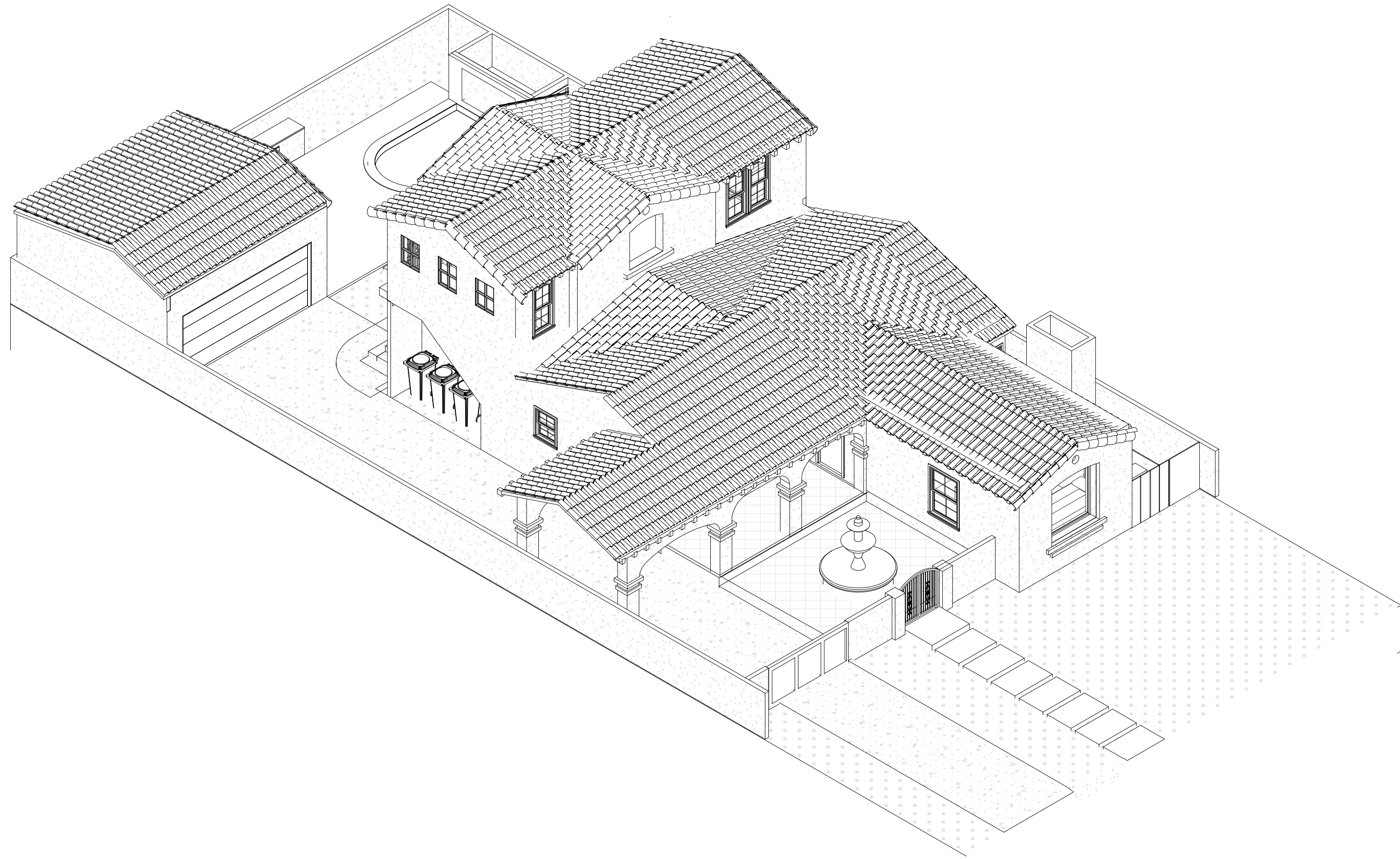


PROJECT MODEL

SCALE: 1/8" = 1'



PROJECT INFO

**PROJECT DESCRIPTION**  
TWO STORY 651 SQ FT ADDITION  
NEW COVERED TERRACE  
NEW OUTDOOR KITCHEN  
NEW POOL  
NEW FRONT YARD PATIO

**PROJECT ADDRESS**  
1230 BRUCE AVE,  
GLENDALE, CA 91202

**PARCEL DESCRIPTION**  
PROPERTY TYPE: SINGLE-FAMILY RESIDENTIAL  
ASSESSOR PARCEL NO (APN): 5628-025-008  
LOT: 36  
TRACT: 11150

**LOT SIZE:**  
LOT AREA: 6,600 (SQ FT)  
LOT ACREAGE: 0.1515  
LOT DIMENSIONS: 55 X 120 FT

**REQUIRED SETBACKS**  
FRONT YARD: 25'-0"  
SIDE YARD: 5'-0"  
REAR YARD: 5'-0"

**IMPERMEABLE COVERAGE**  
NET AREA: 6,600 SQ. FT. (0.15 ACRES)  
MAX ALLOWABLE COVERAGE (40%): 2,640 SQ. FT.  
EXISTING FOOTAGE =1,252 SQ. FT.  
PROPOSED ADDITION: 651 SQ FT.  
NEW TOTAL FOOTAGE= 1,903 SQ FT.  
NEW PROPOSED COVERAGE: 2,519 SQ. FT.

**BUILDING:**  
(N) STORIES: TWO STORY  
(N) BUILDING HEIGHT: 22'-8"

**ZONING INFORMATION**  
ZONING: R1-1 ONE-FAMILY ZONE  
GENERAL PLAN LAND USE DESIGNATION: LOW RESIDENTIAL

INDEX

Name	Sheet
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(N) DESIGN FLOOR PLAN	A-106
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(N) ROOF PLAN	A-108
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(N) ELEVATIONS	A-201
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(N) WINDOW SITE PLAN	A-300
(N) WINDOW AND DOOR SCHEDULE	A-301
(N) SECTIONS	A-400

ABBREVIATIONS

A/C	AIR CONDITIONING	INSUL	INSULATION
ADJ	ADJUSTABLE	INT	INTERIOR
A.F.F.	ABOVE FINISH FLOOR	MAX	MAXIMUM
ALT	ALTER OR ALTERNATE	MECH	MECHANICAL
ALUM	ALUMINUM	MTL	METAL
APPROX	APPROXIMATE	MFR	MANUFACTURER
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BOT	BOTTOM	MTD	MOUNTED
CAB	CABINET	(N)	NEW
CL	CENTERLINE	N	NORTH
CLG	CEILING	NO	NUMBER
CLO	CLOSET	NOM	NOMINAL
CLR	CLEAR	N.T.S.	NOT TO SCALE
CONC	CONCRETE	O.C.	ON CENTER
CONT	CONTINUOUS	OPP	OPPOSITE
DET	DETAIL	P.L.	PROPERTY LINE
DIA	DIAMETER	PLYWD	PLYWOOD
DIM	DIMENSION	RAD	RADIUS
DN	DOWN	REF	REFERENCE
DWG	DRAWING	REFR	REFRIGERATOR
(E)	EXISTING	REQ	REQUIRED
E	EAST	REV	REVISED
EA	EACH	R.O.	ROUGH OPENING
ELEC	ELECTRICAL	S	SOUTH
ELEV	ELEVATION	SIM	SIMILAR
EQ	EQUAL	SPEC	SPECIFICATION
EQUIP	EQUIPMENT	SQ	SQUARE
E.W.	EACH WAY	S.S.	STAINLESS STEEL
EXT	EXTERIOR	STL	STEEL
FIN	FINISH	STRUCT	STRUCTURAL
FLR	FLOOR	T.O.S.	TOP OF SLAB
FLUOR	FLUORESCENT	TYP	TYPICAL
F.O.C.	FACE OF CONCRETE	U.O.N.	UNLESS OTHERWISE NOTED
F.O.F.	FACE OF FINISH	VERT	VERTICAL
FT	FOOT, FEET	V.I.F.	VERIFY IN FIELD
FURR	FURRING, FURRED	W	WEST
GA	GAUGE	W/	WITH
GALV	GALVANIZED	W/O	WITHOUT
GYP	GYPSUM	W.C.	WATER CLOSET
HVAC	HEATING, VENTILATION & AIR CONDITIONING	WD	WOOD
		WPM	WATERPROOF MEMBRANE

DIRECTORY

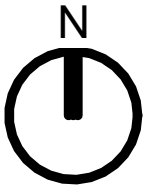
OWNER

VASILIS PETROU  
1230 BRUCE AVE,  
GLENDALE, CA 91202

DRAFTING SERVICES

MAERTENS  
1124 LOGAN STREET,  
LOS ANGELES, CA, 90026  
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VICINITY MAP



PLOT PLAN

SCALE: 1/32" = 20'



SITE ADDRESS:  
1230 BRUCE AVE,  
GLENDALE, CA 91202

NO. OF PPARCELS: 1  
APN: 5628-025-008  
TRACT: 11150

LOT: 36  
BLDG SQ FT: 1,252  
LAND SQ FT: 6,600

1230 BRUCE AVE

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REV DATE DESCRIPTION

PETROU RES

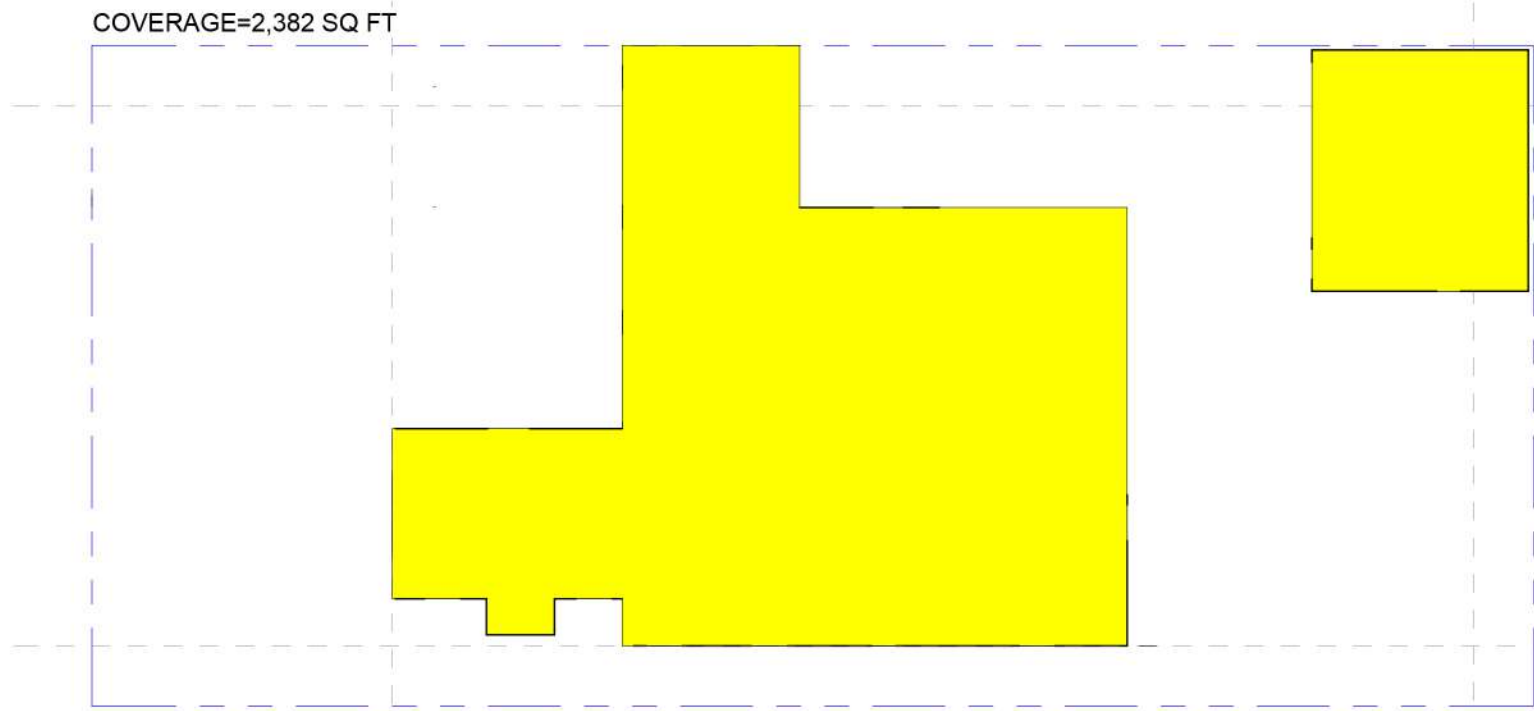
SCALE 1" = 40'-0"

