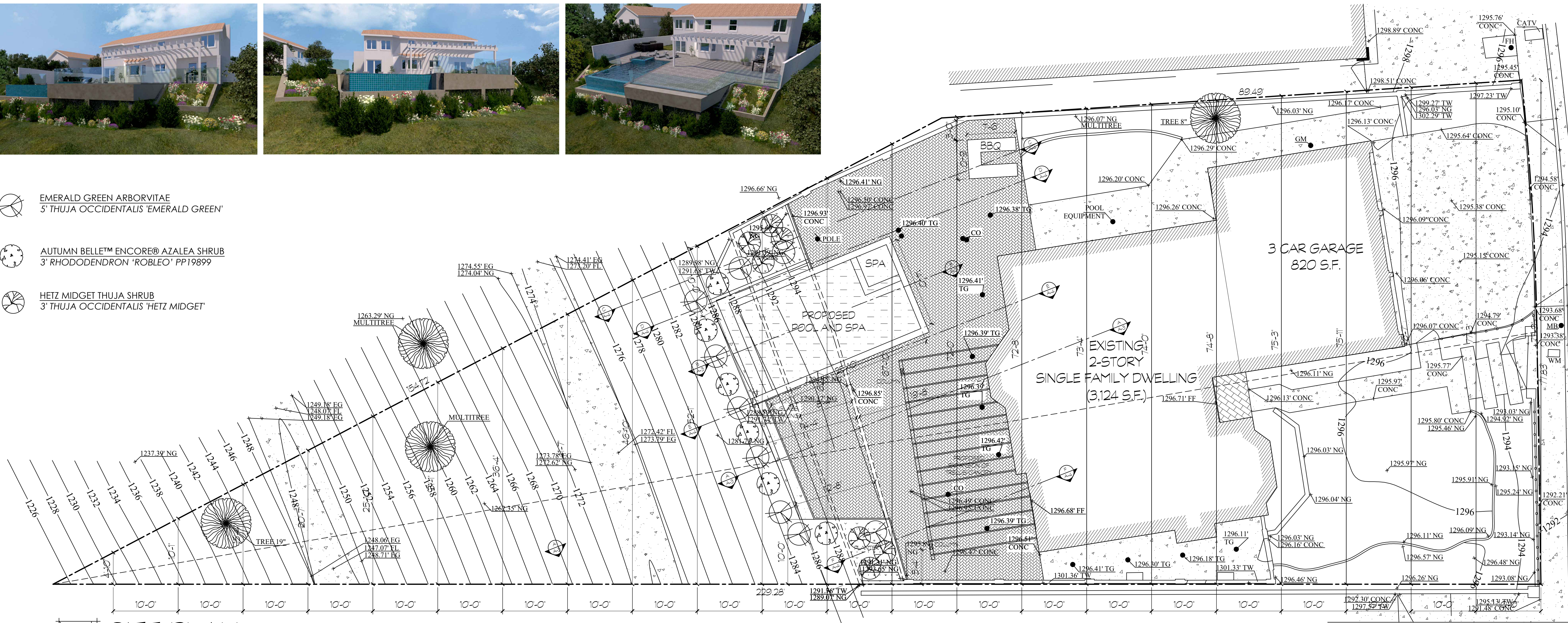




- EMERALD GREEN ARBORVITAE
5' THUJA OCCIDENTALIS 'EMERALD GREEN'
- AUTUMN BELLE™ ENCORE® AZALEA SHRUB
3' RHODODENDRON 'ROBLEO' PP19899
- HETZ MIDGET THUJA SHRUB
3' THUJA OCCIDENTALIS 'HETZ MIDGET'



LOT WIDTH AVERAGING:

1:	77.75
2:	77.25
3:	76.58
4:	75.92
5:	75.25
6:	74.66
7:	74.00
8:	73.33
9:	72.66
10:	72.00
11:	67.83
12:	62.58
13:	57.33
14:	52.08
15:	46.83
16:	41.58
17:	36.33
18:	31.08
19:	25.83
20:	20.58
21:	15.33
22:	10.08
23:	4.83

TOTAL: 1,221.69 / 23
AVERAGE: 53.12
10% = 5.31' = 5.4"

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

PROJECT SUMMARY:

ADDRESS: 2931 OLNEY PL. BURBANK, CA 91504
OWNER: EDMOND ZAKARIAN - 818-477-3777
DESCRIPTION: PROPOSED 14x24 POOL AND SPA DECK EXTENSION, NEW TRELLIS AND BBQ

ZONE: R1 (HILLSIDE AREA)
OCCUPANCY: R-3, U
CONST. TYPE: V-B
LOT SIZE: 11,768 S.F.
ALLOWABLE COV: 50.00%

LEGAL DESCRIPTION: TR-36059 LOT 35
APN #: 2471-047-010

LOT AREA: 11,768 S.F.

