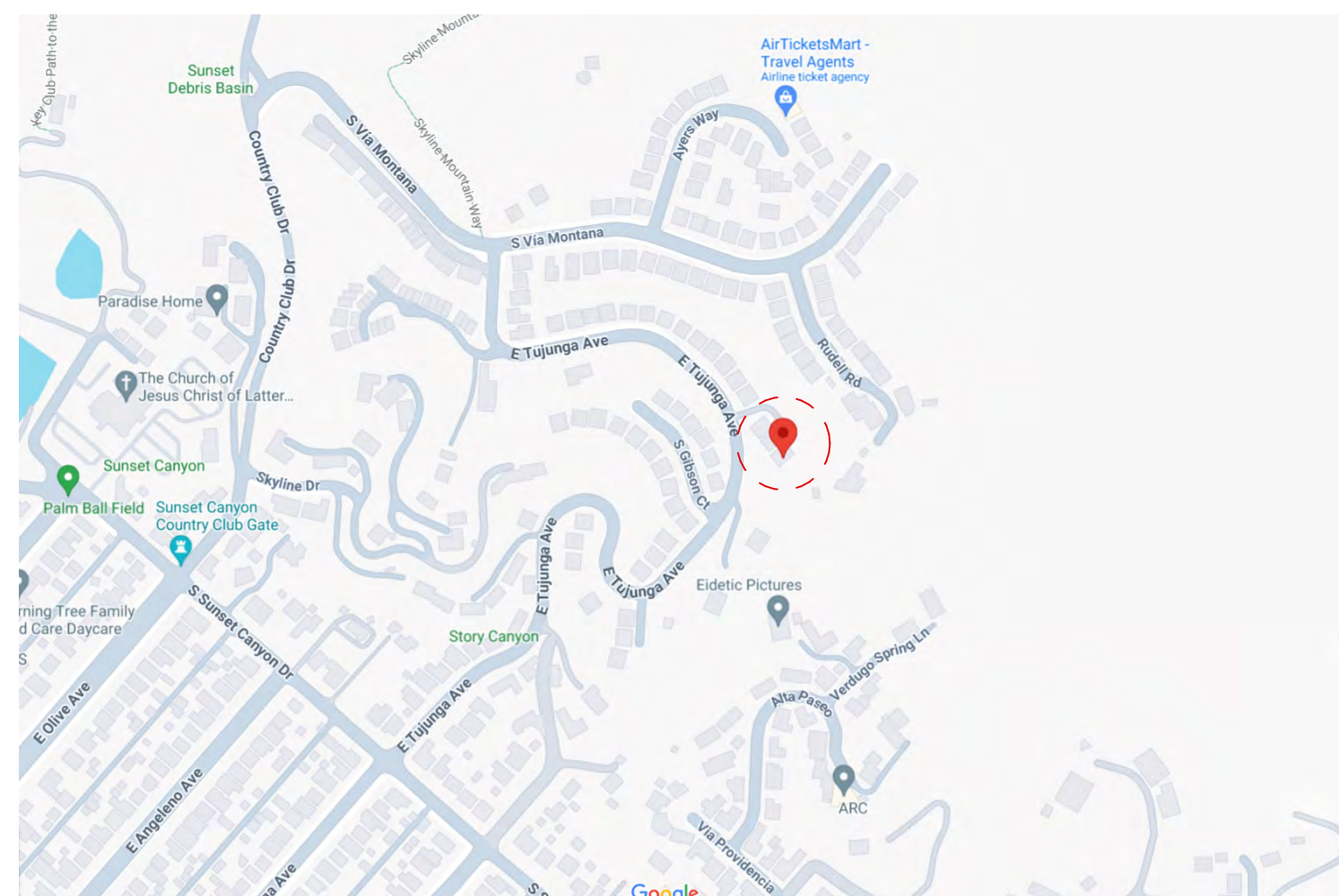


ASSESSOR MAP



VICINITY MAP

SHEET INDEX - ARCHITECTURAL

LAYOUT ID	LAYOUT NAME
A-01	NOTES, VICINITY & ASSESSORS MAP
A-02	TOPOGRAPHIC SURVEY
A-03	AVERAGE FRONT YARD SETBACK CALCULATION
A-04	EXISTING AND PROPOSED SITE PLANS
A-05	EXISTING LOWER FLOOR PLAN
A-06	EXISTING UPPER FLOOR PLAN
A-07	PROPOSED LOWER FLOOR PLAN
A-08	PROPOSED UPPER FLOOR PLAN
A-08.1	BLOCK AREA CALCULATION
A-09	EXISTING ROOF PLAN
A-10	PROPOSED ROOF PLAN
A-11	LOWER FLOOR ELECTRICAL PLAN
A-12	UPPER FLOOR ELECTRICAL PLAN
A-13	EXISTING A-A ELEVATION
A-14	EXISTING B-B, C-C ELEVATIONS
A-15	PROPOSED A-A ELEVATION
A-16	PROPOSED B-B, C-C ELEVATIONS
A-17	SECTION S-01
A-18	SECTION S-02
A-19	ARCHITECTURAL RENDERINGS
A-20	PHOTOGRAPHIC SURVEY
A-21	STORY POLE SITE PLAN AND B-B ELEVATION
A-22	STORY POLE A-A AND C-C ELEVATIONS
GRN-01	GREEN NOTES

ARUTUNYAN RESIDENCE

1310 E TUJUNGA AVE, BURBANK CA 91501-1140

SCOPE OF WORK

(N) 250.5 SQFT ADDITION TO (E) 236.1 SQFT UPPER FLOOR DECK WITH (N) BBQ AREA,

AREA SUMMARY

- LOT AREA	11,205 SQFT
FIRST 7,500 SQFT x0.4 FAR	3,000 SQFT
REMAINING 3,705 SQFT x0.3 FAR	1,111.5 SQFT
- TOTAL ALLOWABLE	4,111.5 SQFT
- (E) HOUSE FLOOR AREA	3,080 SQFT (NO CHANGES)
- (E) DECK	236.1 SQFT
- (E) GARAGE	381 SQFT (EXEMPT)
-(N) DECK ADDITION (UPPER LEVEL)	457.2 SQFT
-(N) COVERED PATIO (LOWER LEVEL)	457.2 SQFT
- TOTAL SQFT PROVIDED	3,991 SQFT

-LOT COVERAGE MAX 50%	5,602.5 SQFT
-LOT COVERAGE AREA	2,017(SFD) + 923.4 ((N)PAVER)
	2,940.4 < 5,602.5

-LANDSCAPE AREA REQUIRED MIN 50%	5,602.5 SQFT
-LANDSCAPE AREA PROVIDED	3,506.7 + 1,881 + 269.2 = 5,656
	5,656 > 5,602.5

LEGAL DESCRIPTION

ASSESSOR PARCEL NUMBER	5608-024-060
TRACT	*TR=28292
LOT	90
BLOCK	NONE
ZONING	R1
STORIES	2
UNIT	1
PROPERTY TYPE	RESIDENTIAL
EXISTING BEDROOMS (NO CHANGES)	4
EXISTING BATHROOMS (NO CHANGES)	5

BUILDING CODE DATA LEGEND

OCCUPANCY GROUP	-----(R)
DESCRIPTION OF USE	----- (SFD)
TYPE OF CONSTRUCTION	----- (VB)
NUMBER OF STORIES	----- (2)
HEIGHT	----- (24'-3")
SPRINKLERS	----- (NO)
YEAR BUILT	----- (1980)

MAX HEIGHT ALLOWED	35'
MAX HEIGHT PROVIDED	
FRONT SETBACK REQUIRED	44.4' (SEE A.03 CALC.)
FRONT SETBACK PROVIDED	87.5'
SIDE SETBACK	5.9' (10' FOR DECK)
SIDE SETBACK PROVIDED	10'
REAR SETBACK REQUIRED	15' (NO CHANGES)

GENERAL NOTES & NOTE BLOCKS:
 THE FOLLOWING NOTES SHALL BE REPRODUCED ON THE SITE PLAN OR VOCER SHEET OF THE SUBMITTED DRAWINGS:
 GENERAL NOTES:
 1. All construction shall comply with the 2020 edition of the CBC, CMC, CPC, and CEC as adopted and amended by the State of California Title 24 CCR and his 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 that shall be installed prior to excavation and/or foundation trenching. (BMC 9-1-1-3032.4)
 5. Water shall be provided on the site and used to control dust.
 6. Temporary toilet facilities shall be provided on site. (BMC 9-1-1-3305)
 7. The finish grade shall slope a min. of 5% or 6% to the point 10 feet from building foundation, or to an approved alternate method of diverting water away from foundation. Swales shall slope a min. of 2% (CBC 1804.4, CRC R401.3)
 8. The top of the exterior foundation shall extend above the elevation of the street gutter a min. of 12" plus 2%. (CBC 1808.7.4, CRC R403.1.7.3)

DESIGNER
 CONTACT: MANE MELOYAN
 ADDRESS: 465 SALEM ST,
 GLENDALE, CA 91203\
 TEL NO: (747) 788-7877
 EMAIL: MELOYAN.ARCHITECTURE@GMAIL.COM

OWNER
 CONTACT: RAZMIK ARUTUNYAN
 ADDRESS: 1310 E TUJUNGA AVE
 BURBANK, CA 91501-1140
 TEL NO: (818) 425-3961

BUILDING DIVISION
 Community Development Department
 City of Burbank

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

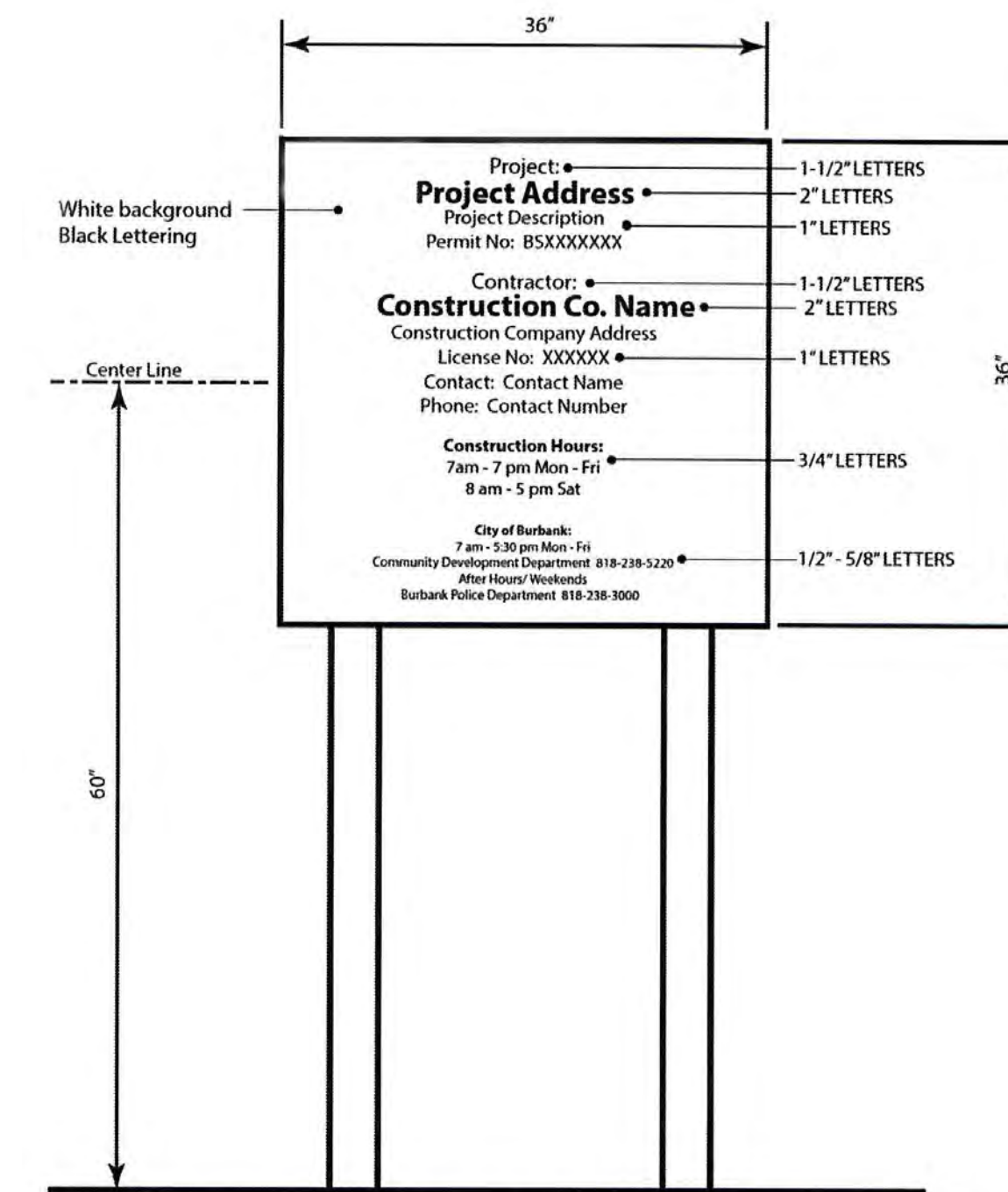
Project Address: 1310 E TUJUNGA AVE Permit No: _____

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: RAZMIK ARUTUNYAN Date: 03.13.2024
 Owner's Signature: *R Arutunyan*

SINGLE-FAMILY RESIDENTIAL	
Fixture	CALGreen/ CPC
Water Closet	1.28 gals/flush
Showerhead	1.8 gals/min at 80 psi
Multiple Showerheads	1.8 gals/min combined at 80 psi
Lavatory Faucet	1.2 gals/min at 60 psi
Kitchen Faucet	1.8 gals/min at 60 psi

MULTI-FAMILY RESIDENTIAL	
Fixture	CALGreen/ CPC
Water Closet	1.28 gals/flush
Showerhead	1.8 gals/min at 80 psi
Multiple Showerheads	1.8 gals/min combined at 80 psi
Lavatory Faucet (within units)	1.2 gals/min at 60 psi
Lavatory Faucet (common areas)	0.5 gals/min at 60 psi
Kitchen Faucet	1.8 gals/min at 60psi



PROJECT SIGN

- Sign location: Front of project site facing the street. Sign cannot encroach into the public right-of-way (sidewalk and parkway).
- Sign may be mounted independently or on the construction fence.

BUILDING CODE
 • THE 2022 CALIFORNIA BUILDING CODE (CBC)
 SECTION 1.1.7.3.1 OF THE CBC AND THE CRC STATES THAT DETACHED ONE- AND TWO-FAMILY DWELLINGS MAY BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CBC OR THE CRC, BUT NOT BOTH, UNLESS THE PROPOSED STRUCTURE ELEMENT EXCEEDS THE DESIGN LIMITATIONS ESTABLISHED IN THE CRC, AND THE CODE USER IS SPECIFICALLY DIRECTED BY THE CRC TO USE THE CBC.

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA GREEN BUILDING CODE (CALGREEN)
- 2022 CALIFORNIA ENERGY CODE
- CITY OF BURBANK MUNICIPAL CODE

SETBACK CERTIFICATION REQUIREMENT: A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACKS 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 9-1-1-107).

HERS VERIFICATION REQUIREMENT:
 Firm or individual responsible for the verification:
 Name: _____ License No.: _____

DATE: 01/13/2023
 JOB NO: AD22-084

REV	DATE	DESCRIPTION	BY
1			
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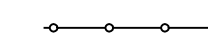
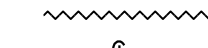



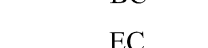
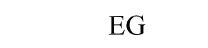
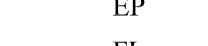


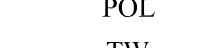

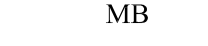
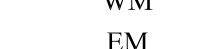

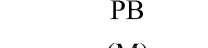
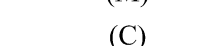
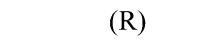







DESIGNED BY: MM

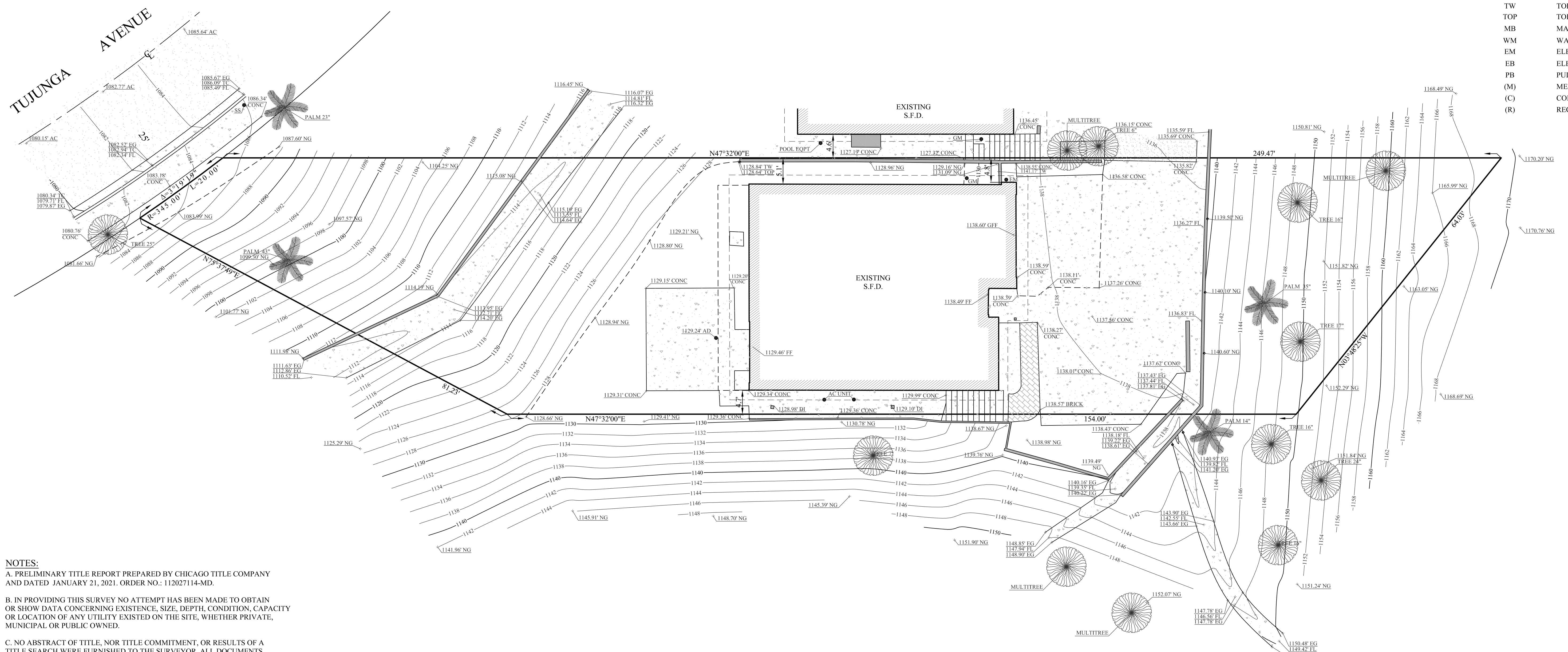
CLIENT/OWNER	RAZMIK ARUTUNYAN
JOB ADDRESS	1310 E TUJUNGA AVE, BURBANK CA 91501-1140
PROJECT	ARUTUNYAN RESIDENCE

