



CITY OF GLENDALE, CALIFORNIA

DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY

July 9, 2024 <i>Decision Date</i>	3223 Kirkham Drive <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5658-022-021 <i>APN</i>
PADR-002614-2023 <i>Case Number</i>	Vardan Kasemyan <i>Applicant</i>
Roger Kiesel, AICP <i>Case Planner</i>	Jack Bekian <i>Owner</i>

Project Summary

To construct a 1,554 square-foot basement below a recently approved (but not yet constructed) 3,850 square-foot new two-story residence located on a 19,052 square-foot lot, located in the R1R, FAR District III zone. The size of the residence, including the basement, will be 5,404 square feet. The existing 2,599 square-foot residence, which will be demolished, was constructed in 1974.

Environmental Review

The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because the project is the construction of a new single-family house. The property does not appear eligible for historic designation at the federal, state or local levels and is, therefore, not considered a historic resource under the California Environmental Quality Act.

Existing Property/Background

The subject site currently contains a 2,599 SF two-story single-family residence with an attached two-car garage, built in 1974, and a swimming pool. On April 27, 2023, the Design Review Board approved with conditions the demolition of the existing house and the construction of a new single-family residence and an attached three-car garage. The conditions included:

- The landscape plan shall be amended to include the reduction of hardscape (to no more than the width of the entry door/sidelight), or increase in permeable surface area at the front walkway, addition of two shade trees within the front yard and

trailing plants adjacent to retaining walls and planters and a more naturalistic design of the rear yard behind the retaining wall. Revised landscape plans shall be reviewed and approved by staff.

- Restudy the windows on the second floor above the front entry to be consistent with the rear elevation.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RIR FAR District: III

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified, with the exception of the proposed retaining wall in the rear yard, the design of which will need to be amended to comply with standards contained in the Zoning Ordinance.

Active/Pending Permits and Approvals

None.

Site Slope and Grading

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

Neighborhood Survey

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	11,370 SF	8,300 – 20,038 SF	19,052 SF
Setback	22 FT	20 – 30 FT	26 FT
House size	2,564 SF	1,948 – 3,063 SF	5,404 SF
Floor Area Ratio	0.20	0.10 – 0.34	0.28
Number of stories	N/A	5 – one story, 7 – two story,	Two story

DESIGN ANALYSIS

Site Planning

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

Building Location

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

If "no" select from below and explain:

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

Garage Location and Driveway

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

If "no" select from below and explain:

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

Landscape Design

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

If "no" select from below and explain:

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

Landscape design should provide a naturalistic look, complementary to the building design and minimizing paved areas. To that end, staff is recommending several alterations to the design of the landscaping to be more consistent with the Landscape Design Section of the Hillside Design Guidelines.

The entry walk leading from the street to the front door should be reduced in width to no wider than the front door/sidelights. This reduction in hardscaping will maximize permeable surface area and allow for additional landscaping, which will soften the appearance of the house from the street.

A number of Queen Palm trees are proposed within the front yard of the residence. Staff recommends either substituting out or adding two shade trees to the design of this area.

This change will also soften the overall look of the project as well as provide shade to this south-facing yard.

Trailing plants should be added to areas adjacent to existing/proposed retaining walls and front yard planters to allay the presence of these features.

The rear yard (behind the existing rear retaining wall), is proposed to include “hedging” of Hopseed Bush, Blue Hibiscus, Rosemary and Lantana, behind which are Queen Palms, along with six Cajeput tree in the northern-most part of the rear yard and Coyote Brush in the center. Staff recommends the landscape design in this area be amended to a more naturalistic form, consistent with the Hillside Design Guidelines.

Walls and Fences

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

If “no” select from below and explain:

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

As part of the revisions to the project, a new retaining wall is proposed in the rear yard. Retaining walls located within 5 feet of an interior property line can be no more than 3 feet high. Retaining walls hidden from view from a public street by primary or accessory structures that are upslope from public street access can be up to 15 feet high. Retaining walls which do not meet either criteria can be a maximum of 5 feet high. As proposed, portions of the retaining wall do not comply with these standards. A condition of approval will require amending these plans so that compliance is achieved.

Determination of Compatibility: Site Planning

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

- The site planning of the proposed residence is similar to the existing residence, and, although the proposed residence has a larger footprint, it is located on the already-graded pad.
- The proposed basement is underneath the proposed residence and fully subterranean.
- The attached street-facing garage is typical of the neighborhood. Although the majority of the homes include a two-car garage, there are three-car garage present in the area.
- As conditioned, the landscape plan shall be amended for better consistency with the Hillside Design Guidelines. Amendments to the plan shall include the reduction of hardscape at the front walkway, addition of two shade trees within the front yard and trailing plants adjacent to retaining walls and planters and a more naturalistic design of the rear yard behind the existing retaining wall.

- As conditioned, proposed retaining wall plans shall be amended to comply with the standards in the Zoning Ordinance.

Massing and Scale

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

Building Relates to its Surrounding Context

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

If "no" select from below and explain:

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

Building Relates to Existing Topography

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

If "no" select from below and explain:

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

Consistent Architectural Concept

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

If "no" select from below and explain:

- Concept governs massing and height

Scale and Proportion

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

If "no" select from below and explain:

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

Roof Forms

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

If "no" select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

Determination of Compatibility: Mass and Scale

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

- The proposed residence is located on an already-graded building pad.
- The entry of the residence is prominent without being monumental.
- The proposed basement, while adding significantly to the size of the proposed residence, is subterranean and will not add to the mass of the house.

Design and Detailing

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

Overall Design and Detailing

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

If "no" select from below and explain:

- Consistent architectural concept
- Proportions appropriate to project and surrounding neighborhood
- Appropriate solid/void relationships

Entryway

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

If "no" select from below and explain:

- Well integrated into design
- Avoids sense of monumentality
- Design provides appropriate focal point
- Doors appropriate to design

Windows

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

If “no” select from below and explain:

- Appropriate to overall design
- Placement appropriate to style
- Recessed in wall, when appropriate

Privacy

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

If “no” select from below and explain:

- Consideration of views from “public” rooms and balconies/decks
- Avoid windows facing adjacent windows

Finish Materials and Color

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

If “no” select from below and explain:

- Textures and colors reinforce design
- High-quality, especially facing the street
- Respect articulation and façade hierarchy
- Wrap corners and terminate appropriately

Paving Materials

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

If “no” select from below and explain:

- Decorative material at entries/driveways
- Permeable paving when possible
- Material and color related to design

Lighting, Equipment, Trash, and Drainage

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

If “no” select from below and explain:

- Light fixtures appropriately located/avoid spillover and over-lit facades
- Light fixture design appropriate to project
- Equipment screened and well located
- Trash storage out of public view

- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

Ancillary Structures

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

If "no" select from below and explain:

- Design consistent with primary structure
- Design and materials of gates complement primary structure

Determination of Compatibility: Design and Detailing

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

- The entryway is prominent without being overbearing or monumental. The trellis element above the entry assists in highlighting this area.
- The various materials used, including smooth stucco, black natural stone, Ipe wood siding and fiberglass windows, are of high quality.

Recommendation / Draft Record of Decision

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

Conditions:

1. The landscape plan shall be amended to include the reduction of hardscape (to no more than the width of the entry door/sidelight), or increase in permeable surface area at the front walkway, addition of two shade trees within the front yard and trailing plants adjacent to retaining walls and planters and a more naturalistic design of the rear yard behind the retaining wall. Revised landscape plans shall be reviewed and approved by staff.
2. Retaining wall plans shall be amended to comply with the standards of the Zoning Ordinance.

Attachments

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



REVISE DATES:

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

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

OWNER:
JACK BEKIAN
ADDRESS:
3223 KIRKHAM DR
GLENDALE, CA 91206

**BEKIAN
RESIDENCE**



SEVAN BENLIAN
(818) 237-0295

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PROJECT INFO

JOB NUMBER:	20077
DATE DRAWN:	12/7/23
DRAWN BY:	J.F.
CHECKED BY:	V.K.
SCALE:	N.T.S.

A-1

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**PROPOSED
ROOF PLAN**

APARTEON
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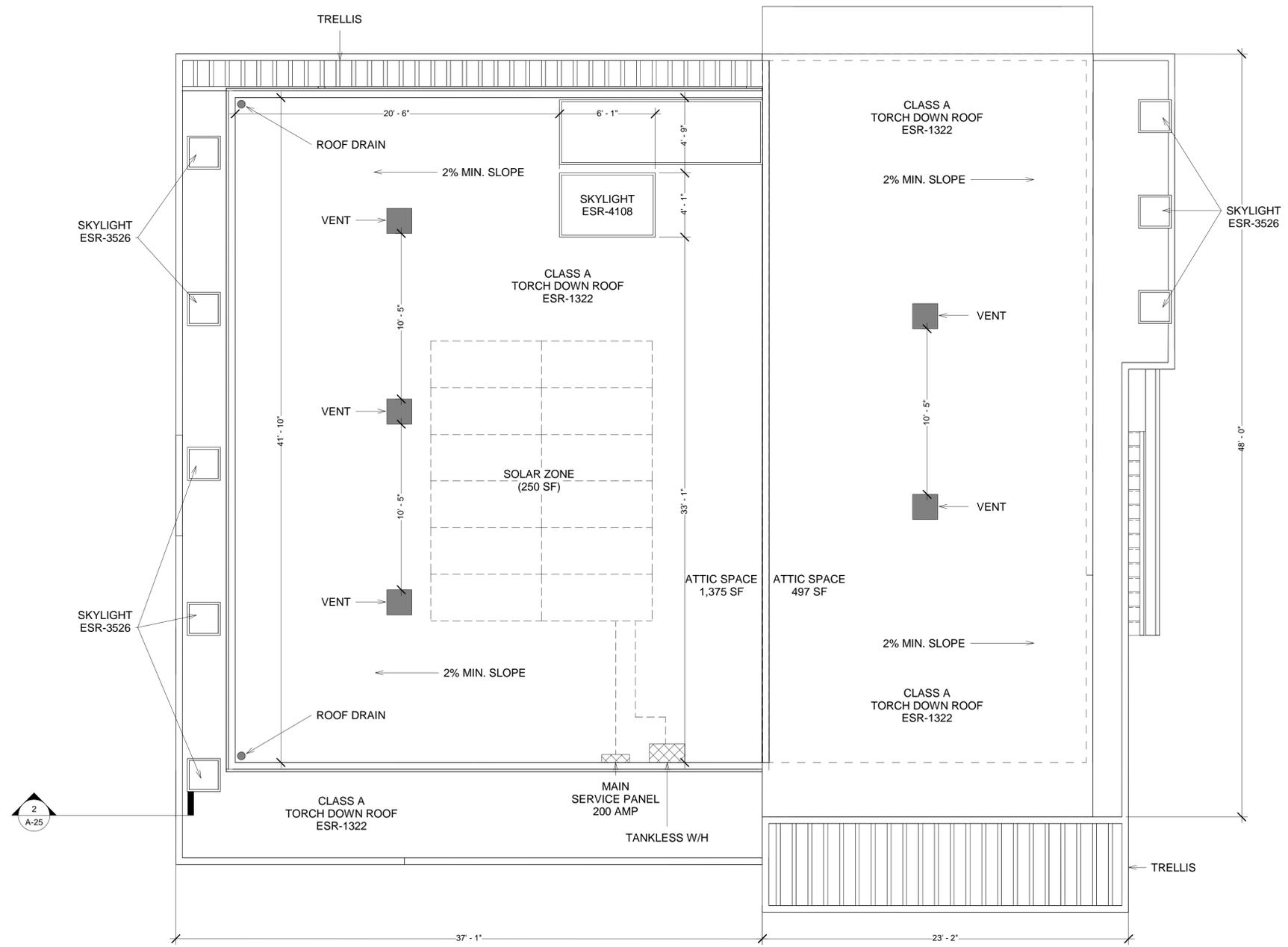


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PROJECT INFO	
JOB NUMBER:	20077
DATE DRAWN:	12/7/23
DRAWN BY:	J.F.
CHECKED BY:	V.K.
SCALE:	1/4" = 1'



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

ATTIC VENT CALCULATIONS:

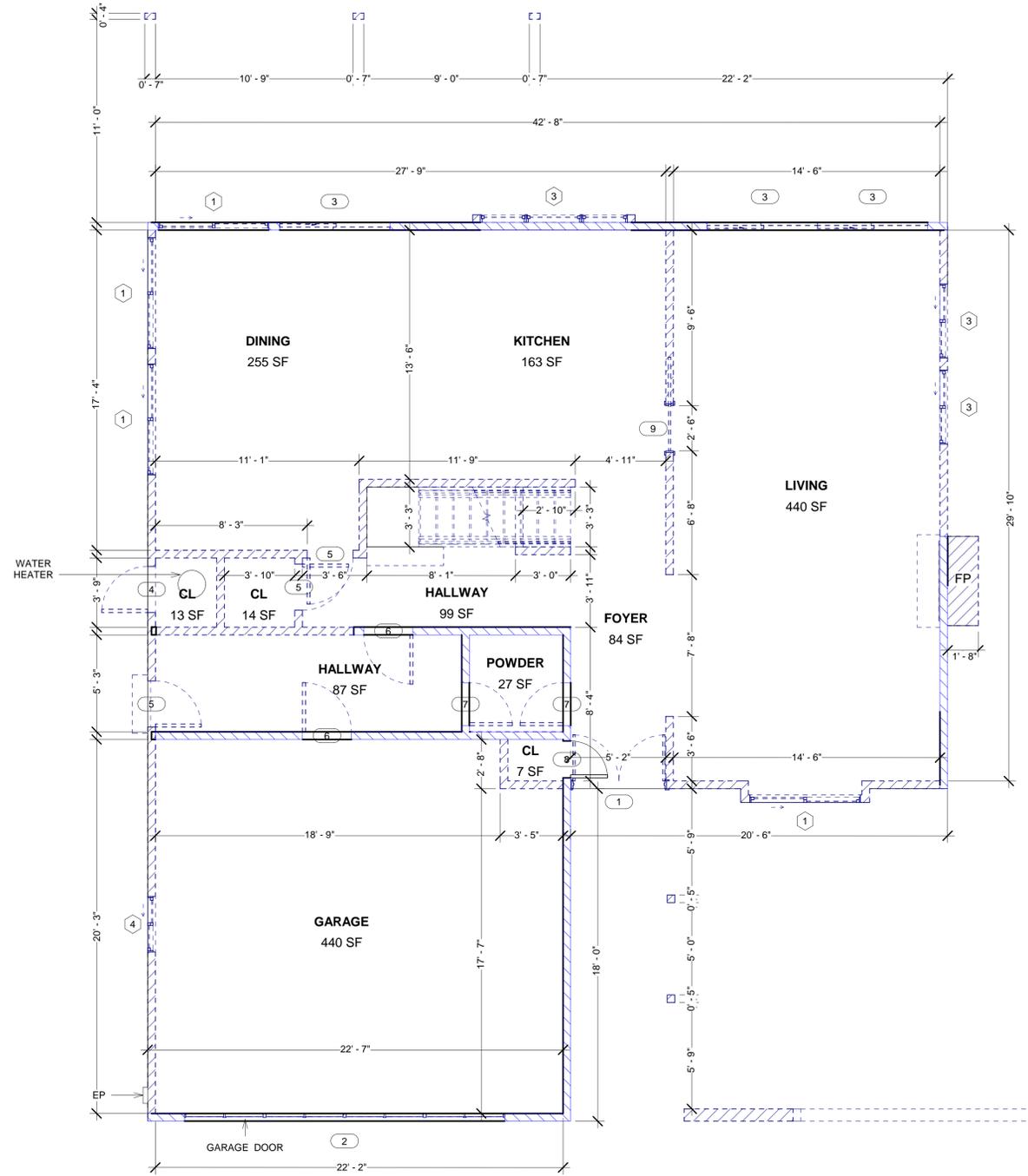
1 SQUARE FEET FOR EVERY 150 SQUARE FEET ATTIC FLOOR AREA
REQUIRED:

1,872 SQUARE FEET OF ATTIC SPACE / 150 SQ FT = 12.48 SQ FT
12.48 SQ FT x 144 = 1,797.12 SQ IN NET FREE VENT REQUIRED

PROVIDED:

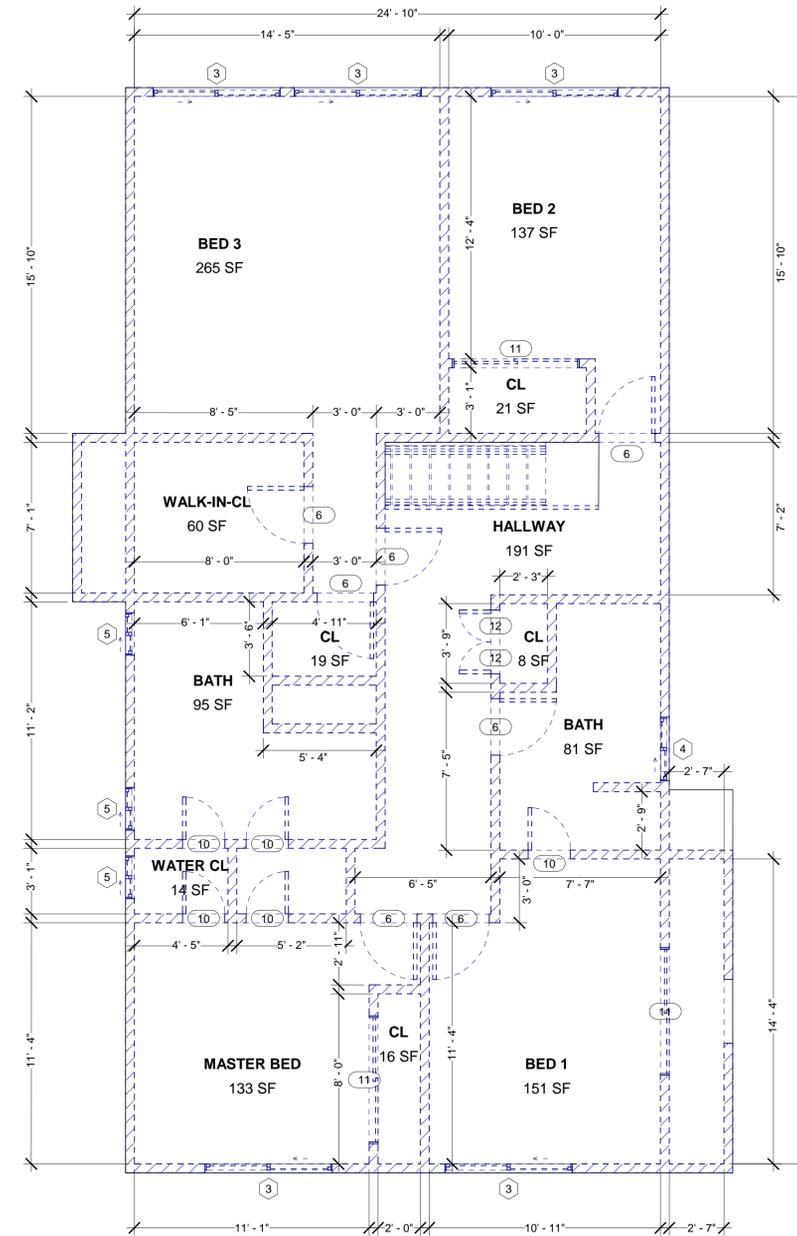
(5) SOLAR POWERED VENT = 1,800 SQ IN NET FREE VENT
1,800 SQ IN OF NET FREE VENT PROVIDED > 1,797.12 SQ IN NET FREE VENT REQUIRED

NOTE: FOR REFERENCE ONLY. (E) HOUSE TO BE DEMOLISHED



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

NOTE: FOR REFERENCE ONLY. (E) HOUSE TO BE DEMOLISHED



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

LEGEND	
DEMO WALL (2X4)	

EXISTING FIRST & SECOND FLOOR WINDOW SCHEDULE									
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	TEMPERED	SILL HEIGHT	QUANTITY	U-FACTOR	SHGC
1	6'-0"	5'-0"	SLIDING	WOOD	NO	1'-8"	4	0.29	0.23
2	4'-0"	5'-0"	SLIDING	WOOD	NO	2'-8"	2	0.29	0.23
3	3'-0"	4'-0"	SLIDING	WOOD	NO	2'-8"	1	0.29	0.23
4	4'-0"	6'-0"	SLIDING	WOOD	NO	2'-8"	5	0.29	0.23
5	2'-0"	3'-0"	SLIDING	WOOD	NO	3'-8"	3	0.29	0.23
6	3'-0"	3'-0"	SLIDING	WOOD	NO	2'-4"	1	0.29	0.23

EXISTING FIRST & SECOND FLOOR DOOR SCHEDULE									
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
1	5'-0"	6'-8"	DOUBLE SWING	WOOD	GLASS	YES	1	0.29	0.23
2	17'-0"	7'-0"	SECTIONAL	WOOD	WOOD	NO	1	N/A	N/A
3	6'-0"	6'-8"	SLIDING	WOOD	WOOD	YES	3	0.29	0.23
4	2'-6"	6'-0"	SWING	WOOD	WOOD	NO	1	N/A	N/A
5	2'-6"	6'-8"	SWING	WOOD	WOOD	NO	3	N/A	N/A
6	2'-8"	6'-8"	SWING	WOOD	WOOD	NO	2	N/A	N/A
7	2'-4"	6'-8"	SWING	WOOD	WOOD	NO	2	N/A	N/A
8	2'-0"	6'-8"	SWING	WOOD	WOOD	NO	1	N/A	N/A
9	2'-6"	6'-8"	SLIDING	WOOD	WOOD	NO	1	N/A	N/A
10	2'-0"	6'-8"	SWING	WOOD	WOOD	NO	5	N/A	N/A
11	6'-0"	6'-8"	SLIDING	WOOD	WOOD	NO	3	N/A	N/A
12	1'-6"	6'-8"	SWING	WOOD	WOOD	NO	2	N/A	N/A

REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK.
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**EXISTING & DEMO
FIRST & SECOND
FLOOR PLAN**

APARTEON
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SEC
development

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PROJECT INFO
JOB NUMBER: 20077
DATE DRAWN: 12/7/23
DRAWN BY: J.F.
CHECKED BY: V.K.
SCALE: 1/4" = 1'

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**PROPOSED
BASEMENT
FLOOR PLAN**

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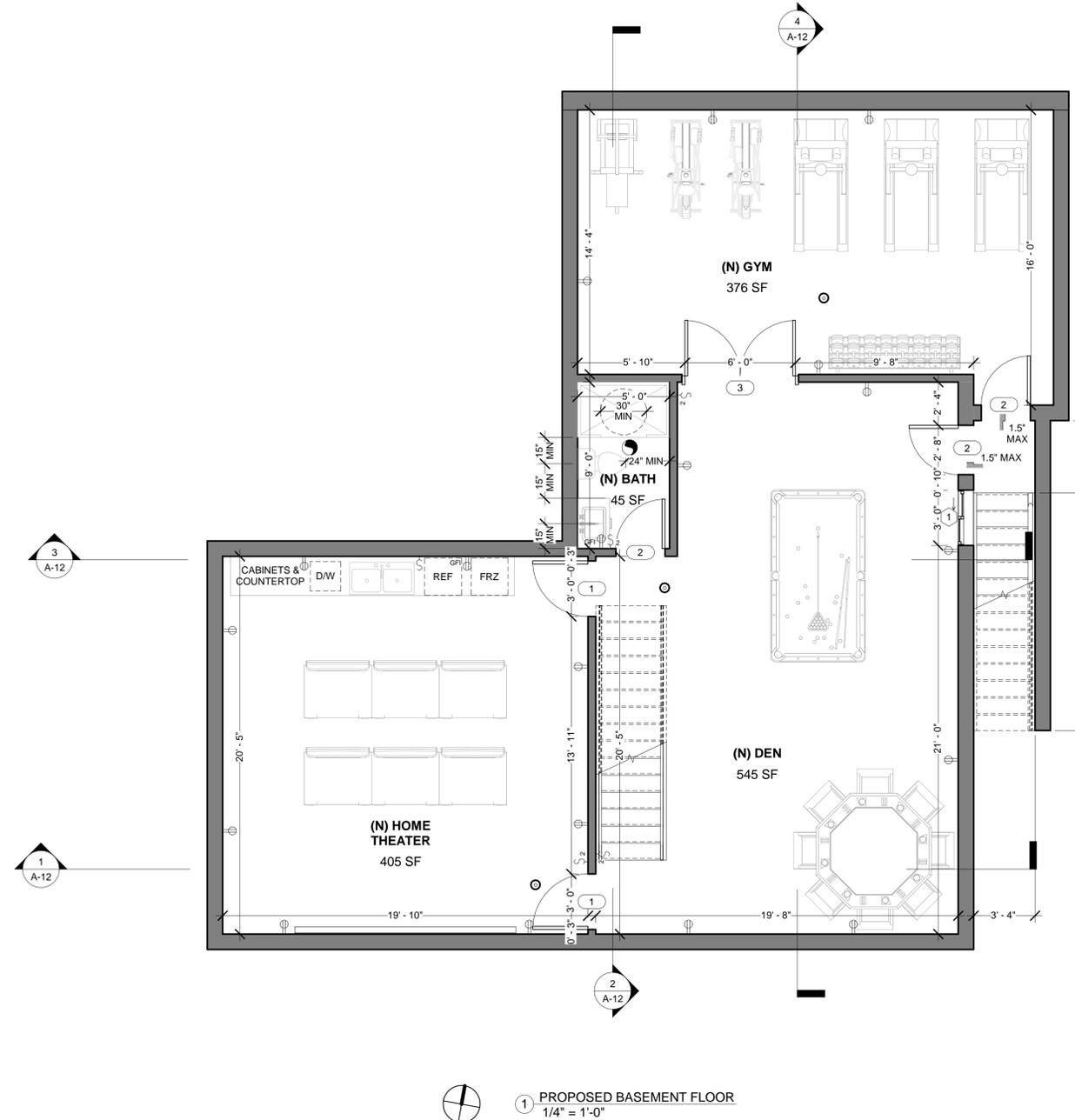
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PROJECT INFO
JOB NUMBER: 20077
DATE DRAWN: 12/7/23
DRAWN BY: J.F.
CHECKED BY: V.K.
SCALE: 1/4" = 1'



1 PROPOSED BASEMENT FLOOR
1/4" = 1'-0"

NOTE:

SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.

CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.

FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.

ALL SHOWER ENCLOSURES SHOULD BE TEMPERED GLAZING.

THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCLUDE TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS, (WHERE RECEPTACLES SERVE COUNTER TOP SURFACES), LAUNDRY, UTILITY, WET BAR SINKS (WITHIN 6' OF THE EDGE OF THE SINK), SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI)

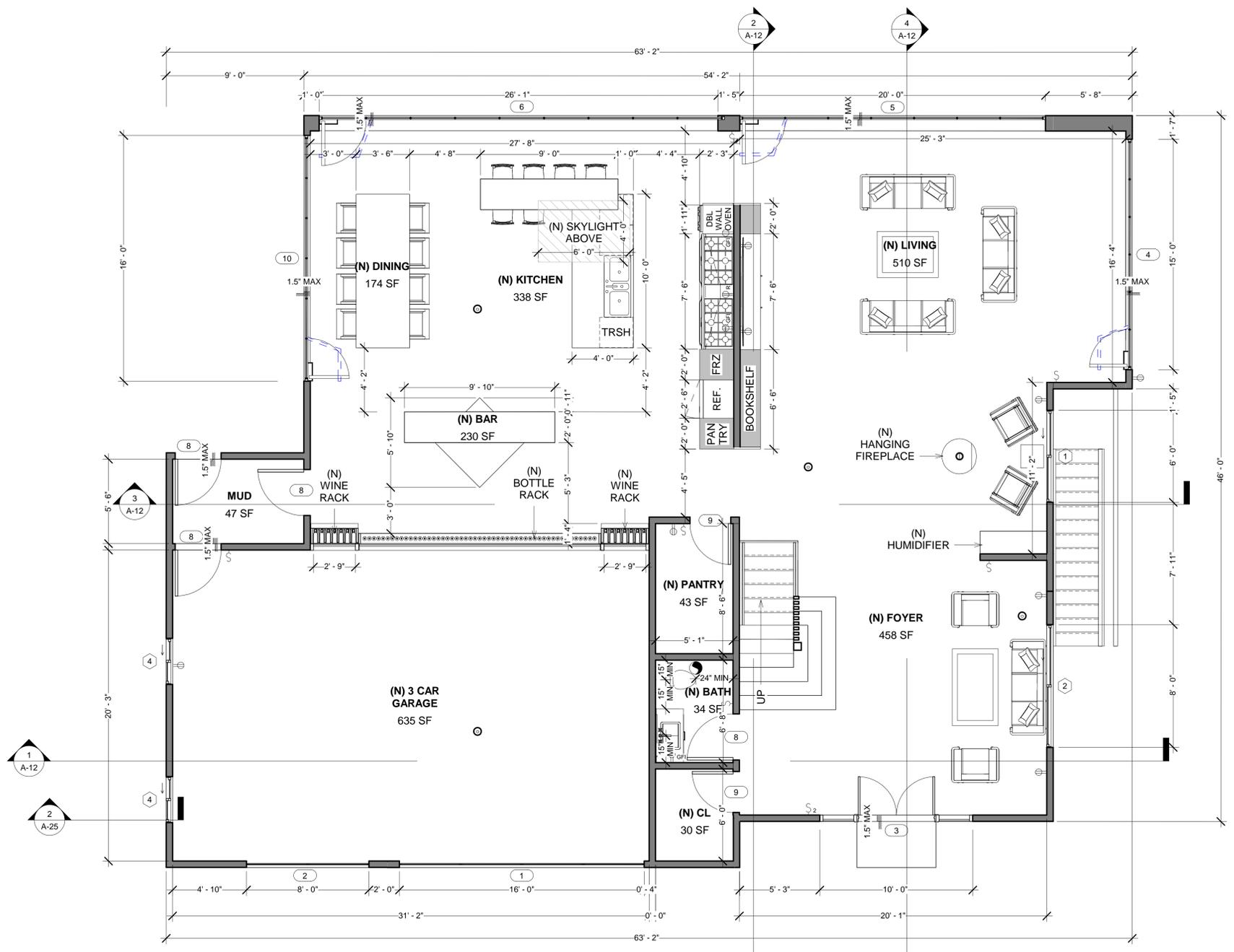
ALL BRANCH CIRCUITS SUPPLYING RECEPTACLES IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI)

LEGEND	
NEW WALL (2X4)	[Symbol]
ENERGY STAR EXHAUST 50 CFM DUCTED TO OUTSIDE AND CONTROLLED BY HUMIDISTAT	[Symbol]
SMOKE DETECTOR/ CARBON MONOXIDE	[Symbol]

ELECTRICAL LEGEND	
[Symbol]	SINGLE SWITCH
[Symbol]	DOUBLE SWITCH
[Symbol]	DIMMER SWITCH
[Symbol]	DOUBLE OUTLET
[Symbol]	GFI OUTLET
[Symbol]	RANGE OUTLET
[Symbol]	240V OUTLET

PROPOSED BASEMENT FLOOR DOOR SCHEDULE									
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
1	3'-0"	6'-8"	SWING	WOOD	WOOD	NO	2	N/A	N/A
2	2'-8"	6'-8"	SWING	WOOD	WOOD	NO	3	N/A	N/A
3	6'-0"	6'-8"	DOUBLE SWING	WOOD	GLASS	YES	1	0.29	0.23

PROPOSED BASEMENT FLOOR WINDOW SCHEDULE																		
WINDOW NUMBER	QUANTITY	NEW WIDTH X HEIGHT	NEW MATERIAL	VISIBLE FROM THE STREET? Y/N	NEW OPERATIONS	NEW FRAME TYPE	KEEP EXISTING SILL & FRAME Y/N	BUILD NEW SILL & FRAME Y/N	SILL	NEW EDGE DETAIL	BEDROOM? Y/N	ENERGY EFFICIENT? Y/N	TEMPERED GLASS Y/N	FIRE HAZARD ZONE? Y/N	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR?	U-FACTOR MAX	SHGC MAX	
1	1	3'-0" X 3'-0"	ALUMINIUM	NO	SLIDING	ALUMINIUM	NO	YES	3'-8"	FLAT	NO	YES	NO	NO	YES	0.32	0.32	



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

NATURAL LIGHT CALCULATION:	VENT CALCULATIONS:
(N) KITCHEN/DINING/BAR: 735 SF 735 SF X 10% = 73.5 SF (N) DOOR 6 = 212 SF (N) DOOR 10 = 128 SF REQUIRED: 73.5 SF PROVIDED: 340 SF	(N) KITCHEN/DINING/BAR: 735 SF 735 SF X 5% = 36.8 SF (N) DOOR 4 = 128 SF (N) DOOR 6 = 80 SF REQUIRED: 36.8 SF PROVIDED: 340 SF
(N) LIVING: 502 SF 502 SF X 10% = 50.2 SF (N) WINDOW 1 = 30 SF (N) DOOR 4 = 120 SF (N) DOOR 5 = 160 SF REQUIRED: 50.2 SF PROVIDED: 310 SF	(N) LIVING: 502 SF 502 SF X 5% = 25.6 SF (N) WINDOW 1 = 15 SF (N) DOOR 4 = 120 SF (N) DOOR 5 = 160 SF REQUIRED: 25.6 SF PROVIDED: 295 SF
(N) FOYER: 458 SF 458 SF X 10% = 45.8 SF (N) WINDOW 2 = 32 SF (N) DOOR 10 = 100 SF REQUIRED: 45.8 SF PROVIDED: 132 SF	(N) FOYER: 458 SF 458 SF X 5% = 22.9 SF (N) WINDOW 2 = 16 SF (N) DOOR 10 = 35 SF REQUIRED: 22.9 SF PROVIDED: 51 SF

ELECTRICAL LEGEND	
	SINGLE SWITCH
	DOUBLE SWITCH
	DIMMER SWITCH
	DOUBLE OUTLET
	GFI OUTLET
	RANGE OUTLET
	240V OUTLET

LEGEND	
	NEW WALL (2X4)
	ENERGY STAR EXHAUST 50 CFM DUCTED TO OUTSIDE AND CONTROLLED BY HUMIDISTAT
	SMOKE DETECTOR/ CARBON MONOXIDE

PROPOSED FIRST FLOOR DOOR SCHEDULE									
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
1	16'-0"	7'-0"	SECTIONAL	WOOD	WOOD	NO	1	N/A	N/A
2	8'-0"	7'-0"	SECTIONAL	WOOD	WOOD	NO	1	N/A	N/A
3	10'-0"	10'-0"	SWING + FIXED	ALUMINIUM	GLASS	YES	1	0.29	0.23
4	15'-0"	8'-0"	NANO	ALUMINIUM	GLASS	YES	1	0.29	0.23
5	20'-0"	8'-0"	NANO	ALUMINIUM	GLASS	YES	1	0.29	0.23
6	26'-6"	8'-0"	NANO	ALUMINIUM	GLASS	YES	1	0.29	0.23
7	12'-0"	8'-0"	NANO	ALUMINIUM	GLASS	YES	1	0.29	0.23
8	3'-0"	6'-8"	SWING	WOOD	WOOD	NO	4	N/A	N/A
9	2'-8"	6'-8"	SWING	WOOD	WOOD	NO	2	N/A	N/A
10	16'-0"	8'-0"	NANO	ALUMINIUM	GLASS	YES	1	0.29	0.23

PROPOSED FIRST FLOOR WINDOW SCHEDULE																	
WINDOW NUMBER	QUANTITY	NEW WIDTH X HEIGHT	NEW MATERIAL	VISIBLE FROM THE STREET? Y/N	NEW OPERATIONS	NEW FRAME TYPE	KEEP EXISTING SILL & FRAME Y/N	BUILD NEW SILL & FRAME Y/N	SILL	NEW EDGE DETAIL	BEDROOM? Y/N	ENERGY EFFICIENT? Y/N	TEMPERED GLASS Y/N	FIRE HAZARD ZONE? Y/N	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR?	U-FACTOR MAX	SHGC MAX
1	1	6'-0" X 5'-0"	ALUMINIUM	NO	SLIDING	ALUMINIUM	NO	YES	2'-8"	FLAT	NO	YES	NO	NO	NO	0.32	0.32
2	1	8'-0" X 4'-0"	ALUMINIUM	YES	SLIDING	ALUMINIUM	NO	YES	2'-8"	FLAT	NO	YES	YES	NO	NO	0.32	0.32
3	2	3'-0" X 4'-0"	ALUMINIUM	NO	SLIDING	ALUMINIUM	NO	YES	2'-8"	FLAT	NO	YES	NO	NO	NO	0.32	0.32

NOTE:
SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.
FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.
ALL SHOWER ENCLOSURES SHOULD BE TEMPERED GLAZING.
THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCLUDE TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS, (WHERE RECEPTACLES SERVE COUNTER TOP SURFACES), LAUNDRY, UTILITY, WET BAR SINKS (WITHIN 6" OF THE EDGE OF THE SINK), SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI)
ALL BRANCH CIRCUITS SUPPLYING RECEPTACLES IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI)

REVISE DATES:

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

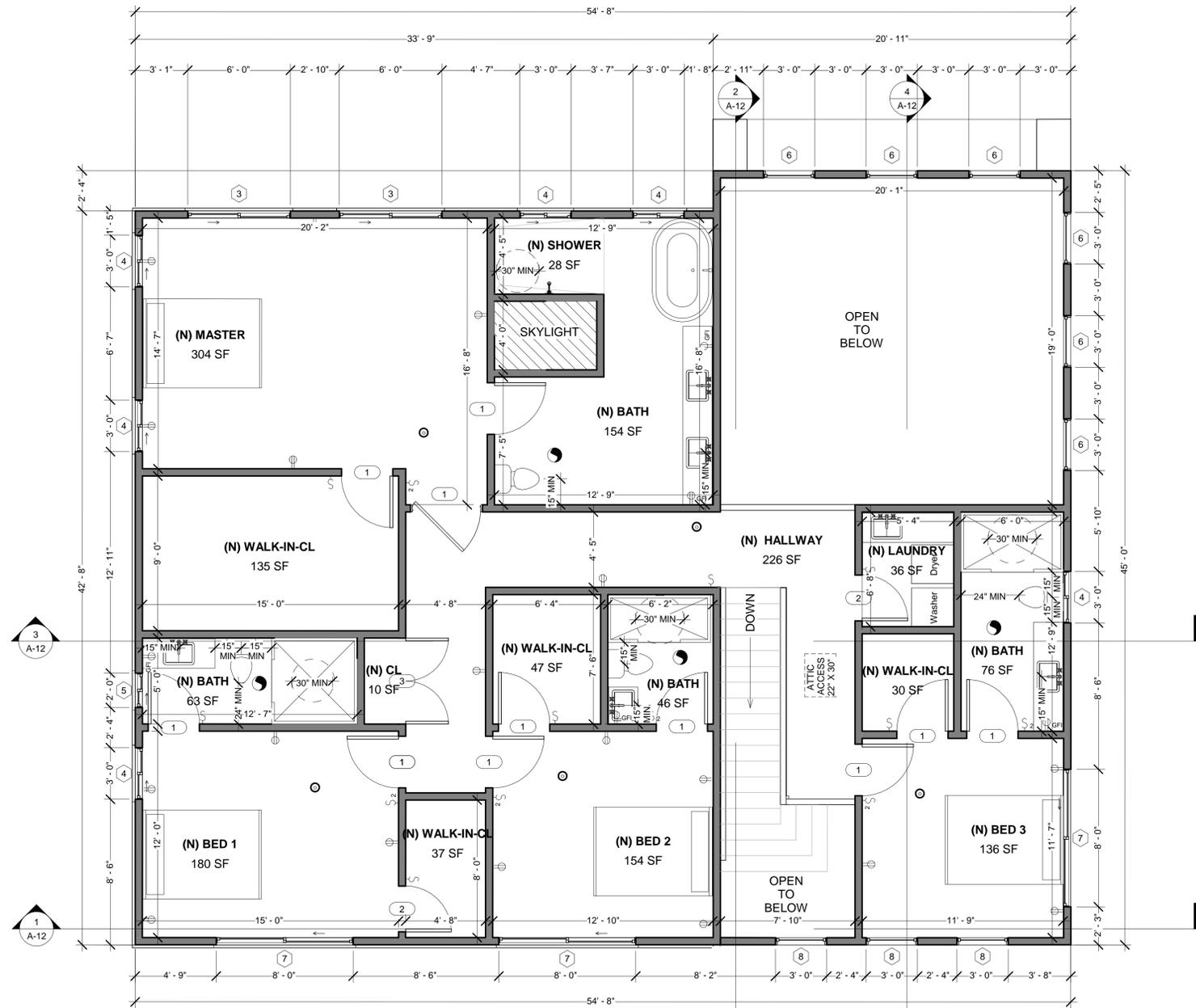
OWNER:
JACK BEKIAN
ADDRESS:
3223 KIRKHAM DR
GLENDALE, CA 91206

PROPOSED FIRST FLOOR PLAN

APARTEON
SEVAN BENLIAN
(818) 237-0295

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development
SECDEVELOPMENT.NET
(818) 484-7111

PROJECT INFO	
JOB NUMBER:	20077
DATE DRAWN:	12/7/23
DRAWN BY:	J.F.
CHECKED BY:	V.K.
SCALE:	1/4" = 1'



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

NOTE:
SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.
FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.
ALL SHOWER ENCLOSURES SHOULD BE TEMPERED GLAZING.
THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCLUDE TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

NATURAL LIGHT CALCULATION:	VENT CALCULATIONS:
(N) MASTER: 304 SF 304 SF X 10% = 30.4 SF (N) WINDOW 3 = 24 SF (N) WINDOW 3 = 24 SF (N) WINDOW 4 = 12 SF (N) WINDOW 4 = 12 SF REQUIRED: 72 SF PROVIDED: 30.4 SF (N) BEDROOM 2: 180 SF 180 SF X 10% = 18 SF (N) WINDOW 7 = 32 SF REQUIRED: 18 SF PROVIDED: 32 SF (N) BEDROOM 2: 154 SF 154 SF X 10% = 15.4 SF (N) WINDOW 7 = 32 SF REQUIRED: 15.4 SF PROVIDED: 32 SF (N) BEDROOM 3: 136 SF 136 SF X 10% = 13.6 SF (N) WINDOW 7 = 32 SF (N) WINDOW 8 = 21 SF (N) WINDOW 8 = 21 SF REQUIRED: 13.6 SF PROVIDED: 74 SF	(N) MASTER: 304 SF 304 SF X 5% = 15.2 SF (N) WINDOW 3 = 12 SF (N) WINDOW 3 = 12 SF (N) WINDOW 4 = 6 SF (N) WINDOW 4 = 6 SF REQUIRED: 36 SF PROVIDED: 15.2 SF (N) BEDROOM 2: 180 SF 180 SF X 5% = 9 SF (N) WINDOW 7 = 16 SF REQUIRED: 9 SF PROVIDED: 16 SF (N) BEDROOM 2: 154 SF 154 SF X 5% = 7.7 SF (N) WINDOW 7 = 16 SF REQUIRED: 7.7 SF PROVIDED: 16 SF (N) BEDROOM 3: 136 SF 136 SF X 5% = 6.8 SF (N) WINDOW 7 = 16 SF (N) WINDOW 8 = 16 SF REQUIRED: 6.8 SF PROVIDED: 16 SF

LEGEND	
NEW WALL (2X4)	[Symbol]
ENERGY STAR EXHAUST 50 CFM DUCTED TO OUTSIDE AND CONTROLLED BY HUMIDISTAT	[Symbol]
SMOKE DETECTOR/CARBON MONOXIDE	[Symbol]

ELECTRICAL LEGEND	
[Symbol]	SINGLE SWITCH
[Symbol]	DOUBLE SWITCH
[Symbol]	DIMMER SWITCH
[Symbol]	DOUBLE OUTLET
[Symbol]	GFI OUTLET
[Symbol]	RANGE OUTLET
[Symbol]	240V OUTLET

PROPOSED SECOND FLOOR DOOR SCHEDULE									
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
1	3'-0"	6'-8"	SWING	WOOD	WOOD	NO	12	N/A	N/A
2	2'-8"	6'-8"	SWING	WOOD	WOOD	NO	2	N/A	N/A
3	5'-0"	6'-8"	DOUBLE SWING	WOOD	WOOD	NO	1	N/A	N/A
4	3'-6"	6'-8"	PIVOT	WOOD	WOOD	NO	1	N/A	N/A

PROPOSED SECOND FLOOR WINDOW SCHEDULE																	
WINDOW NUMBER	QUANTITY	NEW WIDTH X HEIGHT	NEW MATERIAL	VISIBLE FROM THE STREET? Y/N	NEW OPERATIONS	NEW FRAME TYPE	EXTERNAL GRID (SDL) Y/N	BUILD NEW SILL & FRAME Y/N	SILL	NEW EDGE DETAIL	BEDROOM? Y/N	ENERGY EFFICIENT? Y/N	TEMPERED GLASS Y/N	FIRE HAZARD ZONE? Y/N	WINDOW WITHIN 18' OF FLOOR OR 40' OF DOOR?	U-FACTOR MAX	SHGC MAX
1	2	3'-0" X 6'-0"	ALUMINIUM	YES	FIXED	ALUMINIUM	NO	YES	1'-8"	FLAT	YES	YES	NO	NO	NO	0.32	0.32
2	1	1'-0" X 6'-0"	ALUMINIUM	YES	FIXED	ALUMINIUM	NO	YES	1'-8"	FLAT	YES	YES	NO	NO	NO	0.32	0.32
3	2	6'-0" X 4'-0"	ALUMINIUM	YES	SLIDING	ALUMINIUM	NO	YES	3'-6"	FLAT	YES	YES	NO	NO	NO	0.32	0.32
4	6	3'-0" X 4'-0"	ALUMINIUM	NO	SLIDING	ALUMINIUM	NO	YES	2'-8"	FLAT	YES	YES	YES	NO	NO	0.32	0.32
5	1	2'-0" X 3'-0"	ALUMINIUM	NO	SLIDING	ALUMINIUM	NO	YES	3'-8"	FLAT	YES	YES	YES	NO	NO	0.32	0.32
6	6	3'-0" X 8'-0"	ALUMINIUM	NO	FIXED	ALUMINIUM	NO	YES	1'-0"	FLAT	NO	YES	YES	NO	NO	0.32	0.32
7	3	8'-0" X 4'-0"	ALUMINIUM	YES	SLIDING	ALUMINIUM	NO	YES	3'-6"	FLAT	YES	YES	NO	NO	NO	0.32	0.32
8	3	3'-0" X 7'-0"	ALUMINIUM	YES	FIXED	ALUMINIUM	NO	YES	3'-2"	FLAT	YES	YES	NO	NO	NO	0.32	0.32

REVISION DATES:

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OWNER:
JACK BEKIAN
ADDRESS:
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GLENDALE, CA 91206

PROPOSED SECOND FLOOR PLAN

SEVAN BENLIAN
(818) 237-0295

SECDEVELOPMENT.NET

S E I C development

(818) 484-7111

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(818) 484-7111

PROJECT INFO

JOB NUMBER: 20077
DATE DRAWN: 12/7/23
DRAWN BY: J.F.
CHECKED BY: V.K.
SCALE: 1/4" = 1'

REVISE DATES:

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

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OWNER:
JACK BEKIAN
ADDRESS:
3223 KIRKHAM DR
GLENDALE, CA 91206

PROPOSED FIRST & SECOND FLOOR CEILING PLAN

APARTEON
SEVAN BENLIAN
(818) 237-0295

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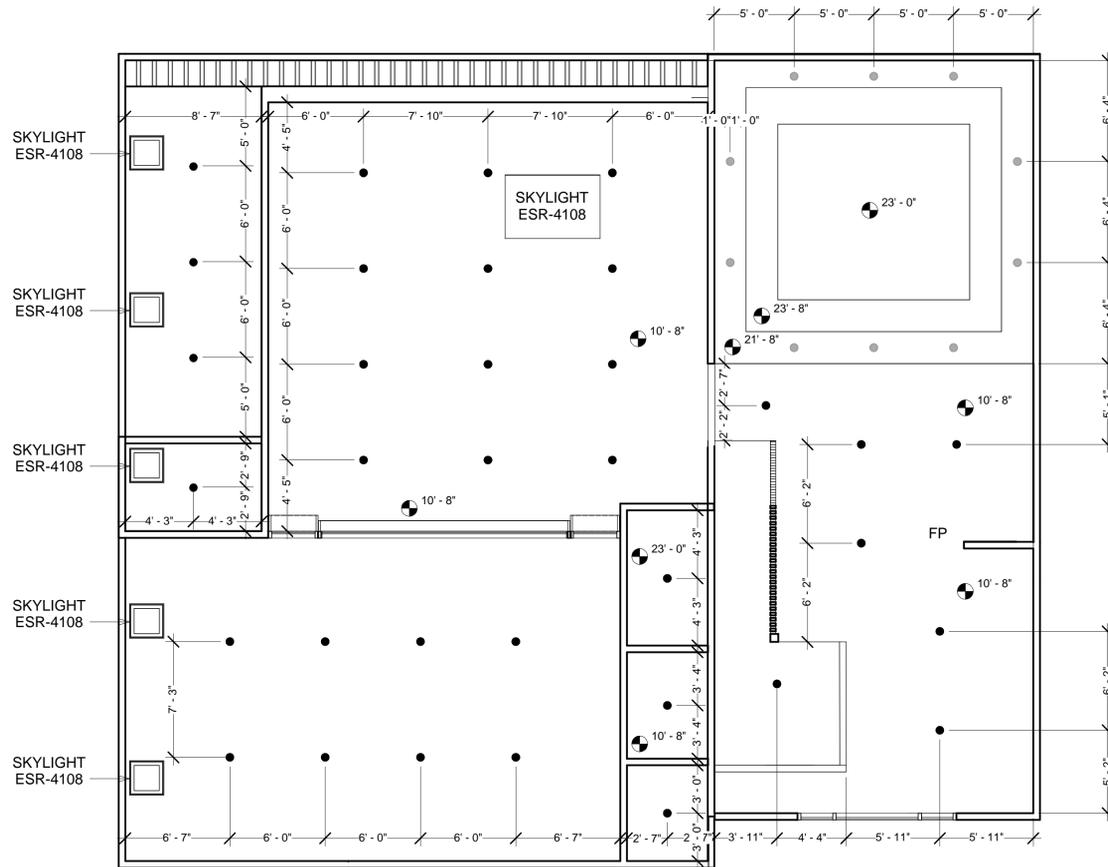


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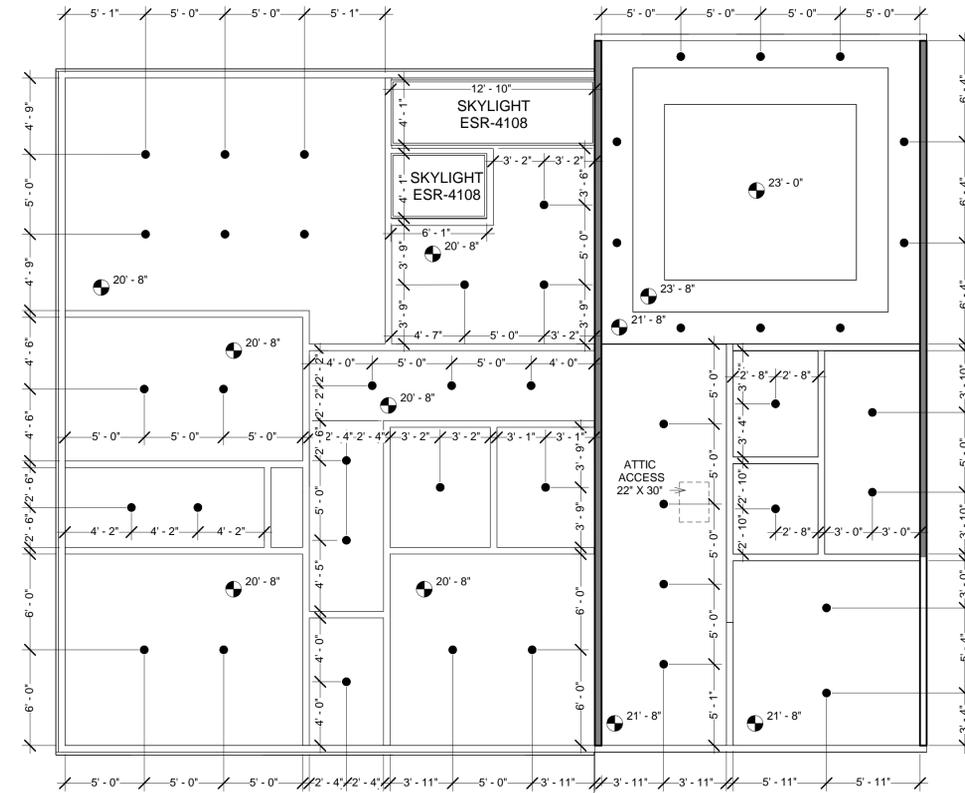
PROJECT INFO	
JOB NUMBER:	20077
DATE DRAWN:	12/7/23
DRAWN BY:	J.F.
CHECKED BY:	V.K.
SCALE:	3/16" = 1'



