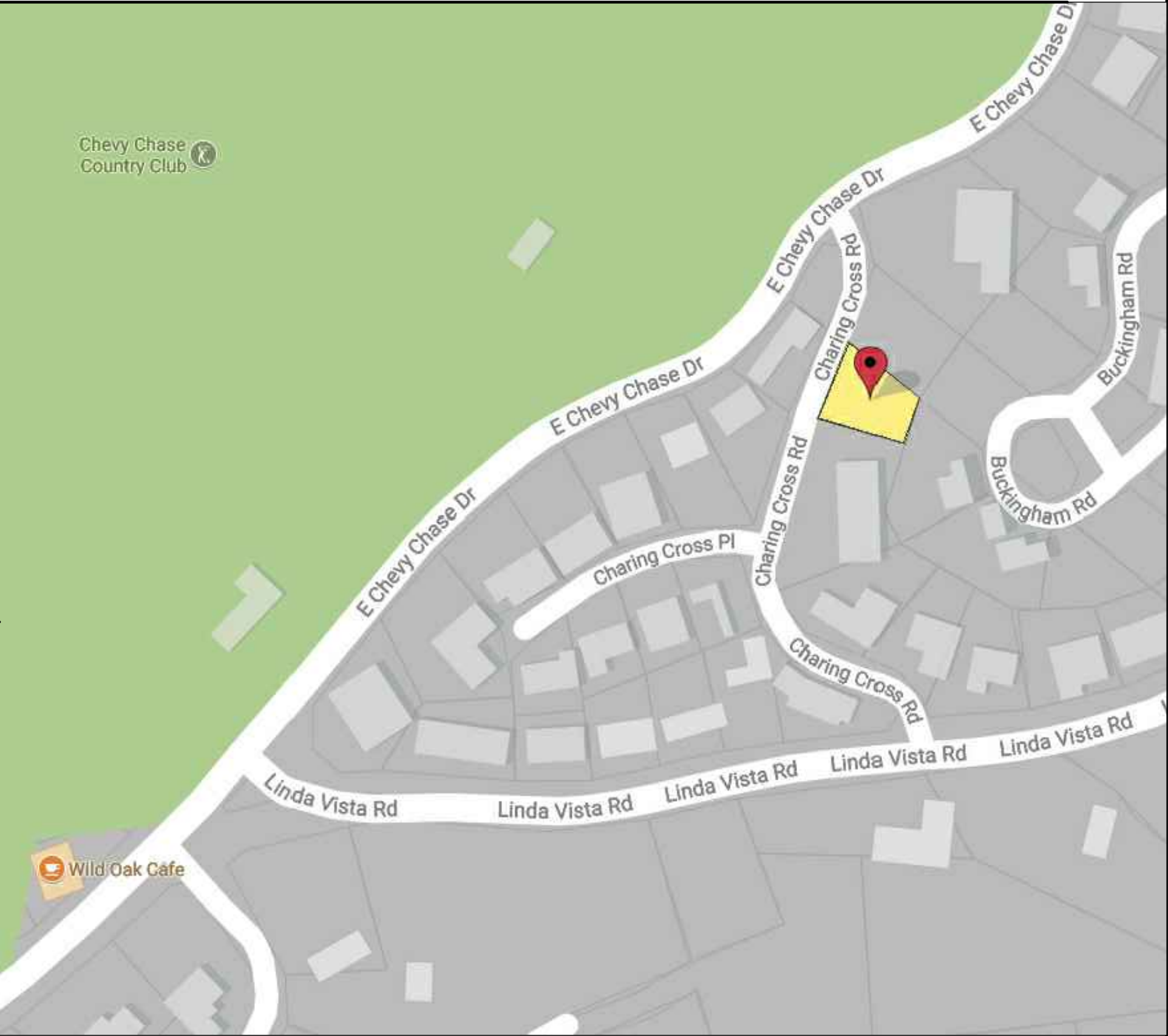
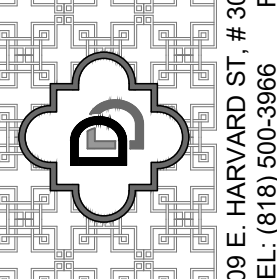


SCOPE OF WORK		PROJECT DATA		SHEET INDEX	
A NEW 3 STORY TWO STORY-SINGLE FAMILY RESIDENCE W/ ATTACHED 2 CAR GARAGE		3132 CHARING CROSS ROAD		A-0 COVER SHEET C-1 SURVEY MAP A-1 SITE PLAN A-1.1 COLOR SITE PLAN A-2 FLOOR PLANS A-3 ROOF PLAN A-4 EAST AND WEST ELEVATIONS A-5 SOUTH ELEVATION A-6 NORTH ELEVATION A-7 SECTIONS A-8 CUT & FILL MAP Z-1 SLOPE, AVERAGE CURRENT Z-2 SLOPE, AVERAGE CURRENT Z-3 SLOPE, AVERAGE CURRENT L-1 LANDSCAPE	
PROJECT ADDRESS		ZONING R1R-II TYPE OF CONSTRUCTION V-B OCCUPANCY GROUP R3			
3132 CHARING CROSS RD., GLENDALE, CA 91206		DEVELOPMENT FEATURE MIN. /REQUIRED PROPOSED/ PROVIDED LOT AREA 7500 S.F. 6069.5 S.F FLOOR AREA RATIO 30% = 1820 S.F. 2764 S.F. = 45.5% MAX. LOT COVERAGE 40% = 2428 S.F. 1944 S.F. = 32% UNGRADED AREA 40% = 2428 S.F. 1932 S.F. = 31.8% FRONT 15' 15' INTERIOR 10' 10'			
LEGAL DESCRIPTION				SOUTH 10' EAST 24' NORTH 0'	
AIN 5660-015-018 LOT 1, BLOCK 2		HEIGHT LIMIT 3 STORY, 32' LANDSCAPING 40% = 2428 S.F. PARKING 2 CAR GARAGE		3 STORY,32' 43% = 2635 S.F 2 CAR GARAGE	
PROPERTY OWNER		BUILDING DATA		APPLICABLE CODES	
SAM NAZARYAN 2048 Ashington Dr Glendale, CA 91206		GARAGE = 453 S.F. 1ST FLOOR = 1239 S.F. 2ND FLOOR = 1525 S.F.		2016 CBC, 2016 CPC, 2016 CMC, 2016 CEC, 2016 CRC, 2016 CFC, 2017 GLENDALE BUILDING & SAFTY CODE	
DESIGNER		SLOPE, AVERAGE CURRENT 50% I=1' L=3042' A=0.13934 AC S=50%			
DOMUS DESIGN 109 E. HARVARD ST. #306 GLENDALE, CA 91205 TEL: (818) 500-3966 FAX: (818) 548-81-08		Slope, average current $S=\frac{0.00229\ I\ L}{A}$ S=Average percent current slope I= Contour interval, in feet L=Summation of length of contour lines witin boundary of the project, in feet A=Gross area of the project, in acres			
ENGINEER				VICINITY MAP	
RCB ENGINEERING 109 E. HARVARD ST. #306 GLENDALE, CA 91205 TEL: (818) 507-4444 FAX: (818) 548-8108					
SERVEYOR					
M&G CIVIL ENGINEERING AND LAND SURVEYING 377 S. ROBERTSON BLVD., SUITE 202 BEVERLY HILLS, CALIFORNIA 90211 TEL: (310)659-0871 FAX: (310)659-0845		COVER SHEET			
		PROJECT ADDRESS: AIN 5660-015-018 CHARING CROSS RD., GLENDALE, CA			
		CASE NUMBER:			
		OWNER: SAM NAZARIAN 2048 ASHINGTON DR. GLENDALE CA, 91206			
		APPLICANT: GLENDALE CA 91207. GARO NAZARIAN C/O DOMUS DESIGN 109 E. HARVARD # 306 GLENDALE CA, 91205			

DOMUS
DESIGN



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FAX: (818) 548-8108

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TEL: (818) 500-3966
FAX: (818) 548-8108

REVISION	BY

OWNER	SAM NAZARYAN 2048 ASHINGTON DR. GLENDALE CA, 91206

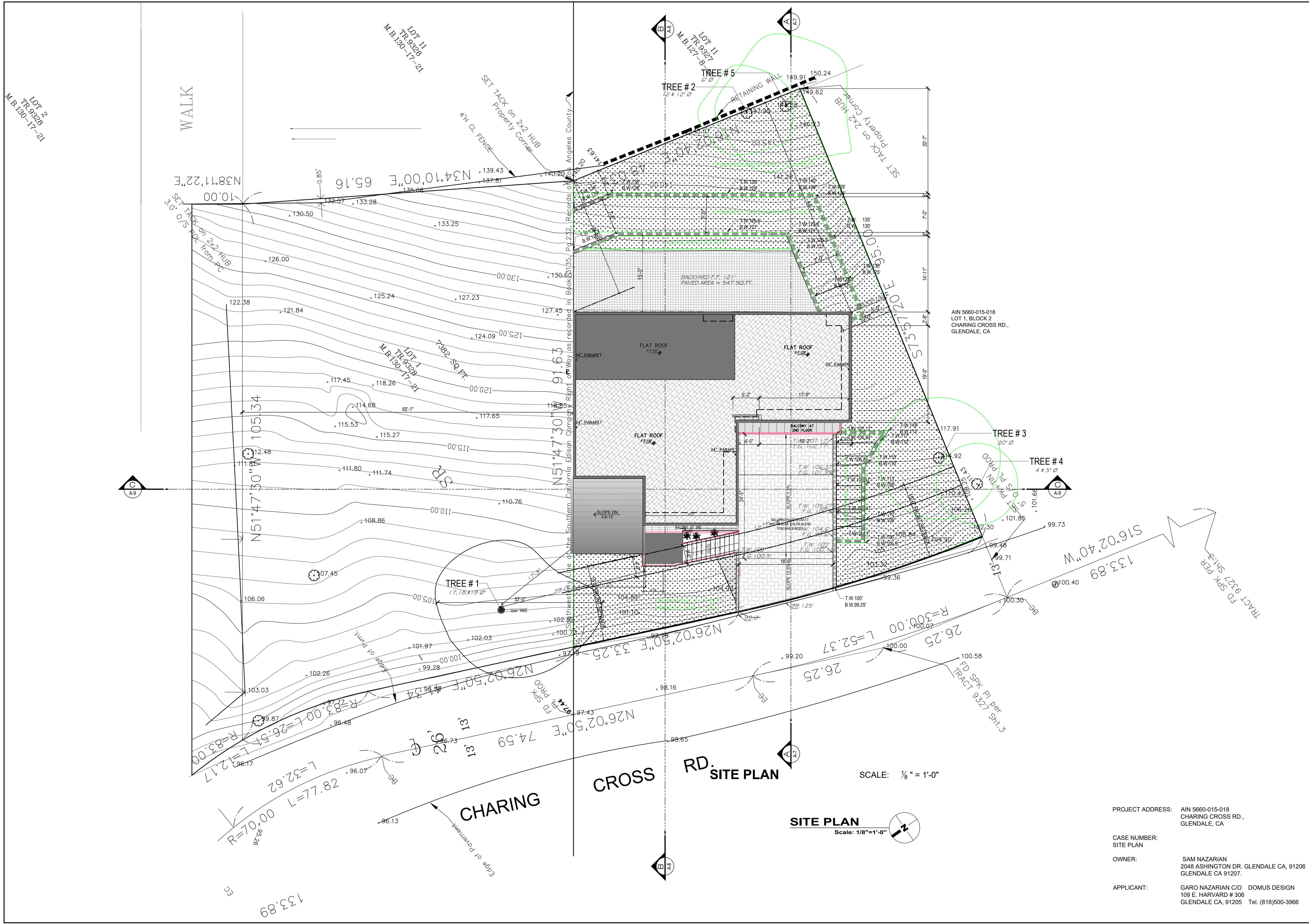
PROJECT	3 STORY SINGLE FAMILY HOUSE 3132 CHARING CROSS RD., GLENDALE, CA 91206

