

**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**

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**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

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

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

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.

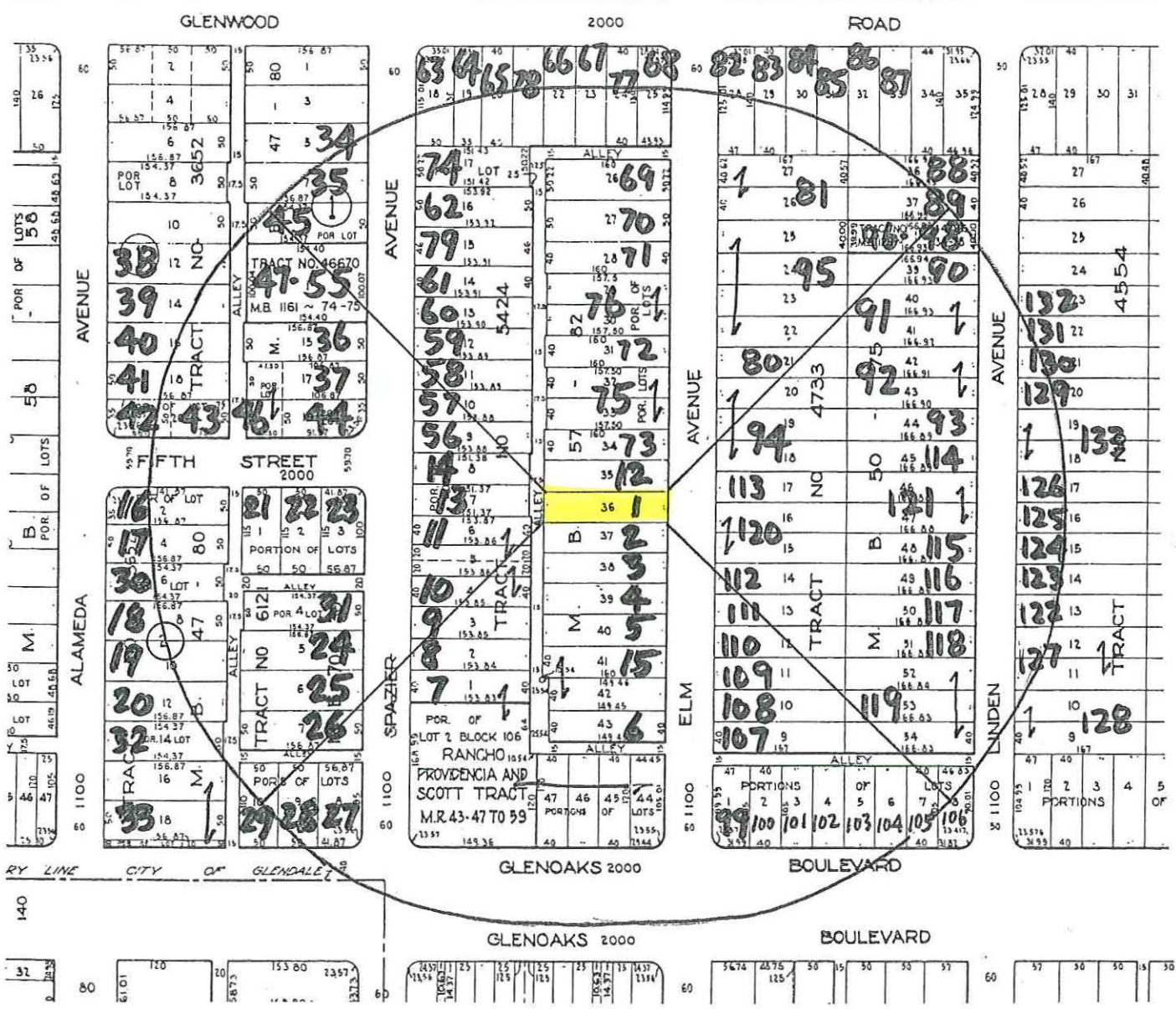
**CONDITIONS OF APPROVAL:**

**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.
6. 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.


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**



<b>500' RADIUS MAP</b>		CASE NO.:
 <b>CONTINENTAL MAPPING SERVICE</b> 6315 VAN NUYS BLVD. VAN NUYS, 91401 (818) 787-1663		DATE: 11-5-14
		SCALE: 1" = 200'
		CMS 14-6652



