

PROPOSED 2-STORY RESIDENCE

3201 SCOTT ROAD
BURBANK, CA 91504

PROJECT DATA

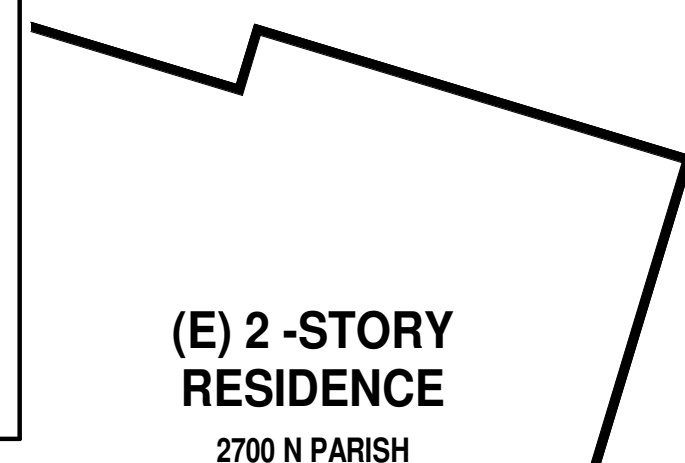
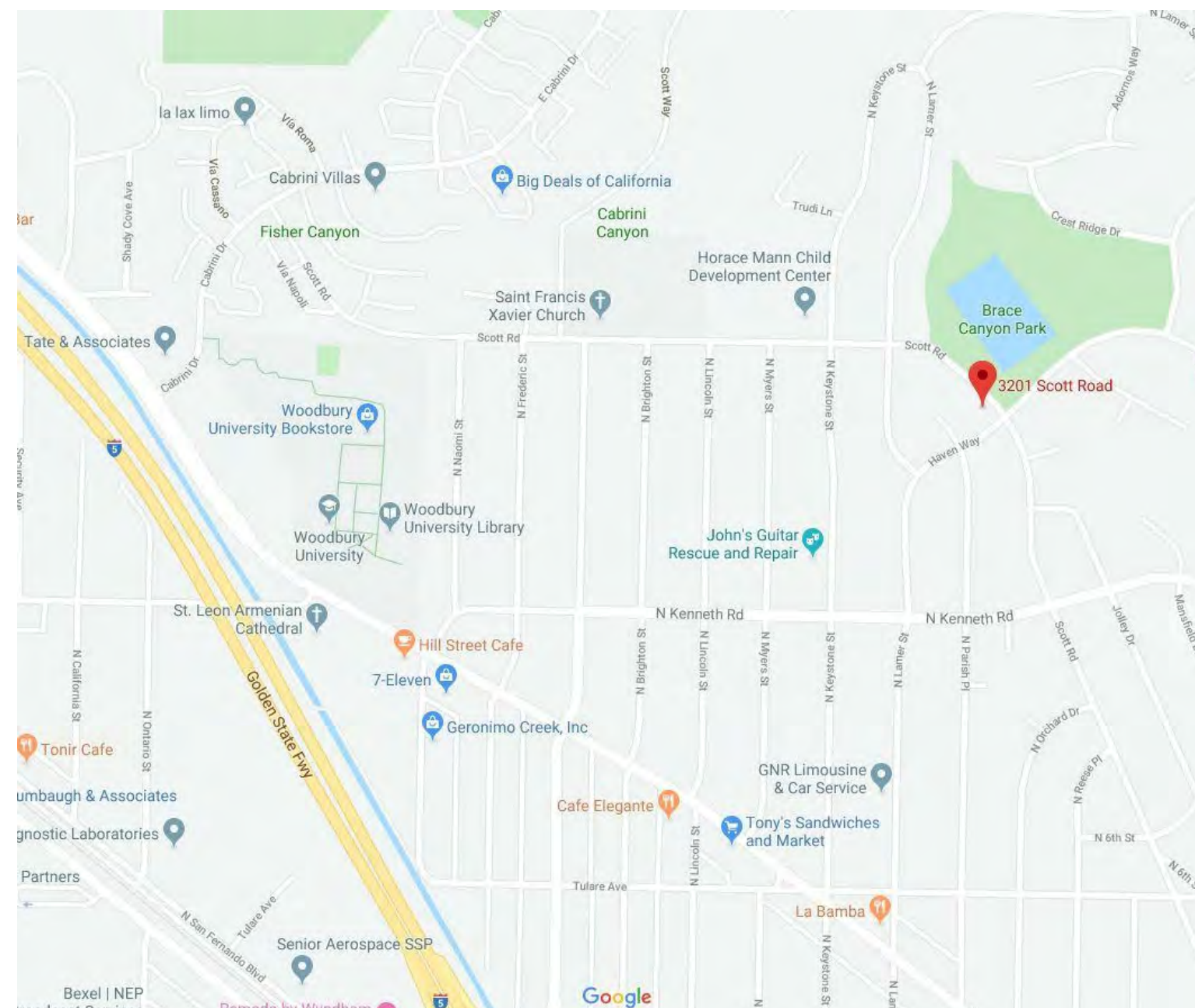
PROJECT ADDRESS	3201 SCOTT ROAD BURBANK CA 91504-1642		
APN	2471-021-001		
PROPERTY DESCRIPTION	LOT 1 TRACT # 18923 INT HE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 576 PAGES 1-5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY (PER SURVEY)		
ZONE	R - 1		
LOT SIZE	14,471 SF (PER ASSESSOR)		
(E) BUILDING AREA	1,848 SF (PER ASSESSOR) TO BE DEMOLISHED		
MAXIMUM FAR ALLOWED	7,500 SF X 0.40 = 3,000 SF	6,971 SF X 0.30 = 2,091.30 SF	
	5,091.30 SF		
PROPOSED FAR (SEE D-A1.1 FOR DIAGRAM)	4,888.84 SF		
	PROPOSED 1 ST FLOOR AREA 2,455.58 SF	2,455.58 SF	4,637.24 SF
	PROPOSED 2 ND FLOOR AREA 2,181.66 SF		
	PROPOSED GARAGE AREA (400 SF NOT COUNTED)		251.60 SF
	4,888.84 SF		
MAXIMUM HEIGHT ALLOWED	20' - 0" TO TOP OF PLATE		
PROPOSED BUILDING MAX. TOP OF PLATE HT	20' - 0" @ 865.04' LOWEST PT.		
MAXIMUM ALLOWABLE LOT COVERAGE	14,471 SF (50 % OF LOT) = 7,235.50 SF		
PROPOSED LOT COVERAGE (SEE D-A1.1 FOR DIAGRAM)	3,166.59 (21.88%). NO PART OF DECK IS 18" OR HIGHER FROM GRADE		
PROPOSED LANDSCAPED AREA (SEE D-A1.2)	7,548 SF (52.16%)		
MIN. OFF-STREET PARKING REQUIRED	3 FOR GROSS AREA OF MORE THAN 3400		
PROPOSED NO. OF OFF-STREET PARKING	3		
SCOPE OF WORK	<ol style="list-style-type: none"> 1. DEMOLISH EXISTING HOUSE AND GARAGE 2. REMOVE EXISTING POOL 3. REMOVE EXISTING LOW PERIMETER WALL ALONG HAVEN WAY. NO REGRADING (REFER TO SITE PLAN) 4. BUILD A NEW 4,637.24 SF 2-STORY RESIDENCE WITH AN ATTACHED 251.60 SF GARAGE 5. BUILD A NEW POOL 6. BUILD ADDITIONAL SECURITY FENCES @ NORTH TO MATCH EXISTING MASONRY WITH BRICK CAP 7. BUILD NEW 30" HIGH PERIMETER WALL ALONG SCOTT RD AND HAVEN WAY. (SEE SITE PLAN) 8. BUILD NEW ±4 FOOT WROUGHT IRON PROPERTY FENCE ON TOP OF 4 FOOT MAX. RETAINING WALL ALONG SOUTH AND WEST OF PROPERTY WITH MINIMAL REGRADING (2:1 MAX) TO EXISTING DIRT. SEE FENCE PLANS 		

ARCHITECTURAL DESIGN STATEMENT

This 2-story single family home will showcase a marriage of traditional and contemporary aesthetics and materials equating to a classic and timeless Transitional Architectural design. The exterior will feature traditional hip roofs, square pilasters and soffit moldings and classic finishes like natural stone tiles and stucco. Tall and recessed dark framed windows, steel garage doors, flat roof tile and transitional wall sconces will complete the overall look and add a contemporary feel to the house.

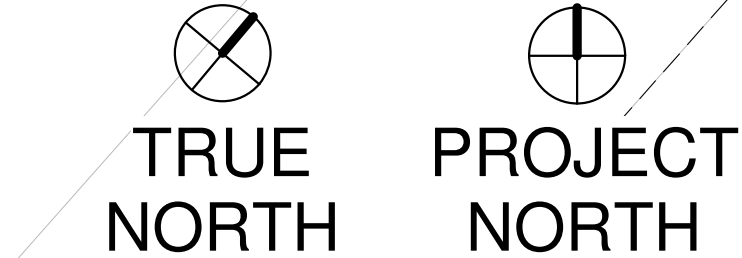
Following the design guidelines for modulation, the house will feature different rooflines and building planes. The second story will also be stepped back on sides visible from the street to lessen the overall mass of the house and minimize the visual impact of the project.

VICINITY MAP



1 PROPOSED SITE PLAN

3/32" = 1'-0"



SHADED WALL INDICATES (N) 4 FT MAX. HEIGHT RETAINING WALL WITH BRICK CAP 18" AWAY FROM PROPERTY LINE

SHADED AREA TO BE REGRADED DIRT 2:1 MAXIMUM SLOPE

PART OF (E) ±6'-0" HIGH WALLS TO REMAIN

(E) RAILROAD TIES TO BE REMOVED (N) 42" HIGH WROUGHT IRON RAILING ON NEW SLAB ON GRADE WALKWAY PART OF (E) ±6'-0" HIGH WALLS TO BE REMOVED (E) LOW PERIMETER WALL TO BE REMOVED

(E) 6'-0" HIGH MASONRY / WROUGHT IRON FENCE TO BE REMOVED

(E) POOL TO BE FILLED IN AND REFINISHED WITH NEW NATURAL STONE ON CONCRETE SLAB

(E) DECK SLAB TO BE REFINISHED WITH NEW NATURAL STONE

(E) PART OF (E) WALL WITHIN THE PROPERTY TO BE REMOVED

(E) POOL EQUIPMENT TO REMAIN

(N) DRAIN GUTTER PER CIVIL

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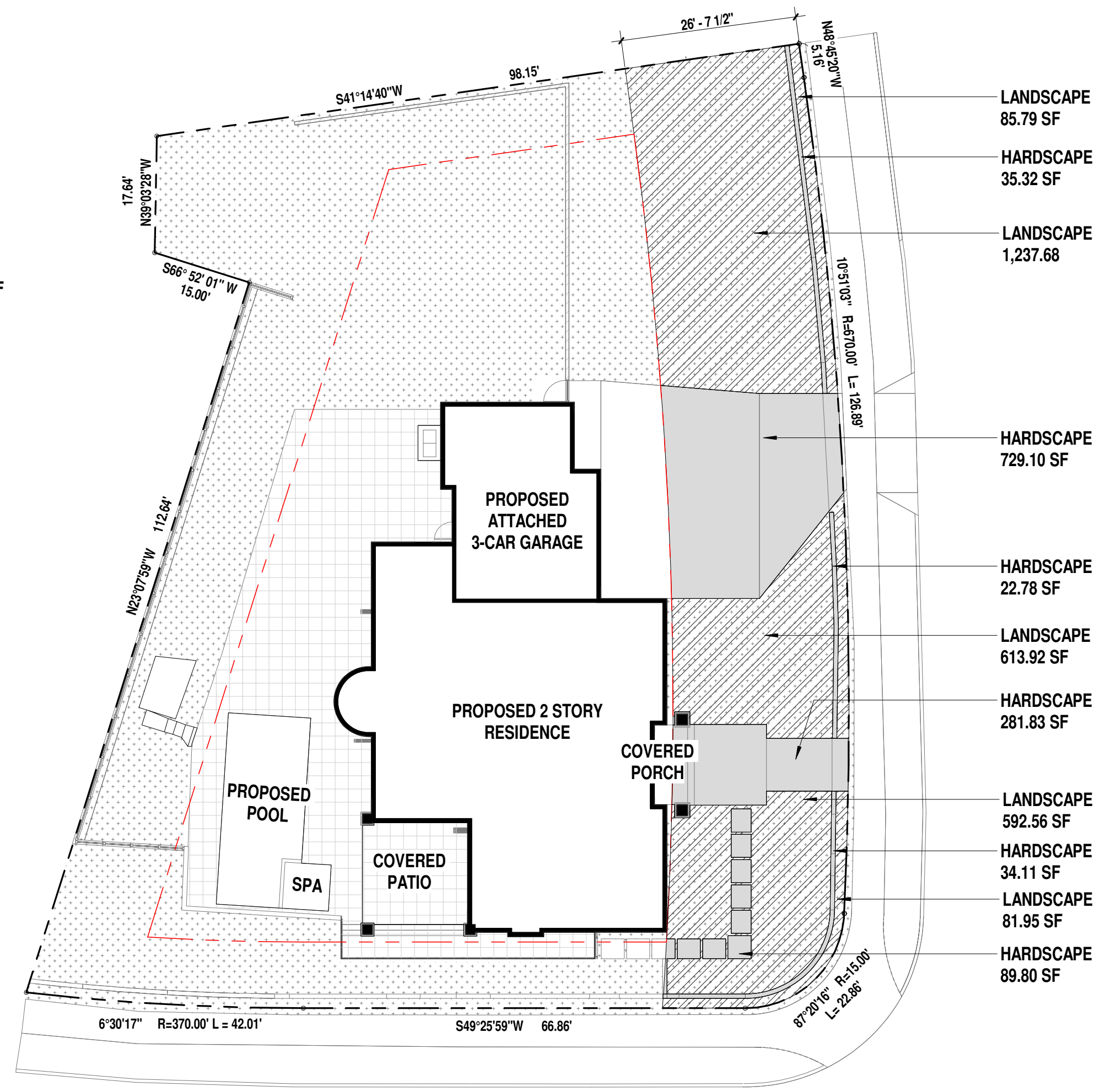
(E) DECK SLAB TO BE REFINISHED WITH NEW NATURAL STONE

