

Additions To Residence

Hackbarth Residence

1115 E. Elmwood Ave., Burbank



Property Description:

1115 E. Elmwood Ave. Burbank, CA 91501
TRACT NO 3545 LOT 19
M.B. 40-35-36
Assessor's ID: 5608-036-019

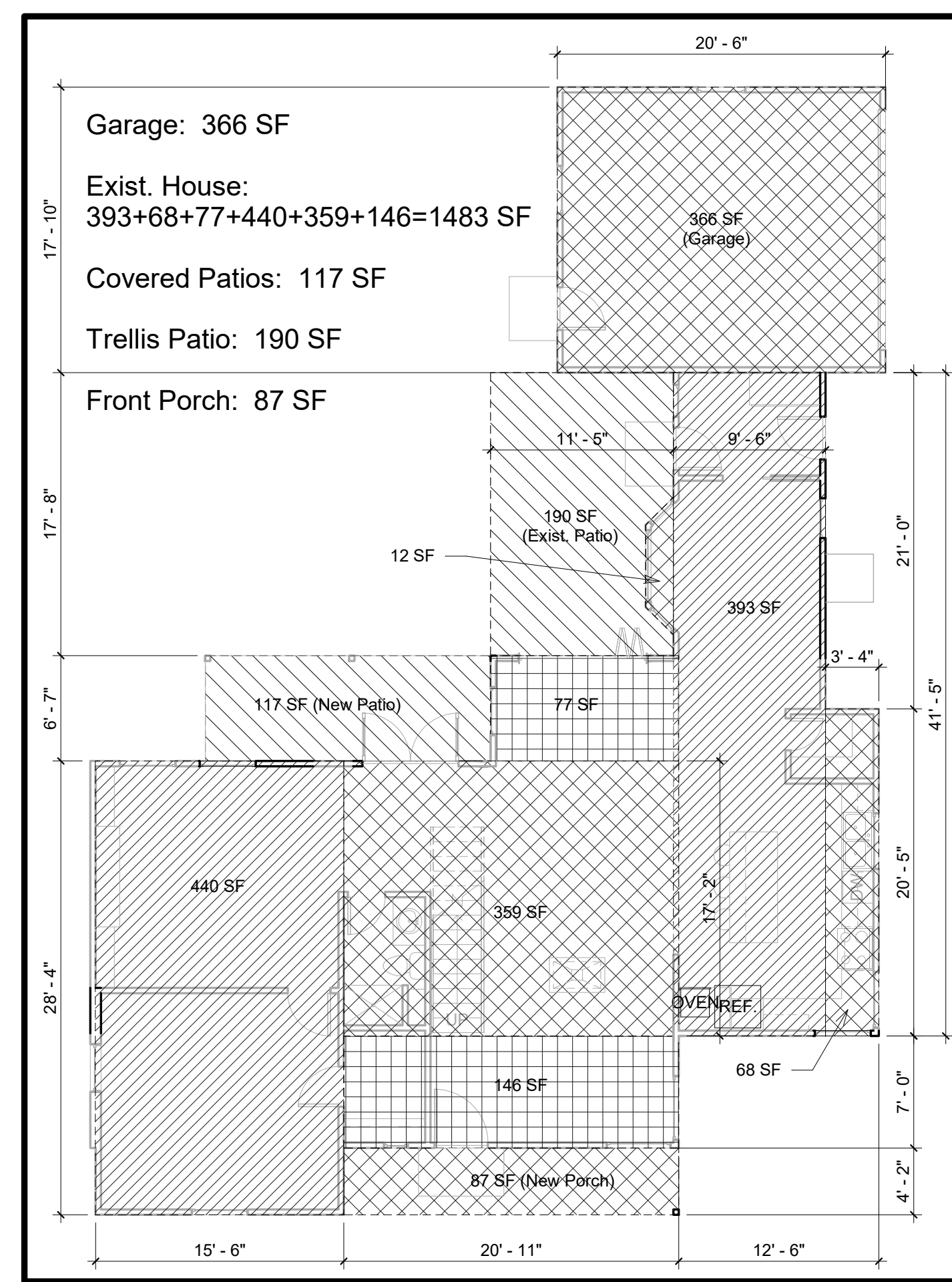
Project Description:

Addition of a 1118 sq. ft. second floor to the existing residence, including new Master Suite, 2 additional Bedrooms, and re-designed Living and Dining Areas. **NOTE: No change to existing site grading.**

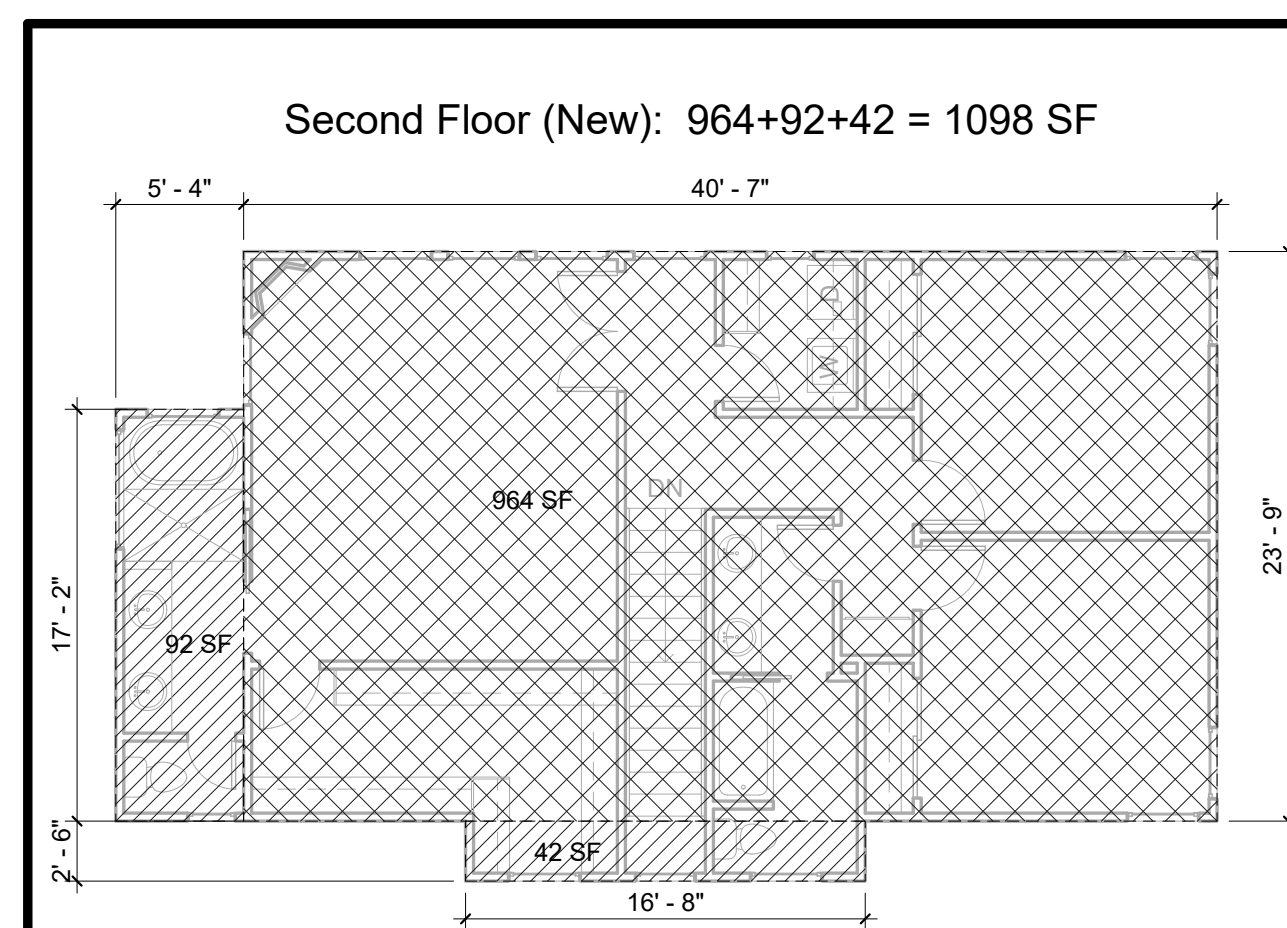
Project Information:

- Owner: Joshua Hackbarth
- Occupancy: Single Family Residence - R3
- Zoning: R-1
- Front Yard Setback: 36'-0"
- Rear Yard Setback: 15'-0"
- Side Yard Setbacks: 5'-0"
- Construction: Type VB
- Fire Sprinklers: Yes
- No. Of Stories: Existing: 1, New: 2
- Existing: 2 Bedrooms, 1.5 Bath
- Proposed: 4 Bedrooms, 3 Baths
- Building Height: 23'-6" Above Grade
- Highest Bearing Plate: 18'-9" Above Grade
- Parking: 2 Covered (Existing)
- Lot Size: 10,205 S.F.
- House (Existing): 1583 S.F.
- Unenclosed Front Porch (New): 87 S.F.
- Porch Included in FAR: 0 S.F.
- Covered Rear Patio: 117 S.F.
- Trellised Rear Patio: 190 S.F.
- Addition (2nd Floor): 1118 S.F.
- Garage (Existing): 366 S.F.
- Garage Included In FAR: 0 S.F.
- Total Living Area: 1483+117+1098 = 2698 S.F.
- Total Building Footprint Area: 1483+87+117+366 = 2053 S.F.
- Lot Coverage: 2053 / 10,205 = 20.12%
- Floor Area Ratio: 2698 / 10,205 = 26.44%

