

LEGAL DESCRIPTION

| | |
|------------------|--------------|
| ASSESSORS ID NO: | 5618-016-003 |
| TRACT : | 11822 |
| LOT: | 3 |
| ZONE: | R-1-H |

SCOPE OF WORK

PROPOSED 3,451.78 S.F. TWO STORY SFD
W/ ATTACHED 442.75 S.F. 2 CAR GARAGE,
79.17 S.F. FRONT PORCH, AND 79.00 S.F. COVERED PATIO

BUILDING TYPE

| |
|----------------------|
| TYPE V-B |
| NUMBER OF STORIES: 2 |

| |
|--------------|
| BUILDING USE |
|--------------|

SINGLE FAMILY RESIDENTIAL R-3

FAR CALCULATION

| | |
|--------------------------------|------------|
| PROPERTY | 9600.0 SF |
| EX. HOUSE TO BE DEMO | 3707.0 SF |
| PR. TWO CAR GARAGE | 442.75 SF |
| PR. 1ST FLOOR | 1661.46 SF |
| PR. 2ND FLOOR | 1790.32 SF |
| PR. OPEN DECK | 242.46 SF |
| PR. TRELLIS | 129.17 SF |
| FRONT PORCH (OPEN ON ONE SIDE) | 79.17 SF |
| PR. COVERED PATIO | 79.00 SF |
| TOTAL HOUSE: | 3451.78 SF |

$$\text{MAX FAR ALLOWABLE} \\ (0.4 * 7500) + (0.3 * 2100) = 3630.0 \text{ SF}$$

FAR:
 $442.75 - 400 + 1661.46 + 1790.32 + 79.00 = 3573.53 \text{ S.F.}$
 $3573.53 < 3630.0$

DRAWING INDEX

| | |
|-------|---|
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| A-2.2 | SECOND FLOOR PLAN, DOOR-WINDOW SCHEDULE |
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| A-4.2 | ELEVATIONS |
| A-5 | SECTIONS |
| A-6 | PLANTER PLAN, SECTIONS |
| A-7 | FAR DIAGRAMS |

LOT COVERAGE

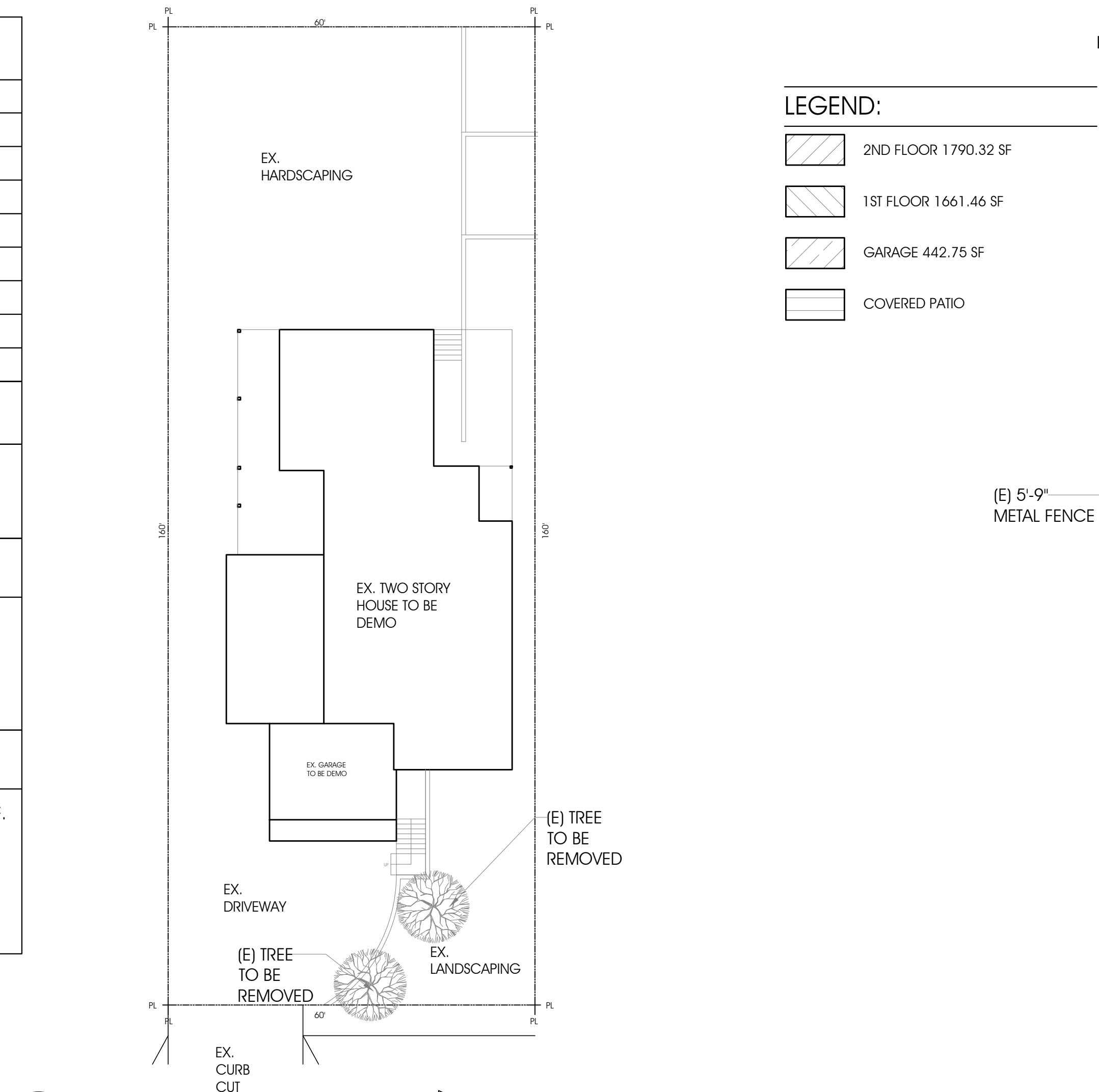
$$\frac{442.75 + 1675.61 + 242.46 + 79.17 + 79.00}{2518.99/9600} = 26.2\%$$

| APPLICABLE CODES | |
|------------------|--|
|------------------|--|

- . 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- . 2019 CALIFORNIA MECHANICAL CODE (CMC)
- . 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- . 2019 CALIFORNIA PLUMBING CODE (CPC)
- . 2019 CALIFORNIA GREEN BUILDING CODE (CALGREEN)