(E) POOL EQUIPMENT TO REMAIN

FRONT YARD AREA = 3,804.84 SF
 LANDSCAPED AREA @ FRONT YARD = 85.79 + 1237.68 + 613.92 + 592.56 + 81.95 = 2,611.90 SF

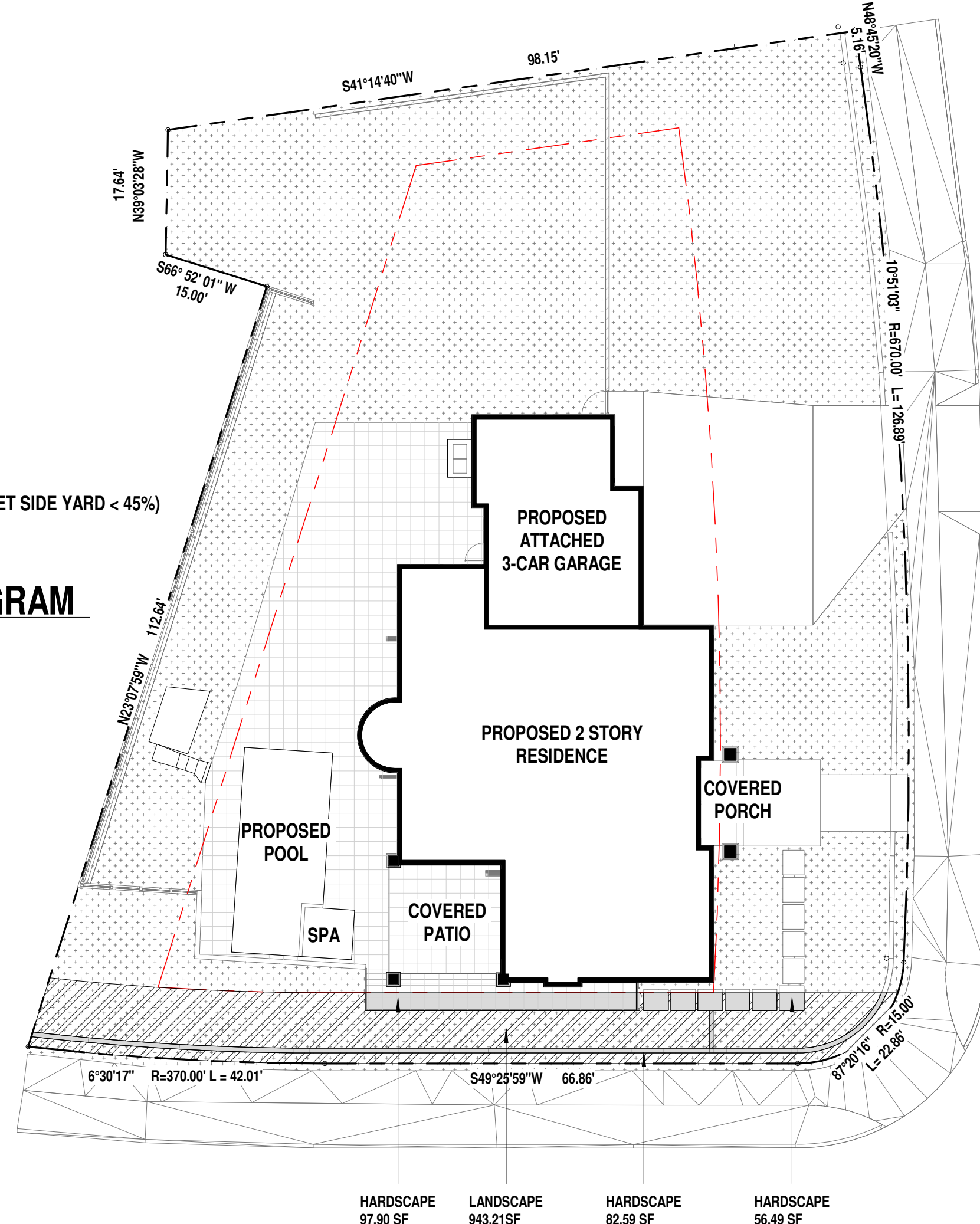
HARDSCAPED AREA @ FRONT YARD = 35.32 + 729.10 + 22.78 + 281.83 + 34.11 + 89.80
 = 1,192.94 SF (31.35% OF FRONT YARD < 45%)

2 FRONT YARD HARDSCAPE DIAGRAM
 1/16" = 1'-0"



STREET SIDE AREA = 1,176.61
 LANDSCAPED AREA @ STREET SIDE YARD = 939.63 SF
 HARDSCAPED AREA @ STREET SIDE YARD = 97.90 + 82.59 + 56.49
 = 236.22 SF (20.08% OF STREET SIDE YARD < 45%)

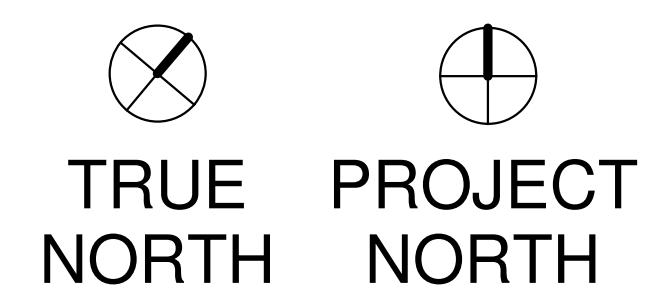
3 STREET SIDE YARD HARDSCAPE DIAGRAM
 1/16" = 1'-0"



1 SCHEMATIC PLANTING PLAN
 3/32" = 1'-0"

PARKS AND RECREATION DEPARTMENT NOTES :

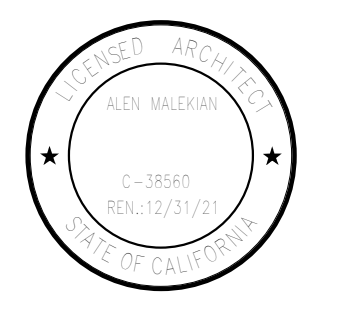
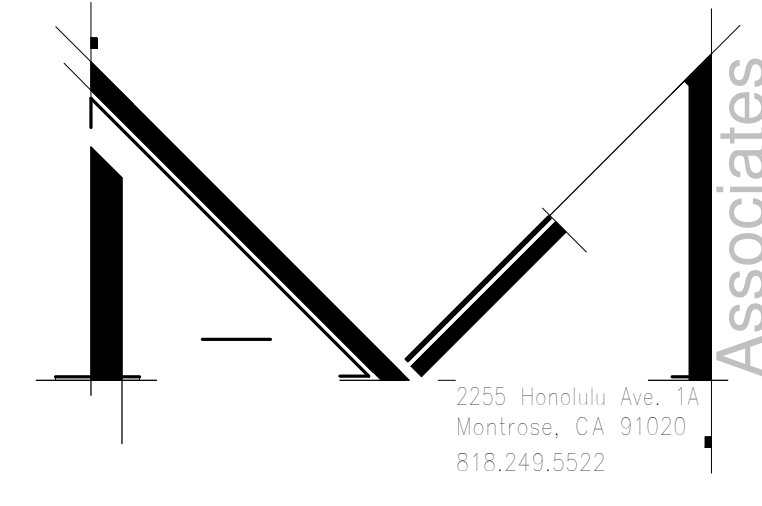
1. PROJECT SHALL COMPLY WITH (MWELO) REQUIREMENTS IF MORE THAN 500 SF OF LANDSCAPED AREA.



PLANTING LEGEND

- HEDGES / SCREENING LANDSCAPE REAR - 8' - 0" MAX HEIGHT STREET SIDE - 6' - 0" MAX. HEIGHT
- 24" HIGH HEDGES
- (E) TREES TO REMAIN
- DROUGHT TOLERANT GROUND COVERING
- DROUGHT TOLERANT PLANT MASSING

Owner



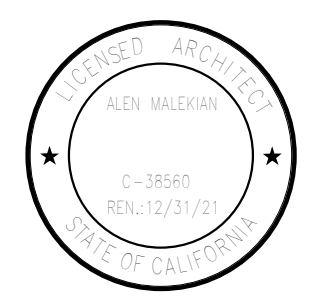
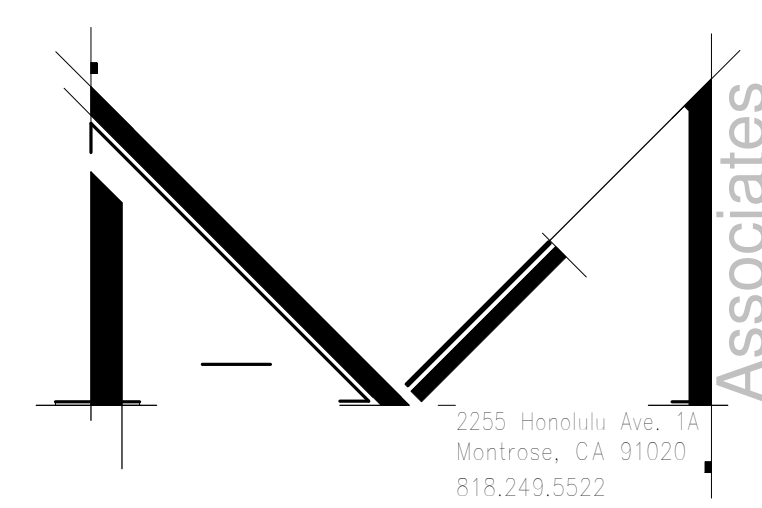
2 STORY RESIDENCE