NOTES, VICINITY & ASSESSORS MAP

A-01

LEGEND:

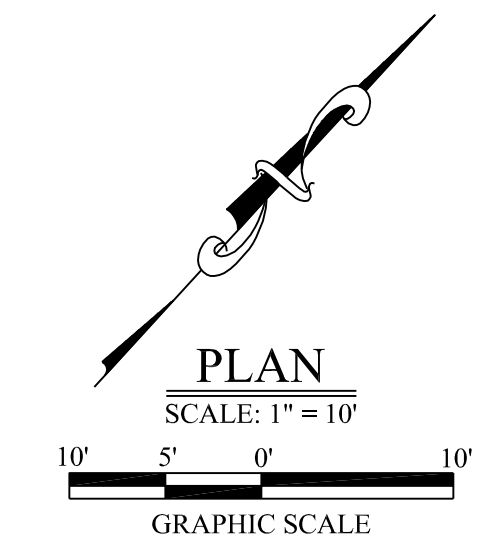
-  CONCRETE WALL
-  BLOCK WALL
-  STUCCO WALL
-  STONE WALL
-  CHAIN LINK FENCE
-  WOODEN FENCE
-  CENTER LINE
-  LOT LINE
-  CONCRETE
-  TREE
-  BC BEGIN OF CURVE
-  EC END OF CURVE
-  EG EDGE OF GUTTER
-  EP EDGE OF PAVEMENT
-  FL FLOWLINE
-  NG NATURAL GRADE
-  POC POINT ON CURVE
-  POL POINT ON LINE
-  TW TOP OF WALL
-  TOP TOP OF SLOPE
-  MB MAIL BOX
-  WM WATER METER
-  EM ELECTRICAL METER
-  EB ELECTRICAL BOX
-  PB PULL BOX
-  (M) MEASURED DISTANCE
-  (C) COMPUTED DISTANCE
-  (R) RECORDED DISTANCE




NOTES:
 A. PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY AND DATED JANUARY 21, 2021. ORDER NO.: 112027114-MD.
 B. IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTED ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
 C. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL OF LAND.
 D. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

LEGAL DESCRIPTION:
 LOT 90 OF TRACT NO. 28292, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 891, PAGE 22 THROUGH 30 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N. 5608-024-060.
DATE OF SURVEY:
 OCTOBER 15, 2023.
SITE ADDRESS:
 1310 E. TUJUNGA AVENUE,
 GLENDALE, CA 91501.
 COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND WITHOUT WET SEAL ARE NOT VALID.



PREPARED UNDER THE DIRECTION OF:

 KAREN KORGANYAN PLS 8510

PREPARED EXCLUSIVELY FOR:

TOPOGRAPHIC SURVEY MAP

SHEET TITLE	DATE
TOPOGRAPHIC SURVEY MAP	10-25-2023
SHEET NO.	1
JOB NO.	



AVERAGE FRONT YARD SETBACK CALCULATION

$17.9' + 18.6' + 18.5' + 26.6' + 61.7' + 85.6' + 82' = 310.9'$

$310.9 / 7 = 44.4'$

DATE: 01/13/2023
JOB NO: AD22-084

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE 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 THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. STOP: DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

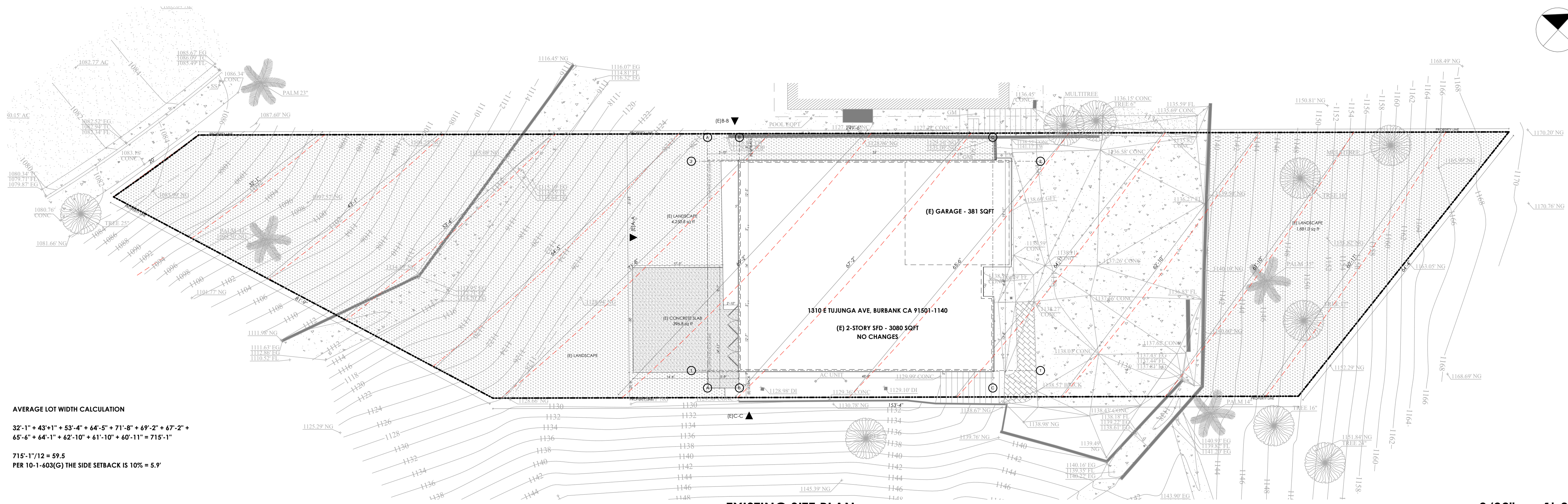
REV	DATE	DESCRIPTION	BY
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4			
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DESIGNED BY: MM

CLIENT/OWNER	RAZMIK ARUTUNYAN
JOB ADDRESS	1310 E TUJUNGA AVE, BURBANK CA 91501-1140
PROJECT	ARUTUNYAN RESIDENCE
AVERAGE FRONT YARD SETBACK CALCULATION	

A-03

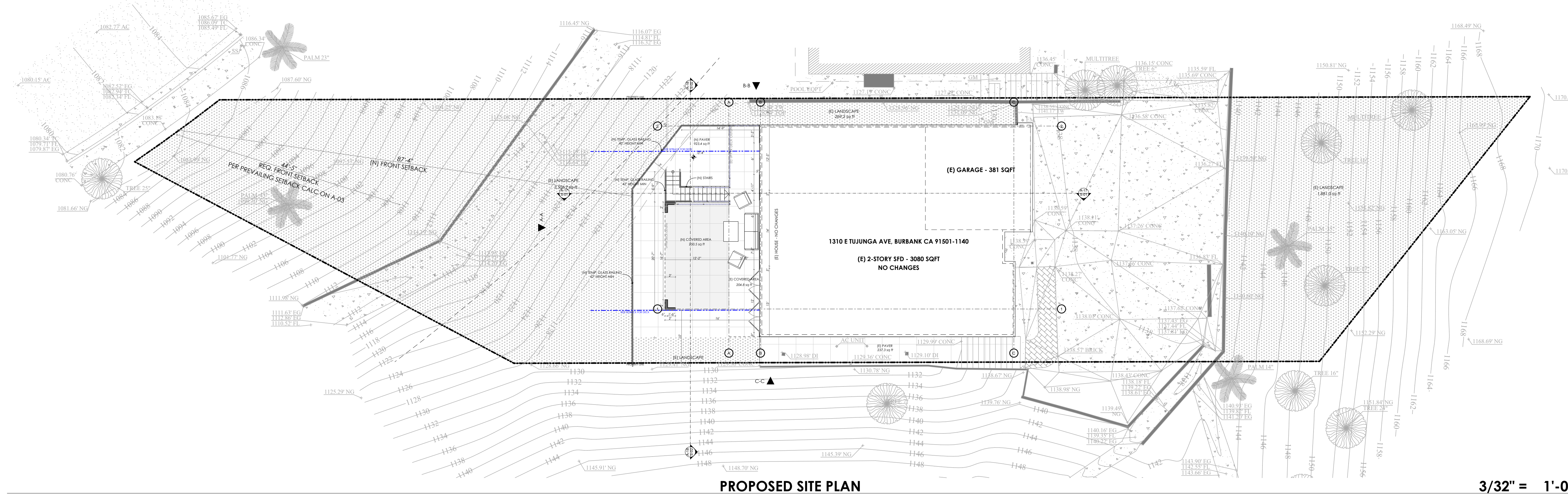
SHEET NUMBER
3



EXISTING SITE PLAN

3/32" = 1'-0"

AVERAGE LOT WIDTH CALCULATION
 $32'-1" + 43'-1" + 53'-4" + 64'-5" + 71'-8" + 69'-2" + 47'-2" + 65'-6" + 64'-1" + 62'-10" + 61'-10" + 60'-11" = 715'-1"$
 $715'-1" / 12 = 59.5$
 PER 10-1-403(G) THE SIDE SETBACK IS 10% = 5.9'



PROPOSED SITE PLAN

3/32" = 1'-0"

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CRC, OR CBC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THE CITY OF BURBANK LOCAL AMENDMENTS.
 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 THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING. (BMC 9-1-2-3302.4)
 5. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
 6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC 9-1-2-3305.1)
 7. THE FINISH GRADE SHALL SLOPE A MIN. OF 5%, OR 6", TO POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%. (CBC 1804.4, 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%. (CBC 1808.7.4, CRC R403.1.7.3)

DRAINAGE:
 3. LOT DRAINAGE SHALL BE CONDUCTED TO THE STREET OR AS SHOWN ON THE PLANS. SHOW EXISTING AND PROPOSED DRAINAGE RELATIVE TO BUILDING; DRAIN AWAY FROM BUILDING; SHOW SWALE WITH FLOW LINE ELEVATIONS.
 4. DO NOT BLOCK NATURAL DRAINAGE COURSES FROM ADJACENT PROPERTIES.
GRADING:
 2. NO EARTHWORK (GRADING) OTHER THAN SHOWN AND APPROVED BY CITY ENGINEER> STREET IMPROVEMENTS.
 2. REPLACE ALL BROKEN, CRACKED OR UPHEAVED CURB, CURB AND GUTTER, SIDEWALK AND DRIVEWAY APRONS AS MAY BE REQUIRED BY THE CITY ENGINEER.
OTHER REQUIREMENTS:
 3. A SEPARATE PERMIT IS REQUIRED TO PERFORM ALL WORK WITHIN THE STREET RIGHT-OF-WAY.

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.

NOTE:
 DIVERSION OF C&D DEBRIS: A MINIMUM 65% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A \$60.05 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 9-1-11-1012)

NOTES:
 THE ORDINANCE AND THE STATE BUILDING CODE REQUIRE THE FOLLOWING CONSTRUCTION PROJECTS TO DIVERT AND RECYCLE AT LEAST 65% OF THE CONSTRUCTION AND DEMOLITION DEBRIS GENERATED:
 ALL DEMOLITIONS
 ALL NEW BUILDINGS
 RESIDENTIAL: ADDITIONS AND ALTERATIONS THAT INCREASE THE BUILDING'S CONDITIONED AREA, VOLUME OR SIZE.

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER, VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

REV	DATE	DESCRIPTION	BY
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DESIGNED BY: MM

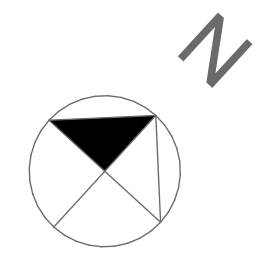
CLIENT/OWNER	RAZMIK ARUTUNYAN
JOB ADDRESS	1310 E TUJUNGA AVE. BURBANK CA 91501-1140
PROJECT	ARUTUNYAN RESIDENCE

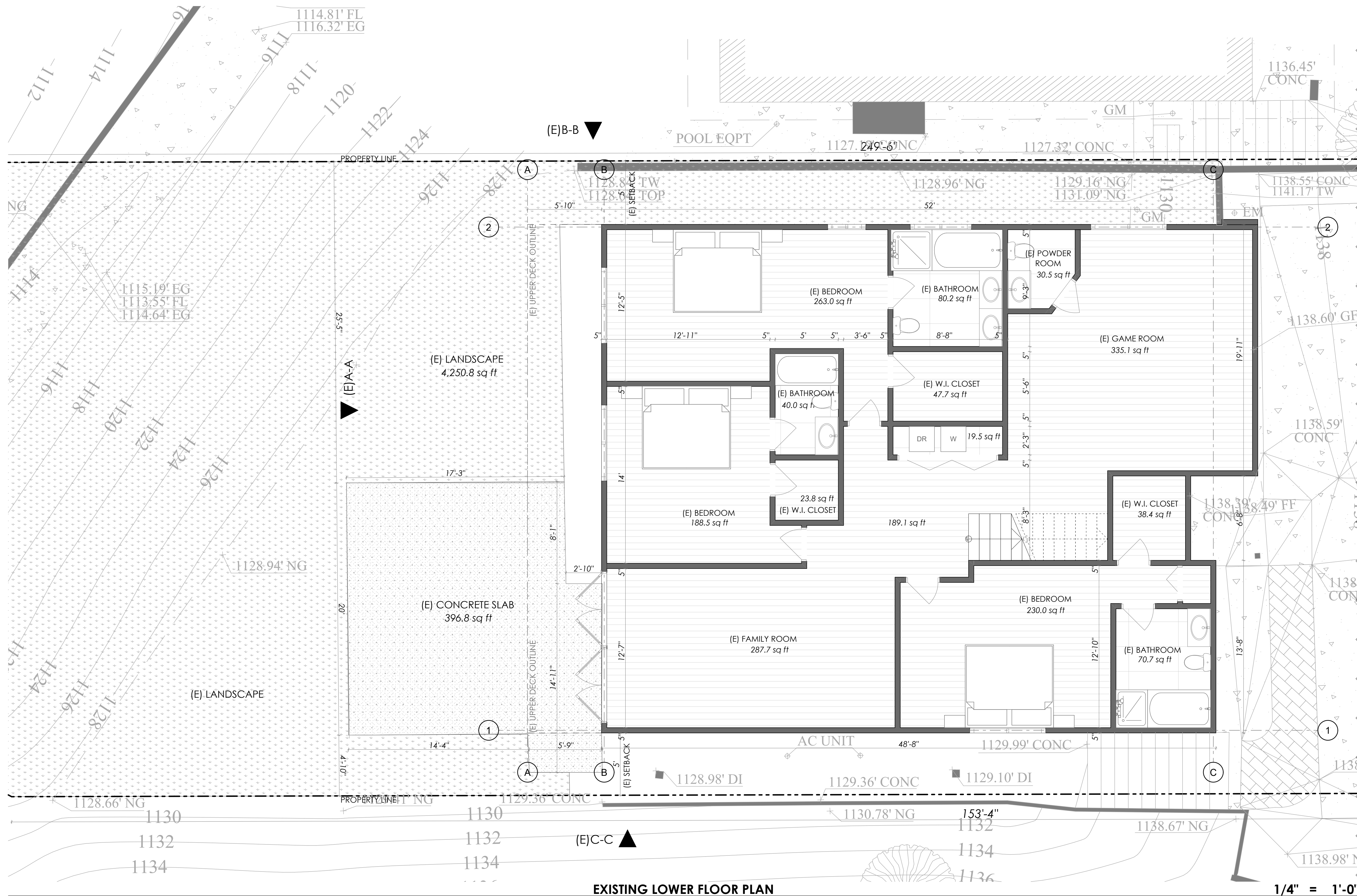
EXISTING AND PROPOSED SITE PLANS

A-04

SHEET NUMBER
4

DATE: 01/13/2023
 JOB NO: AD22-084





EXISTING LOWER FLOOR PLAN

1/4" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE 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 THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. STOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

REV	DATE	DESCRIPTION	BY
1			
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5			
6			