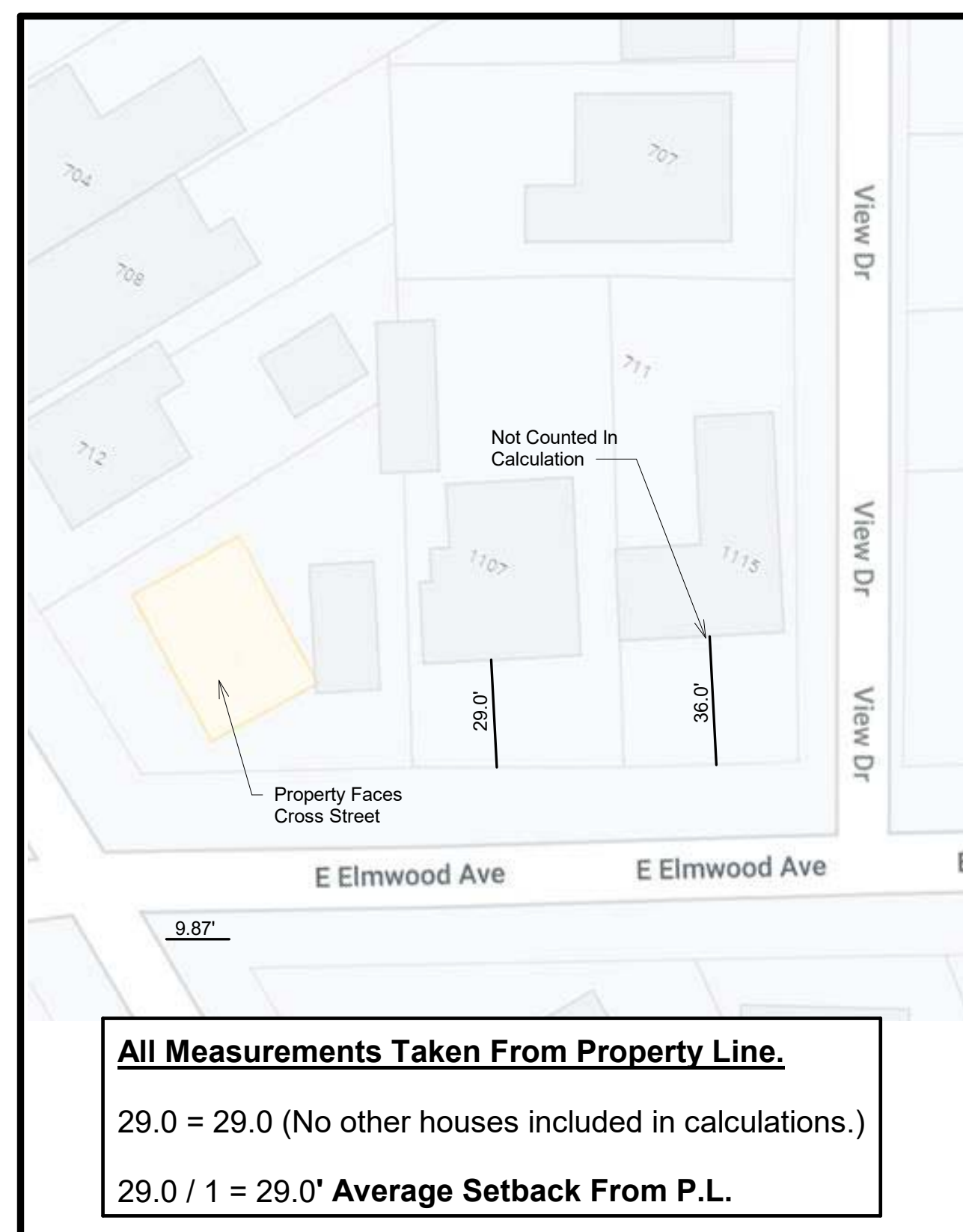
Project Information



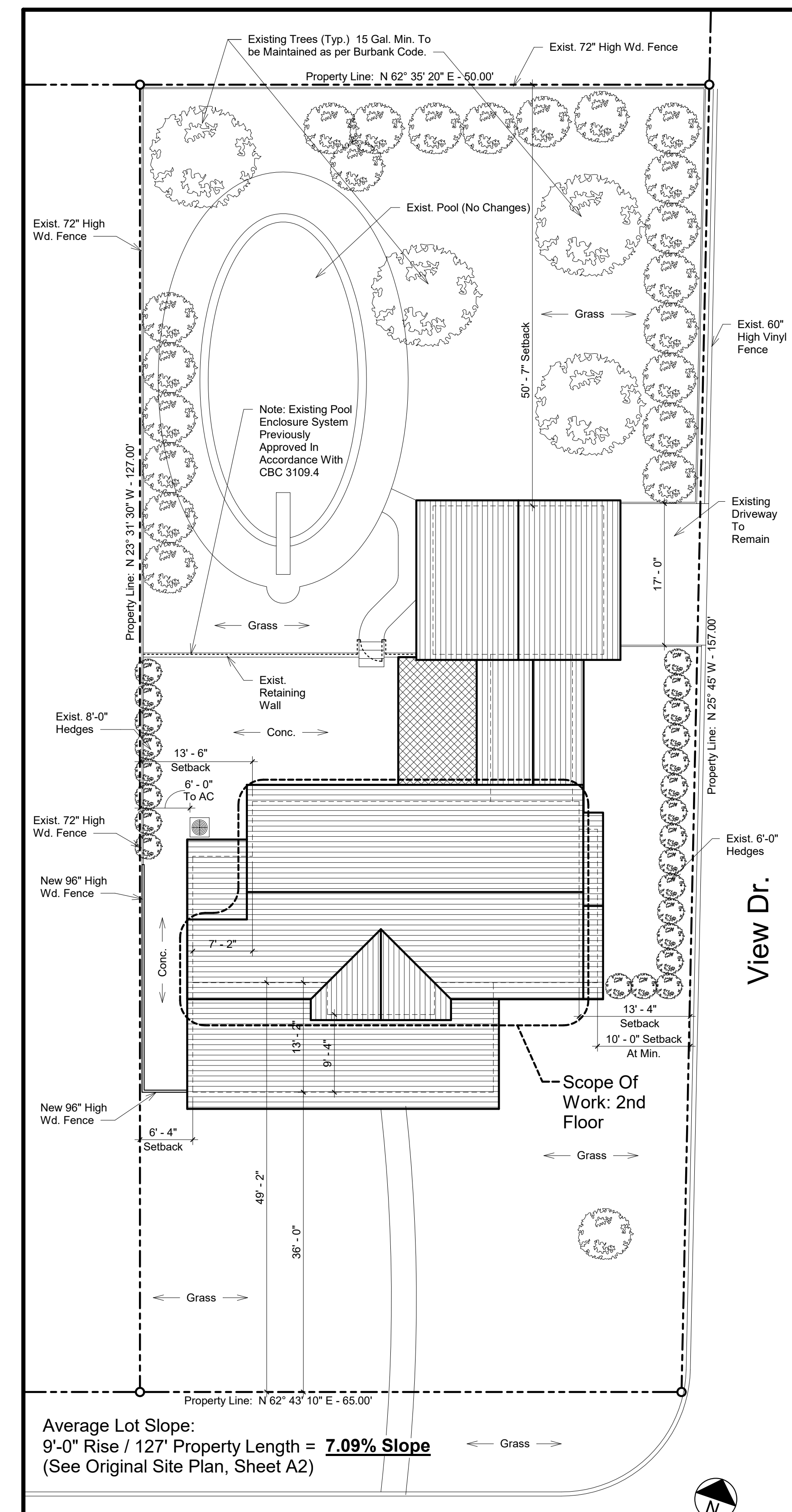
2
A1 First Floor FAR Diagram
1/8" = 1'-0"



3
A1 Second Floor FAR Diagram
1/8" = 1'-0"



4
A1 Average Setback Calculation
1/8" = 1'-0"



Property Description:

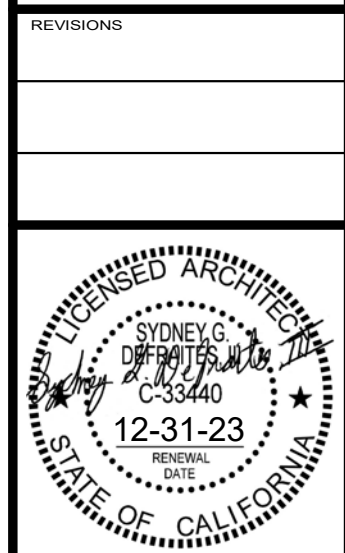
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TRACT NO 3545 LOT 19
M.B. 40-35-36
Assessor's ID: 5608-036-019

SETBACK CERTIFICATION REQUIREMENT: A California State licensed surveyor is required to certify the location and setbacks of all new construction prior to the first foundation inspection. A copy of the certification shall be available to the Building Division inspector for the job file prior to the first inspection.

Note: All landscaping and hardscaping shown is existing. No new landscaping or hardscaping to be done in this project (Except Ficus Privacy Screen.)

Note: No new fences in front setback area. No changes to existing fencing. No new site grading in project.

