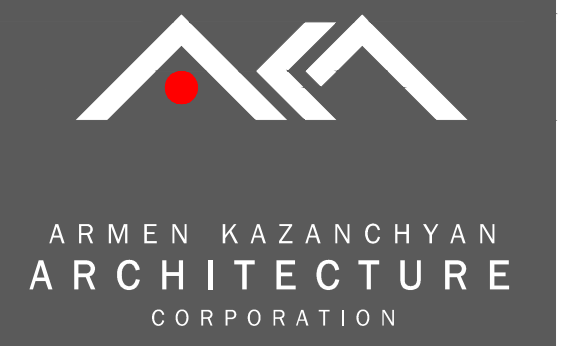


SOUTHERN PACIFIC RAILROAD

N SAN FERNANDO BLVD

2711 WINONA INTERIOR IMPROVEMENTS

2711 WINONA AVE.,
BURBANK, CA 91504



SITE ADDRESS: 2711 WINONA AVE, BURBANK, CA 91504
LEGAL DESCRIPTION: FOR DESC SEE ASSESSOR'S MAPS POR OF NW 1/4 OF SEC 3 T1N R14W, SAN BERNARDINO MERIDIAN
ASSESSOR PARCEL NO. 2466-022-048
LOT AREA: 48,407.39 SQ. FT. (1.3 ACRES)
ZONING: M-2
PROJECT DESCRIPTION

SCOPE OF WORK: 1. CHANGE OF USE FROM GENERAL OFFICE TO VOCATIONAL SCHOOL. TENANT IMPROVEMENT TO INCLUDE NEW TEACHING ROOMS WITH OFFICES AND ACCESSIBILITY UPGRADES. 2. PARKING IMPROVEMENTS/ PARKING RE-STRIPING AND NEW FENCE IN SOW 3. FENCING AND KEEP UPGRADES
EXISTING USE: GENERAL OFFICE
PROPOSED USE: VOCATIONAL SCHOOL
FLOOR AREA: PARKING GARAGE: 19,126 SQ.FT. FIRST FLOOR: 23,952 SQ.FT. SECOND FLOOR: 23,042 SQ.FT. TOTAL FLOOR AREAS: 66,110 SQ.FT.
HEIGHT: (E) 28'-7" (NO CHANGE)
STORIES: 2-STORIES OVER SEMI-SUBTERRANEAN PARKING GARAGE
SETBACKS: NO CHANGE
FIRE SPRINKLERS: NO

FAR CALCULATIONS
MAX. FAR: 1.25
48,407.39 (LOT AREA) X 1.25 = 61,759.23 SQ.FT.
TOTAL BUILDING FLOOR AREAS: FIRST FLOOR: 23,952 SQ.FT. SECOND FLOOR: 23,042 SQ.FT. TOTAL FLOOR AREAS: 46,994 SQ.FT. EXCLUDING BASEMENT PARKING

PARKING COUNT
EXISTING PARKING COUNT
BASEMENT: 49 SPACES (EXISTING)
OUTDOOR PARKING: 28 SPACES (EXISTING) (INCLUDES 1 ACCESSIBLE SPACE)
VISITOR PARKING: 07 SPACES
TOTAL PROVIDED: 84 SPACES
PROPOSED PARKING COUNT
BASEMENT: 48 SPACES (NO CHANGE)
OUTDOOR PARKING: 27 SPACES (INCLUDES 4 ACCESSIBLE SPACES)
VISITOR PARKING: 04 SPACES (INCLUDES 1 ACCESSIBLE VAN SPACE)
TOTAL PROVIDED: 79 SPACES

BIKE PARKING
REQUIRED: 1 PER 5,000 S.F. = 46,994 / 5,000 = 10 SPACES
PROVIDED: 8 LONG TERM SPACES AND 2 SHORT TERM SPACES

LANDSCAPE
EXISTING LANDSCAPE AREA: 9,358 S.F.
270 S.F. FROM LANDSCAPE REMOVED TO ACCOMMODATE ACCESSIBLE PATHWAY
TOTAL LANDSCAPE AREA: 9,088 S.F.

APPLICABLE CODES
2025 CALIFORNIA BUILDING CODE
2022 CALIFORNIA FIRE CODE
TITLE 9, CHAPTER 1 OF THE BURBANK MUNICIPAL CODE.

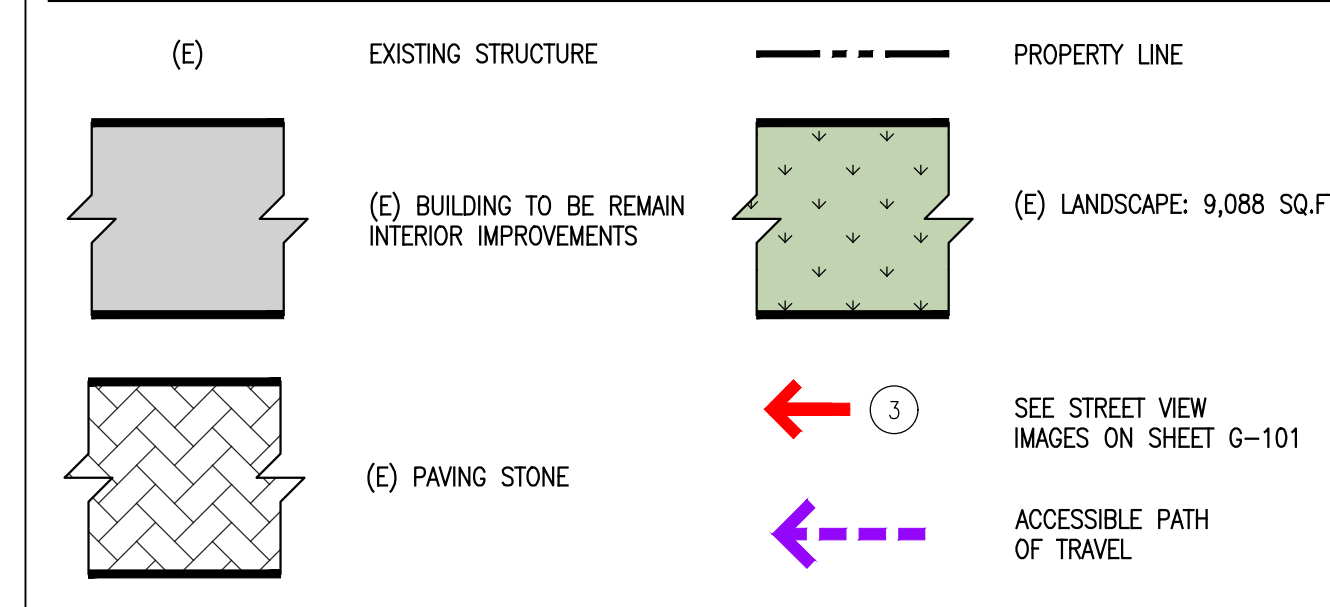
SHEET INDEX:

ARCHITECTURE	
G-100	COVER SHEET AND (E) SITE PLAN
G-101	STREET VIEWS PHOTOS
G-102	GENERAL NOTES & FORMS
A-011	ENLARGE SITE PLAN
A-012	SITE DETAILS
A-100	EXISTING BASEMENT FLOOR PLAN
A-101	EXISTING/DEMO FIRST FLOOR PLAN
A-102	EXISTING/DEMO SECOND FLOOR PLAN
A-120	PROPOSED BASEMENT FLOOR PLAN
A-121	PROPOSED FIRST FLOOR PLAN
A-122	PROPOSED SECOND FLOOR PLAN

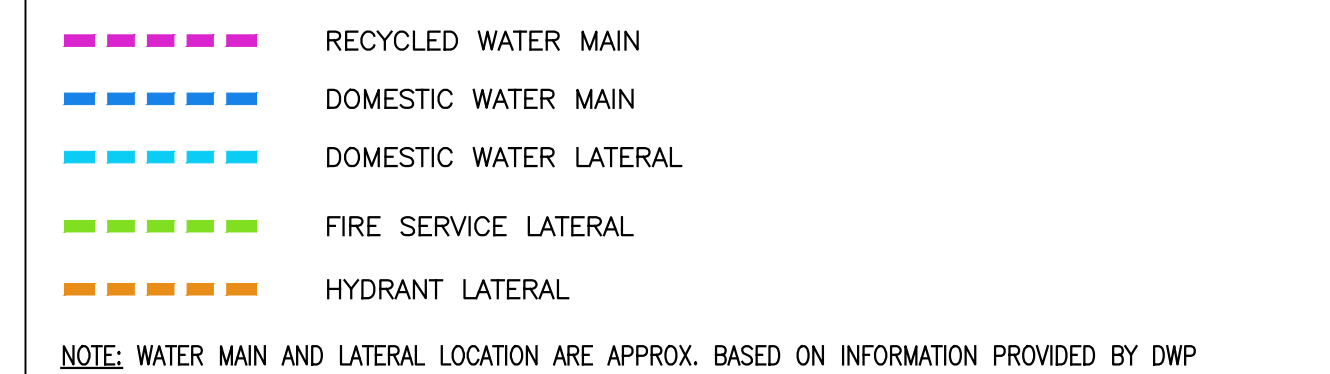
KEY NOTES:

- NO VISUAL OBSTRUCTION SHALL BE ERRECTED OR MAINTAINED ABOVE 3' HIGH OR BELOW 10' HIGH IN A 5' BY 5' VISIBILITY CUT-OFF AT INTERSECTION OF STREET/ALLEY AND DRIVEWAY (BMC 10-1-1303(C))
- NO VISUAL OBSTRUCTION SHALL BE ERRECTED OR MAINTAINED ABOVE 3' HIGH OR BELOW 10' HIGH IN A 10' BY 10' VISIBILITY CUT-OFF AT INTERSECTION OF STREETS (BMC 10-1-1303(A))
- (N) SLIDING DRIVEWAY WROUGHT IRON GATE (20" X 8'HT, SEE 1/A-012)
- (N) 2'-6" IRON FENCE OVER (E) 3'-6" CMU WALL, SEE ELEVATION 1/A-012
- (N) IRON FENCE 6'-0" HT., SEE ELEVATION 1/A-012
- (N) 3'-6" WISE IRON FENCE GATE HT. SEE ELEVATION 1/A-012
- (E) LOADING DECK
- (E) TRASH ENCLOSURE 8'-2X 12'-0" (INTERIOR DIMENSIONS) WITH 7'-0" WIDE DOUBLE DOORS SWINGING OUT. THE OUTSIDE BIN ENCLOSURE SHOULD MEET THE CITY OF BURBANK REQUIREMENTS. SEE ATTACHED FORM ON SHEET 1/G-102
- (E) 10' PUBLIC UTILITY AND SEWER EASEMENT PER DOC. NO. 2359 O.R.
- (E) GAS METER
- (E) WATER METER
- (N) ACCESSIBLE PATHWAY
- (E) SEWER LINE (APPROX. LOCATION PER ENGINEERING DRAWING, SEE SHEET 2/G-102)
- (E) FIRE HYDRANT
- LONG TERM BIKE PARKING, SEE BASEMENT FLOOR PLAN SHEET A/120 AND DETAIL 2/A-012
- SHORT TERM BIKE PARKING, SEE DETAIL 3/A-012

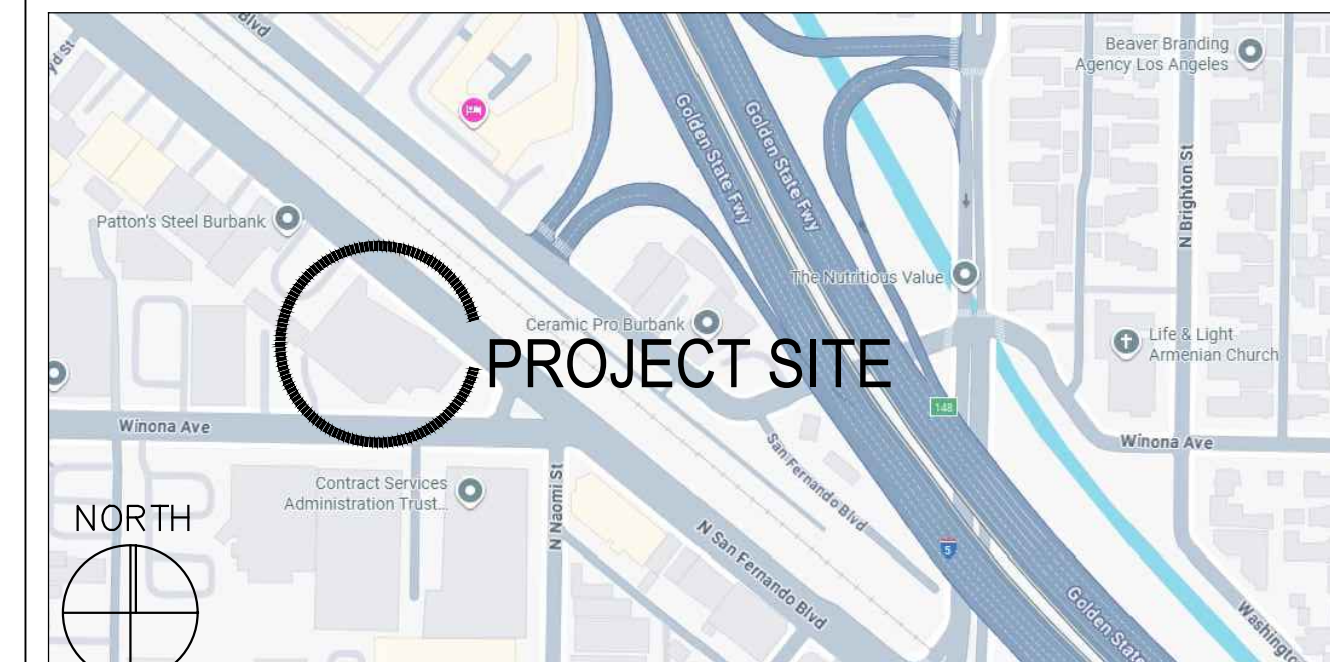
SITE PLAN LEGEND:



WATER SERVICE LEGEND:



