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GHANIM STRUCTURAL ENGINEERING
1594 CASITAS AVE.
PASADENA, CA 91103
(323) 494-3208

CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

APPROVED

Greg Mirza-Avakyan

by: GREG MIRZA-AVAKYAN, ASSOCIATE PLANNER

Project No. 20-0006835 Date: 01.06.2022

922 Clark Ave.
Burbank, CA 91506

DEVELOPMENT REVIEW

2nd Resubmittal

October 5, 2021

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architecture, LLP

15233 Ventura Blvd., Suite 1220, Sherman Oaks, CA 91403
tel: (818) 385-1770

**INDEX, PROJECT INFORMATION,
SYMBOLS AND ABBREVIATIONS**

922 W. Clark
922 West Clark Avenue
Burbank, CA 91506

NO.	DATE	ISSUE OR REVISION
01	12/16/20	DEVELOPMENT REVIEW
02	08/12/21	D.R. RESUBMITTAL
03	10/05/21	D.R. 2ND RESUBMITTAL

SCALE: _____ NTS

PROJECT: _____ 2014

DATE: _____ 10/5/2021

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VIEW FROM CLARK LOOKING SOUTHWEST



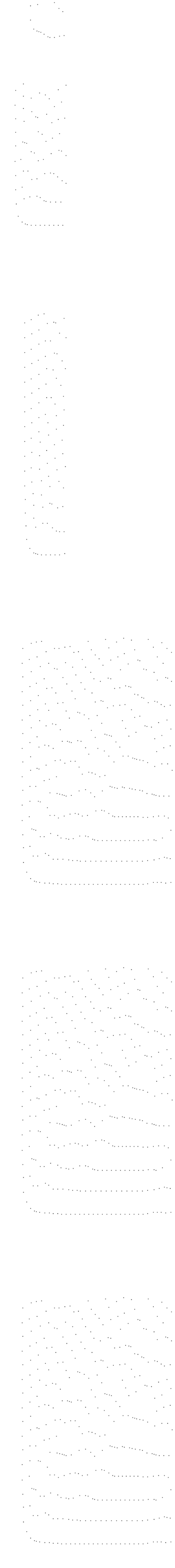
OVERHEAD VIEWS



VIEW FROM ALLEY LOOKING NORTHWEST



VIEW FROM CLARK LOOKING SOUTHEAST



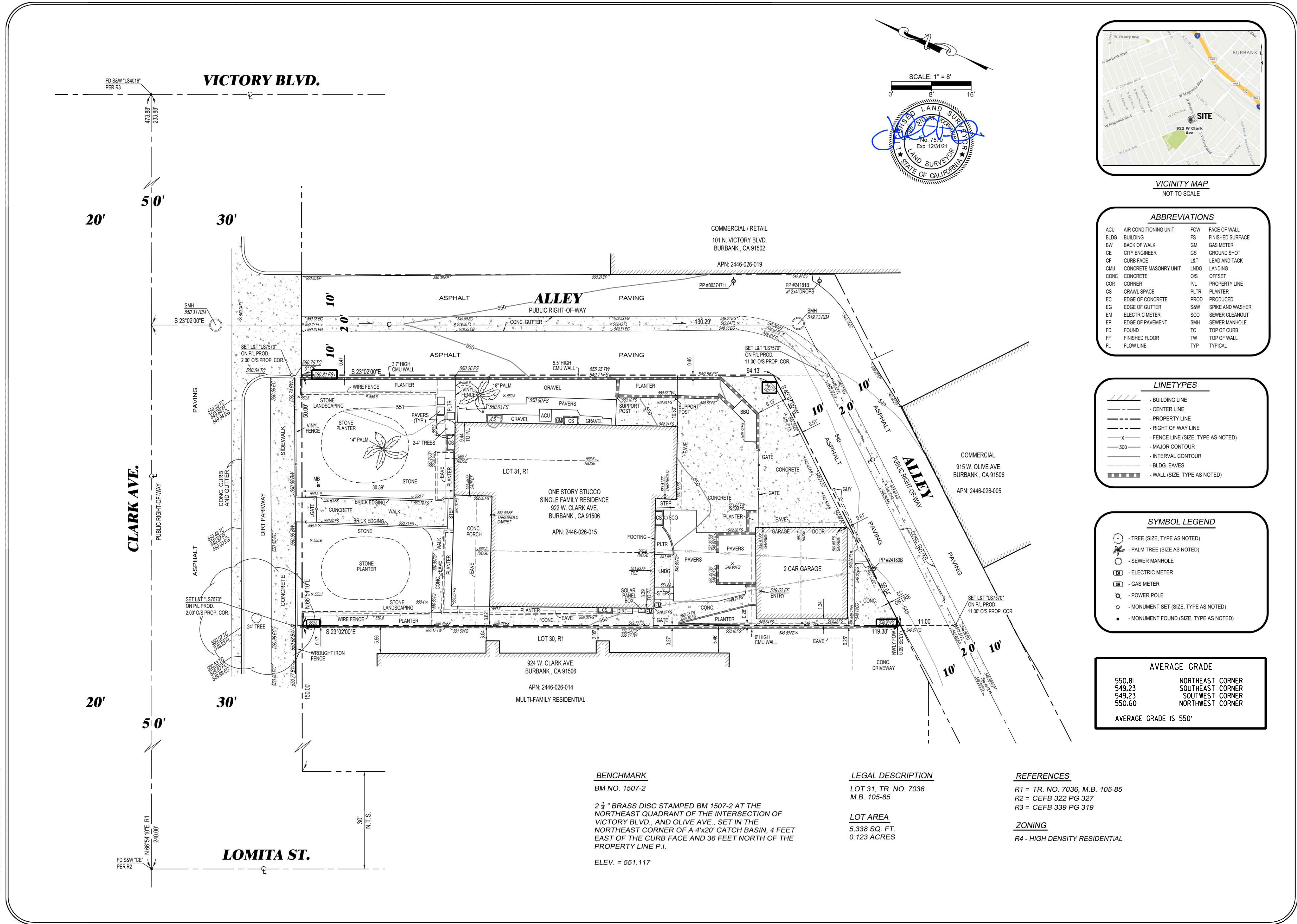
DEVELOPMENT REVIEW -
PROPOSED PROJECT

922 W. Clark
922 West Clark Avenue
Burbank, CA 91506

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SCALE: 1"=10'-0"
PROJECT: 2014
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REVISIONS:

DATE	BY	DESCRIPTION

Client:

MR. ALISHER YUNUSOV
EMPIRE DEVELOPMENT PARTNERS, LLC
8869 WHITE OAK AVE.
NORTHBRIDGE, CA 91325
Phone: 818-638-9500

ARCHITECTURAL SURVEY

922 W. CLARK AVE
BURBANK, CA 91506
DATE: 8/28/20
JOB NO. 2008Q

VOORHEIS & VOORHEIS, INC.

PROFESSIONAL LAND SURVEYORS SINCE 1974
17049 Sunburst Street, Northridge, CA 91325
Phone: (818) 993-5611
mail@SurveyLA.com

SHEET

1

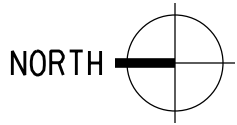
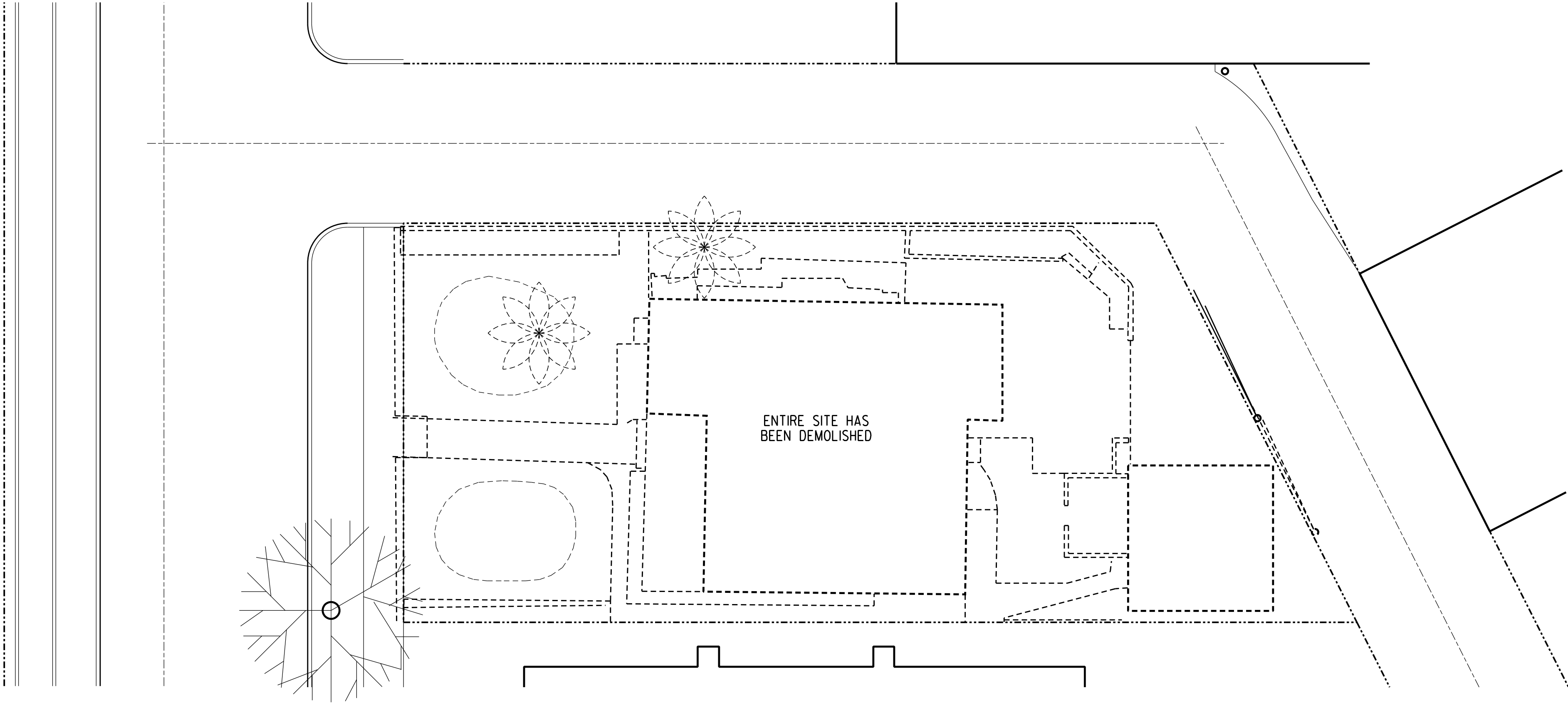
OF

