

GENERAL REQUIREMENTS:

ADDRESS: 1115 S LAKE AVE BURBANK CA 91502
OWNER: AVETIK OGANESYAN
SCOPE OF WORK: DEMOLITION OF EXISTING STRUCTURES AND
CONSTRUCTION OF PROPOSED TRIPLEX.

ZONE: R-4
OCCUPANCY: R-3, U
CONST. TYPE: V-B
LOT SIZE: 6,300 S.F.
ALLOWABLE COV: 70%

LEGAL DESCRIPTION: TRACT # 8190 LOT 4

APN #: 5625-016-004

LOT: 6300 S.F.
ALLOWED LOT COVERAGE: 70% = 4,410 S.F.
OPEN TO SKY: 1,890 S.F.

LOT COVERAGE AREAS:

PROPOSED UNIT 1:	508 S.F.
PROPOSED UNIT 2:	498 S.F.
PROPOSED UNIT 3:	669 S.F.
PROPOSED ADUS:	881 S.F.

TOTAL PROPOSED LOT COVERAGE: 2,556 S.F. / 6,300 S.F. = 40.57%

FLOOR AREA CALCULATIONS:

UNIT 1: 3 BD/3.5 BATH + GARAGE	1593.8 S.F. + 508 S.F.
GARAGE+STAIRS:	508 S.F.
2ND FLOOR: LR/DR/KIT./POWDER ROOM	763.4 S.F.
3RD FLOOR: 3 BEDROOMS/2 BATHROOMS	830.4 S.F.

UNIT 2:3 BD/3.5 BATH + GARAGE	1543 S.F. + 495 S.F.
GARAGE+STAIRS:	495 S.F.
2ND FLOOR: LR/DR/KIT./POWDER ROOM	768 S.F.
3RD FLOOR: 3 BEDROOMS/3 BATHROOMS	775 S.F.

UNIT 3: 3 BD/3.5 BATH + GARAGE	1608 S.F. + 669 S.F.
GARAGE+STAIRS:	669 S.F.
2ND FLOOR: LR/DR/KIT./POWDER ROOM	786 S.F.
3RD FLOOR: 3 BEDROOMS/3 BATHROOMS	822 S.F.

ADUS	
GROUND FLOOR ADU 1: 2BD/2BATH	881 S.F.
UPPER FLOOR ADU 2: 3BD/2.5BATH	1122 S.F.

BUILDING HEIGHTS:
PROPOSED TRIPLEX: 30'-8"
STORY(S): 3

ADUS: 21-8"
STORY(S): 2

GENERAL REQUIREMENTS:

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- b. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS (PER ORDINANCE 170.158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
- c. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- d. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- e. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- f. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- g. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
- h. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LARC)
- i. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 5'4" ABOVE THE FLOOR. (6109 OF LARC)
- j. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL NO. 2977. (31628)
- k. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)
- l. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.2)
- m. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- n. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- o. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

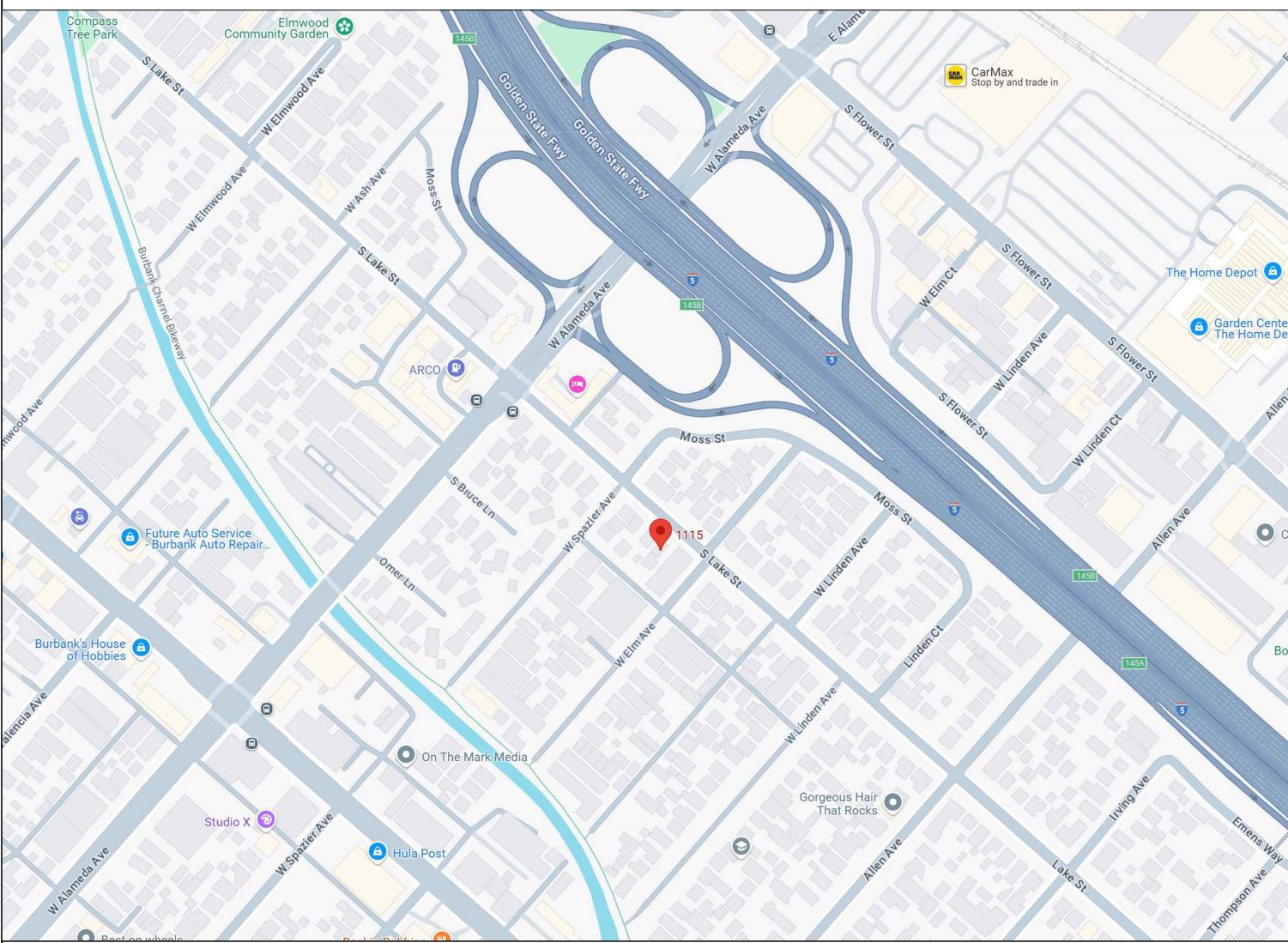
SHEET INDEX:

A-1	SITE PLAN, NOTES
D-1	DEMOLITION PLAN
L-1	LANDSCAPE AND ELEVATION PLAN
SVY	SURVEY PLAN
A-2	FLOOR AREA DIAGRAM
A-3	FLOOR PLANS, WINDOW/DOOR SCHEDULES
A-4	ROOF PLAN, SECTION
A-5	ELEVATIONS

SETBACK CERTIFICATION REQUIREMENT: A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACK 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. (BMC 9-1-1-109.3.1.1)

SEPARATE PERMITS ARE REQUIRED FOR
POOL/SPA, FENCE/WALL, RETAINING WALL, MECHANICAL, ELECTRICAL, PLUMBING.
THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN2, SHALL BE
COMPLETED AND VERIFIED TO FINAL.

VICINITY MAP:



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CBC, CMG, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND L.A. CITY AMENDMENTS.
2. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
3. ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
4. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA AND SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING (BMC 9-1-1-3302.3).
5. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE (BMC 9-1-1-3305).
7. THE FINISH GRADE SHALL SLOPE A MIN. OF 5% OR 6% TO A POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%. (CRC R401.3)
8. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12 PLUS 2% (CRC R403.17.3)

DIVERSION OF CONSTRUCTION & DEMOLITION DEBRIS

DIVERSION OF C&D DEBRIS: A MINIMUM OF 65% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A \$50 ADMINISTRATIVE FEE AND A REFUNDABLE DEPOSIT WILL BE COLLECTED AT THE TIME OF PERMIT ISSUANCE. THE DEPOSIT CAN BE REFUNDED IF RECYCLING RECEIPTS ARE SUBMITTED TO BUILDING DIVISION WITHIN 60 DAYS OF PERMIT FINAL.

CONSULTANTS:

ARCHITECT: HAMLET SADEKIAN
(N RESPONSIBLE CONTROL)
STU3DIO
111 N. CEDAR AVE. #202
BURBANK, CA 91502
(818)-745-7413

PROJECT NAME & SITE ADDRESS:

1115 S. LAKE ST. BURBANK, CA 91502

SITE PLAN, NOTES

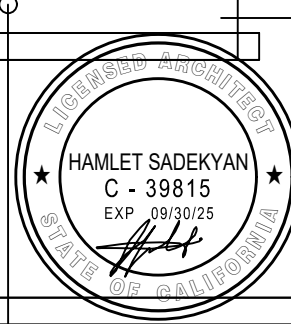
DATE:
05/11/25

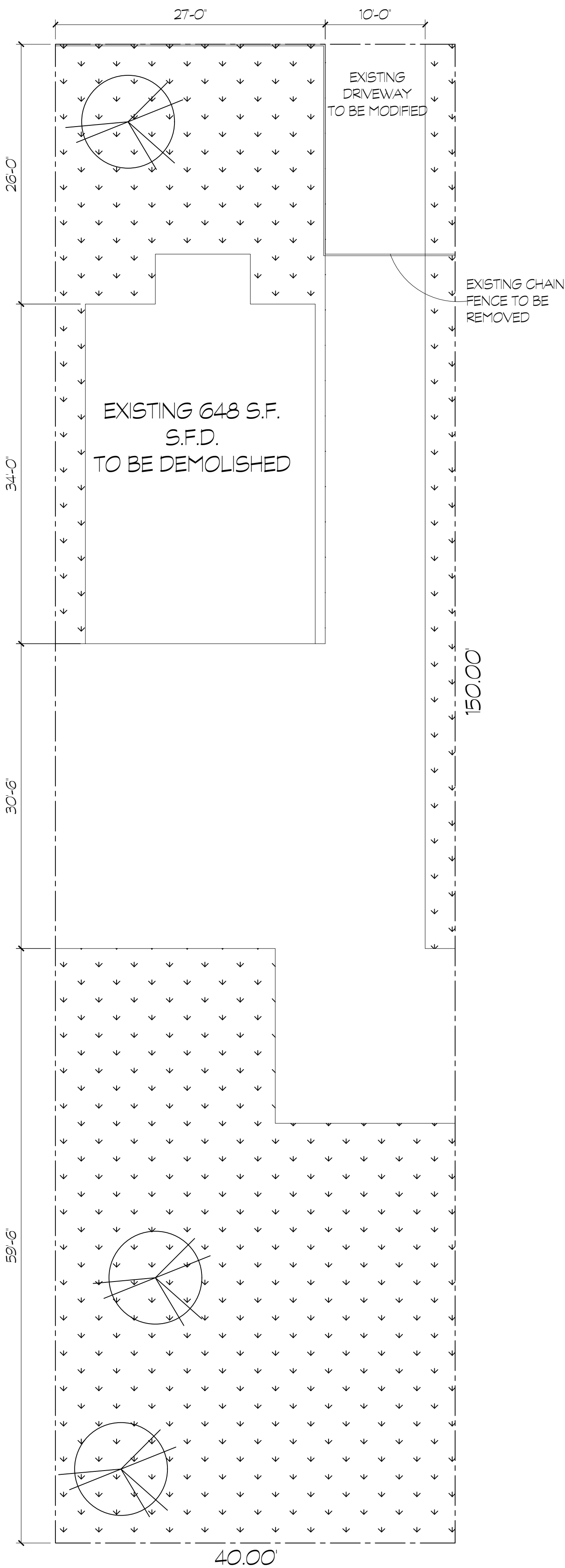
A-1

1115 S. LAKE ST.

1115 S. LAKE ST. BURBANK, CA 91502

stu3Dio
111 E. CEDAR AVE. #202, BURBANK, CA 91502
TEL: 818-745-7413 HAYLET@STU3DIO.COM





SITE PLAN
SCALE: 1/8" = 1'-0"

Residential Construction & Demolition Debris Waste Management Plan (WMP) – Part I

This form must be completed for the following types of projects:

- All Demolitions
- Any residential or non-residential New Construction, Addition, Alteration, Remodel, Renovation or Tenant Improvement over 500 square feet in total scope of work.

Building permits will not be issued without an approved WMP. Separate WMPs are required for each building permit. Submit with permit application and plans for Plan Check Review.

Project Address: 1039 E MAGNOLIA BLVD BURBANK, CA 91501

Applicant Name: HAMLET SADEKYAN Contractor or Owner GNEL TER-MKRTCHYAN

Company: STU3DIO

Applicant Address: 1115 CEDAR AVE #202

City: BURBANK State: CA ZIP: 91502

Phone: (818) 745-7413 Fax: Email: jordan@stu3dio.com

Name: HAMLET SADEKYAN Signature: [Signature] Date: 01/11/25

Fill out information below to determine required recycling tonnage.
(For contractors who wish to remove debris or for municipal projects, skip questions below and continue to Part II of the worksheet attached)

	Project Size (sf)	Rate (lbs/sf)	Pounds Generated
1. Residential (New)	3,944	X 4.5	= 17,748 lbs
Residential (Demolition)	1,426	X 115.0	= 163,990 lbs
Residential (Renovation)	0	X 24.0	= 0 lbs
Re-Roof: Shingles Only	0	X 2.5	= 0 lbs
Re-Roof: Shingles & Sheathing	0	X 5.0	= 0 lbs
2. Total Pounds: Sum of Pounds Generated:			= 177,738 lbs
3. Total Tonnage of Debris Generated: (#2 divided by 2000)			= 88.869 Tons
4. Total Tonnage to be Recycled: (#3 multiplied by 65%)			= 57,822 Tons
5. Deposit Amount Calculation (based on Total Tonnage Generated):			
a. Deposit Amount for 1st ton (one ton minimum)			= \$296.80
b. Deposit Amount for each addtl ton over 1st ton (subtract 1 ton from #3 and multiply by \$59.35)			= 3,328.95
c. Total Deposit Amount: (a + b), \$1000 max for Residential Projects			= \$3,625.75

For Staff Use Only:

Permit No. Click here to enter text. WMP submitted Staff Initials _____

Deposit Amount Date Deposit Received (permit issued) _____

Approved Corrections Date RSR submitted _____

RSR Approved Date refund request submitted _____

11

CONSTRUCTION HOURS:
Effective January 1, 2008

THE APPROVED HOURS FOR CONSTRUCTION ACTIVITIES REQUIRING A BUILDING PERMIT IN ALL ZONES ARE:

Monday- Friday	7:00 a.m. - 7:00 p.m.
Saturday	8:00 a.m. - 5:00 p.m.
Sunday & City Holidays	Not Permitted

EXCEPTION TO HOURS: HOMEOWNERS WHO ARE PERFORMING THEIR OWN CONSTRUCTION (NO CONTRACTORS OR EMPLOYEES) MAY WORK SUNDAYS AND CITY HOLIDAYS 8:00 a.m. TO 5:00 p.m.

City Holidays: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, Day after Thanksgiving, Christmas Day

Burbank Municipal Code Section 9-1-1A-105.8

PROTECT EXISTING OFF-SITE IMPROVEMENTS (STREET, SIDEWALK, AND PARKWAY) AT ALL TIMES.

AND STORMS OR STAGNS OF CONSTRUCTION MATERIALS OR EQUIPMENT IN UNAPPROVED PUBLIC RIGHT-OF-WAY AT ANY TIME.