1 PROPOSED FIRST FLOOR CEILING PLAN
3/16" = 1'-0"

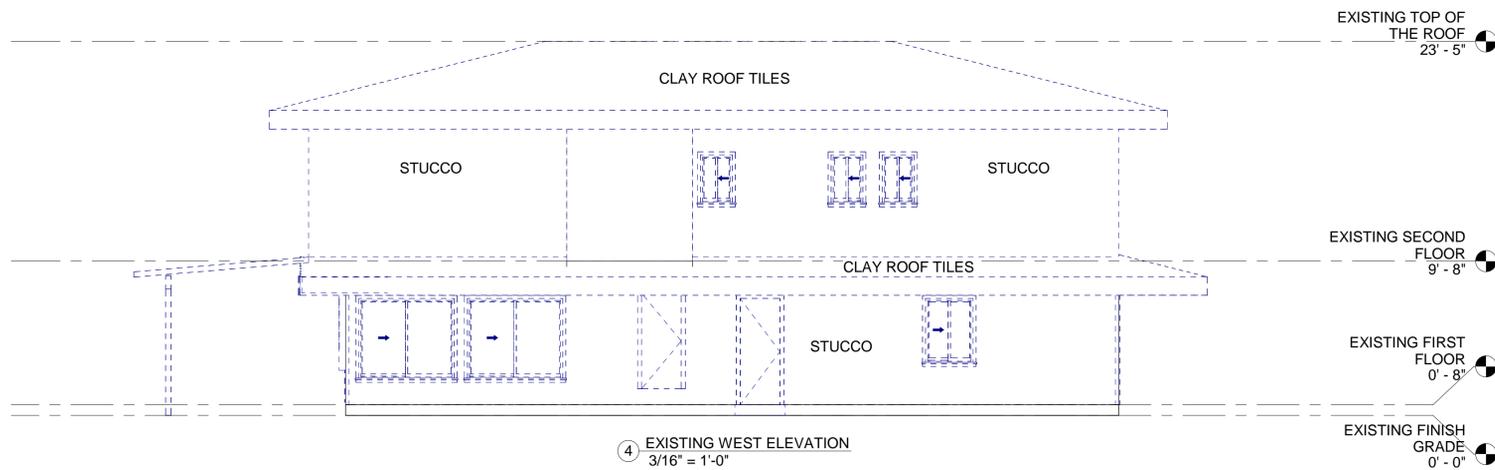
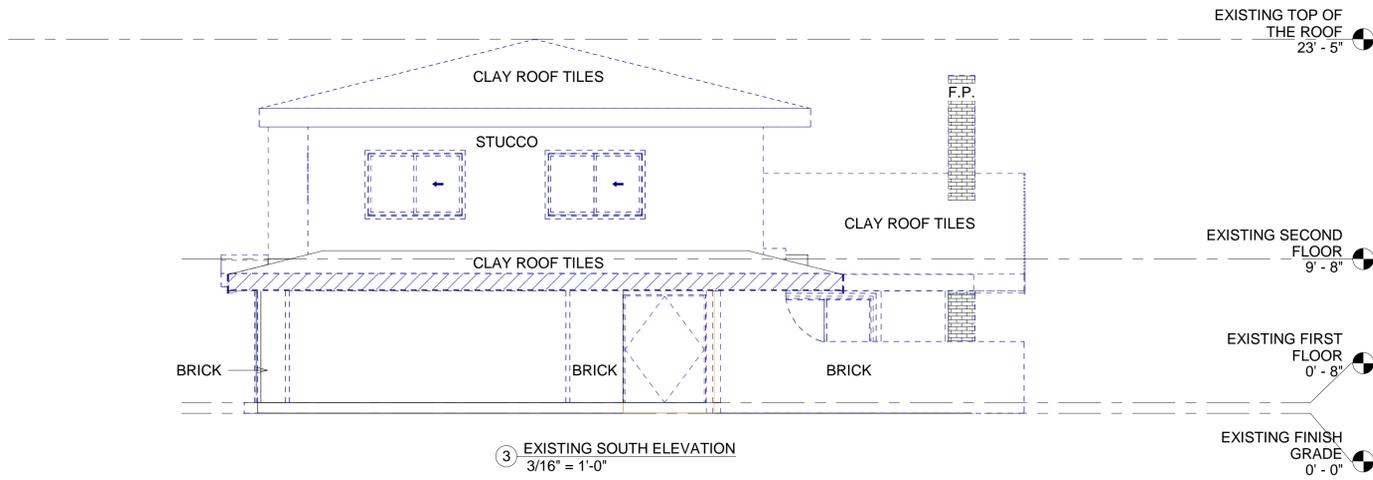
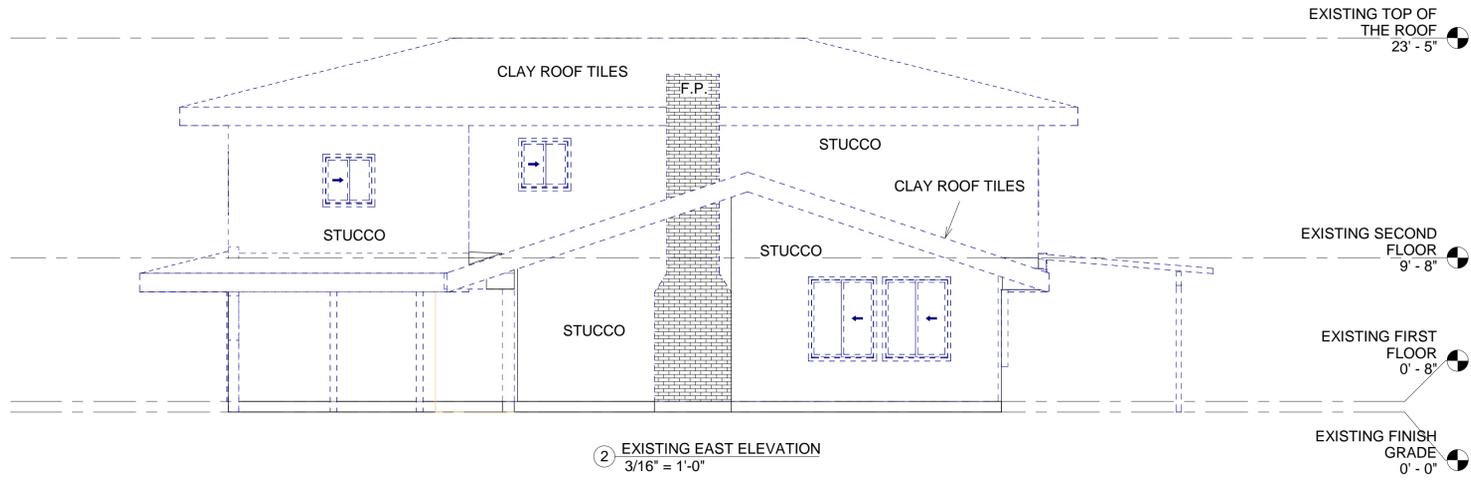
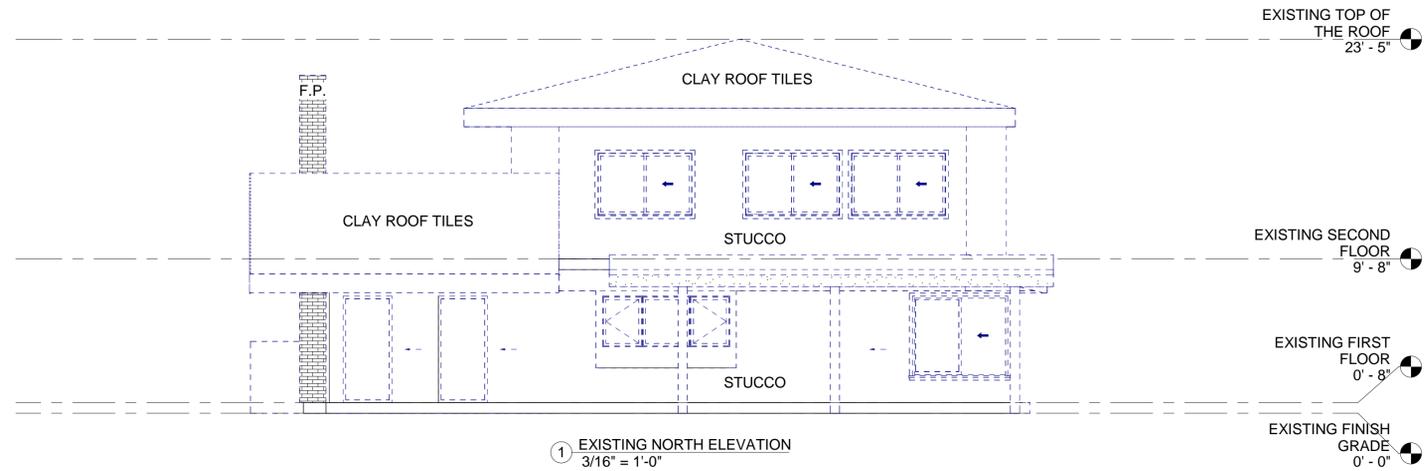
LIGHT LEGEND - FIRST FLOOR		
TYPE OF LIGHT	SYMBOL	QUANTITY
RECESSED CAN	●	34

NOTE: LIVING ROOM IS A DOUBLE HEIGHTED SPACE



2 PROPOSED SECOND LOWER CEILING PLAN
3/16" = 1'-0"

LIGHT LEGEND - FIRST FLOOR		
TYPE OF LIGHT	SYMBOL	QUANTITY
RECESSED CAN	●	45



**NOTE: FOR REFERENCE ONLY.
(E) HOUSE TO BE DEMOLISHED**

REVISE DATES:

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ADDRESS:
3223 KIRKHAM DR
GLENDALE, CA 91206

**EXISTING
ELEVATIONS**

APARTEON
SEVAN BENJIAN
(818) 237-0295

LEGEND	
DEMO	

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(818) 484-7111

PROJECT INFO	
JOB NUMBER:	20077
DATE DRAWN:	12/7/23
DRAWN BY:	J.F.
CHECKED BY:	V.K.
SCALE:	3/16" = 1'

MATERIAL LEGEND	
1	NATURAL STONE COLOR: BLACK
2	PE WOOD SIDING PRODUCT: ADVANTAGE LUMBER
3	SMOOTH PLASTER FINISH COLOR: COOL DECEMBER DEW303 BY DUINN EDWARDS
4	PRODUCT: NANAWALL - ALUMINUM FOLDING PANEL GLASS WALL SYSTEM (16' X 8') - COLOR: BLACK
5	PRODUCT: FLEETWOOD - ALUMINUM CLAD FRAMED DUAL GLAZE WINDOW (3' X 6') - COLOR: BLACK
6	PRODUCT: NANAWALL - ALUMINUM FOLDING PANEL GLASS WALL SYSTEM (20' X 8') - COLOR: BLACK
7	PRODUCT: FLEETWOOD - ALUMINUM CLAD FRAMED DUAL GLAZE SKYLIGHT WINDOW (4' X 6') - COLOR: BLACK
8	PRODUCT: FLEETWOOD - ALUMINUM CLAD FRAMED DUAL GLAZE WINDOW (3' X 4') - COLOR: BLACK
9	PRODUCT: FLEETWOOD - ALUMINUM CLAD FRAMED DUAL GLAZE WINDOW (8' X 4') - COLOR: BLACK
10	PRODUCT: FLEETWOOD - ALUMINUM CLAD FRAMED DUAL GLAZE SKYLIGHT WINDOW (2' X 2') - COLOR: BLACK
11	PRODUCT: FLEETWOOD - ALUMINUM CLAD FRAMED DUAL GLAZE WINDOW (6' X 5') - COLOR: BLACK
12	FOLDING PANEL GLASS WALL SYSTEM (12'-6" X 8') COLOR: BLACK
13	SWINGING WOOD DOOR (3' X 6' - 8') COLOR: BLACK FRAME & WHITE DOOR
14	PRODUCT: FLEETWOOD - ALUMINUM CLAD FRAMED DUAL GLAZE WINDOW (8' X 4') - COLOR: BLACK
15	ALUMINUM & TEMPERED GLASS GARAGE DOOR (8' X 7') COLOR: BLACK
16	ALUMINUM & TEMPERED GLASS GARAGE DOOR (16' X 7') COLOR: BLACK
17	PRODUCT: FLEETWOOD - ALUMINUM CLAD FRAMED DUAL GLAZE WINDOW (3'-0" X 7'-0") - COLOR: BLACK
18	ALUMINUM CLAD FRAMED DUAL GLAZE EXTERIOR DOUBLE DOOR (10' X 10') - COLOR: BLACK
19	PRODUCT: NANAWALL - ALUMINUM FOLDING PANEL GLASS WALL SYSTEM (15' X 8') - COLOR: BLACK



PROPOSED TOP OF ROOF 25' - 0"

PROPOSED SECOND UPPER CEILING PLAN 21' - 8"

PROPOSED SECOND LOWER CEILING PLAN 20' - 8"

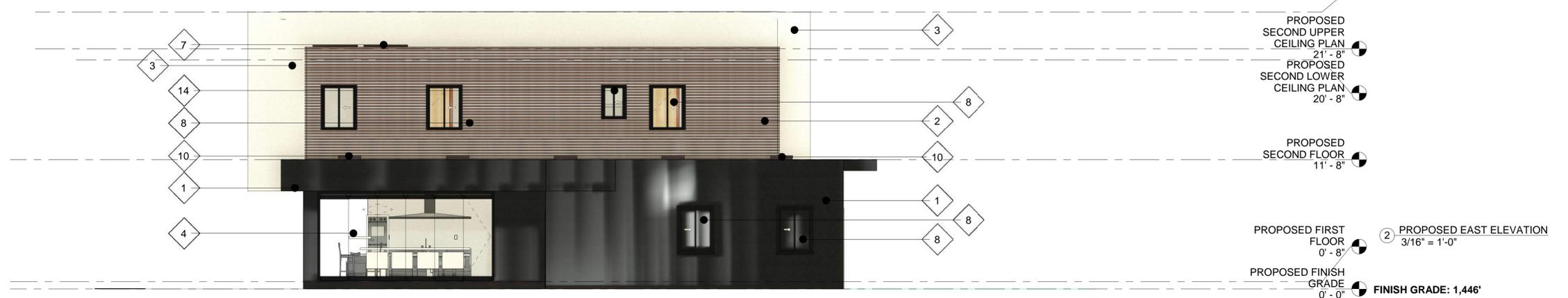
PROPOSED SECOND FLOOR 11' - 8"

PROPOSED FIRST FLOOR 0' - 8"

PROPOSED FINISH GRADE 0' - 0"

PROPOSED NORTH ELEVATION 3/16" = 1'-0"

FINISH GRADE: 1,446'



PROPOSED TOP OF ROOF 25' - 0"

PROPOSED SECOND UPPER CEILING PLAN 21' - 8"

PROPOSED SECOND LOWER CEILING PLAN 20' - 8"

PROPOSED SECOND FLOOR 11' - 8"

PROPOSED FIRST FLOOR 0' - 8"

PROPOSED FINISH GRADE 0' - 0"

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

FINISH GRADE: 1,446'



PROPOSED TOP OF ROOF 25' - 0"

PROPOSED SECOND UPPER CEILING PLAN 21' - 8"

PROPOSED SECOND LOWER CEILING PLAN 20' - 8"

PROPOSED SECOND FLOOR 11' - 8"

PROPOSED FIRST FLOOR 0' - 8"

PROPOSED FINISH GRADE 0' - 0"

PROPOSED SOUTH ELEVATION 3/16" = 1'-0"

FINISH GRADE: 1,446'



PROPOSED TOP OF ROOF 25' - 0"

PROPOSED SECOND UPPER CEILING PLAN 21' - 8"

PROPOSED SECOND LOWER CEILING PLAN 20' - 8"

PROPOSED SECOND FLOOR 11' - 8"

PROPOSED FIRST FLOOR 0' - 8"

PROPOSED FINISH GRADE 0' - 0"

PROPOSED WEST ELEVATION 3/16" = 1'-0"

FINISH GRADE: 1,446'

REVISE DATES:	

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OWNER:
JACK BEKIAN
ADDRESS:
3223 KIRKHAM DR
GLENDALE, CA 91206

PROPOSED ELEVATIONS

APARTEON
SEVAN BENLIAN
(818) 237-0295

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development
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PROJECT INFO	
JOB NUMBER:	20077
DATE DRAWN:	12/7/23
DRAWN BY:	J.F.
CHECKED BY:	V.K.
SCALE:	3/16" = 1'

REVISE DATES:

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GLENDALE, CA 91206

SECTIONS

 APARTEON
SEVAN BENJIAN
(818) 237-0295

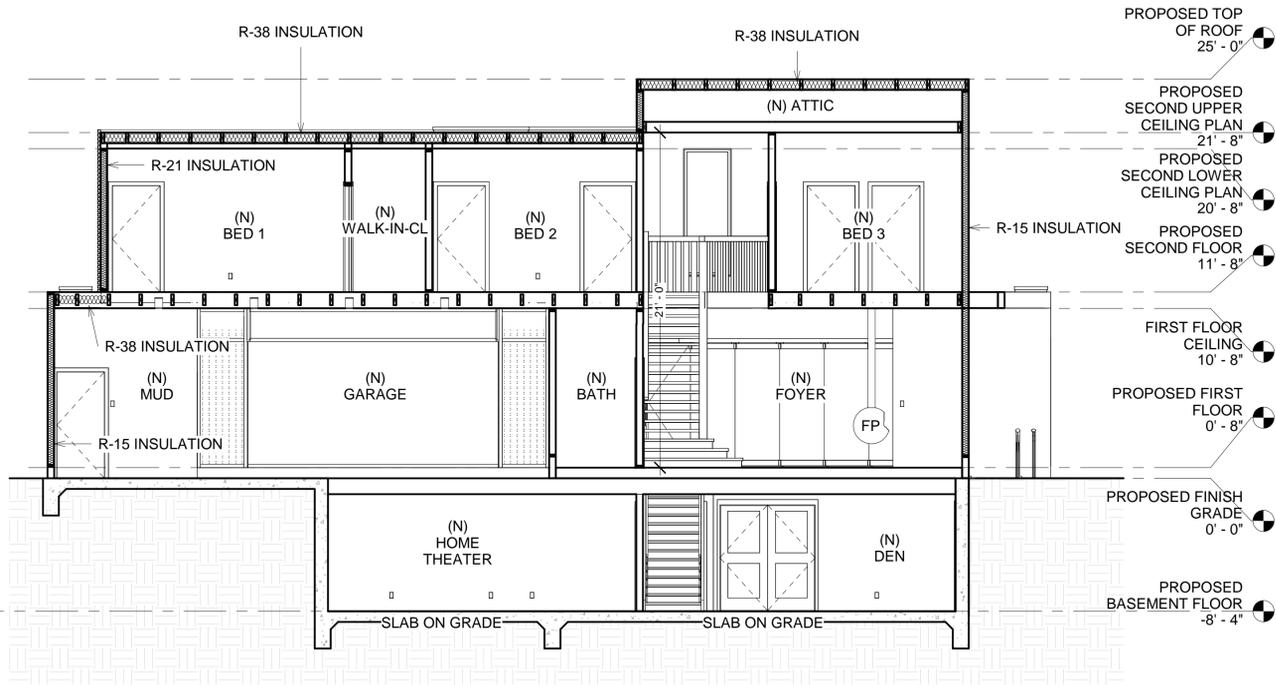
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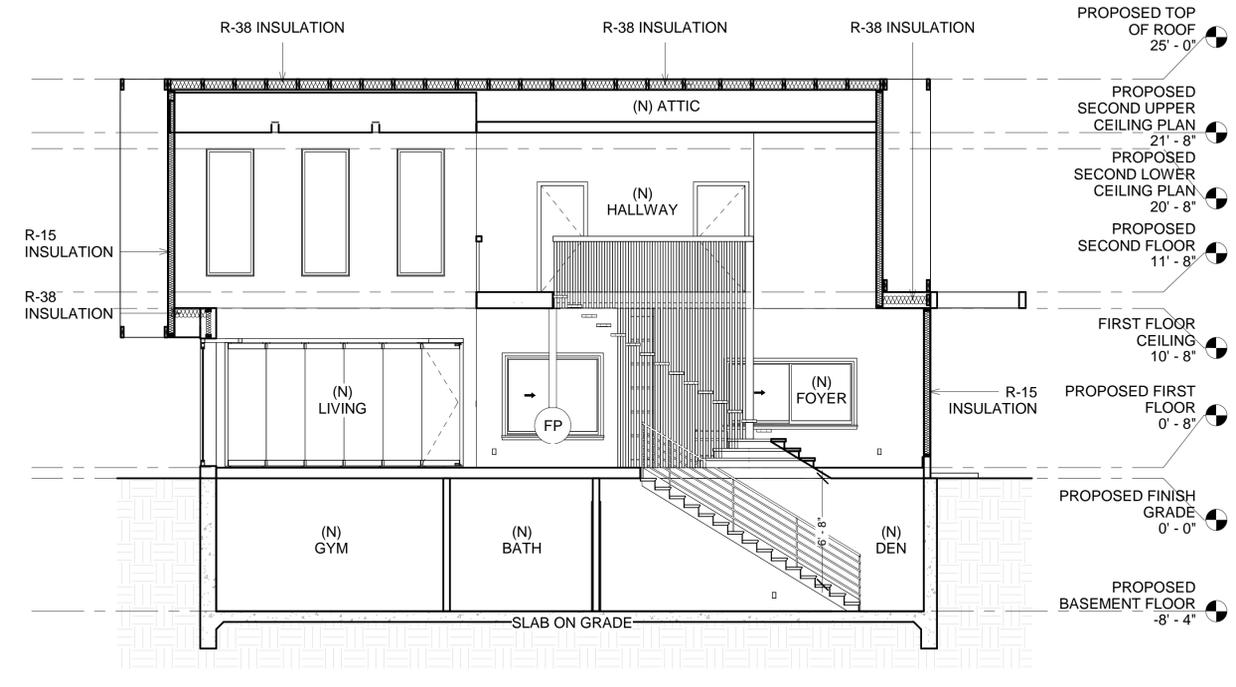
(818) 484-7111

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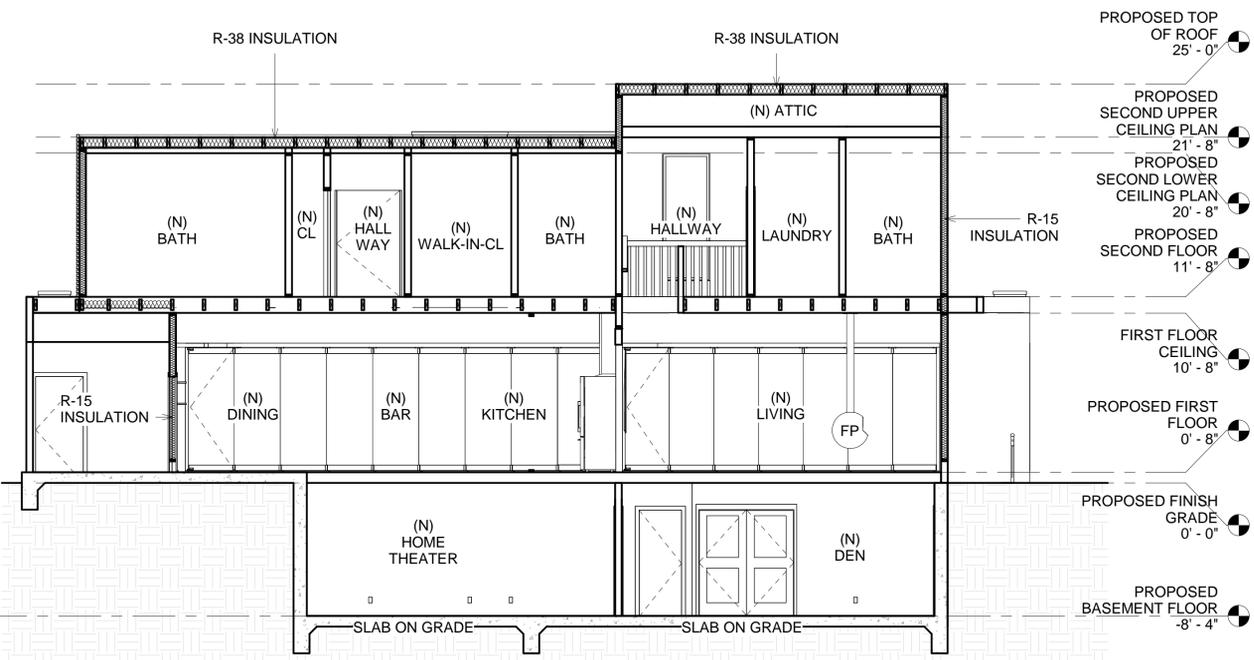
PROJECT INFO	
JOB NUMBER:	20077
DATE DRAWN:	12/7/23
DRAWN BY:	J.F.
CHECKED BY:	V.K.
SCALE:	3/16" = 1'



