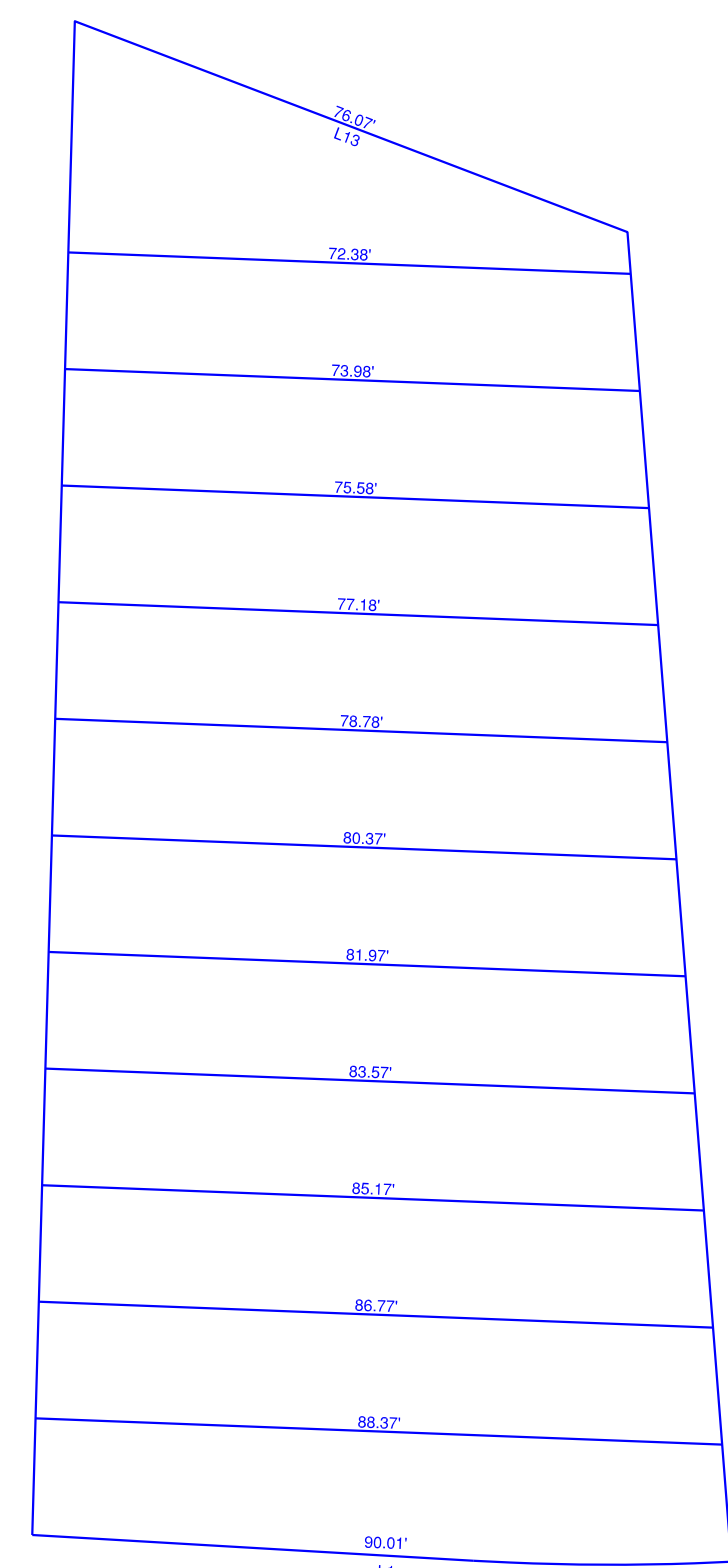


### AVERAGE LOT WIDTH

3333 BRACE CANYON ROAD, BURBANK, CA 91504

- A** = AVERAGE GROUND LOT WIDTH =  $(L1+L2+L3+...L13) / \text{No OF MEASUREMENTS}$
- B**  $1,050.20 / 13$  (AVERAGE LOT WIDTH) = 80.78'



### AVERAGE GROUND SLOPE CALCULATIONS

3333 BRACE CANYON ROAD, BURBANK, CA 91504

$$S = \frac{(I \times L \times 100)}{A}$$

- WHERE:
- S** = AVERAGE GROUND SLOPE IN PERCENT CALCULATED FOR THE ENTIRE LOT
  - I** = CONTOUR INTERVAL IN FEET. THE CONTOUR INTERVAL SHALL BE 10 FEET OR LESS
  - L** = THE COMBINED LENGTH IN FEET OF ALL CONTOUR LINES ON THE LOT
  - A** = GROSS AREA FOR THE LOT IN SQUARE FEET
- I** = 1 FEET
- A** = 14,716 SQ. FT.

**L** = THE COMBINED LENGTH IN FEET OF ALL CONTOUR LINES ON THE LOT = 4,823.0 FT.

| CONTOUR | LENGTH | CONTOUR | LENGTH |
|---------|--------|---------|--------|
| 1094    | 3.4'   | 1118    | 175.6' |
| 1095    | 12.2'  | 1119    | 110.4' |
| 1096    | 20.1'  | 1120    | 104.5' |
| 1097    | 27.9'  | 1121    | 99.0'  |
| 1098    | 35.5'  | 1122    | 92.3'  |
| 1099    | 27.4'  | 1123    | 82.4'  |
| 1100    | 56.0'  | 1124    | 81.9'  |
| 1101    | 79.8'  | 1125    | 81.4'  |
| 1102    | 83.3'  | 1126    | 80.9'  |
| 1103    | 15.6'  | 1127    | 80.5'  |
| 1104    | 29.9'  | 1128    | 80.0'  |
| 1105    | 133.9' | 1129    | 79.5'  |
| 1106    | 155.8' | 1130    | 79.0'  |
| 1107    | 179.5' | 1131    | 78.6'  |
| 1108    | 178.8' | 1132    | 78.1'  |
| 1109    | 178.3' | 1133    | 77.6'  |
| 1110    | 177.9' | 1134    | 77.2'  |
| 1111    | 177.4' | 1135    | 76.8'  |
| 1112    | 177.0' | 1136    | 76.3'  |
| 1113    | 204.7' | 1137    | 75.9'  |
| 1114    | 201.0' | 1138    | 75.5'  |
| 1115    | 192.7' | 1139    | 75.0'  |
| 1116    | 189.2' | 1140    | 74.9'  |
| 1117    | 185.5' | 1141    | 101.9' |

$$S = \frac{(1\text{FT.} \times 4,823 \text{ FT.} \times 100)}{14,716 \text{ SQ. FT.}}$$

$$S = 32.77 \% \text{ (max 30\%)}$$

### TOPOGRAPHIC SURVEY

3333 BRACE CANYON ROAD, BURBANK, CA 91504

#### NOTES

- UNDERGROUND UTILITIES**  
EXCEPT FOR THOSE SHOWN HEREON NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- BOUNDARY & EASEMENTS**  
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.
- NOT ALL TREES ARE SHOWN HEREON.
- THIS IS NOT A BOUNDARY SURVEY.

#### LEGEND AND SYMBOLS ABBREVIATIONS

- |  |                       |      |                              |
|--|-----------------------|------|------------------------------|
|  | LOT LINE              | AC   | : ASPHALTIC CONCRETE         |
|  | CENTER LINE           | CB   | : CATCH BASIN                |
|  | CHAIN LINK FENCE      | CONC | : CONCRETE                   |
|  | IRON FENCE            | CL   | : CENTER LINE                |
|  | WOODEN FENCE          | CD   | : CURB DRAIN                 |
|  | BLOCK WALL            | AD   | : AREA DRAIN                 |
|  | RETAINING WALL        | W    | : WATER                      |
|  | STREET LIGHT          | FDC  | : FIRE DEPARTMENT CONNECTION |
|  | TREE                  | HB   | : HOSE BIB                   |
|  | PINE TREE             | EG   | : EDGE OF GUTTER             |
|  | PALM TREE             | ICV  | : IRRIGATION CONTROL VALVE   |
|  | POWER POLE            | FH   | : FIRE HYDRANT               |
|  | STREET SIGN           | FF   | : FINISH FLOOR               |
|  | STREET LIGHT POOL BOX | FL   | : FLOW LINE                  |
|  | WATER METER           | FS   | : FINISH SURFACE             |
|  | WATER VALVE           | FW   | : FACE OF WALL               |
|  | FIRE HYDRANT          | TC   | : TOP OF CURB                |
|  | BOLLARD               | TRW  | : TOP OF RETAINING WALL      |
|  | GAS METER             | TW   | : TOP OF WALL                |
|  | GUY WIRE              | BFL  | : BACK FLOW PREVENTER        |
|  | ELECTRICAL BOX        | C/O  | : CLEANOUT                   |
|  | PARKING SIGN          | SS   | : SANITARY SEWER             |
|  |                       | FW   | : FRONT OF WALK              |
|  |                       | BW   | : BACK OF WALK               |
|  |                       | LE   | : LANDSCAPE EDGE             |

#### BRIEF LEGAL DESCRIPTION

LOT 77 OF TRACT No. 30422, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 797, PAGES 23 THROUGH 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2471-037-014

#### BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N79°38'54"E OF A COURSE IN THE STREET CENTERLINE OF BRACE CANYON ROAD AS SHOWN ON THE MAP OF TRACT No. 30422, M.B. 797, PAGES 23 TO 26.

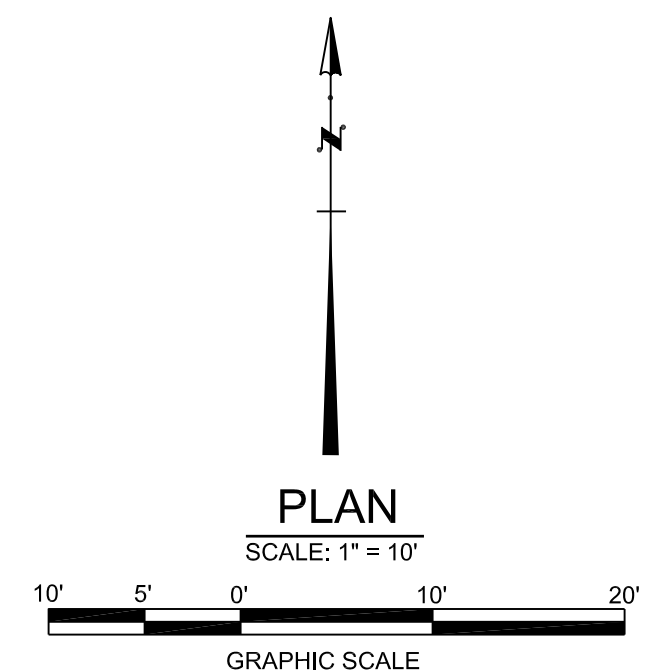
#### BENCHMARK

BENCHMARK: 12-26949  
 DATUM: 1988  
 ELEVATION: 566.53 FT.

