

**SETBACK CERTIFICATION REQUIREMENT:**

A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACKS 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 9-1-1-110.2.1.1).

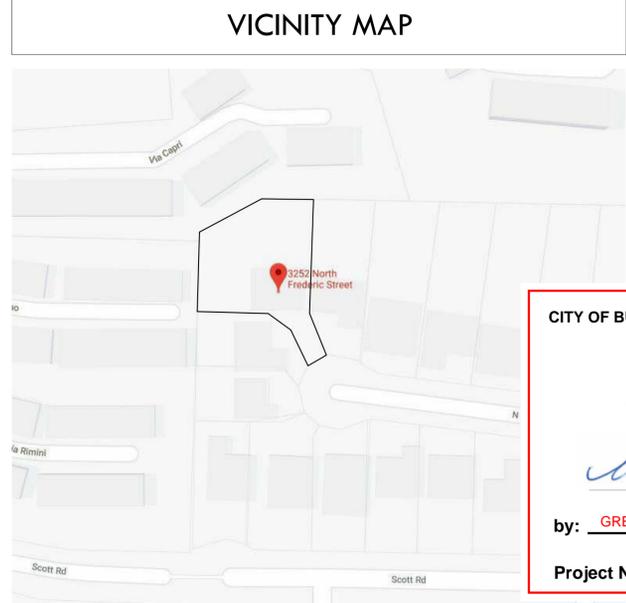
\* THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

1 SITE PLAN  
3/32" = 1'-0"

PROJECT INFORMATION	
ZONING DESIGNATION:	R-1
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	TYPE-VB
FIRE SPRINKLERED:	NO
LOT SIZE:	16,910.3 SQ FT
EXISTING HOUSE:	1,987 SQ FT.
EXISTING GARAGE:	443 SQ FT.
(E) COVERED ENTRANCE:	49 SQ FT.
(E) OUTDOOR PATIO:	197 SQ FT.
12' ABOVE GRADE:	388 SQ FT.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	17'-7"
HIGH FIRE AREA:	YES
HILLSIDE ZONE:	YES

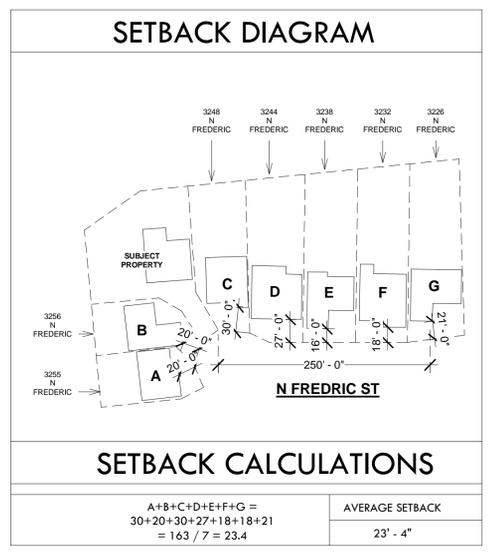
SHEET INDEX	
A-1	SITE PLAN
A-2	ROOF PLAN
A-3	EXISTING FLOOR PLAN
A-4	PROPOSED FLOOR PLAN
A-5	CEILING PLAN
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A-8	SECTIONS
A-9	GENERAL NOTES
A-10	FLASHING DETAIL
A-11	SPECIFICATIONS

APPLICABLE CODES:  
 - 2019 CBC, CMC, CPC & CEC ENERGY STANDARDS  
 - PER BMC 8-1-313. A BACKWATER VALVE MUST BE INSTALLED ON THE PRIVATE SEWER LATERAL.

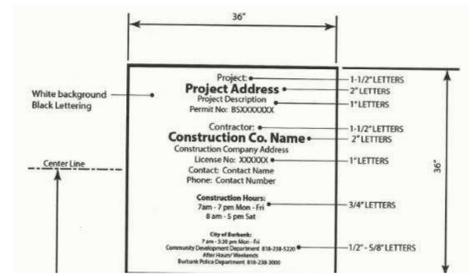


LEGAL DESCRIPTION	
ADDRESS:	3252 N FREDERIC ST BURBANK CA 91504
LOT:	11
TRACK NUMBER:	TR 31134
BLOCK NUMBER:	NONE
APN:	2471-045-011

SCOPE OF WORK	
- (N) 6' TALL FRONT GATE SET BACK 15' - (N) RETAINING WALL FOR POOL EQUIPMENT, INVOLVING 50 CUBIC YARDS OF GRADING. - FRONT PORCH TO BE REMOVED 83 SF - LEGALIZE UNPERMITTED CONSTRUCTION, INCLUDING: - REMODELING OF INTERIOR SPACES AND INTERIOR/EXTERIOR DEMOLITION. - REPLACEMENT OF (E) COVERED PATIO WITH (N) COVERED PATIO. - RECONSTRUCT FRONT COVERED ENTRY (NO NEW FAR) - HILLSIDE GRADING	



FAR	
(HOUSE) 1,987 SF + (GARAGE) 443 SF + (PATIO) 197 SF = 2,627 SF	
2,627 SF - 400 SF (PORTION OF GARAGE EXEMPT) = 2,227 SF	
2,227 SF + 385 SF (PORTION OVER 12' FROM GRADE, SEE SECTION) = 2,612 SF TOTAL	
MAXIMUM FLOOR AREA ON 16,910 SF LOT = (7,500 X 0.4) + (7,500 X 0.3) + (1,910 X 0.2) = 3,000 + 2,250 + 382 = 5,632 SF MAX. FAR	



CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

**APPROVED**

by: GREG MIRZA-AVAKYAN, ASSOCIATE PLANNER

Project No. 18-0002918 Date: 02/28/2022

REVISE DATES:	

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK.

