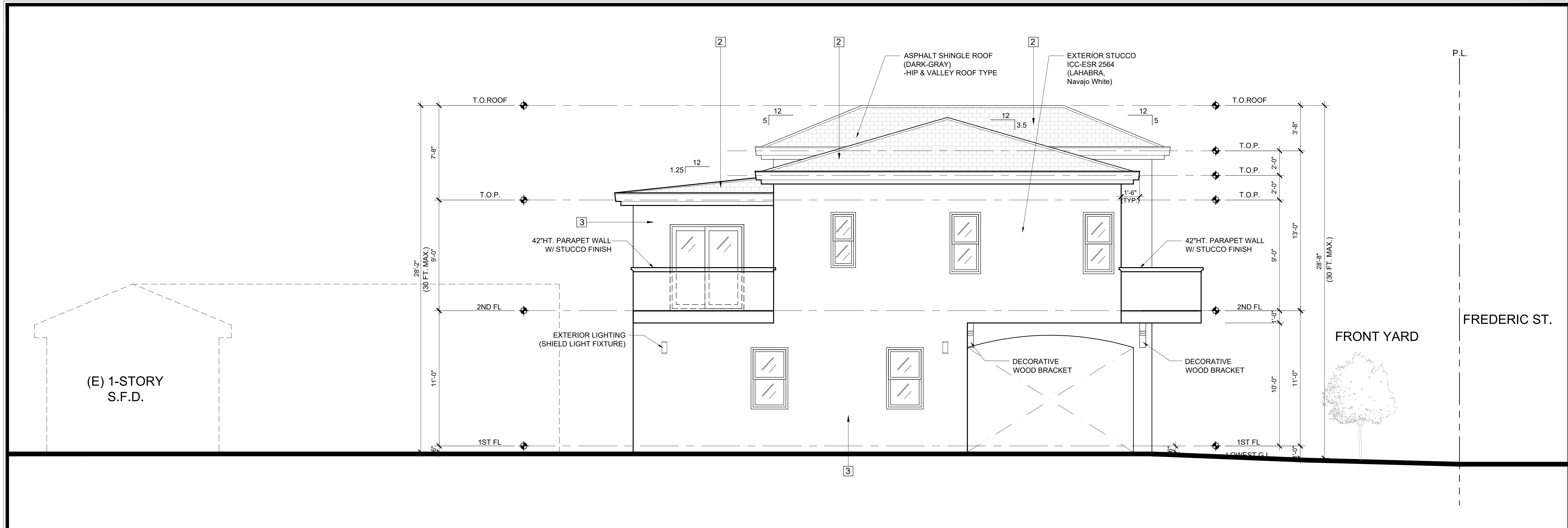
ELEVATION-1

SHEET NO.

