

Hand-drawn site plan for a property. The plan includes the following elements and annotations:

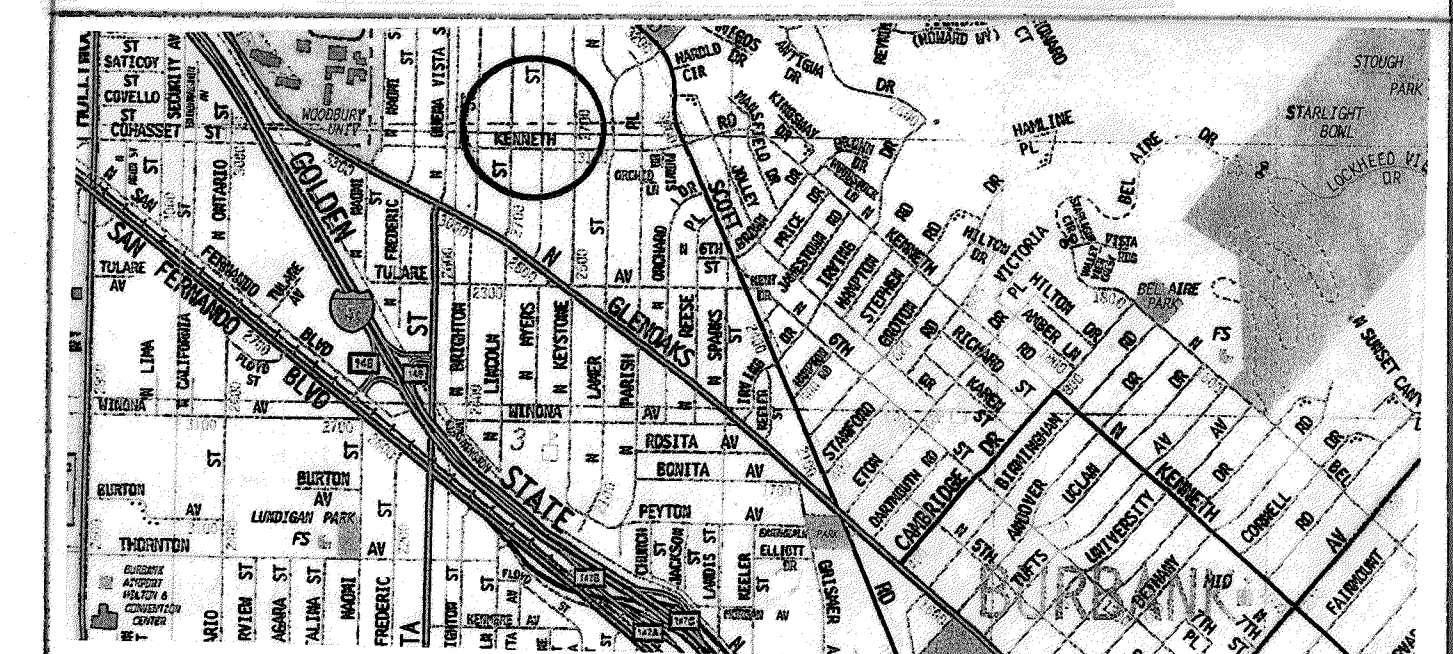
- Top Boundary:** 50.00' BE REMOVED (with a small structure diagram) (5' EASEMENT LINE)
- Top Left:** (E) LANDSCAPE
- Top Center:** (N) 15 GAL. HEDGES
- Top Right:** (EXIST.) 2-CAR GARAGE
- Left Side:** (E) TREE, 10'-0" (H) (MIN), (E) AC, (E) 1/4 W/H, (E) 1/4 W/H
- Center:** (NEW) TWO-STORY ADDITION, (OPEN) (N) CONC. PATIO, (NEW) 1-STORY ADDITION, (E) EM, (E) 15 GAL. HEDGES, 2'x3' WINDOW, 2'-6" x 4'-0" WINDOW, 10'-0" (CUR), (HEDGES CAN BE ENCLOSED INTO 10'-0" DRIVEWAY), (E) 15 GAL. (Glossy Leaf Privet, grows to max. of 12'-0" in ht, grows 12'-16" A YEAR), (EXIST.) ONE-STORY HOUSE, (E) GM, (N) CONC. PORCH, (E) WALK, (E) LANDSCAPE, (N) TREES (w/ ARBOR GUARDS), 50.00'
- Right Side:** (E) SF, 2'x3' window, 3'x4' window
- Bottom:** F W A L K, (E) TREE (1111-24' Box w/ IRRIGATION BUBBLER), (E) WM

CONCEPTUAL LANDSCAPE PLAN

CONSTRUCTION _____ TYPE VB
OCCUPANCY _____ R3 / U
ZONE _____ R - 1
LEGAL DESCRIPTION _____ LOT# 26, TRACT# 14757
ASSESSORS PARCEL NUMBER _____ 2471032013
EXISTING LOT SIZE ---- (50' x 121') ----- 6,050 SQ. FT.
EXISTING ONE STORY HOUSE SIZE ----- 1,461.17 SQ. FT.
EXISTING DETACHED TWO CAR GARAGE SIZE ----- 360 SQ. FT.
EXISTING FRONT COVERED ENTRY SIZE ----- 14.22 SQ. FT.
NEW ONE STORY HOUSE ADDITION SIZE ----- 34.5 SQ. FT.
NEW ONE STORY HOUSE SIZE (with addition) ----- 1,495.67 SQ. FT.
NEW TWO STORY HOUSE ADDITION SIZE ----- 915.89 SQ. FT.
TOTAL NEW HOUSE SIZE ----- 2,411.56 SQ. FT.
FLOOR AREA RATIO ----(1,461.17+34.5+915.89 divided by 6,050) -----39.86%
LOT COVERAGE ----(1,461.17+360+34.5 divided by 6,050) -----30.67 %
EXISTING ONE STORY HOUSE BUILDING HEIGHT ----- 16' - 0"
NEW ONE STORY HOUSE ADDITION BUILDING HEIGHT ----- 23' - 6"
TOTAL FRONT YARD AREA ----- 1,012.5 SQ. FT.
(total front yard landscape: 602 sq. ft. = 59.5% / total landscape: 410.5 sq. ft. = 40.5%)