1

SITE SURVEY
EXISTING CONDITIONS

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SCALE:1"=10'-0"

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SITE PLAN
DEMOLITION

922 W. Clark

922 West Clark Avenue

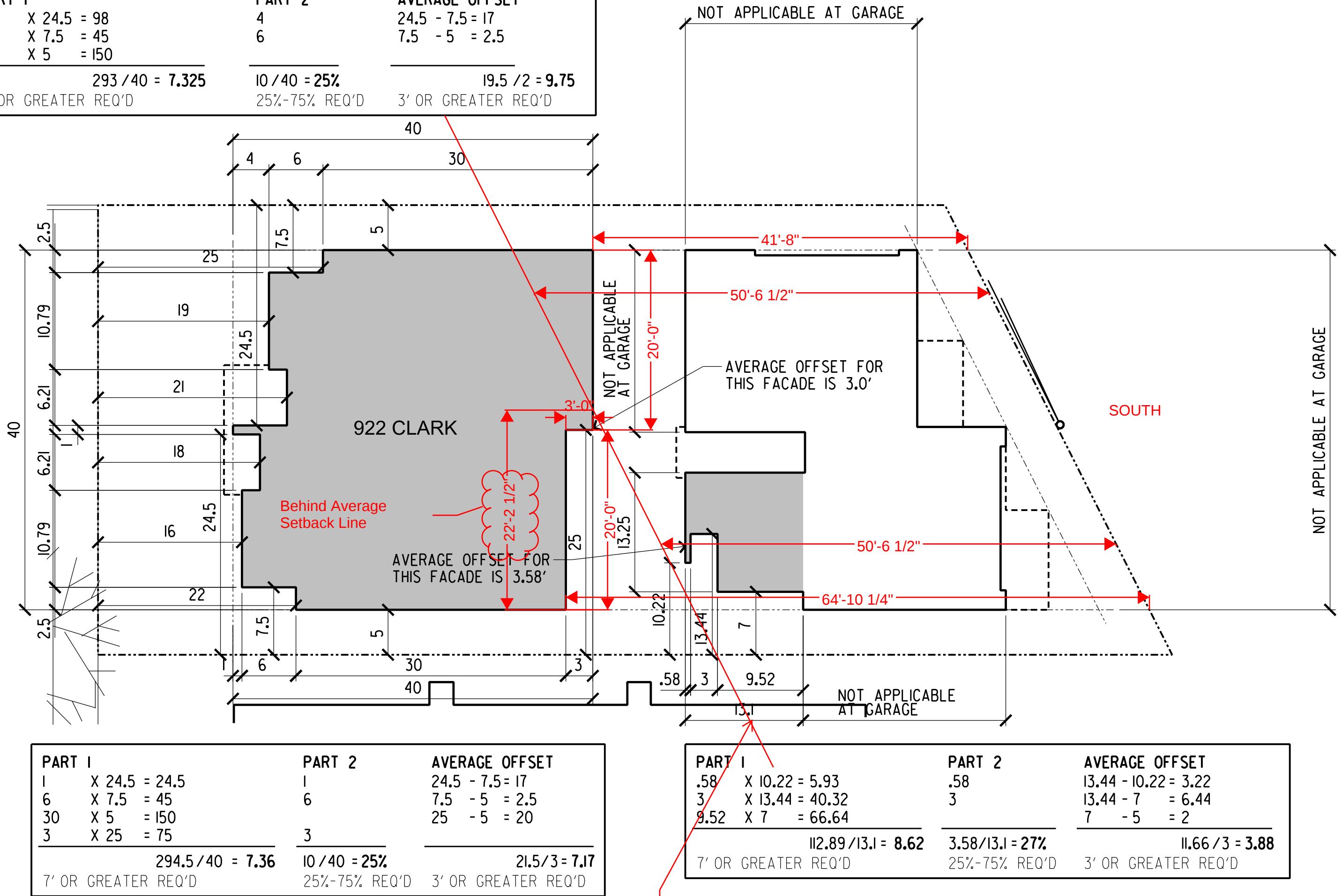
Burbank, CA 91506

NORTH

PART 1	PART 2	AVERAGE OFFSET
2.5 X 25 = 62.5	2.5	25 - 19 = 6
10.79 X 19 = 205.01	10.79	21 - 19 = 2
6.21 X 21 = 130.41	6.21	21 - 15 = 6
1 X 15 = 15		18 - 15 = 3
6.21 X 18 = 111.78		18 - 16 = 2
10.29 X 16 = 164.64		22 - 16 = 6
2.5 X 22 = 55	2.5	
744.34 / 40 = 18.61	22 / 40 = 55%	25 / 6 = 4.17
17' OR GREATER REQ'D	25%-75% REQ'D	3' OR GREATER REQ'D

EAST

PART 1	PART 2	AVERAGE OFFSET
4 X 24.5 = 98	4	24.5 - 7.5 = 17
6 X 7.5 = 45	6	7.5 - 5 = 2.5
30 X 5 = 150		
293 / 40 = 7.325	10 / 40 = 25%	19.5 / 2 = 9.75
7' OR GREATER REQ'D	25%-75% REQ'D	3' OR GREATER REQ'D



WEST

PART 1	PART 2	AVERAGE OFFSET
1 X 24.5 = 24.5	1	24.5 - 7.5 = 17
6 X 7.5 = 45	6	7.5 - 5 = 2.5
30 X 5 = 150		25 - 5 = 20
3 X 25 = 75	3	
294.5 / 40 = 7.36	10 / 40 = 25%	21.5 / 3 = 7.17
7' OR GREATER REQ'D	25%-75% REQ'D	3' OR GREATER REQ'D

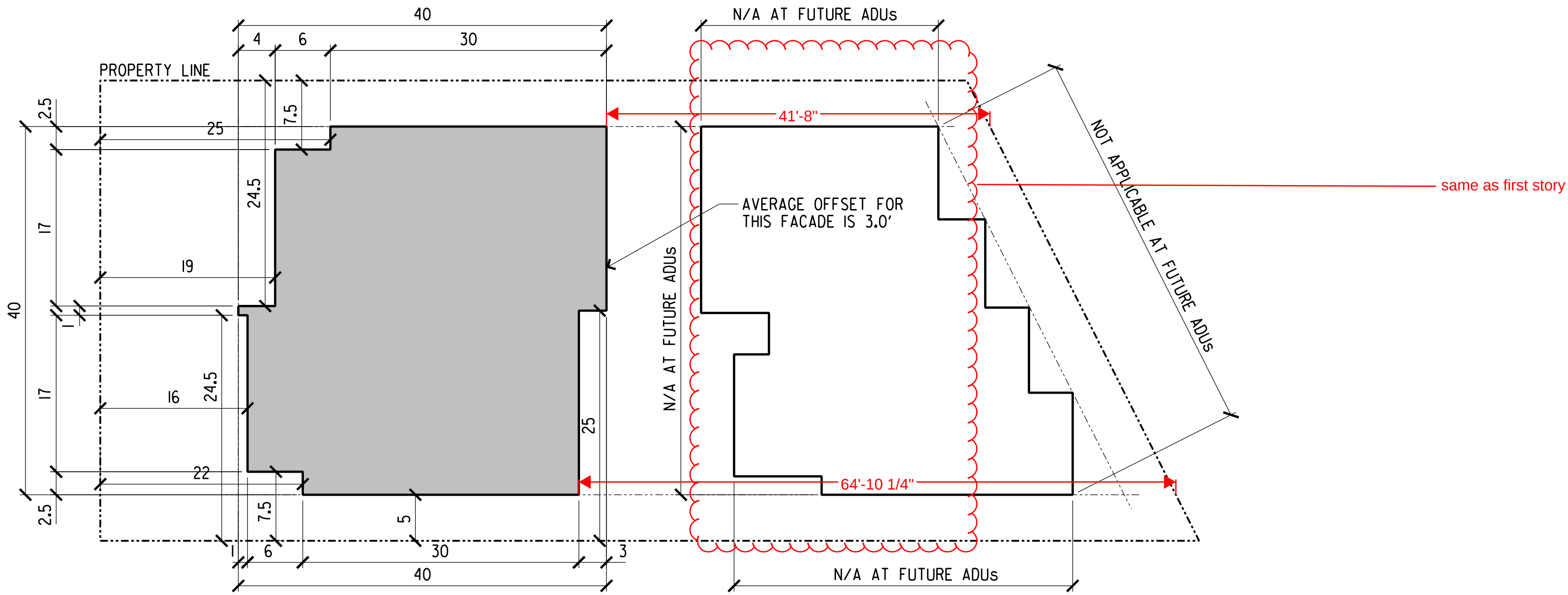
PART 1	PART 2	AVERAGE OFFSET
.58 X 10.22 = 5.93	.58	13.44 - 10.22 = 3.22
3 X 13.44 = 40.32	3	13.44 - 7 = 6.44
9.52 X 7 = 66.64		7 - 5 = 2
112.89 / 13.1 = 8.62	3.58 / 13.1 = 27%	11.66 / 3 = 3.88
7' OR GREATER REQ'D	25%-75% REQ'D	3' OR GREATER REQ'D

