



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

October 6, 2023 <i>Decision Date</i>	3806 San Augustine Drive <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5660-029-048 <i>APN</i>
PADR-001447-2023 <i>Case Number</i>	Arvin Shirinyans, ARCHnTECH <i>Applicant</i>
Cassandra Pruet <i>Case Planner</i>	Anna Ter-Hovannesian <i>Owner</i>

Project Summary

The applicant is proposing to construct a one story, 331 square foot (SF) addition at the front façade, a 310 SF attached covered patio at the rear, a 600 SF rear cantilevered deck, and a 559 SF pool that is partially in-ground and partially raised, at an existing 1,834 SF one-story house built in 1968. The house is located on an approximately 10,300 SF interior lot in the R1R-III (Restricted Residential, FAR District III) Zone. The front addition is consistent with the existing style of the house.

Environmental Review

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition will not result in an increase of more than 50% of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

Existing Property/Background

The project site is an approximately 10,300 SF interior lot located on the west side of San Augustine Drive, south of its intersection with Figueroa Street. The lot is nearly trapezoidal in shape, with a flat building pad extending north-westerly, then descending steeply. The site is developed with a one-story, 1,834 SF single-family home with an attached two-car garage.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RIR FAR District: III

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

Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.

Neighborhood Survey

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	18,701 SF	9,057 – 35,346 SF	10,300 SF
Setback	18 feet	10 – 30 feet	20 feet
House size	2,185 SF	1,834 – 2,997 SF	2,165
Floor Area Ratio	13%	8% - 24%	21%
Number of stories	1	1	1

DESIGN ANALYSIS

Site Planning

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

Building Location

yes **n/a** **no**

If "no" select from below and explain:

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

Garage Location and Driveway

yes **n/a** **no**

If "no" select from below and explain:

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

Landscape Design

yes n/a no

If “no” select from below and explain:

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

Walls and Fences

yes n/a no

If “no” select from below and explain:

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

Determination of Compatibility: Site Planning

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

- The front and prevailing setbacks are maintained. The addition, covered patio, and in-ground part of pool utilize the existing building pad area.
- The new deck extends from the existing back yard on-grade patio, projecting over the hillside between approximately 8 feet in depth (at the center) to 11 feet (at the sides); however, the deck cantilevers out to preserve the natural topography beneath. The deck extension distance (depth) is reasonable in terms of the site conditions, following the topography in plan view by being angled in at the sides where the topography angles in. The height of the deck from the grade below is less than 8 feet.

Massing and Scale

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

Building Relates to its Surrounding Context

yes n/a no

If “no” select from below and explain:

- Appropriate proportions and transitions
- Relates to predominant pattern
- Impact of larger building minimized

Building Relates to Existing Topography

yes n/a no

If “no” select from below and explain:

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

Consistent Architectural Concept

yes **n/a** **no**

If “no” select from below and explain:

- Concept governs massing and height

Scale and Proportion

yes **n/a** **no**

If “no” select from below and explain:

- Scale and proportion fit context
- Articulation avoids overbearing forms
- Appropriate solid/void relationships
- Entry and major features well located
- Avoids sense of monumentality

Roof Forms

yes **n/a** **no**

If “no” select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

Determination of Compatibility: Mass and Scale

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

- The addition at the front is well-integrated into the existing building and roof form, maintaining the existing mass and scale.
- The addition adds architectural features to the front façade that help break up the massing, including additional windows, a small roof gable, and stone wainscotting.
- The rear covered patio, pool and deck are not visible from the public street.
- The rear covered patio roof continues the same building form and material as the existing roof and the height is minimized, with eaves aligning to existing roof eaves.
- The rear deck railing features glass, which is transparent and minimizes massing and scale.

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

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:

- The addition, covered patio, pool and deck feature a consistent architectural concept, utilizing traditional architectural forms, details and materials that are appropriate to the project and surrounding neighborhood.
- The entryway provides an appropriate focal point and is well-proportioned.
- Windows are appropriate to the existing architectural style of the house. Additional windows added at the front enhance the front façade. Front façade windows are recessed with sill.
- Privacy of neighbors is maintained since no new windows face neighboring windows, and the deck does not overlook private areas of adjacent properties.
- Materials used on the front façade are high quality and consistent with existing materials. Materials include asphalt shingle roofing, smooth stucco siding, stone cladding with varied colors, concrete decorative (tile pattern) paving, a traditional style wood front door, wood panel decking, and glass railing.
- The HVAC is screened from public view. The trash collection location and exterior lighting has not been shown.

Recommendation / Draft Record of Decision

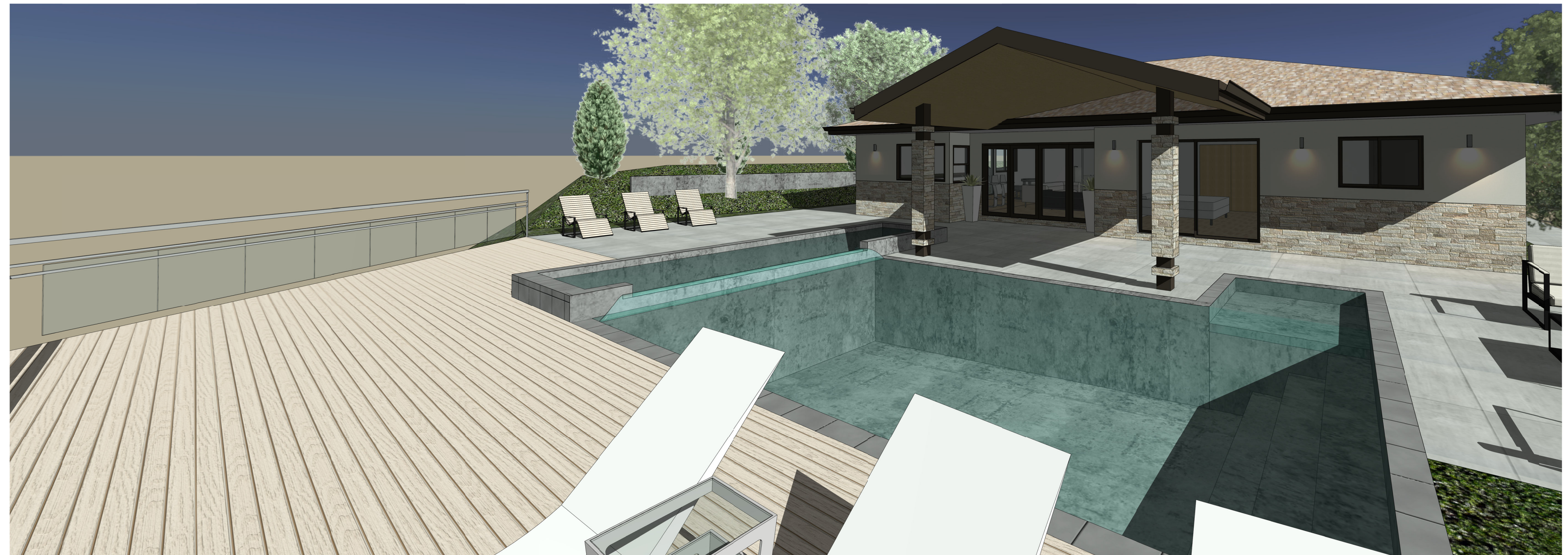
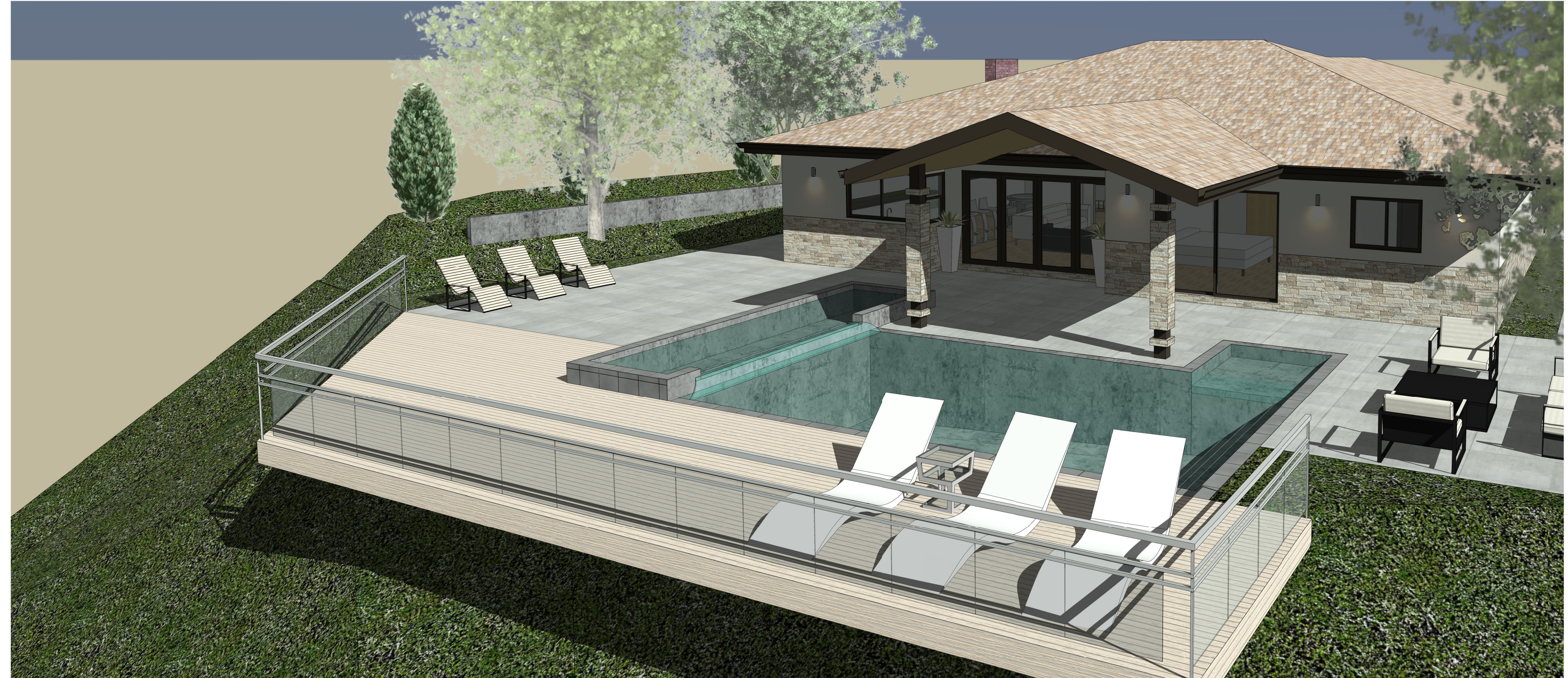
Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

Conditions

1. Any proposed exterior lighting shall be included in plans, designed to be architecturally compatible with the house and minimize spill onto neighboring properties, and be reviewed and approved by staff prior to building permit issuance.
-

Attachments

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



#	BY	DATE

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

**ARTAK
 TER-HOVANNESIAN**
 3806 SAN AUGUSTINE DR,
 GLENDALE, CA, 91206

PROJECT INFO

JOB NO. A_2020-051
 START DATE 9-16-2020
 DRAWN BY Author
 CHECKED BY Checker

ISSUED FOR

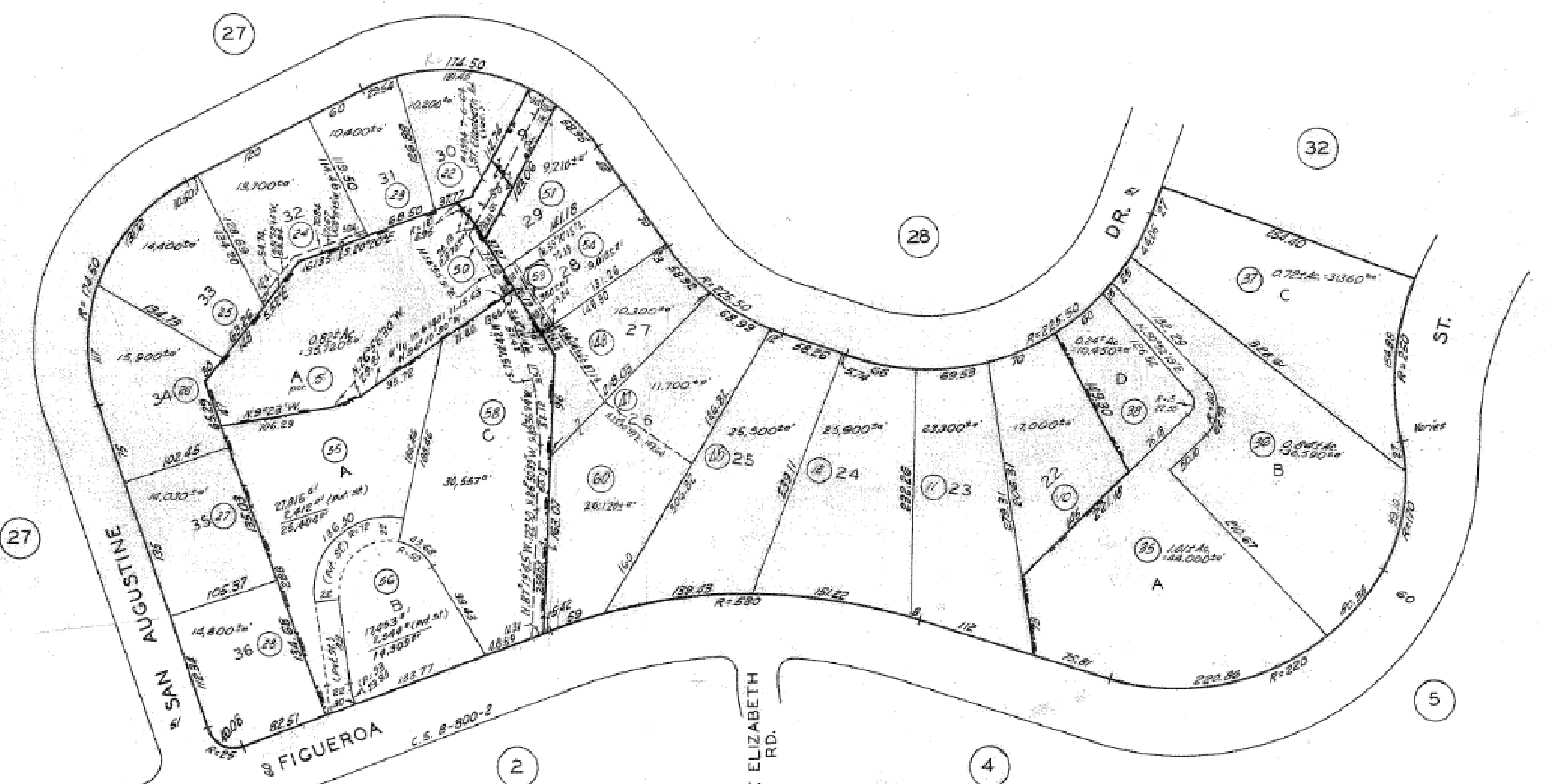
CLIENT APPROVAL
 CITY SUBMITTAL
 BIDDING
 CONSTRUCTION
 SHEET DESCRIPTION

COVER PAGE

SHEET NUMBER

A-0

SHEET OF



SICOMORO CAÑON TRACT M. B. 30-37
TRACT NO. 14269 M. B. 356-28-30
TRACT NO. 28337 M. B. 725-51-56
PARCEL MAP P.M. 13-32
PARCEL MAP P.M. 139-69-70
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

NOTES:

- 1. EAVES, ARCHITECTURAL PROJECTIONS, DECKS, BALCONIES ETC. SHALL BE ENCLOSED WITH MATERIALS APPROVED FOR ONE HOUR CONSTRUCTION...
2. ADDRESS NUMBERS SHALL BE PROVIDED WHICH ARE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET...
3. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE...
4. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES...
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...
7. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOIL INVESTIGATION REPORT MAY BE REQUIRED.
8. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES...
9. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE...
10. A COPY OF THE VALID EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

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...
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 25, STATE OF CALIFORNIA.
1.16. ROOFING:
A. COMPOSITION 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...
B. ENERGY INSULATION REQUIREMENTS: ALL INTERIOR WALL SHALL BE INSULATED WITH BLANKET TYPE MINERAL FIBER OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1521E...
1. BLANKET TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1521E.

SHEET INDEX:

Table with columns: SHEET INDEX, COVER PAGE, TITLE SHEET, EXISTING SITE PLAN, NEW SITE PLAN, SURVEY, DEMO CALCS, EXISTING PLANS, NEW FLOOR PLAN, EXISTING ELEVATIONS, NEW ELEVATIONS, SECTIONS, GREEN, SPECS, SPECS.



CONSULTANTS:

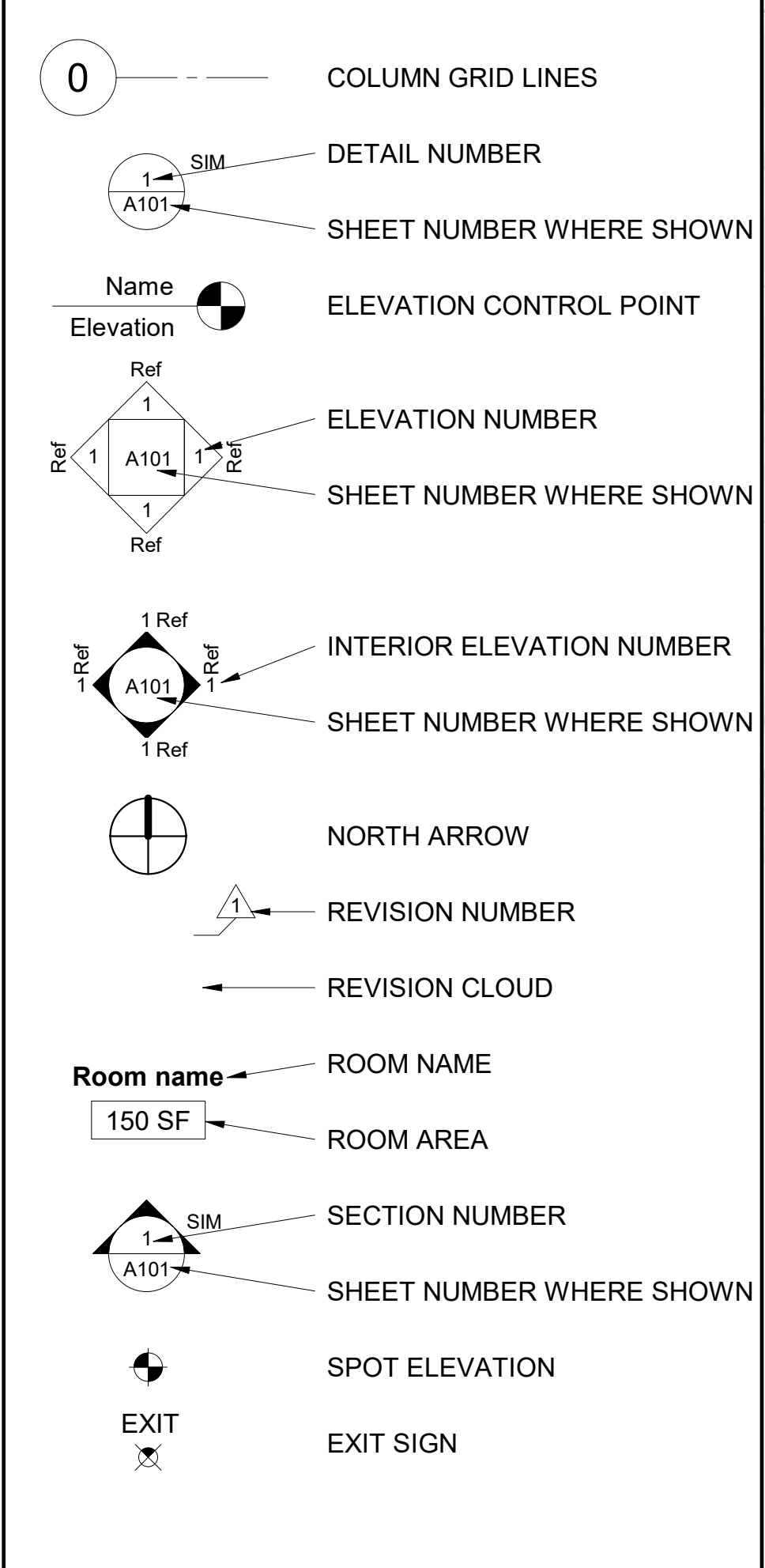
PROJECT DESIGNER: ARVIN SHIRINYANS
PH: 818-331-1151
ARVIN@ARCHNTECH.COM
225 E BROADWAY, GLENDALE, CA, 91205 SUITE 311
TITLE 24: ROSEN MARTIROSIAN
PH: 818-484-0495
ROSEN@ARMENENGINEERS.COM
10540 JARDIN AVE SUNLAND CA 91040
STRUCTURAL ENGINEER: ARBI KARAPETIAN
PH: 818-273-9980
INFO@KMDDESIGNCORP.COM
6854 FOOTHILL BLVD. TUJUNGA CA 91042

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ABBREVIATIONS:

Table of abbreviations: @ AT, A.B. ANCHOR BOLT, A.D. AREA DRAIN, ADD'NL. 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 JOINT, JT. MASONRY OPENING, M.O. MAXIMUM, 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. PART'N, PARTITION, FL. FLOOR, PLY. PLYWOOD, PR. PAIR, PRPT. PARAPET, PTD. PAINTED, R.O. ROUGH OPENING, R. RADIUS, R.C.P. REFLECTED CEILING, PLAN, RD. ROOF DRAIN, REF. REFERENCE, REINF. REINFORCEMENT, REQ'D. REQUIRED, RF'G. ROOFING, RM. ROOM, S.B. SANDBLASTED, S.D. STORM DRAIN, S.C. SOLID CORE, S.S. STAINLESS STEEL, SCHED. SCHEDULE, SH. SHEET, SIM. SIMILAR, SPEC. SPECIFICATION, SPEC'D. SPECIFIED, SQ. SQUARE, STD. STANDARD, STRUCT. STRUCTURAL, SUSP. SUSPENDED, T. TEMPERED, T. TOP OF, T.C.S. TERNE COATED STEEL, T.C.Z. TERNE COATED ZINC, TYP. TEMPERED, THK. THICK, TYP. TYPICAL, U.B.C. UNIFORM BUILDING CODE, U.O.N. UNLESS OTHERWISE NOTED, VERT. VERTICAL, V.G.D.F. VERTICAL GRAIN DOUGLAS FIR, 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

SYMBOLS:



VICINITY MAP:



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.
2. ALL DRAINAGE MUST BE REDIRECTED TO THE STREET AND OR PUBLIC RIGHT AWAY. COMPLETE DRAINAGE PLANS REQUIRED.

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

BUILDING STATS:

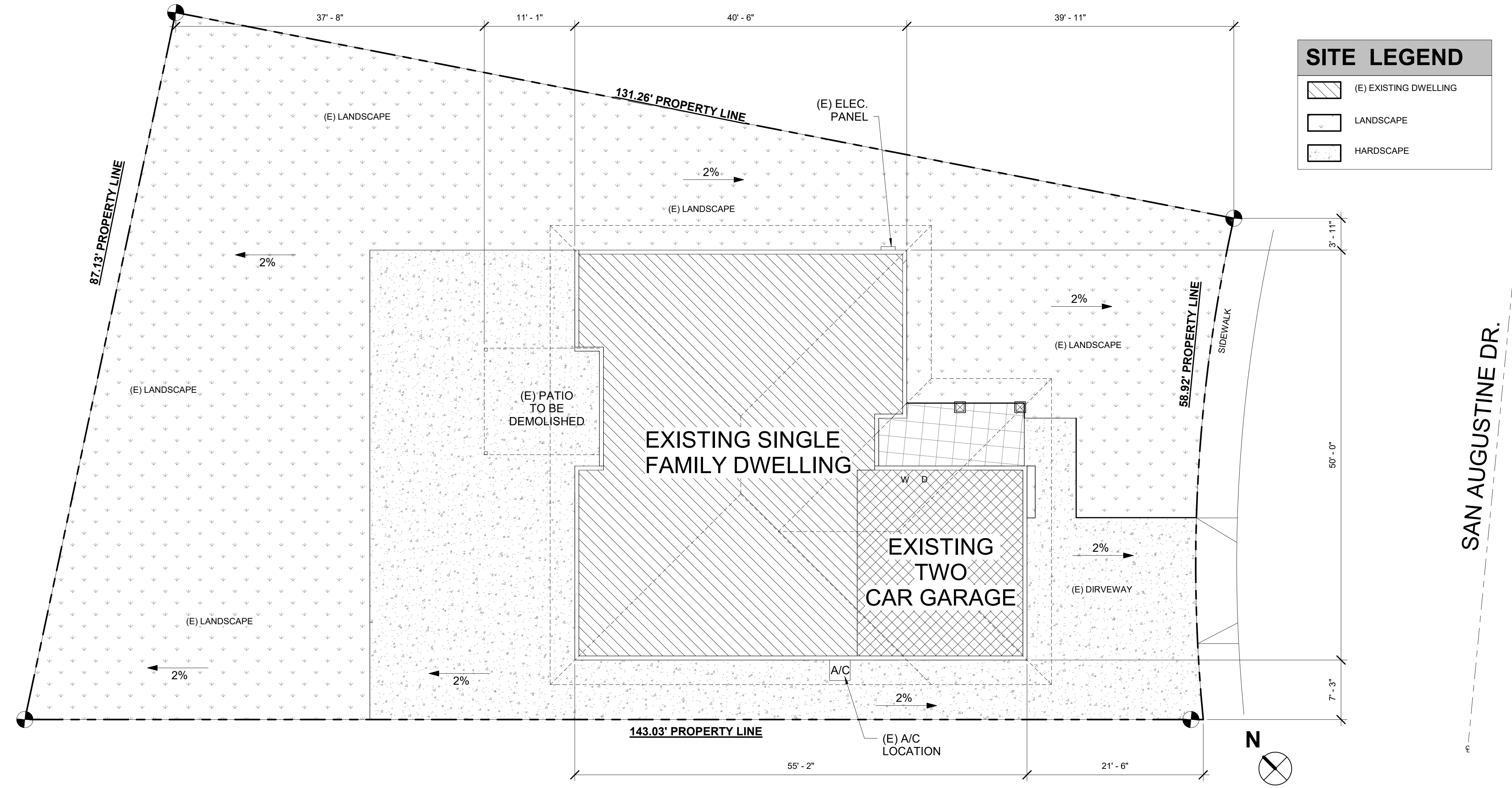
Table with columns: TYPE OF OCCUPANCY, LOT AREA (10,300 S.F.), MANSIONIZATION CALCULATIONS, EXISTING HOUSE (1,834 S.F.), NEW ADDITION (331 S.F.), NEW COVERED PATIO (310 S.F.), NEW RFA (2,165 S.F. < 4,530 S.F. OK), MAX ALLOWABEL FAR (10,000 x .45 = 4,500 S.F., 300 x .1 = 30 S.F., 4,500 + 30 = 4,530 S.F.), MAX LOT COVERAGE (10,300 x .4 = 4,120 S.F.), NEW LOT COVERAGE (HOUSE 1,834, GARAGE 480, ADDITION 331, PATIO 310, POOL OVER GRADE 129, JACUZZI COVER 26, GRADE + DECK 600 = 3,710 S.F. < 4,120 S.F. OK), MIN LANDSCAPE (10,300 x .4 = 4,120 S.F.), EXISTING LANDSCAPE (126 + 574 + 663 + 2,180 + 109 + 424 + 135 = 4,211 > 4,120 S.F.), STORIES (1), BUILDING HEIGHT (16'-6"), HIGH FIRE HAZARD ZONE (NO), ZONE REQUIREMENTS (ZONE: RI - III, FRONT SETBACK: 15'-0", SIDE SETBACK: 5'-0", REAR SETBACK: 15'-0"), COMPLIANT CODE YEARS (2017 CRC, CBC, CMG, CPC, CEC, CGBC, 2017 T-24 ENERGY STANDARDS, 2022 CBCS, 2023 GBSC, 2023 GRC, PROJECT YEAR 2020), SCOPE OF WORK (NEW SWIMMING POOL AND SPA 31' x 15' - 559 S.F., NEW DECK 55' x 11' - 600 S.F., NEW 331 S.F. ADDITION IN THE FRONT, NEW ATTACHED COVERED PATIO 310 S.F.), JOB NO. (A_2020-051), START DATE (9-16-2020), DRAWN BY (ARVIN), CHECKED BY (Checker), CITY SUBMITTAL, BIDDING, CONSTRUCTION, SHEET DESCRIPTION, TITLE SHEET, SHEET NUMBER (A-0.0), SHEET OF

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

ARTAK TER-HOVANNESIAN
3806 SAN AUGUSTINE DR.
GLENDALE, CA, 91206

PROJECT INFO
JOB NO. A_2020-051
START DATE 9-16-2020
DRAWN BY ARVIN
CHECKED BY Checker
ISSUED FOR CLIENT APPROVAL
CITY SUBMITTAL
BIDDING
CONSTRUCTION
SHEET DESCRIPTION

TITLE SHEET
SHEET NUMBER
A-0.0
SHEET OF



① SITE PLAN
 1/8" = 1'-0"

#	BY	DATE

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

ARTAK TER-HOVANNESIAN
 3806 SAN AUGUSTINE DR,
 GLENDALE, CA, 91206

PROJECT INFO

JOB NO.	A_2020-051
START DATE	9-16-2020
DRAWN BY	ARVIN
CHECKED BY	Checker

ISSUED FOR

CLIENT APPROVAL
 CITY SUBMITTAL
 BIDDING
 CONSTRUCTION

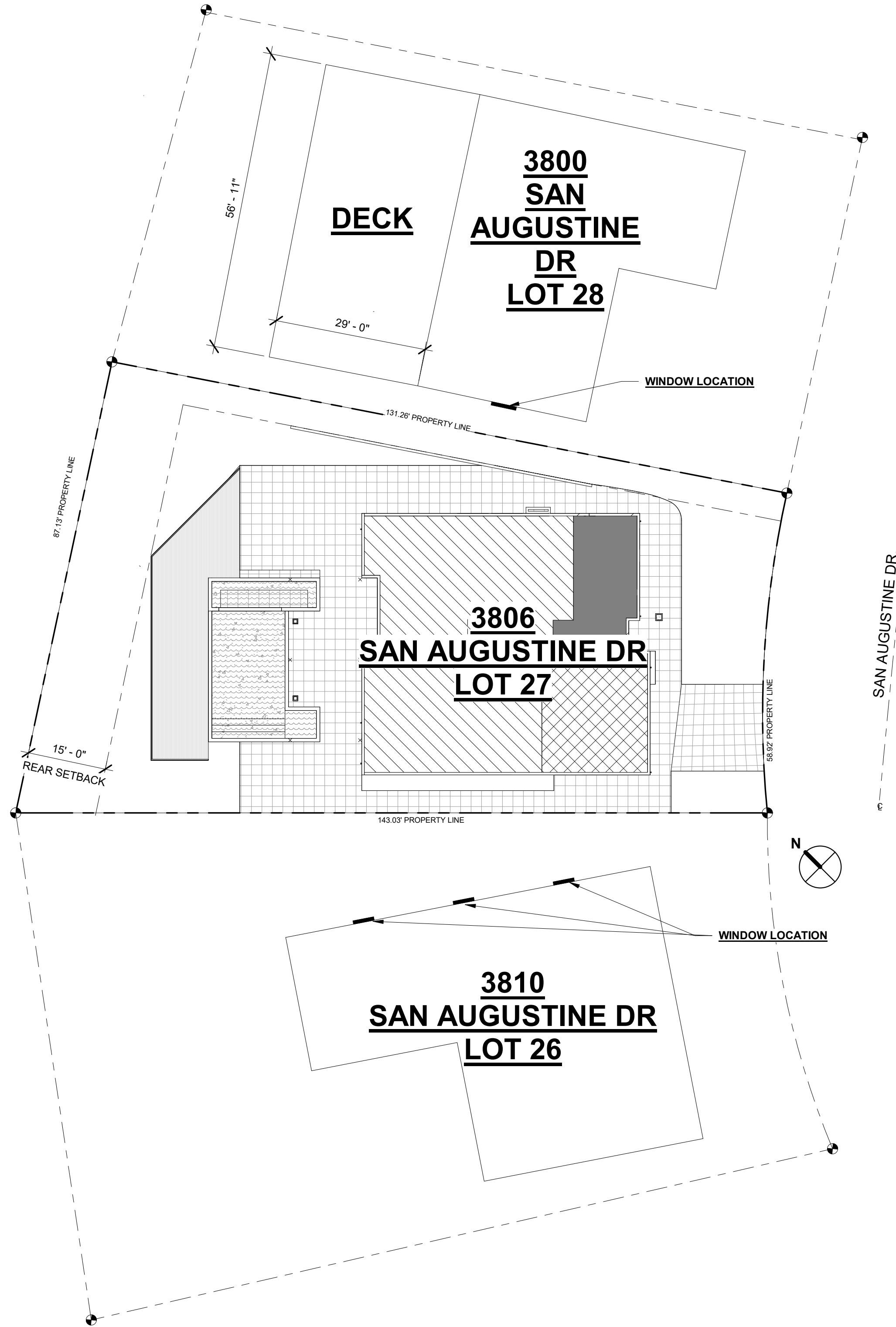
SHEET DESCRIPTION

EXISTING SITE PLAN

SHEET NUMBER

A-1.0

6/21/2023 12:35:47 PM



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

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 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 / APSP-7 (3109.5)
5. 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.)
6. CONSTRUCTION METHODS MUST BE IMPLEMENTED TO PROTECT THE EXISTING SLOPE HILLSIDE GRADES TO PREVENT EROSION, DAMAGE DUE TO DRAINAGE, ANY MOVEMENT OF SOIL, DAMAGE OF LANDSCAPE. PROPER MEANS OF PROTECTING HILLSIDE IS REQUIRED.

