CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

August 4, 2023 *Decision Date*	**316 Allen Avenue** *Address*
Administrative Design Review (ADR) *Review Type*	**5625-010-007** *APN*
PADR-000499-2022 *Case Number*	**Arvin Shirinyans** *Applicant*
Chloe Cuffel, Planning Associate *Case Planner*	**Hovhannes Markosyan** *Owner*

Project Summary
The project proposes a new, two-story 1,027 square-foot residential dwelling unit with an attached two-car garage at the rear of an existing 1,434 square-foot single-family dwelling (built in 1931) on a 8,350 square-foot lot. The existing detached, two-car garage will remain at the rear of the property and continue to serve the single-family residence. A stable, attached to the existing two-car garage, will be demolished.

Environmental Review
The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because the proposal is in an urbanized area and proposes the construction of a new residential building.

Existing Property/Background
The subject property is an 8,350 square-foot lot that was originally developed in 1931 with a 1,434 square-foot, one-story single-family residence, and a two-car garage with an attached 'stable' at the rear. The site is located on the south side of Allen Avenue between Victory Boulevard and Lake Street.

The existing house is Spanish style with a hipped roof, a turret above the entrance, and canopies projecting above windows and doors. The house is stucco with a black shingle roof that is not typical to the architectural style and was permitted in 2004. There is an existing CMU wall at the front of the property, which will remain. An Administrative Exception (PAE-000175-2022) was granted to maintain the 8-foot 4-inch driveway along the south-western edge of the property.

Staff Recommendation
Approve with Conditions

Last Date Reviewed / Decision
First time submittal for final review.

Zone: R3050 H
Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals
None.

Site Slope and Grading
None proposed.

DESIGN ANALYSIS

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

Building Location
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Setbacks of buildings on site
- ☐ Prevailing setbacks on the street
- ☐ 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

The driveway wide at the front of the house does not comply with Zoning requirements. A condition is included to two-foot wide buffer of live plant material is required, separating the driveway from the walkway in compliance with the Zoning Code.

Landscape Design (Existing Landscaping to Remain)
☒ 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 new two-story residential building and attached garage are appropriately located at the rear of the site.
- The new residential unit will be integrated with the existing site conditions and relate to the existing front dwelling and surrounding properties in the neighborhood.
- The proposed building is appropriately setback from the existing primary residence and property lines.
- The project proposes 33.98 percent landscaping for the entire lot, which complies with the minimum 30 percent required per the Zoning Code. However, a condition is included to provide additional landscape planter at the front of the lot, separating the driveway and walkway by two feet width and at least eighteen inches high of plant material per Zoning code.
- Overall, the placement of the new building at the rear of the site is appropriate because it respects the front house and adjoining properties through setback as recommended by the Comprehensive Design Guidelines. Also, areas not occupied by buildings will be landscaped with the exception of the driveways and walkways.
- The site plan provides adequate parking for the existing and new residential dwelling unit.

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:

- The new building is located behind the existing front unit, which is appropriately setback from the street. Having this generous setback appropriately punches the taller new mass toward the rear of the site and will respect the existing residence at the front and adjoining properties.
- Overall, the proposed building's mass and scale, its overall height of approximately 23 feet, 3-inches, proportions, and architectural concept of the project are consistent with the existing residence and the neighborhood context.
- The addition features a hipped-roof design with a 3:1 pitch and uses Spanish tiles to match the Spanish Colonial Revival architectural style.
- A portion of the second story is located above the new attached garage, creating a modulated roof form and building mass that is appropriate to the site and the neighborhood.
- The facades of the new unit minimize a boxy profile through the use of varying forms, offsets and recesses, which appropriately integrates with the existing house and the 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

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 design and detailing of the new building at the rear are compatible with the Spanish style of the existing house through the use of architectural treatments, roof forms, materials, windows, and colors.
- The new unit will feature Spanish roof tile, and the exterior walls will be smooth stucco, hung windows and canopies. Overall, the proposed design, color, and material palette integrates well with the existing front unit and other buildings in the neighborhood, which are painted with neutral colors.
- The entry façade will feature matte black sconces that are typical to the style of the building.

Recommendation / Draft Record of Decision

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

Conditions

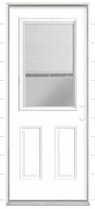
1. That a two-foot wide landscaped area be provided, separating the driveway from the walkway in compliance with the Zoning Code.
2. That the project site be brought into landscaping conformity at the front and rear of the property with 50% of the landscaping being live plant material.
3. That all gutters be painted to match the adjacent wall color.

Attachments

1. Reduced Plans
2. Location Map

DOOR SPECS

STYLE	MANU	COLOR
SPANISH	MASONITE	WHITE



Dimensions

Actual Door Height (in.)	81.5	Actual Door Thickness (in.)	4.66
Actual Door Width (in.)	33.5	Door Height (in.)	80
Door Thickness (in.)	1.75	Door Width (in.)	32
Jamb Size (in.)	4-9/16"	Nominal Door Height (in.)	80
Nominal Door Height (in.)	80	Nominal Door Thickness (in.)	5
Nominal Door Thickness (in.)	2	Nominal Door Width (in.)	32
Nominal Door Width (in.)	32	Rough Opening Height (in.)	82
Rough Opening Width (in.)	34.25		

Details

Bore Type	Double Bore	Color Family	White
Color/Finish	Primed White	Door Configuration	Single Door
Door Glass Insulation	Dual Pane	Door Handing	Left-Hand/Inswing
Door Style	Traditional	Door Style	Classic
Door Type	Exterior Prehung	Features	Blinds Between the Glass,Lockset Bore (Double Bore),Weatherstripping
Finish Type	Primed	Frame Material	Wood
Glass Carning Finish	No carning	Glass Layout	1/2 Lite
Glass Shape	Rectangle Lite	Glass Style	Clear Glass
Hinge Finish	Nickel	Hinge Type	Standard
Included	Instructions,No Additional Items Included	Material	Steel
Number of Hinges	3	Number of Lites	1 Lite
Panel Type	No panel	Product Weight (lb.)	115
Suggested Application	Back,Front		

WINDOW SPECS

STYLE	MANU	COLOR
SINGLE HUNG	PLY GEM	WHITE

Details

Exterior Color/ Finish	White
Features	Argon Gas Insulated,Integrated Nail Fin
Frame Type	Nail Fin
Glazing Type	Double-Pane
Grille Type	No Grille
Included	Hardware,Screen
Lock Type	Cam Action
Number of Locks	2
Solar Heat Gain Coefficient	.22
Window Type	Other
Exterior Color/Finish Family	White
Frame Material	Vinyl
Glass Type	Low-E Glass
Grid Pattern	No Grid
Hardware Color/Finish Family	White
Interior Color/Finish Family	White
Number of Grids	No Grid
Product Weight (lb.)	49.2 lb
U-Factor	.30
Window Use Type	New Construction

STUCCO SPECS

STYLE	MANU	COLOR
SMOOTH	LA HABRA	*DESERT BRIDGE P-174 BASE 200*

Product Performance Sheet | Page 1
Architectural Coatings and Finishes

Fire Performance	Method	ICC or ASTM Criteria	Results
Surface Burning Characteristic	ASTM E84	Individual components shall each have a flame spread <25, and smoke developed < 450	Flame Spread: 0 to 15 Smoke Developed: 0 to 15

EIFS Strength	Method	ICC or ASTM Criteria	Results
Flexural Strength	ASTM C203	No Requirement	60.6 psi (418 kPa)
Falling Ball Impact	ASTM D1037	No Requirement	92 to over 600 in-lbs
Creep Resistance of Adhesive	ASTM D2294	No Requirement	28 days 208 psf shear stress: no creep
Tensile Bond Strength	ASTM E2134	Minimum 15 psi (103kPa)	Pass

Environmental Durability	Method	ICC or ASTM Criteria	Results
Abrasion Resistance	ASTM D968	No cracking or loss of film at 528 quarts (500 L) of sand	Pass: 500 Liters
Accelerated Weathering	ASTM G153/ (ASTM G23) ASTM G154	No deleterious effects* at 2000 hours when viewed under 5x magnification	Pass: 2000 Hours
Freeze/Thaw Resistance	ASTM E 2485	No deleterious effects* at 10 cycles when viewed under 5x magnification	Pass: 60 cycles
Fungus Resistance	MIL STD 810B	No Requirement	Pass: 28 days- no growth
Mildew Resistance	ASTM D3273	No growth supported during 28 day exposure period	Pass
Water Penetration	ASTM E331	No water penetration beyond the plane of the base coat/EPS board interface after 15 minutes at 6.24 psf (299 Pa)	Pass
Moisture Resistance	ASTM D2247	No deleterious effects at 14 day exposure	Pass
Salt Fog Resistance	ASTM B117	No deleterious effects* at 300 hours	Pass: 500 hours
Wind Driven Rain	F.S. TT-C-555B	No Requirement	Pass: 24 hours

**No deleterious effects: no cracking, checking, crazing, erosion, rusting, blistering.*

Where several tests on different materials are summarized, a range of values is shown. This summary has been prepared to provide quick but partial information on how certain combinations of Parex USA products perform during certain tests. It is not a complete description of the test procedures or of the results thereof. Copies of original test reports are available at no charge upon request. Please contact Parex USA's Architectural Sales (866-516-0061) or Technical Support Department (800-226-2424) if further information is required.

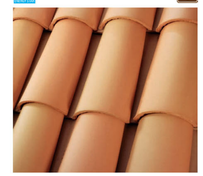
ROOF TILE SPECS

STYLE	MANU	COLOR
2 PIECE SPANISH ROOF TILE	BORAL	*TAN, ORANGE BERMUDA BLEND*

US Tile by Boral®
Build something great™

BORAL®

PRODUCT INFORMATION



Profile: **2-Piece Mission**
Color Name: **Bermuda Blend**
SKU Number: **tops:1UADU0074/pans:1UBDU6080**
Product Type: **Standard Weight Tile**
Color: **Orange**

Available Regions:
Nationwide
Suitable for Cold Climate Regions, ASTM C1167 Tested

Cool Rated Product
Reflectivity: **0.42**
Aged Ref. (3 yr): **0.39**
Emmisivity: **0.84**
Aged Em. (3 yr) **0.86**
SRI: **45**
Aged SRI (3 yr): **42**
CRRC ID#: **0131b**
Seller ID#: **0942**

Tile Specifications

Size:	**18" x 7"- 8.5"**
Coverage:	**172**
Approx. Installed Weight:	**1,000 lbs**
Pieces per Pallet:	**360**
Squares per Pallet:	**2.09**
Approx. Weight per Pallet:	**2150 lbs**

*Calculated Aged Value
The printed color shown here may vary from actual available tile color and should not be used to color match. Please contact your local Sales Representative for actual tile samples.

1.800.669.TILE (8453)
www.BoralRoof.com

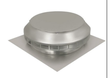
CRRC COOL ROOF RATING COUNCIL	Initial	Weathered
Solar Reflectance	0.42	0.39
Thermal Emittance	0.84	0.86
Rated Product ID Number	0131b	
Licensed Seller ID Number	0942	
Classification	Production Line	

Cool Roof Rating Council ratings are determined for a fixed set of conditions, and may not be appropriate for determining seasonal energy performance. The actual effect of solar reflectance and thermal emittance on building performance may vary.

Manufacturer of product stipulates that these ratings were determined in accordance with the applicable Cool Roof Rating Council procedures.

ROOF VENT SPECS

Specifications



Dimensions

Cut-Out Left to Right Length (in.)	14 in	Product Height (in.)	6 in
Net-Free Area (Sq. In.)	144.0	Product Width (in.)	19
Product Depth (in.)	19		

Details

Color Family	Aluminum	Returnable	90-Day
Color/Finish Family	Aluminum	Screen Included	Yes
Material	Aluminum	Shape	Circle
Paintable/Stainable	Yes	UV Resistant	Yes
Product Weight (lb.)	2.5lb	Vent Type	Static

Warranty / Certifications

Manufacturer Warranty	5 YEAR		

MoistureBlock is a low density Polyethylene film that can be used during the installation process with floating laminate and engineered wood floors. No need to bother with large fold-out, low quality, off-spec, construction grade films, which are bothersome and hard to use before the floor is installed.