COVER SHEET

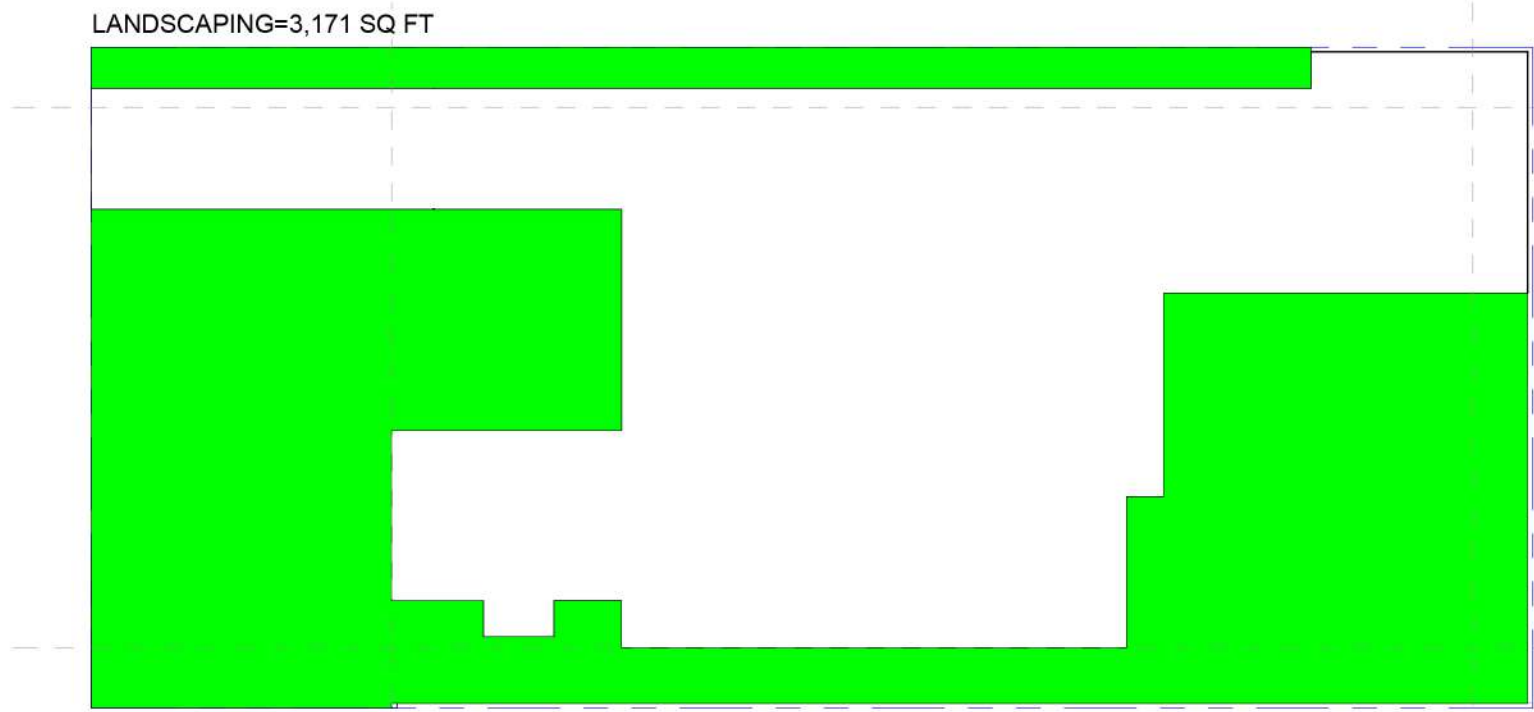
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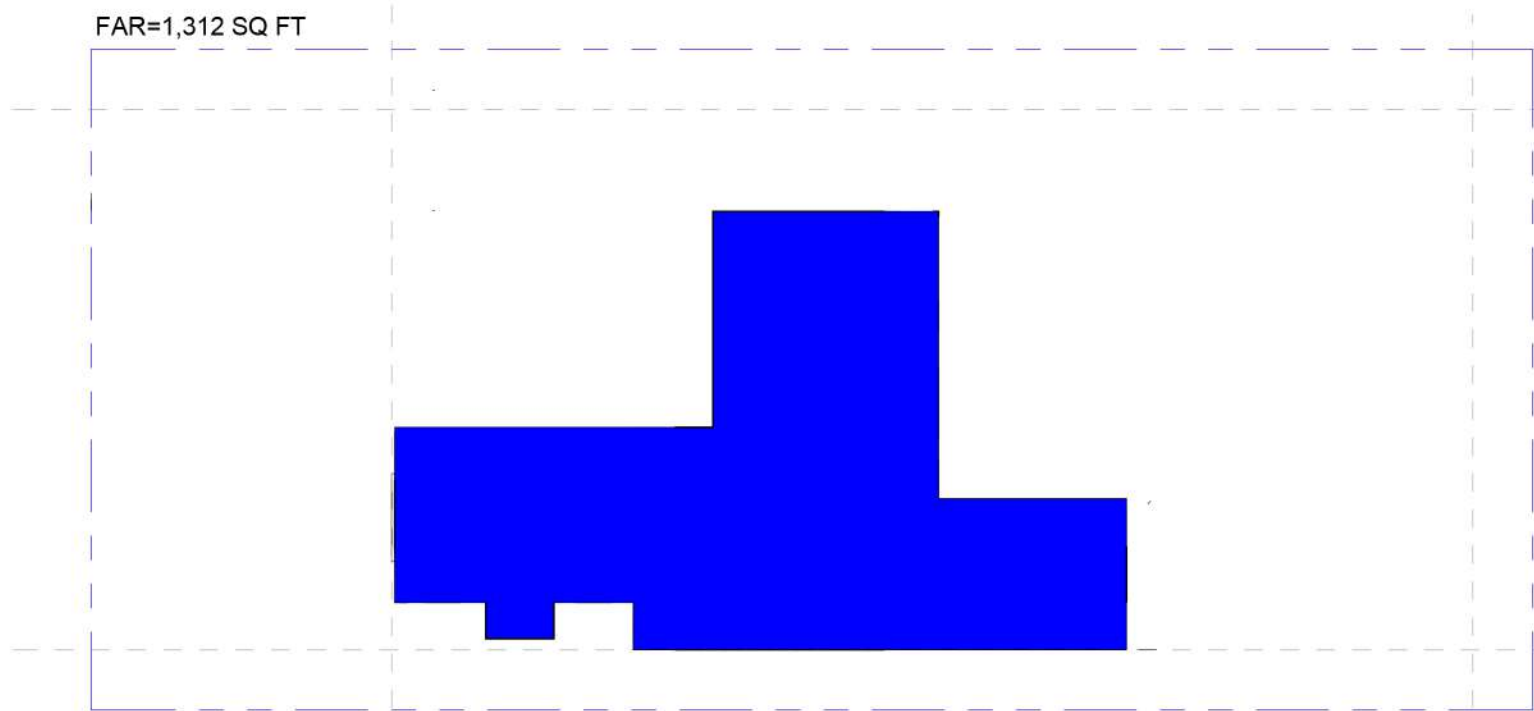
EXISTING PROJECT



001-LOT COVERAGE  
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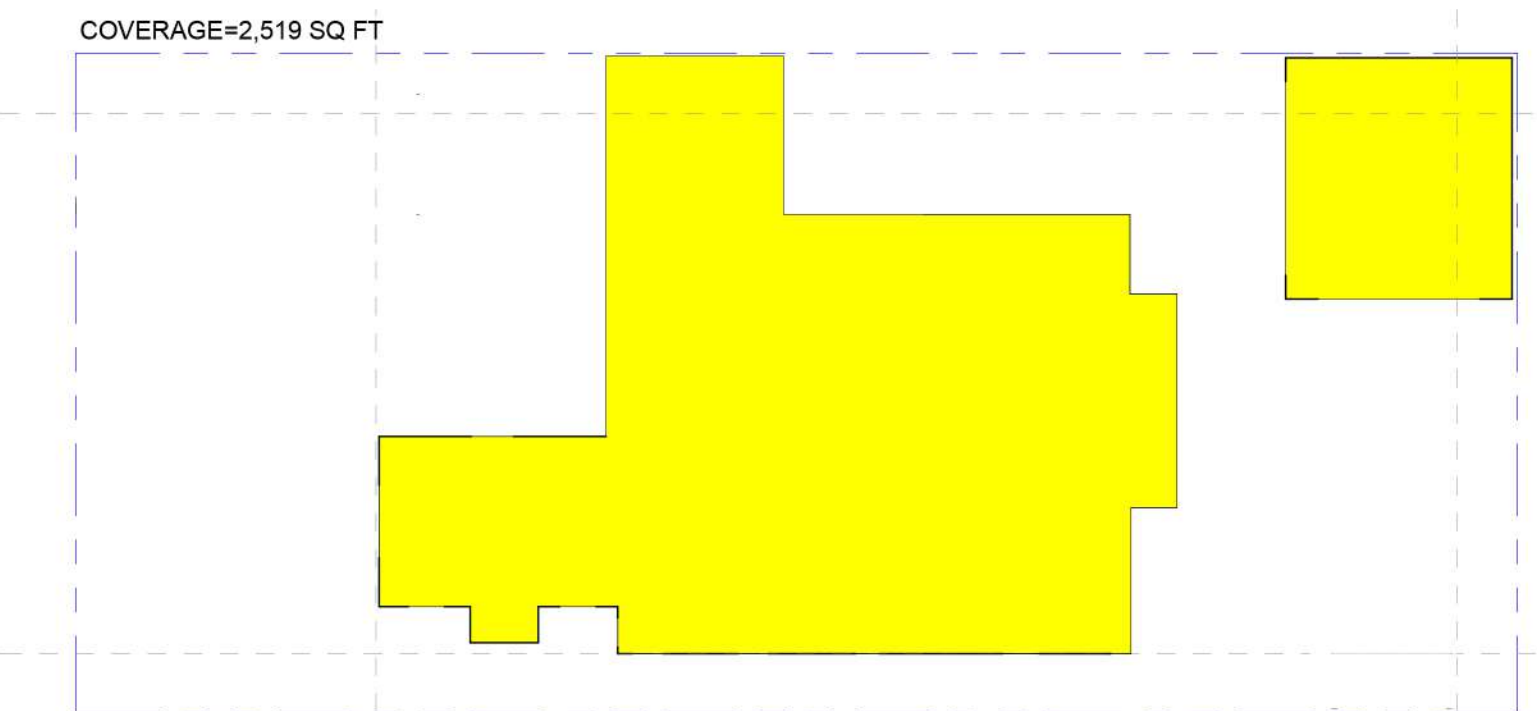


