



ARCHITECT INC.
 Hamlet Zohrabians Architect, Inc.
 3467 Ocean View Blvd, Suite B
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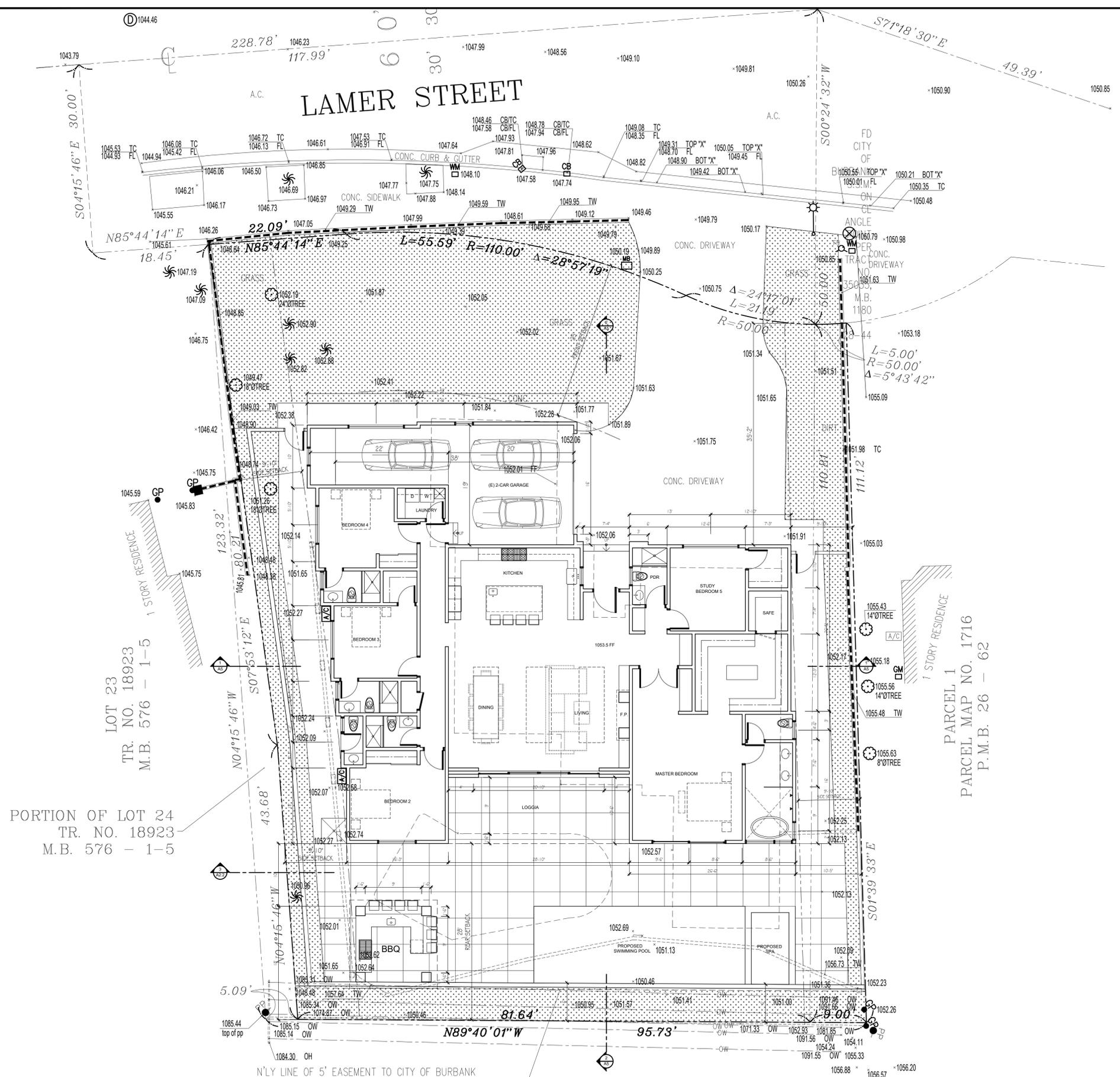
CLIENT:
Mr. and Mrs. Ekmekchian
 3130 N Lamer St.
 Burbank, Ca. 91504

PROJECT:
Ekmekchian Residence
 3130 N Lamer St.
 Burbank, Ca. 91504

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
 SITE AND GROUND FLOOR PLAN

DATE	09.28.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	011222
SHEET	A2



PROJECT DESCRIPTION:
 NEW PROPOSED SINGLE STORY HOUSE W/
 3-CAR ATTACHED PARKING GARAGE
 AND DETACHED BBQ CANOPY

LEGAL DESCRIPTION:
 TRACT # 18923 LOT COM E ON S LINES OF
 LOT 24, 5.09 FT FROM SW COR OF SD LOT TH
 N 4° 15' 46" W 43.68 FT TH N 7° 53' 12" W
 80.21 FT TH E ON S LINE OF LAMER ST
 ... SEE MAPBOOK FOR MISSING PORTION ... LOT 25

APN = 2471 - 034 - 007
 ZONE = R1
 OCCUPANCY = R-3 / U
 TYPE OF CONSTRUCTION = V-B (FULLY SPRINKLERED)
 NUMBER OF STORIES = 1
 CA CLIMATE ZONE = 9
 HIGH FIRE ZONE = YES
 FIRE SPRINKLER = YES
 EXISTING LOT AREA = 11,430 s.f.

FLOOR AREA:
 ALLOWABLE FLOOR AREA = (40%) 7,500 s.f. + (30%) 3,930 = 4,179 s.f.
 EXISTING FLOOR AREA (TO BE REMOVED) = 2,068 s.f.

PROPOSED GROSS FLOOR AREA = 3,920 s.f.
 PROPOSED ENTRY CANOPY AREA = 55 s.f.
 PROPOSED REAR LOGGIA CANOPY AREA = 303 s.f.
 PROPOSED REAR BBQ CANOPY AREA = 144 s.f.
 LESS 400 s.f. GARAGE = - 400 s.f.
 PROPOSED NET FLOOR AREA = 4,022 s.f.

PROPOSED THREE-CAR GARAGE = 554 s.f.

LOT COVERAGE:
 ALLOWABLE LOT COVERAGE = (50%) 11,430 s.f. = 5,715 s.f.

PROPOSED GROSS FLOOR AREA = 3,920 s.f.
 PROPOSED ENTRY CANOPY AREA = 55 s.f.
 PROPOSED REAR LOGGIA CANOPY AREA = 303 s.f.
 PROPOSED REAR BBQ CANOPY AREA = 144 s.f.
 PROPOSED NET FLOOR AREA = 4,422 s.f. = 38.68%

BUILDING SET BACKS:
 REQUIRED FRONT SET BACK = 22'-11" (Block Average)
 EXISTING FRONT SET BACK = 25'-0"
 PROPOSED FRONT SET BACK = 25'-0"

REQUIRED REAR SET BACK = 15'-0"
 EXISTING REAR SET BACK = 15'-0"
 PROPOSED REAR SET BACK = 28'-0"

REQUIRED INTERIOR SIDE SET BACK = (10%) LOT WIDTH = 9'-10"
 PROPOSED INTERIOR SIDE SET BACK = 9'-10"

BUILDING HEIGHT:
 ALLOWABLE MAX. BUILDING HEIGHT = 23'-0" (to Top of Flat Roof Parapet)
 PROPOSED MAX. BUILDING HEIGHT = 16'-0" (to Top of Flat Roof Parapet)
 ALLOWABLE MAX. BUILDING HEIGHT = 20'-0" (to Top of Plate)
 PROPOSED MAX. BUILDING HEIGHT = 13'-0" (to Top of Plate)

NOTE:
 FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET

ZONING NOTES:
 1- NO NEW ROOFTOP EQUIPMENT IS ALLOWED
 2- THE FOLLOWING ITEMS SHALL BE ON A SEPARATE PERMIT:
 * RETAINING WALLS / BOUNDARY WALLS
 * POOLS / SPAS / JACUZZIS
 * FENCES / TRELLIS / PATIO COVERS
 * GRADING / DRAINAGE / EROSION
 * FIRE SPRINKLERS

CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

APPROVED

by: Joseph Pangilinan, Associate Planner
 Project No. 22-0007298 Date: 11/8/2023

1 PROPOSED SITE AND GROUND FLOOR PLAN
 SCALE 1/8"=1'-0"

PORTION OF LOT 24
 TR. NO. 18923
 M.B. 576 - 1-5

LOT 23
 TR. NO. 18923
 M.B. 576 - 1-5

N'LY LINE OF 5' EASEMENT TO CITY OF BURBANK
 FOR PUBLIC UTILITY PURPOSES
 PER TRACT NO.18923, MB 576-1-5



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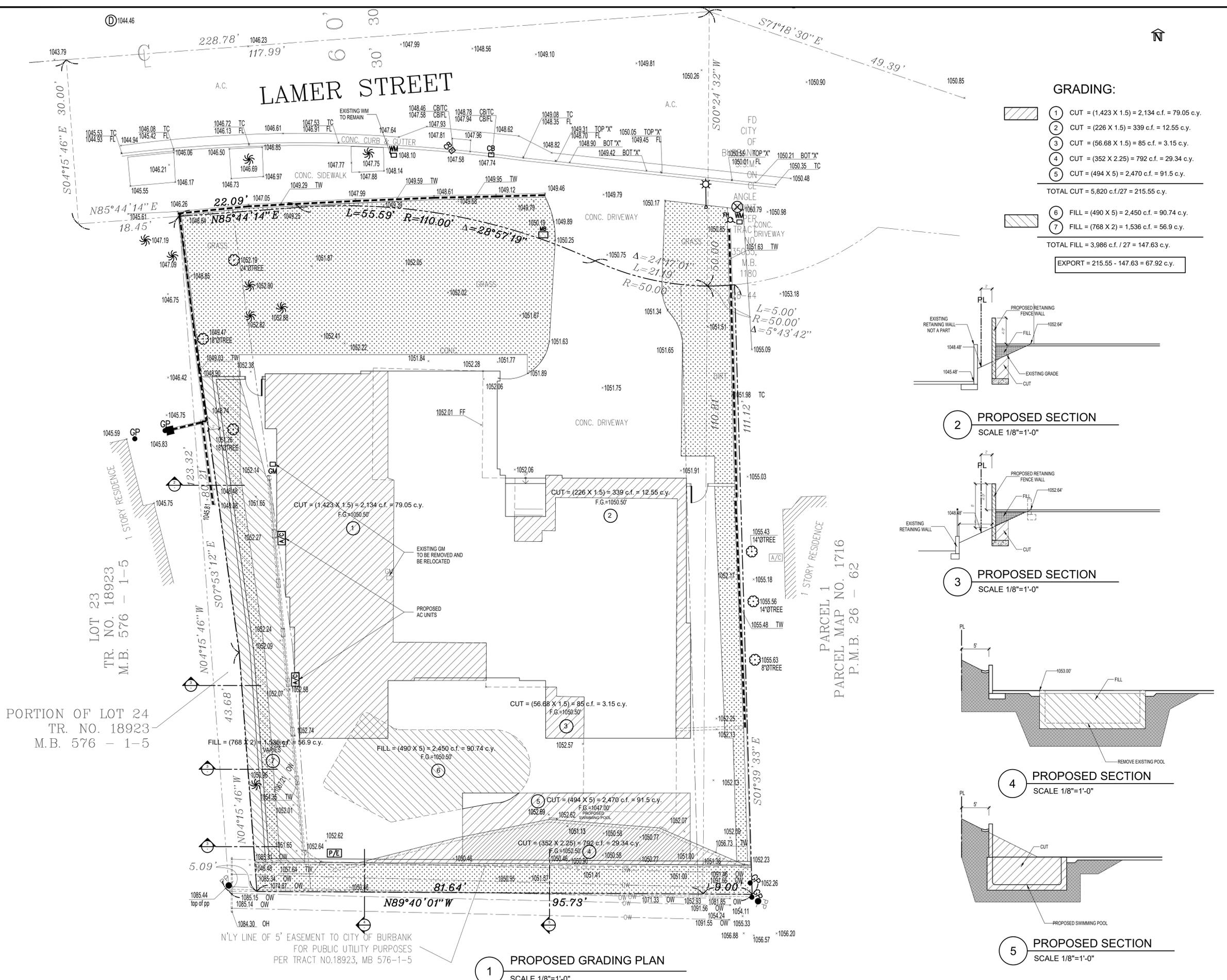
DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED GRADING PLAN

