



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – MULTI-FAMILY / MIXED USE

| | |
|---|---|
| September 8, 2022 <i>Decision Date</i> | 3301 Honolulu Avenue <i>Address</i> |
| Administrative Design Review (ADR) <i>Review Type</i> | 5607-002-029 <i>APN</i> |
| PDR 2205172 <i>Case Number</i> | Sean Choe <i>Applicant</i> |
| Vista Ezzati, Planner <i>Case Planner</i> | Sean Choe <i>Owner</i> |

Project Summary

The applicant is proposing to demolish the existing detached, two-car garage and to add 1,011 square-feet (72 square-feet directly facing the street, a new 539 square-foot second story, and a new 400 square-foot, attached garage) to an existing one-story, 1,092 square-foot single-family residence (originally constructed in 1924) on a 7,402 square-foot lot located in the R-3050 Zone. The project also includes the construction of a new two-story, 1,554 square-foot dwelling unit with an attached, two-car garage located at the rear of the property.

The proposed work includes:

- The expanded two-story front unit will be 1,622 square-feet with 2 bedrooms and an attached 400 square-foot, two-car garage.
- The new two-story unit at the rear will be 1,124 square-feet with 2 bedrooms and an attached 430 square-foot, two-car garage.
- The project includes the code-required common open space, private open space, parking, and landscaping.

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; and a Class 3 “New Construction or Conversion of Small Structures” exemption, pursuant to Section 15303 (b) of the State CEQA Guidelines because the proposal is in an urbanized area and will be to construct a second unit on-site, where the maximum allowed under this exemption is six units.

Existing Property/Background

Originally developed in 1924, the project site is a 7,402 square-foot interior lot with frontage along the north side of Honolulu Avenue. The lot is rectangular in shape and gradually slopes up from the front of the property to the rear. The site is currently developed with a one-story, 1,092 square-foot single-family residence and detached two-car garage at the rear. Access to the site is on Honolulu Avenue from an existing driveway. There is one Oak tree located on the northwest property line between the subject property and adjacent neighbor, and there is one Oak tree located on the adjacent property to the southeast. An Arborist Report, dated March 26, 2022, was prepared for this project by the Arborist of Record (AOR), James Komen (Attachment #6). These two Oak trees will be maintained and the on-site tree will be protected in place during construction. Staff research and analysis indicates that the property has no associations with events or people significant in history, is significantly altered, and it is not a distinctive or exemplary representative of its architectural style, type, or period. The property therefore does not appear to meet any criteria for listing on any National, State, or local register for historic resources, and is not considered a historic resource under the California Environmental Quality Act (CEQA).

On February 5, 1974, the Glendale City Council adopted Ordinance No. 4131 that established a special setback line along this portion of Honolulu Avenue at 70 feet from the centerline of Honolulu Avenue.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R3050 - Moderate Density Residential

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.

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

Yards and Usable Open Space

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

If “no” select from below and explain:

- Outdoor space integrated into site design and acknowledges adjacent development
- Common space easily accessible from all units
- Appropriate separation/screening from residential units
- Discrete seating and amenity areas allow for multiple users

Garage Location and Driveway

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

If “no” select from below and explain:

- Garage fully integrated into overall structure
- Driveway and curb-cut widths minimized
- Grade-level garages and parking, if allowed, are appropriately screened from the street
- Decorative paving complements building design
- Stairs and lifts to subterranean garages incorporated into the design of the project

The plans indicate that the asphalt along the existing driveway will be replaced with new asphalt. The City’s Comprehensive Design Guidelines indicate that decorative and/ or permeable paving materials should be used. Additionally, the comments from the Urban Forestry Division (Attachment #5) include a condition that the driveway be redesigned to provide optimal conditions and protection for the root zone of the existing Oak tree in this area. Staff is recommending a condition of approval that the driveway paving material be revised to be decorative, with consideration given to a permeable paving material, and to the satisfaction of the City’s Urban Forestry Division.

Landscape Design

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

If “no” select from below and explain:

- Complementary to building design
- Maintain existing trees when possible
- Provide landscaping adjacent to driveways and garages
- 20% of planting at above-grade common spaces is within 9 inches of finish floor
- Above-grade tree wells are at least 6 inches higher than box size of tree

Overall, the landscape design complements the project, with drought tolerant landscaping proposed throughout. However, the City recently entered Phase III of the City’s Water Conservation Ordinance which requires landscaping to be drought tolerant with California-native plants with a low or very low water use designation. Additionally, the site plan and landscape plans have some discrepancies related to the location of hardscape around the new unit. As such, staff is recommending a condition of approval that the plant palette be revised to feature plantings that satisfy the low or very low

water usage requirement, and that the architectural and landscape drawings be revised to be consistent with one another.

Walls and Fences

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

If “no” select from below and explain:

- Appropriate style/color/material for building design
- Perimeter walls treated at both sides
- Retaining walls minimized
- Appropriately sized and located

The City’s Design Guidelines require fences and walls to be consistent with the architectural style and that the placement be behind the street-face of the adjacent buildings. The site plan identifies a new fence and gate located along the easterly portion of the site in line with the front façade of the existing house and new deck, and no information is provided regarding the design. Staff is recommending a condition of approval that the fence and gate be setback to be in line with the addition along the easterly façade, not the new deck and building wall, and that the design of the gate be submitted for staff review and approval.

Equipment, Trash, and Drainage

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

If “no” select from below and explain:

- Equipment screened and well located
- Trash storage out of public view
- All screening integrated with overall building and/or landscape design
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

Lighting

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

If “no” select from below and explain:

- Light fixtures are appropriate to the building and/or landscape design
- Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
- Utilize shielded fixtures to avoid light spillover onto adjacent properties

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 building footprint for each of the residential units are appropriately sited on the lot in such a way as to address zoning regulations, including setbacks, parking, and common open space, and to maintain the oak tree on-site.

- The project provides the required, functional common and private outdoor spaces for each unit.
- The design of the new attached garages is fully integrated into the overall project. The plans indicate that the asphalt along the existing driveway will be replaced with new asphalt. As discussed above, staff is recommending a condition of approval that the driveway paving material be revised to be decorative, with consideration given to a permeable paving material, and to the satisfaction of the City's Urban Forestry Division.
- The proposed landscape design complements the project, with drought tolerant landscaping proposed throughout. Staff is recommending a condition of approval that the plant palette be revised to feature plantings with low and very low water usage to satisfy Phase III of the City's Water Conservation Ordinance that is currently in effect.
- The site plan identifies a new fence and gate located along the easterly portion of the site that is in line with the front façade of the existing house and new deck, and no information is provided regarding the design. A staff recommended condition of approval will require the fence and gate be setback to be in line with the addition along the easterly façade, not the new deck and building wall, and that the design of the gate be submitted for staff review and approval.

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:

- Relates to predominant pattern through 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:

- The property is located in a moderate density residential zone with the surrounding neighborhood featuring a mix of multi-family and single-family development, ranging in height from one to three stories. As such, the proposal to build a new two-story, multi-family development is appropriate.
- The project’s massing is broken up using a number of architectural devices, including recessed building forms, changes in façade planes, and appropriately stepping the second floor back from the first.
- The overall height of the front unit will be 24’-8”, and the overall height of the rear unit will be 23’-7”, where the maximum height permitted is 31’-0” for a development with a pitched roof.
- The proposed gable roof forms are compatible with the style of the development, and the use of a 4:12 roof pitch is consistent throughout the project.

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:

- Design is compatible with neighborhood context
- Design is stylistically consistent
- Employs consistent vocabulary of forms and materials while expressing architectural variety
- Cladding materials and features such as balconies, canopies, and trim elements enhance the architectural concept and are applied around the building

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
- Overall window pattern appropriate to style
- Window operation appropriate to style
- Recessed/flush window appropriate to style and/or location
- Openings are well detailed

Finish Materials and Color

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

If “no” select from below and explain:

- Textures and colors reinforce design
- High-quality materials, especially facing the street
- Materials appropriately enhance articulation and façade hierarchies
- Wrap corners and terminate appropriately
- Cladding is well detailed, especially at junctions between materials
- Foam trim, finished on site, is prohibited

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

As detailed in the site planning section, staff is recommending a condition of approval that the paving materials for the driveway be revised.

Ancillary Structures

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

If “no” select from below and explain:

- Design consistent with primary structure
- Design and materials of gates, fences, and/or walls 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 consistent use of materials and colors throughout the project helps to reinforce the proposed style of the residences.
- The surrounding neighborhood features a mix of architectural styles, and as such, the proposed design of the new development is appropriate.
- The entryways for each unit are well defined, appropriately integrated into the design, and avoid a sense of monumentality with each unit featuring a single-door and recessed entry.
- The new windows will be wood with a white finish, clear glass, and recessed in the openings with wood sills and frames.
- The proposed materials for the buildings include an asphalt shingle roof, cementitious lap siding, a natural river rock wainscoting, and wood railings for the stairs and porches.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follow:

Conditions

1. That the applicant shall comply with all of the recommendations identified in the Urban Forestry Department Comments dated August 11, 2022.
2. That the landscape plans and site plant be revised to be consistent with one another and that the plant palette be revised so all new landscaping is drought tolerant and feature California-native plants with a low or very low water use designation in keeping with Phase III of the City's Water Conservation Ordinance.
3. That the driveway paving material be revised to be decorative, with consideration given to a permeable paving material, and to the satisfaction of the City's Urban Forestry Division.
4. That the fence and gate be relocated to be in line with the addition along the easterly façade, and that the design of the gate be submitted for staff review and approval.

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. Departmental Comments
6. Arborist Report, dated March 26, 2022

CHOI DUPLEX

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GENERAL NOTES

GENERAL NOTES

WORK INCLUDED : THIS PROJECT CONSISTS OF REMODELING OF EXISTING 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.

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.

SUPPLEMENTAL NOTICE : THE COMPETENCE AND RESPONSIBILITY OF CONTRACTOR AND THEIR SUBCONTRACTORS : THE FOLLOWING CONDITIONS ARE HEREBY MADE A PART OF AND SHALL APPLY TO THE WORK OF EVERY DIVISION, SECTION AND SUBSECTION OF THESE SPECIFICATIONS.

SCOPE : FURNISH ALL LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES 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.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING PROPERTY AT THE PROJECT SITE AND TO CROSS CHECK ALL DETAILS AND NOTIFY THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.

ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS THAT ARE NECESSITATED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ARCHITECT.

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF GOVERNING BUILDING CODE AND/OR ALL OTHER GOVERNING CODES AND AGENCIES' REQUIREMENTS.

SITE EXAMINATION : ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST VISIT AND EXAMINE THE PROJECT SITE, EXISTING BUILDING AND ALL EXISTING CONDITIONS THEREIN; AND SHALL TAKE THEM INTO ACCOUNT IN THEIR PROPOSAL.

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 REGARDING BY UTILITIES TO RUN MAIN ON AND OFF THE PROPERTY.

SUBMITTALS : WITHIN 15 DAYS AFTER THE AWARD OF CONTRACT AND BEFORE ANY MATERIALS ARE DELIVERED TO JOB SITE, SUBMIT CONSTRUCTION SCHEDULE AND PHASING OF THE WORK FOR OWNER'S 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 OPERATING AND MAINTENANCE INSTRUCTION FOR ALL EQUIPMENT INSTALLED AT COMPLETION OF WORK.

FLOOR FINISH JUNCTIONS : SHALL BE TRUE AND LEVEL. ALL FINISH FLOOR HEIGHT VARIATIONS SHALL BE CORRECTED BY LEVELING OR

12. PROTECTION : COMPLY WITH O.S.H.A. AND ALL GOVERNING HEALTH AND SAFETY CODES. PROVIDE PROTECTION FOR ALL PROPERTY, NEW AND EXISTING WORK AND ALL MATERIALS STORED ON THE JOB SITE AGAINST LESS AND/OR DAMAGE, INCLUDING WIND AND EARTHQUAKE DAMAGE AND PROTECTION FOR ALL PERSONS AGAINST INJURIES DURING CONSTRUCTION.

13. TEMPORARY PHONE & FACILITIES : PROVIDE AT HIS EXPENSE JOB PHONES AND TOILETS, TEMPORARY POWER & WATER. THE CONTRACTOR TO PROVIDE HIS OWN HOOKUPS AND EXTENSIONS. THE CONTRACTOR SHALL PROVIDE BARRICADES, WARNING LANTERNS, ETC. TO PROTECT THE OWNER'S EMPLOYEES, NEIGHBORS AND VISITORS FROM ANY HAZARD OF THE CONSTRUCTION AREAS AND CONSTRUCTION ACTIVITIES.

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 SHALL BE ORDERED DONE BY OTHERS AND THE COST CHARGED TO THE CONTRACTOR. PAYMENT FOR THE WORK COMPLETED, USE OF COMPLETED OR PARTIALLY COMPLETED WORK SHALL NOT BE CONSTRUCTED AS ACCEPTANCE OR APPROVAL OF THE WORK. ARCHITECT'S DECISIONS IN THESE MATTERS SHALL BE FINAL.

15. GUARANTEES & LIENS : PROVIDE LIEN RELEASES FROM CONTRACTORS, ALL SUBCONTRACTORS, AND SUPPLIERS. 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 OWNER'S 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 INSURE 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 IN A WORKMANLIKE MANNER AND CONFORM TO THE GOVERNING CODES AND REQUIREMENTS OF THE CITY.

19. ALL CEILINGS SUSPENSION SYSTEMS SHALL BE APPROVED TYPE BY THE GOVERNING AGENCIES FOR ITS PROPOSED USE. THE CONTRACTOR SHALL SUBMIT MANUFACTURER SPECIFICATION AND RESEARCH REPORT TO THE GOVERNING AGENCIES FOR APPROVAL PRIOR TO THE PURCHASE AND DELIVERY OF THESE MATERIALS.

20. INSULATION WITH A MIN. OF R-13 INSTALLED IN WALL STUD SPACES.

21. INSULATION WITH A MIN. OF R-30 INSTALLED IN CLG. JOIST SPACES.

22. INSULATION WITH A MIN. OF R-19 INSTALLED UNDER RAISED FLOORS.

23. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER

24. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND AND WITHIN 24" ARC OF EITHER DOORWAY'S VERTICAL EDGE MUST BE TEMPERED.

25. PROVIDE 70" HIGH NONABSORBENT WALL ADJ. TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. SWINGING DOOR SHALL BE SWING 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 COMPARTMENT 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 1.6 GAL. PER FLUSH MAX. PROVIDE A 12" X 12" TUB ACCESS DOOR OR INSTALL FIXED JOINT.

28. PROVIDE SMOKE DETECTORS 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 WITHIN 6' OF THE KITCHEN SINK.

30. WALL SPACES 24" AND WIDER SHALL HAVE A RECEPTACLE EVERY 12'.

31. PROVIDE WEEP SCREED FOR STUCCO AT MIN. 4" ABOVE GRADE.

32. PROVIDE 1 SQ.FT. UNDER FLOOR VENTILATION FOR EACH 150 SQ.FT. OF UNDERFLOOR AREA. PROVIDE ATTIC VENTILATING OPENING NOT LESS THAN 1/150 OF ATTIC AREA. THE OPENING SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" IN DIMENSION.

33. ROOF VALLEY FLASHING SHALL BE PROVIDED NOT LESS THAN 28 GA. CORROSION-RESISTANT METAL, AND SHALL EXTEND AT LEAST 8" FROM THE CENTER LINE EACH WAY. FLASHING SHALL HAVE AN ADDITIONAL 26" WIDE UNDERPAYMENT DIRECTLY UNDER IT CONSISTING OF 1 LAYER OF TYPE 15 FELT RUNNING THE FULL LENGTH OF VALLEY

34. PROVIDE ONE WINDOW IN EACH BEDROOM, MAX. 44" SILL HEIGHT, 20" HORIZ., 24" VERT. MIN. OPENING AND 5.7 SQ.FT. MIN. CLR. AREA

35. GLAZING ADJ. TO A DOOR WHICH IS LESS THAN 60" FROM A FLOOR AND WITHIN 24" ARC OF EITHER DOORWAY'S VERTICAL EDGE MUST BE TEMPERED.

36. PROVIDE MIN. 50 SQ.IN. VENTS TOP AND BOTTOM OF WATER HEATER COMPARTMENT WITH A 24" CLEAR DOOR.

37. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.

38. LIGHTING FIXTURES IN KITCHEN AND BATHROOMS SHALL COMPLY WITH ENERGY STANDARDS.

SECURITY NOTES

1. ALL EXTERIOR DOORS AND WINDOWS ARE SECURITY OPENINGS AND THE FOLLOWING NOTES ARE APPLICABLE AS REQUIRED BY THE CITY.

SWING DOORS;
A. DOOR STOPS OF IN SWING DOORS SHALL BE ONE PIECE CONSTRUCTION WITH THE JAMB OR JOINTED BY RABBIT TO THE JAMB.

B. THE STRIKE PLATE FOR DEAD BOLTS ON ALL WOOD FRAME DOORS SHALL BE CONSTRUCTED OF MIN. 16 GA. STEEL, BRONZE OR BRASS AND SECURED TO THE JAMB BY A MIN. OF 2 SCREWS, MIN. 2-1/2" LONG.

C. DEADBOLTS SHALL CONTAIN STEEL HARDENED INSERTS. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND A MIN. EMBEDMENT OF 5/8" DEEP.

D. WOOD FLUSH DOORS SHALL HAVE A MIN. THICKNESS OF 1-3/4" OF SOLID CORE.

E. GLASS DOORS SHALL HAVE FULLY TEMPERED GLASS COMPELLING WITH THE LATEST CITY ORDINANCES OR/AND UBC CODES.

2. GLAZING IN EXTERIOR DOORS OR WITHIN 40" OF ANY LOCKING MECHANISM SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY RESISTANT GLAZING.

3. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO ANY GRIPPING DEVICE.

4. INACTIVE LEAF OF DOUBLE LEAF DOORS AND UPPER LEAF OF DUTCH DOOR SHALL BE SECURED BY DEADBOLTS.

5. ALL PIN TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-MOVABLE HINGE PINS. IN ADDITION THEY SHALL HAVE A MIN. 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MIN. PROJECTION UNLESS THE HINGES ARE SHARPPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.

6. SLIDING GLASS DOORS AND WINDOWS SHALL BE EQUIPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN IMPACT AND ENGAGED.

7. SLIDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.

8. OTHER OPERABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSSBARS AND OR PADLOCKS WITH MIN. 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS.

PROJECT TEAM

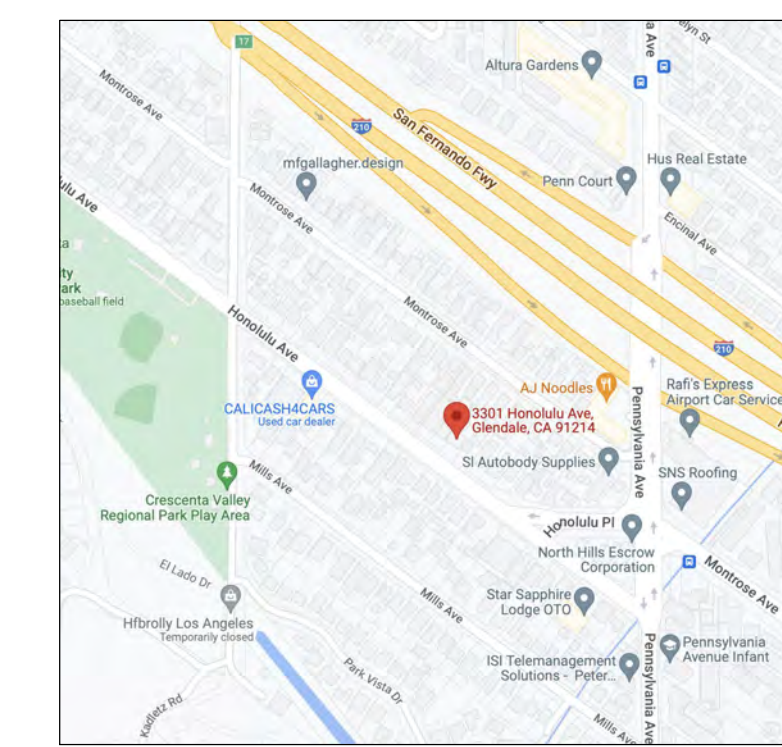
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DRAWING INDEX

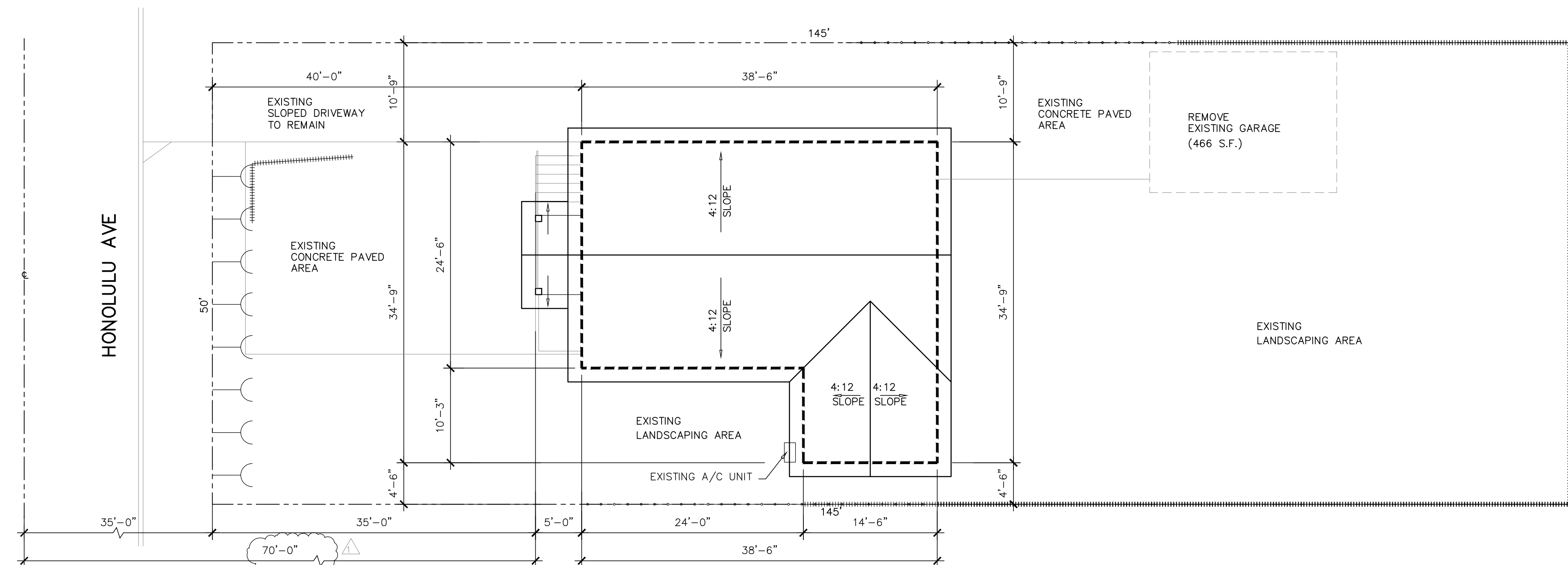
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VICINITY MAP



ROOF NOTE
ALL ROOF SHALL BE ASPHALT SHINGLE ROOF "CLASS A"
ROOF SLOPE: 4 / 12

----- EXISTING 1X6X6 FT WOOD FENCE
----- EXISTING CHAIN LINK FENCE WITH IVY



EXISTING SITE PLAN

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

| Revisions | |
|--------------------|----------|
| 1 | Dec 2020 |
| 2 | MAR 2022 |
| 3 | |
| 4 | |
| 5 | |
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| EXISTING SITE PLAN | |
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| A-1 | |
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PROJECT DATA
 ADDRESS: 3301 HONOLULU AVE
 GLENDALE, CA 91214
 APN: 5607-002-029
 LOT AREA: 7,402 Sq.Ft.
 ZONING : R-3050
 DENSITY: 7,402 Sq.Ft. / 3,050 = 2.42

EXISTING BUILDING AREA: 1,095 Sq.Ft. (HABITABLE AREA)
 466 Sq.Ft. (GARAGE - DEMO)

PROPOSED BUILDING AREA

FIRST FLOOR
 BLDG A : EXISTING : 1,095 Sq.Ft.
 ADDITION : 108 Sq.Ft. + 72 Sq.Ft = 180 Sq.Ft.
 TOTAL HABITABLE : 1,275 Sq.Ft.
 NEW GARAGE : 504 Sq.Ft.

BLDG B : TOTAL HABITABLE : 455.5 Sq.Ft.
 NEW GARAGE : 430.5 Sq.Ft.

SECOND FLOOR
 BLDG A : NEW ADDITION : 590 Sq.Ft.
 BLDG B : TOTAL HABITABLE : 668 Sq.Ft.

