

March 28, 2023

Applicant:

Arbi Karapetian
6854 Foothill Blvd.
Tujunga, CA 91042

**RE: Design Review Case No. PDR2212650
3461 Mary Ann Street**

The Director of Community Development will render a final decision on or after **April 26, 2023** for the following project:

PROJECT DESCRIPTION: To construct a new 906 square-foot second story and 910 square-foot addition to the existing ground floor of the existing 1,194, one-story, single-family house (built in 1950) with an existing 360 square-foot detached garage. The project includes a façade remodel and demolition of the existing garage (a separate building permit was issued to construct a new, two-car detached garage). The subject site is a 12,240 square-foot lot located in the R1-II (Low Density Residential, Floor Area Ratio District II) zone.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

For more information or to submit comments, please contact the case planner, Milca Toledo, at 818-937-8181 or mitoledo@glendaleca.gov.

Comments must be received prior to **April 26, 2023**, in order to be considered by the Director.

DECISION: A decision letter will be posted online 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 online at <http://www.glendaleca.gov/appeals>.

Sincerely,



Milca Toledo
Senior Planner



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

April 26, 2023

Hearing Date

3461 Mary Ann Street

Address

Administrative Design Review (ADR)

Review Type

5606018001

APN

PDRNRAF2212650

Case Number

Arbi Karapetian

Applicant

Milca Toledo

Case Planner

Nina Gabriele

Owner

Project Summary

To construct a new 906 square-foot second story and 910 square-foot addition to the existing ground floor of the existing 1,194, one-story, single-family house (built in 1950) with an existing 360 square-foot detached garage. The project includes a façade remodel and demolition of the existing garage (a separate building permit was issued to construct a new, two-car detached garage). The subject site is a 12,240 square-foot lot located in the R1-II (Low Density Residential, Floor Area Ratio District II) zone.

The proposed work includes:

- Interior and exterior remodel
- New 66 SF covered patio at the rear of the house and a new 150 SF front open deck/balcony on the second floor at the front, west side of the house.
- Existing two-car detached garage will be removed. Currently there is a new approximate 500 SF garage under construction (under a separate permit).
- New vinyl (white) color windows are proposed
- New off-white smooth stucco and gray accent color
- Brick clad at the base of the building
- Asphalt shingle roof

Environmental Review

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition to the existing house will not result in an increase of more than 10,000 square feet and all public services and facilities are available.

Existing Property/Background

The 12,240 square-foot irregular, triangular-shape lot is located at the end of a cul-de-sac. Presently, the site is developed with a 1,194 SF, one-story single-family residence (built in

1950) and a detached 360 SF garage. The area surrounding the site includes single-family residential development across the street to the south and east, commercial development to the north, and there is an existing flood control channel, Dunsmore Canyon Channel, directly west of the subject site. The lot slopes up from MaryAnn Street, overlooking the flood channel to the west, and there is an existing driveway along the east side, providing access to the new garage. Staff has determined that the property is not eligible for listing at the national, state, or local level and is therefore not a resource under CEQA.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RI 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

Swimming Pool Permit No. BW2015392, Accessory Dwelling Unit Permit No. BCB2015383 and New Detached Garage Permit No. BCB2015389

Site Slope and Grading

No grading is proposed. The lot gradually slopes up from Maryann Street (north to south), and the existing house gradually steps up from the street.

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	6,590 SF	5,180 SF – 8,455 SF	12,240 SF
Setback	49 ft.	14 ft. – 87 ft.	31 ft., 10-inches
House size	1,306 SF	1,011 SF – 1,785 SF	4,010 SF (including 1,000 SF ADU)
Floor Area Ratio	.20	.14 - .34	.33
Number of stories	85% one story, and 15% two stories	1 and 2 stories	2 stories

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

Access to the existing and new garage will remain from MaryAnn Street via the existing driveway apron on the east side of the lot.

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

The residential project must provide a minimum 40% landscaping for the lot, per R1 zoning standards. The minimum requirement for this project is 4,896 SF, and the project is providing 5,040 SF (41%). Most of the existing landscape conditions will remain.

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

Existing perimeter walls/fences are not noted on the site plan. A new side entry gate is proposed on the west side of the property and the existing driveway gate will remain. A condition is included to note existing and/proposed perimeter fences/walls, and to call-out proposed material for new side-entry gate to complement the site and the house.

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 site plan remains relatively unchanged, the project features a new 906 square-foot second story and 910 square-foot addition to the existing ground floor, a new covered patio at the rear, a new uncovered BBQ area, and a new two-car detached garage.
- The new second floor is setback 31'-10" from the street front property line, appropriately setback from the ground level especially from the east side of the property. The bulk of the second story addition is concentrated along the west (left) side of the house, adjacent to and overlooking the existing channel, and setback approximately six feet from the interior property line in this area. Overall, the proposed setbacks are appropriate to the site and the neighborhood.
- The new garage is located towards the rear, northeast corner of the lot. Its location is properly integrated with the site and the neighborhood.
- A new second floor balcony is proposed at the front, west side of house, overlooking the existing flood control channel. The balcony is appropriately located on the site and respects the privacy of adjacent residential development.
- Existing and/or proposed perimeter walls/fences are not called out. A condition is included to show all existing and/or proposed perimeter walls/fences on the site and submit a cutsheet for the new side-entry gate, which complements the site and the neighborhood.

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:

- Overall, the mass, height, proportions, and architectural concept of the project are consistent with the existing residence.
- The mass and scale of the second story addition is compatible with those of adjoining and nearby properties in the neighborhood. While the adjacent home and a majority of homes in the neighborhood are one-story, the mass and scale of the house appropriately relates to the surrounding context. The bulk of the second story addition is located along the west side of the house, away from adjoining properties and overlooking the flood control channel. Its scale, as seen from Maryann Street is not overwhelming since it is significantly setback (approx. 31 feet) from the street front property line. Overall, the proposed two-story with an overall building height of approximately 27 feet integrates well with other homes in the neighborhood.
- The addition will provide appropriate setbacks from the first-floor wall planes at the east façade to avoid an overbearing presence toward the neighbor. The new two-story home is sensitive to the existing context and considers adjacent one-story development. The home’s proportions are modest, and do not have a monumental appearance especially when viewed from the street. The facades are appropriately articulated through setbacks at the street front and sides of the building, stepping back the second floor from the ground level, breaks in plane, roof forms, balcony, use of fenestration, and architectural details. The building’s proper use of design elements appropriately articulates the building and helps visually fit the remodeled home into the surrounding neighborhood context.

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

The design of the second story addition appropriately integrates with the existing house and features architectural details consistent with the Traditional style of the house.

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

The front entry is proposed for relocation from the sidewall of the recessed porch to the wall facing the street. The new panel door features a top window and door-height side lights on either side of the door.

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

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 and detailing are compatible with the traditional style of the house through the use of architectural treatments, materials, windows, and colors.
- The front entry relocation from the side wall of the recessed porch to the wall facing the street and the design of the door are appropriate and integrate well with the design of the house, creating a focal point entry that is visible from the street.
- The new vinyl windows for the addition will be similar to existing. Their operation includes a combination of casement, single hung and fixed operations, and they will be recessed within the opening with a sill underneath. The windows on the rest of the house are proposed to remain as existing.
- The exterior remodel features new brick cladding on the base of the house to match existing brick featured on the front bay window. The new brick cladding on the house appropriately complements the Traditional style of the house and the neighborhood.
- The 155 square-foot uncovered second floor balcony at the front, west side of the house, would not compromise the privacy of adjacent residences. Its skewed design is appropriately placed located along the west side of the house, adjacent to and overlooking the flood channel, away from existing development.

- The proposed white color, smooth finish stucco and gray accent color for other details are appropriate for the house and the neighborhood.
- The design of the second story addition appropriately integrates with the existing house and features architectural details consistent with the Traditional style of the house.

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. Show all existing and/or proposed perimeter walls/fences on the site and submit a cutsheet for the new side-entry gate, which complements the site and the neighborhood for staff review and approval.

Attachments

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









GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CBC , CRC OR CBC,CMC, CPC , AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THE CITY OF GLENDALE LOCAL AMENDMENTS.
- SEPARATE PERMITS MAY BE REQUIRED OF MECHANICAL , ELECTRICAL , PLUMBING , SHORING, GRADING AND DEMOLITION.
- ALL PROPERTY LINES , EASEMENTS , AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN .
- A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND / OR FOUNDATION TRENCHING .(BMC 9-1-2-3302.4)
- WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
- TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC 9-1-2-3305.1)
- THE FINISH GRADE SHALL SLOPE A MIN . OF 5%, OR 6" TO POINT 10 FEET FROM BUILDING FOUNDATION , OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION . SWALES SHALL SLOPE A MINIMUM OF 2%. (CBC 1804.4, CRC R 401.3)
- THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2 % . (CBC 1808.7.4,CRC R 403.1.7.3)
- AS PER 2019 ENERGY STANDARDS 150.0(n) PROVIDE:
A) A 120 V ELECTRICAL RECEPTACLE IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE WITH NO OBSTRUCTIONS.
B) A CATEGORY III OR IV VENT , OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN OUTSIDE AND WATER HEATR.
C) A CONDENSATE DRAIN NO MORE THAN 2 INCHES HIGHER THAN THE BASE ON WATER HEATER FOR NATURAL DRAINING.
D) A GAS SUPPLY LINE WITH CAPACITY OF AT LEAST 200,000 BTU/HR.
- R-7.7 INSULATION SHALL BE INSTALLED ON THE FIRST 5 FEET OF HOT AND COLD-WATER PIPES.
- ALL HOT WATER PIPING ¾" OR LARGER, FROM THE WATER HEATER TO THE KITCHEN FIXTURES, SHALL HAVE R-7.7 INSULATION.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP.
- THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.@ (PER ORDINANCE 170.158 AND 180.670) SEPARATE PLUMBING PERMIT IS REQUIRED.
- PROVIDE (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. @ (1209.2.3, 2406.4.5, R307.2, R308.4)
- A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION (LAMC 57.122)
- CARBON MONOXIDE ALARM IS REQUIRED PER (915.2.1,R315)
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN A ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY.UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS,REPAIRS,OR ADDITIONS,EXCEEDING ONE THOUSAND DOLLARS(\$1000)(R314.6.2)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)
- UNDERGROUND CONDUITS, CABLES, MAIN LINES AND OTHER HAZARDS MAY EXIST. CONTACT "UNDERGROUND SERVICE ALERT" TOLL FREE AT 1-800-227-2600. MINIMUM (2) WORKING DAYS BEFORE YOU DIG.
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCING WORK.
- FRAMING NOTES AS PER 2019 CBC. (SEE STRUCTURAL DRAWINGS).
- APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN ONE (1) YEAR FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)
- EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF 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.
- IF REQUIRED, FIRE SPRINKLER PLANS APPROVED BY THE CITY'S FIRE DEPARTMENT SHALL BE PROVIDED AT THE SITE AT TIME OF FRAMING INSPECTION.