DESCRIPTION: WIRE SPIKE IN E CURB DIVISION ST 5 FT S OF S PL CLELAND AVE

#### DATE OF SURVEY

NOVEMBER 03, 2023



GEORGE BARAJAS, PLS 8399

**CITY OF BURBANK REQUIRED NOTES:**

- SMOKE ALARM REQUIREMENTS:
  - IN EACH SLEEPING ROOM
  - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
  - SMOKE ALARM SHALL COMPLY WITH SPECIFIC LOCATION REQUIREMENTS PER NFPA 72 SECTION 29.8.3.4 (CRC R314.3.3, CBC 907.2.11.8)
- AN APPROVED SMOKE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING \$1,000 (CRC R314.8.2)
- BATTERY OPERATED ALARMS PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE OR IN BUILDING UNDERGOING ALTERATION OR REPAIR THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT WHICH COULD PROVIDE ACCESS FOR WIRING. (CRC R314.6 EXCEPTION 1.3 CBC 907.2.11.9)
- SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. (CRC R314.4, CBC 907.10.5)
- SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP (CRC R314.6, CBC 907.12.6, CBC 907.2.11.9)
- AN APPROVED CARBON MONOXIDE ALARM REQUIREMENTS:
  - AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR EXISTING AND NEW CONSTRUCTION WHEN THE DWELLING UNIT CONTAIN FUEL-FIRED APPLIANCE, FIREPLACE, AND/OR AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING (CRC 315.2.1, CBC 915.1.1, CBC 915.1.5)
  - CO-ALARMS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACK UP (CRC R315.5, CBC M915.4.1)
  - CO-ALARMS SHALL BE LISTED FOR COMPLIANCE WITH UL 2034, UL 217, UL 2075, AND MAINTAINED PER NFPA (CRC R315.1.1, R315.7.2, CBC 915.4.4, CBC 915.5.2)
- CO-ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT, (CRC 315.3, CBC 915.2)
- CO-ALARMS BE INTERCONNECTED SUCH THAT THE ACTIVATION ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT (CRC R315.5, CBC 915.4.5)
- IN EXISTING DWELLING UNIT, A CO-ALARM IS PERMITTED TO BE BATTERY OPERATED WHERE REPAIR OR ALTERATION DO NOT RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES, (CRC R315.5 EXCEPTION 4, CBC 915.4.1 EXCEPTION 3)
- APPLIANCE WHICH CREATE A GLOW, SPARK, OR FLAME SHALL BE LOCATED A MINIMUM 18-INCH ABOVE GARAGE FLOOR LISTED AS FLAMMABLE VAPOR IGNITION RESISTANCE (CMC 305.1.1, CPC 507.13.1)
- A NATURAL LIGHT CALCULATION SHOWING THAT THE WINDOW AREA IS AT LEAST 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED (CRC R303.1, CBC 1204.2) OR THAT THE ROOM OR SPACE COMPLIES WITH REQUIREMENTS FOR AN ADJOINING SPACE IN ACCORDANCE WITH (CRC R363.2, CBC 1204.2.1) PV SYSTEM MUST BE INSTALLED PRIOR TO FINAL INSPECTION.

**SETBACK CERTIFICATION REQUIREMENT:** Setback Certification Required: A California State licensed surveyor is required to certify the location and setbacks of all new construction prior to the first foundation inspection. A copy of the certification shall be available to the Building and Safety Division inspector for the job file prior to the first inspection

- GENERAL NOTES:**
- All construction shall comply with the 2019 edition of the CRC OR CBC, CMC, CPC, and CEC as adopted and amended by the State of California in Title 27 CCR and the City of Burbank local amendments.
  - Separate permits may be required for mechanical, electrical, plumbing, shoring, grading, and demolition.
  - All property line, easements, and existing buildings have been indicated on the site plan.
  - 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)
  - Water shall be provided on the site and used to control dust.
  - Temporary toilet facilities shall be provided on site (BMC 9-1-2-3305.1)
  - The finish grade shall slope a min. of 5%, or 6", to point 10 feet from building foundation, or to an approved alternate method of diverting water away from the exterior foundation. Swales shall slope a minimum of 2% (CBC 1804.4, CRC R401.3)
  - The top of the exterior foundation shall extend above the elevation of the street gutter a minimum of 12-inch plus 2%. (CBC1908.7.4, CRC R403.1.7.3)

- ENERGY CODE REQUIREMENTS**  
Photovoltaic Requirements-
- On roof plan show a solar zone having a total area of no less than 250 S.F.
  - On cover page add note that the PV system must be installed prior to final inspection.
  - On cover page add deferred submittals list PV system

**PROJECT DATA:**

PARCEL: 2471 - 037 - 014  
 TRACT#: 30422  
 LOT: 77  
 BLOCK: NONE  
 ZONE: R1-1  
 LOT SIZE: 14,716 SQ. FT.  
 RESIDENTIAL: FIRST FLOOR: 1,468 SQ. FT. NON SPRINKLERED  
 SECOND FLOOR: 1,419 SQ. FT. NON SPRINKLERED  
 PORCH: 66 SQ. FT.  
 GARAGE: 570 SQ. FT.

NEW ADDITION: 938 SQ. FT.

FIRST FLOOR: 444 SQ. FT.  
 SECOND FLOOR: 473 SQ. FT.

FIRST FLOOR STRUCTURAL BAY WINDOW: 21 SQ. FT.

MAX. FAR: = 14,716 SQ. FT. x 30% = 4,414.8 SQ. FT.

PROPOSED FAR: 2,887 SQ. FT. + 444 SQ. FT. + 21 SQ. FT. + 473 SQ. FT. = 3,825 SQ. FT.  
 3,825 SQ. FT. (PROPOSED FAR) < 4,414.8 SQ. FT. (MAXIMUM FAR)

LOT COVERAGE:  
 PROPOSED: = 3,259.64 SQ. FT.  
 14,716 SQ. FT. x 50% = 7,358 SQ. FT. MAX. LOT COVERAGE  
 3,259.64 SQ. FT. < 7,358 SQ. FT.

PROPOSED 1 ST FLOOR: 2,569 SQ. FT. GARAGE, PORCH, (E) 1 ST FLOOR, (PROP.) 1ST FLOOR  
 PROPOSED 2ND FLOOR: 1,892 SQ. FT. @ 2 ND FLOOR, (PROP.) 2 ND FLOOR  
 1,892 SQ. FT. DIVIDED BY 2,569 SQ. FT. = 74 % (85 % OF THE 1 ST FLOOR)

EXIST. BUILDING HEIGHT: 23' - 7" TWO STORY  
 EXIST. ROOF: COMP. SHINGLES, CLASS "A"  
 TYPE OF CONSTRUCTION: TYPE VB, NON SPRINKLERED  
 OCCUPANCY GROUP: R 3, U1  
 NO PROPOSED GRADING ON THIS PROPERTY  
 NO OAK OR PROTECTED TREES ON THIS SITE

THE FOLLOWING CODES SHALL GOVERN THE CONSTRUCTION OF THIS PROJECT:

ALL PROJECTS SHALL COMPLY WITH TITLE 9, CHAPTER 1, OF THE BURBANK MUNICIPAL CODE AND THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA GREEN BUILDING STANDARDS AND BUILDING ENERGY EFFICIENCY STANDARDS, INCLUDING ALL INTERVENING CODE CYCLES.  
 ALL REFERENCES ARE IN ACCORDANCE WITH 2022 EDITION OF THE CALIFORNIA FIRE CODE (CFC) AND CALIFORNIA BUILDING CODE (CBC) AS AMENDED BY THE BURBANK MUNICIPAL CODE (BMC).