3201 SCOTT RD
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SCHEMATIC PLANTING PLAN AND LANDSCAPE DIAGRAM

4/14/2021 10:51:12 AM

Project Status
 Project Number



2 STORY RESIDENCE

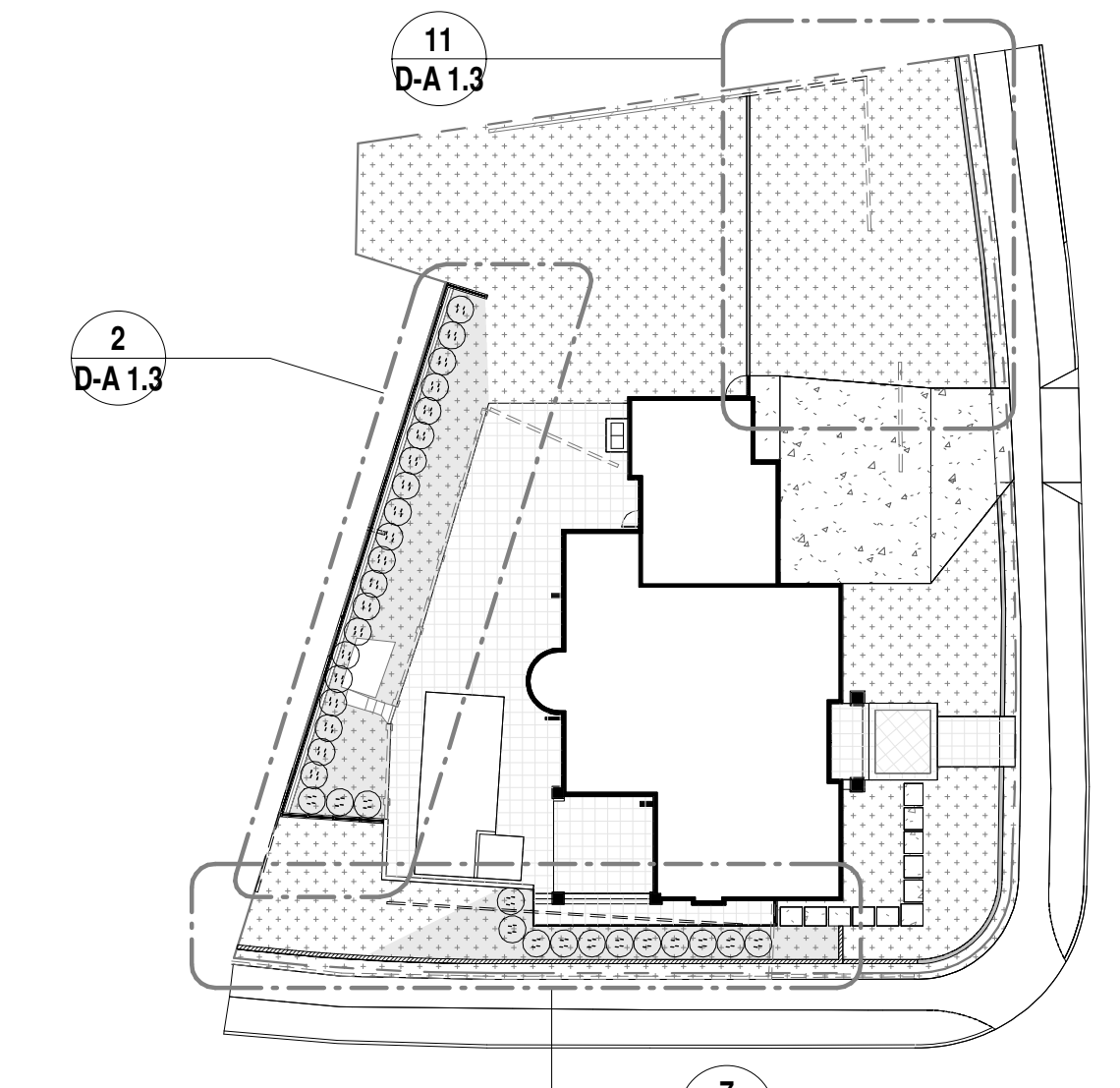
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FENCE PLAN

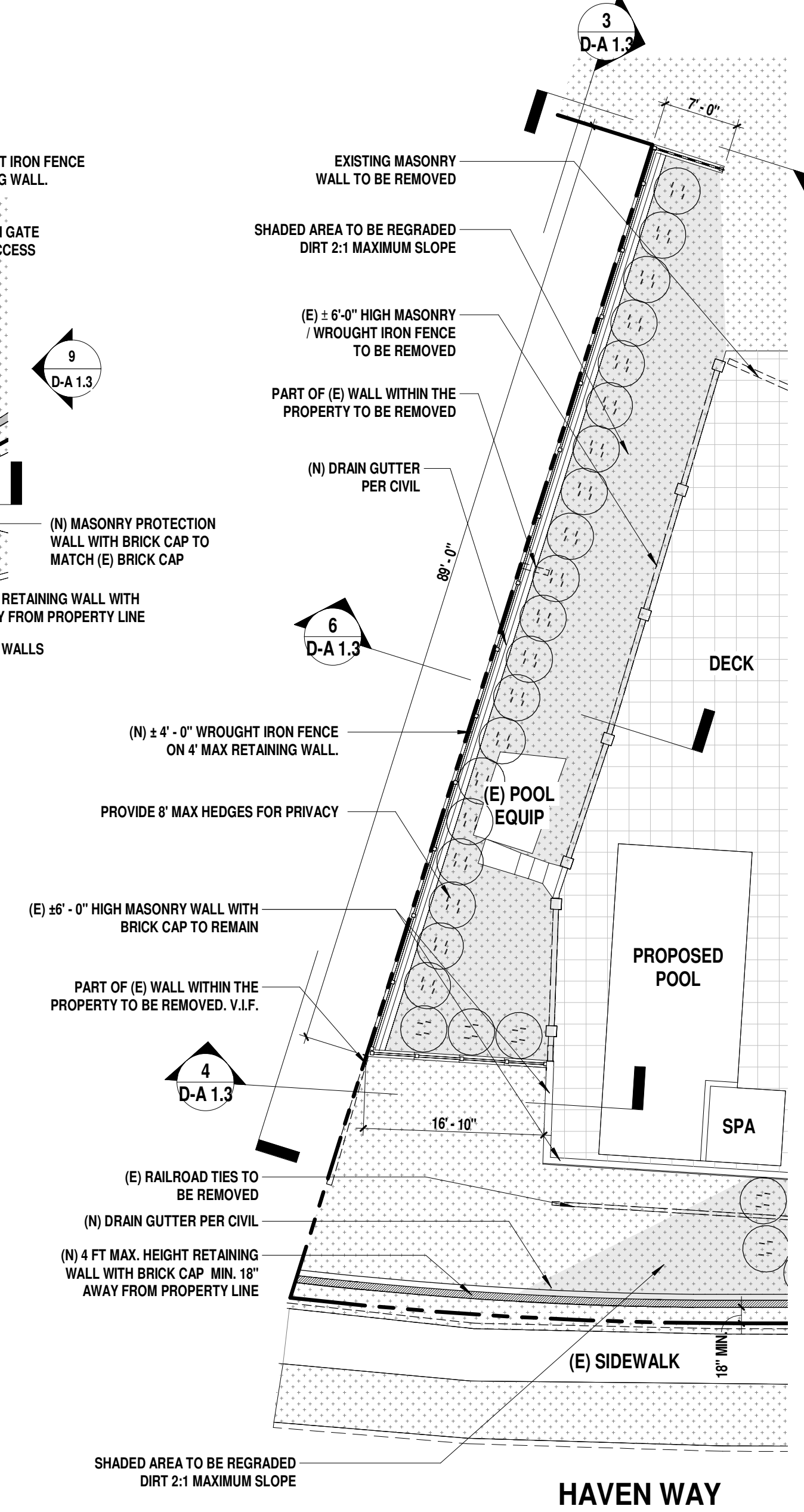
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Project Number

D-A 1.3

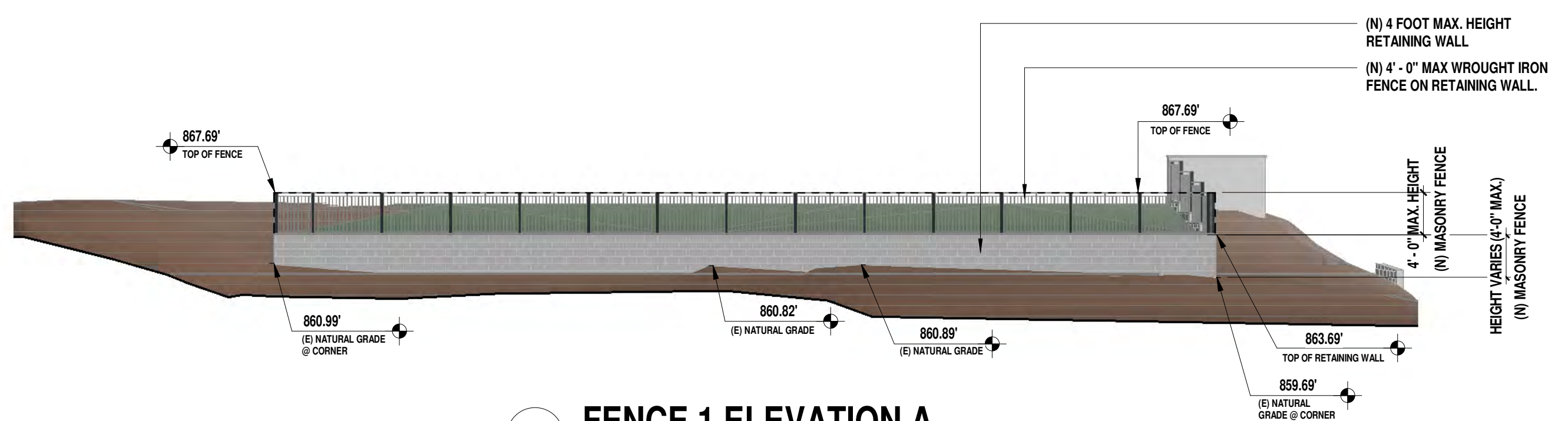


- (E) WALL TO BE REMOVED
- (E) MASONRY WALL WITH BRICK CAP TO REMAIN
- (N) MASONRY FENCE/PROTECTION WALL WITH BRICK CAP TO MATCH (E) BRICK CAP
- (N) RETAINING WALL

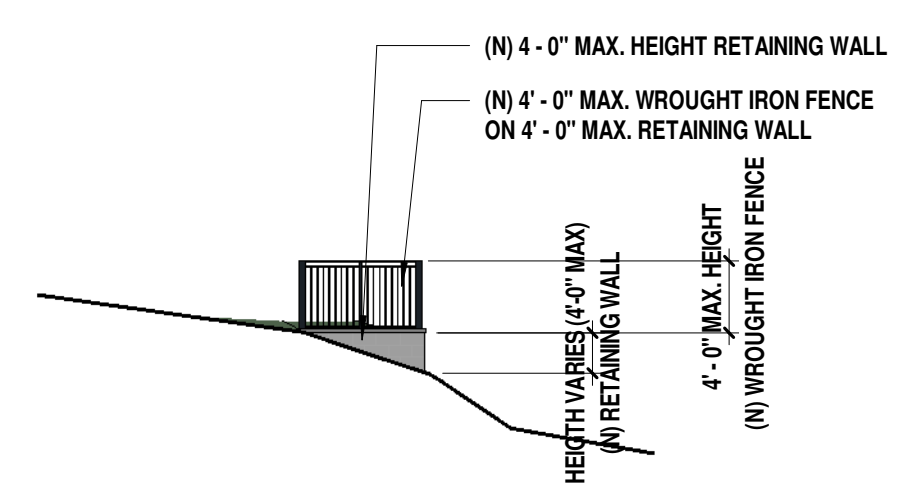
1 SITE PLAN (FENCE KEY PLAN)
1" = 30'-0"



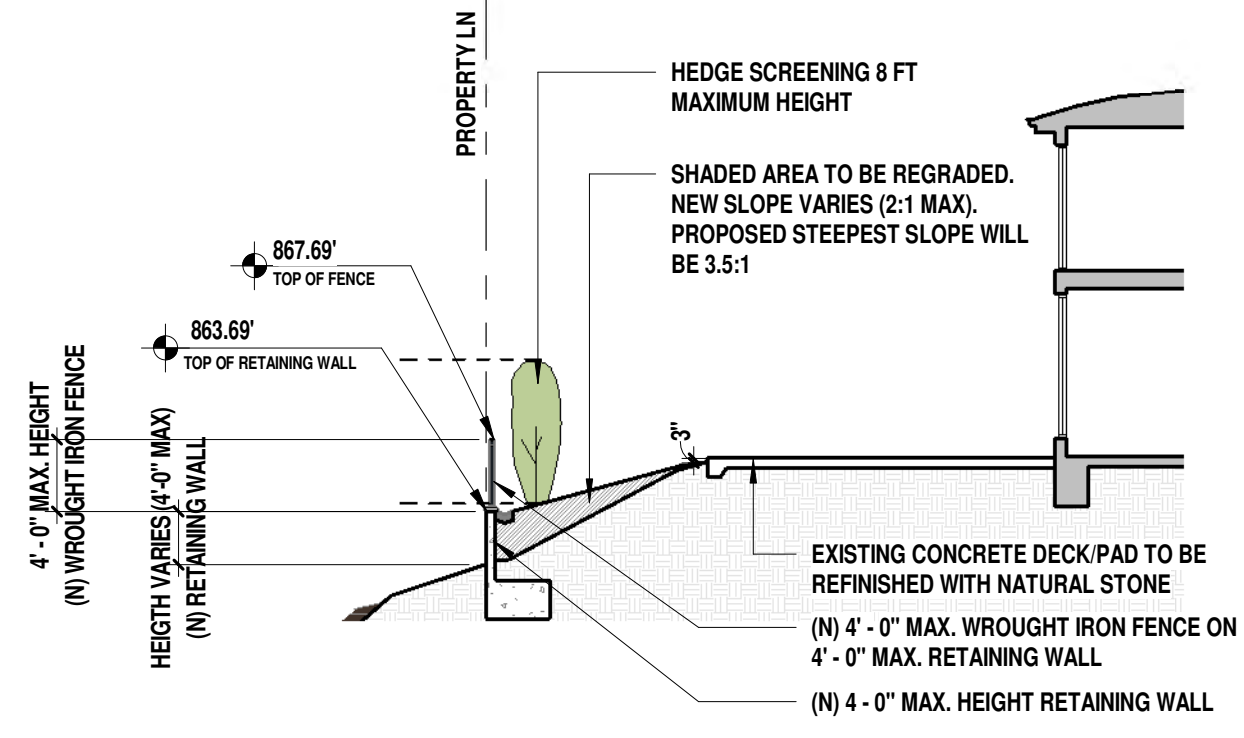
2 SITE PLAN (FENCE 1)
3/32" = 1'-0"