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

SAFETY FENCING REQUIREMENTS:

1. ALL SELF-CLOSING AND SELF-LATCHING DEVICES REQUIRED BY THISSECTION, SHALL BE INSTALLED AND IN PROPER WORKING ORDER BEFORE ANY WATER IS PLACED IN THE POOL, AND MUST BE INSPECTED AND APPROVED BY THE BUILDING INSPECTOR.
2. ALL SWIMMING POOL, SPA, HOT TUB, OR SIMILAR OUTDOOR BODY OF WATER INTENDED FOR SWIMMING OR RECREATIONAL BATHING, 18 INCHES OR MORE IN DEPTH, SHALL CONTAIN AN ENCLOSUREOR BARRIER TO CONFORM TO THE FOLLOWING REQUIREMENTS.
 - A. A DWELLING OR APPURTENANT STRUCTURE MAY BE USED AS A PART OF THE ENCLOSURE.
 - B. THE TOP OF THE BARRIER MAY BE AT LEAST 60 INCHES ABOVE THE GRADE MEASURED ON THE SIDE OF THE BARRIER, WHICH FACES AWAY FROM THE SWIMMING POOL.
 - C. OPENINGS IN THE BARRIER SHALL NOT ALLOW PASSAGE OF A FOUR INCH DIAMETER SPHERE. SHRUBS, TREES, OR LANDSCAPE MATERIALS CANNOT BE CONSIDERED AS PART OF THE BARRIER.
 - D. SOLID BARRIERS SUCH AS MASONARY OR CONCRETE OR STONE WALLS SHALL NOT CONTAIN INDENTATION, PROSTRUSIONS OR PLANTS CLOSER THAN 45 INCHES APART VERTICALLY, HORIZONTALLY, OR FROM TOP OF THE WALL, EXCEPT FOR TOOLED MASONARY JOINTS.
 - E. ANY CONFIGURATION PROVIDING LADDER-LIKE ACCESS ALLOWING ILLEGAL ENTRY TO THE POOL AREA SHALL BE PROHIBITED. LADDER-LIKE ACCESS SHALL MEAN ANY METHOD OR ACTION SUCH AS CLIMBING, CRAWLING, PUSHING, JUMPING OR OTHER MEANS TO GAIN ACCESS TO A POOL OR SPA AREA.
 - F. WHERE THE BARRIER IS COMPOSED OF HORIZONTAL OR VERTICAL MEMBERS, THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS SHALL BE 45 INCHES OR MORE. OPENINGS BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED FOUR INCHES.
 - G. MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 1-1/4 INCH SQUARE UNLESS THE FENCE IS PROVIDED WITHSLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCES THE OPENING TO NO MORE THAN 1-3/4 INCHES, THE WIRE SHALL NOT BE LESS THAN NINE GAUGE.
 - H. WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, SUCH AS A LATTICE FENCE, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL BE NO MORE THAN 1-3/4 INCHES.
 - I. ALL REQUIRED POOL FENCE AND GATE ENCLOSURE SHALL EXTEND TO WITHIN TWO INCHES OF FIRM SOIL OR PAVEMET. ALL ACCESS GATE SHALL BE CONSTRUCTED IN COMPLIANCE WITH ALL REQUIREMENTS STIPULATED FOR POOL FENCES IN ITEMS (A) AND (B) ABOVE AND SHALL BE EQUIPPED TO ACCOMODATE A LOCKING DEVICE. ACCESS GATE SHALL OPEN OUTWARD AWAY FROM THE POOL, SPA, OR HOT TUB AND SHALL BE SELF-CLOSING AND HAVE A SELF-LATCHING DEVICE. THE RELEASE MECHANISM OF THE LATCHING DEVICE IS TO BE LOCATED NOT LESS THAN 60 INCHES FROM THE BOTTOM OF THE GATE OR ADJOINING GRADE.
 - J. THE BARRIERS AND ALL THE SELF-CLOSING AND SELF-LATCHING DEVICES REQUIRED BY THIS SECTION SHALL BE INSTALLED AND IN PROPER WORKING ORDER BEFORE ANY WATER IS PLACED IN THE POOL.

EARTH WORK QUANTITIES

CUT: 63.14 CY
 FILL: 0 CY
 EXPORT: 63.14 CY
 IMPORT: 0 CY

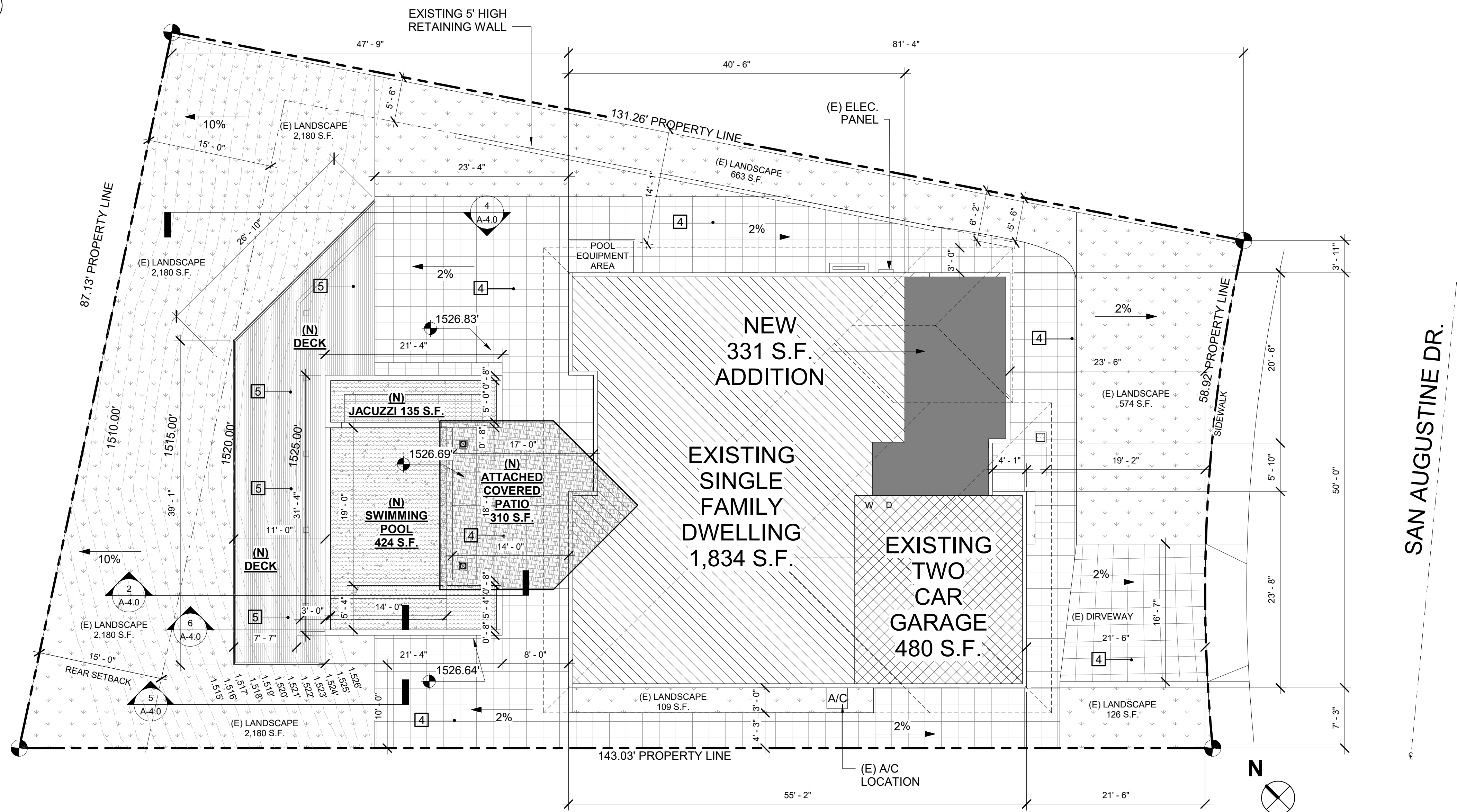
NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE. DOES NOT INCLUDE ROAD PAVEMENT, UTILITY SPOILS, FOUNDATION TRENCHES, SHRINKAGE OR SWELL.

SITE LEGEND

- (E) EXISTING DWELLING
- (N) ADDITION
- (N) PROPOSED SWIMMING POOL
- LANDSCAPE
- HARDSCAPE

HIGH FIRE HAZARD NOTES:

1. PROJECT NEEDS TO COMPLY WITH HIGH FIRE ZONE REQUIREMENTS IN COMPLIANCE WITH CALIFORNIA RESIDENTIAL CODE SECTION R337 OR CALIFORNIA BUILDING CODE, CHAPTER 17. A.



LOS ANGELES, CA
818 331 1151
ARVIN@ARCHNTECH.COM

#	BY	DATE

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

ARTAK TER-HOVANNESIAN
 3806 SAN AUGUSTINE DR,
 GLENDALE, CA, 91206

PROJECT INFO	
JOB NO.	A_2020-051
START DATE	9-16-2020
DRAWN BY	ARVIN
CHECKED BY	Checker
ISSUED FOR	
CITY APPROVAL	
CITY SUBMITTAL	
BIDDING	
CONSTRUCTION	
SHEET DESCRIPTION	

NEW SITE PLAN

SHEET NUMBER

A-1.1

SHEET 2 OF 7

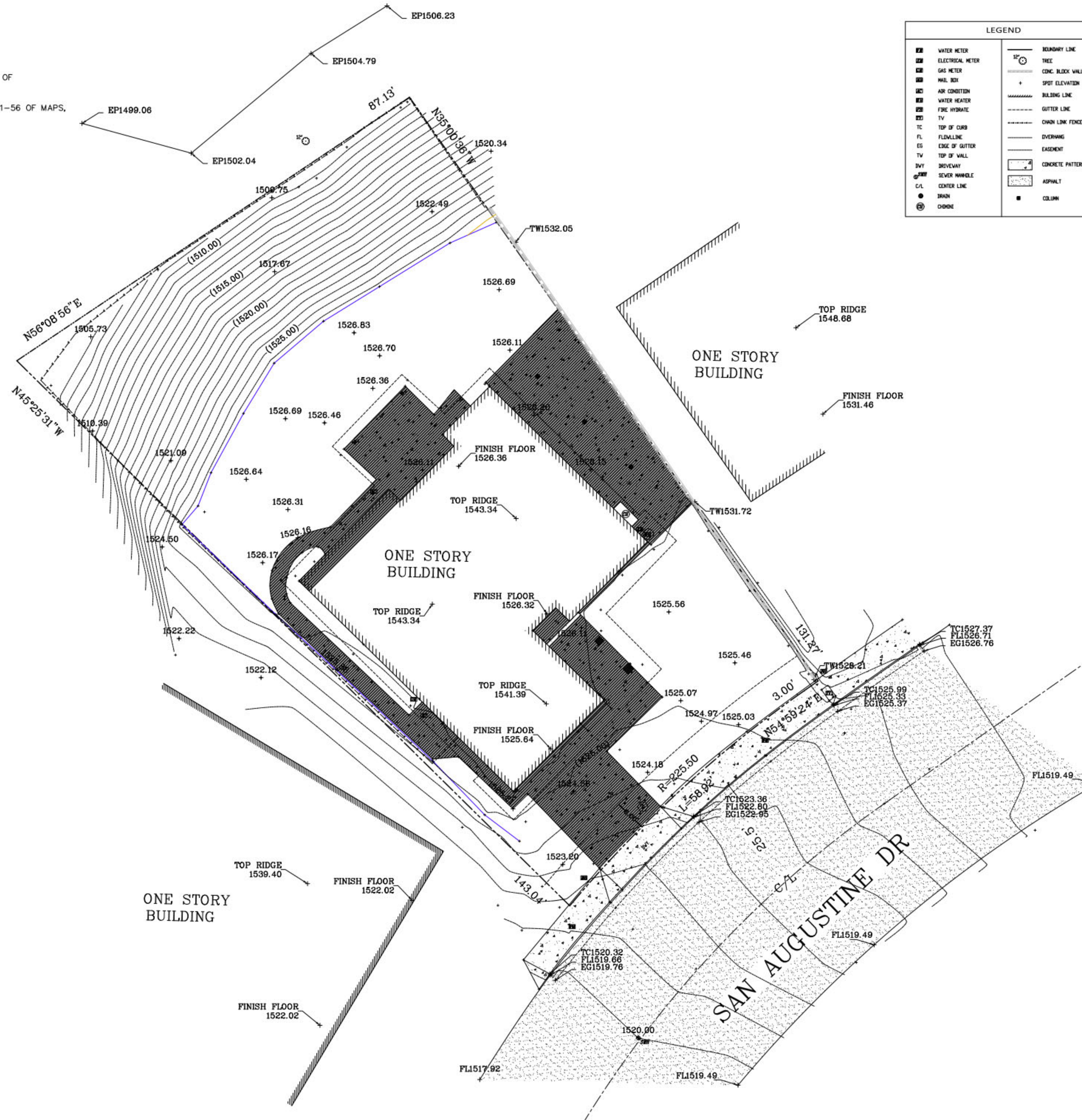
9/12/2023 1:38:17 PM

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 POR LOT 27, TRACT NO 28337, IN THE CITY OF GLENDALE, BOOK 721, PAGES 51-56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER. APN: 5660-029-048

EXCEPTIONS:

- ② EASEMENT TO: CITY OF GLENDALE
- PURPOSE: EASEMENT FOR PLANTING AND UTILITIES
- RECORDING NO: BOOK 725 PAGE 51-56 OF TRACT NO 28337
- AFFECTS: PLOTTED HERON



LEGEND

WM	WATER METER	BL	BOUNDARY LINE
EM	ELECTRICAL METER	T	TREE
GM	GAS METER	CBW	CONC. BLOCK WALL
MB	MIL. BOX	SE	SPOT ELEVATION
AC	AIR CONDITION	BL	BUILDING LINE
WH	WATER HEATER	GL	GUTTER LINE
FH	FIRE HYDRANT	CLF	CHAIN LINK FENCE
TV	TV	OV	OVERHANG
TC	TOP OF CURB	E	EASEMENT
FL	FLOORLINE	CP	CONCRETE PATTERN
EG	EDGE OF GUTTER	A	ASPHALT
TV	TOP OF WALL	C	COLUMN
DVY	DRIVEWAY		
SM	SEWER MANHOLE		
CL	CENTER LINE		
B	BRAN		
C	CHORD		

TOPOGRAPHY SURVEY

PREPARED FOR:
ARTA HOVHANNESIAN

NOTES:

- THE LEGAL DESCRIPTION, BOUNDARIES AND EASEMENT SHOWN HEREON ARE PER RECORD DATA
- MISC. DATA
TOTAL PROPERTY AREA: 10038.09 SQ.FT.
- EASEMENTS ARE NOT PLOTTED.

BENCH MARK:

TOP OF SMH IN FRONT OF NEIGHBOR PROPERTY
 ASSUMED ELEVATION=1520.00'

No.	Revision/Issue	Date

Firm Name and Address

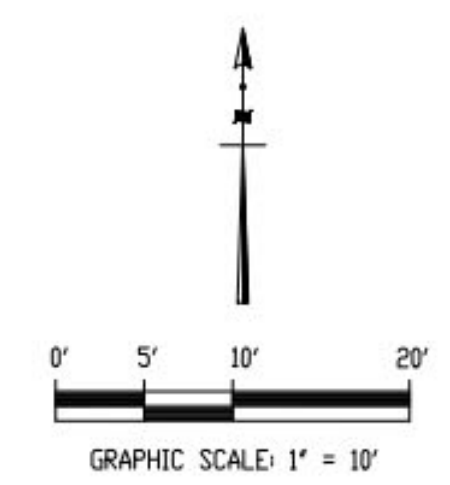
MLAI LAND & DESIGN
 24308 BURBANK BLVD
 WOODLAND HILLS, CA 91367
 818-325-9225
 MLAI22@YAHOO.COM



Project Name and Address

3806 SAN AUGUSTINE DR
 Glendale, CA 91206

Project	5661	Sheet	1 OF 1
Date	10-18-2022		
Scale	1" = 10'		



#	BY	DATE

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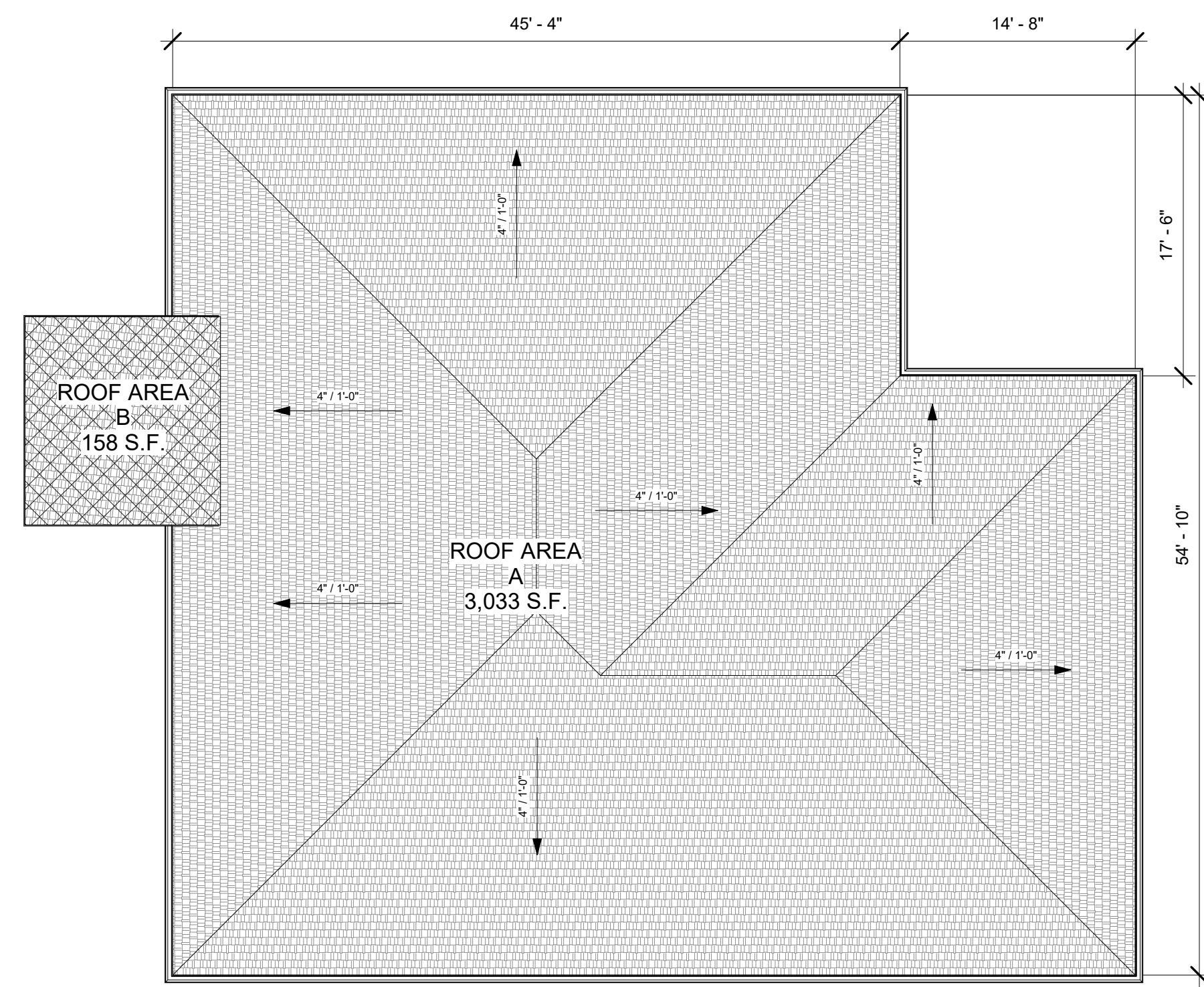
ARTAK TER-HOVHANNESIAN
 3806 SAN AUGUSTINE DR,
 GLENDALE, CA, 91206

PROJECT INFO

JOB NO.	A_2020-051
START DATE	9-16-2020
DRAWN BY	Author
CHECKED BY	Checker

ISSUED FOR

CITY SUBMITTAL
BIDDING
CONSTRUCTION
SHEET DESCRIPTION

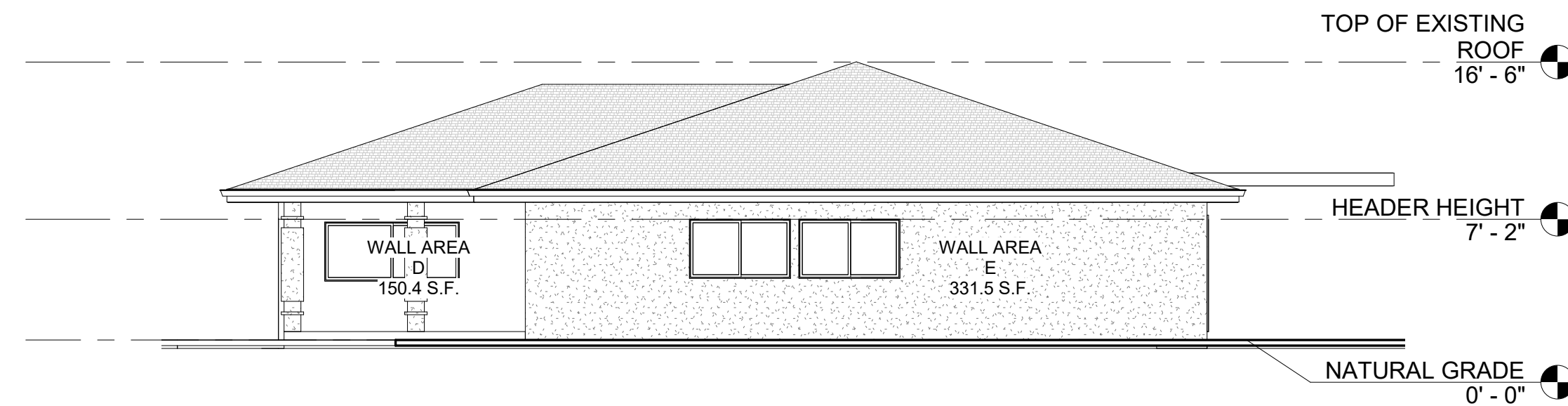


1 DEMO ROOF PLAN
1/8" = 1'-0"

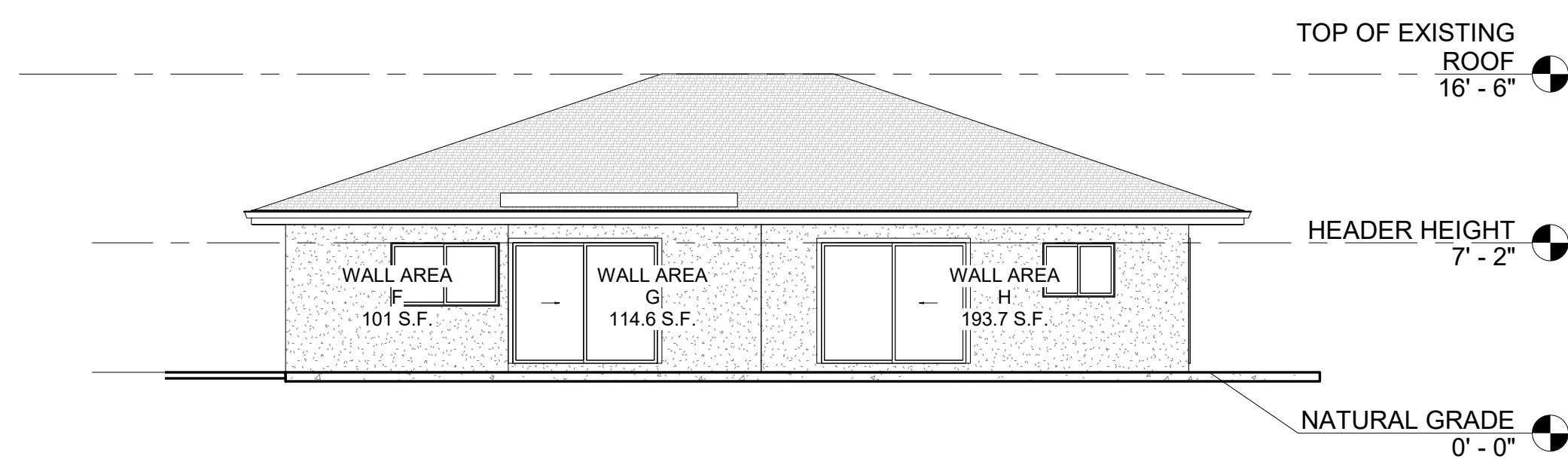
TOTAL DEMO	
TOTAL EXISTING WALL AREA	1,799.1 S.F.
TOTAL EXISTING ROOF AREA	3,033 S.F.
TOTAL EXISTING	4,832.1 S.F.
TOTAL WALL AREA TO BE DEMOLISHED	215 S.F.
TOTAL ROOF AREA TO BE DEMOLISHED	158 S.F.
TOTAL DEMO	3373 S.F.
(4,832.1) / (373) =	7.71 %

ROOF DEMO CALCS	
ROOF AREA A	3,033 S.F.
ROOF AREA B	158 S.F.
TOTAL ROOF AREA	3,191 S.F.
TOTAL ROOF AREA TO BE DEMOLISHED	158 S.F.

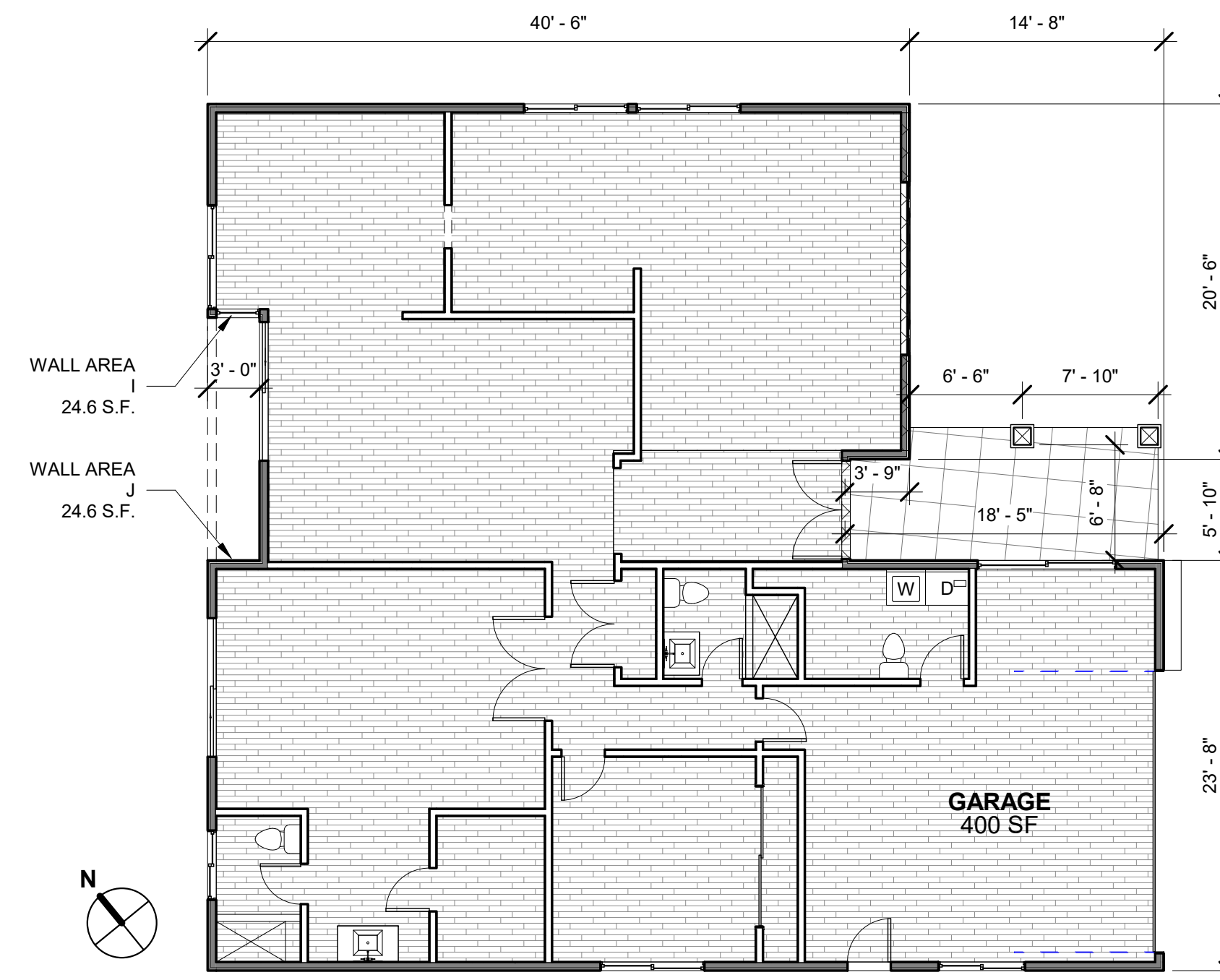
WALL DEMO CALCS	
WALL AREA A	167.4 S.F.
WALL AREA B	47.6 S.F.
WALL AREA C	193.3 S.F.
WALL AREA D	150.4 S.F.
WALL AREA E	331.5 S.F.
WALL AREA F	101 S.F.
WALL AREA G	114.6 S.F.
WALL AREA H	193.7 S.F.
WALL AREA I	24.6 S.F.
WALL AREA J	24.6 S.F.
WALL AREA K	450.4 S.F.
TOTAL WALL AREA	1,799.1 S.F.
TOTAL WALL AREA TO BE DEMOLISHED	215 S.F.



