



## CITY OF GLENDALE, CA

### DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

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

#### **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 Width (in.)	33.5
Door Thickness (in.)	1.75
Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80
Nominal Door Thickness (in.)	2
Nominal Door Width (in.)	32
Rough Opening Width (in.)	34.25

Details	
Bore Type	Double Bore
Color/Finish	Primed White
Door Glass Insulation	Dual Pane
Door Style	Traditional
Door Type	Exterior-Prehung
Finish Type	Primed
Glass Caming Finish	No caming
Glass Shape	Rectangle Lite
Hinge Finish	Nickel
Included	Instructions, No Additional Items Included
Number of Hinges	3
Panel Type	No panel
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

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 psi 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 (29 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

Product Performance Sheet | Page 1  
Architectural Coatings and Finishes

# ROOF TILE SPECS

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

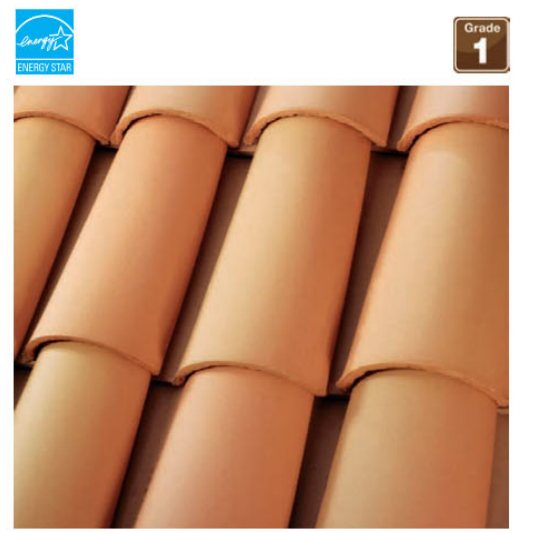
Cool Rated Product	
Reflectivity:	0.42
Aged Ref. (3 yr):	0.39
Emmissivity:	0.84
Aged Em. (3 yr):	0.86
SRI:	45
Aged SRI (3 yr):	42
CRRC ID#:	0131b
Seller ID#:	0942

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

Solar Reflectance Thermal Emittance	
Initial	0.42
Weathered	0.39
Initial	0.84
Weathered	0.86



US Tile by Boral  
Build something great™



# ROOF VENT SPECS

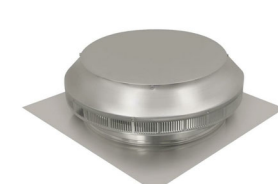
Specifications	
Dimensions	
Cut-Out Left to Right Length (in.)	14 in
Net-Free Area (Sq. In.)	144.0
Product Depth (in.)	19
Product Height (in.)	6 in
Product Width (in.)	19

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

Warranty / Certifications	
Manufacturer Warranty	5 YEAR



# MoistureBlock™

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 substrate where moisture is a concern.



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

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

Warranty / Certifications	
Manufacturer Warranty	Free from manufacturer defects

# INSTALLING TRI-PLI®

Fortifiber TRI-PLI is a highly effective vapor barrier which starts the passage of moisture or condensation by water vapor. TRI-PLI is a strong, reinforced non-woven paper product with a white polyethylene film. The white plastic film provides an excellent light reflecting surface for a brighter, more attractive interior.

Fortifiber TRI-PLI is easy to install when following the simple instructions. These are laid out in a 1/4" guide. This guide is printed in red and designed with wood framed pipe forms to mimic.

Fortifiber TRI-PLI and Moisture 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
- Moisture Tape 2" x 105' rolls

Fortifiber TRI-PLI is available by rolling the roll of the roll into a minimum of three lifts (see detail). These lifts create a rolling "hill" that forces the TRI-PLI in the joints with wood framed pipe forms to mimic.

Fortifiber TRI-PLI is available by rolling the roll of the roll into a minimum of three lifts (see detail). These lifts create a rolling "hill" that forces the TRI-PLI in the joints with wood framed pipe forms to mimic.

Fortifiber TRI-PLI is available by rolling the roll of the roll into a minimum of three lifts (see detail). These lifts create a rolling "hill" that forces the TRI-PLI in the joints with wood framed pipe forms to mimic.

# WINDOW AND DOOR FLASHING

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. Make sure the brick mold is used that is installed at the factory by the manufacturer. Non-brick mold units, which are not installed on the job site, are not covered by this guide.

The installation processes for windows and doors are identical with the following exceptions:

- Weather-resistive barrier is removed at all door installation 1 door is on grade.
- Door Jamb Flashing is omitted if entry door is on grade.
- Use the same procedure for sill pan flashing between windows and doors.
- Door Jamb Flashing is omitted if door is on grade.
- See note 4.
- Sealant requirements prior to installing window or door.

# MODIFY WEATHER-RESISTIVE BARRIER

1. Cut weather-resistive barrier flush with top edge of rough opening.
2. Make final cut at center of rough opening.
3. Make final cut at center of rough opening.

For doors, (F4) 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 weather barrier and attach to the interior side of wall. For windows, (F4) at the rough opening, cut the weather-resistive barrier in an inverted "Y" fashion, and then flasher with the methods shown above. To allow for head flashing integration, (F4) make the following:

# INSTALL JAMB FLASHING

1. Cut weather-resistive barrier flush with top edge of rough opening.
2. Make final cut at center of rough opening.
3. Make final cut at center of rough opening.

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 1/2" of the bottom of the sill flashing and 2" above 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.

# INSTALL RIGID HEAD FLASHING

1. Apply weather-resistive barrier along the lower portion of the sill flashing.
2. Install the rigid head flashing.
3. Apply weather-resistive barrier along the upper portion of the sill flashing.

Place a 1/2" bead of sealant along the lower portion of the sill flashing. This will allow the weather-resistive barrier to be applied in sealant. First, place the rigid head flashing in sealant. Then, place the weather-resistive barrier to be applied in sealant. Then, place the weather-resistive barrier to be applied in sealant.

# INSTALL SILL FLASHING

1. Apply weather-resistive barrier along the lower portion of the sill flashing.
2. Install the rigid head flashing.
3. Apply weather-resistive barrier along the upper portion of the sill flashing.

# INSTALL HEAD FLASHING

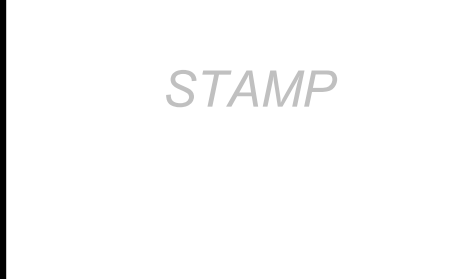
1. Apply weather-resistive barrier along the lower portion of the sill flashing.
2. Install the rigid head flashing.
3. Apply weather-resistive barrier along the upper portion of the sill flashing.



THIS SET IS NOT TO BE USED FOR CONSTRUCTION AND IS INTENDED FOR DESIGN PURPOSES ONLY.

#	BY	DATE

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ARCHNTECH NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ARCHNTECH. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



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

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	
SPCS	
SHEET NUMBER	A-5.1
SHEET	OF