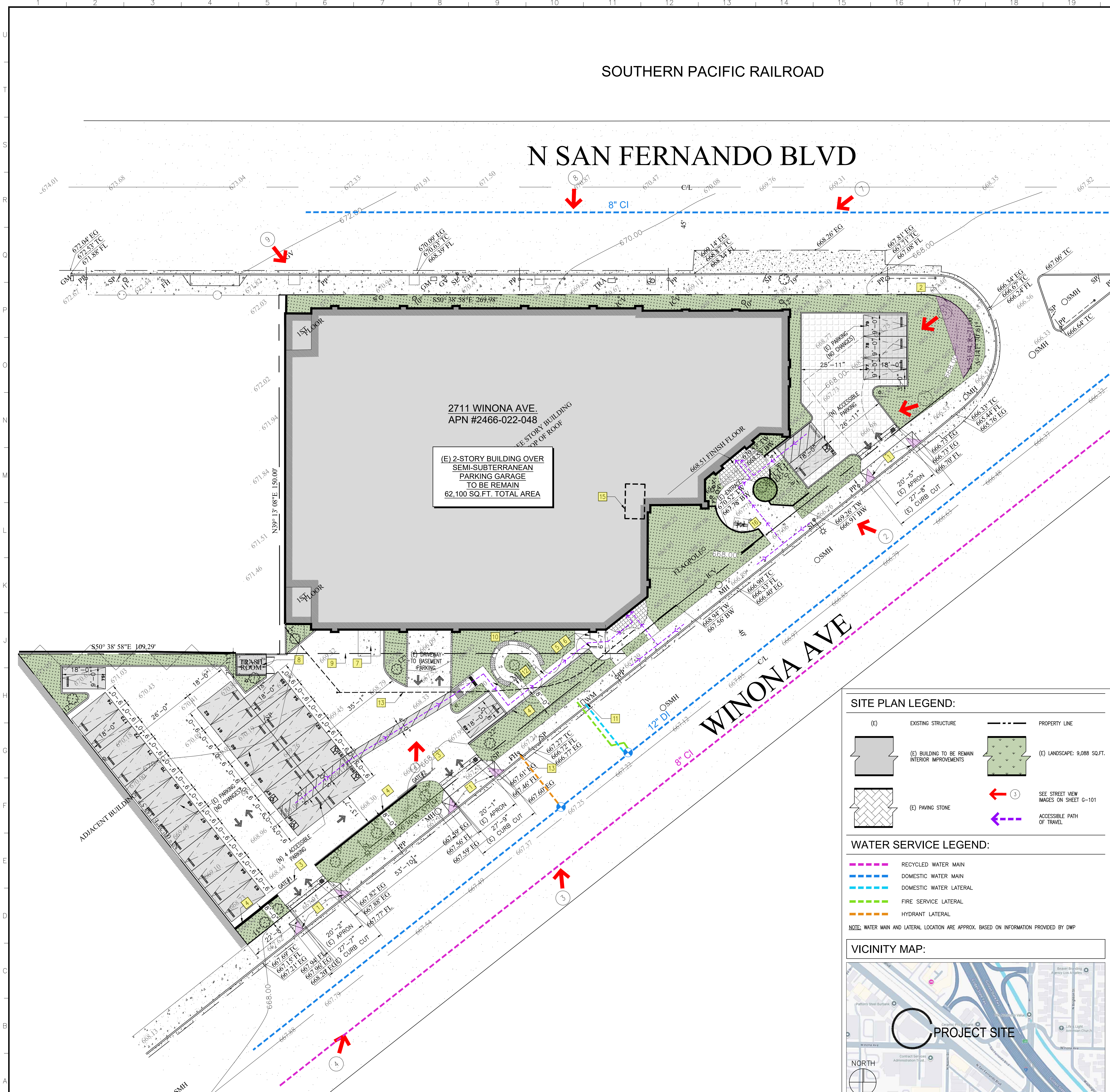
VICINITY MAP:



2711 WINONA AVE.
APN #2466-022-048
(E) 2-STORY BUILDING OVER SEMI-SUBTERRANEAN PARKING GARAGE TO BE REMAIN 62,100 SQ.FT. TOTAL AREA

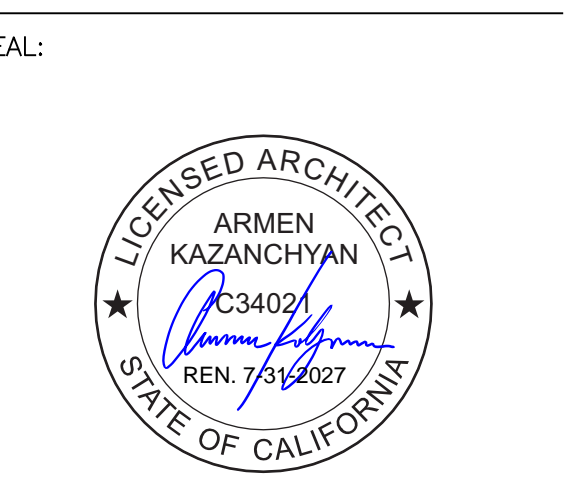
EXISTING SITE PLAN

SCALE: 1/16"=1'-0" 1



304 N. VERDUGO RD.
GLENDALE, CA 91206
T: 818-638-1227
office@kazarch.com

ARCHITECT OF RECORD:
ARMEN KAZANCHYAN
C: 818-395-2688
armen.k@kazarch.com



CHANGE OF USE

PROJECT ADDRESS:
2711 - 2717 WINONA AVE,
BURBANK, CA 91504

CLIENT/OWNER:

THE SOUTHERN CALIFORNIA HEALTH INSTITUTE (SOCHI)
2711 WINONA AVE,
BURBANK, CA 91504

JOB NO.: CMBR-2501
DRAWN BY: J.N.
CHECKED BY: A.K.
DATE:

NO.	ISSUED FOR:	DATE:
A		
B		
C		
REV	BY:	DATE:

SHEET DESCRIPTION:
COVER SHEET AND EXISTING SITE PLAN

SHEET NUMBER:
G-100



PHOTO -3-



PHOTO -2-



PHOTO -1-



PHOTO -6-



PHOTO -5-



PHOTO -4-



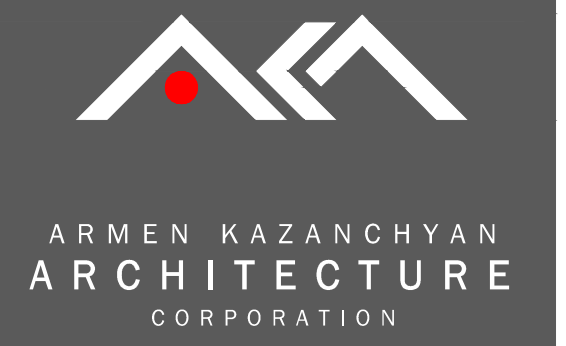
PHOTO -9-



PHOTO -8-



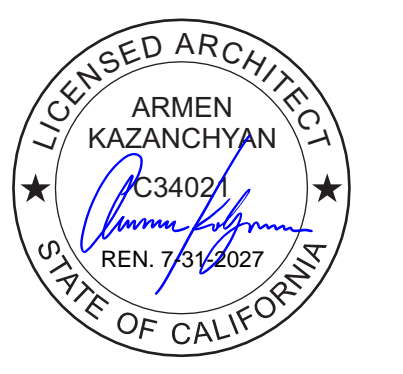
PHOTO -7-



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ARCHITECT OF RECORD:
ARMEN KAZANCHYAN
C: 818-395-2688
armen.k@kazarch.com

SEAL:



PROJECT TITLE:
CHANGE OF USE

PROJECT ADDRESS:
2711 -2717 WINONA AVE,
BURBANK, CA 91504

CLIENT/OWNER:

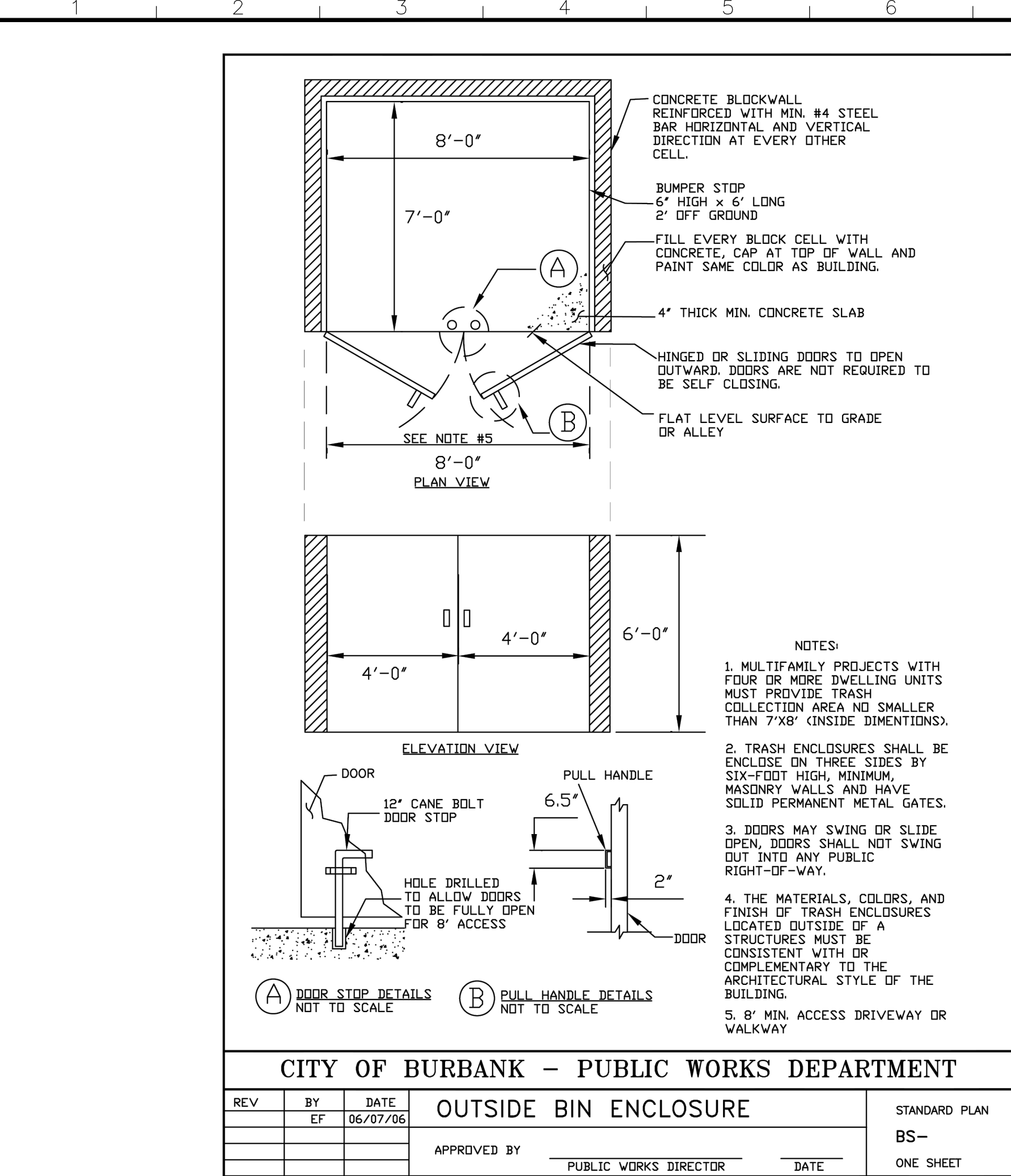
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REV	BY:	DATE:

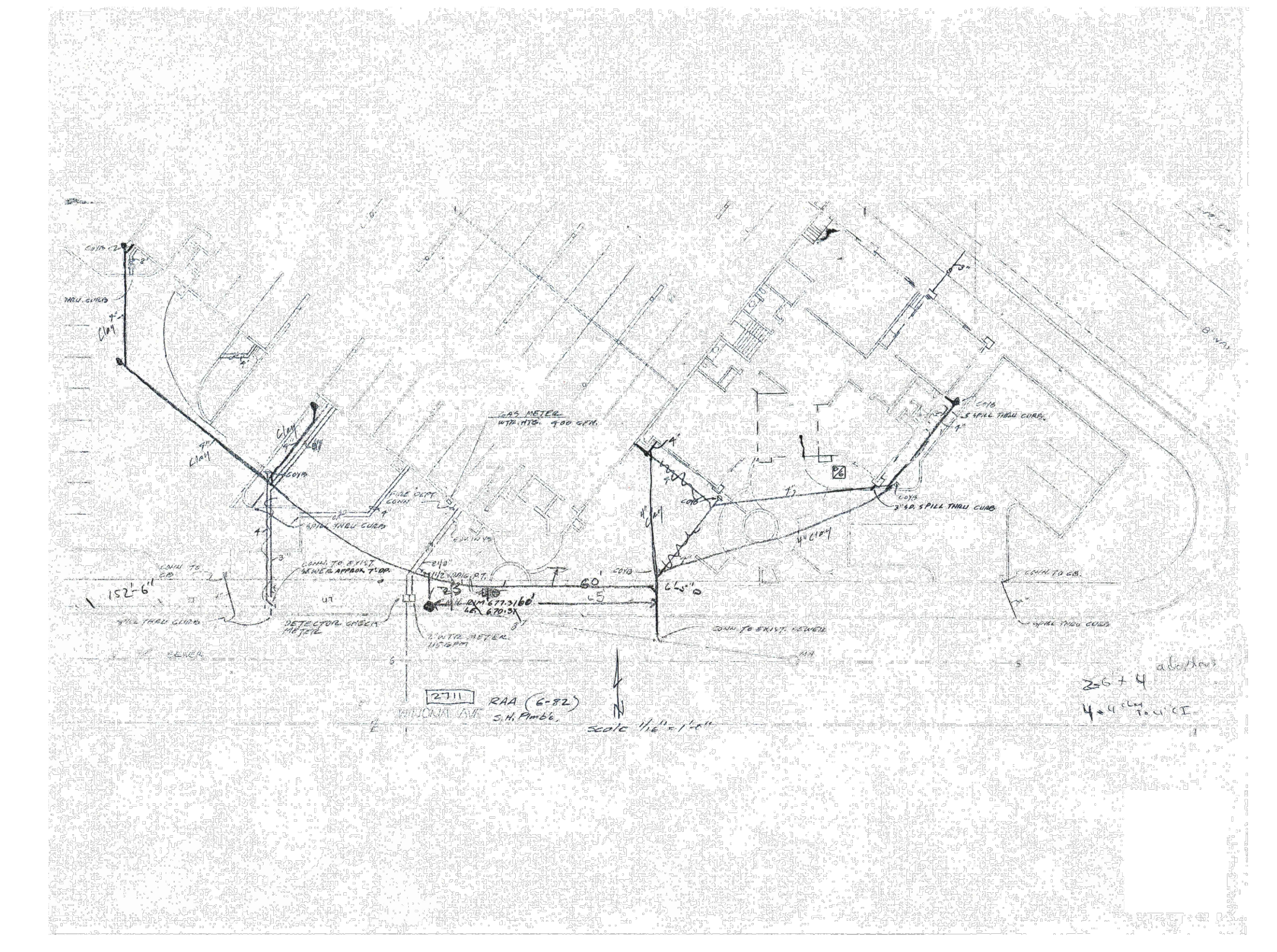
SHEET DESCRIPTION:
EXISTING SITE PLAN WITH
STREET VIEWS

SHEET NUMBER:
G-101



OUTSIDE BIN ENCLOSURE

SCALE: 1 N.T.S.



SEWER LINE LOCATION

SCALE: 2 N.T.S.