DRAWING TITLE	COVER SHEET

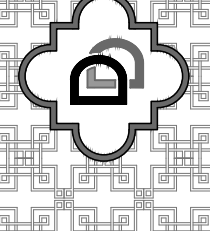
REGISTERED PROFESSIONAL ENGINEER
PATRICK BAKAJ
S 5900
EXP. 09.30.21
STRUCTURAL
STATE OF CALIFORNIA

DATE: FEB. 2020
SCALE: 1/4"=1'-0"
DRAWN: G.N.
APPROVED:
JOB: 2017-03
SHEET:
OF A-0 SHEETS





DOMUS
DESIGN



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109 E. HARVARD ST. #306
GLENDALE, CA 91205
TEL: (818) 500-3966
FAX: (818) 548-9108

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REVISION

BY

OWNER

SAM NAZARIAN
2048 ASHINGTON DR.
GLENDALE CA, 91206

DRAWING TITLE

3 STORY SINGLE FAMILY
HOUSE
3132 CHARING CROSS RD.,
GLENDALE, CA 91206

REGISTERED PROFESSIONAL ENGINEER

PATRICK BAKAT

S 5900

EXP. 09.30.21

STRUCTURAL

STATE OF CALIFORNIA

DATE:

FEB. 2020

SCALE:

1/8"=1'-0"

DRAWN:

G.N.

APPROVED:

JOB:

2017-03

SHEET:

A-1

OF

SHEETS

PROJECT ADDRESS:

AIN 5660-015-018
CHARING CROSS RD.,
GLENDALE, CA

CASE NUMBER:

SITE PLAN

OWNER:

SAM NAZARIAN
2048 ASHINGTON DR. GLENDALE CA, 91206
GLENDALE CA 91207.

APPLICANT:

GARO NAZARIAN C/O DOMUS DESIGN
109 E. HARVARD # 306
GLENDALE CA, 91205 Tel. (818)500-3966

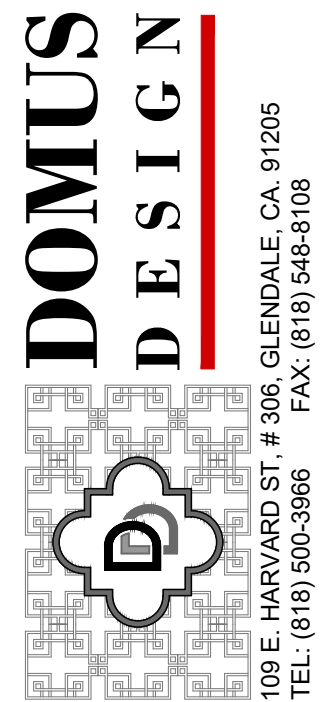


PROJECT ADDRESS: AIN 5660-015-018
CHARING CROSS RD.,
GLENDALE, CA

CASE NUMBER:
SITE PLAN

OWNER:
SAM NAZARIAN
2048 ASHINGTON DR. GLENDALE CA, 91206
GLENDALE CA 91207.

APPLICANT:
GARO NAZARIAN C/O DOMUS DESIGN
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REVISION	BY

OWNER

SAM NAZARIAN
2048 ASHINGTON DR.
GLENDALE CA, 91206

PROJECT

3 STORY SINGLE FAMILY
HOUSE
3132 CHARING CROSS RD.,
GLENDALE, CA 91206

DRAWING TITLE

COLORED SITE PLAN



DATE: FEB. 2020

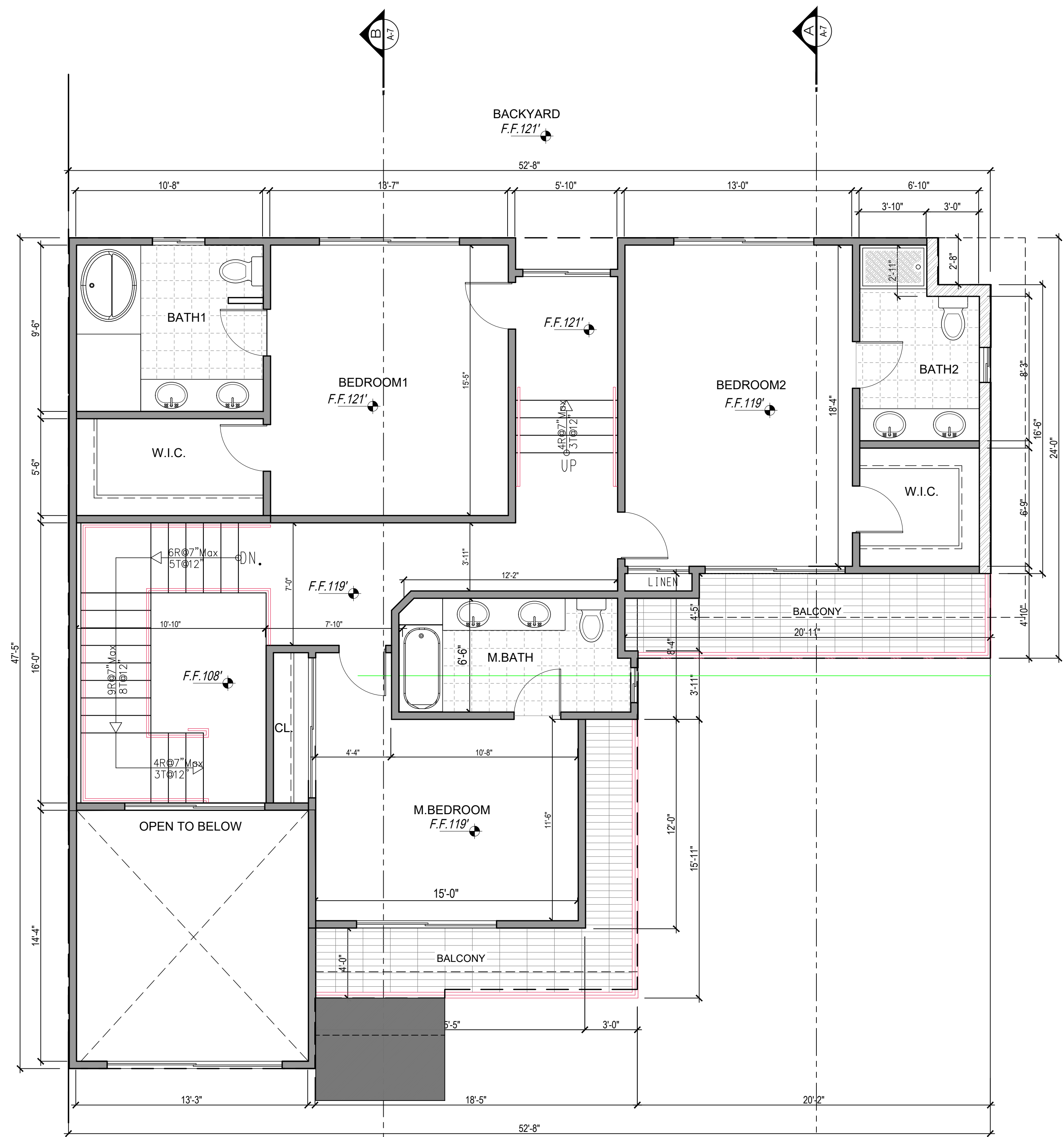
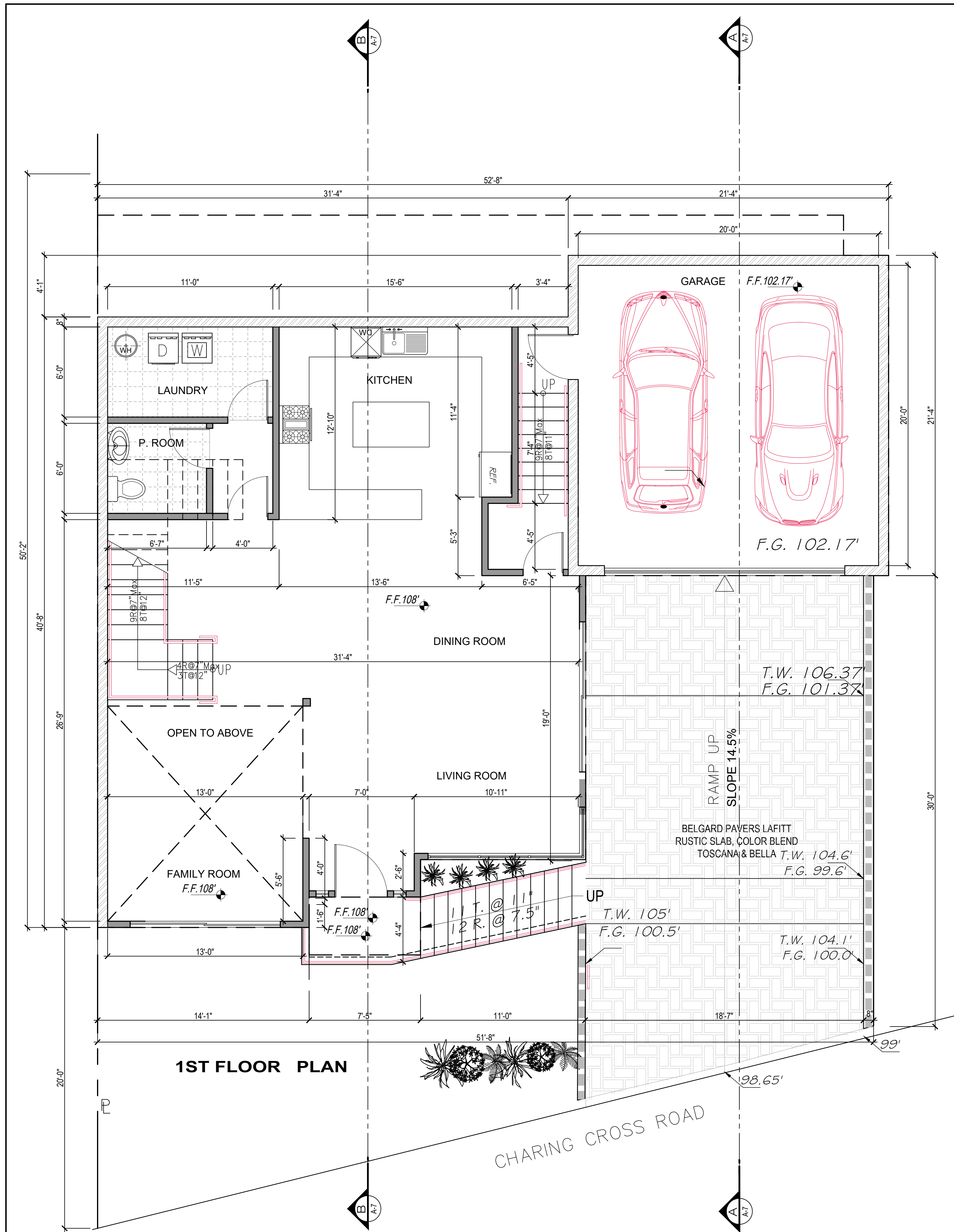
SCALE: 1/8"=1'-0"