STAMP

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

PROJECT INFO

JOB NO. A\_065  
START DATE 12-17-2020  
DRAWN BY Author  
CHECKED BY Checker

ISSUED FOR

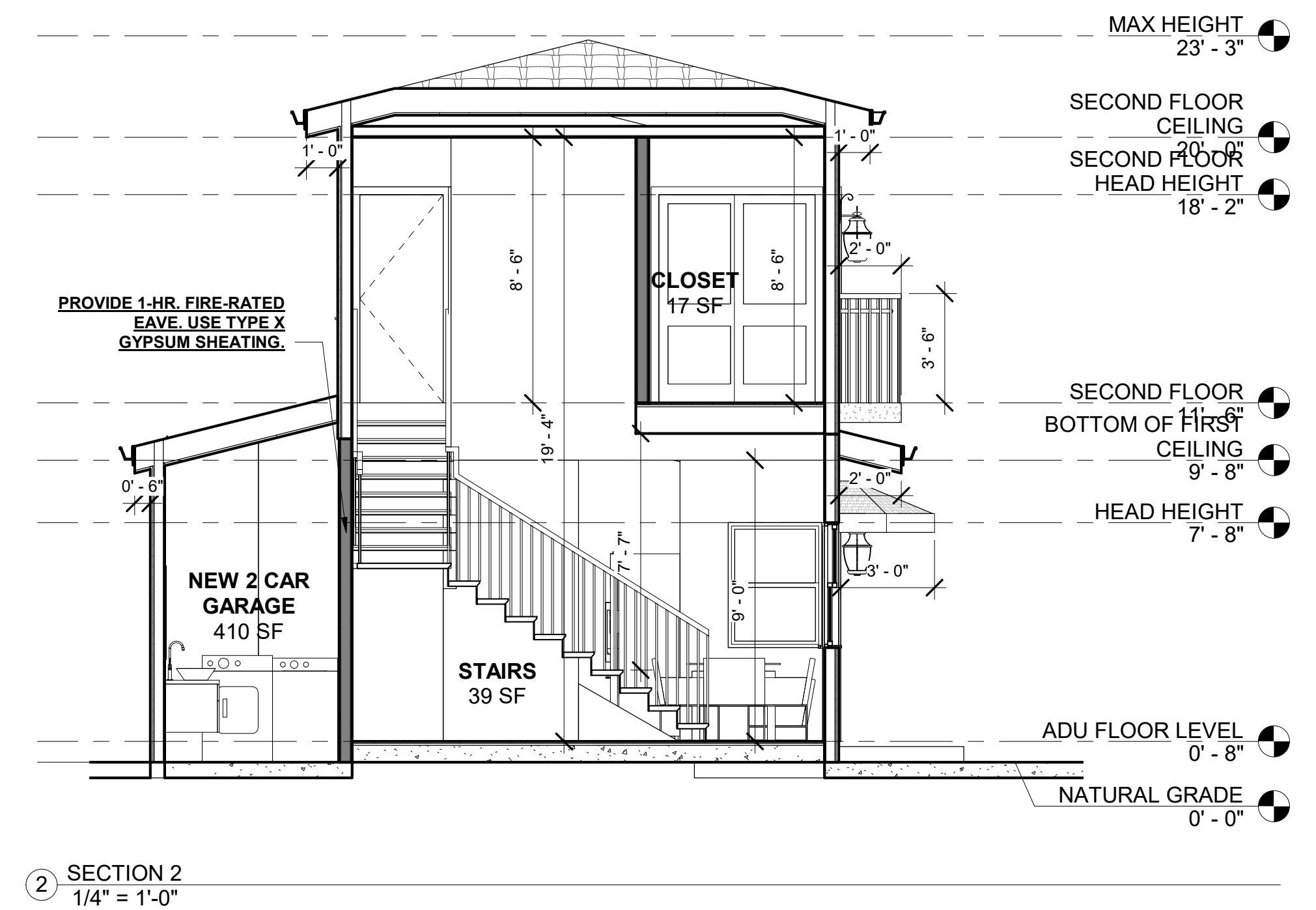
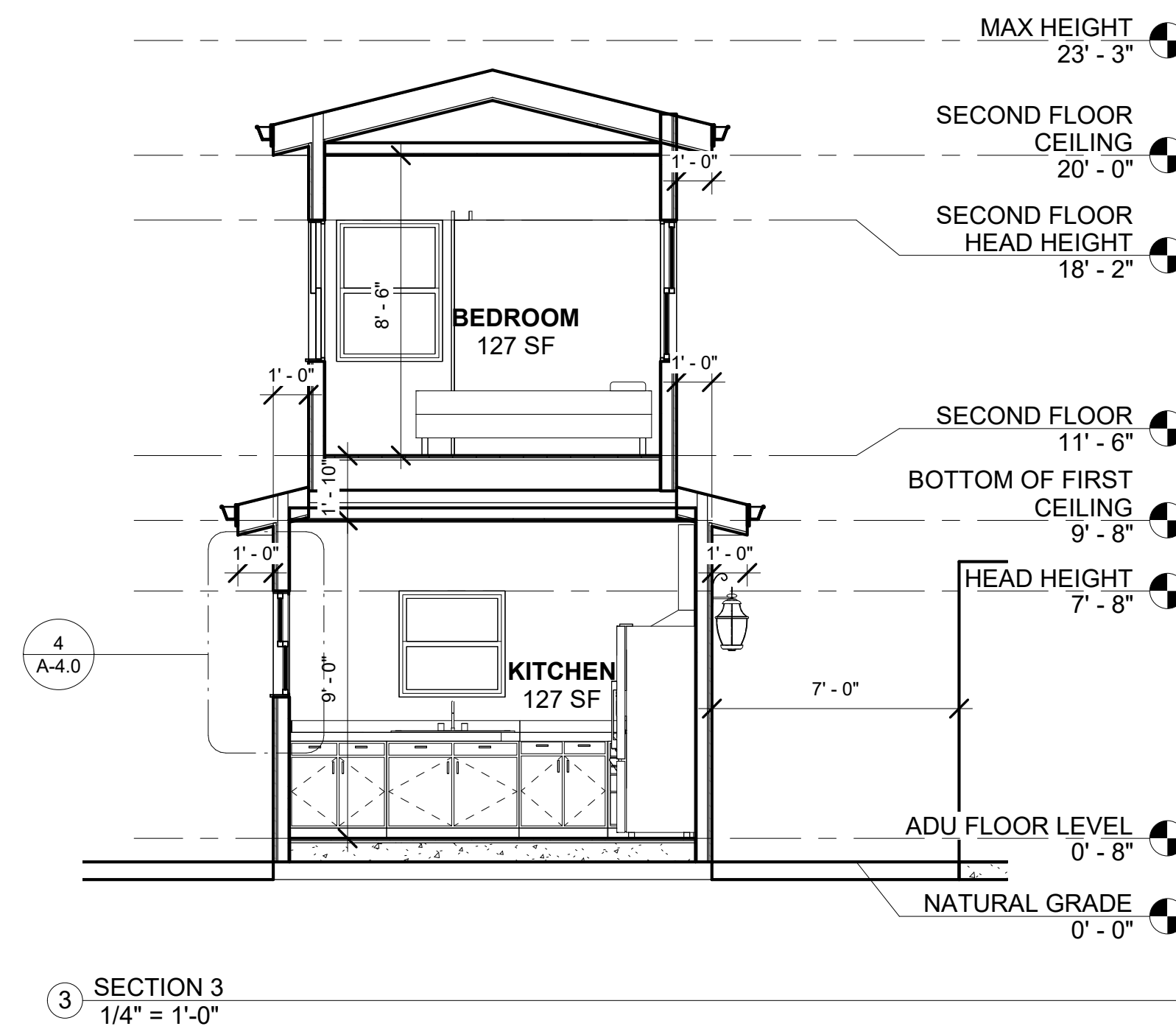
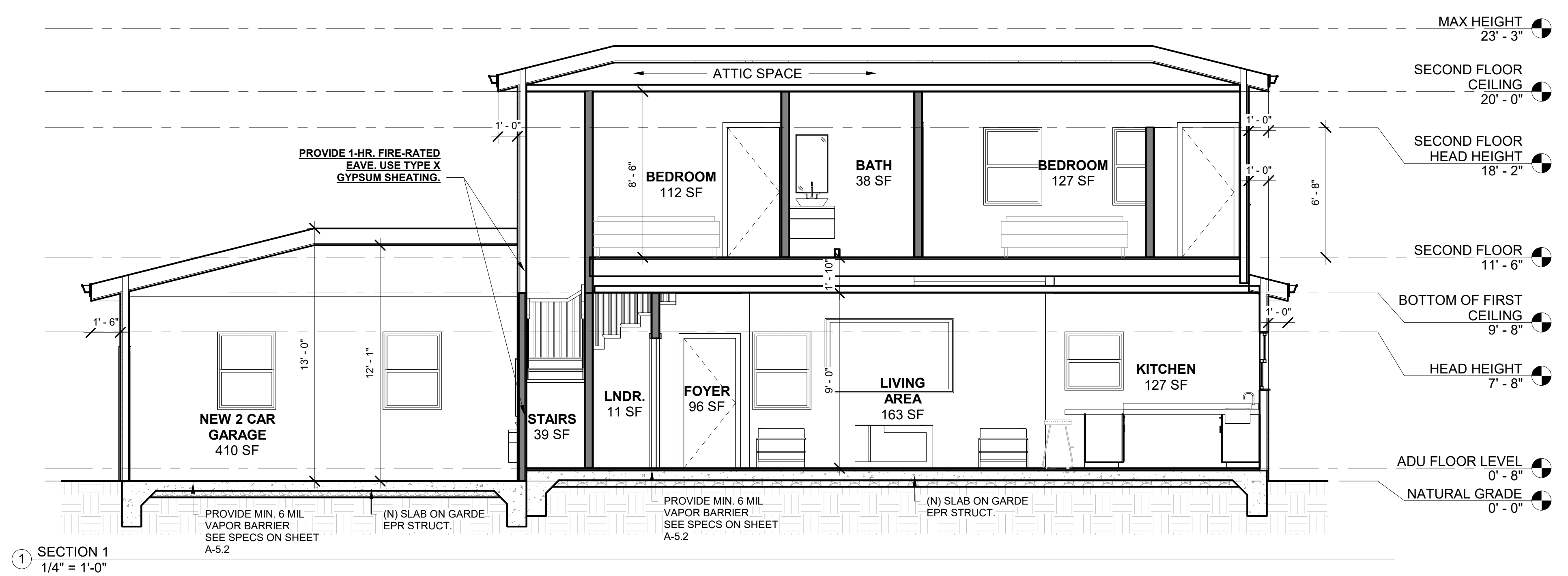
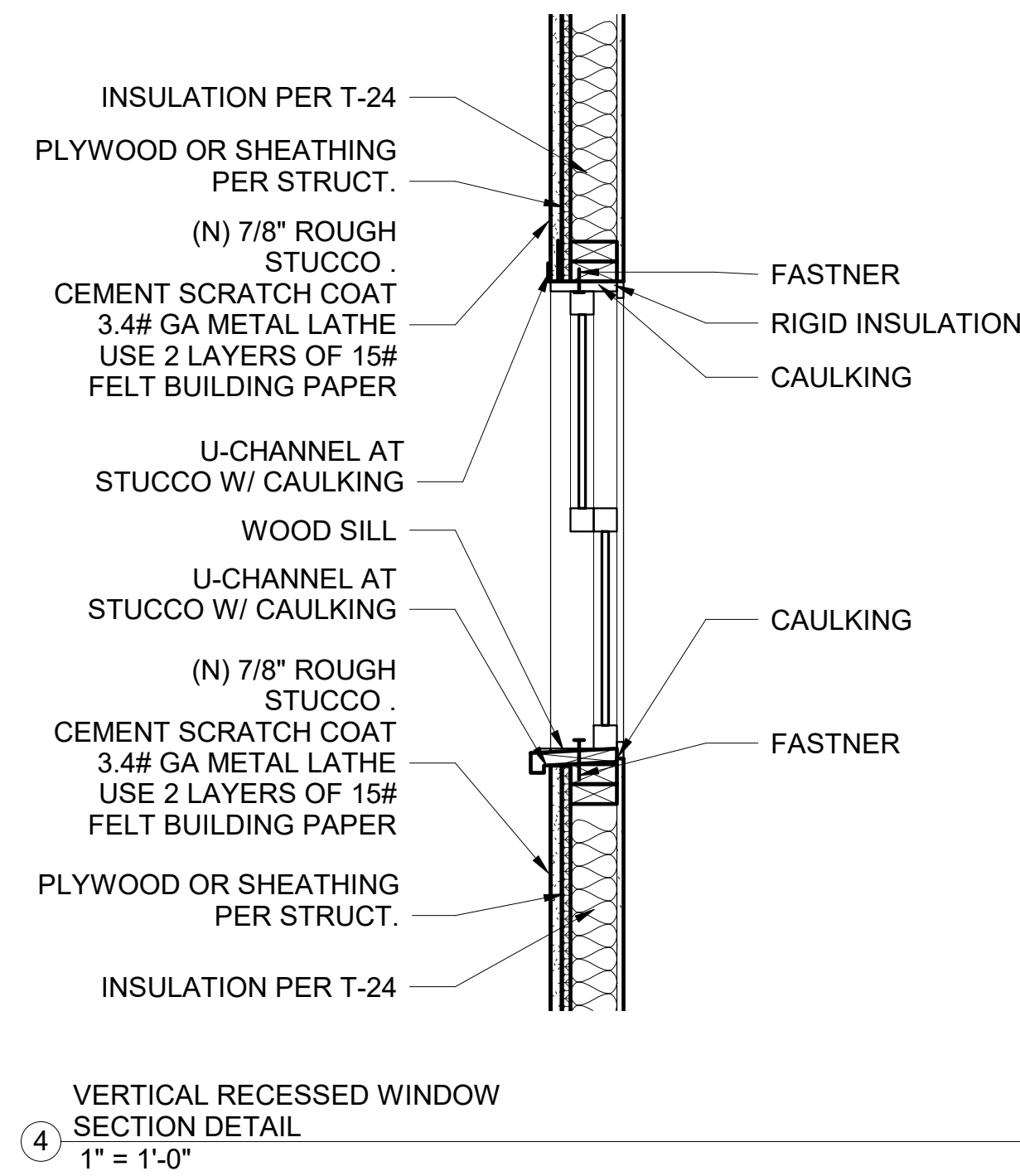
CLIENT APPROVAL  
CITY SUBMITTAL  
BIDDING  
CONSTRUCTION  
SHEET DESCRIPTION