BUILDING DEPARTMENT NOTES:

35. ALL PROJECT SHALL COMPLY WITH TITLE 9, CHAPTER 1, OF THE BURBANK MUNICIPAL CODE AND 2025 EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA GREEN BUILDING STANDARDS AND BUILDING ENERGY EFFICIENCY STANDARDS, INCLUDING ALL INTERVENING CODE CYCLES.
36. ALL CONDITIONS OF APPROVAL ARE TO BE REPRODUCED ON THE CONSTRUCTION DOCUMENT DRAWINGS AS PART OF THE APPROVED CONSTRUCTION SET.
37. ALL DEPARTMENTS THAT HAVE PROVIDED CONDITIONS OF APPROVAL ARE TO REVIEW DRAWINGS AND PROVIDE FINAL APPROVAL VIA ONLINE ELECTRONIC REVIEW, PRIOR TO ISSUANCE OF BUILDING PERMIT.
38. LOW IMPACT DEVELOPMENT: A LID PLAN IS REQUIRED FOR CITY REVIEW THAT PROVIDES A COMPREHENSIVE TECHNICAL DISCUSSION OF HOW THE PROJECT WILL PROVIDE ON-SITE RETENTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE LID ORDINANCE AND LID STANDARDS MANUAL. (BMC 9-3-414) BEST MANAGEMENT PRACTICES AND CONTROL MEASURES SHALL BE PRIORITIZED IN THE FOLLOWING ORDER:
 - A. ON-SITE INFILTRATION, BIORETENTION, AND/OR RAINFALL HARVEST.
 - B. ON-SITE BIOPAVEMENT, OFF-SITE GROUND WATER REPLENISHMENT, AND/OR OFF-SITE RETROFIT.
39. NEW OR ADDITION/ALTERATION CONSTRUCTION PROJECTS WITHIN THE CITY OF BURBANK ARE SUBJECT TO MWLO REVIEW. (BMC 9-3-500) FULL STRUCTURE DEMOLITION AND NEW CONSTRUCTION ARE REQUIRED TO PROVIDE A FULL MWLO PLAN CHECK SET FOR REVIEW. NEW OR REPLACEMENT LANDSCAPE AREAS FOR RESIDENTIAL AND NON-RESIDENTIAL PROJECTS BETWEEN 500 (NEW) AND 2,500 (REPLACEMENT) SQUARE FEET REQUIRING A BUILDING OR LANDSCAPE PERMIT, PLAN CHECK, OR DESIGN REVIEW WILL BE REQUIRED TO COMPLETE, EITHER A PERFORMANCE OR PRESCRIPTIVE COMPLIANCE METHOD. FULL HOUSE DEMOLITION WILL REQUIRE MWLO REVIEW, EITHER PRESCRIPTIVE OR PERFORMANCE, NO EXCEPTIONS.
40. THE PROPERTY SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS FOR THE VARIOUS OCCUPANCIES AS STATED IN CALIFORNIA BUILDING CODE CHAPTER 11. ACCESSIBILITY REGULATIONS APPLY TO ALL COMMON AREAS AND POOLS AND SPAS. (BMC 9-1-2 & CBC CH 11)
41. THE PARKING LAYOUT WILL HAVE TO COMPLY WITH CITY STANDARDS, INCLUDING MINIMUM TURNING RADI FOR ACCESSING PARKING STALLS. (BMC 10-1-1401)
42. SEPARATE PERMITS WILL BE REQUIRED FOR THE FOLLOWING: (BMC 9-1-1-105)
 - A. DEMOLITION
 - B. GRADING & SHORING
 - C. ARCHITECTURAL & STRUCTURAL
 - D. MECHANICAL
 - E. PLUMBING
 - F. ELECTRICAL
43. DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF BUILDING OFFICIAL. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON CONSTRUCTION DOCUMENTS FOR REVIEW. (BMC 9-1-2 & CBC 107.3.4.1)
44. SCREENING WILL BE REQUIRED FOR EQUIPMENT LOCATED IN FRONT AND SIDE YARDS. THE SCREENING WILL INCLUDE THE ELECTRICAL PANELS, A/C COMPRESSOR UNITS, GAS METERS, AND TRANSFORMERS. ALL SCREENING WILL BE SUBJECT TO APPROVAL BY PLANNING AND BUILDING DIVISIONS, AND BWP. (BMC 10-1-603 & 10-1-1113.1)
45. THE CITY'S MANDATORY CONSTRUCTION & DEMOLITION DEBRIS DIVERSION ORDINANCE REQUIRES THE RECYCLING AND DIVERSION OF AT LEAST 65% OF CONSTRUCTION AND DEMOLITION DEBRIS. A REFUNDABLE DEPOSIT AND NON-REFUNDABLE ADMINISTRATIVE FEE WILL BE COLLECTED PRIOR TO PERMIT ISSUANCE. THE ORDINANCE APPLIES TO ALL DEMOLITIONS AND TO NEW CONSTRUCTION, ADDITIONS, REMODELS, RENOVATION, TENANT IMPROVEMENT AND ALTERATION PROJECTS OVER 500 SQUARE FEET IN SCOPE OF WORK. (BMC 9-1-11-1012)
46. A STAMPED SETBACK CERTIFICATION BY A LICENSED SURVEYOR WILL BE REQUIRED TO CERTIFY THE LOCATION OF THE NEW CONSTRUCTION IN RELATION TO THE SETBACKS PRIOR TO THE FIRST FOUNDATION INSPECTION. (BMC 9-1-1-107)
47. PLANS SUBMITTED FOR PLAN CHECK MUST BE STAMPED BY STATE-LICENSED ARCHITECT OR ENGINEER UNLESS THE PROJECT IS ONE OF THE FOLLOWING LISTED BELOW AND COMPLIES WITH CONVENTIONAL LIGHT WOOD FRAME CONSTRUCTION REQUIREMENTS IN THE CBC: (BMC 9-1-28-R301.1.3.2)
 - WOOD-FRAMED, SINGLE-FAMILY DWELLINGS NOT MORE THAN TWO STORIES IN HEIGHT;
 - WOOD-FRAMED, MULTI-FAMILY DWELLINGS NOT MORE THAN TWO STORIES IN HEIGHT, AND LIMITED TO FOUR DWELLING UNITS PER PARCEL;
 - WOOD-FRAMED, GARAGES OR ACCESSORY STRUCTURES FOR SINGLE-FAMILY DWELLINGS NOT MORE THAN TWO STORIES IN HEIGHT;
 - NON-STRUCTURAL OR NON-SEISMIC STOREFRONTS, INTERIOR ALTERATIONS, OR ADDITIONS.
48. APPROVED HOURS OF CONSTRUCTION ARE: (BMC 9-1-1-105.10) MONDAY - FRIDAY 7:00 AM TO 7:00 PM SATURDAY 8:00 AM TO 5:00 PM NO CONSTRUCTION IS PERMITTED BY CONTRACTORS OR SUBCONTRACTORS AFTER HOURS, ON SUNDAY OR ON CITY HOLIDAYS WITHOUT PRIOR WRITTEN REQUEST AND APPROVAL FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE DEPARTMENT NOTES:

17. FIRE SPRINKLER, FIRE ALARM, EMERGENCY VEHICLE ACCESS, YARD HYDRANT, UNDERGROUND FIRE WATER AND EMERGENCY RADIO COMMUNICATION SYSTEM PLANS SHALL BE HARD COPY DELIVERED TO THE BURBANK FIRE DEPARTMENT 311E, ORANGE GROVE AVE, BURBANK CA 91502

WATER AND POWER NOTES:

18. EXISTING ELECTRICAL SERVICE INSTALLATION INS NON-COMFORMING AND OKAY TO REMAIN. IF THE ELECTRICAL SERVICE IS UPGRADED, ALTERED, OR OTHERWISE MODIFIED IN THE FUTURE, IT MUST THEN BE BROUGHT INTO COMPLIANCE WITH THE LATEST BWP RULES AND REGULATIONS.
19. IF THE PROPOSED WORK REQUIRES NEW ELECTRIC VEHICLE (EV) CHARGING SPACES, PLEASE CONTACT BWP ELECTRIC AND PROVIDE A LOAD SCHEDULE ALONG WITH A SINGLE-LINE DIAGRAM TO DISCUSS SERVICE CAPACITY AND COORDINATION REQUIREMENTS.
20. PER BWP'S RULES AND REGULATIONS 2.50 (A), BWP WILL REQUIRE TRANSFORMATION FACILITIES IF A REQUEST SINGLE PHASE SERVICE IS MORE THAN 400 AMPERES, A THREE-PHASE SERVICE IS MORE THAN 200 AMPERES, A MULTI RESIDENTIAL PROJECT IS 10 UNITS OR MORE, A COMMERCIAL/ INDUSTRIAL PROJECT IS 10,000 SQ.FT. AND LARGER OR A VOLTAGE OTHER THAN 120/ 240 VOLT SINGLE PHASE OR 240 VOLTS THREE-PHASE IS REQUESTED. THE FACILITIES WILL BE IN THE FORM OF A PADMOUNT TRANSFORMER.
21. ANY PROPOSED SWITCHGEAR MODIFICATION WILL REQUIRE PRE-APPROVAL FROM BWP AND THE BUILDING DIVISION. IF THE CUSTOMER IS REQUESTING A NEW, UPGRADED OR REPLACED METERED ELECTRIC PANELS, THE PROJECT WILL BE SUBJECT TO AND IN CONSTRUCTION CHANGES SET FORTH IN SECTION 3.26 OF THE LATEST VERSION OF BWP'S RULES AND REGULATIONS FOR ELECTRIC SERVICE, ALONG WITH CAPACITY CHARGES BASED ON THE KVA DEMAND OF SUCH NEW, UPGRADED, OR REPLACED METERED ELECTRIC PANELS, WHICH WILL BE APPLIED ACCORDING TO THE CURRENT CITY OF BURBANK FEE RESOLUTION. THE KVA DEMAND IS CALCULATED USING THE FORMULAS PER BWP RULES AND REGULATIONS 3.26
22. EACH PARCEL SHALL REQUIRE ITS OWN DOMESTIC IRRIGATION FIRE WATER SERVICE CONNECTIONS, ACCESSIBLE TO BWP'S PUBLIC WATER MAIN. NO SERVICE CONNECTIONS SHALL BE ALLOWED TO SUPPLY WATER TO ANY PARCEL OF LAND OTHER THAN FOR WHICH THE SERVICE CONNECTIONS ARE ASSIGNED.
23. A REDUCED PRESSURE PRINCIPLE ASSEMBLY (RPZ) SHALL BE INSTALLED ABOVE GROUND BY THE APPLICANT ON PRIVATE PROPERTY, NOT MORE THAN 10 FEET FROM THE PUBLIC RIGHT OF WAY OR BWP WATER EASEMENT
24. SIZING OF THE DOMESTIC WATER METER SHALL BE ADEQUATE TO PROVIDE THE REQUIRED FLOW AS DETERMINED BY A LICENSED PLUMBER, ARCHITECT OR ENGINEER, CALCULATED FROM THE NUMBER OF FIXTURE UNITS FOR THE PROPOSED DEVELOPMENT, PURSUANT TO TITLE 24, PART 5 OF THE CALIFORNIA PLUMBING CODE (CPC) AND CALIFORNIA CODE OF REGULATIONS (CCR)
25. THE STATIC PRESSURE AT THE SITE EXCEED 80 POUNDS PER SQUARE INCH. A PRESSURE REGULATOR SHOULD BE INSTALLED AS REQUIRED BY THE BUILDING DIVISION, AND IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC)
26. NEW WATER SERVICE SHALL CONNECT FROM A 12" MAIN LOCATED IN WINONA AVE. AT STATIC PRESSURE OF APPROXIMATELY 80-100 PSI OR NEW WATER SERVICE CAN BE CONNECTED AT N SAN FERNANDO BLVD FOR AN 8" MAIN AT A STATIC PRESSURE OF APPROXIMATELY 80-100 PSI A WATER MAIN REPLACEMENT FEE IN THE AMOUNT OF \$81,800 SHALL APPLY IF NEW WATER SERVICES ARE CONNECTED TO THE EXISTING 8" POTABLE MAIN ON N SAN FERNANDO BLVD.
27. A COPY OF THIS DEVELOPMENT REVIEW MEMORANDUM SHALL BE SHOWN ON THE APPLICANT'S PLAN SUBMITTAL.
28. THE APPLICANT SHALL MEET WITH UTILITY REPRESENTATIVES FROM BURBANK WATER AND POWER AND PUBLIC WORKS DEPARTMENT (SEWER) TO DISCUSS UTILITY REQUIREMENTS IN DETAIL
29. S 4.31(C) ONLY NEEDED IF FIRE DEPARTMENT HAS ANY COMMENTS, S 4.36(B) AND 4.36(C) OPTIONAL SINCE THIS IS TENANT IMPROVEMENT, RPZ NEEDS TO BE INSTALLED.
30. THE CUSTOMER SHALL BE RESPONSIBLE FOR CONNECTING THE WATER SERVICE AT THE PROPERTY LINE, OR WHERE BWP'S METER OUTLET BEGINS. THE COST OF INSTALLATION SHALL BE THE CUSTOMER'S RESPONSIBILITY.
31. EXISTING AND PROPOSED DOMESTIC POTABLE SERVICE SHALL REQUIRE A REDUCED-PRESSURE PRINCIPLE ASSEMBLY (RPZ).
32. RECYCLED WATER IS AVAILABLE TO THE PARCEL. ALL LANDSCAPE IRRIGATION MUST BE SERVED BY A DEDICATED RECYCLED WATER LANDSCAPE IRRIGATION SERVICE. APPLICANTS SHALL ADHERE TO THE APPLICATION, INSTALLATION AND MAINTENANCE OF RECYCLED WATER FACILITIES AS STATED IN SECTION 5 OF BWP'S RULES AND REGULATIONS.
33. THE CUSTOMER IS REQUIRED TO OBTAIN APPROVAL TO UTILIZE RECYCLED WATER FROM THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH AND STATE WATER RESOURCES CONTROL BOARD DIVISION OF DRINKING WATER AND ANY OTHER GOVERNMENTAL APPROVAL APPLICABLE TO SUCH USE PRIOR TO CONSTRUCTION OR IMPLEMENTATION.
34. 5.01(D) CUSTOMERS SUBJECT TO MANDATORY RECYCLED WATER USE IN ACCORDANCE WITH SECTION 5.02 BELOW ARE REQUIRED TO UTILIZE RECYCLED WATER IN PLACE OF POTABLE WATER FOR ALL APPROVED USES WHERE ECONOMIC AND PRACTICAL.

PUBLIC WORKS NOTES:

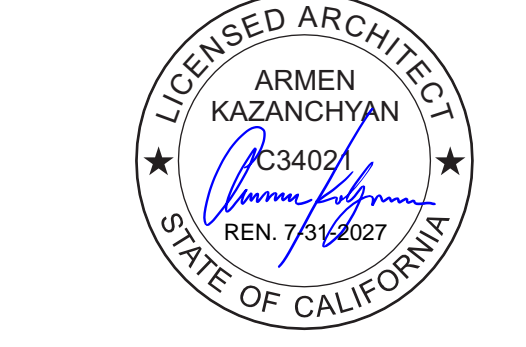
- GENERAL REQUIREMENTS**
1. NO BUILDING APPURTENANCES FOR UTILITY OR FIRE SERVICE CONNECTIONS SHALL ENCRANCH OR PROJECT INTO PUBLIC RIGHT OF WAY (I.E. STREETS AND ALLEYS). LOCATION OF THESE APPURTENANCES SHALL BE SHOWN ON THE BUILDING SITE PLAN AND THE OFF-SITE IMPROVEMENTS.
 2. NO STRUCTURE IS PERMITTED IN ANY PUBLIC RIGHT-OF-WAY OR ANY PUBLIC UTILITY EASEMENT/ POLE LINE EASEMENTS
 3. PROTECT IN PLACE ALL SURVEY MONUMENTS (CITY, COUNTY, STATE, FEDERAL, AND PRIVATE). PURSUANT TO CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 8771, WHEN MONUMENTS EXIST THAT MAY BE AFFECTED BY THE WORK, THE MONUMENTS SHALL BE LOCATED AND REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR OR LICENSED CIVIL ENGINEER LEGALLY AUTHORIZED TO PRACTICE LAND SURVEYING, PRIOR TO CONSTRUCTION, AND A CORNER RECORD OR RECORD OF SURVEY OF THE REFERENCES SHALL BE FILED WITH THE COUNTY SURVEYOR. A PERMANENT MONUMENT SHALL BE SET OR A WITNESS MONUMENT OR MONUMENTS SET TO PERPETUATE THE LOCATION IF ANY MONUMENT THAT COULD BE AFFECTED AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE FILED WITH THE COUNTY SURVEYOR PRIOR TO THE RECORDING OF A CERTIFICATE OF COMPLETION FOR THE PROJECT.
 4. PUBLIC WORKS PERMIT DIVISION TO VERIFY AND SIGN OFF THAT THE 10' PUBLIC UTILITY EASEMENT IS CLEARED OF ANY EXISTING AND/OR PROPOSED PERMANENT STRUCTURES PRIOR TO THE START OF CONSTRUCTION
 5. CONTRACTOR TO PROVIDE VERIFICATION FROM THE CITY OF BURBANK, BUILDING DIVISION SHOWING THE 10' PUBLIC UTILITY EASEMENT IS CLEARED OF ALL PERMANENT STRUCTURES AT THE MIDDLE OF THE PROPERTY AFTER CONSTRUCTION IS COMPLETED.
 6. ANY PORTION OF THE PUBLIC PARKWAY (SIDEWALK, CURB, GUTTER, DRIVEWAYS, LANDSCAPE, ETC) THAT IS BROKEN, UNEVEN OR UPLIFTED AT THE END OF THE PROJECT MUST BE RECONSTRUCTED TO THE SATISFACTION OF THE CITY ENGINEER. THE REPAIRS AND/OR RECONSTRUCTION WILL BE REQUIRED WHETHER THE DAMAGE IS PRE-EXISTING OR IS A RESULT OF THE PROJECT. CONTACT THE PUBLIC WORKS INSPECTION OFFICE AT (818) 238-3995 TO HAVE THESE AREAS INSPECTED AND IDENTIFIED AFTER OBTAINING A PUBLIC WORKS EXCAVATION PERMIT.
- WASTEWATER REQUIREMENTS**
7. EVERY BUILDING OR STRUCTURE IN WHICH PLUMBING FIXTURES ARE INSTALLED WHICH CONVEYS SEWAGE MUST BE CONNECTED TO THE MUNICIPAL WASTEWATER SYSTEM
 8. NO PERSON SHALL CONNECT TO OR TAP AN EXISTING PUBLIC SEWER WITHOUT OBTAINING A PERMIT
 9. EACH LOT MUST HAVE ITS OWN PRIVATE LATERAL (BUILDING SEWER) CONNECTION TO THE CITY SEWER MAIN. SHOULD THE LOT BE SUBDIVIDED IN THE FUTURE, A SEPARATE SEWER LATERAL CONNECTION TO THE CITY SEWER MAIN WILL BE REQUIRED FOR EACH LOT. FOR REFERENCE, THE APPLICANT CAN PROPOSE THAT SEPARATE BUILDING STRUCTURES ON ONE LOT HAVE SEPARATE SEWER LATERAL CONNECTIONS TO THE CITY SEWER MAIN.
 10. POLLUTANTS, INCLUDING CONSTRUCTION DEBRIS, SOIL, AND OTHER DISCHARGES ARE PROHIBITED FROM ENTERING THE CITY'S SEWER COLLECTION SYSTEM. DISCHARGES THAT EXCEED THE LOCAL LIMITS PER BMC 8-1-501.4 ARE PROHIBITED. IN ADDITION, THE APPLICANT SHALL NOT OBSTRUCT OR DAMAGE ANY PART OF THE CITY SEWER SYSTEM, AND SHALL REIMBURSE THE CITY FOR SANITARY SEWER OVERFLOWS AND THE REASONABLE COSTS OF NECESSARY MAINTENANCE AND/OR REPAIR OF THE SEWER SYSTEM. AS SUCH, IT IS REQUIRED THAT ALL EXISTING PRIVATE SEWER LATERALS ARE CAPPED PRIOR TO ANY DEMOLITION ACTIVITIES.
 11. A BACKWATER VALVE IS REQUIRED ON EVERY PRIVATE LATERAL(S) CONNECTED TO A PRIVATE BUILDING(S) UNLESS IT CAN BE SHOWN THAT ALL FIXTURES CONTAINED THEREIN HAVE FLOOD LEVEL OR ELEVATIONS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MAINTENANCE HOLE COVER OF THE PUBLIC SEWER SERVING THE PROPERTY, OR A CONDITIONAL WATER IS GRANTED BY THE DIRECTOR. PLEASE NOTE THAT "PUBLIC WORKS" WASTEWATER DIVISION WILL NOT SIGN OFF ON THE CERTIFICATE OF OCCUPANCY UNTIL THE OWNER/ DEVELOPER PROVIDES PROOF THAT THE BACKWATER VALVE(S) HAS BEEN INSTALLED.
- STORMWATER REQUIREMENTS**
12. BEST MANAGEMENT PRACTICES SHALL APPLY TO ALL CONSTRUCTION PROJECTS AND SHALL BE REQUIRED FROM THE TIME OF LAND CLEARING, DEMOLITION, OR COMMENCEMENT OF CONSTRUCTION UNTIL RECEIPT OF A CERTIFICATE OF OCCUPANCY.
 13. DISCHARGES FROM ESSENTIAL NON-EMERGENCY FIREPROTECTING ACTIVITIES (I.E. FIRE SPRINKLER SYSTEM TESTING) IS A CONDITIONALLY ALLOWED NON-STORM WATER DISCHARGE INTO THE STORM DRAIN SYSTEM, PROVIDED APPROPRIATE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED. PLEASE SEE THE ATTACHED FIRE SUPPRESSION SYSTEMS DISCHARGE FORM AND FOLLOW THE REQUIREMENTS TO COMPLY WHEN CONDUCTING THE CONDITIONALLY ALLOWED NON-STORM WATER DISCHARGE.
- TRAFFIC ENGINEERING**
14. PARKING SPACES MUST BE CONSTRUCTED PER BMC 10-1-1401, 10-1-1403, 10-1-1417, 10-1-1606
 15. ADA PARKING STALLS SHALL BE CONSTRUCTED PER CALTRANS STANDARD PLAN A90A. ADA PARKING STALLS SHALL A MINIMUM WIDTH OF 9 FEET AND A MINIMUM LENGTH OF 18 FEET.
 16. INTERNAL CIRCULATION PATTERNS AND THE LOCATION AND TRAFFIC DIRECTION OF ALL ACCESS DRIVES SHALL BE DESIGNED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED PRINCIPLES OF TRAFFIC ENGINEERING AND TRAFFIC SAFETY. INSTALL STRIPING AND PAVEMENT MARKINGS TO CLEARLY INDICATE EACH PARKING STALL AND PEDESTRIAN PATH OF TRAVEL IN THE PARKING LOT.



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SCALE:



CHANGE OF USE

PROJECT ADDRESS:
2711 -2717 WINONA AVE,
BURBANK, CA 91504

CLIENT/OWNER:

THE SOUTHERN CALIFORNIA HEALTH INSTITUTE (SOCHI)
2711 WINONA AVE,
BURBANK, CA 91504

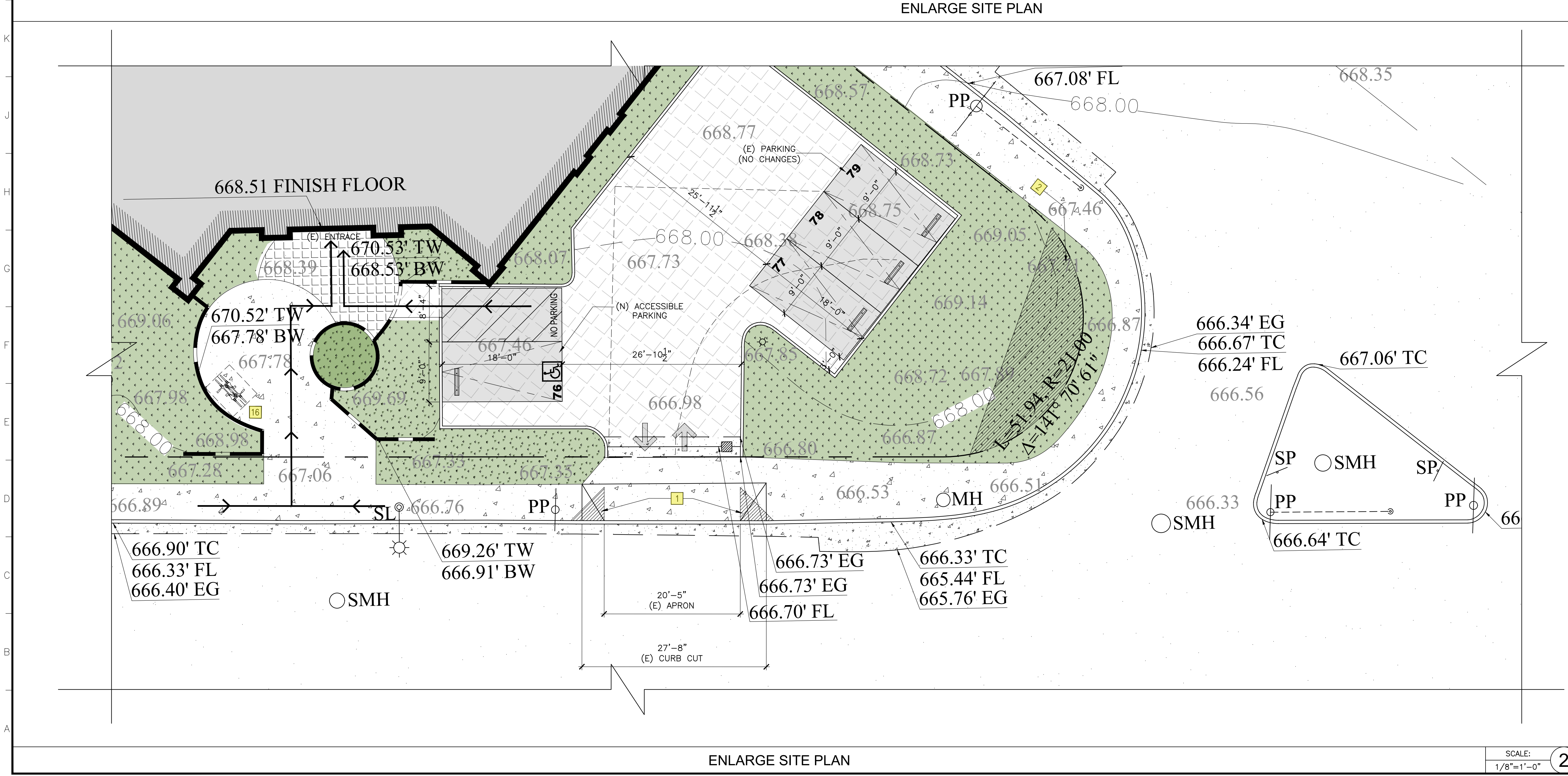
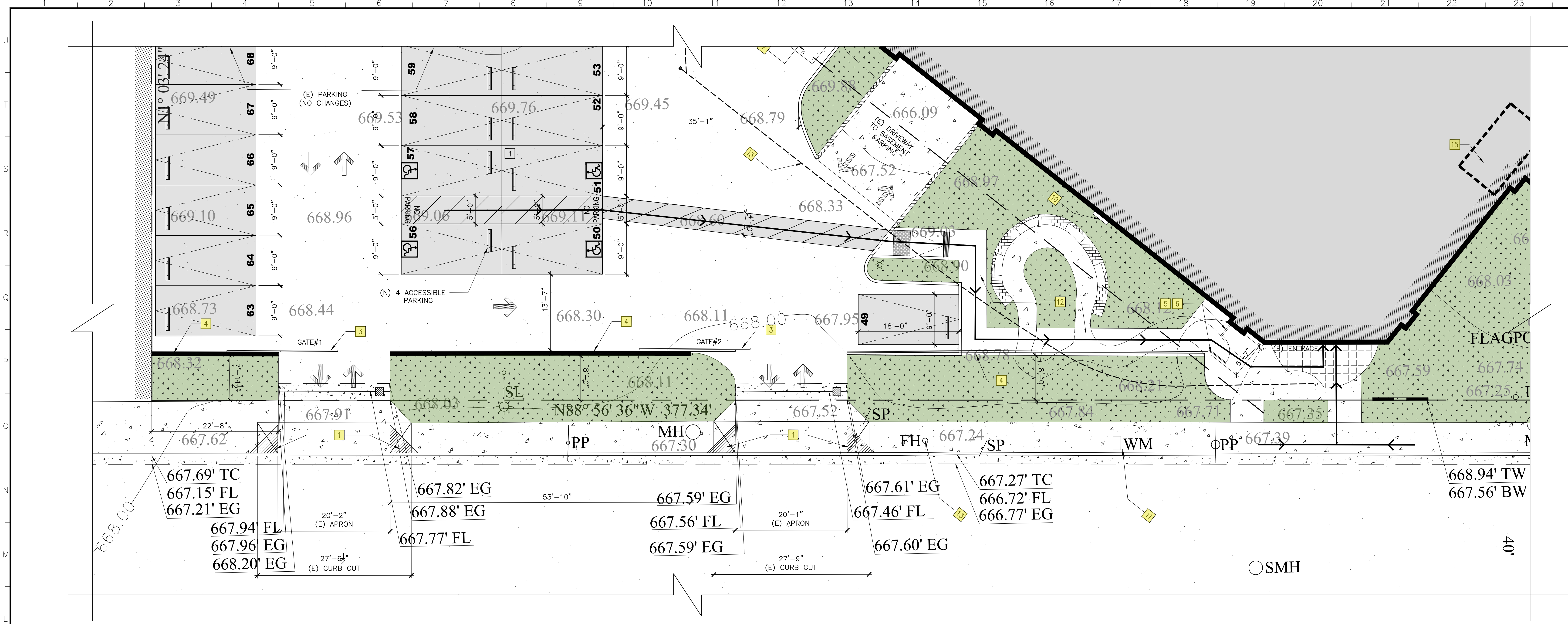
JOB NO.: CMBR-2501
DRAWN BY: J.J.N.
CHECKED BY: A.K.
DATE:

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SHEET DESCRIPTION:
GENERAL NOTES

SHEET NUMBER:

G-102

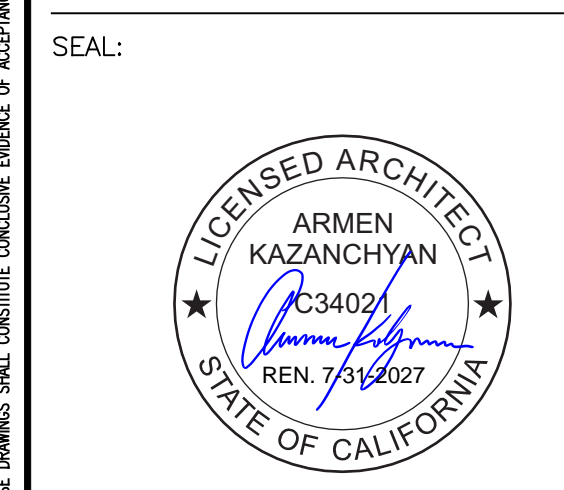


- KEY NOTES:**
- NO VISUAL OBSTRUCTION SHALL BE ERRECTED OR MAINTAINED ABOVE 3' HIGH OR BELOW 10' HIGH IN A 5' BY 5' VISIBILITY CUT-OFF AT INTERSECTION OF STREET/ALLEY AND DRIVEWAY (BMC 10-1-1303(C)).
 - NO VISUAL OBSTRUCTION SHALL BE ERRECTED OR MAINTAINED ABOVE 3' HIGH OR BELOW 10' HIGH IN A 10' BY 10' VISIBILITY CUT-OFF AT INTERSECTION OF STREETS (BMC 10-1-1303(A)).
 - (N) SLIDING DRIVEWAY WROUGHT IRON GATE (20'W X 8'HT, SEE 1/A-012)
 - (N) 2'-6" IRON FENCE OVER (E) 3'-6" CMU WALL, SEE ELEVATION 1/A-012
 - (N) IRON FENCE 6'-0" HT., SEE ELEVATION 1/A-012
 - (N) 3'-6" WISE IRON FENCE GATE HT. SEE ELEVATION 1/A-012
 - (E) LOADING DECK
 - (E) TRASH ENCLOSURE 8'-2"x 12'-0" (INTERIOR DIMENSIONS) WITH 7'-0" WIDE DOUBLE DOORS SWINGING OUT. THE OUTSIDE BIN ENCLOSURE SHOULD MEET THE CITY OF BURBANK REQUIREMENTS. SEE ATTACHED FORM ON SHEET 1/5-102
 - (E) 10' PUBLIC UTILITY AND SEWER EASEMENT PER DOC. NO. 2359 O.R.
 - (E) GAS METER
 - (E) WATER METER
 - (N) ACCESSIBLE PATHWAY
 - (E) SEWER LINE (APPROX. LOCATION PER ENGINEERING DRAWING, SEE SHEET 2/G-102)
 - (E) FIRE HYDRANT
 - LONG TERM BIKE PARKING, SEE BASEMENT FLOOR PLAN SHEET A/120 AND DETAIL 2/A-012
 - SHORT TERM BIKE PARKING, SEE DETAIL 3/A-012