FLOOR AREA RATIO
 $\frac{1,275 + 590 + 455.5 + 668}{7,402} = 2,988.5 / 7,402 = 40.4\%$
 (BLDG A) (BLDG B)

LOT COVERAGE
 $\frac{1,887.5 + 902}{7,402} = 2,789.5 / 7,402 = 37.68\%$
 (BLDG A) (BLDG B)

SETBACK

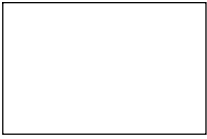


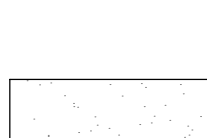

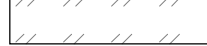

BLDG A

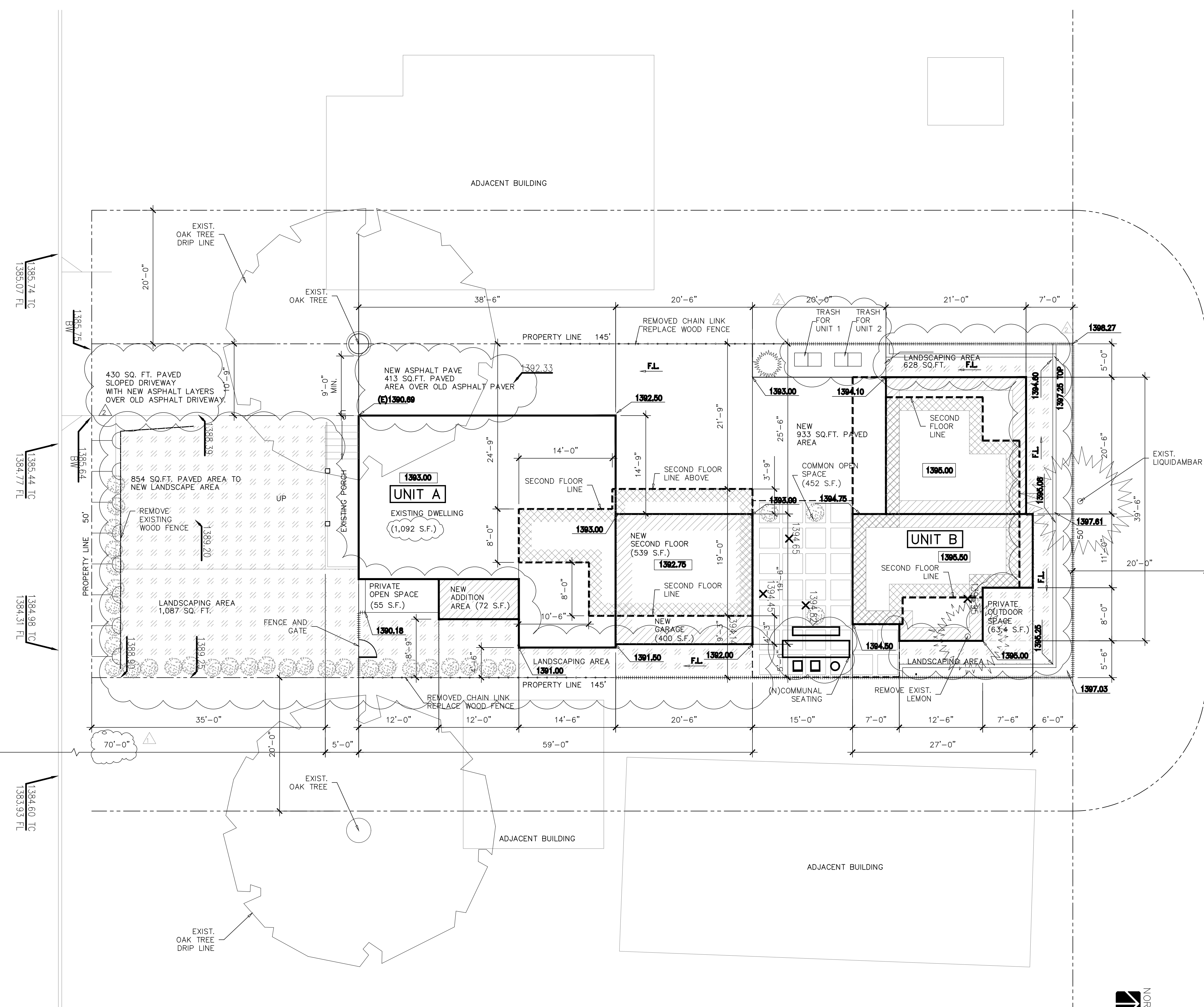
FIRST FLOOR
 STREET FRONT: 70 Ft FROM THE CENTER LINE OF HONOLULU AVE.
 EAST SIDE: 8.82 Ft. EAST SIDE: 12.8 Ft.
 WEST SIDE: 16.5 Ft. WEST SIDE: 21.5 Ft.

BLDG B

FIRST FLOOR
 NORTH SIDE: 8.2 Ft. NORTH SIDE: 11.5 Ft.
 EAST SIDE: 8.0 Ft. EAST SIDE: 11.2 Ft.
 WEST SIDE: 11.3 Ft. WEST SIDE: 11.2 Ft.

LANDSCAPE AREA
 (628 + 1,087 + 854 = 2,569 SQ. FT.)
 (2,569 / 7,250 = 35.4%)

- LEGEND**
-  EXISTING BUILDING AREA TO REMAIN
 -  NEW BUILDING ADDITION - FIRST FLOOR
 -  NEW BUILDING ADDITION - SECOND FLOOR
 -  HARDSCAPE AREA
(430 + 413 + 933 = 1,776 SQ. FT.)
 -  LANDSCAPE AREA
(628 + 1,087 + 854 = 2,569 SQ. FT.)
(2,569 / 7,250 = 35.4%)
 -  EXISTING WOOD FENCE
 -  EXISTING CHAIN LINK FENCE WITH IVY



HONOLULU AVE

SITE PLAN

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

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CHOI DUPLEX
 3301 HONOLULU AVE
 GLENDALE, CA 91214

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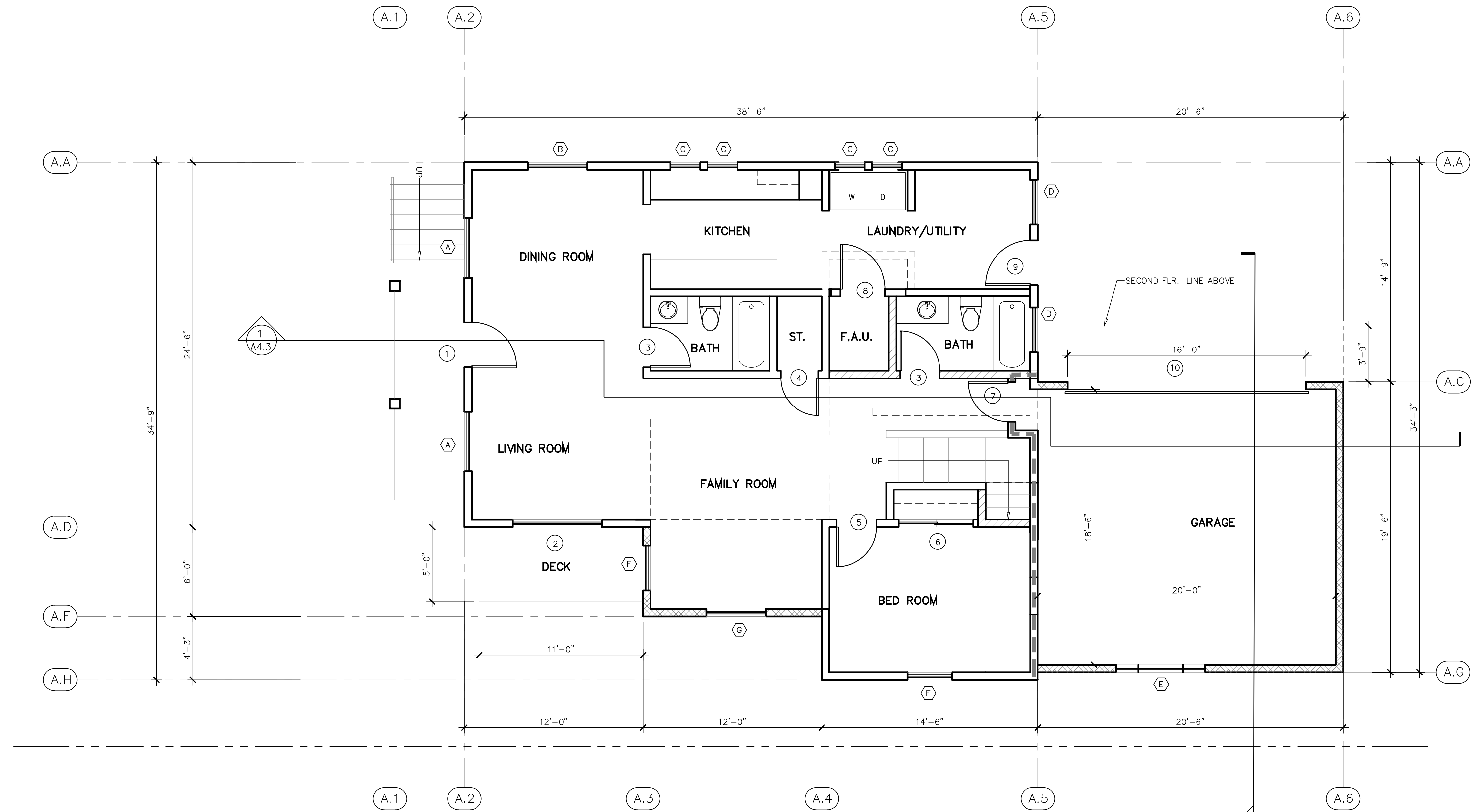
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SITE PLAN

Sheet No
A-2
 of

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CHOI DUPLEX
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- LEGEND**
- DEMOED WALL
 - EXISTING WALL TO REMAIN
 - NEW EXTERIOR WALL
 - NEW INTERIOR WALL
 - 1 HR CONSTRUCTION WALL
- S.A. SMOKE ALARM – 110 V INTERCONNECTED HARD-WIRED W/ BATTERY BACK-UP
 - S.A.D. SMOKE ALARM W/ CARBON MONOXIDE DETECTOR – 110 V INTERCONNECTED HARD-WIRED W/ BATTERY BACK-UP
 - E.F. EXHAUST FAN – INTERLOCK W/ LIGHT SWITCH (MIN. CAPACITY OF 50 CFM.) BATHROOM FANS MUST BE ENERGY-STAR W/ HUMIDISTAT CONTROLLER AND MUST BE DUCTED TO THE EXTERIOR OF BUILDING.

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Sheet Title
FIRST FLOOR PLAN

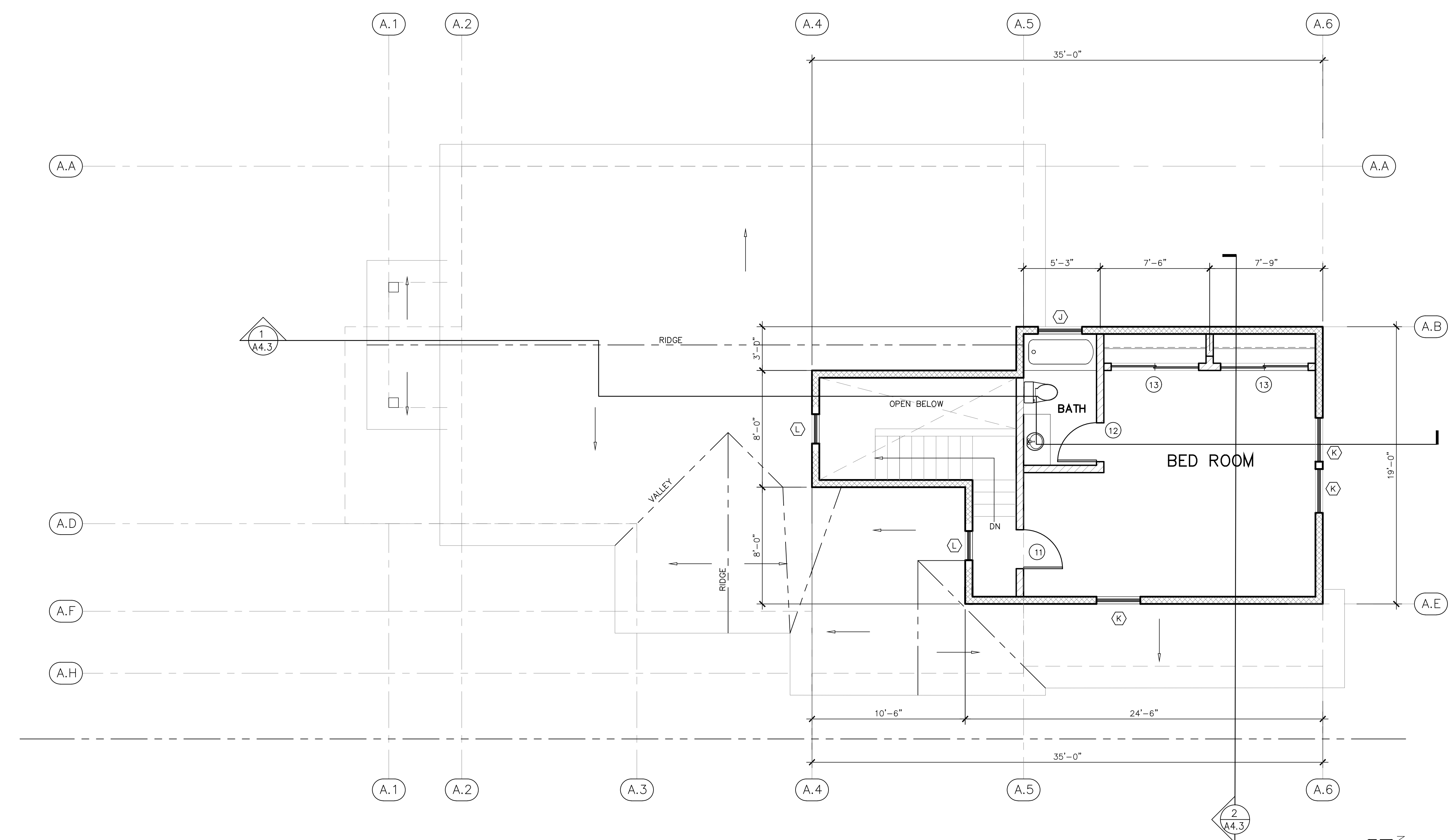
Sheet No
A-3.2
 OF

FIRST FLOOR PLAN (UNIT A)

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

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 3301 HONOLULU AVE
 GLENDALE, CA 91214



- LEGEND**
- EXISTING WALL TO REMAIN
 - NEW EXTERIOR WALL
 - NEW INTERIOR WALL
 - 1 HR CONSTRUCTION WALL
 - S.A. SMOKE ALARM - 110 V INTERCONNECTED HARD-WIRED W/ BATTERY BACK-UP
 - C.M.D. SMOKE ALARM W/ CARBON MONOXIDE DETECTOR - 110 V INTERCONNECTED HARD-WIRED W/ BATTERY BACK-UP
 - E.F. EXHAUST FAN - INTERLOCK W/ LIGHT SWITCH (MIN. CAPACITY OF 50 CFM.) BATHROOM FANS MUST BE ENERGY-STAR W/ HUMIDISTAT CONTROLLER AND MUST BE DUCTED TO THE EXTERIOR OF BUILDING.

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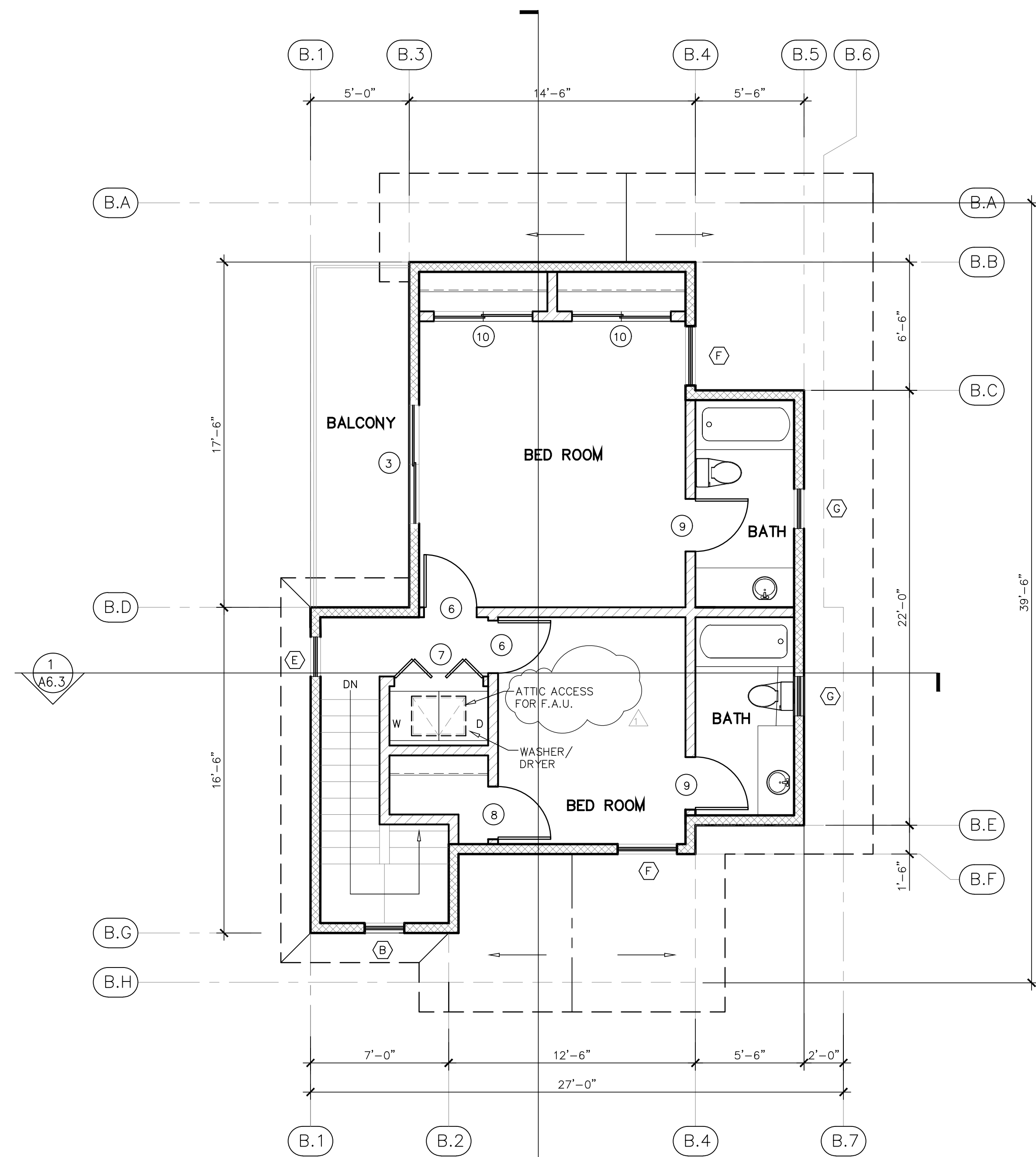
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Sheet Title
SECOND FLOOR PLAN

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A-3.3
 OF

SECOND FLOOR PLAN (UNIT A)

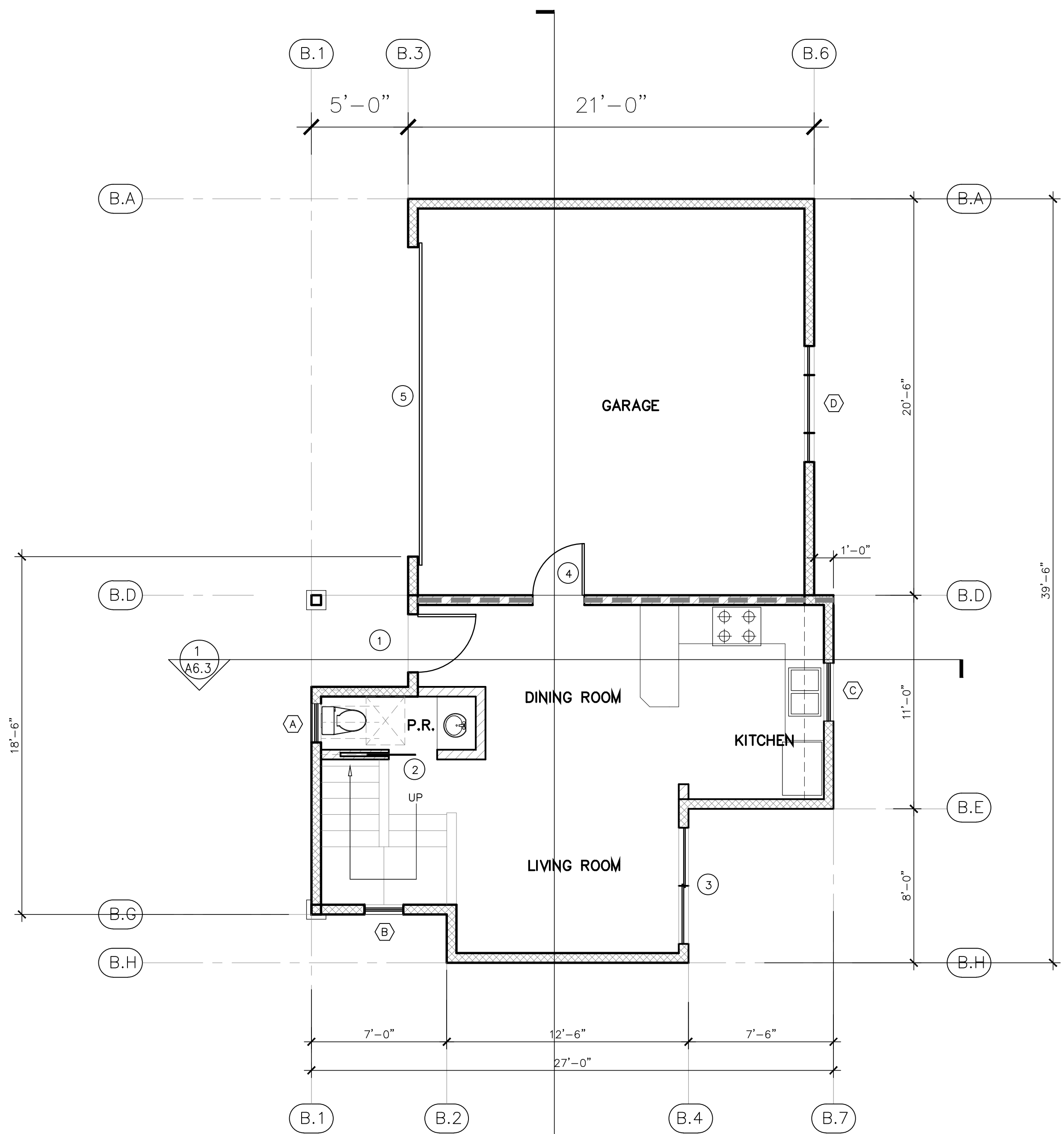
SCALE
 1/4" = 1'-0" 1



- LEGEND**
- EXISTING WALL TO REMAIN
 - NEW EXTERIOR WALL
 - NEW INTERIOR WALL
 - 1 HR CONSTRUCTION WALL
- S.A. SMOKE ALARM – 110 V INTERCONNECTED HARD-WIRED W/ BATTERY BACK-UP
 - S.A. C.M.D. SMOKE ALARM W/ CARBON MONOXIDE DETECTOR – 110 V INTERCONNECTED HARD-WIRED W/ BATTERY BACK-UP
 - E.F. EXHAUST FAN – INTERLOCK W/ LIGHT SWITCH (MIN. CAPACITY OF 50 CFM.) BATHROOM FANS MUST BE ENERGY-STAR W/ HUMIDISTAT CONTROLLER AND MUST BE DUCTED TO THE EXTERIOR OF BUILDING.

SECOND FLOOR PLAN (BUILDING B)

SCALE
1/4" = 1'-0" 2



- LEGEND**
- EXISTING WALL TO REMAIN
 - NEW EXTERIOR WALL
 - NEW INTERIOR WALL
 - 1 HR CONSTRUCTION WALL
- S.A. SMOKE ALARM – 110 V INTERCONNECTED HARD-WIRED W/ BATTERY BACK-UP
 - S.A. C.M.D. SMOKE ALARM W/ CARBON MONOXIDE DETECTOR – 110 V INTERCONNECTED HARD-WIRED W/ BATTERY BACK-UP
 - E.F. EXHAUST FAN – INTERLOCK W/ LIGHT SWITCH (MIN. CAPACITY OF 50 CFM.) BATHROOM FANS MUST BE ENERGY-STAR W/ HUMIDISTAT CONTROLLER AND MUST BE DUCTED TO THE EXTERIOR OF BUILDING.