SECTIONS

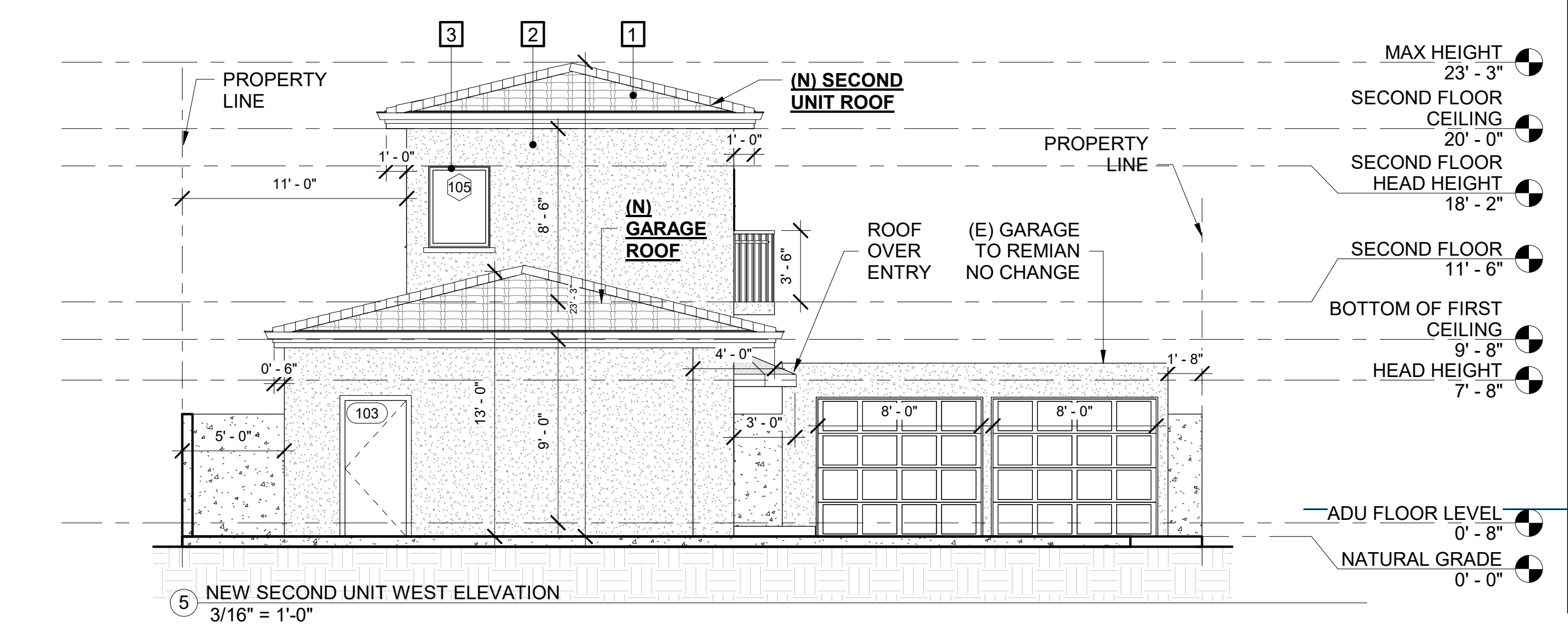
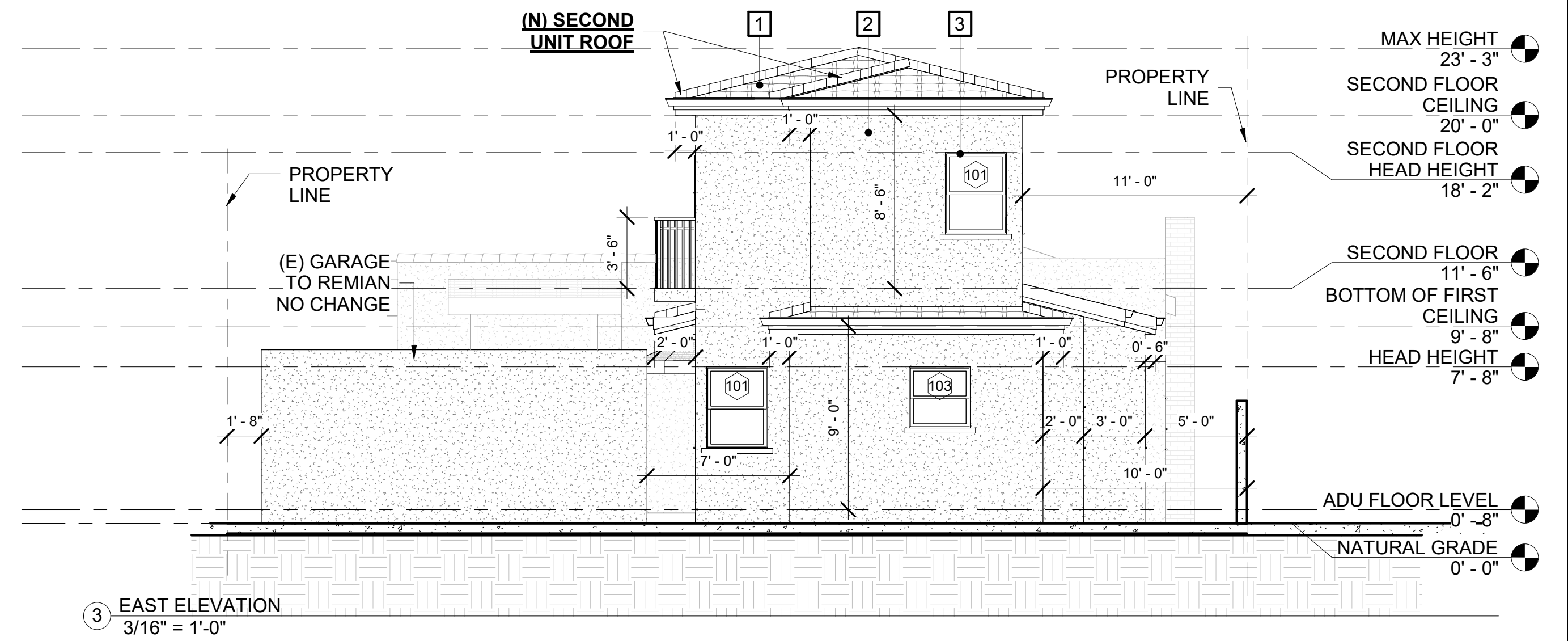
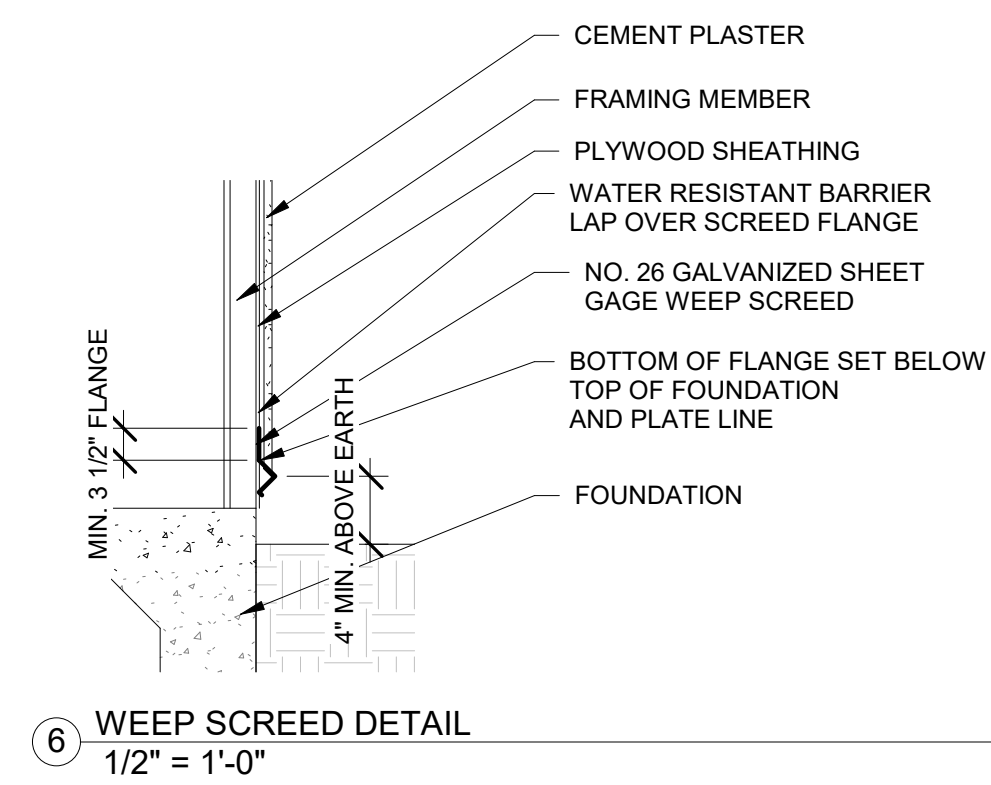
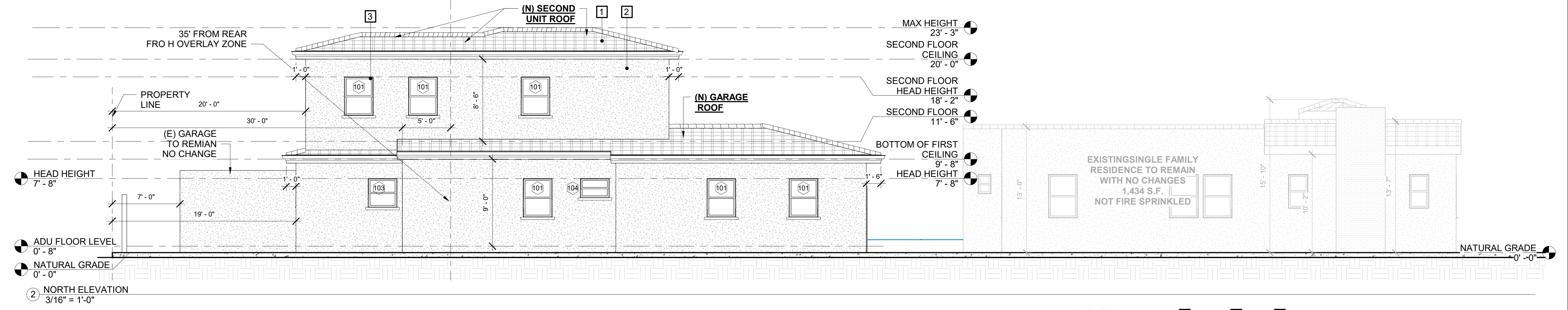
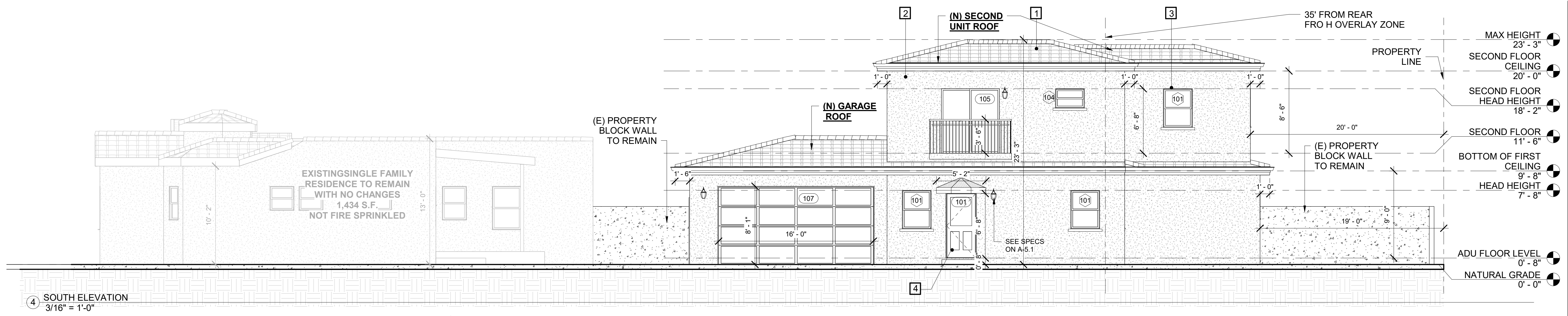
SHEET NUMBER

A-4.0

SHEET OF







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



THIS SET IS NOT TO BE USED FOR CONSTRUCTION AND IS INTENDED FOR DESIGN PURPOSES ONLY

#	BY	DATE

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ARCHNTECH NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ARCHNTECH. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

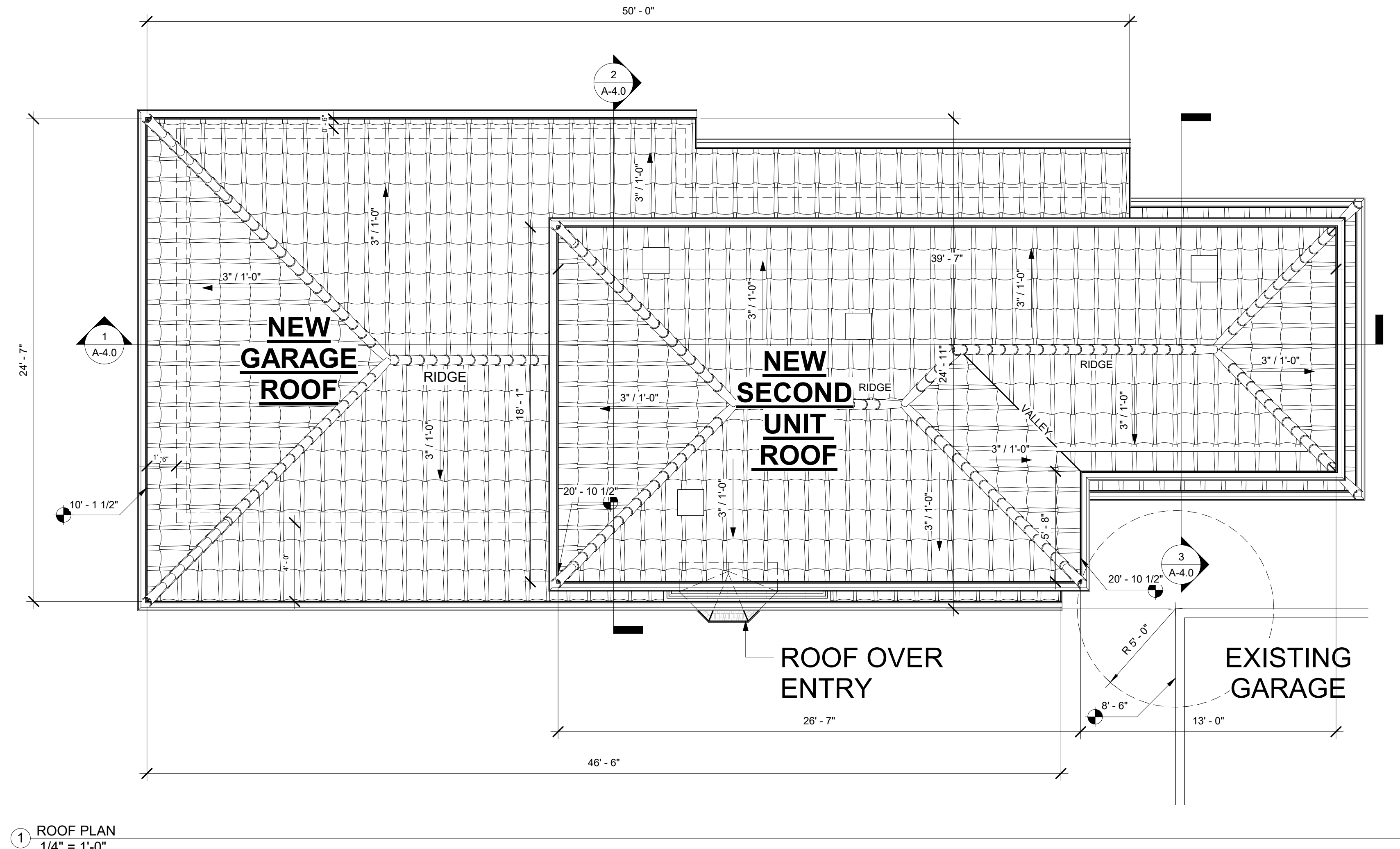
STAMP

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

PROJECT INFO	
JOB NO.	A_065
START DATE	12-17-2020
DRAWN BY	Author
CHECKED BY	Checker
ISSUED FOR	
CITY SUBMITTAL	CONSTRUCTION
SHEET DESCRIPTION	
ROOF PLAN	
SHEET NUMBER	
A-2.1	
SHEET	OF

10/6/2022 11:33:39 AM



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

**CALIFORNIA ENERGY CODE:**

- 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).
- CLEARLY IDENTIFY/COORDINATE ALL REQUIRED INSULATION VALUES FROM ENERGY COMPLIANCE FORMS (PRESCRIPTIVE AND/OR PERFORMANCE METHOD) WITH PROPOSED FLOOR AND CROSS-SECTION PLANS.
- VAPOR RETARDER(150.0(G))
  - 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
  - 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:**

- 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)
- 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 VISIBLY MARKED EV CAPABLE.
- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC 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)
- 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.
- THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.0
- 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.
- 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)
- 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 MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE.(4.406.1)
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.(4.407.4)
- 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)
- 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.
- 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.
- 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.
- 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)
- ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
  - CARPET AND RUG INSTITUTES GREEN LABEL PLUS PROGRAM.
  - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
  - NSF/ANSI 140 AT THE GOLD LEVEL
  - SCIENTIFIC CERTIFICATIONS SYSTEM INDOOR ADVANTAGE GOLD.(4.504.3)
- 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)
- 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
  - CEDRTIFIED AS A CHPS LOW-EMMITING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
  - CERTIFIED UNDER UL GREENGUARD GOLD
  - CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM
  - MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350.(4.504.4)
- NEW HARDWOOD AND PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN THE TABLE 4.504.5.
- THE FORMALDEHYDE EMISSIONS VERIFICATIONS CEHCKLS, 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)
- 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)
- 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)
- 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.
- 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
- THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM 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)

- 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.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- 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.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- 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.
- Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- 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.
- 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.
- 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:

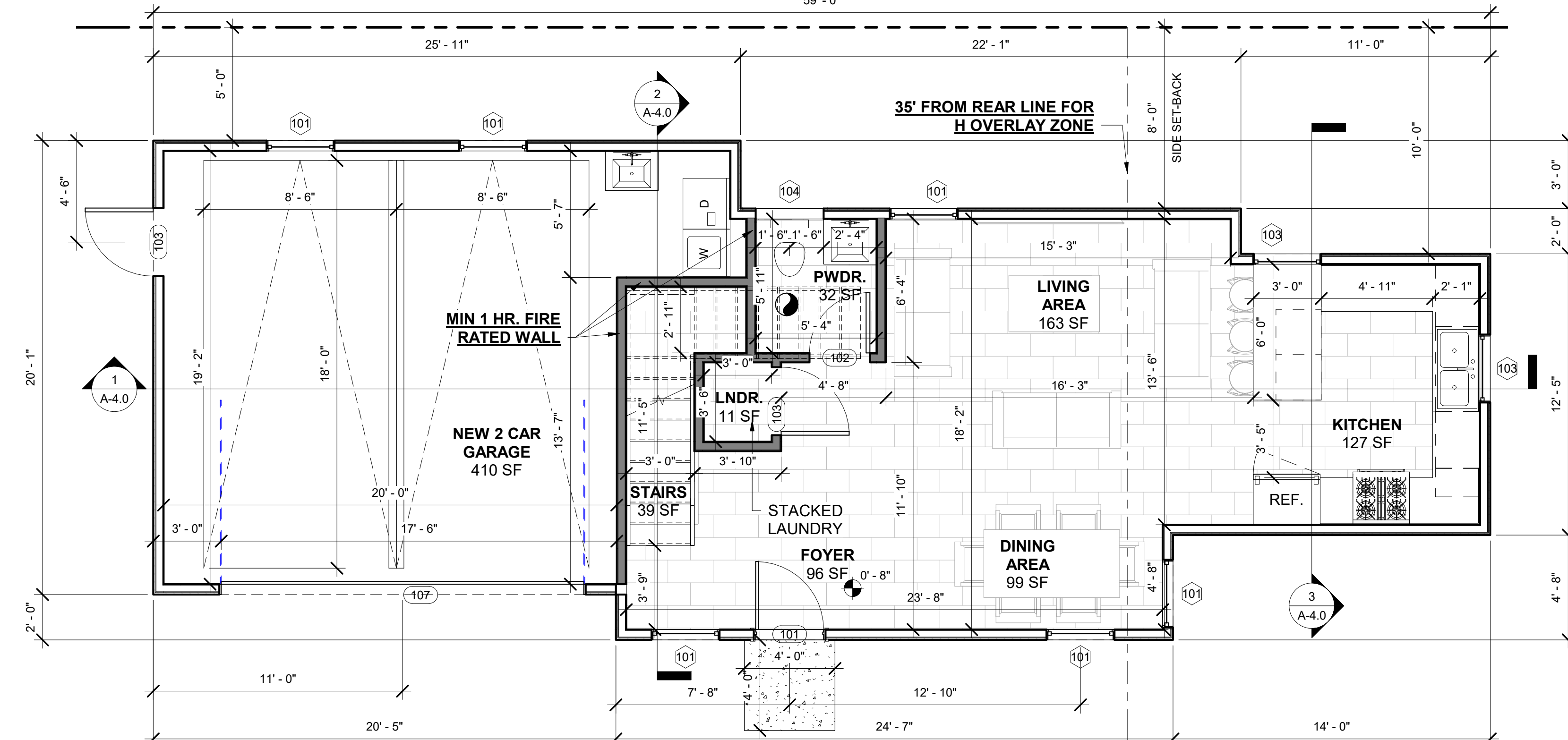
NUMBER OF VENTS PROVIDED:

3  
 3 OK

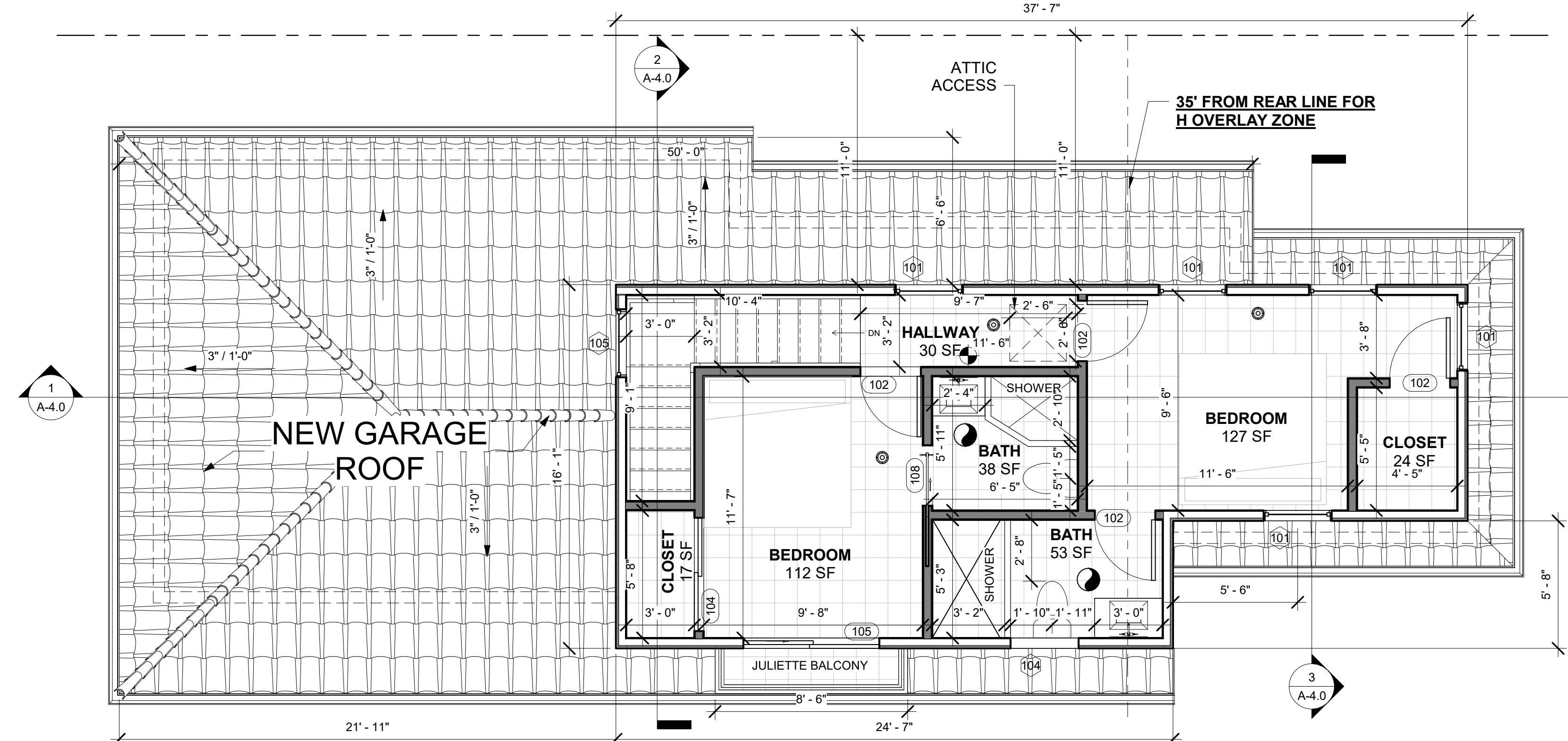


# CONSTRUCTION NOTES

- SPECIFY APPROVED METALLIC WATER LINE CONNECTORS FROM SHUTOFFS TO PLUMBING FIXTURES. RUBBER AND PLASTIC NOT PERMITTED.
- 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**  
INSTALL GFCI OUTLETS IN NEW BATHROOMS. PROVIDE GFCI RECEPTACLE AT EACH BASIN.  
HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.  
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 BOUND).
- 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.
- 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:**  
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)  
GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60 INCHES ABOVE STANDING SURFACE).  
GLAZING IN SWINGING AND SLIDING DOORS  
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.  
GLAZING LESS THAN 5 FEET HORIZONTALLY FROM SWIMMING POOLS AND LESS THAN 5 FEET ABOVE ADJOINING GRADE.  
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).  
A COPY OF ANY EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOBSITE. 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. (R303.1.1)
- 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.
- 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.
- PROVIDE TAMPER-RESISTANT RECEPTACLES IN ACCORDANCE WITH CEC 406.11 IN ALL NEW CONSTRUCTION (INCLUDING ADDITIONS) AND WHERE RENOVATING WITHIN EXISTING RESIDENCES.
- 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.
- 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)
- A COPY OF THE VALID EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE. 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 90.0880 (ZAI))
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
- 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)
- 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)
- IN COMBUSTIBLE CONSTRUCTION, WHERE THERE IS USEABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPS 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)
- 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)
- HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE 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)
- 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)
- EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, BATHTUB OR SHOWER, AND KITCHEN (R306.1 AND R306.2)
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R306.3 (SEE EXCEPTIONS) (R306.4)  
ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED, (NDS-05 SECTION 11.1.2.2)  
SHEAR WALL ANCHOR BOLTS AND HOLD DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION
- ALL DIAPHRAGM & SHEAR WALL NAILING SHALL UTILIZE "COMMON" NAILS WITH FULL HEADS UNLESS OTHERWISE APPROVED. (CBC 2306.2)
- FASTENERS IN PRESERVATIVE-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)
- APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN ONE (1) YEAR FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 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 SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS 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.
- 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)
- ALL DOORS AND WINDOWS SHALL MEET CITY OF GLENDALE'S SECURITY ORDINANCE.
- 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 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.
- WATER CLOSETS SHALL HAVE AN AVERAGE 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)
- 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)



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



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

## 2ND FLOOR SETBACK AVERAGING CALCS

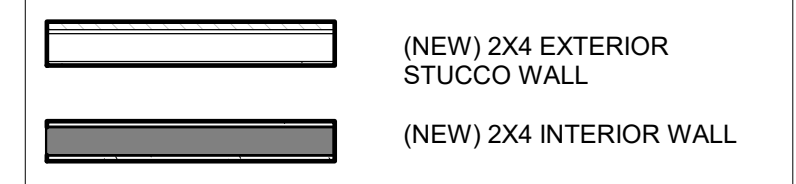
TOAL 2ND FLOOR NORTH SIDE WALL LENGTH	37.6'
TOAL LENGTH @ 11 FEET SETBACK	37.6'
2ND FLOOR NORTH SIDE WALL SETBACK AVERAGE	11'

$$37.6' \times 11' = 413.6 = 37.6' = 11'$$

## 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

## WALL LEGEND



## DOOR SCHEDULE

#	QTY.	DOOR SIZE		HEAD HEIGHT	MANUFACTURER	MATERIAL	REMARKS
		WIDTH	HEIGHT				
101	2	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"			

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



THIS SET IS NOT TO BE USED FOR CONSTRUCTION AND IS INTENDED FOR DESIGN PURPOSES ONLY

#	BY	DATE

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ARCHNTECH NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ARCHNTECH. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

STAMP

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

PROJECT INFO	
JOB NO.	A_065
START DATE	12-17-2020
DRAWN BY	Author
CHECKED BY	Checker
ISSUED FOR	
CITY APPROVAL	
CLIENT SUBMITTAL	
BIDDING	
CONSTRUCTION	
SHEET DESCRIPTION	

## FLOOR PLANS

SHEET NUMBER

**A-2.0**

SHEET OF



THIS SET IS NOT TO BE USED FOR CONSTRUCTION AND IS INTENDED FOR DESIGN PURPOSES ONLY

#	BY	DATE

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ARCHNTECH NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ARCHNTECH. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

STAMP

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

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

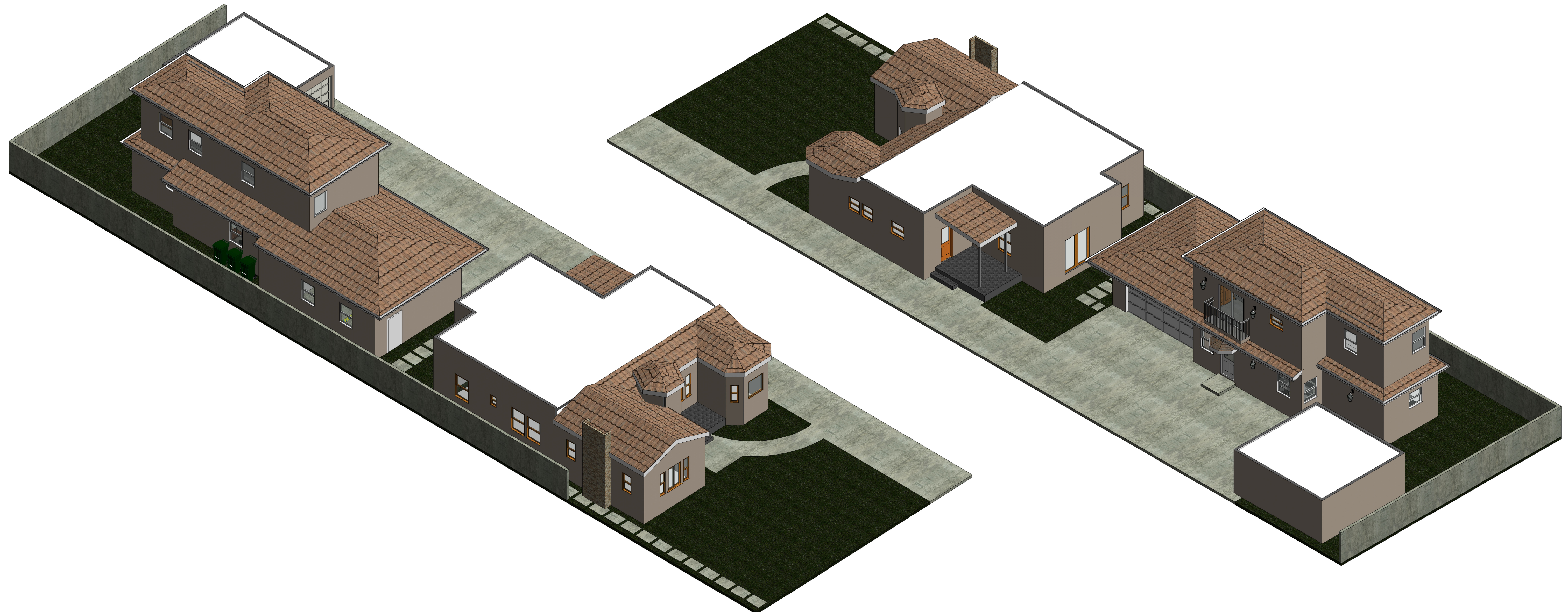
SHEET DESCRIPTION

COVER PAGE

SHEET NUMBER

0

SHEET OF





THIS SET IS NOT TO BE USED FOR CONSTRUCTION AND IS INTENDED FOR DESIGN PURPOSES ONLY

#	BY	DATE

AS INSTRUMENT OF SERVICE ALL DRAWINGS AND THE WORK THEREON SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF ARCHN-TECH AND SHALL REMAIN THE PROPERTY OF ARCHN-TECH UNLESS OTHERWISE STATED. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR USED IN CONNECTION WITH ANY OTHER PROJECT WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ARCHN-TECH. ARCHN-TECH SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY WORK SHOWN ON THESE DRAWINGS. VISUAL CONTACT WITH THESE DRAWINGS SHALL BE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

