



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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

October 28, 2022

ANDREH MAROUTI  
109 E. HARVARD ST., SUITE 306  
GLENDALE, CA 91205

**RE: 1562 ARUNDLE PLACE  
Administrative Design Review Case No. PDR2206399**

Dear Applicant:

The Director of Community Development will render a final decision on or after **November 9, 2022**, for the following project:

**PROJECT DESCRIPTION:** To construct an 858 square-foot, one-story addition with a roof deck (858 square feet) at the rear of the existing 3,870 square-foot two-story, single-family residence (built in 2005) with an existing attached, three-car garage on an approximately 21,120 square-foot lot, located in the R1R - II zone (Restricted Residential - Floor Area Ratio II).

**STAFF RECOMMENDATION: APPROVE WITH CONDITIONS**

*For more information or to submit comments, please contact the case planner, Aileen Babakhani, at 818-937-8331 or [ababakhani@glendaleca.gov](mailto:ababakhani@glendaleca.gov).*

Comments must be received prior to **November 9, 2022**, in order to be considered by the Director.

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

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

Sincerely,

Aileen Babakhani  
Planner



## CITY OF GLENDALE, CA

### DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY

<b>November 9, 2022</b> <i>Decision Date</i>	<b>1562 ARUNDLE PLACE</b> <i>Address</i>
<b>Administrative Design Review (ADR)</b> <i>Review Type</i>	<b>5659-008-026</b> <i>APN</i>
<b>DPR2206399</b> <i>Case Number</i>	<b>ANDREH MAROUTI</b> <i>Applicant</i>
<b>Aileen Babakhani, Planner</b> <i>Case Planner</i>	<b>Anand Vashi</b> <i>Owner</i>

#### Project Summary

To construct an 858 square-foot, one-story addition with a roof deck (858 square feet) at the rear of the existing 3,870 square-foot two-story, single-family residence (built in 2005) with an existing attached, three-car garage on an approximately 21,120 square-foot lot, located in the R1R - II zone (Restricted Residential - Floor Area Ratio II).

#### Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 (e)(1) of the State CEQA Guidelines, because the proposed addition to the existing structure will not result in an increase of more than 50% of the floor area of the structure before the addition.

#### Existing Property/Background

The project site is an approximately 21,120 square-foot irregularly-shaped lot, located at the east side of Arundle Place. The lot was developed in 2005 with an existing 3,870 square-foot two-story house with an existing attached three-car garage. The proposal is to add an 858 square-foot one-story addition with a roof deck at the rear of the existing house. There is no change to the existing attached garage and driveway. The project also involves legalization of an existing gazebo at the rear of the house. The property does not appear eligible for historic designation at the federal, state, or local level and is therefore not considered a historic resource under the California Environmental Quality Act (CEQA).

According to the applicant, the project's site contains four indigenous protected oak trees. There are also three indigenous protected oak trees on the two abutting properties, within twenty feet from the subject site. All the indigenous trees are far from the proposed addition and will not be impacted. The project should follow Urban Forestry requirements for protection of the indigenous protected trees. A condition of approval is added to reflect the Urban Forestry requirements.

**Staff Recommendation**

Approve with Conditions

**Last Date Reviewed / Decision**

First time submittal for final review.

**Zone: RIR 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.

**Site Slope and Grading**

None proposed.

**Neighborhood Survey**

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	18,413 sq. ft.	7,805 sq. ft. – 59,151 sq. ft.	21,127 sq. ft.
Setback	28.27 feet	15 feet – 80 feet	15 feet
House size	2,697 sq. ft.	1,475 sq. ft. – 3,922 sq. ft.	3,870 sq. ft.
Floor Area Ratio	0.20	0.03 - 0.36	0.18
Number of stories	1- to 2-stories	1 to 2 stories (64% of homes are two-story)	two-story

**DESIGN ANALYSIS**

**Site Planning**

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

**Building Location**

yes    n/a    no

*If "no" select from below and explain:*

- Setbacks of buildings on site
- Prevailing setbacks on the street

- Building and decks follow topography
- Alteration of landform minimized

**Yards and Usable Open Space**

**yes**    **n/a**    **no**

*If “no” select from below and explain:*

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

**Garage Location and Driveway**

**yes**    **n/a**    **no**

*If “no” select from below and explain:*

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

**Landscape Design**

**yes**    **n/a**    **no**

*If “no” select from below and explain:*

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

**Walls and Fences**

**yes**    **n/a**    **no**

*If “no” select from below and explain:*

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

**Determination of Compatibility: Site Planning**

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

- The proposed one-story addition (new master bedroom suite) will extend the existing building footprint towards the rear on the existing flat portion of the site and will not alter the existing landform. The addition does not change the existing site planning and topography significantly and it is appropriate to the existing site and the surrounding neighboring properties.
- The majority of the landscaping will remain unchanged and the existing (four) indigenous protected oak trees on the site and three indigenous protected oak trees on the adjacent properties, within twenty feet from the subject site, are far from the proposed addition and will not be impacted. A condition of approval is added to follow Urban Forestry requirements for protection of the indigenous protected trees.
- There are no changes to the existing attached garage and existing vehicular access from Arundle Place.

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### Massing and Scale

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

#### Building Relates to its Surrounding Context

**yes**    **n/a**    **no**

*If "no" select from below and explain:*

- Appropriate proportions and transitions
- Impact of larger building minimized

#### Building Relates to Existing Topography

**yes**    **n/a**    **no**

*If "no" select from below and explain:*

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

#### Consistent Architectural Concept

**yes**    **n/a**    **no**

*If "no" select from below and explain:*

- Concept governs massing and height

#### Scale and Proportion

**yes**    **n/a**    **no**

*If "no" select from below and explain:*

- Scale and proportion fit context
- Articulation avoids overbearing forms

- Appropriate solid/void relationships
- Entry and major features well located
- Avoids sense of monumentality

### Roof Forms

**yes**    **n/a**    **no**

*If "no" select from below and explain:*

- Roof reinforces design concept
- Configuration appropriate to context

### Determination of Compatibility: Mass and Scale

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

- Overall, the mass, height, proportions and architectural concept of the one-story addition are consistent with the existing two-story house and surrounding neighborhood, which consists of two-story houses. The addition is not visible from the public right of way, because it is an extension of the existing two-story house at the rear.
- The one-story addition does not increase the building's overall height.
- The addition does not alter the existing land form significantly, because it will be built on the existing flat portion of the site.
- The proposed addition follows the existing architectural concept.
- The addition is designed with a flat roof to be used as a roof deck.

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### Design and Detailing

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

#### Overall Design and Detailing

**yes**    **n/a**    **no**

*If "no" select from below and explain:*

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

#### Entryway

**yes**    **n/a**    **no**

*If "no" select from below and explain:*

- Well integrated into design
- Avoids sense of monumentality

- Design provides appropriate focal point
- Doors appropriate to design

### **Windows**

**yes**    **n/a**    **no**

*If “no” select from below and explain:*

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

### **Privacy**

**yes**    **n/a**    **no**

*If “no” select from below and explain:*

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

### **Finish Materials and Color**

**yes**    **n/a**    **no**

*If “no” select from below and explain:*

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

### **Paving Materials**

**yes**    **n/a**    **no**

*If “no” select from below and explain:*

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

### **Lighting, Equipment, Trash, and Drainage**

**yes**    **n/a**    **no**

*If “no” select from below and explain:*

- Light fixtures appropriately located/avoid spillover and over-lit facades
- Light fixture design appropriate to project
- Equipment screened and well located
- Trash storage out of public view

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

### **Ancillary Structures**

- yes**    **n/a**    **no**

*If "no" select from below and explain:*

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

### **Determination of Compatibility: Design and Detailing**

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

- Overall, the addition's design, detailing, finish materials, and colors including wall stone veneer, stucco finish, windows, and railings are consistent with the architectural concept of the existing house and are appropriate to the surrounding neighborhood.
- The addition includes a hung vinyl window (bathroom window), which is designed to be recessed within the wall. The addition's new wood doors are consistent with the existing architecture and details.
- The proposed addition with the roof deck is distanced approximately 20 feet away from the adjacent two-story houses to the south and east. The roof deck does not raise privacy concern due to the topography of the subject site in relation to the view to the neighboring houses. The existing landscaping also provides visual buffers for the views from the proposed roof deck.

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### **Recommendation / Draft Record of Decision**

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

#### **Conditions**

1. Obtain required permits for the protection indigenous trees form Urban Forestry.

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### **Attachments**

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. Indigenous Tree Report



## PROJECT DESCRIPTION

ADDITION TO SINGLE FAMILY DWELLING

## PROJECT ADDRESS

1562 ARUNDLE PL., GLENDALE, CA 91206

## PROJECT OWNER

ANAND VASHI  
1562 ARUNDLE PL., GLENDALE, CA 91206

## ENGINEER OF RECORD

ARMEN MARTIROSSYAN C64223  
109 E HARVARD SUITE 306 GLENDALE, CA 91205

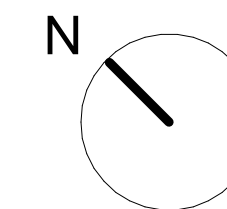
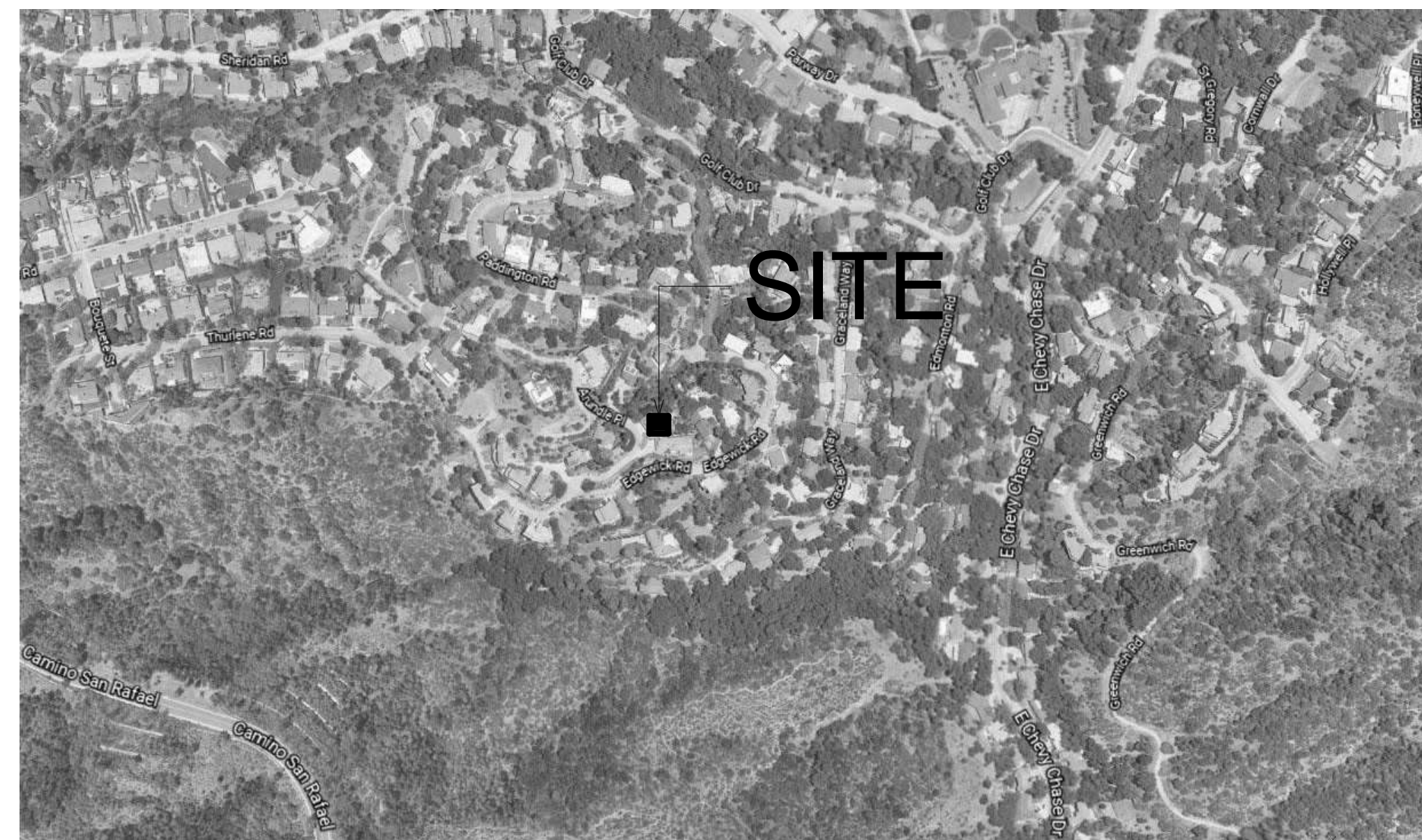
## LEGAL DESCRIPTION

AIN #: 5659-008-026  
LOT: LOT 2 AND PORTION OF LOT 1 OF TRACT NO.9703 AND PORTION OF LOT 2, BLOCK 2 OF TRACT NO. 9041

## INDEX OF DRAWINGS

SHT#	TITLE
<b>GENERAL:</b>	
G0.0	PROJECT TITLE SHEET
G1.0	GENERAL NOTES, ABBREVIATIONS AND SYMBOLS
<b>ARCHITECTURAL:</b>	
A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	PHOTOS WITH SITE PLAN
A1.3	SITE PLAN SECTION
A1.4	EXISTING FIRST FLOOR PLANS
A1.5	EXISTING SECOND FLOOR PLANS
A1.6	PROPOSED FIRST FLOOR PLAN
A1.7	PROPOSED ROOF DECK PLAN
A1.8	NORTH/SOUTH ELEVATIONS
A1.9	EAST/WEST ELEVATIONS
A1.10	SECTION
A1.11	DETAIL
A1.12	DETAIL
A1.13	DOOR AND WINDOW SCHEDULE
A1.14	3D RENDERINGS
A1.15	SPECT SHEET

## VICINITY MAP (N.T.S.)



## SCOPE OF WORK

ADDITION OF FLOOR AREA, ONE STORY, 858 SQ.FT. AND NEW ROOF DECK 858 SQ.FT. TO SINGLE FAMILY DWELLING. LEGALIZATION OF THE EXISTING GAZEBO

## PROJECT DATA

ZONE: R1R II  
LOT AREA: 21,127 S.F.  
TYPE OF CONSTRUCTION: V-B  
SPRINKLED: YES  
USE: RESIDENTIAL  
STORIES: 2

EXISTING SINGLE FAMILY AREA: 3,870 SQ.FT.  
ADDITION AREA: 858 SQ.FT.  
GAZEBO AREA: 304 SQ.FT.  
NEW TOTAL AREA: 5,032 SQ.FT.  
EXISTING LANDSCAPE AREA: 21,127-3,870 = 17,257 SQ.FT.  
NEW LANDSCAPE AREA: 21,127 - 5,032 = 16,095  
16,095 / 21,127 = 0.76%

### MAX. FLOOR AREA RATIO:

10,000 x 0.4 = 4,000 SQ.FT.  
10,620 x 0.1 = 1,062 SQ.FT.

TOTAL = **5,062 SQ.FT.** MAX. FLOOR AREA RATIO

### PLOT PLAN NOTES:

THERE ARE OAK, BAY, AND/OR SYCAMORE TREES ON THIS LOT OR WITHIN 20 FEET OF THE LOT.

### SITE DRAINAGE NOTE:

EXISTING SITE DRAINAGE SLOPE TO REMAIN WITH NO CHANGE.

### NPDES NOTE:

THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO STREET, GUTTER OR STORM DRAIN SYSTEM.

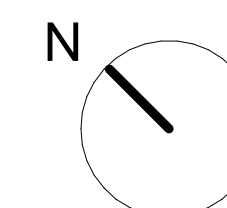
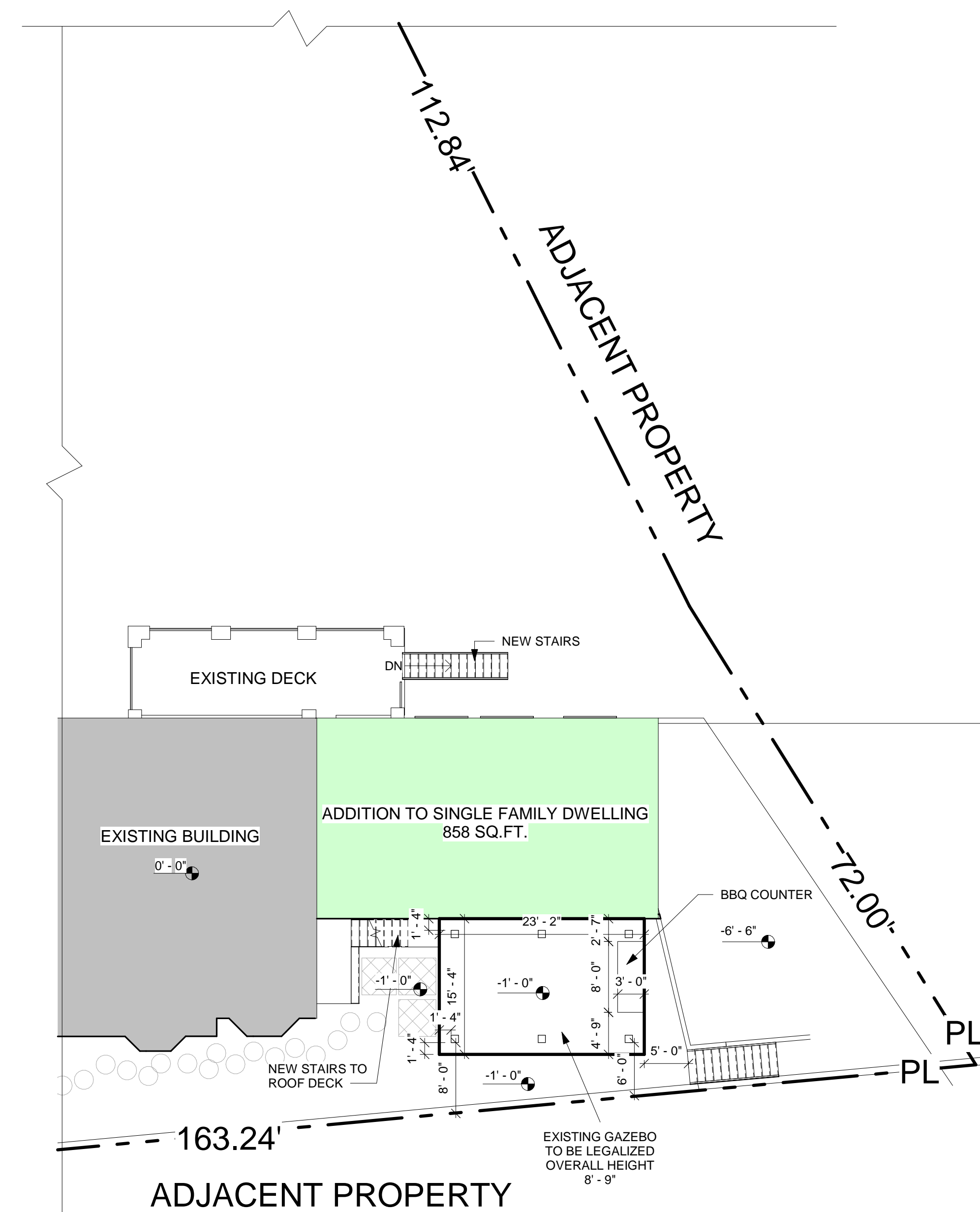
### SUBMITTAL NOTES:

- ANY DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTAL FOR PLAN REVIEW.
- ALL MECHANICAL WORK UNDER SEPARATE PERMIT.
- ALL ELECTRICAL WORK UNDER SEPARATE PERMIT.
- ALL PLUMBING WORK UNDER SEPARATE PERMIT.
- ALL FIRE SPRINKLER WORK UNDER SEPARATE PERMIT.
- APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN ONE (1) YEAR FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE.
- EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL.
- NO CHANGE IN EXISTING BUILDING HEIGHT.

## GOVERNING CODES

2019 CBC; 2020 LABC  
2019 CPC;  
2019 CMC;  
2019 CEC;  
2019 CEnC;  
2019 CGSBC;  
2019 CFC;

## PLOT PLAN (SCALE N.T.S.)



**DOMUS INTERNATIONAL GROUP**  
 REGISTERED ARCHITECTS  
 REGISTERED PROFESSIONAL PLANNING DESIGNERS  
 109 E HARVARD ST STE 306, GLENDALE, CA 91205  
 TEL: (714) 240-6200 / EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM



REVISION / VERSION

06/21/2022

PROJECT NO. 22-101  
DRAWN BY TONY PETROIAN  
REVIEWED BY ANDREI MARCUTI  
PROJECT START DATE 02/15/2022

**PROJECT NAME:**  
ARUNDLE PL.  
**PROJECT ADDRESS:**  
1562 ARUNDLE PL., GLENDALE, CA 91206

**OWNER:**  
Owner

**PROJECT DESIGN TEAMS**  
 ARCHITECTURE  
 DOMUS INTERNATIONAL GROUP, INC.  
 109 E HARVARD ST. STE 306, GLENDALE, CA 91205  
 EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM  
 PHONE: (714) 240-6200  
 LANDSCAPING

CIVIL

STRUCTURAL

MECHANICAL

ELECTRICAL

PLUMBING

TITLE 24

GEOTECH

TOPOGRAPHY

**SHEET TITLE**  
PROJECT TITLE SHEET

**SHEET NO.**

**G0.0**

OF SHEETS

**CONTRACTOR REQUIREMENTS**

- THE FOLLOWING ITEMS CONSTITUTE A FULL SET OF CONSTRUCTION DOCUMENTS:
  - ARCHITECTURAL DRAWINGS
  - STRUCTURAL ENGINEERING DRAWINGS
- IF YOU DO NOT HAVE ALL OF THE ITEMS LISTED ABOVE, YOU DO NOT HAVE A COMPLETE SET OF CONSTRUCTION DOCUMENTS.
- THE FOLLOWING DISCIPLINES WILL BE DESIGN/BUILD AND ARE NOT INCLUDED IN THIS SET OF CONTRACT DOCUMENTS:
  - CIVIL ENGINEERING / GRADING / DEMOLITION
  - HEATING, VENTILATING & AIR-CONDITIONING
  - PLUMBING
  - ELECTRICAL
  - CUSTOM WINDOWS / DOORS | CABINETS | FLOOR AND CEILING FINISHES | WINDOW TREATMENTS AND CUSTOM LIGHTING;
  - DIVISION 18 SECURITY, TELECOMMUNICATIONS, ELECTRONICS, SOUND SYSTEMS ETC.
- THE A.I.A. A201 GENERAL CONDITIONS SHALL GOVERN THE CONSTRUCTION OF THIS PROJECT, AND SHALL APPLY TO ALL CONTRACTS FOR THIS PROJECT. COPIES MAY BE OBTAINED FROM THE A.I.A. OR FROM THE ARCHITECT.
- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION ON THE PROJECT. THE TERM "CONTRACTOR" SHALL INCLUDE GENERAL CONTRACTOR AND/OR THE CONSTRUCTION MANAGER DEPENDING ON TYPE OF CONSTRUCTION USED FOR THIS PROJECT. THE INTENT OF THESE DRAWINGS IS TO PROVIDE A COMPLETE AND FINISHED JOB IN ALL RESPECTS. CONTRACTOR SHALL MAKE ACCURATE FIELD INSPECTIONS OF ALL ASPECTS OF THE JOB, VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR REQUIRED INFORMATION THAT DOES NOT APPEAR ON THE PLANS. EXTRAS WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE OWNER AND ARCHITECT FOR "AUTHORIZED CHANGES AND REVISIONS." WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOT PROCEED WITH WORK WHERE THERE IS A KNOWN DISCREPANCY, WITHOUT FIRST RESOLVING DISCREPANCY WITH THE ARCHITECT. OWNER OR WITH THE APPROPRIATE CONSULTING ENGINEER.
- ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND WITH OTHER RULES, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO CONFORM WITH THE CODES, AND TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
- ALL DIMENSIONS ARE TO FACE OF CONCRETE, COLUMN GRID LINES, FACE OF CONCRETE BLOCK WALLS, AND FACE OF WALL FRAMING UNLESS NOTED OTHERWISE.
- SHOP DRAWINGS, PROJECT DATA, MATERIALS SAMPLES, PERFORMANCE CHARTS, INSTRUCTIONS, BROCHURES AND OTHER INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER WHEN REQUESTED. NO PORTION OF SUCH WORK SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER WHEN REQUESTED. NO PORTION OF SUCH WORK SHALL BE COMMENCED UNTIL REQUIRED SUBMISSION HAS BEEN APPROVED BY THE ARCHITECT AND THE OWNER.
- THE CONTRACTOR SHALL SECURE THE NECESSARY DEMOLITION PERMITS PRIOR TO EXECUTION OF THE WORK. THE CONTRACTOR SHALL ALSO MAKE NECESSARY ARRANGEMENTS WITH GOVERNING UTILITIES AND AGENCIES FOR ON-SITE SERVICE INTERRUPTION, RELOCATION OF NEW POWER POLES AND UTILITIES, TEMPORARY SERVICES, RELOCATION OF METERS, MANHOLE COVERS AND OTHER AFFECTED SERVICES. PROVIDE OUTSIDE GAS SHUTOFF VALVE CONSPICUOUSLY.
- FIRE PROTECTION FACILITIES, INCLUDING ACCESS, MUST BE PROVIDED PRIOR TO AND DURING THE CONSTRUCTION PERIOD AS REQUIRED BY THE CITY FIRE DEPARTMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH THE WORK, AND FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER AND THE ARCHITECT. COPIES OF CERTIFICATES OF INSURANCE, WITH THE OWNER AS ADDITIONAL INSURED, SHALL BE PROVIDED TO THE OWNER, AND REVIEWED AS REQUIRED DURING THE DURATION OF CONSTRUCTION CONTRACT.
- CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES DURING CONSTRUCTION.
- GAS AND ELECTRICAL SUBCONTRACTORS SHALL VERIFY THE LOCATION OF METERS WITH OWNER, PRIOR TO COMMENCEMENT OF WORK.
- ALL BIDDERS SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS FOR THIS PROJECT. THE CONTRACTOR ONLY SHALL CONTACT THE OWNER TO ARRANGE TO VISIT THE SITE. ALL SUBCONTRACTORS SHALL MAKE ARRANGEMENTS THROUGH THE CONTRACTOR.
- CONTRACTOR SHALL CHECK WITH ALL EQUIPMENT MANUFACTURERS TO VERIFY DIMENSIONS AND DETAILS PRIOR TO THE COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL PROTECT THE ADJACENT NEIGHBOR PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY DUE TO HIS NEGLIGENCE. CONTRACTOR SHALL ALSO PROTECT TRUNKS OF EXISTING TREES TO BE RETAINED. PER SPECIFICATIONS OF LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL, IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING, RESTORING AND OTHER NECESSARY TASKS TO COMPLETE AND RESTORE ANY WORK DAMAGED OR AFFECTED BY WORK INCLUDED IN THIS CONTRACT. WORK MUST BE PERFORMED TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT AT NO ADDITIONAL EXPENSE TO THE OWNER.
- ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL BE NEW AND FREE FROM FAULTS AND DEFECTS. THE ARCHITECT AS THE OWNER'S AGENT SHALL DECIDE ALL QUESTIONS AS TO THE INTENT OF THE DRAWINGS AND THE QUALITY OF MATERIALS AND WORKMANSHIP.
- AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN THE ENTIRE WORK PREMISES, SITE, EXTERIOR AND INTERIOR OF THE BUILDING, REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT AS WELL AS HIS TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. REMOVE PUTTY AND PAINT FROM ALL GLASS, MIRRORS, AND SKYLIGHTS AND WASH AND POLISH. REMOVE ALL LABELS, TAGS, GREASE, DIRT, STAINS, ETC. CLEAN ALL FIXTURES AND EQUIPMENT TO THE EXTENT OF RESTORING THEM TO THE ORIGINAL FINISH. VACUUM CLEAN THE ENTIRE INTERIOR OF THE BUILDING. THIS SHALL BE THE FINAL CLEANING BEFORE TURNING THE BUILDING OVER TO THE OWNER.
- TELEVISION ANTENNAS, IF INSTALLED, TO BE SEVEN FEET (7'-0") MINIMUM CLEAR ABOVE ROOF.
- ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR WITHIN 6" OF GRADE SHALL BE PRESSURE TREATED OR SHALL BE FOUNDATION GRADE REDWOOD.
- BACK PRIME AND PRIME CUTS ON ALL EXTERIOR PLANT-ONS OR TRIM APPLIED OVER STUCCO OR FRAMING.
- PLYWOOD USED AS EXTERIOR COVERING ON WALLS AND IN OTHER AREAS DIRECTLY EXPOSED TO THE WEATHER SHALL BE EXTERIOR GRADE PLYWOOD.
- PLUMBING CONTRACTOR TO SIZE DRAINS, SCUPPERS, OVERFLOW DRAINS AND DOWNSPOUTS. FINAL SIZE AND LOCATION TO BE APPROVED BY ARCHITECT PRIOR TO COMMENCING ANY WORK.
- CONTRACTOR SHALL OBTAIN ARCHITECT'S APPROVAL OF SIZE OF MECHANICAL EQUIPMENT PADS, BASES, ROOF EQUIPMENT PADS, OPENINGS, EQUIPMENT MANUFACTURERS' EQUIPMENT SIZES LOCATION OF DUCTS, DUCT AND VENT OPENINGS ON ROOF, IN CEILINGS AND IN WALLS, AND LOCATION OF PADS, BASES AND EQUIPMENT. WHERE POSSIBLE, ABSOLUTELY, GANG ROOFTOP VENTS TO MINIMIZE ROOF PENETRATIONS.
- PROVIDE CEMENT PLASTER SCRATCH COAT FOR CERAMIC TILE.
- PROVIDE MINIMUM OF 50 SQ. IN. VENTED OPENING AT TOP AND BOTTOM OF WATER HEATER CLOSET, WITHIN 12 INCHES OF CEILING AND FLOOR OF CLOSET. WATER HEATERS OVER FOUR FEET (4'-0") IN HEIGHT FROM BASE TO TOP OF TANK TO HAVE RIGID WATER CONNECTION AND BE LATERALLY / SEISMIC BRACED. VENTILATION REQUIREMENTS SHALL CONFORM TO THE UNIFORM BUILDING CODE.
- PROVIDE FLUSH ACCESS HATCH, 12 INCHES SQUARE MINIMUM, OPENING FOR PLUMBING AT EACH BATH TUB, IN LOCATION APPROVED BY ARCHITECT.

