

1732 WABASSO WAY  
NEW SINGLE FAMILY RESIDENCE  
SAHAKIAN FAMILY  
GLENDALE | CALIFORNIA | 91208

CONSTRUCTION GENERAL NOTES

1. CONTRACTOR SHALL ENSURE ALL WORK IS IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF THE FIRE PREVENTION AND BUILDING CODE, ENERGY CONSERVATION CODE, PLUMBING CODE, NATIONAL ELECTRIC CODE, AND ALL OTHER FEDERAL, STATE AND LOCAL AGENCY REGULATIONS HAVING JURISDICTION OVER THIS PROJECT. IN THE EVENT OF ANY DISCREPANCIES BETWEEN AGENCY REQUIREMENTS, THE CONTRACTOR SHALL OBSERVE THE MORE STRINGENT OF REQUIREMENTS.
2. ALL WORK SHALL COMPLY WITH THE STANDARDS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFU), INDUSTRIAL RISK INSURANCE UNDERWRITERS (IRI), FACTORY MUTUAL (FW), OR THE APPLICABLE RATING BUREAU. THE NATIONAL ELECTRIC CODE (NEC), THE AMERICAN GAS ASSOCIATION (AGA), AND THE AMERICAN SOCIETY OF HEATING AND AIR CONDITIONING ENGINEERS (ASHAE), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), APPLICABLE STATE AND CITY BUILDING CODES AND THEREQUIREMENTS OF ALL PUBLIC UTILITY COMPANIES SERVING THE PROJECT SITE.
3. CONTRACTOR (AND HIS SUBCONTRACTORS) SHALL BE LICENSED BY THE STATE IN WHICH THE PROJECT IS LOCATED AND APPROVED IN ADVANCE BY THE OWNER.
4. CONTRACTOR SHALL FILE ALL APPLICATIONS, PAY FOR ALL NECESSARY PERMITS AND SECURE CERTIFICATES OF OCCUPANCY FOR THE PROJECT.
5. ALL WORK IS TO BE COORDINATED WITH THE OWNER. THE CONTRACTOR IS TO MEET WITH THE OWNER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR WILL PRESENT THE BUILDING PERMIT AND INSURANCE CERTIFICATES TO THE OWNER PRIOR TO STARTING CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE ANY NECESSARY MEASURES TO PROTECT THE WORKERS AND OTHER PERSONS DURING CONSTRUCTION.
7. CHECK WITH THE OWNER FOR COORDINATION OF THE WORK UNDER THIS CONTRACT WITH WORK OF OTHER TRADES. OWNER'S REGULATIONS GOVERN ALL ASPECTS OF OUTSIDE CONTRACTORS WORKING ON THE PROPERTY.
8. CONTRACTOR SHALL KEEP THE JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS FROM PROJECT SITE AND SHALL PROVIDE DUMPSTERS ETC. AS REQUIRED. REMOVE ALL DEBRIS ON A DAILY BASIS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BUILDINGS AND OTHER INSTALLATIONS THAT ARE TO REMAIN INTACT WHILE PERFORMING THE SPECIFIED WORK. PROVIDE AND MAINTAIN FIRE EXTINGUISHERS ON PROJECT SITE DURING CONSTRUCTION.
10. UNLESS INDICATED OTHERWISE, ALL MATERIAL FURNISHED AND INCORPORATED INTO THE WORK SHALL BE NEW, UNUSED AND OF QUALITY STANDARD TO THE INDUSTRY FOR FIRST CLASS WORK OF SIMILAR NATURE AND CHARACTER. INSTALL ALL MATERIALS TO THE MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARD OF THE TRADES INVOLVED.
11. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS IN FIELD PRIOR CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES ON DRAWINGS.
12. VISIT THE SITE TO VERIFY EXISTING CONDITIONS. EXISTING CONCEALED CONDITIONS AND CONNECTIONS ARE BASED UPON INFORMATION TAKEN FROM LIMITED FIELD INVESTIGATIONS. CONTRACTOR SHALL MAKE REQUIRED ADJUSTMENTS TO SYSTEM COMPONENTS AS NECESSITATED BY ACTUAL FIELD CONDITIONS AT NO ADDITIONAL COST TO OWNER OR ARCHITECT. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT BEFORE CONSTRUCTION BEGINS.
13. CONTRACTOR TO OBTAIN AND PROVIDE OWNER WITH COLOR SAMPLES FOR PROPER COLOR SELECTION AND FINAL APPROVAL OF ALL FINISHES PRIOR TO INSTALLATION.
14. INTERIOR FINISHES SHALL BE CLASS C (SURFACE FLAME SPREAD RATING OF 76-200) MINIMUM IN CONFORMITY WITH GENERALLY ACCEPTED STANDARDS. CARPETING SHALL BE CLASS 2 WITH A MINIMUM CRITICAL RADIANT FLUX OF .22 WATTS PER SQUARE CENTIMETER.
15. ALL GYPSUM BOARD WORK SHALL BE DONE IN ACCORDANCE WITH THE DRYWALL CONSTRUCTION HANDBOOK, LATEST EDITION, PREPARED BY UNITED STATES GYPSUM. ALL JOINTS AND SEAMS SHALL BE TAPED AND FINISHED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS.

16. PAINTING FOR GYPSUM BOARD AND WOOD CONSTRICTION - PROVIDE TWO (2) FINISH COATS OF PREMIUM GRADE PAINT OVER SINGLE COAT OF COMPATIBLE PRIMER, PROMAR 200 SERIES BY SHERWIN WILLIAMS OR APPROVED EQUAL. ALL PAINT BY SINGLE MANUFACTURER.
17. PROVIDE SLEEVE THROUGH FOUNDATION FOR PENETRATIONS AS REQUIRED. COORDINATE W/ CIVIL ENGINEERING DOCUMENTS, IF APPLICABLE.
18. CONTRACTOR & MEP CONTRACTOR SHALL VERIFY LOCATION OF ROOF MOUNTED EQUIPMENT.
19. REMOVE ONLY NON-LOAD BEARING CONSTRUCTION AND PARTITIONS. CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NON-STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC. SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTOR'S NON-CONTACT OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING ORSTRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT
20. THE AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION, IF APPLICABLE.
21. ALL CONSTRUCTION SHALL COMPLY WITH THE 2016 EDITION OF THE CBC, CRC, OMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THIS JURISDICTION.
23. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
24. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING.
25. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST. TEMPORARY TOILET FACILITES SHALL BE PROVIDED ON THE SITE.
26. THE FINISH GRADE SHALL SLOPE A MIN. OF 5%, OR 6", TO A POINT 10 FEET FROM THE BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MIN. OF 2%.
27. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2%.
28. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXCEPTION FOR ADDITIONS AND ALTERATIONS WHICH DO NOT ALTER THE EXISTING DRAINAGE PATH.
29. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY:  
4.303.1.1 WATER CLOSETS: ≤ 1.28 GAL/FLUSH  
4.303.1.3.1 SINGLE SHOWERHEADS: ≤ 2.0 GPM @ 80 PSI  
4.303.1.4.1 LAVATORY FAUCETS: MAX. FLOW RATE ≤ 1.2 GPM @ 60 PSI  
4.303.1.4.4 KITCHEN FAUCETS: ≤ 1.8 GPM @ 60 PSI;
30. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY TO PREVENT PASSAGE OF RODENTS.

ADD'D NOTES:

1. THERE ARE NO OAK, OR BAY, OR SYCAMORE TREES ON THE LOT OR WITHIN TWENTY (20) FEET OF THE SITE.
2. NO NEW ROOFTOP EQUIPMENT IS ALLOWED IN THIS ZONE.
3. RETAINING WALLS, POOLS, SPAS, JACUZZIS, FENCES/BLOCK WALLS, AND PATIO COVERS REQUIRE SEPARATE PERMITS.
4. BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BCKGROUND, BE ARABIC OR ALPHABETICAL LETTERS ND BE MINIMUM OF 4" HIGH WITH A MINIMUM STROKE OF 1/2 INCH. (R319.1 CRC)
5. THE STRUCTURAL DESIGN AND DETAILS FULLY CONFORM TO ALL APPROPRIATE REQUIREMENTS OF THIS CODE, THE CALIFORNIA RESIDENTIAL CODE. (R301.1.3 CRC)
6. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCE OR STATE LAW.

LEGAL DESCRIPTION

- SITE ADDRESS:

1732 WABASSO WAY, GLENDALE, CA 91208
- ZIP CODE:

91208
- APN:

5652-001-011
- TRACT:

2292
- BLK:

-
- LOT:

54
- TAX RATE AREA:

04045

SCOPE OF WORK

- NEW SINGLE STORY 2,718.66 SF SINGLE FAMILY RESIDENCE, FOUR BEDROOMS AND THREE BATHROOMS.
- NEW ATTACHED 499.88 SF 2 CAR GARAGE.
- DEMO (E) SFD AND (E) GARAGE UNDER SEPARATE PERMIT.

PROJECT DATA

- TOTAL SITE AREA:

• 14,400 SF
- NEW SINGLE FAMILY RESIDENCE:

• 2,718.66 SF (4BD, 3BA)
- EXISTING ACCESSORY DWELLING UNIT:

• 719 SF (2BD, 1BA)

OWNER

- EDWIN SAHAKIAN
- 1732 WABASSO WAY  
GLENDALE, CALIFORNIA 91208
- 310 623 7733

ARCHITECT | ENGINEER | CONSULTANTS

- ARMEN ISAGHOLI, AIA

moda form  
www.moda-form.com

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- JUNE SCOTT

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js@junescottdesign.com

1510 OXLEY ST, STE C  
SOUTH PASADENA, CA 91030

(626) 524-8270

ZONING

- ZONING:

R1
- ZONING INFO:

RESTRICTED RESIDENTIAL FAR DIST I
- GENERAL LAND USE:

LOW RESIDENTIAL
- YEAR BUILD:

1930
- FIRE SPRINKLER:

YES, NFPA 13D
- CONSTRUCTION TYPE:

V-B
- OCCUPANCY:

R-3 ≈2,719.91 SF + 719 SF U = 499.88 SF
- HIGH FIRE HAZARD ZONE:

YES
- HILLSIDE:

NO

APPLICABLE CODES

- 2019 CALIFORNIA RESIDENTIAL CODE / CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN CODE
- 2020 GLENDALE BUILDING & SAFETY CODE

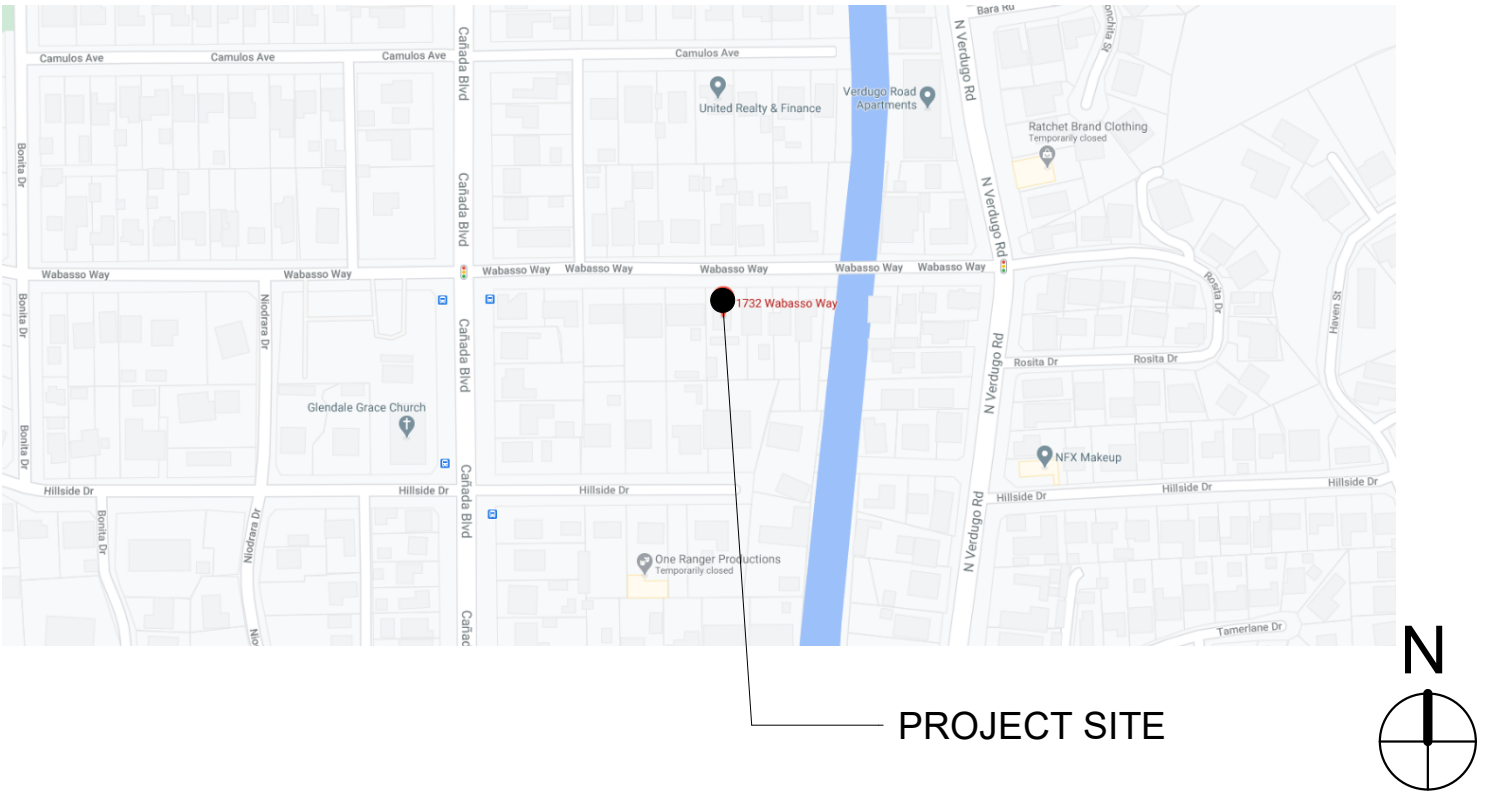
SHEET INDEX

SHEET NUMBER	SHEET NAME
G 10	COVER SHEET
S-1	TOPOGRAPHY SURVEY
A 10	EXISTING SITE PLAN
A 11	PROPOSED SITE PLAN
A 12	NEIGHBORING PROPERTIES
A 20	PROPOSED FLOOR PLAN
A 21	ROOF PLAN
A 30	ELEVATIONS
A 31	PERSPECTIVE RENDERINGS
A 40	SECTIONS
A 50	DOOR AND WINDOW SCHEDULE

L-1	TITLE SHEET
L-2	EXISTING CONDITION/ DEMOLITION
L-3	IRRIGATION
L-3.1	IRRIGATION NOTES
L-4	PLANTING
Grand total: 16	

- HERS TESTING REQUIRE
- QUALITY INSULATION INSTALLATION (QII) REQUIRED
- WHOLE HOUSE FAN REQUIRED
- “DIG ALERT” PRIOR TO ANY GROUND WORK OR EXCAVATION