TOTAL FLOOR AREAS:
EXISTING RESIDENCE: 3,124 S.F.
EXISTING CAR GARAGE: 820 S.F. (400 S.F. EXEMPT)

FLOOR AREA RATIO: 3,544 / 11,768 = 30.12%

LOT COVERAGE AREAS:
EXISTING RESIDENCE AND GARAGE: 2,485 S.F.
PROPOSED DECK: 572 S.F.

LOT COVERAGE RATIO: 3,057 / 11,768 = 25.97%

CUT/FILL AMOUNT: 40 CUBIC YARDS

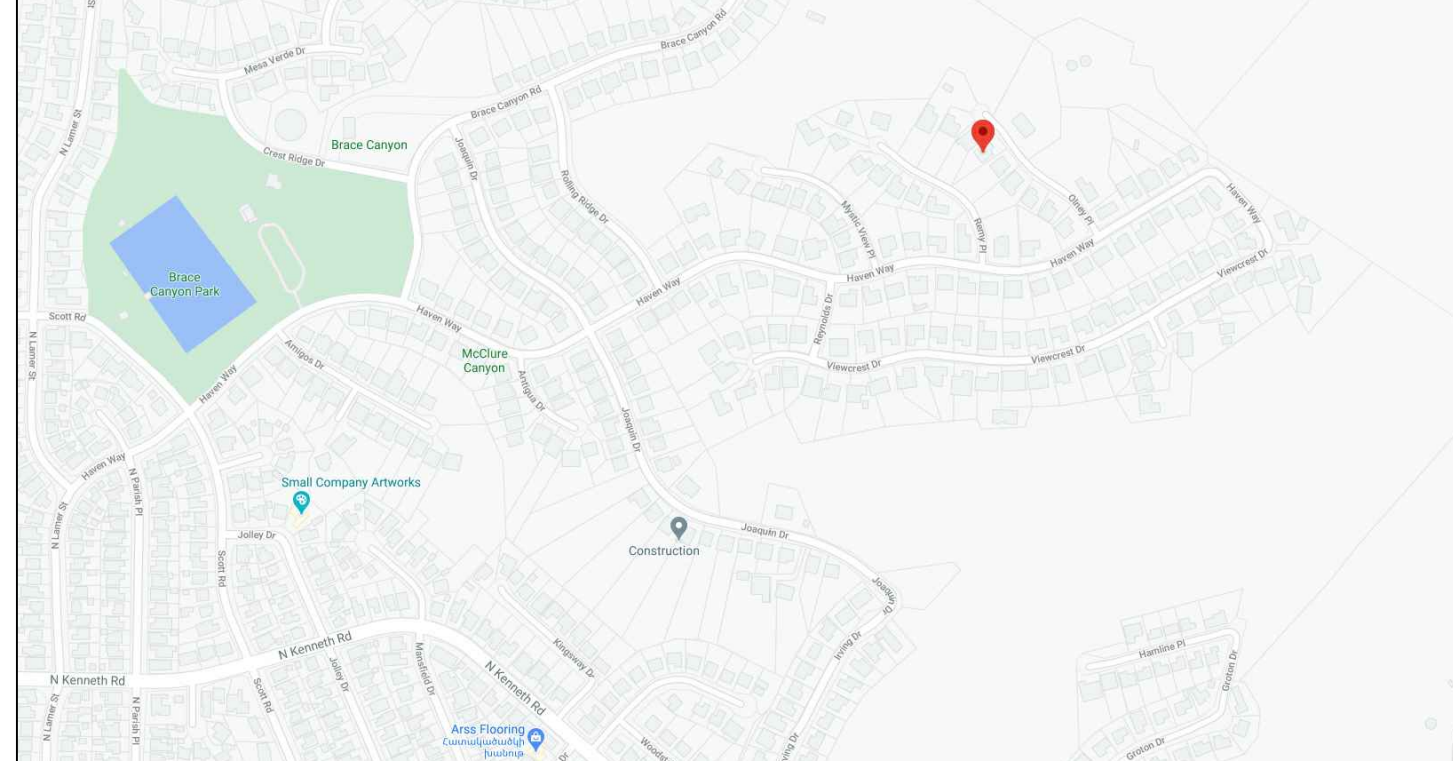
SHEET INDEX:

- A-1 SITE PLAN, NOTES
- A-1.1 SURVEY/EXISTING SITE PLAN
- A-1.2 STORY POLE PLAN
- A-2 PROPOSED ELEVATIONS
- A-3 SECTIONS
- A-4 SECTIONS

GENERAL REQUIREMENTS:

- a. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- b. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS (PER ORDINANCE 170.158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
- c. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- d. KITCHEN SINKS, LAVATORIES, BATH-TUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- e. BATH-TUB AND SHOWER FLOORS, WALLS ABOVE BATH-TUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- f. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- g. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
- h. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC)
- i. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LAPC)
- j. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL NO. 2977. (31628)
- k. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325 (R309.4)
- l. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.2)
- m. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- n. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- o. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

VICINITY MAP:



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CRC, CMC, CPC, CEC AND CALGREEN AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 COR AND THIS JURISDICTION.
2. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING AND DEMOLITION.
3. ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
4. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA AND SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING (BMC 9-11-3302.3).
5. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE (BMC 9-11-3305)
7. THE FINISH GRADE SHALL SLOPE A MIN. OF 5% OR 6% TO A POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%. (CRC R401.3)
8. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2% (CRC R403.1.7.3)

DIVERSION OF CONSTRUCTION & DEMOLITION DEBRIS

DIVERSION OF CED DEBRIS: A MINIMUM OF 65% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A \$50 ADMINISTRATIVE FEE AND A REFUNDABLE DEPOSIT WILL BE COLLECTED AT THE TIME OF PERMIT ISSUANCE. THE DEPOSIT CAN BE REFUNDED IF RECYCLING RECEIPTS ARE SUBMITTED TO BUILDING DIVISION WITHIN 60 DAYS OF PERMIT FINAL (BMC 9-1-10-2012).

FIRE PROTECTION

AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

EAVES, EAVES AND SOFFITS SHALL BE PROTECTED ON THE EXPOSED UNDERSIDE AS REQUIRED FOR EXTERIOR ONE-HOUR-RATED FIRE RESISTIVE CONSTRUCTION, 2-INCH NOMINAL DIMENSION LUMBER OR 1-INCH FIRE-RETARDANT-TREATED LUMBER OR 3/4 INCH NOMINAL FIRE-RETARDANT-TREATED PLYWOOD. FASCIAS ARE REQUIRED SHALL BE OF 2-INCH NOMINAL DIMENSION LUMBER MINIMUM OR PROTECTED ON THE BACKSIDE BY MATERIALS APPROVED FOR A MINIMUM OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.

CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

APPROVED

Mirza Avakyan

by: **GREG MIRZA-AVAKYAN** ASSOCIATE PLANNER

Project No. **19-0001336** Date: **02/17/2022**

A SOILS AND GEOLOGICAL REPORT MAY BE REQUIRED.

SETBACK CERTIFICATION REQUIREMENT: A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACK OF ALL NEW CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION. (BMC 9-11-109.3.1)

SEPARATE PERMITS ARE REQUIRED FOR POOL/SPA, FENCE/WALL, RETAINING WALL, MECHANICAL, ELECTRICAL, PLUMBING.