DRAWN: G.N.

APPROVED:

JOB: 2017-03

SHEET:
OF
A-1.1
SHEETS



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

PROJECT ADDRESS: AIN 5660-015-018
CHARING CROSS RD.,
GLENDALE, CA

CASE NUMBER:
FLOOR PLANS

OWNER: SAM NAZARIAN
2048 ASHINGTON DR. GLENDALE CA, 91206
GLENDALE CA 91207.

APPLICANT: GARO NAZARIAN C/O DOMUS DESIGN
109 E. HARVARD # 306
GLENDALE CA, 91205 Tel. (818)500-3966

REVISION	BY

OWNER

SAM NAZARIAN
2048 ASHINGTON DR.
GLENDALE CA, 91206

PROJECT

3 STORY SINGLE FAMILY
HOUSE
3132 CHARING CROSS RD.,
GLENDALE, CA 91206

DRAWING TITLE

FLOOR PLANS



DATE: FEB. 2020

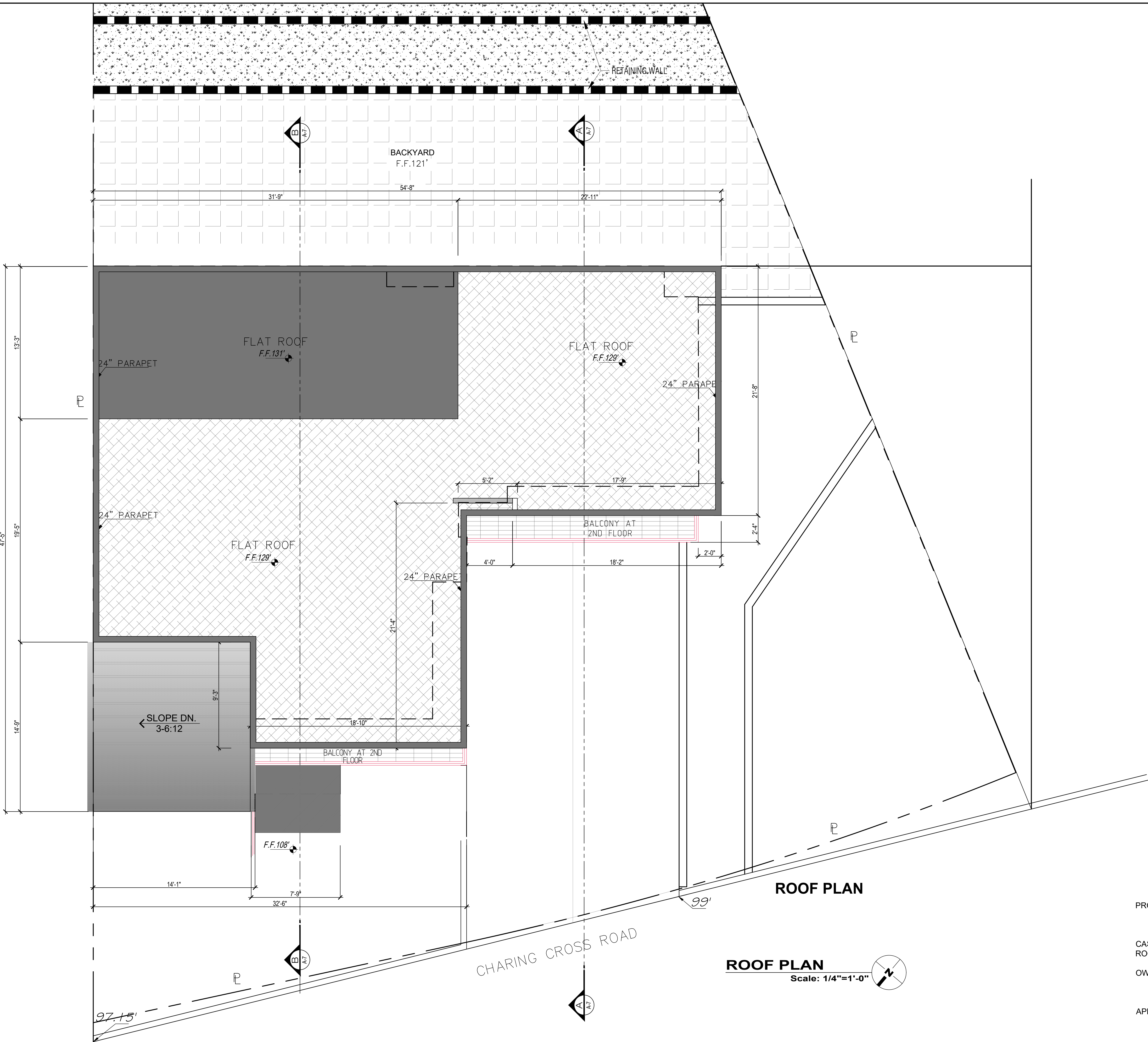
SCALE: 1/4"=1'-0"

DRAWN: G.N.

APPROVED:

JOB: 2017-03

SHEET:
OF **A-2**
SHEETS



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

PROJECT ADDRESS: AIN 5660-015-018
CHARING CROSS RD.,
GLENDALE, CA

CASE NUMBER:
ROOF PLAN

OWNER: SAM NAZARIAN
2048 ASHINGTON DR. GLENDALE CA, 91206
GLENDALE CA 91207.

APPLICANT: GARO NAZARIAN C/O DOMUS DESIGN
109 E. HARVARD # 306
GLENDALE CA, 91205 Tel. (818)500-3966

DOMUS
DESIGN

109 E. HARVARD ST. # 306, GLENDALE, CA 91205
TEL: (818) 500-3966 FAX: (818) 548-9108

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Glendale, CA 91205
TEL: (818) 500-3966
FAX: (818) 548-9108