REVISIONS



NUMBER: 21003
DATE: August 2021
DRAWN BY: SGD

Cover Sheet, Site Plan, Project Info

SHEET NUMBER
A1
OF 7 SHEETS

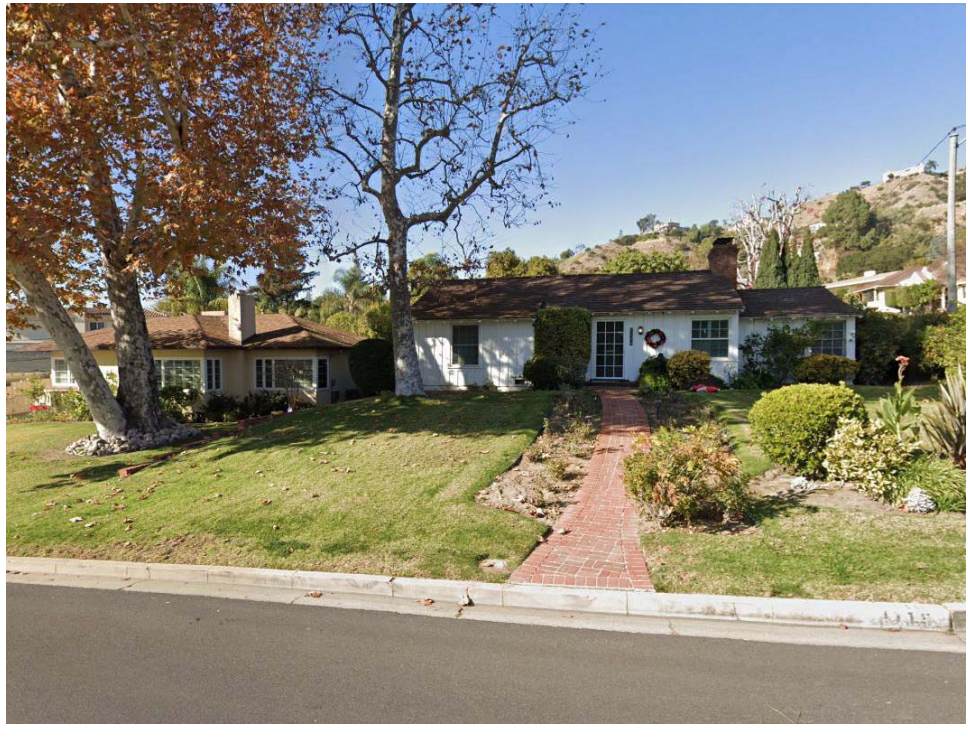
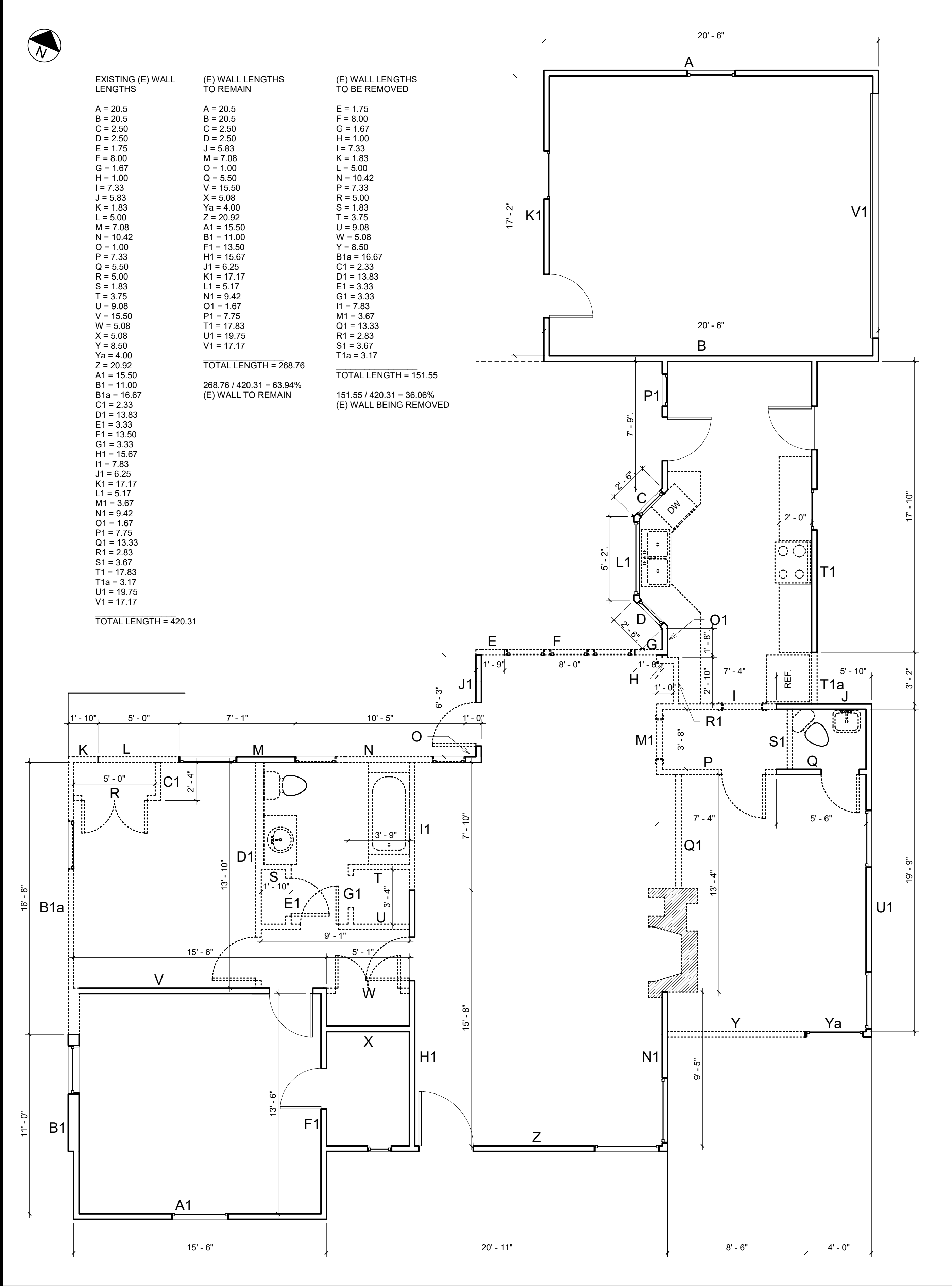


EXISTING (E) WALL LENGTHS	(E) WALL LENGTHS TO REMAIN	(E) WALL LENGTHS TO BE REMOVED
A = 20.5	A = 20.5	E = 1.75
B = 20.5	B = 20.5	F = 8.00
C = 2.50	C = 2.50	G = 1.67
D = 2.50	D = 2.50	H = 1.00
E = 1.75	E = 1.75	I = 7.33
F = 8.00	M = 7.08	J = 5.83
G = 1.67	O = 1.00	K = 1.83
H = 1.00	Q = 5.50	L = 5.00
I = 7.33	V = 15.50	P = 7.33
J = 5.83	Ya = 4.00	R = 5.00
K = 1.83	Z = 20.92	S = 1.83
L = 5.00	A1 = 15.50	T = 3.75
M = 7.08	B1 = 11.00	U = 9.08
N = 10.42	B1a = 16.67	W = 5.08
O = 1.00	C1 = 2.33	X = 5.08
P = 7.33	D1 = 13.83	Y = 8.50
Q = 5.50	E1 = 3.33	B1a = 16.67
R = 5.00	F1 = 13.50	C1 = 2.33
S = 1.83	G1 = 3.33	D1 = 13.83
T = 3.75	H1 = 15.67	E1 = 3.33
U = 9.08	I1 = 7.83	F1 = 13.50
V = 15.50	J1 = 6.25	G1 = 3.33
W = 5.08	K1 = 17.17	H1 = 15.67
X = 5.08	L1 = 5.17	I1 = 7.83
Y = 8.50	M1 = 3.67	J1 = 6.25
Ya = 4.00	N1 = 9.42	K1 = 17.17
Z = 20.92	O1 = 1.67	L1 = 5.17
A1 = 15.50	P1 = 7.75	M1 = 3.67
B1 = 11.00	Q1 = 13.33	N1 = 9.42
B1a = 16.67	R1 = 2.83	O1 = 1.67
C1 = 2.33	S1 = 3.67	P1 = 7.75
D1 = 13.83	T1a = 3.17	Q1 = 13.33
E1 = 3.33		R1 = 2.83
F1 = 13.50		S1 = 3.67
G1 = 3.33		T1a = 3.17
H1 = 15.67		
I1 = 7.83		
J1 = 6.25		
K1 = 17.17		
L1 = 5.17		
M1 = 3.67		
N1 = 9.42		
O1 = 1.67		
P1 = 7.75		
Q1 = 13.33		
R1 = 2.83		
S1 = 3.67		
T1 = 3.75		
T1a = 3.17		
U1 = 19.75		
V1 = 17.17		