STAMP

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE BEFORE PROCEEDING WITH THE WORK

HOVANNES MARKOSYAN  
316 ALLEN AVE,  
GLENDALE, CA, 91201

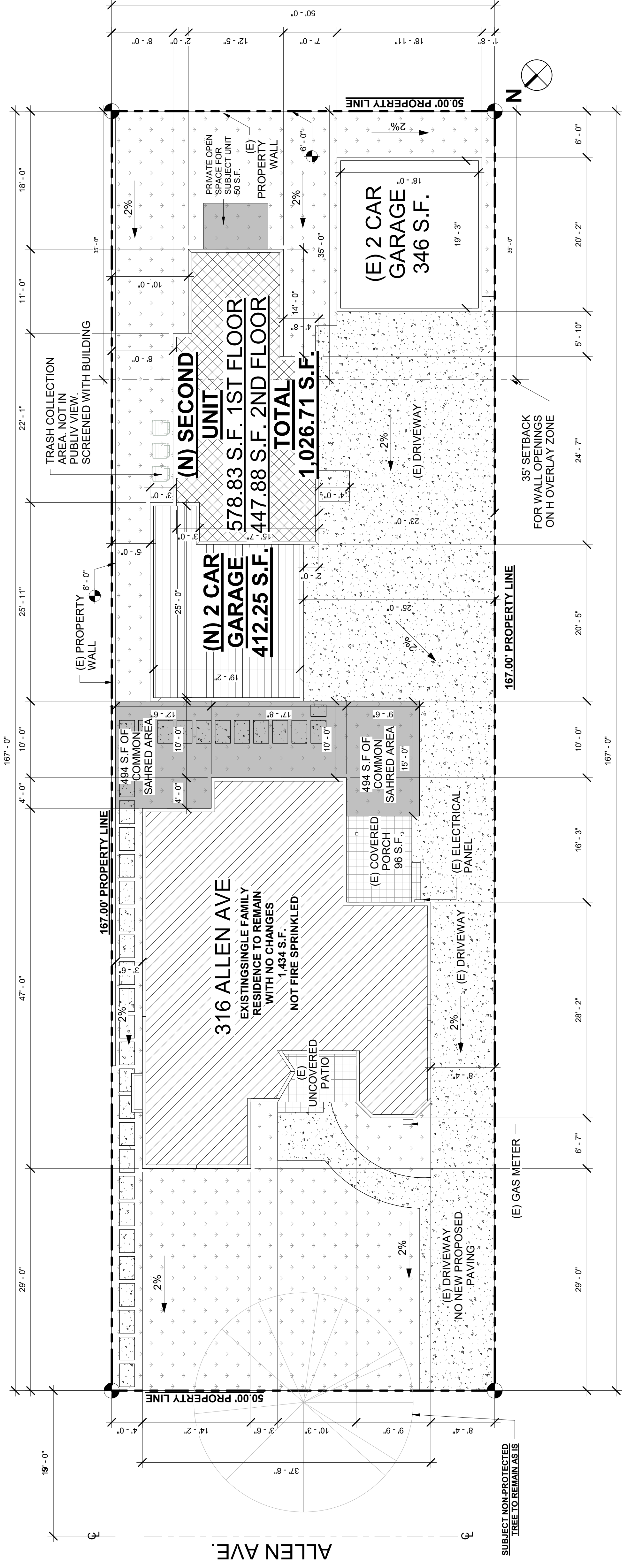
PROJECT INFO	
JOB NO.	A_065
START DATE	12-17-2020
DRAWN BY	Author
CHECKED BY	Checker

ISSUED FOR	
CITY SUBMITTAL	
BIDDING	
CONSTRUCTION	

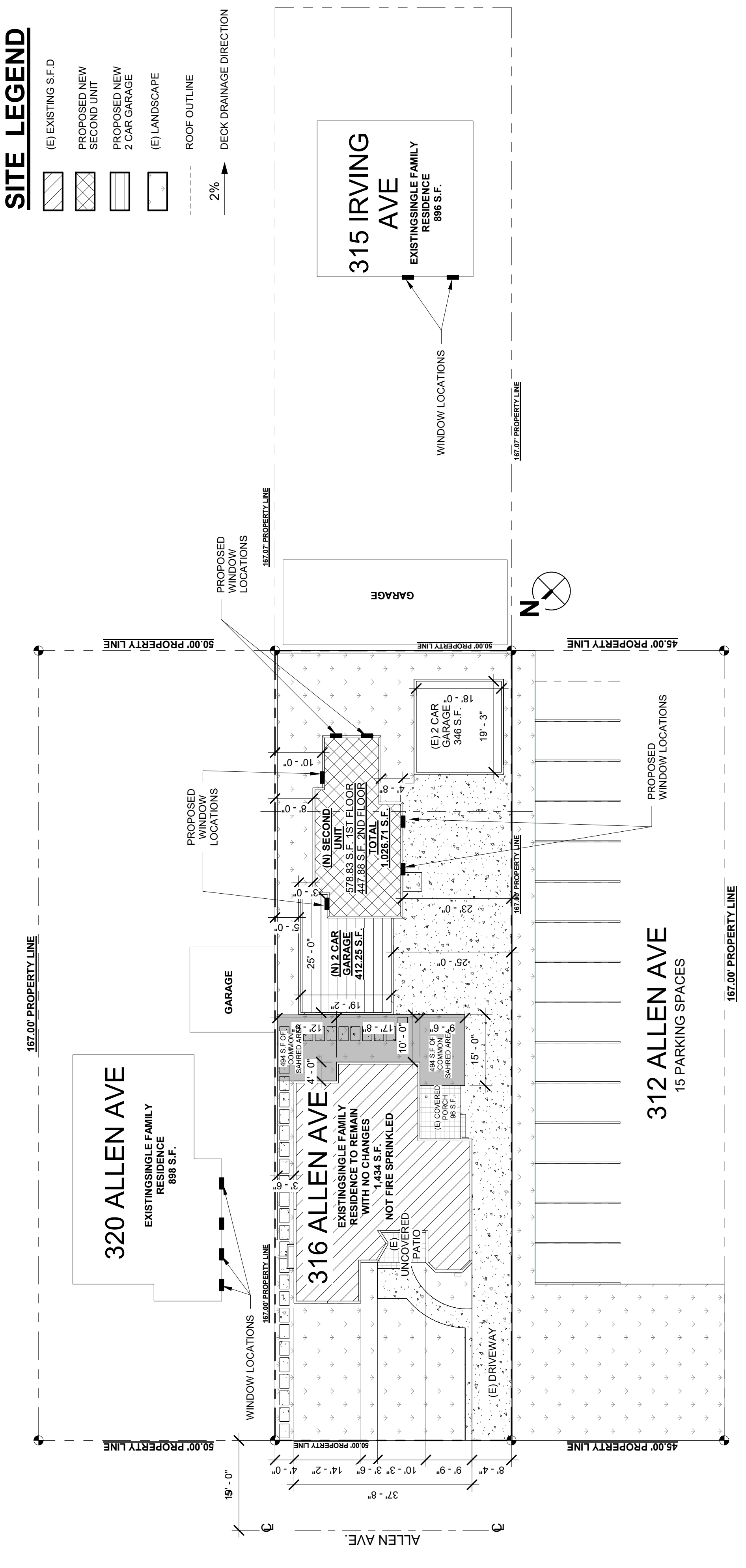
NEW SITE  
PLAN

SHEET NUMBER  
**A-1.1**

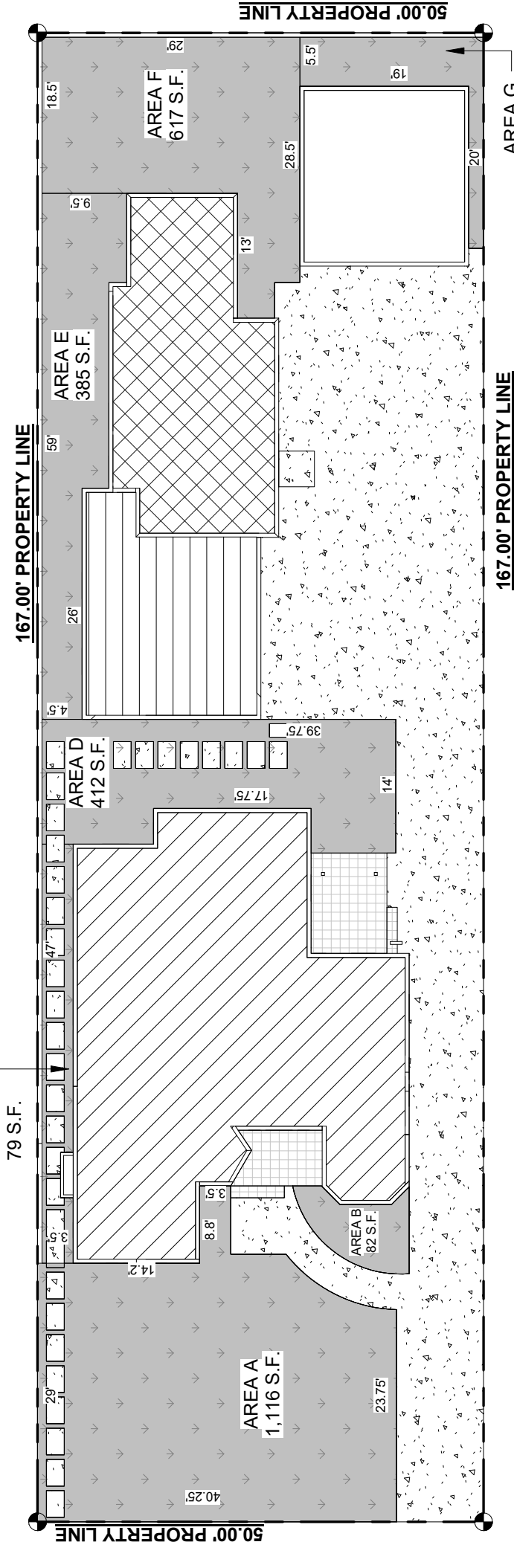
SHEET  
OF



① SITE PLAN  
1/8" = 1'-0"



③ VICINITY SITE PLAN  
1/16" = 1'-0"



**MINIMUM LANDSCAPE CALCS**

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

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

② LANDSCAPE CALC  
1/16" = 1'-0"



THIS SET IS NOT TO BE USED FOR CONSTRUCTION AND IS INTENDED FOR DESIGN PURPOSES ONLY

#	BY	DATE

AS INSTRUMENT OF SERVICE ALL SHOWN ON THESE DRAWINGS ARE TO REMAIN THE PROPERTY OF ARCHNTECH. NO PARTS OF THESE DRAWINGS SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND ISSUED. ARCHNTECH SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND CONTACT ARCHNTECH VISUAL CONTACT WITH THESE DRAWINGS SHALL BE THE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

STAMP

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE BEFORE PROCEEDING WITH THE WORK

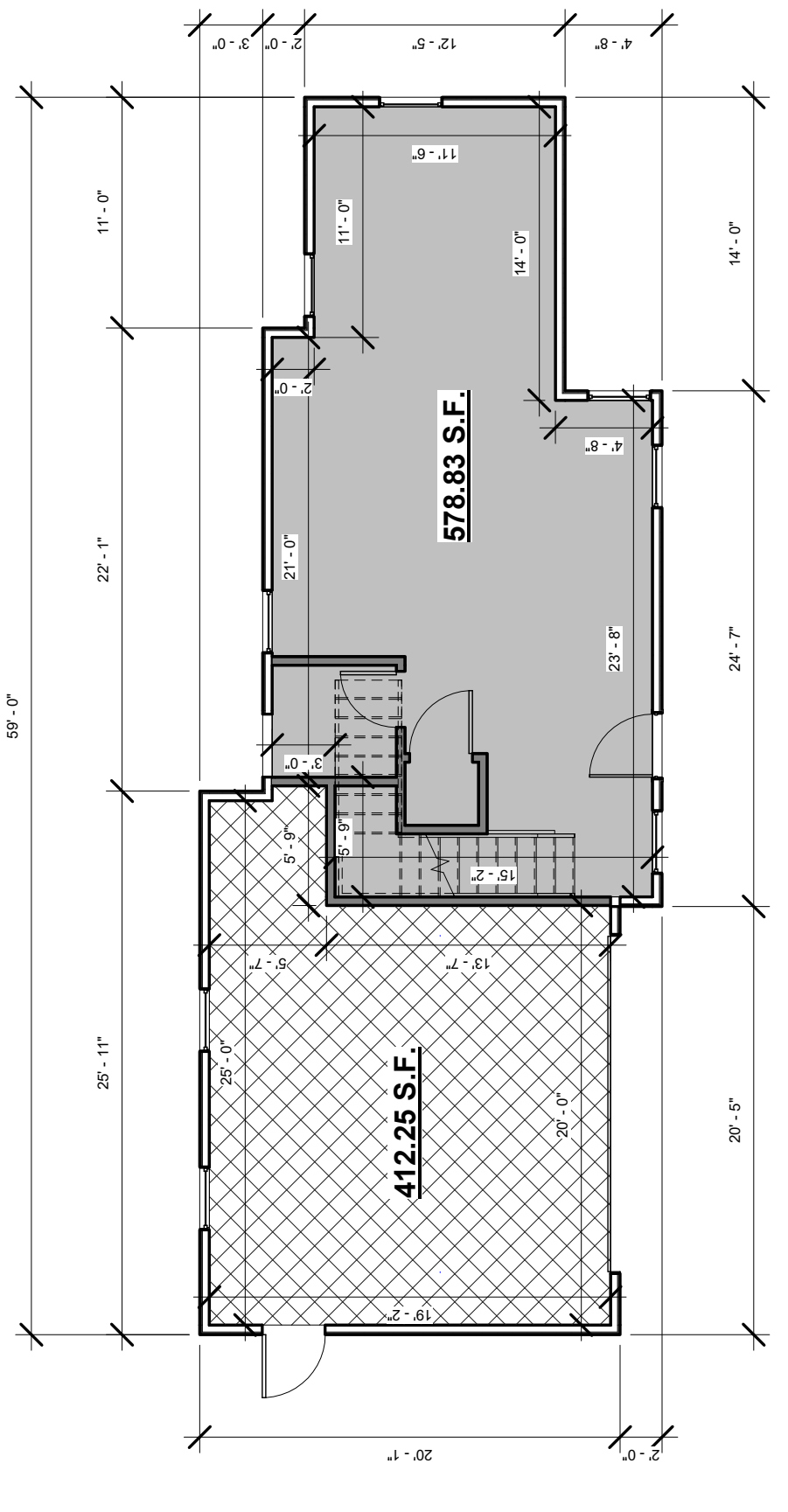
HOVANNES MARKOSYAN  
316 ALLEN AVE,  
GLENDALE, CA, 91201