- OPEN EXTERIOR: JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AND AT PENETRATIONS OF UTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED, CAULKED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.
- CLOTHES DRYER LOCATED IN A HABITABLE AREA OR IN AN AREA CONTAINING OTHER FUEL BURNING APPLIANCES SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE, OR INTO AN AREA WHICH IS NOT HABITABLE AND DOES NOT CONTAIN OTHER FUEL BURNING APPLIANCES. A 4" DIAMETER EXHAUST VENT IS LIMITED TO 14' WITH 2 ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2' FOR EVERY ELBOW IN EXCESS OF 2'. PER UNIFORM MECHANICAL CODE, SECTION 19.03, 5" DIAMETER DUCT IS ALLOWABLE. MAXIMUM DEVELOPED LENGTH ALLOWED 44 FEET. (DEDUCT 4 FT. FOR EACH 90 DEGREE ELBOW); 6" DIAMETER DUCT IS ALSO ALLOWED: MAXIMUM DEVELOPED LENGTH ALLOWED 71 FT., (DEDUCT 4.5 FT. FOR EACH 90 DEGREE ELBOW).
- ALL BATHROOM FLOOR FINISHES SHALL BE OVER 15 LB. FELT. SHOWER ENCLOSURES, SHOWER DOORS AND PANELS TO BE OF AN APPROVED IMPACT RESISTANT MATERIAL.
- THE CENTER OF ALL FLASHING FOR VENT PIPES, HEATER PIPES, ELECTRICAL SERVICE CONNECTIONS, ETC. SHALL BE NOT LESS THAN 12 HORIZONTAL INCHES FROM THE CENTER OF ANY ROOF VALLEY.
- ALL STAIRWAYS SHALL HAVE MINIMUM 7'-0" HEADROOM WITH 8" MAXIMUM RISERS. 9" MINIMUM TREADS. PROVIDE HANDRAILS, MINIMUM OF ONE SIDE PER STAIR RUN UP TO 44" WIDTH, TWO IF GREATER THAN 44" WIDTH MOUNTED 34" TO 38" ABOVE NOSING, REFER TO PLANS.
- ALL DOOR SIZES SHOWN ON DOOR SCHEDULE ARE FINISH OPENING SIZES. ALLOWANCE FOR THRESHOLDS, JAMBS, ETC. SHALL BE ADDED. FRAMES SHALL BE REINFORCED WHERE REQUIRED FOR CLOSERS, STOPS AND SECURITY HARDWARE.
- DOORS THAT SWING OVER LANDING/PORCH REQUIRE A LANDING EQUAL TO DOOR WIDTH IN LENGTH AND NOT MORE THAN 1" BELOW THRESHOLD. DOORS THAT DO NOT SWING OVER TOP STEP OR LANDING MAY OPEN ON A LANDING OR TOP STEP THAT IS NOT MORE THAN 7 1/2" BELOW FLOOR LEVEL.
- GLASS DOORS, FRENCH DOORS, ADJACENT GLAZED PANELS AND ALL GLAZED OPENINGS WITHIN 18" OF ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD (SEE DOOR AND WINDOW SCHEDULES).
- STUDS IN EXTERIOR WALLS OF ROOMS WITH OPEN BEAM/SLOPING CEILING SHALL EXTEND FROM FLOOR TO ROOF WITHOUT INTERMEDIATE PLATES UNLESS PLATES ARE SO DESIGNED. MAXIMUM HEIGHT 2'X 4" IS 14 FT., 2'X 6" IS 20 FT.
- FIRE BLOCK STUD WALLS AND PARTITIONS (INCLUDING FURRED SPACES) AT FLOOR, CEILING AND SOFFIT, AND AT MID-HEIGHT OF ALL WALLS OVER 101'-0" IN HEIGHT. NOTCHING OF EXTERIOR AND BEARING/NON-BEARING WALLS SHALL NOT EXCEED 40%/60% RESPECTIVELY, IF NOT DESCRIBED IN STRUCTURAL ENGINEERING, ATTACHED.
- ALL METAL FRAMING ANCHORS, EXPOSED SCREWS, NAILHEADS & BOLTHEADS, AND OTHER METAL STRUCTURAL COMPONENTS SHALL BE DOUBLE-DIPPED GALVANIZED BEFORE ASSEMBLY, OR RUST-INHIBITOR PAINTED BEFORE OR AFTER ASSEMBLY TO REDUCE STRUCTURAL CORROSION. ALL EXPOSED SHEET METAL TO BE DOUBLE-DIPPED CORROSION AT ALL METAL TO METAL CONNECTIONS BE USING ONLY ONE TYPE OF METAL, SHIMMING BETWEEN THE METALS WITH NON-METALLIC WASHERS, OR UTILIZING REPLACEABLE ZINC SACRIFICIAL PLATE GALVANIC CORROSION DEVICES.
- EXTERIOR OPENINGS INTO ATTICS, UNDER FLOOR AREAS AND OTHER ENCLOSED AREAS SHALL BE COVERED WITH 1/4" TO 1/4" CORROSION RESISTANT WIRE MESH EXCEPT FOR OPENINGS WITH DESIGNATED SASH OR DOORS.
- PLASTER SURFACES ON WALLS, CEILINGS AND ROOF SOFFITS EXPOSED TO THE WEATHER SHALL HAVE EXTERIOR LATH AND PLASTER, UNLESS EXEMPTED. EXTERIOR PLASTER REINFORCING MAY BE APPLIED OVER GYPSUM LATH ON CEILINGS AND ROOF SOFFITS.
- THE BUILDER SHALL PROVIDE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
- MAINTENANCE LABELS SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTATIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNER'S USE.
- ITEMS NOTED BELOW SHALL BE INSTALLED AT THE HEIGHTS INDICATED, UNLESS NOTED OTHERWISE. MEASURE HEIGHT ABOVE FINISH FLOOR OR ADJACENT FINISH SURFACE TO CENTER OF RECEPTACLE/FIXTURE. PROVIDE BLOCKING AS REQUIRED FOR ALL TOWEL BARS, TOILET PAPER HOLDERS, CABINETS, WATER INLET LINES, HOSE BIBBS, COAT HOOKS AND OTHER WALL-MOUNTED ACCESSORIES.
- ELECTRICAL ITEMS:
  - 12" SMOKE DETECTOR (12 OR LESS INCHES BELOW CEILING MEASURED @ HIGHEST POINT)
  - +6" ELECTRICAL OUTLETS @ COUNTERS (MEASURE ABOVE COUNTER SURFACE)
  - +6" TELEPHONE JACKS COUNTERS (MEASURE ABOVE COUNTER SURFACE)
  - +12" ELECTRICAL OUTLETS (SET DUPLEX OUTLETS HORIZONTALLY)
  - +12" STEP LIGHTS
  - +12" TELEPHONE JACKS
  - +12" CATV JACKS
  - +12" STEREO SPEAKER JACK NOT LOCATED @ CABINET
  - +18" EXTERIOR WP TELEPHONE JACK
  - +18" EXTERIOR WP ELECTRICAL OUTLETS
  - +24" UNDER SINK GARBAGE DISPOSER & HOT WATER DISPENSER PLUG
  - +36" REFRIGERATOR PLUG
  - +40" STEREO SPEAKER JACK @ FULL-HEIGHT CABINET
  - +40" ELECTRICAL SWITCHES
  - +40" DOOR BELL BUTTONS
  - +60" INTERCOM
  - +66" OUTDOOR LIGHT FIXTURES (SCONCES), ABOVE FINISH WALK SURFACE
  - +66" INDOOR SCONCES
  - +84" SECURITY SENSOR

- PLUMBING ITEMS:
  - +6" FUEL GAS INLET PIPES @ FIREPLACES (ABOVE HEARTH), CONTROL KEY @ +24" A.F.F.
  - +12" FUEL GAS PIPE @ OVEN/RANGE/BBQ
  - +18" HOSE BIBBS, A.F.G.
  - +40" SHOWER VALVES
  - +72" SHOWERHEADS
- HEATING ITEMS:
  - +54" THERMOSTATS
- GENERAL ITEMS:
  - +18" TOILET PAPER HOLDER
  - +34" HANDRAILS, TOP, MIN.
  - +42" GUARDRAILS, TOP, MIN.
  - +36" DOOR KNOBS, CENTER
  - +42" DEAD BOLTS, CENTER
  - +42" TOWEL RACKS & BARS
  - +60" COAT HOOKS ON BACKS OF DOORS, KID'S BEDROOMS
  - +78" COAT HOOKS ON BACKS OF DOORS, GENERAL
  - +60" CLOSET POLE & SHELF @ SINGLE SHELF

AT OWNERS DISCRETION, AND WITH PRE-APPROVAL OF ADDED COSTS THE GENERAL CONTRACTOR SHALL PREPARE THE FOLLOWING "OWNERS MANUAL TO BE LEFT WITH THE OWNER AT THE COMPLETION OF THE PROJECT. THE MANUAL SHALL INCLUDE:

INTRODUCTION AND LIST OF CONTENTS AND CONTRACTOR COMMENTARY, ANECDOTES, AND NEIGHBORING OBSERVATIONS (MAIL DELIVERY, TRASH SERVICE, NEIGHBORS, ETC.)

**ATTENTION OWNERS / CONTRACTORS**

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE ALL PLANS AND SPECIFICATIONS PRIOR TO STARTING THE CONSTRUCTION WORK. CONTRACTOR SHALL VERIFY ALL DISCREPANCIES AND OMISSIONS. CONTRACTOR MAY CONTACT ARCHITECT/ENGINEER FOR ANY QUESTIONS DETAILS, SPECIFICATIONS AND CLARIFICATIONS. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY SHORTCOMING ON THE PART OF THE CONTRACTOR OR ANY ERROR CAUSED BY THE CONTRACTOR AS A RESULT OF LACK OF PLANNING AND/OR FORESIGHT. EACH CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT THE SITE BEFORE COMMENCING WORK AND REPORT ALL DISCREPANCIES AND MODIFIED FIELD CONDITIONS TO THE ARCHITECT/ENGINEER IN WRITING. CONTRACTOR MAY PROVIDE ONLY PRELIMINARY BIDS BASED ON THIS PLAN, IF THIS IS NOT APPROVED AND STAMPED BY THE CITY. FINAL BIDS SHALL BE BASED ON APPROVED PLANS ONLY. IF NO GENERAL CONTRACTOR IS RETAINED FOR THE JOB, KNOWLEDGEABLE PROJECT MANAGER, JOB SUPERVISOR TO ACT AS HIS AGENT AND ASSUME ALL RESPONSIBILITIES.

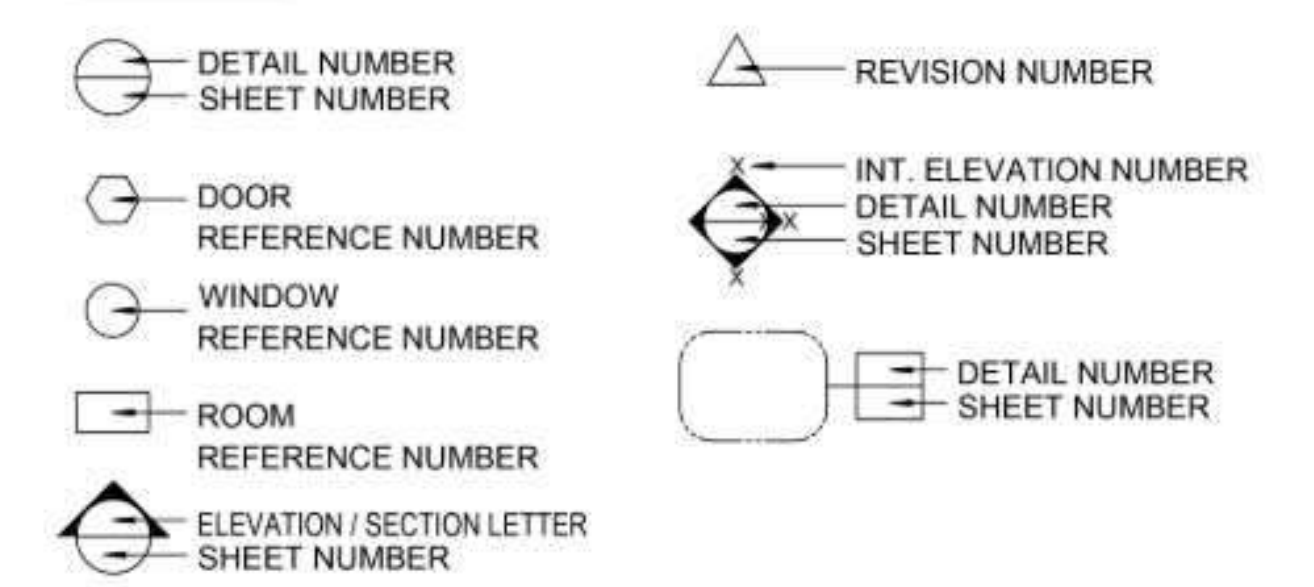
**HOLD HARMLESS / INDEMNIFICATION CLAUSES**

**I. SUBJECT: EXCLUDING CONSTRUCTION REVIEW**  
 IT IS AGREED THAT THE PROFESSIONAL SERVICES OF THE ARCHITECT DO NOT EXTEND TO OR INCLUDE THE REVIEW OR SITE OBSERVATION OF THE CONTRACTOR'S WORK OR PERFORMANCE. IT IS FURTHER AGREED THAT THE OWNER WILL DEFEND, INDEMNIFY AND HOLD HARMLESS THE DESIGNER FROM ANY CLAIM OR SUIT OR SUIT WHATSOEVER, INCLUDING BUT NOT LIMITED TO ALL PAYMENTS, EXPENSES OR COSTS INVOLVED, ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE CONTRACTOR'S PERFORMANCE OR FAILURE OF THE CONTRACTOR'S WORK TO CONFORM TO THE DESIGN INTENT AND THE CONTRACT DOCUMENTS. THE DESIGNER AGREES TO BE RESPONSIBLE FOR HIS OWN OR HIS EMPLOYEE'S NEGLIGENCE ACTS, ERRORS OR OMISSIONS.

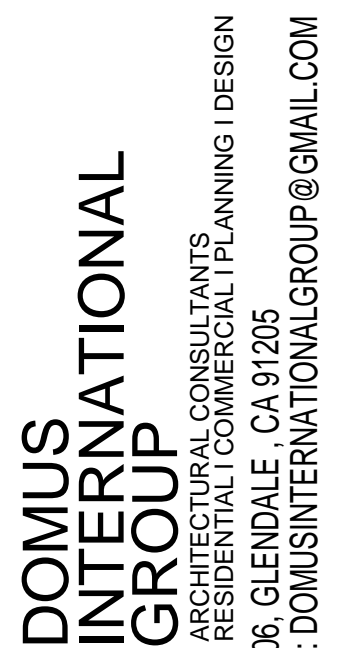
**II. SUBJECT: REMODELING AND REHABILITATION**  
 INASMUCH AS THE REMODELING AND / OR REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS AND BECAUSE SOME OF THESE ASSUMPTIONS CANNOT BE VERIFIED WITHOUT EXPENDING GREAT SUMS OF ADDITIONAL MONEY, OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING, THE OWNER AGREES THAT, EXCEPT FOR NEGLIGENCE ON THE PART OF THE DESIGNER, THE OWNER WILL HOLD HARMLESS AND INDEMNIFY THE ARCHITECT FROM AND AGAINST ANY AND ALL CLAIMS DAMAGES, AWARDS, AND COSTS OF DEFENSE ARISING OUT OF THE PROFESSIONAL SERVICES PROVIDED UNDER THIS AGREEMENT.

**III. SUBJECT: OWNERSHIP OF DOCUMENTS**  
 THE OWNER ACKNOWLEDGES THAT THE DESIGNER'S PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICES. NEVERTHELESS, THE PLANS AND SPECIFICATIONS PREPARED UNDER THIS AGREEMENT SHALL BECOME THE PROPERTY OF THE OWNER AGREES TO HOLD HARMLESS AND INDEMNIFY THE DESIGNER AGAINST ALL DAMAGES, CLAIMS AND LOSSES ARISING OUT OF ANY REUSE OF THE PLANS AND SPECIFICATIONS WITHOUT THE AUTHORIZATION OF THE DESIGNER.

**SYMBOLS**



AB	ANCHOR BOLT	M	METER(S)
ABV	ABOVE	MAX	MAXIMUM
AC	ASPHALTIC CONCRETE	MACH	MACHINE BOLT
A/C	AIR CONDITIONING	MECH	MECHANICAL
ACR	ACRYLIC PLASTIC	MED	MEDIUM
AD	AREA DRAIN	METAL	METAL
ADD	ADDENDUM	MFR	MANUFACTURE (R)
ADJ	ADJACENT, ADJUSTABLE	MH	MANHOLE
AF	ABOVE FINISH FLOOR	MIN	MINIMUM
AGG	AGGREGATE	MISC	MISCELLANEOUS
ALUM	ALUMINUM	MO	MASONRY OPENING
ANOD	ANODIZED	MTL	MATERIAL
AP	ACCESS PANEL	MULL	MULLION
APPROX	APPROXIMATELY	MW	MILLWORK
ARCH	ARCHITECT (URL)		
ACT	ACOUSTIC TILE	NAT	NORTH
AUTO	AUTOMATIC	NATURAL	NATURAL
		NIC	NOT IN CONTRACT
80	BOARD	NO	NORMAL
BIT	BITUMINOUS	NOISE	NOISE REDUCTION COEFFICIENT
BLDG	BUILDING	NRC	NOT TO SCALE
BLK	BLOCK		
BLKG	BLOCKING	O.C.	ON CENTER
BM	BENCH-MARK	OD	OVERFLOW DRAIN
BRZ	Bronze	O.D.	OUTSIDE DIAMETER
BSMT	BASEMENT	OH	OVERHEAD
STBN	BETWEEN	OFCL	OWNER FURNISHED, CONTRACT
BUR	BUILT-UP ROOFING		INSTALLED
		OPG	OPENING
CB	CATCH BASIN	OPP	OPPOSITE
CF	CUBIC FOOT		
CHAM	CHAMFER	PART	PARTITION
CI	CAST IRON	PC	PRECAST
CON	CONFORMANCE	PCF	POUNDS PER CUBIC FOOT
CJ	CONTROL JOINT	PED	PEDESTAL
CL	CEILING	PER	PERIMETER
CLR	CLEAR (ANCE)	PERF	PERFORATE (D)
CM	CENTIMETER (S)	PFL	POUNDS PER LINEAR FOOT
CMT	CERAMIC MOSAIC TILE	PL	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	PLAM	PLASTIC LAMINATE
COL	COLUMN	PL GL	PLATE GLASS
COMB	COMBINATION	PR	PAIR
COMP	COMPRESS (ED), (ION)	PSF	POUNDS PER SQUARE FOOT
(B/E)		PST	POUNDS PER SQUARE INCH
CONC	CONCRETE	PT	POINT
CONN	CONNECTION	P-T	POST TENTION
CONST	CONSTRUCTION	PTD	PAINTED
CONT	CONTINUOUS OR CONTINUE	PVC	POLYVINYL CHLORIDE
CORR	CORRUGATED	PVMT	PAVEMENT
CPT	CARPET (ED)	QT	QUARRY TILE
CS	COUNTERSINK		
CSMT	CASEMENT		
CSP	COMBINATION STANDPIPE		
CT	CERAMIC TILE	R/A	RETURN AIR
CTR	COUNTER, CENTER	RAD	RADIUS
CTSK	COUNTERSINK	RB	RUBBER BASE
CY	CUBIC YARD	RBT	RUBBER TILE
		RCF	REINFORCED CONCRETE PIPE
DEP	DEPRESSED	RDF	ROOF DRAIN
DYD	DRINKING FOUNTAIN	RES	RESILIENT
DI	DIAGONAL DIAMETER	RET	RETURN
DM	DIMENSION	REV	REVISED, REVISION
DM	DIMENSION	RFG	ROOFING
DISP	DISPENSER	RFM	ROOF HATCH
DIV	DIVISION	RFL	REFLECT (ED), (IVE),(OR)
DN	DOWN	RH	RIGHT-HAND
E	EAST, EXISTING	RM	ROOM
EA	EACH	R/O	ROUGH OPENING
EB	EXPANSION BOLT	ROW	RIGHT OF WAY
EF	EACH FACE		
EJ	EXPANSION JOINT		
EL	ELEVATION	SC	SOUTH
ELECT	ELECTRIC (AL)	SCH	SCHEDULE
ELEV	ELEVATOR	SD	STORM DRAIN
EMER	EMERGENCY	SEAL	SEALANT
ENC	ENCLOSURE	SECT	SECTION
EP	ELECTRICAL PANEL	SHT	SHEET
EQ	EQUAL	SIB	SIMILAR
EQPT	EQUIPMENT	SPC	SPACER
EST	ESTIMATE	SPC	SPECIFICATION (S)
EW	ELECTRIC WATER COOLER	SPK	SPEAKER
EXH	EXHAUST	SQ	SQUARE
EXP	EXPANSION	SS	SERVICE SINK
EXT	EXTERIOR	SST	STAINLESS STEEL
		STD	STANDARD
FA	FRESH AIR, FIRE ALARM	STG	SEATING
FB	FACE BRICK, FLAT BAR	STL	STEEL
FBO	FURNISHED BY OTHERS	ST	STONE
FDR	FLOOR DRAIN	STO	STORAGE
FDC	FIRE DEPARTMENT CONNECTION	STRUCT	STRUCTURAL
FE	FIRE EXTINGUISHER	SUSP	SUSPENDED
FEC	FIRE EXTINGUISHER	SYM	SYMMETRY, SYMMETRICAL
CABINET		TB	TREAD
FF	FINISH FLOOR	TACK	TACK BOARD
FFE	FINISH FLOOR ELEVATION	TELE	TELEPHONE
FL	FINISH FLOOR LINE	TERR	TERRAZZO
FHC	FIRE HOSE CABINET	T&R	TOUGUE & GROOVE
FHS	FIRE HOSE STATION	TH	THRESHOLD
FHMS	FLAT-HEAD MACHINE SCREW	THK	THICK (NESS)
FHW	FLAT-HEAD WOOD SCREW	TOL	TOLERANCE
FIN	FINISH (ED)	T.O.S.	TOP OF STEEL
FJT	FLUSH JOINT	T.O.W.	TOP OF WALL
FL	FLOW LINE	T.PART	TOILET PARTITION
FLGD	FLOOR CLEANOUT	TV	TELEVISION
FLG	FLASHING	TYP	TYPICAL
FLR	FLOOR (ING)		
FLUR	FLUORESCENT	UC	UNDERCUT
FND	FOUNDATION	UNF	UNFINISHED
FOC	FACE OF CONCRETE	U.O.N	UNLESS OTHERWISE NOTED
FOF	FACE OF FINISH	UR	URNAL
FOM	FINISH MASONRY		
FP	FIREPROOF	VB	VAPOR BARRIER
FP	FLOOR SINK, FULL SIZE	VCT	VINYL COMPOSITION TILE
FT	FOOT OR FEET	VERT	VERTICAL
FTG	FOOTING	VF	VINYL FABRIC
FUR	FURRED, FURRING	VG	VERTICAL GRAIN
FUT	FUTURE	VT	VINYL TILE
		W	WIDTH, WIDE
GA	GAUGE, GAGE	W	WEST
GALV	GALVANIZED	W	WITH
GB	GYPSUM BOARD (OR) GRAB	WB	WOOD BASE
BAR		WC	WATER CLOSET
GC	GENERAL CONTRACT	WD	WOOD
GCMU	GLAZED CONCRETE MASONRY UNIT	WI	WROUGHT IRON
GFRC	GLASS FIBER REINFORCED CONCR.	WIN	WINDOW
		WM	WIRE MESH
JAN	JANITOR	W/O	WITHOUT
JJC	JANITOR'S CLOSET	WP	WATERPROOF (ING)
JT	JOINT	WP	WORKING POINT
		WSCT	WAINSCOT
		WWF	WELDED WIRE FABRIC



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REVISION / VERSION

**06/21/2022**

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PROJECT NO.	22-101
DRAWN BY	Author
REVIEWED BY	Checker
PROJECT START DATE	02/15/2022

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<p><b>PROJECT NAME:</b> ARUNDLE PL.</p>	<p><b>PROJECT ADDRESS:</b> 1562 ARUNDLE PL., GLENDALE, CA 91206</p>
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<p><b>OWNER:</b> Owner</p>	<p><b>PROJECT DESIGN TEAMS</b></p> <p>ARCHITECTURE              DOMUS INTERNATIONAL GROUP, INC.              109 E HARVARD ST, STE 306, GLENDALE, CA 91205              EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM              PHONE: (714) 240-6200</p> <p>LANDSCAPING</p>
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<p><b>CIVIL</b></p>	<p><b>STRUCTURAL</b></p>
<p><b>MECHANICAL</b></p>	<p><b>ELECTRICAL</b></p>
<p><b>PLUMBING</b></p>	<p><b>TITLE 24</b></p>
<p><b>GEOTECH</b></p>	<p><b>TOPOGRAPHY</b></p>

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**SHEET TITLE**  
 GENERAL NOTES, ABBREVIATIONS AND SYMBOLS

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**SHEET NO.**  
**G0.1** OF SHEETS

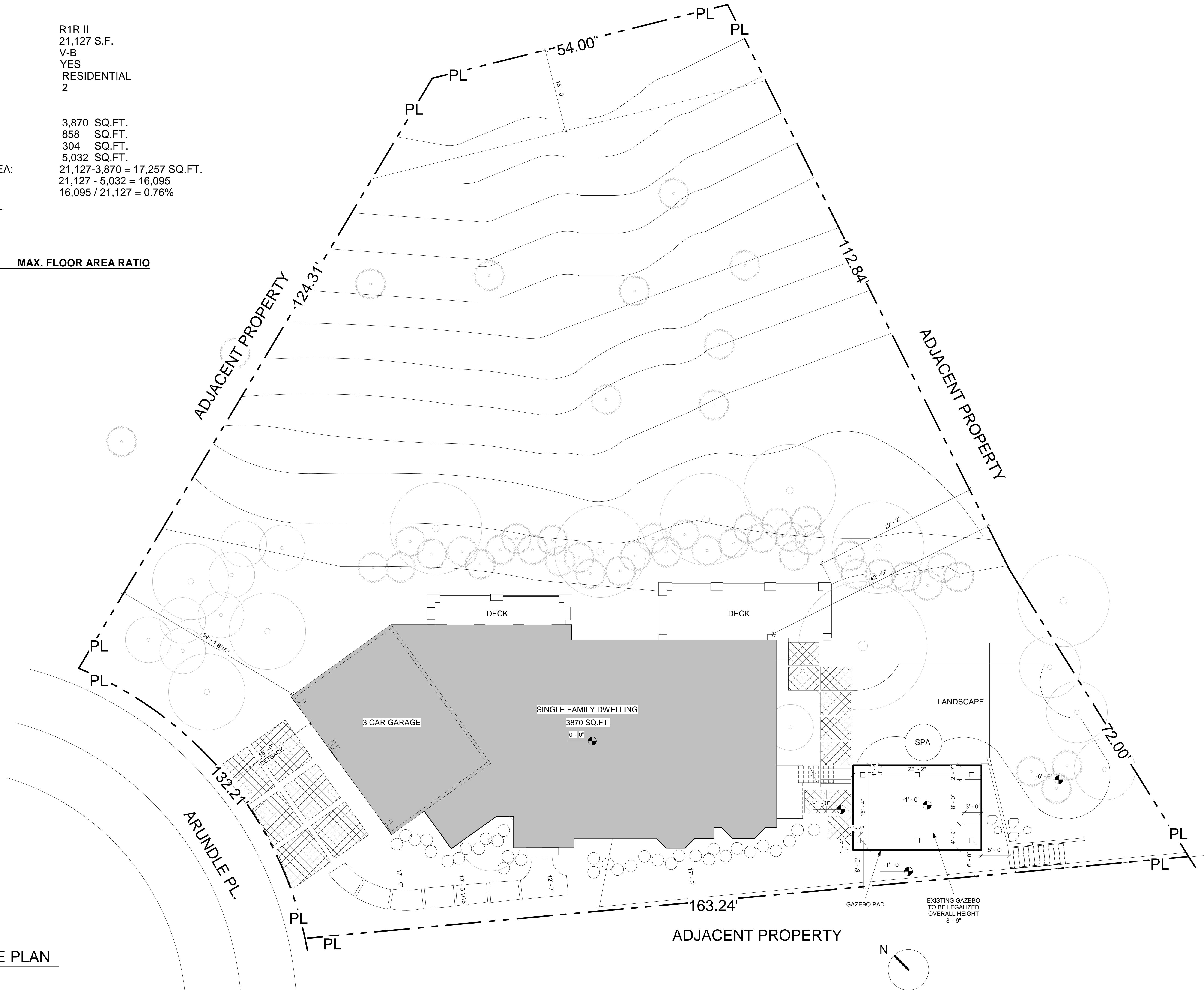
ZONE: R1R II  
 LOT AREA: 21,127 S.F.  
 TYPE OF CONSTRUCTION: V-B  
 SPRINKLED: YES  
 USE: RESIDENTIAL  
 STORIES: 2

EXISTING SINGLE FAMILY AREA: 3,870 SQ.FT.  
 ADDITION AREA: 858 SQ.FT.  
 GAZEBO AREA: 304 SQ.FT.  
 NEW TOTAL AREA: 5,032 SQ.FT.  
 EXISTING LANDSCAPE AREA: 21,127 - 3,870 = 17,257 SQ.FT.  
 NEW LANDSCAPE AREA: 21,127 - 5,032 = 16,095  
 16,095 / 21,127 = 0.76%

**MAX. FLOOR AREA RATIO:**

10,000 x 0.4 = 4,000 SQ.FT.  
 10,620 x 0.1 = 1,062 SQ.FT.