DESIGNED BY: MM

CLIENT/OWNER	RAZMIK ARUTUNYAN
JOB ADDRESS	1310 E TUJUNGA AVE. BURBANK CA 91501-1140
PROJECT	ARUTUNYAN RESIDENCE

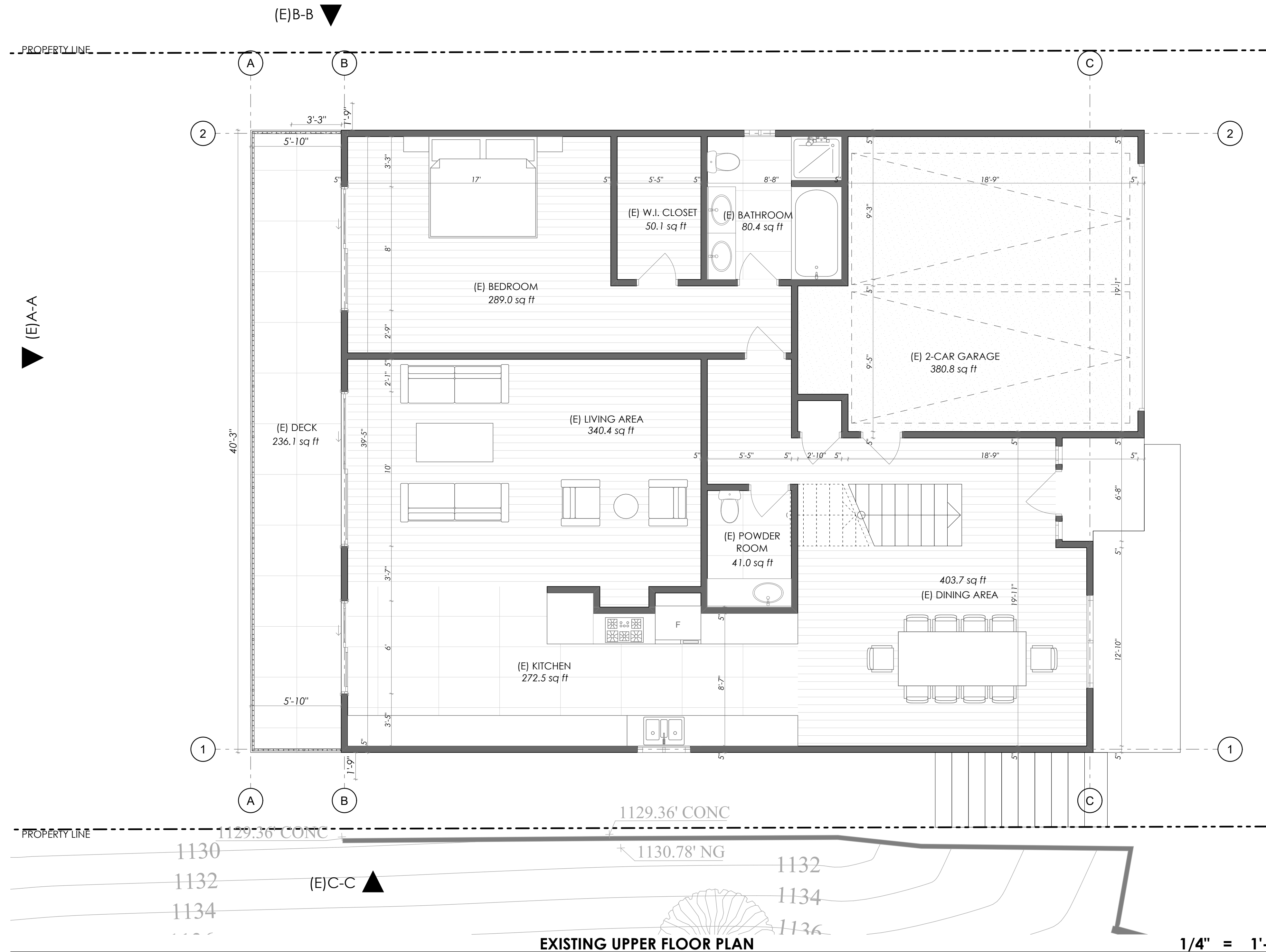
EXISTING LOWER FLOOR PLAN

A-05

SHEET NUMBER

5

DATE: 01/13/2023
JOB NO: AD22-084



DEVELOPMENT/PLANNING
MINIMUM PROJECT REQUIREMENTS
IN ORDER TO ACHIEVE THE GOAL OF REDUCING THE LEVEL OF POLLUTANTS IN STORM WATER RUNOFF, THESE MINIMUM BMPs APPLY TO ALL PROJECTS:

- 1) ALL YARD DRAINS AND CATCH BASINS DRAINING TO THE STREET OR STORM DRAIN SYSTEM MUST BE STENCILED OR LABELED WITH THE "NO DUMPING - DRAINS TO OCEAN" LOGO OR EQUIVALENT.
- 2) ROOF DOWNSPOUTS MUST NOT BE DIRECTED TO TRASH ENCLOSURES OR MATERIAL STORAGE AREAS. DOWNSPOUTS SHOULD DISCHARGE TO GRAVEL HEAVILY VEGETATED AREAS WHENEVER POSSIBLE.
- 3) TRASH BINS MUST BE EQUIPPED WITH LIDS OR SCREENED, ROOFED OR WALLED. FUNOFF WATER SHOULD BE DIVERTED AROUND TRASH AREAS TO AVOID FLOW-THROUGH. TRASH ENCLOSURE DRAINAGE SHOULD BE DIRECTED TO BEGETATED AREAS WHERE FEASIBLE.
- 4) NO HOSES, HOSE BIBS OR FAUCETS SHOULD BE LOCATED OUTSIDE EXCEPT IN LANDSCAPED AREAS OR AS NEEDED FOR FIRE PROTECTION.
- 5) ANY WASTE WATER FROM WASHING VEHICLES OR EQUIPMENT MUST BE DISCHARGED TO THE SANITARY SEWER SYSTEM THROUGH PROPER PRETREATMENT FACILITIES (SEPARATE PERMITS MAY BE REQUIRED).
- 6) ALL OUTDOOR STORAGE AREAS MUST BE EQUIPPED WITH ADEQUATE SECONDARY CONTAINMENT OR OTHER EQUIVALENT MEASURES TO REDUCE CONTAMINATION OF RUNOFF. THIS APPLIES TO THE STORAGE OF BOTH HAZARDOUS AND NON-HAZARDOUS MATERIALS (SOLIDS AND LIQUIDS).

NOTE: ANY ADDITION OR CHANGES MADE TO THE APPROVED EXTERIOR ELEVATION DESIGN EITHER ON THE DRAWINGS OR DURING CONSTRUCTION WILL REQUIRE PLANNING DIVISION AND BUILDING DIVISION REVIEW AND APPROVAL AND MAY RESULT IN A DELAY OF THE PROJECT OR THE REMOVAL OF NON-APPROVED WORK

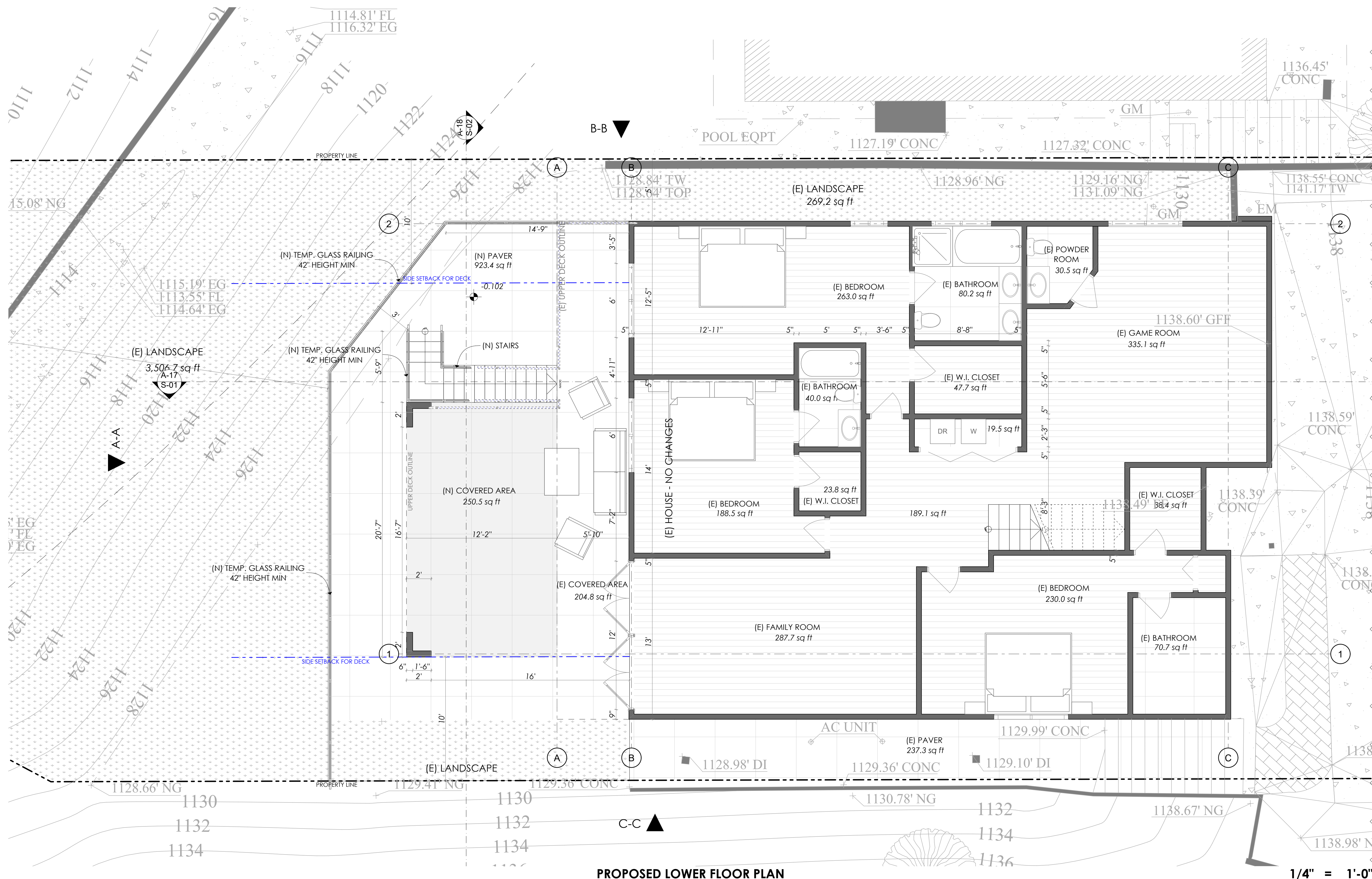
SAFETY GLAZING (TEMPERED GLAZING) IS REQUIRED FOR THE FOLLOWING:

- a) WHERE THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANCE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR. (CRC R 308.4.2 ITEM 1)
- b) WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANCE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR. (CRC R 308.4.2 ITEM 2)
- b) GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR. (CRC R 308.4.5)
- c) GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 36" ABOVE THE STAIRWAYS, LANDINGS, AND RAMPS. (CRC R 308.4.6)
- d) GLAZING ADJACENT TO THE STAIRWAY BOTTOM LANDING WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTAL ARC THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE SAFETY GLAZING. (CRC R 308.4.7)

NOTES:

1. ALL DOORS & WINDOWS SHALL MEET CITY OF BURBANK ORDINANCE.
2. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCE OR STATE LAW.
3. THE 2016 CALIFORNIA BUILDING CODE (CBC) AS THE BUILDING CODE USED FOR THIS PROJECT.
4. SMOKE ALARMS INSTALLED SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURE MARKED ON THE UNIT, OR IF THE DATE OF MANUFACTURE CANNOT BE DETERMINED. (R314.3.2)
5. PROVIDE 6" CLEARANCES ON THE SIDES, BACK, FRONT, AND CEILING OF THE FURNACE.
6. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)

		DATE: 01/13/2023 JOB NO: AD22-084	
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		6	
DESIGNED BY: MM			
CLIENT/OWNER	RAZMIK ARUTUNYAN		
JOB ADDRESS	1310 E TUJUNGA AVE. BURBANK CA 91501-1140		
PROJECT	ARUTUNYAN RESIDENCE		
EXISTING UPPER FLOOR PLAN			
A-06			
SHEET NUMBER			
6			



DATE: 01/13/2023
JOB NO: AD22-084

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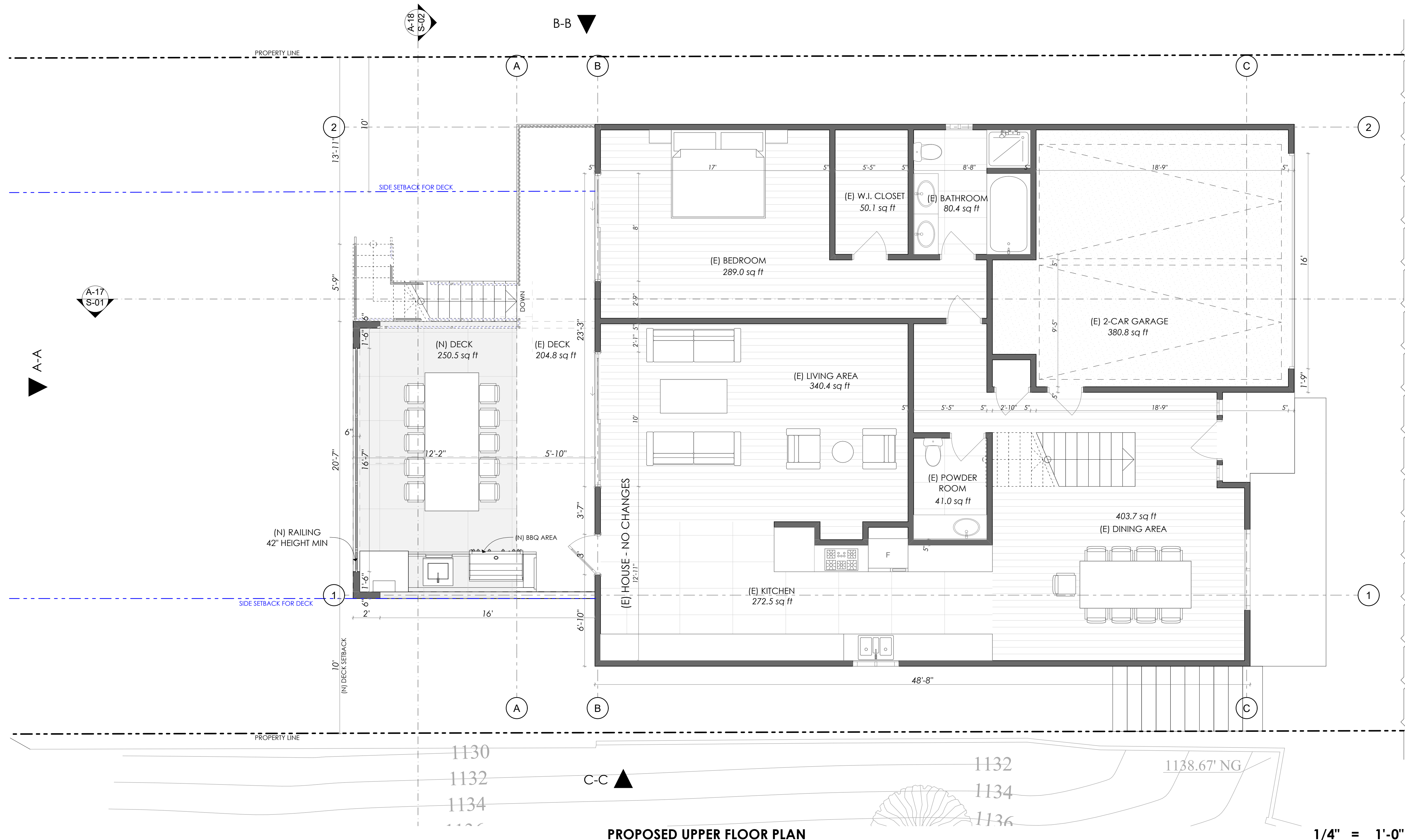
DESIGNED BY: MM

CLIENT/OWNER	RAZMIK ARUTUNYAN	PROJECT	ARUTUNYAN RESIDENCE
JOB ADDRESS	1310 E TUJUNGA AVE, BURBANK CA 91501-1140		

PROPOSED LOWER FLOOR PLAN

A-07

SHEET NUMBER
7



PROPOSED UPPER FLOOR PLAN

1/4" = 1'-0"

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DESIGNED BY: MM

CLIENT/OWNER	RAZMIK ARUTUNYAN
JOB ADDRESS	1310 E TUJUNGA AVE, BURBANK CA 91501-1140
PROJECT	ARUTUNYAN RESIDENCE

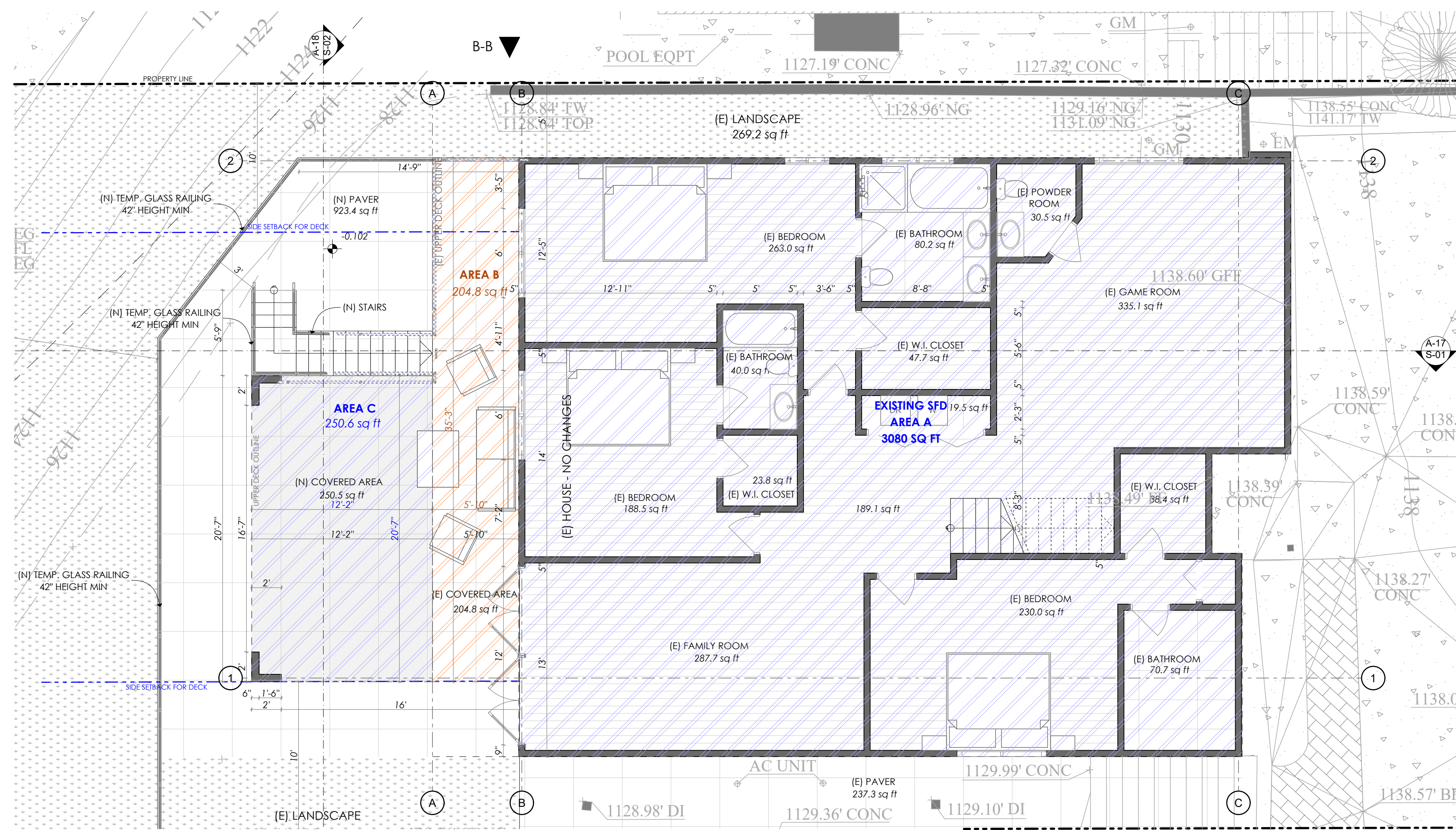
PROPOSED UPPER FLOOR PLAN

A-08

SHEET NUMBER

8

DATE: 01/13/2023
JOB NO: AD22-084



BLOCK AREA CALCULATION - LOWER FLOOR 3/16" = 1'-0"

