

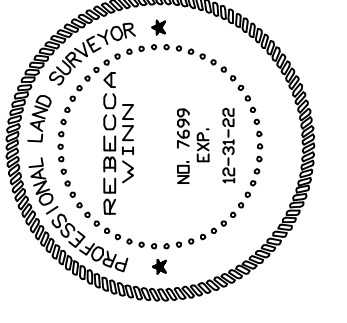
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BASIS OF BEARINGS
THE BEARING N57°16'50"W ALONG THE CENTERLINE OF SUNSET CANYON DRIVE (FORMERLY 11TH STREET) PER TRACT MAP 3545 RECORDED IN MFP BOOK 40 PAGES 35-36, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCHMARK 1709-1 (CITY OF BURBANK BM)
ELEVATION = 703.125 (feet) NAVD83
2-1/2" BRASS CAP STMP CITY OF BURBANK BM 1709-1 AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF PROVIDENCIA AVENUE AND KENNETH ROAD, ABOUT 20 FEET SOUTH OF THE CENTERLINE OF KENNETH ROAD AND ABOUT 49 FEET WEST OF THE CENTERLINE OF PROVIDENCIA AVENUE, SET IN THE TOP SOUTHWEST CORNER OF A 7x2 FOOT CATCH BASIN WITH DROP-INLET ON THE SOUTH SIDE OF KENNETH ROAD AND ABOUT 0.7 FEET EAST OF STOP SIGN.

TBM: ELEV= 500.08', SPK&W LS8294, CENTERLINE INT. OLIVE AVE & ALTA VISTA AVE

- TW = TOP OF WALL
- TC = TOP OF CURB
- FL = FLOW LINE
- EP = EDGE OF PAVEMENT
- EG = EDGE OF GUTTER
- AC = ASPHALT PAVEMENT
- CP = CONCRETE PAVEMENT
- CONC = CONCRETE PAVEMENT
- EMB = ELECTRIC METER BOX
- PP = POWER POLE
- FF = FINISH FLOOR
- GM = GAS METER
- STP = TOP OF STEP
- AIR = AIR CONDITIONER
- OHP = OVERHEAD POWER
- WM = WATER METER
- TRW = TOP ROCK WALL



Map Prepared For: Ara Abrahamian
1521 E. Alameda Avenue
Burbank, CA, 91501
APN: 5620-005-030

Map Prepared By: Winn-Winn Surveying
La Verne, CA, 91750
WINNSURVEYING.COM

24X36

Date: February, 2022

- ① FD L & T STAMPED LS 2507 NO REF. 11.42' FROM PROP CORNER & 0.10' FROM PL PROD SWLY.
- ② FD L & TAG LS 7764 NO REF. 11.42' FROM PROP CORNER & 0.04' FROM PL PROD NELY.
- ③ FD L & TAG RCE 16362 NO REF. 11.44' FROM PROP CORNER & 0.08' FROM PL PROD SWLY.
- ④ SET L & TAG LS 7699 ON SLY FACE OF WALL UP 4.0' 0.50' FROM PROPERTY CORNER ALONG PROPERTY LINE.
- ⑤ SET TAG LS 7699 IN EPOXY ON TOP WALL UP 5.0' 0.50' FROM PROPERTY CORNER ALONG PL PROD SWLY.

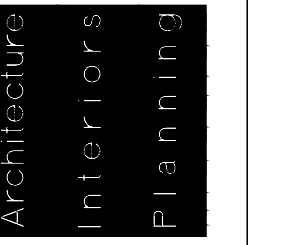
FRONT YARD SETBACK CALCULATIONS				
NUMBER	PARCEL NUMBER	PROPERTY ADDRESS	FRONT YARD SETBACK	NOTES
1	5620-005-010	839 S. SUNSET DRIVE	26.97 FT	*CORNER LOT (NOT ON SAME BLOCKFACE)
2	5620-005-011	1535 E. ALAMEDA AVE.	38.50 FT	*EXCEEDS FRONT YARD AVERAGE BY MORE THAN 150%.
3	5620-005-069	1533 E. ALAMEDA AVE.	25.01 FT	
4	5620-005-068	1531 E. ALAMEDA AVE.	24.35 FT	
5	5620-005-070	1515 E. ALAMEDA AVE.	25.63 FT	
6	5620-005-028	1513 E. ALAMEDA AVE.	23.28 FT	
7	5620-005-027	1511 E. ALAMEDA AVE.	27.37 FT	
8	5620-005-078	1501 E. ALAMEDA AVE.	26.04 FT	
9	VACANT LOT	VACANT LOT	VACANT LOT	
SUM OF ALL SETBACKS			25.44 FT	
AVERAGE FRONT YARD SETBACK (151.68 / 6) =			25.28 FT	



VICINITY MAP

FRONTYARD SETBACK CALCULATION

REVISIONS	BY

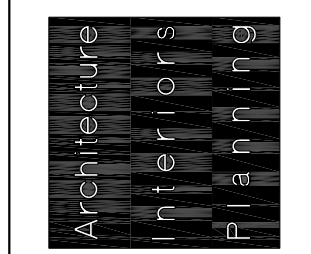


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FRONT YARD SETBACK CALCULATIONS
ABRAHAMIAN RESIDENCE
1521 E. ALAMEDA AVE
BURBANK, CA 91501

Date	
Scale	
Drawn	
Job	
Sheet	GN1
Of	Sheets

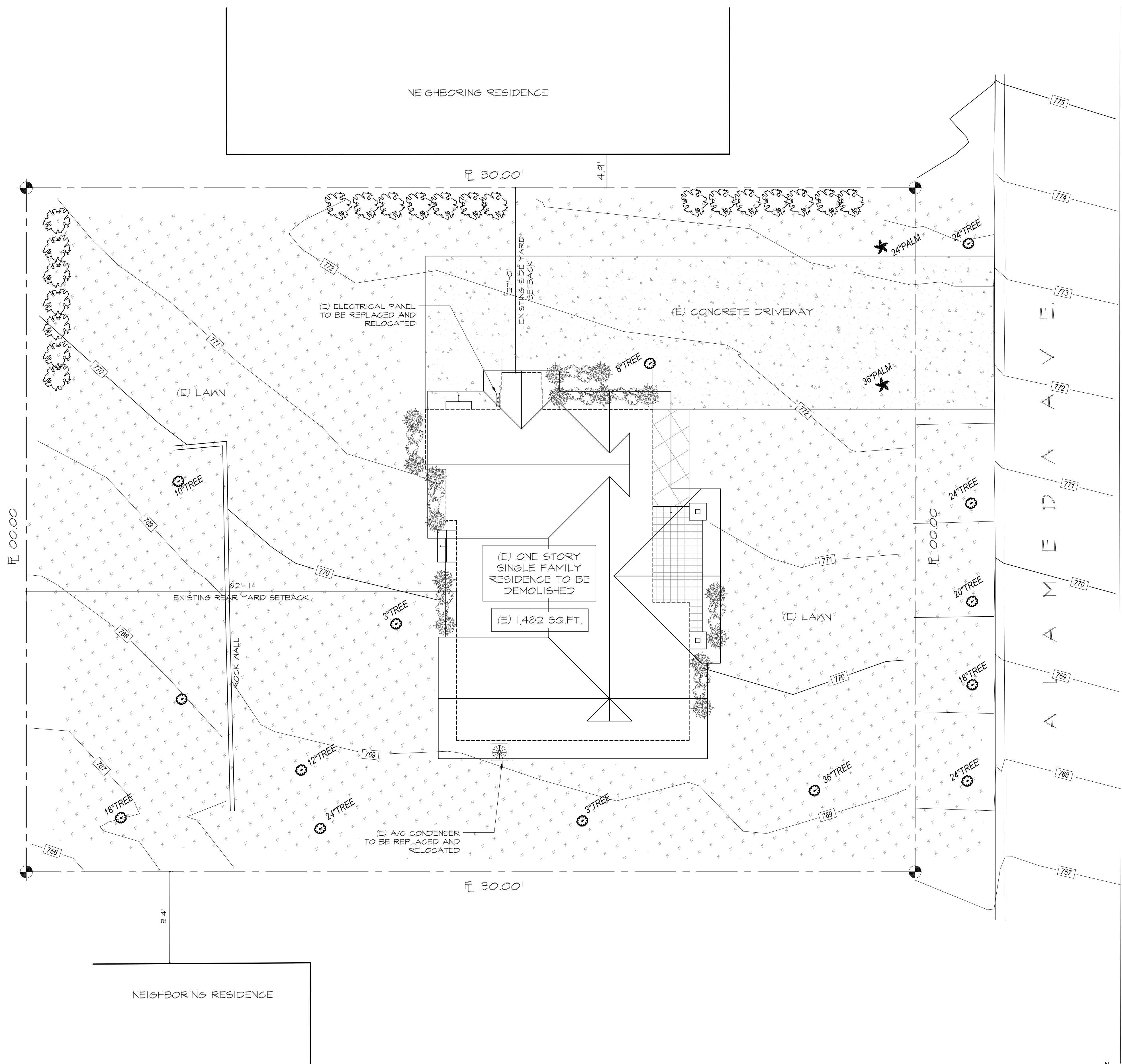
REVISIONS	BY



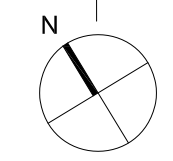
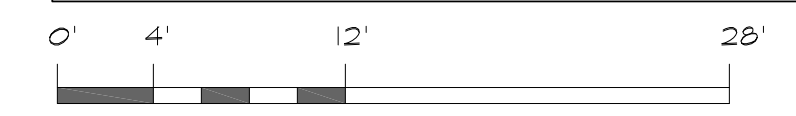
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EXISTING SITE PLAN AND DEMOLITION PLAN
ABRAHAMIAN RESIDENCE
1521 E. ALAMEDA AVE
BURBANK, CA 91501

