

**City of Glendale
Community Development Department
Design Review Staff Report – Single Family**

Meeting/Decision Date: November 7, 2022	Address: 3804 Altura Avenue
Review Authority: <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	APN: 5604-006-027
Case Number: PDR2208977	Applicant: James Coane
Prepared By: Dennis Joe, Planner	Owner: Andy Konwinski

Project Summary:

The applicant is proposing to construct a 288 square-foot master bedroom, closet and bathroom addition at the front and side, and a 460 square-foot covered patio at the rear of an existing 1,450 square-foot, single-family residence (constructed in 1958) on a property approximately 9,860 square-foot lot, located in the R1 (FAR District II) Zone.

Existing Property/Background

The project site is a 9,860 square-foot corner lot located on the southwest corner of Altura Avenue and Boston Avenue. The corner lot is irregularly shaped and has a gentle slope that descends towards the south. The property is developed with an existing one-story, single-family residence and an attached garage that is accessed from Altura Avenue.

Five indigenous trees (coastal live oaks) are located on or within 20 feet of the subject property. Three are located within the public right-of-way and two off-site on adjacent parcels. An Indigenous Tree Report by Javier Cabral Consulting Arborist (September 2, 2022) was prepared to provide an analysis of the trees, existing site plan, proposed site plan, and the surrounding landscape. The report recognized that a single coast live oak trees will have its canopy encroached by the project. The impact is expected to be moderate and the tree is expected to survive in its current condition. General tree protection measures were recommended, such as, placement of a protective barrier or temporary fencing before project demolition that is not to be removed until construction phases requiring heavy equipment with tires and/or tracks are no longer required. The Urban Forester concurred with the Indigenous Tree Report’s finding and required an approval of an Indigenous Tree Ordinance Permit prior to issuance of a building permit. In addition, the property does not appear to be eligible for listing at the federal, state, or local level and is therefore not a historic resource under the California Environmental Quality Act (CEQA).

Staff Recommendation

Approve Approve with Conditions Return for Redesign Deny

Last Date Reviewed / Decision

First time submittal for final review.
 Other:

Zone: R1 **FAR District:** II

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
 Other:

CEQA Status:

- The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 of the State CEQA Guidelines because additions to the single-family will not result in an increase of more than 50 percent of the building.
- The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption pursuant to Section 15303 of the State CEQA Guidelines because .
- Other:

Site Slope and Grading

- None proposed
- Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
- 1500 cubic yards or greater of earth movement:
- 50% or greater current average slope:

Comparison of Neighborhood Survey:

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	9,069 sq. ft.	5,657 sq. ft. - 20,994 sq. ft.	9,069 sq. ft.
Setback	39-feet	19-feet - 200-feet	26-feet
House size	1,450 sq. ft.	828 sq. ft. - 2,305 sq. ft.	1,738 sq. ft.
Floor Area Ratio	0.19	0.07 - 0.30	0.18
Number of stories	1-primarily story	1 & 2-story	1-story

DESIGN ANALYSIS

Site Planning

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

Building Location

- yes n/a no

If “no” select from below and explain:

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

Garage Location and Driveway

- yes n/a no

If “no” select from below and explain:

- Predominant pattern on block
- Compatible with primary structure
- Permeable paving material
- Decorative paving

Landscape Design

- yes n/a no

If “no” select from below and explain:

- Complementary to building design
- Maintains existing trees when possible
- Maximizes permeable surfaces

Appropriately sized and located

Walls and Fences

yes n/a no

If "no" select from below and explain:

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

Determination of Compatibility: Site Planning

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

- The proposed project will be sited along the western and southern interior yards and will not change the street front or street side setback pattern of the neighborhood
- The site planning of the proposed project will generally follow the shape of the lot and does not significantly alter the site planning of the lot.
- The addition will be will extend the building's street side facade property along street side and will be set back 12-feet from the street side property line, and 40-feet and 6-feet from the western and southern interior property lines.

Massing and Scale

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

Building Relates to its Surrounding Context

yes n/a no

If "no" select from below and explain:

- Appropriate proportions and transitions
- Relates to predominant pattern
- 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 massing of the project will be compatible with the house and nearby dwellings in terms of mass and scale. The minor one-story addition continues the ridge height of the building and will not alter its massing as viewed from Altura Avenue.
- The proportions of the rear patio cover fits well with massing configuration of the existing dwelling, and will not project above the existing height of the building.
- The existing dwelling is designed in the Ranch style with low-pitched hipped roofs, stucco siding, and red brick and board and batten finish materials at the front entry. The improvements to the building replicate the overall massing concept of the existing building.

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

Entryway

yes n/a no

If "no" select from below and explain:

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

Windows

yes n/a no

If "no" select from below and explain:

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

Privacy

yes n/a no

If "no" select from below and explain:

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

Finish Materials and Color

yes n/a no

If “no” select from below and explain:

- Textures and colors reinforce design
- High-quality, especially facing the street
- Respect articulation and façade hierarchy
- Wrap corners and terminate appropriately
- Natural colors used in hillside areas

The 288 square-foot master bedroom at the front and side will be finished with complementary materials, such as, stucco siding, concrete roofing tile and wooden fascia.

The north elevation (facing Altura Avenue) indicates the existing recessed front entry and adjacent kitchen volume with the bay window are finished with existing stucco. However, photographs of the existing property show a combination of board and batten and brick siding at these respective volumes. A condition has been added to maintain/or return the board and batten and brick siding materials at these areas to maintain the high-quality design and detailing facing the street.

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

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
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

Ancillary Structures

yes n/a no

If “no” select from below and explain:

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

Determination of Compatibility: Design and Detailing

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

- The project incorporates design details that are complementary to the existing style of the single-family dwelling, such as a stucco, asphalt shingles, and wooden fascia. However, a condition has been added to maintain/or return the board and batten and brick siding materials at recessed entry

and adjacent kitchen volume on the north elevation to maintain the high-quality design and detailing facing the street.

- Recessed casement windows are provided at the addition and portions of the existing house. The new windows complement the existing style, placement, operation and pattern of the exiting dwelling.

Recommendation / Draft Record of Decision

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

Conditions

1. The existing board and batten and brick siding materials at recessed entry and adjacent kitchen volume on the north elevation (as shown on Exhibit 3, Photos) to maintain the high-quality design and detailing facing the street.

Attachments

1. Location Map
2. Neighborhood Survey and Photographs
3. Reduced Plans
4. Arborist Report (prepared by Javier Cabral Consulting Arborist, dated September 2, 2022) with Urban Forester's comment attached.



LOCATION MAP

1" = 200'

SURVEY LIST

	Property Address	Lot Size	House Size	Floor Area Ratio	Number of Stories	
1	3829 Lirio Lane		9,345	1,601	17%	1
2	3817 Altura Ave		8,499	1,733	20%	1
3	4311 Boston Ave		6,834	1,762	26%	1
4	4305 Boston Ave		7,274	1,781	24%	1
5	4303 Boston Ave		7,394	1,137	15%	1
6	3760 Altura Ave		8,437	2,046	24%	1
7	3750 Altura Ave		7,336	1,470	20%	1
8	3744 Altura Ave		7,517	1,497	20%	1
9	3736 Altura Ave		6,429	1,511	23%	1
10	4244 Boston Ave		7,396	2,210	30%	1
11	4238 Boston Ave		8,120	1,253	15%	1
12	4234 Boston Ave		8,067	1,283	16%	1
13	4230 Boston Ave		20,994	1,484	7%	1
14	4228 Boston Ave		10,162	1,645	16%	1
15	4222 Boston Ave		13,678	1,458	11%	1
16	3824 Altura Ave		8,954	2,077	23%	1
17	3818 Altura Ave		9,747	1,440	15%	1
18	3810 Altura Ave		11,291	2,305	20%	1
19	3804 Altura Ave		9,728	1,450	15%	1
20	4235 Boston Ave		9,231	1,555	17%	1
21	4227 Boston Ave		9,937	1,409	14%	1
22	4223 Boston Ave		6,915	1,674	24%	1
23	4217 Boston Ave		5,657	828	15%	1
24	3855 Mayfield Ave		7,628	1,004	13%	1
25	3849 Mayfield Ave		6,776	1,341	20%	1
26	3845 Mayfield Ave		6,888	1,331	19%	1
27	3839 Mayfield Ave		7,109	1,369	19%	1
28	3831 Mayfield Ave		9,836	1,279	13%	1
29	3829 Mayfield Ave		9,603	2,583	27%	2
30	3827 Mayfield Ave		6,473	1,422	22%	1
31	3817 Mayfield Ave		6,955	1,678	24%	2



VICINITY MAP

1" = 100'



01 - 3829 LIRIO LANE



02 - 3817 ALTURA AVE



03 - 4311 BOSTON AVE



04 - 4305 BOSTON AVE



05 - 4303 BOSTON AVE



06 - 3760 ALTURA AVE



07 - 3750 ALTURA AVE



08 - 3744 ALTURA AVE



09 - 3736 ALTURA AVE



10 - 4244 BOSTON AVE



11 - 4238 ALTURA AVE



12 - 4234 ALTURA AVE



13 - 4230 ALTURA AVE (NOT PICTURED, LOCATED IN REAR)
14 - 4228 ALTURA AVE



15 - 4222 BOSTON AVE



16 - 3824 ALTURA AVE



17 - 3818 ALTURA AVE



18 - 3810 ALTURA AVE



19 - 3804 ALTURA AVE



20 - 4235 BOSTON AVE



21 - 4227 BOSTON AVE



22 - 4223 ALTURA AVE



23 - 4217 BOSTON AVE



24 - 3855 MAYFIELD AVE



25 - 3849 MAYFIELD AVE



26 - 3845 - MAYFIELD AVE



27 - 3839 MAYFIELD AVE



28 - 3831 MAYFIELD AVE



29 - 3829 MAYFIELD AVE



30 - 3827 MAYFIELD AVE



31 - 3817 MAYFIELD AVE

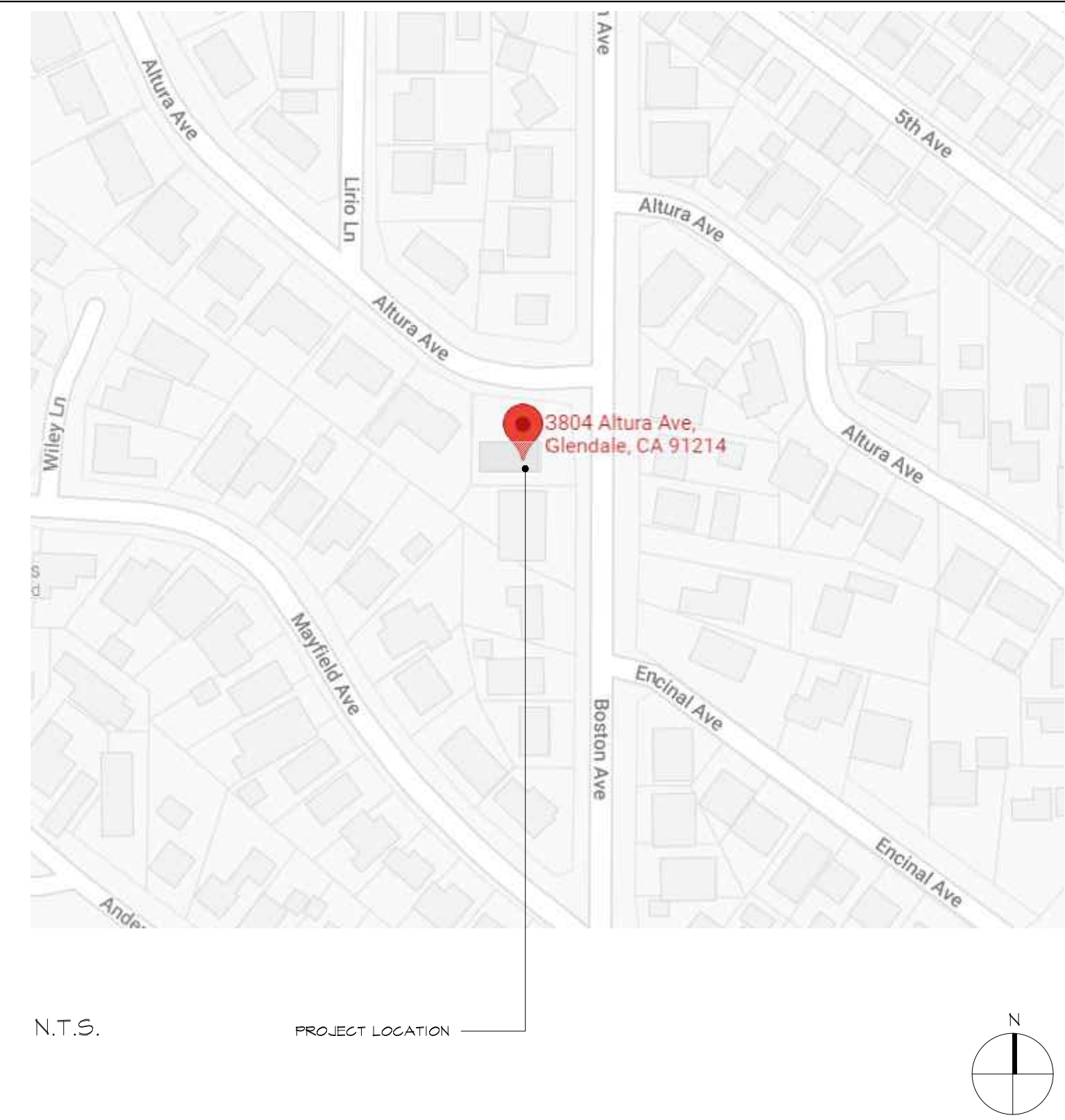
ABBREVIATIONS

A AB ANCHOR BOLT ABV ABOVE A/C AIR CONDITIONING AC ASPHALT CONCRETE ACOUSTICAL AD AMERICANS WITH DISABILITIES ACT ADH ADHESIVE ADJ ADJUSTABLE ADJUST ABOVE FINISH FLOOR A.F.G. ABOVE FINISH GRADE AGOR AGGREGATE ALUM ALUMINUM ALM ALUMINUM INST. OF STEEL CONST. ALT ALTERNATE ANC ANCHOR AND AND ANDZ ANDZED APPROX APPROXIMATE ARCH ARCHITECT ASPH ASPHALT ASTM AMERICAN SOCIETY FOR TESTING MAT. AWG AMERICAN WIRE GAUGE	B B CAB BASE CABINET BD BOARD BEL BELOW BFF BELOW FINISH FLOOR BITUM BITUMINOUS BL BUILDING LINE BLDG BUILDING BLK BLOCK BLKG BLOCKING BM BEAM B.M. BENCH MARK BOT BOTTOM BRG BEARING BRICK BRICK BS BOTH SIDES BASEMNT BASEMENT BUR BUILT-UP BITUMINOUS ROOF BW BOTH WAYS	C CAB CABINET C.B. CATCH BASIN C.C. CENTER-TO-CENTER CER CERAMIC CEM CEMENT CF CUBIC FEET C.G. CORNER GUARD CHAMF CHAMFER C.I.P. CONC. CAST IN PLACE CONCRETE C.J. CONTROL JOINT CL CENTERLINE CLF CHAIN LINK FENCE CLJ CEILING JOIST CLG, JST. CEILING JOIST CLRG CALLING CLR CLEAR C.M.U. CONCRETE MASONRY UNIT C.D. CLEANOUT COL COLUMN CONC CONCRETE CONN CONNECTION CONSTR CONSTRUCTION CONT CONTINUOUS CORR CORRUGATED COTG CLEANOUT TO GRADE CSMT CASEMENT CS COUNTERSINK CTR CENTER CTSK COUNTERSUNK SCREW CW COLD WATER CY CUBIC YARD	D DP DAMPROOFING DET DETAIL D.F. DRINKING FOUNTAIN DIAG DIAGONAL DIA DIAMETER DIM DIMENSION DW DISHWASHER DISP DISPOSAL DIV DIVIDER DW DOOR D.D. DBL DOUBLE DES DOUBLE STRENGTH DN, D DOWNSPOUT DS DOWNSPOUT DR DRAIN D.I. DRAIN INLET D.I.P. DUCTILE IRON PIPE DWS, DRWG DRAWING	E E EACH E.E. ELECTRIC DRINKING FOUNTAIN EFS EXTERIOR INSULATION FINISH SYSTEM ELECT. ELEC ELECTRICAL ELEV, EL ELEVATION EMPL EMPLOYEE ENCL ENCLASURE EPDM EQUAL EQ EQUIP EXH EXHAUST EXIST. (E) EXISTING EXT EXTERIOR EW EACH WAY	F F.D.C. FIRE DEPARTMENT CONNECTION FF FINISH FLOOR F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.S. FACE OF STUD FT. FEET FINISH F.E. FIRE EXTINGUISHER F.E.C. FIRE EXTINGUISHER CAB. F.G. FINISH GRADE F.H. FIRE HYDRANT F.F.C. FIRE FROSE CABINET FFR FIREPROOF FMT. FIXTURE F.L. FLOW LINE FLG FLASHING FLR FLOOR F.D. FLOOR DRAIN FLUR FLOORING FTC FOOTING FON FOUNDATION FM FACTORY MUTUAL FR FRAME FRP FIBER REINFORCED PLASTIC F.S. FINISH SURFACE F.S.K. FLOOR SINK FURN FURNISHING FUT. FUTURE	G GALV GALVANIZED G.I. GALVANIZED IRON GAR GARAGE G. GAS LINE G.C. GENERAL CONTRACTOR GL GLASS G.B. GRAB BAR GR GR GRP GRASS FIBER REINF. PLASTIC OND GROUND OYP BD GYPSUM BOARD	H HARDWOOD HDR HEADER H/C HEATING/VENTILATING/ AIR CONDITIONING HGT HEIGHT H.C. HOLLOW CORE H.M. HOLLOW METAL HOR HORIZONTAL H.B. HOSE BIBB H.W. HOT WATER HP HORSEPOWER	I IN INCH INCL INCLUDING INFO INFORMATION IN INLET I.D. INSIDE DIAMETER INSUL INSULATION INT INTERIOR INTER INTERMEDIATE INTCONF INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS INVT INVERT I/PV IRON-PIPE SIZE	J JAN JANITOR JT JOINT JF JOINT FILLER JST JOIST	K KPL KICK PLATE KIT KITCHEN KO KNOCKOUT	L LAB LABORATORY LAM LAMINATED LDS, LAND LANDING LAV LAVATORY LGTH, L LENGTH LGT LIGHT LT, WT. LIGHT WEIGHT LCKR LOCKER LVR LOUVER	M M MANHOLE MFR, MFG MANUFACTURE MAS MASONRY M.O. MASONRY OPENING M.TL, MAT MATERIAL MAX MAXIMUM MECH MECHANICAL MEMB MEMBRANE MEN MEN MET METAL MEZZ MEZZANINE MIN MINIMUM MIR MIRROR MISG MISCELLANEOUS MDC, MLD MOULDING MUL MULLION MWK MILLWORK	N NEC NATIONAL ELECTRIC CODE NOM NOMINAL NORTH N.I.C. NOT IN CONTRACT N.T.S. NOT TO SCALE NO. # NUMBER NRC NOISE REDUCTION COEFFICIENT	O OFF OFFICE O.C. ON CENTER OPNG, OPG OPENING OPP OPPOSITE O.D. OUTSIDE DIAMETER O.H. OVERFLOW DRAIN O.A. OVERALL O.H. OWNER FURNISHED OWNER INSTALLED OWNER FURNISHED CONTRACTOR INSTALLED	P PTD PAINTED PAGE PAIR PNL PANEL PERP PERPENDICULAR PLAST PLASTER PLAS PLASTIC PLAS, LAM. PLASTIC LAMINATED PLMB PLUMBING PLYWD PLYWOOD PI POINT POC POINT OF CONNECTION PSI POUNDS PER SQUARE INCH PSF POUNDS PER SQUARE FOOT PROP PROPANE PAS PUBLIC ADDRESS SYSTEM PVC POLYVINYL CHLORIDE PRECAST	Q Q QUARRY TILE	R RAD, R. RADIUS RR RAILROAD R.W. REDWOOD REF, REFRIG REFRIGERATOR REINFC REINFORCED CONCRETE PIPE REG REGISTER REQD REQUIRED RENT RENTING R.A. RETURN AIR RVS REVERSE (SIDE) REV REVISION R.O.W., R/W RIGHT OF WAY RISER, RISERS R.D. ROOF DRAIN RFO ROOM RD ROUND RO ROUGH OPENING	S SCHED SCHEDULE SCR SCREW SECT SECTION S/S SERVICE SINK S/S SEWER LINE SHT SHEATHING SHT SHEET SHR SHOWER S.D. SIDEWALK DRAIN SIM SIMILAR SL SLOPE SLOPE SOUND TRANSMISSION COEFFICIENT SOUTH SPEC SPECIFICATION SPL SPECIAL SR STEEL SS STAINLESS STEEL STR STRUCTURAL STOR STORAGE SD STORM DRAIN STRUCT STRUCTURE SUSP SUSPENDED SQ SQUARE FEET	T TELE TELEPHONE TEMP TEMPERED TEMP TEMPORARY TER TERRAZZO THK THICK T&G TONGUE AND GROOVE T.O.F. TOP OF FOOTING T.O.C. TOP OF CURB T.O.P. TOP OF PARAPET T.S. TOP OF STEEL OR WOOD SHEATHING T.O.W. TOP OF WALL T.M. TOP OF MASONRY T.B. TOWEL BAR T. TR TUBE STEEL TYP TYPICAL	U U.B.C. UNIFORM BUILDING CODE U.F.C. UNIFORM FIRE CODE U.M.C. UNIFORM MECHANICAL CODE U.P.C. UNIFORM PLUMBING CODE U.L. UNDERWRITERS LABORATORIES U.O.N. UNLESS OTHERWISE NOTED UNF UNFINISHED UR URINAL	V VB VAPOR BARRIER VEN VENER VERT VERTICAL VGT VERTICAL GRAIN VEST, V VESTIBLE VCT VINYL COMPOSITION TILE	W WANSOT W.F. WALL FOOTING W.C. WATER CLOSET WATER LINE W.P.S. WATERPROOF SYSTEM W. WEST WH, CH. WHEEL CHAIR WF WIDE FLANGE WG WINDOW W/O WITH W WEST WD WOOD W.P. WORKING POINT W.I. WROUGHT IRON WHSE WAREHOUSE WS WATER STOP	Y Y YARD	SYMBOLS # DIAMETER # PENNY # CENTERLINE PROPERTY LINE, PLATE ANGLE AT CHANNEL AT AND EQUAL
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SYMBOLS

SECTION NO. [Symbol]	BUILDING SECTION REFERENCE
SHEET NO. [Symbol]	WALL SECTION REFERENCE
SECTION NO. [Symbol]	DETAIL REFERENCE
SHEET NO. [Symbol]	DETAIL REFERENCE
SECTION NO. [Symbol]	INTERIOR ELEVATION REFERENCE
SHEET NO. [Symbol]	INTERIOR ELEVATION REFERENCE
DOOR NO. [Symbol]	WINDOW REFERENCE
WINDOW NO. [Symbol]	DOOR REFERENCE
REVISION NO. [Symbol]	REVISION REFERENCE
EQUIPMENT NO. [Symbol]	EQUIPMENT REFERENCE
KEYNOTES NO. [Symbol]	KEYNOTES
ROOM NAME [Symbol]	ROOM REFERENCE
[Symbol]	ELEVATION
[Symbol]	DATUM POINT
[Symbol]	CENTER OR FLOOR LINE
[Symbol]	HIDDEN, FUTURE, OR EXISTING CONSTRUCTION TO BE REMOVED
[Symbol]	PROPERTY LINE
[Symbol]	SPOT ELEVATION
[Symbol]	BREAK LINE

VICINITY MAP



ADDITIONAL NOTES

- THE GOVERNING CODES FOR THIS PROJECT ARE THE 2019 CALIFORNIA RESIDENTIAL (CRC), BUILDING (CBC) ELECTRICAL (CEC), MECHANICAL (CMC), PLUMBING (CPC), FIRE (CFC), CA GREEN BUILDING STANDARDS CODE AND CA ENERGY CODE INCLUDING THE 2020 GLENDALE BUILDING AND SAFETY CODE.
- THE STRUCTURAL DESIGN OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE (CBC) AND ENGINEERING PRINCIPLES.
- SEPARATE APPLICATIONS AND PERMITS ARE REQUIRED FOR:
(a) FIRE SPRINKLER SYSTEMS, (b) ELECTRICAL METER, (c) MECHANICAL UNIT/WATER HEATER, (d) DEMOLITION OF EXISTING STRUCTURES
- SEPARATE PERMIT SHALL BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.
- ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. FUELS, OILS, SOLVENTS, AND OTHER MATERIAL TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO DRAINAGE SYSTEM.
- THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES, AND/OR OBLIGATIONS.
- CALL DIG ALERT PRIOR TO ANY GROUND WORK OR EXCAVATION.
- THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCE OR STATE LAW.
- THE CONTRACTOR MUST PROVIDE PUBLIC PROTECTION IN ACCORDANCE WITH CBC SECTION 3306.1 FOR WORK ON ANY BUILDING AND STRUCTURE ADJACENT TO THE PUBLIC WAY.
- ALL DOORS AND WINDOWS SHALL MEET CITY OF GLENDALE'S SECURITY ORDINANCE
- THERE ARE NO OAK, BAY, OR SYCAMORE TREES WITHIN TWENTY (20) FEET OF THE SITE.
- RETAINING WALLS, POOLS, SPAS, JACUZZIS, FENCES, AND PATIO COVERS REQUIRE SEPARATE PERMIT.
- NO NEW ROOFTOP EQUIPMENT PERMITTED IN THIS ZONE.