A3.1

2235 N Frederic St., Burbank, CA 91504

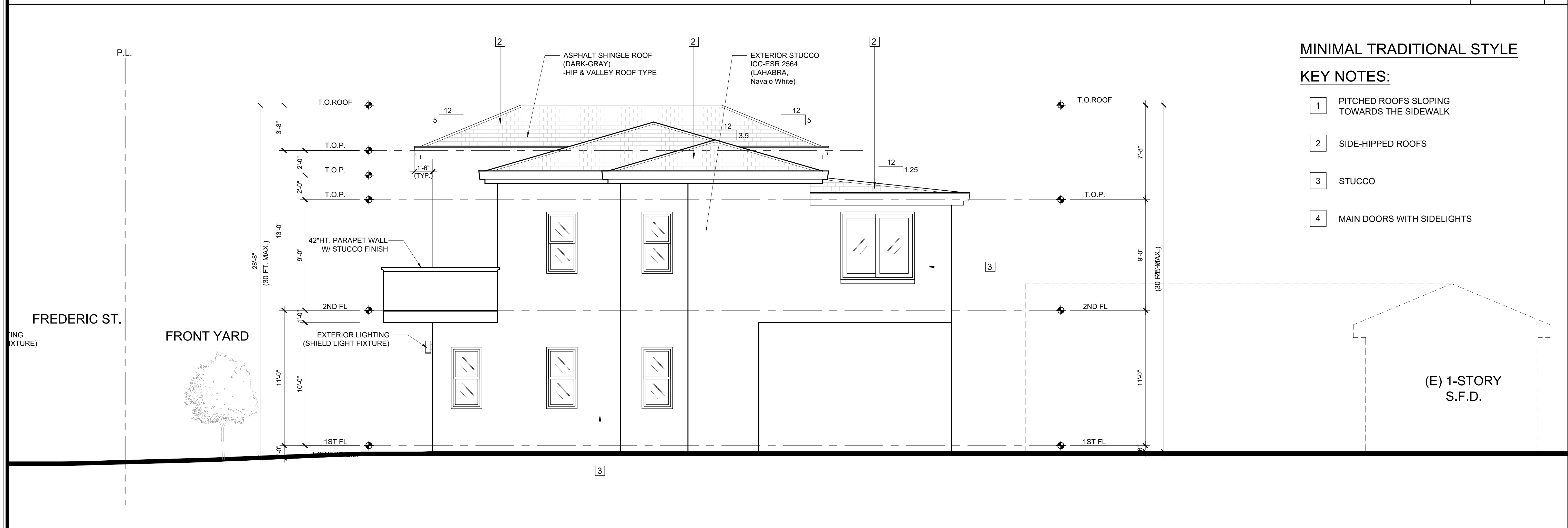
7/25/2022 4:08:58 PM



S.F.D. - LEFT SIDE ELEVATION (SOUTH ELEVATION)

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

1



S.F.D. - RIGHT SIDE ELEVATION (NORTH ELEVATION)

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

2

MINIMAL TRADITIONAL STYLE

KEY NOTES:

- 1 PITCHED ROOFS SLOPING TOWARDS THE SIDEWALK
- 2 SIDE-HIPPED ROOFS
- 3 STUCCO
- 4 MAIN DOORS WITH SIDELIGHTS

KSK



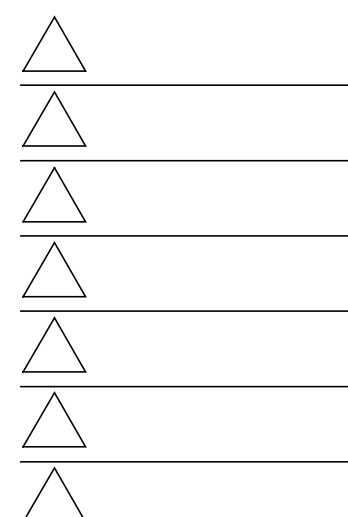
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PROJECT

PROPOSED A NEW 2-STORY S.F.D.

2235 NORTH FREDERIC STREET
BURBANK, CA 91504

REVISIONS



PROJECT NO.: KSK 2021_SF02235 FREDERIC

DRAWN:

BLDG. SUBMITTAL DATE:

DATE:

BID DATE:

SCALE: AS SHOWN ON PLAN

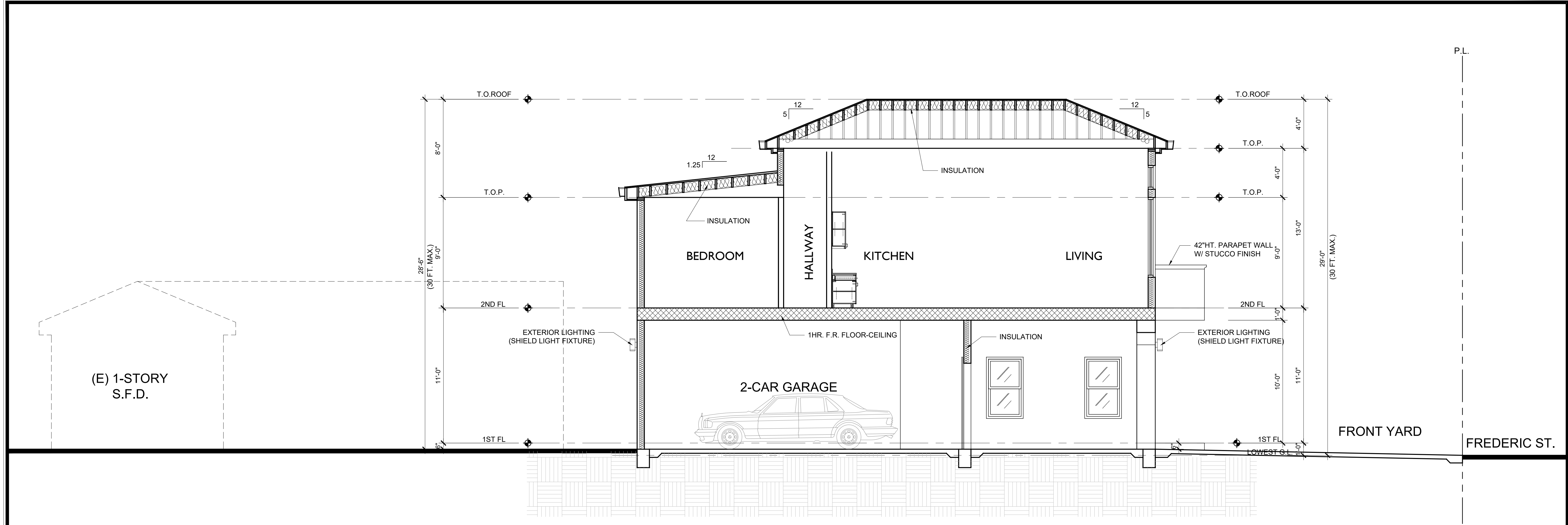
SHEET TITLE

ELEVATION-2

SHEET NO.

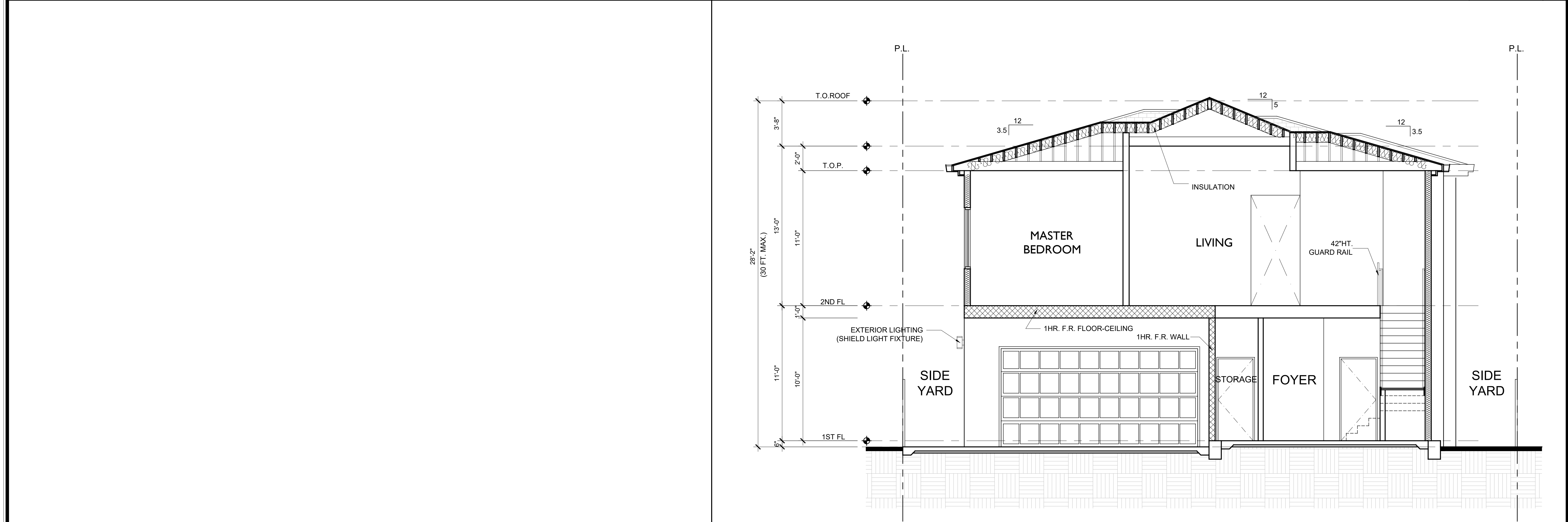
A3.2

2235 N Frederic St., Burbank, CA 91504



EAST-WEST SECTION

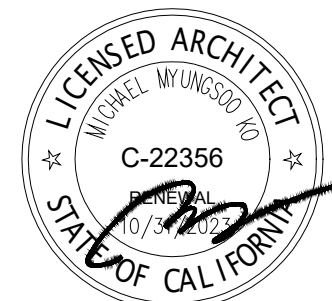
SCALE: 1/4"=1'-0" 1



S.F.D. : NORTH-SOUTH SECTION

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

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PROJECT

PROPOSED A NEW 2-STORY S.F.D.

2235 NORTH FREDERIC STREET
BURBANK, CA 91504

REVISIONS

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PROJECT NO.: KSK 2021_SF02235 FREDERIC

DRAWN:

BLDG.

SUBMITTAL

DATE:

BID DATE:

SCALE: AS SHOWN ON PLAN

SHEET TITLE

S.F.D. SECTION

SHEET NO.

A4.1

2235 N Frederic St., Burbank, CA 91504