AS INSTRUMENT OF SERVICE, ALL DESIGN IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF SEC DEVELOPMENT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF SEC DEVELOPMENT. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

OWNER:  
 HAIK CHILLIGARYAN  
 ADDRESS:  
 3252 N FREDERIC ST,  
 BURBANK, CA 91504

**SITE PLAN**

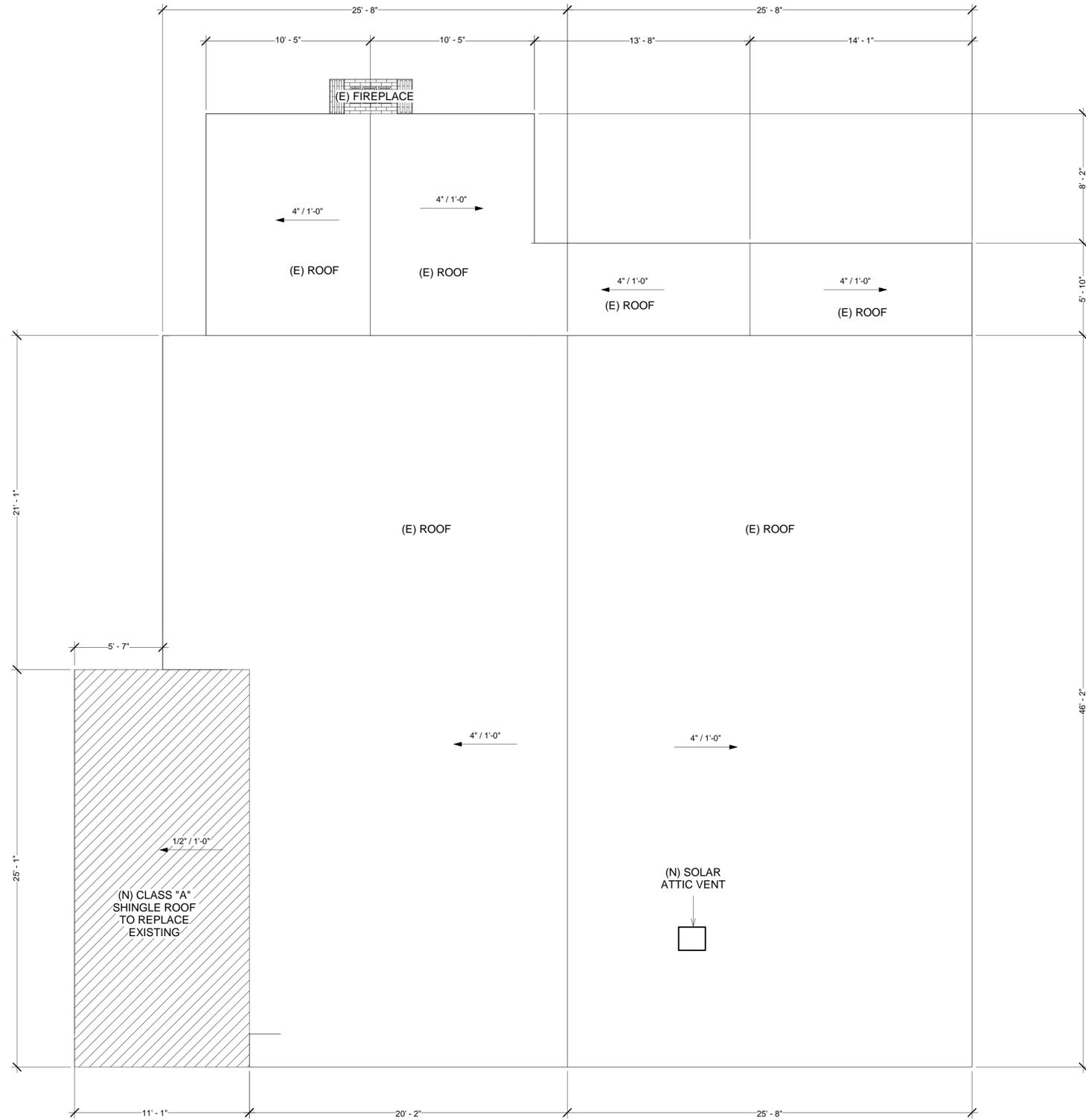
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**SEC** development

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PROJECT INFO	
JOB NUMBER:	18122
DATE DRAWN:	1/29/22
DRAWN BY:	S.T.
CHECKED BY:	V.K.
SCALE:	3/32" = 1' - 0"



**NOTE:**  
NO NEW ATTIC SPACE

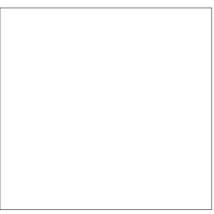
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# ROOF PLAN



