



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

May 23, 2022

Chris Pae
2921 Foothill Blvd.
Glendale, CA 91214

**RE: 1010 WOLVERTON DRIVE
ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 2200463**

Dear Mr. Pae:

The Director of Community Development will render a final decision on or after **June 1, 2022** for the following project:

PROJECT DESCRIPTION: To construct a new 700 square-foot one-story addition facing the street at the side of the existing 2,972 square-foot two-story, single-family residence (built in 1980) with an existing attached three-car garage on an approximately 15,000 square-foot lot in the R1R-III zone (Restricted Residential - Floor Area Ratio III).

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

For more information or to submit comments, please contact the case planner, Aileen Babakhani, at 818-937-8331 or ababakhani@glendaleca.gov.

Comments must be received prior to **June 1, 2022**, in order to be considered by the Director.

DECISION: A decision letter will be posted on or after the date listed above and may be accessed online at: <http://www.glendaleca.gov/planning/decisions>

You may also request notification of the decision when the decision is rendered. Should you wish to file an appeal of the decision, the appeal must be filed within 15 days of the date of the decision as shown on the decision letter. Appeal applications are available in Permit Services, 633 E. Broadway, Room 101, Glendale, CA 91206.

Sincerely,

Aileen Babakhani
Planner

A handwritten signature in black ink, appearing to read "Aileen", is written over the typed name and title.



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY

June 1, 2022 <i>Decision Date</i>	1010 Wolverton Drive <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5649-014-047 <i>APN</i>
PDR 2200463 <i>Case Number</i>	Chris Pae <i>Applicant</i>
Aileen Babakhani, Planner <i>Case Planner</i>	In Ae Choi and Byung Jon Choi <i>Owner</i>

Project Summary

To construct a new 700 square-foot one-story addition facing the street at the side of the existing 2,972 square-foot two-story, single-family residence (built in 1980) with an existing attached three-car garage on an approximately 15,000 square-foot lot in the R1R-III zone (Restricted Residential - Floor Area Ratio III). Two windows at the front façade with inappropriate internal grids are proposed to be replaced to match other existing windows and those at the addition.

Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to Section 15301 of the State CEQA Guidelines, because the proposed addition to the existing structure will not result in an increase of more than 2,500 square-feet of floor area.

Existing Property/Background

The project site is an approximately 15,000 square-foot irregularly-shaped lot, located at the south side Wolverton Drive. The lot is developed with an existing 2,972 square-foot two-story house with an attached three-car garage built in 1980. The proposal is to add a 700 square-foot one-story addition to the west side of the existing house, which will face the street (Wolverton Drive). There is no change to the existing attached garage and driveway. The project also involves interior remodeling.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RIR FAR District: III

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

None.

Site Slope and Grading

None proposed.

Neighborhood Survey

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	16,089 sq. ft.	9,440 sq. ft. – 27,880 sq. ft.	15,000 sq. ft.
Setback	21.8 feet	12.9 feet – 27.4	21'-9"
House size	2,697 sq. ft.	1950 sq. ft. – 3671 sq. ft.	2,972 sq. ft.
Floor Area Ratio	0.18	0.1 - 0.26	0.25
Number of stories	1- to 2-stories	1 to 2 stories (73% of homes are two-story)	two-story

DESIGN ANALYSIS**Site Planning**

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

yes n/a no

If "no" select from below and explain:

- Setbacks of buildings on site
- Prevailing setbacks on the street
- Building and decks follow topography
- Alteration of landform minimized

Yards and Usable Open Space

yes n/a no

If “no” select from below and explain:

- Avoid altering landform to create flat yards
- Outdoor areas integrated into open space
- Use of retaining walls minimized
- Provide landscaping to reduce visual impact of retaining walls
- Decorative material used for retaining walls to blend into landscape and/or complement the building design

Garage Location and Driveway

yes **n/a** **no**

If “no” select from below and explain:

- Consistent with predominant pattern on street
- Compatible with primary structure
- Permeable paving material
- Decorative paving

Landscape Design

yes **n/a** **no**

If “no” select from below and explain:

- Complementary to building design and surrounding site
- Maintains existing trees when possible
- Maximizes permeable surfaces
- Appropriately sized and located

Walls and Fences

yes **n/a** **no**

If “no” select from below and explain:

- Appropriate style/color/material
- Perimeter walls treated at both sides
- Retaining walls minimized
- Appropriately sized and located
- Stormwater runoff minimized

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed addition (new master suite and a study room) will extend the existing building footprint towards the side (west) on the existing flat portion of the lot. The addition does not change the existing site planning and topography significantly, because the existing minimum street front setback will remain unchanged. The

proposed site plan is appropriate to the existing site and the surrounding neighboring properties.

- The addition will be set back approximately 33'-9" away from the street front property line, further than the existing building with the existing 21'-9" street front setback.
- There are no changes to the existing attached garage and existing vehicular access from Wolverton Road.
- The existing landscaping, including the walls and fences will remain unchanged.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

yes **n/a** **no**

If "no" select from below and explain:

- Appropriate proportions and transitions
- Impact of larger building minimized

Building Relates to Existing Topography

yes **n/a** **no**

If "no" select from below and explain:

- Form and profile follow topography
- Alteration of existing land form minimized
- Retaining walls terrace with slope

Consistent Architectural Concept

yes **n/a** **no**

If "no" select from below and explain:

- Concept governs massing and height

Scale and Proportion

yes **n/a** **no**

If "no" select from below and explain:

- Scale and proportion fit context
- Articulation avoids overbearing forms
- Appropriate solid/void relationships
- Entry and major features well located
- Avoids sense of monumentality

Roof Forms

yes **n/a** **no**

If “no” select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Overall, the mass, height, proportions and architectural concept of the addition are consistent with the existing house and surrounding neighborhood, which consists of one- and two-story houses.
- There are no changes to the existing overall height of 24'-0" because the one-story addition has an overall height of 15'-5".
- The addition's side-gabled roof with a 4:12 roof pitch is compatible with the existing roof and architectural style.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

yes **n/a** **no**

If “no” select from below and explain:

- Consistent architectural concept
- Proportions appropriate to project and surrounding neighborhood
- Appropriate solid/void relationships

Entryway

yes **n/a** **no**

If “no” select from below and explain:

- Well integrated into design
- Avoids sense of monumentality
- Design provides appropriate focal point
- Doors appropriate to design

Windows

yes **n/a** **no**

If “no” select from below and explain:

- Appropriate to overall design
- Placement appropriate to style
- Recessed in wall, when appropriate

Privacy

yes **n/a** **no**

If “no” select from below and explain:

- Consideration of views from “public” rooms and balconies/decks
- Avoid windows facing adjacent windows

Finish Materials and Color

yes **n/a** **no**

If “no” select from below and explain:

- Textures and colors reinforce design
- High-quality, especially facing the street
- Respect articulation and façade hierarchy
- Wrap corners and terminate appropriately
- Natural colors appropriate to hillside area

Paving Materials

yes **n/a** **no**

If “no” select from below and explain:

- Decorative material at entries/driveways
- Permeable paving when possible
- Material and color related to design

Lighting, Equipment, Trash, and Drainage

yes **n/a** **no**

If “no” select from below and explain:

- Light fixtures appropriately located/avoid spillover and over-lit facades
- Light fixture design appropriate to project
- Equipment screened and well located
- Trash storage out of public view
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

A condition of approval is added to update plans and provide cut sheets to show any proposed light fixtures to ensure they are at appropriate locations and avoid overlighting the property and spilling over onto adjacent properties

Ancillary Structures

yes n/a no

If “no” select from below and explain:

- Design consistent with primary structure
- Design and materials of gates complement primary structure

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Overall, the addition’s design, detailing, finish materials, and colors including wall stucco finish, roofing material (clay tile), roof fascia, eave details (boxed eave), and windows and doors are consistent with the existing house and neighboring properties.
- The new windows for the area of the addition and proposed replacement windows are vinyl (nail-on frames and flush on the wall) with an appropriate combination of sliding and fixed windows, without grids.
- The proposed addition does not raise any privacy concern, because no public rooms or balconies/decks with view to neighboring properties are proposed and no new windows is facing adjacent windows of neighboring properties.
- The proposed plans currently do not show any light fixtures at the addition. If any are proposed, a condition of approval is added to revised the drawings to show their proposed locations and provide cut sheets to indicate the facades will not be overlit and that the fixtures will be shielded to avoid light spillover to the adjoining property.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

Conditions

1. If any new light fixtures are proposed, revise the drawings to show their proposed locations and provide cut sheets to indicate the facades will not be overlit and that the fixtures will be shielded to avoid light spillover to the adjoining property

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey

The design drawings and specifications in these documents are instruments of service and are the property of CP Studio Inc. All design and related information contained herewith is restricted to use on the specified projects and shall not be used or disclosed to any person or firm without the written permission of CP Studio Inc. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

CHOI RESIDENCE

HOUSE ADDITION

1010 WOLVERTON DR. GLENDALE CA 91207

ABBREVIATIONS

<p>A</p> <p>AC AIR CONDITIONING ACOUS. ACOUSTICAL ACOUS. T. ACOUSTICAL TILE (OR ACT) ADDNL. ADDITIONAL ADJ. ADJUSTABLE ALUM. ALUMINUM ALT. ALTERNATE ANOD. ANODIZED APPVD. APPROVED APPROX. APPROXIMATE ARCH. ARCHITECT OR ARCHITECTURAL AUTO AUTOMATIC AVG. AVERAGE AFF. ABOVE FINISH FLOOR ASL. ABOVE SEA LINE</p> <p>B</p> <p>BD. BOARD BLDG. BUILDING BLKG. BLOCKING BRKT. BRACKET BRZ. BRONZE BSMT. BASEMENT</p> <p>C</p> <p>CAB. CABINET C.C. CENTER TO CENTER CER. CERAMIC CLKG. CALKING CLG. CENTER LINE CEILING CLG. (OR CEL.) CLOS. CLOSET CLR. CLEAR CLR. OPG. CLEAR OPENING COL. COLUMN CONC. CONCRETE CONN. CONNECT OR CONNECTION CONST. CONSTRUCTION CONT. CONTINUOUS COR. CORNER CORR. CORRIDOR CTR. CENTER CW. COLD WATER</p> <p>D</p> <p>DA. DOUBLE-ACTING DBL. DOUBLE DEPT. DEPARTMENT DET. DETAIL DF. DRINKING FOUNTAIN DA. DIAMETER DM. DIMENSION DV. DIVISION DN. DOWN DR. DOOR DWG. DRAWING DRW. DRAWER DW. DISHWASHER</p>	<p>D</p> <p>DA. DOUBLE-ACTING DBL. DOUBLE DEPT. DEPARTMENT DET. DETAIL DF. DRINKING FOUNTAIN DA. DIAMETER DM. DIMENSION DV. DIVISION DN. DOWN DR. DOOR DWG. DRAWING DRW. DRAWER DW. DISHWASHER</p> <p>E</p> <p>(E) EAST ELEG. ELECTRIC EL. ELEVATION ELEVTR. ELEVATOR ENGR. ENGINEER EQ. EQUAL EQUIP. EQUIPMENT EXH. EXHAUST EXIST. EXISTING EXPAN. EXPANSION EXPOS. EXPOSED EXT. EXTERIOR ELECT. ELECTRICAL</p> <p>F</p> <p>FALM. FIRE ALARM FABR. FABRICATE FE. FIRE EXTINGUISHER FEC. FIRE EXTINGUISHER CABINET FF. FINISH FLOOR FHC. FIRE HOSE CABINET FN. FINISHED FLR. FLOOR FLUOR. FLUORESCENT FOC. FACE OF CONCRETE FOF. FACE OF FINISH FOG. FACE OF GYPSUM BOARD FOS. FACE OF STUD FOW. FACE OF WALL FS. FULL SIZE F-F. FACE TO FACE FLURR. FLOORING</p> <p>G</p> <p>GD. GARBAGE DISPOSAL GA. GAUGE GEN. GENERAL GFI. GROUND FAULT ISOLATED GL. GLASS OR GLAZED GYP. GYPSUM GYP. BD. GYPSUM BOARD</p>	<p>H</p> <p>HW. HARDWARE HW. HARD WOOD HGT. HEIGHT HM. HOLLOW METAL HRZ. HORIZONTAL HVAC. HEATING, VENTILATING, AND AIR CONDITIONING HOT WATER</p> <p>I</p> <p>IM. ICE MAKER ID. INSIDE DIAMETER INCL. INCLUDED/ING INFO. INFORMATION INCAN. INCANDESCENT</p> <p>J</p> <p>JAN. JANITOR</p> <p>L</p> <p>L. ANGLE LAM. LAMINATE LB. (OR #) POUND LH. LEFT HAND</p> <p>M</p> <p>MAINT. MAINTENANCE MAX. MAXIMUM MECH. MECHANICAL M.C. MAL CHUTE MTL. METAL MEZZ. MEZZANINE MFG. MANUFACTURING MFR. MANUFACTURER MGR. MANAGER MIN. MINIMUM MSC. MISCELLANEOUS MTD. MOUNTED MUL. MULLION MTH. METAL THRESHOLD MW. MICROWAVE</p> <p>N</p> <p>(N) NORTH N. NEW NEG. NEGATIVE NIC. NOT IN CONTRACT NO. (OR #) NUMBER NTS. NOT TO SCALE</p> <p>O</p> <p>OA. OVERALL O.C. ON CENTER O.D. OUTSIDE DIAMETER OFF. OFFICE OH. OPPOSITE HAND OFNG. OPENING OPP. OPPOSITE ORG. ORIGINAL</p>	<p>P</p> <p>PART. BD. PARTICLE BOARD P. LAM. PLASTIC LAMINATE PLAS. PLASTER PLY. PLYWOOD PNL. PANEL PR. PAIR PREFAB. PREFABRICATED PROJ. PROJECT PTN. PARTITION PTD. PAINTED</p> <p>Q</p> <p>QUAL. QUALITY QUAN. QUANTITY</p> <p>R</p> <p>RE. RELOCATE R. REMOVE RA. RETURN AIR RAD. RADIOUS RECEP. RECEPTACLE REF. REFERENCE REFL. REFLECTED RESL. RESULENT REQD. REQUIRED RH. RIGHT HAND RM. ROOM RND. ROUND RO. ROUGH OPENING REV. REVISION</p> <p>S</p> <p>(S) SOUTH S.C. SOLID CORE SCHED. SCHEDULE SECT. SECTION SHT. SHEET SML. SIMLAR SQ. SQUARE SF. SQUARE FEET SS. STAINLESS STEEL ST. STAIN STA. STATION STD. STANDARD STL. STEEL STRUCT. STRUCTURAL SUSP. (SUSPENDED) SYMM. SYMMETRICAL SYS. SYSTEM SPL. SPLASH</p> <p>T</p> <p>T & B TOP AND BOTTOM TECH. TECHNICAL TEL. TELEPHONE TEMPD. TEMPERED TEMPY. TEMPORARY TEMP. GL. TEMPERED GLASS THK. THICKNESS TOS. TOP OF SLAB TYP. TYPICAL</p>	<p>U</p> <p>UL. UNDERWRITERS LABORATORY UTIL. UTILITY UON. UNLESS OTHERWISE NOTED</p> <p>V</p> <p>VERT. VERTICAL VEST. VESTIBULE VIF. VERIFY IN FIELD VOL. VOLUME VER. VERIFY</p> <p>W</p> <p>(W) WEST W. WITH WC. WALL COVERING WD. WOOD W.DW. WINDOW WH. WATER HEATER W/O. WITHOUT WS. WEATHERSTRIPPING WT. WEIGHT</p> <p>Y</p> <p>YD. YARD</p>
--	--	--	---	---

SYMBOL LEGEND

	COLUMN GRD
	ELEVATION DATUM POINT
	ROOM NUMBER
	DOOR NUMBER (WITH SCHEDULE)
	WINDOW (WITH SCHEDULE)
	KEYNOTE NUMBER
	KEYNOTE NUMBER
	COLOR FINISH BUBBLE
	KITCHEN EQUIPMENT BUBBLE
	ALIGN WITH ESTABLISHED SURFACES
	FLOOR TRANSITION LEVEL
	INTERIOR ELEVATION
	REVISION REFERENCE
	DETAIL BUBBLE
	SECTION BUBBLE

SHEET INDEX

ARCHITECTURAL

T11 TITLE SHEET
T12 GENERAL NOTE
T13 TITLE 24 REPORT

C-1 TOPO SURVEY PLAN
A11 SITE PLAN
A12 FIRE SITE PLAN
A13 FIRE SITE PLAN
A21 EXISTING FLOOR PLAN
A22 NEW FLOOR PLAN
A31 NEW RCP
A41 NEW ELEVATIONS
A51 SECTIONS & WINDOW / DOOR SCHEDULE
A71 ARCHITECTURAL DETAILS

PROJECT DATA

SCOPE OF WORK: HOUSE ADDITION APPROX. 685 SF. AND TWO WINDOW REPLACEMENTS

PROJECT OWNER: MRS. IA AE CHOI

PROJECT ADDRESS: 1010 WOLVERTON DR. GLENDALE, CA 91207

APN#: 5649-014-047

TRACT NUMBER: TR-PARCEL MAP AS PER BK. 120 P. 100 OF PM LOT A

ZONE: RHR II

CONSTRUCTION: TYPE V-B

OCCUPANCY TYPE: R-3 SINGLE FAMILY RESIDENCE

FIRE SPRINKLER: NO

APPLIED CODES: 2019 CRC, CEC, CPC, CMC, 2019 CBC, AND CITY OF GLENDALE AMENDMENTS

LOT AREA: 14,999 SQ. FT. PER SURVEY

IE HOUSE AREA: 2,972 SQ. FT. (PER ASSESSOR)
NEW ADDITION: 700 SQ. FT.
TOTAL SQ. FT.: 3,672 SQ. FT.

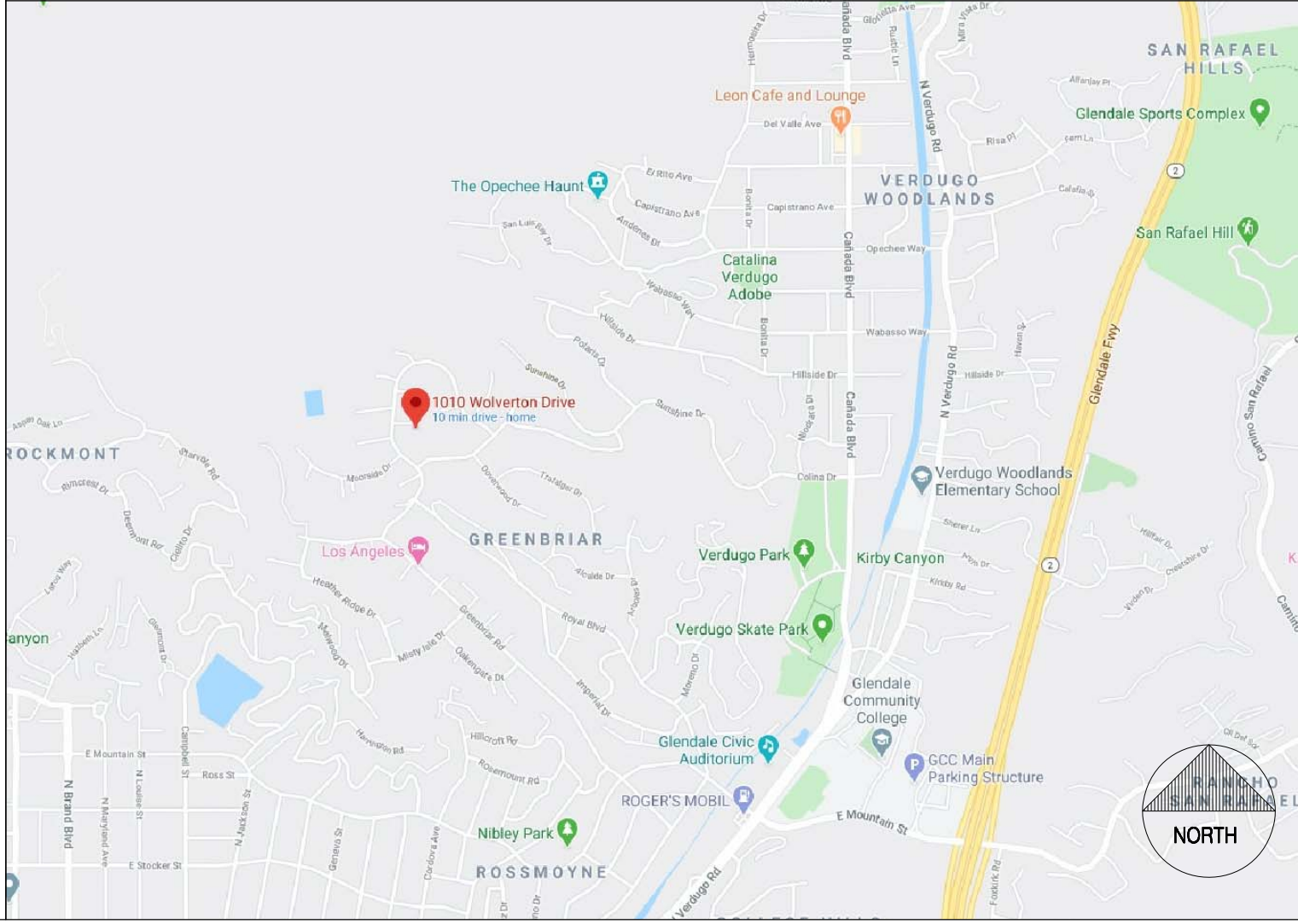
IE GARAGE SQ. FT.: 0 SQ. FT. (660 SQ. FT. - EXCLUDE 700 SF.)
TOTAL SQ. FT.: 3,672 SQ. FT.

IE FRONT PORCH SF: 65 SQ. FT.

FAR: 24% (3,672 SF / 14,999 SF)
FAR MAX: 45% (6,750 SQ. FT.)

LOT COVERAGE: 21% (1,756 SF + 65 SF + 660 = 3,076 / 14,999 SF) LANDSCAPE AREA: 1,975 SF.
LOT COVERAGE MAX: 40% 5,999 SQ. FT. LANDSCAPE RATIO: 64% (3,675 SF / 14,999)

VICINITY MAP



PROJECT DIRECTORY

CLIENT
IA AE CHOI
1010 WOLVERTON DR.
GLENDALE CA 91207

DESIGNER
CP STUDIO INC.
2921 FOOTHILL BLVD.
LA CRESCENTA, CA 91214
TEL: 818.957.9008
FAX: 818.245.9338

STRUCTURAL
BOLD ENGINEER & ASSOCIATES, INC.
3055 WILSHIRE BLVD #880
LOS ANGELES, CA 90010
TEL: 213.505.3058
FAX: 323.210.7118

CHOI RESIDENCE
HOUSE ADDITION
1010 WOLVERTON DR. GLENDALE, CA 91207

PROJECT AND ADDRESS

MRS. IA AE CHOI
1010 WOLVERTON DR.
GLENDALE, CA 91207

Owner Info.

Revisions

No.	Description

TITLE SHEET AND GENERAL NOTES

Sheet Title

T1.1

Drawing No.

Sheet: Of:

BEFORE PICTURE



AFTER PICTURE



BEFORE PICTURE



AFTER PICTURE



BEFORE PICTURE



AFTER PICTURE



BACKYARD PICTURE





COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BUILDING AND SAFETY DIVISION

RESIDENTIAL PLAN GENERAL NOTES

GENERAL PROJECT INFORMATION

PLAN CHECK NO. DISTRICT NO. JOB ADDRESS CITY ZIP

NOTE: Numbers in the parenthesis () refer to sections of the 2014 edition of the County of Los Angeles Building Code (BC), Residential Code (R), Plumbing Code (PC), Mechanical Code (MC), Electrical Code (EC), and Green Building Standards Code (GC).

INSTRUCTIONS

- The following notes must be included on the plans.

SECURITY REQUIREMENTS

- 1. Exterior doors, doors between house and garage, windows and their hardware shall conform to the Security Provisions of Chapter 67 of the Los Angeles County Building Code (LACBC).
a. Single swinging doors, active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a latch and a deadbolt key operated from the outside. Deadbolts shall have a hardened insert with 1" minimum throw and 5/8" minimum embedment into the jamb. If a latch has a key locking feature, it shall be dead latch type.
b. Inactive leaf of a pair of doors and the upper leaf of Dutch doors shall have a deadbolt as per paragraph "a", unless it is not key operated from the exterior, or has a hardened deadbolt at top and bottom with 1/2" embedment.
c. Swinging wood door(s) shall be solid core not less than 1-3/8" thick.
d. Panels of wood doors shall be 9/16" thick and not more than 300 sq. inches. Stiles and rails to be 1-3/8" thick and 3" minimum width.
e. Door hinge pins accessible from the outside shall be non-removable.
f. Door stops of wood jambs of in-swinging doors shall be one piece construction or joined by a rabbet.
g. Windows and door lights within 40" of the locking device of the door shall be fully tempered/approved burglary resistant/protected by bars, screens or grills.
h. Overhead and sliding garage doors shall be secured with a cylinder lock, a padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. Jamb locks shall be on both jambs for doors exceeding 9 feet in width.

- i. Sliding glass doors and sliding glass windows shall be capable of withstanding the tests set forth in Section 6706 and 6707 of the Los Angeles County Building Code and shall bear a label indicating compliance with these tests.
13. The following are required for appliances installed in an attic:
a. An opening and passageway shall not be less than 22 inches by 30 inches, or less than the size of the largest piece of equipment.
b. Where the passageway height is less than 8 feet, the distance from access to the appliance shall not exceed 20 feet, as measured along the centerline.
c. Passageway shall be unobstructed and shall have solid flooring not less than 24 inches wide from entrance to appliance.
d. A level working platform not less than 30 inches by 30 inches is required in front of the appliance side of the appliance.
e. A permanent 120V receptacle outlet and a lighting fixture shall be installed near the appliance. Light switch shall be located at the entrance to the passageway.
f. A type B or L gas vent shall terminate not less than 5 feet above the highest connected appliance flue collar or draft hood.
g. Appliance installation shall meet all listed clearances.
13. Clothes dryer moisture exhaust duct shall terminate on the outside of the building and shall be equipped with a back-draft damper. Screens shall not be used and the exhaust duct may not extend into or through ducts and plenums.
14. Clothes dryer moisture exhaust duct shall be 4 inches in diameter and length is limited to 14 feet with two elbows from the clothes dryer to point of termination. Duct length shall be reduced by 2 feet for every elbow in excess of two.
15. Heating appliances (water heater, furnace, etc.) located in the garage, which create a glow, spark or flame, shall be installed at least 18 inches above the floor.
16. Ducts shall be sized per Chapter 6 of the Mechanical Code.
17. The effective flush volume of all water closets shall not exceed 1.28gpf. Urinals shall be 0.5gpf maximum.

CONSTRUCTION REQUIREMENTS

- 2. Notching of exterior and bearing/nonbearing walls shall not exceed 25% / 40% of its width, respectively. Bored holes in bearing/nonbearing walls shall not exceed 40% / 60% of its width, respectively.
3. Interior finishes in Group R-3 shall have a flame spread index of not greater than 200, and a smoke-developed index not greater than 450.
4. Provide fire blocking in concealed spaces of stud walls, partitions, including furred spaces, at the ceiling and floor level, and at 10-foot intervals both vertical and horizontal.
5. Ducts installed under a floor in a crawl space shall not prevent access to an area of the crawl space. Where it is required to move under ducts for access to areas of the crawl space, a vertical clearance of 18" minimum shall be provided.
6. Where fastening is of metal, the metal shall be corrosion resistant with a thickness of not less than 0.19 inch (No. 26 galvanized sheet).
7. Note on the plans: "Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports."
8. Subfloors shall have end-matched lumber, have blocked panel edges, or occur over supports. Floor sheathing shall comply with Section R503.

GLAZING REQUIREMENTS

- 9. The following shall be considered specific hazardous locations requiring safety glazing per Section R308:
a. Glazing in fixed and operable panels of swinging, sliding, and bifold doors.

- b. Glazing in fixed or operable panels adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
c. Window glazing in an individual fixed or operable panel, that meets all of the following conditions:
1. The exposed area of an individual pane is larger than 9 square feet.
2. The bottom edge is less than 18 inches above the floor.
3. The top edge is more than 36 inches above the floor.
4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing.
d. Glazing in guards, railings, structural baluster panels, and nonstructural in-fill panels, regardless of area or height above a walking surface.
e. Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools, where all of the following conditions are present:
1. The bottom edge of the glazing is less than 60 inches above any standing or walking surface.
2. The glazing is within 60 inches, measured horizontally and in a straight line, from a hot tub, spa, whirlpool, bathtub, or swimming pool.
f. Glazing adjacent to stairs and ramps where the bottom exposed edge is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs, and ramps, unless the glazing is more than 36 inches measured horizontally from the walking surface, or a rail is designed per Section R308.4.6.
g. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread, unless the glazing is more than 18 inches from a protective guard per Section R312.
13. Clothes dryer moisture exhaust duct shall be 4 inches in diameter and length is limited to 14 feet with two elbows from the clothes dryer to point of termination. Duct length shall be reduced by 2 feet for every elbow in excess of two.
15. Heating appliances (water heater, furnace, etc.) located in the garage, which create a glow, spark or flame, shall be installed at least 18 inches above the floor.
16. Ducts shall be sized per Chapter 6 of the Mechanical Code.
17. The effective flush volume of all water closets shall not exceed 1.28gpf. Urinals shall be 0.5gpf maximum.

MECHANICAL/PLUMBING/ELECTRICAL CODE REQUIREMENTS

- 10. Dwelling shall be provided with comfort heating facilities capable of maintaining a room temperature of 68 degrees F at 3 feet above the floor and 2 feet from exterior walls.
11. The following are required for central heating furnaces and low-pressure boilers in a compartment:
a. Listed appliances shall be installed with clearances in accordance with the terms of their listings and the manufacturer's installation instructions.
b. Unlisted appliances shall meet both the clearances in Table 904.2, and the clearances allowed by the manufacturer's installation instructions.