TOTAL LENGTH = 420.31

TOTAL LENGTH = 268.76
 268.76 / 420.31 = 63.94%
 (E) WALL TO REMAIN

TOTAL LENGTH = 151.55
 151.55 / 420.31 = 36.06%
 (E) WALL BEING REMOVED



View 1



View 2



View 3



View 4



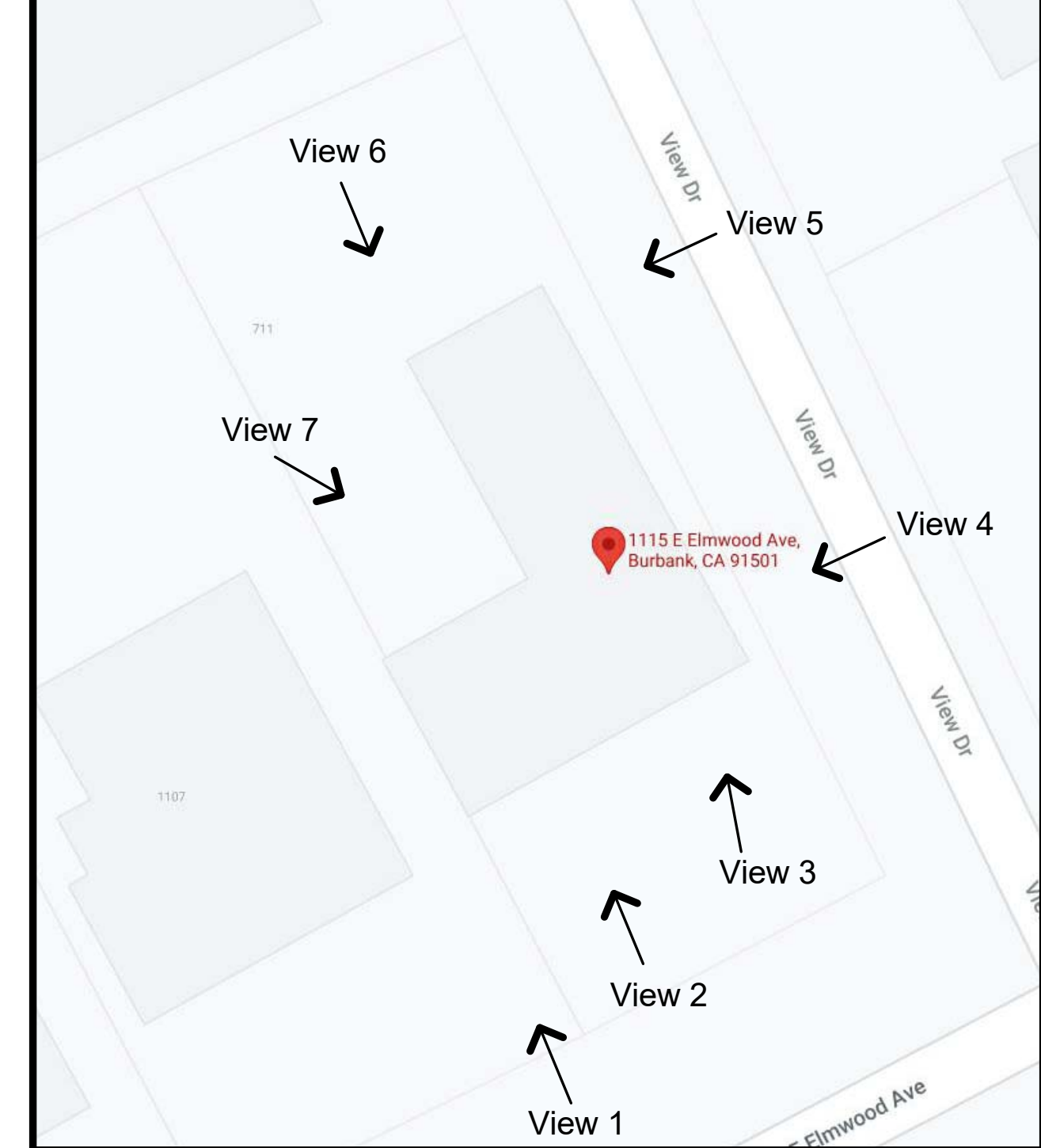
View 5



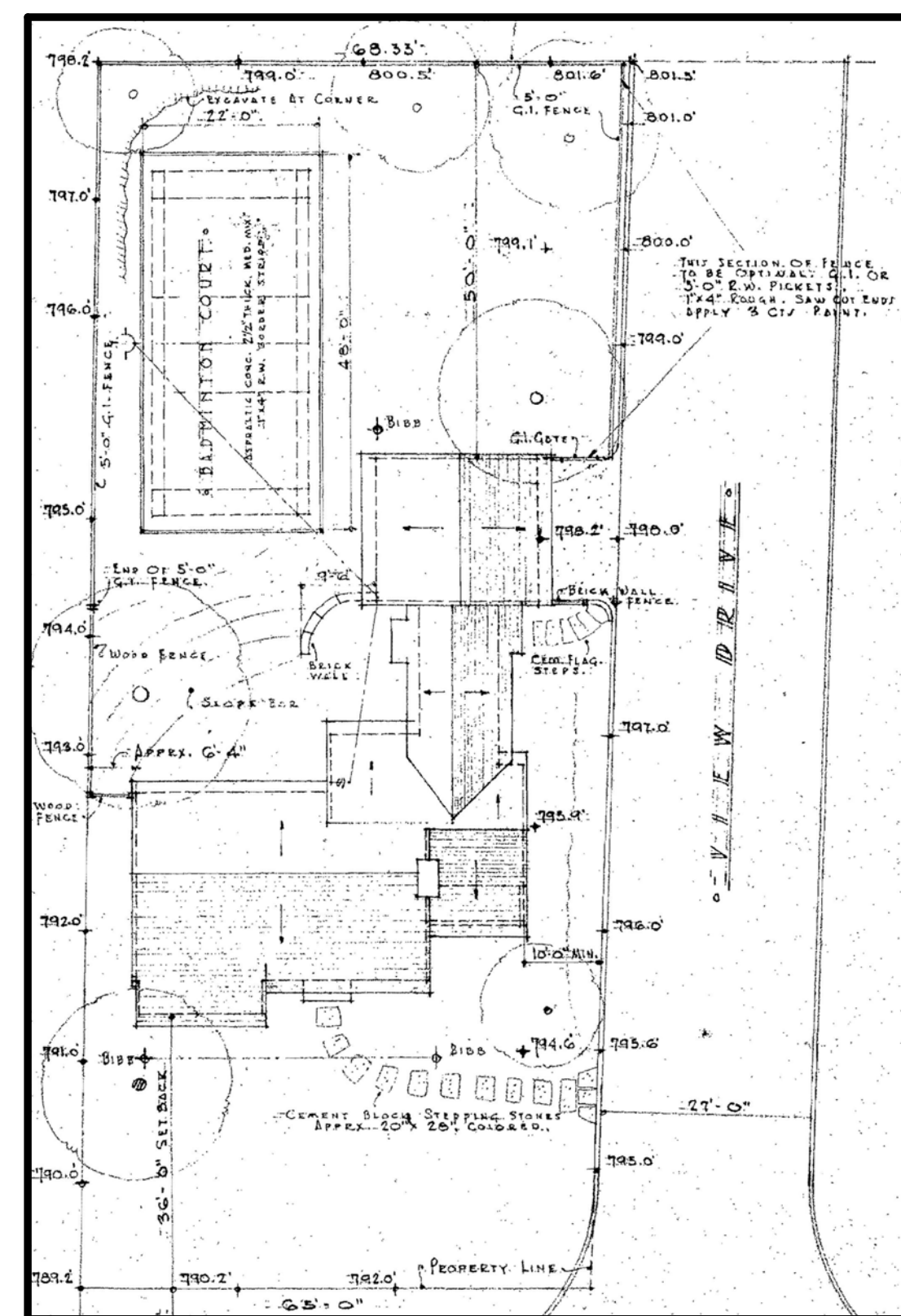
View 6



View 7



Site Photo Key

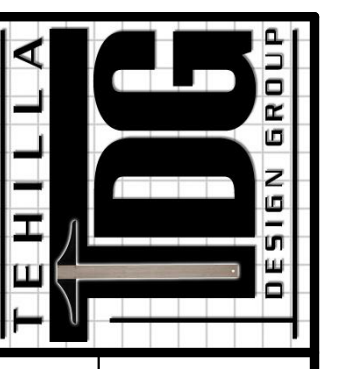


Original Site Plan w/ Elevations



Open Fireplace Example

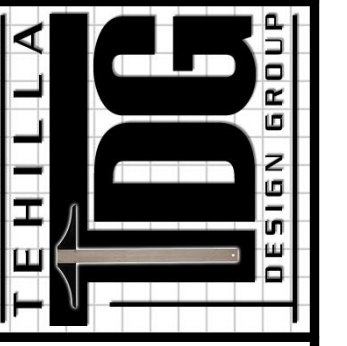
1 Demolition Plan
 A2 1/4" = 1'-0"



SYD DEFRATES,
 AIA, NCARB
 ARCHITECT
 P.O. Box 6784
 Burbank, CA 91510
 818.919.9651
 syd@tehilladesign.com

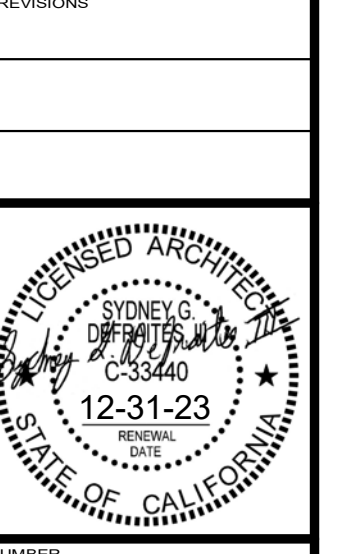
TEHILLA DESIGN GROUP
 FULL-SCALE ARCHITECTURAL SERVICES
 WWW.TEHILLADESIGN.COM

PROJECT
 Additions To Residence
Hackbarth Residence
 1115 E. Elmwood Ave., Burbank, CA