MoistureBlock is also recommended for use with pre-attached floating wood floors in which the padding is attached to the floor during the manufacturing process. While installing a pre-attached padded floor, it is recommended to also install a moisture resistant film over concrete or any substrait where moisture is a concern.

ADVANTAGES

- **Cost Efficient**
- **Humidity, Mold and Mildew resistant**
- **Non allergenic, odorless, and chemically inert**
- **Formulated for Superior moisture resistance**
- **Available with special, user-friendly moisture resistant self-sealing tape along the border, for ease of installation**

Made in the U.S.A.

Specifications

Dimensions

Product Width (in.)	30	Roll length (ft.)	40
Product thickness (mil)	6	Roll width (in.)	30
Recommended overlap (in.)	0		

Details

Color Family	Black	Location	Floor
Commercial / Residential	Commercial / Residential	Material	Plastic
Flooring Material Features	Waterproofing membrane	Package coverage (sq. ft.)	100
Flooring Product Type	Underlayment	Returnable	90-Day
Flooring Type	Bamboo,Cork,Engineered Hardwood,Laminate	Subflooring type	Concrete

Warranty / Certifications

Manufacturer Warranty	Free from manufacturer defects		

SCONCE SPECS

STYLE	MANU	COLOR
TRADITIONAL	HAILEE	BRONZE

Details

Compatible Bulb Type	Incandescent,LED	Exterior Lighting Product Type	Outdoor Lanterns
Fixture Color/Finish	Matte Black	Fixture Material	Metal
Glass/Lens Type	Water Glass	Included	Hardware Included
Light Bulb Base Code	E12	Light Bulb Type Included	No Bulbs Included
Maximum Bulb Wattage	60	Number of Lights	3 Lights
Outdoor Lighting Features	Rust Resistant,Water Resistant,Weather Resistant	Power Options	Hardwired
Power Type	Hardwired	Product Size	X-Large
Product Weight (lb.)	8.9	Recommended Light Bulb Shape Code	E12
Returnable	90-Day	Sconce Type	Wall Lantern
Style	Classic,Mediterranean	Voltage Type	Line Voltage

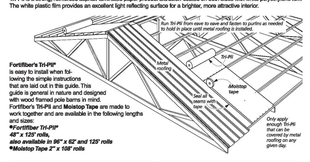
Warranty / Certifications

Certifications and Listings	UL Listed	Manufacturer Warranty	One Year Limited Manufacturer Warranty applies to products purchased from AA Warehousing

INSTALLING TRI-PLI®

EAVE TO EAVE APPLICATION

Fortifiber TriPli® is a highly effective vapor barrier which retards the passage of moisture or condensation by water vapor. **TriPli** is a strong, reinforced asphalt-laminated paper product extrusion-coated on both sides with white polyethylene film. The white plastic film provides an excellent light reflecting surface for a brighter, more attractive interior.



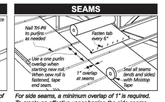
Fortifiber's Tri-Pli®
is easy to install when following the simple instructions that are laid out in this guide. This guide is general in nature and designed with wood framed pole barns in mind. Fortifiber's **Tri-Pli** and **Moistop Tape** are made to work together and are available in the following lengths and sizes:
Fortifiber Tri-Pli®
48" x 125' rolls,
also available in 96" x 62' and 125' rolls
Moistop Tape 2" x 150' rolls

NAILING TRI-PLI

To start, attach TRI-PLI to the purlins by sliding the end of the roll into a minimum of three laps (see detail). These laps create a nailing "tab" that fastens TRI-PLI to the purlin.

Nail the folded tab to the purlin with a large head nail such as a galvanized roofing nail. Fasten the tab every 6 inches. Next, pull the roll over the roof ridge and down to the opposite eave. A nailing tab is needed on the opposite eave as well.) Nail TRI-PLI at the edges and center of the remaining purlins (see above). Use enough nails to hold TRI-PLI in place until roofing is installed.

SEAMS



For side seams, a minimum overlap of 1" is required. To create an effective vapor barrier, the side seams must be sealed with ***Moistop Tape*** *(see above).*

As tin end seams (when a roll of TRI-PLI runs out), nail this old roll to the nearest purlin. To start a new roll, create a nailing tab as before, then nail the new roll of TRI-PLI one purlin back from the end of the previous roll, creating a one purlin overlap (see above). When the new roll is fastened, tape the end seam.

Limitations: Fortifiber TriPli® is not a flame retardant product.
Note: Only apply enough TriPli that can be covered by metal roofing on any given day. TriPli is not designed to be exposed to weather conditions.

Call 1-800-773-4777 for Technical Assistance
www.fortifiber.com

Fortifiber Building Systems Group
Protecting Your World from the Elements

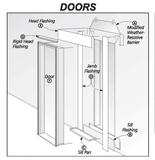
Visit_1 NATIONAL SALES OFFICE Reno, NV (9/16/03)

WINDOW AND DOOR FLASHING

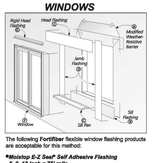
A GUIDE TO INSTALLING WOOD WINDOWS AND DOORS WITH INTEGRAL BRICK MOLD

The "Wood Windows and Doors", installation guide is designed for windows and doors with integral brick mold applications, where these units are installed after the weather-resistive barrier is applied. **Note:** *Integral brick mold is brick mold that is installed at the factory by the manufacturer. Non-integral brick mold comes from the factory with the brick mold not attached to the unit and must be installed on the job site.* ***The detail on the last page of this guide addresses flashing non-integral brick mold units.*** *It is the responsibility of the installer and General Contractor to consult with the manufacturer on how these instructions apply to the specific units that are being installed, as well as any additional measures that may need to be taken.* **Fortifiber Building Systems Group™** provides this Door and Window Flashing Installation Guide to assist installers by demonstrating an efficient and effective method for consistent exterior wall flashing installation. Compliance with the building code and proper installation are critical in reducing potential water leakage points.

DOORS



WINDOWS

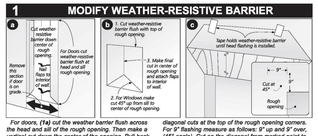


The Installation processes for windows and doors are identical with the following exceptions:
1. Weather-resistive barrier is removed at sill in door installation if door is on grade.
   See step 1a.
2. Door Sill flashing is omitted if entry door is on grade.
   See step 1a.
3. Sealant Requirements for Sill Pan differ between windows and doors.
   See step 3.
4. Door Jamb Flashing is shortened if door is on grade.
   See step 4.
5. Sealant requirements prior to installing window or door.
   See step 6.

The following Fortifiber flexible window flashing products are acceptable for this method:

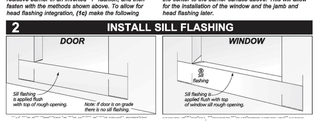
- ***Moistop E-Z Seal® Self Adhesive Flashing 6, 9, 12 inch x 75' rolls***
- ***PolyFlash® Self Adhesive Waterproof Flashing Membrane 4, 5, 6, 12, 18, 36 inch x 75' rolls***
- ***Moistop Pli™ Flashing, 6, 9, 12, and 18 inch x 300' rolls***
- ***Moistop nail'r™ Flashing, 6, 9, and 12 inch x 200' rolls***
- ***Moistop® Sealant (Exceeds AAMA Standards)***

1 MODIFY WEATHER-RESISTIVE BARRIER



For doors, ***(1a)*** *cut the weather barrier flush across the head and sill of the rough opening. Then make a vertical cut down the center of the opening. Pull back the two flaps and attach to the interior side of wall. For windows,* ***(1b)*** *at the rough opening, cut the weather-resistive barrier in an inverted "Y" fashion, and then fasten with the methods shown above. To allow for head flashing integration,* ***(1c)*** *make the following diagonal cuts at the top of the rough opening corners. For 9" flashing measure as follows: 9" up and 9" over, (45° angle). Cut on the diagonal from marked point to the rough opening corner. Gently raise the top edge of the weather-resistive barrier and tape the corners and the center to the barrier surface above. This will allow for the installation of the window and the jamb and head flashing later.*

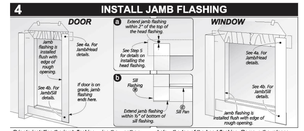
2 INSTALL SILL FLASHING



3 INSTALL SILL PAN

Place the sill pan in the opening for a "dry fit" check. Confirm that the sill is level with the pan in place. If the sill is not level, apply shims underneath the sill pan instead of under the window or door. Once level, mark locations of shims and remove sill pan and shims. Place sealant in locations shown above. Lay shims and sill pan back into the rough opening and compress into place. Attach the sill pan at a maximum of 16" O.C.. Note: apply sealant to holes drilled for fasteners, and cover fastener with sealant once installed.

4 INSTALL JAMB FLASHING



Prior to installing the jamb flashing, wipe the weather-resistive barrier with a clean rag to ensure proper adhesion. Then cut two strips of flashing long enough to extend within ½" of the bottom of the sill flashing and 2" below the top of the head flashing. Remove the release paper and align the flashing flush against the rough opening of the door or window. Follow this procedure for the other side of the door or window.

5 INSTALL HEAD FLASHING

Wipe the jamb flashing, weather-resistive barrier, and sheathing with a clean rag. Cut a piece of flashing long enough to ensure that the head flashing extends properly beyond the jamb flashing. Install the head flashing by pressing firmly in place in one direction to prevent voids.

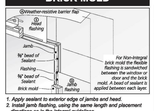
6 INSTALL UNIT

Before installing the door or window, apply a ¼" continuous bead of ***Moistop® Sealant*** *to the backside (interior) of the brickmold. Install the window or door according to the manufacturer's instructions.*

7 INSTALL RIGID HEAD FLASHING

Prior to installing the rigid head flashing apply a ¼" bead of sealant to top of brick mold. Then place sealant on the top edge (interior side) of rigid head flashing. Place head flashing over brick mold and fasten with galvanized nails or screws. Apply sealant over these fasteners.

NON-INTEGRAL BRICK MOLD



1. *Apply sealant to exterior edge of jamb and head.*
2. *Install jamb flashing, using the same length and placement directions as in the integral guidelines.*
3. *Attach the head flashing in same manner.*
4. *Apply second layer of sealant to flashing just installed.*
5. *(Windows only) apply sealant to sill edge, then install sill nosing.*
6. *Install brick mold on top of second layer of sealant.*

8 WEATHER-RESISTIVE BARRIER INTEGRATION

Place a ¼" bead of sealant along the lower portion of the upturned leg of the rigid flashing. This will allow the weather-resistive barrier to be applied in sealant. Finally, allow the flap of the weather resistive barrier to lay flat over the sealant and rigid head flashing. Press flap into the sealant and apply a new piece of sheathing tape over the entire diagonal cut made in the weather resistive barrier and press firmly in place.