Date	
Scale	1/8" = 1'-0"
Drawn	
Job	
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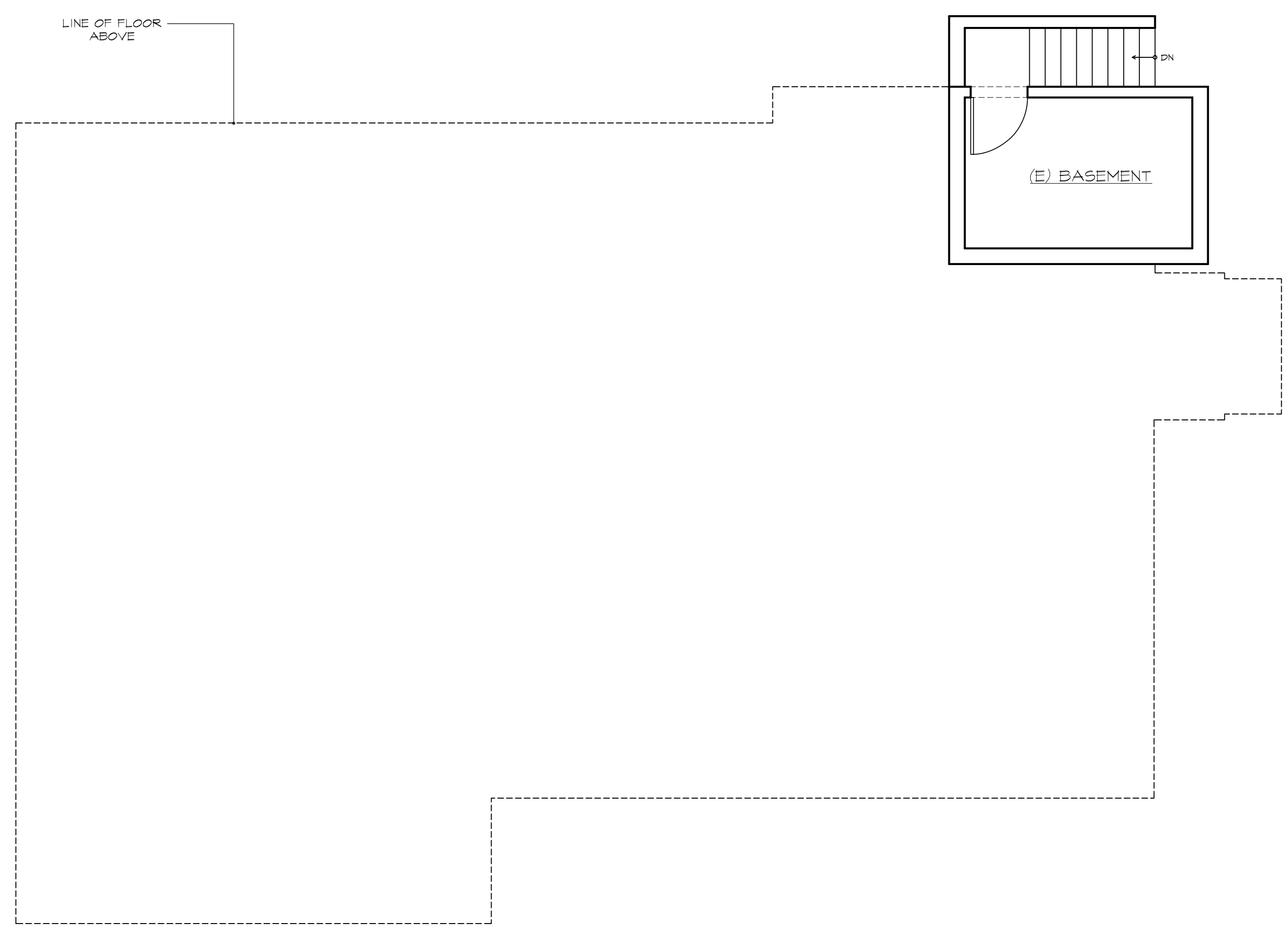
EXISTING SITE PLAN AND DEMOLITION PLAN



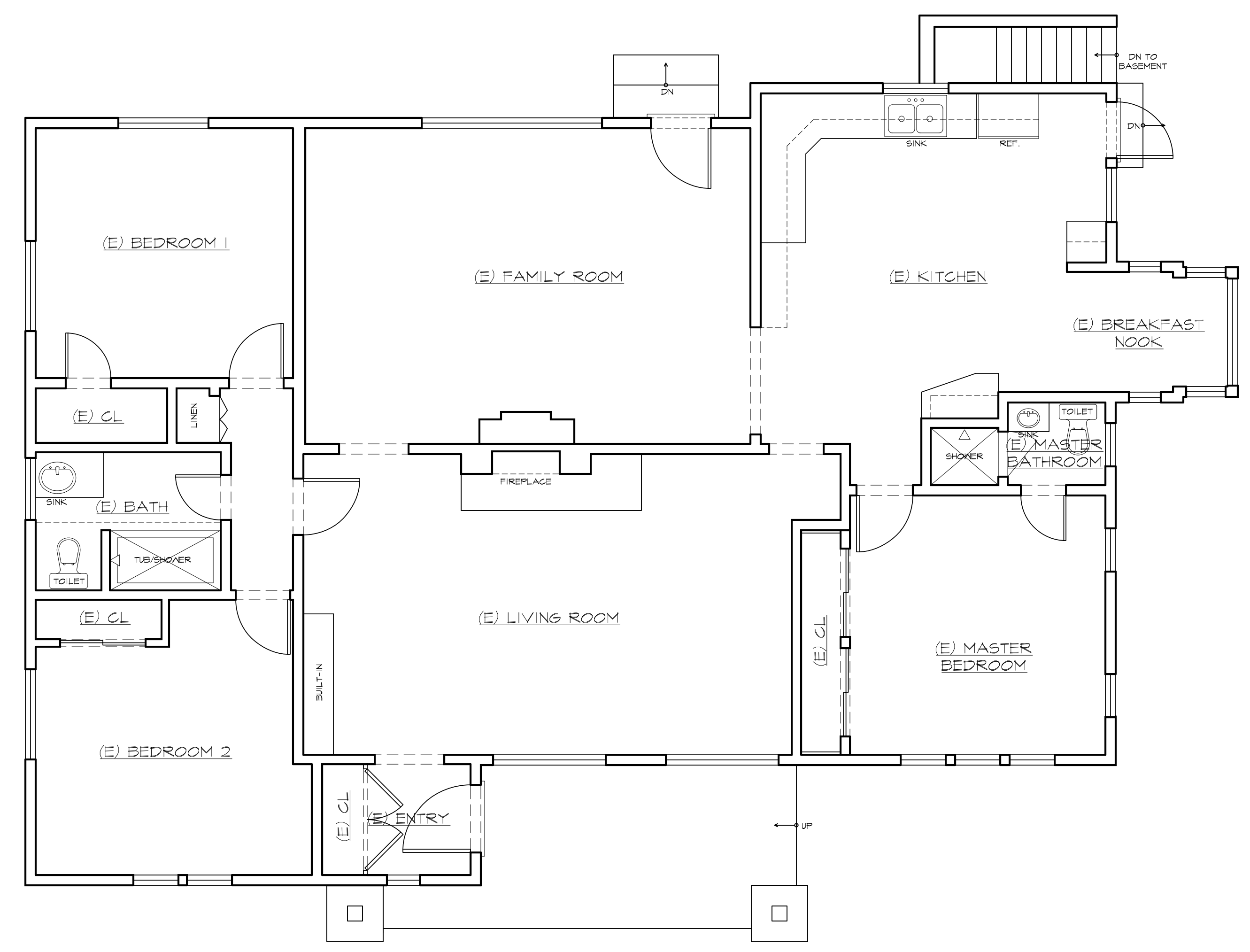
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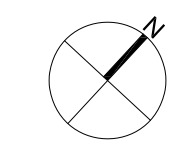
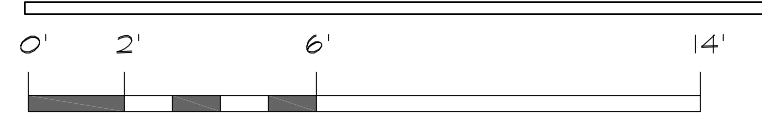