DATE	10.05.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	011222
SHEET	

A2.2



PORTION OF LOT 24
TR. NO. 18923
M.B. 576 - 1-5

LOT 23
TR. NO. 18923
M.B. 576 - 1-5

N'LY LINE OF 5' EASEMENT TO CITY OF BURBANK
FOR PUBLIC UTILITY PURPOSES
PER TRACT NO.18923, MB 576-1-5

PARCEL 1
PARCEL MAP NO. 1716
P.M.B. 26 - 62

1 STORY RESIDENCE

1 STORY RESIDENCE

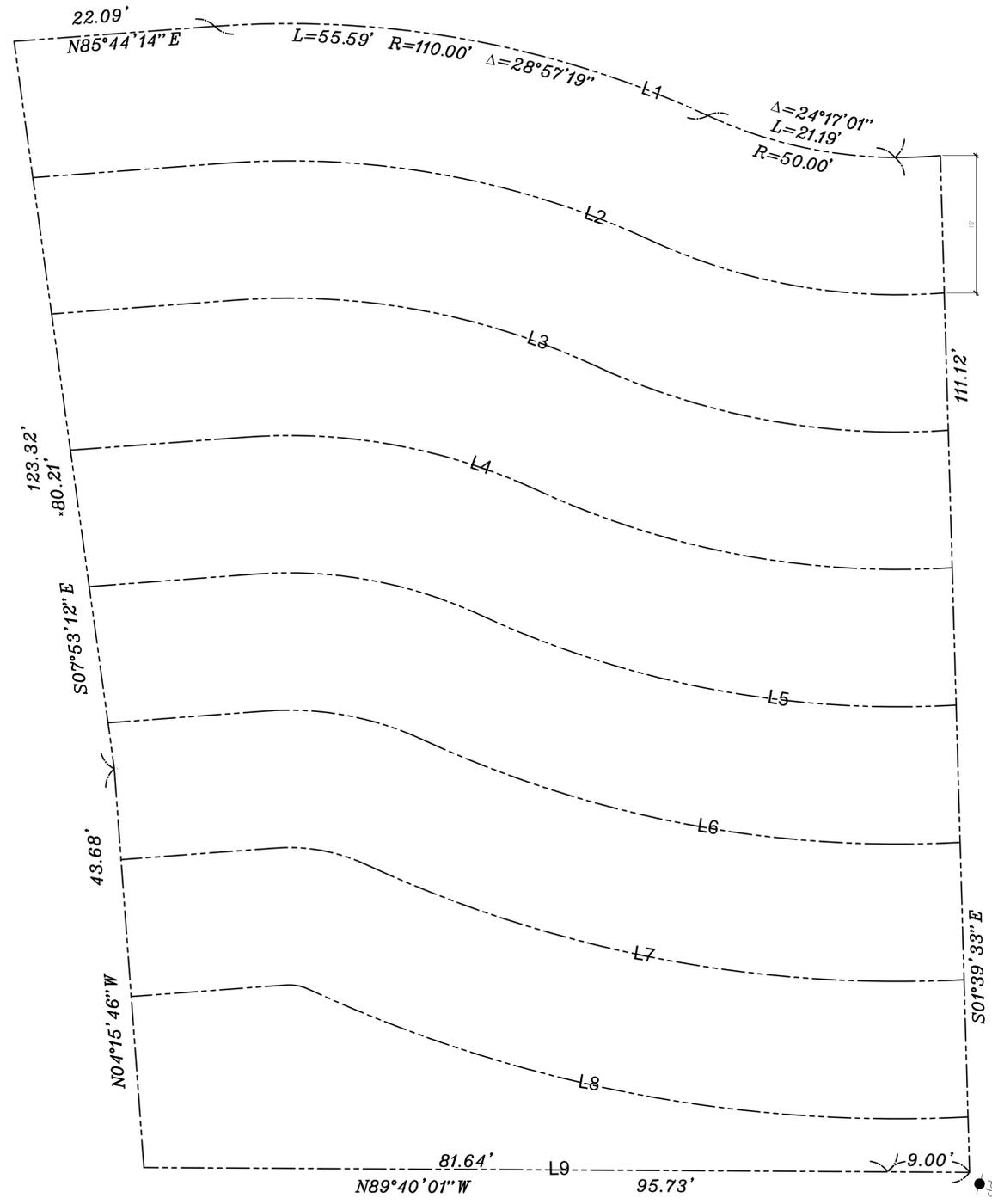


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AVERAGE LOT WIDTH

- L1 = 103.87
- L2 = 102.25
- L3 = 100.58
- L4 = 99.00
- L5 = 97.34
- L6 = 95.71
- L7 = 94.71
- L8 = 94.00
- L9 = 95.73

TOTAL = 883.19
AVERAGE LOT WIDTH = 883.19 / 9 = 98.13



AVERAGE FRONT SETBACK

- 3112 N LAMER ST. = 21.67'
- 3118 N LAMER ST. = 23.34'
- 3124 N LAMER ST. = 27.42'
- 3130 N LAMER ST. = 26.16'
- 3136 N LAMER ST. = 19.08'
- 3142 N LAMER ST. = 22.42'
- 3148 N LAMER ST. = 20.16'

AVERAGE FRONT SETBACK = 160.25 / 7 = 22.89' = 22'-11"

2 EXISTING AVERAGE FRONT SETBACK
SCALE 1/8"=1'-0"

1 EXISTING AVERAGE LOT WIDTH
SCALE 1/8"=1'-0"

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DESCRIPTION	DATE	BY

SHEET TITLE:

AVERAGE LOT WIDTH AND
AVERAGE FRONT SETBACK
CALCULATIONS

DATE	05.08.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	011222
SHEET	

A2.3



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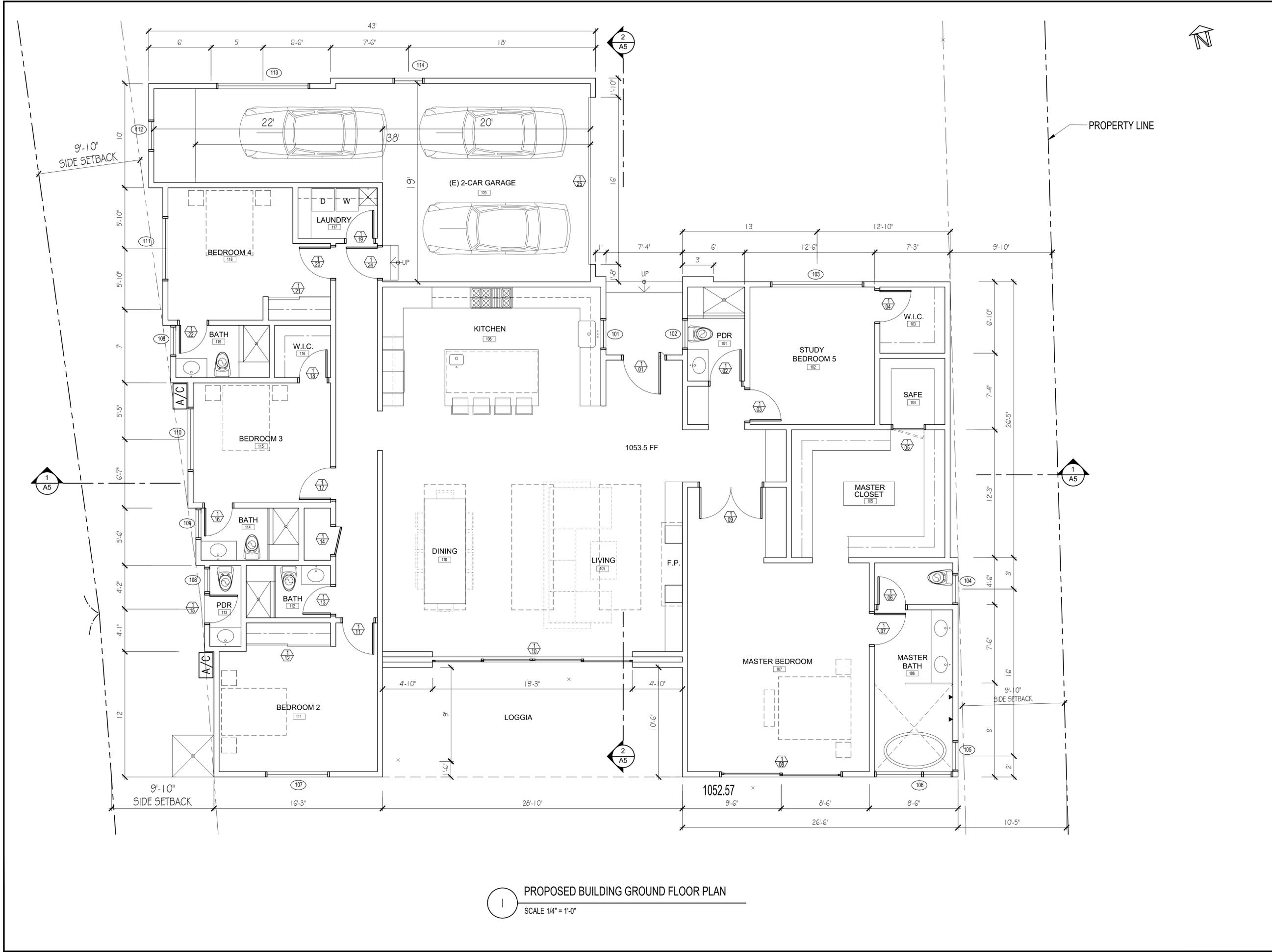
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REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
GROUND FLOOR PLAN

DATE	09.28.23
SCALE	1/4" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	011222
SHEET	

A3.1



1 PROPOSED BUILDING GROUND FLOOR PLAN
 SCALE 1/4" = 1'-0"



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DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED BUILDING ROOF PLAN

DATE	09.28.23
SCALE	1/4" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	011222
SHEET	

A3.2

MODIFIED BITUMEN
CAP SHEET ROOFING
(CLASS "A" MIN.)

MODIFIED BITUMEN
CAP SHEET ROOFING
(CLASS "A" MIN.)

PREFABRICATED
ALUMINUM SKYLITE
(CLASS "A" MIN.)

PROPOSED BUILDING ROOF PLAN

SCALE 1/4" = 1'-0"

2
A5

1
A5

1
A5

2
A5

4:12
(TYP)



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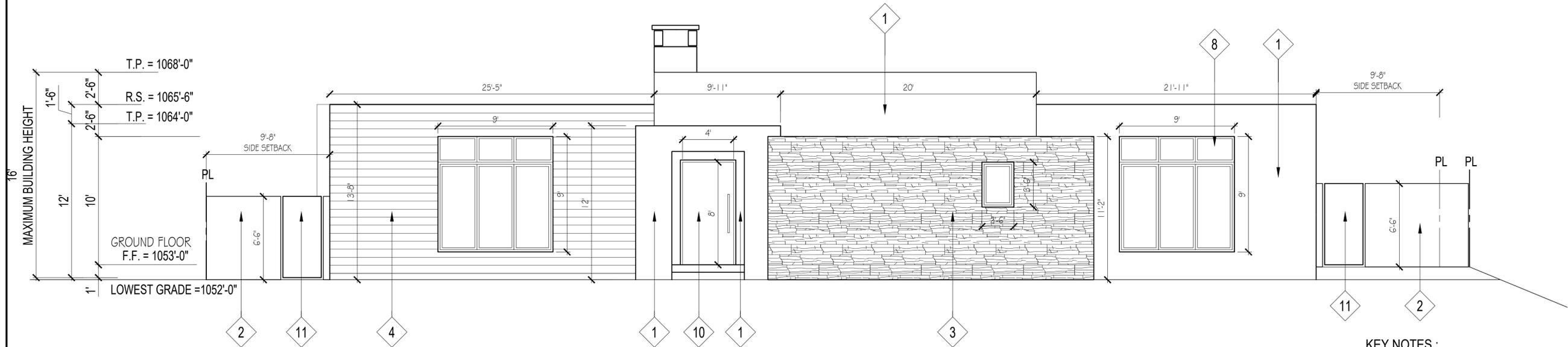
DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED BUILDING
NORTH AND EAST ELEVATIONS