FIRST FLOOR PLAN (BUILDING B)

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

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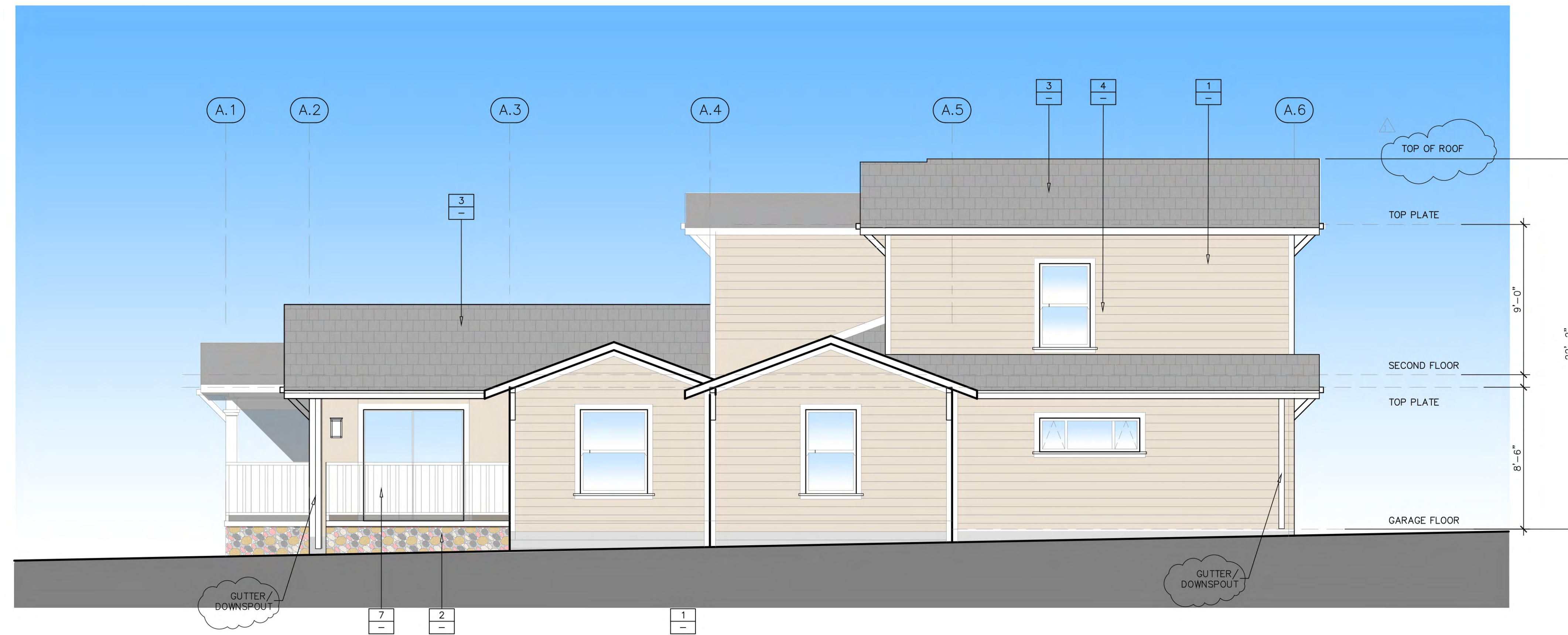
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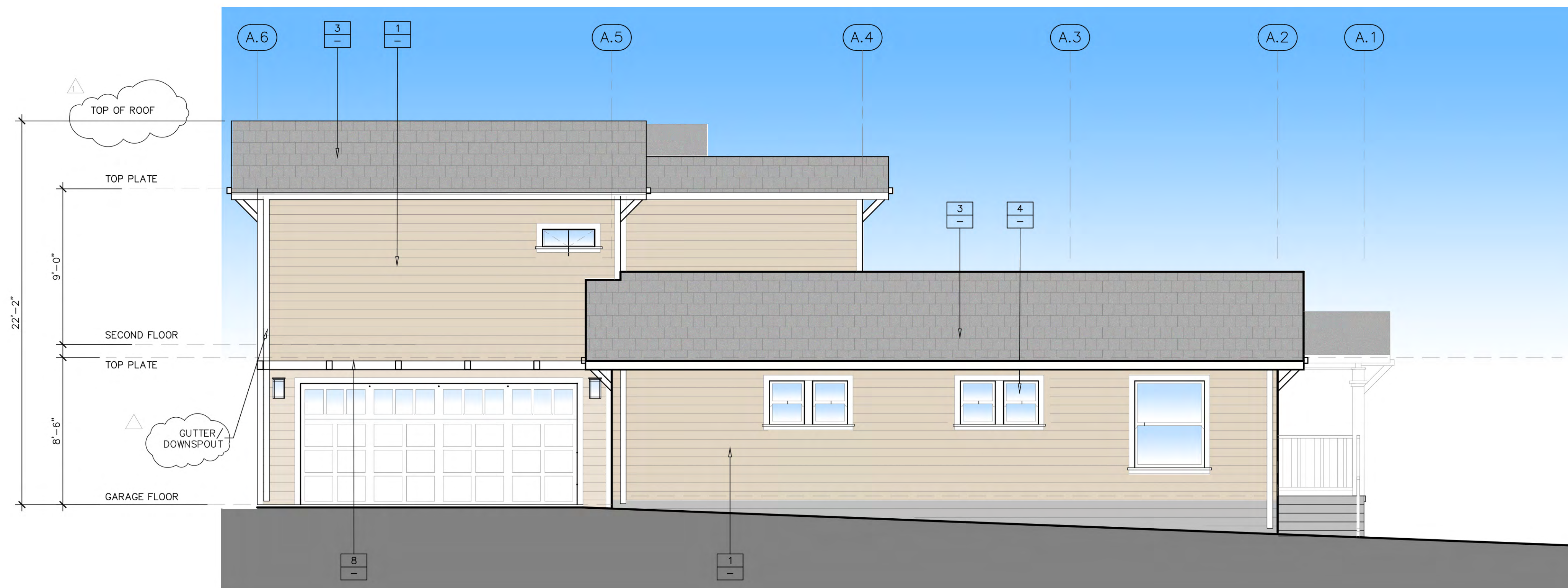
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FLOOR PLAN
Sheet No
A-5.1
OF





EAST ELEVATION (UNIT A)

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



WEST ELEVATION (UNIT A)

SCALE
1/4" = 1'-0" 2

EXTERIOR MATERIALS

- 1 - COMPOSITE SIDING (HARDIEPANEL SIDING)
- 2 - RIVER ROCK VENEER
- 3 - ASPHALT SHINGLE ROOF CLASS "A"
- 4 - WINDOW AND DOOR (TRIM BOARD AND SILL)
- 5 - WOOD BOARD-AND-GABLE END VENT
- 6 - ROOF BRACKET
- 7 - WOOD GUARD RAIL
- 8 - WOOD TRIM
- 9 - CRAFTSMAN STYLE OUTDOOR WALL LIGHT FIXTURE LANTERN BLAK
- 10 - 24 IN X 12 IN HALF ROUND DORMER VENT

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ELEVATIONS

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RENDERINGS

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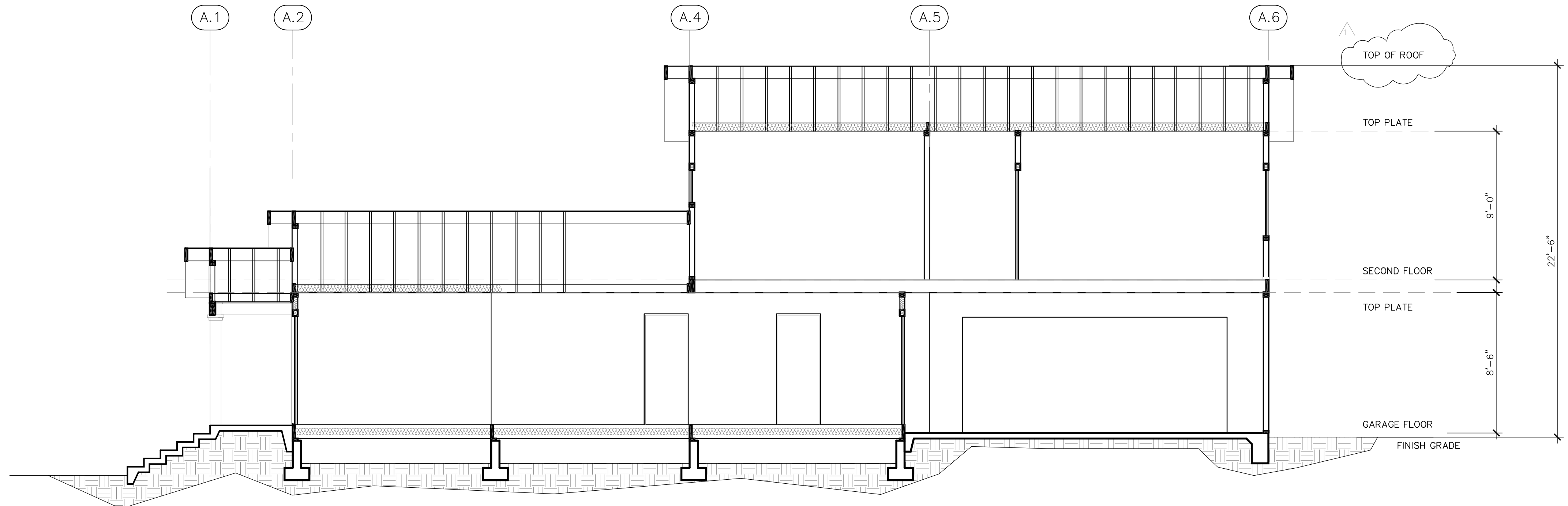
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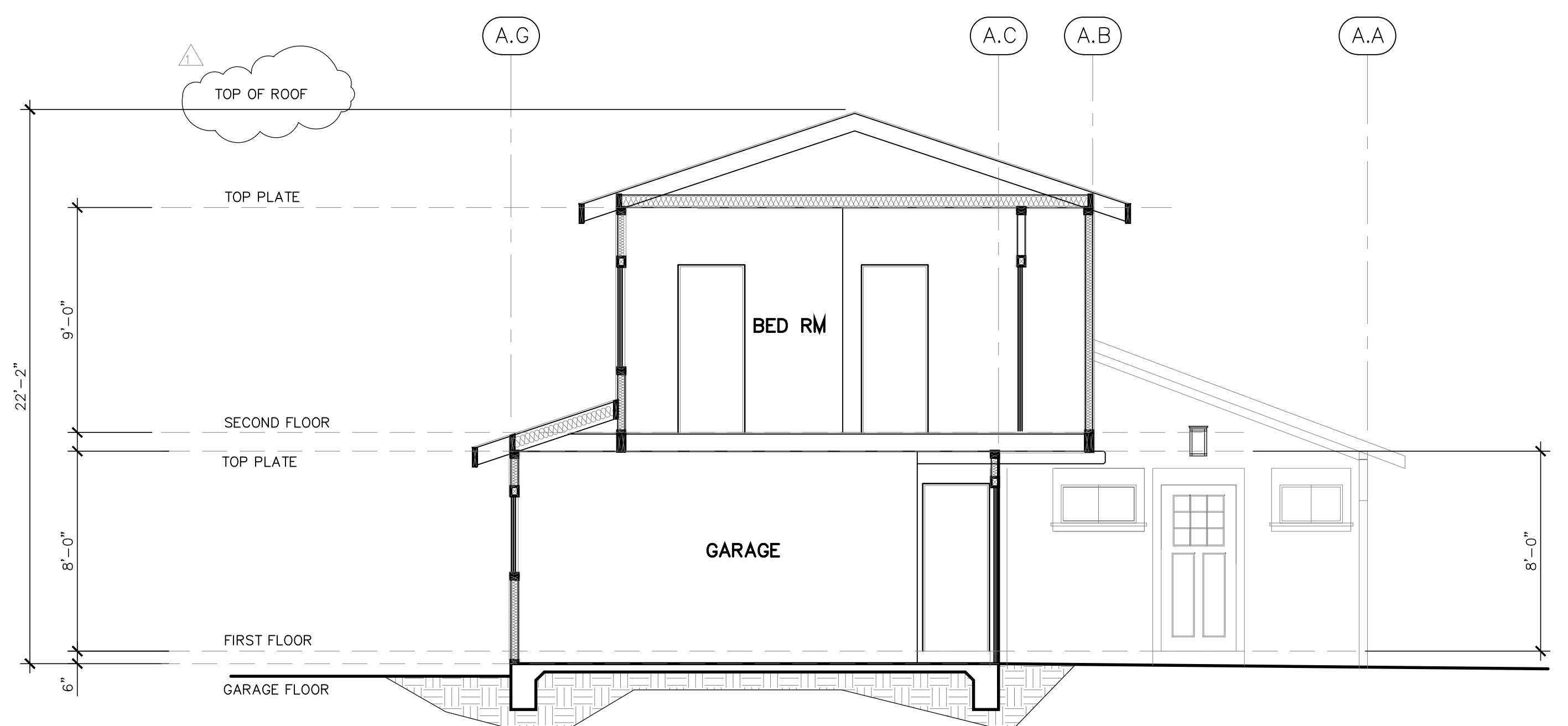
RENDERINGS

Sheet No
A-8.1
 Of



SECTION A-A' (UNIT A)

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



SECTION B-B' (UNIT A)

| | |
|--------------|---|
| SCALE | 2 |
| 1/4" = 1'-0" | |

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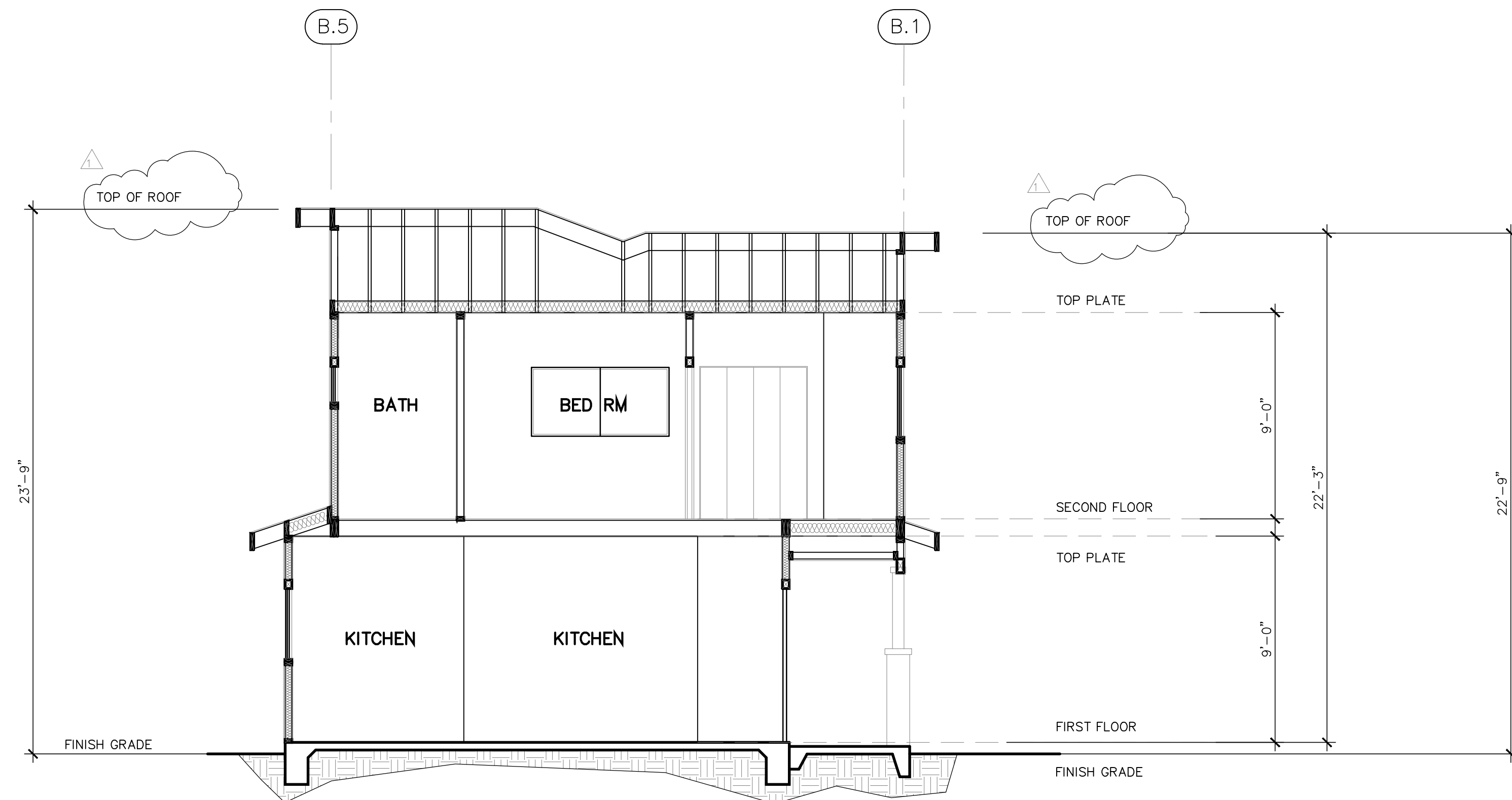
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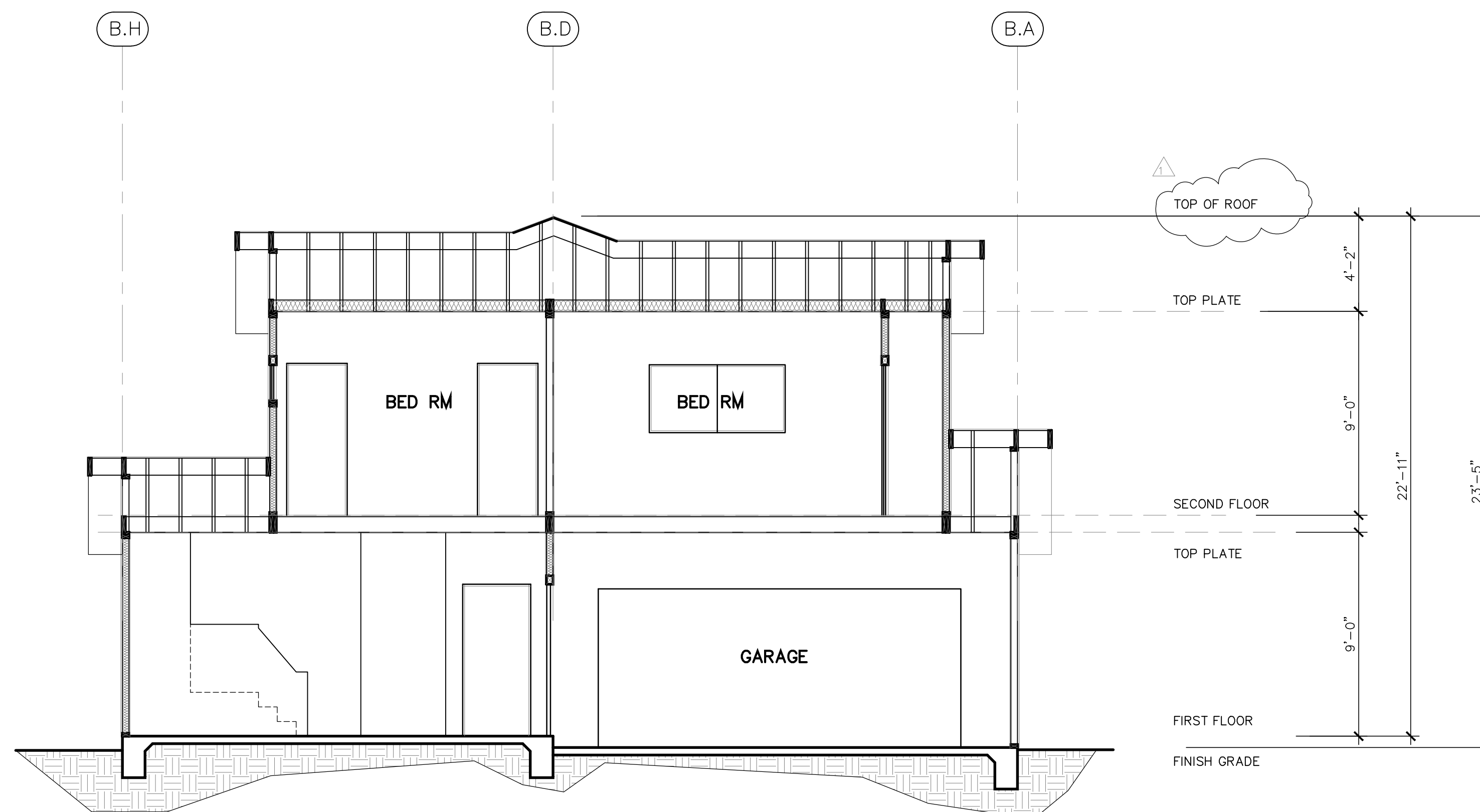
SECTIONS

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A-4.3
 of



SECTION A-A' (UNIT B)

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



SECTION B-B' (UNIT B)

SCALE
1/4" = 1'-0" 2

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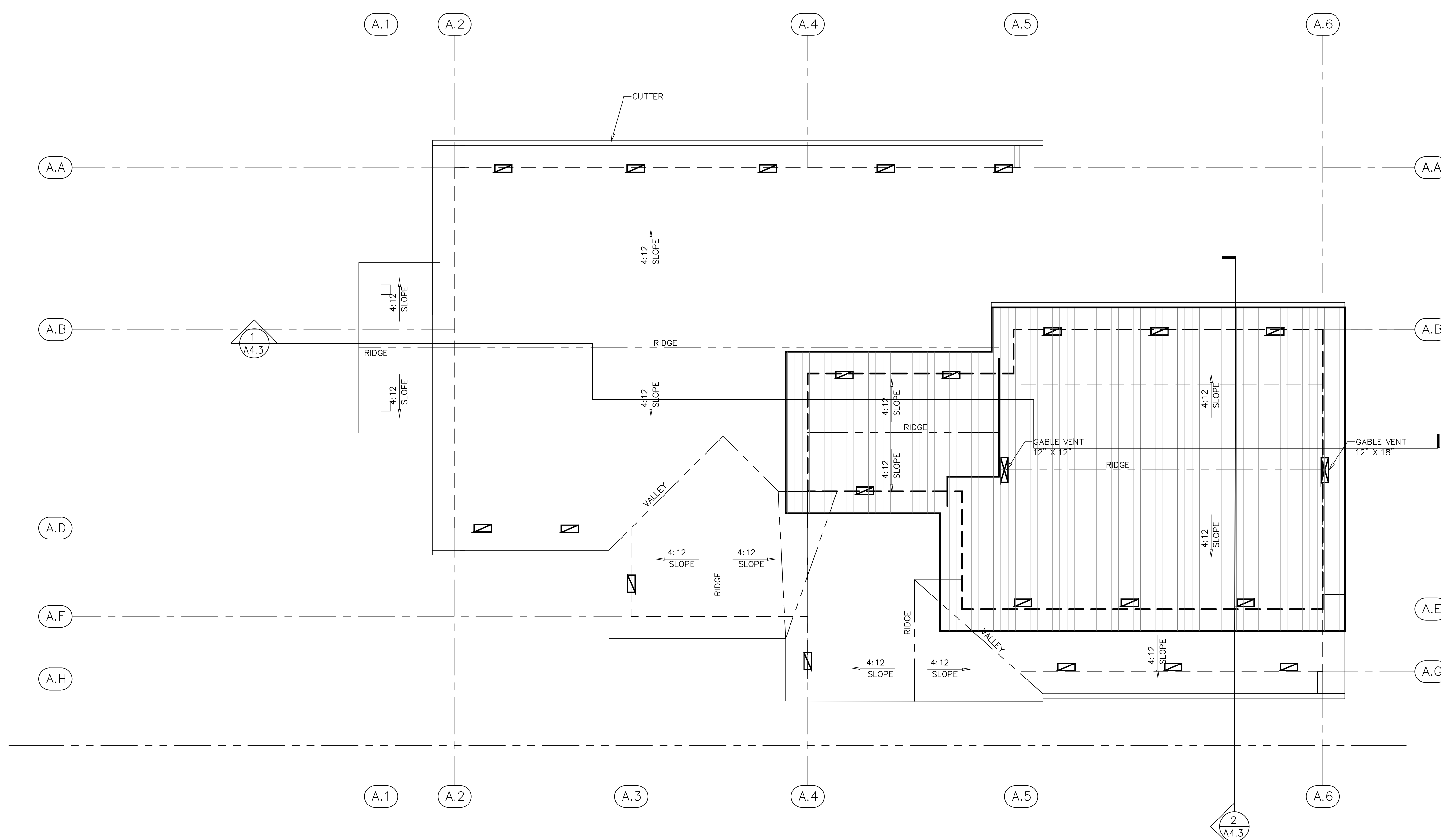
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SECTIONS

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● **ATTIC AREA AND VENT CALCULATION:**
 FIRST FLOOR ROOF AREA: 1,489.5 Sq. Ft.
 SECOND FLOOR ROOF AREA: 651 Sq. Ft.

● **REQUIRED VENT AREA :**
 FIRST FLOOR : 1/150 @ 1,489.5 Sq. Ft. = 9.93 Sq. Ft.
 SECOND FLOOR : 1/150 @ 651 Sq. Ft. = 4.34 Sq. Ft.

● **PROVIDED VENT AREA :**
 ● FIRST FLOOR AREA: 11.04 Sq. Ft.
 - VENT @ GABLE: (1) 12"x18" = 1.5 Sq. Ft.
 - VENT @ HALF ROUND DORMER: (2) 0.69 = 1.38 Sq. Ft.
 - VENT @ EAVE: (14) 6"x14" = 8.16 Sq. Ft.

● SECOND FLOOR AREA: 7.72 Sq. Ft.
 - VENT @ GABLE: (1) 12"x18" = 1.5 Sq. Ft.
 - VENT @ GABLE: (1) 12"x12" = 1.0 Sq. Ft.
 - VENT @ EAVE: (9) 6"x14" = 5.22 Sq. Ft.

- LEGEND**
- FIRST FLOOR ROOF (LOWER ROOF)
 - SECOND FLOOR ROOF (UPPER ROOF)
 - 24 IN X 12 IN HALF ROUND DORMER VENT (0.69 SQ. FT. FREE AREA)
 - ATTIC VENT AT GABLE THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH W/ 1/8" MIN. AND 1/4" MAX
 - ATTIC VENT (6" X 14") AT EAVE THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH W/ 1/8" MIN. AND 1/4" MAX.

ROOF NOTE
 ASPHALT SHINGLE ROOF - CLASS "A"
 MANUFACTURER : OWENS CORNING
 ICBO # ER 5443, UL # 997
 SLOPE : 4 per 12 TYPICAL

CHOI DUPLEX
 3301 HONOLULU AVE
 GLENDALE, CA 91214

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Sheet Title
ROOF PLAN

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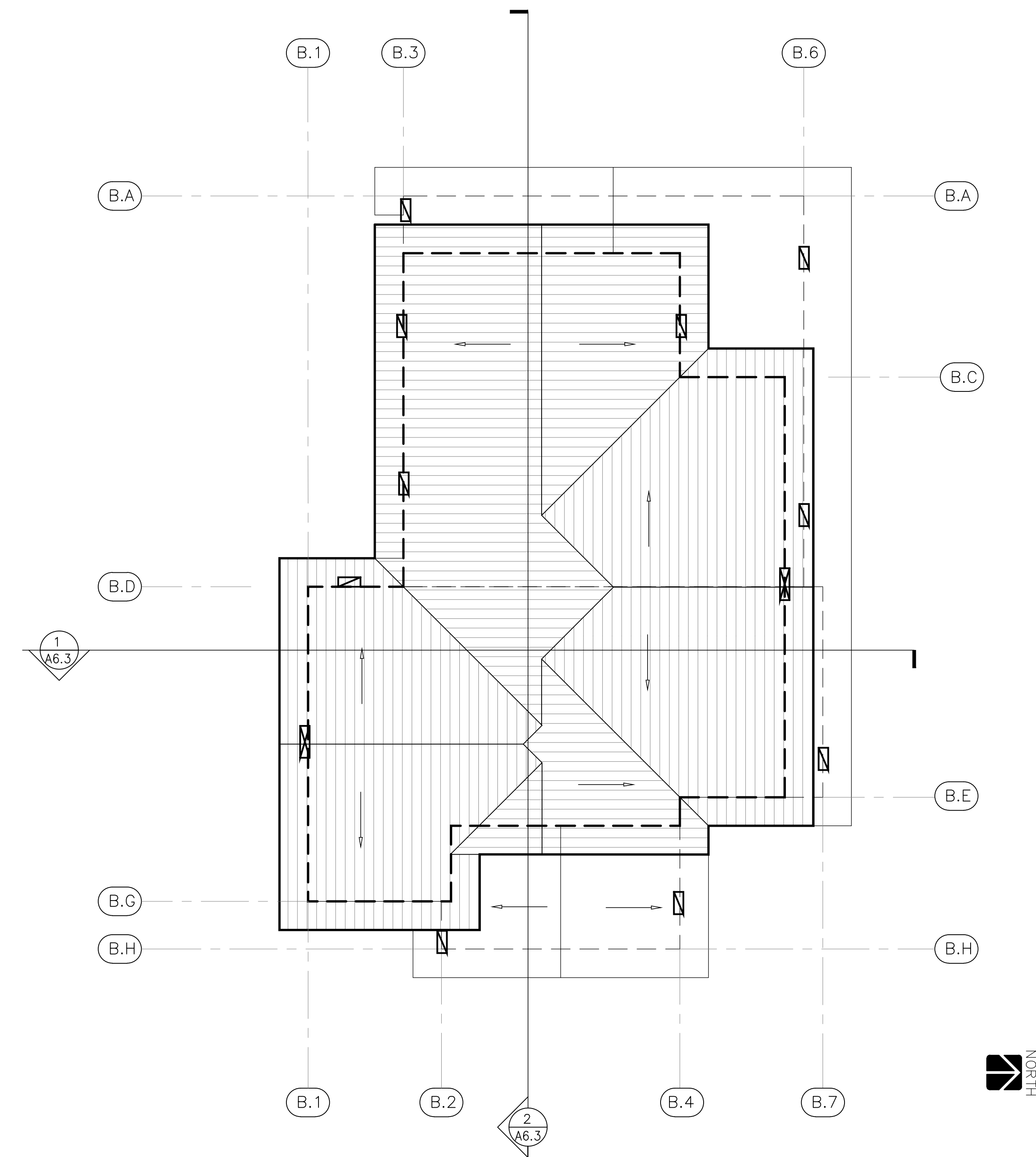
ROOF PLAN (UNIT A)

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



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 GLENDALE, CA 91214



● **ATTIC AREA AND VENT CALCULATION:**
 FIRST FLOOR ROOF AREA:
 - ROOF AREA A: 106.69 Sq. Ft.
 - ROOF AREA B: 138.3 Sq. Ft.
 SECOND FLOOR ROOF AREA: 686.2 Sq. Ft.