EXISTING BASEMENT PLAN (TO BE DEMOLISHED)



EXISTING FLOOR PLAN (TO BE DEMOLISHED)

EXISTING FLOOR PLAN - TO BE DEMOLISHED



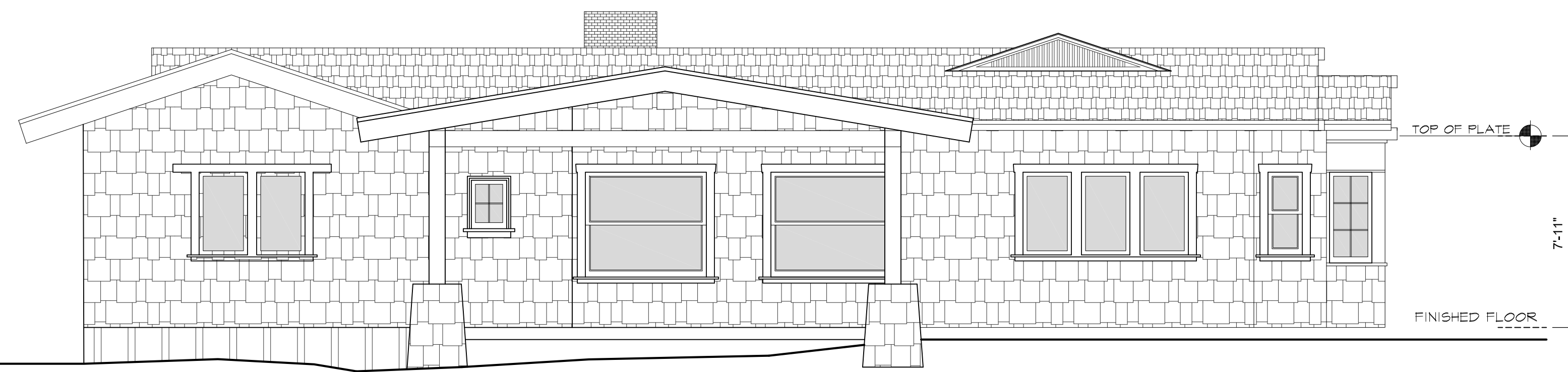
EXISTING FLOOR PLAN
ABRAHAMIAN RESIDENCE
1521 E. ALAMEDA AVE
BURBANK, CA 91501

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Job	
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Of	Sheets

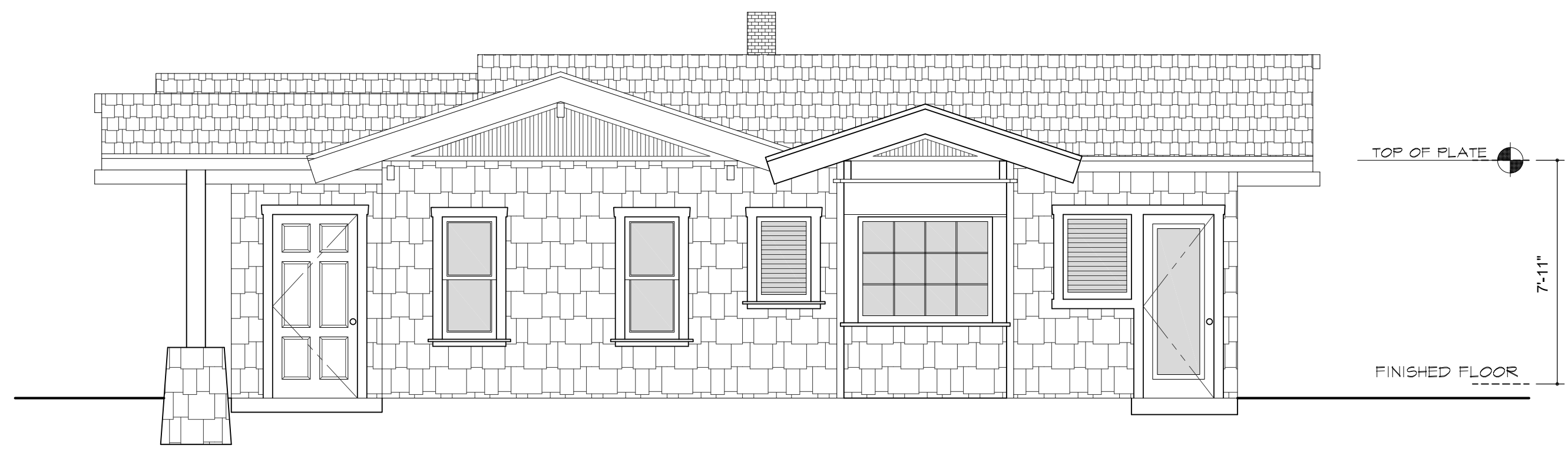
REVISIONS	BY



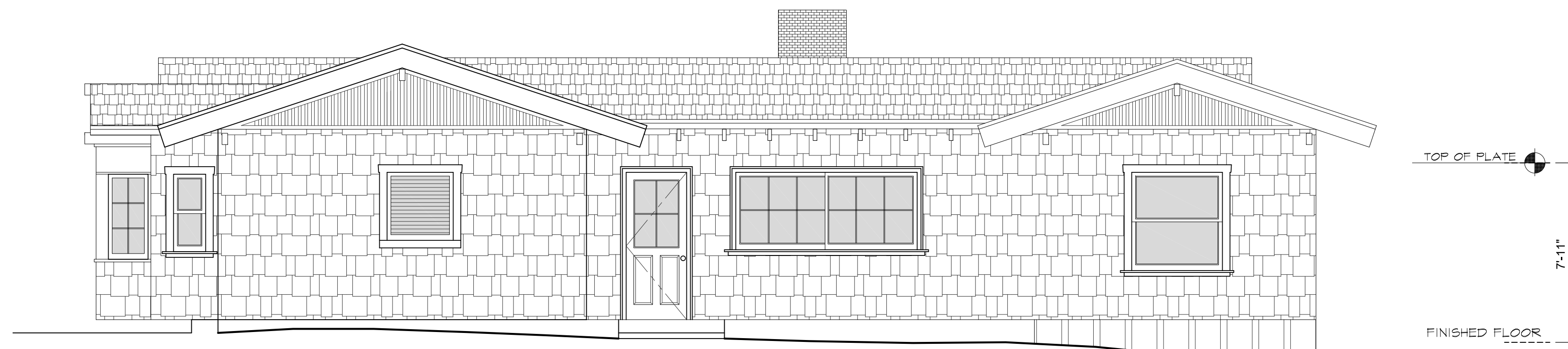
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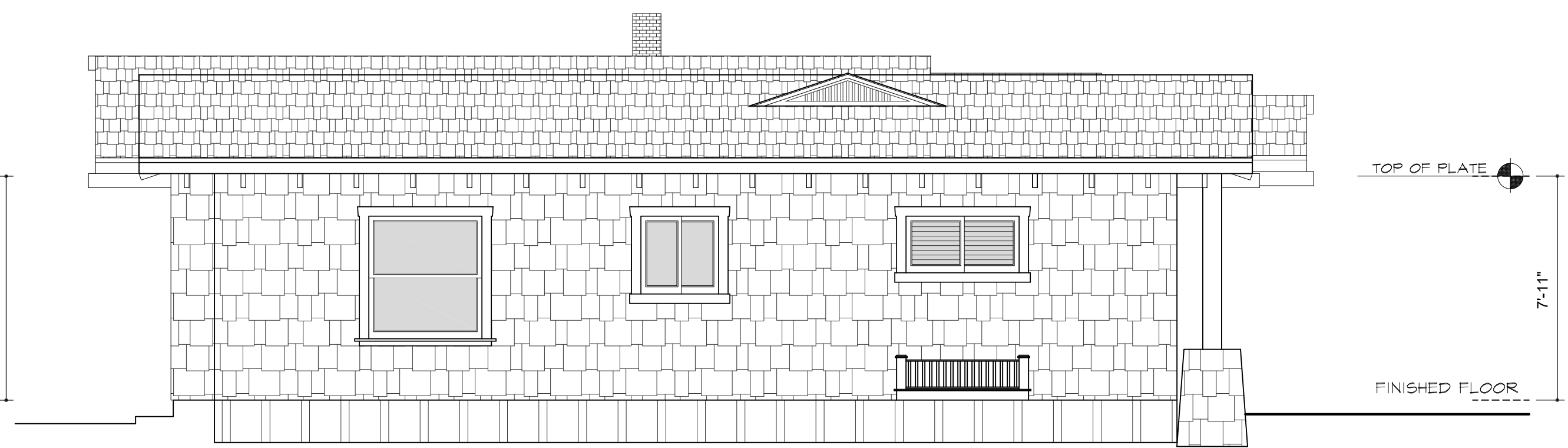
NORTH ELEVATION