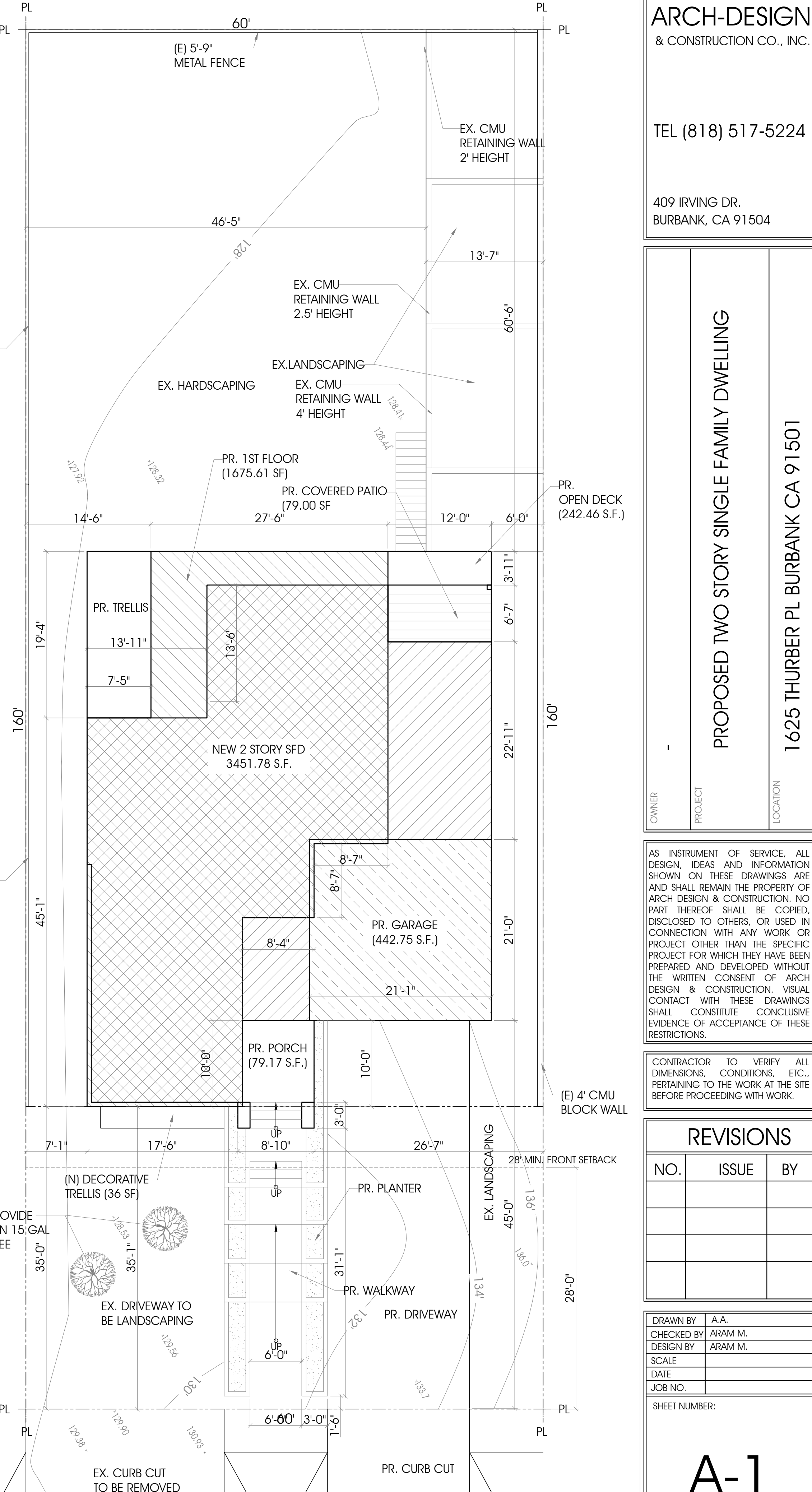
FRONT YARD LANDSCAPING

| | | |
|------------------|--------------|------------------------------------|
| EX. LANDSCAPING: | 239.17 S.F. | TOTAL FRONT YARD AREA: 1680.0 S.F. |
| PR. LANDSCAPING: | 644.00 S.F. | |
| PR. PLANTER: | 171.75 S.F. | |
| <u>TOTAL:</u> | 1054.92 S.F. | |

$$1054.92 / 1680.0 = 62.8\%$$


3 EX. SITE PLAN

Scale: 1/16"=1'-0"



ARCH-DESIGN
& CONSTRUCTION CO., INC.

TEL (818) 517-5224

409 IRVING DR.
BURBANK, CA 91504

| | |
|----------|---|
| OWNER | - |
| PROJECT | PROPOSED TWO STORY SINGLE FAMILY DWELLING |
| LOCATION | 1625 THURBER PL BURBANK CA 91501 |

PROPOSED TWO STORY SINGLE FAMILY

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ARCH DESIGN & CONSTRUCTION. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR 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 ARCH DESIGN & CONSTRUCTION. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH WORK.

REVISIONS

| NO. | ISSUE | BY |
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| DRAWN BY | A.A. |
| CHECKED BY | ARAM M. |
| DESIGN BY | ARAM M. |
| SCALE | |
| DATE | |
| JOB NO. | |

SHEET NUMBER:

A-1

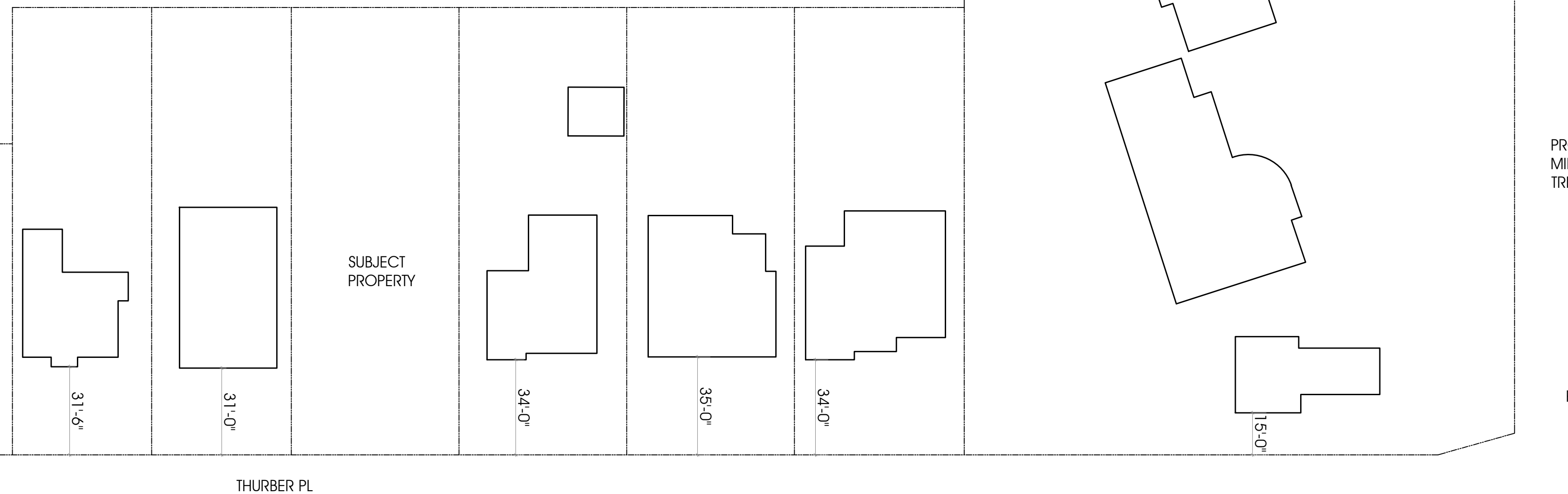
OF SHEETS



18'-6"
25'-0"
31'-6"
31'-0"
34'-0"
35'-0"
34'-0"
15'-0"

TOTAL: 224'-0"
AVERAGE: $224/8 = 28'-0"$

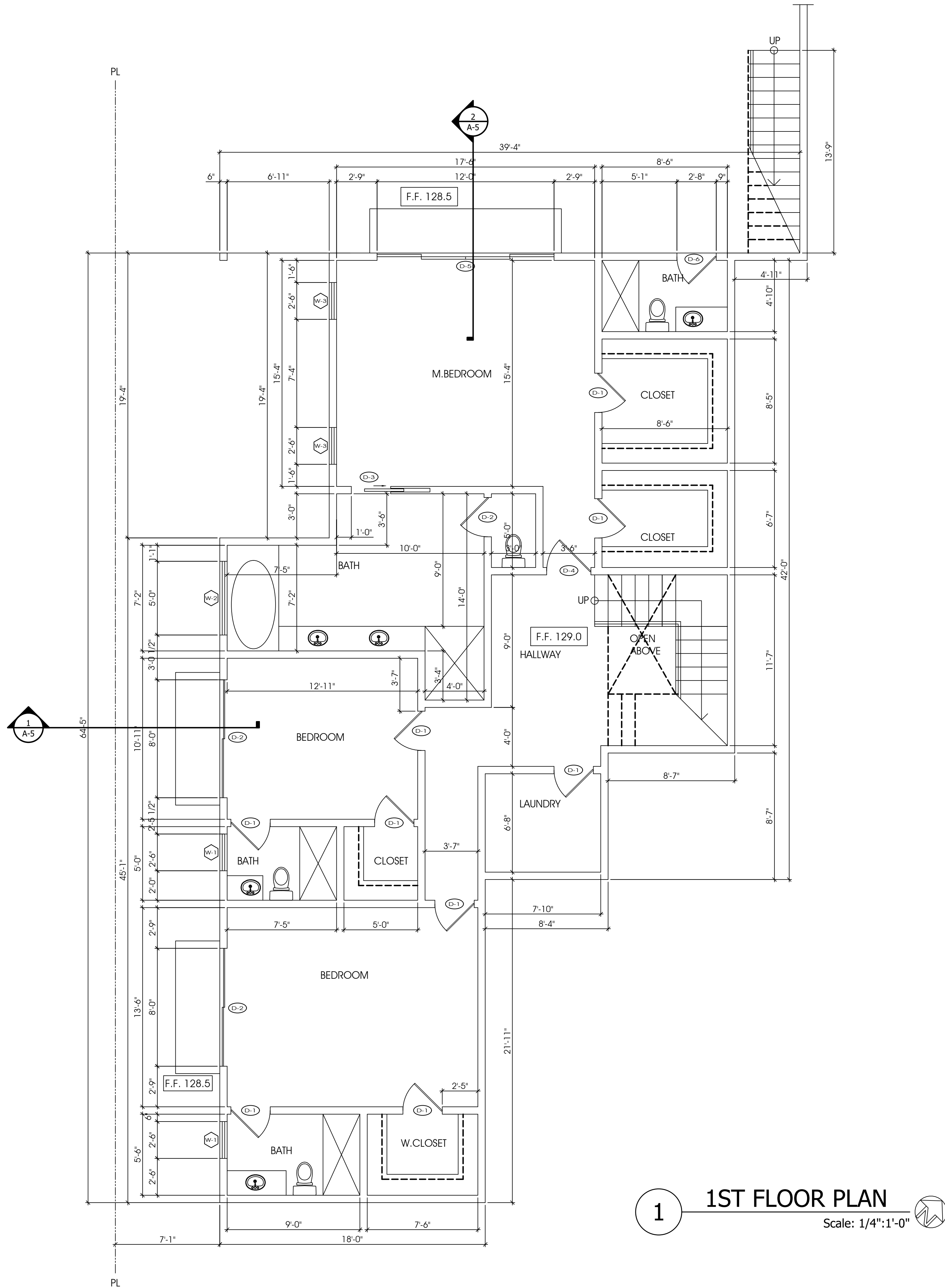
SETBACK FOR PROPERTY: 28'-0"
SETBACK PROVIDED: 28'-8"