PROJECT INFO  
JOB NO. A\_065  
START DATE 12-17-2020  
DRAWN BY Author  
CHECKED BY Checker

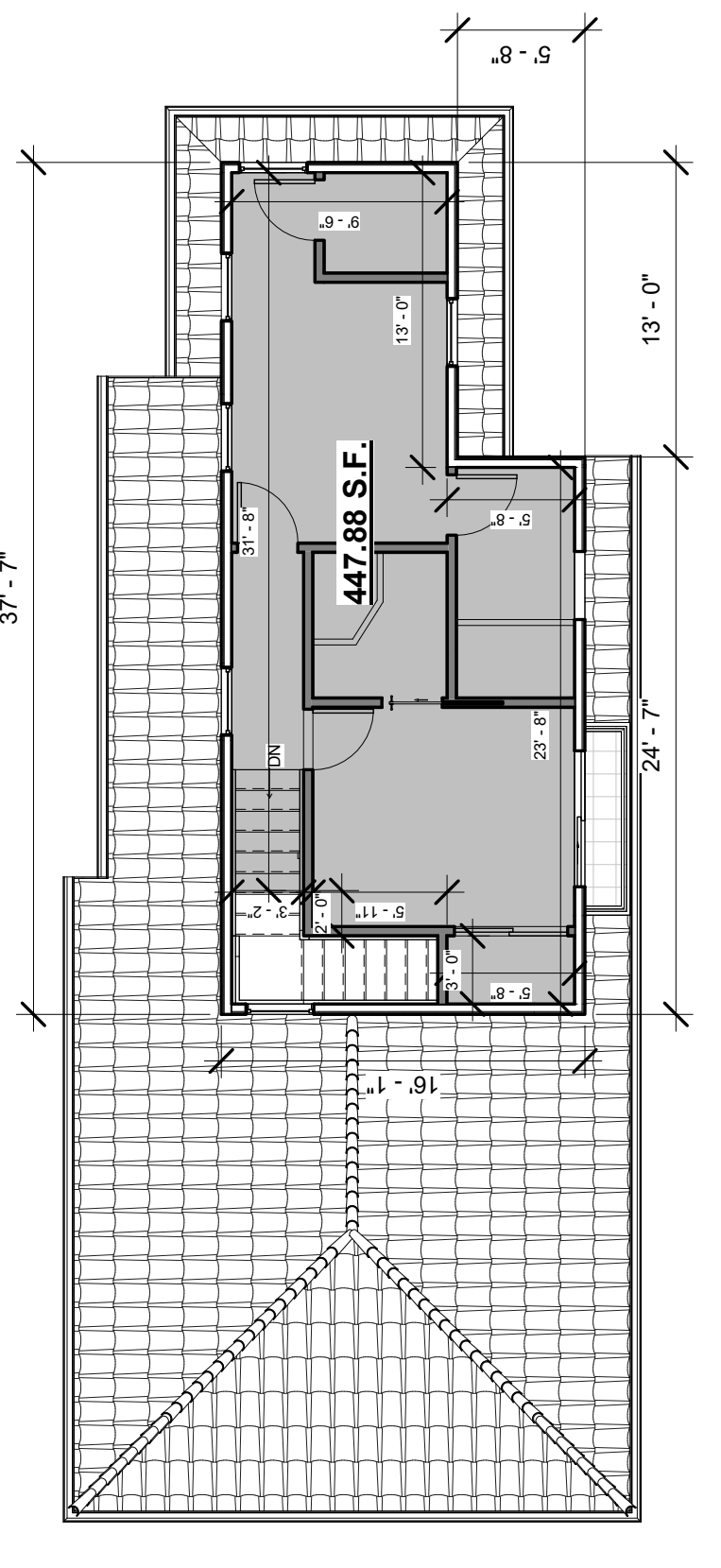
ISSUED FOR  
CLIENT APPROVAL  
CITY SUBMITTAL  
BIDDING  
CONSTRUCTION

SHEET DESCRIPTION  
FAR/  
COVERAGE/  
SETBACKS

SHEET NUMBER  
A-1.2  
OF  
SHEET



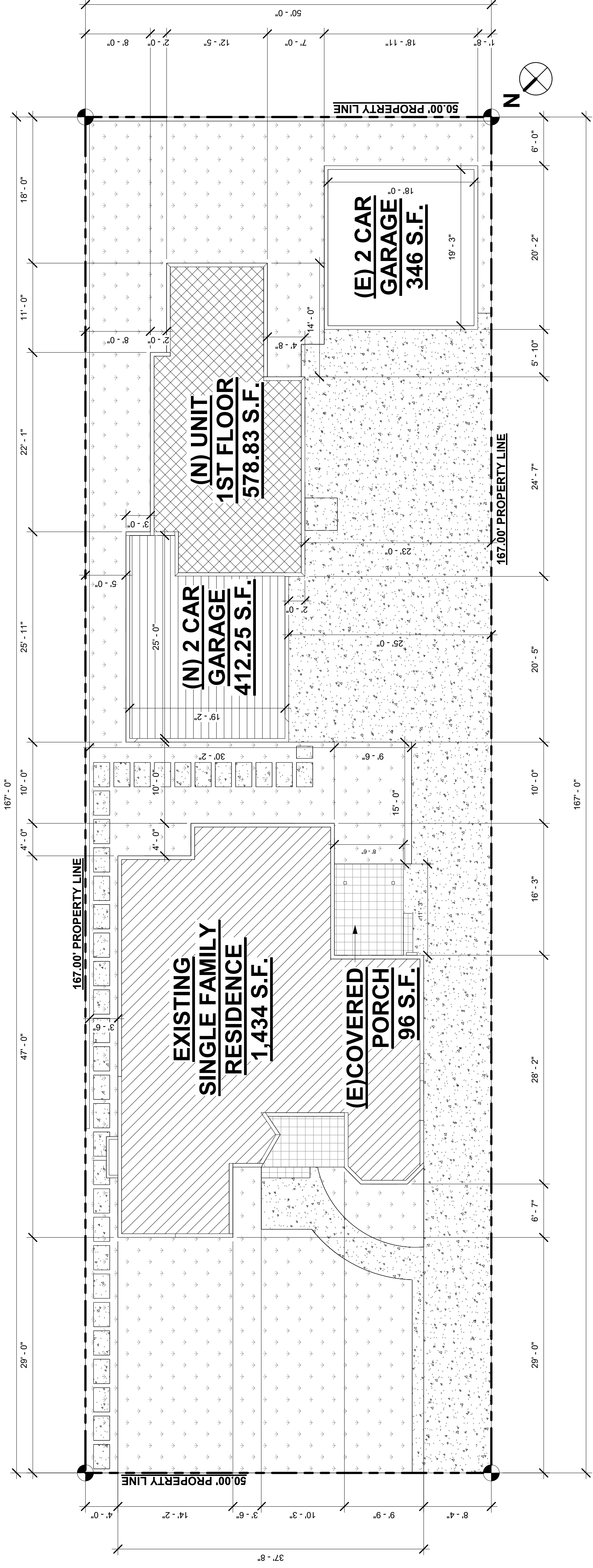
1 FIRST FLOOR AREA PLAN  
1/8" = 1'-0"



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

### AREA LEGEND:

UNIT #2	AREA
(N) 2 CAR GARAGE	578.83 S.F. 447.88 S.F.
1ST FLOOR	578.83 S.F.
2ND FLOOR	447.88 S.F.
<b>TOTAL</b>	<b>1,026.71 S.F.</b>
MAX ALLOWABLE 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%



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

### LOT COVERAGE

UNIT #2	AREA
(E) S.F.D	1,434 S.F.
(N) SECOND UNIT	96 S.F.
(N) 2 CAR GARAGE	412.25 S.F.
(E) 2 CAR GARAGE	346 S.F.
(E) COVERED PORCH	96 S.F.
MAX LOT COVERAGE:	8,350 x .5 = 4,175 S.F.
LOT COVERAGE:	1,434 S.F. + (PORCH) + (NEW GARAGE) + (NEW GARAGE) (1ST FLOOR) + (E GARAGE) = 2,887.08 S.F. < 4,175 S.F. OK
	34.3% < 50%



THIS SET IS NOT TO BE USED FOR CONSTRUCTION AND IS INTENDED FOR DESIGN PURPOSES ONLY

#	BY	DATE

AS INSTRUMENT OF SERVICE, ALL DRAWINGS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF ARCHN-TECH, INC. AND SHALL REMAIN THE PROPERTY OF ARCHN-TECH, INC. NO PARTS OF THESE DRAWINGS SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER PROJECT WITHOUT THE SPECIFIC WRITTEN CONSENT OF ARCHN-TECH, INC. PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND THE USER AGREES TO HOLD ARCHN-TECH, INC. HARMLESS AND TO INDEMNIFY ARCHN-TECH, INC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST ARCHN-TECH, INC. VISUAL CONTACT WITH THESE DRAWINGS SHALL BE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

STAMP

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE BEFORE PROCEEDING WITH THE WORK

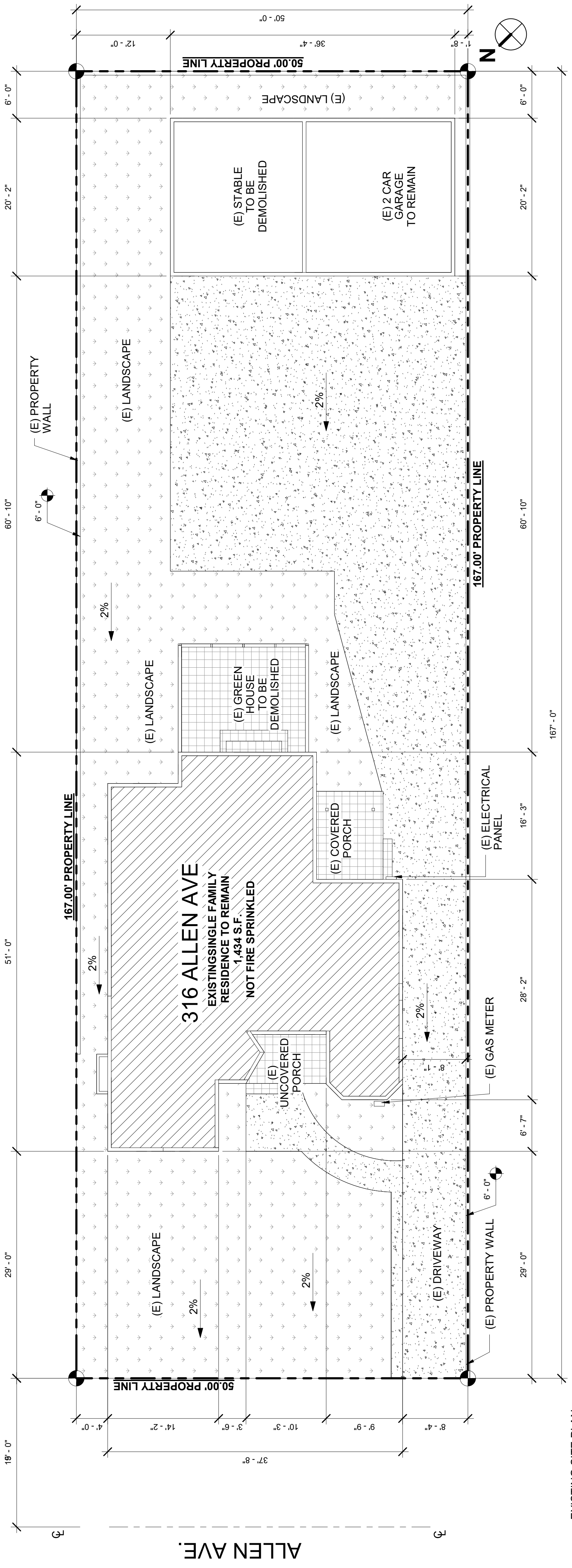
**HOVANNES MARKOSYAN**  
 316 ALLEN AVE,  
 GLENDALE, CA, 91201