FIRE DEPARTMENT NOTES

- 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, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. 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.
- FIRE SPRINKLERS: PROVIDE A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE STRUCTURE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF NFPA 13D AND THE REQUIREMENTS OF THE GLENDALE FIRE DEPARTMENT. FIRE SPRINKLER PLANS SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT.
- SMOKE DETECTORS: SMOKE DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.
- CARBON MONOXIDE DETECTORS: SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. ALARMS SHALL BE HARDWIRED FROM THE BUILDING POWER SUPPLY AND EQUIPPED WITH BATTERY BACKUP. DETECTORS SHALL MEET UL 2034 AND/OR NFPA 720 STANDARDS. 2019 CALIFORNIA RESIDENTIAL CODE CHAPTER 3 SEC. R315.
- THE FOLLOWING PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT:
FIRE SPRINKLER
- REQUIRED FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE LISTED BELOW. FOR ALL INSPECTION, CALL 818-548-4810
FIRE SPRINKLER OVERHEAD/UNDERGROUND ROUGH AND FLUSH (BEFORE COVERING ANY PIPING)
FIRE SPRINKLER FINAL

CALCULATIONS

LOT COVERAGE CALCULATIONS	
LOT SIZE:	9,728 SQ.FT.
MAX ALLOWABLE LOT COVERAGE (9,728 X 40%)	3,891 SQ.FT.
EXISTING LOT COVERAGE:	1,850 SQ.FT.
EXISTING MAIN RESIDENCE:	1,450 SQ.FT.
EXISTING GARAGE:	400 SQ.FT.
PROPOSED LOT COVERAGE:	2,864 SQ.FT.
EXISTING:	1,850 SQ.FT.
PROPOSED COVERED PATIO/DECK:	330 SQ.FT.
PROPOSED ADDITION:	288 SQ.FT.
PROPOSED OPEN DECK:	396 SQ.FT.
FLOOR AREA	
EXISTING FLOOR AREA:	1,450 SQ.FT.
EXISTING GARAGE (EXEMPT):	400 SQ.FT.
MAX ALLOWABLE FLOOR AREA: (9,728 X 40%)	3,891 SQ.FT.
PROPOSED ADDITION:	288 SQ.FT.
PROPOSED FLOOR AREA:	1,738 SQ.FT.

PROPOSED ADDITION AND INTERIOR REMODEL TO SINGLE FAMILY RESIDENCE

PRIVATE RESIDENCE

3804 ALTURA AVE GLENDALE, CA 91214

PROJECT INFORMATION

PROJECT DESCRIPTION PROPOSED REMODEL AND ADDITION TO EXISTING ONE-STORY SFD	ARCHITECT / APPLICANT JAMES V. COANE JAMES V. COANE & ASSOCIATES 30 NORTH RAYMOND AVE, SUITE 611 PASADENA, CA 91103 626.504.6922	PROPERTY DESCRIPTION APN: 3604-006-027
PROJECT LOCATION 3804 ALTURA AVE GLENDALE, CA 91214	OWNER LINDSEY KONKINSKI 3804 ALTURA AVE GLENDALE, CA 91214	OCCUPANCY GROUP "R-3" SINGLE FAMILY RESIDENCE
YEAR SFD BUILT 1948		CONSTRUCTION TYPE V-B
AREA DISTRICT RI, DISTRICT 2		

SCOPE OF WORK

- FIRST FLOOR ADDITION OF 288 SF; 161 SF OF INTERIOR REMODEL
- NEW 330 SF COVERED PATIO/ DECK
- NEW 396 SF OPEN DECK

SHEET INDEX

PROJECT INFORMATION

T1	TITLE SHEET
EX1.1	EXISTING SITE PLAN
EX2.1	EXISTING FLOOR PLAN
D2.1	DEMOLITION PLAN
EX4.1	EXISTING ROOF PLAN
EX6.1	EXISTING ELEVATIONS
A1.1	PROPOSED SITE PLAN
A1.2	NEIGHBORING PROPERTIES
A2.1	PROPOSED FLOOR PLAN
A4.1	PROPOSED ROOF PLAN
A5.1	BUILDING SECTIONS
A6.1	PROPOSED ELEVATIONS
A6.2	PROPOSED ELEVATIONS
A6.3	PROPOSED ELEVATIONS
A6.4	PROPOSED ELEVATIONS
A8.1	DOOR AND WINDOW SCHEDULE

REVISIONS BY

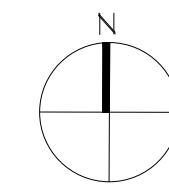
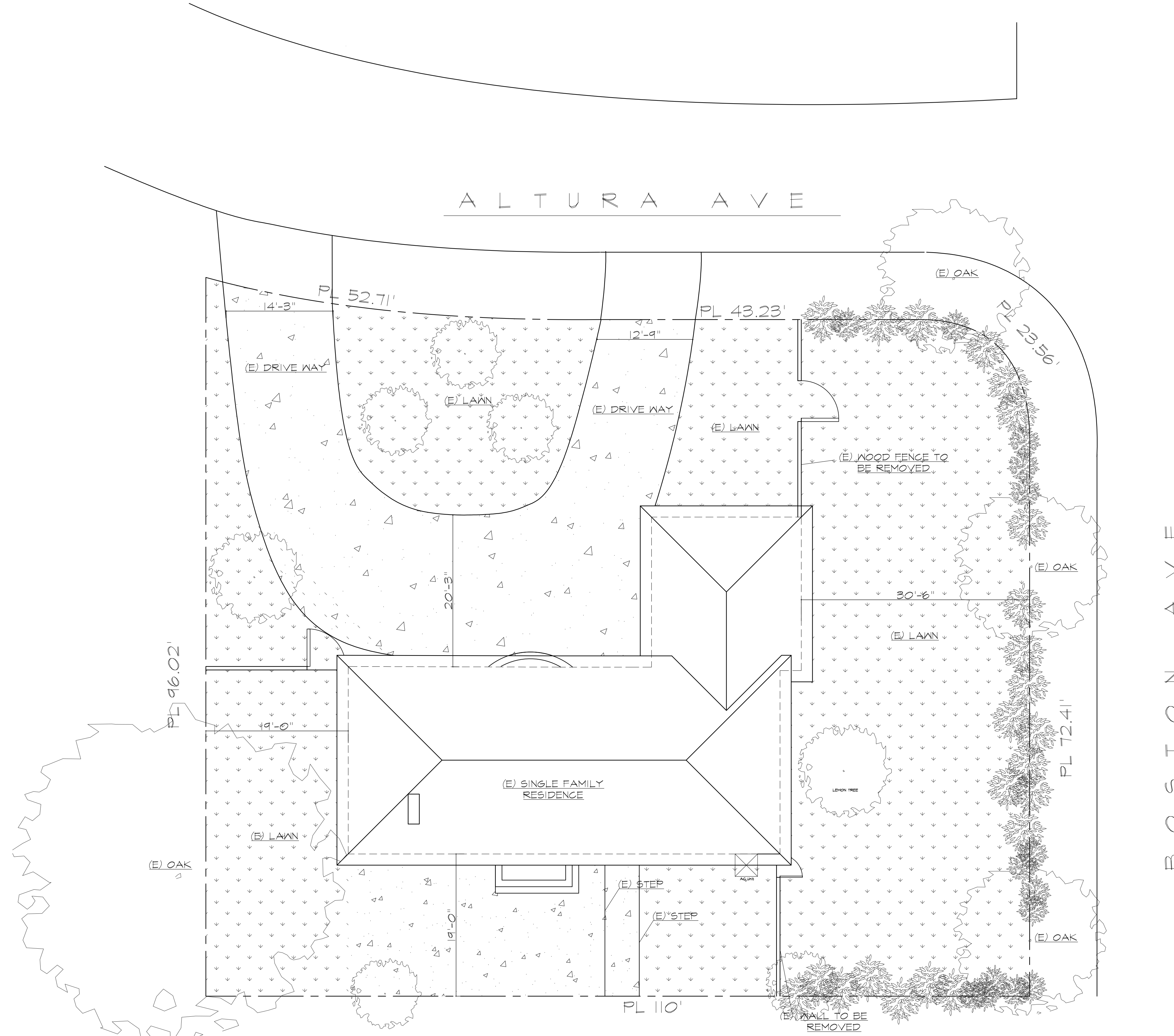


James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611 Pasadena, California 91103 T: 626.504.6922 F: 626.504.6968

PROJECT INFORMATION
PRIVATE RESIDENCE
3804 ALTURA AVE
GLENDALE, CA 91214

Date
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Drawn
Job
Sheet
T1
01 Sheets

EXISTING SITE PLAN



REVISIONS BY



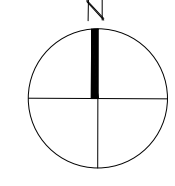
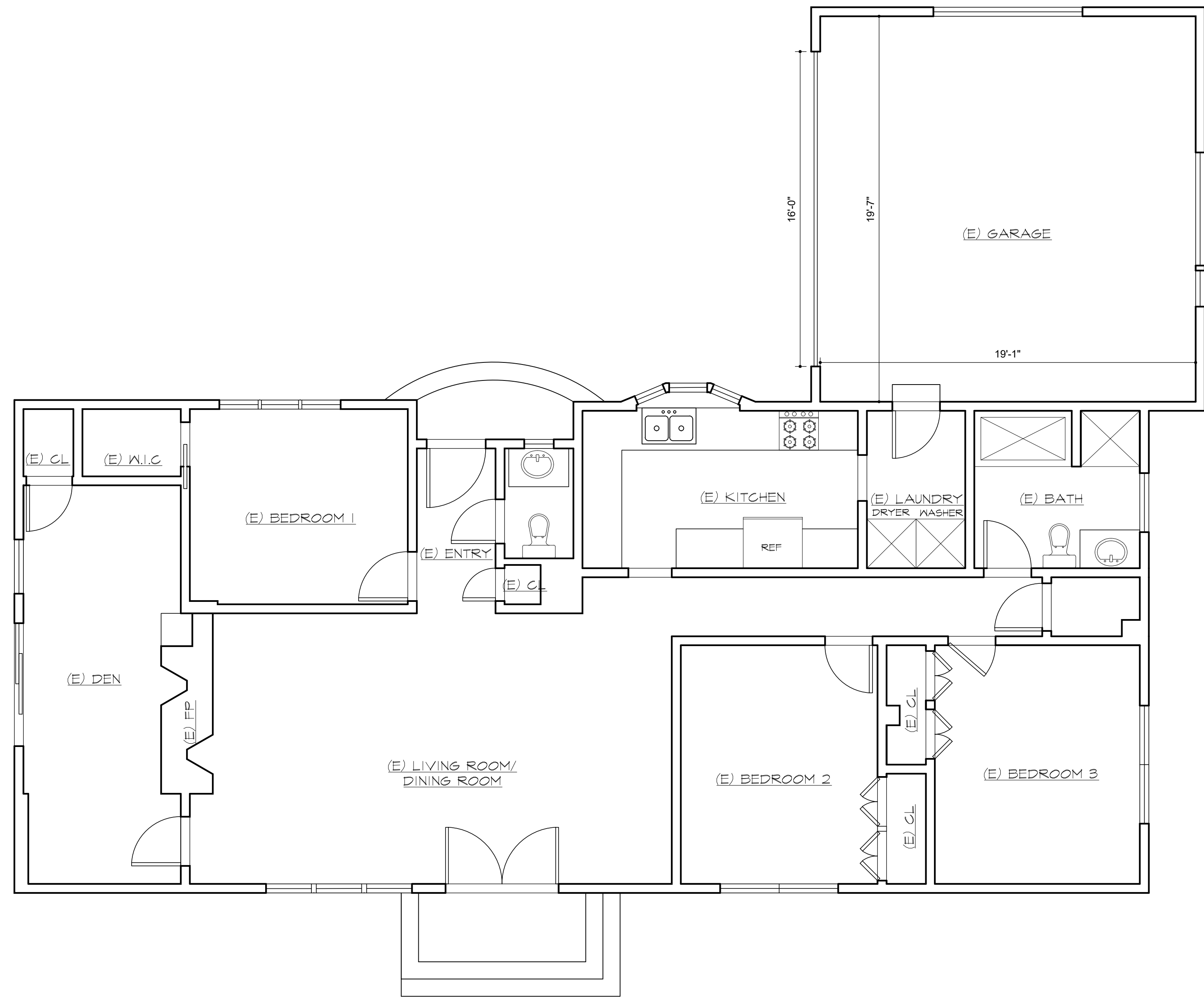
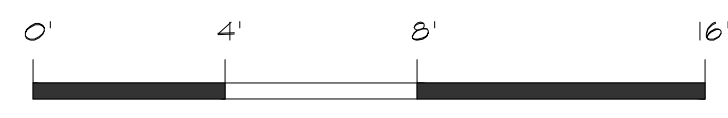
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EXISTING SITE PLAN
PRIVATE RESIDENCE
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Date
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EX1.1
Of Sheets

EXISTING FLOOR PLAN







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EXISTING FLOOR PLAN PRIVATE RESIDENCE 3804 ALTURA AVE GLENDALE, CA 91214	
Date	
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Job	
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EX2.1 <small>Of Sheets</small>	

DEMOLITION CALCULATION

WALL	EXISTING AREA	DEMOLISHED AREA
A	278 SF	46 SF
B	16 SF	0 SF
C	61 SF	0 SF
D	16 SF	0 SF
E	103 SF	0 SF
F	150 SF	0 SF
G	151 SF	0 SF
H	169 SF	0 SF
I	22 SF	0 SF
J	264 SF	0 SF
K	584 SF	32 SF
L	214 SF	214 SF
TOTALS	2028 SF	292 SF

PERCENTAGE OF EX WALL TO BE DEMOLISHED: 14.4%
 *NOTES: ALL MEASUREMENTS TAKEN IN AutoCAD.

LEGEND

-  EXISTING WALLS TO REMAIN
-  EXISTING WALLS TO BE REMOVED
-  EXISTING WINDOW TO BE REMOVED
-  EXISTING DOOR TO BE REMOVED

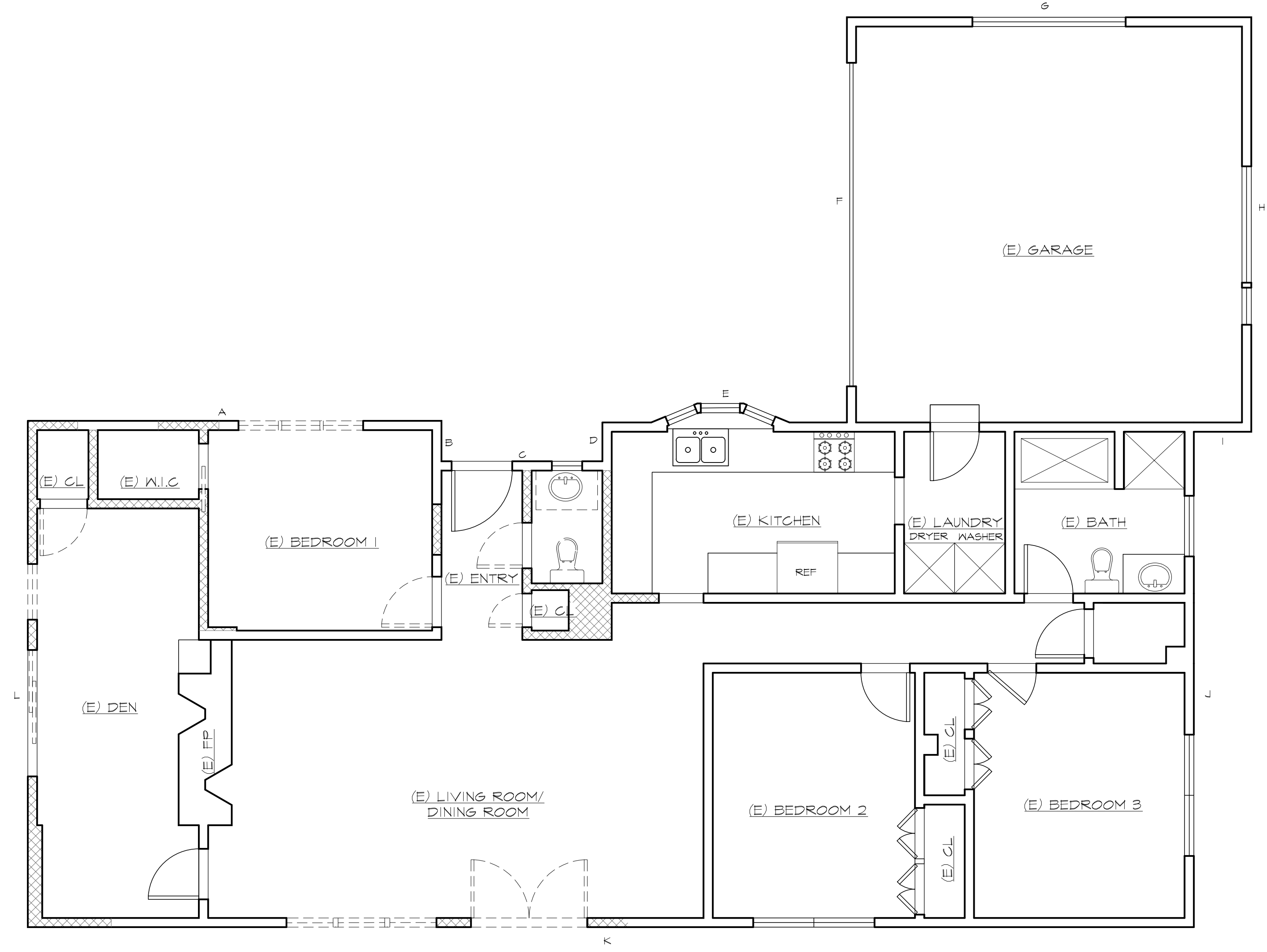
DEMOLITION PLAN NOTES:

- 1) CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS, ALL BEAMS, RAFTERS, JOIST SIZES, ETC. NOTED AS EXISTING ON PLANS PRIOR TO STARTING CONSTRUCTION.
- 2) GENERAL CONTRACTOR AND (OR) FRAMING CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PERMANENT AND TEMPORARY SUPPORTING SYSTEMS AS NECESSARY TO ACHIEVE STRUCTURAL INTEGRITY OF EXISTING WALLS, ROOF, DURING THE COURSE OF CONSTRUCTION.