2 PREVAILING SETBACK

Scale: 1/32"=1'-0"

Scale: 1/8":1'-0"



LEGEND:

NEW STUD WALL 2 X 4 @ 16 O.C.

| NEW DOOR SCHEDULE | | | | | | |
|-------------------|----------------|--------------------|--------------|---------|-------------|----------|
| DOOR NUMBER | WIDTH X HEIGHT | MATERIAL | TYPE | GLAZING | COLOR | REMARKS |
| D-1 | 2'-0" X 6'-8" | HOLLOW CORE | SWING | NO | | |
| D-2 | 8'-0" X 6'-8" | WOOD CLAD ALUMINUM | SLIDING | YES | DARK BRONZE | TEMPERED |
| D-3 | 2'-8" X 6'-8" | HOLLOW CORE | POCKET | NO | | |
| D-4 | 3'-0" X 6'-8" | HOLLOW CORE | SWING | NO | | |
| D-5 | 12'-0" X 6'-8" | WOOD CLAD ALUMINUM | SLIDING | YES | DARK BRONZE | TEMPERED |
| D-6 | 2'-8" X 6'-8" | SOLID WOOD | SWING | NO | | |
| D-7 | 5'-0" X 8'-0" | WOOD CLAD ALUMINUM | DOUBLE SWING | YES | DARK BRONZE | TEMPERED |
| D-8 | 2'-8" X 8'-0" | HOLLOW CORE | SWING | NO | | |
| D-9 | 6'-0" X 8'-0" | SOLID CORE | DOUBLE SWING | NO | | |
| D-10 | 3'-0" X 8'-0" | SOLID CORE | SWING | NO | | |
| D-11 | 12'-0" X 8'-0" | WOOD CLAD ALUMINUM | MULTI SLIDE | YES | DARK BRONZE | TEMPERED |
| D-12 | 16'-0" X 8'-0" | WOOD CLAD ALUMINUM | MULTI SLIDE | YES | DARK BRONZE | TEMPERED |
| D-13 | 6'-0" X 8'-0" | WOOD CLAD ALUMINUM | SLIDING | YES | DARK BRONZE | TEMPERED |

| NEW WINDOW SCHEDULE | | | | | | | |
|---------------------|----------------|--------------------|-------------|----------------|----------------|-------------|---------|
| WINDOW NUMBER | WIDTH X HEIGHT | MATERIAL | TYPE | BEDROOM EGRESS | TEMPERED GLASS | COLOR | REMARKS |
| W-1 | 2'-6" X 1'-6" | WOOD CLAD ALUMINUM | SLIDING | NO | YES | DARK BRONZE | |
| W-2 | 5'-0" X 4'-0" | WOOD CLAD ALUMINUM | FIXED | NO | YES | DARK BRONZE | |
| W-3 | 2'-6" X 4'-0" | WOOD CLAD ALUMINUM | SINGLE HUNG | NO | NO | DARK BRONZE | |
| W-4 | 2'-6" X 5'-0" | WOOD CLAD ALUMINUM | SINGLE HUNG | NO | NO | DARK BRONZE | |
| W-5 | 6'-0" X 4'-0" | WOOD CLAD ALUMINUM | SLIDING | NO | NO | DARK BRONZE | |
| W-6 | 6'-0" X 5'-0" | WOOD CLAD ALUMINUM | SLIDING | NO | NO | DARK BRONZE | |

- NOTE:
- THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCLUDING TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
 - ALL WINDOWS AND GLAZED DOORS ARE PART OF THE ANDERSEN E-SERIES LINE.

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OWNER

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DRAWN BY: A.A.

CHECKED BY: ARAM M.

DESIGN BY: ARAM M.

SCALE:

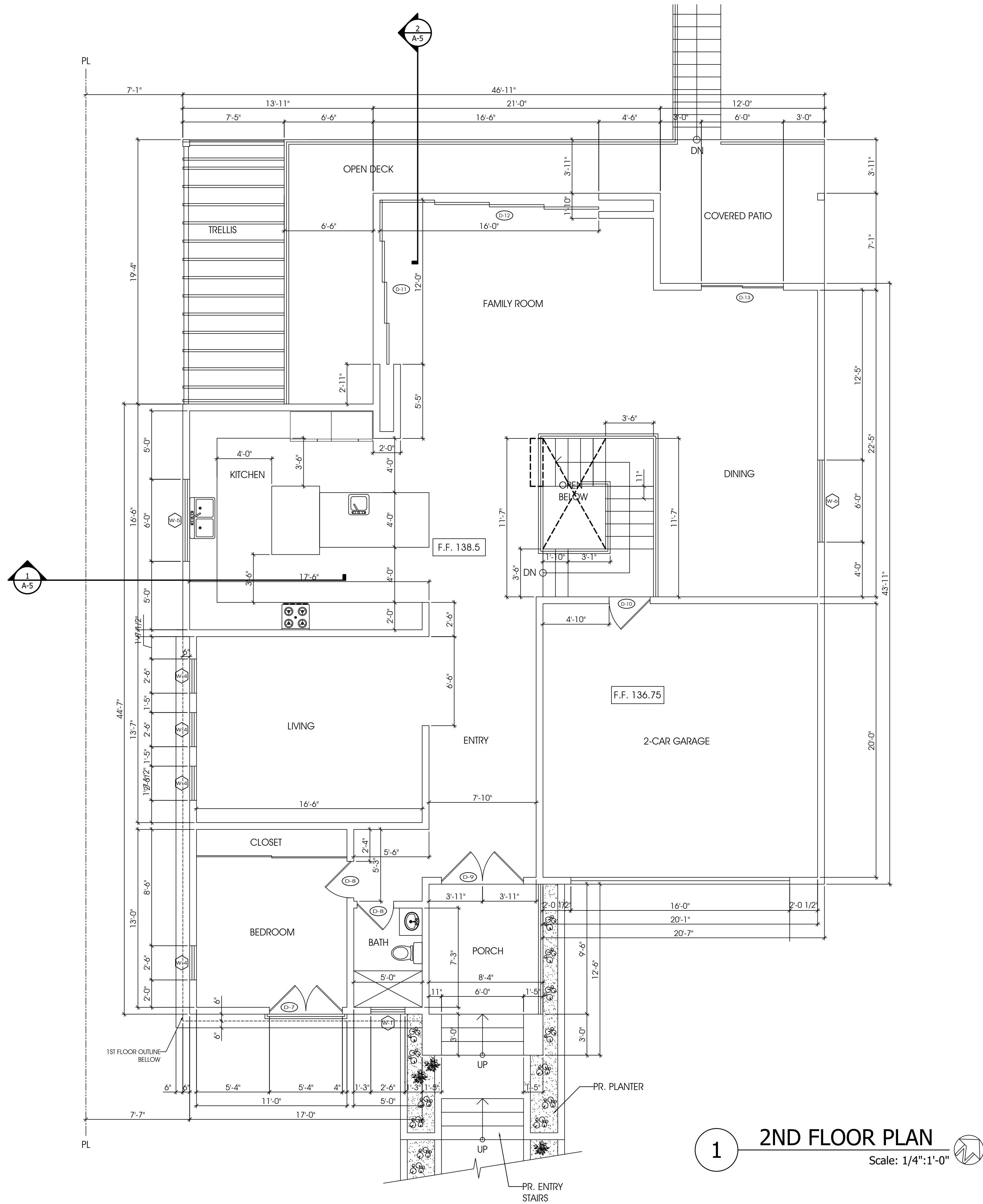
DATE:

JOB NO.

SHEET NUMBER:

A-2.1

OF SHEETS



LEGEND:
NEW STUD WALL 2 X 4 @ 16 O.C.