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

ISSUED FOR	
CITY SUBMITTAL	
BIDDING	
CONSTRUCTION	
SHEET DESCRIPTION	

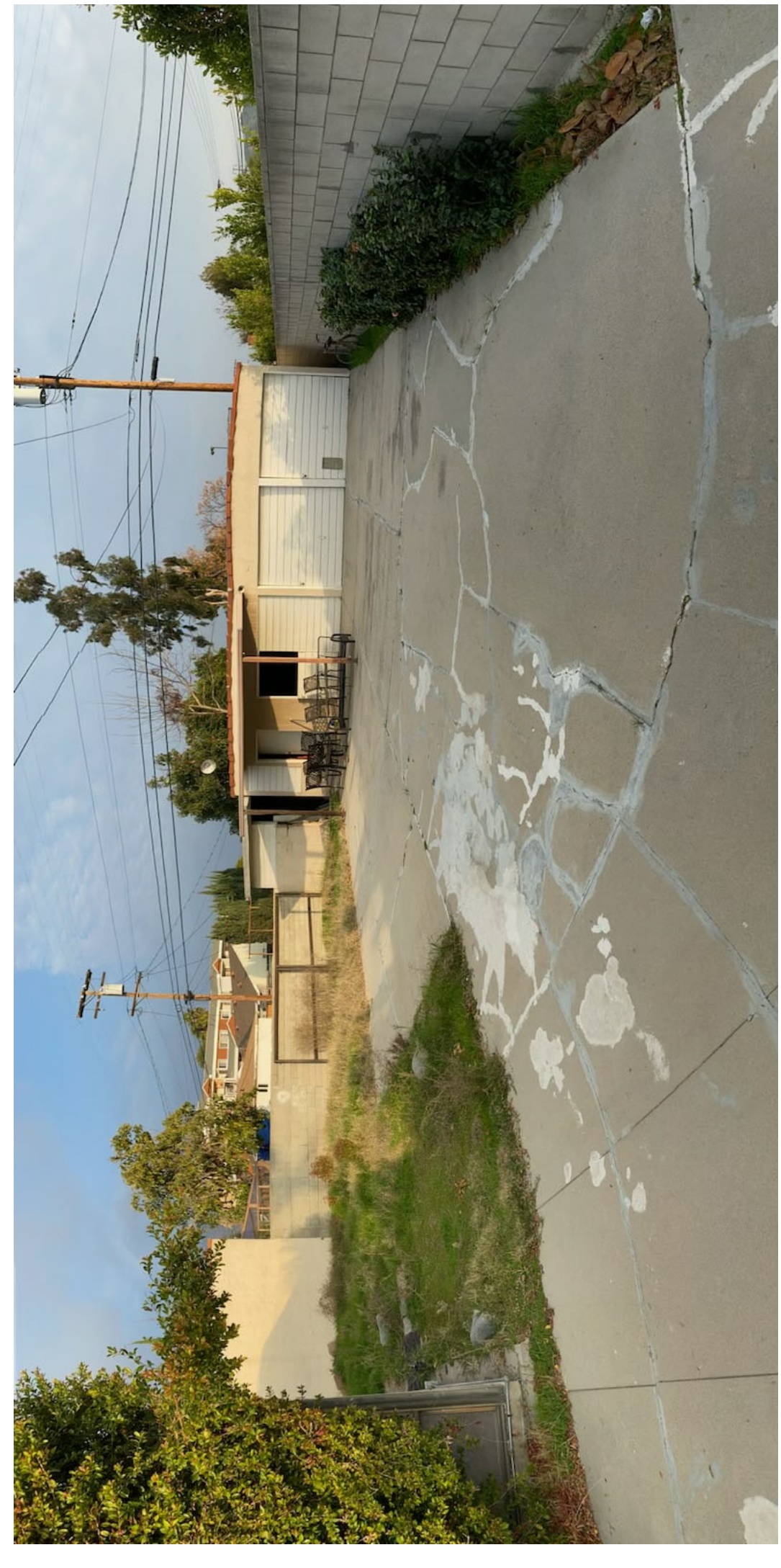
**EXISTING SITE PLAN**

SHEET NUMBER  
**A-1.0**  
 SHEET 0F



① EXISTING SITE PLAN  
 1/8" = 1'-0"

**SITE LEGEND**  
 (E) EXISTING S.F.D.  
 (E) LANDSCAPE  
 2% DECK DRAINAGE DIRECTION







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

THIS SET IS NOT TO BE USED FOR  
CONSTRUCTION AND IS INTENDED  
FOR DESIGN PURPOSES ONLY

AS INSTRUMENT OF SERVICE, ALL  
DESIGN, IDEAS AND INFORMATION  
SHOWN ON THESE DRAWINGS ARE  
AND SHALL REMAIN THE PROPERTY  
OF ARCHNTECH NO PART THEREOF  
SHALL BE COPIED, DISCLOSED TO  
OTHERS, OR USED IN CONNECTION  
WITH ANY WORK OR PROJECT  
OTHER THAN THE SPECIFIC  
PROJECT FOR WHICH THEY HAVE  
BEEN PREPARED AND DEVELOPED  
WITHOUT THE WRITTEN CONSENT  
OF ARCHNTECH. VISUAL CONTACT  
WITH THESE DRAWINGS SHALL  
CONSTITUTE CONCLUSIVE  
EVIDENCE OF ACCEPTANCE OF  
THESE RESTRICTIONS.

STAMP

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

PROJECT INFO

JOB NO. A\_065

START DATE 12-17-2020

DRAWN BY ARVIN

CHECKED BY

ISSUED FOR

CLIENT APPROVAL

CITY SUBMITTAL

BIDDING

CONSTRUCTION

SHEET DESCRIPTION

TITLE SHEET

SHEET NUMBER

A-0.0

SHEET OF

10/4/2022 11:33:36 AM

SHEET INDEX:

Table with 2 columns: SHEET INDEX, TITLE. Rows include A-0.0 TITLE SHEET, A-1.0 EXISTING SITE PLAN, A-1.1 NEW SITE PLAN, A-1.2 FAR/ COVERAGE/ SETBACKS, A-2.0 FLOOR PLANS, A-2.1 ROOF PLAN, A-3.0 ELEVATIONS, A-4.0 SECTIONS, A-5.0 GREEN, A-5.1 SPECS, S-1 GENERAL NOTES, S-2 FOUNDATION PLAN/FRAMING PLAN, S-3 DETAILS, T-1 TITLE-24 REPORT, T-2 TITLE-24 REPORT.

CONSULTANTS:

DESIGNER: ARVIN SHRINYANS  
PH:818-331-1151  
ARVIN.SHRINYANS@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:

Table with 2 columns: BUILDING STATS, VALUE. Rows include OCCUPANCY: R3, LOT AREA: 167 X 50 = 8,350 S.F., AREA CALCULATIONS, MAX ALLOWABLE 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

Table with 2 columns: BUILDING STATS, VALUE. Rows include 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.

LEGAL DESCRIPTION:

Table with 2 columns: LEGAL DESCRIPTION, VALUE. Rows include 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

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 5 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, 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.

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.

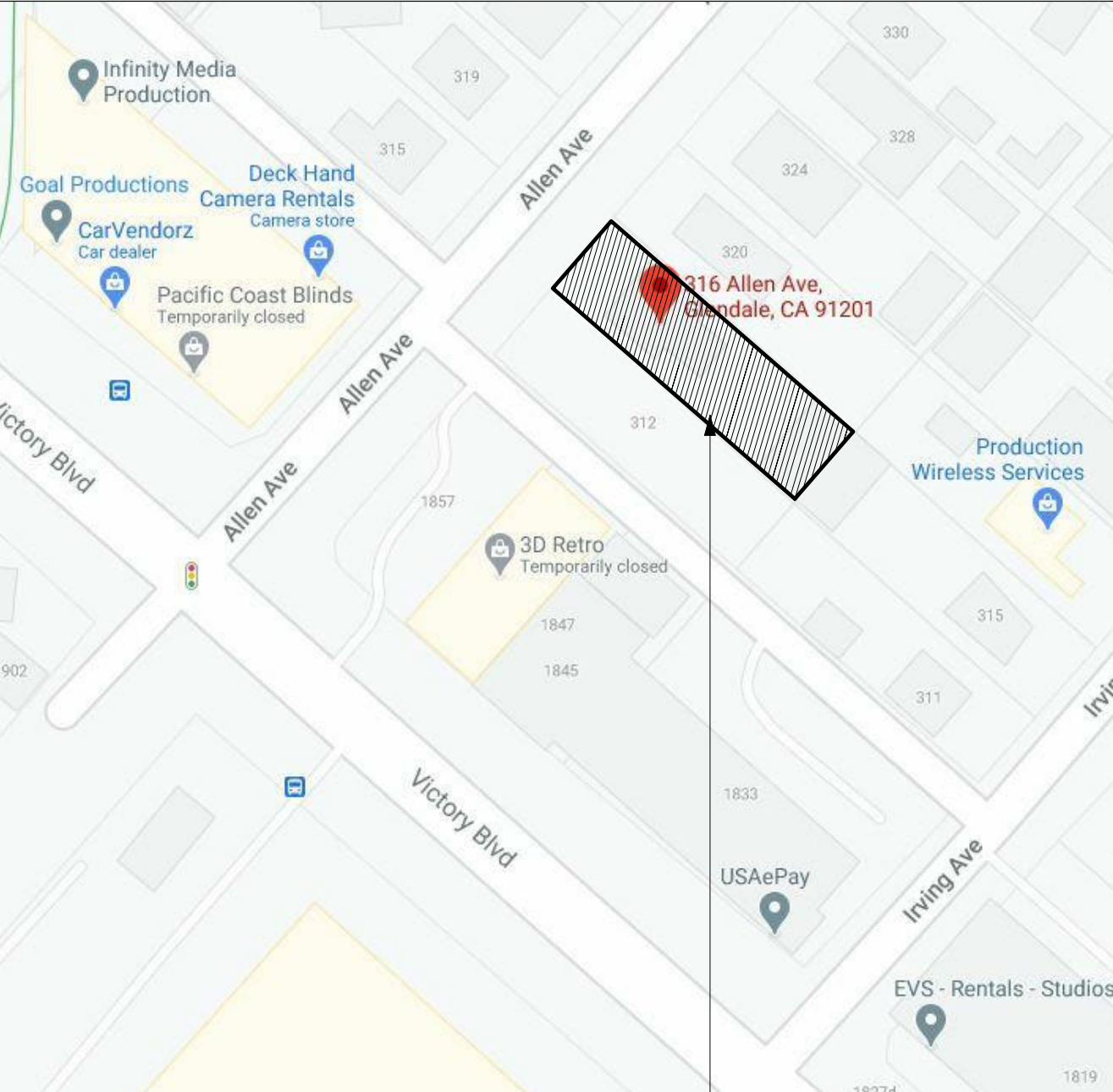
STORM WATER DRAIN:

- 1. BEYOND 10' OF STRUCTURE MINIMUM SURFACE DRAINAGE SHALL BE 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

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.

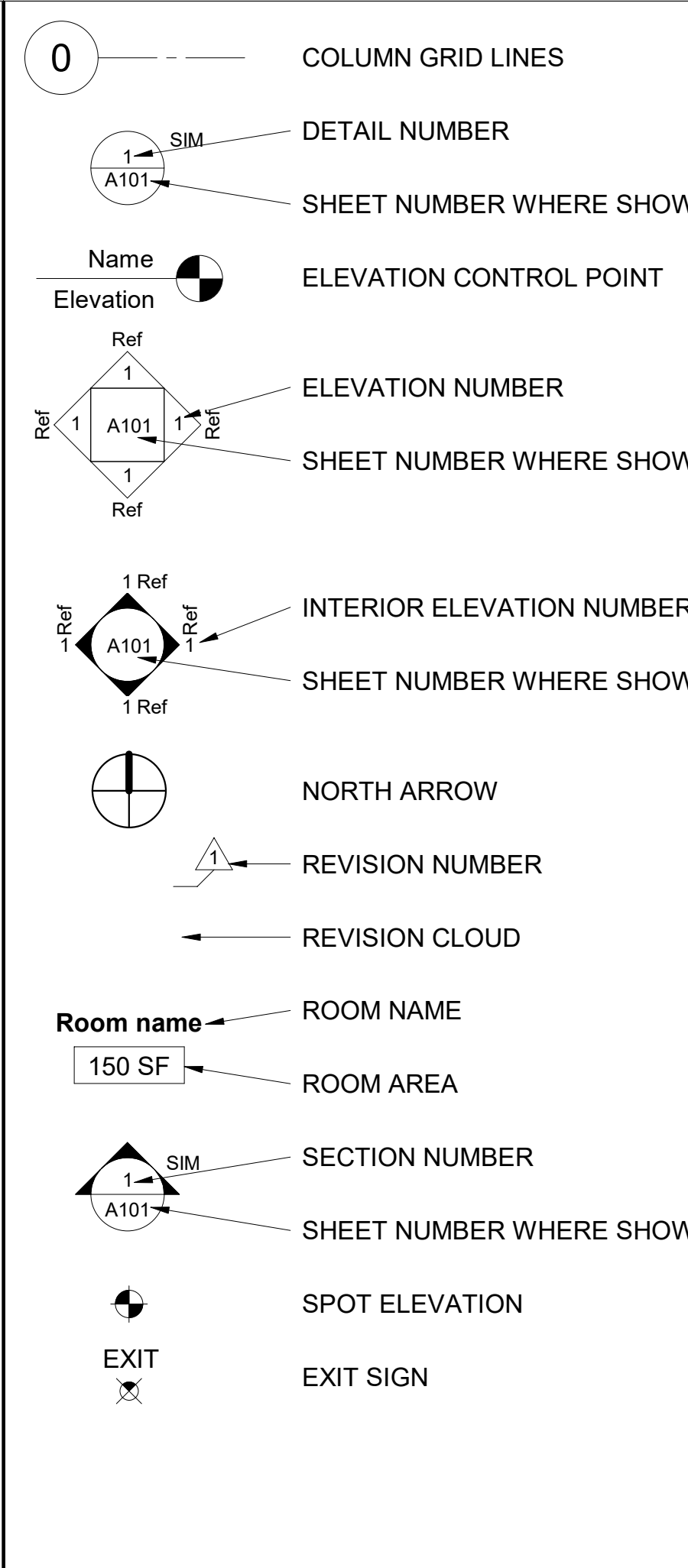
VICINITY MAP:



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-WHETHER 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 EQUIPPED 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 / AСП-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 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. (3109.4.1.8)
9. THERE ARE NO OAK, BAY, OR SYCAMORE TREES ON THE SITE OR WITHIN TWENTY (20) FEET OF THE SITE.