- 18. Single shower heads shall have a maximum flow rate or 2.0gpm at 80psi. Multiple shower heads serving one shower shall have a combined flow rate of 2.0gpm at 80psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
19. Lavatory faucets shall not exceed 1.5gpm at 60psi. The minimum flow rate shall not be less than 0.8gpm at 20psi.
20. Kitchen faucets shall not exceed 1.8gpm at 60psi. The faucet may temporarily increase to above this rate, but not to exceed 2.2gpm at 60psi, and must default to the maximum flow rate of 1.8gpm at 60psi.
21. ABS and PVC DWV piping installations are limited to not more than two stories of areas.
22. All showers and tub-showers shall have a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve.
23. All new, replacement and existing water heaters shall be strapped to the wall in two places. One on the upper 1/3 of the tank, and one on the lower 1/3 of the tank. The lower point shall be a minimum of 4 inches above the controls.
24. Plumbing plan check and approval are required for 2 inch or larger gas lines and/or water lines.
25. Ground-fault circuit-interruption (GFCI) for personnel shall be provided per EC section 210.8(A), and installed in a readily accessible location.
26. Arc-fault circuit-interruption shall be installed to provide protection of the branch circuit.
27. Tamper-resistant receptacles shall be installed in all areas specified in 210.52, all nonlocking-type 12-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles.
28. Where NM Cable (Romex) is run across the top of ceiling joists and/or where the attic is not accessible by permanent stairs or ladders, protection within 6 feet of the nearest edge of the scuttle or attic entrance shall be provided.

GENERAL NOTES

- 1. WORK INCLUDED: THIS PROJECT CONSISTS OF REMODELING OF EXISTG BUILDING AS INDICATED ON THE DRAWINGS AND AS HEREIN SPECIFIED; TO THE END THAT THE BUILDING SHALL BE COMPLETELY OPERABLE ON COMPLETION OF THE CONTRACT.
2. SPECIAL NOTICE: THE COMPETENCE AND RESPONSIBILITY OF CONTRACTOR AND THEIR SUBCONTRACTORS WILL BE CONSIDERED IN AWARDED THE CONTRACT OWNER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND WAIVE ALL FORMALITY IN CONNECTION THEREWITH.
3. NOT USED.
4. SCOPE: FURNISH ALL LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK OF EACH DIVISION OR SECTION AS INDICATED ON DRAWINGS OR AS SPECIFIED IN AN OPERABLE AND LAWFUL MANNER.
5. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING PROPERTY AT THE PROJECT SITE AND TO CROSS CHECK ALL DETAILS AND NOTIFY OWNER OR THE DESIGNER BEFORE STARTING ANY WORK.
6. ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS THAT ARE NECESSITATED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE DESIGNER.
7. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF GOVERNING BUILDING CODE AND / OR ALL OTHER GOVERNING CODES AND AGENCY'S REQUIREMENTS.
8. SITE EXAMINATION: ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST VISIT AND EXAMINE THE PROJECT SITE, EXISTING BUILDING AND ALL EXISTING CONDITION THEREIN, AND SHALL TAKE THEM INTO ACCOUNT IN THEIR PROPOSAL.
9. PERMITS AND TAXES: SECURE AND PAY FOR ALL PERMITS, WATER, SEWER HOOKUPS AND ANY OTHER MUNICIPAL OR PRIVATE FEES REGARDING THE WORK INCLUDING WATER METER AND COSTS REQUIRED BY UTILITIES TO RUN MAIN ON AND OFF THE PROPERTY.
10. SUBMITTALS: WITHIN 5 DAYS AFTER THE AWARD OF CONTRACT AND BEFORE ANY MATERIALS ARE DELIVERED TO JOB SITE, SUBMIT CONSTRUCTION SCHEDULE AND PHASING OF THE WORK FOR OWNERS REVIEW SHOP DRAWINGS (3 SET), SAMPLES AND / OR COMPLETE LIST OF ALL MATERIALS PROPOSED TO BE FURNISHED AND INSTALLED UNDER THE WORK OF EACH DIVISION THAT REQUEST THEM. PROVIDE THE OWNER WITH 3 SETS OF OPERATION AND MAINTENANCE INSTRUCTION FOR ALL EQUIPMENT INSTALLED AT COMPLETION OF WORK.
11. FLOOR FINISH JOINTS SHALL BE TRUE AND LEVEL. ALL FINISH FLOOR HEIGHT VARIATIONS SHALL BE CORRECTED BY LEVELING OR BY AN APPROVED EVEN RAMP WITH MAXIMUM SLOPE OF 10000 IN ALL TRAVELED DIRECTIONS. STEPS SHALL NOT TO BE PERMITTED UNLESS INDICATED ON THE DRAWINGS.
12. NOTE USED
13. NOTE USED
14. CLEAN UP: AT COMPLETION OF WORK, IT SHALL BE LEFT BROOM-CLEAN AND UNDAMAGED AS A CONDITION OF ACCEPTANCE. MATERIAL AND DEBRIS NOT MOVED AND DAMAGES NOT REPAIRED WHEN DIRECTED THE CONTRACTOR PAYMENT FOR THE WORK COMPLETED, USE OF THE COMPLETED OR PARTIALLY COMPLETED WORK SHALL BE CONSIDERED AS ACCEPTANCE OR APPROVAL OF THE WORK. DESIGNER'S DECISIONS IN THESE MATTERS SHALL BE FINAL.
15. GUARANTEES AND LIENS: PROVIDE LIEN RELEASED FROM CONTRACTORS, ALL SUBCONTRACTORS, AND SUPPLIES DELIVER TO THE OWNER ALL REQUIRED LIEN RELEASES, GUARANTEES AND CERTIFICATES GUARANTEE THE ENTIRE WORK AND PROPER FUNCTIONING OF ALL EQUIPMENT APPLIANCES FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE AND THAT ANY DEFECTS SHALL BE PROMPTLY CORRECTED AT NO ADDITIONAL EXPENSE TO THE OWNER. LONGER GUARANTEES MAY BE SPECIFIED FOR CERTAIN WORK.
16. THE CONTRACTOR SHALL MAKE EVERY PROVISION TO MAINTAIN THE INTEGRITY OF THE BUILDING SECURITY MEASURES AND GUARD SERVICE SHALL BE PROVIDED THE CONTRACTOR DURING ALL TIMES WHEN THE BUILDING IS NOT SECURED.
17. ALL INFORMATION REGARDING N.I.C. ITEMS WILL BE SUPPLIED BY THE OWNER.
18. MATERIALS TO BE USED SHALL BE OF FIRST QUALITY. THE WORK SHALL BE PERFORMED BY SKILLED MECHANICS ON A WORKMANLIKE MANNER AND CONFORM TO THE GOVERNING CODES AND REQUIREMENTS OF THE CITY.
19. NOT USED
20. INSULATION WITH A MIN. OF R-13 INSTALLED IN WALL STUD SPACES.
21. INSULATION WITH A MIN. OF R-30 INSTALLED IN CEILING JOIST SPACES.
22. INSULATION WITH A MIN. OF R-9 INSTALLED UNDER RAISED FLOORS.
23. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL, TITLE 20 CHAPTER 4, ARTICLE 3.
24. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND WITH 24" ARC OF EITHER DOORWAYS VERTICAL EDGE MUST BE TEMPERED.
25. PROVIDE 70" HT. NONABSORBENT WALL ADJ. TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. SWING DOOR SHALL BE WING OUT, ALL SHOWER COMPARTMENTS SHALL HAVE A MIN. FINISHED INTERIOR AREA OF 1024 SQ. IN. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING 30" CIRCLE.
26. PROVIDE MIN. 50 SQ. IN. VENTS TOP AND BOTTOM OF WATER HEATER COMPARTMENTS WITH A 24" CLEAR DOOR. WATER HEATER SHALL BE STRAPPED TO THE WALL IN TWO PLACES, ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MIN. OF 4" ABOVE THE CONTROLS.
27. PROVIDE LOW CONSUMPTION WATER CLOSET 16 GAL. PER FLUSH MAX. PROVIDE A 12"x12" TUB ACCESS DOOR OR INSTALL FIXED JOINT.
28. PROVIDE SMOKE DETECTOR IN HALLWAY ADJACENT TO BEDROOMS IN EACH BEDROOM AND EACH FLOOR LEVEL.
29. PROVIDE GFI PROTECTED RECEPTACLE OUTLET IN BATHROOM, GARAGE, OUTSIDE LOCATIONS AND AT COUNTERTOP AREAS WITH 6" OF THE KITCHEN SINK.
30. WALL SPACES 24" AND WIDER SHALL HAVE A RECEPTACLE EVERY 12 FEET.
31. PROVIDE WEEP SCREEN FOR STUCCO AT MIN. 4" ABOVE GRADE.
32. PROVIDE 1 SQ. FT. UNDER FLOOR VENTILATION FOR EACH 50 SQ. FT. OF UNDERFLOOR AREA. PROVIDE ATTIC VENTILATING OPENING NOT LESS THAN 1/50 OF ATTIC AREA. THE OPENING SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENING OF 1/4" IN DIMENSION.
33. NOT USED
34. PROVIDE ONE WINDOW IN EACH BEDROOM, MAX. 44" SILL HEIGHT, 20 INCHES HORIZ, 24 INCHES VERT. MIN. OPENING AND 5/7 SQ. FT. MIN. CLEAR AREA.
35. GLAZING ADJ. TO A DOOR WHICH IS LESS THAN 60" FROM A FLOOR AND WITHIN 24" ARC OF EITHER DOORWAYS VERTICAL EDGE MUST BE TEMPERED.
36. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.
37. LIGHTING FIXTURES IN KITCHEN AND BATHROOMS SHALL COMPLY WITH ENERGY STANDARDS.
38. ROOF GUTTER SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327334 AND BUILDING CODE 705A-4)
39. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325
40. CONSTRUCTION IN THE PUBLIC RIGHT OF WAY AND PROJECTION BEYOND THE PROPERTY LINES OR INTO THE ALLEYS SHALL COMPLY WITH COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 32.
41. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY CITY OF LA CANADA.
42. MAINTAIN 5-FT. CLEARANCE BETWEEN SEPTIC TANK AND SEEPAGE PIT AND MINIMUM CLEARANCES TO BUILDINGS AND PROPERTY LINES OF 5-FT. FOR THE SEPTIC TANK AND 8-FT. FOR THE SEEPAGE PIT.
43. COMPLY WITH PROTECTION OF ADJOINING PROPERTY BY PROVIDING A WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT AN EXCAVATION DEEPER THAN THE FOUNDATION OF THE ADJOINING BUILDING AND LOCATED LESS THAN EXCAVATION DEPTH TO THE PROPERTY LINE IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHOULD BE PROTECTED. S/D NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATIONS.



BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law.

Print Name (Owner or authorized agent of the owner)

Signature (Owner or authorized agent of the owner) Date

*The above Best Management Practices are detailed in the latest edition of the California BMP Handbook or California Stormwater Quality Handbooks.



The design, drawings and specifications in these documents are instruments of service and are the property of CP Studio Inc. All design and related information contained herein is restricted to use on the specified projects and shall not be used or disclosed to any person or firm without the written permission of CP Studio Inc. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

CHOI RESIDENCE HOUSE ADDITION 1010 WOLVERTON DR. GLENDALE, CA 91207

PROJECT AND ADDRESS

MRS IN AE CHOI 1010 WOLVERTON DR. GLENDALE, CA 91207

Owner Info

Revisions

Table with 2 columns: No., Description

Project No. 20-003

Start Date 02/19/2020

Last Revised 03/24/2022

Drawn By YL

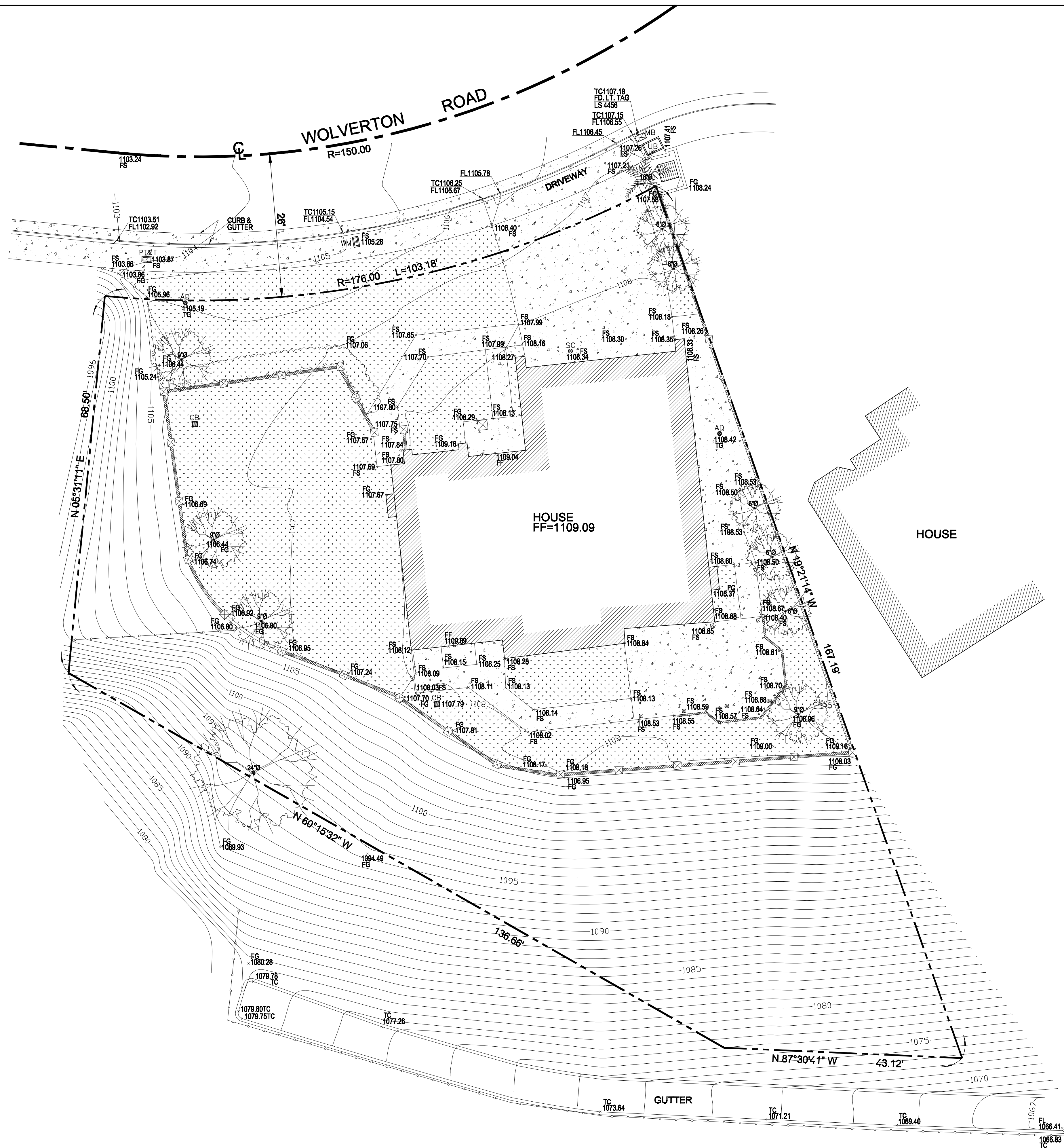
GENERAL NOTES

Sheet Title

T1.2

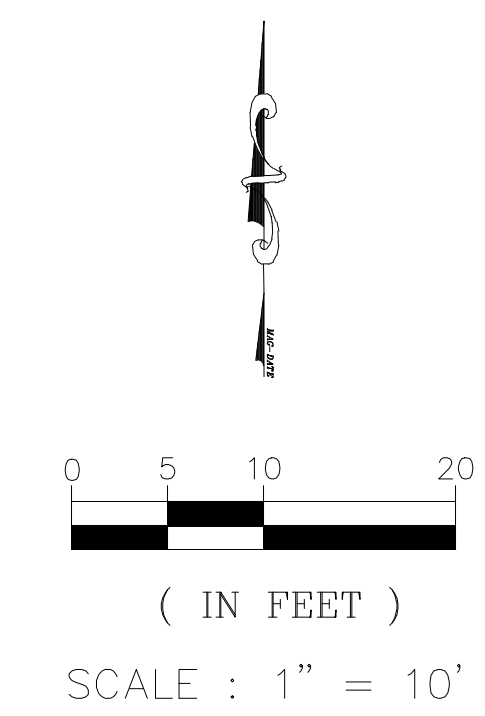
Drawing No.

Sheet Of



LEGEND

- CL CENTER LINE
- FF FINISH FLOOR
- FL FLOW LINE
- FG FINISH GRADE
- FS FINISH SURFACE
- TC TOP OF CURB
- TG TOP OF GRATE
- AD AREA DRAIN
- CB CATCH BASIN
- MB MAILBOX
- PP POWER POLE
- AT&T AT&T
- UB UTILITY BOX
- WM WATER METER
- SC SEWER CLEANOUT
- TREE
- SHRUB
- HOUSE
- CONCRETE PAD
- LANDSCAPE
- XXXX CONTOUR LINE
- BLOCK WALL
- GARDEN WALL
- IRON FENCE LINE
- PROPERTY LINE
- CENTER LINE



ELEVATION (CONTOUR)	LENGTH (FEET)
1108	214
1107	218
1106	227
1105	190
1104	196
1103	200
1102	206
1101	212
1100	217
1099	199
1098	179
1097	167
1096	160
1095	156
1094	123
1093	116
1092	108
1091	97
1090	86
1089	76
1088	66
1087	64
1086	61
1085	59
1084	57
1083	55
1082	53
1081	51
1080	49
1079	42
1078	45
1077	43
1076	41
1075	27
1074	15
1073	4
TOTAL LENGTH	4079

S = AVERAGE PERCENT SLOPE
 I = CONTOUR INTERVAL IN FEET
 L = SUMMATION OF LENGTH OF ALL CONTOURS IN FEET
 A = AREA, IN SQUARE FEET, OF PARCEL BEING CONSIDERED

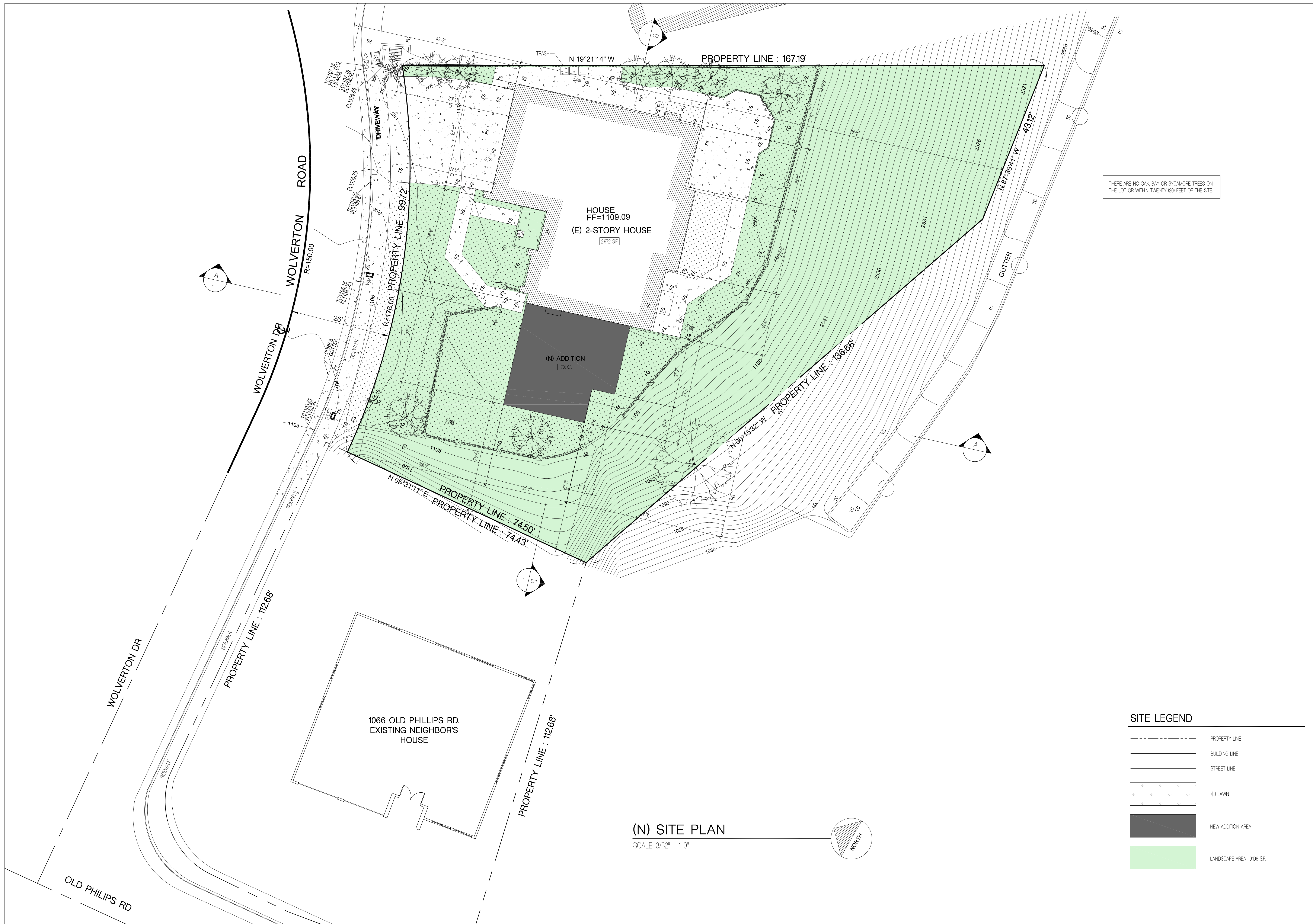
S = 100 (I) (L/A)
 27% = 100 (1 FT) (4,079 FT/14,999 SF)

PROPERTY INFORMATION	
APN: 5649-014-047 LOT NUMBER: 60 LOT SIZE: 14999 SF MAP: TRACT NO. 34013 M.B. 897-20	
BASIS OF BEARING	
CENTER LINE WOLVERTON ROAD	N 84°29'02" W
BENCH MARK: BM2142	
BRASS DISK IN E'LY CURB OLD PHILLIPS RD 1.0 FT S'LY OF BCR S-E'LY CORNER. STAMPED 'BM 2142 SET 2004'	
QUAD YEAR: 2005	ELEVATION: 1113.17'

PLANS PREPARED BY: **JCE**
JOY CIVIL ENGINEERING
 2122 S. GRAND AVE. SUITE B
 SANTA ANA, CA 92705
 TEL) 714-323-5795

TOPOGRAPHIC MAP
 1010 WOLVERTON DR.
 GLENDALE, CA 91207





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

The design, drawings and specifications in these documents are instruments of service and are the property of CP Studio Inc. All design and related information contained herein is restricted to use on the specified projects and shall not be used or disclosed to any person or firm without the written permission of CP Studio Inc. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

CHOI RESIDENCE
 HOUSE ADDITION
 1010 WOLVERTON DR. GLENDALE, CA 91207

PROJECT AND ADDRESS

MRS. IN AE CHOI
 1010 WOLVERTON DR.
 GLENDALE, CA 91207

Owner Info.

Revisions

No.	Description

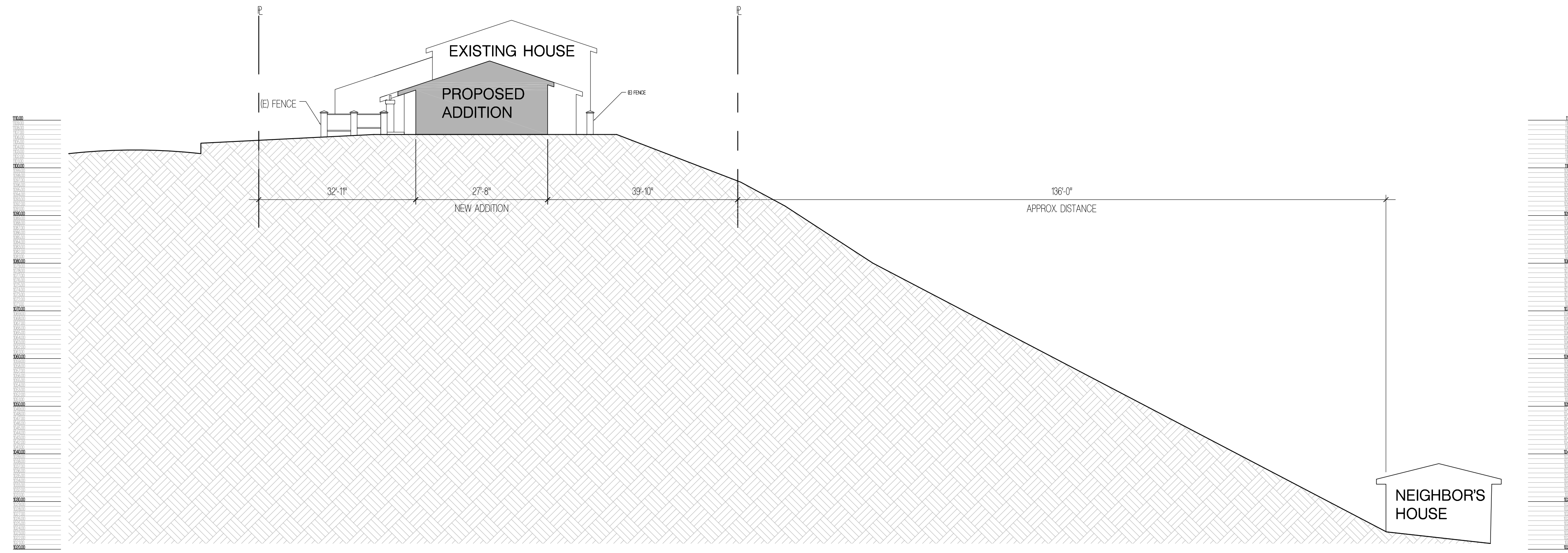
Project No. 20-003
 Start Date 02/19/2020
 Last Revised 03/24/2022
 Drawn By YL

(N) SITE PLAN WITH NEIGHBOR SITE

Sheet Title

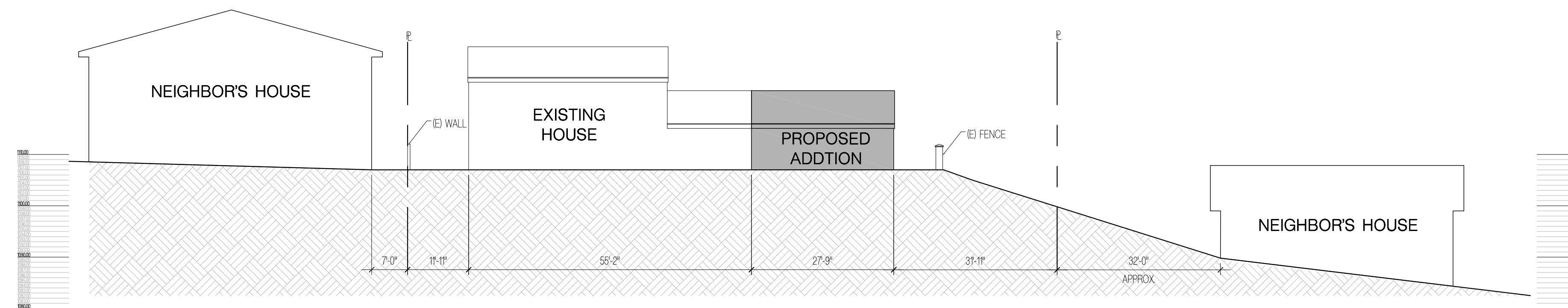
A1.1

Drawing No. Sheet: Of



SITE SECTION A

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



SITE SECTION B

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

The design drawings and specifications in these documents are instruments of service and are the property of CP Studio Inc. All design and related information contained herein is restricted to use on the specified projects and shall not be used or disclosed to any person or firm without the written permission of CP Studio Inc. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

CHOI RESIDENCE
 HOUSE ADDITION
 1010 WOLVERTON DR. GLENDALE, CA 91207

PROJECT AND ADDRESS

MRS. IN AE CHOI
 1010 WOLVERTON DR.
 GLENDALE, CA 91207

Owner Info.