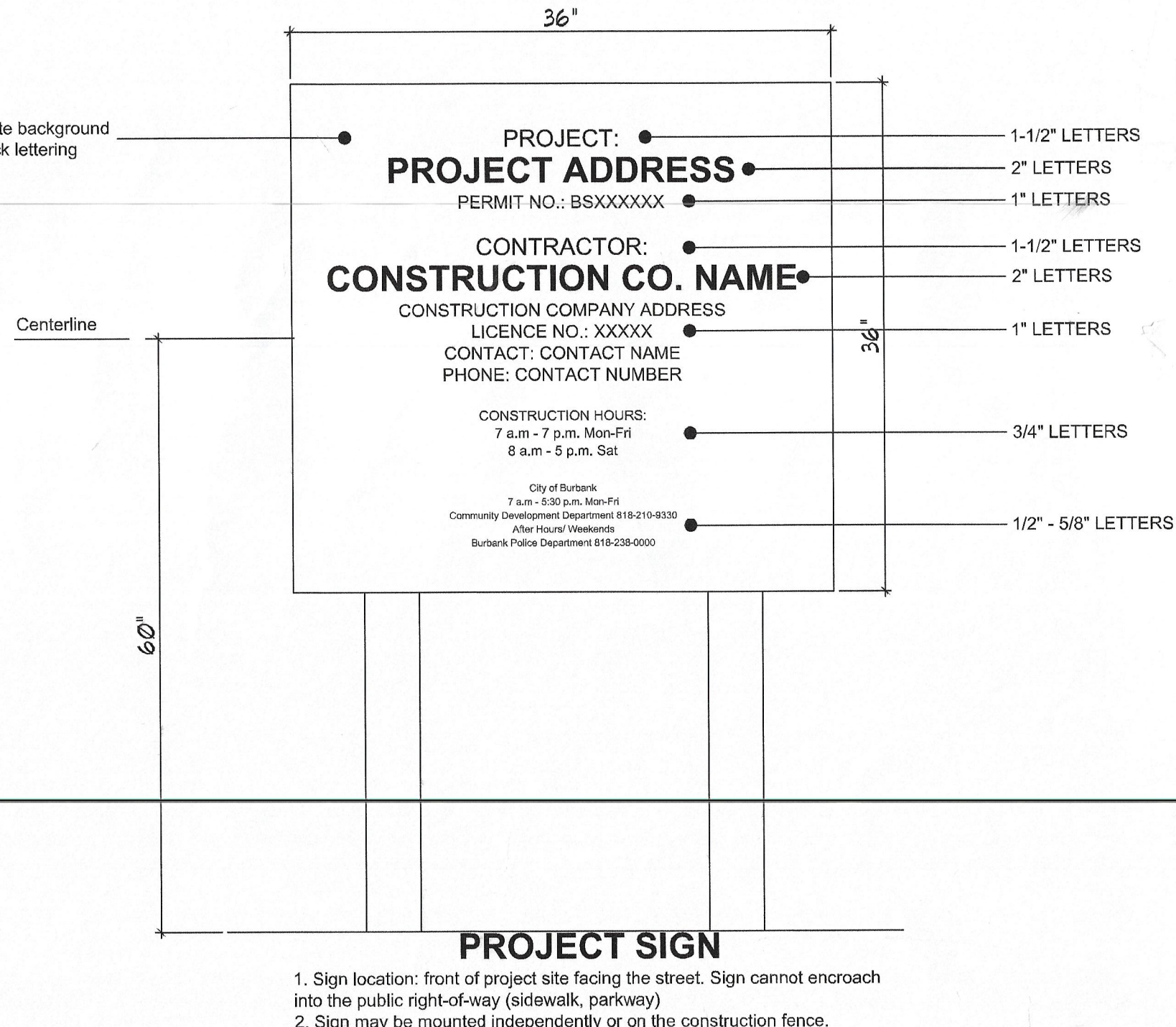
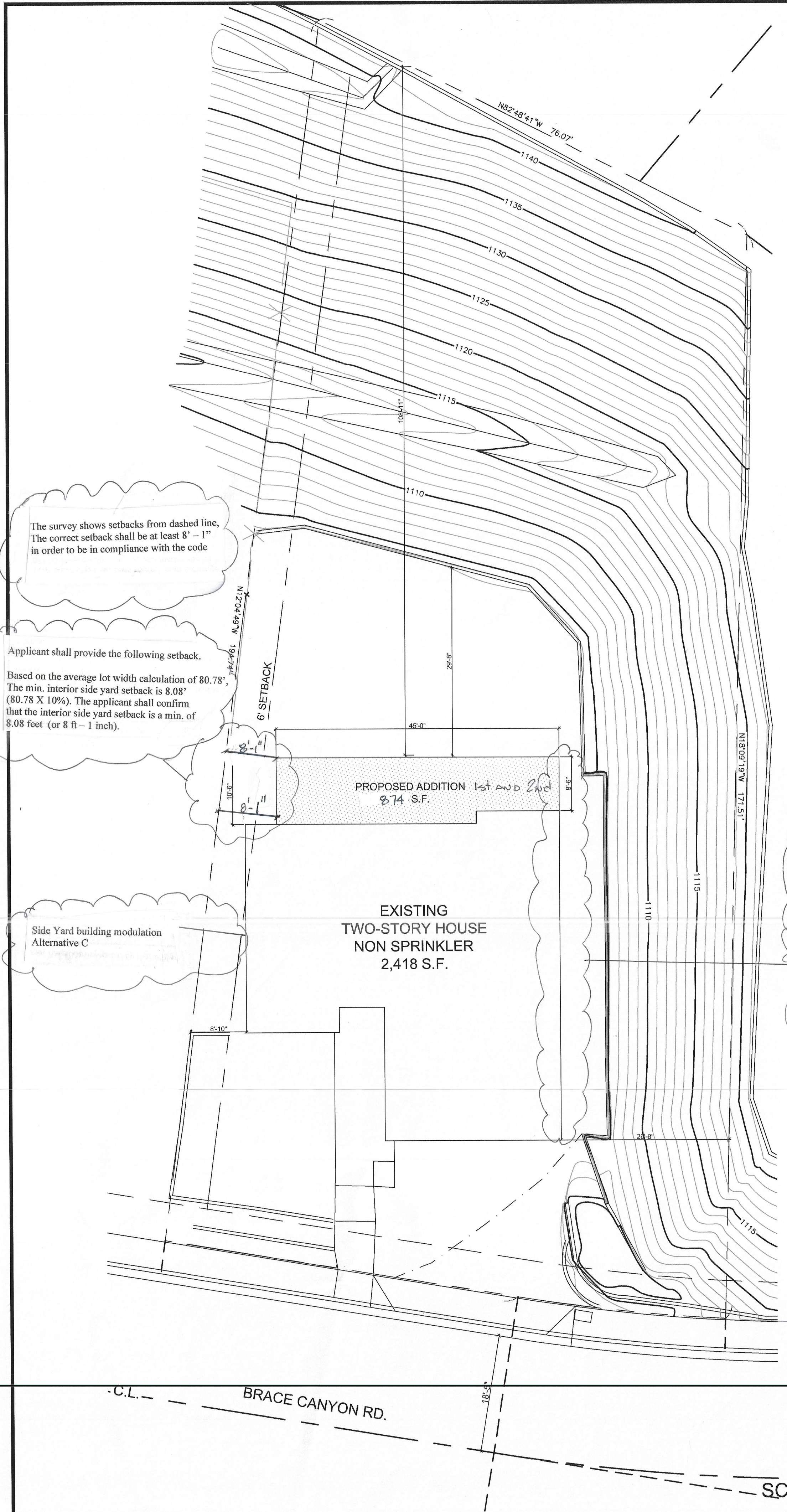
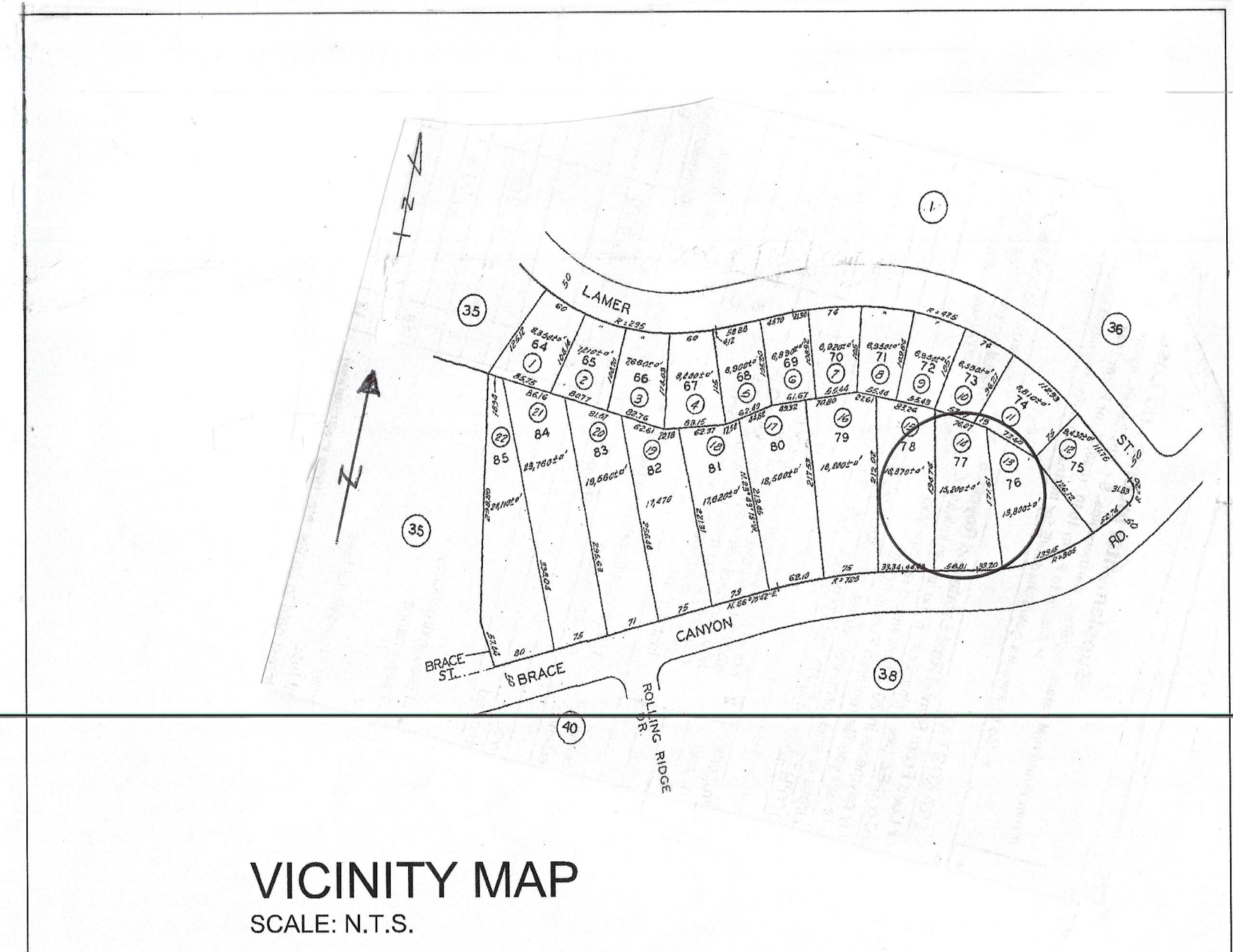
BUILDING OWNER: MS. MARIE K. DAGSTANYAN  
 1317 NORTH LAMER STREET  
 BURBANK, CA. 91504 (818) 355 - 5255

DESIGNER: VMK DESIGN GROUP  
 17844 CASTELLAMMARE DRIVE  
 PACIFIC PALISADES, CA. 90272 (310) 309 - 0959

ENGINEER: JYC SERVICE  
 SEREE MACK YENJAY  
 8780 19 TH STREET  
 ALTA LOMA, CA. 91730 (626) 241 - 8552

ENGINEER: PERFECT DESIGN AND ENGINEERING  
 2416 WEST VALLEY BLVD  
 ALHAMBRA. 9180 (626) 289 - 8808

- NOTE:
- MAXIMUM ALLOWED LOT COVERAGE OF THE PROJECT SITE IS 50%.
  - THE NEW ROOF MATERIAL WILL MATCH THE COLOR AND MATERIAL OF THE EXISTING ROOF.



The survey shows setbacks from dashed line. The correct setback shall be at least 8' - 1" in order to be in compliance with the code

Applicant shall provide the following setback. Based on the average lot width calculation of 80.78'. The min. interior side yard setback is 8.08' (80.78 X 10%). The applicant shall confirm that the interior side yard setback is a min. of 8.08 feet (or 8 ft - 1 inch).

Side Yard building modulation Alternative C

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |

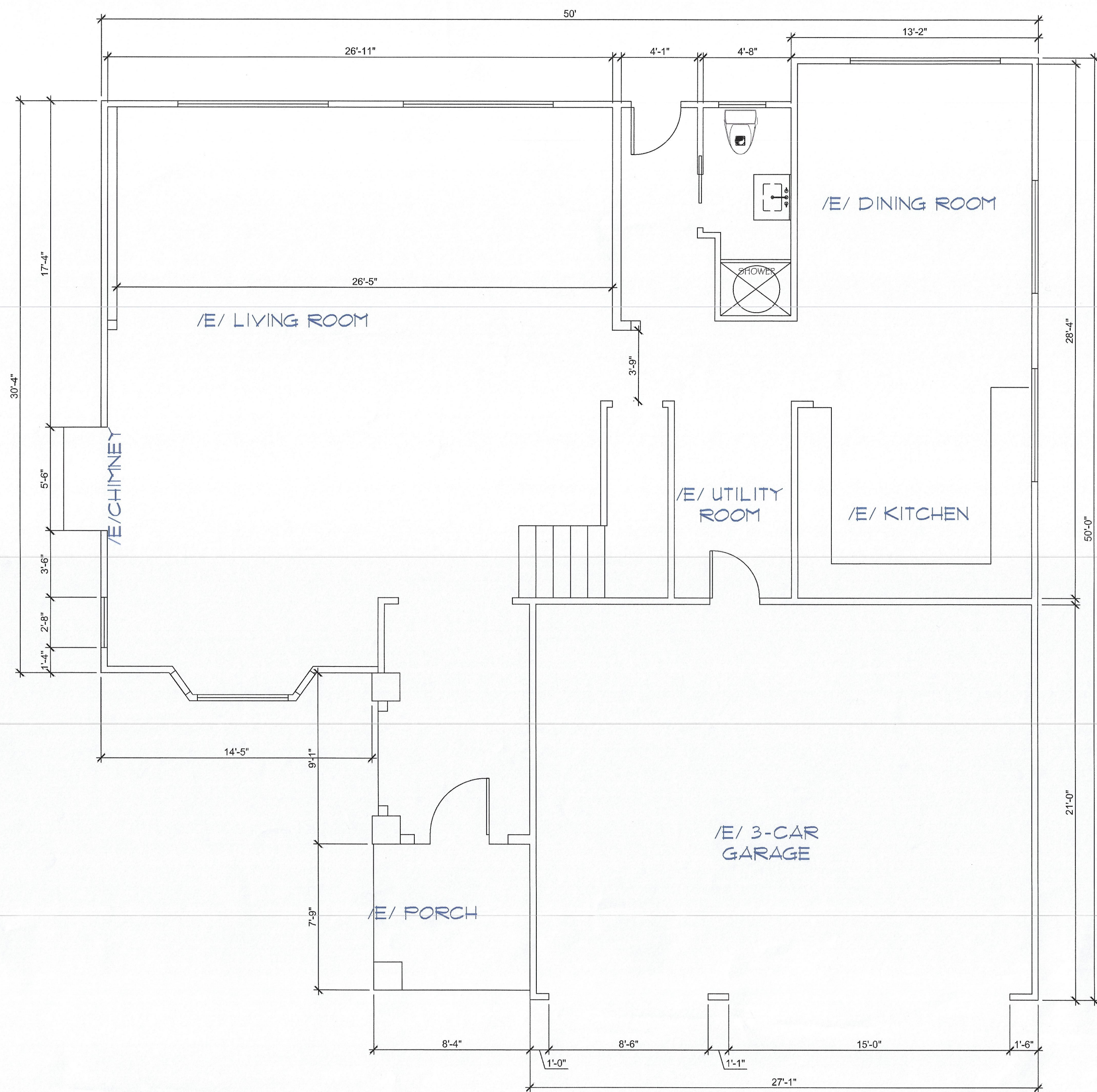
|                               |   |
|-------------------------------|---|
| INTERIOR REMODEL AND ADDITION | MS. MARIE K. DAGSTANYAN                     |
| PROJECT OWNER                 | 9393 BRACE CANYON ROAD<br>BURBANK, CA 91604 |
| PROJECT ADDRESS               |   |