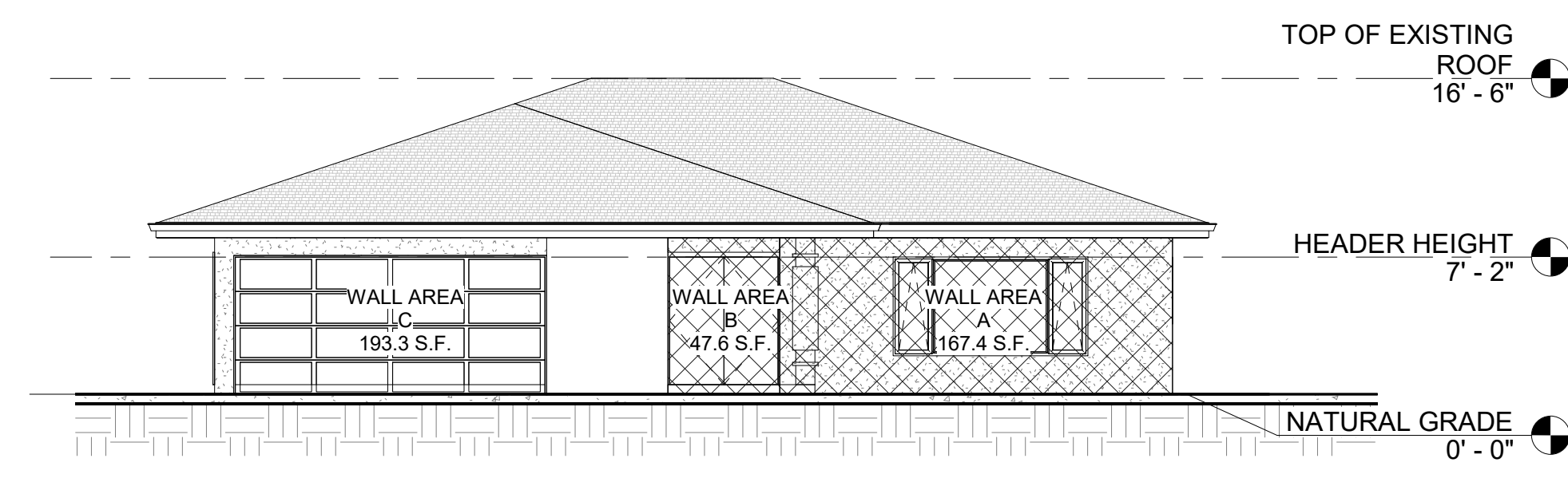
5 DEMO SOUTH-EAST ELEVATION
1/8" = 1'-0"



6 DEMO SOUTH-WEST ELEVATION
1/8" = 1'-0"



2 DEMO FLOOR PLAN
1/8" = 1'-0"



3 DEMO NORTH-EAST ELEVATION
1/8" = 1'-0"



4 DEMO NORTH-WEST ELEVATION
1/8" = 1'-0"



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

#	BY	DATE

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STAMP

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ARTAK TER-HOVANNESIAN
3806 SAN AUGUSTINE DR,
GLENDALE, CA, 91206

PROJECT INFO	
JOB NO.	A_2020-051
START DATE	9-16-2020
DRAWN BY	Author
CHECKED BY	Checker
ISSUED FOR	
CLIENT APPROVAL	
CITY SUBMITTAL	
BIDDING	
CONSTRUCTION	
SHEET DESCRIPTION	

DEMO CALCS

SHEET NUMBER

A-1.3

SHEET OF

3/8/2022 4:02:34 PM

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#	BY	DATE

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3806 SAN AUGUSTINE DR,
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START DATE	9-16-2020
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ISSUED FOR

CLIENT APPROVAL	
CITY SUBMITTAL	
BIDDING	
CONSTRUCTION	

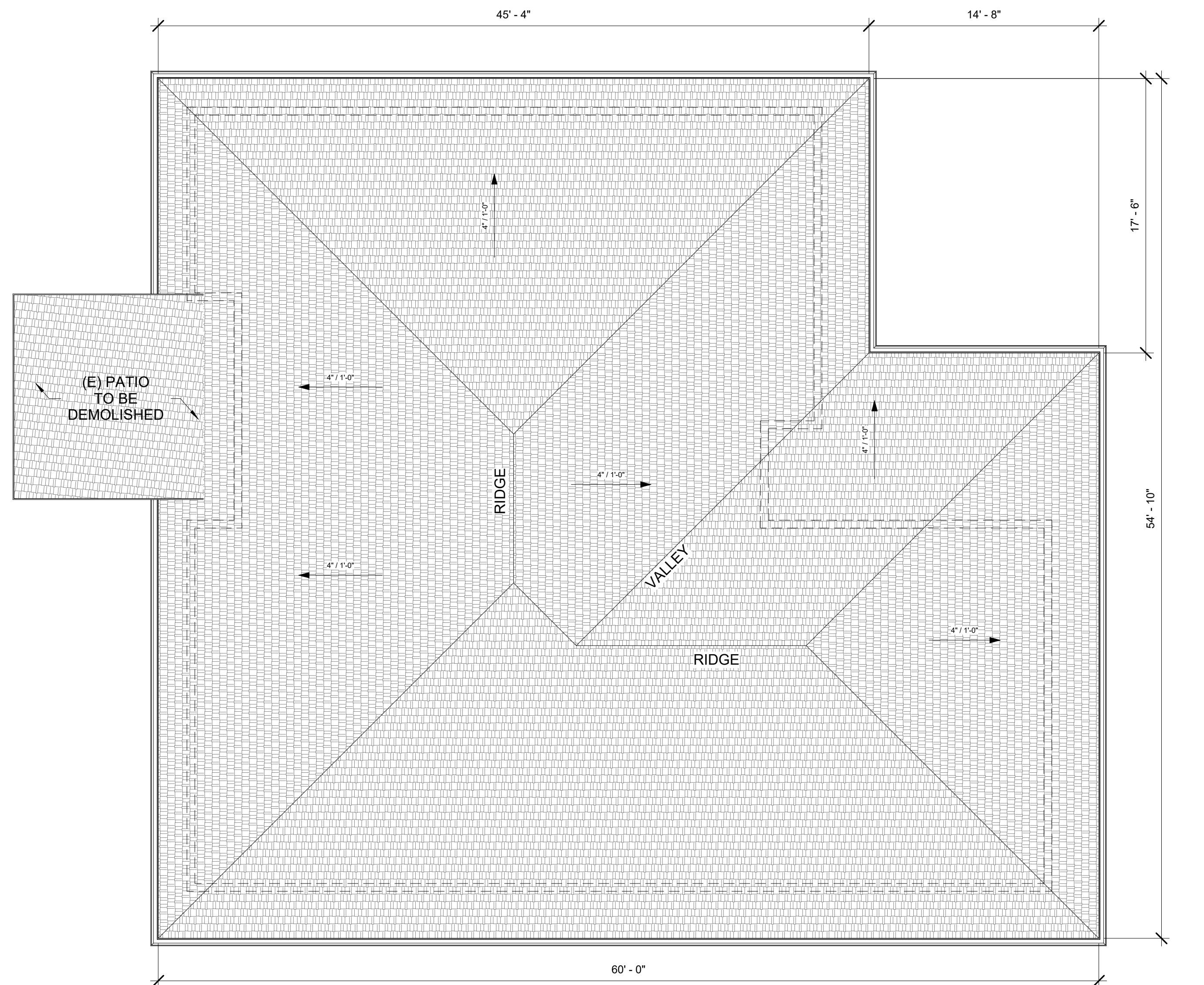
SHEET DESCRIPTION

EXISTING PLANS

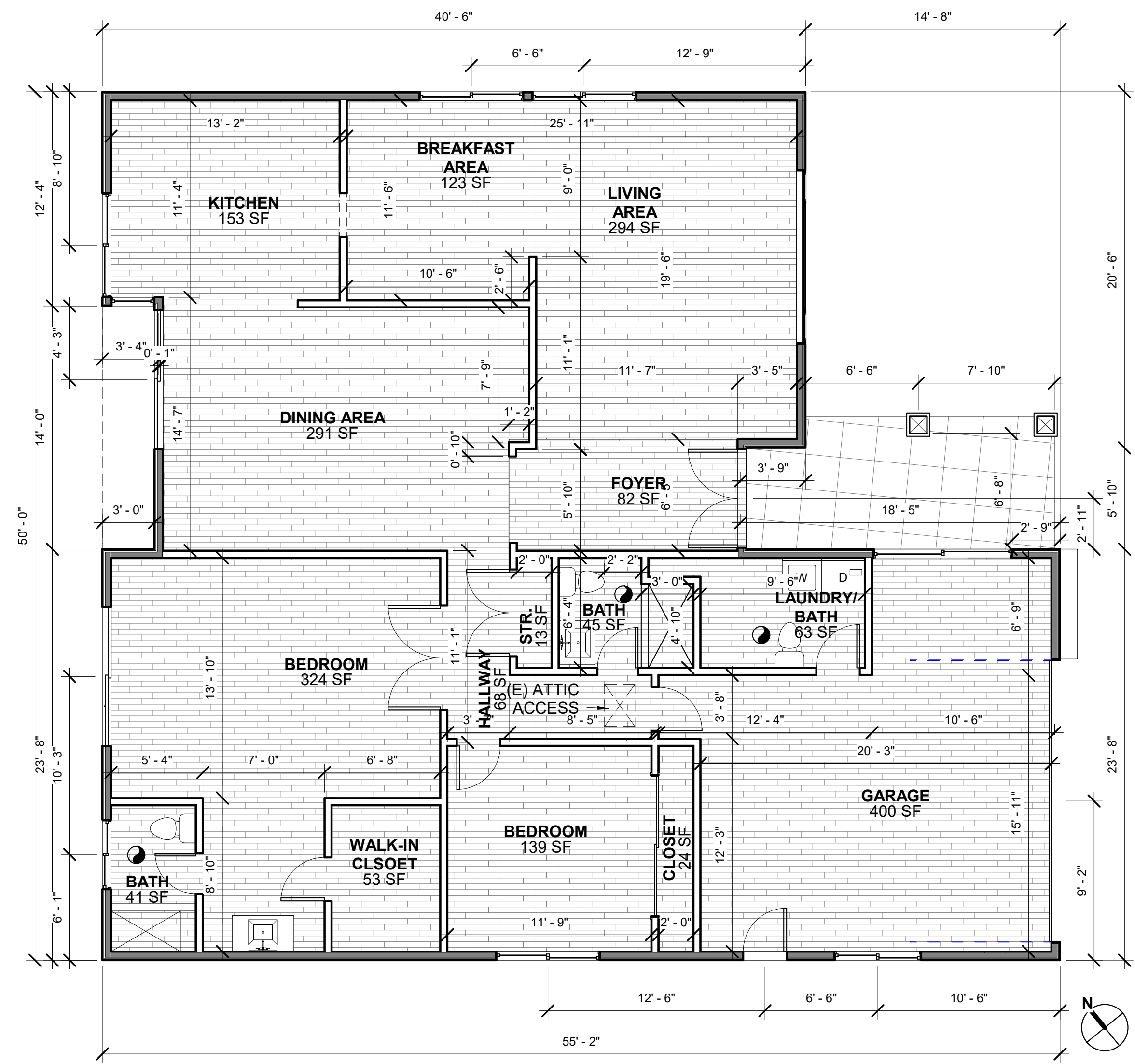
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A-2.0

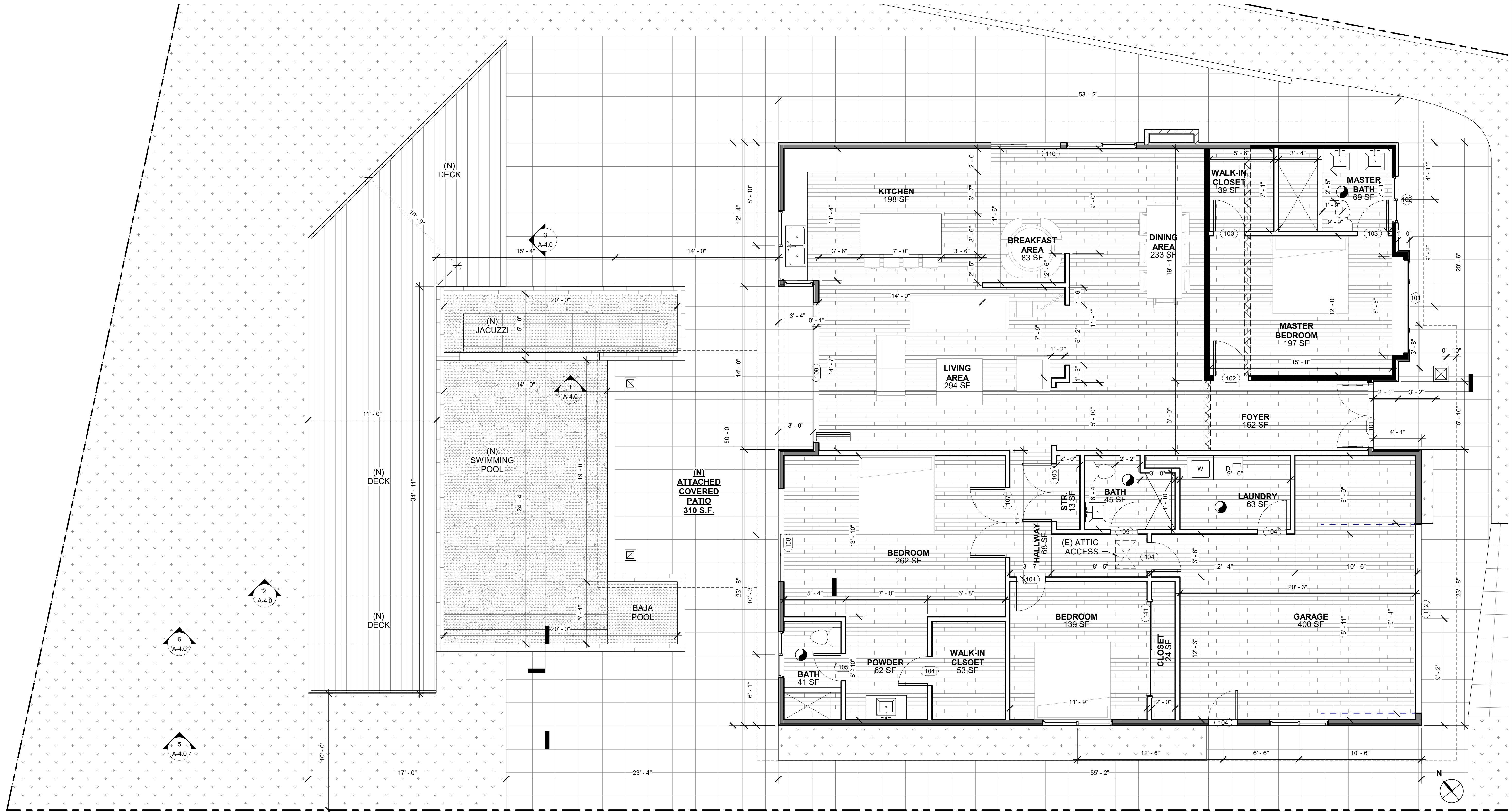
SHEET OF



1 ROOF PLAN
3/16" = 1'-0"



2 EXISTING FLOOR PLAN
3/16" = 1'-0"



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

DOOR SCHEDULE

#	WIDTH	HEIGHT	QTY.	HEAD HEIGHT	FUNCTION	MATERIAL	MANUFACTURE	REMARKS
101	5'-8"	7'-0"	1	7'-0"	Interior			NEW
102	3'-0"	6'-8"	1	6'-8"	Interior			NEW
103	2'-8"	6'-8"	2	6'-8"	Interior			NEW
104	2'-6"	6'-8"	5	6'-8"	Interior			EXISTING
105	2'-4"	6'-8"	2	6'-8"	Interior			EXISTING
106	5'-0"	6'-8"	1	6'-8"	Interior			EXISTING
107	6'-0"	6'-8"	1	6'-8"	Interior			EXISTING
108	8'-0"	6'-8"	1	6'-8"	Exterior			EXISTING
109	12'-0"	6'-8"	1	6'-8"	Interior			NEW
110	6'-0"	7'-0"	1	7'-0"	Exterior			NEW
111	8'-0"	7'-0"	1	7'-0"	Interior			EXISTING
112	16'-2"	7'-2"	1	7'-2"	Exterior			EXISTING

WINDOW SCHEDULE

#	QTY.	(E) WIDTH X HEIGHT	(N) WIDTH X HEIGHT	EXISTING MATERIAL	NEW MATREIAL	VISIBLE FROM THE STREET?	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXTER-NAL GRID (STL)	KEEP EXISTING SILL & FRAME?	BUILD NEW SILL & FRAME	(E) EDGE DETAIL	NEW EDGE DETAIL	BED-ROOM?	ENERGY EFFICIENT?	TEMPERED GLASS?	FIRE HAZARD ZONE?	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR?
101	1		9'-0" x 4'-0"		VINYL	YES	SLIDING		BLOCK FRAME	NO	YES	YES		HARDIE TRIM	YES	YES	NO	NO	NO - NO
102	2	4'-0" x 3'-0"	4'-0" x 3'-0"	VINYL	VINYL	YES	SLIDING	SLIDING	BLOCK FRAME	NO	YES	YES		HARDIE TRIM	NO	YES	YES	NO	NO - NO
103	1	6'-0" x 4'-0"		VINYL		NO	SLIDING			NO	YES			HARDIE TRIM	YES	YES	NO	NO	NO - NO
104	1	5'-0" x 3'-0"		VINYL		YES	SLIDING		BLOCK FRAME	NO	YES			HARDIE TRIM	NO	YES	NO	NO	NO - NO
105	1	6'-8" x 3'-6"		VINYL		NO	SLIDING		BLOCK FRAME	NO	YES			HARDIE TRIM	NO	YES	YES	NO	NO - NO

WALL LEGEND:

- (E) 2X4 STUCCO WALL
- (N) 2X4 STUCCO WALL
- (N) 2X4 INTERIOR WALL
- (E) 2X4 INTERIOR WALL

#	BY	DATE

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ARTAK TER-HOVANNESIAN
 3806 SAN AUGUSTINE DR,
 GLENDALE, CA, 91206

PROJECT INFO

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START DATE	9-16-2020
DRAWN BY	Author
CHECKED BY	Checker
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CITY SUBMITTAL	
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CONSTRUCTION	
SHEET DESCRIPTION	

NEW FLOOR PLAN

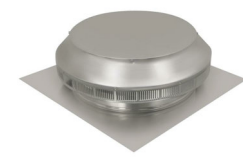
SHEET NUMBER
A-2.1

VENT CALCS. - SPECS ON A-5.0

AREA OF MAIN ATTIC SPACE @ 331 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



331 Sq. FT. / 150 = **2.20 Sq. Ft.**

2.20 x 144 = **317.76 Sq. In.**

317.76 Sq. In. / 144 Sq. In. = **2.20**

3 VENTS @ 144 Sq. In. = **450 Sq.In. > 317.7 Sq.In. OK**

NUMBER OF VENTS REQUIRED: **2.2**
NUMBER OF VENTS PROVIDED: **3**

ENERGY CODE REQUIREMENTS (SECTION 110.4, 110.5, AND 150.0(P)):

1. **CERTIFICATION BY MANUFACTURERES.** ANY POOL OR SPA HEATING SYSTEM OR EQUIPMENT MAY BE INSTALLED ONLY IF THE MANUFACTURER HAS CERTIFIED THAT THE SYSTEM OR EQUIPMENT HAS ALL THE FOLLOWING:

A. **EFFICIENCY.** A THERMAL EFFICIENCY THAT COMPLIES WITH THE APPLIANCE EFFICIENCY REGULATIONS;

B. **ON-OFF SWITCH.** A READILY ACCESSIBLE ON-OFF SWITCH, MOUNTED ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING; AND

C. **INSTRUCTIONS.** A PERMANENT, EASILY READABLE AND WEATHERPROOF PLATE OR CARD THAT GIVES INSTRUCTIONS FOR THE ENERGY EFFICIENT PERATION OF THE POOL OR SPA HEATHER AND FOR THE PROPER CARE OF THE POOL OR SPA WATER WHEN A COVER IS USED; AND

D. **ELECTRIC RESISTANCE HEATING.** NO ELECTRIC RESISTANCE HEATING AND:

I. **EXCEPTION 1** TO SECTION 110.4(A)4: LISTED PACKAGE UNITS WITH FULLY INSULATED ENCLOSURE, AND WITH TIGHT-FITTING COVERS THAT ARE INSULATED TO AT LEAST R-6.

II. **EXCEPTION 2** TO SECTION 110.4(A)4: POOLS OR SPAS DERIVING AT LEAST 60 PERCENT OF THE ANNUAL HEATING ENERGY FROM THE SITE SOLAR ENERGY OR RECOVERED ENERGY.

2. **INSTALLATION.** ANY POOL OR SPA SYSTEM OR EQUIPMENT SHALL BE INSTALLED WITH ALL OF THE FOLLOWING:

A. **PIPING.** AT LEAST 36 INCHES OF PIPE SHALL BE INSTALLED BETWEEN THE FILTER AND THE HEATER OR DEDICATED SUCTION AND RETURN LINES, OR BUILT-IN R BUILT-UP CONNECTIONS SHALL BE INSTALLED TO ALLOW FOR THE FUTURE ADDITIONS OF SOLAR HEATING EQUIPMENT; AND

B. **COVERS.** A COVER FOR OUTDOOR POOLS OR OUTDOOR SPAS THAT HAVE A EAT PUMP OR GAS HEATER.

C. **DIRECTIONAL IN-LETS AND TIME SWITCHES FOR POOLS.** IF THE SYSTEM OR EQUIPMENT IS FOR A POOL:

I. THE POOL SHALL HAVE DIRECTIONAL INLETS WHICH ADEQUATELY MIX THE POOL WATER AND;
II. A TIME SWITCH OR SIMILAR CONTROL MECHANISM SHALL BE INSTALLED AS PART OF A POOL WATER CIRCULATION CONTROL SYSTEM THAT WILL SLOW ALL FLOWS TO BE SET OR PROGRAMMED TO RUN ONLY DURING OFF-PEAK ELECTRIC DEMAND PERIOD, AND FOR THE MINIMUM TIME NECESSARY TO MAINTAIN THE WATER IN THE CONDITION REQUIRED BY APPLICABLE PUBLIC HEALTH STANDARDS.

3. ANY **NATURAL GAS SYSTEM** OR EQUIPMENT LISTED BELOW MAY BE INSTALLED ONLY IF DOES NOT HAVE A CONTINUOUSLY BURNING PILOT LIGHT:

A. POOL HEATERS

B. SPA HEATERS

4. **POOL SYSTEM AND EQUIPMENT INSTALLATION.** ANY RESIDENTIAL POOL SYSTEM OR EQUIPMENT INSTALLED SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 114, AS WELL AS THE REQUIREMENTS LISTED IN THIS SECTION.

A. **PUMP SIZING AND FLOW RATE.**

I. ALL PUMPS AND PUMP MOTORS INSTALLED SHALL BE LISTED IN THE COMMISION'S DIRECTORY OF CERTIFIED EQUIPMENT AND SHALL COMPLY WITH THE APPLIANCE EFFICIENCY REGULATIONS.

II. ALL PUMP FLOW RATES SHALL BE CALCULATED USING THE FOLLOWING SYSTEM EQUATION: $H=C \times F^2$, WHERE: H IS THE TOTAL SYSTEM HEAD IN FEET IF WATER, F IS THE FLOW RATE IN GALLONS PER MINUTE (GPM), C IS A COEFFICIENT BASED ON THE VOLUME OF THE POOL: 0.0167 FOR POOLS LESS THAN OR EQUAL TO 17,000 GALLONS, 0.0082 FOR POOLS GREATER THAN 17,000 GALLONS.

III. FILTRATION PUMPS SHALL BE SIZED OR IF PROGRAMMABLE SHALL BE PROGRAMMED, SO THAT THE FILTRATION FLOW RATE IS NOT GREATER THAN THE RATE NEEDED TO TURN OVER THE POOL WATER VOLUME IN 8 HOURS OR 36 GPM, WHICHEVER IS GREATER; AND

IV. PUMP MOTORS USED FOR FILTRATION WITH A CAPACITY OF 1 HP OR MORE SHALL BE MULTISPEED; AND

V. EACH AUXILIARY POOL LOAD SHALL BE SERVED BY EITHER SEPARATE PUMPS OR THE SYSTEM SHALL BE SERVED WITH A MULTISPEED PUMP; AND

1. **EXCEPTION** TO SECTION 150.0(P)1E: PUMPS IF LESS THAN 1 HP MAY BE SINGLE SPEED.

VI. MULTISPEED PUMPS SHALL HAVE CONTROLS WHICH DEFAULT TO THE FILTRATION FLOW RATE WHEN NO AUXILIARY POOL LOADS ARE OPENING; AND

VII. FOR MULTISPEED PUMPS, THE CONTROLS SHALL DEFAULT TO THE FILTRATION NOW RATE SETTING WITHIN 24 HOURS AND SHALL HAVE AN OVERRIDE CAPABILITY FOR SERVICING.

B. **SYSTEM PIPING.**

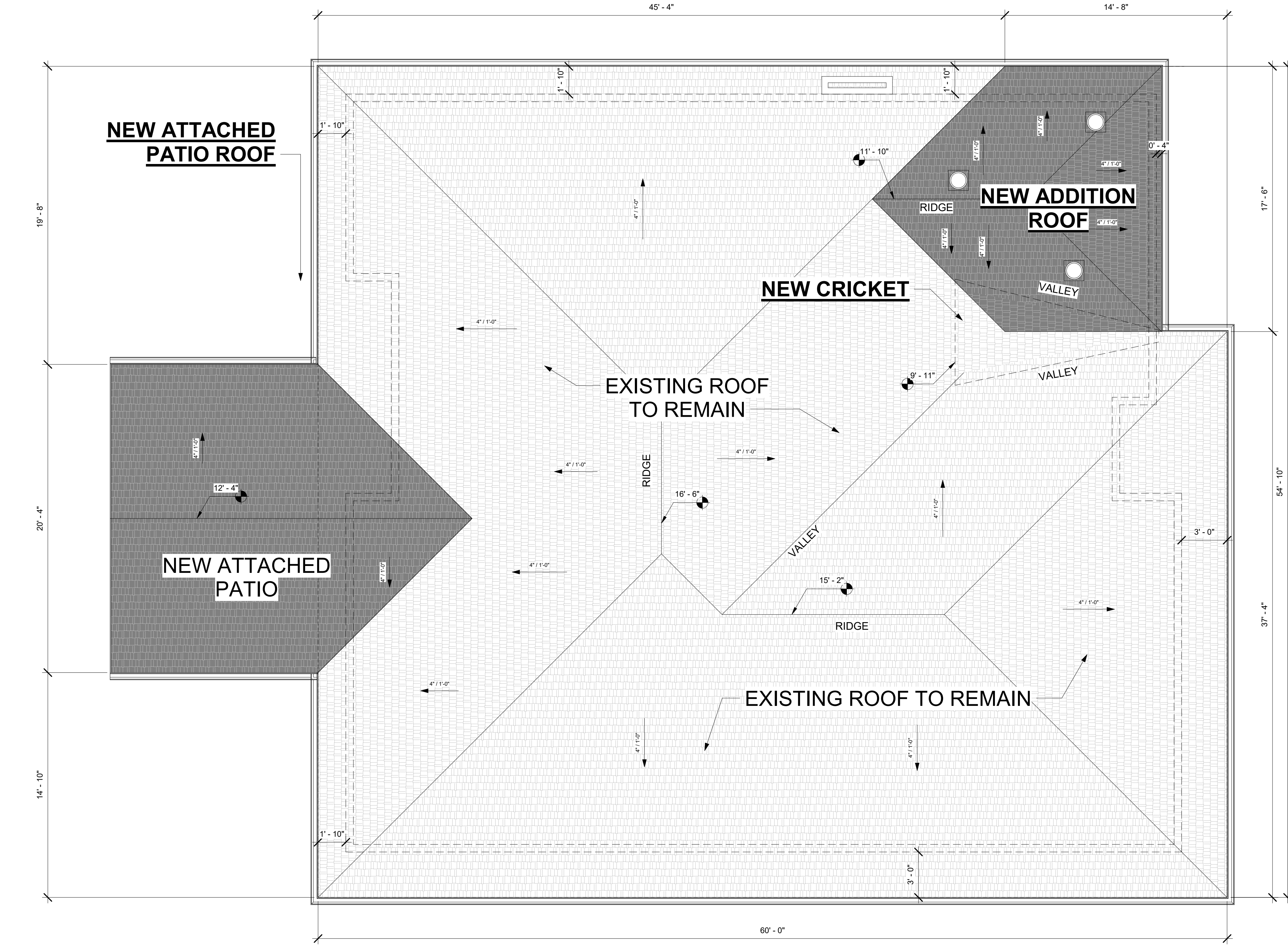
I. A LENGTH OF STRAIGHT PIPE THAT IS GREATER THAN OR EQUAL TO AT LEAST 4 PIPE DIAMETERS SHALL BE INSTALLED BEFORE THE PUMP; AND

II. POOL PIPING SHALL BE SIZED SO THAT THE VELOCITY OF THE WATER AT MAXIMUM FLOW FOR AUXILIARY LOADS DOES NOT EXCEED 8 FEET PER SECOND IN THE RETURN LINE AND SIX FEET PER SECOND IN THE SUCTION LINE; AND

III. ALL ELBOWS SHALL BE SWEEP ELBOWS OR OF AN ELBOW-TYPE II THAT HAS A PRESSURE DROP OF LESS THAN THE PRESSURE DROP OF STRAIGHT PIPE WITH A LENGTH OF 30 PIPE DIAMETERS.

C. **FILTERS.** FILTERS SHALL BE AT LEAST THE SIZE SPECIFIED IN NSF/ANSI 50 FOR PUBLIC POOL INTENDED APPLICATIONS.

D. **VALVES.** MINIMUM DIAMETER OF BACKWASH VALVES SHALL BE 2 INCHES OR THE DIAMETER OF THE RETURN PIPE, WHICHEVER IS GREATER.



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

ANTI-ENTRAPMENT AND HYDROSTATIC RELIEF INFORMATION:

- MAIN DRAIN AND CIRCULATION: THE SWIMMING POOL/SPA SHALL HAVE AT LEAST TWO CIRCULATION DRAINS PER PUMP THAT SHALL BE HYDRAULICALLY BALANCED AND SYMMETRICALLY PLUMBED THROUGH ONE OR MORE "T" FITTING AND THAT ARE SEPARATED BY A DISTANCE OF AT LEAST THREE FEET IN ANY DIMENSION. SUCTION OUTLETS THAT ARE LESS THAN 12 INCHES ACROSS SHALL BE COVERED WITH ANTI-ENTRAPMENT GRATES THAT CANNOT BE REMOVED EXCEPT WITH THE USE OF TOOLS. SLOTS OR OPENINGS IN THE GRATES OR SIMILAR PROTECTIVE DEVICES SHALL BE OF SHAPED, AREA AND ARRANGEMENT THAT WOULD PREVENT PHYSICAL ENTRAPMENT AND WOULD NOT POSE ANY SUCTION HAZARD TO BATHERS. COVERS LISTED AS COMPLYING WITH ANSI/ASME STANDARDS A112.19.8 AND A112.19.17 MEET THE ANTI-ENTRAPMENT CRITERIA.
- THE SWIMMING POOL AND SPA SAFETY ACT REQUIRES THAT ALL SUCTION OUTLETS OF THE POOL/SPA SHALL BE UPGARDED SO AS TO BE REQUIRED WITH AN ANTI-ENTRAPMENT COVER MEETING CURRENT ANSI ASME STANDARDS WHEN A PERMIT IS ISSUED FOR NEW OR REMODEL OF AN EXISTING POOL/SPA.
- REMODELING OF AN EXISTING POOL/SPA INCLUDES STRUCTURAL MODIFICATIONS, ADDITIONS, PIPING, AND EQUIPMENT REPLACEMENT.
- ALL CIRCULATING PIPING CONNECTED TO THE POOL/SPA SYSTEM SHALL BE PRESSURE TESTED WITH A MINIMUM OF 35 LBS CONSTANT PRESSURE FOR 15 MINUTES.
- WHEN A PERMIT IS ISSUED FOR NEW OR REMODEL OF AN EXISTING POOL/SPA, ALL THE FOLLOWING SHALL BE INDICATED ON THE PLANS, IF ANY, AND IN THE PERMIT DESCRIPTION:
 - UPGRADE EXISTING SUCTION OUTLETS WITH A LISTED (APPROVE) ANTI-ENTRAPMENT DEVICE/COVER; AND
 - NOTATE IN THE CONSTRUCTION DOCUMENTS WHICH OF THE SEVEN DROWNING PREVENTION MEASURES LISTED ABOVE IS BEING UTILIZED.

5. AN APPROVED HYDROSTATIC RELIEF DEVICE SHALL BE INSTALLED ON ALL PROPOSED POOL/SPA. SUCH A MINIMUM OF 18 INCHES BY 1 1/2 INCH I.P.S. PERFORATED TUBE INTO AN 18X18X24 INCH GRAVEL SUMP WITH 3/4 INCH GRAVEL.



