February 20, 2024

Applicant:

Harut Sumbatyan 16853 Hiawatha St Granada Hills, CA 91344

RE: Administrative Design Review CASE NO. PADR-002032-2023 1914 Vassar Street

The Director of Community Development will render a final decision on or after **March 4**, **2024** for the following project:

PROJECT DESCRIPTION:

The applicant proposes to demolish the existing one-story, 636 square-foot (SF) single-family dwelling (originally built circa 1922), and to construct a new two-story, two-unit 2,593 SF multi-family residential building with two attached garages on an 8,000 SF lot, located in the R-3050 (Moderate Density Residential) zone.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

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

Comments must be received prior to **March 4, 2024**, in order to be considered by the Director.

DECISION: A decision letter will be posted online on or after the date listed above and may be accessed online at: http://www.glendaleca.gov/planning/decisions. You may also request notification of the decision when the decision is rendered.

Should you wish to file an appeal of the decision, the appeal must be filed within 15 days of the date of the decision as shown on the decision letter. Appeal applications are available online at http://www.glendaleca.gov/appeals.

Sincerely,

Milca Toledo Senior Planner



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT - SINGLE FAMILY

March 4, 2024 1914 Vassar Street

Decision Date Address

Administrative Design Review (ADR) 5640-038-024

Review Type APN

PADR-002032-2023 Harut Sumbatyan

Case Number Applicant

Milca Toledo, Senior Planner Zeinali Varaga

Case Planner Owner

Project Summary

The applicant proposes to demolish the existing one-story, 636 square-foot (SF) single-family dwelling (originally built circa 1922), and to construct a new two-story, 2,593 SF two-unit multi-family residential building with two attached garages on an 8,000 SF lot, located in the R-3050 (Moderate Density Residential) zone.

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption, pursuant to Section 15303 (b) of the State CEQA Guidelines because the proposal is in an urbanized area and involves a new multi-family residential structure with two units, where the maximum allowed under this exemption is six units.

Existing Property/Background

Originally developed in 1922 with a single-family house, the project site is an 8,000 SF rectangular lot with 50-feet of frontage on Vassar Street. The existing dwelling is a one-story, 636 SF single-family residence with a detached garage accessed via the existing driveway on the west side of the property. The subject site is located in the southern part of the city on the north side of Vassar Street, east of Glendale Avenue, south of San Fernando Road, and northwest of the City of Los Angeles boundary line. The neighborhood features a variety of multi-family residences, including several two-story multi-family developments. The four properties directly surrounding the subject site are developed with one- and two-story multi-family buildings except for commercial development located to the north along San Fernando Rd.

The existing building was constructed in 1922 as a single-family, one-story, Craftsman-style residence. The house sits far back on its lot. The property was identified as a 6Z in the South Glendale Historic Resources Survey. The existing house does not appear to be eligible for designation at the local, state, or federal level and is therefore not considered a historic resource under CEQA.

Staff Recommendation Approve with Conditions
Last Date Reviewed / Decision First time submittal for final review.
Zone: R3050 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.
DESIGN ANALYSIS
Site Planning Are the following items satisfactory and compatible with the project site and surrounding area?
Building Location ⊠ yes □ n/a □ no
If "no" select from below and explain: ☐ Setbacks of buildings on site ☐ Prevailing setbacks on the street ☐ Building and decks follow topography ☐ Alteration of landform minimized
Yards and Usable Open Space ⊠ yes □ n/a □ no
If "no" select from below and explain: ☐ Avoid altering landform to create flat yards ☐ Outdoor areas integrated into open space ☐ Use of retaining walls minimized ☐ Provide landscaping to reduce visual impact of retaining walls ☐ Decorative material used for retaining walls to blend into landscape and/or complement the building design

Garage Location and Driveway yes □ n/a □ no If "no" select from below and explain: □ Consistent with predominant pattern on street □ Compatible with primary structure □ Permeable paving material □ Decorative paving
Landscape Design yes □ n/a □ no If "no" select from below and explain: □ Complementary to building design and surrounding site □ Maintains existing trees when possible □ Maximizes permeable surfaces □ Appropriately sized and located
Walls and Fences

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 location of the new two-story residential building and attached garages are appropriately located on the site. Both units will face and are oriented towards Vassar Street with separate entries for each unit, appropriately setback 25 feet from the street front property line. The new units will be integrated with the existing site, complementing the site and the neighborhood.
- The design of the new attached garages is fully integrated into the overall structure. The existing driveway will be maintained along the west side of the property, providing access to the new garages attached to the rear of the new building.
- The site provides the required landscaping and incorporates permeable pavers in the driveway and common areas.
- The project provides the required, functional common and private outdoor spaces: each unit has balcony space on the second floor, oriented towards the street and there is a required designated common open space at the rear. In addition to the common open space area, a 3,478 square-foot, functional landscaped yard is featured at the rear of the property.

• The proposed landscaping plan is complementary to the development of the site, with new drought tolerant landscaping used to create functional and a usable common open space area. Currently, there are no oak trees on or within 20 feet of the subject site. However, as part of the new landscape design, new oak trees are proposed to be planted at the front and rear yard, complementing the site and the neighborhood.

The existing permitter fences are proposed to remain in their current form and new side entry gate is proposed, complementing the building and the site. **Massing and Scale** Are the following items satisfactory and compatible with the project site and surrounding area? **Building Relates to its Surrounding Context** ⊠ yes □ n/a □ no If "no" select from below and explain: ☐ Appropriate proportions and transitions ☐ Impact of larger building minimized **Building Relates to Existing Topography** ⊠ yes □ n/a 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** ⊠ ves □ n/a □ no If "no" select from below and explain: ☐ Concept governs massing and height Scale and Proportion ⊠ ves □ 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 property is located in a moderate density residential zone with the surrounding neighborhood featuring a mix of multi-family development, ranging in height from one to three stories. As such, the proposal to build a new two-story, multi-family development is appropriate. The project's massing is broken up using a number of architectural devices, including recessed building forms, changes in façade planes, balconies, appropriately stepping the second floor back from the first, and a combination of cladding materials. Overall, the proposed building's mass and scale, its overall height of 23 feet, 9-inches, where the maximum permitted is 31 feet for a development with a pitched roof, proportions, and architectural concept of the project are appropriate to the site and the
 neighborhood context. The facades of the new units minimize a boxy profile through the use of varying forms, offsets and recesses. A mix of materials, including stucco and siding, especially at the front façade and wrapping on its sides, appropriately articulates the facades of the building. The proposed gabled roof forms are compatible with the style of development and help minimize the massing of the new building. Additionally, the use of a 4:12 roof pitch is consistent throughout the design of the new development and appropriate to the site and the neighborhood.
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
Paving Materials
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

Lighting detail is not depicted on the plans. A condition is included to provide a cut sheet corresponding to proposed lighting on the new building and show site lighting and fixtures on the new building, limiting their location to main entry and patio doors for staff review and approval. Also, a condtion is included to show gutters and downspouts on the building painted to match the adjacent wall color and finish.

Ancillary	[,] Structu	res
□ yes	⊠ n/a	□ no
If "no" sel	lect from	below and explain:
☐ Desi	gn consis	stent with primary structure
☐ Desi	gn and m	naterials 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 surrounding neighborhood features a mix of architectural styles, and as such, the proposed design of the new development is appropriate.
- Overall, the building's design and detailing are compatible with and reinforces the contemporary style of the new building. This is accomplished through the use of architectural treatments, materials, windows, and colors.
- The building features an asphalt shingle roof material, and the exterior walls will be cladded with a combination of stucco and wood siding, wrapping on the sides of the building. Overall, the proposed white color and material palette integrates well with other buildings in the neighborhood, which are painted with neutral colors. The entryways for each unit are well integrated into the design and avoid a sense of monumentality. Both unit entries are well defined, facing the street.
- The new windows will be block frame, wood finish, casement operation, clear glass, and recessed in the openings with wood sills and frames. Overall, the proposed windows are appropriate to the buildings in in terms of its style, material, operation and installation.

Recommendation / Draft Record of Decision

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

Conditions

- That specifications (cut sheets) for site light and the exterior light fixtures on the new building and locations shall be submitted to staff for review and approval prior to plan check submittal. The exterior lighting should be appropriate to and consistent with the style of the new building; limit their location to the main entry and patio doors.
- 2. Label gutters and downspouts on the elevations and paint gutters to match the adjacent wall color.

Attachments

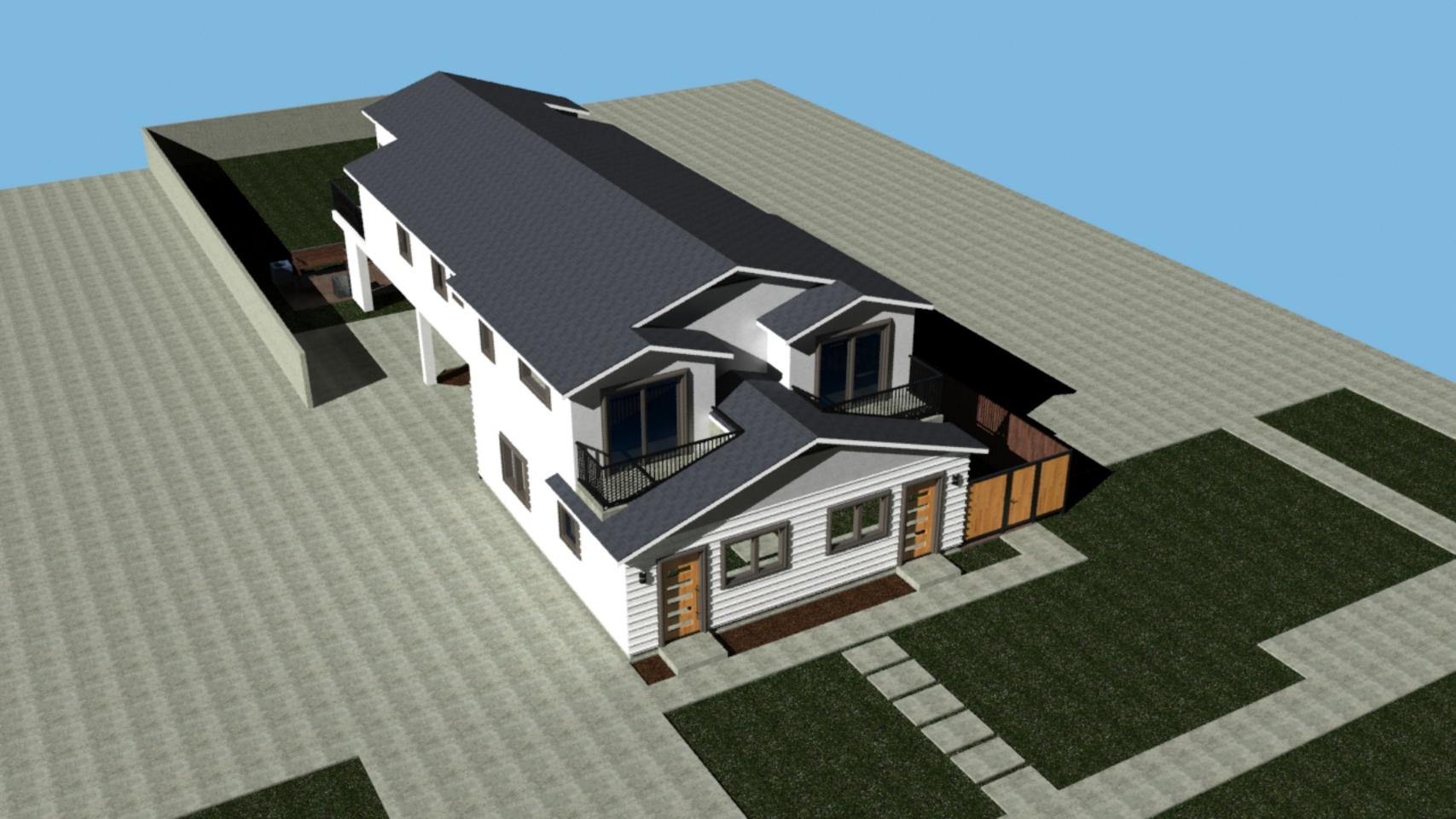
- Location Map
 Reduced Plans
- 3. Photos of Existing Property and the neighborhood













1914 VASSAR ST.

GLENDALE, CA 91204

BUILDING AREA:

SCOPE OF WORK:

- NEW 2-STORY 2,593 S.F. DUPLEX WITH

ATTACHED 772 S.F. GARAGE. (SPRINKLERED)

* NEW DUPLEX SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER IN ACCORDANCE WITH SECTION NFPA13D. (R313, 12.21A17(D))

* THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION

(N) GARAGE #1 386 S.F. 1,244 S.F. (N) 2-STORY UNIT #2 386 S.F. (N) GARAGE #2 3,365 S.F. TOTAL:

(N) 2-STORY UNIT #1 1,349 S.F.

PROJECT DATA

CONSTRUCTION TYPE:

2020 CRC, 2020 CBC, APPLICABLE CODES: 2020 CPC, 2020 CMC,

2020 CEC, 2020 CEnC, 2020 CGSBC, 2020 GBSC, SHEET INDEX

GENERAL NOTES

GENERAL NOTES

REDUCED SITE PLAN

EXISTING SITE PLAN

SETBACK CALCULATION

PROPOSED FIRST FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

FORM GRN 4

FORM GRN 4

SITE PLAN

ROOF PLAN

SFD SECTIONS

SFD SECTIONS

SFD ELEVATIONS

SFD ELEVATIONS

DOOR SCHEDULE

WINDOW SCHEDULE

ARCHITECTURAL DETAILS

ARCHITECTURAL DETAILS

ARCHITECTURAL DETAILS

A - 1.0

A - 1.1

A - 1.2

A - 1.3

A - 2.0

A - 2.1

A - 2.2

A - 4.0

A - 5.0

A - 5.1

A - 6.1

A - 7.0

A - 7.1

AD-1

AD-2

AD-3

A - 2.0a

COVER SHEET - FIRE NOTES, PROJECT DATA,

VICINITY MAP, AND INDEX OF DRAWINGS

YES SPRINKLERS: SITE AREA: 8,000 S.F.

(E) 1-STORY SFD: 636 S.F. (NOT A PART)

R3/U TYPE OF OCCUPANCY: FIRE ZONE: NO NUMBER OF STORIES: 2 STORIES

(NEW) 23'-6"; (EXIST. 15') HEIGHT OF BUILDING: (UNIT 1) 2; (UNIT 2) 2 NUMBER OF BEDROOMS:

> 63'-6" REAR 6'-0" & 9'-0" SIDE

25' FRONT

LEGAL DESCRIPTION:

SETBACKS:

ZONE: R-3050 R3 / U OCCUPANCY: 5640-038-024 ASSESSOR'S ID NO. 1578 TRACT: LOT: 23

BLOCK: NONE ARB: NONE

VASSAR CITY LIGHTS PUBLIC TRANSPORTATION 792' FROM SFD (0.15 MILES) Studio Custom Body Shop (E) FIRE HYDRANT (148' FROM P.L.)— Aspire Physical Therapy & Sports Performance... Paris Saint-Germain Academy Los Angeles Payless Kitchen Cabinets Raul E. Godinez Western Drug Medical Supply

> VICINITY MAP NOT TO SCALE



16853 HIAWATHA ST. GRANADA HILLS, CA. 91344 OFFICE: 323-243-2639

Notice: The designs shown and described herein including all technical, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of HS Design. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

Copyright © HS Design. 2023 All rights reserved.

Revisions :	Date :
Δ	
$\overline{\Delta}$	
\wedge	

SSA 1914

Drawing Content:

COVER SHEET

Designer :	HS
Manager :	
Date :	06/20/22
Job No :	21-061
Scale :	

Palace Party Renta

Shiraz Party Rental

A-0.0

ENERGL024 4826 ALLEN COURT EUREKA, CA 95503 818-655-4156

TITLE 24

VARAGA ZEINALI 5644 N. CARTWRIGHT AVE. NORTH HOLLYWOOD, CA 91601 818-239-9638

OWNER

STRUCTURAL

HS DESIGN 16853 HIAWATHA ST. GRANADA HILLS, CA 91344

DESIGNER

THE STRUCTURAL DESIGN AND DETAILS FULLY

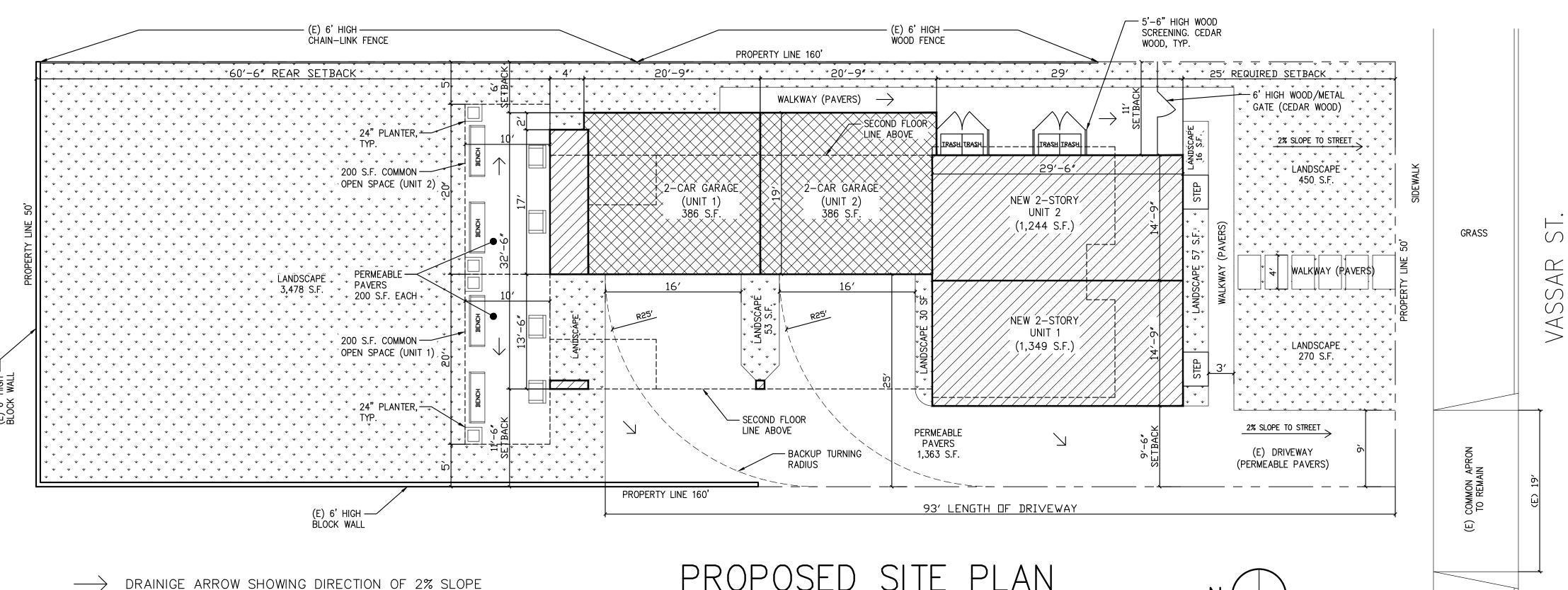
CONFORM TO ALL APPROPRIATE REQUIREMENTS

OF THE CALIFORNIA BUILDING CODE.

323-243-2639

GENERAL NOTES:

- 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, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- 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. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- 4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
- 5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)
- 6. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- 7. WATER HEATER MUST BE STRAPPED TO WALL (SEC.507.3, LAPC)
- 8. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000) (R314.6.2)
- 9. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)
- 10. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)
- 11. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (R303.1)
- 12.PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED.
- 13. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 200 FEET OF THE PROPERTY LINE.
- 14. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
- 15. CONSTRUCTION WASTE SHALL BE REDUCED BY 65% CONTAINERS FOR WASTE AND RECYCLED MATERIAL MUST BE PROVIDED ON SITE AND CONTRACTOR TO VERIFY THAT WASTE AND RECYCLED MATERIAL WILL BE SEPARATED AND REMOVED BY CITY OF LOS ANGELES CERTIFIED HAULER
- 16. PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER
- 17. ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED TO THE STREET IN AN APPROVED DEVICE AT 2%.
- 18. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- 19. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET. (R401.3).
- 20. HARDSCAPE MATERIAL WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30 (4.106.7)
- 21. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCTS, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA
- 22. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE



PROPOSED SITE PLAN

GRASS

F.A.R. CALAULATION:

R3050 = 65%LOT AREA: 8,000 S.F.

8,000 / 0.65 = 5,200 S.F. MAX. ALLOWED PROVIDED: 2,593 S.F. (32.41%)

LOT COVERAGE: (SEE A-2.1) R3050 = 50%

LOT AREA: 8.000 S.F.

8,000 / 0.50 = 4,000 S.F. MAX. ALLOWED PROVIDED: 1,720 S.F. (21.5%)

LANDSCAPE CALC: R3050 = 30%LOT AREA: 8,000 S.F.

8,000 / 0.40 = 3,200 S.F. MIN. REQUIRED PROVIDED: 4,441 S.F. (55.5%)

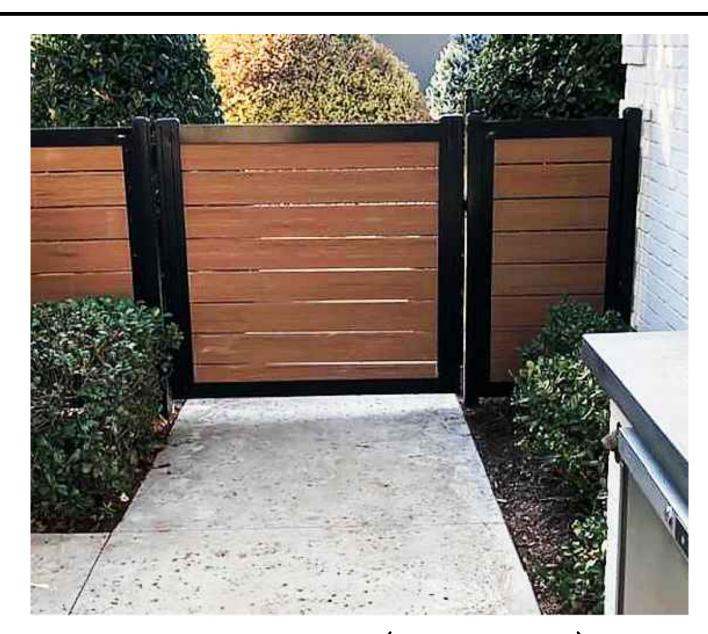
THERE ARE NO OAK, BAY OR SYCAMORE TREES ON THE LOT OR WITHIN TWENTY (20) FEET OF THE SITE.



- 24. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
- 25. AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)
- 26. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

INTERIOR ENVIRONMENT NOTES:

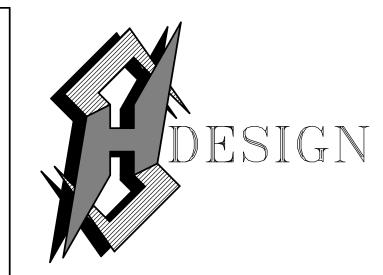
- 1. ATTIC AREA HAVING CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (22"X30" MINIMUM). ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IT IS NOT ALLOWED WITHIN A SMALL CLOSET SPACE. (R807.1)
- 2. PROVIDE 15" MINIMUM BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE 407.6)
- 3. PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (CALIF. PLUMB. CODE 407.6)
- 4. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)



WOOD SIDE GATE (CEDAR WOOD)



TRASH ENCLOSURE (CEDAR WOOD)



16853 HIAWATHA ST. GRANADA HILLS, CA. 91344 OFFICE: 323-243-2639

accordance with this notice.

Copyright © HS Design. 2023 All rights reserved.

Revisions : Date:

S S 4 0

S

Drawing Content:

PROPOSED

SITE PLAN

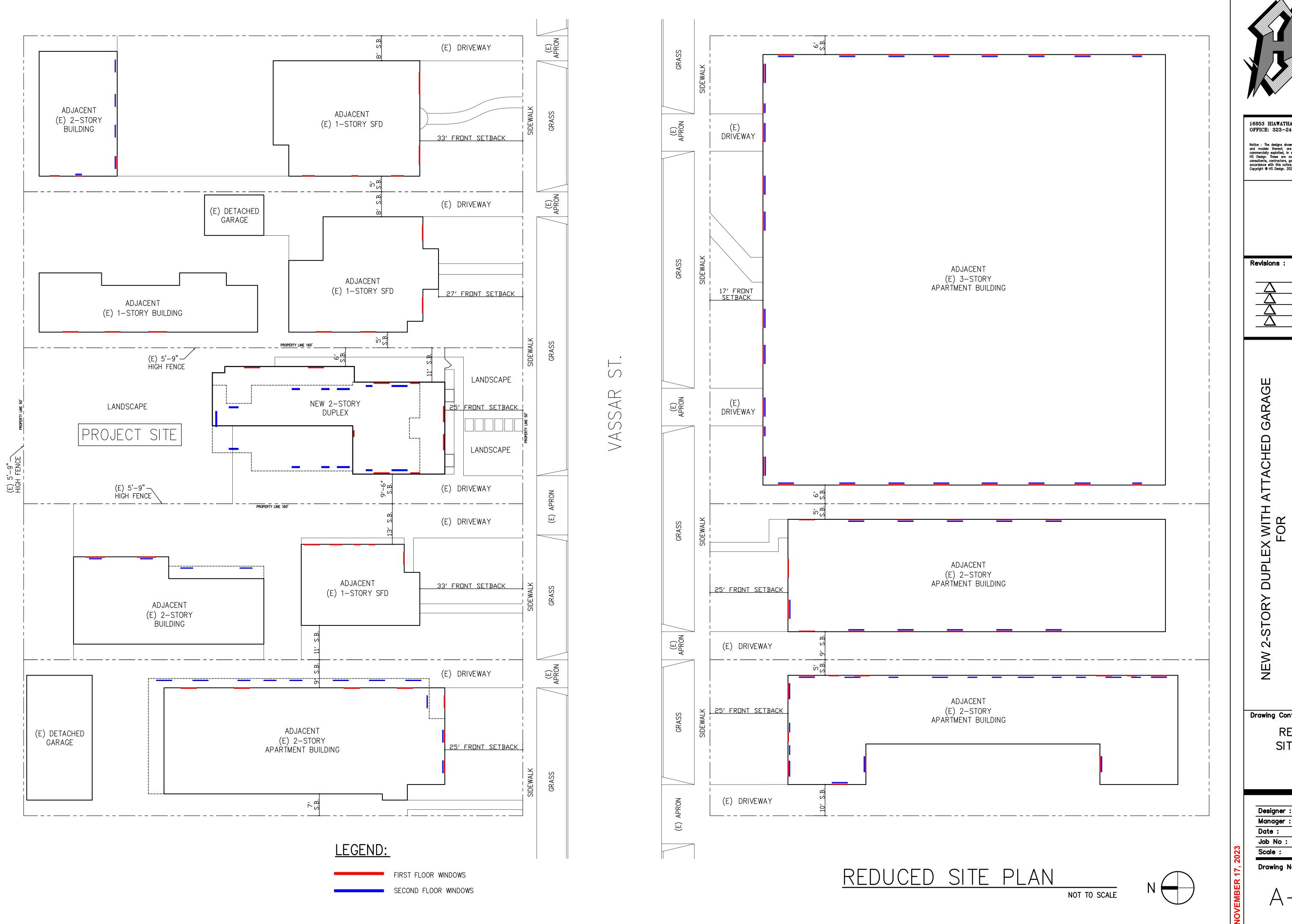
WIT OR

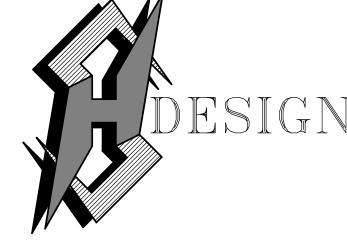
 \bigcirc

2

Designer: HS Manager : Date: 06/20/22 Job No: 21-061 Scale: Drawing No:

A - 2.0





16853 HIAWATHA ST. GRANADA HILLS, CA. 91344 OFFICE: 323-243-2639

Notice: The designs shown and described herein including all technical, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of HS Design. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

Copyright © HS Design. 2023 All rights reserved.

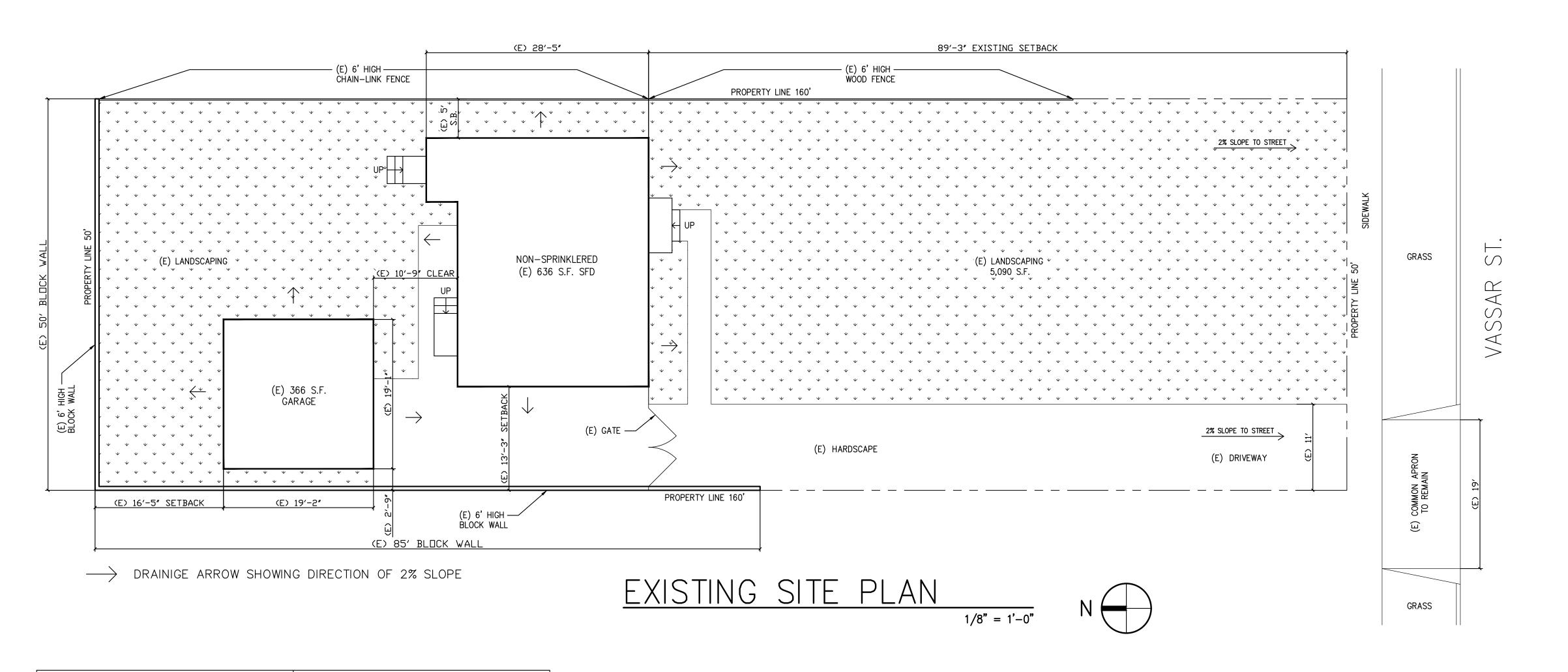
Revisions: Date:

Drawing Content:

REDUCED SITE PLAN

Designer: HS Manager: 06/20/22 Job No: 21-061 Scale: Drawing No:

A-2.0A



LOT COVERAGE:

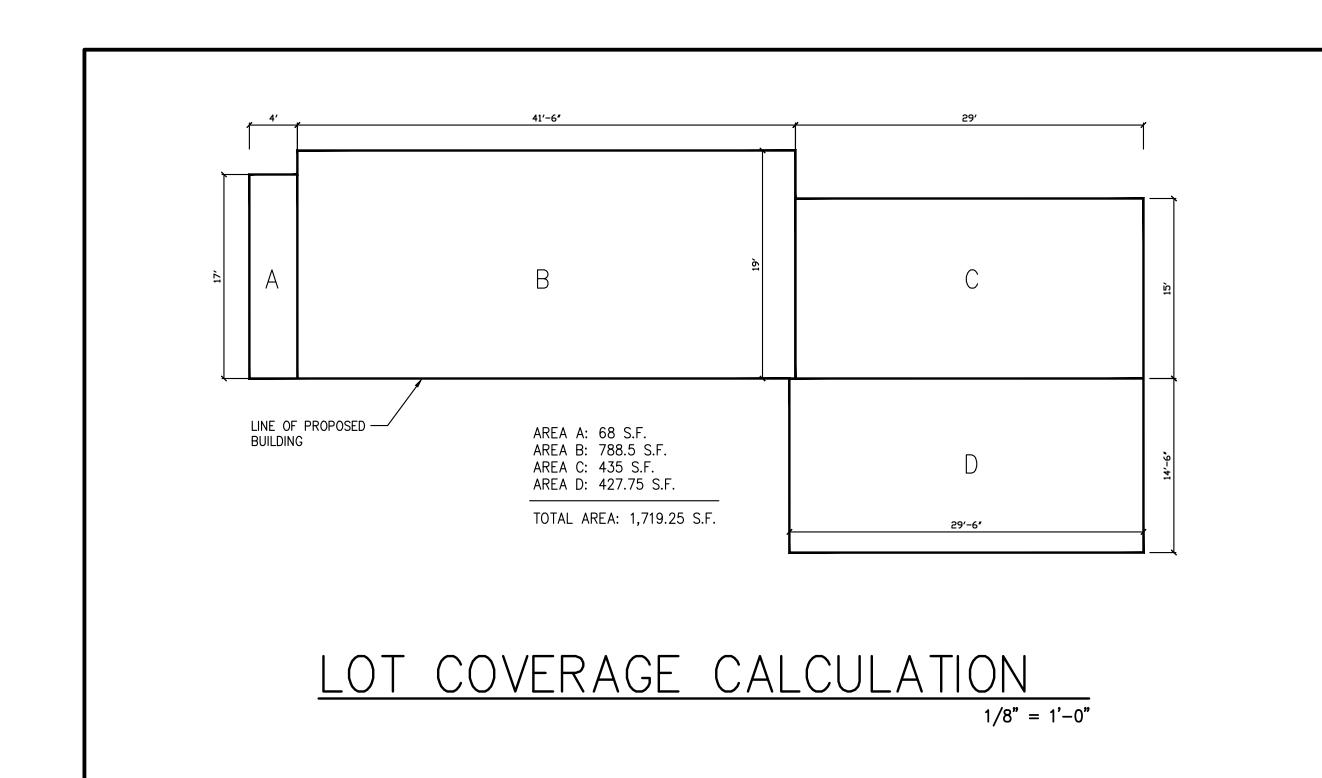
R3050 = 50% LOT AREA: 8,000 S.F.

