

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:

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

FLOOR AREA ALLOWED:

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:

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

POOL DECK AREA:

FIRST FLOOR DECK AREA:

MASTER BDRM. BALCONY AREA:

BEDROOM #2 BALCONY AREA:

BEDROOM #3 BALCONY AREA:

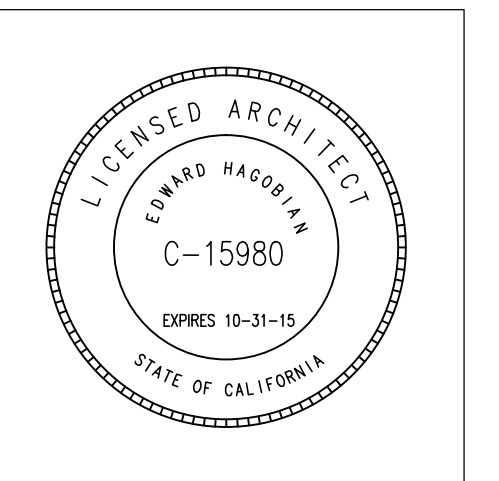
BEDROOM #4 BALCONY AREA:

**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

MAX. BLDG. HI. ALLOWED:

35' (32'+3)
PROPOSED MAX. BLDG. HT.: 31'-10"

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%

PROPOSED LOT COVERAGE:

LANDSCAPING:

REQUIRED:

40% = 40,546 SF
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)

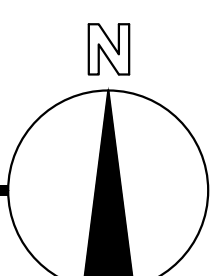
Revisions:

1	

NOTES:

- 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.
- OAK TREES ARE NOT FOUND WITHIN THE PROPERTY AND 20' BEYOND THE PROPERTY LINE.

1 PARTIAL SITE PLAN
1/8" = 1'-0"



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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