SECURITY NOTES:

- EACH UNIT IN A RESIDENTIAL DEVELOPMENT SHALL BE KEYED DIFFERENTLY THAN ANY OTHER UNITS UNDER THE SAME GENERAL PLAN. A CERTIFICATE FROM THE LOCK SUPPLIER DECLARING THAT ALL LOCKS SUPPLIED TO THE PROJECT ARE KEYED SEPARATELY SHALL BE ACCEPTABLE AS COMPLYING WITH THE ABOVE REQUIREMENTS.
- DOOR JAMBS SHALL HAVE A SOLID BACKING WITH NO VOIDS EXIST BETWEEN THE STRIKE SIDE OF THE JAMB AND THE FRAME OPENING FOR A VERTICAL DISTANCE OF SIX (6) INCHES (153MM) EACH SIDE OF THE STRIKE.
- IN WOOD FRAMING, HORIZONTAL BLOCKING SHALL BE PLACED BETWEEN STUDS AT DOOR LOCK HEIGHT FOR THREE (3) STUD SPACES EACH SIDE OF THE DOOR OPENINGS. JAMBS SHALL HAVE SOLID BACKING AGAINST SOLE PLATES.
- IRON OR STEEL SCREENS SHALL BE 1/8" THICK WITH 2" MESH SECURELY FASTENED.
- IRON BARS SHALL BE 1/2" DIAMETER BARS OR 1" X 1/4" FLAT STEEL SPACED AT 5" MAX. SECURELY FASTENED.
- CYLINDER GUARDS SHALL BE ATTACHED WITH 1/2" CONNECTING SCREWS, AND SHALL BE INSTALLED WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR, OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
- DOOR STOPS FOR IN-SWINGING DOORS SHALL BE INTEGRATED (RABETTED) WITH THE JAMB. JAMBS FOR ALL DOORS SHALL BE CONSTRUCTED OR PROTECTED SO AS TO PREVENT VIOLATION OF THE STRIKE.
- THE STRIKE PLATE FOR DEADBOLTS ON ALL WOOD FRAME DOORS SHALL BE CONSTRUCTED OF AT LEAST SIXTEEN (16) U.S. GAUGE STEEL, BRONZE, OR BRASS AND SECURED TO THE JAMB BY A MINIMUM OF TWO SCREWS.
- HINGES FOR OUT-SWINGING DOORS SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PRECLUDE REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS.
- LOUVERED WINDOWS SHALL NOT BE USED WHEN ANY PORTION OF THE WINDOW IS LESS THAN 12 FEET (3658MM) VERTICALLY OR 6 FEET (1829MM) HORIZONTALLY FROM AN ACCESSIBLE SURFACE OR ANY ADJOINING ROOF, BALCONY, LANDING, STAIR TREAD, PLATFORM, OR SIMILAR STRUCTURE.
- GARAGE DOOR TYPES:** ROLLING OVERHEAD, SOLID OVERHEAD, SWING OR SLIDING ACCORDION GARAGE-TYPE DOORS SHALL CONFORM TO THE FOLLOWING STANDARDS:

- WOOD DOORS SHALL HAVE PANELS A MINIMUM OF FIVE-SIXTEENTHS (5/16) INCH (8MM) IN THICKNESS WITH THE LOCKING HARDWARE BEING ATTACHED TO THE SUPPORT FRAMING.
- ALUMINUM DOORS SHALL BE A MINIMUM THICKNESS OF .0215 INCHES (.546MM) AND RIVETED TOGETHER A MINIMUM OF EIGHTEEN (18) INCHES (458MM) ON CENTER ALONG THE OUTSIDE SEAMS. THERE SHALL BE A FULL WIDTH HORIZONTAL BEAM ATTACHED TO THE MAIN DOOR STRUCTURE WHICH SHALL MEET THE PILOT, OR PEDESTRIAN ACCESS. DOOR FRAMING WITHIN THREE (3) INCHES (76MM) OF THE STRIKE AREA OF THE PILOT OR PEDESTRIAN ACCESS DOOR.
- FIBERGLASS DOORS SHALL HAVE PANELS A MINIMUM DENSITY OF SIX (6) OUNCES PER SQUARE FOOT (1831 GRAM/M²) FROM THE BOTTOM OF THE DOOR TO A HEIGHT OF SEVEN (7) FEET (2134MM). PANELS ABOVE SEVEN (7) FEET (2134MM) AND PANELS IN RESIDENTIAL STRUCTURES SHALL HAVE A DENSITY NOT LESS THAN FIVE (5) OUNCES PER SQUARE FOOT (1526 GRAMS/M²).
- DOORS UTILIZING A CYLINDER LOCK SHALL HAVE NOT LESS THAN A FIVE (5) PIN TUMBLER OPERATION WITH THE LOCKING BAR OR BOLT EXTENDING INTO THE RECEIVING GUIDE A MINIMUM OF ONE (1) INCH (25.4MM).
- DOORS EXCEEDING SIXTEEN (16) FEET (4877MM) IN WIDTH SHALL HAVE TWO LOCK RECEIVING POINTS OR, IF THE DOOR DOES NOT EXCEED NINETEEN (19) FEET (5791MM), A SINGLE BOLT MAY BE USED IF PLACED IN THE CENTER OF THE DOOR WITH THE LOCKING POINT LOCATED EITHER AT THE FLOOR OR DOOR FRAME HEADER; OR, TORSION SPRING COUNTER BALANCE TYPE HARDWARE MAY BE USED.
- DOORS WITH SLIDE BOLT ASSEMBLIES SHALL HAVE FRAMES A MINIMUM OF .120 INCHES (3MM) IN THICKNESS, WITH A MINIMUM BOLT DIAMETER OF ONE-HALF (½) INCH (13MM) AND PROTRUDE AT LEAST ONE AND ONE-HALF (1½) INCHES (38MM) INTO THE RECEIVING GUIDE. A BOLT DIAMETER OF THREE-EIGHTHS (¾) INCH (10MM) MAY BE USED IN A RESIDENTIAL BUILDING. THE SLIDE BOLT SHALL BE ATTACHED TO THE DOOR WITH NON-REMOVABLE BOLTS FROM THE OUTSIDE. RIVETS SHALL NOT BE USED TO ATTACH SLIDE BOLT ASSEMBLES.
- SWINGING EXTERIOR DOORS:** ALL EXTERIOR SWINGING DOORS OF ANY RESIDENTIAL BUILDING AND ATTACHED GARAGES (EXCEPT FOR VEHICULAR ACCESS DOORS), INCLUDING THE DOOR LEADING FROM THE GARAGE AREA INTO THE DWELLING UNIT SHALL BE EQUIPPED AS FOLLOWS:
 - ALL WOOD DOORS SHALL BE OF SOLID CORE CONSTRUCTION WITH A MINIMUM THICKNESS OF ONE AND THREE-FOURTHS (1 ¾) INCHES (45MM), OR WITH PANELS NOT LESS THAN NINE-SIXTEENTHS (⅞) INCH (15MM) THICK.
 - A SINGLE OR DOUBLE DOOR SHALL BE EQUIPPED WITH A SINGLE CYLINDER DEADBOLT LOCK WITH A MINIMUM PROJECTION OF ONE (1) INCH (25.4MM) AND BE CONSTRUCTED SO AS TO REPEL CUTTING TOOL ATTACK. THE DEADBOLT SHALL HAVE AN EMBEDMENT OF AT LEAST THREE-FOURTHS (¾) INCH (19MM) INTO THE STRIKE RECEIVING THE PROJECTED BOLT. THE CYLINDER SHALL HAVE A CYLINDER GUARD, A MINIMUM OF FIVE PIN TUMBLERS, AND SHALL BE CONNECTED TO THE INNER PORTION OF THE LOCK BY CONNECTING SCREWS OF AT LEAST ONE FOURTH (¼) INCH (6.3MM) IN DIAMETER. ALL INSTALLATION SHALL BE DONE SO THAT THE PERFORMANCE OF THE LOCKING DEVICE WILL MEET THE INTENDED ANTI-BURGLARY REQUIREMENTS. A DUAL LOCKING MECHANISM CONSTRUCTED SO THAT BOTH DEADBOLT AND LATCH CAN BE RETRACTED BY A SINGLE ACTION OF THE INSIDE DOOR KNOB, OR LEVER, MAY BE SUBSTITUTED PROVIDED IT MEETS ALL OTHER SPECIFICATIONS FOR LOCKING DEVICES.
 - THE INACTIVE LEAF OF DOUBLE DOORS SHALL BE EQUIPPED WITH METAL FLUSH BOLTS HAVING A MINIMUM EMBEDMENT OF FIVE-EIGHTHS (⅝) INCH (16MM) INTO THE HEAD AND THRESHOLD OR THE DOOR FRAME.
 - GLAZING: GLAZING IN EXTERIOR DOORS OR WITHIN FORTY (40) INCHES (1016MM) OF ANY LOCKING MECHANISM SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY RESISTANT GLAZING.
 - WIDE ANGLE VIEWER: EXCEPT WHERE CLEAR VISION PANELS ARE INSTALLED, ALL FRONT EXTERIOR DOORS SHALL BE EQUIPPED WITH A WIDE ANGLE (180°) DOOR VIEWER.
 - HOLLOW STEEL DOORS SHALL BE A MINIMUM SIXTEEN (16) GAUGE THICK WITH EXTRA REINFORCING AROUND THE LOCK TO PREVENT COLLAPSING.
 - ALUMINUM DOORS SHALL BE CONSTRUCTED PER VOL. VII, SECTION 15.3 OF SECURITY ORDINANCE NO. 5581, AND SHALL BE EQUIPPED WITH A DOUBLE CYLINDER DEADBOLT WITH A 1" MIN. BOLT PROJECTION OR HOOK SHAPED OR EXPANDING DOG BOLT TO PREVENT SPREADING. THE DEADBOLT LOCK SHALL HAVE A MINIMUM OF FIVE (5) PIN TUMBLERS AND A CYLINDER GUARD.

- ADDRESS NUMBER AND IDENTIFYING DATA:** ADDRESS NUMBERS AND OTHER IDENTIFYING DATA SHALL BE DISPLAYED AS FOLLOWS:

- ALL RESIDENTIAL DWELLINGS SHALL DISPLAY AN ADDRESS NUMBER IN A PROMINENT LOCATION ON THE STREET SIDE OF THE RESIDENCE IN SUCH A POSITION THAT THE NUMBER IS EASILY VISIBLE TO APPROACHING EMERGENCY VEHICLES. THE NUMERALS SHALL BE NO LESS THAN FOUR (4) INCHES (102MM) IN HEIGHT AND SHALL BE OF A CONTRASTING COLOR TO THE BACKGROUND TO WHICH THEY ARE ATTACHED. IN ADDITION, ANY RESIDENCE WITH REAR VEHICULAR ACCESS THROUGH ANY DRIVEWAY, ALLEYWAY OR PARKING LOT SHALL ALSO DISPLAY THE SAME NUMBERS ON THE REAR OF THE BUILDING.
- MULTIPLE FAMILY DWELLING: ILLUMINATED DIAGRAMS AND IDENTIFICATION NUMBERS: THERE SHALL BE POSITIONED AT EACH ENTRANCE OF A MULTIPLE FAMILY DWELLING COMPLEX AN ILLUMINATED DIAGRAMMATIC REPRESENTATION OF THE COMPLEX WHICH SHOWS THE LOCATION OF:

THE VIEWER:

- THE UNIT DESIGNATIONS WITHIN THE COMPLEX.
- EACH UNIT THAT IS A "SMOKING UNIT AND A "NON SMOKING" UNIT (AS GOVERNED BY CHAPTER 8.52 OF THE GLENDALE MUNICIPAL CODE, 1995, OR ANY SUCCESSOR LEGISLATION);
- A SMOKING PERMITTED AREA AUTHORIZED UNDER SECTION 8.52.130 OF THE GMC; AND
- THE COMPLEX'S EXITS, STAIRWELLS, ELEVATORS, FIRE ALARM ANNUNCIATOR PANELS, AND STANDPIPES.

IN ADDITION, EACH INDIVIDUAL UNIT WITHIN THE COMPLEX SHALL DISPLAY A PROMINENT IDENTIFICATION NUMBER, NOT LESS THAN FOUR (4) INCHES (102MM) IN HEIGHT, WHICH IS EASILY VISIBLE TO APPROACHING VEHICULAR AND/OR PEDESTRIAN TRAFFIC. IN ADDITION, ANY MULTIPLE FAMILY DWELLING WITH REAR VEHICULAR ACCESS SHALL ALSO DISPLAY THE SAME NUMBERS ON THE REAR OF THE BUILDING.

3461 MARY ANN ST., GLENDALE, CA 91214



PLUMBING NOTES:

- PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- WATER HEATER MUST BE STRAPPED TO WALL. (LAPC 507.2)
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY. (R306.4)
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENT SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (1209.2.3, 2406.4.5, R307.2, R308.4)
- WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.6 GALLONS OF WATER PER FLUSH , 1.28 GALLONS PER FLUSH AFTER JULY 1,2011.(401.3 CPC)
- URINALS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.0 GALLONS OF WATER PER FLUSH , 0.5 GALLONS PER FLUSH AFTER JULY 1 , 2011. (401.3 CPC)
- SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 2.5 GALLONS PER MINUTE . (401.3 CPC)
- FAUCETS IN KITCHENS , WET BARS , LAVATORIES , LAUNDRY SINKS , ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 2.2 GALLONS PER MINUTE . (401.3 CPC)
- WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SEC.604.1 OF THE CALIFORNIA PLUMBING CODE. PEX CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 604 OF THE CPC. INSTALLATION STANDARDS OF APPENDIX I OF THE CPC AND MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN SEC.604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE.
- WATER CLOSET SHALL HAVE 15" TO ANY WALL OR OBSTRUCTION ON EACH SIDE OF ITS CENTERLINE AND 24" CLEAR SPACE IN FRONT.(402.5 CPC)
- SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 1.024 SQ.IN . AND ALSO BE CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE . (408.6 CPC)

ZONING NOTE

-NO NEW ROOFTOP EQUIPMENT IS ALLOWED IN THE R1,R1R OR ROS ZONE.