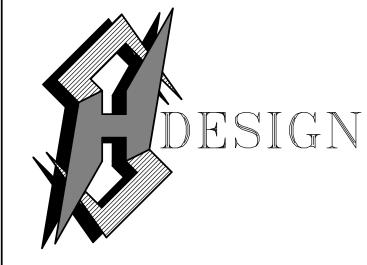
8,000 / 0.40 = 3,200 S.F. MAX. ALLOWED EXISTING: 1,002 S.F. (12.5%)

LANDSCAPE CALC:

R3050 = 30% LOT AREA: 8,000 S.F.

8,000 / 0.40 = 3,200 S.F. MIN. REQUIRED EXISTING: 5,090 S.F. (63.6%)





16853 HIAWATHA ST. GRANADA HILLS, CA. 913 OFFICE: 323-243-2639

Notice: The designs shown and described herein including all technical, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of HS Design. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

Copyright © HS Design. 2023 All rights reserved.

Revisions:

 Δ Δ Δ

SSAR ST.

1914 VASSAR S

Drawing Content :

X WITH FOR

EXISTING SITE PLAN & LOT COVERAGE CALCULATION

Designer: HS

Manager:

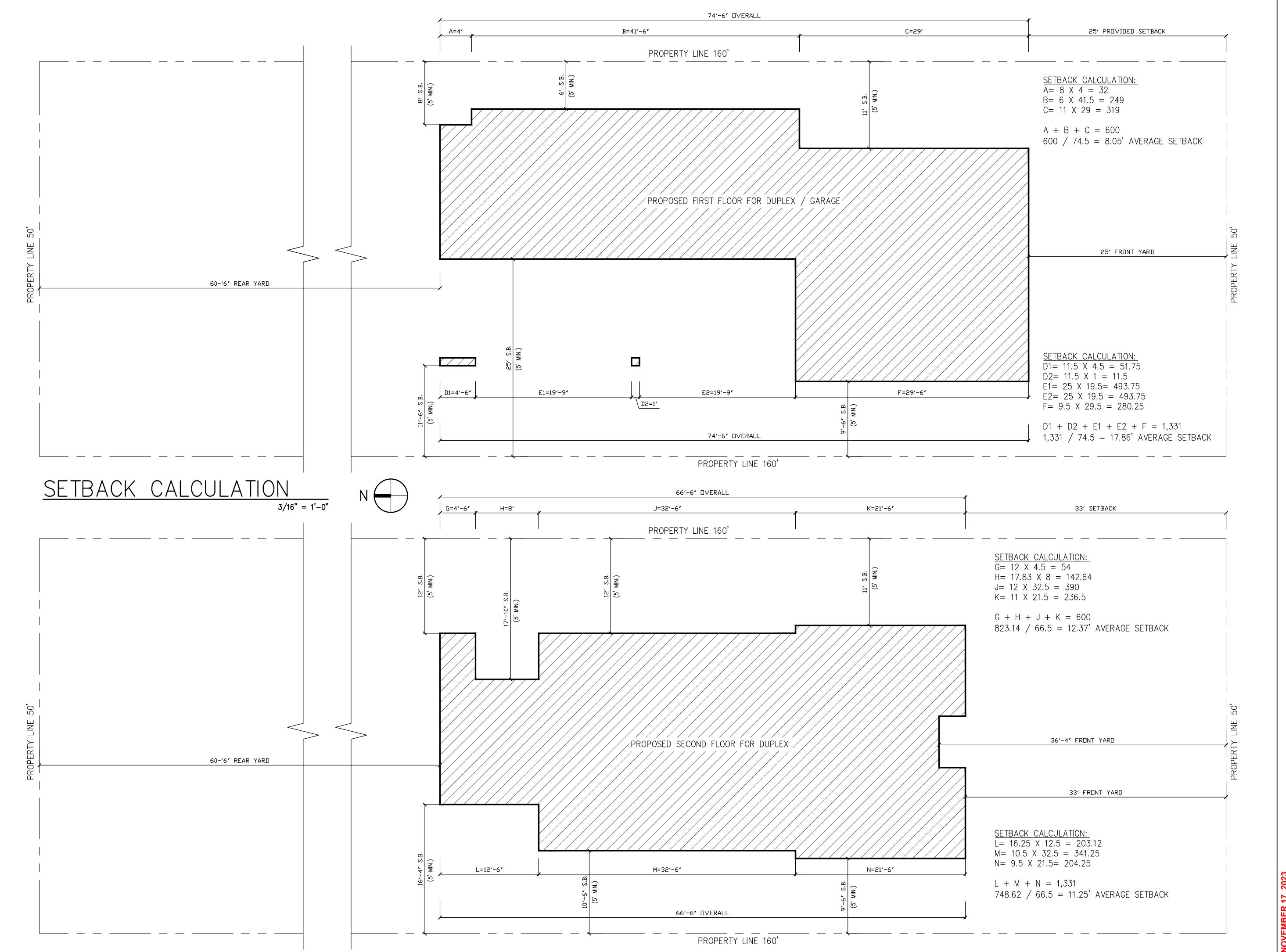
Date: 06/20/22

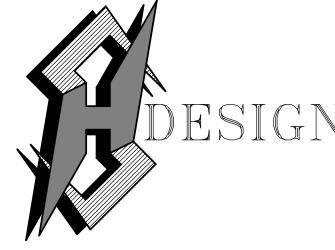
Job No: 21-061

Scale:

Drawing No:

A - 2.1





16853 HIAWATHA ST. GRANADA HILLS, CA. 91344 OFFICE: 323-243-2639

Notice: The designs shown and described herein including all technical, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of HS Design. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

Copyright © HS Design. 2023 All rights reserved.

Revisions: Date:

191

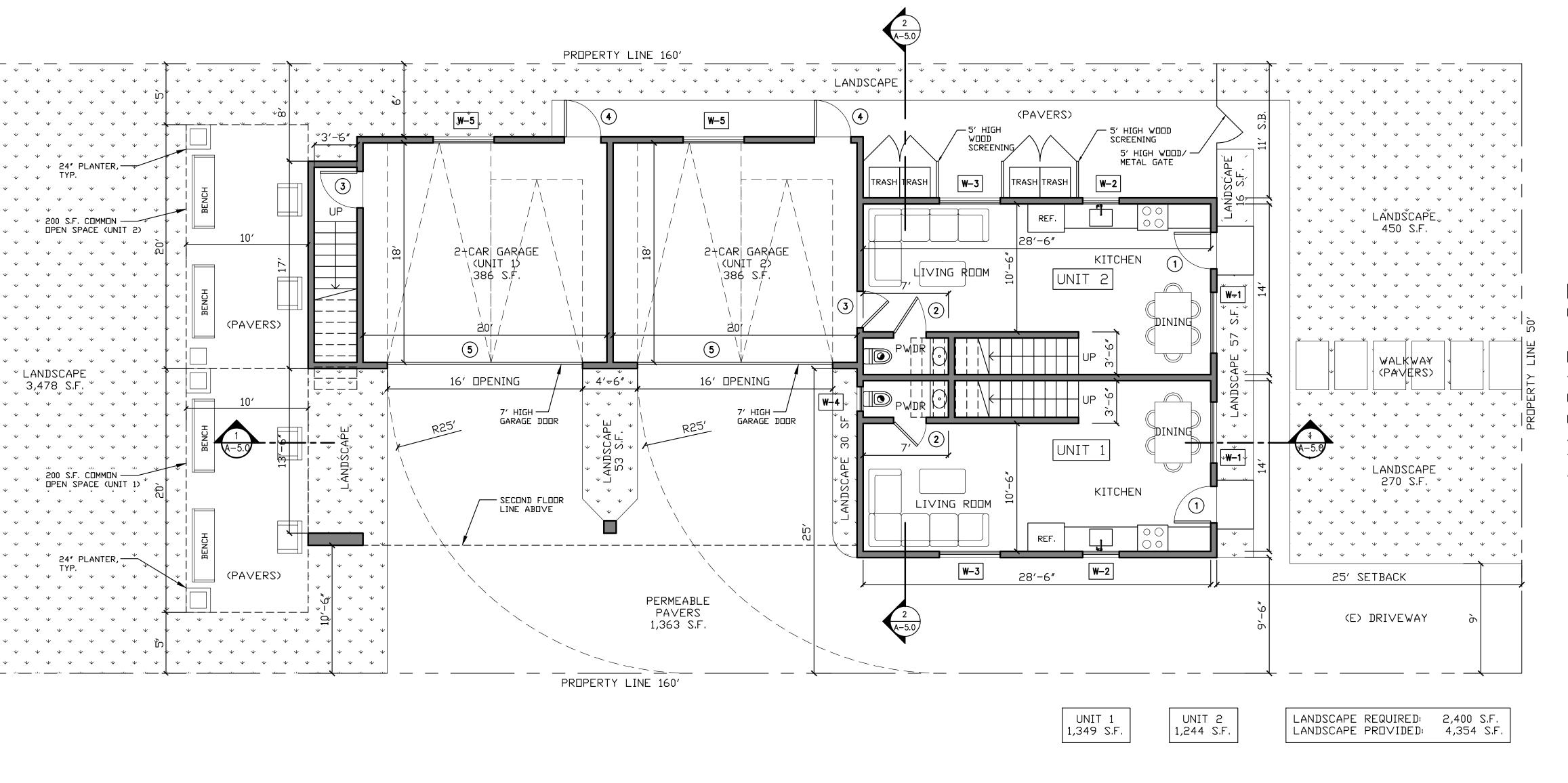
Drawing Content:

SETBACK CALCULATION

Designer: HS Manager: 06/20/22 Job No : 21-061 Scale:

Drawing No:

A - 2.2



3/16" = 1'-0"

PROPOSED FIRST FLOOR PLAN

NOTES:

OCCUPANCY CLASSIFICATION TOWNHOUSE:

1. TOWNHOUSES SHALL BE SEPARATED BY TWO 1-HOUR FIRE-RESISTANCE-RATED WALL ASSEMBLIES COMPLYING WITH THE REQUIREMENTS OF SECTION R302.1 FOR EXTERIOR WALLS. A COMMON 1-HOUR FIRE-RESISTANCE-RATED WALL ASSEMBLY IS PERMITTED IF SUCH WALLS DO NOT CONTAIN PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS IN THE CAVITY OF THE COMMON WALL (R302.2).

- 2. THE FIRE—RESISTANCE—RATED WALL SEPARATING TOWNHOUSES SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB, AND EXTEND THE FULL LENGTH OF THE WALL OR ASSEMBLY (R302.2.1).
- 3. PARAPETS SHALL BE PROVIDED FOR TOWNHOUSES AS AN EXTENSION OF EXTERIOR WALLS OR COMMON WALLS. PARAPETS SHALL EXTEND NOT LESS THAN 30 INCHES ABOVE THE ROOF SURFACE OR MEET THE CRITERIA IN SECTION R302.2.2 FOR PARAPET ALTERNATIVES (R302.2.3).
- 4. EACH INDIVIDUAL TOWNHOUSE SHALL BE STRUCTURALLY INDEPENDENT EXCEPT WHERE THE SEPARATION IS PROVIDED BY A COMMON 1—HOUR FIRE—RESISTANCE—RATED WALL. EXTERIOR SHEATHING, WALL COVERING AND ROOFING ARE EXEMPT FROM THE PROVISIONS REQUIRING

STRUCTURAL INDEPENDENCE (R302.2.4)

GARAGE / CARPORTS

1. THE PROPOSED BUILDING IS A GARAGE AND NOT A CARPORT SINCE IT IS NOT OPEN AT LEAST 2 SIDES. (R309.2)

2. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES ARE NOT PERMITTED (R302.5.1).

3. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1-3/8 INCHES THICK. (R302.5.1)

5. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.5.2).

6. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).

7. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)

BUILDING HEIGHT LIMITATION

1. PROVIDE CALCULATIONS FOR ESTABLISHING
GRADE PLANE AS PER SECTION R201. ATTACH
CALCULATIONS AND IDENTIFY ESTABLISHED GRADE
PLANES ON ELEVATIONS PLANS AND SITE PLAN.
(R201)

2. SHOW MAXIMUM HEIGHT OF THE STRUCTURE (IN FEET AND STORY) FROM AVERAGE HEIGHT OF HIGHEST ROOF SURFACE TO GRADE PLANE ON ALL ELEVATION VIEWS. (R201)

3. LOWEST LEVEL IS DETERMINED NOT TO BE A BASEMENT. THIS LEVEL IS CONSIDERED AS 1ST STORY ABOVE GRADE PLANE. INCLUDE THIS STORY IN TOTAL BUILDING HEIGHT. (R201)

FIRE-RESISTANCE RATED CONSTRUCTION

1. PROVIDE 1-HR FIRE-RESISTANCE EXTERIOR WALLS IF FIRE
SEPARATION DISTANCE IS: LESS THAN 5' [T- R302.1 (1)], OR
LESS THAN 3' IF THE BUILDING IS EQUIPPED THROUGHOUT WITH
AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED
IN ACCORDANCE WITH SECTION R313. [T-R302.1(2)]

2. SHOW HOW 1-HR FIRE-RESISTANCE IS BEING PROVIDED.

3. OPENINGS ARE NOT ALLOWED WITHIN 3'/ 5' FIRE SEPARATION DISTANCE. [T-R302.1(1) &T-R302.1(2)]

4.MAXIMUM 25% OPENING AREA IS ALLOWED WHEN THE FIRE SEPARATION DISTANCE IS >3' AND <5'. (T-302.1(1))

5. PROJECTIONS BEYOND THE EXTERIOR WALL SHALL COMPLY WITH TABLE R302.1 AND SHALL NOT EXTEND:

a TO A POINT CLOSER THAN 2 FEET FROM INTERIOR LOT LINE.

b. MORE THAN 4 INCHES AT THE ROOF EAVE FOR DETACHED GARAGES ACCESSORY TO A DWELLING WHEN LOCATED WITHIN 2 FEET OF A LOT LINE.
c. OVER THE LOT LINE FOR ACCESSORY STRUCTURES THAT

AREEXEMPT FROM PERMITS.

6. DWELLING UNITS IN TWO—FAMILY DWELLINGS SHALL BE

SEPARATED FROM EACH OTHER BY WALL AND/OR FLOOR
ASSEMBLIES HAVING NOT LESS THAN A 1—HR
FIRE—RESISTANCE RATING WHEN TESTED IN ACCORDANCE WITH
ASTME 119 OR UL 263. PROVIDE COMPLETE DETAILS
(R302.3)

7. THROUGH PENETRATIONS OF FIRE—RESISTANCE—RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2. PROVIDE DETAIL AND COPY OF LISTING ON THE PLANS. (R302.4.1)

8. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE RESISTANCE RATING RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE—RESISTANCE RATING WILL NOT BE REDUCED. (R302.4.2)

1. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACKUP AND INTERCONNECTED.

2. ALL ATTIC ACCESS SHOULD HAVE A MINIMUM OF 22" × 30" OPENING.

3. NEW CEILING HEIGHT FOR UNIT NUMBER 2 SHALL BE 8'-0" A.F.F.
4. EXHAUST FAN & MECHANICAL VENT SYSTEM SHOULD

PRODUCE FIVE AIR CHANGES PER HOUR, 50 CFM.

5. WASHER AND DRYER TO UNIT VENT DRYER TO

OUTSIDE AS PER MFR.

SYMBOLS LEGEND:

CEILING EXHAUST FAN FIXTURE (FIVE AIR CHANGES PER HOUR, 50 CFM)

NEWLY INSTALLED EXHAUST FANS
FOR BATHROOMS CONTAINING BATHTUBS, SHOWERS,
OR TUB/SHOWER COMBINATIONS. PLANS SHALL STATE
THAT THE BATHROOM EXHAUST FANS COMPLY
WITH THE FOLLOWING:

- i. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- ii. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- CM CARBON MONOXIDE DETECTOR
- ©D SMOKE DETECTOR

LEGEND:

EXISTING WALLS

MEW WALLS

SEE DETAIL 6/AD-1

DOORS (NUMBERS)

SEE SHEET A-7.0 FOR DOOR SCHEDULE

WINDOWS (NUMBERS)
SEE SHEET A-7.1 FOR WINDOW SCHEDULE

1HR. FIRE SEPARATION WALL (STC 50)

NOTE:

1. BUILDING TO HAVE NFPA 13D FIRE SPRINKLER SYSTEM.

2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

3. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 & LAPC).

4. CARBON MONOXIDE ALARM IS REQUIRED PER (SEC. 420.6, R315).

5. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.6 (R302.6).

DESIGI

16853 HIAWATHA ST. GRANADA HILLS, CA. 91344 OFFICE: 323-243-2639

Notice: The designs shown and described herein including all technical, graphic and models thereof, are proprietary and cannot be copied, duplicated commercially exploited, in whole or in part, without express written permission HS Design. These are available for limited review and evaluation by client consultants, contractors, government agencies, vendors and office personnel only accordance with this notice.

Copyright © HS Design. 2023 All rights reserved.

Revisions: Date:

14 VASSAR ST.

0

S

Drawing Content :

WIT OF

2

PROPOSED FIRST FLOOR PLAN

Designer: HS

Manager:

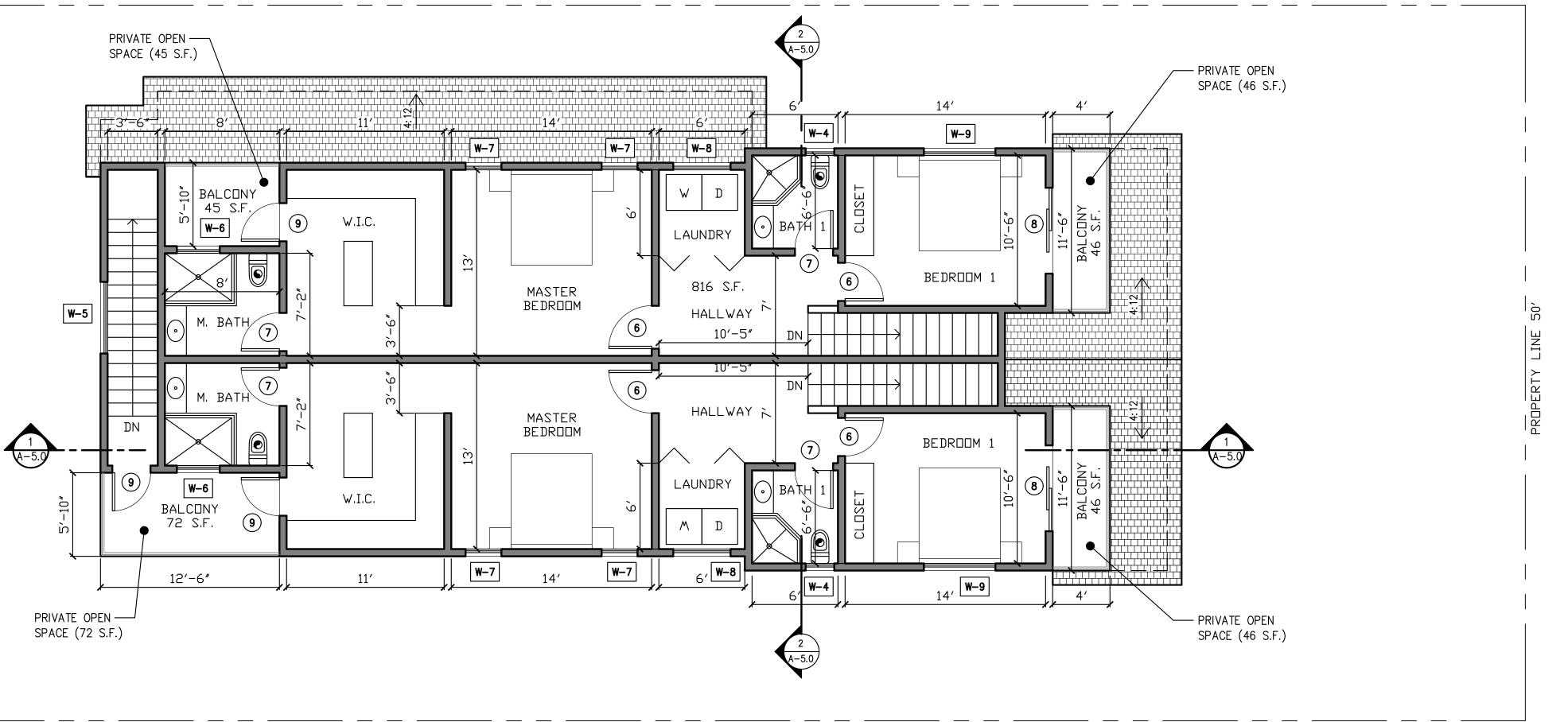
Date: 06/20/22

Job No: 21-061

Scale:

Drawing No :

A - 3.0



PROPOSED SECOND FLOOR PLAN

PROPERTY LINE 160'

3/16" = 1'-0"



NOTES:

OCCUPANCY CLASSIFICATION TOWNHOUSE:

OR ASSEMBLY (R302.2.1).

1. TOWNHOUSES SHALL BE SEPARATED BY TWO 1-HOUR FIRE-RESISTANCE-RATED WALL ASSEMBLIES COMPLYING WITH THE REQUIREMENTS OF SECTION R302.1 FOR EXTERIOR WALLS. A COMMON 1-HOUR FIRE-RESISTANCE-RATED WALL ASSEMBLY IS PERMITTED IF SUCH WALLS DO NOT CONTAIN PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS IN THE CAVITY

OF THE COMMON WALL (R302.2).

2. THE FIRE-RESISTANCE-RATED WALL SEPARATING TOWNHOUSES SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB, AND EXTEND THE FULL LENGTH OF THE WALL

3. PARAPETS SHALL BE PROVIDED FOR TOWNHOUSES AS AN EXTENSION OF EXTERIOR WALLS OR COMMON WALLS. PARAPETS SHALL EXTEND NOT LESS THAN 30 INCHES ABOVE THE ROOF SURFACE OR MEET THE CRITERIA IN SECTION R302.2.2 FOR PARAPET ALTERNATIVES (R302.2.3).

4. EACH INDIVIDUAL TOWNHOUSE SHALL BE STRUCTURALLY INDEPENDENT EXCEPT WHERE THE SEPARATION IS PROVIDED BY A COMMON 1—HOUR FIRE—RESISTANCE—RATED WALL. EXTERIOR SHEATHING, WALL COVERING AND ROOFING

ARE EXEMPT FROM THE PROVISIONS REQUIRING STRUCTURAL INDEPENDENCE (R302.2.4)

GARAGE/ CARPORTS

1. THE PROPOSED BUILDING IS A GARAGE AND NOT A CARPORT SINCE IT IS NOT OPEN AT LEAST 2 SIDES. (R309.2)

2. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES ARE NOT PERMITTED (R302.5.1).

3. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1-3/8 INCHES THICK. (R302.5.1)

5. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.5.2).

6. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).

7. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)

BUILDING HEIGHT LIMITATION

1. PROVIDE CALCULATIONS FOR ESTABLISHING
GRADE PLANE AS PER SECTION R201. ATTACH
CALCULATIONS AND IDENTIFY ESTABLISHED GRADE
PLANES ON ELEVATIONS PLANS AND SITE PLAN.
(R201)

2. SHOW MAXIMUM HEIGHT OF THE STRUCTURE (IN FEET AND STORY) FROM AVERAGE HEIGHT OF HIGHEST ROOF SURFACE TO GRADE PLANE ON ALL ELEVATION VIEWS. (R201)

3. LOWEST LEVEL IS DETERMINED NOT TO BE A BASEMENT. THIS LEVEL IS CONSIDERED AS 1ST STORY ABOVE GRADE PLANE. INCLUDE THIS STORY IN TOTAL BUILDING HEIGHT. (R201)

FIRE-RESISTANCE RATED CONSTRUCTION

1. PROVIDE 1-HR FIRE-RESISTANCE EXTERIOR WALLS IF FIRE
SEPARATION DISTANCE IS: LESS THAN 5' [T- R302.1 (1)], OR
LESS THAN 3' IF THE BUILDING IS EQUIPPED THROUGHOUT WITH
AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED
IN ACCORDANCE WITH SECTION R313. [T-R302.1(2)]

2. SHOW HOW 1-HR FIRE-RESISTANCE IS BEING PROVIDED.

3. OPENINGS ARE NOT ALLOWED WITHIN 3'/5' FIRE SEPARATION DISTANCE. [T-R302.1(1) &T-R302.1(2)]

4.MAXIMUM 25% OPENING AREA IS ALLOWED WHEN THE FIRE SEPARATION DISTANCE IS >3' AND <5'. (T-302.1(1))

5. PROJECTIONS BEYOND THE EXTERIOR WALL SHALL COMPLY WITH TABLE R302.1 AND SHALL NOT EXTEND:

a TO A POINT CLOSER THAN 2 FEET FROM INTERIOR LOT LINE.

b. MORE THAN 4 INCHES AT THE ROOF EAVE FOR DETACHED GARAGES ACCESSORY TO A DWELLING WHEN LOCATED WITHIN 2 FEET OF A LOT LINE.

c. OVER THE LOT LINE FOR ACCESSORY STRUCTURES THAT AREEXEMPT FROM PERMITS.

6. DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND/OR FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HR FIRE-RESISTANCE RATING WHEN TESTED IN ACCORDANCE WITH ASTME 119 OR UL 263. PROVIDE COMPLETE DETAILS (R302.3)

7. THROUGH PENETRATIONS OF FIRE—RESISTANCE—RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2. PROVIDE DETAIL AND COPY OF LISTING ON THE PLANS. (R302.4.1)

8. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE RESISTANCE RATING RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE—RESISTANCE RATING WILL NOT BE REDUCED. (R302.4.2)

UNIT 1

1,349 S.F.

UNIT 2

1,244 S.F.

1. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACKUP AND INTERCONNECTED.

2. ALL ATTIC ACCESS SHOULD HAVE A MINIMUM OF 22" × 30" OPENING.

3. NEW CEILING HEIGHT FOR UNIT NUMBER 2 SHALL BE 8'-0" A.F.F.
4. EXHAUST FAN & MECHANICAL VENT SYSTEM SHOULD

PRODUCE FIVE AIR CHANGES PER HOUR, 50 CFM.

5. WASHER AND DRYER TO UNIT VENT DRYER TO

SYMBOLS LEGEND:

OUTSIDE AS PER MFR.

CEILING EXHAUST FAN FIXTURE (FIVE AIR CHANGES PER HOUR, 50 CFM)

NEWLY INSTALLED EXHAUST FANS
FOR BATHROOMS CONTAINING BATHTUBS, SHOWERS,
OR TUB/SHOWER COMBINATIONS. PLANS SHALL STATE
THAT THE BATHROOM EXHAUST FANS COMPLY
WITH THE FOLLOWING:

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

ii. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

CM CARBON MONOXIDE DETECTOR

SD SMOKE DETECTOR

LEGEND:

EXISTING WALLS

WEW WALLS

LANDSCAPE REQUIRED: 2,400 S.F.

LANDSCAPE PROVIDED: 4,354 S.F.

1HR. FIRE SEPARATION WALL (STC 50) SEE DETAIL 6/AD-1

DOORS (NUMBERS)
SEE SHEET A-7.0 FOR DOOR SCHEDULE

W-# WINDOWS (NUMBERS)
SEE SHEET A-7.1 FOR WINDOW SCHEDULE

NOTE:

1. BUILDING TO HAVE NFPA 13D FIRE SPRINKLER SYSTEM.

2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

3. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 & LAPC).

4. CARBON MONOXIDE ALARM IS REQUIRED PER (SEC. 420.6, R315).

5. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.6 (R302.6).

DESIGN

16853 HIAWATHA ST. GRANADA HILLS, CA. 91344 OFFICE: 323-243-2639

Notice: The designs shown and described herein including all technical, graphics and models thereof, are proprietary and cannot be copied, duplicated a commercially exploited, in whole or in part, without express written permission of HS Design. These are available for limited review and evaluation by clients consultants, contractors, government agencies, vendors and office personnel only i accordance with this notice.

Copyright © HS Design. 2023 All rights reserved.

Revisions:	Date :
Δ	
$\overline{\Delta}$	
Δ	
$\overline{\Lambda}$	

/ASSAR ST.

1914 VASS

S

Drawing Content :

PROPOSED SECOND FLOOR PLAN

Designer :	HS
Manager :	
Date :	06/20/22
Job No :	21-061
Scale :	

Drawing No :

A - 3.1

PROPERTY LINE 160'

ROOF PLAN

N

Note:

- 1. MINIMUM ROOF SLOPE OF 3/8" PER FOOT SHALL BE PROVIDED AT ANY POINT OF THE ROOF. PROVIDE UNIFORM SLOPE TOWARD DOWNSPOUTS AND/OR SCUPPERS AS INDICATED ON ROOF PLAN. (REFER TO DETAILS FOR DOWNSPOUTS AND SCUPPERS INCLUDED IN THIS DRAWINGS.)
- 2. INSULATIONS SHALL BE INSTALLED AT BOTTOM OF JOISTS OR FRAMING UNDER ENTIRE ROOF. USE R—30 INSULATION WITH VAPOR BARRIER.
- 3. CHECK & VERIFY LOCATIONS & EXACT SIZES OF ALL A/C EQUIPMENT, REQUIRED OPENINGS & SUPPORTS WITH A/C CONTRACTORS BEFORE FRAMING BEGINS. ANY REWORKING REQUIRED TO ACCOMODATE EQUIPMENT IN QUESTION SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- 4. PAINT ALL ROOF EQUIPMENTS. ALL ROOF METAL SHALL RECEIVE TWO (2) COATS OF EXTERIOR SEMI GLOSS PAINT. VERIFY COLOR W/ARCHITECT.
- 5. TELEVISION ANTENNA CROSSARMS OR OTHER ROOF OBSTRUCTIONS SHALL BE LOCATED 20'-0" MIN. FROM EDGE OF ROOF & 7'-0" MIN. ABOVE ROOF.
- 6. PROVIDE ATTIC DRAFT STOPS AS REQUIRED (SEE ROOF PLAN & DETAILS). DRAFT STOPS SHALL DIVIDE ATTIC SPACES INTO AREAS NOT TO EXCEED 3,000 SQ. FT. PER UBC SEC.3205 (8). SEE DETAILS FOR WOOD & GYP. BOARD DRAFT STOPS. PROVIDE 2" X __ WOOD FRAMING AS REQUIRED TO COMPLETE ITS CONSTRUCTION.
- 7. PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE OR BARBECUE.

- 8. PROVIDE GRAVITY TYPE ATTIC VENTILATORS AT ROOF IF TRUSSES ARE NOT OF SOLID WEB CONSTRUCTION. WHEN ATTIC DRAFT STOP ARE REQUIRED PROVIDE TWO (2) ROOF GRAVITY VENTILATORS FOR EACH DIVISION.
- 9. CONTRACTOR TO CONFIRM THAT ALL AREAS ARE PROVIDED WITH POSITIVE DRAINAGE PRIOR TO SHEATHING THE ROOF.
- 10. CRICKET WITH 1/2" PLYWOOD OVER 2" X
 __" SLEEPERS TYPICAL.
- 11. THE ROOFS FOR THE MAIN BUILDING AND THE EXISTING BUILDING ARE TO BE INSPECTED BY A QUALIFIED ROOFING SPECIALIST TO VERIFY THAT:
- A. ALL EXISTING ROOFING MATERIALS AND INSTALLATION METHODS HAVE BEEN PROPERLY INSTALLED AND MAINTAINED.
- B. ASSOCIATED FLASHINGS AN SHEET METAL HAVE BEEN PROPERLY INSTALLED AND MAINTAINED.
- C. THE ROOFS ARE TO BE FLOOD TESTED IN A MANNER APPROPRIATE TO THE TYPE EXISTING ROOFING SEE NOTE 12 BELOW.
- D. ANY DEFICIENCIES OR LEAK CONDITIONS ARE TO BE CORRECTED TO INSURE A WATERTIGHT INSTALLATION FOR A PERIOD OF ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE BY THE TENNANT.
- 12. ROOF FLOOD TEST TO BE CONDUCTED IN THE PRESENCE PROVIDE MIN. 96 HRS. NOTICE TO BOTH PARTIES.
- 13. ATTIC NET VENTILATION AREA RATIO IS 1/150 OF ATTIC AREA ,VENTS WITH THE BALANCE OF THE REQUERED VENTILATION PROVIDED BY THE EAVE VENTS. OPENINGS SHALL HAVE 1/4 INCH CORROSION RESISTANT METAL MESH COVERING.
- * PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.

NOTE:
THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A
RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE
POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC
INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED
AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER
LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE
PERMANENTLY MARKED AS "FOR FUTURE SOLAR PANEL".

EXCEPTION 7 TO SECTION 110.10(B)1A: SINGLE FAMILY RESIDENCES MEETING THE FOLLOWING CONDITIONS: A. ALL THERMOSTATS COMPLY WITH REFERENCE JOINT APPENDIX JAS AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY. B. COMPLY WITH ONE OF THE FOLLOWING MEASURES: I. INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS WITH EITHER A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS OR A WHOLE HOUSE FAN DRIVEN BY AN ELECTRONICALLY COMMUTATED MOTOR; OR II. INSTALL A HOME AUTOMATION SYSTEM CAPABLE OF, AT A MINIMUM, CONTROLLING THE APPLIANCES AND LIGHTING OF THE DWELLING AND RESPONDING TO DEMAND RESPONSE SIGNALS; OR III. INSTALL ALTERNATIVE PLUMBING PIPING TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER AND ALL SHOWERS AND BATHTUBS TO BE USED FOR AN IRRIGATION SYSTEM IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES; OR IV. INSTALL A RAINWATER CATCHMENTS SYSTEM DESIGNED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES, AND THAT USES RAINWATER FLOWING FROM AT LEAST 65 PERCENT OF THE AVAILABLE ROOF AREA.