#	BY	DATE

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

ARTAK TER-HOVANNESIAN
3806 SAN AUGUSTINE DR,
GLENDALE, CA, 91206

PROJECT INFO	
JOB NO.	A_2020-051
START DATE	9-16-2020
DRAWN BY	Author
CHECKED BY	Checker

ISSUED FOR	
CLIENT APPROVAL	
CITY SUBMITTAL	
BIDDING	
CONSTRUCTION	

SHEET DESCRIPTION	

NEW ROOF PLAN

SHEET NUMBER	

A-2.2

8/14/2023 1:49:00 PM

#	BY	DATE

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STAMP

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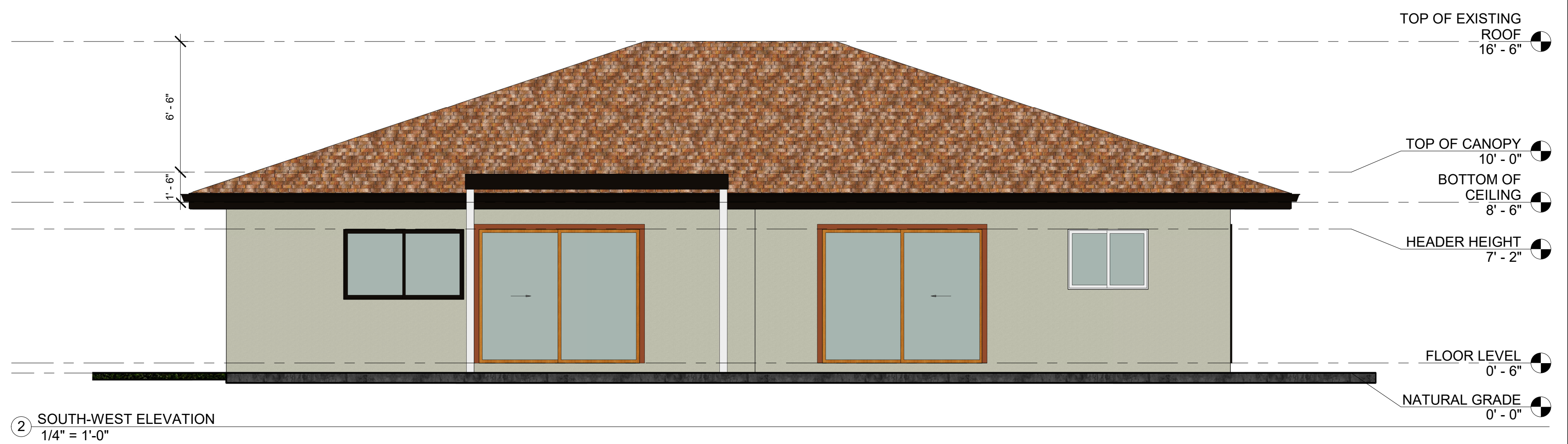
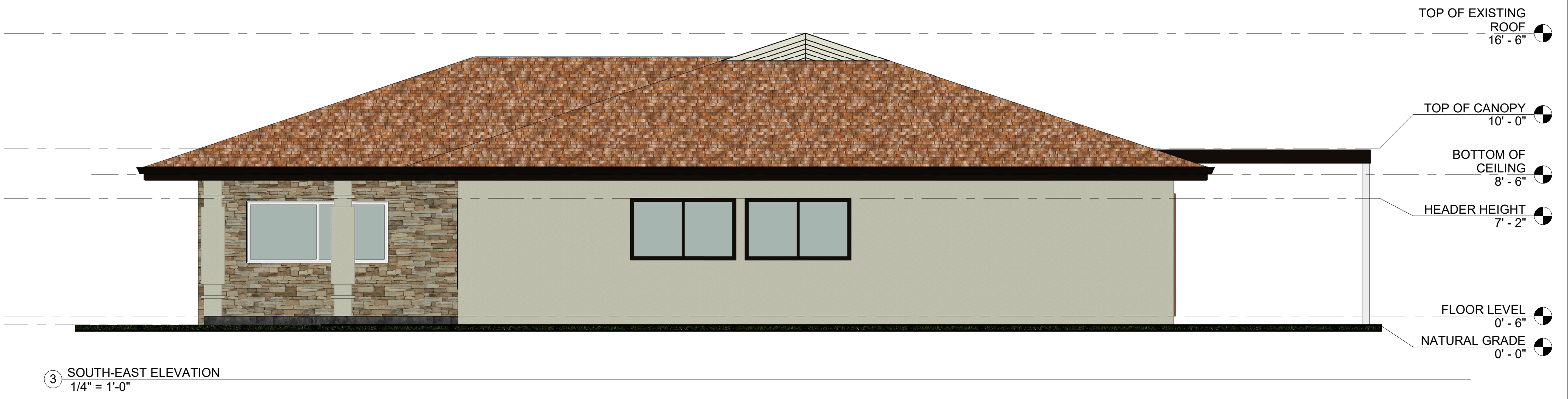
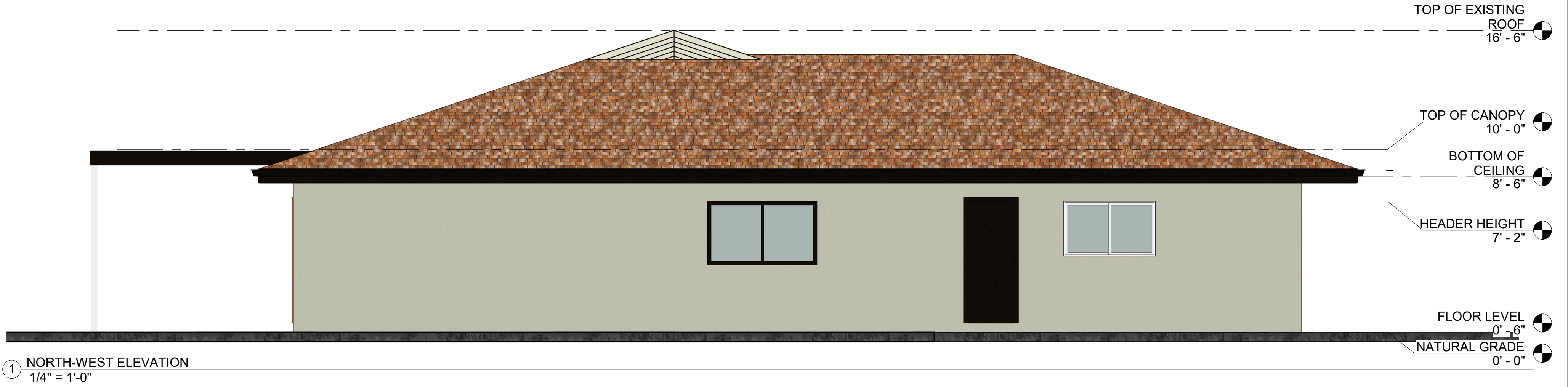
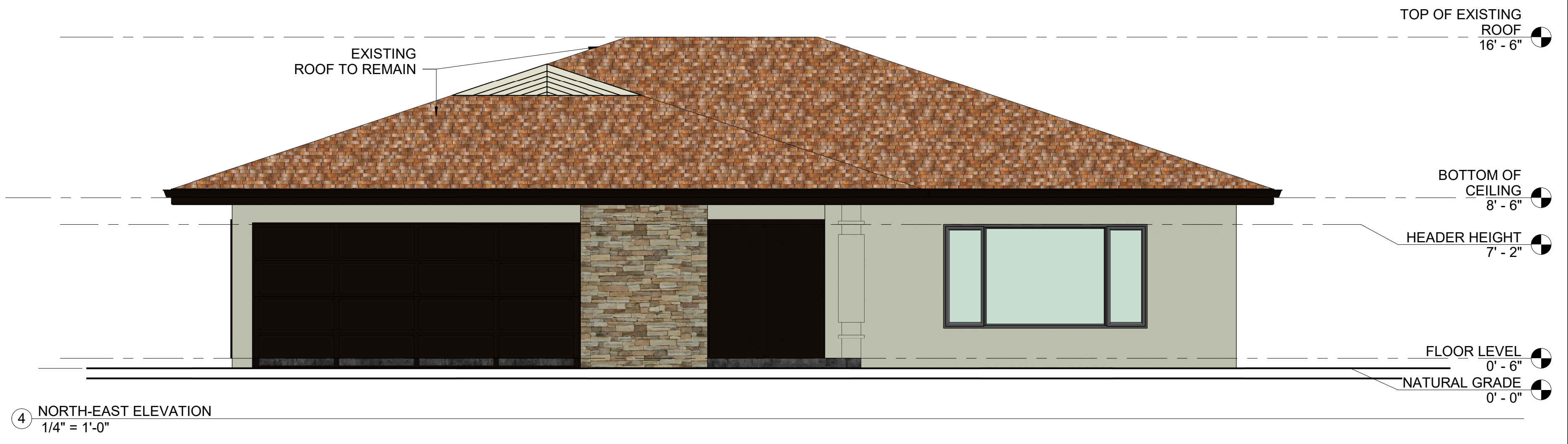
CLIENT APPROVAL
CITY SUBMITTAL
BIDDING
CONSTRUCTION

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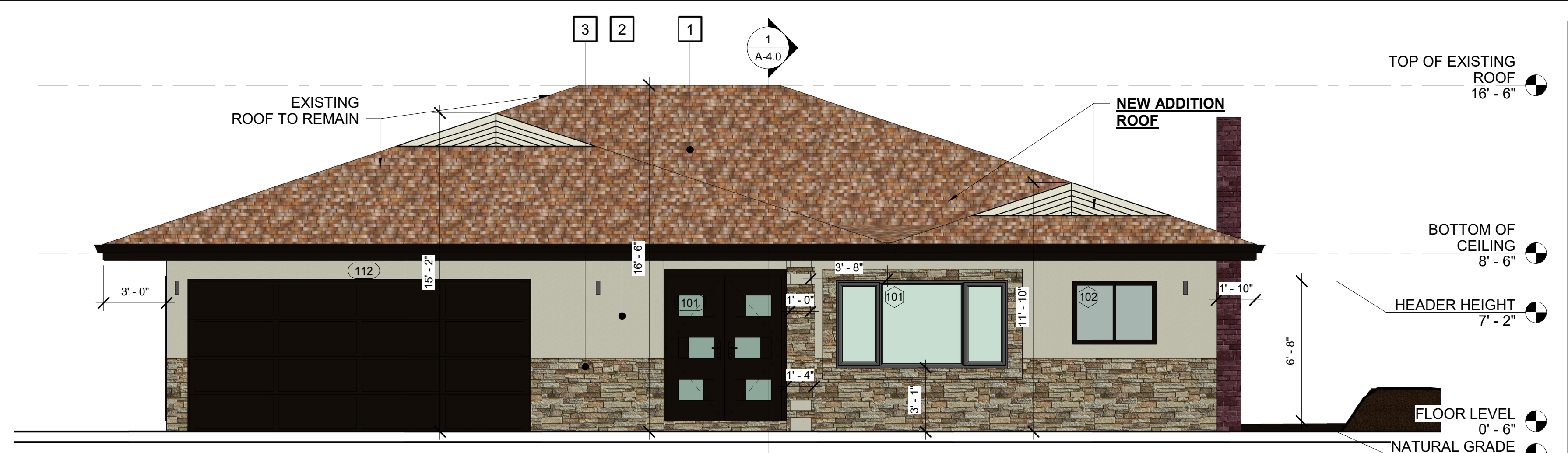
EXISTING ELEVATIONS

SHEET NUMBER

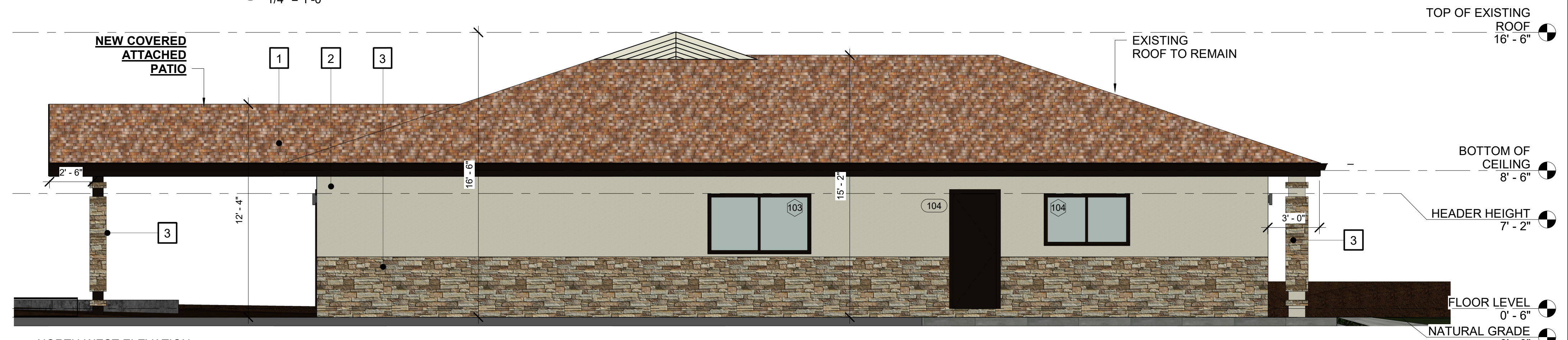
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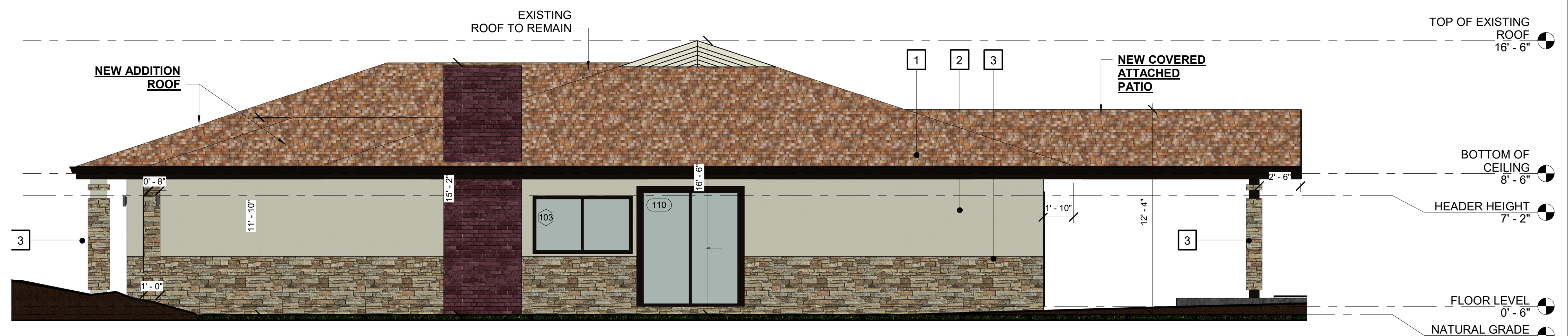
MATERIAL SCHEDULE			
NUMBER	NAME/TYPE	MANUFACTURER	COLOR
1	SHINGLES	OWENS CORNING	FROSTED OAK
2	SMOOTH STUCCO	LA HABRA	SOUTHERN MOSS X-696 (42) BASE 200
3	STONE CLADDING	GEN STONE	DESERT SUNRISE
4	PAVERS	NANTUCKET PAVERS	TAN
5	DECKING-SCREENING	NEWTECHWOOD	GRAY
6	DECKING-RAILING	CRL	CLEAR GLASS



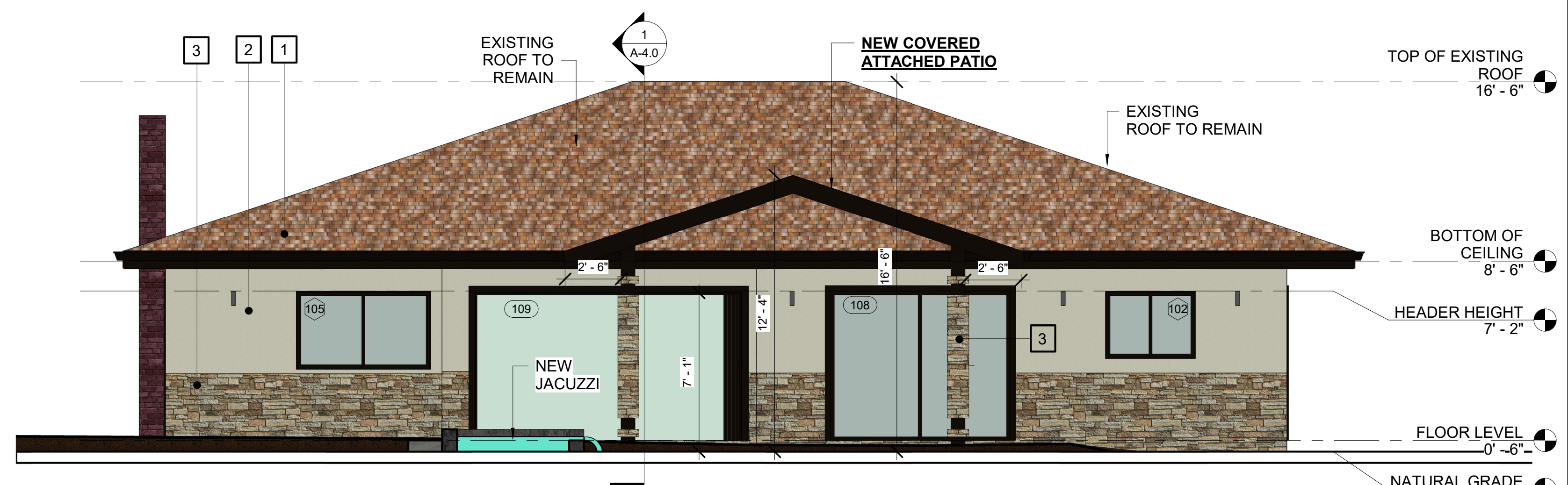
1 NORTH-EAST ELEVATION
1/4" = 1'-0"



2 NORTH-WEST ELEVATION
1/4" = 1'-0"



3 SOUTH-EAST ELEVATION
1/4" = 1'-0"



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

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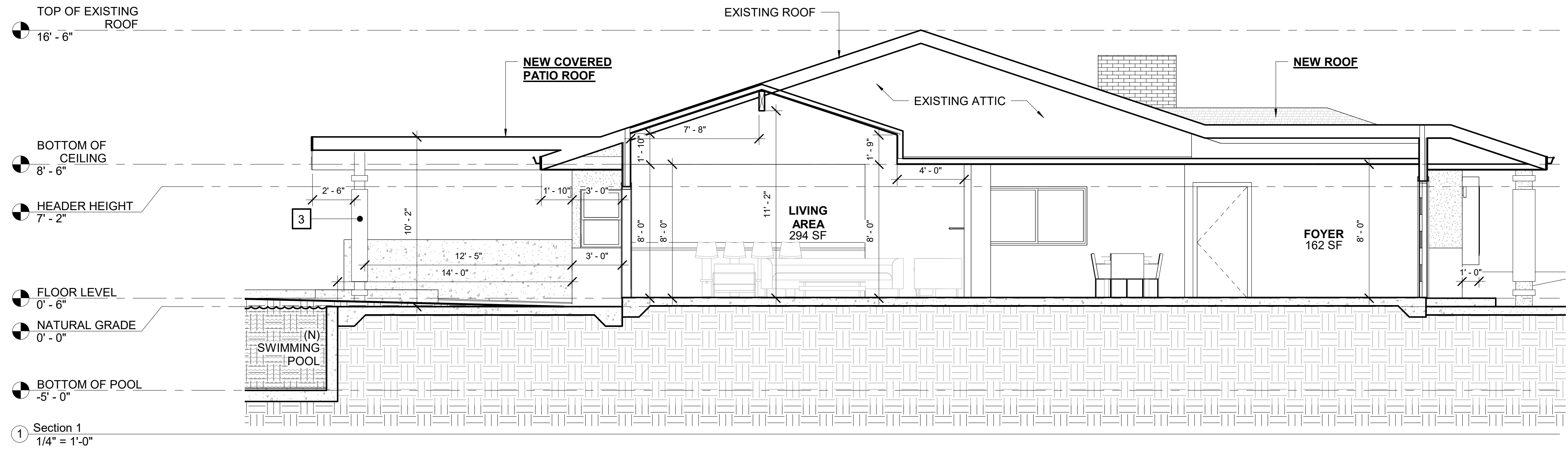
NEW ELEVATIONS

SHEET NUMBER

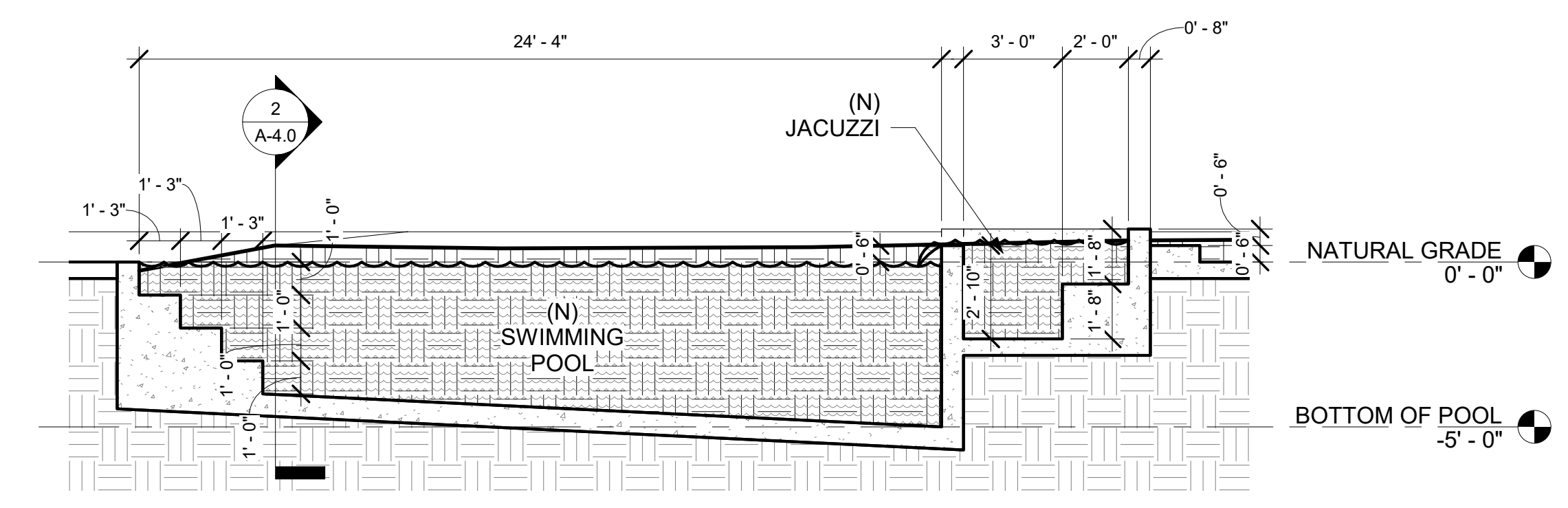
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SHEET OF

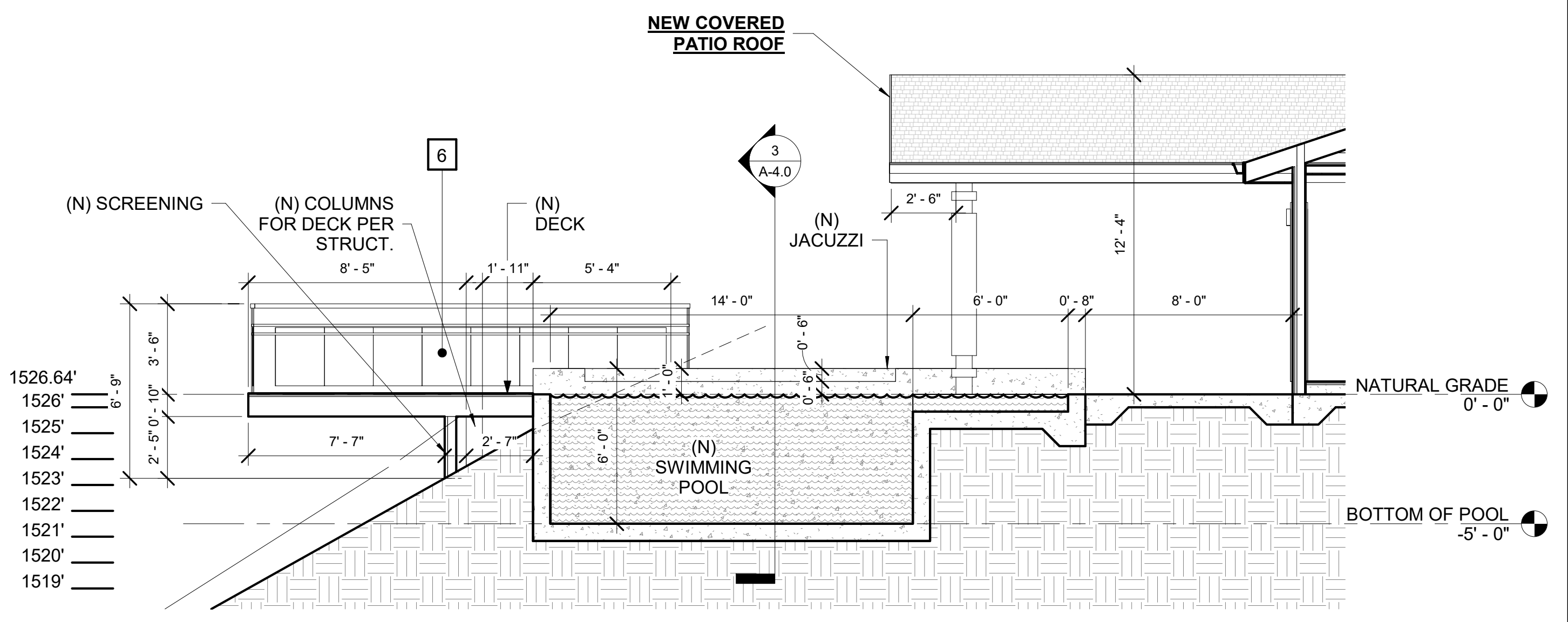
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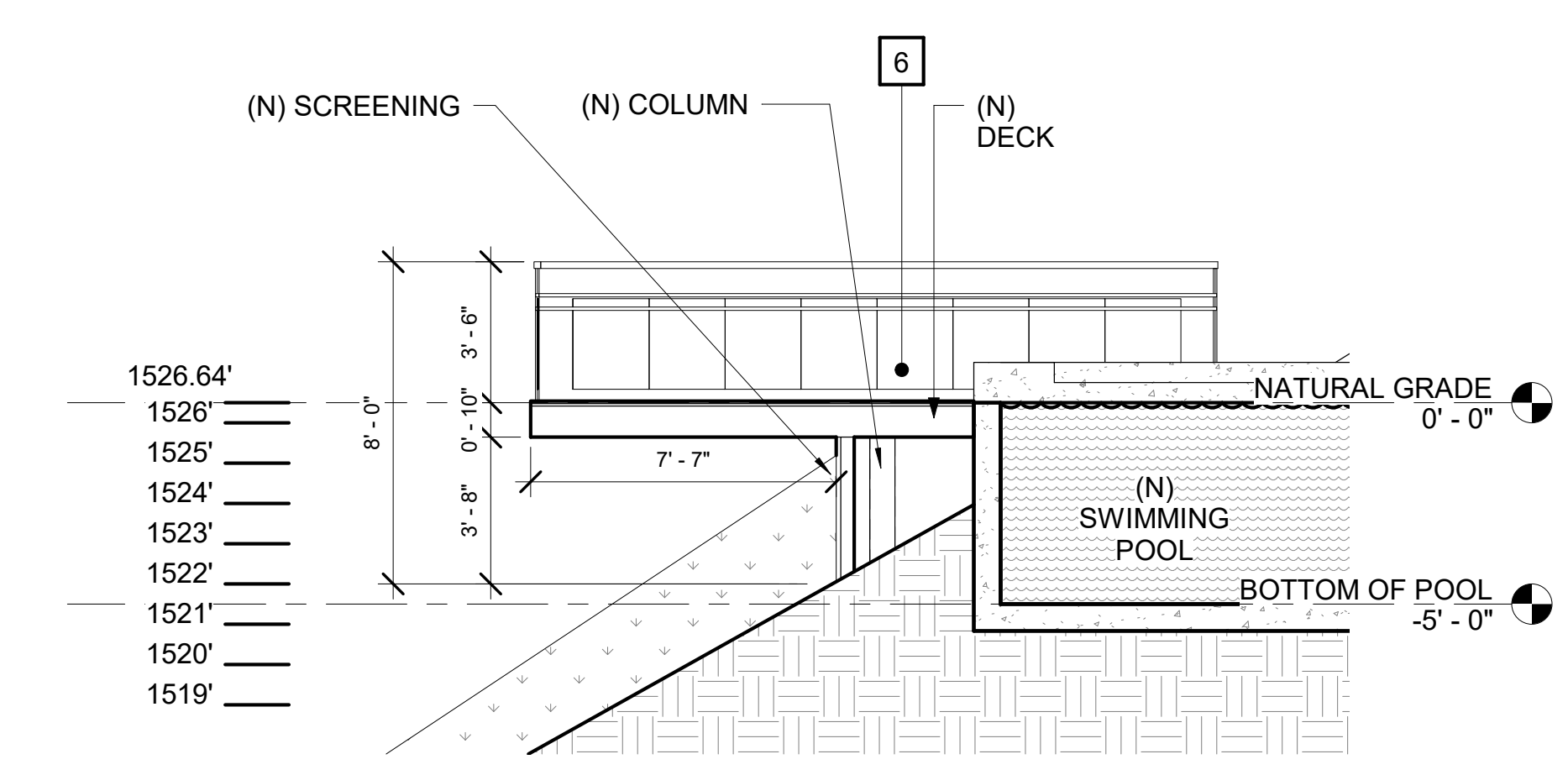
① Section 1
1/4" = 1'-0"



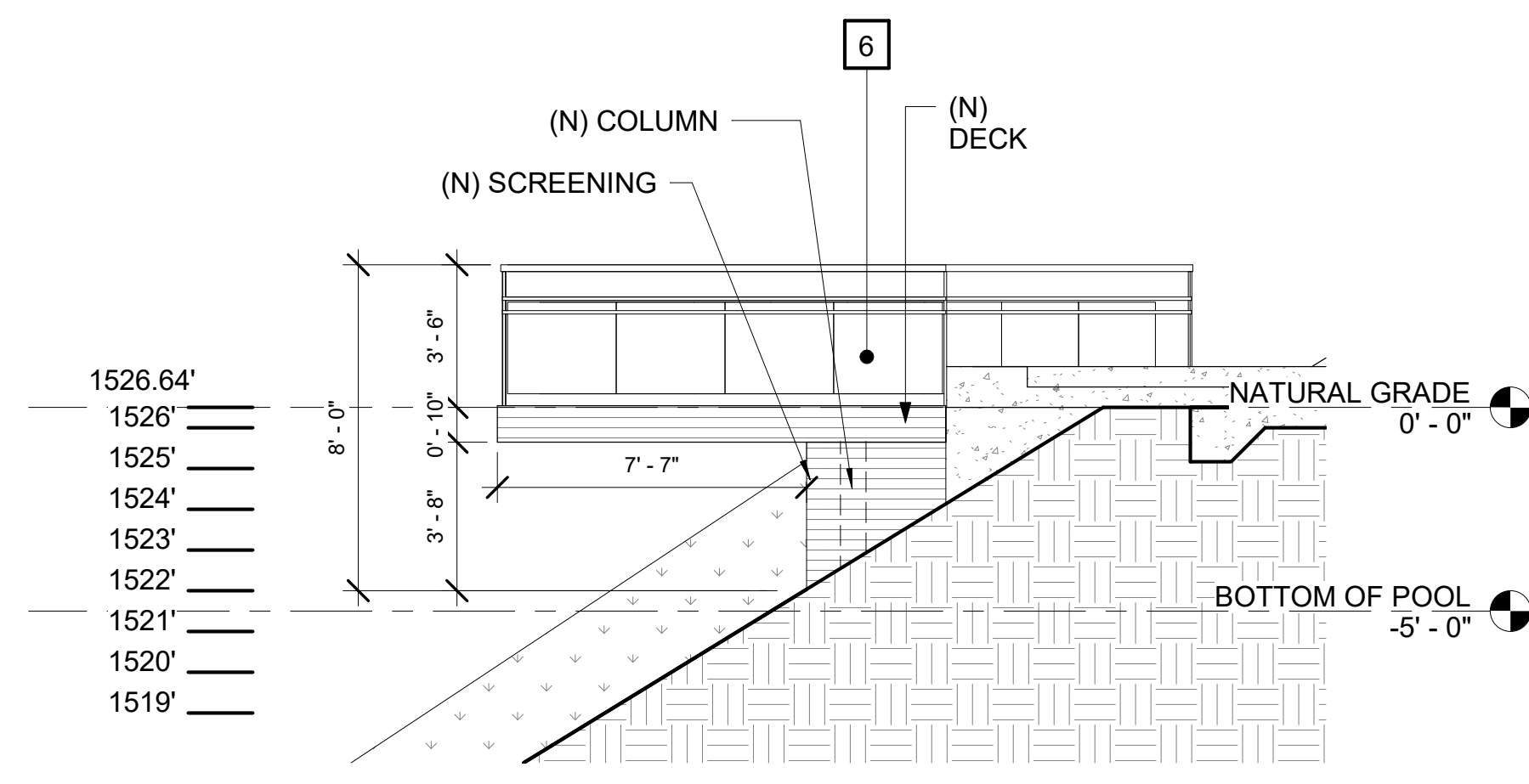
③ Section 3
1/4" = 1'-0"



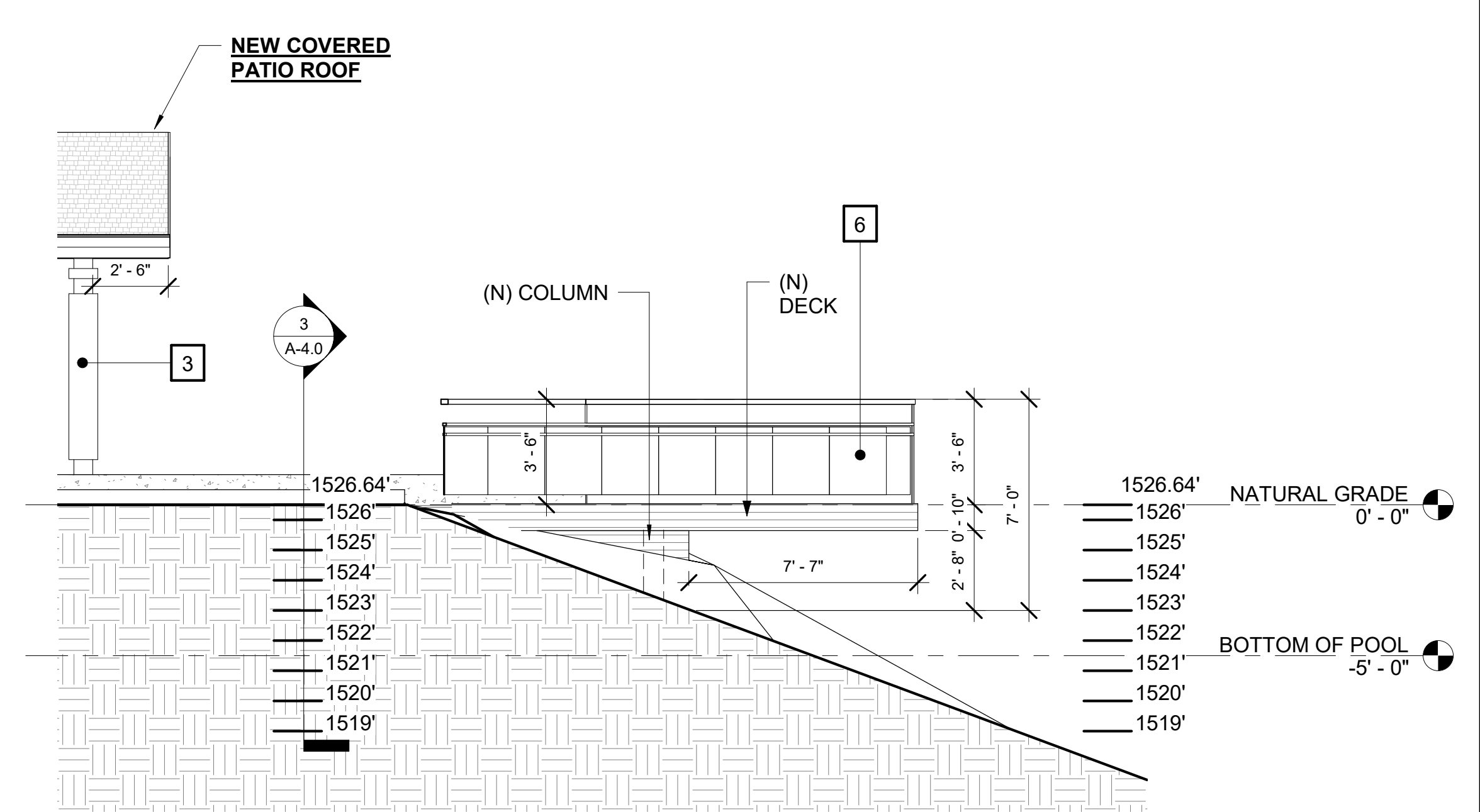
② Section 2
1/4" = 1'-0"



⑥ Section 6
1/4" = 1'-0"



⑤ Section 5
1/4" = 1'-0"



④ Section 4
1/4" = 1'-0"

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RESIDENTIAL MANDATORY MEASURES NEW, ADDITION AND ALTERATION

The 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CalGreen) requires all of the following provisions. These provisions apply to all newly constructed residential buildings including one- and two-family dwellings, townhomes, and multi-family units in low-rise and high-rise residential buildings such as apartments, condominiums, motels and hotels. These provisions also apply to the additions and alterations of existing residential buildings that increase the buildings conditioned area, volume, or size.