REVISION	BY

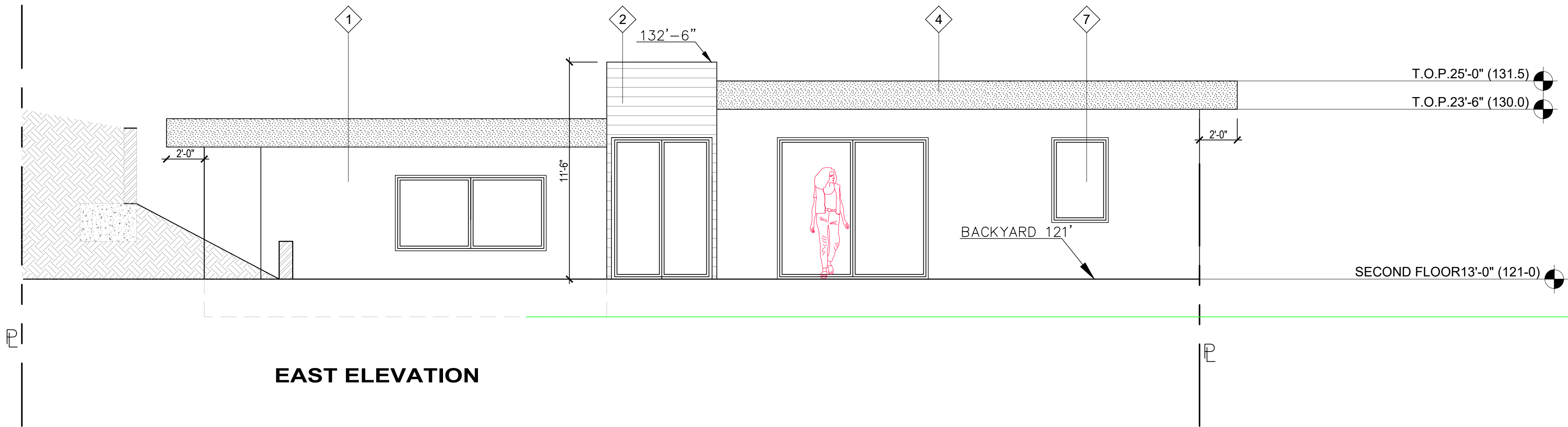
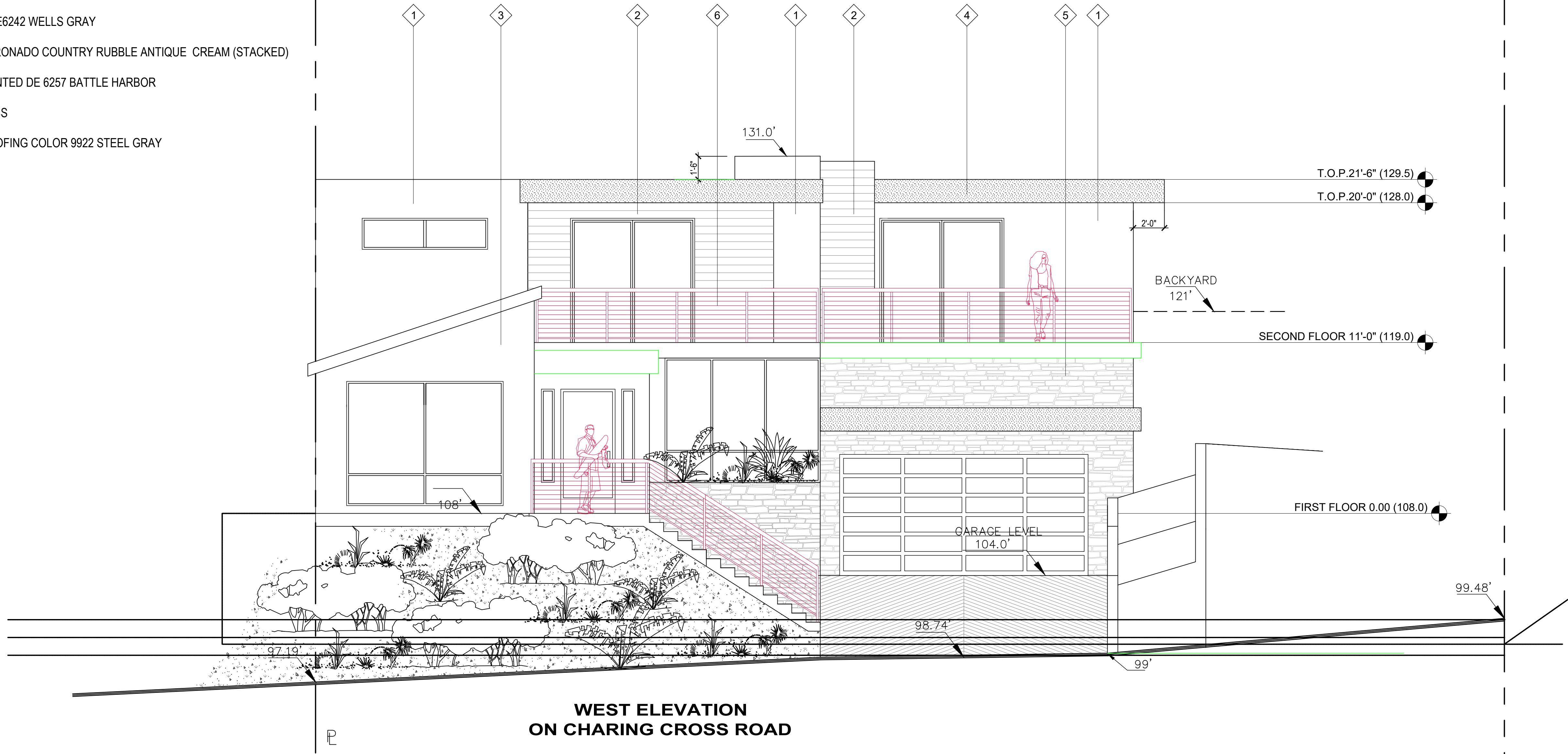
OWNER	PROJECT
SAM NAZARIAN 2048 ASHINGTON DR. GLENDALE CA, 91206	3 STORY SINGLE FAMILY HOUSE 3132 CHARING CROSS RD., GLENDALE, CA 91206

DRAWING TITLE
ROOF PLAN

DATE:	FEB. 2020
SCALE:	1/4"=1'-0"
DRAWN:	G.N.
APPROVED:	
JOB:	2017-03

ELEVATION KEYNOTES

- 1 PAINTED STUCCO DE6239 LATTE FROTH
- 2 CERBER RUSTIC FIBER CEMENT SIDING OR (SHEET METAL) COLOR: ROSEWOOD
- 3 PAINTED STUCCO DE6150 GOURMET HONEY
- 4 PAINTED STUCCO DE6242 WELLS GRAY
- 5 STONE VENEER CORONADO COUNTRY RUBBLE ANTIQUE CREAM (STACKED)
- 6 METAL RAILING PAINTED DE 6257 BATTLE HARBOR
- 7 WINDOW FIBERGLASS
- 8 CENTRIA METAL ROOFING COLOR 9922 STEEL GRAY



PROJECT ADDRESS: AIN 5660-015-018
CHARING CROSS RD.,
GLENDALE, CA

CASE NUMBER:
EAST & WEST ELEVATIONS

OWNER: SAM NAZARIAN
2048 ASHINGTON DR. GLENDALE CA, 91206
GLENDALE CA 91207.

APPLICANT: GARO NAZARIAN C/O DOMUS DESIGN
109 E. HARVARD # 306
GLENDALE CA, 91205 Tel. (818)500-3966



REVISION	BY

OWNER
SAM NAZARIAN 2048 ASHINGTON DR. GLENDALE CA, 91206

PROJECT
3 STORY SINGLE FAMILY HOUSE 3132 CHARING CROSS RD., GLENDALE, CA 91206

DRAWING TITLE
EAST AND WEST ELEVATIONS

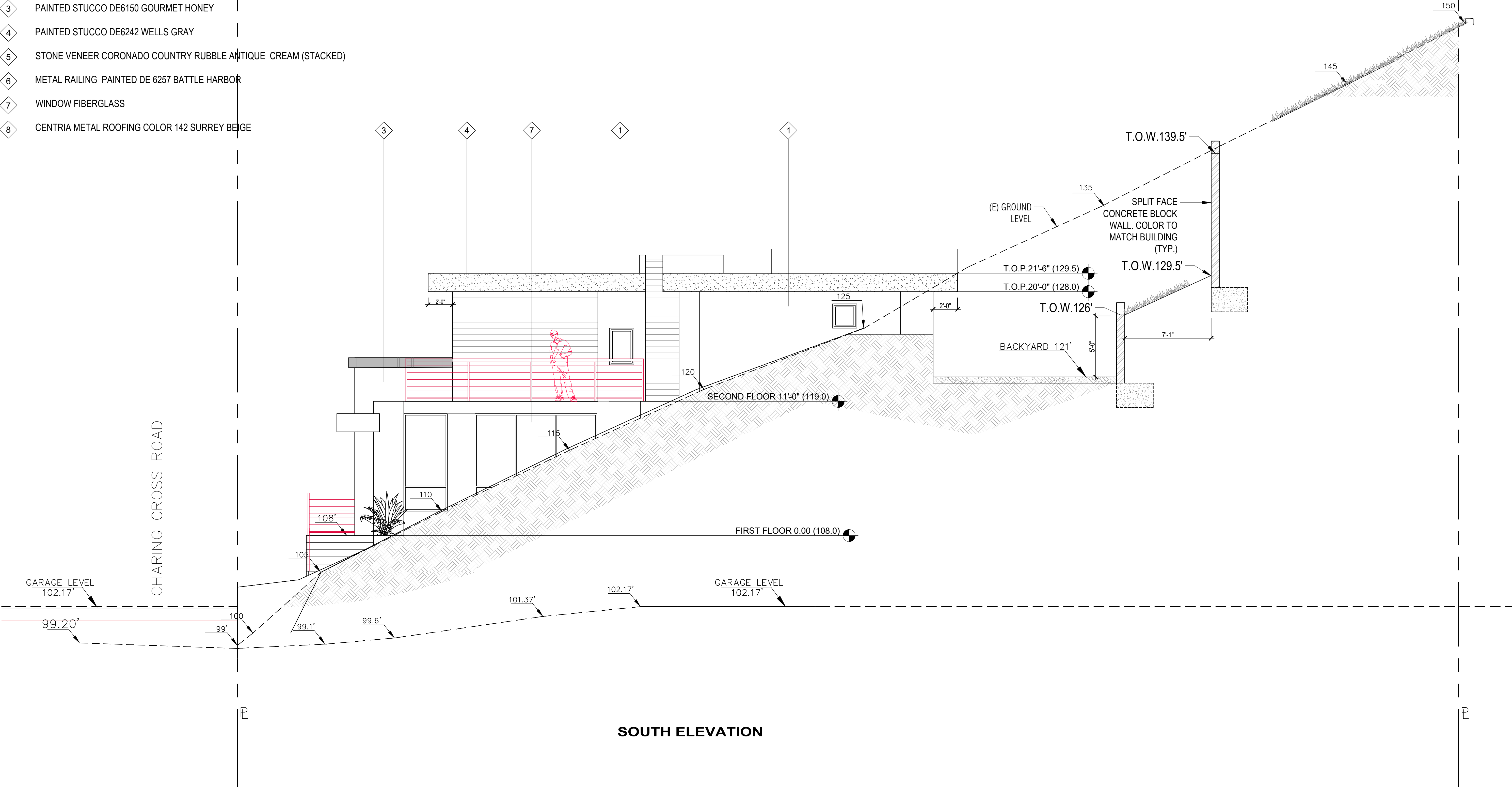


DATE:	FEB. 2020
SCALE:	1/4"=1'-0"
DRAWN:	G.N.
APPROVED:	
JOB:	2017-03

SHEET:	A-4
OF	SHEETS

ELEVATION KEYNOTES

- 1
- PAINTED STUCCO DE6239 LATTE FROTH
- 2
- CERBER RUSTIC FIBER CEMENT SIDING OR (SHEET METAL) COLOR: ROSEWOOD
- 3
- PAINTED STUCCO DE6150 GOURMET HONEY
- 4
- PAINTED STUCCO DE6242 WELLS GRAY
- 5
- STONE VENEER CORONADO COUNTRY RUBBLE ANTIQUE CREAM (STACKED)
- 6
- METAL RAILING PAINTED DE 6257 BATTLE HARBOR
- 7
- WINDOW FIBERGLASS
- 8
- CENTRIA METAL ROOFING COLOR 142 SURREY BEIGE

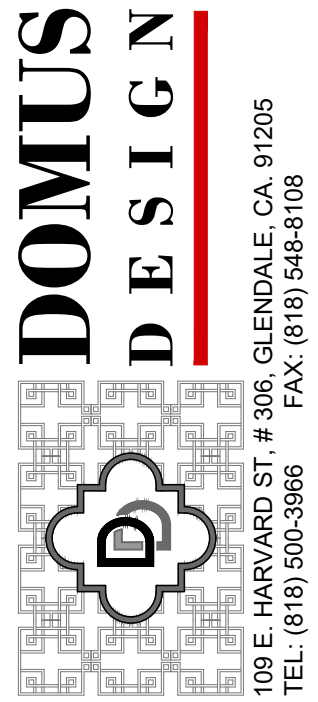


PROJECT ADDRESS: AIN 5660-015-018
CHARING CROSS RD.,
GLENDALE, CA

CASE NUMBER:
SOUTH ELEVATION

OWNER: SAM NAZARIAN
2048 ASHINGTON DR. GLENDALE CA, 91206
GLENDALE CA 91207.

