PROPERTY DATA

OWNER:	HAKOP KOUSHIAN 1160 E. ELMWOOD BURBANK, CA 91501
PROJECT ADDRESS:	1160 E. ELMWOOD BURBANK, CA 91501
ASSESSOR PARCEL NUMBER:	5618-005-005
LEGAL DESCRIPTION:	TRACT # 7586 LOT 6
LOT AREA:	10,537 SQUARE FEET

BUILDING DATA

PROJECT DESCRIPTION:	2 STORY TYPE V-B RESIDENTIAL STRUCTURE.
FIRE PROTECTION:	NEW SPRINKLER SYSTEM
OCCUPANCY GROUP:	R-3 / U
TYPE OF CONSTRUCTION:	V-B

ZONING INFORMATION

ZONE:	R-1 (SINGLE FAMILY RESIDENTIAL)
FLOOR AREA RATIO:	4,404 S.F. ALLOWED (7,500 x .40 + 4,682 x.30) (LOT AREA = 12,182 S.F.)
HEIGHT LIMIT:	TO TOP PLATE 20', TO PITCHED ROOF 30'
AVERAGE LOT WIDTH:	63.59 FEET
FRONT SETBACK:	27'-10" FEET (BLOCK-FACE AVERAGE)
SIDE SETBACK:	6'-4" FEET (10% OF AVERAGE WIDTH OF LOT, 63.59')
REAR SETBACK:	15'-0" FEET

SQUARE FOOTAGE BREAKDOWN

EXISTING RESIDENCE TO BE DEMOLISHED:	1,580 S.F.
EXISTING 2-CAR GARAGE (DETACHED):	400 S.F.
EXISTING ACCESSORY STRUCTURE:	577 S.F.
NEW 3-CAR GARAGE (ATTACHED): (400 S.F. EXEMPT FROM F.A.R. CALC.)	590 S.F.
NEW 2-STORY RESIDENCE: 1ST LEVEL: 2,300 S.F. 2ND LEVEL: 1,600 S.F.	4,100 S.F.
NEW REAR COVERED PATIO:	185 S.F.
NEW ENTRY COVER:	40 S.F.

DRAWING INDEX

A-0.00 - PROJECT INFORMATION
AE1.01 - EXISTING SITE PLAN
A-1.01 - SITE PLAN
A-1.02 - PROJECT INFORMATION, GENERAL NOTES
A-1.03 - EXISTING PICTURES
A-1.04 - AVERAGE LOT WIDTH CALCULATION
A-2.01 - FIRST LEVEL FLOOR PLAN
A-2.02 - SECOND LEVEL FLOOR PLAN
A-2.03 - ROOF PLAN
A-3.01 - ELEVATIONS
A-3.02 - ELEVATIONS
A-4.01 - SECTIONS

PROPERTY SURVEY (1 SHEET)

F.A.R. CALCULATION

FLOOR AREA RATIO:	4,404 S.F. ALLOWED (7,500 X .40 + 4,682 X.30) (LOT AREA = 12,182 S.F.)

EXISTING REAR ACCESSORY STRUCTURE TO BE CONVERTED TO AN ACCESSORY DWELLING UNIT (UNDER SEPARATE PERMIT): 577 S.F.

FIRST LEVEL 3-CAR GARAGE:	576 S.F. (400 S.F. EXEMPT FROM F.A.R.)
FIRST LEVEL COVERED PATIO/CANTILEVER AREA :	170.8 S.F.
FIRST LEVEL LIVING AREA:	2,214.8 S.F.
SECOND LEVEL AREA HIGHER THAN 12 FEET:	249 S.F.
SECOND LEVEL COVERED BALCONIES:	170.9 S.F.
SECOND LEVEL LIVING AREA:	1422 S.F.
TOTAL F.A.R.:	4,403.5 S.F. (36%)

SCOPE OF WORK

1 - NEW 4,803.5 SQUARE FEET 2-STORY SINGLE FAMILY RESIDENCE INCLUSIVE OF THE FOLLOWING:
- 576 S.F. 3-CAR GARAGE (ATTACHED)
- 170.8 S.F. FIRST LEVEL PATIO AND CANTILEVERED AREAS
- 170.9 S.F. SECOND LEVEL COVERED BALCONIES (3 BALCONIES)

2 - NEW POOL AND JACUZZI AT THE REAR OF THE NEW RESIDENCE.

3 - DEMOLISH EXISTING ONE STORY SINGLE FAMILY RESDIENCE.