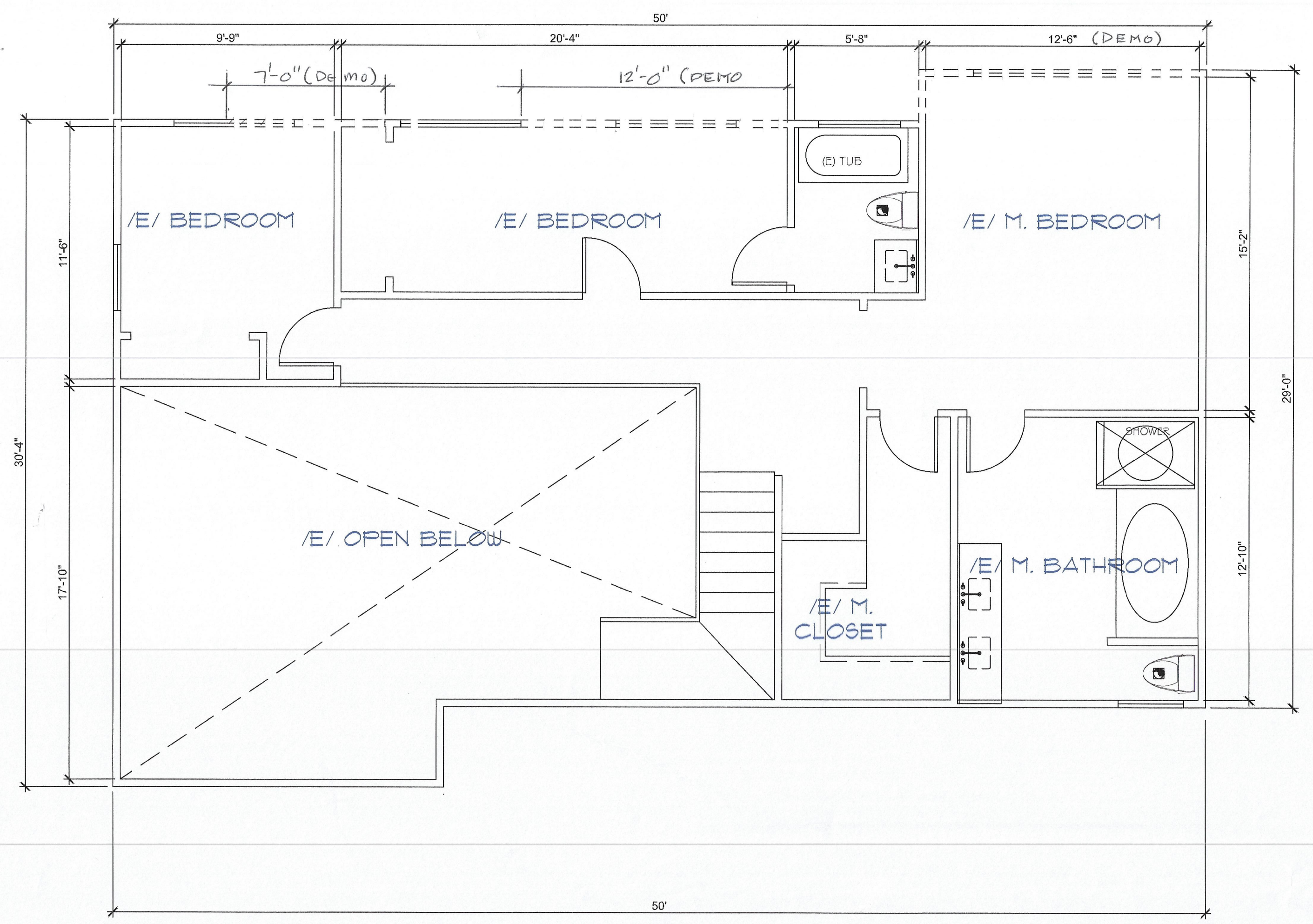
|                           |  |
|---------------------------|--|
| VMK DESIGN GROUP          | RESIDENTIAL AND COMMERCIAL BUILDING DESIGN |
| Telephone: (810) 459-5776 | Facsimile: (810) 459-8762                  |
| 17844 Castellammare Drive | Pacific Palisades, CA. 90272               |

|           |
|-----------|
| DATE      |
| SCALE     |
| DRAWN     |
| JOB       |
| SHEET     |
| A-1       |
| OF SHEETS |



1 EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |

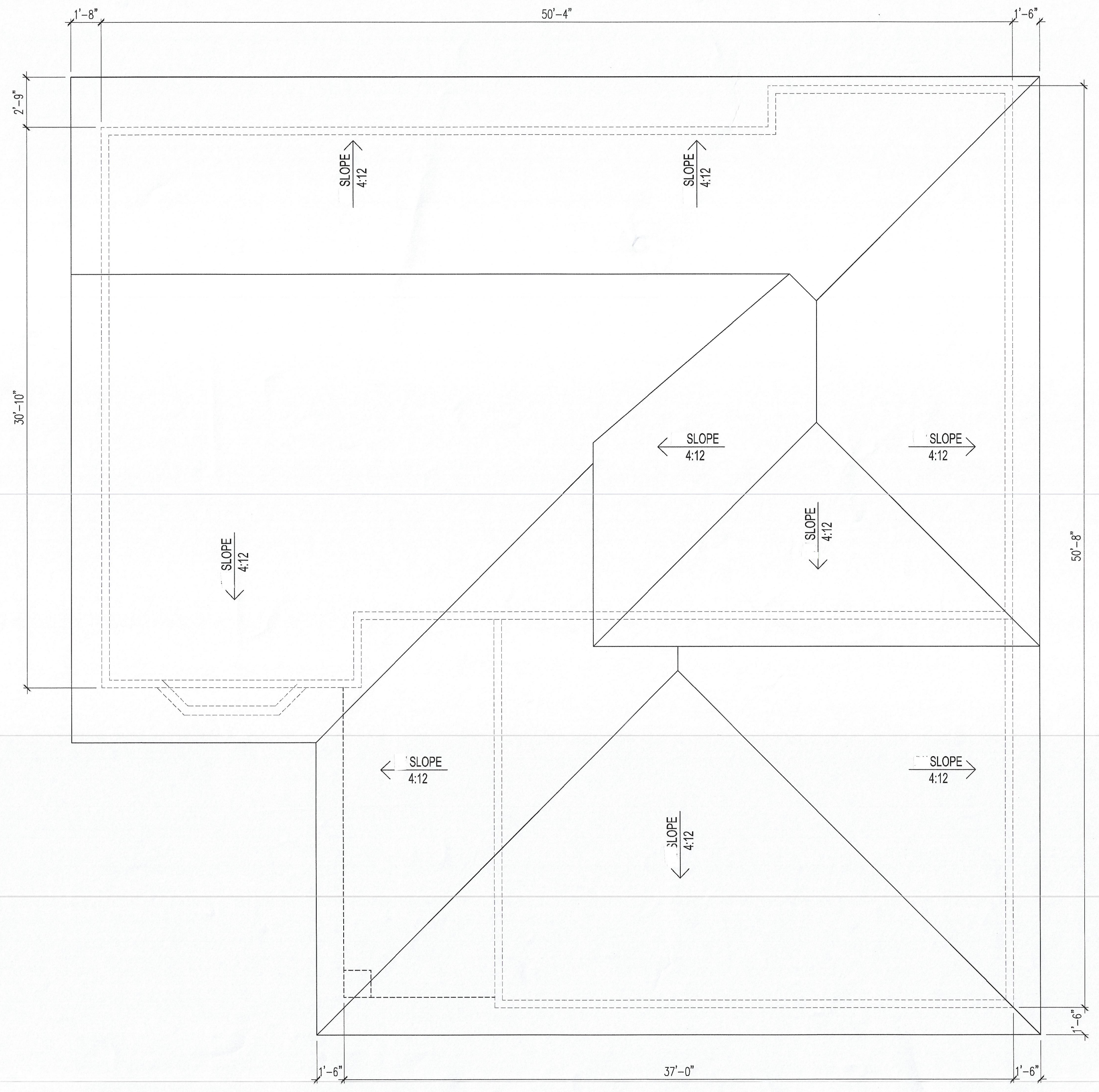
PROJECT:  
OWNER:  
PROJECT ADDRESS:

INTERIOR REMODEL AND ADDITION  
MS. MARIE K. DAGSTANYAN  
3333 BRACE CANYON ROAD  
BURBANK, CA 91504

VMK DESIGN GROUP  
RESIDENTIAL AND COMMERCIAL BUILDING DESIGN

17844 Castellamare Drive Telephone: (310) 459-5776  
Pacific Palisades, CA 90272 Facsimile: (310) 459-8752

|       |          |
|-------|----------|
| DATE  |          |
| SCALE |          |
| DRAWN |          |
| JOB   |          |
| SHEET |          |
|       | A-2      |
| OF    | 8 SHEETS |



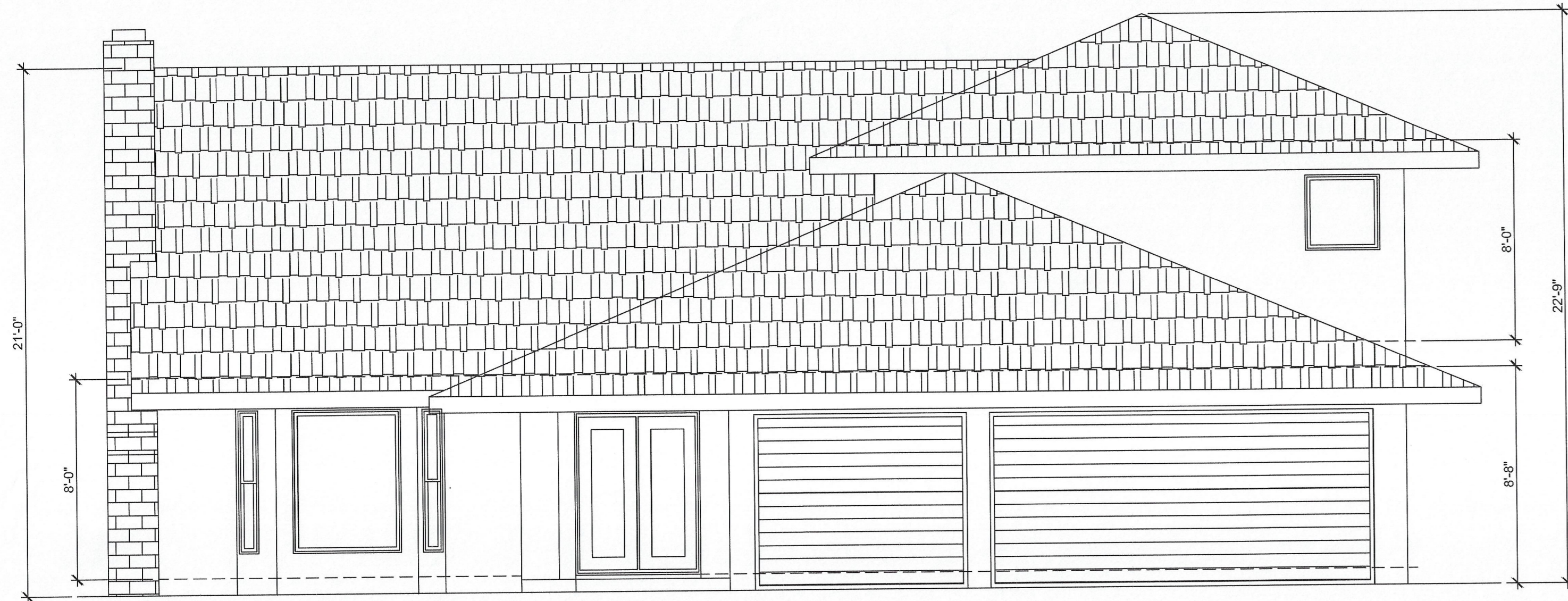
1 /E/ ROOF PLAN  
SCALE 1/4" = 1'