SHEET INDEX

VICINITY MAP

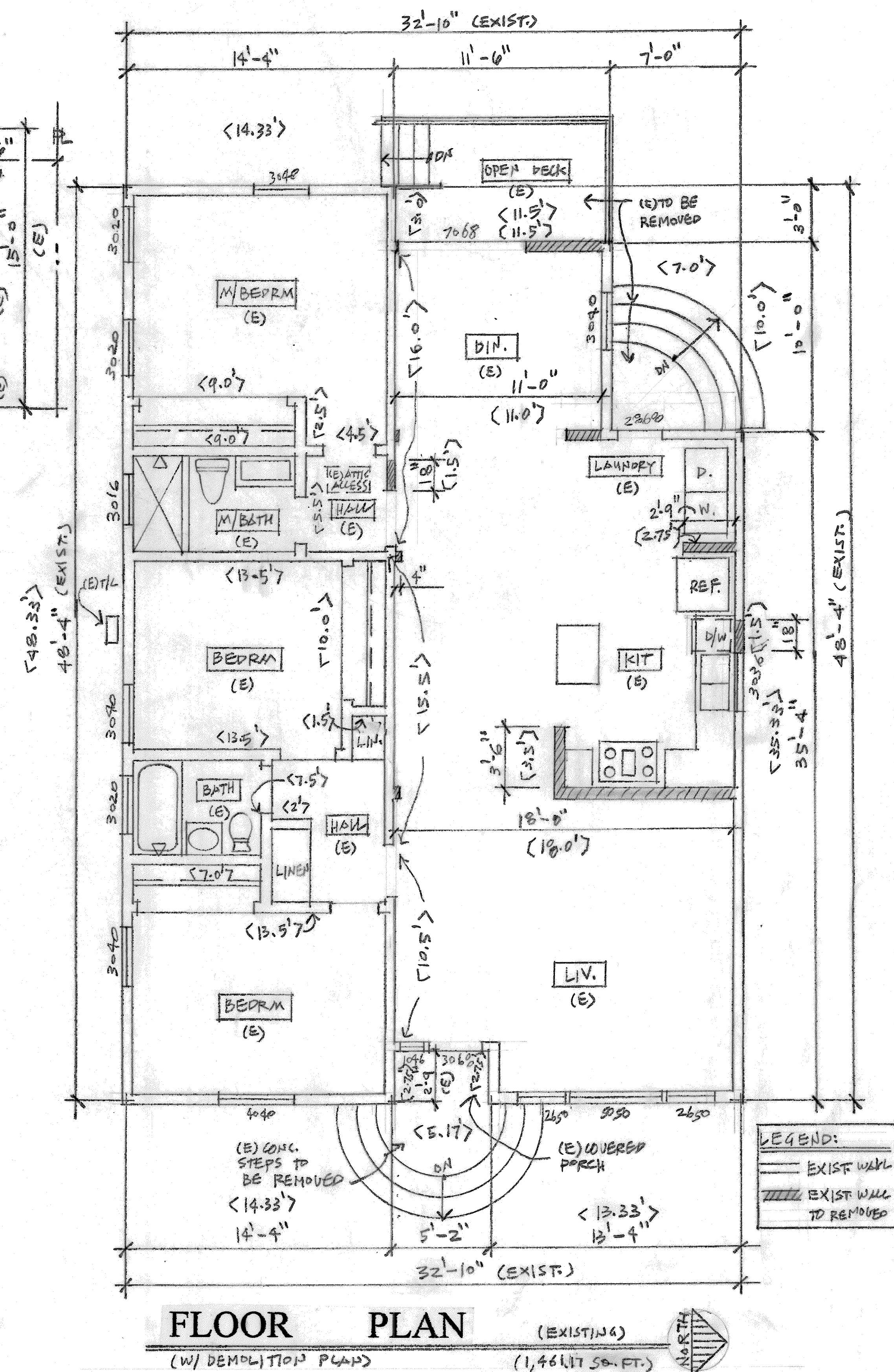
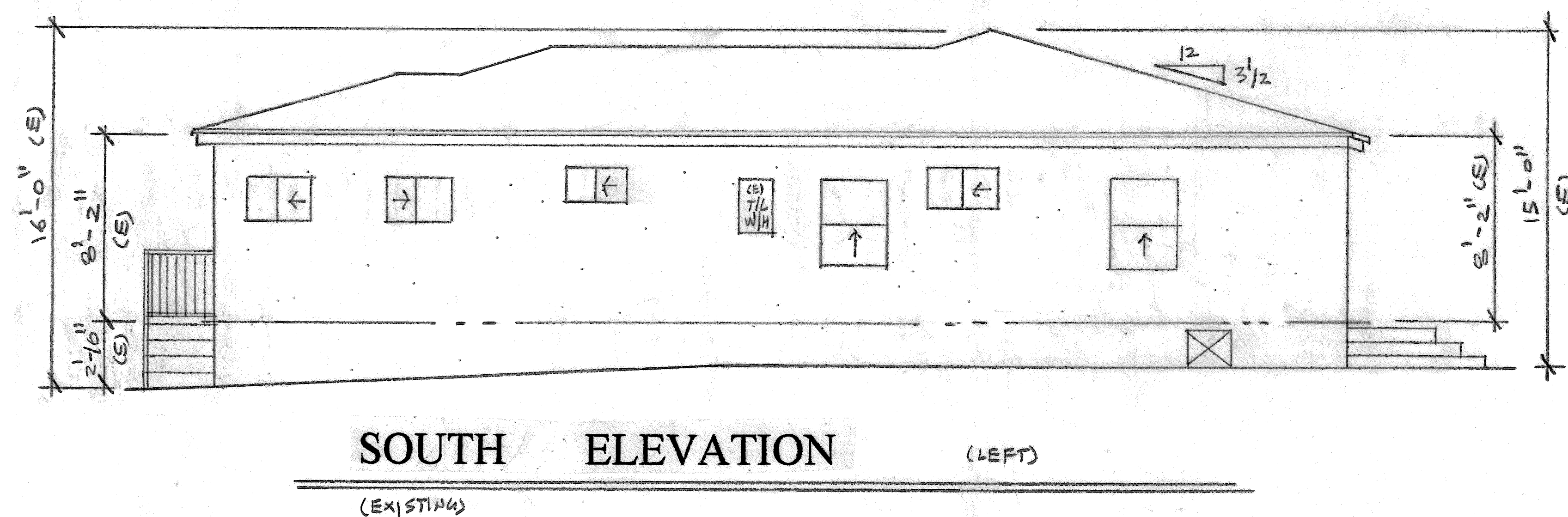