ANY PRACTICES TO EXISTING OFF-SITE IMPROVEMENTS WILL BE CONDITIONED BY PUBLIC WORKS INSPECTOR FOR RESTORATION BY CONTRACTOR AND/OR PERMITTEE.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, GFC, GPC, AND GEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR, AS WELL AS THE 2020 BURBANK BUILDING AND SAFETY CODE, AND C8850 CAL GREEN CODE.
- SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
- ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
- A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA AND SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING (BMC 91-11-3302.3).
- WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
- TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE (BMC 91-11-3303).
- THE FINISH GRADE SHALL SLOPE A MIN. OF 5% OR 6% TO A POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2% (CRC 8401.3).
- THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2% (CRC 8403.17.3).

ANY EXISTING FIXTURE OR CONNECTION TO THE SEWER MAIN LINE MUST BE CAPPED BEFORE BUILDING DEMOLITION ACTIVITIES OCCUR.

PER BMC 91-3-407, BEST MANAGEMENT PRACTICES SHALL APPLY TO ALL CONSTRUCTION PROJECTS AND SHALL BE REQUIRED FROM THE TIME OF LAND CLEARING, DEMOLITION OR COMMENCEMENT OF CONSTRUCTION UNTIL RECEIPT OF A CERTIFICATE OF OCCUPANCY.

A BACKWATER VALVE IS REQUIRED ON EVERY PRIVATE SEWER LATERAL(S) CONNECTED TO A PRIVATE BUILDING(S), UNLESS IT CAN BE SHOWN THAT ALL FIXTURES CONTAINED THEREIN HAVE FLOOD LEVEL RIM ELEVATIONS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MAINTENANCE HOLE COVER OF THE PUBLIC SEWER SERVING THE PROPERTY, OR A CONDITIONAL WAIVER IS GRANTED BY THE DIRECTOR (BMC 81-1-313). PLEASE NOTE THAT PUBLIC WORKS WASTEWATER DIVISION WILL NOT SIGN OFF ON THE CERTIFICATE OF OCCUPANCY UNTIL THE OWNER/DEVELOPER PROVIDES PROOF THAT THE BACKWATER VALVE(S) HAS BEEN INSTALLED.

DIVERSION OF CONSTRUCTION & DEMOLITION DEBRIS

DIVERSION OF CED DEBRIS: A MINIMUM OF 65% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A \$60.00 ADMINISTRATIVE FEE AND A RECYCLABLE DEPOSIT WILL BE COLLECTED AT THE TIME OF PERMIT ISSUANCE. THE DEPOSIT CAN BE REFUNDED IF RECYCLING RECEIPTS ARE SUBMITTED TO BUILDING DIVISION WITHIN 60 DAYS OF PERMIT FINAL. (BMC 91-11-2012).

STORM WATER MANAGEMENT:

STORM WATER MANAGEMENT: FOR SITES LESS THAN ONE ACRE, THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIRES ALL CONSTRUCTION PROJECTS TO PROTECT WATER QUALITY DURING CONSTRUCTION AND REDUCE POLLUTANTS IN STORM WATER RUNOFF THROUGH IMPLEMENTATION AND MAINTENANCE OF BEST MANAGEMENT PRACTICES (BMP).

SCHEDULING (ESC-1)

STOCKPILE MANAGEMENT (WM-3)

STABILIZED CONSTRUCTION SITE ENTRANCE/EXIT (ESC-24)

SPILL PREVENTION AND CONTROL (WM-4)

SILT FENCE (ESC-50)

SOLID WASTE MANAGEMENT (WM-5)

SAND BAG BARRIER (ESC-52)

CONCRETE WASTE MANAGEMENT (WM-8)

WATER CONSERVATION PRACTICES (NS-1)

SANITARY/SEPTIC WASTE MANAGEMENT (WM-9)

DEWATERING OPERATIONS (NS-2)

THE SUGGESTED IMPLEMENTATION MEASURES LISTED BELOW ARE NOT INTENDED TO BE A COMPLETE LIST OF BMPs. PROJECT APPLICANTS ARE RESPONSIBLE FOR ADOPTING BMPs THAT ADDRESS THE SPECIFIC CONDITIONS OF THEIR PROJECT. CONSULT THE CALIFORNIA BEST MANAGEMENT PRACTICE PRACTICE HANDBOOK PUBLISHED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION FOR MORE DETAILED INFORMATION.

DEMOLITION NOTE:

ALL DEMOLITION AND GRADING PERMITS WILL REQUIRE A PRE-CONSTRUCTION MEETING PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK AND A PROJECT SIGN MUST BE POSTED ON SITE IF A SINGLE-FAMILY DWELLING IS BEING DEMOLISHED THAT IS LOCATED ON A SLOPED LOT. A TOPOGRAPHIC SURVEY IS REQUIRED TO BE PERFORMED PRIOR TO THE DEMOLITION OF THE STRUCTURE. THIS MAY ALSO BE REQUIRED FOR A FLAT LOT AS DETERMINED BY THE BUILDING OFFICIAL. DOCUMENTS INDICATING RODENT AND INSECT ABATEMENT HAS BEEN PERFORMED MUST BE PRESENTED TO THE BUILDING INSPECTOR PRIOR TO START OF DEMOLITION.

RESIDENTIAL DEMOLITION NOTE:

PARTIAL DEMOLITION OF A RESIDENTIAL STRUCTURE IN ASSOCIATION WITH A CONSTRUCTION PROJECT IS ONLY PERMITTED WHERE INDICATED ON THE APPROVED PLANS. ANY DEMOLITION WORK BEYOND THAT SHOWN ON THE APPROVED PLANS MAY RESULT IN A STOP WORK ORDER (CBC CHAPTER 1 SEC. 115) AND/OR REVOCATION OF THE PERMIT (CBC CHAPTER 1 SEC. 105.6). ADDITIONAL DEMOLITION WORK MAY ALSO REQUIRE COMPLIANCE WITH BURBANK MUNICIPAL CODE SEC. 104-1810 IF MORE THAN 50% OF THE STRUCTURE IS DEMOLISHED.

RESIDENTIAL AND COMMERCIAL DEMO:

- THE COMPLETED WMP MUST BE SIGNED BY THE APPLICANT AND SHALL INDICATE ALL OF THE FOLLOWING:
- THE SITE ADDRESS;
 - THE NAMES, ADDRESSES, AND PHONE NUMBERS OF THE PROPERTY OWNER AND THE GENERAL CONTRACTOR;
 - THE EXISTING SQUARE FOOTAGE, THE PROPOSED SQUARE FOOTAGE, THE PERCENTAGE OF INCREASE IN PROJECT SIZE, OR THE SQUARE FOOTAGE OF THE STRUCTURE TO BE DEMOLISHED;
 - THE ESTIMATED VOLUME OR WEIGHT OF CONSTRUCTION AND DEMOLITION DEBRIS, BY MATERIAL TYPE, TO BE GENERATED ON THE PROJECT SITE;
 - THE ESTIMATED VOLUME OR WEIGHT OF CONSTRUCTION AND DEMOLITION DEBRIS, BY MATERIAL TYPE, TO BE DIVERTED TO RECYCLING, REUSE OR SALVAGE;
 - THE VENDOR OR FACILITY THAT THE APPLICANT PROPOSES TO USE TO COLLECT OR RECEIVE THAT MATERIAL;
 - THE ESTIMATED VOLUME OR WEIGHT OF THE CONSTRUCTION AND DEMOLITION MATERIALS THAT WILL BE LANDFILLED;
 - CERTIFICATION THAT THE MINIMUM DIVERSION REQUIREMENT WILL BE MET;
 - SUCH OTHER DATA AND INFORMATION AS MAY BE REQUIRED BY THE BUILDING OFFICIAL;
 - OTHER INFORMATION APPLICANT BELIEVES IS RELEVANT TO DETERMINING ITS EFFORTS TO COMPLY WITH THIS DIVISION.

ALL UTILITIES TO BE REMOVED AND CAPPED AT SOURCE

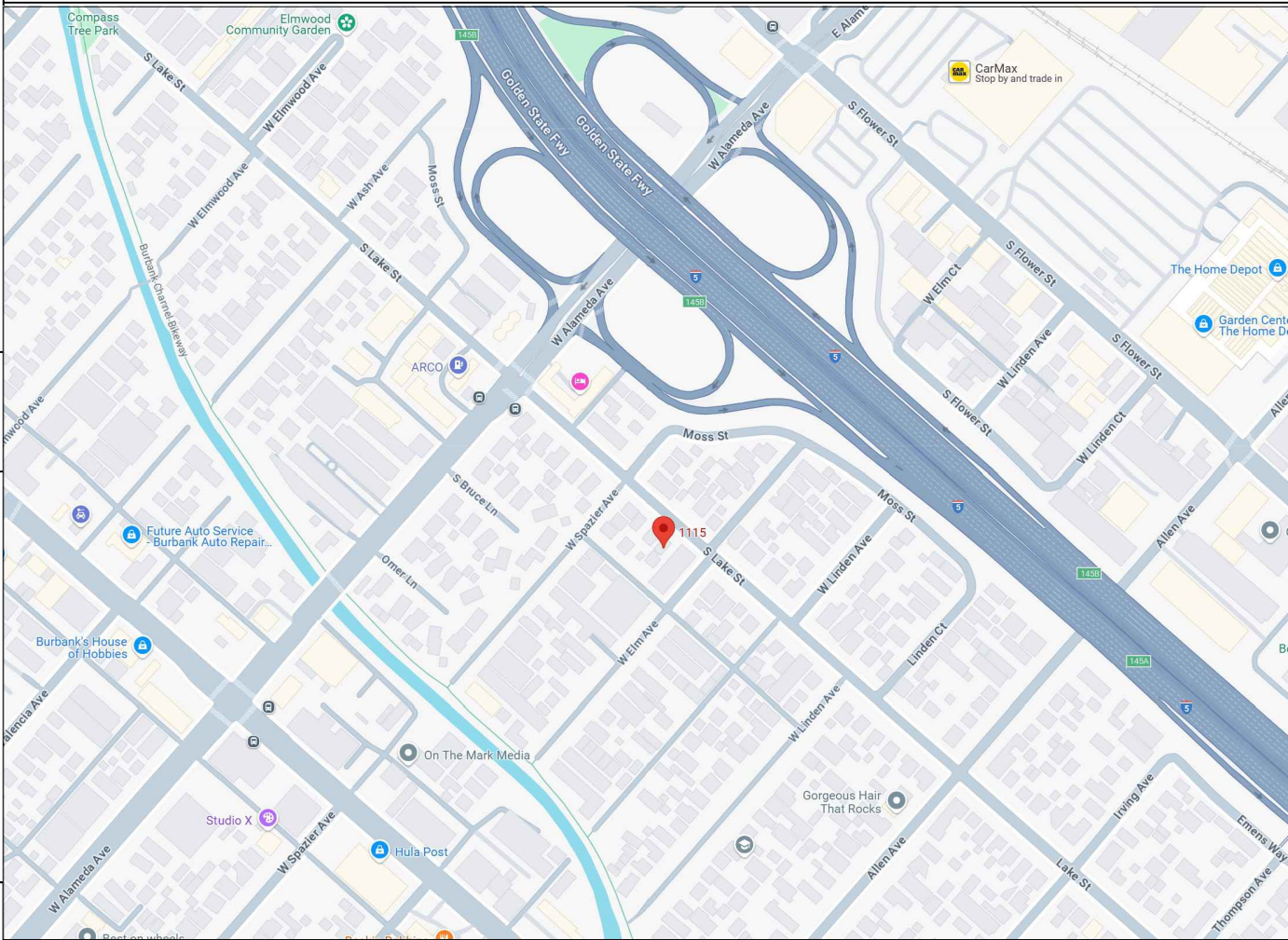
RODENT AND INSECT ABATEMENT HAS BEEN PERFORMED MUST BE PRESENTED TO THE BUILDING INSPECTOR PRIOR TO START OF DEMOLITION.

- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WINDS.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY.
- ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENuded OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- SCHEDULE CONSTRUCTION ACTIVITY TO REDUCE AREA AND DURATION OF SOIL EXPOSED TO EROSION BY WIND, RAIN, RUNOFF AND VEHICLE TRACKING.

*STORMWATER DRAINAGE AND RETENTION DURING CONSTRUCTION TO BE MANAGED BY THE USE OF SAND-BAGS

OGANESYAN RESIDENCE

VICINITY MAP:



PROJECT SUMMARY:

ADDRESS: 1039 E MAGNOLIA BLVD BURBANK CA 91501

OWNER: GNEL TER-MKRTCHYAN - (818) 621-2167

DESCRIPTION: EXISTING S.F.D. (1,426 S.F.) TO BE DEMOLISHED

ZONE: R1

OCCUPANCY: R-3, U

CONST. TYPE: V-B

LOT SIZE: 14,640 S.F.

ALLOWABLE COV: 40.00%

LEGAL DESCRIPTION: BURBANK NE 78 FT OF SE 152.5 FT OF LOT 11 BLK 78

APN #: 2456-006-002

SCOPE OF WORK:

DEMOLISH EXISTING 1,426 S.F. SINGLE FAMILY DWELLING TO CONSTRUCT A NEW 3,944 S.F. TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 3-CAR GARAGE (600 S.F.). PROJECT ALSO INCLUDES A 30 S.F. FRONT PORCH.

SETBACK CERTIFICATION REQUIREMENT: A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACK 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. (BMC 91-11-109.3.1).

SEPARATE PERMITS ARE REQUIRED FOR POOL/SPA, FENCE/WALL, RETAINING WALL, MECHANICAL, ELECTRICAL, PLUMBING.

SHEET INDEX:

D-1 DEMOLITION PLAN.

Project Address: 123 Main Street, Burbank
Permit No.: BSXXXXXXX

Project Description: (Example) A request for a 1,333.5 square foot two story addition to the side of existing single family house, connecting the house to the existing detached three car garage.