(SEE SHEET A1.1 FOR MORE INFORMATION)

ATTIC VENTILATION NOTES

ATTIC AREA = $\pm 1,660$ S.F. / 150 = 11.06 VENTS REQUIRED ATTIC VENTS PROVIDED = 12 ROOF VENTS (8"X18")

* REQUIRED VENTILATION = 1 SQ.FT. OF OPENING FOR EACH 150 SQ.FT. OF ATTIC AREA.

PROVIDE 22 GA GALVANIZED CLOAK VENT TILE 'XL' TYPE ONLY — HAGIN MODEL "FLAT" #50043 OR EQ PROVIDING 95 SQ INCH NET FREE VENT AREA, ICBO No. 5214. ALL VENTS SHALL BE STAMPED WITH AN IDENTIFYING MARK "XL".

VENTS SHALL BE 22 GA STL. METAL AND 20 GA FOR THE RISERS AND TENSION TIES.

PROVIDE 1 SF VENT AREA PER 150 SQ FEET OF ATTIC AREA

ROOFING SPEC:

SEE SPEC ON SHEET AD-3

MANUFACTURER: LANDMARK SOLARIS
COLOR: SOLARIS MOIRE BLACK
CRRC PRODUCT ID: 0668-0129
ESR NO: 1389

SPECIFICATION:

3-YEAR AGED
SRI VALUE: 0.18
3-YEAR THERMAL
EMITTANCE: 0.92

3-YEAR SOLAR

INDEX (SRI): 17

REFLECTANCE

FOR ROOF SLOPES > 2:12: SRI VALUE OF AT LEAST
16 OR BOTH A 3-YEAR SOLAR REFLECTANCE OF AT
LEAST 0.20 AND A THERMAL EMITTANCE OF AT LEAST
0.75

DESIGN

16853 HIAWATHA ST. GRANADA HILLS, CA. 91344 OFFICE: 323-243-2639

Notice: The designs shown and described herein including all technical, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of HS Design. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

Copyright © HS Design. 2023 All rights reserved.

Revisions : Date :

 Δ Δ Δ

<u>Д</u>

AR ST.

1914 VASSAR

Drawing Content :

2

Designer: HS

Manager:

Date: 06/20/22

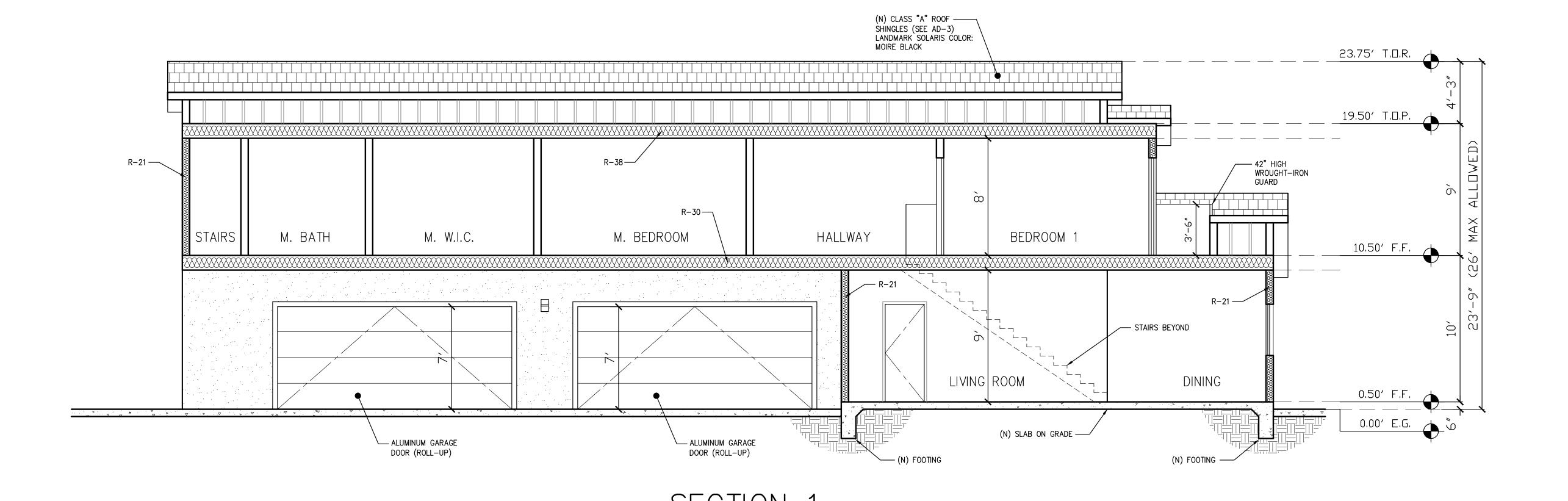
Job No: 21-061

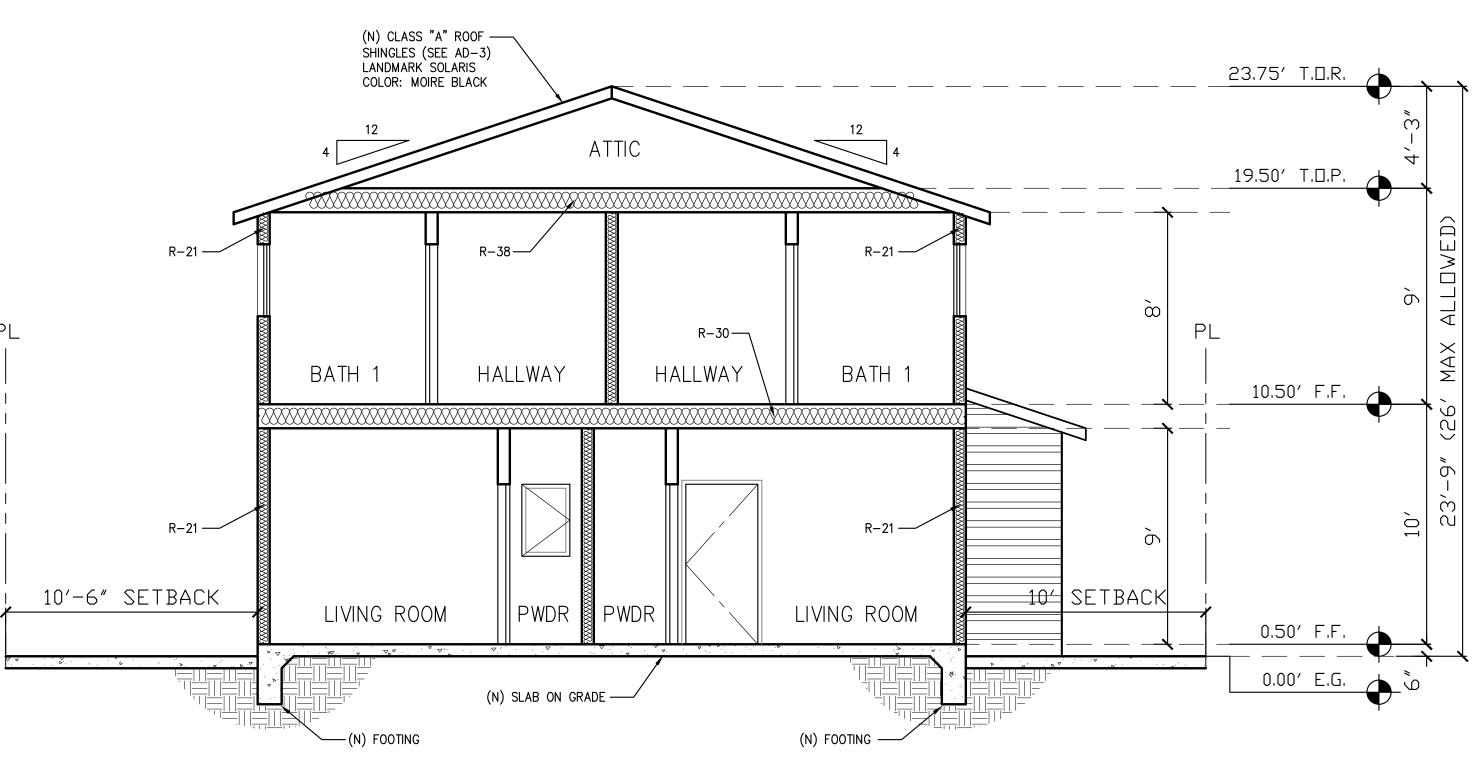
Scale:

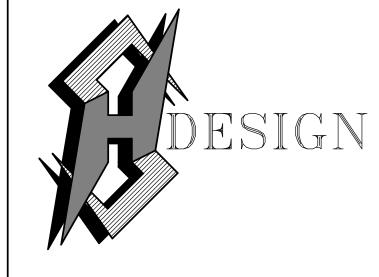
ROOF PLAN

Drawing No :

A - 4.0







16853 HIAWATHA ST. GRANADA HILLS, CA. 91344 OFFICE: 323-243-2639

Notice: The designs shown and described herein including all technical, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of HS Design. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

Copyright © HS Design. 2023 All rights reserved.

Revisions: Date:

GE

91204

GLENDAL

ST

1914 VASSAR

ASSA

1914

Drawing Content:

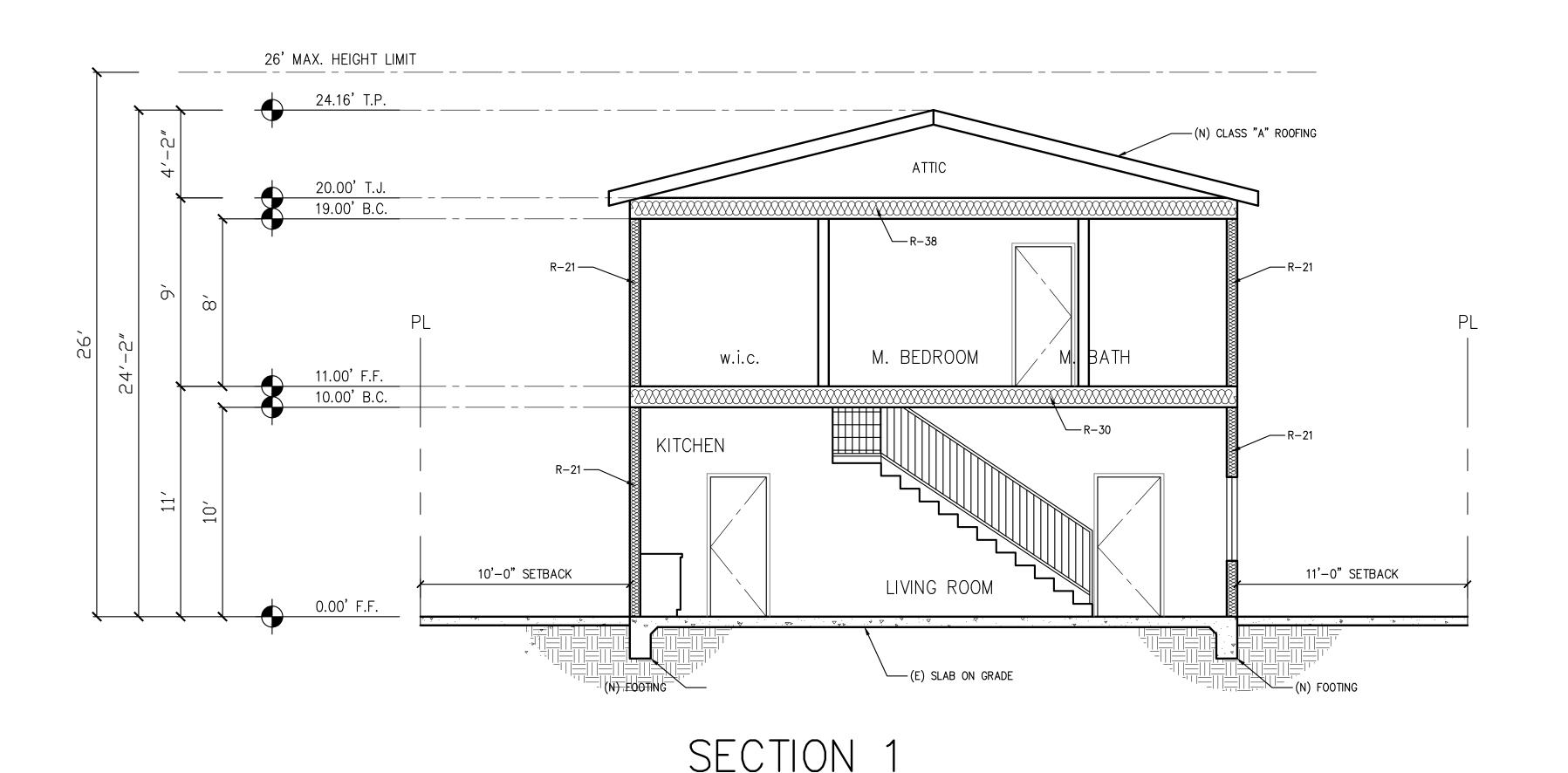
-STORY

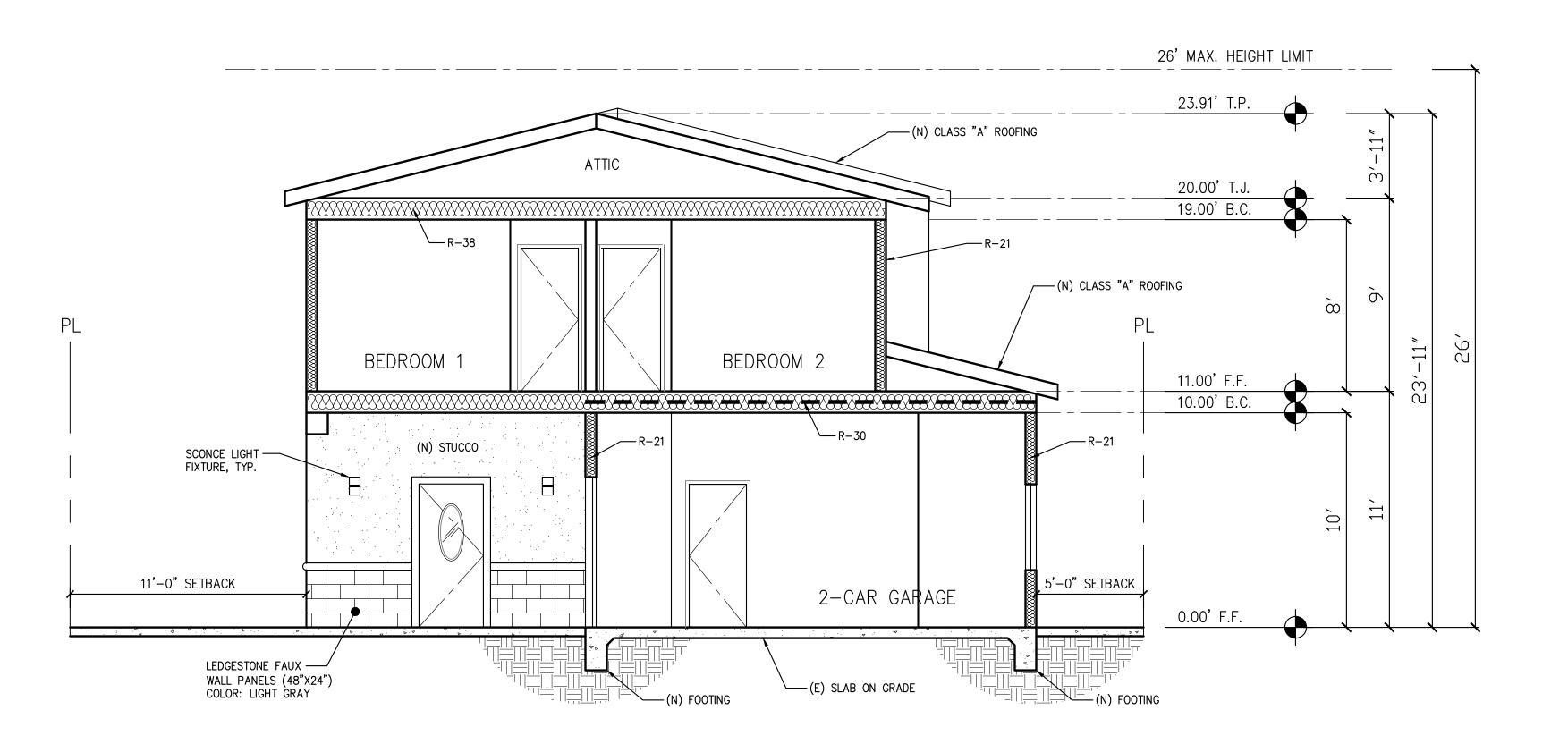
2

SFD SECTIONS

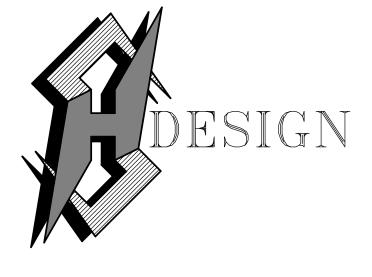
Designer: HS Manager: Date: 06/20/22 21-061 Job No: Scale: Drawing No:

A - 5.0





 $\frac{\text{SECTION}}{\frac{1}{4"} = 1'-0"}$



16853 HIAWATHA ST. GRANADA HILLS, CA. 91344 OFFICE: 323-243-2639

Notice: The designs shown and described herein including all technical, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of HS Design. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

Copyright © HS Design. 2023 All rights reserved.

Revisions:
Date:

<u>T</u>

AR ST.

1914 VASSAR S

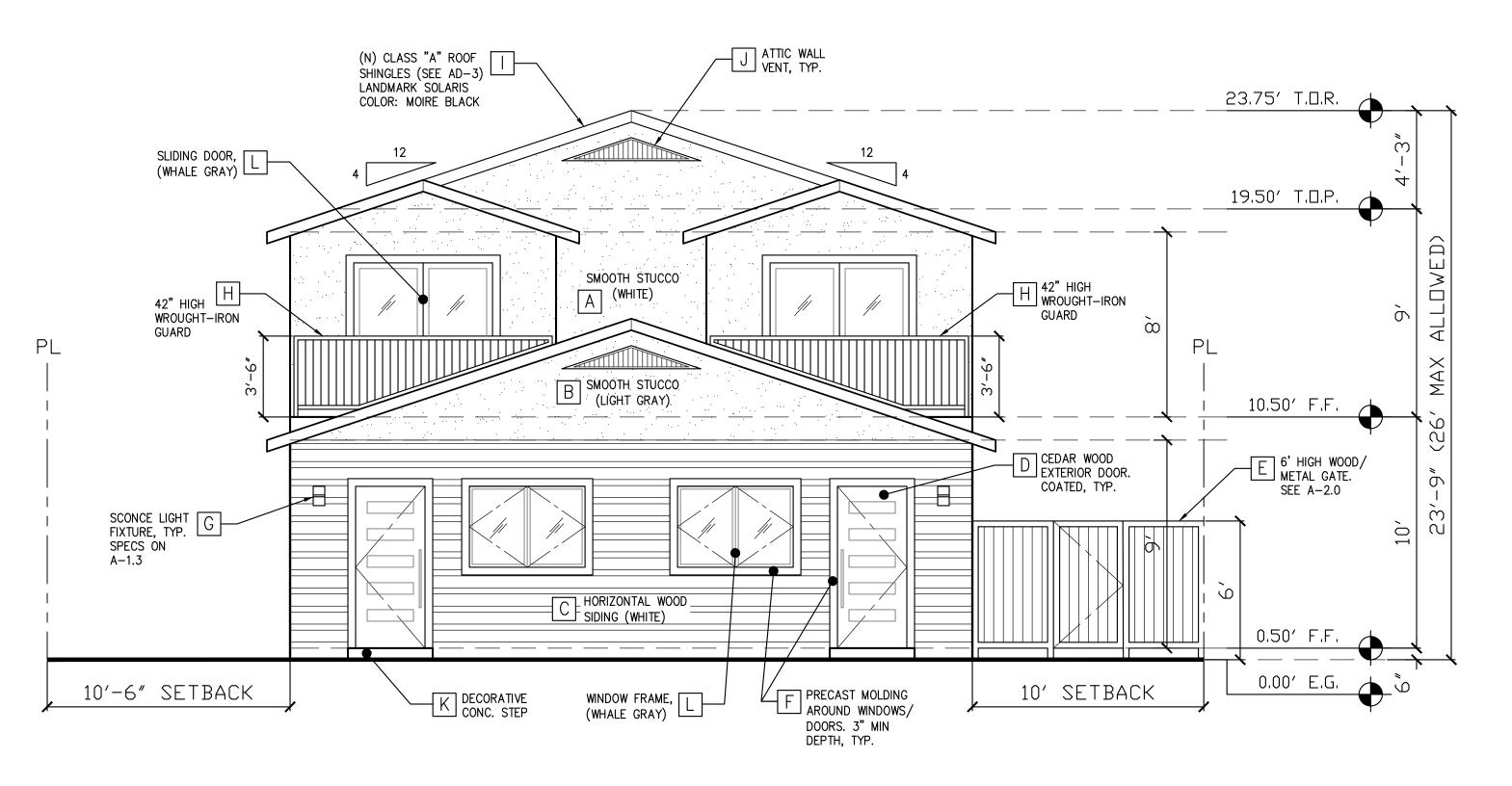
Drawing Content :

2

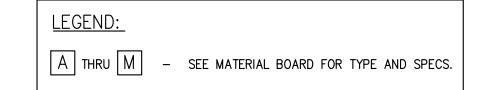
SFD SECTIONS

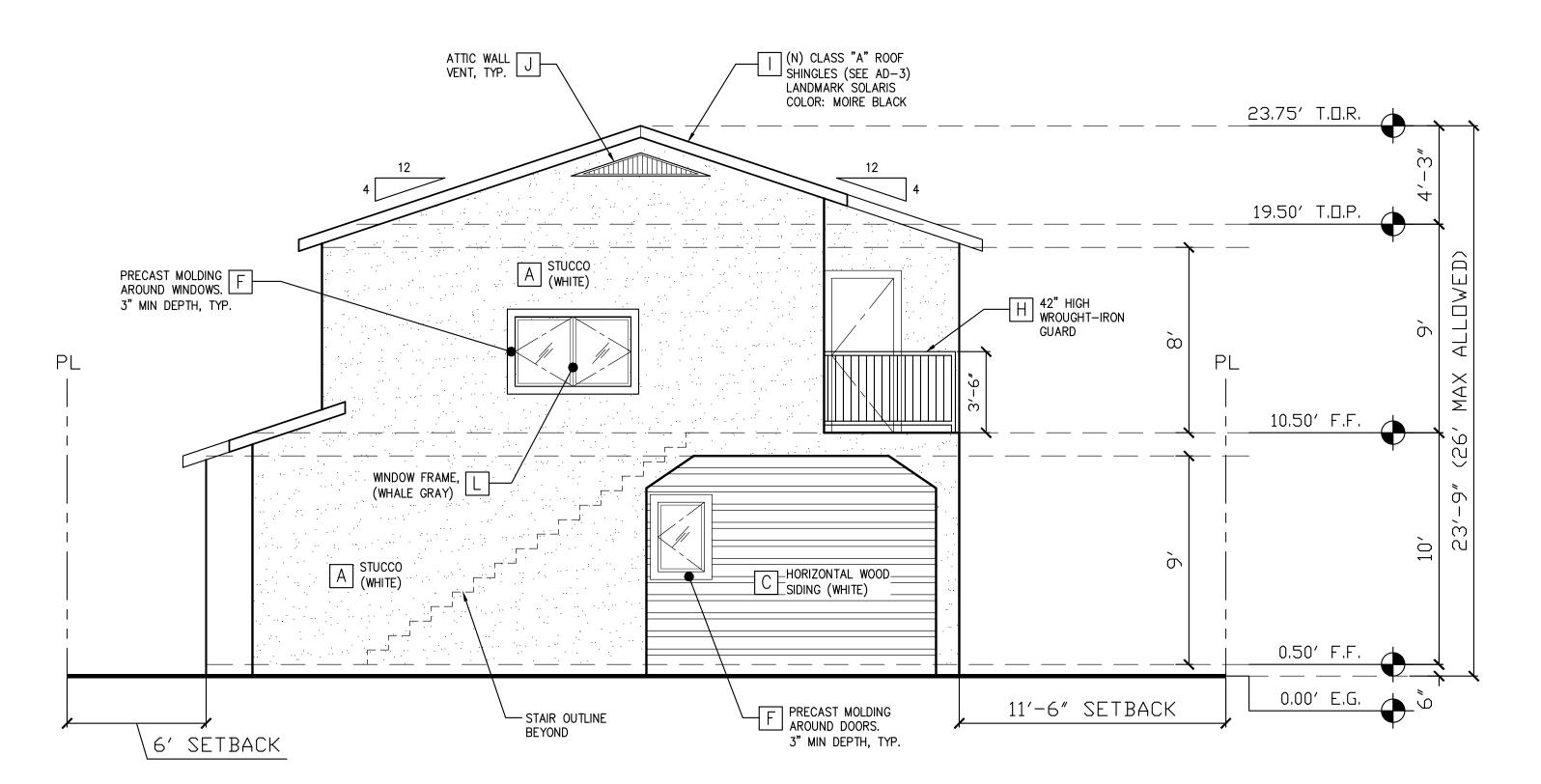
Designer :	HS
Manager :	
Date :	06/20/22
Job No :	21-061
Scale :	

A - 5.



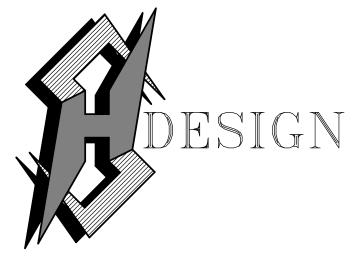
SOUTH ELEVATION (FRONT





NORTH ELEVATION (REAR)

1/4" = 1'-0"



16853 HIAWATHA ST. GRANADA HILLS, CA. 91344 OFFICE: 323-243-2639

Notice: The designs shown and described herein including all technical, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of HS Design. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

Copyright © HS Design. 2023 All rights reserved.

Revisions: Date:

ARAGE

ACHED

X WITH FOR

DUPLI

2

91204 ~ GLENDALI

'ASSA 1914

1914 VASSAR

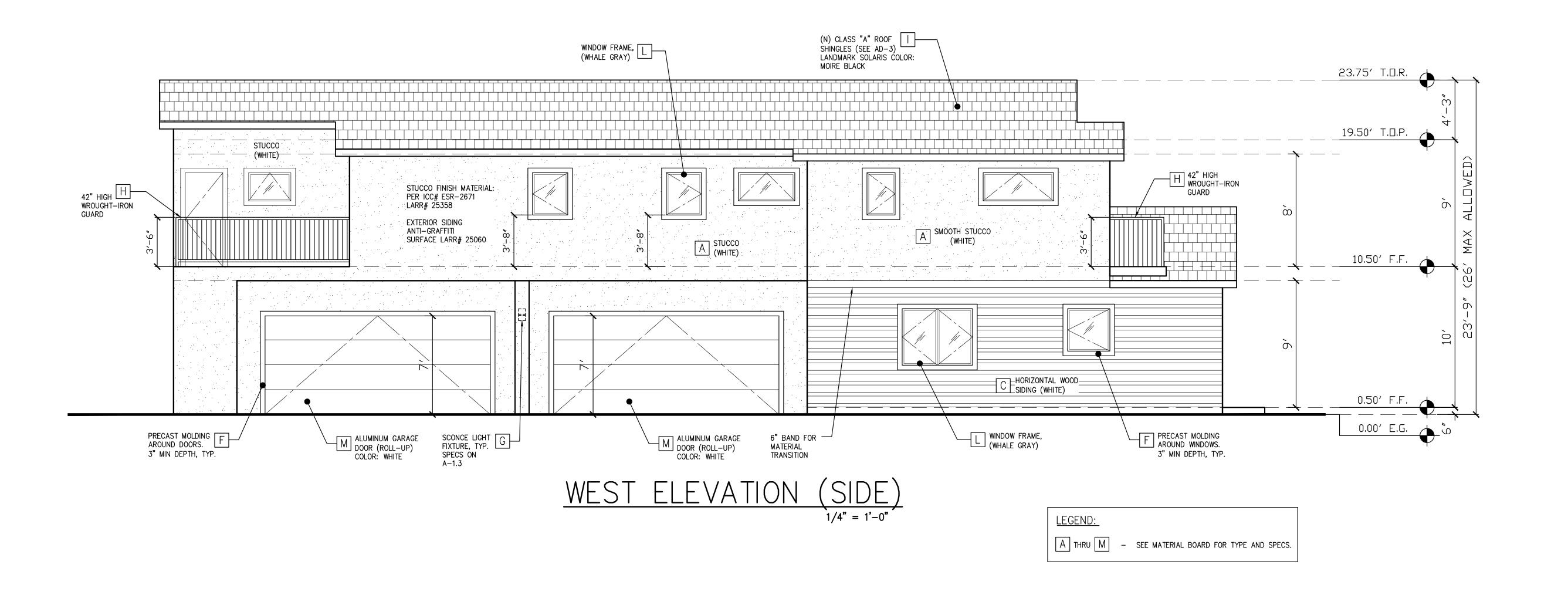
Drawing Content:

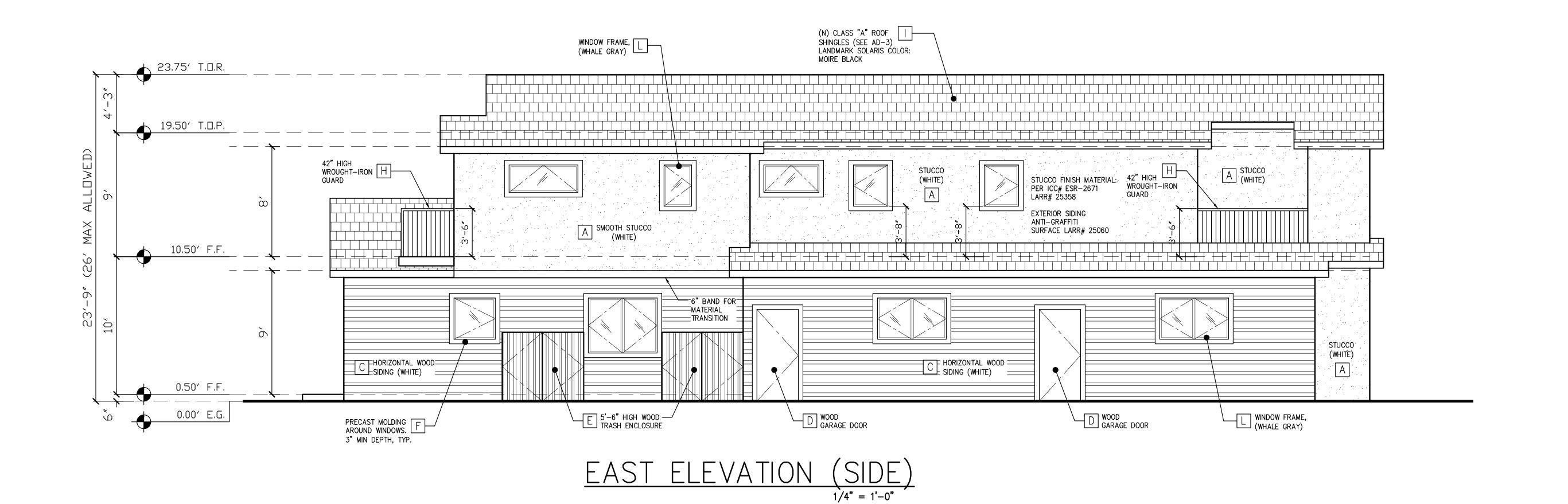
SFD ELEVATIONS

Designer: HS Manager: Date: 06/20/22 Job No: 21-061 Scale:

Drawing No:

A - 6.0





DESIGN

16853 HIAWATHA ST. GRANADA HILLS, CA. 91344 OFFICE: 323-243-2639

Notice: The designs shown and described herein including all technical, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of HS Design. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

Copyright © HS Design. 2023 All rights reserved.

Revisions:

Date:

<u>Д</u>

ACHED

X WITH FOR

STORY

2

SSAR ST.

91204

1914 VASSAR ST. GLENDALE,

Drawing Content :

Designer: HS

Manager:

Date: 06/20/22

Job No: 21-061

Scale:

Drawing No:

SFD ELEVATIONS

A - 6.1

SPECIAL HAZARDS

GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (2406.4) a. INGRESS AND EGRESS DOORS.

b. PANELS IN SLIDING OR SWINGING DOORS

- c. DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS
 (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN
 5' OF STANDING SURFACE)
- d. IF WITHIN 2' VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE
- e. IN WALL ENCLOSING STAIWAY LANDING.
- f. GLAZING 5'-0" FROM TOP OR BOTTOM OF STEPS WITH BOTTOM EDGE LESS THAN 60" ABOVE WALKING SURFACE.

U. SECURITY REQUIREMENTS

<u>General:</u>

1. All entry doors to dwelling units or guest rooms shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer, through Windows located in the vicinity of the door or through view ports in the door or adjoining wall. 91.6706

2. Screens, barricades, of fences made of material which preclude human climbing shall be provided at every portion of every roof, balcony, or similar surface which is within 8ft. of the utility pole or similar structures. 91.6707

DOORS:

3. Wood flush—type doors shall be 1 3/8" thick minimum with solid core construction. 91.6709.1 — Door stops of in—swinging doors shall be of one—piece construction with the jamb or joined by rabbet to the jamb. 91.6709.4

4. Every door in a security opening for an apartment house shall be provided with a light bulb (60 watt min.) At a maximum height of 8 feet on the exterior. 91.6708

5. All pin-type door hinges accessible from outside shall have min. $\frac{1}{4}$ " dia. Steel jamb stud with $\frac{1}{4}$ " min. protection. The strike plate for latches and holding device for projecting dead bolts in wood construction shall be secured to the jamb and the wall framing with screws no less than 2-1/2" long. 91.6709.5, 91.6709.7

6. Provided dead bolts with hardened inserts; deadlocking latch with key—operated locks on exterior. Locks must be open able from inside without key, special knowledge or special effort (latch not required in B,F, and S occupancies. 91.6709.2)

7. Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a hook—shaped or an expanding—lug deadbolt shall have a minimum throw of ?". 91.6709.2

8. The use of a locking system which consists of a deadlocking latch operated by a doorknob and a deadbolt operated by a non—removable thumb turn which is independent of the deadlocking latch and which must be separately operated, shall not be considered as a system which requires special knowledge or effort when used in dwelling units. The door knob and the thumb turn which operates the deadbolt shall not be separated by more than 8 inches.