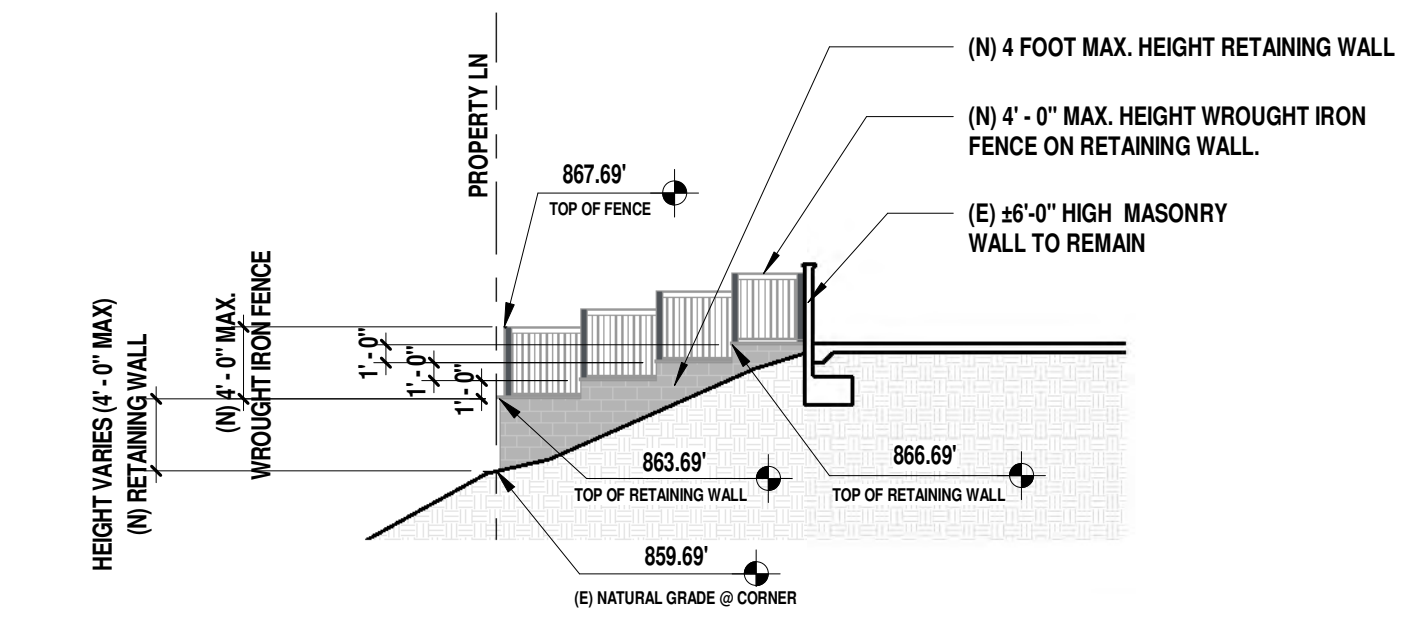
3 FENCE 1 ELEVATION A
3/32" = 1'-0"



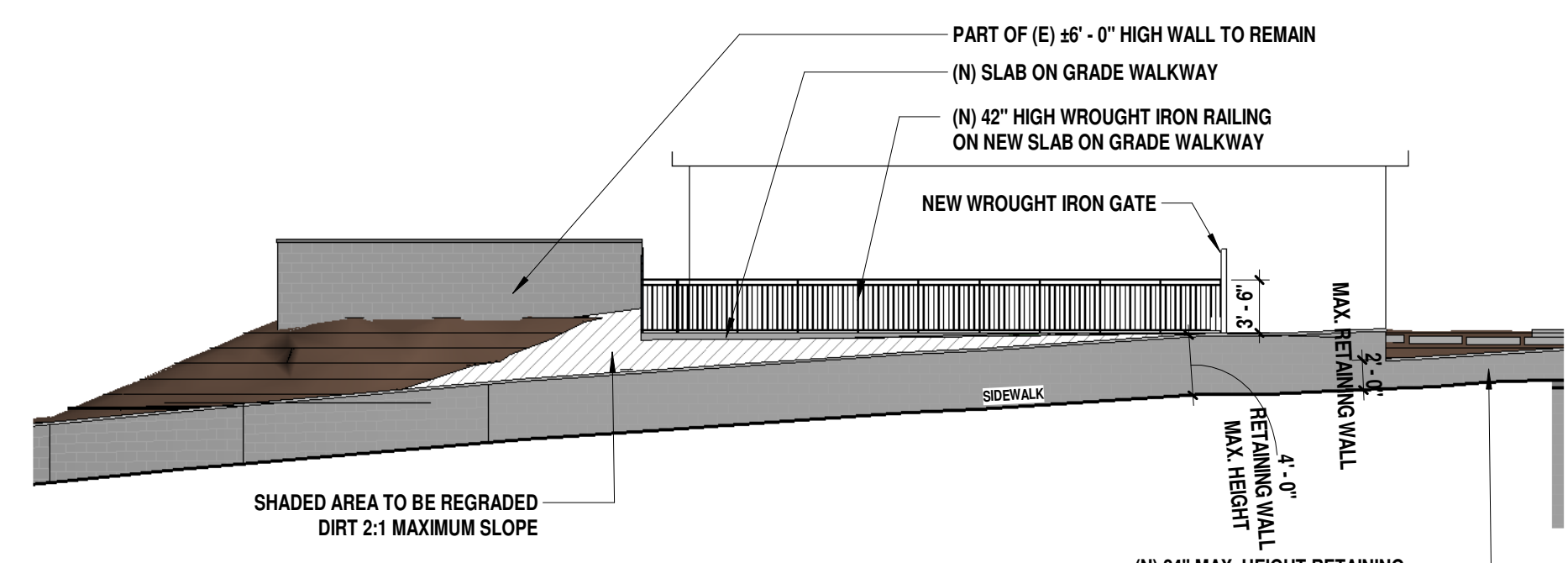
5 FENCE 1 ELEVATION C
3/32" = 1'-0"



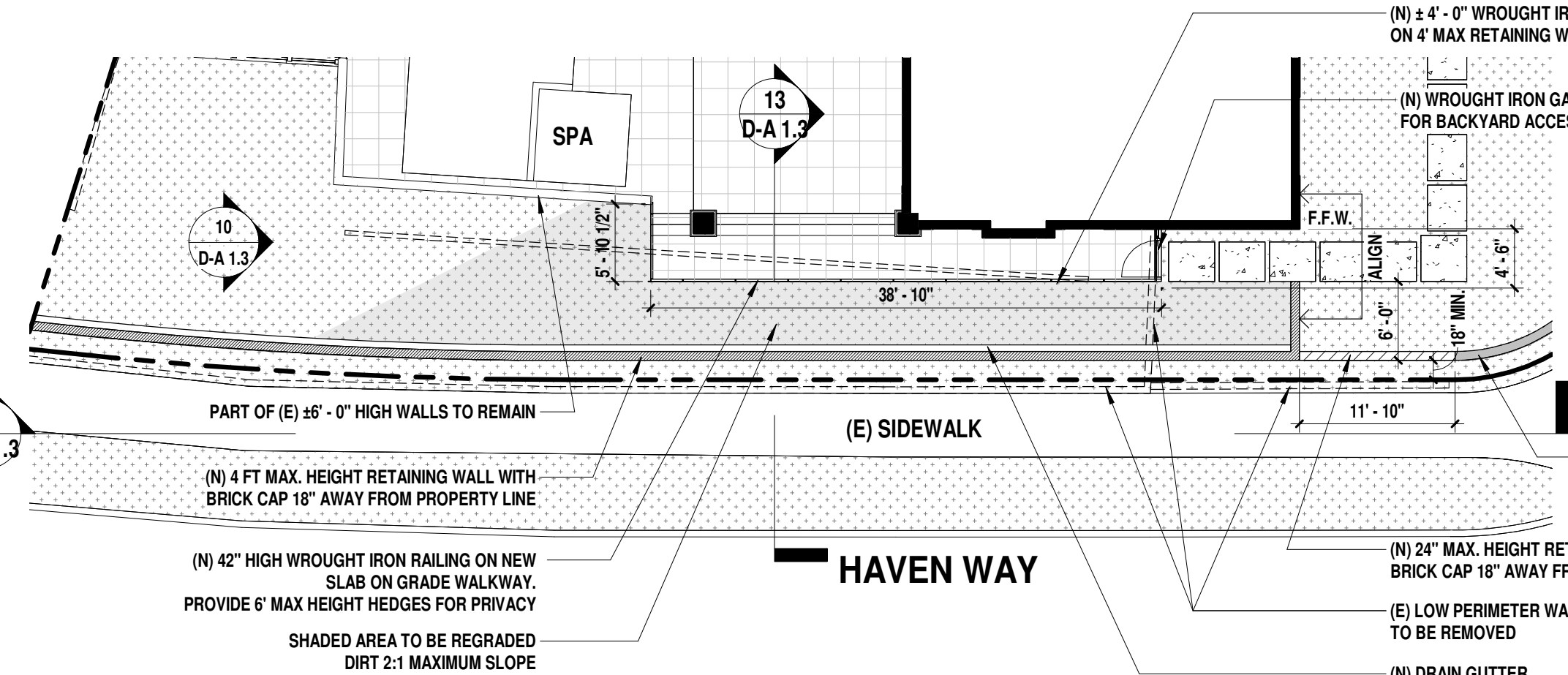
6 SECTION THROUGH FENCE 1
3/32" = 1'-0"



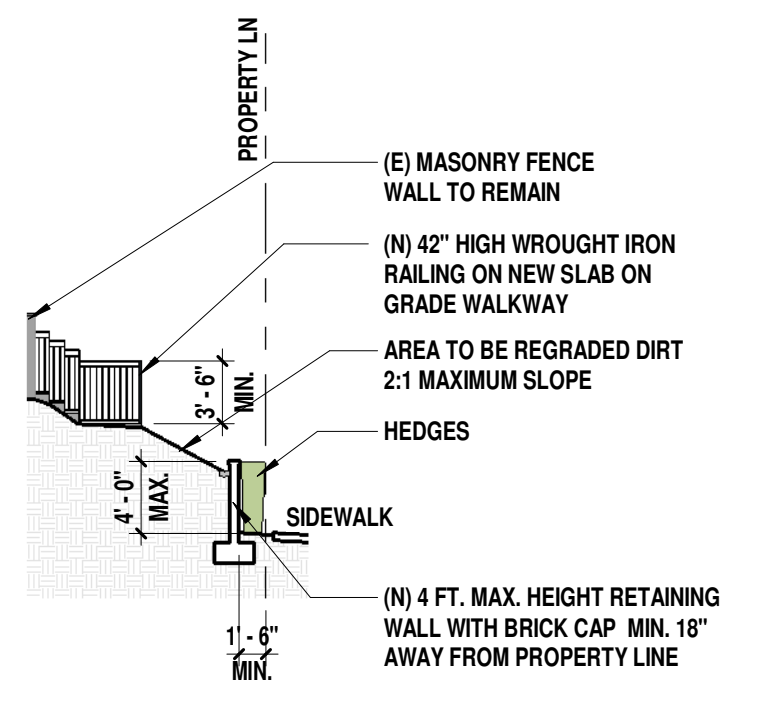
4 FENCE 1 ELEVATION B
3/32" = 1'-0"



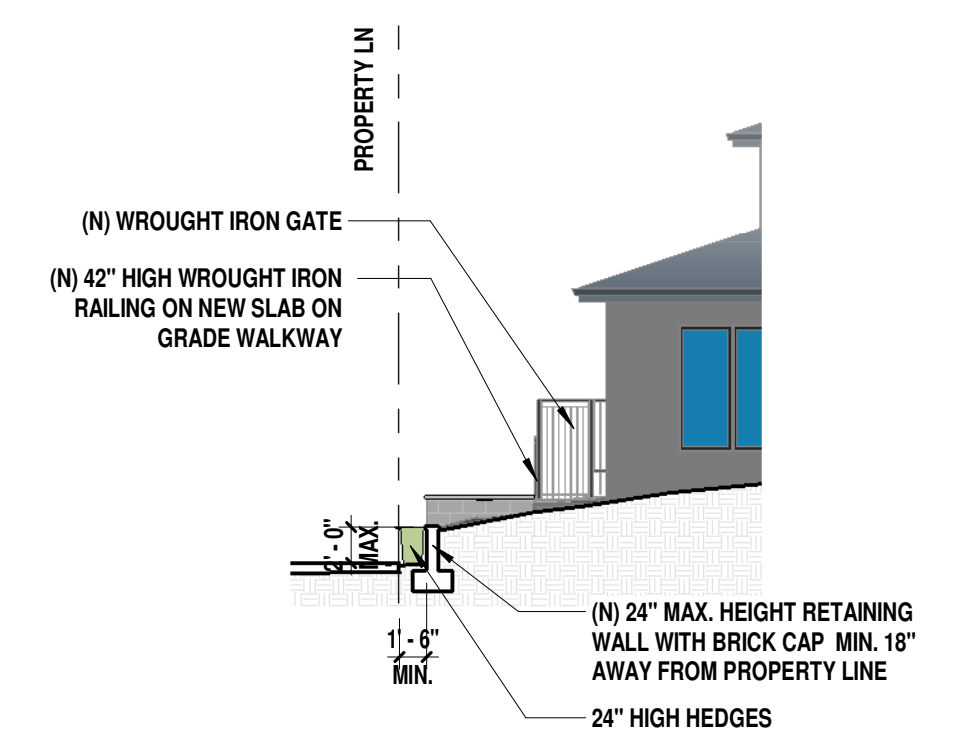
8 FENCE 2 ELEVATION A
3/32" = 1'-0"