REVISIONS

NO.	DESCRIPTION



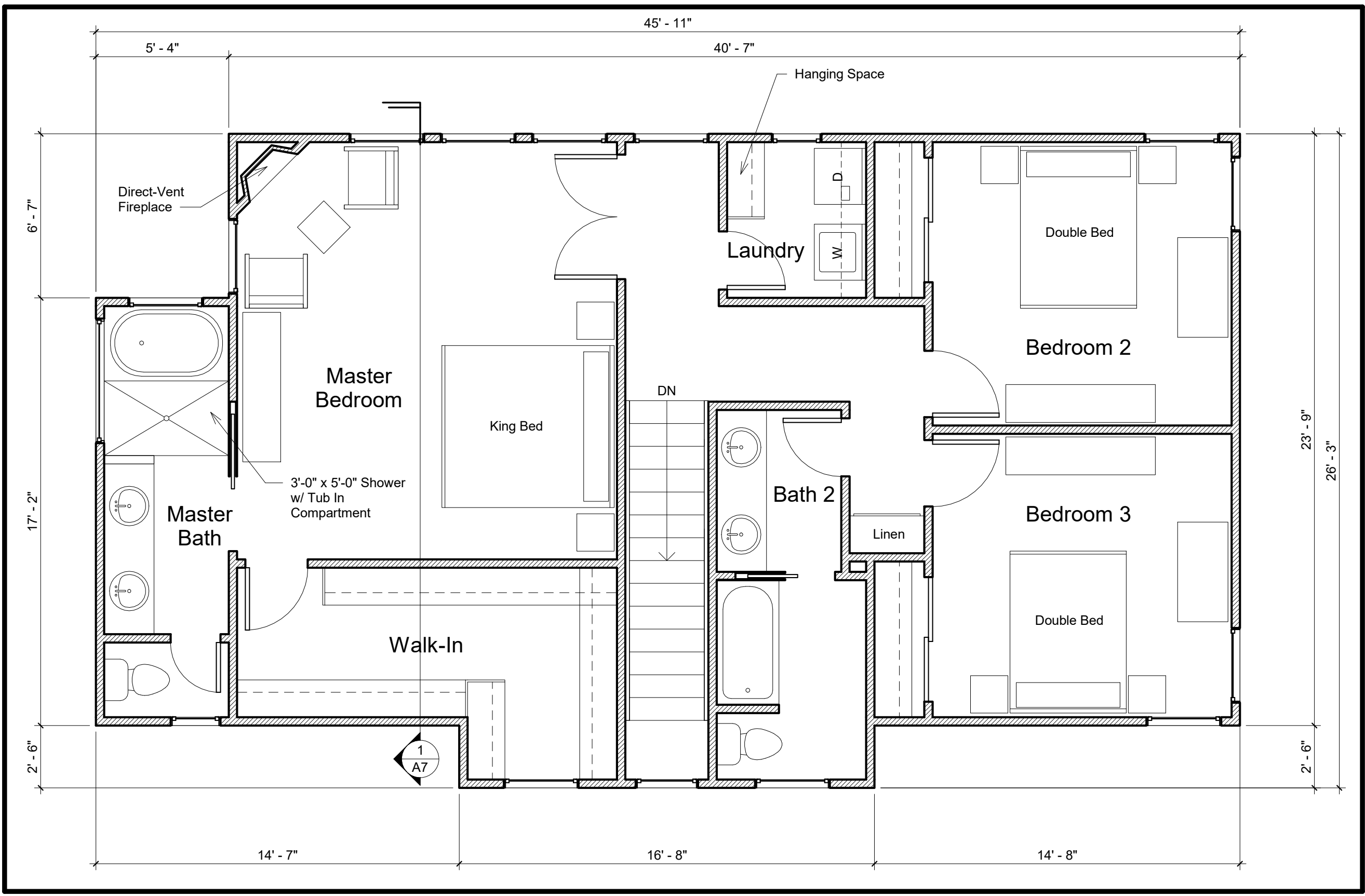
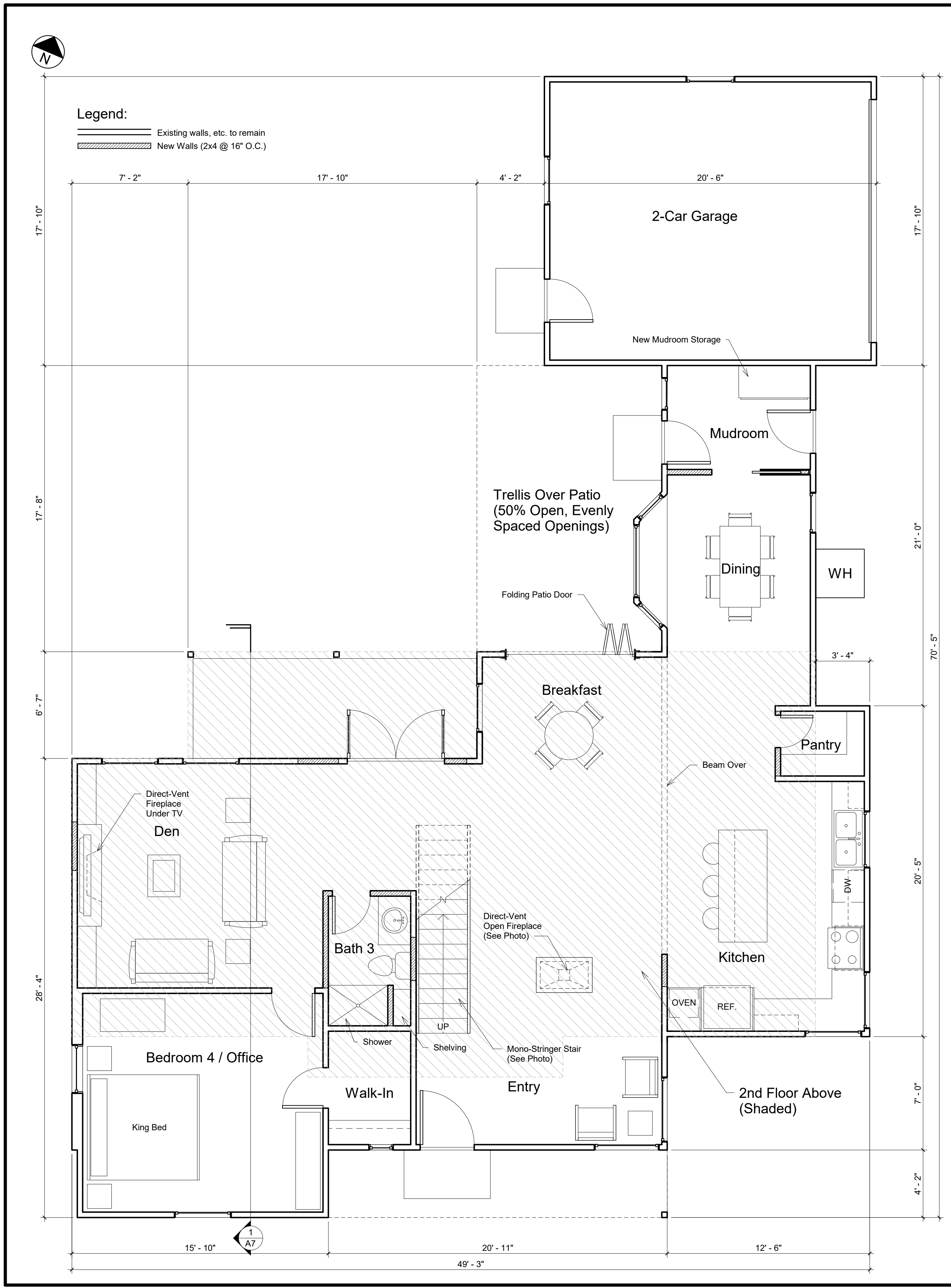
NUMBER
21003
DATE
August 2021
DRAWN BY
SGD