VICINITY MAP



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SAHAKIAN RESIDENCE

NEW SINGLE FAMILY

GLENDALE, CA 91208

1732 WABASSO WAY

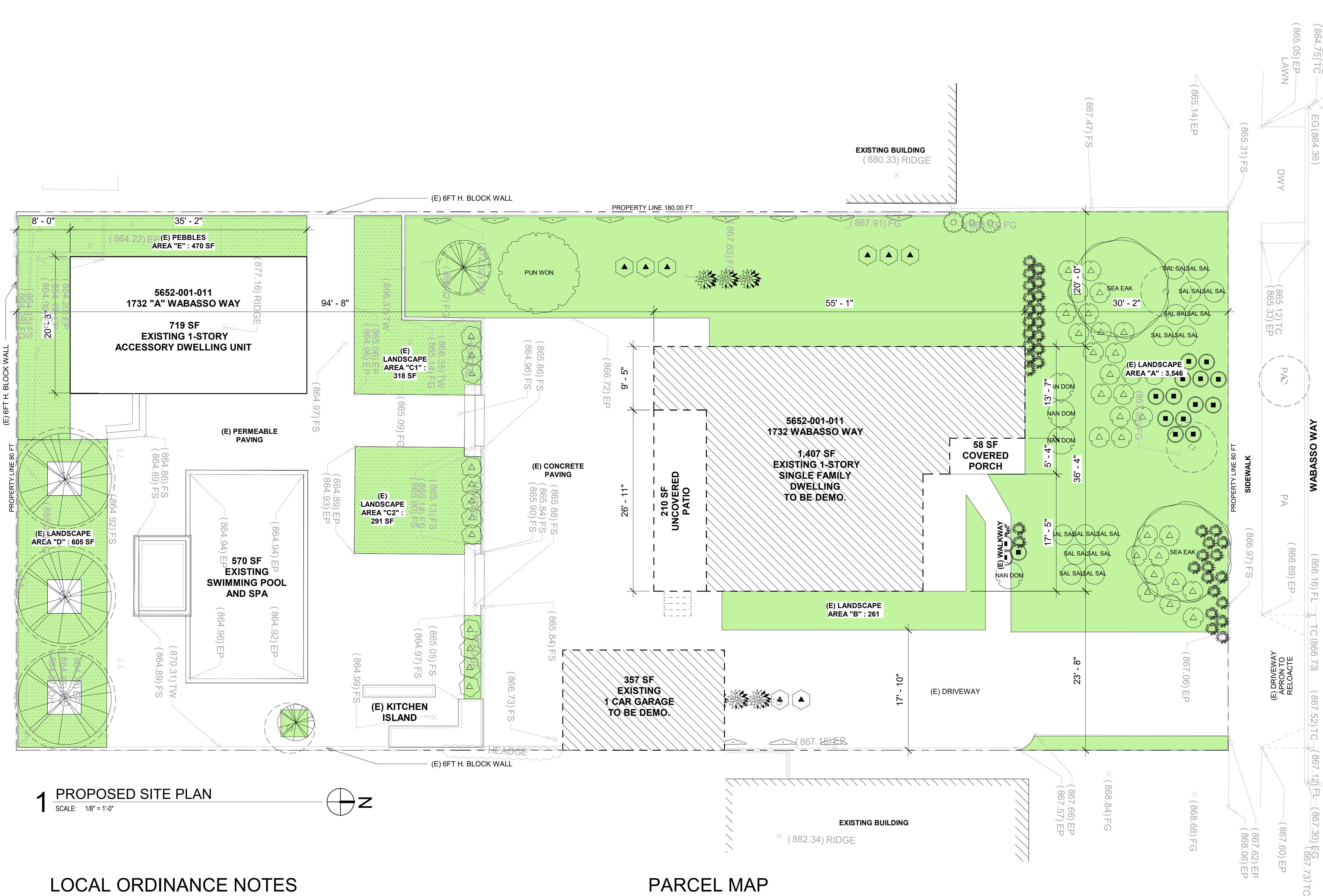
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COVER SHEET

G 10





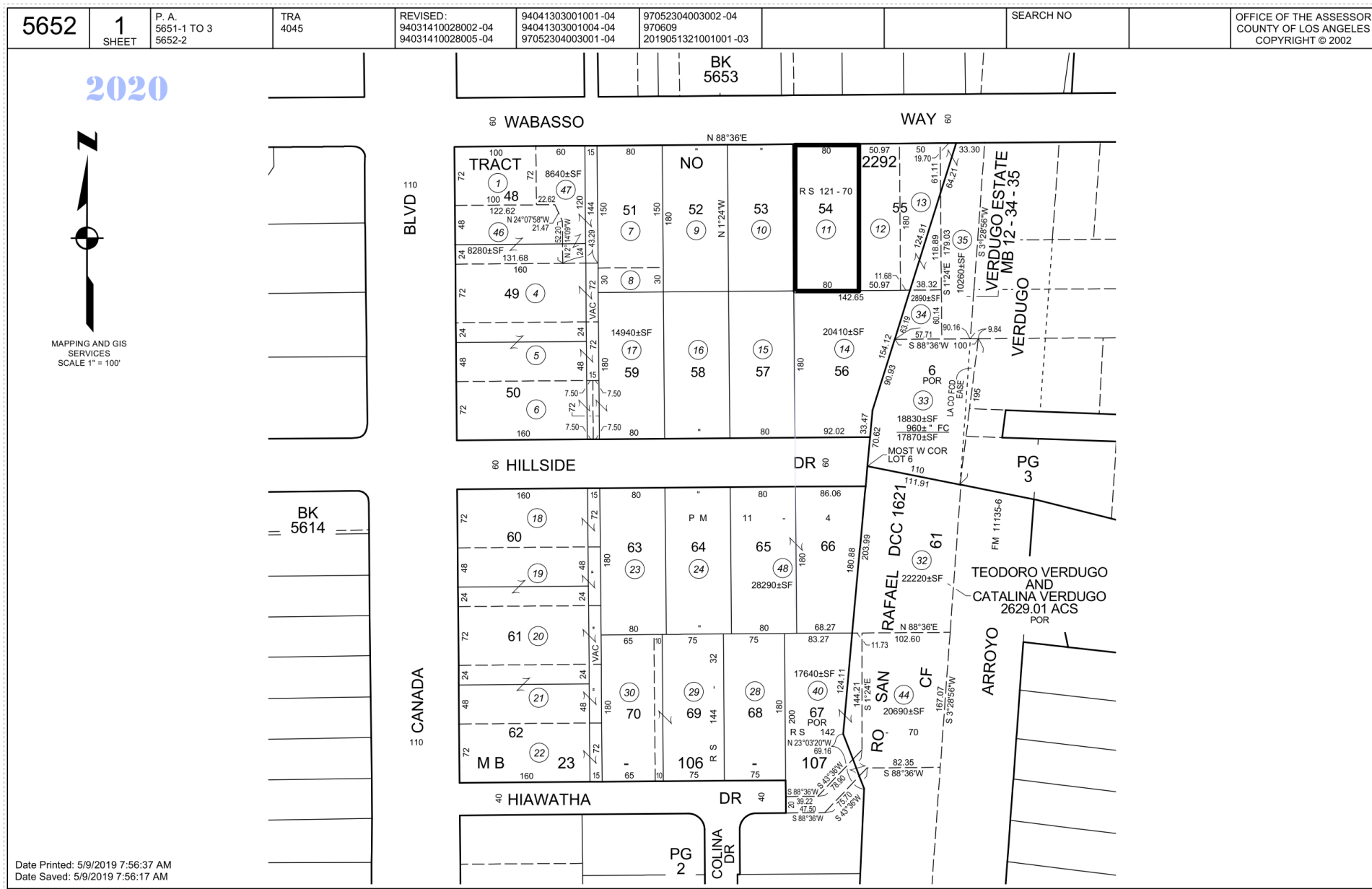
1 PROPOSED SITE PLAN

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

## LOCAL ORDINANCE NOTES

- THERE ARE NO OAK BAY OR SYCAMORE TREES ON THIS LOT OR WITHIN 20 FEET OF THE LOT." (CRC SECTION R1 06.1.1)
- SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
- RETAINING WALLS, POOLS, SPAS, JACUZZIS, FENCES, AND PATIO COVERS REQUIRE SEPARATE PERMITS.
- NEW ROOFTOP EQUIPMENT IS PROHIBITED.
- NEW LANDSCAPE AREAS SHOULD INCORPORATE DROUGHT TOLERANT PLANTS.
- MINIMIZE THE DISTURBANCE OF THE FRONT YARD LANDSCAPING AND REPLACE ANY PLANTS THAT ARE DESTROYED AS A RESULT OF THE PROJECT IN KIND.
- ALL DOORS AND WINDOWS SHALL MEET CITY OF GLENDALE'S SECURITY ORDINANCE.

## PARCEL MAP



## DEVELOPMENT STANDARDS

REQUIRED	PROVIDED
MIN. LOT AREA:	5,500 SF
MIN. LOT WIDTH:	N/A
MIN. LOT DEPTH:	N/A
FAR:	SEE BREAKDOWN BELOW
TOP OF ROOF	28' (25' WHERE LESS THAN 3:12 ROOF)
MAX. STORIES	2
MAX. LOT COVERAGE:	SEE BREAKDOWN BELOW
FRONT YARD SETBACK:	25' - 0"
REAR YARD SETBACK:	6' - 0"
SIDE YARD SETBACK:	6' - 0"
MIN. OFF-STREET PARKING	2 REQUIRED FOR MAIN RESIDENCE EXEMPT FOR ADU

## FLOOR AREA RATIO

14,400 SF LOT SIZE  
DISTRICT I .30 FOR THE 1ST 10,000 SQ. FT. OF LOT AREA AND 0.10 FOR THE PORTION OF LOT AREA THEREAFTER  
10,000 X .30 = 3,000 SF  
4,400 X .10 = 440 SF  
3,000 + 440 = 3,440 SF  
MAXIMUM FAR  
(FAR SHALL NOT INCLUDE UP TO 500 SF OF THE GARAGE AREA FOR LESS THAN 3,500 SF DWELLING UNITS)  
1,407 + 719 = 3,438.91 SF  
2,126 < 3,440 ,OKAY

### EXISTING MAIN HOUSE

1,407 SF  
2 BEDROOMS  
1 BATHROOMS

### EXISTING DETACHED ADU

719 SF DETACHED ADU  
2 BEDROOMS  
1 BATHROOM

### EXISTING DETACHED GARAGE

357 SF

## MAX. LOT COVERAGE

14,400 SF LOT SIZE  
40% MAX LOT COVERAGE  
14,400 SF X 40% = 5,760 SF  
1,404 SF EXISTING SFD FOOTPRINT  
719 SF EXISTING DETACHED ADU  
58 SF EXISTING COVERED PORCH  
210 SF EXISTING UNCOVERED PATIO  
357 SF EXISTING DETACHED 1 CAR GARAGE  
1,404 + 719 + 58 + 210 + 357 = 2,748 SF  
2,748 / 14,400 = 0.19 X 100 = 19% ,OKAY

## LANDSCAPING

14,400 SF LOT SIZE  
40% MIN. LOT AREA  
14,400 SF X 40% = 5,760 SF  
EXISTING LIVE LANDSCAPING:  
A + B = 3,546+ 261= 3,807 SF  
EXISTING ARTIFICIAL TURF AND PEBBLE:  
AREA "C, D, E" = 318+ 291+ 605+ 470 =1,684 SF  
EXISTING SWIMMING POOL: 570 SF  
TOTAL: 3,807 + 1,684 + 570 = 6,061 SF  
COMBINATION OF LAWN, TREES, AND BUSHES IN THE LANDSCAPED AREA (EXCLUDING DRIVEWAY PAVING AND CONC. WALKWAYS)

CONSULTANTS

MODA FORM INC.

SAHAKIAN RESIDENCE

NEW SINGLE FAMILY

GLENDALE, CA 91208

1732 WABASSO WAY

20.20

JULY 2021

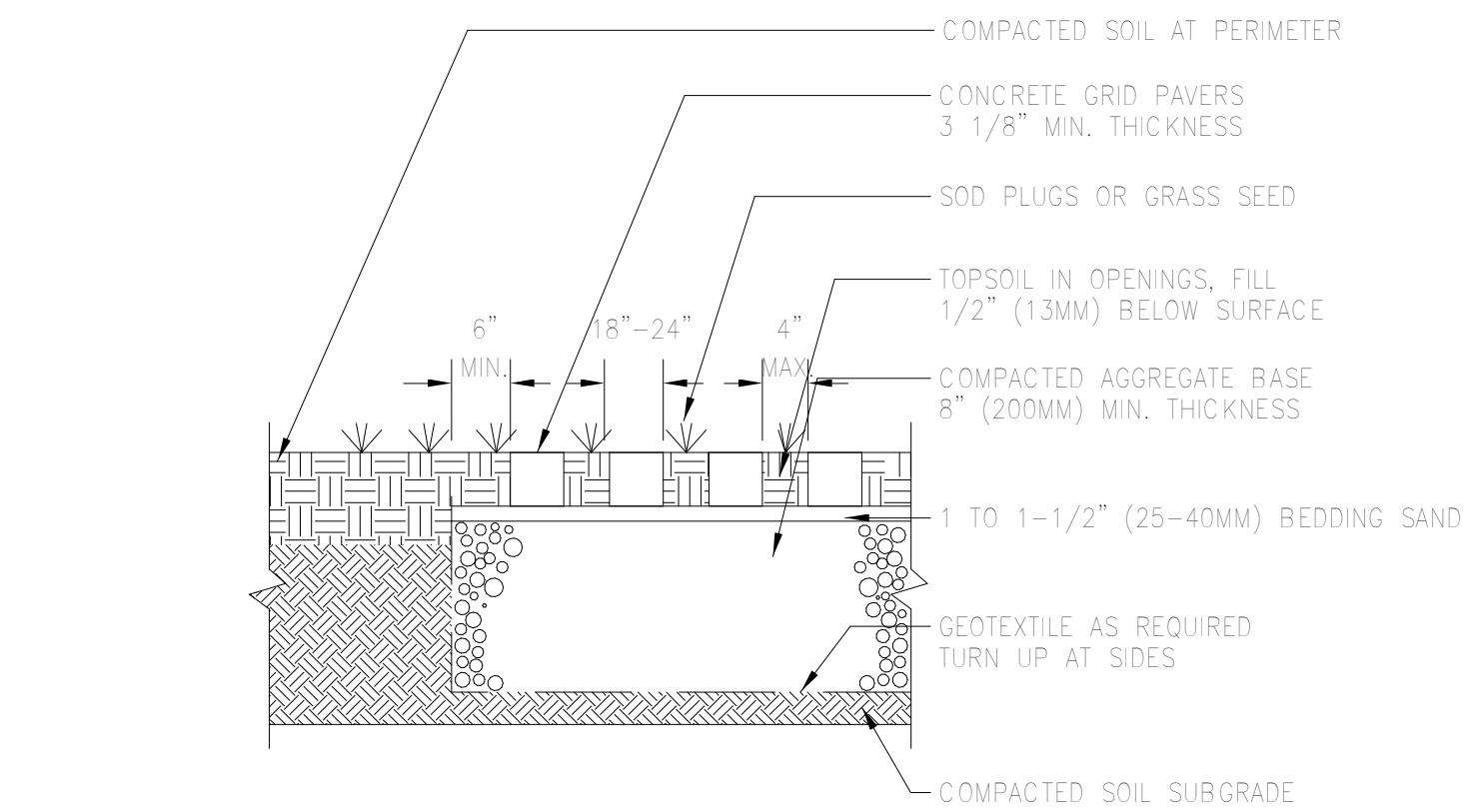
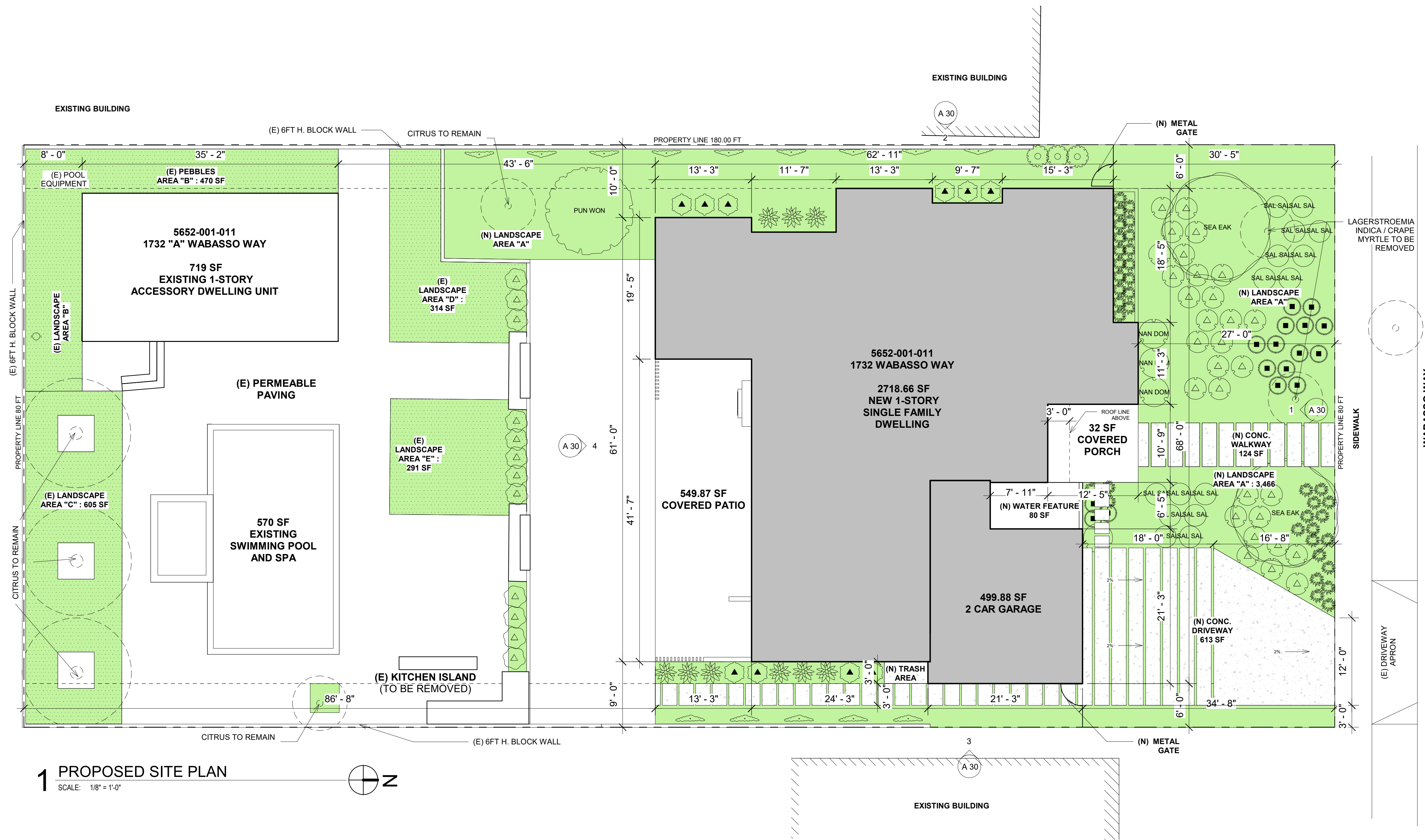
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EXISTING SITE PLAN