Revisions

No.	Description

Project No. 20-003

Start Date 02/19/2020

Last Revised 03/24/2022

Drawn By YL

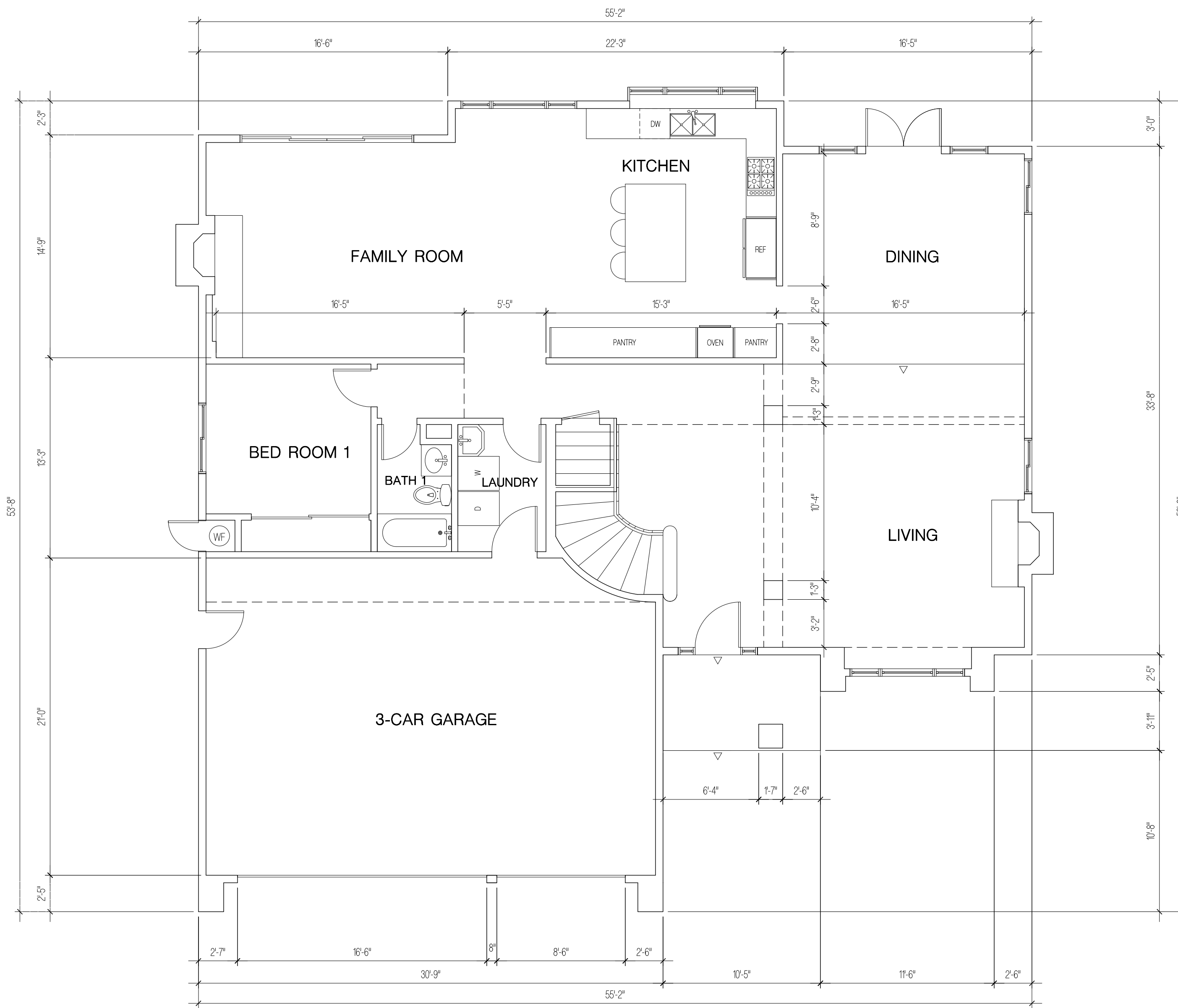
(N) SITE SECTION

Sheet Title

A1.3

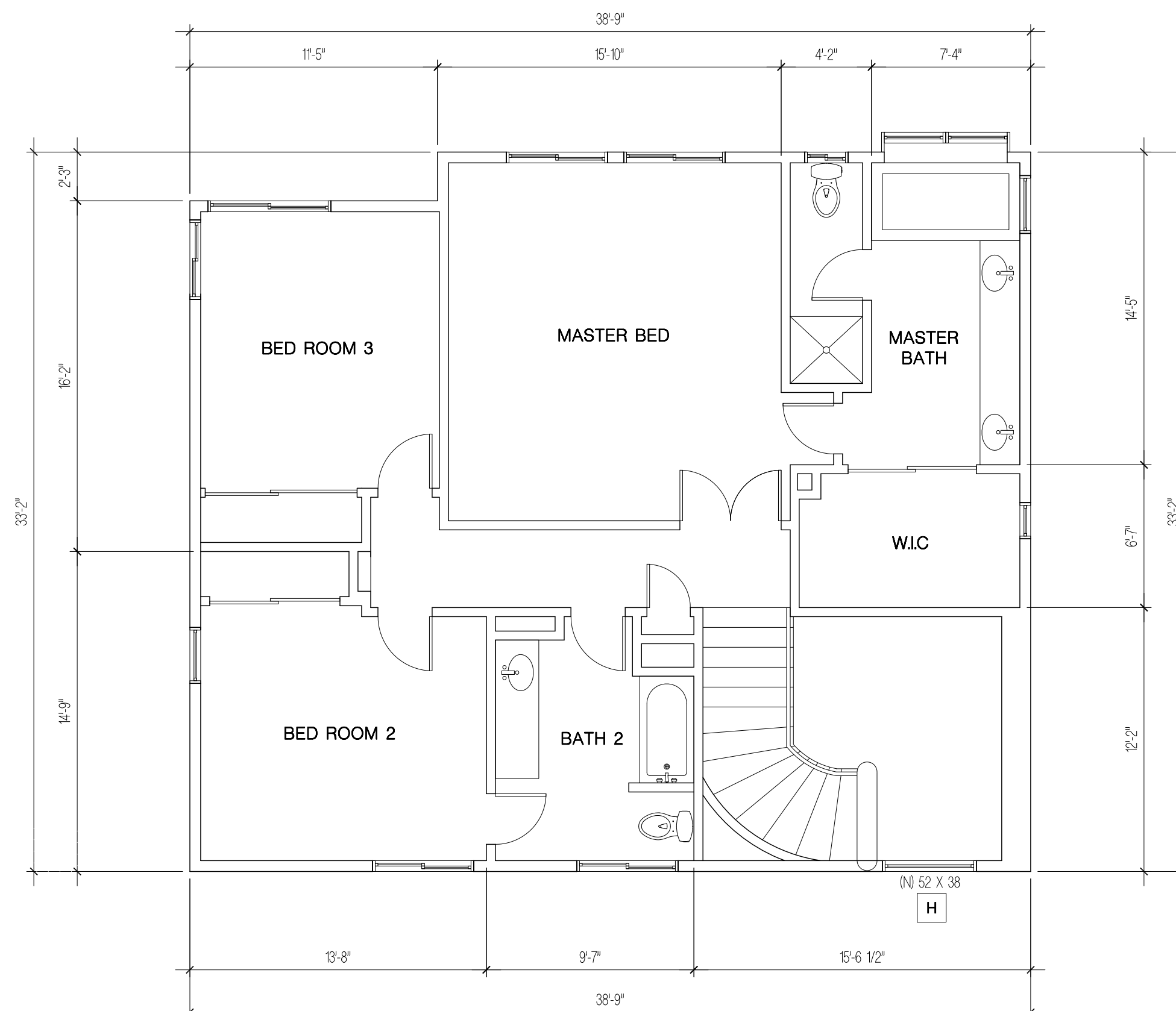
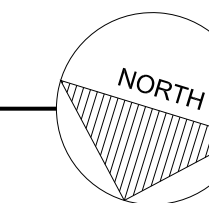
Drawing No.

Sheet Of



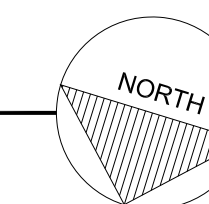
(E) 1ST FLOOR PLAN

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



(E) 2ND FLOOR PLAN

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



GENERAL NOTES

REFLECTED CEILING PLAN NOTES

LOCATIONS OF LIGHT FIXTURES WITHIN EA SPACE ARE TO BE POSITIONED EXACTLY AS INDICATED ON PLAN. IN GENERAL, ALL LIGHT FIXTURES ARE TO BE CENTERED WITHIN BAYS AND EQUALLY SPACED AND ALIGNED. FIXTURES LOCATED ADJACENT TO BEAMS, SOFFITS ETC. ARE TO BE SET OFF DISTANCE AS INDICATED AND CONSTANTLY POSITIONED THEREAFTER. IF FOR SOME REASON FIXTURE CANNOT BE LOCATED AS INDICATED ARCHITECT IS TO BE NOTIFIED IMMEDIATELY. FRAMING MAY NEED TO BE REMOVED AND HEADED OFF AS DIRECTED BY ARCHITECT OR STRUCT. ENGINEER

- A. DRYWALL FINISH - ALL GYP. BD. CEILING ARE TO BE 5/8" GYP. BD. PROVIDE 1 LAYER OF 5/8" GYP. BD. AT ONE HOUR SEPARATION (GARAGE CEILING AND STAIR CEILING OR SINGLE FINISH WALLS).
 - B. EXPOSED LUMBER - ALL EXPOSED CEILING AND STRUCTURAL BEAMS ARE HAND SELECTED FOR APPEARANCE AS NOTED IN GENERAL NOTES.
 - C. EXPOSED RAFTER - RAFTER TAILS @ 24" O.C. (ALSO HAND SELECTED FOR APPEARANCE) FINISH TO BE SEMI TRANSPARENT PER COLOR/FINISH SCHEDULE.
 - D. ATTIC ACCESS - PROVIDE 22"x30" MIN. ATTIC ACCESS WITH 30" MINIMUM HEADROOM. PROVIDE METAL EDGE SCREED AROUND OPENING TO PROTECT PLASTER WHEN HATCH IS REMOVED OR REPLACED.
 - E. SOFFIT - ALL SOFFIT TO BE FURRED DOWN W/ 2X4 FRAMING. PROVIDE BRACING AND/OR BLOCKING AS REQUIRED. FINISH W/ 5/8" GYP. BD. W/ BULLNOSE ML COR EDGE.
1. HIGH EFFICACY LIGHTS SHALL BE PIN BASED.
 2. CARBON MONOXIDE COMBO ALARMS DETECTOR SHALL BE INTER-CONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
 3. CARBON MONOXIDE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACK-UP.
 4. THE WHOLE-BUILDING VENTILATION EXHAUST FAN WILL OPERATE CONTINUOUSLY AND IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 1 SONE. THIS EXHAUST FAN CAN BE CONTROLLED BY A STANDARD ON/OFF SWITCH, BUT THE SWITCH MUST BE LABELED "OPERATE WHEN THE HOUSE IS IN USE" TO INFORM THE OCCUPANT THAT THE EXHAUST FAN IS THE WHOLE-BUILDING VENTILATION EXHAUST FAN AND IS INTENDED TO OPERATE CONTINUOUSLY TO ENSURE INDOOR AIR QUALITY.

LEGEND

- EXISTING WALL TO REMAIN
- NEW 2X4 STUD WALL @ 16" O.C.
- EXISTING WALL TO DEMO
- 1HR. FIRE RATED WALL, STUD WALL WITH 5/8" TYP. X" GYP. BD. BOTH SIDE
- DUPLEX OUTLET *2 AFF.
- DUPLEX OUTLET GROUNDED * WET LOCATIONS
- DOOR SYMBOL, SEE DOOR SCHEDULE
- WINDOW SYMBOL, SEE WINDOW SCHEDULE

The design drawings and specifications in these documents are instruments of service and are the property of CP Studio Inc. All design and related information contained herewith is restricted to use on the specified projects and shall not be used or disclosed to any person or firm without the written permission of CP Studio Inc. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

CHOI RESIDENCE
HOUSE ADDITION
1010 WOLVERTON DR. GLENDALE, CA 91207

PROJECT AND ADDRESS

MRS. IN AE CHOI
1010 WOLVERTON DR.
GLENDALE, CA 91207

Owner Info.

Revisions

No.	Description

Project No. 20-003

Start Date 02/19/2020

Last Revised 03/24/2022

Drawn By YL

(E) FLOOR PLANS

Sheet Title

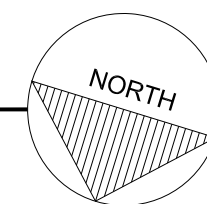
A2.1

Drawing No.

Sheet: Of



(N) 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



GENERAL NOTES

REFLECTED CEILING PLAN NOTES

LOCATIONS OF LIGHT FIXTURES WITHIN EA SPACE ARE TO BE POSITIONED EXACTLY AS INDICATED ON PLAN. IN GENERAL, ALL LIGHT FIXTURES ARE TO BE CENTERED WITHIN BAYS AND EQUALLY SPACED AND ALIGNED. FIXTURES LOCATED ADJACENT TO BEAMS, SOFFITS ETC. ARE TO BE SET OFF DISTANCE AS INDICATED AND CONSTANTLY POSITIONED. THEREAFTER, IF FOR SOME REASON FIXTURE CANNOT BE LOCATED AS INDICATED, ARCHITECT IS TO BE NOTIFIED IMMEDIATELY. FRAMING MAY NEED TO BE REMOVED AND HEADED OFF AS DIRECTED BY ARCHITECT OR STRUCT. ENGINEER.

- A. DRYWALL FINISH - ALL GYP. BD. CEILING ARE TO BE 5/8" GYP. BD. PROVIDE 1 LAYER OF 5/8" GYP. BD. AT ONE-HOUR SEPARATION (GARAGE CEILING AND STAIR CEILING OR SINGLE FINISH WALLS).
- B. EXPOSED LUMBER - ALL EXPOSED CEILING AND STRUCTURAL BEAMS ARE HAND SELECTED FOR APPEARANCE AS NOTED IN GENERAL NOTES.
- C. EXPOSED RAFTER - RAFTER TAILS @ 24" O.C. (ALSO HAND SELECTED FOR APPEARANCE) FINISH TO BE SEMI-TRANSPARENT PER COLOR/FINISH SCHEDULE.
- D. ATTIC ACCESS - PROVIDE 22"X30" MIN. ATTIC ACCESS WITH 30" MINIMUM HEADROOM. PROVIDE METAL EDGE SCREED AROUND OPENING TO PROTECT PLASTER WHEN HATCH IS REMOVED OR REPLACED.
- E. SOFFIT - ALL SOFFIT TO BE FURRED DOWN W/ 2X4 FRAMING. PROVIDE BRACING AND/OR BLOCKING AS REQUIRED. FINISH W/ 5/8" GYP. BD. W/ BULLNOSE MILCOR EDGE.

- 1. HIGH EFFICACY LIGHTS SHALL BE PIN BASED.
- 2. CARBON MONOXIDE COMBO ALARMS DETECTOR SHALL BE INTER-CONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
- 3. CARBON MONOXIDE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACK-UP.
- 4. THE WHOLE-BUILDING VENTILATION EXHAUST FAN WILL OPERATE CONTINUOUSLY AND IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 1 SONE. THIS EXHAUST FAN CAN BE CONTROLLED BY A STANDARD ON/OFF SWITCH, BUT THE SWITCH MUST BE LABELED "OPERATE WHEN THE HOUSE IS IN USE" TO INFORM THE OCCUPANT THAT THE EXHAUST FAN IS THE WHOLE-BUILDING VENTILATION EXHAUST FAN AND IS INTENDED TO OPERATE CONTINUOUSLY TO ENSURE INDOOR AIR QUALITY.

LEGEND

- EXISTING WALL TO REMAIN
- NEW 2X4 STUD WALL @ 16" O.C.
- EXISTING WALL TO DEMO
- 1HR. FIRE RATED WALL, STUD WALL WITH 5/8" TYP. X' GYP. BD. BOTH SIDE
- DUPLEX OUTLET +12 A.F.F.
- DUPLEX OUTLET GROUNDED @ WET LOCATIONS
- DOOR SYMBOL, SEE DOOR SCHEDULE
- WINDOW SYMBOL, SEE WINDOW SCHEDULE

The design drawings and specifications in these documents are instruments of service and are the property of CP Studio Inc. All design and related information contained herewith is restricted to use on the specified projects and shall not be used or disclosed to any person or firm without the written permission of CP Studio Inc. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

CHOI RESIDENCE
HOUSE ADDITION
1010 WOLVERTON DR. GLENDALE, CA 91207

PROJECT AND ADDRESS

MRS. IN AE CHOI
1010 WOLVERTON DR.
GLENDALE, CA 91207

Owner Info.

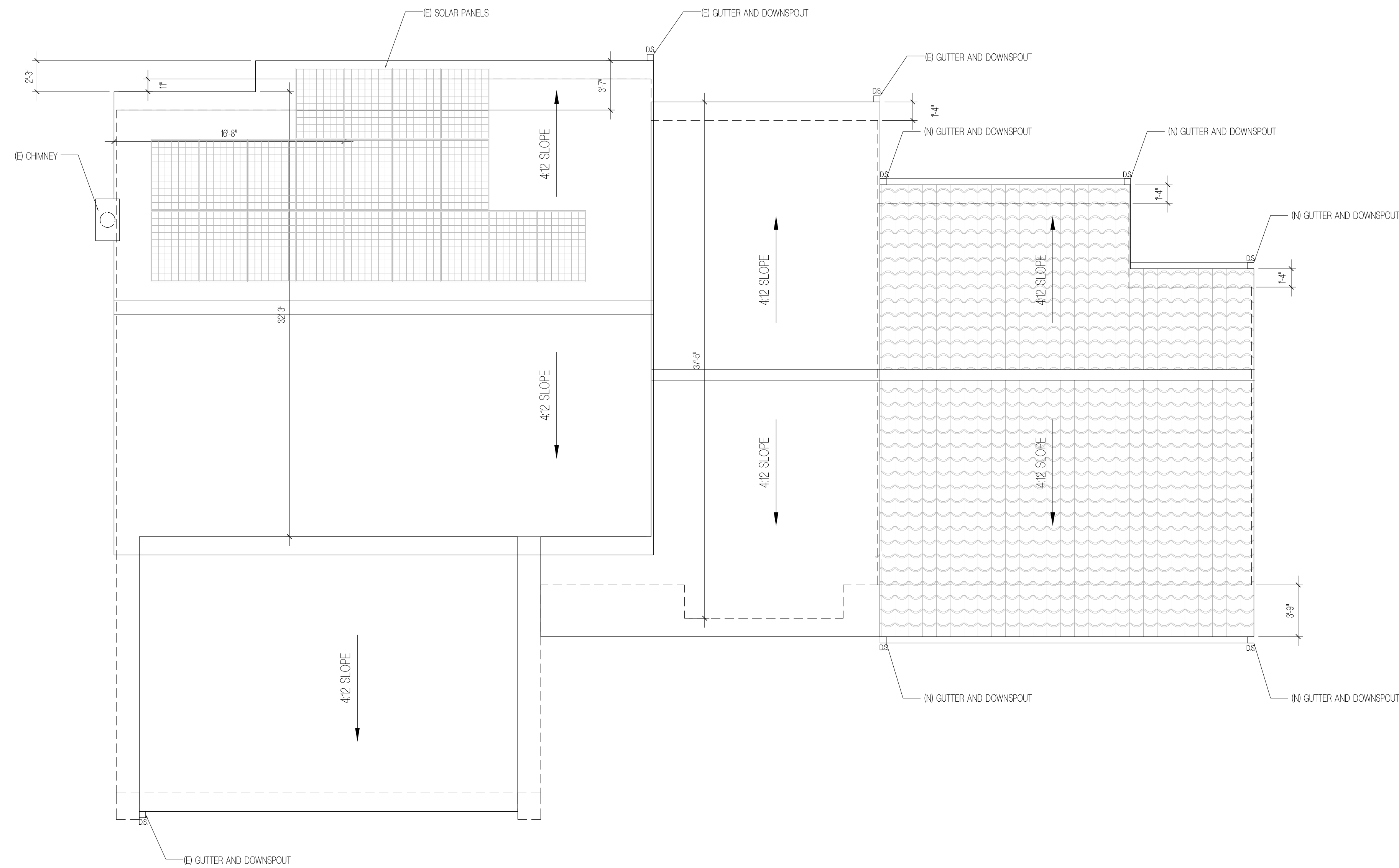
Revisions

No.	Description

Project No. 20-003
Start Date 02/19/2020
Last Revised 03/24/2022
Drawn By YL

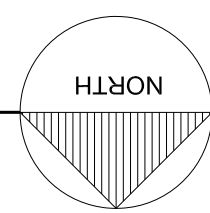
(N) 1ST FLOOR PLAN

Sheet Title
A2.2
Drawing No.
Sheet: Of:



NEW ROOF PLAN

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



GENERAL NOTES

- A. ALWAYS REFER TO THE GENERAL NOTES, KEYNOTES AND REFERENCED AND RELATED PLANS, SECTIONS, ELEVATIONS AND DETAILS.
 - B. CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS AND NOTIFY DESIGNER / ARCHITECT OF ANY DISCREPANCIES. A PLUS/MINUS DIMENSION IS INDICATED WHEREVER A PARTICULAR DISTANCE IS NOT CRITICAL.
- ROOF PLAN NOTES**
1. CLASS 'A' ASPHALT COMPOSITION SHINGLE ROOF w/ 40 LB. BUILDING FELT OVER PLYWOOD SHEATHING, INSTALL AS PER MANUF. SPECIFICATIONS. *ROOFING SHALL BE CLASS A OR B COVERINGS WHEN NOT LOCATED IN FIRE ZONE.
 2. WOOD FRAMED CHIMNEY WITH APPROVED 22 GA. GI SPARK ARRESTOR CAP.
 4. PROVIDE SADDLE AS REQUIRED FOR DRAINAGE AT CHIMNEY.
 5. PROVIDE 26 GA. GI METAL FLASHING AT CHIMNEY.
 6. ALL HPS AND VALLEYS BREAKS IN THE ROOF SHALL BE FLASHED WITH MIN. 22" WIDE 24 GA. GI "PAINT LOCK" FLASHING. PAINT TO MATCH ROOF COVERINGS.
 7. FLASH AND COUNTER FLASH ALL ROOF TO WALL CONNECTIONS WITH 24 GA. GI "PAINT LOCK" FLASHING. PAINT TO MATCH CEMENT PLASTER.
 8. 1/2" CDX GRADE PLYWOOD CRICKET - SLOPE TO DRAIN.
 9. ALL RIDGE VALLEY AND HP BOARDS SHALL BE 2" DEEPER THAN THE RAFTER SIZE.
 10. PURLINS SHALL BE THE SAME SIZE AS THE RAFTER AND SHALL HAVE A 2x4 BRACE OF MAX. 8'0" FT. LONG AT 6'0" O.C. MAX AT 45 DEGREE MIN. FROM HORIZONTAL.
 11. PROVIDE GUTTER OR DIVERTER AT EAVE ABOVE ENTRANCES TO BUILDING.
 12. ALL INTERIOR SHEAR WALLS SHALL EXTEND THROUGH THE ATTIC TO THE BOTTOM OF THE ROOF SHEATHING.
 13. USE DOUBLE ROOF RAFTER OR CEILING JOIST AT MECHANICAL EQUIPMENT.
 14. ALL DOUBLE RAFTERS AND JOISTS ARE TO BE SECURED WITH 16d NAILS AT 12" O.C. STAGGERED, UNO.
 15. RAFTER TIES SHALL BE AT 48" O.C. AT CEILING HEIGHTS UNLESS TIED BY CEILING JOISTS.
 16. ROOFING SHALL BE FIRE-STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOFING MATERIALS.
 17. ALL ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS, FASTENERS TO RESIST WIND LOAD OF NOT LESS THAN 80 MPH.
 18. PER TABLE NO.5-D-1, MIN. NAILING SHALL COMPLY WITH THE FOLLOWING:
 A. 11 GAL. CORROSION-RESISTANT 4x4" INTO SHEATHING.
 B. THE HEADS OF ALL TILES SHALL BE NAILED.
 C. THE NOSES OF ALL EAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS.
 D. ALL RAKE TILES SHALL BE NAILED WITH TWO NAILS.
 E. THE NOSES OF ALL RIDGE, HP, AND RAKE TILES SHALL BE SET IN A BEAD OF APPROVED ROOFERS MASTIC.
 19. VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A 46-IN WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET MEETING ASTM D4909 RUNNING THE FULL LENGTH OF VALLEY.
 20. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (RESIDENTIAL CODE R427.61 AND BUILDING CODE 706A.1)
 21. ROOF GUTTER SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R427.54 AND BUILDING CODE 703A.4)
 22. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FFE CODE 425.
 23. VENT OPENING FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACE, ENCLOSED RAFTER SPACE, AND UNDERFLOOR VENTS SHALL RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAMES THROUGH THE VENT OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH MIN. 1/8" AND MAX. 1/8" OPENINGS.
 24. VENTS SHALL NOT BE INSTALLED ON UNDERSIDE OF EAVES AND CORNICES.

LEGEND

- EXTERIOR WALL LINE BELOW
- ROOF TILE BY EAGLELITE CAPISTRANO 545 SUNRISE BLEND, ESR-1900
- (N) ROOF (NO CHANGE)
- DS DOWN SPOUT
- 4:12 SLOPE

The design drawings and specifications in these documents are instruments of service and are the property of CP Studio Inc. All design and related information contained herein is restricted to use on the specified projects and shall not be used or disclosed to any person or firm without the written permission of CP Studio Inc. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

CHOI RESIDENCE
 HOUSE ADDITION
 1010 WOLVERTON DR. GLENDALE, CA 91207

PROJECT AND ADDRESS

MRS. IN AE CHOI
 1010 WOLVERTON DR.
 GLENDALE, CA 91207

Owner Info.

Revisions

No.	Description

Project No. 20-003

Start Date 02/19/2020

Last Revised 03/24/2022

Drawn By YL

(N) ROOF PLAN

Sheet Title

A2.3

Drawing No.

Sheet Of

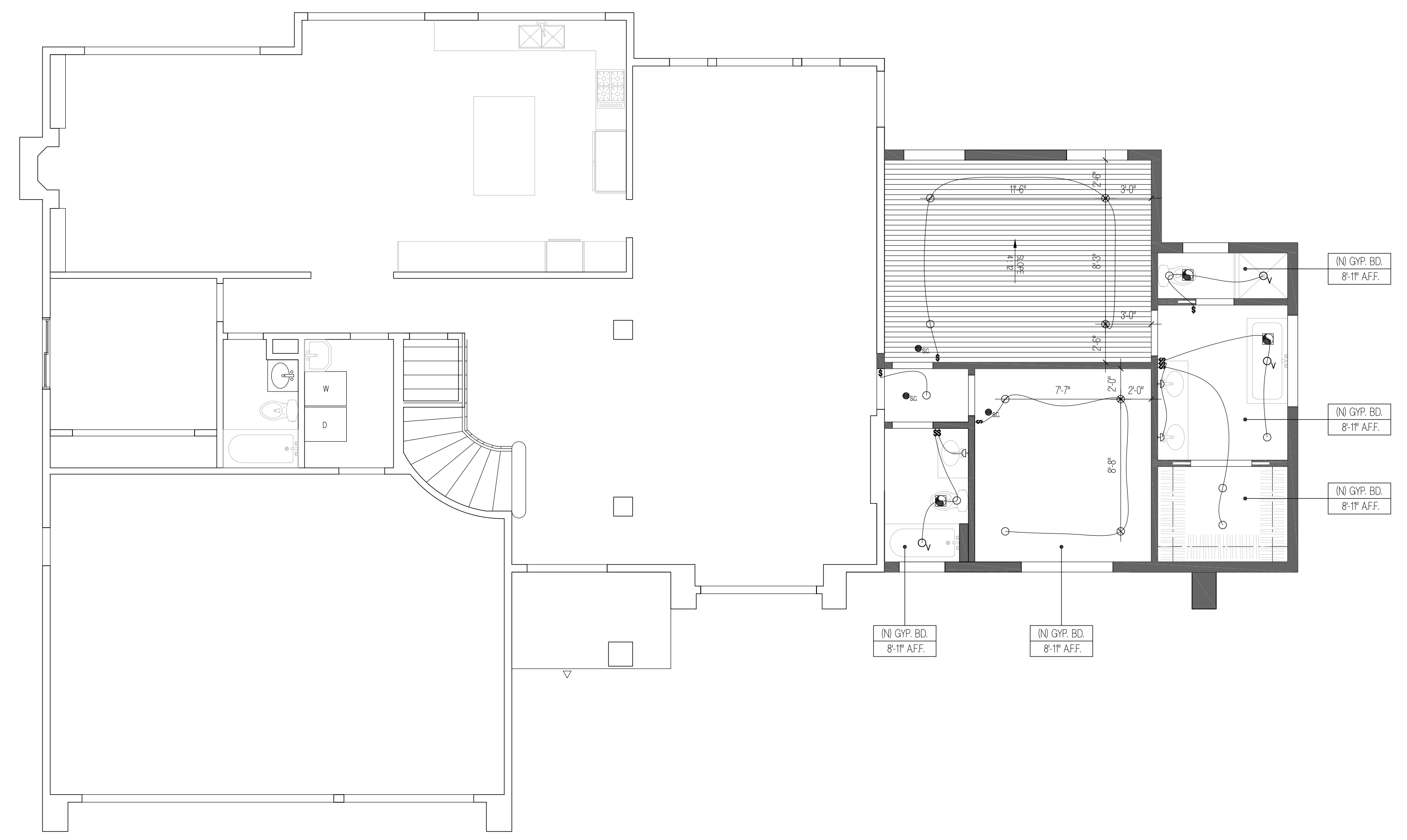
The design, drawings and specifications in these documents are instruments of service and are the property of CP Studio Inc. All design and related information contained herewith is restricted to use on the specified projects and shall not be used or disclosed to any person or firm without the written permission of CP Studio Inc. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

GENERAL NOTES

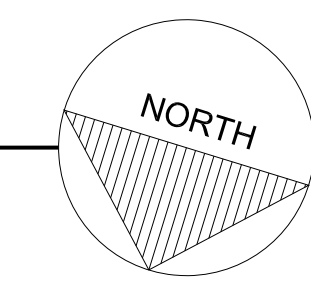
REFLECTED CEILING PLAN NOTES
 LOCATIONS OF LIGHT FIXTURES WITHIN EA SPACE ARE TO BE POSITIONED EXACTLY AS INDICATED ON PLAN. IN GENERAL, ALL LIGHT FIXTURES ARE TO BE CENTERED WITHIN BAYS AND EQUALLY SPACED AND ALIGNED. FIXTURES LOCATED ADJACENT TO BEAMS, SOFFITS ETC. ARE TO BE SET OFF DISTANCE AS INDICATED AND CONSISTANTLY POSITIONED. THEREAFTER, IF FOR SOME REASON FIXTURE CANNOT BE LOCATED AS INDICATED ARCHITECT IS TO BE NOTIFIED IMMEDIATELY. FRAMING MAY NEED TO BE REMOVED AND HEADED OFF AS DIRECTED BY ARCHITECT OR STRUCT. ENGINEER

- A. DRYWALL FINISH - ALL GYP. BD. CEILING ARE TO BE 5/8" GYP. BD. PROVIDE 1 LAYER OF 5/8" GYP. BD. AT ONE -HOUR SEPARATION (GARAGE CEILING AND STAIR CEILING OR SINGLE FINISH WALLS).
- B. EXPOSED LUMBER - ALL EXPOSED CEILING AND STRUCTURAL BEAMS ARE HAND SELECTED FOR APPEARANCE AS NOTED IN GENERAL NOTES.
- C. EXPOSED RAFTER - RAFTER TAILS @ 24" O.C. (ALSO HAND SELECTED FOR APPEARANCE) FINISH TO BE SEMI TRANSPARENT PER COLOR/FINISH SCHEDULE.
- D. ATTIC ACCESS - PROVIDE 22"x30" MIN. ATTIC ACCESS WITH 30" MINIMUM HEADROOM. PROVIDE METAL EDGE SCREED AROUND OPENING TO PROTECT PLASTER WHEN HATCH IS REMOVED OR REPLACED.
- E. SOFFIT - ALL SOFFIT TO BE FURRED DOWN W/ 2x4 FRAMING. PROVIDE BRACING AND/OR BLOCKING AS REQUIRED. FINISH W/ 5/8" GYP. BD. W/ BULLNOSE MILCOR EDGE.