stu3Dio
1111 CEDAR AVE #203 BURBANK, CA 91502
TEL: 818-745-7413 INFO@STU3DIO.COM

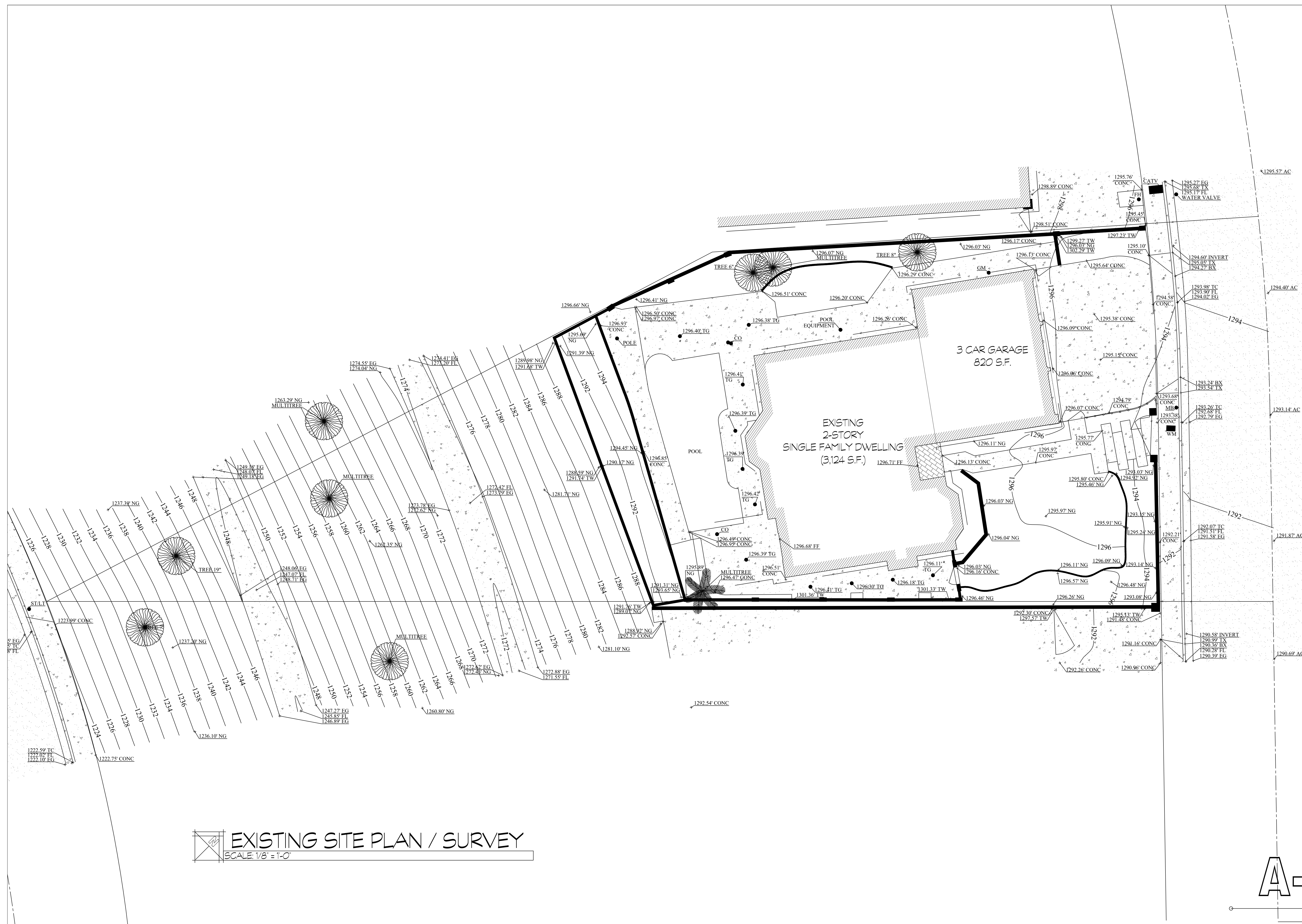
PROJECT NAME & SITE ADDRESS:
2931 OLNEY PL. BURBANK, CA 91504