A 10



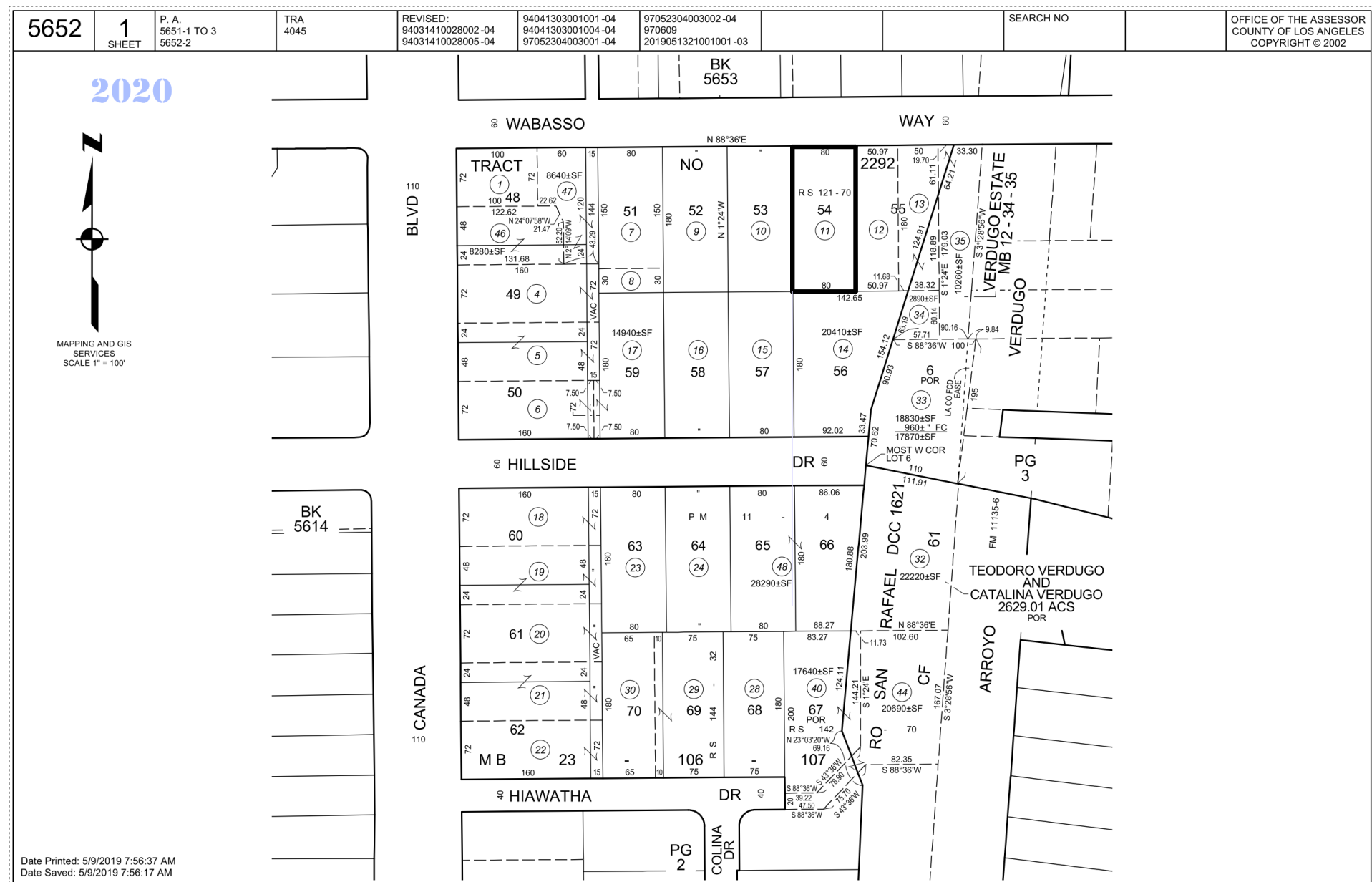


- NOTES:
1. BASE THICKNESS VARIES WITH TRAFFIC, CLIMATE, AND SOIL SUBGRADE.
  2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  3. DO NOT SCALE DRAWINGS.

## LOCAL ORDINANCE NOTES

1. THERE ARE NO OAK BAY OR SYCAMORE TREES ON THIS LOT OR WITHIN 20 FEET OF THE LOT." (CRC SECTION R1 06.1.1)
2. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
3. RETAINING WALLS, POOLS, SPAS, JACUZZIS, FENCES, AND PATIO COVERS REQUIRE SEPARATE PERMITS.
4. NEW ROOFTOP EQUIPMENT IS PROHIBITED.
5. NEW LANDSCAPE AREAS SHOULD INCORPORATE DROUGHT TOLERANT PLANTS.
6. MINIMIZE THE DISTURBANCE OF THE FRONT YARD LANDSCAPING AND REPLACE ANY PLANTS THAT ARE DESTROYED AS A RESULT OF THE PROJECT IN KIND.
7. ALL DOORS AND WINDOWS SHALL MEET CITY OF GLENDALE'S SECURITY ORDINANCE.

## PARCEL MAP



## DEVELOPMENT STANDARDS

<u>REQUIRED</u>	<u>PROVIDED</u>	
MIN. LOT AREA:	5,500 SF	14,400 SF
MIN. LOT WIDTH:	N/A	80'
MIN. LOT DEPTH:	N/A	180'
FAR:	SEE BREAKDOWN BELOW	-
TOP OF ROOF	28' (25' WHERE LESS THAN 3:12 ROOF)	19' - 9"
MAX. STORIES	2	1
MAX. LOT COVERAGE:	SEE BREAKDOWN BELOW	-
FRONT YARD SETBACK:	25' - 0"	25' - 0"
REAR YARD SETBACK:	6' - 0"	88' - 9"
SIDE YARD SETBACK:	6' - 0"	6' - 0"
MIN. OFF-STREET PARKING	2 REQUIRED FOR MAIN RESIDENCE EXEMPT FOR ADU	NEW 2 CAR GARAGE

## FLOOR AREA RATIO

14,400 SF LOT SIZE

DISTRICT 1 .30 FOR THE 1ST 10,000 SQ. FT. OF LOT AREA AND 0.10 FOR THE PORTION OF LOT AREA THEREAFTER

10,000 X .30 = 3,000 SF

4,400 X .10 = 440 SF

3,000 + 440 = 3,440 SF

MAXIMUM FAR

(FAR SHALL NOT INCLUDE UP TO 500 SF OF THE GARAGE AREA FOR LESS THAN 3,500 SF DWELLING UNITS)

2718.66 + 719 = 3,437.66 SF

3,437.66 < 3,440 OKAY

### PROPOSED MAIN HOUSE

2718.66 SF

4 BEDROOMS

3 BATHROOMS

### EXISTING DETACHED ADU

719 SF

2 DETACHED ADU

1 BEDROOMS

1 BATHROOM

### PROPOSED ATTACHED GARAGE

499.88 SF

## MAX. LOT COVERAGE

14,400 SF LOT SIZE

40% MAX LOT COVERAGE

14,400 SF X 40% = 5,760 SF

2718.66 SF NEW SFD FOOTPRINT

719 SF EXISTING DETACHED ADU

499.88 SF NEW ATTACHED 2 CAR GARAGE

32 SF NEW COVERED FRONT PORCH

549.87 SF NEW COVERED REAR PATIO

2718.66 + 719 + 499.88 + 32 + 549.87 = 4,519.41 SF

4,519.41 / 14,400 = 0.31 X 100 = 31% OK

## LANDSCAPING

14,400 SF LOT SIZE

40% MIN. LOT AREA

14,400 SF X 40% = 5,760 SF

PROVIDED LIVE LANDSCAPING:

AREA "A" = 3,466 SF

3,466 / 5,760 = %60, OKAY

EXISTING ARTIFICIAL TURF:

AREA "B, C, D, E" = 470+ 605+ 314+ 291 = 1,680 SF

EXISTING SWIMMING POOL: 570

NEW WATER FEATURE: 80 SF

TOTAL: 3,466 + 1,680 + 570 + 80 = 5,796

5,796 / 14,400 = 40.25 %

5,796 SF > 5,760 SF OKAY

COMBINATION OF LAWN, TREES, BUSHES AND ARTIFICIAL TURF IN THE LANDSCAPED AREA (EXCLUDING DRIVEWAY PAVING AND CONC. WALKWAYS)

## ZONING MAP



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20.20

JULY 2021  
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PC NO. --

PROPOSED SITE PLAN

A 11



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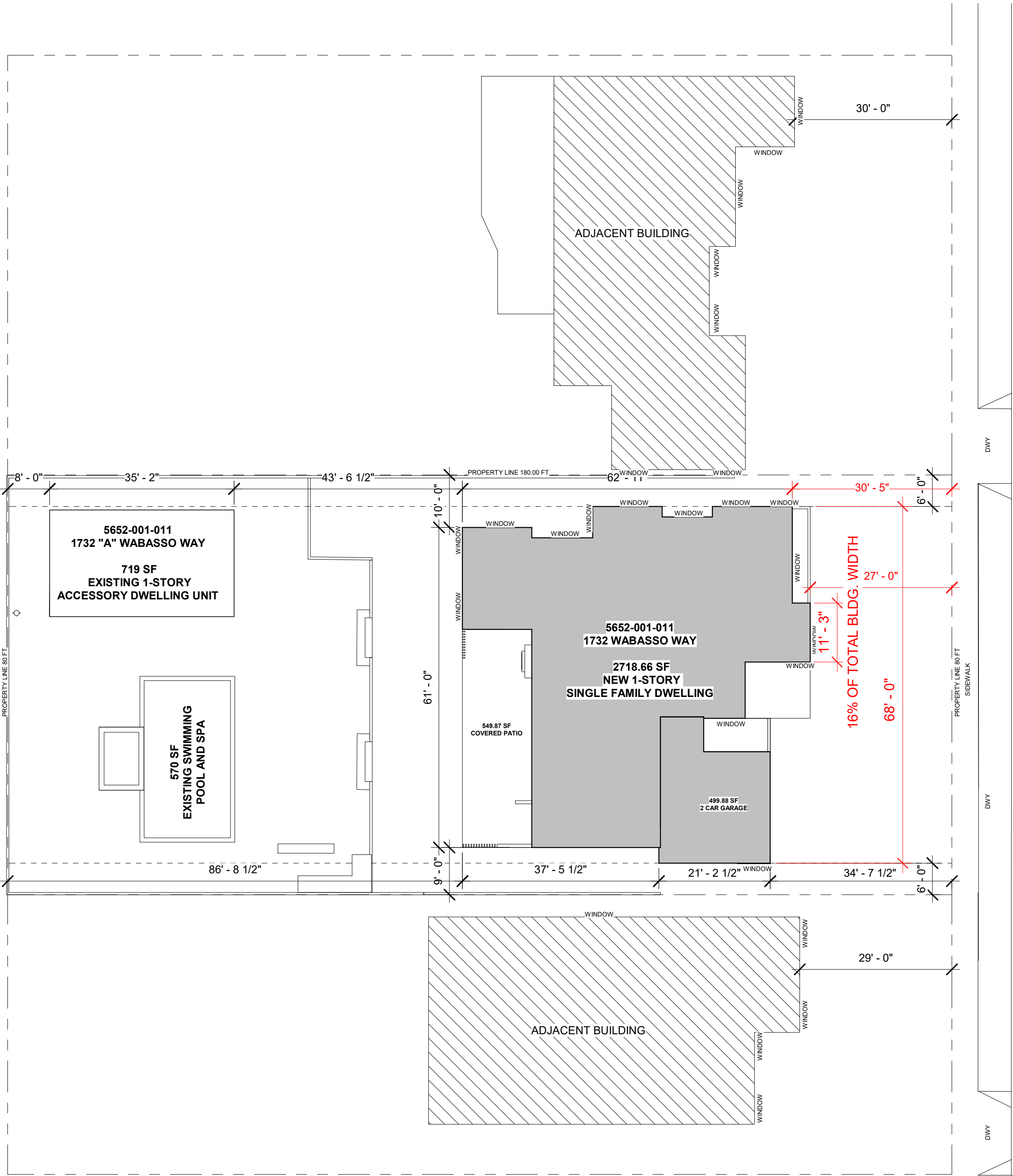
1732 WABASSO WAY