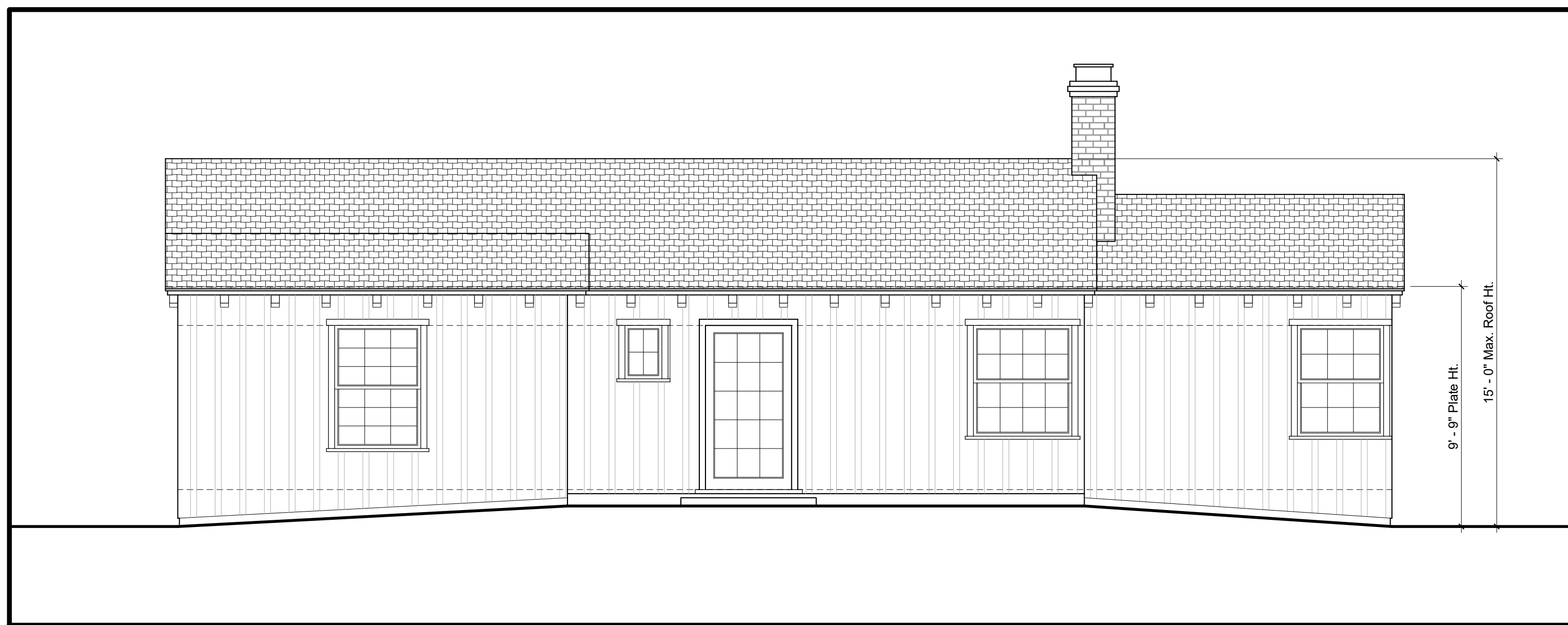
Demolition
Plan, Site
Photos

SHEET NUMBER

A2

OF 7 SHEETS

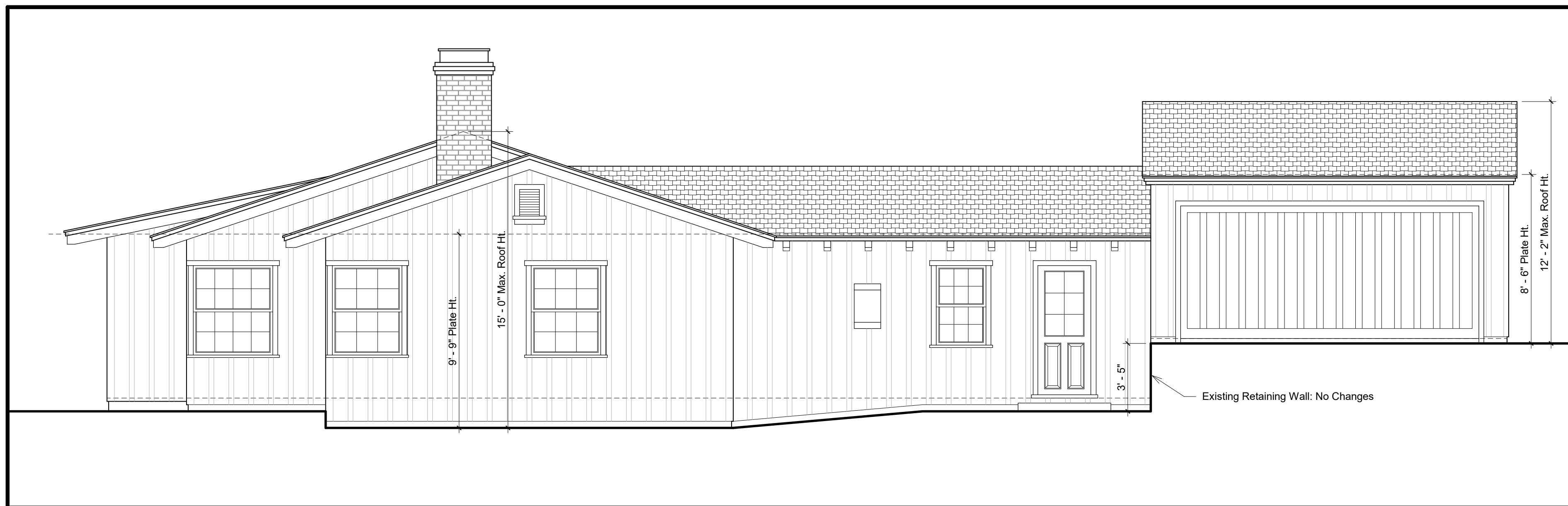




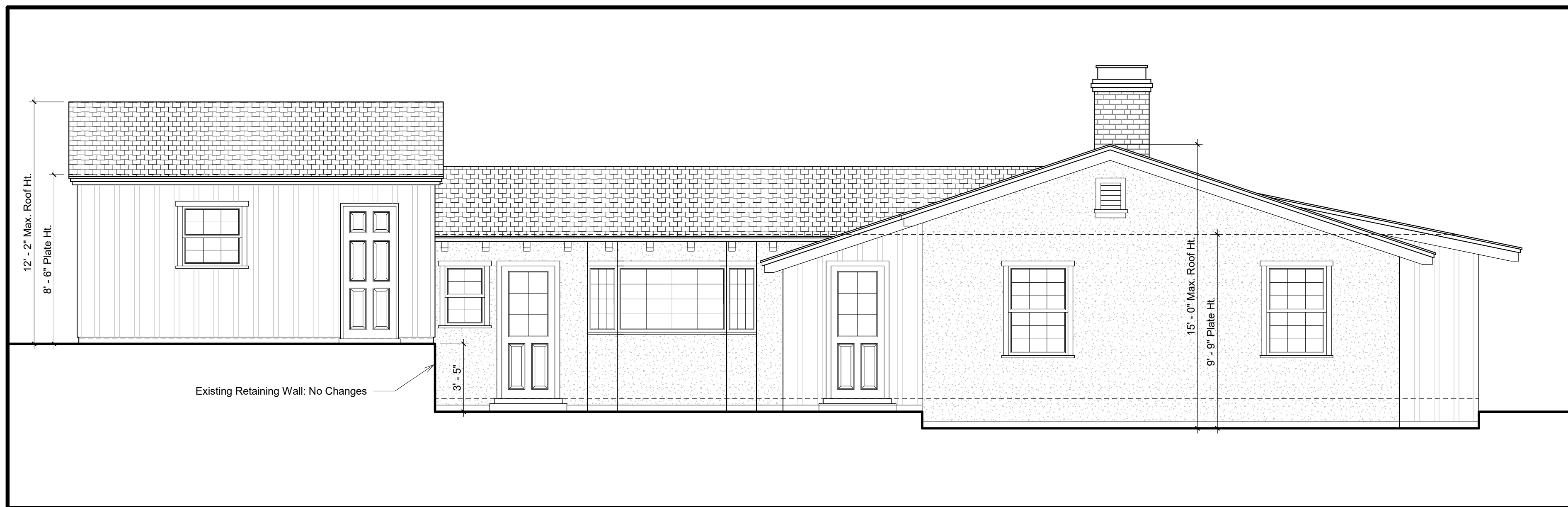
1 South Elevation (Existing)
A4 1/4" = 1'-0"



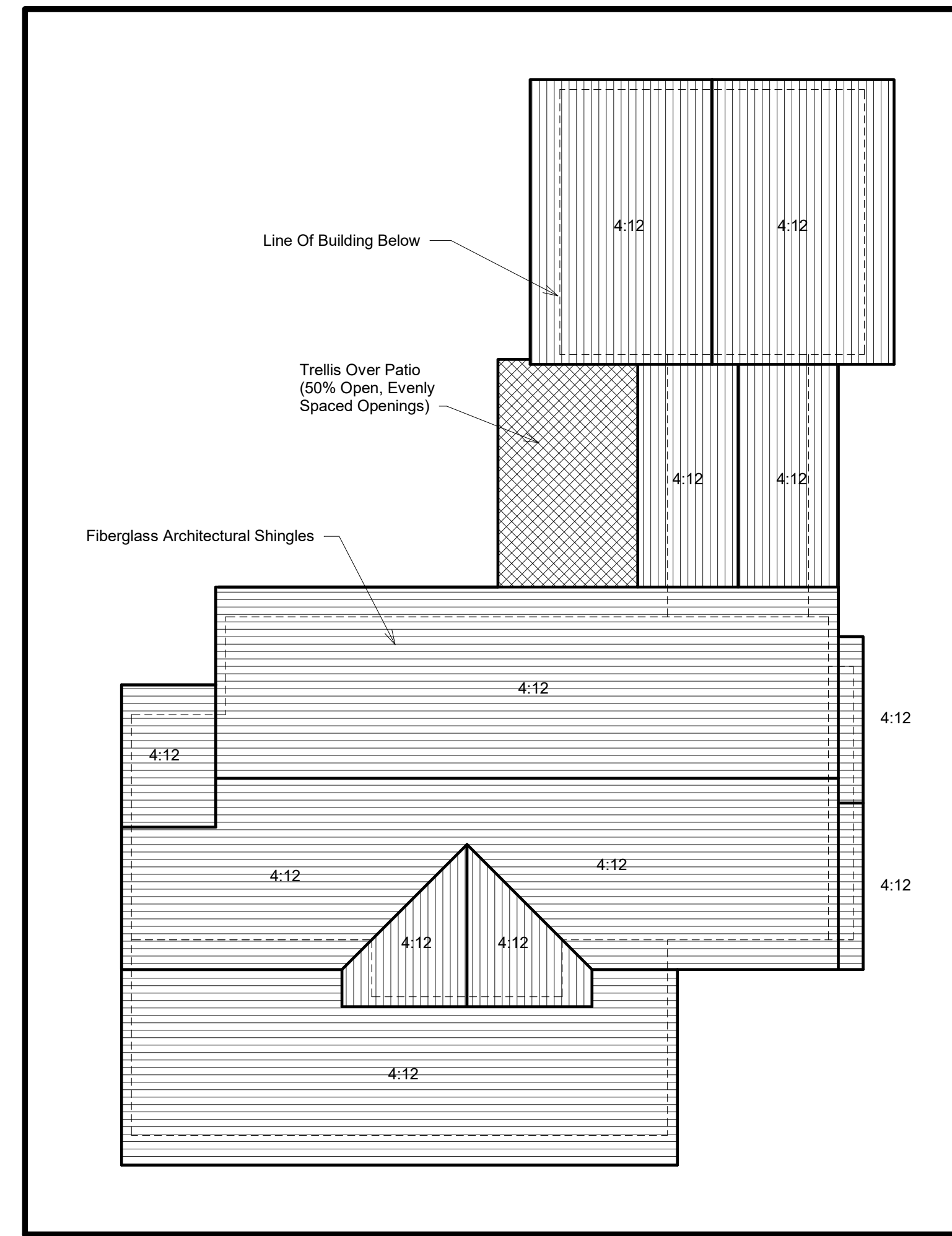
2 North Elevation (Existing)
A4 1/4" = 1'-0"



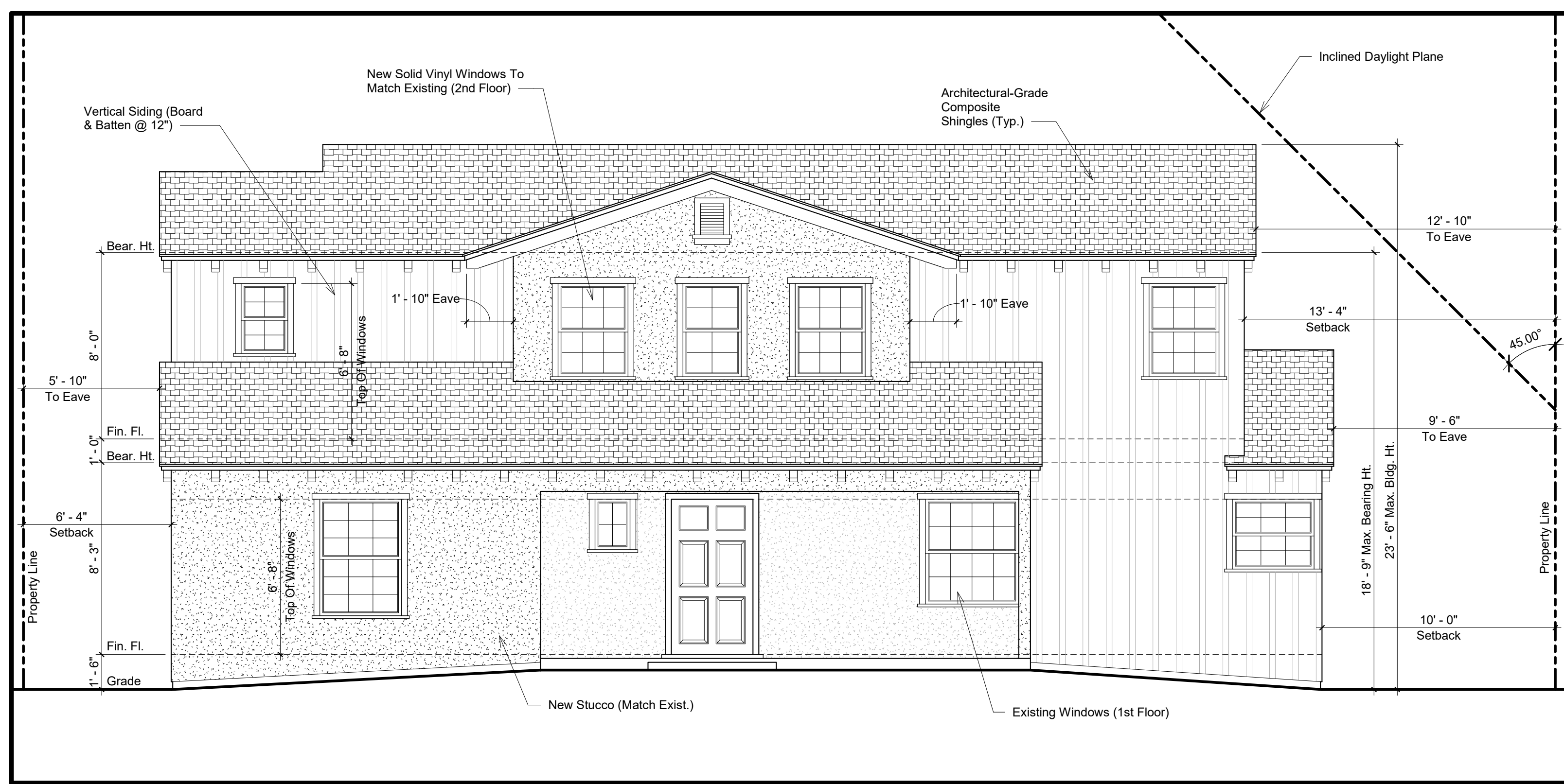
3 East Elevation (Existing)
A4 1/4" = 1'-0"