Please incorporate these requirements into the plans and sign the compliance statement at the end of this document. Provisions that are underlined and italicized shall be shown on the construction documents. The information listed here is an outline of the Mandatory Measures. For complete requirements and possible exceptions, please refer to the 2019 CALGreen Code. Code Sections in bold are City of Glendale additional mandatory CALGreen amendments.

ITEM #	CODE SECTION	REQUIREMENTS
Chapter 1 - ADMINISTRATION		
101.3.1	Scope	Applies to ALL newly constructed residential buildings: low-rise, high-rise and hotels/motels.
Chapter 3 - GREEN BUILDING		
301.3	Addition and Alterations	<ul style="list-style-type: none">Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.Requirements only apply within the specific area of the addition or alteration.
Chapter 4 - RESIDENTIAL MANDATORY MEASURES		
Division 4.1 - Planning and Design		
Site Development (Sec. 4.106)		
1	4.106.1	General. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas.
2	4.106.2	Storm water drainage and retention during construction. Projects which disturb less than one acre of soil and are not part of a larger common development, 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. <ul style="list-style-type: none">Retention basins of sufficient size shall be utilized to retain storm water on the site.Where storm water is conveyed to a public drainage system or gutter, water shall be filtered by use of a barrier system or waffle approved by the city.Compliance with all NPDES and City of Glendale Storm Water Management Ordinance. <p>Note: Refer to the State Water Resource Control Board for projects which disturb one acre or more of soil, or part of a larger common plan of development which in total disturbs one acre or more of soil.</p>

ITEM #	CODE SECTION	REQUIREMENTS
3	4.106.3	soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/tormwater/construction.html) Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. (Does not apply to additions and alterations not altering the drainage path.)
4	4.106.4	Electric vehicle (EV) charging for new construction. New construction shall comply with CalGreen Sections 4.106.4.1, 4.106.4.2 or 4.106.4.3 (Items #5, #6 and #7 below) to facilitate the future installation and use of electric vehicle (EV) chargers. Electric vehicle supply equipment (EVSE) when installed, shall be in accordance with the California Electrical Code.
5	4.106.4.1	EV charging for new one- and two-family dwellings and townhomes with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit (nominal 1-inch inside diameter) that originates at the main service or subpanel and terminates into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The service panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel shall be permanently labeled to identify the breaker space as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". Construction documents shall show the requirements above.
6	4.106.4.2	EV charging for new multi-family dwellings. If residential parking is available on a building site, construction shall comply with the following requirements to facilitate future installation and use of electric vehicle (EV) chargers. Plans and electrical load calculations shall clearly show the following: <ul style="list-style-type: none">Ten-percent (10%) of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.Electric vehicle charging stations (EVCS) When EV chargers are installed, one in every 25 spaces shall comply with at least one of the following options:<ul style="list-style-type: none">The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2.Electric vehicle charging station (EV space) dimensions. Electric vehicle charging spaces (EV spaces) shall comply with the following dimensions:<ul style="list-style-type: none">Minimum length of each EV space: 18-ft.Minimum width of each EV space: 9-ft.One in every 25 EV spaces, but not less than one, shall also have an 8-foot wide minimum aisle (a 5-foot wide aisle is permitted provided the minimum width of the EV space is 12-feet). The surface slope of this EV space and aisle shall not exceed a 1:1 unit vertical to 48 units horizontal (2.083 percent) slope in any direction.Single EV space electrical requirements. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than nominal 1-inch inside diameter. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed

ITEM #	CODE SECTION	REQUIREMENTS																		
7	4.106.4.3	EV charging for new hotels and motels. If hotel or motel parking is available on a building site, construction shall comply with the following requirements to facilitate future installation and use of electric vehicle (EV) chargers. Plans and electrical load calculations shall clearly show the following: <ul style="list-style-type: none">Number of required EV spaces. The total number of parking spaces provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number and shall be as follows:<table border="1"><thead><tr><th>TOTAL NUMBER OF PARKING SPACES</th><th>NUMBER OF REQUIRED EV SPACES</th></tr></thead><tbody><tr><td>0 to 9</td><td>0</td></tr><tr><td>10 to 25</td><td>1</td></tr><tr><td>25 to 50</td><td>2</td></tr><tr><td>51 to 75</td><td>4</td></tr><tr><td>76 to 100</td><td>5</td></tr><tr><td>101 to 150</td><td>7</td></tr><tr><td>151 to 200</td><td>10</td></tr><tr><td>201 and over</td><td>At least 6% of total</td></tr></tbody></table>Electric vehicle charging station (EV space) dimensions. Electric vehicle charging spaces (EV spaces) shall comply with the following dimensions:<ul style="list-style-type: none">Minimum length of each EV space: 18-ft.Minimum width of each EV space: 9-ft.Single EV space electrical requirements. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than nominal 1-inch inside diameter. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit over-current protective device. Construction documents shall identify the raceway termination point.Multiple EV spaces electrical requirements. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE.	TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES	0 to 9	0	10 to 25	1	25 to 50	2	51 to 75	4	76 to 100	5	101 to 150	7	151 to 200	10	201 and over	At least 6% of total
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES																			
0 to 9	0																			
10 to 25	1																			
25 to 50	2																			
51 to 75	4																			
76 to 100	5																			
101 to 150	7																			
151 to 200	10																			
201 and over	At least 6% of total																			

ITEM #	CODE SECTION	REQUIREMENTS
8	4.106.5 (GBSC)	Water permeable surface. Provide calculation on site plan to show proposed water permeable surfaces shall not be less than 20 percent of the total on-grade, residential uncovered parking, walking or patio surfaces. The primary driveway, the primary entry walkway and entry porch or landing and required accessible routes for persons with disability as required by Chapter 11A and / or 11B of CBC shall not be included when calculating the area required to be a permeable surface.
Division 4.2 - Energy Efficiency		
Performance Requirements (Sec. 4.201)		
9	5.201.1	Scope. This project shall comply with all applicable energy efficiency requirements as set forth in the 2019 California Energy Code. Energy calculations and forms shall be included as part of the plans and drawings.
Division 4.3 - Water Efficiency and Conservation		
Indoor Water Use (Sec. 4.303)		
10	4.303.1	Indoor water use. Plumbing fixtures and fittings shall comply with the following and shall be shown on the construction documents: <ul style="list-style-type: none">Water closets. Maximum 1.28 gallons per flushUrinals. Maximum 0.125 gallons per flush for wall-mounted. Other urinals: 0.5 gallons per flush.Single showerheads. Maximum flow rate of 2.0 gallons per minute at 80 psi.Multiple showerheads serving one shower: combined flow rate of all showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi.Lavatory faucets within dwelling units: Max flow rate of 1.2 gallons per minute at 60 psi. Minimum flow rate of 0.8 gallon per minute at 20 psi.Lavatory faucets in common and public use areas: Maximum flow rate of 0.5 gallons per minute at 60 psi.Metering faucets: Maximum flow rate of 1.8 gallons per minute at 60 psi.Kitchen faucets: Maximum flow rate of 1.8 gallons per minute at 60 psi. <p>Plumbing fixtures and fittings shall be installed in accordance with the 2019 California Plumbing Code and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.</p> <p>Note: All noncompliant plumbing fixtures in any residential property shall be replaced with water conserving plumbing fixtures. Plumbing fixtures replacement is required prior to issuance of a</p>

ITEM #	CODE SECTION	REQUIREMENTS
		certificate of final completion, certificate of occupancy, or final approval by the City of Glendale Building and Safety Division.
Outdoor Water Use (Sec. 4.304)		
11	4.304.1	Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficiency landscape ordinance or the current California Department of Water Resources' Model Water Efficiency Landscape Ordinance (MWELO) whichever is more stringent. Landscape plans shall show all outdoor water efficiency features of CalGreen Section 4.304.
Division 4.4 - Material Conservation and Resource Efficiency		
Enhanced Durability and Reduced Maintenance (Sec. 4.406)		
12	4.406.1	Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the city building inspector.
Construction Waste Reduction, Disposal and Recycling (Sec. 4.408)		
13	4.408.1	Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with the City of Glendale's Construction and Demolition Waste Reduction and Recycling Plan (CDWRRP) Ordinance. A City approved waste management company/hauler shall be used for recycling of construction waste. Documentation of compliance shall be provided to the City's Building and Safety Division. The project shall complete the city's Construction and Demolition Waste Reduction and Recycling Plan form prior to the issuance of the building permit and pay the CDWRRP deposit.
Building Maintenance and Operation (Sec. 4.410)		
14	4.410.1	Operation and Maintenance manual. The builder shall prepare an Operation and Maintenance Manual as outlined in 2019 CALGreen Section 4.410.1. The manual shall be given to the owner upon final approval by the building inspector. In such case where the property is being sold, it should be given to the new owner at the time of sale. A copy of the manual shall be available for the inspector prior to, or at the time of final inspection.
15	4.410.2	Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide a readily accessible area(s) that serves all buildings on the site and is identified for recycling. Contact the City's Public Works Integrated Waste Management Division for details of the City's recycling ordinance.
Division 4.5 - Environmental Quality		
Fireplaces (Sec. 4.503)		
16	4.503.1	Fireplaces. Any installed gas fireplace shall be direct vent sealed combustion type. New wood burning masonry fireplaces are not allowed per SCAQMD Rule 445.

ITEM #	CODE SECTION	REQUIREMENTS
Pollutant Control (Sec.4.504)		
17	4.504.1	HVAC system Protection. During the construction process and until final startup of the HVAC system, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other method to reduce the amount of water, dust and debris which may enter the system.
18	4.504.2	Finish material pollutant control. Finish material pollutant control, shall comply as follows: <ul style="list-style-type: none">Adhesives, sealants and caulks used on this project shall comply with SCAQMD Rule 116B for VOC limits and toxic compounds. Aerosol adhesives, sealants and caulks (in packaging units not more than one pound or 16 fluid ounces) shall comply with statewide VOC standards.Paints and coatings shall comply with VOC limits in CalGreen Table 4.504.3.Aerosol paints and coatings shall comply with statewide requirements and other requirements noted in CalGreen Section 4.504.2.3Carpet Systems. All carpeting and carpet cushion shall meet the requirements of the Carpet and Rug Institute Green Label Plus Program. Adhesives shall comply with VOC limits in CalGreen Table 4.504.1.Resilient flooring. Where installed, 80% of the floor area receiving resilient flooring shall comply with one or more of the standards listed in CalGreen Section 4.504.4.Composite wood products used on the interior or exterior of the building shall comply with the formaldehyde limits in CalGreen Table 4.504.5. <p>Verification of compliance with the standards listed above shall be provided upon request to the building inspector.</p>
Interior Moisture Control (Sec. 4.505)		
19	4.505.1	Interior moisture control. Buildings shall meet or exceed the provisions of the California Building Code. <ul style="list-style-type: none">Concrete Slab foundations. Concrete Slab-on-grade foundations/floors that are required to have a vapor retarder by the California Building Code section 1907 or the California Residential Code section R506, shall have a capillary break consisting of a 4-inch-thick base of 3/4 inch or larger clean aggregate with a vapor retarder in direct contact with concrete. The concrete mix design shall address bleeding, shrinkage and curing. For additional information, see American Concrete Institute, ACE 302.2R-06.Building materials with visible signs of water damage shall not be installed. Wall and floor framing lumber shall not be enclosed when the framing members exceed 19-percent moisture content. Moisture content shall be verified using one of the methods listed in CalGreen section 4.505.3Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities.
Indoor Air Quality (Sec.4.506)		
20	4.506.1	Indoor air quality and exhaust. Each bathroom (a room which contains a bathtub, shower, or tub/shower combination) shall be mechanically ventilated and shall comply with the following: <ul style="list-style-type: none">Exhaust fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

ITEM #	CODE SECTION	REQUIREMENTS
		<ul style="list-style-type: none">Unless functioning as a component of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control.Humidity controls shall be capable of adjustment between 50% and 80% relative humidity. Humidity control may utilize manual or automatic means of adjustment which may be a separate component to the exhaust fan (not required to be built-in).
Environmental Comfort (Sec. 4.507)		
21	4.507.2	HVAC system design. HVAC systems shall be sized, designed and have equipment selected using the methods listed in CalGreen Section 4.507.2.
Natural Light and Ventilation (Sec. 4.509)		
22	4.509.1 (GBSC)	Natural light and ventilation. Provide calculation of required natural light and ventilation on plans showing the following: <ul style="list-style-type: none">The minimum glazed area for natural light shall not be less than 10 percent of the floor area of the room served.The minimum openable area for ventilation to the outdoors shall be 5 percent of the floor area of being ventilated.
Chapter 7 - INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS		
Qualifications (Sec. 702)		
23	702.1	General. New buildings shall comply with the requirements of CalGreen Chapter 7.
24	702.1	Installer and training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. <ul style="list-style-type: none">State certified apprenticeship programs.Public utility training programs.Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.Programs sponsored by manufacturing organizations.Other programs acceptable to the enforcing agency.
25	702.2	Special inspection. When required by the California Building Code, or the approved plans, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with the CalGreen Code. Special inspectors shall comply with the following: <ul style="list-style-type: none">Special Inspectors shall be approved by the City of Glendale Building & Safety Division prior to performing any special inspections of any component or system required by the CalGreen Code.Special Inspectors shall be qualified and able to demonstrate competence to the enforcing agency in the discipline which they are inspecting.Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting.

ITEM #	CODE SECTION	REQUIREMENTS
Verifications (Sec. 703)		
26	703.1	Documentation. Documentation used to show compliance with this code shall include but is not limited to: construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the City of Glendale which demonstrates substantial conformance.
COMPLIANCE STATEMENT		
27		Compliance Statement. As the design professional or designer of record for this project, I certify that this project will comply with all applicable provisions of the 2019 California Green Building Standards Code (CalGreen Code).
	Signature	Print Name
	Company	Address
	Date	License



LOS ANGELES, CA
818.331.1151
ARVN@ARCHNTECH.COM

#	BY	DATE
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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.

ARTAK TER-HOVANNESIAN
3806 SAN AUGUSTINE DR,
GLENDALE, CA, 91206

PROJECT INFO

JOB NO.	A_2020-051
START DATE	9-16-2020
DRAWN BY	Author
CHECKED BY	Checker

ISSUED FOR

CITY APPROVAL	
CITY SUBMITTAL	
BIDDING	
CONSTRUCTION	
SHEET DESCRIPTION	

GREEN

SHEET NUMBER

A-5.0

SHEET OF

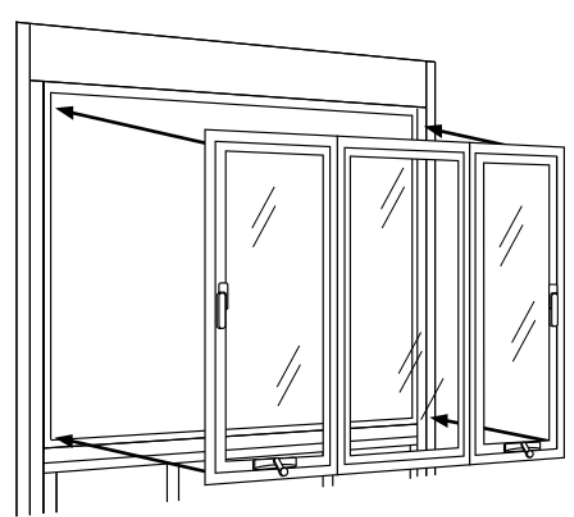
WINDOW SPECS

Casement Window Installation Instructions

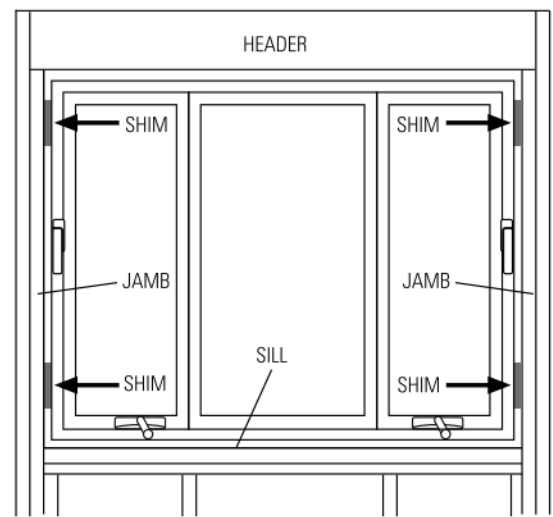
This installation guide assumes that a framework of studs (often called a back frame or blocking) has already been properly fastened and sealed to the wall of the opening by a building professional. This type of work is commonly referred to as blocking-up an opening.

NOTE: Inspect this window while unpacking AND BEFORE installation to ensure its proper operating condition.

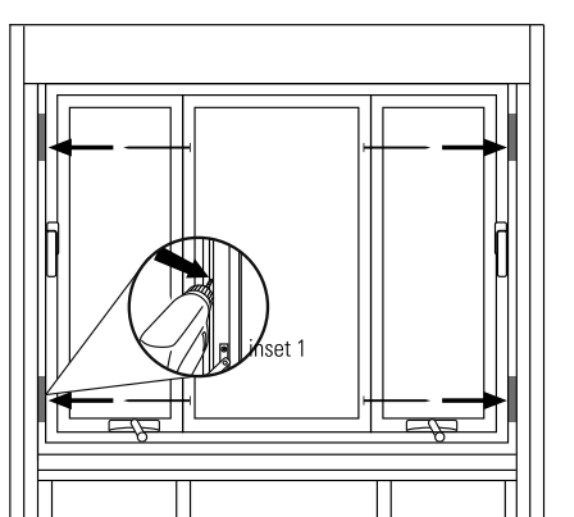
Replacement/New Construction application with the use of a nailing flange. Note: window openings should always be non load-bearing.



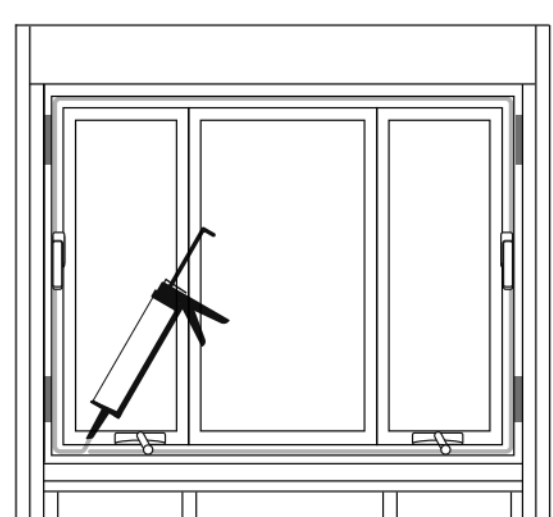
STEP 1. After the window opening has been blocked-up, place the window into opening making sure that the handle is tightened, and the window is closed.



STEP 2. Ensure window is aligned and plumb by shimming sill and side jamb as necessary. Be sure to check both side-to-side and front-to-back for alignment and plumb. Shim spaces to be no more than 1/4" per side.



STEP 3. Secure window using four (4) pan head or round head wood screws (2 on each side) that are secured through the side wall installation channels (inset 1). If there aren't pre-punched, installation holes these can be drilled 4" to 6" from each corner. CAUTION: DO NOT screw through top header or bottom sill as this may distort the window and its operation.

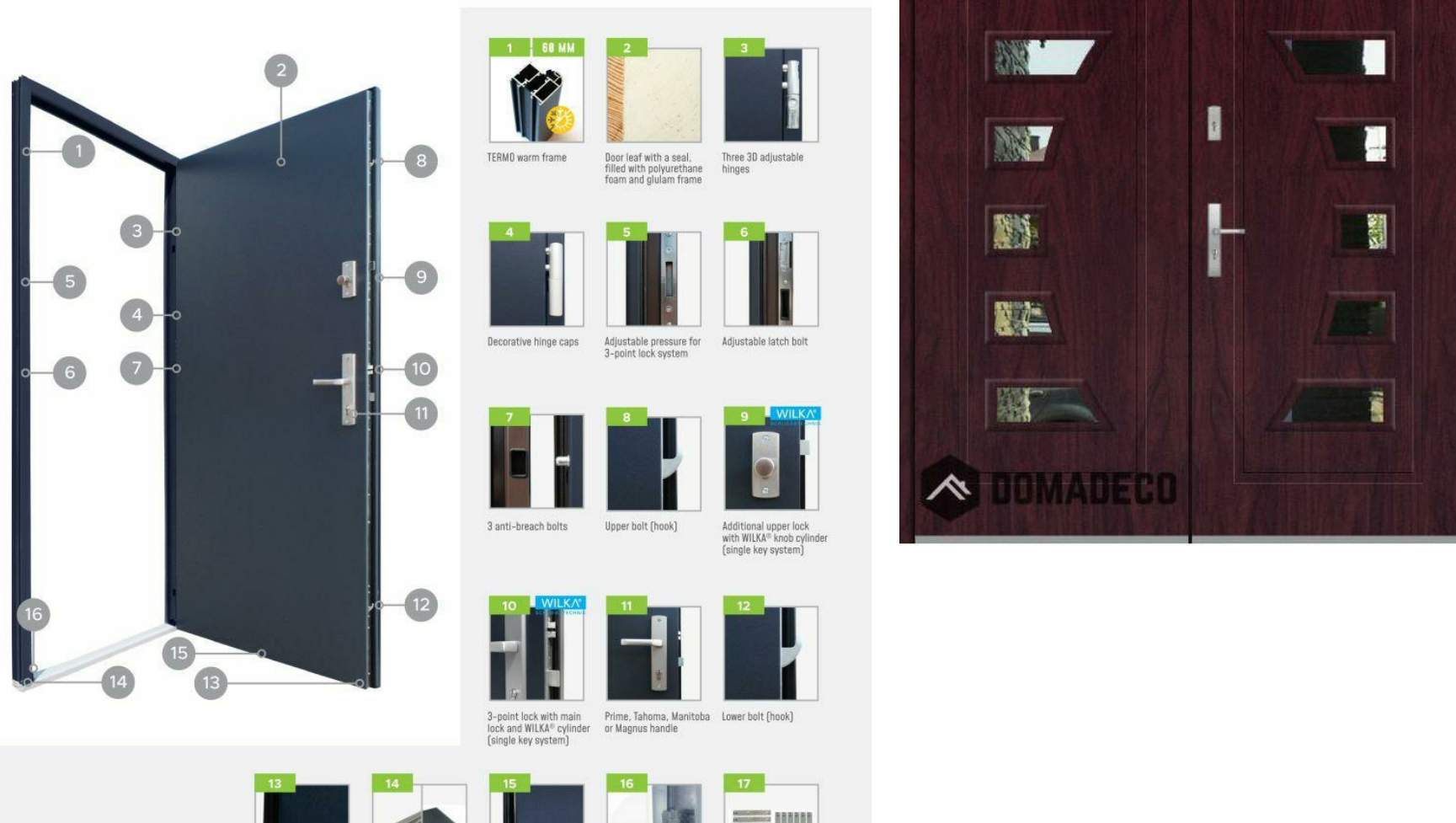


STEP 4. Apply silicone caulk (or other type of approved sealant) to the opening between the interior and exterior main frame and wall.

STEP 5. Finish interior/exterior trim as desired.

ENTRY DOOR SPECS

- Thermal Insulation U=0.93
- Door leaf thickness 1 7/8"
- Anti-burglary class RC2+*
- Acoustic insulation 31dB*



STONE CLADDING



DESERT SUNRISE
Square Face with Grooves

SPECIFICATIONS	
Application Method	Mortarless
Type	Panel
Manufacturer/Color/Finish	Desert Sunrise
Coverage Area Unit of Measure	Square feet
Color/Finish Family	Multiple color/finishes
Primary Construction Material	Polyurethane foam
Coverage Area per Package Quantity	3.20
Material	Faux stone veneer
Warranty	25-year limited
Use Location	Outdoor
Series Name	GenStone Stacked Stone Panel
UNSPSC	30131700

ROOF MATERIAL SPECS

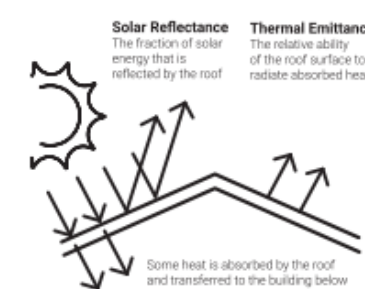
HELP SAVE ENERGY
CONFIDENTLY MEET CODE

Cool Roof Requirements in California and Other Compliance Programs

- Meet the prescriptive Cool Roof requirements of California Title 24, Part 6.
- Air Cool Roof Rating Council (CRCRC) rated.
- Meet the Green Building Standards Code of Los Angeles County.
- Meet Property Assessed Clean Energy (PACE) financing program requirements.
- May help lower household energy consumption by keeping the roof cooler; also may help decrease CO₂ emissions.

Contact your local contractor to learn more about code requirements in your area.

How a roof reacts to heat from the sun



COOL Roof Collection

Color	CRCRC Product ID	Solar Reflectance	Thermal Emittance	Solar Index (SRI)
Forest Brown	0990-0204	0.170	0.929	16**
Mountainair	0990-0207	0.194	0.909	19**
Night Sky	0990-0208	0.194	0.909	19**
Sand Castle	0990-0209	0.181	0.909	16**
Summerwood	0990-0205	0.170	0.919	16**
Forest Brown	0990-0164	0.181	0.919	17**
Mountainair	0990-0164	0.194	0.929	19**
Night Sky	0990-0209	0.181	0.909	16**
Sand Castle	0990-0209	0.177	0.927	16**
Summerwood	0990-0164	0.181	0.919	17**
Harbor Fog	0990-0044	0.30	0.93	33
Sage	0990-0003	0.29	0.88	30
Sierra	0990-0006	0.28	0.81	29
Citrus Grove	0990-0031	0.209	0.919	29**
Sierra	0990-0000	0.211	0.929	27**
Golden Meadow	0990-0033	0.211	0.949	27**
Mythic Gray	0990-0002	0.211	0.939	27**
Harbor Fog	0990-0035	0.209	0.929	29**
Rolling Stone	0990-0164	0.211	0.939	27**
Arden	0990-0009	0.23	0.82	24
Dynler Shell	0990-0072	0.22	0.93	29
Sierra White	0990-0008	0.29	0.87	28
Sierra Gray	0990-0013	0.20	0.82	20
Forest Brown	0990-0164	0.181	0.919	17**
MDglaze	0990-0074	0.194	0.929	19**
Mountainair	0990-0164	0.194	0.929	19**
Night Sky	0990-0209	0.181	0.909	16**
Sand Castle	0990-0000	0.177	0.927	16
Summerwood	0990-0164	0.181	0.919	17**
Arden	0990-0009	0.23	0.82	24
Citrus Grove	0990-0036	0.211	0.919	27**
Golden Meadow	0990-0037	0.211	0.929	27**
Sierra White	0990-0002	0.28	0.91	30
Sierra Gray	0990-0013	0.20	0.82	20
Sand Castle	0990-0000	0.177	0.927	16
Arden	0990-0009	0.23	0.82	24
Alpen Gray	0990-0010	0.20	0.82	20
Sierra White	0990-0001	0.29	0.92	31

PAVERS NANTUCKET PAVERS

PATIO-ON-A-PALLET 10 FT. X 10 FT.
CONCRETE TAN VARIEGATED BASKET
WEAVE YORKSTONE PAVER (37 PIECES/100 SQ. FT.)

Dimensions	
Product Height (in.)	1.57 in
Product Length (in.)	24.00 in
Product Width (in.)	24.00 in

Details	
Application Style	Pathway, Patio, Pool
Color/Finish	Tan Variegated
Landscape Supply Type	Paver
Pack Size	37
Paver Size	Large
Product Weight (lb.)	1750 lb
Shape	Square
Traffic Type	Foot Only
Color Family	Tan
Features	Base Required, Textured
Material	Concrete
Packaging Type	Kit
Paver Style	Contemporary
Returnable	90-Day
Squares Feet per Piece	2

STUCCO SPECS

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 200 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 quarters (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 growth	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 psi (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.

6 • LaHabra AC Stucco Specifications 09 97 23

NEWTECHWOOD DECKING

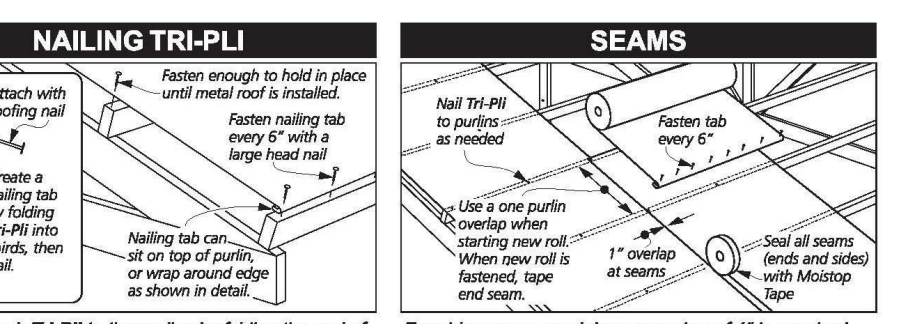
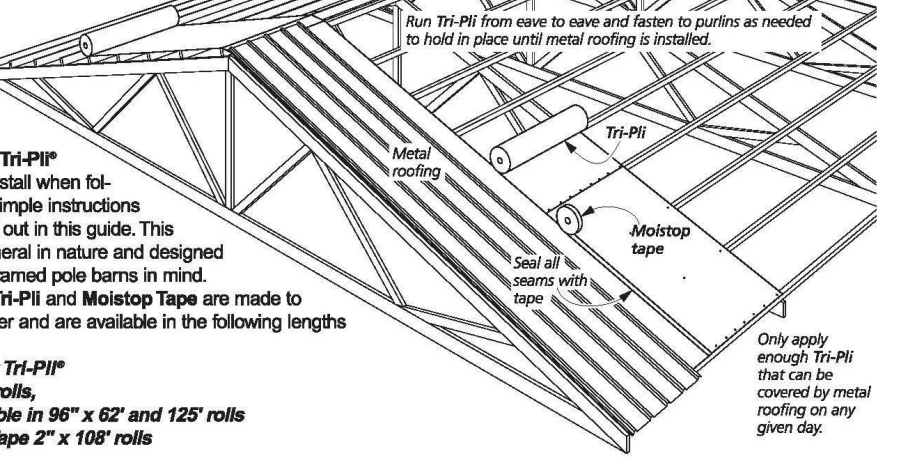
UltraShield Naturale Voyager Series Roman Antique Hollow Composite Decking Board

Dimensions	
Actual Product Length (ft.)	16 ft
Actual Product Width (ft.)	5.5 in
Nominal Product Length (ft.)	16 ft
Nominal Product Width (in.)	6 in

Details	
Color Family	Gray
Edge Type	Double Edged
Features	Hidden Fasteners Compatibility, Water-Resistant
Returnable	90-Day
Warranty / Certifications	25 Year Warranty

INSTALLING TRI-PLI®

EAVENTO EAVE APPLICATION
Fortifiber TRI-PLI is a highly effective vapor barrier which retards the passage of moisture or condensation by water vapor. TRI-PLI is a strong, reinforced asphalt-saturated paper product, constructed on both sides with white polyethylene film. The white plastic film provides an excellent light reflecting surface for a brighter, more attractive interior.

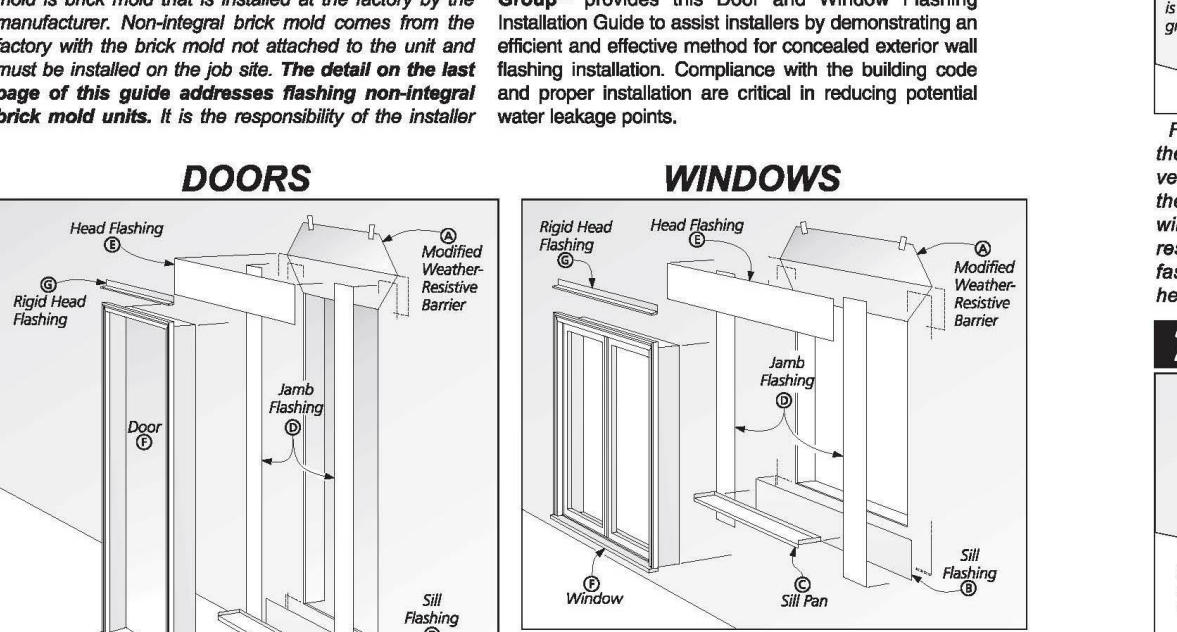


To start, attach TRI-PLI to the purline by holding the end of the roll into a minimum of three laps (see detail). These laps create a nailing "tab" that fastens TRI-PLI to the purline. Nail the folded tab to the purline with a large head nail such as a galvanized roofing nail. Fasten the tab every 6 inches. Next, pull the roll tight 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 purline (see above). Use enough nails to hold TRI-PLI in place until roofing is installed.