● **REQUIRED VENT AREA :**
 FIRST FLOOR
 - ROOF AREA A : 1/150 @ 106.69 Sq. Ft. = 0.71 Sq.Ft.
 - ROOF AREA B : 1/150 @ 138.3 Sq. Ft. = 0.92 Sq.Ft.
 SECOND FLOOR : 1/150 @ 686.2 Sq. Ft. = 4.57 Sq. Ft.

● **PROVIDED VENT AREA :**
 ● FIRST FLOOR AREA:
 - ROOF AREA A : VENT @ EAVE (2) 6"x14" = 1.16 Sq. Ft.
 - ROOF AREA B : VENT @ EAVE (2) 6"x14" = 1.16 Sq. Ft.

● SECOND FLOOR AREA: 5.48 Sq. Ft.
 - VENT @ GABLE: (2) 12"x12" = 2.0 Sq. Ft.
 - VENT @ EAVE: (6) 6"x14" = 3.48 Sq. Ft.

ROOF NOTE
 ASPHALT SHINGLE ROOF - CLASS "A"
 MANUFACTURER: OWENS CORNING
 ICBO # ER 5443, UL # 997
 SLOPE : 4 per 12 TYPICAL

- LEGEND**
- FIRST FLOOR ROOF (LOWER ROOF)
 - SECOND FLOOR ROOF (UPPER ROOF)
 - 24 IN X 12 IN HALF ROUND DORMER VENT (0.69 SQ. FT. FREE AREA)
 - ATTIC VENT AT GABLE THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH W/ 1/8" MIN. AND 1/4" MAX
 - ATTIC VENT (6" X 14") AT EAVE THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH W/ 1/8" MIN. AND 1/4" MAX.

ROOF PLAN (BUILDING B)

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

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| Job No | |
| Date | |

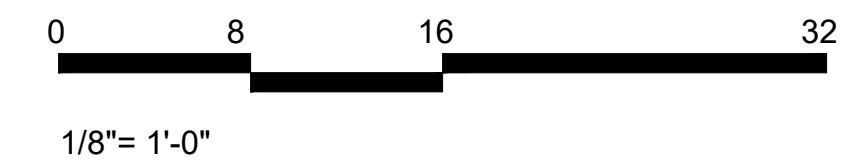
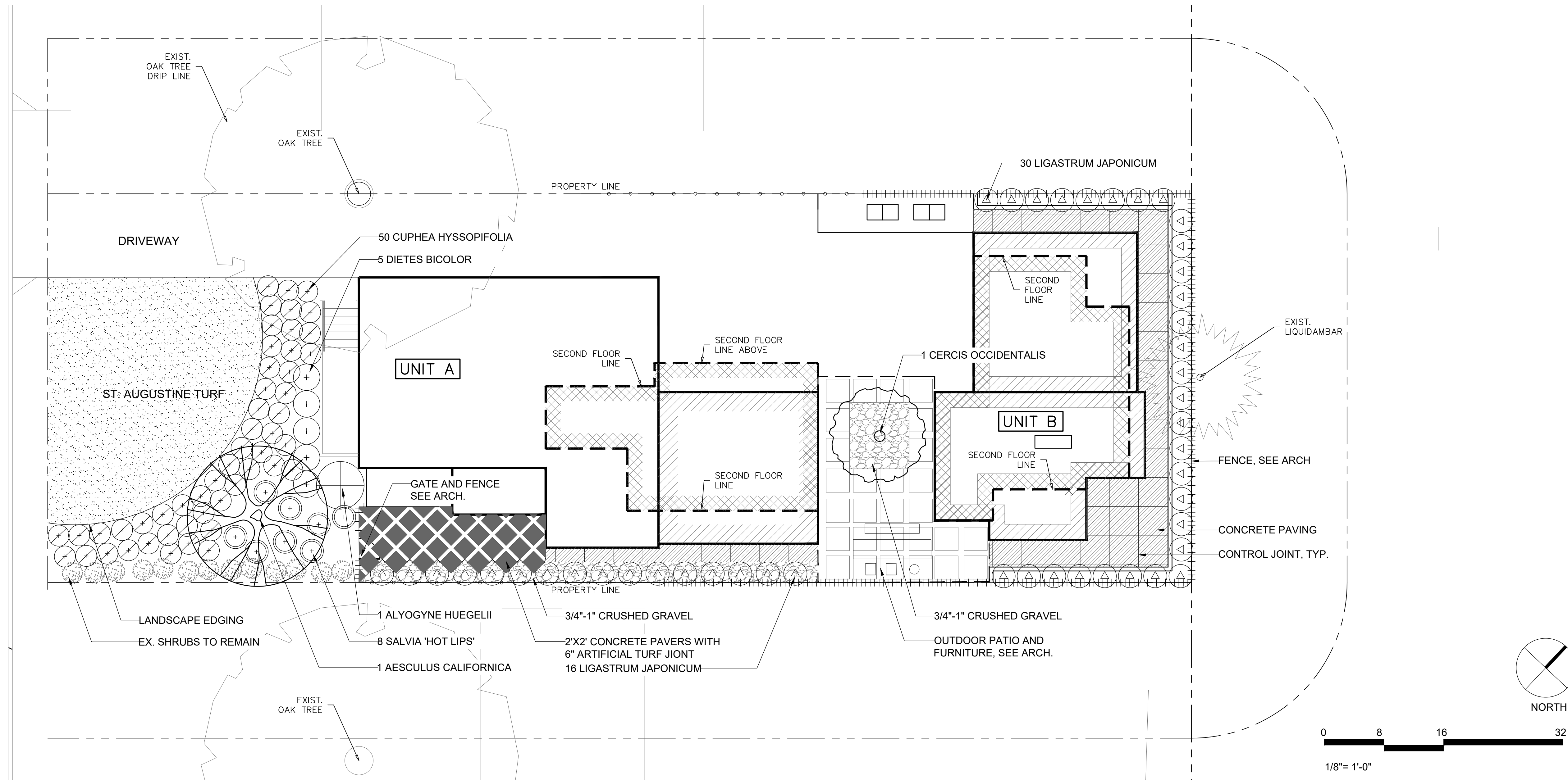
Sheet Title

ROOF PLAN

Sheet No

A-5.2
 OF

HONOLULU AVENUE



GENERAL NOTES

- LANDSCAPE DRAWINGS REFLECT IMPROVEMENTS ASSOCIATED TO SITE DEVELOPMENT WITH REGARD TO DESCRIPTIONS OF PLANTING, IRRIGATION, PAVEMENT TYPES AND TREATMENTS ONLY. REFER TO APPROPRIATE DISCIPLINES FOR OTHER ASSOCIATED SITE IMPROVEMENTS DESIGN AND DOCUMENTATION.
- CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH ENGINEER, SITE SUPERINTENDENT, APPROPRIATE AGENCIES AND AS BUILT CONSTRUCTION DOCUMENTATION FOR THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL DRAIN LINES, IRRIGATION SUPPLY LINES, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF SITE LANDSCAPE CONSTRUCTION.
- ALL LIMIT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE LOCAL CODES AND ORDINANCES.
- CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS AND UNSUITABLE MATERIAL GENERATED BY THE CONTRACTOR'S OPERATIONS. CONSTRUCTION SITE SHALL BE MAINTAINED AT ALL TIMES SO THAT NO OBSTRUCTION, CONSTRUCTION EQUIPMENT OR CONSTRUCTION PROCESS CAUSES POTENTIAL HARM OR DANGER TO PUBLIC OR CONSTRUCTION SITE. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR NEGLIGENCE.
- THE CONTRACTOR SHALL VERIFY THE MEASUREMENT OR LOCATION PRIOR TO BEGINNING WORK. IMMEDIATELY BRING DISCREPANCIES TO THE ATTENTION OF THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL PERFORM ALL PROTECTION, DEMOLITION, REMOVAL AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOWN ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.
- ALL SUBCONTRACTOR'S WORK SHALL BE UNDER PRIME CONTRACTOR'S CONTRACT.
- ALL VERTICAL ELEMENTS ABUTTING CONCRETE SLAB SHALL HAVE A 3/8" EXPANSION JOINT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AND INSURE THAT NO PONDING OF WATER OCCURS.
- QUANTITIES NOTED ON PLAN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.

PLANTING NOTES

- THERE ARE NO CALIFORNIA PROTECTED TREES IN THE PROPERTY.
- ALL LANDSCAPING AND IRRIGATION SHALL BE INSTALLED AND IN PROPER WORKING ORDER ACCORDING TO APPROVED PLANS PRIOR TO THE FINAL INSPECTION AND APPROVAL OF ANY SAID BUILDING PERMIT.
- PRIOR TO THE ISSUANCE OF ANY TEMPORARY OR PERMANENT USE AND OCCUPANCY CERTIFICATE, AN INDIVIDUAL LICENSED IN THE STATE OF CALIFORNIA TO PREPARE LANDSCAPE AND IRRIGATION PLANS SHALL FILE A CERTIFICATE OF COMPLIANCE WITH THE BUILDING OFFICIAL CERTIFYING THAT ALL LANDSCAPING AND IRRIGATION FACILITIES HAVE BEEN INSTALLED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS.
- A MINIMUM 3-INCH LAYER OF ORGANIC MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES FOR SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- FILL SHRUBS AND GRASSES IN ALL PLANTERS FROM EDGE TO EDGE WITHOUT VOID PER PLANT SPACING NOTED IN THE PLANT LEGEND.

LANDSCAPE CALCULATION

| | |
|--|--------------|
| TOTAL LOT AREA | 7,402 S.F. |
| TOTAL BUILDING AREA | 2,665 S.F. |
| TOTAL DRIVEWAY/PARKING | 1,772 S.F. |
| TOTAL LANDSCAPED AREA (TOTAL LOT - BUILDING - DRIVEWAY) | 2,965 S.F. |
| TOTAL PLANTED/PERMEABLE SURFACE REQUIRED (50% OF LANDSCAPED AREA) | 1,482.5 S.F. |
| TOTAL PLANTED/PERMEABLE SURFACE PROVIDED | 2,080 S.F. |
| FRONT YARD | 1,454 S.F. |
| LOT A | 315 S.F. |
| LOT B | 311 S.F. |

PLANTING SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | WUCOL | PLANT FACTOR | NOTES |
|----------------------------------|--------------------------|--------------------|---------|-------|--------------|-------------------------------------|
| | CERCIS OCCIDENTALIS | EASTERN REDBUD | 24" BOX | L | .20 | SELECT FOR GOOD FORM, SINGLE TRUNK |
| | AESCULUS CALIFORNICA | CALIFORNIA BUCKEYE | 24" BOX | L | .20 | SELECT FOR GOOD FORM, SPECIMEN TREE |
| | EXISTING TREES TO REMAIN | | | | | |
| SHRUBS & GROUND COVER | | | | | | |
| | LIGUSTRUM JAPONICUM | JAPANESE PRIVET | 15 GAL | M | .30 | |
| | DIETES BICOLOR | FORTNIGHT LILY | 5 GAL | M | .30 | |
| | ALYOGYNE HUEGELII | BLUE HIBISCUS | 15 GAL | L | .20 | |
| | CUPHEA HYSSOPIFOLIA | MEXICAN HEATHER | 1 GAL | M | .30 | |
| | SALVIA 'HOT LIPS' | HOT LIPS SAGE | 1 GAL | L | .20 | |
| | ST. AUGUSTINE | | NA | H | .60 | SOD (748 S.F.) |

OWNER/CLIENT

PROJECT NAME

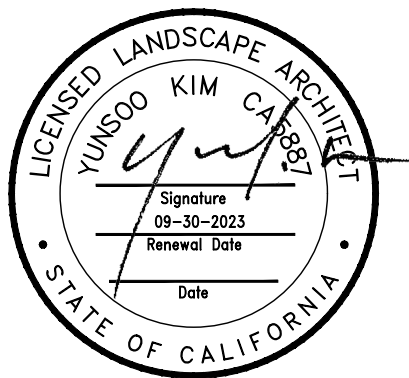
CHOI DUPLEX
3301 Honolulu Ave.
Glendale, CA 91214

LANDSCAPE ARCHITECT



2629 FOOTHILL BLVD., #204
LA CRESCENTA, CA 91214
T: 213.220.9699
www.yunsookimdesign.com

REGISTRATION



ISSUE

MARK DATE DESCRIPTION

PROJECT NO:
DRAWN BY: YKD
CHECKED BY: YK

KEY PLAN

SHEET TITLE

LANDSCAPE PLAN

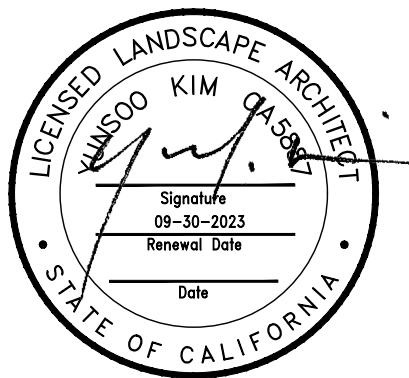
SHEET NO

LP1-001

CHOI DUPLEX
3301 Honolulu Ave.
Glendale, CA 91214



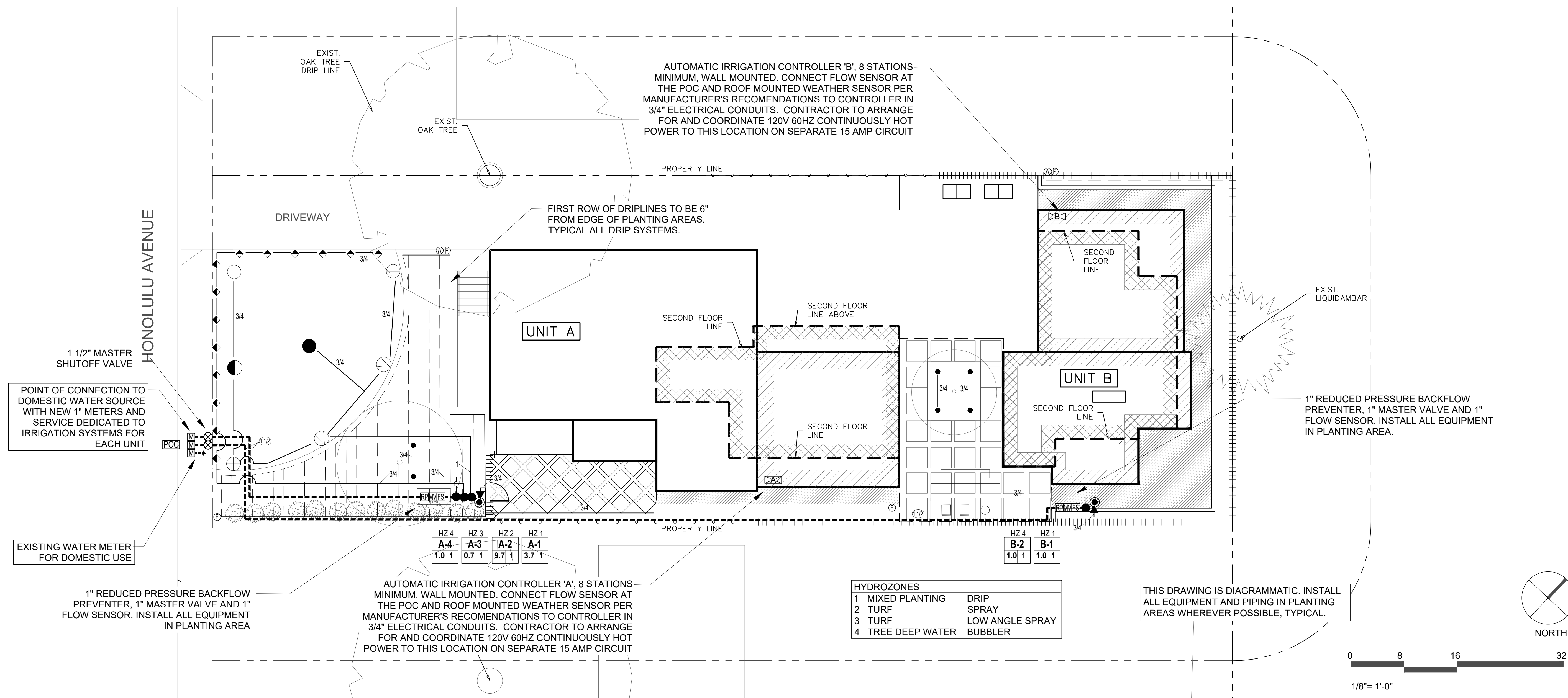
2629 FOOTHILL BLVD., #204
LA CRESCENTA, CA 91214
T: 213.220.9699
www.yunsookimdesign.com



PROJECT NO:
DRAWN BY: YKD
CHECKED BY: YK

LANDSCAPE PLAN

LI1-001

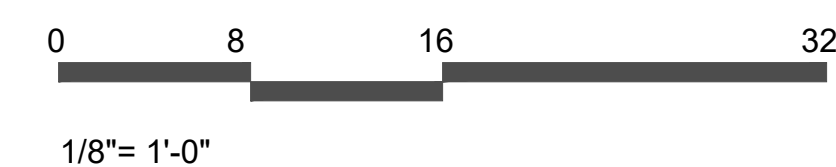


IRRIGATION NOTES

- EXISTING UTILITIES AND CONDITIONS: PRIOR TO CUTTING INTO THE SOIL OR PAVING, LOCATE ALL CABLES, CONDUITS, AND OTHER UTILITIES COMMONLY FOUND UNDERGROUND, AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. IF A CONFLICT EXISTS BETWEEN SUCH OBSTACLES AND THE PROPOSED WORK, PROMPTLY NOTIFY THE OWNER. PROCEED IN THE SAME MANNER IF ROCK LAYERS OR ANY OTHER CONDITIONS ENCOUNTERED UNDERGROUND MAKE CHANGES ADVISABLE.
- THE INSTALLATION OF THE IRRIGATION SYSTEM SHALL CONFORM TO ALL APPLICABLE REGULATIONS AND CODES.
- THE IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY FOR CLARITY. LOCATE ALL PIPING, EQUIPMENT AND APPURTENANCES WITHIN THE PLANTING AREAS SHOWN UNLESS NOTED OR DIRECTED OTHERWISE. LOCATE ALL VALVES AND VALVE BOXES 6" MIN., 12" MAX FROM ADJACENT PAVING. LOCATE PRESSURE MAIN LINES WITHIN 18" OF EDGE OF PLANTING AREAS.
- ALL PRESSURE PIPE AND WIRING UNDER PAVING SHALL BE SLEEVED, 2X THE DIAMETER OF CARRYING PIPE. ADD TO SIZE IF CARRYING WIRING IN SAME SLEEVE. COORDINATE SLEEVE INSTALLATION WITH OTHER TRADES TO ENSURE PROPER AND TIMELY INSTALLATION IN LOCATIONS REQUIRED. PIPES MAY BE SLEEVED TOGETHER IF AN EQUIVALENT INCREASE IN SLEEVE SIZE IS MADE.
- USE 3/4" MIN. WIDE TEFLON PIPE TAPE ON ALL THREADED CONNECTIONS.
- SYSTEM DESIGN IS BASED ON STATIC PRESSURE OF 50 PSI.
- WIRING IS BASED ON THE USE OF ONE 24 VOLT DC REMOTE CONTROL VALVE OPERATING AT ONE TIME.
- UNLESS NOTED OTHERWISE ON PLANS, LATERAL END RUNS ARE TO BE 3/4" SIZE
- CONTRACTOR SHALL SECURE & COORDINATE CONNECTIONS FOR 120 VAC 60 HZ ELECTRICAL SERVICE TO CONTROLLER LOCATION.
- SET UP CONTROLLER TO ACHIEVE OPTIMUM WATERING BASED ON WATER USE CALCULATIONS AND ET DATA.
- ALL CONTROL WIRING TO BE 14 GAUGE MINIMUM. COMMON WIRES TO BE WHITE WITH DIFFERENT COLOR STRIPE FOR EACH CONTROL VALVE. COMMON CONTROL WIRE TO BE SOLID COLOR.
- END RUNS OF ALL DRIP LINES ARE TO INCLUDE A FLUSH VALVE ASSEMBLY.
- INSTALL WEATHER SENSOR ON ROOF PER MANUFACTURER'S RECOMMENDATIONS AND RUN WIRING BACK TO CONTROLLER LOCATION.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE EXCEEDS OR IS BELOW THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATION OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE OR IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
- WATER SUPPLY FOR IRRIGATION ON THIS PROJECT IS POTABLE WATER.

| HYDROZONES | |
|-------------------|-----------------|
| 1 MIXED PLANTING | DRIP |
| 2 TURF | SPRAY |
| 3 TURF | LOW ANGLE SPRAY |
| 4 TREE DEEP WATER | BUBBLER |

THIS DRAWING IS DIAGRAMMATIC. INSTALL ALL EQUIPMENT AND PIPING IN PLANTING AREAS WHEREVER POSSIBLE, TYPICAL.



IRRIGATION LEGEND

| SYMBOL | DESCRIPTION | PSI | GPM | RAD | MFGR/MODEL |
|--------|--|-----|------------------|-----|---|
| ● | BUBBLER HEAD (2 PER TREE) | 30 | 0.5 | -- | RAIN BIRD 1402 |
| — | SUB SURFACE DRIPLINE, 12" SPACING, 12" O.C. | 30 | 0.01 | -- | RAIN BIRD XFS-06-12 |
| ● | POP-UP SPRAY HEAD, FULL | 30 | 2.60 | 12' | RAIN BIRD MPR 12F NOZZLE IN 1806-SAM-PRS |
| ● | POP-UP SPRAY HEAD, HALF, THIRD, QUARTER | 30 | 1.85, 1.23, 0.92 | 15' | RAIN BIRD MPR 15H, 15T, 15Q NOZZLES IN 1806-SAM-PRS |
| ● | POP-UP SPRAY HEAD, SQUARE HALF LOW ANGLE | 30 | 0.20 | 4' | RAIN BIRD MPR 12F IN 1806-SAM-PRS |
| Ⓜ | DRIP IRRIGATION AIR/VACUUM RELIEF VALVE | | | | RAIN BIRD ARV-050 |
| Ⓜ | DRIP IRRIGATION FLUSH VALVE | | | | RAIN BIRD FLUSH CAP |
| Ⓜ | QUICK COUPLER VALVE | | | | RAIN BIRD 44LRC W/ 44K KEY & SH-1 SWIVEL |
| Ⓜ | SHUT-OFF VALVE, LINE SIZE, W/ BRONZE CROSS HANDLE | | | | NIBCO T-580 |
| Ⓜ | WATER METER | | | | PER COUNTY REQUIREMENTS |
| Ⓜ | MASTER VALVE | | | | RAIN BIRD 100-PESB |
| Ⓜ | REMOTE CONTROL VALVE | | | | RAIN BIRD 100-PESB |
| Ⓜ | REMOTE CONTROL VALVE FOR DRIP SYSTEMS | | | | RAIN BIRD XCZ-100-PRB-LC |
| Ⓜ | FLOW SENSOR (HYDROMETER) | | | | RAIN BIRD FS100P |
| Ⓜ | REDUCED PRESSURE BACKFLOW PREVENTER | | | | FEBCO L825Y W/ WILKINS 500Y STRAINER |
| Ⓜ | AUTOMATIC IRRIGATION CONTROLLER, 8 STATION, WALL MOUNT ET BASED WITH FLOW SENSOR AND RAIN SENSOR | | | | RAINBIRD LXME/F W/ ETC-LX MANAGER & FSLMXMEF FLOW SMART MODULES |
| --- | LATERAL (NON-PRESSURE) PIPING, SIZE AS SHOWN | | | | SCH 40 |
| --- | MAIN LINE (PRESSURE) PIPING, SIZE AS SHOWN | | | | SCH 40 |
| --- | SLEEVE, PER PLAN, 2x DIAM OF CARRYING PIPE, MIN. | | | | SCH 40 |

HYDROZONE CONTROLLER **A-1** SEQUENCE NUMBER APPROXIMATE GPM **61** VALVE SIZE, INCHES

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER USE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF MWEO.