-RETAINING WALLS, POOLS,SPAS , JACUZZIS , FENCES , AND PATIO COVERS REQUIRE SEPARATE PERMITS.

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

-ANY NEW FENCES,GATES, OR WALLS FOR WHICH A BUILDING PERMIT IS NOR REQUIRED SHALL REQUIRE ZONING/DESIGN REVIEW APPROVAL PRIOR TO CONSTRUCTION.

E) FIRE NOTES:

- ADDRESS NUMBERS:**
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 NUMBERS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7MM) 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.
- SMOKE DETECTORS:**
SMOKE DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ALARM WILL ACTIVE 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. ALARM SHALL BE HARDWIRED FROM THE BUILDING POWER SUPPLY AND EQUIPPED WITH BATTERY BACKUP. DETECTORS SHALL MEET U.L. 2034 AND/OR NFPA 720 STANDARD. 2016 CALIFORNIA CODE CHAPTER 3 SEC. R315.

LIST OF APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE - CBC
2019 CALIFORNIA RESIDENTIAL CODE - CRC
2019 ENERGY STANDARDS
2019 CPC,CMC,CEC,CGSBC,CRC,CENC,CGSBC
2020 CITY OF GLENDALE MUNICIPAL CODE
2020 CITY OF GLENDALE ZONING CODE
2020 CITY OF GLENDALE AMENDMENTS

PROJECT TEAM:

ENGINEER / DESIGNER

K&M ENGINEERING AND DESIGN CORP.
6854 FOOTHILL BLVD.TUJUNGA, CA 91042

OWNER

NINA GABRIELE
3461 MARYANN ST., GLENDALE, CA 91214

SCOPE OF WORK

(N) TWO-STORY (1826 SQ.FT.) ADDITION TO (E) HOUSE AND 66 SQ.FT. COVERED PATIO AND NEW BBQ AREA

LEGAL DESCRIPTION:

SITE ADDRESS: 3461 MARYANN ST., GLENDALE, CA 91214
DESCRIPTION: SINGLE FAMILY RESIDENCE
ZONE: R1-I
ASSESSOR PARCEL NO.: 5606018001
TRACT: 16720
LOT: 1
BLOCK: NONE

BUILDING DATA:

FIRE SPRINKLER SFD: NO
FIRE SPRINKLER ADU: NO
TYPE OF CONSTRUCTION: V-B
TYPE OF OCCUPANCY: R-3
HEIGHT: 27'-2"
NUMBER OF STORIES: 2

AREA SUMMARY

LOT AREA: 12240 SQ.FT.

EXISTING

(E) HOUSE: 1194 SQ.FT.
(E) TWO-CAR GARAGE:(TO BE REMOVED) 360 SQ.FT.
(E) FRONT PORCH: 46 SQ.FT. (FAR EXEMPT)

PROPOSED

TWO STORY ADDITION :
FIRST FLOOR 910 SQ.FT.
SECOND FLOOR 906 SQ.FT.
1816 SQ.FT

(N) COVERED PATIO (AT REAR) 66 SQ.FT. (FAR EXEMPT)
(N) UNCOVERED BALCONY (AT REAR) 66 SQ.FT. (FAR EXEMPT)
(N) UNCOVERED DECK / BALCONY (AT FRONT) 150 SQ.FT. (FAR EXEMPT)
(N) UNCOVERED BBQ AREA 65 SQ.FT. (FAR EXEMPT)

TWO-CAR GARAGE(UNDER SEPARATE PERMIT) 500 SQ.FT. (FAR EXEMPT)
ADU (UNDER SEPARATE PERMIT) 1000 SQ.FT.

FAR AND LOT COVERAGE SUMMARY

MAX ALLOW FAR 40% FOR THE FIRST 10,000 SQ.FT. OF LOT AREA AND 10% FOR THE PORTION OF LOT AREA THEREAFTER= 4224 SQ.FT.

(E) HOUSE 1194 S.F.+ (N) TWO-STORY ADDITION TO (E) HOUSE 1816 S.F.
+ (N) ADU(UNDER SEPARATE PERMIT) 1000 S.F. = 4010 S.F.

LOT COVERAGE

MAX ALLOW LOT COVERAGE 40% OF LOT AREA= 4896 SQ.FT.

(E) HOUSE 1194 S.F.+ (N) FIRST-STORY ADDITION TO (E) HOUSE 910 S.F. + (E) FRONT PORCH 46 S.F.
+ (N) ADU (UNDER SEPARATE PERMIT) 1000 S.F. + (N) TWO-CAR GARAGE (UNDER SEPARATE PERMIT)500 S.F.
+ (N) UNCOVERED BBQ AREA 65 S.F.=3715 S.F. = 30.3%

LANDSCAPING

REQUIRED LANDSCAPE 40 % = 4896 SQ.FT.
PROPOSED LANDSCAPE = 5040 SQ.FT. 41.1%

SHEET INDEX

A0.0 COVER SHEET
A1.0 SITE PLAN
A2.0 (E) PLANS / ELEVATIONS
A2.1 PROPOSED PLANS
A3.0 PROPOSED ROOF PLAN
A4.0 CEILING PLAN / SECTIONS
A5.0 PROPOSED ELEVATIONS
A6.0 SPEC SHEET



REVISIONS:

NO.

PROJECT

LOCATION:

3461 MARYANN ST.,
GLENDALE, CA 91214

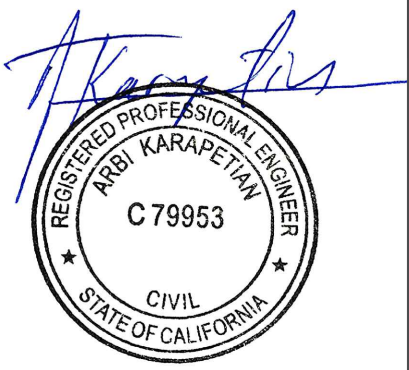
DESCRIPTION:

NEW TWO STORY
ADDITION TO (E) SFD
AND NEW BBQ AREA

OWNER:

NINA GABRIELE

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DRAWN BY: VK

CHECKED BY: AK

DATE: 08-24-22

SCALE: AS NOTED

JOB NO.: 2021-043

COVER SHEET

SHEET:

A0.0



REVISIONS:	
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PROJECT

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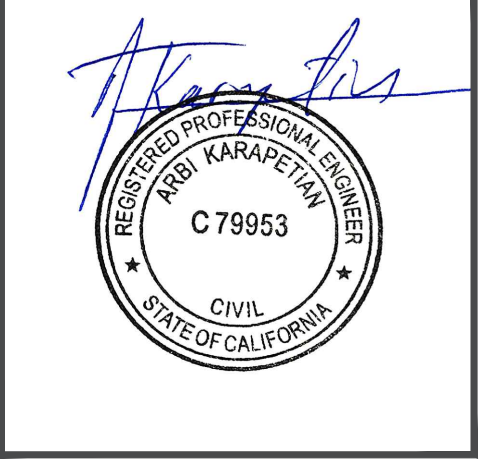
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SITE PLAN

SHEET:

A1.0

POOL NOTES:

PROVIDE A DROWNING PREVENTION FEATURE FOR POOL AND/OR SPA CONSISTING OF AT LEAST TWO OF THE FOLLOWING:

- * PROPOSED METHODS ARE IDENTIFIED BY A BOX BORDER BELOW.
- a. AN ENCLOSURE THAT MEETS THE REQUIREMENTS OF SECTION 115923 AND ISOLATES THE SWIMMING POOL OR SPA FROM THE PRIVATE SINGLE-FAMILY HOME.
- b. REMOVABLE MESH FENCING THAT MEETS AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) SPECIFICATIONS F2286 STANDARD IN CONJUNCTION WITH A GATE THAT IS SELF-CLOSING AND SELF-LATCHING AND CAN ACCOMMODATE A KEY LOCKABLE DEVICE.
- c. AN APPROVED SAFETY POOL COVER, AS DEFINED IN SUBDIVISION (D) OF SECTION 115921. MANUAL OR POWER OPERATED COVER IN COMPLIANCE WITH ASTM STANDARD F1346-91.
- ③ EXIT ALARMS ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS OR WINDOWS THAT PROVIDE DIRECT ACCESS TO THE SWIMMING POOL OR SPA. THE EXIT ALARM MAY CAUSE EITHER AN ALARM NOISE OR A VERBAL WARNING, SUCH AS A REPEATING NOTIFICATION THAT "THE DOOR TO THE POOL IS OPEN."
- e. A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 INCHES ABOVE THE FLOOR OF THE PRIVATE SINGLE-FAMILY HOME'S DOORS PROVIDING DIRECT ACCESS TO THE SWIMMING POOL OR SPA.
- ① AN ALARM THAT, WHEN PLACED IN A SWIMMING POOL OR SPA, WILL SOUND UPON DETECTION OF ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. THE ALARM SHALL MEET AND BE INDEPENDENTLY CERTIFIED TO THE ASTM STANDARD F2208 "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED TYPE ALARMS. A SWIMMING PROTECTION ALARM FEATURE DESIGNED FOR INDIVIDUAL USE, INCLUDING AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER, IS NOT A QUALIFYING DROWNING PREVENTION SAFETY FEATURE.
- g. OTHER MEANS OF PROTECTION, IF THE DEGREE OF PROTECTION AFFORDED IS EQUAL TO OR GREATER THAN THAT AFFORDED BY ANY OF THE FEATURES SET FORTH ABOVE AND HAS BEEN INDEPENDENTLY VERIFIED BY AN APPROVED TESTING LABORATORY AS MEETING STANDARDS FOR THOSE FEATURES ESTABLISHED BY ASTM OR THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME).

HOT TUB/SPA TO BE PROVIDED WITH LOCKING COVER IN COMPLIANCE WITH ASTM ES 13-89 UNLESS PROVIDED WITH DROWNING PREVENTION FEATURE IN ACCORDANCE WITH CBC 3109.4.4.2.

REQUIRED POOL PERIMETER FENCING SHALL HAVE SELF-CLOSING AND SELF-LATCHING MECHANISM LOCATED 60" ABOVE GRADE.



LEGEND:

(E) LANDSCAPE	(E) LANDSCAPE
(E) HARDSCAPE	(E) HARDSCAPE
SCOPE OF WORK AREA	SCOPE OF WORK AREA

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

0 4' 8' 16'

N

K&M

ENGINEERING & DESIGN, Corp.

www.kmdesigncorp.com

INFO@KMDESIGNCORP.COM 818.273.9950

8854 FOOTHILL BLVD. Tujunga CA 91042

REVISIONS:

NO.	

PROJECT

LOCATION:

3461 MARYANN ST.,
GLENDALE, CA 91214

DESCRIPTION:

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AND NEW BBQ AREA

OWNER:

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ABHI KARAPETIAN

C79953

CIVIL
STATE OF CALIFORNIA

EXISTING PLAN/ PERCENTAGE OF DEMO CALC

WALL / ROOF AREA EXISTING	AREA REMOVED	
NORTH	481 S.F.	380 S.F.
SOUTH	566 S.F.	0 S.F.
EAST	360 S.F.	0 S.F.
WEST	425 S.F.	425 S.F.
ROOF	1350 S.F.	500 S.F.
	3182 S.F.	1305 S.F. 41%

EXISTING / DEMO FLOOR PLAN
1/4"=1'-0"

EXISTING ROOF PLAN
1/4"=1'-0"

EXISTING SOUTH ELEVATION
1/4"=1'-0"

EXISTING EAST ELEVATION
1/4"=1'-0"

EXISTING NORTH ELEVATION
1/4"=1'-0"

EXISTING WEST ELEVATION
1/4"=1'-0"

LEGEND:

[Solid Line]	(E) WALL
[Dashed Line]	TO BE DEMOLISHED
[Double Line]	WINDOW
[Arc]	DOOR

A2.0

REVISIONS:

NO.

