# CITY OF GLENDALE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING HEARING OFFICER STAFF REPORT VARIANCE CASE NO. PVAR 1428606

**MEETING DATE:** 

May 6, 2015

TO:

Planning Hearing Officer

PREPARED BY:

Roger Kiesel, Senior Planner

ADDRESS:

1135 ELM AVENUE

APPLICANT:

Alen Malekian

OWNER:

Siroush Amirian

**PROJECT PROPOSAL:** The applicant is requesting the approval of a variance to allow the construction of a second dwelling unit on the subject site, which does not comply with the minimum common outdoor space requirement.

# A. Applicant Proposes:

The applicant is requesting approval of a standards variance for the following:

1. To allow the construction of a new dwelling unit without providing any common outdoor space.

# Code Requires:

- 1. A minimum common outdoor space of 200 square feet shall be provided per dwelling unit. There will be two dwelling units on the lot and a minimum of 400 square feet of common outdoor space is required.
- B. CEQA Status: The project is exempt from environmental review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to State CEQA Section 15303.
- C. Previous Permits for the Site: The existing residence was constructed in 1929. An addition to the residence was permitted in 1940. Construction of a garage expansion was permitted in 1949.
- D. Related Concurrent Permit Applications: The applicant has submitted administrative exception applications to allow deviations from minimum and average interior setback requirements. No decision on this request has been made. The applicant will need to submit a design review application for the proposed dwelling unit should the requested variance and administrative exception applications be approved.
- **E. Recommendation:** Staff recommends approval of the variance application with conditions.

# SITE CONTEXT

GENERAL PLAN: Medium Density Residential.

**ZONE:** R-2250 (Medium Density Residential) zone.

# **DESCRIPTION OF EXISTING PROPERTY AND USES:**

The subject lot currently contains an existing single-family residence with a detached one-car garage.

## **NEIGHBORING ZONES AND USES:**

	Zoning	Existing Uses				
North	R-2250	Single- and multi-family residential				
South	R-2250	Single- and multi-family residential				
East	R-2250	Single- and multi-family residential				
West	R-2250	Single- and multi-family residential				
Project Site	R-2250	Single-family residence				

comments from other city departments: Glendale Water and Power have standard conditions related to power poles, one of which is located in the northwest corner of the subject site. The Public Works Department is requiring a 2.5-foot dedication for alley purposes at the rear of the property. This dedication has already been reflected on the submitted plans for the project. The Community Services and Parks Department notes that the project is subject to the provisions of the Public Use Facilities Development Impact Fee Ordinance which requires that fees be paid to offset impacts on parks, recreation and library facilities. No other City departments or sections had comments regarding the project.

## **VARIANCE REQUIRED FINDINGS**

Pursuant to Section 30.43.030 of the Glendale Municipal Code, a variance shall be granted only if the review authority first finds that:

- A. That the strict application of the provisions of any such ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance.
- B. There are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.
- C. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.
- D. The granting of the variance will not be contrary to the objective of the ordinance.

# ANALYSIS OF VARIANCE REQUEST

The subject site is zoned R-2250 and located on the west side of Elm Street between Glenoaks Boulevard and Glenwood Road. The 6,400 square-foot site has 40 feet of frontage on Elm

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Street and is 160 feet deep. The site is currently developed with a one-story single-family residence built in 1929 located in the front half of the lot and a detached one-car garage built in 1968 located in the north central portion of the site.

The existing single-family residence will remain on the site. The applicant is proposing to demolish the existing garage and build a new garage in roughly the same location, although with a 5-foot north interior setback, and attach to it a proposed new dwelling unit and three-car garage. The front door of the new two-story 1,534 square-foot residence will be located on the north side of the unit. The first floor will contain a living room, dining room and kitchen and the second floor will contain two bedrooms and two bathrooms. Access to the garage will be from the adjacent alley to the west.

The Zoning Code requires that a minimum common outdoor space of 200 square feet shall be provided per dwelling unit. There will be two dwelling units proposed on the subject site and; therefore, a minimum of 400 square feet of common outdoor space is required. The design of the subject site provides no common outdoor space and instead 200 square feet of ground level private open space is provided for each unit. Thus, the applicant is requesting approval of a variance to not provide the minimum amount of common outdoor space required.

Strictly applying the minimum common outdoor space requirement would result in unnecessary hardship inconsistent with the general purposes and intent of the ordinance. The subject site is zoned R-2250. The intent of this zone is to promote medium size garden type multiple dwelling residential developments, which are efficient and attractive. The intent of the common outdoor space requirement is to provide usable and attractive on-site outdoor space where residents of the site can gather. Because the subject site is 6,400 square feet in area and zoned R-2250, a maximum of two dwelling units can be situated on the lot. While a "garden" like project could be proposed on the site, given the density constraints, developing detached dwellings, as proposed, is reasonable, efficiently maintaining the attractive existing modest single-family residence. This development pattern, whereby the original, small single-family residences are maintained at the front of the lot and additional units constructed in the rear of the lot, is common on this section of Elm Avenue and provides some relief from the larger, block-like multi-family developments that have also been built.

The two residential units on the subject site will each have large private outdoor areas. The outdoor area for the existing unit will be located between it and the newly developed unit. This area will be roughly 264 square feet. The outdoor area for the proposed dwelling unit will be located adjacent to its front door, providing a courtyard-like entrance. This outdoor area will be 200 square feet. The design of the project is such that both areas are truly private without windows looking out onto them and no reason for the residents of the other unit to access them. It would be an unnecessary hardship to require common outdoor space in this project given its small scale nature and the fact that generous, usable private outdoor space is proposed for each of the units.

The project proposes a second dwelling unit on a site with an existing single-family residence. The project will comply with current density standards. Of the 26 properties fronting Elm Avenue between Glenoaks Boulevard and Glenwood Road, only six are developed to the same density as the subject site. The remainder of the properties are built to a density exceeding the current R-2250 zone, some by a significant amount. This is the exceptional circumstance applicable to the property that does not apply generally to other property in the same neighborhood. The current zoning of the subject site and this block of Elm Avenue limits development of the site to two units, which the applicant is proposing. The proposed project is more similar to small lot single-family residences than the type of large scale development that

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dominates this street. Given the small scale nature of the project and the fact that detached residences typically have private yard areas, providing private outdoor areas for each of the two units is reasonable rather than the common outdoor area which would otherwise be required. The two dwelling unit limit when compared to the prominent development pattern of the street is the exceptional circumstance which warrants granting the requested variance and the density standard, with which the applicant will comply result in two detached residences where private outdoor areas provide more benefit than a common open area.

The City's zoning regulations require 200 square feet of common outdoor space be provided for each dwelling unit on a site. For the subject project, 400 square feet of common outdoor space is required. While the applicant is not providing any common outdoor space on the site, the site plan includes at least 200 square feet of private, at-grade outdoor space for each unit in addition to the two balconies proposed for the new dwelling. The lack of common outdoor space for the proposed project should not be materially detrimental to the public welfare, as this space is typically required for the benefit of residents on the site. Future residents of the two dwelling units will benefit from the generous private outdoor space proposed. Providing only private outdoor space should not be injurious to the property or improvements in the R-2250 zone or the neighborhood surrounding the subject site because common outdoor space provisions by design benefit on-site residents and have no impact on the surrounding neighborhood. Additionally, as mentioned previously, instead of common outdoor space shared by the dwellings, each unit will have usable private space. Only two units are proposed on the site instead of a larger multi-family development where the benefits of providing a large common area (space for tables, benches, swing sets etc.) are more essential.

The granting of the variance will not be contrary to the objectives of the ordinance. One of the objectives of the Zoning Ordinance is to accommodate reasonable development. The proposed project does this as it maintains the existing single-family residence in the front of the lot, increases the density of the neighborhood by only one unit and improves the on-site parking situation by providing three additional parking spaces (the existing garage will be demolished and re-built to result in four on-site parking spaces). As previously mentioned, the intent of the R-2250 zone is to promote efficient and attractive medium size garden type residential developments. Common outdoor space requirements provide usable and attractive on-site outdoor space where residents of the site can gather. The proposed project includes two detached dwelling units. Because there will only be two units on the site the need for common "gathering space" is lessened. Further, the site planning of the project is such that the residences function more like single-family homes on small lots rather than multi-family garden units. As such, the need for usable common outdoor space is not significant when compared to providing attractive private space for each of the units. The existing residence will have private space, an area approximately 12 feet deep and 25 feet wide, between it and the proposed unit. The new unit will have private open space, an area approximately 13 feet by 16 feet, adjacent to its entry on the north side, forming a garden courtyard. The design and location of the proposed private outdoor spaces for each of the units meets the objectives of the ordinance.

## **RECOMMENDATIONS:**

Staff believes that the findings for the variance can be made and recommends that the request be granted.

# **ATTACHMENTS:**

- 1. Location Map
- 2. Reduced Plans
- 3. Departmental Comments

# VARIANCE NO. PVAR 1428606 DRAFT FINDINGS AND CONDITIONS OF APPROVAL

A. That the strict application of the provisions of any such ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance. The intent of the R-2250 zone is to promote efficient and attractive medium size garden type multiple dwelling residential developments. The intent of the common outdoor space requirement is to provide usable and attractive on-site outdoor space where residents of the site can gather. A maximum of two dwelling units can be situated on the lot because of the lot size and zoning. Given the density constraints, developing detached dwellings, as proposed, is reasonable, efficiently maintaining the attractive existing modest single-family residence.

The two residential units on the subject site will each have large private outdoor areas. The outdoor area for the existing unit will be located between it and the newly developed unit. The outdoor area for the proposed dwelling unit will be located adjacent to its front door, providing a courtyard-like entrance. The design of the project is such that both areas are truly private. It would be an unnecessary hardship to require common outdoor space in this project given its small scale nature and the fact that generous, usable private outdoor space is proposed for each of the units.

- B. There are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood. Of the 26 properties fronting Elm Avenue between Glenoaks Boulevard and Glenwood Road, only six are developed to the same density as the subject site. The remainder of the properties are built to a density exceeding the current R-2250 zone, some by a significant amount. This is the exceptional circumstance applicable to the property that does not apply generally to other property in the same neighborhood. Given the small scale nature of the project and the fact that detached residences typically have private yard areas, providing private outdoor areas for each of the two units is reasonable rather than the common outdoor area which would otherwise be required. The two dwelling unit limit when compared to the prominent development pattern of the street is the exceptional circumstance which warrants granting the requested variance and the density standard, with which the applicant will comply, result in two detached residences where private outdoor areas provide more benefit than a common open area.
- C. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located. The site plan includes at least 200 square feet of private, at-grade outdoor space for each unit. The lack of common outdoor space for the proposed project will not be materially detrimental to the public welfare because this space is for the benefit of on-site residents. Providing only private outdoor space should not be injurious to the property or improvements in the R-2250 zone or the neighborhood surrounding the subject site because common outdoor space provisions by design benefit on-site residents and have no impact on the surrounding neighborhood. Only two units are proposed on the site instead of a larger multi-family development where the benefits of providing a large common area (space for tables, benches, swing sets etc.) are more essential. The granting of the variance will not be contrary to the objective of the ordinance. One objective of the Zoning Ordinance is to accommodate reasonable development. The proposed project does this as it maintains the existing single-family residence in the front of

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the lot, increases the density of the neighborhood by only one unit and improves the on-site parking situation by providing three additional parking spaces. The intent of the R-2250 zone is to promote efficient and attractive medium size garden type residential developments. Common outdoor space requirements provide usable and attractive on-site outdoor space where residents of the site can gather. Because there will only be two units on the site the need for common "gathering space" is lessened. Further, site planning of the project is such that the residences function more like single-family homes on small lots. As such, the need for usable common outdoor space is not significant when compared to providing attractive private space for each of the units. The design and location of the proposed private outdoor spaces for each of the units meets the objectives of the ordinance.

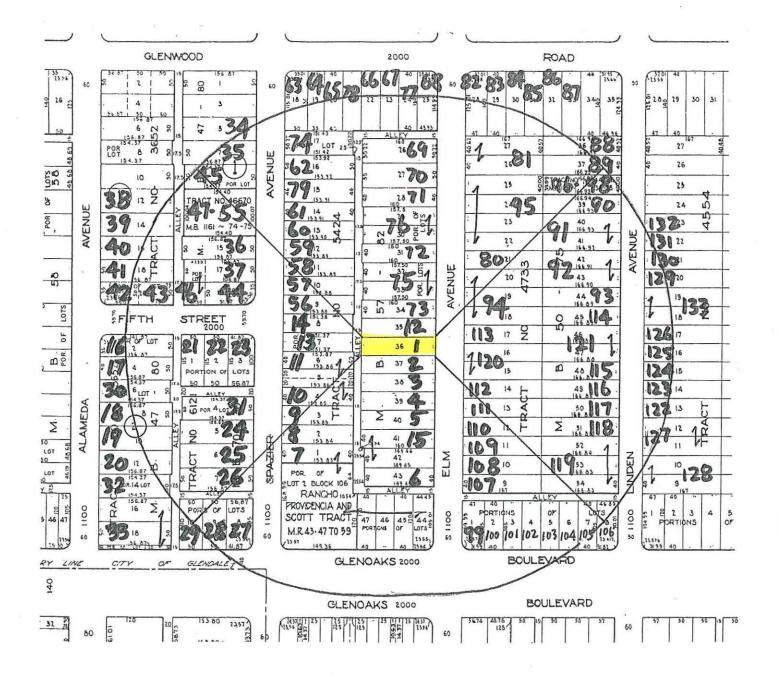
## **CONDITIONS OF APPROVAL:**

# APPROVAL of this Variance shall be subject to the following:

- 1. That the development shall be in substantial accord with the plans submitted with the application and presented at the hearing except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Planning Hearing Officer.
- 2. That all necessary licenses (i.e. building, fire, engineering, etc.) shall be obtained from the Building and Safety section and Public Works Department and all construction shall be in compliance with the Glendale Building Code UBC (Universal Building Code) and all other applicable regulations.
- 3. A grading/drainage plan shall be submitted for the Engineering Division's review and approval and shall be made a part of the building plans submitted with the building permit application.
- 4. Separate permits are required for all work within the public right-of-way. The applicant shall bear all fees for the necessary permits and construction inspection for work within the public right-of-way.
- 5. The project shall comply with all National Pollutant Discharge Elimination System (NPDES) requirements, including filing a Notice of Intent with the Los Angeles Regional Water Quality Control Board, and the submittal and certification of plans and details showing preconstruction, during construction and post-construction Best Management Practices (BMPs) that are integrated into the design of the project. In addition, the applicant shall submit an approved Standard Urban Stormwater Mitigation Plan (SUSMP) to be integrated into the design of the project.
- That Design Review approval shall be obtained prior to the issuance of a building permit.
- 7. That if any buildings, sidewalks, curb or gutter, fencing or landscape areas, etc., adjacent to the site are damaged during the course of construction on public or private property, the damage shall be repaired to the satisfaction of the Planning Hearing Officer for private property and the Director of Public Works for public property.
- 8. That the applicant shall comply with all the requirements of the Building and Safety Section, as specified in their memo dated March 31, 2015, to the satisfaction of the Department Director.
- 9. That the applicant shall comply with all the requirements of Glendale Water and Power, as specified in their memo dated April 14, 2015, to the satisfaction of the Department Director.
- 10. That the applicant shall comply with all the requirements of Public Works Department, as specified in their memo dated April 15, 2015, to the satisfaction of the Department Director.

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11. That the applicant shall comply with all the requirements of the Community Services and Parks Department, as specified in their memo dated April 14, 2015, to the satisfaction of the Department Director.



ADDRESS: 1135 ELM AVE



# 500' RADIUS MAP

(818) 787 - 1663

ONTINENTAL 6315 VAN NUYS BLVD. VAN NUYS, 91401

MAPPING SERVICE CASE NO .:

DATE: 11-5-14

SCALE: 1" = 200'

CUS 14-6652

2015 JAN 30 AM 9: 33

WHA DI. 151014

Malekian & Assoc.

2255 Honolula Ave. Suite 1A Montrose, CA 91020 267 249 5522 Tel. 218 249 5005 Fax.

# PROPOSED ADDITION 1 UNIT APARTMENT & GARAGE BUILDING

1135 ELM STREET GLENDALE, CA. 91206

#### **GENERAL NOTES:**

- ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
   A. PLAN'S COMPLY WITH THE 200G GEDIDALE BULLDING AND SAFETY
   BASE LYON THE 2007 CEO. AND THE 200G IEC.
   B. OTHER APPLICABLE LANS, GRONANCES AND RECULATIONS HAVING JURISDICTION.
- B. OTHER APPLICABLE LAWS, ORDINANCES AND REQULATIONS HAVING JURISDICTION.

  2. IT SHALL BE THE CONTRICTOR'S RESPONSIBILITY TO VERBY ALL DIAMPOSING AT THE JOB SITE AND TO CROSS CHECK DETALS AND DIAMPISIONS SHOWN ON THE STRUCTURAL DRAWNS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, ELECTRICAL AND/OR MECHANICAL DRAWNS S. LOOR AND WALL DEPRINGS, SLEETS, AND OTHER ARCHITECTURAL, ELECTRICAL AND/OR MECHANICAL PROMISERS HOW ST. BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH THE CONSTRUCTION.

  3. THE CONTRACTOR SHALL MAKE CRITIAN THAT NEW CONSTRUCTION WORK WILL NOT OBSTRUCT EXITING FROM
- 3. THE COMPACION SHALL MAVE CERTAIN THAT NEW CONSTRUCTION WORK WILL NOT DESTRUCT ENTING FROM THE BULDING NOR DESTRUCT FEE DEPARTMENT'S ACCESS TO THE BULDING.
  4. DETAILS MARKED "THPICAL" SHALL APPLY IN ALL CASES, UNLESS SPECIFICALLY INDICATED OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCTION SHALL BE AS SHOWN FOR OTHER SMULAR WORK.
  5. A. DURNO THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOT CREATING AN ADVERSE EFFECT ON ADVINING PROPERTIES AND WILL NOT ELCOK ANY ENSTRUCTION GOT DEPARAGE. ALL CONSTRUCTION DEBRIS AND DEPARAGE SHALL BE CONTAINED WITHIN THE BOUNDABLES OF THE STIE, AND DISPOSED OF IN COMPUNICE WITH APPUICABLE CODES AND ORDINANCES. ALL DRAINING CONTAINING CONSTRUCTION DEBRIS OF ANY SORT SHALL BE DEVORTED AWAY FORM DESIGNED TEERS AND DURNO FEAS.
  B. ALL CONTRACTORS DOING BUSINESS IN THE CITY OF CLENDALE MUST BE LICENSED BY THE STATE AND
- OTHER AUTHORITIES AS REQUIRED AND SHALL HAVE A CERTIFICATE OF WORKMAN'S COMPENSATION OF FILE WITH THE APPROPRIATE AUTHORITIES.

  C. SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, MECHANICAL, AND PLUMBING. ALL OTHER PERMITS MAY BE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. THESE ARE TO BE OBTAINED AND PAID FOR BY THE

6.	ALL	CONCENTRATED	DRAINAGE	INCLUDING	ROOF	WATER	SHALL	BE	CONDUCTED	TO	THE	STREET	VA.	NON
cos	AZONS	E DEWCE AT 25	Z MINMIN	SLOPE										

- 6. ALL CONCONTRAIDE DRAINGE INCLUDING ROOF WATER SHALL BE CONDUCTED TO THE SIRELE VA NUM
  CORROSAND EDVICE AT 2X MINIMUM SLOPE.

  7. ALL FILL OR BUCKFILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION AS DETERMINED BY
  ASTALL MERIND OF-1557. SURGRAMS SHALL BE PROVIDED WATER FROUESD BY CODE.

  8. ALL WORK SHALL COMPORN TO CONTRACT DOCUMENTS. NO CHANGES THEREFROM SHALL BE MADE WITHOUT A
  REVIEW BY THE DESCARR. WHERE MORE INFORMATION OR WHEN AN INTERPRETATION OF THE CONTRACT DOCUMENTS
  IS NEEDED THE OWNER BESTORE PROCEDORS WITH WORK SHALL REFER THE MATTER TO THE DESCARR WHO WILL
  FURNISH INFORMATION OR INTERPRETATION IN THE FORM OF SUPPLIEURIAL AGREEMENT OR OTHER WINTER FORM
  OR DRAINING. WHERE CHLY PAST OF THE WORK IS INDICATED, SIMILAR PARTS SHALL BE CONSTRUCTED AS DESCRIBED IN THE CORPORNER'S ARE FULL DESCRIBED ELSEWHERE SIMILAR DETAILS.

  9. THE BULDING ENVELOPE SHALL MEET THE REQUIREMENTS OF TITLE 24 OF THE STATE OF CALIFORNIA EMERGY
  CODE. THERMAL RESISTANCE SHALL MEET OR EXCEED A VALUE OF R-30 AT THE ROOF AND R-13 AT EXTENDIR
  MALLS. THERMAL INSULATION AS SPECIFIED SHALL BE APPLIED TO ALL EXTENDIR WALL, SOFFITS AND CEILINGS FOR
  A COMPLETE AND UNBROKEN THERMAL ENNELODY.