9. Wood panel type doors must have panels at least 9/16 in. thick with shaped portions not less ¼ in. thick and individual panels must be no more than 300 sq. in. in area. Mullions shall be considered a part of adjacent panels except mullions not over 18 inches long may have an overall width of not less than 2 inches. Stiles and rails shall be of soled lumber in thickness with overall dimensions of not less than 1 3/8 inches and 3 inches in width. 91.6709.1 item 2

- 10. Sliding doors shall be provided with device in the upper channel of the moving panel in the closed or partially open position. 916710.
- 11. Sliding doors shall be equipped with locking devices and shall be so constructed and installed that tests specified in 91.6717.1
- 12. Metal or wooden overhead or sliding doors shall be secured with a cylinder lock, padlock with a min. 9/32" diameter hardened steel shackle and bolted, hardened steel hasps, metal slide board, bolt or equivalent device unless secured electrically operated. 91.6711
- 13. Provide metal guides at top and bottom of metal accordion grate or grille—type doors and cylinder locks or padlocks. Cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. 91.6712

GLAZING:

14. In B, F, M, and S occupancies, panes of glazing with at least one dimension greater than 5 in. but less than 48 in, shall be construction of tempered or approved burglary—resistant material or protected with metal bars or grilles. 91.6714?Å

15. Glazed openings within 40" of the door lock when the door is in the closed position, shall be fully tempered glass or approved burglary resistant material, or shall be protected by metal bars, screens or grills having a maximum opening of 2". The provisions of the section shall not apply to view ports or windows which do not exceed 2" in their greatest dimensions. 91.6713

16. Louvered windows shall be protected by metal bars or grills with openings that have at least one dimension of 6" or less, which are constructed to preclude human entry. 91.6715.3

17. Other open able windows shall be provided with substantial locking devices. In B, F, M and S occupancies, such devices shall be glide bars, bolts cross—bars, and/or padlocks with minimum 9/32" hardened steel shackles and bolted, hardened steel hasps. 91.6715.2

18. Sliding windows shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of moving panel in the closed or partially open position. 91.6715.1

19. Sliding windows shall be equipped with locking device sand shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in 91.6717.2

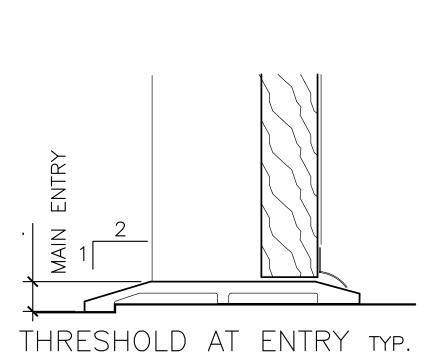
20. Any release for metal bars, grills, grates or similar devices constructed to preclude human entry that are installed shall be located on the inside of the adjacent room and at least 24 inches from the closest opening through such metal bars, grills, grates or similar devices that exceeds two inches in any dimension. 91.6715.4

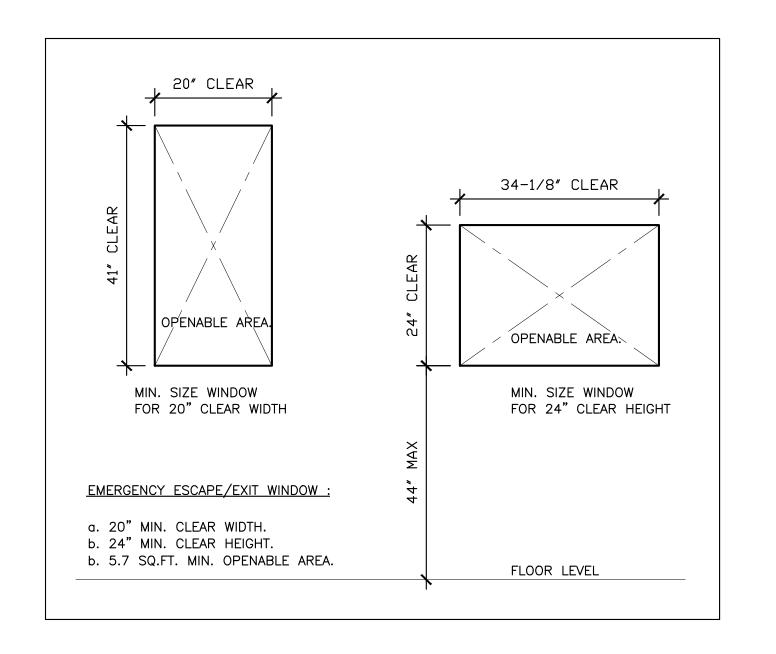
OPENINGS OTHER THAN DOORS OR GLAZED OPENINGS:
21. All other openings must be protected by metal bars or grilles with openings of not less than 6 inches in one dimension. 91.6716

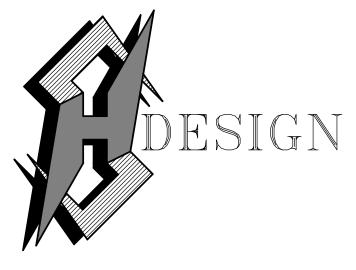
23. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR TO THE LOCATION OF THE HOOK-UP THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES—WEHTER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE RO COMPLY MAY CAUSE COSNTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

24. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIFIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

	DOOR SCHEDULE																			
Door Number	Quantity	Existing Width & Height	New Width & Height	Existing Material	New Material	Visible from the street? Y/N	Existing Operation	New Operation	New Frame Type	External Grid (SDL) Y/N	Keep Exisiting Header & Frame? Y/N	Build New Header & Frame? Y/N	Existing Edge Detail	New Edge Detail	Bed- room? Y/N	Energy Efficient? Y/N	Tem- pered Glass? Y/N	Fire Hazard Zone? Y/N	Window within 40" of Door Swing?	Remarks:
D1	2	N/A	3'-0"x 6'-8"	N/A	WOOD	Y	N/A	SWING	BLOCK	N	N/A	Υ	N/A	WOOD/ STUCCO	N	N	N	N	N	EXTERIOR ENTRY DOOR
D2	2	N/A	2'-8"x 6'-8"	N/A	WOOD	N	N/A	SWING	BLOCK	N	N/A	Υ	N/A	WOOD/ DRYWALL	N	N	N	N	N	INTERIOR DOOR
D3	2	N/A	3'−0"x 6'−8"	N/A	WOOD	N	N/A	SWING	BLOCK	N	N/A	Y	N/A	WOOD/ DRYWALL	N	N	N	N	Ν	INTERIOR GARAGE DOOR (20 MIN. RATED)
D4	2	N/A	3'-0"x 6'-8"	N/A	WOOD	Y	N/A	SWING	BLOCK	N	N/A	Y	N/A	WOOD/ STUCCO	N	N	N	N	N	EXTERIOR GARAGE DOOR
D5	2	N/A	16'-0"x 7'-0"	N/A	ALUM.	N	N/A	ROLL-UP	BLOCK	N	N/A	Y	N/A	WOOD/ STUCCO	N	N	N	N	N	ALUM. ROLL-UP GARAGE DOOR
D6	4	N/A	2'-8"x 6'-8"	N/A	WOOD	N	N/A	SWING	BLOCK	N	N/A	Y	N/A	WOOD/ DRYWALL	Υ	N	N	N	N	INTERIOR DOOR (BEDROOM)
D7	4	N/A	2'-8"x 6'-8"	N/A	WOOD	N	N/A	SWING	BLOCK	N	N/A	Y	N/A	WOOD/ DRYWALL	N	N	N	N	N	INTERIOR DOOR (BATH)
D8	2	N/A	6'-0"x 6'-8"	N/A	VINYL/ GLASS	Y	N/A	SLIDING	BLOCK	N	N/A	Y	N/A	WOOD/ STUCCO	Y	Υ	Υ	N	N	EXTERIOR SLIDING VINYL/GLASS DOOR
D9	3	N/A	2'-8"x 6'-8"	N/A	WOOD	N	N/A	SWING	BLOCK	N	N/A	Y	N/A	WOOD/ STUCCO	N	N	N	N	N	EXTERIOR DOOR
	DOOR TYPE																			
3'-0" 8																				
			1 3 (6 (5						8
		EXT	EXT. / INT. DOOR EXT. / INT. DOOR ROLL-UP GARAGE DOOR WOOD											SLIDING GLASS DOOR						
																				GL — GLASS AL — ALUMINUM HM — HOLLOW METAL ST — STAINED TEMP. — TEMPERED DA — DARK ANODIZED PT — PAINTED AN — ANODIZE VYNL — VINYL V.I.F. — VERIFY IN FIELD







16853 HIAWATHA ST. GRANADA HILLS, CA. 91344 OFFICE: 323-243-2639

Notice: The designs shown and described herein including all technical, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of HS Design. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

Copyright © HS Design. 2023 All rights reserved.

Revisions : Date :

 Δ Δ Δ Δ

D GARAGE

/ASSAR ST

0

S

1914 VASS

Drawing Content:

 \bigcirc

2

DOOR SCHEDULE

Designer: HS

Manager:

Date: 06/20/22

Job No: 21-061

Scale:

Drawing No:

A - 7.0

City of Glendale Window Replacement Information and Submittal Requirements

General Information

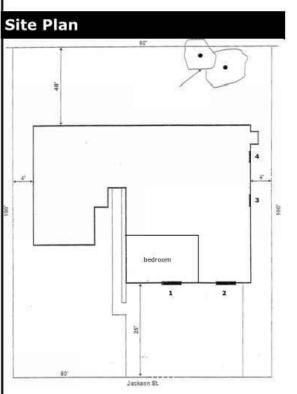
- Do not buy or install any windows before you get a permit!
- A building permit is required for all window replacements in Glendale at all types of buildings (residential, commercial, etc.).
- · Windows installed without a permit may need to be removed and replaced with appropriate windows. In addition, fees are doubled for work
- The design of the windows you propose will be reviewed by Planning Division staff as part of the permit process This design review applies only to window openings that are visible from the street - usually just the front of the building and the visible parts of the sides.
- Window replacements that are not visible still require a building permit.
- For houses, apartments, and condominiums, staff uses the Draft Design Guidelines for Residential Window Replacement. Proposals that meet the Guidelines can be approved by staff "over the counter." Any proposal that cannot be modified to meet the Draft Guidelines must be considered by the Design Review Board. Non-residential buildings are reviewed on a case-by-case basis.
- Find the Draft Guidelines at: http://www.glendaleca.gov/planning/CounterForms/WindowReplacement/DraftWindowReplacementGuidelines.pdf
- These guidelines do not apply to properties listed on the Glendale Register or located in designated historic districts contact the Historic Preservation Planner at (818) 548-2140 for more information.
- New windows must also meet specific energy efficiency guidelines (see page 3).

Submittal Requirements

- To get a building permit to replace windows, come to the Glendale Permit Services Center at the Glendale Municipal Services Building -
- 633 E. Broadway, Room 101, Glendale, 91206. If you need more information, please call (818) 548-3200.
- Please bring:
 - 1) Photographs of the overall building and the windows to be replaced (see page 2).
 - 2) Site Plan a line drawing of your property showing the structure and the locations of replacement windows (see page 2). 3 copies of 11x17 pages.
 - 3) Window Schedule a chart that describes the existing and proposed windows (see pages 4 and 5). 3 copies of 11x17 pages.
 - 4) Product Information materials that show what the new windows will look like. This can be a brochure from the manufacturer (with specific features of your proposed windows highlighted) or a specification sheet from the company that makes or sells the windows.
- 5) For condominiums: bring letter of approval from Homeowners Association indicating that proposed windows match (or will become) the building standard.

See pages 3 and 4 for information about special requirements for bedroom windows and locations where tempered glass must be used. Rev (07/14

Site Plan and Photographs



- Draw a site plan on an 8-1/2" x 11" piece of paper that shows an outline of the structure in relation to the lot boundary.
- Highlight location of all windows mark any window to remain as "Existing" or "(E)"
- Number windows to correspond to Window Schedule (see page 4)
- Show locations of all bedrooms
- Show street(s) adjacent to property

hotographs

You will need to bring several photographs of the property to help staff review your proposal.

- Overview photo taken from the sidewalk directly in front of the building (take more for larger buildings)
- 2 or more photos taken from the sidewalk toward each side façade - this will tell us whether the side windows are visible from the street or not
- Close up views of all windows (or groups of windows) to be replaced
- Number all windows in the photos to correspond to the numbers on the site plan and window schedule
- All photos must be 4" x 6" minimum. Photo paper or plain paper are acceptable (for plain paper, include 2 photos per

Emergency Escape and Rescue Window Information At least one (1) window in every bedroom must meet the minimum requirements for exiting in case of an emergency. THE FOLLOWING WINDOW SIZES WILL BE THE MINIMUM ALLOWED FOR EGRESS UNLESS MANF. DATA IS SUPPLIED: THER WINDOW TYPES: NONE W/O MANF, DATA BAY W/ FIXED CENTER: NONE W/O MANF, DATA MAY NOT COMPLY PROVIDE MANF, DAT FLOOR LEVE Required Dimensions:

- 20" clear minimum width and 24" clear minimum clear height
- 5.7 square feet minimum openable area EXCEPT 5.0 square feet minimum at grade-floor openings
- Bottom of clear opening not more than 44" measured from the floor

Energy Efficiency Standards

New Windows Must Meet the Following Requirements:

- 0.32 maximum U-factor (Per California Energy Code 2016)
- 0.25 maximum Solar Heat Gain Coefficient (SHGC) (Per California Energy Code 2016)
- Single-pane windows only permitted if these standards are met (generally through application of e-coating)
- Owner must leave NFRC labels on windows for inspection

Rev (07/14) 3

Window Schedule Instructions

These instructions will help you accurately fill out the window schedule that is required for you to get a permit to replace windows. A blank window schedule is included in his window replacement package

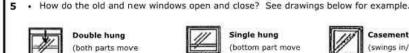
o download a type-in blank form, go to: www.glendaleca.gov/planning/CounterForms/WindowReplacement/WindowScheduleForDownload.xls

Sample Window Schedule

1			2		3	4		5	New Frame	External Grid (SDL) Y/N	8		9		10	11	12	13	14
Window Number	Quantity	Existing Width x Height	New Width x Height	Existing Material	New Material	Visible from the street? Y/N	Existing Operation	New Operation			Keep Existing Sill & Frame? Y/N	Build New Sill & Frame? Y/N	Existing Edge Detail		Bedroom? Y/N	Energy Efficient? Y/N	Tempered Glass? Y/N	Fire Hazard Zone? Y/N	Window within 18" of floor or 40" of door? Y/N
1	1.	24"x36"	24"x36"	Wood	Fiberglass	Y	Double Hung	Single Hung	Block	Y	N	Ÿ	Moulded Wood	Moulded Wood	Y	Y	N	N	N
2	1	24"x36"	24"x36"	Wood	Vinyt	N.	Casement	Single Hung	Block	N	N.	(Y)	Moulded Wood	Flat wood	N	Y	N	N.	N

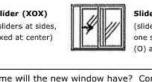
Instructions to Complete Each Column

- Use one row for each window OR, if two or more windows are identical, you can give them
- Put window number on plot plans and photos type
- Indicate the height and width in inches this will help us know whether any openings are
- · Can the window be seen from the street? This includes side façade or any other area that
- can be seen if you're looking at your property from the street.

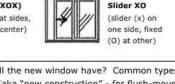


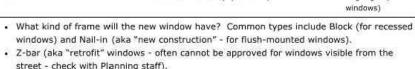






type of replacement frame (you'll find the web address/link on page 1)





· See Draft Window Replacement Guidelines for information about the most appropriate

 If grids are proposed, please include a sketch indicating their pattern. · If your existing windows have grids, you usually don't need to propose new grids - check

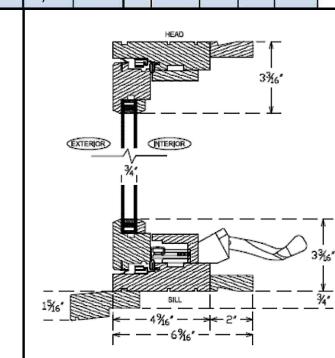
Only external grids (aka simulated divided lights or SDL) can be approved at windows

- 8 If wood sills and frames are still present, you should either keep them or repair/replace If the opening has been altered (for example, recessed wood windows were replaced at some point with flush-mounted aluminum windows), you will need to rebuild the opening
- 9 Indicate existing trim around the edge of the window, if any, in the first column and your
- proposed trim, if any, in the second. Typical trim types include: flat wood casing, moulded wood casing, stucco
- "bullnose" (rounded edge), or no trim. 10 . Is the window in a bedroom? If so, at least one window per bedroom must meet Building &
- 11 Window must meet minimum energy efficiency standard: 0.40 U-factor and 0.40 Solar

13 • If the subject property is located within a Fire Hazard Zone, tempered glass is required.

- E-coating required if the proposed window is single pane.
- Will tempered glass be used?
 - For a list of addresses within this zone, please go to: http://fire.ci.glendale.ca.us/images/fireprev_1/fire_hazard_street_index.htm
- 14 If the proposed window is within 18 inches from the floor or 40 inches from a door,

N/A VINYL y N/A CASEMENT BLOCK N/A VINYL Y N/A CASEMENT BLOCK N N/A Y 0'-0"x N/A VINYL Y N/A CASEMENT BLOCK N N/A Y N/A WOOD/ W4 3 N/A 2'-0"x N/A VINYL Y N/A CASEMENT BLOCK N N/A Y N/A STUCCO N N/A VINYL N N/A CASEMENT BLOCK N N/A Y N/A WOOD/ N/A VINYL N N/A CASEMENT BLOCK N N/A N/A VINYL Y N/A CASEMENT BLOCK N N/A Y N/A VINYL Y N/A CASEMENT BLOCK N N/A O'' O''X N/A VINYL Y N/A CASEMENT BLOCK N N/A Y



Rev (07/14) 2

WINDOW TYPES - FLOOR LINE W-3 W-4 W-5 W-8 W-9 W-1 W-6 W-2 W-4 SCALE: 1/4" = 1'-0"



2016 California Building Code & 2016 California Residential Code

Window Requirements — Acknowledgement Form

Section 1030.2 Minimum size. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m²).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet

Exception: See the Historical Building Code for the Historic portion of qualified historic

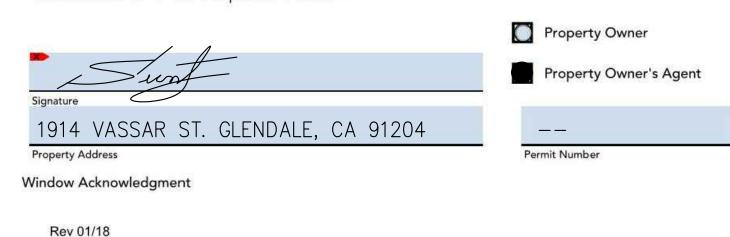
Section 1030.2.1 Minimum dimensions. The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

Section 1030.3 Maximum height from the floor. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor. The requirements listed above are duplicated in Section R310 of the 2016 California Residential Code.

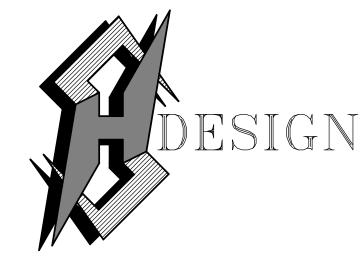
I attest that I have read the foregoing requirements that pertain to emergency escape and rescue openings. I understand that the net clear opening dimensions of a window may be significantly smaller than the nominal dimensions of a window, and that prior to securing a permit for the installation and/or replacement of a window I am responsible for ensuring compliance. I further acknowledge that emergency escape and rescue windows that do not meet these minimum standards should not be installed, because windows that do not meet all of the standards may be required to be removed at the

Additionally, I acknowledge that windows that differ in style and/or appearance from windows that have been approved by Planning Department staff may not be substituted, regardless of whether such windows may appear to be similar. I acknowledge that prior approval for substitution of any window (s) must be secured from the Planning Department prior to installation of any windows. I acknowledge that failure to secure Planning Department approval prior to any window substitutions may result in a requirement to remove such windows at the owner's expense, regardless of inspection and/or approval of same by a building inspector.

I attest that as the owner of the property or as the owner's agent, I have read the foregoing information. Furthermore I attest that as the owner of the property or the owner's agent, I understand the foregoing conditions and will ensure compliance with same.



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

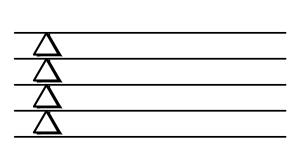


16853 HIAWATHA ST. GRANADA HILLS, CA. 91344 OFFICE: 323-243-2639

Notice: The designs shown and described herein including all technical, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of HS Design. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

Copyright © HS Design. 2023 All rights reserved.

Revisions : Date:



0

Drawing Content:

DUPL

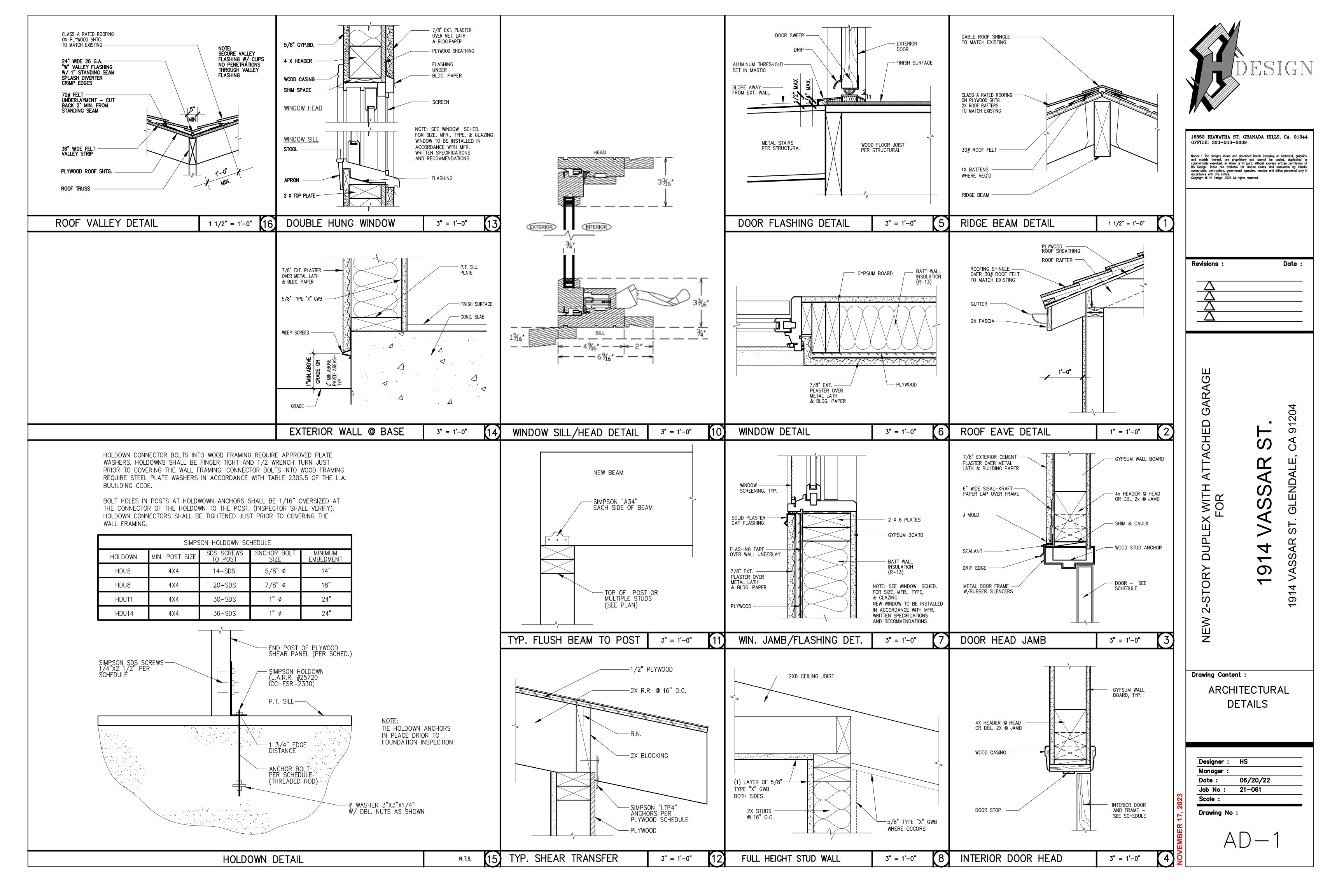
ORY

2

WINDOW SCHEDULE

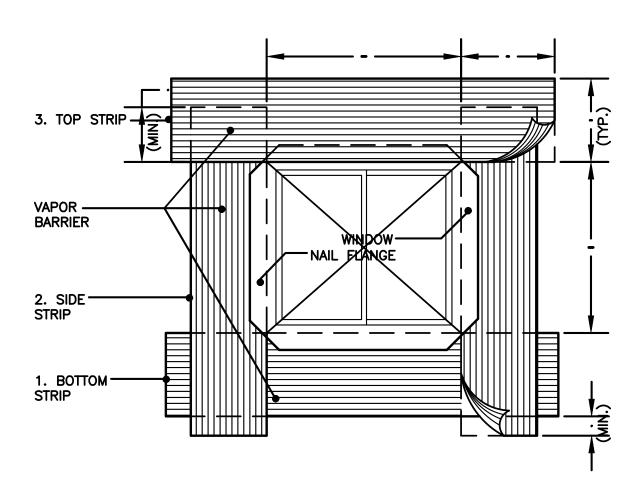
Designer: HS Manager 06/20/22 Job No: 21-061 Scale:

Drawing No:



SECTION 1402.2 OF THE CODE STATES THAT THE EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM

SINCE METHODS OF FLASHING ARE NOT SPECIFIC IN THE CODE, THE FOLLOWING PROCEDURE WILL BE CONSIDERED AN ACCEPTABLE METHOD FOR THE FLASHING OF METAL WINDOWS IN WOOD FRAME EXTERIOR WALL CONSTRUCTION IN ALL CASES WHERE THE EXTERIOR WALL FINISH IS APPLIED OTHER BUILDING PAPER OR FELT. THIS PROCEDURE DOES NOT APPLY TO WEATHERPROOF PANEL TYPE SIDING.



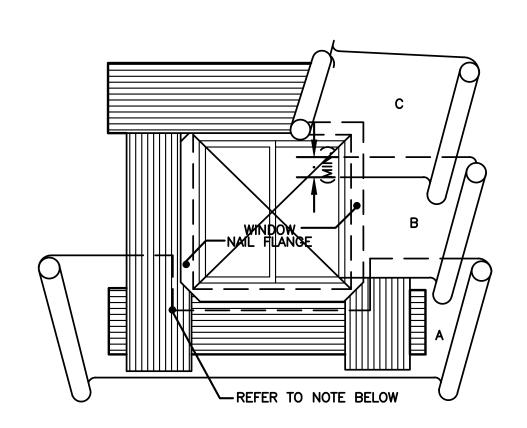
VAPOR BARRIER INSTALLATION

1. ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL-EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 8" SECURE ALL SISAL KRAFT OR SIMILAR APPROVED FLASHING MATERIAL WITH GALVANIZED NAILS OR POWER DRIVEN

2. ATTACH JAMB STRIPS WITH SIDE EDGE EVEN WITH ROUGH JAMB FRAMING START STRIP 1" BELOW LOWER EDGE OF SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL.

3. APPLY CONTINUOS SEAL TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMB) OF WINDOW. INSTALL WINDOW INTO ROUGH OPENING WITH SILL AND JAMB FLANGÉ OVER PREVIOUSLY INSTALLED FLASHING OVER THE WINDOW FLANGE.

4. APPLY CONTINUOS SEAL ALONG THE TOP (HEAD) MOUNTING FLANGE EMBED BOTTOM OF HEAD FLASHING AGAINST SEALANT (FLASHING GOES OVER SEALANT).



BUILDING PAPER INSTALLATION

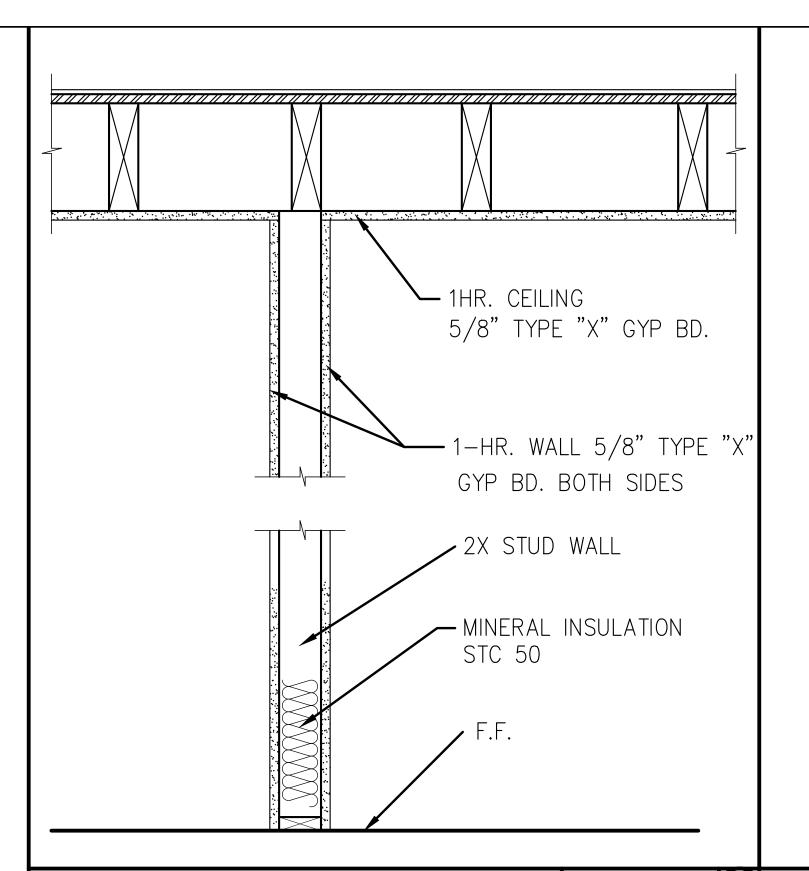
5. COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL , LAY BUILDING PAPER UNDER SILL STRIP.

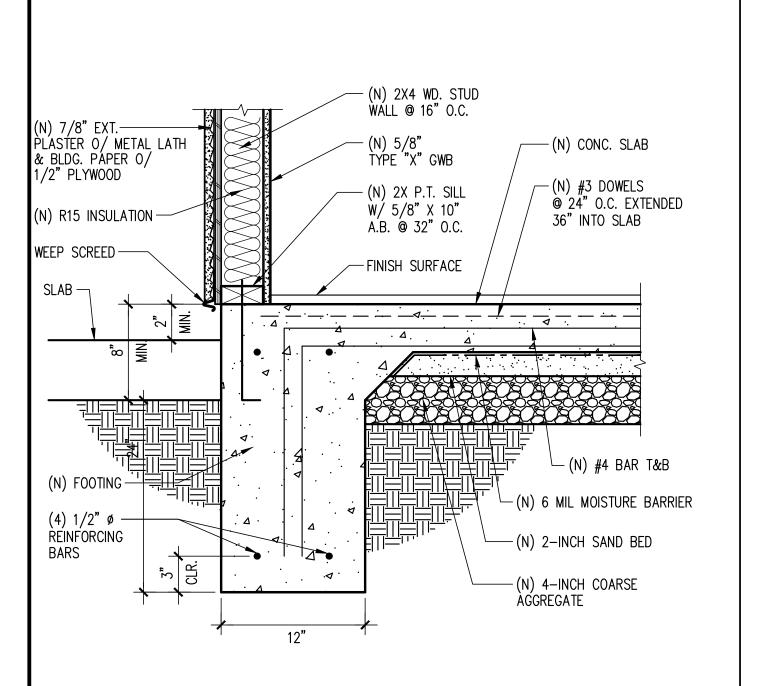
NOTE: CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EACH SIDE OF THE OPENING (SHOWN AS SHORT DASHED LINES). DO NOT SLICE BUILDING PAPER HORIZONTALLY SO THAT THE PAPER WILL LAP OVER THE JAMB STRIPS . INSTALL SUCCESSIVE LINES OF BUILDING PAPER (B.C.D. ETC) OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE.

NOTE: LINE-WIRE, WHEN USED AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH (NETTING) FOR PORTLAND CEMENT PLASTER (STUCCO), SHALL BE INSTALLED AS FOLLOWS. 1. WIRE GAUGE, SPACING AND ATTACHMENT SHALL BE IN ACCORDANCE WITH THE BUILDING NEWS ITEMS 47-1.

2. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS, MUST COVER THE WIRE BACKING. 3. NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHALL COVER OR

PENETRATE THE FLASHING MATERIAL. THE ABOVE METHOD APPLIES ONLY TO THE MOST COMMONLY USED TYPE OF METAL AND VINYL FRAMES (SURFACE MOUNTED). FOR OTHER TYPES OF FRAMES, SPECIAL ATTENTION MUST BE PAID TO THE MANUFACTURER'S RECOMMENDATIONS.





-(N) CONC. SLAB

-(N) #3 DOWELS

36" INTO SLAB

@ 24" O.C. EXTENDED

— (N) #4 BAR T&B

-(N) 6 MIL MOISTURE BARRIER

-(N) 2-INCH SAND BED

(N) 4-INCH COARSE

ÀGGREGATE

 $1 \frac{1}{2} = 1' - 0''$

EXT. WALL & FOOTING DETAIL

(N) 5/8" GYP. BD.