OVERVIEW

This recommendation refers to wood windows and doors with integral brick mold. For other types of frames, special attention should be paid to the window manufacturer's instructions. ***Fortifiber recommends the use of a well integrated weather-resistive barrier with all of its flashing systems.***

Call 1-800-773-4777 Nationwide for Technical Assistance or visit our website at www.fortifiber.com

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Protecting Your World from the Elements
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#	BY	DATE

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HOVHANNES MARKOSYAN

316 ALLEN AVE, GLENDALE, CA, 91201

PROJECT INFO	
JOB NO.	A_065
START DATE	12-17-2020
DRAWN BY	Author
CHECKED BY	Checker

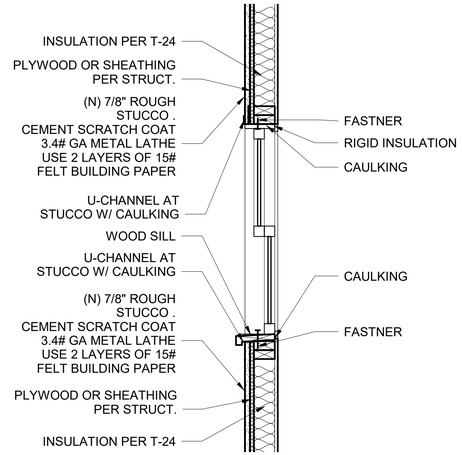
ISSUED FOR
CLIENT APPROVAL
CITY SUBMITTAL
BIDDING
CONSTRUCTION

SHEET DESCRIPTION
SPECS

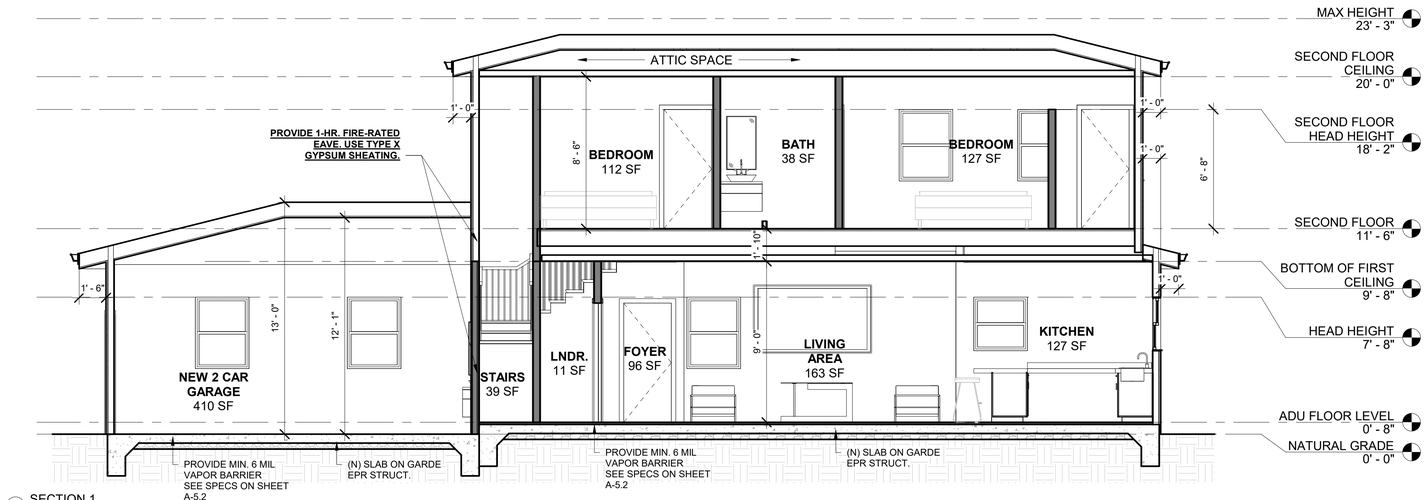
SHEET NUMBER
A-5.1

SHEET OF

10/4/2022 11:33:41 AM



4 VERTICAL RECESSED WINDOW SECTION DETAIL
1" = 1'-0"



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

3 SECTION 3
1/4" = 1'-0"

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

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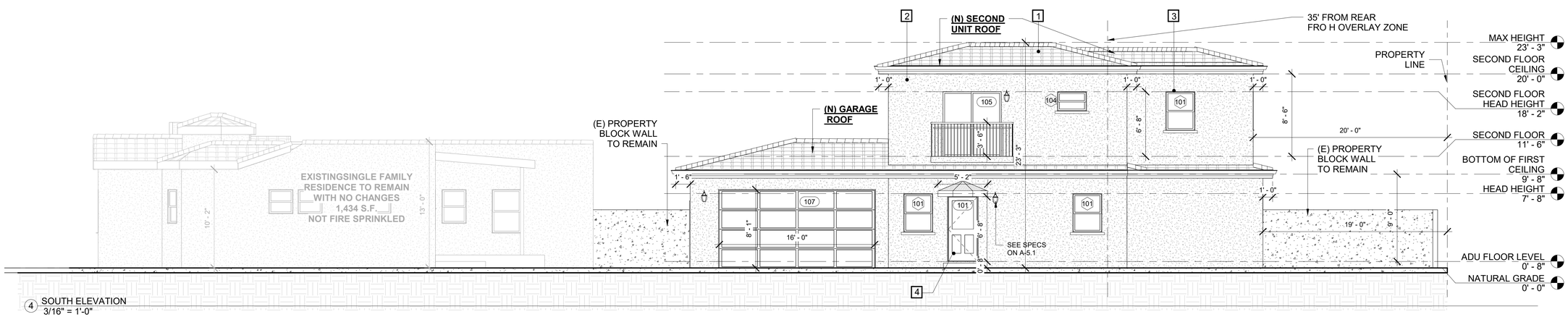
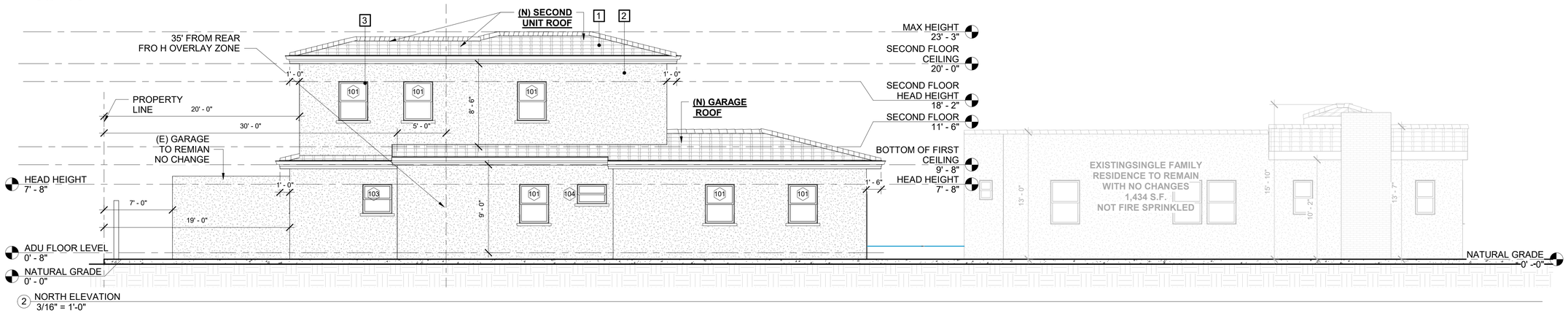
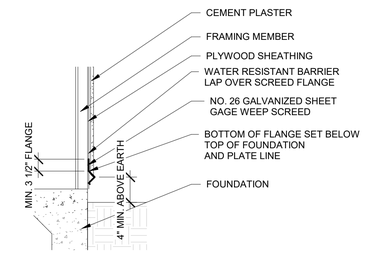


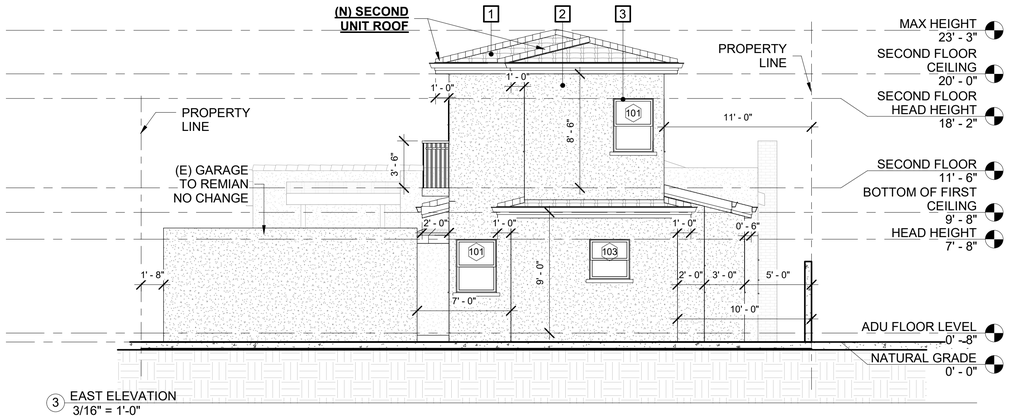




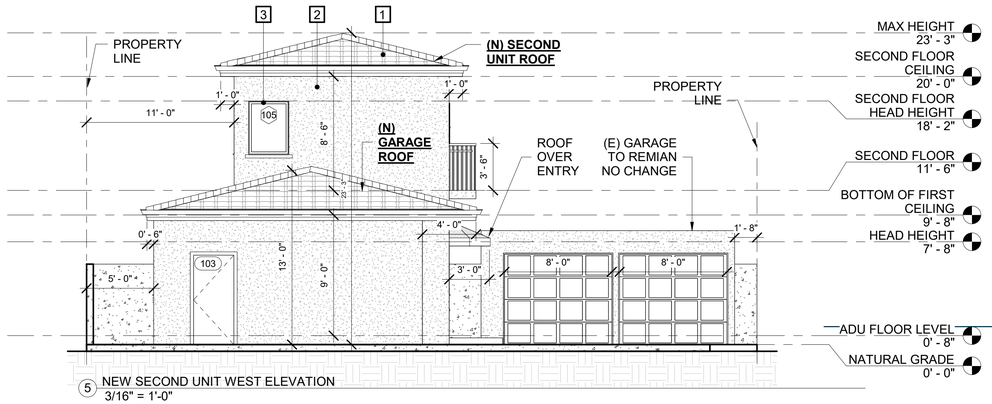
6 WEEP SCREED DETAIL
1/2" = 1'-0"

MATERIAL SCHEDULE

NUMBER	NAME/TYPE	MANUFACTURER	COLOR
1	2 PIECE SPANISH TILE	BORAL	BERMUDA BLEND
2	SMOOTH STUCCO	LA HABRA	DESERT BRIDGE
3	SINGLE HUNG WINDOW	PLY GEM	WHITE
4	SPANISH DOOR	MASONITE	WHITE



3 EAST ELEVATION
3/16" = 1'-0"



5 NEW SECOND UNIT WEST ELEVATION
3/16" = 1'-0"

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SHEET DESCRIPTION

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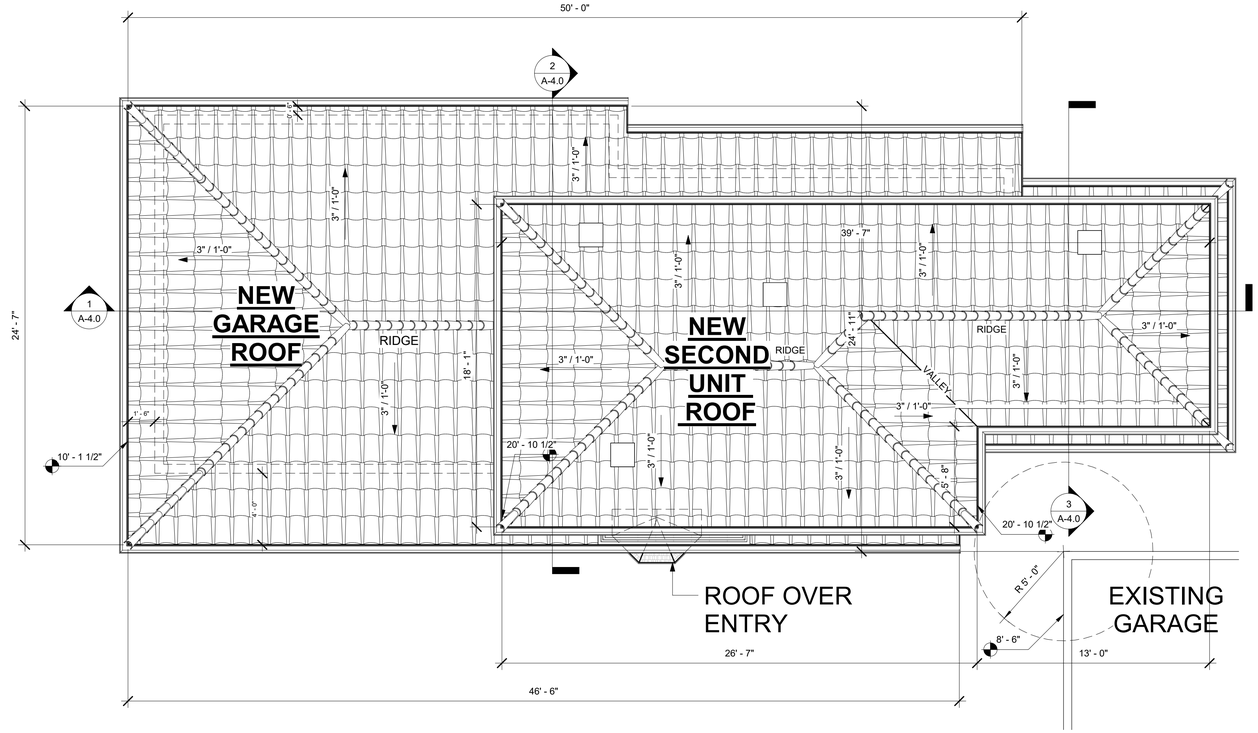
A-3.0

SHEET OF



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

CALIFORNIA ENERGY CODE:

1. FOR ALL NEW RESIDENTIAL BUILDINGS, ALTERATIONS AND/OR ADDITIONS TO AN EXISTING RESIDENTIAL BUILDING THAT INCREASES CONDITIONED FLOOR AREA OR VOLUME, SHOW ON ROOF PLANS TO BE :SOLAR READY" (CHAPTER 4 CGBSC + CITY ORDINANCE)
2. CLEARLY IDENTIFY/COORDINATE ALL REQUIRED INSULATION VALUES FROM ENERGY COMPLIANCE FORMS (PRESCRIPTIVE AND/OR PERFORMANCE METHOD) WITH PROPOSED FLOOR AND CROSS-SECTION PLANS.
3. VAPOR RETARDER(150.0(G))
   A) IN CLIMATE ZONE 9 WITH UNVENTED CRAWL SPACES THE EARTH FLOOR OF THE CRAWL SPACE SHALL BE COVERED WITH A CLASS I OR CLASS II VAPOR RETARDER; OR
   B) IN A BUILDING HAVING A CONTROLLED VENTILATION CRAWL SPACE, A CLASS I OR CLASS II VAPOR RETARDER SHALL BE PLACED OVER THE EARTH FLOOR OF THE CRAWL SPACE TO REDUCE MOISTURE ENTRY AND PROTECT INSULATION FROM CONDENSATION, AS SPECIFIED IN THE EXCEPTION TO SECTION 150.0 (D).