- 1. HIGH EFFICACY LIGHTS SHALL BE PIN BASED.
- 2. CARBON MONOXIDE COMBO ALARMS DETECTOR SHALL BE INTER-CONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
- 3. CARBON MONOXIDE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACK-UP.
- 4. THE WHOLE-BUILDING VENTILATION EXHAUST FAN WILL OPERATE CONTINUOUSLY AND IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 1 SONE. THIS EXHAUST FAN CAN BE CONTROLLED BY A STANDARD ON/OFF SWITCH, BUT THE SWITCH MUST BE LABELED "OPERATE WHEN THE HOUSE IS IN USE" TO INFORM THE OCCUPANT THAT THE EXHAUST FAN IS THE WHOLE-BUILDING VENTILATION EXHAUST FAN AND IS INTENDED TO OPERATE CONTINUOUSLY TO ENSURE INDOOR AIR QUALITY.



(N) 1ST RCP
 SCALE: 3/16" = 1'-0"



LEGEND

- INTERIOR LED RECESSED LIGHT FIXTURE w/ TRIM KIT & V.C. PROVIDE SAMPLE TO OWNER PRIOR TO INSTALLATION
- _v RECESSED LED LIGHT WITH VAPOR LENS FOR WET LOCATION
- _w INTERIOR WALL SCONCE # INDICATES HT. AFF. SELECTED BY OWNER, INSTALL BY CONTRACTOR
- ⊞ EXHAUST FAN BY "NUTONE"
 MODEL # CT1000105, 100 CFM MIN.
 - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
 - FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- _{ic} (N) HARD WIRED SMOKE DETECTORS & CARBON MONOXIDE COMBO ALARMS SHALL BE INTERCONNECTED W/ BATTERY BACKUP
- ⊞ LIGHT SWITCH, TYPE SELECTED BY OWNER
- ⊞₃ 3 WAY LIGHT SWITCH, TYPE SELECTED BY OWNER
- ⊞_v VACANCY SENSOR
- 4L 2-TUBE FLUORESCENT LIGHT FIXTURE
- ▨ VAULTED CEILING

PROJECT AND ADDRESS

MRS. IN AE CHOI
 1010 WOLVERTON DR.
 GLENDALE, CA 91207

Owner Info.

Revisions	
No.	Description

Project No. 20-003

Start Date 02/19/2020

Last Revised 03/24/2022

Drawn By YL

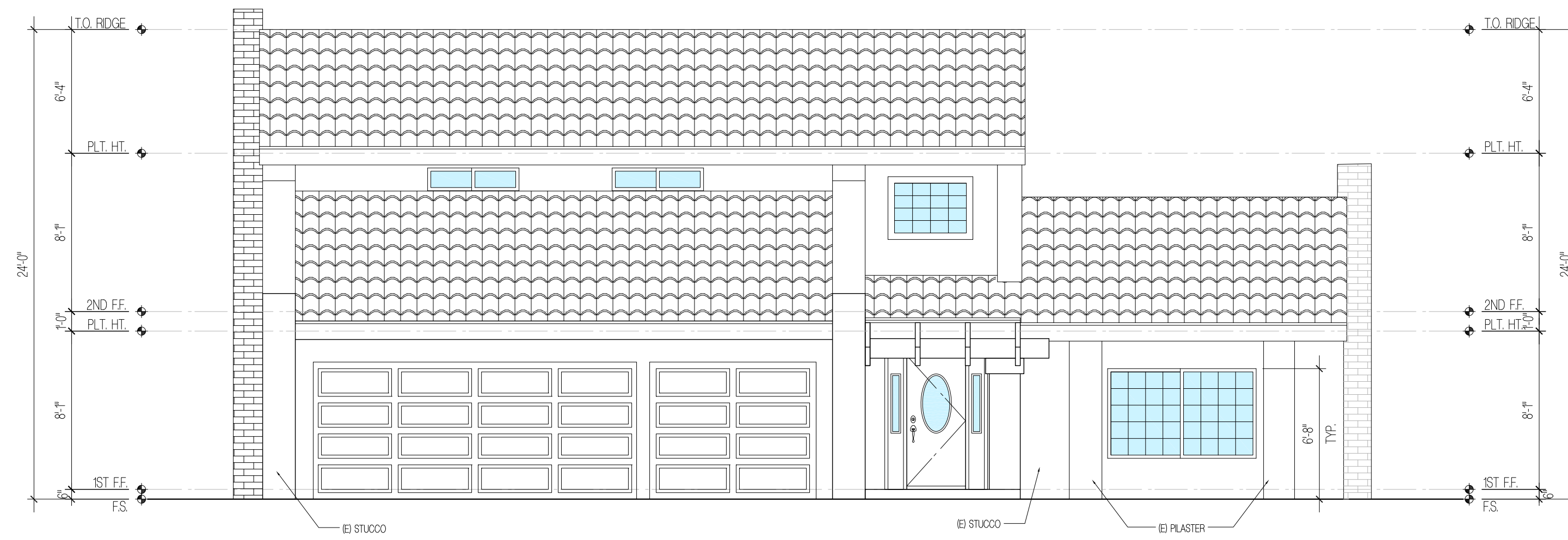
(N) 1ST FLOOR RCP PLAN

Sheet Title

A3.1

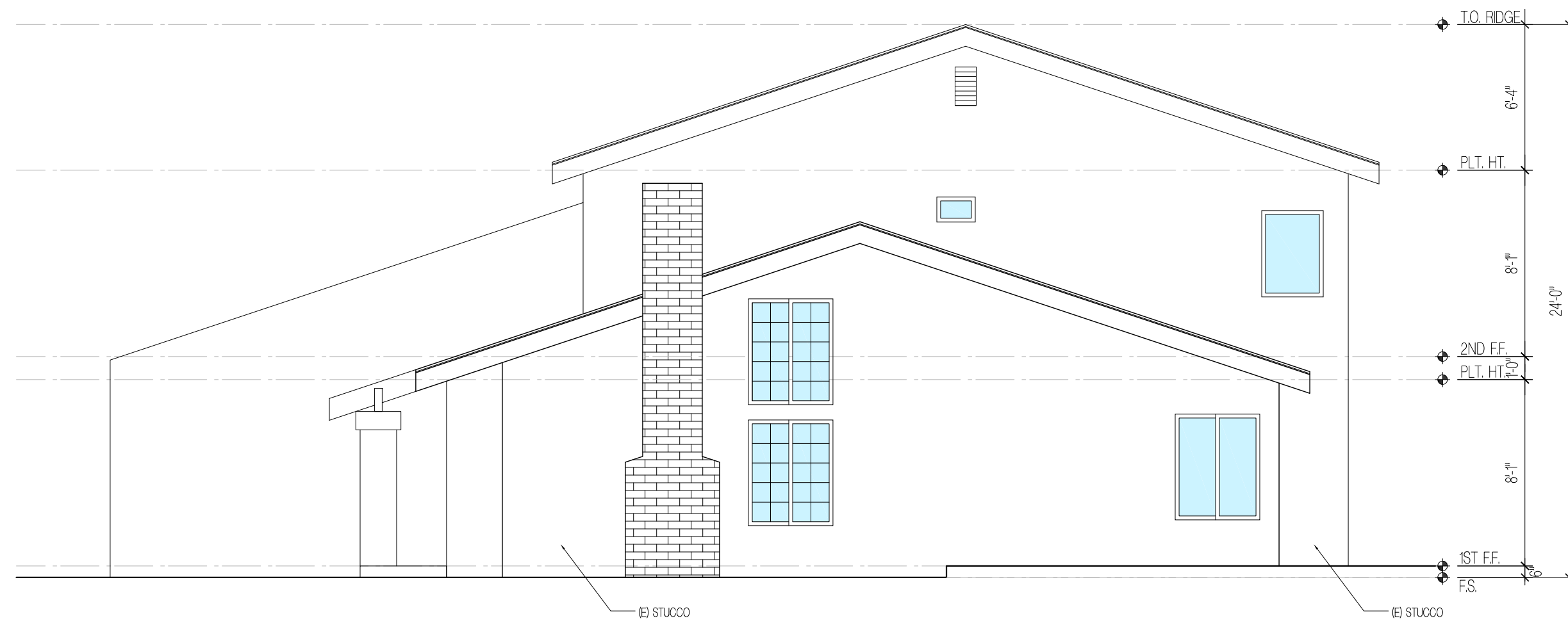
Drawing No.

Sheet _____ Of _____



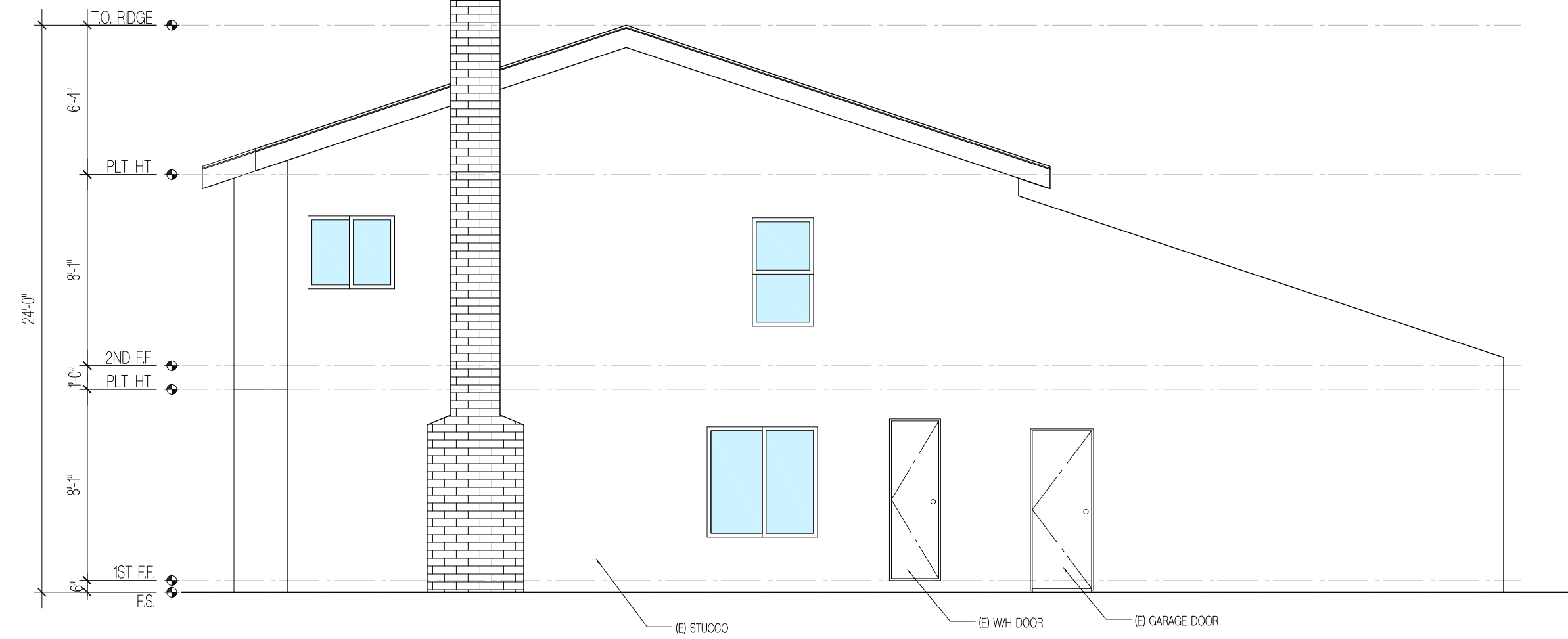
(E) SOUTH ELEVATION

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



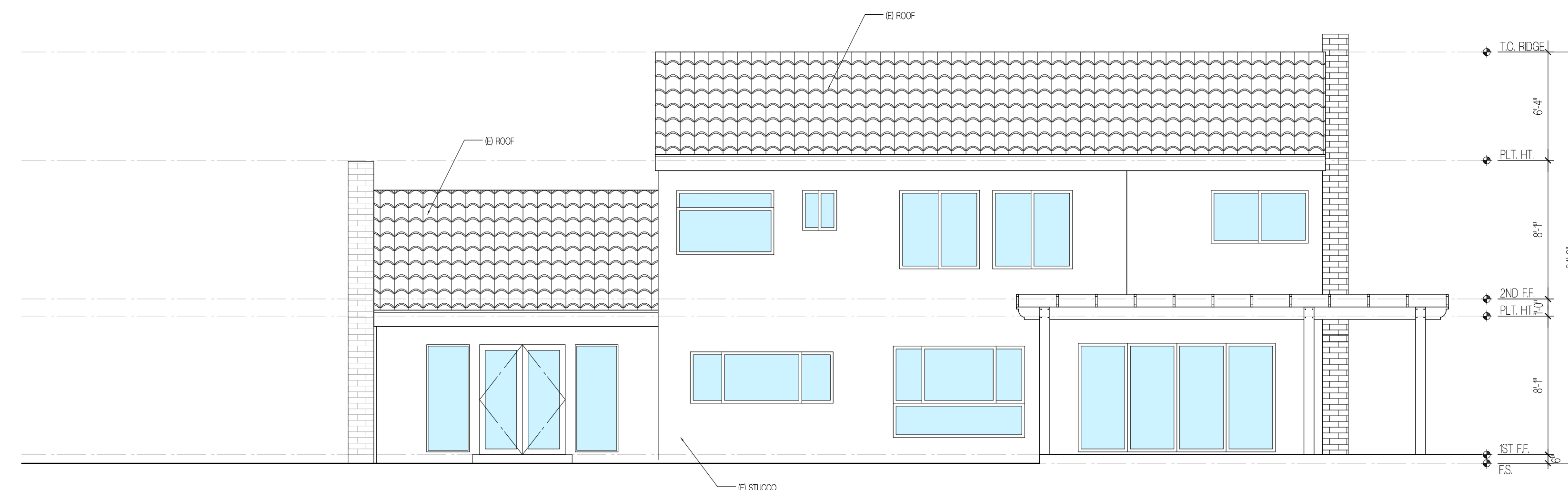
(E) EAST ELEVATION

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



(E) WEST ELEVATION

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



(E) NORTH ELEVATION

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

GENERAL NOTES

GENERAL: ALWAYS REFER TO THE GENERAL NOTES, SPECIFICATIONS, KEYNOTES AND REFERENCED AND RELATED PLANS, SECTIONS, ELEVATIONS AND DETAILS.

CONTRACTOR ALERT: CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS AND NOTIFY DESIGNER / ARCHITECT OF ANY DISCREPANCIES. A PLUS/MINUS DIMENSION IS INDICATED WHEREVER A PARTICULAR DISTANCE IS NOT CRITICAL.

- GENERAL: ALWAYS REFER TO THE GENERAL NOTES, KEYNOTES AND REFERENCED AND RELATED PLANS, SECTIONS, ELEVATIONS AND DETAILS.
- BUILDING LOCATION: BLDG. LOCATION IS TO BE SET BY THE DATUM POINT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND LOCATIONS FOR COMPLIANCE WITH THESE PLANS AND CITY, COUNTY, STATE ORDINANCES. CONTRACTOR IS TO NOTIFY ARCHITECT/DESIGNER IMMEDIATELY OF ANY DISCREPANCIES OR CONDITIONS NOT CONSISTENT WITH THESE PLANS.
- BLDG. CONFIGURATION: CONTRACTOR IS TO NOTIFY ARCHITECT/DESIGNER PRIOR TO ANY WORK IF THE WORK DONE BY THE OWNER DOES NOT MATCH WHAT IS SHOWN ON THESE PLANS, THEREBY CHANGING THE STRUCTURAL AND OR AESTHETIC ELEMENTS OF THIS BUILDING.
- FLOW LINES: ALL WATER (FROM RAIN, HOSES, ETC) IS TO FLOW AWAY FROM THE BUILDING PERIMETER AT 2% SLOPE MIN. FOR A DISTANCE OF AT LEAST 5 FT.
- BUILDING LOCATION: SEE SITE PLAN FOR LOCATION OF BUILDING ON SITE.
- DIMENSIONS: FLOOR PLAN DIMENSIONS SHALL TAKE PRECEDENCE OVER FOUNDATION PLAN DIMENSIONS. ANY MISSING AND/OR CONFLICTING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- DIMENSIONS: EXT. FACE OF FINISH CENTERLINE OF STUDS OR POSTS UNLESS NOTIFIED OTHERWISE (JACO) FACE OF STUDS = FOS.
- OPENING THROUGH THE WALLS SEPARATING THE DWELLING AND THE GARAGE SHALL COMPLY WITH RESIDENTIAL CODES R302.51 THROUGH R302.53. OPENINGS BETWEEN THE PRIVATE GARAGE AND THE RESIDENCE SHALL BE SELF-CLOSING AND SELF-LATCHING R302.51.
- BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH MINIMUM GLAZING AREA OF 3-SF, ONE-HALF OF WHICH IS OPENABLE. THE GLAZED AREAS ARE NOT REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION OF 50-CFM INTERMITTENT OR 20-CFM CONTINUOUS VENTILATION ARE PROVIDED.
- ALL WOOD BEAMS, JOIST, STUDS, AND OTHER COMBUSTIBLE MATERIAL SHALL HAVE A MINIMUM CLEARANCE OF 2 INCHES FROM THE FRONT AND SIDES AND 4 INCHES FROM THE BACK FACES OF MASONRY FIREPLACE.

KEYNOTES

- 01** (N) STUCCO MATCH EXISTING PAINT DUNN EDWARDS/ #0EW945 WHITE FEVER
- 02** (N) PLASTER TO MATCH EXISTING
- 03** (N) ROOF TO MATCH EXISTING

The design, drawings and specifications in these documents are instruments of service and are the property of CP Studio Inc. All design and related information contained herein is restricted to use on the specified projects and shall not be used or disclosed to any person or firm without the written permission of CP Studio Inc. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

PROJECT AND ADDRESS

MRS. IN AE CHOI
1010 WOLVERTON DR.
GLENDALE, CA 91207

Owner Info.

Revisions

No.	Description

Project No. 20-003

Start Date 02/19/2020

Last Revised 03/24/2022

Drawn By YL

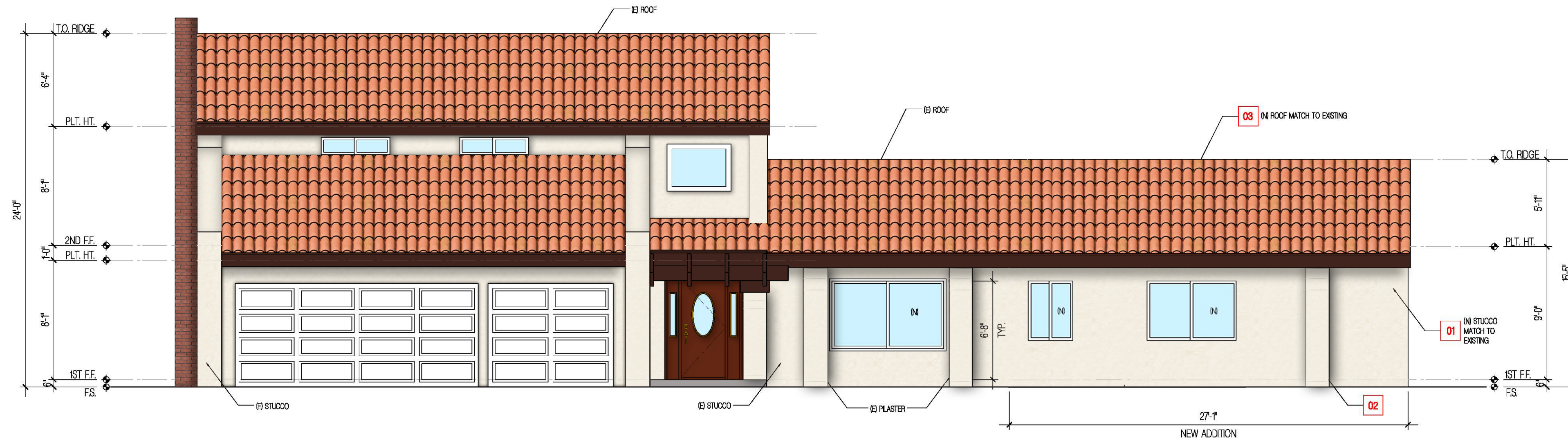
(E) ELEVATIONS

Sheet Title

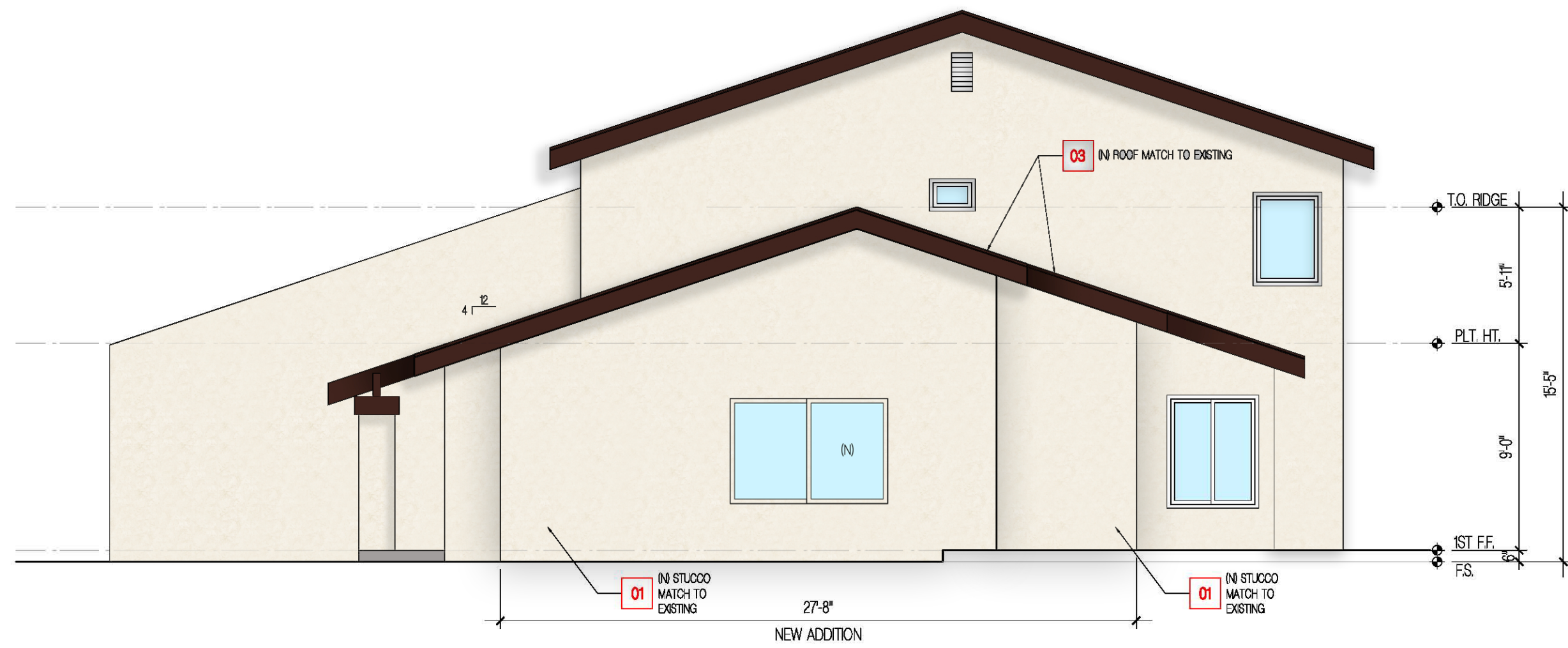
A4.1

Drawing No.

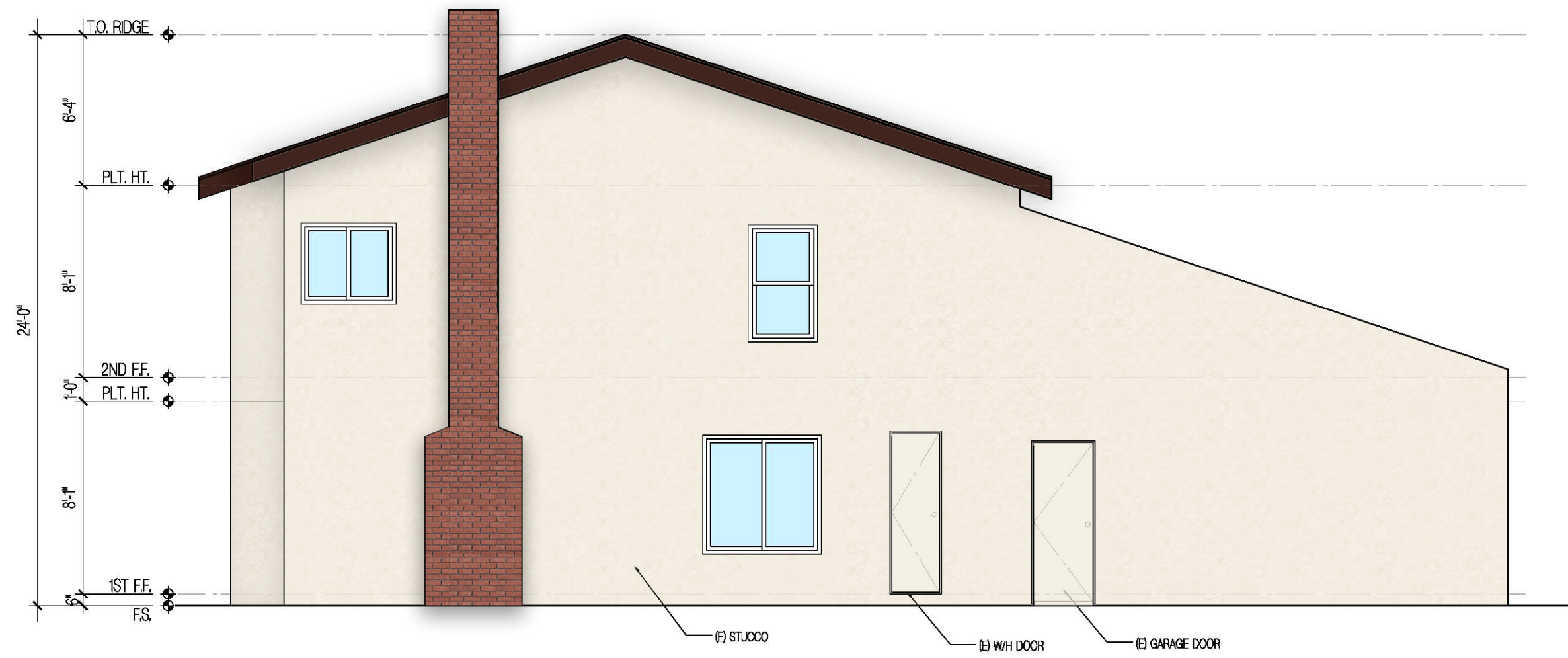
Sheet Of



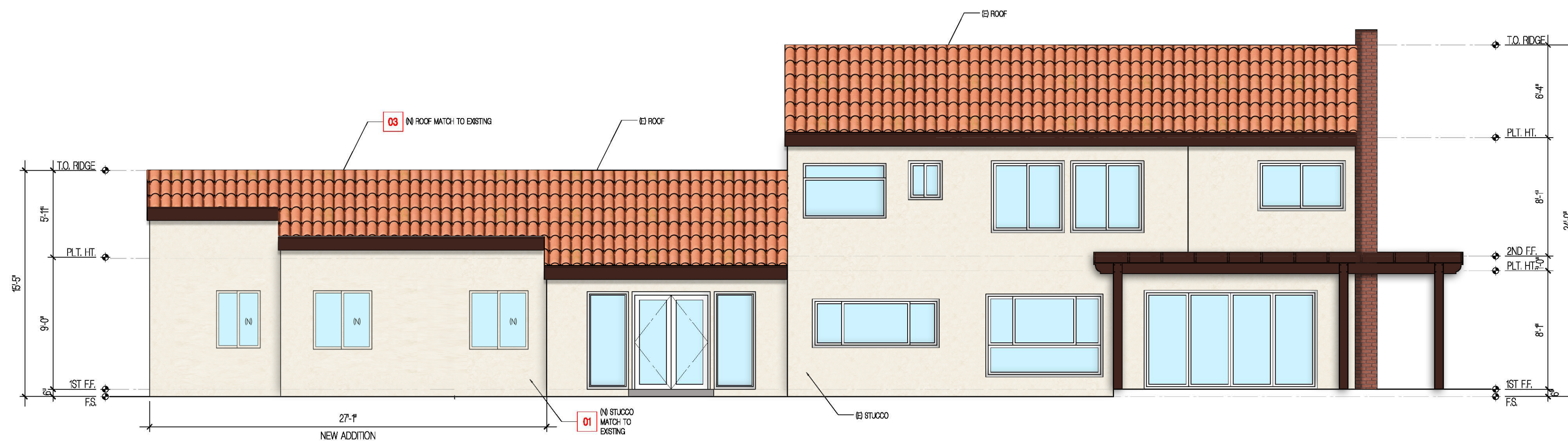
(N) SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



(N) EAST ELEVATION
SCALE: 3/16" = 1'-0"



(N) WEST ELEVATION
SCALE: 3/16" = 1'-0"



(N) NORTH ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- GENERAL: ALWAYS REFER TO THE GENERAL NOTES, SPECIFICATIONS, KEYNOTES AND REFERENCED AND RELATED PLANS, SECTIONS, ELEVATIONS AND DETAILS.
- CONTRACTOR ALERT: CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS AND NOTIFY DESIGNER / ARCHITECT OF ANY DISCREPANCIES. A PLUS/MINUS DIMENSION IS INDICATED WHEREVER A PARTICULAR DISTANCE IS NOT CRITICAL.
- GENERAL: ALWAYS REFER TO THE GENERAL NOTES, KEYNOTES AND REFERENCED AND RELATED PLANS, SECTIONS, ELEVATIONS AND DETAILS.
 - BUILDING LOCATION: BLDG. LOCATION IS TO BE SET BY THE DATUM POINT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND LOCATIONS FOR COMPLIANCE WITH THESE PLANS AND CITY, COUNTY, STATE ORDINANCES. CONTRACTOR IS TO NOTIFY ARCHITECT/DESIGNER IMMEDIATELY OF ANY DISCREPANCIES OR CONDITIONS NOT CONSISTENT WITH THESE PLANS.
 - BLDG. CONFIGURATION: CONTRACTOR IS TO NOTIFY ARCHITECT/DESIGNER PRIOR TO ANY WORK IF THE WORK DONE BY THE OWNER DOES NOT MATCH WHAT IS SHOWN ON THESE PLANS, THEREBY CHANGING THE STRUCTURAL AND/OR AESTHETIC ELEMENTS OF THIS BUILDING.
 - FLOW LINES: ALL WATER (FROM RAIN, HOSES, ETC) IS TO FLOW AWAY FROM THE BUILDING PERIMETER AT 2% SLOPE MIN. FOR A DISTANCE OF AT LEAST 5 FT.
 - BUILDING LOCATION: SEE SITE PLAN FOR LOCATION OF BUILDING ON SITE.
 - DIMENSIONS: FLOOR PLAN DIMENSIONS SHALL TAKE PRECEDENCE OVER FOUNDATION PLAN DIMENSIONS. ANY MISSING AND/OR CONFLICTING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
 - DIMENSIONS: EXT. FACE OF FINISH CENTERLINE OF STUDS OR POSTS UNLESS NOTIFIED OTHERWISE. (J.A.N.O.) FACE OF STUDS = F.O.S.
 - OPENING THROUGH THE WALLS SEPARATING THE DWELLING AND THE GARAGE SHALL COMPLY WITH RESIDENTIAL CODES R302.51 THROUGH R302.53. OPENINGS BETWEEN THE PRIVATE GARAGE AND THE RESIDENCE SHALL BE SELF-CLOSING AND SELF-LATCHING. R302.51.
 - BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH MINIMUM GLAZING AREA OF 3-SF; ONE-HALF OF WHICH IS OPENABLE. THE GLAZED AREAS ARE NOT REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION OF 50-CFM INTERMITTENT OR 20-CFM CONTINUOUS VENTILATION ARE PROVIDED.
 - ALL WOOD BEAMS, JOIST, STUDS, AND OTHER COMBUSTIBLE MATERIAL SHALL HAVE A MINIMUM CLEARANCE OF 2 INCHES FROM THE FRONT AND SIDES AND 4 INCHES FROM THE BACK FACES OF MASONRY FIREPLACE.