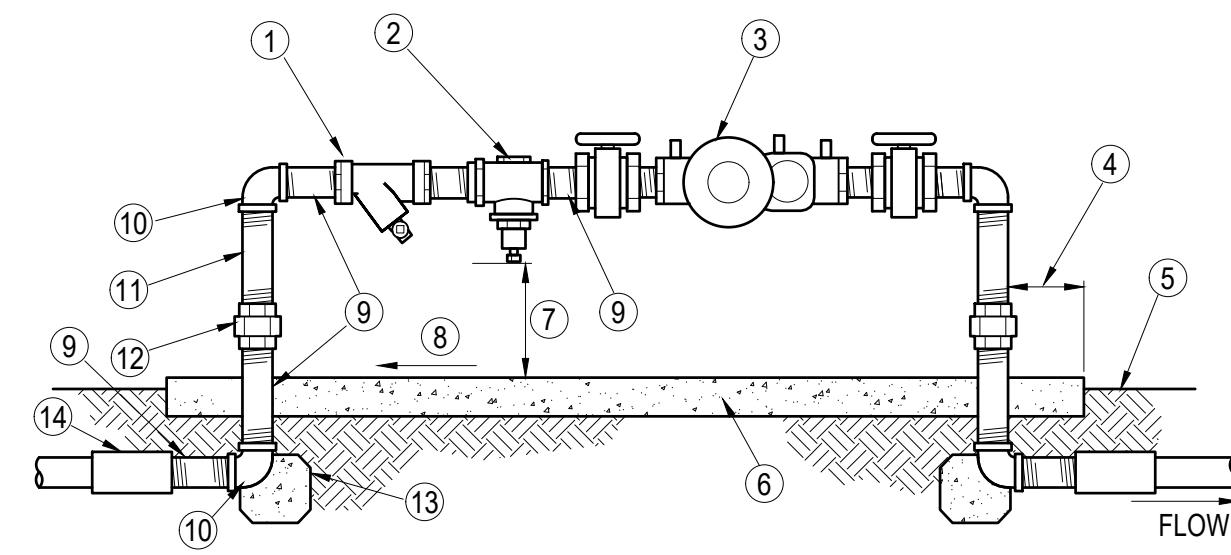
APPLICANT *[Signature]* 10/21/2021 DATE

MAWA MAWA = ETO - EFFECTIVE RAIN X IN TO GAL X (ET ADJ FACTOR X TOTAL AREA) + (SPECIAL AREA X 0.55)

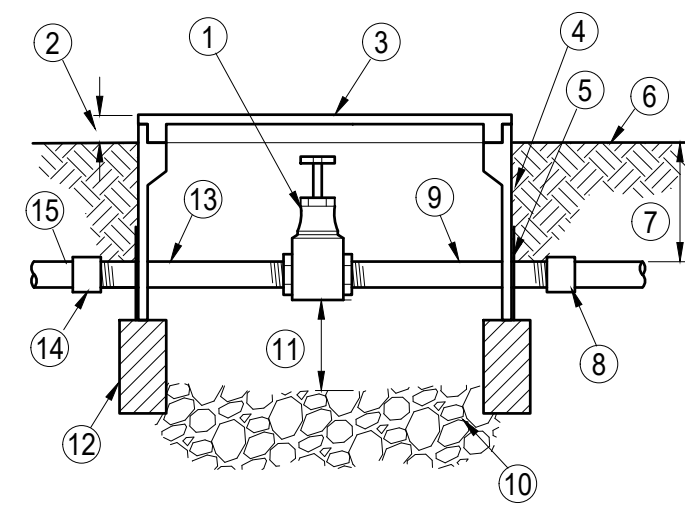
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|---------------|------------------|-----------|---------------|------------|---------------|
| ETO | EFFECTIVE PRECIP | IN TO GAL | ET ADJ FACTOR | TOTAL AREA | SPECIAL AREAS |
| 50.1 | 0.00 | 0.620 | 0.55 | 1925 | 0 |
| MAWA = | | 28,686 | GAL/YEAR | | |

EAWU EAWU = (ETO - EFFECTIVE RAIN) x IN TO GAL x (PF/IE x AREA)

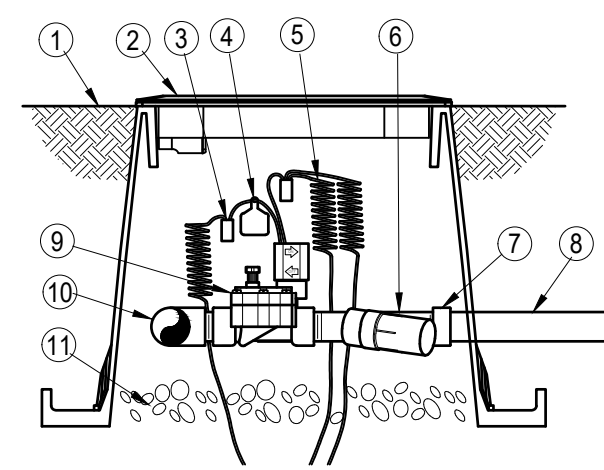
| HYDRO ZONE | PLANT DESCRIPTION | WATER USE | PLANT FACTOR (PF) | IRRIGATION METHOD | EFFICIENCY (IE) (PF/IE) | ETAF AREA (HA) | ETAF x HA | EAWU |
|------------------------------|-------------------|-----------|-------------------|-------------------|-------------------------|----------------|-----------|----------------|
| 1 | MIXED | LOW | 0.20 | DRIP | 0.81 | 1045 | 258.02 | 6,991 |
| 2 | TURF | HIGH | 0.60 | SPRAY | 0.77 | 635 | 494.81 | 13,406 |
| 3 | TURF | HIGH | 0.60 | SPRAY | 0.77 | 115 | 89.61 | 2,428 |
| 4 | TREE | LOW | 0.20 | BUBBLER | 0.81 | 130 | 32.10 | 870 |
| REGULAR AREA TOTAL | | | | | | | | 23,695 |
| SPECIAL LANDSCAPE AREA TOTAL | | | | | | | | 0 |
| TOTAL EAWU | | | | | | | | 23,695 |
| MAWA | | | | | | | | 28,686 |
| DIFFERENCE | | | | | | | | (4,991) |
| SAVINGS | | | | | | | | 17% |



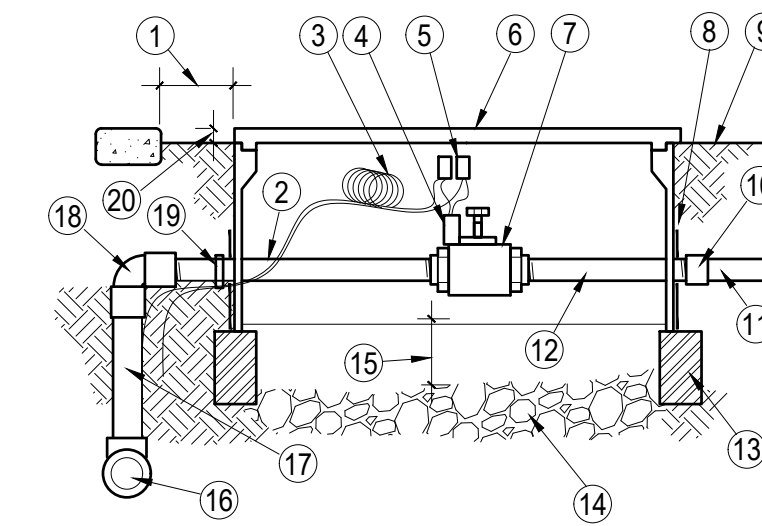
- 1 WYE STRAINER. REPLACE HOSE BIBB W/ STOP COCK
- 2 PRESSURE REGULATOR
- 3 REDUCED PRESSURE TYPE BACKFLOW PREVENTER W/ GATE VALVES & TEST COCKS
- 4 6" MIN ALL AROUND
- 5 FINISH GRADE
- 6 CONCRETE BASE 6" MIN THICK
- 7 12" MIN CLEAR
- 8 SLOPE TO EDGES
- 9 SHORT BRASS NIPPLE
- 10 BRASS ELL
- 11 THREADED BRASS RISER
- 12 BRASS UNION
- 13 THRUST BLOCKS - SIZE AS REQUIRED FOR SOIL TYPE
- 14 PIPE ADAPTER AS REQUIRED



- 1 GATE VALVE, LINE SIZE
- 2 1" IN GROUND COVER, FLUSH IN TURF
- 3 PLASTIC VALVE BOX W/ LOCKING COVER MARKED "GV"
- 4 EXTENSIONS AS REQUIRED
- 5 COVER OPENINGS WITH LANDSCAPE FABRIC
- 6 FINISH GRADE
- 7 SEE DETAIL "I", THIS SHEET
- 8 SCH 80 PVC ADAPTER (FxF)
- 9 SCH 80 PVC NIPPLE (TxT)
- 10 2 CU FT PEA GRAVEL MIN.
- 11 2" MIN 6" MAX CLEAR
- 12 SET BOX ON FOUR BRICKS
- 13 SCH 80 PVC NIPPLE (TxT)
- 14 SCH 80 PVC ADAPTER (FxF)
- 15 PVC MAIN



- 1 FINISH GRADE
- 2 PLASTIC VALVE BOX W/ LOCKING COVER MARKED "DCV" (PURPLE FOR RECYCLED WATER)
- 3 WATERPROOF CONNECTORS
- 4 VALVE ID TAG
- 5 30' LENGTHS OF CONTROL WIRES - COILED
- 6 PRESSURE REGULATING FILTER
- 7 FEMALE ADAPTER
- 8 LATERAL PIPE
- 9 REMOTE CONTROL VALVE
- 10 PVC TEE OR ELL AT MAINLINE
- 11 3" LAYER PEA GRAVEL MIN.



NOTE: ONE BALL VALVE MAY PRECEED A GROUP OF VALVES IN A MANIFOLD.

- 1 6" MIN, 12" MAX FROM FIXED IMPROVEMENTS
- 2 3" MIN. SCH 80 PVC NIPPLE (TxT)
- 3 18" MIN EXPANSION LOOPS
- 4 SOLENOID
- 5 EPOXY CONNECTORS
- 6 PLASTIC VALVE BOX W/ LOCKING COVER MARKED "RCV"
- 7 REMOTE CONTROL VALVE
- 8 COVER OPENINGS W/ 15# FELT OR LANDSCAPE FABRIC
- 9 FINISH GRADE
- 10 SCH 80 ADAPTER (FxF)
- 11 LATERAL PIPING
- 12 3" MIN. SCH 80 NIPPLE (TxT)
- 13 SET VALVE BOX ON FOUR (4) BRICKS
- 14 2 CU. FT. PEA GRAVEL
- 15 2" MIN. 6" MAX CLEAR
- 16 PVC SCH 80 TEE OR ELL AT MAIN
- 17 SCH 80 PVC PIPE. LENGTH AS REQ'D
- 18 SCH 80 PVC ELL (SxT)
- 19 BUNDLE & TAPE CONTROL WIRES TO PIPE
- 20 2" IN GROUND COVER, 1" IN TURF

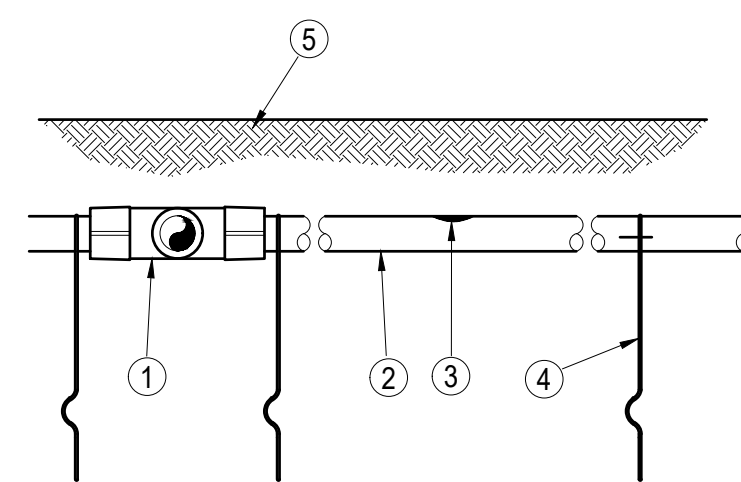
OUTLET FITTINGS TYPICAL TO INLET FITTINGS SEE DETAIL "I", THIS SHEET FOR TRENCH DEPTHS

A REDUCED PRESSURE BACKFLOW PREVENTER NTS

B GATE VALVE NTS

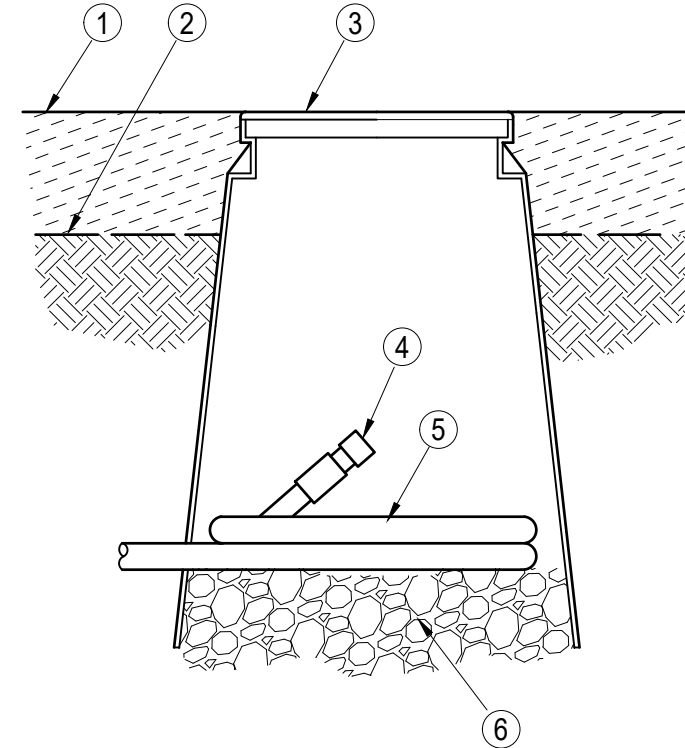
C DRIP CONTROL VALVE NTS

D MASTER & REMOTE CONTROL VALVE NTS

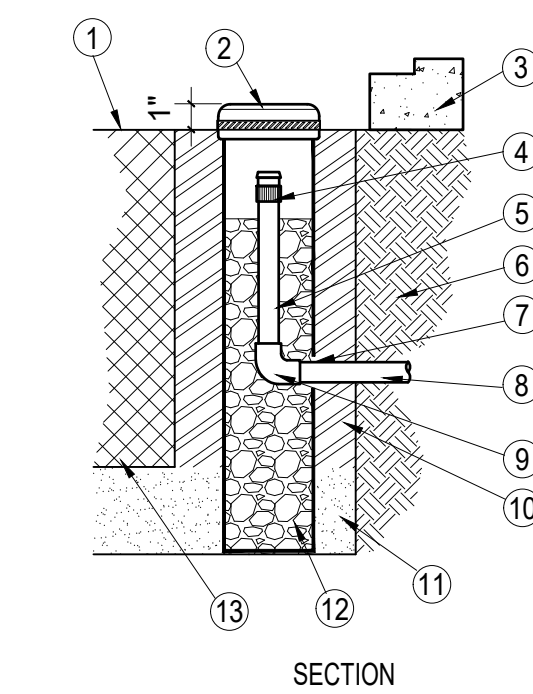


- 1 COMPRESSION TEE
- 2 SUBSURFACE DRIP LINE
- 3 IN-LINE EMITTER
- 4 TIEDOWN STAKE / LANDSCAPE PIN
- 5 FINISH GRADE

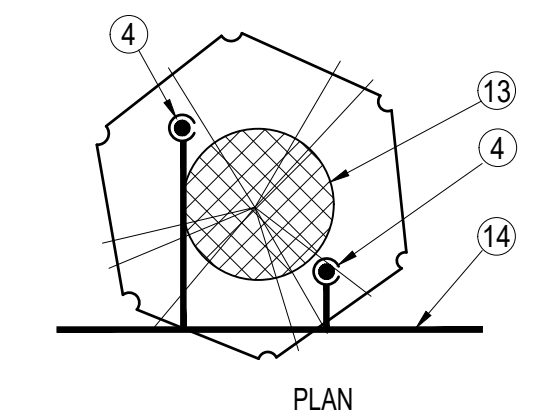
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.



- 1 TOP OF MULCH LAYER
- 2 FINISH GRADE
- 3 EMITTER BOX
- 4 COMPRESSION FITTING AND FLUSH CAP
- 5 12" LENGTH OF SOLID DRIP HOSE
- 6 3-INCH MIN. DEPTH OF 3/4" WASHED GRAVEL



- 1 FINISH GRADE
 - 2 4" DIA. RUBBER DRAIN CAP. SECURE W/ SS HOSE CLAMP
 - 3 CONCRETE WALK OR OTHER FIXED IMPROVEMENTS WHERE OCCURS
 - 4 BUBBLER HEAD
 - 5 SCH 80 NIPPLE. LENGTH AS REQ'D
 - 6 NATIVE SOIL
 - 7 DRILL THROUGH 4 INCH DRAIN PIPE
 - 8 PVC LATERAL LINE
 - 9 1/2 INCH DIAMETER PVC ELL (SxT)
 - 10 BACKFILL
 - 11 NATIVE SOIL BACKFILL
 - 12 4" DIA. X 36" LONG PERFORATED DRAIN PIPE. FILL W/ 3/4" GRAVEL.
 - 13 ROOT BALL
 - 14 PVC LATERAL LINE PIPE
- USE TEFLON PIPE TAPE ON ALL THREADED FITTINGS



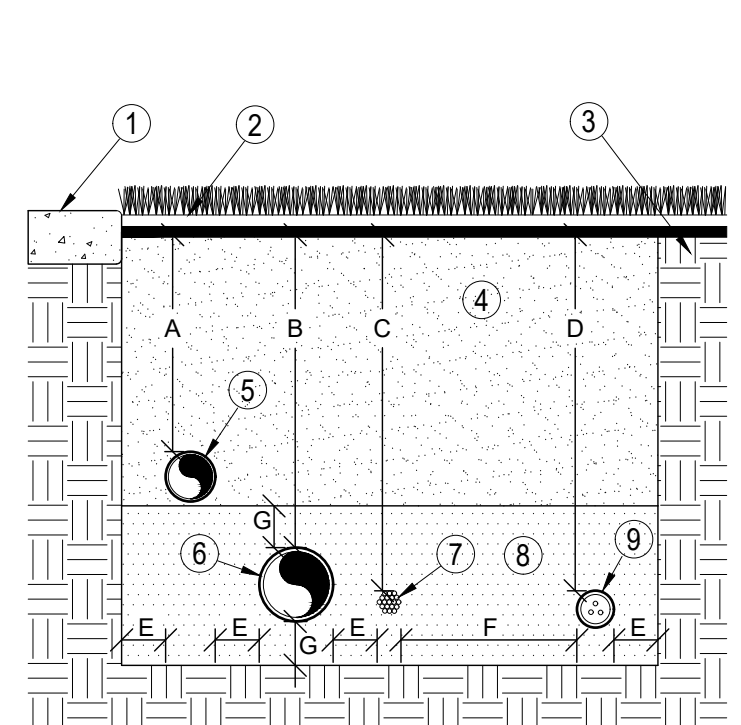
- 1 RAIN SWITCH - ROOF MOUNT PER MANUFACTURERS RECOMMENDATIONS
- 2 GALV. STEEL J BOXES AND CONDUIT THROUGH WALL. SEAL OPENINGS WITH APPROVED SEALANT.
- 3 SCH 40 STEEL CONDUIT. LENGTH AS REQUIRED.
- 4 3/4" MARINE PLYWOOD BACKING. SECURE TO WALL WITH TWO (2) 1" BOLTS, CADMIUM PLATED. LENGTH AS REQUIRED.
- 5 IRRIGATION CONTROLLER
- 6 1" GALVANIZED METAL CONDUIT FOR POWER WIRES W/ 120V AC 60 HZ 15 AMP ELECTRICAL POWER FROM UNITS SERVICE PANEL
- 7 FINISH FLOOR
- 8 FINISH GRADE
- 9 SCH 80 PVC PIPE AND FITTINGS
- 10 2" DIA. PVC LONG SWEEP ELL FOR CONTROL WIRES
- 11 CONTROL WIRES. BUNDLE AND TAPE @ 10 FT INTERVALS. RUN ASIDE MAINLINE PIPE IN SAME TRENCH WHERE FEASIBLE
- 12 EXTERIOR WALL

E SUBSURFACE DRIP LINE NTS

F FLUSH VALVE NTS

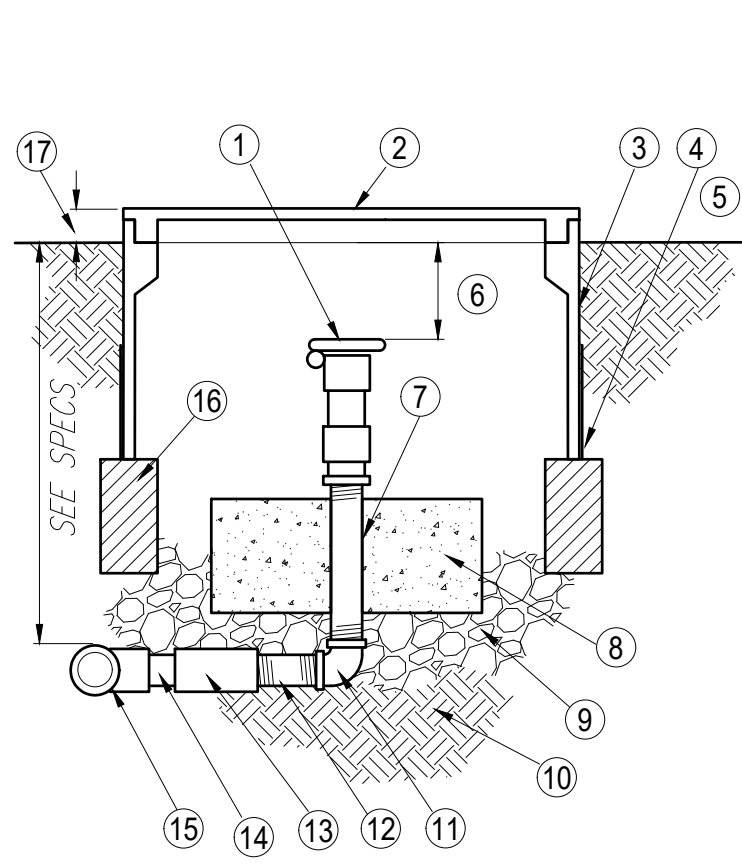
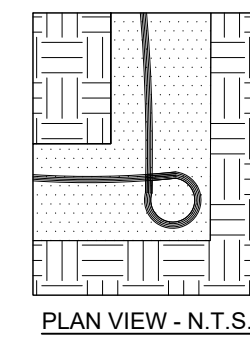
G TREE BUBBLER NTS

H CONTROLLER - WALL MOUNT INTERIOR NTS

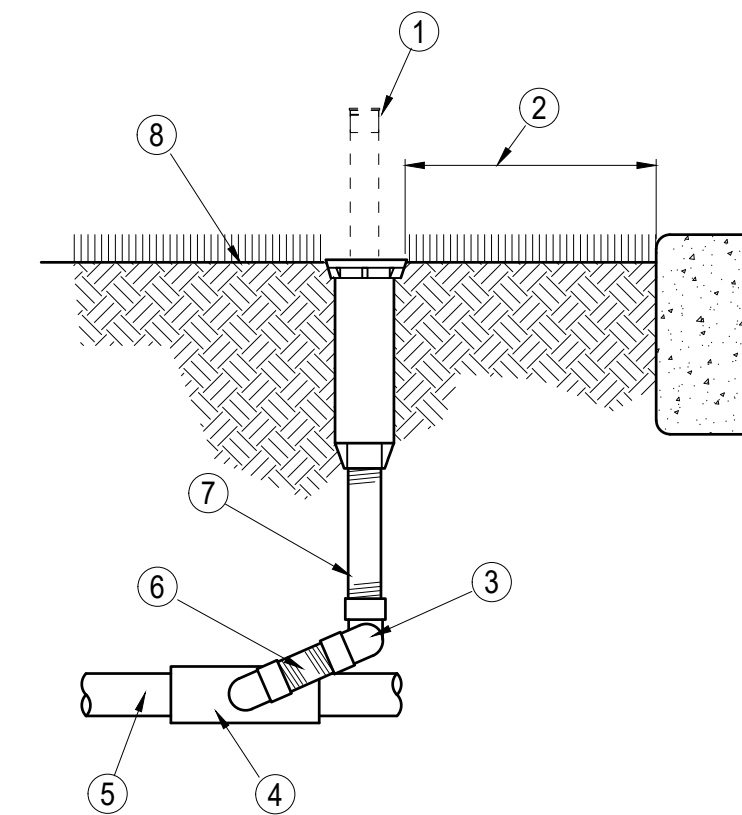


- 1 PAVING OR CURB EDGE
- 2 FINISH GRADE
- 3 UNDISTURBED SOIL
- 4 CLEAN COMPACTED BACKFILL
- 5 LATERAL PIPE
- 6 PRESSURE MAIN LINE PIPE
- 7 CONTROL WIRES. LAY NEXT TO MAINLINE. BUNDLE AND TAPE AT TEN FOOT INTERVALS
- 8 CLEAN SAND BACKFILL
- 9 120V POWER WIRES IN SCH 40 CONDUIT TIE A 36" LOOP IN ALL WIRING AT ALL CHANGES OF DIRECTION GREATER THAN 30 DEGREES. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE

| DIMENSION | A | B | C | D | E | F | G |
|----------------------|-----|-----|-----|-----|-----|-----|----|
| 1/2" TO 1 1/2" SIZE | 12" | 18" | 20" | 18" | 6" | 24" | 6" |
| 2" TO 2 1/2" IN SIZE | 12" | 18" | 20" | 18" | 6" | 24" | 6" |
| 3" AND LARGER | 18" | 24" | 26" | 6" | 24" | 6" | |