GREEN NOTES:

1. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACES RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. (4.106.4.1)
2. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACES RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBILITY MARKED EV CAPABLE.
3. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVDED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC". (4.211.4, ENERGY CODE 110.10, LAFD REQUIREMENT NO. 96)
4. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPAREABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTION 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.
5. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.0
6. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR THE OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.
7. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881)
8. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONARY, OR METAL PLATES. PIPING PRONE TO CORRISION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE.(4.406.1)
9. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.(4.407.4)
10. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. FORM GRN 6.(4.410.1)
11. FIREPLACE IS DIRECT VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE.
12. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
13. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVE, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.4-4.504.3.
14. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.(4.504.2.4)
15. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
    I.CARPET AND RUG INSTITUTES GREEN LABEL PLUS PROGRAM.
    II.CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
    III.NSF/ANSI 140 AT THE GOLD LEVEL
    IV.SCIENTIFIC CERTIFICATIONS SYSTEM INDOOR ADVANTAGE GOLD.(4.504.3)
16. ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.(4.504.3.1)
17. 80% OF THE TOTAL AREA RECEIVING RESILIANT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
    I.CEDRTIFIED AS A CHPS LOW-EMMITING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUSCTS DATABASE.
    II.CERTIFIED UNDER UL GREENGUARD GOLD
    III.CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
    IV.MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350.(4.504.4)
18. NEW HARDWOOD AND PLYWOODD, PARTICLE BOARD, AND MEDIUM DENSITYFIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN THE TABLE 4.504.5.
19. THE FORMALDEHYDE EMISSIONS VERIFICATIONS CEHCKLIS, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.5)
20. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR.(4.505.3)
21. THE HEATING AND AIR-CONDITIONING SYSTEM SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2001, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004.(4.507.2)
22. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 200 FEET OF THE PROPERTY LINE.
23. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3
24. THE MAIN SERVICE PANEL SHALL HAVE A MNINMUM BUSBAR RATING OF 200 AMPS.

STORM WATER CONTROL & RETENTION DURING CONSTRUCTION:

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

VENT CALCS. - SPECS ON A-5.1

AREA OF MAIN ATTIC SPACE **@ 450 SQ.F.T**

Active Ventilation-14 in. Dia Aluminum Roof Louver Exhaust Vent in Mill Finish

EXCELLENT CHOICE TO REMOVING RADIANT HEAT FROM ATTIC SPACES
HELPS TO KEEP INSULATION DRY IN THE WINTER
MILL FINISH ALUMINUM WILL CONTINUALLY HAVE A LONG LASTING CLEAN APPEARANCE
VENTILATION RULE 1:300, APPLICATION PER SQ. FT.: 600
NET FREE AIR SPACE: 144 SQ. IN.
PITCH CAPACITY RANGE: 3/12 TO 12/12
1 IN. CLEARANCE BETWEEN BOTTOM OF VENT CAP AND FLANGE
INNER CYLINDER LOUVER DESIGN DOES NOT ALLOW ACCUMULATION OF PARTICLE BUILD UP AS FOUND IN USING AN INSECT SCREEN
BUILT-IN INNER VERTICAL LOUVER CYLINDER HAS A 1/8TH IN. OPENING BETWEEN THE LOUVER BLADES AND ALL ALUMINUM ("NONCOMBUSTIBLE") MATERIAL MEETS THE REQUIREMENTS OF CALIFORNIA BUILDING CODE 706A.2
VENTS TO RESIST THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH VENTILATION OPENINGS
HELPS TO REDUCE ENERGY COSTS

450 Sq. FT. / 150 = **3 Sq. Ft.**

3 x 144 = **432 Sq. In.**

432 Sq. In. / 144 Sq. In. = **3**

3 VENTS @ 144 Sq. In. = **450 Sq.In. = 450 Sq.In. OK**

NUMBER OF VENTS REQUIRED: **3**
NUMBER OF VENTS PROVIDED: **3 OK**

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ARVIN@ARCH-N-TECH.COM

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CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