(N) 2X P.T. SILL-

W/ 5/8" X 10" A.B. @ 32" O.C.

FINISH SURFACE -

REINFORCING

. — — — — — — — — —

(N) FOOT'G AND INT. BEARING WALL DET.

BOTH SIDES

 $1 \frac{1}{2} = 1' - 0''$

Revisions:

16853 HIAWATHA ST. GRANADA HILLS, CA. 91344

Notice: The designs shown and described herein including all technical, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of HS Design. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

Copyright © HS Design. 2023 All rights reserved.

Date:

OFFICE: 323-243-2639

(7)

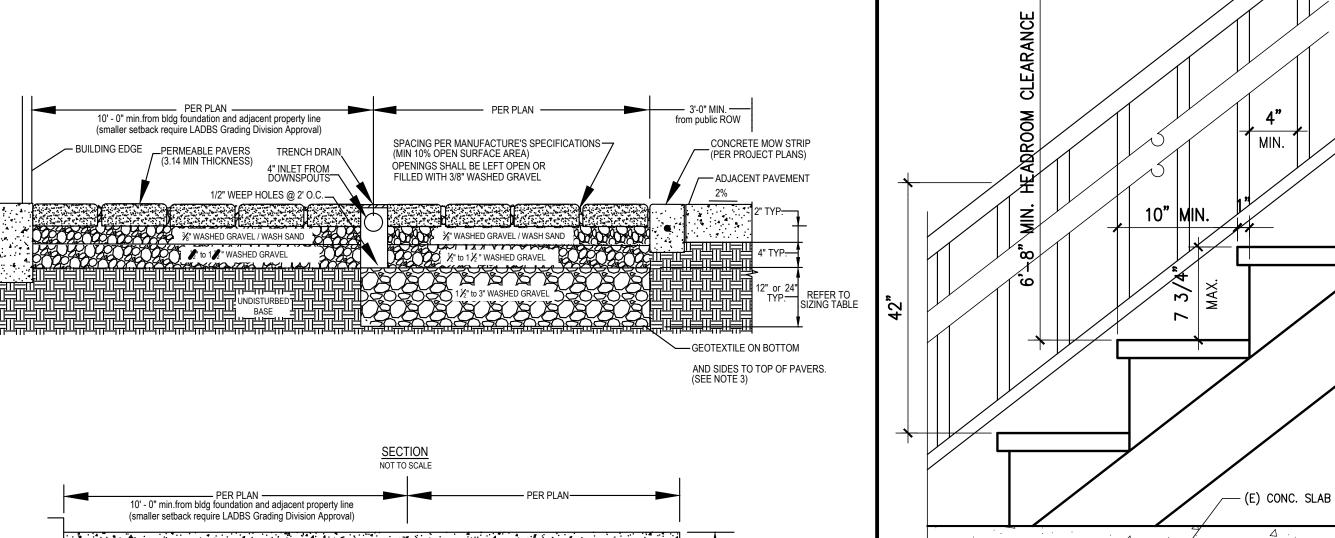
0

2

Drawing Content: ARCHITECTURAL **DETAILS**

Designer: HS Manager : Date: 06/20/22 Job No: 21-061 Scale: Drawing No:

AD-2



 $1 \ 1/2" = 1'-0"$

INFILTRATION RMEABLE PAVING ALLOWED FOR 1 ft or 2 ft Subbase, per plan) INCIDENTAL RAINFALL 10 ft from building foundation (No roof runoff or concentrated runoff) - 10 ft from adjacent property line (PER PROJECT PLANS)

1. SITE SOILS SHALL HAVE ADEQUATE DRAINAGE (AT LEAST 0.5 INCHES PER HOUR).

SEPARATION DETAIL

2. INFILTRATION SHALL NOT CAUSE GEOTECHNICAL HAZARDS RELATED TO EXPANSIVE SOIL MOVEMENT, TUNNEL EROSION, OR SLOPE STABILITY.

3. IF INFILTRATION HARZARDS ARE A CONCERN, AN UNDERDRAIN SHALL BE INSTALLED TO DRAIN WATER INTO STORM DRAIN INLET OR ONSITE BMP.

4. ANY OVERFLOW SHALL BE DISCHARGED PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS.

5. SLOPE IS NOT GREATER THAN 3 PERCENT.

6. FLOW DIRECTED TO PERMEABLE PAVEMENT SHALL BE DISPERSED SO AS NOT TO BE CONCENTRATED AT A SMALL AREA OF PAVEMENT.

7. PRE-FABRICATED PRODUCTS HAVE BEEN INSTALLED PER ALL APPROPRIATE MANUFACTURER'S SPECIFICATIONS. IF REQUIRED, SUB-GRADE SOIL

SHALL BE COMPACTED IN ACCORDANCE WITH PRODUCT INSTALLATION SPECIFICATION. 8. SEE PERMEABLE PAVERS FACT SHEET FOR MORE INFORMATION.

1. 36" CLEAR WIDTH. (R311.7.1)

2. HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING (R311.7.8.1)

3. HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THEN 1.25" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS. (R311.7.7.3)

4. MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS. (R312.1.3)

VAPOR BARRIER INSTALLATION

 $1 \ 1/2" = 1'-0"$

 $1 \frac{1}{2} = 1'-0''$

PAVER DETAIL

STAIR DETAIL

Strength with Style

LANDMARK® SOLARIS

- Dual-layer durability
- Industry-best lifetime limited warranty

LANDMARK® PRO SOLARIS

Dual-layer, high performance

Max Def color palette

Industry-best lifetime limited warranty

LANDMARK® TL SOLARIS

- Triple-layer, high performance
- Industry-best lifetime limited warranty
- 15-year StreakFighter® algae-resistance warranty STREAKFighter (where available)

Solar Reflectivity (SR), Thermal Emittance (TE)

					RRC Raited	Product	Directory				
Product	Color	Tier	Tier Product ID	Solar meture (1) Reliectance		Thermal Emittance		Solar Rellective Index		2019 e 24*	County le 31##
				hital	Aged	Initial	Aged	Initial	Aged	3Ē	SĒ
Landmark ^e	So laris Birchwood	600d	0668-0084	0.21	0.21	0.92	0.83	21	7	YES	NO
Landmark ^e	Solaris Burnit Sierna	Good	0668-0153	0.20	pending	0.92	pending	20	pending	AE2	AEZ
Landmark ^e	Solaris Crystal Gray	600d	0668-0058	0.23	0.25	092	0.90	29	B	AE	YES
Landmark ^e	So far is George bown Gray	Good	0668-0116	0.20	0.20	0.91	0.92	19	20	AEZ	YES
Landmark ^e	Solaris Healther Blend	Good	0868-0117	0.20	0.20	0.91	0.92	19	20	AEZ	YES
Landmark ^e	So tar is Mist White	Good	0668-0071	026	0.28	0.92	0.90	28	29	YES	YES
Landmark ^e	Solaris Moire Black	Good	0668-0129	0.19	0.18	0.91	0.92	18	T	AE2	NO
Landmark ^e	Solar is Mojave Tan	Good	0668-005	0.19	0.20	088	0.90	F	19	YES	NO
Landmark ^e	So lar is Resawn Shake	Good	0668-0788	0.19	0.20	0.92	0.93	19	20	AE	YES
Landmark ^e	Solaris Silver Birdi	Good	0668-0072	0.26	0.28	0.90	0.89	23	28	AEZ	YES
Landmark ^e	Solaris Wealthered Wood	Good	0668-0119	0.20	0.21	0.91	0.91	19	21	YE2	YES
Landmark [®] PRO	SdarisMax Def Burnt Sierria	Better	0668-0154	0.21	pending	0.92	pending	21	pending	YES	YES
Landmark® PRO	SolarisHaxDel Georgetown Gray	Better	0668-0122	8.20	pending	0.94	pending	21	pending	AEZ	YES
tandmark ^e PRO	Sobalis Max. Def Healther Blend	Better	0668-0125	0.19	pending	0.93	pending	19	pending	YES	NO
Landmark® PRO	Solaris Max Def Moire Black	Better	0668-0130	0.19	0.18	0.91	0.92	18	V	YES	NO
Landmark® PRO	SabrisMax De fResawn Shalle	Better	0668-0024	0.19	pending	0.93	pending	19	pending	AEZ	NO
Landmark® PRO	Solaris Hax Def Wealthered Wood	Better	0668-0125	0.21	pending	0.94	pending	22	pending	YES	YES
Landmark® PRO	Solaris Silver Birch	Better	0668-0072	0.26	0.23	0.98	0.89	28	28	YES	YES
Landmark [®] TL	Solar is Country Gray	Best	0668-0149	0.21	0.20	892	0.90	21	19	YES	NO
Landmark [®] TL	Solaris Hoire 8 tack	Best	0668-0148	0.19	0.19	0.93	0.91	19	18	AE2	NO.
Landmark ^e TL	Solaris Platinum	Best	0668-0147	0.21	0.20	0.93	0.90	22	19	YES	NO



LANDMARK SERIES

SPECIFICATIONS

- Two-piece (Landmark Solaris and Landmark Pro Solaris) and three-piece (Landmark TL Solaris) laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- Complies with the 2019 California
- Title 24 Part 6 Cool Roof Requirements.

 Complies with Los Angeles County,
 California Title 31 Cool Roof California Title 31 Cool Roof Requirements for steep-sloped

(roof slope > 2:12) residential construction For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance: • UL Class A

• UL certified to meet ASTM D3018 Type 1

Wind Resistance: • UL certified to meet ASTM D3018 Type 1

ASTM D3161 Class F

Tear Resistance: UL certified to meet ASTM D3462

 CSA standard A123.5 Quality Standards:

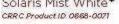
• ICC-ES-ESR-1389 & ESR-3537

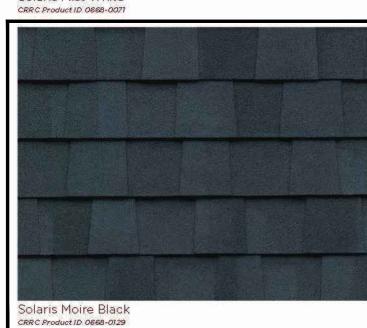
WARRANTY

Lifetime limited transferable warranty against manufacturing defects on residential applications

- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications (Landmark PRO Solaris and Landmark TL Solaris)
- 15-year StreakFighter® algae-resistance warranty (Landmark TL Solaris - where available)
- 10-year SureStart™ protection 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and
- ridge required See actual warranty for specific details and limitations









Solaris Mojave Tan crrc product 10 0668-0115



Solaris Crystal Gray*



Can Be Used To Comply With

The colors marked with * can be used to comply with Los Angeles County, California Title 31 cool roof requirements for steep-sloped residential construction.

16853 HIAWATHA ST. GRANADA HILLS, CA. 91344 OFFICE: 323-243-2639

Notice: The designs shown and described herein including all technical, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of HS Design. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

Copyright © HS Design. 2023 All rights reserved.

Revisions: Date:

RAG

ORY

2

91204

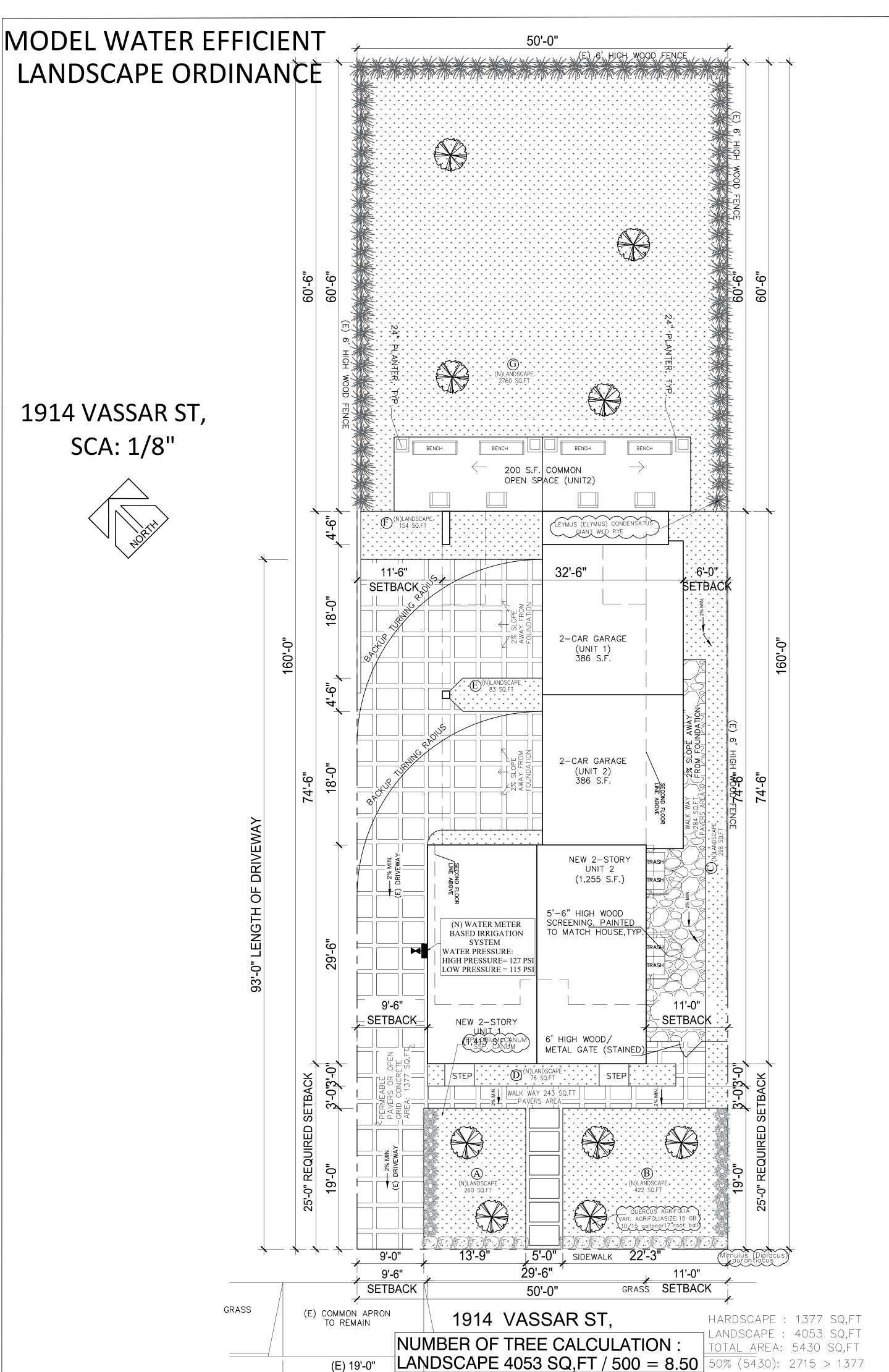
ST

191

Drawing Content: ARCHITECTURAL **DETAILS**

Designer: HS Manager: 06/20/22 21-061 Job No: Scale:

Drawing No:



WUCOLS IV

	water use	e Classification of I	_andscape	Species				
	LEGEND	BOTANICAL NAME	COMMON NAME	WATER USAGE	PLANT FACTOR	QUANTITY	PLANT LIST NAME]
1		QUERCUS AGRIFOLIA VAR. AGRIFOLIA COAST LIVE OAK	COAST LIVE OAK	VERY LOW /LOW	0.3	9	TREE WATERSHED WISE	
	* Dr	ROOT ANCHOR™ UND SIZE: 15 GB	HOR™ UNDERGROUND TREE STAKING SYSTEM 15 GB 10/15 gallon or 17" root ball					
2		Sisyrinchium californicum	Golden-Eyed Grass	LOW WATER	0.3	4053 sq.ft	GRASSES AND GRASSLIKE PLANTS WATERSHED WISE	
3		Mimulus (Diplacus) aurantiacus (M.(D.) longiflorus)	bush monkey flower	LOW WATER	0.3	18	SHRUBS AND SUBSHRUBS WATERSHED WISE	
4		EPILOBIUM CANUM SSP. CANUM (ZAUSCHNERIA CALIFORNIA)	HOARY CALIFORNIA FUCHSIA	VERY LOW /LOW	0.3	18	PERENNIALS AND SUCCULENTS WATERSHED WISE	
5		LEYMUS (ELYMUS) CONDENSATUS	GIANT WILD RYE	VERY LOW	0.3	75	PERENNIALS AND SUCCULENTS WATERSHED WISE	

County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
LOS ANGELES													
Burbank	2.1	2.8	3.7	4.7	5.1	6.0	6.6	6.7	5.4	4.0	2.6	2.0	51.7
Claremont	2.0	2.3	3.4	4.6	5.0	6.0	7.0	7.0	5.3	4.0	2.7	2.1	51.3
El Dorado	1.7	2.2	3.6	4.8	5.1	5.7	5.9	5.9	4.4	3.2	2.2	1.7	46.3
Glendale	2.0	2.2	3.3	3.8	4.7	4.8	5.7	5.6	4.3	3.3	2.2	1.8	43.7
Glendora	2.0	2.5	3.6	4.9	5.4	6.1	7.3	6.8	5.7	4.2	2.6	2.0	53.1
Gorman	1.6	2.2	3.4	4.6	5.5	7.4	7.7	7.1	5.9	3.6	2.4	1.1	52.4
Hollywood Hills	2.1	2.2	3.8	5.4	6.0	6.5	6.7	6.4	5.2	3.7	2.8	2.1	52.8
Lancaster	2.1	3.0	4.6	5.9	8.5	9.7	11.0	9.8	7.3	4.6	2.8	1.7	71.1
Leng Beach	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	2:1	33	32	4.5	43-	53-	47	37	28	1.8	1.5	39.7
Los Angeles	2.2	2.7	3.7	4.7	5.5	5.8	6.2	5.9	5.0	3.9	2.6	1.9	50.1
Momovia ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	<u> </u>	~2.S.	13.8V	143	√5.5 へ	15D	169	6.40	5.1^	3.2^	2.5^	2.0^	-50.2V
Palmdale	2.0	2.6	4.6	6.2	7.3	8.9	9.8	9.0	6.5	4.7	2.7	2.1	66.2
Pasadena	2.1	2.7	3.7	4.7	5.1	6.0	7.1	6.7	5.6	4.2	2.6	2.0	52.3
Pearblossom	1.7	2.4	3.7	4.7	7.3	7.7	9.9	7.9	6.4	4.0	2.6	1.6	59.9
Pomona	1.7	2.0	3.4	4.5	5.0	5.8	6.5	6.4	4.7	3.5	2.3	1.7	47.5
Redondo Beach	2.2	2.4	3.3	3.8	4.5	4.7	5.4	4.8	4.4	2.8	2.4	2.0	42.6
San Fernando	2.0	2.7	3.5	4.6	5.5	5.9	7.3	6.7	5.3	3.9	2.6	2.0	52.0
Santa Clarita	2.8	2.8	4.1	5.6	6.0	6.8	7.6	7.8	5.8	5.2	3.7	3.2	61.5
Santa Monica	1.8	2.1	3.3	4.5	4.7	5.0	5.4	5.4	3.9	3.4	2.4	2.2	44.2

CERTIFICATE OF COMPLETION This certificate is filled out by the project applicant upon completion of the landscape project

Date 11-16-2023		
Project Name 1914 VASSAR ST,		
Name of Project Applicant	Telephone No. 818-345-7646	
HELDU STRUCTURAL DESIGN	Fax No.	
Title	Email Address	
Company	Street Address	
City	State Zip Code	

Project Address	and Location:	
Street Address 1	914 VASSAR ST,	Parcel, tract or lot number, if available.
City GLENDALE,		Latitude/Longitude (optional)
State CA	Zip Code 91204	

Name	Telephone No.	
HELOU STRUCTURAL DESIGN	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency_ Date the Landscape Documentation Package was approved by the local agency 3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE

"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date						
3							
Name (print)	Telephone No.	345-7646					
HELDU STRUCTURAL DESIGN	010-	345-7040					
TIELLO STRUCTURAL DESIG							
Title	Email Address HELDUDESIGN	JIACMATI COM					
	LEFTONE 2101	ATEGIANTE'CHA					
License No. or Certification No.							
Company	Street Address						
HELDU STRUCTURAL DESIGN							
City	State	Zip Code					
Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contract							

PART 3. IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11

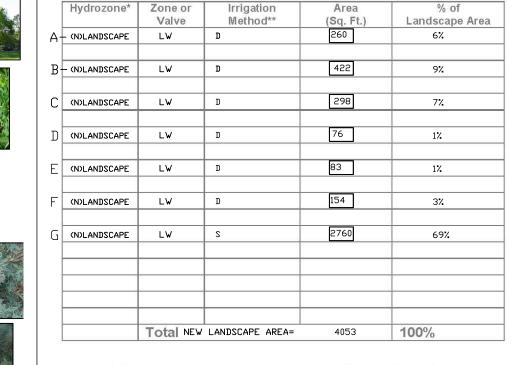
PART 5. LANDSCAPE IRRIGATION AUDIT REPORT Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.<u>6</u>5.

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."

HYDROZONE INFORMATION TABLE ↓ (N)LANDSCAPE LW



HW = High Water Use Plants MW = Moderate Water Use Plants LW = Low Water Use Plants

**Irrigation Method MS = Micro-spray S = SprayR = RotorB= Bubbler D= Drip O = Other

SECTION B. WATER BUDGET CALCULATIONS

Section B1. Maximum Applied Water Allowance (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using these equations

MAWA = (ETo) $(0.62) [(0.57 \times LA) + (0.53 \times SLA)]$ for residential areas

MAWA = Maximum Applied Water Allowance (gallons per year) ETo = Reference Evapotranspiration from Appendix A (inches per year) 0.5, 0.47 = ET Adjustment Factor (ETAF) for residential and non-residential areas, respectively LA = Landscaped Area includes Special Landscape Area (square feet)

0.62 = Conversion factor (to gallons per square foot per year) SLA = Portion of the landscape area identified as Special Landscape Area (square feet) 0.30.5, 0.6 = the additional ET Adjustment Factors for Special Landscape Area in residential and nonresidential areas, respectively (1.0-0.5=0.5), (1.0-0.4=0.6)(1.0 - 0.7 = 0.3)

Maximum Applied Water Allowance = 69'237.39

Show calculations.

MWELD- MODEL WATER EFFICIENT LANDSCAPE ORDINANCE
ETD=50.1
SLA= 0
LA= 4053
(ETDX0.62) ((0.55XLA)+(0.53XSLA))
(50.1X0.62)((0.55X4053)+(0.53X0))
31.06X2229.15= 69'237.39 GAL DE WATER

Effective Precipitation (Eppt)

If considering Effective Precipitation, use 25% of annual precipitation. Use the following equation to calculate Maximum Applied Water Allowance:

MAWA= (ETo – Eppt) (0.62) $[(0.57 \times LA) + (0.53 \times SLA)]$ for residential areas MAWA= (ETo – Eppt) (0.62) $[(0.4 \times LA) + (0.6 \times SLA)]$ for non-residential areas

Maximum Applied Water Allowance = 69'237.39

MAWA CALCULATION: (50.1)(0.62) ((0.55X4053))+(0.5X0) 31.06X2229.15+0= 69'237.39 49'161.76 < 69'237.39

Section B2. Estimated Total Water Use (ETWU)

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo)(0.62) \left(\frac{PF \, xHA}{H} + SLA \right)$$

ETWU = Estimated total water use per year (gallons per year)

ETo = Reference Evapotranspiration (inches per year) PF = Plant Factor from WUCOLS (see Definitions)

HA = Hydrozone Area [high, medium, and low water use areas] (square feet) SLA = Special Landscape Area (square feet)

0.62 = Conversion Factor (to gallons per square foot)

IE = Irrigation Efficiency (minimum 0.8574 for residential areas and 0.92 for non-residential areas, averaged

Hydrozone Table for Calculating ETWU

Please complete the hydrozone table(s). Use as many tables as necessary.

	I latte vvacci	1 10111	/ 11 CG (1 1/1)	11 // 17/
Hydrozone	Use Type(s)	Factor (PF)	(square feet)	(square feet)
A+B+C+D+E+F(DRIP) (LANDSCAPE)	LOW	0.3	1293	1293X0.3=387.9
G (SPERRY) (LANDSCAPE)	LOW	0.3	2760	2760X0.3=828
			Sum	4053
	SLA	0	0	0
Estimated Tota	I Water Use =	49′161.7	76 gallons	5

ETWU CALCULATION: (ETD)(0.62)(<u>PF+HA</u>+SLA<u>></u> 31.06X1582.8= 49'161.76 GALLONS PER YEAR

CONVERT GALLON TO CUBIC FEET 100 CUBIC FEET= 748 GALLONS 49'161,76 / 748 = 65,72

THE PROJECT'S ADDRESS, TOTAL LANDSCAPE AREA, WATER SUPPLY TYPE, AND CONTACTS SHALL BE STATED ON THE PLANS. 2.A LANDSCAPE DESIGN PLAN AND IRRIGATION DESIGN PLAN SHALL BE SUBMITTED FOR 3.SPECIFY TOTAL LANDSCAPE AREA (IN SQUARE FEET) ON PLANS, INCLUDING A BREAKDOWN OF TURF AND PLANT MATERIAL. PLANS SHALL CLEARLY IDENTIFY ALL OF THE SITE'S HARDSCAPE, WATER FEATURES, AND PLANTING AREAS.

PERFORMANCE APPROACH (FOR LANDSCAPE AREAS OF 500 SQUARE FEET AND OVER)

A.LANDSCAPE DOCUMENTATION PACKAGE (TITLE 23, CHAPTER 2.7

1.ADD, SIGN AND DATE THE FOLLOWING STATEMENT ON THE PLANS: "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE." 2.WATER EFFICIENT LANDSCAPE WORKSHEET THAT INCLUDES A HYDROZONE NFORMATION TABLE AND WATER BUDGET CALCULATIONS SHALL BE SUBMITTED FOR

B.WATER EFFICIENT LANDSCAPE WORKSHEET (TITLE 23, CHAPTER 2.7 §492.4 AND §492.13)

3.INCORPORATE THE WATER EFFICIENT LANDSCAPE WORKSHEET INTO PLANS. SHOW THAT THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) MEETS OR EXCEEDS THE CALCULATED ESTIMATED TOTAL WATER USE (ETWU). 4.THE EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) FOR THE LANDSCAPE PROJECT SHALL NOT EXCEED A FACTOR OF (0.55 FOR RESIDENTIAL AREAS) (0.45 FOR NON-RESIDENTIAL AREAS).

INCLUDED IN THE HIGH WATER USE HYDROZONE. ALL TEMPORARY IRRIGATED AREAS SHALL BE INCLUDED IN THE LOW WATER USE HYDROZONE. 6.ALL WATER FEATURES SHALL BE INCLUDED IN THE HIGH WATER USE HYDROZONE. ALL TEMPORARY IRRIGATED AREAS SHALL BE INCLUDED IN THE LOW WATER USE

5.THE PLANT FACTOR USED SHALL BE FROM WUCOLS OR ALL WATER FEATURES SHALL BE

7.ALL SPECIAL LANDSCAPE AREAS SHALL BE IDENTIFIED ON THE PLANS. THE ETAF FOR 8.FOR THE PURPOSE OF CALCULATING ETWU, THE IRRIGATION EFFICIENCY IS ASSUMED

TO BE 0.75 FOR OVERHEAD SPRAY DEVICES AND 0.81 FOR DRIP SYSTEM DEVICES.

9.THE LANDSCAPE DESIGN PLANS, AT A MINIMUM, SHALL: A.DELINEATE AND LABEL EACH HYDROZONE BY NUMBER, LETTER, OR OTHER METHODS. B.IDENTIFY EACH HYDROZONE AS LOW. MODERATE. HIGH WATER. OR MIXED WATER USE.

C.LANDSCAPE DESIGN PLAN (TITLE 23, CHAPTER 2.7 §492.6)

C IDENTIFY RECREATIONAL AREAS AREAS SOLELY DEDICATED TO EDIBLE PLANTS AREAS IRRIGATED WITH RECYCLED WATER. TYPE AND SURFACE AREA OF WATER FEATURES. IMPERMEABLE AND PERMEABLE HARDSCAPE, AND ANY INFILTRATION SYSTEMS. 10.FOR HYDROZONE WITH A MIX OF BOTH LOW AND MODERATE WATER USE PLANTS OR BOTH MODERATE AND HIGH WATER USE PLANTS, THE HIGHER PLANT FACTOR OR THE

PLANT FACTOR BASED ON THE PROPORTIONS OF THE RESPECTIVE PLANT WATER USES SHALL BE USED. HYDROZONES CONTAINING A MIX OF LOW AND HIGH WATER USE PLANTS IS NOT PERMITTED. 11.TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE.

13.ADD NOTE TO PLANS: "A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED." 14.ADD NOTE TO PLANS: "FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX

12.ADD NOTE TO PLANS: "RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER

IRRIGATION DESIGN PLAN (TITLE 23, CHAPTER 2.7 §492.7)

15.THE IRRIGATION PLANS. AT A MINIMUM. SHALL CONTAIN THE FOLLOWING: A.LOCATION OF DEDICATED LANDSCAPE WATER METER(S). BLOCATION TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM INCLUDING CONTROLLERS MAIN AND LATERAL LINES VALVES SPRINKLER HEADS MOISTURE SENSING DEVICES, RAIN SWITCHES, QUICK COUPLERS, PRESSURE REGULATORS, AND BACKFLOW PREVENTION DEVICES

C.STATIC WATER PRESSURE AT THE POINT OF CONNECTION THE PUBLIC WATER SUPPLY D.FLOW RATE (GALLONS PER MINUTE), APPLICATION RATE (INCHES PER HOUR), AND DESIGN OPERATING PRESSURE (PRESSURE PER SOLIARE INCH) FOR EACH STATION 16.A DEDICATED WATER SERVICE METER OR PRIVATE SUBMETER SHALL BE INSTALLED FOR ALL (NON-RESIDENTIAL IRRIGATED LANDSCAPES OF AT LEAST 1,000SQFT) (RESIDENTIAL IRRIGATED LANDSCAPE AREAS OF AT LEAST 5,000SQFT). 17.AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM. 18.ADD NOTE TO PLANS: "PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER

PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED 19.MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR. 20.ADD NOTE TO PLANS: "CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL

SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR." 21.AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE OR DRIP IRRIGATION. 22.OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24- INCHES OF ANY

REQUIRED STATEMENTS AND CERTIFICATION (TITLE 23, CHAPTER 2.7 §492.6, §492.7 AND §492.9)

23.ADD THE FOLLOWING STATEMENT ON THE LANDSCAPE AND IRRIGATION PLANS: "I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS". 24 THE FINAL SET OF LANDSCAPE AND IRRIGATION PLANS SHALL BEAR THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT, LICENSED LANDSCAPE CONTRACTOR, CERTIFIED SURVEYOR, OR PERSONAL PROPERTY OWNER. 25 ADD NOTE TO PLANS: "A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT

26.ADD NOTE TO PLANS: "A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT" 27.ADD NOTE TO PLANS: "AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE

PRESCRIPTIVE APPROACH (FOR LANDSCAPE AREAS BETWEEN 500 AND 2,500 SQUARE FEET)

PLANT MATERIAL (TITLE 23, CHAPTER 2.7, APPENDIX D (B) (3))

1.FOR RESIDENTIAL AREAS, 75% OF LANDSCAPE, EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER, SHALL CONSIST OF PLANTS THAT AVERAGE A WUCOLS PLANT FACTOR OF 0.3. WUCOLS PLANTS DATABASE CAN BE FOUND ON-LINE AT: HTTP://UCANR.EDU/SITES/WUCOLS/ 2.FOR NON-RESIDENTIAL AREAS, 100% OF THE PLANTS, EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER, SHALL CONSIST OF PLANTS THAT AVERAGE A WUCOLS PLANT

3.ADD NOTE TO PLANS: "A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS

TURF (TITLE 23, CHAPTER 2.7, APPENDIX D (B) (4))

4.TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS. 5.NO TURF PERMITTED IN NON-RESIDENTIAL AREAS 6.TURF NOT PERMITTED ON SLOPES GREATER THAN 25%. 7.TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE.