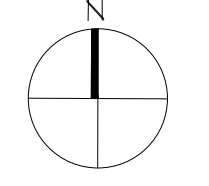
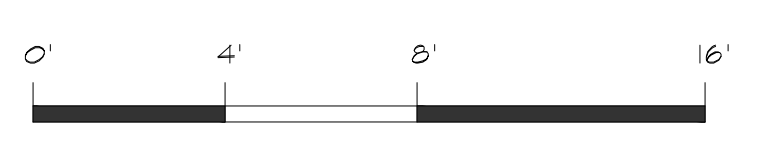
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DEMOLITION PLAN



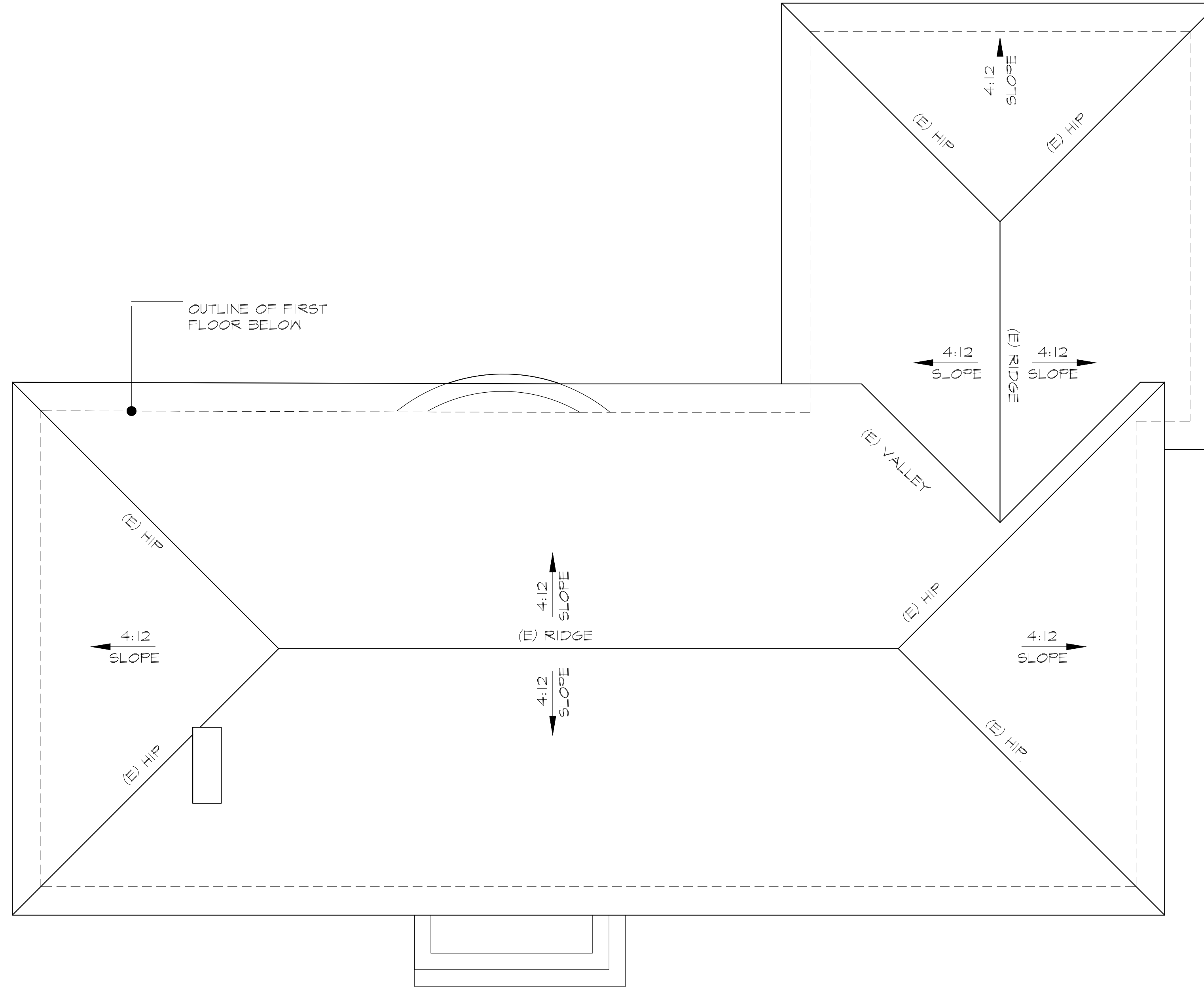
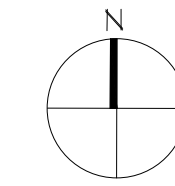
DEMOLITION PLAN

PRIVATE RESIDENCE
3804 ALTURA AVE
GLENDALE, CA 91214

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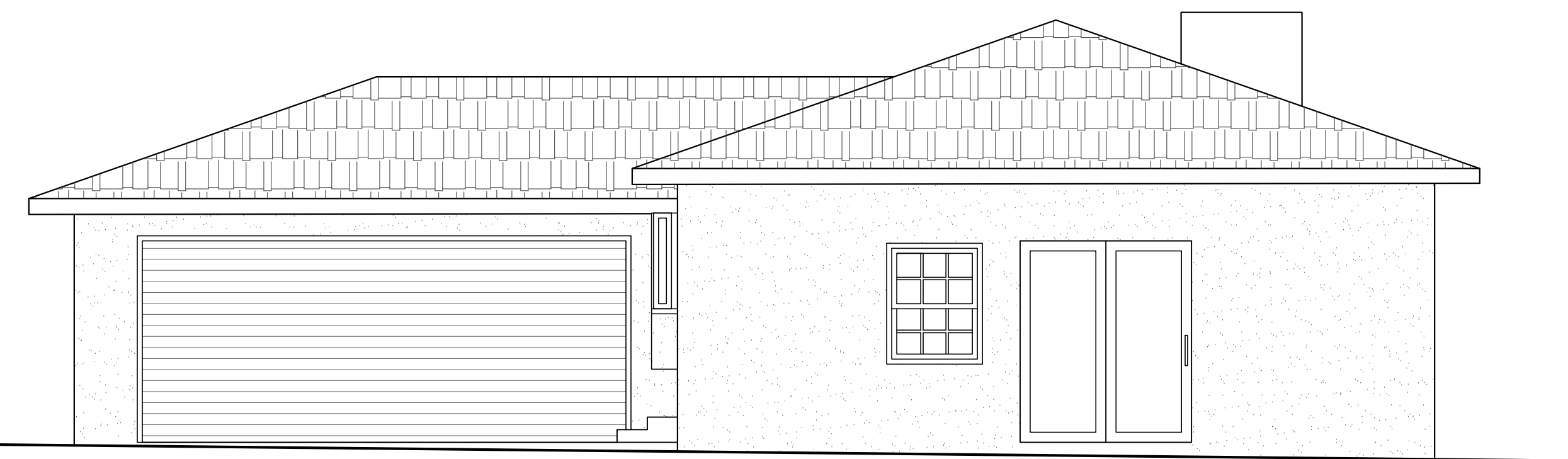
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EXISTING ROOF PLAN

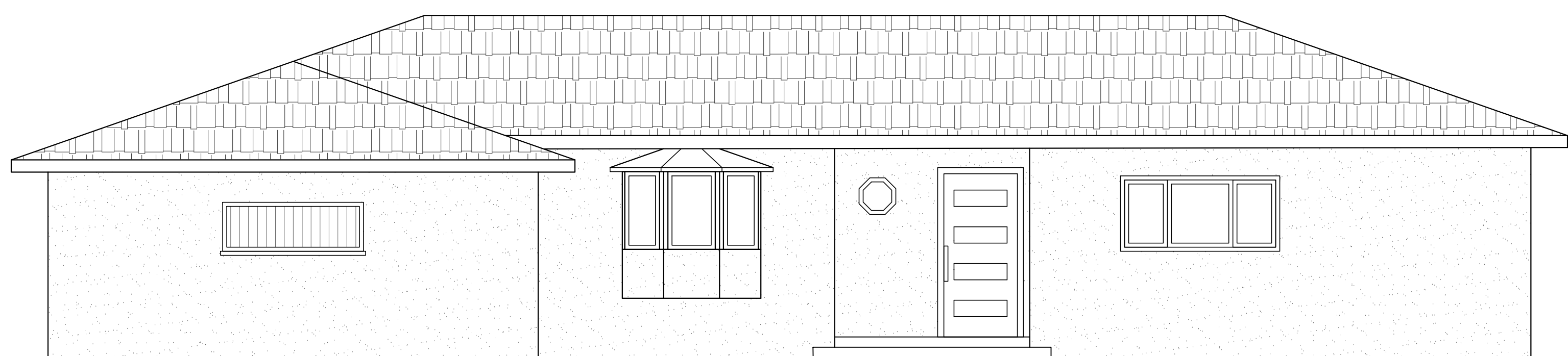




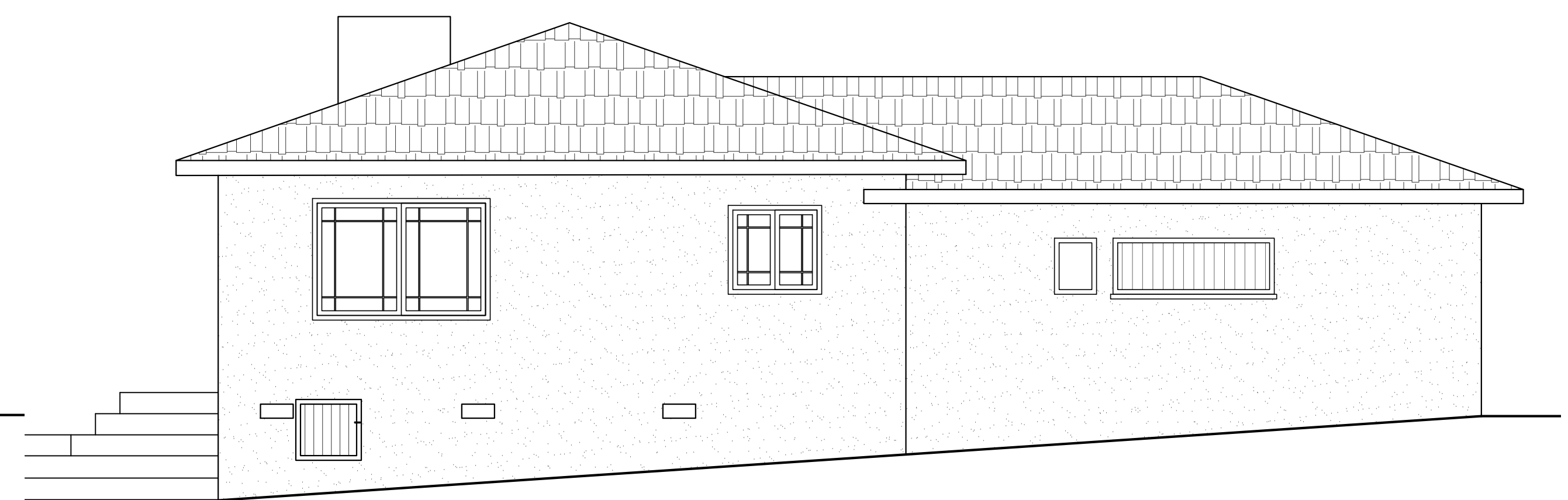
SOUTH ELEVATION



WEST ELEVATION

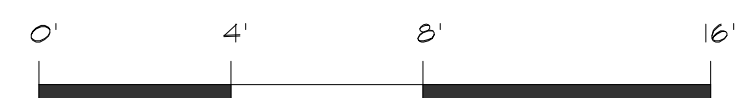


NORTH ELEVATION

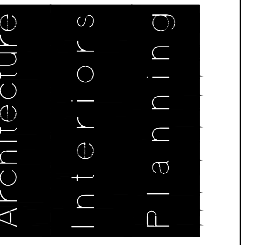


EAST ELEVATION

EXISTING ELEVATIONS



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EXISTING ELEVATIONS
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GLENDALE, CA 91214

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EX6.1
Of Sheets

EXISTING TREE INVENTORY

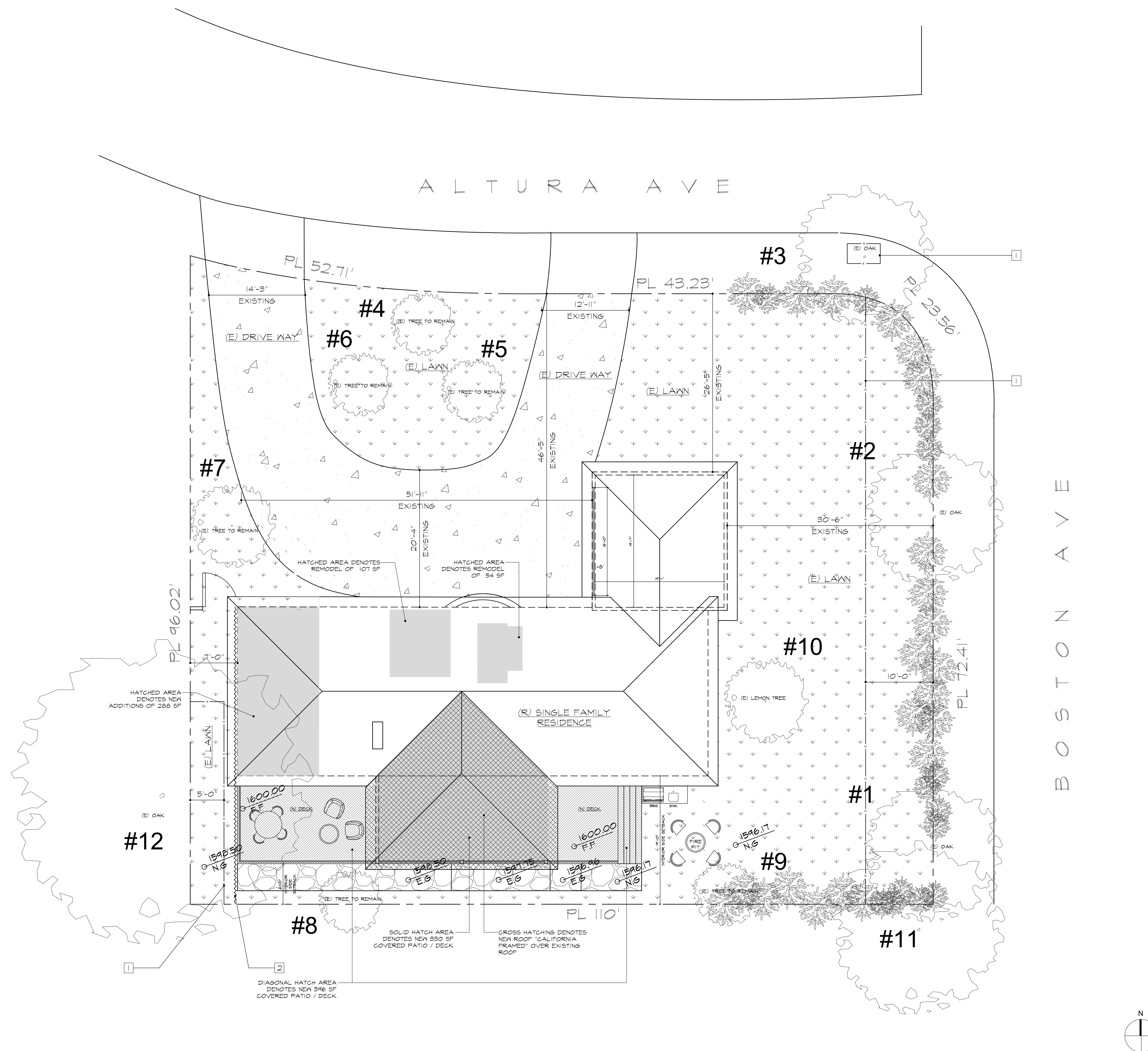
TREE #	COMMON NAME	SPECIES	TO BE REMOVED	SIZE (DBH, IN INCHES)
1	COAST LIVE OAK	QUERCUS AGRIFOLIA	NO	25
2	COAST LIVE OAK	QUERCUS AGRIFOLIA	NO	31
3	COAST LIVE OAK	QUERCUS AGRIFOLIA	NO	16
4	OLIVE	OLEA EUROPEA	NO	MULTI- + +
5	POMEGRANITE	PUNICA GRANATUM	NO	MULTI- + +
6	POMEGRANITE	PUNICA GRANATUM	NO	MULTI- + + + +
7	GRAPE MYRTLE	LAGERSTROEMIA	NO	MULTI- + + + +2+2+2+2+2
8	PERSIMMON	DIOSPIROS KAKI	NO	MULTI-3+3+2
9	AMERICAN HOLLY	ILEX OPACA	NO	MULTI- + + + +2+2+2+2
10	LEMON	CITRUS LIMO	NO	MULTI-2+2+2+3+3+3
11	COAST LIVE OAK	QUERCUS AGRIFOLIA	NO	16
12	COAST LIVE OAK	QUERCUS AGRIFOLIA	NO	24 EST.

GENERAL TREE PROTECTION GUIDELINES

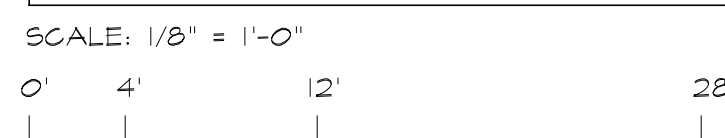
1. AVOID DAMAGING THE ROOTS, STEM, AND BRANCHES WITH MECHANICAL AND MANUAL EQUIPMENT. NO ROOTS SHALL BE SEVERED WITHIN THE TREE PROTECTION ZONE "TPZ" WHICH IS THE SAME AS THE AREA WITHIN THE TREE PROTECTION FENCING "TPF." ROOTS GREATER THAN TWO INCHES IN DIAMETER OUTSIDE OF THE TPZ SHALL BE CLEANLY SEVERED WITH A SHARP TOOL SUCH AS A HAND SAW OR MANUAL PRUNERS.
2. AVOID SOIL COMPACTION BY PROHIBITING THE USE OF HEAVY EQUIPMENT SUCH AS BACKHOES AND BOBCATS UNDER THE TREE DRIP LINE. IF ACCESS WITHIN THE TPZ IS REQUIRED DURING THE CONSTRUCTION PROCESS, THE ROUTE SHALL BE COVERED IN A 6-INCH LAYER OF MULCH IN THE TPZ AND THE AREA SHALL BE AERATED AND FERTILIZED AT THE CONCLUSION OF CONSTRUCTION.
3. DO NOT STORE OR PARK TOOLS, EQUIPMENT, VEHICLES, OR CHEMICALS UNDER THE TREE DRIP LINE. NO EQUIPMENT OR DEBRIS OF ANY KIND SHALL BE PLACED WITHIN THE TPZ. NO FUEL, PAINT, SOLVENT OIL, THINNER, ASPHALT, CEMENT, GROUT, OR ANY OTHER CONSTRUCTION CHEMICAL SHALL BE STORED OR ALLOWED IN ANY MANNER TO ENTER WITHIN THE TPZ.
4. AVOID WASHING OF EQUIPMENT AND TOOLS SUCH AS WHEEL BARRELS, SHOVELS, AND MECHANICAL MOTORS UNDER THE TREE DRIP LINE.
5. PREVENT FLOODING AND POOLING OF SERVICE WATER UNDER THE DRIP LINE. GRADE CHANGES THAT WILL FLOOD THE TPZ ARE PROHIBITED UNLESS A DRAINAGE PLAN IS IMPLEMENTED. NO GRADE CHANGES WITHIN THE TPZ SHALL BE ALLOWED.
6. AVOID CUTTING TREE ROOTS WHENEVER POSSIBLE. THIS CAN SOMETIMES BE ACCOMPLISHED BY BRIDGING ROOTS, TUNNELING, OR RADIAL TRENCING. IF ROOTS MUST BE CUT USE A SHARP TOOL THAT WILL MAKE A CLEAN FLUSH CUT AND NOT TEAR THE ROOTS. IF POSSIBLE, ALL DIGGING UNDER THE TREE DRIP LINE SHOULD BE DONE MANUALLY TO AVOID TEARING OUT OF ROOTS. ROOTS OUTSIDE OF THE TPZ MAY BE CLEANLY SEVERED VERTICALLY WITH A SHARP GARDEN TOOL.
7. DO NOT RAISE OR LOWER THE GRADE WITHIN THE TREE PROTECTION ZONE OF ANY PROTECTED TREES UNLESS APPROVED BY THE PROJECT ARBORIST. ROOTS GREATER THAN 1 INCH IN DIAMETER THAT ARE EXPOSED OR DAMAGED SHALL BE CUT WITH A SHARP TOOL, SUCH AS A HAND SAW, PRUNERS, OR LOPPERS AND COVERED WITH SOIL IN CONFORMANCE TO INDUSTRY STANDARDS. IF ANY WORK IS REQUIRED WITHIN THE TPZ THE ARBORIST SHALL BE CONSULTED PREVIOUS TO BEGINNING. THE ARBORIST SHALL BE CONTACTED AS SOON AS POSSIBLE TO ARRANGE FOR A TIMELY INSPECTION AND PREVENT DELAYS.
8. PLACE A PROTECTIVE BARRIER OR TEMPORARY FENCING AS DIRECTED BY THE CONSULTING ARBORIST IN THE DIAGRAM BELOW. THE PROTECTION FENCING SHALL BE IN PLACE BEFORE DEMOLITION BEGINS AND SHALL ONLY BE REMOVED OR REDUCED WHEN ALL HEAVY EQUIPMENT SUCH AS BACK-HOES, BOBCATS, LOADERS, AND OTHER HEAVY EQUIPMENT WITH TIRES AND TRACKS WILL NOT BE REQUIRED. FENCING CAN BE ADJUSTED, OR SECTIONS REDUCED OR REMOVED AS THE PROJECT ADVANCES INTO THE LANDSCAPING PHASES OF THE PROJECT. THE CONSULTING ARBORIST SHALL BE CONTACTED IF THERE ARE DOUBTS ABOUT THE PLACEMENT OR REMOVAL OF FENCING.
9. LANDSCAPE PREPARATION & EXCAVATION WITHIN THE TPZ SHALL BE LIMITED TO THE USE OF HAND TOOLS AND SMALL HAND-HELD POWER TOOLS AND SHALL NOT BE OF A DEPTH THAT COULD CAUSE ROOT DAMAGE. NO ATTACHMENTS OR WIRES OTHER THAN THOSE OF A PROTECTIVE OR NON-DAMAGING METHOD SHALL BE ATTACHED TO A PROTECTED TREE.
10. CONSTRUCTION PERSONNEL SHOULD BE BRIEFED ON THE IMPORTANCE OF THE GUIDELINES BEFORE CONSTRUCTION BEGINS AND REMINDED OF IT DURING TAILGATE MEETINGS AND AS NECESSARY. A PRINTED COPY SHOULD BE POSTED WHERE EMPLOYEES CAN BE REMINDED OF IT.
11. ALL PROTECTED TREES SHALL BE WATERED BEFORE, DURING, AND AFTER CONSTRUCTION AS NEEDED TO PREVENT DROUGHT STRESS AND TREE DEATH UNTIL SPRINKLERS HAVE BEEN INSTALLED AND ARE FUNCTIONAL.