ZAKARIAN RESIDENCE

SITE PLAN NOTES

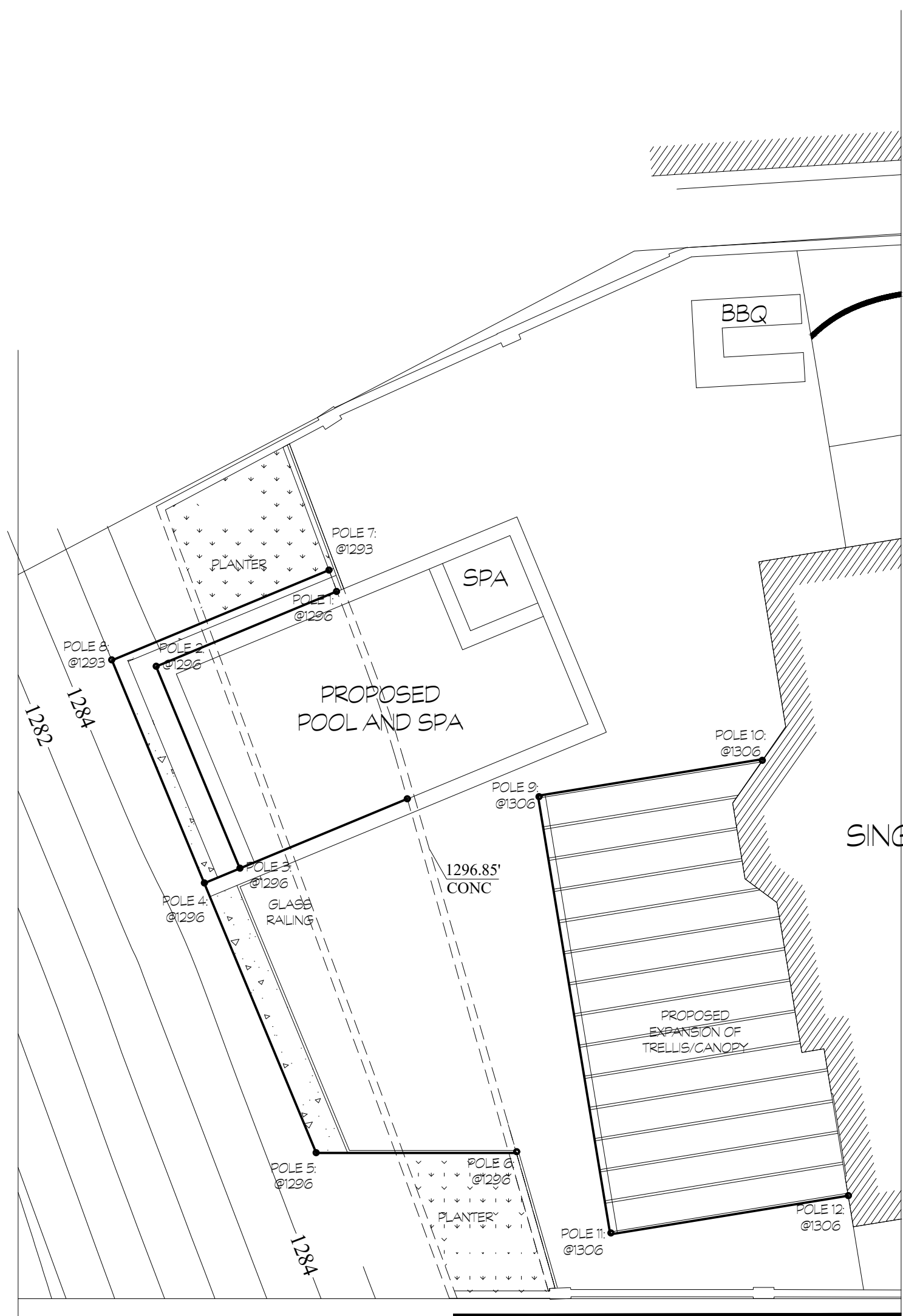
A-1