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PROJECT TITLE:
CHANGE OF USE

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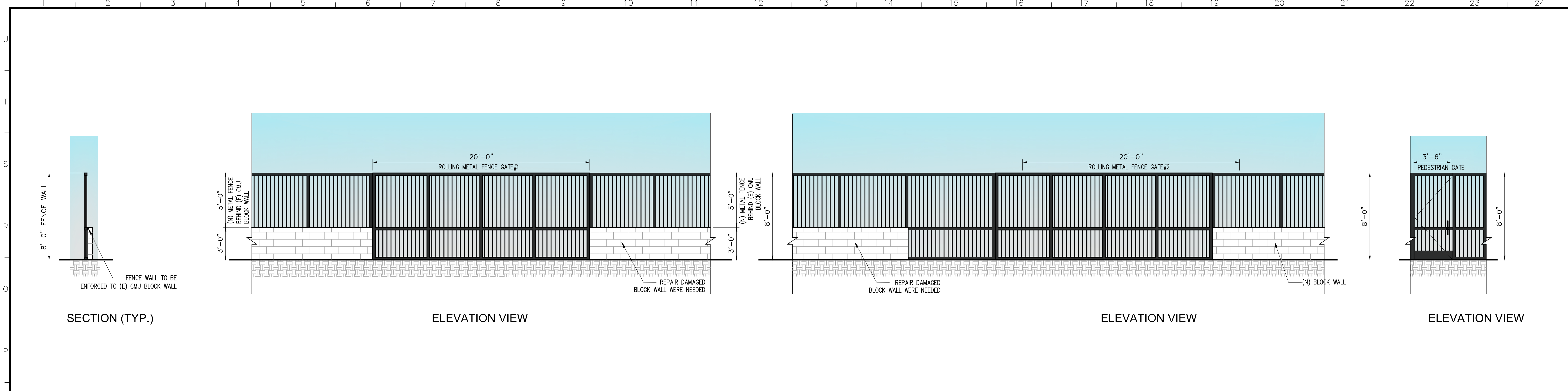
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JOB NO.: CMBR-2501
 DRAWN BY: J.N.
 CHECKED BY: A.K.
 DATE:

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SHEET DESCRIPTION:
ENLARGE SITE PLAN

SHEET NUMBER:
A-011



NEW ELEVATION VIEWS OF DRIVEWAY METAL FENCE GATES, PEDESTRIAN GATE, FENCE WALL AND SECTION (TYP.)

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

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NOTES

- MATERIALS:**
 - PIPE: ASTM A53 GRADE B STANDARD WEIGHT STEEL PIPE, 2 INCH DIA. CONSTRUCTED OF 90 DEGREE BENDS WITH AN INSIDE RADIUS BEND OF 4 1/2 INCHES.
 - PLATE: ASTM A36 3/8 INCH THICK PLATE WITH THREE 3/4 INCH DIA. HOLES AT 120 DEGREE SPACING. BOLT: DRIVE TYPE ANCHOR BOLT MADE OF ZINC PLATED AISI 1038 HEAT TREATED CARBON STEEL, 1/2 INCH DIA BY 3 INCHES LONG. THE ANCHOR BOLT SHALL BE MANUFACTURED BY POWERS FASTENERS (WWW.POWERS.COM), ALLOY BOLT INC. (HTTP://WWW.ALBOLTS.COM) OR APPROVED EQUIVALENT. NO ANCHOR BOLT SHALL CONTAIN ANY SHARP EDGES.
 - UNLESS SPECIFIED OTHERWISE OR APPROVED BY THE CITY ENGINEER, THE BIKE RACK SHALL BE INVENTED, DESIGNED AND SUPPORT THE BIKE FRAME (NOT THE WHEELS) AT TWO POINTS.
 - THE BIKE RACK SHALL ALLOW FOR USE OF A CABLE AS WELL AS U-SHAPED LOCK.
- MATERIAL FINISH:**
 - ALL METAL COMPONENTS INCLUDING ALL BOLT HOLES SHALL HAVE MINIMUM 4 MIL THICK BLACK COLORED, LOW WEARING, WELDER AND ULTRAVIOLET RAY RESISTANT ELECTROSTATIC POLYESTER COATING MADE OF TRIGLYCIDYL (TIGC) APPLIED IN THE FACTORY PRIOR TO DELIVERY. OTHER ALTERNATE COATINGS ARE CITY APPROVED POLYURETHANE, THERMOPLASTIC OR POWDER COATING.
 - BEFORE COATING APPLICATION, THE BIKE RACK SHALL BE SANDBLASTED AND EPOXY PRIMED.
 - ALL FINISH COATINGS SHALL BE MAINTAINED BY THE INSTALLER. ANY DAMAGED SURFACE AREA INCLUDING HOLES RESULTING FROM THE INSTALLATION SHALL BE REPAIRED TO THE CITY ENGINEER'S SATISFACTION WITH APPROVED MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. ALL WASTE SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE EPA AND/OR CALIFORNIA STATE REQUIREMENTS.
- MOUNTING PROCEDURES:**
 - ALL BIKE RACKS SHALL BE INSTALLED IN THE SIDEWALK FURNITURE ZONE AT A LOCATION APPROVED BY THE DEPARTMENT OF TRANSPORTATION (DTP) AND/OR SANITATION (S&D), STREETSHEETS, PERMITS AND THE CITY ENGINEER. A MINIMUM 48 INCH WIDE UNOBSTRUCTABLE SIDEWALK MUST BE MAINTAINED. NO INTERFERENCE WITH THE PEDESTRIAN ACCESS AND/OR THE CURB TO THE PARKING ZONE SHALL BE PERMITTED.
 - UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, ALL INSTALLATIONS SHALL CONFORM WITH THE FOLLOWING CLEARANCES AND APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS:
 - MINIMUM 45 FEET CLEARANCE FROM ALL STREET CORNERS TO PROVIDE THE REQUIRED VISIBILITY TRIANGLE.
 - MINIMUM 45 FEET CLEARANCE FROM BUS STOP, BUS SHELTER, OR ITS REQUIRED CLEAR APPROACH AREA FOR ARTICULATED BUS STOP. MINIMUM 55 FEET CLEARANCE SHALL BE PROVIDED.
 - MINIMUM 25 FEET FROM ANY PORTION OF THE BEGINNING OF THE CURB RETURN (BCR), THE END OF THE CURB RETURN (CCR), THE TOP OF THE CURB OF ANY CURB RAMP OR ALLEY INTERSECTION.
 - MINIMUM 48 INCHES CLEARANCE FROM ANY FIRE DEPARTMENT CONNECTION, STAND PIPE, INLET, OUTLET, OR DRAIN PIPE THAT ARE INSTALLED AT THE EXTERIOR OF THE BUILDING. PROVIDE MINIMUM 48 INCHES CLEAR SIDEWALK ACCESS FROM THE STREET CURB TO THE FIRE FACILITIES.
 - MINIMUM 24 INCHES CLEARANCE FROM THE CURB FACE.
 - MINIMUM 63 INCHES (OR 6 INCHES PLUS 27 INCHES WHEEL SPACE) CLEARANCE BETWEEN ANY PART OF THE RACK OR RACK POST, AND ANY SIDEWALK FURNITURE OR IMPROVEMENT INCLUDING BUT NOT LIMITED TO STREET TREES AND TREE WELLS, PARKING METER, STREET LIGHTING STANDARDS, TRAFFIC SIGN OR POST, HYDRANT, OTHER UTILITY FACILITY AND ITS ACCESS OPENING.
 - IF ADDITIONAL RACK IS INSTALLED SIDE BY SIDE, IT SHALL HAVE MINIMUM 30 INCHES CLEARANCE BETWEEN THE RACKS OR THE RACK POSTS.
 - IF ADDITIONAL RACK IS INSTALLED END TO END, IT SHALL HAVE AT LEAST 90 INCHES (56 INCHES PLUS TWO 27 INCHES WHEEL SPACE) CLEARANCE BETWEEN THE RACKS OR RACK POSTS.
 - MINIMUM 3 INCHES CLEARANCE FROM ANY EXPANSION JOINT OR CONTROL JOINT IN THE CONCRETE PAVEMENT. DO NOT AFFIX BIKE RACK OVER OR NEAR ANY UTILITY FACILITY, STORM DRAIN CATCH BASIN OR STRUCTURE.
 - ALL BOLT HOLES IN THE CONCRETE PAVEMENT OR THE CONCRETE FOUNDATION SHALL BE PREDRILLED HOLES, 1/2 INCH DIA BY 3 1/4 INCHES DEEP PRIOR TO INSTALLATION. ALL BOLT HOLES SHALL BE CLEANED OF DUST OR DELETERIOUS MATERIAL. ALL ANCHOR BOLTS SHALL BE DRIVEN VERTICALLY THROUGH THE SUPPORT PLATE INTO THE BOLT HOLES UNTIL THE HEAD IS FINELY SEATED AGAINST THE SUPPORT PLATE. NO PROTRUDING OR NON-FLUSH ANCHOR BOLTS SHALL BE USED.
 - FOR CONCRETE PAVEMENT THAT IS LESS THAN 3 INCHES THICK, CONSTRUCT CONCRETE FOUNDATION IN ACCORDANCE WITH THE SPECIFIED DETAILS. FOR CONCRETE PAVEMENT THAT IS NOT LEVEL, USE NOT DIPPED GALVANIZED STEEL OR STAINLESS STEEL WELDERS TO SUPPORT THE RACK AND THE SUPPORT PLATES BEFORE DRIVING THE ANCHOR BOLTS. FILL ALL OPENINGS AND VOIDS WITH NON-SHRINK GROUT AFTER ERECTION OF THE BIKE RACK.
- GOVERNANCE AND MAINTENANCE AGREEMENT:**
 - ALL BIKE RACKS INSTALLED UNDER WORK PERMIT SHALL BE MAINTAINED BY THE PERMITTEE. THE PERMITTEE SHALL COMPLETE THE GOVERNANCE AGREEMENT (GAA) FORM AVAILABLE FROM THE DEPARTMENT OF TRANSPORTATION PERMITS OFFICE. EXECUTE IT WITH THE CITY AND RECORD IT WITH THE LOS ANGELES COUNTY RECORDER-REGISTRAR. SUBMIT A COPY OF RECORDED GAA TO THE CITY ENGINEER BEFORE A WORK PERMIT CAN BE ISSUED.

STANDARD PLAN NO. S-671-0 SHEET 2 OF 2 SHEETS

PLAN

ISOMETRIC VIEW

SECTION

END VIEW

BUREAU OF ENGINEERING DEPARTMENT OF PUBLIC WORKS CITY OF LOS ANGELES

BIKE RACK

STANDARD PLAN S-671-0

PREPARED BY: CARLOS MORALES, SENIOR ENGINEER

DESIGNED BY: ANNA SHARAF, P.E., SENIOR ENGINEER

CHECKED BY: RONALD LAU, SENIOR ENGINEER

APPROVED BY: SHARADA ANAND, P.E., SENIOR ENGINEER OF DESIGN

DATE: 3-14-11

STANDARD PLAN NO. S-671-0 SHEET 1 OF 2 SHEETS

Ultra Space Saver Single

Height Requirement: 87"

Product: Ultra Space Saver Single

Capacity: 1 Bike

Materials: Body is 1" OD 11 gauge tube (square or round available) with 1/2" steel round bar hanger. Mounting flanges are 1/4" plate.

Finishes: Black powder coat loop with rubber coated hanger arm.

Installation Methods: Wall mount has two 2.5" x 6" foot plates set 25" apart (Centerline to centerline) with 4 fasteners. Can be set into concrete block, solid concrete, bricks, wood studs and other base materials.

Space Use & Setbacks: Racks should be placed minimum 16" apart. When installing racks next to each other, their heights should be staggered by 10". See diagram for approximate space use when loaded and recommended setbacks.

Example of rack in use

American Bicycle Security Company
P.O. Box 7359
Ventura, CA 93006
Ph: (800) 245-3723 or (805) 933-3688
Fax: (805) 933-1865
www.ameribike.com
Email: turtle@ameribike.com