| NEW DOOR SCHEDULE | | | | | | |
|-------------------|----------------|--------------------|--------------|---------|-------------|----------|
| DOOR NUMBER | WIDTH X HEIGHT | MATERIAL | TYPE | GLAZING | COLOR | REMARKS |
| D-1 | 2'-0" X 6'-8" | HOLLOW CORE | SWING | NO | | |
| D-2 | 8'-0" X 6'-8" | WOOD CLAD ALUMINUM | SLIDING | YES | DARK BRONZE | TEMPERED |
| D-3 | 2'-8" X 6'-8" | HOLLOW CORE | POCKET | NO | | |
| D-4 | 3'-0" X 6'-8" | HOLLOW CORE | SWING | NO | | |
| D-5 | 12'-0" X 6'-8" | WOOD CLAD ALUMINUM | SLIDING | YES | DARK BRONZE | TEMPERED |
| D-6 | 2'-8" X 6'-8" | SOLID WOOD | SWING | NO | | |
| D-7 | 5'-0" X 8'-0" | WOOD CLAD ALUMINUM | DOUBLE SWING | YES | DARK BRONZE | TEMPERED |
| D-8 | 2'-8" X 8'-0" | HOLLOW CORE | SWING | NO | | |
| D-9 | 6'-0" X 8'-0" | SOLID CORE | DOUBLE SWING | NO | | |
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| D-12 | 16'-0" X 8'-0" | WOOD CLAD ALUMINUM | MULTI SLIDE | YES | DARK BRONZE | TEMPERED |
| D-13 | 6'-0" X 8'-0" | WOOD CLAD ALUMINUM | SLIDING | YES | DARK BRONZE | TEMPERED |

| NEW WINDOW SCHEDULE | | | | | | | |
|---------------------|----------------|--------------------|-------------|----------------|----------------|-------------|---------|
| WINDOW NUMBER | WIDTH X HEIGHT | MATERIAL | TYPE | BEDROOM EGRESS | TEMPERED GLASS | COLOR | REMARKS |
| W-1 | 2'-6" X 1'-6" | WOOD CLAD ALUMINUM | SLIDING | NO | YES | DARK BRONZE | |
| W-2 | 5'-0" X 4'-0" | WOOD CLAD ALUMINUM | FIXED | NO | YES | DARK BRONZE | |
| W-3 | 2'-6" X 4'-0" | WOOD CLAD ALUMINUM | SINGLE HUNG | NO | NO | DARK BRONZE | |
| W-4 | 2'-6" X 5'-0" | WOOD CLAD ALUMINUM | SINGLE HUNG | NO | NO | DARK BRONZE | |
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OWNER

PROJECT

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DRAWN BY: A.A.

CHECKED BY: ARAM M.

DESIGN BY: ARAM M.

SCALE:

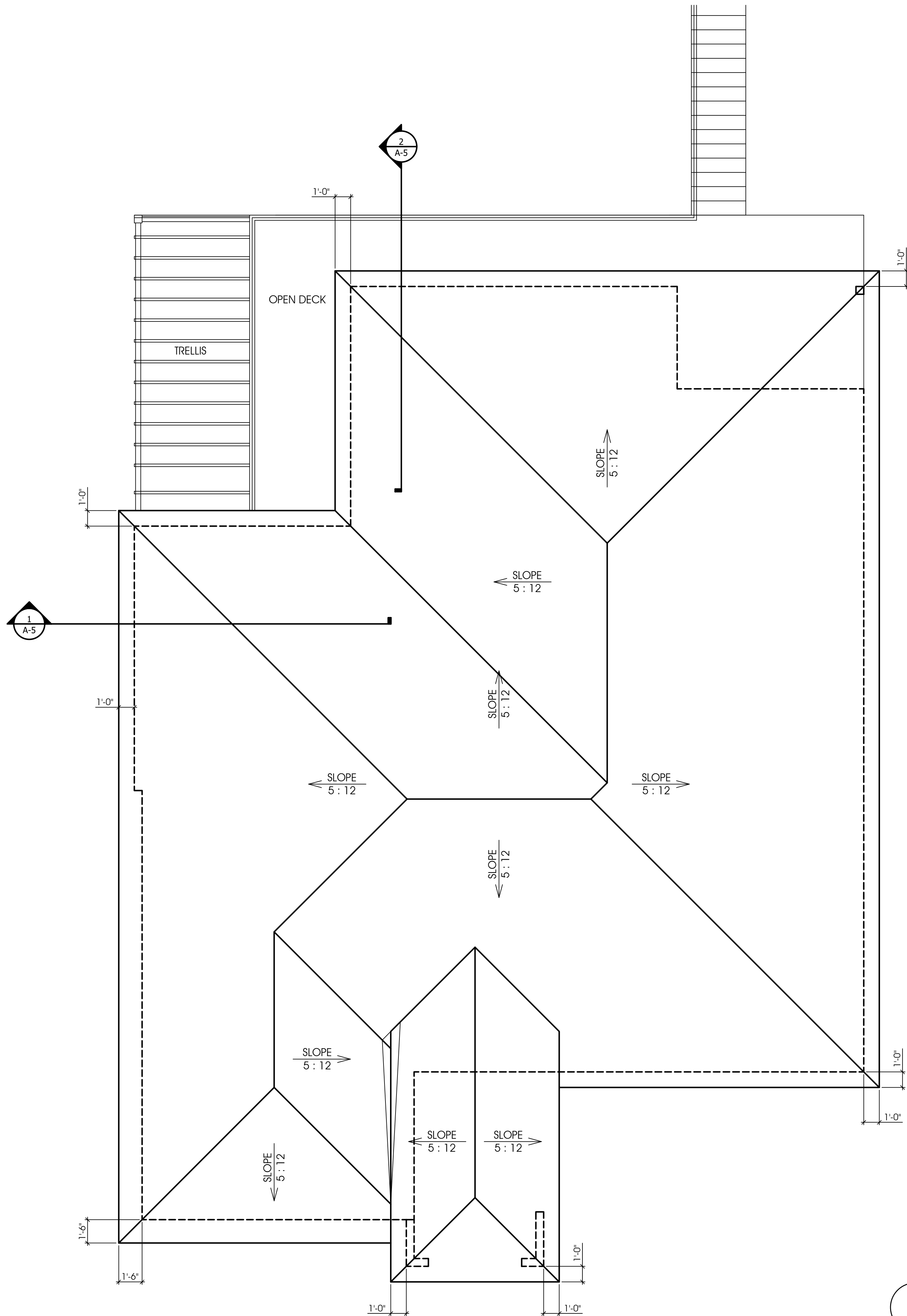
DATE:

JOB NO.

SHEET NUMBER:

A-2.2

OF SHEETS



1 ROOF PLAN
Scale: 1/4":1'-0"

ROOF PLAN NOTES:

ROOFING MATERIAL: CLASS "A" COMPOSITION SHINGLE
COOL ROOF
ROOFING MANUFACTURER: GAF-TIMBERLINE COOL SERIES
PRODUCT ICC-ESR: 1475
CRRC: 0676-0043
3YR. REF.: 0.26
3YR. EMISS.: 0.91
SRI: 27
NOTE: ROOFING INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

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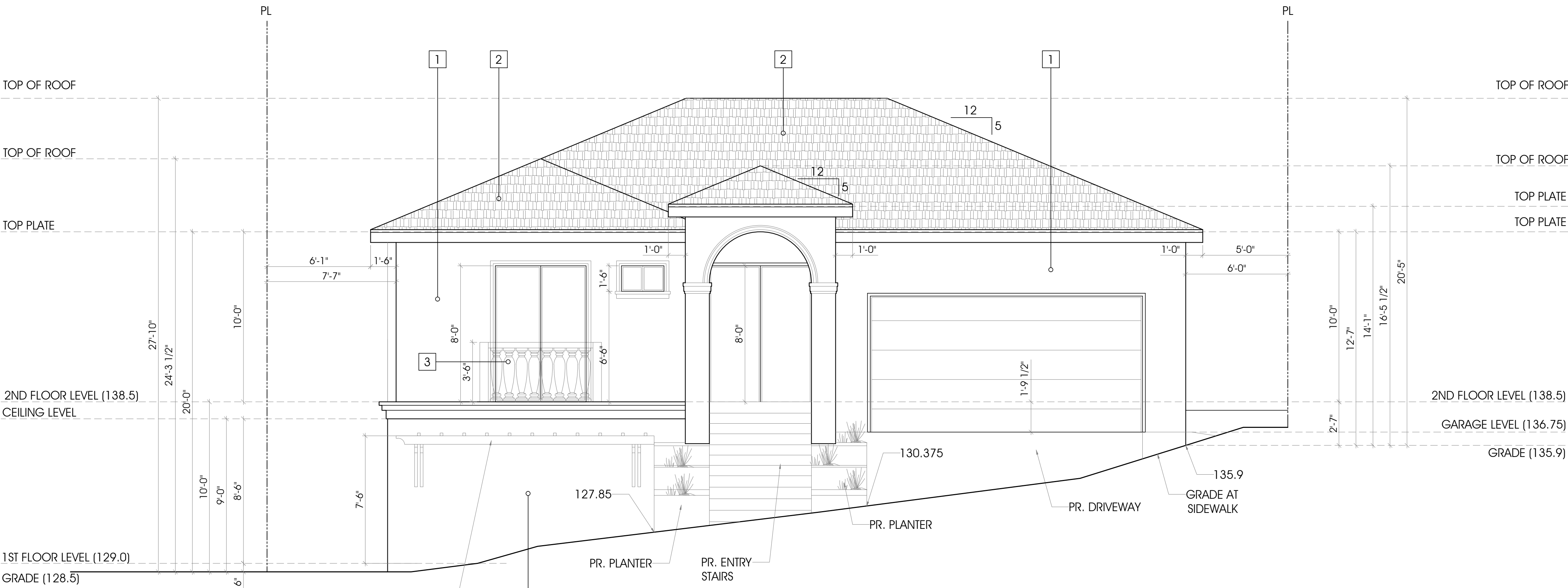
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| DRAWN BY | A.A. |
| CHECKED BY | ARAM M. |
| DESIGN BY | ARAM M. |
| SCALE | |
| DATE | |
| JOB NO. | |