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |

PROJECT: INTERIOR REMODEL AND ADDITION  
 OWNER: MS. MARIE K. DAGSTANYAN  
 PROJECT ADDRESS: 3833 BRACE CANYON ROAD  
 BURBANK, CA 91504

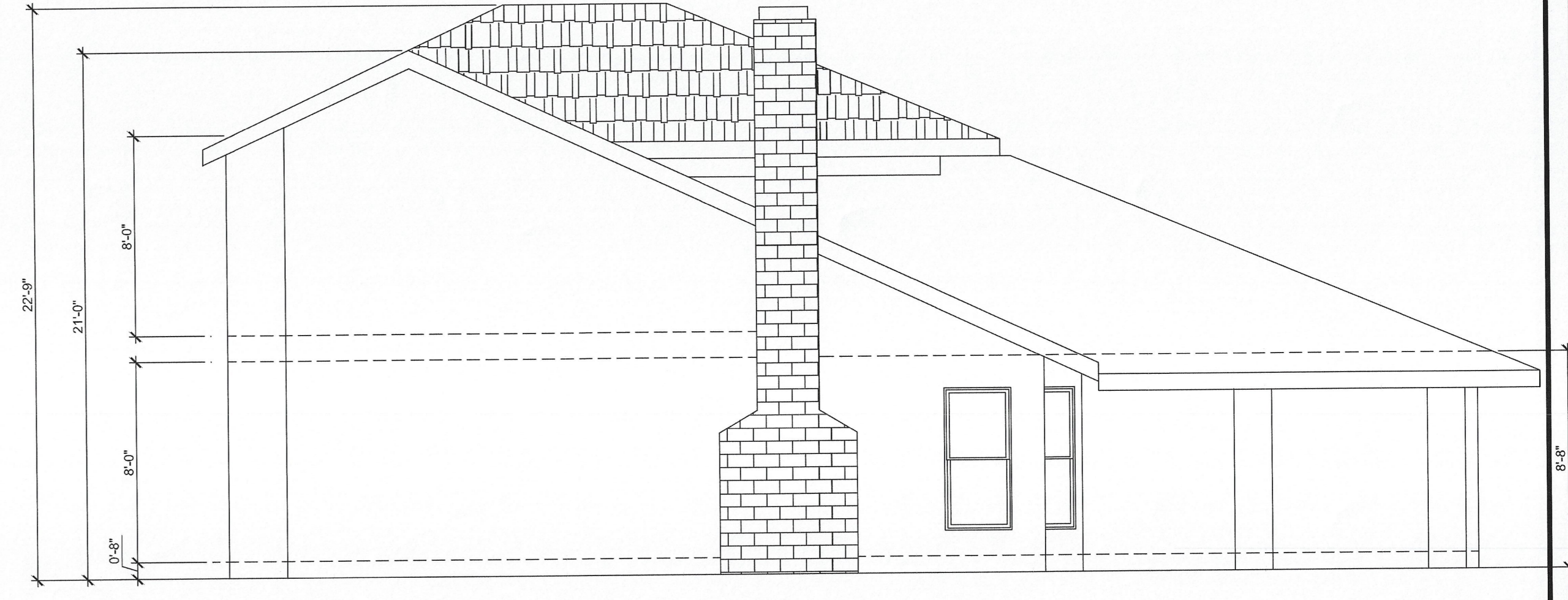
VMK DESIGN GROUP  
 RESIDENTIAL AND COMMERCIAL BUILDING DESIGN  
 17844 Castellammare Drive  
 Pacific Palisades, CA 90272  
 Telephone: (310) 459-5776  
 Facsimile: (310) 459-5752

DATE  
 SCALE  
 DRAWN  
 JOB  
 SHEET  
**A-2.1**  
 OF SHEETS



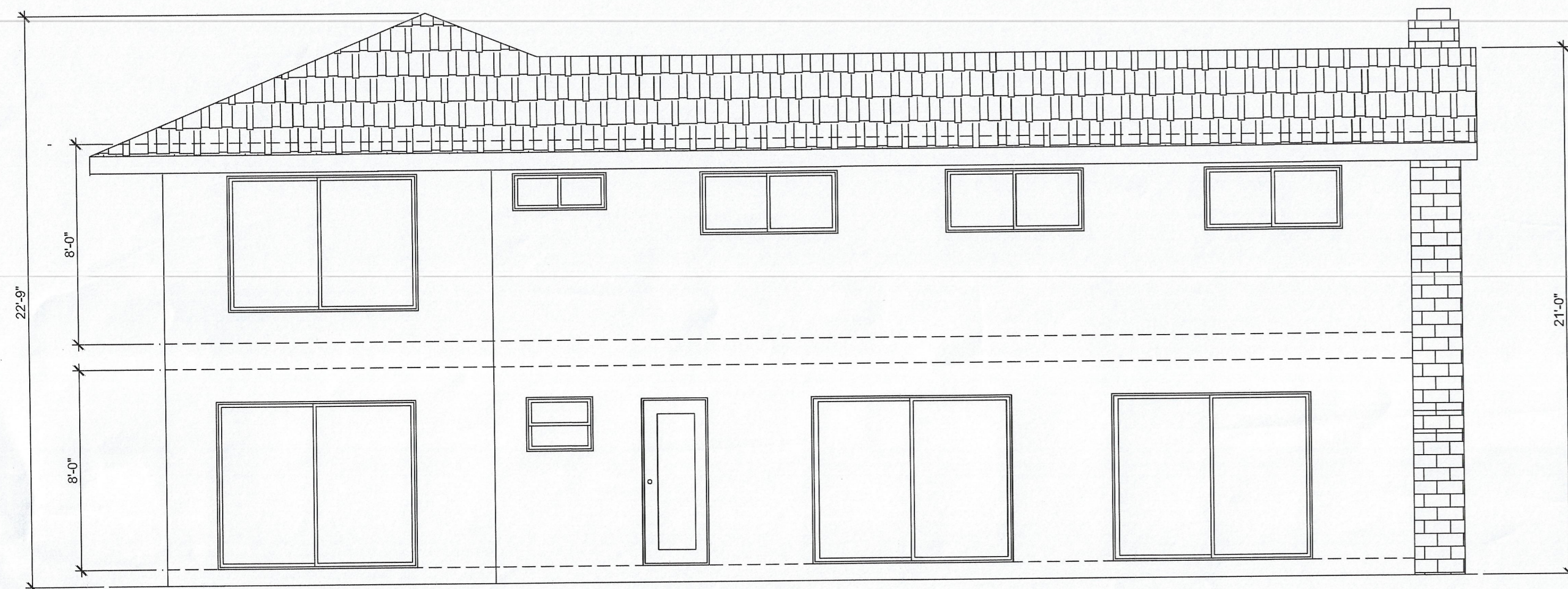
**(E) SOUTH ELEVATION**

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



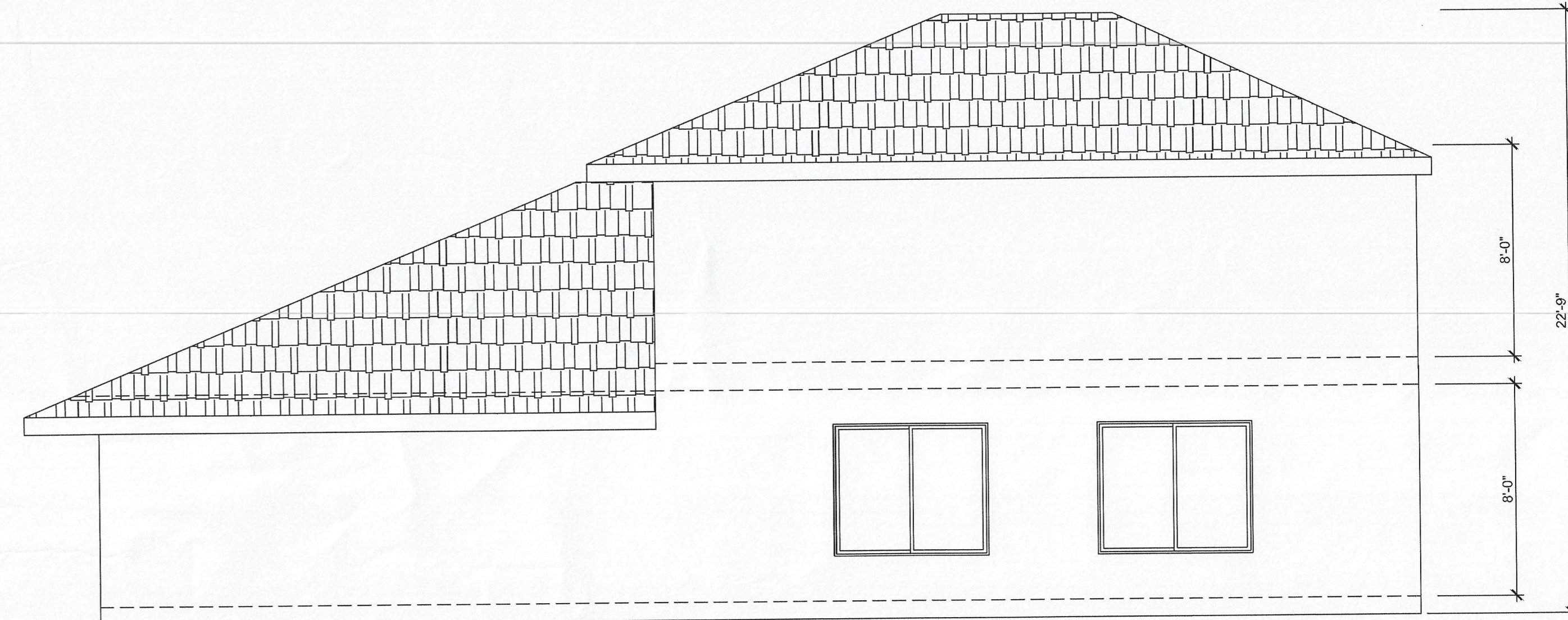
**(E) WEST ELEVATION**

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



**(E) NORTH ELEVATION**

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



**(E) EAST ELEVATION**

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

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |

PROJECT: INTERIOR REMODEL AND ADDITION  
 OWNER: MRS. MARIE K. DAGSTANYAN  
 PROJECT ADDRESS: 3333 BRACE CANYON ROAD  
 BURBANK, CA 91504