001-LANDSCAPING  
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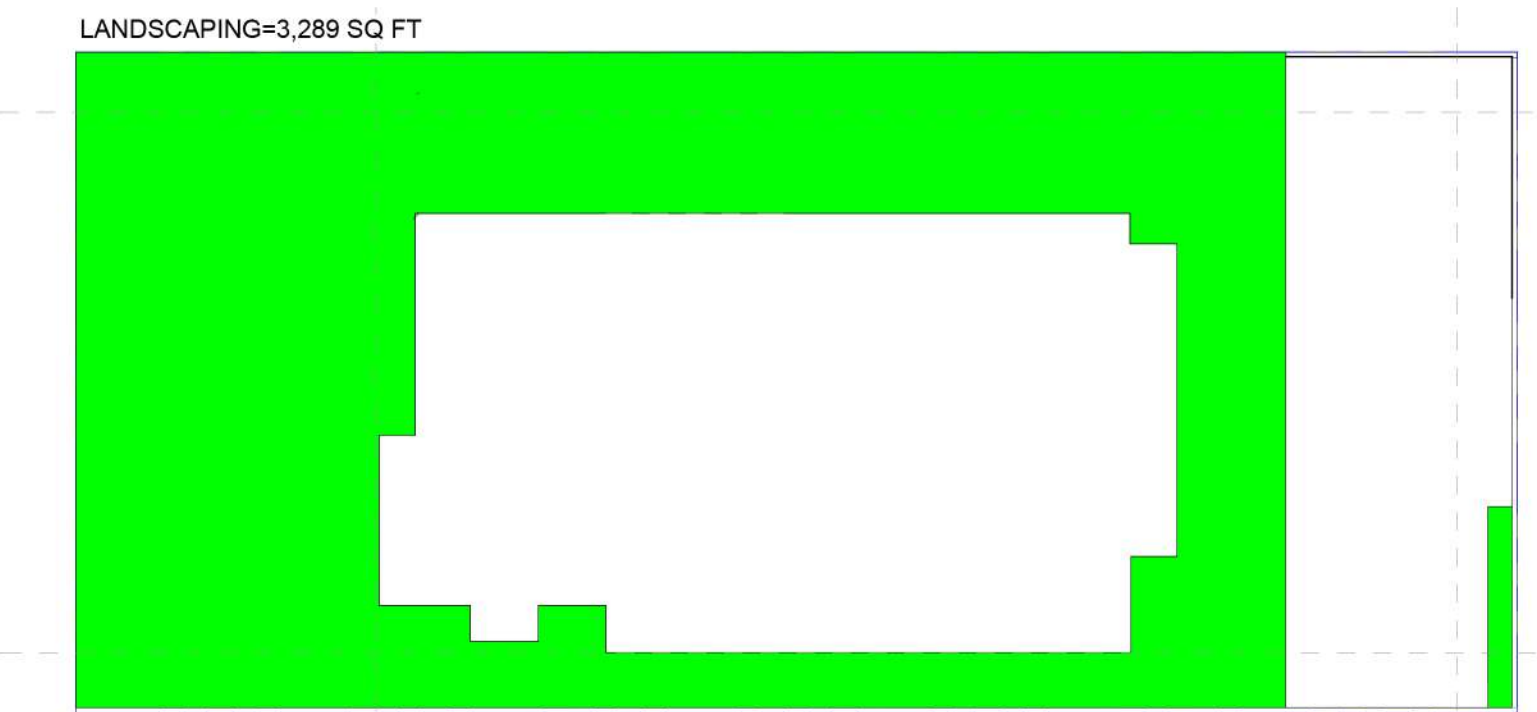


001-FLOOR AREA  
1/16" = 1'-0"

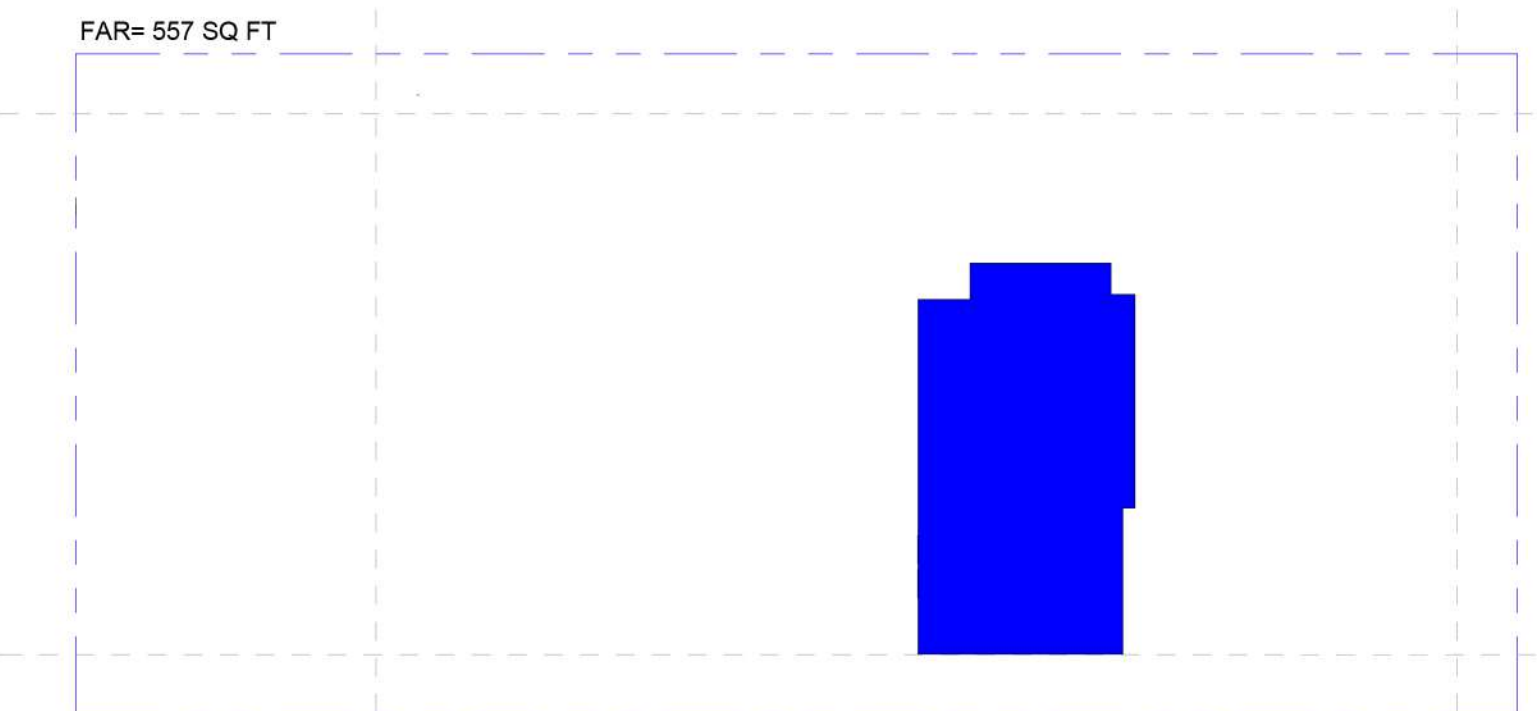
PROPOSED PROJECT



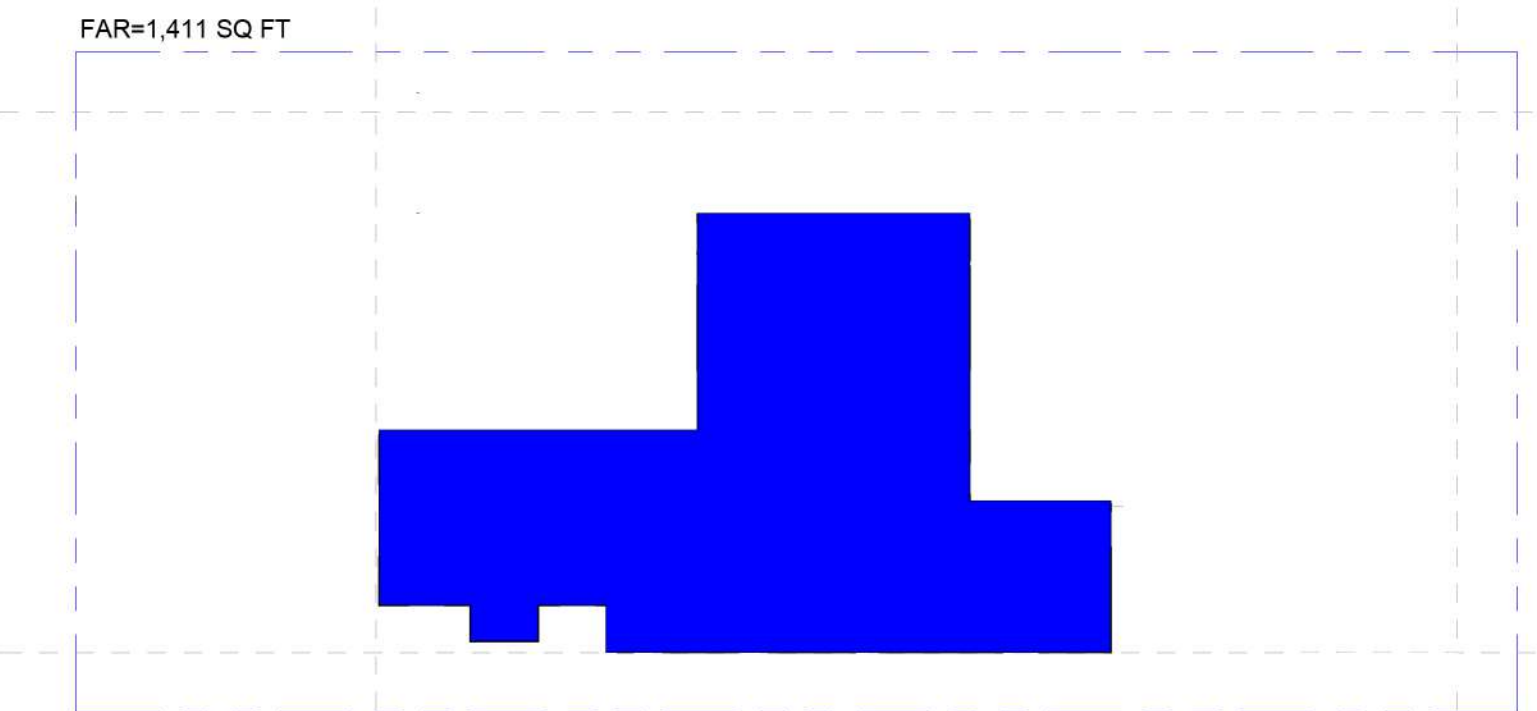
001-LOT COVERAGE  
1/16" = 1'-0"



001-LANDSCAPING  
1/16" = 1'-0"



001-FLOOR AREA L2  
1/16" = 1'-0"



001-FLOOR AREA L1  
1/16" = 1'-0"

PROJECT DATA : EXISTING / PROPOSED						
DEVELOPMENT FEATURE	ALLOWED BY CODE		EXISTING		PROPOSED	
	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA
FLOOR AREA	30 % MAX	1,980 SQ FT	19.80 %	1,312 SQ FT	29.80%	1,988 SQ FT
LOT COVERAGE	40 % MAX	2,640 SQ FT	36.00 %	2,382 SQ FT	38.20%	2,519 SQ FT
LANDSCAPING	40 % MIN	2, 640 SQ FT	48.00 %	3,171 SQ FT	49.80%	3,289 SQ FT