EAST ELEVATION

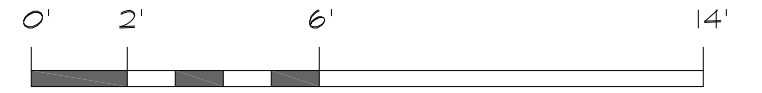


SOUTH ELEVATION



WEST ELEVATION

EXISTING ELEVATIONS



EXISTING ELEVATIONS
ABRAHAMIAN RESIDENCE
1521 E. ALAMEDA AVE
BURBANK, CA 91501

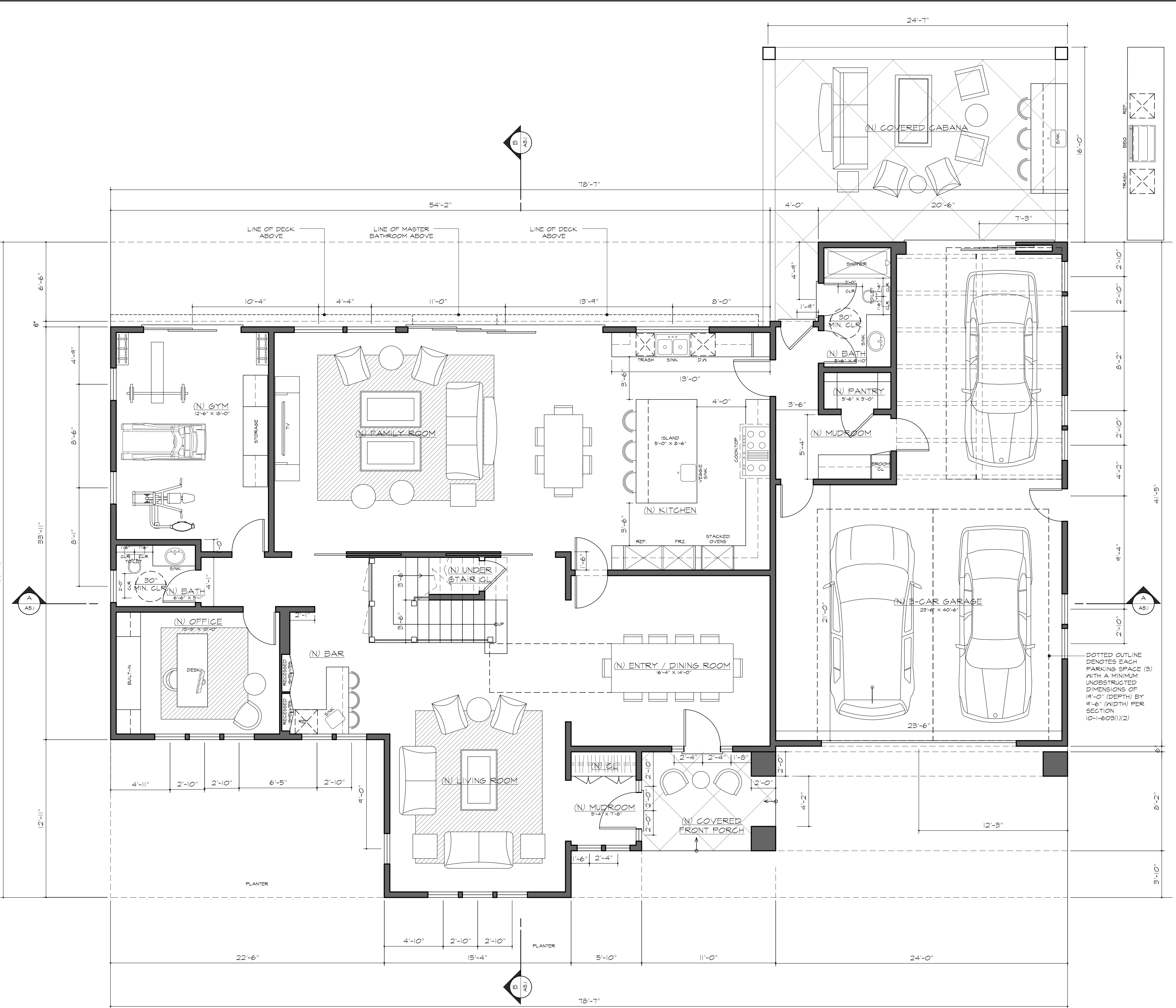
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Of Sheets

LEGEND

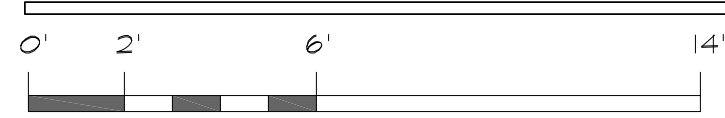
NEW WALLS

NOTES

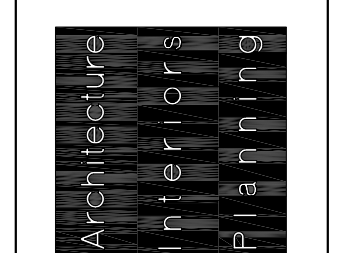
1. WALL AND FLOOR COVERINGS IN SHOWERS AND TUBS WITH SHOWERHEAD SHALL BE FIBER-CEMENT OR TILE, EQUAL OR HIGHER THAN 12" ABOVE DRAIN. [CPC SEC. 408.7]
2. ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOORS (22" MIN. WIDTH MUST SALES OUT OF SHOWERS, WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN. [CPC SEC. R308]
3. PROVIDE AN EXHAUST FAN 50 CFM MIN. IN ALL BATHROOMS. SEE ELECTRICAL PLANS (E2.1). FOR EXHAUST SYSTEM LOCATIONS, EXHAUST OUTLET MUST BE MINIMUM 3" FROM ANY OPENINGS INTO BUILDING AND PROPERTY LINE. [CPC SEC. 402.2], 403.7, CMC TABLE 403.7, CRC SEC. R30.5]
4. SMOKE/CARBON MONOXIDE ALARMS SHALL BE HARD-WIRED WITH A BATTERY BACKUP AND INTERCONNECTED SO THAT THE ACTIVATIONS OF ONE ALARM SHALL ACTIVATE ALL OTHER ALARMS IN THE DWELLING UNIT. [CPC SEC. 314 AND 315]
5. ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING. HAZARDOUS LOCATIONS ARE IDENTIFIED AS FOLLOWS:
 - A. GLAZING IN ALL DOORS
 - B. GLAZING ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE A STANDING OR WALKING SURFACE AND WITHIN 60" MEASURED HORIZONTALLY OF THE WATER EDGE
 - C. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE AND WITHIN 60" MEASURED HORIZONTALLY OF THE WATER EDGE. THIS SHALL APPLY TO SINGLE AND MULTIPLE PANE GLAZING.
 - D. GLAZING WITHIN A 24" ARC OF A DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - E. GLAZING PANELS OVER 4 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE MORE THAN 36" ABOVE THE FLOOR, AND WITHIN 36" HORIZONTALLY OF A WALKING SURFACE.
 - F. GLAZING IN ANY GUARDRAILS.
 - G. GLAZING WITHIN 36" HORIZONTALLY FROM THE WALKING SURFACE OF STAIRWAYS, LANDINGS AND RAMPS WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - H. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.
6. MINIMUM 36" WIDE STAIRWAY AND LANDINGS. MAX. 1.75" RISE AND MIN. 10" RUN AT STAIRS. MIN. HEADROOM OVER STAIRS 6'-8" FROM NOSING OF TREAD. THE LARGEST RISE OR RUN IN FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8". PROTECTIVE GUARD OR OPEN SIDE OF STAIRS OVER 30" ABOVE THE FLOOR OR ADJACENT GRADE MAY SERVE AS HANDRAIL, GUARD AND HANDRAILS ASSEMBLY TO BE 42" HIGH ONLY AT OPEN SIDE OF STAIRS. HANDRAIL (REQUIRED FOR 4 OR MORE RISERS) AT 34"-38" ABOVE TREAD NOSING, 1-1/2" CLEARANCE TO WALL, 1-1/4" TO 2" IN CROSS SECTION, WITH ENDS RETURN TO WALL OR FLOOR OR TERMINATE AT NEVEL OR SAFETY POST.
7. GUARDRAILS ARE REQUIRED AT FLOOR AND ROOF OPENINGS, LANDINGS, BALCONIES, AND AT OPEN SIDES OF STAIRS OVER 30" IN HEIGHT. GUARDRAILS TO BE 42" MIN. HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENT PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
8. BEDROOMS EGRESS WINDOWS SHALL HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 S.F. ABOVE THE GRADE-FLOOR, A MINIMUM NET HEIGHT OF 24" AND MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT NOT MORE THAN 44" MAXIMUM ABOVE FINISH FLOOR.
9. ALL NEW LAVATORY FAUCETS, SHOWER HEADS AND TOILETS SHALL COMPLY WITH THE PROVISIONS OF CALIFORNIA GREEN BUILDING STANDARDS CODE - 20% WATER REDUCTION AS FOLLOWS:
 - SHOWER HEADS: MAX. 1.8 GPM @ 80 PSI
 - KITCHEN FAUCETS: MAX. 1.8 GPM @ 60 PSI
 - LAVATORY FAUCETS: MAX. 1.2 GPM @ 60 PSI
 - TOILETS: MAX. 1.28 GAL PER FLUSH
10. SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. [CPC 408.3]
11. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE TUB SHALL BE LIMITED TO 120°F BY A DEVICE THAT IS IN ACCORDANCE WITH ASSE I016/ASME A112.016/CSA B125.16 OR ASME A112.18.1/CSA B125.1. WATER HEATER THERMOSTATS SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION.
12. ALL PLUMBING MATERIALS USED IN THE WATER SUPPLY SYSTEM, EXCEPT FOR VALVES AND SIMILAR DEVICES SHALL BE OF BRASS, COPPER, CAST IRON OR OTHER APPROVED MATERIAL.
13. DOMESTIC HOT WATER PIPING SHALL BE INSULATED. HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES (50 MM) IN DIAMETER. INSULATION WALL THICKNESS SHALL BE NOT LESS THAN 2 INCHES (51 MM) FOR A PIPE OF 2 INCHES (50 MM) OR MORE IN DIAMETER.
14. TRAP FOR ISLAND SINK SHALL BE ROUGHED IN ABOVE THE FLOOR AND MAY BE VENTED BY EXTENDING THE VENT AS HIGH AS POSSIBLE, BUT NOT LESS THAN THE DRAIN BOARD HEIGHT AND THEN RETURNING IT DOWNWARD AND CONNECTION IT TO THE HORIZONTAL SINK DRAIN IMMEDIATELY DOWNSTREAM FROM THE VERTICAL FIXTURE DRAIN.
15. WATER LINE CONNECTORS FROM SHUTOFFS TO PLUMBING FIXTURES SHALL OF APPROVED METAL, RUBBER AND PLASTICS ARE NOT PERMITTED.
16. ATTIC ACCESS, BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. THE ROUGH OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF THE CEILING FRAMING MEMBERS.
17. A MINIMUM 4 INCH DUCT WITH SMOOTH INTERIOR SURFACES SHALL BE PROVIDED FOR THE DRYER EXHAUST DUCT.
18. MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER. DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FT, INCLUDING TWO 90 DEGREE ELBOWS UNLESS PERMITTED BY THE MANUFACTURER.
19. STUCCO SHALL BE APPLIED WITH THREE COAT APPLICATIONS UNLESS PROVEN BY MANUFACTURER OR ICC REPORT. [CRC R103.7.2]