Proposed Dwelling:

Planning Division: (818) 238-5250
Applicant Contact: XXX
Telephone: (XXX) XXX-XXXX

stu3Dio
1115 S. LAKE ST. BURBANK, CA 91502
TEL: 818-745-7413 HAYLET@STU3DIO.COM



PROJECT NAME & SITE ADDRESS:
1115 S. LAKE ST. BURBANK, CA 91502

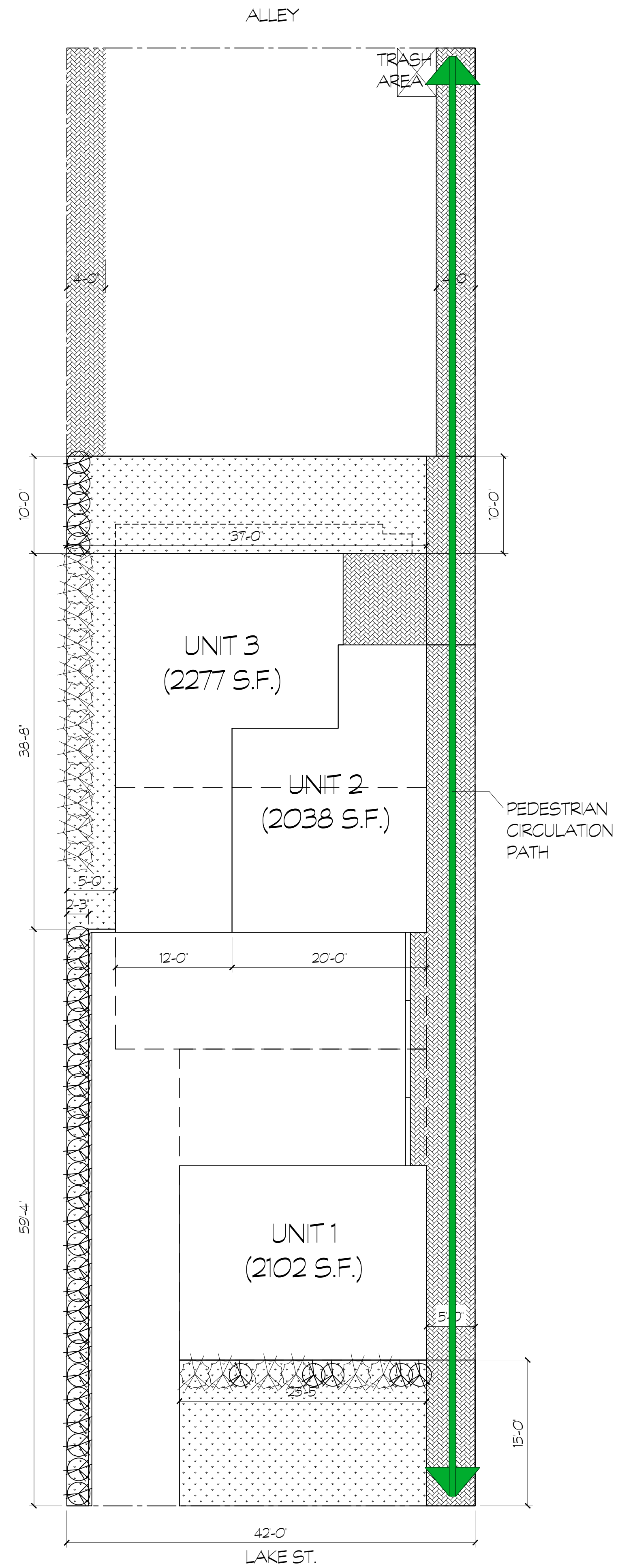
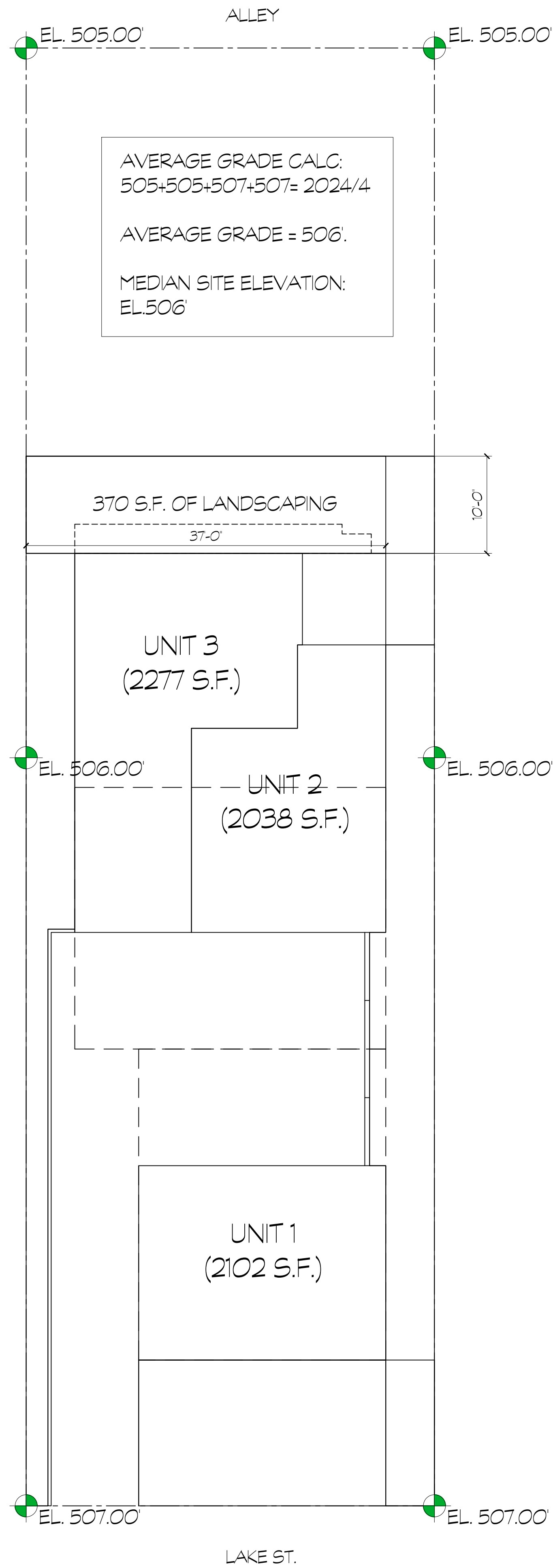
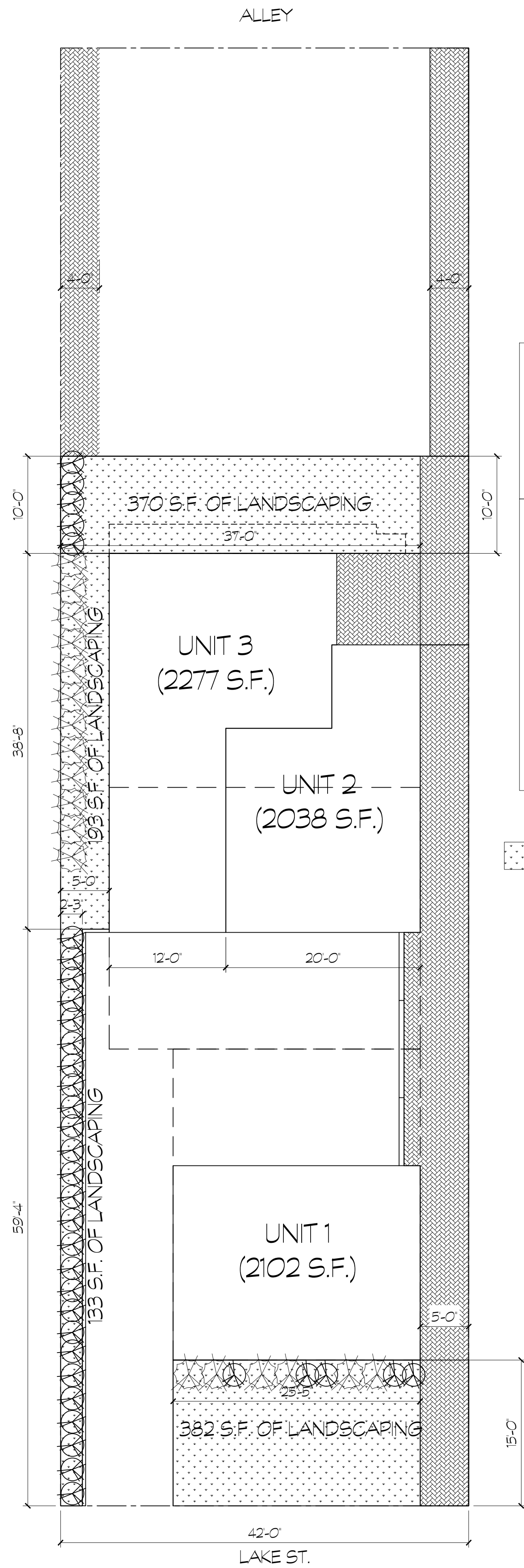
OGANESYAN TRIPLEX

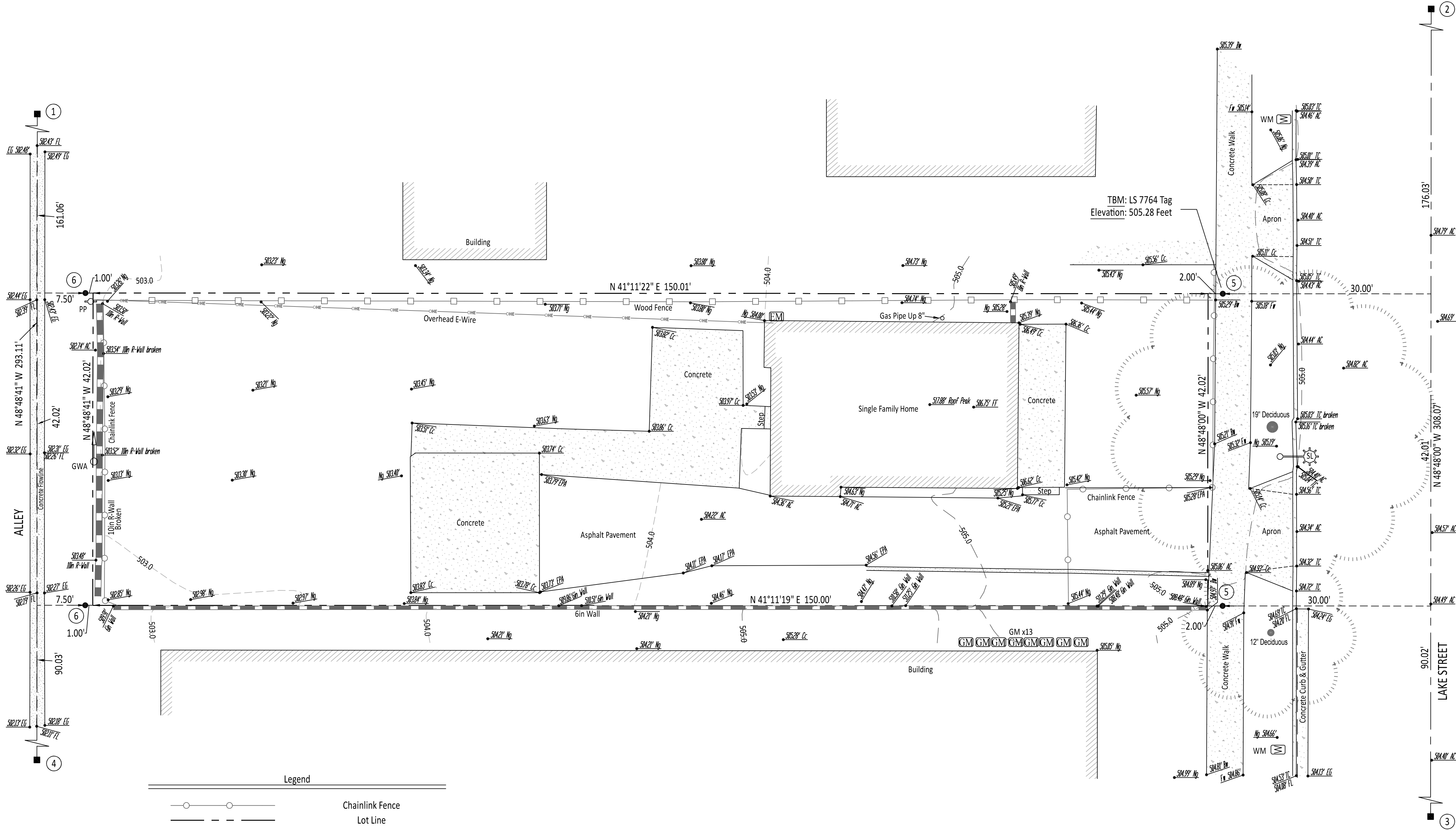
DEMOLITION PLAN

DATE:
08/11/25

D-1

1115 S. LAKE ST.





Legend

	Chainlink Fence
	Lot Line
	Overhead E-Wire
	Tree Dripline
	Wall
	Wood Fence
	Electric Meter
	Gas Meter
	Guy Wire Anchor
	Point Established/Found
	Point Set
	Power Pole
	Street Light
	Tree Trunk
	Water Meter
	Building
	Concrete

Abbreviations

AC	Asphalt
BW	Back of Walk
CC	Concrete
EG	Edge of Gutter
EM	Electric Meter
EPA	Edge of Pavement
E-Wire	Electric Wire
FF	Finish Floor
FL	Flowline
GM	Gas Meter
GWA	Guy Wire Anchor
NG	Natural Ground
PP	Power Pole
R-Wall	Retaining Wall
SL	Street Light
TC	Top of Curb

References

- R1 Tract No. 8190 M.B. 87-79-81
R2 PWFB1719-1424-1425
R3 PWFB1719-1422-1423
R4 PWFB1719-1444-1445
R5 PWFB1719-264

Monuments

- ① Found spike & LS 4016 washer per R2.
② Found Manhole Punchmarks per R3.
③ Established by ties per R4.
④ Found spike & LS 3134 washer per R5.
⑤ Set LS 7764 tag on concrete walk on lot line produced 2.00' from lot corner.
⑥ Set spike & LS 7764 washer on lot line produced 1.00' from lot corner.

0 8 16 24

12-03-2024

LICENSED LAND SURVEYOR
MARK E. PRICE
LS 7764
CANYON COUNTRY, CA 9187
Call Text 818-724-4011
markp@azteclandsurveys.com

Boundary & Topographic Survey	Artec Land Surveys, Inc.	Project Number 24-0456	Client: Avetik Oganesyan 1055 E Angeleno Ave. Burbank, CA 91501 (818) 426-7722 doavo@abgobal.net	Benchmark - 1408 Elevation = 510.93 Feet	Basis of Bearings: Bearing = North 48°48'00" West Centerline of Lake Street per Tract No 8190 M.B. 87 Pages 79 - 81.	Revisions	Date

1115 S. Lake Street Burbank, CA 91502 Lot 4 Tract No. 8190 M.B. 87 Pages 79 - 81 APN 5625-016-004	2.17' BRASS CAP STAP CITY OF BURBANK, CA 2406 S. LAKE STREET, QUAD OF THE INTERSECTION OF ALAMEDA AVE AND OVERMAN AVE, ABOUT 150 FEET S.W. OF THE C/L PROD. OF OVERMAN AVE, SET IN THE NW COR. OF THE ABUTMENT OF THE ALAMEDA AVE OVERCROSS AT THE BURBANK WESTERN CHANNEL, 0.4 FEET EAST OF NW COR. DAILING - 1.
---	---

1ST FLOOR SOUTH SETBACK CALCULATIONS

$Axa = 13.583 \times 9.416 = 127.897$
 $Bxb = 5.0 \times 8.583 = 42.915$
 $Cxc = 5.0 \times 20.0 = 100.000$
 $127.897 + 42.915 + 100 = 270.812$

$length = 9.416 + 8.583 + 20.000 = 37.999$

$270.812 / 37.999 = 7.127$ average setback

(parking garages are exempt from setback calcs)

2nd FLOOR NORTH SETBACK CALCS

$Axa = 5.0 \times 51.0 = 255.000$
 $Bxb = 13.5 \times 32.0 = 432.000$

$255.0 + 432.0 = 687.0$

$length = 51.0 + 32.0 = 83.0$

$687.0 / 83.0 = 8.277$ average setback

2nd FLOOR SOUTH SETBACK CALCS

$Axa = 10.0 \times 13.5 = 135.000$
 $Bxb = 5.0 \times 19.0 = 95.000$
 $Cxc = 11.0 \times 18.0 = 198.000$
 $Dxd = 5.0 \times 32.5 = 162.500$
 $135.0 + 95.0 + 198.0 + 162.5 = 590.5$

$length = 13.5 + 19 + 18 + 32.5 = 83.0$

$590.5 / 83.0 = 7.114$ average setback

3rd FLOOR NORTH SETBACK CALCS

$Axa = 5.0 \times 54.0 = 270.000$
 $Bxb = 11.583 \times 18.333 = 212.351$
 $Cxc = 9.083 \times 13.666 = 124.128$