SYMBOLS:



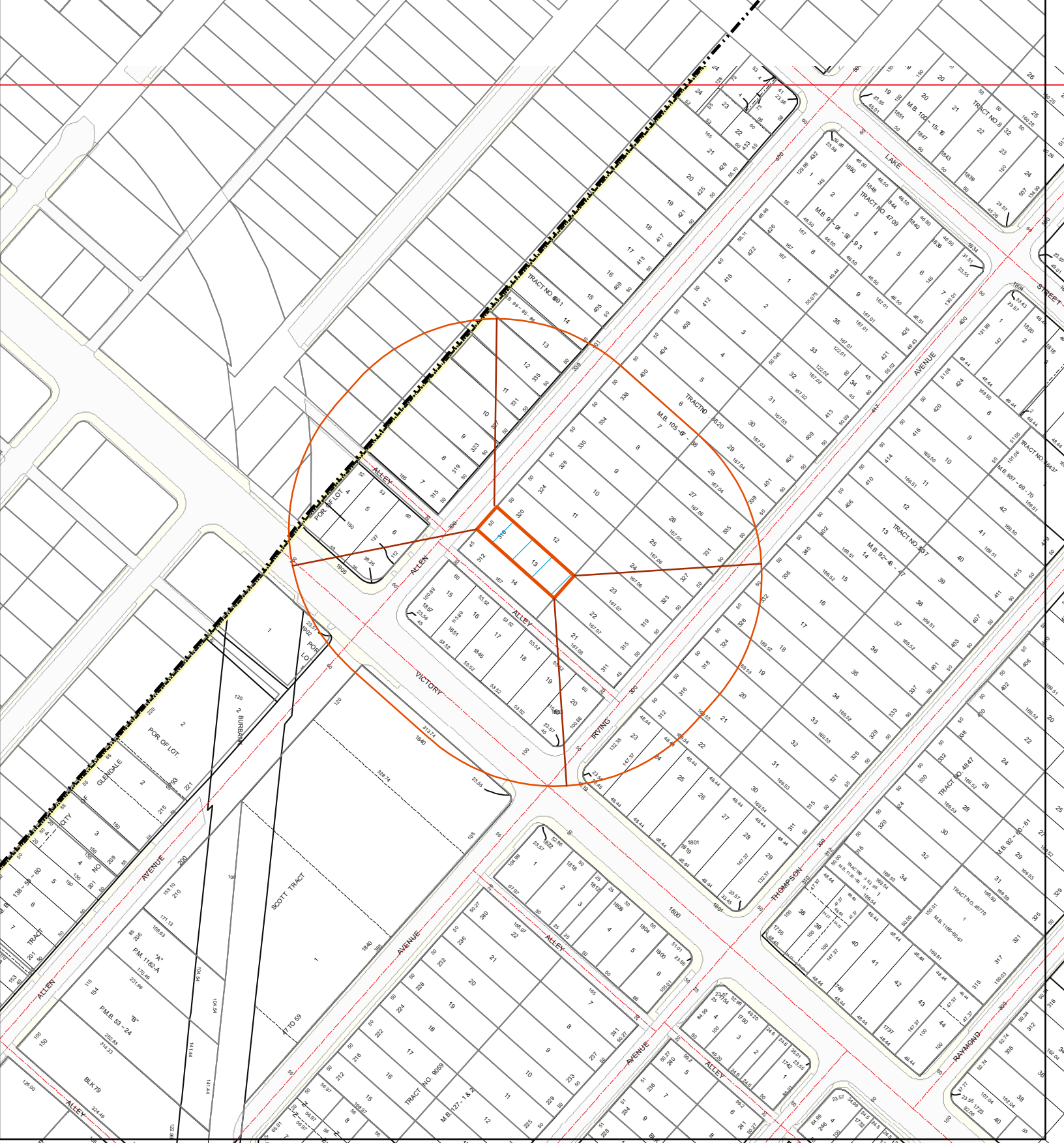
ABBREVIATIONS:

Table with 2 columns: ABBREVIATIONS, FULL NAME. Rows include @ AT, A.B. ANCHOR BOLT, A.D. AREA DRAIN, ADDN'L. ADDITIONAL, ADJ. ADJACENT, A.F.F. ABOVE FINISH FLOOR, ALUM. ALUMINUM, APPROX. APPROXIMATELY, ARCH. ARCHITECT, A.S. ASPHALTIC, CONCRETE CONCRETE, ASSY. ASSEMBLY, B.O. BOTTOM OF, BD. BOARD, BIT. BITUMEN(OUS), BLDG. BUILDING, BLKG. BLOCKING, BM. BEAM, CAB. CABINET, C.B. CATCH BASIN, C.T. CERAMIC TILE, CEM. CEMENT, CL. CENTER LINE, CLG. CEILING, CLR. CLEAR, COL. COLUMN, COMP. COMPOSITION, CONC. CONCRETE, CONSTR. CONSTRUCTION, CONT. CONTINUOUS, CONTR. CONTRACTOR, CPT. CARPET, CTR. CENTER, DBL. DOUBLE, D.F. DOUGLAS FIR, DIA. DIAMETER, DIM. DIMENSION, DN. DOWN, DR. DOOR, D.S. DOWNSPOUT, DTL. DETAIL, DWG. DRAWING, EA. EACH, ELEC. ELECTRICAL, EL. ELEVATION, ENCL. ENCLOSURE, EQ. EQUAL, EXIST. EXISTING, EXP. EXPANSION, EXT. EXTERIOR, EXTR. EXTRUDED, F.D. FLOOR DRAIN, FDN. FOUNDATION, FIN. FINISH, FL. FLOOR, FLASH'G. FLASHING, F.O.C. FACE OF CONCRETE, F.O.F. FACE OF FINISH, F.O.M. FACE OF MASONRY, F.O.S. FACE OF STUD, FRM'G. FRAMING, FT. FOOT / FEET, FTG. FOOTING, GA. GAUGE, GALV. GALVANIZED, GYP. GYPSUM, H.B. HOSE BIBB, H.G. HOLLOW CORE, H.M. HOLLOW METAL, HDR. HEADER, HORIZ. HORIZONTAL, HT. HEIGHT, I.D. INSIDE DIAMETER, INFO. INFORMATION, INSUL. INSULATION, INT. INTERIOR, I.S.F.W. INSIDE OF FINISH WALL, JT. JOINT, M.O. MASONRY OPENING, MAX. MAXIMUM, MBR. MEMBER, MECH. MECHANICAL, MEMB. MEMBRANE, MFR. MANUFACTURER, MIN. MINIMUM, MISC. MISCELLANEOUS, MTD. MOUNTED, MTL. METAL, N.I.C. NOT IN CONTRACT, N.T.S. NOT TO SCALE, NAT. NATURAL, NOM. NOMINAL, O. OVER, O.C. ON CENTER, O.D. OUTSIDE DIAMETER, O.H. OVER HEAD, OPEN'G. OPENING, OPP. OPPOSITE, O.S.F.W. OUTSIDE FACE OF FINISH WALL, P.L. PROPERTY LINE, P. LAM. PLASTIC LAMINATE, P.B.L. PAPER BACKED LATH, P.T. PRESSURE TREATED, PART'N. PARTITION, PLAST. PLASTER, PLY. PLYWOOD, PR. PAIR, PRPT. PARAPET, PTD. PAINTED, R.O. ROUGH OPENING, R. RADIUS, R.C.P. REFLECTED CEILING, RD. ROOF DRAIN, REF. REFERENCE, REINF. REINFORCEMENT, REQ'D. REQUIRED, RFG. ROOFING, RM. ROOM, S.B. SANDBLASTED, S.D. STORM DRAIN, S.C. SOLID CORE, S.S. STAINLESS STEEL, SCHED. SCHEDULE, SHT. SHEET, SIM. SIMILAR, SPEC. SPECIFICATION, SPEC'D. SPECIFIED, SQ. SQUARE, STD. STANDARD, STRUCT. STRUCTURAL, SUSP. SUSPENDED, T. TEMPERED, T.O. TOP OF, T.C.S. TERNE COATED STEEL, T.C.Z. TERNE COATED ZINC, TEMP. TEMPERED, THK. THICK, TYP. TYPICAL, U.B.C. UNIFORM BUILDING, CODE CODE, U.O.N. UNLESS OTHERWISE NOTED, VERT. VERTICAL, V.G.D.F. VERTICAL GRAIN DOUGLAS, W.C. WATER CLOSET, W/O. WITHOUT, W. WITH, W/I. WITHIN, W.P. WATER PROOF, W.R. WATER RESISTANT, WD. WOOD, W.T. WALL THICKNESS

ABBREVIATIONS:

Table with 2 columns: ABBREVIATIONS, FULL NAME. Rows include @ AT, A.B. ANCHOR BOLT, A.D. AREA DRAIN, ADDN'L. ADDITIONAL, ADJ. ADJACENT, A.F.F. ABOVE FINISH FLOOR, ALUM. ALUMINUM, APPROX. APPROXIMATELY, ARCH. ARCHITECT, A.S. ASPHALTIC, CONCRETE CONCRETE, ASSY. ASSEMBLY, B.O. BOTTOM OF, BD. BOARD, BIT. BITUMEN(OUS), BLDG. BUILDING, BLKG. BLOCKING, BM. BEAM, CAB. CABINET, C.B. CATCH BASIN, C.T. CERAMIC TILE, CEM. CEMENT, CL. CENTER LINE, CLG. CEILING, CLR. CLEAR, COL. COLUMN, COMP. COMPOSITION, CONC. CONCRETE, CONSTR. CONSTRUCTION, CONT. CONTINUOUS, CONTR. CONTRACTOR, CPT. CARPET, CTR. CENTER, DBL. DOUBLE, D.F. DOUGLAS FIR, DIA. DIAMETER, DIM. DIMENSION, DN. DOWN, DR. DOOR, D.S. DOWNSPOUT, DTL. DETAIL, DWG. DRAWING, EA. EACH, ELEC. ELECTRICAL, EL. ELEVATION, ENCL. ENCLOSURE, EQ. EQUAL, EXIST. EXISTING, EXP. EXPANSION, EXT. EXTERIOR, EXTR. EXTRUDED, F.D. FLOOR DRAIN, FDN. FOUNDATION, FIN. FINISH, FL. FLOOR, FLASH'G. FLASHING, F.O.C. FACE OF CONCRETE, F.O.F. FACE OF FINISH, F.O.M. FACE OF MASONRY, F.O.S. FACE OF STUD, FRM'G. FRAMING, FT. FOOT / FEET, FTG. FOOTING, GA. GAUGE, GALV. GALVANIZED, GYP. GYPSUM, H.B. HOSE BIBB, H.G. HOLLOW CORE, H.M. HOLLOW METAL, HDR. HEADER, HORIZ. HORIZONTAL, HT. HEIGHT, I.D. INSIDE DIAMETER, INFO. INFORMATION, INSUL. INSULATION, INT. INTERIOR, I.S.F.W. INSIDE OF FINISH WALL, JT. JOINT, M.O. MASONRY OPENING, MAX. MAXIMUM, MBR. MEMBER, MECH. MECHANICAL, MEMB. MEMBRANE, MFR. MANUFACTURER, MIN. MINIMUM, MISC. MISCELLANEOUS, MTD. MOUNTED, MTL. METAL, N.I.C. NOT IN CONTRACT, N.T.S. NOT TO SCALE, NAT. NATURAL, NOM. NOMINAL, O. OVER, O.C. ON CENTER, O.D. OUTSIDE DIAMETER, O.H. OVER HEAD, OPEN'G. OPENING, OPP. OPPOSITE, O.S.F.W. OUTSIDE FACE OF FINISH WALL, P.L. PROPERTY LINE, P. LAM. PLASTIC LAMINATE, P.B.L. PAPER BACKED LATH, P.T. PRESSURE TREATED, PART'N. PARTITION, PLAST. PLASTER, PLY. PLYWOOD, PR. PAIR, PRPT. PARAPET, PTD. PAINTED, R.O. ROUGH OPENING, R. RADIUS, R.C.P. REFLECTED CEILING, RD. ROOF DRAIN, REF. REFERENCE, REINF. REINFORCEMENT, REQ'D. REQUIRED, RFG. ROOFING, RM. ROOM, S.B. SANDBLASTED, S.D. STORM DRAIN, S.C. SOLID CORE, S.S. STAINLESS STEEL, SCHED. SCHEDULE, SHT. SHEET, SIM. SIMILAR, SPEC. SPECIFICATION, SPEC'D. SPECIFIED, SQ. SQUARE, STD. STANDARD, STRUCT. STRUCTURAL, SUSP. SUSPENDED, T. TEMPERED, T.O. TOP OF, T.C.S. TERNE COATED STEEL, T.C.Z. TERNE COATED ZINC, TEMP. TEMPERED, THK. THICK, TYP. TYPICAL, U.B.C. UNIFORM BUILDING, CODE CODE, U.O.N. UNLESS OTHERWISE NOTED, VERT. VERTICAL, V.G.D.F. VERTICAL GRAIN DOUGLAS, W.C. WATER CLOSET, W/O. WITHOUT, W. WITH, W/I. WITHIN, W.P. WATER PROOF, W.R. WATER RESISTANT, WD. WOOD, W.T. WALL THICKNESS





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: \_\_\_\_\_



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