Page 1 of 4

SCALE: 1/4"=1'-0" 3

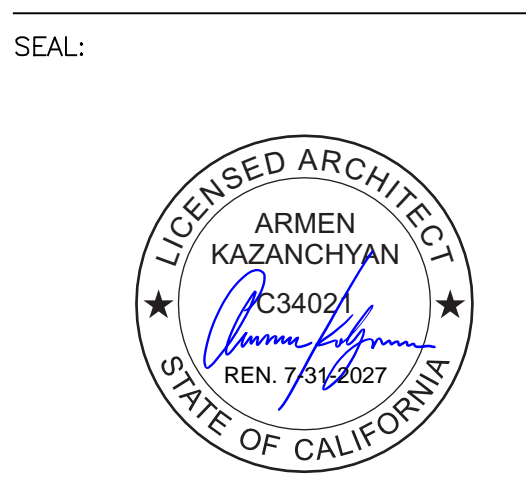
SHORT TERM BIKE RACK

LONG TERM BIKE RACK



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PROJECT TITLE:
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2711 -2717 WINONA AVE,
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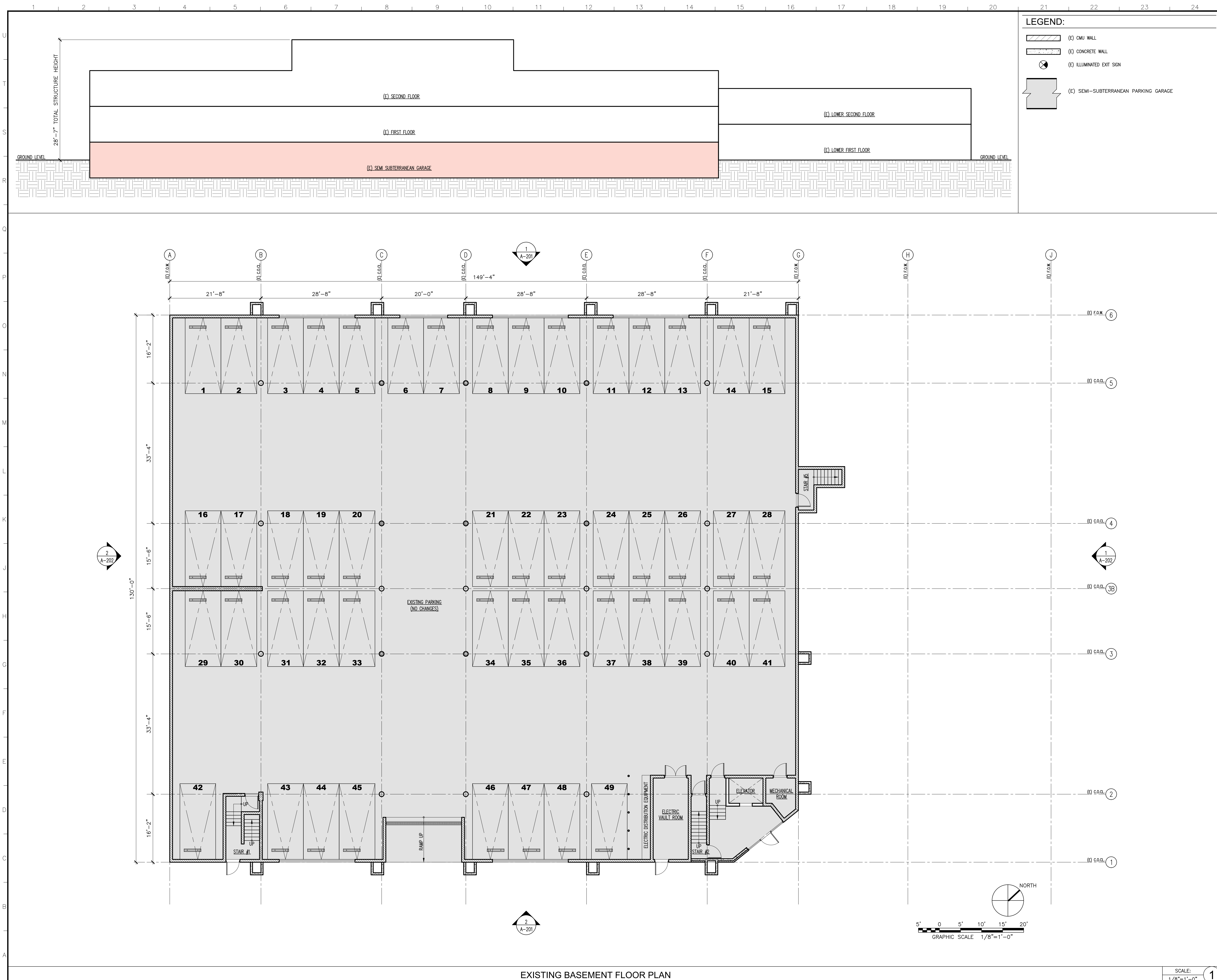
CLIENT/OWNER:
THE SOUTHERN CALIFORNIA
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2711 WINONA AVE,
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JOB NO.:	CMBR-2501
DRAWN BY:	J.N.
CHECKED BY:	A.K.
DATE:	

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SHEET DESCRIPTION:
SITE DETAILS

SHEET NUMBER:
A-012



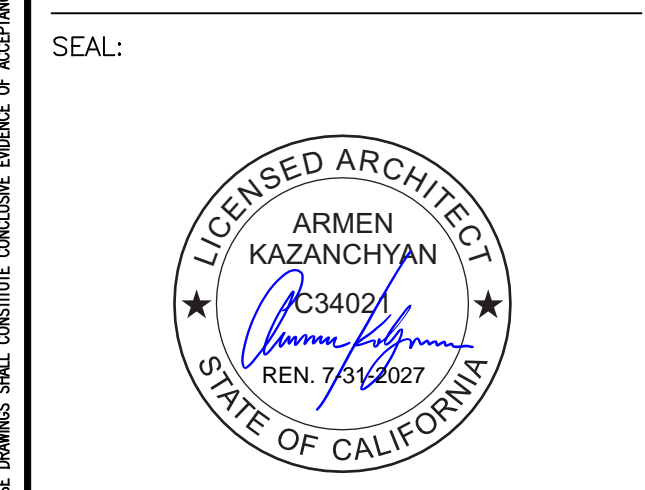
LEGEND:

- (E) CMU WALL
- (E) CONCRETE WALL
- (E) ILLUMINATED EXIT SIGN
- (E) SEMI-SUBTERRANEAN PARKING GARAGE



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PROJECT TITLE:
CHANGE OF USE

PROJECT ADDRESS:
 2711 -2717 WINONA AVE,
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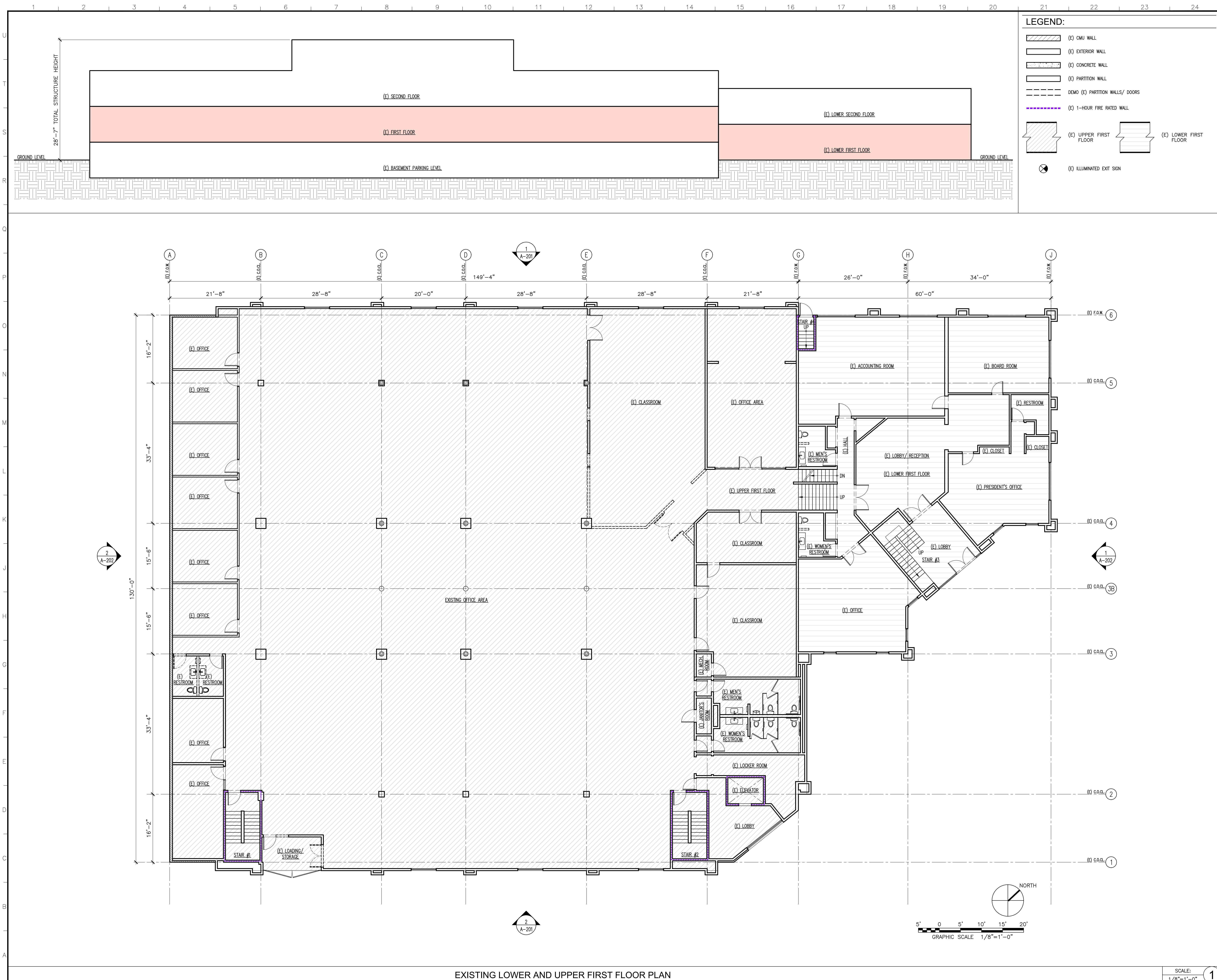
CLIENT/OWNER:
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 DRAWN BY: J.N.
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SHEET DESCRIPTION:
EXISTING BASEMENT FLOOR PLAN

SHEET NUMBER:
A-100



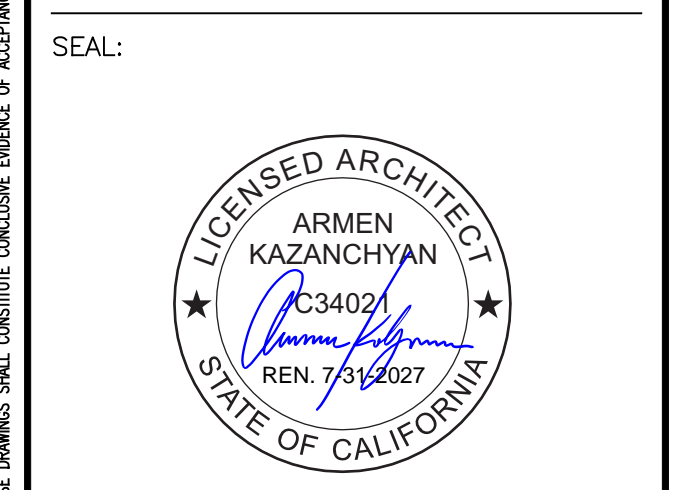
LEGEND:

- (E) CMU WALL
- (E) EXTERIOR WALL
- (E) CONCRETE WALL
- (E) PARTITION WALL
- DEMO (E) PARTITION WALLS/ DOORS
- (E) 1-HOUR FIRE RATED WALL
- (E) UPPER FIRST FLOOR
- (E) LOWER FIRST FLOOR
- (E) ILLUMINATED EXIT SIGN



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PROJECT TITLE:
CHANGE OF USE

PROJECT ADDRESS:
 2711 -2717 WINONA AVE,
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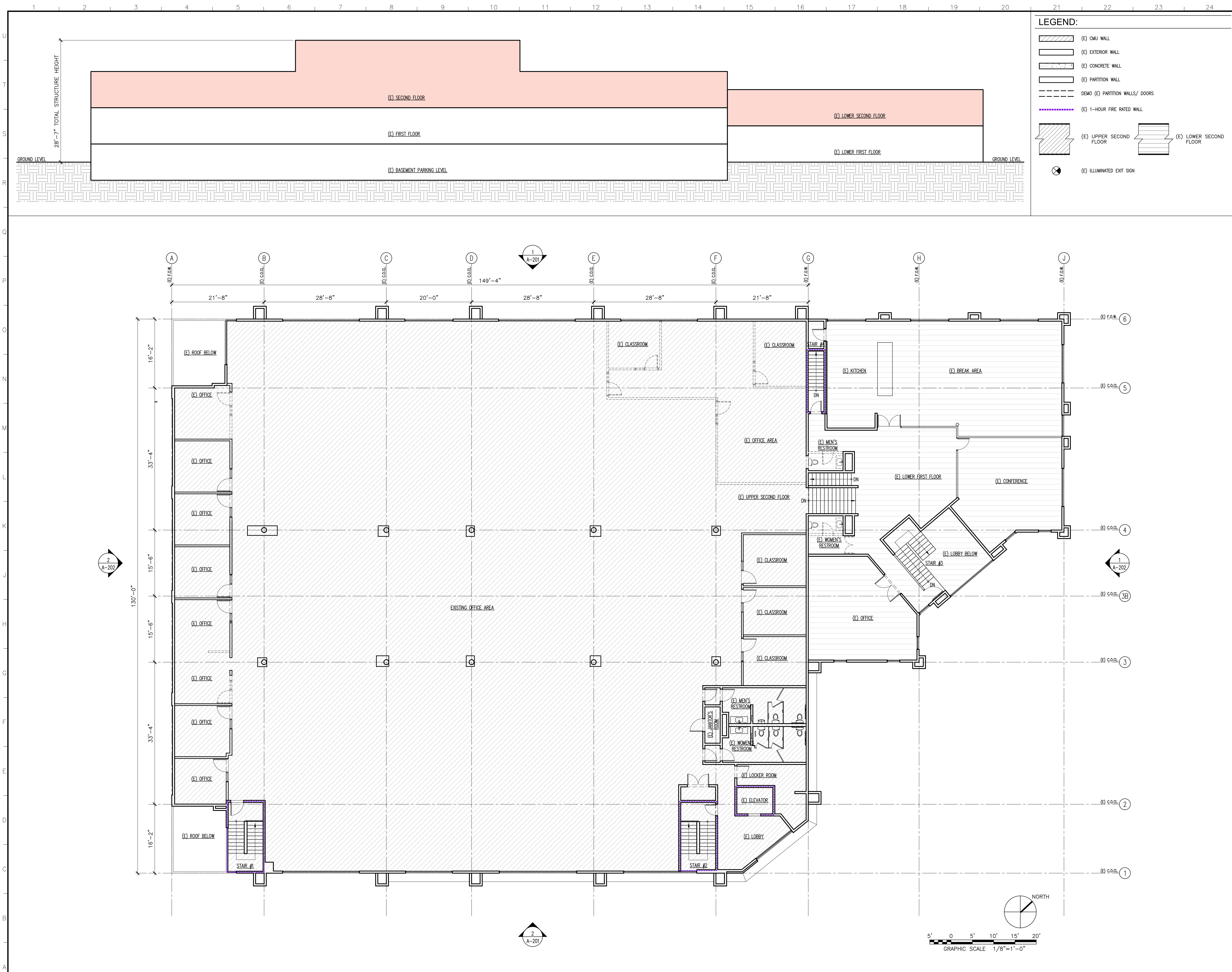
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SHEET DESCRIPTION:
EXISTING FIRST FLOOR PLAN

SHEET NUMBER:
A-101

EXISTING LOWER AND UPPER FIRST FLOOR PLAN

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



LEGEND:

- (E) CMU WALL
- (E) EXTERIOR WALL
- (E) CONCRETE WALL
- (E) PARTITION WALL
- DEMO (E) PARTITION WALLS/ DOORS
- (E) 1-HOUR FIRE RATED WALL
- (E) UPPER SECOND FLOOR
- (E) LOWER SECOND FLOOR
- (E) ILLUMINATED EXIT SIGN



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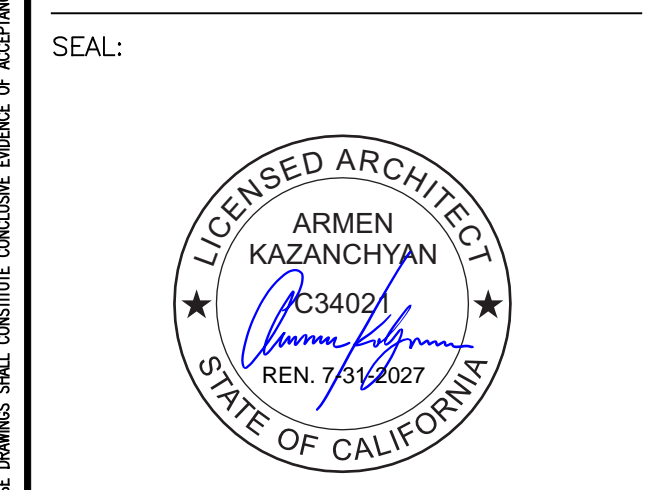
SHEET DESCRIPTION:
EXISTING SECOND FLOOR PLAN