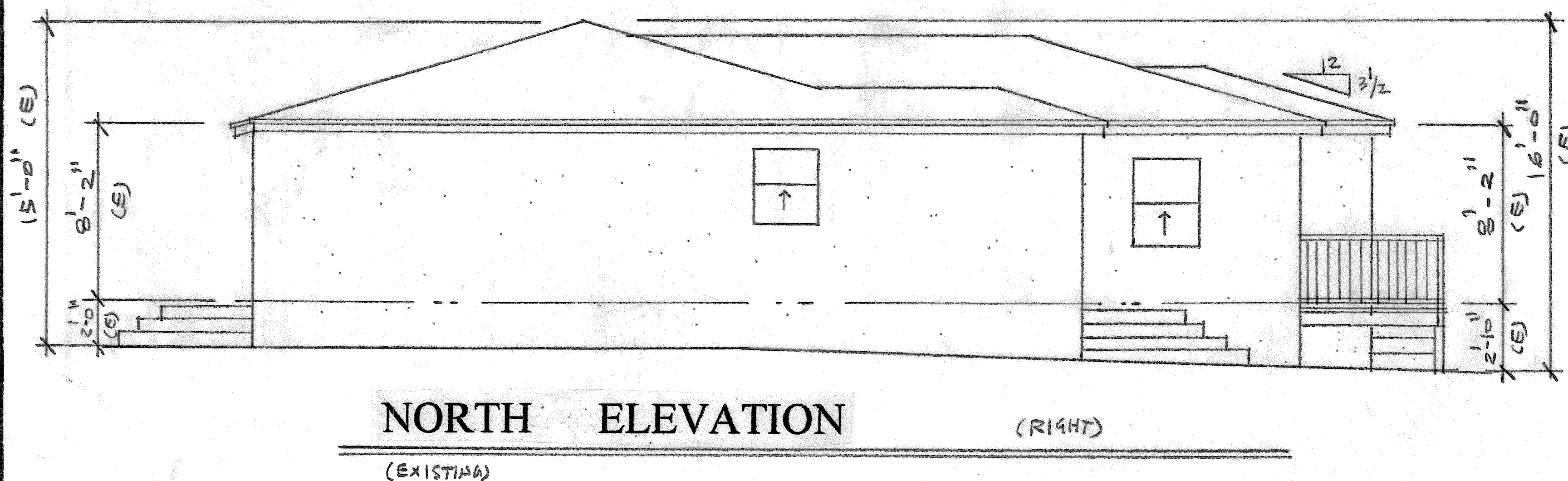
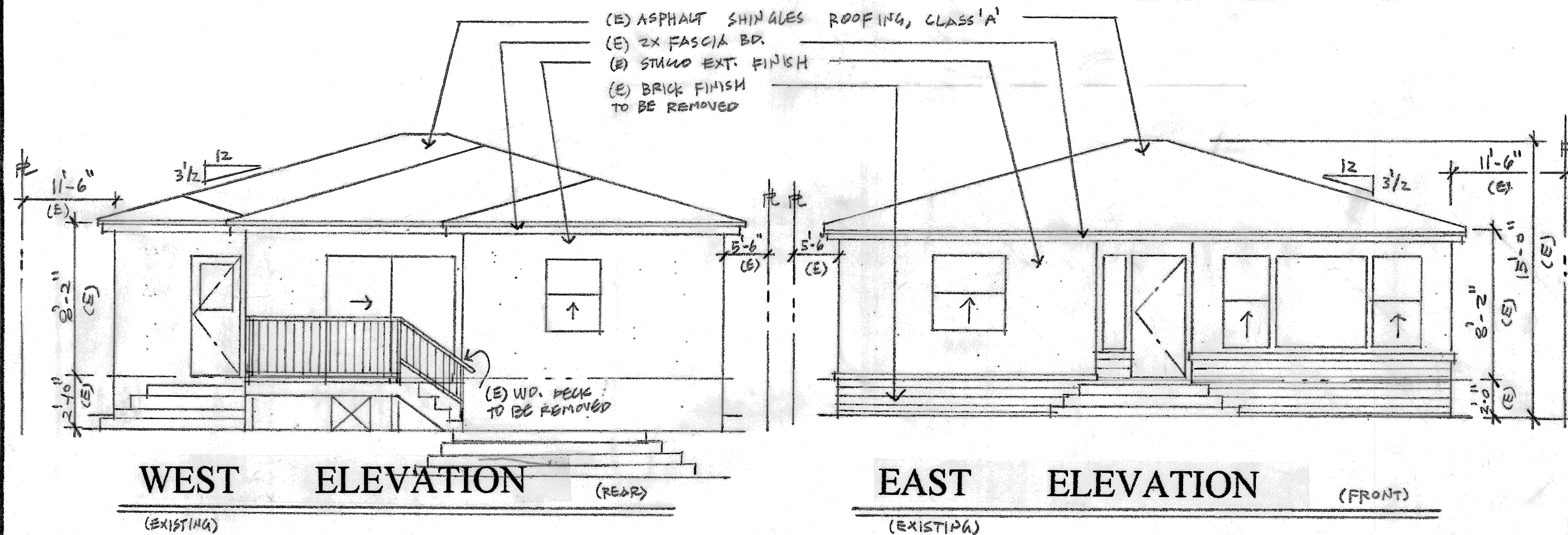


