

**BUILDING DIVISION**  
**Community Development Department**  
**City of Burbank**

**WATER-CONSERVING PLUMBING FIXTURES**  
**CERTIFICATE OF COMPLIANCE**  
 (For buildings built on or before Jan. 1, 1994)

Project Address: 536 STANFORD RD, BURBANK, CA 91504 Permit No.: B50023681

I certify, under penalty of perjury, as owner of this property, that noncompliant plumbing fixtures have been replaced with water-conserving plumbing fixtures in accordance with Civil Code Sections 1101.1 through 1101.8, the current California Plumbing Code and California Green Building Standards Code, and manufacturer's installation requirements, and that the water-conserving plumbing fixtures comply with the requirements as listed below.

Owner's Name: ARMINE KOCHARYAN Date: 12/2/2022  
 Owner's Signature: Armine Kocharyan

SINGLE-FAMILY RESIDENTIAL	
Fixture	CAL Green CPC
Water Closet	1.28 gals/flush
Showerhead	1.8 gals/min
Multiple Showerheads	1.8 gals/min combined
Lavatory Faucet	1.2 gals/min
Kitchen Faucet	1.8 gals/min

MULTI-FAMILY RESIDENTIAL	
Fixture	CAL Green CPC
Water Closet	1.28 gals/flush
Urinal	0.5 gals/flush
Showerhead	1.8 gals/min
Multiple Showerheads	1.8 gals/min combined
Lavatory Faucet (within units)	1.2 gals/min
Lavatory Faucet (common areas)	0.5 gals/min
Kitchen Faucet	1.8 gals/min

PROTECT EXISTING OFF-SITE IMPROVEMENTS (STREET, SIDEWALK AND PARKWAY) AT ALL TIMES.  
 AND STORING OR STAGING OF CONSTRUCTION MATERIALS OR EQUIPMENT IN UNAPPROVED PUBLIC RIGHT-OF-WAY AT ANY TIME.  
 ANY IMPACTS TO EXISTING OFF-SITE IMPROVEMENTS WILL BE CONDITIONED BY PUBLIC WORKS INSPECTOR FOR RESTORATION BY CONTRACTOR AND/OR PERMITEE.  
 FULLY SPRINKLERED AS PER NFPA-13D

ANY EXISTING FIXTURE OR CONNECTION TO THE SEWER MAIN LINE MUST BE CAPPED BEFORE BUILDING DEMOLITION ACTIVITIES OCCUR.

PER BMC 9-3-407, 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.

**GENERAL NOTES:**

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR, AS WELL AS THE 2020 BURBANK BUILDING AND SAFETY CODE, AND CGSBC CAL GREEN CODE. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
- ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
- A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA AND SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING (BMC 9-1-1-3302.3).
- WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
- TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE (BMC 9-1-1-3305).
- 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 RA01.3).
- THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2% (CRC RA03.17.3).

**DIVERSION OF CONSTRUCTION & DEMOLITION DEBRIS**

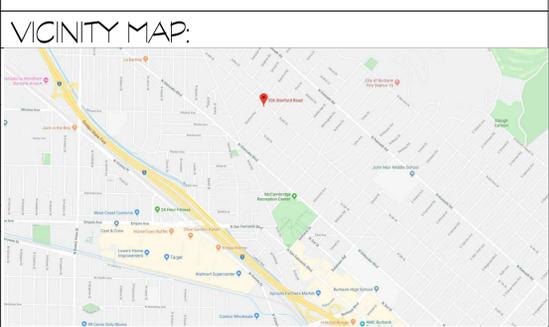
DIVERSION OF CED DEBRIS: A MINIMUM OF 65% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A \$50.35 ADMINISTRATIVE FEE AND A REFUNDABLE DEPOSIT WILL BE COLLECTED AT THE TIME OF PERMIT ISSUANCE. THE DEPOSIT CAN BE REFUNDED IF RECYCLING RECEIPTS ARE SUBMITTED TO BUILDING DIVISION WITHIN 60 DAYS OF PERMIT FINAL (BMC 9-1-10-2012).

**RESIDENTIAL AND COMMERCIAL DEMOLITION.**

THE COMPLETED WMP MUST BE SIGNED BY THE APPLICANT AND SHALL INDICATE ALL OF THE FOLLOWING:

- THE SITE ADDRESS;
- THE NAMES, ADDRESSES, AND PHONE NUMBERS OF THE PROPERTY OWNER AND THE GENERAL CONTRACTOR;
- THE EXISTING SQUARE FOOTAGE, THE PROPOSED SQUARE FOOTAGE, THE PERCENTAGE OF INCREASE IN PROJECT SIZE, OR THE SQUARE FOOTAGE OF THE STRUCTURE TO BE DEMOLISHED;
- THE ESTIMATED VOLUME OR WEIGHT OF CONSTRUCTION AND DEMOLITION DEBRIS, BY MATERIAL TYPE, TO BE GENERATED ON THE PROJECT SITE;
- THE ESTIMATED VOLUME OR WEIGHT OF CONSTRUCTION AND DEMOLITION DEBRIS, BY MATERIAL TYPE, TO BE DIVERTED TO RECYCLING, REUSE OR SALVAGE;
- THE VENDOR OR FACILITY THAT THE APPLICANT PROPOSES TO USE TO COLLECT OR RECEIVE THAT MATERIAL;
- THE ESTIMATED VOLUME OR WEIGHT OF THE CONSTRUCTION AND DEMOLITION MATERIALS THAT WILL BE LANDFILLED;
- CERTIFICATION THAT THE MINIMUM DIVERSION REQUIREMENT WILL BE MET;
- SUCH OTHER DATA AND INFORMATION AS MAY BE REQUIRED BY THE BUILDING DIVISION;
- OTHER INFORMATION APPLICANT BELIEVES IS RELEVANT TO DETERMINING ITS EFFORTS TO COMPLY WITH THIS DIVISION.

# KOCHARYAN RESIDENCE



**PROJECT SUMMARY:**

ADDRESS: 536 STANFORD RD BURBANK, 91504  
 OWNER: ARMINE KOCHARYAN  
 DESCRIPTION: NEW 3,770 S.F. 2-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED 625 S.F. 3-CAR GARAGE.

ZONE: R-1  
 OCCUPANCY: R-3, U  
 CONST. TYPE: V-B  
 LOT SIZE: 11,057 S.F.  
 ALLOWABLE COV: 40% OF 7,500 S.F.: 3,000 S.F.  
 30% OF 3,557 S.F.: 1,067 S.F.  
 TOTAL MAX S.F.: 4,067 S.F.

LEGAL DESCRIPTION: TRACT NO 5073 EX OF STS LOT 18  
 APN #: 2469-025-020

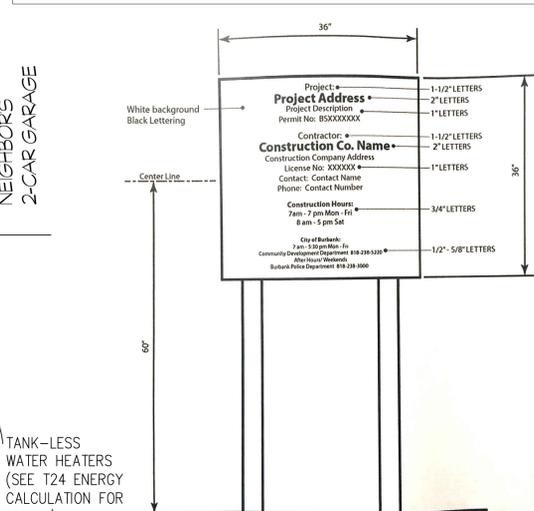
FLOOR AREA CALCULATIONS:  
 40% OF 7,500 S.F.: 3,000 S.F.  
 30% OF 3,557 S.F.: 1,067 S.F.  
 TOTAL MAX S.F. = 4,067 S.F. PROPOSED: 4,065.57 S.F.

AREA CALCULATION:  
 EXISTING RESIDENCE: 988 S.F. (TO BE DEMOLISHED)  
 PROPOSED RESIDENCE: 3,842 S.F.  
 PROPOSED 3-CAR GARAGE: 625 S.F.  
 PROPOSED FRONT PORCH: 92 S.F. (EXEMPT)  
 TOTAL FLOOR AREA: 4,065.57 S.F. (36.77%)

LOT COVERAGE AREAS:  
 PROPOSED RESIDENCE, PORCH AND GARAGE: 2,658 S.F.

TOTAL PROPOSED LOT COVERAGE: 2,658 S.F.  
 LOT COVERAGE RATIO: 2,658/11,057 = 24.04%

BUILDING HEIGHTS:  
 PROPOSED RESIDENCE: 26'-0" FROM GRADE.  
 STORY(S): 2



**STORM WATER MANAGEMENT:**

STORM WATER MANAGEMENT FOR SITES LESS THAN ONE ACRE THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIRES ALL CONSTRUCTION PROJECTS TO PROTECT WATER QUALITY DURING CONSTRUCTION AND REDUCE POLLUTANTS IN STORM WATER RUNOFF THROUGH IMPLEMENTATION AND MAINTENANCE OF BEST MANAGEMENT PRACTICES (BMP).