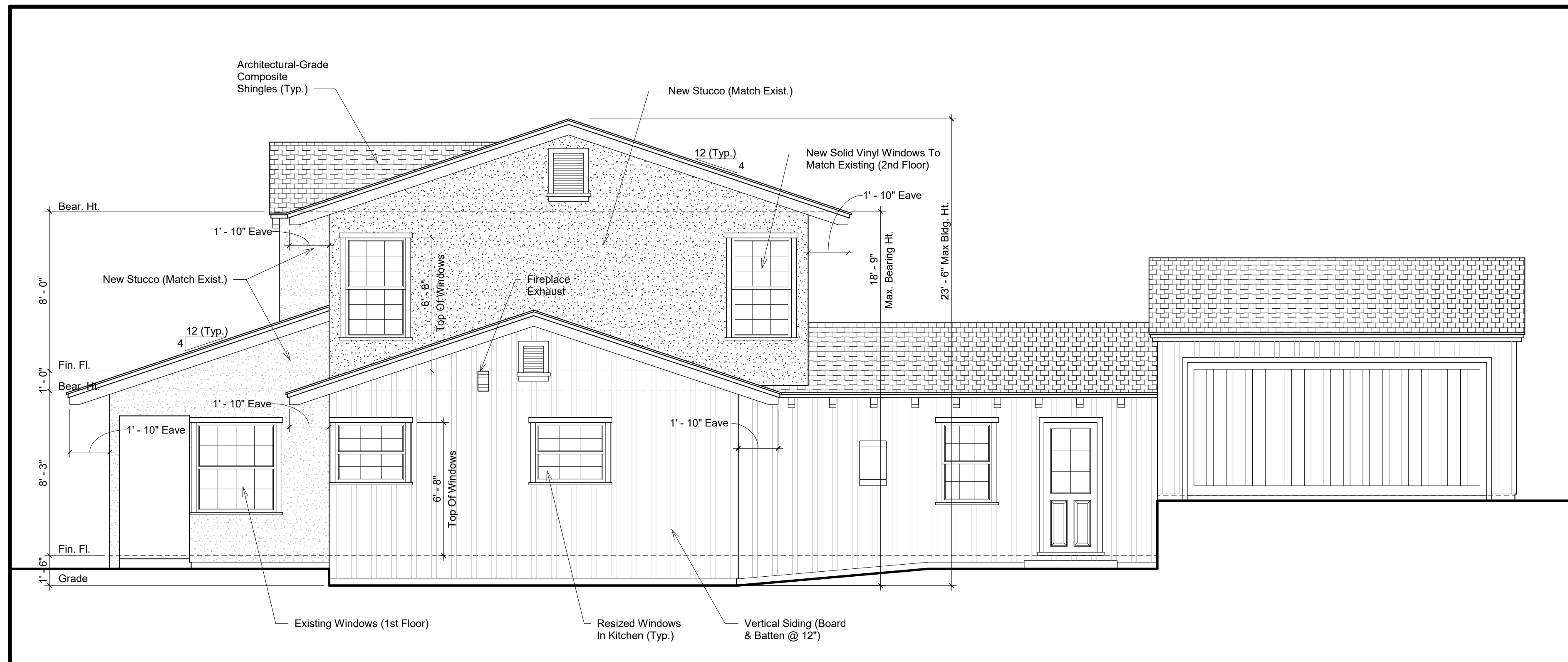
4 West Elevation (Existing)
A4 1/4" = 1'-0"



5 Roof Plan
A4 1/8" = 1'-0"



1 South Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"

Milgard Tuscany Series & Montecito Series Vinyl Windows & Patio Doors Architectural Manual

Single Hung and Double Hung Window

Single Hung

On the Tuscany Series and Montecito Series single hung window, the bottom sash slides upward—the top sash is permanently fixed. The double hung window gives you its unique high and low ventilation with both sashes operable. They can be ordered as individual windows, in double or triple wide combinations or even with a center fixed lite.

The Tuscany Series and Montecito Series vinyl single and double hung windows offer the outstanding insulating properties, low maintenance, and contemporary aesthetic appeal only vinyl can provide. Available in white, tan, and clay (select regions), as well as premium painted exteriors. The windows will maintain their color and shape and can be constructed to your exact size specifications, subject to engineering review.

Double Hung

Energy Packages

Milgard adheres to ENERGY STAR® v6 requirements to meet or exceed U-Factor and Solar Heat Gain Coefficient (SHGC) criteria for all ENERGY STAR® zones.

Milgard also offers high energy performance options for the ultimate in energy efficiency. Energy efficient windows could include one or more of the following features based on your climate.

- SunCoat® or SunCoatMAX®
- EdgeGuardMAX®
- Argon or Krypton
- 4th Surface
- Triple Glaze

For more details on Milgard Energy Efficient packages, visit www.milgard.com/learn/energy-efficiency/energy-efficient-components

Grids

Available in 5/8" flat or 1-1/16" sculptured aluminum profiles. Simulated divided lite (SDL) grids are also available in some locations, using 5/8" grids between the glass panes for three dimensional shadowing as well as 7/8" contoured vinyl grid applied to the interior and exterior glass panes.

All grids are color matched to frame in white or tan.

Full Lifetime Warranty and Glass Breakage Coverage

Full Lifetime Warranty is available on both Tuscany and Montecito Series with Glass Breakage Coverage available on Tuscany only. For complete warranty details visit milgard.com.

Vinyl Window Specification

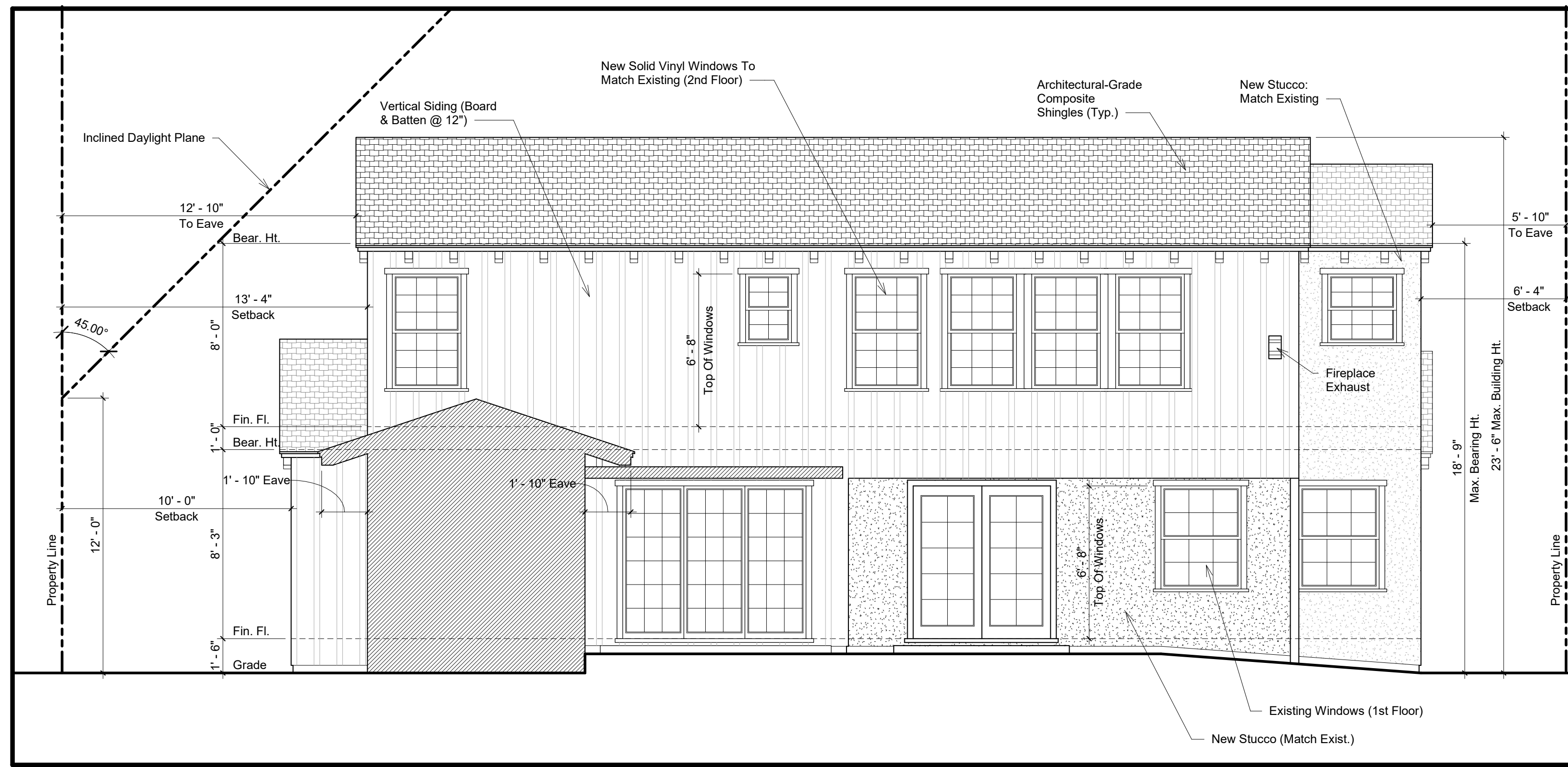
Note: According to Burbank Neighborhood Compatibility Guidelines, this structure is designed to be a continuation of the house's existing **Craftsman Style**, for the purposes of Checklist Table N.