APPLICANT: GARO NAZARIAN C/O DOMUS DESIGN
109 E. HARVARD # 306
GLENDALE CA, 91205 Tel. (818)500-3966



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TEL: (818) 500-3966
FAX: (818) 548-8108

REVISION	BY

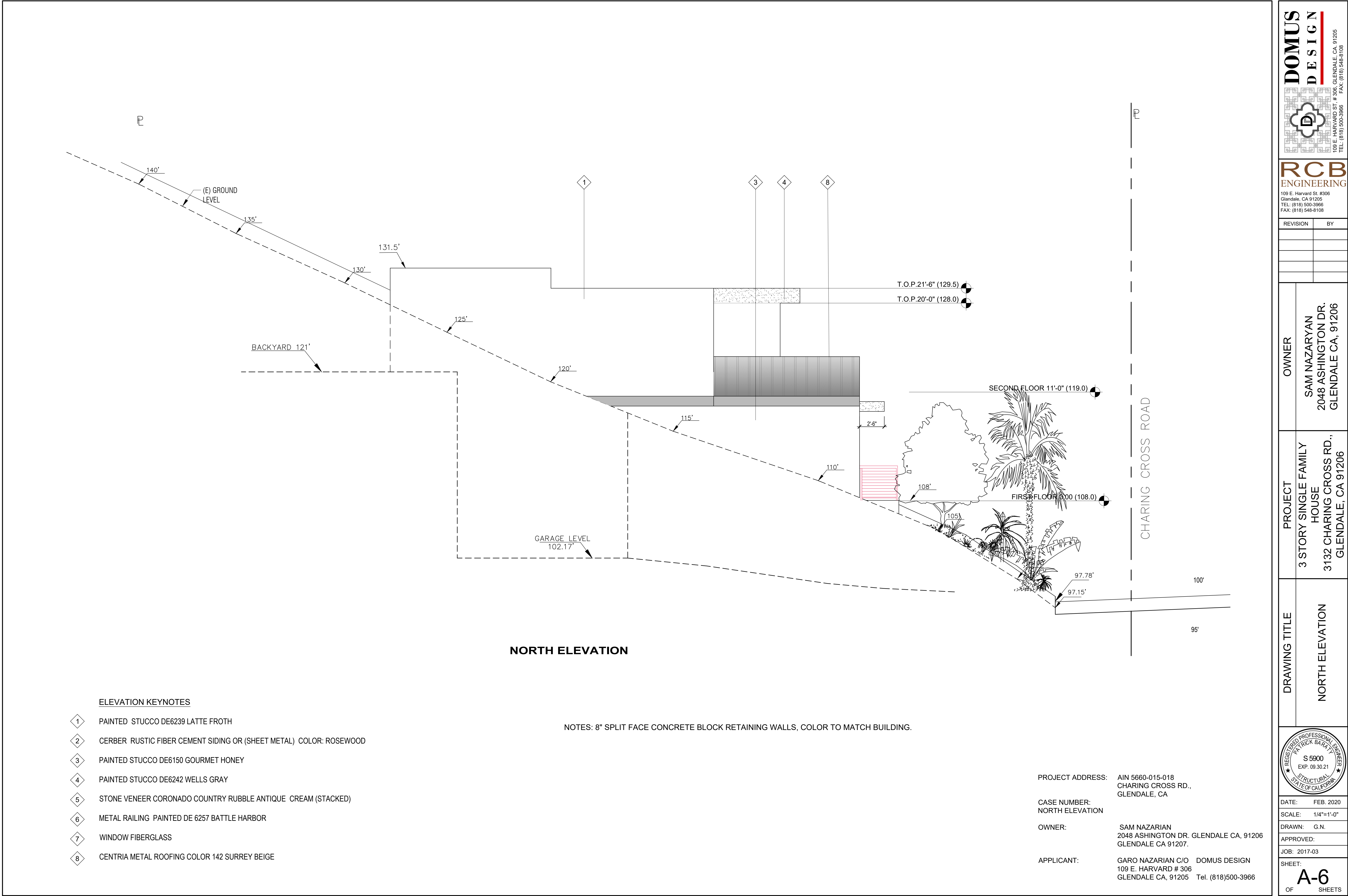
OWNER	PROJECT
SAM NAZARIAN 2048 ASHINGTON DR. GLENDALE CA, 91206	3 STORY SINGLE FAMILY HOUSE 3132 CHARING CROSS RD., GLENDALE, CA 91206

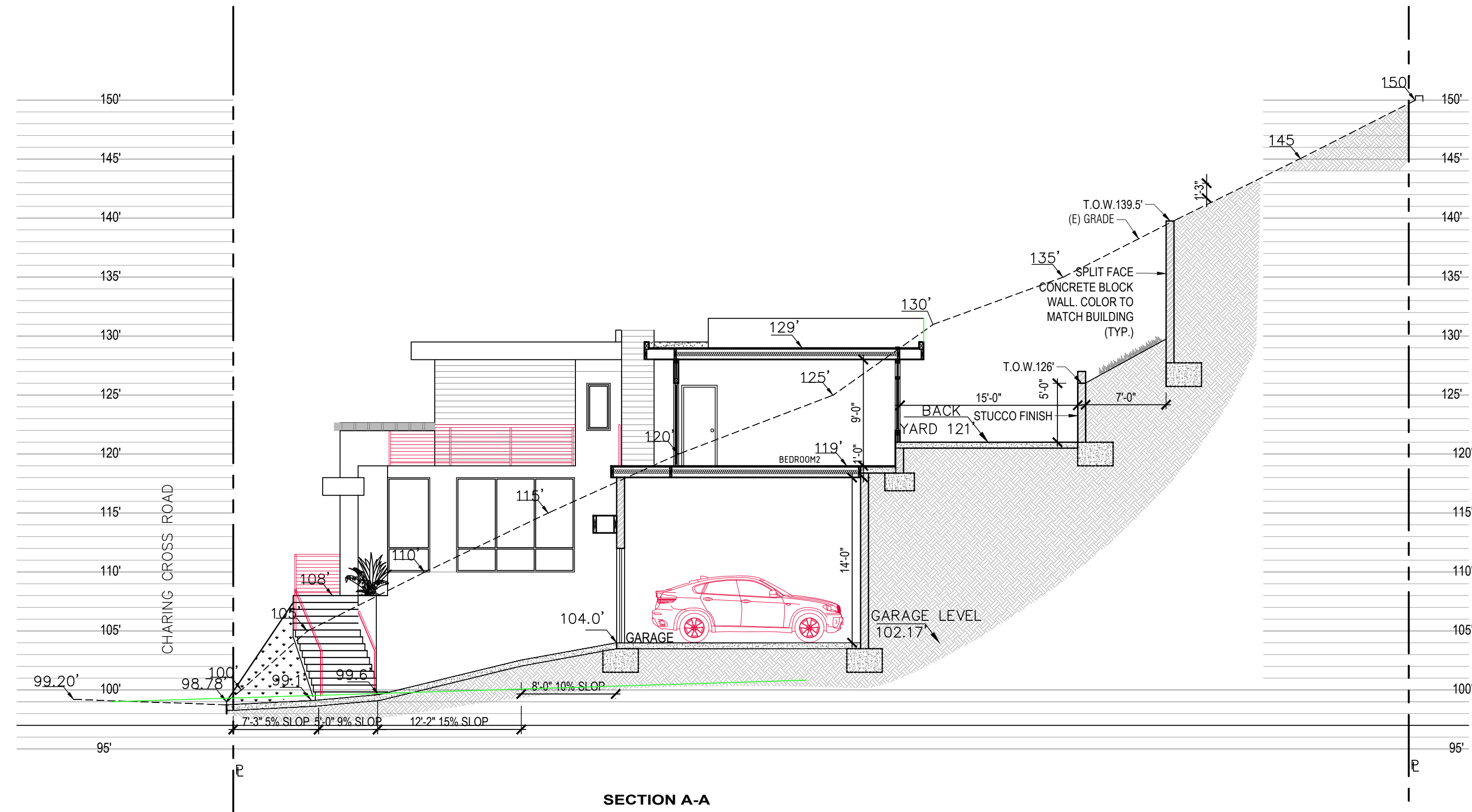
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SOUTH ELEVATION