TOTAL = **5,062 SQ.FT.** MAX. FLOOR AREA RATIO



1 EXISTING SITE PLAN  
 1/8" = 1'-0"

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REVISION / VERSION  
 06/21/2022

PROJECT NO. 22-101  
 DRAWN BY TENY PETROIAN  
 REVIEWED BY ANDREI MAROUTI  
 PROJECT START DATE 02/15/2022

**PROJECT NAME:**  
 ARUNDLE PL.  
**PROJECT ADDRESS:**  
 1562 ARUNDLE PL., GLENDALE, CA 91206

**OWNER:**  
 Owner

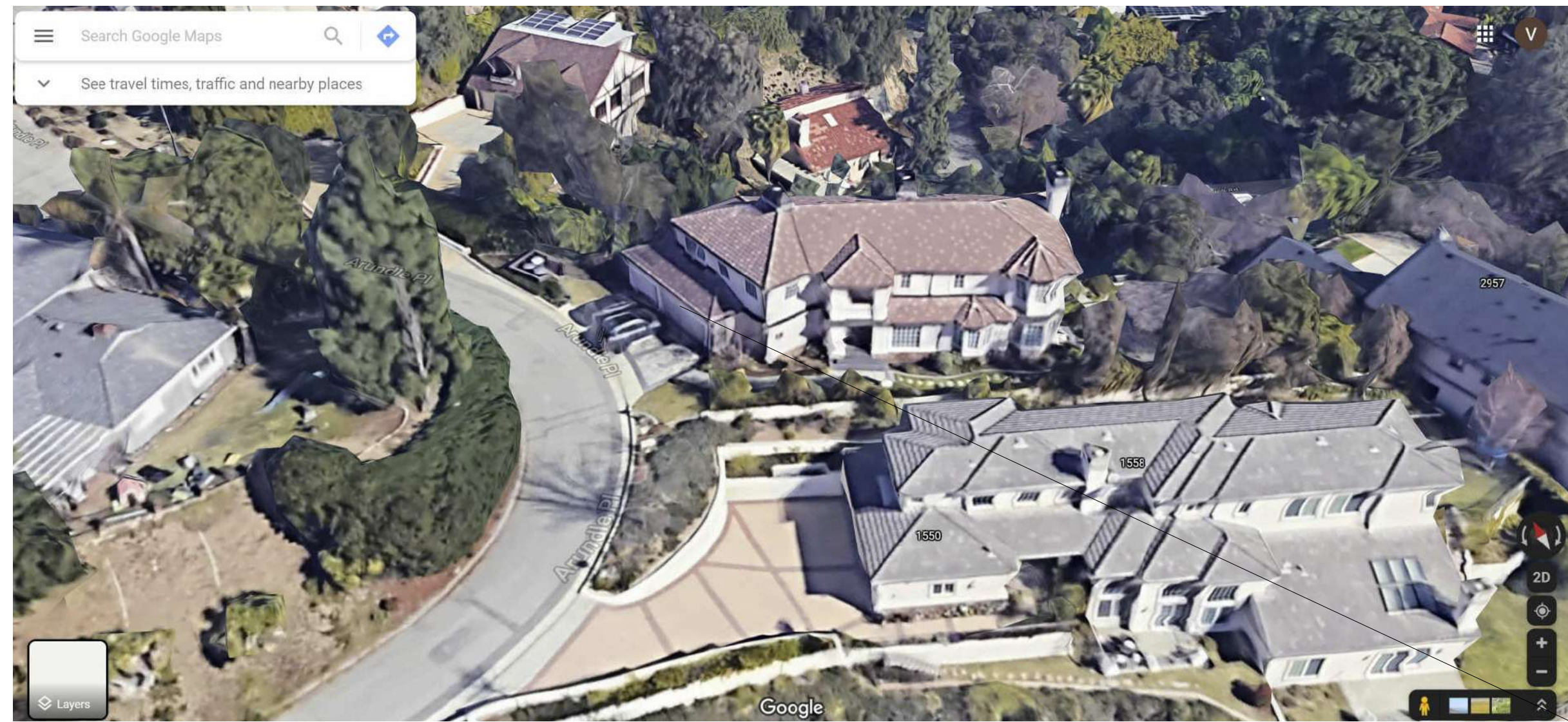
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- CIVIL
- STRUCTURAL
- MECHANICAL
- ELECTRICAL
- PLUMBING
- TITLE 24
- GEOTECH
- TOPOGRAPHY

**SHEET TITLE**  
 EXISTING SITE PLAN

**SHEET NO.**  
**A1.0**  
 OF SHEETS

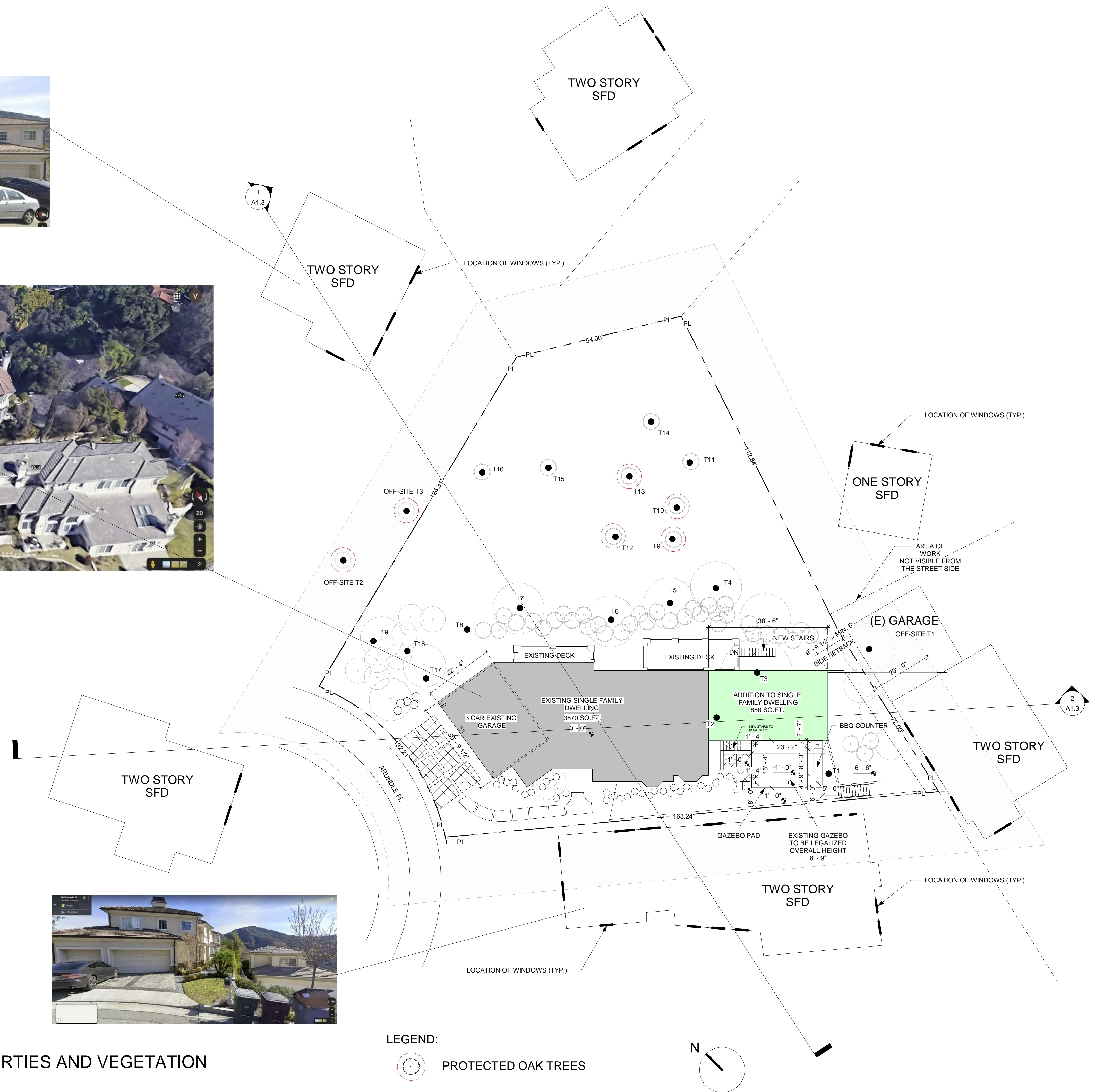
THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF DOMUS INTERNATIONAL GROUP INC. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE AND OWNER FOR WHOM THEY WERE PREPARED. PUBLICATION AND REPRODUCTION IS RESTRICTED TO SUCH USE. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH DOMUS INTERNATIONAL GROUP INC. VISUAL CONTACT WITH THEM CONSTITUTES APPROVAL WITH THESE RESTRICTIONS.



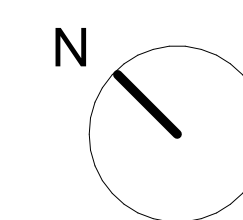
Tree #	Species	DBH (Diameter @ Breast Height, Inches)
T1	Carrotwood Tree ( <i>Cupaniopsis anacardioides</i> )	9 (4.5, 5 & 6)
T2	Chinese Flame Tree ( <i>Koelreuteria bipinnata</i> )	10
T3	Chinese Flame Tree ( <i>Koelreuteria bipinnata</i> )	11
T4	Cherry Plum ( <i>Prunus cerasifera</i> )	6.7 (5x3)
T5	Cherry Plum ( <i>Prunus cerasifera</i> )	7.3 (6x3)
T6	Cherry Plum ( <i>Prunus cerasifera</i> )	6.7 (5x3)
T7	Cherry Plum ( <i>Prunus cerasifera</i> )	6 (4x3)
T8	Cherry Plum ( <i>Prunus cerasifera</i> )	6.7 (5x3)
T9	California Live Oak ( <i>Quercus agrifolia</i> )	10.7 (5, 5 & 8)
T10	California Live Oak ( <i>Quercus agrifolia</i> )	9
T11	Canary Island Pine ( <i>Pinus canariensis</i> )	5
T12	California Live Oak ( <i>Quercus agrifolia</i> )	12.8 (8 & 10)
T13	California Live Oak ( <i>Quercus agrifolia</i> )	10.5
T14	Canary Island Pine ( <i>Pinus canariensis</i> )	9
T15	Canary Island Pine ( <i>Pinus canariensis</i> )	8
T16	Canary Island Pine ( <i>Pinus canariensis</i> )	10
T17	Lemon-Scented Gum ( <i>Corymbia citriodora</i> )	16
T18	Lemon-Scented Gum ( <i>Corymbia citriodora</i> )	12
T19	Lemon-Scented Gum ( <i>Corymbia citriodora</i> )	8
OST1	Scrub Oak ( <i>Quercus berberidifolia</i> )	7.8 (3, 4 & 6, Estimate)
OST2	California Live Oak ( <i>Quercus agrifolia</i> )	10 (Estimate)
OST3	California Live Oak ( <i>Quercus agrifolia</i> )	8 (Estimate)

**NOTE:** ONLY THE TREES CIRCLED IN RED ARE CITY OF GLENDALE INDIGENOUS PROTECTED OAK TREES.

**1** PROPOSED SITE PLAN WITH ADJACENT PROPERTIES AND VEGETATION  
1/16" = 1'-0"



**LEGEND:**  
 PROTECTED OAK TREES



**DOMUS INTERNATIONAL GROUP**  
 ARCHITECTURE  
 109 E HARVARD ST STE 306, GLENDALE, CA 91205  
 TEL: (714) 240-6200 / EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM



REVISION / VERSION  
**06/21/2022**  
 PROJECT NO. 22-101  
 DRAWN BY TENY PETROIAN  
 REVIEWED BY ANDREI MARCUTU  
 PROJECT START DATE 02/15/2022

**PROJECT NAME:**  
ARUNDLE PL.  
**PROJECT ADDRESS:**  
1562 ARUNDLE PL., GLENDALE, CA 91206

**OWNER:**  
Owner

**PROJECT DESIGN TEAMS**  
 ARCHITECTURE  
 DOMUS INTERNATIONAL GROUP, INC.  
 109 E HARVARD ST. STE 306, GLENDALE, CA 91205  
 EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM  
 PHONE: (714) 240-6200  
 LANDSCAPING  
 CIVIL  
 STRUCTURAL  
 MECHANICAL  
 ELECTRICAL  
 PLUMBING  
 TITLE 24  
 GEOTECH  
 TOPOGRAPHY

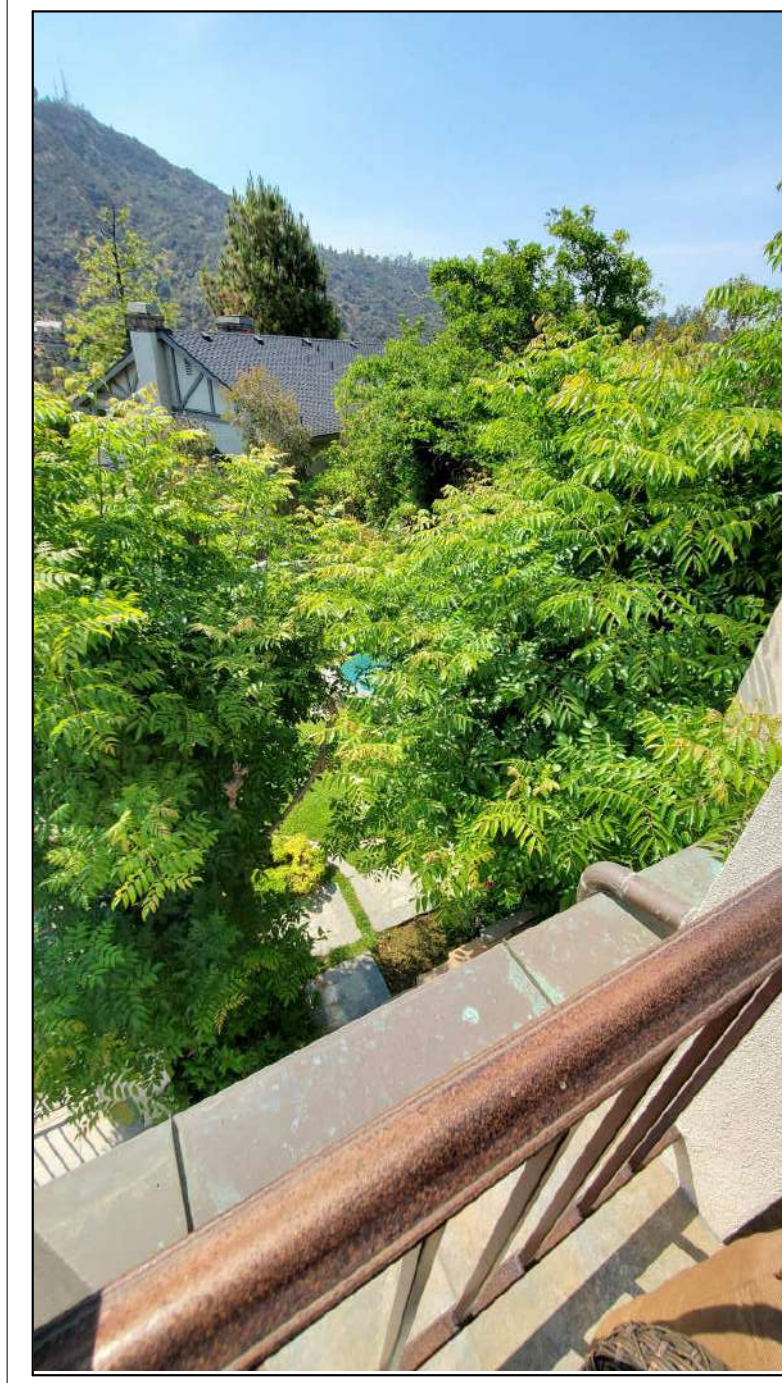
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PROPOSED SITE PLAN  
**SHEET NO.**  
**A1.1**  
OF SHEETS



10



11



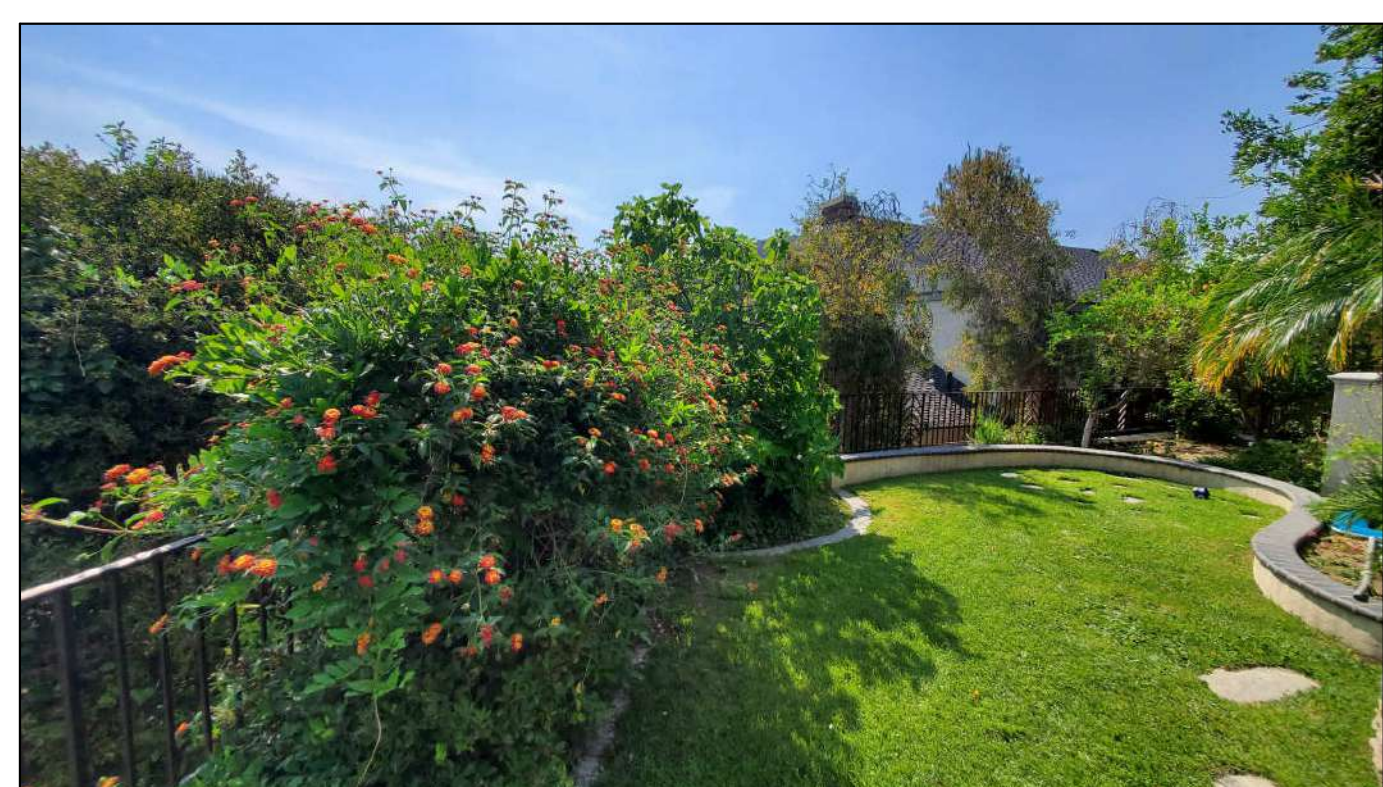
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1



9



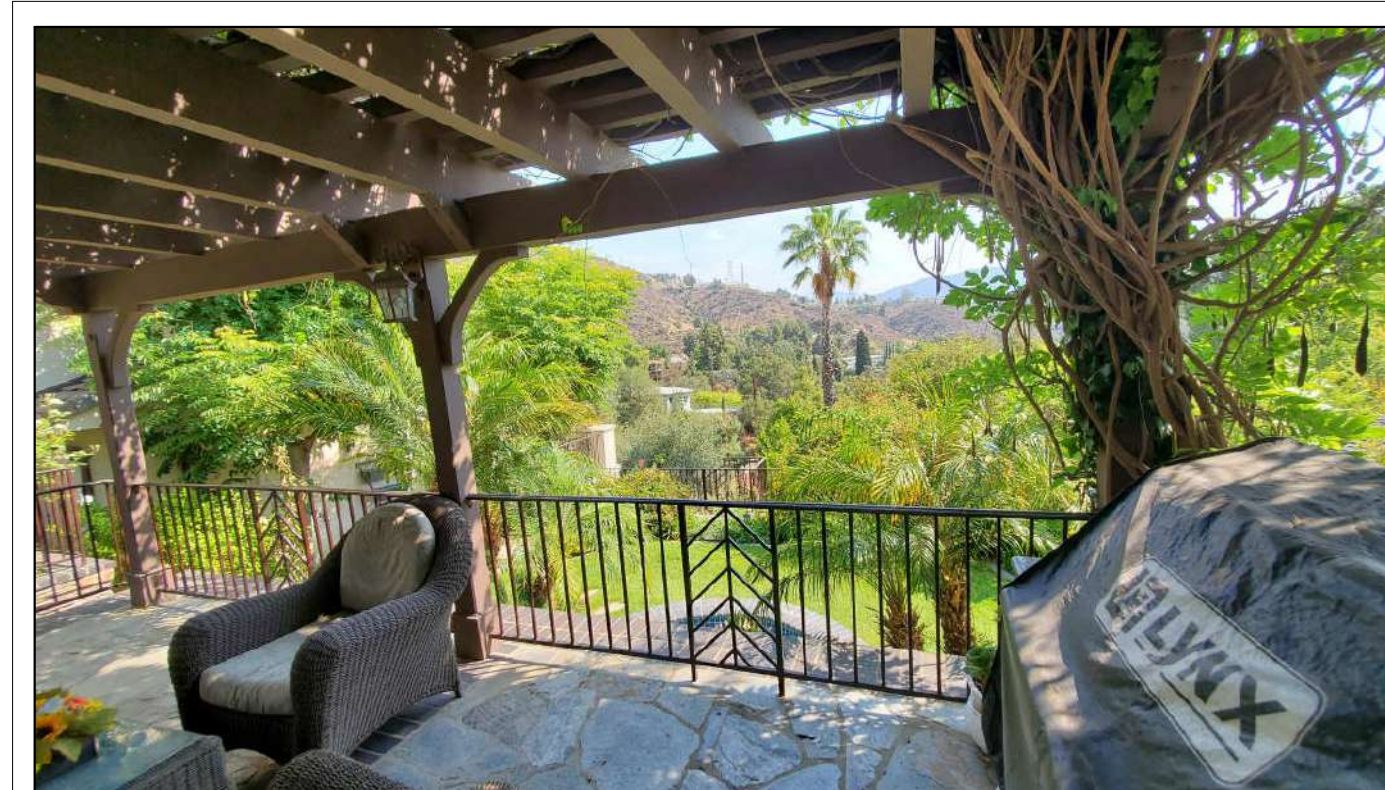
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7



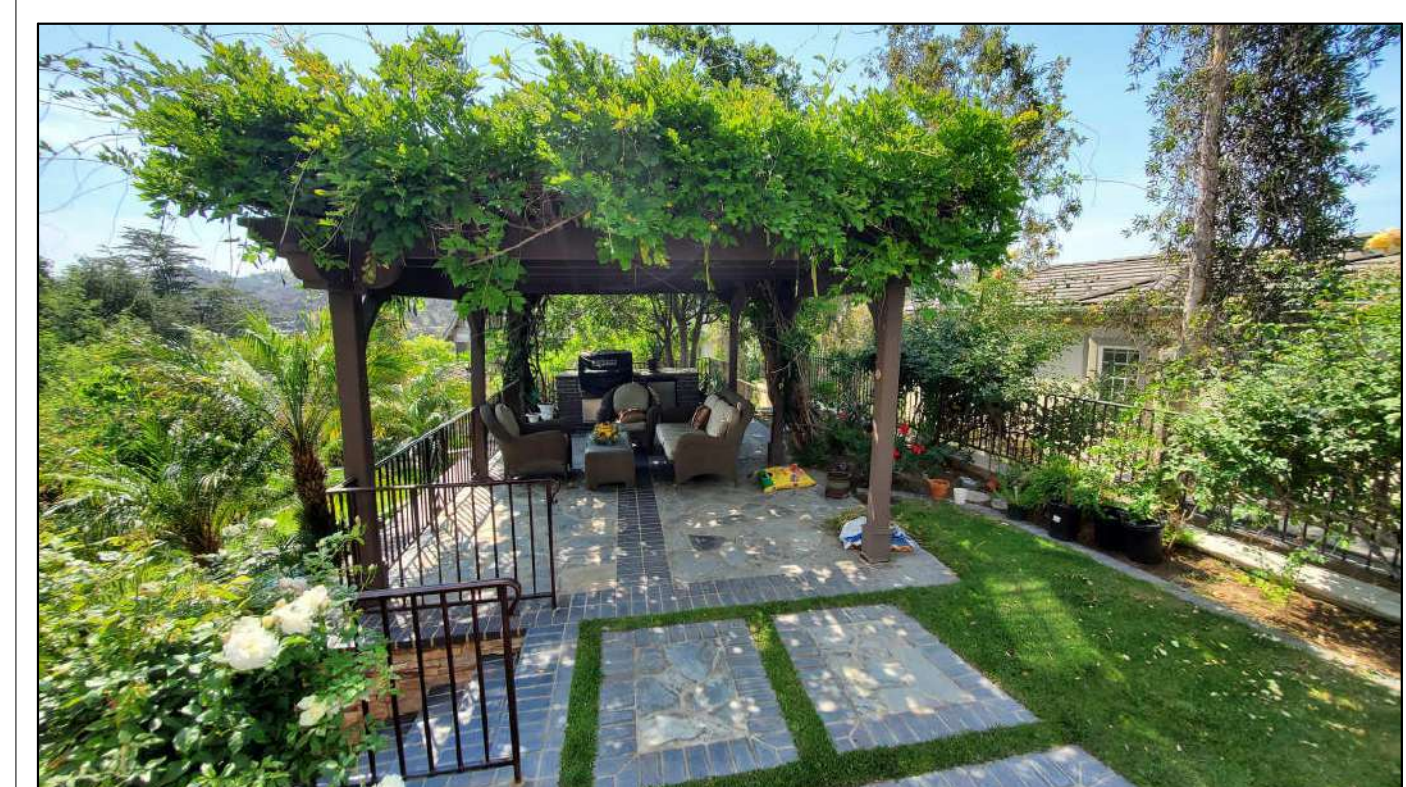
6



5



2



3



4



**DOMUS INTERNATIONAL GROUP**  
 ARCHITECTURE  
 REGISTERED PROFESSIONAL ARCHITECTS  
 109 E HARVARD ST STE 306, GLENDALE, CA 91205  
 TEL: (747) 240-6200 / EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM



REVISION / VERSION  
**06/21/2022**

PROJECT NO. 22-101  
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 REVIEWED BY ANDREI MAROUTI  
 PROJECT START DATE 02/15/2022

**PROJECT NAME:**  
 ARUNDLE PL.

**PROJECT ADDRESS:**  
 1562 ARUNDLE PL., GLENDALE, CA 91206

**OWNER:**  
 Owner

**PROJECT DESIGN TEAMS**

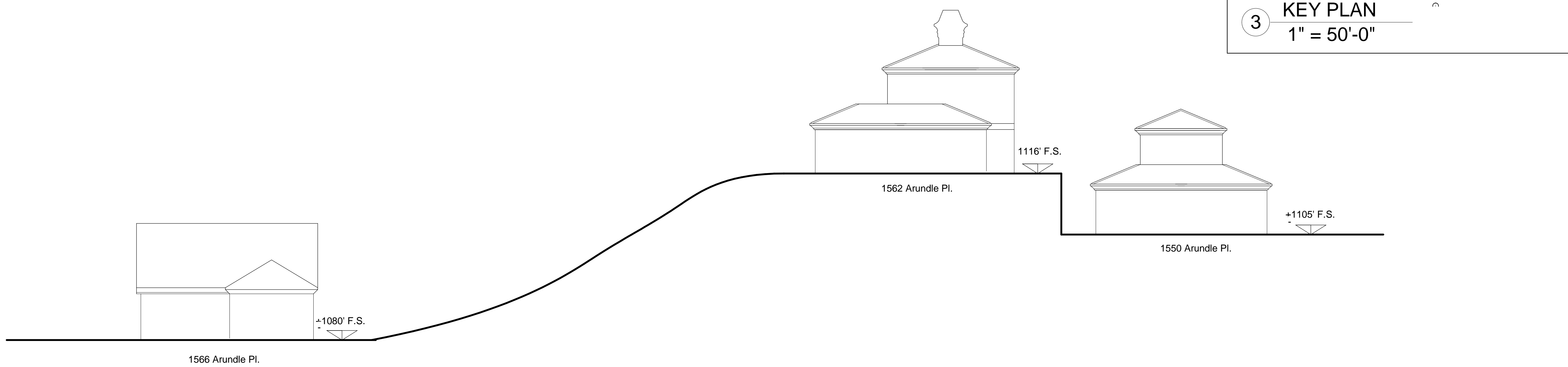
**ARCHITECTURE:**  
 DOMUS INTERNATIONAL GROUP, INC.  
 109 E HARVARD ST. STE 306, GLENDALE, CA 91205  
 EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM  
 PHONE: (747) 240-6200

**LANDSCAPING:**

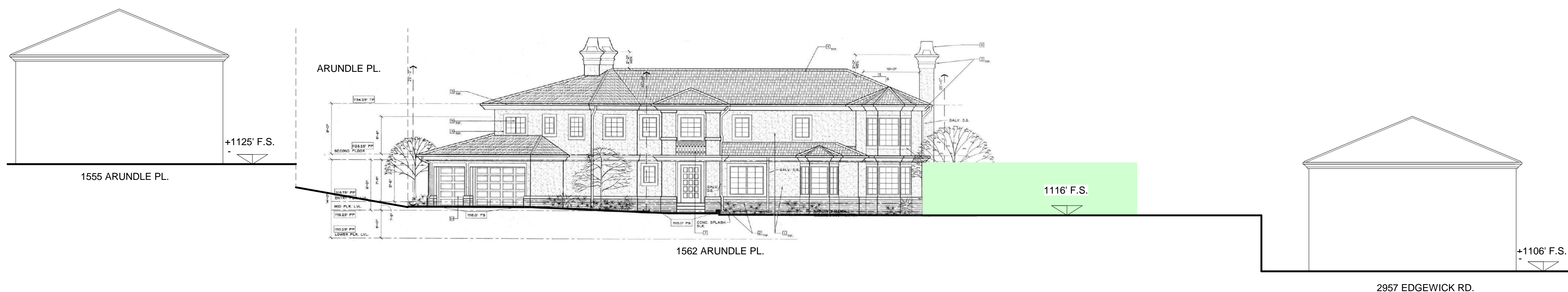
CIVIL  
 STRUCTURAL  
 MECHANICAL  
 ELECTRICAL  
 PLUMBING  
 TITLE 24  
 GEOTECH  
 TOPOGRAPHY

**SHEET TITLE**  
 PHOTOS WITH SITE PLAN

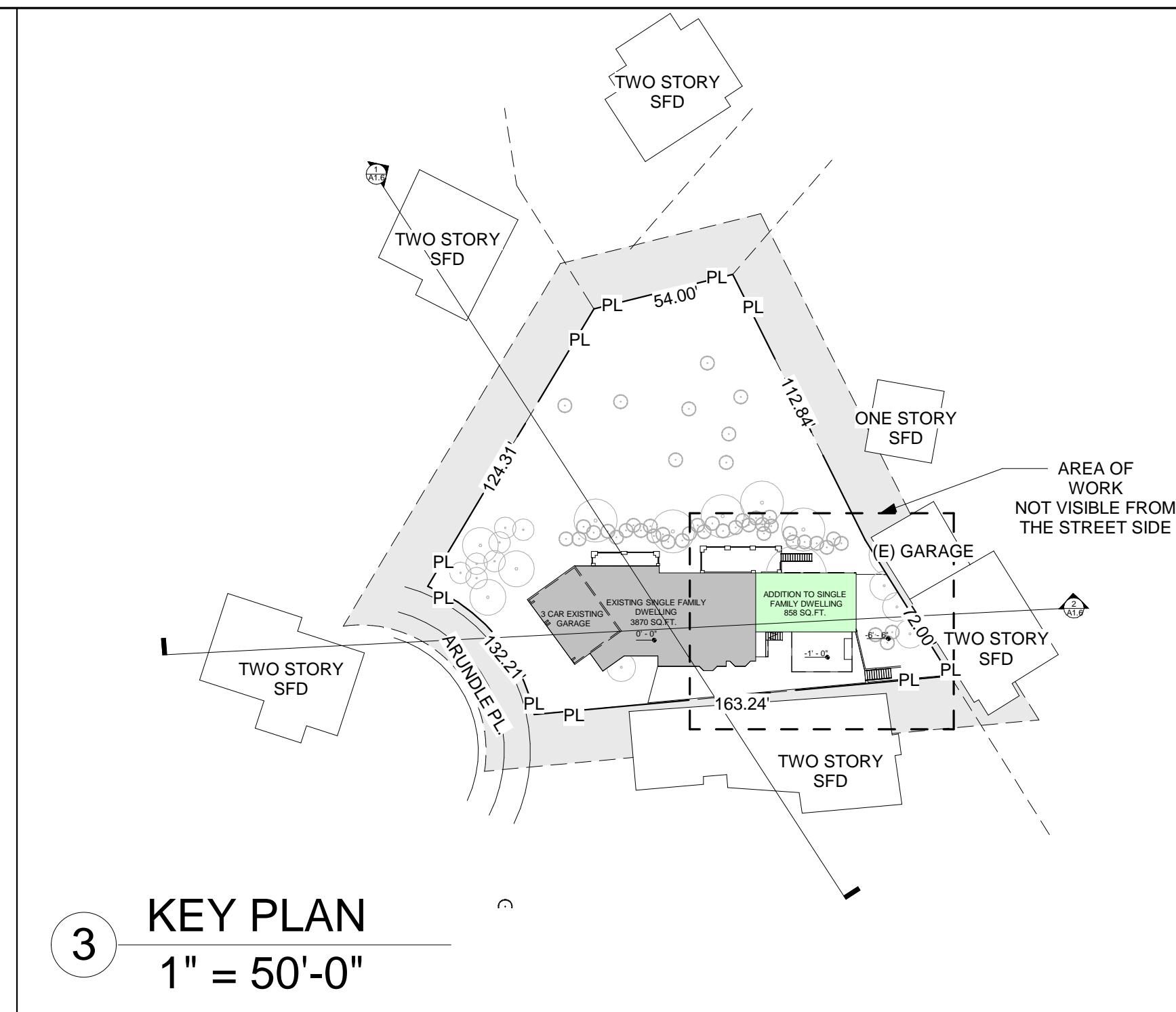
**SHEET NO.**  
**A1.2**  
 OF SHEETS



1 Section 1..  
1" = 10'-0"



2 Section 2..  
1" = 10'-0"



3 KEY PLAN  
1" = 50'-0"

**DOMUS INTERNATIONAL GROUP**  
ARCHITECTURE  
RESIDENTIAL COMMERCIAL PLANNING | DESIGN  
109 E HARVARD ST STE 306, GLENDALE, CA 91205  
TEL: (714) 240-6200 / EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM



REVISION / VERSION  
06/21/2022

PROJECT NO. 22-101  
DRAWN BY TENY PETROIAN  
REVIEWED BY ANDREI MAROUTI  
PROJECT START DATE 02/15/2022

PROJECT NAME:  
ARUNDE PL.

PROJECT ADDRESS:  
1562 ARUNDE PL., GLENDALE, CA 91206

OWNER  
Owner

PROJECT DESIGN TEAMS  
ARCHITECTURE  
DOMUS INTERNATIONAL GROUP, INC.  
109 E HARVARD ST, STE 306, GLENDALE, CA 91205  
EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM  
PHONE: (714) 240-6200

LANDSCAPING

CIVIL

STRUCTURAL

MECHANICAL

ELECTRICAL

PLUMBING

TITLE 24

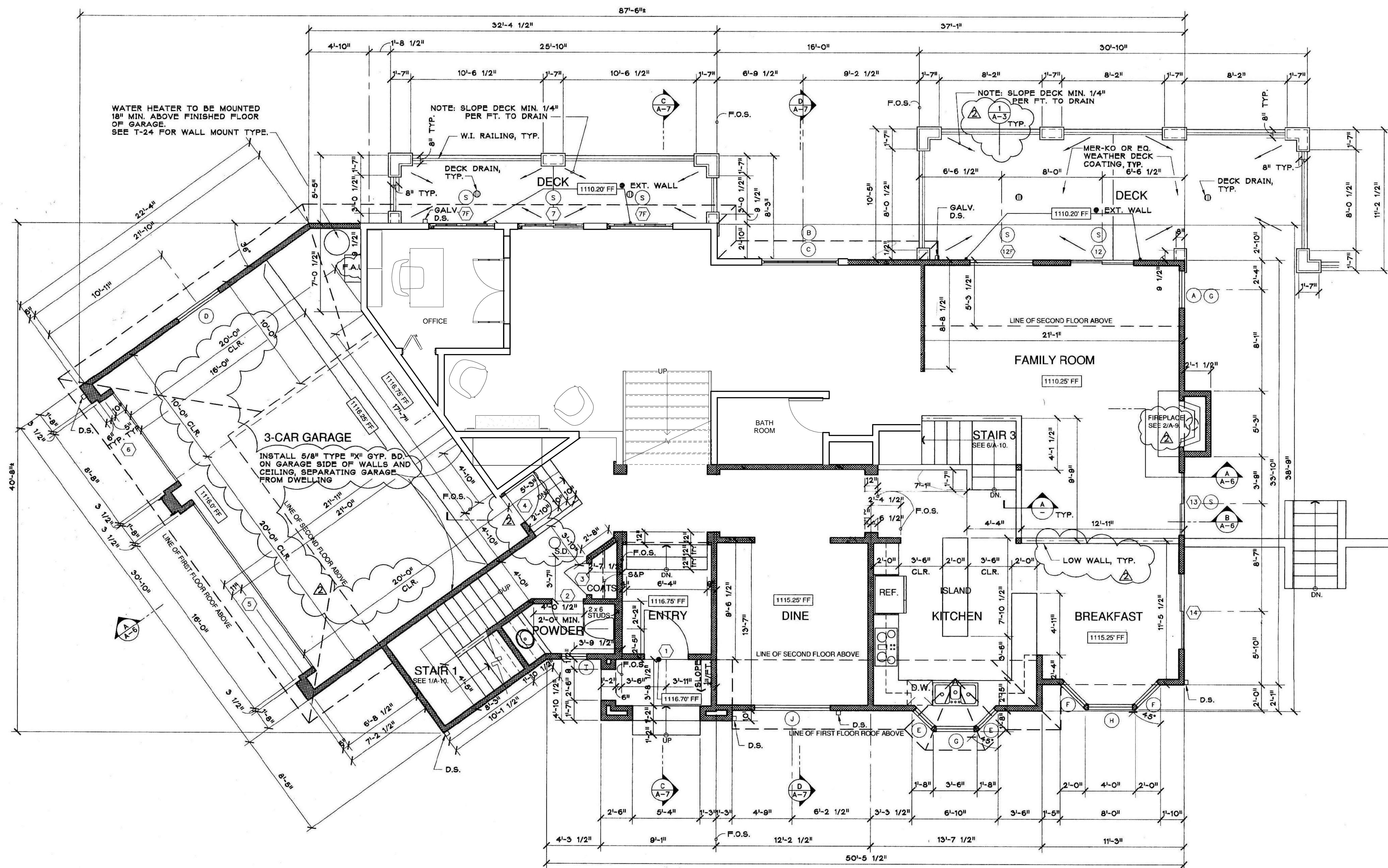
GEOTECH

TOPOGRAPHY

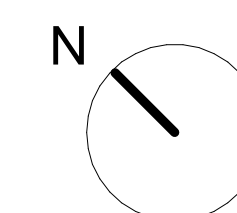
SHEET TITLE  
SITE PLAN SECTIONS

SHEET NO.  
A1.3

OF SHEETS



1 EXISTING FIRST FLOOR PLAN  
1/8" = 1'-0"



REVISION / VERSION

06/21/2022
------------

PROJECT NO. 22-101  
DRAWN BY TONY PETROIAN  
REVIEWED BY ANDREW MARROUTI  
PROJECT START DATE 02/15/2022

PROJECT NAME:  
ARUNDLE PL.

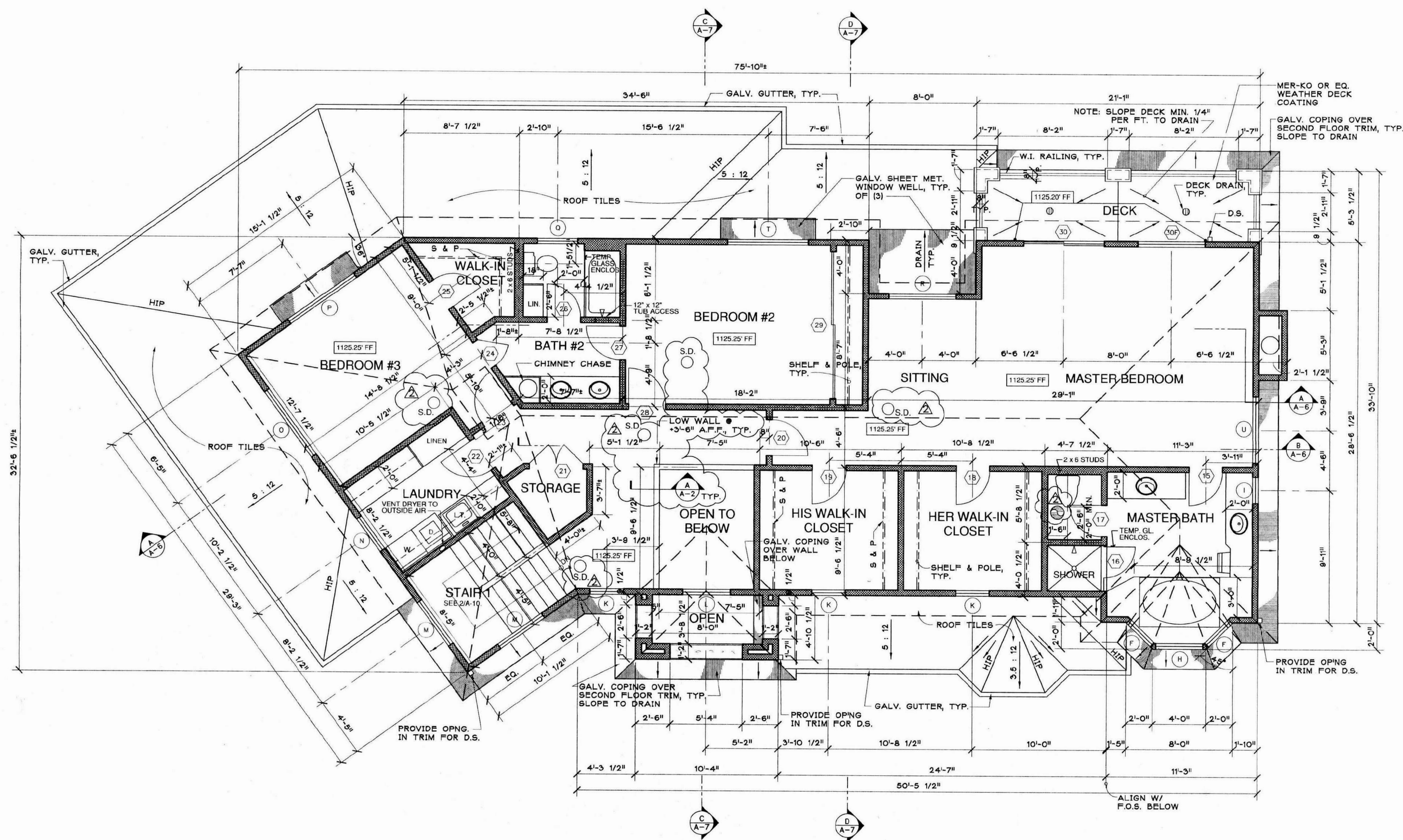
PROJECT ADDRESS:  
1562 ARUNDLE PL., GLENDALE, CA 91206

OWNER  
Owner

PROJECT DESIGN TEAMS  
ARCHITECTURE  
DOMUS INTERNATIONAL GROUP, INC.  
109 E HARVARD ST, STE 306, GLENDALE, CA 91205  
EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM  
PHONE: (714) 240-6200

- LANDSCAPING
- CIVIL
  - STRUCTURAL
  - MECHANICAL
  - ELECTRICAL
  - PLUMBING
  - TITLE 24
  - GEOTECH
  - TOPOGRAPHY

THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF DOMUS INTERNATIONAL GROUP INC. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE AND OWNER FOR WHOM THEY WERE PREPARED. PUBLICATION AND REPRODUCTION IS RESTRICTED TO SUCH USE. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH DOMUS INTERNATIONAL GROUP INC. VISUAL CONTACT WITH THEM CONSTITUTES APPROVAL WITH THESE RESTRICTIONS.



1 EXISTING SECOND FLOOR PLAN  
1/8" = 1'-0"

**DOMUS INTERNATIONAL GROUP**  
 ARCHITECTURE  
 109 E HARVARD ST STE 306, GLENDALE, CA 91205  
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 TEL: (714) 240-6200



REVISION / VERSION  
 06/21/2022  
 PROJECT NO. 22-101  
 DRAWN BY Author  
 REVIEWED BY Checker  
 PROJECT START DATE 02/15/2022

PROJECT NAME:  
 ARUNDLE PL.  
 PROJECT ADDRESS:  
 1562 ARUNDLE PL., GLENDALE, CA 91206

OWNER  
 Owner

PROJECT DESIGN TEAMS  
 ARCHITECTURE  
 DOMUS INTERNATIONAL GROUP, INC.  
 109 E HARVARD ST STE 306, GLENDALE, CA 91205  
 EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM  
 PHONE: (714) 240-6200  
 LANDSCAPING

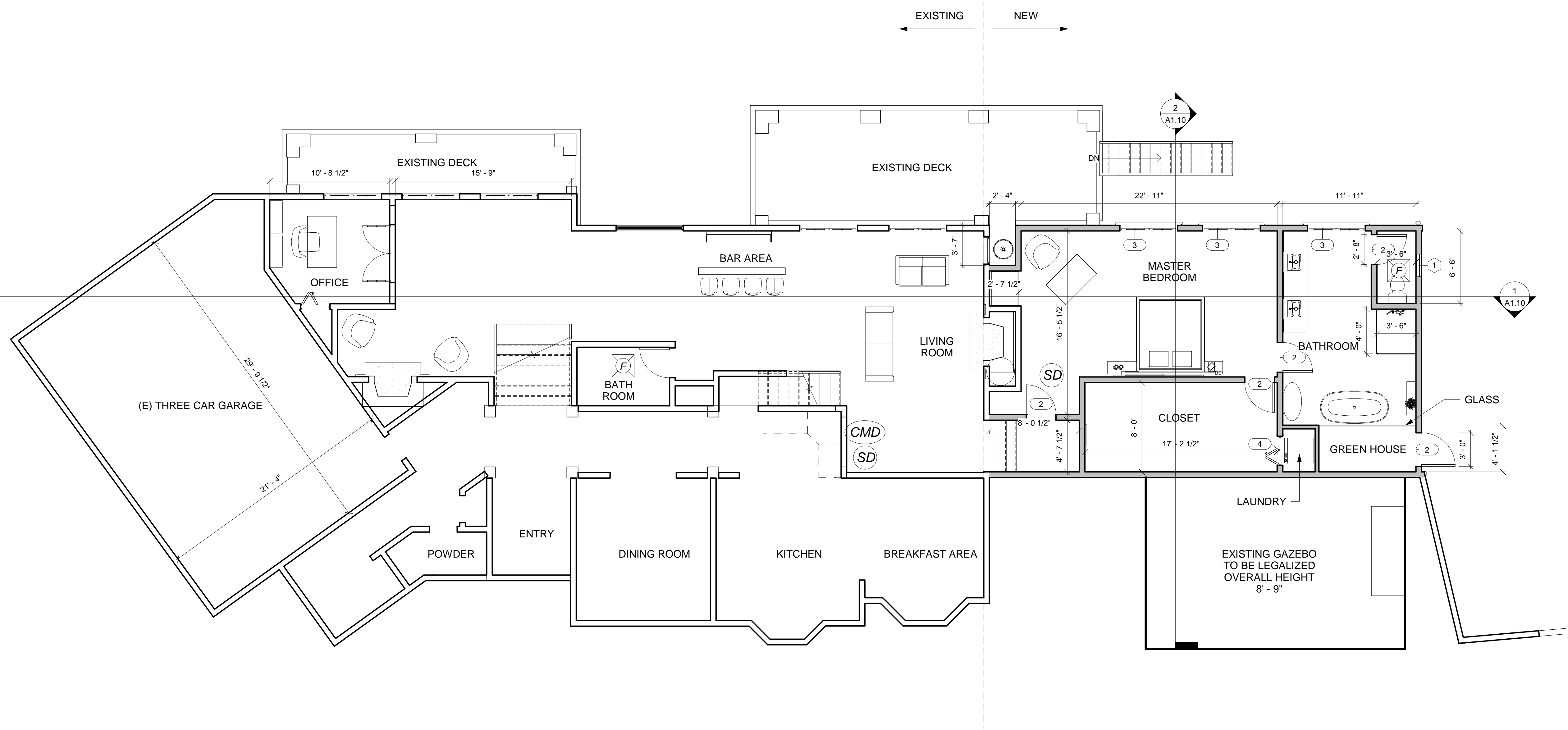
- CIVIL
- STRUCTURAL
- MECHANICAL
- ELECTRICAL
- PLUMBING
- TITLE 24
- GEOTECH
- TOPOGRAPHY

SHEET TITLE  
 EXISTING FLOOR PLAN

SHEET NO.  
**A1.5**  
 OF SHEETS





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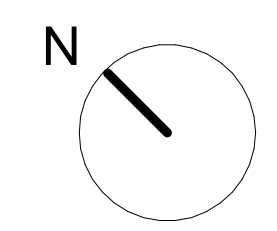




**1** PROPOSED FIRST FLOOR PLAN  
 3/16" = 1'-0"

**LEGEND**

-  NEW WALLS
-  ENERGY STAR RATED EXHAUST CEILING FAN. "CONTROLLED BY HUMIDISTAT" DUCTED TO EXTERIOR. 50 CFM DIRECTED TO EXTERIOR.
-  SMOKE DETECTOR HARD WIRED W/ BATTERY BACK UP SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. (C.C.R. TITLE 24, PART 9, SECTION 1007.2.9.2)
-  "CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACK UP."



REVISION / VERSION

06/21/2022

PROJECT NO. 22-101  
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 REVIEWED BY ANDREI MARROUTI  
 PROJECT START DATE 02/15/2022

**PROJECT NAME:**  
 ARUNDLE PL.

**PROJECT ADDRESS:**  
 1562 ARUNDLE PL., GLENDALE, CA 91206

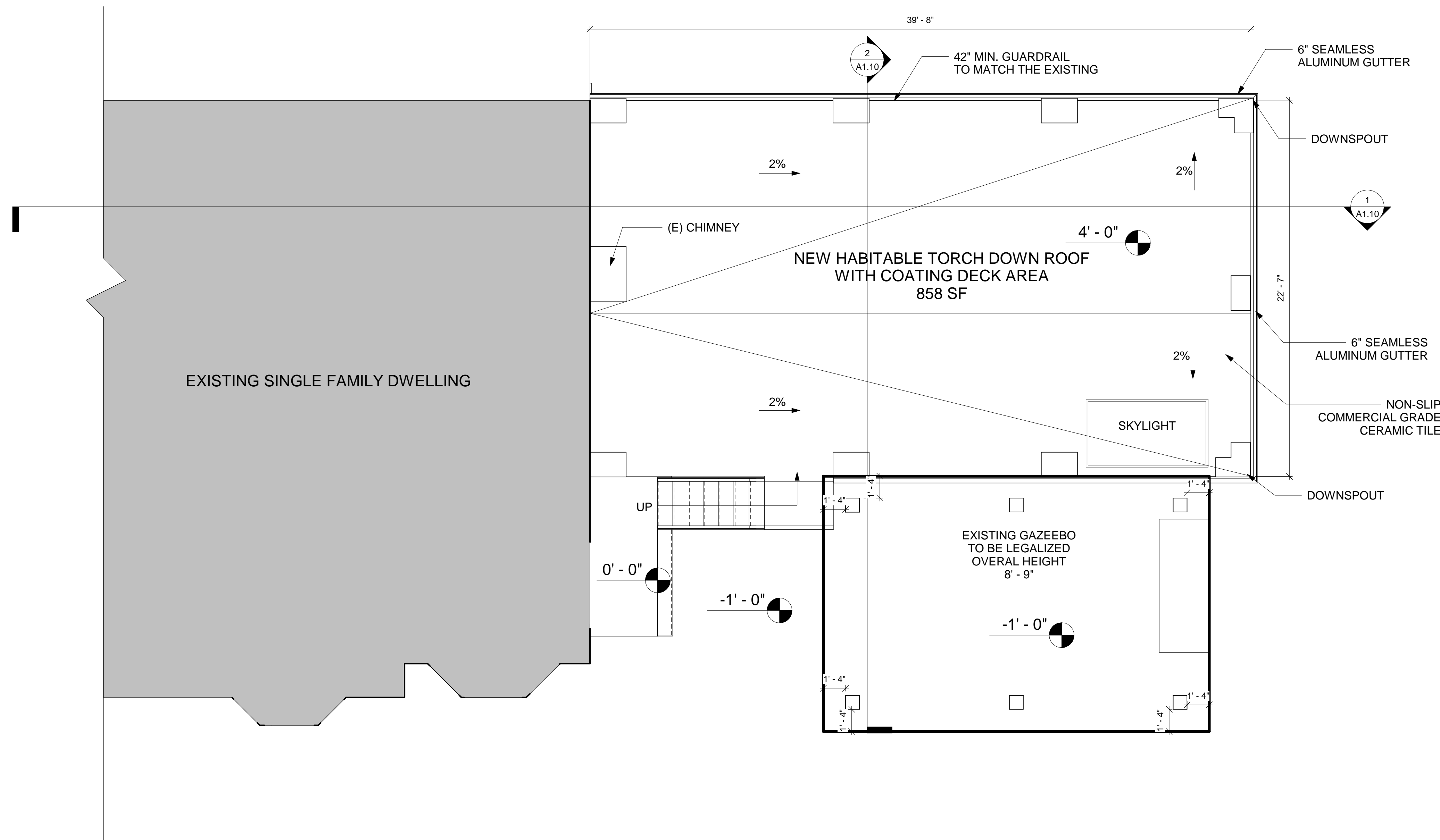
**OWNER:**  
 Owner

**PROJECT DESIGN TEAMS**  
 ARCHITECTURE  
 DOMUS INTERNATIONAL GROUP, INC.  
 109 E HARVARD ST. STE 306, GLENDALE, CA 91205  
 EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM  
 PHONE: (714) 240-6200

- LANDSCAPING**
- CIVIL
  - STRUCTURAL
  - MECHANICAL
  - ELECTRICAL
  - PLUMBING
  - TITLE 24
  - GEOTECH
  - TOPOGRAPHY

**SHEET TITLE**  
 PROPOSED FIRST FLOOR PLAN

**SHEET NO.**  
**A1.6**  
 OF SHEETS



1 PROPOSED ROOF DECK PLAN  
1/4" = 1'-0"

**DOMUS INTERNATIONAL GROUP**  
 ARCHITECTURE  
 REGISTERED ARCHITECTS  
 REGISTERED PROFESSIONAL PLANNING / DESIGN  
 109 E HARVARD ST STE 306, GLENDALE, CA 91205  
 TEL: (714) 240-6200 / EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM



REVISION / VERSION  
 06/21/2022

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 ARUNDLE PL.