Fortifiber Building Systems Group
1-800-773-4777
www.fortifiber.com

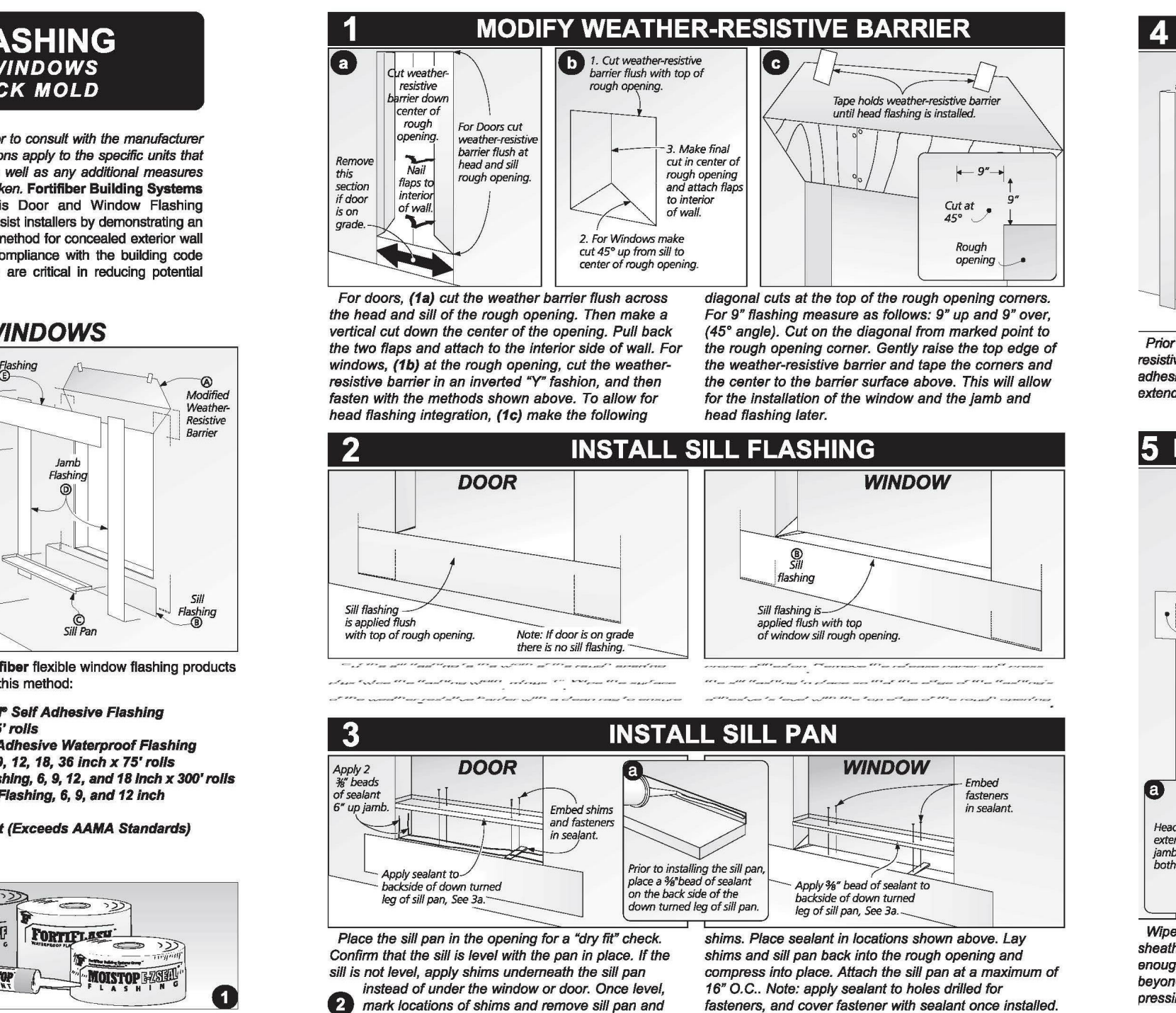
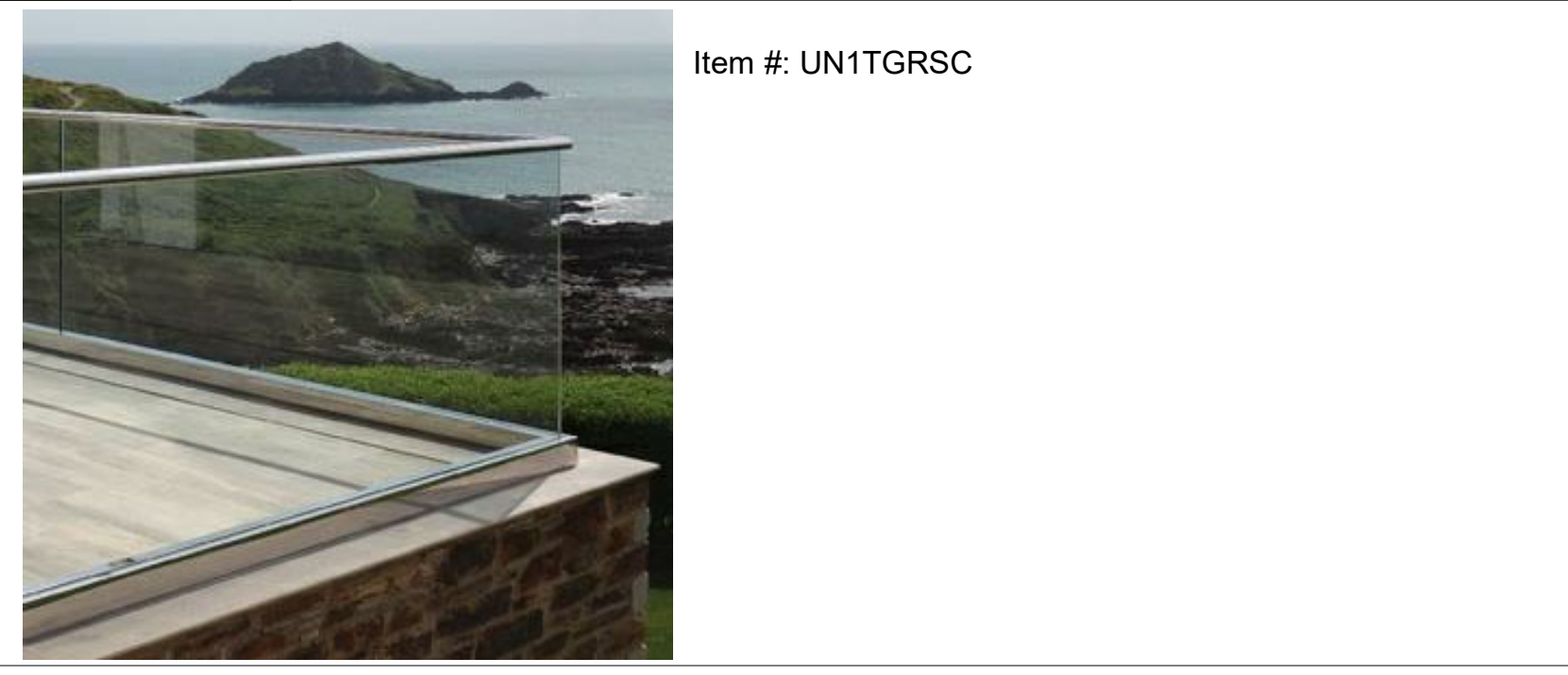
WINDOW AND DOOR FLASHING

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



- Weather-resistant barrier is removed at sill in door. See step 1a.
- Door Sill Flashing is omitted if entry door is on grade. See step 1a.
- Sealant Requirements for Sill Pan differ between windows and doors. See step 3.
- Door Jamb Flashing is shortened if door is on grade. See step 4.
- Sealant requirements prior to installing window or door. See step 6.

CRL GLASS RAILING - FULL SPECS ON A-5.2



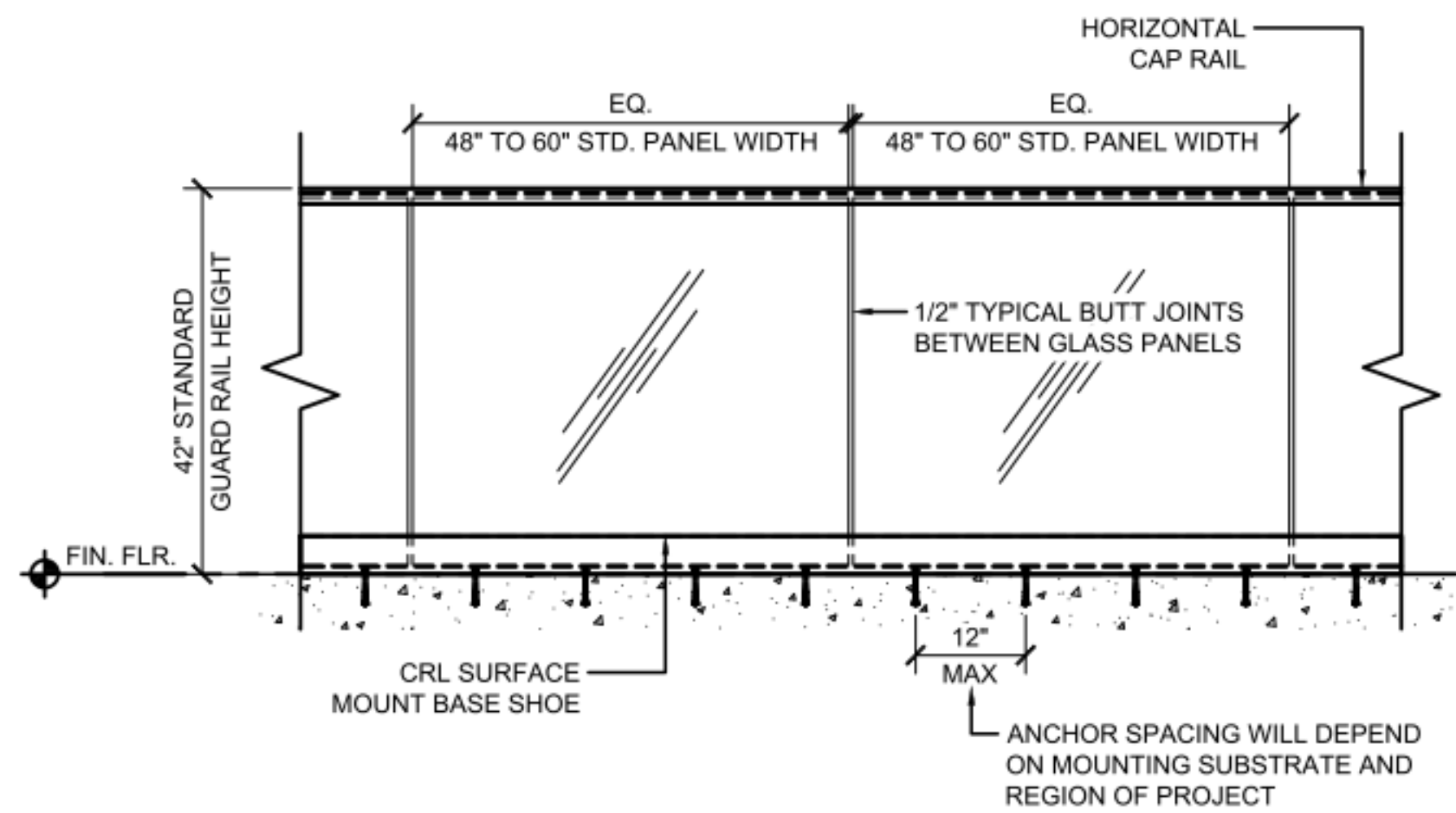
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CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK.

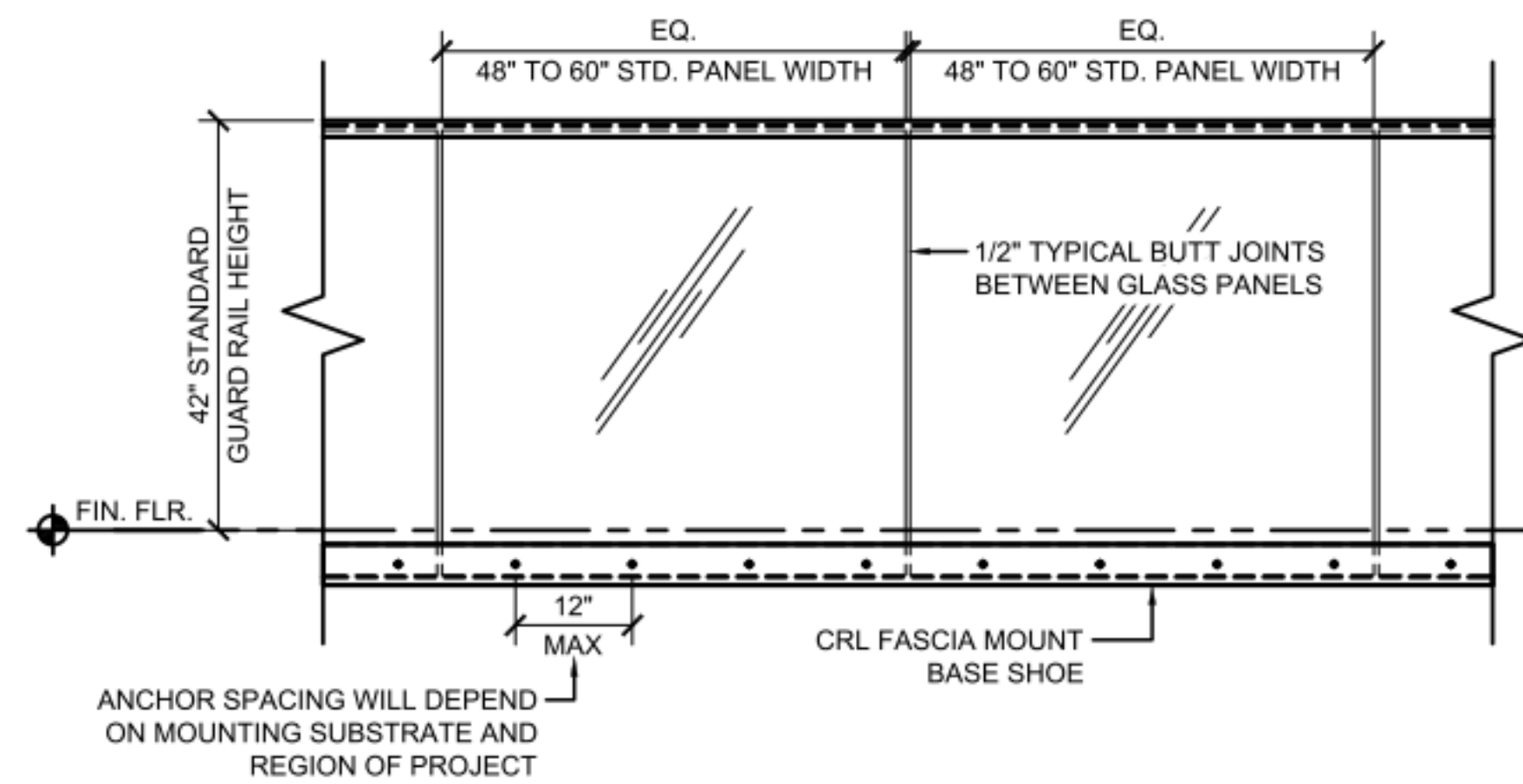
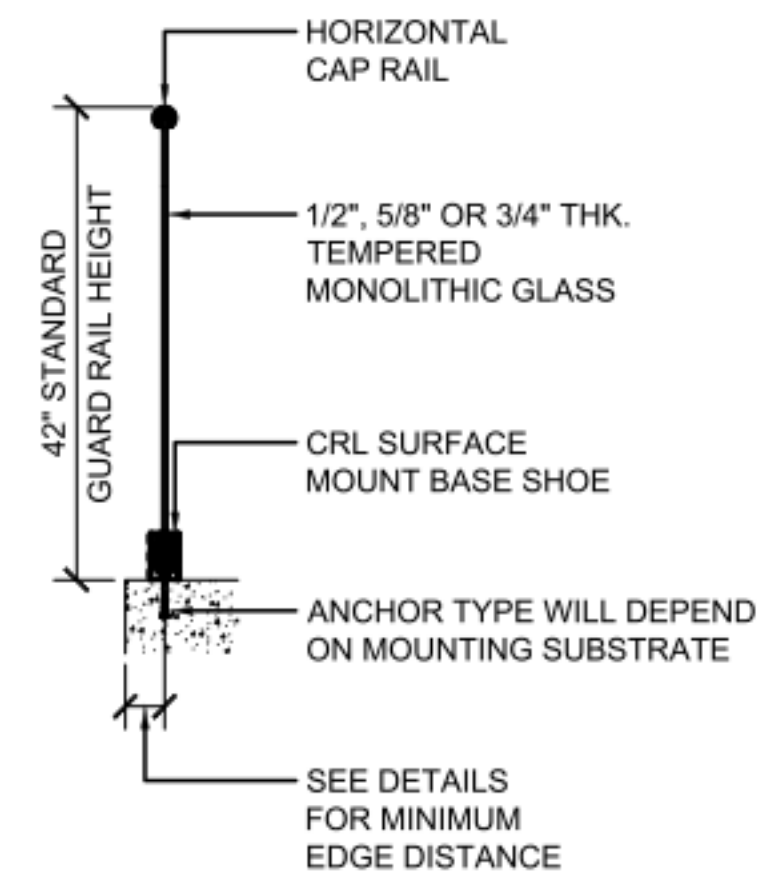
ARTAK TER-HOVANNESIAN
 3806 SAN AUGUSTINE DR,
 GLENDALE, CA, 91206

PROJECT INFO	
JOB NO.	A_2020-051
START DATE	9-16-2020
DRAWN BY	Author
CHECKED BY	Checker
ISSUED FOR	
CLIENT APPROVAL	
CITY SUBMITTAL	
BIDDING	
CONSTRUCTION	
SHEET DESCRIPTION	

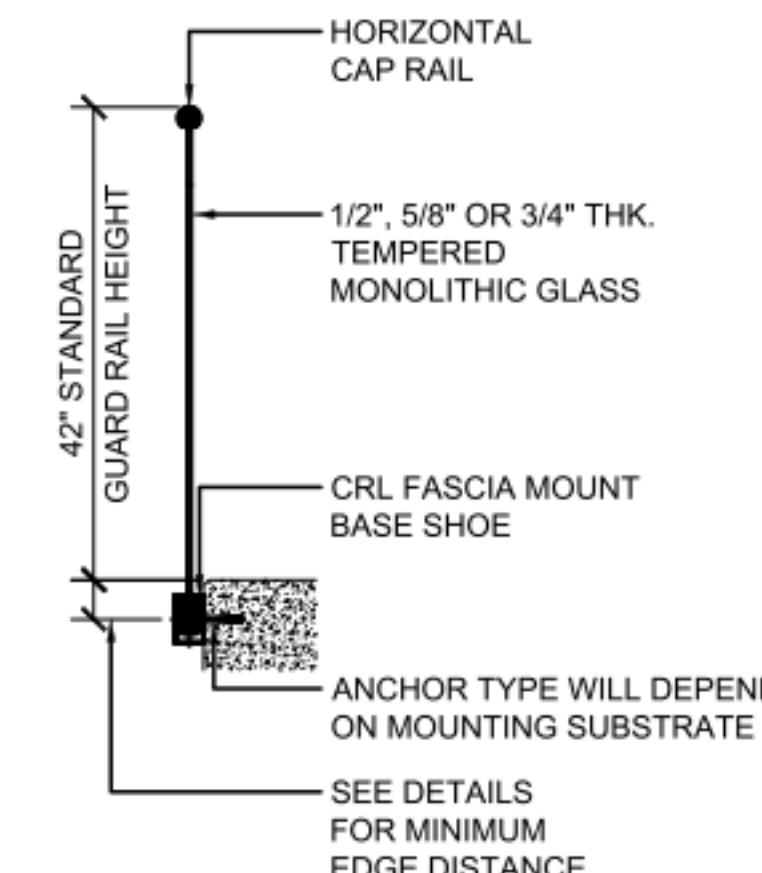
SPECS
 SHEET NUMBER
A-5.1
 SHEET OF



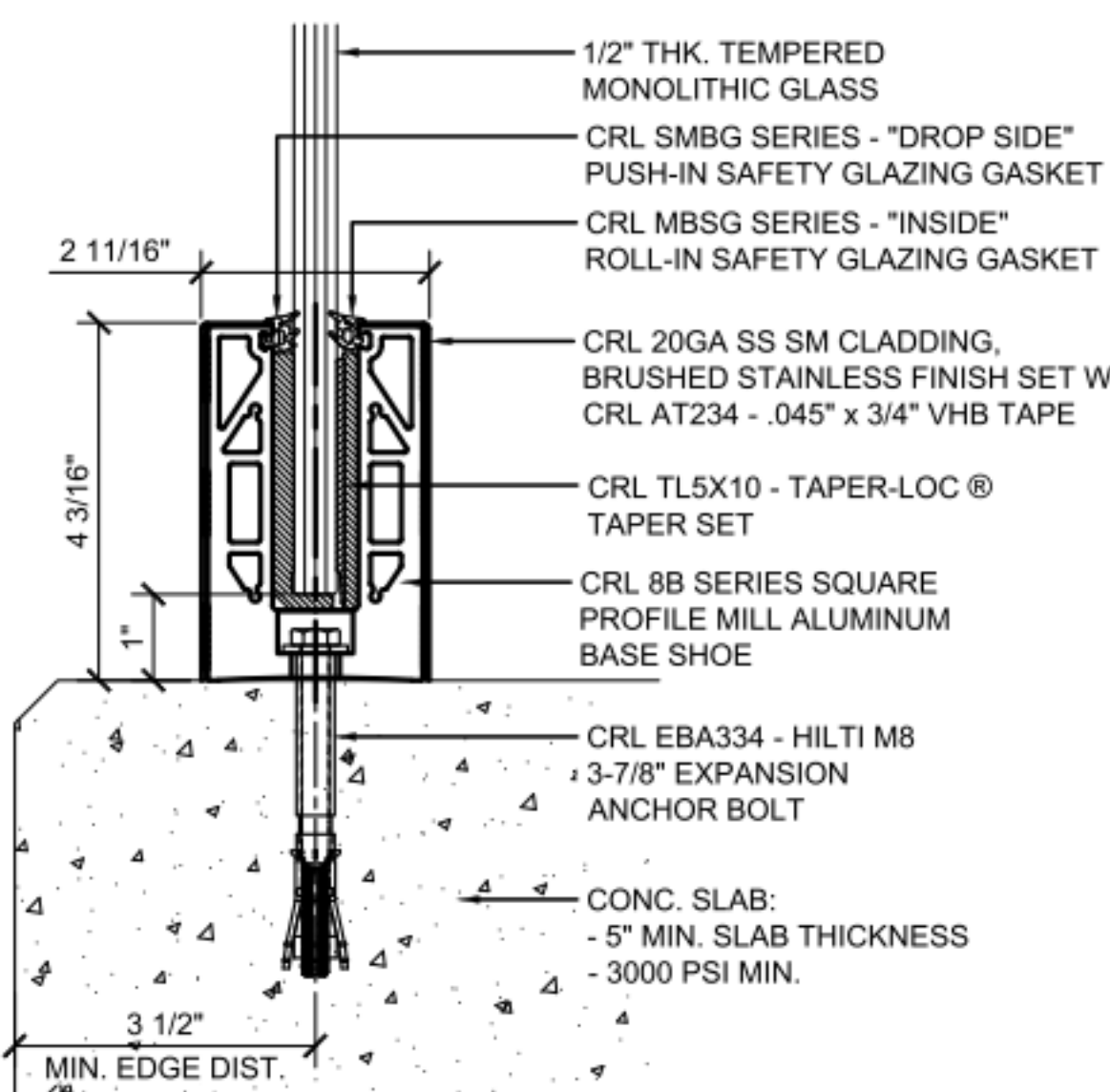
TYPICAL GRS GLASS RAILING ELEVATION VIEW - SURFACE MOUNT