IRRIGATION (TITLE 23, CHAPTER 2.7, APPENDIX D (B) (5))

8.AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM. THE IRRIGATION CONTROLLER SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMAR SOURCE IS INTERRUPTED. 9.PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE

10.MANUAL-SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY. 11.AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR PRIVATE SUBMETER(S) TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED. 13.ADD NOTE TO PLANS: "UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE

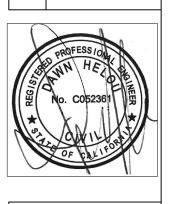
OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA

DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED

REQUIRED STATEMENTS AND CERTIFICATION (TITLE 23, CHAPTER 2.7, APPENDIX D (B) (1) AND (6))

SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL"

14 THE FINAL SET OF LANDSCAPE PLANS SHALL HAVE THE APPLICANT'S SIGNATURE AND DATE WITH THE STATEMENT, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE MWELO." 15.ADD NOTE TO PLANS: "AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION. CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE



S

GLENDALE

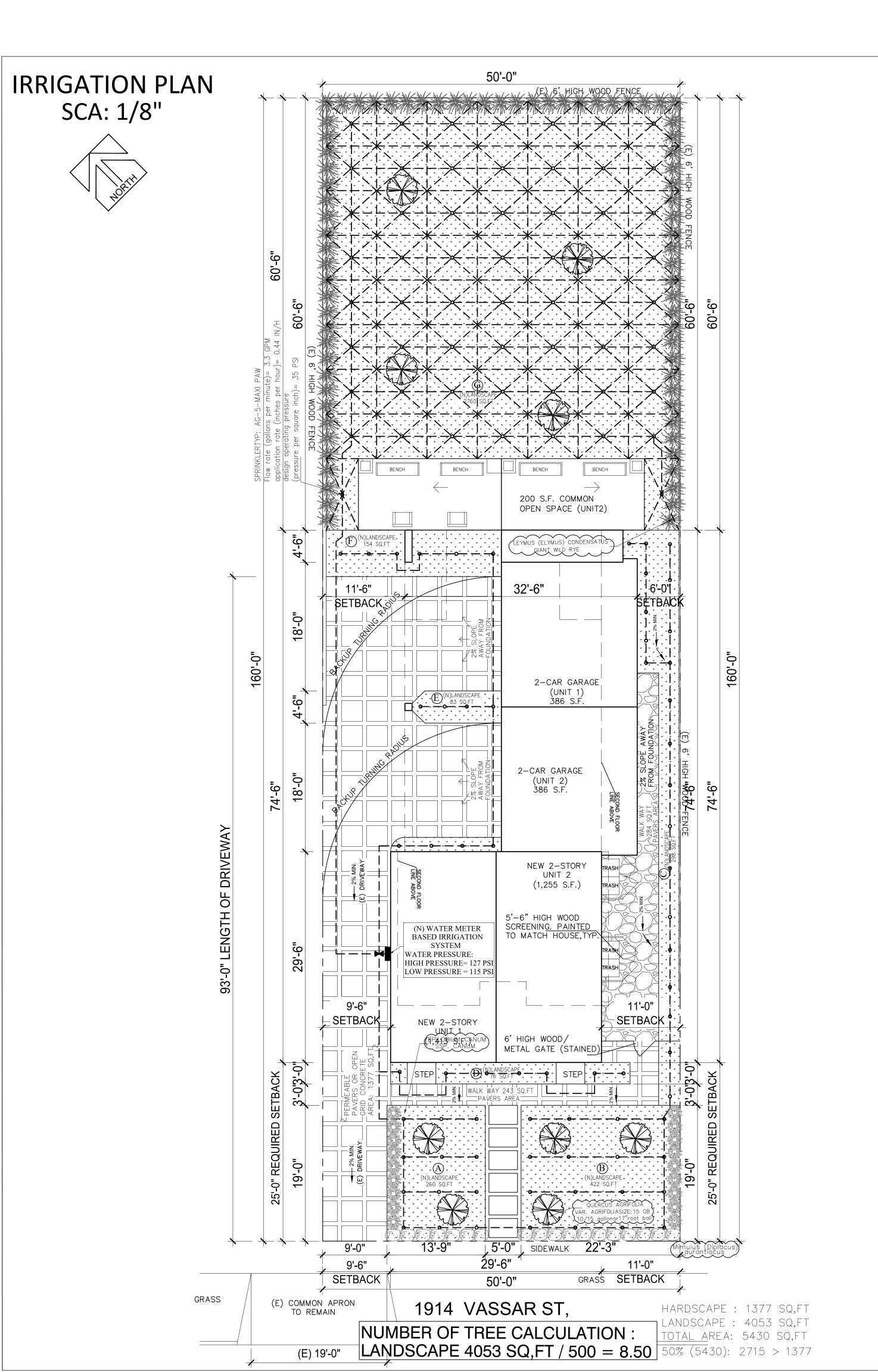
MODE

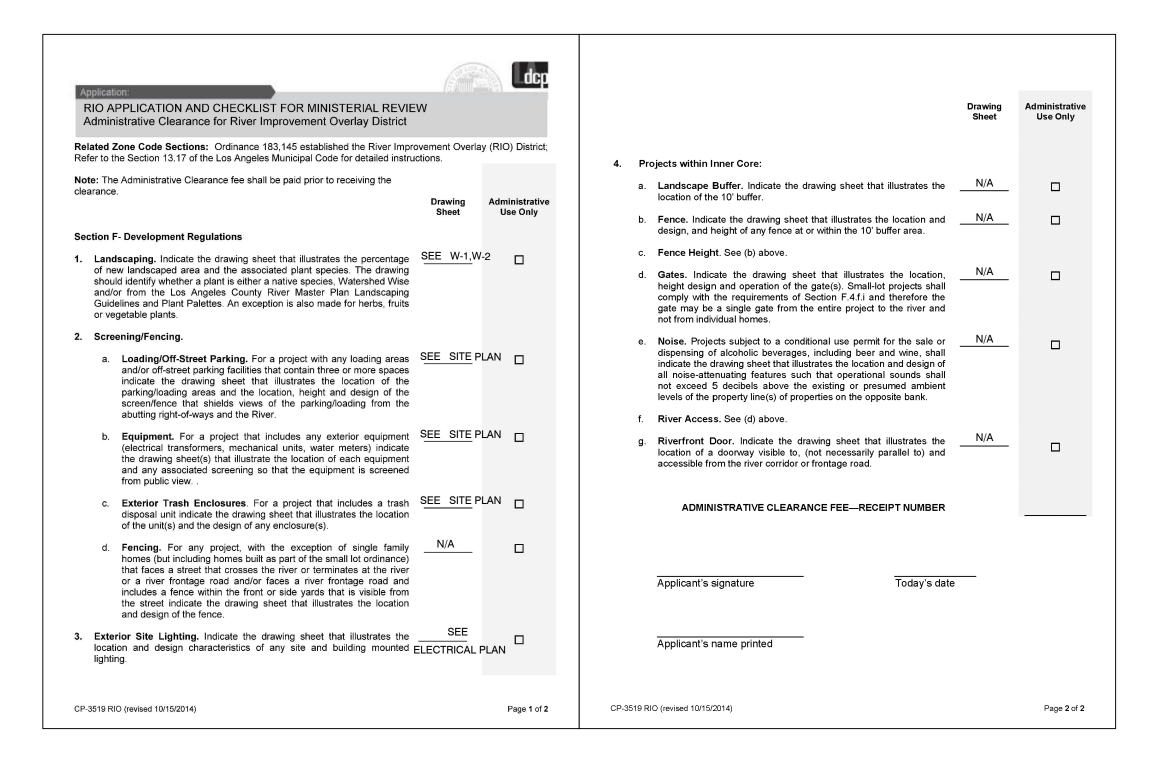
11-16-23 **DRAWN BY:**

CHECKED BY: D. HELOU

PROJECT NO.

SHEET NO.







SCHEDULE 80 PVC THREADED ELBOW.

SCHEDULE 80 NIPPLE - 6" MINIMUM. 12" MAXIMUM LENGTH.

(8) SCHEDULE 80 PVC THREADED ELBOW.

(D) QUICK COUPLER

7 2" LENGTH PVC SCHEDULE 80 TBE (THREADED BOTH ENDS).

(6) PVC MAINLINE PIPING.

3 BACK OF CURB AND/OR EDGE OF PAVEMENT (INCLUDING MAINTENANCE STRIP OR EDGE OF SIDEWALK OR PAVERS.)

NOTE: .t. :ALIGN PLANT SPACING ROW LAYOUT PARALLEL.TO THE CURB OR EDGE OF PAVING.

3' DIA. SWEEP ELL FOR CONTROL AND NEUTRAL WIRES PROVIDED AND INSTALLED BY GENERAL CONTRACTOR (FYP.).

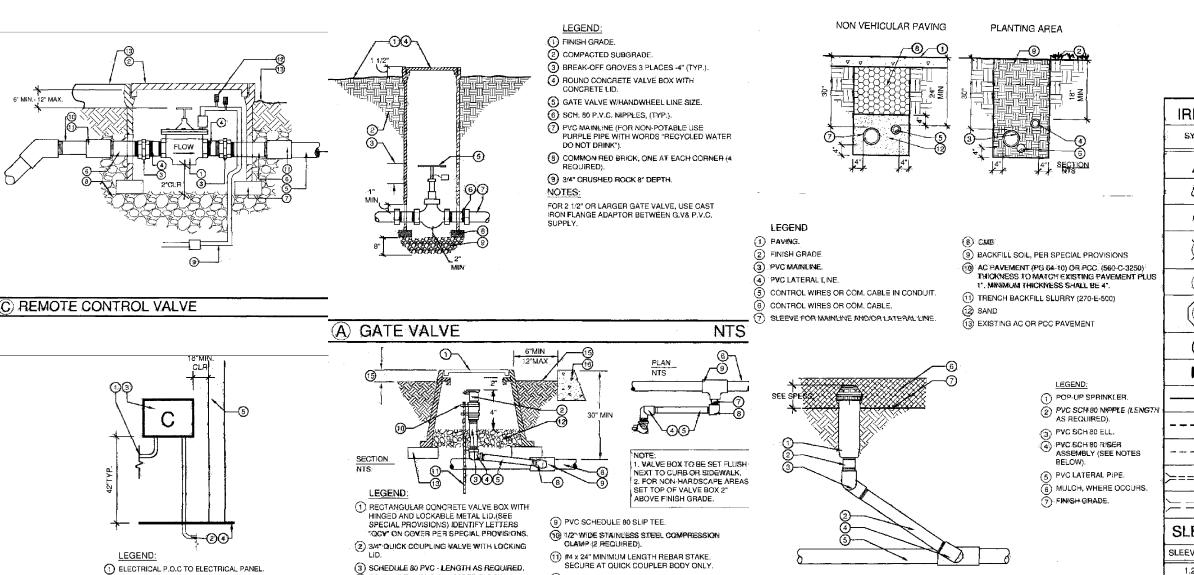
3 WALL MOUNT CONTROLLER UNIT. REFER TO

4 FINISH SURFACE.

F) IRRIGATION CONTROLLER WALL MOUNT

SHRUB & GROUNDCOVER SPACING

Pressure psi	Nozzle	Radius ft.	Flow GPM	Precip In/h	Precip In/h
35)	06	37	2.0	0.28	0.32
	07	37	2.7	0.38	0.44
	08	38	3.3	0.44	0.51
	10	41	4.8	0.55	0.64
	12	42	6.3	0.69	0.79



(2) 3/4" CRUSHED ROCK - 8" DEEP.

(14) SET BOX 1-1/2" ABOVE FINISH GRADE IN PLANTING AREAS.

(13) COMMON RED BRICK, ONE AT EACH CORNER (4

(6) CURB, WALK OR OTHER HARDSCAPE FEATURE.

1. IRRIGATION HEADS SHALL HAVE TRIPLE SWING JOINT RISER ASSEMBLIE

NT (E) POP-UP SPRINKLER

IRRIGATION INSTALLATION NOTES:

- 1. TRENCHING OPTION: CONTRACTOR HAS AN OPTION TO INSTALL IRRIGATION LINES UTILIZING A TRENCHLESS TECHNIQUE (PULLED IN) WHERE POSSIBLE REFER TO CONTRACTORS OPTION INSTALLATION NOTES THIS SHEET. 2. WORK SHOWN ON THE IRRIGATION PLANS ARE DIAGRAMMATIC AND ARE BASED ON VISUAL OBSERVATION, AVAILABLE VERBAL INFORMATION EXISTING PLANS OF PREVIOUS WORK WHICH MAY OR MAY NOT BE UP TO DATE, LOCATE NEW IRRIGATION LINES, VALVES AND EQUIPMENT IN PLANTING AREAS WHEREVER
- 3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS OF THE SITE PRIOR TO BEGINNING ANY WORK, REFERENCE PLAN INCLUDED HEREIN ARE TO BE USED AS A GUIDE ONLY, SINCE THEY MAY OR MAY NOT REFLECT THE ACTUAL EXISTING CONDITIONS OF THE SITE, PLANTERS, PAVING, PLANT MATERIAL, WATER LINES AS WELL AS OTHER UTILITIES AND FEATURES MAY NO LONGER EXIST AS SHOWN, SOME FEATURES AND UTILITIES MAY HAVE BEEN ADDED OR CHANGED.
- CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING ELECTRICAL, SEWER, WATER, GAS LINES AND OTHER UNDERGROUND LINES PRIOR TO STARTING WORK.

 (ALL EXISTING UNDERGROUND LINES MAY NOT BE SHOWN ON THE REFERENCE PLANS). AND NOTE THAT ALL IRRIGATION EQUIPMENT IN THE FIELD MAY NOT BE IDENTIFIED IN THE PLANS. 4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY THE DEPARTMENT PROJECT MANAGER OF ANY
- DISCREPANCIES BEFORE STARTING WORK. 5. ALL EXISTING TREES AND OTHER PLANS IN AREAS OF WORK ARE NOT SHOWN ON PLAN, CONTRACTOR TO VERIFY AT THE SITE. 6. "BORE" UNDER EXISTING PAVING WHEREVER POSSIBLE. CUT EXISTING PAVING WHERE NECESSARY AND AS APPROVED TO INSTALL PIPING, REPAIR PAVING TO
- MACH EXISTING AS APPROVED. 7. INSTALL PVC SCHEDULE 40 CONDUIT UNDER EXISTING PAVING WHEREVER NECESSARY TO "RUN" CONTROL WIRE, INSTALL CONTROL WIRE A MINIMUM 24"
- BELOW FINISH GRADE (36" WHEREVER CROSSING VEHICULAR PATHS.) 8. ALL CHANGES IN MAINLINE PIPE DIRECTION SHALL BE DONE WITH THE USE OF
- 45 DEGREE ELBOWS. 9. LATERAL SUPPLY LINES FROM THE VALVE TO THE FIRST HEAD SHALL BE ONE
- SIZE LARGER THAN THE VALVE. 10. ALL WORK AND MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED. 11. ALL WATER METERS ARE EXISTING, CONTRACTOR TO VERIFY WATER PRESSURE
- PRIOR TO STARTING WORK. 12. REPAIR ALL EXISTING MATERIALS DAMAGED OR EXPOSED BY NEW IRRIGATION INSTALLATION WORK OR BY ANY OTHER CONSTRUCTION WORK, MATCH EXISTING
- ADJACENT WORK IN TEXTURE AND COLOR. 13. ALL QUICK COUPLING VALVES SHALL BE INSTALLED IN LOCK LID VALVE BOXES, MARK ALL BOXES Q.C.V. WITH EPOXY PAINT.
- 14. IRRIGATION HEADS SHALL BE PROPERLY POSITIONED TO ALLOW STANDARD OPERATION, RETRACTION, AND SHALL BE ADJUSTED SO THERE IS NO OVER-SPRAYING ADJACENT HARDSCAPE SURFACES, INCLUDING SIDEWALKS, PAVEMENT(S), AND ROADWAYS.
- 15. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO ENSURE THAT ALL COMPONENTS OF THE IRRIGATION SYSTEM PERFORM PROPERLY DURING CONSTRUCTION AND MAINTENANCE PERIODS.
- 16. ADJUST LOCATION OF IRRIGATION HEADS AS NECESSARY TO MINIMIZE SPRAY INTERFERENCE AGAINST DBSTRUCTIONS (CONCRETE WALLS, TELEPHONE AND POWER POLES, TREES, ETC.) 17. ADJUST ALL ADJUSTABLE ARC NOZZLES AS NECESSARY TO AVOID
- UNDER-SPRAY OF WALLS AND SIDEWALKS. 18. FOLLOWING IRRIGATION HEAD INSTALLATION, ADJUST RADIUS THROW TO CONFORM TO SITE CONDITIONS.
- 19. INSTALL ALL X-OVER SLEEVES (CLASS 315 PVC UNLESS NOTES OTHERWISE-SEE PLANS FOR SIZES). ALL SLEEVES FOR CONTROL WIRES SHALL EXTEND 2 FEET INTO PLANTING AREAS AT BOTH ENDS.
- 20, SLEEVES SHALL BE INSTALLED WHERE SHOWN ON THE PLANS AND WHEREVER PIPE CROSSES UNDER PAVEMENT, CONTRACTOR SHALL COORDINATE THE
- INSTALLATION OF THE SLEEVES PRIOR TO THE PAVING BEING INSTALLED. 21. EXISTING IRRIGATION SYSTEM (PIPE/HEADS/BOXES) AND OTHER UTILITIES LINES/BOXES TO BE ADJUSTED, RE-ROUTED, AND/OR RELOCATED, AS
- 22. PLAN AND LEGEND DESIGNATED AS "QUICK COUPLERS-EXISTING TYPE 1" IRRIGATION EQUIPMENT, SHALL BE ABANDONED DUE TO CONFLICTS WITH
- PROPOSED IMPROVEMENTS NOTED ON PLANS. 23. PLAN AND LEGEND DESIGNATED AS "QUICK COUPLERS-EXISTING TYPE 3" IRRIGATION EQUIPMENT, SHALL BE RELOCATED AND REPLACED WITH THE NEW QUICK COUPLER AS NECESSARY DUE TO CONFLICTS WITH PROPOSED IMPROVEMENTS WITHIN LIMIT OF WORK AREA NOTED ON PLANS, INSTALL QUICK
- 24. CONNECT NEW WATER MAINLINE TO EXISTING LANDSCAPE IRRIGATION WATER MAINLINE CONNECTION WHICH IS DOWNSTREAM OF THE EXISTING METER AND BACKFLOW PROTECTION EQUIPMENT, POINT OF CONNECTION TO EXISTING MAINLINES SHOWN ON PLANS IS APPROXIMATE LOCATION, HAND DIG BY SHOVEL TO LOCATE EXISTING MAINLINE WITHOUT DAMAGING EXISTING MAINLINE.

LEGEND:

CLASS 315

CLASS 315

CLASS 315

** UNLESS OTHERWISE NOTED

CLASS 315 2"

SCH 80 2.5 - 3"

- REMOTE CONTROL VALVE, SEE SPECIAL PROVISIONS. CONCRETE VALVE BOX WITH HINGED AND LOCKABLE METAL LID. BRASS UNION (TYP.)
- PVC SCHEDULE 80 TBE NIPPLE (TREADED TWO END)
- PVC PIPE TO IRRIGATION HEADS, ANGLE PIPE TO SPECIFIED DEPTH WITH 45 DEGREE ELBOWS.
- 6" BRASS THREAD NIPPLE COMMON RED BRICK. ONE AT EACH CORNER (4 REQUIRED) (TYP.).
- 3/4" CRUSHED ROCK. 8" DEEP AND 2" CLEAR BELOW VALVE. CONTROL COMMON WIRES FROM CONTROLLER.
- 10. PVC MAIN LINE. PVC FEMALE ADAPTER. I. PVC TO BRASS COUPLING.

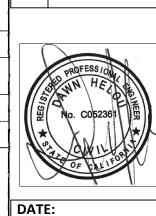
COUPLERS PER QUICK COUPLER DETAIL

- 12. WATERPROOF CONNECTORS, 3M DBR/Y-6 OR AGENCY APPROVED EQUAL.
 13. ADJACENT FINISH GRADE (TOP OF BOX TO BE 1" ABOVE GRADE FOR LAWN, 2" ABOVE GRADE FOR GROUND COVER/ SHRUB AREA) OR WHERE APPLICABLE. ADJACENT FINISH SURFACE OF PAVEMENT, TOP OF BOX TO BE FLUSH WITH
- 1. WHEN VALVE BOXES ARE CLUSTERED, PROVIDE 1" MIN CLEARANCE BETWEEN
- 2. PROVIDE VALVE WITH SEPARATE CONNECTIONS TO MAINLINE INSTALL NO
- 3. INSTALL VALVE BOX WITH HINGED COVER "OPENING TOWARD" DOWNSTREAM OF VALVE IN ORDER TO PROVIDE ACCESS TO FLOW CONTROL FEATURE OF CONTROL VALVE.
- 4. ALL VERTICAL CHANGES IN MAINLINE PIPE DIRECTION SHALL BE DONE WITH
- THE USE OF 45 DEGREE ELBOWS.

 5. INSTALL GALVANIZED WOVEN MESH (1/4" SIEVE SIZE) BETWEEN RCV BOX AND CRUSHED ROCK. WRAP FABRIC UP SIDE OF BOX (3" MIN.)

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL/TYPE.	SIZE	DETAIL
<u>A</u>	CONTROLLER - ESP-LXME - 8 (STATIONS) WITH "ET MANAGER CARTRIDGE" (WEATHER-BASED)	RAINBIRD OR APPROVED EQUAL	ESP-LXME - 8 W/ ET MANAGER CARTRIDGE	SEE PLAN	F/LS-2.02
(<u>•</u>)	POINT OF CONNECTION - REFER TO IRRIGATION INSTALLATION NOTES	,		SEE PLAN	
•	REMOTE CONTROL VALVE	RAINBIRD OR APPROVED EQUAL	150-PESB	SEE PLAN	C/LS-2.02
X	QUICK COUPLER - EXISTING TYPE 1, REFER TO IRRIGATION INSTALLATION NOTES.				
	OUICK COUPLER - EXISTING TYPE 2, REFER TO IRRIGATION INSTALLATION NOTES.				
	QUICK COUPLER - EXISTING TYPE 3, REFER TO IRRIGATION INSTALLATION NOTES.				
•	QUICK COUPLER	RAINBIRD OR APPROVED EQUAL	33 DLRC	3/4"	D/LS-2.02
M	GATE VALVE	NIBCO OR APPROVED EQUAL	T-113-K	LINE SIZE	A/LS-2.02
	LATERAL LINE	SEE	SPECS	SEE PLAN	B/LS-2.02
	MAIN LINE				
nate culture (MATA) handari shirken Tiller	MAIN LINE - EXISTING	\	Y		
======	PIPE SLEEVE FOR CONTROLLER WIRES	SEE SL	EEVING CHART		1.
====	PIPE SLEEVE			tr.	
CI EEVIN	G CHART **				· · · · · · · · · · · · · · · · · · ·

1 1/4" VALVE SIZE



1914

TION

11-16-23 **RAWN BY:** E.S.

HECKED BY: D. HELOU PROJECT NO.

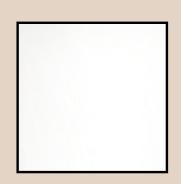
SHEET NO. W-2

1914 VASSAR ST

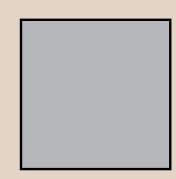
MATERIAL BOARD



Material: 20/30 Stucco Company: LaHabra Color: White Item #: 70970



Material: Smooth Stucco Company: LaHabra Color: Crystal White Item #: 50 (79)



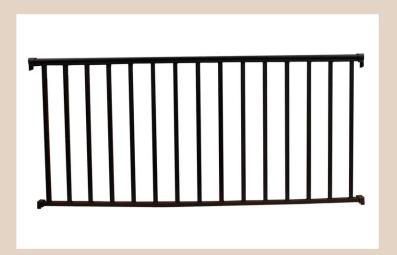
Material: Smooth Stucco Company: LaHabra Color: Bay Ridge Item #: 81593 (32)



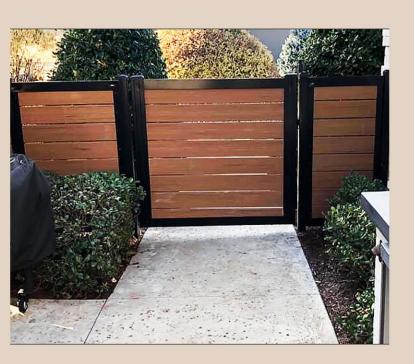
Material: Wood Siding Company: Accoya Color: Gray SDS ID: AC00003



Product: Wall Sconce Company: Progress Lighting Material: Aluminum Item #: P5674



Product: Wrough Iron Railing Color: Black Material: Metal



Product: Wood Gate Color: Stained Material: wood / Metal



TITLE: OWNERSHIP MAP **ASSESSOR MAP**

GLENDALE CA 91204-2927

TRACT NO 1578 LOT 23 BLK 5

± 0.185 (8,000 SQFT)

LOS ANGELES COUNTY

594/E1

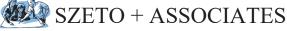
DATE: AUGUST 07, 2023

NORTH: ↑

PROJECT:		0723 109		DRAWN:	SS
SHE	SHEET: 1 OF 1		1	REVISIONS:	
IND	INDEX:		:	DATE:	BY:
1	1 OWNERSHIP		AP		
			•		
			•		

<u>FOR</u>	DEF	<u>'AR1</u>	MENT	USE

ASE NO.	
CEIVED BY:	
TC.	