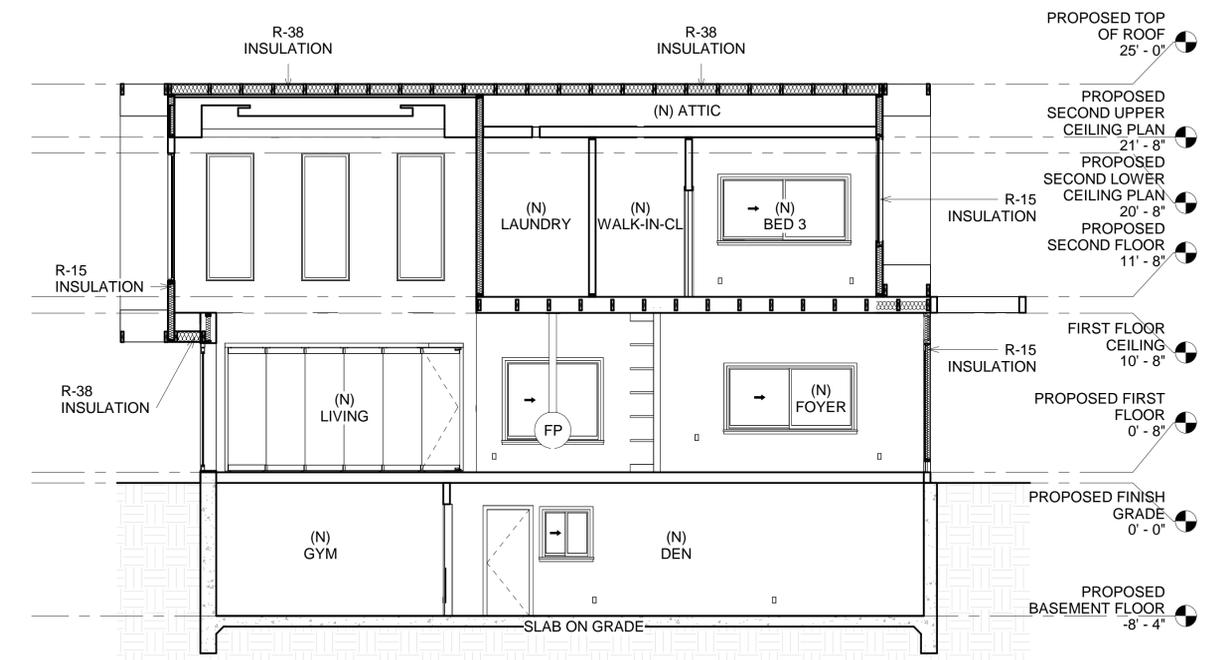
SECTION 1
3/16" = 1'-0"



SECTION 2
3/16" = 1'-0"



SECTION 3
3/16" = 1'-0"



SECTION 4
3/16" = 1'-0"



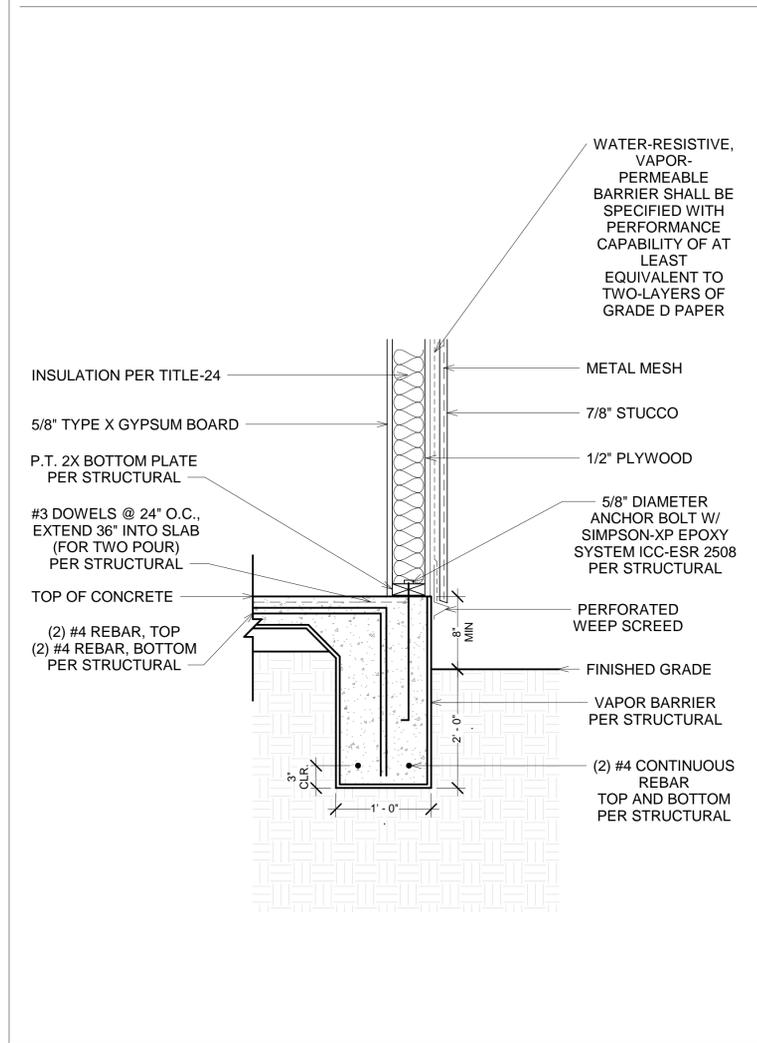
1 NEIGHBORHOOD SECTION
1/8" = 1'-0"

REVISE DATES:

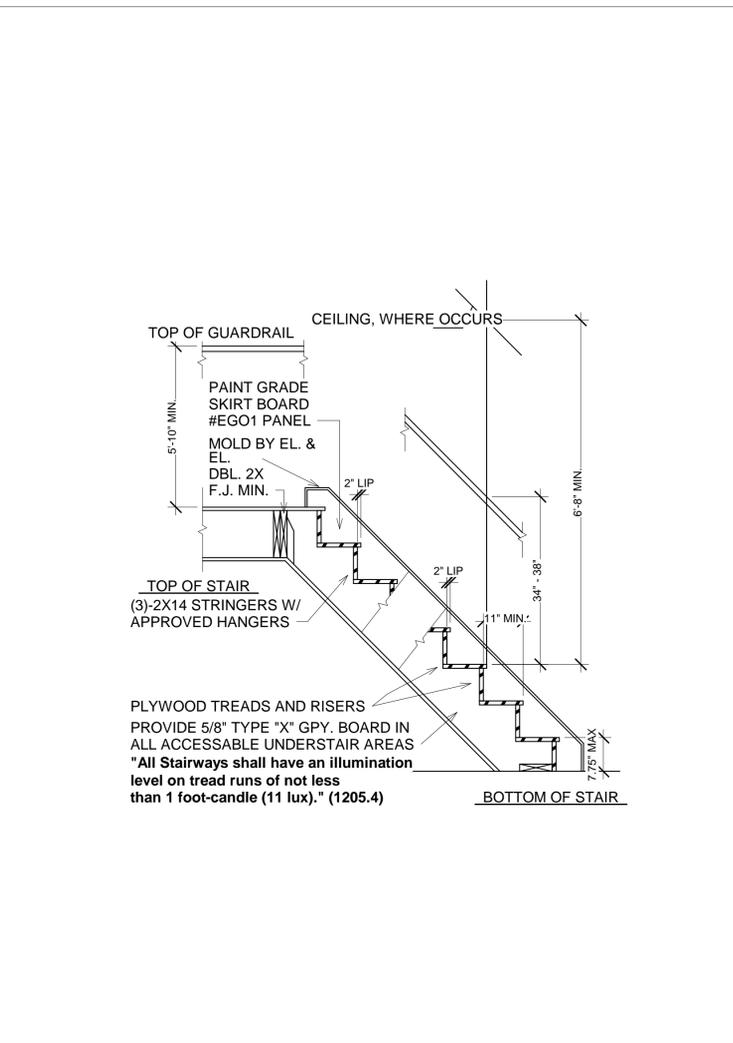
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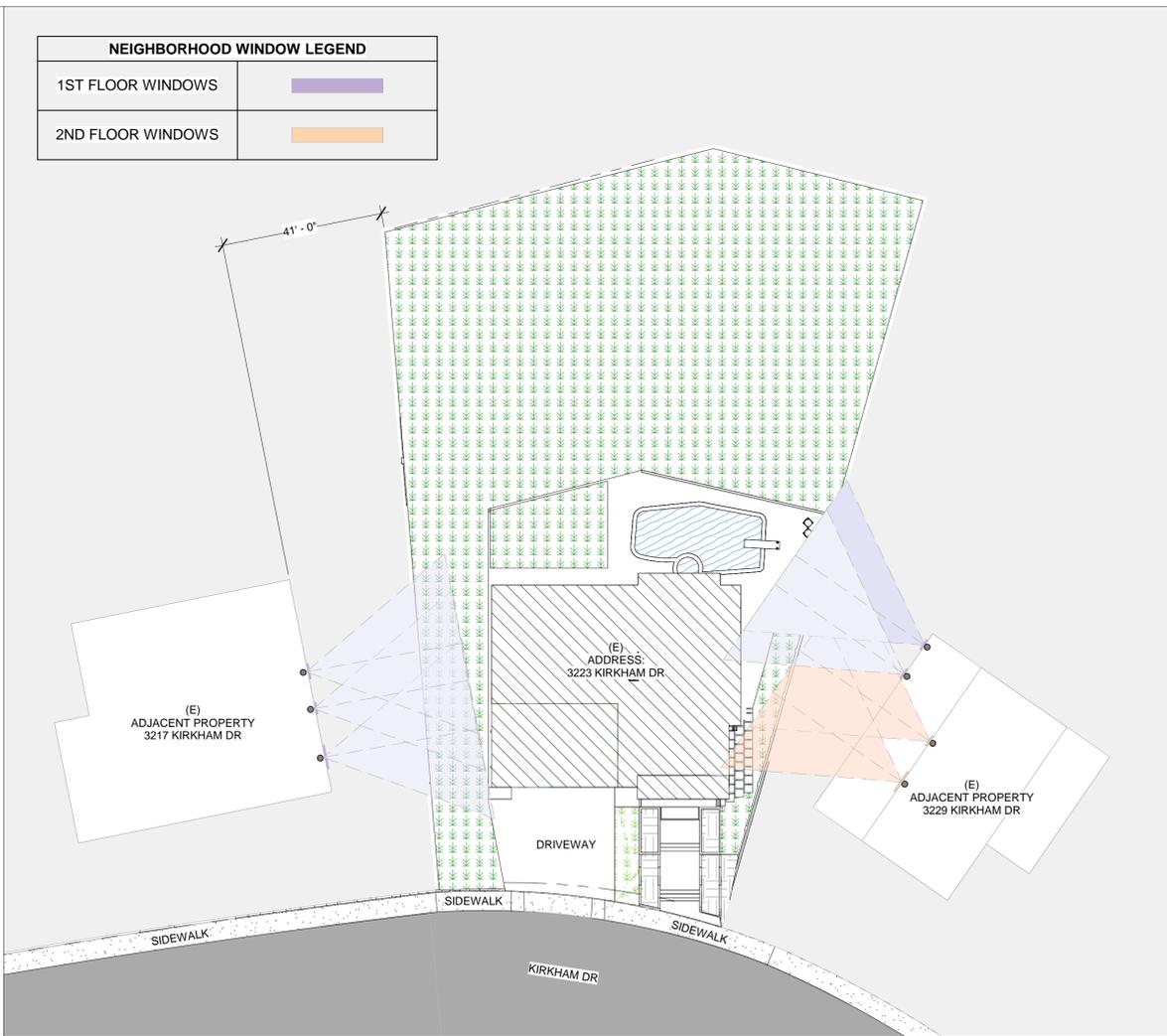
OWNER:
JACK BEKIAN
ADDRESS:
3223 KIRKHAM DR
GLENDALE, CA 91206



3. EXT. WALL DETAIL (SLAB ON GRADE) (N.T.S.)



4. STAIR DETAIL (N.T.S.)



2 NEIGHBORHOOD SITE PLAN
3/64" = 1'-0"

NEIGHBORHOOD SECTION, PLAN, AND DETAILS

SEVAN BENJIAN
(818) 237-0295

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PROJECT INFO	
JOB NUMBER:	20077
DATE DRAWN:	12/7/23
DRAWN BY:	J.F.
CHECKED BY:	V.K.
SCALE:	1/8" = 1'



REVISE DATES:

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OWNER:
 JACK BENJAN
 ADDRESS:
 3223 KIRKHAM DR
 GLENDALE, CA 91206

PERSPECTIVE
 RENDERINGS

APARTEON
 SEVAN BENJAN
 (818) 237-0295

SECDEVELOPMENT.NET

SEC
 development

(818) 484-7111

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(818) 484-7111

PROJECT INFO

JOB NUMBER:	20077
DATE DRAWN:	12/7/23
DRAWN BY:	J.F.
CHECKED BY:	V.K.
SCALE:	N.T.S.

A-14

GENERAL NOTES:	
1.	SEPARATE PERMIT SHALL BE OBTAINED FROM CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.
2.	THE CURRENT CODE IS THE 2017 GLENDALE CITY BUILDING CODE/RESIDENTIAL CODE.
3.	THIS PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA STANDARDS CODE (2016 CBC, CMC, CPC & CEC) & LOCAL ORDINANCES.
4.	AT THE TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS COMPENSATION INSURANCE CERTIFICATE.
5.	ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STAT OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH THE CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
6.	EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
7.	SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COPLEY DRIVE IN DIAMOND BAR, PHONE NO. (909) 396-2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD PRIOR TO START OF WORK. FOR FURTHER INFORMATION VISIT HTTP: //WWW.AQMD.GOV/DEFAULT.HTM
8.	SEDIMENTS AND ANY OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED OUT WITH RAIN OR ANY OTHER MEANS.
9.	STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
10.	TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
11.	FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTINGS AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEAN UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
12.	THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THESE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
13.	NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING, WHICH WILL EXCEED THE QUANTITIES LISTED IN CBC TABLE 414.2.5 (1).

RESIDENTIAL PLAN CONSTRUCTION REQUIREMENTS:

1.	NOTCHING OF EXTERIOR AND BEARING/NONBEARING WALLS SHALL NOT EXCEED 25% /40% OF ITS WIDTH, RESPECTIVELY. BORED HOLES IN BEARING/NONBEARING WALLS SHALL NOT EXCEED 40%/60% OF ITS WIDTH, RESPECTIVELY. (RC602.6)
2.	INTERIOR FINISHES IN GROUP R-3 SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200, AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450. (RC302.9)
3.	PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS, PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL, AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. (RC302.10)
4.	DUCTS INSTALLED UNDER A FLOOR IN A CRAWL SPACE SHALL NOT PREVENT ACCESS TO AN AREA OF THE CRAWL SPACE. WHERE IT IS REQUIRED TO MOVE UNDER DUCTS FOR ACCESS TO AREAS OF THE CRAWL SPACE, A VERTICAL CLEARANCE OF 18" MINIMUM SHALL BE PROVIDED. (MC603.1)
5.	WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN .019 INCH (NO. 26 GALVANIZED SHEET). (RC903.2.1)
6.	NOTE ON THE PLANS: "ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS."
7.	SUBFLOORS SHALL HAVE END-MATCHED LUMBER, HAVE BLOCKED PANEL EDGES, OR OCCUR OVER SUPPORTS. FLOOR SHEATHING SHALL COMPLY WITH SECTION R503.
8.	THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING PER SECTION R308:
VERTICAL	A. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS.
	B. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
	C. WINDOW GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
	1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
	2. THE BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR.
	3. THE TOP EDGE IS MORE THAN 36 INCHES ABOVE THE FLOOR.
	4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
FILL	D. GLAZING IN GUARDS, RAILINGS, STRUCTURAL BALUSTER PANELS, AND NONSTRUCTURAL IN-PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
OUTDOOR PRESENT:	E. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOL, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR SWIMMING POOLS, WHERE ALL OF THE FOLLOWING CONDITIONS ARE
	1. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE ANY STANDING WALKING SURFACE.
OR	2. THE GLAZING IS WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM A HOT TUB, SPA, WHIRLPOOL, BATHTUB, OR SWIMMING POOL.
	F. GLAZING ADJACENT TO STAIRS AND RAMPS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, BETWEEN FLIGHTS OF STAIRS, AND RAMPS, UNLESS THE GLAZING IS MORE THAN 36 INCHES MEASURED HORIZONTALLY FROM THE WALKING SURFACE, OR A RAIL IS DESIGNED PER SECTION R308.4.6
	G. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF THE STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM OF THE TREAD, UNLESS THE GLAZING IS MORE THAN 18 INCHES FROM A PROTECTIVE GUARD PER SECTION R312.

MECHANICAL/PLUMBING/ELECTRICAL CODE REQUIREMENTS:	
1.	DWELLING SHALL BE PROVIDED WITH COMFORT HEATING FACILITIES CAPABLE OF MAINTAINING ROOM TEMPERATURE OF 68 DEGREES F AT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS.
2.	THE FOLLOWING ARE REQUIRED FOR CENTRAL HEATING FURNACES AND LOW-PRESSURE BOILERS IN A COMPARTMENT:
A.	LISTED APPLIANCES SHALL BE INSTALLED WITH CLEARANCES IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (MC 904.2(1))
B.	UNLISTED APPLIANCES SHALL MEET BOTH THE CLEARANCES IN TABLE 904.2, AND CLEARANCES ALLOWED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. WHEN COMBUSTION AIR IS TAKEN FROM INSIDE, THE AREA OF COMBUSTION AIR OPENINGS SHALL BE 1 SQ. INCH PER 1,000 BTU (100 SQ. INCH MINIMUM) PER OPENING. ONE OPENING SHALL BE WITHIN 12 INCHES OF THE CEILING AND THE SECOND SHALL BE WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. THE DIMENSION SHALL NOT BE LESS THAN 3 INCHES. (MC701.5(1))
C.	1/4 INCH SCREENS ARE REQUIRED AT OPENINGS WHERE COMBUSTION AIR IS TAKEN FROM THE OUTSIDE. (MC701.10(2))
D.	SEPERATE DUCTS SHALL BE USED FOR UPPER AND LOWER COMBUSTION AIR AND MAINTAINED TO THE SOURCE OF COMBUSTION AIR. (MC701.11(4))
E.	THE FOLLOWING ARE REQUIRED FOR APPLIANCES INSTALLED IN AN ATTIC:
F.	A. AN OPENING AND PASSAGEWAY SHALL NOT BE LESS THAN THE SIZE OF THE LARGEST PIECE OF EQUIPMENT.
G.	B. WHERE THE PASSAGEWAY HEIGHT IS LESS THAN 6 FEET, THE DISTANCE FROM ACCESS TO THE APPLIANCE SHALL NOT EXCEED 20 FEET, AS MEASURED ALONG THE CENTERLINE. (MC904.10.1)
H.	C. PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN 24 INCHES WIDE FROM ENTRANCE TO APPLIANCE. (MC904.10.2)
I.	D. A LEVEL WORKING PLATFORM NOT LESS THAN 30 INCHES BY 30 INCHES IS REQUIRED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (MC904.10.3)
J.	E. A PERMANENT 120V RECEOTABLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. LIGHT SWITCH SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY. (MC904.10.4)
K.	F. A TYPE B OR L GAS VENT SHALL TERMINATE NOT LESS THAN 5 FEET ABOVE THE CONNECTED APPLIANCE FLUE COLLAR OR DRAFT HOOD. (MC802.6.2.1)
L.	G. APPLIANCE INSTALLATION SHALL MEET ALL LISTED CLEARANCES. (MC303.2)
M.	4. CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER. SCREENS SHALL NOT BE USED AND EXHAUST DUCT MAY NOT EXTEND INTO OR THROUGH DUCTS AND PLENUMS. (MC504.3)
N.	5. CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL BE 4 INCHES IN DIAMETER AND LENGTH IS LIMITED TO 14 FEET WITH TWO ELBOWS FROM THE CLOTHES DRYER TO POINT OF TERMINATION. DUCT LENGTH SHALL BE REDUCED BY 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO. (MC504.3.1& 504.3.1.2)
O.	6. HEATING APPLIANCES (WATER HEATER, FURNACE, ETC.) LOCATED IN THE GARAGE, WHICH CREATE A GLOW, SPARK OR FLAME, SHALL BE INSTALLED AT LEAST 18 INCHES ABOVE THE FLOOR. (MC308.1)
P.	7. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.
Q.	8. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GPF. URINALS SHALL BE 0.5 GPF MAXIMUM. (GC4.303.1.1)
R.	9. SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OR 2.0GPM AT 80PSI. MULTIPLE SHOWERHEADS SERVING ONE SHOWER SHALL HAVE A COMBINED FLOW RATE OF 2.0GPM AT 80PSI. OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. (GC4.303.1.3)
S.	10. LAVATORY FAUCETS SHALL NOT EXCEED 1.5GPM AT 60PSI. THE MINIMUM FLOW RATE SHALL NOT BE LESS THAN 0.8GPM AT 20PSI. (GC4.303.1.4)
T.	11. KITCHEN FAUCETS SHALL NOT EXCEED 1.8GPM AT 60PSI. THE FAUCET MAY TEMPORARILY INCREASE TO ABOVE THIS RATE, BUT NOT TO EXCEED 2.2GPM AT 60PSI, AND MUST DEFAULT TO THE MAXIMUM FLOW RATE OF 1.8GPM AT 60PS. (GC4.303.1.4)
U.	12. ABS AND PVC DWV PIPING INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORIES OF AREAS. (PC701.1(2))
V.	13. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE. (PC418)
W.	14. ALL NEW, REPLACEMENT AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN

MANDANTORY PLUMBING FIXTURE UPGRADE

SENATE BILL 407 REQUIRES WATER CONSERVING FIXTURES BE INSTALLED IN ALL RESIDENTIAL AND COMMERCIAL BUILDINGS CONSTRUCTED PRIOR TO JANUARY 1, 1994.
SENATE BILL 407 ALSO REQUIRES EFFECTIVE JANUARY 1, 2014, THAT AS A CONDITION OF FINAL PERMIT APPROVAL BY BUILDING AND SAFETY THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES.
NON-COMPLIANT PLUMBING FIXTURES AS DEFINED AS: ANY TOILET MANUFACTURED TO USE MORE THAN 1.6 GALLONS PER FLUSH ANY URINAL MANUFACTURED TO USE MORE THAN 1.0 GALLONS PER FLUSH ANY SHOWERHEAD MANUFACTURED TO FLOW MORE THAN 2.5 GALLONS/MINUTE ANY INTERIOR FAUCET MANUFACTURED TO FLOW MORE THAN 2.2 GALLONS/MINUTE
TENANT IMPROVEMENTS/MULTI-FAMILY REMODELS FOR WORK THAT DOES NOT INCLUDE RESTROOMS, BATHROOMS, KITCHENS OR BREAK-ROOMS WITH A VALUATION LESS THAN \$150,000 ARE EXEMPT. CERTAIN TYPES OF REPAIR WORK, SUCH AS RE-ROOFS, ARE EXEMPT. REGISTERED HISTORICAL BUILDINGS ARE EXEMPT.

GLENDALE FIRE DEPARTMENT NOTES:	
1.	ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF SIX (6) INCHES (152 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.
2.	(FOR NEW STRUCTURES AND ADDITIONS/REMODELS 50% VALUATION OR GREATER.) (REQUIRED) FIRE SPRINKLERS: PROVIDE A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE STRUCTURE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF NFPA 13D AND THE REQUIREMENTS OF THE GLENDALE FIRE DEPARTMENT. FIRE SPRINKLER PLANS SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT.
3.	SMOKE DETECTORS: SMOKE DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER SMOKE DETECTORS.
4.	CARBON MONOXIDE DETECTORS: SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. ALARMS SHALL BE HARDWIRED FROM THE BUILDING POWER SUPPLY AND EQUIPPED WITH BATTERY BACKUP. DETECTORS SHALL MEET U.L. 2034 AND/OR NFPA 720 STANDARDS. <i>COMPLY WITH CURRENT CRC CHAPTER 3.</i>
5.	FIRE PERMITS: THE FOLLOWING PERMITS ARE REQUIRED FROM THE FIRE DEPARTMENT: • FIRE SPRINKLER
6.	REQUIRED GFD INSPECTIONS: FOR INSPECTIONS, CALL 818-548-4810. FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE: • FIRE SPRINKLER OVERHEAD/UNDERGROUND ROUGH AND FLUSH (BEFORE COVERING ANY PIPING). • FIRE SPRINKLER FINAL. • FIRE PREVENTION BUREAU FINAL (ADDRESS SIGNS, EGRESS FIRE DEPARTMENT ACCESS, SMOKE DETECTORS, FUEL MODIFICATION, ETC.).

FINISH MATERIAL POLLUTANT CONTROL:

A.	ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARD OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)
B.	PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)
C.	AEROSOL PAINTS AND COATING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3 (4.504.2.3)
D.	A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING: i. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR ii. PRODUCTS COMPLIANT WITH CHPS CRITERIA UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM OR iii. CERTIFICATION UNDER THE RFCI FLOORSORE PROGRAM OR iv. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPECIFICATION 01350) (4.504.4)
E.	COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

ADDITIONAL NOTES:

1.	APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN ONE (1) YEAR FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)
2.	EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL.
3.	FIRE SPRINKLER PLANS STAMPED APPROVED BY THE CITY OF GLENDALE'S FIRE DEPARTMENT SHALL BE PROVIDED AT THE SITE AT TIME OF FRAMING INSPECTION.

REVISE DATES:

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

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

OWNER:
JACK BENJIAN
ADDRESS:
3223 KIRKHAM DR
GLENDALE, CA 91206

GENERAL NOTES

SEVAN BENJIAN
(818) 237-0295



PROJECT INFO

JOB NUMBER:	20077
DATE DRAWN:	12/7/23
DRAWN BY:	J.F.
CHECKED BY:	V.K.
SCALE:	N.T.S

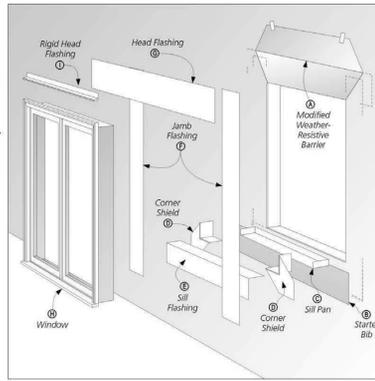
WOOD WINDOW SILL PAN FLASHING

A GUIDE TO INSTALLING SLOPED SILL WOOD WINDOWS

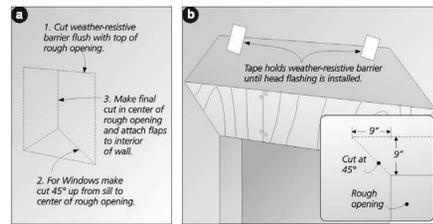
The "Wood Window Sill Pan Flashing" installation guide is designed for wood windows that utilize sloped sills, where the window is installed after the weather-resistive barrier is applied. Fortifiber Building Systems Group provides this installation guide to assist installers by demonstrating an efficient and effective method for exterior window flashing installation. Compliance with the building code and proper installation are critical in reducing potential water leakage points.