Front Setback: 10-1-603.E.1.a: 1st Floor setback greater than 35 feet, no upper setback required.

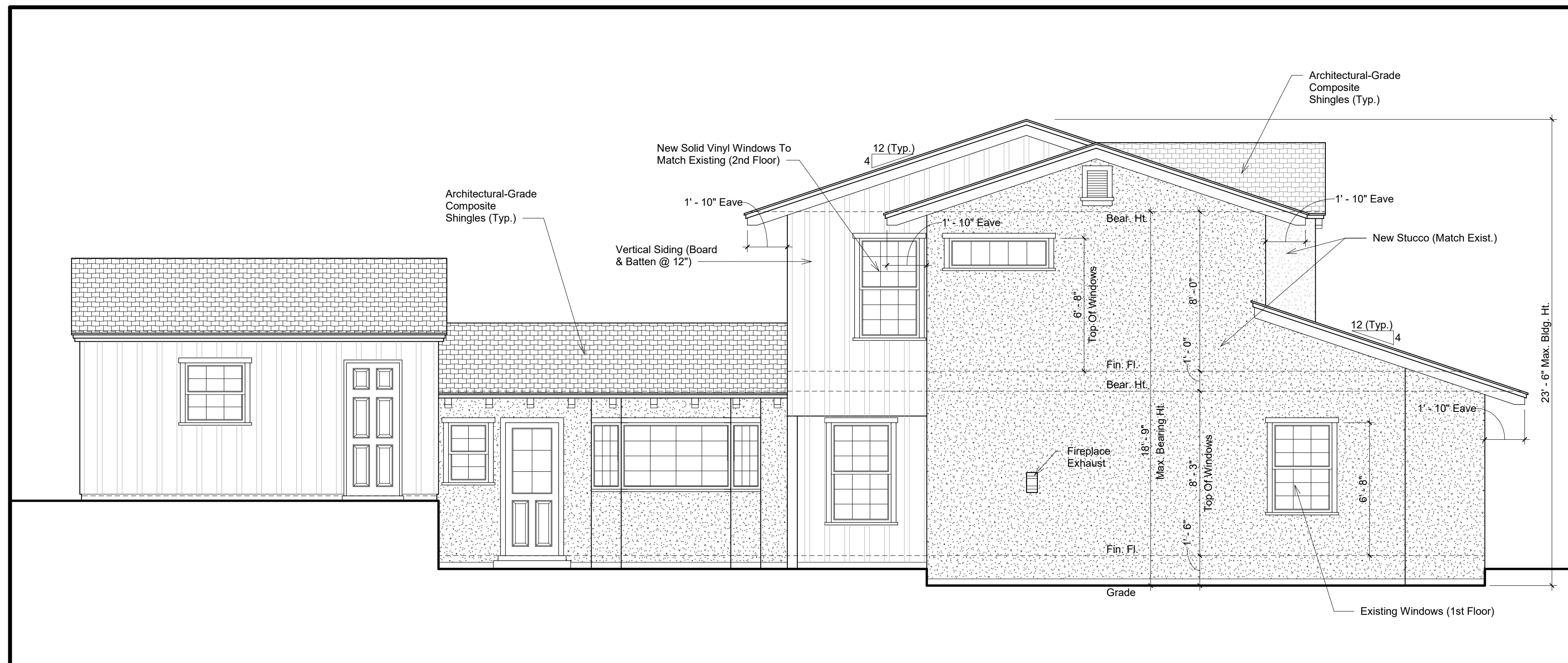
Side Setback (West): 10-1-603(E)(2)(B): Option B

Side Setback (East): 10-1-603(E)(2)(C): Option C

TEHILLA DESIGN GROUP
 FULL-SCALE ARCHITECTURAL SERVICES
 WWW.TEHELLADESIGN.COM
 SYD DEFRATES, AIA, NCARB ARCHITECT
 P.O. Box 6784
 Burbank, CA 91510
 818.919.9651
 syd@tehilledesign.com
 PROJECT: Additions To Residence
 1115 E. Elmwood Ave., Burbank, CA
 SHEET TITLE: Building Elevations
 REVISIONS
 LICENSED ARCHITECT
 STATE OF CALIFORNIA
 NUMBER: 21003
 DATE: August 2021
 DRAWN BY: SGD
 Building Elevations
 SHEET NUMBER
A5
 OF 7 SHEETS

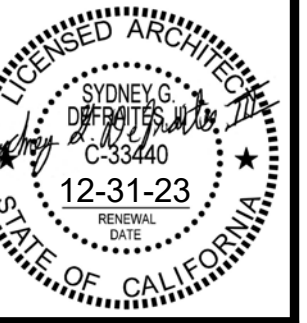


1 North Elevation
1/4" = 1'-0"



2 West Elevation
1/4" = 1'-0"

REVISIONS



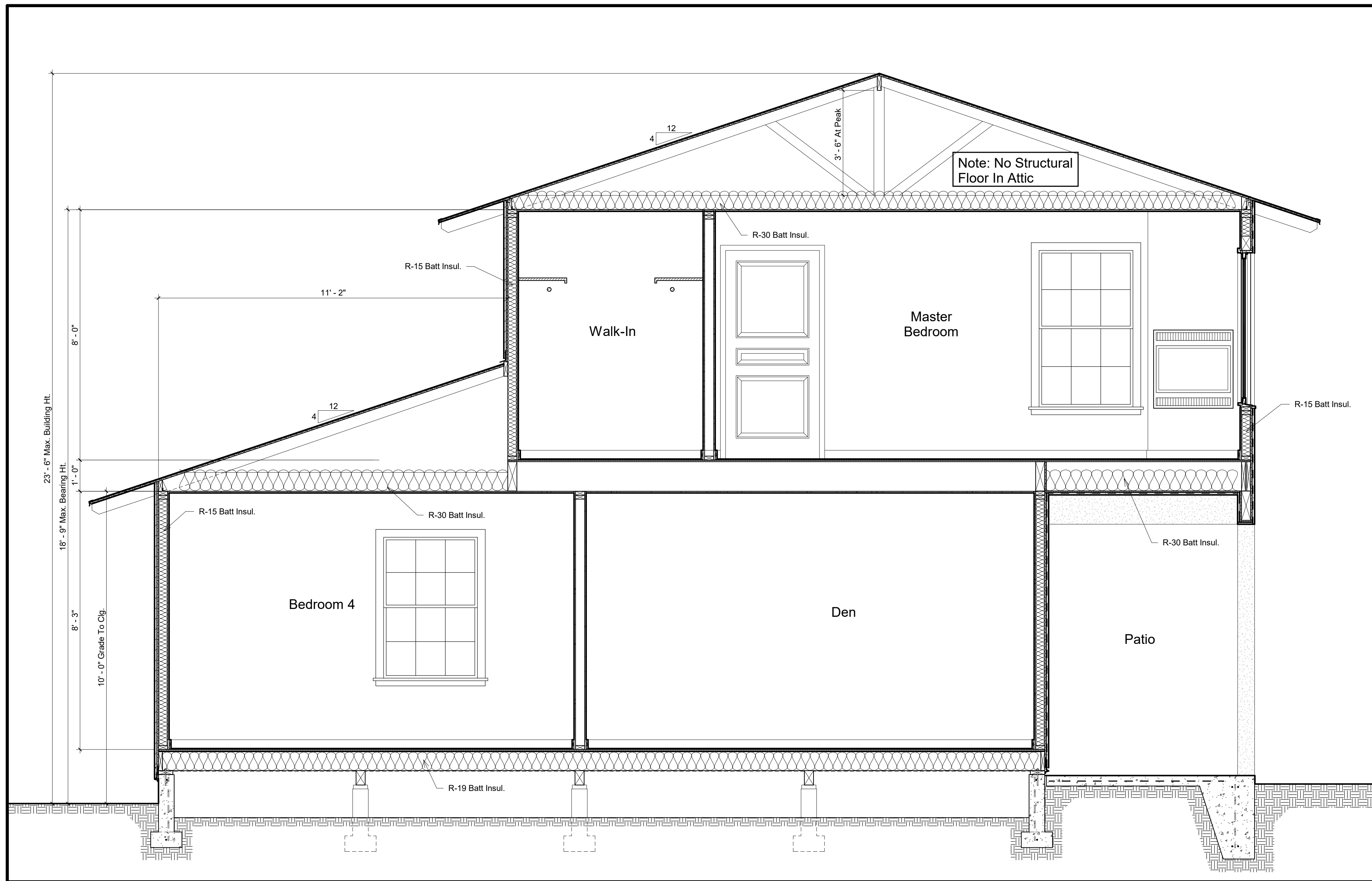
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DATE
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Building Elevations

SHEET NUMBER

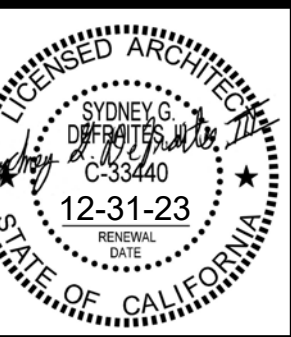
A6

OF 7 SHEETS



1 Section Through Building
 AT 1/2" = 1'-0"

REVISIONS



NUMBER
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 DATE
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 SGD

Section
 Through
 Building

SHEET NUMBER

A7

OF 7 SHEETS