PROPOSED FLOOR PLAN - FIRST FLOOR



REVISIONS	BY



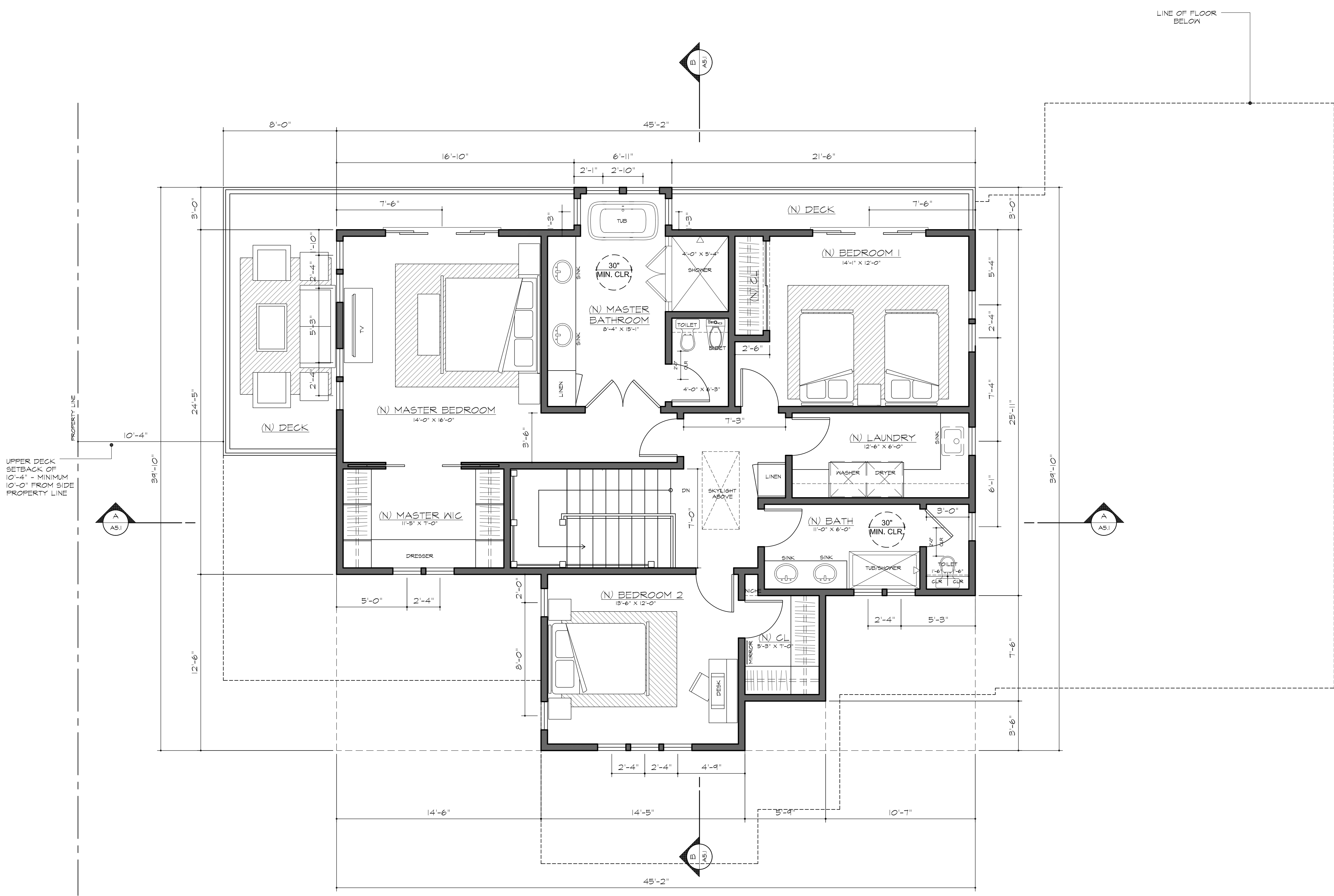
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PROPOSED FLOOR PLAN - FIRST FLOOR
ABRAHAMIAN RESIDENCE
1521 E. ALAMEDA AVE
BURBANK, CA 91501

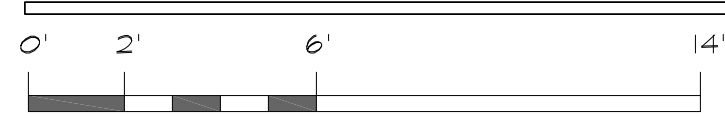
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Job: _____
Sheet: **A2.1**
Of: _____ Sheets

- LEGEND**
- NEW WALLS
- NOTES**
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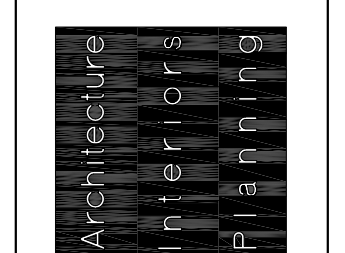
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 14. TRAP FOR ISLAND SINK SHALL BE ROUGHED IN ABOVE THE FLOOR AND MAY BE VENTED BY EXTENDING THE VENT AS HIGH AS POSSIBLE, BUT NOT LESS THAN THE DRAIN BOARD HEIGHT AND THEN RETURNING IT DOWNWARD AND CONNECTION IT TO THE HORIZONTAL SINK DRAIN IMMEDIATELY DOWNSTREAM FROM THE VERTICAL FIXTURE DRAIN.
 15. WATER LINE CONNECTORS FROM SHUTOFFS TO PLUMBING FIXTURES SHALL OF APPROVED METAL, RUBBER AND PLASTICS ARE NOT PERMITTED.
 16. ATTIC ACCESS, BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. THE ROUGH OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF THE CEILING FRAMING MEMBERS.
 17. A MINIMUM 4 INCH DUCT WITH SMOOTH INTERIOR SURFACES SHALL BE PROVIDED FOR THE DRYER EXHAUST DUCT.
 18. MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER. DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FT, INCLUDING TWO 90 DEGREE ELBOWS UNLESS PERMITTED BY THE MANUFACTURER.
 19. STUCCO SHALL BE APPLIED WITH THREE COAT APPLICATIONS UNLESS PROVEN BY MANUFACTURER OR ICC REPORT. [CFC R103.7.2]