Average Rear Setback Provided

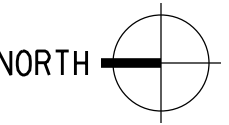
D3 SCALE: 1"=10'-0" PLANE BREAKS AND AVERAGE SETBACKS - GROUND FLOOR

PART 1	PART 2	AVERAGE OFFSET
2.5 X 25 = 62.5	2.5	25 - 19 = 6
17 X 19 = 323	17	19 - 15 = 4
1 X 15 = 15		16 - 15 = 1
17 X 16 = 272		22 - 16 = 6
2.5 X 22 = 55	2.5	
727.5 / 40 = 18.19	22 / 40 = 55%	17 / 4 = 4.25
17' OR GREATER REQ'D	25%-75% REQ'D	3' OR GREATER REQ'D

PART 1	PART 2	AVERAGE OFFSET
4 X 24.5 = 98	4.5	24.5 - 7.5 = 17
6 X 7.5 = 45	5.5	7.5 - 5 = 2.5
30 X 5 = 150		
301.5 / 40 = 7.35	10 / 40 = 25%	19.5 / 2 = 9.75
7' OR GREATER REQ'D	25%-75% REQ'D	3' OR GREATER REQ'D



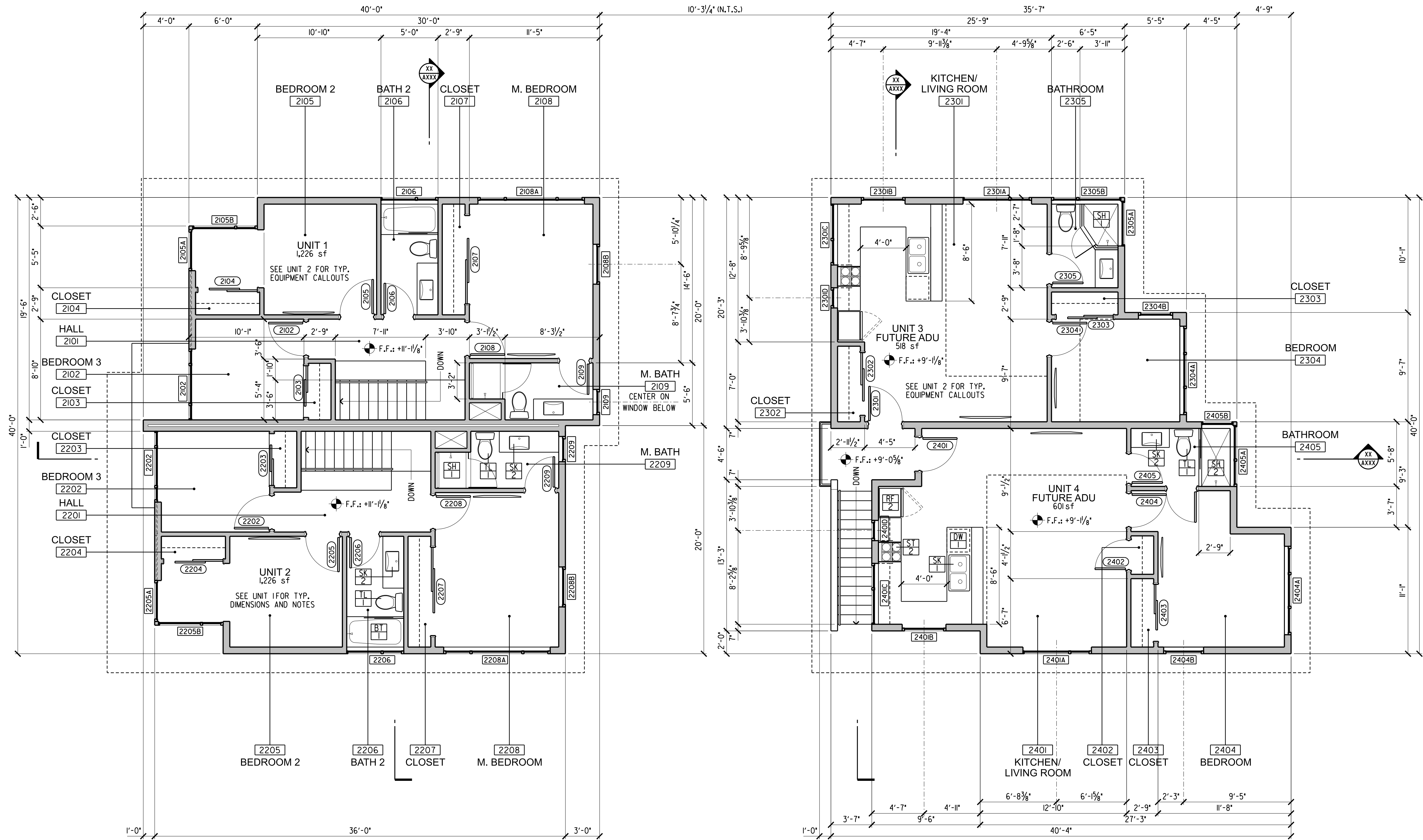
PART 1	PART 2	AVERAGE OFFSET
1 X 24.5 = 24.5	1	24.5 - 7.5 = 17
6 X 7.5 = 45	6	7.5 - 5 = 2.5
30 X 5 = 150		25 - 5 = 20
3 X 25 = 75	3	
294.5 / 40 = 7.36	10 / 40 = 25%	39.5 / 3 = 13.17
7' OR GREATER REQ'D	25%-75% REQ'D	3' OR GREATER REQ'D



D1 SCALE: 1"=10'-0" PLANE BREAKS AND AVERAGE SETBACKS - SECOND FLOOR

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SCALE:	1"=10'-0"
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DATE:	10/5/2021