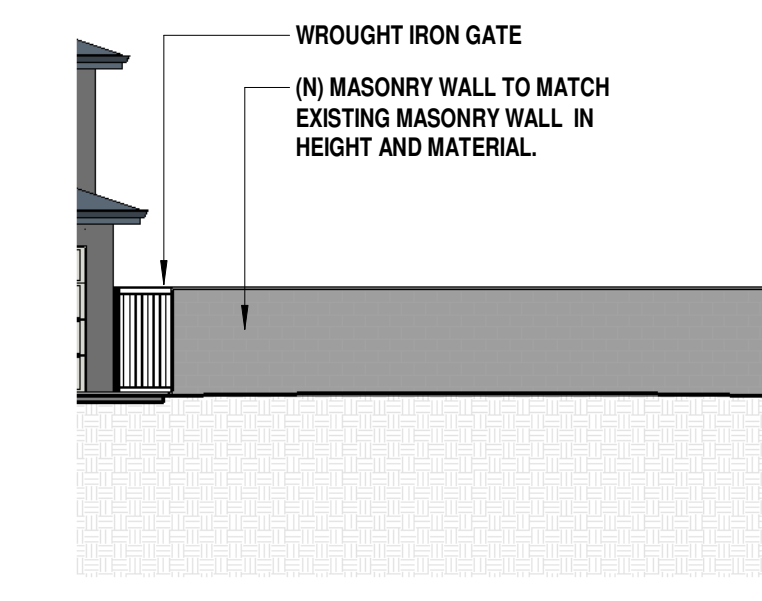
7 SITE PLAN (FENCE 2)
3/32" = 1'-0"



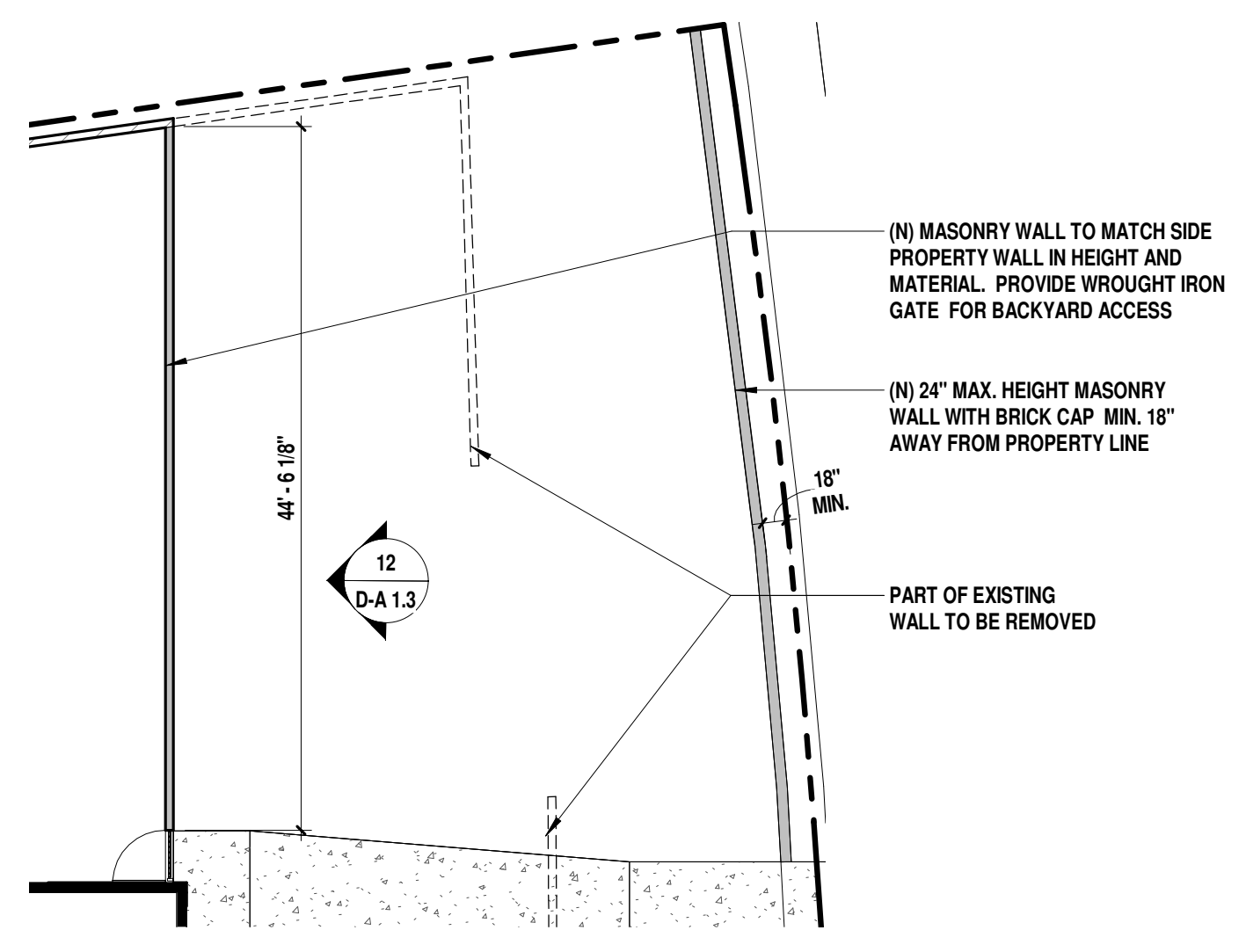
10 FENCE 2 ELEVATION C
3/32" = 1'-0"



9 FENCE 2 ELEVATION B
3/32" = 1'-0"

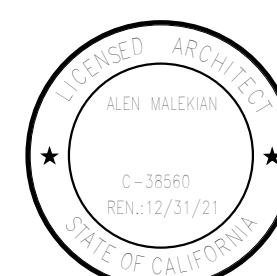
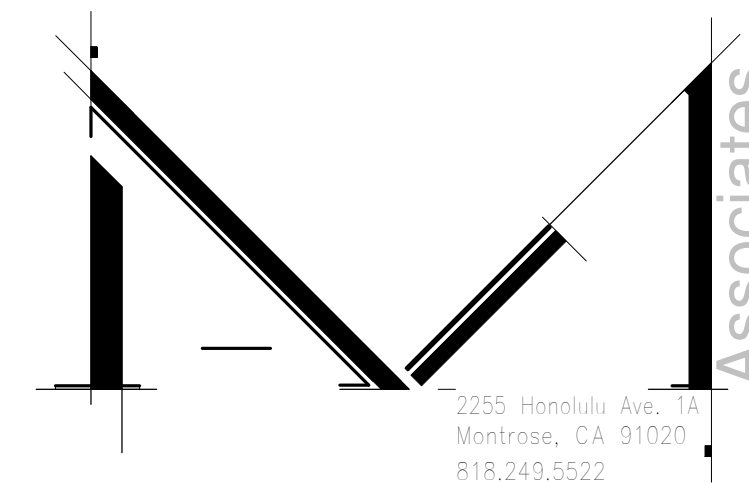


12 FENCE 3 ELEVATION A
3/32" = 1'-0"



13 SECTION C
3/32" = 1'-0"

11 SITE PLAN (FENCE 3)
3/32" = 1'-0"



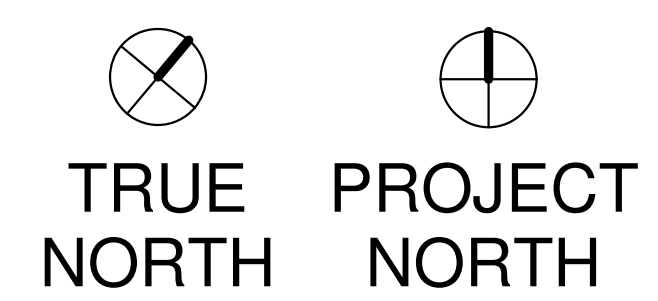
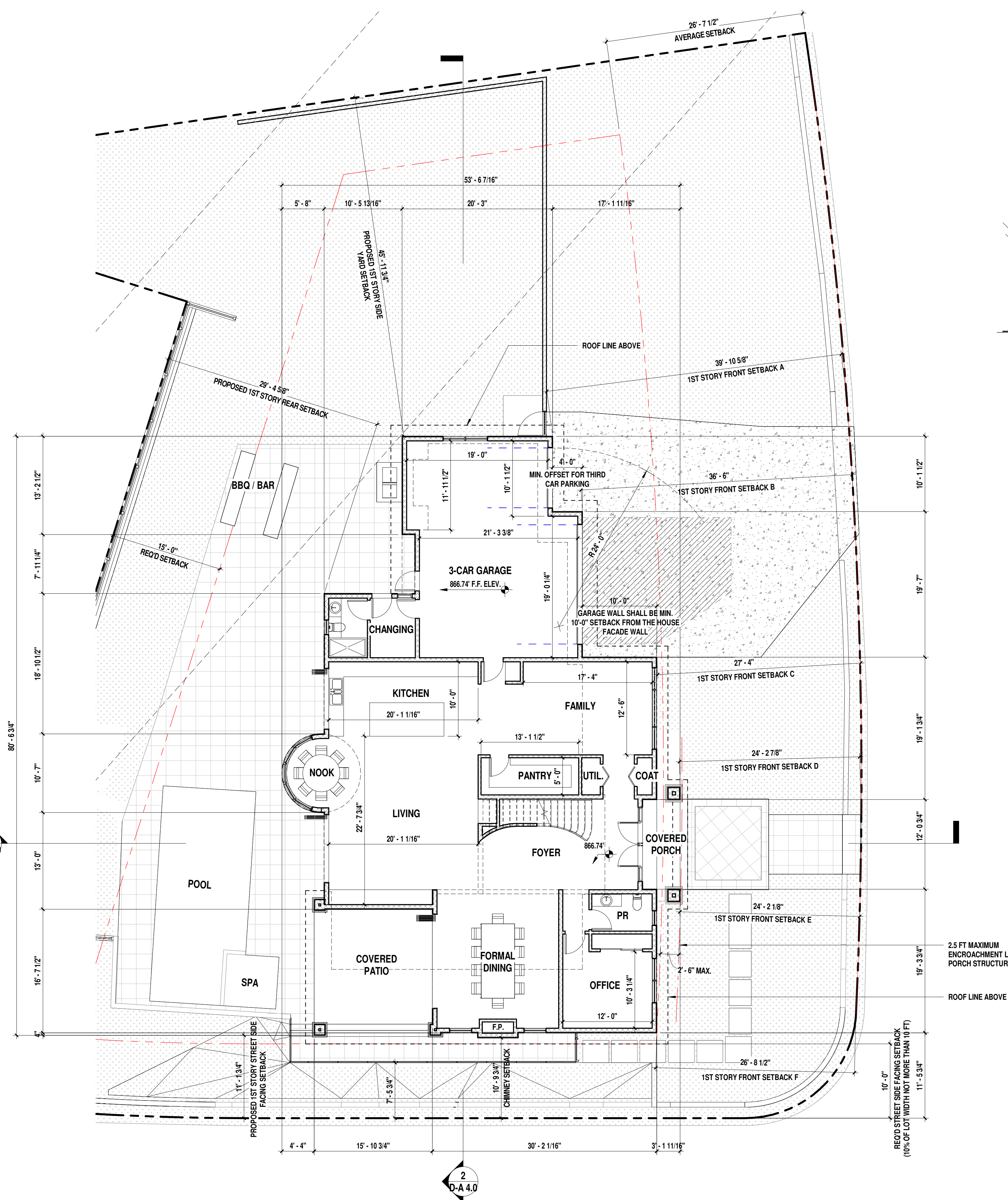
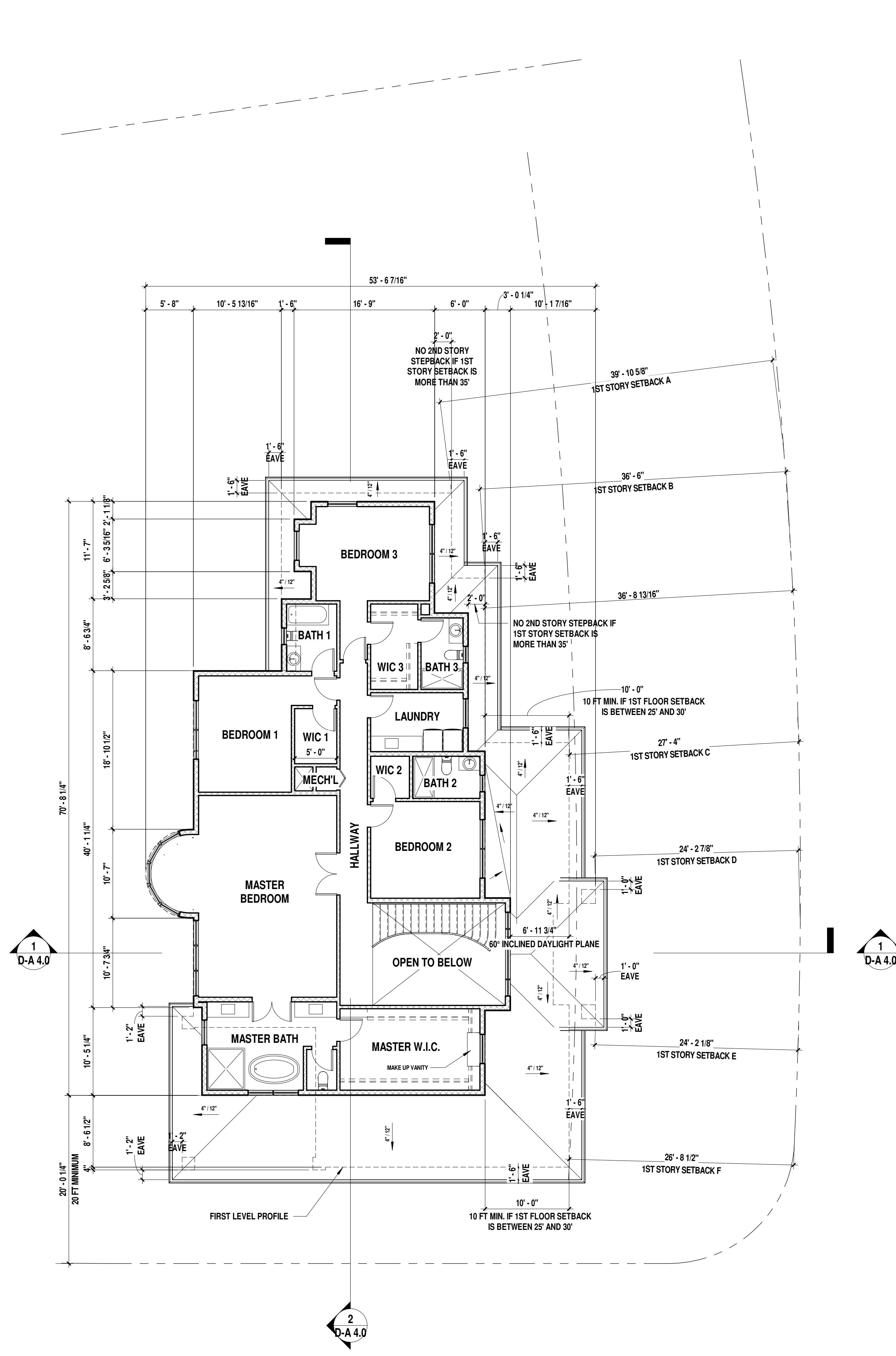
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3201 SCOTT RD
BURBANK, CA 91504