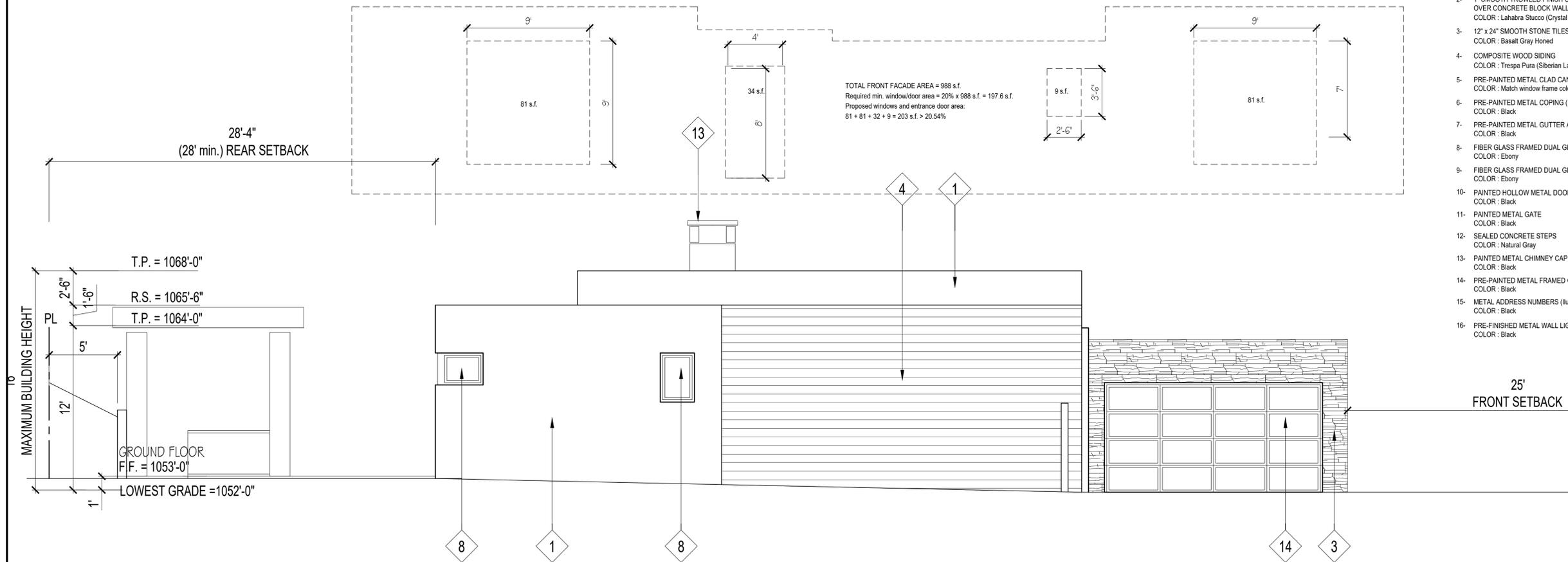
DATE	05.08.23
SCALE	1/4" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	011222
SHEET	

A4.1



1 PROPOSED BUILDING NORTH ELEVATION

SCALE 1/4" = 1'-0"



2 PROPOSED BUILDING EAST ELEVATION

SCALE 1/4" = 1'-0"



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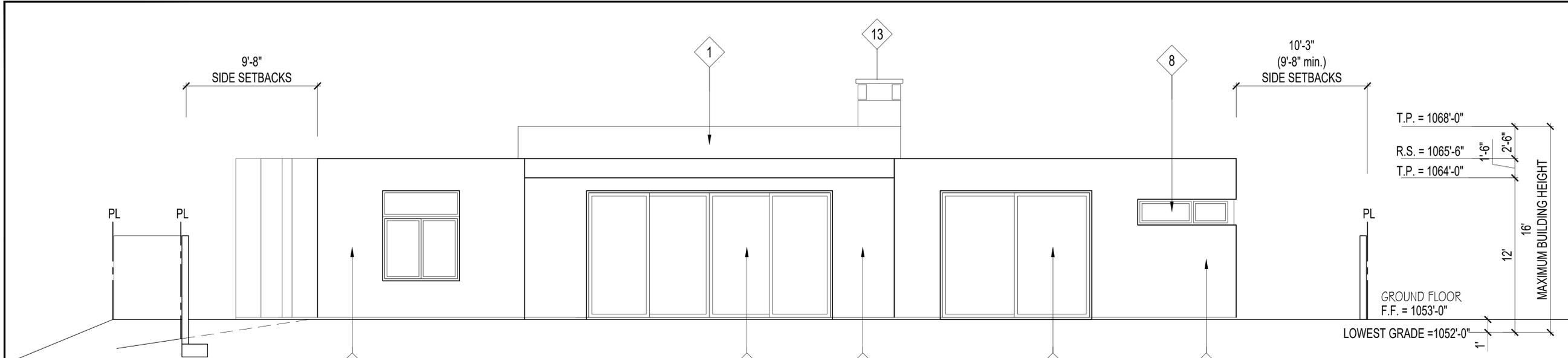
DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED BUILDING SOUTH AND WEST ELEVATIONS AND WEST RETAINING/FENCE WALL ELEVATION

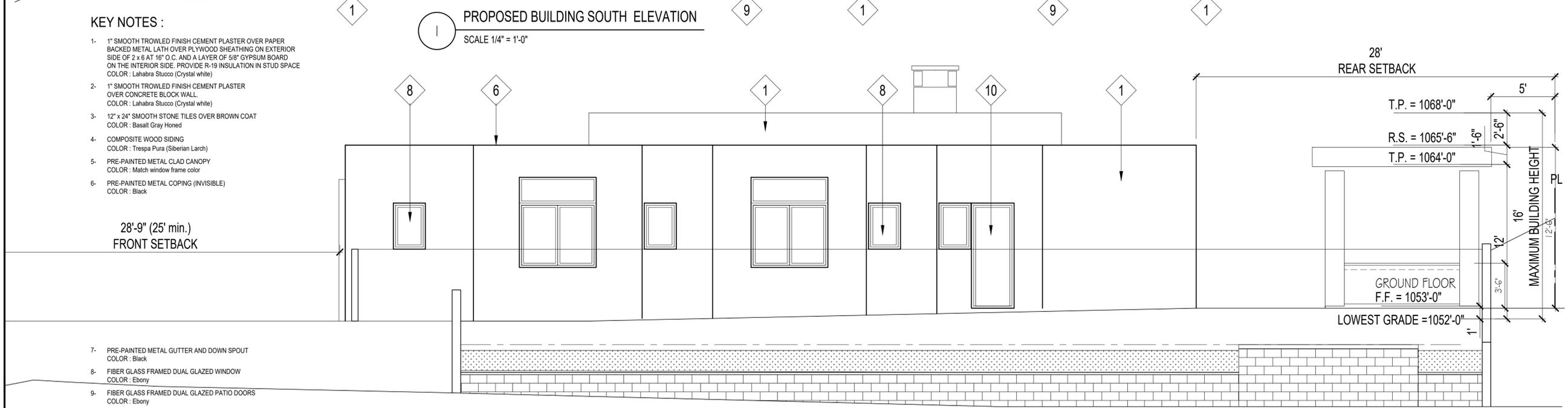
DATE	10.05.23
SCALE	1/4" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	011222
SHEET	

A4.2



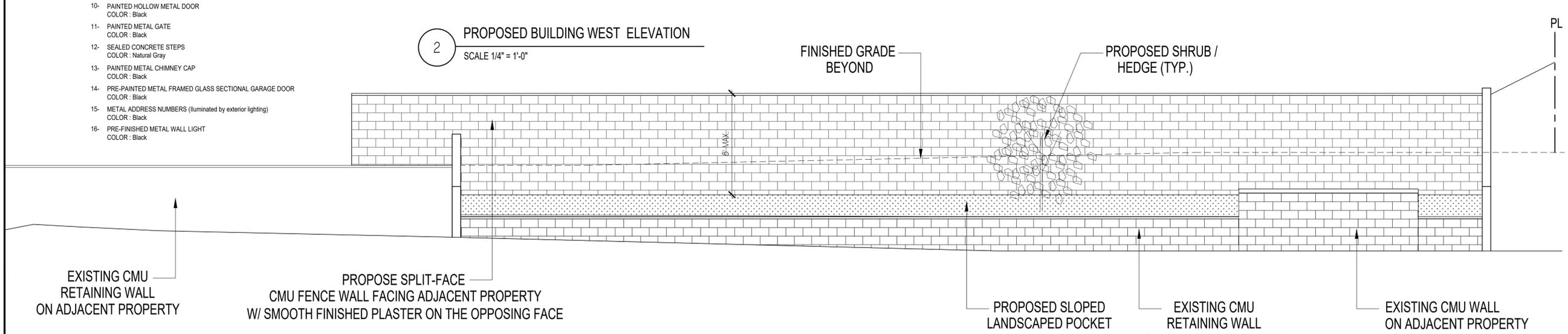
1 PROPOSED BUILDING SOUTH ELEVATION
SCALE 1/4" = 1'-0"

- KEY NOTES :**
- 1" SMOOTH TROWLED FINISH CEMENT PLASTER OVER PAPER BACKED METAL LATH OVER PLYWOOD SHEATHING ON EXTERIOR SIDE OF 2 x 6 AT 16" O.C. AND A LAYER OF 5/8" GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-19 INSULATION IN STUD SPACE
COLOR : Lathabra Stucco (Crystal white)
 - 1" SMOOTH TROWLED FINISH CEMENT PLASTER OVER CONCRETE BLOCK WALL.
COLOR : Lathabra Stucco (Crystal white)
 - 12" x 24" SMOOTH STONE TILES OVER BROWN COAT
COLOR : Basalt Gray Honed
 - COMPOSITE WOOD SIDING
COLOR : Trespa Pura (Siberian Larch)
 - PRE-PAINTED METAL CLAD CANOPY
COLOR : Match window frame color
 - PRE-PAINTED METAL COPING (INVISIBLE)
COLOR : Black



2 PROPOSED BUILDING WEST ELEVATION
SCALE 1/4" = 1'-0"

- PRE-PAINTED METAL GUTTER AND DOWN SPOUT
COLOR : Black
- FIBER GLASS FRAMED DUAL GLAZED WINDOW
COLOR : Ebony
- FIBER GLASS FRAMED DUAL GLAZED PATIO DOORS
COLOR : Ebony
- PAINTED HOLLOW METAL DOOR
COLOR : Black
- PAINTED METAL GATE
COLOR : Black
- SEALED CONCRETE STEPS
COLOR : Natural Gray
- PAINTED METAL CHIMNEY CAP
COLOR : Black
- PRE-PAINTED METAL FRAMED GLASS SECTIONAL GARAGE DOOR
COLOR : Black
- METAL ADDRESS NUMBERS (Illuminated by exterior lighting)
COLOR : Black
- PRE-FINISHED METAL WALL LIGHT
COLOR : Black



3 PROPOSED WEST RETAINING / FENCE WALL ELEVATION
SCALE 1/4" = 1'-0"

EXISTING CMU RETAINING WALL ON ADJACENT PROPERTY

PROPOSE SPLIT-FACE CMU FENCE WALL FACING ADJACENT PROPERTY W/ SMOOTH FINISHED PLASTER ON THE OPPOSING FACE

FINISHED GRADE BEYOND

PROPOSED SLOPED LANDSCAPED POCKET

EXISTING CMU RETAINING WALL ON ADJACENT PROPERTY

EXISTING CMU WALL ON ADJACENT PROPERTY



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REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED ACCESSORY
DETACHED BBQ CANOPY

DATE 05.08.23

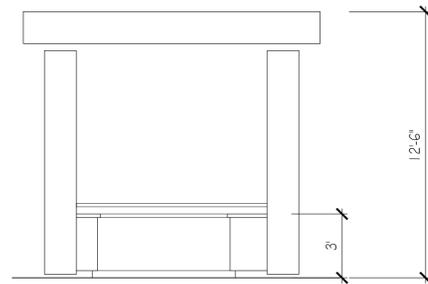
SCALE 1/4" = 1'-0"

DRAWN BY HZ

JOB NUMBER 011222

SHEET

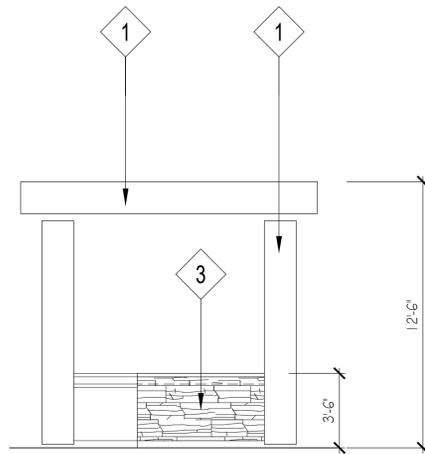
A4.3



PROPOSED DETACHED BBQ CANOPY
SOUTH ELEVATION

6

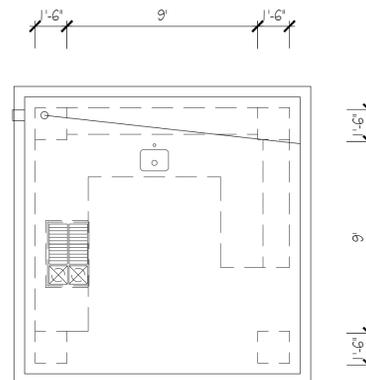
SCALE 1/4" = 1'-0"