SCOPE OF WORK

TWO STORY SFD ADJOINING OVER EXISTING ONE STORY SFD WITH DETACHED TWO CAR GARAGE. AT FIRST FLOOR, ENLARGE EXISTING DINING ROOM, ENLARGE AND REMODEL EXISTING KITCHEN. SECOND FLOOR, MASTER SUITE, BEDROOM, BATHROOM, LAUNDRY. REPLACE ALL EXISTING WINDOWS, NEW ROOF SHINGLES, TWO SETS OF

**TWO STORY ADDITION
FOR DON PECANO**
2805 NORTH MYERS STREET
BURBANK, CA. 91504

to	
date	1/8" = 1-0"
sun	HK
to	2015
rest	2/-1

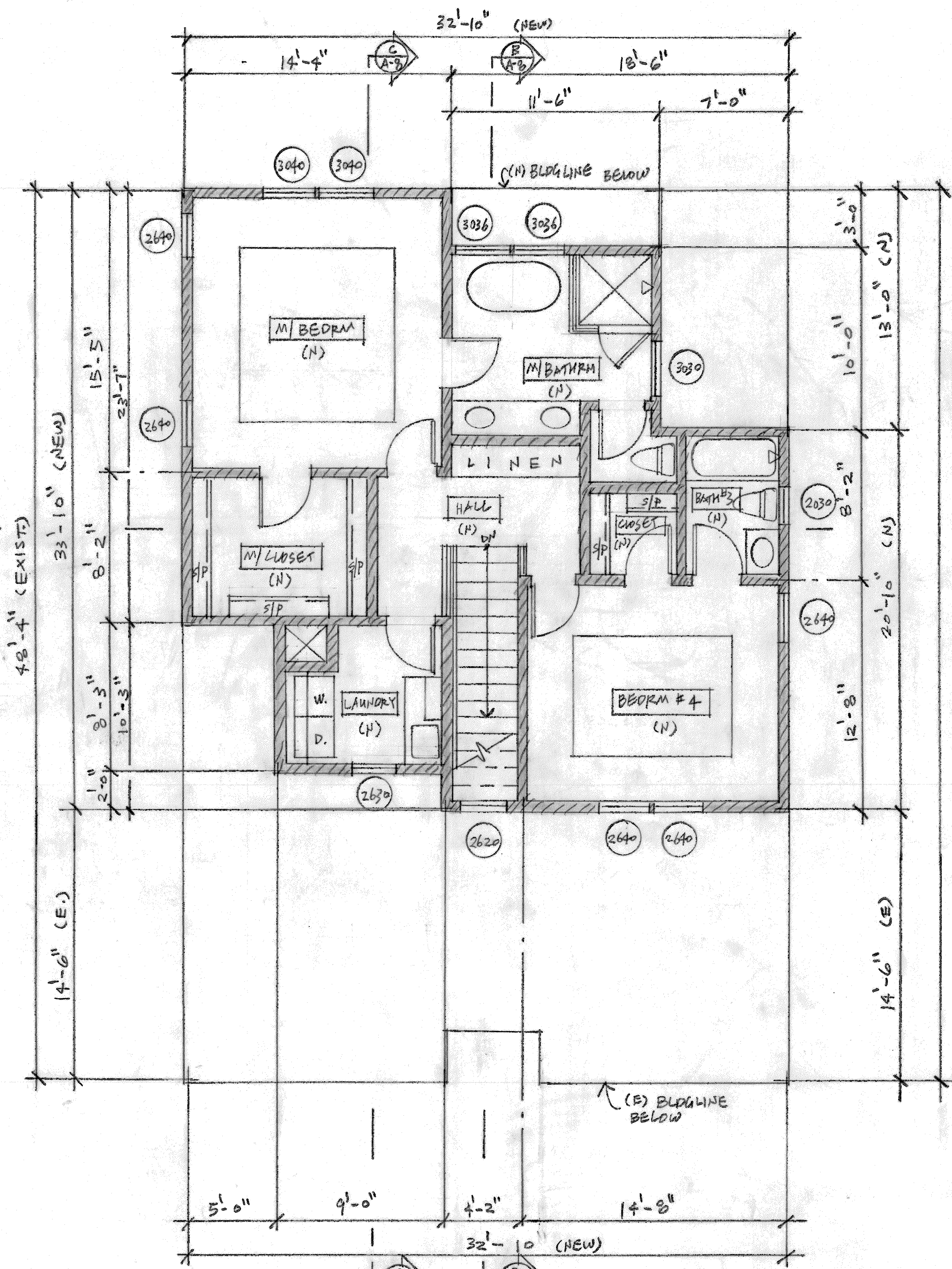


Demolition Area Calculations:

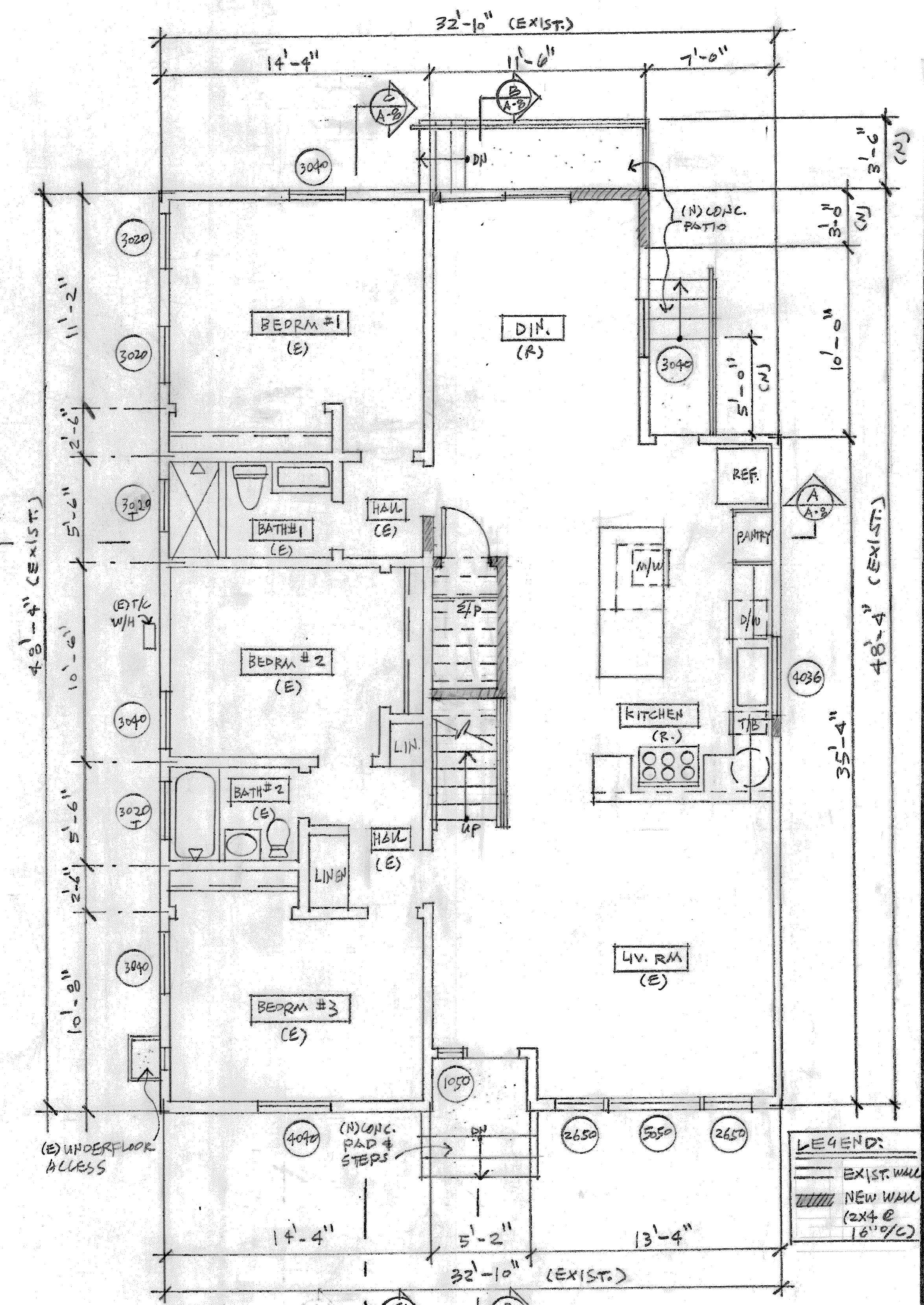
Existing Exterior Wall Length	167.82 linear feet
Existing Interior Wall Length	176.25 linear feet
Existing Exterior Wall Demolition Length	13 linear feet
Existing Interior Wall Demolition Length	36.75 linear feet
167.82 + 176.25 = 344.07	Total Existing Wall Linear Feet
13 + 36.75 = 49.75	Total Existing Wall Demolition Linear Feet
49.75 Existing Demolition Length = 14.46 % of 344.07 Total Existing Linear Feet	

PER BMC SECTION 10-1-603(E)(2)(B), AT LEAST 30% OF THE LENGTH OF THE INTERIOR SIDE OF THE BUILDING IS OFFSET A MINIMUM 5 FEET IN DEPTH FROM THE PRIMARY WALK. $(10'-3" / 23'-7" = 43.5\%)$

<TOTAL FLOOR AREA: 915.89 + 1,495.67 = 2,411.56 SF / 6,050 SF = 39.86%>



SECOND FLOOR PLAN (NEW)
(915.89 SQ. FT.)



FIRST FLOOR PLAN (NEW)
(1,495.67 SQ. FT.)

LEGEND:
— EXIST. WALL
— NEW WALL (2x4 @ 16" O/C)

REVISIONS	BY

TOWER ASSOCIATES, INC.