1230 BRUCE AVE

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REV DATE DESCRIPTION

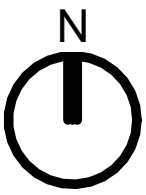
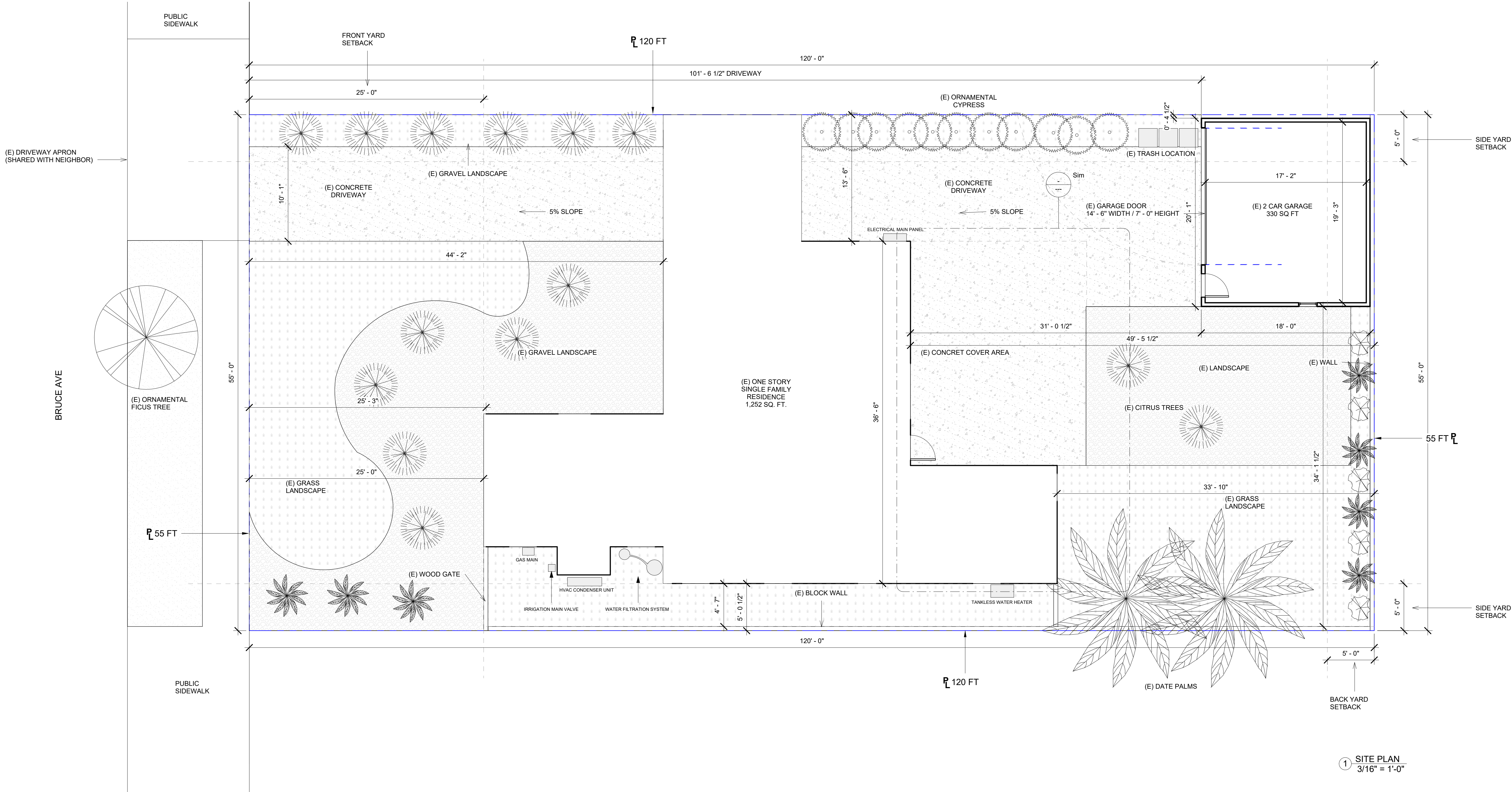
GRECO RES

SCALE 3/16" = 1'-0"

(E) SITE PLAN

NOTES:

THERE ARE NO OAK,BAY OR SYCAMORE TREES ON THE LOT OR WITHIN TWENTY (20) FEET OF THE SITE





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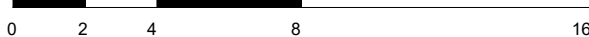
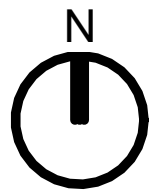
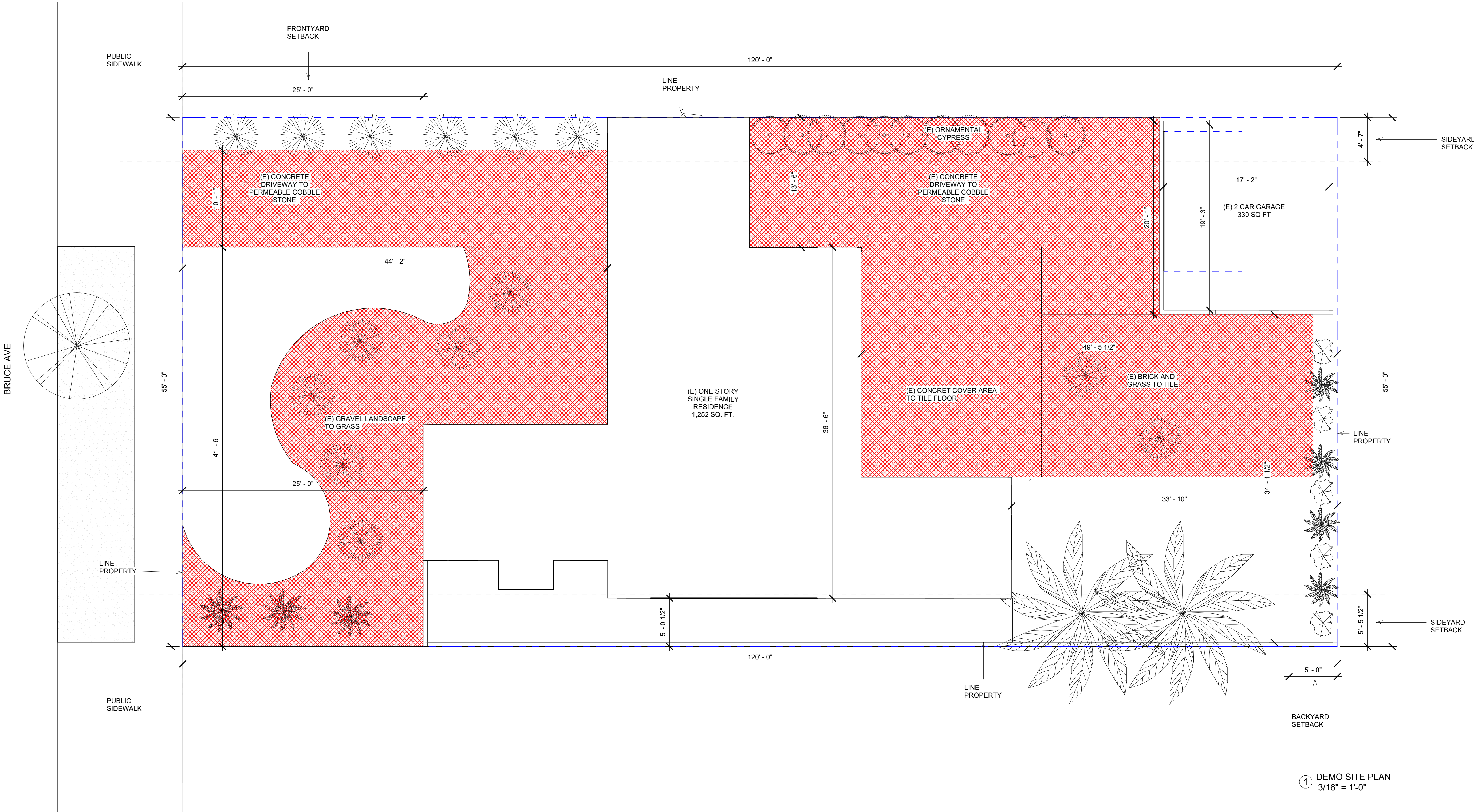
REV DATE DESCRIPTION

NOTES:  
  
THERE ARE NO OAK,BAY OR SYCAMORE TREES ON THE LOT OR WITHIN TWENTY (20) FEET OF THE SITE

GRECO RES

SCALE 3/16" = 1'-0"

DEMO SITE PLAN





THERE ARE NO OAK,BAY OR SYCAMORE TREES ON THE LOT OR WITHIN TWENTY (20) FEET OF THE SITE

OWNER  
VASILIS PETROU  
1230 BRUCE AVE,  
GLENDALE, CA 91202

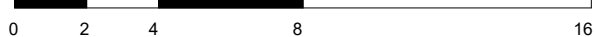
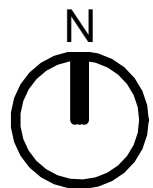
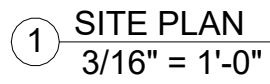
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REV	DATE	DESCRIPTION
-----	------	-------------

SCALE                      3/16" = 1'-0"

# A-103

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1230 BRUCE AVE

OWNER  
VASILIS PETROU  
1230 BRUCE AVE.  
GLENDALE, CA 91202

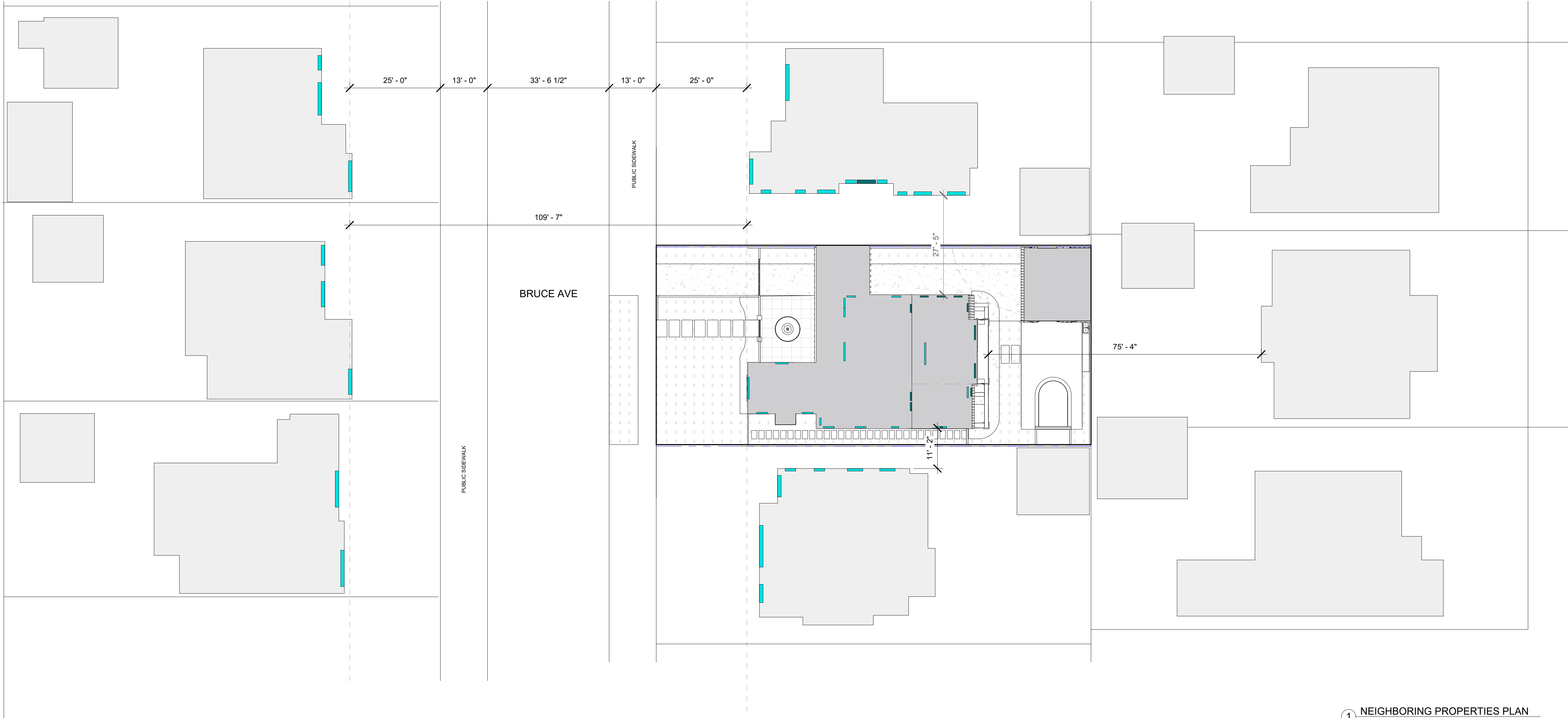
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CONTACT: BEN MAERTENS  
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REV    DATE    DESCRIPTION