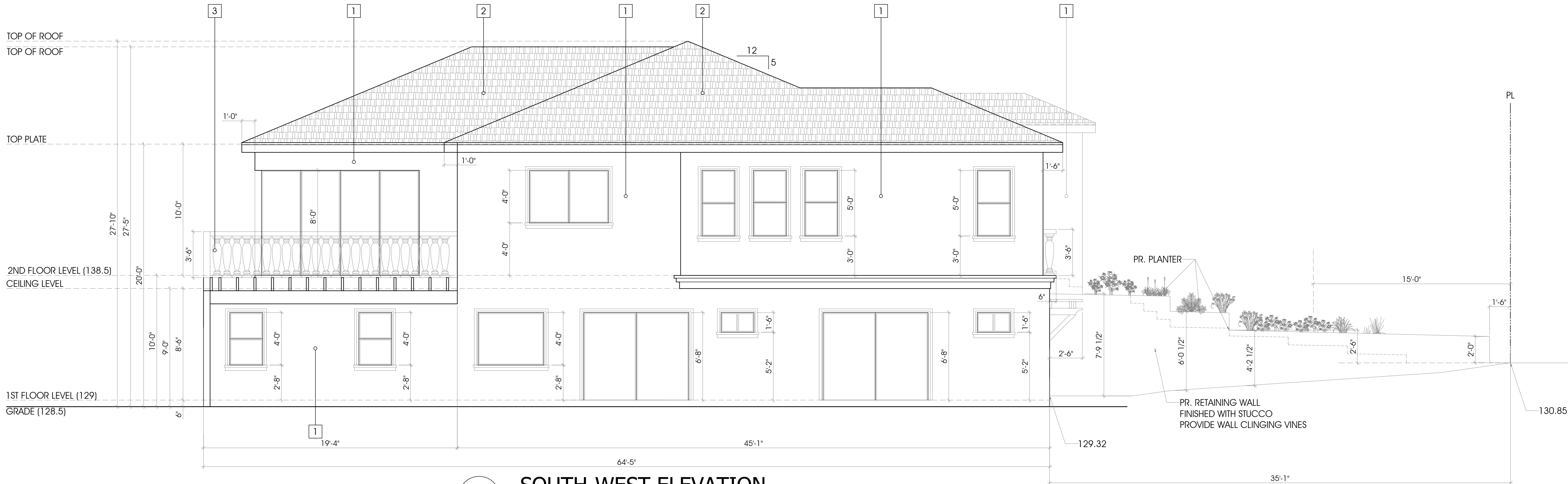
SHEET NUMBER:

A-3

OF SHEETS



1 SOUTH-EAST ELEVATION
Scale: 1/4":1'-0"



2 SOUTH-WEST ELEVATION
Scale: 1/4":1'-0"

EXTERIOR FINISHES:

- 1 7/8" STUCCO, OFF WHITE COLOR
- 2 CLASS 'A' COMP. SHINGLE ROOF
- 3 PRECAST CONCRETE BALUSTER RAILING, CREAM COLOR

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 REMOVAL OF NON-APPROVED WORK.

SIDE YARD MODULATION

ELEVATION 2: SOUTH-WEST ELEVATION

STANDARD E-2b: SIDE YARD BUILDING MODULATION ALTERNATIVE 'B':

TOTAL LENGTH OF BUILDING: 64'-5"
MIN. 30% OF LENGTH (64'-5" X 0.3): 19'-4"
LENGTH OF BUILDING SETBACK MIN. 5': 19'-4"

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PROPOSED TWO STORY SINGLE FAMILY DWELLING

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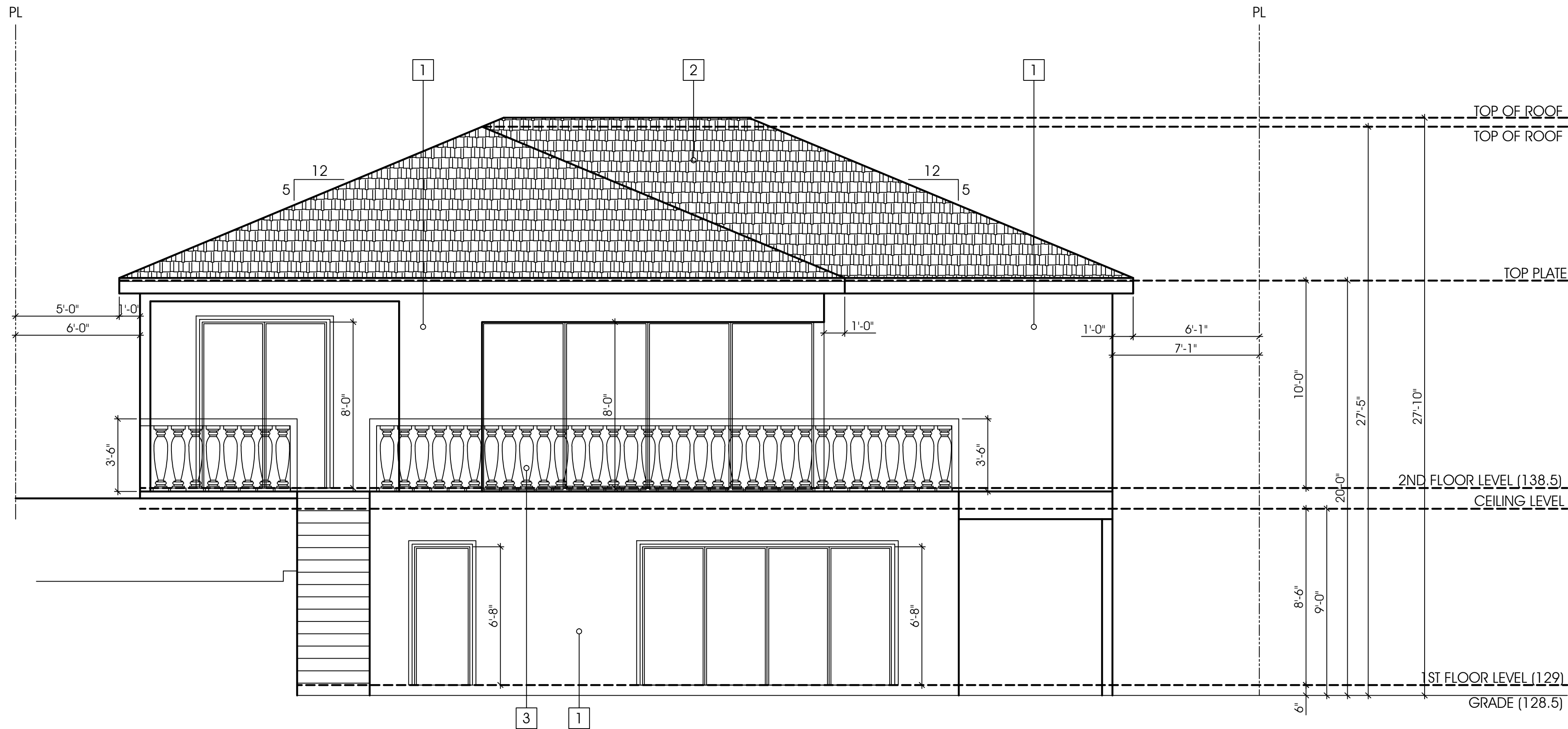
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| DRAWN BY | A.A. |
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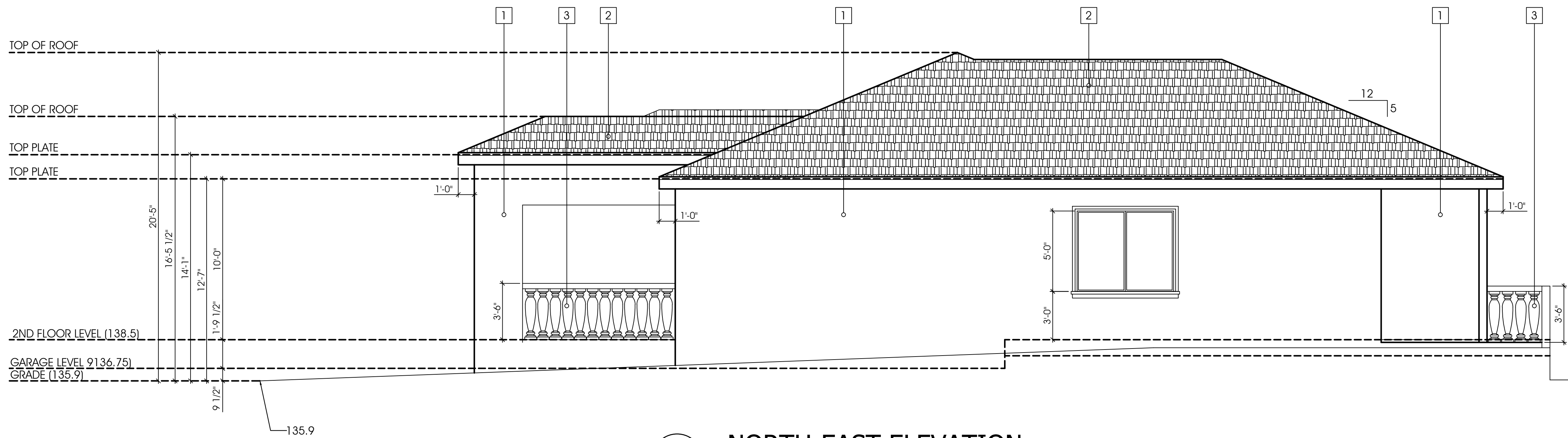
A-4.1