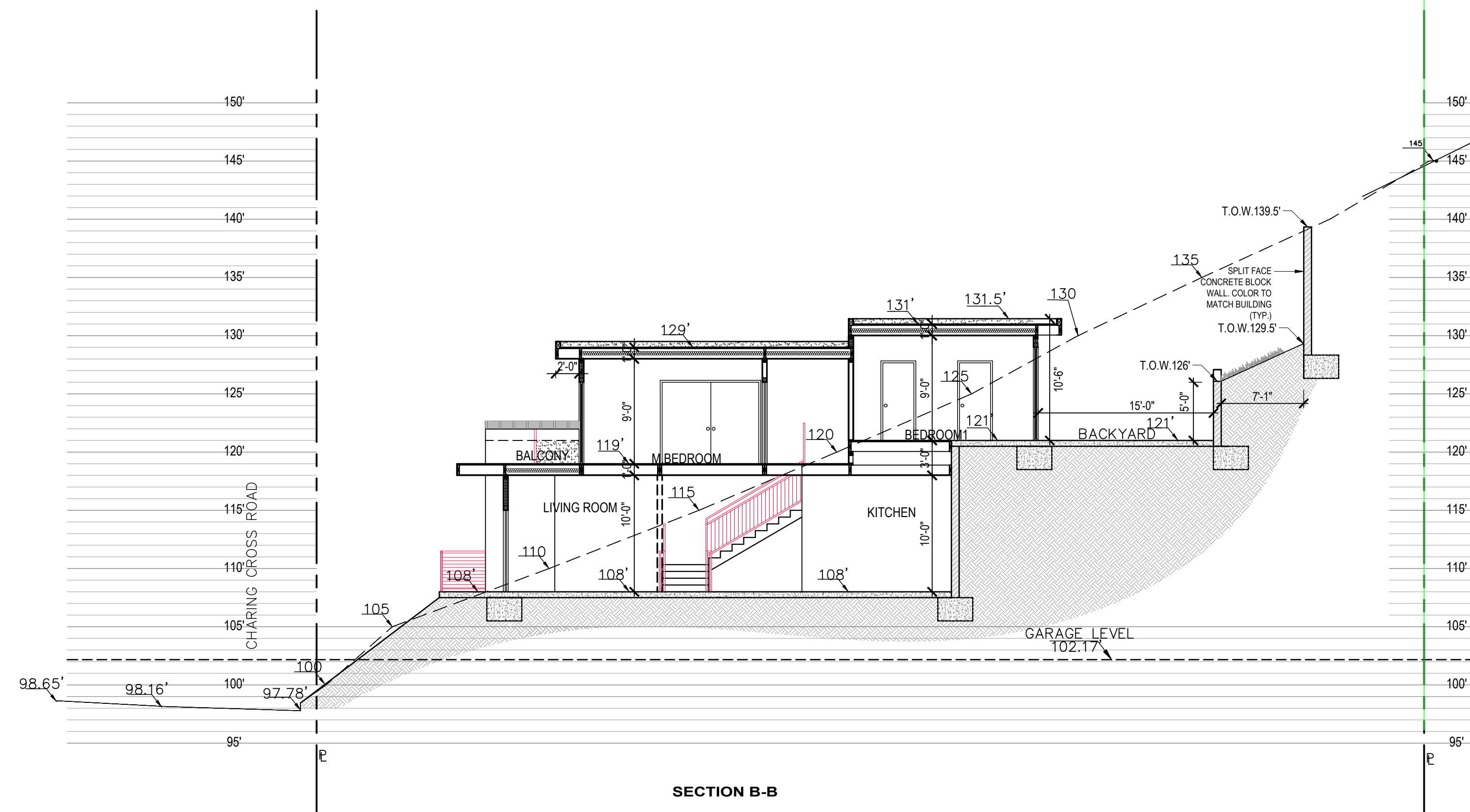
DATE:	FEB. 2020
SCALE:	1/4"=1'-0"
DRAWN:	G.N.
APPROVED:	
JOB:	2017-03

SHEET:
OF **A-5** SHEETS





NOTES: 8" SPLIT FACE CONCRETE BLOCK RETAINING WALLS,
COLOR TO MATCH BUILDING.



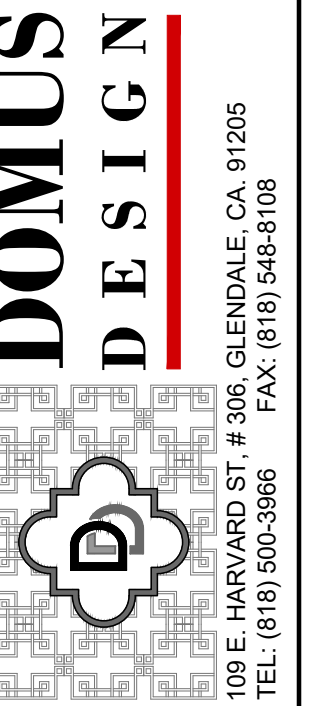
NOTES: 8" SPLIT FACE CONCRETE BLOCK RETAINING WALLS,
COLOR TO MATCH BUILDING.

PROJECT ADDRESS: AIN 5660-015-018
CHARING CROSS RD.,
GLENDALE, CA

CASE NUMBER:
SECTIONS

OWNER: SAM NAZARIAN
2048 ASHINGTON DR. GLENDALE CA, 91206
GLENDALE CA 91207.

APPLICANT: GARO NAZARIAN C/O DOMUS DESIGN
109 E. HARVARD # 306
GLENDALE CA, 91205 Tel. (818)500-3966



RCB
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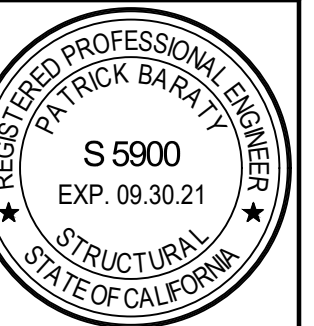
109 E. Harvard St. #306
Glendale, CA 91205
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FAX: (818) 548-8108

REVISION	BY

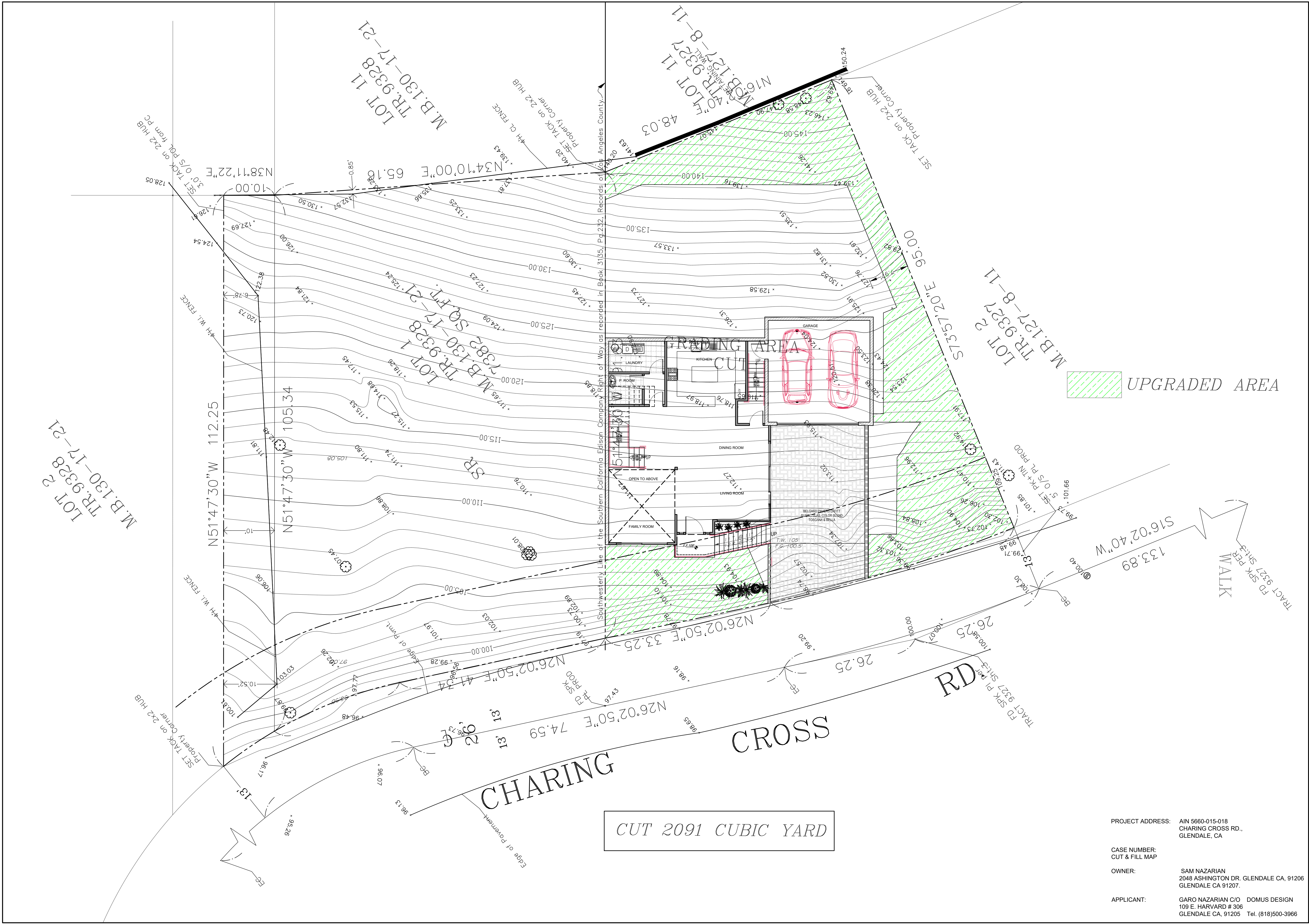
OWNER
SAM NAZARIAN
2048 ASHINGTON DR.
GLENDALE CA, 91206

PROJECT
3 STORY SINGLE FAMILY
HOUSE
3132 CHARING CROSS RD.,
GLENDALE, CA 91206

DRAWING TITLE
SECTIONS



DATE: FEB. 2020
SCALE: 1/8"=1'-0"
DRAWN: G.N.
APPROVED:
JOB: 2017-03
SHEET:
A-7
OF SHEETS

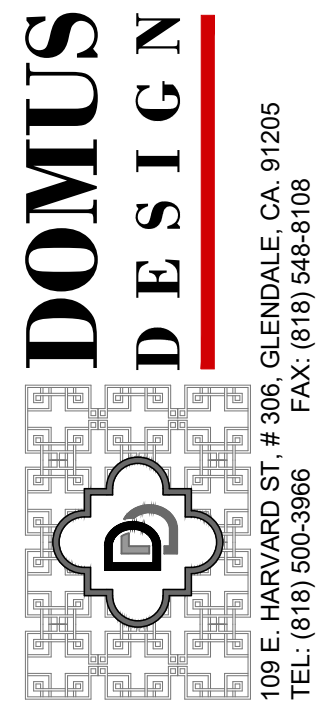


PROJECT ADDRESS: AIN 5660-015-018
CHARING CROSS RD.,
GLENDALE, CA

CASE NUMBER:
CUT & FILL MAP

OWNER:
SAM NAZARIAN
2048 ASHINGTON DR. GLENDALE CA, 91206
GLENDALE CA 91207.