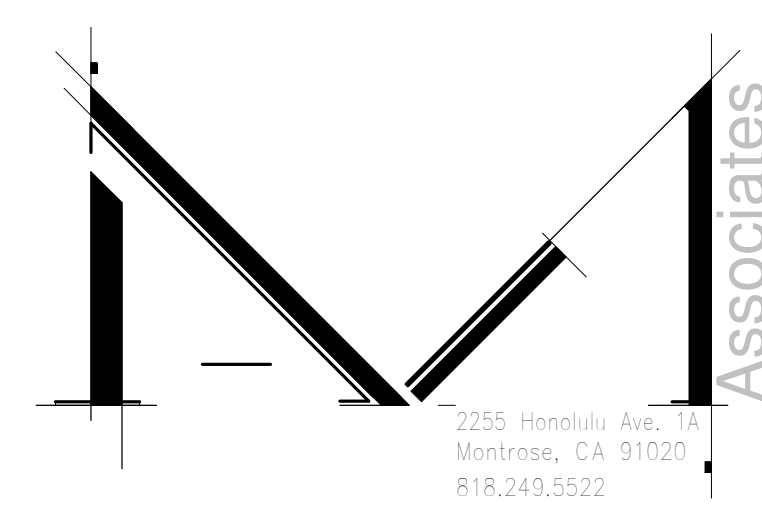
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FLOOR PLANS

Project Status: Issue Phase
 Issue Price
 Issue Permit
Project Number: Issue Price
 Issue Permit