The following Fortifiber products are used in this guide:

- FortiFlash® Self Adhesive Waterproof Flashing Membrane 4, 6, 9, 12, 18 and 36 inch x 75' rolls
- FortiFlash® Commercial Self Adhesive Waterproof Flashing Membrane 6, 9, 12 and 18 inch x 75' rolls
- FortiFlash® Butyl Self Adhesive Waterproof Flashing Membrane 4, 6, 9 and 12 inch x 75' rolls
- Moistop E-Z Seal Self Adhesive Flashing, 6, 9, 12 inch x 75' rolls
- Moistop neXT® Flashing, 6, 9 and 12 inch x 200' rolls
- Moistop PF® Flashing, 6, 9, 12 and 18 inch x 300' rolls
- Moistop Corner Shield®
- Moistop Sealant
- Fortifiber Sheathing Tape

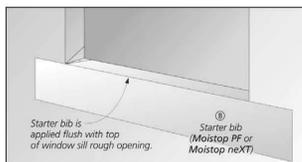


1 MODIFY WEATHER-RESISTIVE BARRIER



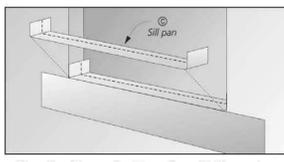
At the rough opening (1a), cut the weather-resistive barrier in an inverted "Y" fashion, and then fasten with the methods show above. To allow for head flashing integration, (1b) make the following diagonal cuts at the top of the rough opening corners. For 9" flashing measure as follows: 9" up and 9" over, (45° angle). Cut on the diagonal from marked point to the rough opening corner. Gently raise the top edge of the weather-resistive barrier and tape the corners and the center to the barrier surface above. This will allow for the installation of the window and the jamb and head flashing later.

2 STARTER BIB



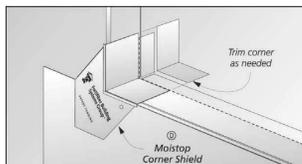
Cut the starter bib to the width of the rough opening plus twice the jamb flashing width, minus 1". Attach the starter bib flush along the bottom of the rough opening.

3 INSTALL SILL PAN



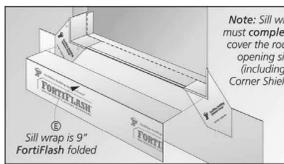
Place the sill pan with sides upturned in the rough opening. The leading edge of the sill pan must be aligned with the front of the rough opening.

4 SILL CORNERS

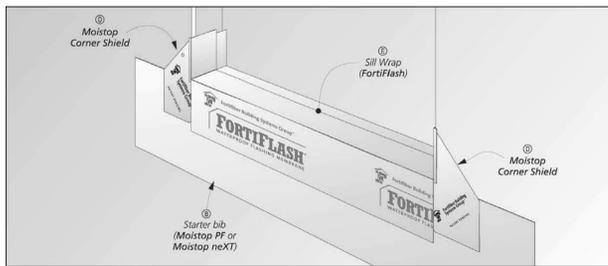


Install Moistop Corner Shield at each corner on top of the sill pan. If necessary, trim the back edge of the sill corners so they do not extend past the sill pan fold line.

5 INSTALL SILL WRAP

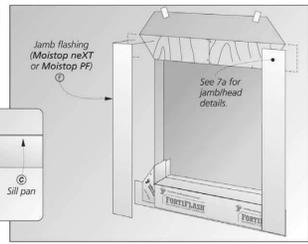
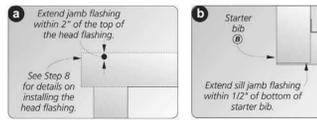


Cut 9" FortiFlash to the width of the rough opening. All back edge of FortiFlash to the marked fold line of the sill pan and fold over the front of the bib.

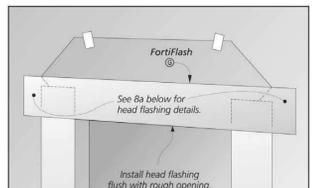


7 INSTALL JAMB FLASHING

Cut the jamb flashing to the height of the rough opening plus 2x the flashing width, minus 1". Align the flashing flush to the edge of the rough opening and within 2" of the top of the head flashing (7a) and 1/2" of the bottom of the starter bib (7b).

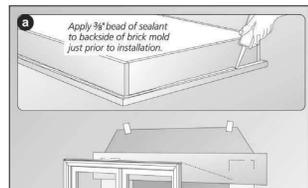


8 HEAD FLASHING



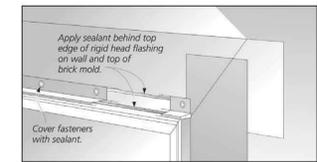
Wipe the jamb flashing, weather-resistive barrier, and sheathing with a clean rag. Cut a piece of flashing to size. Note: the length of the head flashing is the width of the rough opening + 2x the width of the flashing plus 2" (8a). Install the head flashing by pressing firmly in place in one

9 INSTALL WINDOW

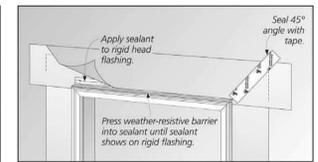


Before installing the door or window, apply a 3/8" continuous bead of Moistop Sealant (8a) to the backside (interior) of the brickmold. Install the window or door according to the manufacturer's instructions.

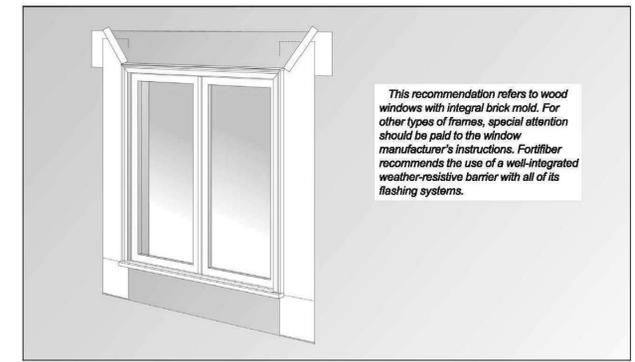
10 RIGID HEAD FLASHING



Prior to installing the rigid head flashing apply a 3/8" bead of sealant to the top of brick mold. Then place sealant on the top edge (interior side) of rigid head flashing. Place head flashing over brick mold and fasten with galvanized nails or screws. Apply sealant over these fasteners.



Place a 3/8" bead sealant along the lower portion of the upturned leg of the rigid flashing. This will allow the weather-resistive barrier to be applied in sealant. Finally, allow the flap of the weather-resistive barrier to lay flat over the sealant and rigid head flashing. Press flap into sealant and apply a new piece of sheathing tape over the entire diagonal cut made in the weather resistive barrier and press firmly in place.



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

Limitations: For optimum adhesion, FortiFlash, FortiFlash Commercial and Moistop E-Z Seal Flashings should be applied at temperatures between 40° F (4° C) and 120° F (50° C). FortiFlash Butyl may be applied at temperatures between 50° F (10° C) and 120° F (50° C). In addition, when using FortiFlash Butyl, the ambient temperature should be above 50° F. Service temperatures such as hot climates or better fiber content and make allowances that allow for significant amount of heat. FortiFlash, FortiFlash Commercial and FortiFlash Butyl are the only Fortifiber flashing products that can be installed horizontally or at a slope of less than 10°. Where installed vertically or with a slope of less than 10°, do not use sealant. Product should be covered as soon as possible to reduce moisture absorption. FortiFlash is not compatible with EPDM or Fluoropolymer (FEP) Polyethylene Glycol (PEG) based products. FortiFlash and Moistop E-Z Seal are not compatible with loose sealants. Consult with sealant manufacturer for compatibility information. Check exposure of sealant to the adhesive side of FortiFlash or Moistop E-Z Seal can be detrimental if the amount of sealant exceeds what is specified above. Please follow these recommendations regarding location and amount of sealant to be used. Fortifiber strongly recommends against the practice of cutting a "breakdown" bead of sealant, or "cutting the flange" with sealant, because 95% amount of sealant is excessive and unnecessary.

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

Fortifiber Building Systems Group®
Protecting Your World from the Elements®
NATIONAL SALES OFFICE - Farnley, NV

REVISE DATES:

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

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OWNER: JACK BEKIAN
ADDRESS: 3223 KIRKHAM DR
GLENDALE, CA 91206

FLASHING DETAILS & SECURITY DETAILS

SEVAN BENLIAN
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SECDVELOPMENT.NET
S E I C development

(818) 464-7111

(818) 464-7111

PROJECT INFO	
JOB NUMBER:	20077
DATE DRAWN:	12/7/23
DRAWN BY:	J.F.
CHECKED BY:	V.K.
SCALE:	N.T.S.

A-16



CITY OF GLENDALE
BUILDING AND SAFETY
633 EAST BROADWAY ROOM 101 (818) 548-3200

SUPPLEMENTAL CORRECTION SHEET SECURITY STANDARDS – RESIDENTIAL

- The following buildings shall comply with the Security Provisions:
 - New residential buildings of all types.
 - Additions or alterations to residential buildings of all types.
 - Multiple family dwelling units converted to privately owned family units (condominiums or cooperatives).
- Identify all security openings clearly on plans. The symbol * may be used, but any system which clearly defines security openings will be acceptable.
 - Security Openings are defined as:
 - All exterior doors of residential buildings.
 - The door leading from garage into attached dwelling units.
 - Entrance doors to individual apartments or condominiums from a public area.
 - Any glazed opening within 40" of any door locking mechanism in the closed mechanism.
 - Louvered windows within 12' vertically or 6' horizontally of an accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar structure.
 - Openings or windows into public parking areas.
 - All operable windows. See Item 4 below.
- Provide details and specifications for all swinging doors in security openings.
 - Specify thickness, type, and materials as applicable for wood, metal, and glass doors.
 - Specify deadbolts with hardened inserts; dead-locking latch key-operated locks on exterior; locks operable without key, special knowledge or special effort on interior; and type, throw, and embedment of deadbolts for single swing doors, active leaf of dutch door.
 - Show means of securing inactive leaf of double door and upper leaf of dutch door.
- Architect shall specify sliding glass doors and operable security windows on plans by trade name. Architect shall provide plan checker with a copy of performance test report prepared by manufacturer or ICC number, indicating compliance with tests as required in the most recent edition of the California Building Code.
- Show the method of securing metal or wood overhead or sliding doors.
- For multiple family dwellings, show illuminated diagram on plans as specified in General Notes, item 12.2.

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- Openings or windows referred to in item 2g above, shall be fully tempered glass or approved burglary resistant material, or shall be protected by metal bars, screens, or grilles. The protective bars or grilles shall not interfere with the operation of opening windows if such windows are required to be operable by this Code.
- In addition to the details and specifications required by items 1 through 7 above, provide appropriate general notes and specifications to comply with Volume VII, Ordinance No. 5892. The following example notes may be used in part or in total as appropriate:

GENERAL NOTES:

All openings marked * are security openings and the following notes shall apply:

- Each unit in a residential development shall be keyed differently than any other units under the same general plan. A certificate from the lock supplier declaring that all locks supplied to the project are keyed separately shall be acceptable as complying with the above requirements.
- Door jambs shall have a solid backing with no voids exist between the strike side of the jamb and the frame opening for a vertical distance of six (6) inches (153mm) each side of the strike.
- In wood framing, horizontal blocking shall be placed between studs at door lock height for three (3) stud spaces each side of the door openings. Jambs shall have solid backing against sole plates.
- Iron or steel screens shall be 1/8" thick with 2" mesh securely fastened.
- Iron bars shall be 1/2" diameter bars or 1" x 1/4" flat steel spaced at 5" max. securely fastened.
- Cylinder guards shall be attached with 1/2" connecting screws, and shall be installed whenever the cylinder projects beyond the face of the door, or is otherwise accessible to gripping tools.
- Door stops for in-swinging doors shall be integrated (rabbeted) with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.
- The strike plate for deadbolts on all wood frame doors shall be constructed of at least sixteen (16) U.S. gauge steel, bronze, or brass and secured to the jamb by a minimum of two screws.
- Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.
- Louvered windows shall not be used when any portion of the window is less than 12 feet (3658mm) vertically or 6 feet (1829mm) horizontally from an accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar structure.
- Garage Door Types:** Rolling overhead, solid overhead, swing or sliding accordion garage-type doors shall conform to the following standards:
 - Wood doors shall have panels a minimum of five-sixteenths (5/16) inch (8mm) in thickness with the locking hardware being attached to the support framing.
 - Aluminum doors shall be a minimum thickness of .0215 inches (.546mm) and riveted together a minimum of eighteen (18) inches (458mm) on center along the outside seams.

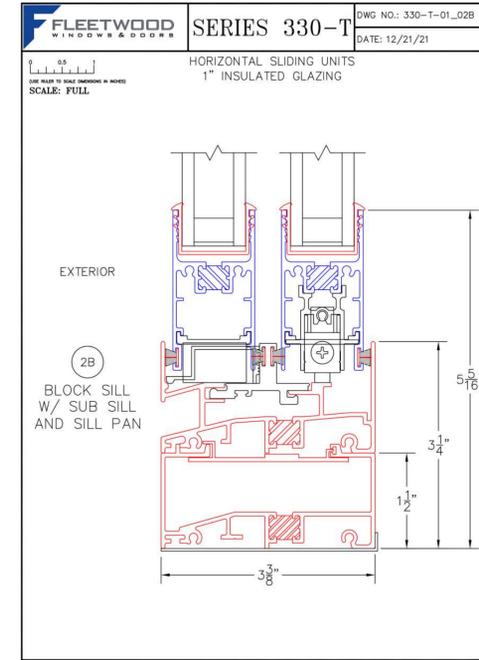
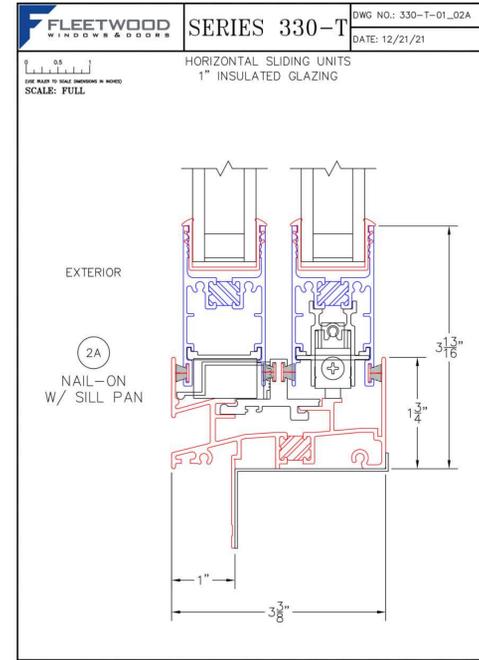
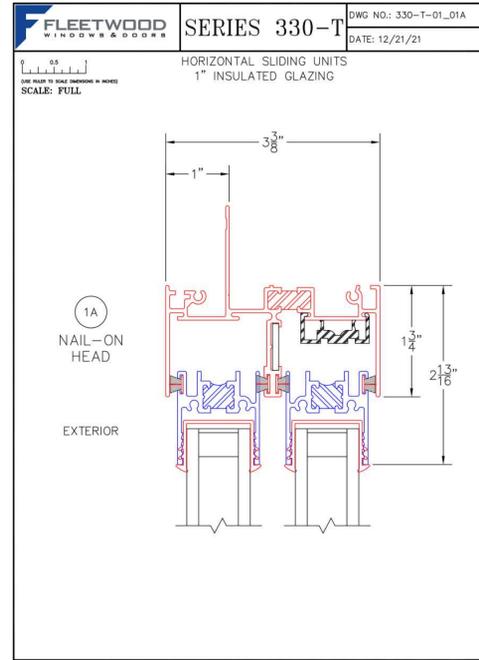
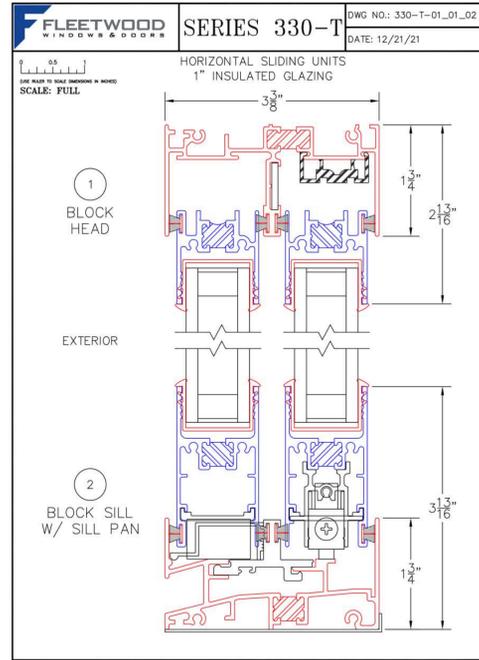
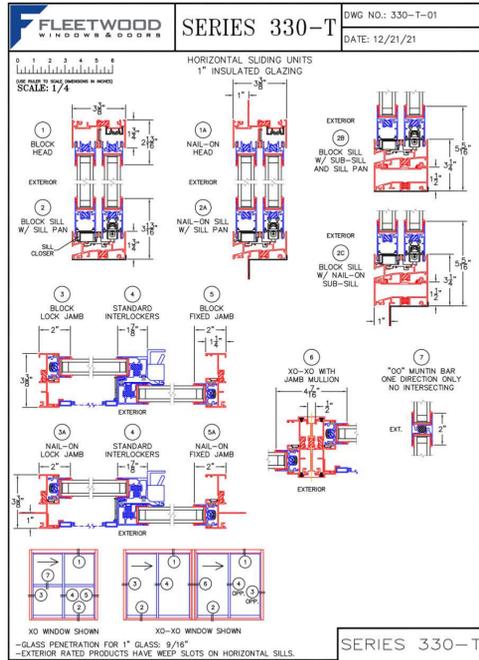
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- There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access, door framing within three (3) inches (76mm) of the strike area of the pilot or pedestrian access door.
- Fiberglass doors shall have panels a minimum density of six (6) ounces per square foot (1831 gram/m²) from the bottom of the door to a height of seven (7) feet (2134mm). Panels above seven (7) feet (2134mm) and panels in residential structures shall have a density not less than five (5) ounces per square foot (1526 grams/m²).
- Doors utilizing a cylinder lock shall have not less than a five (5) pin tumbler operation with the locking bar or bolt extending into the receiving guide a minimum of one (1) inch (25.4mm).
- Doors exceeding sixteen (16) feet (4877mm) in width shall have two lock receiving points or, if the door does not exceed nineteen (19) feet (5791mm), a single bolt may be used if placed in the center of the door with the locking point located either at the floor or door frame header; or, torsion spring counter balance type hardware may be used.
- Doors with slide bolt assemblies shall have frames a minimum of .120 inches (3mm) in thickness, with a minimum bolt diameter of one-half (1/2) inch (13mm) and protrude at least one and one-half (1 1/2) inches (38mm) into the receiving guide. A bolt diameter of three-eighths (3/8) inch (10mm) may be used in a residential building. The slide bolt shall be attached to the door with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.
- Swinging Exterior Doors:** All exterior swinging doors of any residential building and attached garages (Except for vehicular access doors), including the door leading from the garage area into the dwelling unit shall be equipped as follows:
 - All wood doors shall be of solid core construction with a minimum thickness of one and three-fourths (1 3/4) inches (45mm), or with panels not less than nine-sixteenths (9/16) inch (15mm) thick.
 - A single or double door shall be equipped with a single cylinder deadbolt lock with a minimum projection of one (1) inch (25.4mm) and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths (3/4) inch (19mm) into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least one fourth (1/4) inch (6.3mm) in diameter. All installation shall be done so that the performance of the locking device will meet the intended anti-burglary requirements. A dual locking mechanism constructed so that both deadbolt and latch can be retracted by a single action of the inside door knob, or lever, may be substituted provided it meets all other specifications for locking devices.
 - The inactive leaf of double doors shall be equipped with metal flush bolts having a minimum embedment of five-eighths (5/8) inch (16mm) into the head and threshold or the door frame.
 - Glazing: Glazing in exterior doors or within forty (40) inches (1016mm) of any locking mechanism shall be of fully tempered glass or rated burglary resistant glazing.
 - Wide Angle Viewer: Except where clear vision panels are installed, all front exterior doors shall be equipped with a wide angle (180°) door viewer.

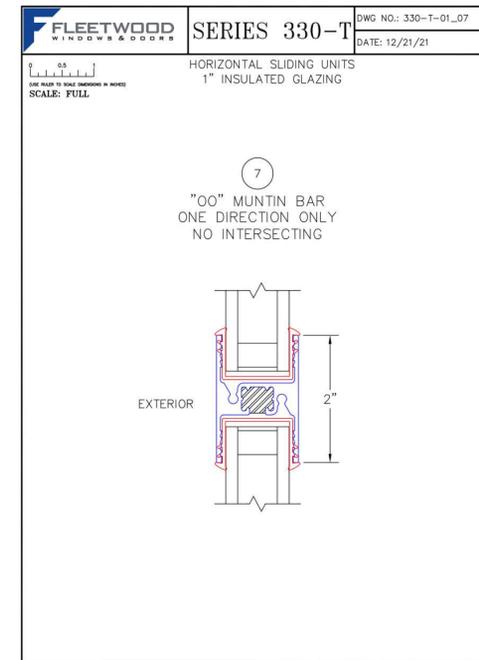
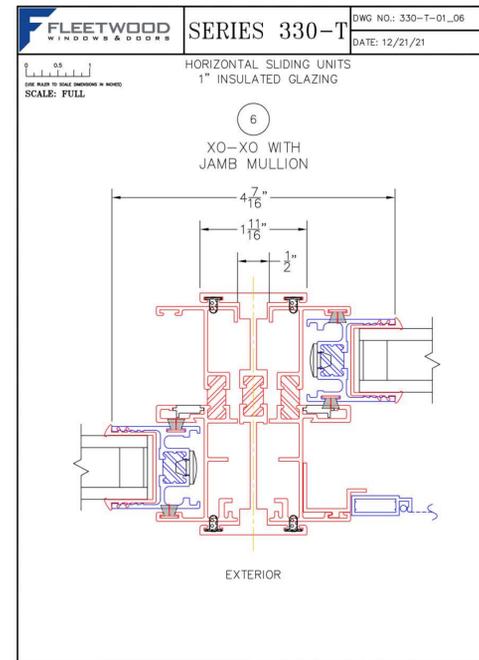
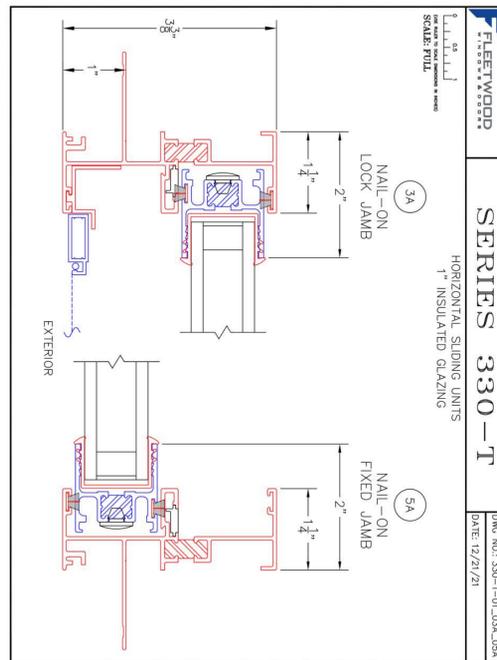
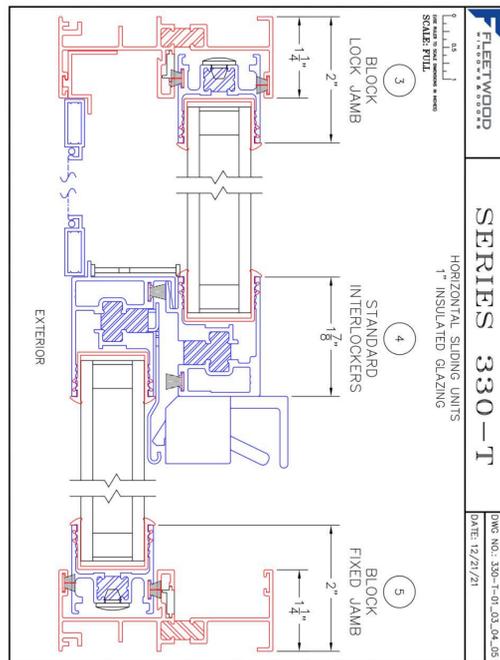
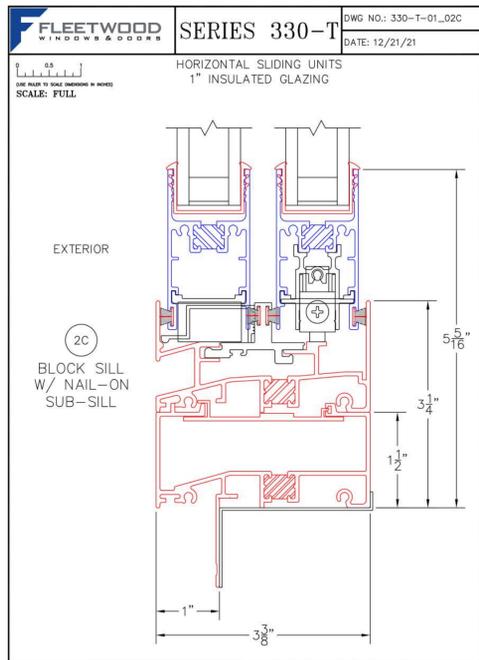
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- Hollow steel doors shall be a minimum sixteen (16) gauge thick with extra reinforcing around the lock to prevent collapsing.
- Aluminum doors shall be constructed per Vol. VII, Section 15.3 of Security Ordinance No. 5581, and shall be equipped with a double cylinder deadbolt with a 1" min. bolt projection or hook shaped or expanding dog bolt to prevent spreading. The deadbolt lock shall have a minimum of five (5) pin tumblers and a cylinder guard.
- Address Number and Identifying Data:** Address numbers and other identifying data shall be displayed as follows:
 - All residential dwellings shall display an address number in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than four (4) inches (102mm) in height and shall be of a contrasting color to the background to which they are attached. In addition, any residence with rear vehicular access through any driveway, alleyway or parking lot shall also display the same numbers on the rear of the building.
 - Multiple Family Dwelling; Illuminated Diagrams and Identification Numbers: There shall be positioned at each entrance of a multiple family dwelling complex an illuminated diagrammatic representation of the complex which shows the location of:
 - The viewer;
 - The unit designations within the complex.
 - Each unit that is a "smoking unit and a "non smoking" unit (as governed by Chapter 8.52 of the Glendale Municipal Code, 1995, or any successor legislation);
 - A smoking permitted area authorized under Section 8.52.130 of the GMC; and
 - The complex's exits, stairwells, elevators, fire alarm annunciator panels, and standpipes.
 In addition, each individual unit within the complex shall display a prominent identification number, not less than four (4) inches (102mm) in height, which is easily visible to approaching vehicular and/or pedestrian traffic. In addition, any multiple family dwelling with rear vehicular access shall also display the same numbers on the rear of the building.
- Lighting; Multiple Family Dwelling.** Lighting in multiple family dwellings shall be as follows:
 - Aisles, Passageways and Recesses: Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five hundredths (.25) of a footcandle (2.7 lux) at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.
 - Parking Structures, Parking Lots and Carports: Parking structures, parking lots and carports shall be provided with a minimum of two (2) footcandles (21.5 lux) of light on the parking surface during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.
- Note:** These notes are intended as a guide only. Contractor and supplier shall refer to the Glendale Building & Safety Code, Volume VII for more complete and specific details.