PROJECT

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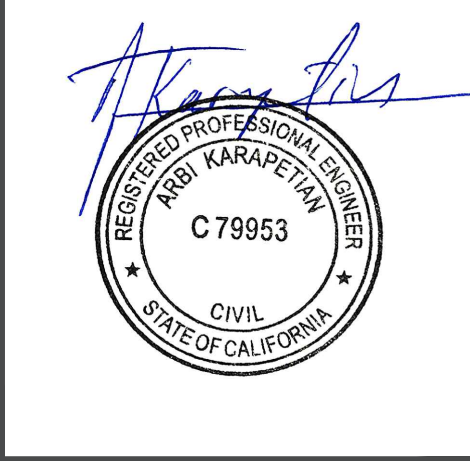
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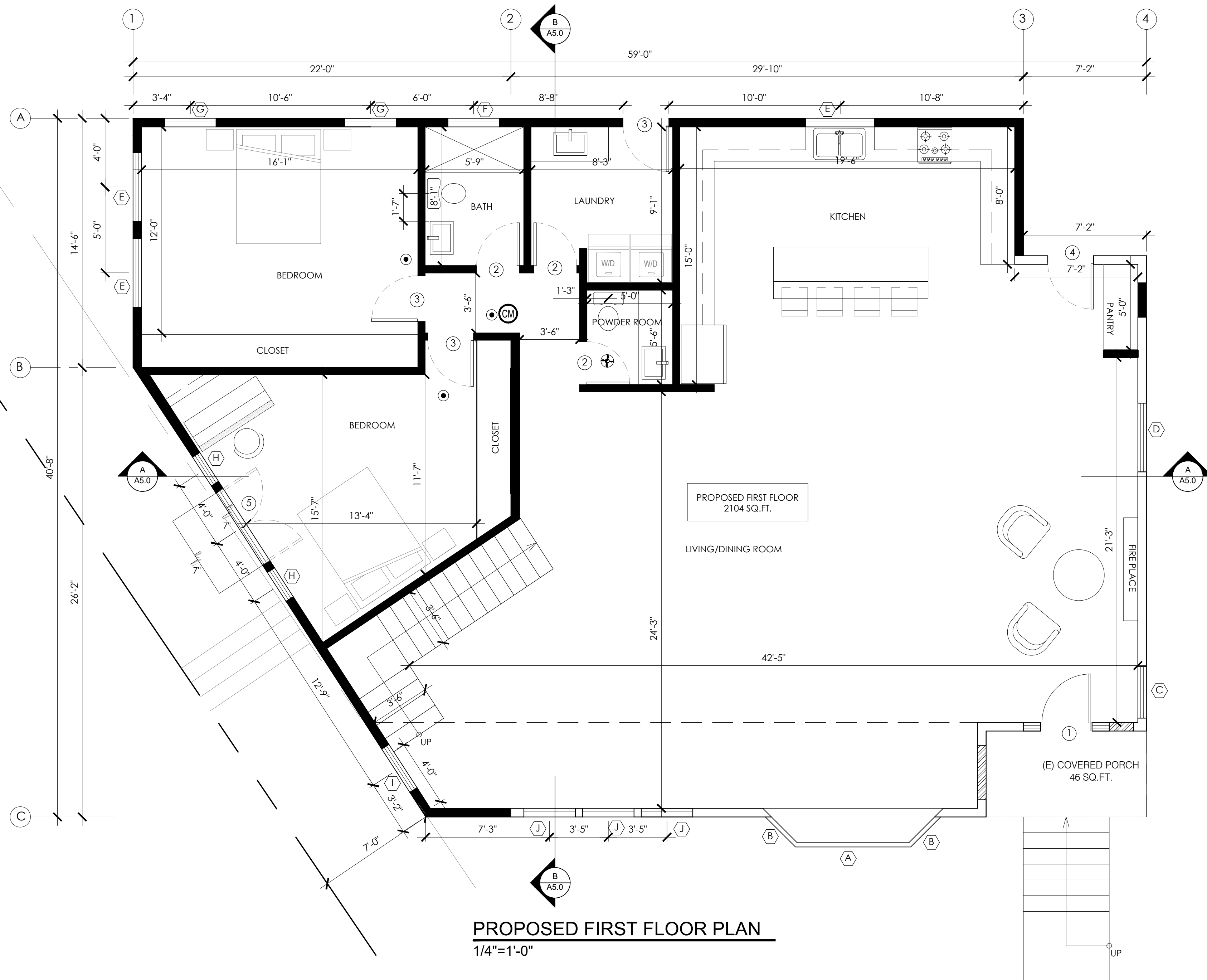
SCALE: AS NOTED

JOB NO.: 2021-043

PLANS

SHEET:

A2.1



PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

LEGEND:

	(E) WALL
	NEW WALL
	TO BE FILLED
	TO BE DEMOLISHED
	ADDITION
	WINDOW
	DOOR
	INTERCONNECTED HARD-WIRED "SMOKE ALARM" WITH BATTERY BACKUP
	CARBON MONOXIDE DETECTORS WITH BATTERY BACK-UP INTERCONNECTED HARD-WIRED
	5 MIN. FAN AIR CHANGES/HR 50 CFM (SEE GREEN NOTES).
-FANS SHALL BE ENERGY STAR COMPLIANT w/ HUMID START AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING .	
-FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.	
-KITCHEN FAN TO BE 100 CFM ,3 SONE MAX.	

WINDOW 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(S) Y/N	KEEP EXISTING SILL & FRAME? Y/N	BUILD NEW SILL & FRAME? Y/N	(E) EDGE DETAIL	NEW EDGE DETAIL	BEDROOM? Y/N	ENERGY EFFICIENT? Y/N	TEMPERED GLASS? Y/N	FIRE HAZARD ZONE? Y/N	WINDOW WITHIN 18" OF FLOOR OR 24" OF DOOR? Y/N	EXISTING WINDOW	U-FACTOR	SHGC
(A)	1	6'-0"x6'-0"	–	VINYL	–	Y	FIX	–	–	N	Y	Y/N	–	–	N	–	–	N	Y	Y	0.32	0.25
(B)	2	2'-0"x6'-0"	–	VINYL	–	Y	SINGLE HUNG	–	–	N	Y	–	–	–	N	–	–	N	Y	Y	0.32	0.25
(C)	1	3'-0"x4'-4"	–	VINYL	–	Y	SINGLE HUNG	–	–	N	Y	–	–	–	N	–	–	N	N	Y	0.32	0.25
(D)	1	4'-0"x3'-4"	–	VINYL	–		SINGLE HUNG	–	–	N	Y	–	–	–	N	–	–	N	N	Y	0.32	0.25
(E)	7	–	4'-0"x3'-0"	–	VINYL	N	–	CASEMENT	BLOCK	N	–	Y	–	–	Y/N	Y	N	N	N	N	0.32	0.25
(F)	1	–	2'-0"x2'-9"	–	VINYL	N	–	SINGLE HUNG	BLOCK	N	–	Y	–	–	N	Y	N	N	N	N	0.32	0.25
(G)	5	–	3'-0"x3'-0"	–	VINYL	N	–	CASEMENT	BLOCK	N	–	Y	–	–	Y	Y	N	N	N	N	0.32	0.25
(H)	2	–	2'-0"x6'-8"	–	VINYL	N	–	FIX	BLOCK	N	–	Y	–	–	Y	Y	N	N	Y	N	0.32	0.25
(I)	2	–	3'-0"x6'-8"	–	VINYL	N	–	SINGLE HUNG	BLOCK	N	–	Y	–	–	N	Y	N	N	N	N	0.32	0.25
(J)	3	–	3'-0"x6'-0"	–	VINYL	Y	–	FIX	BLOCK	N	–	Y	–	–	N	Y	N	N	Y	N	0.32	0.25
(K)	1	–	3'-0"x3'-0"	–	VINYL	N	–	CASEMENT	BLOCK	N	–	Y	–	–	N	Y	N	N	N	N	0.32	0.25
(L)	2	–	2'-6"x6'-8"	–	VINYL	Y	–	FIX	BLOCK	N	–	Y	–	–	N	Y	N	N	Y	N	0.32	0.25

ALL DOORS & WINDOWS SHALL MEET CITY OF GLENDALE 'S SECURITY ORDINANCE.

REVISIONS:

NO.

PROJECT

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GLENDALE, CA 91214

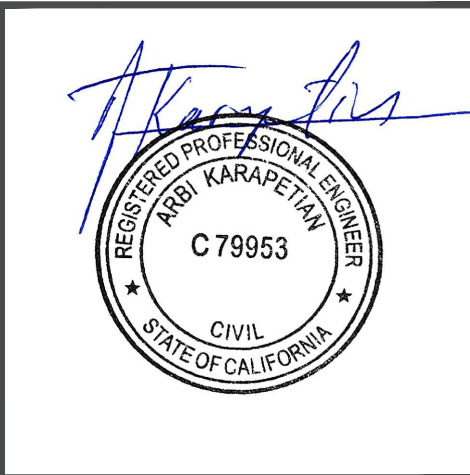
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OWNER:

NINA GABRIELE

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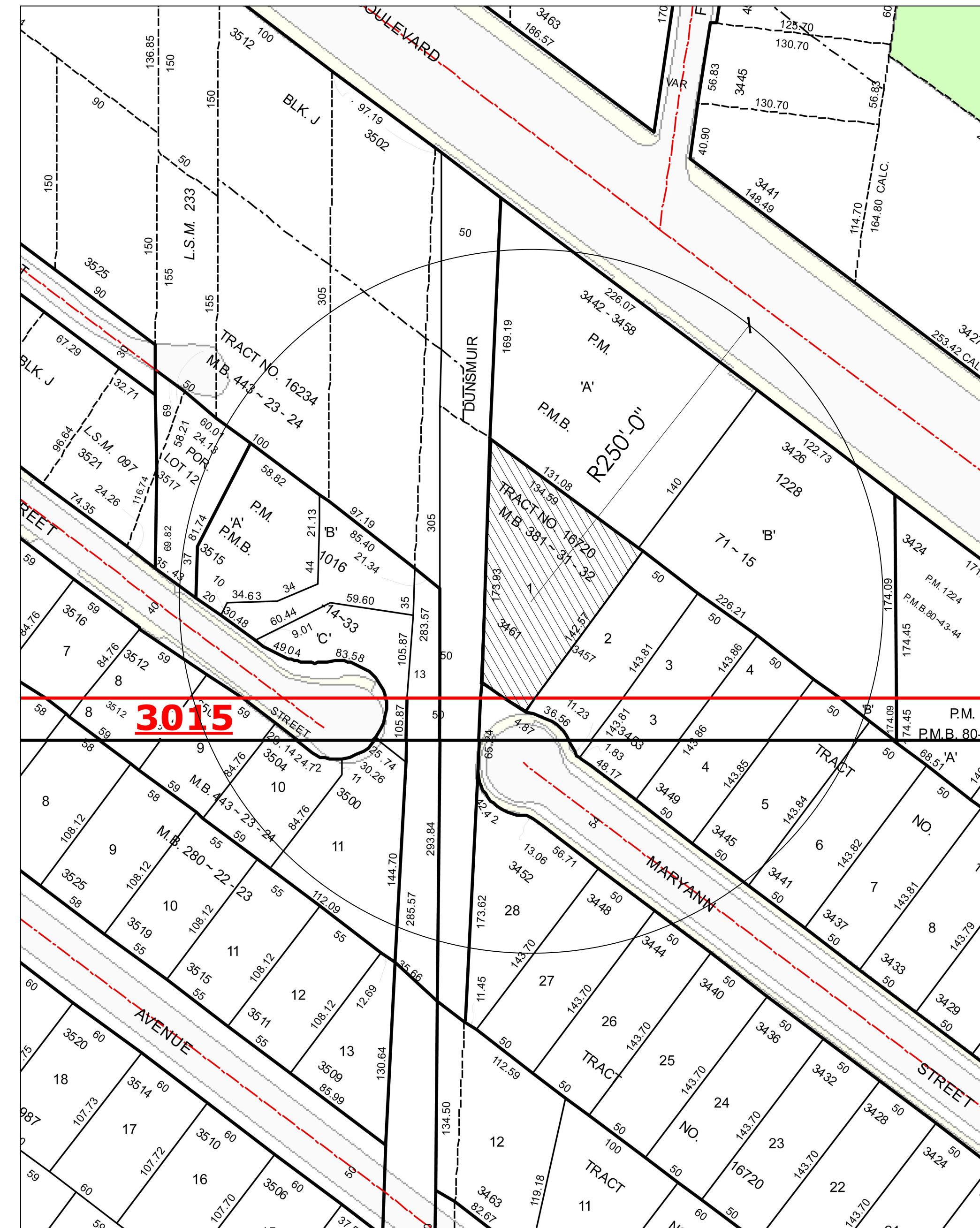
SCALE: AS NOTED