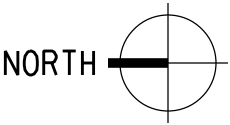
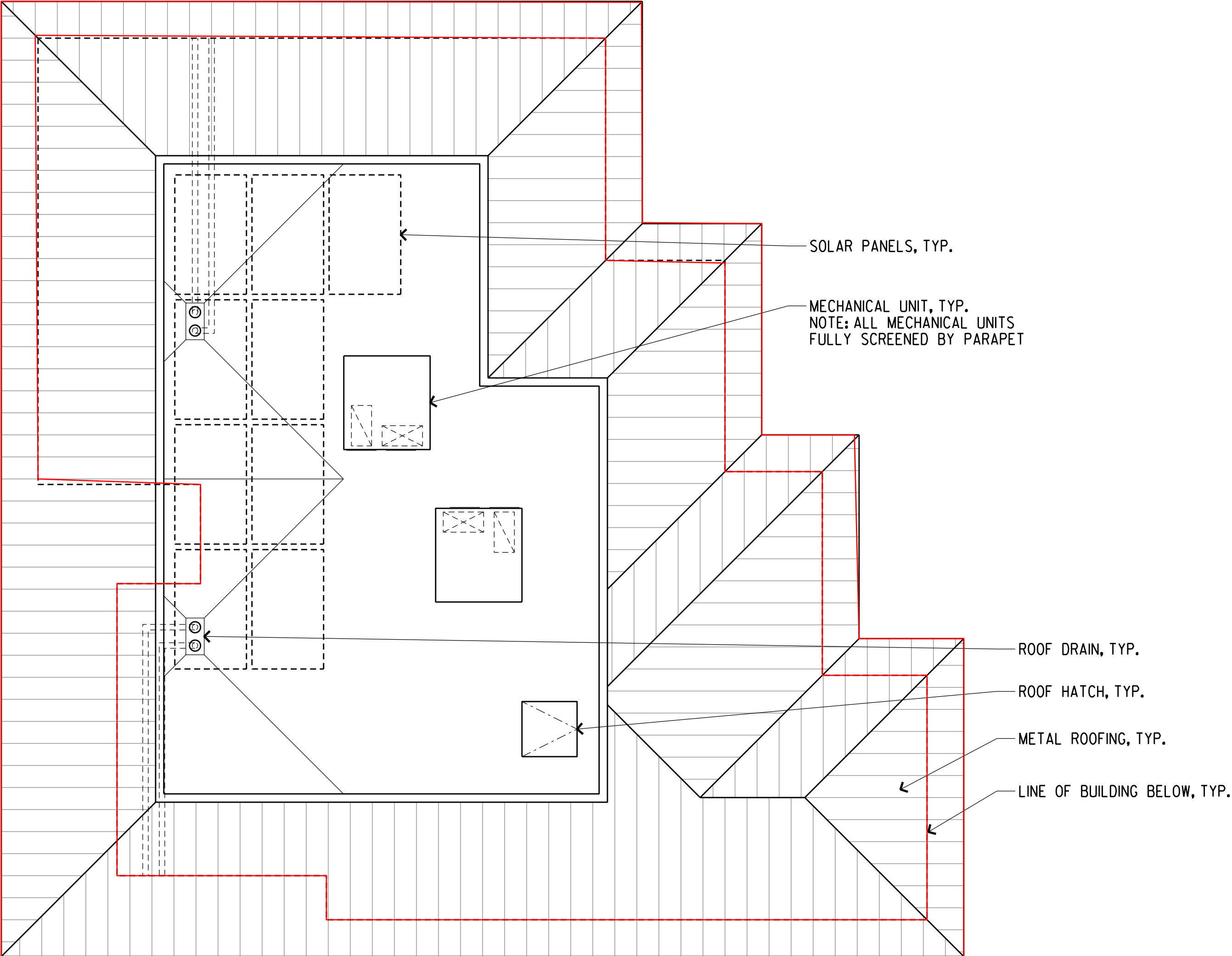
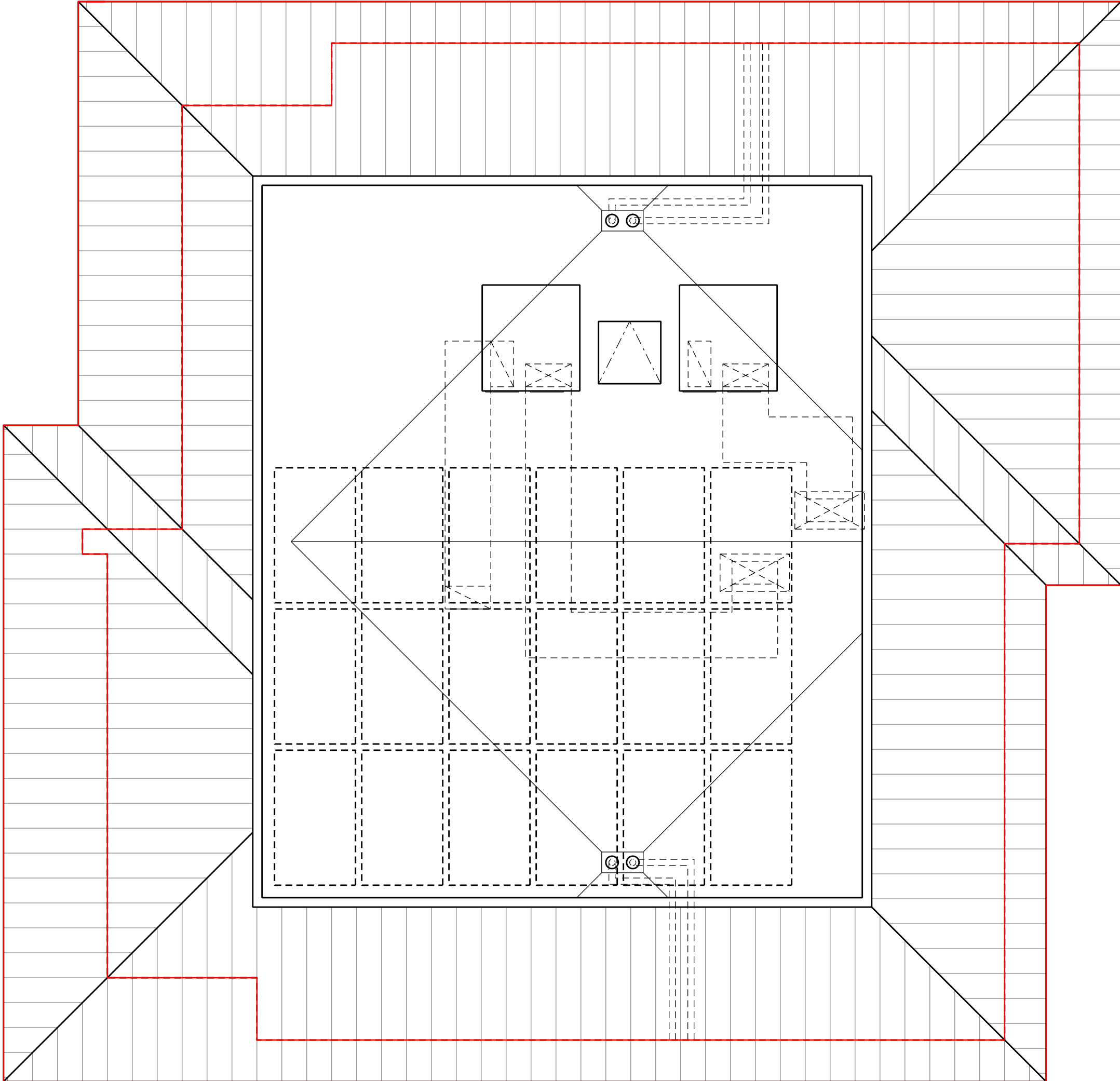
NORTH 

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

PROJECT: 2014

DATE: 10/5/2021

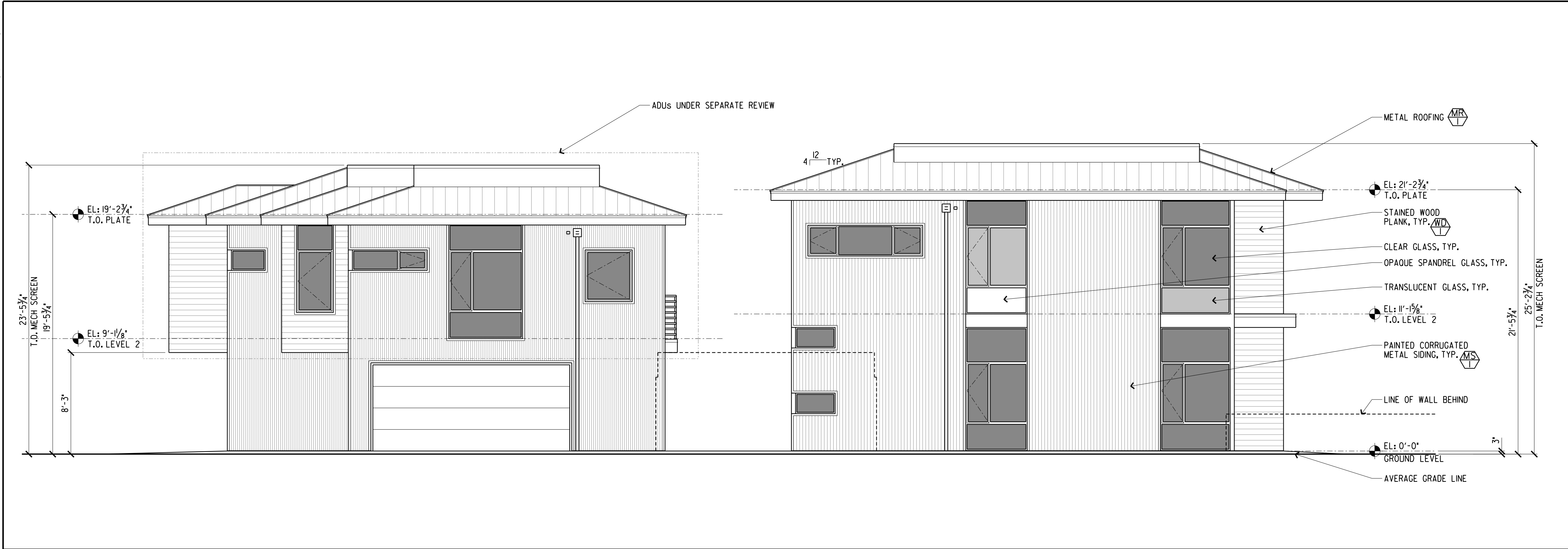


ROOF PLAN

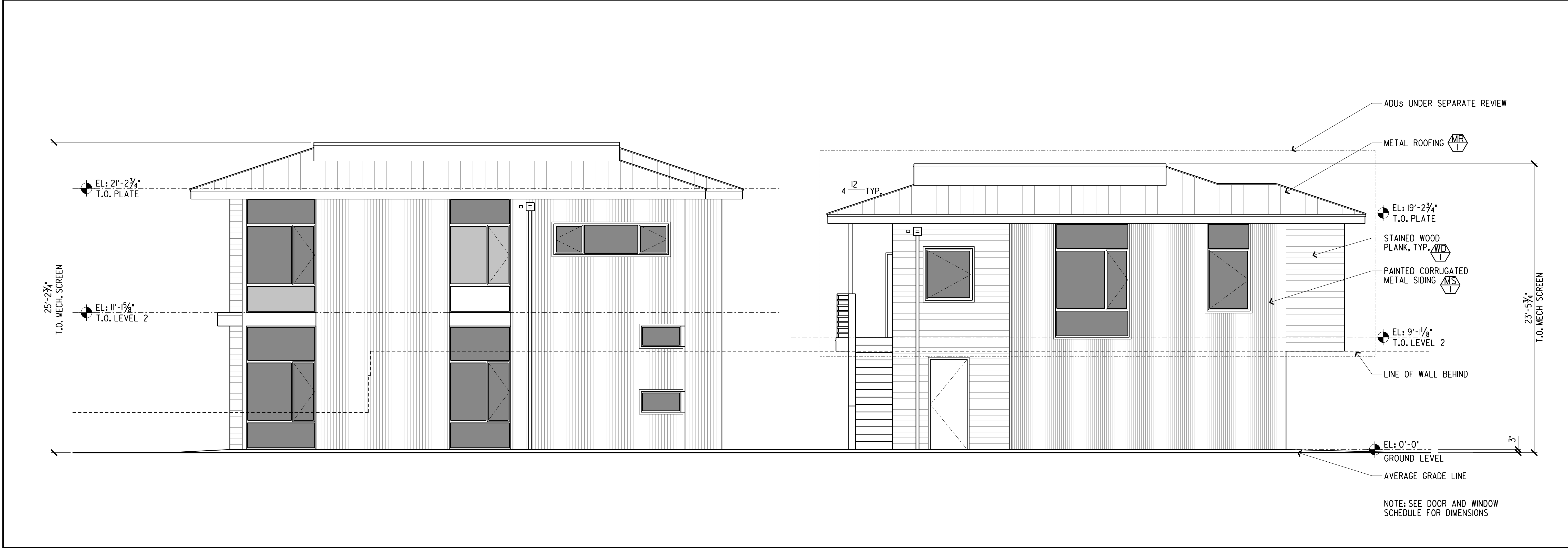
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SCALE: 1/4"=1'-0"
PROJECT: 2014
DATE: 10/5/2021