DESIGN PLANNING

(818) 990 - 8760

12400 VENTURA BLVD.
SUITE 425
STUDIO CITY CALIFORNIA 91604

TWO STORY ADDITION FOR DON PECANO
2805 NORTH MYERS STREET BURLINGAME, CA 94004

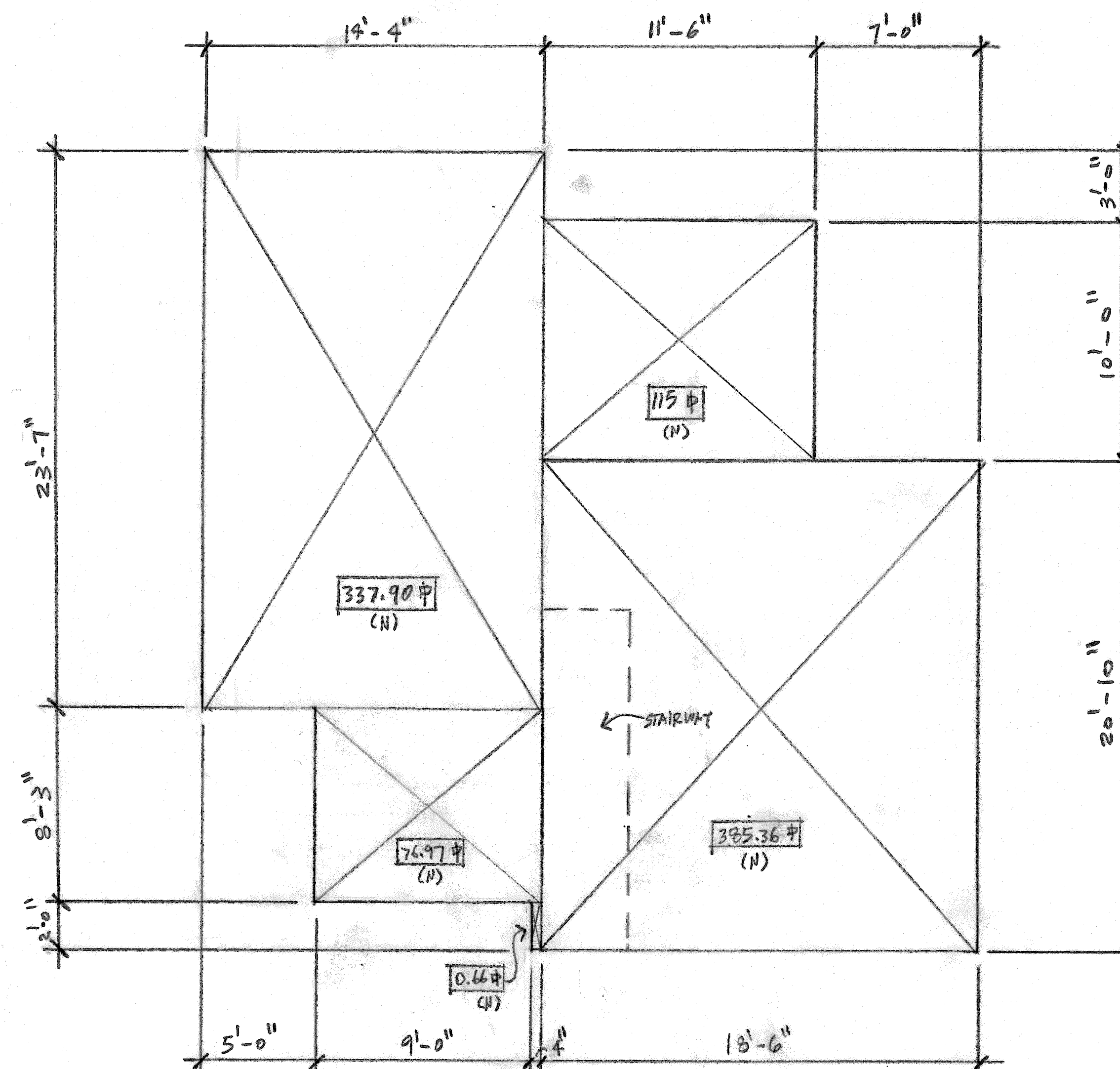
Date: _____

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

Drawn: *[Signature]*

Job: 2015

Sheet: **A-5** of 5

[illegible]

TOTAL AREAS: (SECOND FLOOR)

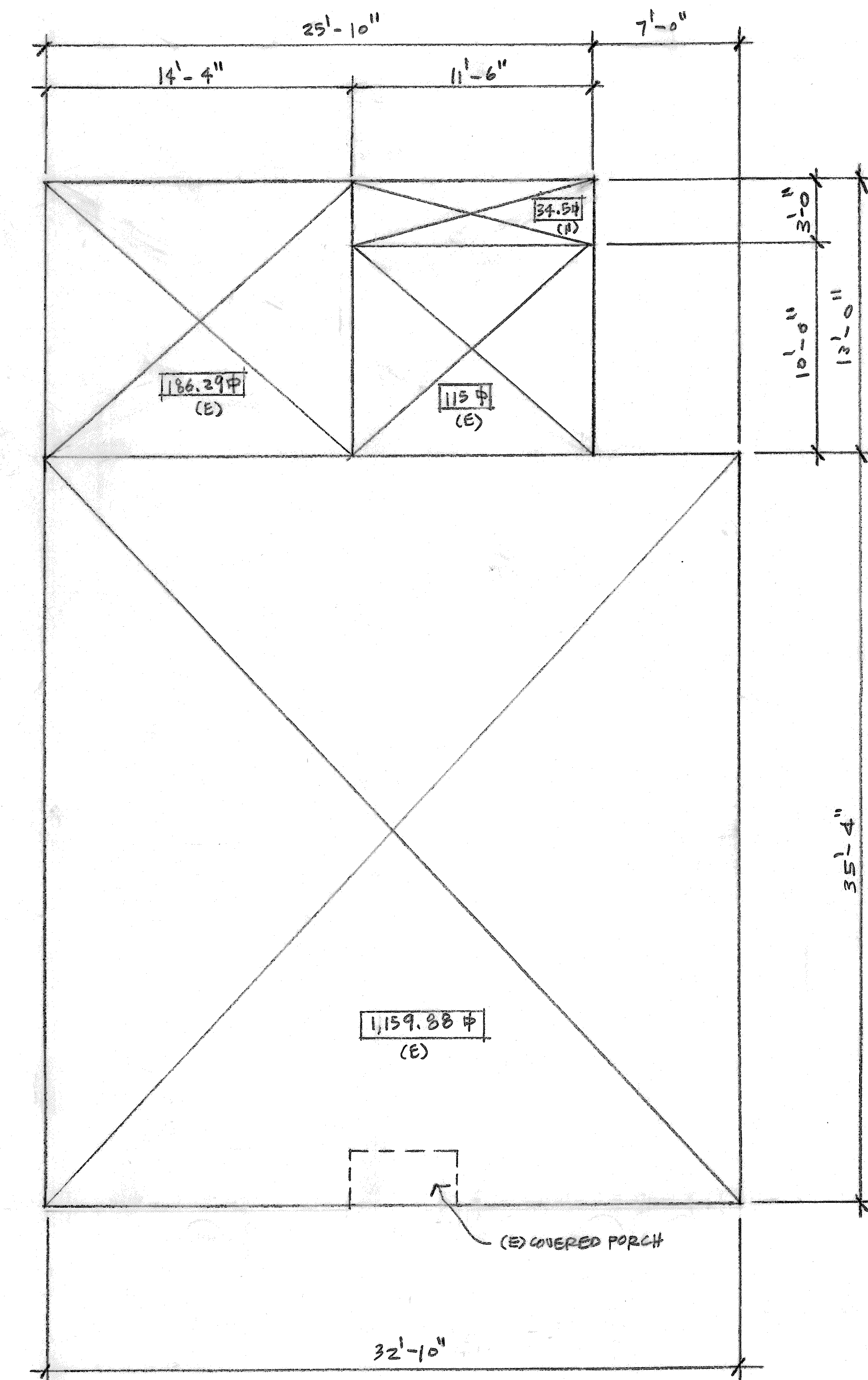
$337.90 + 115 + 385.36 + 76.97 + 0.66$

(SECOND FLOOR LEVEL AREA: 915.89 SQ. FT.)