OF

SHEETS



1 NORTH-WEST ELEVATION
Scale: 1/4":1'-0"



2 NORTH-EAST ELEVATION
Scale: 1/4":1'-0"

EXTERIOR FINISHES:

- 1 7/8" STUCCO, OFF WHITE COLOR
- 2 CLASS 'A' COMP. SHINGLE ROOF
- 3 PRECAST CONCRETE BALUSTER RAILING, CREAM COLOR

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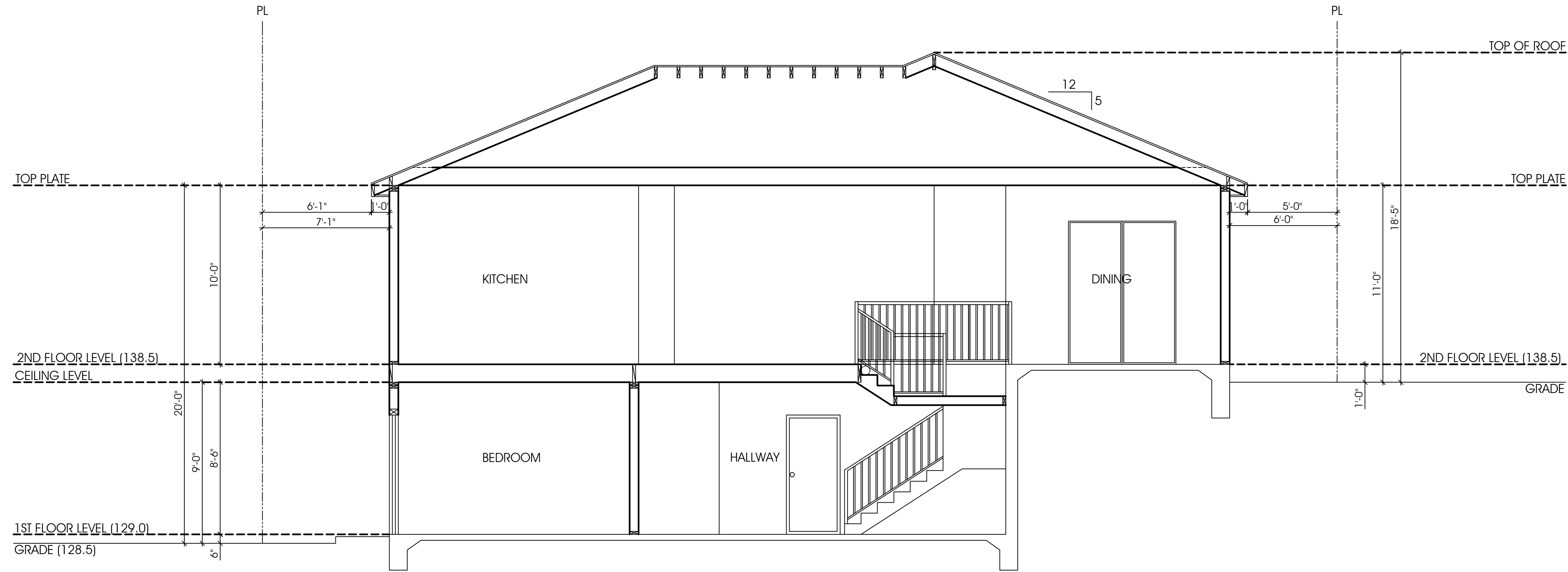
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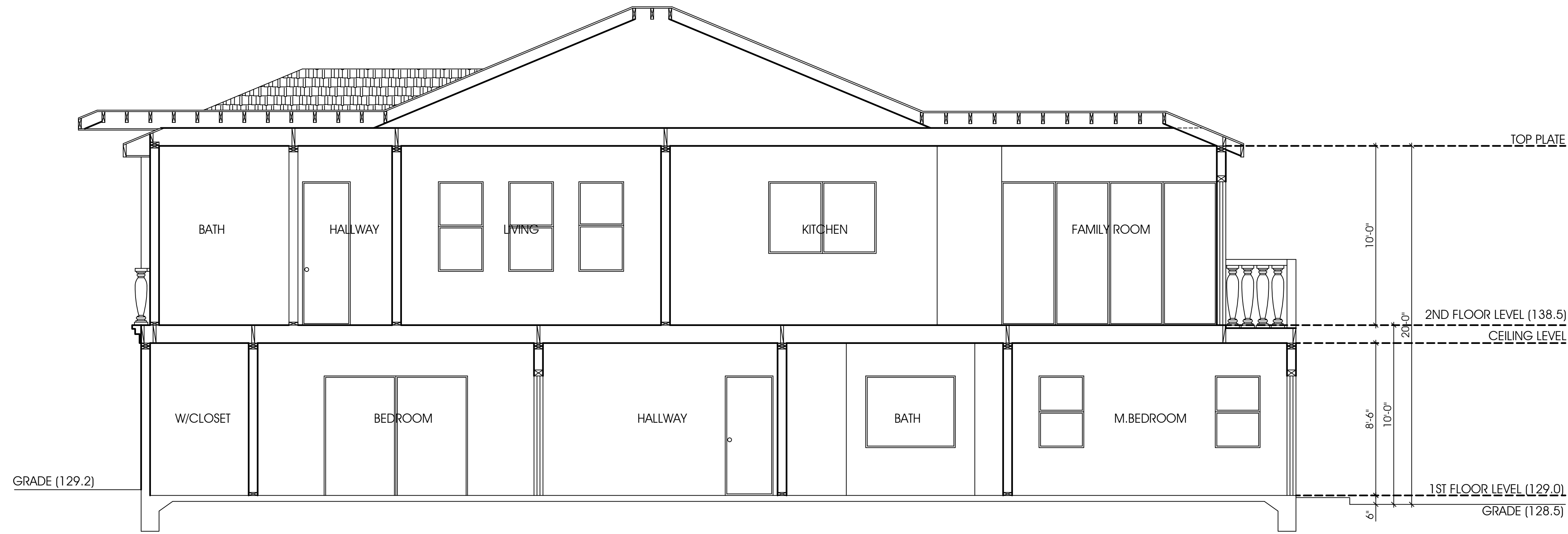
SHEET NUMBER:

A-4.2

OF SHEETS



1 SECTION - A
Scale: 1/4":1'-0"



2 SECTION - B
Scale: 1/4":1'-0"

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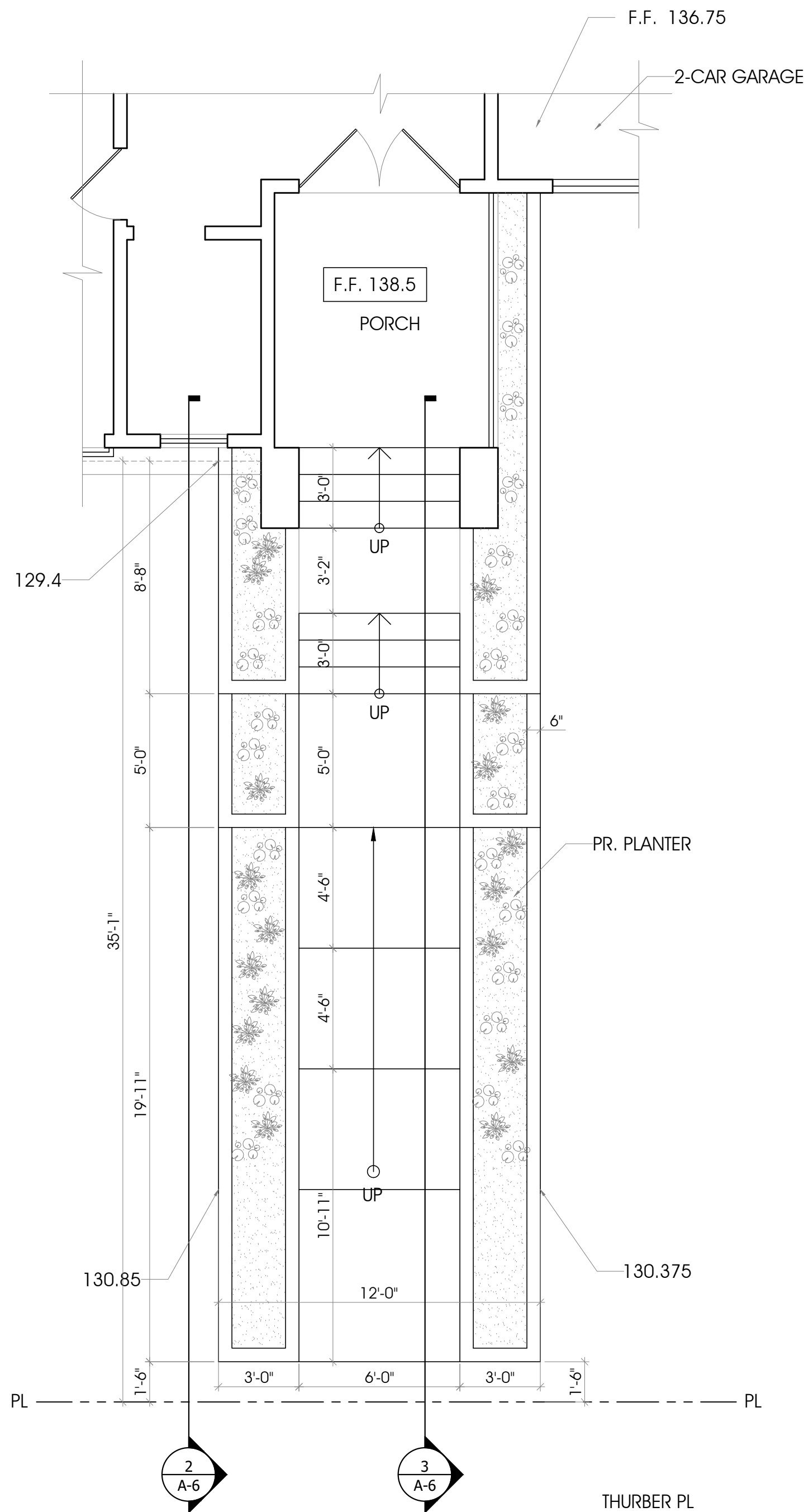
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| DESIGN BY | ARAM M. |
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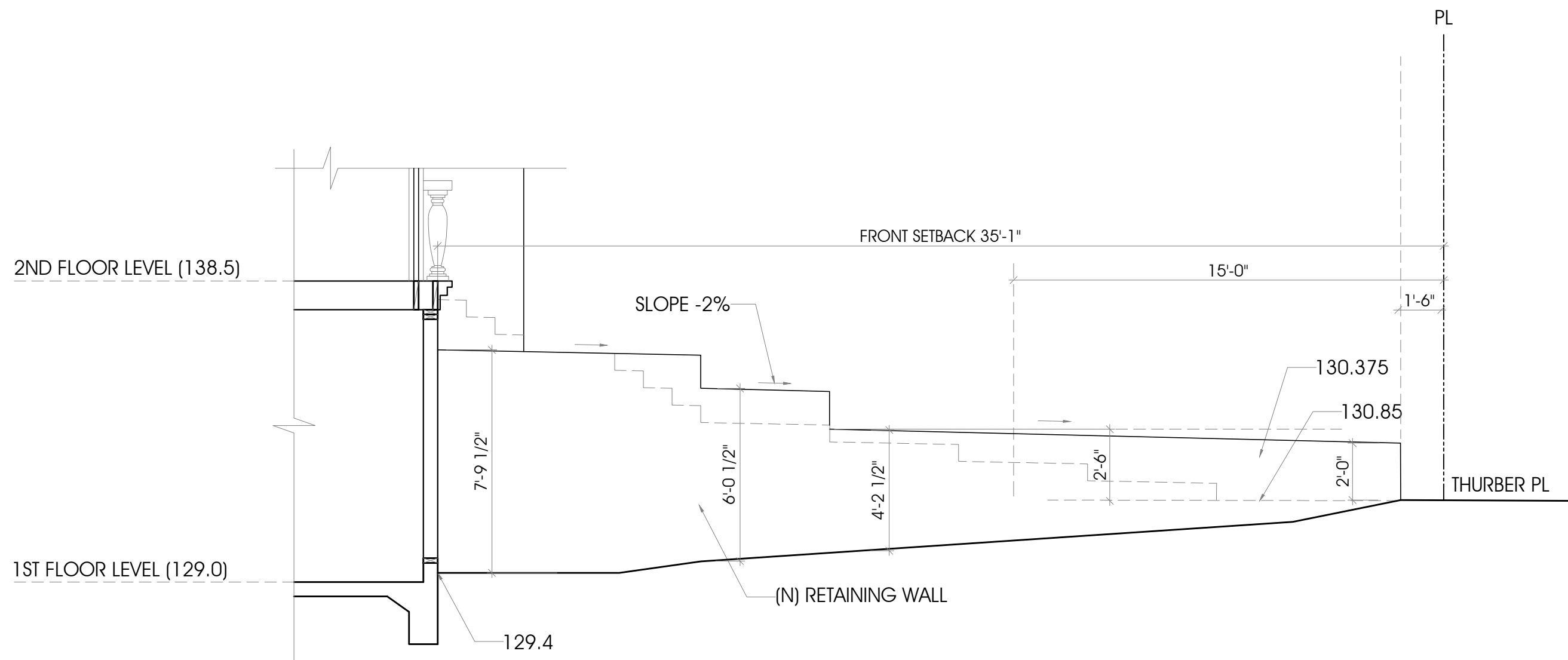
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A-5

OF SHEETS

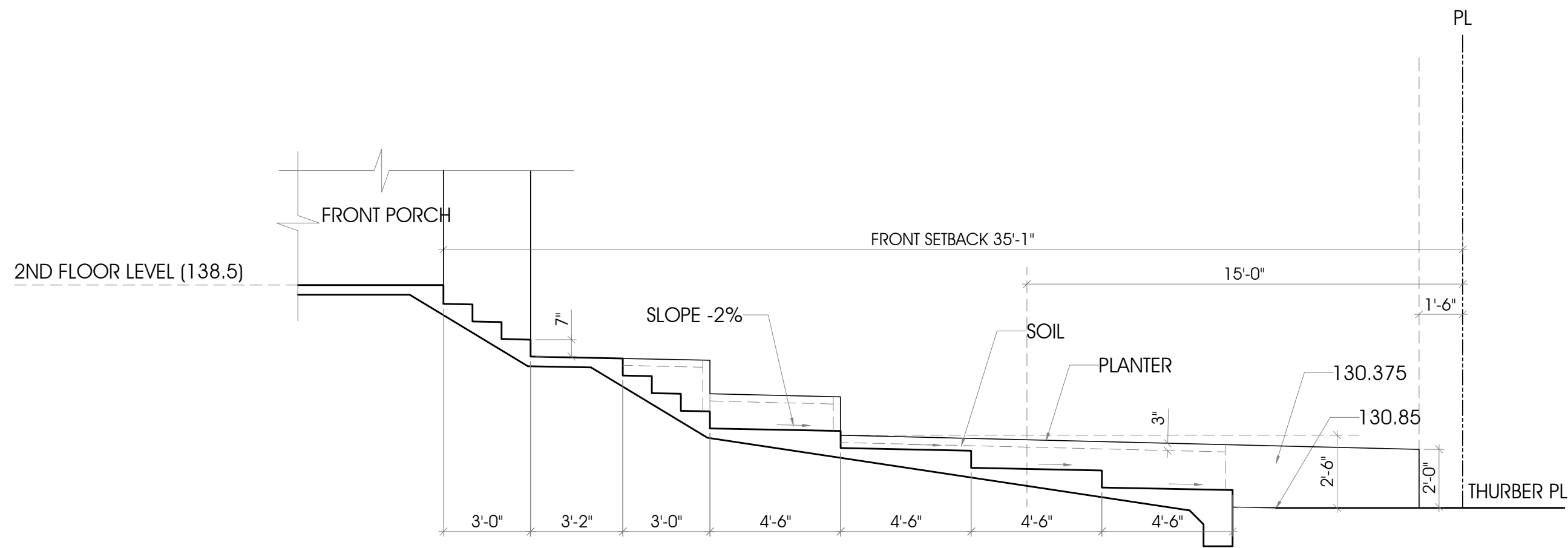


1 PLANTER PLAN
Scale: 1/4":1'-0"



2 SECTION - A
Scale: 1/4":1'-0"

- NOTE:
1. MAX ALLOWABLE HEIGHT FOR RETAINING WALLS/GARDEN WALLS WITHIN 15' OF FRONT PROPERTY LINE IS 30".
 2. RETAINING WALLS TO BE FINISHED WITH STUCCO



3 SECTION - B
Scale: 1/4":1'-0"

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PROPOSED TWO STORY SINGLE FAMILY DWELLING

1625 THURBER PL BURBANK CA 91501

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ARCH DESIGN & CONSTRUCTION. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR 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 ARCH DESIGN & CONSTRUCTION. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK, AT THE SITE BEFORE PROCEEDING WITH WORK.