HOVHANNES MARKOSYAN
316 ALLEN AVE, GLENDALE, CA, 91201

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CONSTRUCTION

10/4/2022 11:33:39 AM

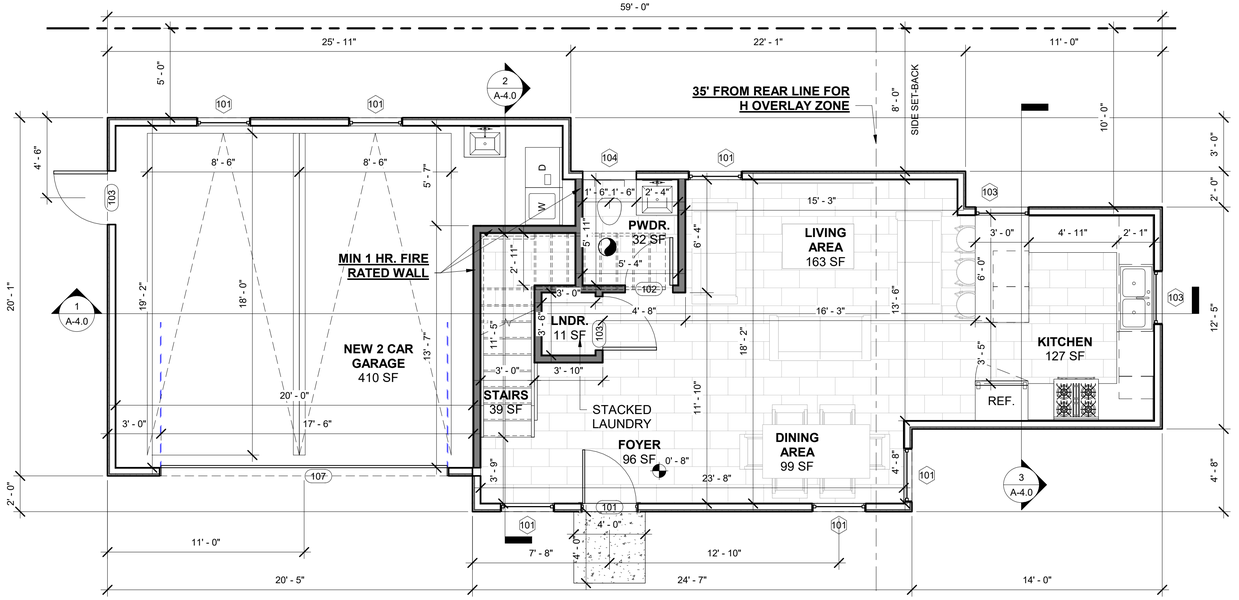
SHEET DESCRIPTION
ROOF PLAN

SHEET NUMBER
A-2.1

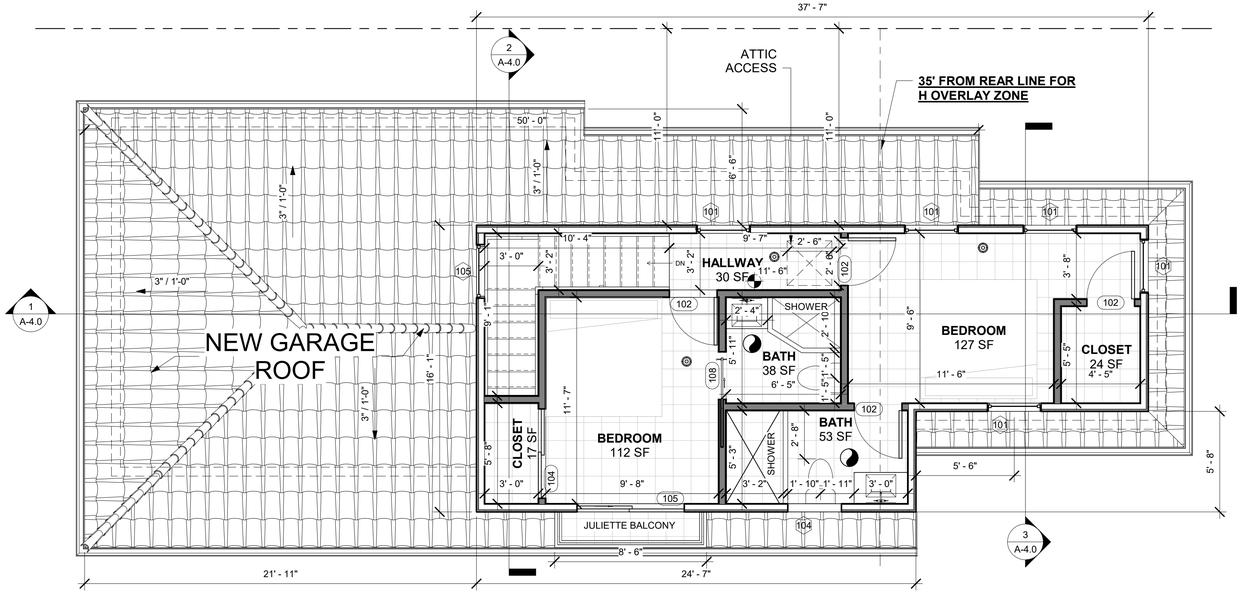
SHEET OF

CONSTRUCTION NOTES

18. SPECIFY APPROVED METALLIC WATER LINE CONNECTORS FROM SHUTOFFS TO PLUMBING FIXTURES. RUBBER AND PLASTIC NOT PERMITTED.
19. ALL NEW, REPLACEMENT AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4-IN.ABOVE THE CONTROLS.
ELECTRICAL:
20. INSTALL GFCI OUTLETS IN NEW BATHROOMS. PROVIDE GFCI RECEPTACLE AT EACH BASIN.
21. HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.
22. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). (REQUIREMENT FOR ENTIRE CIRCUIT NOT BRANCH.
23. WALLS 2 FEET WIDE OR GREATER SHALL HAVE AN OUTLET. OUTLETS SHALL BE SPACED NO MORE THAN 12 FEET APART, AND A MAXIMUM OF 6 FEET FROM END OF WALLS OR OPENING
24. ALL 15 AND 20 RECEPTACLES INSTALLED WITHIN 6 FEET OF A KITCHEN SINK OR WETBAR SHALL HAVE G.F.C.I. PROTECTION. RECEPTACLES IN A KITCHEN USED TO SERVE COUNTER TOPS SHOULD BE SUPPLIED WITH AT LEAST TWO 20 AMP BRANCH CIRCUITS, FOR SMALL APPLIANCES.
SAFETY GLAZING REQUIRED FOR:
25. GLAZING GREATER THAN 9 SQ. FT. WITH THE BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36 INCHES HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED)
26. GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60 INCHES ABOVE STANDING SURFACE).
27. GLAZING IN SWINGING AND SLIDING DOORS
28. GLAZING ADJACENT TO STAIRWAY, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF ADJACENT WALKING SURFACE.
29. GLAZING LESS THAN 5 FEET HORIZONTALLY FROM SWIMMING POOLS AND LESS THAN 5 FEET ABOVE ADJOINING GRADE.
30. 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)
31. A COPY OF ANY EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOBSITE.
32. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL PROVIDE WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R3031.1)
33. INSTALL ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION (AFCI) IN ACCORDANCE WITH CEC 210.12 IN ALL NEW CONSTRUCTION (INCLUDING ADDITIONS) AND WHERE INSTALLING NEW CIRCUITS WITHIN EXISTING RESIDENCES
34. INSTALL GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION (GFCI) IN ACCORDANCE WITH CEC 210.8 IN ALL NEW CONSTRUCTION (INCLUDING ADDITIONS) AND WHERE RENOVATING WITHIN EXISTING RESIDENCES.
35. PROVIDE TAMPER-RESISTANT RECEPTACLES IN ACCORDANCE WITH CEC 406.11 IN ALL NEW CONSTRUCTION (INCLUDING ADDITIONS) AND WHERE RENOVATING WITHIN EXISTING RESIDENCES.
36. 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, EXT.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY, FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
37. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM 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)
38. A COPY OF THE VALID EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
39. A WET BAR WILL NOT BE CONSIDERED AS A KITCHEN PROVIDED IT HAS NO HOT WATER, NO GARBAGE DISPOSAL, NO 220 V. ELECTRICAL, NO GAS OUTLET AND NO MORE THAN 10 S.F. OF COUNTER SURFACE AREA. (ZA 90-0080 (ZAI))
40. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
41. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBANT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)
42. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11)
43. IN COMBUSTIBLE CONSTRUCTION, WHERE THERE IS USEABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)
44. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)
45. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPRETURE OF 68F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPRATURE.(R303.9)
46. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)
47. EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, BATHTUB OR SHOWER, AND KITCHEN (R306.1 AND R306.2)
48. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4)
49. ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED. (NDS-05 SECTION 11.1.2.2)
50. SHEAR WALL ANCHOR BOLTS AND HOLD DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNFATION INSPECTION.
51. ALL DIAPHRAGM & SHEAR WALL NAILING SHALL UTILIZE "COMMON" NAILS WITH FULL HEADS UNLESS OTHERWISE APPROVED. (CBC 2306.2)
52. FASTENERS IN PRESERVITIVE-TREATED WOOD (I.E. ANCHOR BOLTS, NAILS, SCREWS, ETC.) SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL, OR HOT-DIPPED ZINC-COATED STEEL. (CBC 2304.9.5.1)
53. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN ONE (1) YEAR FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)
54. 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 SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CPC, INSTALLATION STANDARDS OF APPENDIX I OF THE CPC AND MANUFACTURERS RECOMMENDED INSTALLTION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN SEC 604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE.
55. FAUCETS IN KITCHEN, WET BARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 2.2 GALLONS PER MINUTE (401.3 CPC)
56. ALL DOORS AND WINDOWS SHALL MEET CITY OF GLENDALE'S SECURITY ORDINANCE.
57. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFULL 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 RECIEVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL.
58. WATER CLOSETS SHALL HAVE AN AVARAGE WATER CONSUMPTION OF NOT MORE THAN 1.0 GALLONS OF WATER PER FLUSH, 1.28 GALLONS PER FLUSH AFTER JULY 1,2011 (401.3 CPC)
59. URINALS SHALL HAVE AN AVARAGE 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)
60. SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 2.5 GALLONS PER MINUTE (401.3 CPC)



2 FLOOR PLAN
1/4" = 1'-0"



1 SECOND FLOOR
1/4" = 1'-0"

2ND FLOOR SETBACK AVERAGING CALCS

TOAL 2ND FLOOR NORTH SIDE WALL LENGTH	**37.6'**
TOAL LENGTH @ **11** FEET SETBACK	**37.6'**
2ND FLOOR NORTH SIDE WALL SETBACK AVERAGE	**11'**

37.6' x 11' / 37.6' = 413.6 / 37.6' = **11'**

ELECTRICAL LEGEND

EXHAUST FAN

.FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL IN ACCORDANE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4, AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4 DIVISION 4.5.

SMOKE ALARMS (R314.3 CRC): SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- A. IN EACH SLEEPING ROOM
- B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
- C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLING OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
- D. ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL ALARMS.
- E. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACKUP.
- F. APPROVED COMBINED SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE ACCEPTABLE.

CARBON MONOXIDE ALARMS (R315.3 CRC) - ALARM REQUIREMENTS (LOCATION):
- G. OUTSIDE OF EACH SEPARATE DWELLING UNITS SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
- H. ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS.
- I. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACKUP.
- J. ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL ALARMS.
- K. APPROVED COMBINED SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE ACCEPTABLE.

WALL LEGEND

(NEW) 2X4 EXTERIOR STUCCO WALL

(NEW) 2X4 INTERIOR WALL

DOOR SCHEDULE

#	QTY.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	HEAD HEIGHT	MANUFACTURER	MATERIAL	REMARKS
101	1	3' - 0"	6' - 8"	6' - 8"			
102	5	2' - 8"	6' - 8"	6' - 8"			
103	2	3' - 0"	6' - 8"	6' - 8"			
104	1	5' - 0"	6' - 8"	6' - 8"			
105	1	6' - 0"	6' - 8"	6' - 8"			
107	1	16' - 0"	8' - 0"	8' - 0"			
108	1	2' - 8"	7' - 0"	7' - 0"			

WINDOW SCHEDULE

#	QTY.	(E) WIDTH X HEIGHT	(N) WIDTH X HEIGHT	EXISTING MATERIAL	NEW MATREIAL	VISIBLE FROM THE STREET?	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (STL)	BUILD NEW SILL & FRAME	(E) EDGE DETAIL	NEW EDGE DETAIL	BERDROOM?	ENERGY EFFICIENT?	TEMPERED GLASS?	FIRE HAZARD ZONE?	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR?
101	11		3'-0" x 4'-0"		VINYL	YES	HUNG	RECESSED NAIL IN-DETAIL ON A-4.0,#4	NO	YES		STUCCO	YES-3 OF 11	YES	NO	NO	NO - NO
103	2		3'-0" x 3'-0"		VINYL	NO	HUNG	RECESSED NAIL IN-DETAIL ON A-4.0,#4	NO	YES		STUCCO	NO	YES	YES	NO	NO - NO
104	2		3'-0" x 2'-0"		VINYL	YES	HUNG	RECESSED NAIL IN-DETAIL ON A-4.0,#4	NO	YES		STUCCO	NO	YES	YES	NO	NO - NO
105	1		3'-0" x 4'-0"		VINYL	NO	FIXED	RECESSED NAIL IN-DETAIL ON A-4.0,#4	NO	YES		STUCCO	NO	YES	NO	NO	NO - NO

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#	BY	DATE

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HOVHANNES MARKOSYAN

316 ALLEN AVE, GLENDALE, CA, 91201

PROJECT INFO	
JOB NO.	A_065
START DATE	12-17-2020
DRAWN BY	Author
CHECKED BY	Checker

ISSUED FOR
CLIENT APPROVAL
CITY SUBMITTAL
BIDDING
CONSTRUCTION

SHEET DESCRIPTION

FLOOR PLANS

SHEET NUMBER

A-2.0

SHEET OF

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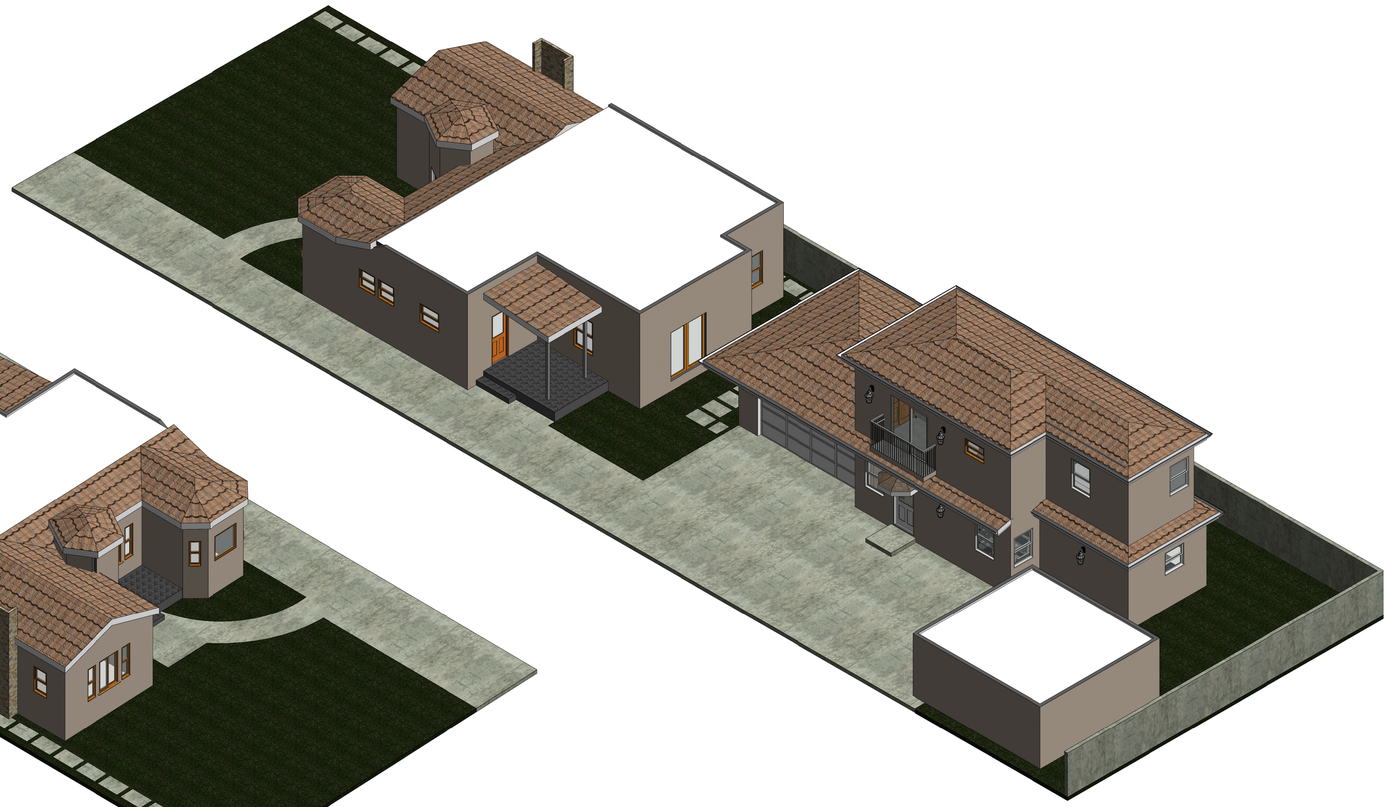