D3 SCALE: 1/4"=1'-0" EAST ELEVATION



D1 SCALE: 1/4"=1'-0" WEST ELEVATION

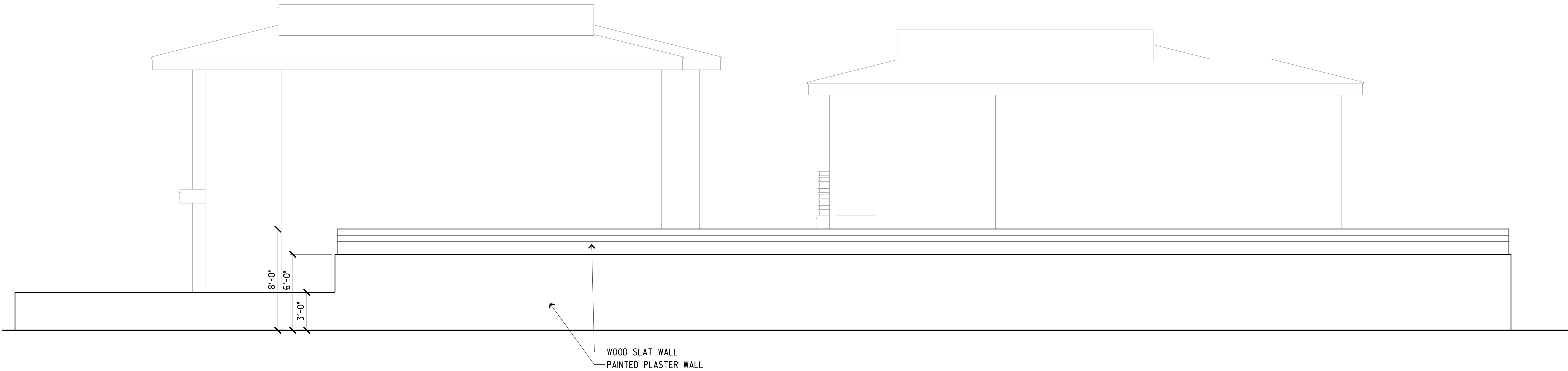
EXTERIOR ELEVATIONS

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922 West Clark Avenue
Burbank, CA 91506

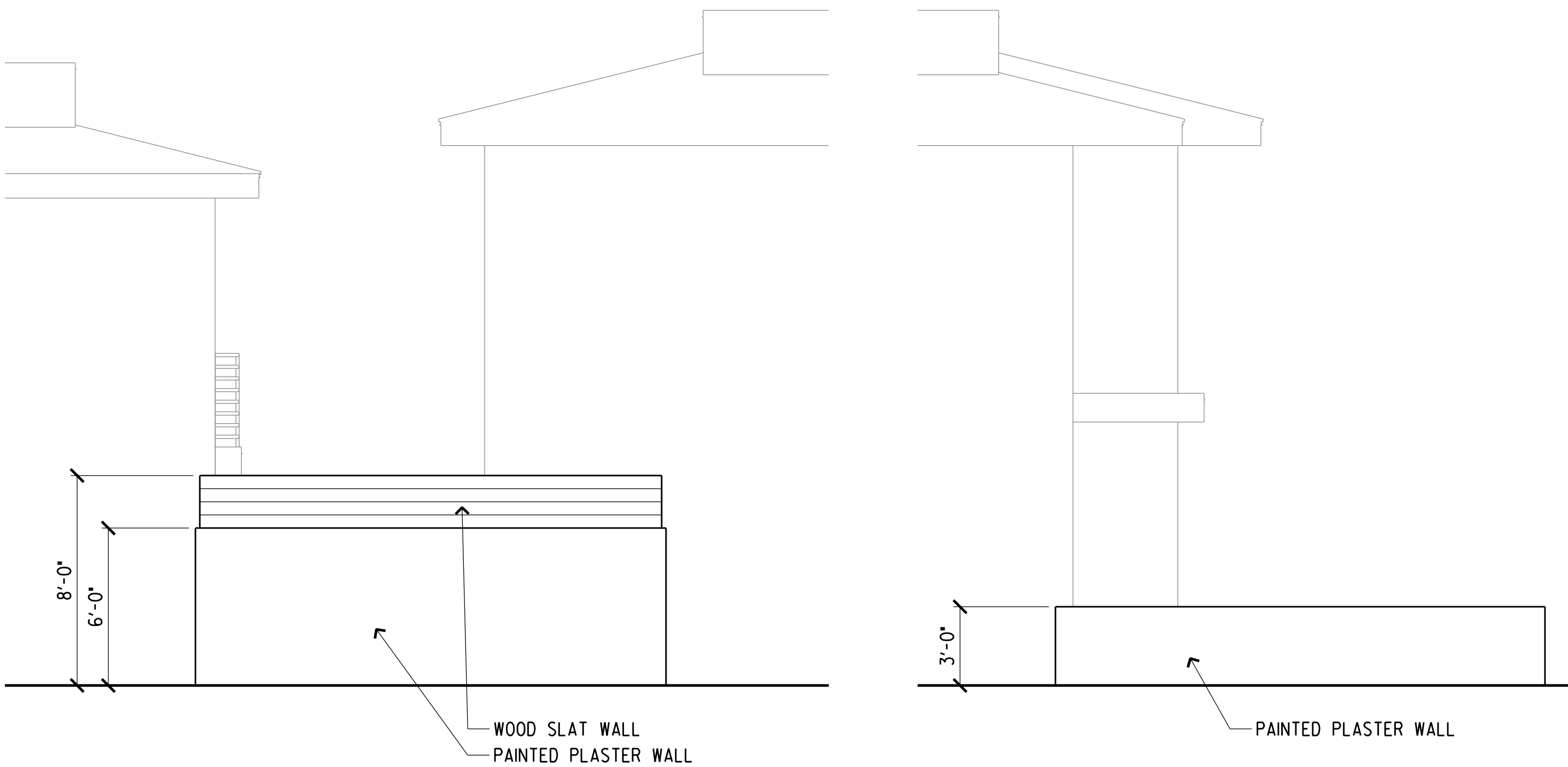
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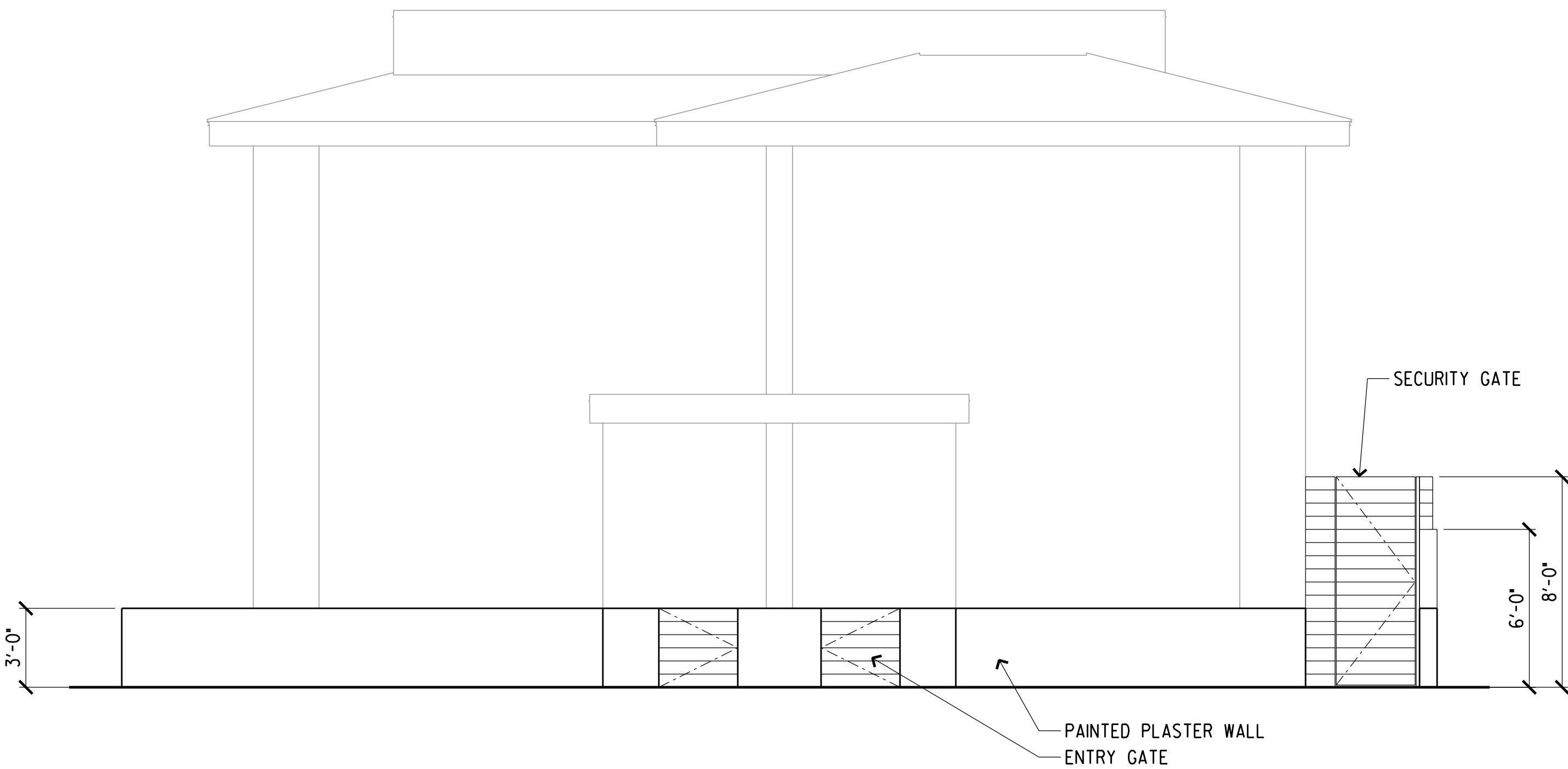
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D3 SCALE: 1/4"=1'-0" WEST FENCE ELEVATION