PROJECT ADDRESS:  
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OWNER  
 Owner

PROJECT DESIGN TEAMS  
 ARCHITECTURE  
 DOMUS INTERNATIONAL GROUP, INC.  
 109 E HARVARD ST STE 306, GLENDALE, CA 91205  
 EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM  
 PHONE: (714) 240-6200

- LANDSCAPING
- CIVIL
  - STRUCTURAL
  - MECHANICAL
  - ELECTRICAL
  - PLUMBING
  - TITLE 24
  - GEOTECH
  - TOPOGRAPHY

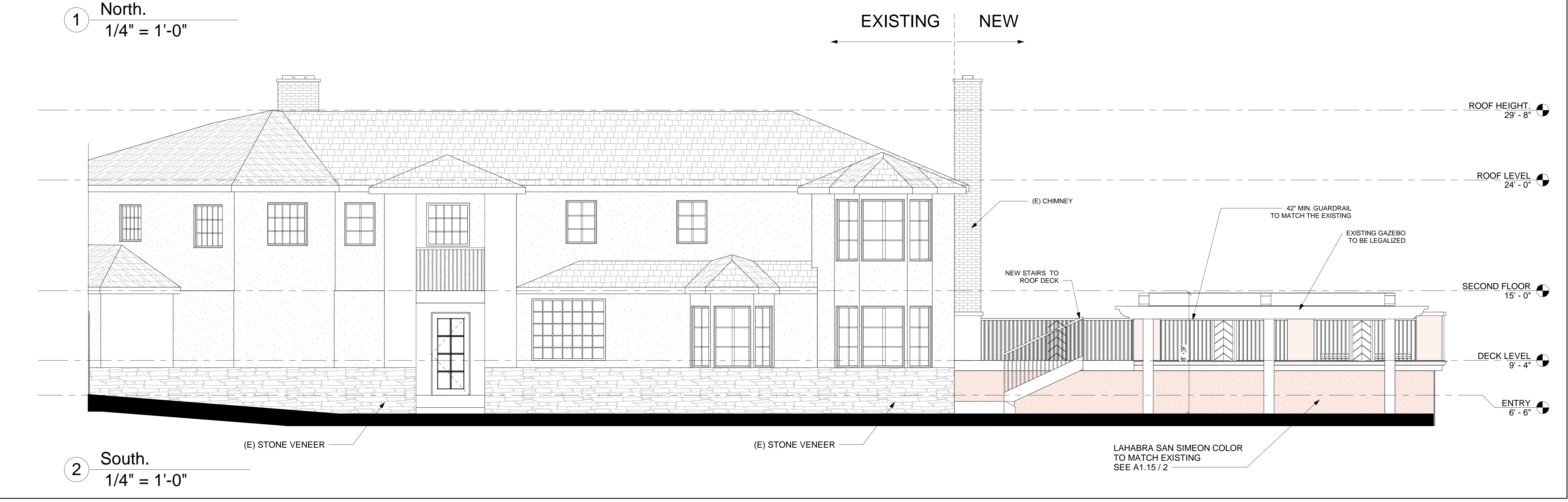
SHEET TITLE  
 PROPOSED ROOF DECK PLAN

SHEET NO.  
 A1.7  
 OF SHEETS

THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF DOMUS INTERNATIONAL GROUP INC. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE AND OWNER FOR WHOM THEY WERE PREPARED. PUBLICATION AND REPRODUCTION IS RESTRICTED TO SUCH USE. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH DOMUS INTERNATIONAL GROUP INC. VISUAL CONTACT WITH THEM CONSTITUTES APPROVAL WITH THESE RESTRICTIONS.



1 North.  
1/4" = 1'-0"



2 South.  
1/4" = 1'-0"

**DOMUS INTERNATIONAL GROUP**  
ARCHITECTURE  
109 E HARVARD ST STE#306, GLENDALE, CA 91205  
PHONE: (747)240-6200  
EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM

**ARCHITECT**  
KAMER MARTIN OSWALD  
LICENSED PROFESSIONAL ENGINEER  
C64223  
STATE OF CALIFORNIA

REVISION / VERSION  
06/21/2022

PROJECT NO. 22-101  
DRAWN BY Author  
REVIEWED BY Checker  
PROJECT START DATE 02/15/2022

PROJECT NAME:  
ARUNDLE PL.

PROJECT ADDRESS:  
1562 ARUNDLE PL., GLENDALE, CA 91206

OWNER:  
Owner

PROJECT DESIGN TEAMS  
ARCHITECTURE:  
DOMUS INTERNATIONAL GROUP, INC.  
109 E HARVARD ST. STE. 306, GLENDALE, CA 91205  
EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM  
PHONE: (747)240-6200

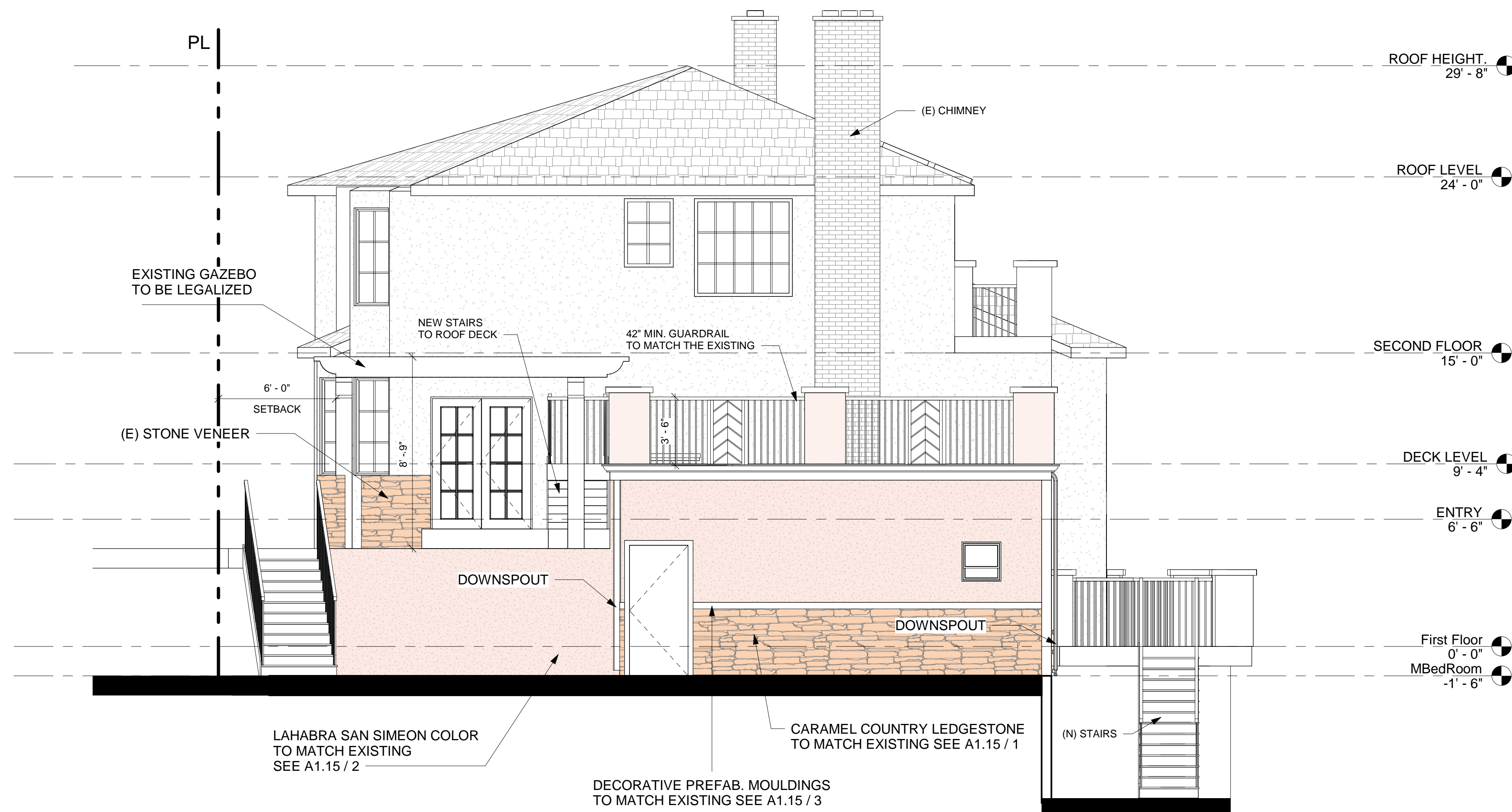
LANDSCAPING:  
CIVIL  
STRUCTURAL  
MECHANICAL  
ELECTRICAL  
PLUMBING  
TITLE 24  
GEOTECH  
TOPOGRAPHY

SHEET TITLE  
NORTH/SOUTH ELEVATIONS

SHEET NO.  
A1.8

OF SHEETS

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1 East.  
1/4" = 1'-0"



2 West.  
1/4" = 1'-0"

**DOMUS INTERNATIONAL GROUP**  
 ARCHITECTURE  
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REVISION / VERSION  
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 PROJECT ADDRESS:  
 1562 ARUNDLE PL., GLENDALE, CA 91206

OWNER  
 Owner

PROJECT DESIGN TEAMS  
 ARCHITECTURE  
 DOMUS INTERNATIONAL GROUP, INC.  
 109 E HARVARD ST. STE 306, GLENDALE, CA 91205  
 EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM  
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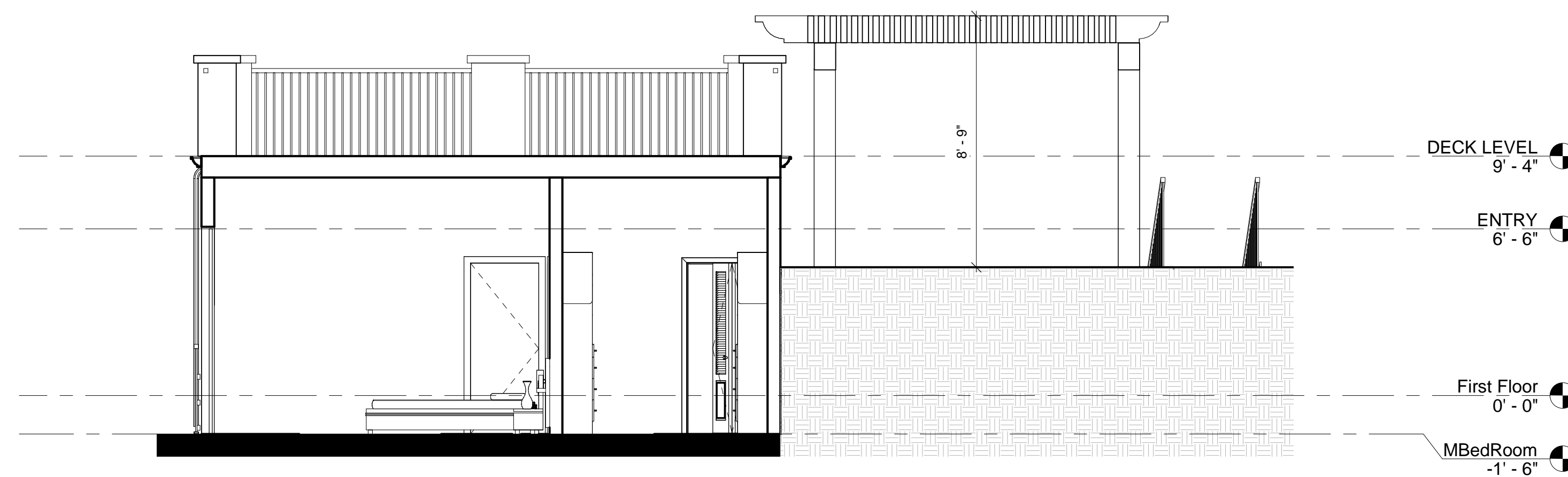
- LANDSCAPING
- CIVIL
  - STRUCTURAL
  - MECHANICAL
  - ELECTRICAL
  - PLUMBING
  - TITLE 24
  - GEOTECH
  - TOPOGRAPHY

SHEET TITLE  
 EAST/WEST ELEVATIONS

SHEET NO.  
**A1.9**  
 OF SHEETS



1 Section 1  
3/16" = 1'-0"



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

**DOMUS INTERNATIONAL GROUP**  
 ARCHITECTURE  
 RESIDENTIAL COMMERCIAL PLANNING | DESIGN  
 109 E HARVARD ST STE 306, GLENDALE, CA 91205  
 TEL: (714) 240-6200 / EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM



REVISION / VERSION  
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PROJECT NO. 22-101  
 DRAWN BY TENY PETROIAN  
 REVIEWED BY ANDREI MAROUTI  
 PROJECT START DATE 02/15/2022

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 ARUNDLE PL.  
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 1562 ARUNDLE PL., GLENDALE, CA 91206