PROJECT: INTERIOR REMODEL AND ADDITION  
 OWNER: MRS. MARIE K. DAGSTANYAN  
 PROJECT ADDRESS: 3333 BRACE CANYON ROAD  
 BURBANK, CA 91504

**VMK DESIGN GROUP**  
 RESIDENTIAL AND COMMERCIAL BUILDING DESIGN

17644 Castellammare Drive  
 Pacific Palisades, CA 90272  
 Telephone: (310) 459-5776  
 Facsimile: (310) 459-5752

DATE

SCALE

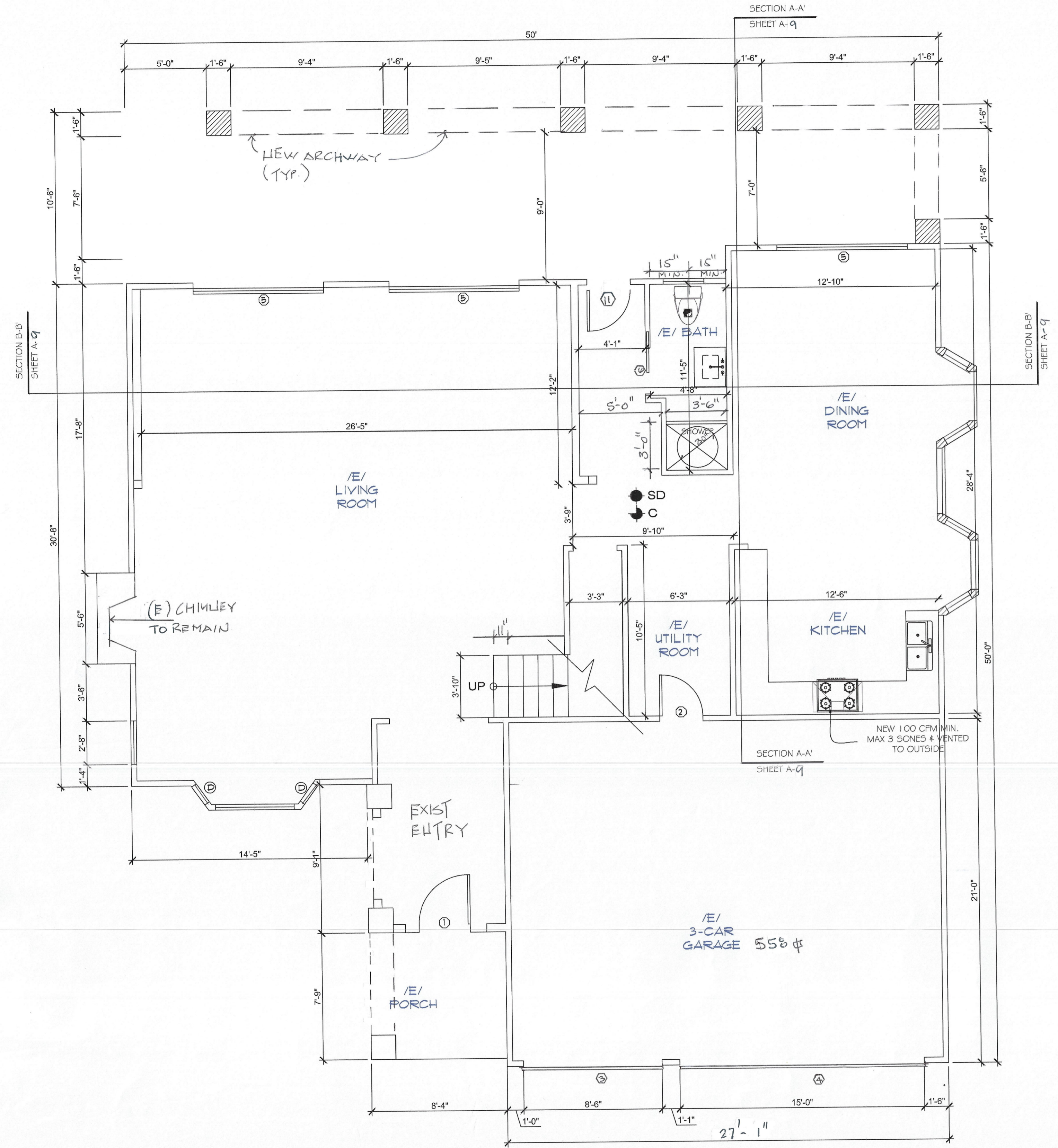
DRAWN

JOB

SHEET

**A-3**

OF SHEETS



1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

- 1 3'-0" x 6'-8" EXIST. ENTRY DOOR TO BE REPLACED BY NEW 1 3/8" SOLID CORE
- 2 3'-0" x 6'-8" EXIST. 1 3/8" SOLID CORE DOOR, 1 HR
- 3 8'-0" x 7'-0" EXIST. GARAGE DOOR, ONE CAR ENTRANCE
- 4 15'-0" x 7'-0" EXIST. GARAGE DOOR, TWO CAR ENTRANCE
- 5 8'-6" x 6'-8" EXIST. SLIDING DOOR REPLACED BY NEW SAME SIZE SAME LOCATION TEMPERED, DUAL GLAZED
- 6 2'-8" x 6'-8" EXIST. POCKET DOOR
- 7 3'-0" x 6'-8" TOTAL 6'-0" OPENING FRENCH DOOR, TEMP. DUAL GLAZED
- 8 2'-8" x 6'-8" NEW POCKET DOOR, SOLID CORE, SLIDE INSIDE THE WALL (DOOR CHOSEN BY THE OWNER, INSTALLED BY THE CONTRACTOR)
- 9 2'-8" x 6'-8" NEW DOOR, 1 3/8" SOLID CORE WITH LOCK
- 10 3'-0" x 6'-8" NEW DOOR, 1 3/8" SOLID CORE, WITH LOCK
- 11 2'-8" x 6'-8" EXIST. OUTSIDE DOOR

WINDOW SCHEDULE

- A 2'-0" x 2'-0" EXIST. WINDOW TO BE REPLACED BY NEW, SLIDER, TEMP.
- B 5'-0" x 5'-0" EXIST. WINDOW TO BE REPLACED BY NEW, DUAL GLAZED, FIXED
- C 3'-0" x 2'-0" NEW WINDOW, DUAL GLAZED, SLIDER, TEMP.
- D 3'-0" x 2'-0" EXIST. WINDOW TO BE REPLACED BY NEW, DUAL GLAZED, SLIDER, TEMP.
- E 3'-0" x 4'-0" NEW WINDOW, DUAL GLAZED, DOUBLE HANG,
- F 4'-0" x 4'-0" NEW WINDOW, DUAL GLAZED, SLIDER
- G 5'-0" x 4'-0" NEW WINDOW, DUAL GLAZED, SLIDER
- H ALL EXISTING WINDOWS SHALL REMAIN

LEGEND

- EXISTING WALL
- DEMO WALL
- PROPOSED WALL
- SMOKE DETECTOR HARDWARE W/ BATTERY BACKUP
- CARBON MONOXIDE DETECTOR HARDWARE W/ BATTERY BACKUP
- EXHAUST FAN 5 AIR CHANGE/HR. WITH EXTERIOR OPENING
- EXHAUST FAN 7.5 AIR CHANGE/HR. WITHOUT EXTERIOR OPENING

NOTES:

-BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)

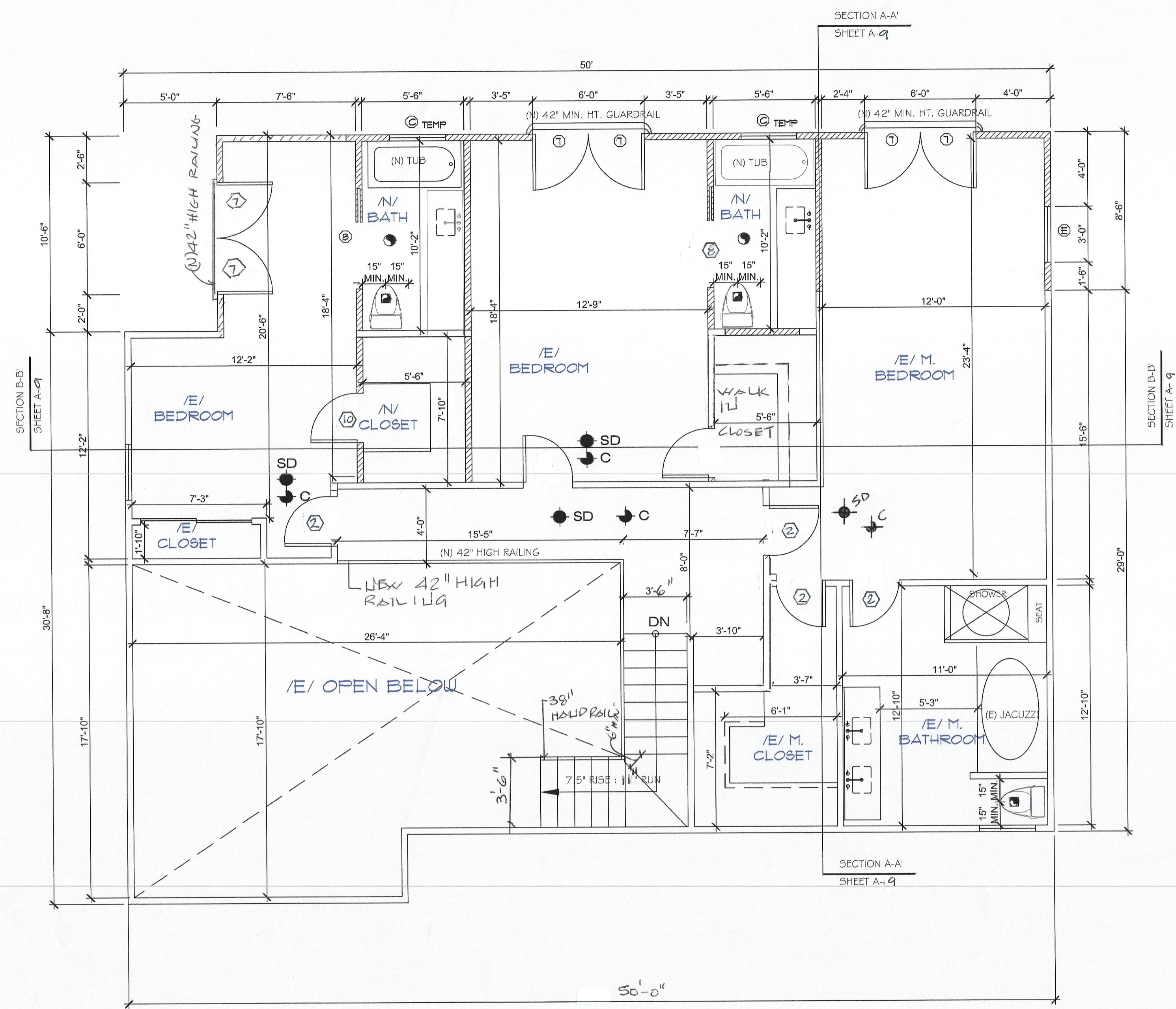
-FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO THE OUTSIDE OF THE BUILDING, FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |

PROJECT: INTERIOR REMODEL AND ADDITION  
OWNER: MS. MARIE K. DAGSTANTYAN  
PROJECT ADDRESS: 3333 BRACE CANYON ROAD BURBANK, CA 91504

VMK DESIGN GROUP  
RESIDENTIAL AND COMMERCIAL BUILDING DESIGN  
17844 Castellanos Drive Telephone: (916) 459-8775  
Pacific Palisades, CA 90272 Facsimile: (916) 459-8752

|           |     |
|-----------|-----|
| DATE      |     |
| SCALE     |     |
| DRAWN     |     |
| JOB       |     |
| SHEET     | A-4 |
| OF SHEETS |     |



1 PROPOSED SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 NORTH

**LEGEND**

- EXISTING WALL
- - - DEMO WALL
- ▨ PROPOSED WALL
- SD SMOKE DETECTOR HARDWARE W/ BATTERY BACKUP
- ⬇ C CARBON MONOXIDE DETECTOR HARDWARE W/ BATTERY BACKUP
- ⊙ EXHAUST FAN 5 AIR CHANGE/HR. WITH EXTERIOR OPENING
- ⊙ EXHAUST FAN 7.5 AIR CHANGE/HR. WITHOUT EXTERIOR OPENING

**NOTES:**

-BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE(R303.3)

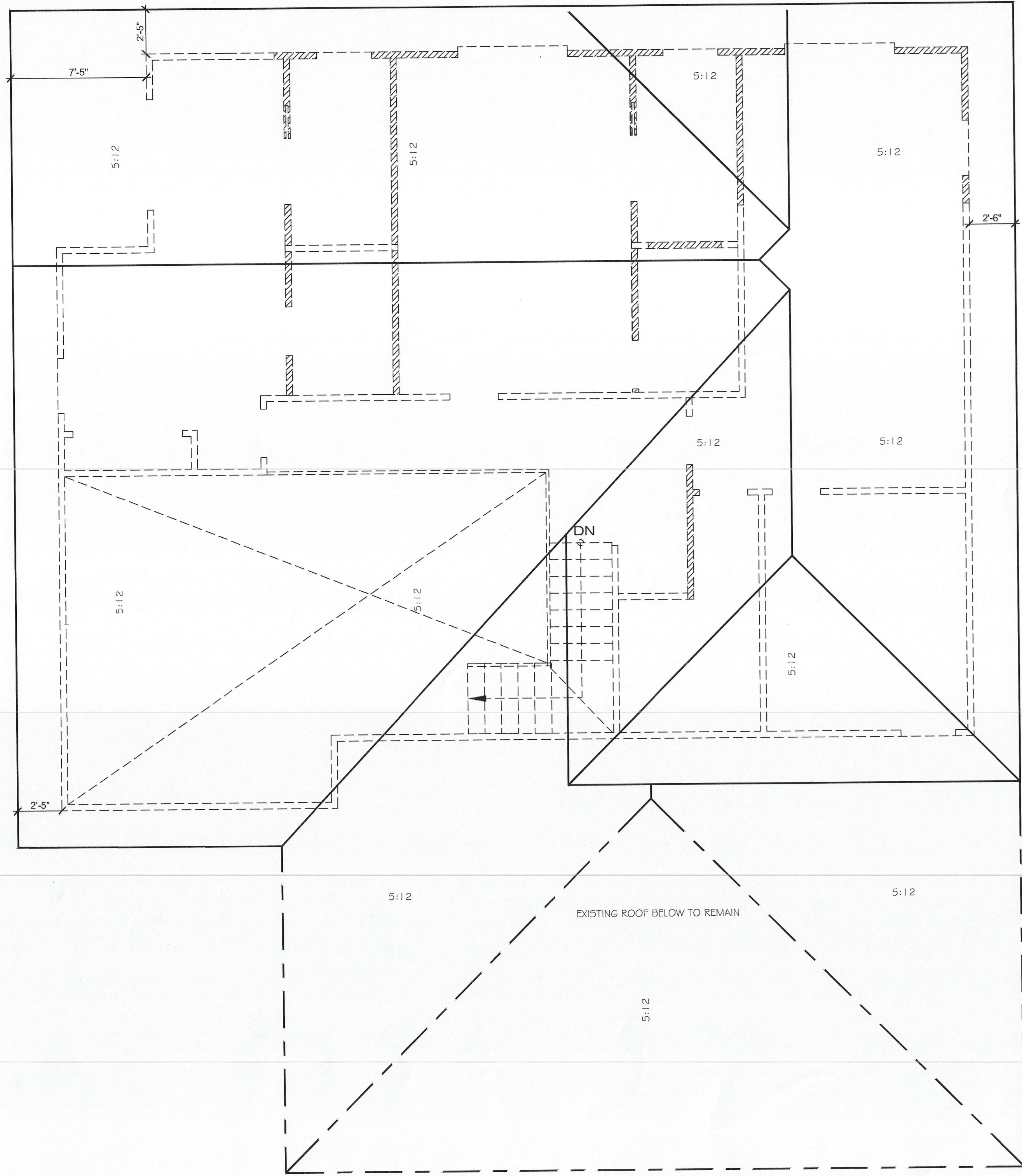
-FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO THE OUTSIDE OF THE BUILDING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |

PROJECT: INTERIOR REMODEL AND ADDITION  
 OWNER: MS. MARIE K. DAGSTANYAN  
 PROJECT ADDRESS: 3333 BRACE CANYON ROAD, BURBANK, CA 91504

VMK DESIGN GROUP  
 RESIDENTIAL AND COMMERCIAL BUILDING DESIGN  
 Telephone: (310) 459-5776  
 Facsimile: (310) 459-5752  
 17844 Castellamare Drive  
 Pacific Palisades, CA 90272

|            |
|------------|
| DATE       |
| SCALE      |
| DRAWN      |
| JOB        |
| SHEET      |
| <b>A-5</b> |
| OF SHEETS  |



1

PROPOSED ROOF PLAN

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

NORTH



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

**VMK DESIGN GROUP**  
RESIDENTIAL AND COMMERCIAL BUILDING DESIGN

17844 Castellanos Drive  
Pacific Palisades, CA 90272  
Telephone: (310) 459-5776  
Facsimile: (310) 459-8752

PROJECT: INTERIOR REMODEL AND ADDITION  
OWNER: MS. MARIE K. DAGSTANYAN  
PROJECT ADDRESS: 3333 BRACE CANYON ROAD  
BURBANK, CA 91504