BLOCK AREA CALCULATION		
AREA A	3,080 sq ft	EXISTING SFD (NO CHANGES)
AREA B	204.9 sq ft	LOWER FLOOR
AREA C	250.6 sq ft	UPPER FLOOR
AREA D	204.9 sq ft	
AREA E	250.6 sq ft	
TOTAL	3,991 sq ft	

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE THE DESIGN OF STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SPECIALTY SYSTEMS. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. STOP: DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

DATE: 01/13/2023
JOB NO: AD22-084

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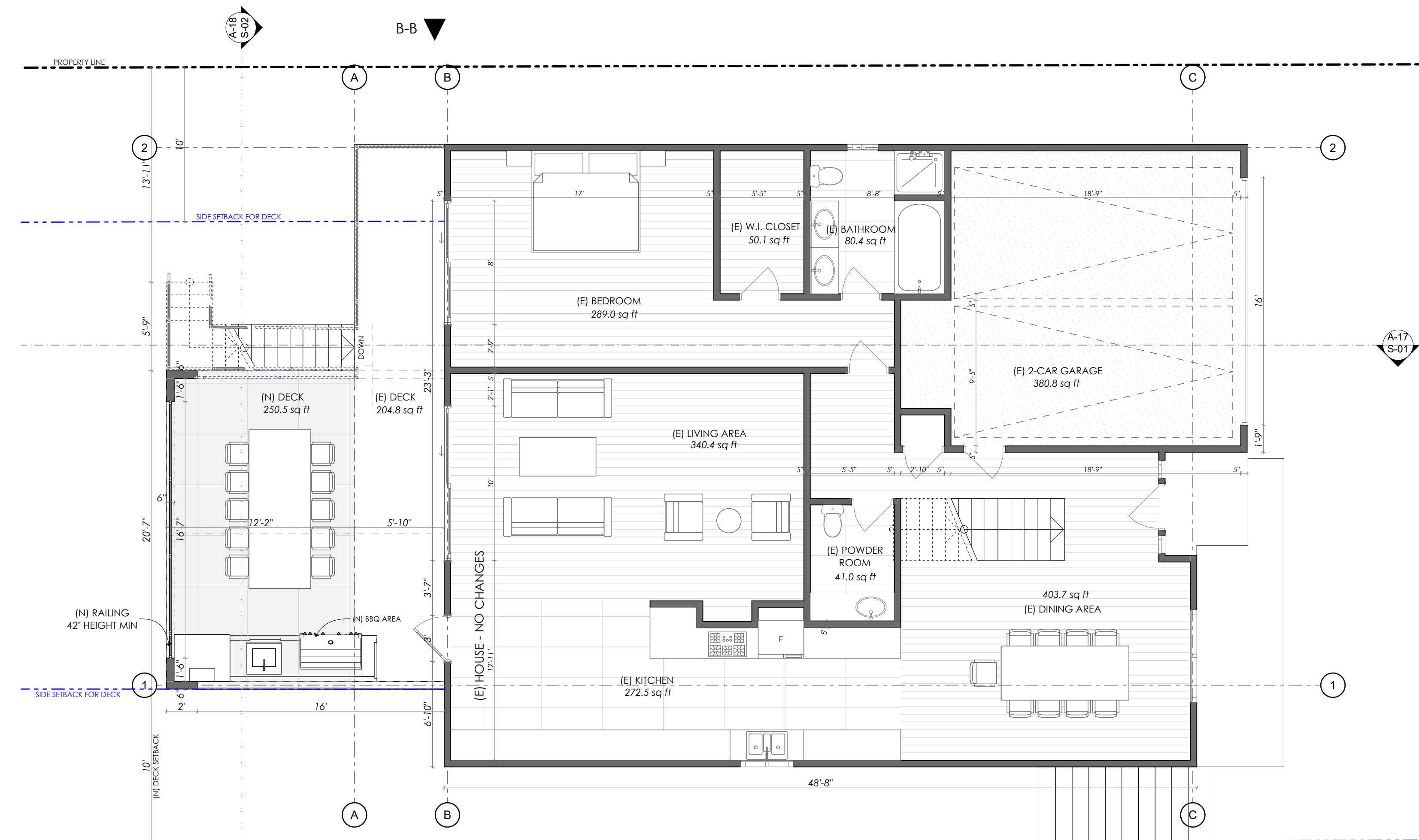
DESIGNED BY: MM

CLIENT/OWNER	RAZMIK ARUTJUNYAN
JOB ADDRESS	1310 E TUJUNGA AVE, BURBANK CA 91501-1140
PROJECT	ARUTJUNYAN RESIDENCE

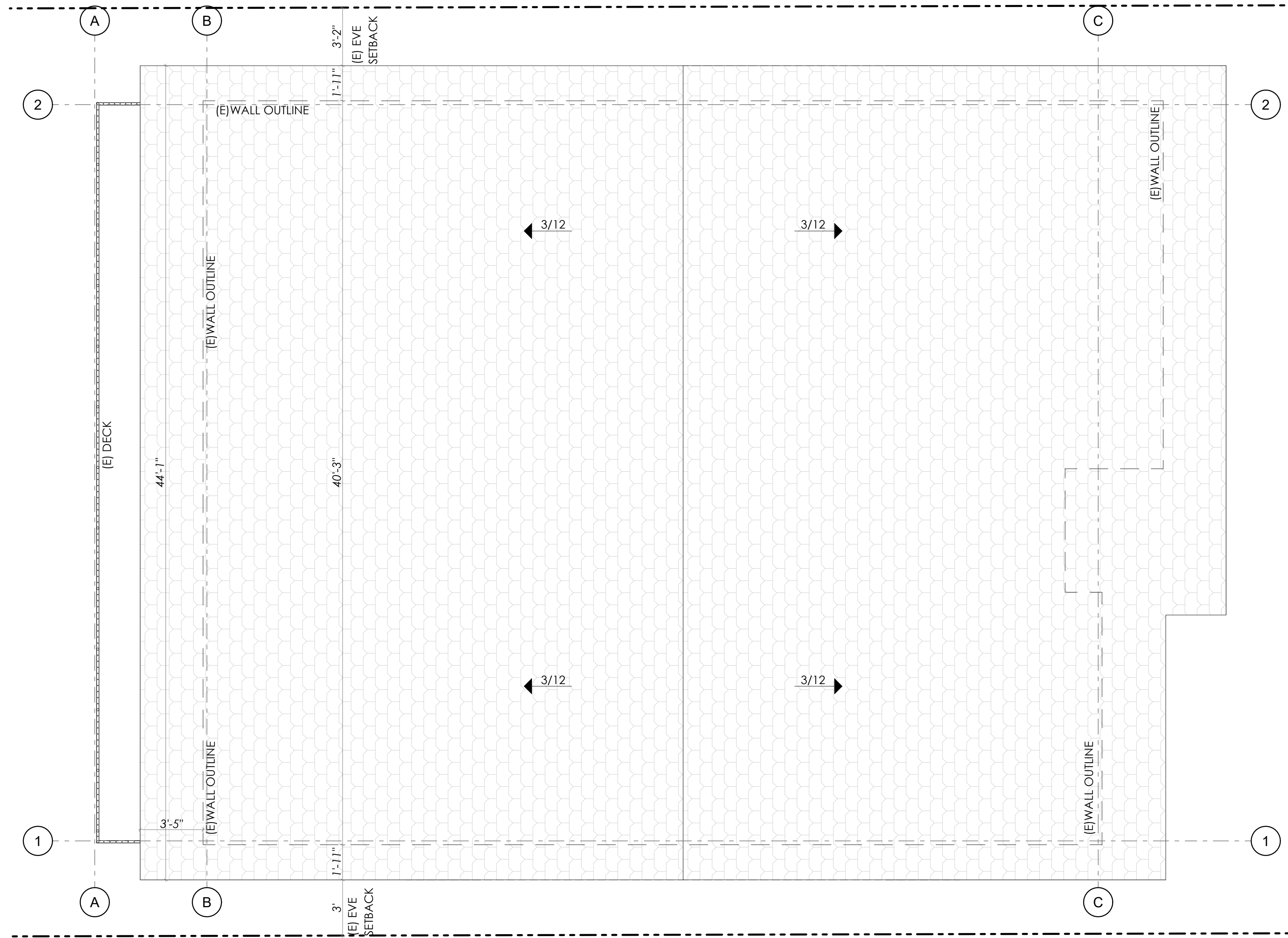
BLOCK AREA CALCULATION

A-08.1

SHEET NUMBER
9



PROPOSED UPPER FLOOR PLAN 3/16" = 1'-0"



EXISTING ROOF PLAN

1/4" = 1'-0"

DATE: 01/13/2023
JOB NO: AD22-084

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DESIGNED BY: MM

CLIENT/OWNER	RAZMIK ARUTUNYAN
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PROJECT	ARUTUNYAN RESIDENCE
EXISTING ROOF PLAN	

A-09

SHEET NUMBER
10

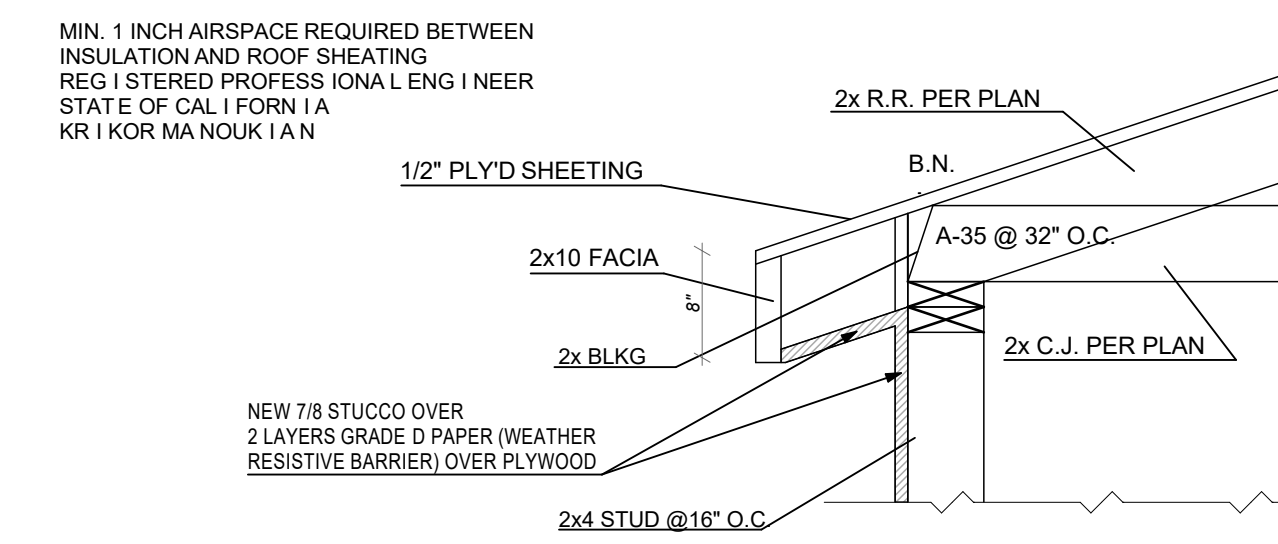
CRRC PROD. ID	MANUFACTURER: BRAND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI		MORE INFO
				Initial	3 year	Initial	3 year	Initial	3 year	
0676-0041a	GAF: Timberline® Cool Series® Cool Barkwood	Steep Slope: Asphalt Shingles	Brown	0.27	0.26	0.90	0.92	28	28	+

COOL ROOF RATING COUNCIL 449 15th Street, Suite 400 TEL (866) 465-2523 EMAIL: info@coolroofs.org
 Oakland, CA 94612 FAX (510) 482-4421

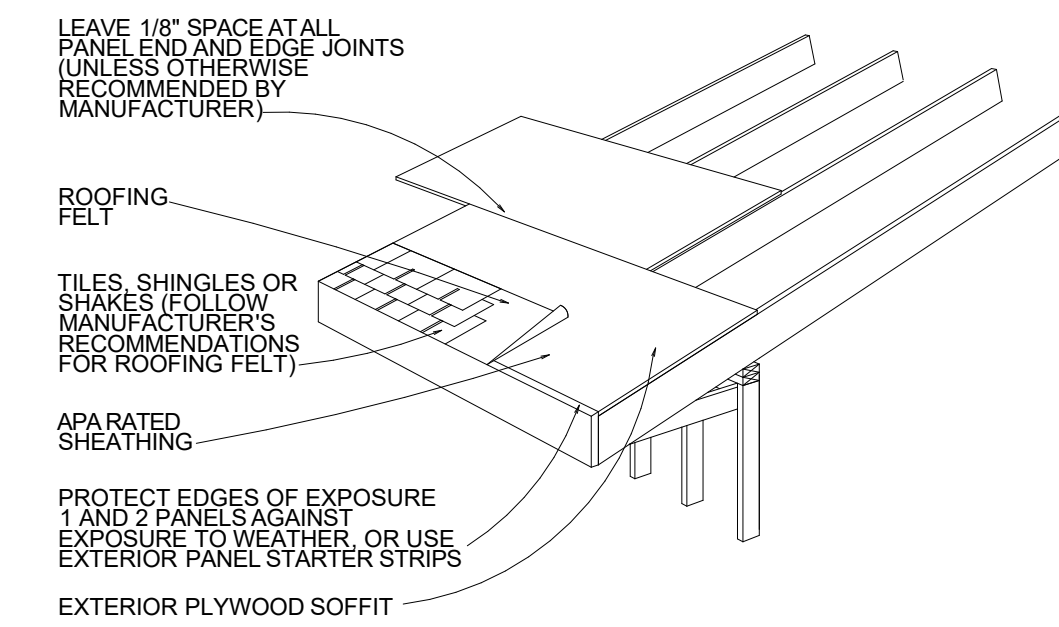
ANSI ACCREDITED Certificate 3146.01

ROOFING MANUFACTURER'S SPECS:
 "CLASS A"
 GAF: Timberline® Cool Series - Cool Barkwood
 PROD. #0676-0041
 ICC. #ESR3267
 INITIAL REFL. - 0.27; 3 YR. - 0.26
 THERMAL EMITTANCE:
 INITIAL - 0.92; 3 YR. - 0.81
 (SEE SPECS ON GRN-1 FOR BALANCE OF INFORMATION)

DETAIL 1

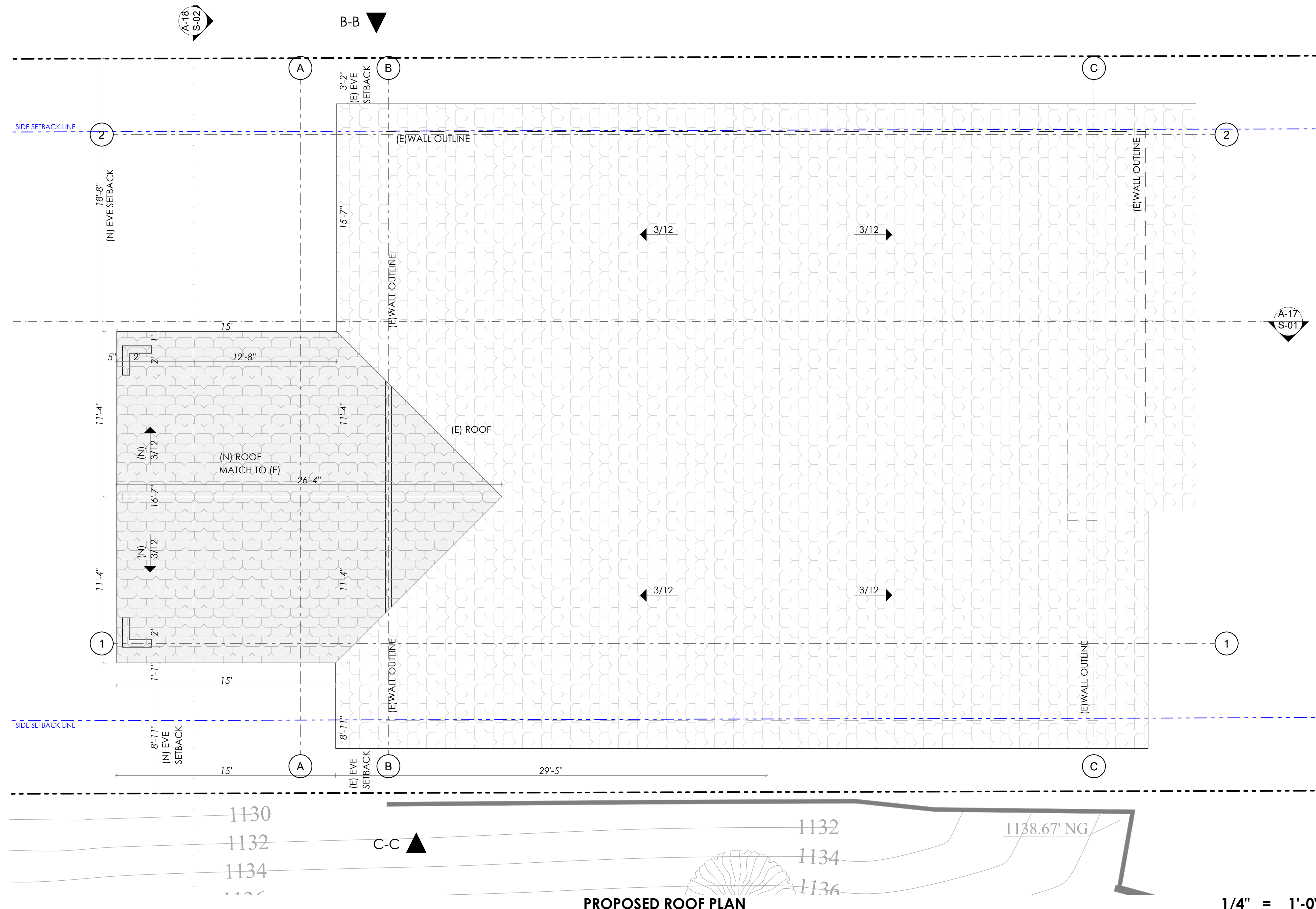


DETAIL 2



LEGEND

(E) ROOF	
(N) ROOF	



PROPOSED ROOF PLAN

1/4" = 1'-0"