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SHEET DESCRIPTION

COVER PAGE

SHEET NUMBER

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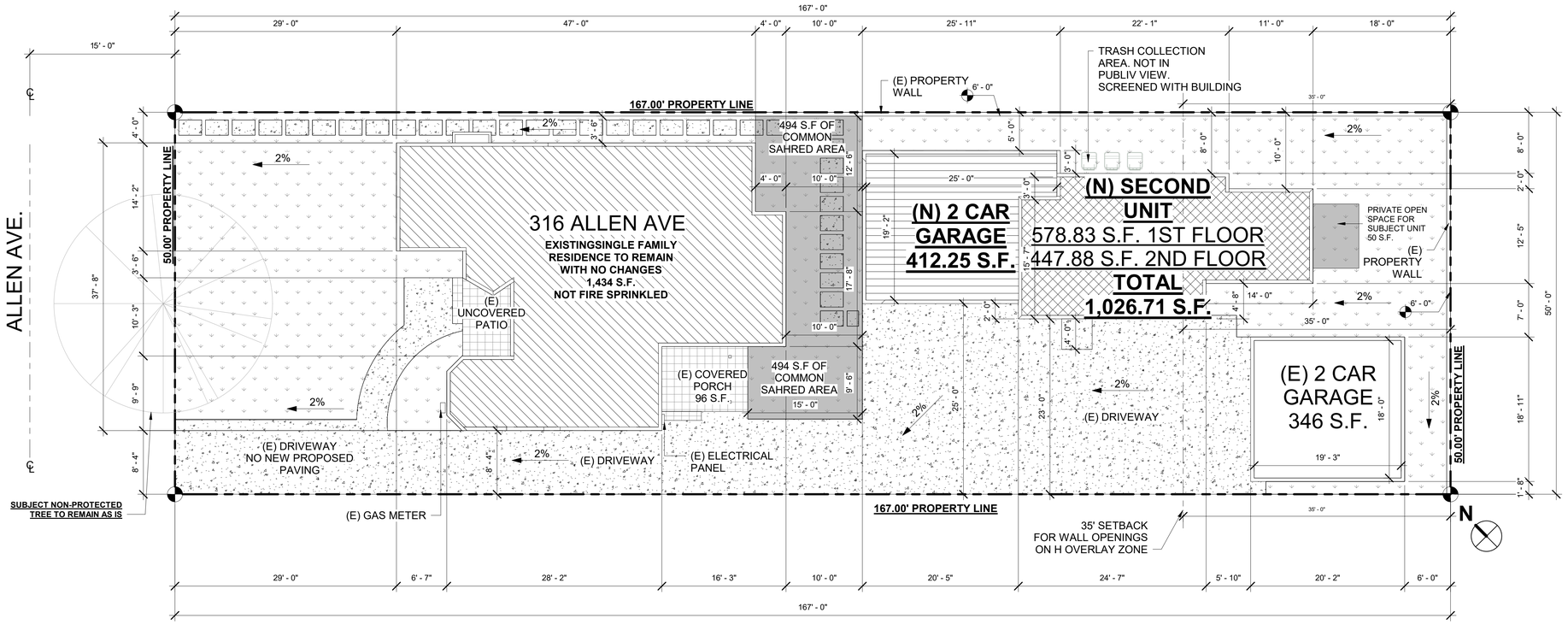
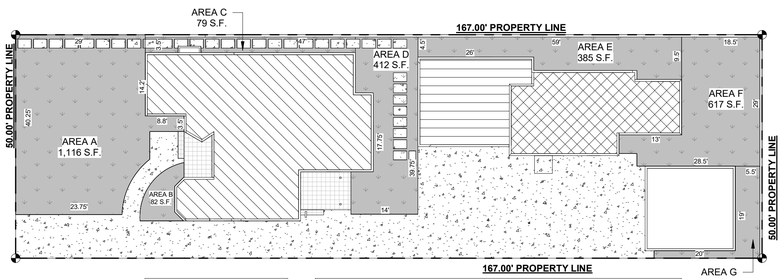
SHEET OF



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

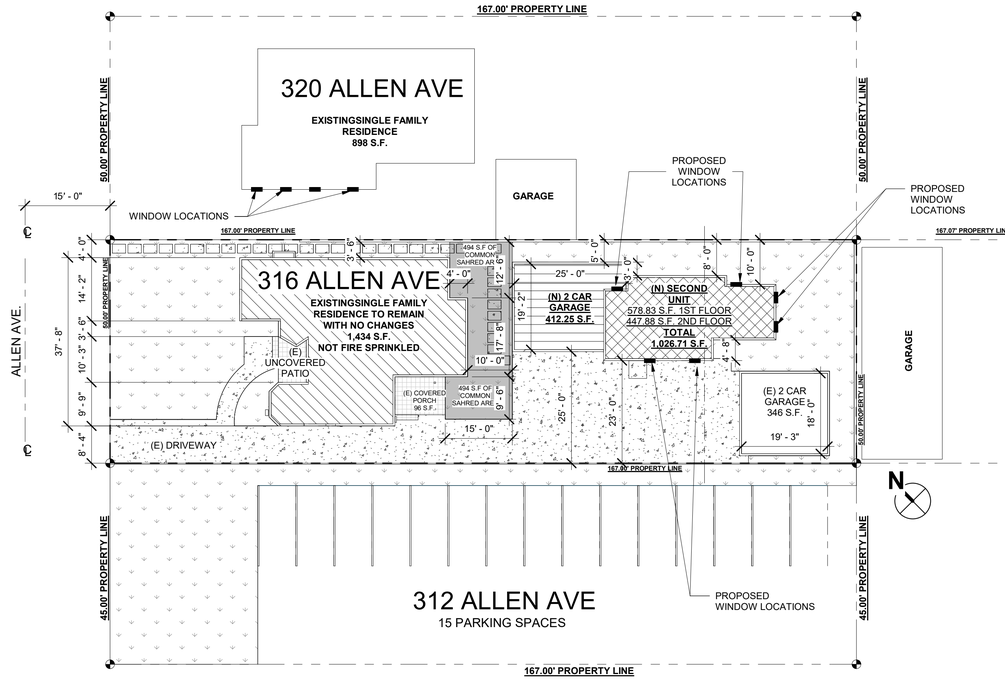


A=	1,116
B=	82
C=	79
D=	412
E=	385
F=	617
G=	147
TOTAL=	**2,838 S.F.**

MINIMUM LANDSCAPE CALCS

LOT	8,350 S.F. X .3 = **2,505 S.F.**
TOTAL	**2,838 S.F.**
TOTAL	2,838 / 8,350 = **33.98% > 30%**

2 LANDSCAPE CALC
1/16" = 1'-0"



3 VICINITY SITE PLAN
1/16" = 1'-0"

SITE LEGEND

- (E) EXISTING S.F.D
- PROPOSED NEW SECOND UNIT
- PROPOSED NEW 2 CAR GARAGE
- (E) LANDSCAPE
- ROOF OUTLINE
- 2% DECK DRAINAGE DIRECTION

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SHEET DESCRIPTION

NEW SITE PLAN

SHEET NUMBER

A-1.1

SHEET OF

10/4/2022 11:33:37 AM

AREA LEGEND:

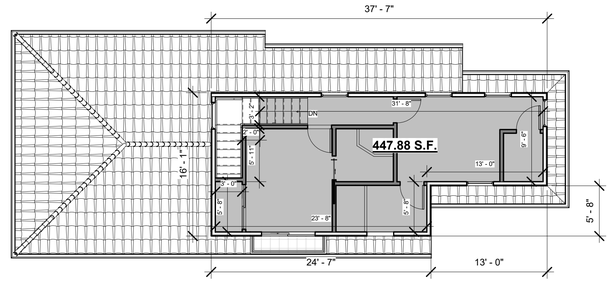
(N) 2 CAR GARAGE

UNIT #2

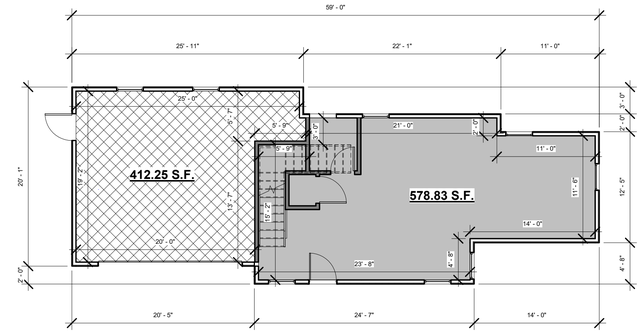
1ST FLOOR	578.83 S.F.
2ND FLOOR	447.88 S.F.
TOTAL	**1,026.71 S.F.**

MAX ALLOWABEL FAR: 8,350 x .65 = **5,427.5 S.F.**

EXISTING HOUSE:	1,434 S.F.
(E) 2 CAR :	346 S.F.
NEW 2 CAR GARAGE:	412.25 - 400 = **12.25**
NEW SECOND UNIT:	1ST FLOOR **578.83 S.F.** + 2ND FLOOR **447.88 S.F.** = **1,026.71 S.F.**
NEW RFA:	1,434 + 1,026.71 + 12.25 = **2,472.96 S.F. < 5,427.5** **OK** **29.6% < 65%**



2 SECOND FLOOR AREA PLAN
1/8" = 1'-0"

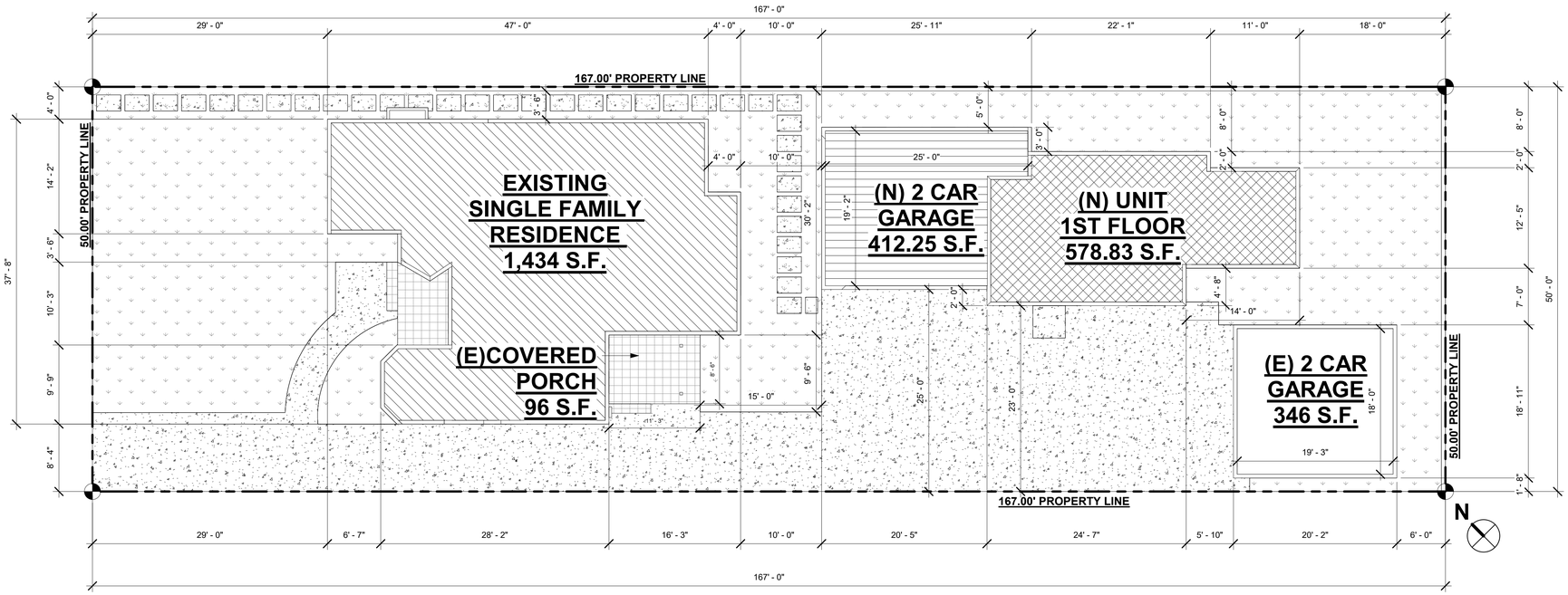


1 FIRST FLOOR AREA PLAN
1/8" = 1'-0"

LOT COVERAGE

	(E) S.F.D
	(N) SECOND UNIT
	(N) 2 CAR GARAGE
	(E) 2 CAR GARAGE
	(E) COVERED PORCH

MAX LOT COVERAGE:	8,350 x .5 = **4,175 S.F.**	
LOT COVERAGE:	(S.F.D.)	**1,434 S.F.**
	+ (PORCH)	**96 S.F.**
	+ (NEW GARAGE)	**412.25 S.F.**
	+ (NEW UNIT 1ST FLOOR)	**578.83 S.F.**
	+ (E GARAGE)	**346 S.F.**
	= **2,867.08 S.F.** < 4,175 S.F.	**OK**
	34.3% < 50%	