KEYNOTES

- 01 IN STUCCO MATCH EXISTING PAINT DUNN EDWARDS/ #DEW46 WHITE FEVER
- 02 IN PLASTER TO MATCH EXISTING
- 03 IN ROOF TO MATCH EXISTING

The design, drawings and specifications in these documents are instruments of service and are the property of CP Studio Inc. All design and related information contained herein is restricted to use on the specified project and shall not be used or disclosed to any person or firm without the written permission of CP Studio Inc. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

PROJECT AND ADDRESS

MRS. IN AE CHOI
1010 WOLVERTON DR.
GLENDALE, CA 91207

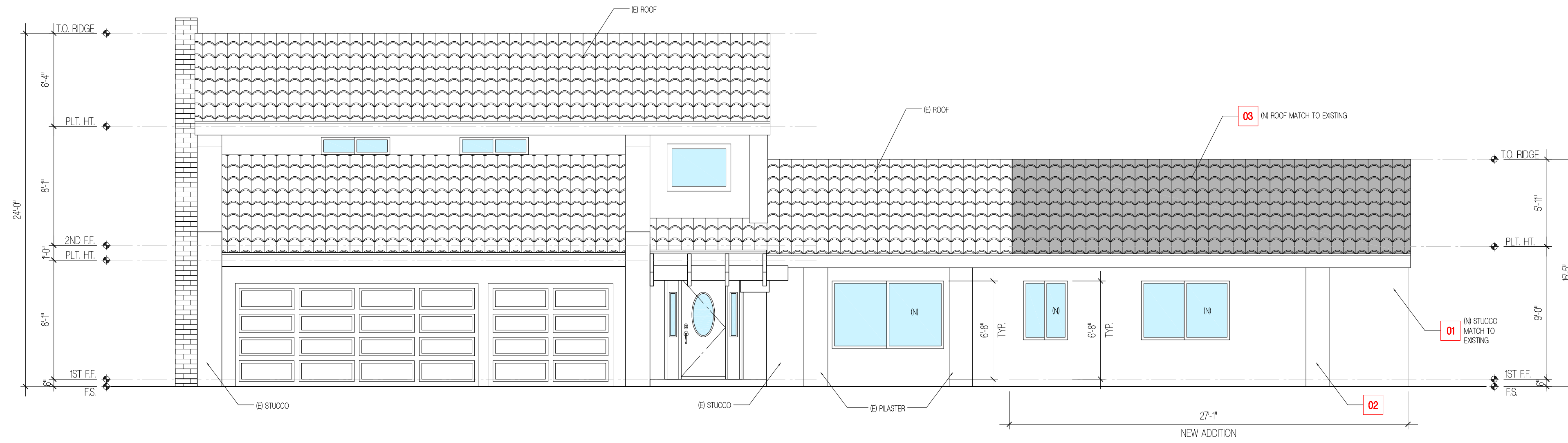
Owner Info.

Revisions

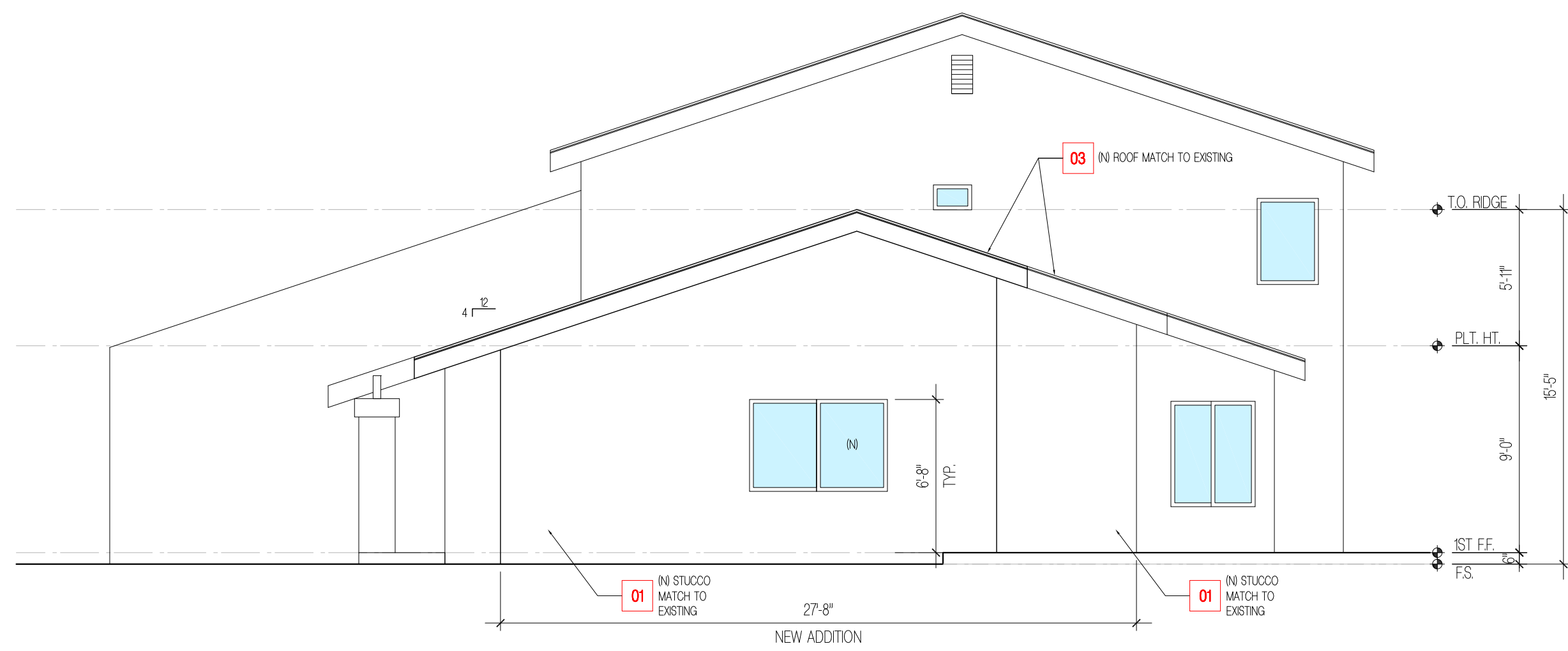
No.	Description

Project No. 20-003
Start Date 02/19/2020
Last Revised 11/04/2021
Drawn By YL

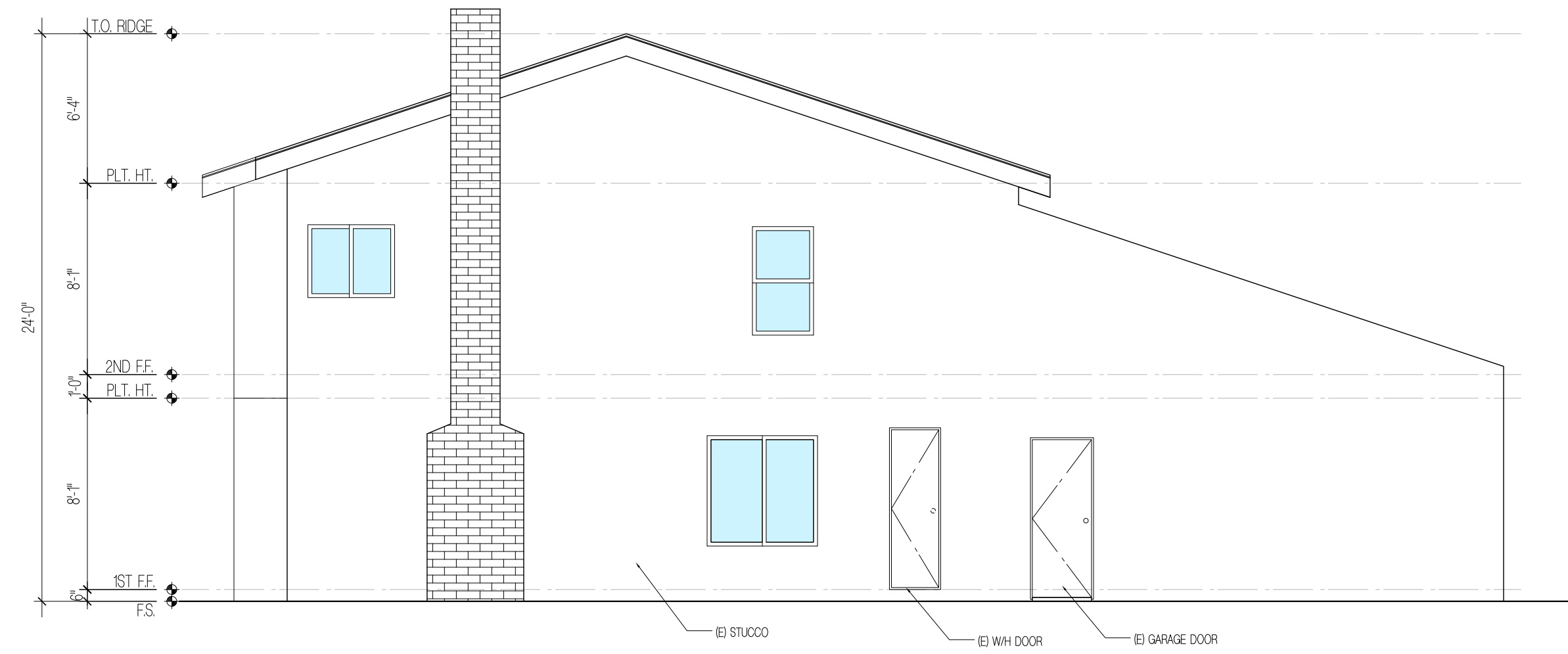
(N) ELEVATIONS



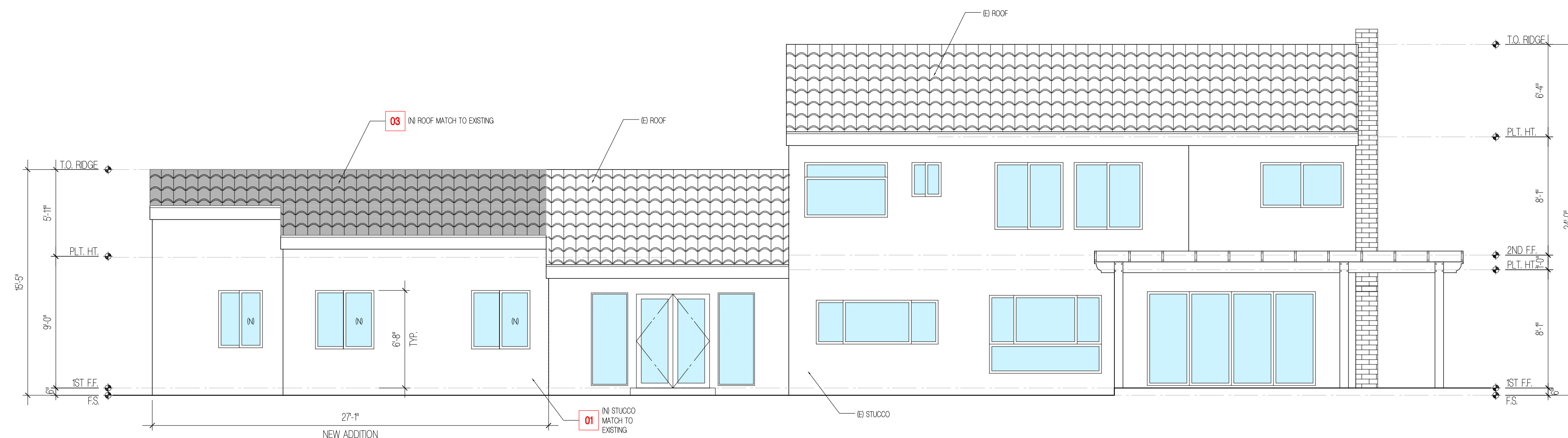
(N) SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



(N) EAST ELEVATION
SCALE: 3/16" = 1'-0"



(N) WEST ELEVATION
SCALE: 3/16" = 1'-0"



(N) NORTH ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

GENERAL: ALWAYS REFER TO THE GENERAL NOTES, SPECIFICATIONS, KEYNOTES AND REFERENCED AND RELATED PLANS, SECTIONS, ELEVATIONS AND DETAILS.

CONTRACTOR ALERT: CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS AND NOTIFY DESIGNER / ARCHITECT OF ANY DISCREPANCIES. A PLUS/MINUS DIMENSION IS INDICATED WHEREVER A PARTICULAR DISTANCE IS NOT CRITICAL.

- GENERAL: ALWAYS REFER TO THE GENERAL NOTES, KEYNOTES AND REFERENCED AND RELATED PLANS, SECTIONS, ELEVATIONS AND DETAILS.
- BUILDING LOCATION: BLDG. LOCATION IS TO BE SET BY THE DATUM POINT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND LOCATIONS FOR COMPLIANCE WITH THESE PLANS AND CITY, COUNTY, STATE ORDINANCES. CONTRACTOR IS TO NOTIFY ARCHITECT/DESIGNER IMMEDIATELY OF ANY DISCREPANCIES OR CONDITIONS NOT CONSISTENT WITH THESE PLANS.
- BLDG. CONFIGURATION: CONTRACTOR IS TO NOTIFY ARCHITECT/DESIGNER PRIOR TO ANY WORK IF THE WORK DONE BY THE OWNER DOES NOT MATCH WHAT IS SHOWN ON THESE PLANS, THEREBY CHANGING THE STRUCTURAL AND OR AESTHETIC ELEMENTS OF THIS BUILDING.
- FLOW LINES: ALL WATER (FROM RAIN, HOSES, ETC) IS TO FLOW AWAY FROM THE BUILDING PERIMETER AT 2% SLOPE MIN. FOR A DISTANCE OF AT LEAST 5 FT.
- BUILDING LOCATION: SEE SITE PLAN FOR LOCATION OF BUILDING ON SITE.
- DIMENSIONS: FLOOR PLAN DIMENSIONS SHALL TAKE PRECEDENCE OVER FOUNDATION PLAN DIMENSIONS. ANY MISSING AND/OR CONFLICTING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- DIMENSIONS: EXT. FACE OF FINISH CENTERLINE OF STUDS OR POSTS UNLESS NOTIFIED OTHERWISE (J.N.O.) FACE OF STUDS = F.O.S.
- OPENING THROUGH THE WALLS SEPARATING THE DWELLING AND THE GARAGE SHALL COMPLY WITH RESIDENTIAL CODES R3025.1 THROUGH R3025.3. OPENINGS BETWEEN THE PRIVATE GARAGE AND THE RESIDENCE SHALL BE SELF-CLOSING AND SELF-LATCHING R3025.1.
- BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH MINIMUM GLAZING AREA OF 3-SF, ONE-HALF OF WHICH IS OPENABLE. THE GLAZED AREAS ARE NOT REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION ARE PROVIDED.
- ALL WOOD BEAMS, JOIST, STUDS, AND OTHER COMBUSTIBLE MATERIAL SHALL HAVE A MINIMUM CLEARANCE OF 2 INCHES FROM THE FRONT AND SIDES AND 4 INCHES FROM THE BACK FACES OF MASONRY FIREPLACE.

KEYNOTES

- 01 IN STUCCO MATCH EXISTING PAINT DUNN EDWARDS/ #0EW345 WHITE FEVER
- 02 IN PLASTER TO MATCH EXISTING
- 03 IN ROOF TO MATCH EXISTING

The design, drawings and specifications in these documents are instruments of service and are the property of CP Studio Inc. All design and related information contained herein is restricted to use on the specified projects and shall not be used or disclosed to any person or firm without the written permission of CP Studio Inc. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

PROJECT AND ADDRESS

MRS IN AE CHOI
1010 WOLVERTON DR.
GLENDALE, CA 91207

Owner Info.

Revisions

No.	Description

Project No. 20-003

Start Date 02/19/2020

Last Revised 03/24/2022

Drawn By YL

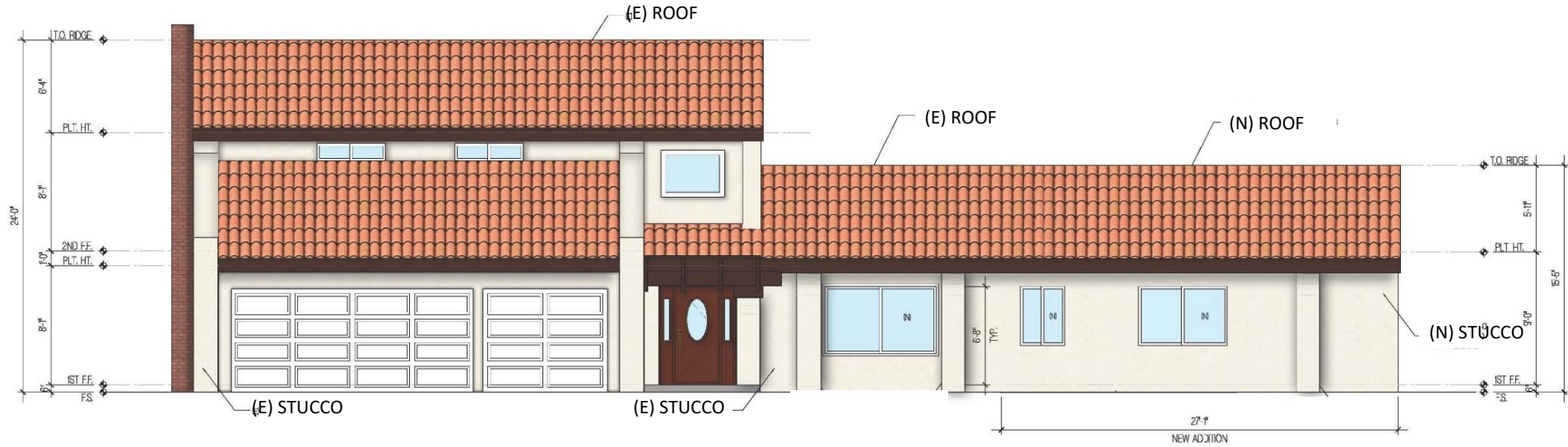
(N) ELEVATIONS

Sheet Title

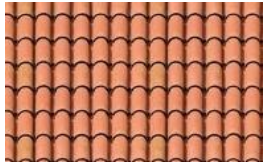
A4.2

Draw No.

Sheet Of



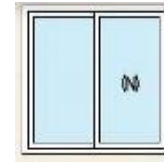
MATERIAL BOARD



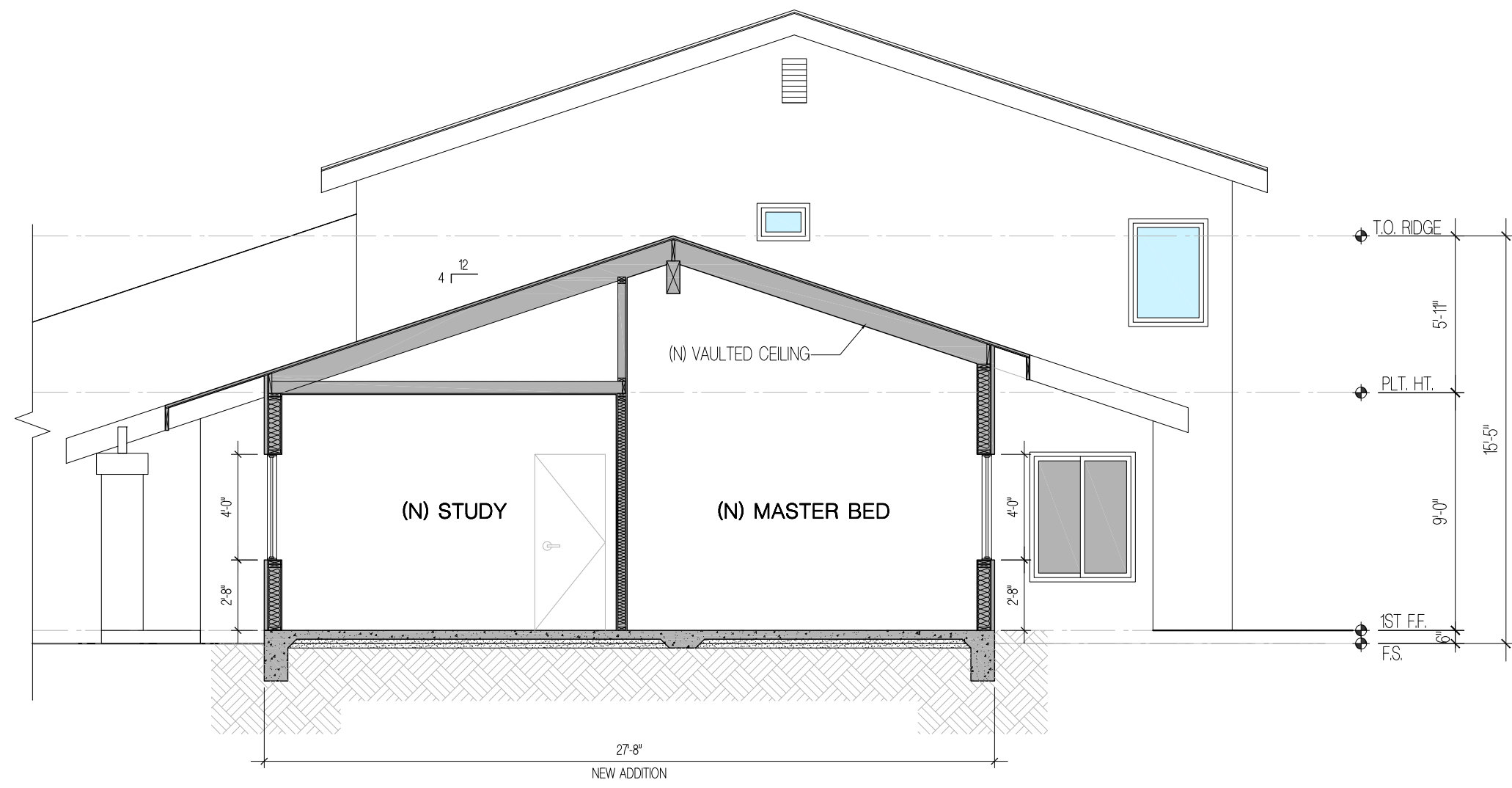
ROOF TILE_TO MATCHING EXISTING
 CLAY ROOF



STUCCO_TO MATCHING EXISTING
 DUNN EDWARDS/ POETIC YELLOW

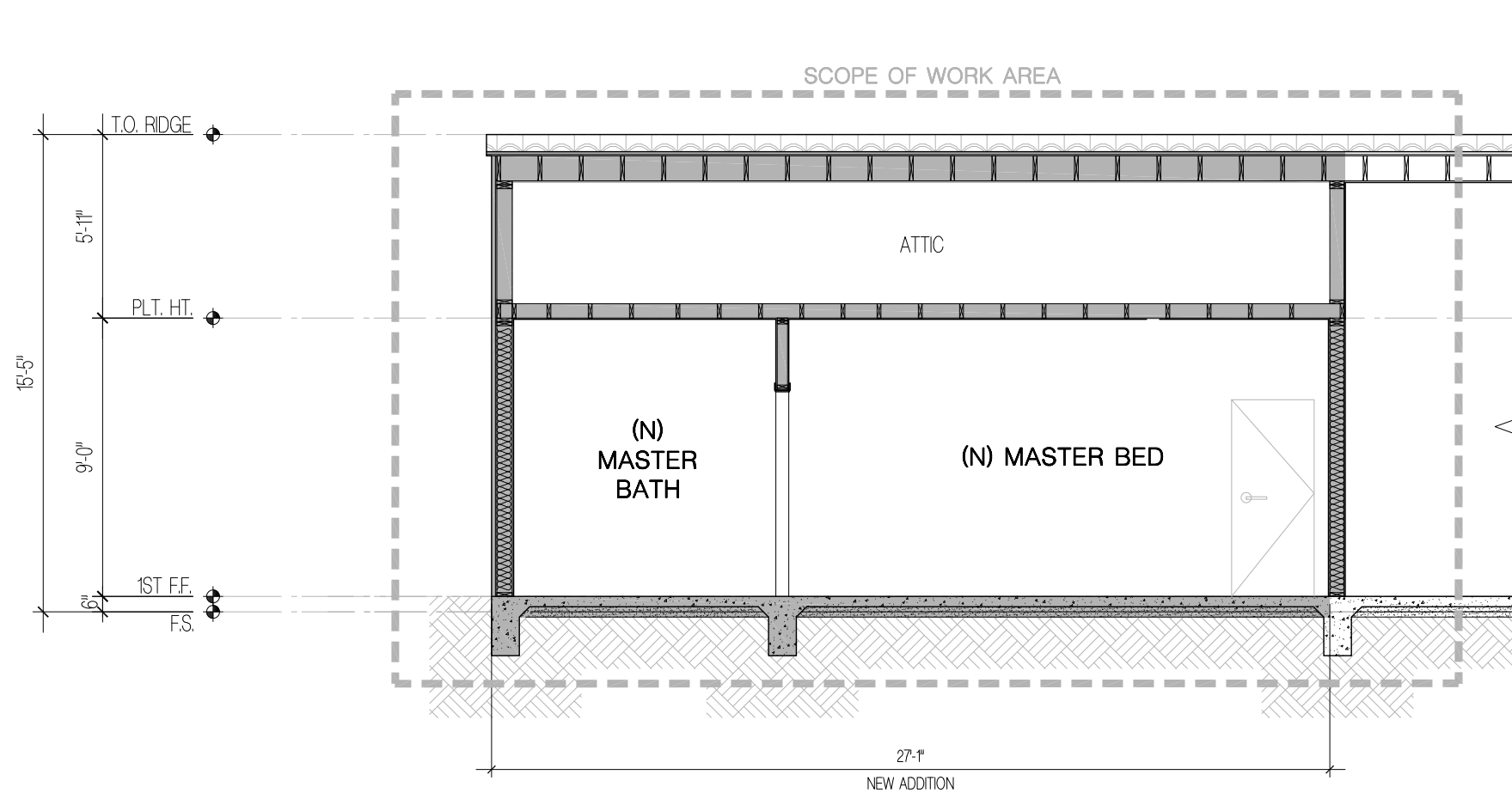


WINDOW_TO MATCHING EXISTING
 MILGARD/ WHITE NO GRID



(N) SECTION
SCALE: 3/16" = 1'-0"

1



(N) SECTION
SCALE: 3/16" = 1'-0"

2

GENERAL NOTES

- GENERAL:
ALWAYS REFER TO THE GENERAL NOTES, SPECIFICATIONS, KEYNOTES AND REFERENCED AND RELATED PLANS, SECTIONS, ELEVATIONS AND DETAILS.
- CONTRACTOR ALERT:
CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS AND NOTIFY DESIGNER / ARCHITECT OF ANY DISCREPANCIES. A PLUS/MINUS DIMENSION IS INDICATED WHEREVER A PARTICULAR DISTANCE IS NOT CRITICAL.
- GENERAL: ALWAYS REFER TO THE GENERAL NOTES, KEYNOTES AND REFERENCED AND RELATED PLANS, SECTIONS, ELEVATIONS AND DETAILS.
 - BUILDING LOCATION: BLDG. LOCATION IS TO BE SET BY THE DATUM POINT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND LOCATIONS FOR COMPLIANCE WITH THESE PLANS AND CITY, COUNTY, STATE ORDINANCES. CONTRACTOR IS TO NOTIFY ARCHITECT/DESIGNER IMMEDIATELY OF ANY DISCREPANCIES OR CONDITIONS NOT CONSISTENT WITH THESE PLANS.
 - BLDG. CONFIGURATION: CONTRACTOR IS TO NOTIFY ARCHITECT/DESIGNER PRIOR TO ANY WORK IF THE WORK DONE BY THE OWNER DOES NOT MATCH WHAT IS SHOWN ON THESE PLANS, THEREBY CHANGING THE STRUCTURAL AND/OR AESTHETIC ELEMENTS OF THIS BUILDING.
 - FLOW LINES: ALL WATER (FROM RAIN, HOSES, ETC) IS TO FLOW AWAY FROM THE BUILDING PERIMETER AT 2% SLOPE MIN. FOR A DISTANCE OF AT LEAST 5 FT.
 - BUILDING LOCATION: SEE SITE PLAN FOR LOCATION OF BUILDING ON SITE.
 - DIMENSIONS: FLOOR PLAN DIMENSIONS SHALL TAKE PRECEDENCE OVER FOUNDATION PLAN DIMENSIONS. ANY MISSING AND/OR CONFLICTING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
 - DIMENSIONS: EXT. FACE OF FINISH CENTERLINE OF STUDS OR POSTS UNLESS NOTED OTHERWISE. (UN) FACE OF STUDS = FOS.
 - OPENING THROUGH THE WALLS SEPARATING THE DWELLING AND THE GARAGE SHALL COMPLY WITH RESIDENTIAL CODES R3025.1 THROUGH R3025.3. OPENINGS BETWEEN THE PRIVATE GARAGE AND THE RESIDENCE SHALL BE SELF-CLOSING AND SELF-LATCHING. R3025.1.
 - BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH MINIMUM GLAZING AREA OF 3-SF, ONE-HALF OF WHICH IS OPERABLE. THE GLAZED AREAS ARE NOT REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION ARE PROVIDED.
 - ALL WOOD BEAMS, JOIST, STUDS, AND OTHER COMBUSTIBLE MATERIAL SHALL HAVE A MINIMUM CLEARANCE OF 2 INCHES FROM THE FRONT AND SIDES AND 4 INCHES FROM THE BACK FACES OF MASONRY FIREPLACE.