2931 OLNEY



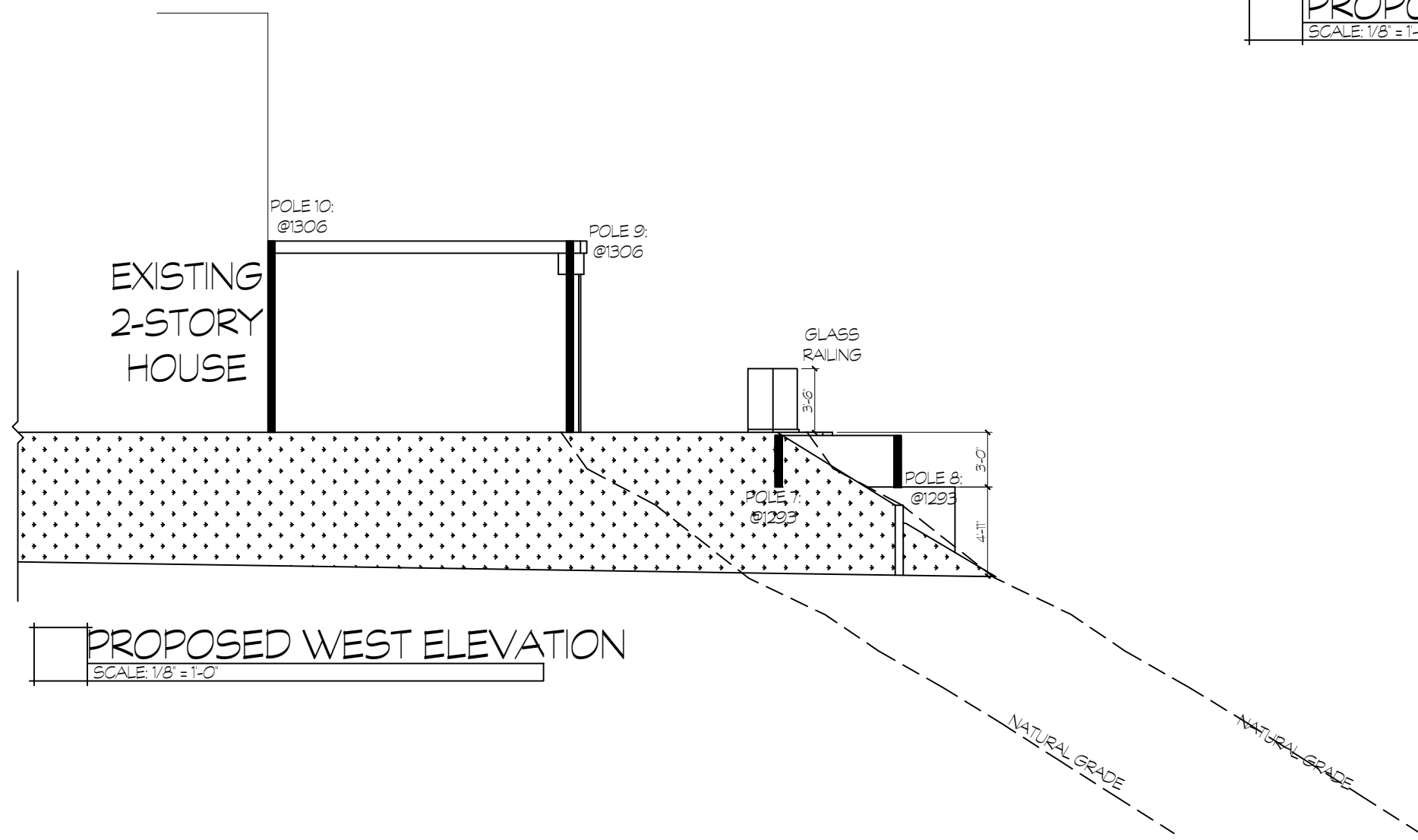
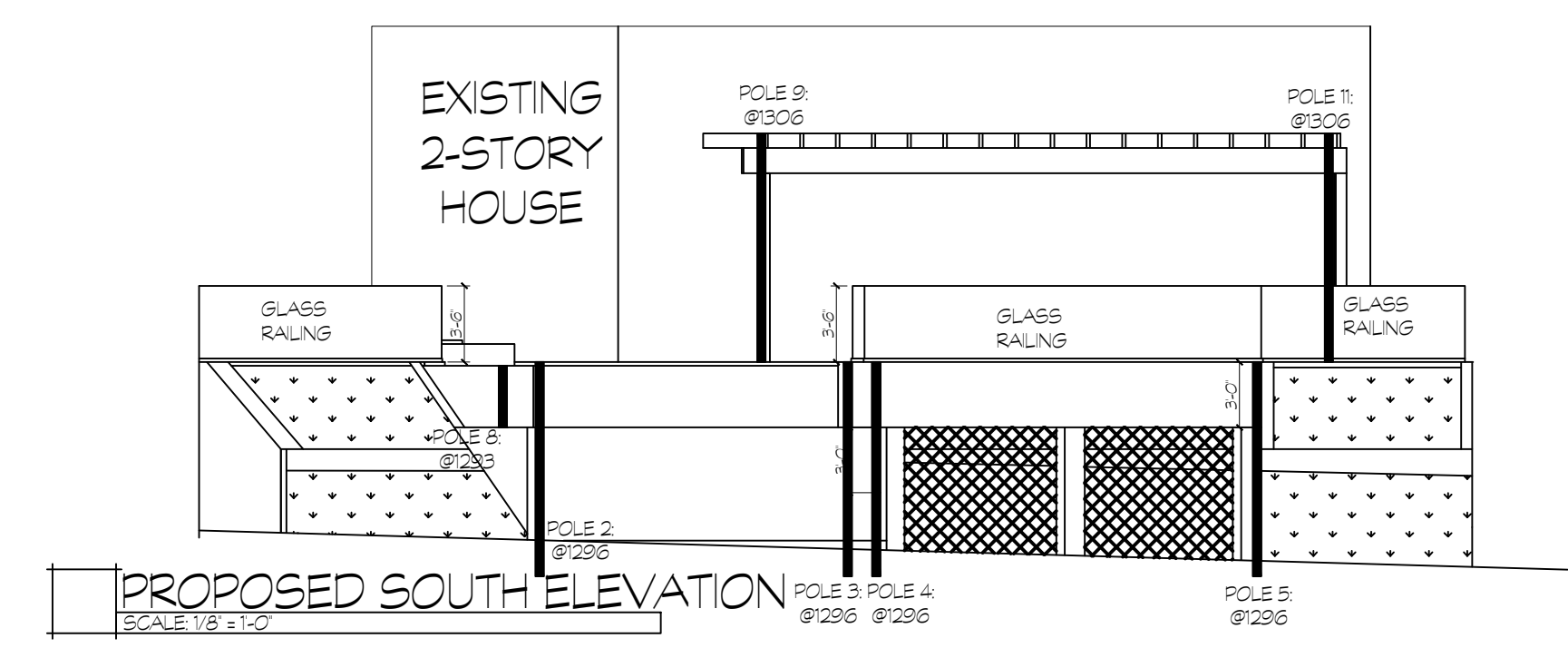