DATE: 01/13/2023
JOB NO: AD22-084

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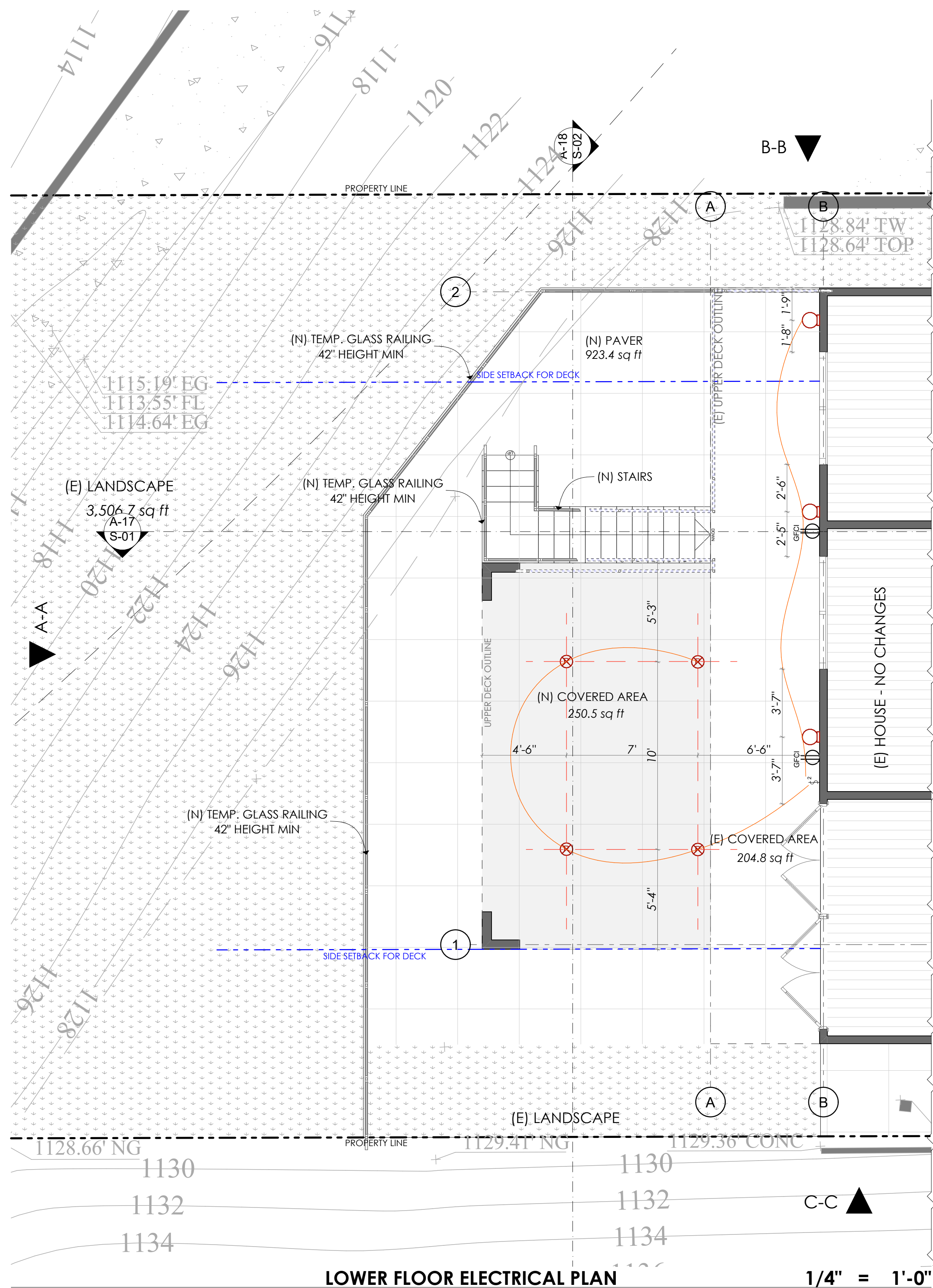
REV	DATE	DESCRIPTION	BY
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DESIGNED BY: MM

CLIENT/OWNER	RAZMIK ARUTUNYAN	PROJECT	ARUTUNYAN RESIDENCE
JOB ADDRESS	1310 E TUJUNGA AVE, BURBANK CA 91501-1140		

PROPOSED ROOF PLAN

A-10



LOWER FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

- ELECTRICAL NOTES per 2019 California Electrical Code**
- A. PANEL LOCATIONS**
Panels shall not be located in the vicinity of easily ignitable material, such as clothes closets [CEC 240-24(D)], or in bathrooms [CEC 240-24(E)].
- B. NON-METALLIC SHEATHED CABLE [CEC 334]**
Non-metallic sheathed cable shall be:
1. Protected by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, schedule 80 PVC conduit, type RTRC marked with the suffix -XW, or other means when cable is exposed or subject to physical damage. [CEC 334.15(B)]
2. Protected by a 1/16-inch steel plate or sleeve or be not less than 1-1/4 inch from the nearest edge of the framing member, when installed through framing members. Steel plates or sleeves are required on all double shear walls when cable is installed either through or parallel to framing members [CEC 334.17, 300.4]
3. Protected by guard strips within 6 feet of an attic access when no permanent stairs or ladders are provided [CEC 334.23, 320.23]
4. Protected by guard strips in the entire attic when permanent stairs or ladders are provided. Access panels or doors from the second floor into the attic are considered permanent access and guard strips are required in the entire attic [CEC 320.23]
5. Have a bending radius not less than 5 times the diameter of the cable [CEC 334.24]
6. Supported at intervals not exceeding 4-1/2 feet and within 12" of every outlet box, junction box, cabinet or fitting [CEC 334.30]
- C. CIRCUITS AND RECEPTACLES**
1. Tamper-Resistant Receptacles shall be installed as specified in dwelling units in all areas specified in 210.52 and 550.13. [CEC 406.12]
2. Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 ft. from an outlet, including any wall space 2 ft. wide or greater. Note: A fixed panel of a sliding glass door is considered wall space. [CEC 210.52(A)]
3. In kitchens, breakfast rooms, pantries and dining rooms a minimum of 2-20A circuits shall be provided [CEC 210.11(C)(1)]. Counter space receptacles shall be GFCI [CEC 210.8(A)] and installed:
• At each wall counter space that is 12 in. or greater [CEC 210.52(C)(1)]
• No more than 48 in. oc. [CEC 210.52(C)(1)]
• Maximum 24 in. from the end of the counter [CEC 210.52(C)(1)]
• Maximum 20 in. above counter surface [CEC 210.52(C)(5)]
• On island counter spaces (one receptacle min.) not more than 12 in. below counter surface [CEC 210.52(C)(5) Exception]. An island with less than 12" behind a range top is considered as dividing the countertop into two separate spaces. [CEC 210.52(C)(2)]
• On peninsular counter spaces (one receptacle min.) not more than 12 in. below counter surface [CEC 210.52(C)(5) Exception]
4. Bathrooms shall have a separate 20A circuit [CEC 210.11(C)(3)] with at least one GFCI wall receptacle within 36 in. of each basin [CEC 210.8(A)(1), CEC 210.52(D)].
5. Laundry rooms shall have a separate 20A circuit with at least one receptacle shall be provided [CEC 210.11(C)(2)]. All receptacles within 6 ft. of the sink shall be GFCI [CEC 210.8(A)(7)].
6. In garages, at least one GFCI receptacle shall be provided [CEC 210.52(G)]. All other garage receptacles except those dedicated to an appliance or that are not readily accessible shall be GFCI. [CEC 210.8(A)(2)]. In hallways of 10 ft. or more in length, at least one receptacle shall be provided [CEC 210.52(H)].
7. Outdoor outlets shall be GFCI [CEC 210.8(A)(3)]. One outlet shall be installed at the front of the dwelling and one at the rear of the dwelling. Balconies, decks, and porches that are attached to the dwelling unit and are accessible from inside the dwelling unit shall have at least one outlet. Receptacles shall be accessible at grade level and not more than 6-1/2 ft. above grade or walking surface [CEC 210.52(E)].
8. All crawl space receptacles shall be GFCI [CEC 210.8(A)(4)].
9. All unfinished basement receptacles shall be GFCI unless they are not readily accessible or are service a dedicated appliance [CEC 210.8(A)(5)].
10. All receptacles within 6 ft. of a wet bar shall be GFCI [CEC 210.8(A)(7)].
11. All receptacles on 15A or 20A branch circuits that supply family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas shall be protected by combination-type Arc-Fault Circuit Interrupters (AFCI), including switched outlets [CEC 210.12(A)].
12. All receptacles serving appliances or motors with a rating of 1 HP or 6 Amps shall be on a separate circuit. For HVAC equipment, a separate 15A or 20A circuit with an accessible receptacle at the equipment shall be provided within 25 ft. of the equipment [CEC 210.63]. If located in an under-floor area, the receptacle shall be GFCI [CEC 210.8(4)].
13. Basements, Garages and Accessory Buildings. For a one-family dwelling, at least one receptacle outlet shall be installed in the areas specified in 210.52(G)(1) through (3). These receptacles shall be in addition to receptacles required for specific equipment. [CEC 210.52]
(1) Garages. In each attached garage and in each detached garage with electrical power, the branch circuit supplying this receptacle(s) shall not supply outlets outside of the garage. At least one receptacle outlet shall be installed for each car space.
(2) Accessory Buildings. In each accessory building with electric power:
(3) Basement. In each separate unfinished portion of a basement.
D. LIGHTING [CEC 210.70]
1. Switched lighting shall be installed in:
• All habitable rooms, Bathrooms, Hallways, and Stairways at each level.
• Garages.
• At all outdoor entrances and exits.
• In all attics, under floor areas, utility rooms and basements used for storage.
• Near HVAC equipment in attic, under floor areas, rooms or basements, with a switch at the access point.
2. Lighting installed in a closet shall be a surface mounted or recessed fluorescent fixture or a surface mounted incandescent fixture with completely enclosed lamps. Surface incandescent lighting shall be installed a minimum of 12 in. from the nearest point of a storage space. Surface fluorescent lighting and recessed lighting shall be installed a minimum of 6 in. from the nearest point of a storage space. [CEC 410.16(C)]
E. FANS
Each bathroom containing a bathtub, shower, or bathtub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code and the California Green Building Standards Code.
F. SMOKE ALARMS
In new construction, smoke alarms shall receive their primary power from the building wiring. The wiring shall be permanent and installed without a disconnecting switch other than those required for overcurrent protection [CIRC R314.4, CBC 907.2.10.5].

NOTE ON ELECTRICAL PLAN:

100% of the luminaires in a kitchen must be high efficacy.

In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by a vacancy sensor.

Bedrooms, living rooms, family rooms, and other rooms used for living and sleeping must have high efficacy lighting, and may require an occupant sensor with a manual-on/auto-off feature, or dimmers.

Exterior lighting must be high efficacy, a photocell and motion sensor may be installed.

TITLE 24 RESIDENTIAL LIGHTING STANDARDS
Permanently installed luminaires that have plug-in or hardwired connections for electric power must comply with the mandatory energy requirements summarized below:

ROOM	% HIGH EFFICACY 1,2	OPTIONS
KITCHEN	100% ³	
CABINET LIGHTING	100%	Under-cabinet lighting shall be switched separately from other lighting.
BATHROOM	100%	Vacancy Sensor ⁴
GARAGE	100%	Vacancy Sensor ⁴
LAUNDRY ROOMS	100%	Vacancy Sensor ⁴
UTILITY ROOMS	100%	Vacancy Sensor ⁴
CLOSETS > 70 SF	100%	Vacancy Sensor ⁴
ALL OTHER ROOMS ⁵	100%	Vacancy Sensor ⁴ or Dimmer
EXTERIOR ⁶	100%	Controlled by manual on/off switch and one of the following: motion sensor, photo control and automatic time switch control, astronomical time clock, or EMCS ⁷

1. High efficacy lighting contains pin-based sockets and includes fluorescent with electronic ballasts, metal halide, high pressure sodium, and certified LED lighting.
2. Luminaires recessed into insulated ceilings must be approved for zero clearance insulation contact (IC) and rated and labeled as air tight (AT).
3. 100% of the total lighting wattage (based on the max. lamp rating) in a kitchen is required to be high efficacy.
4. All Occupant Sensors Control Types shall be programmed to turn OFF all or part of the lighting no longer than 20 minutes after the space is vacated of occupants, except as specified by Section 130.1(c)8.
5. Includes bedrooms, living, dining and family rooms, club houses, home offices, and enclosed patios. Closets that are less than 70 sf in area and hallways are exempt from this requirement.
6. Lights around pools and water features subject to California Electrical Code Article 680 are exempt.
7. Energy management control system.

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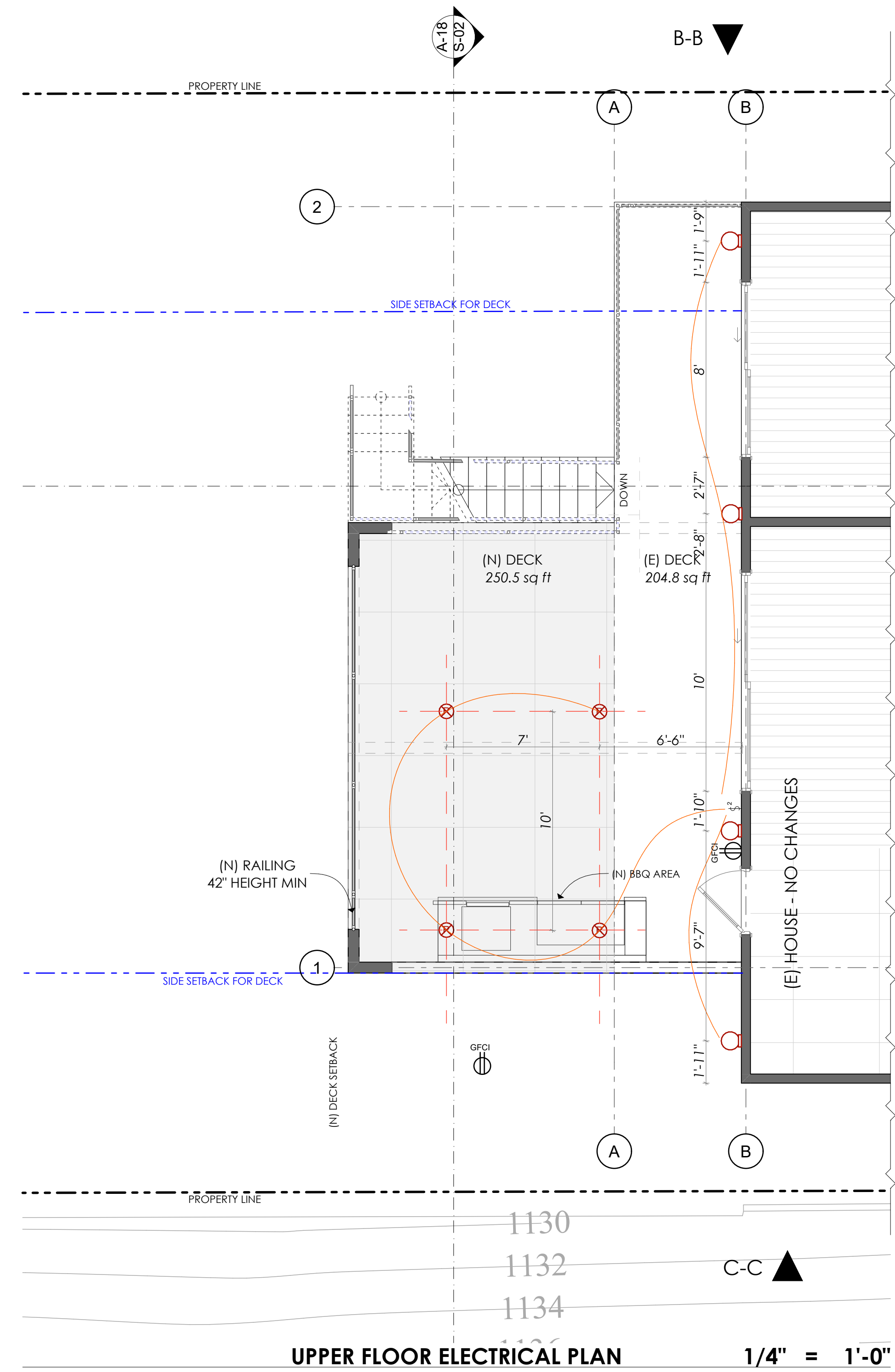
DESIGNED BY: MM

CLIENT/OWNER: RAZMIK ARUTUNYAN
JOB ADDRESS: 1310 E TUJUNGA AVE, BURBANK CA 91501-1140
PROJECT: ARUTUNYAN RESIDENCE

LOWER FLOOR ELECTRICAL PLAN

A-11

SHEET NUMBER
12



DATE: 01/13/2023
JOB NO: AD22-084

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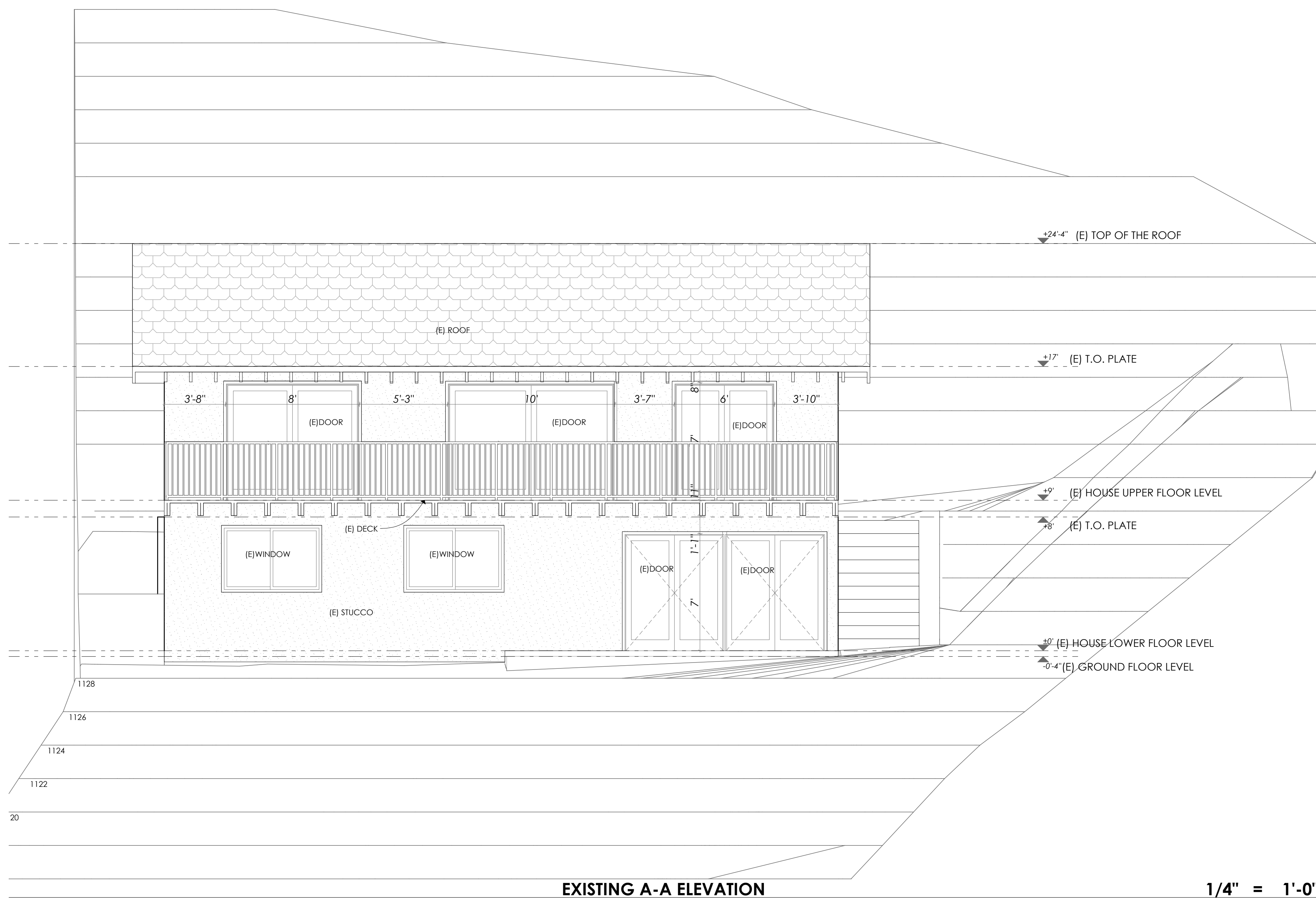
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DESIGNED BY: MM