  10. ALL EXPONSE STRUCTURE ON NON-STRUCTURAL STEEL SHALL BE CALVANIZED.

  11. NO CONSTRUCTION ALLOWED ON NATURAL WATERCOURSE. CMC 8 24.090.

APPLICABLE CODES: 2013 CBC & C.F.C. 2010 GLENDALE ZONING CODE	6,40	OF THE SU SO.FT. SCRIPTION:	BJECT PROPERTY		
PROPERTY IS ZONED:	R-2250 LOT APN	6 OF TRACT : 5621	NO. 5424 1-032-009		
LOT COVERAGE CAL	CULATIONS		TOTAL		
REQUIRED	50% x 6,400 S.F.		3,200 S.F.		
EXISTING-	1,200 S.F.				
PROPOSED FIRST FLOOR STRUCTURE-	1,473 S.F.				
PROPOSED SECOND FLOOR	27 S.F.				
OVERHANGING STRUCTURE-	2,700 S.F.	2,700	S.F.< 3,200 S.F. OK		
F.A.R. CALCULATION	S		TOTAL		
REQUIRED	85% x 6,400 S.F.		5.440 S.F.		
EXISTING SINGLE FAMILY			1,200 S.F.		
NEW SECOND DWELLING: PROPOSED FIRST FLOOR PROPOSED SECOND FLOOR	638 S.F. 896 S.F.	>	1,534 S.F.		
		2,734	S.F.< 5,440 S.F OK		
LANDSCAPE CALCUL	ATIONS		TOTAL		
REQUIRED	25% × 6,400 S.F.		1,600 S.F.		
EXISTING PROPOSED ADDITIONAL	731 S.F. 939 S.F. 1,670 S.F.	1,670	S.F. > 1,600 S.F. OK		
PARKING CALCULATION	INS		TOTAL		
2 STALLS PER 2BR DWELLING	2 STALLS X 2- 2BR DV	VELLING	4 STALLS		
XISTING 2BR DWELLING	2 STALLS 2 STALLS		4 STALLS OK		

BUILDING SETBACK CALCULATION	<u>S</u>	REMARKS
REFER SHEET T-2 FOR DIAGRAM		
EXISTING FRONT YARD SETBACK	31"-1"	EXISTING 1-STORY DWELLING TO REMAIN AS IS
REQUIRED INTERIOR SETBACK:		
FIRST FLOOR SETBACK LINE	5'-0" MIN.	
FIRST FLOOR AVERAGE SETBACK	8'-0" MIN.	
SECOND FLOOR SETBACK LINE	8'-0" MIN.	
SECOND FLOOR AVERAGE SETBACK	11'-0" MIN.	
PROPOSED INTERIOR MIN. SETBACK LINE PROVIDED		
FIRST FLOOR		
SOUTH SIDE-	4'-0"	VARIANCE REQUIRED
WEST SIDE— (FROM NEW PROPERTY LINE AFTER DEDICATION)	6'-6"	COMPLYING
NORTH SIDE-	5'-0"	COMPLYING
SECOND FLOOR		
SOUTH SIDE-	8'-0"	COMPLYING
WEST SIDE— (FROM NEW PROPERTY LINE AFTER DEDICATION	8'-0"	COMPLYING
NORTH SIDE-	8'-0"	COMPLYING
PROPOSED INTERIOR AVERAGE SETBACK PROVIDED:		
FIRST FLOOR		8'-0" MIN. REQUIRED
SOUTH SIDE-	6'-0" \	
WEST SIDE-	6'-6"	VARIANCE REQUIRED
NORTH SIDE-	7'-3" /	(OLD APPROVED CASE PVAR 2008-006)
SECOND FLOOR		11'-0" MIN. REQUIRED
SOUTH SIDE-	11'-0"	
WEST SIDE-	14'-2"	
NORTH SIDE-	11'-2" /	

REQUIRED: 2 STORIES OR 26'-0" HIGH, WHICHEVER IS LESS

PROPOSED: 23'-2"H FROM HIGHEST RIDGE POINT (2 STORY PROPOSED DWELLING)



#### CONSULTANTS

BUILDING OWNER:

AVO AMIRIAN 1135 ELM STREET GLENDALE, CA. 91206

BUILDING DESIGNER:

MALEKIAN + ASSOCIATES 2255 HONOLULU AVE. SUITE 1A TEL: (818) 249-5522

BUILDING STRUCTURAL

OXFORD ENGINEERING, INC. 28025 DOROTHY DRIVE SUITE 201 AGORA HILLS CA 91301 FAX: (818) 889-1300

SCOPE OF WORK

AREA TO BE DEMOUSHED/REMOVED:

EXISTING 1 CAR GARAGE TO BE DEMOLISHED— SEE DEMOLITION PLAN A1.1

#### AREA OF CONSTRUCTION:

- PROPOSED 1-UNIT APARTMENT, 2 STORY TYPE V-B BUILDING
- PROPOSED 3 CAR GARAGE LOCATED ALONG THE ALLEY
- PROPOSED 1 CAR GARAGE

MASONRY OPENING

	10C1 COLIN	W.S.P.	MECHANICAL SYSTEM
AD. AF.F.	AREA DRAIN ABOVE FINISH FLOOR		PENTHOUSE
AF.L	ABOVE FINISH LEVEL	M.T.	MARBLE TRESHOLE
B.W.	BACK OF WALK	REF	REFRIGERATOR
B.O.B.	BOTTOM OF BEAM	SS	SERVICE SINK
£	CENTER LINE	S	SINK
DF	DRINKING FOUNTAIN	S.G.	SLAB ON GRADE
(E)	EXISTING	S.F.	SOUARE FEET
EXP.	EXPOSED .	T.O.C.	TOP OF CURB
F.O.B.	FACE OF BLOCK	T.O.CL	TOP OF CLADDING
F.O.C.	FACE OF CONCRETE	0.55240000	
F.S.S.	FACE OF STUCCO SURFACE	T.Q.P.	TOP OF PARAPET
F.O.S.	FACE OF STUD	T.O.R.	TOP OF RAILING
F.F.W.	FINISH FACE OF WALL	T.S.	TOP OF SHEATHING
F.F.	FINISH FLOOR	T.O.S.	TOP OF SLAB
F.S.	FINISH SURFACE	T.S.B.	TOP OF SPANDREL
F.E.	FIRE EXTINGUISHER CABINET	1,5.5.	BEAM
F.E.B.	FIRE EXTINGUISHER BRACKET MOUNTED	T.O.W.	TOP OF WALL
FHC	FIRE HOSE CABINET	TYP.	TYPICAL
F.D.	FLOOR DRAIN		m / at 100 a
H.B.	HOSE BIB		W/ 2A:10B:C UNLESS OTHERWISE N
L	LAVATORY	W.F.	WOOD FLOORING
		m.r.	HAND I FORMAD

## SHEET INDEX

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# ADDITION 1 UNIT APARTMENT & GARAGE BUILDING

1135 ELM STREET GLENDALE CA. 91206

CEND	Q,	ABBREVIATIONS:	
GEND	α	ADDICEATALIONS.	

228.99" PROPOSED FINISH LEVEL 228.99' - EXISTING FINISH LEVEL

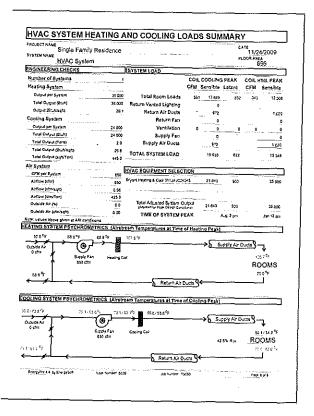
- DRAWING NUMBER - SHEET NUMBER



(E) SMOKE DETECTOR

**COVER SHEET** 

T-1



Single Family Res	idence			442	4) <b>CF</b> - 24/2009
Project fitte 1135 Elm St Gler	ndale			Peta	CHIZONS
Project Address LA Consulting Eng			(818) 244-9090	Sulding Parting	,
EnergyPro			Talaphone	Pan United August	
Compliance Method			CA Climate Zone 09	Field Charak Data	
TOV (kBtu/sf-yr)	Standard Dasign	Propose Désign	d Compliance Margin		
Space Heating	7.53	6.99	0.54		
Space Cooling	25,65	28.17	-2.52		
Fans Domestic Hot Water	4.51	4.95	-0.44		
Domesse not water Pumps	21.35 0.00	18.04 0.00	3.30 0.00		
Totals	59.03	58.15	0.88		
Percent better than S	anderd:	/-	1.5%		
		LIES - HEI	RS VERIFICATI	ON REOL	JIRED
Buliding Type: 🛛 🕱	Single Family 🔲	Addition	Total Conditioned Fix		898 fi <sup>2</sup>
		Existing + Add At	Existing Floor Area:		n/a fì²
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Certificate Of Compliance Residential	(Part 4 of 4)	CF	- ]
Single Family Residence		2009	_
Special Feetiges and Modeling Assumptions			_
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b. publics ar intaks with favorer and control, that damper and control		X X	
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150(f). An retarding wrap installed to comply with 151 weeks requirements specified in the ACM Residential Manual.		-	_
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150(2) Sept adjoint production - years absorption and for the condition plane without leading my greater type 0.2%, where vector permeands rate no greater than 2.0 persolvers.		X	
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Space Conditioning, Water Heating and Plumbing System Measures			
110-13: HVAC acceptant, with hadars, proverheads and facults on that by the Energy Community			
150(h) Heining graths cooling leads testodated in geometrics with ASHRAE, SAACHA or ACCA.		<b>3</b>	
153() Satistick thermostal on all applicable heading angles cooling systems.		×	
150G Water system pipe and lank insulation and cooling systems line insulation.			
<ol> <li>Sorriging gas with Paperary stood with on the gry Factor type than 0.50 must be geterrably wrapped with inscission having an installed inserted insistance of R-12 or greater.</li> </ol>		×	
<ol> <li>Such up target for gates systems, unfired attrace factor, or other indirect but water target have 9.4°2 patiented inguisation or A-16 internal imputation and indicated on the ages for of the target proving the 9. water.</li> </ol>		(X)	O
5 The billowing piping is involved according to Table 150-A-9 or Equation 150-A-year, lation (Historiese).	_	_	
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4. Steam hydronic heating systems or hot water systems > 15 pal, most requirements of Table 123-A.		X	
<ol> <li>Insulation must be projected from demands including that due to surstyffs existents equipment maintenance, and what.</li> </ol>		X	
B. Insulation for childred sealer piping and refrigerant suction piping includes a vapor retarded only anothered system.		X	

DESCRIPTION Check or initial applicable boxes or check NA II not applicable and included with permit application documentation.		DELICKER	ENFORCE
Building Envelope Measures	N/A	DESCRIPTION	MENT
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<ol><li>Feministics products (except field februates) have table with certified U-Fector, certified Scientified Chin Coefficient (S-CC), and instructed certification.</li></ol>		<b>E</b>	
<ol> <li>Extends doors and windows wasterstripped; of joints and personance couloed and sealed.</li> </ol>		×	
pace Conditioning, Water Heating and Plumbing System Measures			
115-13. HARC approach, we're hauters, proverheads and factors partied by the Energy Community.		X	
150(f) Heading and to excelling loads salicitated in appropriates with ASHFIAE, SALACHA OF ACCA.		<b>3</b>	
150(). Satherin thermostal on all applicable heading analog cooling systems.		×	
150G. Water system pipe and gods insulation and cooling syntems line insulation.	П	×	П
<ol> <li>Springs gap, water hapters stand with an Energy Factor lass than 0.50 must be paternally engaged with inschelon having an impatient manual hastismost of R-12 or greater.</li> </ol>	_		_
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5 The blowing piping is insulated popularly to Table 150 ART or Equation 150 A year, lation (highwest	_		
† Final 5 fact of hot and cold water place places to water begins lank, non-vacinateory systems, and extre langula of reconsisting sections of hot water pipes shall be insulated to Table 1938.		×	
<ol><li>Cooling system prints (auction, chilled eater, or hinne lines), prints insulated between heating source and indirect hot water tank shall be insulated to Table 150-8 and Equation 150-A.</li></ol>		x	
<ol> <li>Steady hydronic hosting systems or hot water systems &gt; 15 pal, most sequinaries of Table 123-A.</li> </ol>		×	
<ol> <li>Installation receipt by protected from demands, including that due to surright, modeline, equipment replaterances, and world.</li> </ol>		X	
<ol> <li>It reclation for childred water piping and refrigerabli suction piping includes a vapor retarded or is enclosed writing in conditioned spaces.</li> </ol>		X	
<ol> <li>Solar water-healing systems inchesions are careful by the Solar Rating and Carefulation Corporation.</li> </ol>		<b>(X</b> )	
ergyPro 4.4 by EnergySoft User Number; 5055 Job Number; 19050		Pega	rafe

Mandatory Measures Summary: Residential (Page 2 of 2) MF-1R

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14.4 or according of which provided gradient, Opening and the provided or site and colorate syndrom of the CAVD or site of

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EnergyPro 4.4 by EnergySoft User Number 5535 July Number 19050

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[4] Building convious, augment of the account of the purposes and augment of the account of the acco 3, Joints and seams of duct explaints and their components shall not be sealed with both back rubber achieves () (ii) (ii) (iii) (ii

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Soft User Number 5035 Job Number 1905)		Pega	7 of 8

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SECURITY - RESIDENTIAL

Page 3

SECURITY - RESIDENTIAL

Page 2

# Garage - Type boors

- a. Wood panels shall be min. 5/16" thickness with locks attached to support frame.
- Aluminum doors shall be min. .0215" thick and constructed per Section 14(b) of Ordinance 4518.

- section 14(b) of Ordinance 4518.

  c. Fiberglass doors per Section 14(c) of Ordinance 4518.

  d. Cylinder locks 5 pin tumbler with 1" min. throw.

  e. Wide doors over 16' width shall have 2 lock receiving points or construct per Section 14(e) of Ordinance 4518.

  f. Slide bolt assemblies require bolt diameter of ½" and 1½" throw and constructed per Section 14(g) of Ordinance 4518.

  g. Padlocks shall comply with Section 14(h) of Ordinance 4518. and shall be in place prior to final inspection.
- 11. Louvered windows are not allowed within 12' of grade unless protected with approved bars or grills. (Louvered windows are not allowed in heated or cooled areas because of air leakage)
- 12. Keys for separate tenants shall have locks using combinations which are interchange free from other tenant locks. A letter from lock supplier shall be submitted to inspector at time of final inspection certifying separate keying.
- 13. Locks for single or double doors shall be equipped with a single cylinder deadbolt lock with a min. of 5 pin tumblers. A dual locking mechanism constructed so that both deadbolt and latch can be retracted by a single action of the inside door knob, may be substituted if it meets all other specifications.
- 14. Sliding doors and windows shall be provided with a device in the bottom track to provent lifting of the panel when the panel is in a locked position.
- 15. Sliding doors require metal guides top and bottom and cylinder
- These notes are intended as a guide only. Contractor and supplier shall refer to Ordinance No. 4518 for more complete and specific

- Lighting for aisles, passageways and recesses, shall be provided for multi-unit buildings with intensity of .25 footcandles at ground level during hours of darkness.
- N. Parking area lighting shall be provided with 1 footcandle of light at the parking surface during the hours of darkness. Lighting to be weather and vandalism resistant.
- O. In addition to the details and specifications required by items A thru N above, provide appropriate general notes and specifications to comply with Ordinance 4518. 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:

- 1. Swinging Doors
  - a. Wood doors shall be solid core  $1^3/4$ " thick.
  - Wood panels in doors shall not be less than 9/16" thick. ь. c. Hollow steel doors shall be 16 ga. thick with extra
  - reinforcing around lock to prevent collapsing.
  - Aluminum doors shall be constructed per Section 16(c) of Security Ordinance No. 4518, 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 5 pin tumblers and a cylinder quard.
  - Glass doors shall be fully tempered glass.
  - Door stops of in-swinging doors shall be of one-piece construction with the jamb or joined by rabbet to the jamb.
  - All pin-type hinges which are accessible from outside when the door is closed, shall have non-removable hinge pins.
  - Double doors shall have metal flush bolts with min. 5/8" embedment top and bottom, attaching inactive leaf to door
- 2. The strike plate for latches on all wood fram doors, shall be 16 ga. steel, bronze or brass and secured to the jamb with two screws min. 25" in length.
- 3. Door jambs shall be installed with solid backing between jamb and frame for vertical distance 6" each side of the strike.
- 4. Framing. Horizontal blocking required between studs at door lock height for 1 stud spaces each side of door opening. Jambs shall have solid blocking against sole plates.
- 5. Iron or steel screens shall be 1/8" thick with 2" mesh securely fastened.
- Iron bars shall be 3" diam, bars or 1" x 3" flat steel spaced at 5" max. spacing securely fastened.
- 7. Deadbolts shall contain hardened inserts.
- Deadbolts shall have a min. throw of 1" and a min. embedment
- 9. Cylinder guards shall be attached with %" connecting screws, and shall be installed whenever the cylinder projects beyond the face of the door, or is otherwise accessible to gripping

PWB-2f (Rev 10/81)

CTTY OF GLENDALE BUILDING SECTION, PUBLIC WORKS DIVISION

SUPPLEMENTAL CORRECTION SHEET

SECURITY - RESIDENTIAL

- A. The following buildings shall comply with Security Provisions:
  - New residential buildings of all types.
  - Additions or alterations to residential buildings of all
  - Multiple family units converted to condominiums.
- Identify all security openings clearly on plans. The symbol \* may be used, but any system which clearly defines security openings will be acceptable.
- C. Security Openings are defined as:
  - 1. 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' horizontal of an accessible surface.
  - Openings or windows into public parking areas.
  - All openable windows. See Item E below.
- Provide details and specifications for all swinging doors in security openings.
  - 1. 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 openable 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.
- E. Architect shall specify sliding glass doors and openable security windows on plans by trade name. Architect shall provide plan checker with a copy of performance test report prepared by manufacturer or ICBO number, indicating compliance with tests as adopted in 1979 Edition of the Uniform Building Security Code, Chapter 41.
- F. Show the method of securing metal or wood overhead or sliding doors.
- Specify metal guides at top and bottom of metal accordian grate or grill-type doors. Show method of securing such doors.
- Glazed openings referred to in item 4 above, shall be fully tempered glass or rated burglary resistant glazing.
- I. Openings or windows referred to in item 6 above, shall be fully tempered glass or approved burglary resistant material, or shall be protected by metal bars, screens, or grills. The protective bars or grills shall not interfere with the operation of opening windows if such windows are required to be openable by this Code.
- Wide angle viewers (1800), are required for front exterior doors except where clear vision panels are installed.
- Address numbers shall be provided at street side of building in location visible from street. Numbers shall be 4" high and of contrasting color to the attached background.
- Illuminated diagrams and identification numbers shall be positioned at each entrance to multi-unit complexes. Diagram shall show location of viewer and location of each unit in complex. Each unit within complex shall have a prominent identification number, a min. of 4" in height, and visible to pedestrians or vehicular traffic.

Malekian & Assoc.

AVO AMIRIAN

	PROPOSED ADDITION 1 UNIT APARTMEN
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& GARAGE BUILDING	
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PWB-2 (Rev 10/81)

#### STATE NOISE INSULATION GENERAL NOTES/STANDARDS SOUND RATED PARTITIONS & IMPACT RATED CEILING FLOOR ASSEMBLIES.

- A. CAPPETS OR SIMILAR SURFACE MATERIAL WHICH ARE PART OF THE FLOOR-CELING ASSUBBLY MUST BE INSTALLED AND INSPECTED BETORE THE FINAL INSPECTION IS PROJECTED.

  8. AN APPROVED PERMANENT, AND RESULDIT ACCUSTICAL SEALANT WILL BE PROVIDED ALONG THE JOINT BETWEN THE FLOOR AND THE SEPARATON WILLS.

  6. ALL PENETRATIONS INTO SOUND PATED PARTITIONS OR FLOOR-CELING ASSEMBLES WILL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT.

  7. ALL RODG CORDUIT, DUCTS PLUMENG PRES AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLES WILL BE ISSUATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR LIMITAL MY THOUGH DEPORTAL THE SUPPLY METERS. MINIMUM XI" THICK APPROVED RESILIENT MATERIAL (EXCEPTION: GAS PIPING NEED
- NOT BE ISOLATED.)

  E. METAL VERHALTING AND CONDITIONED AR DUCTS LOCATED IN SOUND ASSEMBLES WILL BE LINED.
  (EXCEPTION EDUCTS SERVING ONLY MITCHEN COCKING FACILITIES, AND BATHROOMS NEED NOT LINED.)

  F. MINERAL FIBER ISOLATION WILL BE INSTALLED IN JOINT SPACES WHEREVER A PLUMBING FIFE, OR DUCT PENETRATES A FLOOR-CELLING ASSEMBLY OR WHERE SUCH UNIT PLASSES THROUGH THE PLANE OF THE FLOOR-CELLING ASSEMBLY FROM WITHIN A WALL, THE INSULATION SHALL BE INSTALLED TO A
- POINT 12 BEYIND THE PIPE OR DUCT.

  C. COMBUSTION MR, KITCHEN AND BATHROOM DIHJUST DUCTS WITHIN SOUND-SEPARATION ASSEMBLES SHALL BE WRAPPED WITH TYPE "C" INSULATION SHOWN IN TABLE 10-D OF THE LOS ANGELES
- COUNTY MECHANICAL CODE: ELECTRICAL REQUIREMENTS, AN OUTLET BOX IS DEFINED AS A BOX USED FOR RECEPTACLES, SWITCHES, SURFACE—MOUNTED LICHTING FIXTURES, JUNCTION POINTS, TELEPHONES, THERMOSTATS, TELEPHONEO,
- SURFALZ-MOUNTED LEATING FIXTURES, JUNCTION FORMS, TELEPHONES, THERMOSTATS, TELEVISION USES, ETC. NO BOX DIAMPSON SHALL DECED B'.

  1) ONLY OUTLET BOYES AND A CELING EMPLOYS FAN IN THE BATHROOM WILL BE PERMITTED IN WALLS AND CELING OF SOUND RATED CONSTRUCTION, ALL OTHER EQUIPMENT AND DEVOCES WHICH INCLUDES RECESSED FIXTURES, PARIL-DARDOS, HEATERS, MITCHEN DEVALUES FROM PROVIDING FEUR PRINCIPAL PROSESS, ETC., SHALL NOT BE INSTITUTED THE SECOND PROVIDING WALLS AND CERINGS UNJESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE STRUCTURAL RESEARCH ENGINEER.
  - BEEN CEMPAGD FROM THE STRUCTURAL RESEARCH DUCKEER.

    OUTLET BOYES MAY BE INSTALLED IN THE SOUND RATED WALLS OR CLUGS. AS FOLLOWS:

    A) BOYES WHICH PENETRATE THE WALL IN ONE AREA OR OCCUPANCY SHALL

    NOT BE INSTALLED ON THE SAME STUD OR IN THE SAME SPACE BETWEEN

    STUDS CONTAINER A BOX WHICH PENETRATES ANTO ANOTHER AREA OR

    OCCUPANCY, I.E. NOT IN THE SAME BAY.
- THERE SHALL BE ONE SOLID STUD BETWEEN OUTLET BOXES.

  A SOLID FIRE BLOCKING WILL BE CONSIDERED A SOLID STUD IN ORDER TO PLACE ONE BOX ABOVE THE OTHER IN THE SAVE BAY. OUTS ET ROXES SHALL HAVE A DEPTH NOT MORE THAN I W' SO AS TO ALLOW THE
- DOTATE BOARS SAFER AND A DEPTH AND MARK HAND 1.79, 20 S. TO ALLOW THE REQUIRED 2" UNCOMPRESSED INSULATION TO BE INSTALLED IN A STRANGED 2"X 4" WALL ON WALLS OF DEEPER OMERSIONS, BOXES OF CREATER DEPTHS MAY BE PERMITTED. CONDURES OR RECEIVED ALSO DOTS IN A POBLETIAL THE SOUND PARED WALLS OR CREAMS, PROVIDED THE COROULT IS COVERED AT THE PENETRATION POINT WITH A PEPHLAMORY DESCRIPTION OF THE CONDUCT OF THE PENETRATION POINT WITH A
- PERMANENTLY RESILIENT SEALANT. THE RECURRIMENTS FOR COULT BOXES INSTALLED FOR TELEVISIONS, TELEPHONES AND THERMOSTATS (ELECTRIC AND PNEDMATIC) SHALL BE THE SAME AS FOR RECEPTACLES OR SMITCHES, PLASTER RINGS, OPEN BACK BOXES, OR MOUNTING PLATES SHALL NOT BE
- PERMITTED.