LAND USE ENTITLEMENT CONSULTANTS

CONDITIONAL USE • VARIANCE • SUDIVISION CONSULTING ZONING • LICENSING • LAND USE PLANNING • RADIUS MAPS

TEL (626) 512-5050 FAX

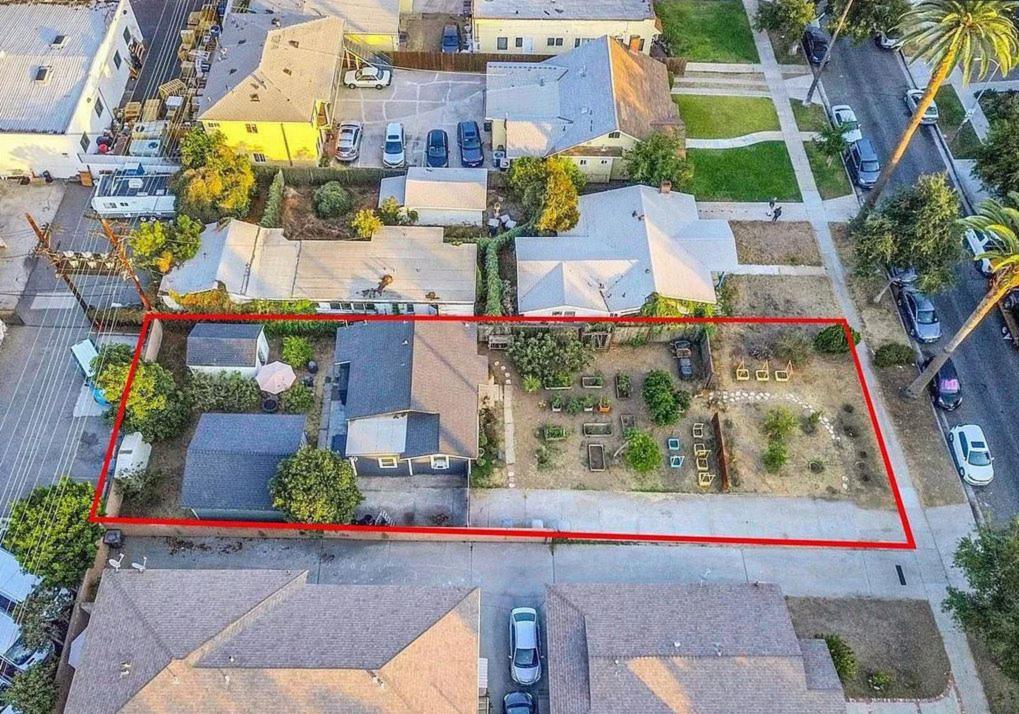
stanleyszeto@sbcglobal.net



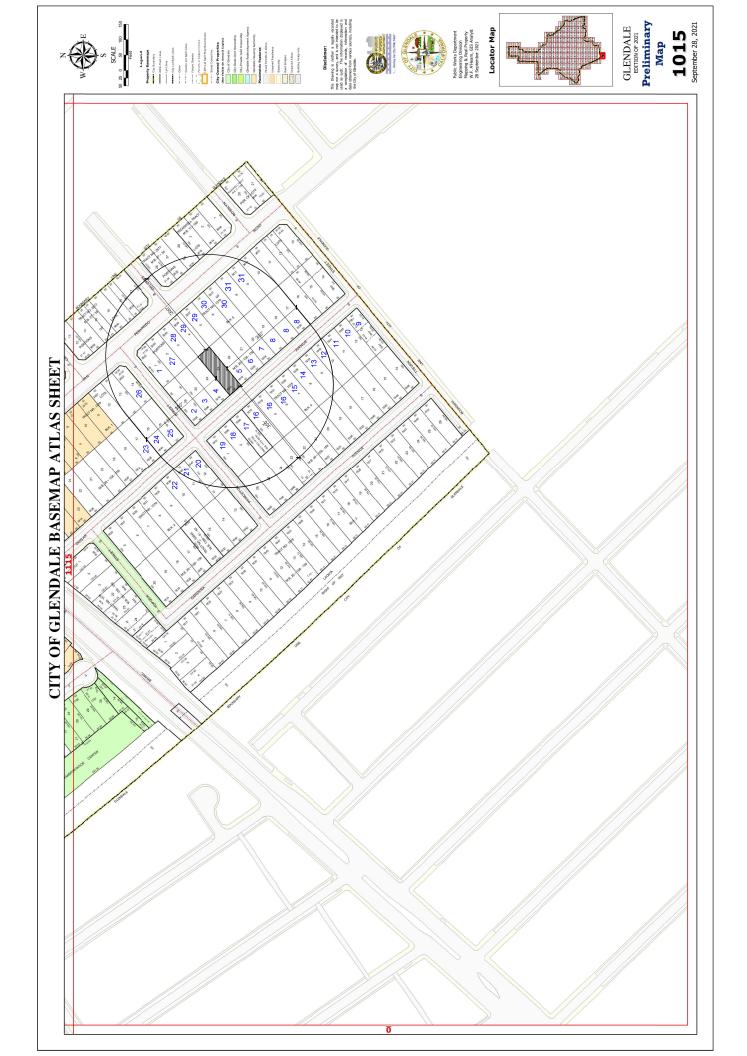


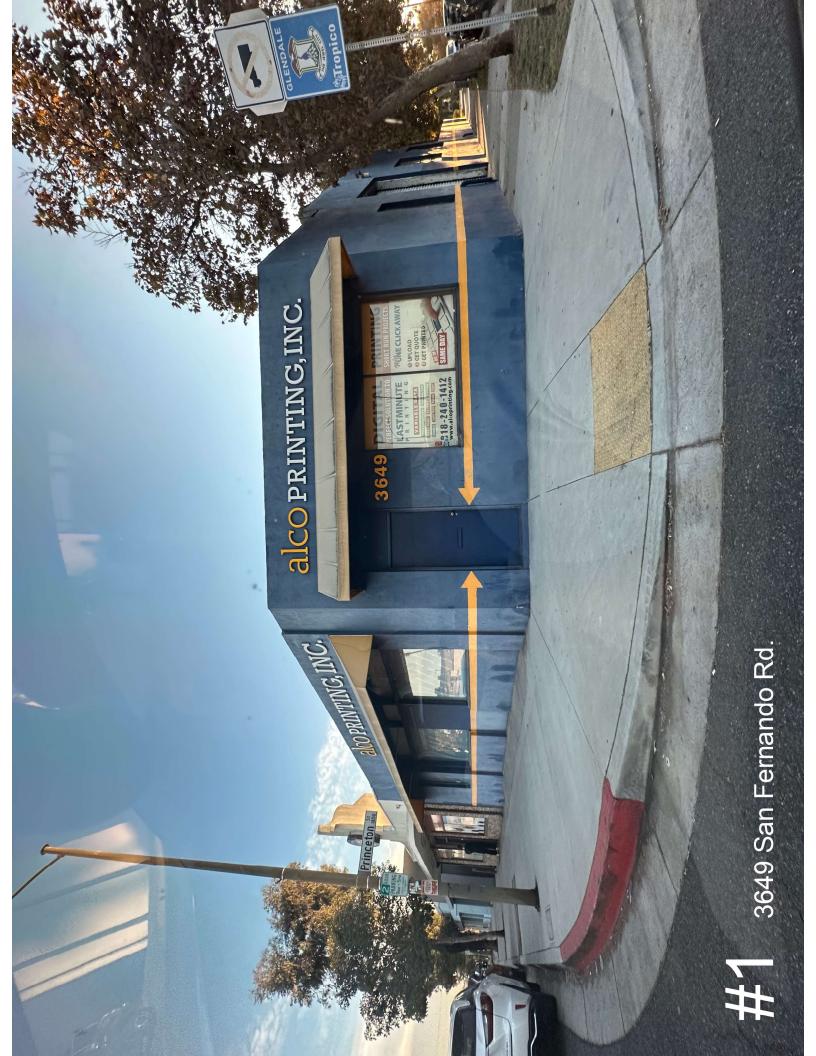


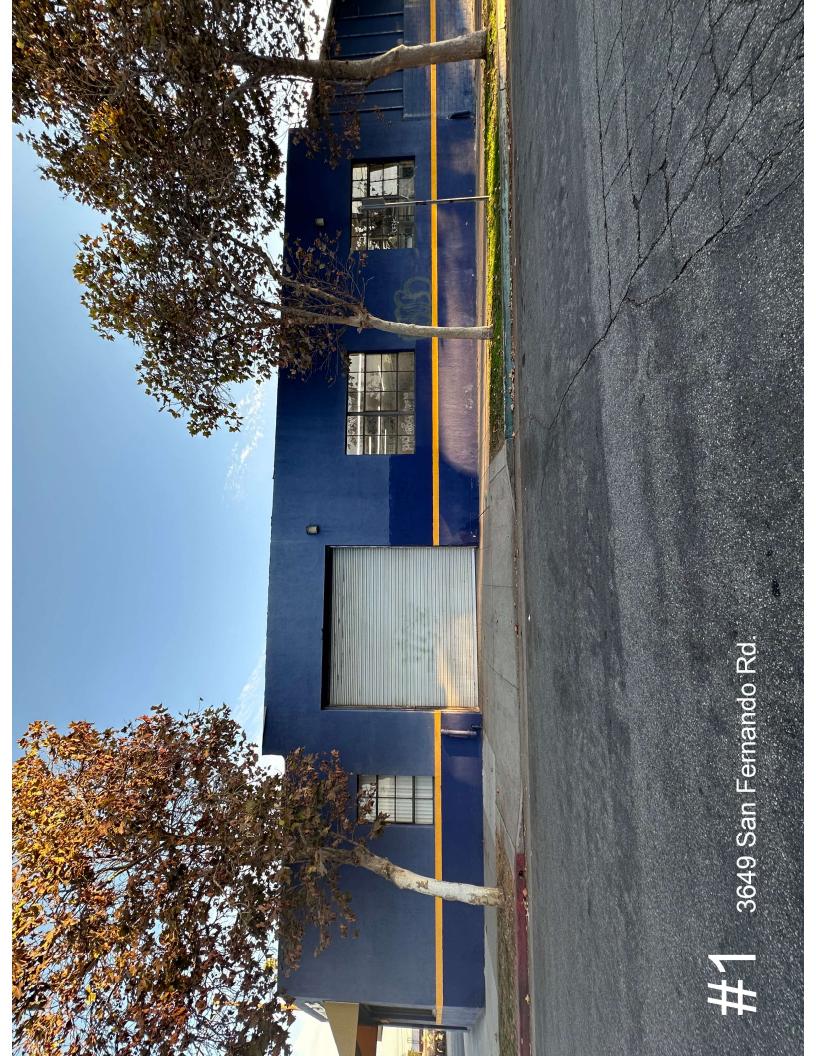


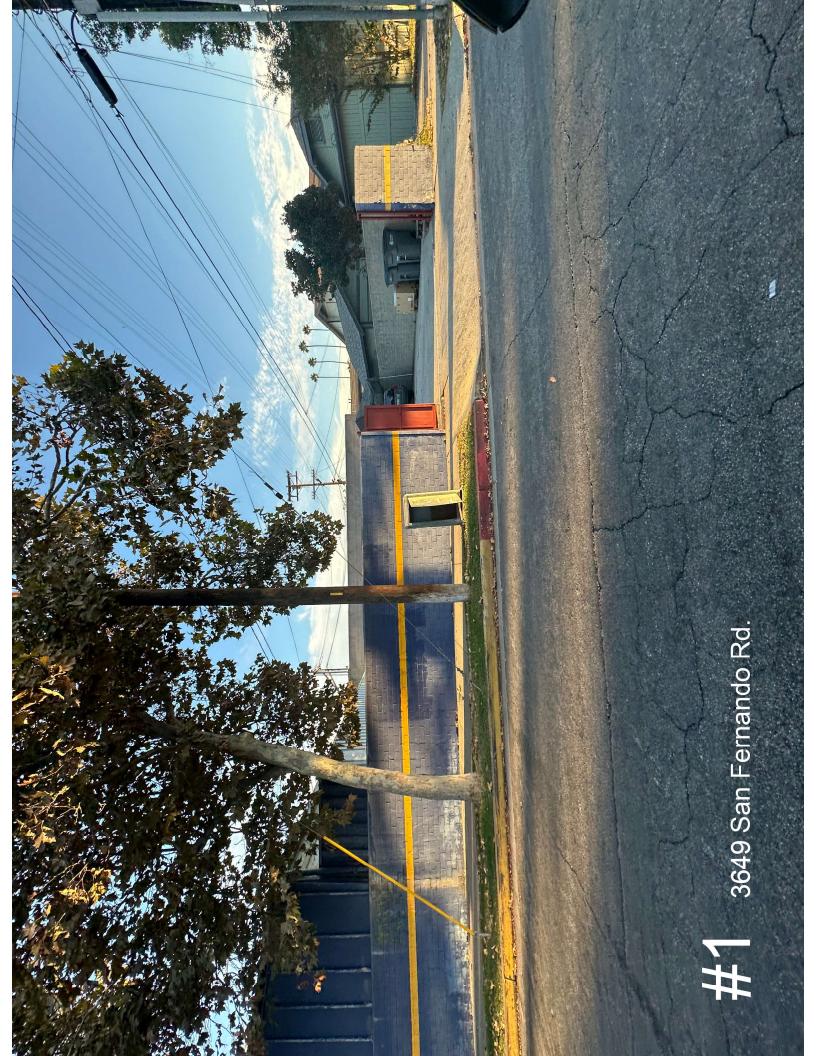


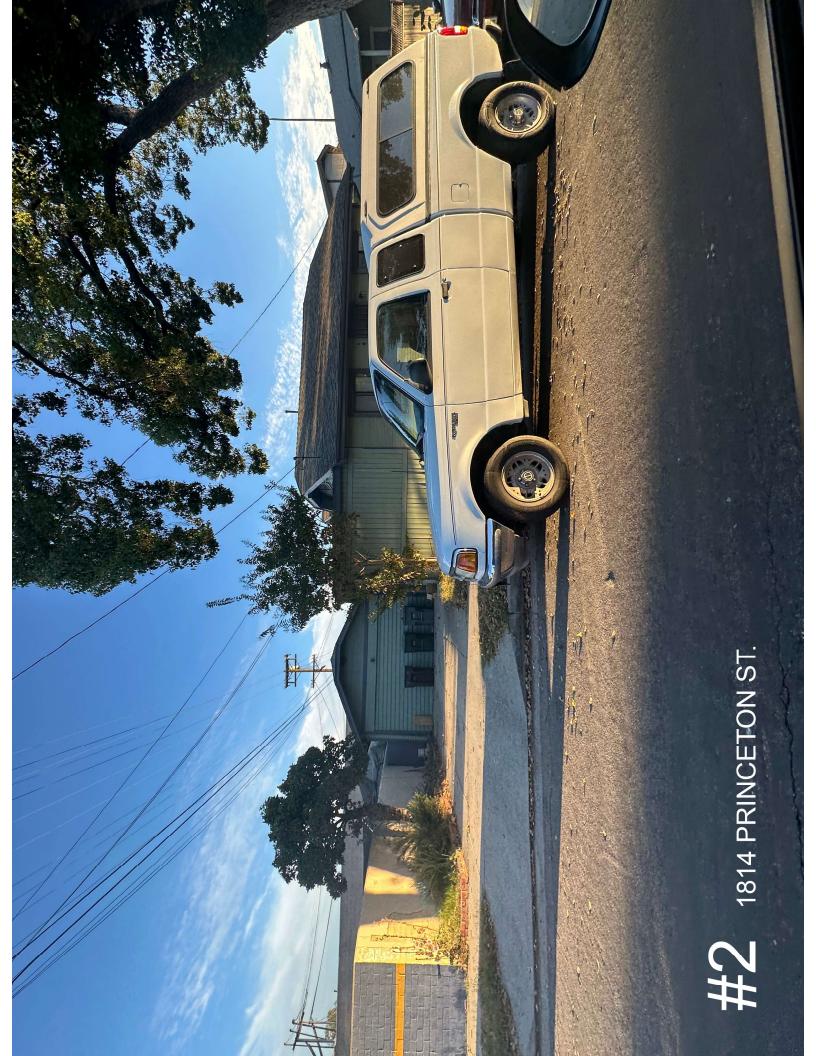










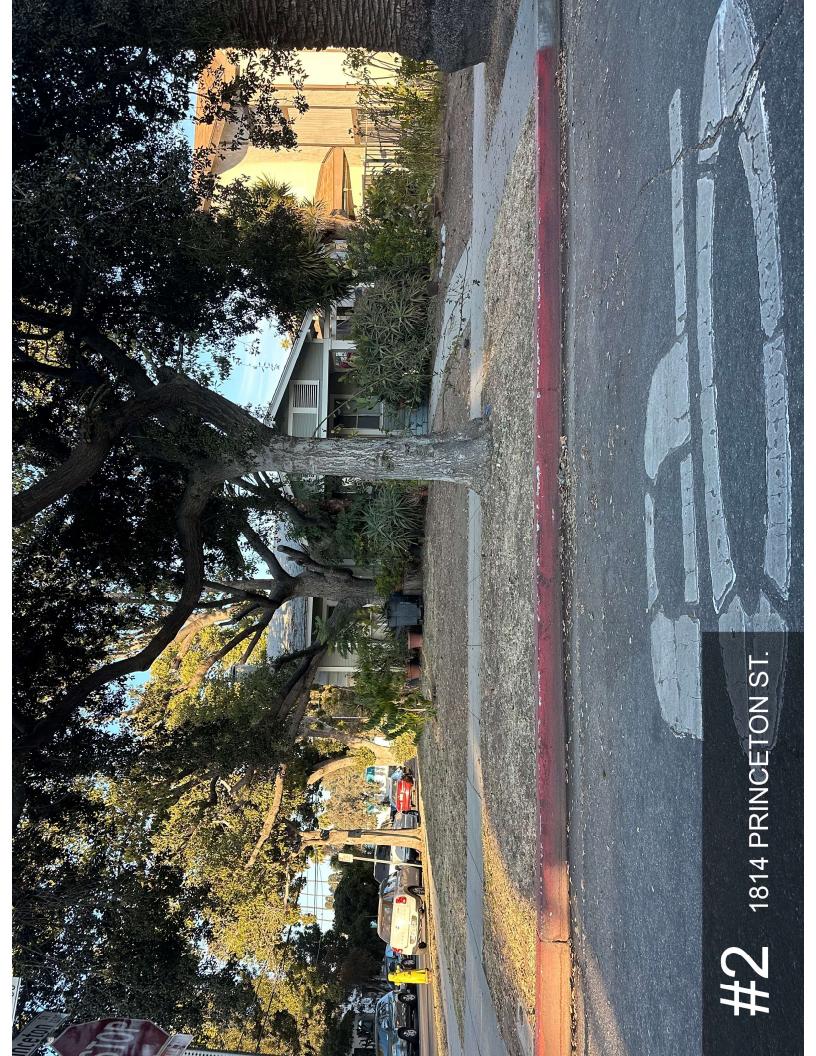




1814 PRINCETON ST.

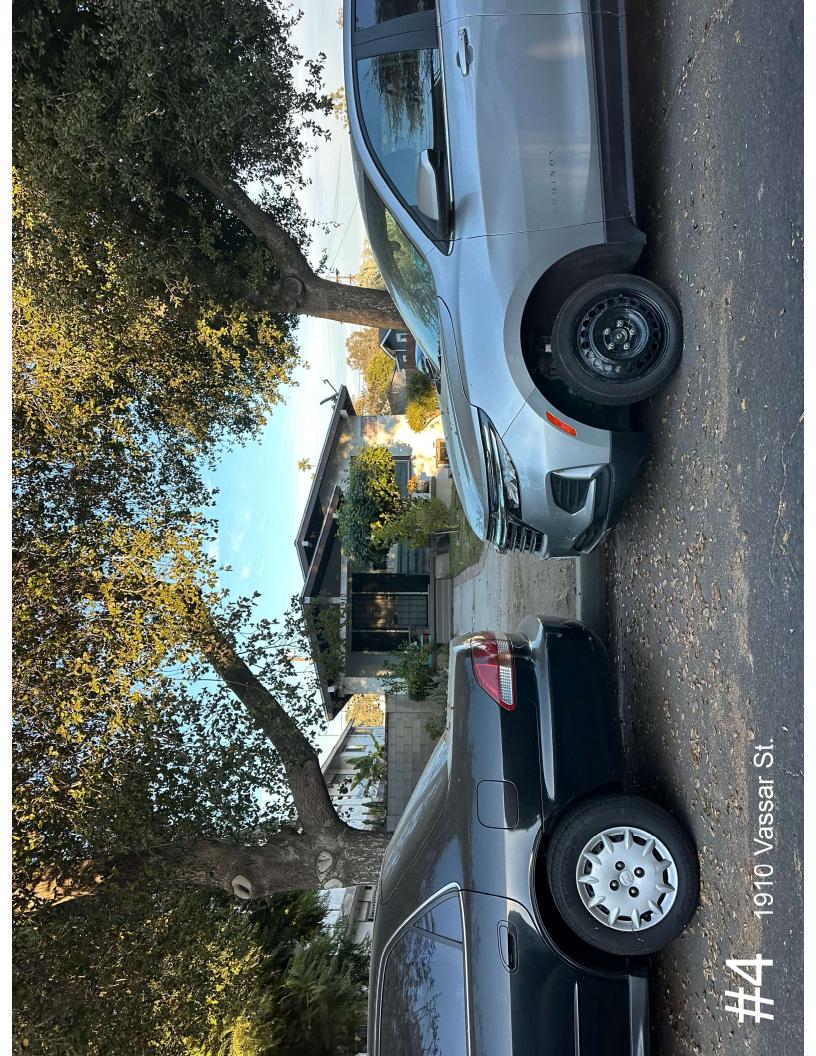


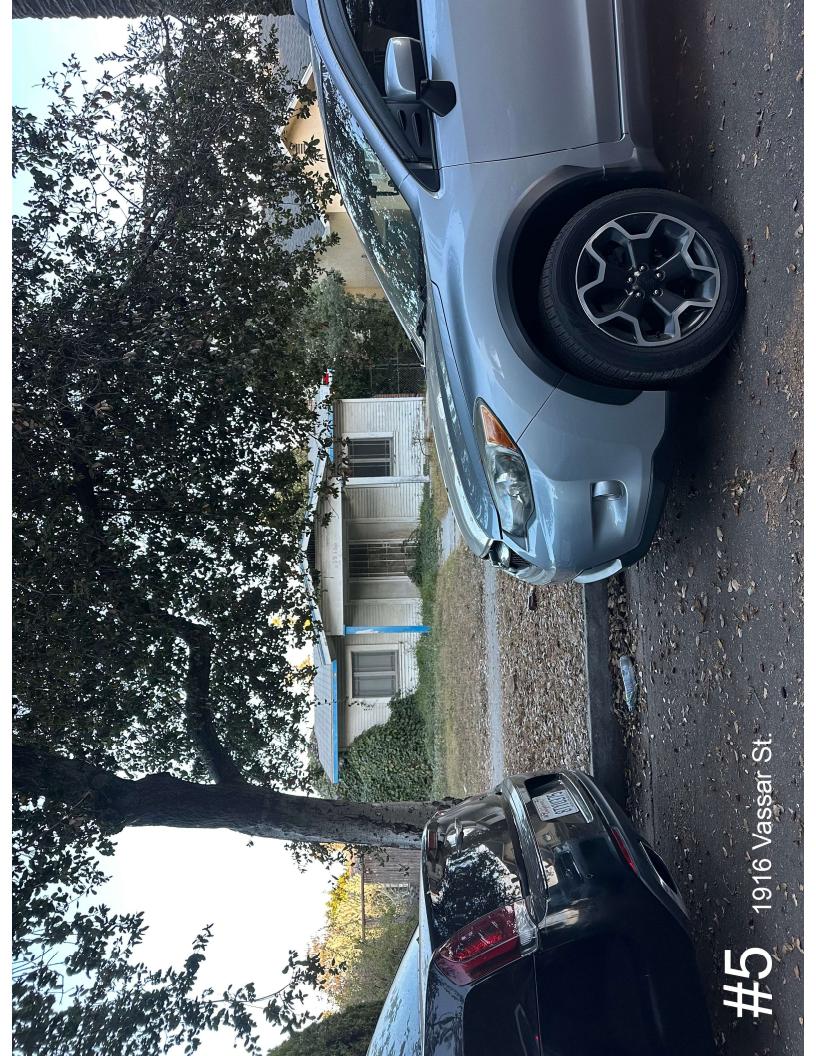
1814 PRINCETON ST.



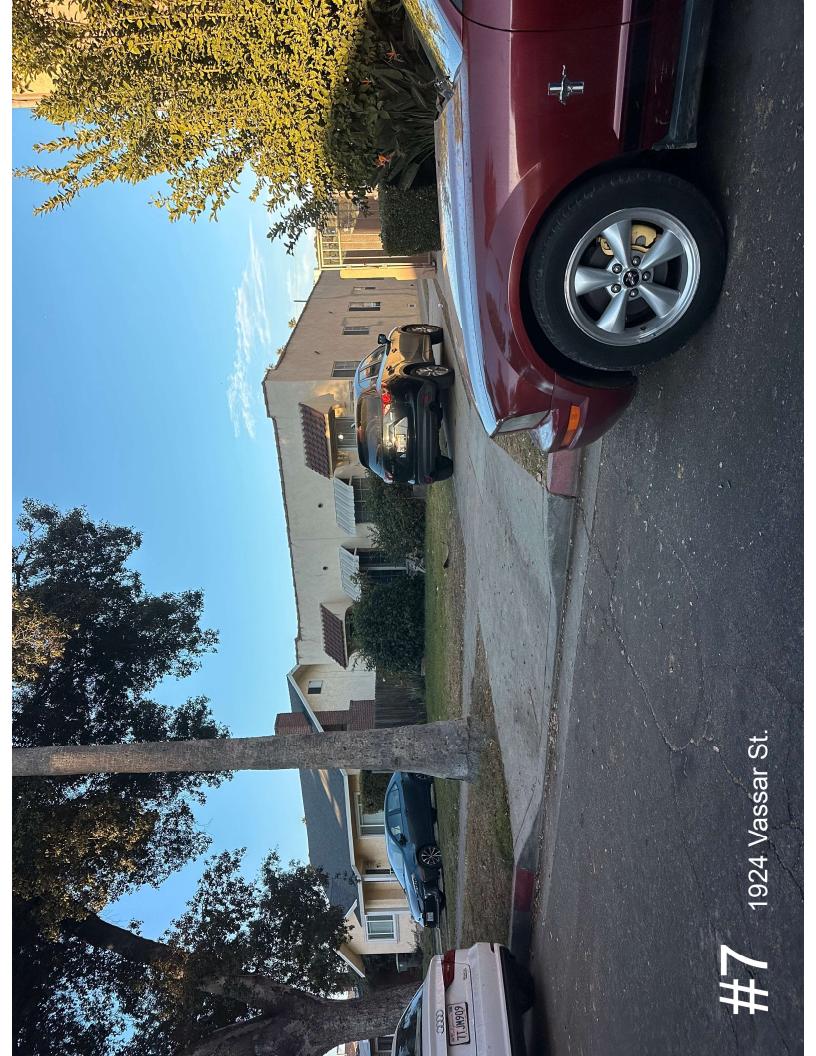


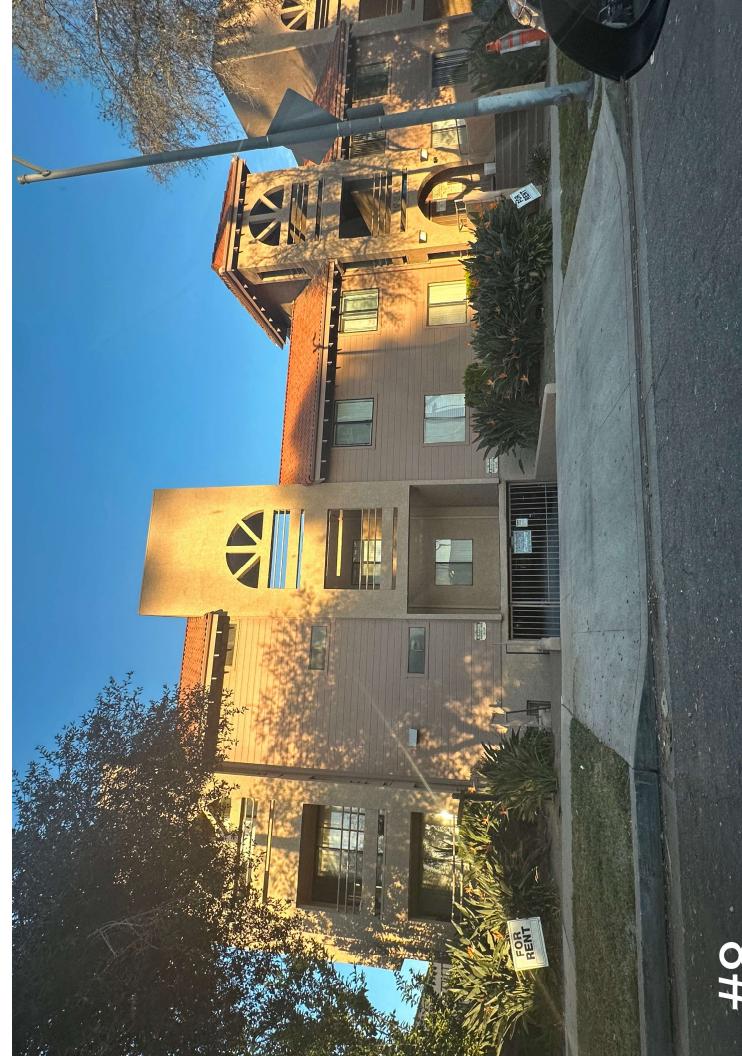
1906 Vassar St.







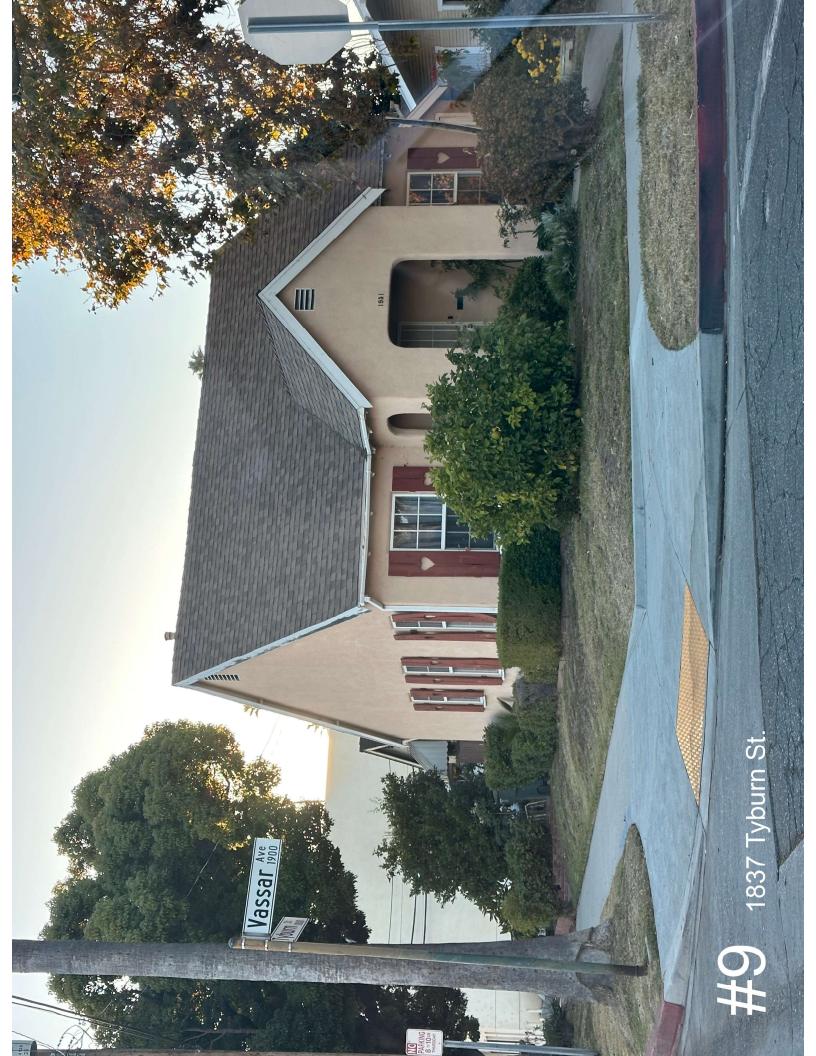




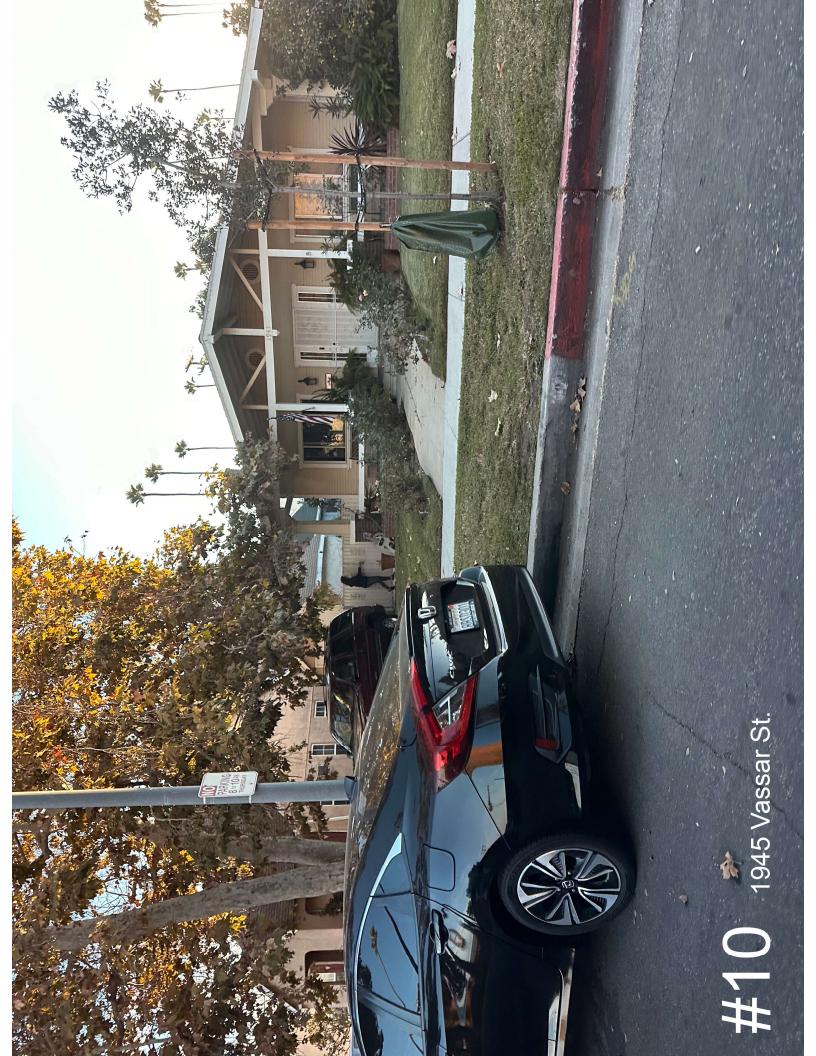
1930 Vassar St.

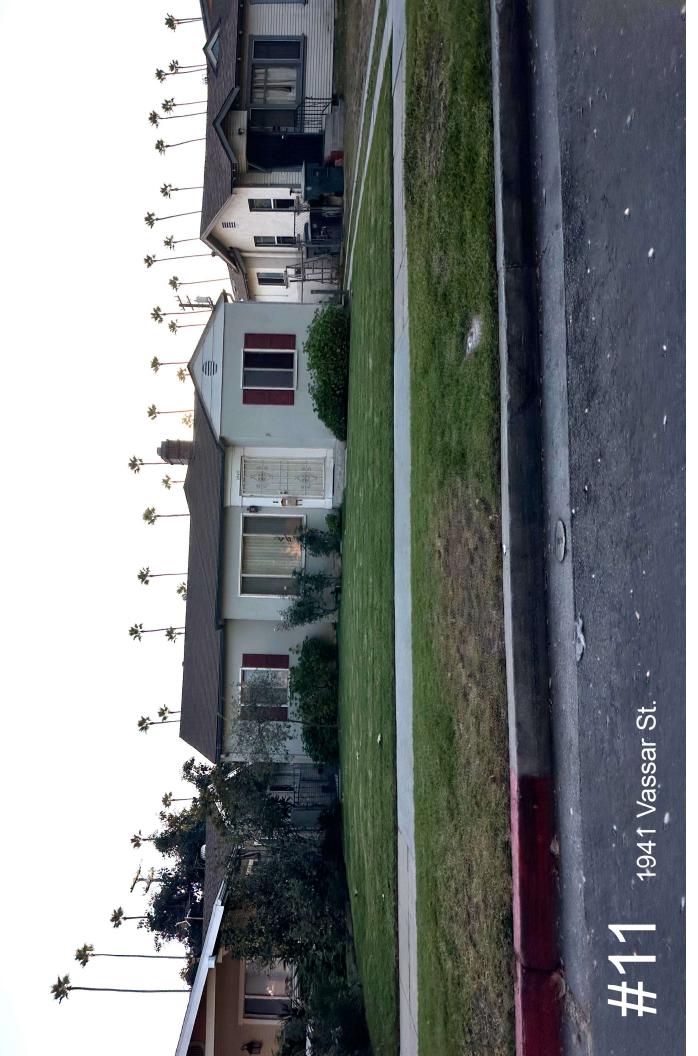


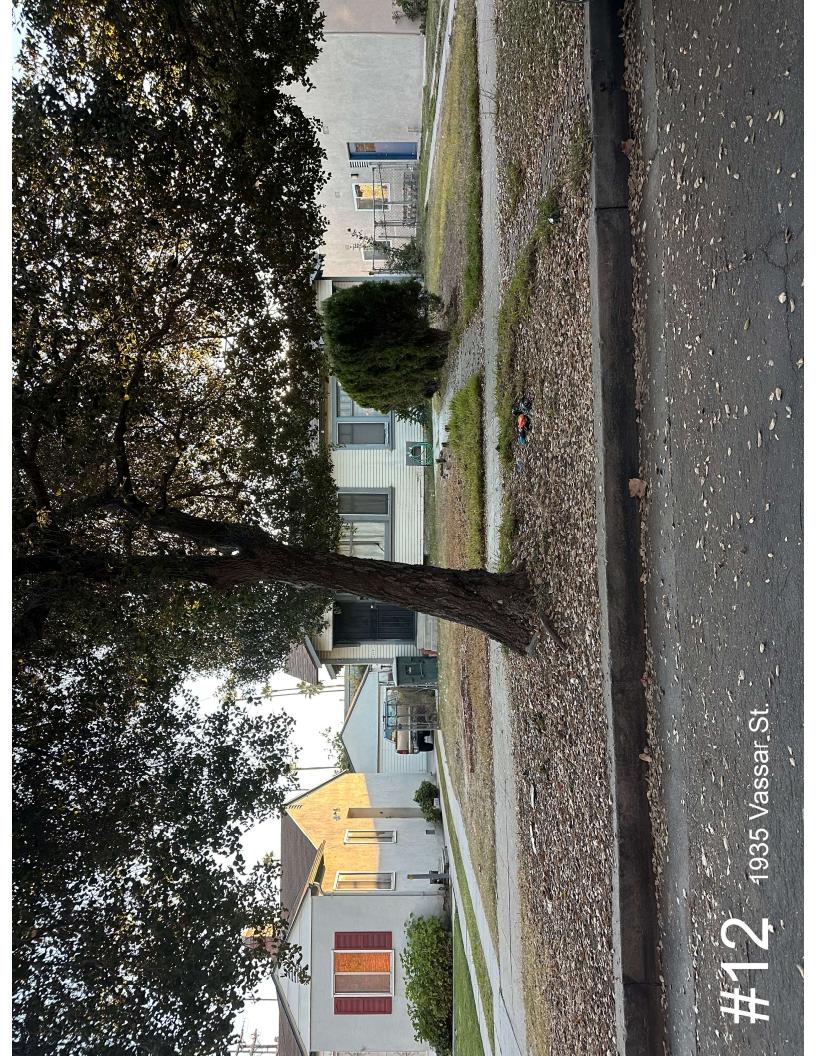
1930 Vassar St

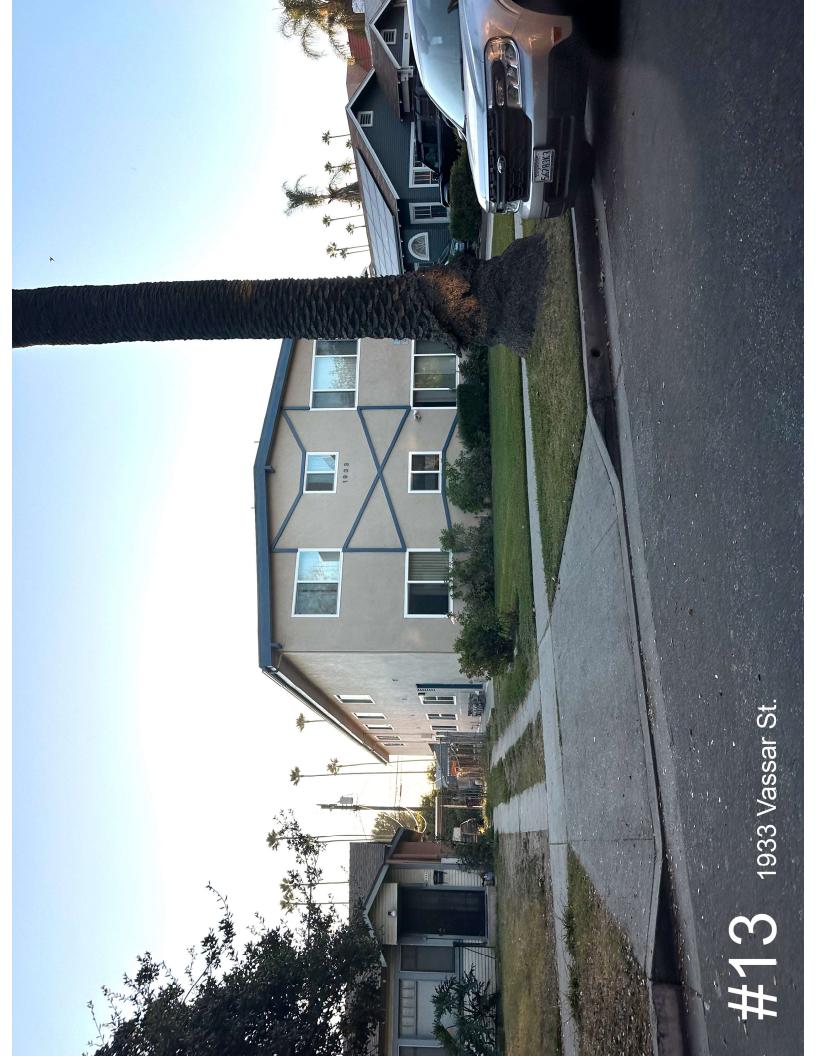


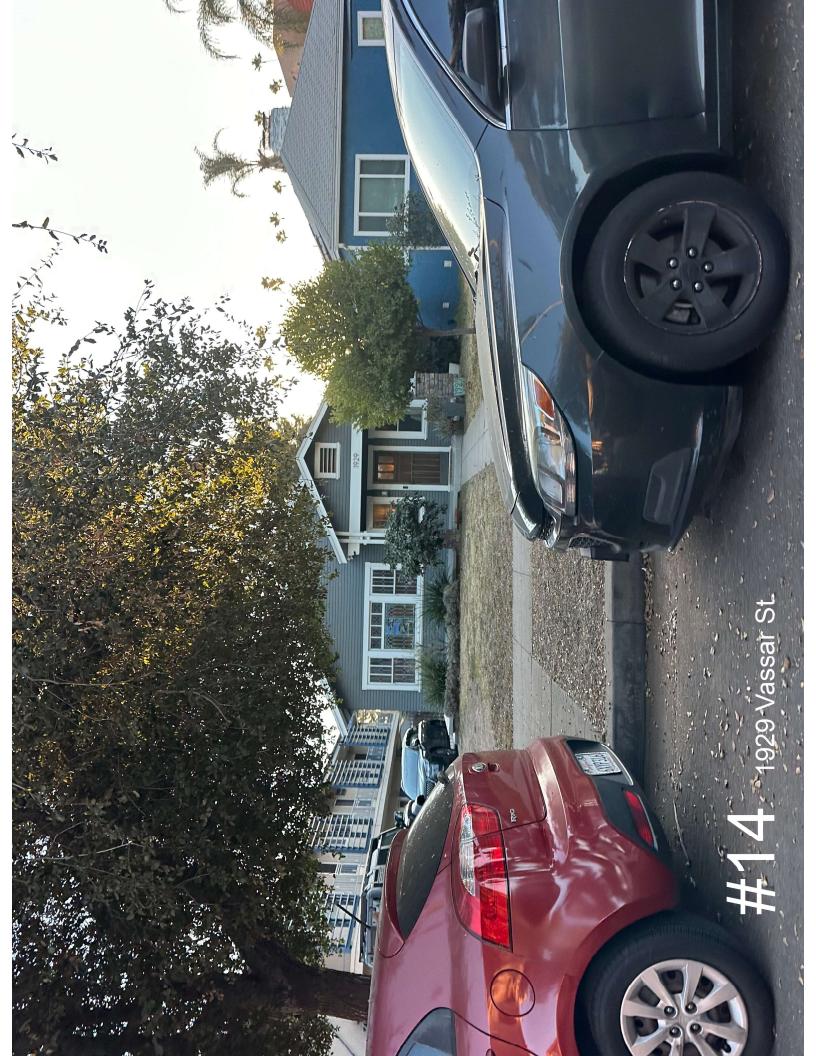
1837 TYBURN ST.