3 LOT COVERAGE CALCS
1/8" = 1'-0"

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SHEET DESCRIPTION

FAR/
COVERAGE/
SETBACKS

SHEET NUMBER

A-1.2

SHEET OF

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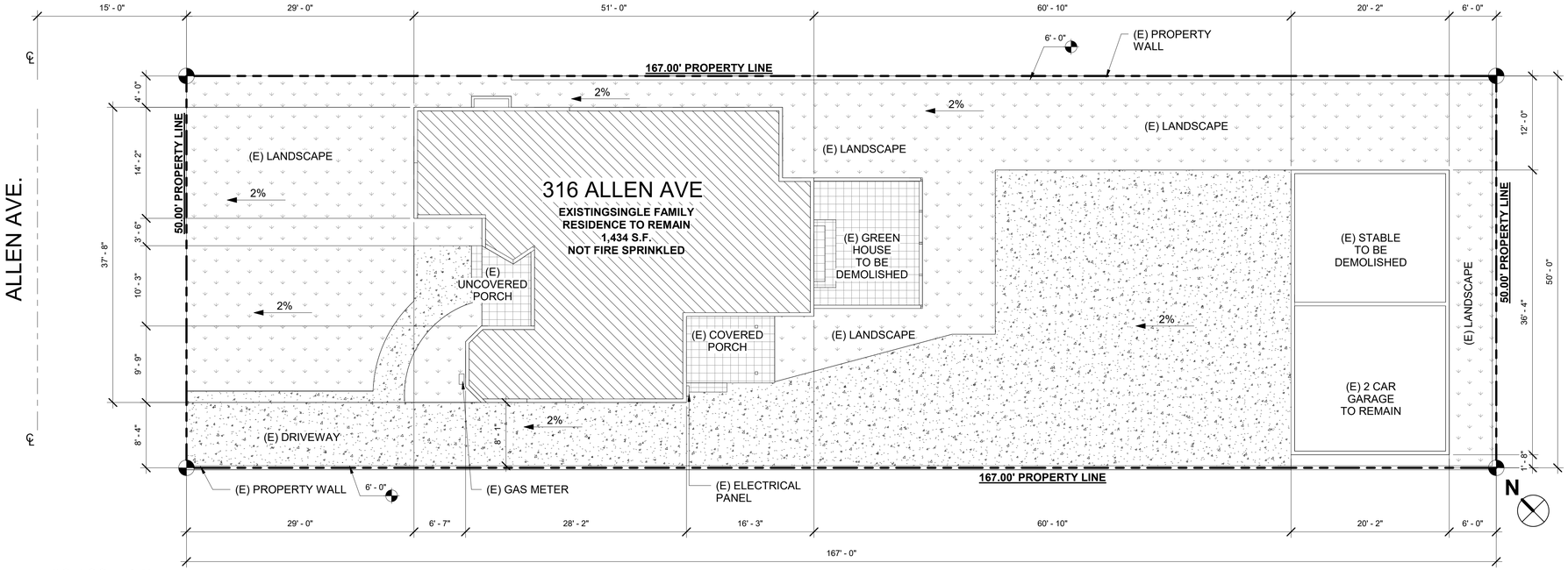
SITE LEGEND

(E) EXISTING S.F.D

(E) LANDSCAPE

2% DECK DRAINAGE DIRECTION



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

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BIDDING
CONSTRUCTION

SHEET DESCRIPTION

EXISTING SITE PLAN

SHEET NUMBER

A-1.0

SHEET OF

3/14/2022 3:37:32 PM

GENERAL REQUIREMENTS:

1. 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, EXT.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY, FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM 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) (SEPARATE PLUMBING PERMIT IS REQUIRED.)
3. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL ACTIVATE WITHIN 7 SECONDS AND SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED IT SHALL AUTOMATICALLY RESET AND BE EQUIPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SEC. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHOULD BE AT LEAST 54" ABOVE THE FLOOR. (3109.4.1.8)
4. SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ANSI / APSP-7 (3109.5)
5. RETAINING WALLS, SPAS, JACUZZIS, FENCES, AND PATIO COVERS REQUIRE SEPARATE PERMIT.
6. NEW ROOFTOP EQUIPMENT IS PROHIBITED IN THIS ZONE.
7. PURSUANT TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS, THE MUNICIPAL STORM WATER AND URBAN RUN-OFF DISCHARGE PERMIT REQUIRES THE OWNER/DEVELOPER TO INCLUDE IN THE BUILDING PLAN THE STANDARD CONDITIONS NECESSARY TO CONTROL STORM WATER POLLUTION CAUSED BY SEDIMENTS, EROSION, AND CONSTRUCTION SITE ACTIVITIES.
8. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL ACTIVATE WITHIN 7 SECINDS AND SOUND CONTINUOSL FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED IT SHALL AUTOMATICALLY RESET AND BE EQUIPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (3109.4.1.8)
9. **THERE ARE NO OAK, BAY, OR SYCAMORE TREES ON THE SITE OR WITHIN TWENTY (20) FEET OF THE SITE.**

NOTES:

1. EAVES, ARCHITECTURAL PROJECTIONS, DECKS, BALCONIES ETC.,SHALL BE ENCLOSED WITH MATERIALS APPROVED FOR ONE HOUR CONSTRUCTION (EAVES SHALL BE BOXED WITH STUCCO TYPICALLY), OR BE IN ACCORDANCE WITH THE ALTERNATIVES IN 2008 GBSC.
2. ADDRESS NUMBERS SHALL BE PROVIDED WHICH ARE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET, & ANY ALLEY OR OTHER STREET GIVING ACCESS TO THE PROPERTY. ADDRESS NUMBERS SHALL BE LOCATED SO AS TO BE ILLUMINATED BY SOME SOURCE, PLAINLY VISIBLE AND LEGIBLE.
3. AN APPROVED SEISMIC GAS SHUTOFF 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.
4. 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.
5. PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
6. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR.
7. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOIL INVESTIGATION REPORT MAY BE REQUIRED.

GENERAL REQUIREMENTS:

1. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCE OR STATE LAW.

1.1 WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:

1.2 ON SITE VERIFICATIONS OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE. ARCHITECT TO BE NOTIFIED IMMEDIATELY BY CONTRACTOR SHOULD ANY DISCREPANCY OR OTHER QUESTION ARISE PERTAINING TO THE WORKING DRAWINGS BEFORE PROCEEDING WITH THE WORK.

1.7 ALL SHEET METAL TO BE 26GA. GALVANIZED IRON UNLESS OTHERWISE NOTED.

1.8 FLASH AND COUNTERFLASH AT ALL ROOF WALL CONDITIONS.

1.9 G.I. FLASH AND CAULK WOOD BEAMS, OUTLOOKERS PROJECTING FROM EXTERIOR WALLS OR ROOF SURFACES.

1.10 FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOF BUILDING PAPER TO EXTEND AT LEAST 3" UNDER THE BUILDING PAPER BEHIND THE WALL COVERING.

1.11 SHOWER WALLS SHALL BE APPROVED NON ABSORBENT WATER PROOF MATERIAL TO A HEIGHT OF SIX (6) FEET ABOVE THE FLOOR.

1.12 ALL RANGE VENTS TO BE 48SQ. INCHES THROUGH CEILING AND 36SQ. INCHES THROUGH ROOF OR WALL.

1.13 ALL VENTS AND DUCTS PENETRATING THE ROOF SHALL EXTEND A MINIMUM OF 8" ABOVE THE ROOF SURFACE.

1.15 ALL INSULATION SHALL COMPLY TO THE ENERGY INSULATION STANDARDS AS ADAPTED BY TITLE 24, STATE OF CALIFORNIA.

1.16 ROOFING:
A. COMPOSITIONS ROOFS: FOR ROOFS WITH SLOPE OF 3:12 PITCH OR LESS, EVERY COMPOSITION ROOF COVERING SHALL CONSIST OF TWO OR MORE LAYER OF 45 LBS. SMOOTH SURFACED CAP SHEET OR OF AN UNDERLAY BONDED TO A CAP SHEET THE TOTAL WEIGHT OF UNDERLAY AND CAP SHEET SHALL NOT BE LESS THAN 80LBS. THE UNDERLAY SHALL CONSIST OF TWO OR MORE LAYERS OF 14LBS. OR HEAVIER FELT BONDED TOGETHER OVER 1/2" PLYWOOD SHEATHING STRUCTURAL II PSI 74 STANDARD GRADE WITH 8d NAILS @ 6,6,12 WITH METAL CLIPS.

1.17 ENERGY INSULATION REQUIREMENTS:
ALL INTERIOR WALL SHALL BE INSULATED WITH BLANKET TYPE MINERAL FIBER OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-I-521E WITH THE THERMAL RESISTANCE (R) OF NOT LESS THAN 13.
ALL CEILING OF ROOF-CEILING ASSEMBLIES SHALL BE INSULATED WITH EITHER:

1. BLANKET TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-I-521E.

SHEET INDEX:

CONSULTANTS:

DESIGNER:
ARVIN SHIRINYANS
PH:818-331-1151
ARVIN.SHIRINYANS@GMAIL.COM
225 E BROADWAY.
GLENDALE, CA, 91205, SUITE 311

TITLE 24:
ROBEN MARTIROSIAN
PH:818-484-0495
ROBEN@ARMENENGINEERS.COM
10540 JARDIN AVE
SUNLAND CA 91040

STRUCTURAL ENGINEER:
ANDRANIK PAPZYAN
PH:818-500-0333
APEX2727@AOL.COM
635 W COLORADO ST.,
STE 100, GLENDALE, CA, 91204

BUILDING STATS:

OCCUPANCY:	R3
LOT AREA:	167 X 50 = **8,350 S.F.**
AREA CALCULATIONS	
MAX ALLOWABEL FAR:	8,350 x .65 = **5,427.5 S.F.**
EXISTING HOUSE:	**1,434 S.F.**
(E) 2 CAR :	346 S.F.
NEW 2 CAR GARAGE:	412.25 - 400 = **12.25**
NEW SECOND UNIT:	1ST FLOOR 578.83 + 2ND FLOOR 447.88 = **1,026.71 S.F.**
NEW RFA:	1,434 + 1,026.71 + 12.25 = **2,472.96 S.F. < 5,427.5 OK**
MAX LOT COVERAGE:	8,350 x .5 = **4,175 S.F**
LOT COVERAGE:	(S.F.D.)1,434 + (PORCH) 96 + (NEW GARAGE) 448 + (NEW UNIT) 588 + (E GARAGE) 346 = **2,867.08 S.F.** < 4,175 S.F. **OK**
MIN LANDSCAPE:	8,350 x .3 = **2,505 S.F.**
(E) LANDSCAPE:	**659+190+83+188+454+393+482 +66 =2,515 S.F** > 2,505 S.F. **OK**
STORIES:	(2)
NEW UNIT HEIGHT:	23'-10"
FIRE SPRINKLER:	NO
TYPE OF CONSTRUCT.:	V-B
HIGH FIRE HAZARD ZONE:	NO
ZONE REQUIREMENTS	
ZONE:	R 3050 H
FRONT SETBACK:	MIN. 25'-0"
FIRE DEPARTMENT REQUIREMENTS	
MAIN HOUSE SPRINKLED:	NO
DIST. FROM CURB TO REAR OF NEW UNIT:	104'-0"(SEE SITE PLAN) + 5'-0" (SIDE WALK) = **109'-0" < 150'-0" OK**
DIST. FROM NEAREST FIRE HYDRANT TO REAR OF NEW UNIT:	109'-0"(DISTANCE TO CURB) + 130'-0" (CURB TO HYDRANT) **=239'-0" < 400'-0" OK** **SEE A-1.0 FOR MAP**
REQUIRED FIRE DEPARTMENT INSPECTION:	FIRE PREVENTION BUREAU FINAL ADDRESS SIGNS, EGRESS, FIRE DEPARTMENT ACCESS, SMOKE DETECTORS, FUEL MODIFICATION, ETC.