PROPOSED FLOOR PLAN - SECOND FLOOR



REVISIONS	BY



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PROPOSED FLOOR PLAN - SECOND FLOOR
ABRAHAMIAN RESIDENCE
1521 E. ALAMEDA AVE
BURBANK, CA 91501

Date	
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	A2.2
Of	Sheets

NOTES

ROOFING MATERIALS:

ROOFING MATERIAL + MANUFACTURER:

CONCRETE ROOF TILES BY BORAL ROOFING
 COLOR: IRONWOOD
 CEDARLITE 600, MODEL 2CLCL5113
 ICC- ESR-1647, CLASS A
 OVER 1/2" IN PLYWOOD AND TYPE #30
 UNDERLAYMENT

GUTTERS AND DOWNSPOUTS:

MATERIAL: BRONZE
 SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE
 MATERIALS PER UNIC SEC. 504.4
 *NOTE - ROOF GUTTERS SHALL BE PROVIDED WITH
 A MEANS TO PREVENT THE ACCUMULATION OF
 LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL
 CODE R327.5.4 AND BUILDING CODE 105A.4)

NOTES:

FIRE NOTES:

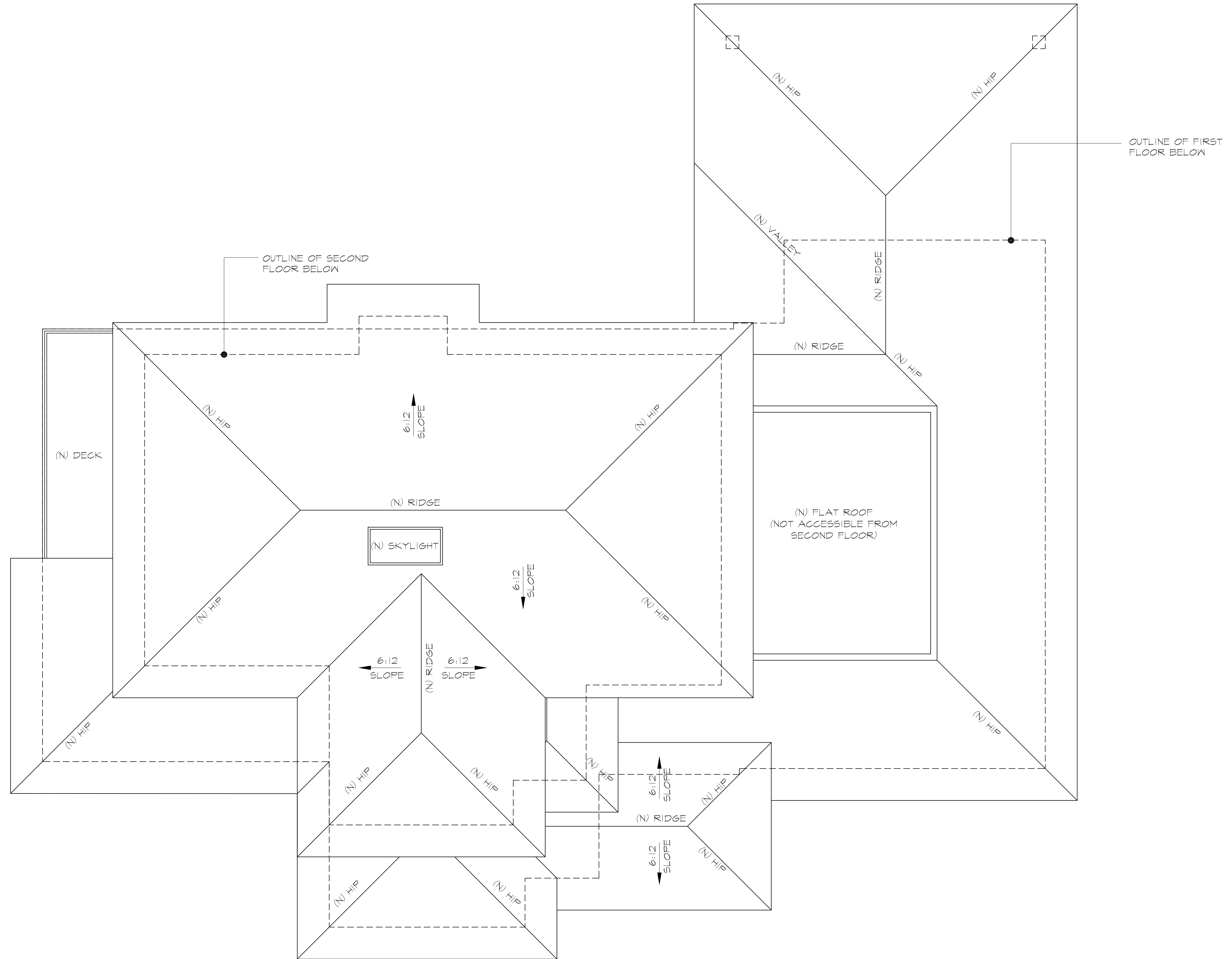
1. ALL ROOF COVERINGS SHALL BE CLASS A SPECIFIED
 IN BUILDING CODE 1905.1.1 (RESIDENTIAL CODE R327.5.2 &
 R902)
2. VENTS SHALL RESIST THE INTRUSION OF FLAME AND
 EMBERS AND FLAME THROUGH THE VENTILATION
 OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY
 CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH
 WITH MIN. 1/8" IN OPENINGS AND SHALL NOT EXCEED 1/8"
 IN. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.
 RESIDENTIAL CODE R337.6 AND BUILDING CODE 106A.1

VENTILATION NOTES:

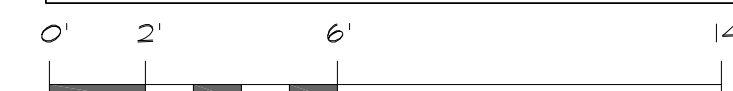
1. PROVIDE VAPOR RETARDER AT ROOF JOISTS.
2. OPENINGS SHALL HAVE A CORROSION-RESISTANT WIRE
 MESH OR OTHER APPROVED MATERIAL WITH 1/4" MIN. AND
 1/2" MAX. OPENINGS
3. A MIN. OF 1" AIR SPACE SHALL BE PROVIDED BETWEEN
 INSULATION AND ROOF SHEATHING
4. ROOF VENTS (50% OF THE REQUIRED VENTILATION
 AREA) MUST BE LOCATED AT LEAST 3 FEET ABOVE THE
 REQUIRED EAVE VENTS.

ENERGY NOTES:

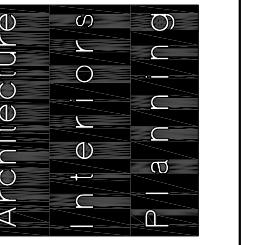
1. RADIANT BARRIERS SHALL BE INSTALLED ON ROOF
 AND GABLED ENDS.