Owner

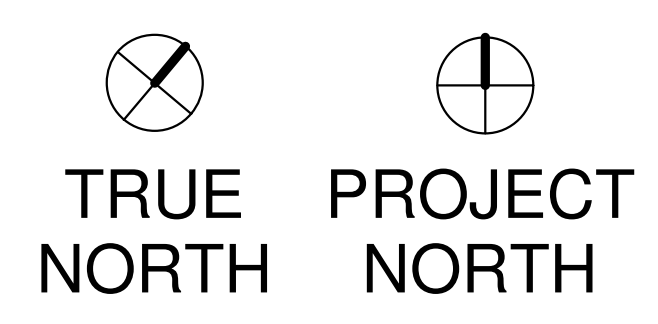


2 STORY RESIDENCE

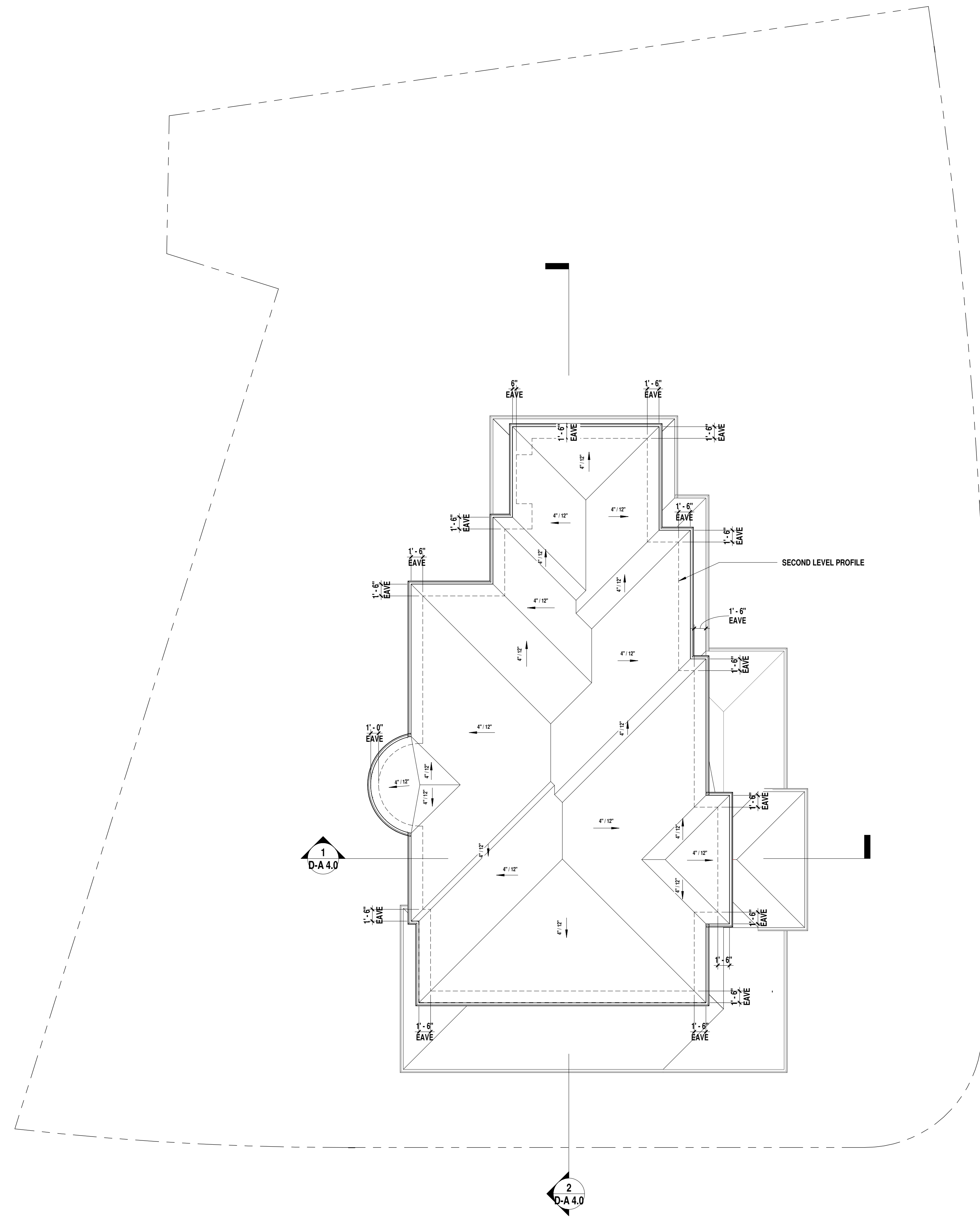
3201 SCOTT RD
BURBANK, CA 91504

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ROOF PLAN

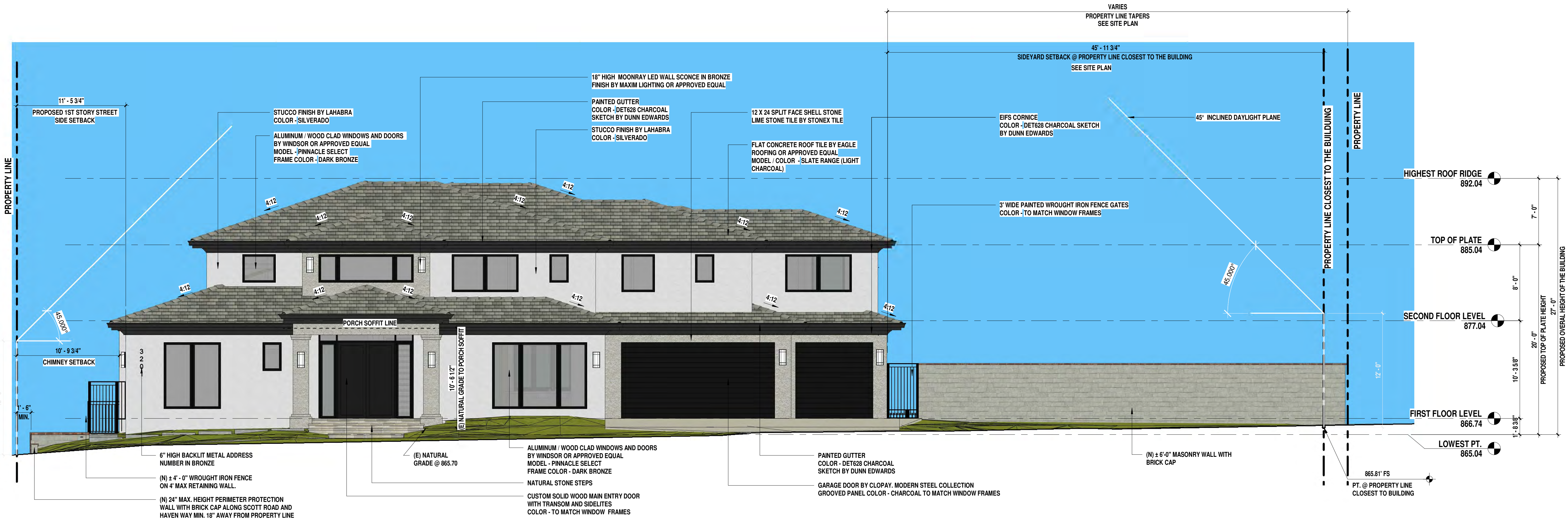


D-A 2.1

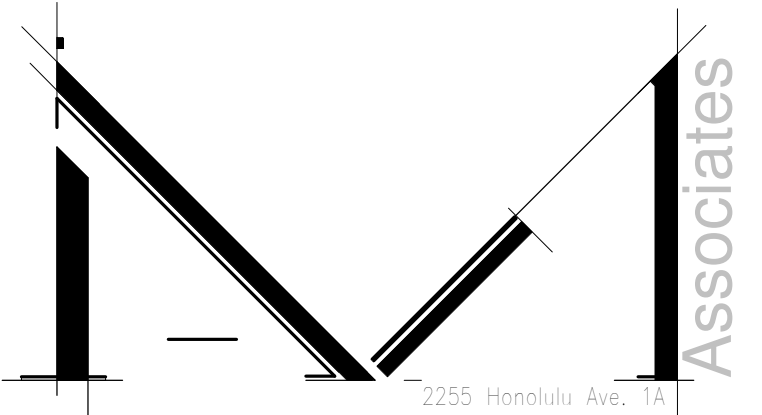


2 PROPOSED ROOF PLAN
1/8" = 1'-0"

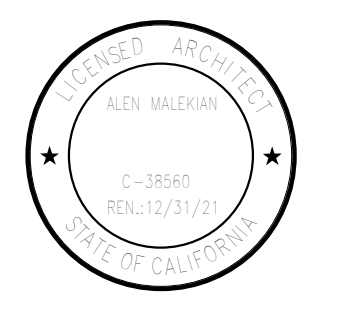
Owner



1 EAST ELEVATION
3/16" = 1'-0"



2255 Honolulu Ave.
Monrovia, CA 91020
818.249.5522



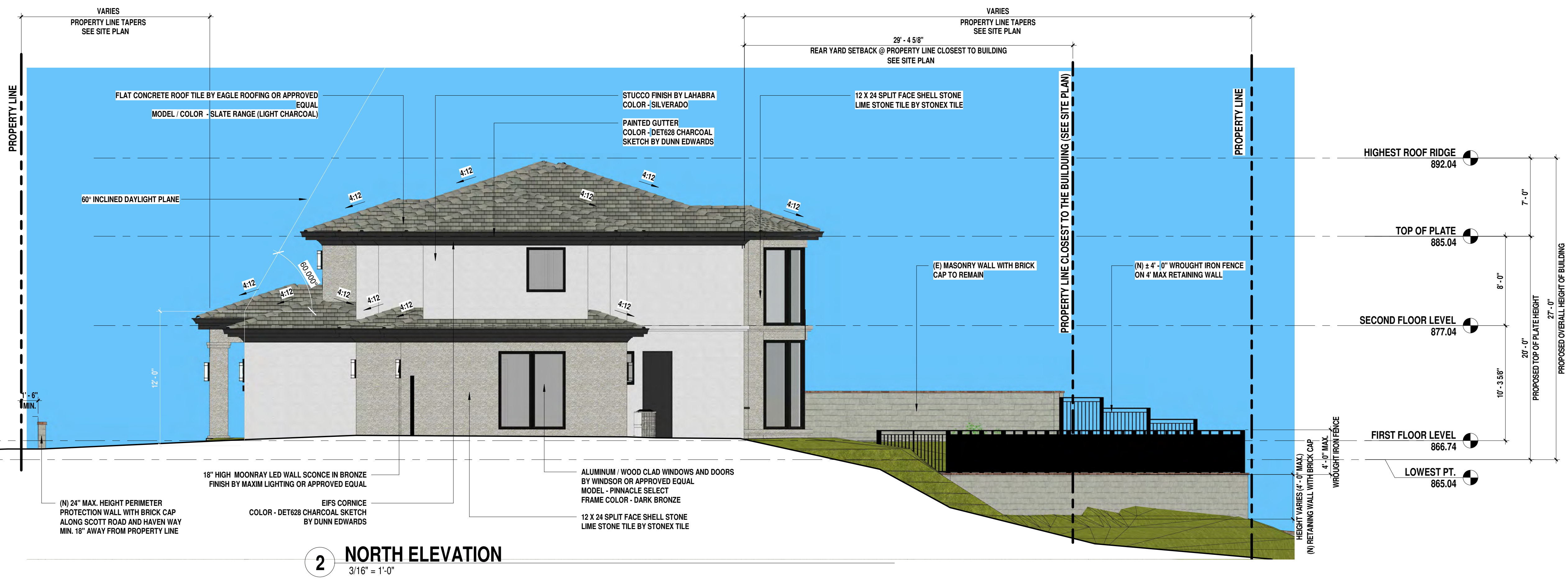
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BURBANK, CA 91504

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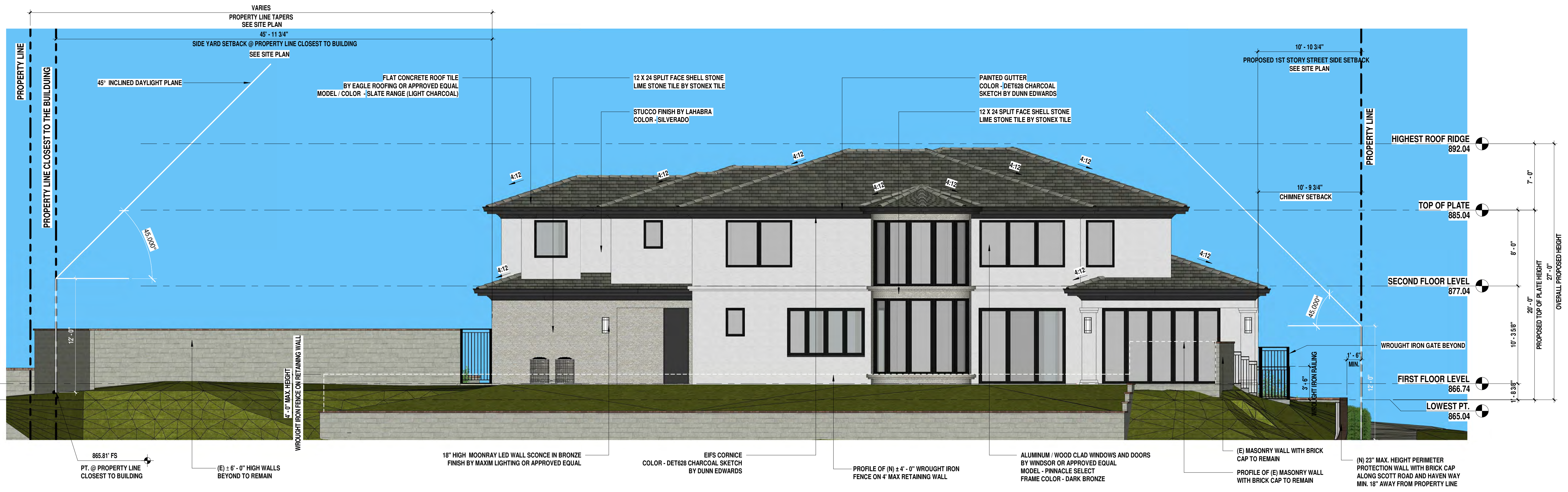
ELEVATIONS

Project Status	ISSUE PHASE
Project Number	2021-0001

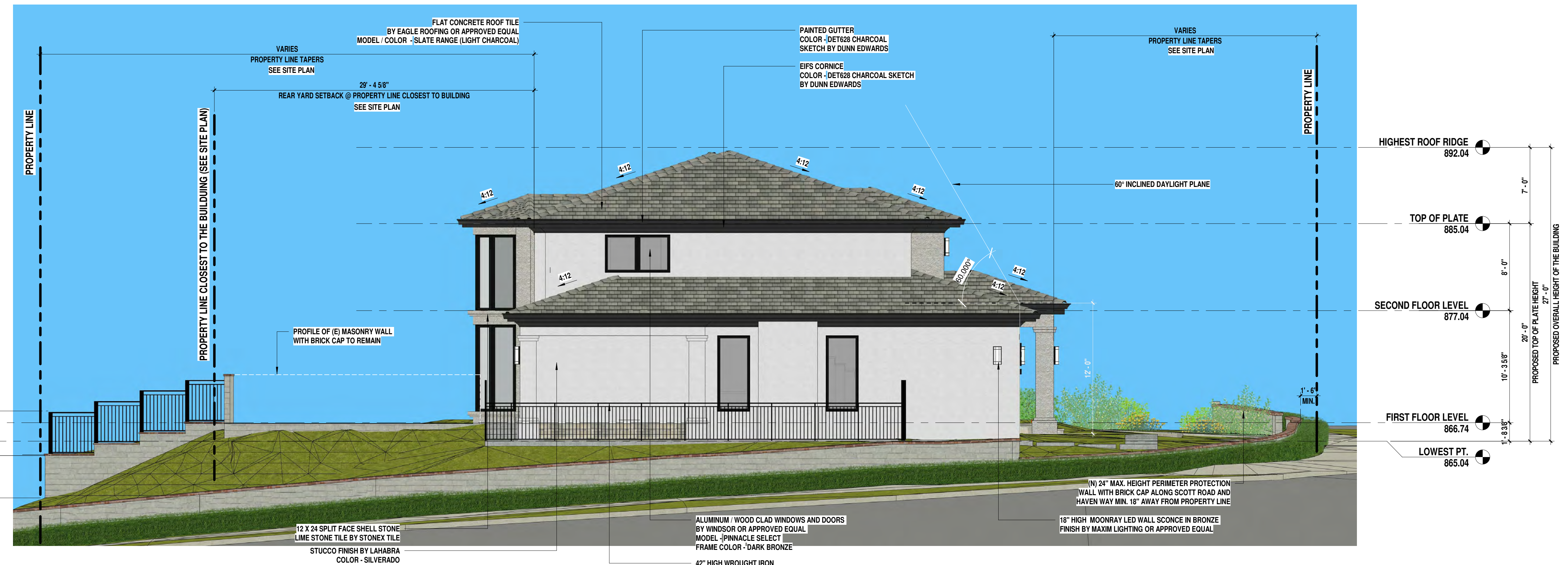


2 NORTH ELEVATION
3/16" = 1'-0"

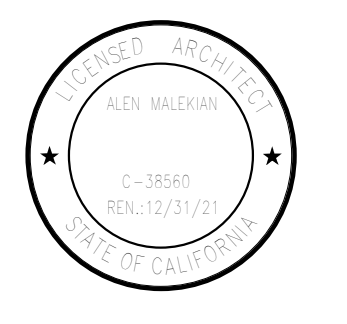
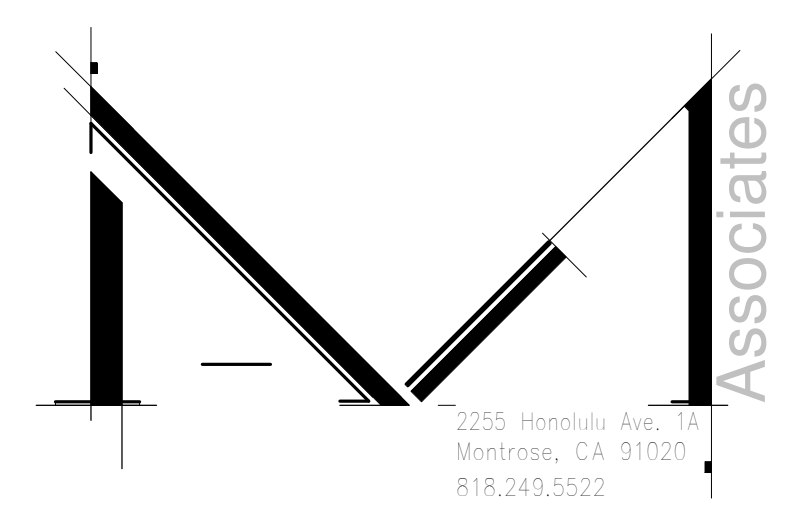
Owner



1 WEST ELEVATION
3/16" = 1'-0"

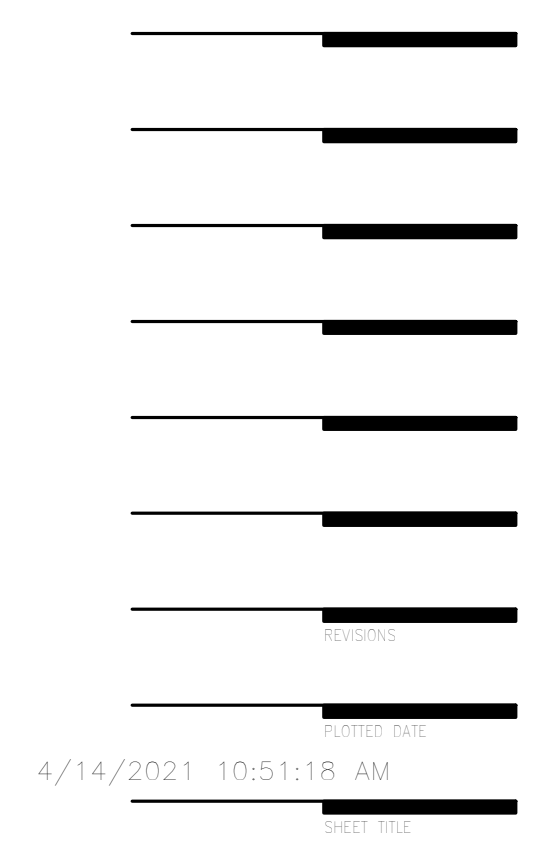


2 SOUTH ELEVATION
3/16" = 1'-0"



2 STORY RESIDENCE

3201 SCOTT RD
BURBANK, CA 91504



ELEVATIONS



D-A 3.1

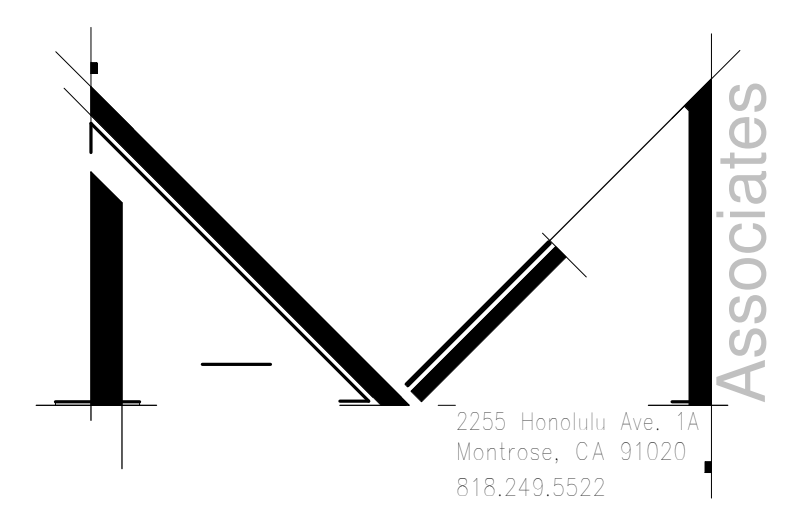
Owner



STONEX TILE - 12 X 24 SHELL STONE LIMESTONE PANELS (SPLIT-FACE FINISH)