PROTECTION FENCING AND EXCAVATION NOTES

1. "TREE PROTECTION FENCING" WHICH SHALL BE THE SAME AS "TREE PROTECTION ZONE" UNLESS OTHERWISE STATED BY THE CONSULTING ARBORIST. TPF SHALL ALSO BE THE LIMIT OF GRADING UNLESS OTHERWISE APPROVED BY THE ARBORIST. "TPF" SHALL BE IN PLACE BEFORE ANY WORK BEGINS INCLUDING DEMOLITION AND GRADING AND ONLY REMOVED OR ADJUSTED WHEN NO HEAVY EQUIPMENT WILL BE USED WITHIN THE "TPZ" AND LANDSCAPING WORK IS TO BEGIN. THE "TPF" ILLUSTRATED IS A MINIMUM REQUIREMENT AND SHOULD BE INCREASED WHEN POSSIBLE. NO HEAVY EQUIPMENT WHEELS OR TRACKS SHALL BE ALLOWED WITHIN THE "TPZ" AT ANY TIME AND DEMOLITION WITHIN THE "TPZ" UNLESS IT IS DONE MANUALLY WITH HANDHELD MANUAL TOOLS AND HANDHELD POWER TOOLS. IF THERE ARE ANY DOUBTS ABOUT THE "TPZ" THE CONSULTING ARBORIST SHALL BE CONTACTED AS SOON AS POSSIBLE TO SCHEDULE A SITE INSPECTION.
2. MANUAL EXCAVATIONS AND DEMOLITION ALONG THE PERIMETER OF THE "TPF" SHALL BE DONE WITH A COMBINATION OF MANUAL TOOLS AND HANDHELD POWER TOOLS. THE EXCAVATION OF A TRENCH SHALL BE TO THE REQUIRED DEPTH FOR THE APPLICATION OR MINIMUM DEPTH OF 24 INCHES ALONG THE PERIMETER OF THE "TPF" WHILE CAREFULLY EXPOSING MAJOR ROOTS GREATER THAN 2 INCHES AND SEVERING THEM WITH A SHARP TOOL, SUCH AS HAND PRUNERS, LOPPERS, AXES, AND POWER RECIPROCATING SAWS. AFTER THE AFOREMENTIONED TRENCHES HAVE BEEN EXCAVATED AND ALL MAJOR ROOTS CLEANLY SEVERED, THE REST OF THE EXCAVATIONS AND GRADING CAN BE DONE WITH LARGE MECHANICAL EQUIPMENT FROM OUTSIDE OF THE "TPF" AREA OPPOSITE THE TREE TRUNK.



PROPOSED SITE PLAN



REVISIONS	BY

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Architects

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Planning

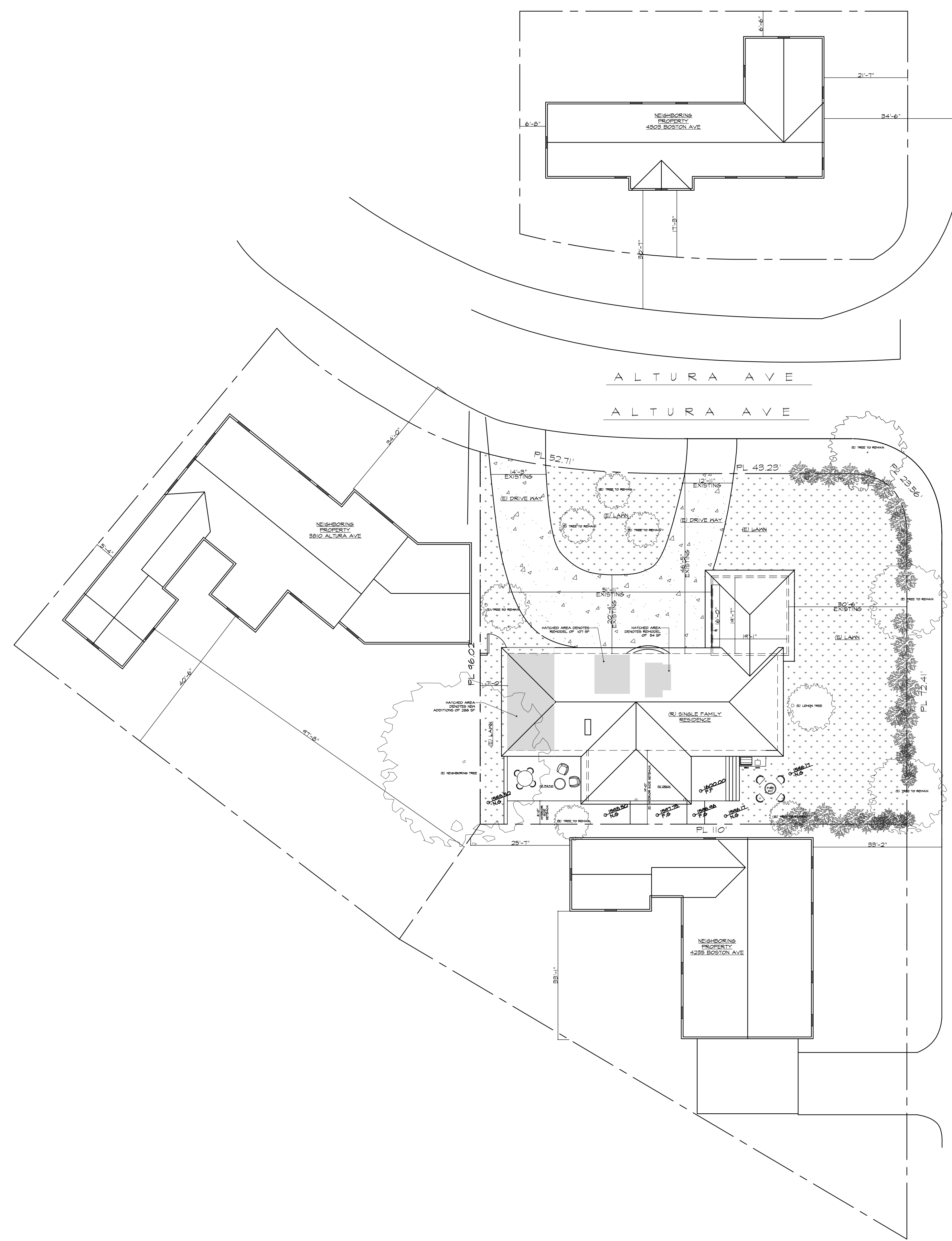
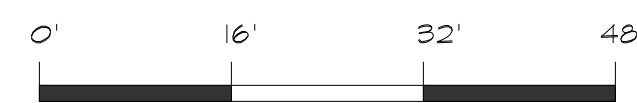
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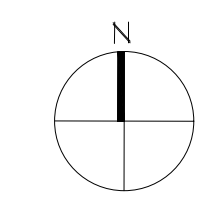
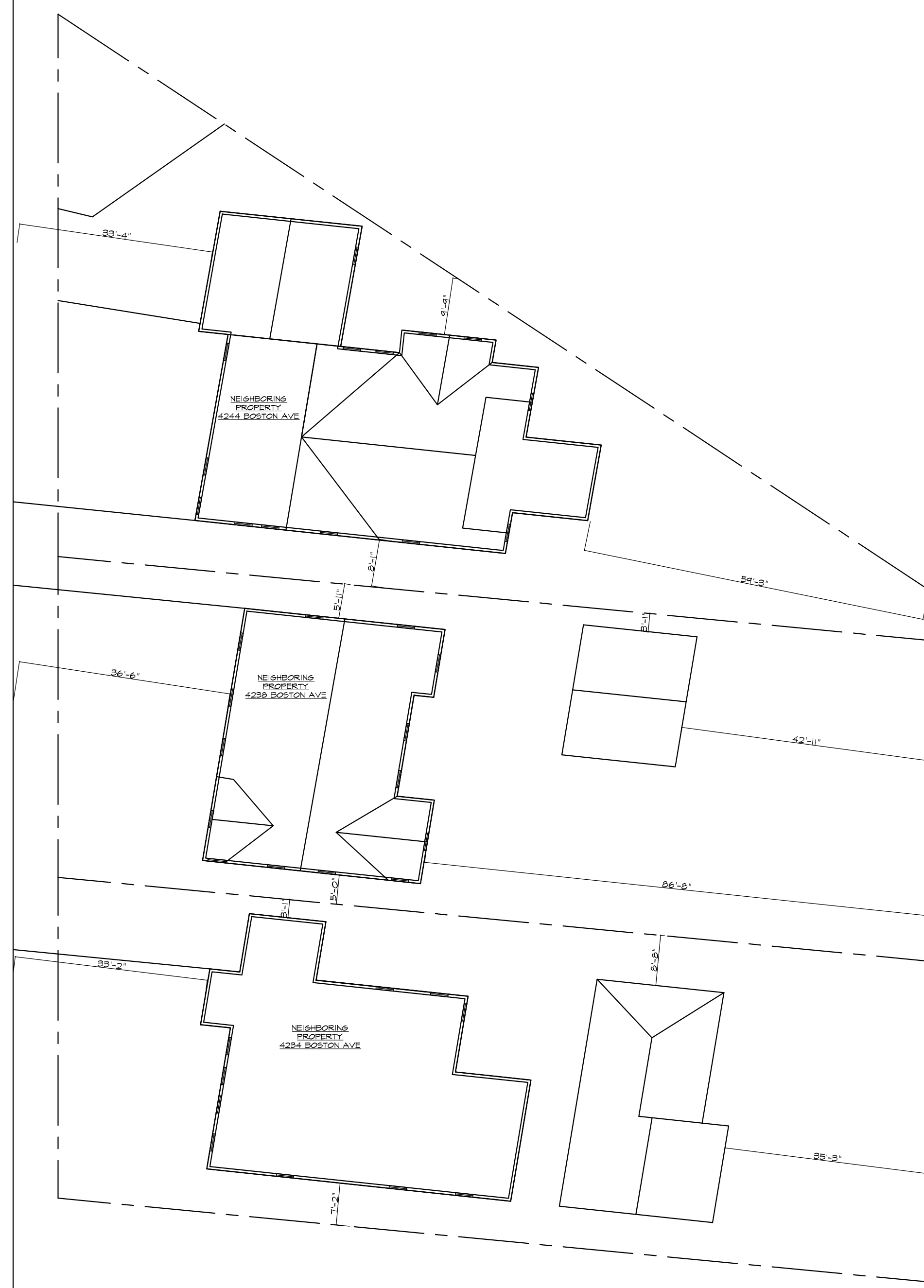
PRIVATE RESIDENCE
3804 ALTURA AVE
GLENDALE, CA 91214

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NEIGHBORING PROPERTIES



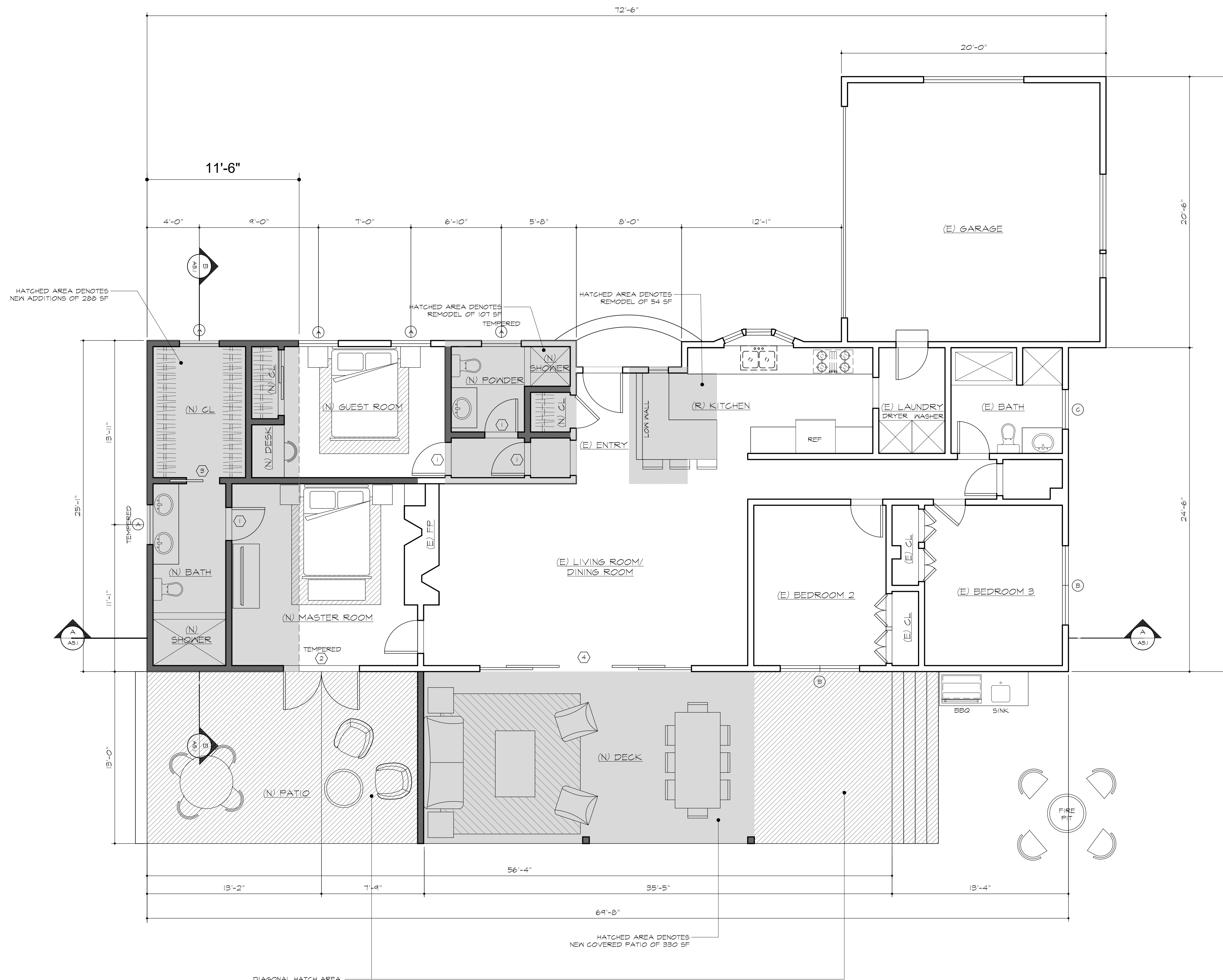
BOSTON AVE
BOSTON AVE



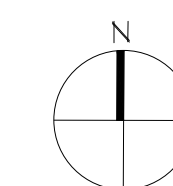
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NEIGHBORING PROPERTIES PRIVATE RESIDENCE 3804 ALTURA AVE GLENDALE, CA 91214	
Date	
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Of Sheets	

LEGEND	
	EXISTING WALLS TO REMAIN
	ADDITION OF NEW WALLS
	EXISTING WINDOW TO BE REMOVED
	EXISTING DOOR TO BE REMOVED

REVISIONS	BY



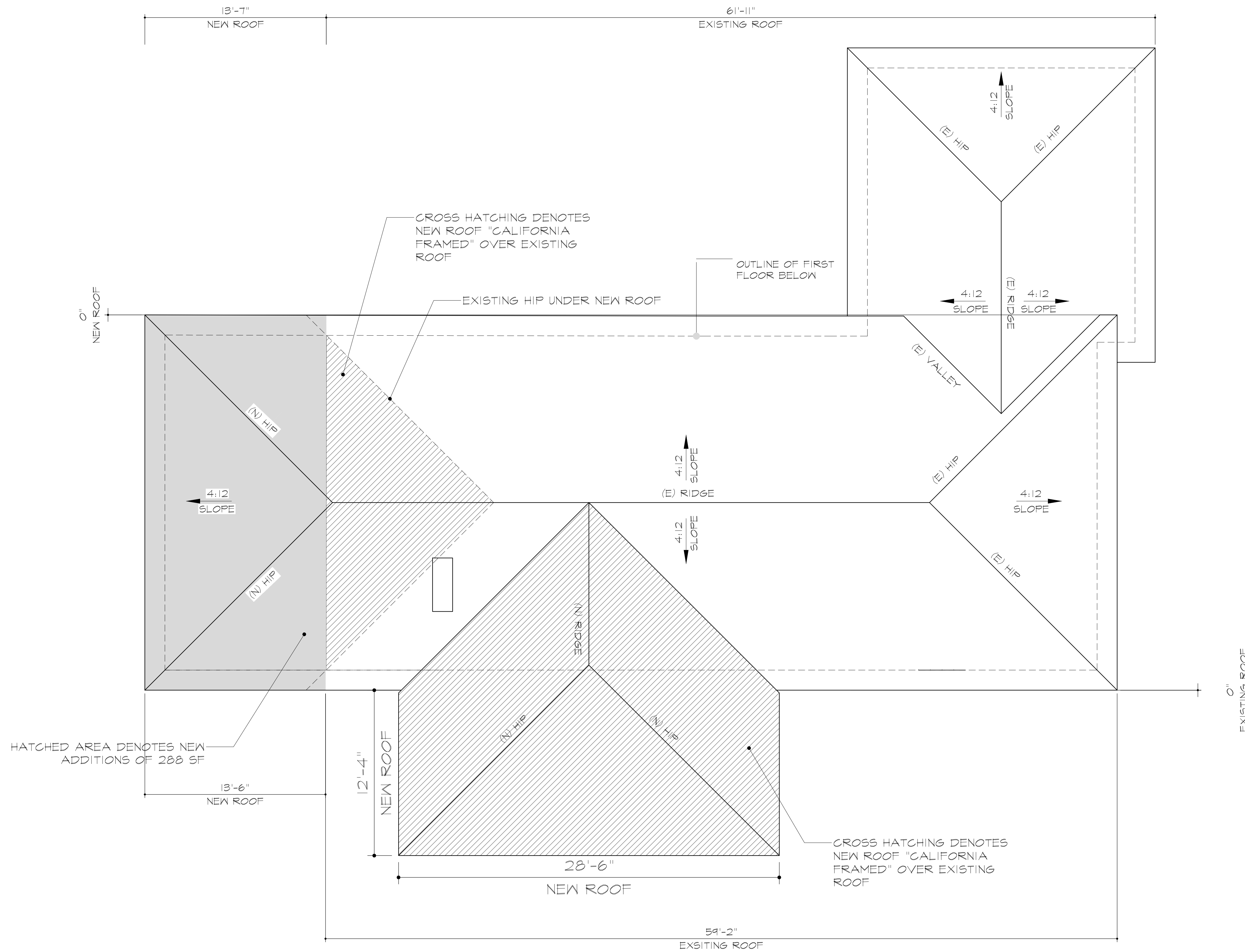
PROPOSED FLOOR PLAN



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 Architects
 Architecture
 Interiors
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PROPOSED FLOOR PLAN
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Date _____
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 Of _____ Sheets



CROSS HATCHING DENOTES NEW ROOF "CALIFORNIA FRAMED" OVER EXISTING ROOF

OUTLINE OF FIRST FLOOR BELOW

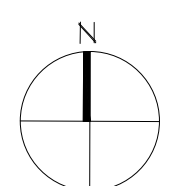
EXISTING HIP UNDER NEW ROOF

HATCHED AREA DENOTES NEW ADDITIONS OF 288 SF

CROSS HATCHING DENOTES NEW ROOF "CALIFORNIA FRAMED" OVER EXISTING ROOF

NOTE:
 THOUGH NO EXISTING ROOF IS BEING DEMOLISHED, 704 SF OF EXISTING ROOF IS BEING FRAMED OVER.

PROPOSED ROOF PLAN



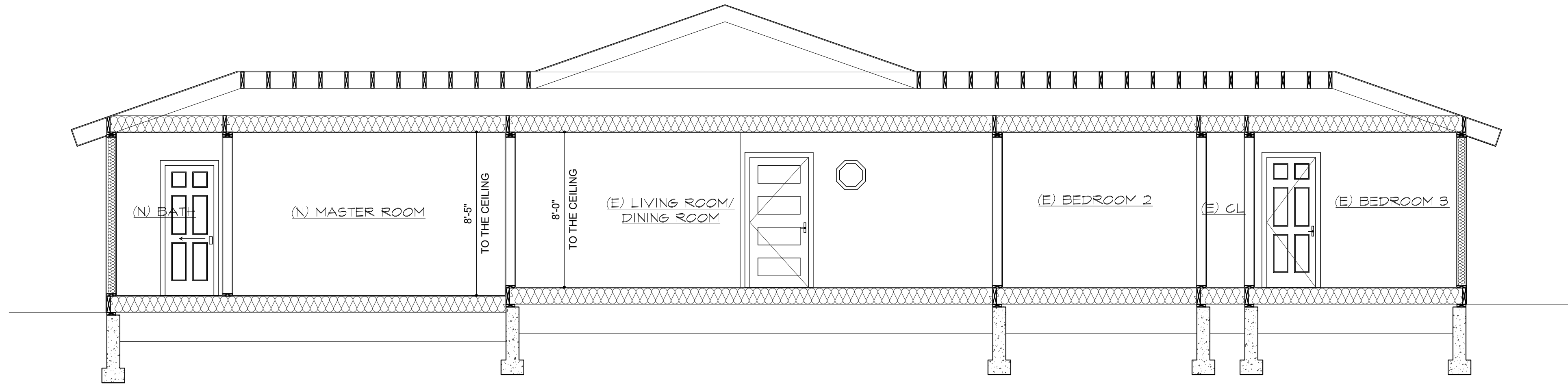
REVISIONS	BY



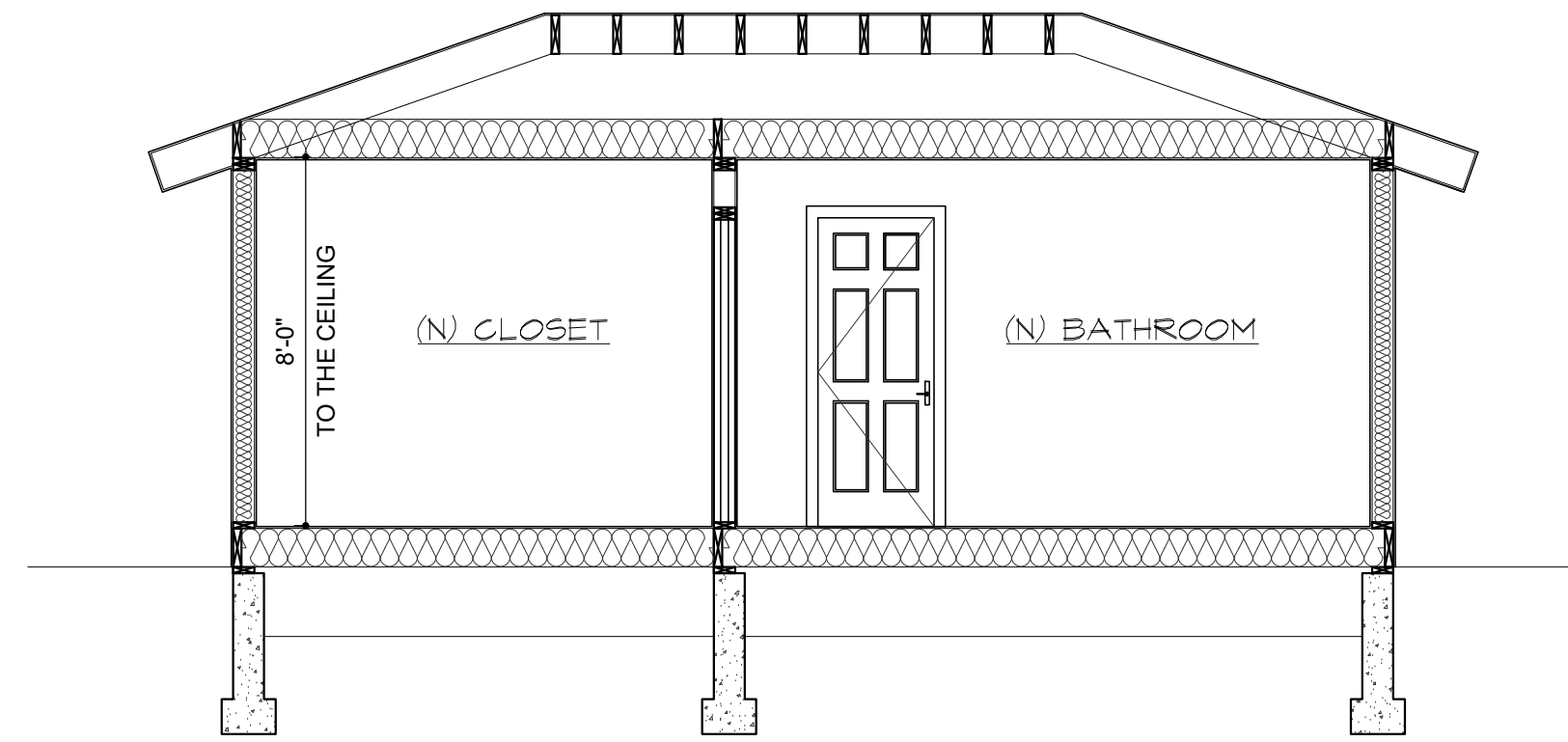
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 Architects
 30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626.564.6922 F 626.564.6984