PROPOSED ROOF PLAN



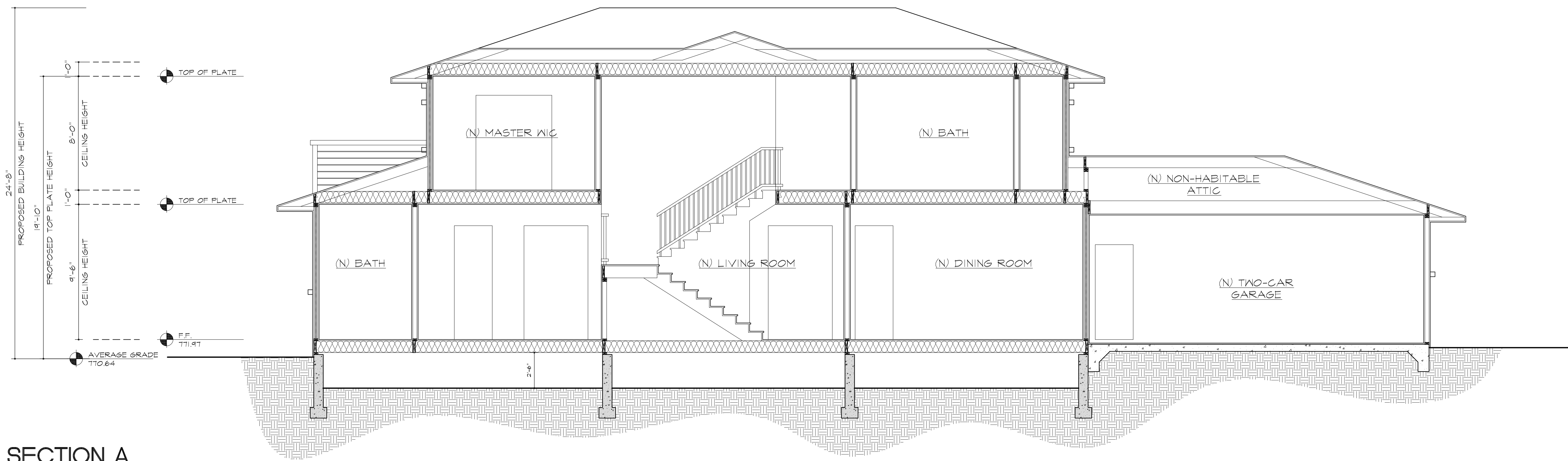
REVISIONS	BY



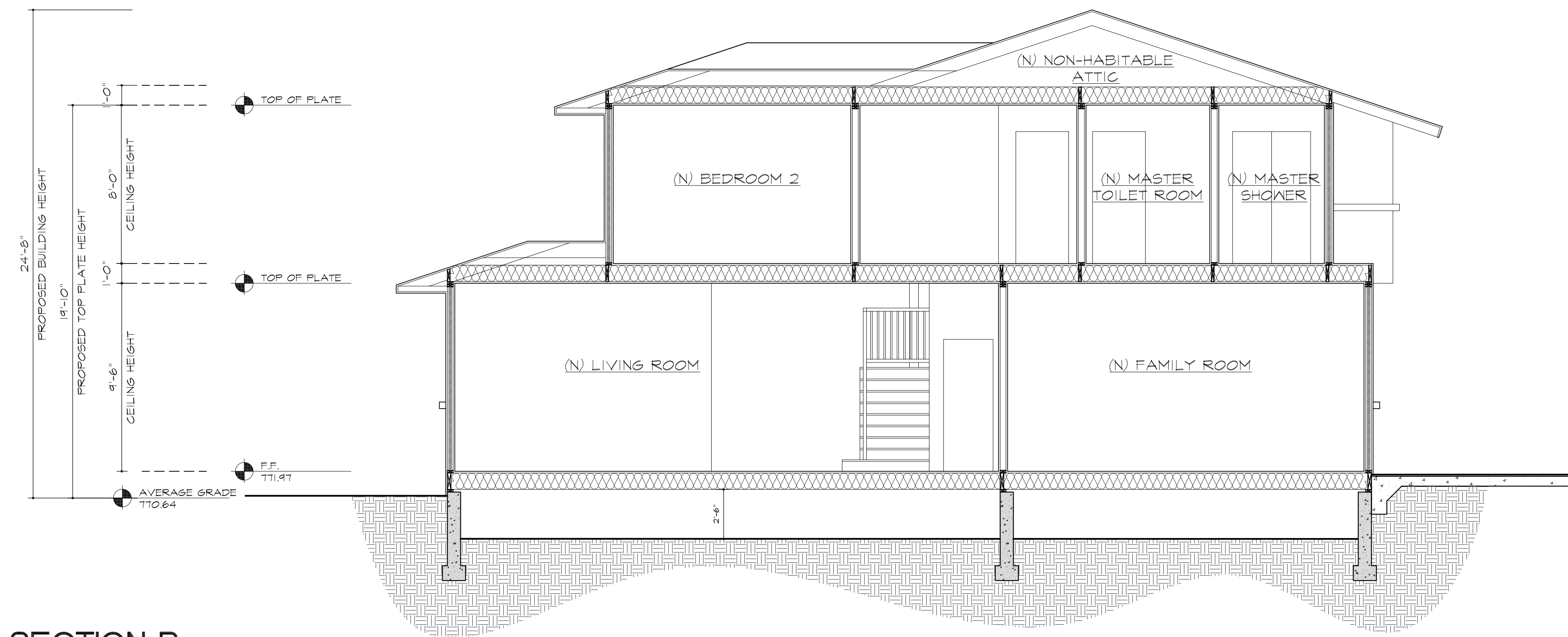
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PROPOSED ROOF PLAN
ABRAHAMIAN RESIDENCE
 1521 E. ALAMEDA AVE
 BURBANK, CA 91501

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SECTION A

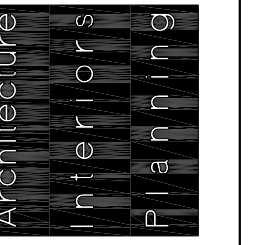


SECTION B

PROPOSED SECTIONS



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PROPOSED SECTIONS
ABRAHAMIAN RESIDENCE
1521 E. ALAMEDA AVE
BURBANK, CA 91501

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Of Sheets

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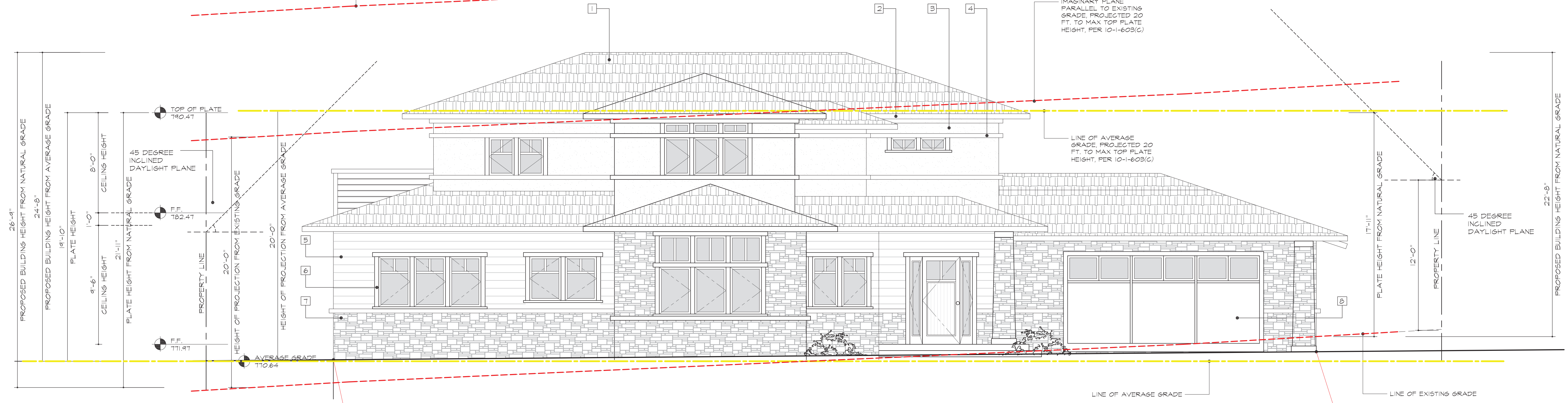


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PROPOSED ELEVATIONS
ABRAHAMIAN RESIDENCE
1521 E. ALAMEDA AVE
BURBANK, CA 91501

Date: _____
Scale: 1/4" = 1'-0"
Drawn: _____
Job: _____
Sheet: **A6.1**
Of: _____ Sheets

REQUIRED SECOND-STORY SIDE STEPBACK OPTION TO CONFORM TO THE CODE REQUIREMENT:
C. STANDARD E - (2)(c): THE SECOND STORY SETBACK IS DETERMINED BY A 45 DEGREE INCLINED DAYLIGHT PLANE EXTENDING FROM THE INTERSECTION OF THE SIDE PROPERTY LINE AND THE EXISTING GRADE AT A POINT 12 FEET ABOVE FINISHED GRADE. PER DIAGRAM 10-1-603(E)(2)(C).