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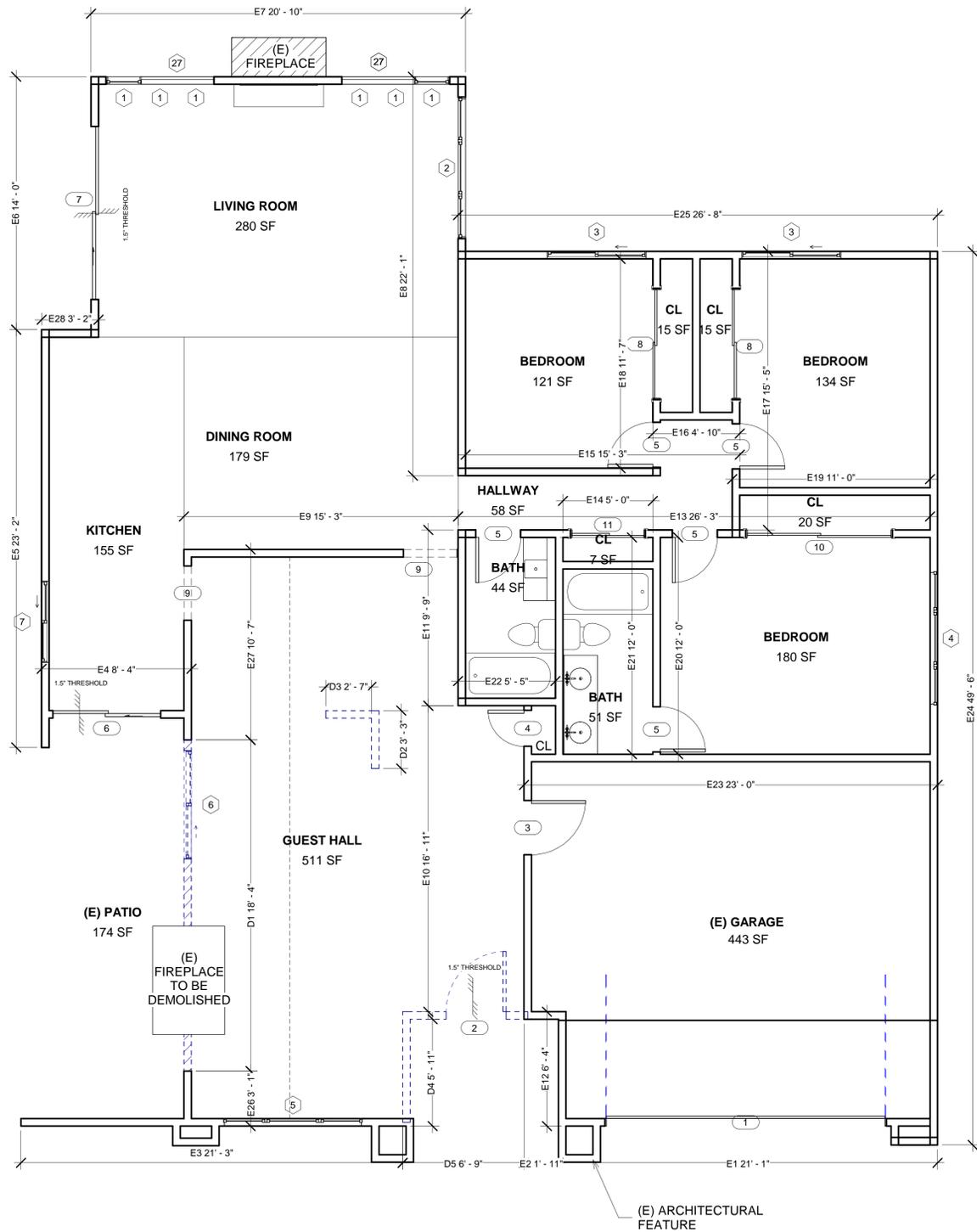
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① ROOF PLAN  
1/4" = 1'-0"

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1 EXISTING FLOOR PLAN  
1/4" = 1'-0"

### EXISTING WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	OPERATION	MATERIAL	TEMPERED	SILL HEIGHT	QUANTITY	U-FACTOR	SHGC
1	2'-0"	5'-10"	FIXED	VINYL	YES	0'-10"	6	0.29	0.23
2	7'-10"	5'-0"	PICTURE SIDE CASEMENT	VINYL	NO	1'-0"	1	0.29	0.23
3	5'-6"	2'-8"	DOUBLE SLIDING	VINYL	NO	4'-0"	2	0.29	0.23
4	7'-6"	3'-0"	PICTURE SIDE CASEMENT	VINYL	NO	4'-0"	1	0.29	0.23
5	7'-10"	5'-0"	PICTURE SIDE CASEMENT	VINYL	NO	4'-0"	1	0.29	0.23
6	6'-0"	3'-0"	DOUBLE SLIDING	VINYL	NO	3'-0"	1	0.29	0.23
7	4'-6"	3'-8"	DOUBLE SLIDING	VINYL	NO	4'-0"	1	0.29	0.23