SCHEDULING (ESC-1) MATERIAL DELIVERY AND STORAGE (WM-1)  
 PRESERVATION OF EXISTING VEGETATION (ESC-2) STOCKPILE MANAGEMENT (WM-3)  
 STABILIZED CONSTRUCTION SITE ENTRANCES/EXIT (ESC-24) SPILL PREVENTION AND CONTROL (WM-4)  
 SILT FENCE (ESC-50) SOLID WASTE MANAGEMENT (WM-5)  
 SAND BAG BARRIER (ESC-52) CONCRETE WASTE MANAGEMENT (WM-8)  
 WATER CONSERVATION PRACTICES (NS-1) SANITARY/SEPTIC WASTE MANAGEMENT (WM-9)  
 Dewatering Operations (NS-2)

THE SUGGESTED IMPLEMENTATION MEASURES LISTED BELOW ARE NOT INTENDED TO BE A COMPLETE LIST OF BMP'S. PROJECT APPLICANTS ARE RESPONSIBLE FOR ADOPTING BMP'S THAT ADDRESS THE SPECIFIC CONDITIONS OF THEIR PROJECT. CONSULT THE CALIFORNIA BEST MANAGEMENT PRACTICE HANDBOOK PUBLISHED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION FOR MORE DETAILED INFORMATION.

**PREVAILING SETBACK CALCULATION**

536 STANFORD - 30.0' (SUBJECT PROP., NOT COUNTED)  
 528 STANFORD - 24.06'  
 524 STANFORD - 23.99'  
 520 STANFORD - 35.75'

4 PROPERTIES - TOTAL 108.22  
 AVERAGE SETBACK = 27.05'

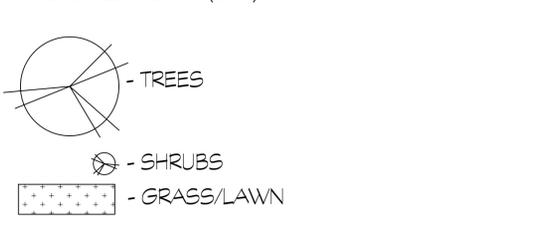
**LANDSCAPING NOTES**

EXISTING LANDSCAPING TO REMAIN  
 NO NEW LANDSCAPING AREAS ADDED

THERE ARE NO STREET/PARKWAY TREES ON THIS LOT.

- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FT. (5% SLOPE). WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10 FT., DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. (CRC RA01.3, CBC 1804.4)
- IMPERVIOUS SURFACES WITHIN 10 FT. OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. (CRC RA01.3 EXCEPTION, CBC 1804.4)

PREVAILING SETBACK AREA: 1,981 S.F.  
 LANDSCAPED AREA: 1,704 S.F. (86.1%)  
 HARDSCAPED AREA: 277 (13.9%)



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

CPC/BWP WATER DIVISION CONDITIONS OF APPROVAL 1. NEW 1/2" METER & SERVICE TO BE INSTALLED IN SAME LOCATION BY THE CITY. 2. CUSTOMER SHUTOFF VALVE WILL BE INSTALLED BY THE CITY AND OWNER WILL ASSUME RESPONSIBILITY. 3. OWNER OR CONTRACTOR SHALL INSTALL A 1/4" (MIN) BUILDING SUPPLY LINE. 4. EXISTING 5/8" x 3/4" METER SERVICE TO BE ABANDONED BY CITY.

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WINDS.  
 2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.  
 3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.  
 4. NON-STORED WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.  
 5. EXCESSIVE OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.  
 6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.  
 7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY.  
 8. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.  
 9. ANY SLOPES WITH DISTURBED SOILS OR DENuded OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.  
 10. SCHEDULE CONSTRUCTION ACTIVITY TO REDUCE AREA AND DURATION OF SOIL EXPOSED TO EROSION BY WIND, RAIN, RUNOFF AND VEHICLE TRACKING