TYPICAL GRS GLASS RAILING ELEVATION VIEW - FASCIA MOUNT

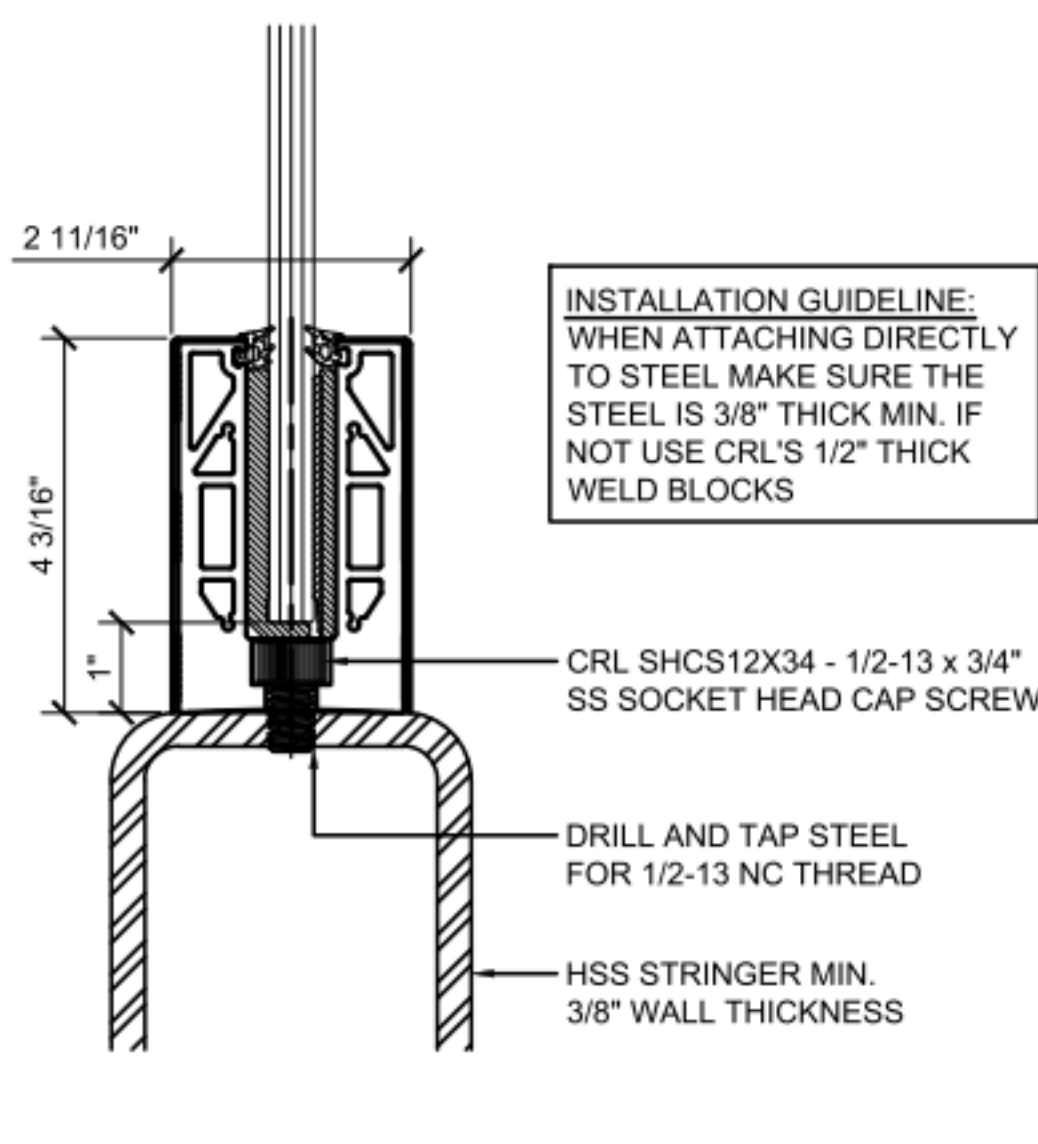


TYPICAL BASE SHOE ATTACHMENTS USING THE 8B SERIES BASE SHOE WITH TAPER-LOC® SYSTEM



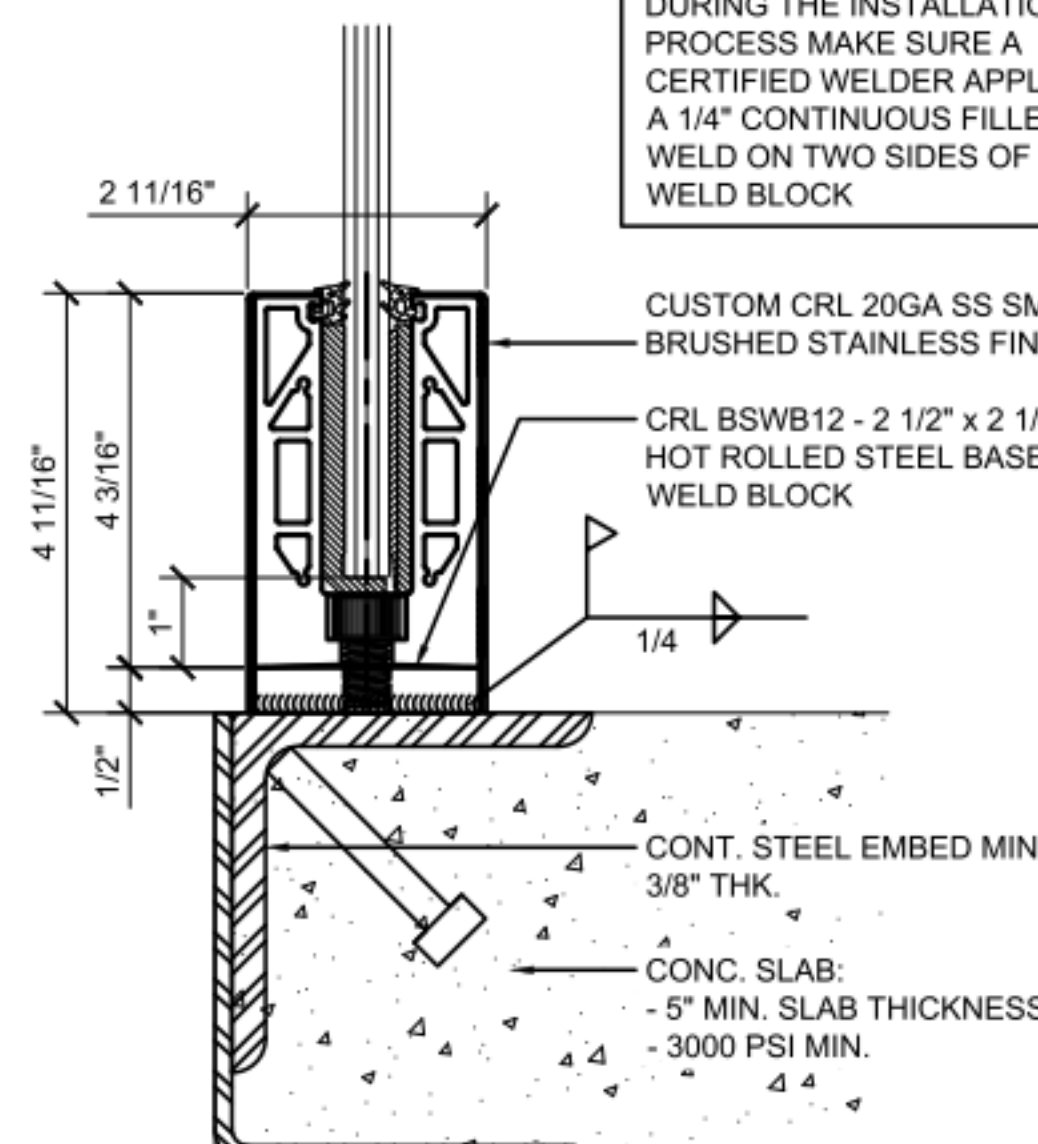
SURFACE MOUNT DETAIL
CONCRETE SUBSTRATE

ANCHOR SPACING WILL DEPEND ON MOUNTING SUBSTRATE AND REGION OF PROJECT



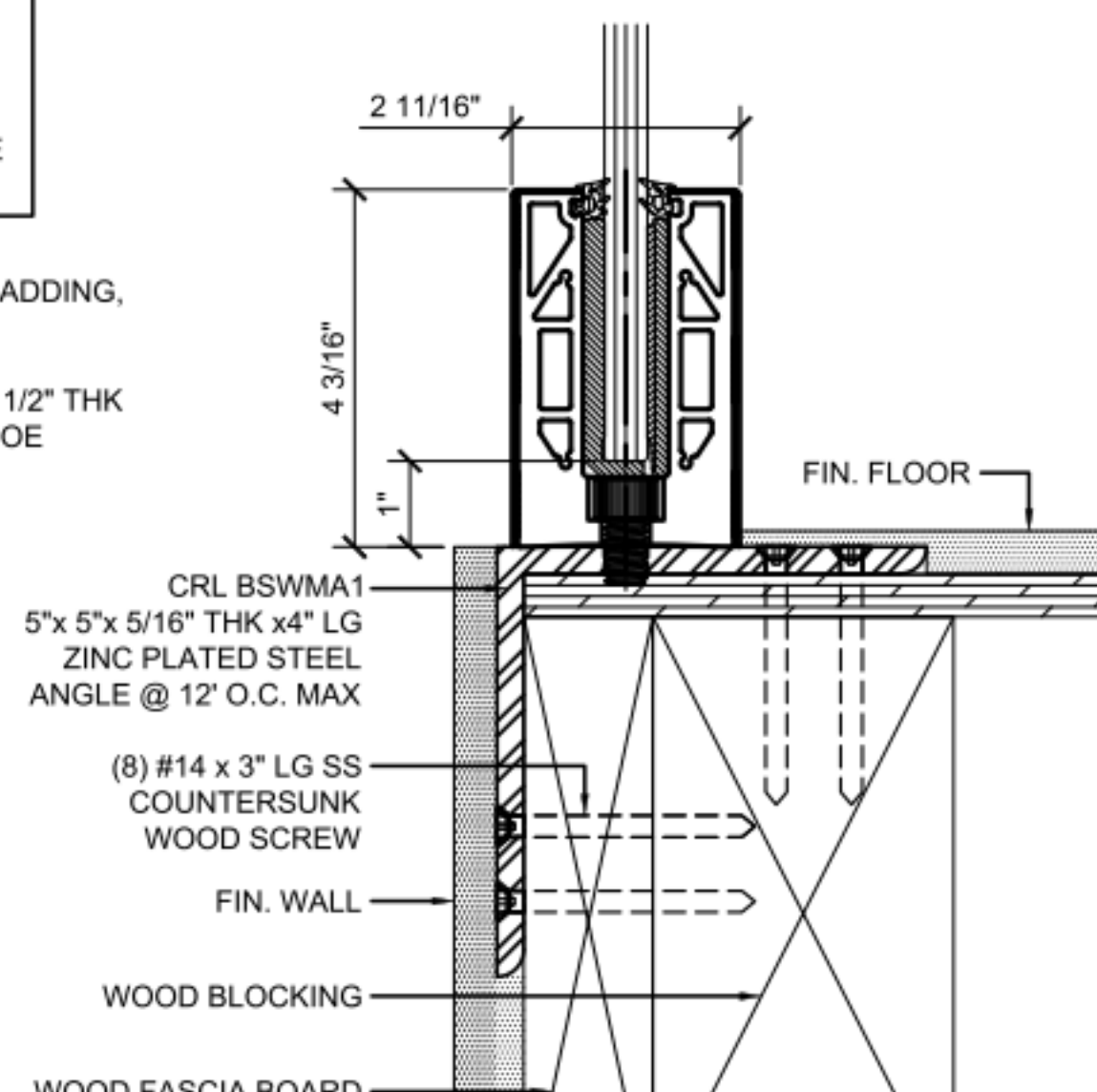
SURFACE MOUNT DETAIL
STEEL SUBSTRATE

12\"/>



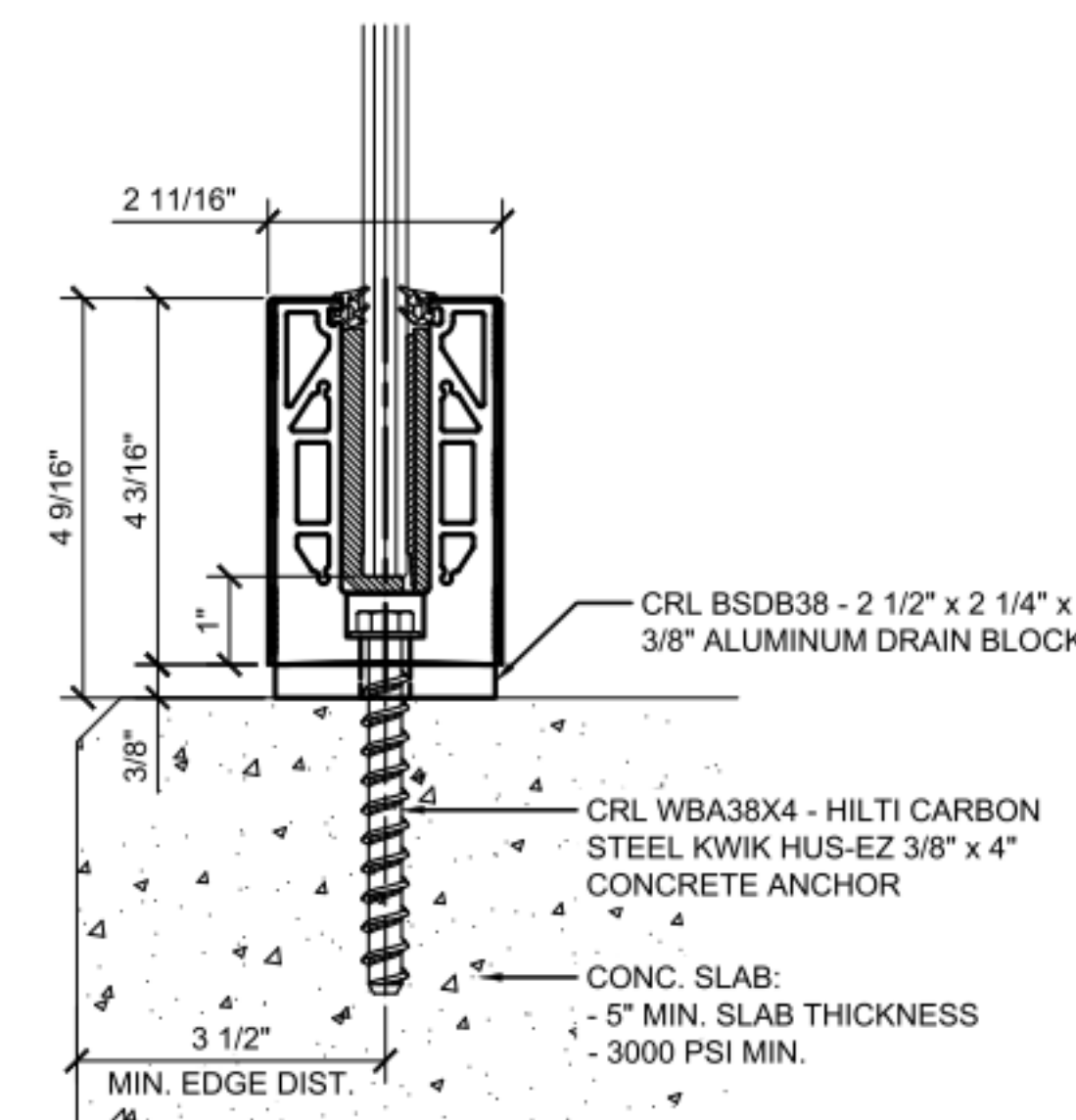
SURFACE MOUNT DETAIL
STEEL SUBSTRATE W/ WELD BLOCK

12\"/>



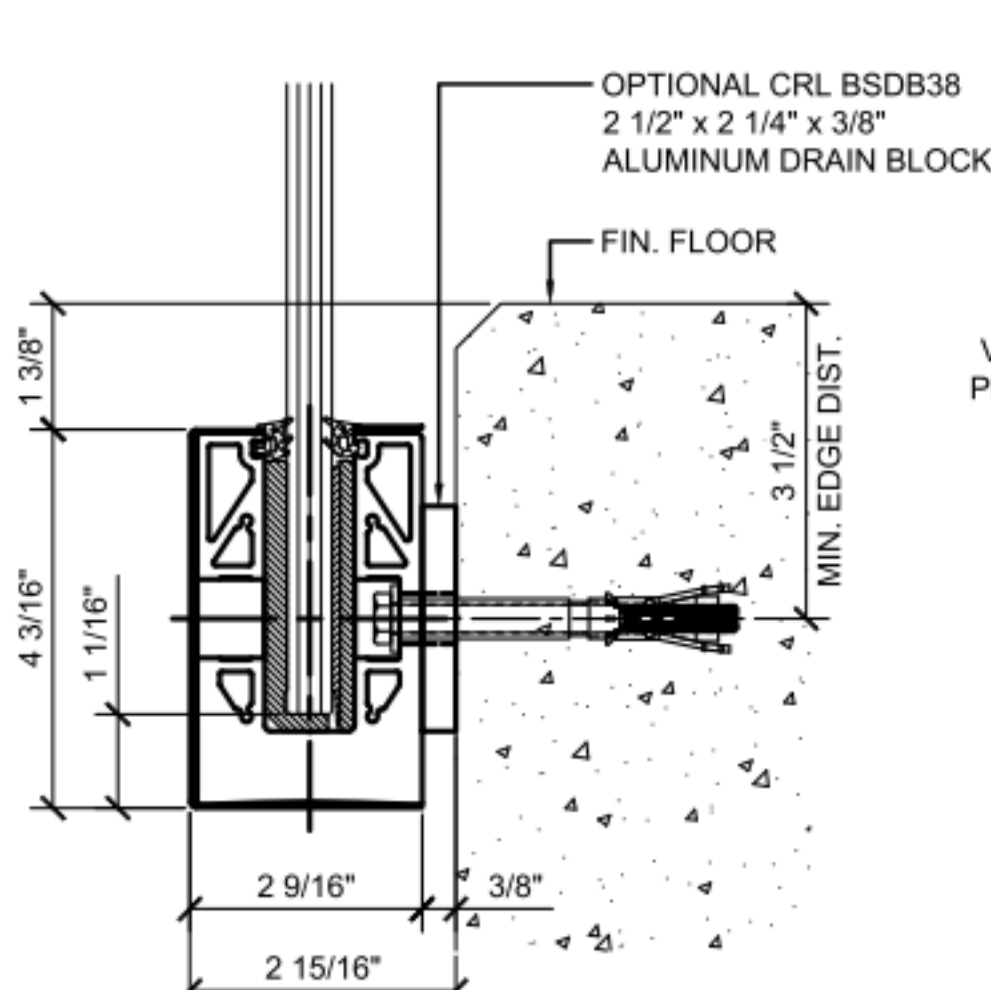
SURFACE MOUNT DETAIL
WOOD SUBSTRATE

12\"/>



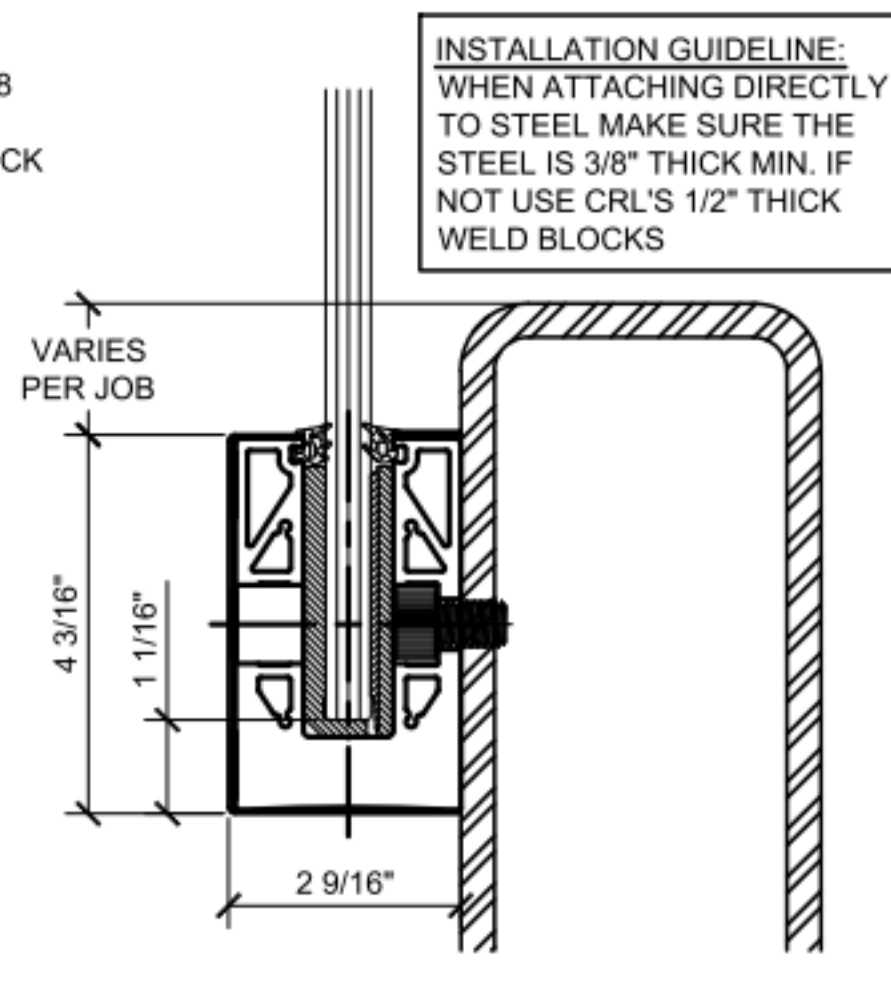
SURFACE MOUNT DETAIL
CONCRETE SUBSTRATE W/ DRAIN BLOCK

ANCHOR SPACING WILL DEPEND ON MOUNTING SUBSTRATE AND REGION OF PROJECT



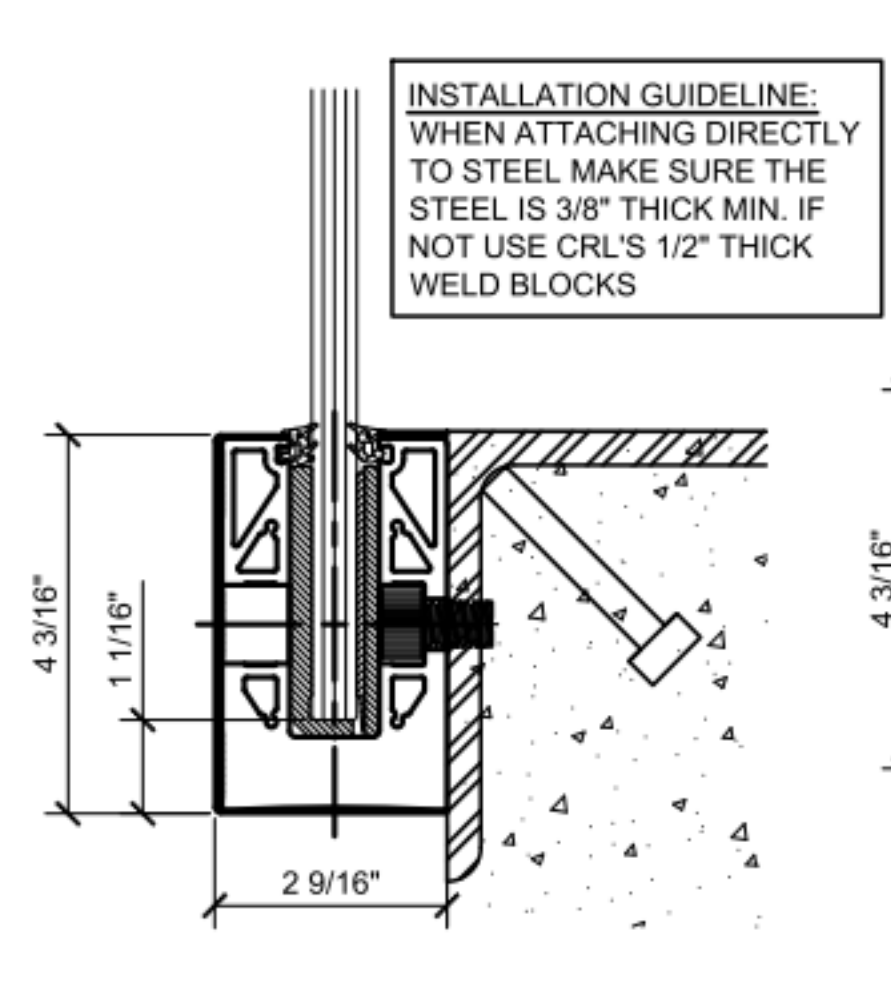
FASCIA MOUNT DETAIL
CONCRETE SUBSTRATE

ANCHOR SPACING WILL DEPEND ON MOUNTING SUBSTRATE AND REGION OF PROJECT



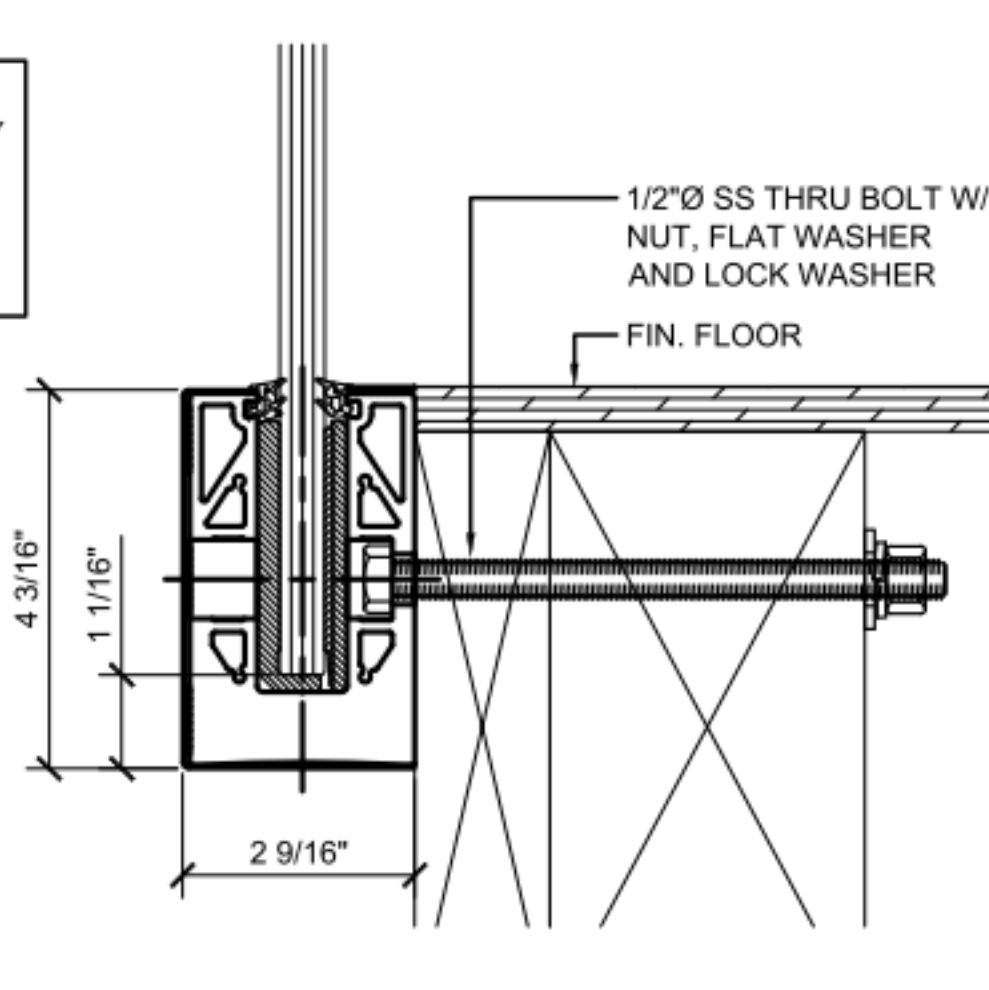
FASCIA MOUNT DETAIL
STEEL SUBSTRATE

12\"/>



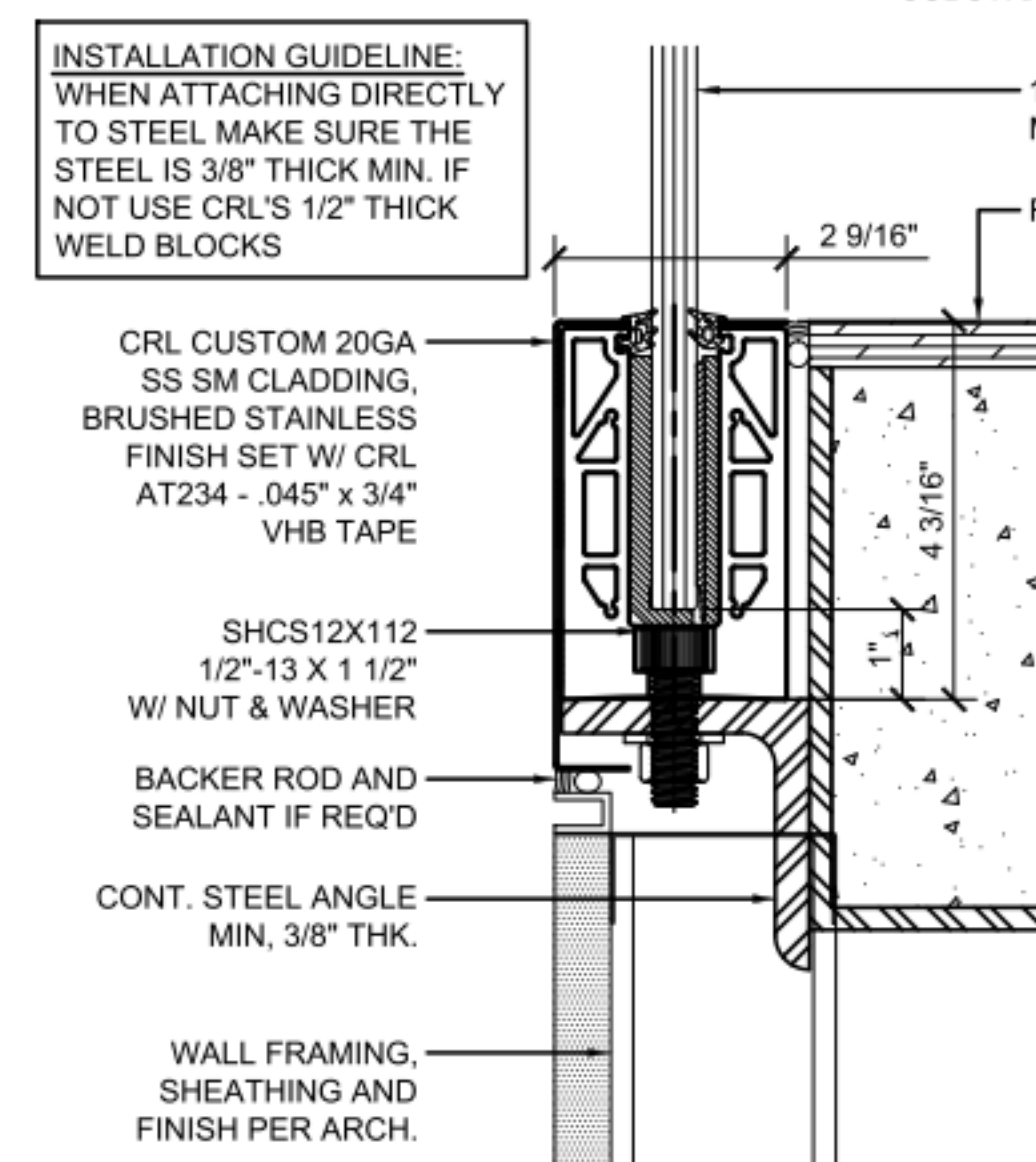
FASCIA MOUNT DETAIL
STEEL SUBSTRATE

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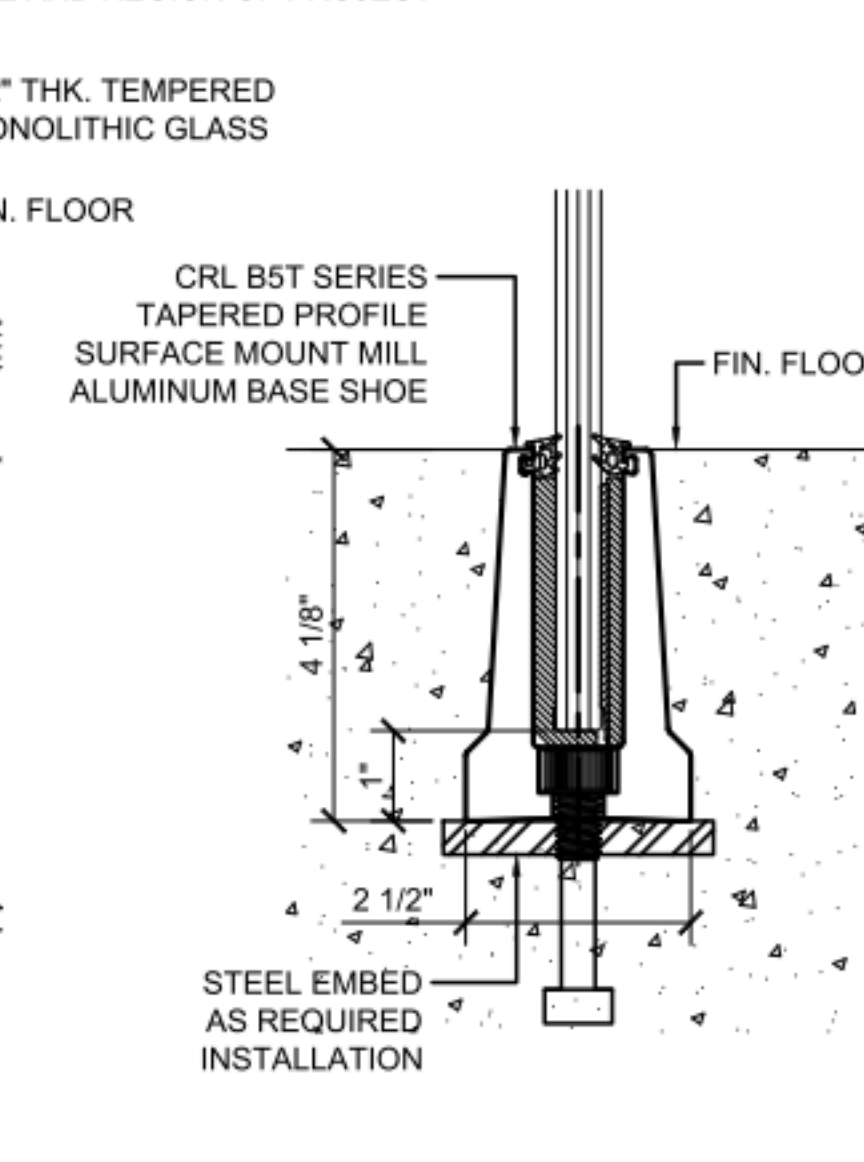
FASCIA MOUNT DETAIL
WOOD SUBSTRATE

ANCHOR SPACING WILL DEPEND ON MOUNTING SUBSTRATE AND REGION OF PROJECT



SURFACE MOUNT DETAIL
STEEL SUBSTRATE W/ CUSTOM CLADDING

12\"/>



EMBED MOUNT
CONCRETE SUBSTRATE

ANCHOR SPACING WILL DEPEND ON MOUNTING SUBSTRATE AND REGION OF PROJECT

Revisions By:

1	-	-
2	06/05/18	VM
3	08/12/16	JG
4	02/08/16	JG

C.R. LAURENCE CO. ARCHITECTURAL PRODUCTS
 10000 W. CENTURY BLVD. SUITE 100
 LOS ANGELES, CA 90048
 PH: (800) 421-6144 FAX: (800) 587-2501 WWW.CRLAURENCE.COM

ICC ESR-3269

GRS
 GLASS RAILING SYSTEM
 FOR TEMPERED MONOLITHIC
 1/2", 5/8" & 3/4" THK. GLASS

ELEVATIONS AND DETAILS
 SURFACE MOUNT AND
 FASCIA MOUNT OPTIONS

Drawn By: JG
 Date: 12/15/2015
 Scale: AS NOTED
 File Name: CRL_GRS Monolithic Glass Railing System.dwg
 Sheet 1

ARCHNTECH
 LOS ANGELES, CA
 818. 331. 1151
 ARVIN@ARCHNTECH.COM

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

ARTAK
 TER-HOVANNESIAN
 3806 SAN AUGUSTINE DR.
 GLENDALE, CA, 91206

PROJECT INFO
 JOB NO. A_2020-051
 START DATE 9-16-2020
 DRAWN BY Author
 CHECKED BY Checker

ISSUED FOR
 CLIENT APPROVAL
 CITY SUBMITTAL
 BIDDING
 CONSTRUCTION
 SHEET DESCRIPTION

SPECS

SHEET NUMBER
 A-5.2
 SHEET OF

STONE CLADDING



Panel Style
Stacked

Application Method
Mortartess

Type
Panel

Manufacturer Color/Finish
Desert Sunrise

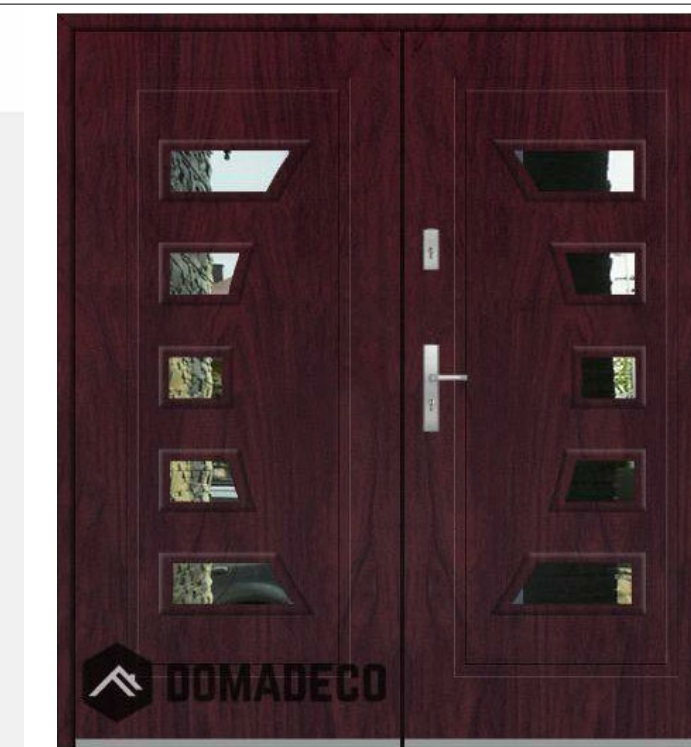
Coverage Area Unit of Measure
Square feet

Color/Finish Family
Multiple colors/finishes

SPECIFICATIONS

Primary Construction Material	Polyurethane foam
Coverage Area per Package Quantity	3.20
Material	Faux stone veneer
Warranty	25-year limited
Use Location	Outdoor
Series Name	GenStone Stacked Stone Panel
UNSPSC	30131700

ENTRY DOOR SPECS



ROOF MATERIAL SPECS

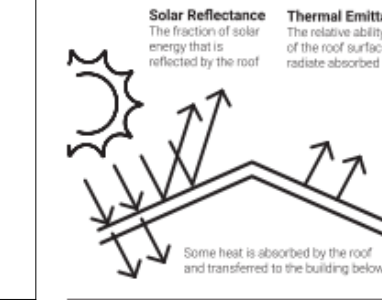


Cool Roof Requirements in California and Other Compliance Programs

- Meet the prescriptive Cool Roof requirements of California Title 24, Part 6
- Are Cool Roof Rating Council (CRRC) rated
- Meet the Green Building Standards Code of Los Angeles County
- Meet Property Assessed Clean Energy (PACE) financing program requirements
- May help lower household energy consumption by keeping the roof cooler; also may help decrease CO2 emissions

Contact your local contractor to learn more about code requirements in your area.

How a roof reacts to heat from the sun

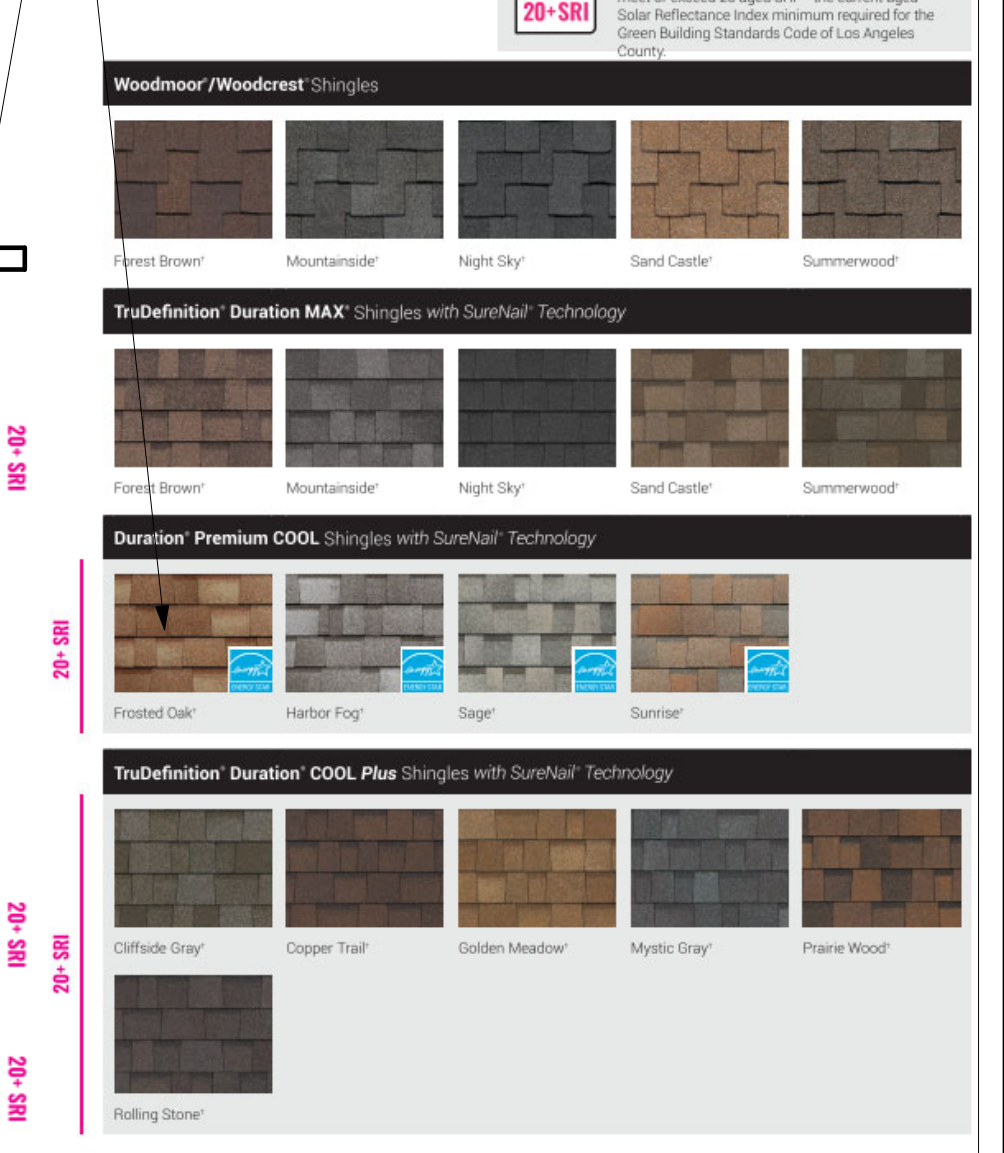


Solar Reflectance Thermal Emittance The ratio of solar energy that is reflected by the roof. The ratio of energy that is emitted by the roof.