$270.0 + 212.351 + 124.128 = 606.479$

$length = 54.0 + 18.333 + 13.666 = 86.0$

$606.479 / 86.0 = 7.052$ average setback

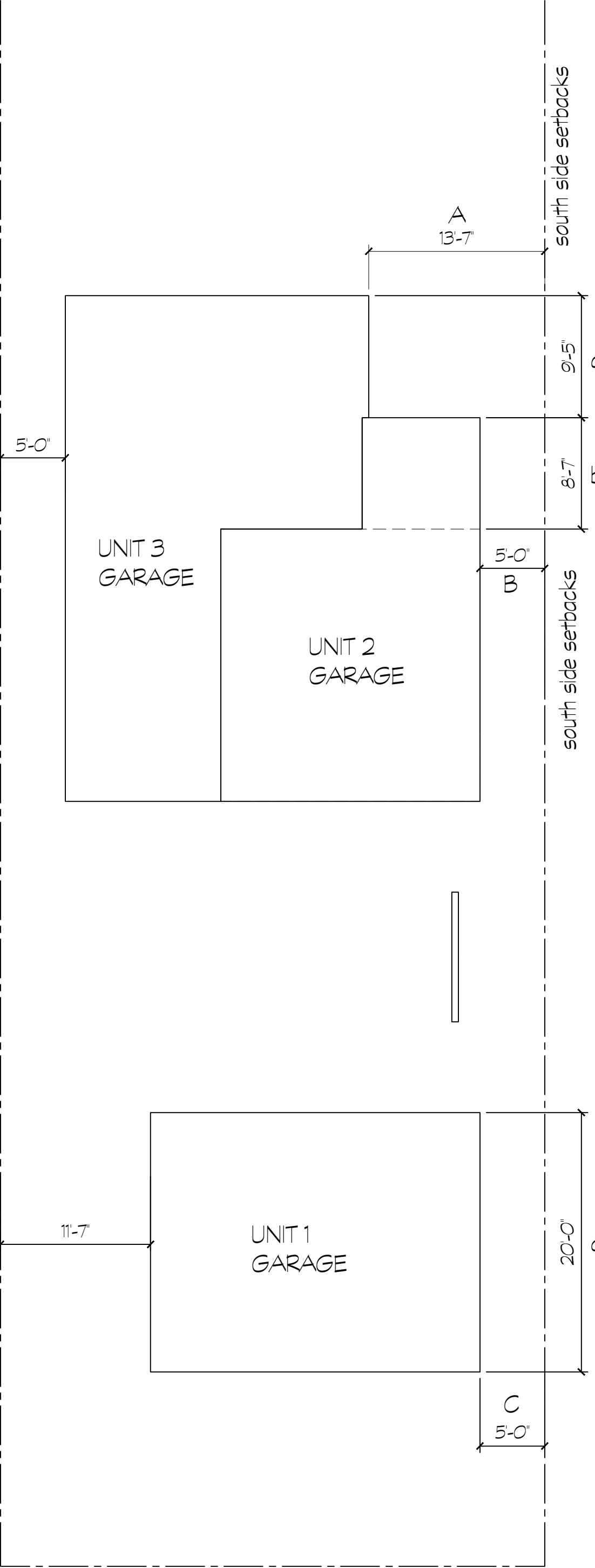
3rd FLOOR SOUTH SETBACK CALCS

$Axa = 12.833 \times 9.75 = 125.122$
 $Bxb = 6.5 \times 43.75 = 284.375$
 $Cxc = 5.0 \times 24.75 = 123.75$
 $Dxd = 8.917 \times 7.75 = 69.107$

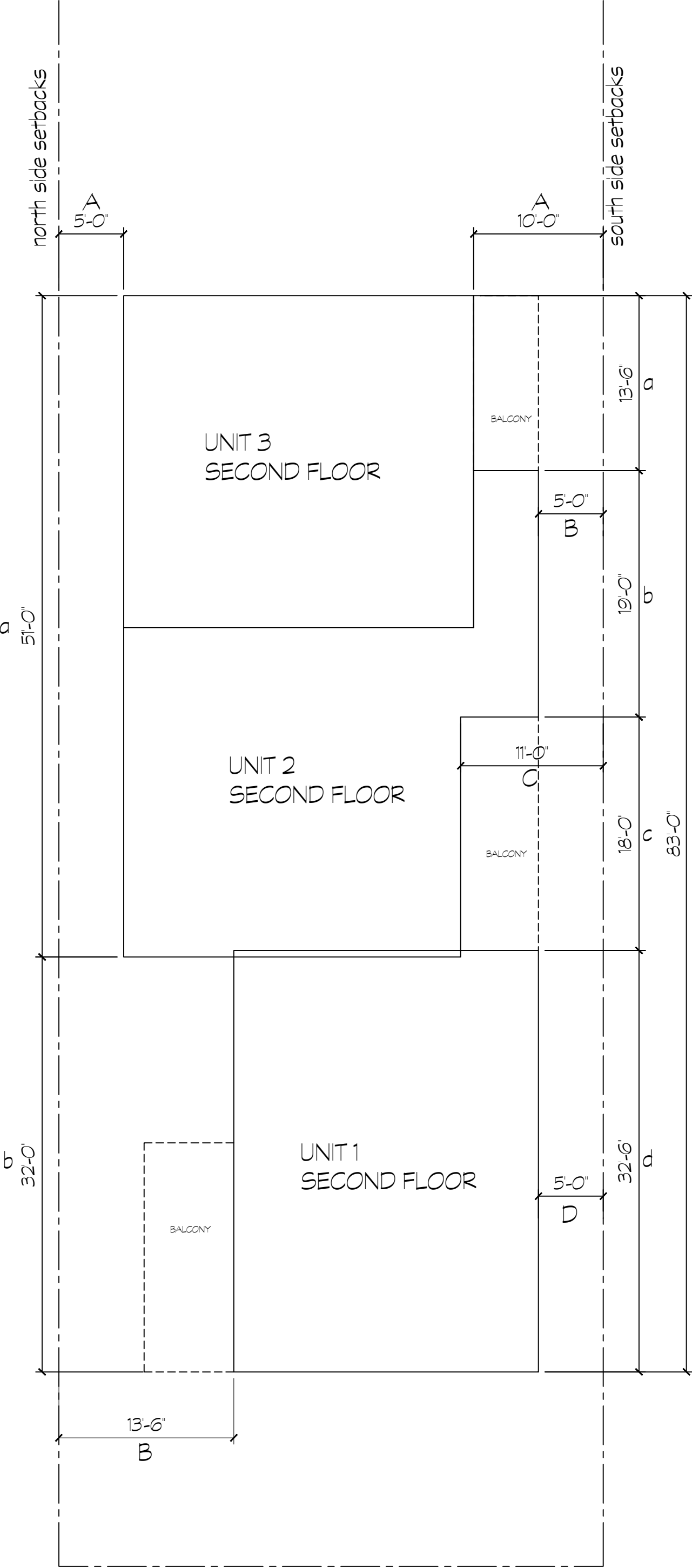
$125.122 + 284.375 + 123.75 + 69.107 = 602.534$

$length = 9.75 + 43.75 + 24.75 + 7.75 = 86.0$

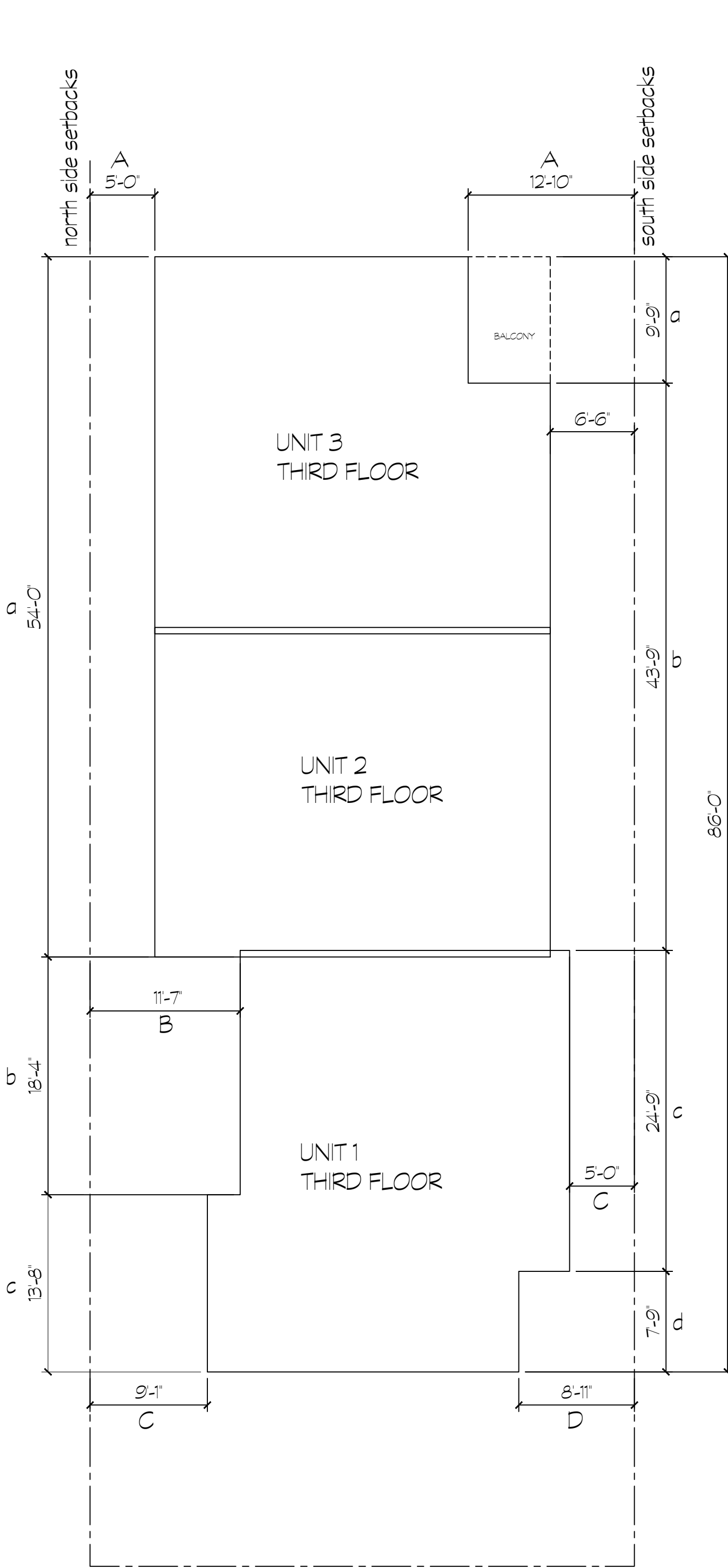
$602.534 / 86.0 = 7.006$ average setback



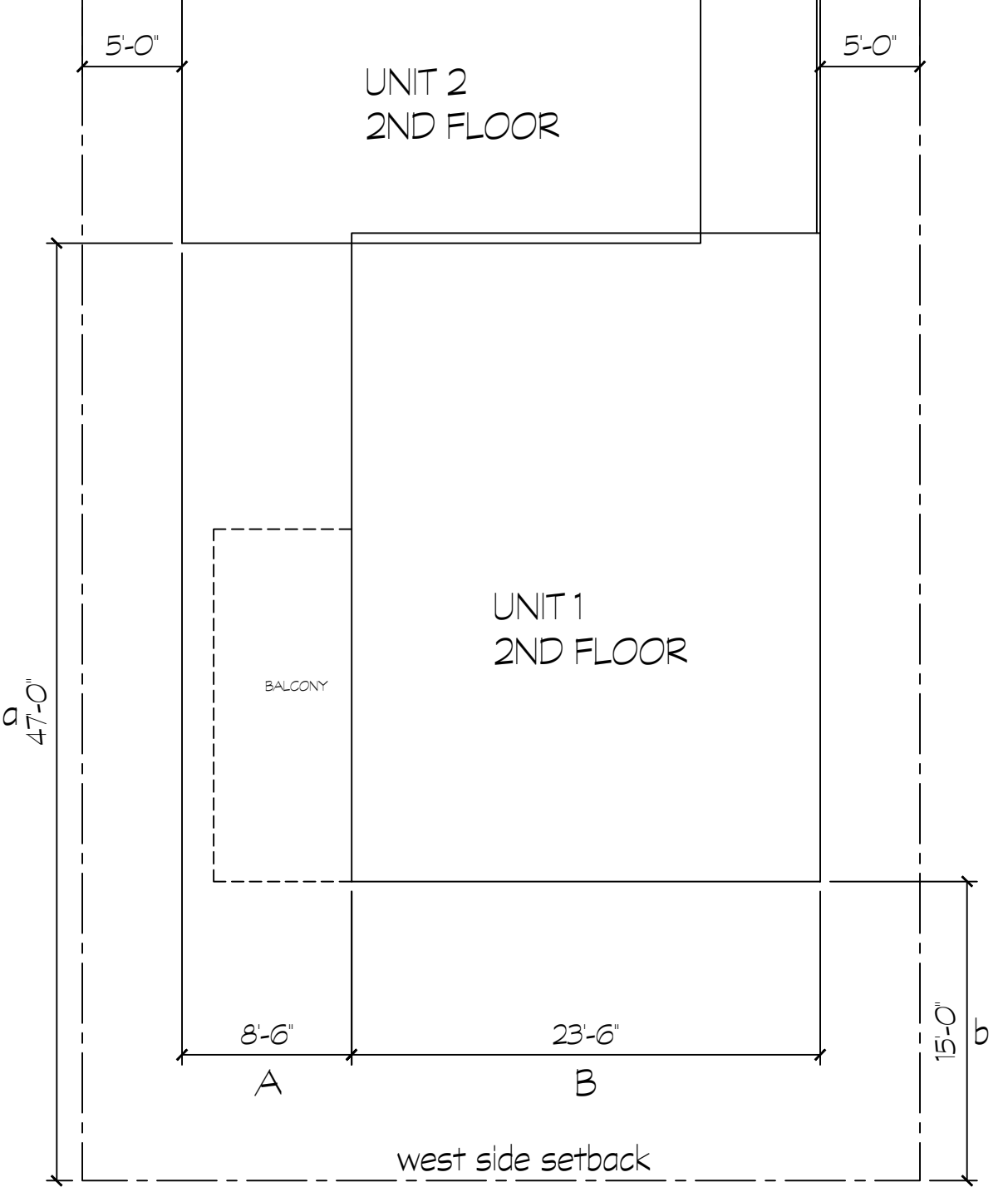
GROUND FLOOR
SCALE: 1/8" = 1'-0"



SECOND FLOOR
SCALE: 1/8" = 1'-0"



THIRD FLOOR
SCALE: 1/8" = 1'-0"



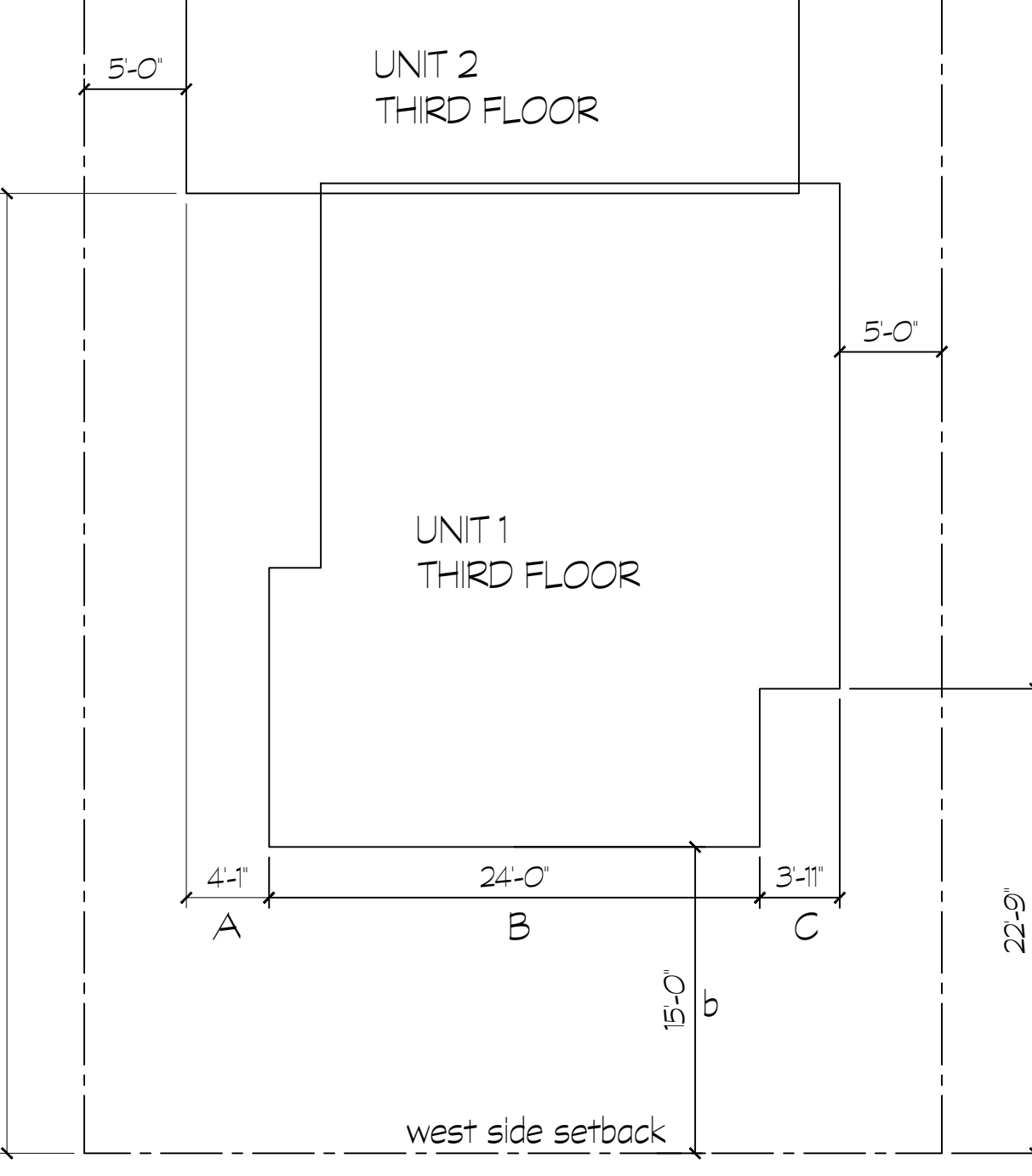
SECOND FLOOR
SCALE: 1/8" = 1'-0"