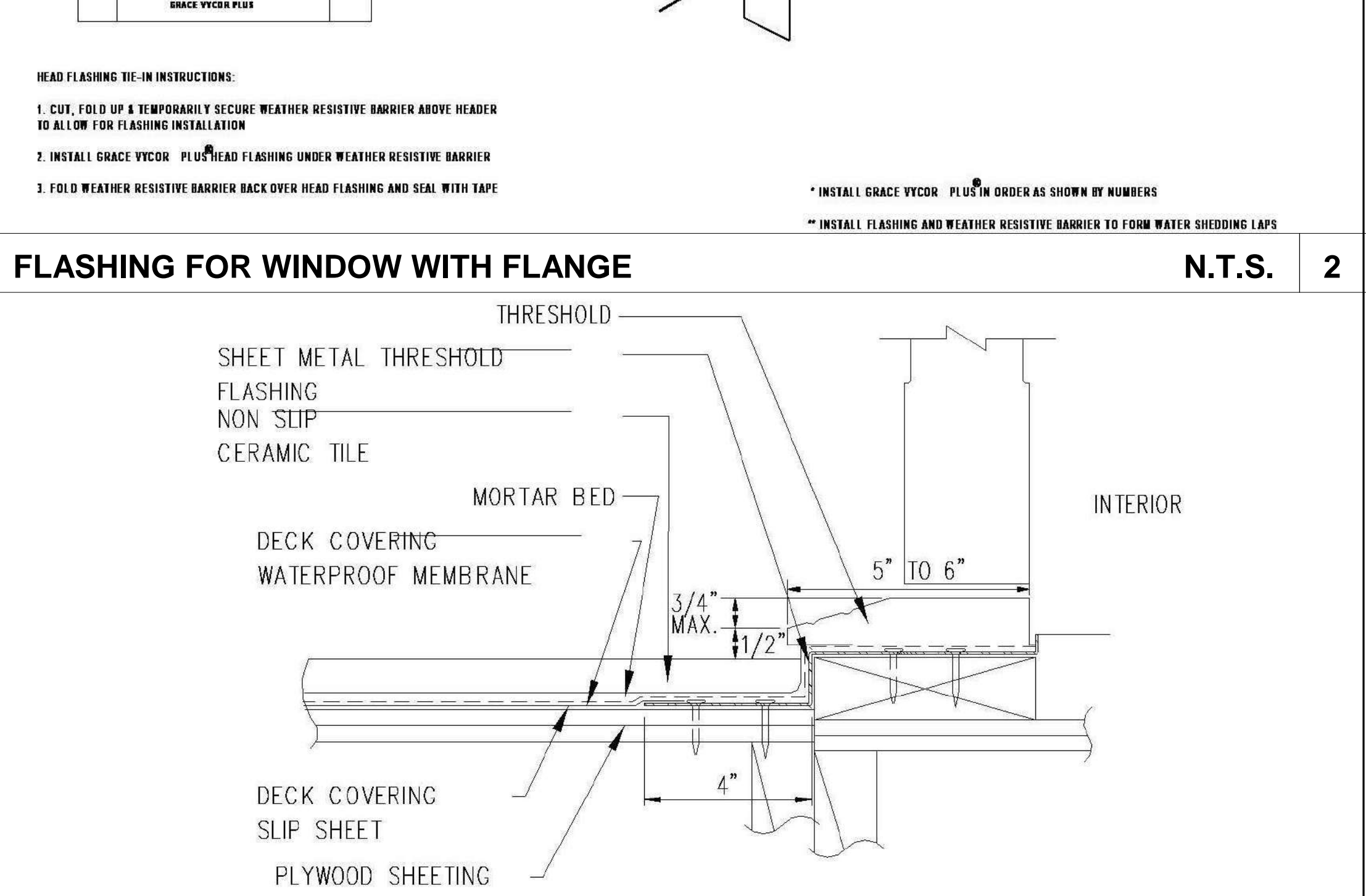
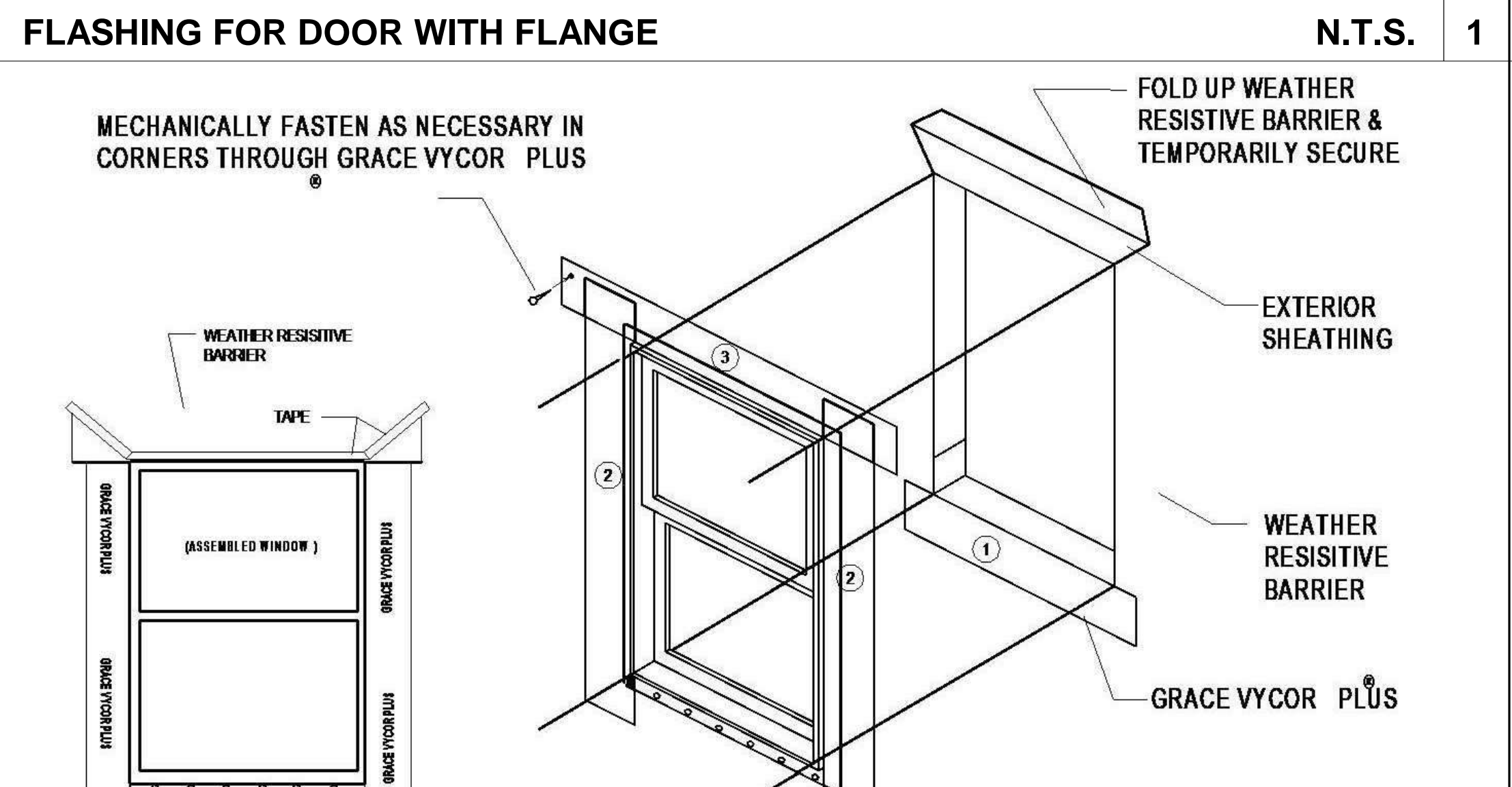
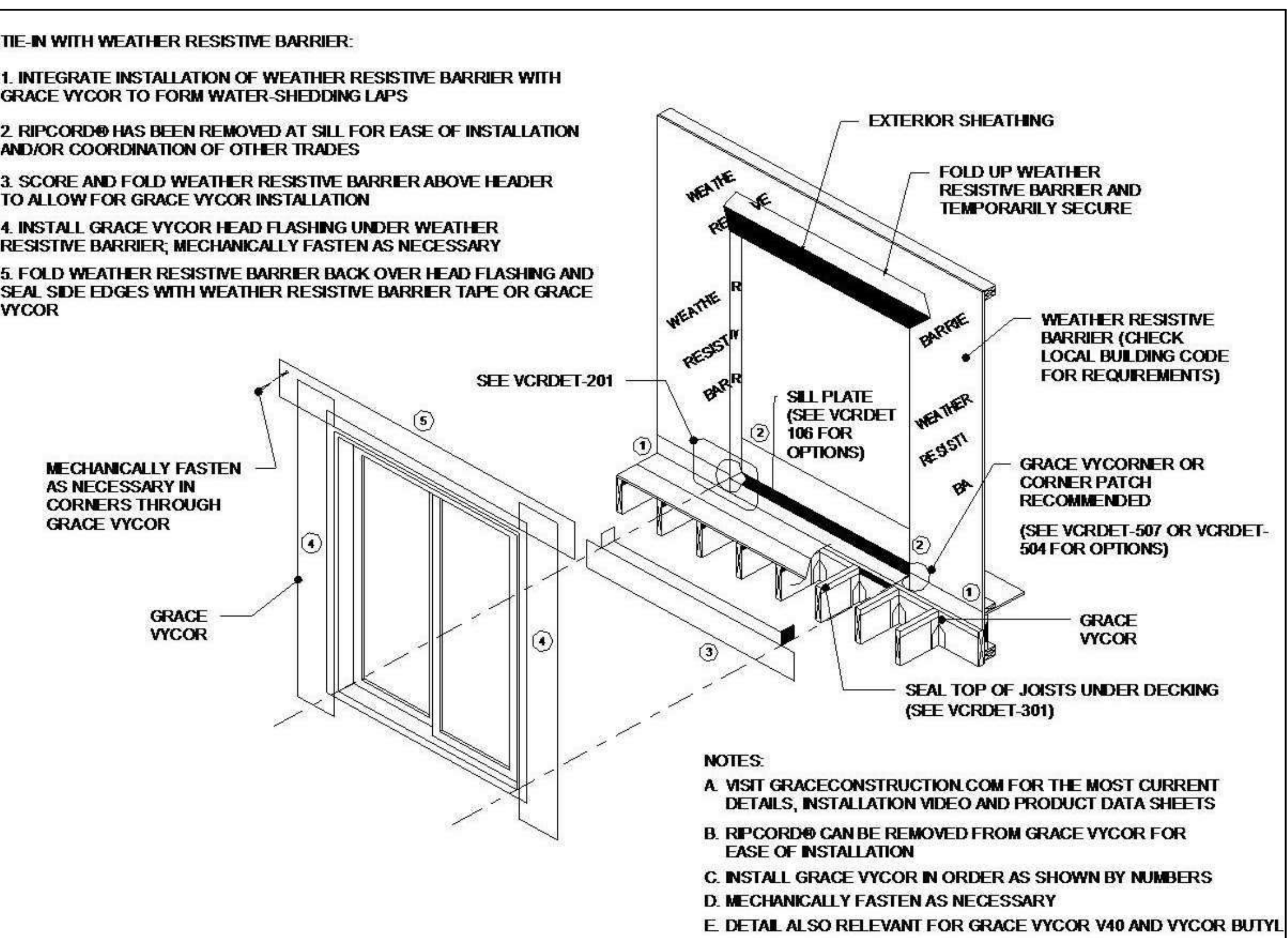
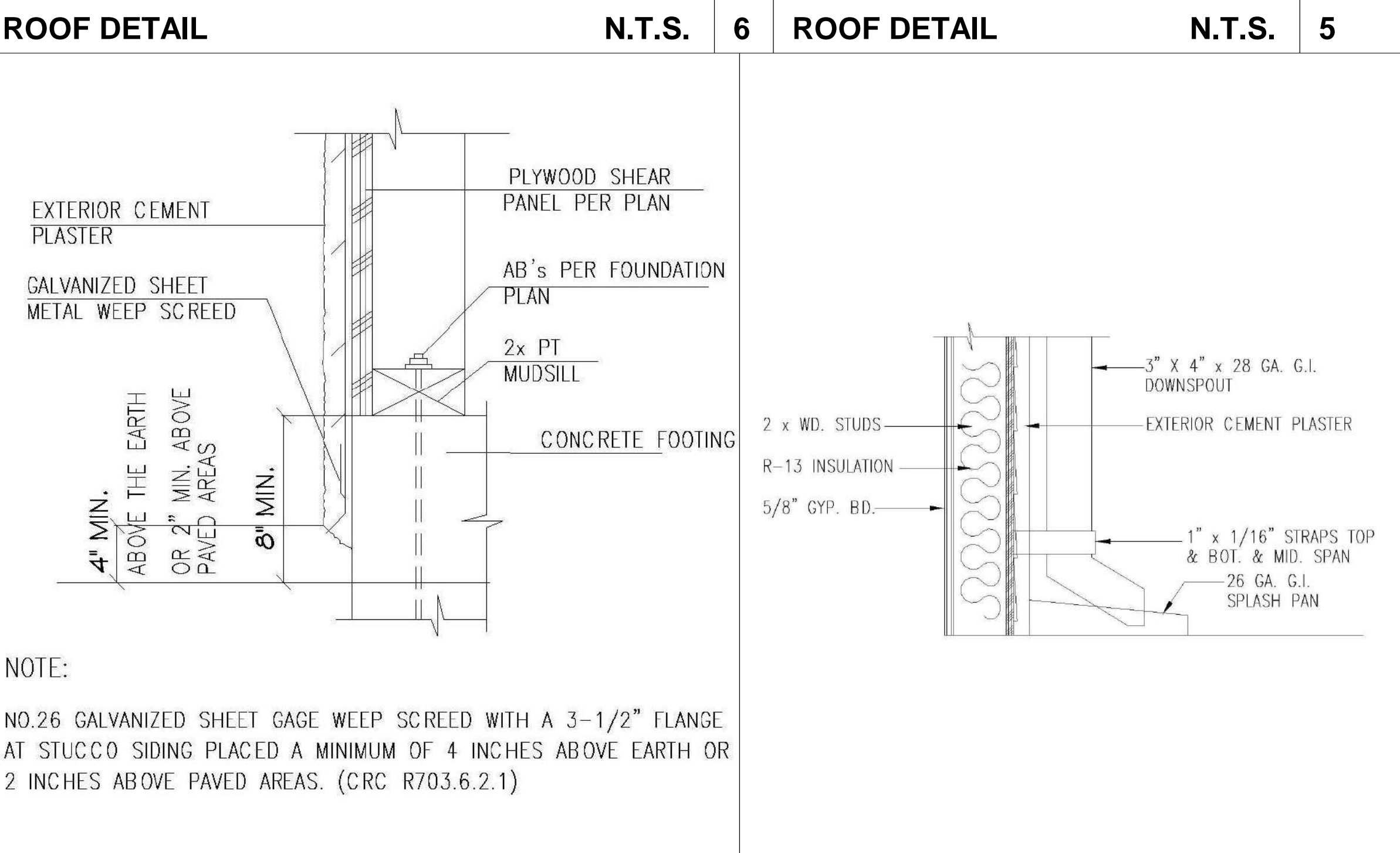
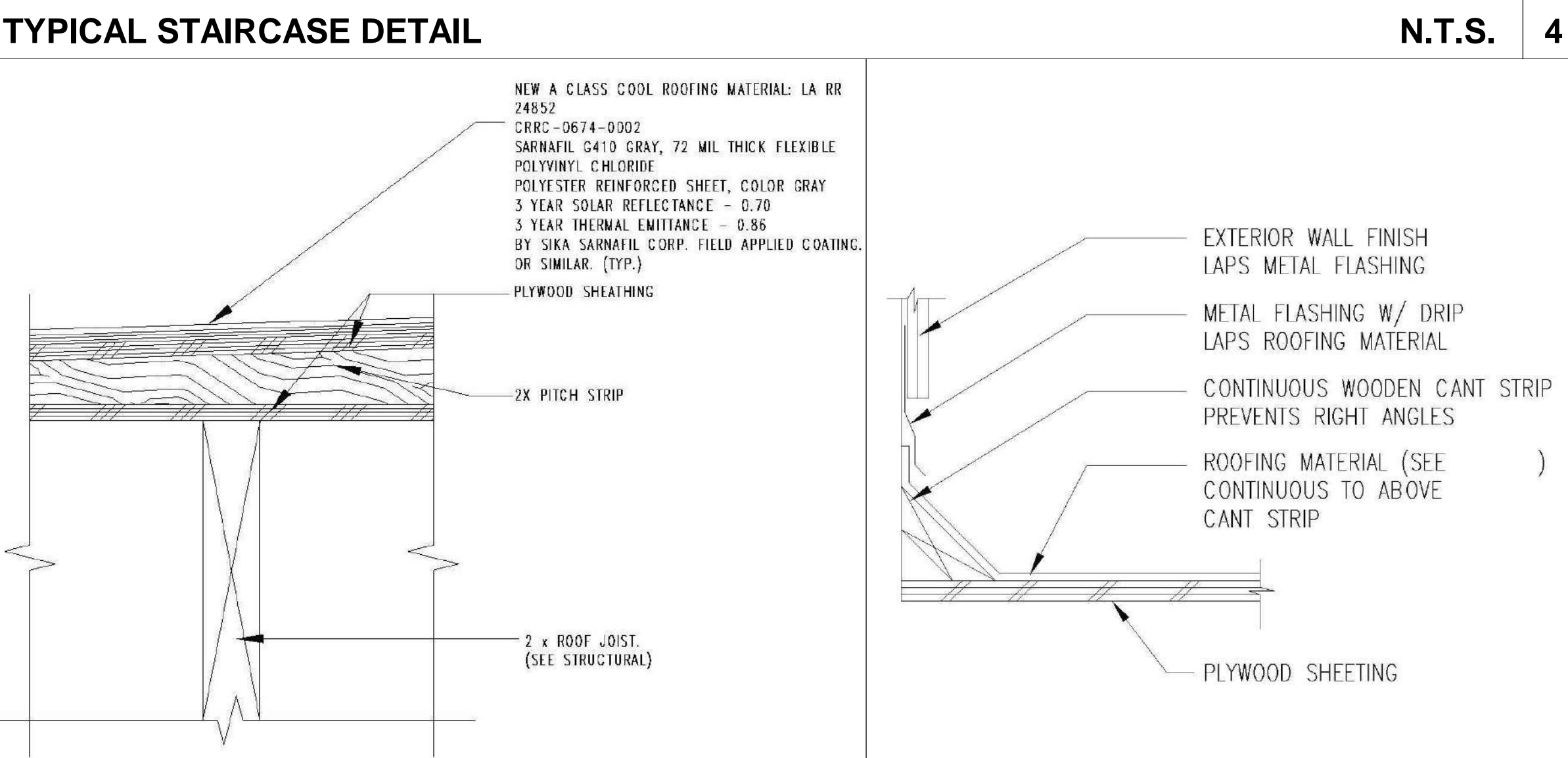
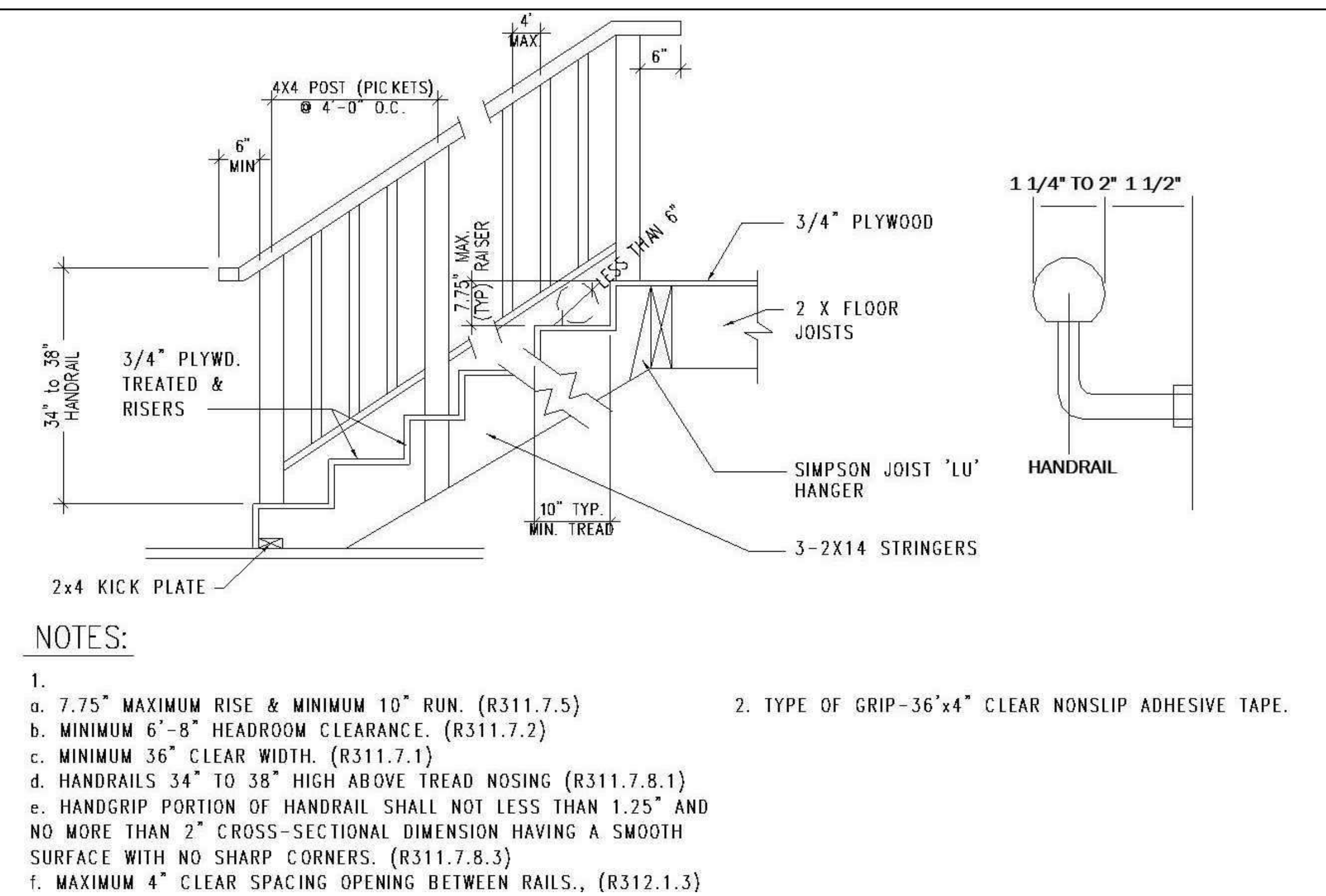
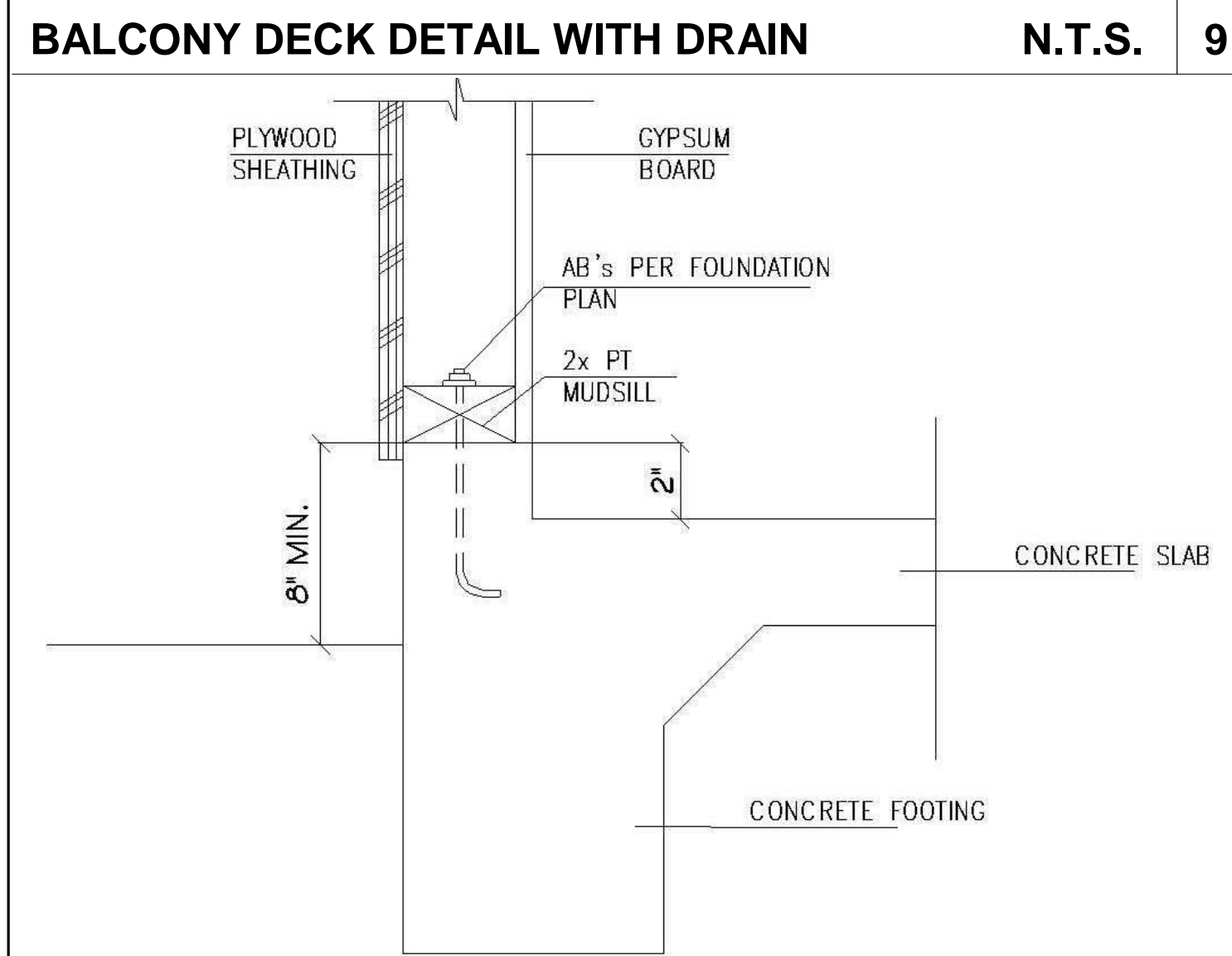
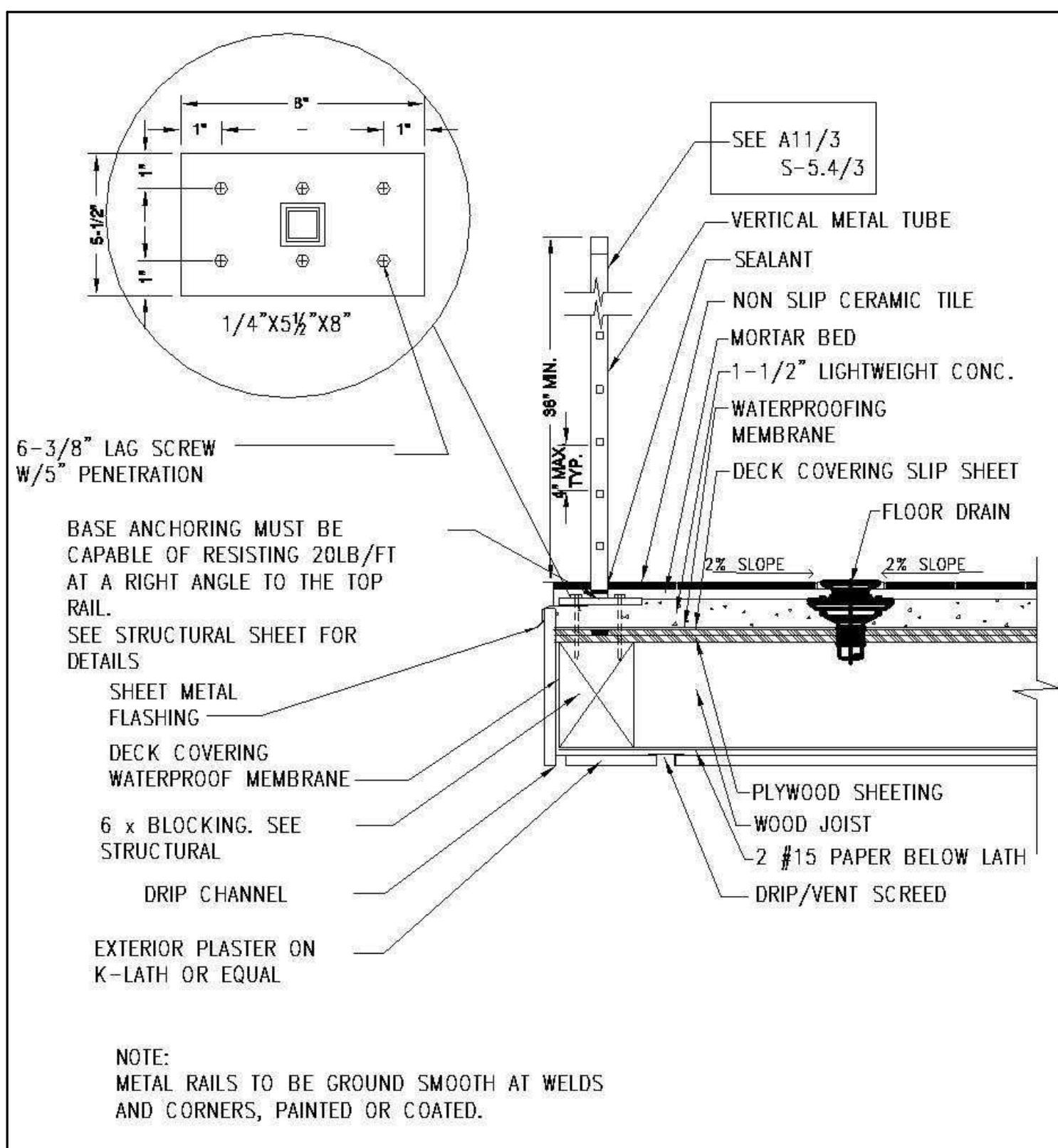
**OWNER:**  
 Owner

**PROJECT DESIGN TEAMS**  
**ARCHITECTURE**  
 DOMUS INTERNATIONAL GROUP, INC.  
 109 E HARVARD ST, STE 306, GLENDALE, CA 91205  
 EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM  
 PHONE: (714) 240-6200  
**LANDSCAPING**

- CIVIL
- STRUCTURAL
- MECHANICAL
- ELECTRICAL
- PLUMBING
- TITLE 24
- GEOTECH
- TOPOGRAPHY

**SHEET TITLE**  
 SECTION

**SHEET NO.**  
 A1.10  
 OF SHEETS



**DOMUS INTERNATIONAL GROUP**  
 REGISTERED ARCHITECTS  
 REGISTERED PROFESSIONAL PLANNING DESIGNERS  
 109 E HARVARD ST STE 308, GLENDALE, CA 91205  
 TEL: (714) 240-6200 / EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM

**ARCHITECT**  
 TONY PETROIAN  
 22-101

**REVIEWED BY**  
 ANDREIA MARROTTI  
 02/15/2022

**PROJECT NAME:**  
 ARUNDLE PL.

**PROJECT ADDRESS:**  
 1562 ARUNDLE PL., GLENDALE, CA 91206

**OWNER:**  
 Owner

**PROJECT DESIGN TEAMS**  
 ARCHITECTURE: DOMUS INTERNATIONAL GROUP, INC.  
 109 E HARVARD ST. STE. 308, GLENDALE, CA 91205  
 EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM  
 PHONE: (714) 240-6200  
 LANDSCAPING: CIVIL

**STRUCTURAL**

**MECHANICAL**

**ELECTRICAL**

**PLUMBING**

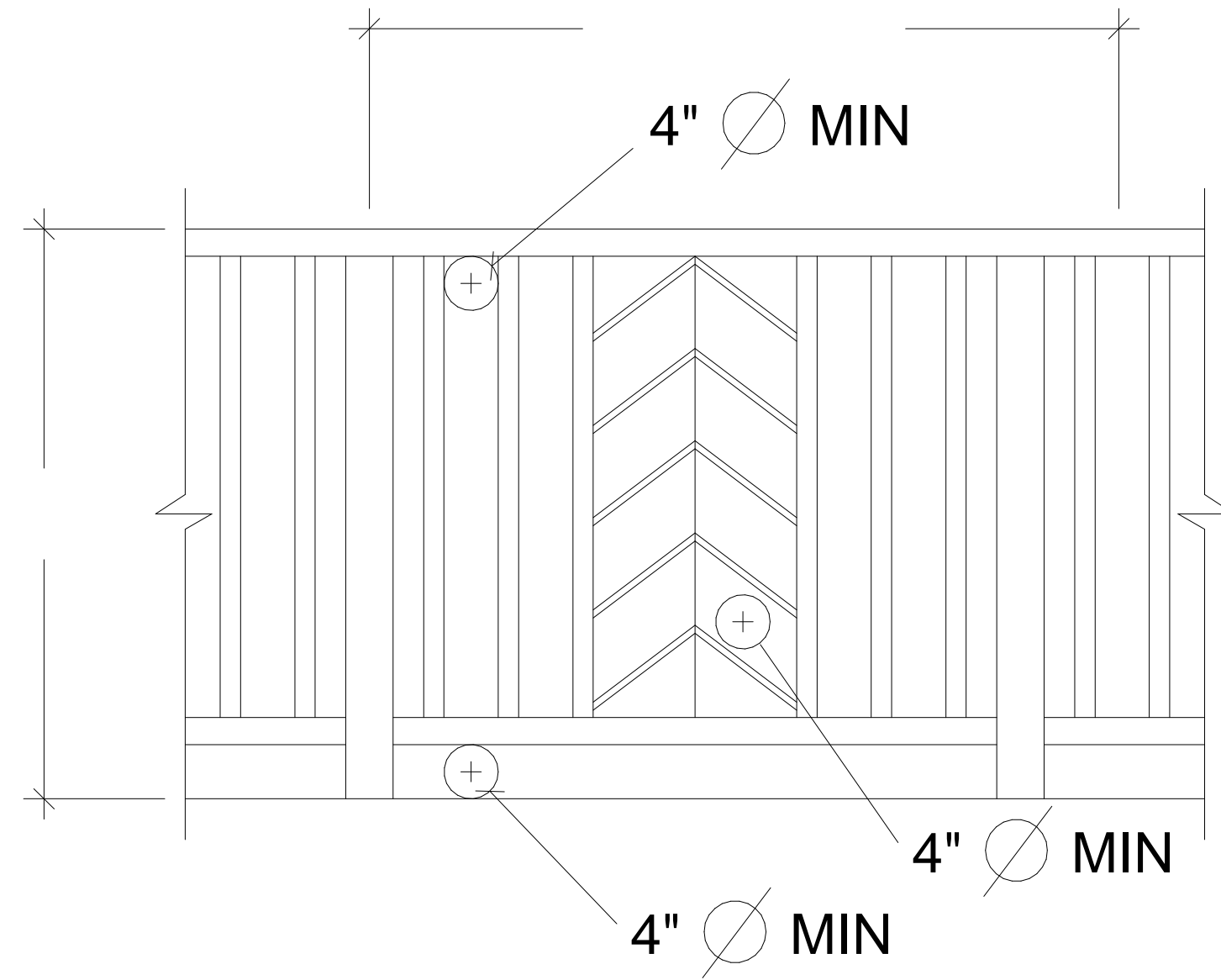
**TITLE 24**

**GEOTECH**

**TOPOGRAPHY**

**SHEET TITLE**  
 DETAIL

**SHEET NO.**  
 A1.11  
 OF SHEETS



**NEW DECK GUARD RAIL DETAIL TO MATCH EXISTING**

11

**DOMUS INTERNATIONAL GROUP**  
 ARCHITECTURE  
 109 E HARVARD ST STE 306, GLENDALE, CA 91205  
 TEL: (714) 240-6200 / EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM



REVISION / VERSION  
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 REVIEWED BY ANDREI MAROUTI  
 PROJECT START DATE 02/15/2022

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**PROJECT ADDRESS:**  
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**OWNER:**  
 Owner

**PROJECT DESIGN TEAMS**  
 ARCHITECTURE  
 DOMUS INTERNATIONAL GROUP, INC.  
 109 E HARVARD ST. STE. 306, GLENDALE, CA 91205  
 EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM  
 PHONE: (714) 240-6200

**LANDSCAPING**

CIVIL

STRUCTURAL

MECHANICAL

ELECTRICAL

PLUMBING

TITLE 24

GEOTECH

TOPOGRAPHY

**SHEET TITLE**  
 DETAIL

**SHEET NO.**  
**A1.12**  
 OF SHEETS

# NEW WINDOW / DOOR SCHEDULE

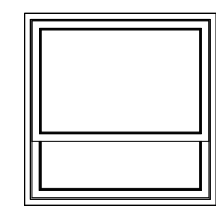
WINDO W NUMBER	DOOR NUMBER	QUANTITY	EXISTING WIDTH X HEIGHT	NEW WIDTH X HEIGHT	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM THE STREET? Y/N	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (SDL) Y/N	KEEP EXISTING SILL & FRAME? Y/N	BUILD NEW SILL & FRAME? Y/N	EXISTING EDGE DETAIL	NEW EDGE DETAIL	BED-ROOM? Y/N	ENERGY EFFICIENT? Y/N	TEMPERED GLASS? Y/N	FIRE HAZARD ZONE? Y/N	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR? Y/N
1		1	-	24" X 24"	-	VINYL	N	-	DOUBLE HUNG	-	N	-	Y	-	STUCCO	N	Y	Y	Y	N
	2	5	-	32" X 80"	-	WOOD	N	-	SWING	-	N	-	.....	-	.....	Y	Y	Y	Y	.....
	3	3	-	60" X 80"	-	WOOD	N	-	DOUBLE SWING	-	N	-	.....	-	.....	Y	Y	Y	Y	.....
	4	1	-	30" X 80"	-	WOOD	N	-	BIFOLD	-	N	-	.....	-	.....	N	Y	Y	Y	.....

## WINDOW NOTES

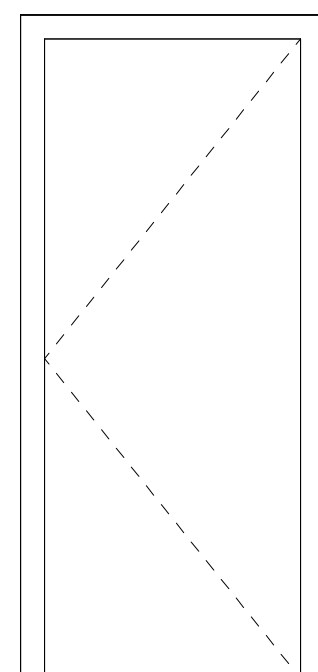
- All windows to be double glazed.
- Provide screens for all operable windows.
- Manufactured doors and windows shall be certified and labeled in compliance with the appropriate infiltration standards.
- Provide shop drawings for architectural approval.
- One operable window with an operable area of not less than 5.7 SQ. FT., min. clear, 24" height & 20" width, and a sill height not over 44" above the floor is required in all bedrooms below the fourth story and basement.