PROPOSED ROOF PLAN
PRIVATE RESIDENCE
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 GLENDALE, CA 91214

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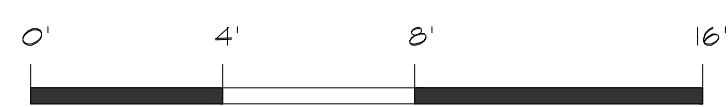


SECTION A



SECTION B

PROPOSED SECTIONS



REVISIONS BY

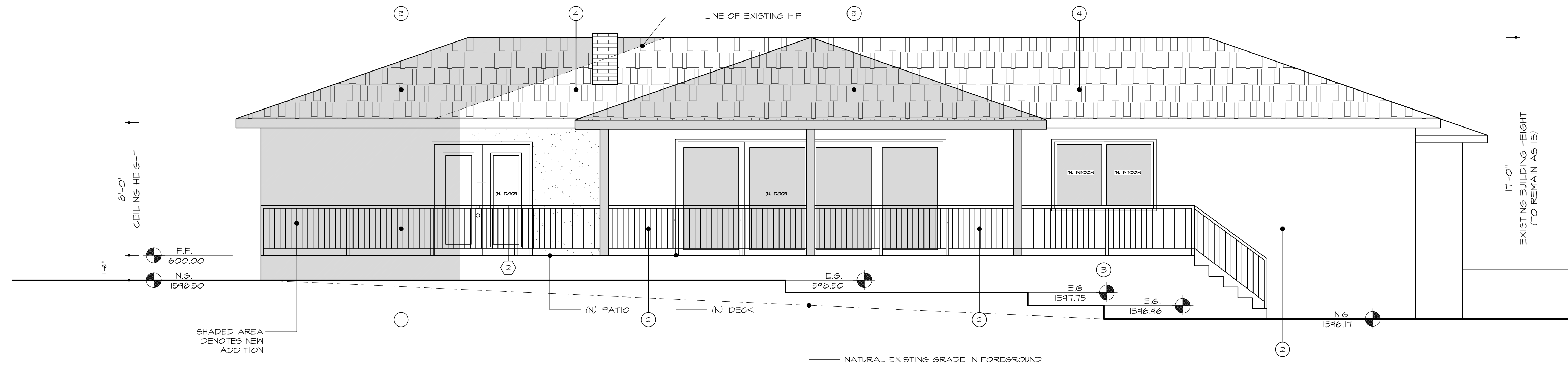


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Architects
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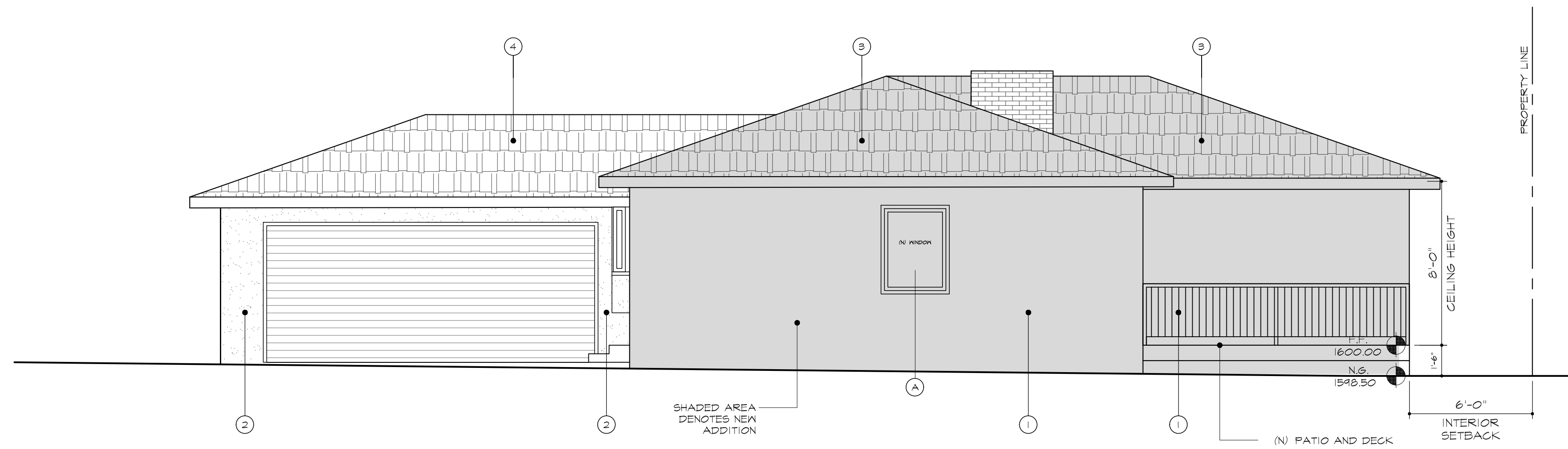
PROPOSED SECTION
PRIVATE RESIDENCE
3804 ALTURA AVE
GLENDALE, CA 91214

Date
Scale 1/4" = 1'-0"
Drawn
Job

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PROPOSED SOUTH ELEVATIONS



PROPOSED WEST ELEVATIONS

PROPOSED ELEVATIONS



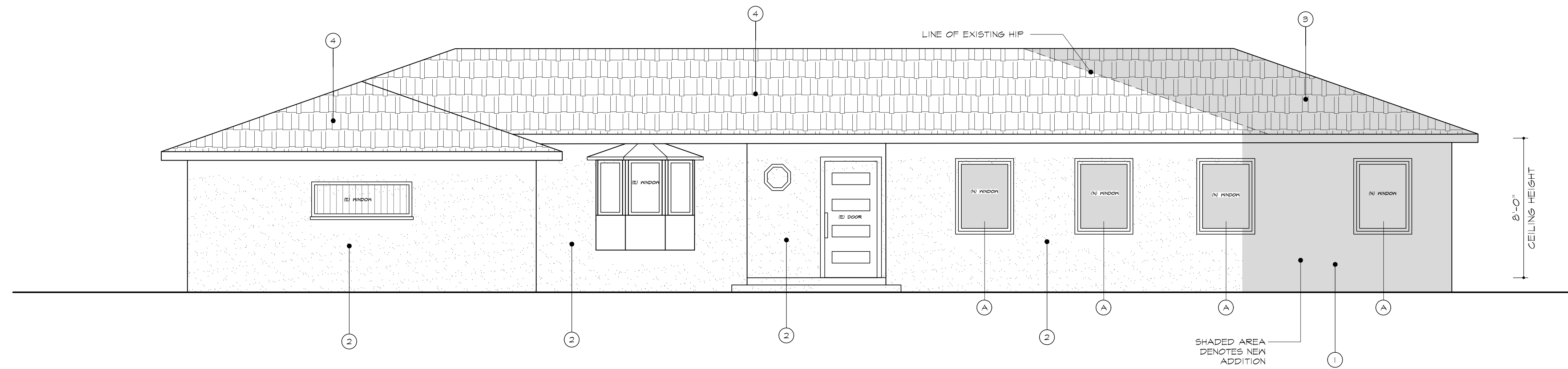
LEGEND	
①	(N) STUCCO FINISH; PAINTED BANJAMIN MOORE; 'SIMPLY WHITE', 2143-70; TO MATCH EXISTING.
②	(E) STUCCO
③	(N) CONCRETE TILE; BORAL ROOFING DURALITE SAXONY TOO SHAKE; COLOR: TAHOE BLEND; SKU: 3FBCJ3230; TO MATCH EXISTING. HATCHING DENOTES NEW ROOF "CALIFORNIA FRAMED" OVER EXISTING ROOF
④	(E) ROOF

REVISIONS	BY

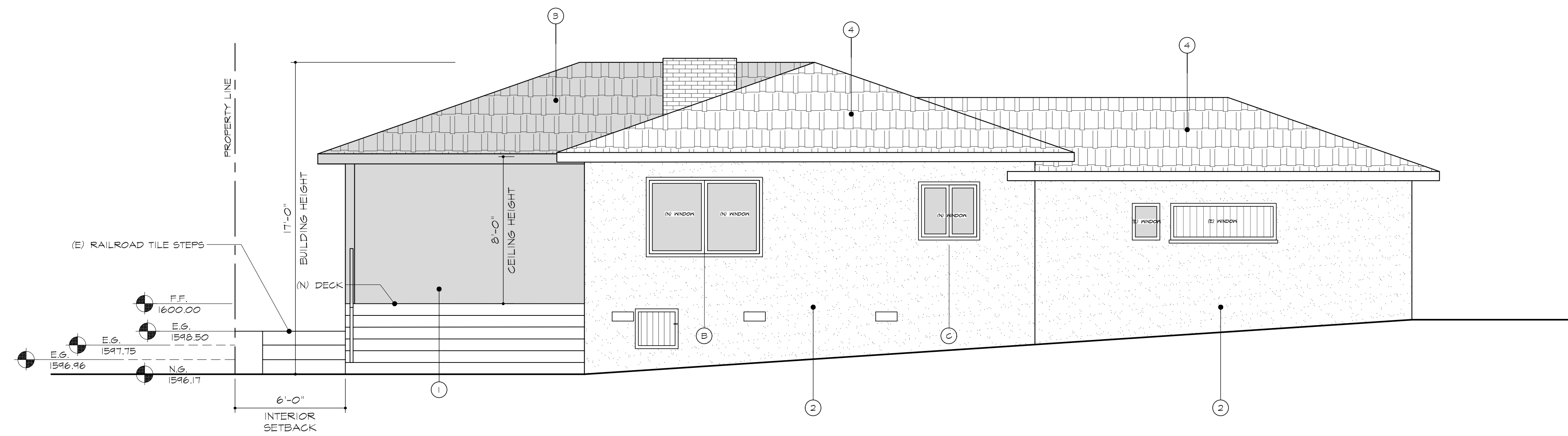
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PROPOSED ELEVATIONS
PRIVATE RESIDENCE
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 GLENDALE, CA 91214

Date	
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	A6.1 Of Sheets



PROPOSED NORTH ELEVATIONS



PROPOSED EAST ELEVATIONS

LEGEND	
①	(N) STUCCO FINISH; PAINTED BENJAMIN MOORE; 'SIMPLY WHITE', 2143-70; TO MATCH EXISTING.
②	(E) STUCCO
③	(N) CONCRETE TILE; BORAL ROOFING DURALITE SAXONY TOO SHAKE; COLOR: TAHOE BLEND; SKU: 3FECJ3230; TO MATCH EXISTING. HATCHING DENOTES NEW ROOF "CALIFORNIA FRAMED" OVER EXISTING ROOF
④	(E) ROOF

REVISIONS	BY

Architecture
 Interiors
 Planning
James V. Coane & Associates
 Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626 964 6922 F 626 964 6984

PROPOSED ELEVATIONS



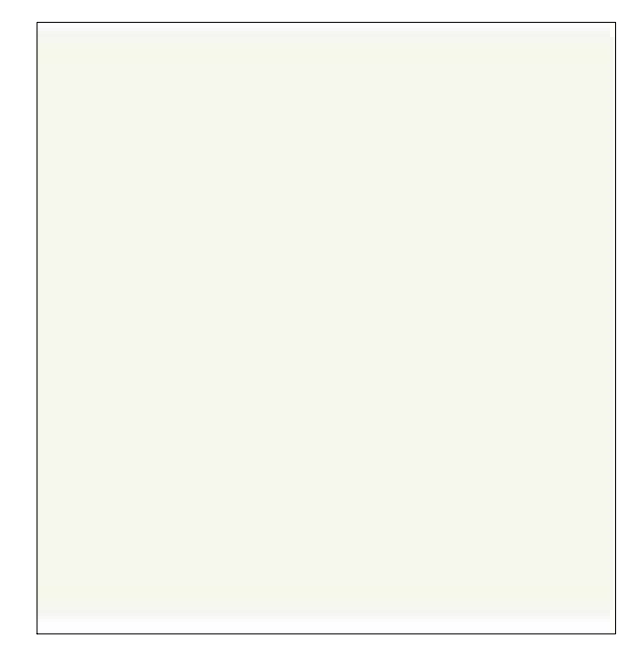
PROPOSED ELEVATIONS
PRIVATE RESIDENCE
 3804 ALTURA AVE
 GLENDALE, CA 91214

Date	
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	A6.2
Of	Sheets



1

CONCRETE TILE
 BORAL ROOFING
 COLOR: TAHOE BLEND
 SKU: 3FBCJ3230



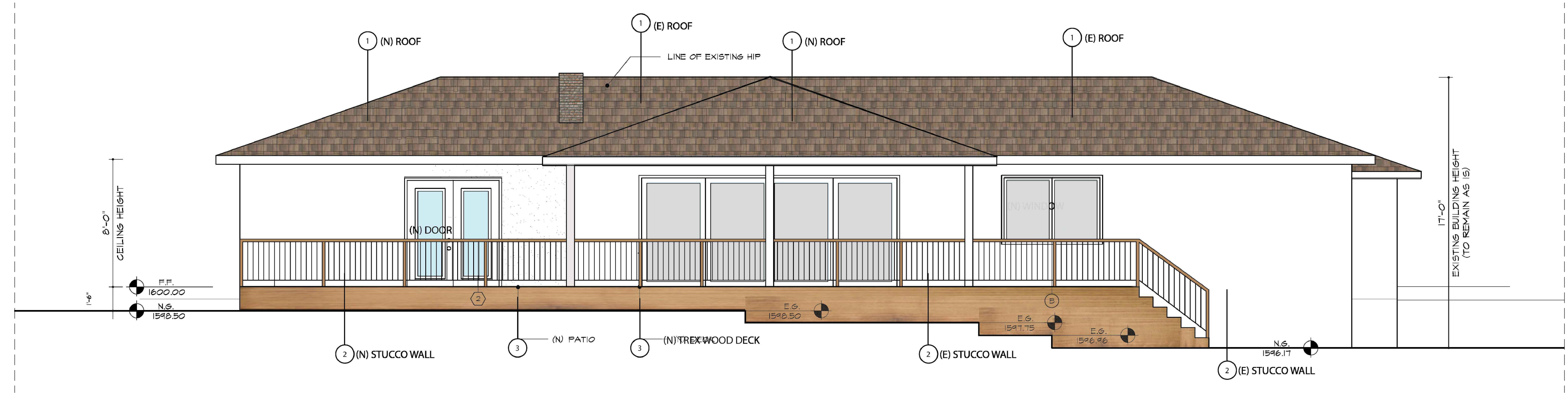
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 'SIMPLY WHITE', 2143-70

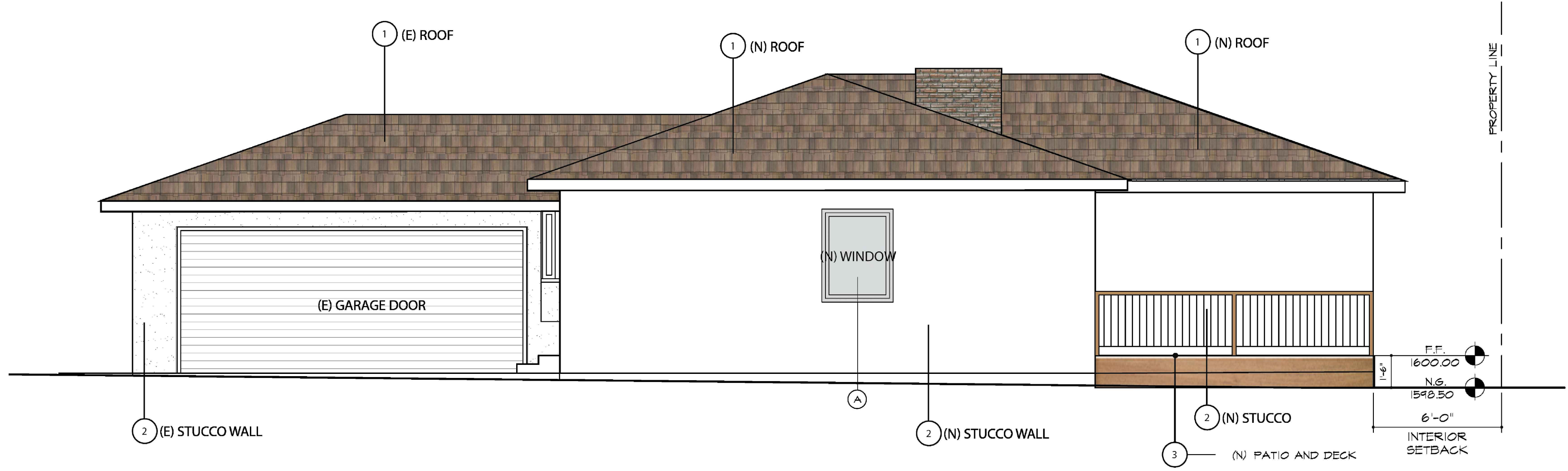


3

DECK AND PATIO
 WOOD CLADDING
 STAINED CEDAR
 COLOR: BEHR BAJA
 PPU7-08

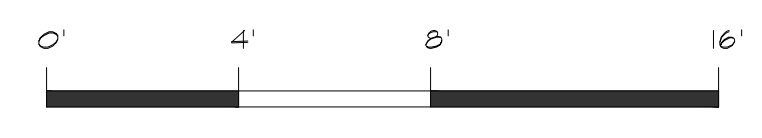


PROPOSED SOUTH ELEVATIONS



PROPOSED WEST ELEVATIONS

PROPOSED ELEVATIONS



1



CONCRETE TILE
BORAL ROOFING
COLOR: TAHOE BLEND
SKU: 3FBCJ3230

2



STUCCO FINISH
PAINTED BENJAMIN MOORE
'SIMPLY WHITE', 2143-70

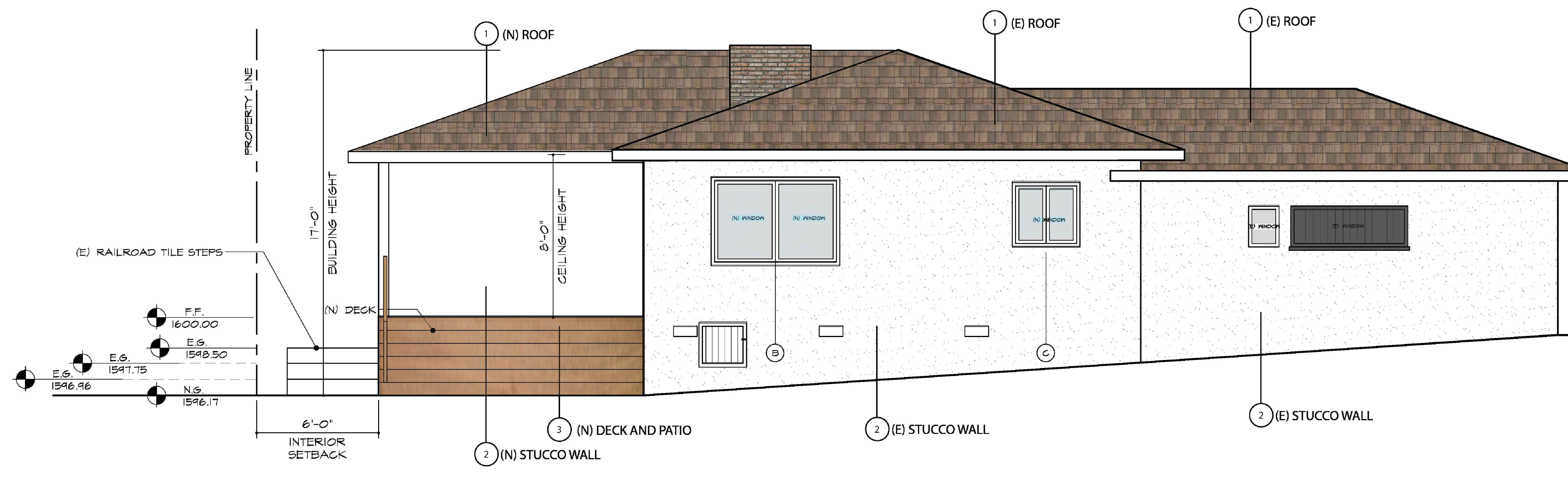
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DECK AND PATIO
WOOD CLADDING
STAINED CEDAR
COLOR: BEHR BAJA
PPU7-08



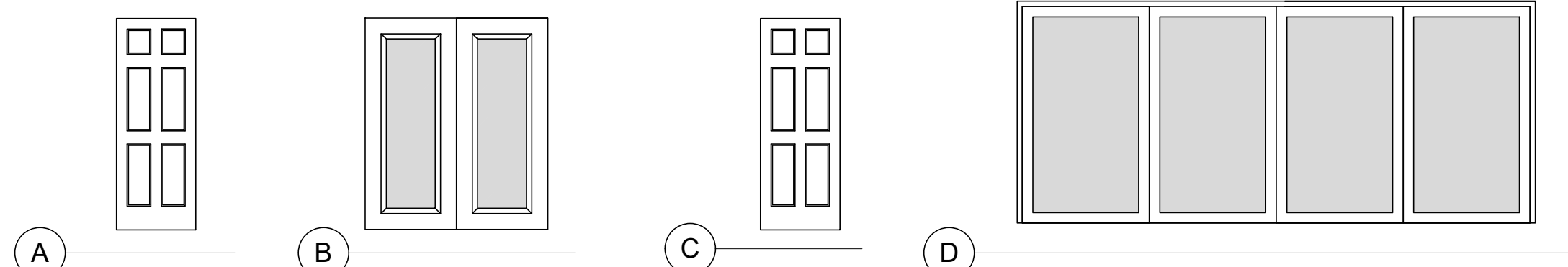
PROPOSED NORTH ELEVATIONS



PROPOSED EAST ELEVATIONS

PROPOSED ELEVATIONS

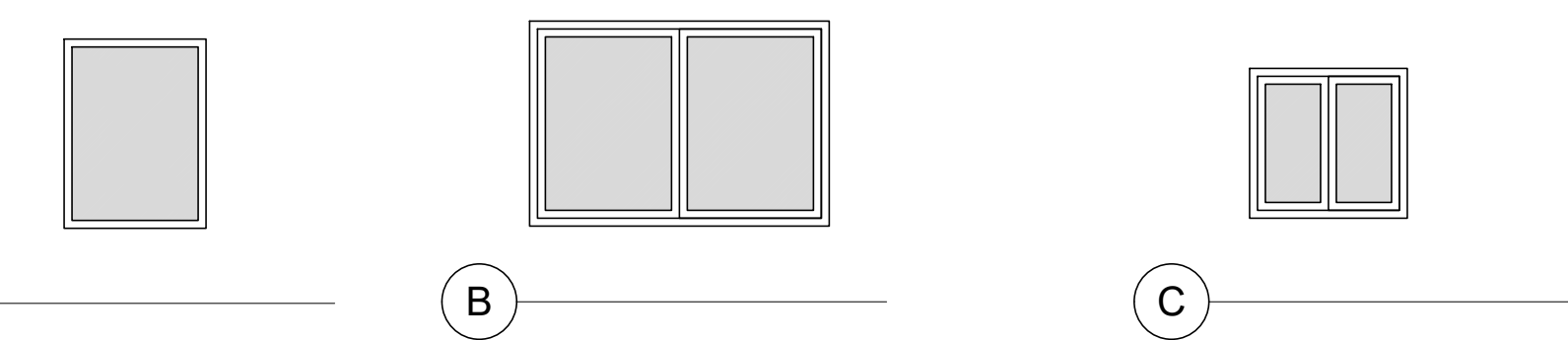




DOOR TYPES

DOOR SCHEDULE - ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. - MANUFACTURERS TO SUPPLY CERTIFICATE OF COMPLIANCE TO THE OWNER.