  A WHERE METALLIC RACEMAY MATERIAL (RIGIO METAL CONDUIT, STEEL TUBE, AND MONMETALLIC CONDUIT) IS INSTALLED IN SOUND RATED FLOOR-CEUING ASSEMBLES IT AND THE POINT OF SUPPORT, AT THE POINT WHERE THE RECEMAY PASSES THROUGH HOLES OR NOTICES, CARE SHOULD BE TAKEN TO INSURE THAT THE RACEMAY DESS THROUGH HOLES OR NOTICES, CARE SHOULD BE TAKEN TO INSURE THAT THE RACEMAY DESS NOT TOOCH THE SURFACE OF THE JOINTS. THE RISCIDIT MATERIAL USED MAY BE REGRER, CAREET PADDING, ETC.

  B. WHEN RIGIO METALLIC RACEMAY IS INSTALLED IN THE FLOOR-CELING SPACES, THE space shall have a menana of 2° of mendral induation below. Care shoul Taxen during insulation below. Care should be taxen during installation o Baceway to allow for this 2° of uncompressed insulation below.
- PLOOR-CELLING ASSEMBLIES BETWEEN RESIDENTIAL AREAS AND EQUIPMENT PENTHOUSES (AC UNITS, ETC.) SHALL BE INSTALLED IN ACCORDANCE TO MEET THE SOUND SEPARATION
- APPLICATION CONSISTENT WITH LOCAL LAND USE STANDARDS, RESIDENTIAL STRUCTURES LOCATED IN MOSE CRITICAL AREAS, SUCH AS PROXIMETY TO HIGHWAYS, COUNTY RAOS, CITY STREETS, RAIRORDS, RAPIO TRANSIT LINES, ARPORTS OR HOUSTRAL AREAS SHALL BE DESONED TO PREPAIR THE MIRRISON OF EXTENSIR MOSES BEYOND PRESCREED LEVELS, PROPER DESON SHALL INCLUDE BUT SHALL NOT BE LIARTED TO, ORDERITATION OF THE RESIDENTIAL STRUCTURE, SETBACKS, SHELDING AND SOUND INSULATION OF THE BUILDING ITSELF. CBC APPENDIX 1208A.B.1
- METRORA NOSE LIVELS ATTREUTABLE TO EXTEROR SOURCES SHALL NOT EXCEED 45 (6) IN ANY HABITABLE ROOM. THE MOSE METROC SHALL BE BITHER THE GAY-NORTH AMERICE SOUND LEVEL (1,64) OR THE COMMUNITY MOSE COUNDLETH LEVEL (NEAL), CONSISTENT WITH THE NOSE ELEMENT OF THE LOCAL CORREAL PLAN, WOSES COUNDLETH LEVEL (1,64) OR THE CONSISTENCY OF THE LOCAL CORREAL PLAN, WOSES CASE, NOSE LEVELS, ETHER EXISTS OR FUTURES SHALL BE USED AS THE BASIS FOR DETERMINED COMPUNICE WITH GOOD APPENDIX 12048 INTURE NOSE LEVELS. SHALL BE PREDICTED FOR A PERIOD OF 10 YEARS FROM THE TIME OF BUILDING PERMIT APPLICATION.
- RESERVING STRUCTURES TO BE LOCATED WHERE THE ANNUAL LOG OR CHEL (AS DEFINED IN TITLE 21, SUBCHAPTER 8, CALFORNA CODE REGULATIONS) EXCEEDS 50 OB SHALL REQUIRE AN ACQUISTCAL ANALYSS SHOWNS THAT THE PROPOSED DESIGN WAL ACHIEVE PRESCRIED ALLOWAGE INTEROR LEVEL FOR PUBLIC USE ARRORTS OR HELPORTS, THE LOG OR CHEE SHALL BE DETERMINED FROM THE ARRORT AND—LISE PLANTED FROM THE ARRORT AND—LISE PLANTED FOR MULTIARY BASES, THE LOG SHALL BE PROVINCEMENT BY THE COUNTY WINDOWS THE AMOUNT IS LOCATED. YOU MULTIANY BASIS, THE LOS SHALL BE DETERMINED FROM THE FACULTY AIR INSTILLATION COMPARISE USE ZONE (DOLD) PLAN. FOR ALL DIMER APPORTS OR HELPORTS, OR PUBLIC USE APPORTS OR HELPORTS FOR WHICH A LAND USE PLAN HAS BEEN DEVELOPED, THE LOS OR CHILD SHALL BE DETERMINED FROM THE NOSE ELEMENT OF THE CHERRAL PLAN OF LOCAL JURGISTION. WHEN ARROWN TO FOR SOM THE ONLY SCHIEGATS SOURCE, NOSE LEVELS FROM ALL SOURCES SHALL BE ADDED TO DETERMINE THE COMPOSITE SITE HOISE LEVEL.
- RESDENTAL STRUCTURES TO BE LOCATED WHERE THE LOW OF CHEE EXCEEDS 60 OW SHALL REQUIRE AN ACCUSTICAL ANALYSIS SHOWN'S THAT THE PROPOSED DESIGN WILL LIMIT EXTENDER NOSE TO THE PRESCRIBED ALLOWARE INTERESOR LEVEL THE MOSE ELEMENT OF THE LOCAL EMERAL PLAN SHALL BE USED TO THE GREATEST EXTENT POSSIBLE TO BENTRY SITS WITH MOSE LEVELS POTENTIALLY OFFICIAL THAT 60 OF
- EVIDENCE OF COMPLIANCE SHALL CONSIST OF AN ACOUSTICALANALYSIS REPORT, PREPARED UNDER THE EVEDING OF COMPLIANCE SHALL CONSIST OF AN ACQUISTICALMAINS REPORT, PREPARED UNCER THE SUPERFACION OF A PERSON EPERBONCED BY THE FIELD OF ACQUISTICAL ENGINEERING, WITH THE APPLICATION FOR A BULDING PERSON. EXPORT SHALL IS NOW TOPOCOMPHICE, RELATIONSHES OF MOSE SOURCES AND INFELLING STIES, RE-DESTRICTION OF MOSE SOURCES AND THEN CHARACTERISTICS, PREDICTED MOSE SPECTRA AND LEVELS AT THE EXTERNOR OF THE PROPOSED DHELLING STRUCTURE CONSIDERATOR PRESENT AND FUTURE LAND UNSACE BASIS FOR THE PROPOSED OF RESIDENCE REQUIREMENTS ARE MET. IF INTEROR ALLOWABLE MOSE EAPPLIED, AND AN AMALYSS OF THE MOSE INSLINGING FETTERMORES OF THE PROPOSED CONSTRUCTION SHOWNS THAT THE PRESCREED INTEROR NOISE LEVELS ARE MET BY REQUIREMENT HAT INNOMES BE ENDREADING FETTERMORE OF CLOSED, THE CREATE ALLOWABLE MOSE LEVELS ARE MET BY REQUIREMENT OF AN E-CONSTITUTION OF AN E-CONSTITUTION OF A PROPOSED A HEBBOR ROSE LEVELS ARE MET BY REQUIREMENT OF AN E-CONSTITUTION OF A HEBBOR ROSE A HEBBOR RESIDENCE.
- WHEN INSPECTION INDICATED THAT THE CONSTRUCTION IS NOT IN ACCORDANCE WITH THE APPROVED DESIGN. WHEN INSPECTION INDICATED THAT THE CONSTRUCTION IS NOT IN ACCORDANCE WITH THE APPROVED DESCRY, OR THAT THE HOSE REDUCTION IS COMPROMISED DUE TO SOUND LEAKS OF FLANKING PATHS, FIELD TESTING MAY BE REQUIRED. A TEST REPORT SHOWING COMPLIANCE OR HON COMPLIANCE WITH PRESCRIED INTERIOR ALLOHABLE LEVEL SHALL BE SUBMITTED TO THE SOUNDED OFFICIALS. MEASUREMENTS OF OUTDOOR SOUND LEVELS SHALL LEVEL SHALL BE SUBMITTED TO THE SOUNDED OFFICIALS. MEASUREMENTS OF THE A-PROPERTIES ARBITRATES COUND INSULATION OF BUILDINGS FROM DETEROR SOUNCES SHALL GENERALLY FOLLOW THE CUIDCLINES IN ASTA ESSE. FOR THE STANDARD, SOUND LEVEL DEFERRICES MEASURES IN LOCCUPIED UNITS SHALL BE MORMALIZED TO A RECEIVING ROOM PREVENERATION THE OF ONE—PLAY SECOND, SOUND LEVEL DIFFERENCES MEASURED IN LOCCUPIED UNITS SHALL NOT BE NORMALIZED TO A STANDARD REVERBERATION THE.

- 24- EXTERIOR BOORS, & THEIR HARDWARE SHALL CONFORM TO THE FOLLOWING SECURITY PROVISIONS.

  A) DOORS SHALL BE EQUIPPED WITH A DEAD LOCKING LATCH & A DEAD-BOLT WITH HARDENED. INSERT WITH 1" WIN. THROW & 5/8" MIN. EMBEDMENT INTO JAMB. BOTH ARE TO BE KEY OPERATED
  - B) WINDOWS & DOOR LIGHTS WITHIN 40" OF THE LOCKING DEVICE SHALL BE FULLY TEMPERED / BURGLARY RESISTANT / OR PROTECTED BY BARS.
- C) OVERHEAD & SUDING CARAGE DOORS SHALL BE CAPABLE OF WITHSTANDING FORCED ENTRY ATTEMPTS AS OUTLINED IN [6706,7]
- 25- A 12" MIN. ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REO'D UNLESS PLUMBING IS WITHOUT SLIP JOINTS (SOLID CONNECTION). 26- LOW FLOW TOLETS (1.6 GALLON/FLUSH), SHOWER HEADS (2.5 GPW) AND FAUCETS (2.2 GPW). TO BE INSTALLED IN DIRELENG UNITS.
- 27- CAS-FIRED WATER HEATERS REQUIRE TWO 100 SQ. IN. NET AIR OPENING DIRECTLY FROM OUTSIDE, EACH WITHIN 12" OF TOP AND BOTTOM AND MIN. 2" WIDE DOOR, MUST BE STRAPPED FOR LATERAL SUPPORT, NOT ALLOWED IN ANY BEDROOM, BATHROOM OR ANY CLOSET THAT OPENS TO THESE.
- 28- "MAX. TEMP. OF 120" TO BE PROVIDED BY THE USE OF PRESSURE BALANCE OR THERMOSTATIC
- 29- ALL HOSE BIBS SHALL BE FITTED WITH A NON-REWOYABLE BACK FLOW DEVICE.
- 30- 30" CLEARANCE ABOVE RANCE TO UNPROTECTED COMBUSTIBLE MATERIAL OR 24" TO METAL VENTRATION HOCO IS REQUIRED.
- 31- CLOTHES DRIVER WORTURE ENHAUST DUCTS SHALL TERMINITE OUTSDE THE BLDG. & HAVE
  A BACK-DRAFT DAMPER, EDHAUST DUCTS IS LIMITED TO 14" WITH TWO ELBOWS. THIS SHALL BE
  REQUEDD 2" FOR EVERY ELBOW IN EXCESS OF TWO, MIN. 4" DIA., SMOOTH, METAL DUCT, TO BE USED FOR EXHAUST DUCTS.
- 32— THE BUILDER SHALL PROVIDE THE BUILDING OWNER WITH THE LIST OF THE HEATING, COOLING & LICHTING SYSTEM & FEATURES, MATERIALS, COMPONENTS, & MECHANICAL DEVICES, IN THE BUILDING & INSTRUCTIONS ON HOW TO USE THE STATEMENT.
- 33- ATER INSTALLING THE WALL AND CLG. INSULATION THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BLDG. A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS & THE REQUIREMENTS OF SECTION 10-103(A) 2.A. THE CERTIFICATE SHALL ALSO STATE THE WANDFACTURER'S NAME AND MATERIAL IDENTIFICATION AND THE INSTALLED
- 34— MANUFACTURED FENESTRATION PRODUCTS SHALL HAVE:

  A) TEMPORARY LABEL, NOT TO REMOVED BEFORE INSPECTION BY THE BUILDING INSPECTOR, LISTING THE CERTIFIED U-VALUE, CERTIFING THAT AIR INSTITUTATION RATES NOT EXCEEDING THOSE SHOWN IN 8) PERMANENT LASEL LISTING THE U-VALUE AND CERTIFYING ORGANIZATION, & RATING PROCEDURES.
- 35- DOORMATS USED AT ENTRANCE TO UNITS SHALL BE RECESSED.
- 36- THE CENTER OF 15-, 20-, & 30- AMPERE RECEPTACLES OUTLETS REQUIRED BY SEC. 210- 25(A). (B) & (C) SHALL BE INSTALLED NOT LESS THAN 12" OF THE FLOOR.
- 37- LICHT SWITCHES, ELECTRICAL OUTLETS, THERWOSTATS & OTHER ENARCHMENTAL CONTROLS SHALL BE NOT LESS THAN 12" NOT MORE THAN 48" ABOVE THE FLOOR.
- WHERE PERMANENT DEVIRITIONS ON IS PROVIDED FOR KNOWS & SPACES, RASED LETTERS SHALL BE PROVIDED & SHALL BE ACCOMPANIED BY BRAILLE.

  SIGNS SHALL BE INSTALLED ON THE WALL ADJUCTINT TO THE LATCH OUTSIDE OF THE BOOR MOUNTING, HEIGHT SHALL BE 60 INCHES ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN.
- 39- HOT WATER & DRAINPPES UNDER LAVATORES SHALL BE INSULATED OR COVERED TO HOT ALLOW SHAPP OR ABRISINE SUFFACES. SECTION 15042 OF THE CHIFORNIA PLUBBING CODE.

  40- WATER CLOSET PLUSH VALUE CONTROLS, & PALVET CONTROLS, SHALL BE GEFERALE WITH ONE HAND, SHALL NOT REQUIRE TICHT CRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE
- MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. 200 CUB. FT. STORAGE ARE PROVIDED FOR EACH UNIT. IN ADDITION TO LINEN CLOSET, KITCHEN
- CABINET, KITCHEN CABINET PANTRY OR BEDEROOM CLOSETS.
  6 CU. FT. OF RECYCLE SPACE UNDER KITCHEN SINK CABINET IS PROVIDED IN EACH UNIT.
  AIR FLOW TO ALL REGISTERS SHALL BE BALANCED PER PLANS PRIOR TO INSTALLATION OF COLUNG.
- (TYPICAL FOR ALL UNITS.) 44- PROVIDE DRIP PANS FOR CLOTHES WASHERS, DISHMASHERS AND HOT WATER HEATERS WITH APPROPRIATE DRAINS
- PROVIDE SOUL CONNECTION © TUB DRAIN OR 12'X12' ACCESS IS REQUIRED.
  ALL SHOWER COMPARIBENTS, RECARDLESS OF SHAPE, SHALL HAVE A MAINUUM FINISHED INTERIOR
  AREA OR NOT LESS THAN 10'AS SQUARE INCHES HAD SHALL BE CAPABLE OF ENCOMPASSING A 30
  INCHES DAMETER CRICLE DRE MINHAUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70.
- INCHES ABOVE THE SHOWER DRAIN OUTLET. (P.C.410,4).
  47--- IN LIEU OF NATURAL VENTLATION IN BATHROOMS CONTAINING A BATH OR SHOWER, LAUNDRY ROOMS. AND SWALAR ROOMS MAY BE EQUIPPED W/ A MECHANICAL SYSTEM CUPABLE OF PROVIDING 5 ARE CHANGES PER HOUR & DOMINITION DIRECTLY TO THE OUTSIDE OUTLIET MAN J' FROM ANY OPENINGS.
  48— GENERAL CONTRACTOR TO COMPLY MITH SPECIAL INSPECTION REQUIREMENTS PER SECTION 1701.1 OF

- 49- NO DAK OR SYCAMORE TREES MORE THAN 8" IN DIA. ON SITE OR WITHIN 20" OF SITE
- 50- SEPARATE PERMIT IS REQUIRED FOR RETAINING WALLS / POOLS / SPAS / JACUZZIS / BOUNDARY WALLS / FENCES / TRELLIS AND PATIO COVERINGS.
- ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO ALL BEAMS, PIPES, DUCTS, SPRINKLER SYSTEM, LICHTING ETC. TO HAVE MIN. 8"-2" & 7"-0" CLEARANCE FROM PARKING FIN. FLR. AS SPECIFED IN
- FOR LANDSCAPING & FRONT, FIRST FLOOR & DECK SEE SHEET # L-1
- 53- FOR GRAB BAR INSTALLATION SEE DWG. | HC-1
- 54. ALL BATHROOM, WALK BY CLOSET, KITCHEN & HALLWAYS TO HAVE DROP CLC. © 7'-6' CLR. HT. 55.- TEMPORARY PEDESTRAIN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 303.7.
- 56— EXT SIGNS SHALL BE READLY VISIBLE FROM ANY DIRECTION OF APPROACH, EXIT SOARS SHALL BE LOCATED AS INCERESARY TO CLEARLY INDICALE THE DIRECTION OF EGRESS TRAVEL NO POINT SHALL BE MORE THAN TO FEEL FROM THE HEARSET VISIBLE SIGN. (1003-22.4), EXT SIGNS SHALL BE, MIERHALLY OR EXTERNALLY LILLIANIATED, MITERNALLY LILLIANIATED SIGNS SHALL PROVIDE EQUIVALENT ELAMINANCE AND BE LISTED FOR THE PURPOSE (1003.2.8.4).
- 57- THE EXIT SCAN SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROMOED FROM STORAGE BATTERES, UNIT FOURMENT OR AN ON-SITE OBJERATOR SET, AND THE SYSTEM SHALL B INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE, FOR HIGH-RISE BUILDINGS, SEE SECTION AND CODE OF A HIGH-RISE BUILDINGS.
- 58— EACH LICHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATION SHALL BE (DENTRIED BY A PERMANENT LABIL THAT SPECIFIES THE LABILER, AND STATES THAT SAFETY—GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATION (2406.2). THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATION FOR THE PURPOSE OF GLAZING (2406.4):
- A) GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.
  B) GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLES AND PANELS IN SWINGING DOORS OTHER THAN WARDROSE DOORS.
- C) GLAZING IN STORM DOORS:
- O) CHAZING IN ALL UNFRAMED SWINGING DOORS;

  E) GLAZING IN DOORS AND ENCLOSURES, INCLUDING THE BUILDING WALLS, FOR HOT TUBS, WHERLPOOLS, SALINAS, STEAM ROOMS, BATHTUBS, AND SHOWERS; F) GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE HEAREST EXPOSED EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE M EXPOSED EDGE OF THE CLAZING IS LESS THAN 60 IN. (1525MIN) ABOVE
- OF GRAZING SOFTAGE.

  BY OF INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN HTBMS E AND F. THAT MEET ALL OF THE FOLLOWING CONDITIONS:

- 1- DIPOSED AREA OF AN NOMBULL PANE GREATER THAN 9 SOFT. (0.84M.SO.):
  2- DIPOSED BOTTOM EDGE LESS THAN 18 IN. (457MM) ABOVE THE FLOOR.
  3- DIPOSED TOP EDGE GREATER THAN 35 IN. (914MM) ABOVE THE FLOOR.
- 4- ONE OR MORE WILLING SUPFACE WITHIN 36 IN (914MJ) HORZONTALLY OF THE PLANE OF THE GLAZING. NO CLAZING IN WALLS DICLOSING STAIRNAY LANDINGS OR WITHIN 5 FT. (1525MM) OF THE BOTTOM AND TOP OF STAIRNAYS WHERE THE BOTTOM EDGE OF THE
- GLASS IS LESS THAN EOIN. (1525MM) ABOVE A WALKING SURFACE.
- 59- Details of all stairmays are required to show: A Max. 7" rise and Min. 11" run (tread). (for common areas and 8" rise and
- 9" RUN WITHIN THE UNITS)
- 9° RAN WITHIN THE LIGHTS)

  B A WAN, HEADROOM OVER THE STARTS OF 6'-8'

  C A WAN 35' WITHIN THE LINTT, AND 44" IN COMMON AREAS, CLEAR WIDTH.

  D HAND GRIP PORTION OF HANDRAY SHALL NOT BE LESS THAN 1 %" NOR MORE THAN 2" IN GROSS-SECTION AND HAVE A SMOOTH SUFFACE WITH NO SHAPP CORNERS.

  E A HANDRAY HOSHT 3" TO 38" ABOVE THE MOSING, 1 % CLEARANCE TO THE WALL AND DIDDS RETURNED TO THE WALL THE OPEN SIDE SHALL HAVE
- INTERMEDIATES RAIS OR RAIDSTERS SPACED 4" MAD
- HANDRAILS DESIGNED FOR 20 LBS/FT. LATERAL LOAD.
- F HADRAIS DESORDED FOR 20 ISSYN, CAIRFAIL LOWN.

  G ONE HADRAIL EXTENDING 12 BEYOND THE TOP AND BOTTON RISER.

  H STARRAY FRAMING, FOOTROE, CONNECTIONS AND BRACING.

   ONE-HOUR CONSTRUCTION FOR THE ENCLOSED USABLE SPACE UNDER THE STARS.
- STARWAY LANDING(S) A WIN. OF 36" IN LENGTH.
- ALL PLUMBING MUST BE CAST IRON OR WROUGHT IRON.
  FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 708.2.1 IN THE

- FOLLOWING LOCATION:
  A. IN CONCELLED SPICES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
  B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT IN-D-POOT INTERNALS ALONE THE LENGTH OF THE WALL.
  C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SET AS OCCUR AT SOFTETS, GORD CELENGA AND COVERED CELINGS.
  D. IN CONCEALED SPACES BETWEEN SIARS STENNEEDS AT THE TOP AND BOTTOM OF THE RIN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RIN OF STARS IT THE WALL UNDER THE STARS IS LINEWISSHED.
  E. IN OPENING AROUND VISITS, PIPES, DUCTS, CHAINEYS, PREPLACES AND SMALLAR OPDINIOS WHICH AFFORD A PASSAGE FOR FRE AT CELING AND FLOOR LEVELS, WITH DONL COUNDERSE MATERIALS.
- LEVELS, WITH NON COMBUSTREE MATERIALS.
  PONETRAINS IN WALLS REQUIRING PROTECTED OPENING MUST BE FIRE STOPPED WITH AN APPROVED MANERAL IN ACCORDANCE WITH SECTION 709.6. SPACE BETWEEN PENETRATING MATERIALS.
- MATERIAL IN ACCORDANCE WITH SECTION 709.6. SPACE BETWEEN PRACTICATION MATER
  (DESCREED BELOW) BUST BE DESCRIED TO PREVIOUT THE MOVEMENT OF HOT
  FLAME OR GASES.