### EXISTING DOOR SCHEDULE

MARK	WIDTH	HEIGHT	OPERATION	MATERIAL	FRAME	QUANTITY	U-FACTOR	SHGC
1	15'-6"	6'-10"	SECTIONAL	WOOD	WOOD	1	N/A	N/A
2	3'-4"	7'-0"	SWING	WOOD	WOOD	1	N/A	N/A
3	3'-0"	6'-8"	SWING	WOOD	WOOD	1	N/A	N/A
4	2'-0"	6'-8"	SWING	WOOD	WOOD	1	N/A	N/A
5	2'-6"	6'-8"	SWING	WOOD	WOOD	5	N/A	N/A
6	6'-0"	7'-0"	DOUBLE SLIDING	GLASS	WOOD	1	0.29	0.23
7	9'-7"	6'-8"	DOUBLE SLIDING	GLASS	WOOD	1	0.29	0.23
8	6'-0"	7'-0"	DOUBLE SLIDING	WOOD	WOOD	2	N/A	N/A
9	3'-0"	7'-0"	OPENING	N/A	WOOD	2	N/A	N/A
10	8'-0"	8'-0"	DOUBLE SLIDING	WOOD	WOOD	1	N/A	N/A
11	4'-0"	7'-0"	DOUBLE SLIDING	WOOD	WOOD	1	N/A	N/A

### FAR

(HOUSE) 1,987 SF + (GARAGE) 443 SF + (PATIO) 197 SF = 2,627 SF  
 2,627 SF - 400 SF (PORTION OF GARAGE EXEMPT) = 2,227 SF  
 2,227 SF + 385 SF (PORTION OVER 12' FROM GRADE, SEE SECTION) =  
**2,612 SF TOTAL**

MAXIMUM FLOOR AREA ON 16,910 SF LOT =  
 (7,500 X 0.4) + (7,500 X 0.3) + (1,910 X 0.2) =  
 3,000 + 2,250 + 382 = 5,632 SF MAX. FAR

### LEGEND

EXISTING WALL	
DEMO WALL	

TOTAL EXISTING WALL LENGTH:		TOTAL DEMO WALL LENGTH:	
E1	21'-1"	D1	18'-4"
E2	1'-11"	D2	3'-3"
E3	21'-3"	D3	2'-7"
E4	8'-4"	D4	5'-11"
E5	23'-2"	D5	6'-9"
E6	14'-0"		
E7	20'-10"		
E8	22'-1"		
E9	15'-3"		
E10	16'-11"		
E11	9'-9"		
E12	6'-4"		
E13	26'-3"		
E14	5'-0"		
E15	15'-3"		
E16	4'-10"		
E17	15'-5"		
E18	11'-7"		
E19	11'-0"		
E20	12'-0"		
E21	12'-0"		
E22	5'-5"		
E23	23'-0"		
E24	49'-6"		
E25	26'-8"		
E26	3'-1"		
E27	10'-7"		
E28	3'-2"		
D1	18'-4"		
D2	3'-3"		
D3	2'-7"		
D4	5'-11"		
D5	6'-9"		
TOTAL LENGTH:	156'-0"	TOTAL LENGTH:	36'-10"
DEMO CALCULATION:			36'-10" / 156'-0" = 23.61% DEMOLITION