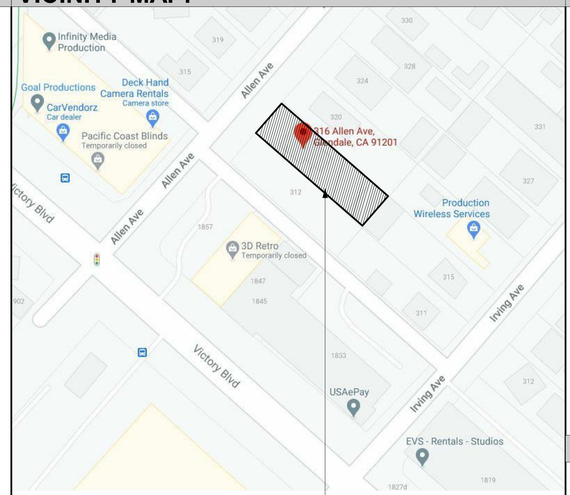
ABBREVIATIONS:

@	AT	F.D.	FLOOR DRAIN	P.B.L.	PAPER BACKED LATH
A.B.	ANCHOR BOLT	FDN.	FOUNDATION	P.T.	PRESSURE TREATED
A.D.	AREA DRAIN	FIN.	FINISH	PART'N.	PARTITION
ADDN'L.	ADDITIONAL	FL.	FLOOR	PLAST.	PLASTER
ADJ.	ADJACENT	FLASH'G.	FLASHING	PLY.	PLYWOOD
A.F.F.	ABOVE FINISH FLOOR	F.O.C.	FACE OF CONCRETE	PR.	PAIR
ALUM.	ALUMINUM	F.O.F.	FACE OF FINISH	PRPT.	PARAPET
APPROX.	APPROXIMATELY	F.O.M.	FACE OF MASONRY	PTD.	PAINTED
ARCH.	ARCHITECT	F.O.S	FACE OF STUD	R.O.	ROUGH OPENING
A.S.	ASPHALTIC CONCRETE	FRM'G.	FRAMING	R.	RADIUS
ASSY.	ASSEMBLY	FT.	FOOT / FEET	R.C.P.	REFLECTED CEILING PLAN
B.O.	BOTTOM OF	FTG.	FOOTING	RD.	ROOF DRAIN
BD.	BOARD	GA.	GAUGE	REF.	REFERENCE
BIT.	BITUMEN(OUS)	GALV.	GALVANIZED	REINF.	REINFORCEMENT
BLDG.	BUILDING	GYP.	GYPSUM	REQ'D.	REQUIRED
BLKG.	BLOCKING	H.B.	HOSE BIBB	RF'G.	ROOFING
BM.	BEAM	H. G.	HOLLOW CORE	RM.	ROOM
CAB.	CABINET	H.M.	HOLLOW METAL	S.B.	SANDBLASTED
C.B.	CATCH BASIN	HDR.	HEADER	S.D.	STORM DRAIN
C.T.	CERAMIC TILE	HORIZ.	HORIZONTAL	S.C.	SOLID CORE
CEM.	CEMENT	HT.	HEIGHT	S.S.	STAINLESS STEEL
CL.	CENTER LINE	I.D.	INSIDE DIAMETER	SCHED.	SCHEDULE
CLG.	CEILING	INFO.	INFORMATION	SHT.	SHEET
CLR.	CLEAR	INSUL.	INSULATION	SIM.	SIMILAR
COL.	COLUMN	INT.	INTERIOR	SPEC.	SPECIFICATION
COMP.	COMPOSITION	I.S.F.W.	INSIDE OF FINISH WALL	SPEC'D.	SPECIFIED
CONC.	CONCRETE	JT.	JOINT	SQ.	SQUARE
CONSTR.	CONSTRUCTION	M.O.	MASONRY OPENING	STD.	STANDARD
CONT.	CONTINUOUS	MAX.	MAXIMUM	STRUCT.	STRUCTURAL
CONTR.	CONTRACTOR	MBR.	MEMBER	SUSP.	SUSPENDED
CPT.	CARPET	MECH.	MECHANICAL	T.	TEMPERED
CTR.	CENTER	MEMB.	MEMBRANE	T.O.	TOP OF
DBL.	DOUBLE	MFR.	MANUFACTURER	T.C.S.	TERNE COATED STEEL
D.F.	DOUGLAS FIR	MIN.	MINIMUM	T.C.Z.	TERNE COATED ZINC
DIA.	DIAMETER	MISC.	MISCELLANEOUS	TEMP.	TEMPERED
DIM.	DIMENSION	MTD.	MOUNTED	THK.	THICK
DN.	DOWN	MTL.	METAL	TYP.	TYPICAL
DR.	DOOR	N.I.C.	NOT IN CONTRACT	U.B.C.	UNIFORM BUILDING CODE
D.S.	DOWNSPOUT	N.T.S.	NOT TO SCALE	U.O.N.	UNLESS OTHERWISE NOTED
DTL.	DETAIL	NAT.	NATURAL	VERT.	VERTICAL
DWG.	DRAWING	NOM.	NOMINAL	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
EA.	EACH	O/	OVER	W.C.	WATER CLOSET
ELEC.	ELECTRICAL	O.C.	ON CENTER	W/O	WITHOUT
EL.	ELEVATION	O.D.	OUTSIDE DIAMETER	W/	WITH
ENCL.	ENCLOSURE	O.H.	OVER HEAD	W/I	WITHIN
EQ.	EQUAL	OPEN'G.	OPENING	W.P.	WATER PROOF
EXIST.	EXISTING	OPP.	OPPOSITE	W.R.	WATER RESISTANT
EXP.	EXPANSION	O.S.F.W.	OUTSIDE FACE OF FINISH WALL	WD.	WOOD
EXT.	EXTERIOR	P.L.	PROPERTY LINE	W.T.	WALL THICKNESS
EXTR.	EXTRUDED	P. LAM.	PLASTIC LAMINATE		

SYMBOLS:

- COLUMN GRID LINES
- DETAIL NUMBER (1 / A101 SIM)
- SHEET NUMBER WHERE SHOWN
- ELEVATION CONTROL POINT (Name / Elevation)
- ELEVATION NUMBER (Ref / 1 / A101)
- SHEET NUMBER WHERE SHOWN
- INTERIOR ELEVATION NUMBER (1 Ref / Ref / 1 / A101 / Ref / 1 Ref)
- SHEET NUMBER WHERE SHOWN
- NORTH ARROW
- REVISION NUMBER
- REVISION CLOUD
- ROOM NAME (Room name)
- ROOM AREA (150 SF)
- SECTION NUMBER (1 / A101 SIM)
- SHEET NUMBER WHERE SHOWN
- SPOT ELEVATION
- EXIT SIGN (EXIT)

VICINITY MAP:



316 ALLEN AVE

SITE DRAINAGE:

1. STORM WATER DRAINAGE AND RETENTION

1.1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.

1.1.1. 1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.

1.1.2. 2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.

1.1.3. 3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

STORM WATER DRAIN:

1. BEYOND 10' OF STRUCTURE MINIMUM SURFACE DRAINAGE SLOPE GRADE FOR LANDSCAPE & A.C. PAVEMENT OF 1.0% AND CONCRETE PAVEMENT OF 0.5%.
2. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES
3. GRADE SHALL FALL A MINIMUM OF 6 " WITHIN THE FIRST 10 FT. OF THE FOUNDATION WALL. SEE SITE PLAN FOR COMPLIANCE

LEGAL DESCRIPTION:

APN #:	5625-010-007
TRACK:	8620
BLOCK:	-
LOT:	13

COMPLIANT CODE YEARS:
2019 CRC, CBC, CMC, CEC, CPC, CGBC, CEnC
2020 GBSC (GLENDALE BUILDING STANDARD CODE
2019 T-24 ENERGY STANDARDS.
PROJECT YEAR 2021

SCOPE OF WORK

SCOPE OF WORK:
_NEW 1,026.71 S.F. SECOND UNIT IN THE REAR. 2 BEDROOMS. 2 1/2 BATHS
_NEW 448 S.F. 2 CAR GARAGE ATTACHED TO THE NEW UNIT

ARCHNTECH
LOS ANGELES, CA
818 . 331 . 1151
ARVIN@ARCH-N-TECH.COM

#	BY	DATE

HOVHANNES MARKOSYAN

316 ALLEN AVE, GLENDALE, CA, 91201

PROJECT INFO

JOB NO.	A_065
START DATE	12-17-2020
DRAWN BY	ARVIN
CHECKED BY	-

ISSUED FOR

- CLIENT APPROVAL
- CITY SUBMITTAL
- BIDDING
- CONSTRUCTION

10/4/2022 11:33:36 AM

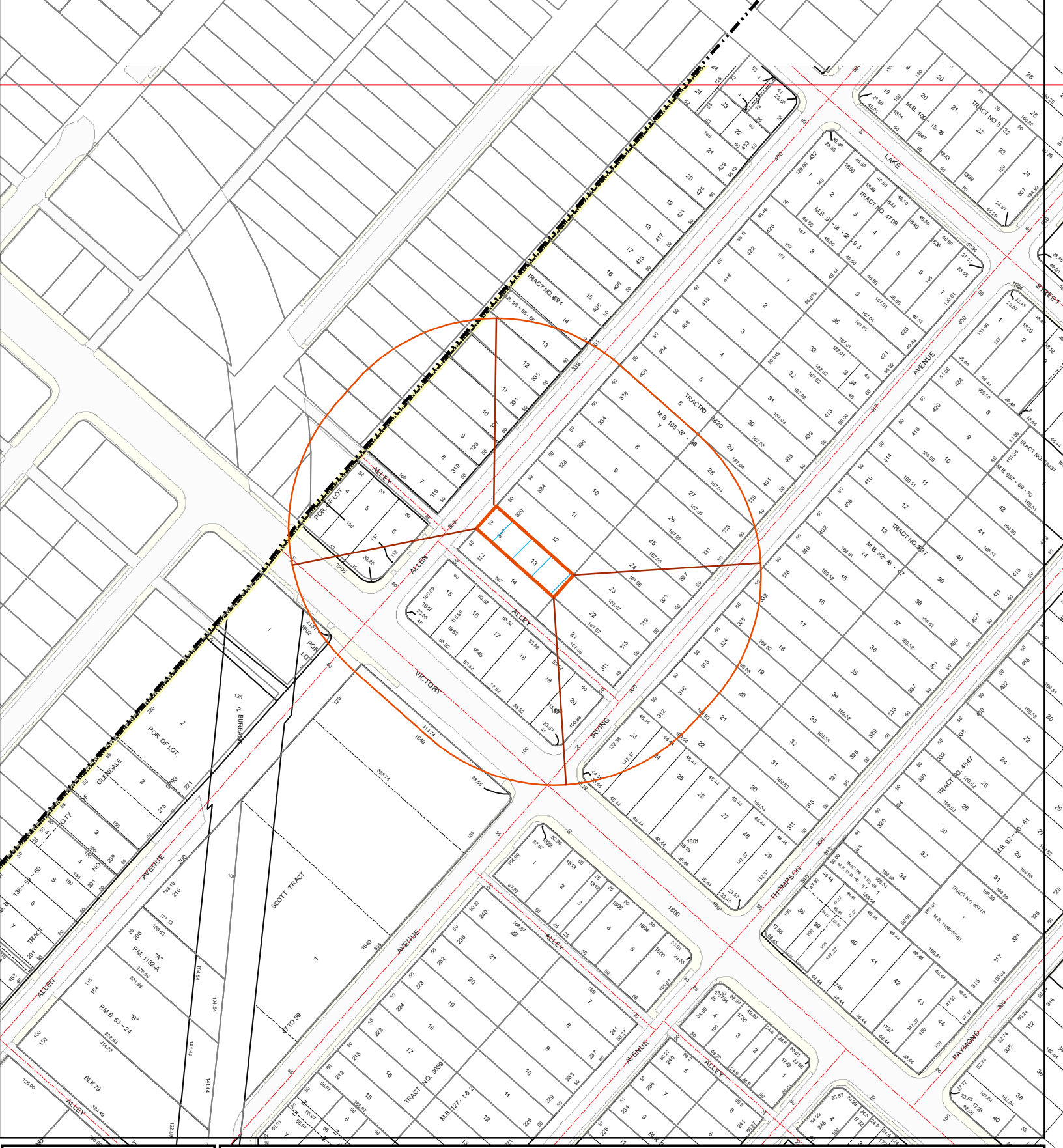
SHEET DESCRIPTION

TITLE SHEET

SHEET NUMBER

A-0.0

SHEET OF



Map Prepared by:
Leon Mapping & GIS Services
15031 Chatsworth St, Ste 17
Mission Hills, CA 91345
818-235-7649
leonmapping@hotmail.com
www.laradiusmaps.com

316 ALLEN AVE, GLENDALE CA 91201

LOCATION. 300'

LEGAL DESC; TRACT NO 8620 LOT 13
(APN) 5625-010-007

ACREAGE± 0.182

1 inch = 200 feet

CASE #

DATE: 8/28/2022
UPDATE:_____

N

CONTACT: ARVIN SHIRINYANS
PHONE : (818) 331-1151