## DOOR NOTES:

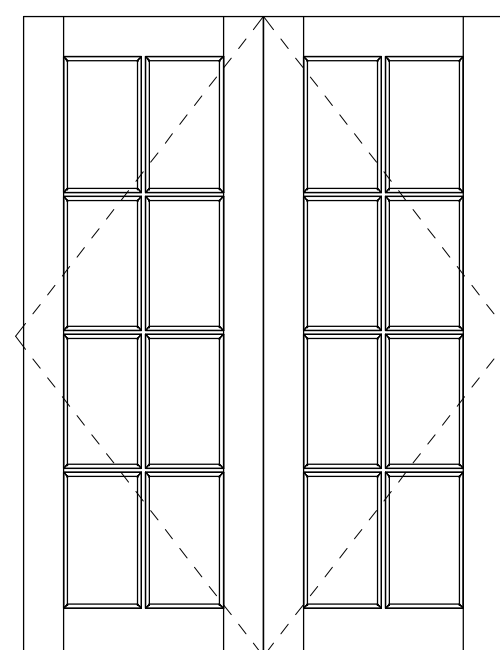
- EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
- ALL GLASS LITES IN DOORS AND SIDE LITES TO BE TEMPERED.
- SAFETY GLAZING IS REQUIRED AT THE FOLLOWING LOCATIONS:
  - GLAZING IN INGRESS AND EGRESS DOOR (EXCEPT JALOUSIES).
  - GLAZING LOCATED WITHIN 40 INCHES OF A DOOR WHEN THE BOTTOM EDGE IS LESS THAN 80 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
  - GLAZING IN PANELS HAVING AN AREA IN EXCESS OF 9 SQUARE FEET AND THE LOWER EDGE LESS THAN 18 INCHES ABOVE A WALKING SURFACE WITHIN 36 INCHES.
  - GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2' IN THEIR GREATEST DIMENSIONS.
- ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. 91.6709.1
- WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. 91.6709.1, 91.6709.4
- ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. 91.67.09.5, 91.6709.7
- PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPERABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT. 91.6709.2
- STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEAD BOLT SHALL HAVE A MINIMUM THROW OF 3/4". 91.6709.2
- THE USE OF A LOCKING SYSTEM WHICH CONSIST OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEAD BOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEAD BOLT SHALL NOT BE SEPARATED BY MORE THAN 8"
- WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16" THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4" THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQUARE INCHES IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18" LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2". STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8" AND 3" IN WIDTH. 91.6709.1 ITEM 2
- SLIDING DOORS 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. 91.6710
- VERIFY DOOR FRAME AND SASH DIMENSIONS WITH WOOD SIDING LAYOUT AND WINDOW DETAILS. SEE EXTERIOR ELEVATIONS.
- GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. 91.2406.4
  - INGRESS AND EGRESS DOORS
  - PANELS IN SLIDING OR SWINGING DOORS
  - DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE)
  - IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE
  - IN WALL ENCLOSING STAIRWAY LANDING
  - DOORS AND ENCLOSURES FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5'-0" OF STANDING SURFACE). 91.1115B.9.8



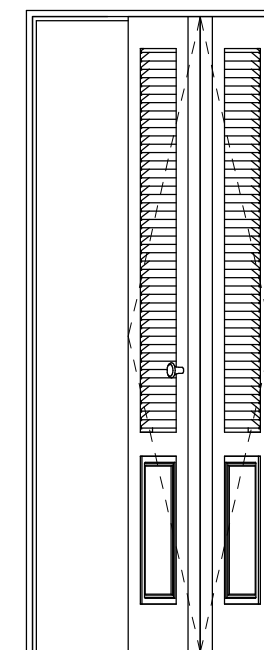
DOUBLE HUNG WINDOW 1



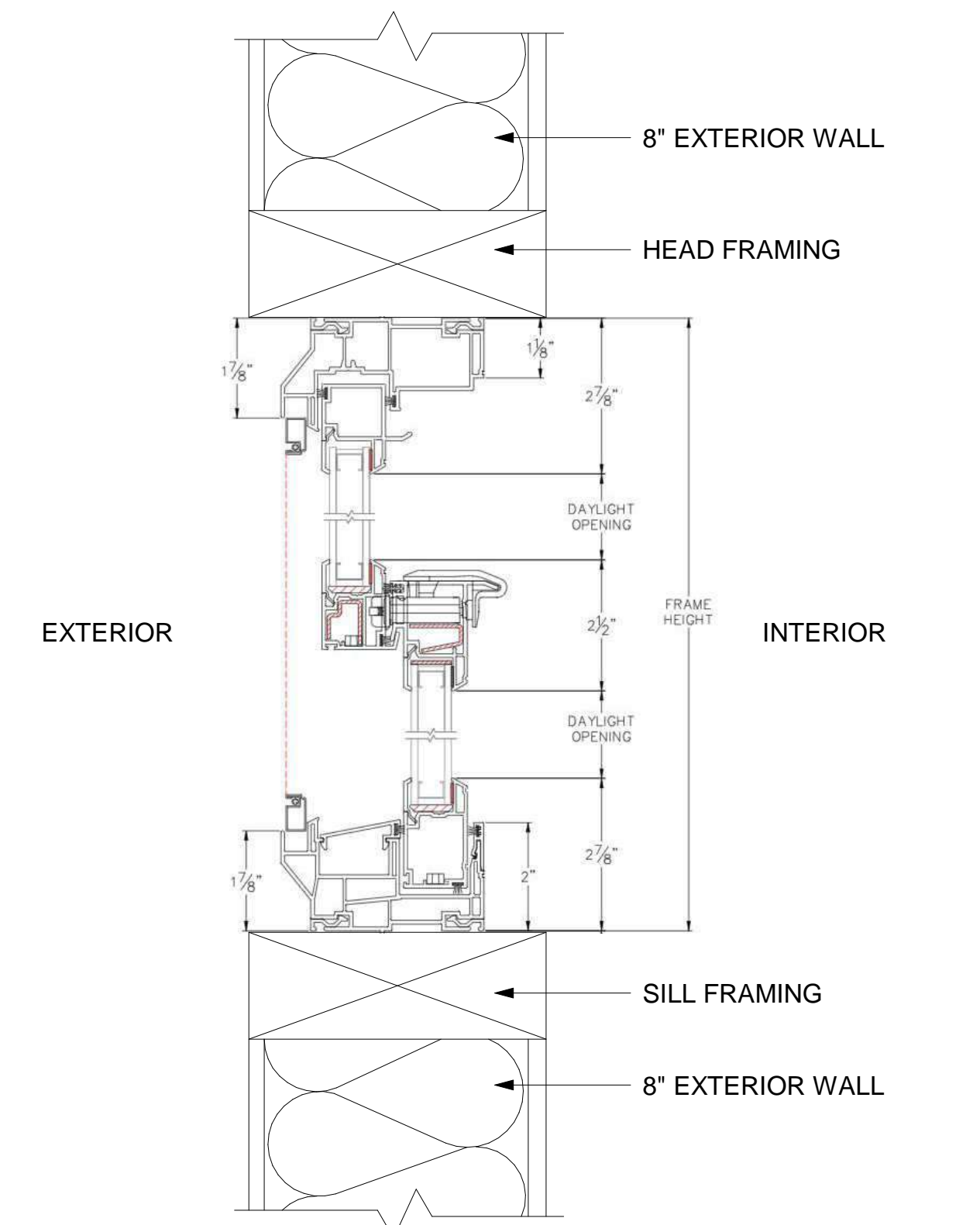
INTERIOR SWING DOOR 2



INTERIOR DOUBLE SWING DOOR 3



TWO PANEL BIFOLD DOOR (OPEN POSITION) 4



DOUBLE HUNG WINDOW DETAIL FROM MILGARD

**DOMUS INTERNATIONAL GROUP**  
 ARCHITECTURE  
 109 E HARVARD ST STE 306, GLENDALE, CA 91205  
 TEL: (714) 240-6200 / EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM



REVISION / VERSION  
**06/21/2022**

PROJECT NO. 22-101  
 DRAWN BY TONY PETROIAN  
 REVIEWED BY ANDREIA MARROUTI  
 PROJECT START DATE 02/15/2022

PROJECT NAME:  
 ARUNDLE PL.  
 PROJECT ADDRESS:  
 1562 ARUNDLE PL., GLENDALE, CA 91206

OWNER  
 Owner

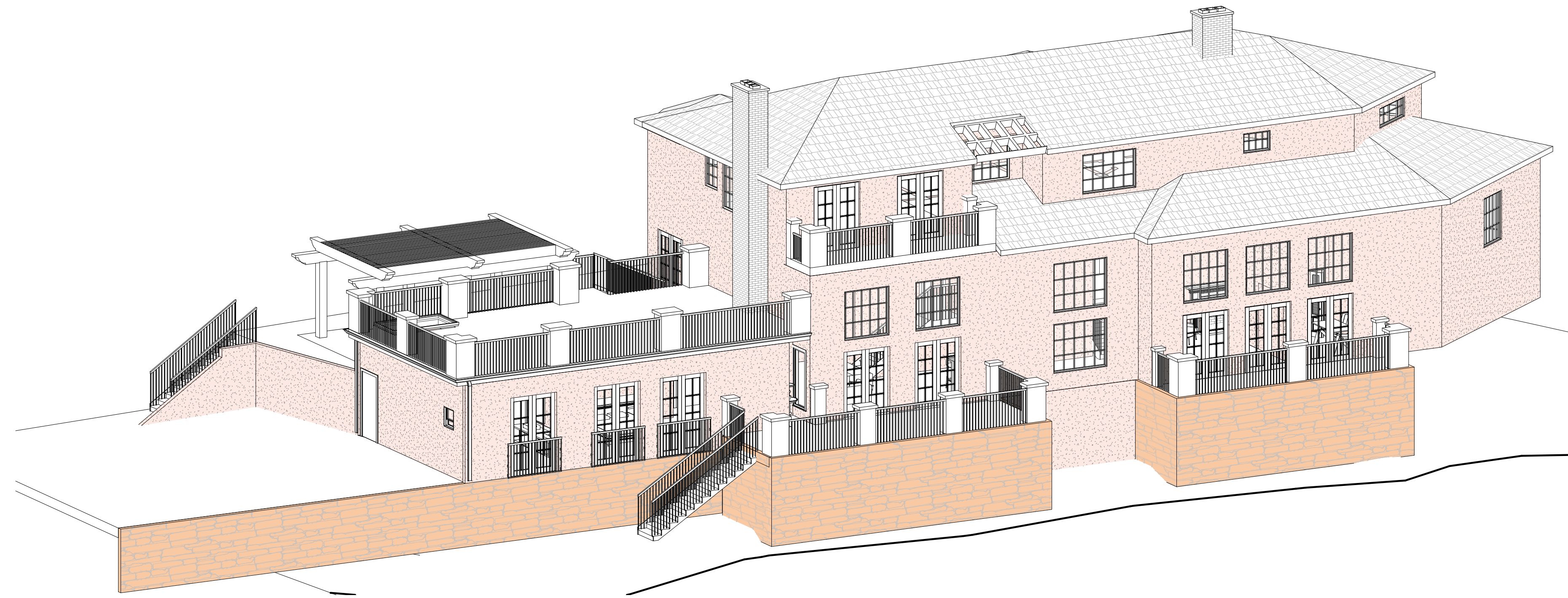
PROJECT DESIGN TEAMS  
 ARCHITECTURE  
 DOMUS INTERNATIONAL GROUP, INC.  
 109 E HARVARD ST. STE 306, GLENDALE, CA 91205  
 EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM  
 PHONE: (714) 240-6200  
 LANDSCAPING

- CIVIL
- STRUCTURAL
- MECHANICAL
- ELECTRICAL
- PLUMBING
- TITLE 24
- GEOTECH
- TOPOGRAPHY

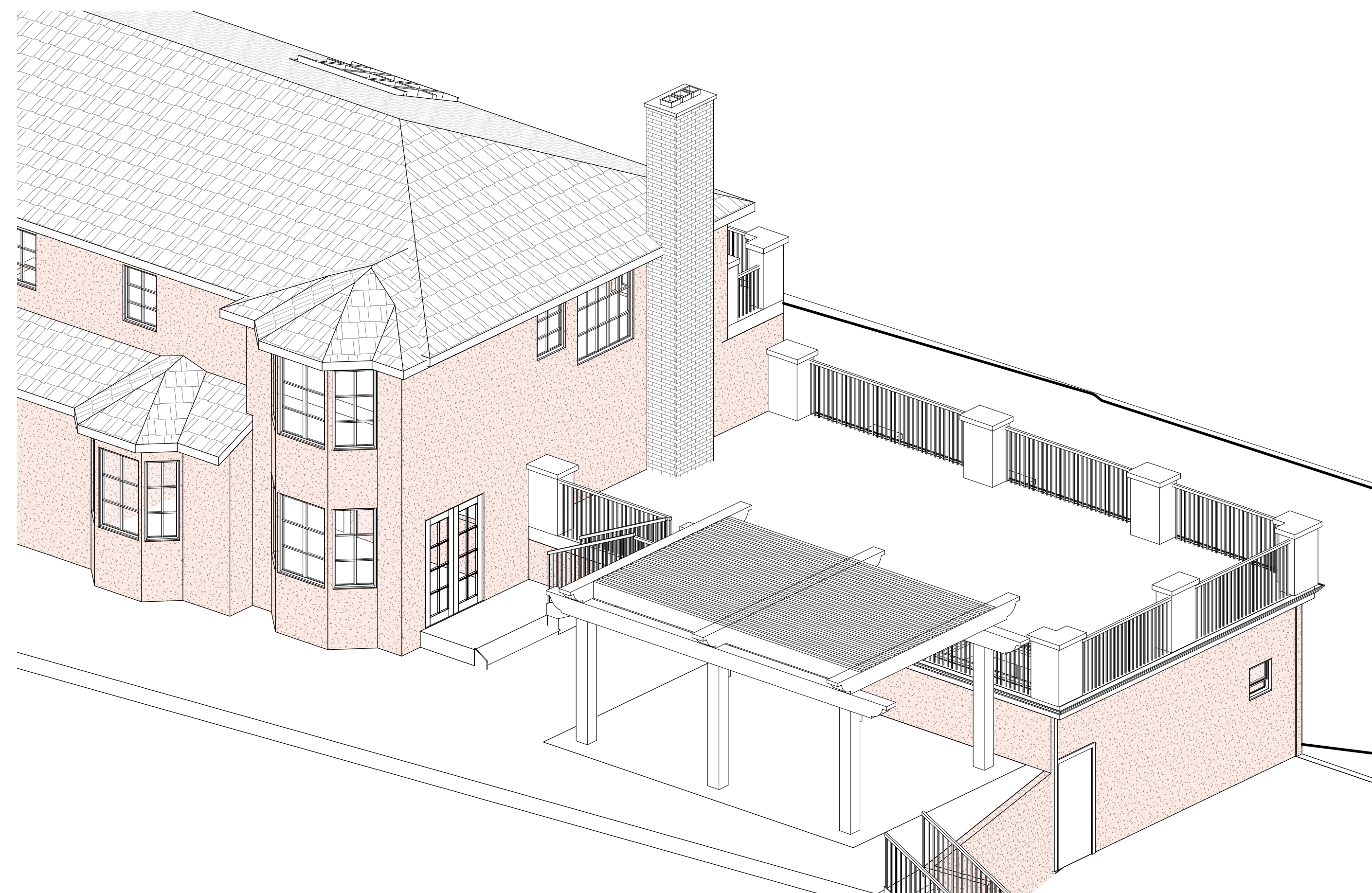
SHEET TITLE  
**DOOR AND WINDOW SCHEDULE**

SHEET NO.  
**A1.13**  
 OF SHEETS





1 3D 1



2 3D 2

**DOMUS INTERNATIONAL GROUP**  
 ARCHITECTURE  
 RESIDENTIAL COMMERCIAL PLANNING | DESIGN  
 109 E HARVARD ST STE 306, GLENDALE, CA 91205  
 TEL: (714) 240-6200 / EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM



REVISION / VERSION  
 06/21/2022

PROJECT NO. 22-101  
 DRAWN BY Author  
 REVIEWED BY Checker  
 PROJECT START DATE 02/15/2022

**PROJECT NAME:**  
 ARUNDLE PL.  
**PROJECT ADDRESS:**  
 1562 ARUNDLE PL., GLENDALE, CA 91206

**OWNER:**  
 Owner

**PROJECT DESIGN TEAMS**  
 ARCHITECTURE  
 DOMUS INTERNATIONAL GROUP, INC.  
 109 E HARVARD ST. STE 306, GLENDALE, CA 91205  
 EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM  
 PHONE: (714) 240-6200

**LANDSCAPING**

CIVIL

STRUCTURAL

MECHANICAL

ELECTRICAL

PLUMBING

TITLE 24

GEOTECH

TOPOGRAPHY

**SHEET TITLE**  
 3D RENDERINGS

**SHEET NO.**  
**A1.14**  
 OF SHEETS



**Country Ledgestone**

Country Ledgestone is easy to install and offers an extensive color palette that helps differentiate one ledgestone from another. Dimensions (approx): 1.5" - 6.5" H x 4.25" - 22" L

The product colors you see are as accurate as current photography and website or display techniques allow. We suggest visiting your nearest dealer to look at product samples before selecting colors.



**LAHABRA SAN SIMEON**

Product Overview

LaHabra stucco offers a cement stucco color finish in a base or color pack system. The LaHabra color pack is a prepackaged 16 oz. bag of powdered color pigments and dispersing agents. The color pack is mixed with a 90# bag of LaHabra exterior stucco color coat providing a consistent color finish. A LaHabra stucco color finish adds beauty and durability to any project and creates a bright, uniform, and enduring color that will last for many years with minimal maintenance.

- Provides a long-lasting, durable color wall finish that can be applied over a Portland cement base coat
- Mixed with 90# stucco base #200 (sold separately) to achieve desired color
- Base and color pack will cover approximately 135 sq. ft. at 1/8 in. thickness
- Can be used in a wide range of climate conditions
- May be applied in a variety of textures to fit different architectural styles
- Helps provide better fire protection than wood-based siding
- Impervious to termites, rot and fungus
- Alkali resistant
- Strengthens with age
- Actual color may vary from on-screen and printer representation

1



**LAHABRA #X73 EGG SHELL**

2



Interior



White

Exterior



White

Tuscany Series sets the standard for vinyl patio doors with the perfect balance of durability, beauty strength and security. Tuscany Series offers:

- The Milgard signature vinyl formula crafted for years of excellent performance
- Customization options from glass to grids to reflect your taste
- Standard or French rail styles
- An ENERGY STAR® package suited to your region for a comfortable home
- The Milgard Full Lifetime Warranty, including Glass Breakage Coverage
- Tuscany Series In-Swing and Out-Swing doors are not available in WA, OR, ID, MT, CO, UT, NM, AK, HI and Canada.

**Advantages of Vinyl Frames**

- Extremely durable
- Non-corroding
- Virtually maintenance-free
- Exceptionally energy efficient

3

4

**DOMUS INTERNATIONAL GROUP**  
 REGISTERED ARCHITECTS  
 109 E HARVARD ST STE 306, GLENDALE, CA 91205  
 TEL: (714) 240-6200 / EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM



REVISION / VERSION  
**06/21/2022**

PROJECT NO. 22-101  
 DRAWN BY Author  
 REVIEWED BY Checker  
 PROJECT START DATE 02/15/2022

**PROJECT NAME:**  
 ARUNDLE PL.  
**PROJECT ADDRESS:**  
 1562 ARUNDLE PL., GLENDALE, CA 91206

**OWNER:**  
 Owner

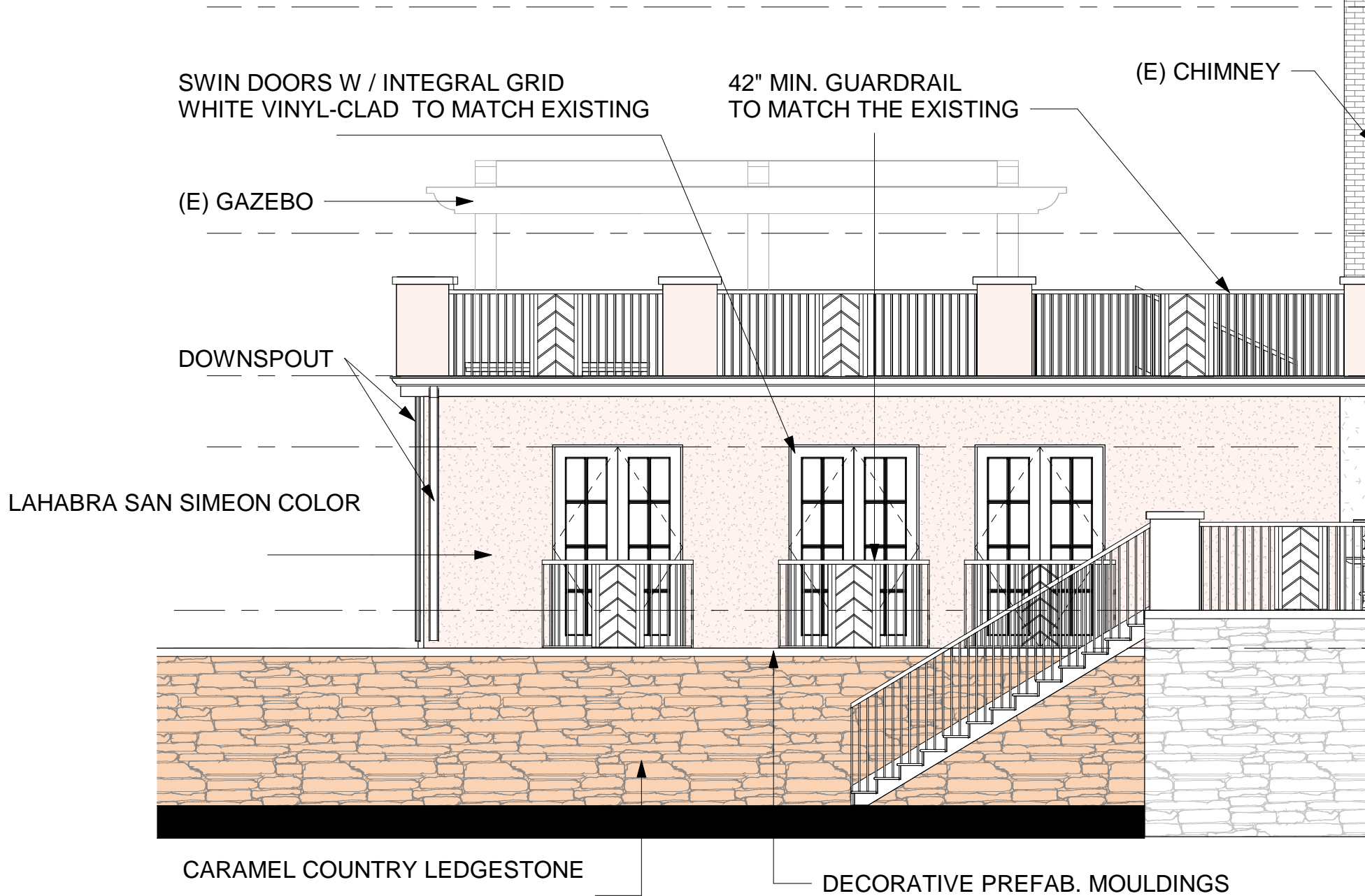
**PROJECT DESIGN TEAMS**  
 ARCHITECTURE  
 DOMUS INTERNATIONAL GROUP, INC.  
 109 E HARVARD ST. STE. 306, GLENDALE, CA 91205  
 EMAIL: DOMUSINTERNATIONALGROUP@GMAIL.COM  
 PHONE: (714) 240-6200

- LANDSCAPING**
- CIVIL
  - STRUCTURAL
  - MECHANICAL
  - ELECTRICAL
  - PLUMBING
  - TITLE 24
  - GEOTECH
  - TOPOGRAPHY

**SHEET TITLE**  
 SPECT SHEET

**SHEET NO.**  
**A1.15**  
 OF SHEETS

# BUILDING COLOR AND MATERIALS





## Country Ledge stone

---

Country Ledge stone is easy to install and offers an extensive color palette that helps differentiate one ledge stone from another. Dimensions (approx): 1.5" - 6.5" H x 4.25" - 22" L

The product colors you see are as accurate as current photography and website or display techniques allow. We suggest visiting your nearest dealer to look at product samples before selecting colors.



Bundle



Bucks County



Caramel



Chardonnay



Echo

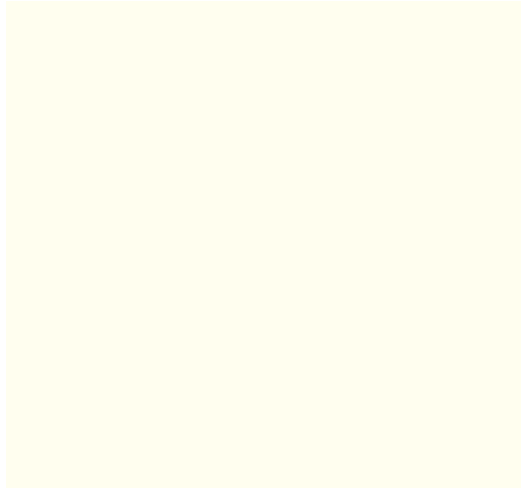
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- Alkali resistant
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- Actual color may vary from on-screen and printer representation

LAHABRA SAN SIMEON

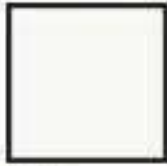
**LaHabra**<sup>®</sup> STUCCO SOLUTIONS FROM SCRATCH TO FINISH



LAHABRA #X73 EGGSHELL



### Interior



White

### Exterior



White

Tuscany Series sets the standard for vinyl patio doors with the perfect balance of durability, beauty strength and security. Tuscany Series offers:

- The Milgard signature vinyl formula crafted for years of excellent performance
- Customization options from glass to grids to reflect your taste
- Standard or French rail styles
- An ENERGY STAR® package suited to your region for a comfortable home
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## Advantages of Vinyl Frames

- Extremely durable
- Non-corroding
- Virtually maintenance-free
- Exceptionally energy efficient

PHOTOGRAPHS OF  
SUBJECT PROPERTY

1562 Arundle PL, Glendale, CA 91206















1



2

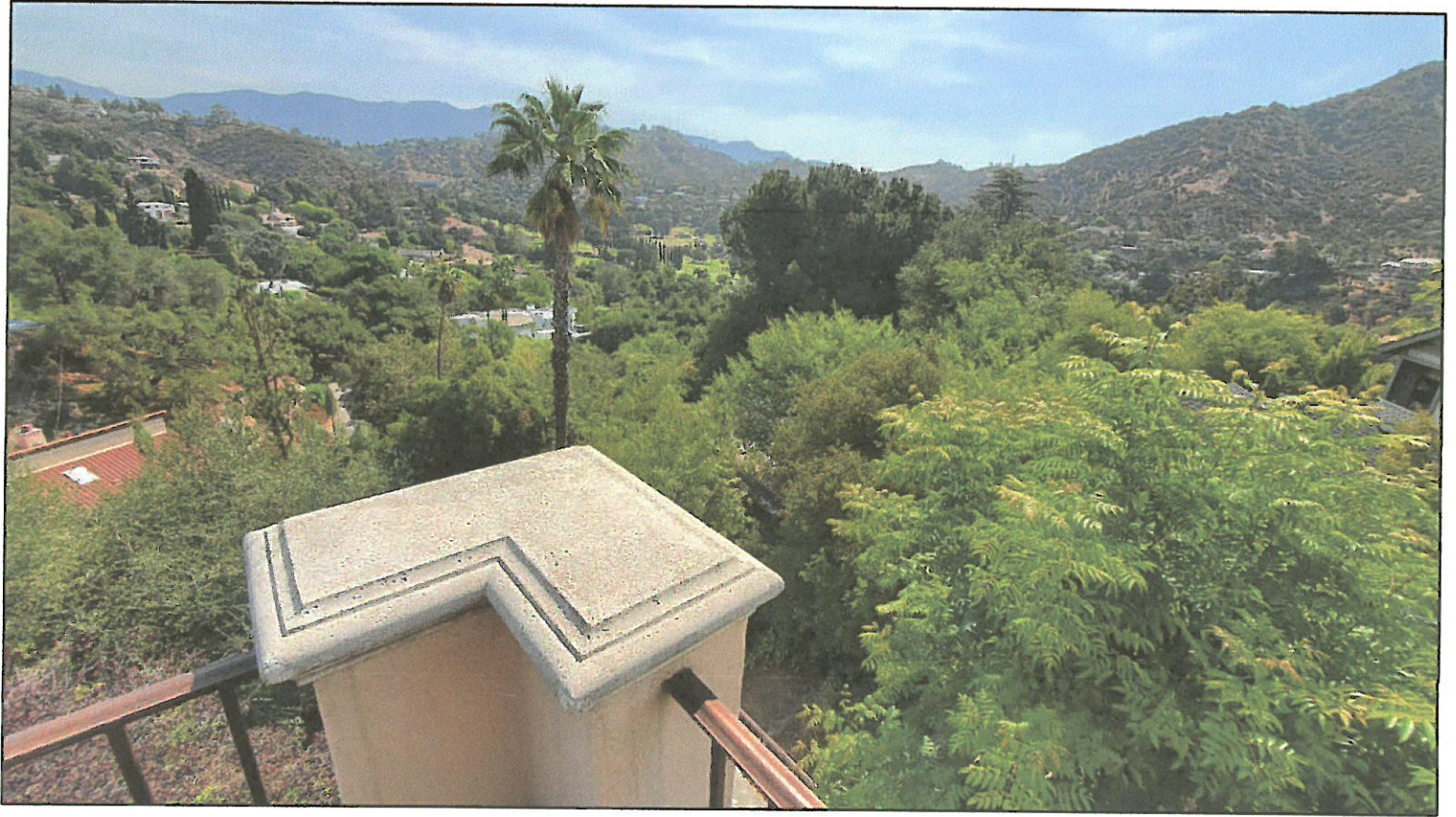


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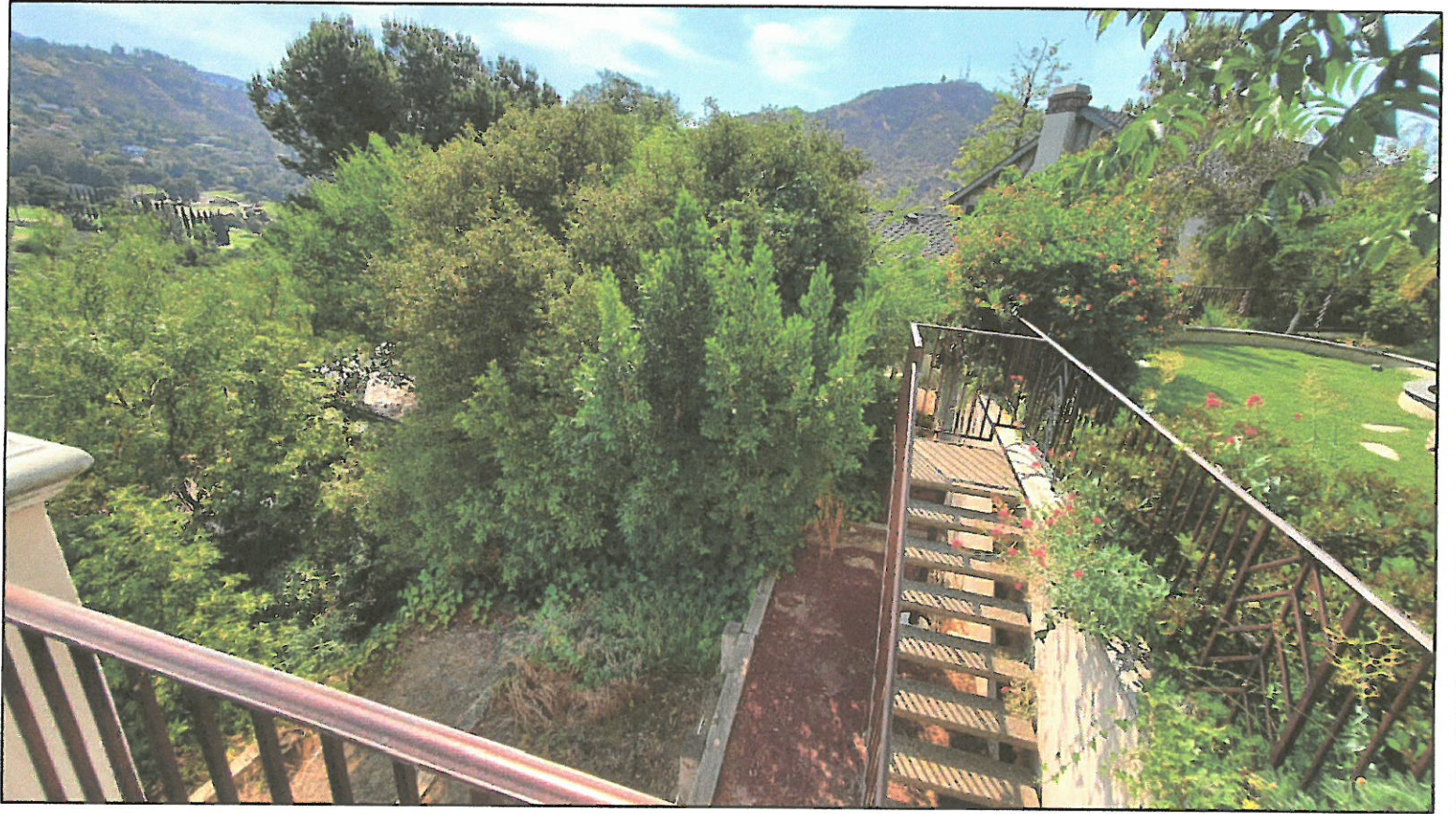