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FLEETWOOD GEN 3 WINDOWS



REVISE DATES:

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ADDRESS:
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WINDOW DETAILS

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SEC
development

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PROJECT INFO	
JOB NUMBER:	20077
DATE DRAWN:	12/7/23
DRAWN BY:	J.F.
CHECKED BY:	V.K.
SCALE:	N.T.S.

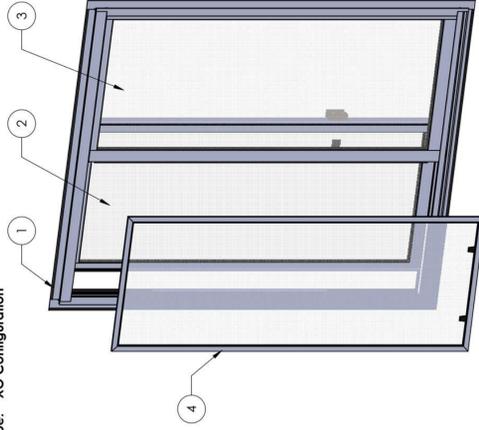
FLEETWOOD GEN 3 WINDOWS



ASSEMBLY / PARTS LIST (B.O.M.)

Series: 330-T
Type: XO Configuration

TABLE OF CONTENTS			
ITEM NO.	DESCRIPTION	QTY.	PAGE #
1	Frame Assembly	1	2
2	X Panel Assembly	1	3
3	O Panel Assembly	1	4
4	Screen Assembly	1	5



Description
Table of Contents

File Name
Series 330-T XO Assembly

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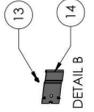
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ASSEMBLY / PARTS LIST (B.O.M.)

EXTRUSIONS			
ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	5348	Top Rail DG	1
2	5338	Lead Sillie DG	1
3	5349	Bottom Rail DG	1
4	5370	Fixed Interlock DG	1
HARDWARE			
ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
5	19113	PVC Spreader Bar, Leadstille (KB1395)	1
6	20324	#8 PHP - A, 1.5 in. (Black)	4
7	19118	Weather Strip, 230270458KGB	3
8	22938	Bottom Rail Spreader (BL 798)	1
9	25386	Fix Panel Block	2
10	20248	#8 PHP - A, 1", SS, Black	4
11	20268	#8 PHP - A, 2 in. SS, Clear	4
12	19117	Large Fin Seal Mohair (230270458KGB)	1
13	20228	#6 PHP-TEK, .5 in. (S.S., Black)	1
14	24106	Aspen Sillie Plate (Keeper)	1
15	19056	1" Glazing Vinyl (Shown)	1
16	-	Glass	1



Description
O Panel Assembly

File Name
Series 330-T XO Assembly

REV
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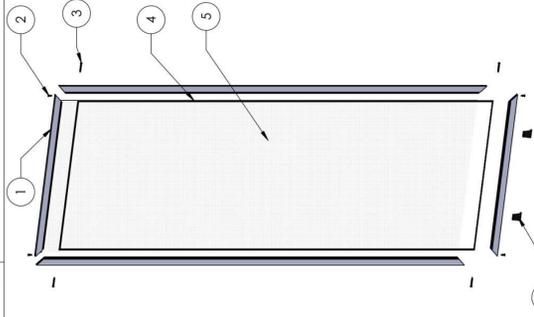
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ASSEMBLY / PARTS LIST (B.O.M.)

EXTRUSIONS			
ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	1114	5/16" Screen Frame	4
HARDWARE			
ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
2	25752, 20234	#6 PHP Screw, 0.5 in. (S.S., Black)	4
3	25751	#6 PHP-A, 1.25 in. SS, Clear	4
4	19127	Screen Spaline .150	1
5	-	Ultra VUE Screen Mesh	1
6	25945	Screen Tab	2



Description
Screen Assembly

File Name
Series 330-T XO Assembly

REV
A

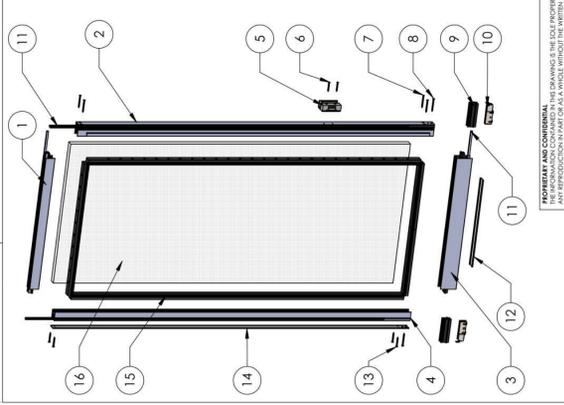
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ASSEMBLY / PARTS LIST (B.O.M.)

EXTRUSIONS			
ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	5348	Top Rail DG	1
2	5371	Sliding Interlock DG	1
3	5349	Bottom Rail DG	1
4	5338	Lead Sillie DG	1
HARDWARE			
ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
5	24636	Archetype Sliding Window Latch SS (170-000)	1
6	20252, 20253	#8 PHP Screw, 1.5 in. (S.S., Black)	2
7	20268	#8 PHP - A, 2 in. SS, Clear	4
8	20324, 20327	#8 PHP - A, 2.0", SS. (Clear, Black)	2
9	19107	Roller Insert - Wheel Housing (AN 9853)	2
10	18894	Aspen Tandem Nylon Roller	2
11	19118	Large Fin Seal (290270458KGB) (7578)	4
12	22938	Bottom Rail Spreader (BL 798)	1
13	20324	#8 PHP - A, 1.5 in. (Black)	4
14	19113	PVC Spreader Bar, Leadstille (BL 1395)	1
15	19056	1" Glazing Vinyl (Shown)	1
16	-	Glass	1



Description
X Panel Assembly

File Name
Series 330-T XO Assembly

REV
A

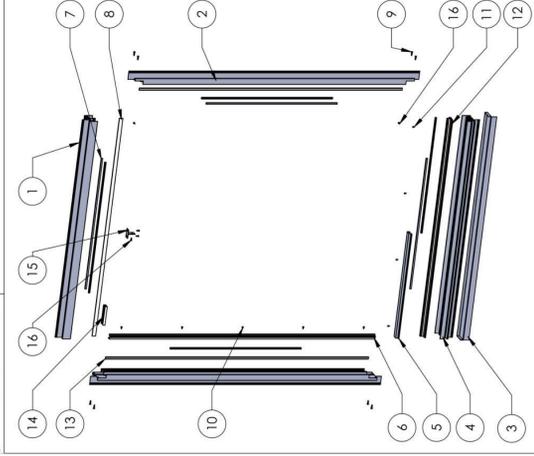
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ASSEMBLY / PARTS LIST (B.O.M.)

EXTRUSIONS			
ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	5309	Nail-on Head	1
2	5301	Nail-on Jamb	2
3	SPN530N	Nailfin Sill Pan	1
4	5343	Nail-on Sill	1
5	5311	Sill Filler/Cleat	1
6	5390	Screen Adaptor (Slider Jamb)	1
HARDWARE			
ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
7	19118	Small Fin Seal Mohair (230270458KGB)	7
8	19095	PVC Head Filler (BL1265)	1
9	20314	#8 PHP-A Screw, .75 in. SS, Clear	8
10	20225	#6 PHP-TEK, .375 in. SS, Clear	Varies
11	20901	#6 X 3/8" UC FISM	Varies
12	19092	PVC Sill Center	1
13	22913	PVC Jamb Isolator	2
14	22918	Anti-Lift/Fix Pan Guide (BL1397)	1
15	25766, 25767	T-Clip, (Clear, Black)	1
16	20228, 20229	#6 PHP-TEK, .5 in. (S.S., Black)	5



Description
Frame Assembly

File Name
Series 330-T XO Assembly

REV
A

Released 2/13/2022 SHEET 2 OF 5

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PROJECT INFO	
JOB NUMBER:	20077
DATE DRAWN:	12/7/23
DRAWN BY:	J.F.
CHECKED BY:	V.K.
SCALE:	N.T.S.

A-18



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REVISE DATES:

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 41 13—Metal Roof Panels

REPORT HOLDER:
METAL SALES MANUFACTURING CORPORATION

EVALUATION SUBJECT:
METAL SALES MANUFACTURING CORPORATION'S STEEL ROOF PANELS

1.0 EVALUATION SCOPE
1.1 Compliance with the following codes:
 ■ 2018, 2015, 2012 and 2009 *International Building Code®* (IBC)
 ■ 2018, 2015, 2012 and 2009 *International Residential Code®* (IRC)
Properties evaluated:
 ■ Weather resistance
 ■ Fire classification
 ■ Structural
 ■ Wind uplift resistance
1.2 Evaluation to the following green code:
 ■ 2016 California Green Building Standards Code (CALGreen), Title 24, Part 11
Attributes verified:
 ■ See Section 3.1

2.0 USES
 The panels are used as roof coverings over solid or closely fitted decking and spaced supports.

3.0 DESCRIPTION
3.1 General:
 The panels and the clips used with the panels are cold-formed from steel and/or aluminum conforming to the product specifications, galvalume or zinc coatings, and base-metal thicknesses noted in Tables 1 and 2. See Figures 1 through 13 for panel and clip configurations.
 The attributes of the metal roofing panels have been verified as conforming to the provisions of CALGreen Section A5.406.1.2 for reduced maintenance. Note that decisions on compliance for those areas rest with the user.

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4.4 Fire Classification:
 When installed as specified in Table 5, the steel and aluminum roof panels are components of roof assemblies classified as Class A or B roof assemblies in accordance with ASTM E108 or UL 790.

5.0 CONDITIONS OF USE
 The Metal Sales Manufacturing Corporation's roof panels described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 Installation must comply with the applicable code, this report and the manufacturer's published installation instructions. In the event of conflict between the code and the manufacturer's instructions, this report governs.

5.2 The metal panels must be installed only by applicators approved by Metal Sales Manufacturing Corporation.

5.3 Design wind uplift pressure on any roof area, including edge and corner zones, must not exceed the allowable wind pressure for the system installed in that particular area. Refer to the allowable wind uplift pressure for the metal panels as listed in Table 4.

5.4 The allowable wind uplift pressures listed in Table 3 are for the roof covering only. The deck and framing to which the roof covering is attached must be designed for the applicable components and cladding wind loads in accordance with the IBC or IRC, as applicable.

5.5 Calculations demonstrating that the required wind resistance is less than the allowable wind resistance must be submitted to the code official.

5.6 See Table 1 for panel manufacturing locations. The manufacturing is under a quality-control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED
 Data in accordance with the ICC-ES Acceptance Criteria for Metal Roof Coverings (AC166), dated October 2012 (editorially revised January 2018).

7.0 IDENTIFICATION
7.1 The panels are identified with a label bearing the product name, the material type, the manufacturer's name (Metal Sales Manufacturing Corporation), and the evaluation report number (ESR-2385).

7.2 The report holder's contact information is the following:
METAL SALES MANUFACTURING CORPORATION
 545 SOUTH 3RD STREET
 LOUISVILLE, KENTUCKY 40202
 (502) 855-4300
www.metalsales.us.com
info@metalsales.us.com

TABLE 1—MANUFACTURING FACILITIES AND ASSOCIATED PANEL PROFILES

MANUFACTURING FACILITY	ASSOCIATED PANEL PROFILES
Metal Sales Manufacturing Corporation Woodland, California 95776	Classic Rib R-Panel PBR-Panel 1/2" Corrugated 2.5" Image II IC72-Panel Vertical Seam
Metal Sales Manufacturing Corporation Fontana, California 92335	U-Panel PBU-Panel Clip-Loc Vertical Seam Magna-Loc Magna-Loc180

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TABLE 2—METAL SALES ROOF PANEL AND CLIP SPECIFICATIONS

PANEL	MINIMUM ROOF SLOPE	MATERIAL			MIN. BASE STEEL THICKNESS (inches)
		Specification	Classification	Coating	
16" Magna-Loc 18" Magna-Loc	1/2	ASTM A792	SS Grade 50 Class I	AZ50 or AZ55	0.0223 (24 gauge) 0.0290 (22 gauge)
		ASTM A653	SS Grade 33	G60 ¹ or G90	0.0326 (20 gauge)
16" Magna-Loc180 18" Magna-Loc180	1/2	ASTM A792	SS Grade 50 Class I	AZ50 or AZ55	0.0223 (24 gauge) 0.0293 (22 gauge)
		ASTM A653	SS Grade 50 Class I	G60 ¹ or G90	0.0223 (24 gauge)
16" Vertical Seam	1/2	ASTM A792	SS Grade 50 Class I	AZ50 or AZ55	0.0171 (26 gauge) 0.0223 (24 gauge)
		ASTM A653	SS Grade 50 Class I	G60 ¹ or G90	0.032
18" Vertical Seam	1/2	ASTM A792	SS Grade 50 Class I	AZ50 or AZ55	0.0223 (24 gauge)
		ASTM A653	SS Grade 50 Class I	G60 ¹ or G90	0.032
Clip-Loc	1/2	ASTM A792	SS Grade 50 Class I	AZ50 or AZ55	0.0171 (26 gauge) 0.0223 (24 gauge) 0.0293 (22 gauge)
		ASTM A653	SS Grade 50 Class I	G60 ¹ or G90	0.032
16" Image II	3:12	ASTM A792	SS Grade 50 Class I	AZ50 or AZ55	0.0171 (26 gauge)
		ASTM A653	SS Grade 50 Class I	G60 ¹ or G90	0.032
IC72-Panel	1/2	ASTM A792	SS Grade 50 Class I	AZ50 or AZ55	0.0171 (26 gauge) 0.0223 (24 gauge)
		ASTM A653	SS Grade 50 Class I	G60 ¹ or G90	0.0223 (24 gauge)
1/2" Corrugated	1/2	ASTM A792	SS Grade 80	AZ50 or AZ55	0.0171 (26 gauge)
		ASTM A653	SS Grade 80	G60 ¹ or G90	0.032
Classic Rib	3:12	ASTM A792	SS Grade 80	AZ50 or AZ55	0.0134 (29 gauge) 0.0134 (29 gauge)
		ASTM A653	SS Grade 80	G60 ¹ or G90	0.032
2.5" Corrugated	3:12	ASTM A792	SS Grade 50 Class I	AZ50 or AZ55	0.0171 (26 gauge)
		ASTM A653	SS Grade 50 Class I	G60 ¹ or G90	0.032
R-Panel / PBR-Panel U-Panel / PBU-Panel	1/2	ASTM A792	SS Grade 80	AZ50 or AZ55	0.0171 (26 gauge)

For S1: 1 inch = 25.4 mm.
¹The G60 coating is only applicable to Group U buildings per IBC Table 1507.4.3 (1).

TABLE 3—METAL SALES CLIP SPECIFICATIONS

CLIP	MATERIAL				MIN. BASE STEEL THICKNESS (inches)	See Figure
	Specification	Classification	Coating	See Figure		
Magna-Loc Clip	Tab – ASTM A653	Tab – Grade 50	Tab – G60	Tab – 0.031	1B & 2B	
	Base – ASTM A653	Base – Grade 50	Base – G90	Base – 0.064		
Vertical Seam Clip	ASTM A653	Grade 50	G90	0.050	3B	
Clip-Loc Clip	ASTM A653	Grade 36 min	G90	0.030	4B	

For S1: 1 inch = 25.4 mm.

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TABLE 4—ALLOWABLE WIND UPLIFT PRESSURES

PANEL	SUPPORT	FASTENING PATTERN ¹	SPAN ² (inch)	ALLOWABLE UPLIFT PRESSURE (psf)
16" Magna-Loc (24 gauge steel)	1/2" Plywood	Magna-Loc Clips with (2) ATLAS #12-11 x 1.5" long low profile pancake head wood screws (See Figure 1)	30	80
			24	80
			18	100
			12	115
			6	125
16" Magna-Loc (24 gauge steel)	Min. 30 mil Steel Steel Deck ³	MC Clips with (2) TRUFAST #14-13 x 6" long pancake head screws through bearing plate and rigid insulation. Bearing plates are 4" x 5" x 20 gauge. (See Figure 1)	42	70
			36	85
			30	100
			24	110
			18	120
16" Magna-Loc (24 gauge steel)	Min. 54 mil Steel Spaced Supports	Magna-Loc Clips with (2) ATLAS #12-11 x 1.5" long hex head self-drilling screws (See Figure 1)	60	40
			54	50
			48	60
			42	70
			36	85
16" Magna-Loc (22 gauge steel)	Min. 54 mil Steel Spaced Supports	Magna-Loc Clips with (2) ATLAS #12-11 x 1.5" long hex head self-drilling screws (See Figure 1)	60	55
			54	65
			48	75
			42	85
			36	100
16" Magna-Loc (20 gauge steel)	Min. 54 mil Steel Spaced Supports	Magna-Loc Clips with (2) ATLAS #12-11 x 1.5" long hex head self-drilling screws (See Figure 1)	60	70
			54	80
			48	90
			42	100
			36	115
16" Magna-Loc (24 gauge steel)	Min. 54 mil Steel Spaced Supports	Magna-Loc Clips with (2) ATLAS #12-11 x 1.5" long hex head self-drilling screws (See Figure 1)	60	40
			54	50
			48	60
			42	70
			36	85
16" Magna-Loc (22 gauge steel)	Min. 54 mil Steel Spaced Supports	Magna-Loc Clips with (2) ATLAS #12-11 x 1.5" long hex head self-drilling screws (See Figure 1)	60	55
			54	65
			48	75
			42	85
			36	100
16" Magna-Loc (20 gauge steel)	Min. 54 mil Steel Spaced Supports	Magna-Loc Clips with (2) ATLAS #12-11 x 1.5" long hex head self-drilling screws (See Figure 1)	60	70
			54	80
			48	90
			42	100
			36	110

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TABLE 4—ALLOWABLE WIND UPLIFT PRESSURES (Continued)

PANEL	SUPPORT	FASTENING PATTERN ¹	SPAN ² (inch)	ALLOWABLE UPLIFT PRESSURE (psf)
16" Magna-Loc 180 (24 gauge steel)	Min. 54 mil Steel Spaced Supports	Magna-Loc Clips with (2) SFS #10-16 x 1.5" long hex head self-drilling screws (See Figure 2)	60	30
			54	40
			48	50
			42	60
			36	75
16" Magna-Loc 180 (22 gauge steel)	Min. 54 mil Steel Spaced Supports	Magna-Loc Clips with (2) ATLAS #12-11 x 1.5" long hex head self-drilling screws (See Figure 2)	60	45
			54	55
			48	65
			42	75
			36	90
16" Magna-Loc 180 (24 gauge steel)	Min. 54 mil Steel Spaced Supports	Magna-Loc Clips with (2) ATLAS #12-11 x 1.5" long hex head self-drilling screws (See Figure 2)	60	60
			54	70
			48	80
			42	90
			36	100
18" Magna-Loc 180 (22 gauge steel)	Min. 54 mil Steel Spaced Supports	Magna-Loc Clips with (2) ATLAS #12-11 x 1.5" long hex head self-drilling screws (See Figure 2)	60	75
			54	85
			48	95
			42	105
			36	115
16" Vertical Seam (26 gauge steel)	1/2" Plywood	Vertical Seam Clips with (2) ATLAS #10-12 x 1" long pancake head wood screws (See Figure 3)	42	35
			36	45
			30	55
			24	65
			18	75
16" Vertical Seam (24 gauge steel)	1/2" Plywood	Vertical Seam Clips with (2) ATLAS #10-12 x 1" long pancake head wood screws (See Figure 3)	24	75
			20	85
			16	95
			12	105
			8	115
16" Vertical Seam (24 gauge steel)	1/2" Plywood	Vertical Seam Clips with (2) ATLAS #10-12 x 1" long pancake head wood screws (See Figure 3)	42	40
			36	50
			30	60
			24	70
			18	85
16" Vertical Seam (0.032" Aluminum)	1/4" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	36	40
			30	50
			24	60
			18	70
			12	85
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40
			30	50
			24	60
			18	70
16" Vertical Seam (26 gauge steel)	1/2" OSB	Vertical Seam Clips with (2) ATLAS #10-12 x 2" long pancake head wood screws (See Figure 3)	42	30
			36	40



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Order No.: AE25157
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Report No.: 25157-0
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HEMISPHERICAL SPECTRAL REFLECTANCE and TOTAL EMITTANCE TEST REPORT

prepared for:
TILE TECH PAVERS
1914 West Pico Blvd.
Los Angeles, CA 90006

presented by:
Atlas Weathering Services Group
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This report contains 5 pages

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4.0 RESULTS

Reflectance and SRI:

Specimen Code	% Solar Reflectance	SRI
Penny Lane	73.4	91
White Black Shot	63.9	79
Gray Black	26.8	30
Charcoal	15.1	15
Natural	59.5	73
Vanilla Gray	47.8	57

Emittance:

Specimen Code	Reflectance (p) Measured	Near-Normal Emittance (e) Calculated
Penny Lane	.05	.95
White Black Shot	.05	.95
Gray Black	.05	.95
Charcoal	.05	.95
Natural	.05	.95
Vanilla Gray	.05	.95

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4.0 RESULTS

Reflectance and SRI:

Specimen Code	% Solar Reflectance	SRI
COOL BLUE 50	71.4	88
COOL GRAY 50	54.4	65
COOL GREEN 50	66.9	83
COOL ORANGE 50	64.0	79
COOL RED 50	62.8	77
COOL YELLOW 50	68.5	85

Emittance:

Specimen Code	Reflectance (p) Measured	Near-Normal Emittance (e) Calculated
COOL BLUE 50	.07	.93
COOL GRAY 50	.06	.94
COOL GREEN 50	.06	.94
COOL ORANGE 50	.06	.94
COOL RED 50	.06	.94
COOL YELLOW 50	.06	.94

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Page 4 of 4

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

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OWNER:
JACK BEKIAN
ADDRESS:
3223 KIRKHAM DR
GLENDALE, CA 91206

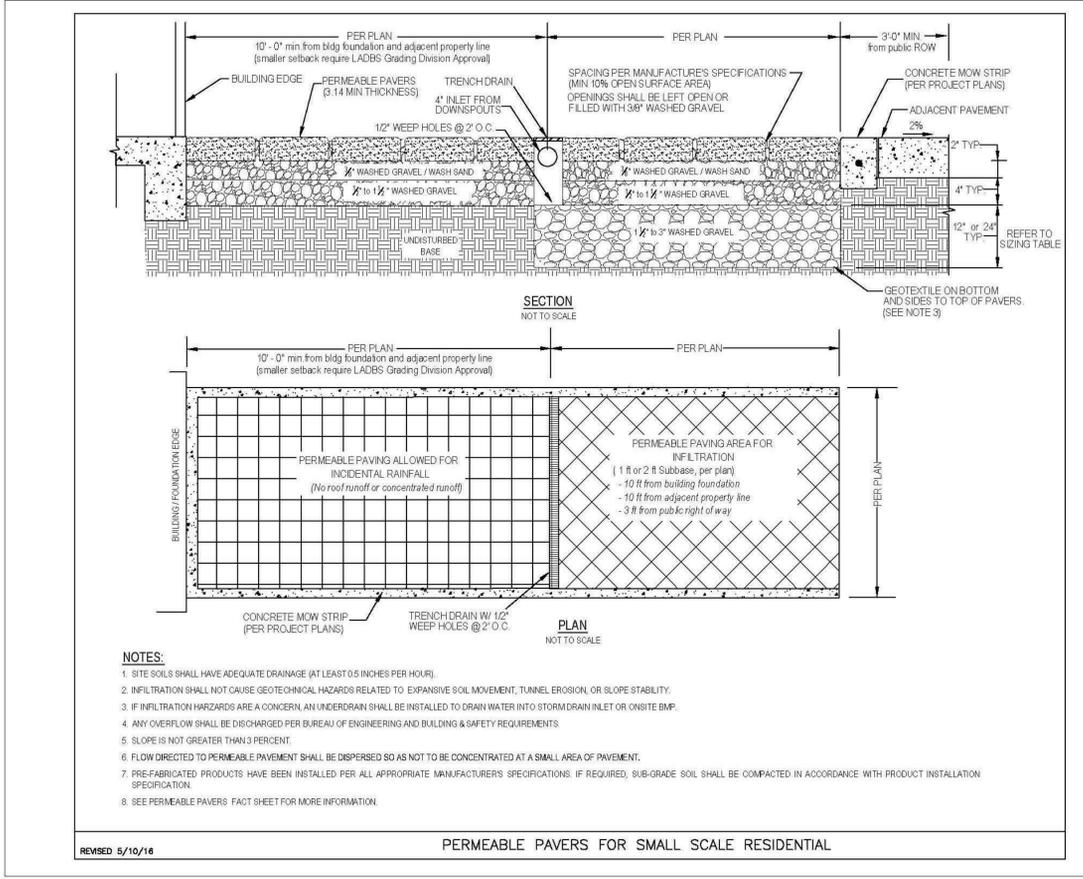
PERMABLE PAVERS SPECIFICATIONS & DETAILS

APARTEON
SEVAN BENJIAN
(818) 237-0295

SECDEVELOPMENT.NET
S E I C development
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PROJECT INFO
JOB NUMBER: 20077
DATE DRAWN: 12/7/23
DRAWN BY: J.F.
CHECKED BY: V.K.
SCALE: N.T.S.