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ROOF PLAN

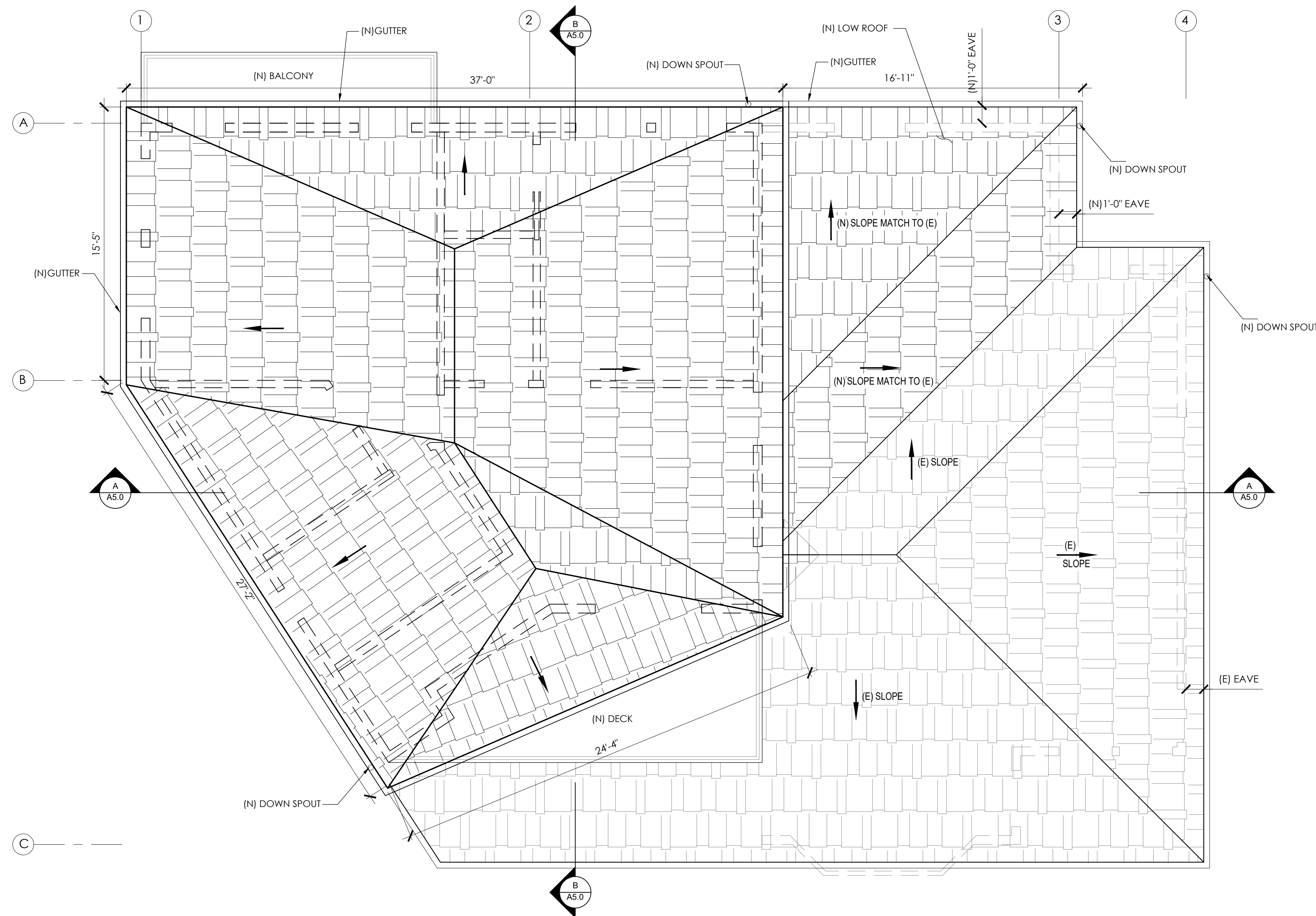
SHEET:

A3.0



LOCATION OF BUILDING FOOTPRINTS

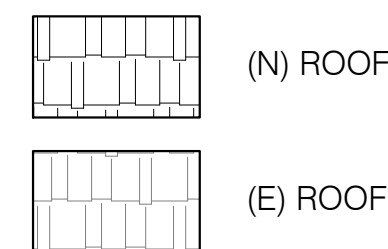
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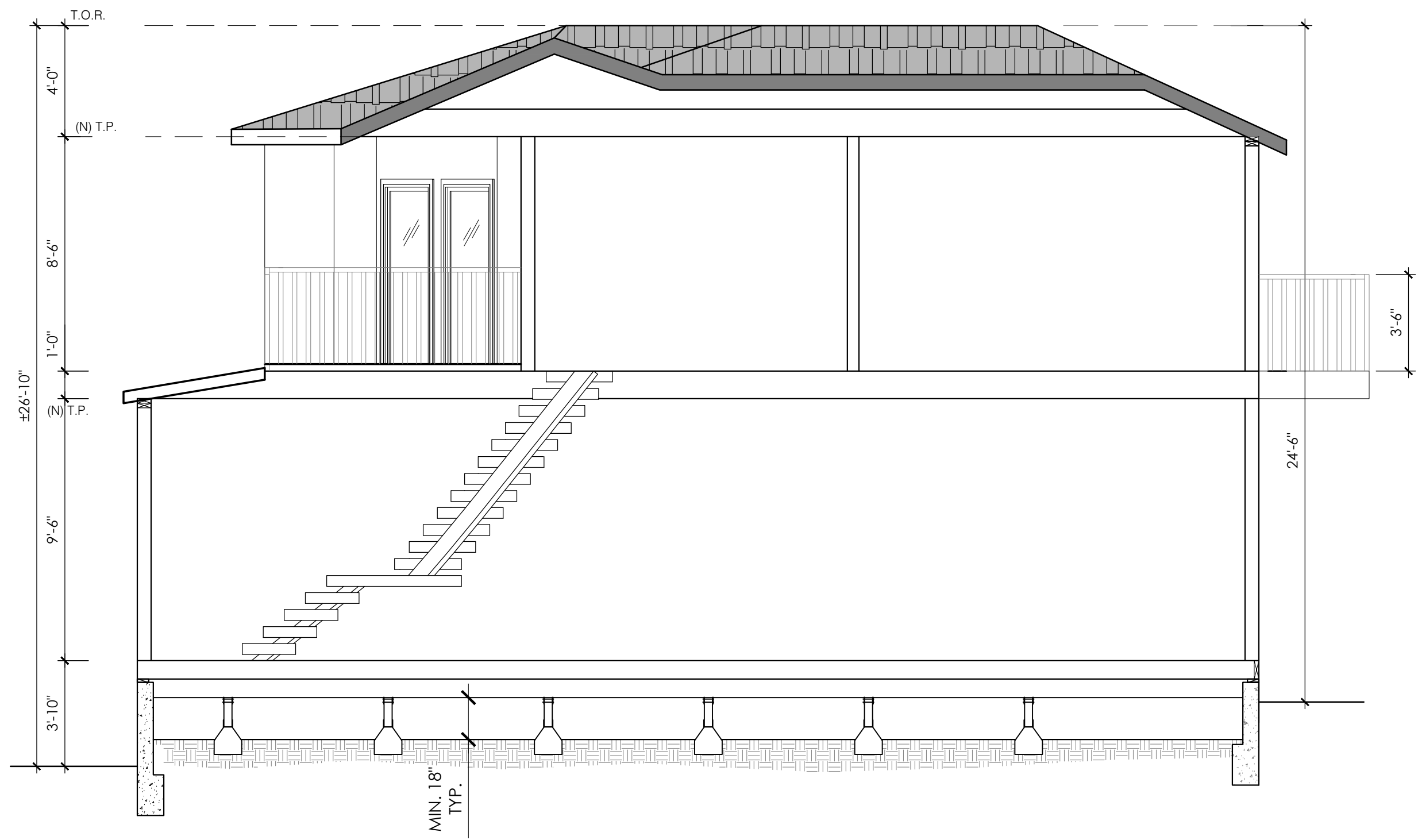


PROPOSED ROOF PLAN

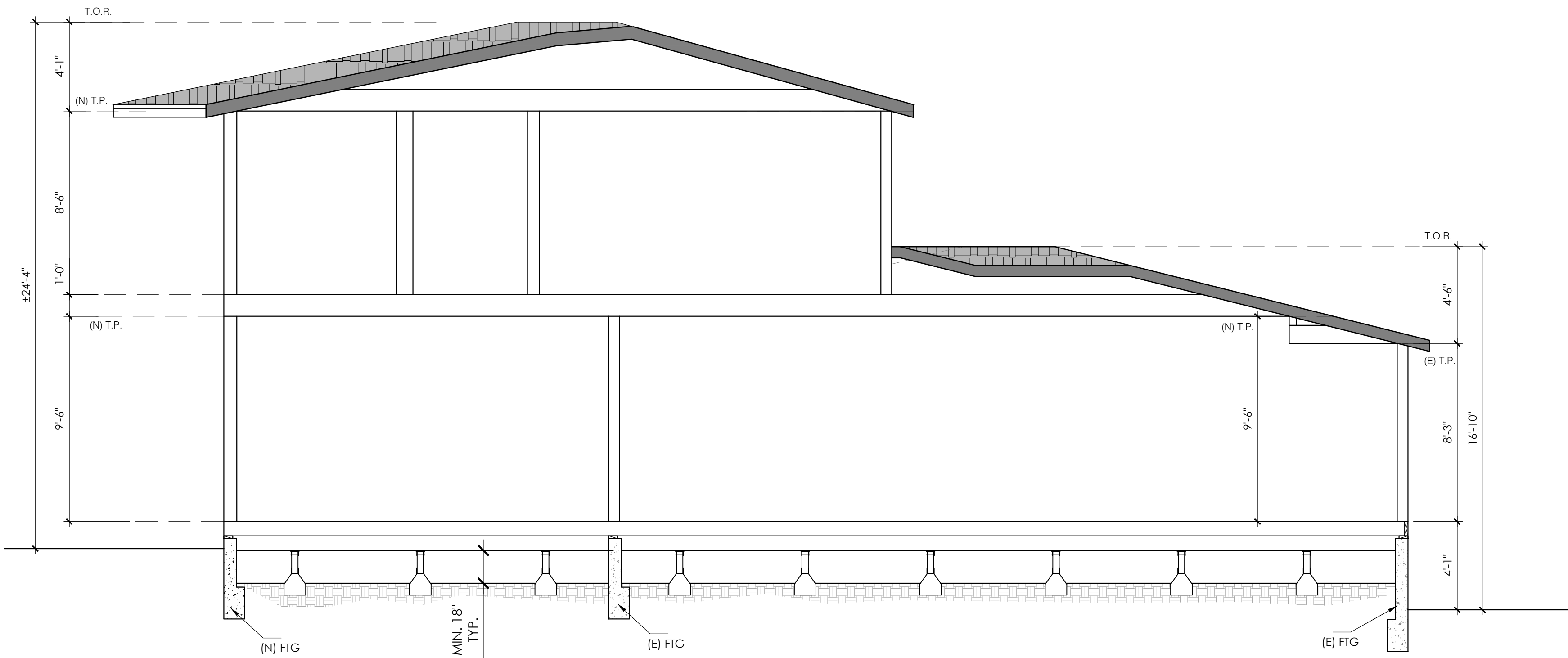
1/4"=1'-0"

LEGEND:

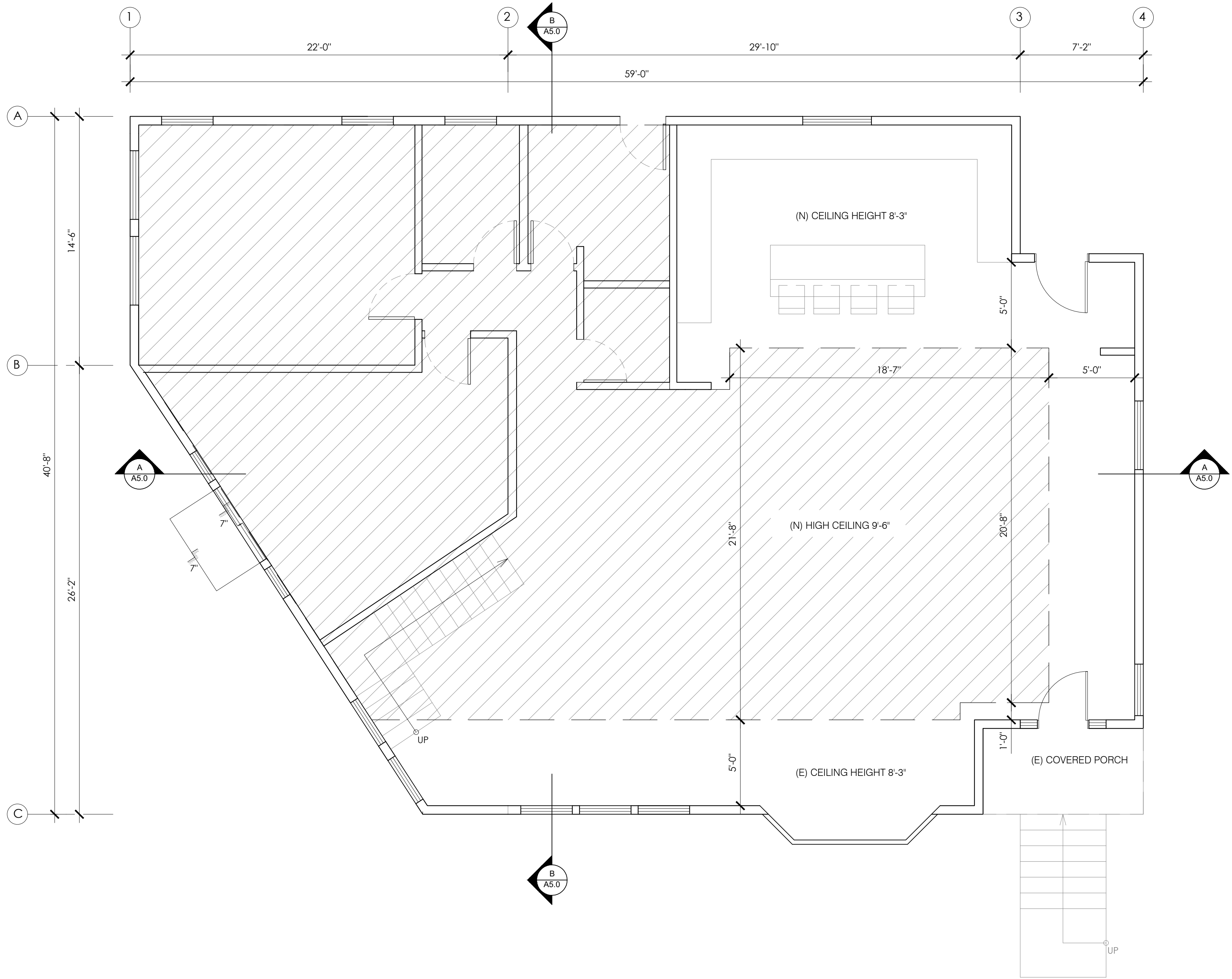




SECTION B-B
1/4"=1'-0"



SECTION A-A
1/4"=1'-0"

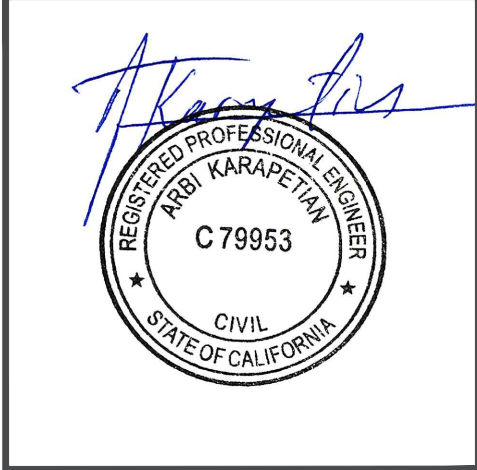


PROPOSED FIRST FLOOR CEILING PLAN
1/4"=1'-0"

REVISIONS:	
NO.	

PROJECT	
LOCATION:	
3461 MARYANN ST., GLENDALE, CA 91214	
DESCRIPTION:	
NEW TWO STORY ADDITION TO (E) SFD AND NEW BBQ AREA	
OWNER:	
NINA GABRIELE	

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DRAWN BY: VK
CHECKED BY: AK
DATE: 08-24-22
SCALE: AS NOTED
JOB NO.: 2021-043

PLAN/
SECTIONS

SHEET:
A4.0

REVISIONS:

NO.

PROJECT

LOCATION:

3461 MARYANN ST.,
GLENDALE, CA 91214

DESCRIPTION:

NEW TWO STORY
ADDITION TO (E) SFD
AND NEW BBQ AREA

OWNER:

NINA GABRIELE

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DRAWN BY: VK

CHECKED BY: AK

DATE: 08-24-22

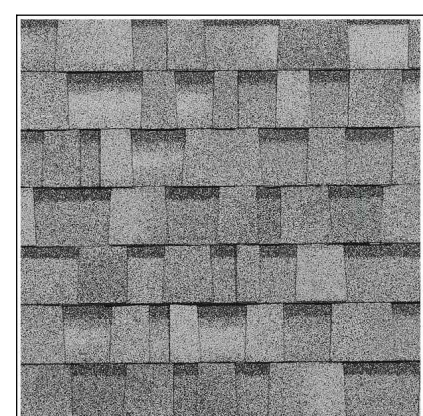
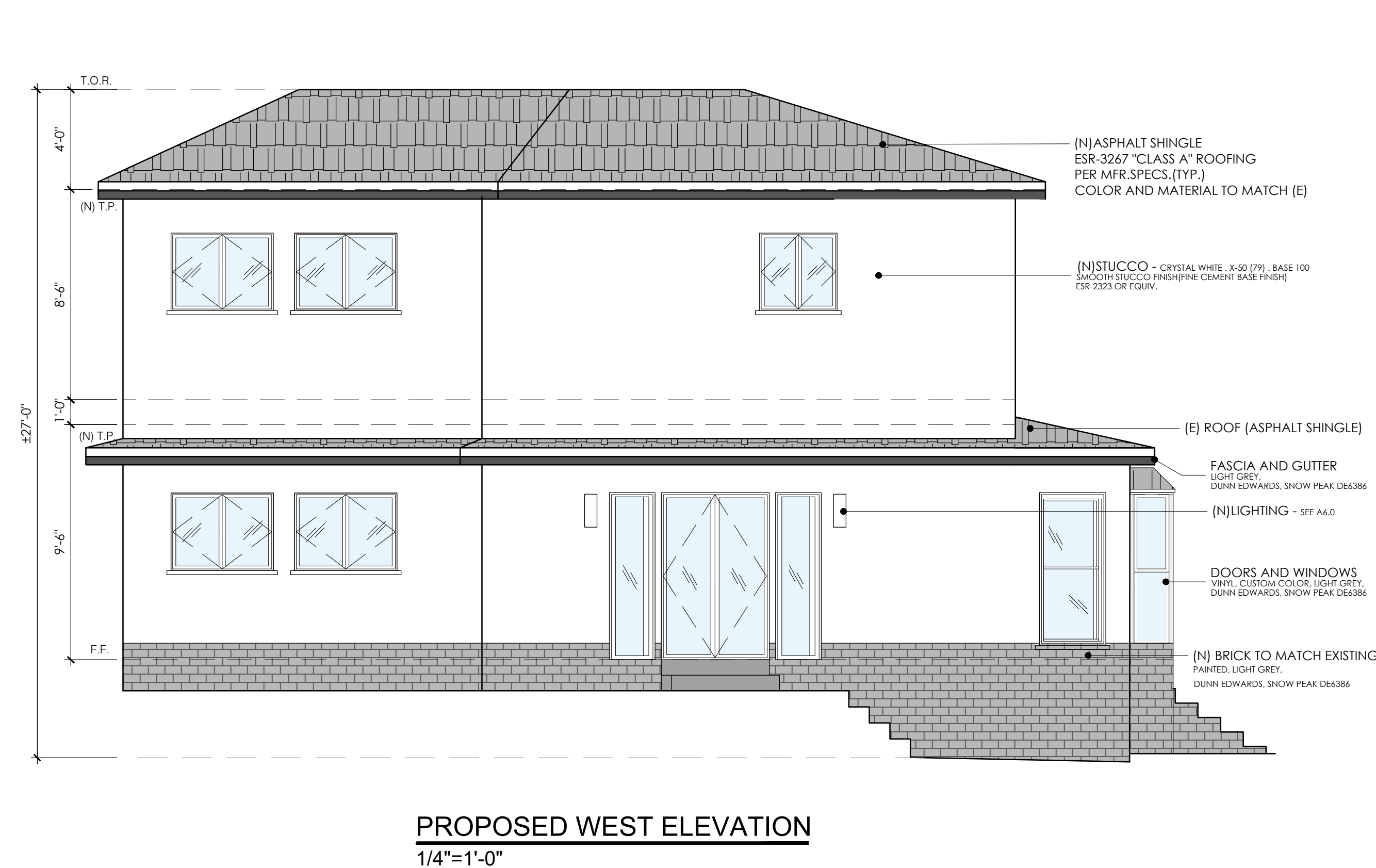
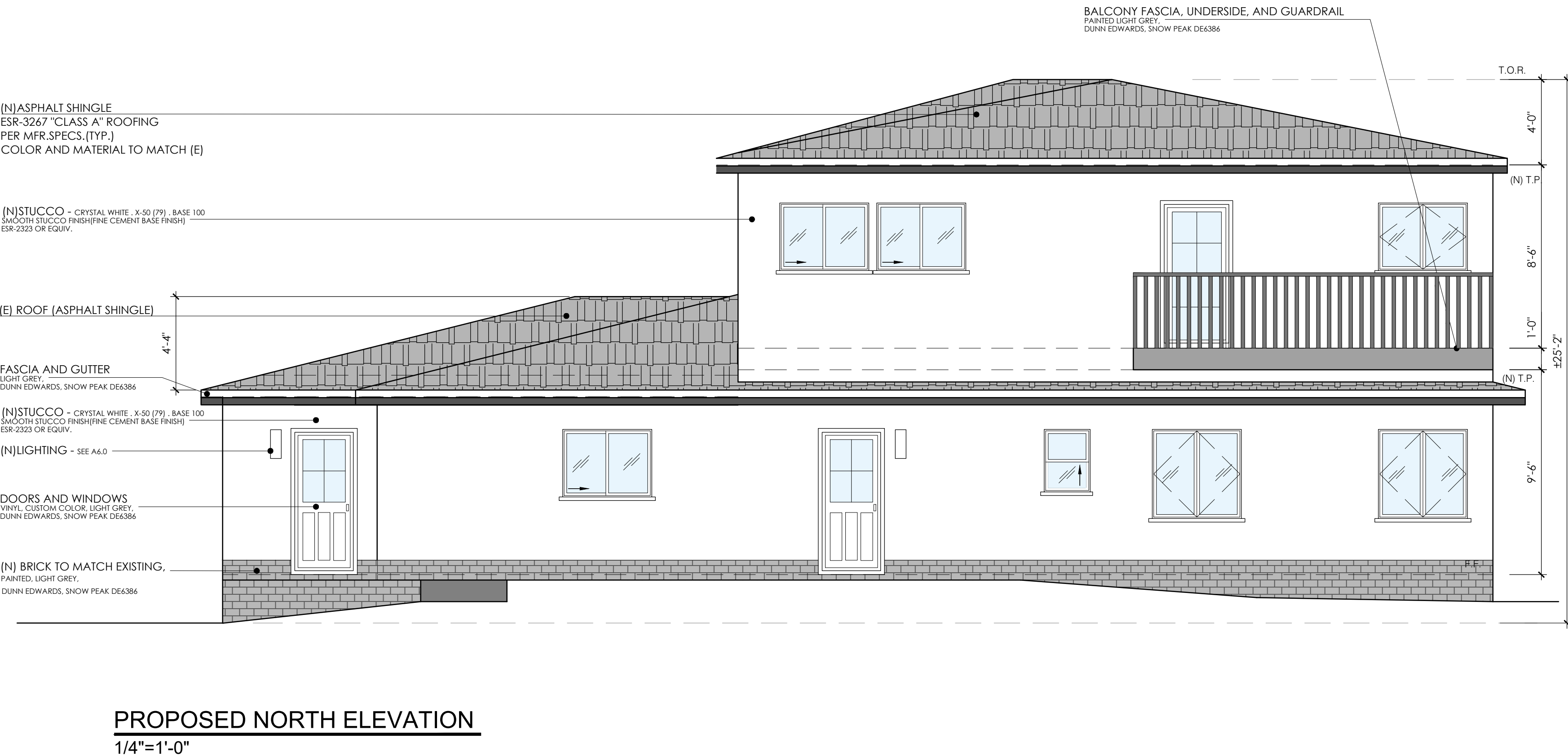
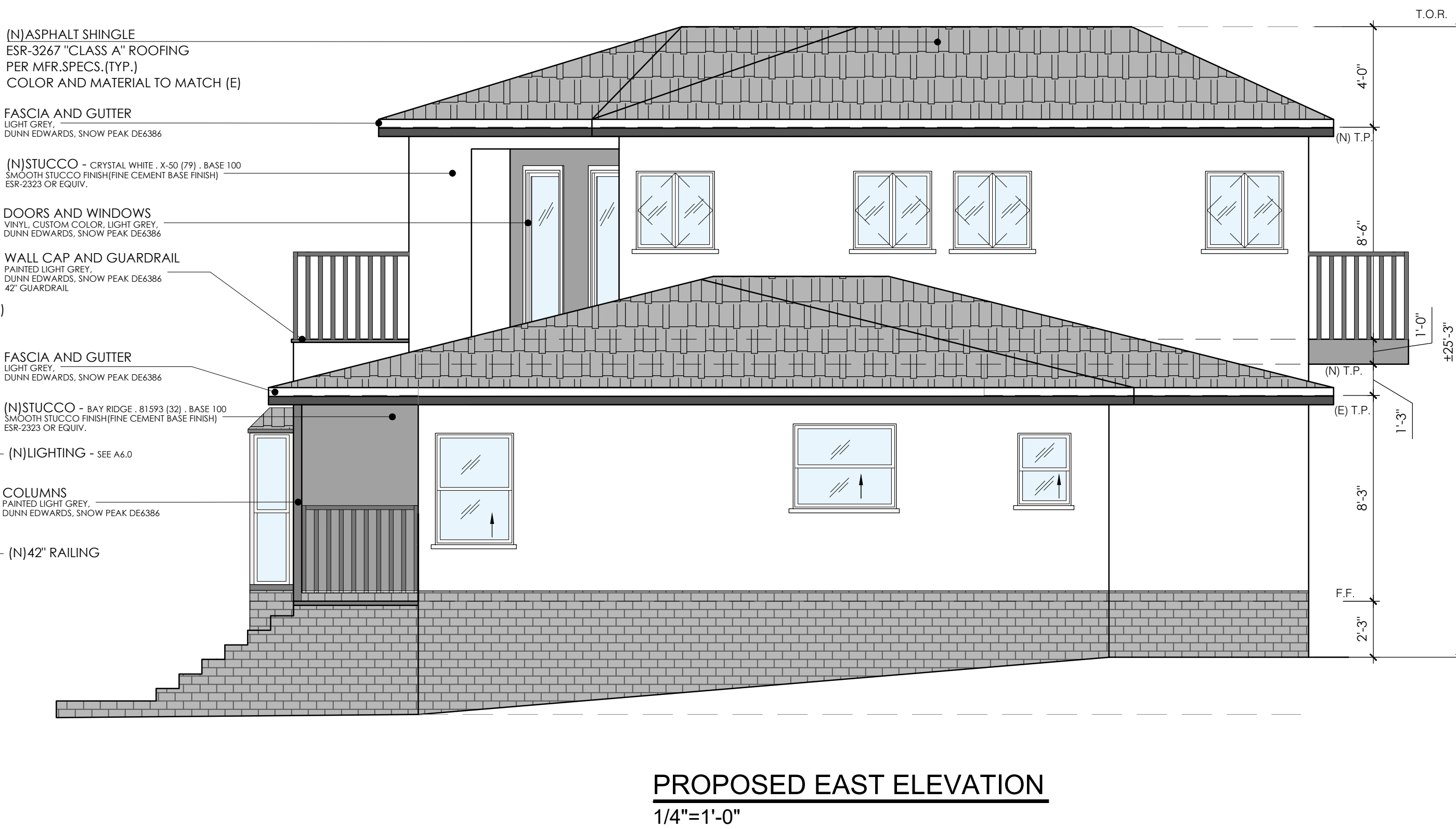
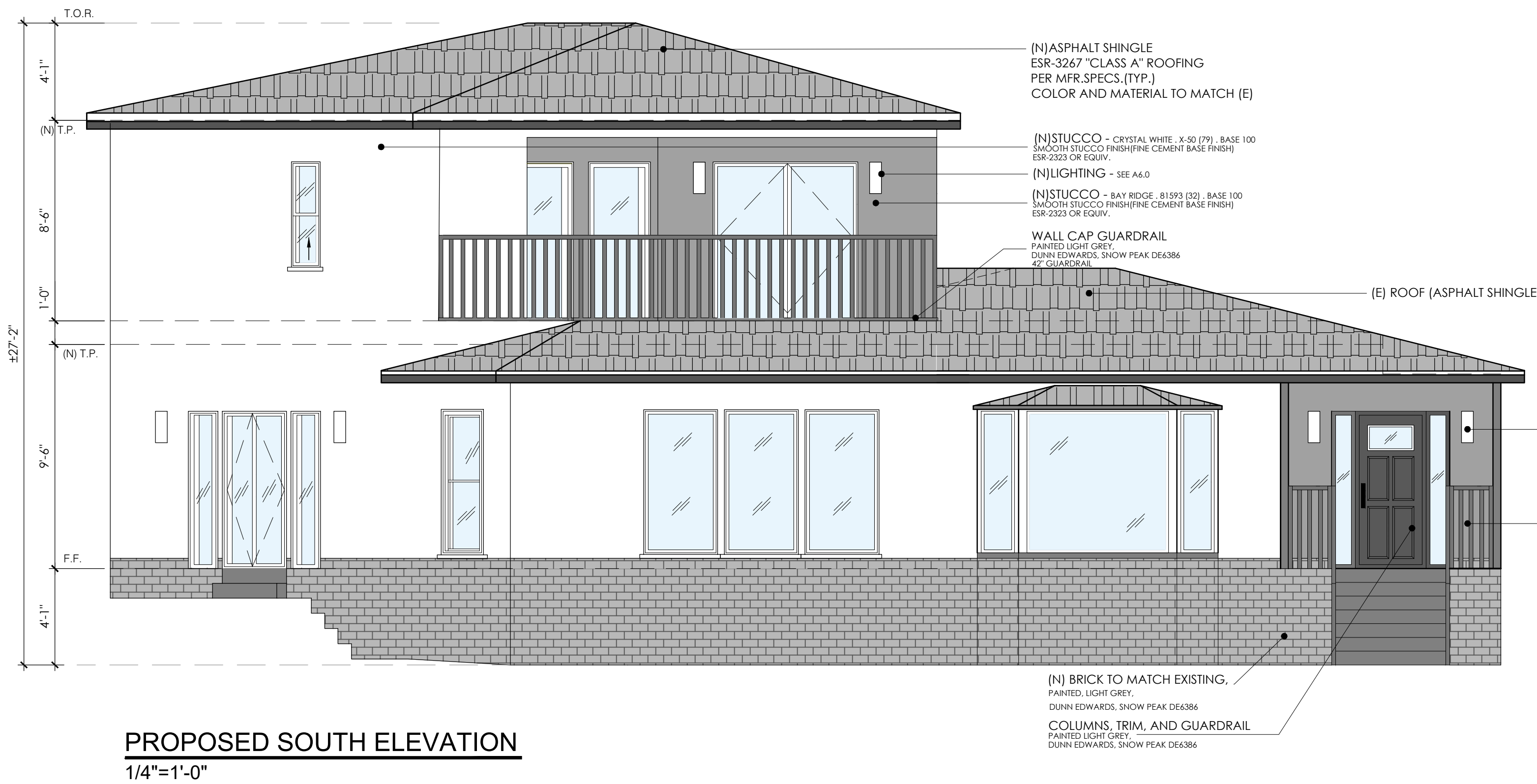
SCALE: AS NOTED