D1 SCALE: 1/4"=1'-0" EAST FENCE ELEVATION



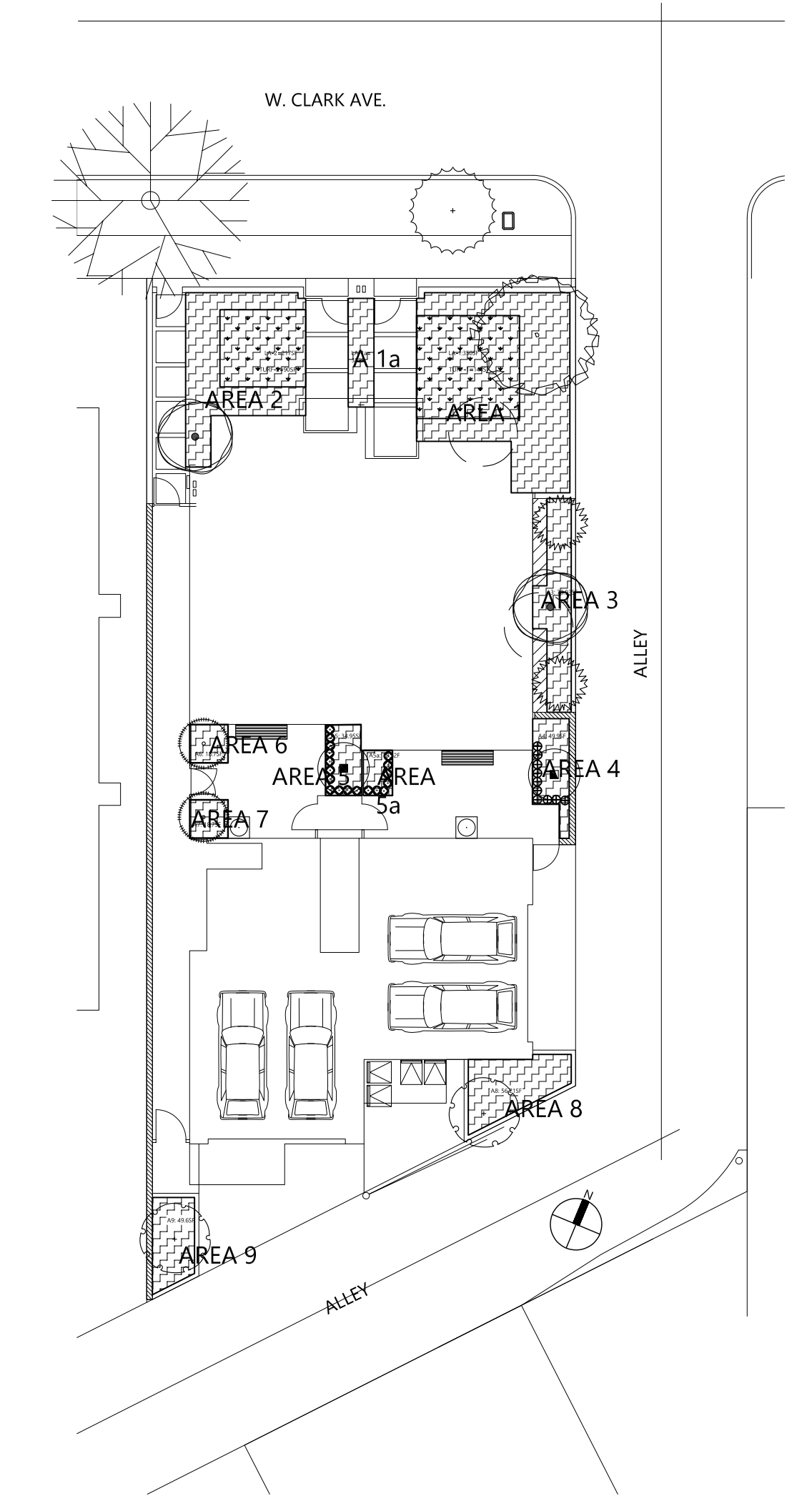
B1 SCALE: 1/4"=1'-0" NORTH FENCE ELEVATION

FENCE ELEVATIONS

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Burbank, CA 91506

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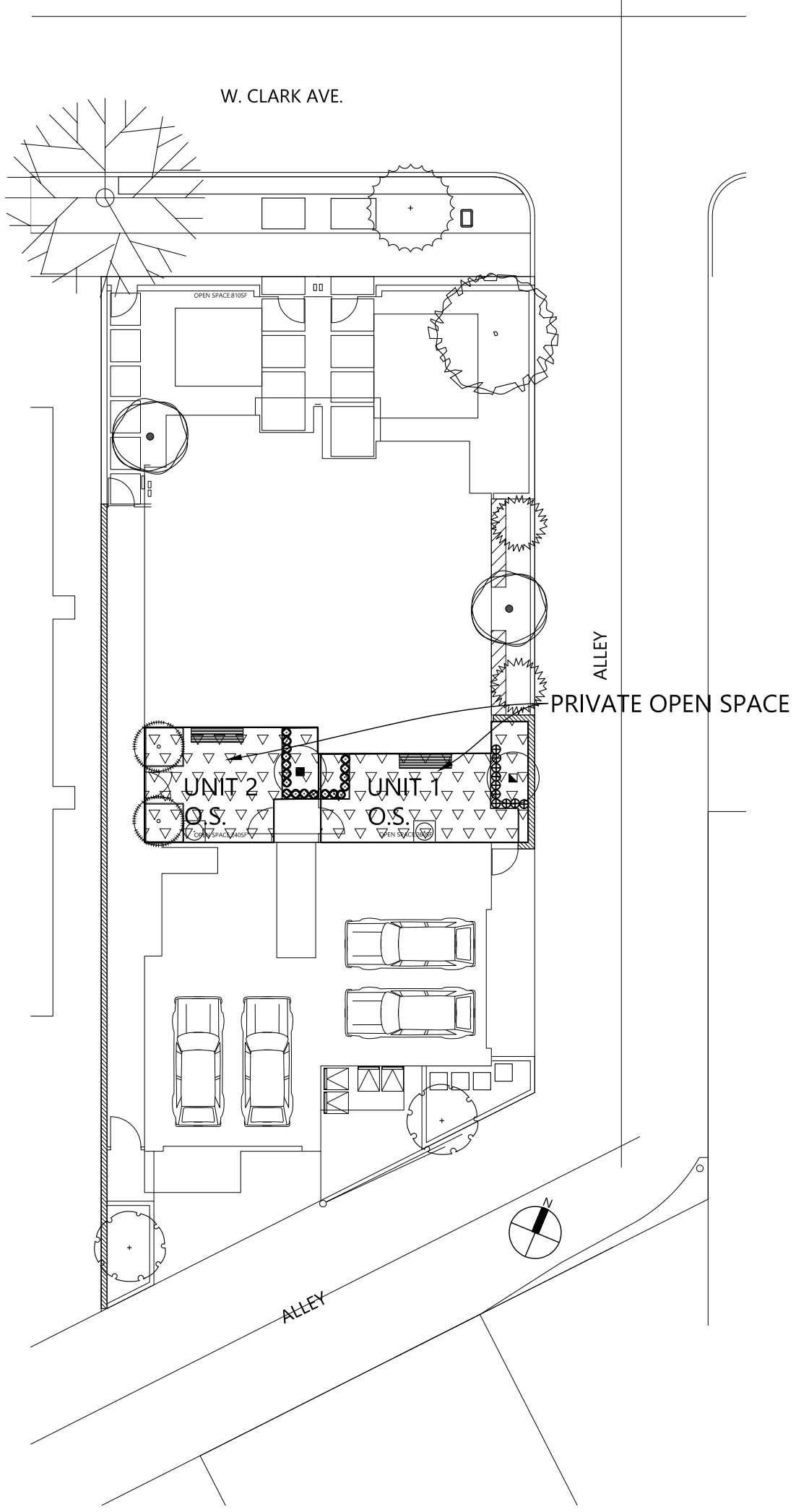


LANDSCAPE PERCENTAGES ANALYSIS

LANDSCAPE CALCULATIONS					
LANDSCAPE AREA	LOT AREA	REQ'D SF	PROP'D SF	TURF ALLOWANCE 35% (SF)	TURF PROPOSED (SF)
TOTAL	5,338SF	800.7	930	<325	134
AREA 1			350		
AREA 1a			38		
AREA 2			217		
AREA 3			78.93		
AREA 4			49.9		
AREA 5			34.95		
AREA 5a			18.12		
AREA 6			18.75		
AREA 7			18.75		
AREA 8			56.21		
AREA 9			49.6		
subtotal			930.21		

SHRUBS PER SQUARE FOOT OF LANDSCAPE SPACE:

Requirement: Shrubs to cover 50% of Landscape area. 1 SHRUB PER 10SF
LANDSCAPE AREA =930/2=465SF.
465/10=46 REQUIRED
62 SHRUBS ARE PROPOSED.