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EXISTING/DEMO  
 FLOOR PLAN

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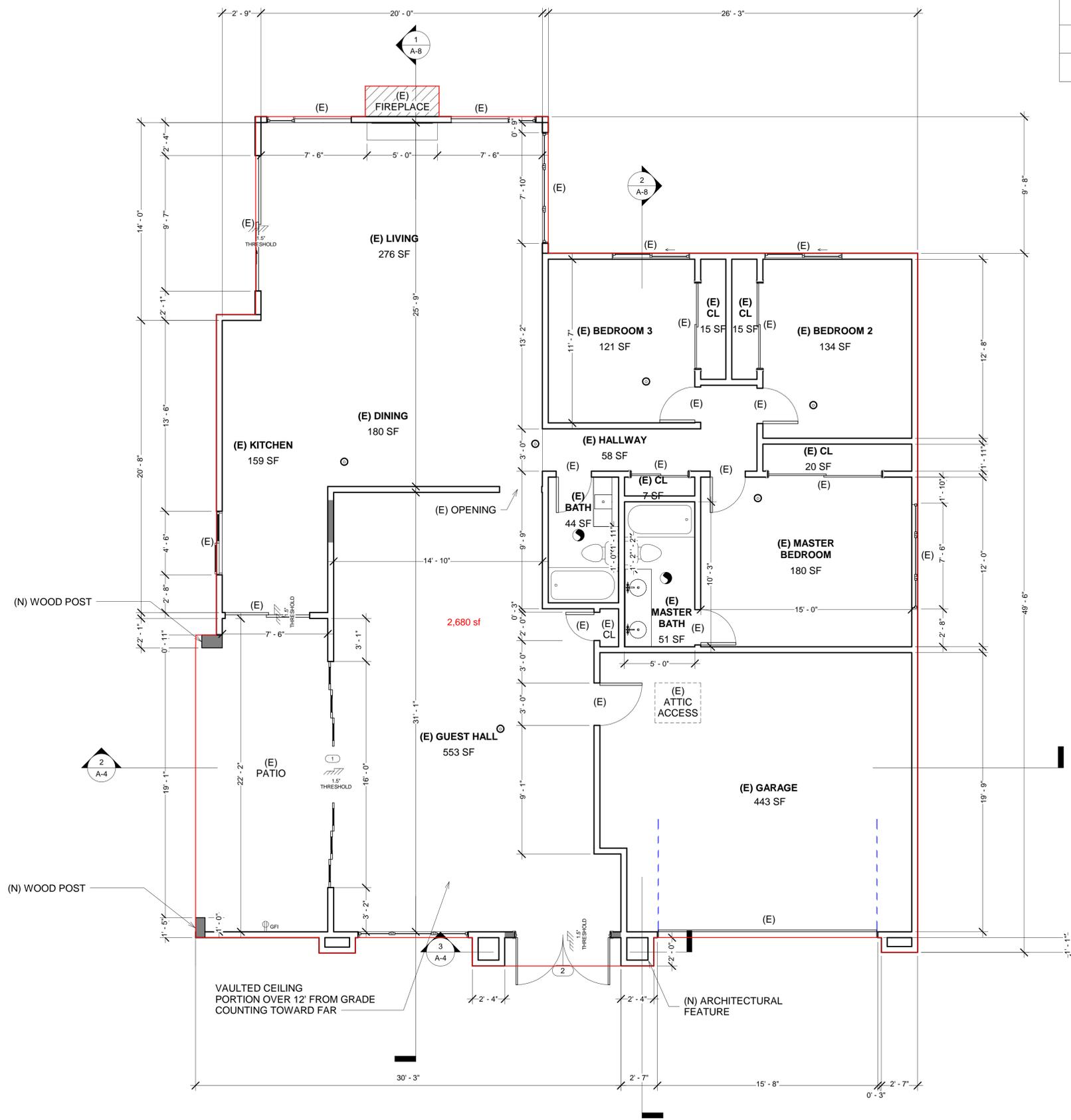
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PROJECT INFO	
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DATE DRAWN:	1/29/22
DRAWN BY:	S.T.
CHECKED BY:	V.K.
SCALE:	1/4" = 1' - 0"



1 PROPOSED FLOOR PLAN  
1/4" = 1'-0"

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	OPERATION	MATERIAL	FRAMING	QUANTITY	U-FACTOR	SHGC
1	16'-0"	8'-0"	MULTI PANEL	GLASS	WOOD	1	0.29	0.23
2	6'-8"	8'-0"	DOUBLE SWING	GLASS	WOOD	1	0.29	0.23

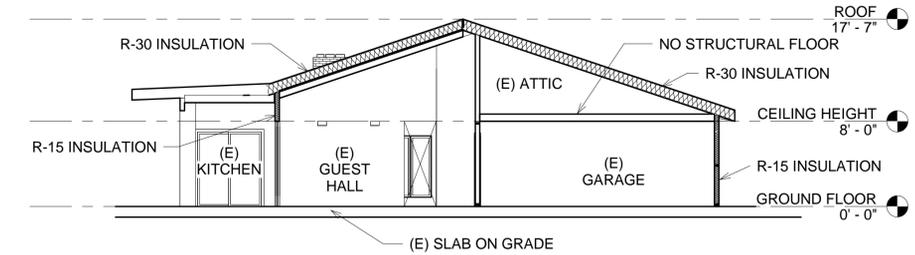
LEGEND

EXISTING WALL	
NEW WALL	
ENERGY STAR 50 CFM EXHAUST DUCTED TO OUTSIDE AND CONTROLLED BY HUMIDISTAT	
SMOKE DETECTOR / CARBON MONOXIDE	

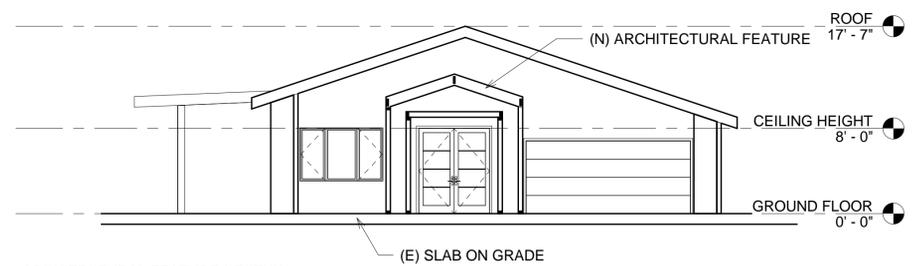
ELECTRICAL LEGEND

	GFI
	GFI OUTLET

NOTE:  
SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.  
CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.  
FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.