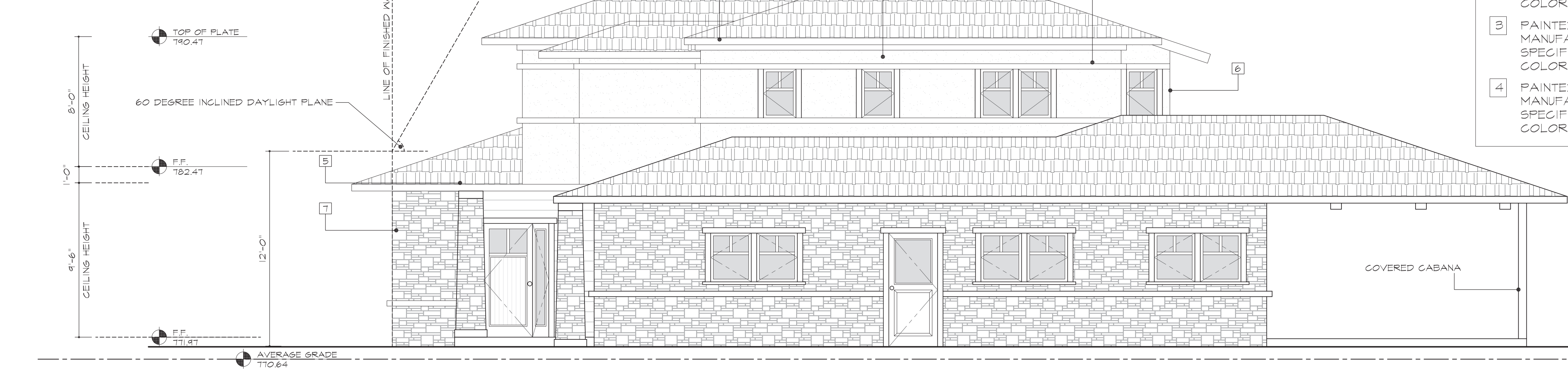


EAST ELEVATION

LOWEST POINT OF FINISHED GRADE AT SOUTHWESTERN CORNER = 768.61'

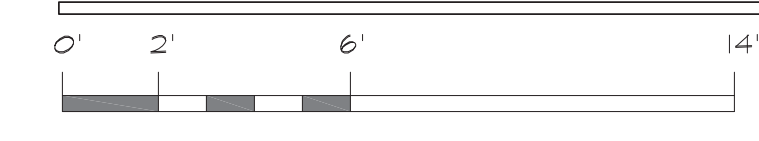
HIGHEST POINT OF FINISHED GRADE AT NORTHEASTERN CORNER = 772.61'

REQUIRED SECOND-STORY FRONT STEPBACK OPTION TO CONFORM TO THE CODE REQUIREMENT:
B. IF THE FRONT YARD SETBACK PROPOSED FOR THE FINISHED WALL OF THE FIRST FLOOR IS 95 FT OR LESS, THE STORY SETBACK IS DETERMINED BY A 60 DEGREE INCLINED DAYLIGHT PLANE EXTENDING FROM THE INTERSECTION OF THE SIDE PROPERTY LINE AND THE EXISTING GRADE AT A POINT 12 FEET ABOVE FINISHED GRADE. PER SECTION 10-1-603(E)(1), DIAGRAM 10-1-603(E)(1)(A).



NORTH ELEVATION

PROPOSED ELEVATIONS



COLOR AND MATERIAL KEY

- | | |
|---|--|
| 1 ROOF:
CONCRETE ROOF TILES BY BORAL
ROOFING
COLOR: IRONWOOD
CEDARLITE 600, MODEL 2GLCL5TT3
ICC. ESR-1647; CLASS A | 5 PAINTED CHANNEL RUSTIC
LAP SIDING:
MANUFACTURER: BENJAMIN MOORE
SPECIFICATION: 2137-60
COLOR: GRAY OWL |
| 2 PAINTED FASCIA BOARDS:
MANUFACTURER: BENJAMIN MOORE
SPECIFICATION: 490
COLOR: PINE BROOK | 6 WINDOWS & DOORS:
CASEMENTS PAINTED
MANUFACTURER: BENJAMIN MOOR
SPECIFICATION: 490
COLOR: PINE BROOK |
| 3 PAINTED STUCCO:
MANUFACTURER: BENJAMIN MOORE
SPECIFICATION: 1473
COLOR: HORIZON | 7 STONE:
MANUFACTURER: EL DORADO STONE
SPECIFICATION: CLIFFSTONE
COLOR: WHITEBARK |
| 4 PAINTED HORIZONTAL BANDINGS:
MANUFACTURER: BENJAMIN MOORE
SPECIFICATION: 1556
COLOR: VAPOR TRAILS | 8 GARAGE DOOR:(PAINTED TO
MATCH DOORS/WINDOWS) #6 |

STREET-FACING FACADE CALCULATION

TOTAL AREA OF PROPOSED FACADE =	1,191 SF
TOTAL AREA OF PROPOSED WINDOWS AND DOOR =	261.4 SF
261.4 / 1,191 =	21.9 %

AVERAGE GRADE CALCULATION

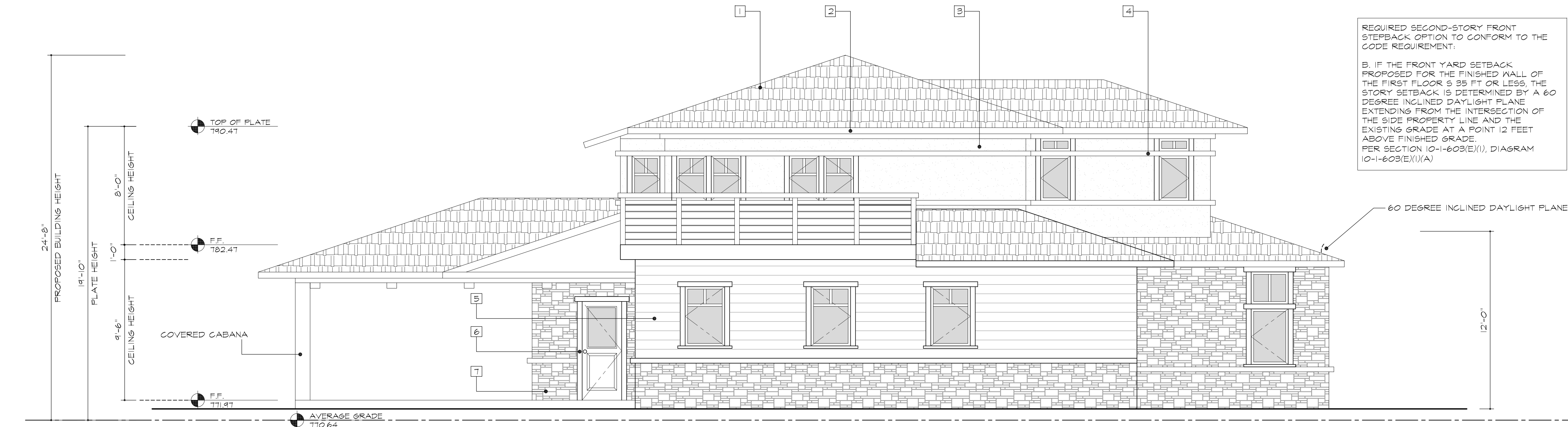
HIGHEST POINT =	772.61'
LOWEST POINT =	768.61'
AVERAGE OF POINTS:	1,541.28' / 2
	770.64'

COLOR AND MATERIAL KEY

- | | |
|--|--|
| <p>1 ROOF:
CONCRETE ROOF TILES BY BORAL
ROOFING
COLOR: IRONWOOD
GEDARLITE 600, MODEL 2GLCL5773
ICC: ESR-1647; CLASS A
OVER 1/2" IN PLYWOOD AND TYPE #30
UNDERLAYMENT</p> <p>2 PAINTED FASCIA BOARDS:
MANUFACTURER: BENJAMIN MOORE
SPECIFICATION: 490
COLOR: PINE BROOK</p> <p>3 PAINTED STUCCO:
MANUFACTURER: BENJAMIN MOORE
SPECIFICATION: 1478
COLOR: HORIZON</p> <p>4 PAINTED HORIZONTAL BANDINGS:
MANUFACTURER: BENJAMIN MOORE
SPECIFICATION: 1556
COLOR: VAPOR TRAILS</p> | <p>5 PAINTED CHANNEL RUSTIC
LAP SIDING:
MANUFACTURER: BENJAMIN MOORE
SPECIFICATION: 2137-60
COLOR: GRAY OAL</p> <p>6 WINDOWS & DOORS:
CASEMENTS PAINTED
MANUFACTURER: BENJAMIN MOOR
SPECIFICATION: 490
COLOR: PINE BROOK</p> <p>7 STONE:
MANUFACTURER: EL DORADO STONE
SPECIFICATION: CLIFFSTONE
COLOR: WHITEBARK</p> <p>8 GARAGE DOOR:(PAINTED TO
MATCH DOORS/WINDOWS) #6</p> |
|--|--|

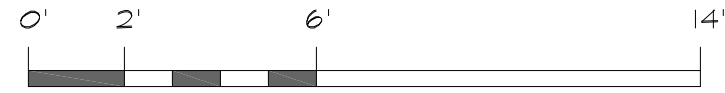


WEST ELEVATION

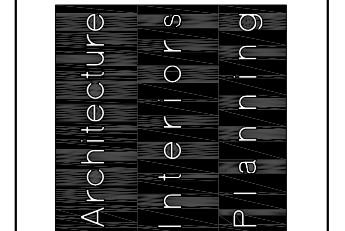


SOUTH ELEVATION

PROPOSED ELEVATIONS



REVISIONS	BY



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