  A COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE THE WALLS OR
  PRAITIONS, PROVIDED THEY ARE FIRE STOPPED.

  B. OPENING FOR STEEL ELECTRICAL OUTLET BOYES NOT EXCEEDING 16 SOURCE ARE
  PERMITTED PROVIDED OPENING TO NOT ACCRECATE MORE THAN 100 SOURCE PER 100
  SOUTL OF WALL OR PARTITIONS. OUTLET BOYES ON OPPOSITE SIDES OF WALLS OR
  PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 NR.

  WHERE WALL OR PRETIDENT ON THE OUTPE MATERIAL OR WHERE LARGER
- C. WHERE WALLS ARE PREPARATED BY THE OTHER MALERALS OR WHERE UNCER OPDINGS ARE REQUIRED THAN PERMITTED THEY MUST BE QUALIFIED BY TESTS CONDUCTED BY ACCORDANCE WITH SECTION 703.2.
- A NO OPENING ARE ALLONED WITHIN 5' OF THE AREA SEPARATION WALL

  8 ALL PHPING PENETRATING THE WALL SHALL BE PROTECTED AS REO'D IN
  SECTION 713.11, SEE DEFAILS
  SHOKE AND FIRE DURFERS MUST BE INSTALLED IN DUCTS PENETRATING ARE AND OCCUPANCY
  SEPARATION WALLS. PER SECTION 713.11.
- WALEY FLASHING/COUNTER FLASHING IS REQ'D AT THE JUNCTURE OF THE ROOF AND VERTICAL SURFACE. WALLS PER SECTION 713.11.

#### ADDITIONAL NOTES:

- FIGURAL NOTES:
  STUD PARTITIONS COMMANDS PLUMBING, HEATING, OR OTHER PIPES SHALL BE SO FRAMED AND THE MOSTS UNDERHEATH SO SPACED AS TO GAVE PROPER CLEARANCE FOR THE PIPHOS, METER A PRAITIENT CONCLUMENCE SUCH PIPAGE REAR PRAILE! TO THE FLOOR MOSTS, THE MOSTS UNDERHEATH SUCH PARTITIONS SHALL BE DOUBLED AND SPACED TO PEPHOT THE PASSAGE OF SUCH PIPES & SHALL BE BRODGED, WHERE PLUMBING, HEATING OR OTHER PIPES ARE PLACED IN OR PRAITY IN A PARTITION, INCESSITATING THE CUTTING OF THE SOLES OR PLATES, A METAL THE MOT LESS THAN PARTITION, INCESSITATING THE CUTTING OF THE SOLES OR PLATES, A METAL THE MOT LESS THAN 0.058 OF AN RICH (147 Ma) (16 GALY, GAGE) & 1-1/2 INCHES (38MA) WIDE SHALL BE FASTENED TO EACH PLATE ACROSS & TO EACH SIDE OF THE OPENING, WITH NOT LESS THAN SIX 160 NAUS. SFF DET.# 24/D-1. (SEC. 2326.11.7)
- 2- ALL PLANTER BOX FLOOR DRAINS TO BE CONNEYED INDEPENDENTLY TO THE STREET VA 4" DIA CLP. UNDER PAROMAY, EXITING THROUGH THE CURB.
- 3- ALL INSULATION SHALL HAVE A FLAME-SPREAD OF 25 MAX, AND A SMOKE DENSITY OF 450 MAX.
- 4- THROUGH-PENETRATION PIRE STOPS TO COMPLY W/ SEC. 714,709.6 & 7. 5- DRAFT STOPPING ARE REQUIRED ABOVE AND IN LINE WITH THE WALLS SEPARATING INDIVIDUAL DWELLING
- 6- ALL INTERIOR FRISH, WALLS / CLGS. / SOFFITS ARE 5/8" TYPE "X" GYP. BD. THROUGHOUT (TYP. IN
- (2TML (II 7- ALL ROOF BRAINS MUST BE 4" IN DIA AND TO BE CONNECTED TO THE COUNTY STORM BRAIN CATCH BASIN (UNDER A SEPARATE PERMIT)
- 8- CONTRUCTOR SHALL PROMDE A WATER FLUSH TYPE TOLET WITHIN 500 FEET OF THE JOB STE DURBING CONSTRUCTION TO BE USED BY THE WORKMAN. 111.1
- 9- CONTRACTOR SHALL PROVIDE ADEQUATE, SUITABLE ON-SITE TRASH AND DEBRIS CONTROL FACULTIES DURING CONSTRUCTION 112.
- 10— CELLULOSE LOOSE-FILL INSTALLATION SHALL COMPLY WITH CPSC 16 CFR, PARTS 1209 AND QAQA, ALL OTHER INSTALLATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR-CLG. ASSEMBLIES, BOOF-CLG. ASSEMBLIES, WALLS, CRAML SPACES OR ATTICS SUBIL HAVE A BAU-SPORAD RATING NOT TO EXCEED 25 AND A SWOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH CBC STANDARD 8-1.
- 41— ALL PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABNETS, BUTHTURS, SOFFITS, OR HEATING VEHTLATING OR ENHAUST DUCTS SHALL BE SEALED, LINED INSULATED OR OTHERWISE TREATED TO MAINTAIN THE RECURRED 1—HR. RATINGS.
- 12— ELECTRICAL PENETRATIONS IN SOUND-PATED WALL AND FLOOR-CELING ASSEMBLES SHALL CONFORM TO THE FOLLOWING, OUTLET BOX USED HERON IS DEFINED AS A BOX USED FOR RECEPTIOLES, SWITCHES, SURFACE-MOUNTED LICHTING FIXTURES, JUNCTION POINTS, TELEPHONES, TELEVISION USES.

  - A) MAXIMUM OUTLET BOX DAUENSIONS IS 6".

    B) ONLY OUTLET BOXES AND CEUNIC ECHILIST FANS IN THE BATHROOMS SHALL BE PERMITTED IN WALLS AND CEILING. ALL OTHER EOSIPHEMT AND DEVICES INCLUDING RECESSED TRITURES, PANEL BONGS, HEATERS, MITCHEN EXHAUST FANS. SOUND-PRODUCING EQUIPMENT SHALL NOT BE INSTALLED IN THESE SOUND-RATED ASSEMBLIES.
  - C) LICHT SWITCHES, OUTLET BOXES AND SURFACE-MOUNTED FIXTURES SHALL NOT BE INSTALLED BACK-TO-BACK, PLUGS AND SWITCHES SHALL BE SEPARATED BY 3 NEWSHUM, SURFACE MOUNTED FEXTURES SHALL BE SEPARATED BY 24" MINEMON. CAULK
  - ALL OPENINGS TO ENSURE INTEGRITY. SOUND-RATED ASSEMBLIES.

    D) OUTLET BOXES SHALL NOT EXCEED 1 ½" IN DEPTH SO AS TO ALLOW THE REQUIRED 2" UNCOMPRESSED INSULATION TO BE INSTALLED IN A STANDARD 2:X4" WALL ON WALLS OF DEEPER DUIDISIONS, BOXES OF GREATER DEPTHS MAY BE PERMITTED.
  - CONDUITS OR RACEMANS (STUBBLEST) WAY PENETRATE THE SOUND-PATED ASSEMBLES PROVIDED THE CONDUIT IS COVERED AT THE PENETRATION POINT WITH PERMANENTLY
- F) FLOOR-CEILING ASSEMBLIES BETWEEN RESIDENTIAL AREAS AND EQUIPMENT PENTHOUSES (A/C UNITS, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH THE SOUND SEPARATION PROPOSED PROUMPEMENTS.
- 14- Open quardruls shall have intermediate rails or an ornamental pattern such that 4" phere cannot pass through, see detail 4 sheet 45.4 & 4,30, 4,31 elevations
- PROCESSARY COUNTY THE DESIGN OF THE CONTROL OF THE
- POLEN'S AN INSTANTANCE FOR THE DISEASES, AND INCARREN-SHOPPLU.

  BYTO A VARD OR DATE COURT FOR EMERGENCY EGRESS. WINDOWS MUST PROVIDE: MIN. 5,7 SO. FT. OF OPPORABLE. AREA, WIN. CLEAR WIDTH OF 20°, MIN.
  CLEAR HT. OF 24°, AND HAVE A FINISHED SILL HT. NOT MORE THAN 44° ABOVE THE FLOOR.
- 17- MALL COURSES IN SHAMES AND THES TO BE CEIENT PLASTER, THE, OR EQUAL TO 70° ABOVE DRUN. ENCLOSURES MUST BE OF APPROVED SAFETY CLAZING.
- 18- REQUIRED CLG. HT. IS 7'-6" WIN. & 7'-0" WIN. IN KITCHENS, HALLS & BATHROOMS.
- 19- A CORROSON-RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO A MIN. 4"/2" ABOVE
- 20— FIRE BLOCK STUD WALLS (AT 10 INTERVALS (HORZONTIAL AND VERTICAL)), ENCLOSED AND CONCEALED SPACES, AND AT OPDIMIC AROUND VENTS, PAYES, DUOTS, CHRIMEYS, BETWEEN ATTIC AND CHRIMEY CHASE, AT STAIR STRINGERS, AND SIMILAR PLACES AT CELLING AND FLOOR LEVELS.
- 21- THE FOLLOWING SHALL APPLY FOR ALL INTERIOR STAIRS AT HOMOUGL DWELLING UNITS.
- A) MERENAM 36" MIDE STAIRWAY AND LANDINGS.

  B) MAXIMUM 8" RISE AND MINIMUM 9" RUN FOR PRIVATE STAIRWAYS. C) THE LARGEST RISE OR RUN IN A FLICHT OF STARS WAY NOT EXCEED THE SWALLEST BY MORE
- D) HELDROOM OVER STARS TO BE 6"-8" MINIMUMS FROM HOSING OF TREAD. E) CUARDRUL OH OPEN SIDE OF STARS OVER 30" ABOVE FLOOR OR ADJACENT CRADE. MAY SERVE TO HANDRAN ALSO
- As hamper, 4.59.

  CHARDRAIL MAY BE 34" TO 38" HIGH ONLY AT OPEN SIDE OF STARS.

  F) HAMPERI (REQUIRED FOR 4 OR MORE RISERS) 34" TO 38" ABOVE TREAD NOSING, 1-1/2"

  CLEARANCE TO WALL OR TERMINATE AT NEWEL OR SAFETY POST, HAMBRAIL CONTINUOUS FOR THE
- TO HANDRAIL CONNECTION TO BE ADEQUATE TO WITHSTAND A 20-POURDS-PER-FOOT LATERAL LOAD. H) ENCLOSED USABLE SPACE LADER STARS TO BE PROTECTED BY 1-HR. FIRE RESISTME MATERIALS.
- 22— ALL CAZING IN HIZARDOUS LOCATIONS MUST BE DUTHTHED BY. A LABEL (PERMANENT IF TEMPERED)
  AS SAFETY GIAZING: GIAZING IN ALL DOORS, GIAZING IN BATH AND SHOWER ENCLOSURES, ALL
  GUAZING WITHIN A 24° ARC OF A DOOR EDGE, PANELS OVER 9 SQ. FT. HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR & HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, & ALL GLAZING IN GUARDRAILS.
- 23— THE FOLLOWING NOTES SHALL APPLY TO ALL FORCED AR UNITS.

  A) COMPARIMENT DIMENSIONS 12 WORR THAN UNIT, 3 MIN. CLEAR ON SIDES & BACK, 6" MIN. CLEAR FROM FRONT TO COMBUSTION AIR INTAKE. I HOME FINANT DE COMBISSIONE ART TIMAN. B) AREA OF COMBISTIONE ARE OPENING I SO. IN. PER 5,000 BTU, I SO. IN PER 1,000 BTU (100 MB), IN COMBINED SPACES, HULF OF OPENINGS AREA WITHIN 12" OF CEILING AND HULF 12" FROM
- FLUX.

  (C) COMBISSION AR FROM ATTIC THROUGH 26-GAUGE CALVANZED STEEL SLEEVE 10 6° ABOVE CLG.
  JOSTS WITHOUT A SCREEN. PROVIDE AFROLUME GEDANS AT ATTIC.

  (D) COMBISSION AR DIRECTLY FROM OUTSOE WITH X' SCREEN. 1 SQ. IN. PER 4,000 BTU AND 1
  SQ. IN. PER 2,000 FOR HARROCKIAL DUCTS.
- E) NOT ALLOWED IN ANY BEDROOM, BATHROOM, OR CLOSET THAT OPENS INTO ONE OF THESE.

ROOFTOP EQUIPMENT SHALL BE INSTALLED ON PLATFORM.

Malekian & Assoc. 2255 Honolulu Ave. Suite IA Mogtrose, CA 91020

ADDITION 1 UNIT APARTMENT & GARAGE BUILDING

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				HEVSICKS	*******

**GENERAL NOTES** 

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#### **GENERAL NOTES:**

- 1. ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING
- A CALFORNIA BUILDING CODE 2002.

  B. OTHER APPLICABLE LAWS, OFORNIANCES AND REGULATIONS HAVING JURISDICTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MERTY ALL DIMENSIONS AT THE
  JOB STEE AND TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE STRICTURAL
  DRAWNOS WITH FEILITE RECOGNITIONS ON THE ARCHITECHULA, LECTEDIA, MAY/OR
  HECHANICAL DRAWNOS, TLOOR AND WALL CREWNOS, SLEEPES, AND OTHER ARCHITECTURAL
  BECTIFICAL AND/OR RECOMPACT, ECONOMISTRY SWIST DE COORDINATED BEFORE THE
  CONTRACTOR PROCEEDS WITH THE CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE CERTAIN THAT NEW CONSTRUCTION WORK WELL NOT DESTRUCT EXTENS FROM THE BUILDING NOR OBSTRUCT FIRE DEPARTMENTS ACCESS TO THE BUILDING.
- 4. DETAILS WARKED "TYPICAL" SHALL APPLY IN ALL CASES, LINLESS SPECIFICALLY INDICATED OTHERMISC WHERE NO DETAIL IS SHOWN, CONSTRUCTION SHALL BE AS SHOWN FOR OTHER SUMLAR
- 5. A DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOT CREATING AN ADDRESS EFFECT ON ADJOINING PROPERTIES AND WILL NOT BELOCK ANY EXISTING LIGHT PRANACES ALL CONSTRUCTION DEBYS AND DERIVACE SHALL BE COMPANIED WITHIN THE BROADWRESS OF THE SITE, AND IGSPOSED OF IN COMPANIED WITH APPLICABLE CODES AND GROUNKES. ALL DRAMACE CONTRAINED CONSTRUCTION DEBYS OF ANY SORT SHALL BE DIMERTED ARMY FROM EXISTING TREES AND TUTLIFE PLANTING AREAS.
  - ALL CONTRACTORS DOING BUSINESS IN THE CITY OF GLENDALE MUST BE LICENSED BY THE STATE AND OTHER AUTHORITIES AS REQUIRED AND SHALL HAVE A CERTIFICATE OF WORKHAM'S COMPENSATION OF FILE WITH THE APPROPRIATE AUTHORITIES.
  - C. SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, MECHANICAL, AND PLUMBRIC. ALL OTHER PERMITS HAVE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. THESE ARE TO BE DETUNED AND PAD FOR BY THE CONTINUED.
- All concentrated dramage including roof water shall be conducted to the street vallon corrosive device at 2% minimum slope.
- All fill or backfill shall be compacted to a minarum of 80% relative compaction as determined by A.S.T.M. Method D-1557. Subdrains Shall be provided where required by code.
- IN LINEAGED BY ASTAIN METHOD D-1557. SUBGRANAS SHALL BE PROVOED WHERE REQUEED BY COCKE

  ALL WORK SHALL CONFORM TO CONTRACT DOCUMENTS. IN COLVENES INSTEREDED SHALL BE MADE
  WITHOUT A PENNE BY THE DESOURE. WHERE MORE REPORTED ON WHICH AN INITIPRETATION OF
  THE CONTRACT DOCUMENTS IS NETTED THE CONTRACT PROCESSING, WITH MOKE SHALL RETURN
  THE MATTER TO THE DESCARS WHO MILL PLRINGH INFORMATION OR INTERPRETATION IN THE FORM
  OF SPEPIDEMINAL ACRESISENT OR OTHER WOTTEN FORM OR DEWRING. WHERE CARLY PART OF THE
  WORK IS INDICATED, SMALLER PARTS SHALL BE CONSIDERED RESERTIONS. WHERE ANY DETAIL IS SHOWN
  AND THE COMPANIENT SAFE FAULL DESCRIBED ELSEWHERE SMALL BETTAES SHALL BE CONSTRUCTED AS
  DESCRIBED IN THE ORIGINAL DETAILS.
- 9. THE BUILDING ENVELOPE SHALL MEET THE REQUIREMENTS OF TITLE 24 OF THE STATE OF CALKORNA DURROY COKE. THERMAL RESISTANCE SHALL MEET OR DICCED A VALUE OF R-50 AT THE ROOF AND R-13 AT EXTEROR WALLS. THERMAL INSTALLION AS SPECIFED SHALL BE APPLIED TO ALL EXTEROR WALL, SOFTITS AND CEILINGS FOR A COMPLETE AND UNRIPORCED THERMAL ENVELOPE.
- 10. ALL EXPOSED STRUCTURE OR NON-STRUCTURAL STEEL SHALL BE BONDERIZED.
- 11. PROVOE NEW FRE EXTINGUISHERS IF INEXCITED OR REQUIRED. EXTINGUISHERS SHALL BE 5 GAL, TYPE 24/09C IN PECESSED CUBHETS. FIRE D'UTRADISHERS TO BE TYPE 108C FOR ELECTRICAL AND MECHANICAL ROOMS AND SMALL BE STRANGE MOUNTED ON HAVEOUR BRACKETS. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT RELD INSPECTOR.
- WECHANICAL VENTILATION TOILET ROOMS, JUNTOR 4 AIR CHANGES/HR., OFFICES, WORK AREAS, ETC., 2 AIR CHANGES/HR. SEE MECHANICAL BRAWNOS.
- PROVIDE LIGHTING IN AREAS CUSTOMARILY USED BY HUMAN BEINGS SEE ELECTRICAL DRAWINGS.
- 14. MECHANICAL HVAC SYSTEM AND ENERGY CONSERVATION CALCS TO BE SUBMITTED TO AND APPROVED BY MECHANICAL DIVISION PRIOR TO INSTALLATION.
- EEERICAL BRANNOS AND EMERGY CONSERVATION CALCS TO BE SUBMITTED TO AND APPROVED BY ELECTRICAL DIVISION PRIOR TO INSTALLATION.
- 16. PRONDE LOW CONSUMPTION WATER CLOSET FOR NEW BUILDING, BUILDING ADDITION OR BUILDING REMODELING WHERE NEW PLUMBING FIXTURES WILL BE INSTALLED.
- THE SOUS EXCINEER IS TO APPROVE THE KEY OR BOTTON AND LEAVE A CERTIFICATE ON THE STIE FOR THE CRUDNIS INSPECTOR. THE CRUDNIS INSPECTOR IS TO BE NOTIFIED BEFORE MAY CRUDNE BEGINS AND, FOR BOTTON INSPECTOR, BEFORE MAY FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVIAL OF THE GRADNIS INSPECTOR.
- 18. ALL FLASHING, GUTTERS, DOWNSPOUTS & EXPOSED METALS SHALL BE BONDERIZED, PRIMED & PAINTED.