SIZE	STYLE		MATERIAL		FINISH		NOTES + BRAND:
	WIDTH	HEIGHT	TYPE	LITES	FRAME BODY	GLASS	
① 2'-6"	6'-8"	1 3/4"	SWINGING 'A'	0	WOOD	-	INTERIOR DOOR,
② 5'-9"	6'-8"	1 3/4"	SWINGING 'B'	2	WOOD	CLEAR/ DUAL PANE/ LOW-E/TEMP.	PAINTED PAINTED BACK DOOR
③ 2'-6"	6'-8"	1 3/4"	SLIDING 'C'	0	WOOD	-	PAINTED PAINTED INTERIOR DOOR (POCKET DOOR)
④ 16'-0"	6'-8"	1 3/4"	SLIDING 'D'	4	WOOD	-	PAINTED PAINTED DOOR TO NEW DECK



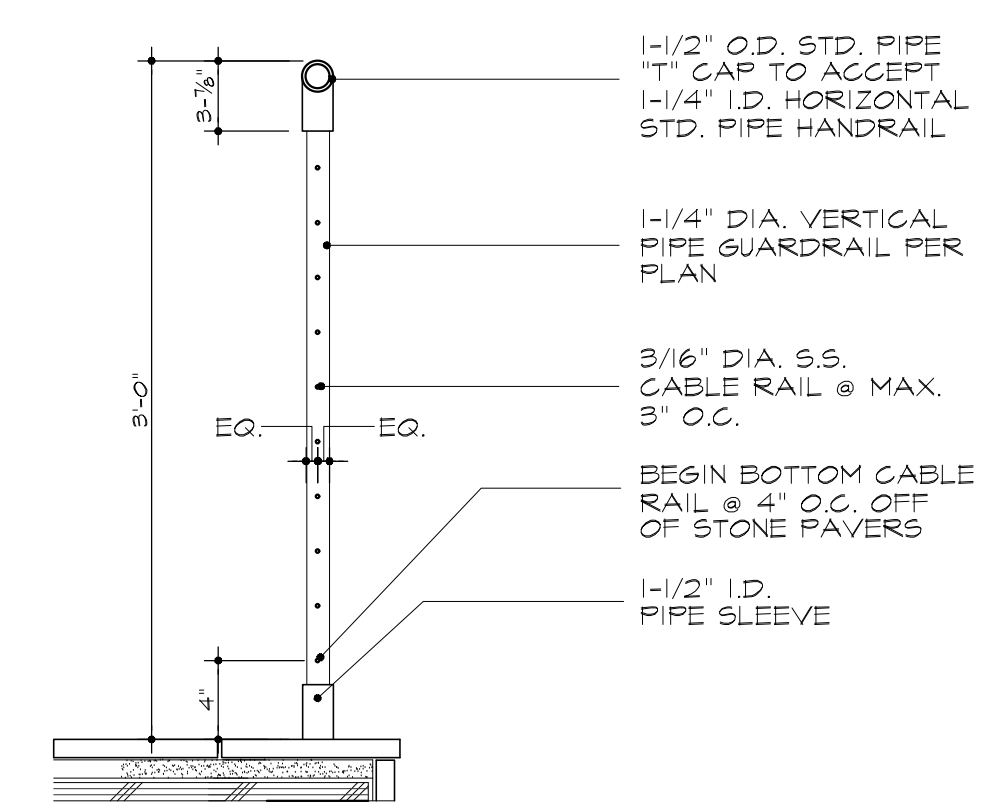
WINDOW TYPES

WINDOW SCHEDULE: NOTES: -ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURERS TO SUPPLY CERTIFICATE OF COMPLIANCE TO THE OWNER. -THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300. -THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

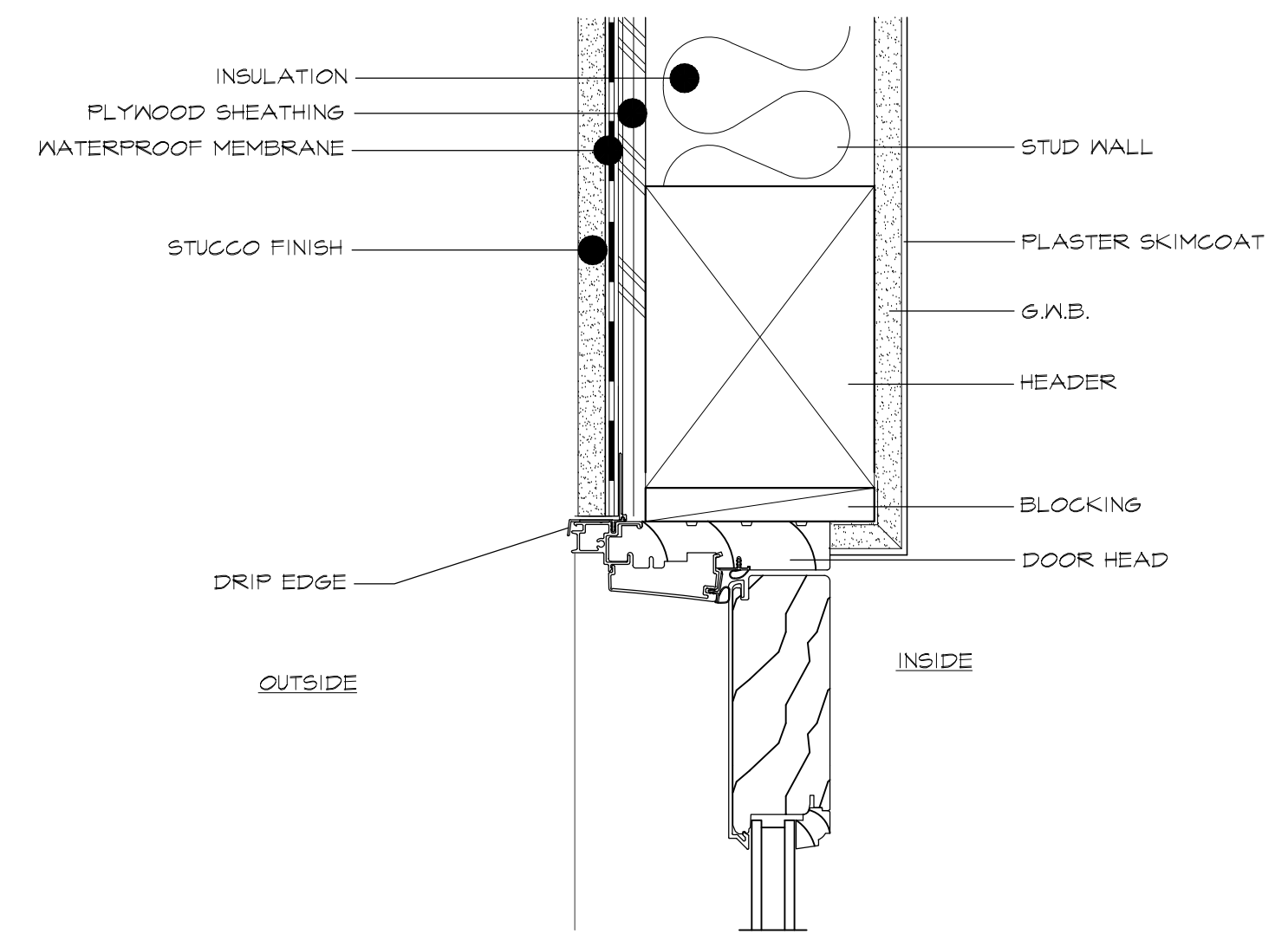
SIZE	STYLE			MATERIALS		FINISH		ACCESSORIES	LITES	U-FACTOR	SGHC	NOTES + BRAND:	
	WIDTH	HEIGHT	TYPE	OPERATION	SASH	LITES	FRAMES / SASH						GLASS
① 3'-0"	4'-0"	'A'	CASEMENT	1	1	ALUM.CLAD	CLEAR/ DUAL GLAZED/ LOW-E/TEMP.	-	BONE WHITE, FACTORY FINISH	YES	0.3	0.22	RECESSED FRAME
② 6'-0"	4'-0"	'B'	CASEMENT	2	2	ALUM.CLAD	CLEAR/ DUAL GLAZED/ LOW-E/TEMP.	-	BONE WHITE, FACTORY FINISH	YES	0.3	0.22	RECESSED FRAME
③ 3'-0"	2'-10"	'C'	CASEMENT	2	2	ALUM.CLAD	CLEAR/ DUAL GLAZED/ LOW-E/TEMP.	-	BONE WHITE, FACTORY FINISH	YES	0.3	0.22	RECESSED FRAME

NOTES

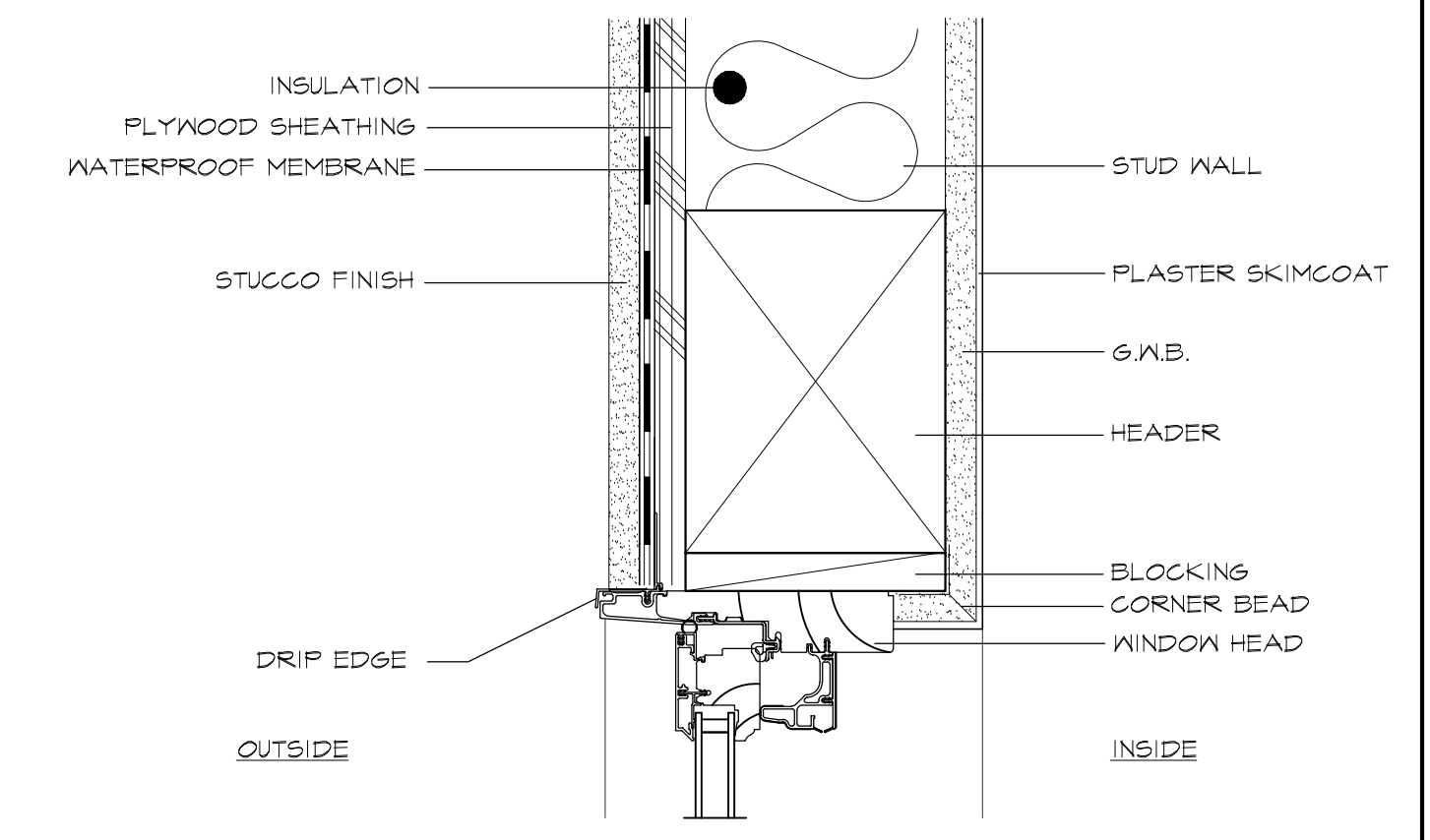
- ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING. HAZARDOUS LOCATIONS ARE IDENTIFIED AS FOLLOWS:
- GLAZING IN ALL DOORS
 - GLAZING IN DOORS, WALLS (WITH THE EXPOSED EDGE OF GLAZING LESS THAN 60" ABOVE DRAIN INLET) AND ENCLOSURES FOR BATHTUBS, SHOWERS, WHIRLPOOLS, SPAS, ETC.
 - GLAZING WITHIN A 24" ARC OF A DOOR EDGE.
 - GLAZING PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, AND WITH 36" HORIZONTALLY OF A WALKING SURFACE.
 - GLAZING IN GUARDRAILS.
 - GLAZING IN WALL/FENCES USED AS POOL BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOL.
 - GLAZING WITHIN 36" HORIZONTALLY FROM THE WALKING SURFACE STAIRWAYS WITH BOTTOM EDGE LESS THAN 60" ABOVE WALKING SURFACE.



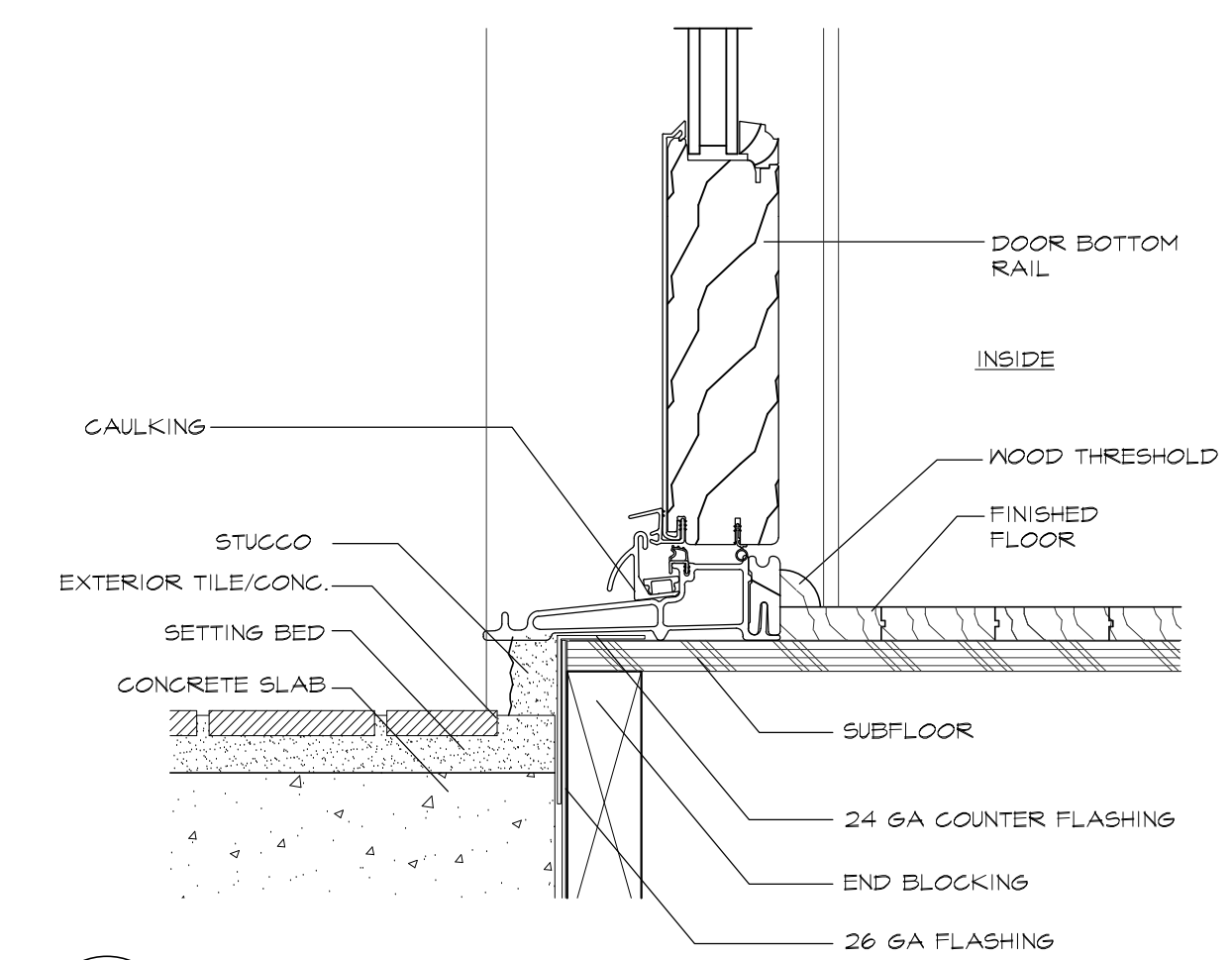
⑦ TYPICAL GUARDRAIL SECTION
CABLE GUARDRAIL