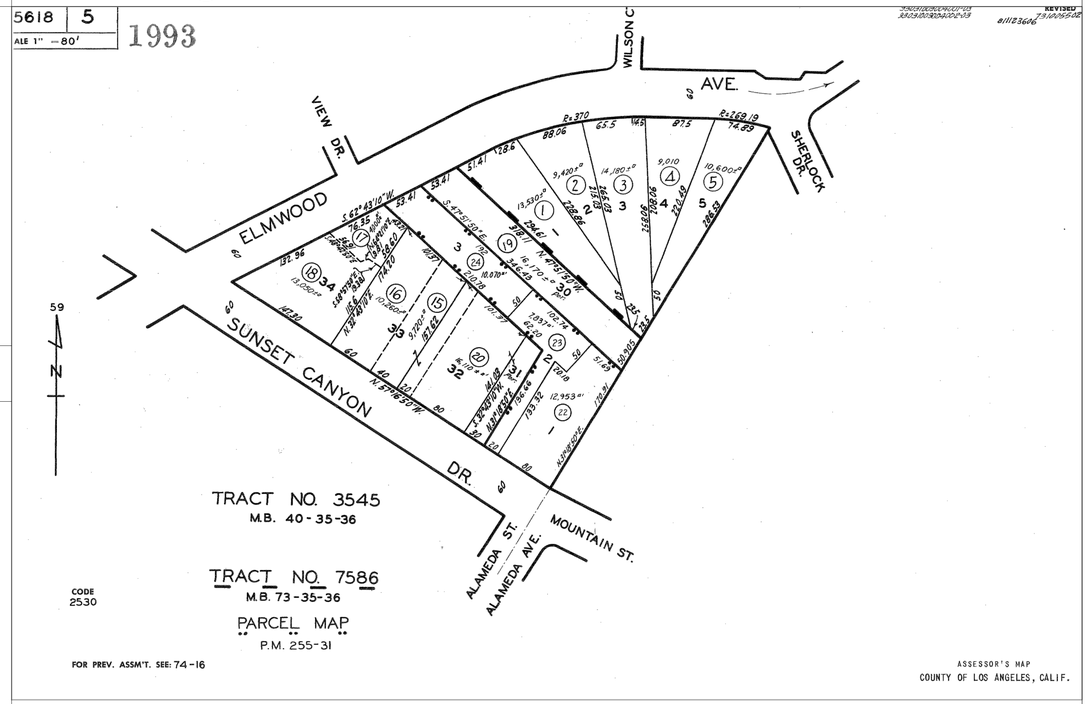
LOT COVERAGE

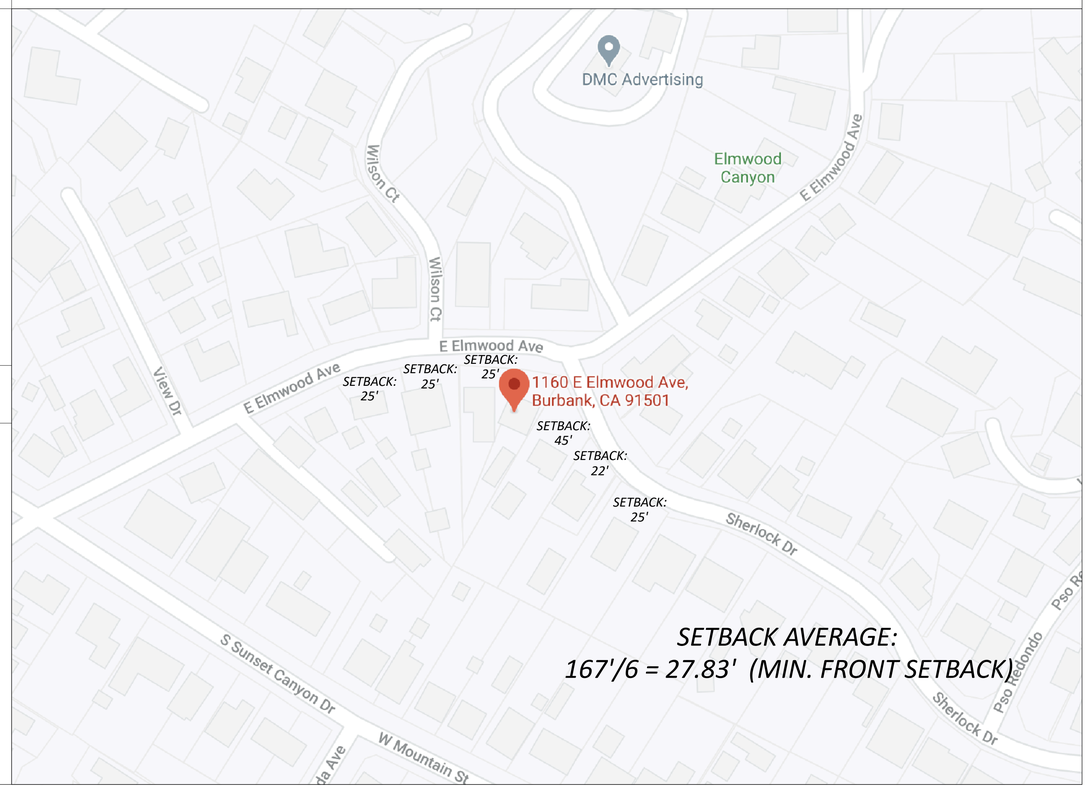
LOT COVERAGE = 50% MAX. (5,268.5 S.F.)