2 OUTDOOR PATIO SECTION DETAIL  
1/8" = 1'-0"



3 ARCHITECTURAL FEATURE SECTION DETAIL  
1/8" = 1'-0"

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PROPOSED FLOOR PLAN

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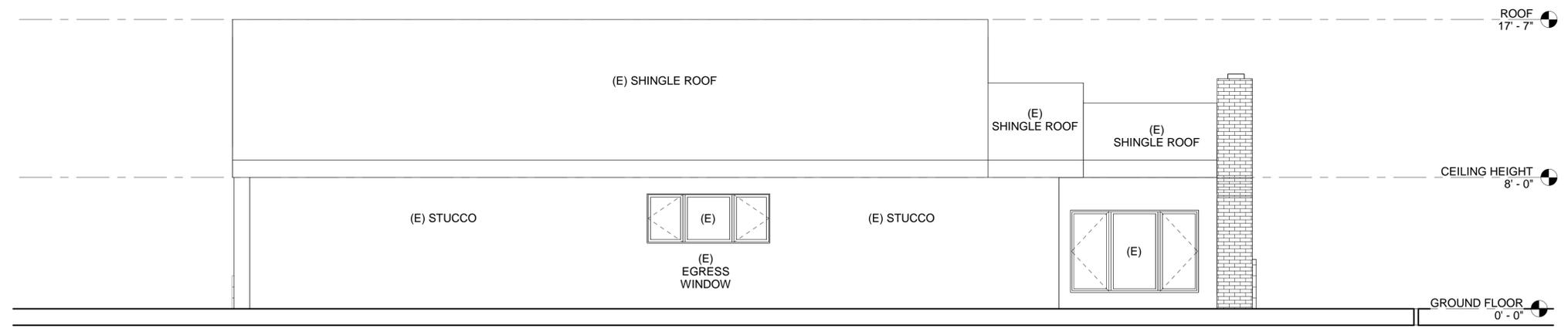
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EAST/WEST  
ELEVATIONS

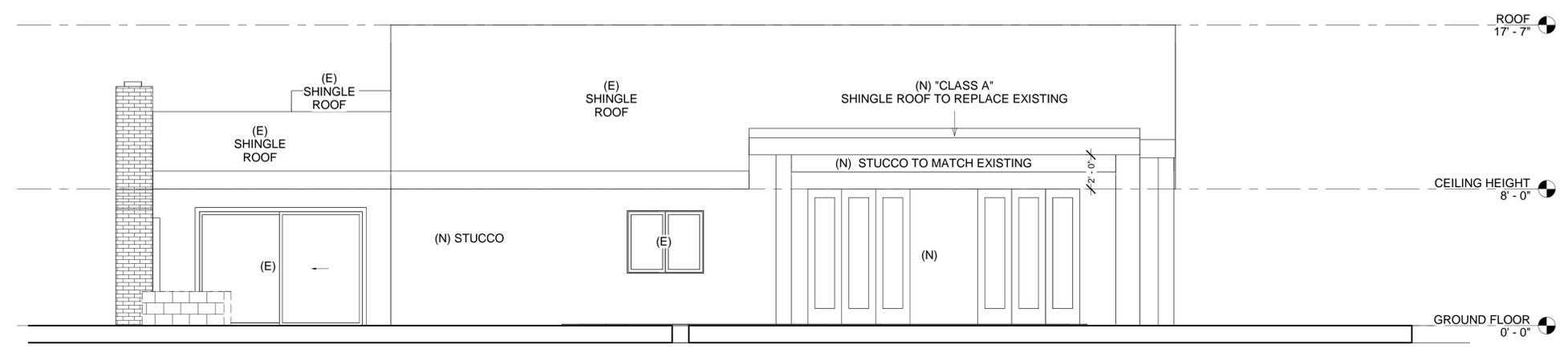
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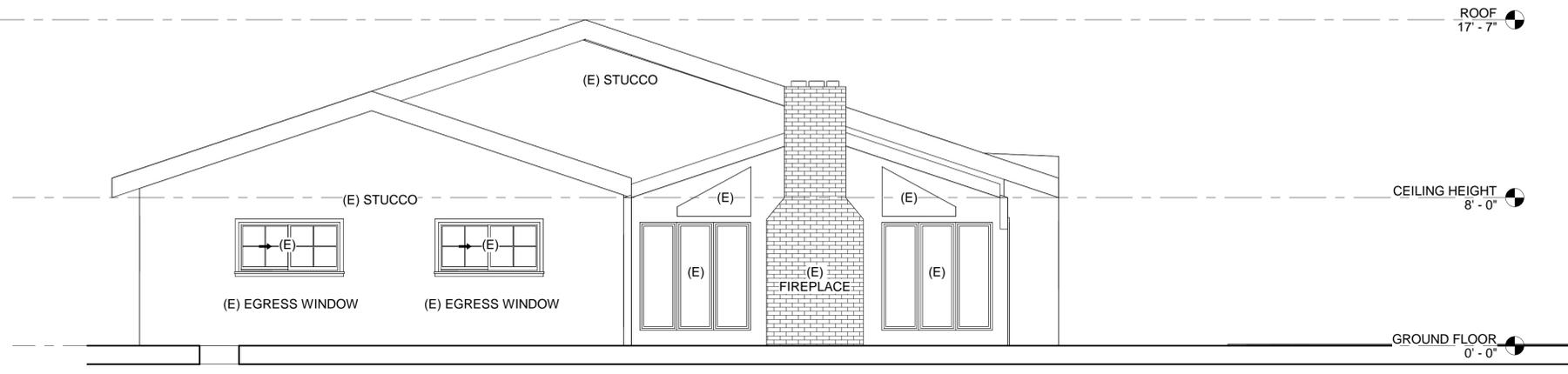
1 EAST ELEVATION  
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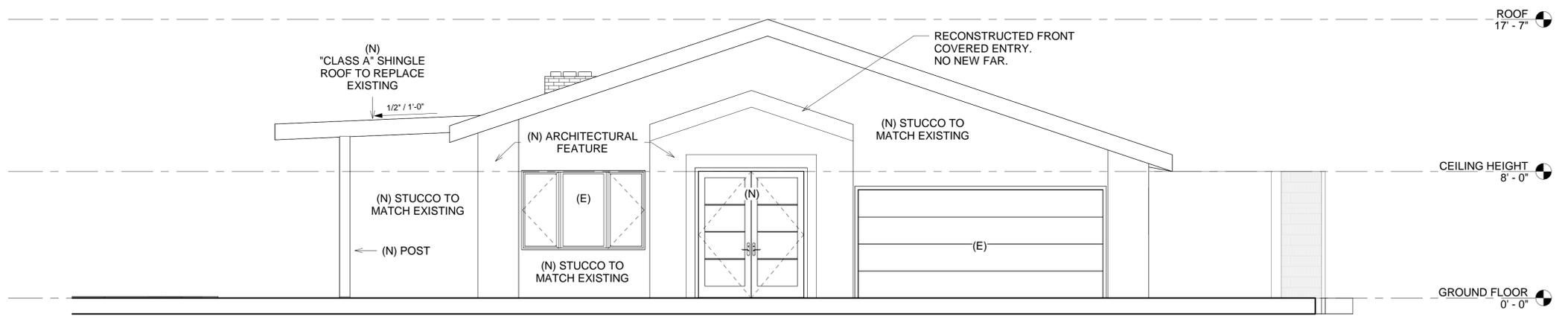
2 WEST ELEVATION  
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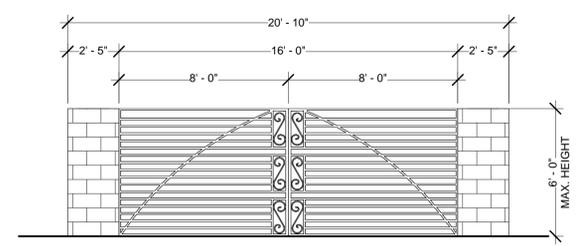
REVISE DATES:



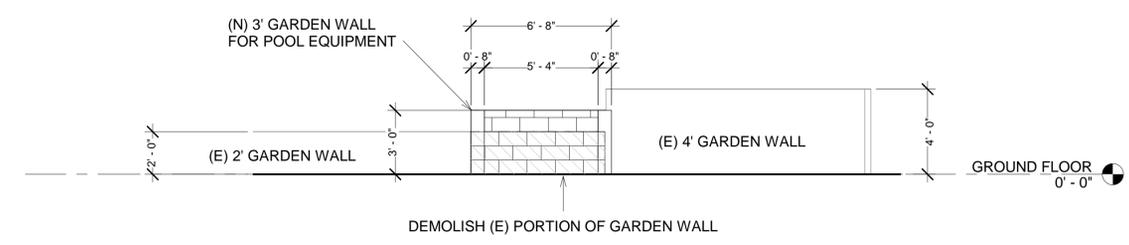
① NORTH ELEVATION  
1/4" = 1'-0"



② PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"



③ PROPOSED GATE  
1/4" = 1'-0"



④ GARDEN WALL FOR POOL EQUIPEMENT  
1/4" = 1'-0"

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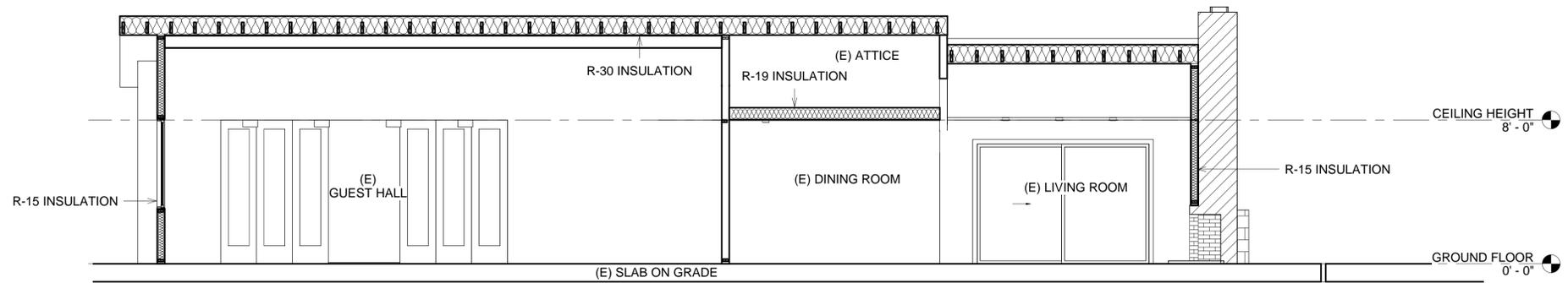
NORTH/SOUTH  
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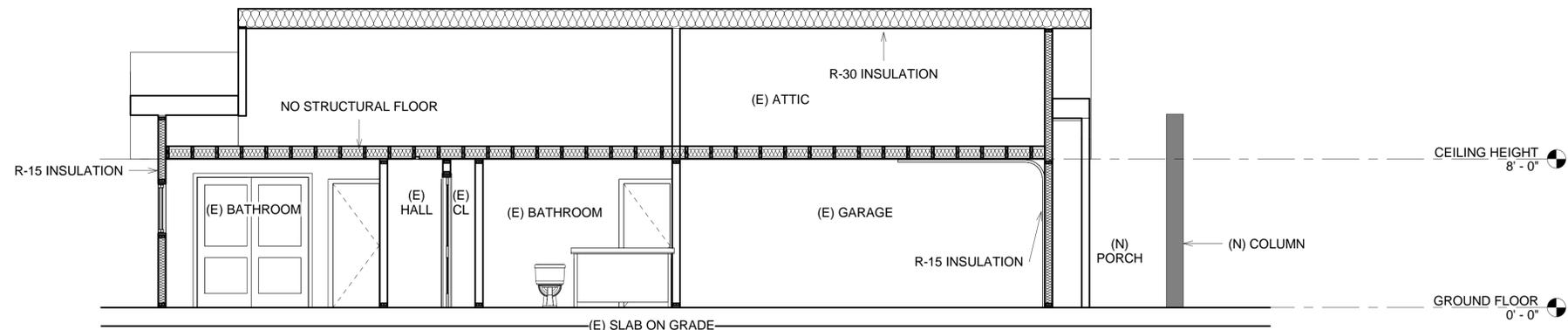