- 1 QUICK COUPLER VALVE W/ LOCKING RUBBER CAP
- 2 PLASTIC VALVE BOX W/ LOCKING COVER MARKED "QCV"
- 3 EXTENSIONS AS REQUIRED
- 4 COVER OPENINGS WITH 15# FELT OR FIBERGLASS MATTING
- 5 FINISH GRADE
- 6 3" MIN., 6" MAX CLEAR
- 7 THREADED BRASS RISER. LENGTH AS REQUIRED
- 8 1 CU FT CONCRETE BASE
- 9 2 CU FT PEA GRAVEL MIN.
- 10 UNDISTURBED OR 95% COMPACTED SOIL
- 11 BRASS ELL
- 12 3" LONG THREADED BRASS NIPPLE
- 13 SCH 80 PVC ADAPTER (SxT)
- 14 SCH 80 PVC PIPE. LENGTH AS REQUIRED
- 15 SCH 80 PVC TEE OR ELL AT MAIN
- 16 SET BOX ON FOUR BRICKS
- 17 1" IN GROUND COVER, FLUSH IN TURF



- 1 POP-UP SPRAY HEAD
- 2 6" MIN. 8" MAX. FROM FACE OF FIXED IMPROVEMENTS
- 3 PVC ELL & 2 POLYETHYLENE STREET ELLS. INSTALL SO THEY TIGHTEN WITH DOWNWARD THRUST OF RISER
- 4 TEE OR ELL
- 5 LATERAL PIPING
- 6 4" SCH 80 PVC NIPPLE
- 7 SCH 80 PVC RISER
- 8 FINISH GRADE

I PIPE & WIRE TRENCHING NTS

J QUICK COUPLER VALVE NTS

K POP-UP SPRAY HEAD NTS

OWNER/CLIENT

PROJECT NAME

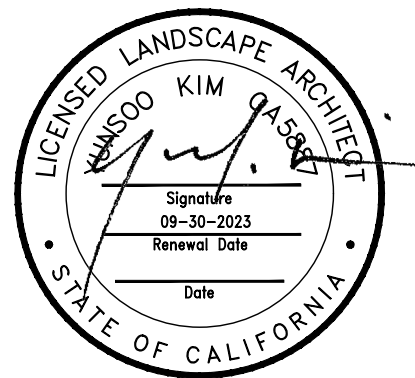
CHOI DUPLEX
3301 Honolulu Ave.
Glendale, CA 91214

LANDSCAPE ARCHITECT



2629 FOOTHILL BLVD., #204
LA CRESCENTA, CA 91214
T: 213.220.9699
www.yunsookimdesign.com

REGISTRATION



ISSUE

MARK DATE DESCRIPTION

PROJECT NO:
DRAWN BY: YKD
CHECKED BY: YK

KEY PLAN

SHEET TITLE

IRRIGATION DETAILS

SHEET NO

LI1-002

3301 Honolulu Ave

Design Review Submittal

Item #11 Building Color and Materials

April 4, 2022



COLOR: MATCH (E)
BEIGE COLOR

MATERIAL #1

HARDIPANEL BY



FLANK LAP SIDING



COLOR: NATURAL
RIVER ROCK
RANDOM COLORS

MATERIAL #2

RIVER-ROCK VENEER
BY



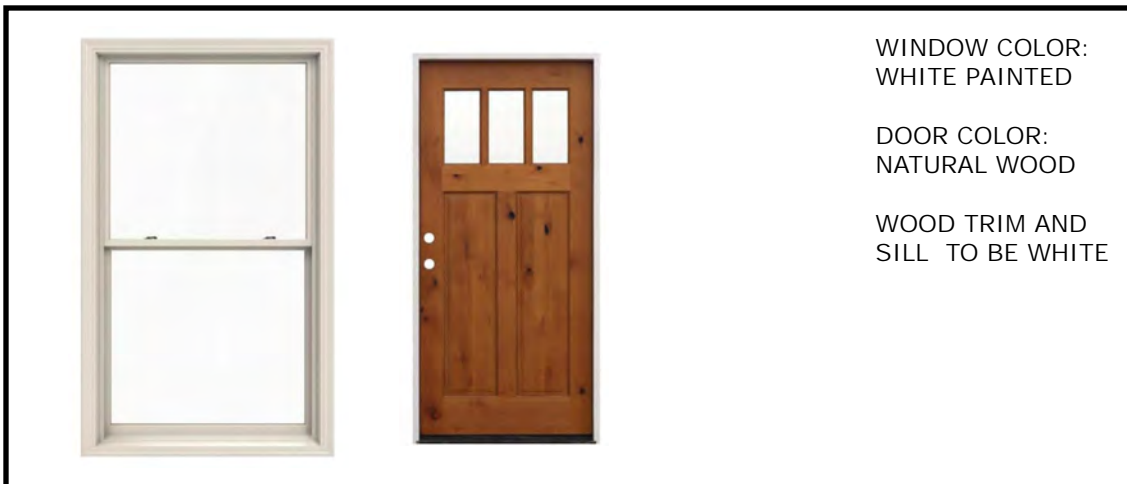
OR EQUAL



COLOR: MATCH (E)
DARK GRAY

MATERIAL #3

ASPHALT SHINGLE ROOF
CLASS - A BY OWENS
CORNING



WINDOW COLOR:
WHITE PAINTED

DOOR COLOR:
NATURAL WOOD

WOOD TRIM AND
SILL TO BE WHITE

MATERIAL #4

PRIMED WOOD
WINDOW
BY

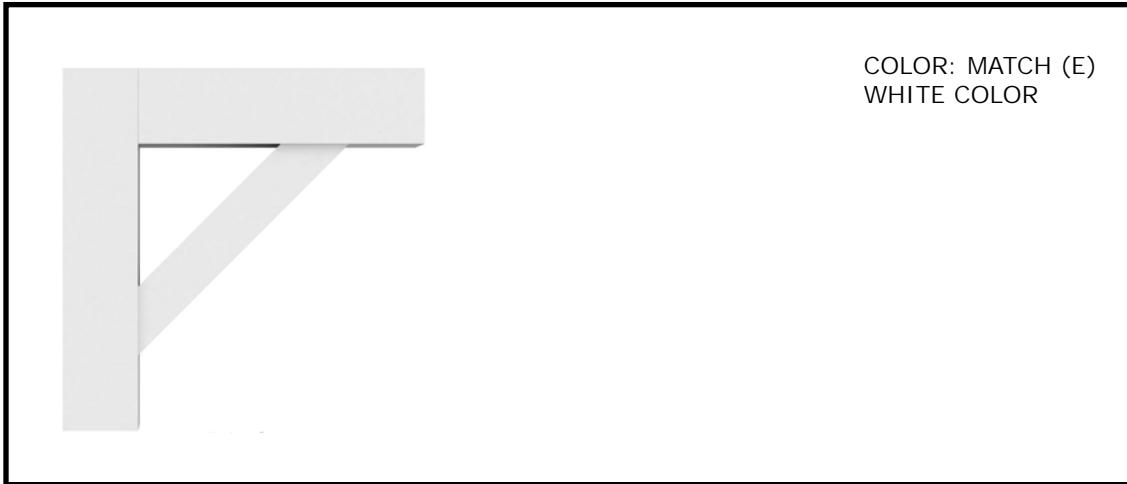


WOOD DOOR BY
PACIFIC ENTRIES
OR EQUAL



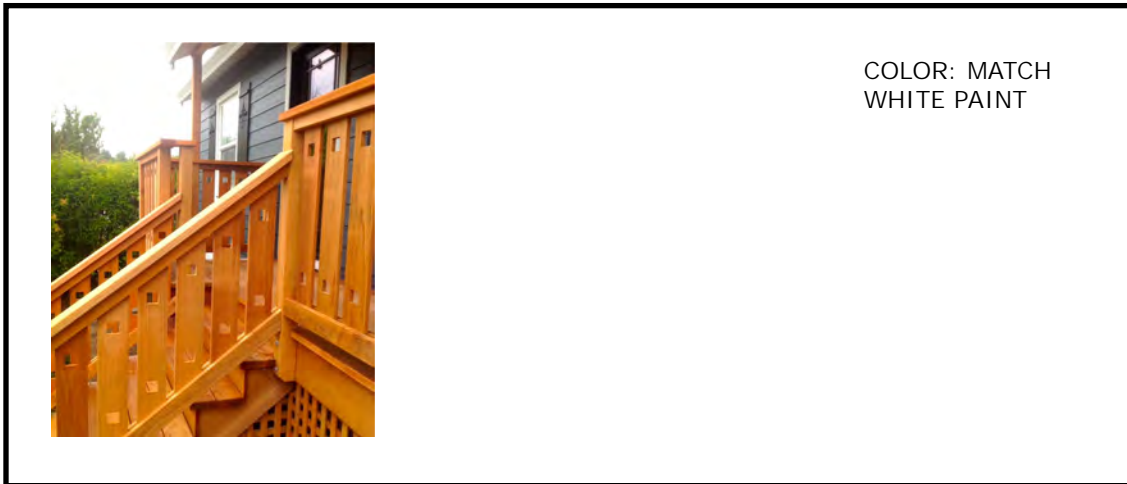
COLOR: MATCH (E)
WHITE COLOR

MATERIAL # 5
GABLE END VENT
BY EKENA MILLWORK



COLOR: MATCH (E)
WHITE COLOR

MATERIAL #6
ROOF BRAKET
BY EKENA MILLWORK



COLOR: MATCH
WHITE PAINT

MATERIAL #7
CRAFTSMAN RAILING
MANUFACTURE: TBD



COLOR: BLACK

MATERIAL #9
CRAFTSMAN
LIGHT TEXTURED WALL
LANTERN SCONCE

By LNC

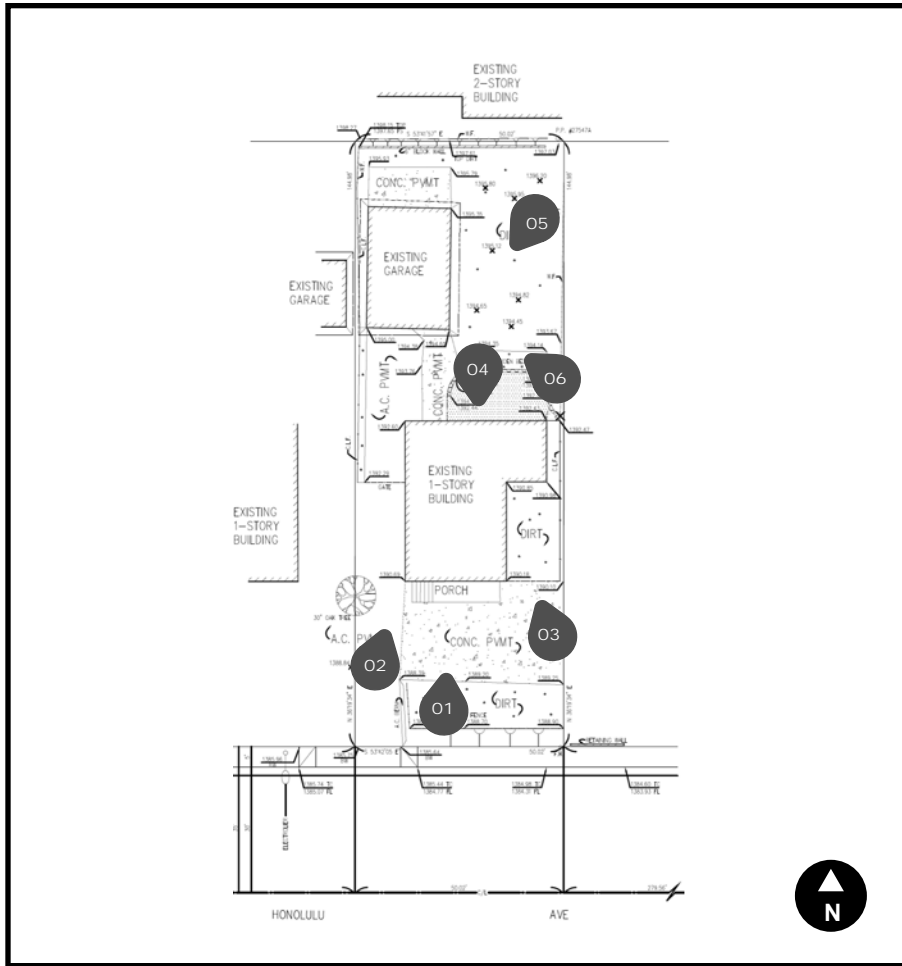
Project Narrative

The subject property, which is more commonly known as 3301 Honolulu Ave, Glendale; APN 560-700-2029 is a 7,402 sq.ft. property located in the City of Glendale, south of 210 Highway, near the intersection of the Honolulu Ave and Pennsylvania Ave. Access to the property is provided via a paved driveway directly off Honolulu Ave. Existing land uses in the vicinity of the site consists of residential uses to the east, west, north and south. 210 Highway is found in the vicinity to the north where it is aligned in an east-west direction.

The existing house is 1,095 square feet, and the existing garage is 466 square feet. The first floor addition to the main home will be 180 square feet for a total footprint of 1,275 square feet. The new garage for the main home will be 504 square feet. The new accessory dwelling unit will have a footprint of 455 square feet. The new garage will have a footprint of 430 square feet.

The Proposed houses, (e) main house and ADU, will be compatible with the neighborhood. Existing structures are craftsman style from 1920's. Both of the residential units will be still following the craftsman style and maintain the same exterior color as its original conditions. Only difference is that additional square footage will be added to the rear of the home. An existing garage will be demolished. A new two-story accessory dwelling unit will be built in the rear yard. Garages are now fully integrated within the overall structures.

The Landscape design will be complementary to the house additions. The front yard landscaping shrubs will be replaced with native and drought-tolerant landscape. A new wooden fence will be erected along the rear property line. In between houses, there will be integrated outdoor areas surrounding buildings where the both residence can share the outdoor seatings and a bbq station.



KEY MAP

NOT TO SCALE



1. SOUTH FACADE
LOOKING NORTH
FRONT PORCH



2. WEST FACADE
LOOKING OAK
TREE & DRIVEWAY



3. EAST FACADE
LOOKING WEST



4. NORTH FACADE
LOOKING SOUTH

A. ALL SIDES OF THE SUBJECT PROPERTY



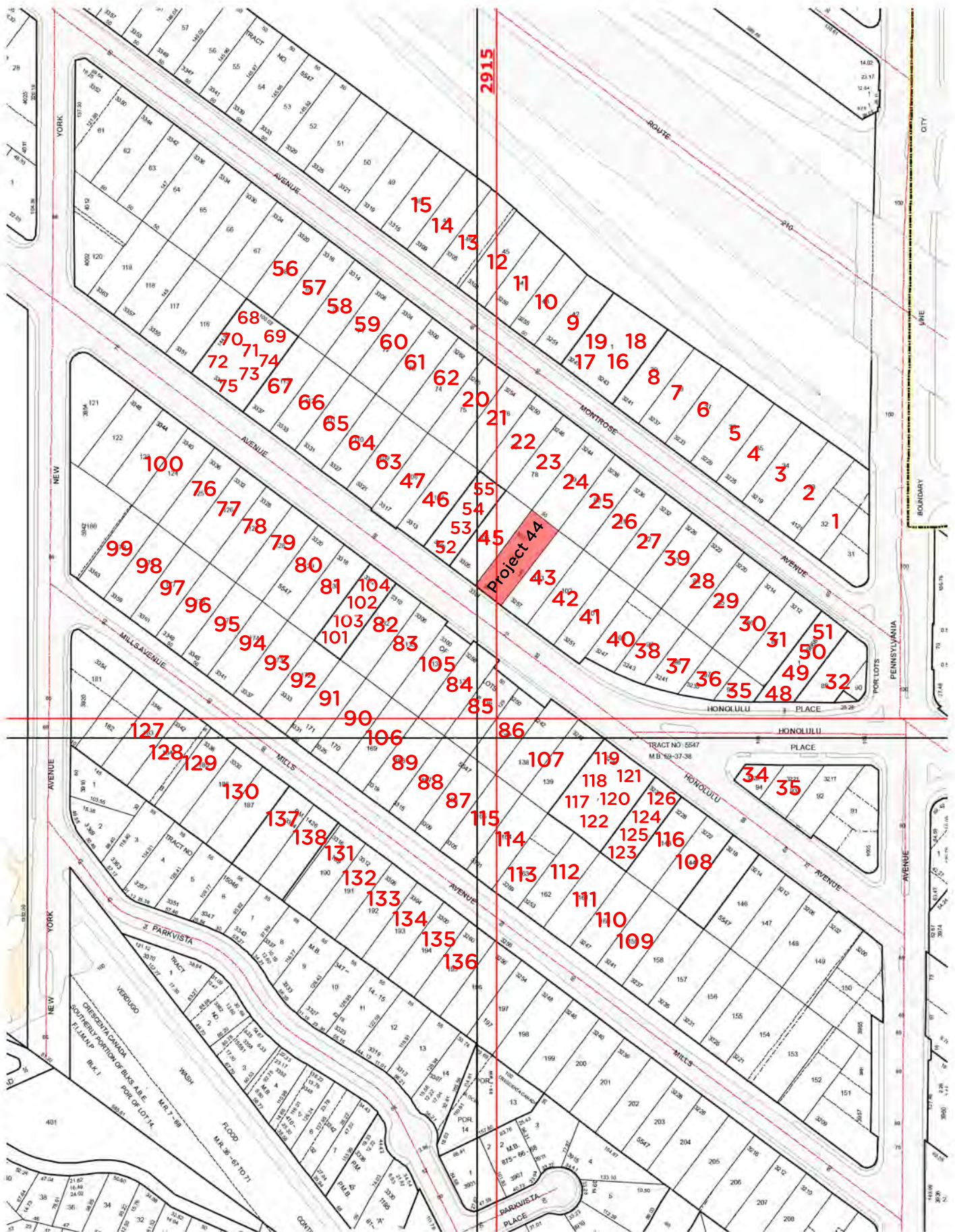
5. EAST GARAGE FACADE

LOOKING NORTH
FACADE OF MAIN
HOUSE AND EAST
FACADE OF GARAGE



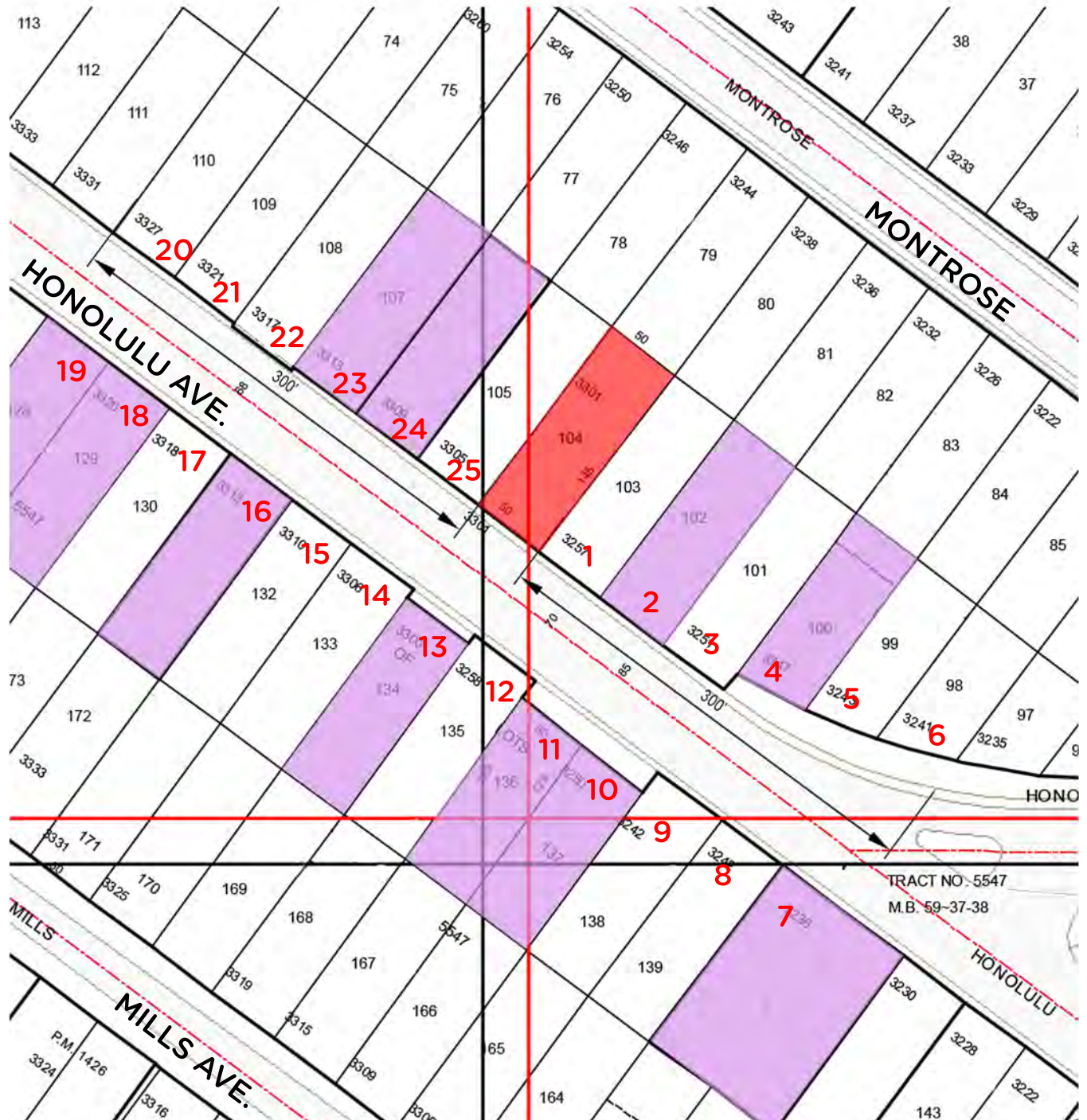
6. SOUTH EAST
GARAGE FACADE

LOOKING (E)
GARAGE TO BE DEMOED



3301 Honolulu Ave Location Map

Scale : 1" = 200'



KEY

- SUBJECT PROPERTY
- 2 STORY



VICINITY MAP AND PHOTO SURVEY MAP
Scale : 1" = 100'

b. The front of all structure on both side of the street within 300 linear feet.



- 1. 3257 Honolulu
- 2. 3255 Honolulu

1. 3257 Honolulu Ave.

2. 3255 Honolulu Ave



- 2. 3255 Honolulu
- 3. 3251 Honolulu

3. 3251 Honolulu Ave.

2. 3255 Honolulu Ave.

b. The front of all structure on both side of the street within 300 linear feet.



4. 3247 Honolulu
5. 3243 Honolulu

4. 3247 Honolulu Ave.

5. 3243 Honolulu Ave

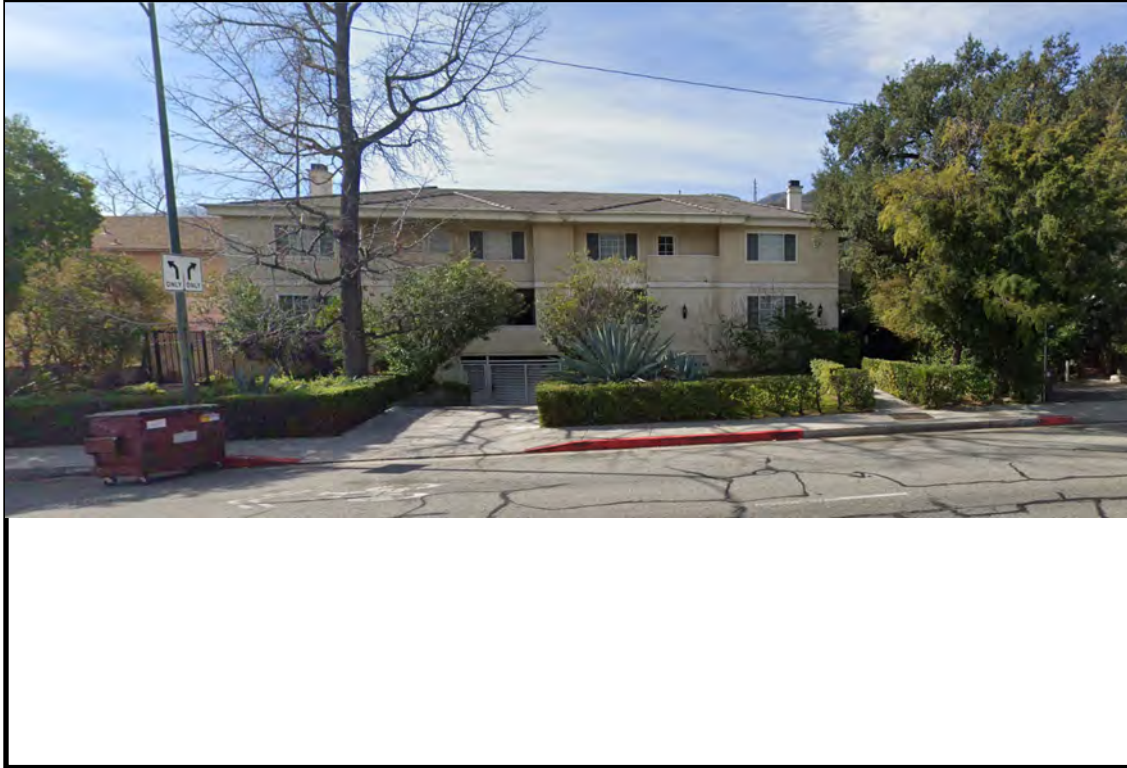


5. 3243 Honolulu
6. 3241 Honolulu

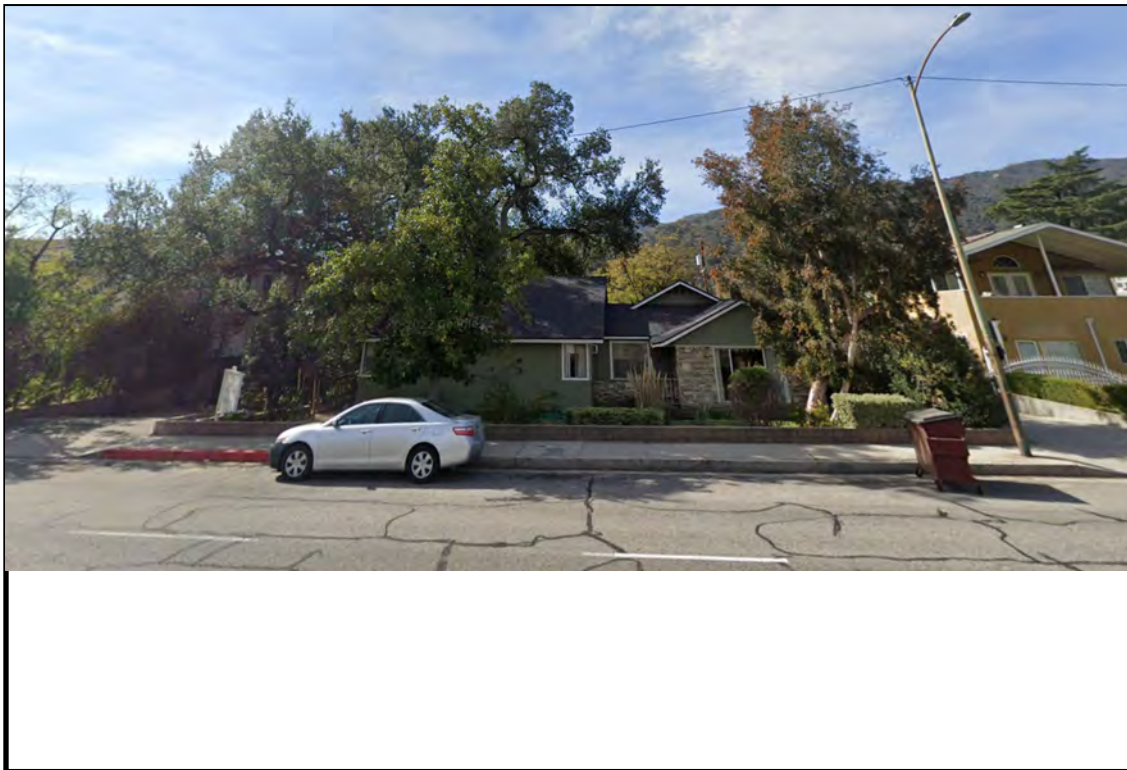
5. 3243 Honolulu Ave.