DATE

SCALE

DRAWN

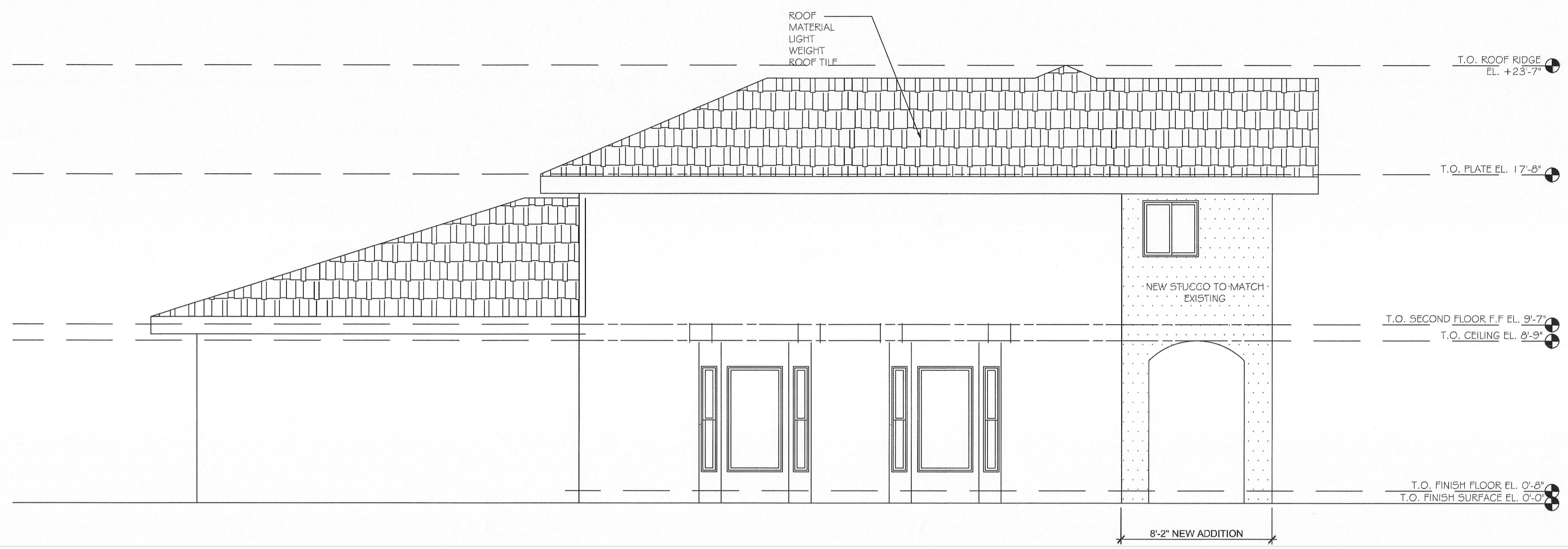
JOB

SHEET

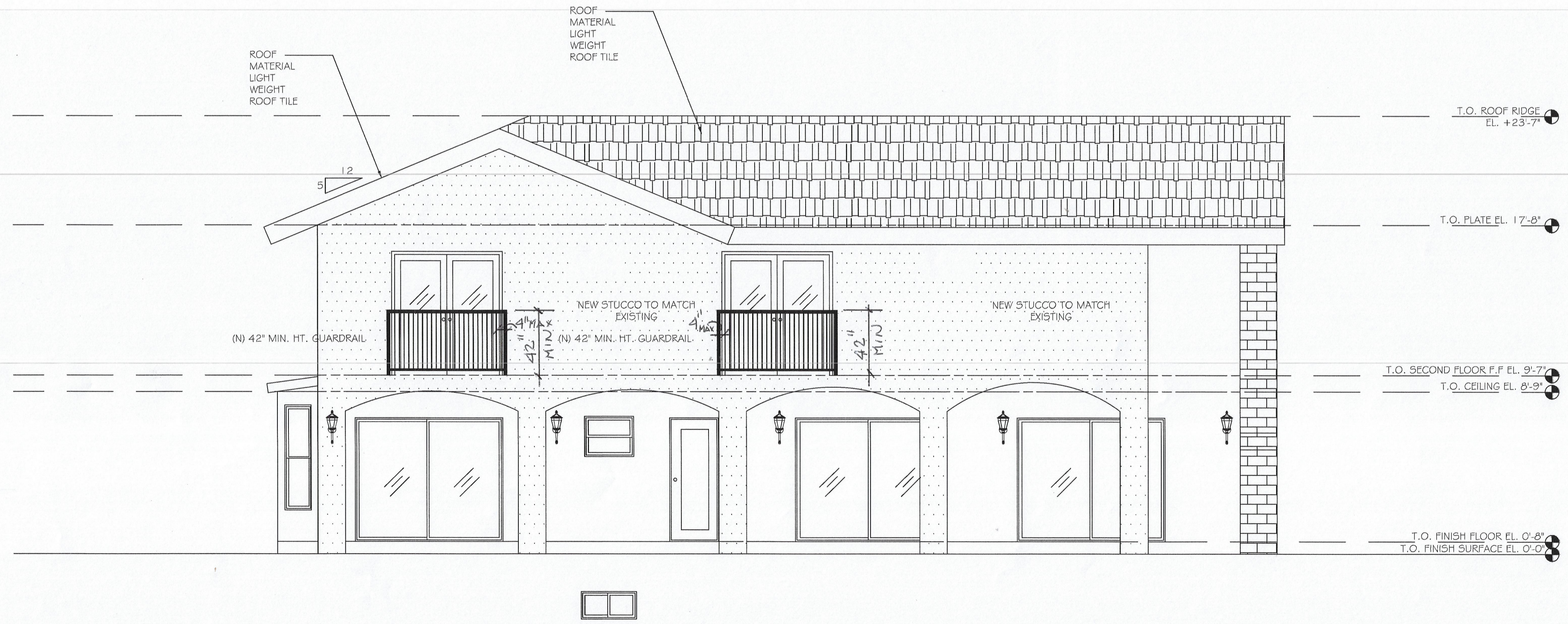
**A-6**

OF SHEETS





**(N) EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**(N) NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

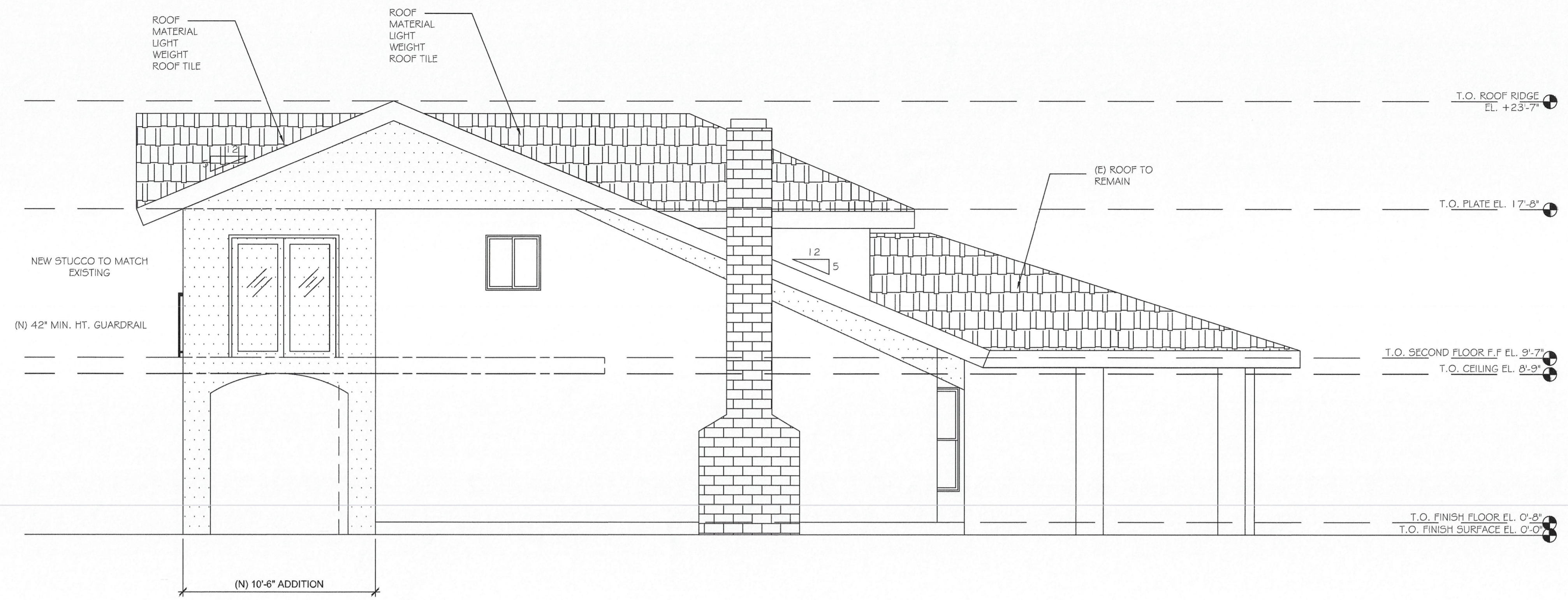
| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |

INTERIOR REMODEL AND ADDITION  
MS. MARIE K. DAGSTANTYAN  
3833 BRACE CANYON ROAD  
BURBANK, CA 91504

PROJECT:  
OWNER:  
PROJECT ADDRESS:

**VMK DESIGN GROUP**  
RESIDENTIAL AND COMMERCIAL BUILDING DESIGN  
17844 Castellammare Drive Telephone: (310) 459-8776  
Pacific Palisades, CA, 90272 Facsimile: (310) 459-8752

|            |
|------------|
| DATE       |
| SCALE      |
| DRAWN      |
| JOB        |
| SHEET      |
| <b>A-7</b> |
| OF SHEETS  |



**(N) WEST ELEVATION**

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



**(N) SOUTH ELEVATION**

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

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |

PROJECT:  
OWNER:  
PROJECT ADDRESS:

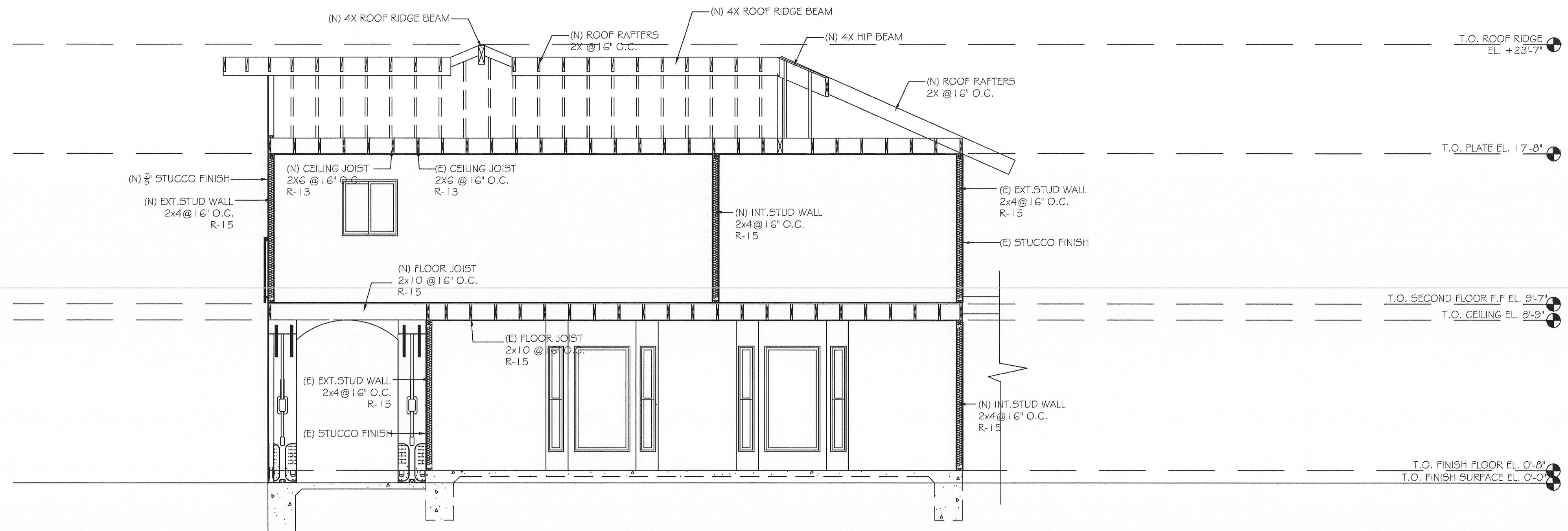
INTERIOR REMODEL AND ADDITION  
MS. MARIE K. DAGSTANYAN  
3633 BRACE CANYON ROAD  
BURBANK, CA 91504

DATE  
SCALE  
DRAWN  
JOB  
SHEET

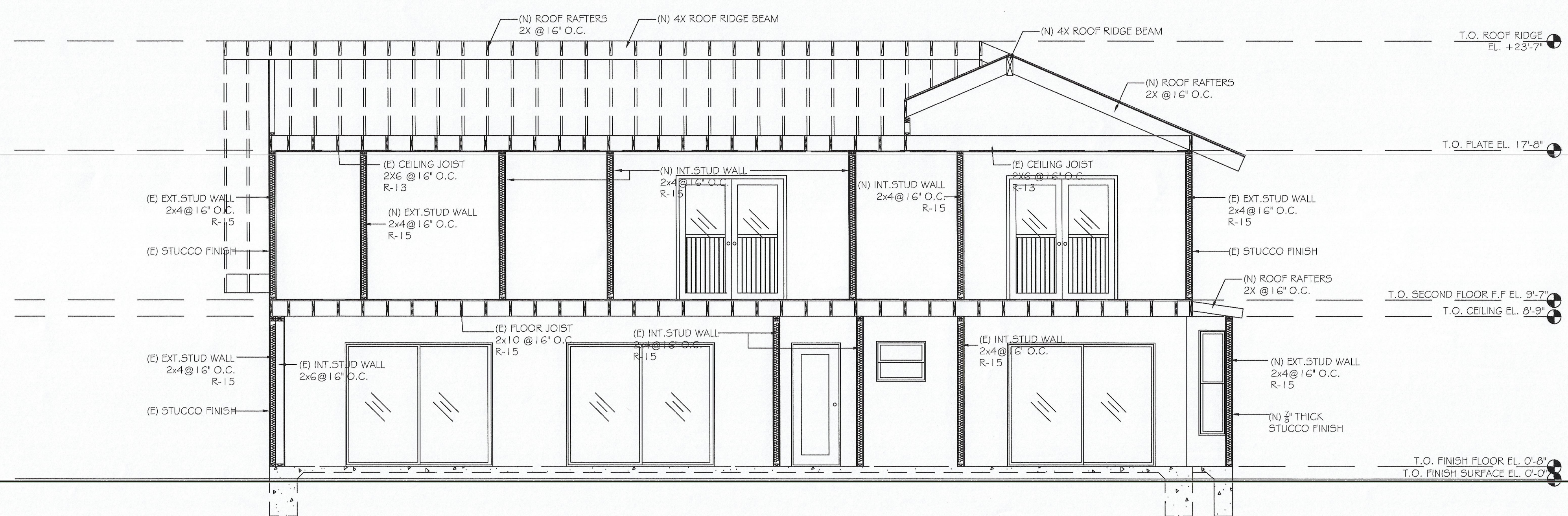
**VMK DESIGN GROUP**  
RESIDENTIAL AND COMMERCIAL BUILDING DESIGN  
17844 Castellammare Drive  
Pacific Palisades, CA 90272  
Telephone: (310) 459-5776  
Facsimile: (310) 459-8752

|            |
|------------|
| DATE       |
| SCALE      |
| DRAWN      |
| JOB        |
| SHEET      |
| <b>A-8</b> |
| OF SHEETS  |

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |



**SECTION A-A'**  
SCALE: 1/4" = 1'-0"



**SECTION B-B'**  
SCALE: 1/4" = 1'-0"

PROJECT: INTERIOR REMODEL AND ADDITION  
OWNER: MS. MARIE K. DAGSTANYAN  
PROJECT ADDRESS: 3333 BRACE CANYON ROAD BURBANK, CA 91504

VMK DESIGN GROUP  
RESIDENTIAL AND COMMERCIAL BUILDING DESIGN  
17844 Castellammare Drive Telephone: (310) 459-5776  
Pacific Palisades, CA 90272 Facsimile: (310) 459-8752

|            |  |
|------------|--|
| DATE       |  |
| SCALE      |  |
| DRAWN      |  |
| JOB        |  |
| SHEET      |  |
| <b>A-9</b> |  |
| OF         |  |