FINAL TOTAL BREAKDOWN:
LOT AREA: 0,050 SQ. FT. (50'x12')
 (TOTAL: 2,420 SQ. FT. MAX. ALLOW: 40%)
 FIRST FLOOR : 1,495.67 SQ. FT.
 SECOND FLOOR : 915.89 SQ. FT.
 (*TOTAL FLOOR AREA: 2,411.56 SQ. FT. $\Rightarrow$ 39.86%)

SECOND FLOOR PLAN

(@SECOND LEVEL AREA DIAGRAM) (PROPOSED DESIGN)



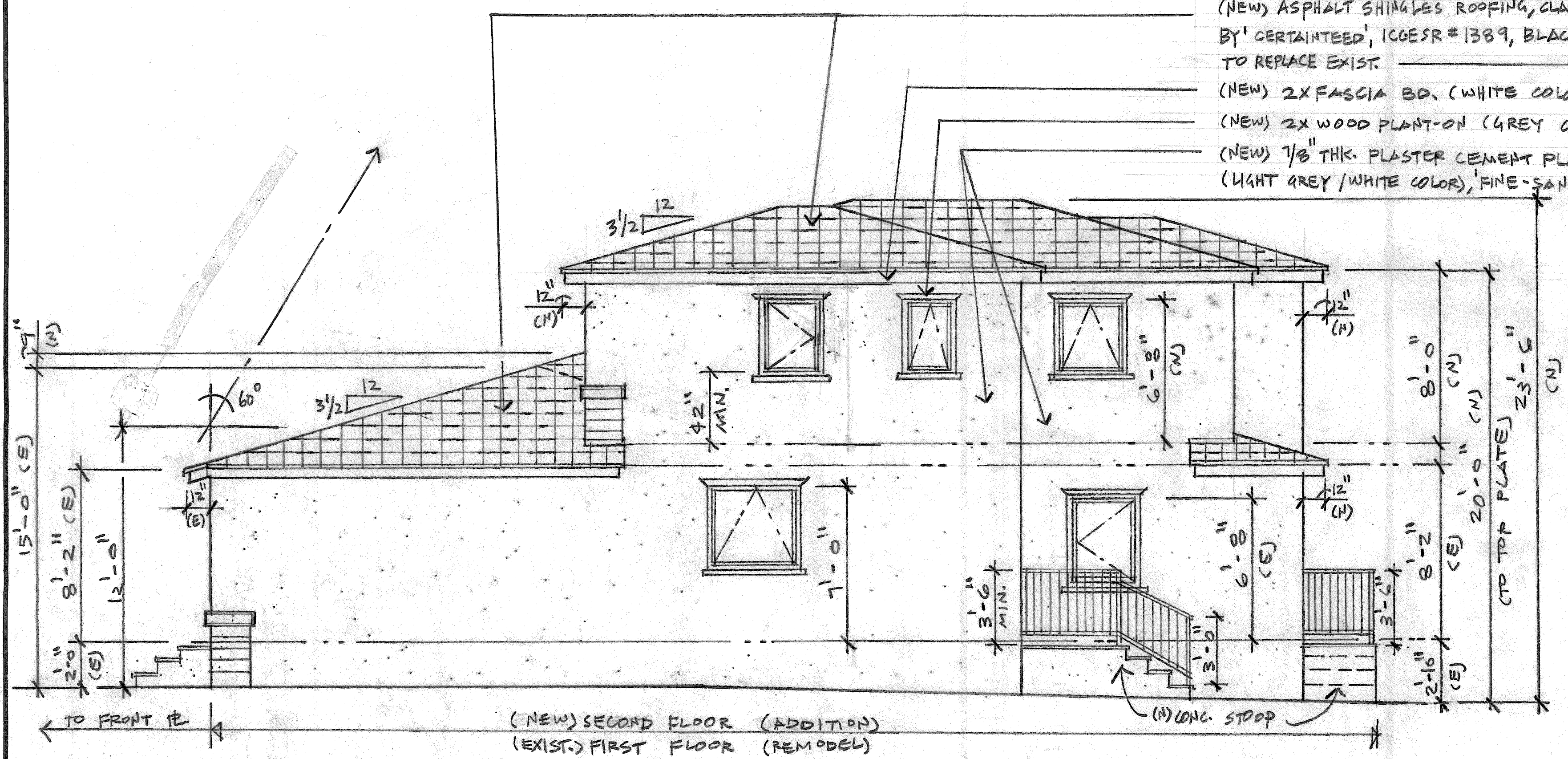
FIRST FLOOR PLAN

(@ FIRST LEVEL AREA DIAGRAM) (PROPOSED DESIGN)

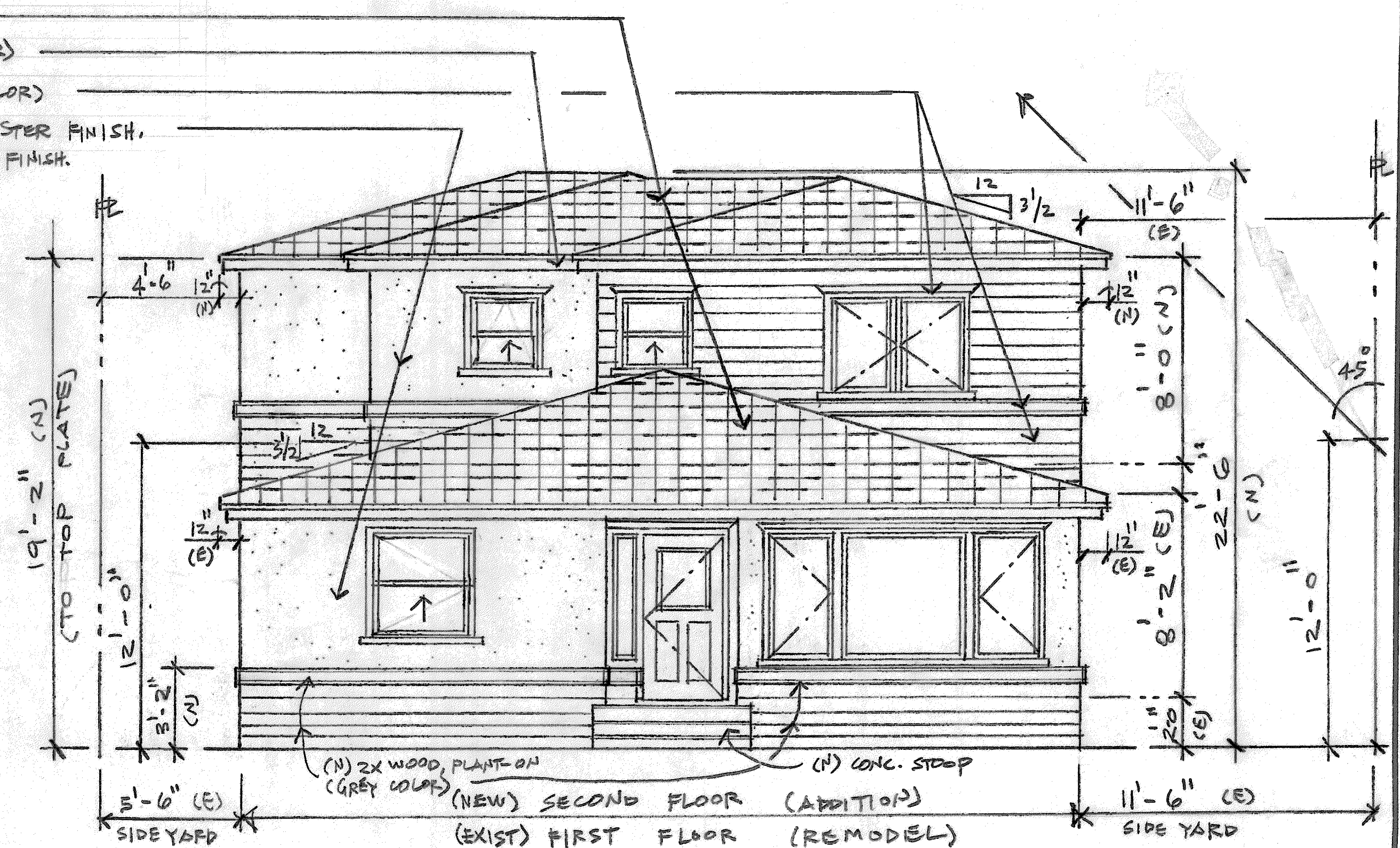
**TWO STORY ADDITION
FOR DON PECANO**
28205 NORTH MYERS STREET BURBANK, CA 91504