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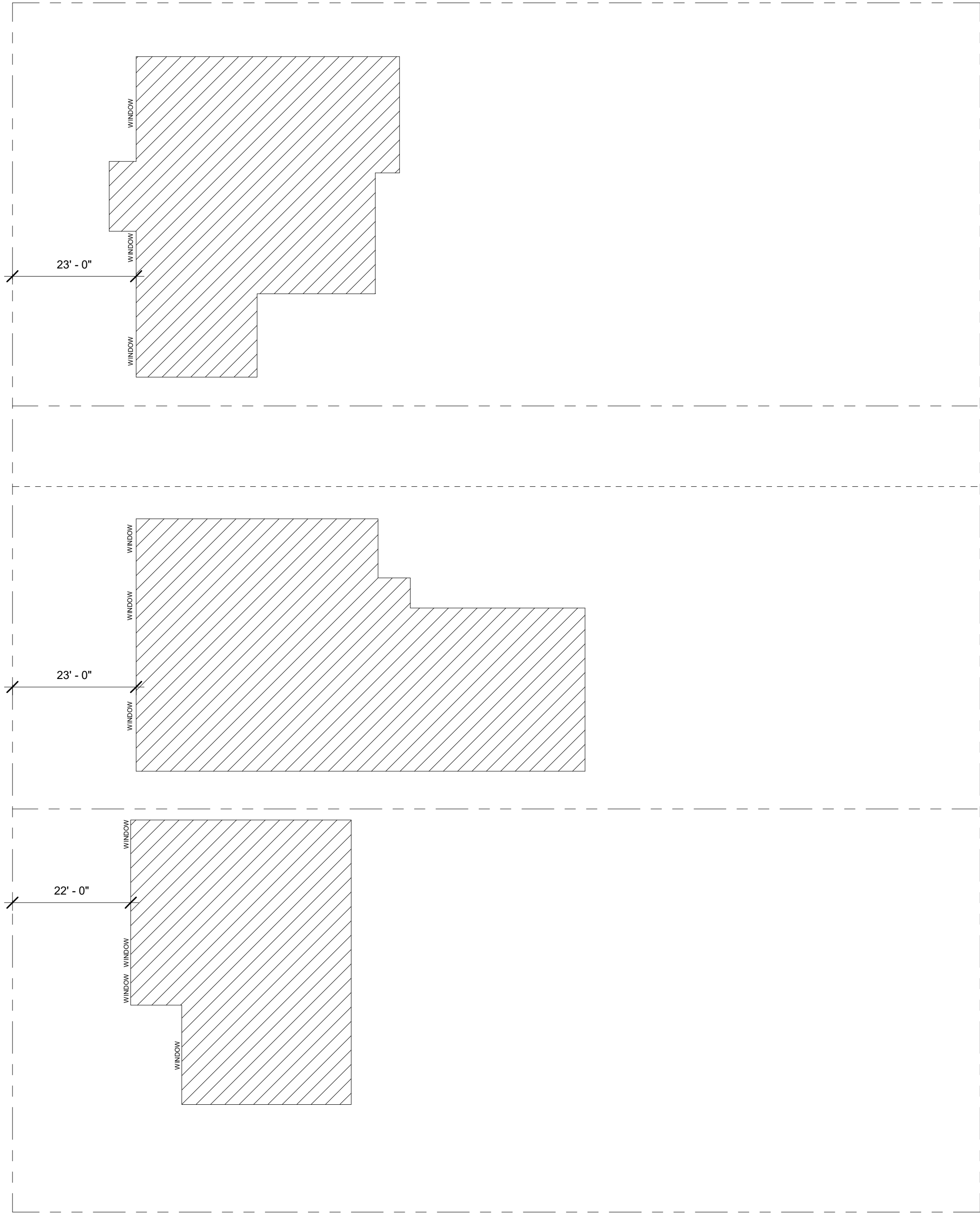
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NEIGHBORING  
PROPERTIES

A 12

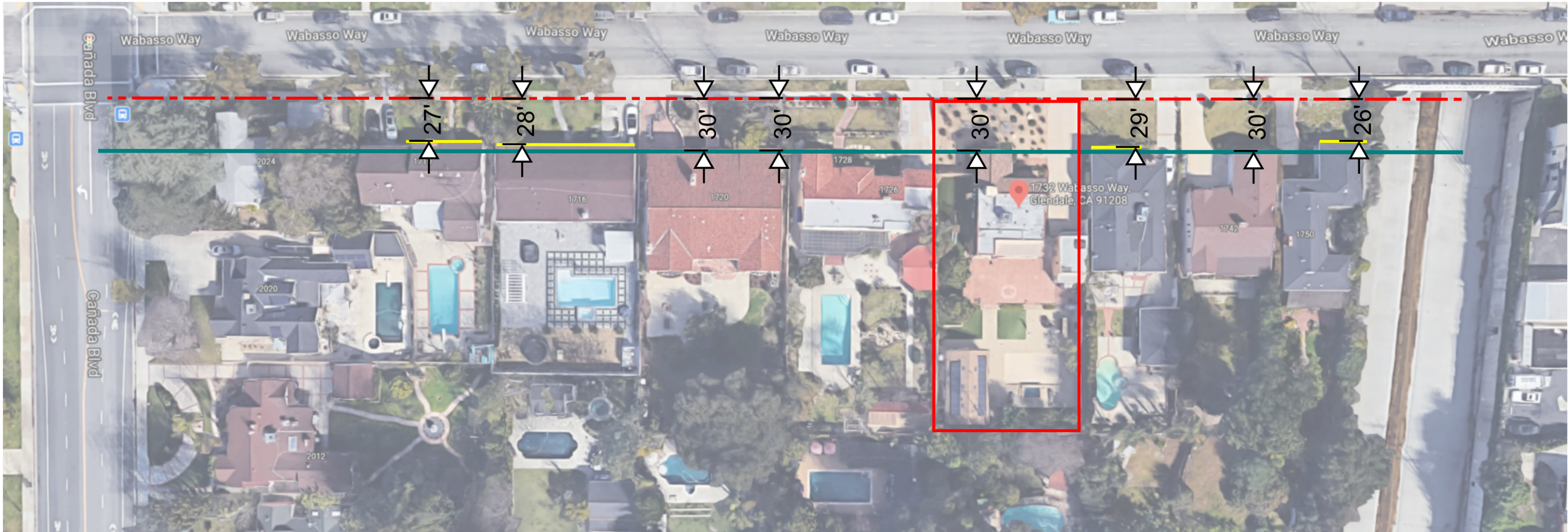
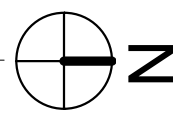


WABASSO WAY  
60 FT

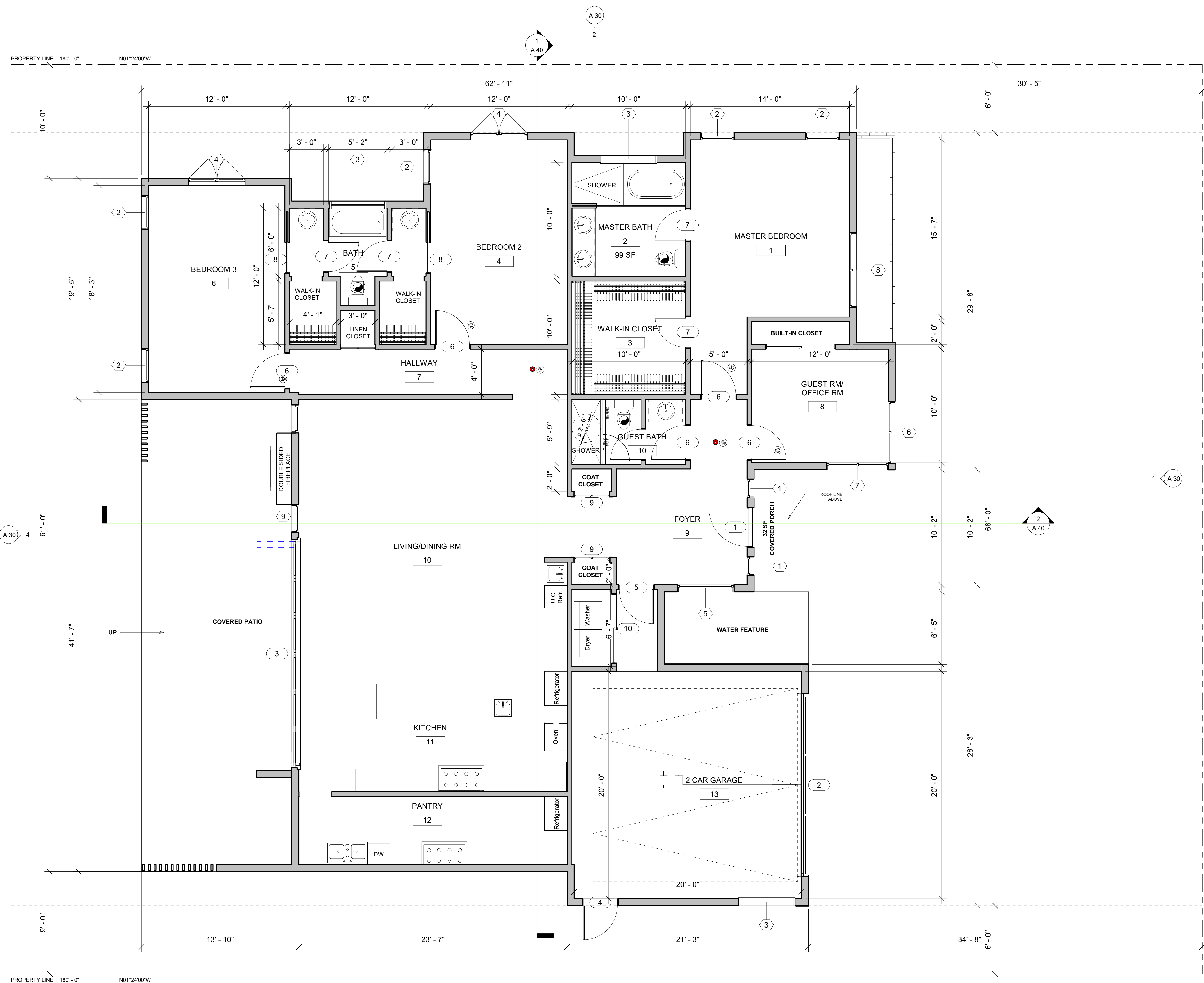


1 NEIGHBORING PROPERTIES

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







**LEGEND:**

- EXISTING WALL
- NEW WALL
- DEMO WALL
- 1HR FIRE RATED WALL WITH MIN 1/2- INCH 1/2" GYPSUM BOARD; EXTEND TO UNDER-SIDE OF ROOF SHEATHING
- CLASS-A FIRE RATED ASPHALT SHINGLES MATCH TO EXISTING HOUSE
- 120 V HARD-WIRED SMOKE ALARMS WITH BATTERY BACK-UP
- APPROVED CARBON MONOXIDE DETECTOR RECEIVING POWER FROM MAIN WIRING WITH BATTERY BACK-UP
- ENERGY STAR RATED, HUMIDISTAT CONTROLLED MIN. 50 CFM EXHAUST FAN DUCTED TO THE OUTDOOR.
- PROJECT NORTH
- ORIGINAL NORTH

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**SAHAKIAN RESIDENCE**

**NEW SINGLE FAMILY**

GLENDALE, CA 91208

1732 WABASSO WAY

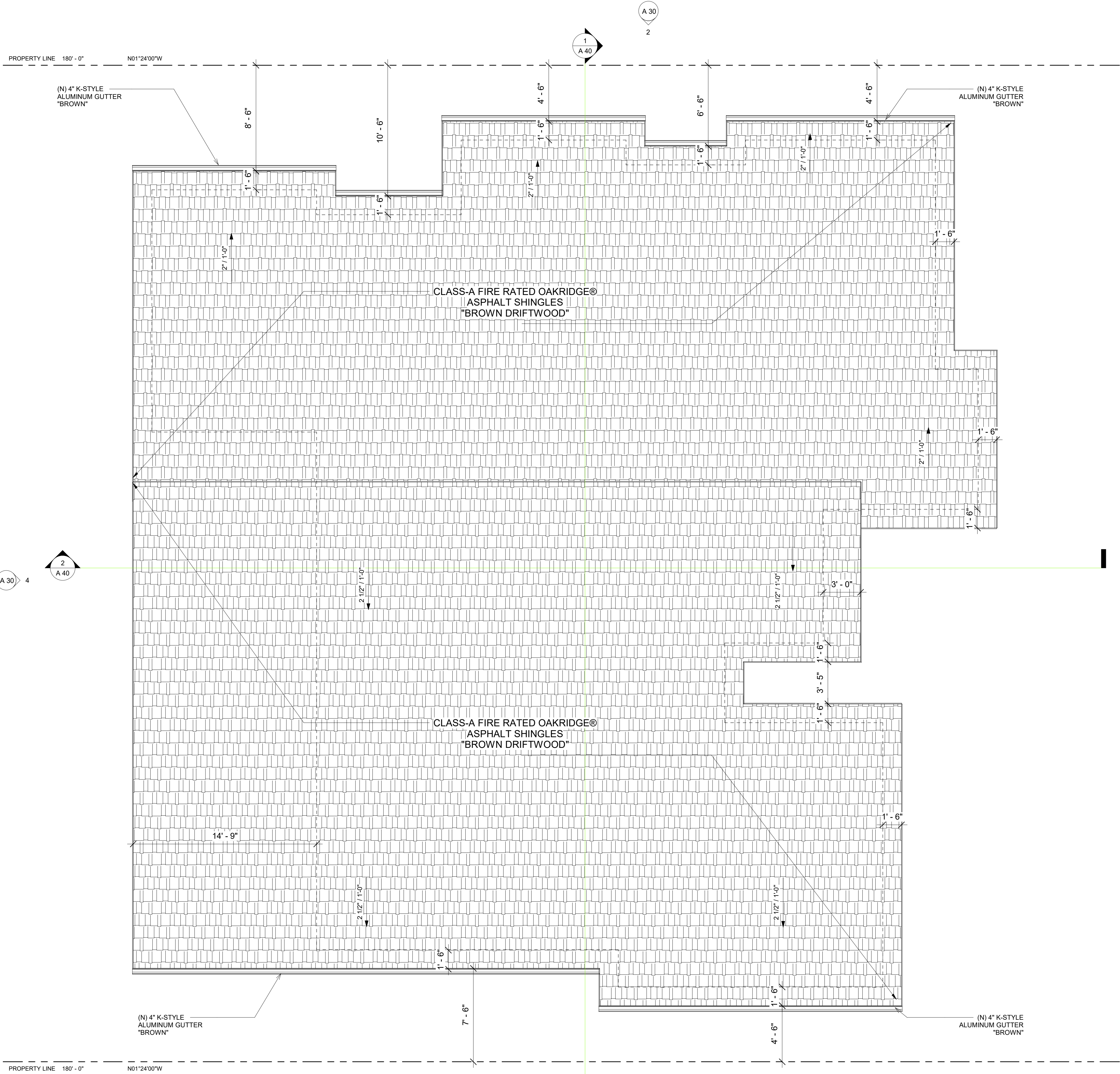
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JULY 2021  
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PC NO. --

**PROPOSED FLOOR PLAN**

**A 20**





**1 PROPOSED ROOF PLAN**  
SCALE: 1/4" = 1'-0"

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1732 WABASSO WAY

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ROOF PLAN

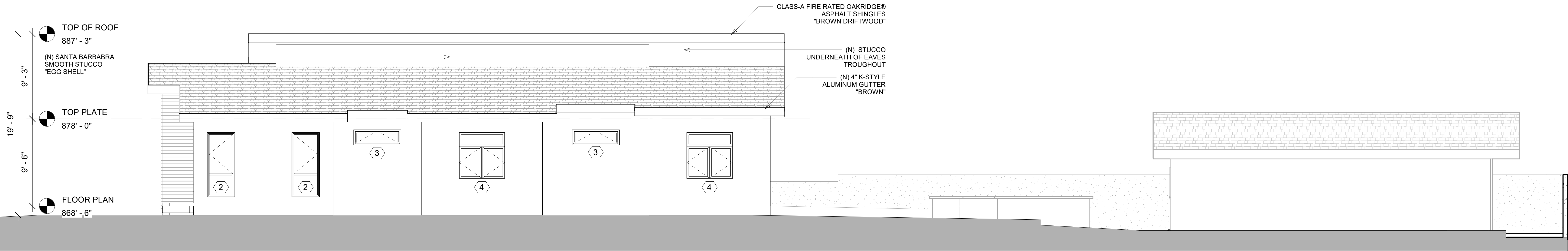
A 21





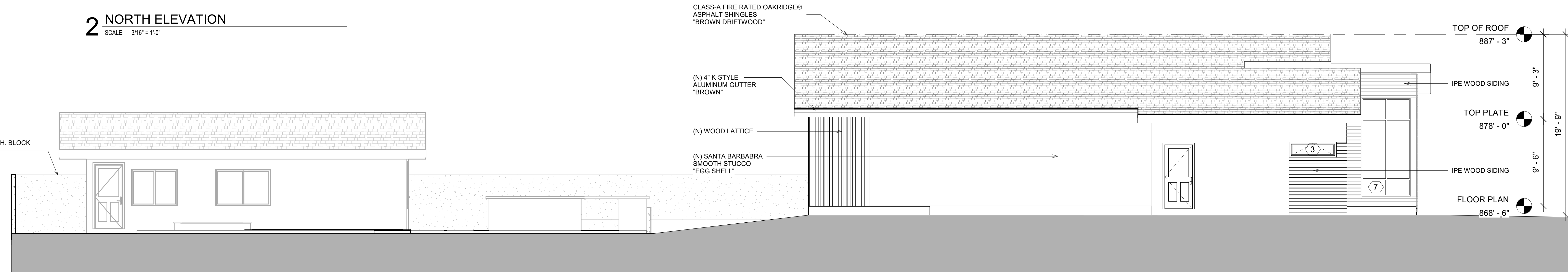
1 EAST (MAIN) ELEVATION

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



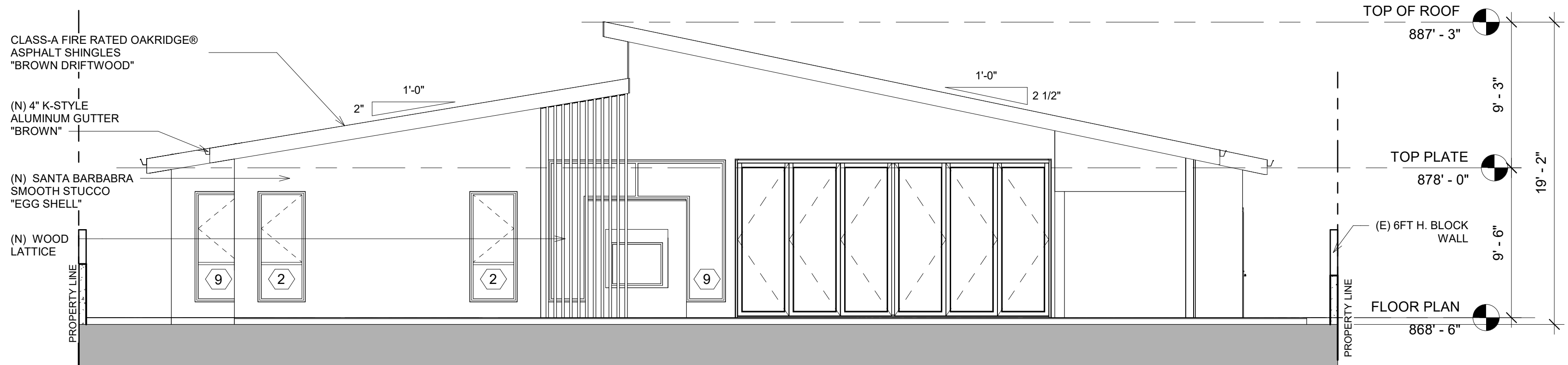
2 NORTH ELEVATION

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



3 SOUTH ELEVATION

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



4 WEST (REAR) ELEVATION

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

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ELEVATIONS

A 30





FRONT VIEW



BACK VIEW



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MODA

MODA FORM INC.