CLIENT/OWNER	RAZMIK ARUTUNYAN
JOB ADDRESS	1310 E TUJUNGA AVE, BURBANK CA 91501-1140
PROJECT	ARUTUNYAN RESIDENCE
UPPER FLOOR ELECTRICAL PLAN	

A-12

SHEET NUMBER



DATE: 01/13/2023 JOB NO: AD22-084	
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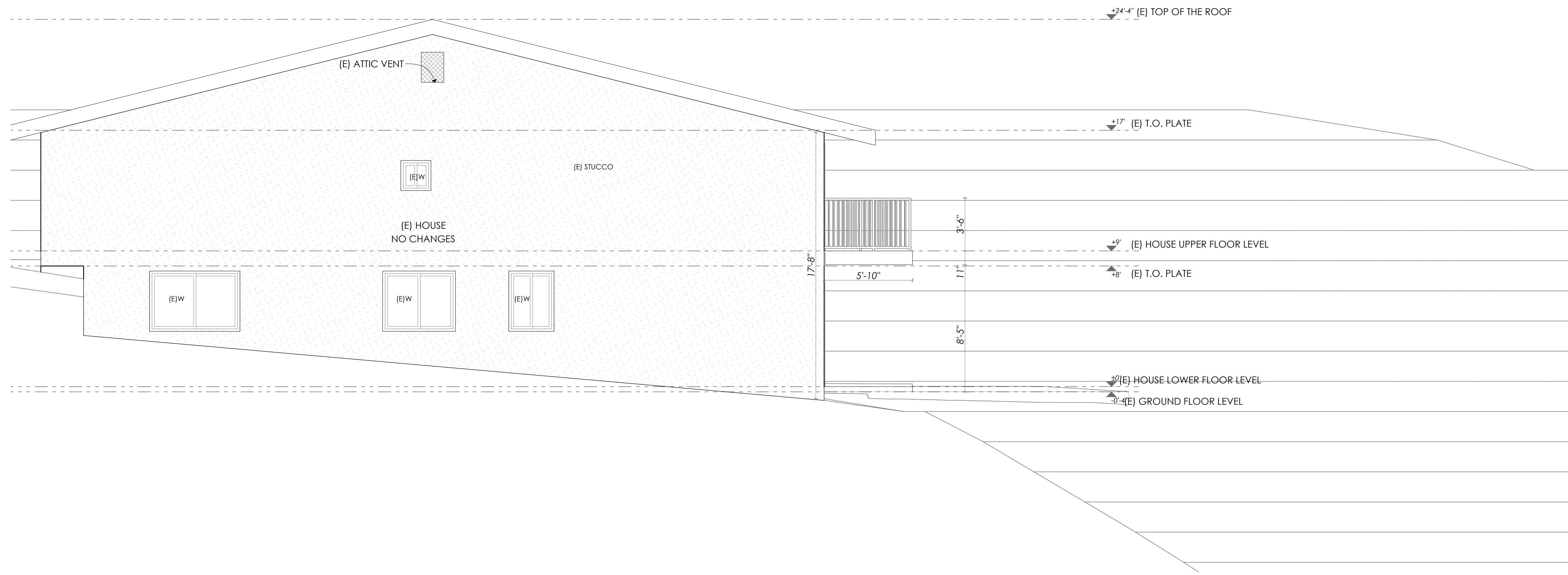
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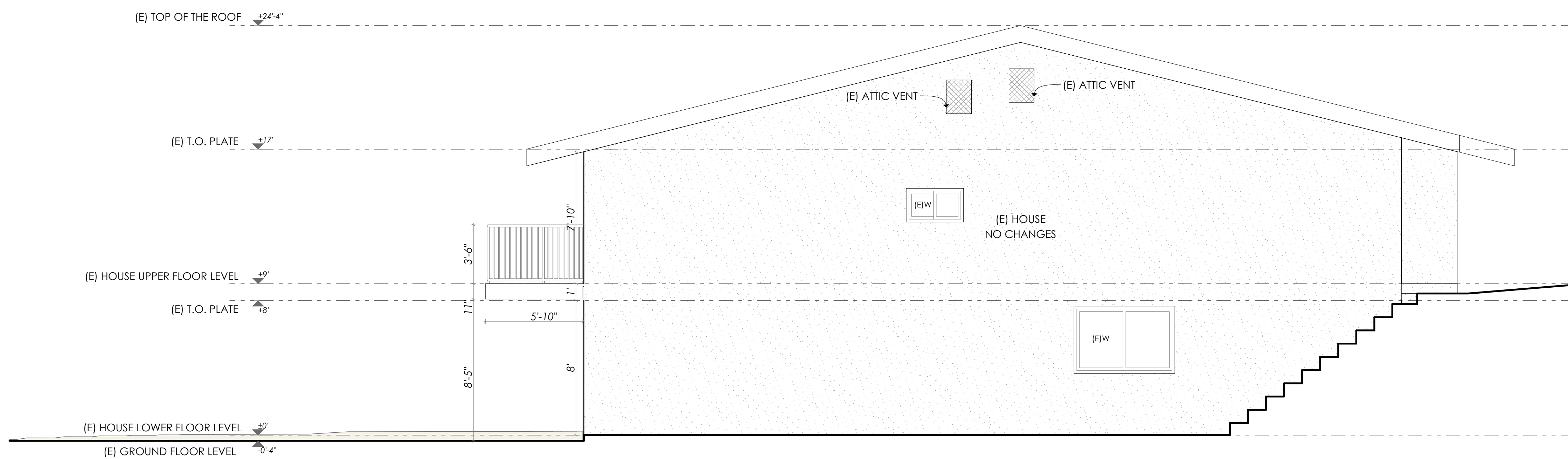
CLIENT/OWNER	RAZMIK ARUTUNYAN
JOB ADDRESS	1310 E TUJUNGA AVE, BURBANK CA 91501-1140
PROJECT	ARUTUNYAN RESIDENCE
EXISTING A-A ELEVATION	

A-13
SHEET NUMBER



EXISTING B-B ELEVATION

1/4" = 1'-0"



EXISTING C-C ELEVATION

1/4" = 1'-0"

DATE: 01/13/2023
JOB NO: AD22-084

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DESIGNED BY: MM

CLIENT/OWNER	RAZMIK ARUTUNYAN	PROJECT	ARUTUNYAN RESIDENCE
JOB ADDRESS	1310 E TUJUNGA AVE, BURBANK CA 91501-1140		

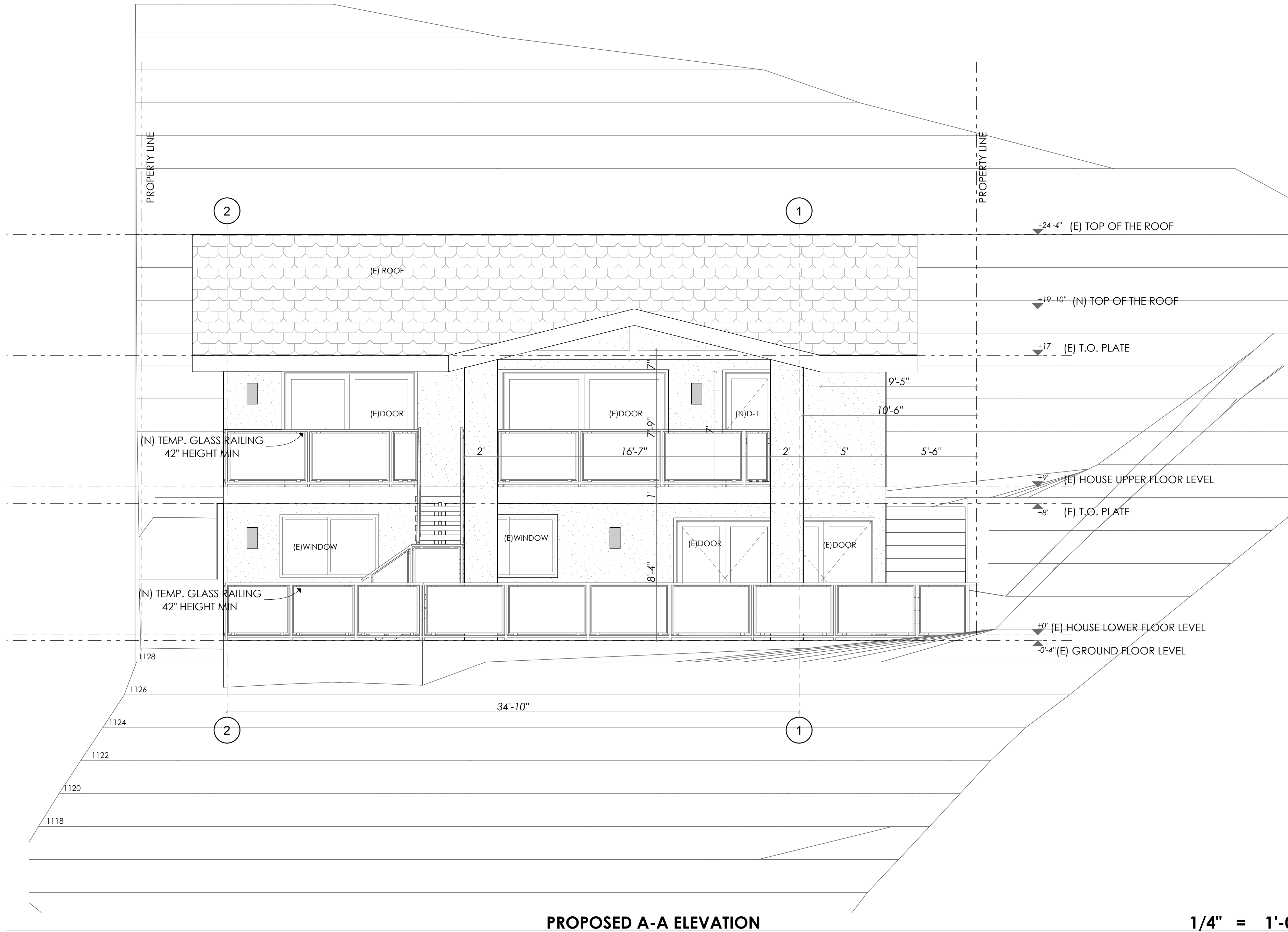
EXISTING B-B, C-C
ELEVATIONS

A-14

SHEET NUMBER

15

Any addition or changes made to the approved Exterior elevation design either on the drawings or during construction will require Planning Division and Building & Safety Division review and approval and may result in a delay of the project or the removal of non-approved work.



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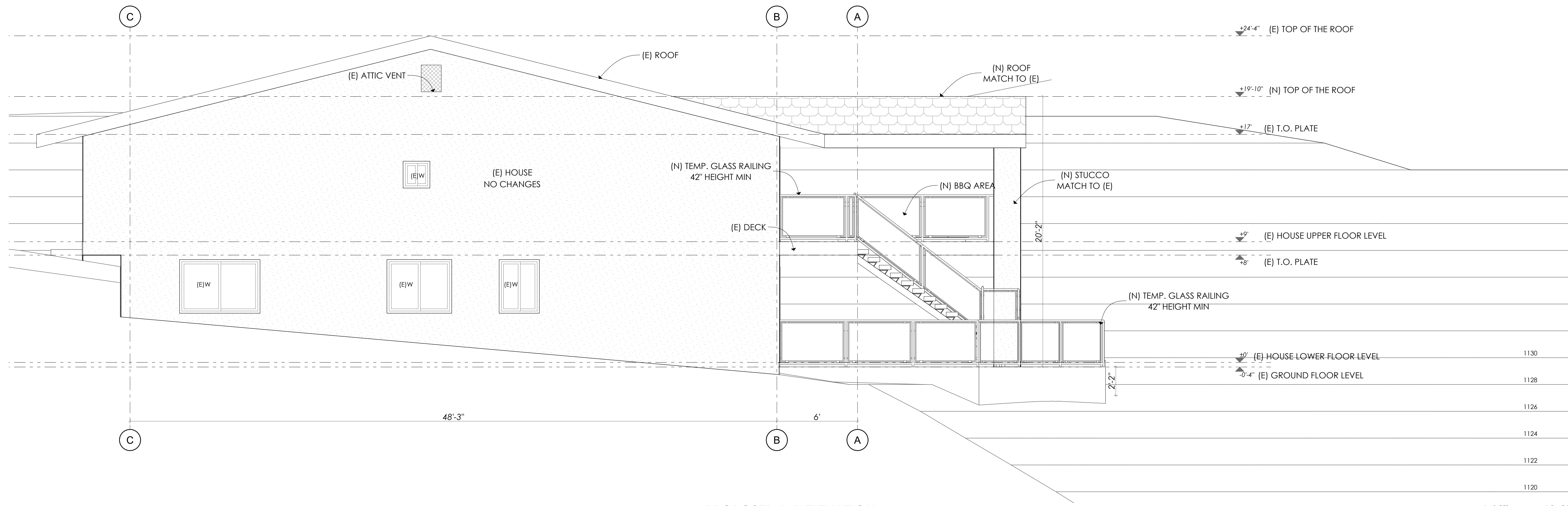
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CLIENT/OWNER	RAZMIK ARUTUNYAN
JOB ADDRESS	1310 E TUJUNGA AVE, BURBANK CA 91501-1140
PROJECT	ARUTUNYAN RESIDENCE
PROPOSED A-A ELEVATION	

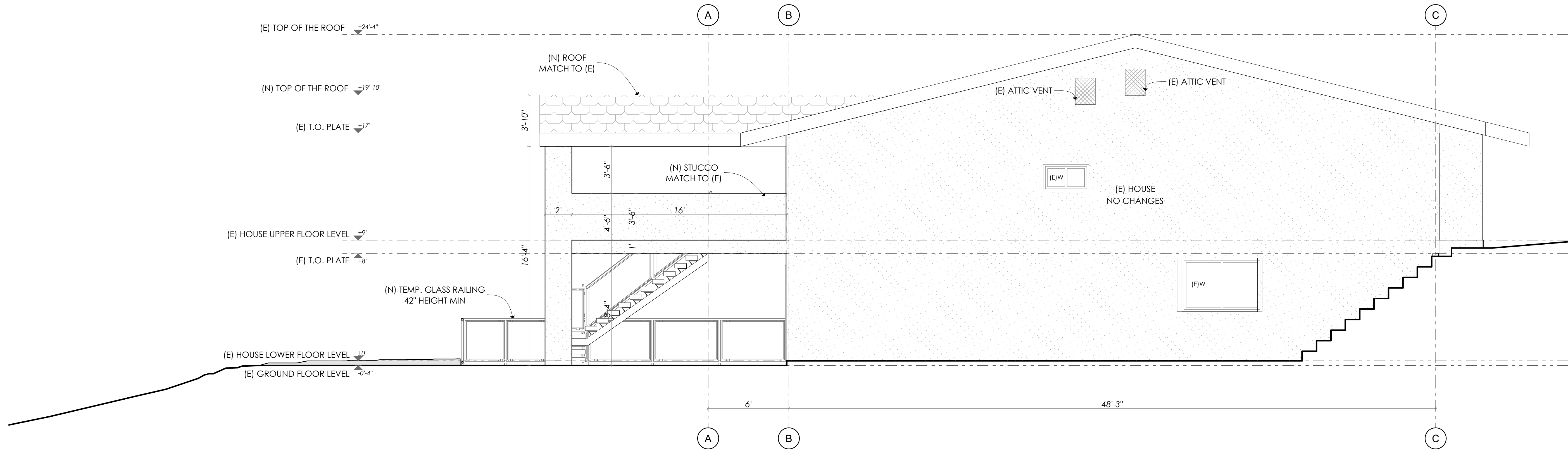
A-15

SHEET NUMBER



PROPOSED B-B ELEVATION

1/4" = 1'-0"



PROPOSED C-C ELEVATION

1/4" = 1'-0"