2nd FLOOR WEST SIDE SETBACK CALCS
 $Axa = 8.5 \times 47.0 = 399.5$
 $Bxb = 23.5 \times 15.0 = 352.5$

$399.5 + 352.5 = 752.0$

$length = 8.5 + 23.5 = 32.0$

$752.0 / 32.0 = 23.5$ average setback



THIRD FLOOR
SCALE: 1/8" = 1'-0"

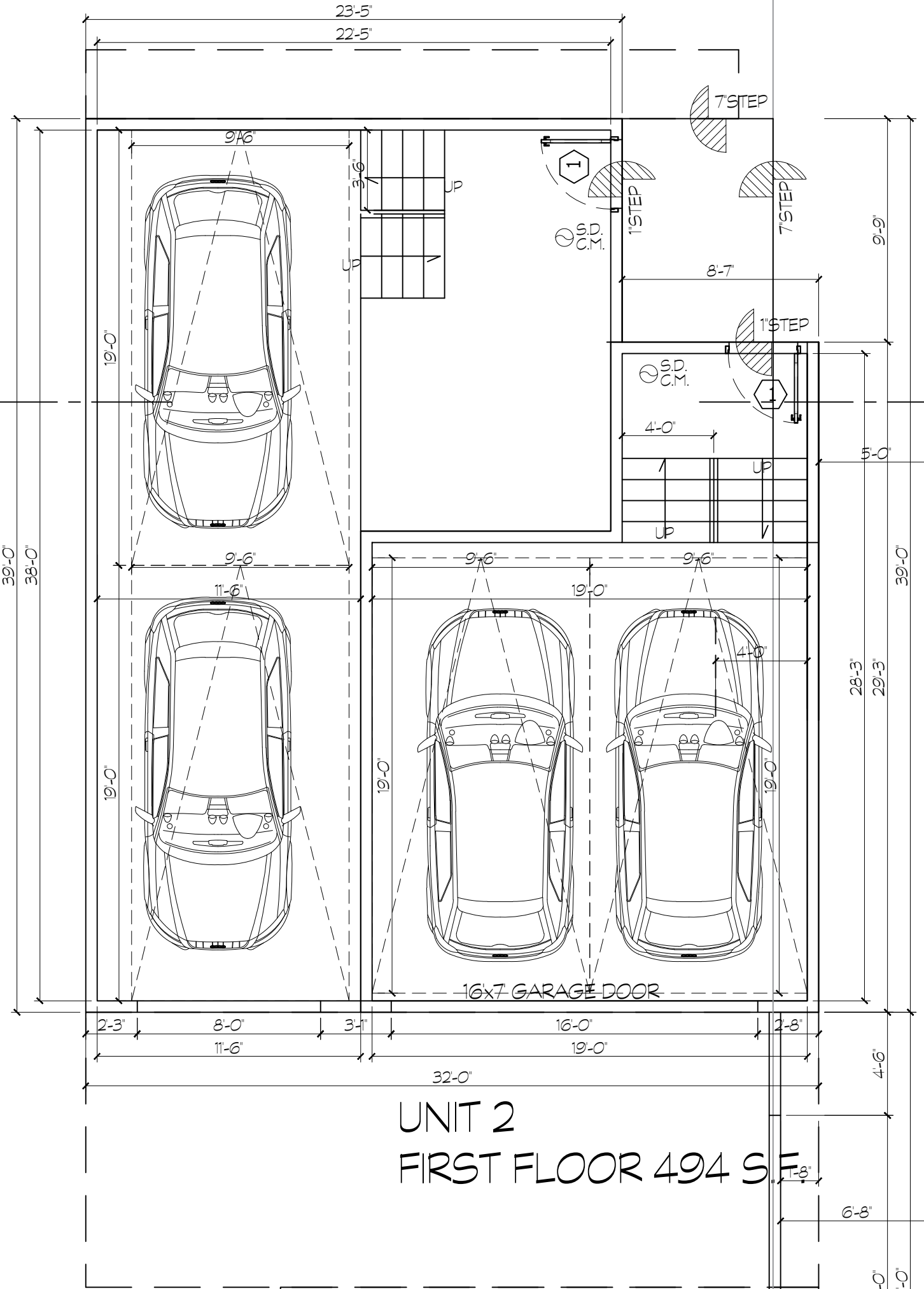
3rd FLOOR WEST SIDE SETBACK CALCS
 $Axa = 4.083 \times 47.0 = 199.901$
 $Bxb = 24.0 \times 15.0 = 360.0$
 $Cxc = 3.917 \times 22.75 = 89.112$

$199.901 + 360.0 + 89.112 = 649.013$

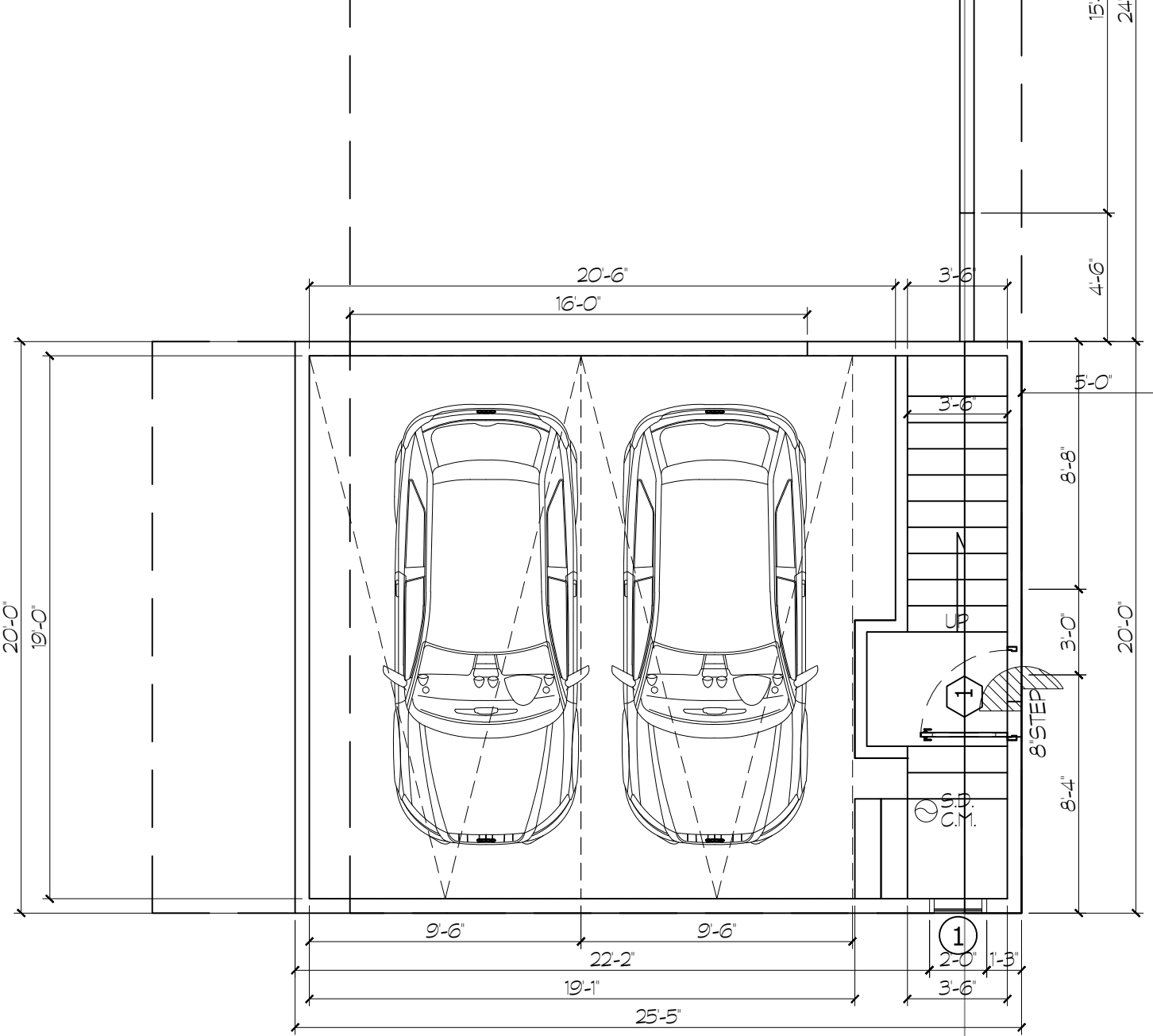
$length = 4.083 + 24.0 + 3.917 = 32.0$

$649.013 / 32.0 = 20.28$ average setback

UNIT 3
FIRST FLOOR 669 S.F.



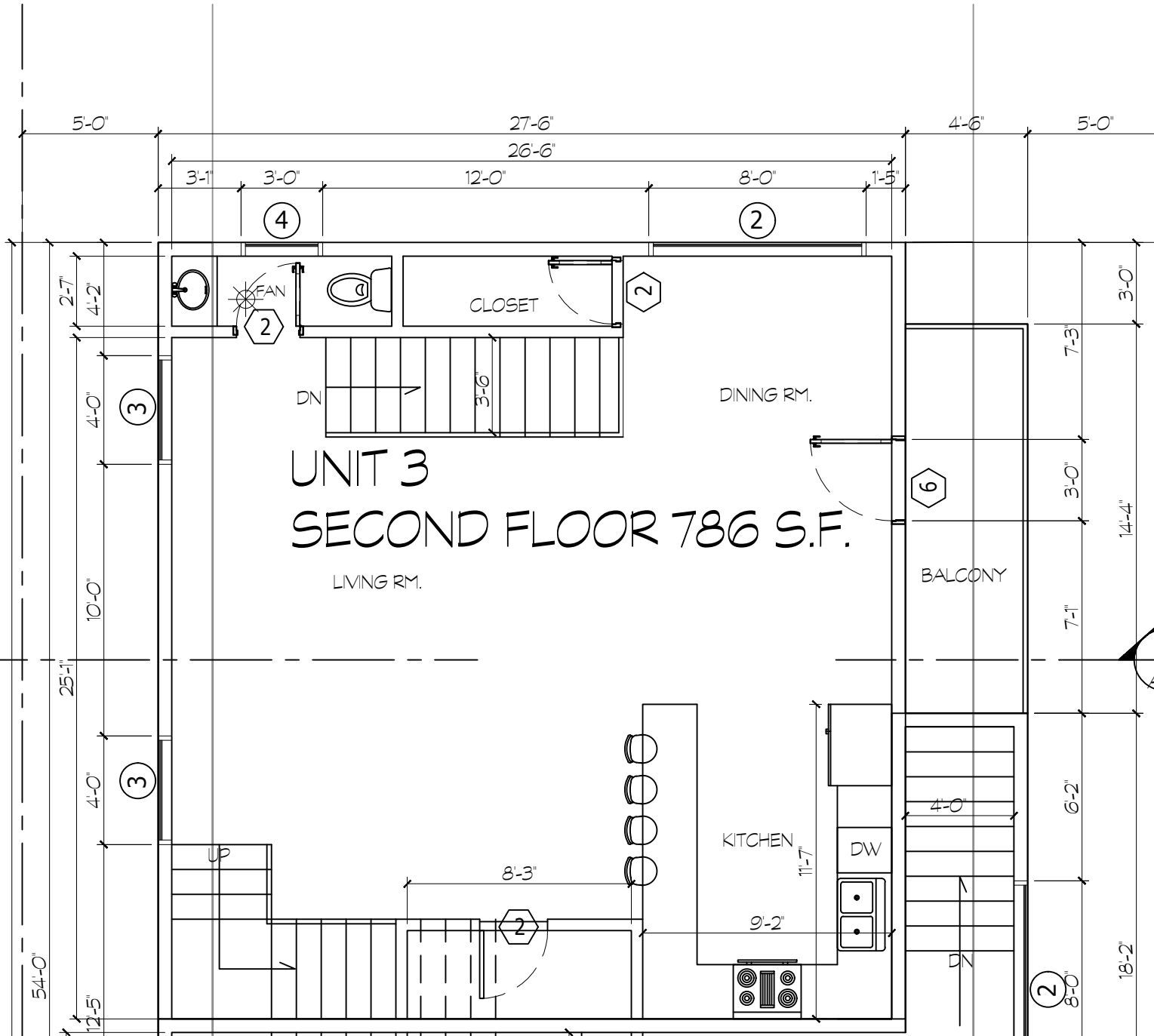
UNIT 2
FIRST FLOOR 494 S.F.



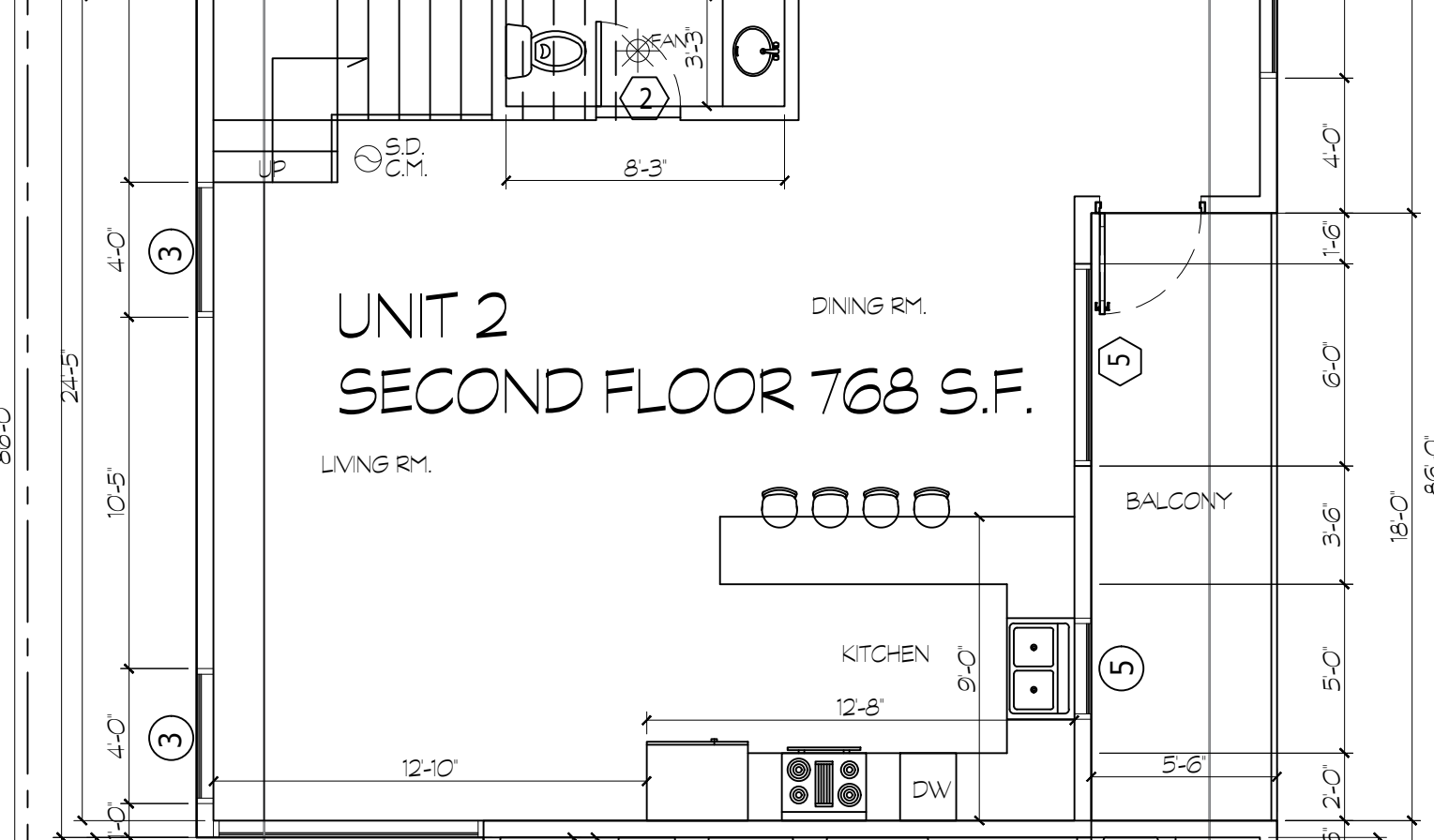
UNIT 1
FIRST FLOOR 508 S.F.