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1732 WABASSO WAY

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JULY 2021

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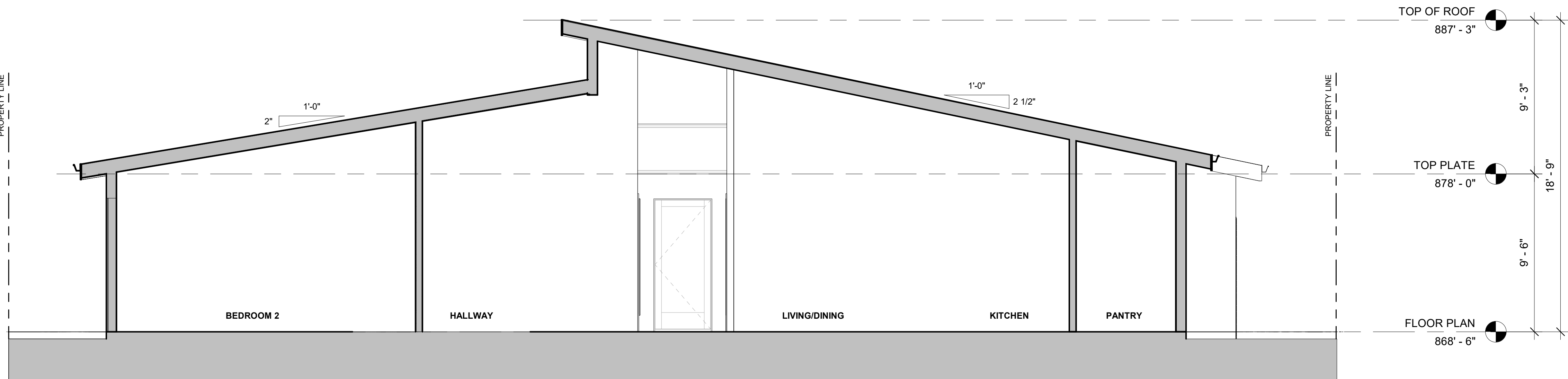
PERSPECTIVE RENDERINGS

A 31





2 N/S SECTION  
SCALE: 1/4" = 1'-0"



1 E/W SECTION  
SCALE: 1/4" = 1'-0"

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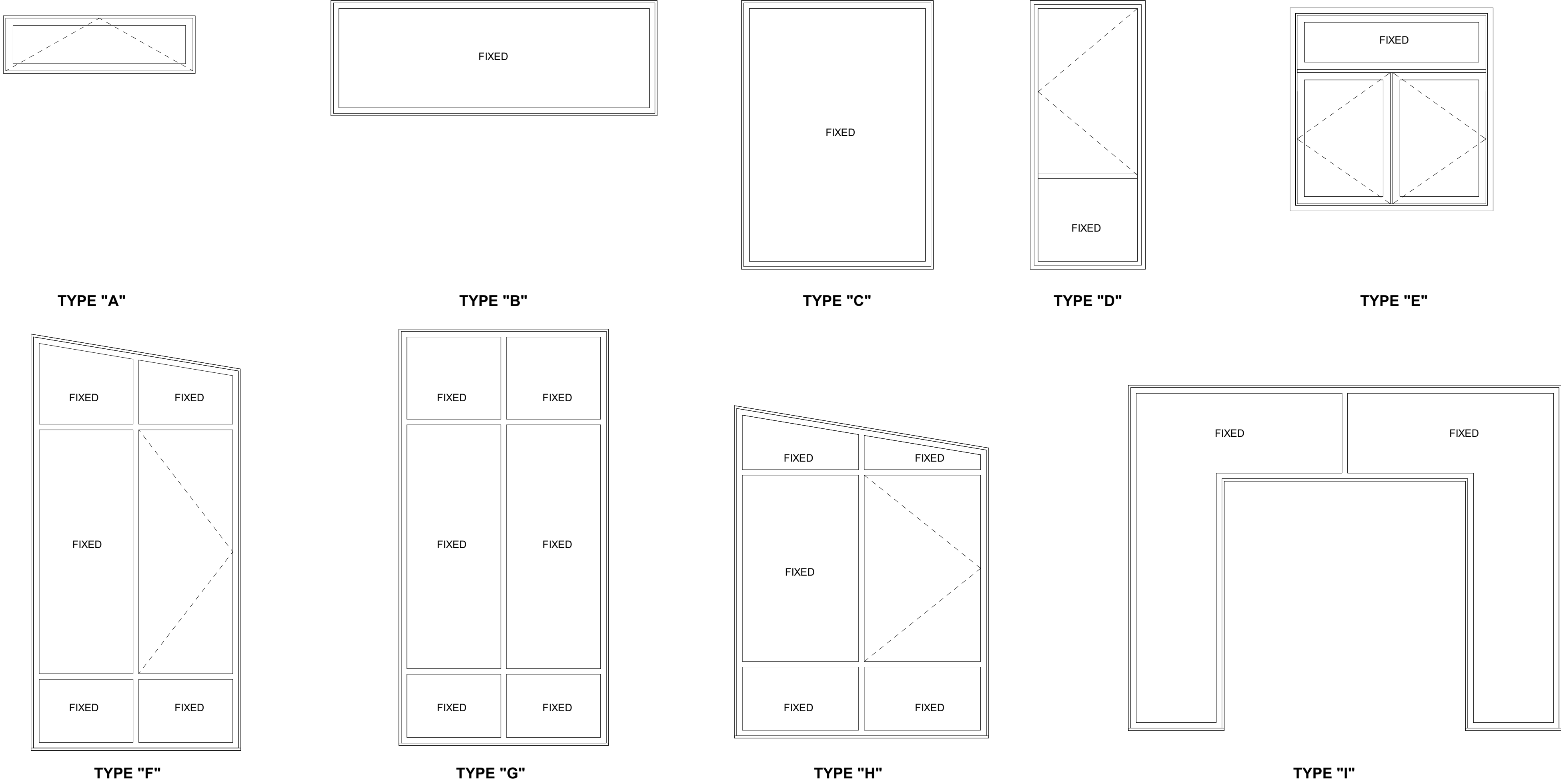
SECTIONS

A 40



WINDOW SCHEDULE																		
Mark	Type	Count	Width	Height	(N) Material	(N) Operation	Visible From Street	(N) Frame Type	External Grid (SDL)	Build (N) Sill & Frame	Edge Detail	Egress	Energy Efficient	U FACTOR	SHGC	Tempered Glass	Fire Hazard	Window within 18" of floor or 40" of door
1	C	2	1' - 8"	7' - 0"	ALUM.	FIXED	Yes	NAIL-ON	No	Yes	STUCCO	No	Yes			Yes	No	Yes
2	D	5	3' - 0"	7' - 0"	ALUM.	FIXED/CASEMENT	No	NAIL-ON	No	Yes	STUCCO	Yes	Yes			Yes	No	Yes
3	A	3	5' - 0"	1' - 6"	ALUM.	AWNING	Yes	NAIL-ON	No	Yes	STUCCO	No	Yes			Yes	No	No
4	E	1	5' - 0"	5' - 0"	ALUM.	CASEMENT	No	NAIL-ON	No	Yes	STUCCO	Yes	Yes			Yes	No	No
5	E	1	5' - 0"	7' - 0"	ALUM.	FIXED	Yes	NAIL-ON	No	Yes	STUCCO	No	Yes			Yes	No	Yes
6	F	1	2' - 0"	9' - 0"	ALUM.	FIXED/CASEMENT	Yes	NAIL-ON	No	Yes	STUCCO	No	Yes			Yes	No	Yes
7	G	1	2' - 0"	9' - 0"	ALUM.	FIXED	Yes	NAIL-ON	No	Yes	WOOD TRIM	Yes	Yes			Yes	No	Yes
8	H	1	2' - 0"	9' - 0"	ALUM.	FIXED/CASEMENT	Yes	NAIL-ON	No	Yes	WOOD TRIM	No	Yes			Yes	No	Yes
9	I	1	2' - 0"	9' - 0"	ALUM.	FIXED	No	NAIL-ON	No	Yes	WOOD TRIM	No	Yes			Yes	No	Yes
10	B	1	8' - 6"	3' - 0"	ALUM.	FIXED	Yes	NAIL-ON	No	Yes	STUCCO	No	Yes			Yes	No	No

Grand total: 17

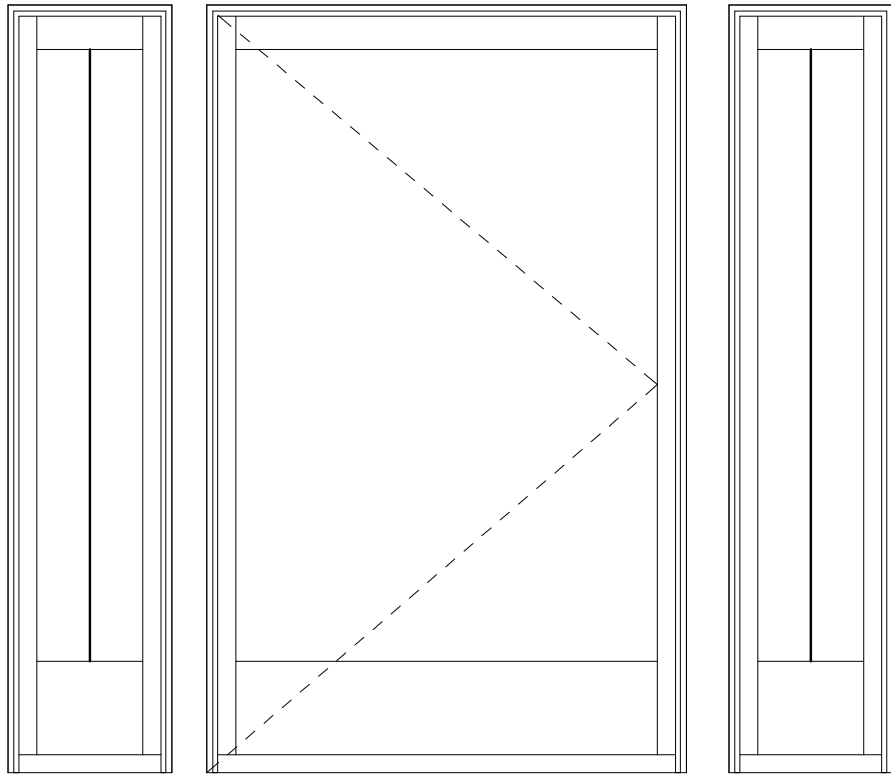


### WINDOW TYPE

SCALE: 1/2" = 1'-0"

DOOR SCHEDULE							
Mark	Count	Width	Head Height	Thickness	U FACTOR.	SHGC...	Descriptions
1	1	3' - 6"	8' - 0"				SINGLE SOLID WOOD ENTRY DOOR W/ LAMINATED TEMPERED GLASS
2	1	16' - 0"	7' - 0"				4 PANEL WOOD/ALUM. GARAGE DOOR WITH LAMINATED GLASS PANELS
3	1	20' - 0"	10' - 0"				4 PANEL RECESSED WOOD PANEL GLASS BIFOLD DOOR
4	1	3' - 0"	6' - 8"	0' - 1 1/2"			SINGLE SOLID WOOD DOOR W/ LAMINATED GLASS PANEL
5	1	3' - 0"	8' - 0"	0' - 1 1/2"			SINGLE SOLID WOOD GARAGE DOOR W/ 20 MIN. FIRE RATING
6	5	3' - 0"	8' - 0"	0' - 1 1/2"			SINGLE INTERIOR HOLLOW CORE SWINGING DOOR
7	4	2' - 8"	7' - 0"	0' - 1 1/2"			INTERIOR HOLLOW CORE SWINGING DOOR
8	2	2' - 8"	7' - 0"	0' - 1 1/2"			INTERIOR HOLLOW CORE PACKET DOOR
9	2	0' - 0"	0' - 0"	0' - 0"			2 PANEL HOLLOW CORE BIFOLD DOOR
10	2	6' - 0"	7' - 0"	0' - 1 1/2"			2 PANEL XX CLOSET HOLLOW CORE SLIDING DOOR