NEW 3-CAR GARAGE (ATTACHED):	590 S.F.
NEW 1ST LEVEL OF RESIDENCE:	2,300 S.F.
NEW REAR COVERED PATIO:	185 S.F.
NEW ENTRY COVER:	40 S.F.
EXISTING ACCESSORY STRUCTURE:	577 S.F.

PROPOSED LOT COVERAGE = 3,656 S.F.

VICINITY MAP





EXCLUSIVE DESIGN GROUP, LLC
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LA CRESCENTA, CA 91214
818-429-3373
ArisArtunyan@gmail.com

SUBMITTAL:		DATE:
REVISIONS:		DATE:

PROJECT NAME:
KOUSHIAN RESIDENCE

PROJECT OWNER:
HAKOP KOUSHIAN
1160 E. ELMWOOD AVE.
BURBANK, CA 91501

PROJECT ADDRESS:
1160 E. ELMWOOD AVE.
BURBANK, CA 91501

DRAWING TITLE:
PROJECT INFORMATION, GENERAL NOTES

SCALE:

DATE:
5-19-2021

DRAWN BY:

JOB NUMBER:

REVIEWED:

DRAWING NUMBER:
A-0.01

DOOR SCHEDULE

SYM.	MAT.	W	H	THK.	REMARKS	U-FACTOR
1		4'-0"	8'-0"		ENTRY DOOR	
2		2'-8"	8'-0"			
3		3'-0"	8'-0"		INTERIOR DOOR	
4		2'-8"	8'-0"		1-HR. FIRE REATED & SELF CLOSING DOOR	
5		2X3'-0"	8'-0"		FRENCH DOORS	
6		2X2'-8"	8'-0"		FRENCH DOORS (WITH 2'-8" SIDELIGHTS)	
7		16'-0"	8'-0"		GARAGE DOOR	

WINDOW SCHEDULE

SYM.	TYPE	W	H	MAT.	REMARKS	GLAZING	TEMPERED	U-FACTOR	SHGC
A	FIXED/CASEMENT	4'-0"	6'-0"	FIB.		DOUBLE	YES	0.30	0.23
B	SLIDING	4'-0"	5'-0"	FIB.	OBSCURED GLASS	DOUBLE	YES	0.30	0.23
C	SLIDING	4'-0"	5'-0"	FIB.		DOUBLE	YES	0.30	0.23
D	AWNING	4'-0"	4'-0"	FIB.		DOUBLE	YES	0.30	0.23
E	SLIDING	3'-0"	5'-0"	FIB.		DOUBLE	YES	0.30	0.23
F	CASEMENT	2'-0"	3'-0"	FIB.		DOUBLE	YES	0.30	0.23
G	CASEMENT	2'-0"	3'-0"	FIB.	OBSCURED GLASS	DOUBLE	YES	0.30	0.23
H	FIXED	2'-6"	6'-0"	FIB.	OBSCURED GLASS	DOUBLE	YES	0.30	0.23