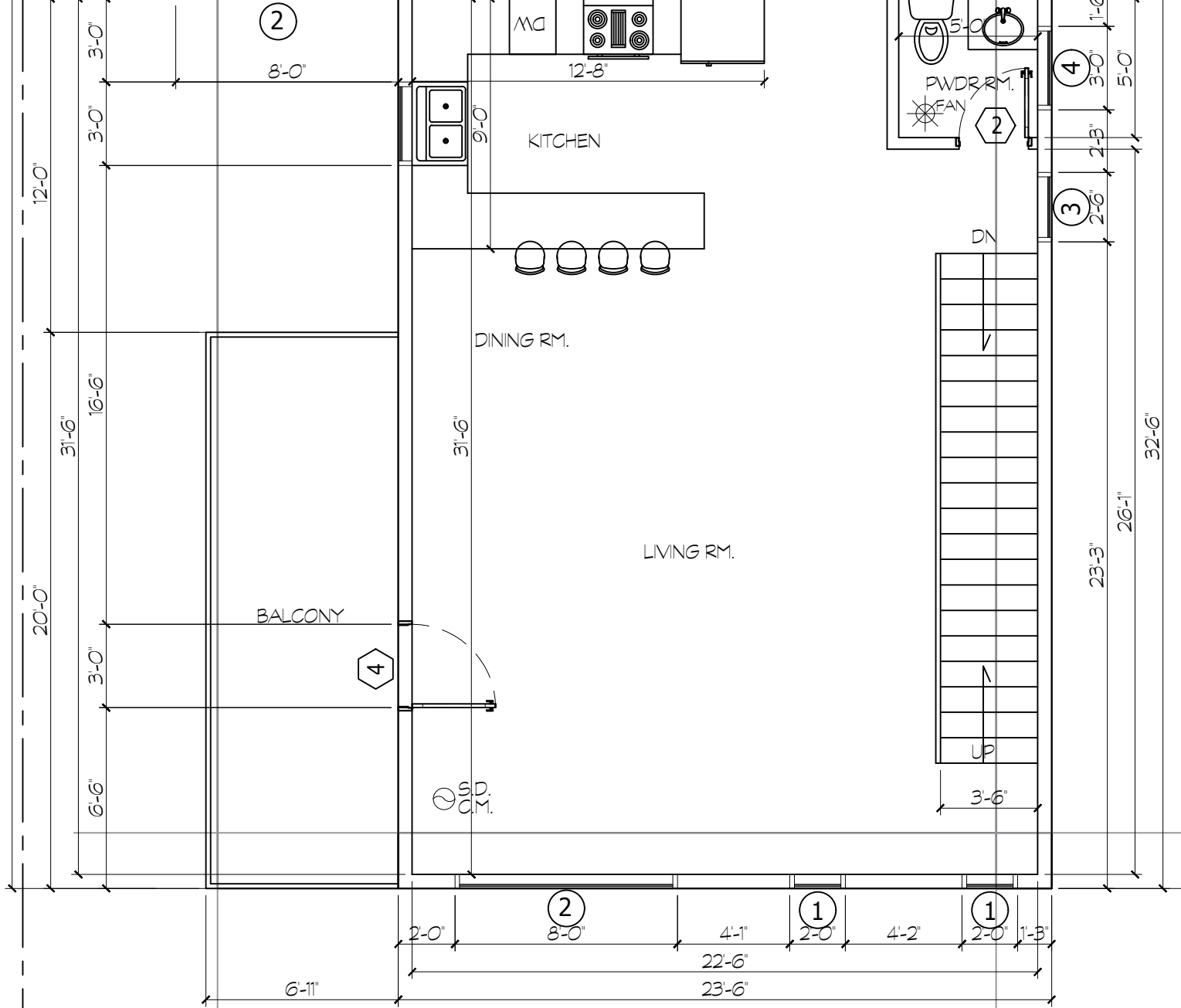
UNIT 3
SECOND FLOOR 786 S.F.



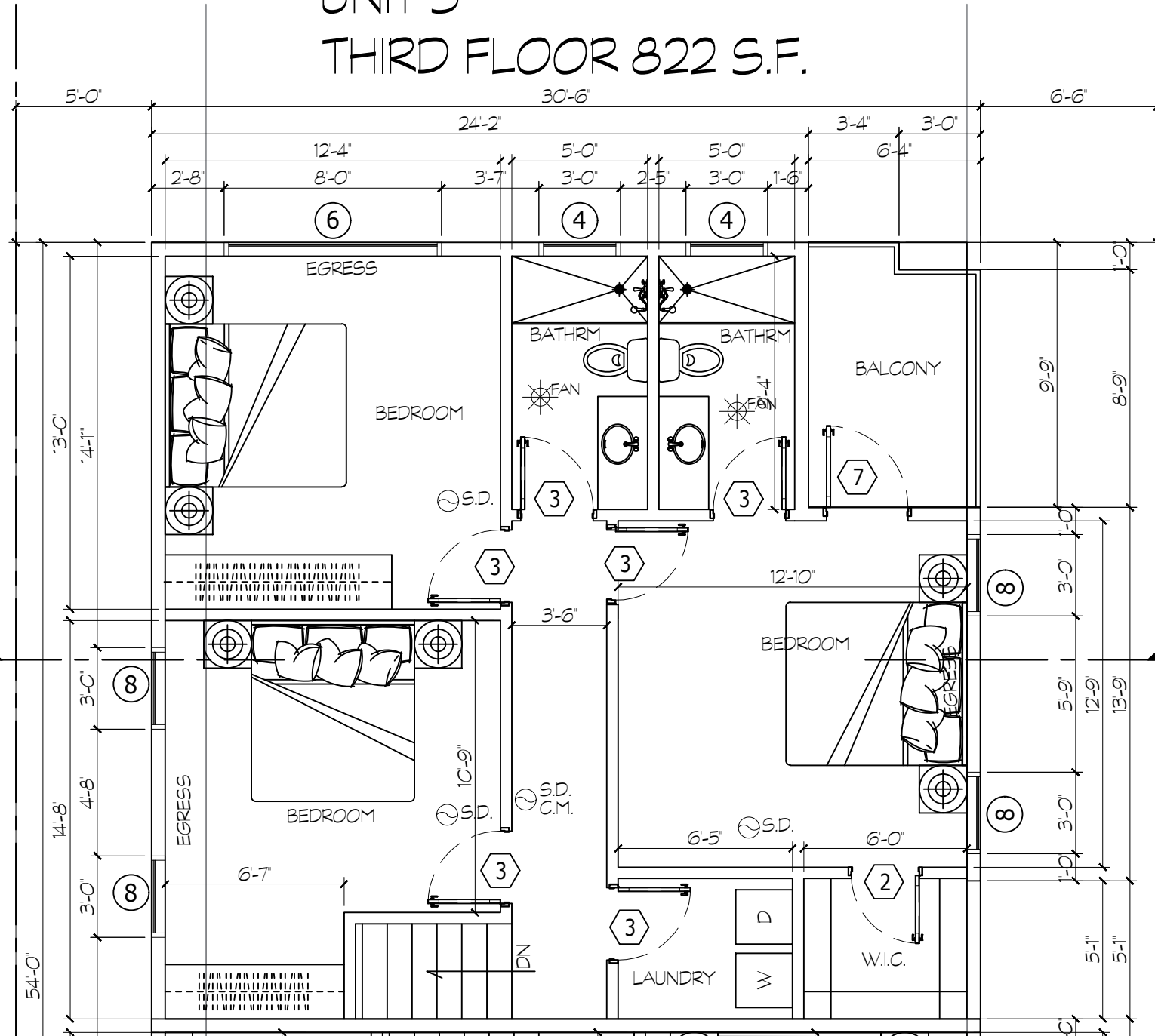
UNIT 2
SECOND FLOOR 768 S.F.



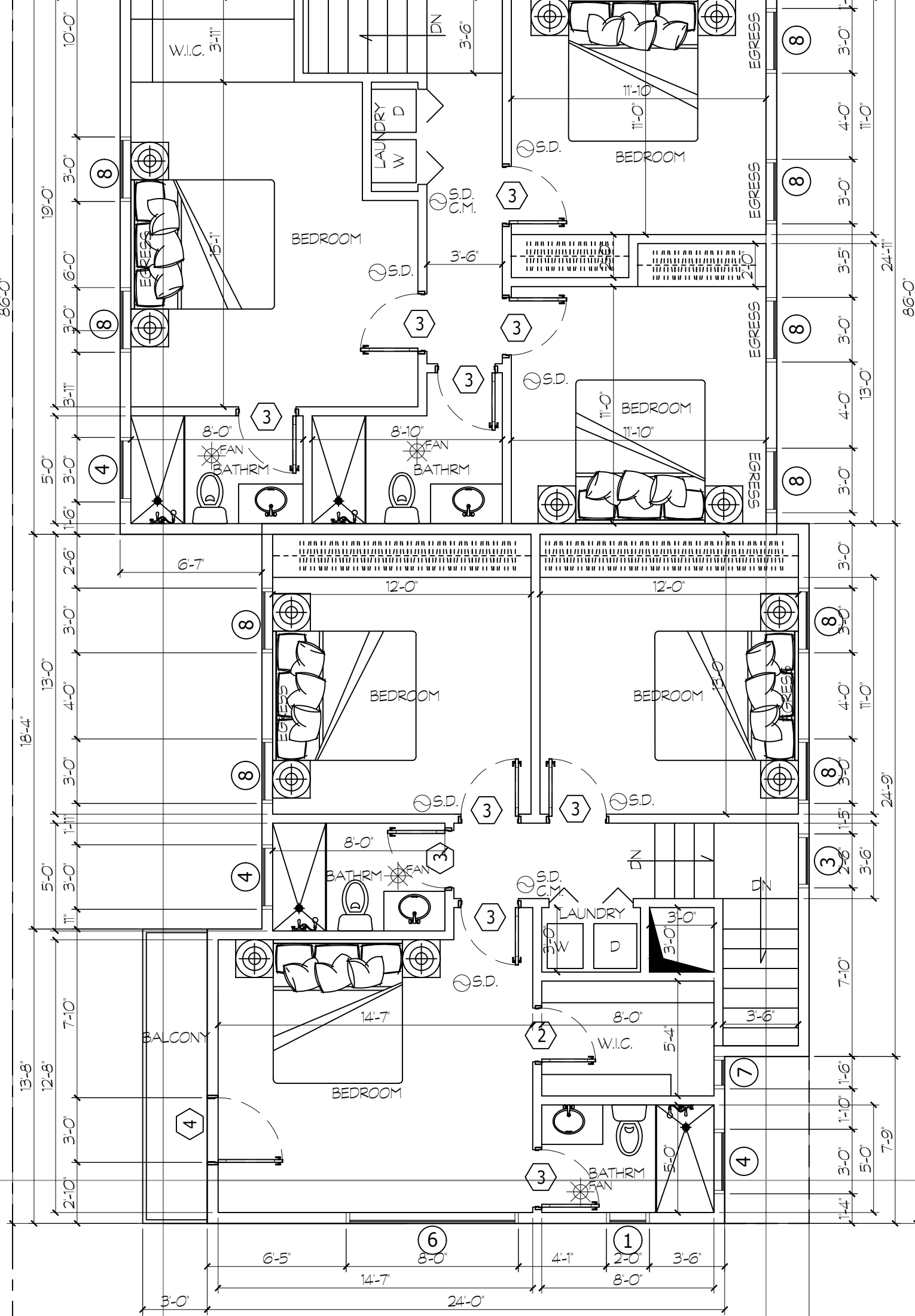
UNIT 1
SECOND FLOOR 764 S.F.



UNIT 3
THIRD FLOOR 822 S.F.



UNIT 1
THIRD FLOOR 830 S.F.



WINDOW NUMBER	QTY	PROPOSED SIZES	PROPOSED MATERIAL	TYPE	BEDROOM	NOTES
1	4	20'x4'0"	VINYL	casement	no	
2	8	8'0'x4'0"	VINYL	casement	no	
3	5	26'x4'0"	VINYL	casement	no	
4	10	3'0'x1'0"	VINYL	slider	no	
5	3	5'0'x3'6"	VINYL	slider	no	
6	14	8'0'x4'0"	VINYL	casement	yes	
7	1	16'x4'0"	VINYL	casement	no	
8	6	3'0'x5'0"	VINYL	single-hung	yes	

WINDOW SCHEDULE

WINDOW NOTES

1. ALL EXTERIOR WINDOWS SHALL BE FULLY WEATHERSTRIPPED AT HEAD, SILL AND JAMB.
2. ALL GLASS WITHIN 18" (OR WITHIN 24" ON DOOR) FROM FLOOR LINE SHALL BE TEMPERED GLASS.
3. ALL WINDOWS SHALL BE WEATHERSTRIPPED AT HEAD, SILL AND JAMB.
4. ALL WINDOWS SHALL BE WEATHERSTRIPPED AT HEAD, SILL AND JAMB.
5. CONTRACTOR SHALL VERIFY WALL THICKNESS PRIOR TO ORDERING WINDOWS AND PROVIDE NECESSARY JAMB EXTENSIONS AS REQUIRED.
6. ALL WINDOWS SHALL BE DUAL-GLAZED.
7. ALL OPERABLE WINDOWS SHALL HAVE SCREENS BY WINDOW MANUFACTURER.
8. CHANGES TO MATCH EXISTING AT HEAD, SILL AND JAMB.
9. GLASS DOOR ADJACENT PANELS AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD. (S408.10)
10. ALL WINDOWS SHALL BE BELLAWOOD CLADDING ARCHITECT SERIES OR EQUAL.
11. BEDROOM EGRESS WINDOWS SHALL HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 S.F. A MINIMUM NET HEIGHT OF 24" AND MINIMUM NET WIDTH OF 20". SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR.