Grand total: 20



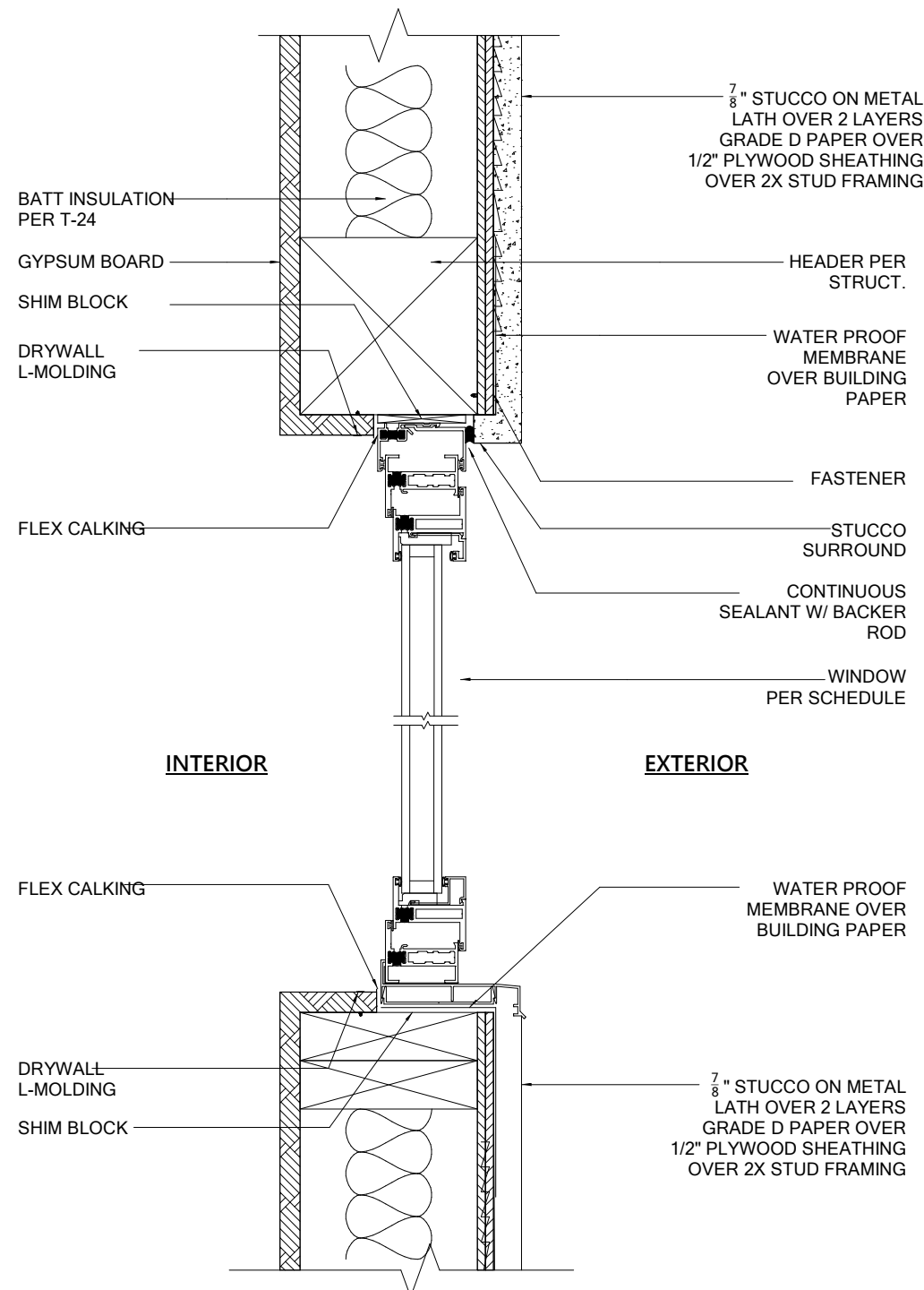
ENTRY DOOR

### DOOR TYPE

SCALE: 1/2" = 1'-0"

#### WINDOW NOTE:

- ALL GLAZING WITHIN 40" OF ENTRY DOOR HANDLE SHALL BE TEMPERED.
- THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
- BEDROOM EGRESS EINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.75 SF WHEN ABOVE THE GRADE-FLOOR AND 5 SF ON THE GRADE FLOOR, A MINIMUM NET HEIGHT OF 24" AND MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR.



### 1 TYP. WINDOW HEAD/ SILL DETAIL

SCALE: N.T.S.

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### SAHAKIAN RESIDENCE

### NEW SINGLE FAMILY

GLENDALE, CA 91208

1732 WABASSO WAY

20.20

JULY 2021  
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### DOOR AND WINDOW SCHEDULE

A 50



SHEET INDEX

- L1
- TITLE SHEET
- L2
- EXISTING CONDITIONS
- L3
- IRRIGATION
- L4
- PLANTING

SAHAKIAN RESIDENCE

1732 WABASSO WAY,

GLENDALE, CA 91208










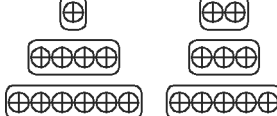







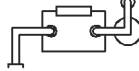


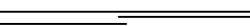

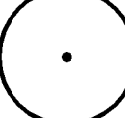

GENERAL NOTES

1. SCOPE OF WORK
- A. Work shall consist of furnishing all materials, services and equipment necessary to completely install all landscape work as indicated on the drawings and herein specified.
- B. The Contractor shall obtain all required perrrits and inspections.
- C. Contractor shall install all improvements in accordance with City and County requirements.
- D. Work not included will be indicated as 'Future,' 'Existing', 'NIC' or 'By Others.'
- E. It is the responsibility of the Contractor to familiarize themselves with all grade differences, location of walls, utilities, sewers, water lines, etc. Coordinate with other subcontractors for the location and installation of pipe sileves under paving, electrical connects, water hookups, etc.
- F. All requirements of the uniform building code shall apply to the work specified herein.
- G. Contractor to notify DIG-ALERT, 800-227-2600, at least 48 hours prior to any excavation.
- H. The contractor shall obtain (and keep in force during the period of the contract) liability insurance as required by all applicable codes and regulations.
2. ESTIMATION OF DRAWINGS AND SITE
- Before submitting a bid, each bidder shall carefully examine the drawings, visit the site to fully inform himself/herself as to the existing conditions and limitations applying to the work, and he/she shall estimate and include in his/her bid, a sum sufficient to cover the costs of all items necessary to complete this work.
- A. Contractor shall read these plans and notes completely and bring any discrepancies to the attention of the owner's representative immediately upon discovery.
- B. Extra work to be approved by the Owner prior to the commencement of work.
3. VERIFICATIONS OF DIMENSIONS AND QUANTITIES
- All scaled dimensions are approximate. Before proceeding with any work, carefully check and verify all dimensions and quantities and inform owner's representative of any discrepancy between the drawings and actual conditions. Refrain from doing any work in said area prior to approval from owner or owner's representative.

DEMOLITION/SITE PROTECTION NOTES

1. Contractor to locate all utilities prior to any demolition work. Call dig-alert, 800-227-2600, a minimum of two working days before projected start of demolition.
2. Contractor to keep soil disturbance to a minimum.
3. Drawing is diagrammatic - contractor to verify all existing conditions and locations on the site. Contractor to visit site before bidding demolition.
4. Contractor shall obtain all permits required to complete the work specified. Contractor is responsible for all permit fees.
5. Execute all work so as to protect adjacent property, buildings, plant material, etc.
6. Protect and maintain existing active utilities throughout the demolition period. Any utility which is damaged or broken shall be repaired at no cost to the owner.
7. Contractor shall repair at his/her own expense any property damage resulting from careless demolition.
8. Contractor shall maintain a neat and orderly work area and shall remove all debris promptly from the job site and dispose of it properly. Contractor is responsible for all removal and disposal fees.
9. Do not remove any item if i: is not specifically called out for demolition. Contact owner or owner's representative if there are questions.

LEGEND

	STREET LIGHT		WATER METER
	STREET SIGN / POST		DRAIN
	UTILITY POLE		FIRE HYDRANT
	24" AIR CONDITIONER		SEWER / MAN HOLE
	30" AIR CONDITIONER		IRRIGATION CONTROL VALVE
	36" AIR CONDITIONER		WINDOW
	FENCE GATE		WATER HEATER
	UTILITY BOX		HOSE BIBB
	DOOR		GAS METER
	DOUBLE DOOR		ELECTRIC METER
	SLIDING DOOR		NATURAL GAS LINE
	EXISTING TREE		DUPLEX OUTLET
		PA	PLANTING AREA

JUNE SCOTT | DESIGN

2040 LA FRANCE AVENUE

SOUTH PASADENA, CA 91030

626 524 8270

js@junescottdesign.com

SAHAKIAN RESIDENCE

1732 WABASSO WAY,

GLENDALE, CA 91208

TITLE SHEET

DATE: 7.1.2021

REVISION    DATE

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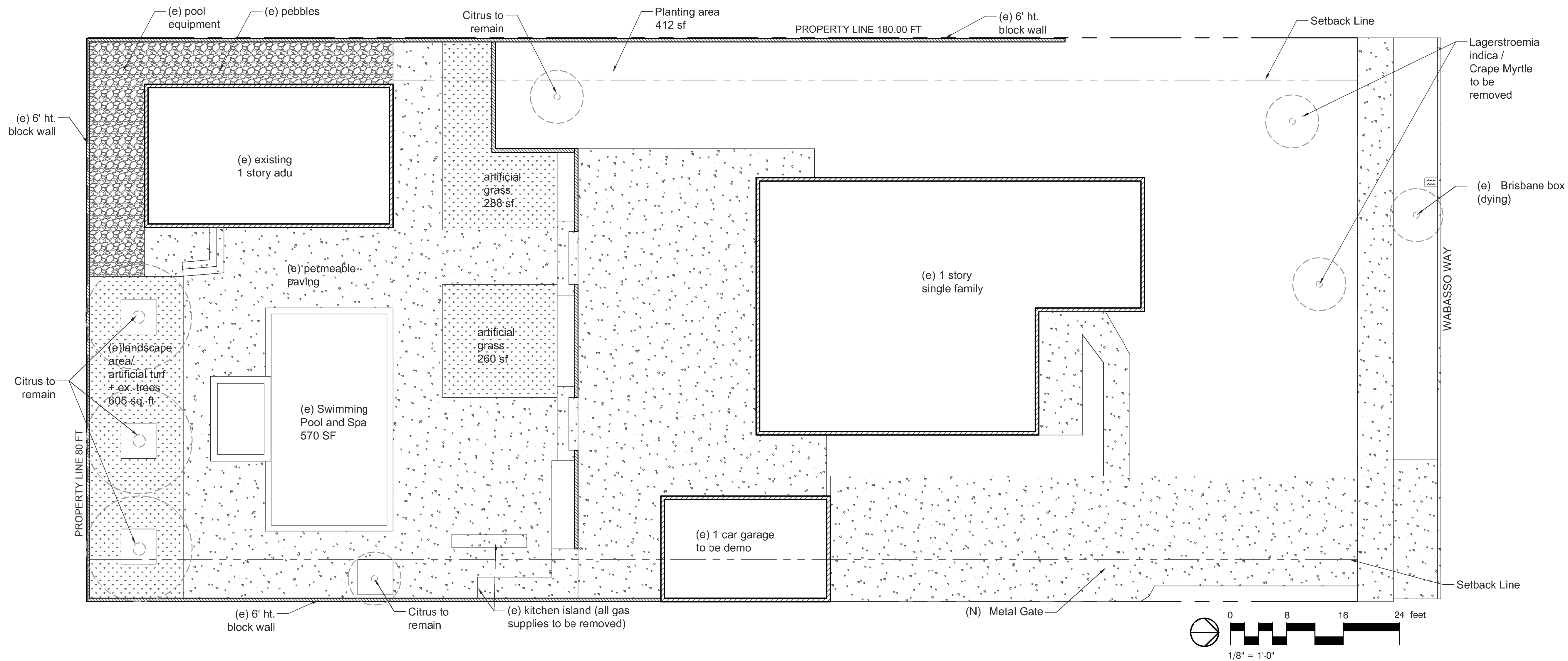
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SCALE  
PER PLAN

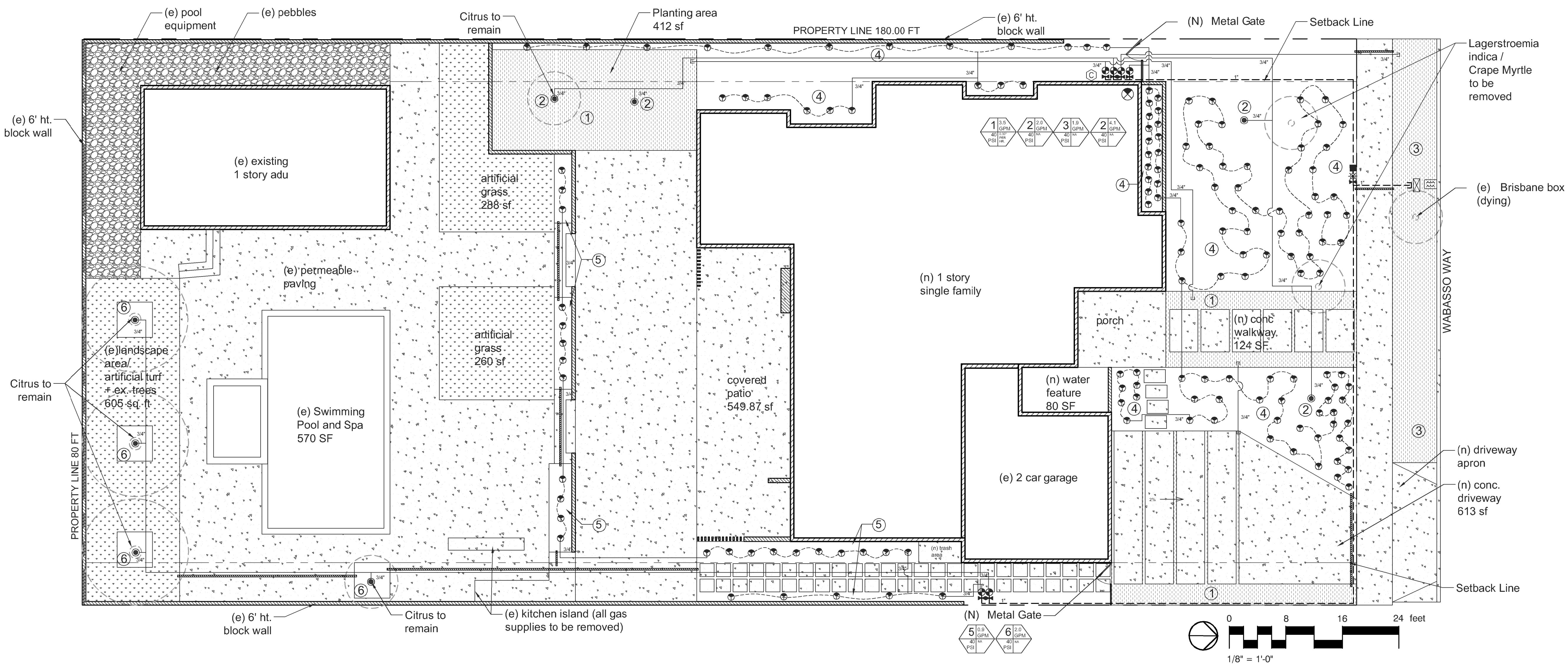
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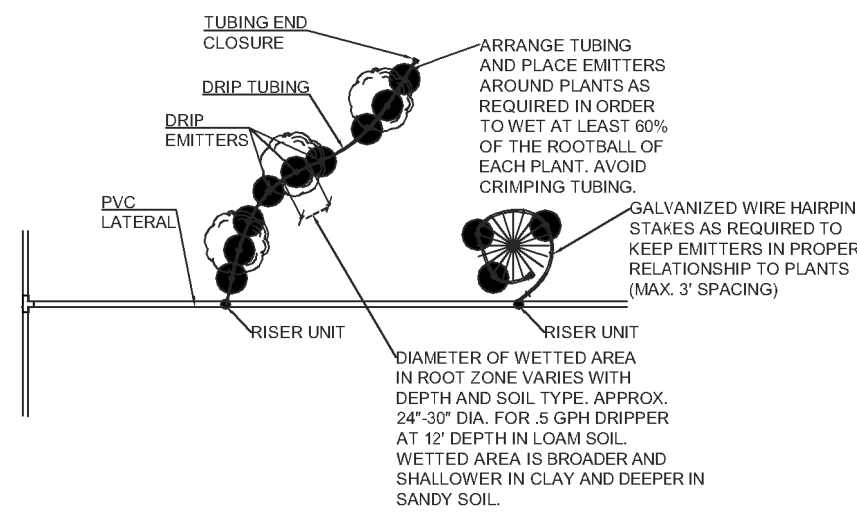