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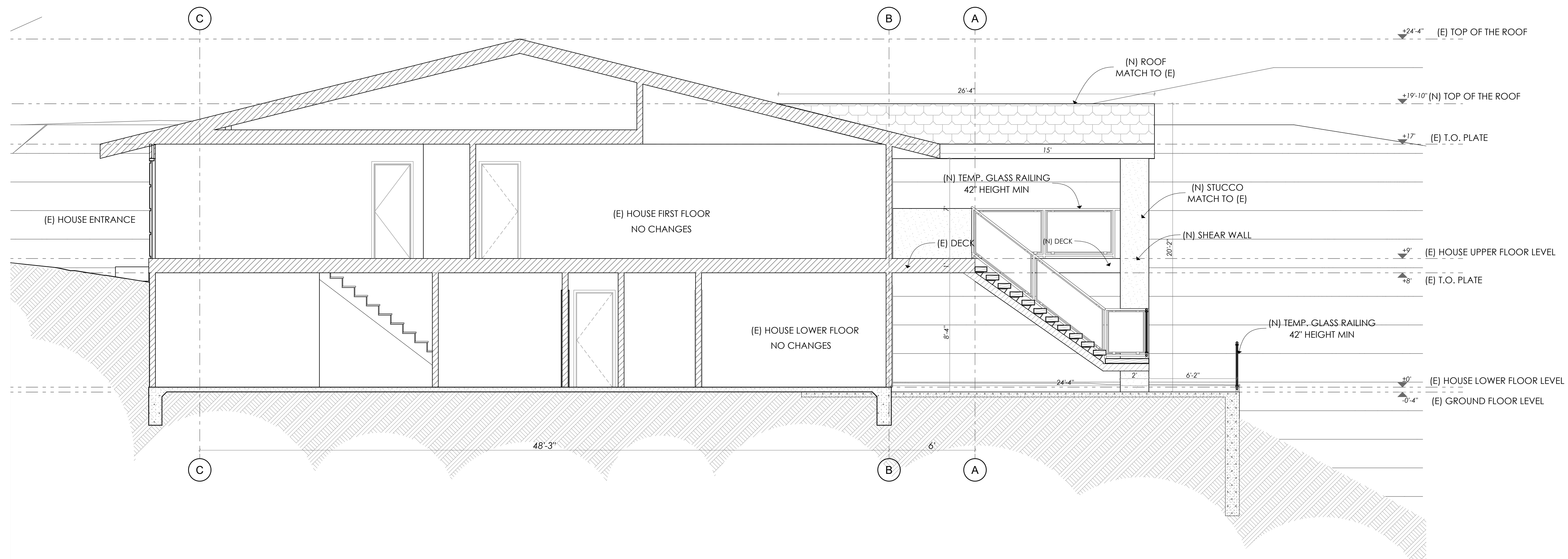
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PROJECT	ARUTUNYAN RESIDENCE

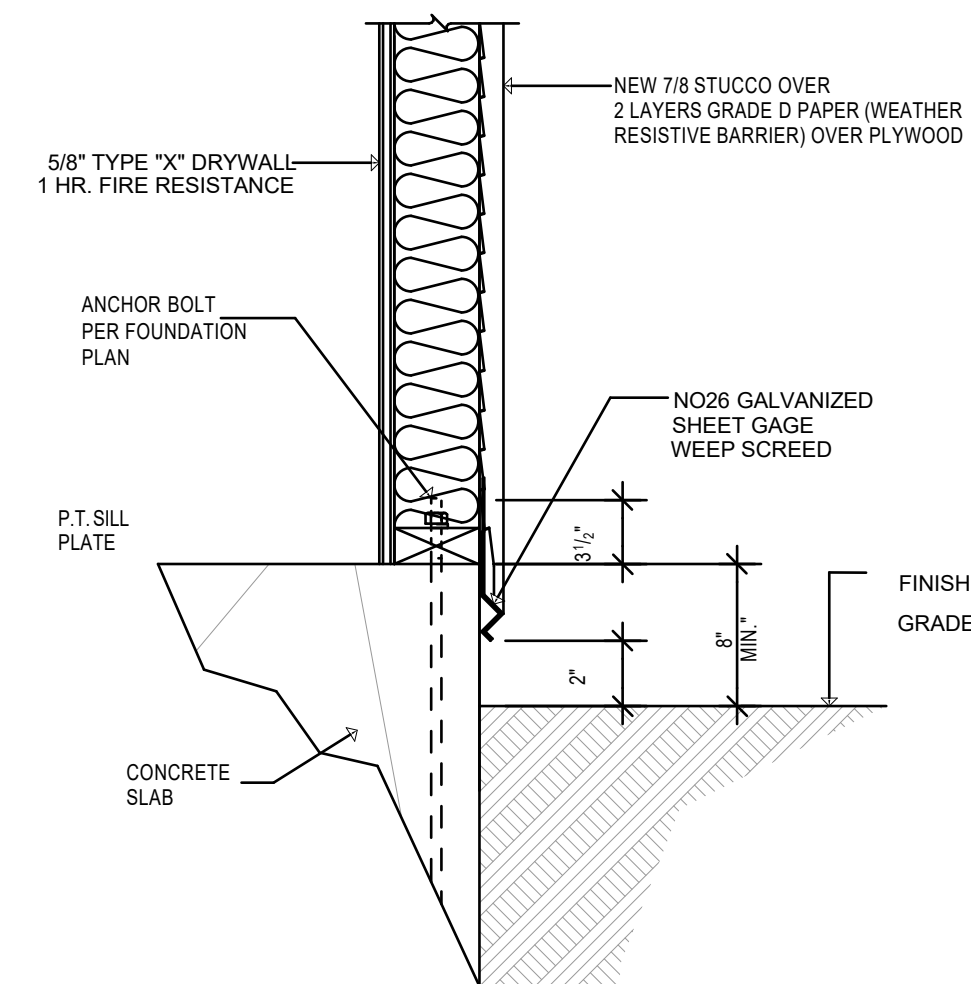
PROPOSED B-B, C-C
ELEVATIONS

A-16



SECTION S-01

1/4" = 1'-0"



DETAIL 3 WEEP SCREED

**DEVELOPMENT/PLANNING
MINIMUM PROJECT REQUIREMENTS
IN ORDER TO ACHIEVE THE GOAL OF REDUCING THE LEVEL OF POLLUTANTS IN STORM
WATER RUNOFF, THESE MINIMUM BMPs APPLY TO ALL PROJECTS:**

- 1) ALL YARD DRAINS AND CATCH BASINS DRAINING TO THE STREET OR STORM DRAIN SYSTEM MUST BE STENCILED OR LABELED WITH THE "NO DUMPING - DRAINS TO OCEAN" LOGO OR EQUIVALENT.
- 2) ROOF DOWNSPOUTS MUST NOT BE DIRECTED TO TRASH ENCLOSURES OR MATERIAL STORAGE AREAS. DOWNSPOUTS SHOULD DISCHARGE TO GRAVEL HEAVILY VEGETATED AREAS WHENEVER POSSIBLE.
- 3) TRASH BINS MUST BE EQUIPPED WITH LIDS OR SCREENED, ROOFED OR WALLED. FUNOFF WATER SHOULD BE DIVERTED AROUND TRASH AREAS TO AVOID FLOW-THROUGH. TRASH ENCLOSURE DRAINAGE SHOULD BE DIRECTED TO BEGETATED AREAS WHERE FEASIBLE.
- 4) NO HOSES, HOSE BIBS OR FAUCETS HSOULD HBE LOCATED OUTSIDE EXCEPT IN LANDSCAPED AREAS OR AS NEEDED FOR FIRE PROTECTION.
- 5) ANY WASTE WATER FROM WASHING VBEHICLES OR EQUIPMENT MUST BE DISCHARGED TO THE SANITARY SEWER SYSTEM THROUGH PROPER PRETREATMENT FACILITIES (SEPARATE PERMITS MAY BE REUQUIRED).
- 6) ALL OUTDOOR STORAGE AREAS MUST BE EQUIPPED WITH ADEQUATE SECONDARY CONTAINMENT OR OTHER EQUIVALENT MEASURES TO REDUCE CONTAMINATION OF RUNOFF. THIS APPLIES TO THE STORAGE OF BOTH HAZARDOUS AND NON-HAZARDOUS MATERIALS (SOLIDS AND LIQUIDS).

A BACKWATER VALVE IS REQUIRED ON EVERY PRIVATE SEWER LATERAL(S) CONNECTED TO A PRIVATE BUILDING(S), UNLESS IT CAN BE SHOWN THAT ALL FIXTURES CONTAINED THEREIN HAVE FLOOD LEVEL RIM ELEVATIONS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MAINTENANCE HOLE COVER OF THE PUBLIC SEWER SERVING THE PROPERTY, OR A CONDITIONAL WAIVER IS GRANTED BY THE DIRECTOR [BMC 8-1-313]. PLEASE NOTE THAT PUBLIC WORKS' WASTEWATER DIVISION WILL NOT SIGN OFF ON THE CERTIFICATE OF OCCUPANCY UNTIL THE OWNER/DEVELOPER PROVIDES PROOF THAT THE BACKWATER VALVE(S) HAS BEEN INSTALLED. IT [BMC 8-1-301].

DRAINAGE:

3. LOT DRAINAGE SHALL BE CONDUCTED TO THE STREET OR AS SHOWN ON THE PLANS. SHOW EXISTING AND PROPOSED DRAI(N)AGE RELATIVE TO BUILDING; DRAIN AWAY FROM BUILDING; SHOW SWALE WITH FLOW LINE ELEVATIONS.
4. DO NO BLOCK NATURAL DRAINAGE COURSES FROM ADJACENT PROPERTIES. GRADING:
2. NO EARTHWOR (GRADING) OTHER THAN SHOWN AND APPROVED BY CITY ENGINEER-> STREET IMPORVMENTS:
2. REPLACE ALL BROKEN, CRACKED OR UPHEAVED CURB, CURB AND GUTTER, SIDEWALK AND DRIVEWAY APRONS AS MAY BE REQUIRED BY THE CITY ENGINEER. OTHER REQUIREMENTS:
3. A SEPARATE PERMIT IS REQUIRED TO PERFORM ALL WORK WITHING THE STREET RIGHT-OF-WAY.

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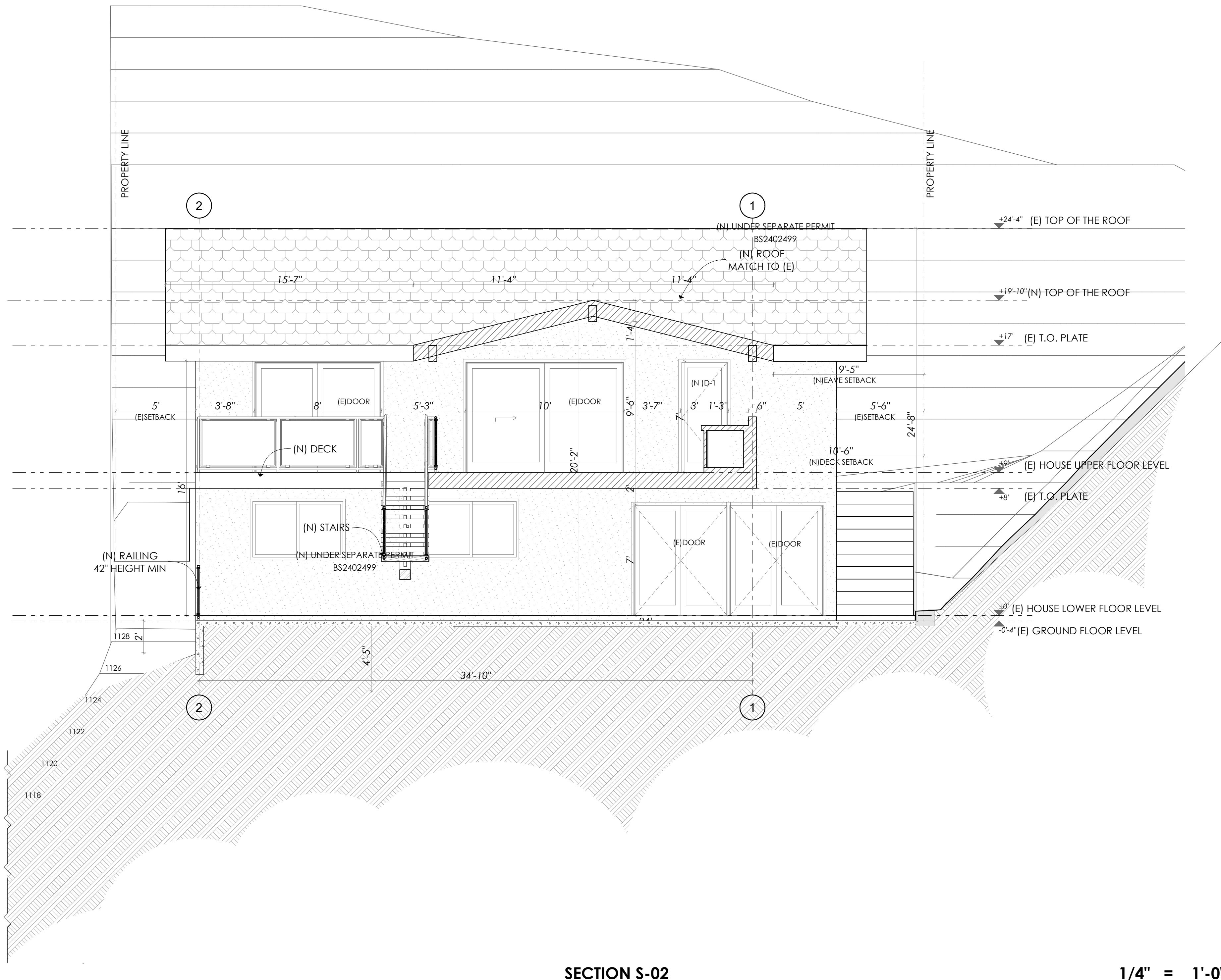
DESIGNED BY: MM

CLIENT/OWNER	RAZMIK ARUTUNYAN	1310 E TUJUNGA AVE. BURBANK CA 91501-1140	ARUTUNYAN RESIDENCE	SECTION S-01
JOB ADDRESS				
PROJECT				

A-17

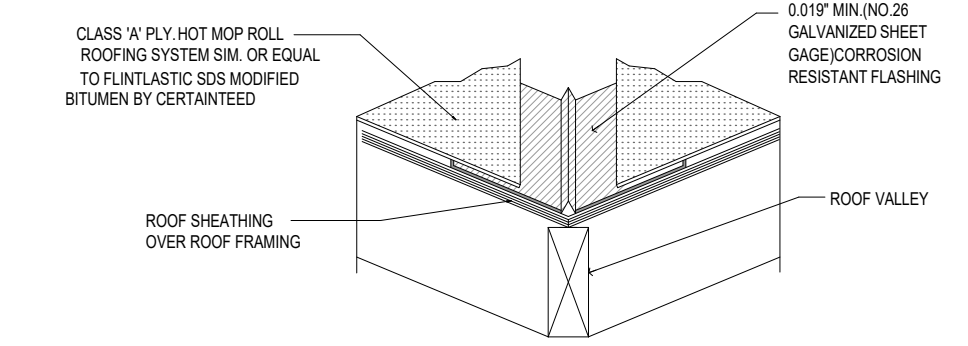
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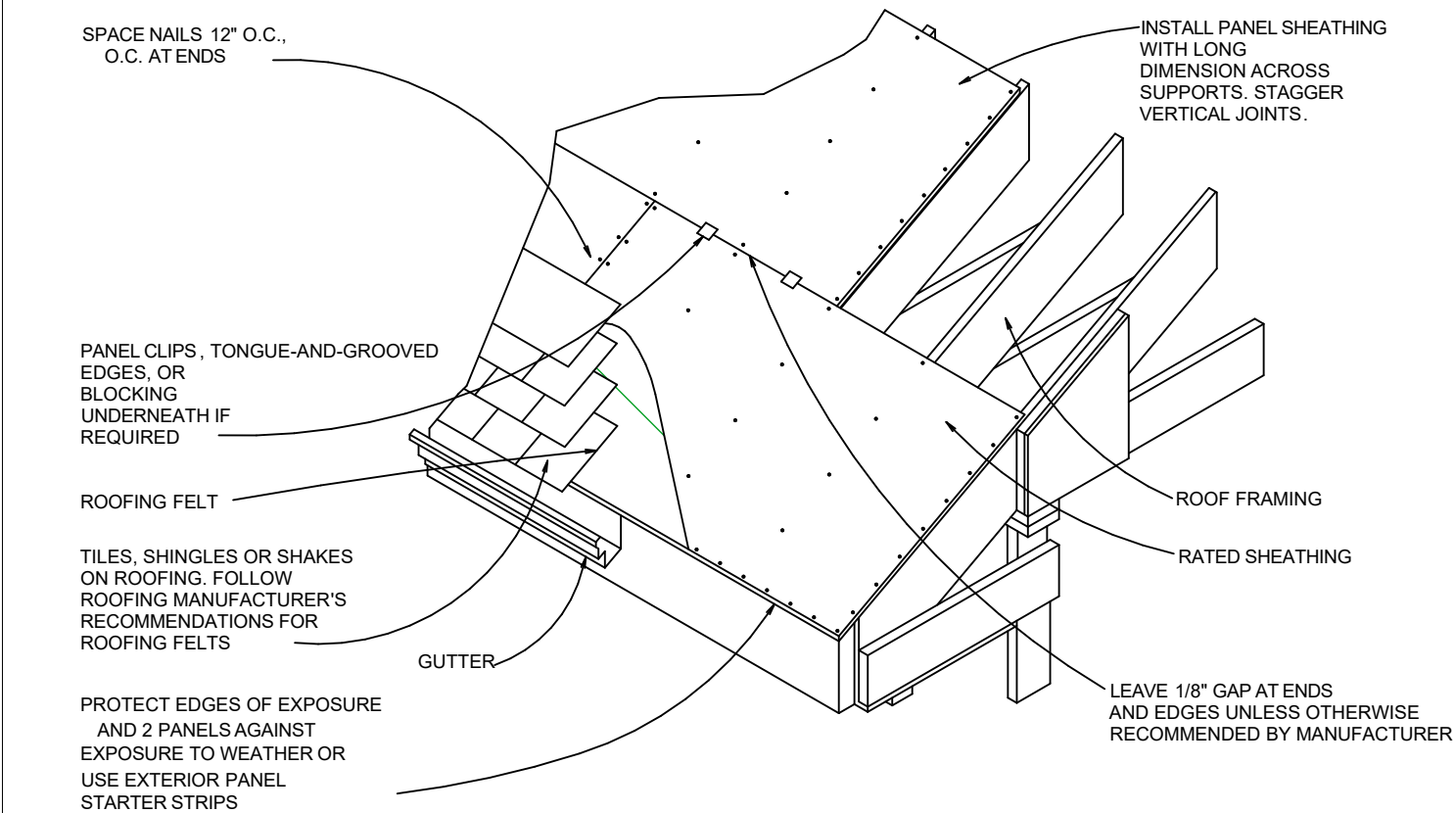
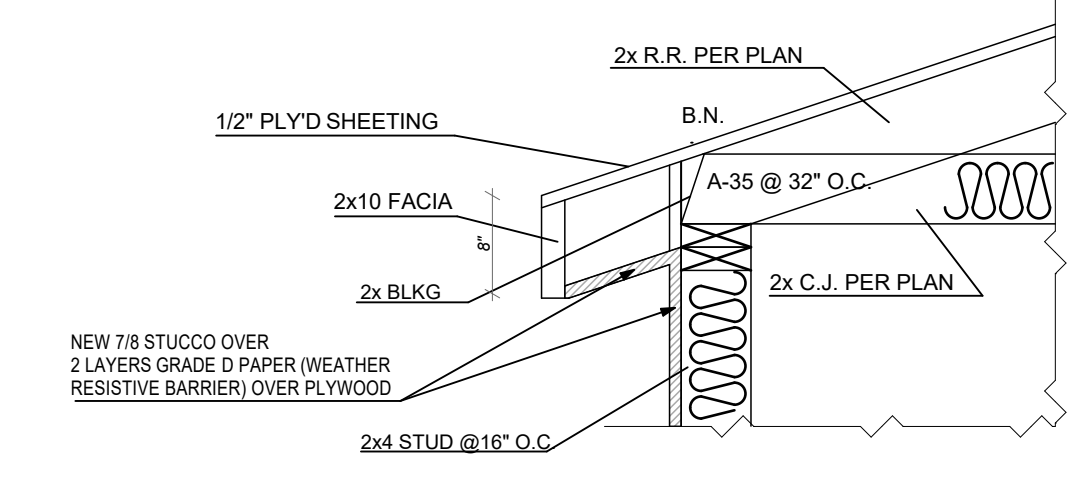
SECTION S-02