Date
Scale $1/4" = 1'-0"$
Drawn <i>HK</i>
Job 2015
Sheet A-6 of Sheets

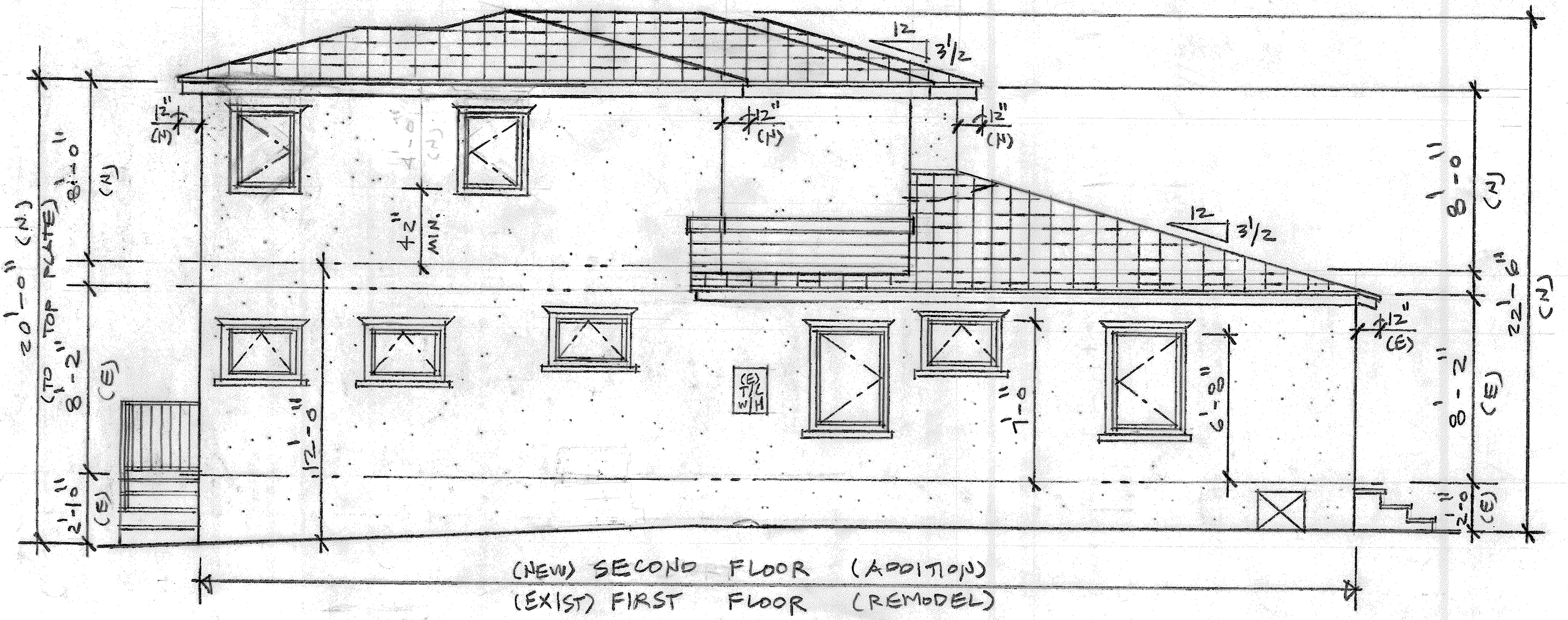
- (NEW) ASPHALT SHINGLES ROOFING, CLASS 'A', 5 PSF/MSX. BY 'CERTAINTEED', ICESR #1389, BLACK/GREY COLOR, TO REPLACE EXIST.
- (NEW) 2X FASCIA BD. (WHITE COLOR)
- (NEW) 2X WOOD PLANT-ON (GREY COLOR)
- (NEW) 1/8" THK. PLASTER CEMENT PLASTER FINISH, (LIGHT GREY/WHITE COLOR), FINE-SAND FINISH.



NORTH ELEVATION (RIGHT VIEW)



EAST ELEVATION (FRONT VIEW)



SOUTH ELEVATION (LEFT VIEW)



WEST ELEVATION (REAR VIEW)

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**TWO STORY ADDITION
FOR DON PECANO**

2805 NORTH MYERS STREET BURBANK, CA 91504.

Date: _____

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

Drawn: *RE*

Job: 2015

Sheet: **A1-7**

Of: _____ Sheets