SHEET NUMBER:
A-102



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PROJECT TITLE:
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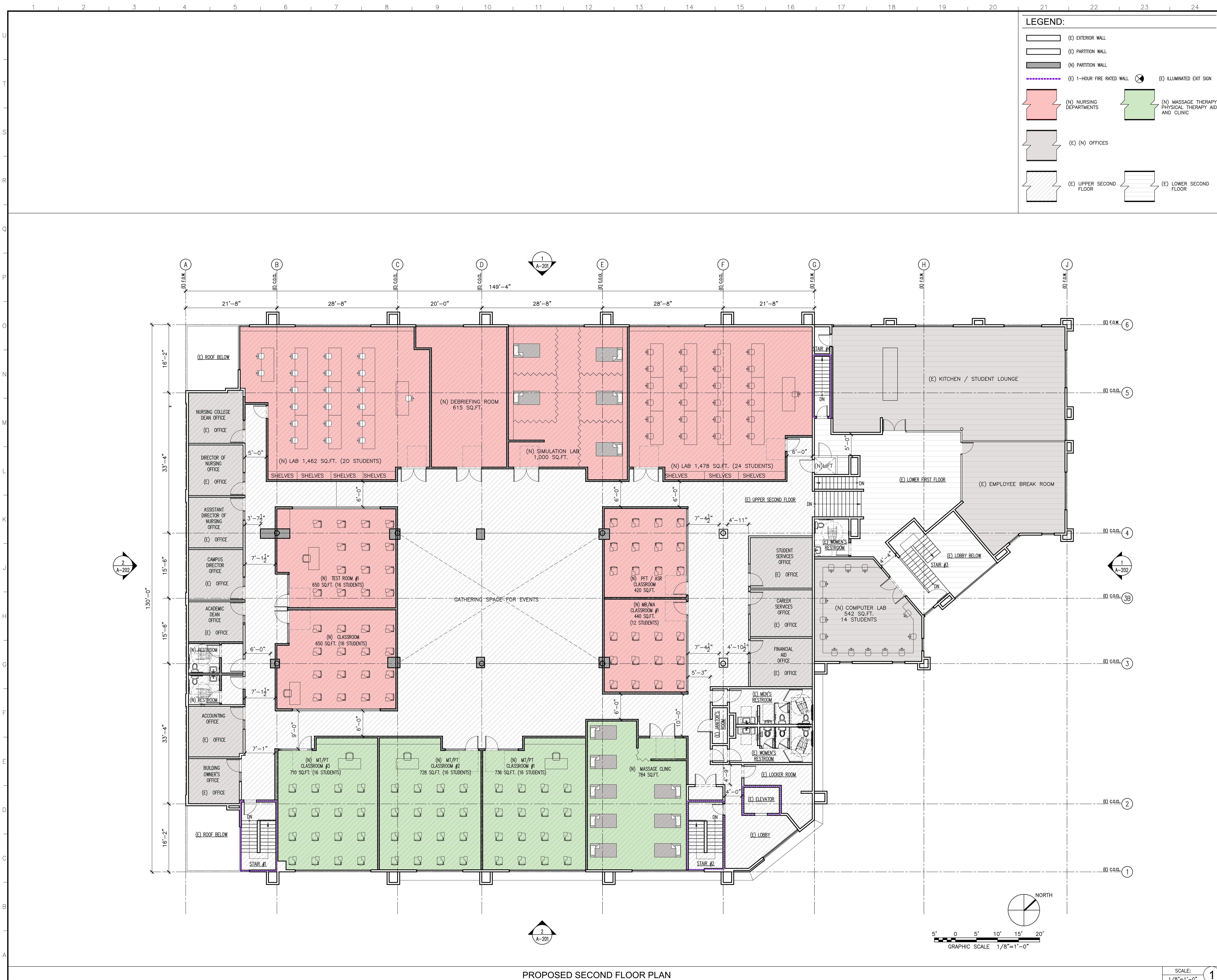
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JOB NO.: CMBR-2501
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 DATE:

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SHEET DESCRIPTION:
PROPOSED BASEMENT FLOOR PLAN

SHEET NUMBER:
A-120



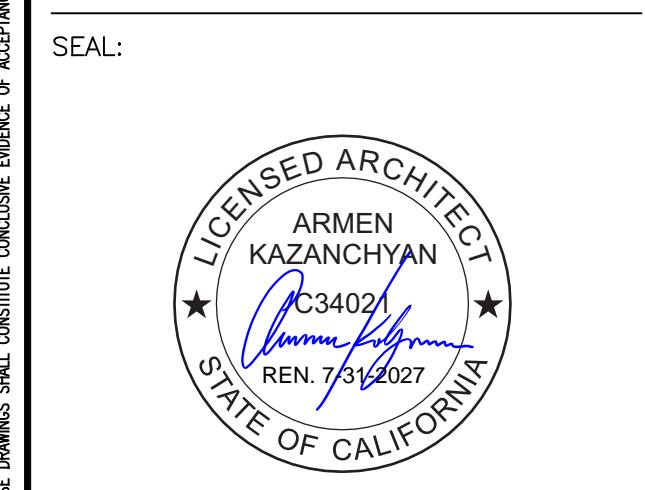
LEGEND:

- (E) EXTERIOR WALL
- (E) PARTITION WALL
- (N) PARTITION WALL
- (E) 1-HOUR FIRE RATED WALL
- (E) ILLUMINATED EXIT SIGN
- (N) NURSING DEPARTMENTS
- (N) MESSAGE, THERAPY, PHYSICAL THERAPY AID, AND CLINIC
- (E) (N) OFFICES
- (E) UPPER SECOND FLOOR
- (E) LOWER SECOND FLOOR



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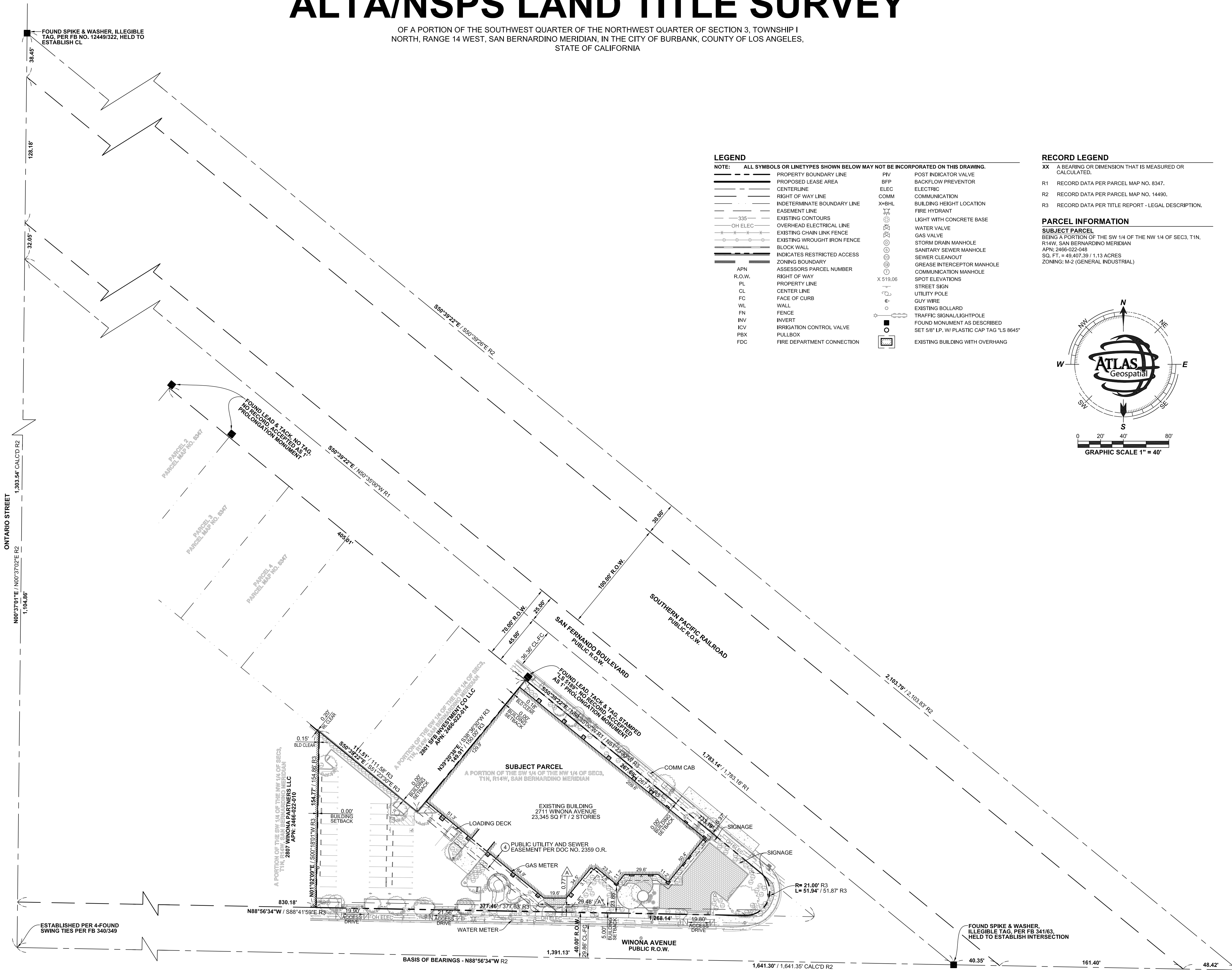
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SHEET DESCRIPTION:
PROPOSED SECOND FLOOR PLAN

SHEET NUMBER:
A-122

ALTA/NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND

NOTE: ALL SYMBOLS OR LINETYPES SHOWN BELOW MAY NOT BE INCORPORATED ON THIS DRAWING.

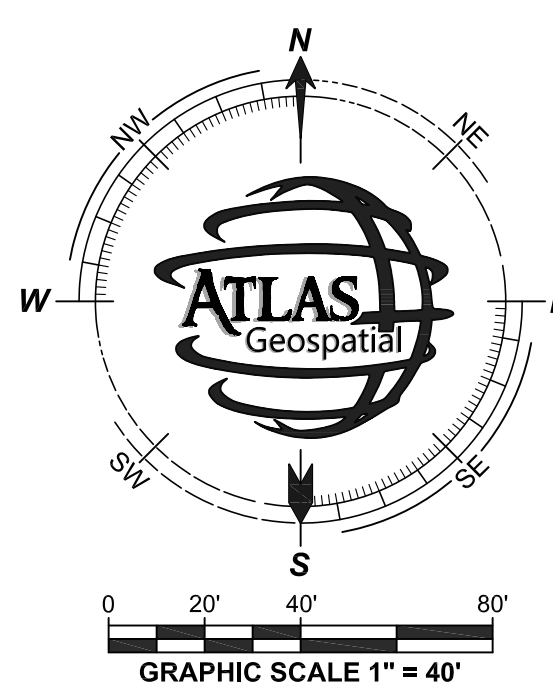
—	PROPERTY BOUNDARY LINE	—	POST INDICATOR VALVE
---	PROPOSED LEASE AREA	—	BACKFLOW PREVENTOR
---	CENTERLINE	—	ELECTRIC
---	RIGHT OF WAY LINE	—	COMMUNICATION
---	INDETERMINATE BOUNDARY LINE	—	BUILDING HEIGHT LOCATION
---	EASEMENT LINE	—	FIRE HYDRANT
---	EXISTING CONTOURS	—	LIGHT WITH CONCRETE BASE
---	OVERHEAD ELECTRICAL LINE	—	WATER VALVE
---	EXISTING CHAIN LINK FENCE	—	GAS VALVE
---	EXISTING WROUGHT IRON FENCE	—	STORM DRAIN MANHOLE
---	BLOCK WALL	—	SANITARY SEWER MANHOLE
---	INDICATES RESTRICTED ACCESS	—	SEWER CLEANOUT
---	ZONING BOUNDARY	—	GREASE INTERCEPTOR MANHOLE
---	ASSESSORS PARCEL NUMBER	—	COMMUNICATION MANHOLE
---	RIGHT OF WAY	—	SPOT ELEVATIONS
---	PROPERTY LINE	—	STREET SIGN
---	CENTER LINE	—	UTILITY POLE
---	FACE OF CURB	—	GUY WIRE
---	WALL	—	EXISTING BOLLARD
---	FENCE	—	TRAFFIC SIGNAL/LIGHTPOLE
---	INVERT	—	FOUND MONUMENT AS DESCRIBED
---	IRRIGATION CONTROL VALVE	—	SET 5/8" I.P. W/ PLASTIC CAP TAG "LS 8645"
---	PULLBOX	—	EXISTING BUILDING WITH OVERHANG
---	FIRE DEPARTMENT CONNECTION		

RECORD LEGEND

XX	A BEARING OR DIMENSION THAT IS MEASURED OR CALCULATED.
R1	RECORD DATA PER PARCEL MAP NO. 8347.
R2	RECORD DATA PER PARCEL MAP NO. 14490.
R3	RECORD DATA PER TITLE REPORT - LEGAL DESCRIPTION.

PARCEL INFORMATION

SUBJECT PARCEL
 BEING A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SEC. 3, T.1N, R.14W, SAN BERNARDINO MERIDIAN
 APN: 2465-022-048
 SQ. FT. = 49,407.39 / 1.13 ACRES
 ZONING: M-2 (GENERAL INDUSTRIAL)



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DATE	BY

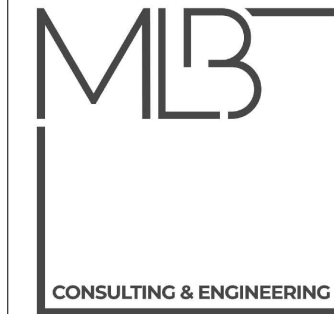
REVISIONS

ALTA/NSPS LAND TITLE SURVEY

2711 WINONA AVENUE, CITY OF BURBANK, COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PROJECT NUMBER: 22-130
DWG NAME: 22-130 WINONA BURBANK ALTA
PREPARED BY: EG/AM DATE: 11.14.2022
CHECKED BY: JAA/WWW DATE: 11.14.2022
REVISION SHEET
0 2 OF 2