# **BUILDING AND SAFETY NOTES:**

- Lluminated Dit signs shall promoe an equialent luminace and be listed for the purpose. (1003.2.8.4)
- THE DITI SGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERES, UNIT EQUIPMENT OR AN ON-SITE OFFERANCE SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ELECTRICAL CODE. FOR HIGH-RISE BUILDINGS, SEE SECTION 403
- 3. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROMOTED BY THE PREMISES OF FLECTRICAL SUPPLY. IN THE RIVENT OF ITS FALURE, THE ELLUMINATOR SHALL BE AUTIONATIOLLY PROMOTED FROW AN EMPERICAL SYSTEM IS OF ROQUE 1, DAYSINGS 1.1 AND 1.2 OCCUPANCIES AND FOR ALL OTHER OCCUPANCIES WHERE THE MEANS OF EGREES SYSTEM SERVES AN OCCUPANT LOAD OF 100 OR MORE. (1003.2.9.2)
- 4. ALL EXITS MUST BE CONTINUOUS AND TERMINATE IN A PUBLIC WAY OR EXIT COURT LEADING TO A
- THE WEAN OF EGRESS SYSTEM SHALL HAVE A CLEAR HEIGHT OF NOT LESS THAN 7'-0" (2134 mm)
  MEASURED VERTICALLY FROM THE WALKING SURFACE TO THE LOWEST PROJECTION FROM THE CELLING OR
  OVERHEAD STRUCTURE. (1003.2.4)
- Ext doors shall be opposed from the inside without the use of a key, special momende or effort. Flush bolts or surface bolts are prohited, this applies also to exit
- All ext doors serving an occupant load of 10 or wore, along the path of exit travel animage in Means of Egrees System Shall Comply with the following requirements of Section 1003.3.1
- A ALL REQUIRED ENT DOORS SHALL BE NOT LESS THAN 3 FT. WDE, 6'-8' HIGH, SHALL HAVE A CLEAR EXIT WAY WIDTH OF NOT LESS THAN 32" AND SHALL BE CAPABLE OF OFDWAYS SO DECREES. THE MAXMAMM DOOR LEAF WOTH IS 4 FEET WHEN SERVING AN OCCUPANT LOAD OF 10 OR MORE.
- (1003.3.1.30) & (1003.3.1.4)

  B. EXIT DOORS SHALL BE OF THE PWOTED, BALANCED OR SIDE-HENCED SWINGING TYPE.
- C. SWING DOOR(S) IN THE DIRECTION OF TRAVEL WHEN THE OL>50. (1003.3.1.5)
  D. PLANS MUST INDICATE THE FLOOR OR LANDING ON EACH SIDE OF JUNY DOOR IS NOT MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE BOORWAY. (1003.3.1.6)
- E. WHEN A DOOR OPENS OVER A LANDING, THE LANDING SHALL HAVE A LENGTH OF HOT LESS THAN 60" AND BE NOT MORE THAN 2" BELOW THE THRESHOLD. (1003.3.1.6&7)

- 8. IF OCCUPANT LOAD IS 50 OR MORE, THE MINIMUM CLEAR WIDTH OF CORRIDOR IS 44 INCHES.
- 9. DEAD END CORRIDORS AND EXIT BALCONNES MUST NOT EXCEED 20 FEET. (1604.2.6) (1604.3.4.2)
- 10. WHERE AN EXIT PASSAGEWAY IS USED AND MORE THAN ONE EXIT IS REQUIRED, DEAD ENDS SHALL NOT EXCEED 20 FEET IN LENGTH. (1005.3.4.6)
- 11. NOTE ON THE PLANS: "TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 303.7". A SEPARATE PERIOT IS REQUIRED FROM PW ENGREEPING IF THE PROTECTION IS REQUIRED TO BE LOCATED IN THE PUBLIC WAY.
- 12. Combustible Materials framed into a fire-resistive wall must have one half the required wall thickness as end protection. (709.2)
- 13. IN FIRE-RESISTME EXTERIOR WALL CONSTRUCTION, THE FIRE-RESISTME RATING WUST BE MAINTAINED FOR SUCH WALLS PASSING THROUGH ATTIC AREAS. (709.3)
- 14. IN DETERMINED THE OCCUPANT LOAD, ALL PORTIONS OF A BUILDING SHALL BE PRESUMED TO OCCUPED AT THE SAME TIME EXCEPT FOR ACCESSORY USE AREAS THAT ORDINARILY ARE USED ONLY BY PERSONS WHO OCCUPY THE MAIN AREA. (1003.22.2.1)
- 16. BUT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN SPOOT CANDLES (54 LX) FROM EITHER OF TWO ELECTRIC LAWPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE AN EQUIVALENT LUMINANCE AND BE LISTED FOR THE PURPOSE. (1003.2.8.4)
- 17. THE MEANS OF EGRESS SYSTEM SHALL HAVE A CLEAR HEIGHT OF NOT LESS THAN 7'-0'' (2434 MA) MEASURED VERTICALLY FROM THE WALKING SURFACE TO THE LOWEST PROJECTION FROM THE CELING OR OVERHEAD STRUCTURE. (1003.2.4)
- 18. ALL EXTEROR ELEVATION CHANGES AND INTERIOR ELEVATION CHANGES OF 12 INCHES (305 MM) OF MORE ALONG THE PATH OF DIST TRAVEL SHALL BE WADE BY STEPS, STARS OF STARRAYS CONFORMING WITH THE REQUIREMENTS OF STARRAYS OF STARRAY SECTION 1003.3.4 (1003.2.6)
- 19. There shall not be enclosed usable space under starmans or radps in an exit enclosure, or exterior starman. The open space under such starmans shall not be used for any PURPOSE. (1005.3.3.6, 1006.3.3.2)
- 20. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CENENT, CERANIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES (127 MM). (807.1.1)
- 21. ACCORDING TO SECTION 2512, WHEN GIPSUM IS USED AS A BASE FOR THE OR WALL PANELS FOR TUB, SHOWER, OR WATER CLOSET COMPARITABILITY WALLS, WATER RESSTANT GIPSUM BUCKING BOARD SHALL BE USED. RECURS OFFSUM WALL AND CELING AREAS WHEN RISTALLED IN ACCORDANCE WITH TABLE 25-G WATER-PESSTANT GIPSUM BOARD. SHALL NOT BE USED IN THE FOLLOWING EOCATIONS: A OVER A VAPOR RETARDER.
- B. IN AREAS SUBJECT TO CONTINUOUS HIGH HEMEDITY, SUCH AS SAUNAS, STEAM
- C. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES (305 MM) ON CENTER
- 22. ALL SHOWER COMPARIMENTS, RECARDLESS OF SHAPE, SHALL HAVE A MINIMUM FRISHED INTERIOR AREA OF NOT THAN 1024 SQUARE INCHES (0.65W ) AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH (0.76W) CREAL. THE MINIMUM AREA AND DIMENSIONS SHALL BE MINIMUMED TO A POINT 70 INCHES (1.8W) ABOVE THE SHOWER FRAN COILLET. (P.C. 410.4)
- 23. WATER HEATER COMBUSTION AIR DUCTS THROUGH 1—HOUR CELINGS MUST BE IN A SHAFT. WATER HEATER COMBUSTION AIR DUCTS IN WALLS AND VEHING WITHOUT PENETRATING THE CERING ARE
- 24. THE WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL, 70° ABOVE THE DRAIN AT THE SHOWERS OR TUBS WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOSTURE RESISTANT, CLASS ENCLOSURE DOORS ARE PARELS WIST BE LABELED CATEGORY II. SWING THE DOOR COTMARD. NET AREA OF SHOWER PECEPTIOR SHALL BE NOT LESS THAN 1024 SO, IN. OF FLOOR AREA, AND ENCOURAGES 30-ENCH DAWLETER CIRCLE. (807.1.3, 2406.4, 2407, T24-2-A, UBC STD. 24-2)
- 25. ALL PLUMBNO PENETRATION THROUGH WALLS WHICH PEOURED PROTECTED OPENINGS (OCCUPANCY SEPARATION WALLS, AREA SEPARATION WALLS, CORRIDOR WALLS AND WALLS TO CLOSE TO REAL OR MASONARY PROPERTY LINE) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- 26. PENETRATION OF THE 1-HOUR COLLING BY DUCIS FOR THE FAU AND THE STOVE HOOD REQUIRE DAMPERS (USE A DUCILESS HOOD WHENEVER POSSIBLE). ATTIC UNITES (NICLIONIS HEAT PUMPS) REGUIRE DAMPERS AT ALL CELLING PENETRATIONS.
- 27. EACH LIGHT OF SAFETY CAZING MATERAL INSTALLED IN HAZARDOUS LOCATORS SHALL BE IDENTIFIED BY A PERMANDAT LABELER, AND STATES THAT SAFETY-GLAZING MATERAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS (2406.2). THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR
- THE PURPOSE OF CLAZING (2406.4):
  A CLAZING IN INGRESS AND EGRESS DOORS EXCEPT JULOUSIES.
- B. GAZING IN FIXED AND SUDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINCING DOORS OTHER THAN WARDROBE DOORS.
- C. CLAZING IN DOORS AND ENCLOSURES, INCLUDING THE BUILDING WALLS FOR WHERLPOOLS, SAUNAS, BATHTURS AND SHOWERS
- D. GLAZING EDGE OF THE GLAZING IS WITHIN A 24 INCH (610 MW) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED. EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MW) ABOVE THE WALKING SURFACE.
- E. GLAZING IN AN INDMODUAL FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS  $\epsilon$  and  $\epsilon$ , that meet all of the following conditions:
- L EXPOSED AREA OF AN INDMOUAL PANE CREATER THAN 9 SOLUTE FEETO.84 M 1
- II. EXPOSED BOTTON EDGE LESS THAN 18 INCHES (457 MW) ABOVE THE FLOOR.
  III. EXPOSED TOP EDGE GREATER THAN 36 NICHES (914 MW) ABOVE THE FLOOR.
- M. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING. J. Glazing in walls exclosing starmay landings or within 5 feet (1525 mm) of the bottom and top of starmays where the bottom edge of the glass is less than 60  $\,$
- INCHES (1525 MM) ABOVE A WALKING SURFACE.
- 28. PENETRADONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRESTOPPED WITH AN APPROVED MATERY. IN ACCORDANCE WITH SECTION 709.6. SPACE BETWEEN PROFESTRATING MATERIALS (DESCRIBED BELOW) MUST BE DESCRIBED TO PREVENT THE MOVEMENT OF HOT FLAME OR CASES.

  A COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE THE WALLS OR PARTITIONS, PROVIDED.
- THEY ARE FIRE STOPPED.

  B. OPENINS FOR STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SO, IN. ARE PERMITTED PROVIDED OPENINGS DO NOT AGGREGATE WORE THAN 100 SO, IN. OR 100 SO, IT. OF WALL OR PARTITIONS, OUTLET BOXES ON OPPOSITE SIGES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24. IN. C. IMPERE MUST AS ARE PROVIDED THAN PERMITTED IN (B.) ABOXE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION 7.3.2.
- 29. WATER HEATER COMBUSTION AIR DUCTS THROUGH 1-HR. CEILINGS MAIST BE IN A SHAFT, WATER HEATER COMBUSTION AIR DUCTS IN WALLS AND CELLING WITHOUT PENETRATING THE CELLING ARE PERMITTED. (710.2.5)
- 30. CLOTHING DRIER(S) LOCATED IN AN AREA THAT IS HABITABLE OR CONTAINING FUEL BURNING APPLIANCES SHALL BE EXHAUSTED TO THE OUTSIDE OR TO AN AREA WHICH IS NOT HABITABLE AND DOES NOT CONTAIN OTHER FUEL BURNING APPLIANCES (BUT NOT BENEATH THE BUILDING OR IN THE ATTIC AREA)
- 31. THE FOLLOWING ARE REQUIRED:
- A A ONE-HOUR PATED SELF-CLOSING DOOR BETWEEN THE
- MINIMUM HEADROOM OF 7'-0", CLEAR OF ALL PIPES, CONDUITS OR DUCTS. (311.2.3.3). (302.4, T 3-8)

- 32. CONTAUOUS ERIWALL BEHND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARBIS, BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR
- 33. INTERIOR HONLOAD-BEARING PARTITIONS WITHIN INDIVIDUAL DWELLING UNITS IN APARTMENT HOUSES AND GUEST ROOMS OR SUITES IN HOTTES WHEN SUCH DAPELING UNITS, CUEST ROOMS OR SUITES ARE SEPARATIOE FROM LECH OTHER AND FROM LOFENDORS BY NOT LESS THAN 1-HOUR FIRE-RESITIVE CONSTRUCTION (CONTINUOUS TO THE ROOF) MAY BE CONSTRUCTED OF: (310.2.2)
- A NONCOMBUSTIBLE MATERIALS (STEEL STUDS AND DRIVMALL) OR FIRE—RETARDANT—TREATED WOOD IN BUILDINGS IN ANY TYPE OF CONSTRUCTION
- A COMPLETELE FRAMING (WOOD STUDS) WITH NONCOMBUSTIBLE MATERIALS
- (ORYMALL) APPLIED TO THE FRANKING IN BUILDINGS OF TYPE III OF V CONSTRUCTION.
- CONTINUOUS DRIVALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND WEDICINE
- CASHETS

  5. RECESSED COUNCILICH FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" PRIVALE" TO MAINTAIN THE 1-HOUR CERING ASSEMBLY.
- ASSISTANT FOR LAWRENCE COUNTY ASSESSMENT.

  S. PLASTIC BURHROOM FARS IN THE CELLING OR LULINDRY HOOKUP BOXED IN OCCUPANCY SEPARATION
  WALLS ARE NOT PERMITTED UNLESS SPECIFICALLY APPROVED BY A RECOGNIZED TESTING ACENCY.
  PROVIDED A DEFILE SHOPMINE WHAT IS TO BE DOKE. (710.21).

  37. EXPLICIT FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL DAMPERS ARE REQUIRED IF THE
- STEEL BEAMS AND COLUMNS SHALL BE PROTECTED AS REQUIRED FOR 1-HOUR PROTECTION.
- (104, 17-A) A HIGHE COUNG FORMS THE PROTECTIVE MEMBRANE FOR FIRE-RESSIME ASSEMBLIES (OCCUPANCY SEPARATIONS AND RATED ROOF/CELLING OR FLOOR/CEILING ASSEMBLIES), THE CONSTRUCTION (FLOOR JOISTS) AND THEIR SUPPORTING HORIZONTAL STRUCTURAL MEMBERS CONSIDERATION (FLOOR DOSIS) AND THEIR SOFTWARE PROJECTED EXCEPT WHERE SUCH MEMBERS SUPPORT DRECTLY APPLED LOUIS FROM MORE THAN ONE FLOOR OR ROOF, THE REQUIRED FIRE RESISTANCE SHALL NOT BE LESS THAN THAT REQUIRED FOR MONORAL PROTECTION OF
- B. COLUMNS MUST ALWAYS BE INDIVIDUALLY PROTECTED. (704.2.6)
- 39. PLASTIC ELECTRICAL BOXES ARE TO BE CLEARLY IDENTIFIED AS APPROVED FOR 1-HOUR CONSTRUCTION.
- 40. BATHROOMS, WATER CLOSET ROOMS, LAUNDRY ROOMS AND SANLAR ROOMS SHALL BE PROVIDED WITH A FULLY OPENANCE EXTERIOR WHOOM WITH AN AREA NOT LESS THAN 1/20 OF THE FLOOR AREA OF SUCH ROOM WITH A MANAJAN OF 1.5 SOFT. (0.14m2), OR A MECHANICALLY OPERATED EXHAUST STSTEM CAPAGE OF PROADING THE (5) AN EVANCES PER HOURS SUCH EXHAUST STSTEMS SHALL BE CONNECTED DIRECTLY TO THE OUTSOE, AND THE POINT OF DECRARGE SHALL BE AT LEST 3 FEET (914). TIME FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING
- 41. DRAFT STOPS MUST BE PROMOED IN THE FOLLOWING LOCATIONS:

  A. IN ATTICS, MANSARDS, OVERHANDS, FALSE FRONTS SET OUT FROM WALLS AND SIMILAR CONCEALED SPACES, AND IN TROOR-CELLING INSSURBLIES. DRAFT STOPS SHALL BE IN LINE WITH WALLS SEPARATING INSTRUMEDIAL DWELLINGS LINITS AND GUEST ROOMS FROM EACH OTHER AND FROM OTHER USES. THE SEPARATED ATTIC SPACE CANNOT EXCEED 3,000 59. FT. AND THE CREATEST HORIZONTIAL DIMENON CANNOT EXCEED 60 FT. (708.3.1.1.2., 708.3.1.2.1, 1505.7)
- 42. EMPLOPE CEILINGS MUST SATISFY THE FOLLOWING CONDITIONS OF SECTION 704.2.6: A. THE AREAS OF OPENINGS FOR COPPER, SHEET STEEL, AND FERROUS PLUMBING PIPES MUST BE LIMITED TO 100 SQ. IN. IN EACH 100 SQ. FT. OF CEILING AREA DUCT OPENINGS MUST BE PROTECTED
- BY APPROVED CEILING FIRE DAMPER. B. INDIVIDUAL ELECTRICAL OUTLET BOXES MUST BE OF STEEL AND NO GREATER THAN 16 SQ. IN. IN AREA.

#### SECURITY NOTES

- THE FOLLOWING BUILDING SHULL COMPLY WITH SECURITY PROVISONS
- (A) NEW RESIDENTIAL BUILDINGS AT OF ALL TYPES.
- (B) ADDITIONS OR ALTERATIONS TO RESIDENTIAL BUILDINGS OF ALL TYPES. (C) MULTIPLE FAMILY UNITS CONVERTED TO CONDOMINUOUS.
- B- (\*) THIS SYMBOLE HAS BEEN USED ON PLANS TO IDENTIFIES THE SECURITY OPENINGS.

- C SECURITY OPENINGS ARE DEPINED AS:

  1. ALL EXTERIOR DOORS OF RESIDENTIAL BUILDINGS.
  2. THE DOOR LEDDING FROM GAPAGE INTO ATTACHED DWELLING UNITS.
  3. ENTRANCE BOORS TO INDOVIDUAL PARTMENTS OR CONDOMINUALS FROM A PUBLIC APEA.
  4. ANY GLAZED OFENING WITHIN 40" OF ANY DOOR LOCKING MECHANISM IN THE CLOSED
  - COLARBED WINDOWS WITHIN 12' VERTICALLY OR 6' HORIZONTIAL OF AN ACCESSIBLE SURFACE.
    OPENINGS OR WINDOWS INTO PUBLIC PARKING AREAS.
- ALL OPENABLE WINDOWS. SEE ITEM (E) BELOW.
- O- DETAILS AND SPECIFICATIONS FOR ALL SWINCING DOORS IN SECURITY OPENINGS TO BE SUBJETTED TO ARCHITECT FOR REVIEW AND APPROVAL.

  1. SPECIFY THICKNESS, TYPE, AND WATERIALS AS APPLICABLE FOR WOOD, METAL AND GLASS
- DOORS.

  SPECIFY DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH NEY-OPERATED LOCKS
  ON EXTEROR, LOCKS OPERABLE WITHOUT MEY, SPECIAL HAWALEDGE OR SPECIAL EFFORT
  ON INTEROR, AND TYPE THROW, AND EMBEDATENT OF DEAD BOLTS FOR SHOLE SWING
  DOORS, ACTIVE LEAF OF DUTCH DOOR.
- 3. SHOW MEANS OF SECURING INACTIVE LEAF OF DOUBLE DOOR AND UPPER LEAF OR DUTCH
- E— ARCHITECT SHALL. SPECIFY SLIDING GLASS DOORS AND OPERABLE SECURITY. WINDOWS ON PLANS BY TRADE NIME, ARCHITECT SHALL PROVIDE PLAN CHECKER WITH A COPY OF PERFORMANCE TEST REPORT. PREPARED BY MANUFACTURER OR 1080 \$, INDUCTING COMPLANCE WITH TESTS AS ADOPTED IN 1979 EDITION OF THE UNIFORM BUILDING SECURITY CODE, CHAPTER 41. (AMA APPROVED)
- F- SHOW THE METHOD OF SECURING METAL OR WOOD OVERHEAD OR SLIDING DOORS.
- G- SPECIFY WETAL CUIDES AT TOP AND BOTTOM OF METAL ACCORDING GRATE OR GRILL-TYPE DOORS. SHOW METHOD OF SECURING SUCH DOORS.
- GLAZED OPENENGS REFERRED TO IN ITEM 4 ABOVE, SHALL BE FULLY TEMPERED GLASS OR RATED
- I— OPENING OR WINDOWS RETERRED TO IN 11EN 6 ABOVE, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GREILS. THE PROTECTION BAY OR GREILS SHALL NOT INTERFERE WITH THE OPERATION OF OPENING WINDOWS ARE REQUIRED TO BE OPENIBLE BY THIS CODE.
- J- <u>wide angle viewers</u> (1800), are required for front exterior doors except where clear vision panels are installed.
- K- ADDRESS NUMBERS SHALL BE PROVIDED AT STREET SIDE OF BLDG. IN LOCATION VISIBLE FROM STREET, NUMBERS SHALL BE 4" HIGH AND OF CONTRASTING COLOR TO THE ATTACHED BACKGROUND. L- ILLUMINATED DUGRAMS & DENTFICATION NUMBERS SHALL BE POSITIONED AT EACH DITRANCE TO MULTI-UNIT COMPLETES, DAGRAM SHALL SHOW LOCATION OF VIEWER AND LOCATION OF EACH WHIT IN COMPLEX EACH UNIT WITHIN COMPLEX SHALL HAVE A PROMINENT IDENTIFICATION NUMBER, A MIN. OF  $4^{\circ}$  in height, and visible to pedestrians or vencular traffic.
- M- LICHTING FOR JASES PASSACRAMS AND RECESSES, SHALL BE PROVIDED FOR MULTI-LIMIT BUILDING WITH INTENSITY OF 25 FOOT-CANDLES AT GROUND LEVEL DURING HOURS OF DARGNESS.
- MI PARKING AREA USHTING SHALL BE PROVIDED WITH 1 FOOT-CANDLE OF LIGHT AT THE PARKING SURFACE DURING THE HOURS OF DARKNESS, LIGHTING TO BE WEATHER AND VANDALISM RESISTANT. O- IN ADDITION TO THE DETAILS AND SPECIFICATIONS REQUIRED BY ITEMS A THRU IN ABOVE, PROMDE APPROPRIATE CENERAL NOTES AND SPECIFICATION TO COUNTY WITH ORDINANCE 4518. THE FOLLOWING EXAMPLE MAY BE USED PART OR IN TOTAL AS APPROPRIATE.

#### FIRE DEPARTMENT NOTES

- 1- FOR ALL INSPECTIONS, CALL 818-548-4810. FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE:

  1. OVERHEAD SPRINGLE ROUGH RISPECTION (PROR TO COVERNS ANY PIPING).

  8. SPRINGLE FINAL.

  8. SPRINGLE FINAL.

  - SPRINKLING FIRM.
    FRE ALARN FIRM.
    FRE PREVAINGN FIRM: GENERAL CONTRACTOR MUST REQUEST A SEPARATE INSPECTION.
    NESPECTION INCLUDES, BUT IS NOT LIMITED TO, FIRE EXTRIGUISHERS; SIGMOR, DOOR
    HERGINER AND MEMIS OF EGRESS; DIERSENCY LIGHTING; ETC.
- 2- ADDRESS NAMBERS SHALL COMPLY WITH PROMISIONS OF 1997 UFC 901.4.A., SHALL BE LLUMINATED, CIEARLY WISIBLE AND LEGIBLE FROM ALL STREETS, ALLEYS, ETC. GWING ACCESS TO THE PROPERTY, CONTRAST WITH BACKGROUND, AND BE A MINIMUM 6" IN HEIGHT.
- 3- PLACE ORDER FOR A KNOX BOX AND/OR KEY SWITCH AT TIPE DEPARTMENT COUNTER BEFORE APPROVAL OF PLANS, IF THERE IS SECURED ACCESS ON PROPERTY, MOUNTAIN HEACHT IS NOT TO EXCEED 4/- 6" AGL PROMOE FOUR (4) SETS OF KEYS WITH HEALL ENGANCE DEPARTMENTON HOS FOR ALL EXTEROR DOORS, GATES, FIRE ALARM PANEL, AND OTHERS AS DIRECTED BY THE FIRE INSPECTOR.
- 4- PROVIDE FIRE EXTINCIASHERS (2A-109C) WITH RECESSED OR SEMI-RECESSED CABINET WITHIN 75
  FEET TRAVEL DISTANCE OF ALL POINTS IN THE OCCUPANCY; EXTRIOUSHER SHALL BE MOUNTED ON
  A HOCK WITHIN THE CABINET (ELEVATED OF FLASHET FLOOR) PLACED IN EASILY ACCESSIBLE
  LOCATIONS AT A MARKAUM OF 48° FROM THE 10P OF THE CABINET 10 THE FINISHED FLOOR. MULTIPLE FLOORS AND/OR MEZZANIES SHALL BE PROVIDED WITH EXTINGUISHERS INDEPENDENTLY. (SURFACE MOUNTING MAY BE ACCEPTABLE IF RECESSING IS IMPRACTICAL).
- 5- SMOKE DETECTORS SHELL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM BE EQUIPPED WITH BATTERY BACKUP AND BE CAPABLE OF SOUNDING AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT (PROVIDE INTERCONNECTION).
- OF THE UNIT (MONTHE INDICONNECTION).