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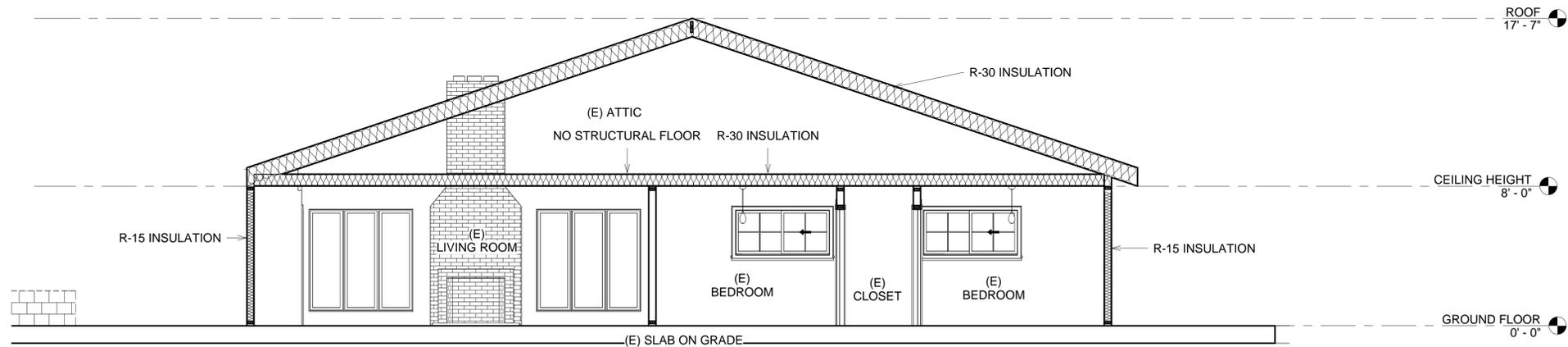
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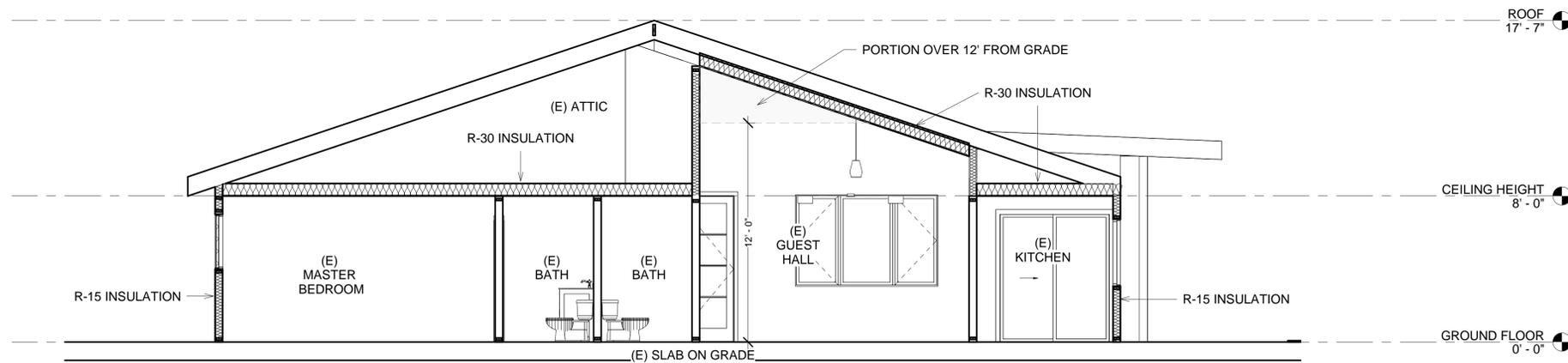
SECTION 1  
1/4" = 1'-0"



SECTION 2  
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SECTION 3  
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SECTION 4  
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SECTIONS

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