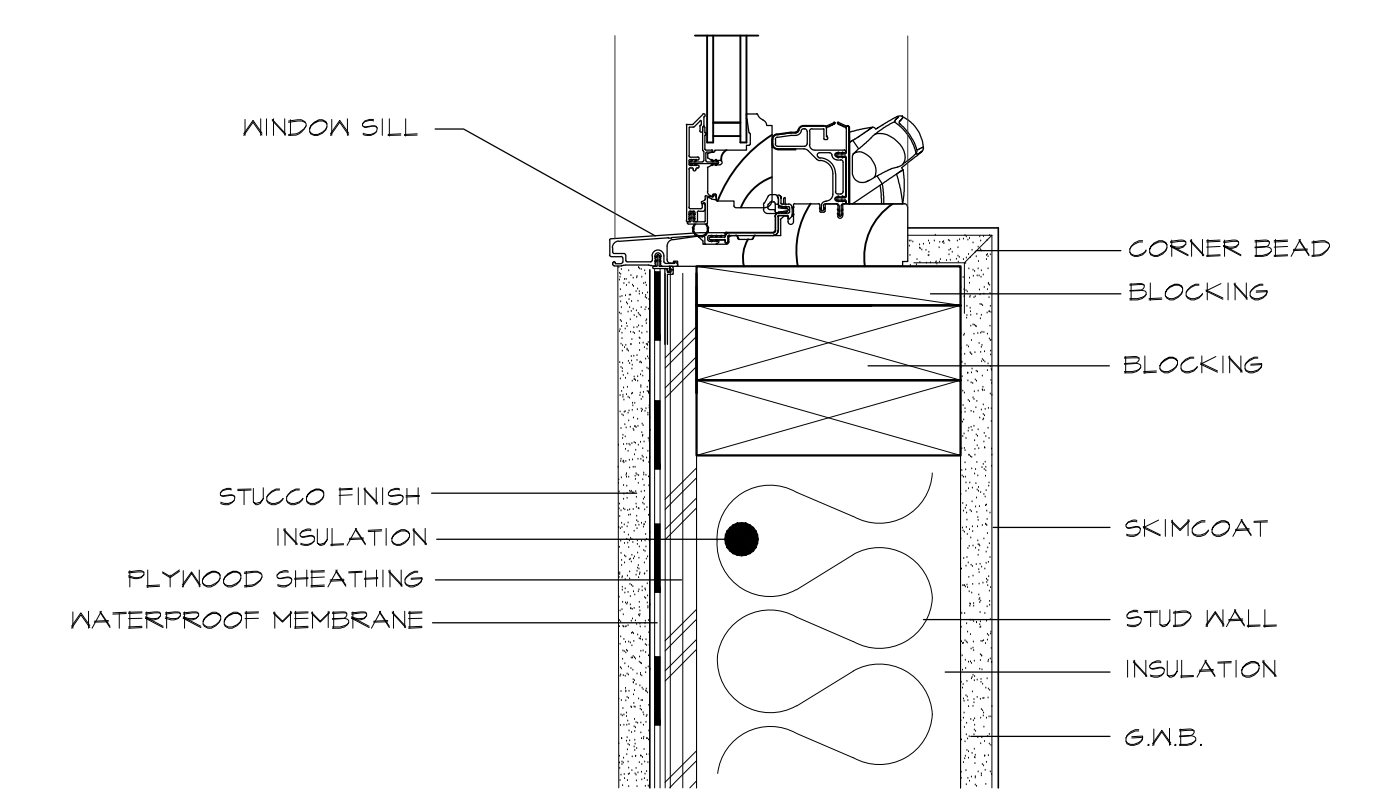
① DOOR HEAD
A8.1



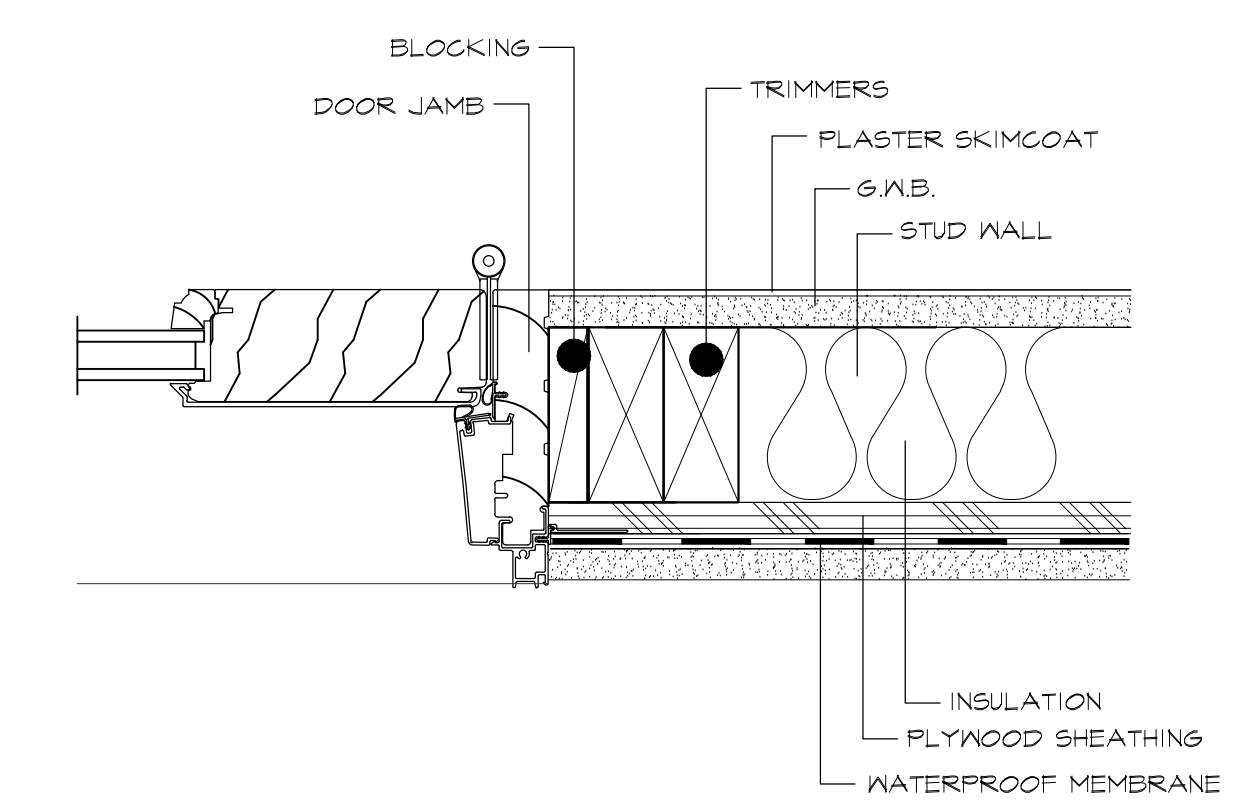
④ WINDOW HEAD
A8.1



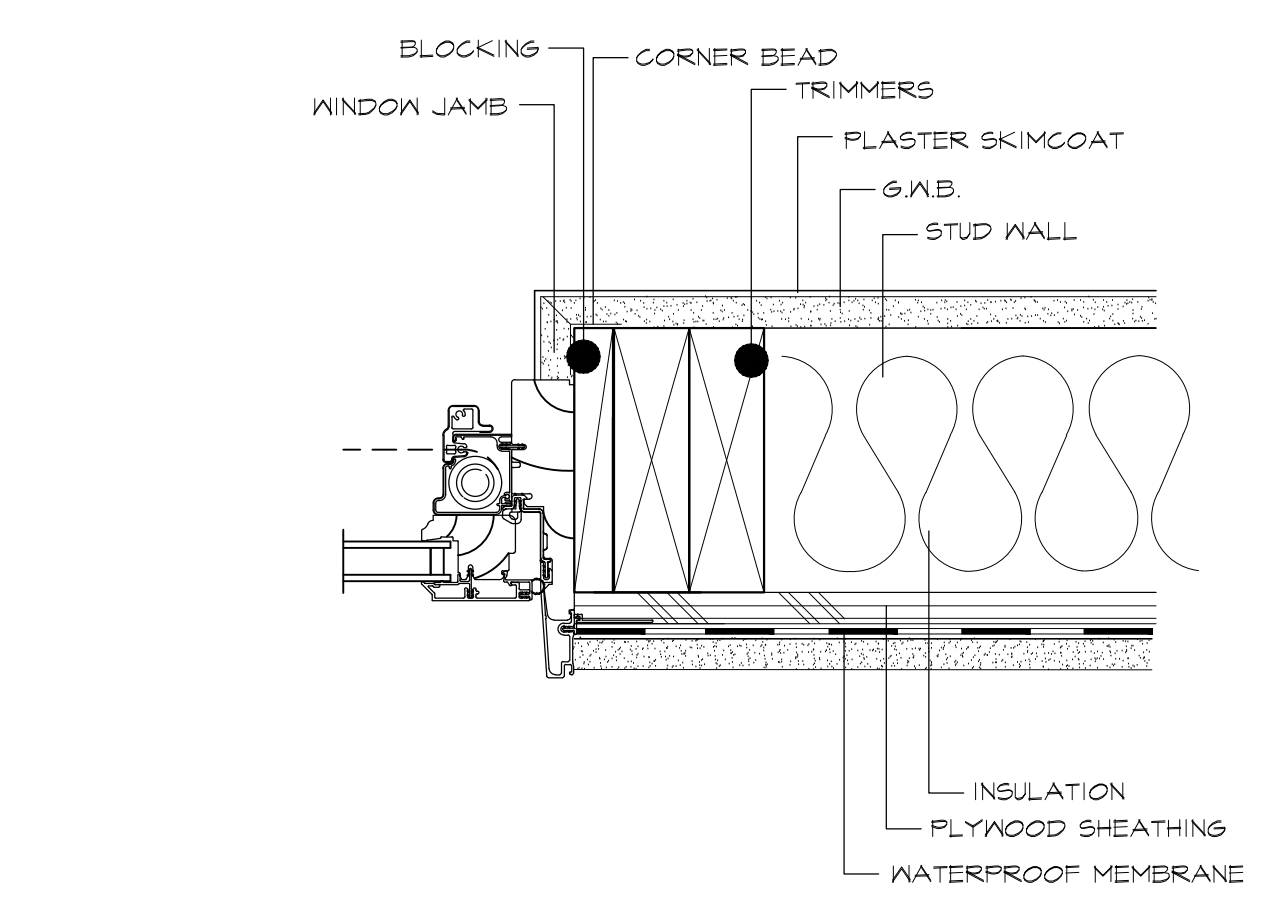
② DOOR SILL
A8.1



⑤ WINDOW SILL
A8.1



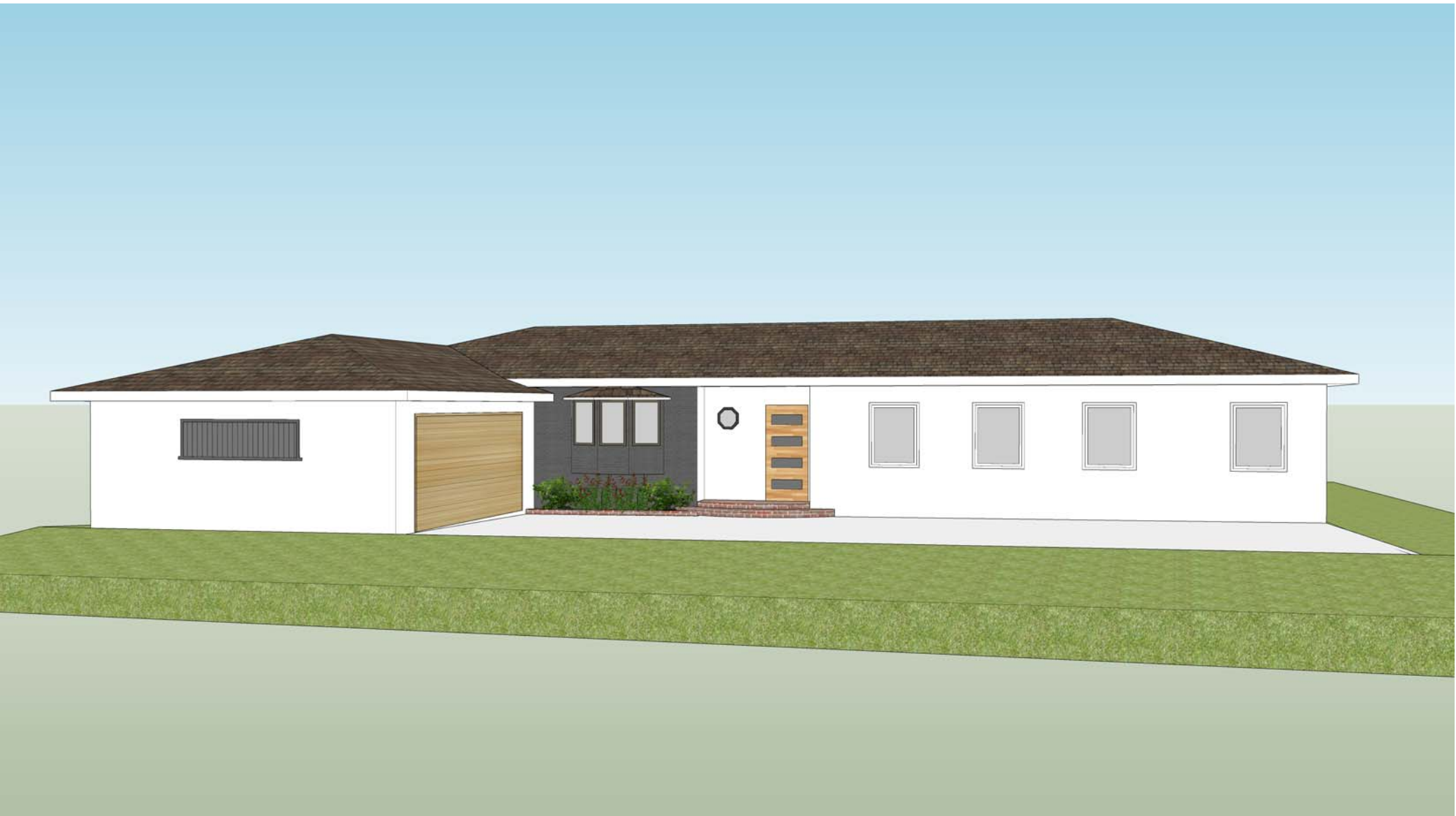
③ DOOR JAMB
A8.1



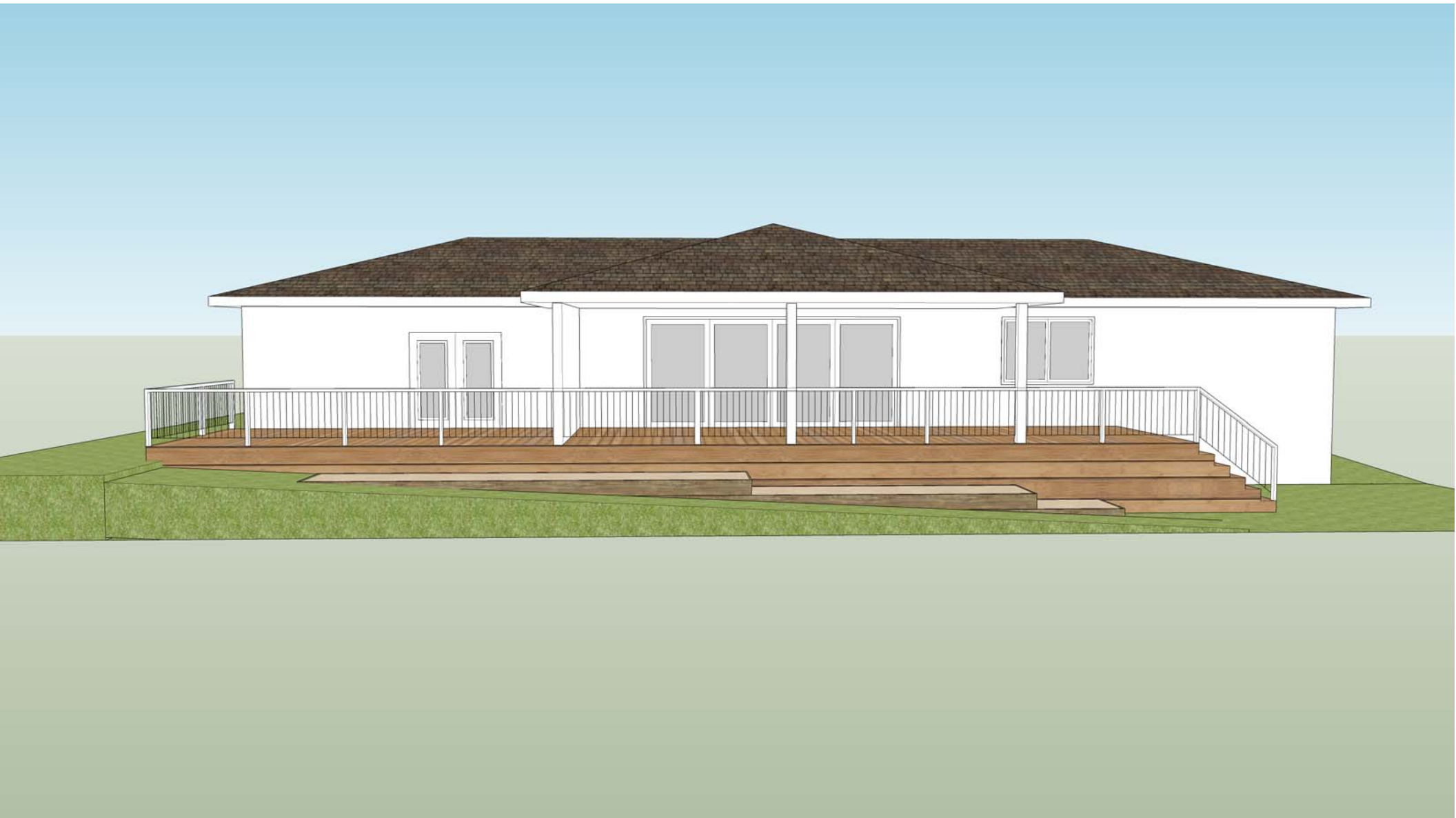
⑥ WINDOW JAMB
A8.1

DOOR AND WINDOW SCHEDULES

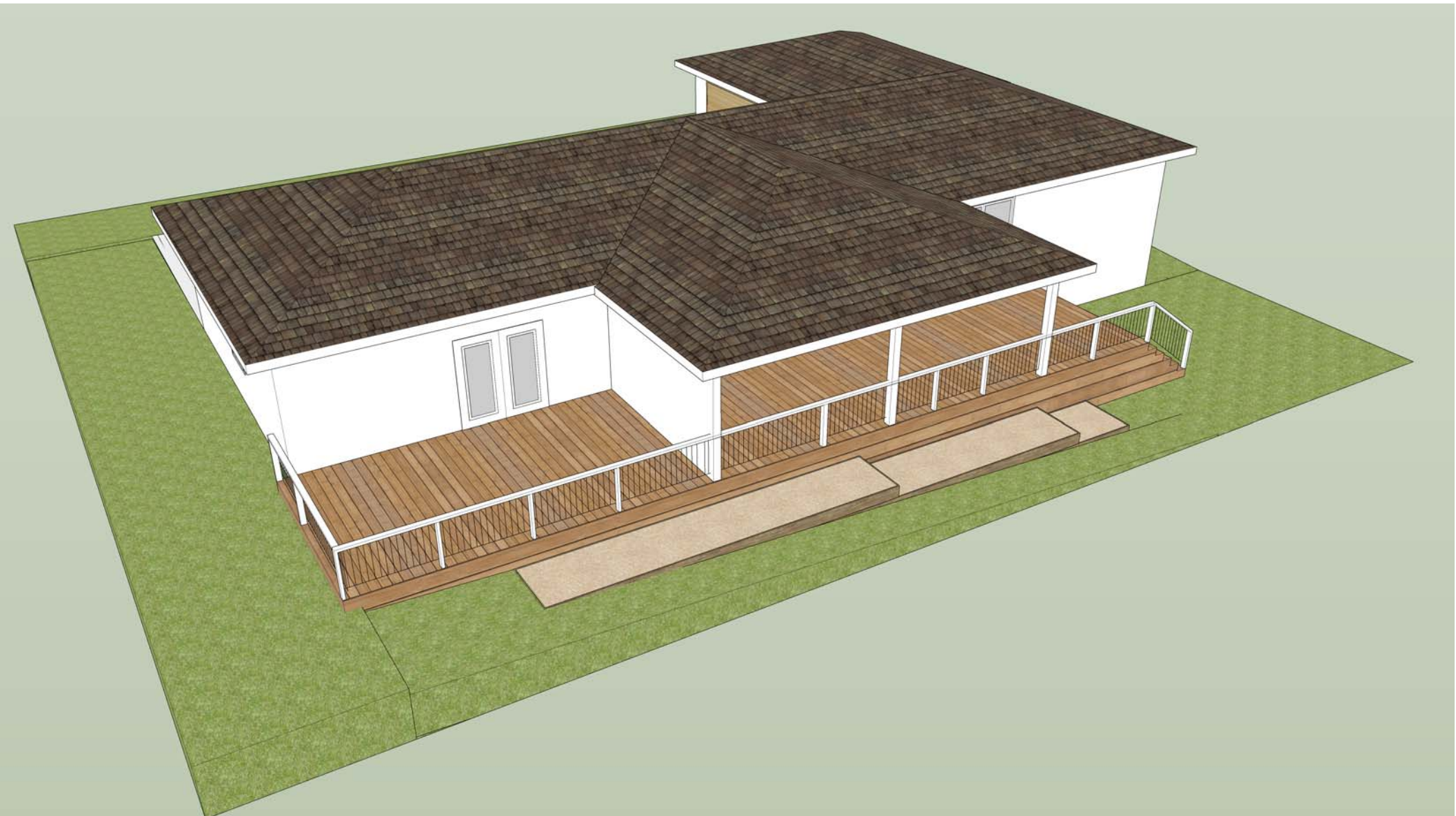
REVISIONS	BY
<p>Architecture Interiors Planning</p> <p>James V. Coane & Associates Architects</p> <p>30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T: 626 354 6922 F: 626 354 6984</p>	
<p>DOOR AND WINDOW SCHEDULE</p> <p>PRIVATE RESIDENCE</p> <p>3804 ALTURA AVE GLENDALE, CA 91214</p>	
Date	
Scale	
Drawn	
Job	
Sheet	
<p>A8.1</p> <p>Of Sheets</p>	













3804 Altura Ave Glendale, CA 91732

Prepared for:

**Keith Melchor “James V Coane & Associates”
30 N Raymond Ave #611
Pasadena, CA 91103**

September 2, 2022

Prepared by:

Javier Cabral Consulting Arborist
International Society of Arborists # WE- 8116A

1390 El Sereno Ave
Pasadena, California 91103
(626)818-8704
jctcabral@sbcglobal.net



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Summary

Mr. Melchor,

You have retained my consulting arborist services to provide a tree inventory and tree protection plan for the property described as 3804 Altura Ave Glendale, CA 91214. You are in the planning and permitting stages of an addition to the existing single-family home.

Background and assignment

Mr. Melchor has requested that I provide the following arboricultural services.

- 1) Identify all trees on the property and label them on the architectural drawings as provided to the arborist by Mr. Keith Melchor.
- 2) Evaluate the current health of the trees and make recommendations based on my findings.
- 3) Provide a protection plan for all protected trees.

Site conditions

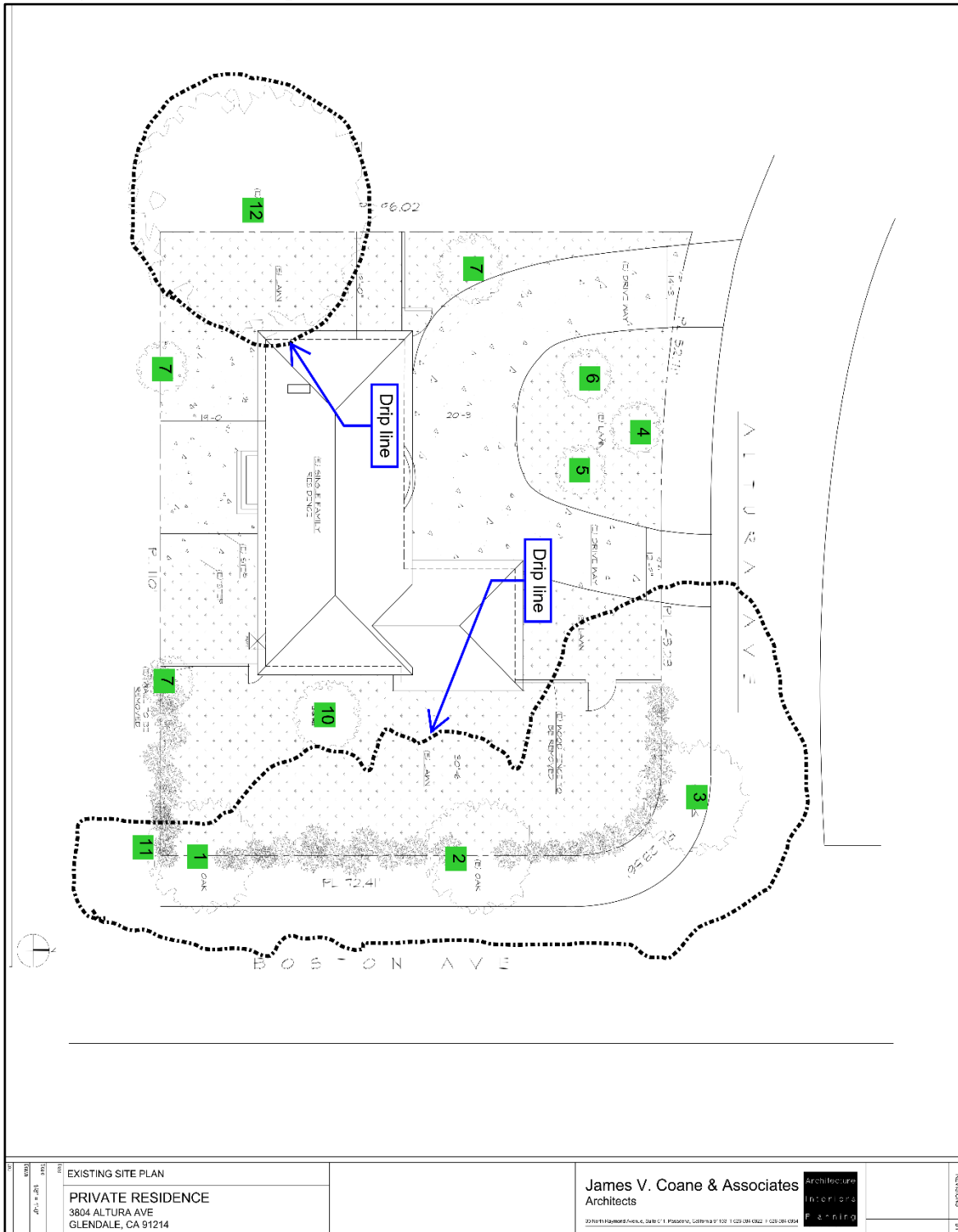
A one-story single-family home currently exists on this property located 3804 Altura Ave Glendale, CA 91214. There is a total of **(10)** trees on site, of which **(3)** are Coast live oak trees owned by the City of Glendale, CA. There are **(2)** off-site protected Coast live Oak trees, one is adjacent to the proposed rear yard addition and the other is near the south front yard property line. One of the Oak trees will have its canopy encroached, but impact is expected to be moderate and the tree is expected to survive in its current condition. All protected trees are expected to survive in their current condition if the Tree Protection Plan is followed and adhered to.