PETROU RES

SCALE    As indicated

NEIGHBORING  
PROPERTIES PLAN



① NEIGHBORING PROPERTIES PLAN  
1/16" = 1'-0"

NEIGHBORHOOD WINDOWS	
TYPE	SYMBOL
WINDOWS FIRST LEVEL	<div></div>
WINDOWS SECOND LEVEL	<div></div>

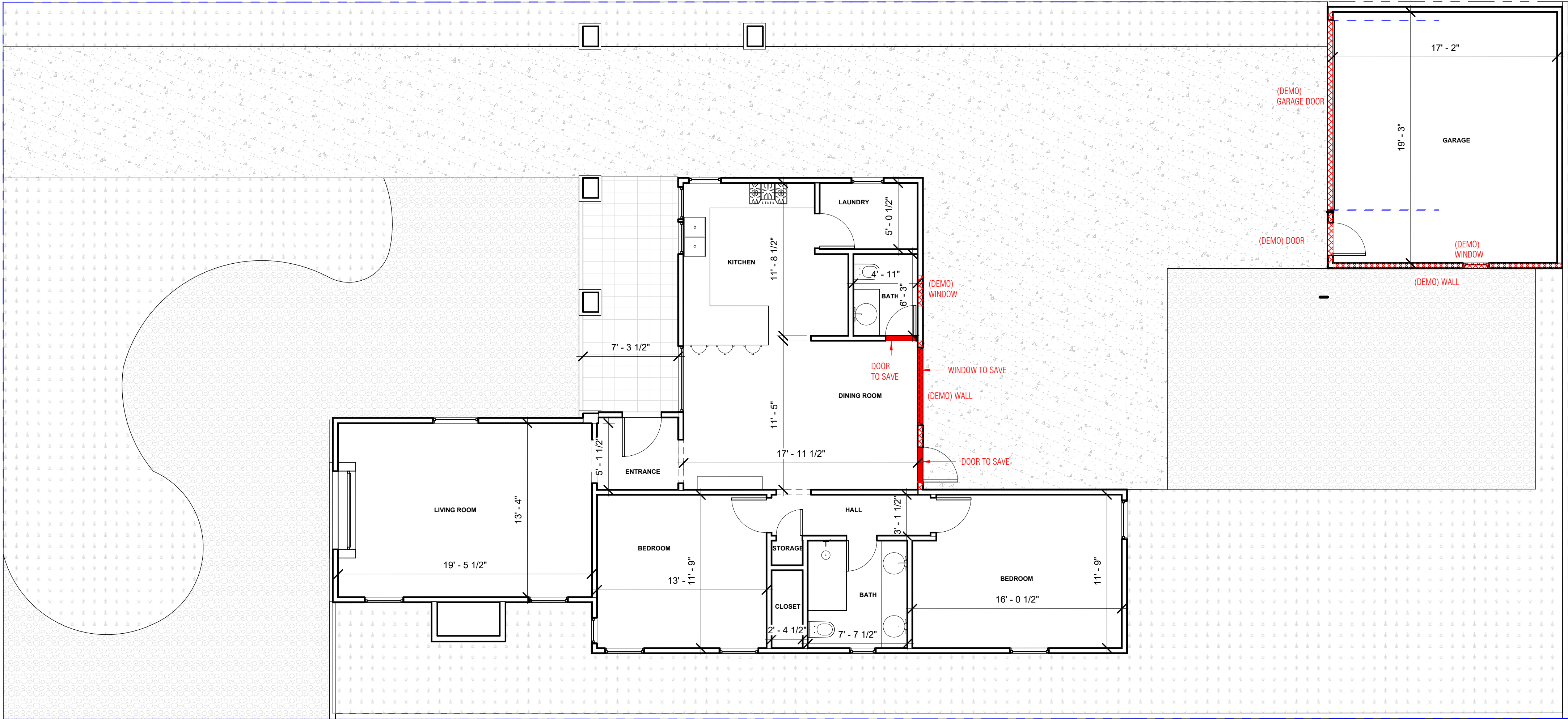


1230 BRUCE AVE

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REV    DATE    DESCRIPTION



1 DEMO FLOOR PLAN  
3/16" = 1'-0"

DEMOLITION ITEMS	
TYPE	SYMBOL
(E) TO BE DEMOLISHED	
(E) WINDOWS AND DOORS TO SAVE	

DEMOLITION CALCULATION	
TYPE	AREA
A = EXISTING WALLS TO BE DEMOLISHED	587 SQ FT
B = EXISTING ROOF TO BE DEMOLISHED	235 SQ FT
C = EXISTING WALLS	2,721 SQ FT
D = EXISTING ROOF	2,154 SQ FT
TOTAL (A+B) / (C+D)	16%

GRECO RES

SCALE

As indicated

DEMO FLOOR PLAN



OWNER  
VASILIS PETROU  
1230 BRUCE AVE,  
GLENDALE, CA 91202

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REV	DATE	DESCRIPTION
-----	------	-------------

Wall Schedule		
Mark	Type	Finishing Material
(E) W-G/G	01 - GYP/GYP (TO REMAIN)	GYP
(E) W-G/S	02 - GYP/ STC (TO REMAIN)	GYP / STUCCO
(N) W-G/G	01 - GYP/GYP (NEW)	GYP
(N) W-G/S	02 - GYP/STC (NEW)	GYP / STUCCO
(N) W-G/T	01 - GYP/TILE (NEW)	GYP / TILE
(N) W-G/T2	01 - GYP/TILE THICK (NEW)	GYP / TILE
(N) W-T/S	02 - TILE/STC (NEW)	TILE / STUCCO
(N) W-T/T	01 - TILE/TILE (NEW)	TILE / TILE

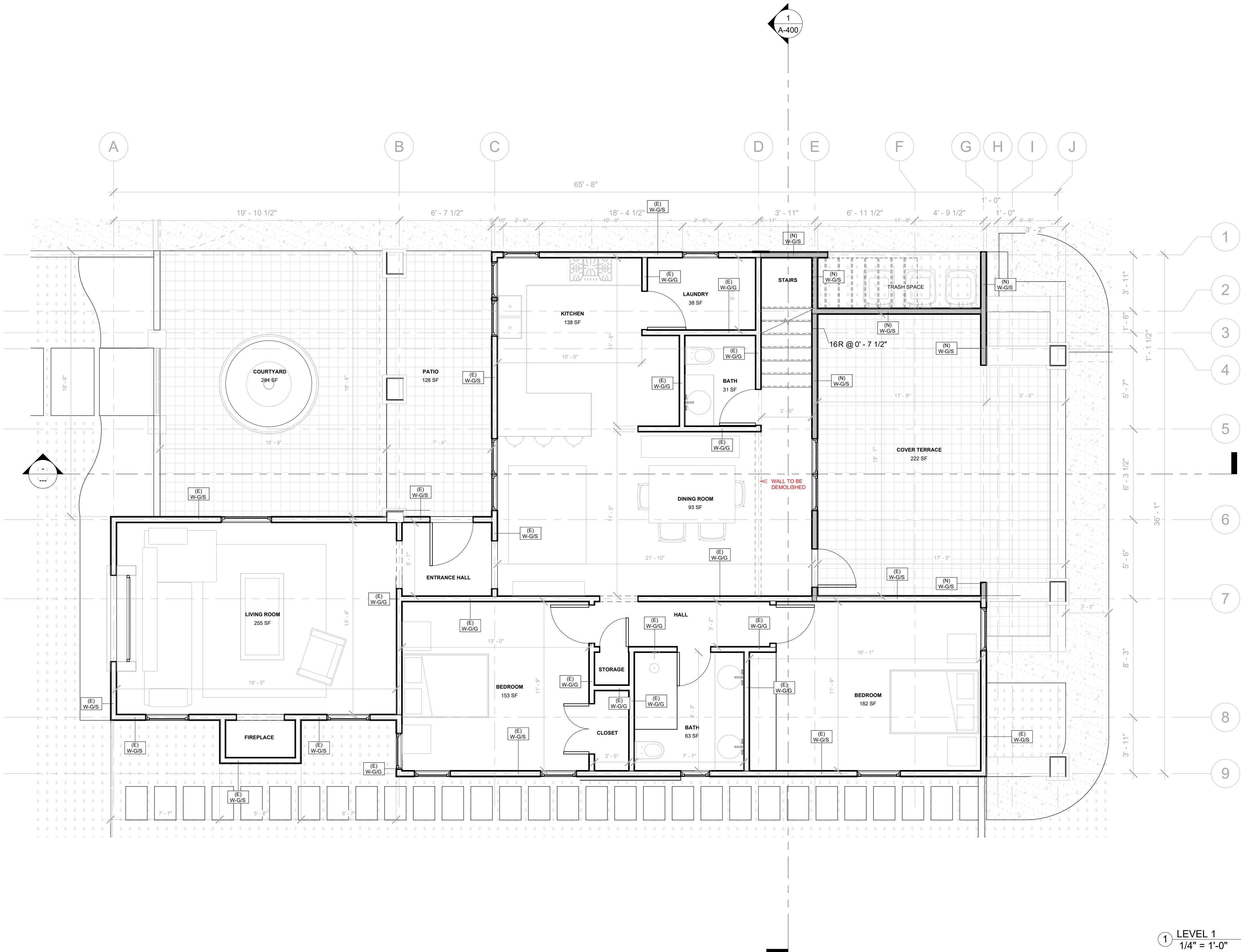
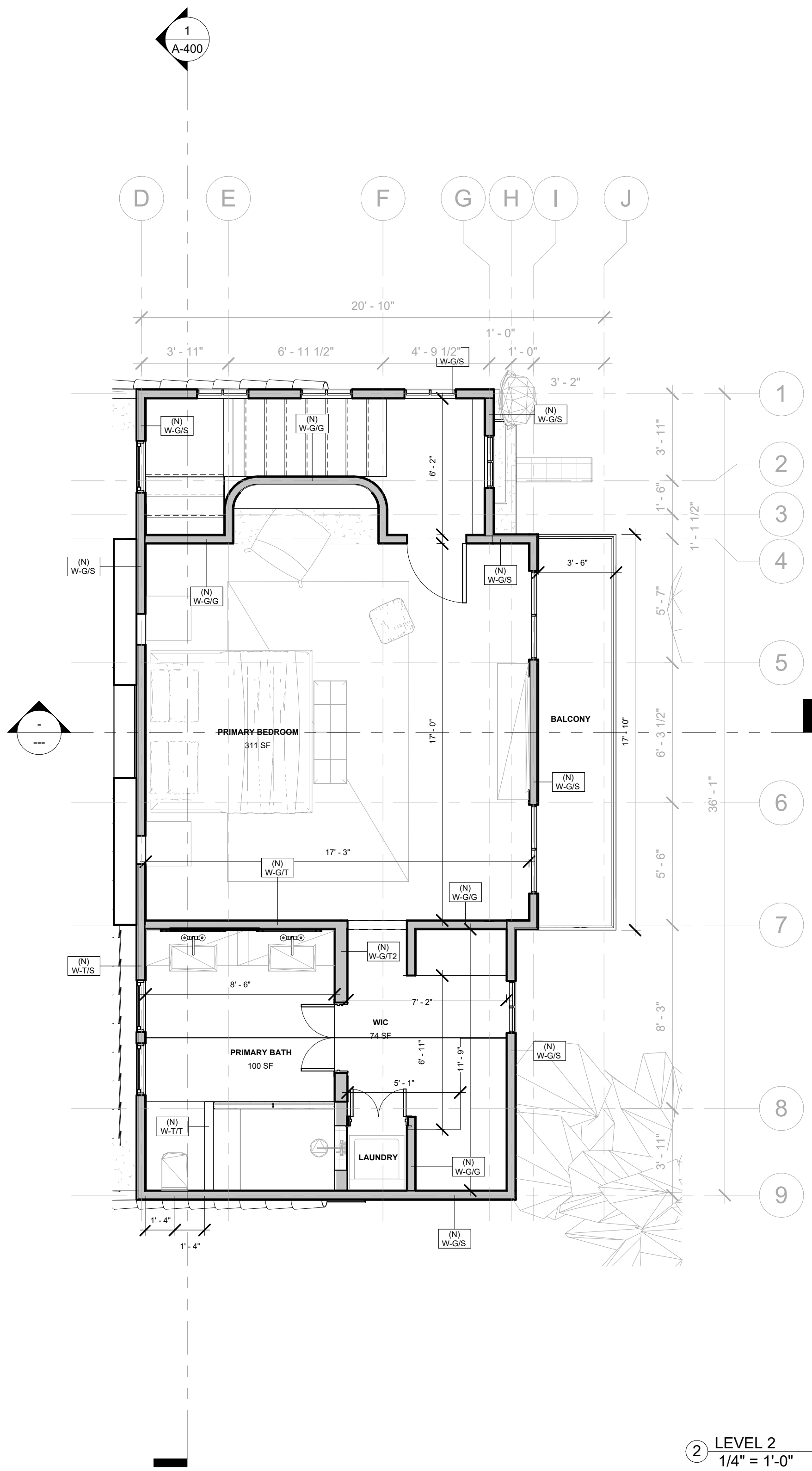
PETROU RES