PROPOSED DETACHED BBQ CANOPY
EAST ELEVATION

4

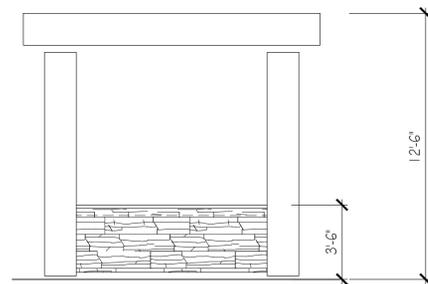
SCALE 1/4" = 1'-0"



PROPOSED DETACHED BBQ CANOPY

2

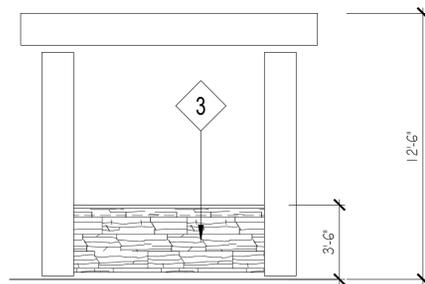
SCALE 1/4" = 1'-0"



PROPOSED DETACHED BBQ CANOPY
WEST ELEVATION

5

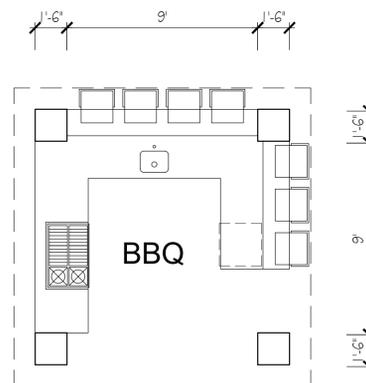
SCALE 1/4" = 1'-0"



PROPOSED DETACHED BBQ CANOPY
NORTH ELEVATION

3

SCALE 1/4" = 1'-0"



PROPOSED DETACHED BBQ CANOPY

1

SCALE 1/4" = 1'-0"

KEY NOTES :

- 1'-0" SMOOTH TROWLED FINISH CEMENT PLASTER OVER PAPER BACKED METAL LATH OVER PLYWOOD SHEATHING ON EXTERIOR SIDE OF 2" x 6" AT 16" O.C. AND A LAYER OF 5/8" GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-19 INSULATION IN STUD SPACE
COLOR : Lahabra Stucco (Crystal white)
- 1' SMOOTH TROWLED FINISH CEMENT PLASTER OVER CONCRETE BLOCK WALL
COLOR : Lahabra Stucco (Crystal white)
- 12" x 24" SMOOTH STONE TILES OVER BROWN COAT
COLOR : Basalt Gray Honed
- GRANITE COUNTER TOP
COLOR : Basalt Gray Honed
- PRE-PAINTED METAL COPING (INVISIBLE)
COLOR : Match Plaster finish



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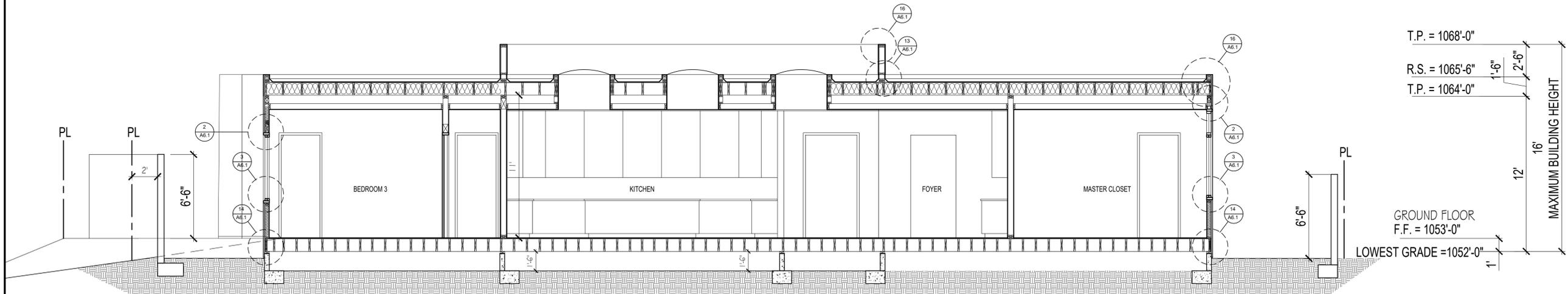
DESCRIPTION	DATE	BY

SHEET TITLE:

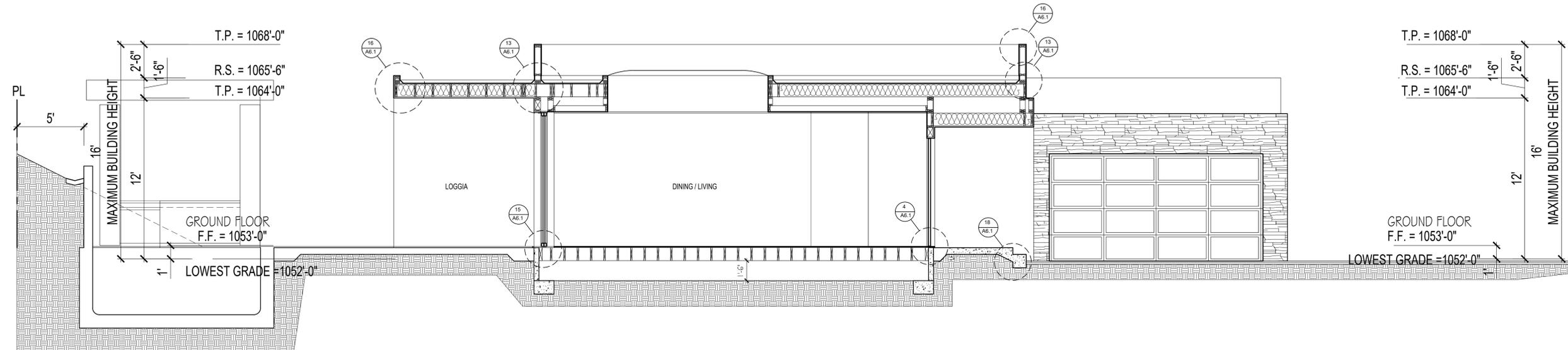
PROPOSED BUILDING SECTIONS

DATE	09.28.23
SCALE	1/4" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	011222
SHEET	

A5



1 PROPOSED BUILDING SECTION
SCALE 1/4" = 1'-0"



2 PROPOSED BUILDING SECTION
SCALE 1/4" = 1'-0"



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STAMP:
 GA FILE NO. FC 5120
 STC = 50 -54
 N.T.S. 1