The design drawings and specifications in these documents are instruments of service and are the property of CP Studio Inc. All design and related information contained herein is restricted to use on the specified projects and shall not be used or disclosed to any person or firm without the written permission of CP Studio Inc. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

WINDOW SCHEDULE

NO.	WINDOW		(E) MATERIAL	(N) MATERIAL	VISIBLE FROM THE STREET?	MODEL #	(E) OPERATION	(N) OPERATION	(N) FRAME TYPE	EXTERNAL GRID Y/N	KEEP (E) SILL & FRAME?	BUILD (N) SILL & FRAME?	(E) EDGE DETAIL	(N) EDGE DETAIL	BED Y/N	ENERGY EFFICIENT? Y/N	FIRE HAZARD ZONE?	WIN. WITHIN 18" OF FLOOR OR 40" OF DOOR?	HARDWARE			REMARKS		
	Q	(E) SIZE																	(N) SIZE	TYPE	2x6 STUD WALLS		FIXED GLASS	TEMP. GLASS
A	1	NEW	36" X 48"	N/A	VINYL	N	MATCH EXISTING	N/A	SLIDING	NAL-IN	N	N/A	Y	N/A	STUCCO	N	Y	N	N	1	●	●	●	ALL WINDOWS ARE MARVIN CLAD CASEMENT WINDOWS. NOTE: ALL WINDOW AND DOORS SHALL BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR. THERE SHALL BE BUG SCREENS FOR ALL WINDOW & DOORS PER MANUFACTURE. 1. CONTRACTOR IS TO FIELD VERIFY ALL ROUGH OPENINGS OF WINDOWS LOCATED BETWEEN FIXED STRUCTURAL MEMBERS. SEE REFERENCED DETAILS. 2. ALL WOOD STOPS AND/OR TRIM AROUND WINDOWS TO BE FULLY AND CLEANLY CAULKED W/ STAINABLE LATEX CAULKING TYP. SEE REFERENCED DETAILS. 3. ALL WINDOWS ARE DUAL GLAZED WINDOWS WITH A MINIMUM ONE TEMPERED PANE.
B	1	NEW	72" X 48"	N/A	VINYL	N	MATCH EXISTING	N/A	SLIDING	NAL-IN	N	N/A	Y	N/A	STUCCO	Y	Y	N	N	2	●	●	●	
C	1	NEW	72" X 48"	N/A	VINYL	N	MATCH EXISTING	N/A	SLIDING	NAL-IN	N	N/A	Y	N/A	STUCCO	N	Y	N	N	2	●	●	●	
D	1	NEW	36" X 48"	N/A	VINYL	N	MATCH EXISTING	N/A	SLIDING	NAL-IN	N	N/A	Y	N/A	STUCCO	N	Y	N	N	1	●	●	●	
E	1	NEW	48" X 48"	N/A	VINYL	Y	MATCH EXISTING	N/A	SLIDING	NAL-IN	N	N/A	Y	N/A	STUCCO	Y	Y	N	N	3	●	●	●	
F	1	NEW	48" X 48"	N/A	VINYL	Y	MATCH EXISTING	N/A	SLIDING	NAL-IN	N	N/A	Y	N/A	STUCCO	Y	Y	N	N	3	●	●	●	
G	1	(E) REPLACE	91" X 55"	VINYL	VINYL	Y	MATCH EXISTING	SLIDING	SLIDING	NAL-IN	N	Y	N	STUCCO	STUCCO	N	Y	N	N	4	●	●	●	
H	1	(E) REPLACE	52" X 38"	VINYL	VINYL	Y	MATCH EXISTING	FIX	FIX	NAL-IN	N	Y	N	STUCCO	STUCCO	N	Y	N	N	5	●	●	●	

NOTE:
1. ALL GLAZING SHALL HAVE A U-FACTOR OF 0.3 AND A SHGC OF 0.2 TO MATCH THE VALUES USED IN THE CALCULATION, SEE T14 & T15 TITLE 24 REPORT ON CF-IR.
2. ALL GLAZING AREAS SHALL HAVE BUG SCREENS EXTERIOR SHADING DEVICES TO AGREE WITH SHGC PER CALCULATION.
3. SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR PANEL.

DOOR SCHEDULE

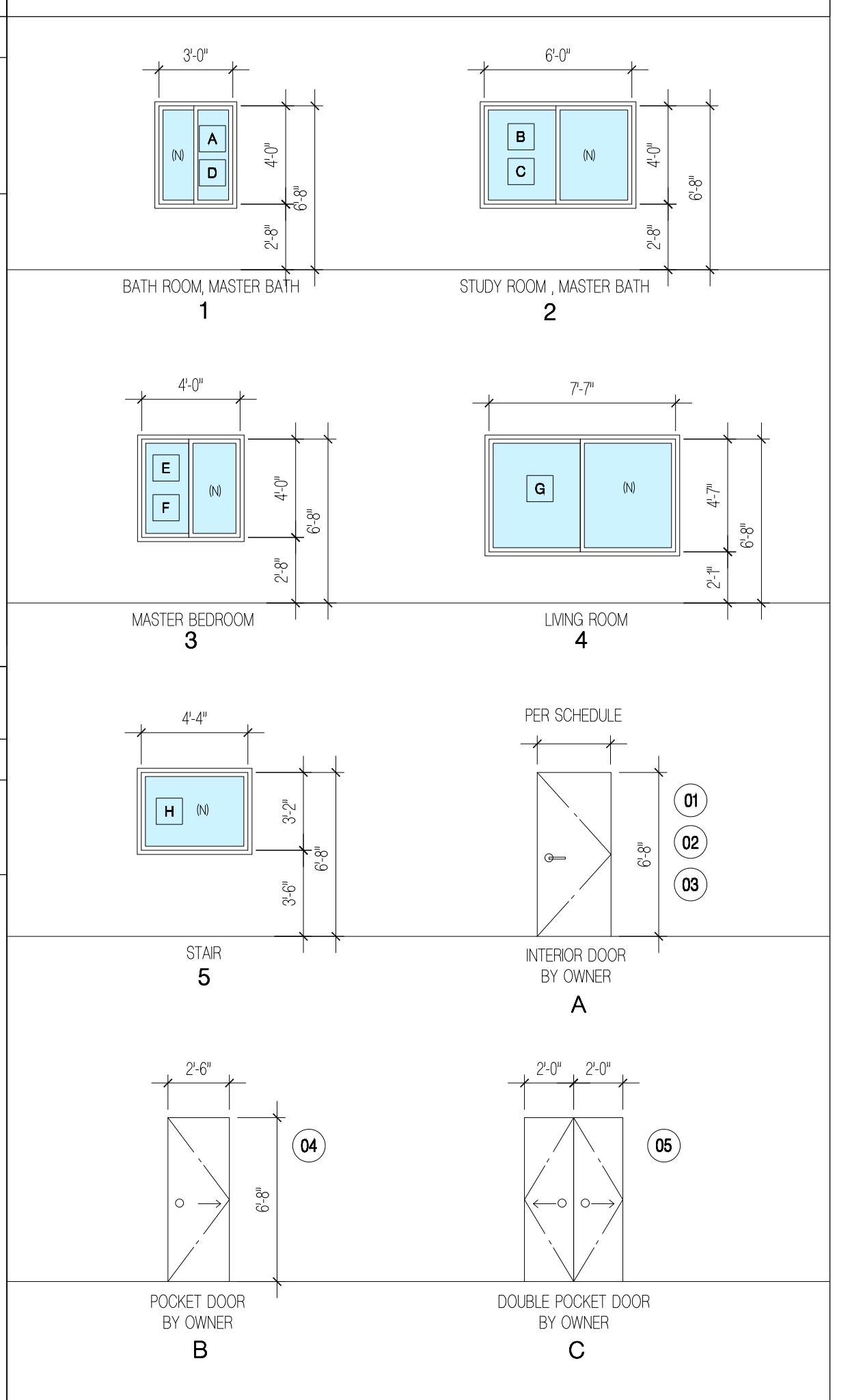
NO.	DOOR		THICK	MAT.	MNFCTR.	TYPE	SOLID CORE	HARDWARE			LOCATION	REMARKS
	SIZE	HEIGHT						WEAR/TRAFFIC TIERS	CLOSER	DUAL GLAZED		
01	2'-8"	6'-8"	1 3/8"	WOOD	TBD	A	●	5			MASTER BEDROOM	ALL SCHLAGE HARDWARE SHALL BE CAMELOT SERIES AGED BRONZE. PROVIDE CUT SHEETS FOR ARCHITECTS & OWNERS APPROVAL. 1. ENTRY SET 2. PATIO DOOR BY MANUFACTURE 3. GARAGE AUTOMATIC DOOR 4. DEAD BOLT, TAB FLUSH BOLTS 5. PRIVACY LOCK 6. MASTER BEDROOM KEY LOCK 7. PASSAGE 8. DUMMY SET OR KNOB PER MANUFACTOR
02	2'-8"	6'-8"	1 3/8"	WOOD	TBD	A	●	5			STUDY ROOM	
03	2'-8"	6'-8"	1 3/8"	WOOD	TBD	A	●	5			POWDER ROOM	
04	2'-6"	6'-8"	1 3/8"	WOOD	TBD	B	●	5			MASTER BATHROOM	
05	4'-0"	6'-8"	1 3/8"	WOOD	TBD	C	●	5			WIC	

NOTE:
ALL WINDOW AND DOORS SHALL BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR. THERE SHALL BE BUG SCREENS FOR ALL WINDOW & DOORS PER MANUFACTURE.

PROVIDE ALLOWANCE FOR ALL DOOR HARDWARE THAT ARE NOT SPECIFIED.

FIRE NOTE:
ALL EXTERIOR DOORS SHALL BE THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH RAISED PANELS THICKNESS NOT LESS THAN 1-1/4" THICK

WINDOW & DOOR TYPES



PROJECT AND ADDRESS
MRS IN AE CHOI
1010 WOLVERTON DR.
GLENDALE, CA 91207

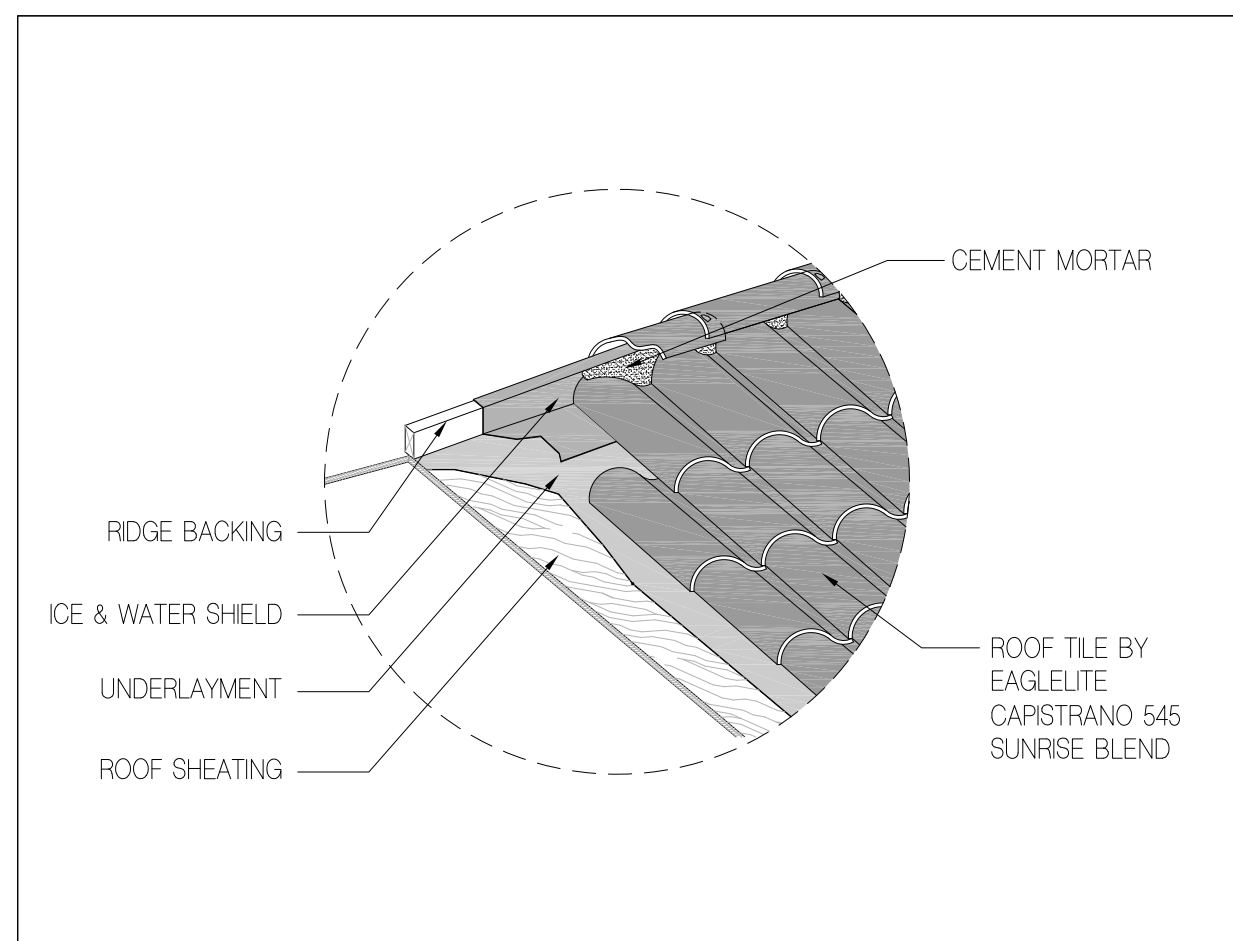
Revisions

No.	Description

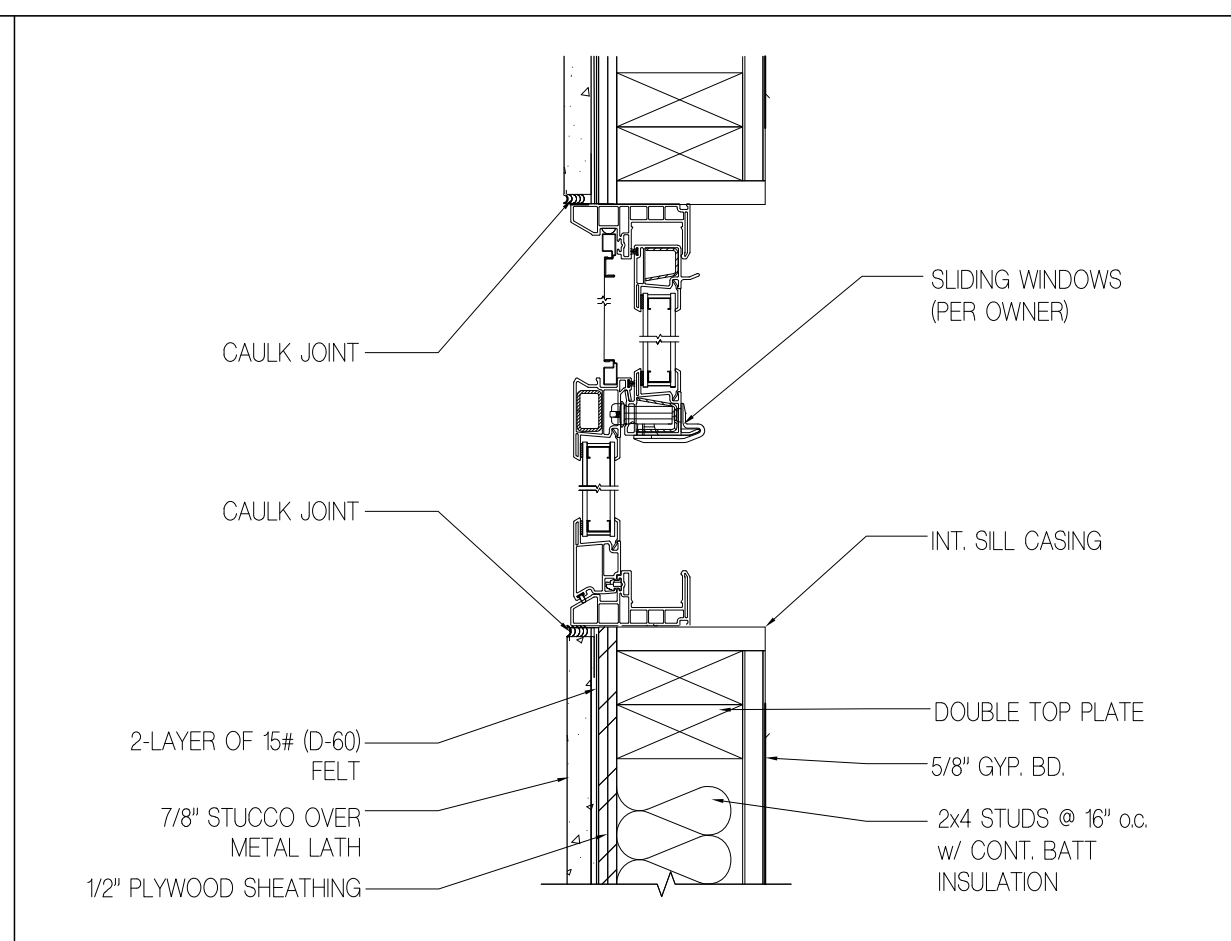
Project No. 20-003
Start Date 02/19/2020
Last Revised 03/24/2022
Drawn By YL

(N) SECTIONS AND SCHEDULES

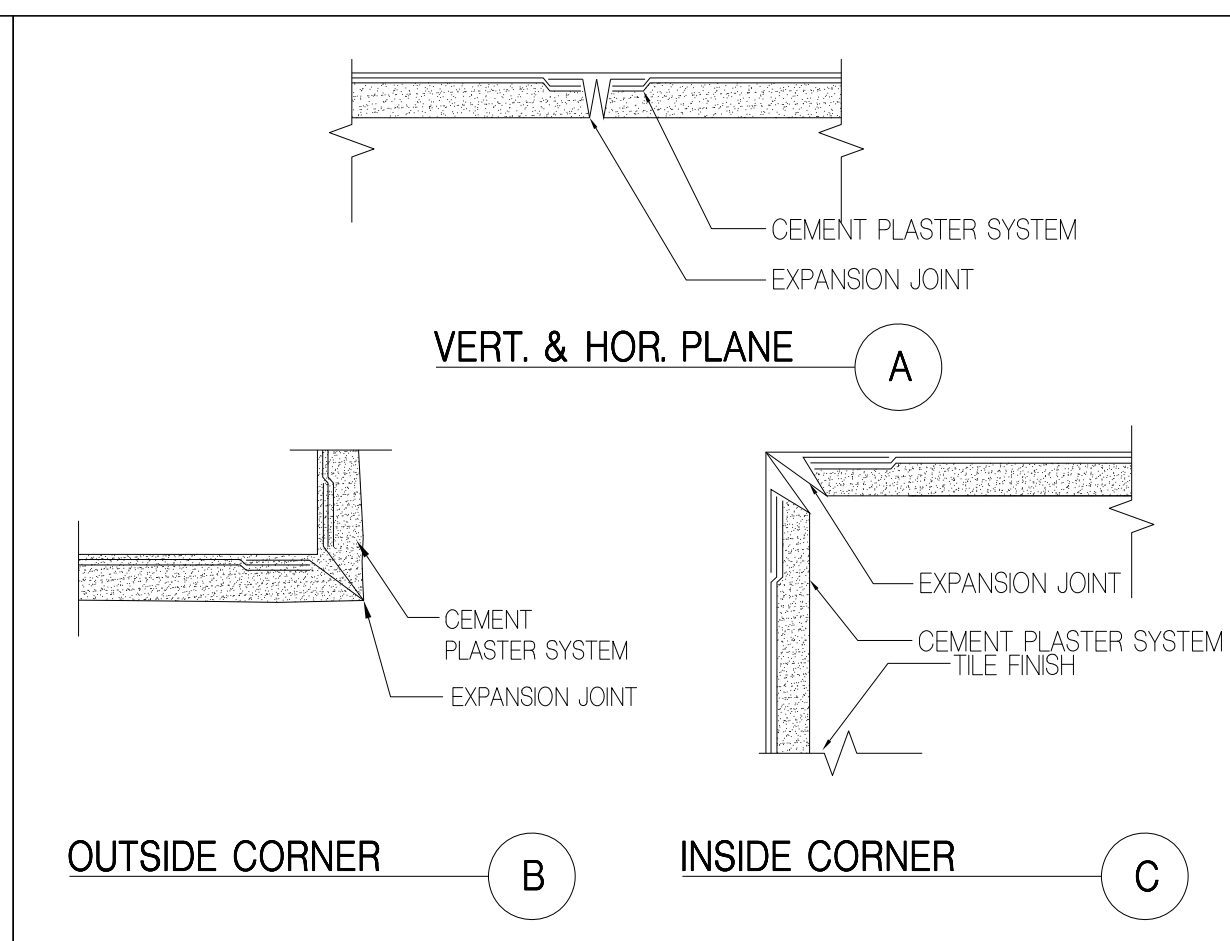
Sheet Title
A5.1
Drawing No.
Sheet: Of



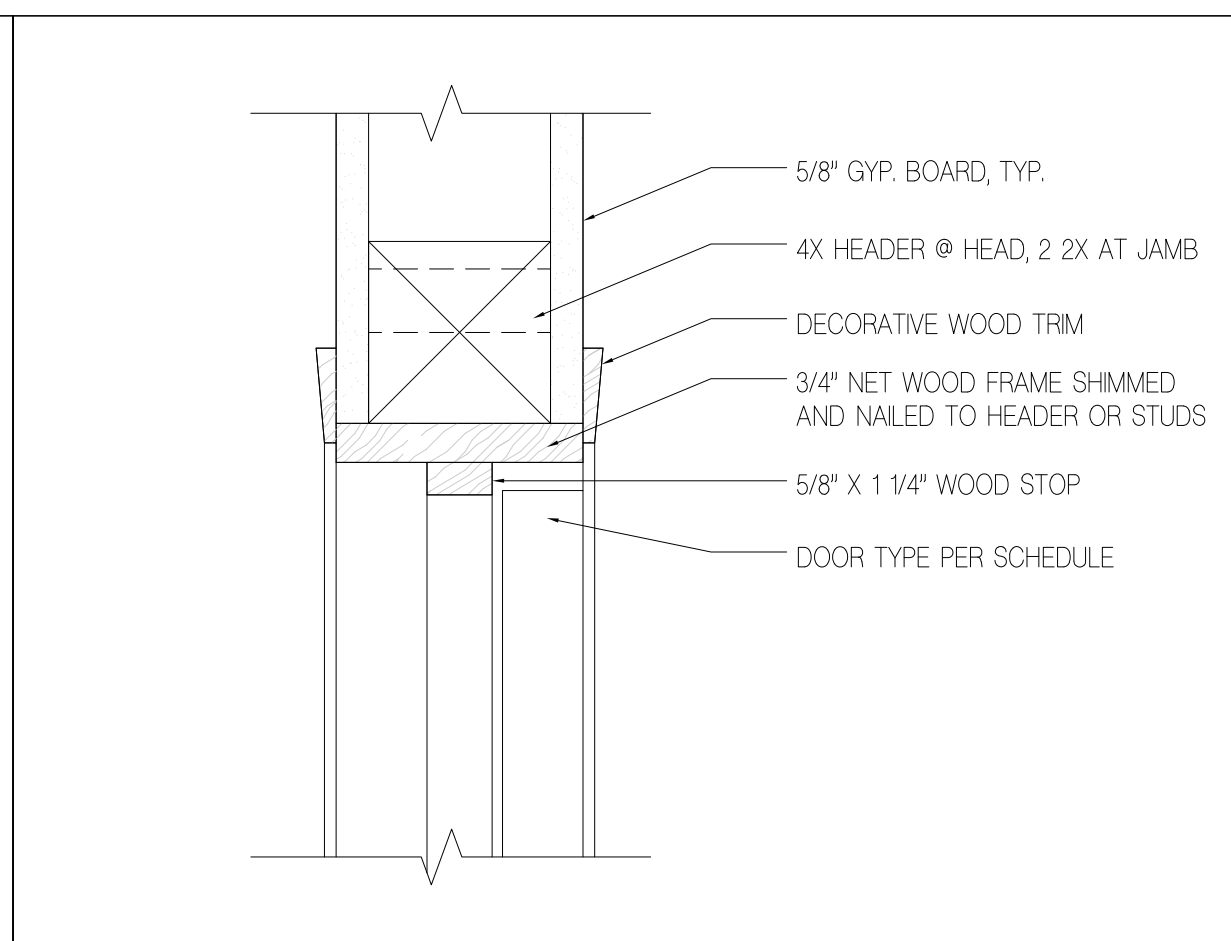
RIDGE DETAIL SCALE: NTS **16**



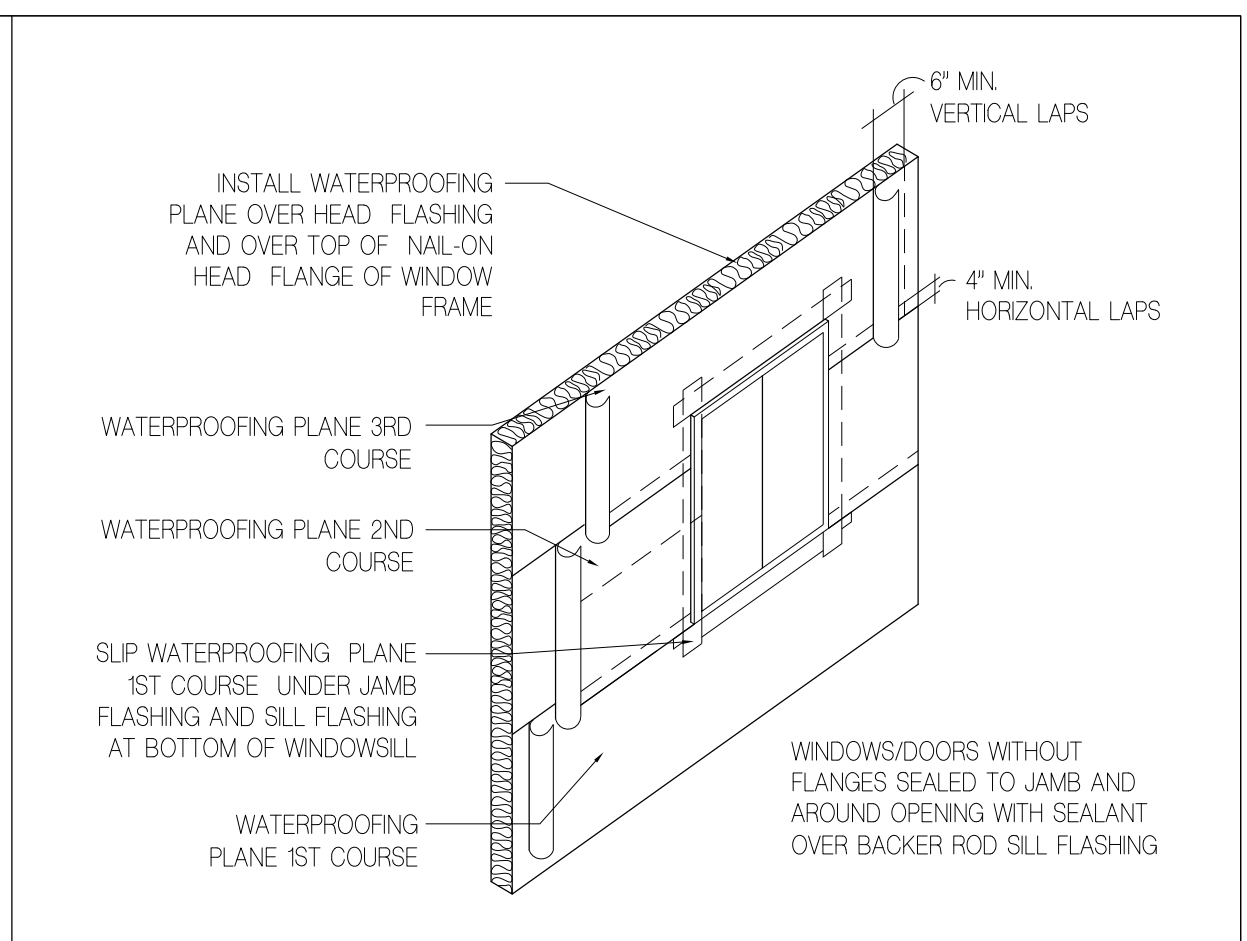
SLIDING WINDOW JAMB @ STUCCO SCALE: NTS **12**