IRRIGATION LEGEND			
MANUFACTURER	SYMBOL	MODEL NUMBER	DESCRIPTION/REMARKS
HUNTER		PCC-600	6 STATION WEATHER-BASED CONTROLLER WITH SOLAR SYNC MODULE. MOUNT ON BUILDING. CONTRACTOR TO INSTALL OUTDOOR GFCI OUTLET.
HUNTER		WSS-SEN	WIRELESS WEATHER SENSOR - MOUNT TO BUILDING ROOF.
POC		POINT OF CONNECTION	CONNECT TO WATER MAIN. VERIFY LOCATION IN FIELD
FEBCO		825-YA-1"	REDUCED PRESSURE ZONE ASSEMBLY - 1"
RAINBIRD		XCZLF-100-PRF	1" PRESSURE REGULATING CONTROL VALVE WITH Y FILTER 0.2-10 GPM
RAIN BIRD		RWS-M-B-C-1402 R102 WATERING SYSTEM	0.50 GPM ROOT WATERING SYSTEM
NETAFIM		SPCV20	SELF PIERCING DRIP EMITTER, 2 GPH WITH INTERNAL CHECK VALVE
PACIFIC PLASTICS OR EQUAL  		PVC 1120 SCH 40, U.V. RESISTANT CELL CLASS 1245A, SOLVENT WELD, NSF APPROVED MAINLINE PIPE	SIZE PER PLAN, INSTALL PER DETAIL
		PVC 1120 SCH 40, CELL CLASS 1245A, SOLVENT WELD, NSF APPROVED MAINLINE PIPE SLEEVING	1 - 1/2 TIMES DIAMETER OF MAINLINE. INSTALL PER PLAN
		PVC 1120 SCH 40, U.V. RESISTANT, CELL CLASS 1245A, SOLVENT WELD, NSF APPROVED MAINLINE PIPE LATERAL	SIZE PER PLAN INSTALL PER DETAIL
		PVC 1120 SCH 40, U.V. RESISTANT, CELL CLASS 1245A, SOLVENT WELD, NSF APPROVED MAINLINE PIPE LATERAL	SIZE PER PLAN INSTALL PER DETAIL
		PVC 1120 SCH 40, U.V. RESISTANT, CELL CLASS 1245A, SOLVENT WELD, NSF APPROVED MAINLINE PIPE LATERAL	SIZE PER PLAN INSTALL PER DETAIL
NETAFIM		BLANK TUBING	ATTACH ONLINE DRIP EMITTERS.
NETAFIM		TLQV4-18 TECHLINE PRESSURE COMPENSATING DRIPPER LINE WITH INTERNAL CHECK VALVES, 0.4 GPH	18" ROW SPACING, INSTALL AT 4" DEPTH IN SOD AREA

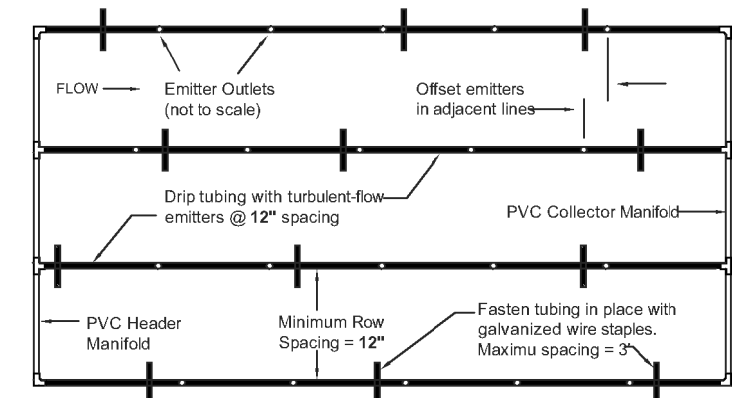


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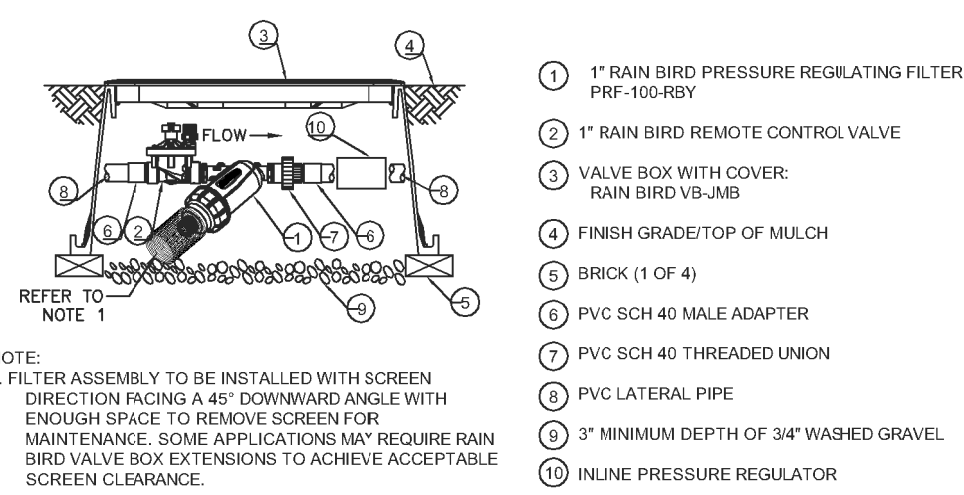




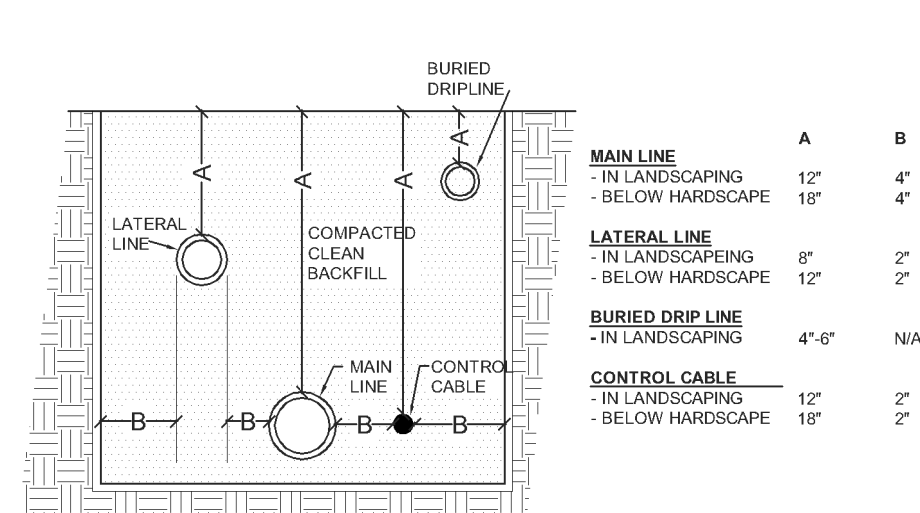
Drip Irrigation - Random Pattern  
N.T.S.



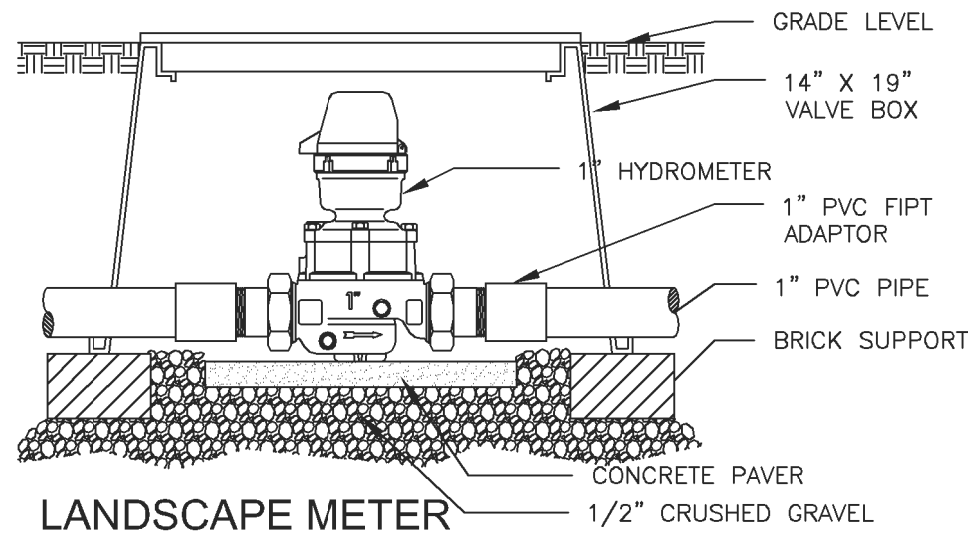
Drip Line Plan View  
N.T.S.



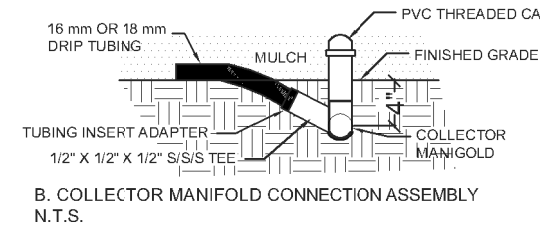
Drip Valve with Filter  
N.T.S.



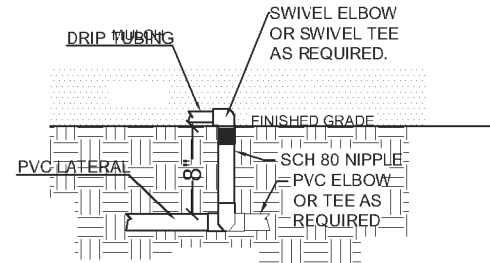
Pipe Trench Cross-Section  
N.T.S.



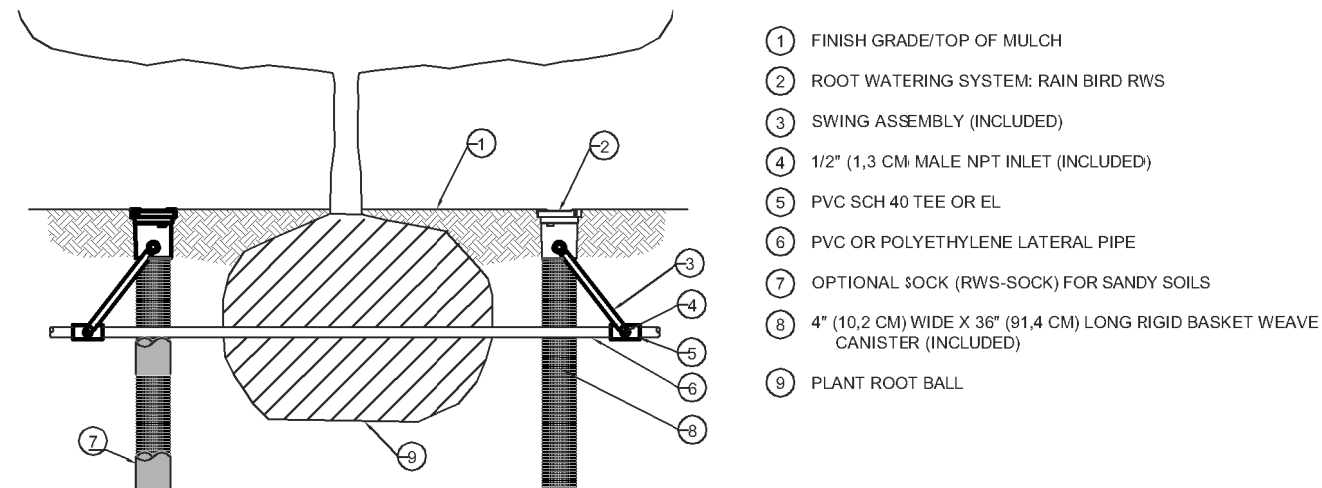
Landscape Meter  
N.T.S.



Drip Irrigation - Grid Pattern Manifolds  
N.T.S.



TFA Assembly for Random Drip Installation  
N.T.S.



NOTES:  
1. POSITION 2-3 UNIT (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.  
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.  
3. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.  
4. ONCE RWS HAS BEEN INSTALLED, FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.  
5. OPTIONAL RWS SOCK FOR USE IN SANDY SOILS.

Root Watering System for Trees  
N.T.S.

Site Information								
Site Name →			1732 Wabasso Way, Glendale, CA 91208					
Site Type →			Residential	Allowed ETAF:		0.55		
Annual Eto (inches/yr) →			43.7					
Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
1	0.3	Low	Drip	0.81	0.4	689	255	6,909
2	0.3	Low	Bubbler	0.81	0.4	32	12	325
3	0.3	Low	Drip	0.81	0.4	374	139	3,766
4	0.3	Low	Drip	0.81	0.4	1,415	524	14,197
5	0.3	Low	Drip	0.81	0.4	240	89	2,411
6	0.3	Low	Bubbler	0.81	0.4	100	37	1,002
Pool and Spa	1	High	NA		1.0	570	570	15,444
Water Feature	1	High	NA		1.0	80	80	2,168
SUBTOTAL →						3,500	1,706	46,222
Special Landscape Areas								
					1		0	0
					1		0	0
					1		0	0
					1		0	0
SUBTOTAL →						0	0	0
						Estimated Total Water Use (ETWU) →		46,222
						Maximum Allowed Water Allowance (MAWA) →		52,156
ETAF Calculations				Notes:				
Regular Landscape Areas				<div>Water Efficient Landscape Worksheet</div> <div>Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7. Model Water Efficient Landscape Ordinance</div>				
Total ETAF x Area		1,706						
Total Area		3,500						
Average ETAF		0.49						
All Landscape Areas								
Total ETAF x Area		1,706						
Total Area		3,500						
Sitewide ETAF		0.49						

MWEO CALCULATION

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js@junescottdesign.com

SAHAKIAN RESIDENCE  
1732 WABASSO WAY,  
GLENDALE, CA 91208

IRRIGATION  
NOTES

DATE: 7.1. 2021

REVISION DATE

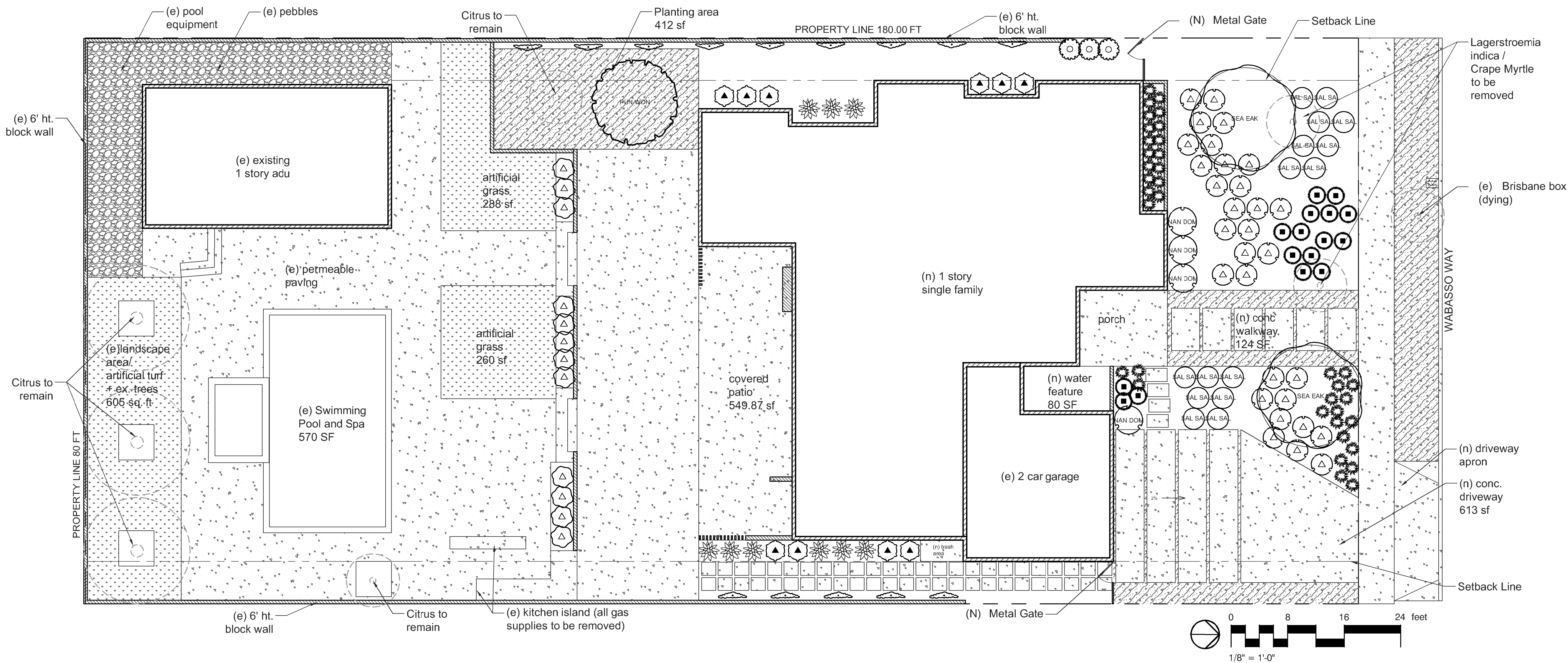
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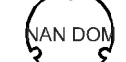