NOTE: THE NRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCLUDING TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

1. A MINIMUM 7'-0" CEILING HEIGHT IN SPACES FOR LIVING, SLEEPING AND EATING, AND IN HALLS, BATHROOMS, KITCHENS, STORAGE ROOMS, AND LAUNDRY ROOMS. (CRC R303.1)

DOOR NUMBER	QTY	PROPOSED SIZES	PROPOSED MATERIAL	NOTES
1	5	30'x8'8"	VINYL	solid exterior doors
2	7	26'x8'8"	wood	HOLLOW-CORE
3	26	28'x8'8"	wood	HOLLOW-CORE
4	4	8'0'x8'8"	VINYL	SLIDING GLASS DOOR
5	1	6'0'x8'8"	VINYL	SLIDING GLASS DOOR
6	1	12'6'x8'8"	VINYL	SLIDING GLASS DOOR
7	1	30'x8'8"	VINYL	glass exterior doors

DOOR SCHEDULE

DOOR NOTES

1. ALL EXTERIOR DOORS SHALL BE FULLY WEATHERSTRIPPED AT HEAD, SILL AND JAMB.
2. ALL DOORS AND WINDOWS SHALL HAVE ALL MINIMUM DOOR CLOSERS AT HEAD.
3. ALL DOORS AND WINDOWS SHALL BE 6'-8" HEAD HEIGHT FROM FINISH FLOOR UNLESS NOTED OTHERWISE.
4. ALL DOORS SHALL BE BELLAWOOD CLADDING ARCHITECT SERIES OR EQUAL.
5. ALL EXTERIOR DOORS SHALL BE PAINTED WITH INTERIOR DOORS STAINED TO MATCH EXISTING.
6. ALL SINGLE AND DOUBLE DOORS WITH SIGHTS SHALL BE DUAL-GLAZED TEMPERED GLASS.
7. CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR DOOR HARDWARE AND INCLUDE THIS IN HIS BO.
8. ALL GLASS IN DOORS AND WINDOWS MUST BE TEMPERED. (CRC R303.4)
9. IN OPERABLE PANELS OF DOORS:
 - WITHIN 24" OF A DOOR WITH BOTTOM EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE.
 - IN AN INDIVIDUAL PANEL LARGER THAN 8 S.F.
 - WHEN THE BOTTOM EDGE IS WITHIN 18" OF THE FLOOR.
 - WHEN THE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR.
 - WITHIN 36" OF A WALKING SURFACE AS MEASURED HORIZONTALLY AND IN A STRAIGHT LINE.
 - IN BALCONIES.
 - WITHIN 60" OF TUB OR SHOWER FLOOR.
 - GLASS ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" OF A WALKING SURFACE WHEN LESS THAN 60" ABOVE THE ADJACENT WALKING SURFACE.
 - WITHIN 60" OF STAIRS OR STAIR LANDINGS.

NOTE: ALL WINDOWS, DOORS, HARDWARE, AND FINISHES TO BE SPECIFIED BY OWNER.

SMOKE ALARMS @S.D.

- SMOKE ALARMS SHALL COMPLY WITH SPECIFIC LOCATION REQUIREMENTS PER NFPA SECTION 29.8.3.4. [CRC R314.3.3]
- AN APPROVED SMOKE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING \$1000. [CRC R314.2.2]
- BATTERY OPERATED SMOKE ALARM PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE OR IN BUILDINGS UNDERGOING ALTERATION OR REPAIR THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT WHICH COULD PROVIDE ACCESS FOR WIRING. [CRC R314.6 EXCEPTIONS 1-3]
- SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R314.4]
- SMOKE DETECTORS SHALL BE HARD WIRED AND SHALL BE EQUIPPED WITH BATTERY BACKUP. [CRC R314.6]

CARBON MONOXIDE DETECTOR @C.M.

- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING \$1000. [CRC R315.2.1, R315.2.2]
- CO ALARMS SHALL BE HARD WIRED AND SHALL BE EQUIPPED WITH BATTERY BACKUP. [CRC R315.5]
- CO ALARM SHALL BE LISTED FOR COMPLIANCE WITH UL 2034/UL 207, UL 2075, AND MAINTAINED PER NFPA 720. [CRC R315.1, R315.6.1, R315.6.2]
- CO ALARM SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF DWELLING UNIT INCLUDING BASEMENT. [CRC R315.3]
- CO ALARM SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R315.7]
- IN EXISTING DWELLING UNIT, A CO ALARM IS PERMITTED TO BE BATTERY OPERATED WHERE REPAIR OR ALTERATION DO NOT RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES. [CRC R315.5 EXCEPTIONS 4]

EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING 68 MINIMUM AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. THE INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE. (R303.9 CRC)

MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE. EXHAUST FAN SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT. 4.506.1

SHOWER FLOOR AND WALLS ABOVE SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR.

A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM OF 68" CEILING HEIGHT ABOVE A MINIMUM AREA OF 30'x30" AT THE SHOWERHEAD.

FLOOR PLANS

SCALE: 3/16" = 1'-0"

PROJECT NAME & SITE ADDRESS: 1115 S. LAKE ST. BURBANK, CA 91502

FLOOR PLANS,
WINDOW/DOOR
SCHEDULES

DATE: 08/11/25

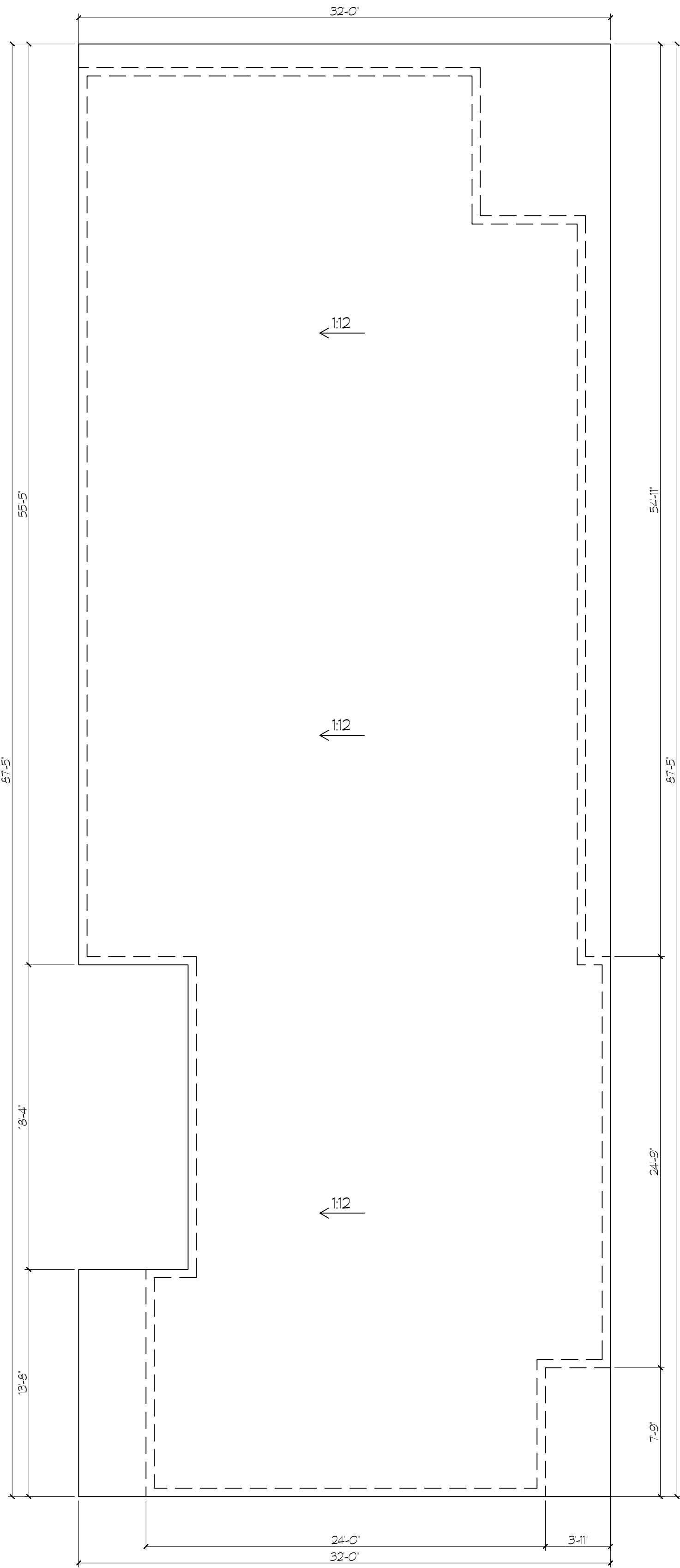
A-3

1115 S. LAKE ST.

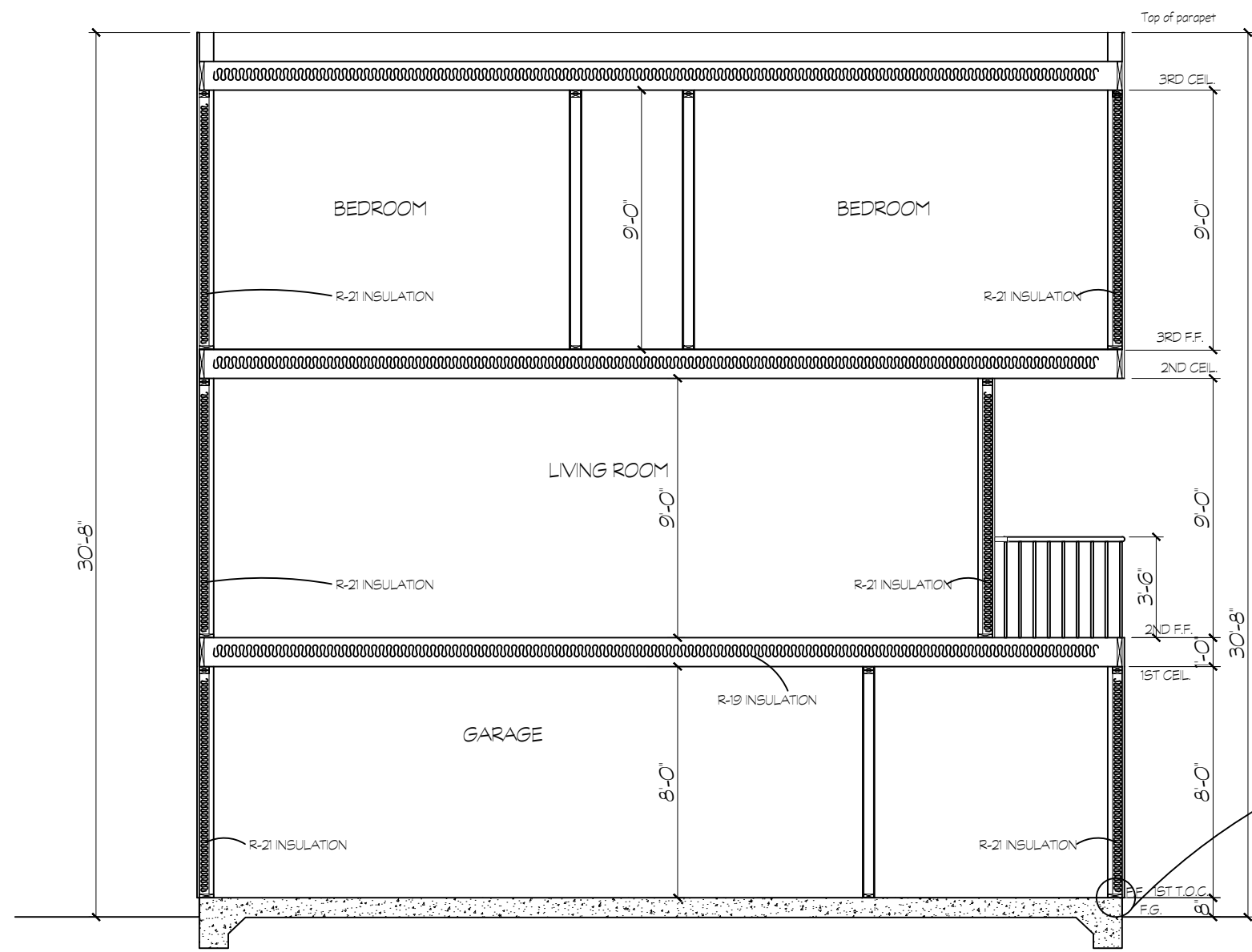
stu3Dio
1115 CEDAR AVE #202 BURBANK, CA 91502
TEL: 818-745-7413 HAYLE@STU3DIO.COM

HAMLET SADEKIAN
C-39815
EXP. 12/31/25

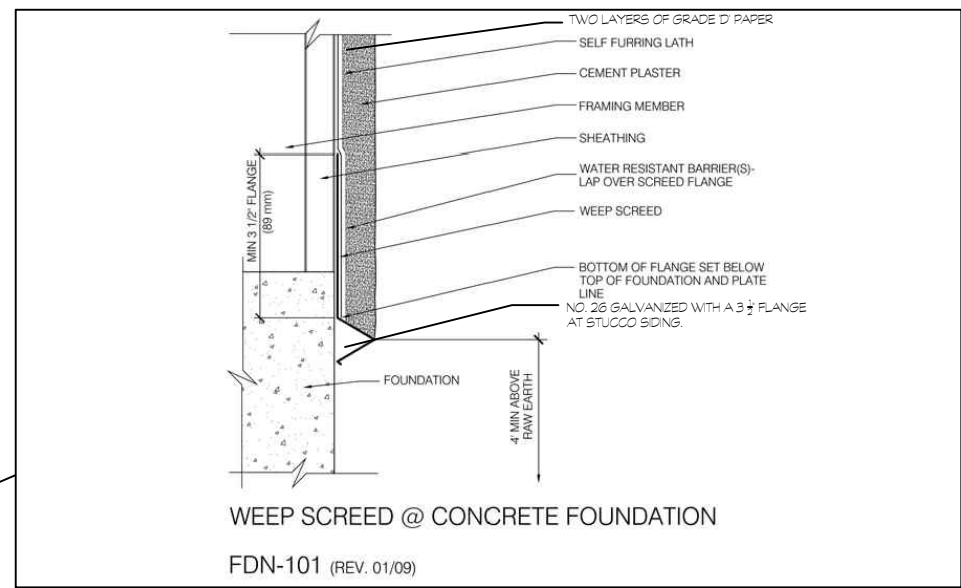
OGANESYAN TRIPLEX

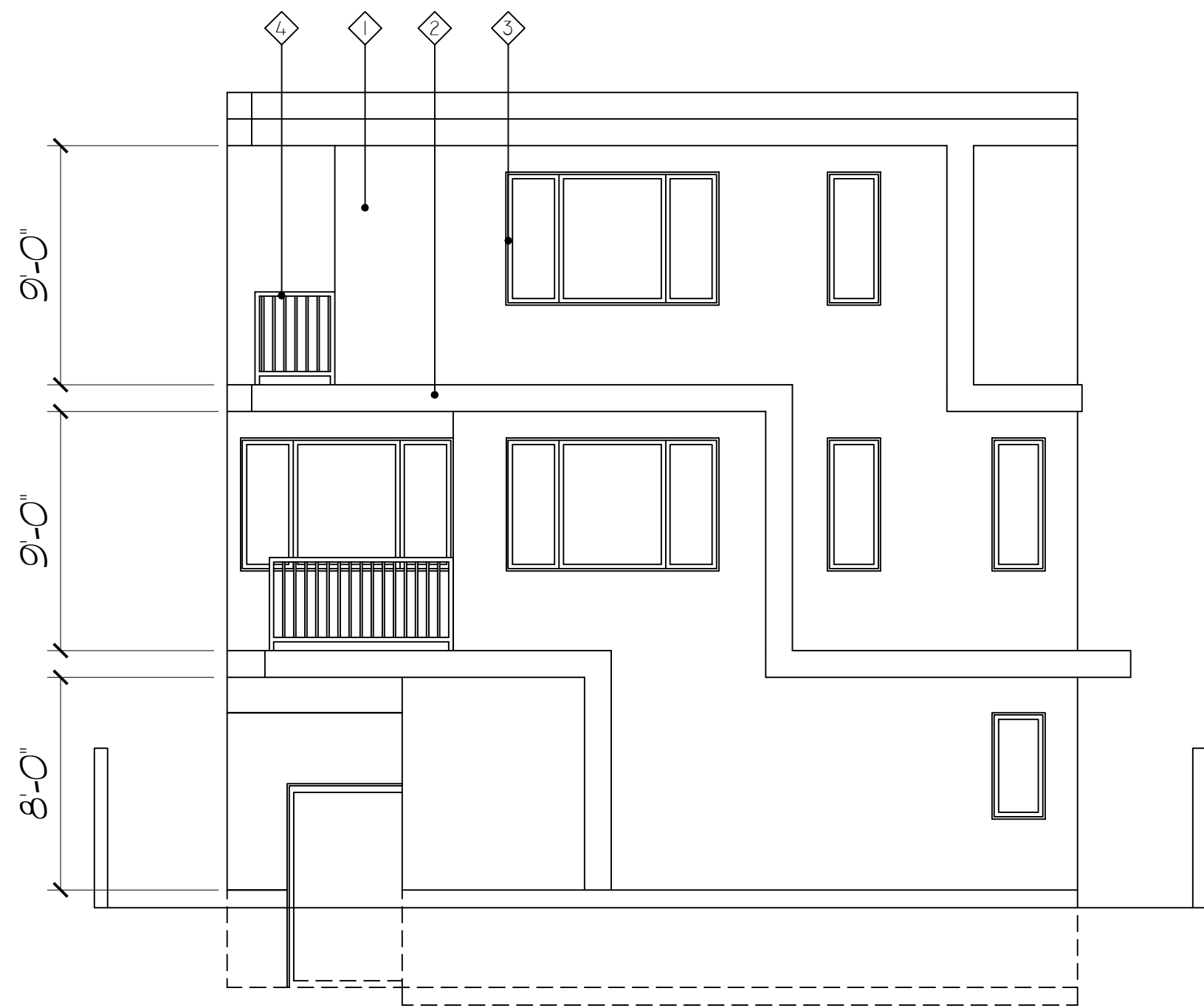


ROOF PLAN
SCALE: 3/16" = 1'-0"