JOB NO.: 2021-043

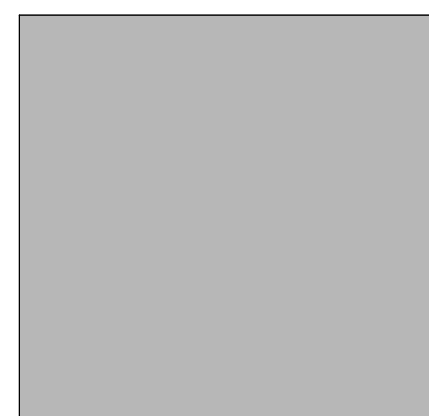
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SHEET:

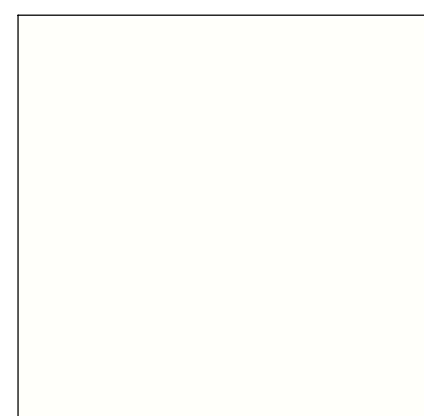
A5.0



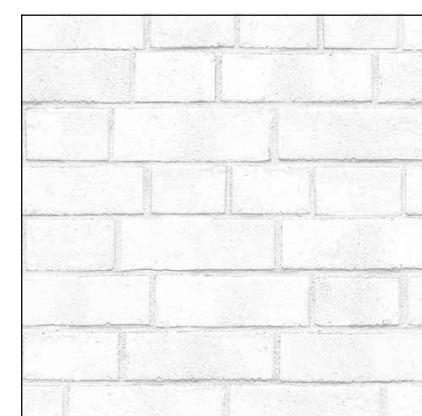
ASPHALT SHINGLE ESR-3267



BAY RIDGE, 81593 (32), BASE 100

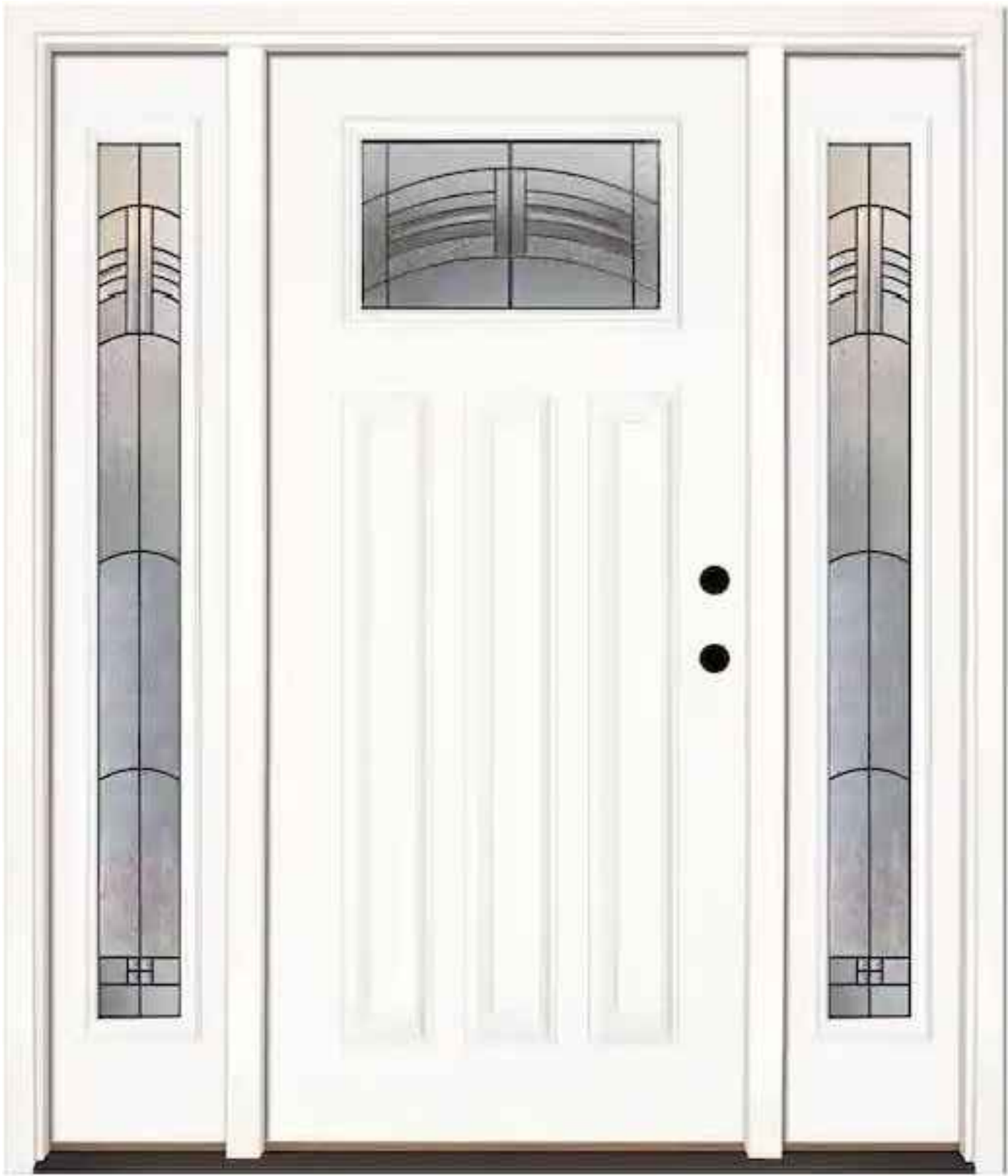


CRYSTAL WHITE, X-50 (79), BASE 100



PAINTED BRICK, LIGHT GREY,
DUNN EDWARDS, SNOW PEAK DE6386

ENTRY DOOR SPECS



Details

Bore Type	Double Bore	Color Family	White
Color/Finish	Smooth White: Ready to Paint	Door Configuration	Single door with Sidelites
Door Glass Insulation	Tempered, Triple Pane	Door Handing	Right-Hand/Inswing
Door Style	Craftsman, Farmhouse, Modern	Door Type	Exterior Prehung
Features	Brickmold, Glass Panel, Lockset Bore (Double Bore), Weatherstripping	Finish Type	Unfinished
Frame Material	Wood	Glass Caming Finish	Patina
Glass Layout	1/4 Lite	Glass Shape	Rectangle Lite
Glass Style	Decorative Glass	Hinge Finish	Patina
Hinge Type	Ball Bearing	Included	Instructions
Material	Fiberglass	Number of Hinges	3
Number of Lites	1 Lite	Panel Type	3 Panel
Product Weight (lb.)	197 lb	Returnable	90-Day
Suggested Application	Front		