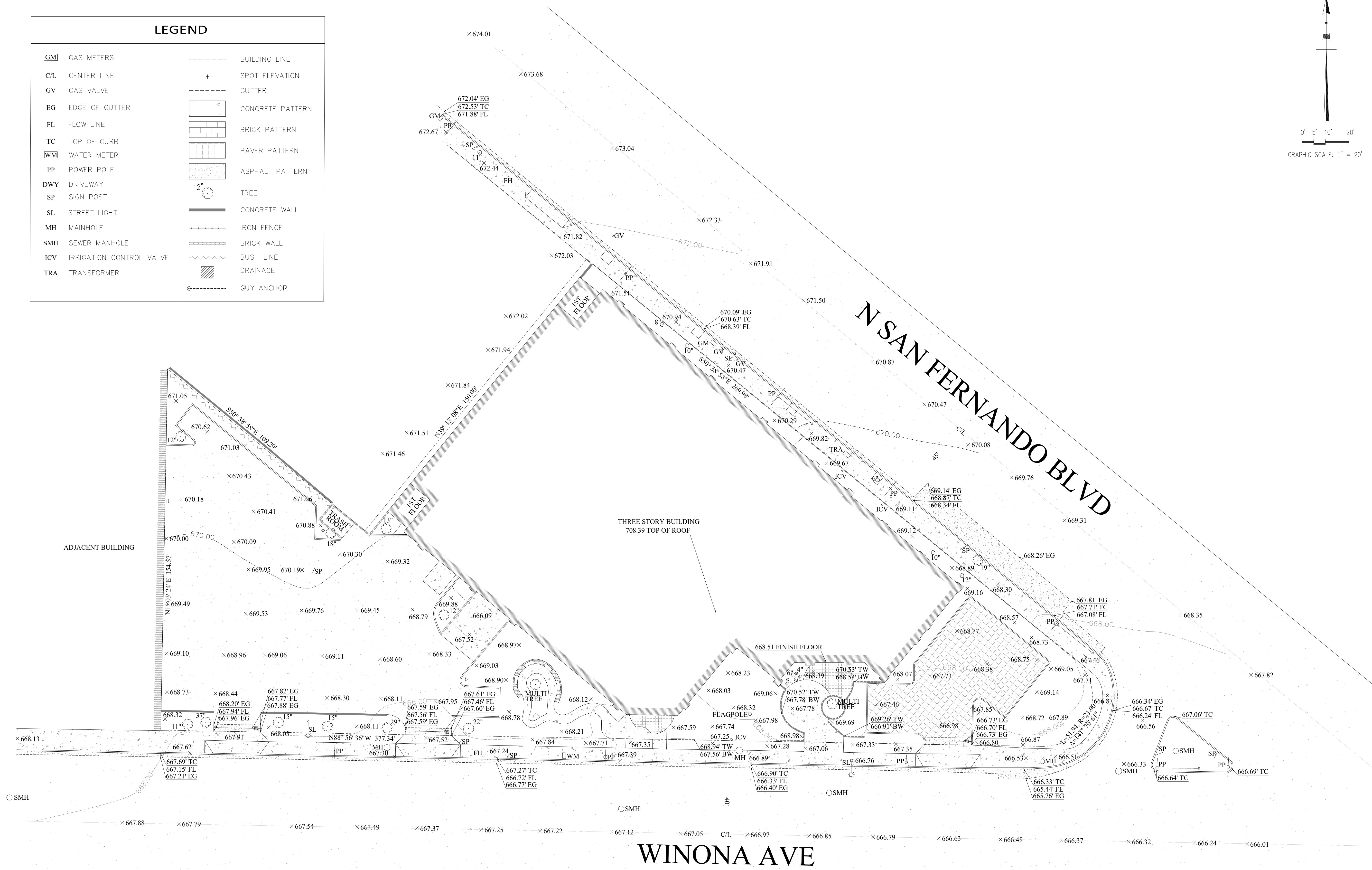
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7918 FOOTHILL BLVD.
SUNLAND, CA 91040
(818) 521-6342
INFO@MLBENGINEERING.ORG



LEGEND	
GM GAS METERS	--- BUILDING LINE
C/L CENTER LINE	+ SPOT ELEVATION
GV GAS VALVE	- - - GUTTER
EG EDGE OF GUTTER	[Pattern] CONCRETE PATTERN
FL FLOW LINE	[Pattern] BRICK PATTERN
TC TOP OF CURB	[Pattern] PAVER PATTERN
WM WATER METER	[Pattern] ASPHALT PATTERN
PP POWER POLE	12' TREE
DWY DRIVEWAY	--- CONCRETE WALL
SP SIGN POST	--- IRON FENCE
SL STREET LIGHT	--- BRICK WALL
MH MAINHOLE	--- BUSH LINE
SMH SEWER MANHOLE	[Pattern] DRAINAGE
ICV IRRIGATION CONTROL VALVE	- - - GUY ANCHOR
TRA TRANSFORMER	



BENCH MARK:
BENCH MARK: BM #2004-1
ELEVATION: 665.899'
DESCRIPTION: 2-1/2" BRASS CAP STMP CITY OF BURBANK BM 2004-1 AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF WINONA AVENUE AND NAOMI STREET, ABOUT 33 FEET SOUTH OF THE CENTERLINE OF WINONA AVENUE AND 78 FEET WEST OF THE CENTERLINE OF NAOMI STREET, SET IN THE TOP SOUTHWEST CORNER OF A 14x2.5 FOOT CATCH BASIN WITH DROP INLET, AND ABOUT 3.5 FEET EAST OF UTILITY POLE.

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: FOR DESC SEE ASSESSOR'S MAPS POR OF NW 1/4 OF SEC 3 T1N R14W, AT THE LOS ANGELES COUNTY RECORDER'S OFFICE.
APN: 2466-022-048

BASIS OF BEARING
THE BEARING OF N88°56'36"E ALONG THE C/L OF WINONA AVE AS SHOWN ON PARCEL MAP NO. 23145, M.B. 227 PAGES 58-59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

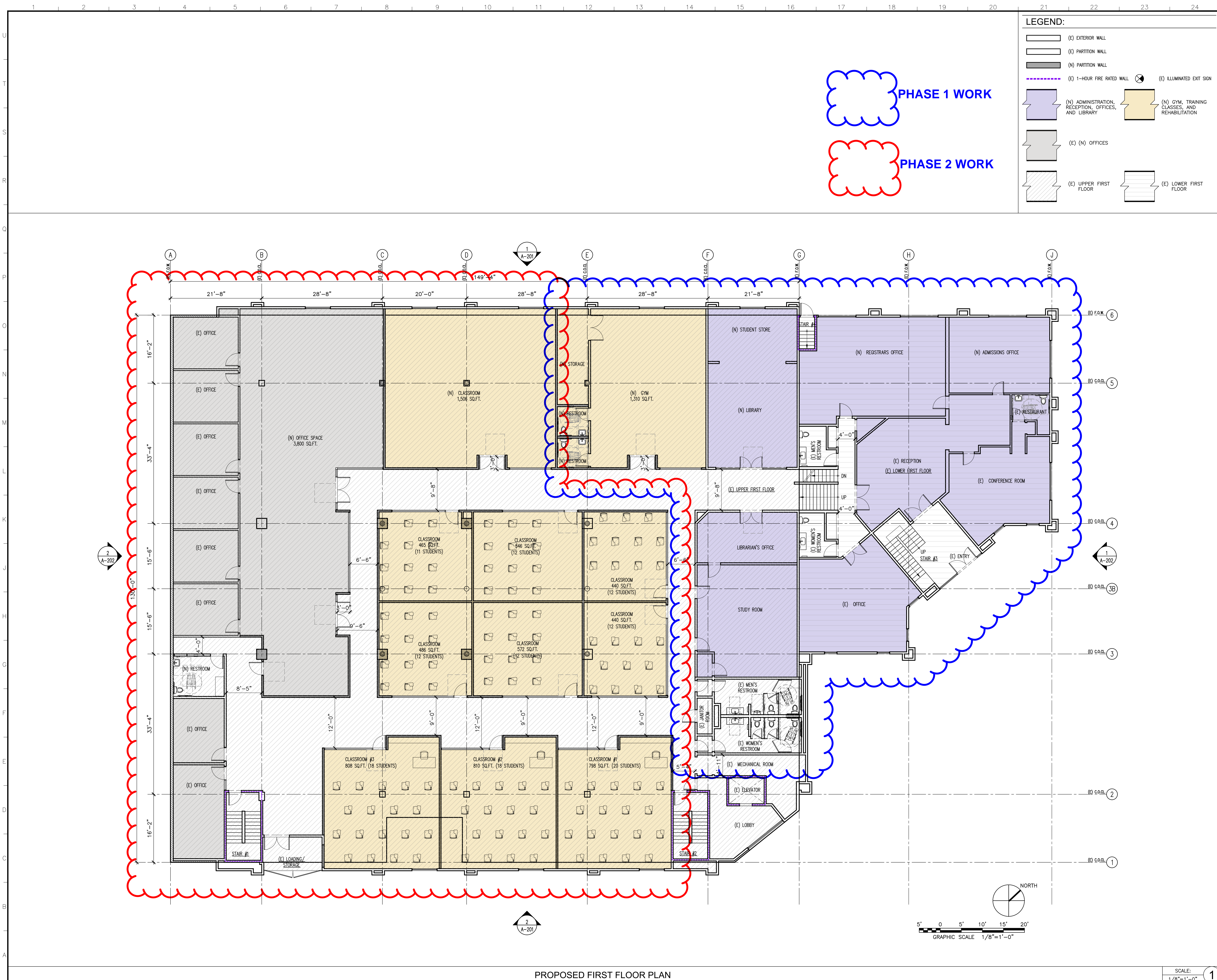
LOT AREA
TOTAL LOT AREA: 49700.65 SQ.FT.

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

DATE: 04/05/2026
JOB NO: MLB26-362

TOPOGRAPHIC SURVEY

DESIGNED BY: AK
CHECKED BY: GB
2711 WINONA AVE, BURBANK, CA 91504



304 N. VERDUGO RD.
 GLENDALE, CA 91206
 T: 818-638-1227
 office@kazarch.com

ARCHITECT OF RECORD:
 ARMEN KAZANCHYAN
 C: 818-995-2688
 armen.k@kazarch.com

SEAL:



PROJECT TITLE:
CHANGE OF USE

PROJECT ADDRESS:
 2711 -2717 WINONA AVE,
 BURBANK, CA 91504

CLIENT/OWNER:

THE SOUTHERN CALIFORNIA
 HEALTH INSTITUTE (SOCHI)
 2711 WINONA AVE,
 BURBANK, CA 91504

JOB NO.: CMBR-2501
 DRAWN BY: J.N.
 CHECKED BY: A.K.
 DATE:

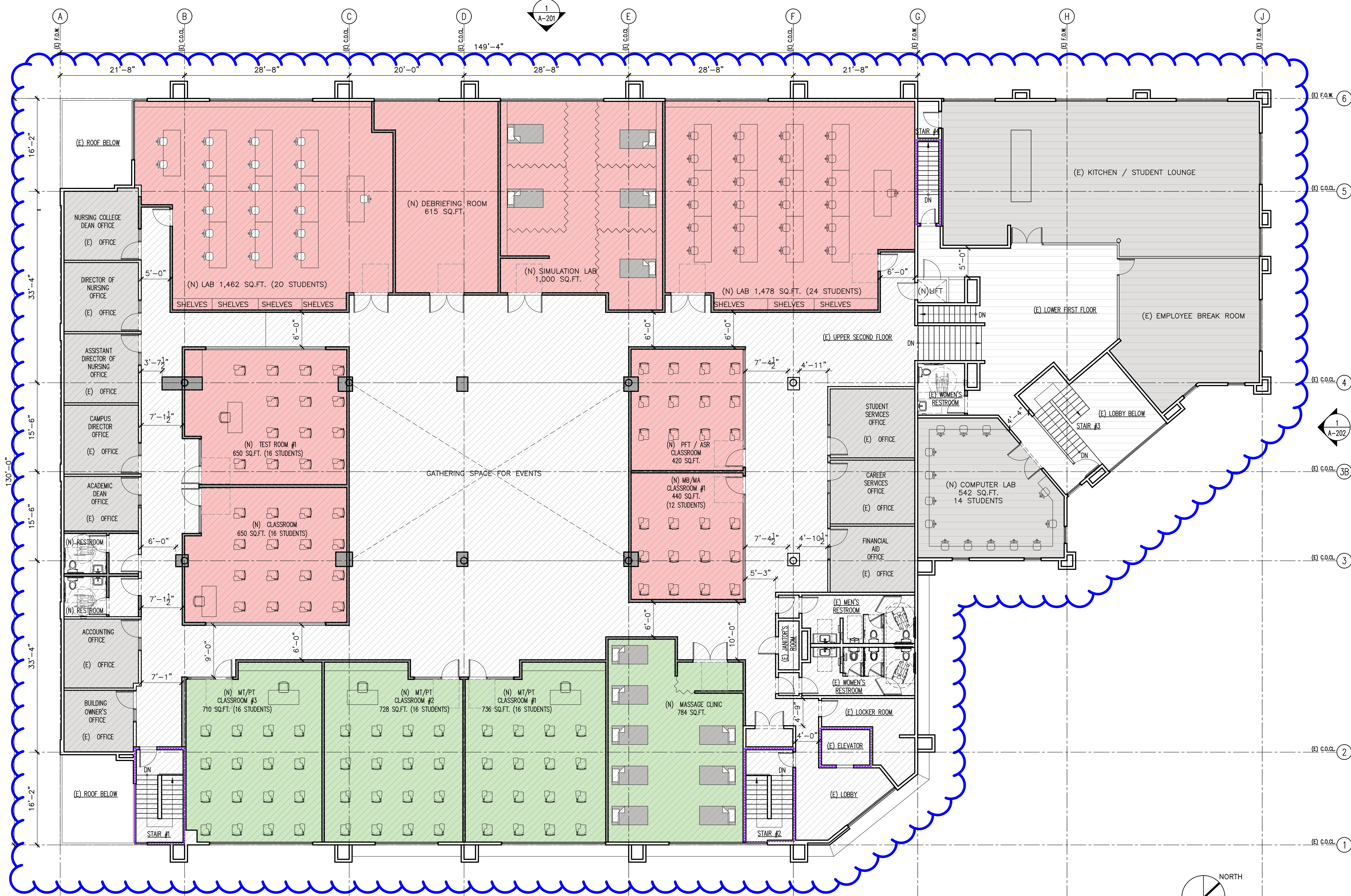
NO.	ISSUED FOR:	DATE:
A		
B		
C		
△		
△		
△		
REV	BY:	DATE:

SHEET DESCRIPTION:
PROPOSED FIRST FLOOR PLAN

SHEET NUMBER:

A-121

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



PHASE 1 WORK

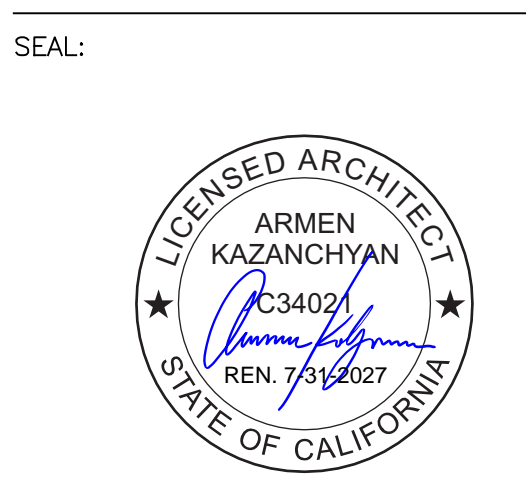
LEGEND:

	(E) EXTERIOR WALL		(E) ILLUMINATED EXIT SIGN
	(E) PARTITION WALL		(N) NURSING DEPARTMENTS
	(E) 1-HOUR FIRE RATED WALL		(N) MASSAGE, THERAPY, PHYSICAL THERAPY AID, AND CLINIC
	(E) (N) OFFICES		(E) UPPER SECOND FLOOR
	(E) LOWER SECOND FLOOR		



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CHANGE OF USE

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JOB NO.: CMBR-2501
DRAWN BY: J.N.
CHECKED BY: A.K.
DATE:

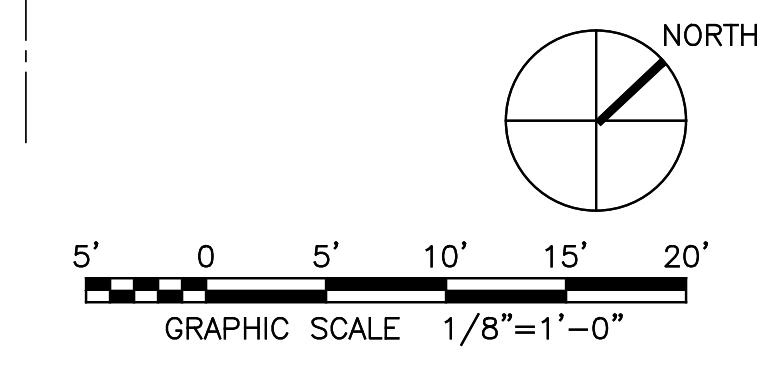
NO.	ISSUED FOR:	DATE:
A		
B		
C		

SHEET DESCRIPTION:
PROPOSED SECOND FLOOR
PLAN

SHEET NUMBER:

A-122

PROPOSED SECOND FLOOR PLAN



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