6. 3241 Honolulu Ave.

b. The front of all structure on both side of the street within 300 linear feet.



7. 3236 Honolulu



8. 3240 Honolulu
9. 3242 Honolulu

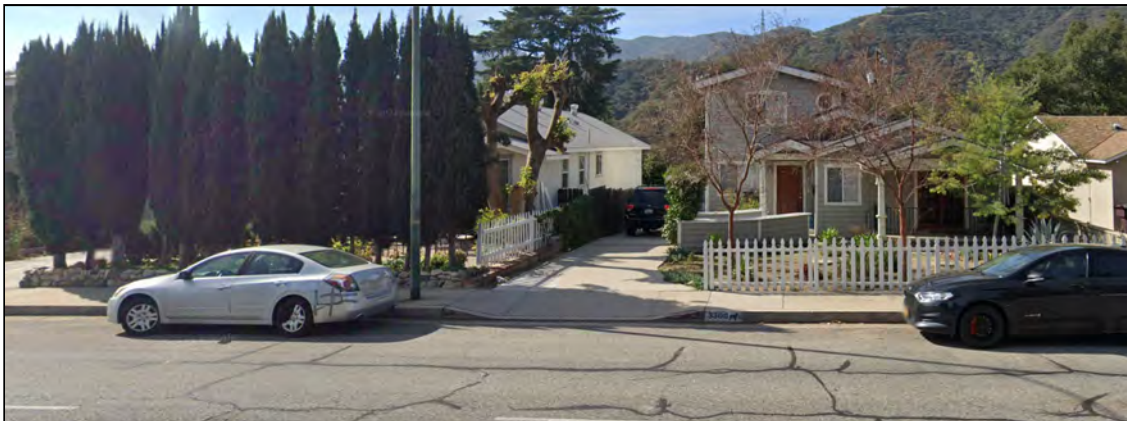
b. The front of all structure on both side of the street within 300 linear feet.



10. 3250 Honolulu
11. 3254 Honolulu

10. 3250 Honolulu Ave.

11. 3254 Honolulu Ave

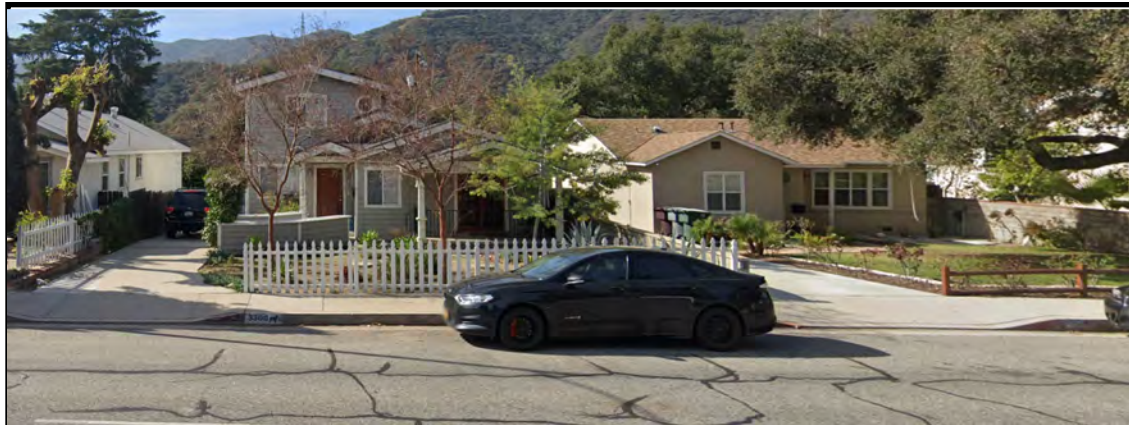


12. 3258 Honolulu
13. 3300 Honolulu

12. 3258 Honolulu Ave.

13. 3300 Honolulu Ave.

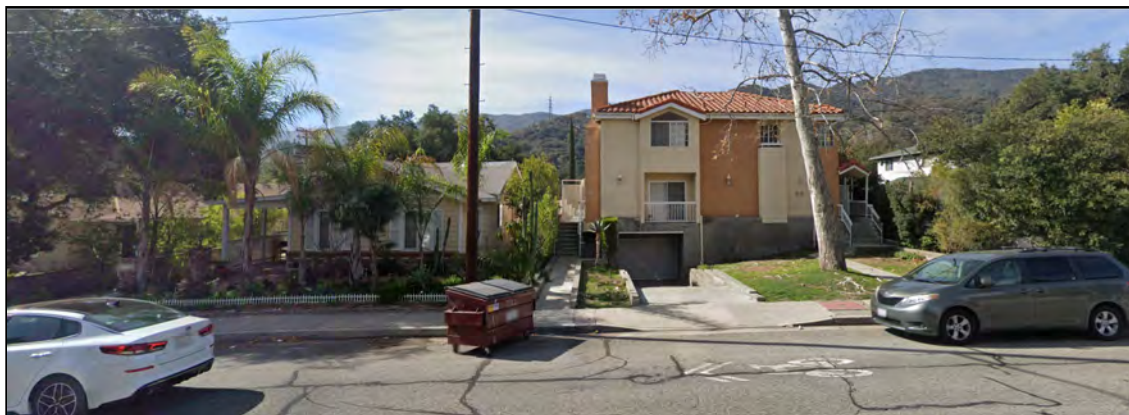
b. The front of all structure on both side of the street within 300 linear feet.



13. 3300 Honolulu
14. 3306 Honolulu

13. 3300 Honolulu Ave.

14. 3306 Honolulu Ave.



15. 3310 Honolulu
16. 3312 Honolulu

15. 3310 Honolulu Ave.

16. 3312 Honolulu Ave.

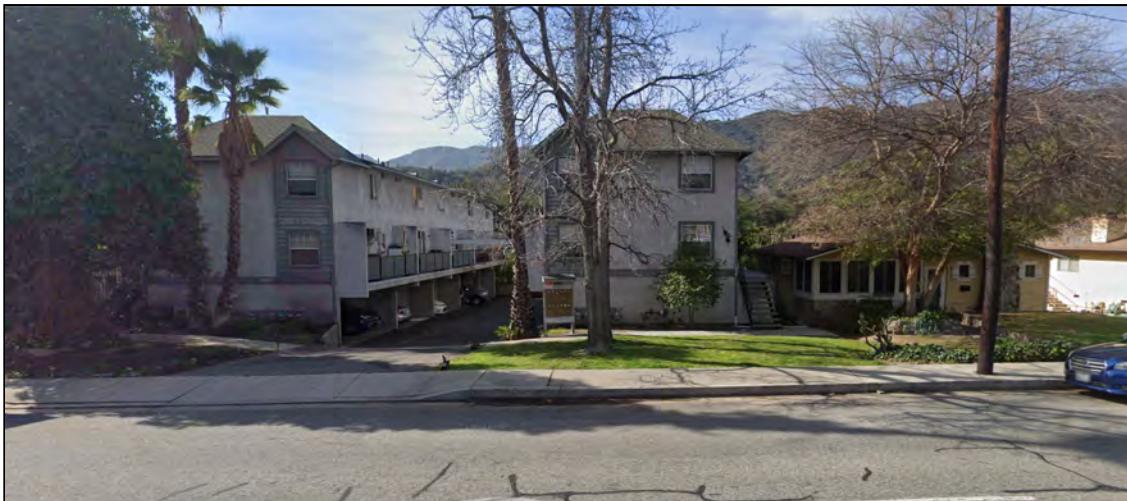
b. The front of all structure on both side of the street within 300 linear feet.



17. 3318 Honolulu
18. 3320 Honolulu

17. 3318 Honolulu Ave.

18. 3320 Honolulu Ave.



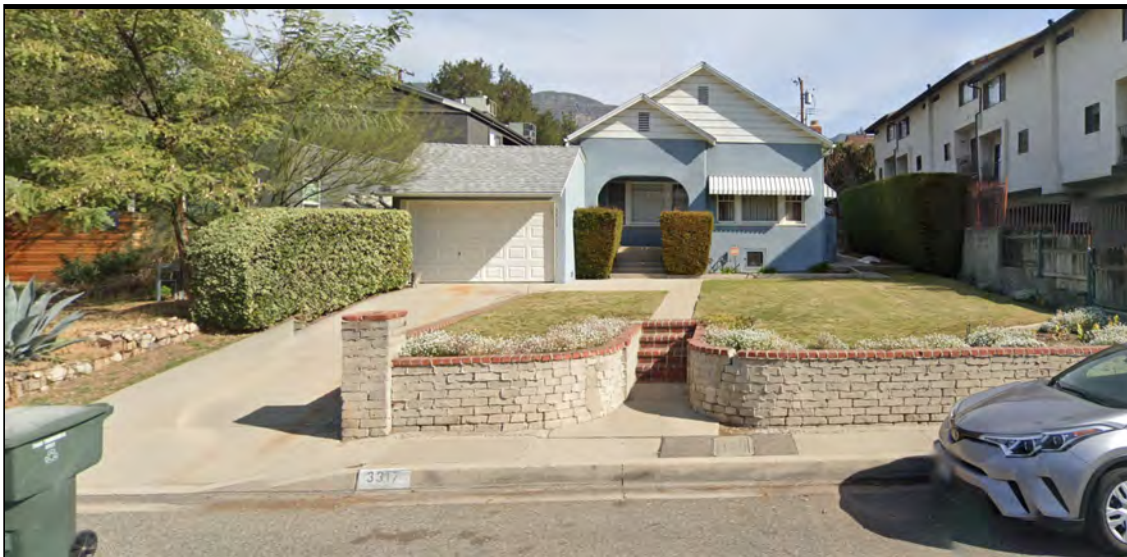
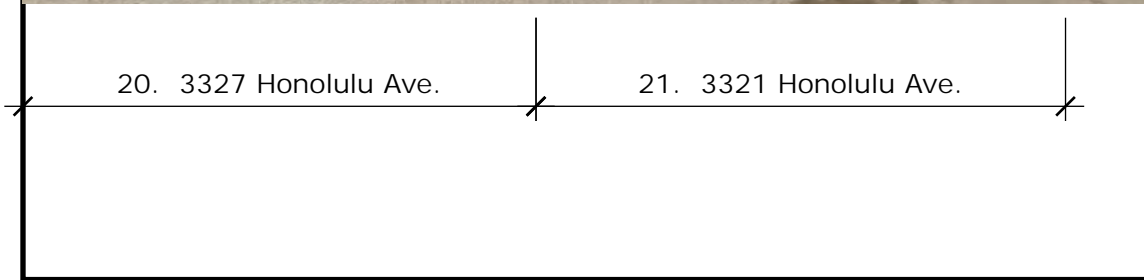
18. 3320 Honolulu
19. 3320 Honolulu

18-19. 3320 Honolulu Ave.

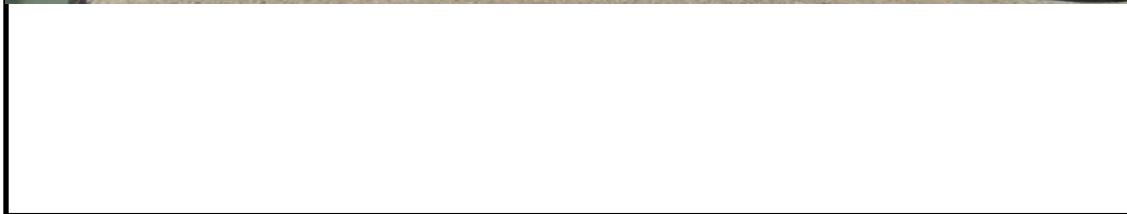
b. The front of all structure on both side of the street within 300 linear feet.



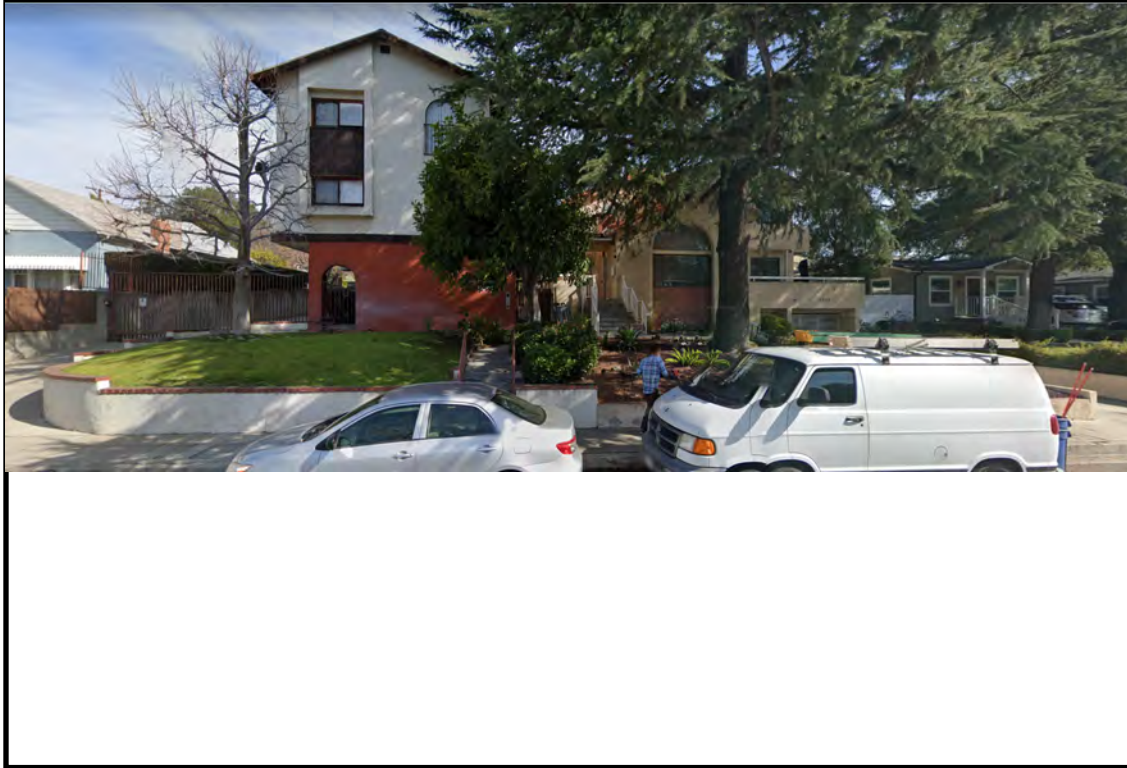
20. 3327 Honolulu
21. 3321 Honolulu



22. 3317 Honolulu



b. The front of all structure on both side of the street within 300 linear feet.



23. 3313 Honolulu



24. 3309 Honolulu
25. 3305 Honolulu

24. 3309 Honolulu Ave.

25. 3305 Honolulu Ave.

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

**Project
Address:** 3301 Honolulu Avenue

**Project
Case No.:** PDR 2205172

If project comments are not received by the due date, it will be assumed that your department has no comments.

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing

This office **DOES NOT** have any comment.

This office **HAS** the following comments/conditions. (See attached Dept. Master List)

Date: 8-11-22

Print Name: Katherine Williams

Title: Arborist Technician **Dept.:** PW/MS **Tel.:** x3402

a. ADDITIONAL COMMENTS:

- 1.

Summary

There is one mature coast live oak tree on site, that is proposed for preservation. This tree is located within the center of a shared driveway that must be repaired as part of this project. Forestry will support the design with the following conditions:

1. The driveway is redesigned to provide optimal conditions and protection for the root zone of oak tree #1.
2. The applicant follows all tree protection measures recommended by the project's Indigenous Tree Report.
3. The applicant applies for an Indigenous Tree Permit during plan check. A Tree Protection Measures sheet will be issued at that time.

Indigenous Tree Ordinance

Glendale is a community that recognizes its trees as one of its most valuable resources. The indigenous Oak, Bay, and Sycamore trees within the city are natural aesthetic resources which help define the character of the city. These trees are worthy of protection due to the many benefits that they provide, including the counteraction of air pollution, noise pollution, and soil erosion; storm water management; critical wildlife habitat; and the natural scenic beauty they lend to the city.

It is the intent of the Indigenous Tree Ordinance to create favorable conditions for the preservation of indigenous trees in the community while respecting individual rights to develop, maintain and enjoy private property to the fullest possible extent consistent with the public interest, health and welfare. (Ord. 5719, § 1, 12-7-2010). This review will evaluate the proposed project for potential impacts to protected trees, and recommend feasible alternatives or mitigation measures to reduce those impacts.

Required Plan Submittal

Glendale Municipal Code requires all persons who apply for development permits or entitlements to submit an accurate plan showing exact locations of each protected indigenous tree on the subject property and on adjoining

properties whose trunks or branches are located twenty (20) feet outside the subject property line. Guidelines for submission of entitlements, development permits or preliminary plan reviews report can be found at www.glendaletrees.org.

The applicant has satisfied the plan submittal requirements. Per the request of Forestry staff, the applicant also submitted an Indigenous Tree Report dated March 22, 2022, and prepared by Arborist James Komen.

Site Description

The subject property is located in the Montrose neighborhood of Glendale. This neighborhood sits within the Crescenta Valley, between the Verdugo Mountains and San Rafael Hills to the southwest and the San Gabriel Mountains to the northeast. This area is in the Los Angeles Plain ecoregion. Typical vegetation includes annual grassland, chaparral, and Southern oak woodland plant communities.

The property is developed with a single family home. There is one mature coast live oak tree along the property line at the front of the house, embedded in the center of the asphalt driveway that the subject property shares with 3305 Honolulu Ave to the northwest. This tree is in remarkably good condition considering its size, apparent age, and the stress it experiences from both the original installation of the asphalt driveway as well as the regular use of the driveway.

Project Description

The proposed project includes an addition to the existing home and the construction of a new unit in the backyard, in the location of the existing garage.

Potential Impacts

The proposed structural changes are outside of the dripline of the mature oak tree on site and are not anticipated to encroach into the canopy or soil space of this tree. This tree is described in the Indigenous Tree Report as oak tree #1.

The applicant is also proposing to repave the driveway with a new layer of asphalt, to be installed on top of the existing asphalt, per the recommendation of project arborist James Komen (see Indigenous Tree Report p4).

The repair of the driveway and the increased use of the driveway in the future are both significant impacts that this review must consider. Already, the roots of this tree are fully encased in asphalt and experience the weight of vehicular traffic entering the properties on either side of the tree trunk. The addition of a third unit in the backyard may increase the amount of traffic, and therefore root stress, over the long-term.

Recommendations

Forestry requests that the applicant explore alternative paving methods that would allow for driveway access while providing oak tree #1 the most optimal soil conditions possible. Driveway features that would improve the soil conditions include permeability; light installation methods to reduce further excavation and compaction; and potentially a structural element that would suspend the driveway surface above the natural grade. A suspended or “bridging” design would also allow for future root growth under the driveway while minimizing the risk of damage to the new driveway surface.

Due to its apparent vigor and health even in challenging growing conditions, oak tree #1 is a good candidate for these elevated protection measures. Designing and installing an appropriate driveway now can help ensure that this tree will continue to provide benefits to all residents who live at 3305 and 3301 Honolulu for many years to come. Otherwise, heavy root compaction and the paving over the root system may send this tree into a slow but ultimately irreversible decline.

Conclusion

Forestry will support the design with the following conditions:

4. The driveway is redesigned to provide optimal conditions and protection for the root zone of oak tree #1.
5. The applicant follows all tree protection measures recommended by the project’s Indigenous Tree Report.
6. The applicant applies for an Indigenous Tree Permit during plan check. A Tree Protection Measures sheet will be issued at that time.

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

DATE: April 25, 2022

TO: Vista Ezzati, Community Development Department

FROM: Gerald Tom, GWP Water Engineering
Daniel Scorza, GWP Electric Engineering

**SUBJECT: PDR 2205172
3301 Honolulu Avenue**

Glendale Water & Power (GWP) Engineering has reviewed the plans.
Requirements are as follows:

Electric Engineering

Customer Service (818) 548-3921

- Project to contact GWP Customer Service Engineering to determine electric service requirements before starting the permitting process. Final construction plans must incorporate the electric service plan information for GWP Electric Engineering to sign off the building plan application.
- Permanent structures above ground will not be allowed under high voltage power lines, with the exception of fencing (e.g., wood, chain link, or block wall). All fences shall comply with the required overhead line clearances as specified by GWP Customer Service Engineering. In order to build any fencing, contact GWP Customer Service Engineering to obtain a Permit to Occupy (PTO) application and pay applicable fee.
- Project to provide electric service - size, single line diagram and electric load calculation per National Electric Code (NEC).
- Additional comment(s) and/or attachment(s).
Project to contact GWP to request a Service Spot drawing. The Spot drawing must be incorporated into Arch Plans before GWP will approve building permits.

Fiber Optics (818) 548-3923

- No conflict.

Street Lighting (818) 548-4877

- No Conflict

Transmission & Distribution (818) 548-3923

- No conflict.

Water Engineering

Recycled Water (818) 548-2062

- No conflict.

Backflow Prevention (818) 548-2062

- No conflict.

Potable Water (818) 548-2062

- No conflict.

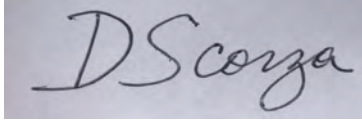
- Additional comment(s) and/or attachment(s).
The water service for 3301 Honolulu Avenue is currently provided by Crescenta Valley Water District (CVWD).
CVWD located at 2700 Foothill Blvd, La Crescenta, CA 91214, 818.246.3925, customerservice@cvwd.com

Daniel Scorza

Chief Assistant General Manager

Gerald Tom

Senior Civil Engineer



DS/GT:fg/sb

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

Project
Address: 3301 Honolulu Avenue

Project
Case No.: PDR 2205172

If project comments are not received by the due date, it will be assumed that your department has no comments.

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COMMENTS:

This project is subject to appropriate provisions of the Public Use Facilities Development Impact Fee Ordinance which requires that fees be paid to offset impacts on parks, recreation and library facilities. Developer should complete the Development Impact Fee forms for staff to calculate the appropriate amount of the fee due based upon the net new square footage and/or new units added.

- This office **DOES NOT** have any comment.
- This office **HAS** the following comments/conditions. (See attached Dept. Master List)

Date: 4/19/22 _____

Print Name: Tereza Aleksanian
Title: Deputy Dir of Comm Srvs & Parks **Dept.:** Comm Srvs & Parks **Tel.:** x4303

a. ADDITIONAL COMMENTS:

- 1.

b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)

- 1.

c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)

- 1.

PUBLIC WORKS ENGINEERING
Land Development Section

Comments/Conditions

No Comments

1. The project shall comply with all National Pollutant Discharge Elimination System (NPDES) requirements.

2. All roof and on-site drainage shall be conveyed to the street via sheet flow through the driveway apron or cast iron pipes/parkway drains from the property line and exiting through the curb. No drainage shall be allowed directly into the sidewalk.

3. Remove all broken curb, gutter, sidewalk, driveway apron, landscaping, and irrigation along the entire street frontage of the property and construct new concrete integral curb and gutter, sidewalk, driveway apron, landscaping, and irrigation.

4. The entire asphalt concrete roadway pavement within the vicinity of the property shall be inspected after the completion of the project. In the event of damage, as a result of construction-related activities, the applicant may be required to perform additional street improvement repairs, up to the reconstruction of the asphalt concrete pavement.

5. The applicant shall bear all costs involved in the relocation/reconstruction and/or adjustment to new finished grade of all utilities (underground and overhead) within the public right-of-way and easement that may be affected by the project, and shall coordinate all such work with the respective utility companies.

6. All existing street appurtenances including traffic striping, street signs, curb paintings, tree wells, utilities, and all other improvements within the public right-of-way and easement that were damaged, removed, or relocated during construction shall be restored to the satisfaction of the Director of Public Works.

7. Separate permits are required for all work within the public-right-of-way. All applicable construction work shall conform to the SPPWC manual. The applicant shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.