REVISIONS

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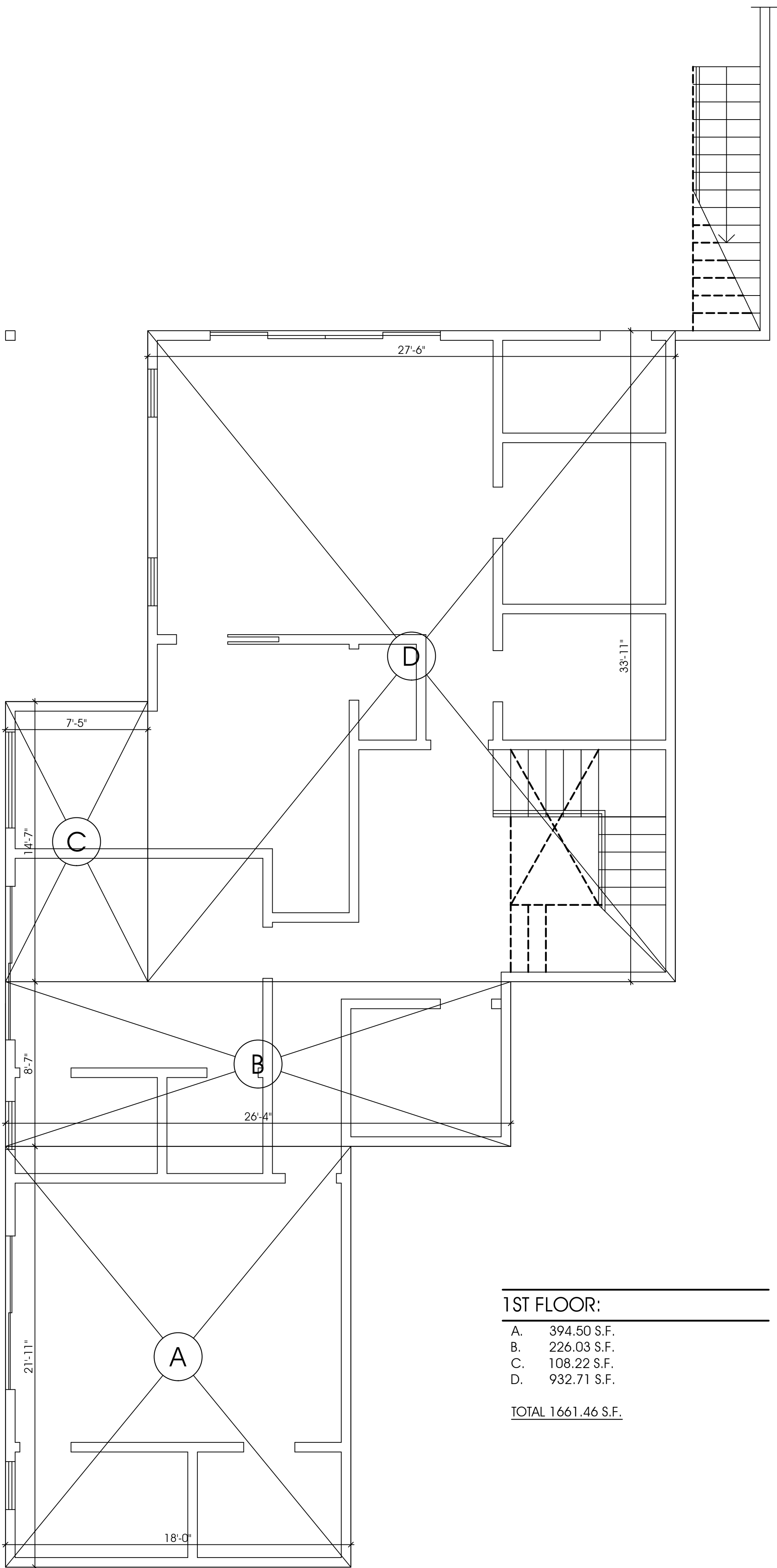
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|------------|---------|
| DRAWN BY | A.A. |
| CHECKED BY | ARAM M. |
| DESIGN BY | ARAM M. |
| SCALE | |
| DATE | |
| JOB NO. | |

SHEET NUMBER:

A-6

OF

SHEETS

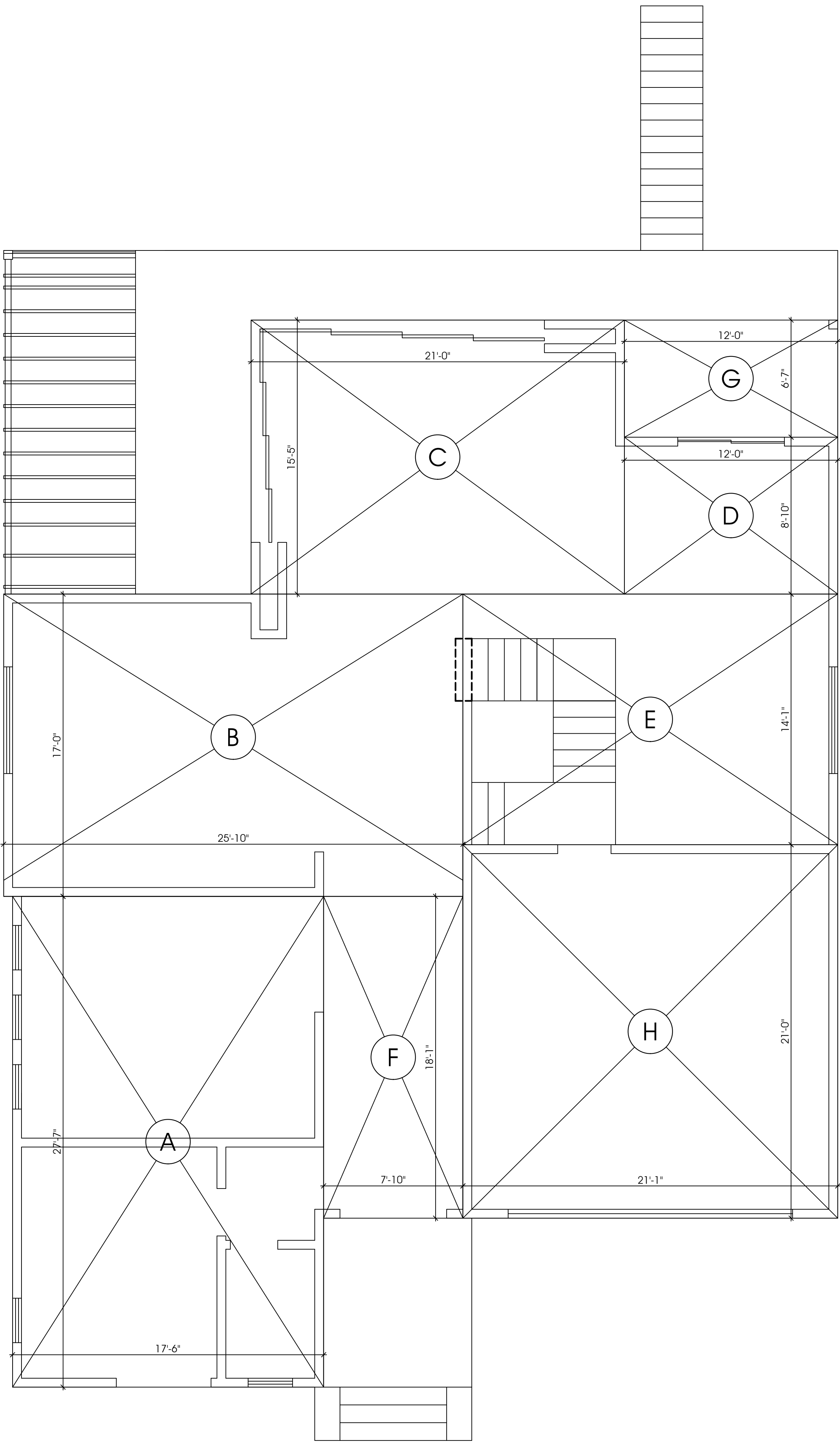


1ST FLOOR:

| | |
|----|-------------|
| A. | 394.50 S.F. |
| B. | 226.03 S.F. |
| C. | 108.22 S.F. |
| D. | 932.71 S.F. |

TOTAL 1661.46 S.F.

1 1ST FLOOR FAR DIAGRAM
Scale: 1/4":1'-0"



2ND FLOOR:

| | |
|----|-------------|
| A. | 482.85 S.F. |
| B. | 439.17 S.F. |
| C. | 323.58 S.F. |
| D. | 105.9 S.F. |
| E. | 297.1 S.F. |
| F. | 141.72 S.F. |

TOTAL 2ND FLOOR: 1790.32 S.F.

COVERED PATIO
G. 79.00 S.F.

TOTAL COVERED PATIO: 87.50 S.F.

GARAGE (400 S.F. EXEMPT) :
H. 442.75 S.F.

TOTAL GARAGE: 442.75 - 400 = 42.75 S.F.

2 2ND FLOOR FAR DIAGRAM
Scale: 1/4":1'-0"

ARCH-DESIGN
& CONSTRUCTION CO., INC.

TEL (818) 517-5224

409 IRVING DR.
BURBANK, CA 91504

| | | |
|---|---------|----------------------------------|
| PROPOSED TWO STORY SINGLE FAMILY DWELLING | | |
| OWNER | PROJECT | LOCATION |
| | | 1625 THURBER PL BURBANK CA 91501 |

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| DRAWN BY | A.A. |
| CHECKED BY | ARAM M. |
| DESIGN BY | ARAM M. |
| SCALE | |
| DATE | |
| JOB NO. | |

SHEET NUMBER:

A-7

OF SHEETS