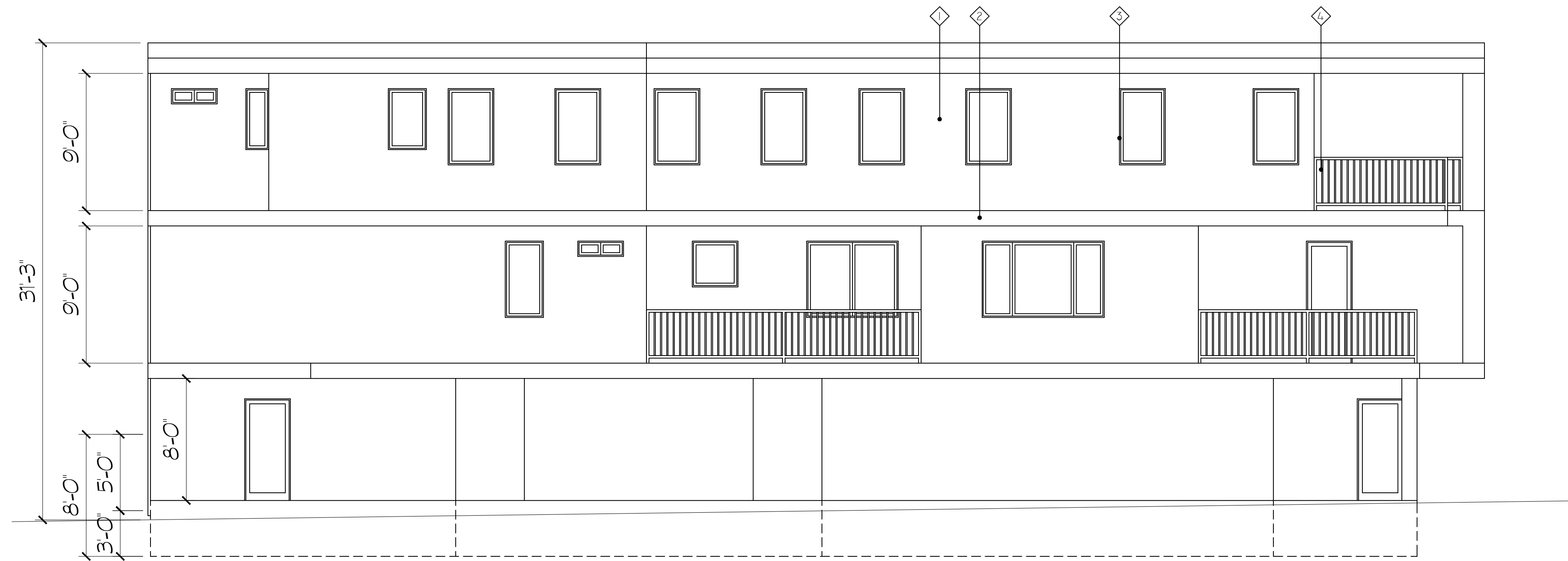


SECTION A-A
SCALE 1/4" = 1'-0"



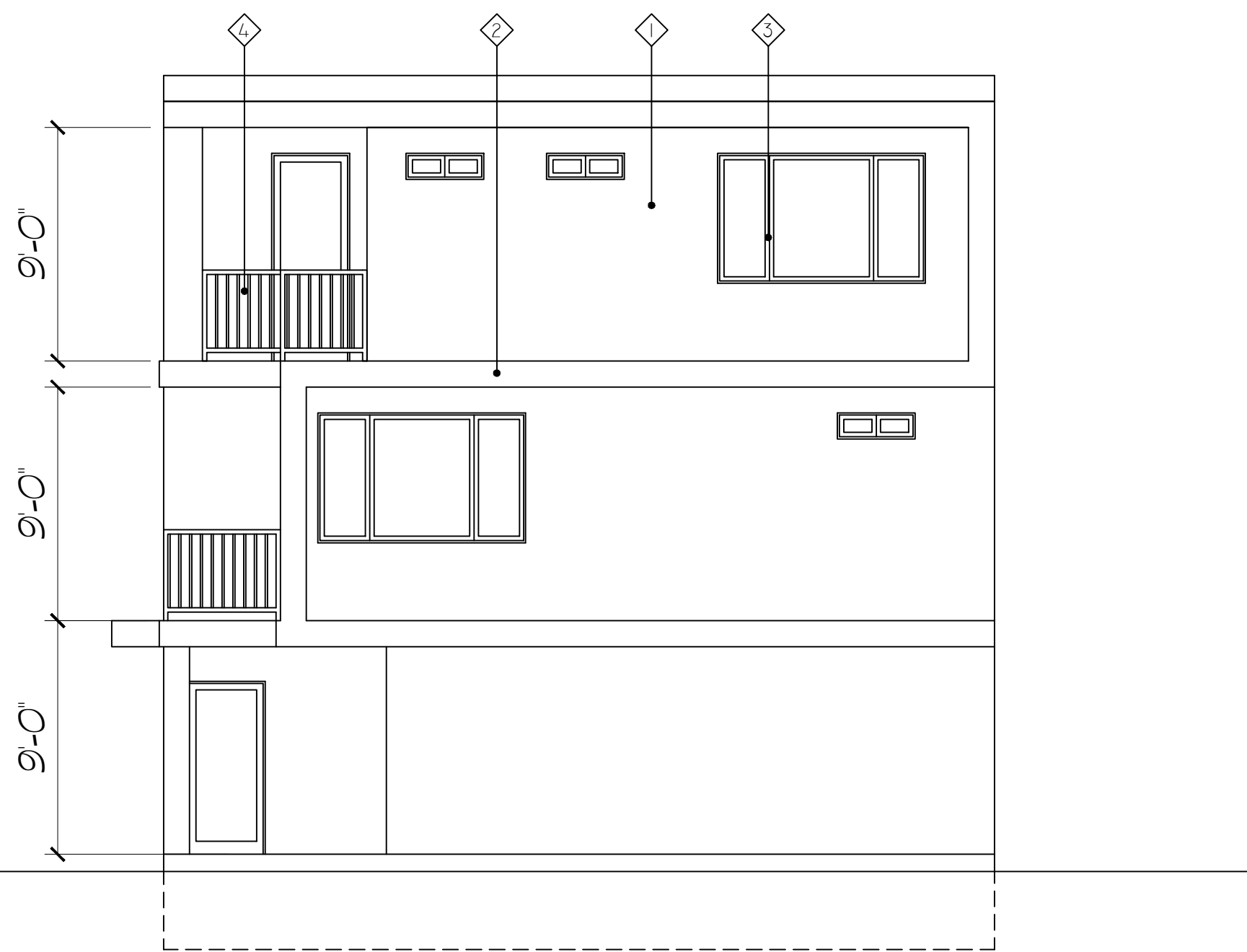


WEST ELEVATION
SCALE: 3/16" = 1'-0"

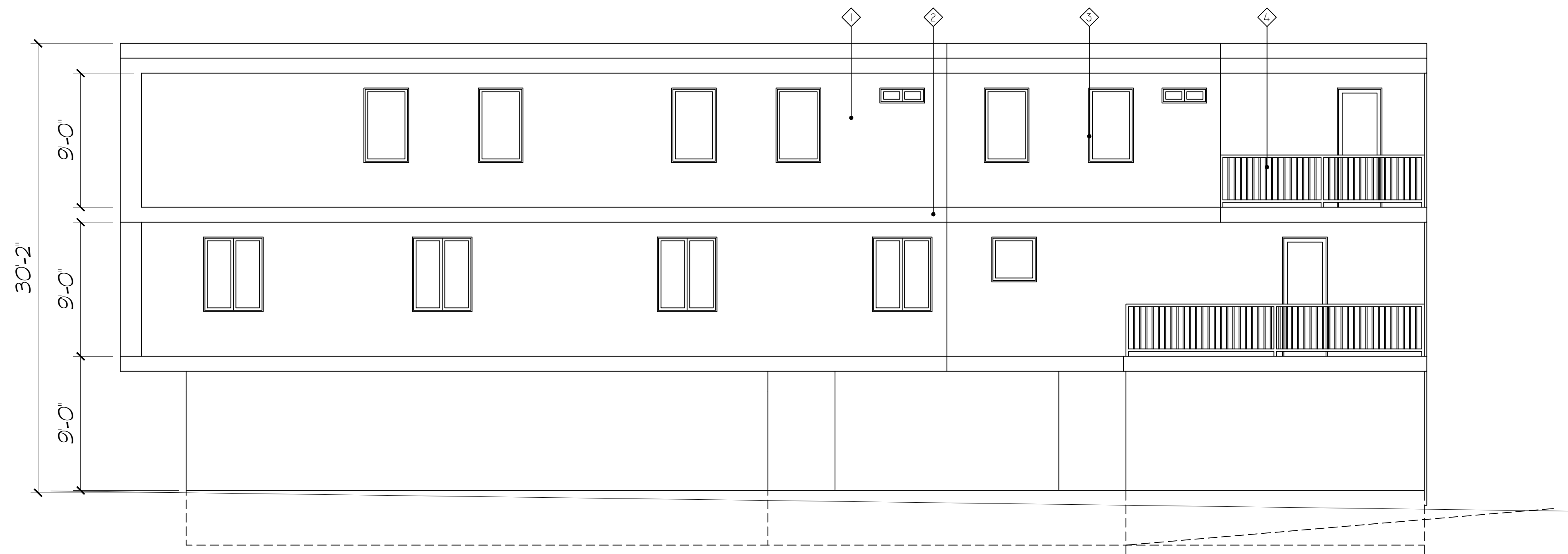


SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

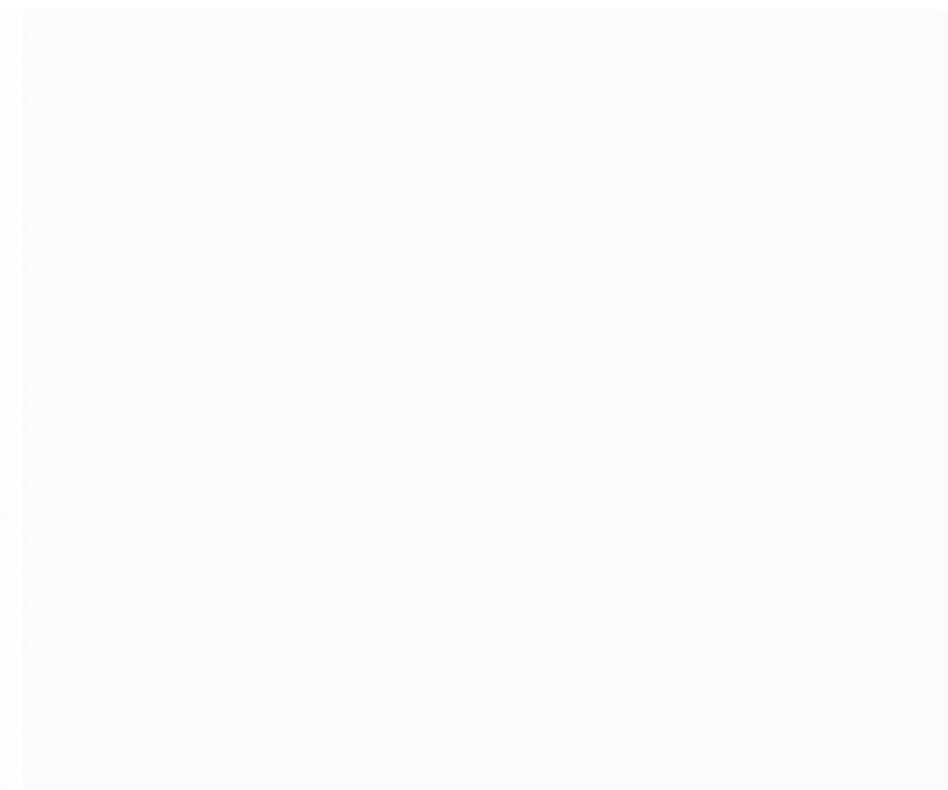
ARCH. KEYNOTES	
1	STUCCO - LA HABRA - DOVE GRAY.
2	STUCCO - LA HABRA - DARK GRAY.
3	VINYL WINDOWS - BRONZE
4	RAILING - BLACK



EAST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



Dove Grey
X-40 (66)

1. STUCCO
LA HABRA - DOVE GRAY



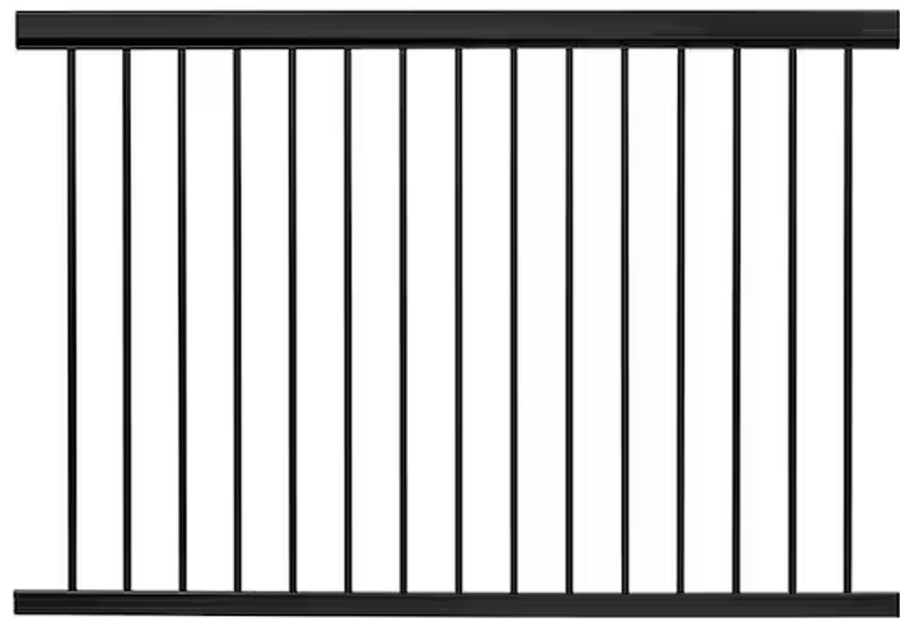
Tuxedo
3033L (12)

2. STUCCO
LA HABRA - DARK GRAY (TUXEDO)

ARCH. KEYNOTES	
◇	STUCCO - LA HABRA - DOVE GRAY.
◇	STUCCO - LA HABRA - DARK GRAY.
◇	VINYL WINDOWS - BRONZE
◇	RAILING - BLACK



3. VINYL WINDOWS - BRONZE



4. METAL RAILINGS - BLACK



FOUNDRY HOLLAND
PERMEABLE PAVERS
FOR DRIVEWAY AND
FRONT WALKWAY.