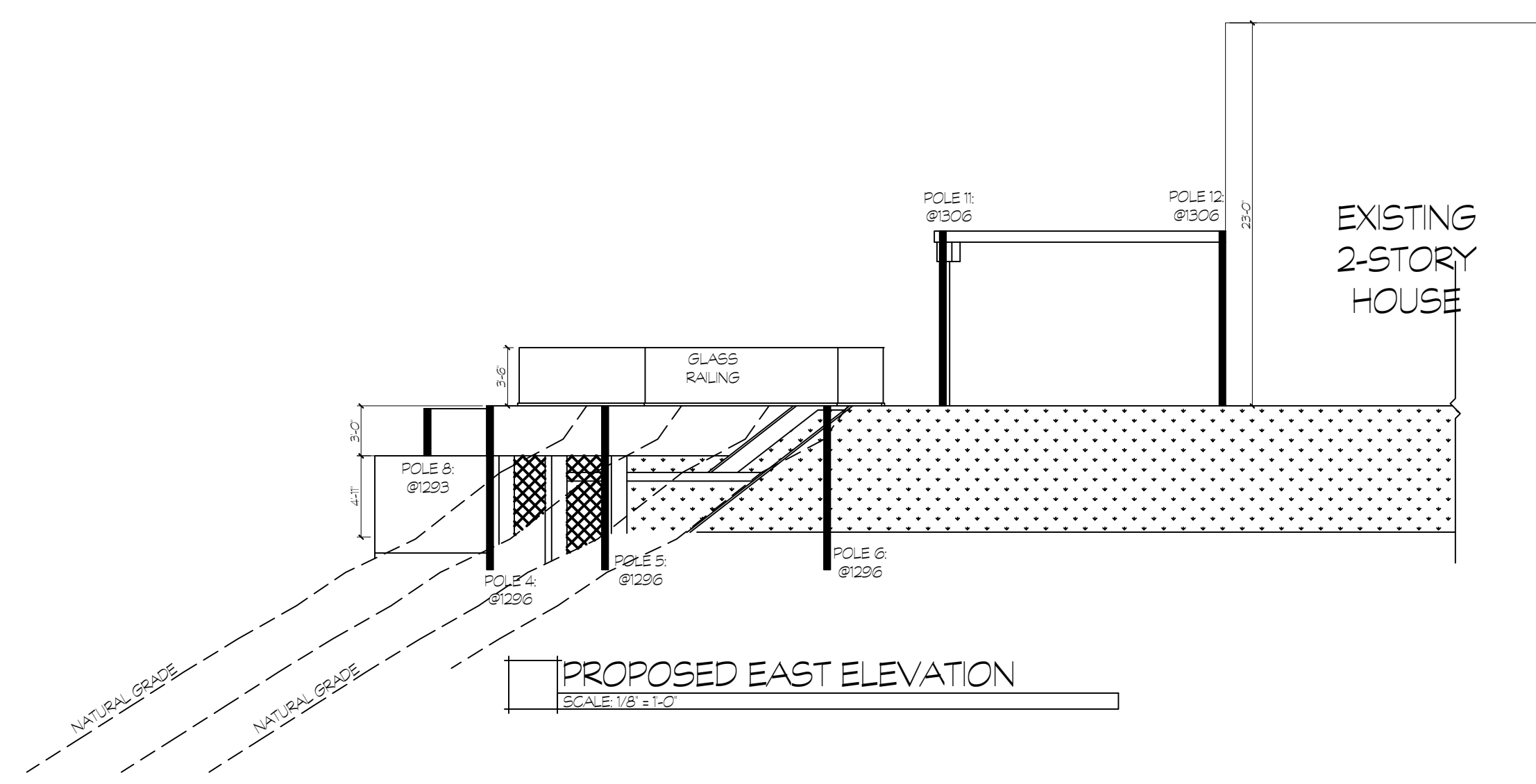
EXISTING SITE PLAN / SURVEY
SCALE: 1/8" = 1'-0"