OPEN SPACE CALCULATIONS

OPEN SPACE CALCULATIONS					
OPEN SPACE TYPE	LOT AREA	REQ'D SF	PROP'D SF	LANDSCAPE REQ'D 15% (SF)	LANDSCAPE PROPOSED (SF)
PRIVATE UNIT 1		200	260	39	68
PRIVATE: UNIT 2		200	240	36	72

PER SECTION 10-1-628 (K.12c)

TREES:

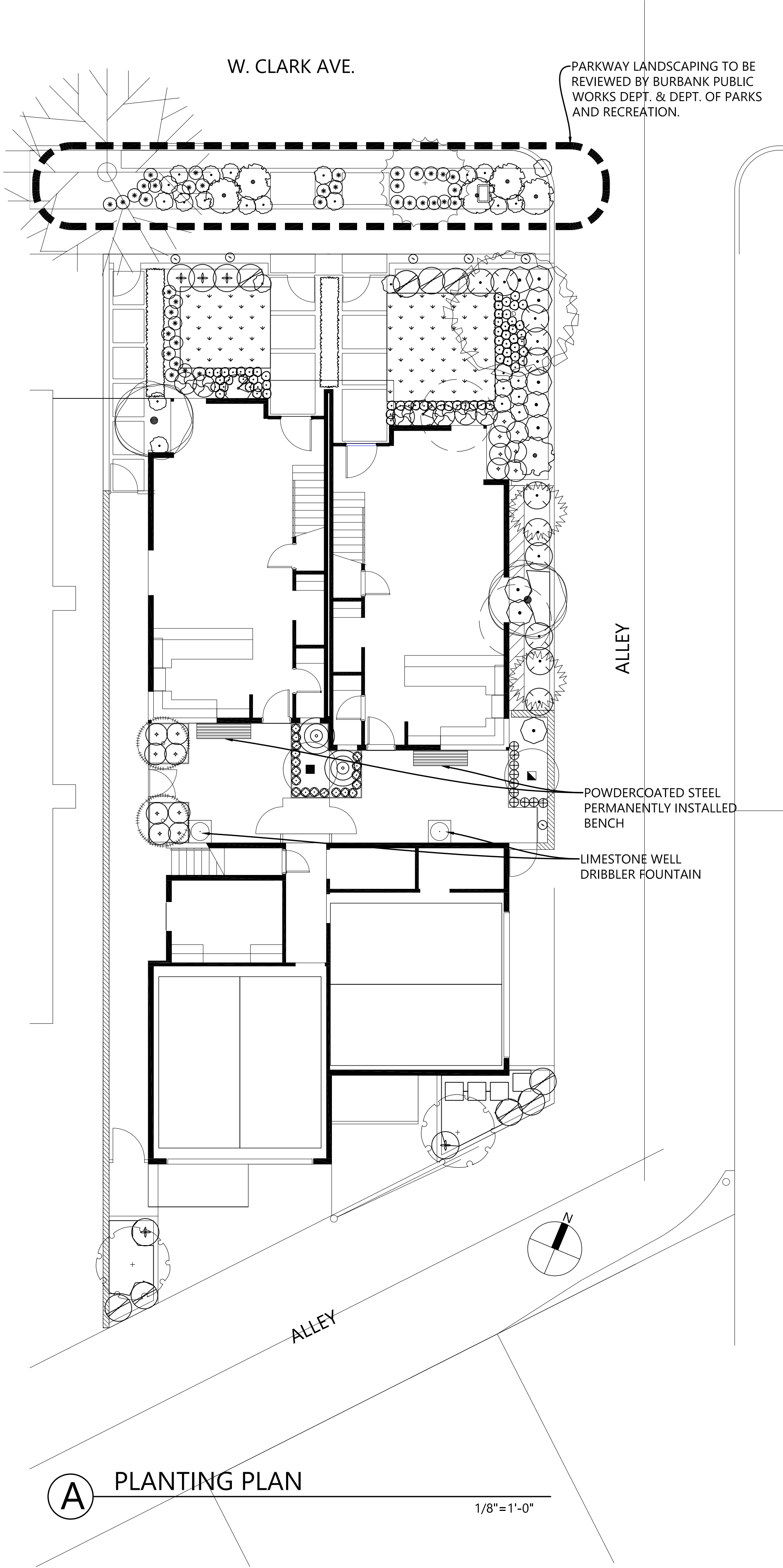
- REPLACE E. TREES REMOVED:
REMOVED 2 WASHINGTONIA ROBUSTA
REPLACE WITH 2 TRACHYCARPUS FORTUNEI
- FRONT YARD: 1 PLATANUS RACEMOSA (48")
- EAST SIDE YARD: 1 LYONOTHAMNUS FLORIBUNDUS, ICITRUS EUREKA LEMON.
- BACK YARD: 2 CHITALPA TASHKATENSIS
- WEST SIDE YARD: 2 PODOCARPUS GRACILIOR, 1 LYONOTHAMNUS FLORIBUNDUS
- PARKWAY: 1 LAGERSTROEMIA INDICA

SOIL DEPTHS:

All planting to be in natural soil.
No over structure planting.
Co-ordinate foundation placement with planting areas.