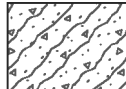
SCALE  
PER PLAN

L-3.1

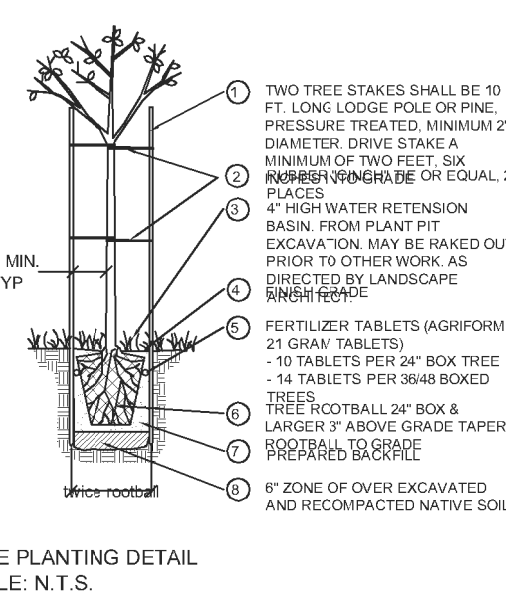
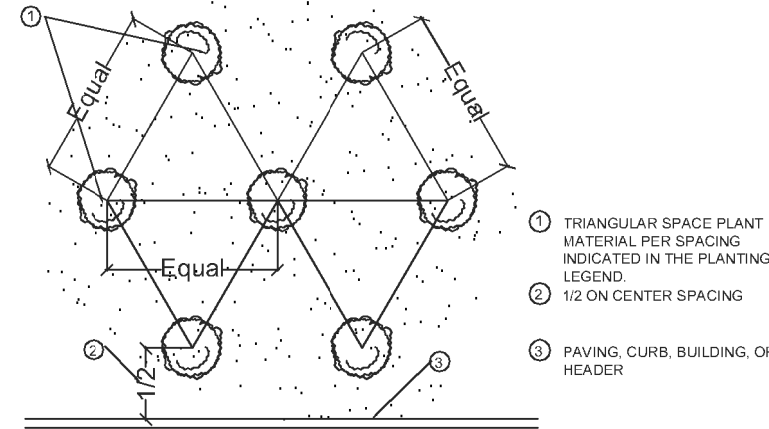
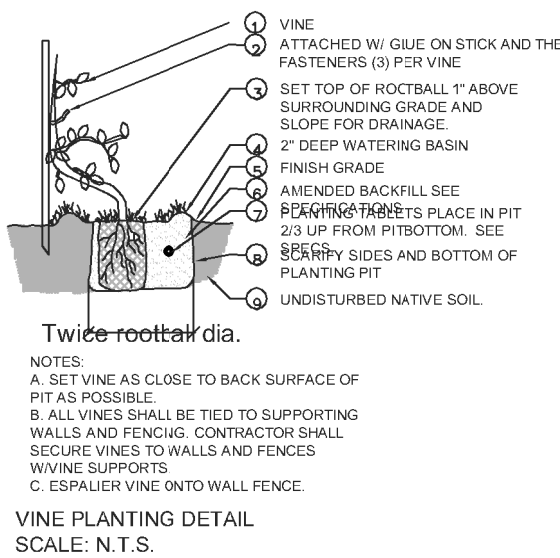
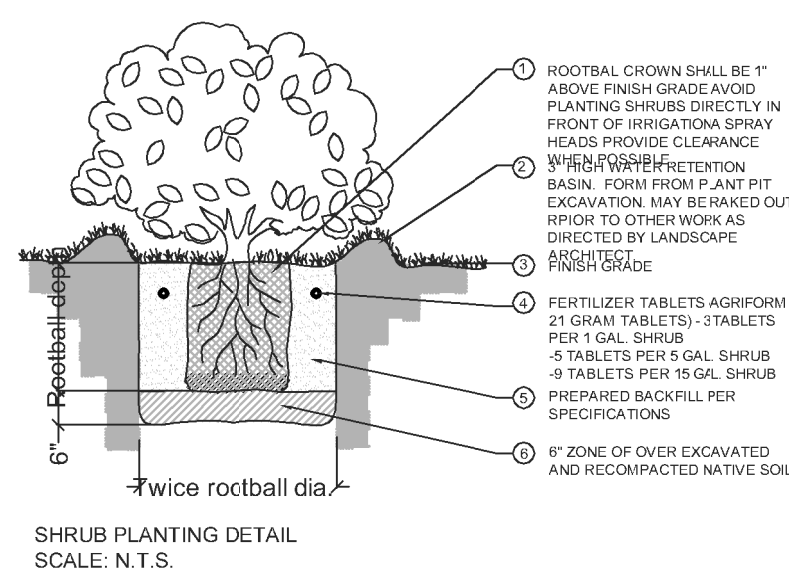




### PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WATER	QTY	
	Punica granatum 'Wonderful' / Wonderful Pomegranate	15 gallon	Low	2	
	Searsia lancea / Karee	24" box	Low	2	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WATER	QTY	
	Callistemon viminalis 'CV01' TM / Slim Weeping Bottlebrush	5 gal	Low	3	
	Dianella revoluta 'Little Rev' / Little Rev Flax Lily	1 gal	Low	31	
	Dietes bicolor / Fortnight Lily	1 gal	Low	9	
	Lomandra longifolia 'Breeze' / Dwarf Mat Rush	1 gal	Low	16	
	Nandina domestica / Heavenly Bamboo	5 gal	Low	4	
	Olea europaea 'Little Ollie' TM / Little Ollie Olive	5 gal	Low	12	
	Salvia greggii 'Furman's Red' / Furman's Red Autumn Sage	1 gal	Low	15	
	Salvia leucantha 'Midnight' / Mexican Bush Sage	5 gal	Low	26	
	Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary	5 gal	Low	10	
VINES	BOTANICAL / COMMON NAME	SIZE	WATER	QTY	
	Hardenbergia violacea Happy Wanderer / Happy Wanderer Lilac Vine	15 gal	Low	14	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WATER	SPACING	QTY
	Ruschia lineolata 'Nani' / Carpet of Stars	plugs	Low	8" o.c.	1,080 sf

Note: Quantities represent total project plant quantities -- front and back yard.



### PLANTING NOTES

- Drawings are diagrammatic: contractor to verify all locations and conditions on site. Count all plant material before bidding.
- Contractor to inspect all existing conditions on site and locate all existing utilities before construction begins.
- Contractor to repair at his own expense all property damage which occurs during project installation.
- All trees and shrubs shall be healthy and vigorous as typical for the species/cultivar. Refer to specifications for detailed information. Owner's representative reserves the right to select or reject trees and shrubs. Contractor to note any additional remarks on plant legend re: specific plants.
- Finish grade to be 1/2" below all walks, curbs, and paving.
- Planting hole to be twice as wide as the rootball. Backfill and compact to 80% with native soil.
- Apply 3" - 4" of mulch to all planting areas. Keep mulch away from trunk and root crown of trees.
- IMPORTANT NOTE: Obtain approval for any plant substitutions from owner.

DATE: 7.1.2021

REVISION DATE



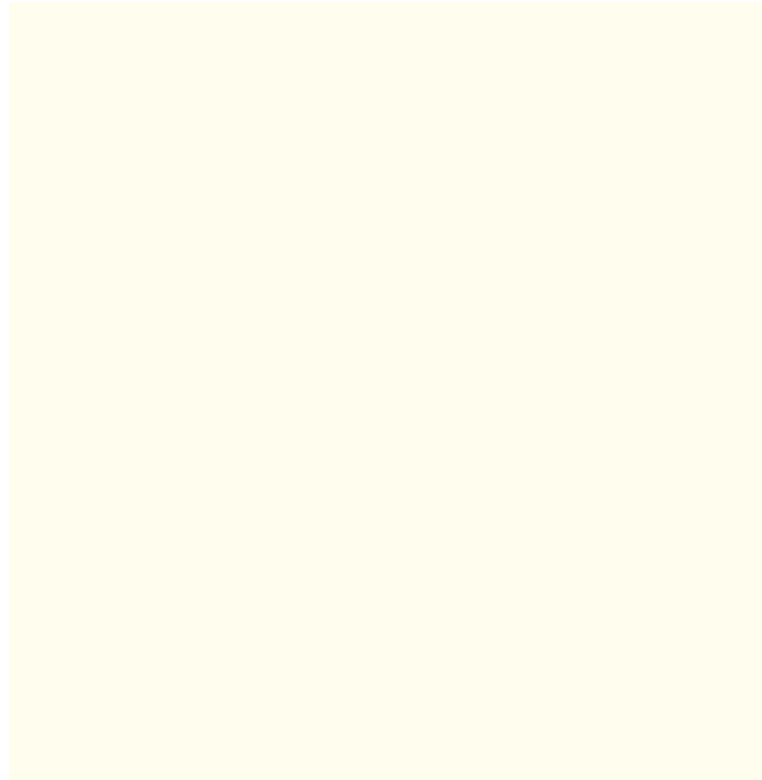
SCALE PER PLAN

L-4

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## STUCCO

LA HABRA STUCCO  
SANTA BARBABRA  
SMOOTH STUCCO  
"EGG SHELL"



## ROOF

CLASS-A FIRE RATED  
ASPHALT SHINGLES  
OWENS CORNING OAKRIDGE®  
"BROWN DRIFTWOOD"



## WOOD SIDING

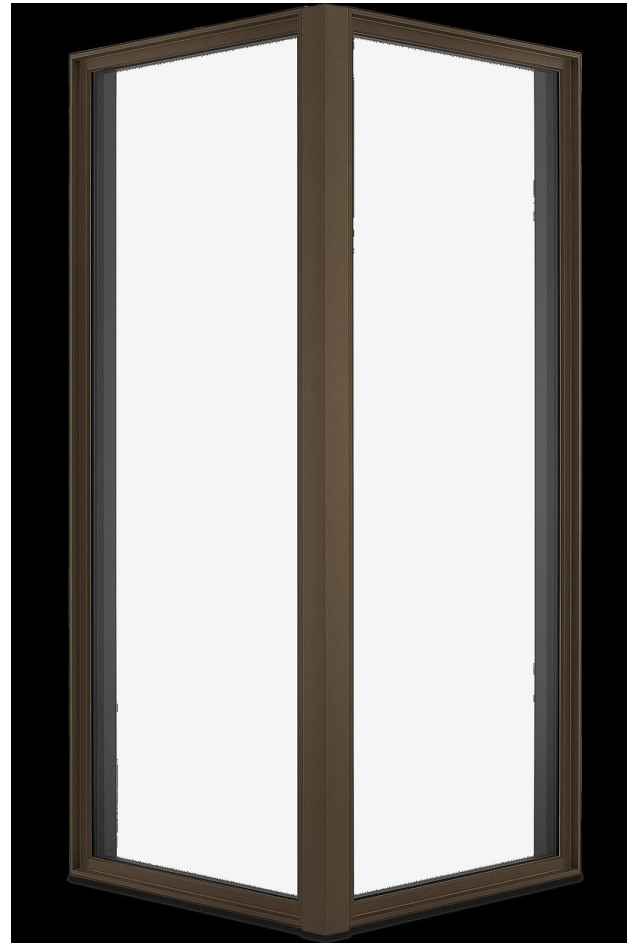
IPE, BRAZILIAN WALNUT  
RAINSCREEN SIDING





## ENTRY DOOR

MAHOGANY WOOD VENEER  
WITH  
PRIVACY SATINATO GLASS  
"ESPRESSO"



## WINDOW

MARVIN WINDOWS  
ALUMINUM CLAD EXTERIOR,  
WOOD CLAD INTERIOR  
"BRONZE"



## WINDOW TRIM

MARVIN WINDOWS  
ALUMINUM CLAD EXTERIOR,  
WOOD CLAD INTERIOR  
"BRONZE"



CITY OF GLENDALE

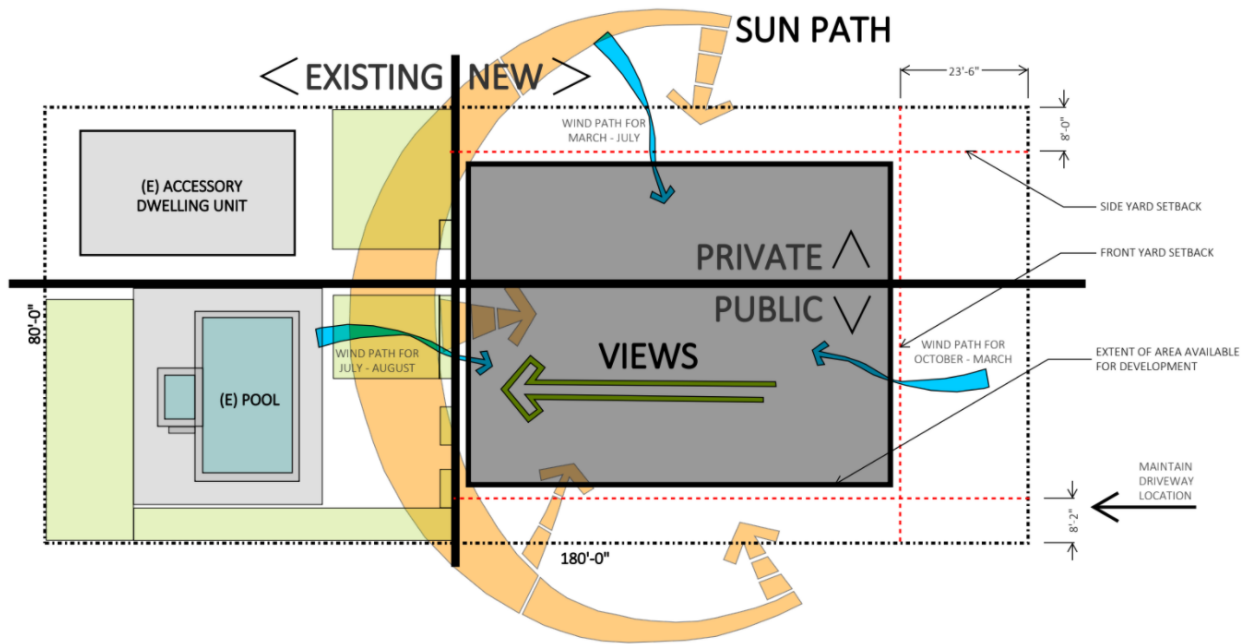
# 1732 WABASSO WAY ARCHITECTURAL GUIDELINES



## Introduction

Wabasso Way where our current project is located is composed of eclectic architectural styles along the street but we can comfortably state that the majority style is similar to the ranch style homes prevalent in the City of Glendale in the mid 1950'-60's. We developed a design that adhered and respected the current architectural style of the neighborhood by designing a ranch home that has identifying features to fit well with the surrounding fabric of the neighborhood.





## Site Planning

For our project, we developed a design based on the existing site context, which we developed the site forces that helped drive the design layout and concept. The diagram above was a schematic site analysis that we developed to identify the design strategy for clearly presenting to our client to understand the concept. We maintained site views within the lot and created a circulation that separated private and public spaces from typical homes. We took into consideration the solar analysis to understand the impacts of the sun and wind to the layout of the interior home.

## Mass & Scale

Taking into consideration the surrounding fabric of the street, we designed a broad one-story shape to envelope the layout with a moderate overhang that is consistent with ranch style homes. Other identifying features that we integrated into the design and are consistent with Ranch styles are the front entry slightly off center (the varying setback at the front enhances this feature) while being sheltered under the main roof of the house, the garage attached to the main facade, a large picture window generally present and an



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asymmetrical facade. All of these features are common to ranch style homes and we have integrated into our design and layout to strengthen our design.

## **Design & Detailing**

The following elements were merged with the design to complement the design concept and architectural style, contemporary ranch:

*(these are all common elements found in ranch style homes from 1935-1975)*

1. Wall cladding changes in the entry area (frequently two or more cladding materials are combined in the front entry, applied vertically or horizontally)
2. Architectural elements that slant
  - a. This is achieved with the two roof overlaps
3. Multiple window shapes and sizes
  - a. Corner window
4. Boxed eaves which are very common

The Ranch style originated in southern California in the mid-1930's, it is appropriate to create a contemporary spin on the style while respecting scale and style of the surrounding homes on Wabasso Way.