APPLICANT:
GARO NAZARIAN C/O DOMUS DESIGN
109 E. HARVARD # 306
GLENDALE CA, 91205 Tel. (818)500-3966



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ENGINEERING

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REVISION	BY

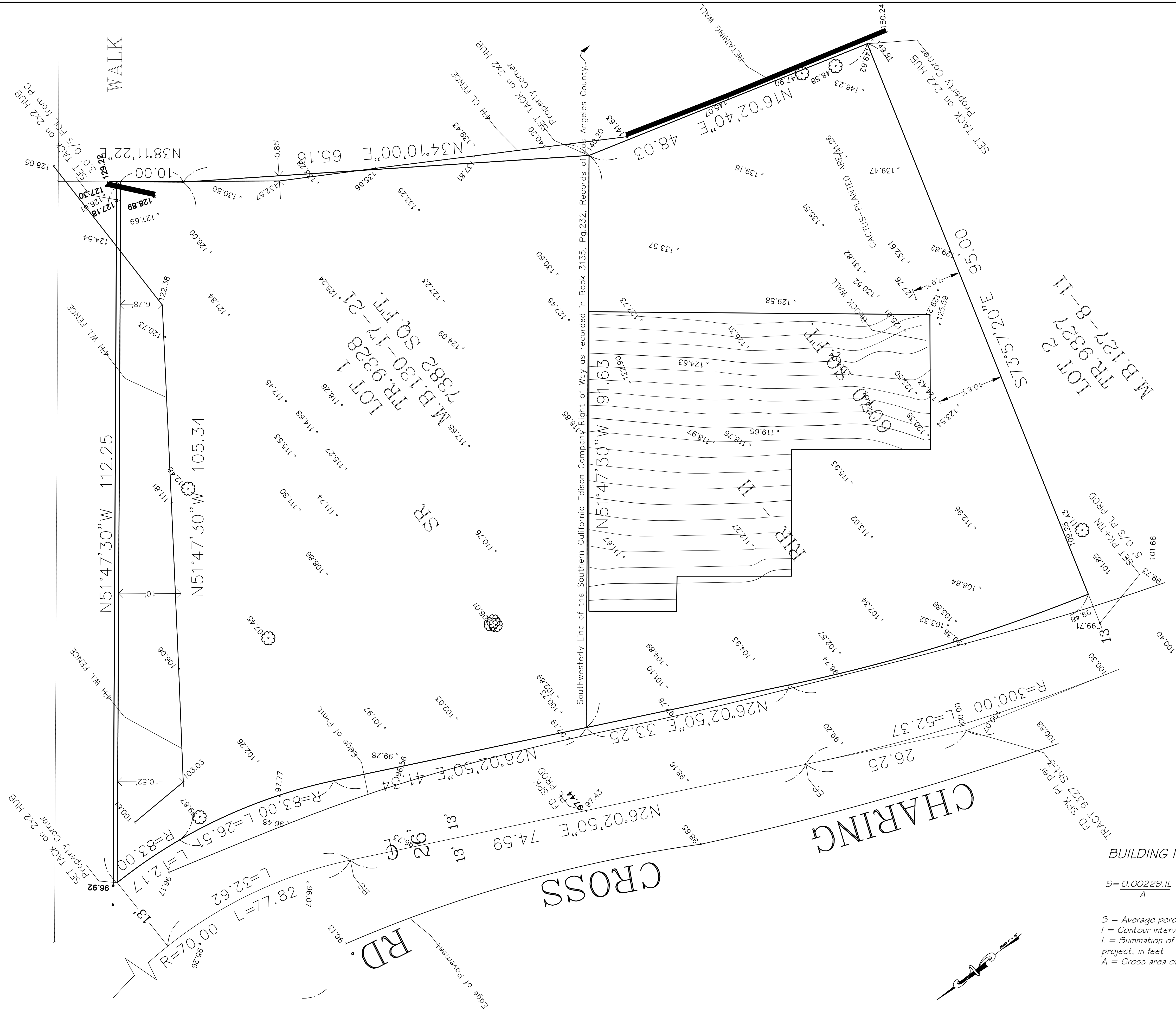
OWNER
SAM NAZARIAN
2048 ASHINGTON DR.
GLENDALE CA, 91206

PROJECT
3 STORY SINGLE FAMILY
HOUSE
3132 CHARING CROSS RD.,
GLENDALE, CA 91206

DRAWING TITLE
CUT & FILL MAP



DATE: FEB. 2020
SCALE: 1/8"=1'-0"
DRAWN: G.N.
APPROVED:
JOB: 2017-03
SHEET:
OF A-8 SHEETS



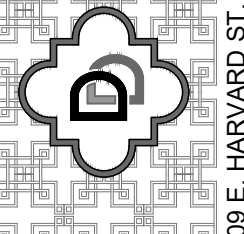
BUILDING FOOTPRINT

$$S = \frac{0.00229 \cdot 11}{A} \quad S = \frac{0.00229 \times 1 \times 848.5}{0.0443} = 43.8$$

$$L = 848.5 \text{ FEET}$$

$$A = 0.0443 \text{ ACRE}$$

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DESIGN



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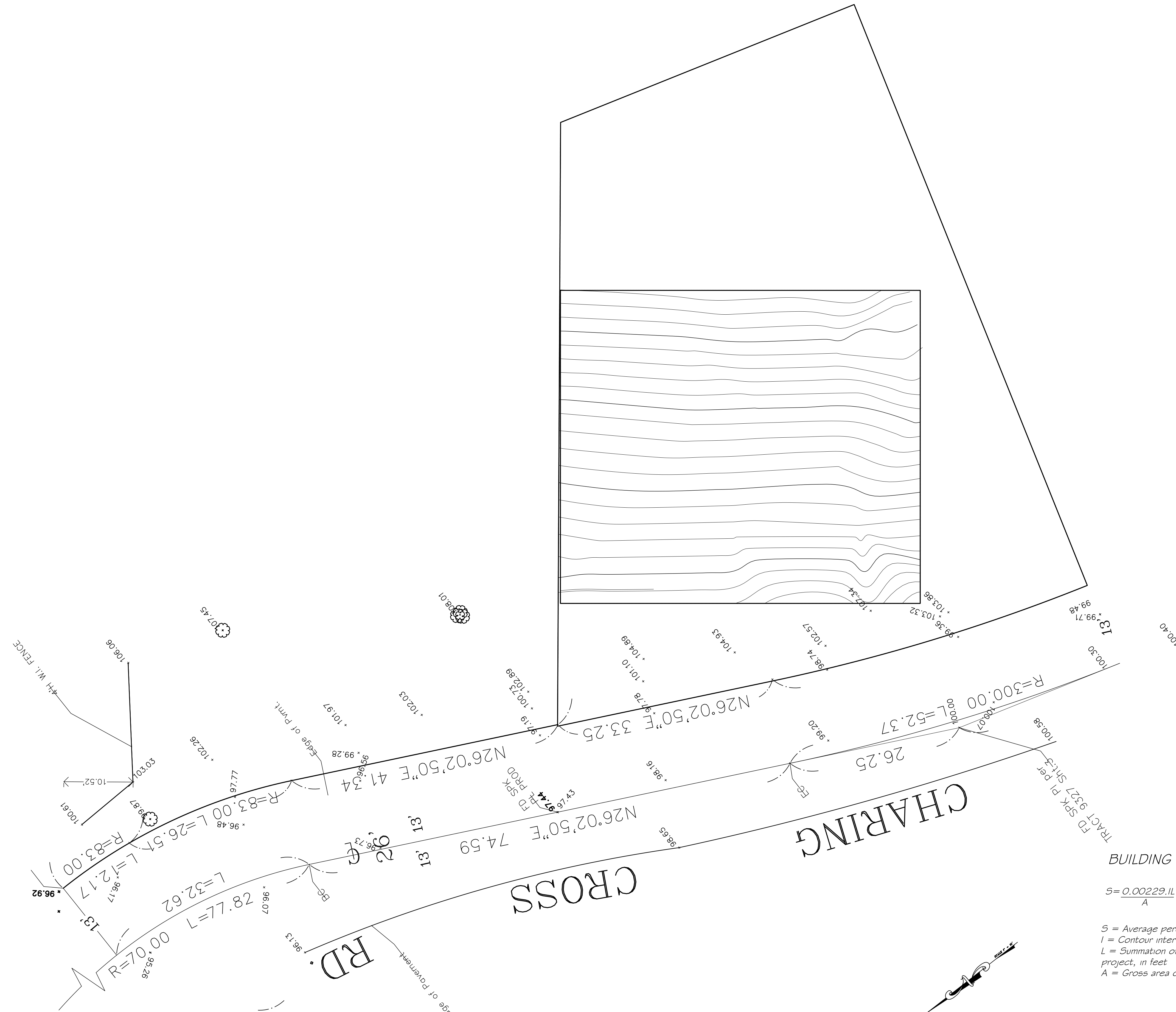
REVISION	BY

OWNER	PROJECT
SAM NAZARYAN 2048 ASHINGTON DR. GLENDALE CA, 91206	3 STORY SINGLE FAMILY HOUSE 3132 CHARING CROSS RD., GLENDALE, CA 91206

DRAWING TITLE
SLOPE, AVERAGE CURRENT



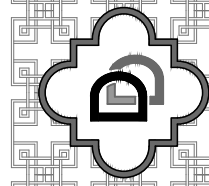
DATE:	FEB. 2020
SCALE:	1/8"=1'-0"
DRAWN:	G.N.
APPROVED:	
JOB:	2017-03
SHEET:	Z-1
OF	SHEETS



BUILDING FOOTPRINT WITH 4 SIDES

$$S = \frac{0.00229 \times 11.1}{A} \quad S = \frac{0.00229 \times 11.174}{0.0596} = 45.1$$

S = Average percent current slope
I = Contour interval, in feet = 1 feet
L = Summation of length of contour lines within the boundary of the project, in feet = 1174 feet
A = Gross area of the project, in acres. = 2595 S.F. = 0.0596 Acre



DOMUS
DESIGN

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ENGINEERING

109 E. Harvard St. #306
Glendale, CA 91205
TEL: (818) 500-3966
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REVISION	BY

OWNER

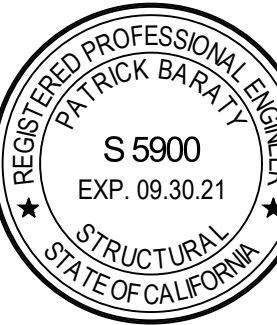
SAM NAZARYAN
2048 ASHINGTON DR.
GLENDALE CA, 91206