A-22



COLOR: RICE WHITE



**RESIDENTIAL MANDATORY MEASURES
NEW, ADDITION AND ALTERATION**

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

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

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

ITEM #	CODE SECTION	REQUIREMENTS																		
3	4.106.3	Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. (Does not apply to additions and alterations not altering the drainage path.)																		
4	4.106.4	Electric vehicle (EV) charging for new construction. New construction shall comply with CalGreen Sections 4.106.4.1, 4.106.4.2 or 4.106.4.3 (items #5, #6 and #7 below) to facilitate the future installation and use of electric vehicle (EV) chargers. Electric vehicle supply equipment (EVSE) when installed, shall be in accordance with the <i>California Electrical Code</i> .																		
5	4.106.4.1	EV charging for new one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit (nominal 1-inch inside diameter) that originates at the main service or subpanel and terminates into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The service panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel shall be permanently labeled to identify the breaker space as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". <i>Construction documents shall show the requirements above.</i>																		
6	4.106.4.2	EV charging for new multi-family dwellings. If residential parking is available on a building site, construction shall comply with the following requirements to facilitate future installation and use of electric vehicle (EV) chargers. <i>Plans and electrical load calculations shall clearly show the following:</i> <ol style="list-style-type: none"> Ten-percent (10%) of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents. Electric vehicle charging stations (EVCS) When EV chargers are installed, one in every 25 spaces shall comply with at least one of the following options: <ol style="list-style-type: none"> The EV space shall be located adjacent to an accessible parking space meeting the requirements of the <i>California Building Code</i>, Chapter 11A, to allow use of the EV charger from the accessible parking space. The EV space shall be located on an accessible route to the building, as defined in the <i>California Building Code</i>, Chapter 2. Electric vehicle charging station (EV space) dimensions. Electric vehicle charging spaces (EV spaces) shall comply with the following dimensions: <ol style="list-style-type: none"> Minimum length of each EV space: 18-ft. Minimum width of each EV space: 9-ft. One in every 25 EV spaces, but not less than one, shall also have an 8-foot wide minimum aisle (a 5-foot wide aisle is permitted provided the minimum width of the EV space is 12-feet). The surface slope of this EV space and aisle shall not exceed a 1 unit vertical in 48 units horizontal (2.083 percent) slope in any direction. Single EV space electrical requirements. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall be not less than nominal 1-inch inside diameter. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed 																		
7	4.106.4.3	EV charging for new hotels and motels. If hotel or motel parking is available on a building site, construction shall comply with the following requirements to facilitate future installation and use of electric vehicle (EV) chargers. <i>Plans and electrical load calculations shall clearly show the following:</i> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>TOTAL NUMBER OF PARKING SPACES</th> <th>NUMBER OF REQUIRED EV SPACES</th> </tr> </thead> <tbody> <tr><td>0 to 9</td><td>0</td></tr> <tr><td>10 to 25</td><td>1</td></tr> <tr><td>26 to 50</td><td>2</td></tr> <tr><td>51 to 75</td><td>4</td></tr> <tr><td>76 to 100</td><td>5</td></tr> <tr><td>101 to 150</td><td>7</td></tr> <tr><td>151 to 200</td><td>10</td></tr> <tr><td>201 and over</td><td>At least 6% of total</td></tr> </tbody> </table> <ol style="list-style-type: none"> Number of required EV spaces. The total number of parking spaces provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number and shall be as follows: Electric vehicle charging station (EV space) dimensions. Electric vehicle charging spaces (EV spaces) shall comply with the following dimensions: <ol style="list-style-type: none"> Minimum length of each EV space: 18-ft. Minimum width of each EV space: 9-ft. Single EV space electrical requirements. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than nominal 1-inch inside diameter. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit over-current protective device. Construction documents shall identify the raceway termination point. Multiple EV spaces electrical requirements. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE. 	TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES	0 to 9	0	10 to 25	1	26 to 50	2	51 to 75	4	76 to 100	5	101 to 150	7	151 to 200	10	201 and over	At least 6% of total
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES																			
0 to 9	0																			
10 to 25	1																			
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51 to 75	4																			
76 to 100	5																			
101 to 150	7																			
151 to 200	10																			
201 and over	At least 6% of total																			

ITEM #	CODE SECTION	REQUIREMENTS
		location of the EV spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit over-current protective device. Construction documents shall identify the raceway termination point.
		Multiple EV spaces electrical requirements. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculation to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EV's at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.
		Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the <i>California Electrical Code</i> .
8	4.106.5 (GBSC)	Water permeable surface. <i>Provide calculation on site plan to show proposed water permeable surfaces shall not be less than 20 percent of the total on-grade, residential uncovered parking, walking or patio surfaces.</i> The primary driveway, the primary entry walkway and entry porch or landing and required accessible routes for persons with disability as required by Chapter 11A and / or 11B of CBC shall not be included when calculating the area required to be a permeable surface.
Division 4.2 - Energy Efficiency		
Performance Requirements (Sec. 4.201)		
9	5.201.1	Scope. This project shall comply with all applicable energy efficiency requirements as set forth in the 2019 California Energy Code. <i>Energy calculations and forms shall be included as part of the plans and drawings.</i>
Division 4.3 - Water Efficiency and Conservation		
Indoor Water Use (Sec. 4.303)		
10	4.303.1	Indoor water use. Plumbing fixtures and fittings shall comply with the following and <i>shall be shown on the construction documents:</i> <ol style="list-style-type: none"> Water closets: Maximum 1.28 gallons per flush Urinals: Maximum 0.125 gallons per flush for wall-mounted. Other urinals: 0.5 gallons per flush. Single showerheads: Maximum flow rate of 2.0 gallons per minute at 80 psi. Multiple showerheads serving one shower: combined flow rate of all showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi. Lavatory faucets within dwelling units: Max flow rate of 1.2 gallons per minute at 60 psi. Minimum flow rate of 0.8 gallon per minute at 20 psi. Lavatory faucets in common and public use areas: Maximum flow rate of 0.5 gallons per minute at 60 psi. Metering faucets: Maximum 0.25 gallons per cycle. Kitchen faucets: Maximum flow rate of 1.8 gallons per minute at 60 psi. <p>Plumbing fixtures and fittings shall be installed in accordance with the 2019 <i>California Plumbing Code</i> and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i>.</p> <p>Note: All noncompliant plumbing fixtures in any residential property shall be replaced with water conserving plumbing fixtures. Plumbing fixtures replacement is required prior to issuance of a</p>

ITEM #	CODE SECTION	REQUIREMENTS
		raceway method(s), wiring schematics and electrical load calculation to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EV's at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.
		Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the <i>California Electrical Code</i> .
		Accessible EV spaces. EV spaces for hotels/motels and all EVSE, when installed shall comply with the accessibility provisions of EV charging stations in the <i>California Building Code</i> , Chapter 11B.
8	4.106.5 (GBSC)	Water permeable surface. <i>Provide calculation on site plan to show proposed water permeable surfaces shall not be less than 20 percent of the total on-grade, residential uncovered parking, walking or patio surfaces.</i> The primary driveway, the primary entry walkway and entry porch or landing and required accessible routes for persons with disability as required by Chapter 11A and / or 11B of CBC shall not be included when calculating the area required to be a permeable surface.
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GREEN FORMS

SEVAN BENJAN
(818) 237-0295

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

ITEM #	CODE SECTION	REQUIREMENTS
Pollutant Control (Sec. 4.504)		
17	4.504.1	HVAC system Protection. During the construction process and until final startup of the HVAC system, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other method to reduce the amount of water, dust and debris which may enter the system.
18	4.504.2	Finish material pollutant control. Finish material pollutant control, shall comply as follows: <ol style="list-style-type: none"> Adhesives, sealants and caulks used on this project shall comply with SCAQMD Rule 1168 for VOC limits and toxic compounds. Aerosol adhesives, sealants and caulks (in packaging units not more than one pound or 16 fluid ounces) shall comply with statewide VOC standards. Paints and coatings shall comply with VOC limits in CalGreen Table 4.504.3. Aerosol paints and coatings shall comply with statewide requirements and other requirements noted in CalGreen Section 4.504.2.3 Carpet Systems. All carpeting and carpet cushion shall meet the requirements of the Carpet and Rug Institute Green Label Plus Program. Adhesives shall comply with VOC limits in CalGreen Table 4.504.1. Resilient flooring. Where installed, 80% of the floor area receiving resilient flooring shall comply with one or more of the standards listed in CalGreen Section 4.504.4. Composite wood products used on the interior or exterior of the building shall comply with the formaldehyde limits in CalGreen Table 4.504.5. <p>Verification of compliance with the standards listed above shall be provided upon request to the building inspector.</p>
Interior Moisture Control (Sec. 4.505)		
19	4.505.1	Interior moisture control. Buildings shall meet or exceed the provisions of the <i>California Building Code</i> . <ol style="list-style-type: none"> Concrete Slab foundations. Concrete Slab-on-grade foundations/floors that are required to have a vapor retarder by the <i>California Building Code</i> section 1907 or the <i>California Residential Code</i> section R506, shall have a capillary break consisting of a 4-inch-thick base of 1/2 inch or larger clean aggregate with a vapor retarder in direct contact with concrete. The concrete mix design shall address bleeding, shrinkage, and curling. For additional information, see American Concrete Institute, ACE 302.2R-06. Building materials with visible signs of water damage shall not be installed. Wall and floor framing lumber shall not be enclosed when the framing members exceed 19-percent moisture content. Moisture content shall be verified using one of the methods listed in CalGreen section 4.505.3. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities.
Indoor Air Quality (Sec. 4.506)		
20	4.506.1	Indoor air quality and exhaust. Each bathroom (a room which contains a bathtub, shower, or tub/shower combination) shall be mechanically ventilated and shall comply with the following: <ol style="list-style-type: none"> Exhaust fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

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

ITEM #	CODE SECTION	REQUIREMENTS
Verifications (Sec. 703)		
26	703.1	Documentation. Documentation used to show compliance with this code shall include but is not limited to construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the City of Glendale which demonstrates substantial conformance.
COMPLIANCE STATEMENT		
27		Compliance Statement. As the design professional or designer of record for this project, I certify that this project will comply with all applicable provisions of the 2019 California Green Building Standards Code (CalGreen Code). Signature: <i>[Signature]</i> SONA TSARUKYAN Print Name: _____ SEC DEVELOPMENT 600 W BROADWAY SUITE 350 Company: _____ 12-14-20 _____ Date: _____ License: _____

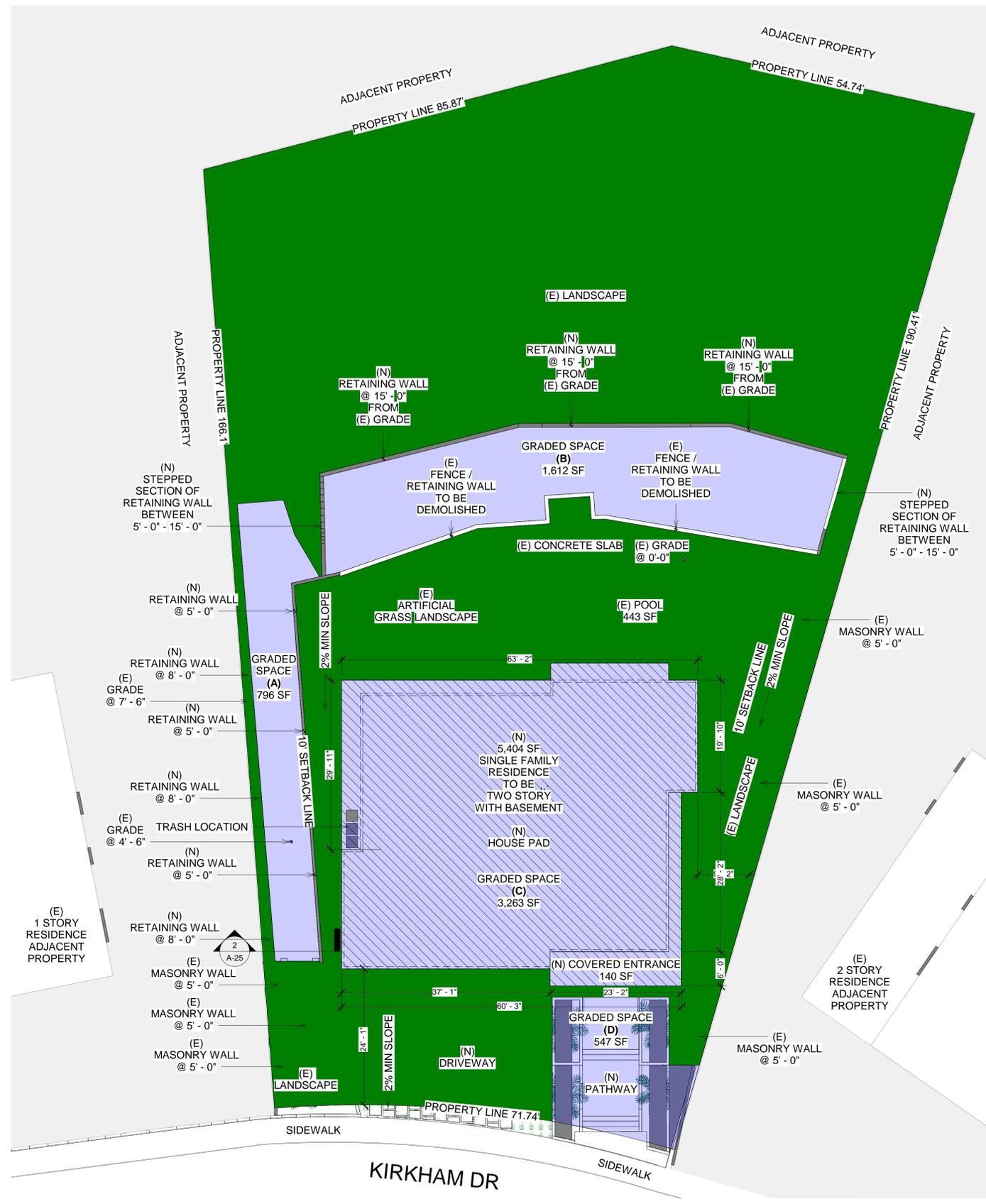
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SEIC
development

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PROJECT INFO
JOB NUMBER: 20077
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DRAWN BY: J.F.
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A-23



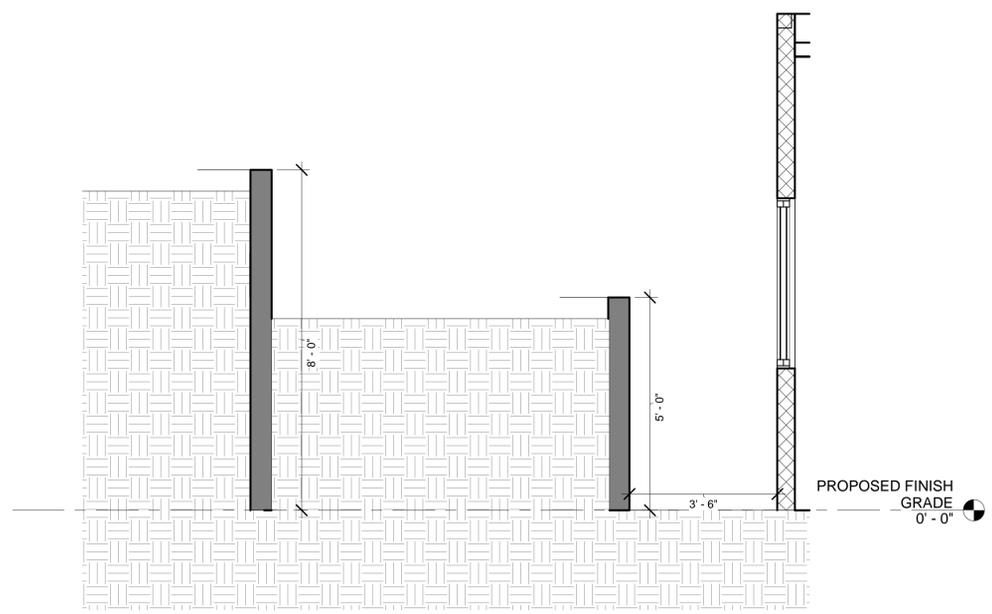
1 GRADING PLAN
3/32" = 1'-0"

LEGEND

	GRADED SPACE
	(N) HOUSE PAD
	UNGRADED OPEN SPACE

CALCULATIONS

GRADED SPACE (A)	796 SF
GRADED SPACE (B)	1,612 SF
GRADED SPACE (C)	3,263 SF
GRADED SPACE (D)	547 SF
GRADED SPACE TOTAL	6,218 SF
UNGRADED SPACE TOTAL	6,218 / 19,052 = 33%
MEETS REQUIREMENTS	33% < 40%
GRADED SPACE TOTAL	12,624 SF
UNGRADED SPACE TOTAL	12,834 / 19,052 = 67%



2 SIDE YARD SECTION
1/2" = 1'-0"

REVISE DATES:

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GRADING PLAN & SIDE YARD SECTION

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TEMPORARY FRAMING



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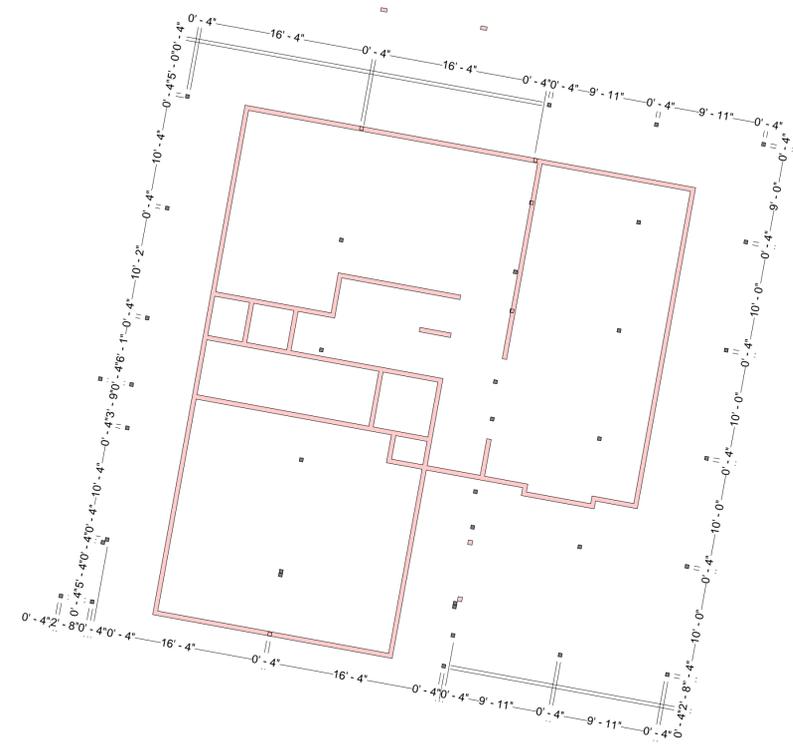


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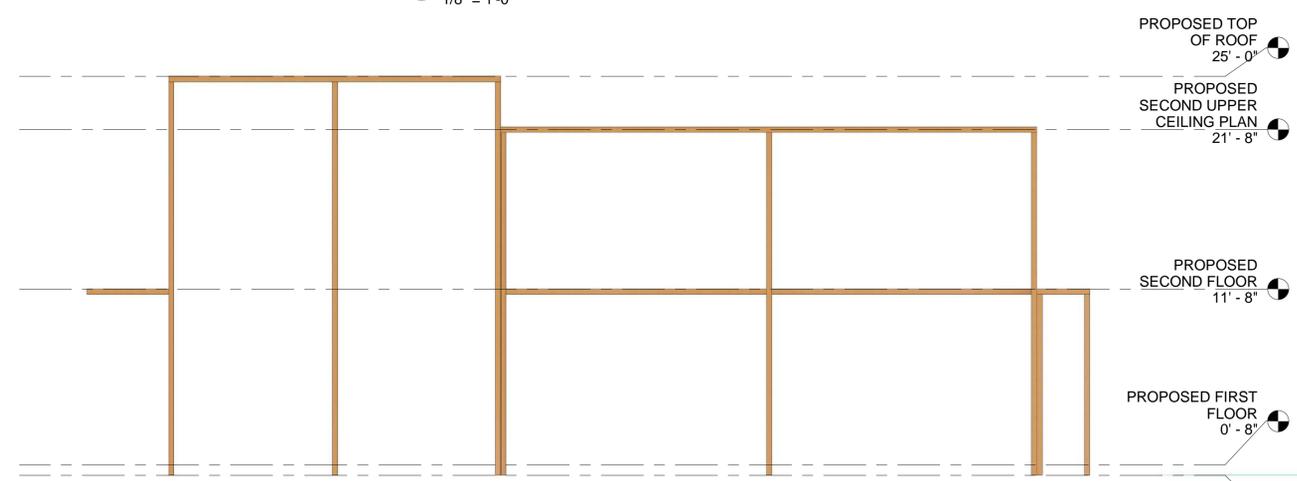
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CHECKED BY:	V.K.
SCALE:	1/8" & 3/16" = 1'



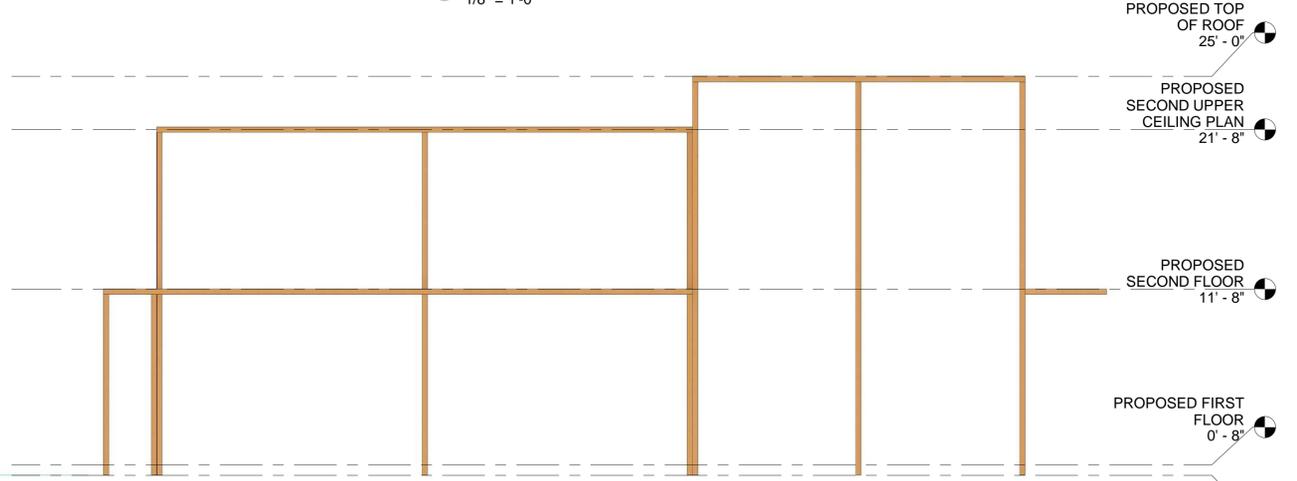
TEMPORARY FRAMING (PROPOSED)
① FIRST FLOOR
1/8" = 1'-0"



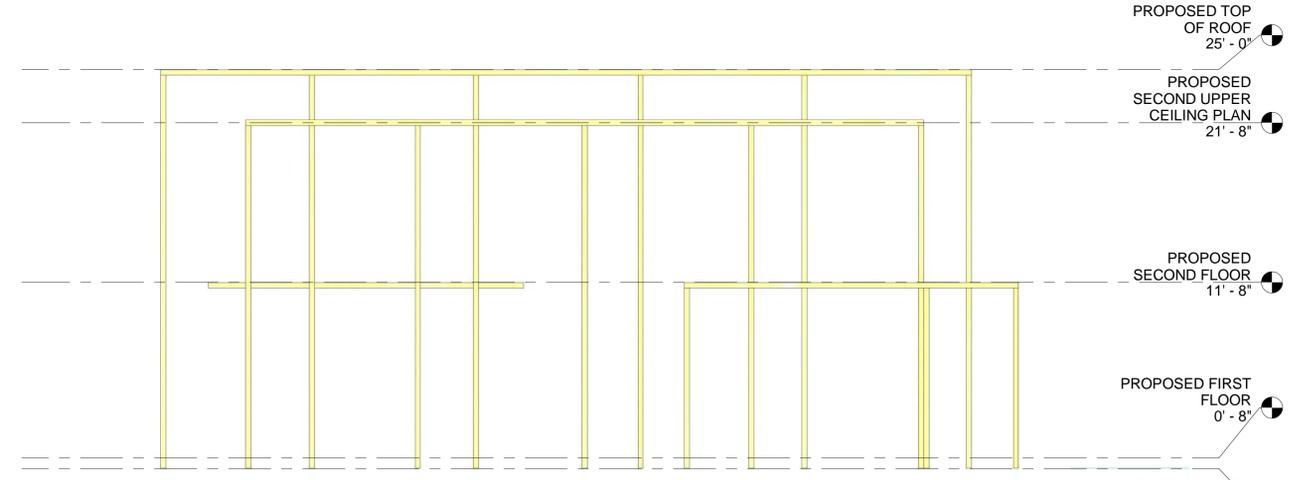
TEMPORARY FRAMING (PROPOSED)
② SECOND FLOOR
1/8" = 1'-0"