  A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE STRUCTURE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THEM 13 AND THE RECOMPLIENTS OF THE GLEROALE FIRE EPARTMENT, PLANS AND FERMIT APPLICATION SHALL BE SUBMITTED WITHOUT STRUCTURE OF THE BUILDING FERMIT, RISER AND ALL SENDILER PRINCE SHALL BE CONCELLED, NO EXPOSED PRINGS ON EXTERNOL FERMIT SHALL BE CONCELLED, NO EXPOSED PRING ON EXTERNOL FROM STRUCTURE OWNERS CONTRA-IMPORTABLE CONCELLED HAVE SENDILED AND ALL HASTABLE AFEAS. FOR THAM IMPROVIDENT PROJECTS, EXTEND/AUGITY THE DISTING FIRE SPRINKLER SYSTEM TO PROVIDE PROTECTION THROUGHOUT THE ADOITION OR REMODELED APEA OF WORK.
- PROTECTION THROUGHOUT THE ADDITION OR RELIGIOSELD AREA OF WORK.

  7.— A FRE ALARM SYSTEM CAPARLE OF NOTEYING THE ALL OCCUPANTS AUDIENT UPON ACTIVATION OF THE AUTOLATIC FIRE SPRINGLER SISTEM REQUIRED. THE FIRE ALARM SYSTEM SHALL BE INSTALLED BY A ULL LISTED FIRE ALARM INSTALLATION COMPANY, UPON COMPLETION OF THE INSTALLATION, A SERVALED CENTROLET SHALL BE SUSPEIN ARCORDANCE WITH THE LISTING ARSERVENT BETWEEN THE INSTALLATION UNDERWRITTEN LABORATORIES, PLANS AND FERMAT APPULATIONS SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUSINDED PERMAT, WORK ON THE FIRE ALARM SYSTEM AND INSTALLATION ONLY BY A ULL SECOND CHILD FIRE ALARM CONTRACTOR WHO WILL PROVIDE THE OFF WITH A COPY OF A ULL CENTRICLE CERTIFINE PROPER TO THAN, INSPECTION, SUCH SYSTEM AND INFINIOR ONLY BY A ULL LISTED CHIRDLE STATION IF THE FIRE SPRINGLER SYSTEM WAS A CREATER THAN 100 SPRINGLER HEADS, FOR THANK AMPROVED THE PROJECTIS EXTENDED AND SYSTEM IN PROMISE FROM STORY OF PROMISE PROTECTION. CONINCE SAINON IN THE PRES PRINCENTS STORM AND A GREATER HAVE TO SENTENT REPORTED TO PROJECT SETTEND/MODELY THE EXCENSE FREE ALARM SISTEM TO PROJECT PROJECTION THROUGHOUT HE ALORHOM OR REMODELED AREA OF WORK. SYSTEM SHALL PROVIDE ALORBITY AND VISUAL THROUGHOUT ALL COMMON AREAS, PARKING GARAGE, AND EACH UNIT.
- 8- ALL REQUIRED EXISTS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT KEY OR SPECIAL KNOWLEDGE.
- 9- EXIT SIGNS SHALL COMPLY WITH PROVISIONS OF THE 1997 UBC 1003.2.8. AND SHALL BE PROVIDED WITH BATTERY BACK UP OR ALTERNATE SOURCE. 10- FRE EXTRIGUISHERS [2A: 108C] IN RECESSED CABRIETS WOUNTED AT 48" AFF MAXAMUM TO TOP OF FEC WITHIN 75 FEET TRAVEL DISTANCE DIRROUGHOUT TO BE INSTALLED, EXTRIGUISHER TO BE MOUNTED ON HOOK
- INSIDE THE CABINET. (ELEVATED OFF CABINET FLOOR) 15— HARDWARE SMOKE DETECTORS WITH A BATTERY BACKUP TO BE INSTALLED IN ALL SLEEPING AREAS OF THE DWILLING UNIT IN WITCH THEY ARE REQ'D TO BE INSTALLED.

  - A) CENTRALLY LOCATED IN ROOMS & CORRIDORS GIVING DIREST ACCESS TO EACH SLEEPING AREAS.

    B) ON CEILING INSIDE EACH SLEEPING ROOM.

  - C) ON EACH STORY OF MULTISTORY DWELLINGS. D) NI SPILI LEVELS DETECTORS SHALL BE INSTALLED ON THE UPPER LEVEL IF THE LOWER LEVEL CONTAINS SLEEPING AREA, THEN IT SHALL BE EQUIPPED WITH A DETECTOR.

    E) WHEN SLEEPING AREA BE ON AN UPPER LEVEL, THE DETECTOR SHALL BE

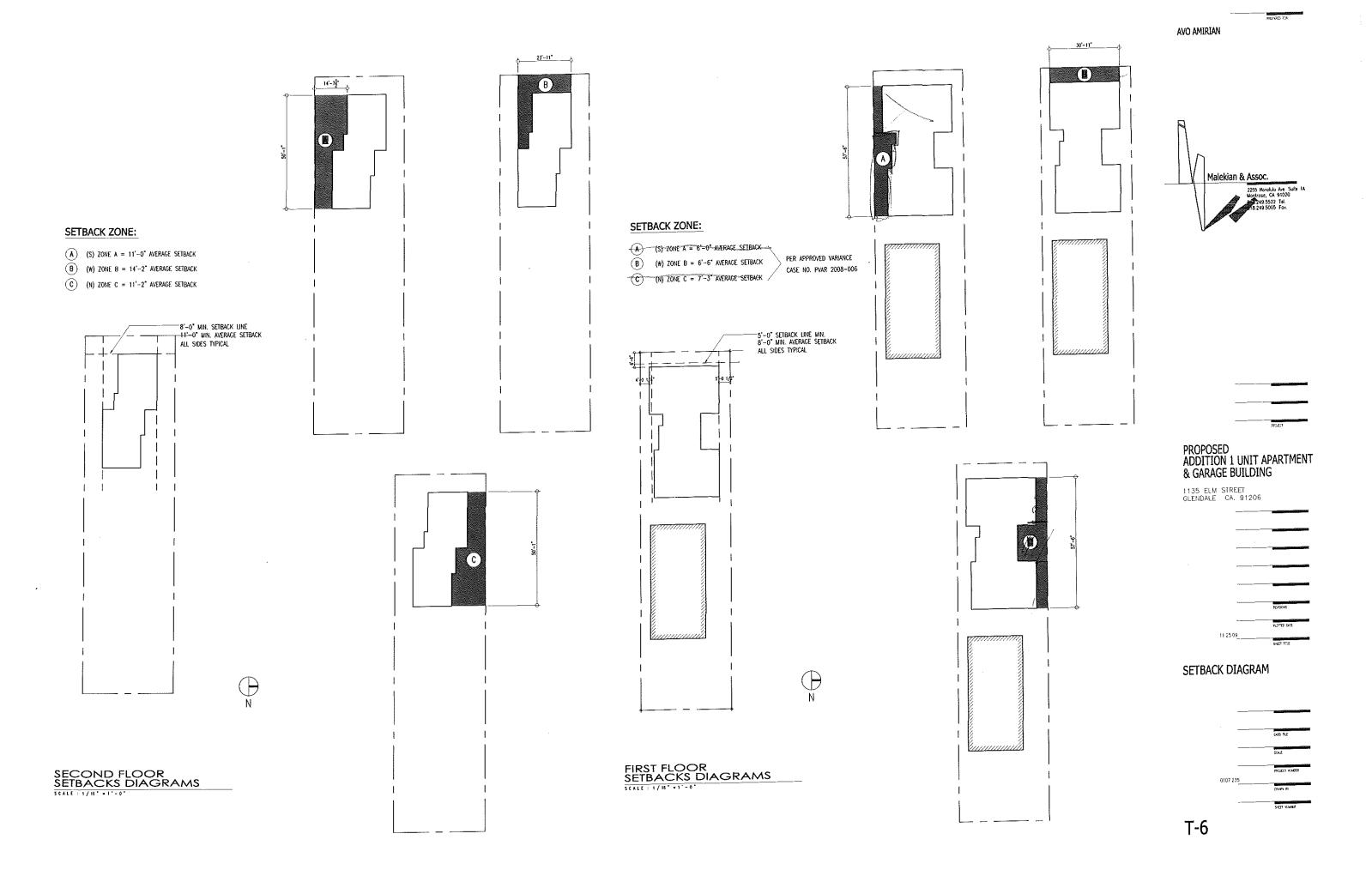
  - F) IN ROOMS WITH HIGH OR SLOPED CLGS. 24" ABOVE "THAT OF THE ADJACENT HALLWAY LEADING TO SLEEPING AREAS.
- G) DETECTORS SHALL SOUND AN ALARM AUDISE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE. (PROVIDE INTERCONNECTION)
- 12- PROVIDE EMERGENCY LIGHTING CAPABLE OF PROVIDING 1 FOOT CANDILE POWER TO ALL PORTS OF THE EXIT PASSACE AND EXIT COURT, PARKING CAPAGE, TILL TERMINATION AT THE PUBLIC RIGHT OF WAY.
- 13- COORDINATE WITH FIRE INSPECTOR IF ANY ENT SIGNS ARE NEEDED ON FIRST FLOOR.

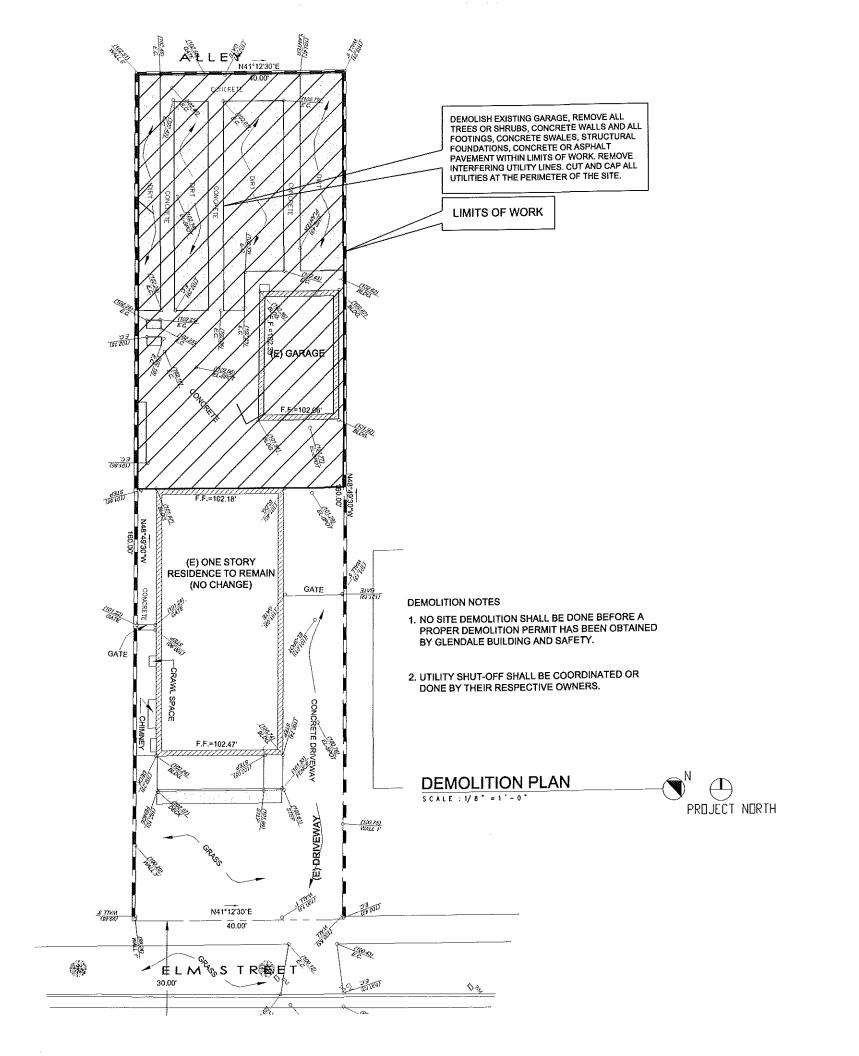
Malekian & Assoc. 2255 Honolulu Ave. Suite 1A Montrose, CA 91020 249.5522 Tel. 18.249.5005 Fox.

# ADDITION 1 UNIT APARTMENT & GARAGE BUILDING

1135 ELM STREET GLENDALE CA. 91206

**GENERAL NOTES** 





AVO AMIRIAN



# PROPOSED ADDITION 1 UNIT APARTMENT & GARAGE BUILDING

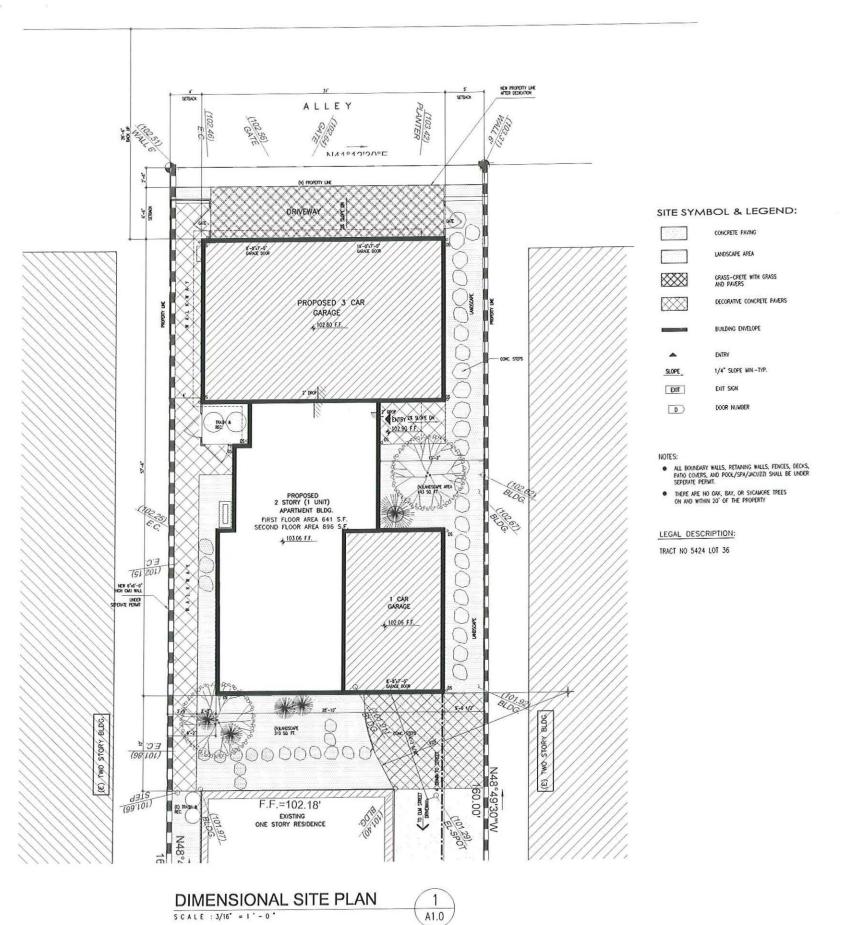
1135 ELM STREET GLENDALE CA. 91206

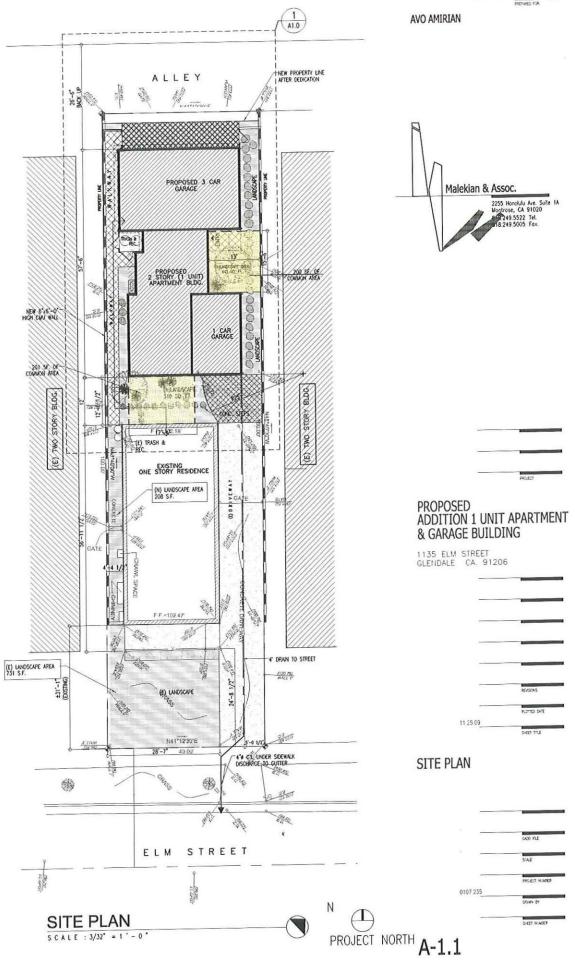
> ROOMS RUTES DAT

# EXISTING & DEMO PLAN

504 E 504 F 504 F

A-1.0



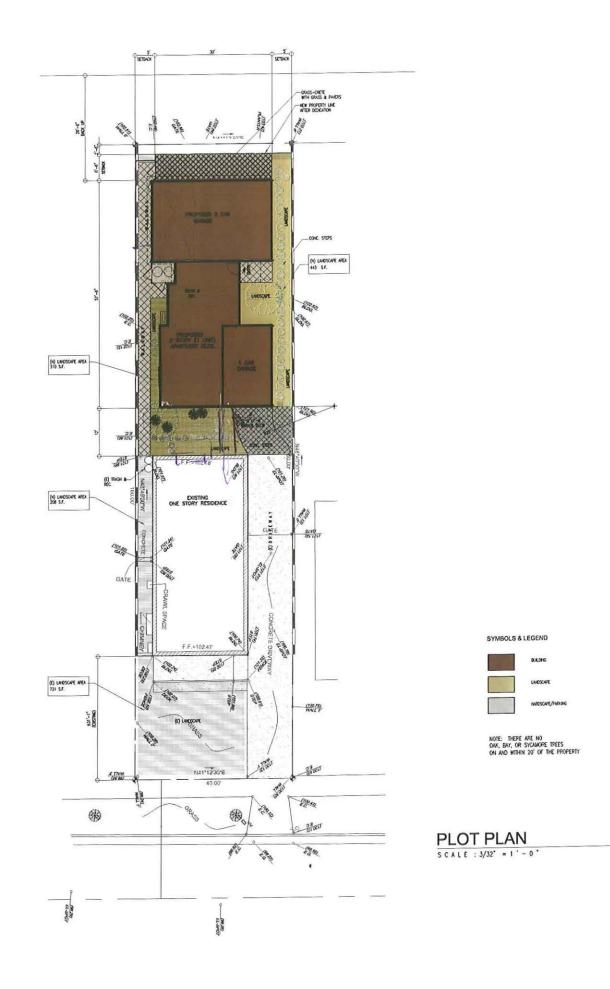


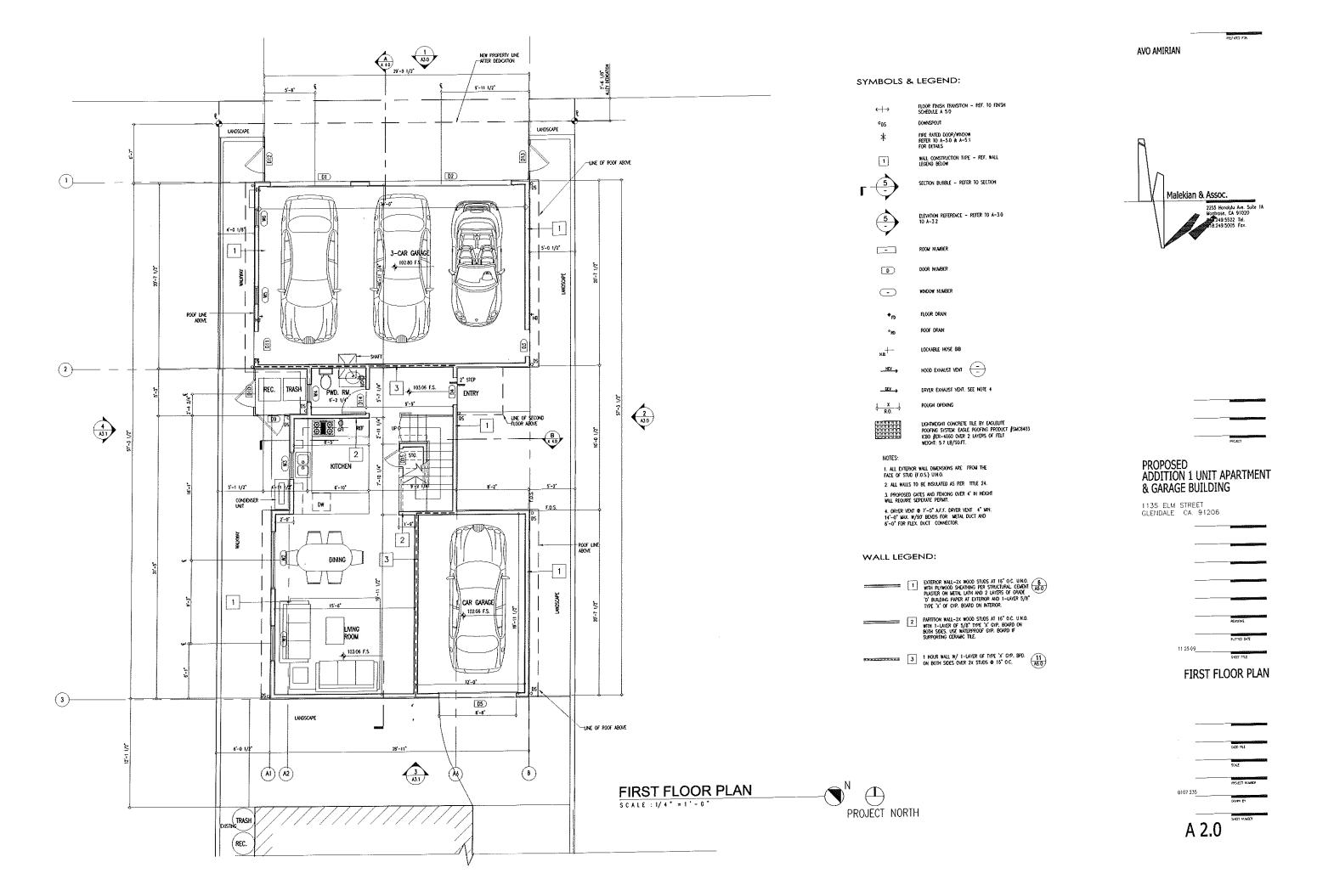
AVO AMIRIAN Malekian & Assoc. 2255 Honolulu Ave. Suite 1A Montrose, CA 91020 249.5522 Tel. 18 249.5005 Fax. PROPOSED ADDITION 1 UNIT APARTMENT & GARAGE BUILDING 1135 ELM STREET GLENDALE CA. 91206