8. The contractor shall not store trash bins, construction equipment, construction materials, or construction vehicles (concrete truck, dump truck, etc.) on City's Right-Of-Way (sidewalk, parkway, or street) without first obtaining a "Street-Use" permit from the Public Works - Engineering Division. Permit must be displayed at job site.

9. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.

Case No.: PDR 2205172

Address: 3301 Honolulu Avenue

Case Planner: Vista Ezzati

Signature: _____



Date: _____

5/19/22

Yazdan T. Emrani, P.E.
Director of Public Works

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

**Project
Address: 3301 Honolulu Avenue**

**Project
Case No.: PDR 2205172**

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COMMENTS:

This office **DOES NOT** have any comment.

This office **HAS** the following comments/conditions. (See attached Dept. Master List)

Date:05-16-2022

**Print Name: Sarkis Hairapetian
Title: Pr. BCS. Dept. B&S. Tel.: X-3209**

Conditions:

- 1. That all necessary permits (i.e., building, fire, engineering, grading, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
 - A. Separate application is required for separate detached structures, demolition, retaining walls, fences and swimming pool.
 - B. Projects is within the Wildland Urban Interface Fire Areas and it shall comply with Chapter 7A, Vol. 1. CBC 2016.
- 2. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Neighborhood Services, Planning, etc.), for inspection to ascertain that all conditions of approval of this conditional use permit are complied with.
- 3. That Structure or building on hillside with slope greater than 33% shall comply with the Section 1615 special hillside design requirements.
- 4. That additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) will be required upon submittal of plans for building plan check and permit.
 - A. Electric vehicle (EV) charging for new construction. New construction shall Comply with Glendale's CALGreen Sections 4.106.4.1 (items #5) to facilitate the future installation and use of electric vehicle (EV) chargers. Electric vehicle supply equipment (EVSE) when installed, shall be in accordance with the California Electrical Code (CEC).
- 5. Soil engineer is to determine if the site consists of superficial fill overlaying natural soil. If so then the volume of removal and re-compaction shall be calculated
- 6. Site grading shall be limited to 50 cubic yard or less for the excavations of the proposed footings and grade slabs. Greater than 50 cubic yard will require grading application and grading permit.

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

**Project
Address:** 3301 Honolulu Avenue

**Project
Case No.:** PDR 2205172

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COMMENTS:

This project is subject to appropriate provisions of the Public Use Facilities Development Impact Fee Ordinance which requires that fees be paid to offset impacts on parks, recreation and library facilities. Developer should complete the Development Impact Fee forms for staff to calculate the appropriate amount of the fee due based upon the net new square footage and/or new units added.

This office **DOES NOT** have any comment.

This office **HAS** the following comments/conditions. (See attached Dept. Master List)

Date: 5/02/22 _____

Print Name: Foster McLean _____

Title: Fire Marshal Dept. Fire Tel.: x7711 _____

a. ADDITIONAL COMMENTS:

1. **Fire sprinkler system.** Additions and remodels: Installation of an automatic fire sprinkler system will be required if valuation increase is greater than or equal to 50%; alteration of existing system is required regardless. Note: Riser and all sprinkler piping shall be concealed; no exposed piping on exterior permitted. Quick response sprinkler heads are required throughout the structure unless contraindicated. Flat concealed sprinkler heads are required in all habitable areas.
2. **Address.** Approved address numbers, building numbers or approved building identification shall be placed in a position that is plainly legible and visible from the street, road and walkways giving access to and within the property. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4-inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) and shall be illuminated in an approved manner (if numbers are on the exterior). Number height and stroke width shall be increased as needed for legibility based on visibility distance.
3. **Emergency escape.** Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with the CBC.
4. **Emergency access walkway.** Provide an emergency access walkway leading from fire apparatus access road to exterior openings per the CFC. Landings shall be provided beneath bedroom rescue windows or doors to provide fire department access around the home. All architectural and landscape plans shall be designed to avoid any present or future obstructions that may hinder access and placement of fire department ladders.
5. **High Fire Hazard Area.** Projects located in the High Fire Hazard Area must comply with all related regulations (see the Fire Prevention Vegetation Management section of the Glendale Fire Department website www.glendalefire.org for a map and related requirements).
6. **Hazard abatement.** All hazardous vegetation shall be abated per city requirements for a distance of 100 feet prior to construction of any new structure (and from any existing structures) and shall be maintained at all times.

7. **Fuel modification/Landscaping.** All landscaping/fuel modification shall comply with the Hillside Development Landscape Guidelines. Provide a minimum 100 foot Fuel Modification Zone for all proposed and existing structures. Submit plans and application to obtain a Fire Permit.
8. **Building materials.** All building material and material assemblies (walls, roofs, eaves, decks, windows, etc.) for projects within the High Fire Hazard Area shall comply with the CBC Chapter 7A.

b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)

- 1.

c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)

- 1.

3301 Honolulu Ave. Arborist Report

Prepared for Sukhoon Hong
334 S. Main St. Unit #1
Los Angeles, CA 90013

Prepared by James Komen
BCMA WE-9909B
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Site Map attached separately

Background

Sukhoon Hong contacted me in December of 2021 and asked me to prepare an Indigenous Tree Report for the City of Glendale documenting the effect of a proposed construction project on the adjacent trees. An existing single family residence was proposed for renovation, and a new unit was planned for construction in the rear yard.

I met with Mr. Hong at the subject property on December 18, 2021 at 2pm to collect the data for this report. At the time of my site visit, I recommended adjusting the plans to reduce the impact to one of the protected oak trees on site. In March of 2022, Mr. Hong sent me an updated version of the construction plans upon which I based this report.

Project Description

An existing single family residence will be renovated, and a second floor will be added. Additional square footage will be added to the rear of the home. An existing garage will be demolished. A new two-story dwelling unit will be built in the rear yard. The front yard landscaping shrubs will be replaced. A new wooden fence will be erected along the rear property line.

The existing driveway will be resurfaced. One protected coast live oak is growing on the property line, and the existing asphalt driveway covers all of the soil up to the trunk of the tree. Due to the limited space for driveway access, the hardscape must be retained in place. Over time, the tree's roots have lifted, cracked, and deformed the existing asphalt driveway. The proposed project will leave the existing asphalt in place and simply coat the top surface with new asphalt and level the displaced parts of the driveway. The goal of this resurfacing plan is to minimize the impact to the tree.

The lot size is approximately 7,402 square feet. The existing home is 1,095 square feet, and the existing garage is 466 square feet. The first floor addition to the main home will be 180 square feet for a total footprint of 1,275 square feet. The new garage for the main home will be 504 square feet. The new dwelling will have a footprint of 455 square feet. The new garage will have a footprint of 430 square feet.

I recorded data for 4 trees on and around the subject property. 2 trees in this report are protected coast live oaks (*Quercus agrifolia*). The proposed construction project will encroach within the drip line of both protected trees and one unprotected tree on a neighboring property to the northeast. No protected trees on the subject property will be removed. No protected trees growing on neighboring properties will be removed as a result of this project.

One unprotected citrus tree will be removed.

Subject Trees



Tree 1

Quercus agrifolia – Coast Live Oak

This is a protected native tree. It is growing on the northwest property line between two narrow asphalt driveways. It will be retained in the landscape through the proposed project.

The tree's growing location necessitates suboptimal growing conditions to permit reasonable use of both properties. An existing asphalt driveway was built over its entire root zone, with a paved surface extending all the way up to its trunk. Although it would have been ideal for the health of the tree to remove all of the asphalt within the tree's drip line, such a change would prevent the reasonable use of both properties by limiting driveway access. Thus, the driveways will be retained in place.

Over time, the tree's roots have caused the existing asphalt to lift, crack, and deform. Some surface roots have breached the asphalt layer and have evidence of mechanical injury from vehicles driving over them and evidence of sunburn injury. The driveway surface is very uneven, and the property owner intends to smooth it out. To reduce the impact to Tree 1, the existing asphalt will be retained in place, and the new driveway resurfacing material will be applied as top-dressing. Areas where the asphalt has been vertically displaced will be leveled, but no deeper than where tree roots are first exposed. All leveling work will be performed with hand tools under the direct supervision of a Certified Arborist.

In the past, the tree was excessively pruned with heading cuts over the roof. However, the canopy is still vigorous, despite the past pruning and suboptimal growing conditions. Its lowest branches currently encroach within 5 vertical feet of the roof. This tree will be pruned for roof clearance to comply with fire code. Pruning cuts will not exceed 2 inches in diameter, and they will be performed by a crew directly supervised by a Certified Arborist.

The proposed second story addition to the home is not within the drip line of the tree, so no pruning is necessary to provide clearance for the addition. Future growth that encroaches within this space should be addressed on an annual basis



Tree 1 continued...

with pruning cuts that do not exceed 2 inches in diameter and that are performed by a crew directly supervised by a Certified Arborist.

This tree is growing on the property line, so it is jointly owned by the neighboring property owner as well. I recommend establishing a line of communication with the neighbor regarding management of the tree so that both parties can be fully informed of each other's actions that may impact the tree.

Construction of the 1st floor expansion, 2nd story addition, and new rear unit should all take place before the driveway is repaired. Perform the driveway repairs last, after all of the work in the rear yard is completed.

Tree protection fencing is recommended, but because of the need for driveway access, the fencing will not enclose much of the critical root zone of the tree. The fencing shown in the site plan for this report is intended less as a physical barrier and more as a visual reminder of the importance of preserving the tree in place. More restrictive fencing would preclude reasonable use of the property during construction, so I have not recommended it for this property.

A Certified Arborist should be present on the property for all excavation within the drip line of the tree and should determine which roots may be severed and which must be retained in place.

During the demolition and construction phases of this project, a Certified Arborist should monitor construction progress no less often than once per month and summarize observations in a short report.



Tree 2
Citrus sp. – Citrus

This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed new 2nd unit.

This tree has a history of past topping. It has since resprouted, but its foliage is chlorotic.



Tree OP3
Liquidambar styraciflua – Sweet Gum

This tree is not protected by ordinance. It is growing on an adjacent property to the northeast. It will be retained in the landscape through the proposed project.

This tree has co-dominant stems. It is growing under power lines. I recommend pruning this tree for power line clearance. Obtain permission from the neighboring property owner before performing any pruning cuts. All pruning on this tree should be performed by a qualified line clearance tree trimmer.

The proposed new 2nd unit and rear fence will encroach within the critical root zone of this tree. All project activity within the drip line of this tree should be directly supervised by a Certified Arborist. Some of this tree's root system may be impacted, but it is intended to be retained in place throughout the project. All excavation work within 5 feet of the drip line of this tree should be performed with hand tools only.



Tree OP4

Quercus agrifolia – Coast Live Oak

This is a protected native tree. It is growing on an adjacent property to the southeast. It will be retained in the landscape through the proposed project.

This tree is healthy. It has a few old dead branches. It is in excellent condition. No treatment is recommended.

The proposed new landscaping will encroach within the critical root zone of this tree, but all excavation will be far enough from the tree that its root system is unlikely to be materially affected.

Matrix of All Trees on Site

| Tree # | Tag # | Species | Common Name | DBH | Height | Spread | Condition | Treatment | Rate | Protected? | Remove? | Natural? | Encroach? | Impact Activity |
|--------|--------|--------------------------------|----------------|---------|--------|--------|--|----------------------------|------|------------|---------|----------|-----------|-----------------------------|
| 1 | 1089 | <i>Quercus agrifolia</i> | Coast Live Oak | 39" | 54' | 54' | existing pavement to trunk, healthy canopy | prune clearance | B | Yes | No | Yes | Yes | driveway |
| 2 | 1090 | <i>Citrus sp.</i> | Citrus | 7", 9" | 22' | 18' | past topping, resprouting, chlorotic foliage | Remove | C | No | Yes | No | Yes | new 2nd unit |
| 3 | no tag | <i>Liquidambar styraciflua</i> | Sweet Gum | ~6", 6" | 24' | 20' | co-dom stems, under power lines | prune power line clearance | B | No | No | No | Yes | new 2nd unit and rear fence |
| 4 | no tag | <i>Quercus agrifolia</i> | Coast Live Oak | ~30" | 54' | 54' | healthy, old dead branches | none | A- | Yes | No | yes | Yes | new landscaping |

Protected Tree Matrix

| Tree # | Tag # | Species | Common Name | DBH | Height | Spread | Condition | Treatment | Rate | Protected? | Remove? | Natural? | Encroach? | Impact Activity |
|--------|--------|--------------------------|----------------|------|--------|--------|--|-----------------|------|------------|---------|----------|-----------|-----------------|
| 1 | 1089 | <i>Quercus agrifolia</i> | Coast Live Oak | 39" | 54' | 54' | existing pavement to trunk, healthy canopy | prune clearance | B | Yes | No | Yes | Yes | driveway |
| 4 | no tag | <i>Quercus agrifolia</i> | Coast Live Oak | ~30" | 54' | 54' | healthy, old dead branches | none | A- | Yes | No | yes | Yes | new landscaping |

Protected Trees to be Removed

No protected trees will be removed.

Protected Trees to Remain on Site

| Tree # | Tag # | Species | Common Name | DBH | Height | Spread | Condition | Treatment | Rate | Protected? | Remove? | Natural? | Encroach? | Impact Activity |
|--------|--------|--------------------------|----------------|------|--------|--------|--|-----------------|------|------------|---------|----------|-----------|-----------------|
| 1 | 1089 | <i>Quercus agrifolia</i> | Coast Live Oak | 39" | 54' | 54' | existing pavement to trunk, healthy canopy | prune clearance | B | Yes | No | Yes | Yes | driveway |
| 4 | no tag | <i>Quercus agrifolia</i> | Coast Live Oak | ~30" | 54' | 54' | healthy, old dead branches | none | A- | Yes | No | yes | Yes | new landscaping |

Recommendations and Construction Impact Guidelines

Pre-Construction

- Erect tree protection zone fencing as shown in this report.
 - No construction activity, heavy equipment access, or materials storage should take place within the tree protection zone during construction without the direct supervision and approval of a certified arborist.
 - Fencing should be sturdy, at least four feet in height, and brightly colored.
 - Due to limited space on site, the tree protection fencing for this project is intended to function not as a physical barrier precluding access but as a visual reminder to take reasonable actions when working near the tree.

- Pruning:
 - Hire a crew directly supervised by a Certified Arborist on site.
 - All pruning cuts should be made to branch unions.
 - Only remove the minimum amount of foliage necessary to achieve pruning objectives.
 - Only prune when deemed necessary by the project arborist; as much live foliage as possible should be preserved through the construction process to give the trees the best opportunity to thrive after construction is complete.
 - Prune Tree 1 to establish 5 feet of vertical clearance over the existing residence. Pruning cuts should not exceed 2 inches in diameter. Prune Tee OP3 for clearance with the overhead power lines. Pruning for this tree should be performed only by a qualified line clearance trimmer.
 - If any additional pruning becomes necessary, seek consultation of the project arborist before making any pruning cuts.

- Remove Tree 2 after obtaining permits to proceed with the project.

During Construction

This is the stage where mechanical injury is the most likely to occur. By following these recommendations, the likelihood of accidental damage will be reduced:

- Inform all construction personnel of the intention to preserve the trees. Many times damage occurs because workers are not aware of the importance of preserving the trees on site. This includes contractors and their respective subcontractors as well.
- If any changes are made to the plans resulting in any excavation or equipment access within the dripline of any tree intended for preservation, the project arborist should be informed. Additional protection measures may need to be discussed.
- Throughout the construction period, a certified arborist should make periodic site visits to ensure the tree protection plan is being followed.
 - The project arborist should supervise all excavation and asphalt work within 5 feet of the drip line of all trees intended for preservation. If roots larger than 1 inch in diameter are encountered, the arborist will be able to determine whether to preserve or sever them.
 - The project arborist should inspect the trees no less frequently than once per month for the duration of the project.
- No construction activity should take place within the tree protection fencing. This includes construction worker access, materials storage, and equipment access.
- If any tree is injured during construction, the project arborist should be informed within 24 hours so it may be evaluated and treated as soon as possible.
- If during any part of the construction phase there is a significant amount of particulates in the air (from cutting materials or any other activity), a shop vacuum or equivalent should be used during the cutting or other activity to reduce the amount of particulates that are deposited on the foliage. If despite a good faith effort to reduce particulates, a layer is still deposited on the foliage, wash it off with a jet of water at the end of each construction day where particulates are deposited.
- During the painting phase, if spray-application of paint is used within proximity of any tree, cover the windward side of the trunk and scaffold branches of the tree with plastic at the beginning of each painting day to avoid paint drifting onto the tree. Remove the plastic at the end of each day to allow for air circulation.
- Retain the tree protection zone fencing until construction activity has been completed.

Post-Construction Care

The most stressful time of year for the subject trees will be the summer immediately following construction. The following management practices are recommended:

- Retain the leaf drop around the root zone of the subject trees where practical. The best ground cover for a tree is its own leaf mulch. Leaf mulch will continue to reduce soil evaporation and mitigate soil temperature changes. If leaf drop is not practical for use, apply a layer of coarse mulch 2-4 inches thick around the base of the protected trees intended for preservation.
- The subject trees may be monitored by a certified arborist for development of disease, decay, or other symptoms of stress due to construction activity. Deadwood may be removed as it appears, and as much live wood as possible should be retained on the trees, provided that it doesn't come into conflict with the infrastructure.
- Every 1-3 years, prune Tree 1 for clearance over the home. Pruning cut sizes should all be smaller than 1 inch in diameter. Pruning should be performed by a crew directly supervised by a Certified Arborist.

Mitigation Trees

No protected trees will be removed, so no mitigation trees are necessary.

Limitations

My observations are based on a strictly visual inspection of the property, and some hidden or buried symptoms and signs may not have been observed. I did not conduct excavation, coring, or climbing inspection to make observations. My analysis is only based on the observations I gathered at the time of inspection and upon the information I was provided. If any of the information that I was provided is inaccurate, then the conclusions in this report may be invalidated.

This report is not a risk assessment. I do not express an opinion regarding the risk posed by any of the trees on the property. I do not guarantee the safety of the subject trees. There is no warranty or guarantee, expressed or implied, that problems or deficiencies may not arise in the future.

Arborists are tree specialists who use their knowledge, education, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways not fully understood. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, locations of surveyed landmarks, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Site Photos



Figure 1: Tree 1



Figure 2: Tree 1 has caused significant uplift and displacement to the existing asphalt driveway. There is limited space between the tree and the house, so the driveway must be retained in place to permit vehicular access. There is very little space for tree protection fencing.



Figure 3: The entire root crown of Tree 1 was paved with asphalt. The driveway is so narrow that the asphalt must be retained in place to permit use of the driveway, despite the suboptimal condition for the tree.



Figure 4: Displacement of the driveway extends from Tree 1 to the side of the existing home. It is likely that some roots grow underneath the home.



Figure 5: One of the roots of Tree 1 that had breached the upper surface of the asphalt driveway. This root had sustained mechanical injuries from vehicles driving over it.



Figure 6: The canopy of Tree 1 is growing within 5 vertical feet of the roof of the adjacent house. It will be pruned for clearance over the roof.



Figure 7: Tree 2

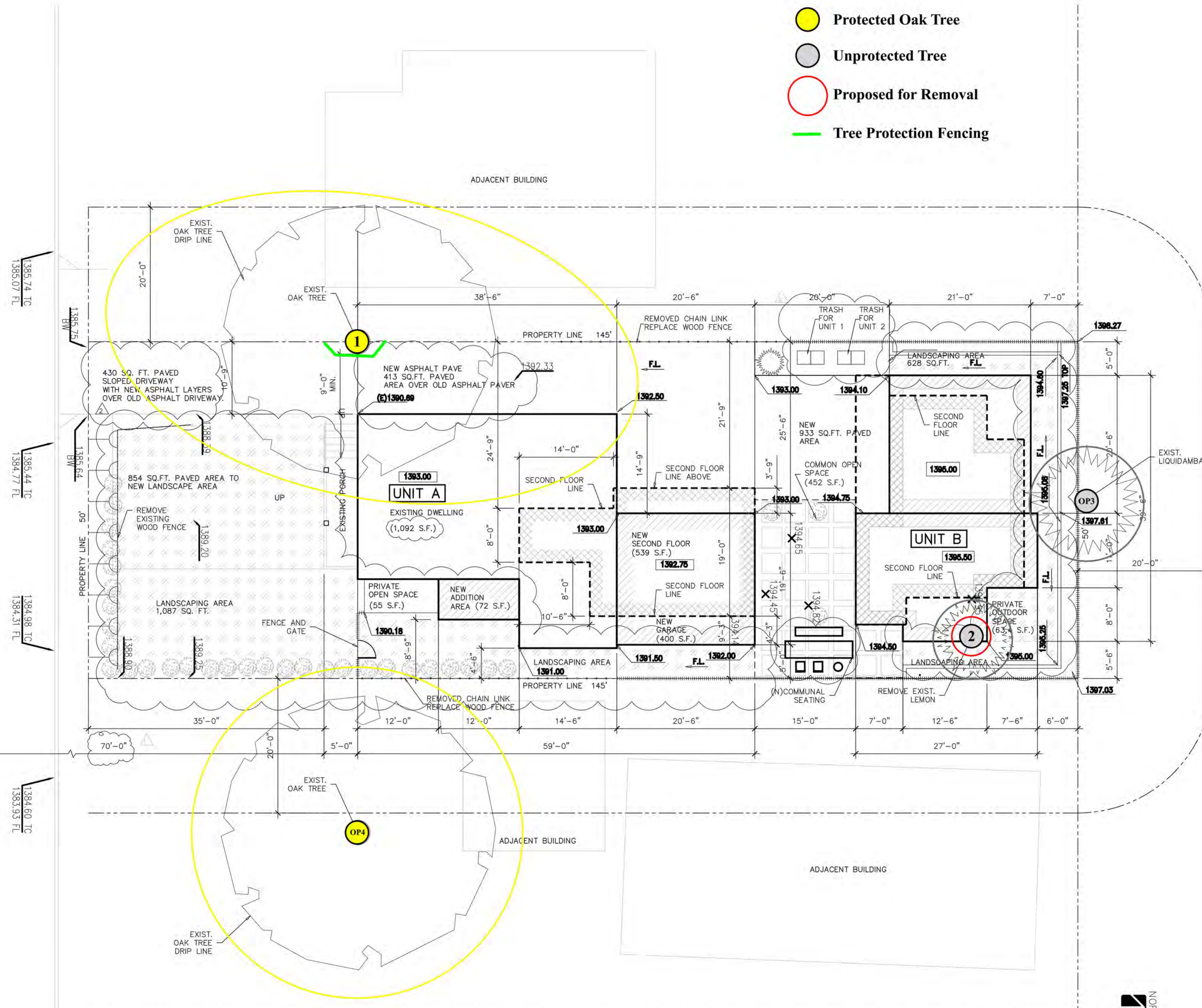


Figure 8: Tree OP3



Figure 9: Tree OP4

HONOLULU AVE



- Protected Oak Tree
- Unprotected Tree
- Proposed for Removal
- Tree Protection Fencing

PROJECT DATA
 ADDRESS: 3301 HONOLULU AVE
 GLENDALE, CA 91214
 APN: 5607-002-029
 LOT AREA: 7,402 Sq.Ft.
 ZONING: R-3050
 DENSITY: 7,402 Sq.Ft. / 3,050 = 2.42

EXISTING BUILDING AREA: 1,095 Sq.Ft. (HABITABLE AREA)
 466 Sq.Ft. (GARAGE- DEMO)

PROPOSED BUILDING AREA

FIRST FLOOR
 BLDG A : EXISTING : 1,095 Sq.Ft.
 ADDITION : 108 Sq.Ft. + 72 Sq.Ft = 180 Sq.Ft.
 TOTAL HABITABLE : 1,275 Sq.Ft.
 NEW GARAGE : 504 Sq.Ft.

BLDG B : TOTAL HABITABLE : 455.5 Sq.Ft.
 NEW GARAGE : 430.5 Sq.Ft.

SECOND FLOOR
 BLDG A : NEW ADDITION : 590 Sq.Ft.
 BLDG B : TOTAL HABITABLE : 668 Sq.Ft.

FLOOR AREA RATIO
 $\frac{1,275 + 590 + 455.5 + 668}{7,402} = 2,988.5 / 7,402 = 40.4\%$
 (BLDG A) (BLDG B)

LOT COVERAGE
 $\frac{1,887.5 + 902}{7,402} = 2,789.5 / 7,402 = 37.68\%$
 (BLDG A) (BLDG B)

SETBACK

BLDG A

FIRST FLOOR SECOND FLOOR
 STREET FRONT: 70 Ft FROM THE CENTER LINE OF HONOLULU AVE.
 EAST SIDE: 8.82 Ft. EAST SIDE: 12.8 Ft.
 WEST SIDE: 16.5 Ft. WEST SIDE: 21.5 Ft.

BLDG B

FIRST FLOOR SECOND FLOOR
 NORTH SIDE: 8.2 Ft. NORTH SIDE: 11.5 Ft.
 EAST SIDE: 8.0 Ft. EAST SIDE: 11.2 Ft.
 WEST SIDE: 11.3 Ft. WEST SIDE: 11.2 Ft.

LANDSCAPE AREA
 (628 + 1,087 + 854 = 2,569 SQ. FT.)
 (2,569 / 7,250 = 35.4%)

- LEGEND**
- EXISTING BUILDING AREA TO REMAIN
 - NEW BUILDING ADDITION - FIRST FLOOR
 - NEW BUILDING ADDITION - SECOND FLOOR
 - HARDSCAPE AREA
(430 + 413 + 933 = 1,776 SQ. FT.)
 - LANDSCAPE AREA
(628 + 1,087 + 854 = 2,569 SQ. FT.)
(2,569 / 7,250 = 35.4%)
 - EXISTING WOOD FENCE
 - EXISTING CHAIN LINK FENCE WITH IVY

J. LEE & ASSOCIATES
 ARCHITECTURE INTERIOR PLANNING
 6721 VALMONT STREET TULUNGA, CA 91042
 TEL: (213) 268-3130

CHOI DUPLEX
 3301 HONOLULU AVE
 GLENDALE, CA 91214

SITE PLAN

A-2

SITE PLAN

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

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June 9, 2014

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Beth W. Palys, FASAE, CAE
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