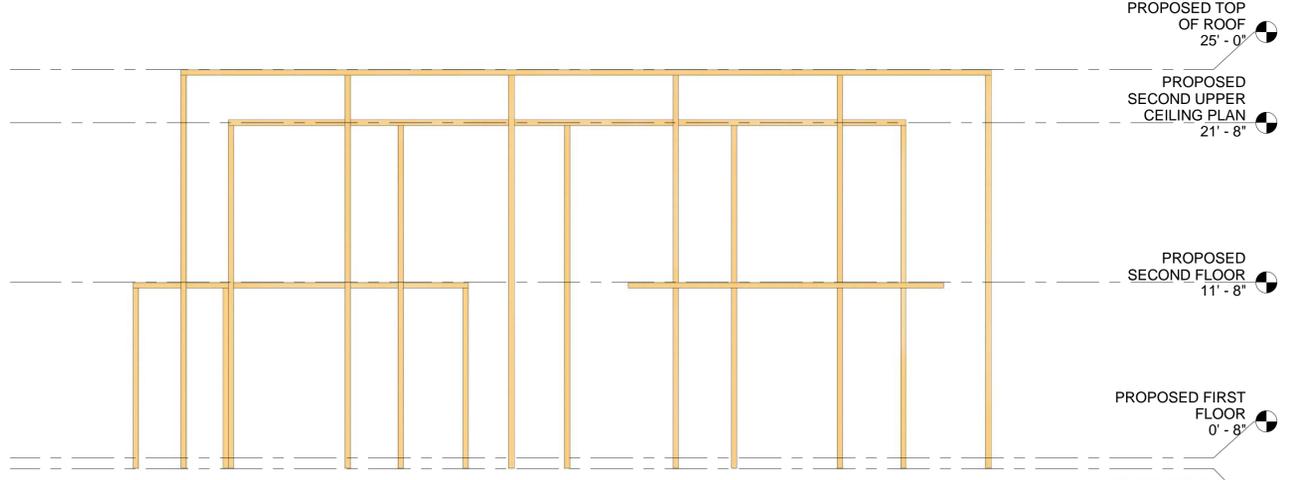
TEMPORARY FRAMING (PROPOSED)
③ NORTH ELEVATION
3/16" = 1'-0"



TEMPORARY FRAMING (PROPOSED)
④ SOUTH ELEVATION
3/16" = 1'-0"



TEMPORARY FRAMING (PROPOSED)
⑤ EAST ELEVATION
3/16" = 1'-0"



TEMPORARY FRAMING (PROPOSED)
⑥ WEST ELEVATION
3/16" = 1'-0"

PROPOSED TOP OF ROOF 25'-0"
PROPOSED SECOND UPPER CEILING PLAN 21'-8"
PROPOSED SECOND FLOOR 11'-8"
PROPOSED FIRST FLOOR 0'-8"
PROPOSED FINISH GRADE 0'-0"

PROPOSED TOP OF ROOF 25'-0"
PROPOSED SECOND UPPER CEILING PLAN 21'-8"
PROPOSED SECOND FLOOR 11'-8"
PROPOSED FIRST FLOOR 0'-8"
PROPOSED FINISH GRADE 0'-0"

PROPOSED TOP OF ROOF 25'-0"
PROPOSED SECOND UPPER CEILING PLAN 21'-8"
PROPOSED SECOND FLOOR 11'-8"
PROPOSED FIRST FLOOR 0'-8"
PROPOSED FINISH GRADE 0'-0"

PROPOSED TOP OF ROOF 25'-0"
PROPOSED SECOND UPPER CEILING PLAN 21'-8"
PROPOSED SECOND FLOOR 11'-8"
PROPOSED FIRST FLOOR 0'-8"
PROPOSED FINISH GRADE 0'-0"

LANDSCAPE AREA = 5,570 SF

PLANT LEGEND:

TREES

-  ULMUS PARVIFOLIA Chinese Elm 'True Green'
-  QUEEN PALM Syagrus romanzoffiana
-  PUNICA GRANATUM Pomegranate
-  CITRUS x MEYERI Dwarf Meyer Lemon
-  CITRUS AURANTIFOLIA Semi-dwarf Bearss Lime
-  CITRUS UNSHIU 'OKITSU' Washington Navel Orange Semi-dwarf
-  PERSEA AMERICANA Dwarf Simmonds Avocado

SHRUBS and VINES

-  BUXUS MICROPHYLLA JAPONICA Japanese Boxwood
-  EUGENIA UNIFLORA Eugenia Hedge
-  BUXUS SEMPERVIRENS Common Boxwood

FLOWERING PERENNIALS

-  LIRIOPE MUSCARI Big Blue Lily Turf
-  LIRIOPE MUSCARI VARIEGATED Variegated Lily Turf

GROUND COVERS

-  FESTUCA OVINA 'GLAUCA' Blue Fescue
-  OPHIOGON JAPONICUS Mondo Grass
-  FESTUCA RUBRA Creeping Red Fescue

-  IRRIGATION LINES
-  MELALEUCA LEUCADENDRA CAJEPUT TREE

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY PLANT COUNT FOR BIDDING PURPOSES.
2. GROUND COVER INDICATED BY SHALL BE CONTINUOUS UNDER SHRUB.
3. PLANTING AREAS WHICH HAVE NO COVER INDICATED SHALL RECEIVE 3" MIN. FINE REDWOOD BARK AS A GROUND COVER.
4. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR 90 DAYS AFTER INSTALLATION AND REPLACE ANY DISEASED OR DAMAGED MATERIALS DURING THAT ONE YEAR PERIOD.
5. THE FOLLOWING AMENDMENTS SHALL BE UNIFORMALLY BROADCAST AND THOROUGHLY INCORPORATE TO A DEPTH OF 12" MIN. BY ROTORILLER EQUAL AMOUNT PER. 1,000 SF.
6. CU.YD. (2") NITROGEN STABILIZED ORGANIC AMENDMENT FORM REDWOOD SAWDUST, FIR DUST, OR FINELY GROUND BARK 5LBS. AMMONIUM SULFATE.
7. 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 CONTRAINDICTED.
8. 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 OF LANDSCAPE AND IRRIGATION MAINTENANCE.
9. UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SF OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

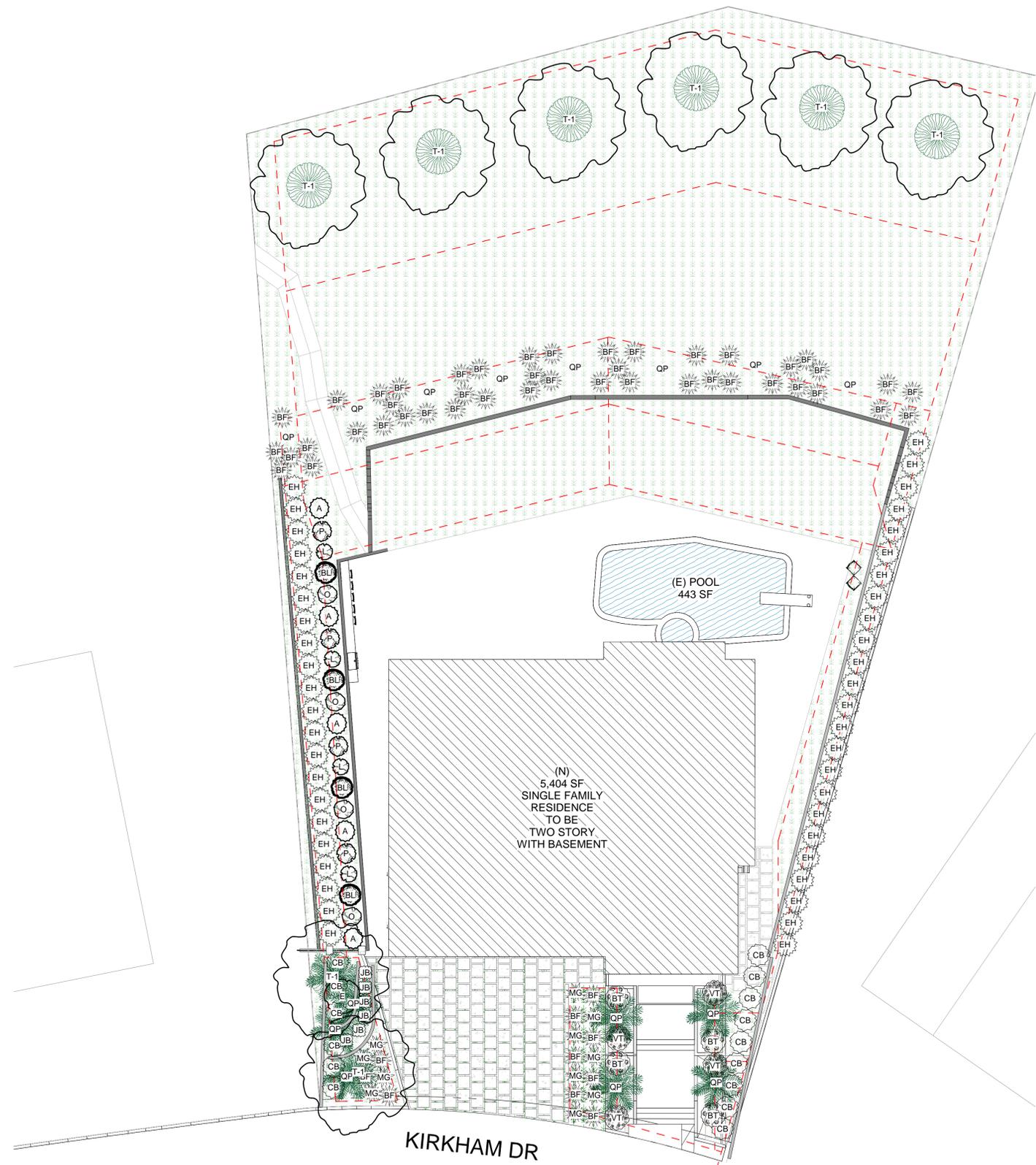
NOTE: THIS FORMULA IS A STD. MIX AND WILL CHANGE IF THERE ARE ANY UNUSUAL SOIL CONDITIONS AT THE SITE. COMPACTED BACKFILL SHALL BE 100% ON SITE SOIL.

PLANT LEGEND							
WUCOLS = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (PLANT FACTOR OF 0.3 IS LOW WATER USAGE)							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANT.	WUCOLS	SPACING	
T-1	MELALEUCA LEUCADENDRA	CAJEPUT TREE	24" BOX	8	L.W. 0.3	10' O.C.	
E	ULMUS PARVIFOLIA	CHINESE ELM 'TRUE GREEN'	24" BOX	1	L.W. 0.3	10' O.C.	
QP	SYAGRUS ROMANZOFFIANA	QUEEN PALM	5 GAL. BOX	16	L.W. 0.3	4' O.C.	
P	PUNICA GRANATUM	POMEGRANATE	5 GAL. BOX	4	L.W. 0.3	4' O.C.	
L	CITRUS X MEYERI	DWARF MEYER LEMON	5 GAL. BOX	4	L.W. 0.3	4' O.C.	
BL	CITRUS AURANTIFOLIA	SEMI-DWARF BEARSS LIME	5 GAL. BOX	4	L.W. 0.3	4' O.C.	
O	CITRUS UNSHIU 'OKITSU'	WASHINGTON NAVEL ORANGE	5 GAL. BOX	4	L.W. 0.3	4' O.C.	
A	PERSEA AMERICANA	DWARF SIMMONDS AVOCADO	5 GAL. BOX	5	L.W. 0.3	4' O.C.	
JB	BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	5 GAL. BOX	6	M.W. 0.5	4' O.C.	
EH	EUGENIA UNIFLORA	EUGENIA HEDGE	5 GAL. BOX	45	L.W. 0.3	4' O.C.	
CB	BUXUS SEMPERVIRENS	COMMON BOXWOOD	5 GAL. BOX	15	L.W. 0.3	4' O.C.	
BT	LIRIOPE MUSCARI	BIG BLUE LILY TURF	5 GAL. BOX	8	L.W. 0.3	4' O.C.	
VT	LIRIOPE MUSCARI 'VARIEGATED'	VARIEGATED LILY TURF	5 GAL. BOX	9	L.W. 0.3	4' O.C.	
BF	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	5 GAL. BOX	54	M.W. 0.5	4' O.C.	
MG	HIPOGON JAPONICUS	MONDO GRASS	5 GAL. BOX	11	L.W. 0.3	4' O.C.	
	FESTUCA RUBRA	CREEPING RED FESCUE	AS NEEDED	AS NEEDED	L.W. 0.3	AS NEEDED	

RAINBIRD IRRIGATION MATERIAL

- XFD ON SURFACE DRIPLINE TCOPPER SHEILD TECHNOLOGY
- MPR NOZZLES 5000 PLUS ROTORS
- PVC PIPES 1/2" - 2"

OF VALVES, SPRINKLER HEADS, DRIPLINES - TBD PER LANDSCAPING TEAM



1 LANDSCAPE & IRRIGATION PLAN
3/32" = 1'-0"

REVISE DATES:

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

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

OWNER:
JACK BENJAN
ADDRESS:
3223 KIRKHAM DR
GLENDALE, CA 91206

LANDSCAPE PLAN & IRRIGATION PLAN

APARTEON
SEVAN BENJAN
(818) 237-0295

SECDEVELOPMENT.NET

S E I C development

(818) 484-7111

SECDEVELOPMENT.NET

(818) 484-7111

PROJECT INFO

JOB NUMBER:	20077
DATE DRAWN:	12/7/23
DRAWN BY:	J.F.
CHECKED BY:	V.K.
SCALE:	3/32" = 1'



REVISE DATES:

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OWNER:
JACK BENJIAN
ADDRESS:
3223 KIRKHAM DR
GLENDALE, CA 91206

#1

EXTERIOR WALLS:

NATURAL STONE
COLOR: BLACK

#2

EXTERIOR WALLS:

IPE WOOD SIDING
PRODUCT: ADVANTAGE LUMBER

#3

EXTERIOR WALLS:

SMOOTH PLASTER FINISH
COLOR: WHITE

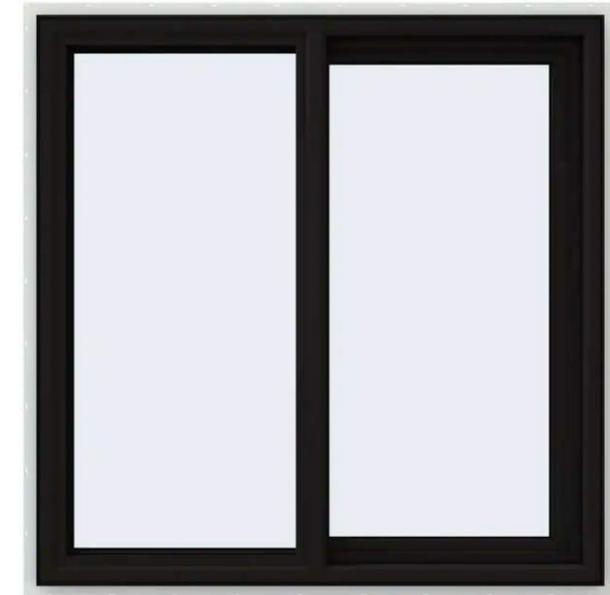
#4

EXTERIOR DOORS:

PRODUCT: NANAWALL
FOLDING PANEL GLASS WALL
SYSTEM (16' X 8')
COLOR: BLACK

COLORS
AND
MATERIALS
BOARD

APARTEON
SEVAN BENJIAN
(818) 237-0295



SECDEVELOPMENT.NET

(818) 484-7111

SEC development

SECDEVELOPMENT.NET

(818) 484-7111

#5

EXTERIOR WALLS:

PRODUCT: FLEETWOOD
ALUMINUM CLAD FRAMED DUAL
GLAZE WINDOW (FIXED)
COLOR: BLACK

#6

EXTERIOR DOORS:

PRODUCT: NANAWALL
FOLDING PANEL GLASS WALL
SYSTEM (20' X 8')
COLOR: BLACK

#7

EXTERIOR WALLS:

PRODUCT: FLEETWOOD
ALUMINUM CLAD FRAMED DUAL
GLAZE SKYLIGHT WINDOW
COLOR: BLACK

#8

EXTERIOR WALLS:

PRODUCT: FLEETWOOD
ALUMINUM CLAD FRAMED DUAL
GLAZE WINDOW (SLIDING)
COLOR: BLACK

PROJECT INFO

JOB NUMBER: 20077

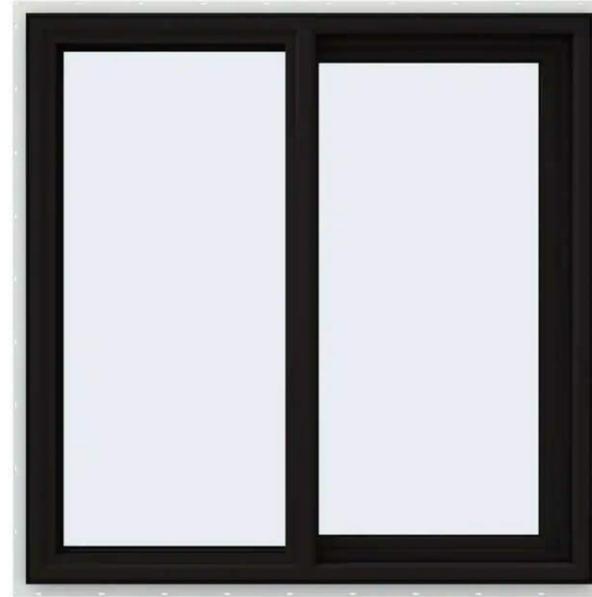
DATE DRAWN: 12/7/23

DRAWN BY: J.F.

CHECKED BY: V.K.

SCALE: N.T.S.

M-1



REVISE DATES:

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OWNER:
JACK BEKIAN
ADDRESS:
3223 KIRKHAM DR
GLENDALE, CA 91206

#9

EXTERIOR WINDOWS:

PRODUCT: FLEETWOOD ALUMINUM CLAD FRAMED DUAL GLAZE WINDOW (8' X 4')
COLOR: BLACK

#10

EXTERIOR WINDOWS:

PRODUCT: FLEETWOOD ALUMINUM CLAD FRAMED DUAL GLAZE SKYLIGHT WINDOW (2' X 2')
COLOR: BLACK

#11

EXTERIOR WINDOWS:

PRODUCT: FLEETWOOD ALUMINUM CLAD FRAMED DUAL GLAZE WINDOW (6' X 5')
COLOR: BLACK

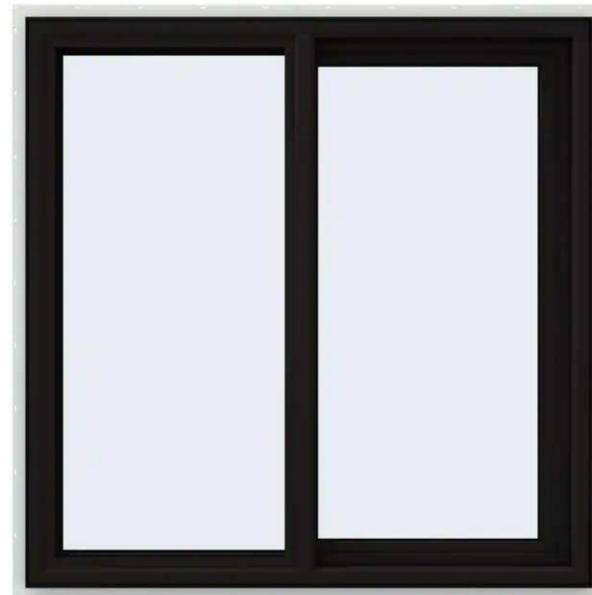
#12

EXTERIOR DOORS:

PRODUCT: NANAWALL FOLDING PANEL GLASS WALL SYSTEM (10' X 8')
COLOR: BLACK

COLORS AND MATERIALS BOARD

APARTEON
SEVAN BENLIAN
(818) 237-0295



#13

EXTERIOR DOORS:

SWINGING WOOD DOOR (3' X 6' - 8")
COLOR: BLACK FRAME & WHITE DOOR

#14

EXTERIOR WINDOWS:

PRODUCT: FLEETWOOD ALUMINUM CLAD FRAMED DUAL GLAZE WINDOW (5' X 4')
COLOR: BLACK

#15

GARAGE DOOR:

ALUMINUM & TEMPERED GLASS GARAGE DOOR (8' X 7')
COLOR: BLACK

#16

GARAGE DOOR:

ALUMINUM & TEMPERED GLASS GARAGE DOOR (16' X 7')
COLOR: BLACK

SECDEVELOPMENT.NET

(818) 484-7111

SEC development

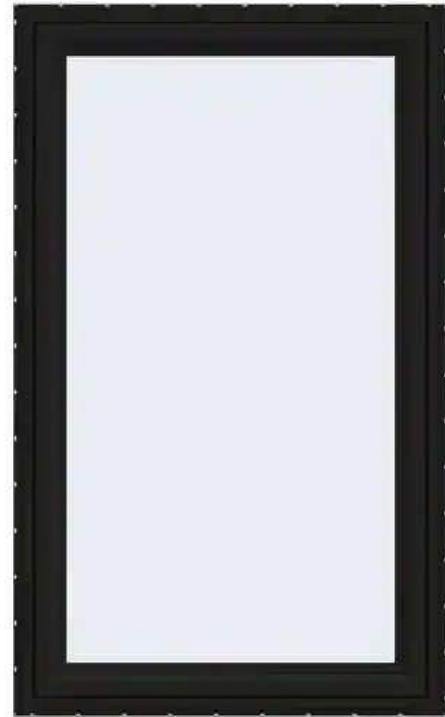
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(818) 484-7111

PROJECT INFO

JOB NUMBER: 20077
DATE DRAWN: 12/7/23
DRAWN BY: J.F.
CHECKED BY: V.K.
SCALE: N.T.S.

M-2



#17

EXTERIOR WALLS:

PRODUCT: FLEETWOOD ALUMINUM CLAD FRAMED DUAL GLAZE WINDOW (HUNG)
COLOR: BLACK

#18

EXTERIOR WALLS:

PRODUCT: FLEETWOOD ALUMINUM CLAD FRAMED DUAL GLAZE WINDOW (HUNG)
COLOR: BLACK

#19

EXTERIOR WALLS:

ALUMINUM CLAD FRAMED DUAL GLAZE WINDOW (FIXED WITH DOUBLE DOOR)
COLOR: BLACK

#20

RETAINING WALLS:

PRODUCT: GENSTONE EXTERIOR STONE CLADDING ON RETAINING WALLS
COLOR: BLACK



#21

INTERIOR LIGHTS:

PRODUCT: ECOSMART 6" LED RECESSED DOWNLIGHT
COLOR: WARM WHITE

#22

EXTERIOR FLOOR:

PRODUCT: PEACOCK PAVERS CONCRETE PERMEABLE PAVERS
COLOR: RICE WHITE

REVISE DATES:

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GLENDALE, CA 91206

COLORS AND MATERIALS BOARD

APARTEON
SEVAN BENJIAN
(818) 237-0295

SECDEVELOPMENT.NET

SEC | development

(818) 484-7111

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PROJECT INFO

JOB NUMBER: 20077
DATE DRAWN: 12/7/23
DRAWN BY: J.F.
CHECKED BY: V.K.
SCALE: N.T.S.

M-3

3223 KIRKHAM DR GLENDALE CA 91206



#1

3195 CHADNEY DR GLENDALE CA 91206



#2

3209 KIRKHAM DR GLENDALE CA 91206



#3

3217 KIRKHAM DR GLENDALE CA 91206



#4

3229 KIRKHAM DR GLENDALE CA 91206



#5

3235 KIRKHAM DR GLENDALE CA 91206



#6

3243 KIRKHAM DR GLENDALE CA 91206



#7

3180 KIRKHAM DR GLENDALE CA 91206



#8

3206 KIRKHAM DR GLENDALE CA 91206



#9

3218 KIRKHAM DR GLENDALE CA 91206

#10

3224 KIRKHAM DR GLENDALE CA 91206



3224 

#111

2223 LENORE DR GLENDALE CA 91206



#12

2015



MAPPING AND GIS SERVICES SCALE 1" = 100'



Neighborhood Survey List

3223 Kirkham Dr, Glendale, CA 91206

NUMBER	ADDRESS	STORIES	ROOF TYPE	SET BACK	LOT AREA SQ.FT.	FLOOR AREA SQ.FT.	FAR
1 (Proposed)	3223 KIRKHAM DR GLENDALE CA 91206 3223 KIRKHAM DR GLENDALE CA 91206	2	Torch Down Roof	26' 2"	19,000	3,802	20%
1 (Existing)		2	Composition Shingles	20'	19,000	2,599	14%
2	3195 CHADNEY DR GLENDALE CA 91206	2	Composition Shingles	20'	9,203	2,560	28%
3	3209 KIRKHAM DR GLENDALE CA 91206	1	Composition Shingles	20'	14,107	1,948	14%
4	3217 KIRKHAM DR GLENDALE CA 91206	1	Composition Shingles	20'	16,067	2,187	14%
5	3229 KIRKHAM DR GLENDALE CA 91206	2	Torch Down Roof	30'	20,038	3,063	15%
6	3235 KIRKHAM DR GLENDALE CA 91206	1	Composition Shingles	25'	19,471	1,948	10%
7	3243 KIRKHAM DR GLENDALE CA 91206	2	Composition Shingles	20'	17,872	2,893	16%
8	3180 KIRKHAM DR GLENDALE CA 91206	2	Composition Shingles	20'	9,523	2,585	27%
9	3206 KIRKHAM DR GLENDALE CA 91206	2	Torch Down Roof	22'	9,701	2,821	29%
10	3218 KIRKHAM DR GLENDALE CA 91206	1	Composition Shingles	20'	9,749	2,187	22%
11	3224 KIRKHAM DR GLENDALE CA 91206	2	Torch Down Roof	20'	8,300	2,821	34%
12	2223 LENORE DR GLENDALE CA 91206	1	Composition Shingles	20'	12,252	1,948	16%
AVERAGE		1.58		21' 11"	11,370	2,564	20%