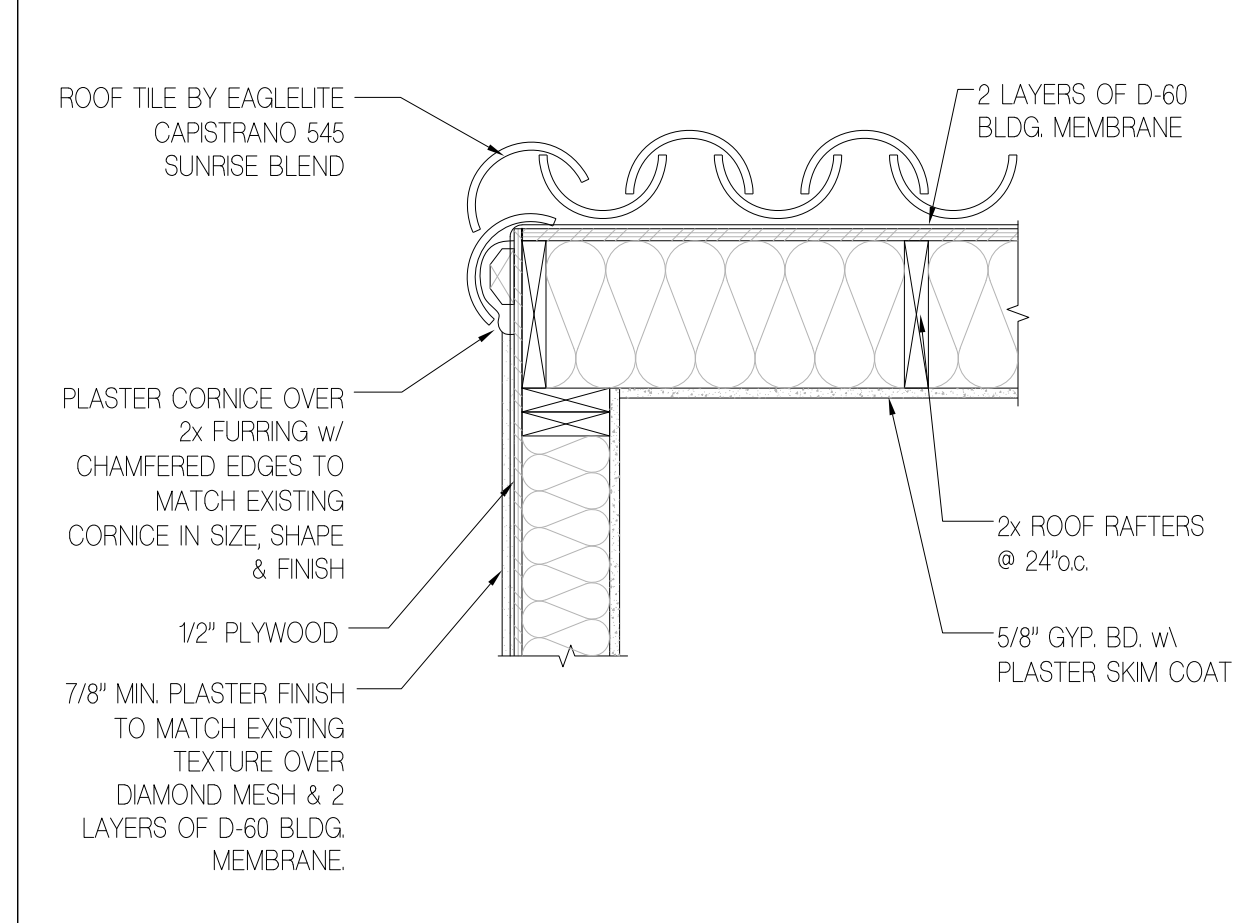
STANDARD STUCCO JOINT SCALE: NTS **9**



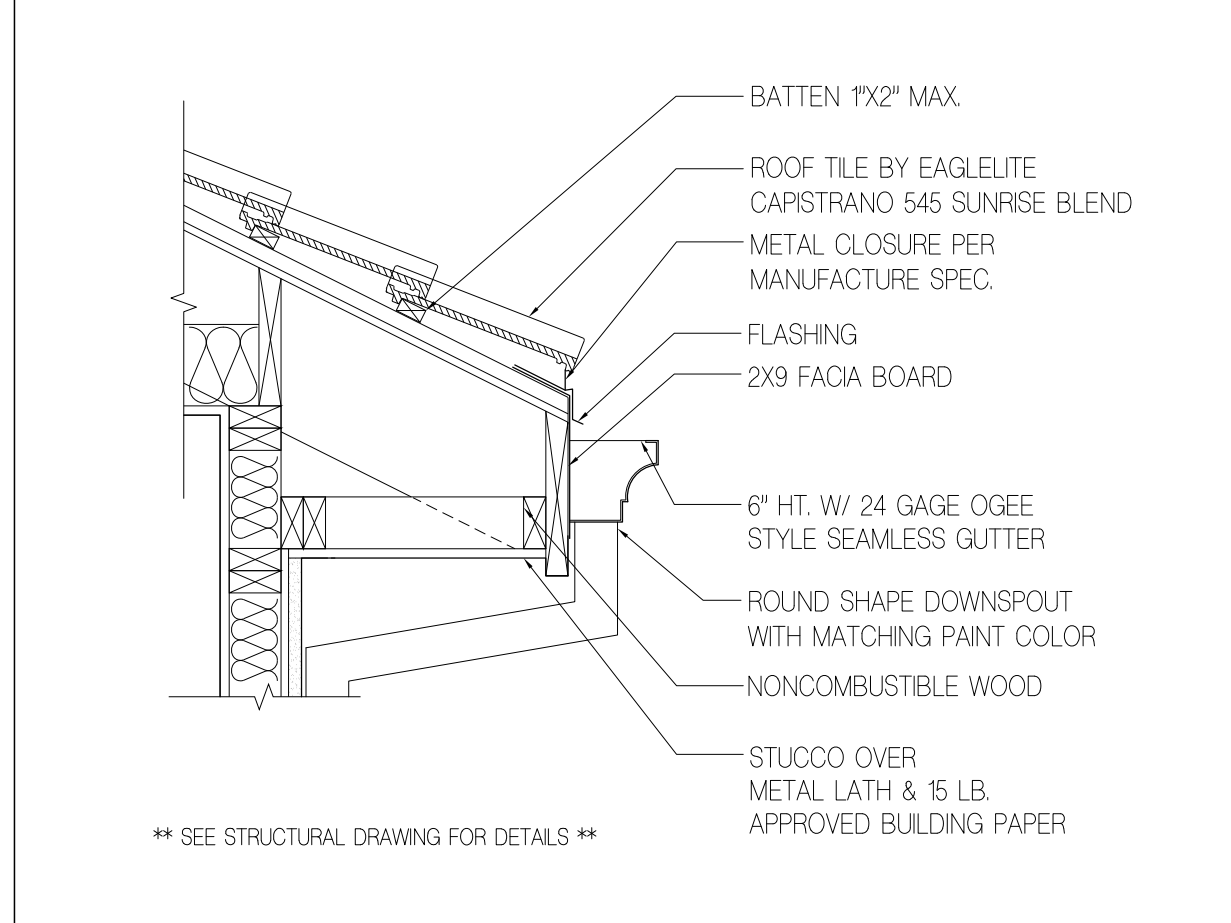
DOOR IHEADER @ INTERIOR SCALE: NTS **5**



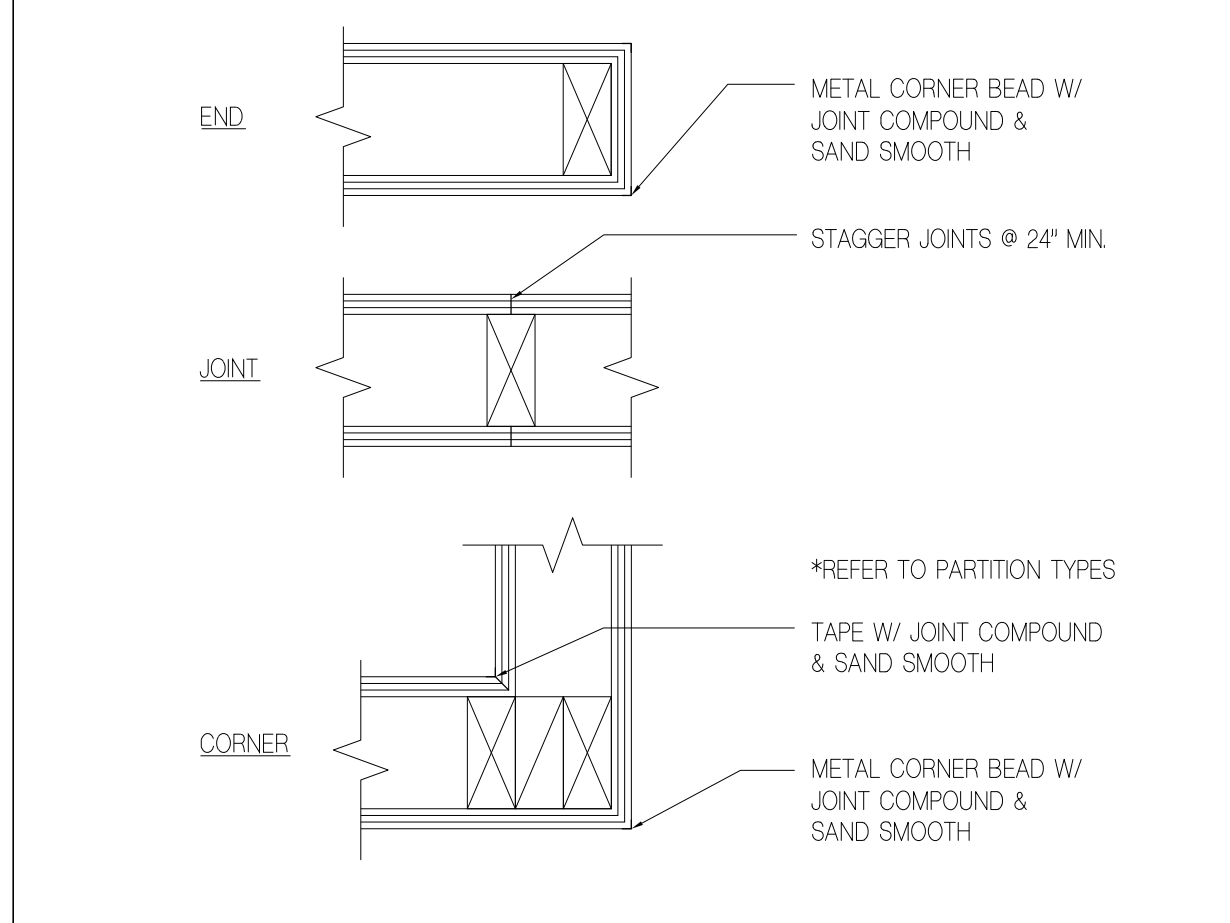
FLASHING DETAIL SCALE: NTS **1**



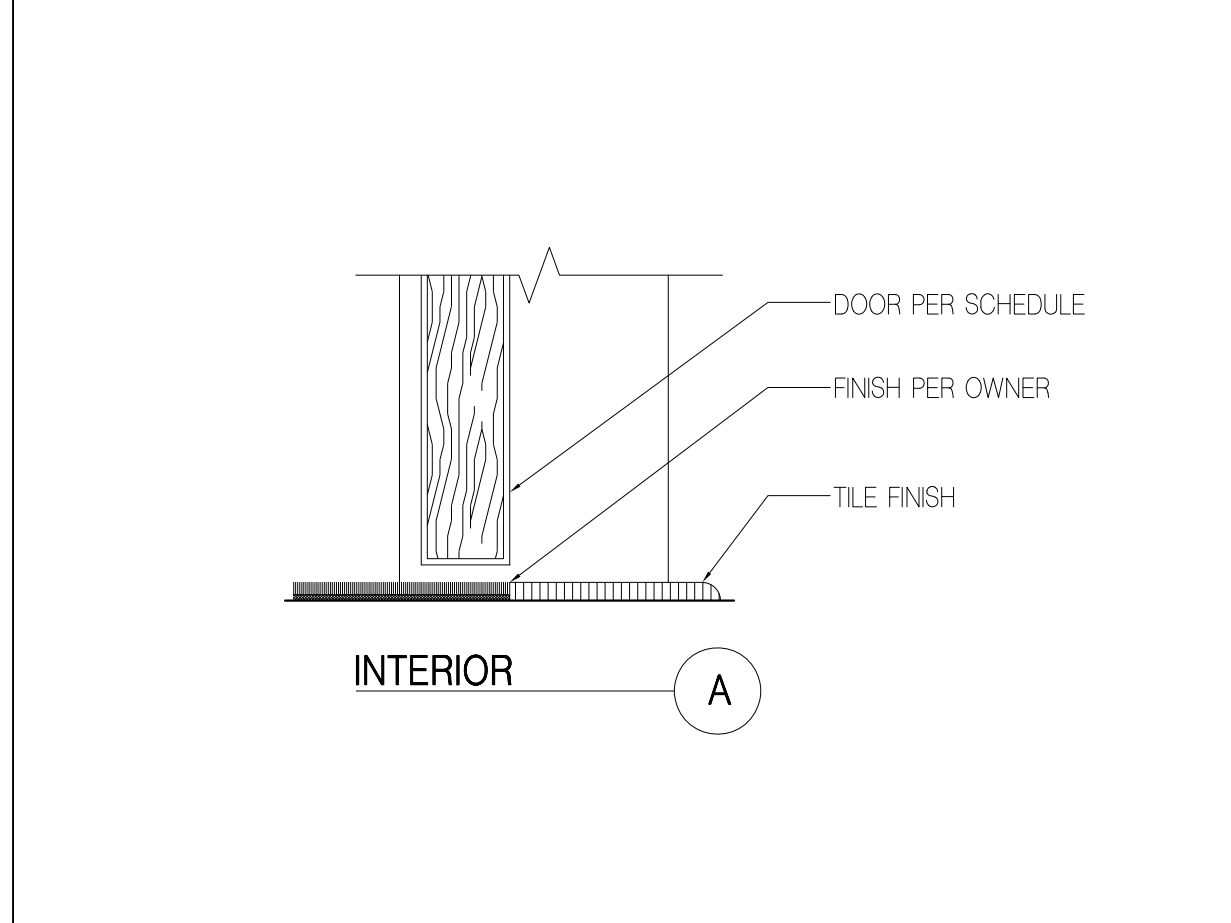
WALL BASE SCALE: NTS **15**



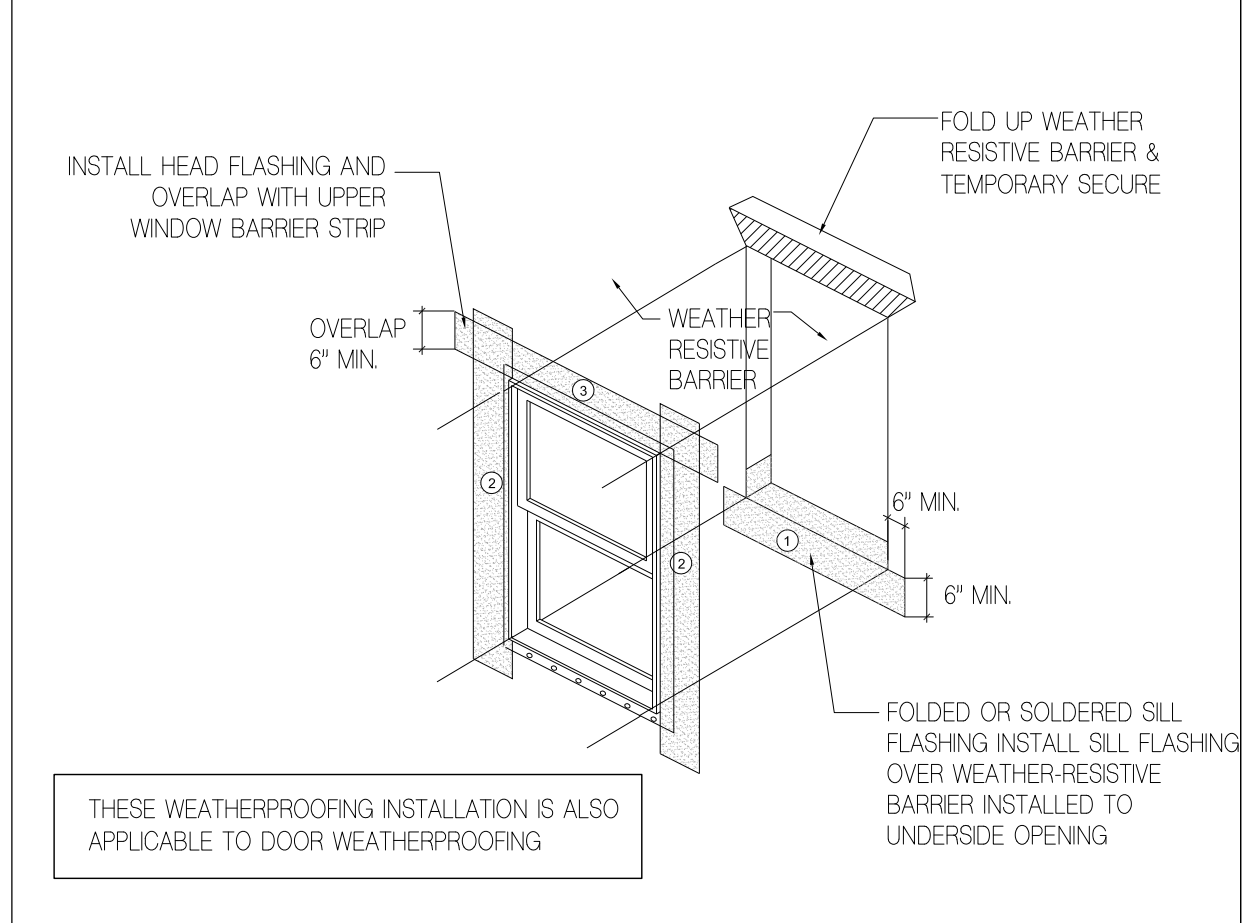
GUTTER AND FACIA SCALE: NTS **13**



GYP. BD PARTITION SCALE: NTS **10**



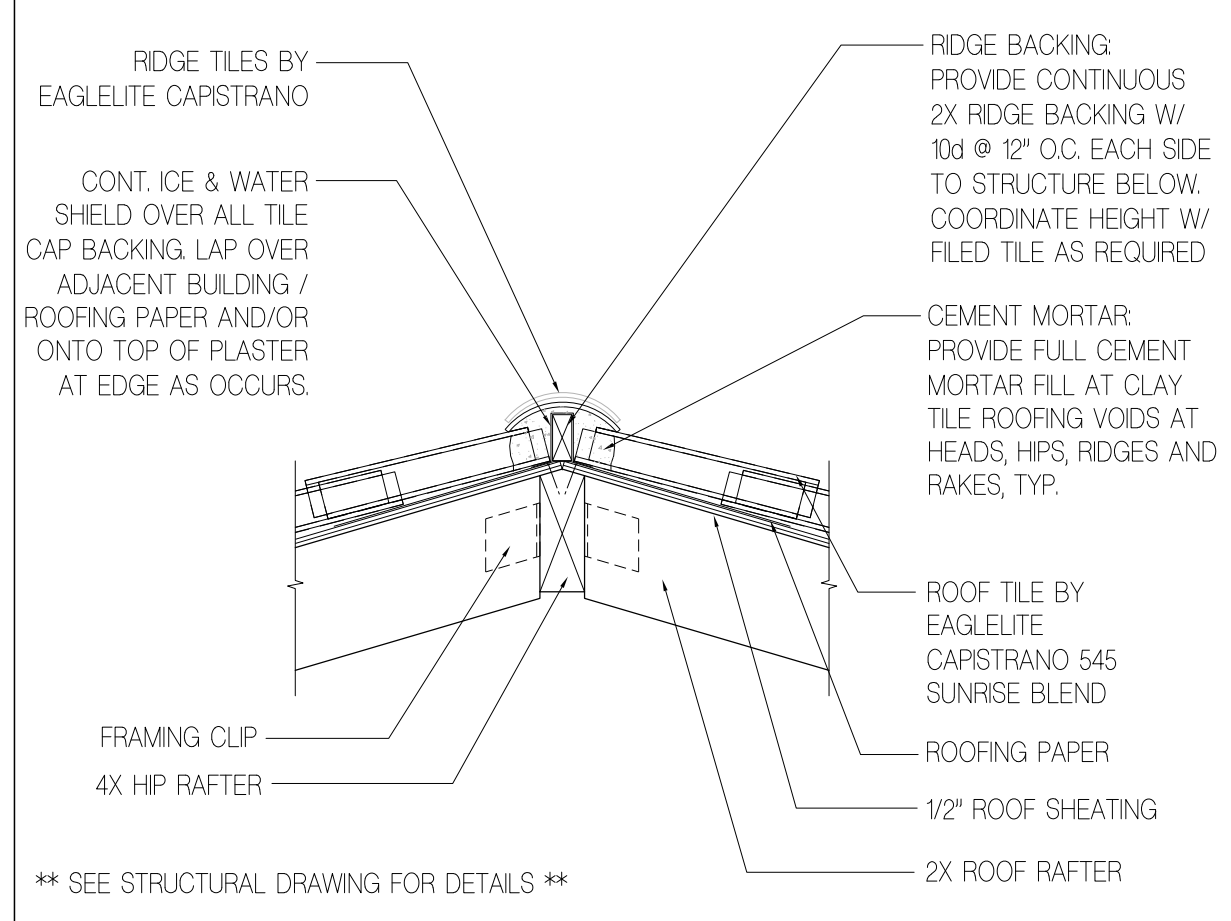
DOOR SILL @ DETAILS SCALE: NTS **6**



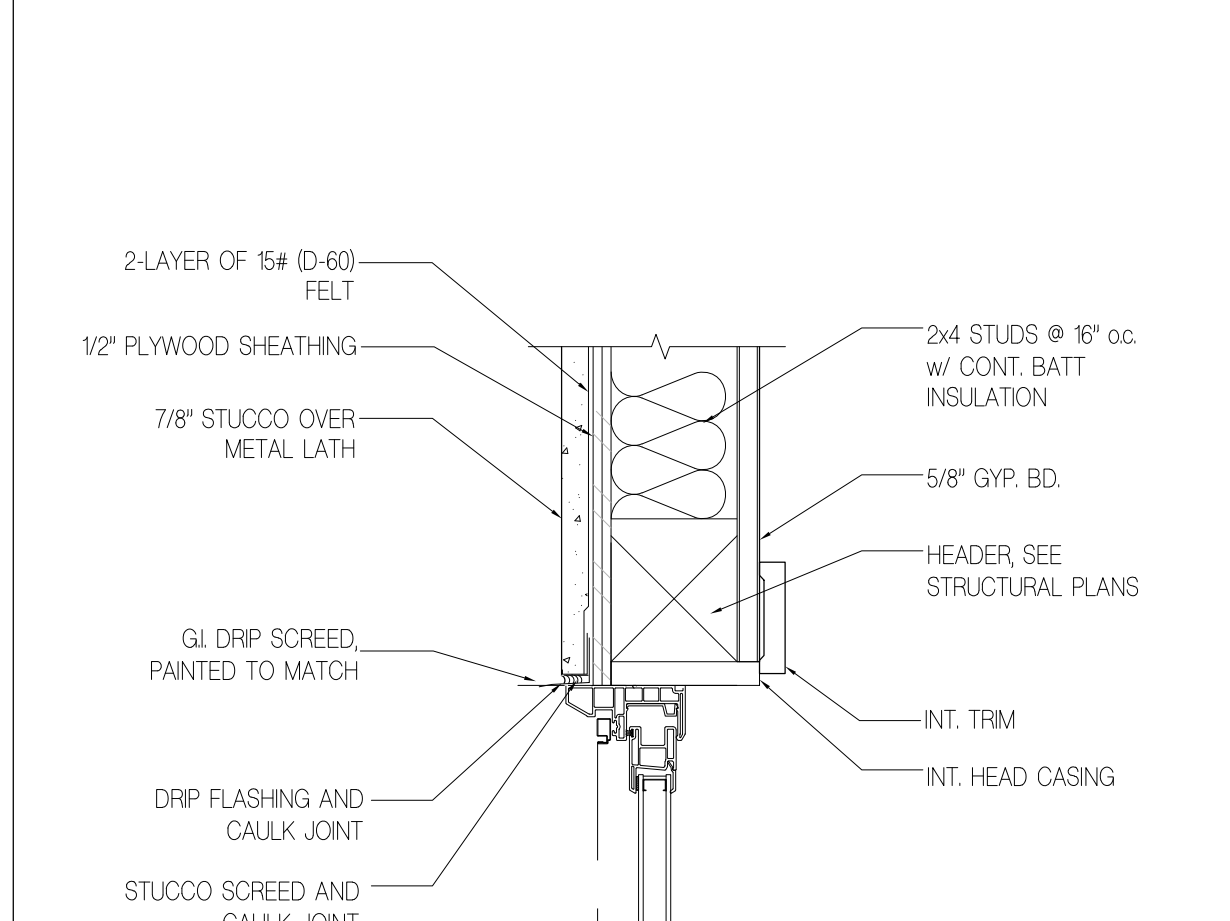
FLASHING DETAIL SCALE: NTS **2**



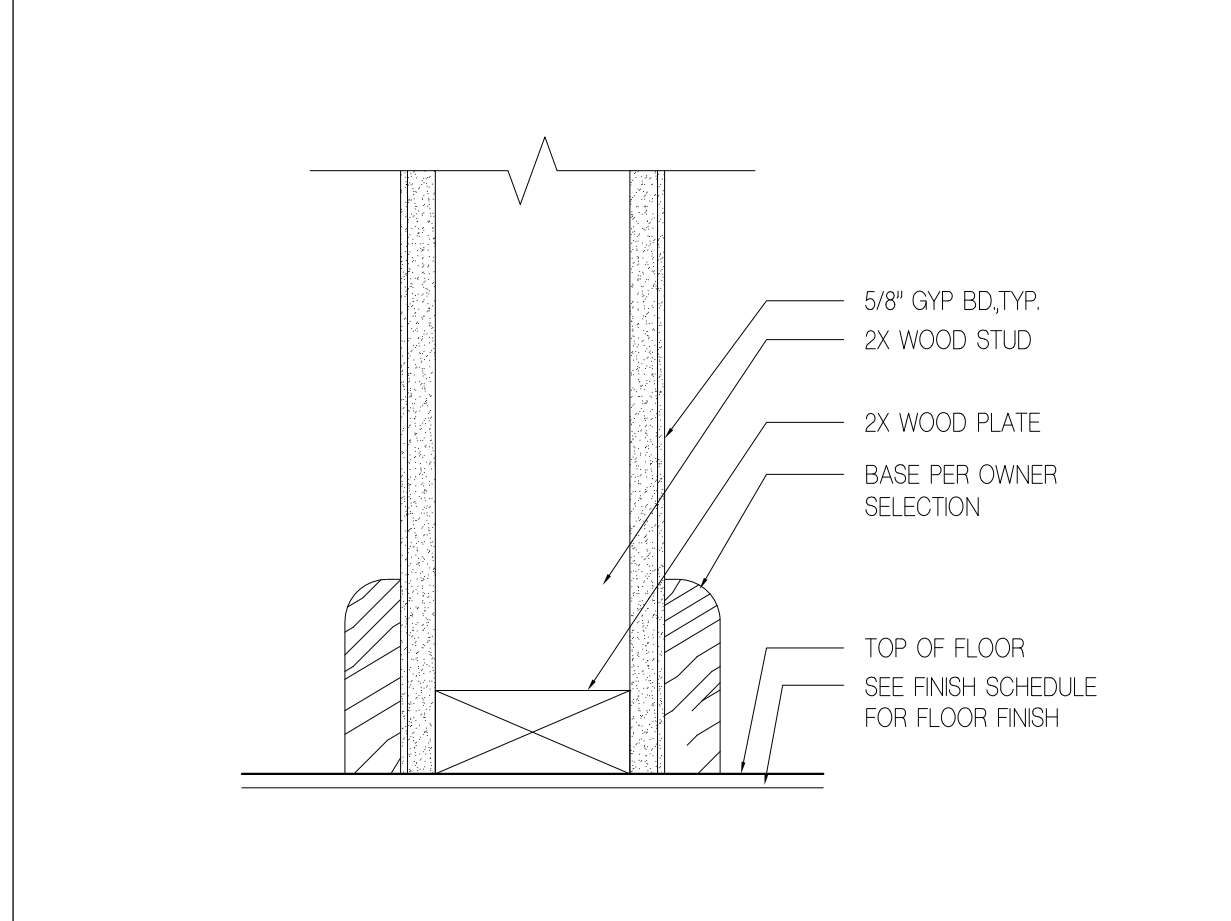
RIDGE DETAIL SCALE: NTS **14**



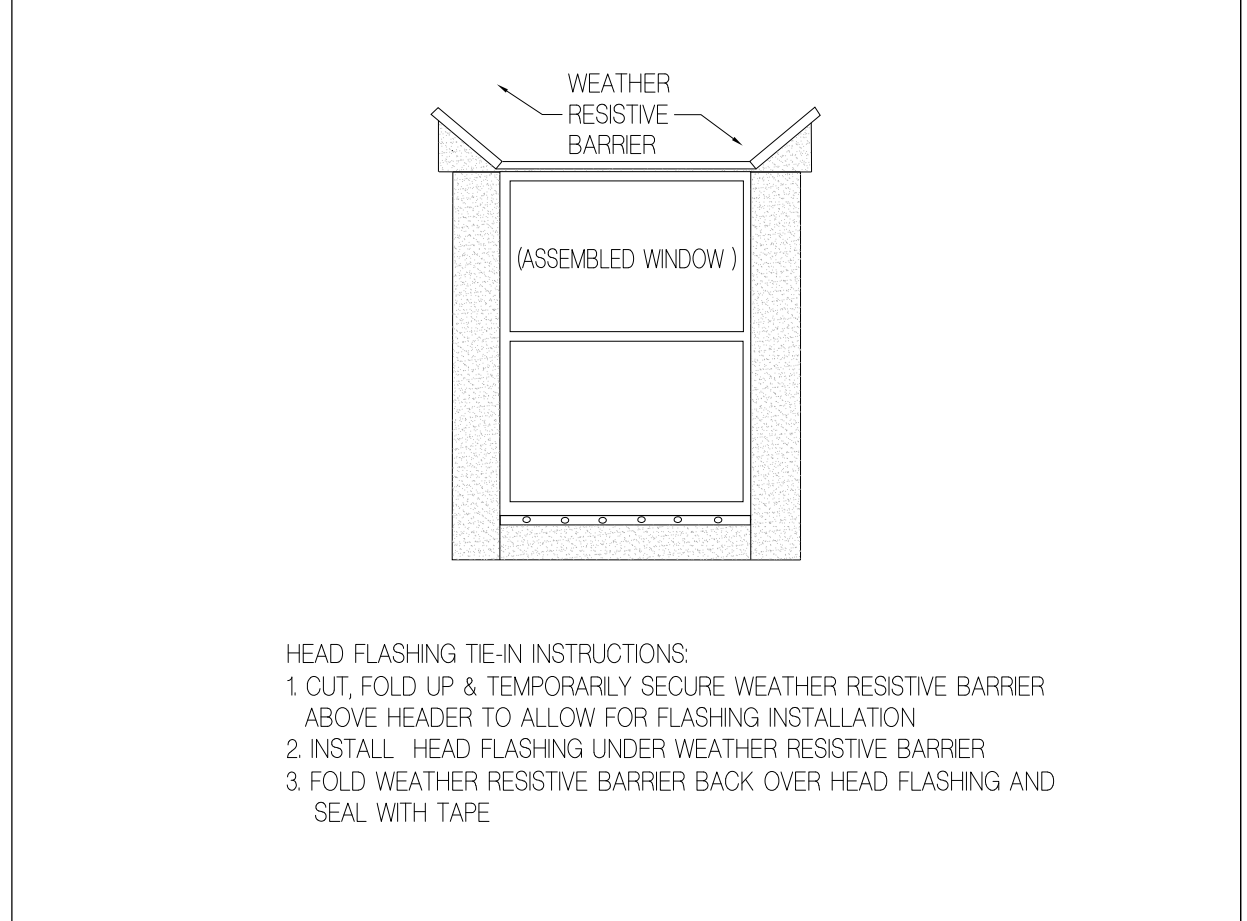
SLIDING WINDOW HEAD & SILL @STUCCO SCALE: NTS **11**