SCALE 1/4" = 1'-0"

## N) DESIGN FLOOR PLAN

# A-106

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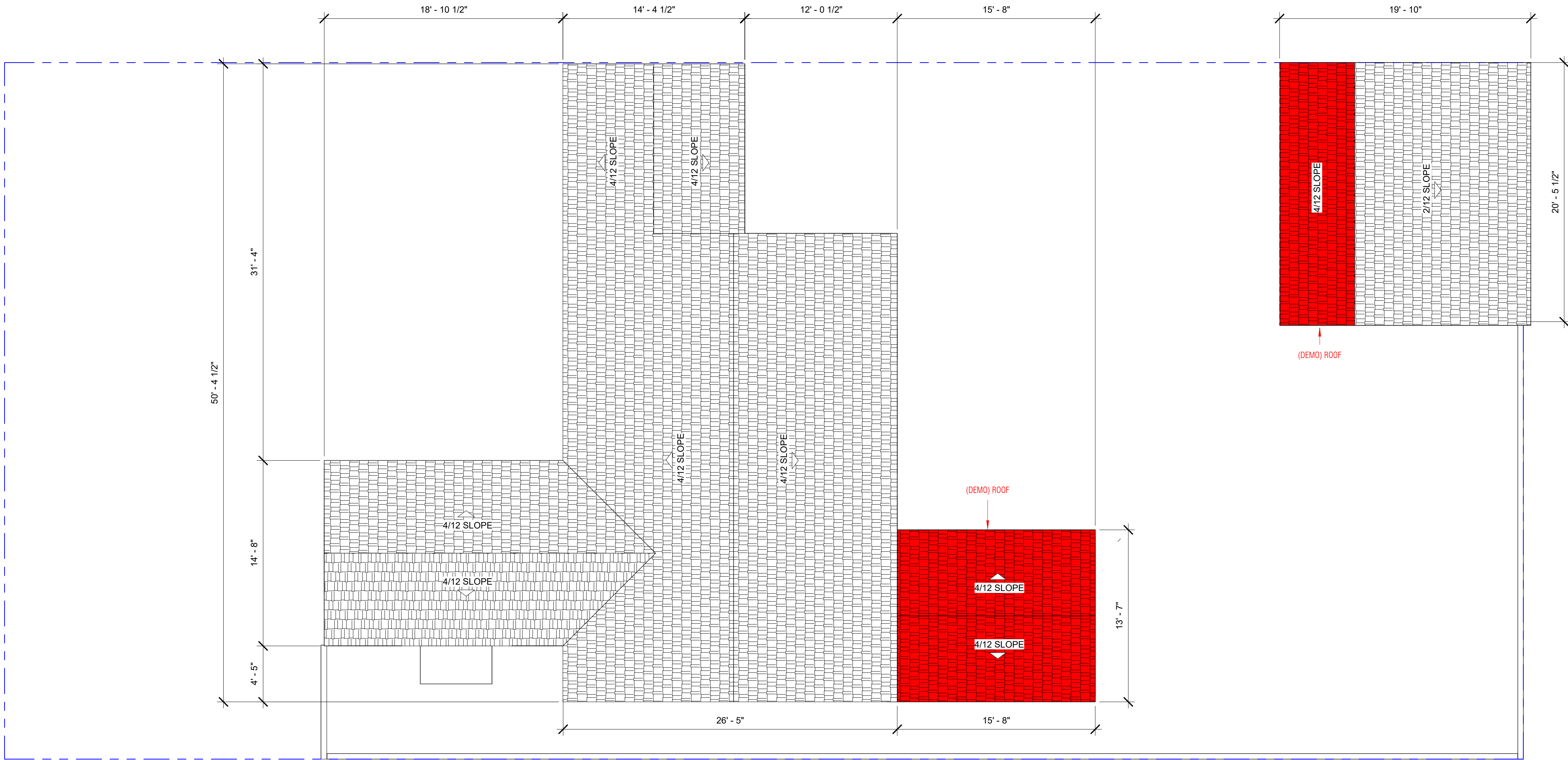


1230 BRUCE AVE

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BEN@MAERTENS.CO

REV    DATE    DESCRIPTION



1 DEMO ROOF PLAN  
3/16" = 1'-0"

ROOF AREAS	
TYPE	SYMBOL
(E) TO REMAIN	
(E) TO BE DEMOLISHED	

DEMOLITION CALCULATION	
	AREA
A = EXISTING WALLS TO BE DEMOLISHED	587 SQ FT
B = EXISTING ROOF TO BE DEMOLISHED	235 SQ FT
C = EXISTING WALLS	2,721 SQ FT
D = EXISTING ROOF	2,154 SQ FT
TOTAL (A+B) / (C+D)	16%

GRECO RES

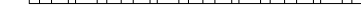

SCALE    As indicated

DEMO ROOF PLAN



REV	DATE	DESCRIPTION
-----	------	-------------

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

ROOF AREAS	
TYPE	SYMBOL
(E) ROOF TO REMAIN	
(N) NEW ROOF	



1230 BRUCE AVE

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REV    DATE    DESCRIPTION

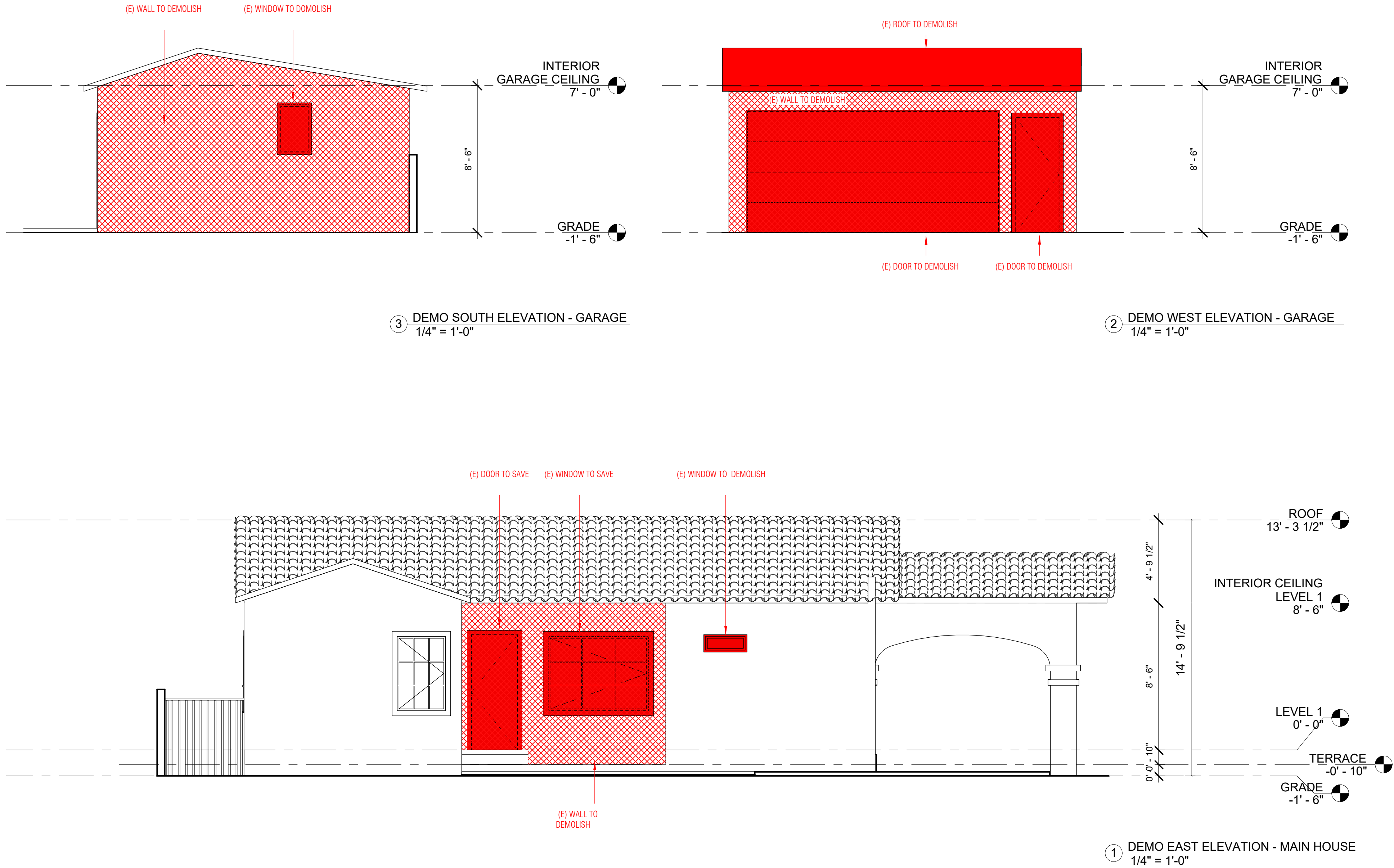
GRECO RES

SCALE    As indicated

DEMO ELEVATIONS

A-200

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DEMOLITION ITEMS	
TYPE	SYMBOL
(E) TO BE DEMOLISHED	
(E) WINDOWS AND DOORS TO SAVE	

DEMOLITION CALCULATION	
TYPE	AREA
A = EXISTING WALLS TO BE DEMOLISHED	587 SQ FT
B = EXISTING ROOF TO BE DEMOLISHED	235 SQ FT
C = EXISTING WALLS	2,721 SQ FT
D = EXISTING ROOF	2,154 SQ FT
TOTAL (A+B) / (C+D)	16%



1230 BRUCE AVE

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REV DATE DESCRIPTION

PETROU RES

SCALE 1/4" = 1'-0"

(N) ELEVATIONS

A-201

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MATERIAL SCHEDULE		
Mark	Type	Description
MTL-01	00-WROUGHT IRON	BLACK WROUGHT IRON
PL-01	00-STUCCO	SMOOTH WHITE STUCCO
RT-01	00-ROOF TILE	TERRACOTTA SPAIN TILE
TL-01	00-NONATO TILE	TILE FOR DETAILS
TL-02	00-TILE (SALTILLO)	SQUARE SALTILLO TILE
VL-01	00-VYNIL	BLACK VYNIL FRAMES
WD-01	00-WOOD 1	DARK WOOD (FASCIA AND BEAMS)
WD-02	00-WOOD 2	LIGTH WOOD
WD-03	00-WOOD 3	WALNUT PANTED WOOD