FIRST LEVEL FLOOR PLAN

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

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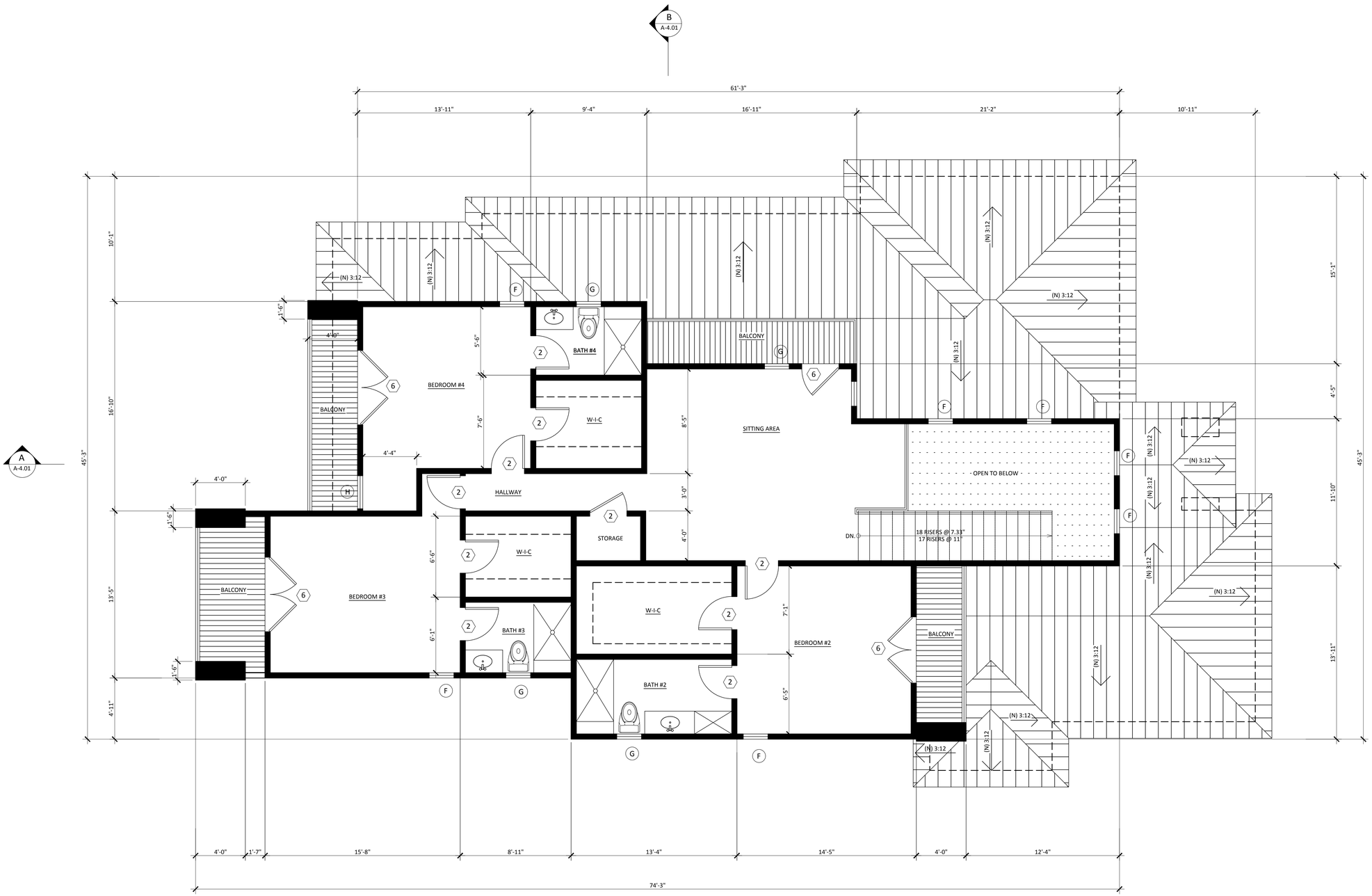
BURBANK, CA 91501

DRAWING TITLE:

FIRST LEVEL
FLOOR PLAN

SCALE:	
1/4"=1'-0"	
DATE:	
6-10-2021	
DRAWN BY:	
JOB NUMBER:	
REVIEWED:	DRAWING NUMBER:
	A-2.01



SECOND LEVEL FLOOR PLAN

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

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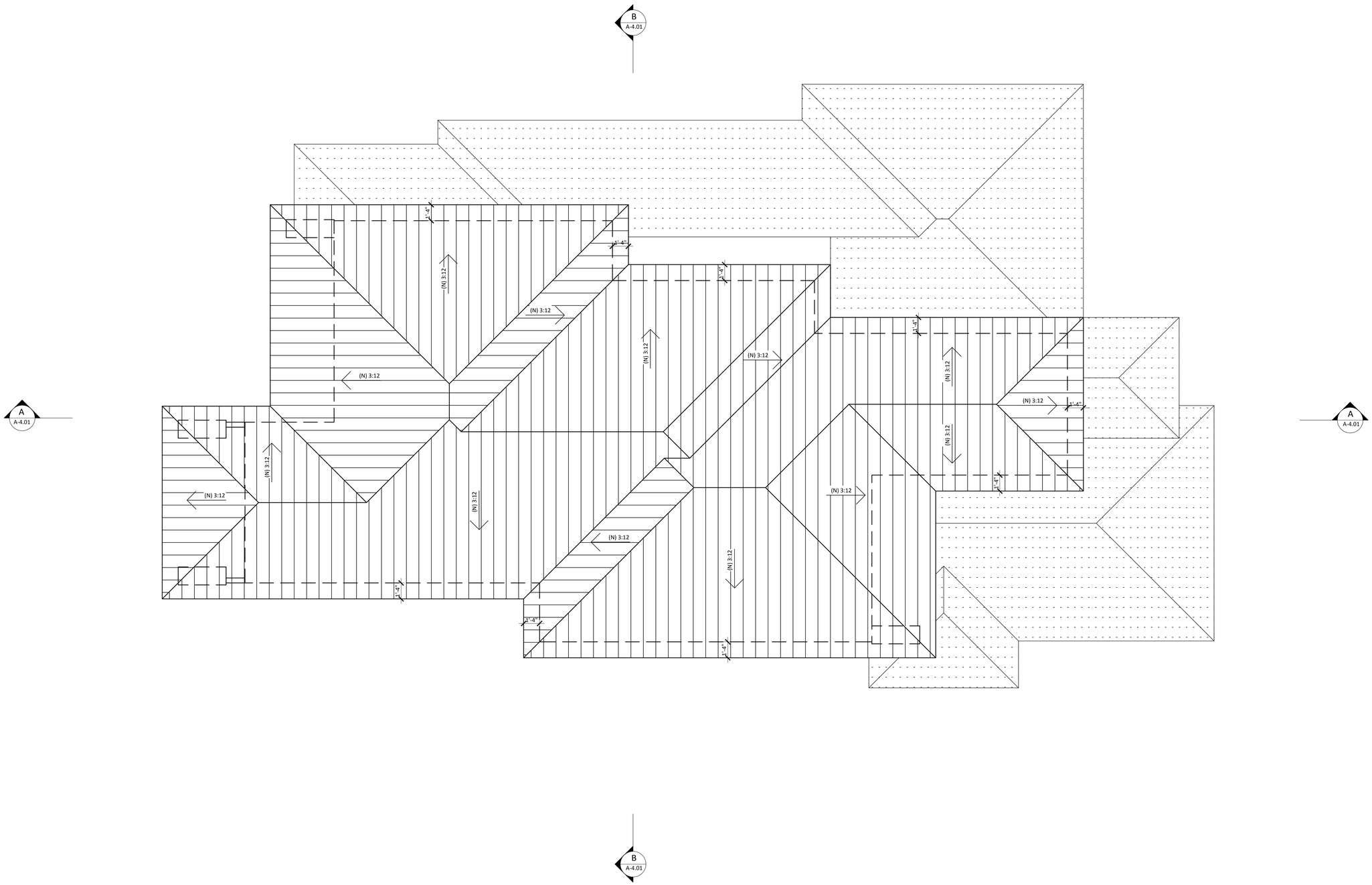
DRAWING TITLE:

SECOND LEVEL
FLOOR PLAN

SCALE: 1/4"=1'-0"	
DATE: 6-10-2021	
DRAWN BY:	
JOB NUMBER:	
REVIEWED:	DRAWING NUMBER: A-2.02



ROOF PLAN

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

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1160 E. ELMWOOD AVE.
BURBANK, CA 91501

DRAWING TITLE:

ROOF PLAN

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

DATE: 6-10-2021

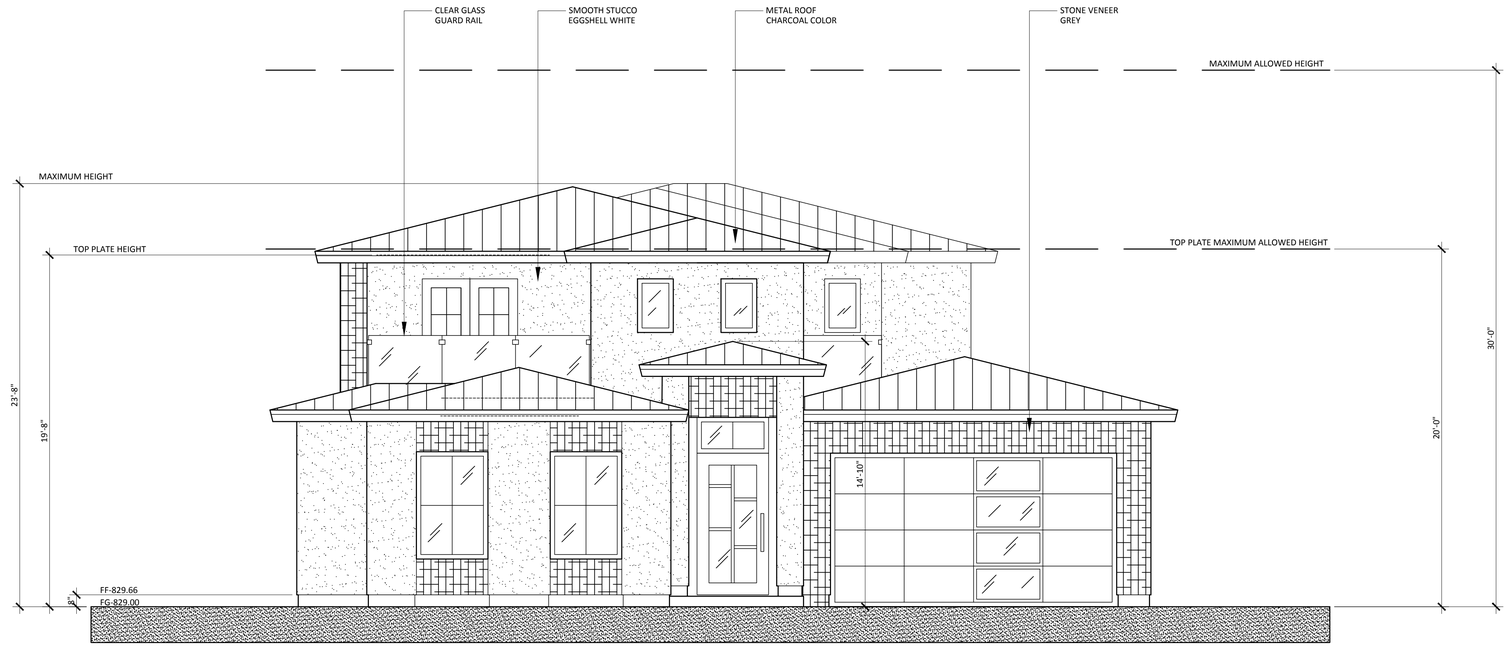
DRAWN BY:

JOB NUMBER:

REVIEWED:

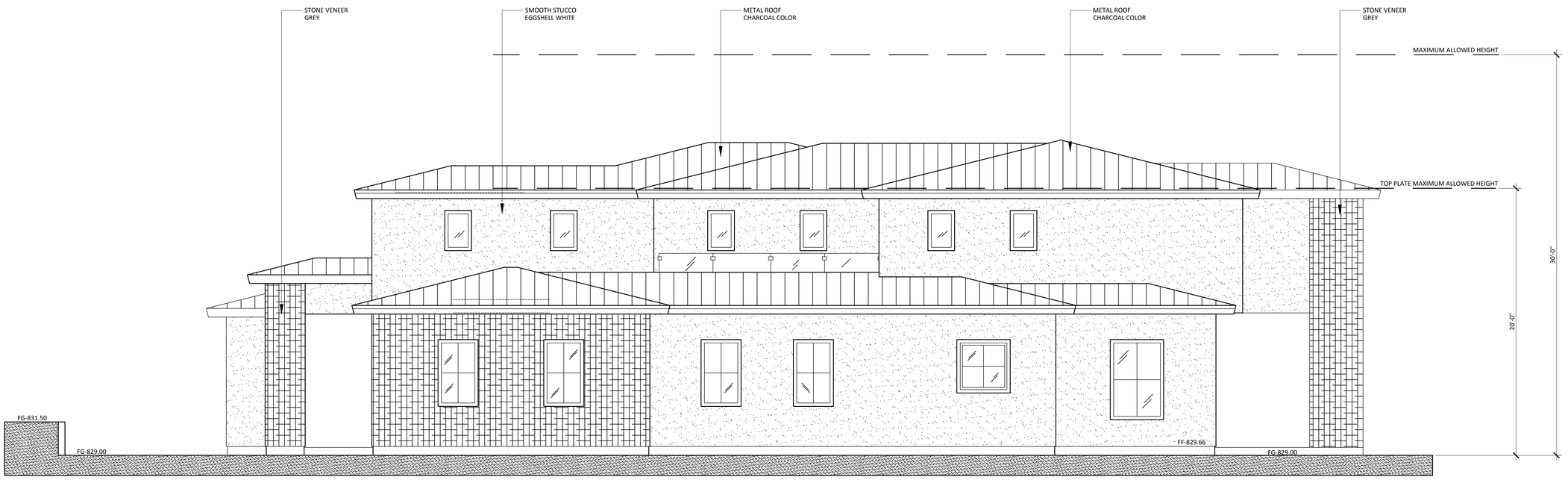
DRAWING NUMBER:

A-2.03



FRONT ELEVATION (NORTH-EAST)

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



SIDE ELEVATION (NORTH-WEST)

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

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DRAWING TITLE:

ELEVATIONS

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

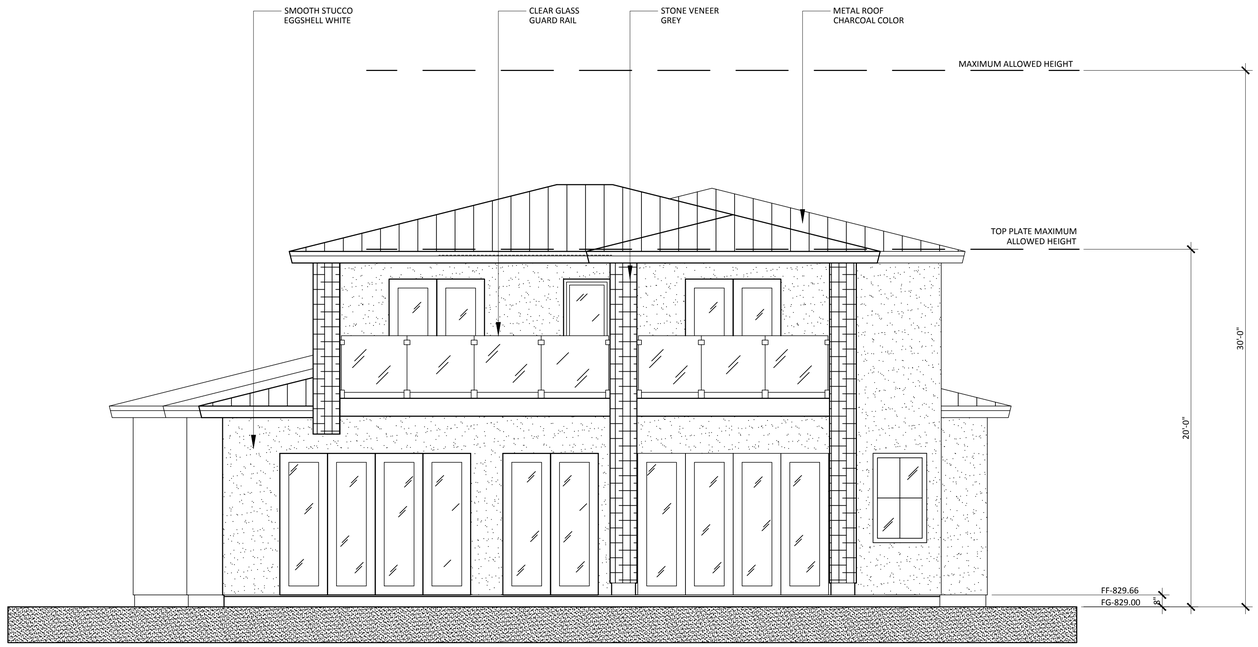
DATE: 6-10-2021

DRAWN BY:

JOB NUMBER:

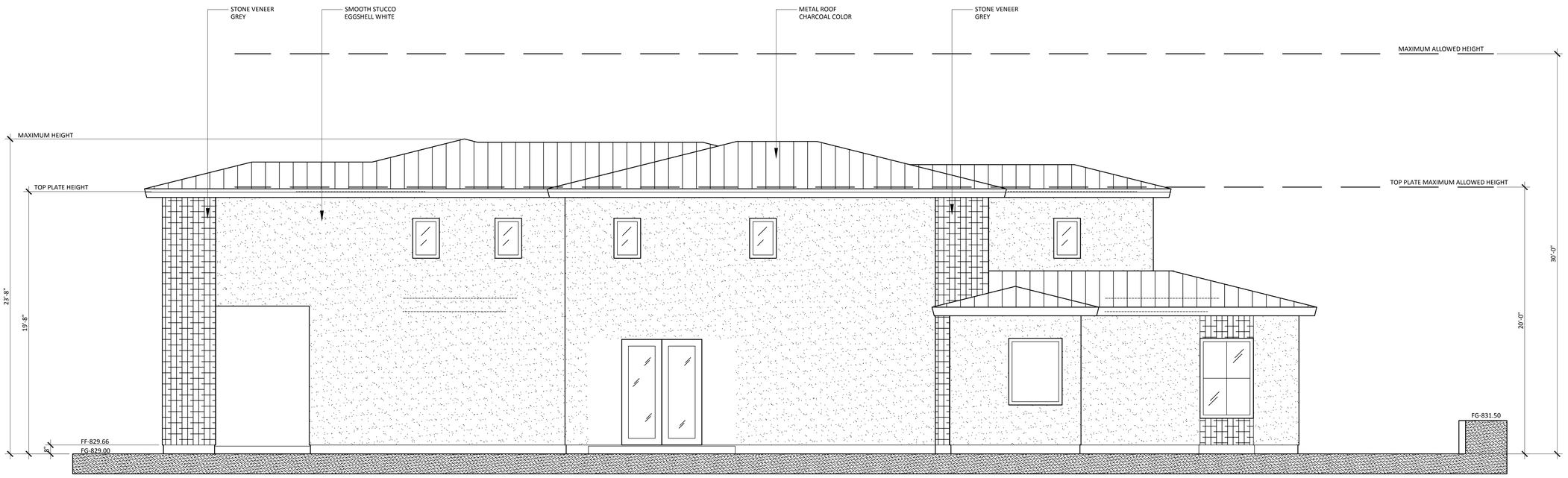
REVIEWED:

DRAWING NUMBER: A-3.01



REAR ELEVATION (SOUTH-WEST)

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



SIDE ELEVATION (SOUTH-EAST)

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

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DRAWING TITLE:

ELEVATIONS

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

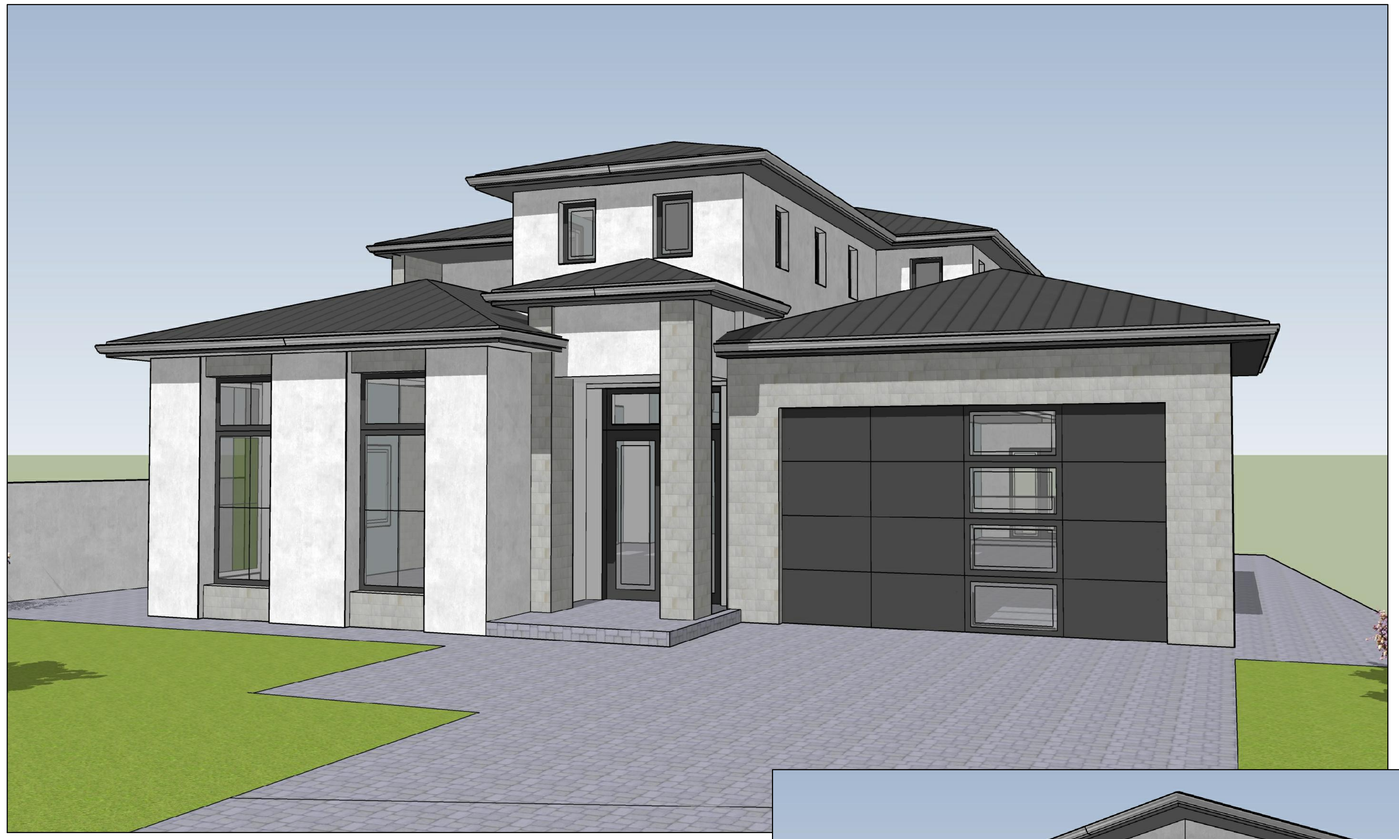
DATE: 6-10-2021

DRAWN BY:

JOB NUMBER:

REVIEWED:

DRAWING NUMBER: A-3.02



FRONT VIEW

FRONT VIEW

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PROJECT ADDRESS:

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DRAWING TITLE:

RENDERINGS

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

DATE: 1-5-2021

DRAWN BY:

JOB NUMBER:

REVIEWED:

DRAWING NUMBER: A-5.01

REAR VIEW

TOP VIEW

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DRAWING TITLE:

RENDERINGS

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

DATE: 1-5-2021

DRAWN BY:

JOB NUMBER:

REVIEWED:

DRAWING NUMBER:

A-5.02