\*STORMWATER DRAINAGE AND RETENTION DURING CONSTRUCTION TO BE MANAGED BY THE USE OF SAND-BAGS

**HERS VERIFICATION REQUIREMENT**

FIRM OR INDIVIDUAL RESPONSIBLE FOR THE VERIFICATION:  
 NAME: \_\_\_\_\_ LICENSE NO.: \_\_\_\_\_

**SHEET INDEX:**

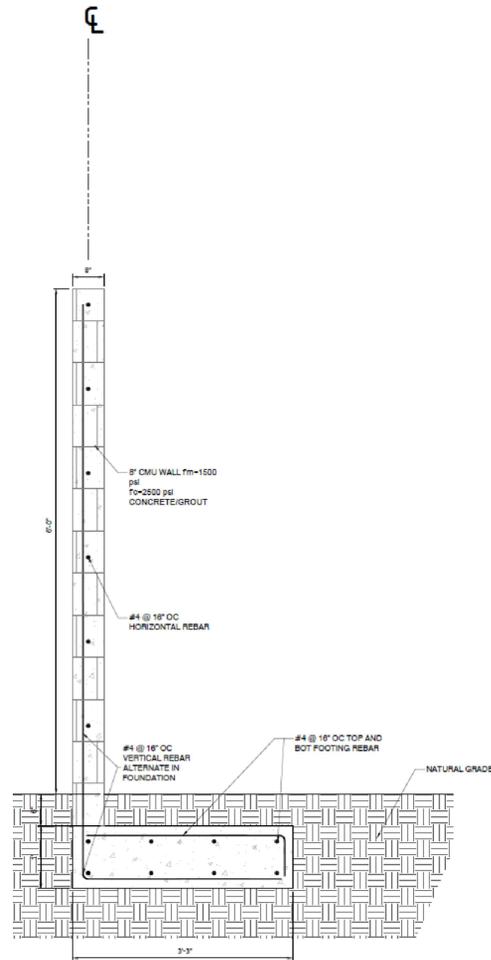
A-1	SITE PLAN, NOTES	TYPE OF CONSTRUCTION: TYPE V-B OCCUPANCY: R-3 STORES: 2 FIRE SPRINKLERS: REQUIRED FOR THE ENTIRE HOUSE NEW HOUSE: 3,842 S.F. NEW 3-CAR GARAGE: 625 S.F. NUMBER OF BEDROOMS: 5 NUMBER OF BATHROOMS: 5 NUMBER OF PARKING SPACES: 3
A-2	1ST FLOOR PLAN	
A-2.1	FLOOR AREA DIAGRAMS	
A-2.2	MODULATION PLANS	
A-3	2ND FLOOR PLAN, WINDOW/DOOR SCHED.	
A-4	ROOF PLAN	
A-5	ELEVATIONS	
A-6	ELEVATIONS	
A-7	SECTIONS	
A-8	ELECTRICAL PLAN, NOTES	
A-9	ELECTRICAL PLAN, NOTES	
D-1	DEMOLITION PLAN	
C-A	CONDITIONS OF APPROVAL	
L-1	LANDSCAPE PLAN	
S-1	STRUCTURAL NOTES	THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
S-2	STRUCTURAL DETAILS	
S-3	STRUCTURAL DETAILS	
S-4	FOUNDATION PLAN	
S-5	FRAMING PLAN	
SSW1	STEEL STRONG-WALL SHEET	
SSW2	STEEL STRONG-WALL SHEET	
T24-A	ENERGY CALCS	
T24-B	ENERGY CALCS	

**SCOPE OF WORK:**

DEMOLISH EXISTING 988 S.F. SINGLE FAMILY DWELLING AND EXISTING GARAGE TO CONSTRUCT A NEW 3,842 S.F. TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 3-CAR GARAGE (625 S.F.) PROJECT ALSO INCLUDES A 95 S.F. FRONT PORCH.

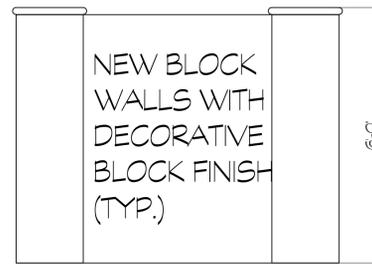
SETBACK CERTIFICATION REQUIREMENT: A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACK OF ALL NEW CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION. (BMC 9-1-1-109.3.1)

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



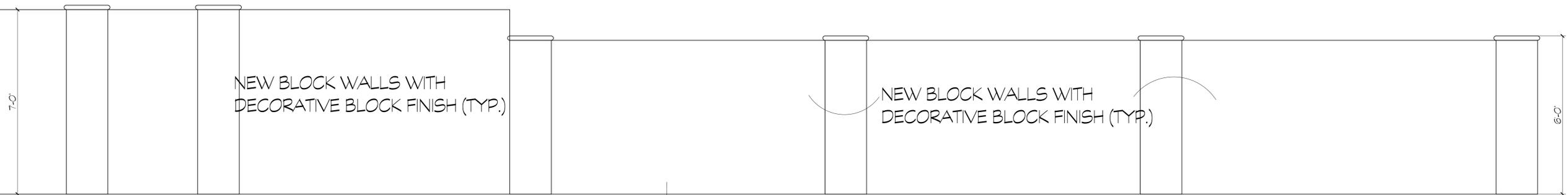
**BLOCK WALL SECTION**

SCALE: 1" = 1'-0"



**NORTH ELEVATION**

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



**EAST ELEVATION**

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

PER SECTION 10-1-603(H)(1)(M), "ALL WALLS IN THE FRONT YARD SETBACK OR STREET FACING SIDE YARD MUST BE FINISHED WITH PLASTER, STUCCO, OR BRICK OR OTHER SIMILAR MATERIALS. MATERIALS MUST BE CONSISTENT FOR ALL WALLS."