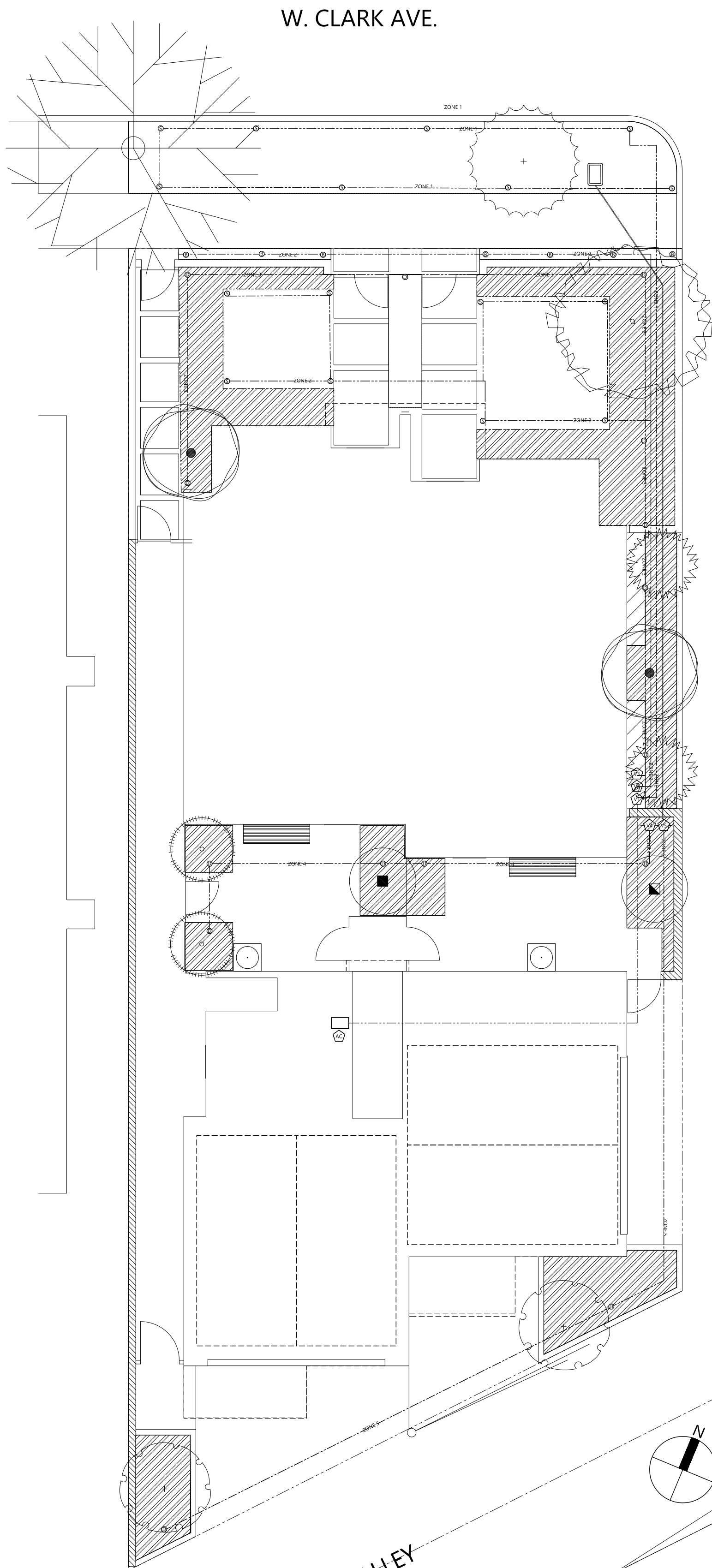
PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	"	PLANT SIZE	SPACING	WUCOLS
TREES							ZONE 3
	Washingtonia robusta	Mexican Fan Palm					
	Platanus racemosa	California Sycamore	48" box	1	30"-80"H x 20"-50" W	-	M
	Lagerstroemia indica "Sioux"	Sioux Crape Myrtle	15 gal	1	20"-35"H x 15" W	-	M
	Chitalpa tashkatensis	Chitalpa	24" box	2	25"H x 20" W	-	L
	Trachycarpus fortunei	Windmill Palm	24" box	2	30"H x <10" W	-	M
	Melaleuca quinquenervia	Cajeput Tree, Paperbark	24" box	2	25"-40"H x 15"-25" W	-	L
	Podocarpus gracilior	Fern Pine	24" box	2	20"-60"H x 10"-20" W		M
	Citrus 'Eureka'	Eureka Lemon	24" box	1	20"H x 12" W		M
	Citrus 'Valencia'	Valencia Orange	24" box	1	12"-20"H x 12" W	-	M
SHRUBS, AGAVES, ALOES, AND GRASSES							ZONE 3
	Olea europaea 'Little Ollie'	Little Ollie Olive	15 gal	13	12"H X 5"W	2' o.c.	L
	Salvia clevelandii 'Winnifred Gilman'	Winnifred Gilman Cleveland Sage	1 gal	9	4'-5"H x 3'-5" W	3' o.c.	L
	Camellia sasanqua 'yuletide'	Yuletide Camellia	5	2	5-6'H x 5-6" W	na	M
	Heteromeles arbutifolia	Toyon	15 gal	2	10'-15"H x 8'-12" W	-	L
	Myrsine africana	African Box	5 gal	11	2'-3'H x 2'-3" W	2'-6" o.c.	L
	Cordyline australis variegata	Variegated Australian Cabbage tree	15 gal	2	2'-3'H x 3'-4" W	3' o.c.	L
	Galvezia speciosa	Island Bush Snapdragon	1 gal	11	3'-5"H x 3'-5" W	3' o.c.	L
	Spheralcea ambigua	Desert Mallow	1 gal	5	2'-3'H x 2'-3" W	2' o.c.	L
	Russelia equisetiformis	Coral Fountains	1 gal	6	2-4'H x 3-5" W	2'-6" o.c.	M
	Symphoricarpus mollis	SoCal Creeping Snowberry	1 gal	14	1'-2'H x 3'-5" W		L
Shrub total:				62			
GROUNDCOVERS AND VINES							ZONE 3
	Senecio mandraliscae	Kleinia	1 gal	86 sf	1'-2'H x 2'-3" W	2' o.c.	L
	Carex divulsa	Berkeley Sedge	0'-4"	100	15"H x 15" w	-	M
	Epilobium 'Everett's Choice'	CA Fuschia 'Everett's Choice'	1 gal	30	11"H x 1'-3" W	18" o.c.	L
	Ficus repens	Creeping Fig	1 gal	6	20"-30" x spreading		M
	Achillea millefolium 'Moonshine'	'Moonshine' Yarrow	4"	40	12"-18" H x18"-24W	18" o.c.	L
	Salvia mellifera 'Terra Seca'	Terra Seca Sage	1 gal.	5	1'-2'H x 4'-6" W	4'-0"	L
ANNUALS AND HERBS							ZONE 3
	PART SHADE HERBS	PARSLEY, CILANTRO, TARRAGON, WILD STRAWBERRY,	4"	12	VARIES	12"	M
	SUN HERBS	THYME, SAGE, OREGANO, MARJORAM	4"	20	VARIES	12"	M-L
TURF							ZONE 3
	Bouteloua dactyloides 'UC Verde'	UC Verde Buffalo Grass	1.5" plug	134	6" high	12"	NA
TOTAL PLANTING AREA							
Total Planting Area				930 sf			



A PLANTING PLAN

1/8"=1'-0"



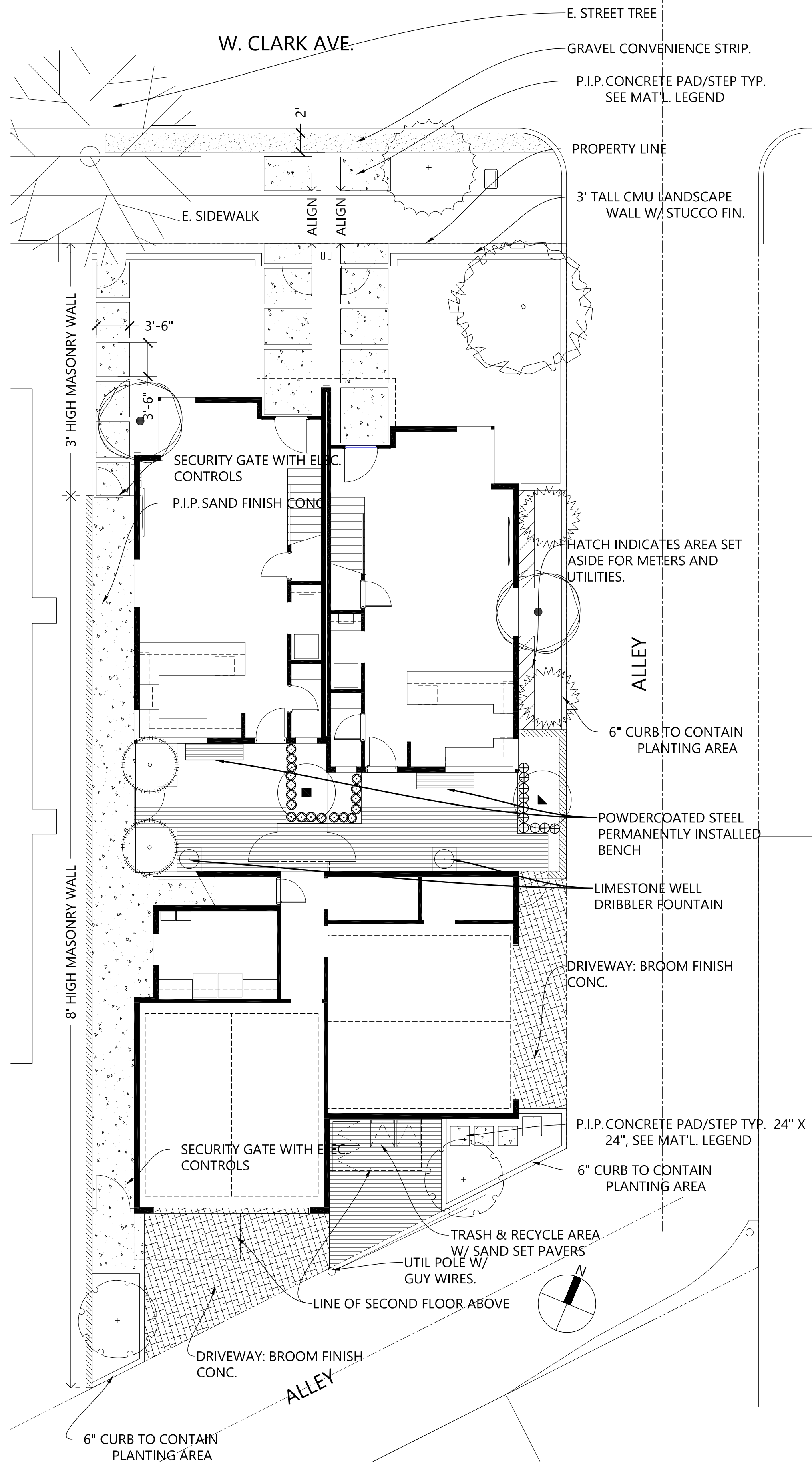
B IRRIGATION PLAN
1/8"=1'-0"

MATERIAL LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION
MATERIALS		
	CONCRETE PAVERS, SAND SET	Artistic Pavers, Planklock, color: sand, 8"x24" Staggered installation.
	SAND WASHED CONCRETE	Acid-retarded portland cement concrete. Grey. No integral color.
	3" DECORATIVE GRAVEL MULCH	3/4" dia. decorative gravel. Installed over weed barrier. Color TBD
	BROOM FINISH CONCRETE	Portland cement concrete, Grey, broom finish.

IRRIGATION COMPONENTS			
SYMBOL	ITEM	SPECIFICATION	AMOUNT
	AUTOMATIC CONTROLLER	WEATHERMATIC SMARTLINE SL800 (8ZONE) W/ WIRED SL1 WEATHER STATION--SMART WATER & LEED CERTIFIED	1
	ELECTRONIC VALVE	CHAMPION ELECTRONIC BRASS VALVE CL466-075-C	5
	SPRINKLER BODY AND HEAD	HUNTER MP ROTATER PRS40 BODY AND SERIES 1000 HEADS	16
	SHRUB BUBBLER	ORBIT MUSHROOM BUBBLER--ADJUSTABLE	5
	DRIP RISER	3/4 " MALE PIPE THREAD TO CONNECT IN NETAFIM FITTING	15
	PVC PIPE	SCHED40 3/4" PVC PIPE	
	DRIP LINES	NETAFIM 0.9 GPM DRIP LINE	

LEGEND: PLUMBING	
	H.B. HOSE BIB
	DRAIN
	GAS GAS LINE
	MAIN WATER LINE
	SURFACE DRAIN
	SPRINKLER RISER
	SHRUB BUBBLER
	DRIP RISER
	TRENCH DRAIN



A HARDSCAPE PLAN
1/8"=1'-0"