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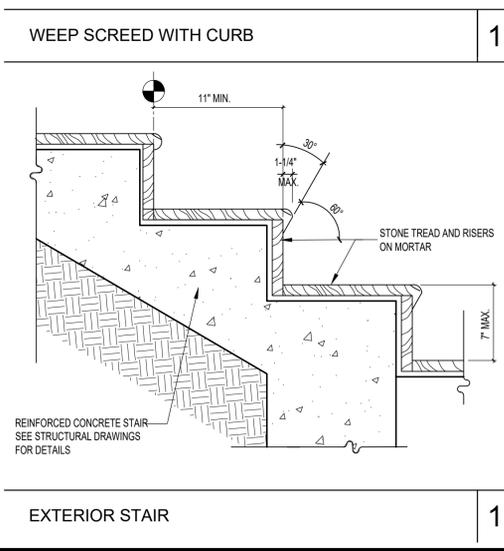
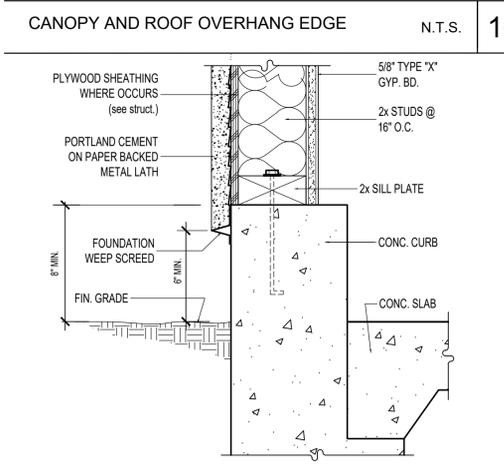
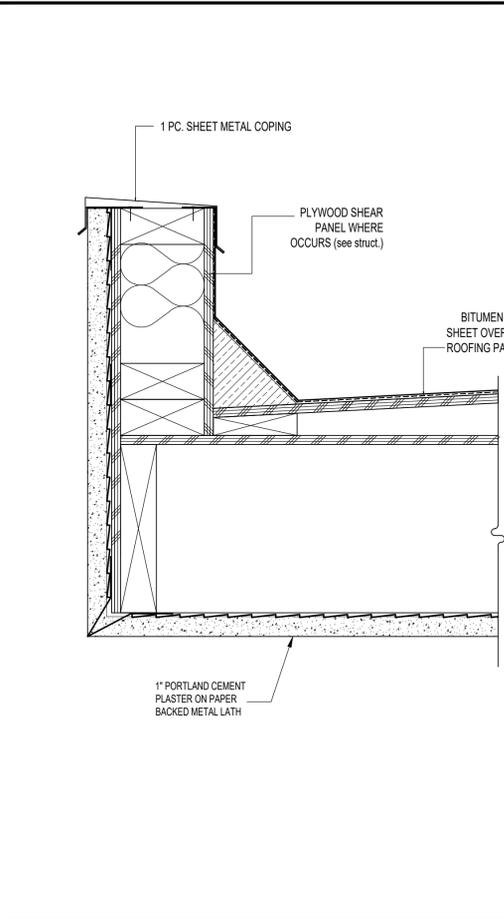
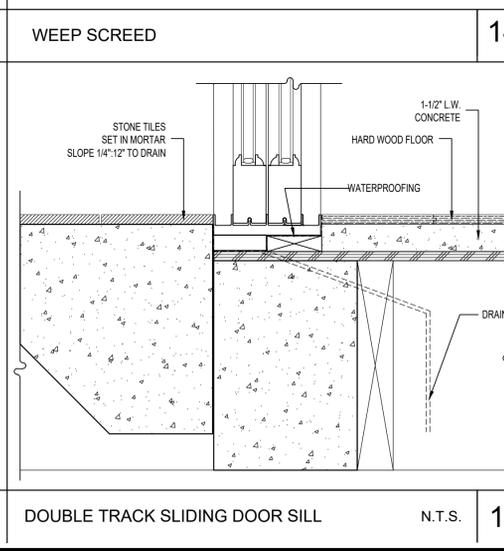
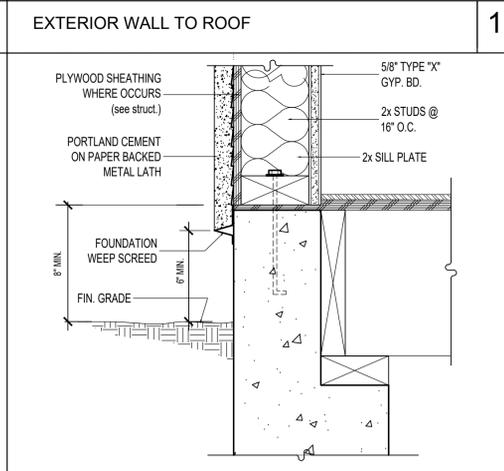
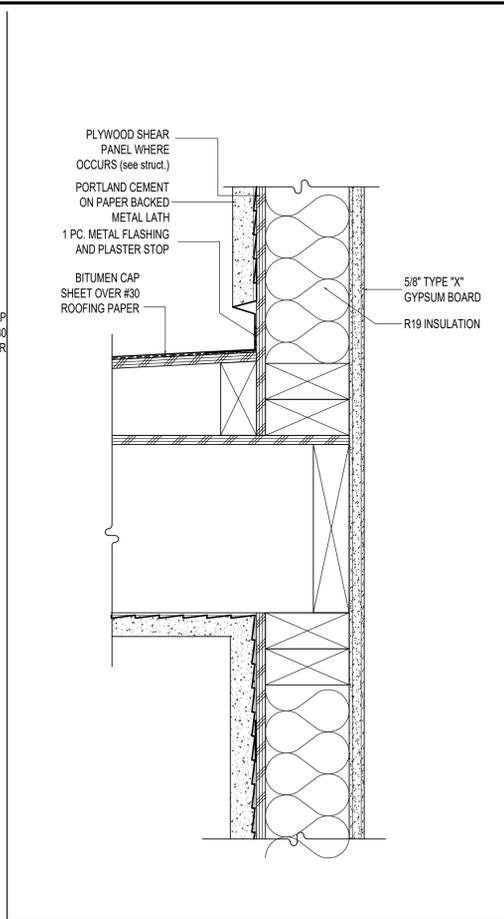
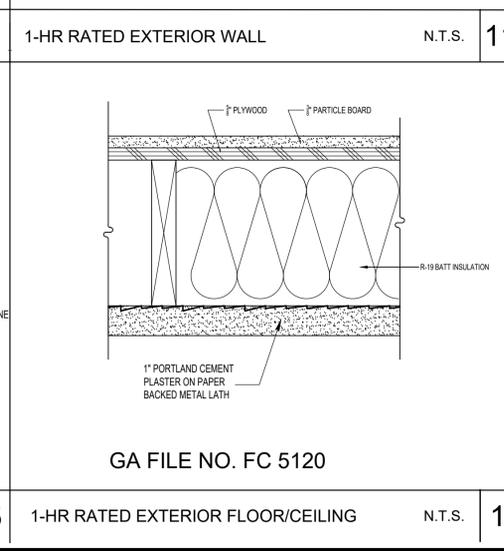
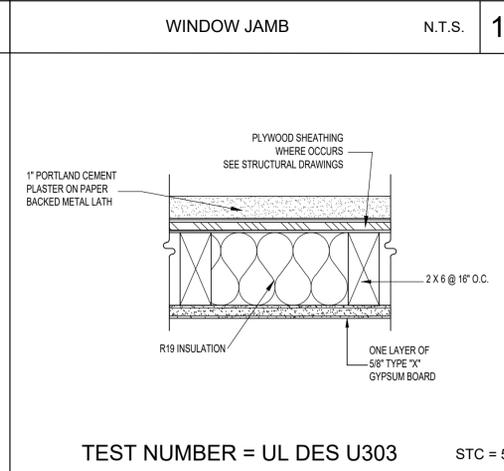
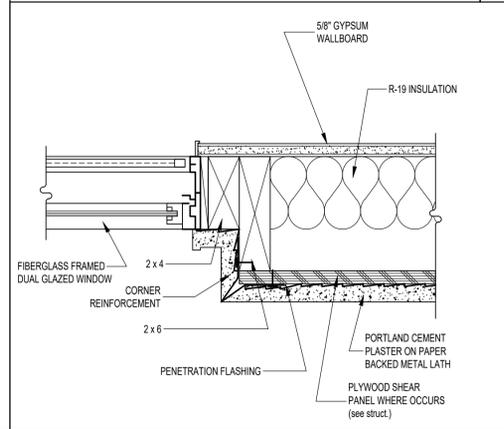
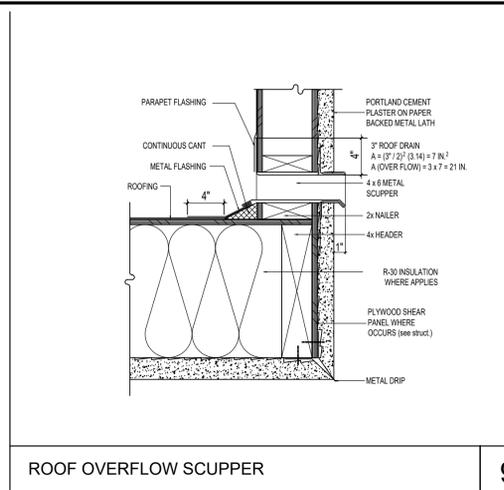
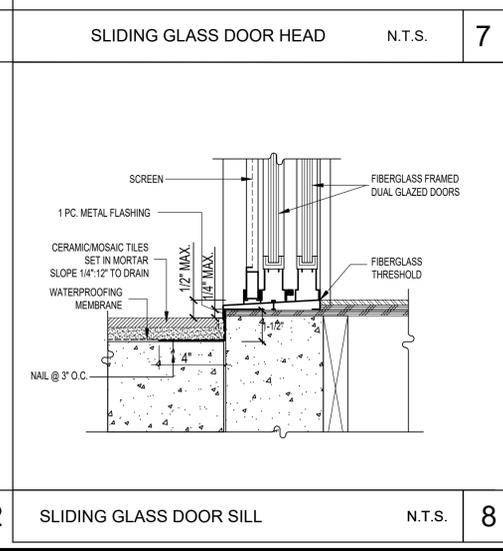
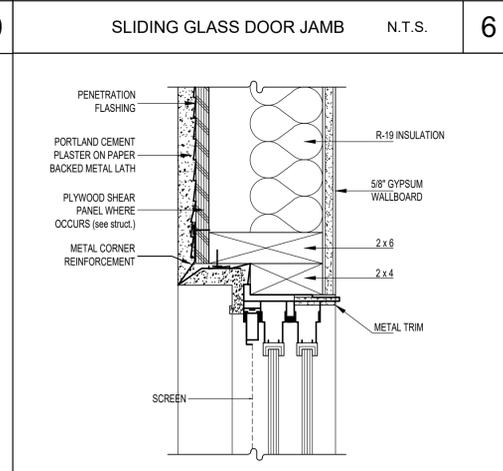
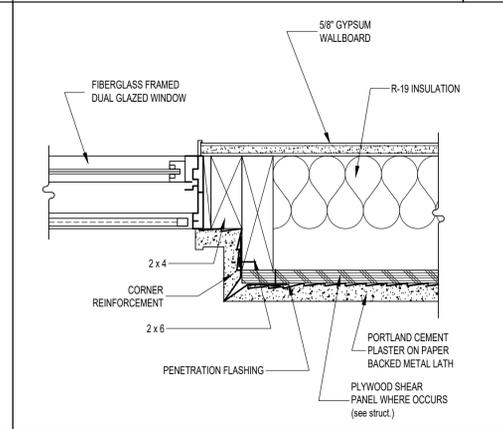
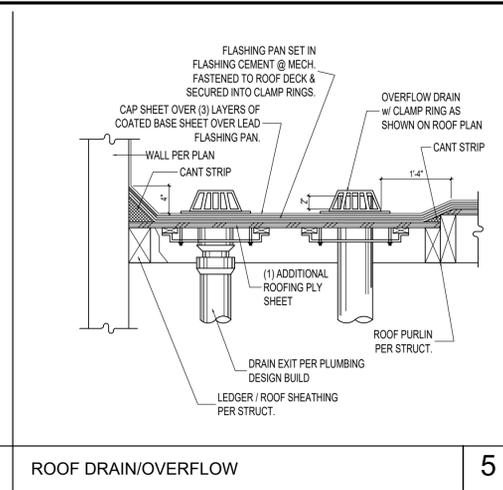
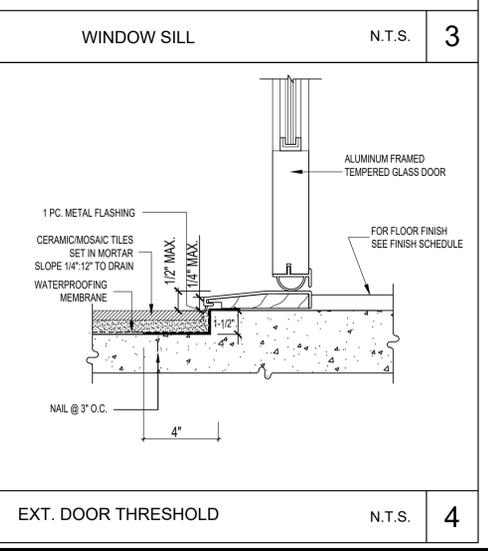
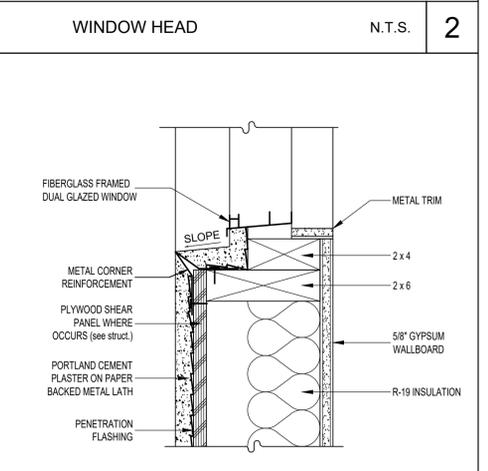
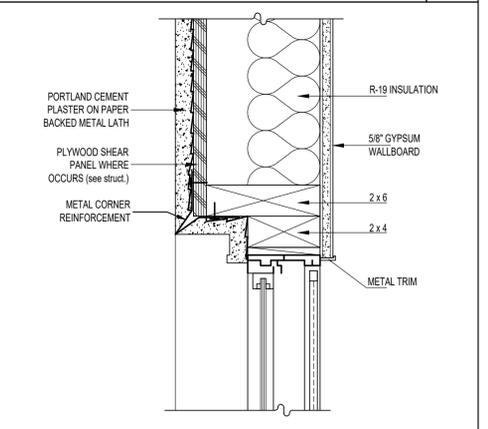
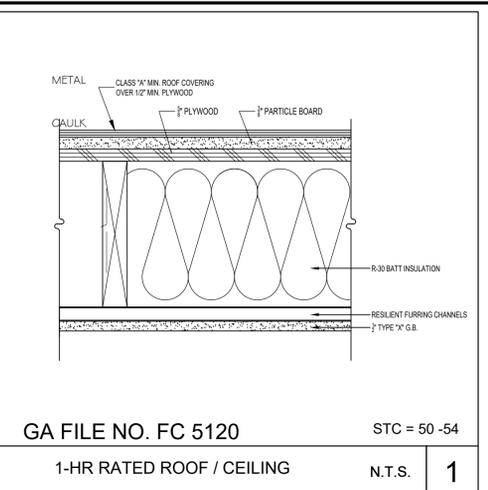
CLIENT:
 Mr. and Mrs. Ekmekchian
 3130 N Lamer St.
 Burbank, Ca. 91504

PROJECT:
 Ekmekchian Residence
 3130 N Lamer St.
 Burbank, Ca. 91504

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
 DETAILS
 DATE 05.08.23
 SCALE N.T.S.
 DRAWN BY HZ
 JOB NUMBER 011222
 SHEET

A6.1



CANOPY AND ROOF OVERHANG EDGE	N.T.S.	16	EXTERIOR WALL TO ROOF	N.T.S.	13	WINDOW JAMB	N.T.S.	10	SLIDING GLASS DOOR JAMB	N.T.S.	6	WINDOW HEAD	N.T.S.	2
WEEP SCREED WITH CURB	N.T.S.	17	WEEP SCREED	N.T.S.	14	1-HR RATED EXTERIOR WALL	N.T.S.	11	SLIDING GLASS DOOR HEAD	N.T.S.	7	WINDOW SILL	N.T.S.	3
EXTERIOR STAIR	N.T.S.	18	DOUBLE TRACK SLIDING DOOR SILL	N.T.S.	15	1-HR RATED EXTERIOR FLOOR/CEILING	N.T.S.	12	SLIDING GLASS DOOR SILL	N.T.S.	8	EXT. DOOR THRESHOLD	N.T.S.	4



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3130 N Lamer St.
Burbank, Ca. 91504

PROJECT:

Ekmekchian Residence
3130 N Lamer St.
Burbank, Ca. 91504

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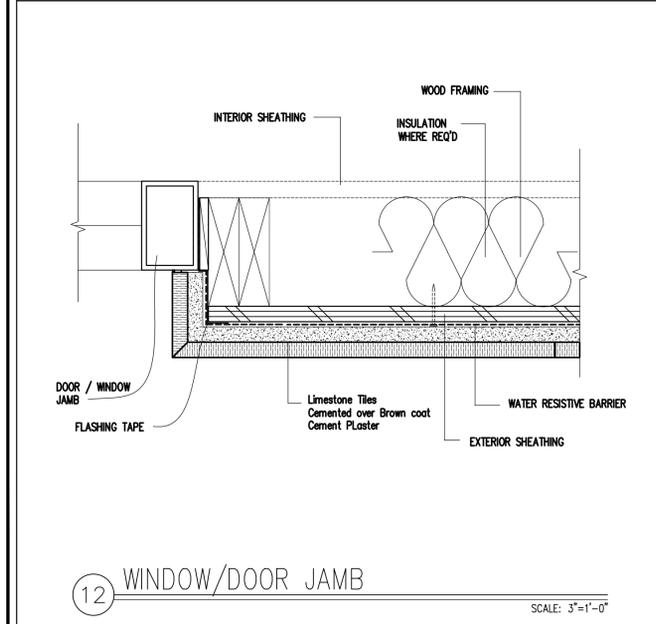
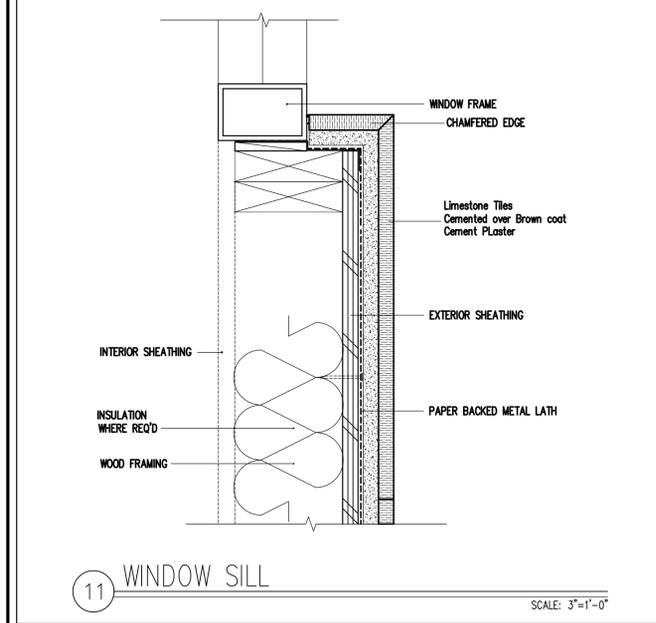
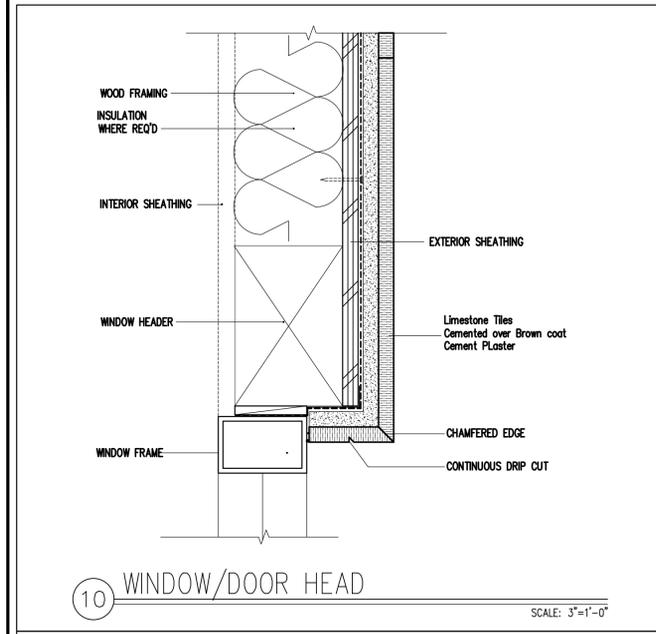
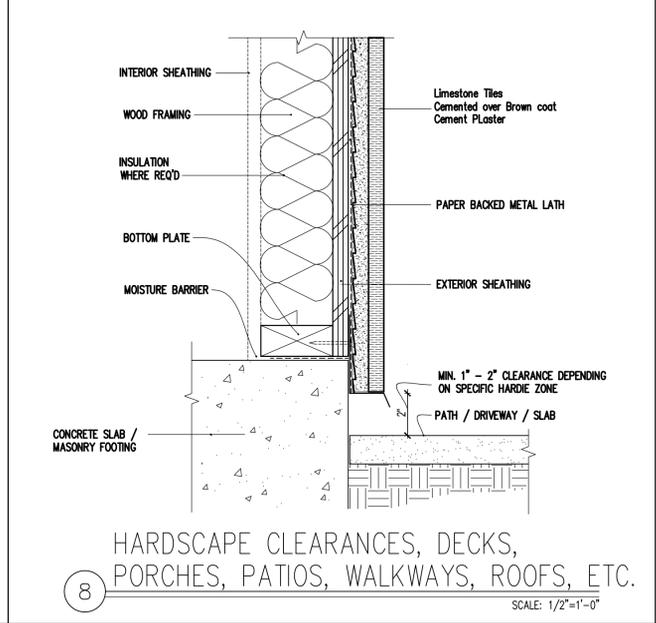
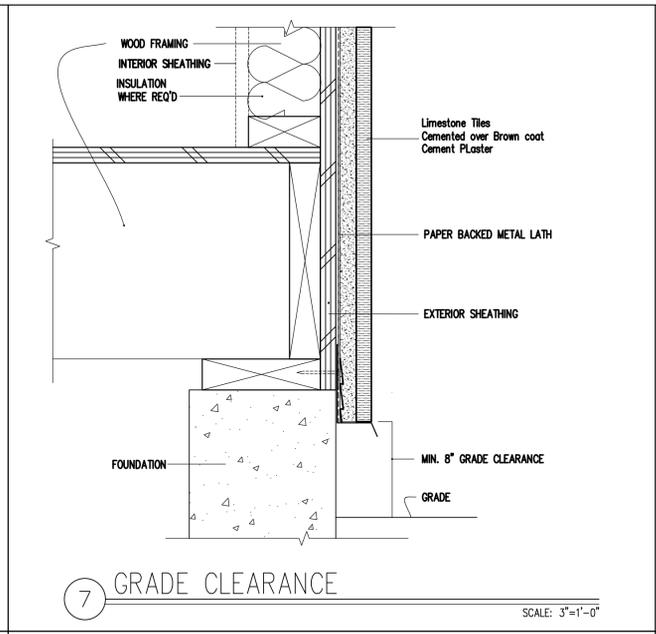
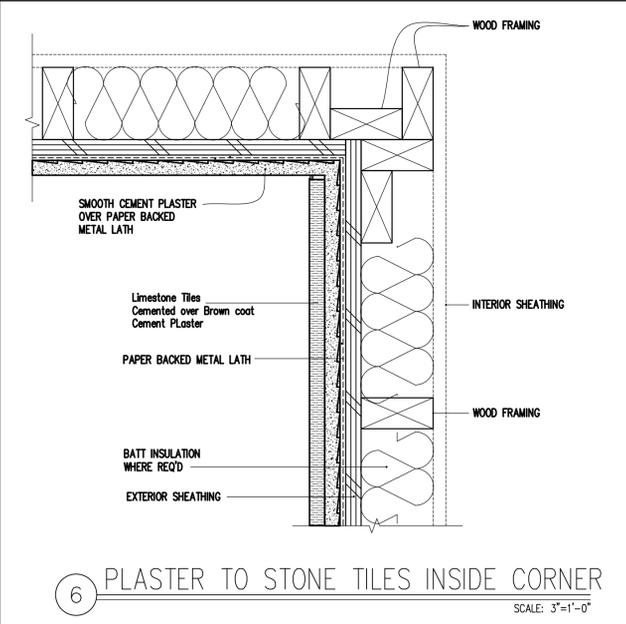
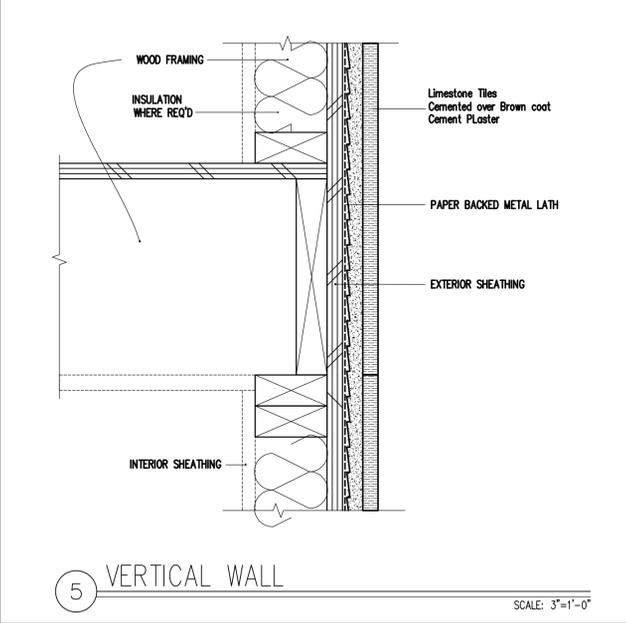
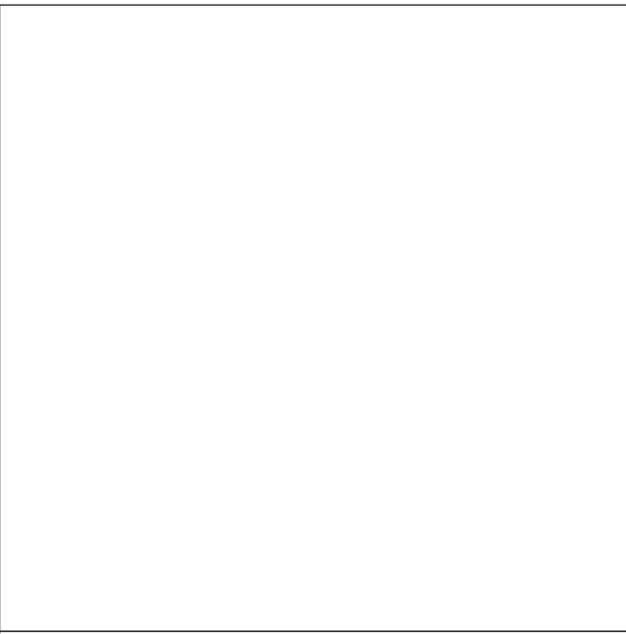
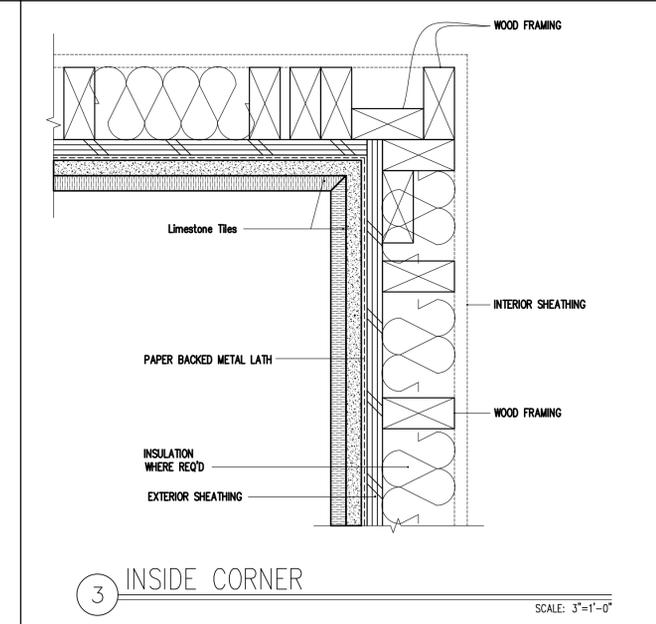
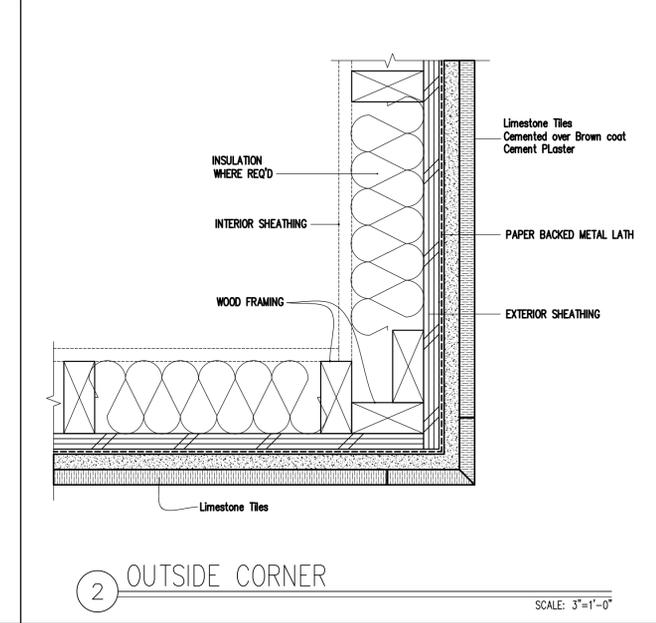
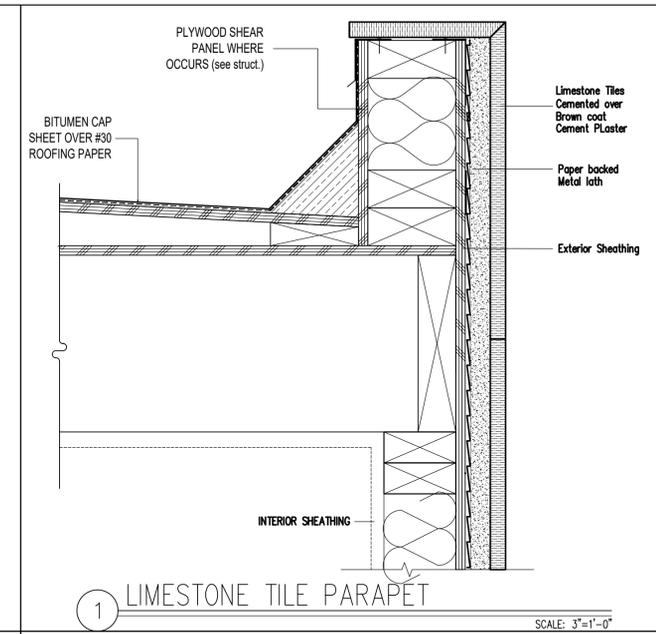
DESCRIPTION	DATE	BY