The following report is based on my site visit on August 23, 2022 and my analysis of the trees, existing site plan, proposed site plan, and the surrounding landscape. For the purpose of this report, I will address these trees as on-site **Trees # 1 thru 10** and off-site **Trees # 11 & 12**.

List Inventory Pg. 1

Tree #	Common Name	Botanical Name	Diameter at 4 feet In inches	Height (in feet)	Spread (in feet)	Health condition rating	Protection status	REMOVE or Preserve	Impact
1	Coast live oak	Quercus agrifolia	25	40	39	Good	YES	Preserve	Zero
2	Coast live oak	Quercus agrifolia	31	55	30	Good	YES	Preserve	Zero
3	Coast live oak	Quercus agrifolia	16	60	69	Good	YES	Preserve	Zero
4	Olive	Olea europea	multi 1+1+1+1	12	10	Good	No	Preserve	Zero
5	Pomegranite	Punica granatum	multi 1+1+1+1	8	10	Good	No	Preserve	Zero
6	Pomegranite	Punica granatum	multi 1+1+1+1+1+1 +1+1	12	12	Good	No	Preserve	Zero
7	Crape myrtle	Lagerstroemia indica	multi 1+1+1+1+1+2 +2+2+2+2+2	16	16	Good	No	Preserve	Zero
8	Persimmon	Diosporos kaki	multi 3+3+2	12	10	Good	No	Preserve	Zero
9	American holly	Ilex opaca	multi 1+1+1+1+1+1 +2+2+2+2	12	10	Good	No	Preserve	Zero
10	Lemon	Citrus limo	multi 2+2+2+2+3+3 +3+3	18	12	Good	No	Preserve	Zero
11	Coast live oak	Quercus agrifolia	16	30	36	Good	YES	Preserve	Zero
12	Coast live oak	Quercus agrifolia	24 estimated	30	60	Good	YES	Preserve	Moderate
13									

Existing Site Plan With Drip Lines



Trees # 1 & 2 (facing west)



Tree # 3 (facing west)



Tree # 4 thru 6 (facing west)



Tree # 7 (facing south)



Tree # 8 (facing southeast)



Tree # 9 (facing south)



Tree # 10 (facing west)



Tree # 11 (facing north)



Tree # 12 (facing north)



General Tree Protection Guidelines

- 1) **Avoid damaging the roots, stem, and branches** with mechanical and manual equipment. No roots shall be severed within the Tree Protection Zone “TPZ” which is the same as the area within the Tree Protection Fencing “TPF.” Roots greater than two inches in diameter outside of the TPZ shall be cleanly severed with a sharp tool such as a hand saw or manual pruners.
- 2) **Avoid soil compaction** by prohibiting the use of heavy equipment such as backhoes and bobcats under the tree drip line. If access within the TPZ is required during the construction process, the route shall be covered in a 6-inch layer of mulch in the TPZ and the area shall be aerated and fertilized at the conclusion of construction.
- 3) **Do not store or park tools**, equipment, vehicles, or chemicals under the tree drip line. No equipment or debris of any kind shall be placed within the TPZ. No fuel, paint, solvent oil, thinner, asphalt, cement, grout, or any other construction chemical shall be stored or allowed in any manner to enter within the TPZ.
- 4) **Avoid washing of equipment** and tools such as wheel barrels, shovels, and mechanical motors under the tree drip line.
- 5) **Prevent flooding and pooling** of service water under the drip line. Grade changes that will flood the TPZ are prohibited unless a drainage plan is implemented. No grade changes within the TPZ shall be allowed.
- 6) **Avoid cutting tree roots whenever possible.** This can sometimes be accomplished by bridging roots, tunneling, or radial trenching. If roots must be cut use a sharp tool that will make a clean flush cut and not tear the roots. If possible, all digging under the tree drip line should be done manually to avoid tearing out of roots. Roots outside of the TPZ may be cleanly severed vertically with a sharp garden tool.
- 7) **Do not raise or lower the grade** within the tree protection zone of any protected trees unless approved by the project arborist. Roots greater than 1 inch in diameter that are exposed or damaged shall be cut with a sharp tool such as a hand saw, pruners, or loppers and covered with soil in conformance to industry standards. If any work is required within the TPZ the Arborist shall be consulted previous to beginning. The Arborist shall be contacted as soon as possible to arrange for a timely inspection and prevent delays.

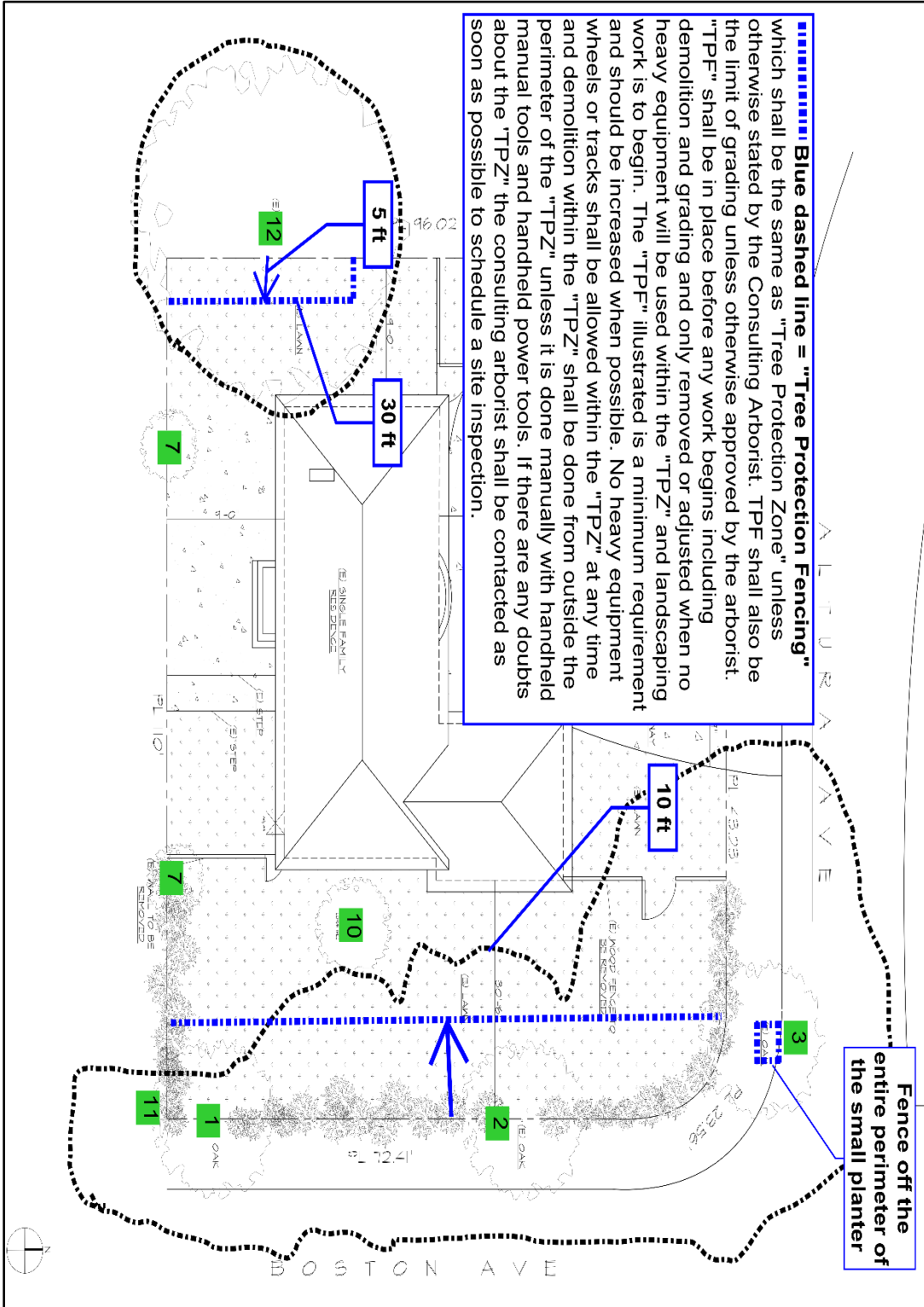
- 8) **Place a protective barrier** or temporary fencing as directed by the consulting arborist in the diagram below. **The protection fencing shall be in place before demolition begins and shall only be removed or reduced when all heavy equipment such as back-hoes, bobcats, loaders, and other heavy equipment with tires and tracks will not be required.** Fencing can be adjusted, or sections reduced or removed as the project advances into the landscaping phases of the project. The consulting arborist shall be contacted if there are doubts about the placement or removal of fencing.

- 9) **Landscape preparation & excavation within the TPZ** shall be limited to the use of hand tools and small hand-held power tools and shall not be of a depth that could cause root damage. No attachments or wires other than those of a protective or non-damaging method shall be attached to a protected tree.

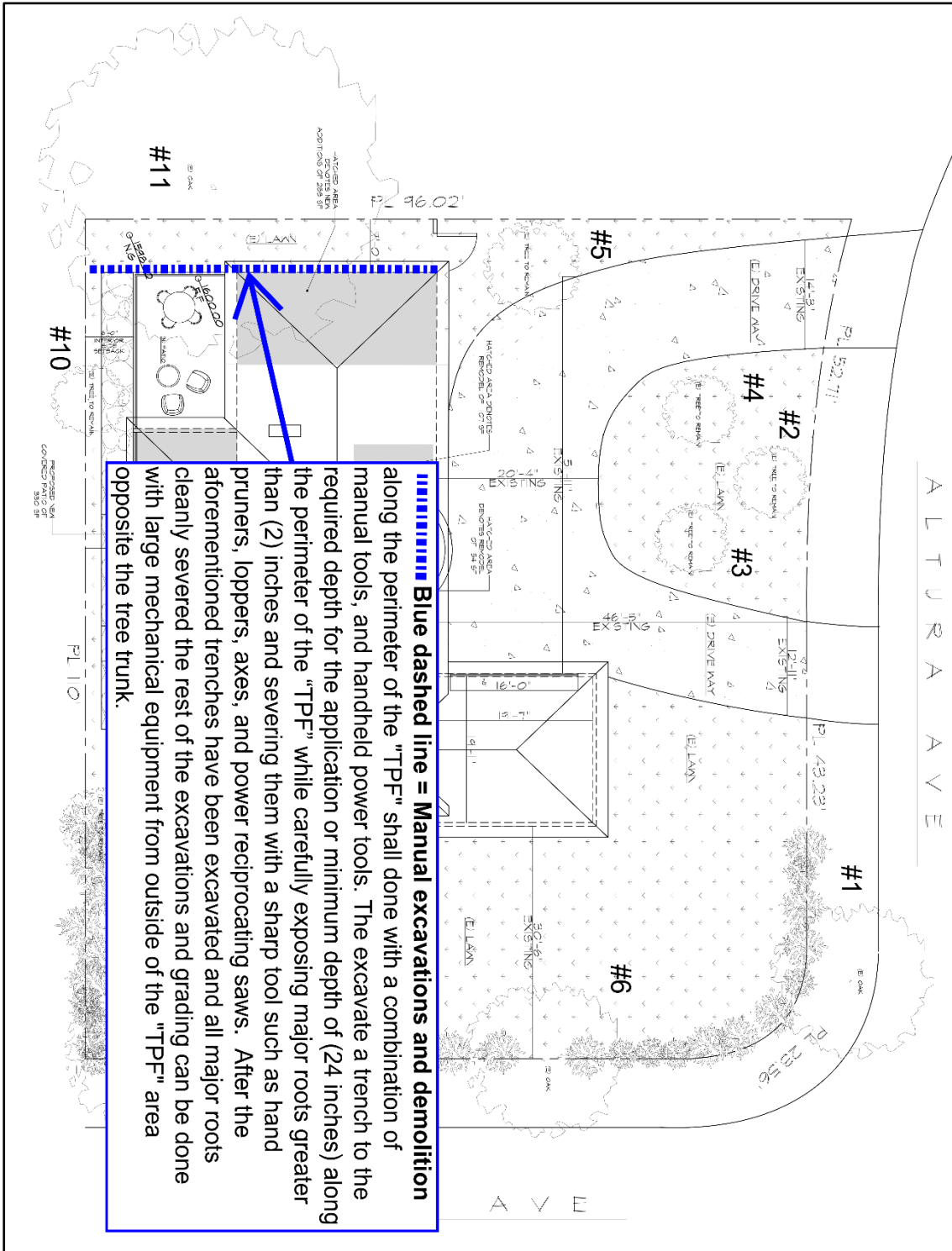
- 10) **Construction personnel should be briefed** on the importance of the guidelines before construction begins and reminded of it during tailgate meetings and as necessary. A printed copy should be posted where employees can be reminded of it.

- 11) **All protected trees shall be watered** before, during, and after construction as needed to prevent drought stress and tree death until sprinklers have been installed and are functional.

Existing Site With Protection Fencing



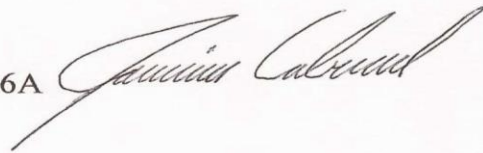
Site Plan With Excavation Notes



Thank you and feel free to contact me if you have any questions or concerns.

Yours truly,

Javier Cabral / Consulting arborist
1390 El Sereno Ave Pasadena, Ca 91103
International Society of Arboriculture # WE 8116A

A handwritten signature in black ink that reads "Javier Cabral". The signature is written in a cursive style with a large, sweeping initial 'J'.

Certificate of Performance & Limiting Conditions

I Javier Cabral certify the following:

- No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Arborist shall not be responsible for damages or injuries caused by any tree defects and assume no responsibility for the correction of defects or tree related problems.
- The owner and client of the trees may choose to accept or disregard the recommendations of the Arborist or seek additional advice if the owner decides not to accept the Arborists findings or recommendations.
- The Arborist has no past, present or future interest in the removal or preservation of any tree. The opinions contained in the Arborist report are independent and objective judgements of the Arborist.
- The findings, opinions, and recommendations of the Arborist are based on based on the physical inspection of said property. The opinions are based on knowledge, experience, and education.
- The Arborist shall not be required to provide testimony, provide site monitoring, provide further documentation for changes beyond the control of the Arborist, be deposed, or to attend any meeting without contractual arrangements for additional fees to the Arborist.
- The Arborist assumes no responsibility for verification of ownership or location of property lines, or for any recommendations based on inaccurate information.
- This Arborist report may not be reproduced without the expressed written permission or the Arborist and the client to whom the report was provided to. Any changes or alteration of this report invalidates the entire report.
- Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, make recommendations to prevent or minimize damage to trees during and after construction projects, and attempt to reduce the risk of living near 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 the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. 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, site lines, 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.

From: [Williams, Katherine](#)
To: [Joe, Dennis](#); [James Coane](#); keithm@jvca.com
Subject: RE: 3804 Altura Ave - Forestry review next steps
Date: Thursday, September 22, 2022 8:16:30 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi all, I have reviewed the report and site plan and can give Forestry approval to move forward.

When you are in plan check, please apply for an ITO "encroachment permit" on <https://glendaleca-energoweb.tylerhost.net/apps/SelfService#/home>

Please complete the app and upload the ITO report there at that time.

I am not copying my supervisor Loren here, to avoid overwhelming him with emails. But, he will be taking over this project as of tomorrow, so if you need to reach him, please forward this email to lklick@glendaleca.gov.

Thank you so much and good luck!

From: Joe, Dennis <DJoe@Glendaleca.gov>
Sent: Monday, September 12, 2022 2:25 PM
To: James Coane <jamesvcoane@gmail.com>; keithm@jvca.com
Cc: Williams, Katherine <KWilliams@Glendaleca.gov>
Subject: RE: 3804 Altura Ave - Forestry review next steps

I need to pick up on the AUP draft letter.

Katherine,

Can you please provide a comment memo to me so I can move this application forward?

Dennis Joe • Senior Planner • City of Glendale
633 East Broadway, Room 103 • Glendale, CA • 818-937-8157
djoe@glendaleca.gov | www.glendaleca.gov | [Follow us!](#)

From: James Coane <jamesvcoane@gmail.com>
Sent: Monday, September 12, 2022 2:24 PM
To: keithm@jvca.com
Cc: Williams, Katherine <KWilliams@Glendaleca.gov>; Joe, Dennis <DJoe@Glendaleca.gov>
Subject: Re: 3804 Altura Ave - Forestry review next steps

CAUTION: This email was delivered from the Internet. Do not click links, open

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To: keithm@jvca.com
Cc: Williams, Katherine <KWilliams@Glendaleca.gov>; Joe, Dennis <DJoe@Glendaleca.gov>
Subject: Re: 3804 Altura Ave - Forestry review next steps

CAUTION: This email was delivered from the Internet. Do not click links, open

attachments, or reply if you are unsure as to the sender.

Hi Everyone,

Katherine: We forwarded you our arborist report last week, and as you will see, there will be no harm to the neighboring tree.

Dennis: Where are we at on all of this? When can we submit to plan check?

Thanks,

James

On Wed, Sep 7, 2022 at 5:59 PM Keith Melchor <keithm@jvca.com> wrote:

Hi Katherine,

Attached is the arborist report and updated site plan as requested for your review.

Best,
Keith

On Wed, Aug 17, 2022 at 10:10 AM Williams, Katherine <KWilliams@glendaleca.gov> wrote:

Hi James, thanks for meeting with me yesterday at 3804 Altura Ave. Here are the next steps we discussed:

Please provide an Indigenous Tree Report and Tree Protection Plan per the City's website here: <https://www.glendaleca.gov/government/departments/public-works/indigenous-tree-program/indigenous-tree-report>

The tree report should cover the clearance pruning, root pruning, and construction techniques that will minimize the impact of the new foundation, as we discussed. The arborist's guidelines need to be reflected in the site plan and construction details. The tree protection notes that the arborist recommends should be shown on the site plan as well.

Once you submit the tree report and plan to me over email, I will review asap. I am copying your Planner Dennis Joe here just to keep him updated on our progress.

Thank you!

Katherine Williams, Arborist Technician • City of Glendale • Public Works /Maintenance Services

541 W. Chevy Chase Dr. • Glendale, CA 91204 • (818) 550-3402 office • (818) 254-5335 cell • kwilliams@glendaleca.gov
• ISA Certified Arborist, Municipal Specialist WE-11939AM



Glendale Forestry FAQs

[How do I build a house near protected trees?](#)

[Why are oak trees protected in Glendale, anyway?](#)

[Is my oak tree going to catch on fire?](#)

Check out more tree stories from your neighbors at www.glendaletreestories.com

To make a service request regarding street trees or report a violation, please call Public Works at 818-548-3950. Calls to my office phone are automatically forwarded to my cell phone, so using either number will reach me. Please review our permit guidelines online to ensure your permit application is complete and avoid additional delays: www.glendaletreestrees.org. Thank you!

From: Williams, Katherine
Sent: Thursday, August 11, 2022 4:35 PM
To: Keith Melchor <keithm@jvca.com>
Cc: jamesvcoane@gmail.com
Subject: RE: 3804 Altura Ave - Site Visit

Thank you!

From: Keith Melchor <keithm@jvca.com>
Sent: Thursday, August 11, 2022 3:39 PM
To: Williams, Katherine <KWilliams@Glendaleca.gov>
Cc: jamesvcoane@gmail.com
Subject: Re: 3804 Altura Ave - Site Visit

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3pm works. We'll see you then.

Best,
Keith

On Thu, Aug 11, 2022 at 3:09 PM Williams, Katherine <KWilliams@glendaleca.gov> wrote:

Hi Keith, that's great. What about Tuesday between 2 and 4? Otherwise I am open anytime Thursday. Let me know, thank you!!

Katherine Williams, Arborist Technician ● City of Glendale ● Public Works /Maintenance Services

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www.glendaletrees.org. Thank you!

From: Keith Melchor <keithm@jvca.com>
Sent: Thursday, August 11, 2022 3:06 PM
To: Williams, Katherine <KWilliams@Glendaleca.gov>
Cc: James Coane <jamesvcoane@gmail.com>
Subject: 3804 Altura Ave - Site Visit

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Hello Katherine,

We were informed by Dennis Joe that you were interested in visiting the property to take a closer look at the neighboring oak tree. We can arrange a time for a site visit anytime next Tuesday – Friday. Let us know your availability.

Thanks,
Keith

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Keith Melchor
James V. Coane and Associates
30 N Raymond Ave # 611, Pasadena, CA 91103

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James V. Coane and Associates
30 N Raymond Ave # 611, Pasadena, CA 91103

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Keith Melchor
James V. Coane and Associates
30 N Raymond Ave # 611, Pasadena, CA 91103

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Best regards,

James V. Coane

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Architects

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