1230 BRUCE AVE

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REV DATE DESCRIPTION

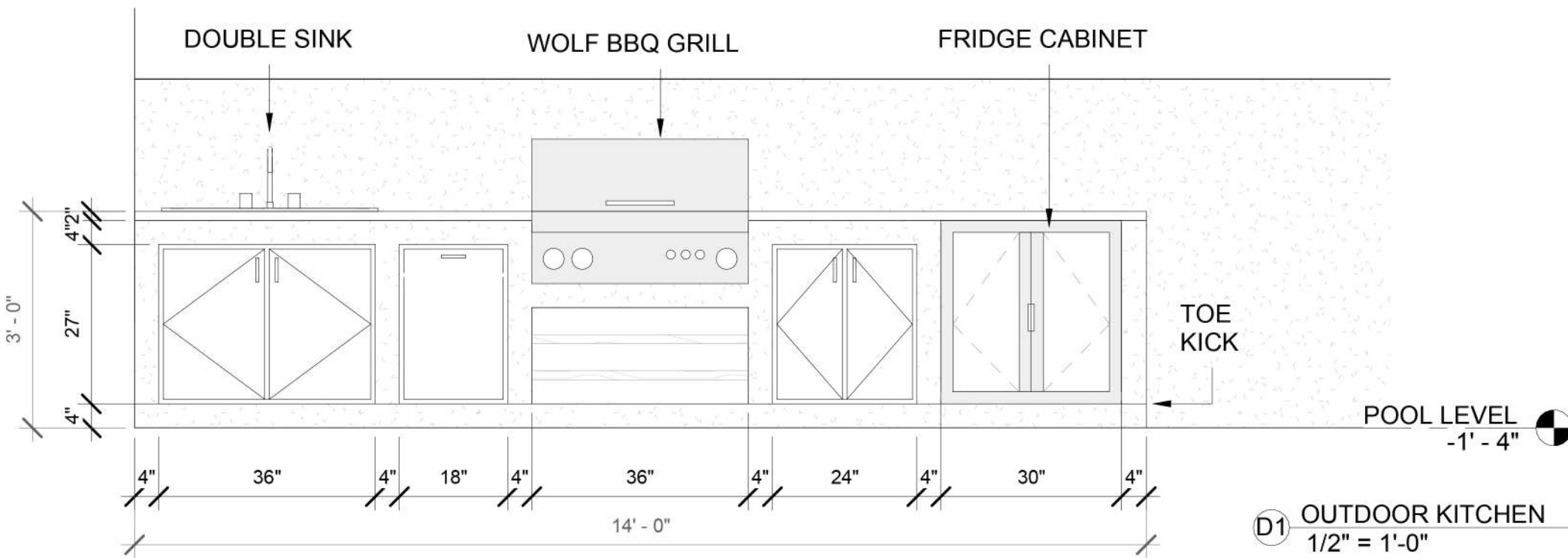
PETROU RES

SCALE As indicated

(N) ELEVATIONS

A-202

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MATERIAL SCHEDULE		
Mark	Type	Description
MTL-01	00-WROUGHT IRON	BLACK WROUGHT IRON
PL-01	00-STUCCO	SMOOTH WHITE STUCCO
RT-01	00-ROOF TILE	TERRACOTTA SPAIN TILE
TL-01	00-NONATO TILE	TILE FOR DETAILS
TL-02	00-TILE (SALTILLO)	SQUARE SALTILLO TILE
VL-01	00-VYNIL	BLACK VYNIL FRAMES
WD-01	00-WOOD 1	DARK WOOD (FASCIA AND BEAMS)
WD-02	00-WOOD 2	LIGTH WOOD
WD-03	00-WOOD 3	WALNUT PANTED WOOD



OWNER  
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**T: 530-945-6728**  
**CONTACT: BEN MAERTENS**  
**BEN@MAERTENS.CO**

REV	DATE	DESCRIPTION
-----	------	-------------

1 WINDOWS PLAN L1  
3/16" = 1'-0"

② WINDOWS PLAN L2  
3/16" = 1'-0"

TROU RES

SCALE            3/16" = 1'-0"

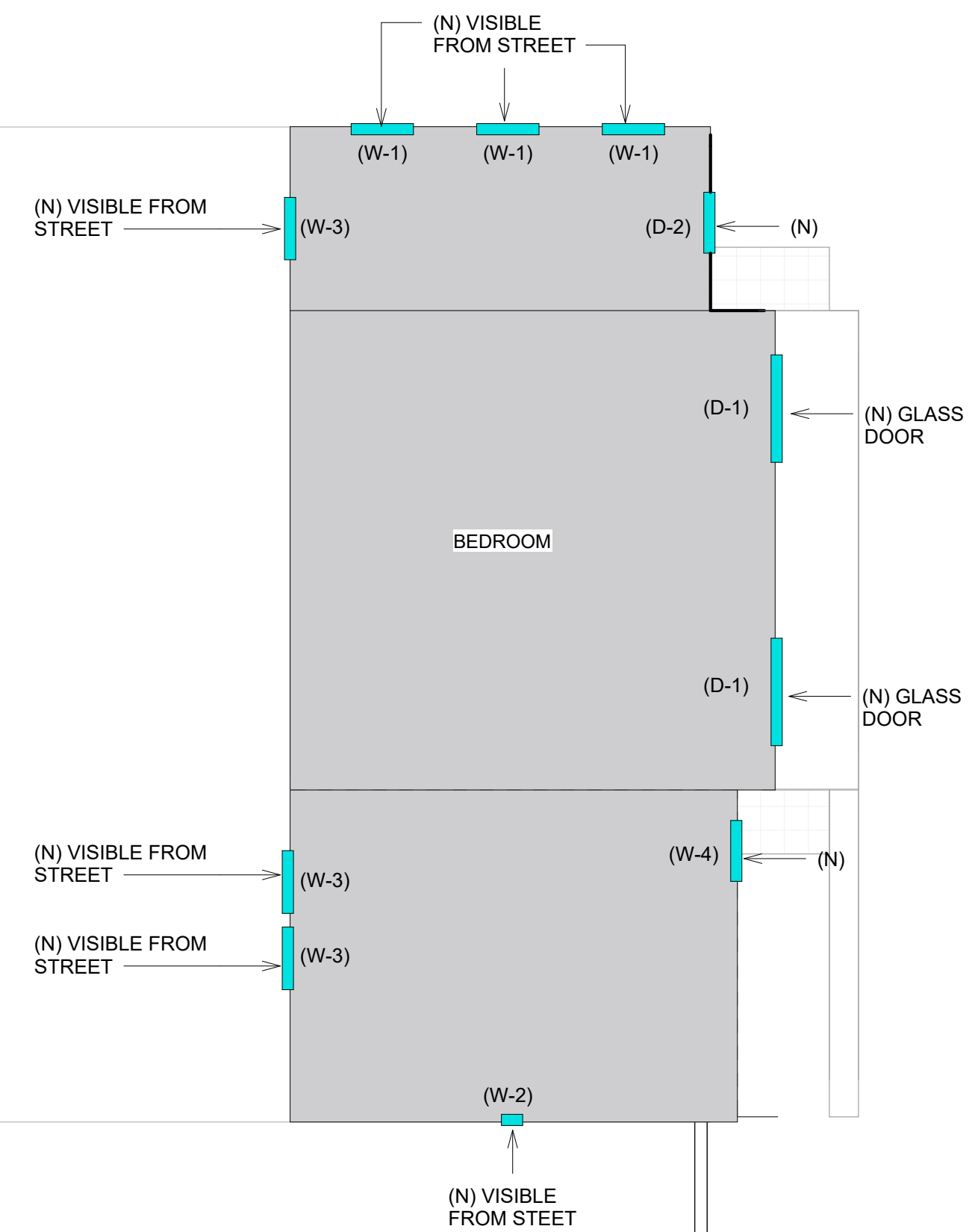
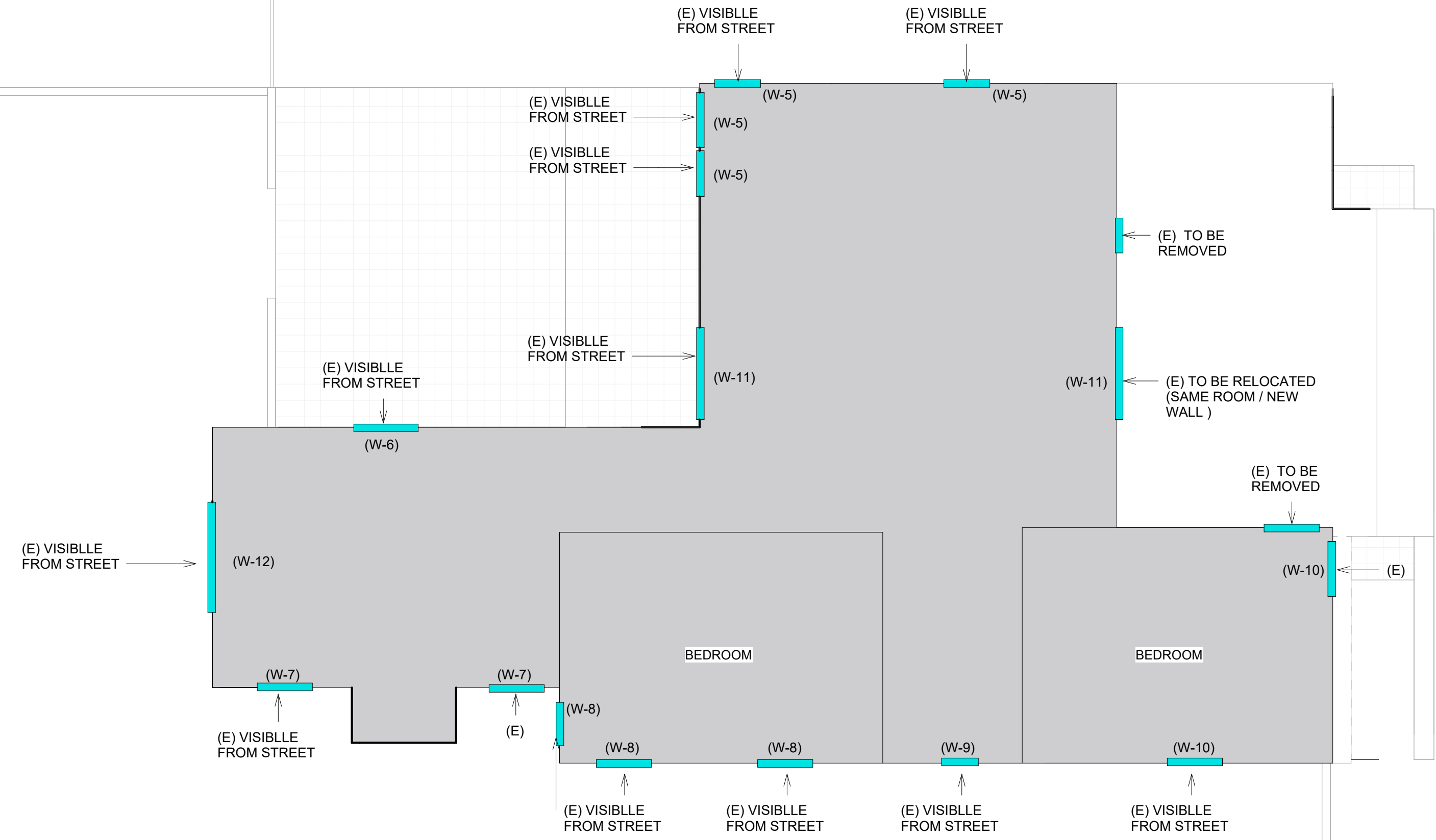
## N) WINDOW SITE PLAN

