

SAGHDEJYAN RESIDENCE

PROJECT DESCRIPTION

OWNER: Saghdejian Palig  
8240 E. Sheffield Rd.  
San Gabriel, CA 91775

PROJECT ADDRESS:

330 Wonder View Dr.  
GLENDALE, CA 91202

LEGAL DESCRIPTION:

LOT: 24  
TRACT NO: 28922  
APN: 5630-020-041

PROJECT DATA:

PROJECT DESCRIPTION:

ZONE:  
LOT SHAPE:  
LOT AREA:  
TYPE OF CONSTRUCTION :  
OCCUPANCY:  
LOT AVERAGE SLOPE:

NEW 2-STORY HOUSE WITH  
A 4-CAR GARAGE  
R-I-R DIST. II  
IRREGULAR  
101,364.12 SQ.FT. (PER SURVEY)  
V-B, FULLY SPRINKLERED  
R-3/U  
65.9% (PER SURVEY)

F.A.R.:

FLOOR AREA RATIO ALLOWED:

30% FOR THE FIRST 10,000 SQ.FT.  
=3,000SQ.FT. & 10% FOR EACH  
ADDITIONAL SQ.FT.  
THEREAFTER=12136.4 SQ.FT.

FLOOR AREA ALLOWED:  
BASEMENT FLOOR AREA:  
4-CAR GARAGE AREA:  
FIRST FLOOR AREA:  
SECOND FLOOR AREA:

12,136.4 SQ.FT.  
807 SQ.FT.  
881 SQ.FT.  
3405 SQ.FT.  
2921 SQ.FT.

TOTAL FLOOR AREA:

181 (FROM GARAGE) +807 (B.F.)+3405  
(F.F.)+2921 (S.F.) =7314 SQ.FT.  
7314 SQ.FT. / 101,364.12 SQ.FT. x100  
= 7.2%

FLOOR AREA RATIO:

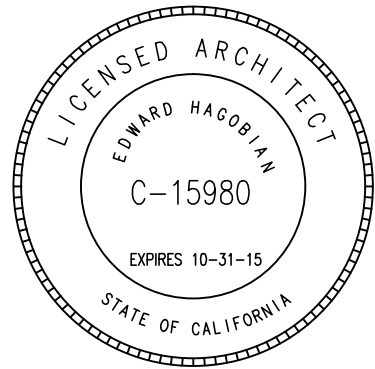
ENTRY PORCH AREA:  
POOL DECK AREA:  
FIRST FLOOR DECK AREA:  
MASTER BDRM. BALCONY AREA:  
BEDROOM #2 BALCONY AREA:  
BEDROOM #3 BALCONY AREA:  
BEDROOM #4 BALCONY AREA:

77 SQ.FT.  
3280.5 SQ.FT.  
2884 SQ.FT.  
304 SQ.FT.  
248 SQ.FT.  
61 SQ.FT.  
142 SQ.FT.

EDWARD  
HAGOBIAN  
&  
ASSOC.  
INCORPORATED  
ARCHITECTS

ARCHITECTURE / SPACE PLANNING / INTERIORS

220 S. KENWOOD ST.  
STE. 210 GLENDALE  
CA. 91205  
TEL: (818) 502-0590  
FAX: (818) 502-0853



Project:  
SAGHDEJYAN RESIDENCE  
330 WONDERVIEW DR.  
GLENDALE, CA 91202

Sheet title:  
PARTIAL SITE PLAN

LOT COVERAGE:

ALLOWED: MAX. 40% OF LOT AREA  
(101,364.12 SF x 40/100=40,546.6SF  
10,952 SQ.FT. (FOOTPRINT OF BLDG. & DECK)  
10,952 SQ.FT./101,364.12 SQ.FT.x100=10.8%

LANDSCAPING:

REQUIRED: 40% = 40,546 SF  
PROPOSED: 85% = 86,210 SF

UNGRADED AREA:

GRADED AREA: 14,191 SQ.FT. = 14%  
UNGRADED AREA: 87,173.12 SQ.FT. =86%

CUT & FILL INFORMATION:

CUT: 1,590 CUBIC YARDS  
FILL: 215 CUBIC YARDS  
(CUT & FILL INFORMATION & DATA PROVIDED BY THE CIVIL ENGINEER)

Revisions:

1	

NOTES:

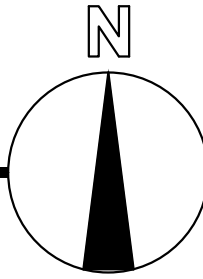
- 1- ALL INFORMATION REGARDING THE EXISTING CONDITIONS OF THE LOT, INCLUDING SLOPES, CONTOURS, PROPERTY LINES AND SIZES, TREES, SIDEWALK/STREET, LOCATION OF POWER POLES AND ITS RESTRICTED SPACE, EASEMENTS, DEDICATIONS AND OTHER INFORMATION ARE PREPARED BY THE SURVEYOR. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ACCURACY.
- 2- OAK TREES ARE NOT FOUND WITHIN THE PROPERTY AND 20' BEYOND THE PROPERTY LINE.

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PARTIAL SITE PLAN

1/8" = 1'-0"

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JOB NO.:	13-652
SCALE	1/8"=1'-0"
DRAWN BY:	WM
DATE:	JAN. 2014
SHEET NO:	A-1.1

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