Dimensions

Door Height (in.)	81.625 in	Door Thickness (in.)	1.75 in
Door Width (in.)	63.5 in	Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80 in	Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	60 in	Rough Opening Height (in.)	82.125 in
Rough Opening Width (in.)	64.25 in		

EXTERIOR LIGHT SPECS



Specifications

Dimensions: H 16 in., W 6 in, D 8 in



Number of Lights

1 Light

[See Similar Items](#)

Fixture Material

Metal

[See Similar Items](#)

Power Source

Hardwired

[See Similar Items](#)

Glass Type

Clear Glass

[See Similar Items](#)

Sconce Type

Lantern

[See Similar Items](#)

Durability

Weather Resistant

[See Similar Items](#)

Light Direction

Down
Up

Style

Modern
Transitional

Dimensions

Mounting Deck Height (in.)	7.88	Mounting Deck Width (in.)	4.33
Product Depth (in.)	8 in	Product Height (in.)	16 in
Product Width (in.)	6 in		

REVISIONS:

NO.

PROJECT

LOCATION:

3461 MARYANN ST.,
GLENDALE, CA 91214

DESCRIPTION:
NEW TWO STORY
ADDITION TO (E) SFD
AND NEW BBQ AREA

OWNER:
NINA GABRIELE

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DRAWN BY: VK

CHECKED BY: AK

DATE: 08-24-22

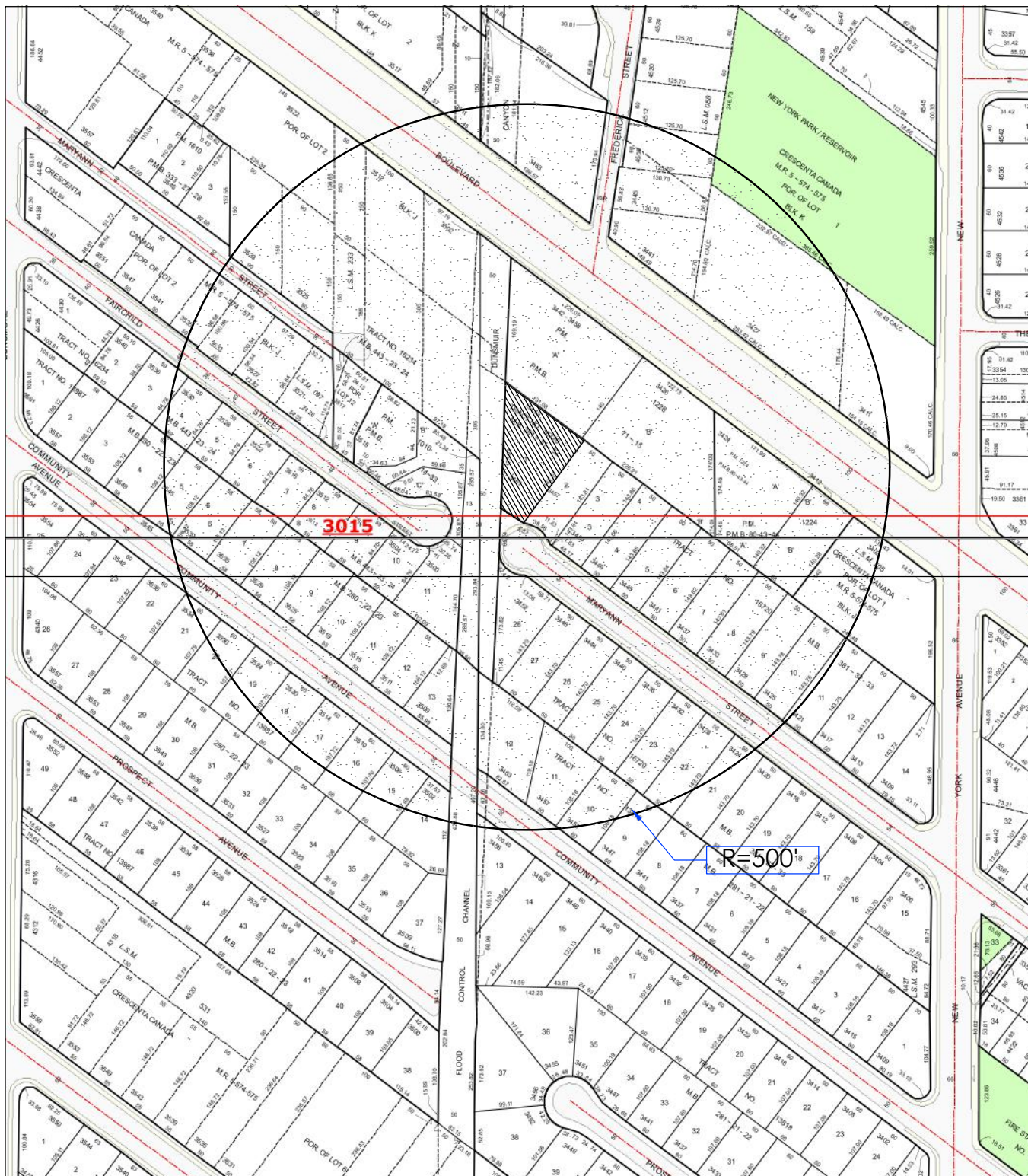
SCALE: AS NOTED

JOB NO.: 2021-043

SPEC.
SHEET

SHEET:

A6.0



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E: info@kmdesigncorp.com
www.kmdesigncorp.com

6854 FOOTHILL BLVD. TUJUNGA, CA 91042



PROJECT LOCATION:
3461 MARYANN ST.,
GLENDALE, CA 91214

OWNER:
NINA GABRIELE

PROJECT DESCRIPTION:
(N) TWO STORY
ADDITION TO (E) SFD

DRAWING TITLE:

LOCATION MAP

DATE: 08-22-22

SCALE: NTS

JOB NO.: 2021-043


SHEET:

A8.0

PHOTOGRAPHIC SURVEY MAP



LEGEND

 SUBJECT PROPERTY

SITE LOCATION: 3461 MARYANN ST. GLENDALE CA 91214
APN: 5606-018-001

LABEL	ADDRESS
A (SITE)	3461 MARYANN ST.
B	3457 MARYANN ST.
C	3453 MARYANN ST.
D	3449 MARYANN ST.
E	3445 MARYANN ST.
F	3441 MARYANN ST.
G	3437 MARYANN ST.
H	3436 MARYANN ST.
I	3440 MARYANN ST.
J	3444 MARYANN ST.
K	3448 MARYANN ST.
L	3452 MARYANN ST.
M	3500 FAIRCHILD ST.
N	3504 FAIRCHILD ST.
O	3506 FAIRCHILD ST.
P	3512 FAIRCHILD ST.
Q	3516 FAIRCHILD ST.
R	3517 FAIRCHILD ST.
S	3515 FAIRCHILD ST.
T	3511 FAIRCHILD ST.
U	3509 FAIRCHILD ST.

NEIGHBORHOOD SURVEY FOR: 3461 MARYANN ST.

KEY	ADDRESS	PARCEL NUMBER	LOT SIZE	HOUSE SIZE	FLOOR AREA	STORIES	ESTIMATED SETBACK FEET	ROOF
A (SITE)	3461 MARYANN ST.	5606-018-001	12240 SQ.FT.	1194 SQ.F.T	9.7%	1	31'-10"	SHINGLE
B	3457 MARYANN ST.	5606-018-002	6970 SQ.F.T	1350 SQ.F.T	19%	1	28'-0"	SHINGLE
C	3453 MARYANN ST.	5606-018-003	7253 SQ.F.T	1578 SQ.F.T	21.7%	1	30'-0"	SHINGLE
D	3449 MARYANN ST.	5606-018-004	7304 SQ.F.T	1194 SQ.F.T	16%	1	31'-0"	SHINGLE
E	3445 MARYANN ST.	5606-018-005	7242 SQ.F.T	1158 SQ.F.T	16%	1	30'-0"	SHINGLE
F	3441 MARYANN ST.	5606-018-006	7175 SQ.F.T	1662 SQ.F.T	23%	1	32'-0"	SHINGLE
G	3437 MARYANN ST.	5606-018-007	7208 SQ.F.T	1194 SQ.F.T	16.5%	1	31'-0"	SHINGLE
H	3436 MARYANN ST.	5606-017-022	7234 SQ.F.T	1158 SQ.F.T	16%	1	30'-0"	SHINGLE
I	3440 MARYANN ST.	5606-017-023	7221 SQ.F.T	1482 SQ.F.T	20%	1	30'-0"	SHINGLE
J	3444 MARYANN ST.	5606-017-024	7197 SQ.F.T	1158 SQ.F.T	16%	1	30'-0"	SHINGLE
K	3448 MARYANN ST.	5606-017-025	7289 SQ.F.T	1158 SQ.F.T	15.8%	1	26'-0"	SHINGLE
L	3452 MARYANN ST.	5606-017-026	8258 SQ.F.T	1578 SQ.F.T	19%	1	31'-0"	SHINGLE
M	3500 FAIRCHILD ST.	5606-003-012	8455 SQ.F.T	1175 SQ.F.T	13.8%	2	51'-0"	SHINGLE
N	3504 FAIRCHILD ST.	5606-003-011	5052 SQ.F.T	1434 SQ.F.T	28.4%	1	17'-0"	SHINGLE
O	3506 FAIRCHILD ST.	5606-003-010	4884 SQ.F.T	1211 SQ.F.T	25%	1	18'-0"	SHINGLE
P	3512 FAIRCHILD ST.	5606-003-009	4919 SQ.F.T	1092 SQ.F.T	22%	1	17'-0"	SHINGLE
Q	3516 FAIRCHILD ST.	5606-003-008	4829 SQ.F.T	1011 SQ.F.T	21%	1	16'-6"	SHINGLE
R	3517 FAIRCHILD ST.	5606-002-013	6070 SQ.F.T	1708 SQ.F.T	28%	1	20'-0"	SHINGLE
S	3515 FAIRCHILD ST.	5606-002-015	7378 SQ.F.T	1785 SQ.F.T	24%	1	27'-0"	SHINGLE
T	3511 FAIRCHILD ST.	5606-002-016	5117 SQ.F.T	1632 SQ.F.T	31.8%	2	87'-0"	SHINGLE
U	3509 FAIRCHILD ST.	5606-002-017	4761 SQ.F.T	1632 SQ.F.T	34%	2	14'-0"	SHINGLE
AVERAGE			6590 SQ.F.T	1306 SQ.F.T	20%	1	49'-0"	
PROPOSED								
A (SITE)	3461 MARYANN ST.	5606-018-001	12240 SQ.FT.	3020 SQ.F.T	24.6%	2	31'-10"	SHINGLE



A(SUBJECT PROPERTY). 3461 MARYANN ST.



B. 3457 MARYANN ST.



C. 3453 MARYANN ST.



D. 3449 MARYANN ST.



E. 3445 MARYANN ST.



F. 3441 MARYANN ST.



G. 3437 MARYANN ST.



H. 3436 MARYANN ST.



I. 3440 MARYANN ST.



J. 3444 MARYANN ST.



K. 3448 MARYANN ST.



L. 3452 MARYANN ST.



M. 3500 FAIRCHILD ST.



N. 3504 FAIRCHILD ST.



O. 3506 FAIRCHILD ST.



P. 3512 FAIRCHILD ST.



Q. 3516 FAIRCHILD ST.



R. 3517 FAIRCHILD ST.



S. 3515 FAIRCHILD ST.



T. 3511 FAIRCHILD ST.



U. 3509 FAIRCHILD ST.