# A-300

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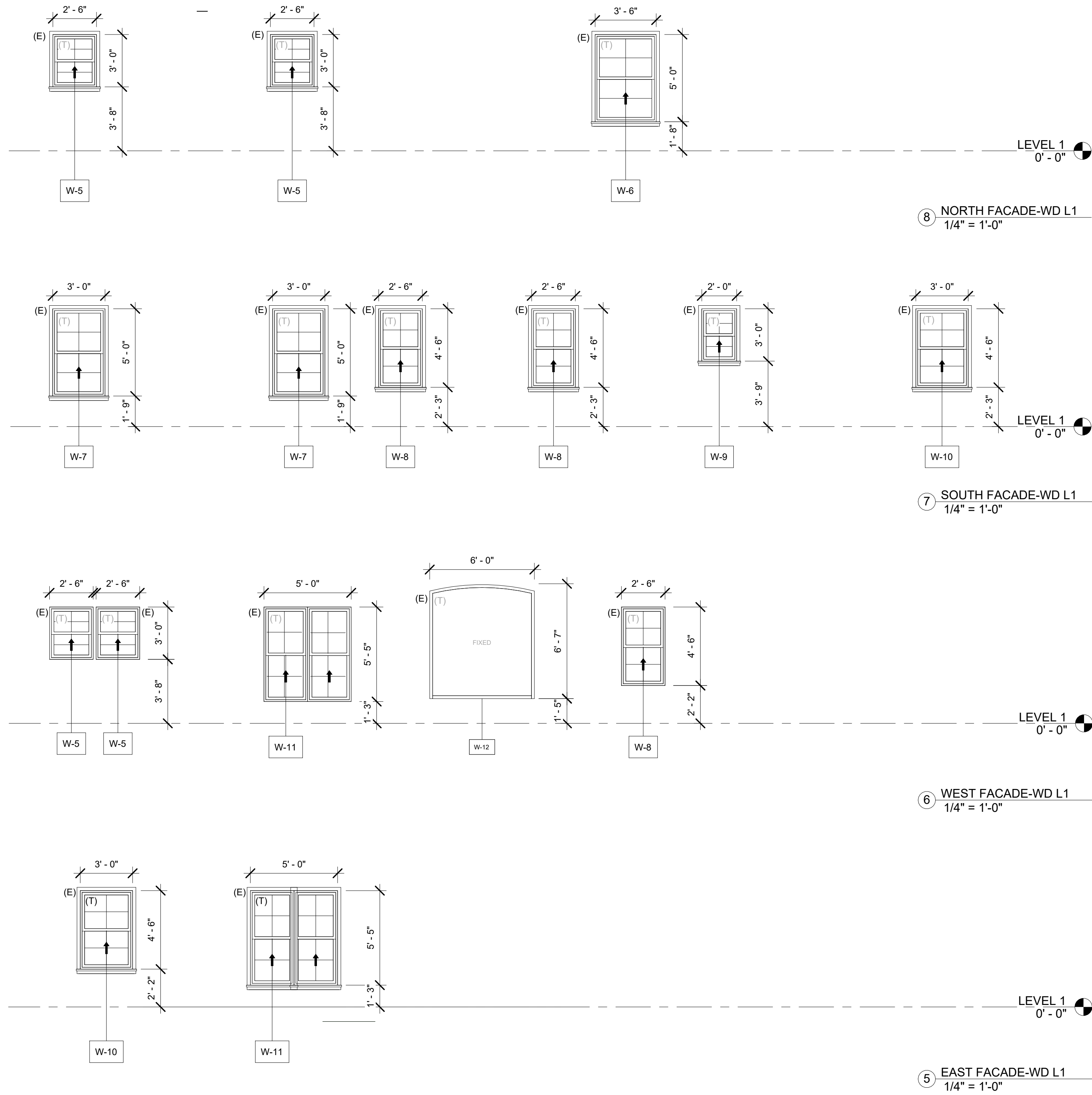


NOTE: NONE OF THE EXISTING WINDOWS WILL BE REPLACED OR MODIFIED.

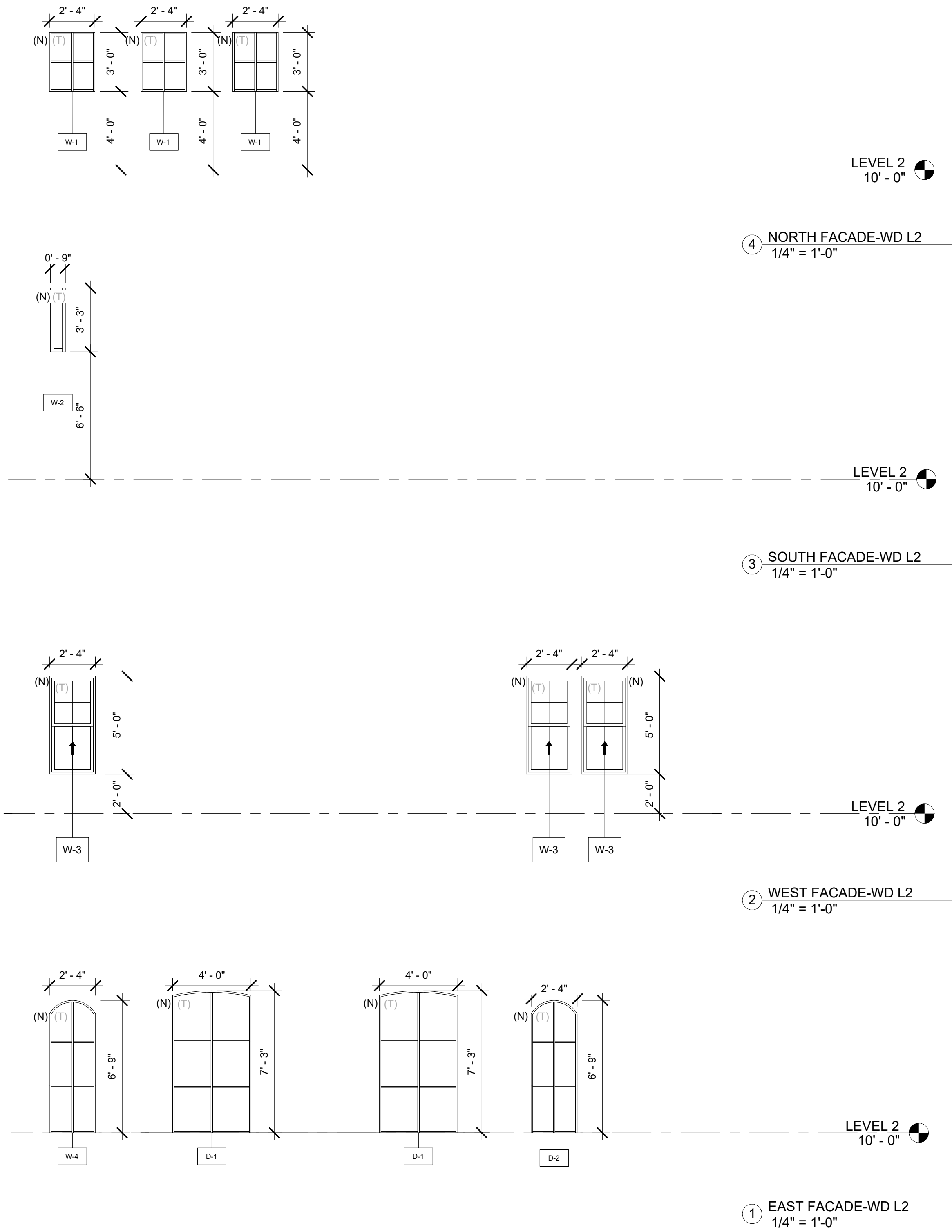




EXISTING WINDOWS TO REMAIN IN THE FIRST FLOOR



NEW WINDOWS IN THE SECOND FLOOR



WINDOW AND GLASS DOOR SCHEDULE																					
	NUMBER	QUANTITY	(E) WIDTH x HEIGHT	(N) WIDTH x HEIGHT	(E) MATERIAL	(N) MATERIAL	VISIBLE FROM THE STREET	(E) OPERATION	(N) OPERATION	(N) FRAME TYPE	EXTERNAL GRID	KEEP EXISTING SILL & FRAME	BUILD NEW SILL & FRAME	(E) EDGE DETAIL	(N) EDGE DETAIL	BEDROOM	ENERGY EFFICIENT	TEMPERED GLASS	FIRE HAZARD ZONE	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR	
NEW	W-1	3	N/A	2' - 4" 3' - 0"	N/A	BLACK VINYL	Y	N/A	FIXED	BLOCK	Y	N/A	Y	N/A	90 ° STUCCO	N	Y	Y	N	N	
NEW	W-2	1	N/A	0' - 9" 3' - 3"	N/A	BLACK VINYL	Y	N/A	FIXED	BLOCK	Y	N/A	Y	N/A	90 ° STUCCO	N	Y	Y	N	N	
NEW	W-3	1	N/A	2' - 4" 5' - 0"	N/A	BLACK VINYL	Y	N/A	SINGLE-HUNG	BLOCK	Y	N/A	Y	N/A	MOULDED WOOD	N	Y	Y	N	N	
NEW	W-4	2	N/A	2' - 4" 6' - 9"	N/A	BLACK VINYL	N	N/A	FIXED	BLOCK	Y	N/A	Y	N/A	90 ° STUCCO	N	Y	Y	N	N	
NEW	D-1	2	N/A	4' - 0" 7' - 3"	N/A	BLACK VINYL	N	N/A	SWING	N/A (DOOR)	Y	N/A	Y	N/A	90 ° STUCCO	Y	Y	Y	N	DOOR	
NEW	D-2	1	N/A	2' - 4" 6' - 9"	N/A	BLACK VINYL	N	N/A	SWING	N/A (DOOR)	Y	N/A	Y	N/A	90 ° STUCCO	N	Y	Y	N	DOOR	
(E) TO REMAIN	W-5	4	2' - 6" 3' - 0"	N/A	BLACK VINYL	N/A	Y	SINGLE-HUNG	N/A	N/A	Y	Y	N/A	MOULDED WOOD	N/A	N	Y	Y	N	N	
(E) TO REMAIN	W-6	1	3' - 6" 5' - 0"	N/A	BLACK VINYL	N/A	Y	SINGLE-HUNG	N/A	N/A	Y	Y	N/A	MOULDED WOOD	N/A	N	Y	Y	N	N	
(E) TO REMAIN	W-7	2	3' - 0" 5' - 0"	N/A	BLACK VINYL	N/A	Y	SINGLE-HUNG	N/A	N/A	Y	Y	N/A	MOULDED WOOD	N/A	N	Y	Y	N	N	
(E) TO REMAIN	W-8	3	2' - 6" 4' - 6"	N/A	BLACK VINYL	N/A	Y	SINGLE-HUNG	N/A	N/A	Y	Y	N/A	MOULDED WOOD	N/A	Y	Y	Y	N	N	
(E) TO REMAIN	W-9	1	2' - 0" 3' - 0"	N/A	BLACK VINYL	N/A	Y	SINGLE-HUNG	N/A	N/A	Y	Y	N/A	MOULDED WOOD	N/A	N	Y	Y	N	N	
(E) TO REMAIN	W-10	2	3' - 0" 4' - 6"	N/A	BLACK VINYL	N/A	Y	SINGLE-HUNG	N/A	N/A	Y	Y	N/A	MOULDED WOOD	N/A	Y	Y	Y	N	N	
(E) TO REMAIN	W-11	2	5' - 0" 5' - 5"	N/A	BLACK VINYL	N/A	Y	SINGLE-HUNG	N/A	N/A	Y	ONE OF THEM TO BE RELOCATED	N/A	MOULDED WOOD	N/A	N	Y	Y	N	Y	
(E) TO REMAIN	W-12	1	6' - 0" 6' - 7"	N/A	BLACK VINYL	N/A	Y	FIXED	N/A	N/A	NO GRID	Y	N/A	MOULDED WOOD	N/A	N	Y	Y	N	Y	

NEW WINDOWS: U-Factor: .28, SHGC: .19, VT: .40  
NOTE: THE USE OF VINYL. IS DUE TO THE FACT THAT IT IS THE MATERIAL OF ALL EXISTING WINDOWS.

MAERTENS

BEN@MAERTENS.CO  
530 945 6728

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REV DATE DESCRIPTION

PETROU RES

SCALE As indicated

(N) WINDOW AND  
DOOR SCHEDULE

A-301

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REV DATE DESCRIPTION

PETROU RES

SCALE 1/4" = 1'-0"

(N) SECTIONS

A-400

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