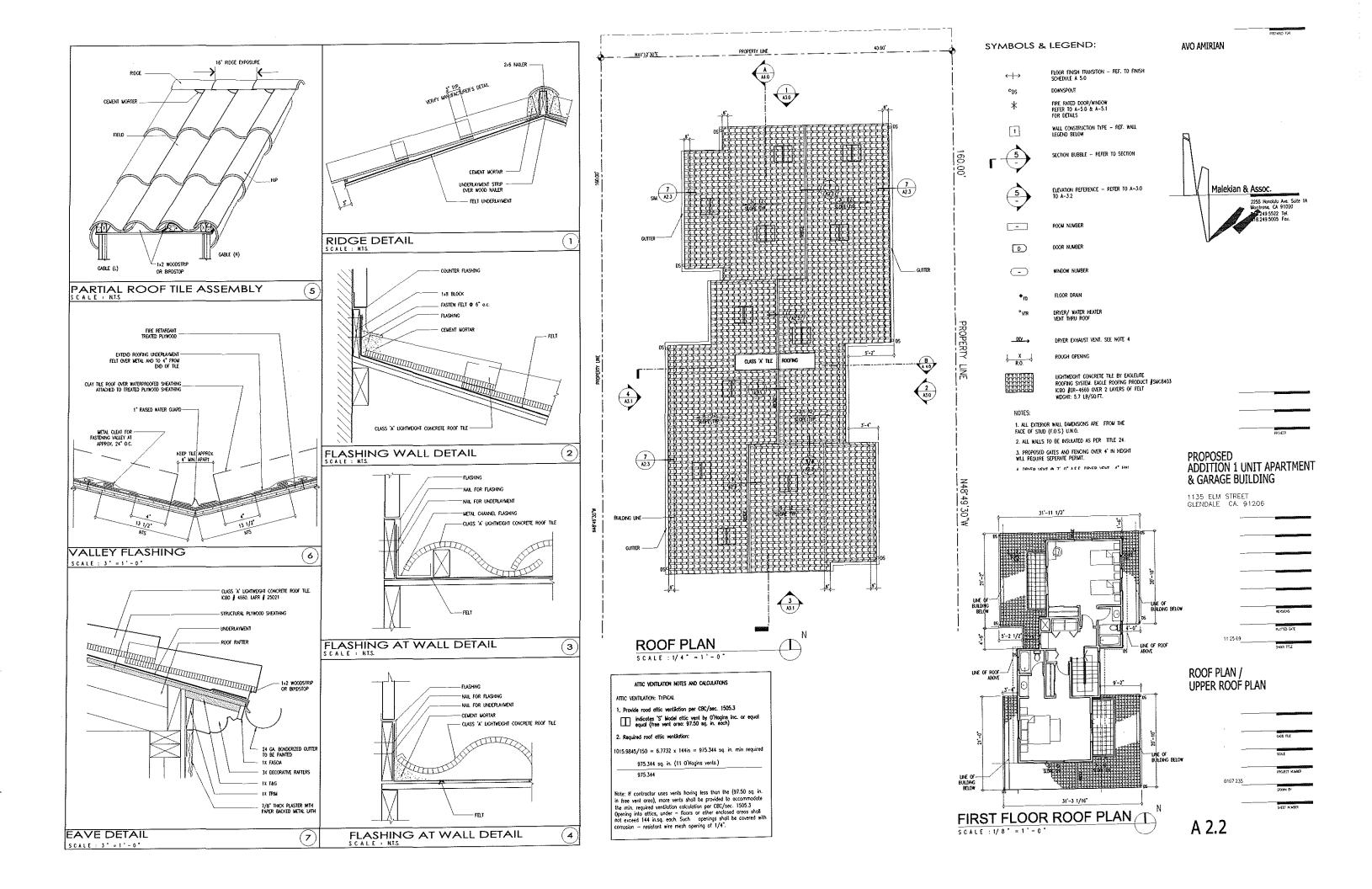
COLOR PLOT PLAN

A-1.1

PROJECT NORTH

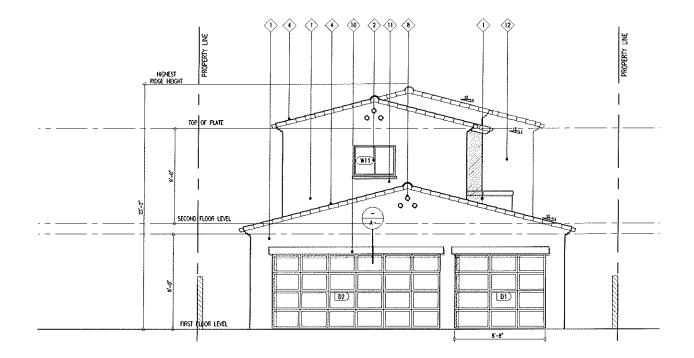






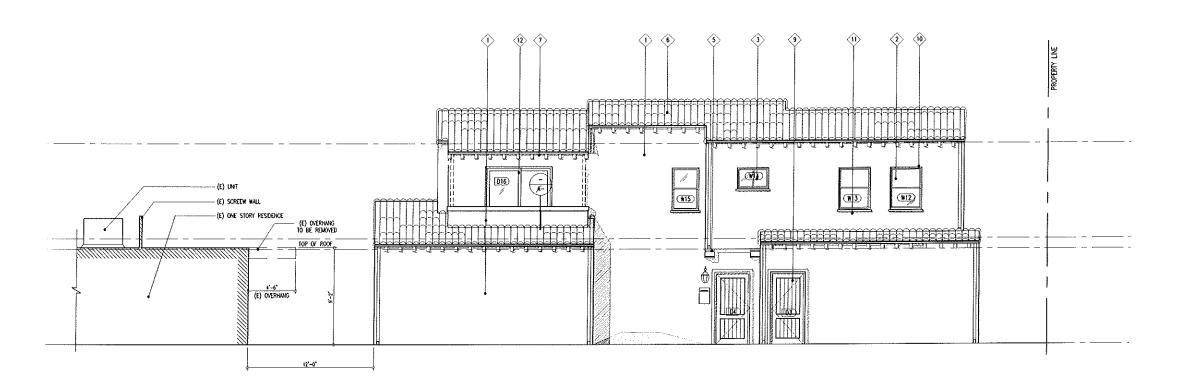
Malekian & Assoc.

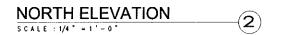
AVO AMIRIAN



ELEV	ELEVATION KEY NOTES		
<b>①</b>	7/8" Cenent Plaster on Netal Lath And 2 Liners of Grace "D" Building Paper Texture — Sagoth Color: Northcate Green by Durn Edwards De6235		
<b>②</b>	DUAL CLAZING ON MILGARD FIBERCIASS WHEDOWS "WICOCLAD SERIES" COLOR: BROWNSTONE		
3>	obscure glazing on valched aliai. Clad frave for all tollets and baths		
<b>⋄</b>	CLASS 'A' LICHTINDCHT SPANISH CONCRETE TILE ROOF		
<b>⑤</b>	DECORATIVE FOUL OUTRIGGERS (WOOD TEXTURE) BY: DURN EDWARDS COLOR: WED MUSTANG DEA161		
<b>(5</b> )	DECORATME WOODEN RAFTERS BY: DURN EDWARDS COLOR: WILD MUSTANG DEA161		
♦	DECORATIVE WOODEN LINTEL BY: DURN EDMARDS COLOR: WILD MUSTANG DEA151		
8	6" DIA DECORATINE CLAY VENTS		
9	SOUD MODDEN DOOR SY: DERN EDWARDS COLOR: WILD MUSTANG DEA161		
<u> </u>	Prefabricated foam traamer By: Duan Edwards Color, wed mastang death!		
<b>(</b>	PREFABRICATED FOUN WINDOW SILL		
<b>(12</b> >	DECORATIVE MOCIOEN POST BY: DUAN EDWARDS COLOR: WILD MUSTANG DEATE!		
13>	7/8" CEMENT PLASTER ON METAL LATH AND 2 LAMERS OF GRACE TO BRECING PAPER TEXTURE — SMOOTH COLOR: SPAYESH WHITE BY DUNN EDWARDS DEC724		



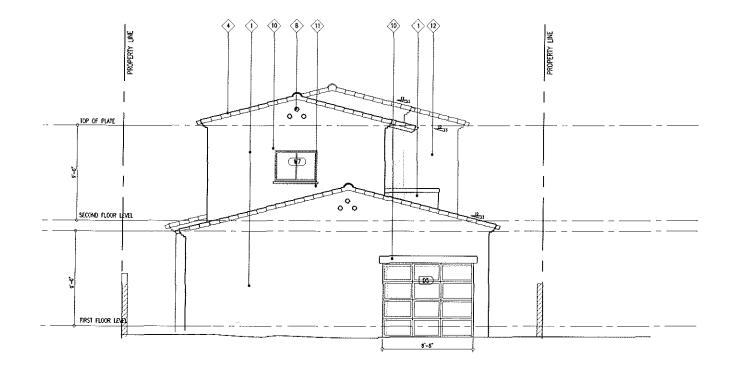






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AVO AMIRIAN



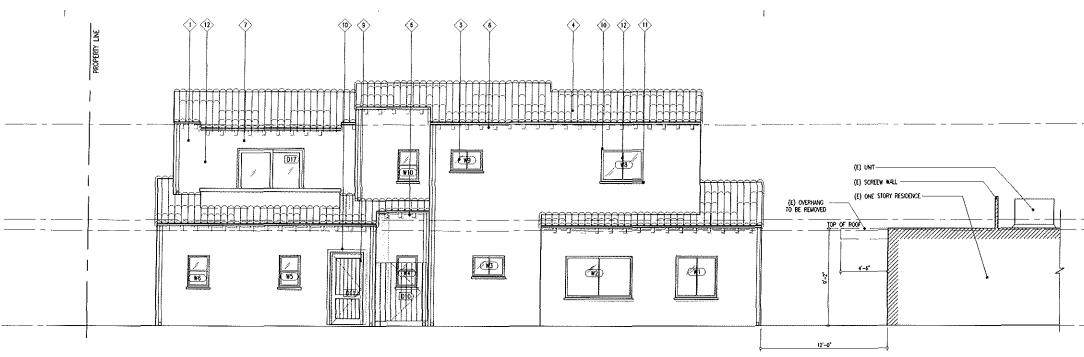
**EAST ELEVATION** 

SCALE : 1/4 " = 1 ' - 0 "

ELEY	ATION KEY NOTES
<b>(1)</b>	7/8" CEMENT PLASTER ON METAL LATH AND 2 LATERS OF GROVE D' BUILDING PAPER TENTURE — SMOOTH COLOR-NORTHEATE GREEN BY DUNN EDWAPOS DE6235
<b>(2</b> )	DEPL CLAZING ON MILCARD FIBERGLASS WINDOWS WOODCLAD SERIES' COLOR: BROWNSTCAE
ॐ	obscure culting on valcapo alum, clad frame for all tolets and baths
<b>①</b>	CLASS 'X' LICHTWEICHT SPANISH CONCRETE TILE ROOF
<b>(5)</b>	DECORATIVE FOAM CUTRICOERS (WOOD TEXTURE) BY: DURAN EDWARDS COLOR: WILD MUSTANG DEA161
<b>⋄</b>	DECORATIVE WOODEN RAFTERS BY: DUAN EDWARDS COLOR: WED TRUSTANG DEATET
♦	DECORATIVE WOODEN LINTEL BY: DURN: EDWARDS COLOR: WILD MUSTANG DEA161
<b>(B</b> )	6" DIA DECORATIVE CLAY VEHTS
9	SOUD WOODEN DOOR BY: DEAN EDWARDS COLOR: WILD MUSTANG DEA161
<b>®</b>	PREFABRICATED FOAM TRAMER BY: CLAIN EDWARDS COLOR: WILD MAISTANG DEATES
邻	PREFASRICATED FORM WINDOW SILL
⟨12⟩	DECORATIVE WOOGEN POST BY: DUNN EDWARDS COLOR: WILD JRUSTANG DEA161
(3)	7/8" CEMENT PLASTER ON METAL LATH AND 2 LAVERS OF GRUEE "D" BUILDING PAPER TEXTURE — SMOOTH COLOR: SPANSSH WHITE BY DUNN EDWARDS DEC724



<1>√12> (1) (10) (12) (11)



**(3**)

4

PROPOSED ADDITION 1 UNIT APARTMENT & GARAGE BUILDING

1135 ELM STREET GLENDALE CA. 91206

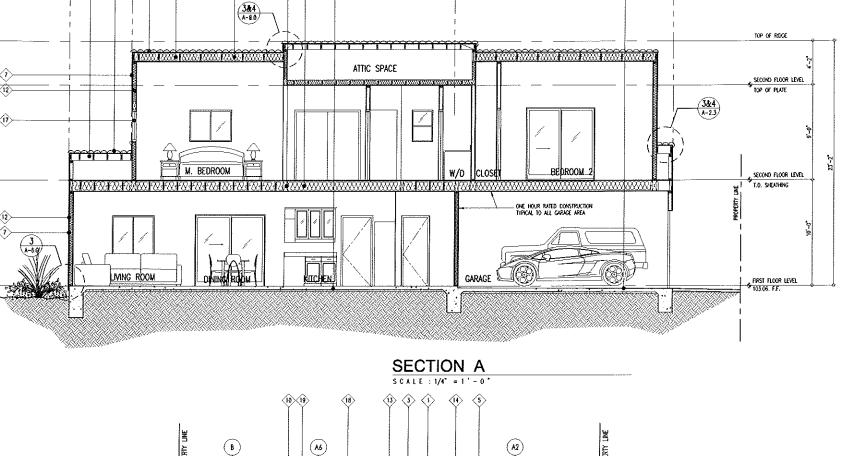
**ELEVATIONS** 

A 3.1

**SOUTH ELEVATION** SCALE : 1/4 " = 1 ' - 0 "







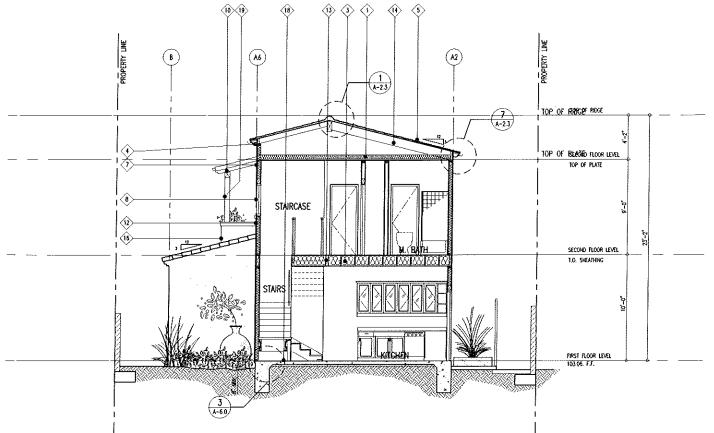
(2)

(1) (5)

(3)

**(5) (1)** 

<13> ⟨3⟩ ⟨18⟩



SECTION B

SCALE: 1/4" = 1'-0"

KEY NOTES:
------------

- R 30 ASULATION CELLING/ROOF
- 2 R 13 INSULATION EXTERIOR WALL
- 3 R 19 INSULATION FLOOR FRAMING
- TAG UNDERSIDE EAVE'S FINISH WITH 3x EXPOSED DECORATIVE RAFTER TAAS
- COHORER THE STANGARD COHORERS IN THE STANGARD COHORERS THE STANGAR
- 6 DECORATIVE WOODEN POST
- 7/8' CEMENT PLASTER OVER 2 LAYERS
  OF TYPE "D" PAPER, DEPANDED METAL
  LATH AND PLYMOOD BACKHE (MHERE COCUR- SEE STRUCTURAL)
- 8 DUAL GLAZED ALUAL/ WOOD FRAMED WINDOW
- 9 5/8"THK TYPE X' PAINTED GYPSUM BOARD

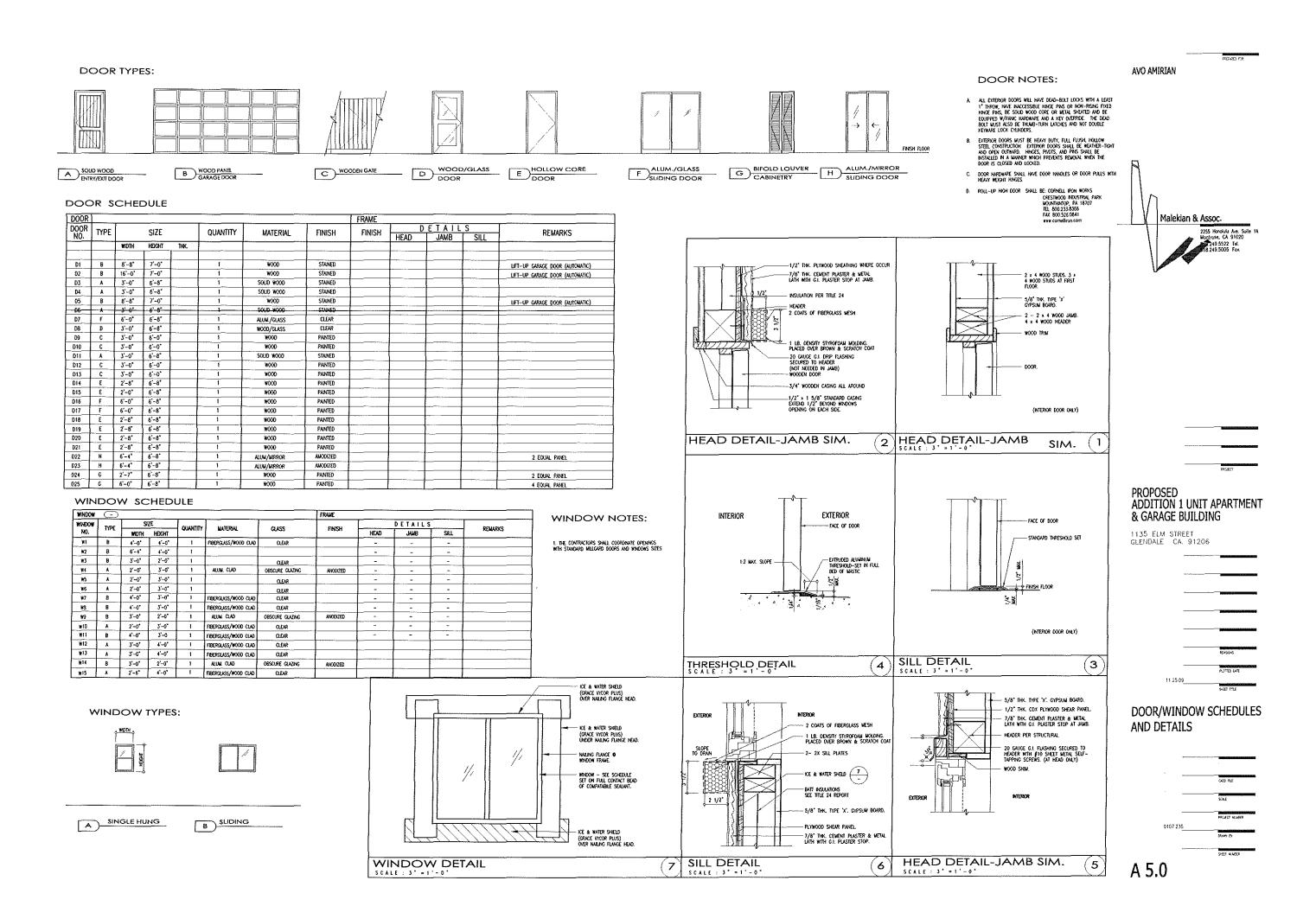
- 0 DECORATIVE LINTEL BEAN
- WOODEN HANDRAL WITH STEEL RALENC PAINTED TO MATCH WOOD COLOR
- (12) 2X WALL STUDS # 15" O.C.
- (13) 2x FLOOR JOST FRAMING
- 2x POOF RAFTERS
- (15) DEX-OTEX BALCONY FLOOR FINISH WITH 2% SLOPE
- 42'99CH FRAMED WALL WITH PLASTER FINISH OVER 2 LAYERS OF TIPE 'D' PAPER AND METAL LATH
- $\widehat{\mbox{(18)}}$  cohorete suab on grade— refer structural dikas.
- 19 DECORATIVE WOODEN POST

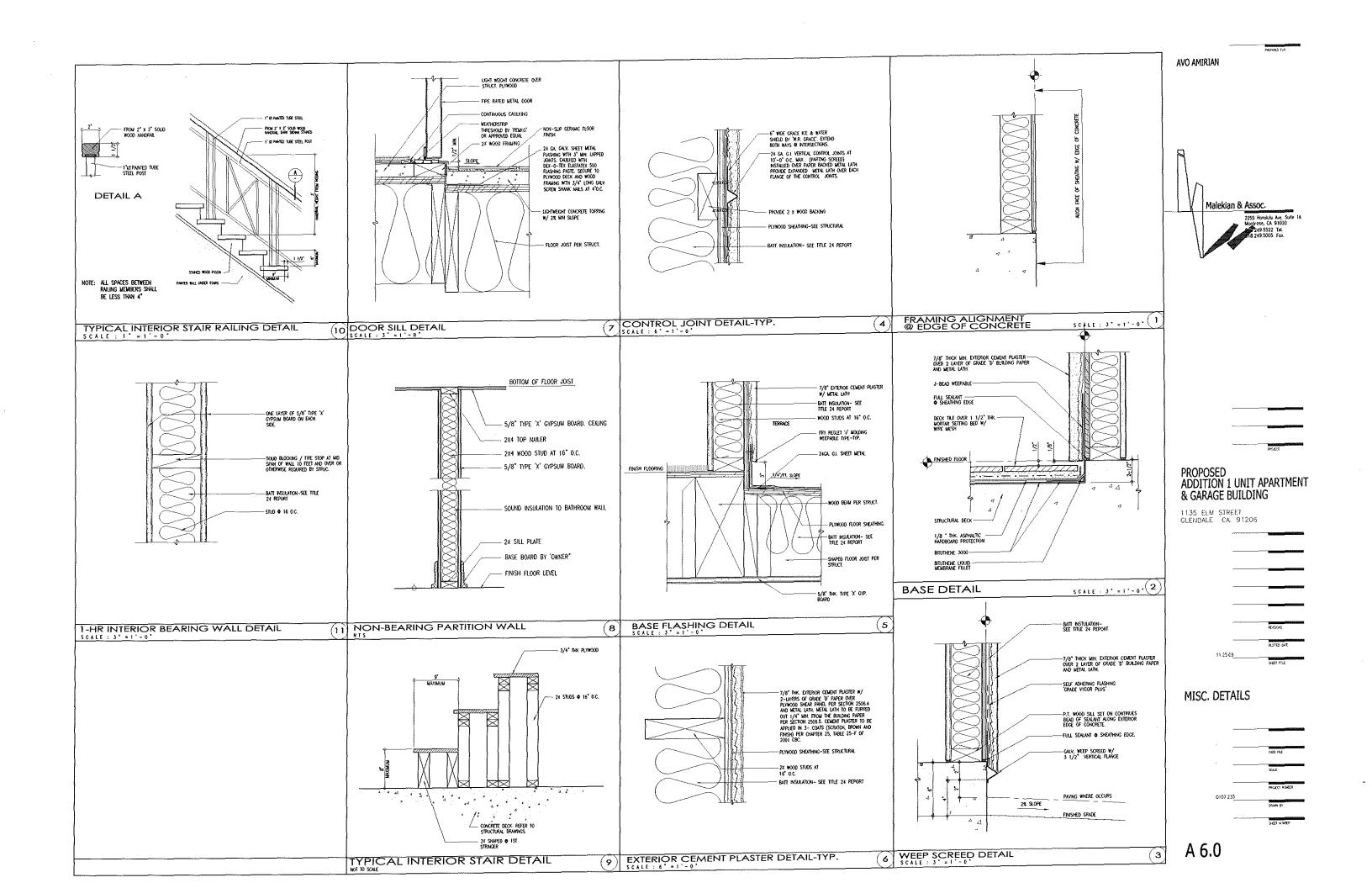
PROPOSED	
ADDITION	1 UNIT APARTMEN
& GARAGE	BUILDING