1HR WALL DETAIL SCALE: NTS **8**



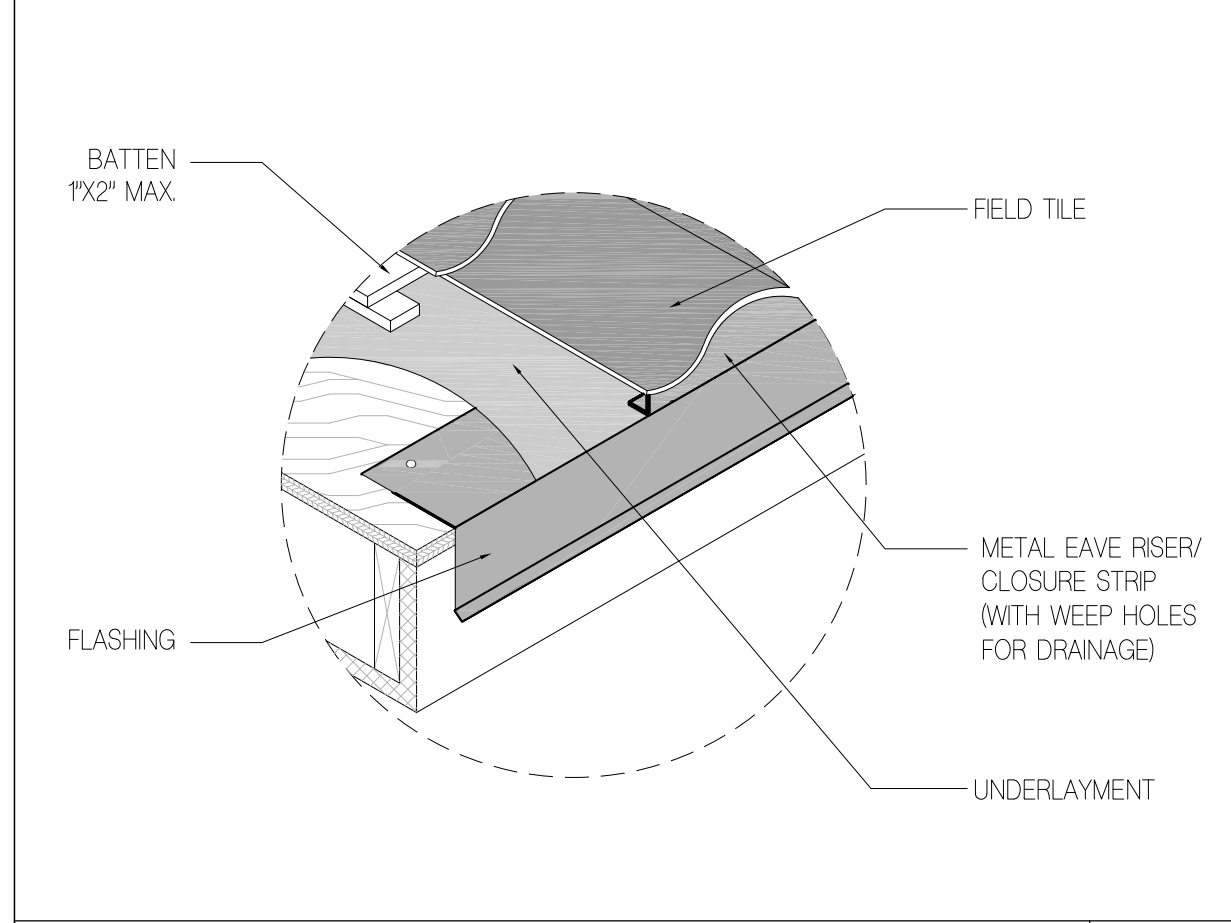
WALL BASE SCALE: NTS **7**



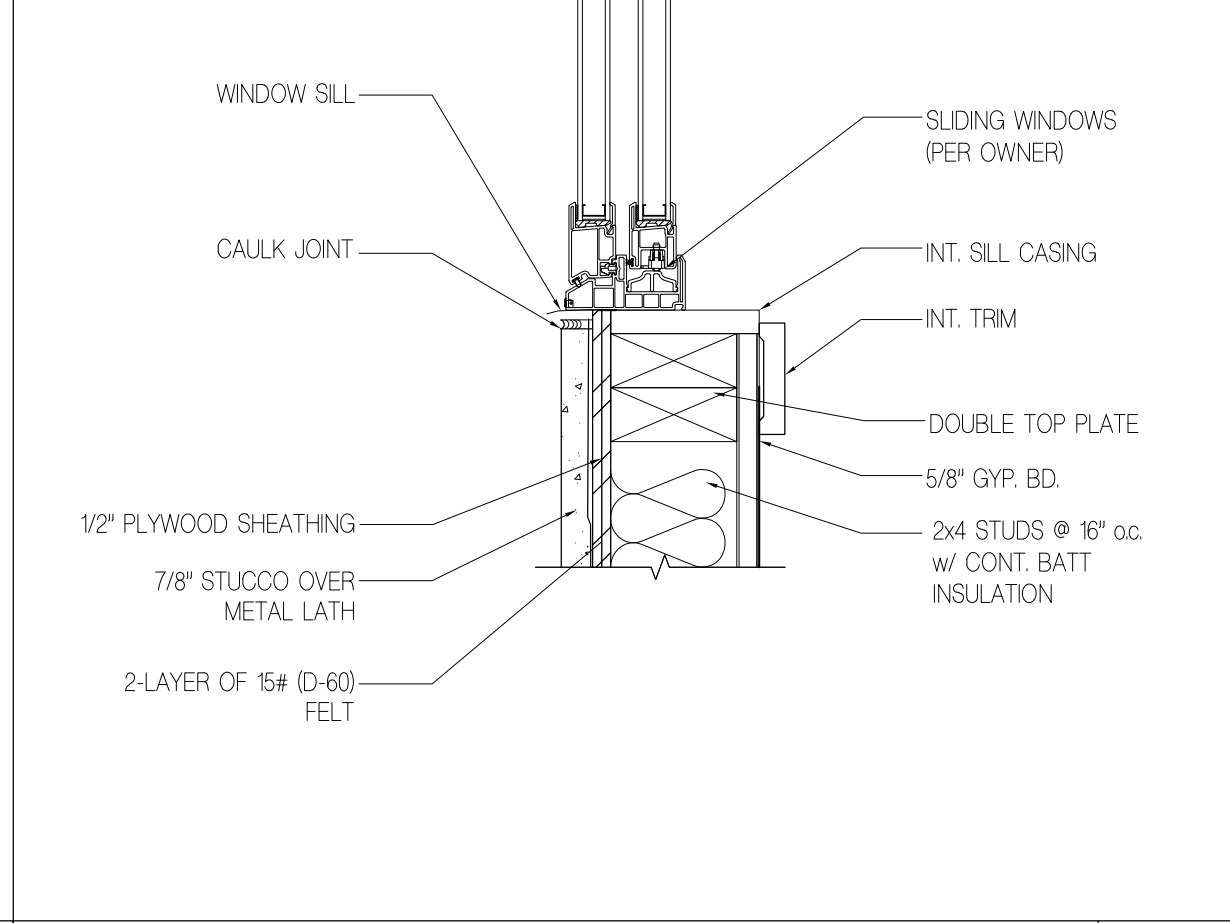
FLASHING DETAIL SCALE: NTS **3**



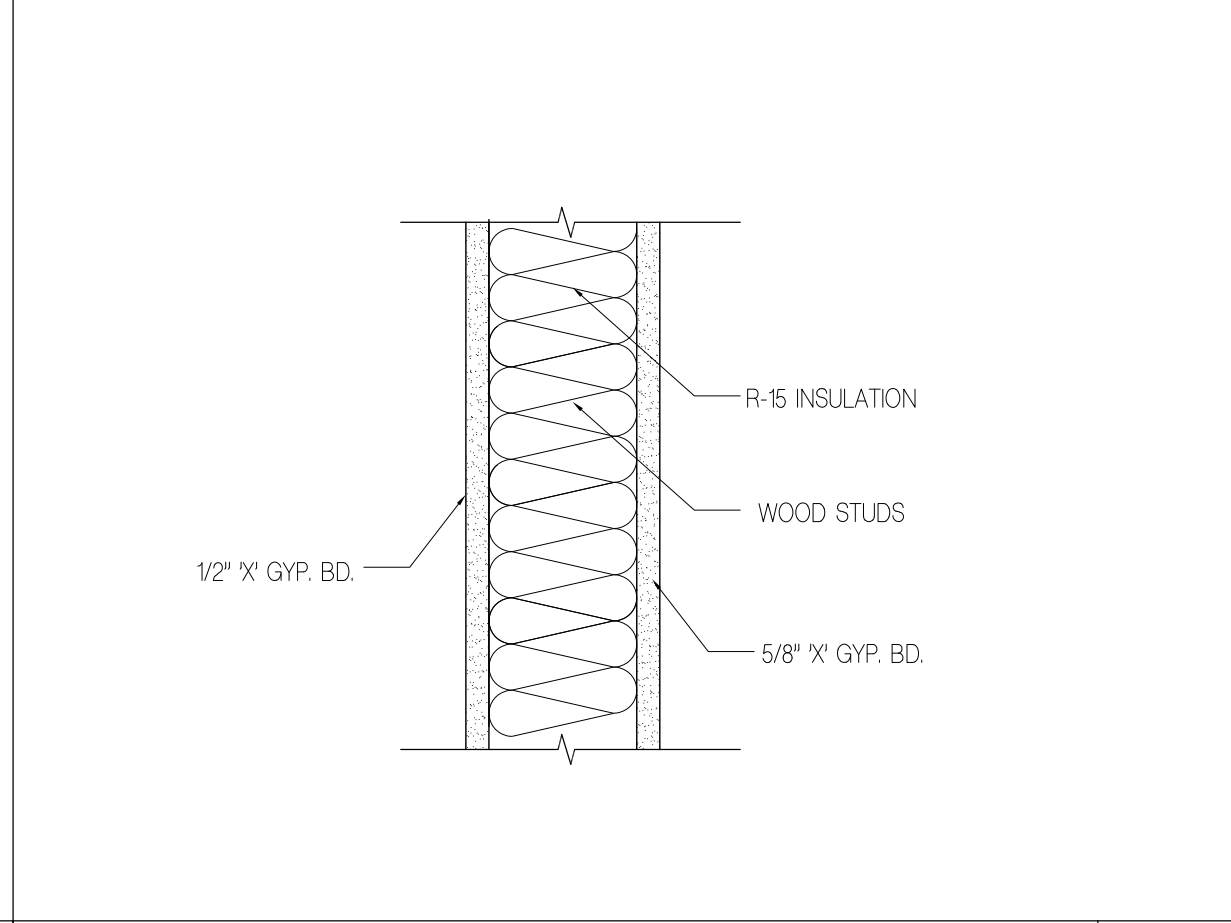
METAL CLOSURE SCALE: NTS **15**



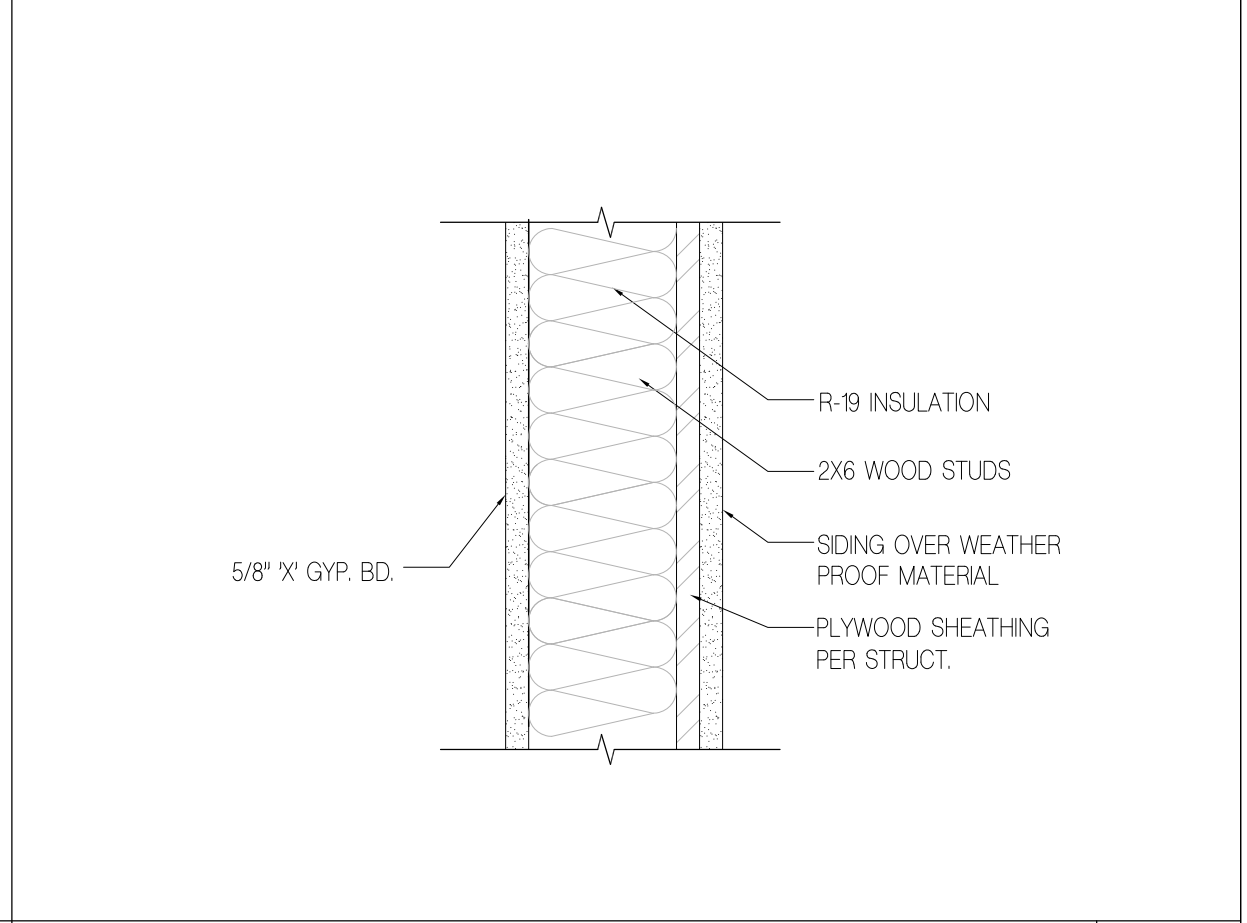
EXTERIOR WALL DETAIL SCALE: NTS **4**



EXTERIOR WALL DETAIL SCALE: NTS **4**



EXTERIOR WALL DETAIL SCALE: NTS **4**



EXTERIOR WALL DETAIL SCALE: NTS **4**

No.	Description

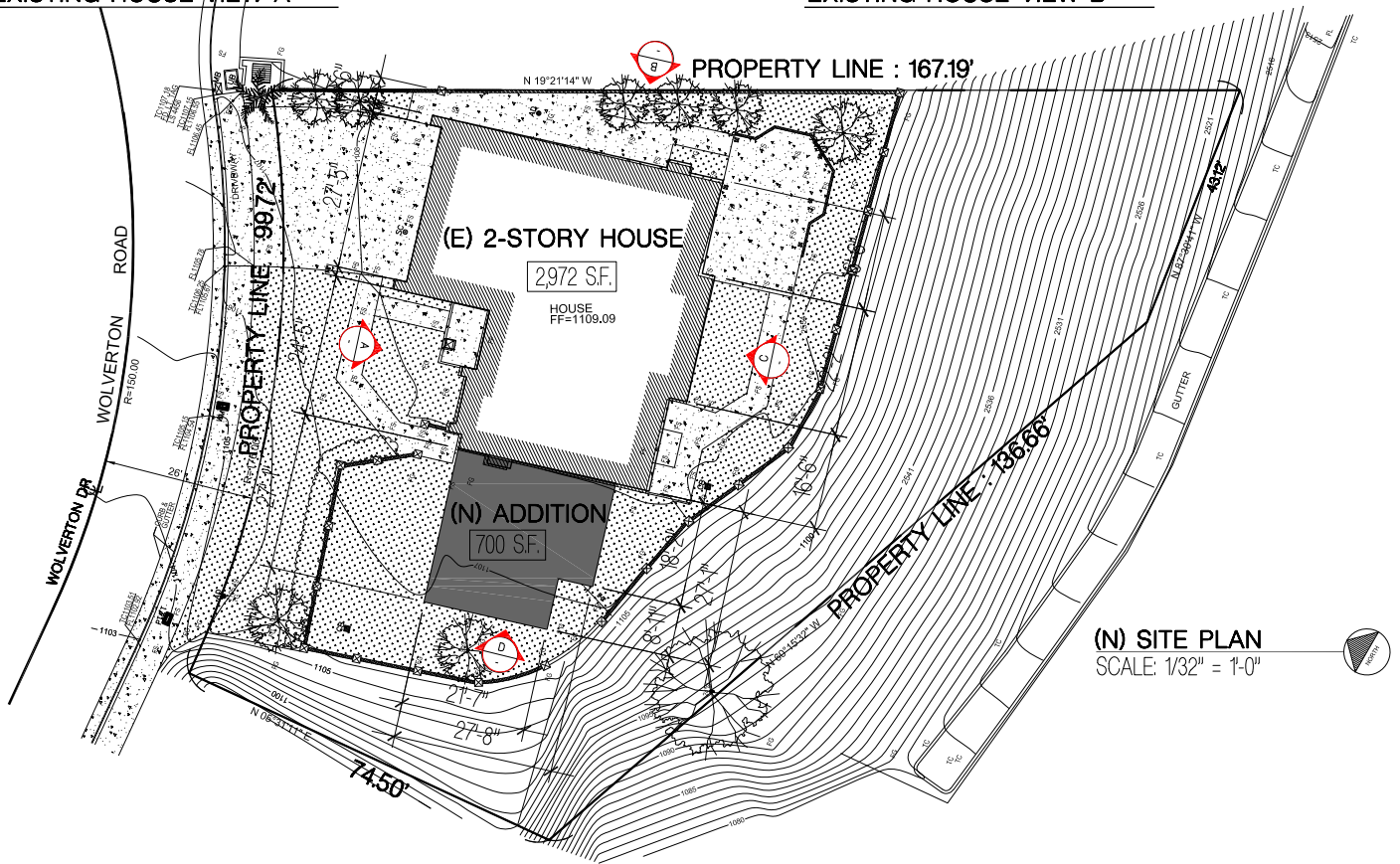
1010 WOLVERTON DR. GLENDALE, CA 91207



EXISTING HOUSE VIEW A



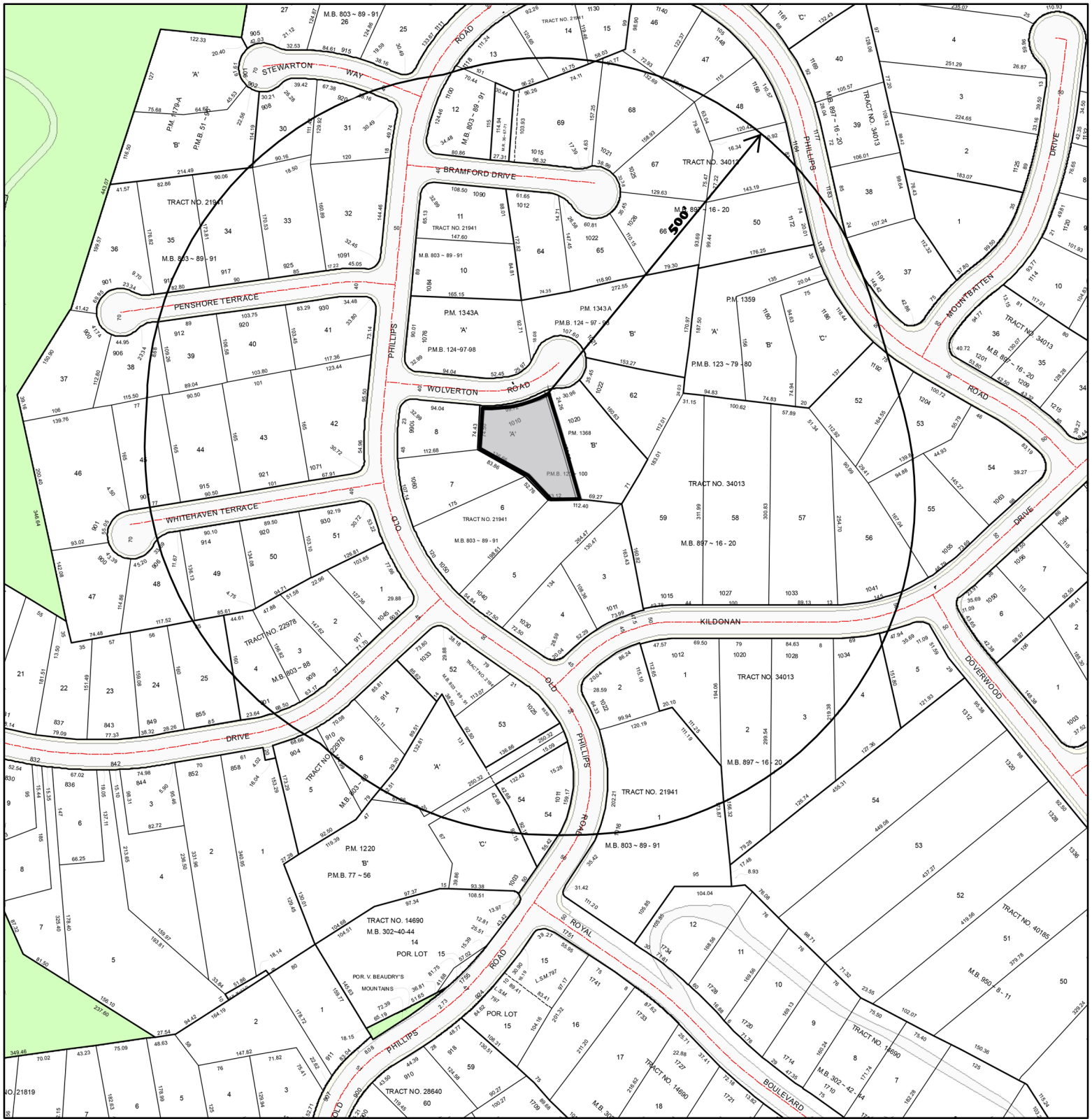
EXISTING HOUSE VIEW B



EXISTING HOUSE VIEW D



EXISTING HOUSE VIEW C



SCALE: 1" = 200'

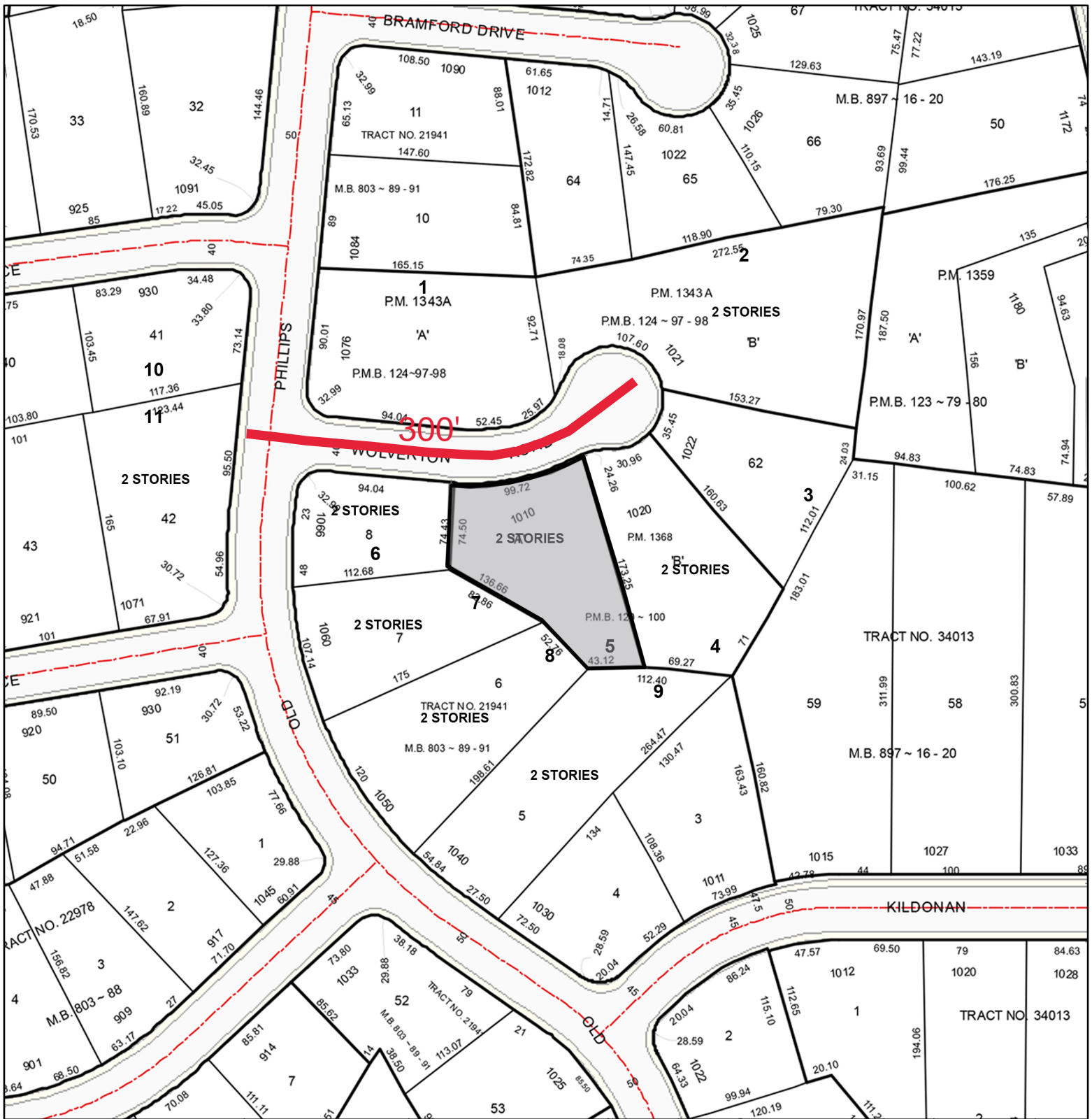


LOCATION MAP
1010 WOLVERTON DR
GLENDAL, CA 91207
APN: 5649-014-047
500' RADIUS
DATE: 11-17-2021

Centerpoint
 Radius Maps

Survey List

Number	Address	Stories	Approx Setback (ft)	Floor Area Ratio	House Size (sf)	Lot Size (sf)
1	1076 Old Phillips Rd	1	22.4	0.1	1950	19260
2	1021 Wolverton Dr	2	26	0.1	2927	27880
3	1022 Wolverton Dr	1	26.5	0.22	2790	12898
4	1020 Wolverton Dr	2	17.1	0.23	3671	15790
5	1010 Wolverton Dr	2	18.1	0.2	2972	15010
6	1066 Old Phillips Rd	2	25.6	0.26	2448	9440
7	1060 Old Phillips Rd	2	27.4	0.2	2448	12094
8	1050 Old Phillips Rd	2	23.4	0.18	2769	15761
9	1040 Old Phillips Rd	2	25.3	0.13	2448	19160
10	930 Penshore Ter	1	12.9	0.17	2242	12835
11	1071 Old Phillips Rd	2	14.6	0.18	3000	16853
Averages			21.8	0.18	2697	16089



SCALE: 1" = 100'

PHOTO SURVEY MAP
 1010 WOLVERTON DR
 GLENDALE, CA 91207
 APN: 5649-014-047
 300 LINEAR FEET
 DATE: 11-17-2021



Photo 1 – 1076 Old Phillips Rd



Photo 2 – 1021 Wolverton Dr



Photo 3 – 1022 Wolverton Dr



Photo 4 – 1020 Wolverton Dr



Photo 5 – 1010 Wolverton Dr



Photo 6 – 1066 Old Phillips Rd



Photo 7 – 1060 Old Phillips Rd



Photo 8 – 1050 Old Phillips Rd



Photo 9 – 1040 Old Phillips Rd



Photo 10 – 930 Penshore Ter



Photo 11 – 1071 Old Phillips Rd