SHEET TITLE:

DETAILS

DATE	05.08.23
SCALE	N.T.S.
DRAWN BY	HZ
JOB NUMBER	011222
SHEET	

A6.2





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Burbank, Ca. 91504

PROJECT:
Ekmekchian Residence
3130 N Lamer St.
Burbank, Ca. 91504

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

DETAILS

DATE 05.08.23

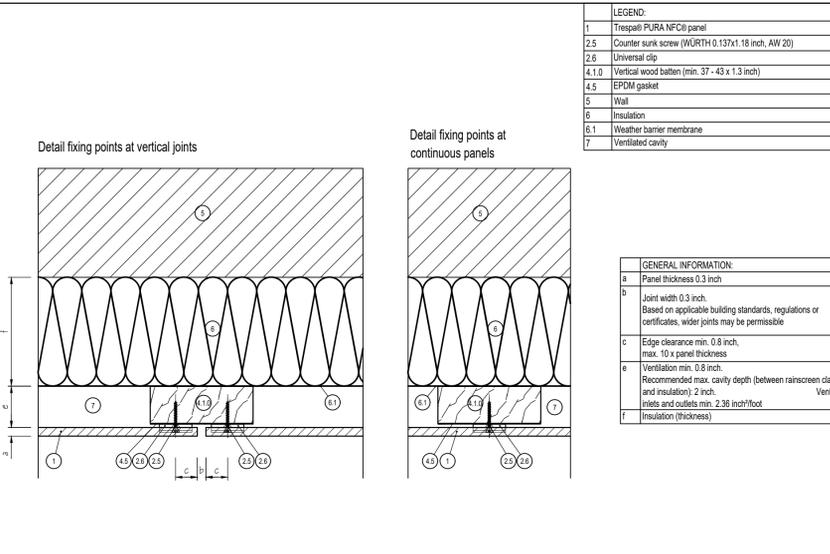
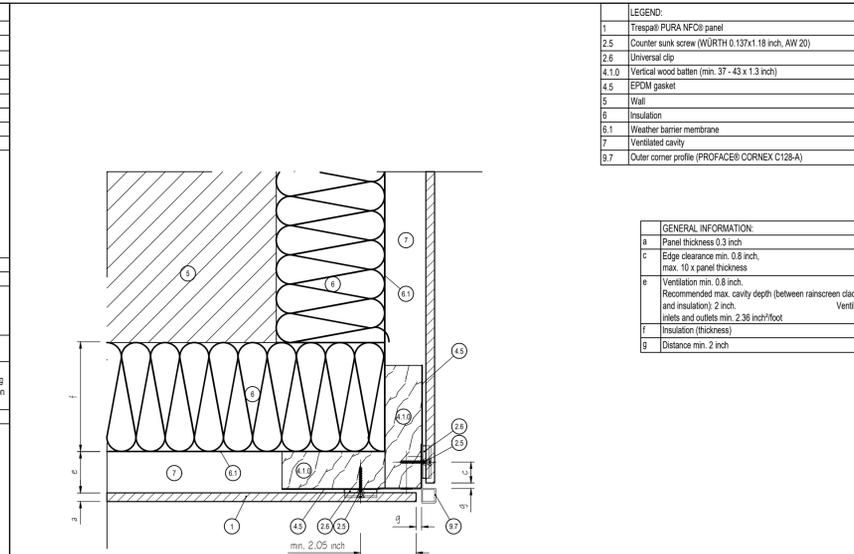
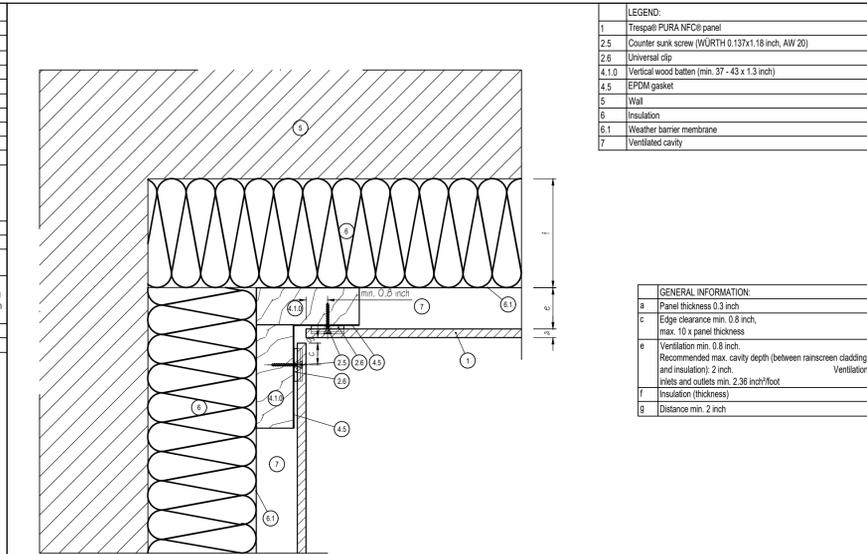
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DRAWN BY HZ

JOB NUMBER 011222

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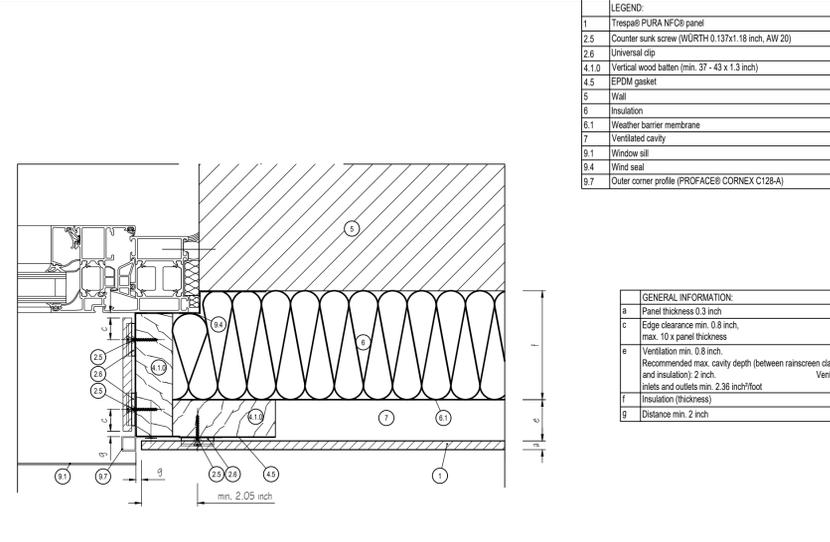
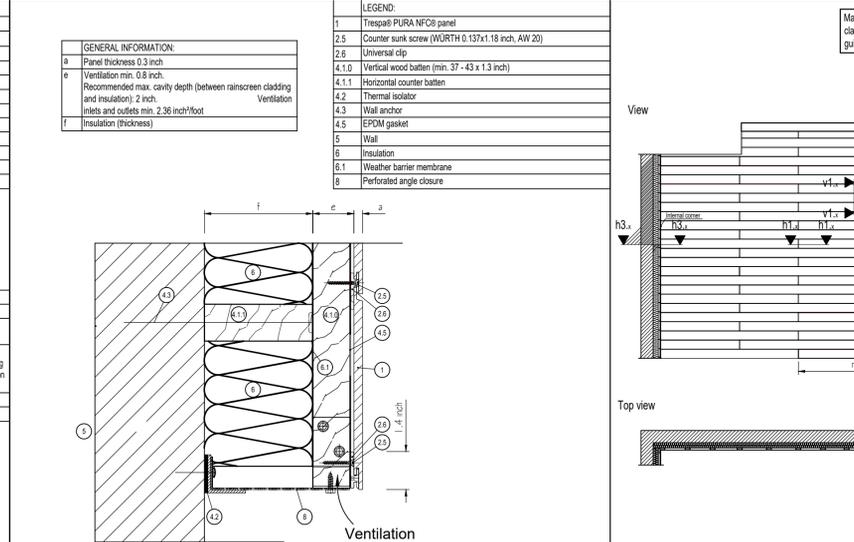
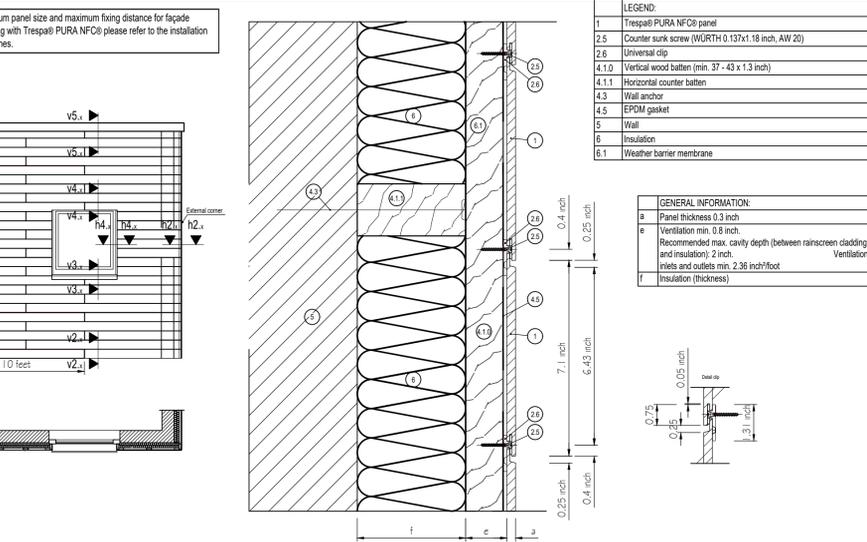
A6.3