135 ELM LENDALE			
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		***************************************	
		E65045	

# SECTION

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Building of Safety

# CITY OF GLENDALE INTERDEPARTMENTAL COMMUNICATION Community Development Department Request for Comments Form (RFC)

DATE:			E: April 13, 2015 ubmit your response by above DATE)		
TO:					
FROM	I: Roger Kiesel, Case Planner		<b>Tel.</b> # 8152		
PROJ	ECT ADDRESS: 1135 Elm Stree	<u>t</u>			
	Applicant: Alen Malekian		10.4 4.00 5.00		
	Property Owner: Sinoush An				
develop	ment of a second dwelling unit on the on the on the north property line, average s	<u>subject si</u>	the approval of variances to allow the ite. Variances are requested for the interior the first floor and the common open area		
PLEAS	E CHECK:				
Χ	A. CITY ATTORNEY		G. INFORMATION SERVICES (Wireless Telecom)		
X	B. COMMUNITY DEVELOPMENT:  • (1) Building & Safety	x	H. PUBLIC WORKS (ADMINISTRATION):  • (1) Engineering		
х	• (2) Economic Development	x	(2) Environmental Management		
x	• (3) Housing		• (3) Facilities (city projects only)		
<u>x</u>	• (4) Neighborhood Services	X	• (4) Integrated Waste		
х	<ul> <li>(5) Planning &amp; Urban Design EIF/Historic District</li> </ul>	<u> </u>	<ul> <li>(5) Maintenance Services/Urban Forester</li> </ul>		
	•	X	• (6) Traffic & Transportation		
I	D. COMMUNITY SERVICES/PARKS:	х ———	J. GLENDALE POLICE		
x E	E. FIRE ENGINEERING (PSC)		K. OTHER:		
X	GLENDALE WATER & POWER:  • (1) Water		<ul> <li>(1) STATE-Alcohol Beverage Control (ABC)</li> <li>(2) CO Health dept.</li> </ul>		
ENTITI	(2) Electric  -EMENT(S) REQUESTED		• (3) City Clerk's Office		
L		Tentative "	Tract/Parcel Map No.:		
Variance Case No.: 1428606  CUP Case No.:		Zone Char			
DRB Case No.:		Other			

# INTER-DEPARTMENTAL COMMUNICATION PROJECT CONDITIONS AND COMMENTS

Project Project

Address:\_1135 Elm Street Case No.: PVAP 1428606

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

$\mathbf{c}$	റ	M	IN/	F	M.	TS:	
v	v	11	ни	I :			

☐ This office <u>DOES NOT</u> have any comment.

☑ This office HAS the following comments/conditions. □ (See attached Dept. Master List)

Date:3/31/2015

Print Name: Sarkis Hairapetian.

Title: Pr. Bld'g Code Sp. Dept. Bld'g & Safety. Tel.: X-3209

# Conditions:

- ☑ 1. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
- ☑ 2. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Neighborhood Services, Planning, etc.), for inspection to ascertain that all conditions of approval of this conditional use permit are complied with.
- ☐ 3. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.
- ☑ 4. That additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) may be required upon submittal of plans for building plans check and permit.

# CITY OF GLENDALE INTERDEPARTMENTAL COMMUNICATION

DATE:

April 08, 2015

TO:

Roger Kiesel, Community Development Department

FROM:

Gerald Tom, GWP Water Engineering

Varoojan Avedian, GWP Electrical Engineering

SUBJECT:

PVAP 1428606

1135 Elm St.

Glendale Water & Power (GWP) Engineering has reviewed the plans for variances to allow the development of a second dwelling unit on the subject site.

Requirements are as follows:

# Electric Engineering

# Customer Service (818) 548-3921

- The location of power poles shall be clearly shown on the proposed plans for approval. Project to
  maintain a minimum of five (5) feet clearance from face of power pole in all horizontal directions.
  Clearance shall extend from below ground level and clear to sky. Contact GWP Customer Service
  Engineering to obtain pole height and line clearance requirements.
- Additional comment(s) and/or attachment(s).
   Project to contact GWP Customer Service Engineering to determine if overhead electrical clearances will be met. Project must grant GWP an easement for electrical lines.

# Fiber Optics (818) 548-3923

· No conflict.

# Street Lighting (818) 548-4877

No Conflict

## Transmission & Distribution (818) 548-3923

- The existing electrical facilities (vaults, pull boxes, power poles, etc.) shall be protected in place and be accessible to GWP personnel at all times.
- Project personnel are responsible for maintaining a ten foot (10') radial clearance from all overhead
  electrical lines during construction, including construction equipment. If the ten foot (10') radial clearance
  cannot be met, contact GWP Electrical Engineering Department to determine the appropriate actions.
  Any work required by GWP to maintain proper clearance shall be done at the project's expense.
- Additional comment(s) and/or attachment(s).
   There is a power pole on the northwest corner and overhead power lines in the rear property line of this lot. Required clearance shall be maintained for the proposed building. Customer must grant a recorded utility easement to the City for the power lines in the rear property line.

# Water Engineering

# Potable Water (818) 548-2062

- Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
- Individual water meters are required for each residential unit per Glendale Municipal Code (Chapter 13.12). The water meters are to be installed per GWP specifications. Meters will be installed on ground level only and accessible to GWP personnel.
- Any water service or fire line connection, when no longer needed by the customer, must be permanently abandoned (disconnected at water main and water meter removed) by GWP following payment of the necessary fee.
- Fire Department approval/exemption shall be obtained when determining if existing fire flow is adequate.
  The applicant shall pay the cost of any necessary fire or domestic water services and recycled water
  service to the property, as well as offsite water facility improvements necessary to provide fire flow as
  required by the Glendale Fire Department.
- All water facilities shall be protected in place during construction of the subject project. All water valves, water meter boxes, water vaults and fire hydrants must be relocated and set to finished grade when necessary at project's expense.

# Recycled Water (818) 548-2062

No conflict.

# Backflow Prevention (818) 548-2062

· No conflict.

Varoojan Avedian

Gerald Tom

Senior Electrical Engineer

Senior Civil Engineer

VA/GT:bo

Public Works- Eugineering

# **PUBLIC WORKS: ENGINEERING** - ROUBIK GOLANIAN **M** Comments □ No Comments

1. The applicant shall dedicate to the City for alley use purposes, a strip of land 2.5 feet

wide along the northwesterly property line fronting the alley. All existing private improvements within the 2.5 feet alley dedication shall be removed.
Conditions:
1. A separate Grading Permit issued by the City's Engineering Division is required.
2. A grading/drainage plan shall be submitted for the Engineering Division's review and approval, and shall be made a part of the building plans submitted with the shoring permit application, or if no shoring permit is required, with the building permit application.
3. A Tract map may be required. If required, the subdivision shall comply with all provisions of applicable State laws, the Subdivision Ordinances and the Glendale Municipal Code. All fees pertaining to subdivisions required by the Glendale Municipal Code and City Ordinances shall be paid in connection with the filing of the final map or prior to recording of final map, shall be based on the fees which are in effect at such respective times. In addition, survey monuments shall be set in accordance with the standards of the City Engineer's Office and to the satisfaction of the City Engineer. All monumentation work shall be performed by or under the supervision of a Licensed Surveyor, licensed in the State of California.
4. The subject property and this development must be connected to the City's Sanitary Sewer system. All costs involved in extending the sewer main line to serve the subject property shall be borne solely by the applicant at no cost to the City and to the satisfaction of the City Engineer.
5. The existing sanitary sewer system downstream of the project may not have the capacity to handle the additional sewage discharge generated by the proposed project. The proposed sewer lateral connection(s) shall be of adequate size to accommodate the needs of the proposed development.
A sewage capacity increase fee will be assessed if no sewer system upgrades are required. The fee is based on the increase in sewage flow generated by the project compared to the sewage flow from the current use of the site.
6. The applicant shall dedicate to the City for street use purposes, strips of land of various width, along the entire frontage of the property on The dedicated portion shall be paved with new Portland Cement Concrete sidewalk pavement to match and join the new adjacent Portland Cement Concrete improvements.
7. The applicant shall dedicate to the City for street use purposes, portions of the property on, of sufficient area, in order to accommodate the ADA-compliant handicap

8. The applicant shall dedicate to the City for alley use purposes, a strip of land 2.5 feet wide. (See Comment No. 1)
9. A recorded ingress/egress, drainage and utility easement for the common private driveway is required. The easement shall be recorded against all the properties involved and shall be binding upon all owners, future owners, encumbrances, successors, heirs and assigns and shall continue in effect until released by the City Engineer at the request of the owners, and based on the evidence that the easement is no longer necessary.
10. The property owner shall provide to the City, an Irrevocable Offer to Dedicate for street/alley use purposes, a strip of land feet wide, along the entire frontage of the property on Name of street and/or description of alley, and if required, a portion of the corner of the property, of sufficient area, in order to accommodate the future widening of the curb return and the construction of an ADA-compliant handicap ramp.
agreeing to pay for the total cost of improving or widening the roadway fronting their property, as such time when the City elects to improve or widen Name of street. The cost of improving or widening the roadway shall include, but not be limited to, all new Portland Cement Concrete curbs, gutters and sidewalks, new asphaltic concrete pavement, including the resurfacing of the street to its centerline, relocation and/or modification of driveway aprong relocation of utilities or adjustment to the new finished street surface, removal of existing street trees or tree roots, planting new trees and landscaping. This Covenant and Agreement shall be recorded against the property and shall be binding upon its owners, future owners, encumbrances, successors, heirs and assigns, and shall continue in effect until released by the City Engineer at the request of the owner, and based on the evidence that the terms of the Covenant and Agreement has been satisfied or is no longer necessary.
12. The applicant shall grant to the City a driveway apron easement along the frontage of the property on Name of Street, of sufficient area to accommodate the construction of the entire proposed driveway apron to be located within the easement.
☐ 13. The method of discharge of the onsite drainage shall be approved by the Director of Public Works:
a. All roof and on-site drainage shall be conveyed to the street via sheet flow through the driveway apron or cast iron pipes/parkway drains from the property line and exiting through the curb per Standard Plans for Public Works Construction, and under separate permit.
b. Drainage from all new improved surfaces, roof, and on-site drainage shall be conveyed to the street via cast iron pipes and/or parkway drains from the property line and exiting through the curb per Standard Plans for Public Works Construction, and under separate permit.
C. All onsite drainage inlet devices shall meet the NPDES requirements, and the applicant shall enter into a Covenant and Agreement with the City for the replacement, installation and continued maintenance of all NPDES-related drainage inlet devices on the property and granting inspection rights to the City.
14. The applicant shall perform at its sole expense, and at no cost to the City, the following street improvements along the entire frontage of the property on <u>Elm Street</u> in accordance with the Standard Plans for Public Works Construction, to match and join the existing street improvements, under separate permit, and to the satisfaction of the Director of Public Works:

a. Remove all existing curb, gutter, driveway aprons, and sidewalk, and construct new Portland Cement Concrete integral curb and gutter, sidewalk, and driveway apron in
b. Remove all broken/damaged/deteriorated curb, gutter, sidewalk, driveway, landscaping and irrigation along the entire frontage of the property and construct new concrete integral curb and gutter, sidewalk, driveway, landscaping and irrigation per the Standard Plans for Public Works Construction manual, under separate permit, and to the satisfaction of the Director of Public Works.
☐ c. Any unused driveway apron shall be removed and replaced with new Portland Cement Concrete integral curb and gutter, sidewalk, landscaping and irrigation as necessary.
d. Construct the proposed driveway apron and the sidewalk immediately behind the new apron with new 6 -inch Portland Cement Concrete pavement. The entire proposed driveway shall conform to Chapter 30.32.130 of the Glendale Municipal Code. Driveway profiles shall comply with the Code. Construct new PCC curb and gutter along the entire frontage of the property.
e. Construct new Portland Cement Concrete curb and gutter fronting the entire property in
☐ f. Construct newfoot wide Portland Cement Concrete sidewalk adjacent to the property line.
g. Construct new ADA-compliant handicap ramp at
h. Widen thehalf ofbyfeet in order to obtain a half roadway width offeet. The widened portion of the roadway and any additional pavement removals shall be paved with a minimum pavement structural section of 1-1/2 inches of Asphalt Rubber Hot Mix (ARHM) pavement over 4-1/2 inches of asphaltic concrete pavement over 6 inches of crushed aggregate base, or the required pavement structural section based on engineering calculations prepared by a Registered Civil Engineer licensed in the State of California and submitted to the City for review and approval.
i. Grind 2-1/2 inches off the existing asphaltic concrete pavement on the southerly half of Fairview Avenue and replace the same with 1-1/2 inches of new AC pavement (to match existing pavement type) over 1 inch Asphaltic Concrete leveling course.
j. The <u>dedicated portion of the new</u> entire width-of-the alley fronting the property shall be constructed with new 6-inch Portland Cement Concrete pavement.
k. The alley approach on adjacent to the site shall be reconstructed with new Portland Cement Concrete per the Standard Plans for Public Work Construction.
I. The entire asphaltic concrete roadway pavement and concrete alley within the vicinity of the property will be inspected after the completion of the construction of the project. In the event of damage, as a result of construction-related activities, the applicant may be required to perform additional street improvement repairs, up to the reconstruction of the asphaltic concrete pavement and the restoration of all parking restriction curb painting, traffic delineation, striping, and pavement markings, per California Department of Transportation (CALTRANS) Standards, at no cost to the City and to the satisfaction of the Director of Public Works.

m. The applicant shall bear all costs involved in the relocation/reconstruction and/or adjustment to new finished grade of all utilities (underground and overhead) within the public right-of-way that may be affected by the proposed street improvements, and shall coordinate all such work with the respective utility companies, including the Los Angeles County Department of Public Works, Glendale Water and Power, and the City's Traffic and Transportation Division. In addition, the applicant shall restore all traffic lane striping, curb painting and markings, and pavement markings to the satisfaction of the City Engineer.
☑ 15. Separate permits are required for all work within the public-right-of-way. The applicant shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.
16. The project shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements, including filing of a Notice of Intent with the Los Angeles Regional Water Quality Control Board, and the submittal and certification of plans and details showing preconstruction, during construction, and post-construction Best Management Practices (BMPs) that are integrated into the design of the project. In addition, the applicant shall submit an approved Standard Urban Stormwater Mitigation Plan (SUSMP) to be integrated into the design of the project.
17. The project shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements, including the submittal and certification of plans and details showing preconstruction, during construction, and post-construction Best Management Practices (BMPs) that are integrated into the design of the project. In addition, the applicant shall submit an approved Standard Urban Stormwater Mitigation Plan (SUSMP) to be integrated into the design of the project.
☑ 18. The project shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements, including the submittal and certification of plans and details showing preconstruction, during construction, and post-construction Best Management Practices (BMPs) that are integrated into the design of the project.
☐ 19. A dual sump pump design is required for basement or subterranean parking.
D 20. Street improvement plans prepared by a Registered Civil Engineer licensed in the State of California shall be submitted to the Engineering Division and the Los Angeles County Department of Public Works (catch basin relocation) for review and approval. In addition, the improvement plans shall show the location and/or the relocation/reconstruction of all existing and proposed utilities, including their underground structures (i.e. water meters, pull boxes, valves, manholes, street lights, fire hydrants, etc.).
21. The existing slopes above the proposed project may be subject to surficial slumping and sliding during the rainy season or with landscape watering. The Geotechnical and Geological reports shall provide an assessment of surficial stability of the slope and a determination as to whether mitigation measures are necessary for the protection of life and property associated with this project.
22. The site is located within a Earthquake-induced Landslide Zone as Indicated in the State of California Seismic Hazard Zones Map (Quadrangle) issued by the California Department of Conservation, Division of Mines and Geology. The Geotechnical and Geological reports shall contain the Geotechnical Engineer's and Geologist's findings and recommendations on all matters pertaining to the stability of the site and adequacy of all structures, retaining walls, drainage etc. This requirement is to fulfill the above major concern regarding earthquake-induced landslide conditions.

23. The site is located within a Liquefaction Zone as indicated in the State of California Seismic Hazard Zones Map ( <u>Burbank</u> Quadrangle) issued by the California Department of Conservation, Division of Mines and Geology. The Geotechnical and Geological reports shall contain the Geotechnical Engineer's and Geologist's findings and recommendations on all matters pertaining to the stability of the site and adequacy of all structures, retaining walls, drainage etc. This requirement is to fulfill the above major concern regarding liquefaction conditions.
24. The submitted site plan shows the proposed, to be constructed over an existing easement. This creates an obstacle to the maintenance or replacement/repair of the existing structure/pipes/conduits within the easement. No permanent structure, footing, foundation, or any portion thereof, shall be located within the existing easement.
25. The applicant shall submit to the Engineering Division, drawings (Plans, profiles, cross-sections, detail drawings, etc.) which show that the proposed structure is designed so that no portion of its footings is located within the easement. In addition, the footings for the proposed structures adjacent to the easement shall be designed with sufficient depth to ensure that no structural surcharge is imposed upon the existing pipe and/or conduit or upon the potential open trench during replacement/repair operations for maintenance purposes.
26. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.
Case-specific Code Requirements: (not standard code requirements)
Suggested conditions: (may or may not be adopted by Hearing Officer)
Case No.: <u>PAUP 1428606</u>
Address: 1135 Elm Street
Case Planner: Roger Kiesel
Name:  Title; Director of Public Works  Dept. Tel. (Ext.); Public Works/Engineering - X 3945

Park

# CITY OF GLENDALE INTERDEPARTMENTAL COMMUNICATION Community Development Department Request for Comments Form (RFC)

DATE	: March 30, 2015		E: April 13, 2015  ubmit your response by above DATE)
TO:	=	(1 22/102/01	, , , , , , , , , , , , , , , , , , , ,
FRO	M: Roger Kiesel, Case Planner		Tel.# 8152
PRO	JECT ADDRESS: 1135 Elm Stree	et	
	Applicant: Alen Malekian		
DBO I	Property Owner: Sinoush A		the approval of variances to allow the
develo setba	ppment of a second dwelling unit on th	e subject si	te. Variances are requested for the interior he first floor and the common open area
PLEA	SE CHECK:		
х	A. CITY ATTORNEY		G. INFORMATION SERVICES (Wireless Telecom)
x	B. COMMUNITY DEVELOPMENT:  • (1) Building & Safety	x	H. PUBLIC WORKS (ADMINISTRATION):  • (1) Engineering
Х	(2) Economic Development	x	(2) Environmental Management
х	• (3) Housing		(3) Facilities (city projects only)
<u>x</u>	• (4) Neighborhood Services	X	(4) Integrated Waste
X	<ul> <li>(5) Planning &amp; Urban Design EIF/Historic District</li> </ul>	X	(5) Maintenance Services/Urban Forester
	•	x	<ul> <li>(6) Traffic &amp; Transportation</li> </ul>
X	D. COMMUNITY SERVICES/PARKS:	<b>x</b>	J. GLENDALE POLICE
x	E. FIRE ENGINEERING (PSC)		K. OTHER:
	F. GLENDALE WATER & POWER:	Name and the same	(1) STATE-Alcohol Beverage     Control (ABC)
Х	• (1) Water		• (2) CO Health dept.
X	• (2) Electric		(3) City Clerk's Office
ENTI	TLEMENT(S) REQUESTED		
Variance Case No.: 1428606			ract/Parcel Map No.:
	Case No.:	Zone Chan	ge/GPA:
DRB (	Case No.:	Other	

# INTER-DEPARTMENTAL COMMUNICATION PROJECT CONDITIONS AND COMMENTS

· · · · · · · · · · · · · · · · · · ·	Project			
Address:_1135 Elm Street	Case No.: PVAP 1428606			
NOTE: Your comments should address, within your area of authority, complysical changes to the environment regarding the project. You may also project, above and beyond your normal requirements. Applicant will be You may review complete plans, maps and exhibits in our office, MSB R and look forward to your timely comments. Please do not recommend Applease contact the Case Planner ASAP, so as not to delay the case pro-	so identify code requirements specific to the informed early in the development process. Room 103. We appreciate your consideration APPROVAL or DENIAL. For any questions,			
COMMENTS: This project is subject to appropriate provisions of the Public Use Facilities Development Impact Fee Ordinance which requires that fees be paid to offset impacts on parks, recreation and library facilities. Developer should complete the Development Impact Fee forms for staff to calculate the appropriate amount of the fee due based upon the net new square footage and/or new units added.				
☐ This office <u>DOES NOT</u> have any comment. ☐ This office HAS the following comments/conditions. ☐	(See attached Dept. Master List)			
☐ This office <u>HAS</u> the following comments/conditions. ☐	(See allactied Dept. Master List)			
Date:4/14/15 Print Name:Tereza Aleksanian				
Title:_Comm Services ManagerDeptComm Srvs	& ParksTel.:x4303			
a. ADDITIONAL COMMENTS:				
□ 1.				
b. CASE SPECIFIC CODE REQUIREMENTS: (these are not star	idard code requirements)			
<b>□</b> 1.				
c. SUGGESTED CONDITIONS: (may or may not be adopted by the	ne Hearing Officer)			
<b>1</b> .				