PROJECT

3 STORY SINGLE FAMILY
HOUSE
3132 CHARING CROSS RD.,
GLENDALE, CA 91206

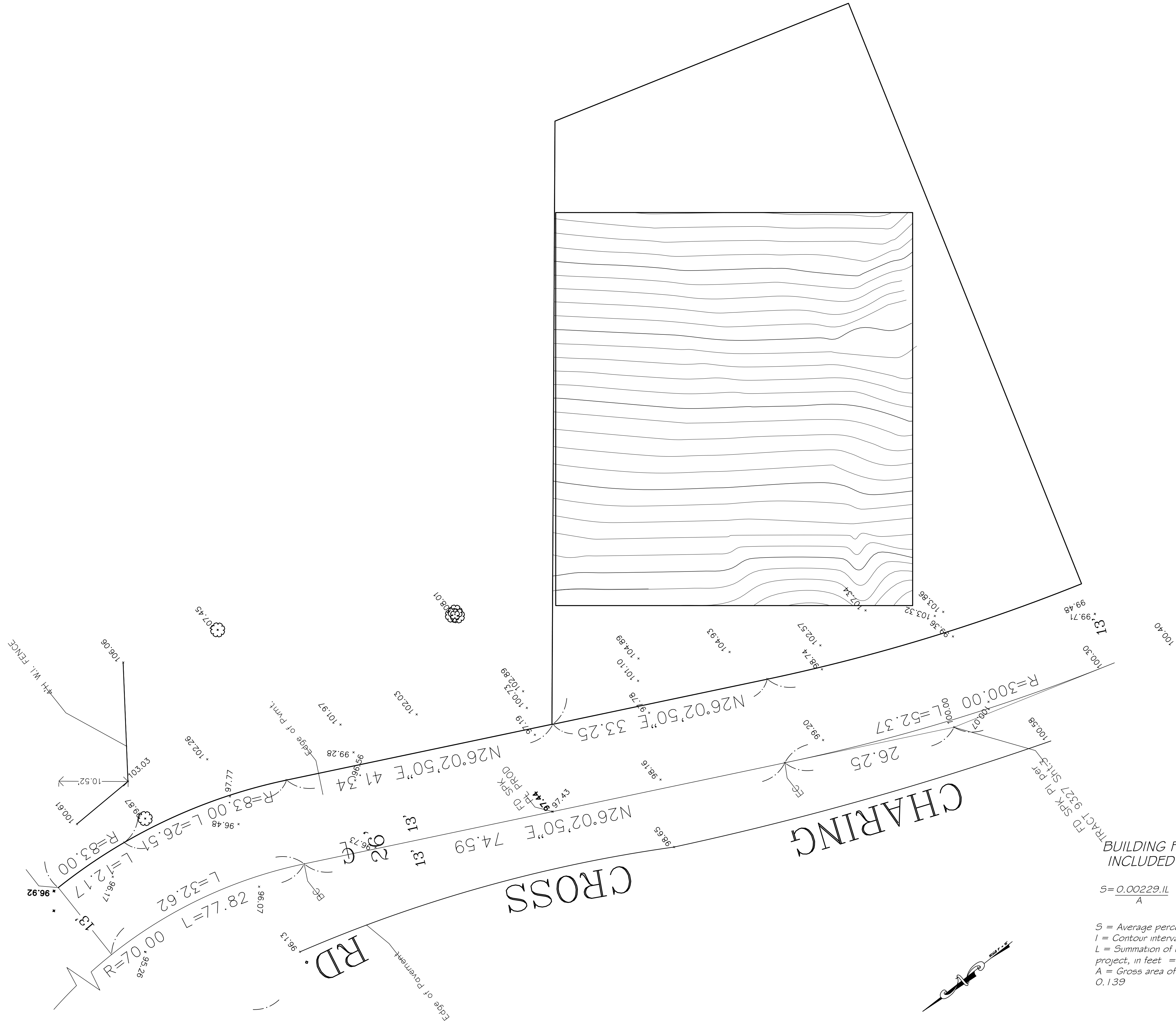
DRAWING TITLE

SLOPE, AVERAGE CURRENT



REGISTERED PROFESSIONAL ENGINEER
PATRICK BAKAT
S 5900
EXP. 09.30.21
STRUCTURAL
STATE OF CALIFORNIA

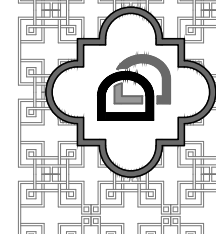
DATE:	FEB. 2020
SCALE:	1/8"=1'-0"
DRAWN:	G.N.
APPROVED:	
JOB:	2017-03
SHEET:	Z-2
OF	SHEETS



BUILDING FOOTPRINT WITH 4 SIDES
INCLUDED BACKYARD GRADED AREA

$$S = \frac{0.00229 \cdot 11}{A}$$
$$S = \frac{0.00229 \times 1 \times 1735.5}{0.0742} = 53.5$$

S = Average percent current slope
I = Contour interval, in feet = 1'
L = Summation of length of contour lines within the boundary of the project, in feet = 1735.5 feet
A = Gross area of the project, in acres. 3235 s.f or=0.0742 Acre
0.139



DOMUS
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Glendale, CA 91205
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REVISION	BY

OWNER

SAM NAZARYAN
2048 ASHINGTON DR.
GLENDALE CA, 91206

PROJECT

3 STORY SINGLE FAMILY
HOUSE
3132 CHARING CROSS RD.,
GLENDALE, CA 91206

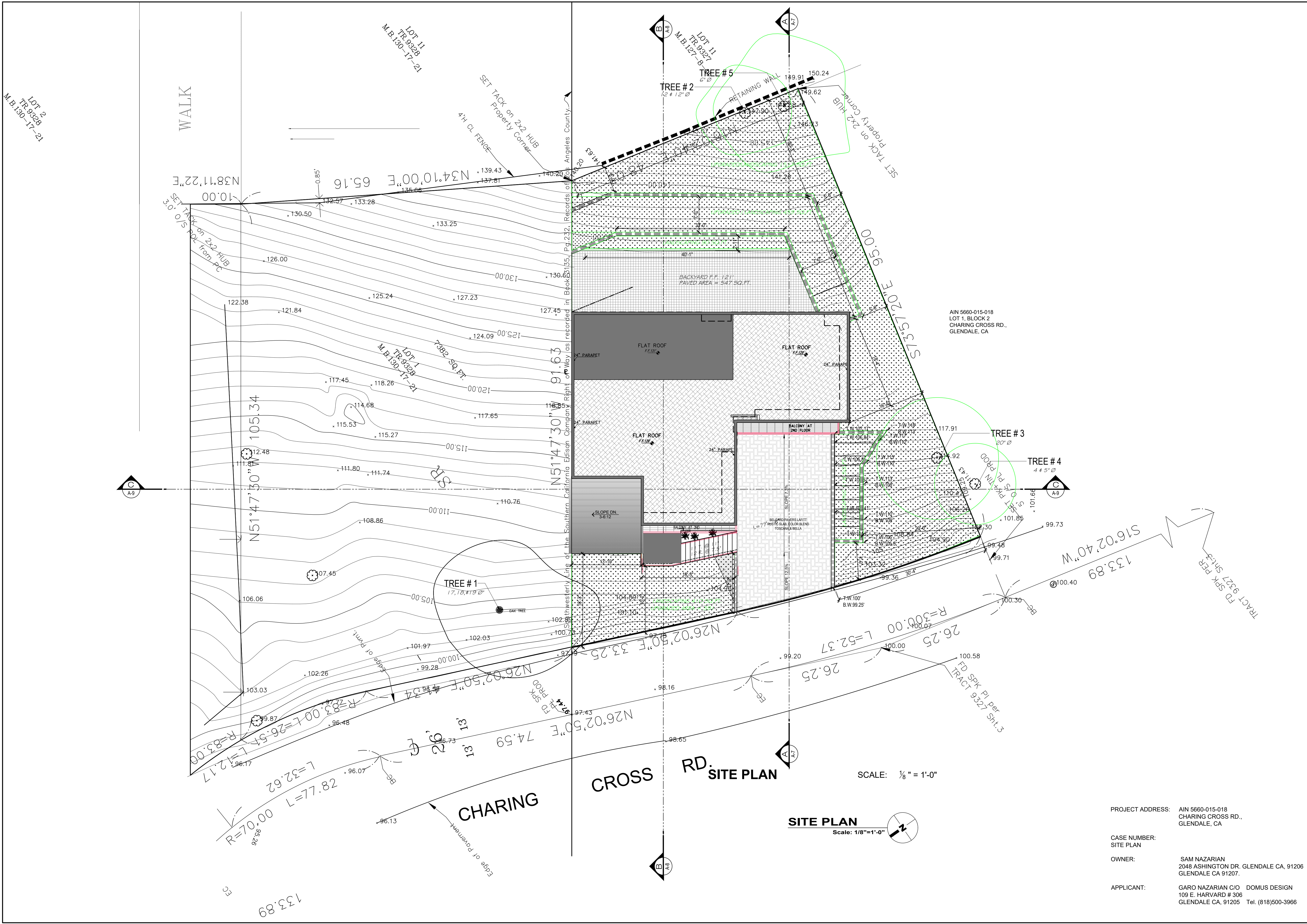
DRAWING TITLE

SLOPE, AVERAGE CURRENT



REGISTERED PROFESSIONAL ENGINEER
PATRICK BAKAT
S 5900
EXP. 09.30.21
STRUCTURAL
STATE OF CALIFORNIA

DATE:	FEB. 2020
SCALE:	1/8"=1'-0"
DRAWN:	G.N.
APPROVED:	
JOB:	2017-03
SHEET:	Z-3
OF	SHEETS



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REVISION	BY

OWNER	PROJECT	DRAWING TITLE
SAM NAZARIAN 2048 ASHINGTON DR. GLENDALE CA, 91206	3 STORY SINGLE FAMILY HOUSE 3132 CHARING CROSS RD., GLENDALE, CA 91206	LANDSCAPED AREA

REGISTERED PROFESSIONAL ENGINEER
PATRICK BAKAT
S 5900
EXP. 09.30.21
STRUCTURAL
STATE OF CALIFORNIA

DATE: FEB. 2020
SCALE: 1/8"=1'-0"
DRAWN: G.N.
APPROVED:
JOB: 2017-03
SHEET:
OF 1 SHEETS

PROJECT ADDRESS: AIN 5660-015-018
CHARING CROSS RD.,
GLENDALE, CA

CASE NUMBER:
SITE PLAN

OWNER:
SAM NAZARIAN
2048 ASHINGTON DR. GLENDALE CA, 91206
GLENDALE CA 91207.

APPLICANT:
GARO NAZARIAN C/O DOMUS DESIGN
109 E. HARVARD # 306
GLENDALE CA, 91205 Tel. (818)500-3966