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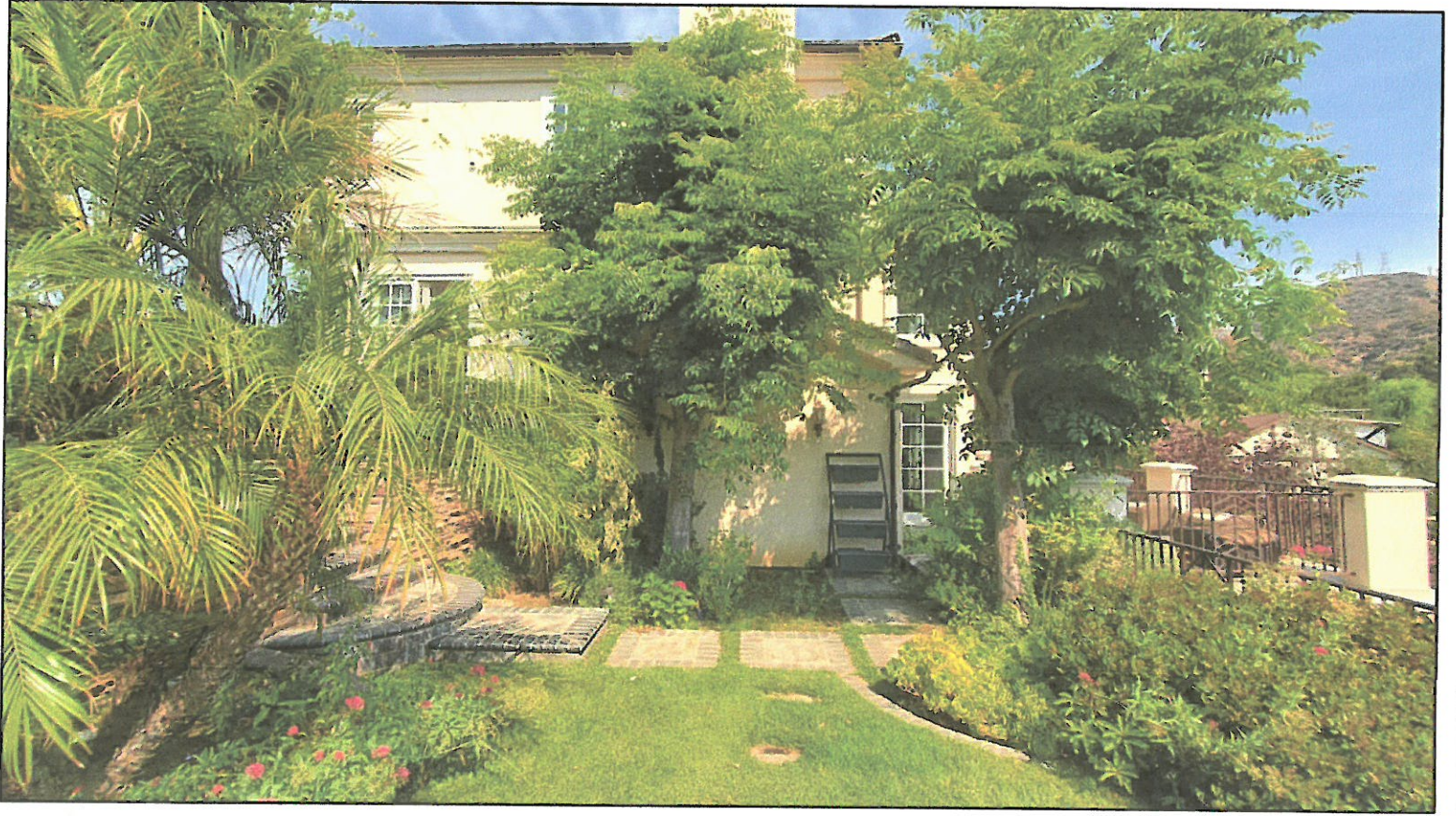
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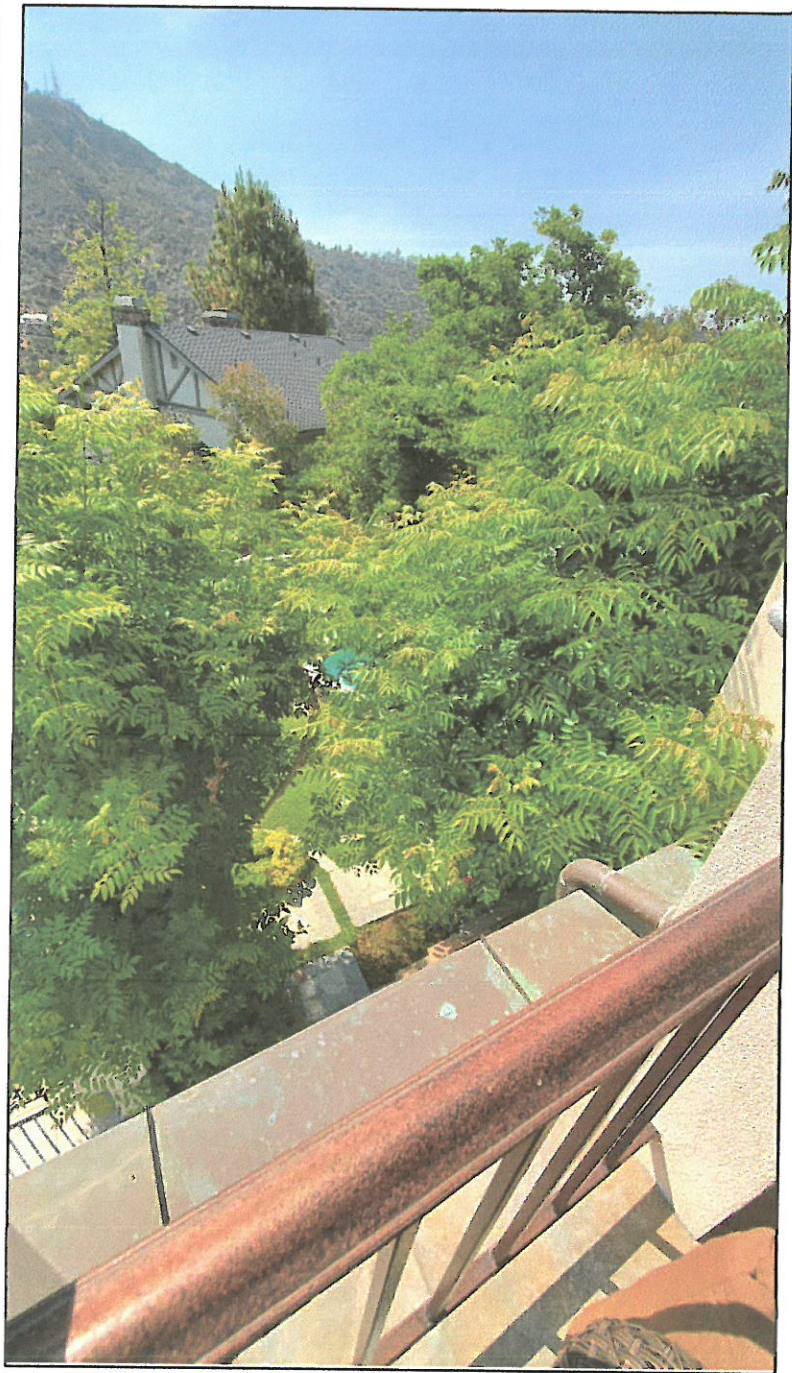


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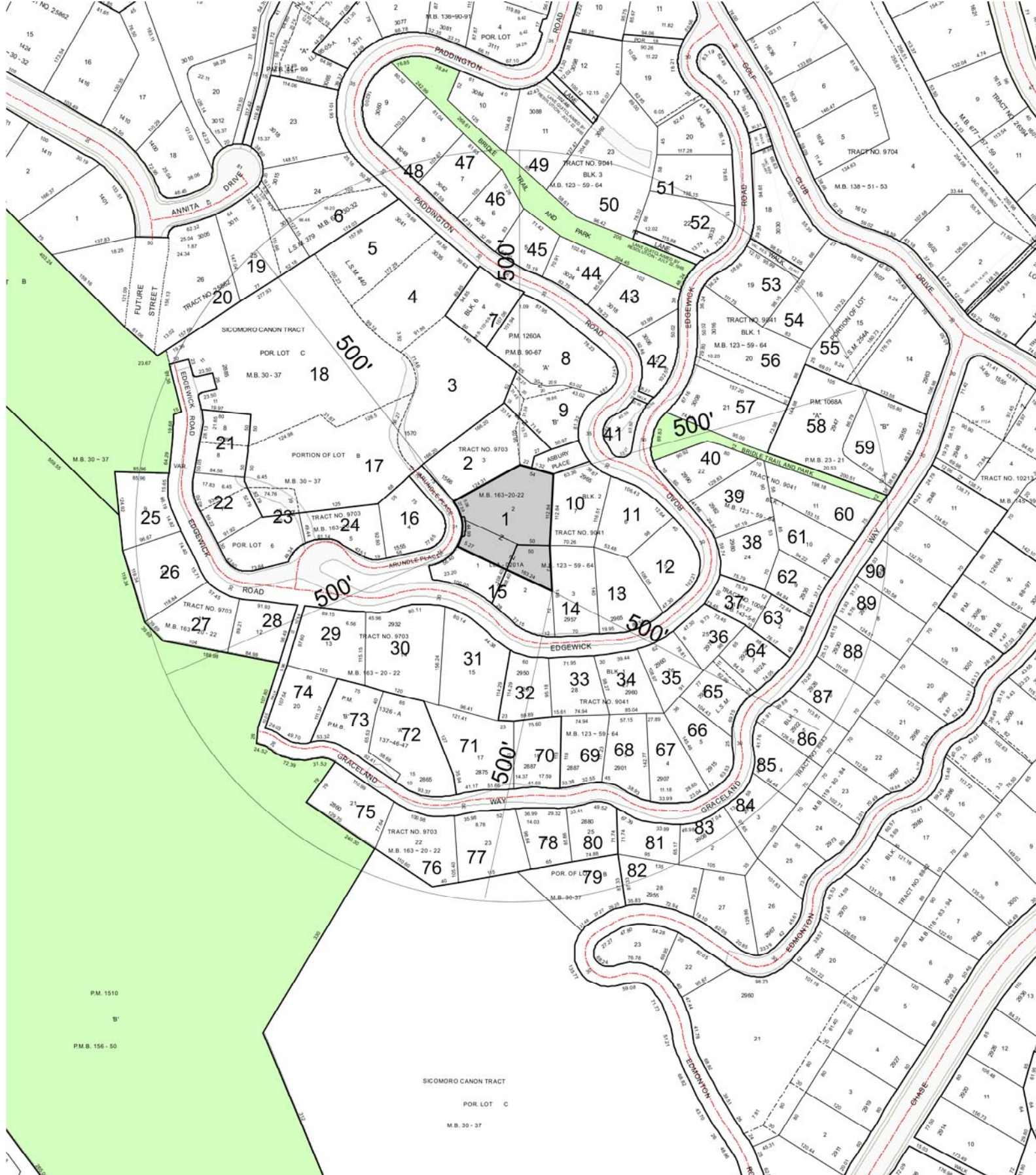
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12



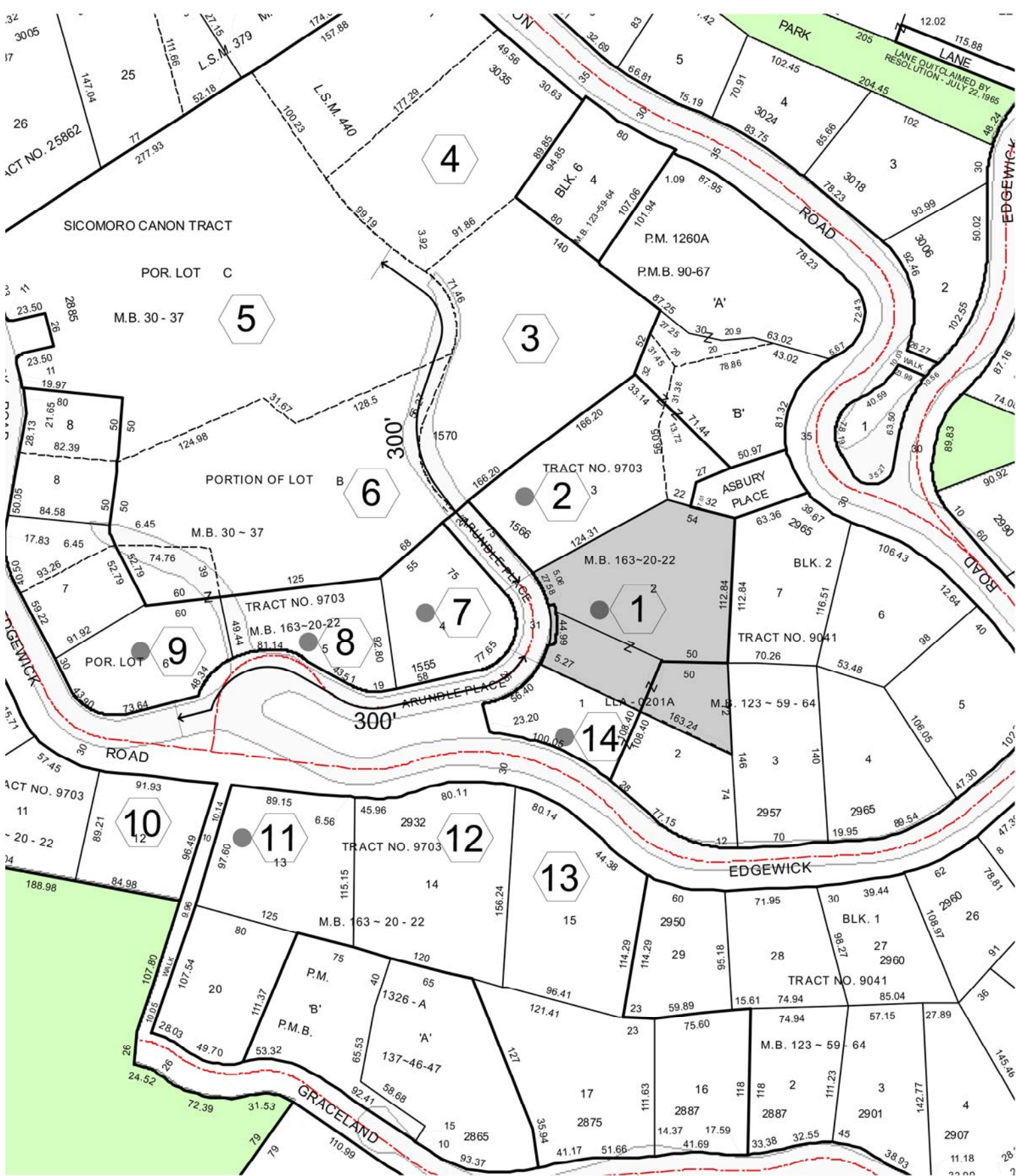


# 500' LOCATION MAP

Scale: 1"=200'



SITE: 1562 ARUNDLE PL, GLENDALE, CA 91206



# VICINITY & PHOTO SURVEY MAP

Scale: 1"=100'



SITE: 1562 ARUNDLE PL, GLENDALE, CA 91206

● 2-STORY RESIDENCE

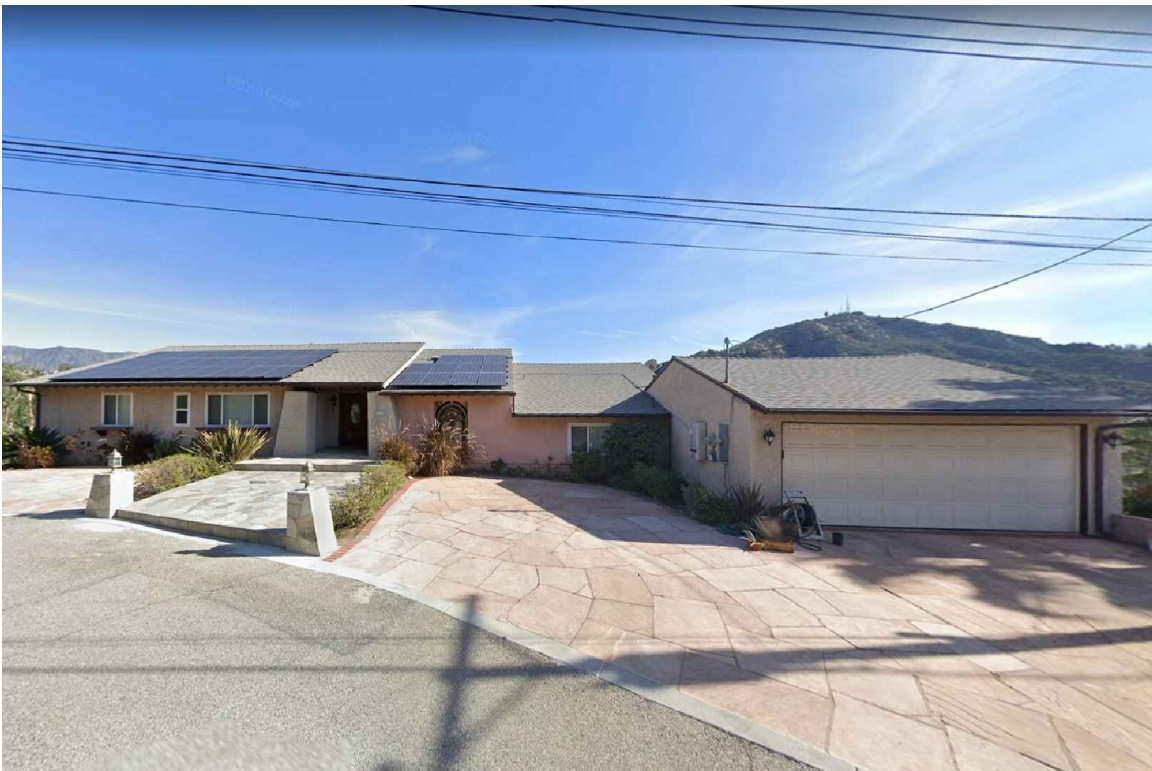
1562 Arundle PL, Glendale, CA 91206

**Neighborhood Survey**

Tag on Map	Address	Stories	Front Setback	FLOOR Area (S.F.)	LOT Area (S.F.)	RATIO	Roof Survey
1	1562 ARUNDLE PL GLENDALE CA 91206 (Subject Property)	2	15'	3,870	21,127	0.1831	Concrete Roof Tiles
2	1566 ARUNDLE PL GLENDALE CA 91206	2	80'	2,805	13,714	0.2045	Concrete Roof Tiles
3	1570 ARUNDLE PL GLENDALE CA 91206	1	20'	2,844	24,841	0.1144	Asphalt Shingles
4	3035 PADDINGTON RD GLENDALE CA 91206	1	30'	1,475	18,325	0.0804	Asphalt Shingles
5	2885 EDGEWICK RD GLENDALE CA 91206	1	35'	2,196	59,151	0.0371	Flat Roof
6	Address not available (Vacant Land)	N/A	N/A	0	30,452	N/A	N/A
7	1555 ARUNDLE PL GLENDALE CA 91206	2	20'	1,712	8,885	0.1926	Asphalt Shingles
8	1545 ARUNDLE PL GLENDALE CA 91206-1304	2	20'	2,867	7,805	0.3673	Ceramic Roof Tile
9	2911 EDGEWICK RD GLENDALE CA 91206	2	25'	3,641	11,224	0.3243	Brick Roof Tiles
10	2912 EDGEWICK RD GLENDALE CA 91206 (Vacant Land)	N/A	N/A	0	7,873	N/A	N/A
11	2922 EDGEWICK RD GLENDALE CA 91206	2	16'	3,220	11,597	0.2776	Brick Roof Tiles
12	2932 EDGEWICK RD GLENDALE CA 91206	1	15'	1,725	16,778	0.1028	Asphalt SHingles
13	2940 EDGEWICK RD GLENDALE CA 91206 (Vacant Land)	N/A	N/A	0	14,086	N/A	N/A
14	1558 ARUNDLE PL GLENDALE CA 91206	2	35'	3,922	11,927	0.3288	Concrete Roof Tiles
<b>Neighborhood Average</b>		<b>1.5</b>	<b>28.27'</b>	<b>2,752</b>	<b>18,413</b>	<b>0.2011</b>	



② 1566 ARUNDLE PL, GLENDALE, CA 91206



③ 1570 ARUNDLE PL, GLENDALE, CA 91206



4

3035 PADDINGTON RD, GLENDALE, CA 91206

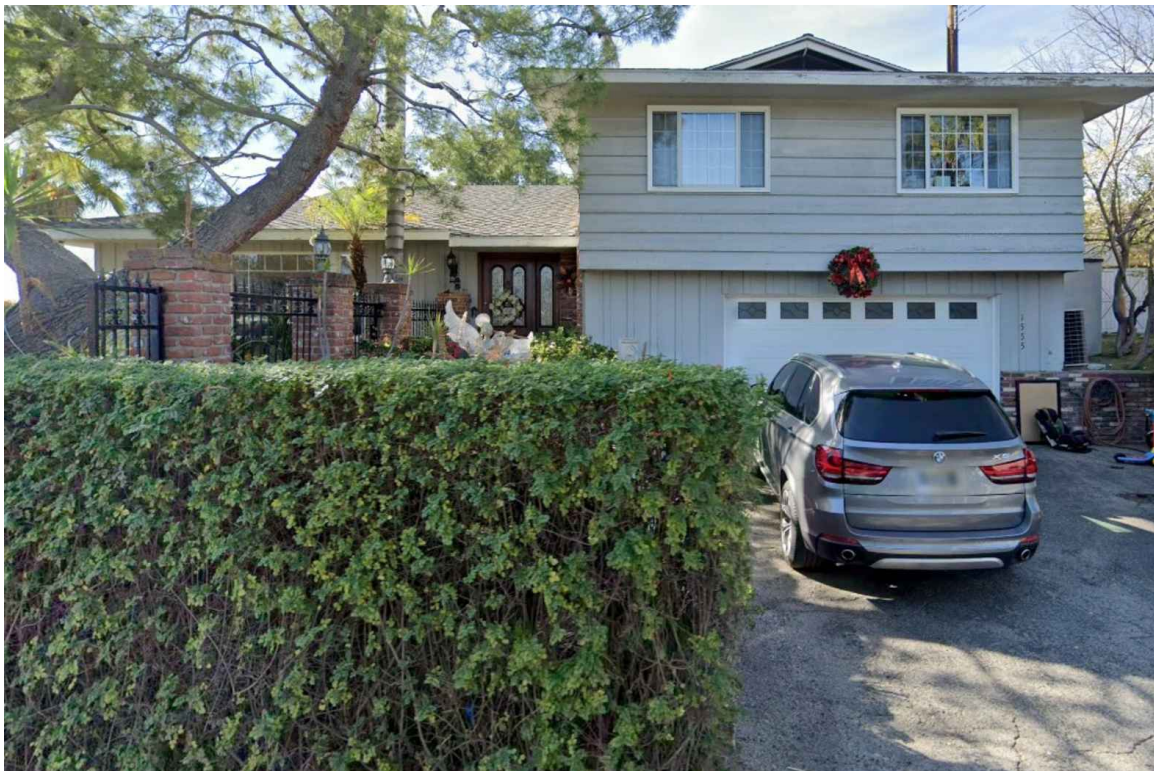


5

2885 EDGEWICK RD, GLENDALE, CA 91206



6 3035 PADDINGTON RD, GLENDALE, CA 91206



7 2885 EDGEWICK RD, GLENDALE, CA 91206



8 1545 ARUNDLE PL, GLENDALE, CA 91206



9 2911 EDGEWICK RD, GLENDALE, CA 91206



10 2912 EDGEWICK RD, GLENDALE, CA 91206



11 2932 EDGEWICK RD, GLENDALE, CA 91206





12

2932 EDGEWICK RD, GLENDALE, CA 91206



13

2940 EDGEWICK RD, GLENDALE, CA 91206



14

1558 ARUNDLE PL, GLENDALE, CA 91206



**Arsen Margossian, MS**, Certified Consulting Arborist (#WE-7233A)  
 Member, American Society of Consulting Arborists (ASCA)  
 Member, International Society of Arboriculture (ISA)  
 ASCA Academy Graduate (2007)  
 ISA Tree Risk Assessment Qualified (TRAQ)  
 California Licensed Pest Control Adviser (#71429) & Forestry Applicator (#121525)  
 California Licensed Contractor (#874409)  
 3512 Rosemary Ave., Glendale, CA 91208  
 818 957 7175, 818 957 1490 fax, 818 669 6469 mobile, [arsenm@pacbell.net](mailto:arsenm@pacbell.net)



December 11, 2021



**TO WHOM IT MAY CONCERN**

Re: City of Glendale Protected Trees.  
 1562 Arundle Pl., Glendale, CA 91206

This letter is to certify that I, Arsen Margossian, Certified Arborist, visited the above referenced residential property on December 10, 2021.

According to the City of Glendale Tree Ordinance, there are four indigenous oak trees on site, and three more on the two abutting properties, within twenty feet from the property lines. All the indigenous trees are far from the proposed addition and should not be impacted.

Below is the survey of all the trees, as indicated on the site plan.

Tree #	Species	DBH (Diameter @ Breast Height, Inches)
T1	Carrotwood Tree ( <i>Cupaniopsis anacardioides</i> )	9 (4.5, 5 & 6)
T2	Chinese Flame Tree ( <i>Koelreuteria bipinnata</i> )	10
T3	Chinese Flame Tree ( <i>Koelreuteria bipinnata</i> )	11
T4	Cherry Plum ( <i>Prunus cerasifera</i> )	6.7 (5x3)
T5	Cherry Plum ( <i>Prunus cerasifera</i> )	7.3 (6x3)
T6	Cherry Plum ( <i>Prunus cerasifera</i> )	6.7 (5x3)
T7	Cherry Plum ( <i>Prunus cerasifera</i> )	6 (4x3)
T8	Cherry Plum ( <i>Prunus cerasifera</i> )	6.7 (5x3)
T9	California Live Oak ( <i>Quercus agrifolia</i> )	10.7 (5, 5 & 8)
T10	California Live Oak ( <i>Quercus agrifolia</i> )	9
T11	Canary Island Pine ( <i>Pinus canariensis</i> )	5
T12	California Live Oak ( <i>Quercus agrifolia</i> )	12.8 (8 & 10)
T13	California Live Oak ( <i>Quercus agrifolia</i> )	10.5
T14	Canary Island Pine ( <i>Pinus canariensis</i> )	9
T15	Canary Island Pine ( <i>Pinus canariensis</i> )	8
T16	Canary Island Pine ( <i>Pinus canariensis</i> )	10
T17	Lemon-Scented Gum ( <i>Corymbia citriodora</i> )	16
T18	Lemon-Scented Gum ( <i>Corymbia citriodora</i> )	12
T19	Lemon-Scented Gum ( <i>Corymbia citriodora</i> )	8

Continued...

And the indigenous trees on the abutting properties, designated as Off-Site Tree (OST) are the following:

<b>Tree #</b>	<b>Species</b>	<b>DBH (Diameter @ Breast Height, Inches)</b>
OST1	Scrub Oak ( <i>Quercus berberidifolia</i> )	7.8 (3, 4 & 6, Estimate)
OST2	California Live Oak ( <i>Quercus agrifolia</i> )	10 (Estimate)
OST3	California Live Oak ( <i>Quercus agrifolia</i> )	8 (Estimate)

If I can be of further assistance, do not hesitate to contact me.

Very Truly Yours,



Arsen Margossian