1/4" = 1'-0"



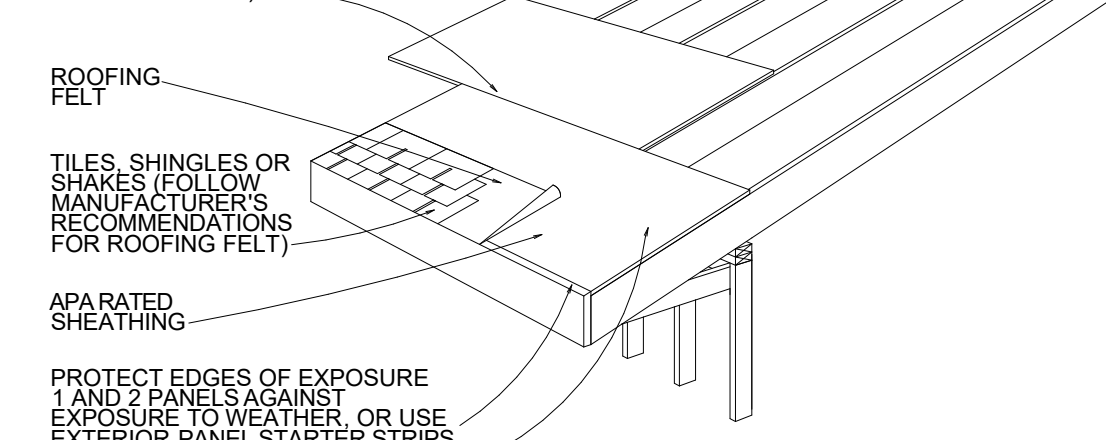
FLASHING AT VALLEY

MIN. 1 INCH AIRSPACE REQUIRED BETWEEN INSULATION AND ROOF SHEATHING
REG 1 STERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
KRIMOR MAHMOUDIAN



ROOF DETAIL

LEAVE 1/8" SPACE AT ALL PANEL END AND EDGE JOINTS (UNLESS OTHERWISE RECOMMENDED BY MANUFACTURER)



ROOF DETAIL

DATE: 01/13/2023
JOB NO: AD22-084

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CLIENT/OWNER	RAZMIK ARUTUNYAN	JOB ADDRESS	1310 E TUJUNGA AVE. BURBANK CA 91501-1140	PROJECT	ARUTUNYAN RESIDENCE	SECTION S-02

A-18



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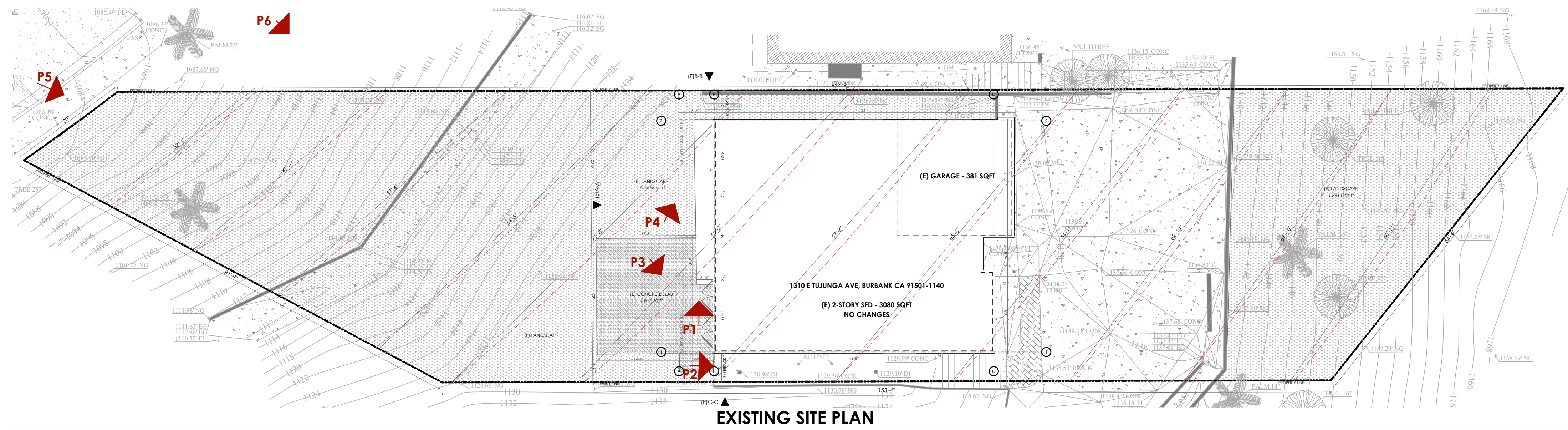
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JOB ADDRESS	1310 E TUJUNGA AVE, BURBANK CA 91501-1140
PROJECT	ARUTUNYAN RESIDENCE
ARCHITECTURAL RENDERINGS	

A-19

SHEET NUMBER
20



P1



P2



P3



P4



P5



P6



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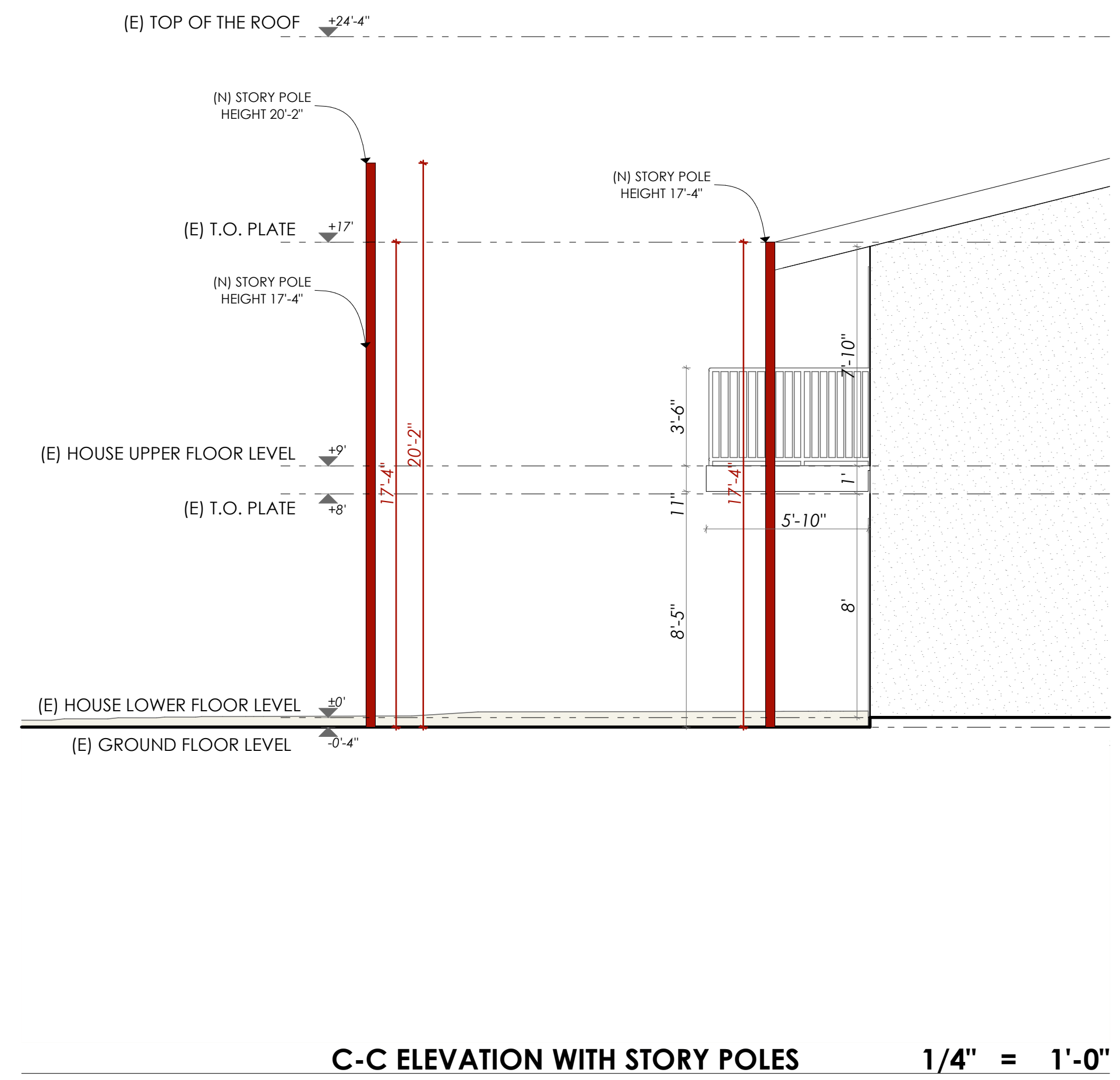
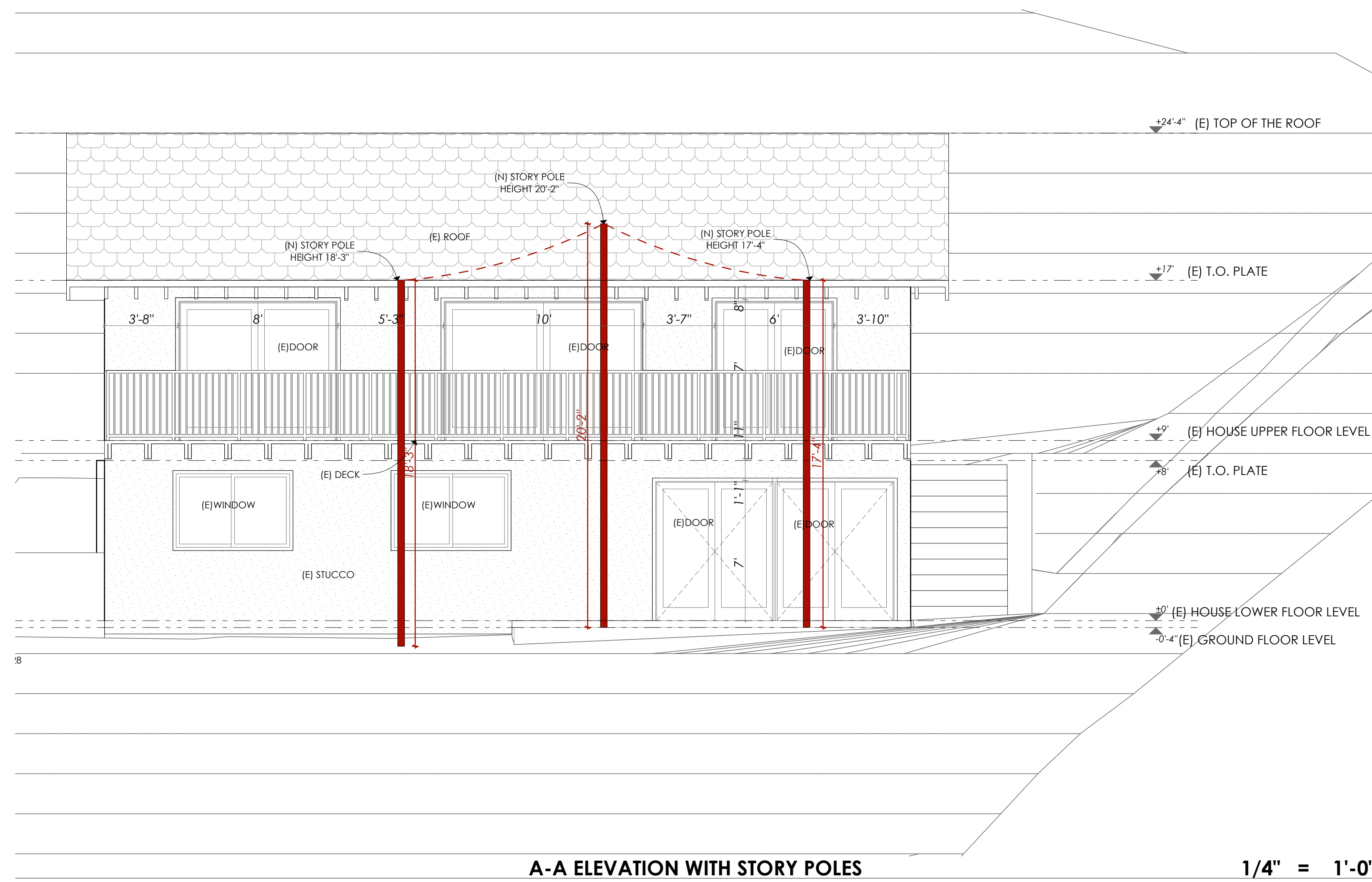
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CLIENT/OWNER	RAZMIK ARUTUNYAN	PROJECT	ARUTUNYAN RESIDENCE
JOB ADDRESS	1310 E TUJUNGA AVE, BURBANK CA 91501-1140		

PHOTOGRAPHIC SURVEY

A-20



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CLIENT/OWNER	RAZMIK ARUTJUNYAN
JOB ADDRESS	1310 E TUJUNGA AVE. BURBANK CA 91501-1140
PROJECT	ARUTJUNYAN RESIDENCE

STORY POLE A-A AND C-C
ELEVATIONS

THE FOLLOWING NOTES SHALL BE REPRODUCED ON THE SITE PLAN OR COVER SHEET CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) – INCORPORATE THESE MANDATORY ITEMS IN THE DESIGN AND CONSTRUCTION OF THE PROJECT AND ADD NOTES TO PLANS AS APPLICABLE. OF THE SUBMITTED DRAWINGS:

2022 CalGREEN Residential Mandatory Measure Notes		
SECTION	MEASURE	REQUIREMENTS
PLANNING AND DESIGN		
4.106.2	Storm Water Drainage and Retention During Construction	A plan is developed and implemented to manage storm water drainage during construction.
4.106.3	Grading and Paving	Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.
4.106.4.1	Electric Vehicle Charging	Provide capability for electric vehicle charging for one and two-family dwellings; townhouses with attached private garages in accordance with Section 4.106.4.1.
4.106.4.2	Electric Vehicle Charging	Provide capability for electric vehicle charging for multifamily dwellings and hotels/motels in accordance with Sections 4.106.4.2.1 or 4.106.4.2.2, as applicable.
4.106.4.3	Electric Vehicle Charging	Provide capability for electric vehicle charging for existing parking lots or new parking lots for existing residential buildings in accordance with Section 4.106.4.3, as applicable.
ENERGY EFFICIENCY		
4.201.1	General	Building meets or exceeds the requirements of the <i>California Building Energy Efficiency Standards</i> .
WATER EFFICIENCY AND CONSERVATION (Indoor Water Use)		
4.303.1	Water Conserving Plumbing Fixtures and Fittings	Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.
		Plumbing fixtures & fittings
		Water closets
		Urinals
		Showerheads
		Residential lavatory faucets
		Lavatory faucets in common & public use areas
		Metering faucets
		Kitchen faucets
		4.303.3
4.303.1.4.3	Metering faucets	Metering faucets in residential building shall not deliver more than 0.2 gallons per cycle
WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use)		
4.304.1	Outdoor potable water use in landscape areas	Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Enhanced Durability & Reduced Maintenance)		
4.406.1	Rodent proofing	Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal & Recycling)		
4.408.1	Construction Waste Management	Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4.
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Building Maintenance & Operation)		
4.410.1	Operation and Maintenance Manual	An operation and maintenance manual shall be provided to the building occupant or owner.
4.410.2	Recycling by Occupants	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82(a)(2)(A) et seq. will also be exempt from the organic waste portion of this section.

2022 CalGREEN Residential Mandatory Measure Notes		
SECTION	MEASURE	REQUIREMENTS
ENVIRONMENTAL QUALITY (Fireplaces)		
4.503.1	Fireplaces	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.
ENVIRONMENTAL QUALITY (Pollutant Control)		
4.504.1	Covering of Duct Openings & Protection of Mech. Equipment During Construction	Duct openings and other related air distribution component openings shall be covered during construction.
4.504.2.1	Adhesives, Sealants and Caulks	Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
4.504.2.2	Paints and Coatings	Paints, stains and other coatings shall be compliant with VOC limits.
4.504.2.3	Aerosol Paints and Coatings	Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.
4.504.2.4	Verification	Documentation shall be provided to verify that compliant VOC limit finish materials have been used.
4.504.3	Carpet Systems	Carpet and carpet systems shall be compliant with VOC limits.
4.504.4	Resilient Flooring Systems	80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.
4.504.5	Composite Wood Products	Particleboard, medium density fiberboard (MDF) and hardwood plywood used in the interior finish systems shall comply with low formaldehyde emission standards.
ENVIRONMENTAL QUALITY (Interior Moisture Control)		
4.505.2	Concrete Slab Foundations	Vapor retarder and capillary break is installed at slab-on-grade foundations.
4.505.3	Moisture Content of Building Materials	Moisture content of building materials used in wall and floor framing is checked before enclosure.
ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust)		
4.506.1	Bathroom Exhaust Fans	Each bathroom shall be mechanically ventilated and shall comply with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent.
ENVIRONMENTAL QUALITY (Environmental Comfort)		
4.507.2	Heating and Air Conditioning System Design	Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (Qualifications, Verifications)		
702.1	Installer Training	HVAC system installers are trained and certified in the proper installation of HVAC systems.
702.2	Special Inspection	Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.
703.1	Documentation	Verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.
Note: This check list is intended only as an aid to the user and may not contain complete code language. Refer to 2022 CALGreen Chapter 4 for complete code language.		

		DATE: 01/13/2023 JOB NO: AD22-084	
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JOB ADDRESS	1310 E TUJUNGA AVE. BURBANK CA 91501-1140		
PROJECT	ARUTUNYAN RESIDENCE		
		GREEN NOTES	
GRN-0			
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SHEET NUMBER			
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