DET 628 - CHARCOAL SKETCH



FLAT CONCRETE ROOF TILE BY EAGLE ROOFING OR APPROVED EQUAL SLATE RANGE (LIGHT CHARCOAL)

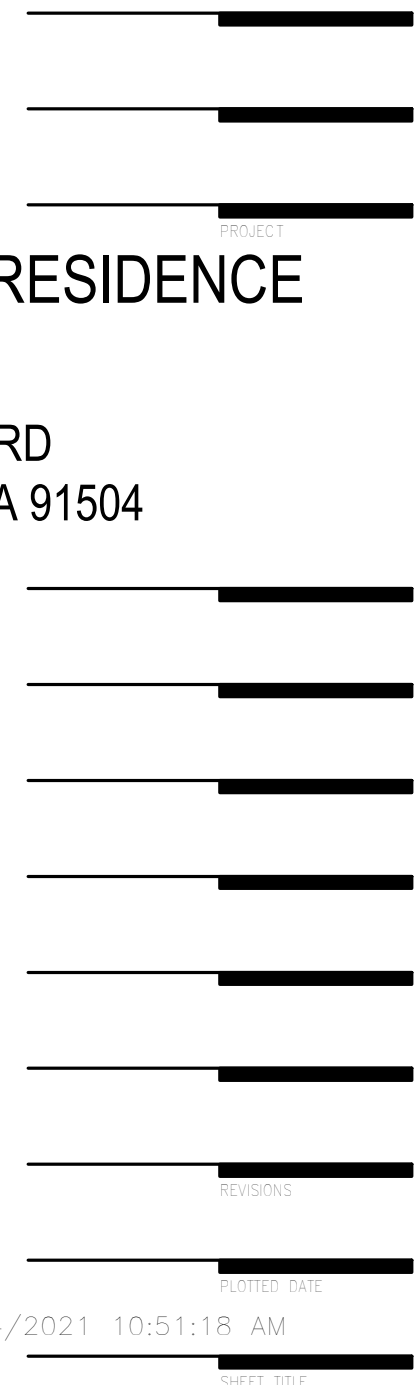


18" HIGH MOONRAY LED WALL SCONCE IN BRONZE FINISH BY MAXIM LIGHTING



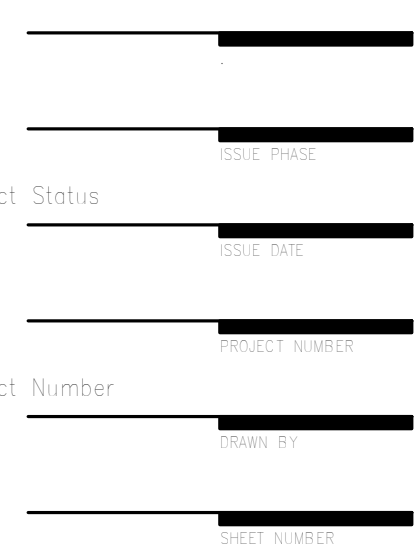
2 STORY RESIDENCE

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BURBANK, CA 91504



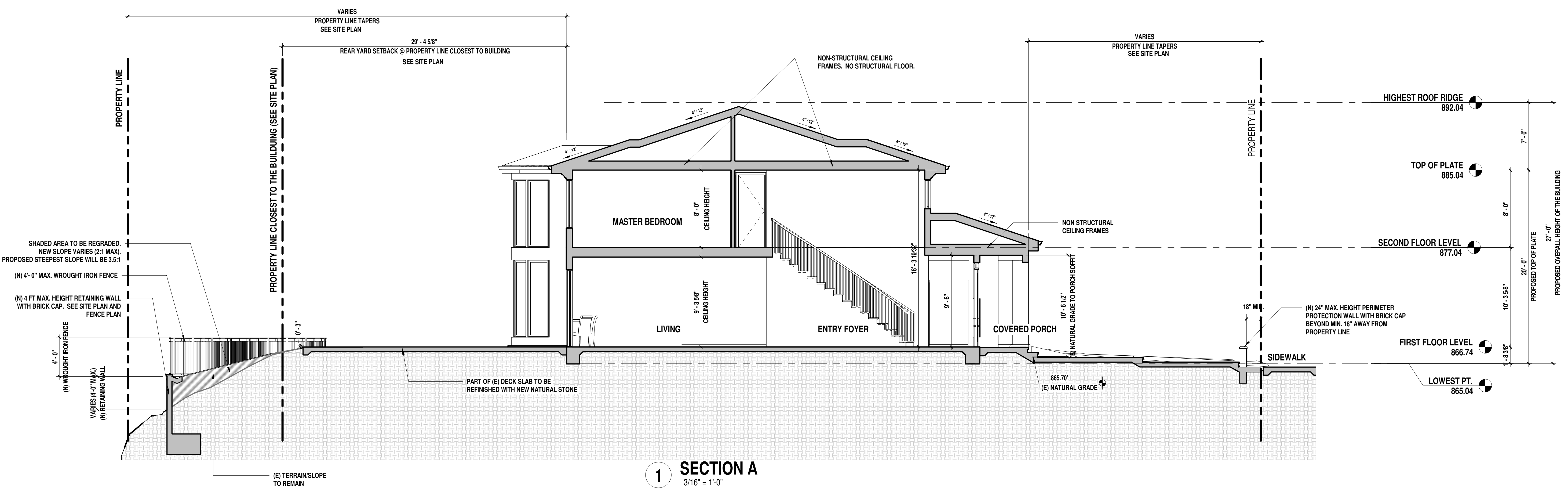
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ELEVATION COLOR AND MATERIAL

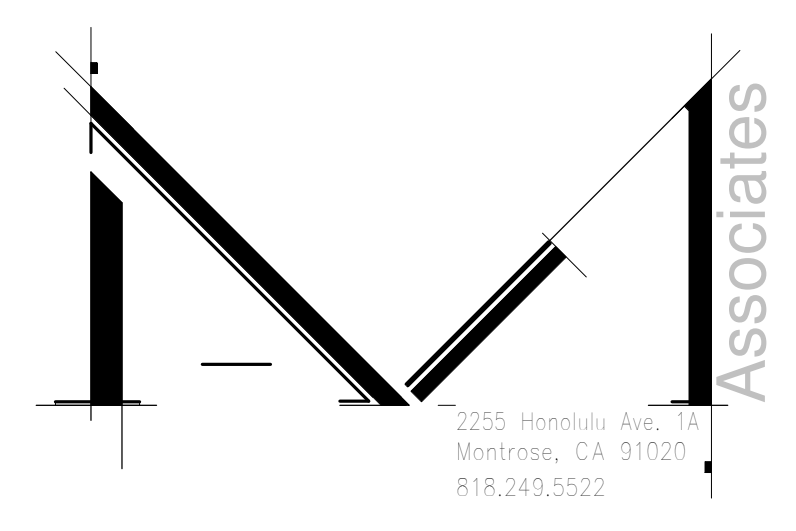


PINNACLE SELECT ALUMINUM WOOD CLAD WINDOW BY WINDSOR WINDOWS

Owner

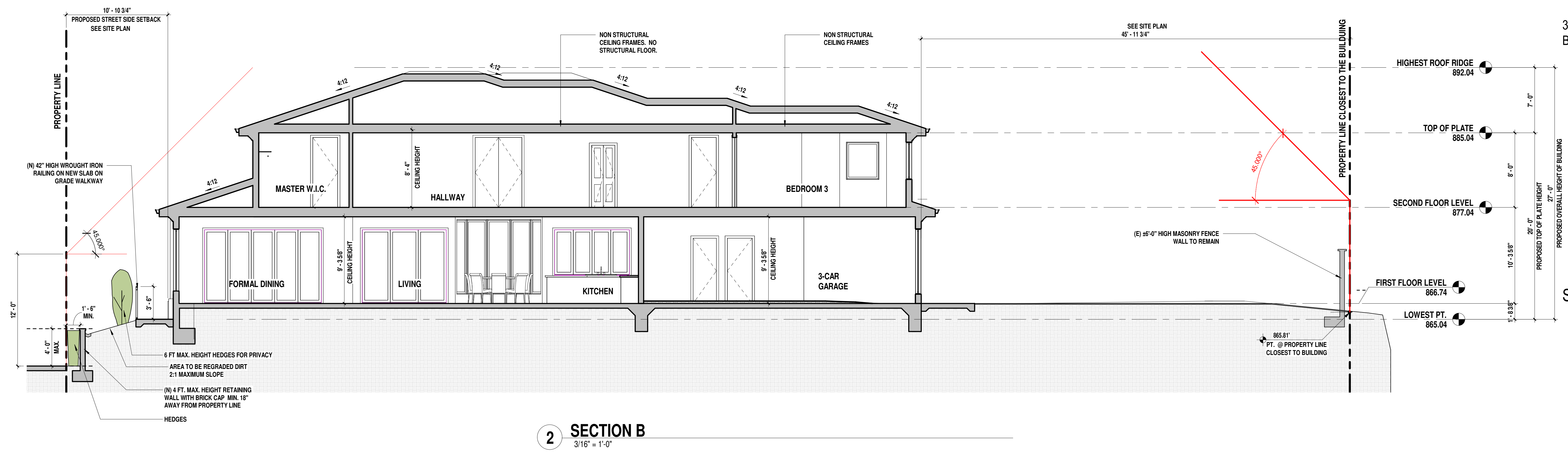


1 SECTION A
3/16" = 1'-0"



2 STORY RESIDENCE

3201 SCOTT RD
BURBANK, CA 91504



2 SECTION B
3/16" = 1'-0"

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SECTIONS

Project Status: ISSUE PHASE
 ISSUE TRACK
 DESIGN PHASE
 DESIGN REVIEW
 DESIGN COMPLETE

Project Number: 2021-001
 2021-002
 2021-003



AERIAL VIEW @ SCOTT ROAD



AERIAL VIEW @ REAR YARD



VIEW @ NORTH WEST



VIEW @ SOUTH WEST



VIEW @ SCOTT ROAD

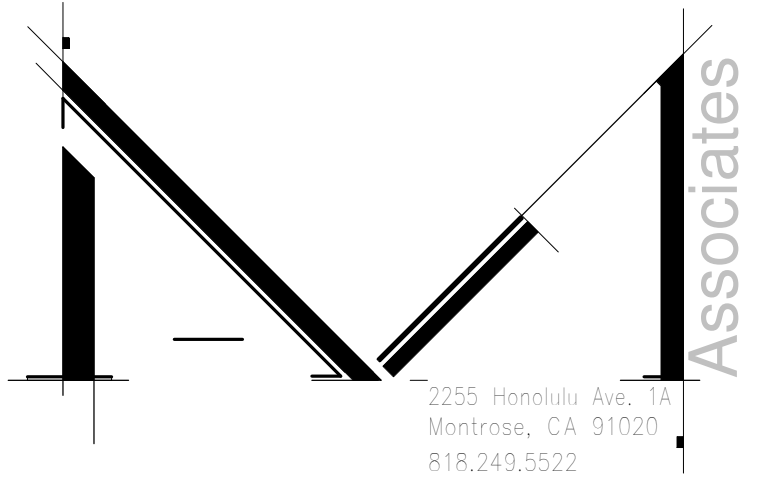


VIEW @ SCOTT ROAD (NORTHEAST)

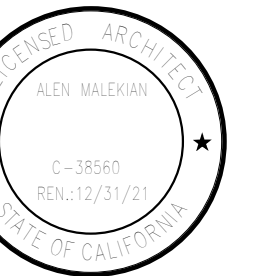


VIEW @ CORNER SCOTT ROAD AND HAVEN WAY

Owner



2255 Honolulu Ave.,
Monrovia, CA 91020
818.249.5522



2 STORY RESIDENCE

3201 SCOTT RD
BURBANK, CA 91504

3D VIEWS

4/14/2021 10:51:20 AM

Project Status

Project Number

D-A 6.0