COOL Roof Collection

Colors	CRRC Product ID	Solar Reflectance	Thermal Emittance	Color Reference Value (CRV)
Forest Brown	0990-0024	0.17	0.92	16
Mountainside	0990-0027	0.19	0.90	16
Night Sky	0990-0028	0.19	0.90	16
Sand Castle	0990-0029	0.18	0.90	16
Summerwood	0990-0025	0.17	0.91	16
Forest Brown**	0990-0064	0.18	0.91	17
Mountainside**	0990-0064	0.19	0.92	16
Night Sky**	0990-0026	0.18	0.90	16
Sand Castle**	0990-0020	0.17	0.92	16
Summerwood**	0990-0014	0.18	0.91	16
Harbor Fog*	0990-0024	0.20	0.90	22
Sage*	0990-0003	0.20	0.88	20
Sunrise*	0990-0006	0.20	0.91	20
Cliffside Gray*	0990-0031	0.20	0.89	20
Copper Trail*	0990-0030	0.21	0.92	21
Golden Meadow*	0990-0033	0.21	0.90	21
Mythic Gray*	0990-0022	0.21	0.89	21
Phantom Wood*	0990-0035	0.20	0.92	20
Rolling Stone*	0990-0034	0.21	0.93	21
Ambler**	0990-0009	0.20	0.92	21
Oyster Shell**	0990-0012	0.22	0.93	23
Shades White**	0990-0008	0.20	0.87	20
Summerwood**	0990-0010	0.20	0.92	20
Forest Brown**	0990-0014	0.18	0.91	17
Mystic**	0990-0016	0.19	0.92	16
Mountainside**	0990-0014	0.19	0.92	16
Night Sky**	0990-0025	0.18	0.90	16
Sand Castle**	0990-0020	0.17	0.92	16
Summerwood**	0990-0014	0.18	0.91	16
Ambler**	0990-0009	0.20	0.92	21
Cliffside Gray**	0990-0031	0.21	0.89	21
Golden Meadow**	0990-0037	0.21	0.92	21
Shades White**	0990-0002	0.20	0.91	20
Sunrise**	0990-0013	0.20	0.92	20
Sand Castle**	0990-0020	0.17	0.92	16
Sunrise**	0990-0014	0.20	0.92	20
Alpine Frost**	0990-0010	0.20	0.92	20
Shades White**	0990-0001	0.20	0.92	20

COOL ROOF COLLECTION



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

#	BY	DATE
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STAMP

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

ARTAK TER-HOVANNESIAN
3806 SAN AUGUSTINE DR, GLENDALE, CA, 91206

PROJECT INFO	
JOB NO.	A_2020-051
START DATE	9-16-2020
DRAWN BY	Author
CHECKED BY	Checker
ISSUED FOR	
CLIENT APPROVAL	
CITY SUBMITTAL	
CONSTRUCTION	
SHEET DESCRIPTION	

SPECS

SHEET NUMBER

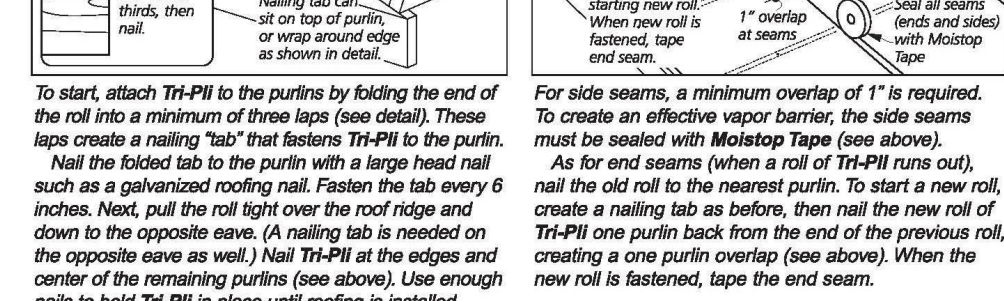
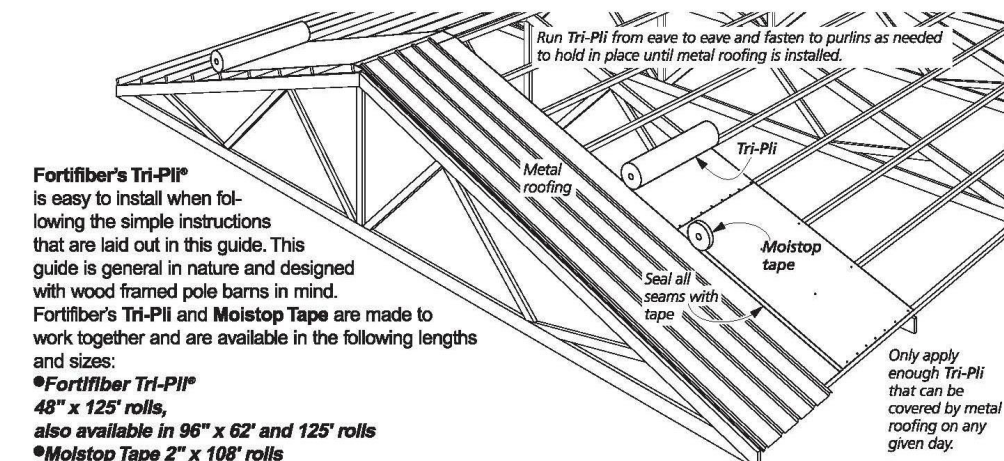
A-5.1

SHEET OF

INSTALLING TRI-PLI®

EAVE TO EAVE APPLICATION

Fortiber's Tri-PLI® is a highly effective vapor barrier which retards the passage of moisture or condensation by water vapor. Tri-PLI is a strong, non-flammable asphalt-kimberlite 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.

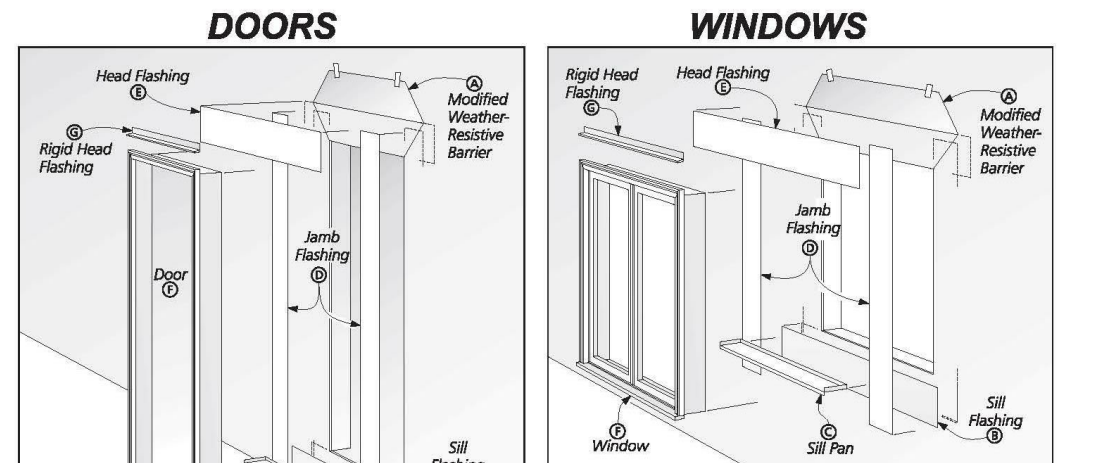


Fortiber Building Systems Group
NATIONAL SALES OFFICE: BOSTON, MA
Call 1-800-773-4777 for Technical Assistance
www.fortiber.com

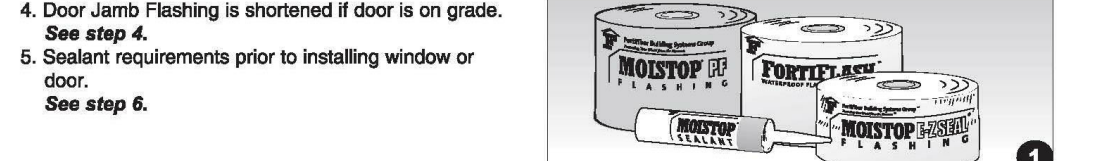
WINDOW AND DOOR FLASHING

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

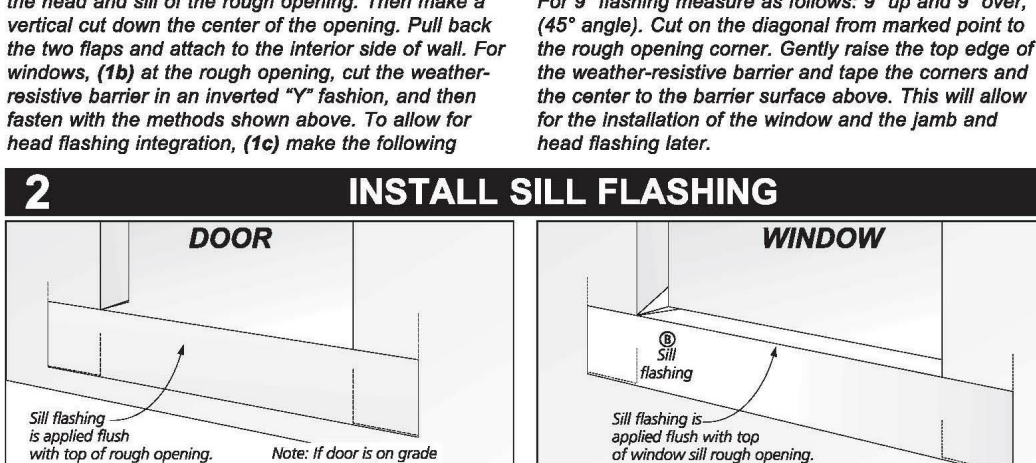
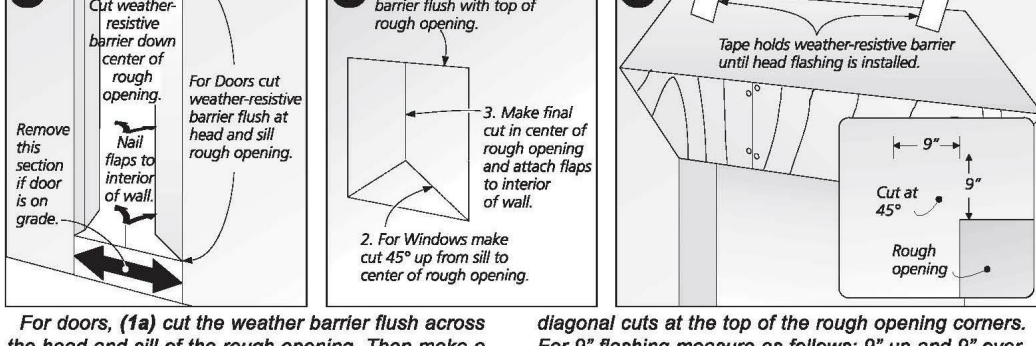
The "Wood Windows and Doors" installation guide is designed for windows and doors with integral brick mold applications, where these units are installed after the weather-resistive barrier is applied. Note: Integral brick mold is brick mold that is installed at the factory by the manufacturer. Non-integral brick mold comes from the factory with the brick mold not attached to the unit and must be installed on the job site. The details on the last page of this guide address 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. Fortiber Building Systems Group provides this Door and Window Flashing Installation Guide to assist installers by demonstrating an efficient and effective method for concealed exterior wall flashing installation. Compliance with the building code and proper installation are critical in reducing potential water leakage points.



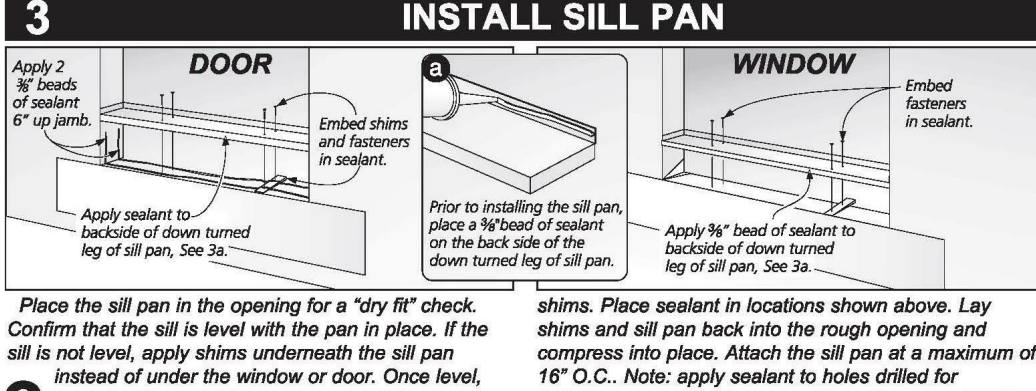
The following Fortiber flexible window flashing products are acceptable for this method:
 • Moistop E-Z Seal® Self Adhesive Flashing 6, 9, 12 inch x 75' rolls
 • FortiSeal® Self Adhesive Waterproof Flashing Membrane 4, 6, 8, 12, 16, 36 inch x 75' rolls
 • Moistop PS® Flashing, 6, 8, 12, and 16 inch x 300' rolls
 • Moistop max™ Flashing, 6, 8, and 12 inch x 200' rolls
 • Moistop® Sealant (Exceeds AAMA Standards)



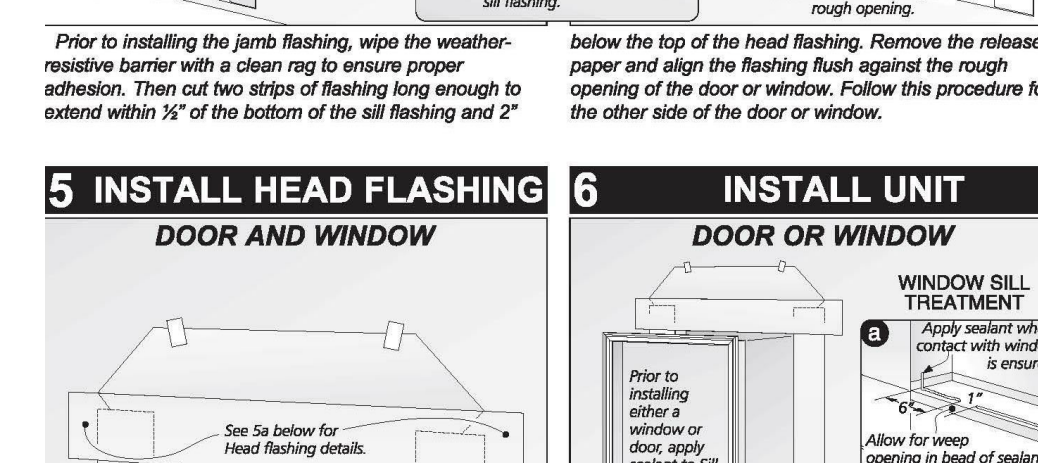
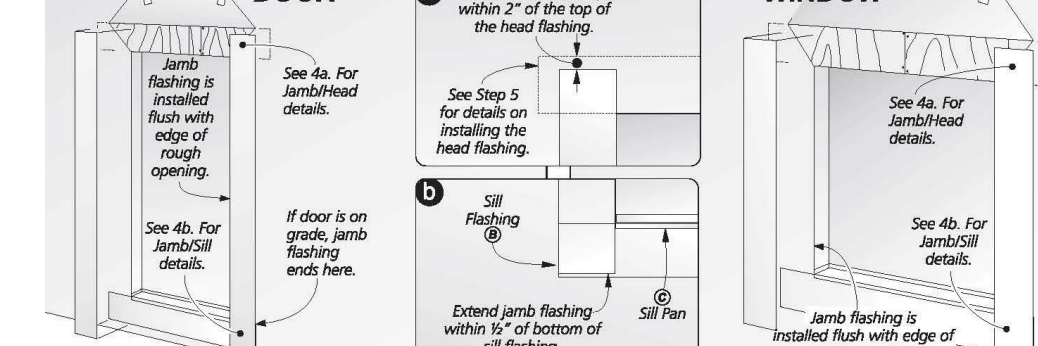
1 MODIFY WEATHER-RESISTIVE BARRIER



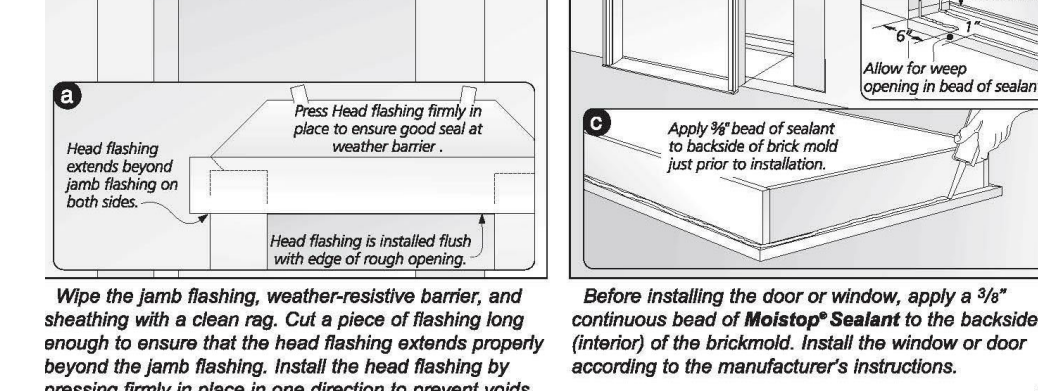
3 INSTALL SILL PAN



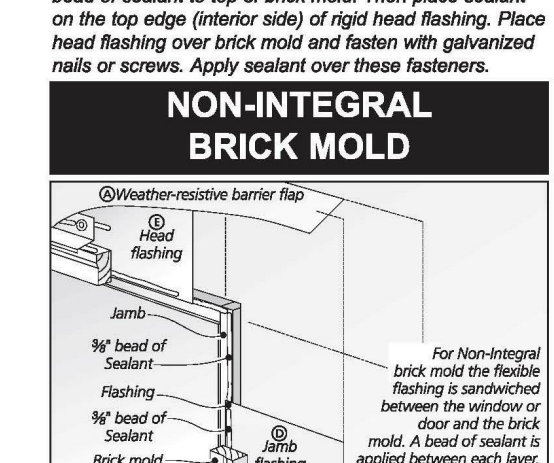
4 INSTALL JAMB FLASHING



6 INSTALL UNIT



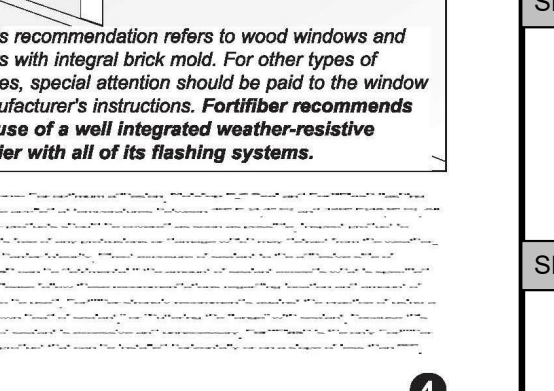
7 INSTALL RIGID HEAD FLASHING



NON-INTEGRAL BRICK MOLD



OVERVIEW



Call 1-800-773-4777 Nationwide for Technical Assistance or visit our website at www.fortiber.com
 Fortiber Building Systems Group
 NATIONAL SALES OFFICE: BOSTON, MA



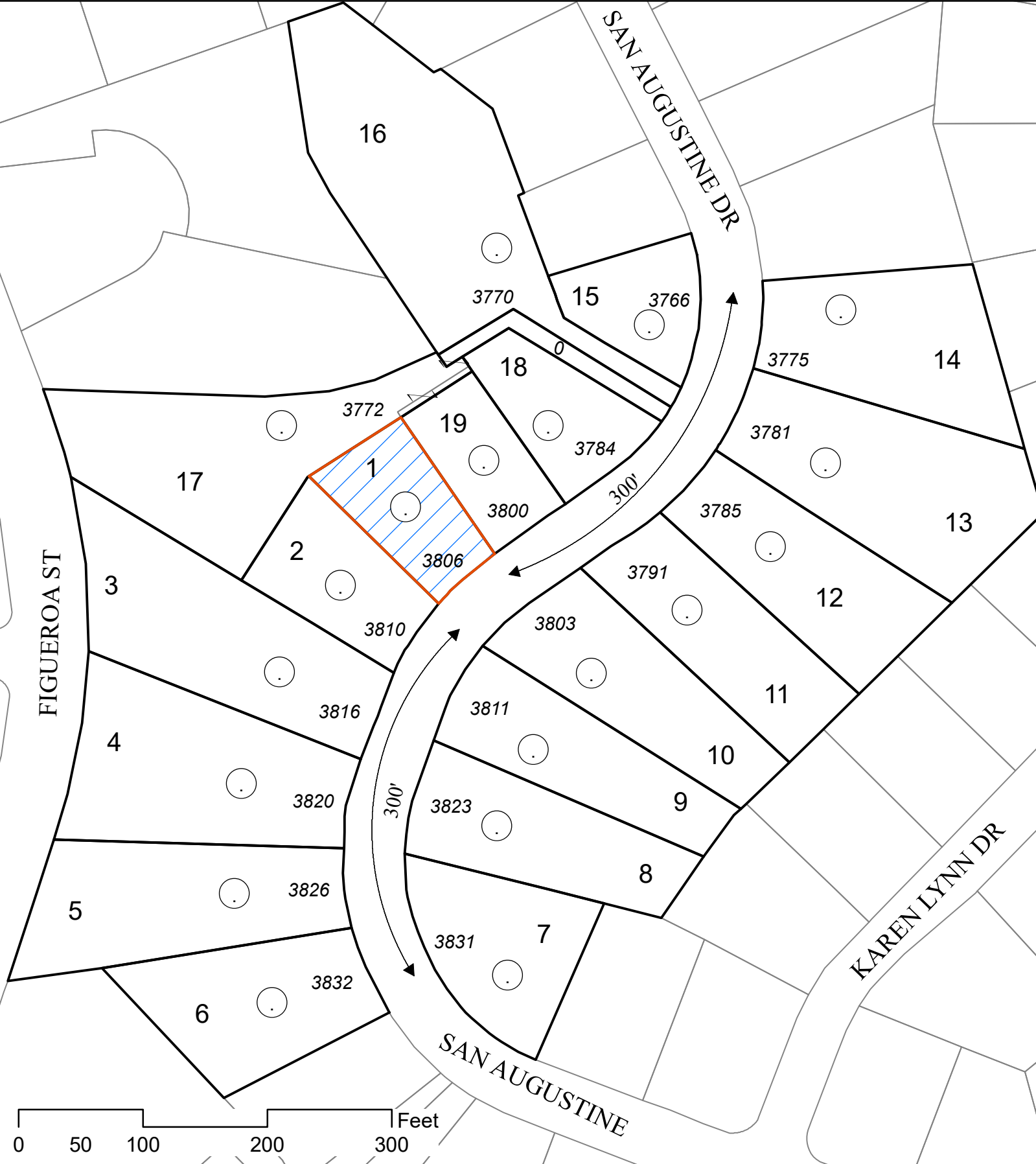
2122

LMG
 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

APN: 5660-029-048
 3806 SAN AUGUSTINE DR
 GLENDALE CA 91206-1203
 72 PARCELS
 69 UNIQUE OWNERS

LOCATION MAP
 ACREAGE: ± 0.233
 DATE: 5/2/2023
 CASE #
 USES: FIELD
 SCALE: 1"=200'
 CONTACT: ARVIN SHIRINYANS
 PHONE : (818) 331-1151

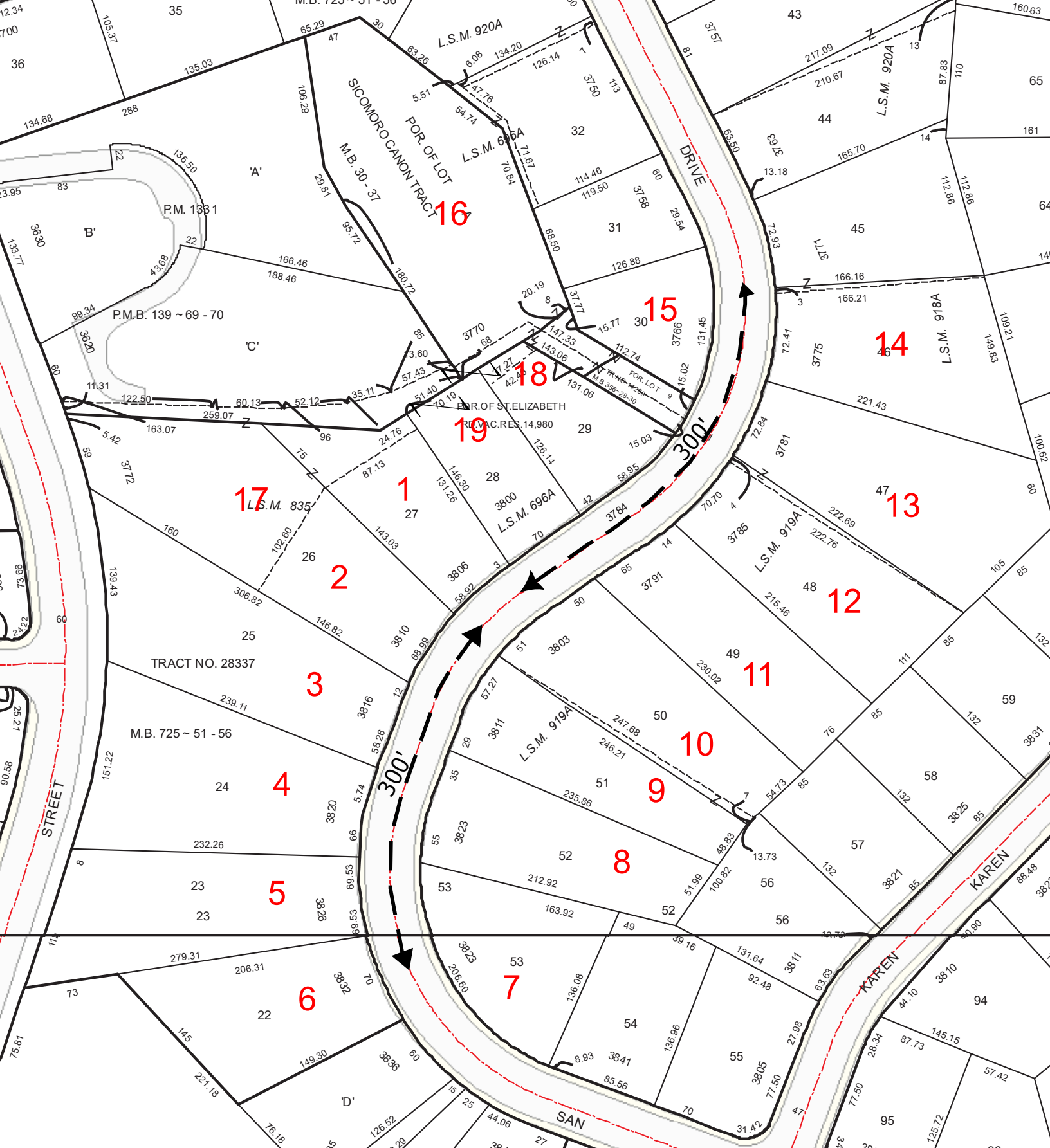





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APN: 5660-029-048	PHOTO EXHIBIT 300'
3806 SAN AUGUSTINE DR GLENDALE CA 91206-1203	ACREAGE: ± 0.233 DATE: 6/3/2023
ALL ONE STORY	CASE # USES: FIELD SCALE: 1":100'
	CONTACT: ARVIN SHIRINYANS PHONE : (818) 331-1151






 Map Prepared by:
 Leon Mapping & GIS Services
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 Mission Hills, CA 91345
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 leonmapping@hotmail.com
 www.laradiusmaps.com

APN: 5660-029-048 3806 SAN AUGUSTINE DR GLENDALE CA 91206-1203 ALL ONE STORY	PHOTO EXHIBIT 300' ACREAGE: ± 0.233 DATE: 06/03/2023 CASE # USES: FIELD SCALE: 1"=100' CONTACT: ARVIN SHIRINYANS PHONE : (818) 331-1151
---	---



SURVEY LIST/ NEIGHBORHOOD KEY
3806 SAN AGUSTINE DR

5/5/2023

KEY_ID	APN	S Street Address	Lot SqFt	Bldg SqFt	F/A %	Stories	SETBACK	ROOF
1	5660-029-048	3806 SAN AUGUSTINE DR	10,187	1,834	0.18	1	19	COMPOSITE
2	5660-029-047	3810 SAN AUGUSTINE DR	11,803	2,123	0.18	1	19	COMPOSITE
3	5660-029-045	3816 SAN AUGUSTINE DR	25,347	2,107	0.08	1	13	COMPOSITE
4	5660-029-012	3820 SAN AUGUSTINE DR	25,446	2,083	0.08	1	10	COMPOSITE
5	5660-029-011	3826 SAN AUGUSTINE DR	22,415	2,123	0.09	1	10	COMPOSITE
6	5660-029-010	3832 SAN AUGUSTINE DR	17,496	1,834	0.10	1	12	COMPOSITE
7	5660-028-016	3831 SAN AUGUSTINE DR	15,182	2,046	0.13	1	12	COMPOSITE
8	5660-028-015	3823 SAN AUGUSTINE DR	17,191	2,353	0.14	1	30	COMPOSITE
9	5660-028-036	3811 SAN AUGUSTINE DR	16,223	2,123	0.13	1	28	TILE
10	5660-028-035	3803 SAN AUGUSTINE DR	18,065	2,123	0.12	1	22	COMPOSITE
11	5660-028-012	3791 SAN AUGUSTINE DR	17,270	2,123	0.12	1	21	COMPOSITE
12	5660-028-038	3785 SAN AUGUSTINE DR	18,614	2,123	0.11	1	21	COMPOSITE
13	5660-028-037	3781 SAN AUGUSTINE DR	25,869	2,123	0.08	1	21	COMPOSITE
14	5660-028-030	3775 SAN AUGUSTINE DR	20,586	2,107	0.10	1	21	TILE
15	5660-029-022	3766 SAN AUGUSTINE DR	9,203	2,107	0.23	1	18	TILE
16	5660-029-005	3770 SAN AUGUSTINE DR	35,346	2,997	0.08	1	170	TILE
17	5660-029-060,053,050	3772 SAN AUGUSTINE DR	29,560	2,630	0.09	1	260	TILE
18	5660-029-051	3784 SAN AUGUSTINE DR	10,468	2,519	0.24	1	15	TILE
19	5660-029-054	3800 SAN AUGUSTINE DR	9,057	2,046	0.23	1	14	COMPOSITE
Total			18,701	2,185	0.13		18	

ID 16 & 17 REMOVED FROM AVERAGE SET BACK



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1 3806 SAN AUGUSTINE DR







2 3810 SAN AUGUSTINE DR



3 3816 SAN AUGUSTINE DR



4 3820 SAN AUGUSTINE DR



5 3826 SAN AUGUSTINE DR



6 3832 SAN AUGUSTINE DR



7 3831 SAN AUGUSTINE DR



8 3823 SAN AUGUSTINE DR



9 3811 SAN AUGUSTINE DR



10 3803 SAN AUGUSTINE DR



11 3791 SAN AUGUSTINE DR



12 3785 SAN AUGUSTINE DR



13 3781 SAN AUGUSTINE DR



14 3775 SAN AUGUSTINE DR



15 3766 SAN AUGUSTINE DR



16 3770 SAN AUGUSTINE DR



17 3772 SAN AUGUSTINE DR



18 3784 SAN AUGUSTINE DR



19 3800 SAN AUGUSTINE DR



1 3806 SAN AUGUSTINE DR







2 3810 SAN AUGUSTINE DR



3 3816 SAN AUGUSTINE DR



4 3820 SAN AUGUSTINE DR



5 3826 SAN AUGUSTINE DR



6 3832 SAN AUGUSTINE DR



7 3831 SAN AUGUSTINE DR



8 3823 SAN AUGUSTINE DR



9 3811 SAN AUGUSTINE DR



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15 3766 SAN AUGUSTINE DR



16 3770 SAN AUGUSTINE DR



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18 3784 SAN AUGUSTINE DR



19 3800 SAN AUGUSTINE DR