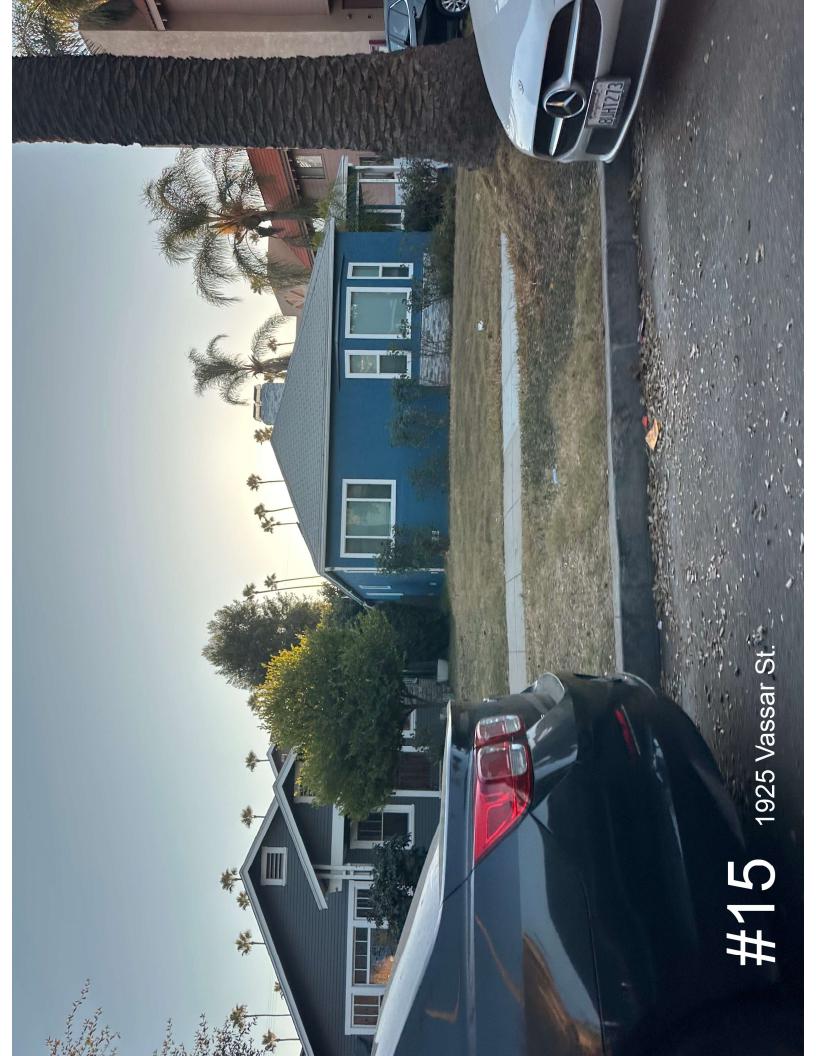


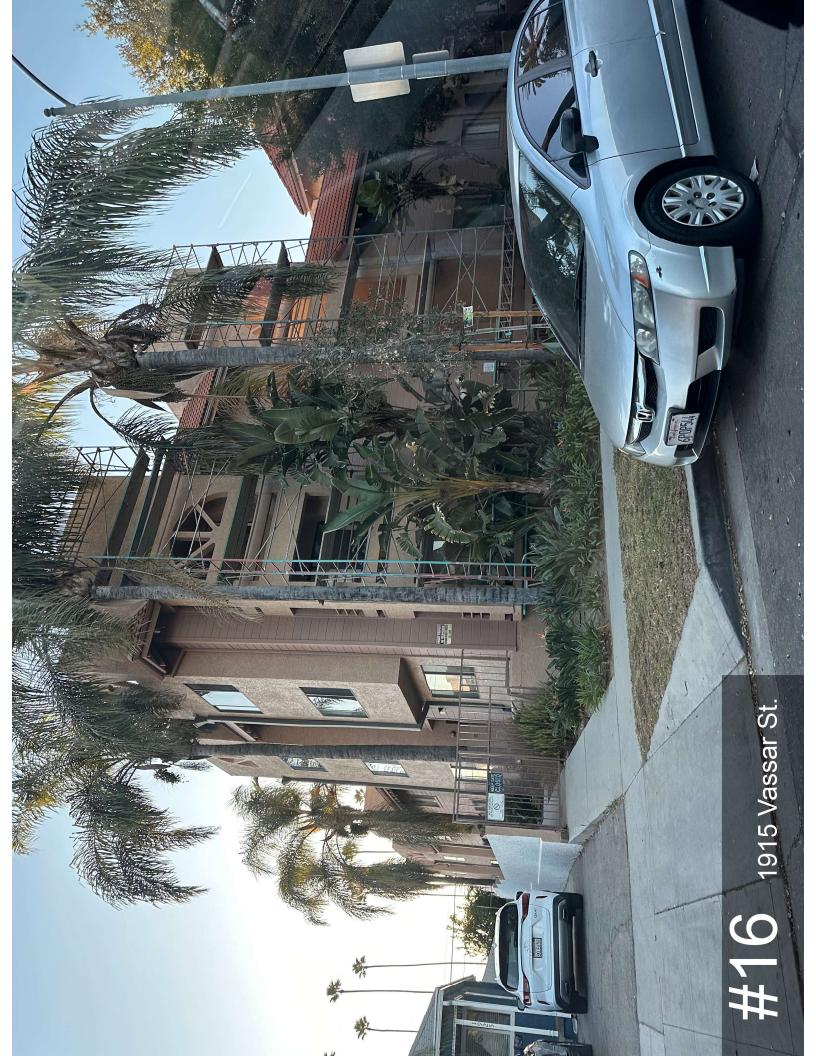


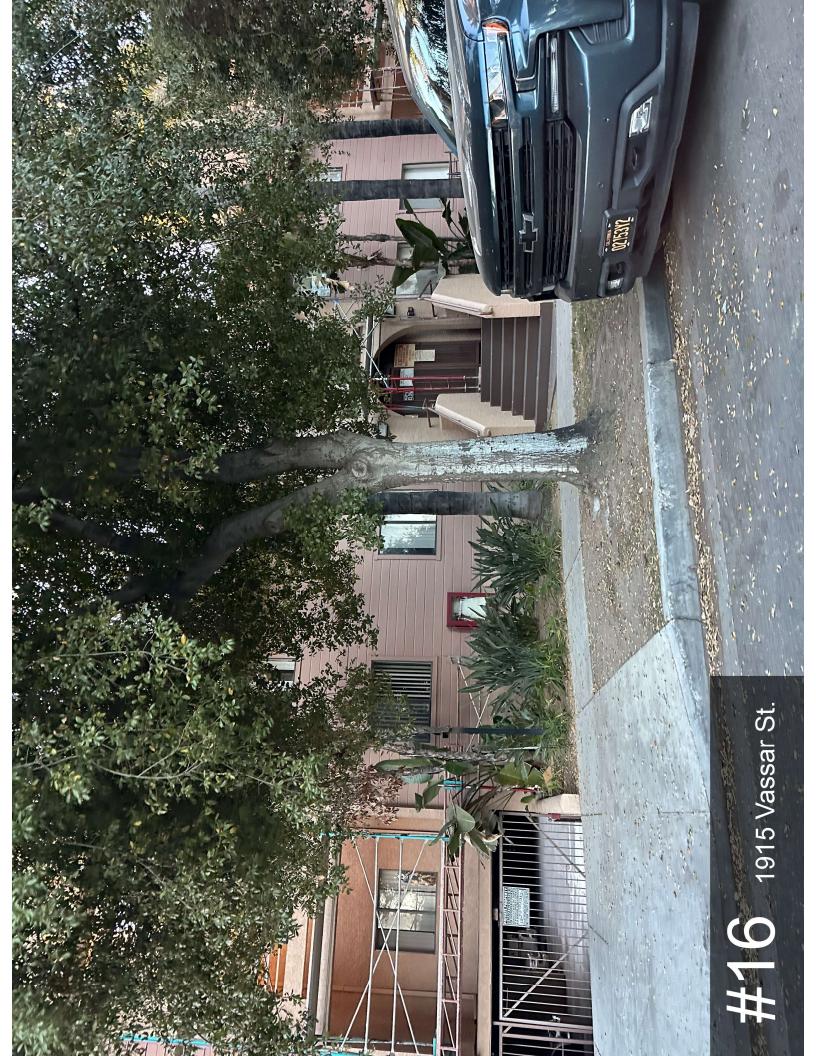


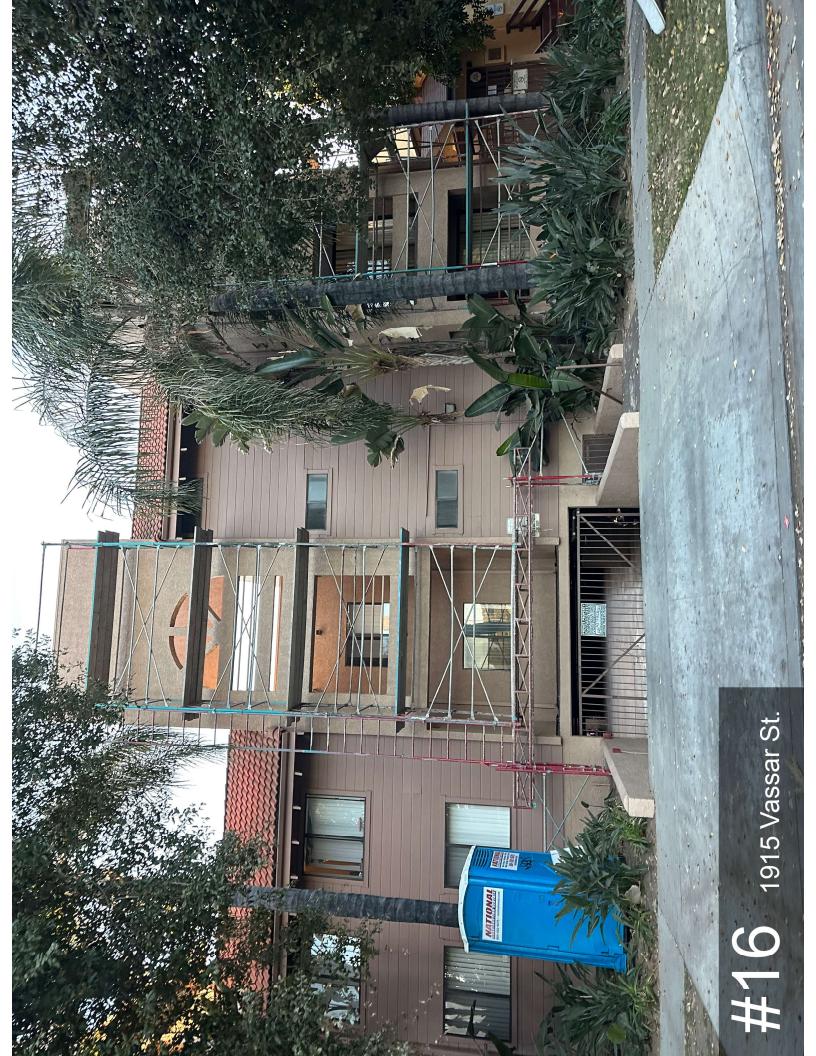


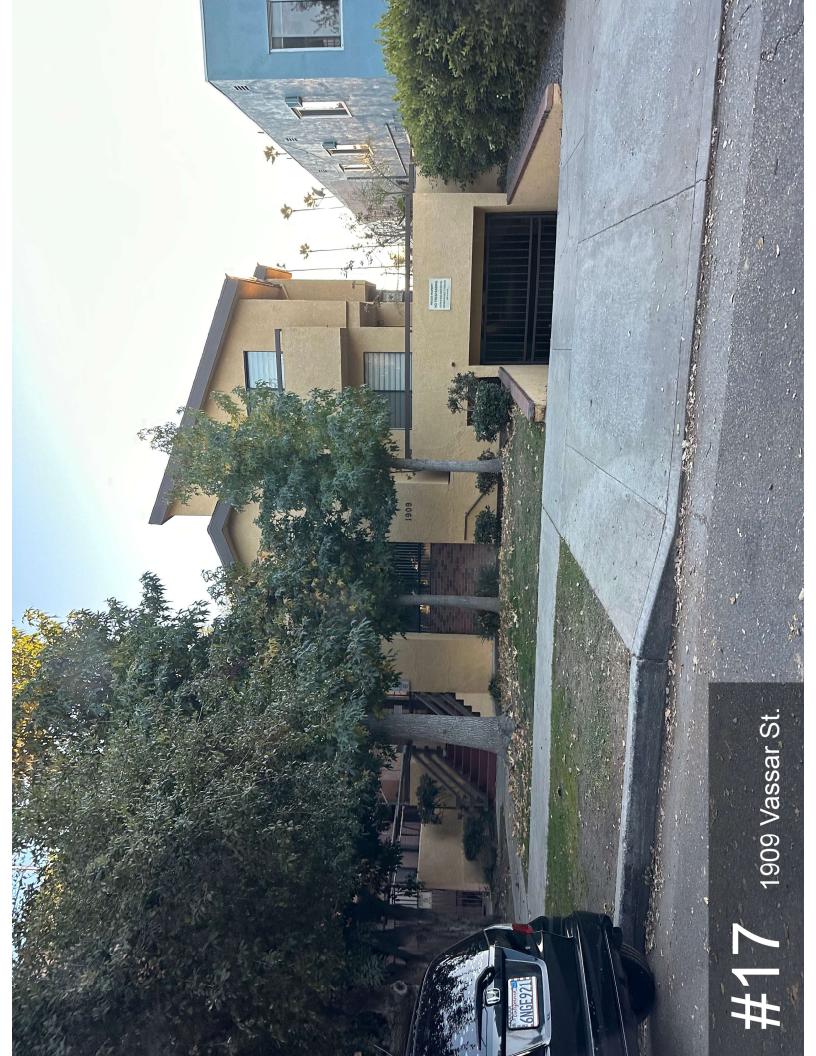


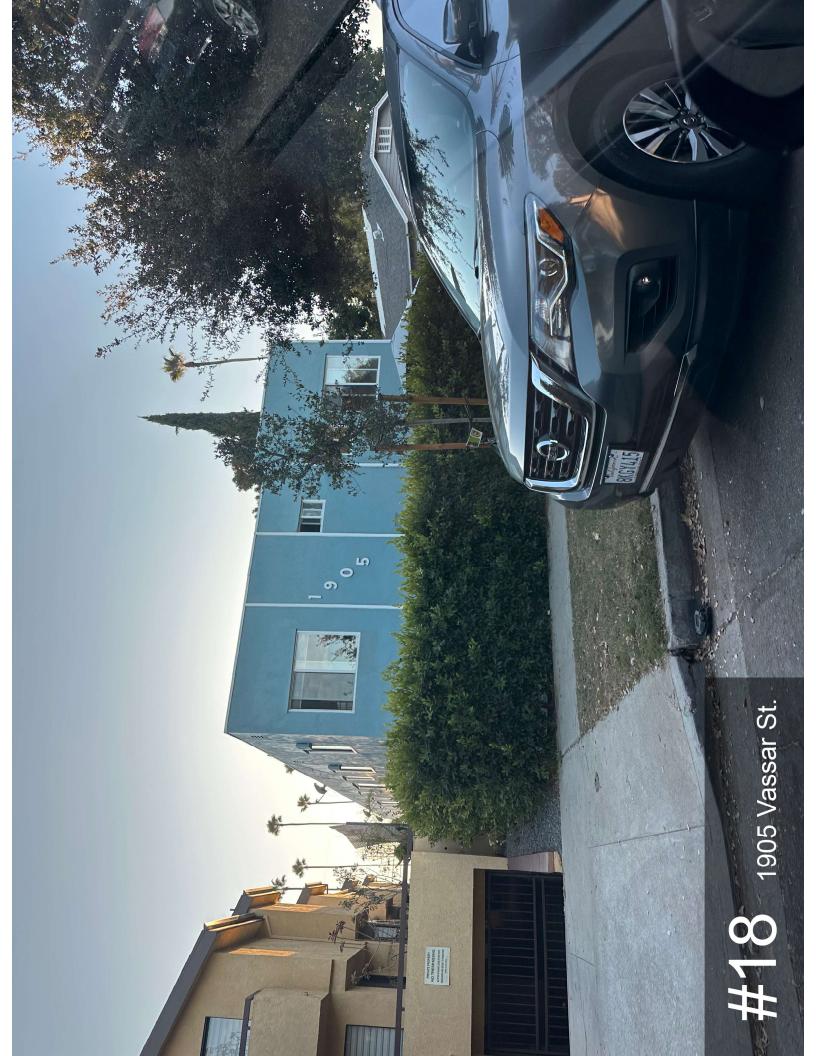


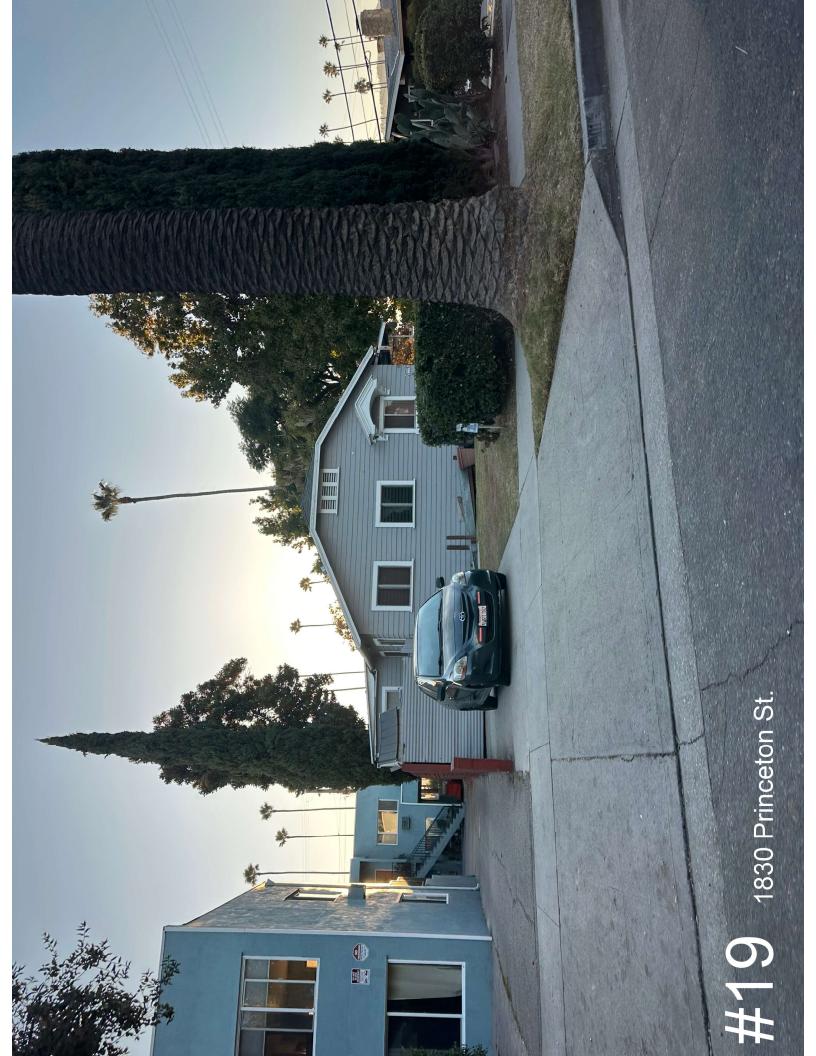


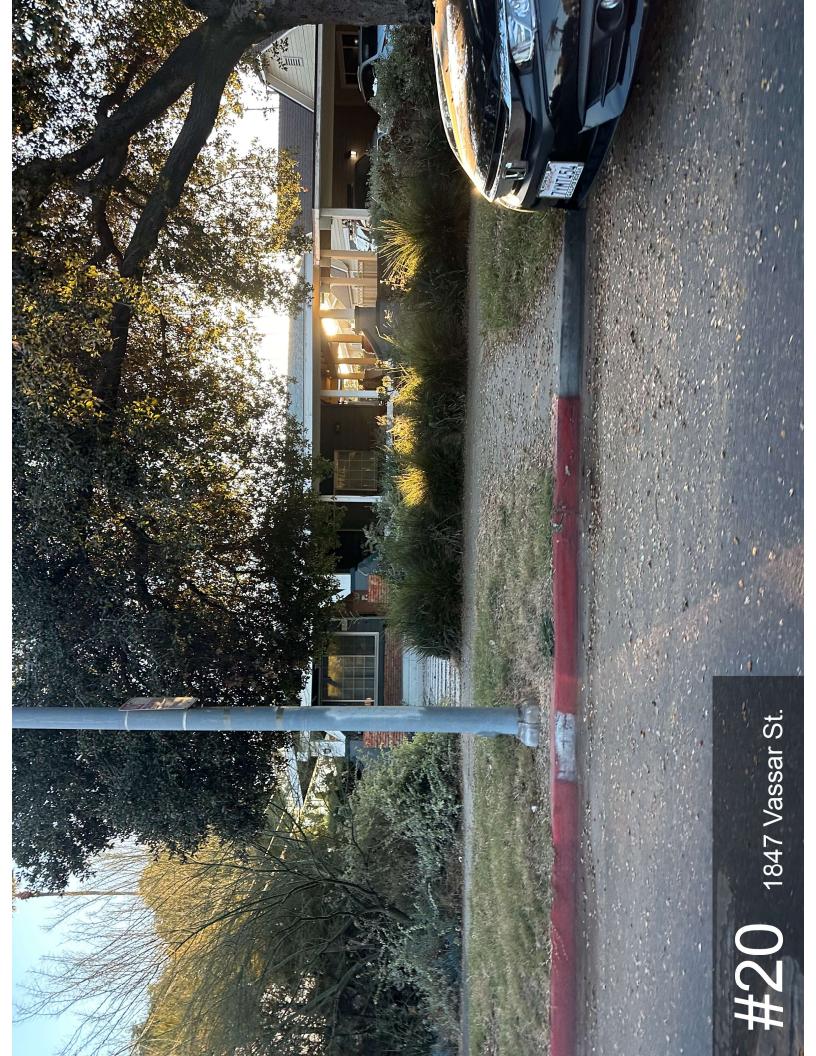


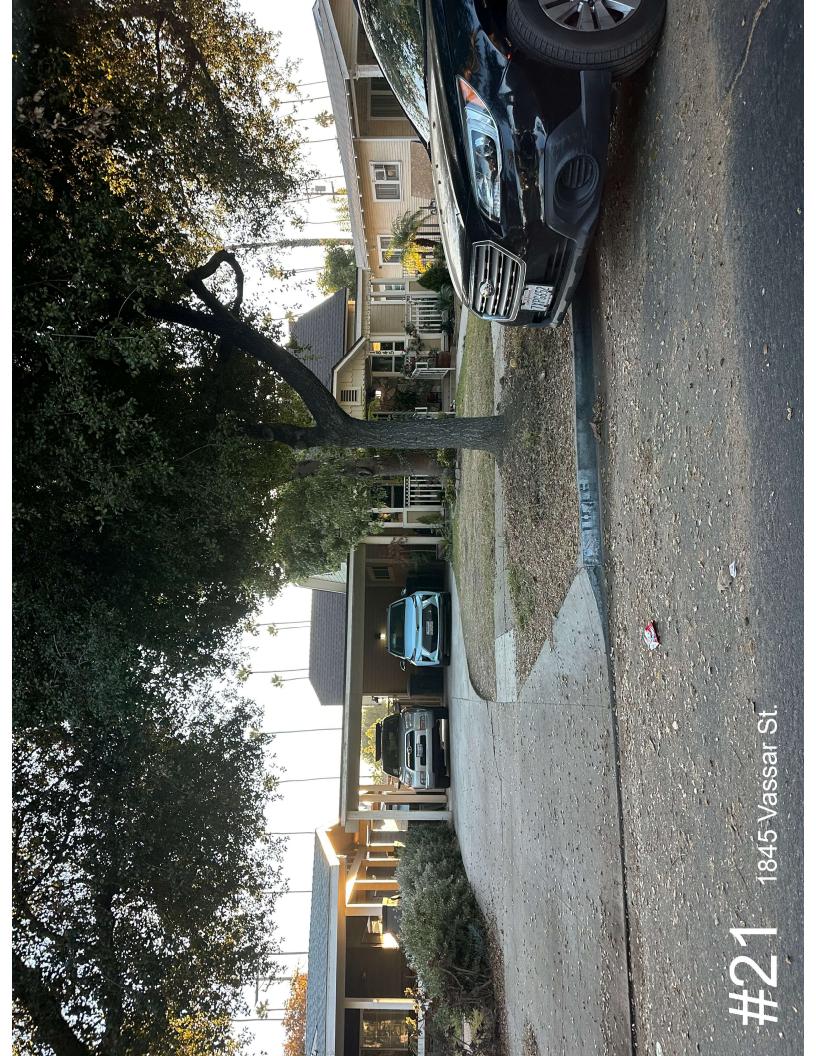


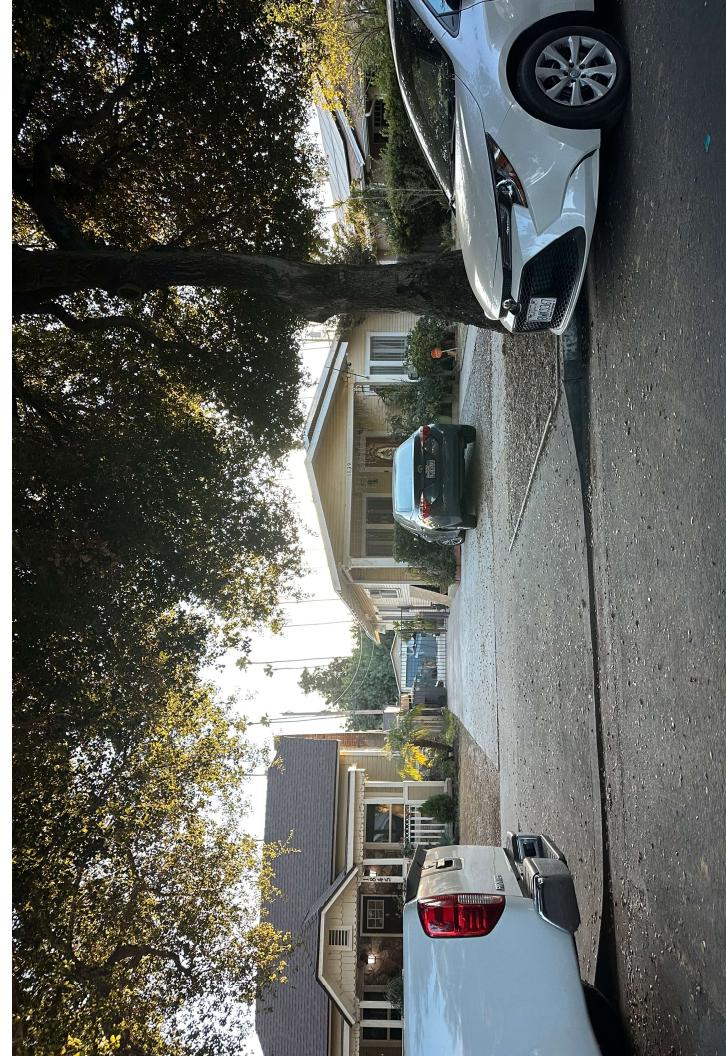




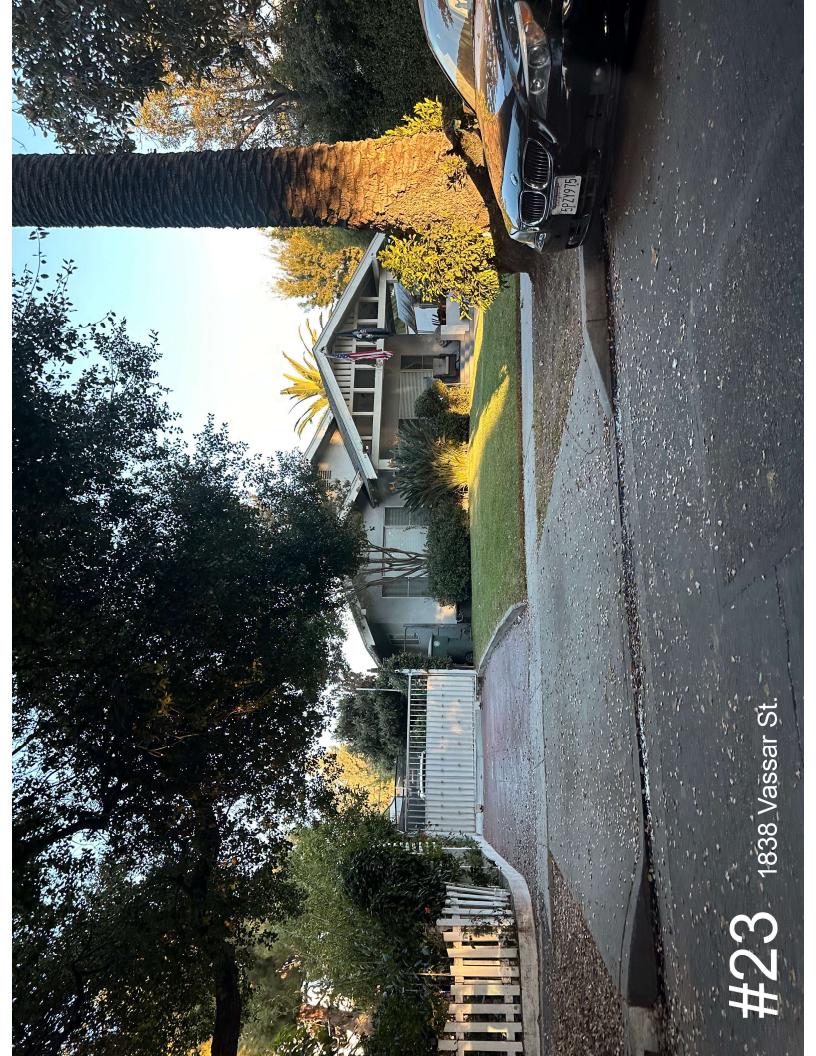


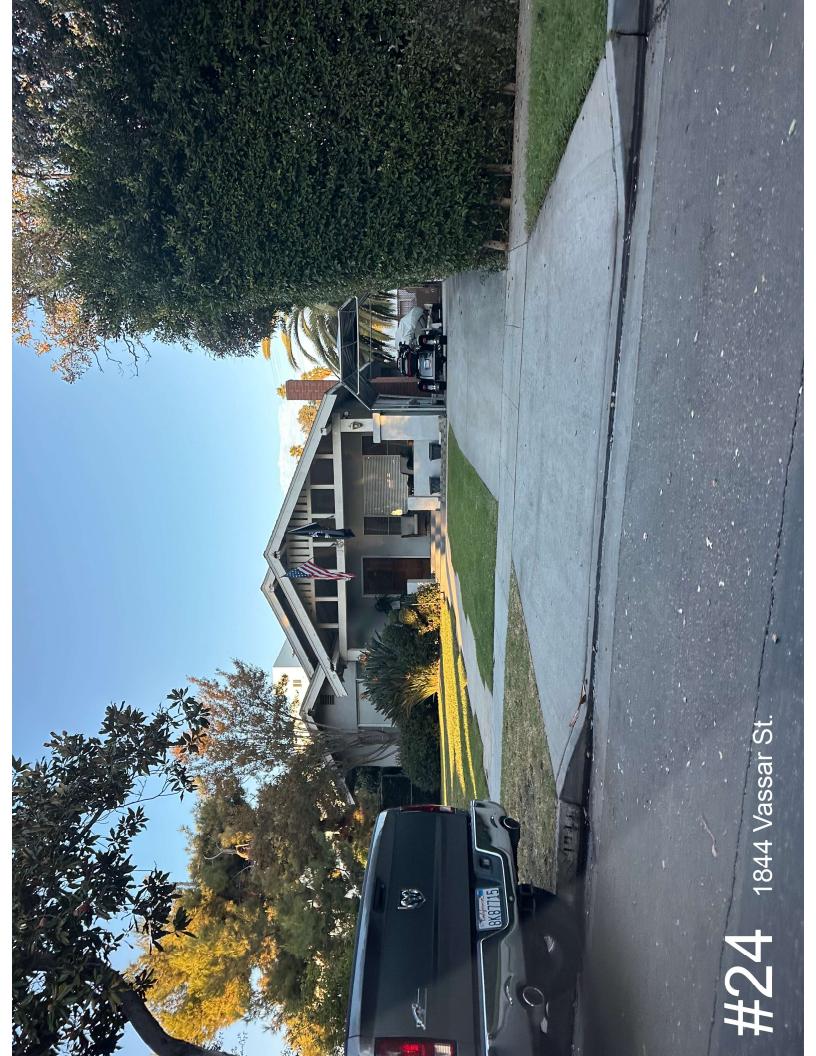






1839 Vassar St.





#25 1821 Princeton St.







3645 San Fernando Rd.