Façade cladding with Trespas Pura FLUSH Siding(Joint vertical) N.T.S. 1

Façade cladding with Trespas Pura FLUSH Siding(External corner) N.T.S. 2

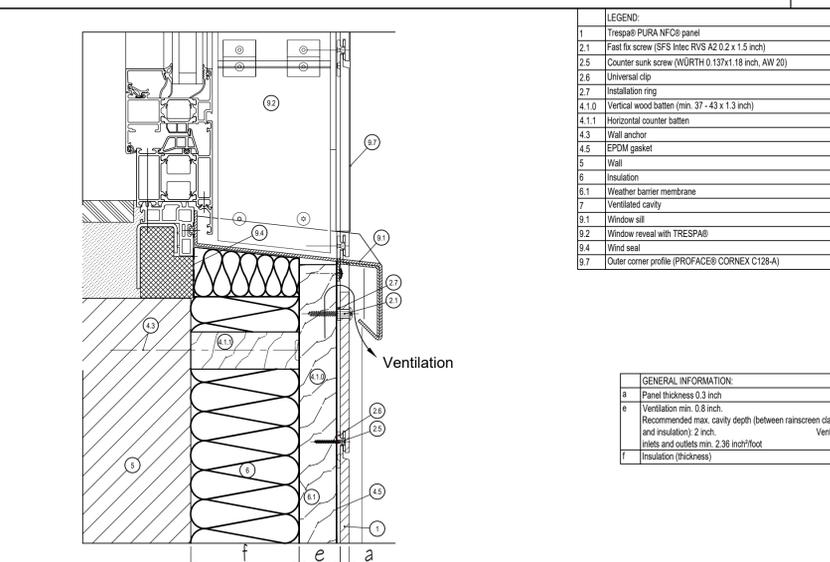
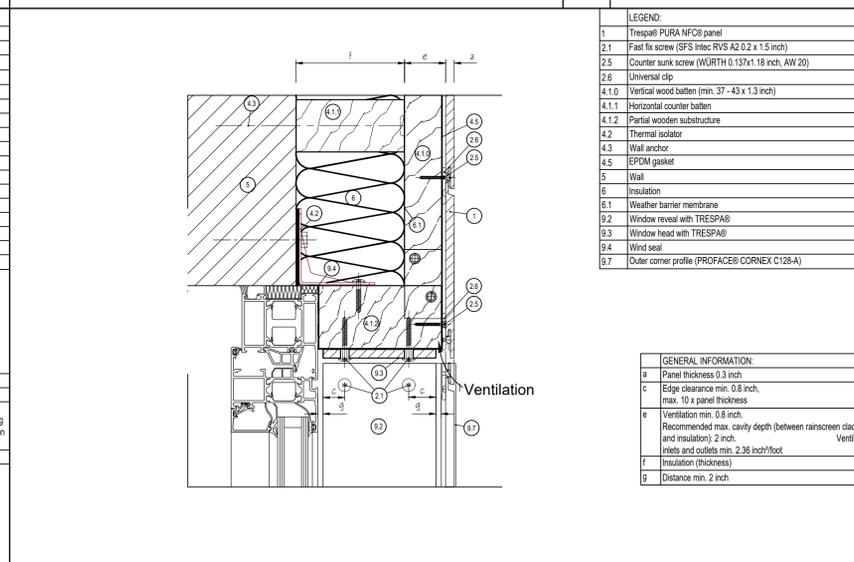
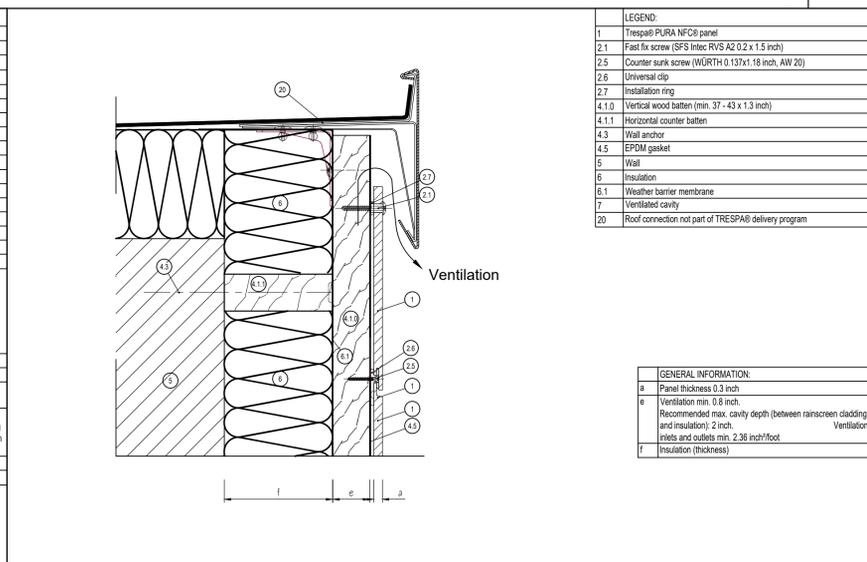
Façade cladding with Trespas Pura FLUSH Siding(Interior corner) N.T.S. 3



Façade cladding with Trespas Pura FLUSH Siding(Window embrasure) N.T.S. 4

Façade cladding with Trespas Pura FLUSH Siding(base) N.T.S. 5

Façade cladding with Trespas Pura FLUSH Siding(Panel overlap) N.T.S. 6



Façade cladding with Trespas Pura FLUSH Siding(Window sill) N.T.S. 7

Façade cladding with Trespas Pura FLUSH Siding(Window head) N.T.S. 8

Façade cladding with Trespas Pura FLUSH Siding(Roof soffit) N.T.S. 9

DOOR SCHEDULE

LEVEL	OPENING				DOOR		FRAME		SCREEN			HARDWARE GROUP			FIRE RATING			DETAILS			REMARKS		
	NO.	TYPE	PAIR	WIDTH	HEIGHT	THICK	MATERIALS	FINISH	MATERIALS	FINISH	SCREEN	HARDWARE GROUP	FIRE RATING	HEAD	JAMB	SILL							
GROUND FLOOR	101	A	-	4'-0"	8'-0"	2"	HM	PAINT	METAL	MFR	N	1	-								PIVOT DOOR		
	102	E	-	3'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	2	-										
	103	E	-	3'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	2	-										
	104	E	-	3'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	3	-										
	105	E	-	3'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	2	-										
	106	E	-	3'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	3	-										
	107	E	-	3'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	2	-										
	108	B	-	3'-0"	9'-0"	1-3/4"	FIBERGLASS/TEMP. GLASS	MFR	FIBERGLASS	MFR	-	4	-									TEMPERED GLASS	
	109	F	PAIR	6'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	2	-										
	110	C	4 PANELS	19'-0"	9'-0"	1-3/4"	FIBERGLASS/TEMP. GLASS	MFR	FIBERGLASS	MFR	-	4	-										TEMPERED GLASS
	111	E	-	3'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	2	-										
	112	G	PAIR	8'-0"	8'-0"	1-3/4"	ALUMINUMMIRROR	MFR	-	MFR	-	-	-										
	113	E	-	3'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	2	-										
	114	E	-	3'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	3	-										
	115	I	-	3'-0"	8'-0"	1-3/4"	FIBERGLASS/TEMP. GLASS	MFR	WOOD	MFR	-	2	-										
	116	E	-	3'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	2	-										
	117	E	-	3'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	2	-										
	118	E	-	3'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	3	-										
	119	E	-	3'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	3	-										
	120	E	-	3'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	2	-										
	121	G	PAIR	6'-0"	8'-0"	1-3/4"	ALUMINUMMIRROR	MFR	-	MFR	-	-	-										
	122	E	-	3'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	2	-										
	123	E	-	3'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	3	-										
	124	E	-	3'-0"	8'-0"	1-3/4"	WOOD / SC	PAINT	WOOD	PAINT	-	3	-	20 MIN.									
	125	H	-	16'-0"	8'-0"	1-3/4"	INSULATED METAL	MFR	-	MFR	-	5	-										

DOOR TYPES

DOOR HARDWARE GROUP:

- 1 - ENTRANCE LOCK UNLOCKED BY KEY FROM OUTSIDE INSIDE TURN BUTTON LOCKING
- 2 - PRIVACY LOCK PUSH-BUTTON LOCKING TURNING INSIDE KNOB/LEVER RELEASES PUSH-BUTTON CAN OPEN FROM OUTSIDE VIA EMERGENCY RELEASE
- 3 - PASSAGE LATCH BOTH KNOBS/LEVERS ALWAYS UNLOCKED
- 4 - PATIO DOOR NO KEY FROM OUTSIDE INSIDE TURN BUTTON LOCKING
- 5 - REMOTE CONTROLLED CHAIN LESS SECTIONAL

NOTE:

ALL DOORS AND WINDOWS SHALL MEET CITY OF GLENDALE SECURITY ORDINANCE

ALL EXTERIOR DOORS SHALL BE SOLID CORE WOOD MINIMUM 1-3/8" THK IN THE INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4"

ALL DOOR GLAZING SHALL HAVE AN ENERGY RATING AS PER TITLE 24 CALCULATION

U-FACTOR = 0.34
SHGC = 0.33

EXTERIOR GLAZING SHALL BE MULTI-PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE

WD - WOOD
GL - GLASS
MFR - MANUFACTURED
HC - HOLLOW CORE
SC - SOLID CORE

Ⓣ - TEMPERED
ⓕ - FIXED

WINDOW SCHEDULE

LEVEL	OPENING		FRAME				GLASS				DETAILS			REMARKS				
	NO.	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	OPERATION	TYPE	THICK	TYPE	TEMPERED	SCREEN	RECESSED		EDGE	HEAD	JAMB	SILL
GROUND FLOOR	101	D	2'-6"	3'-6"	FIBERGLASS	MFR.	SLIDING	NAILED-IN	1/8"	DUAL GLAZED	Y	Y	Y	PLASTER				
	102	D	2'-6"	3'-6"	FIBERGLASS	MFR.	SLIDING	NAILED-IN	1/8"	DUAL GLAZED	Y	Y	Y	PLASTER				
	103	E	9'-0"	9'-0"	FIBERGLASS	MFR.	SLIDING	NAILED-IN	1/8"	DUAL GLAZED	Y	Y	Y	PLASTER				ESCAPE WINDOW
	104	D	2'-6"	3'-6"	FIBERGLASS	MFR.	CASEMENT	NAILED-IN	1/8"	DUAL GLAZED	Y	N	Y	PLASTER				
	105	C	2'-6"	2'-0"	FIBERGLASS	MFR.	SLIDING	NAILED-IN	1/8"	DUAL GLAZED	Y	Y	Y	PLASTER				
	106	B	5'-0"	2'-0"	FIBERGLASS	MFR.	SLIDING	NAILED-IN	1/8"	DUAL GLAZED	Y	Y	Y	PLASTER				
	107	A	6'-0"	7'-0"	FIBERGLASS	MFR.	SLIDING	NAILED-IN	1/8"	DUAL GLAZED	Y	Y	Y	PLASTER				ESCAPE WINDOW
	108	D	2'-6"	3'-6"	FIBERGLASS	MFR.	SLIDING	NAILED-IN	1/8"	DUAL GLAZED	Y	Y	Y	PLASTER				W/ OBSCURE GLASS
	109	D	2'-6"	3'-6"	FIBERGLASS	MFR.	CASEMENT	NAILED-IN	1/8"	DUAL GLAZED	Y	N	Y	PLASTER				W/ OBSCURE GLASS
	110	A	6'-0"	7'-0"	FIBERGLASS	MFR.	SLIDING	NAILED-IN	1/8"	DUAL GLAZED	Y	Y	Y	PLASTER				ESCAPE WINDOW
	111	A	6'-0"	7'-0"	FIBERGLASS	MFR.	SLIDING	NAILED-IN	1/8"	DUAL GLAZED	Y	Y	Y	PLASTER				
	112	B	2'-6"	3'-6"	FIBERGLASS	MFR.	SLIDING	NAILED-IN	1/8"	DUAL GLAZED	Y	Y	Y	PLASTER				
	113	E	9'-0"	9'-0"	FIBERGLASS	MFR.	SLIDING	NAILED-IN	1/8"	DUAL GLAZED	Y	Y	Y	PLASTER				ESCAPE WINDOW
	114	D	2'-6"	3'-6"	FIBERGLASS	MFR.	CASEMENT	NAILED-IN	1/8"	DUAL GLAZED	Y	N	Y	PLASTER				

WINDOW TYPES

MIN. OPENING
2'-0"

MIN. CLEAR
OPENABLE AREA = 5.7 SF

PER CBC 1029.2.1 MEANS OF EGRESS

Ⓣ - TEMPERED
ⓕ - FIXED
EW - ESCAPE WINDOW

* THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN DONE.

ALL WINDOW GLAZING SHALL HAVE AN ENERGY RATING AS PER TITLE 24 CALCULATION
U-FACTOR = 0.30
SHGC = 0.23

* EXTERIOR GLAZED DOORS & WINDOWS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE. GLASS BLOCK UNITS, HAVE A RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257 OR MEET THE REQUIREMENTS OF SFM 12-7A-2

ROOM FINISH SCHEDULE

LEVEL	ROOM	FLOOR				WALL				BASE				CEILING				CEILING-HT	REMARKS
		HARDWOOD	CERAMIC/STONE TILES	SEALED CONCRETE		PAINTED GYPSUM BD. (FLAT)	PAINTED GYPSUM BD. (SEMI-GLOSS)	CERAMIC/STONE TILES		PAINTED WOOD (SEMI-GLOSS)	CERAMIC TILES		PAINTED GYPSUM BD. BOARD (FLAT)	PAINTED GYPSUM BD. (SEMI-GLOSS)					
GROUND FLOOR	101	PDR	○			○													
	102	STUDY / BEDROOM 5	○			○													
	103	CLOSET	○			○													
	104	SAFE	○			○													
	105	MASTER CLOSET	○			○													
	106	MASTER BATH	○			○													
	107	MASTER BEDROOM	○			○													
	108	KITCHEN	○			○													
	109	LIVING	○			○													
	110	DINING	○			○													
	111	BEDROOM 2	○			○													
	112	BATH	○			○													
	113	PDR	○			○													
	114	BATH	○			○													
	115	BEDROOM 3	○			○													
	116	CLOSET	○			○													
	117	LAUNDRY	○			○													
	118	BEDROOM 4	○			○													
119	BATH	○			○														
120	PARKING GARAGE	○			○														



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The Preliminary drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

CLIENT:
Mr. and Mrs. Ekmekchian
3130 N Lamer St.
Burbank, Ca. 91504

PROJECT:
Ekmekchian Residence
3130 N Lamer St.
Burbank, Ca. 91504

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
DOOR / WINDOW AND ROOM FINISH SCHEDULES

DATE	05.08.23
SCALE	N.T.S.
DRAWN BY	HZ
JOB NUMBER	011222
SHEET	

A7

WINDOW FLASHING DETAIL

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