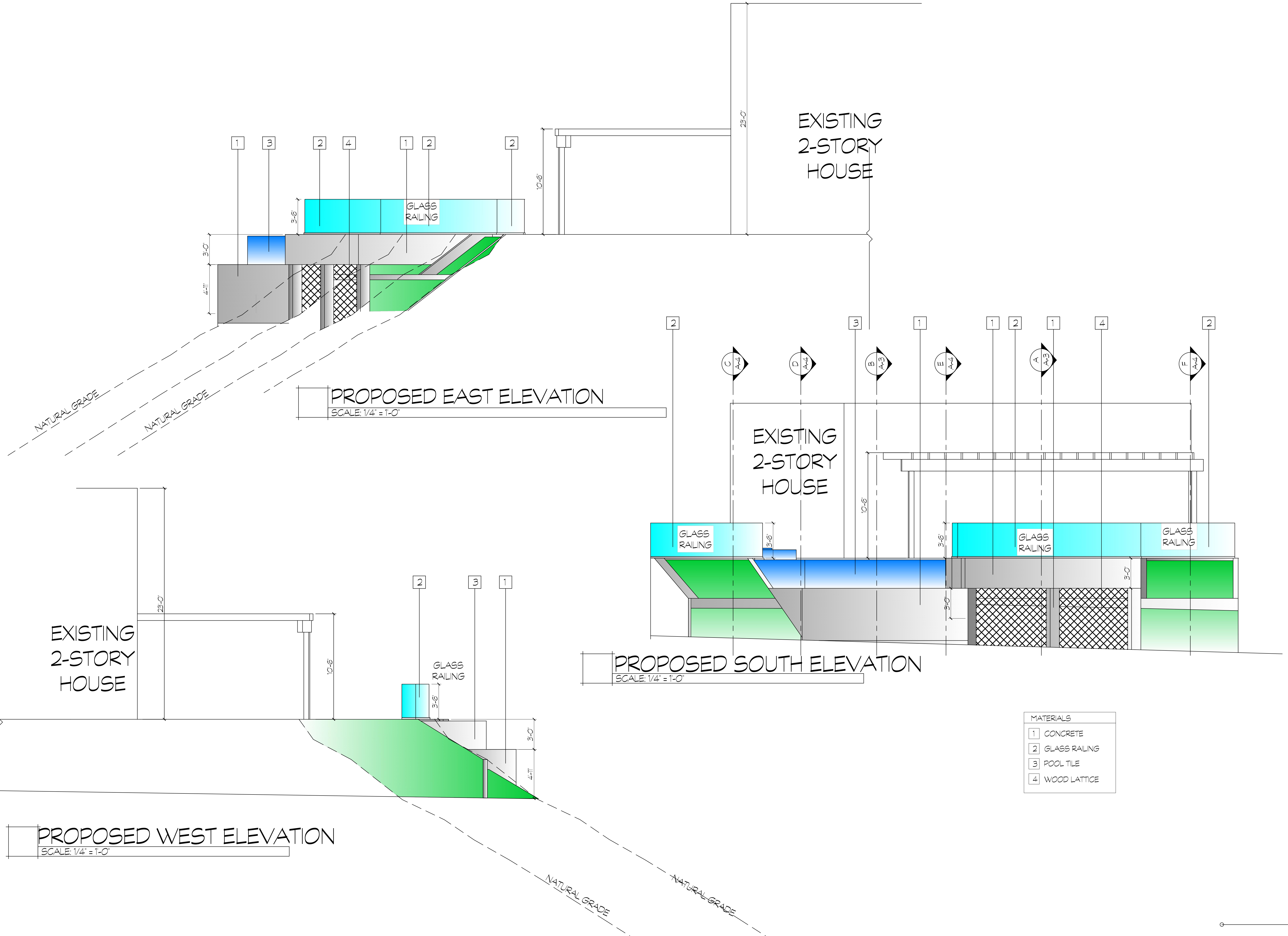
A-1.1



STORY POLE PLAN
SCALE: 1/8" = 1'-0"

EXISTING
2-STORY
SINGLE FAMILY DWELLING
(3,124 S.F.)





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

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

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

MATERIALS	
1	CONCRETE
2	GLASS RAILING
3	POOL TILE
4	WOOD LATTICE