# PROPOSED ADDITION 1 UNIT APARTMENT & GARAGE BUILDING

1135 ELM STREET  
GLENDALE, CA. 91206

2015 JAN 30 AM 9:33

PLANNING DIVISION

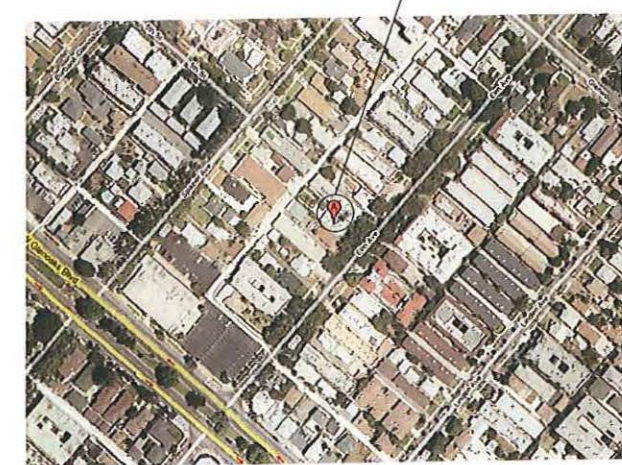


**GENERAL NOTES:**

- ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
  - PLANS COMPLY WITH THE 2008 GLENDALE BUILDING AND SAFETY BASE UPON THE 2007 CBC AND THE 2006 IBC.
  - OTHER APPLICABLE LAWS, ORDINANCES AND REGULATIONS HAVING JURISDICTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AT THE JOB SITE AND TO CHECK CHECK DETAILS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, ELECTRICAL AND/OR MECHANICAL DRAWINGS. FLOOR AND WALL OPENINGS, SLEEVES, AND OTHER ARCHITECTURAL, ELECTRICAL AND/OR MECHANICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH THE CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE CERTAIN THAT NEW CONSTRUCTION WORK WILL NOT OBSTRUCT EXISTING FROM THE BUILDING NOR OBSTRUCT FIRE DEPARTMENT'S ACCESS TO THE BUILDING.
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES, UNLESS SPECIFICALLY INDICATED OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCTION SHALL BE AS SHOWN FOR OTHER SIMILAR WORK.
- A. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOT CREATING AN ADVERSE EFFECT ON ADJOINING PROPERTIES AND WILL NOT BLOCK ANY EXISTING LOT DRAINAGE. ALL CONSTRUCTION DEBRIS AND DRAINAGE SHALL BE CONTAINED WITHIN THE BOUNDARIES OF THE SITE, AND DISPOSED OF IN COMPLIANCE WITH APPLICABLE CODES AND ORDINANCES. ALL DRAINAGE CONTAINING CONSTRUCTION DEBRIS OF ANY SORT SHALL BE DIVERTED AWAY FROM EXISTING TREES AND FUTURE 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 WORKMAN'S COMPENSATION OF FILE WITH THE APPROPRIATE AUTHORITIES.
  - 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 CONTRACTOR.

- ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED TO THE STREET VIA NON CORROSIVE DEVICE AT 2% MINIMUM SLOPE.
- ALL FILL OR BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION AS DETERMINED BY A.S.T.M. METHOD D-1557. SUBGRANS SHALL BE PROVIDED WHERE REQUIRED BY CODE.
- ALL WORK SHALL CONFORM TO CONTRACT DOCUMENTS. NO CHANGES THEREFROM SHALL BE MADE WITHOUT A REVIEW BY THE DESIGNER. WHERE MORE INFORMATION OR WHEN AN INTERPRETATION OF THE CONTRACT DOCUMENTS IS NEEDED THE OWNER BEFORE PROCEEDING WITH WORK SHALL REFER THE MATTER TO THE DESIGNER WHO WILL FURNISH INFORMATION OR INTERPRETATION IN THE FORM OF SUPPLEMENTAL AGREEMENT OR OTHER WRITTEN FORM OR DRAWING. WHERE ONLY PART OF THE WORK IS INDICATED, SIMILAR PARTS SHALL BE CONSIDERED REPEATITIONS. WHERE ANY DETAIL IS SHOWN AND THE COMPONENTS ARE FULL DESCRIBED ELSEWHERE SIMILAR DETAILS SHALL BE CONSTRUCTED AS DESCRIBED IN THE ORIGINAL DETAILS.
- THE BUILDING ENVELOPE SHALL MEET THE REQUIREMENTS OF TITLE 24 OF THE STATE OF CALIFORNIA ENERGY CODE. THERMAL RESISTANCE SHALL MEET OR EXCEED A VALUE OF R-30 AT THE ROOF AND R-13 AT EXTERIOR WALLS. THERMAL INSULATION AS SPECIFIED SHALL BE APPLIED TO ALL EXTERIOR WALL, SOFFITS AND CEILING FOR A COMPLETE AND UNBROKEN THERMAL ENVELOPE.
- ALL EXPOSED STRUCTURE OR NON-STRUCTURAL STEEL SHALL BE GALVANIZED.
- NO CONSTRUCTION ALLOWED ON NATURAL WATERCOURSE. G.M.C. 8.24.090.
- PROVIDED TEMPORARY TOILET FACILITIES.

VICINITY MAP: SITE



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BUILDING & PLANNING CODE DATA		
<u>APPLICABLE CODES:</u> 2013 CBC & C.F.C. 2010 GLENDALE ZONING CODE		<u>THE AREA OF THE SUBJECT PROPERTY:</u> 6,400 SQ.FT. <u>LEGAL DESCRIPTION:</u> LOT 6 OF TRACT NO. 5424 APN : 5621-032-009
<u>PROPERTY IS ZONED:</u> R-2250		
LOT COVERAGE CALCULATIONS		TOTAL
REQUIRED	50% x 6,400 S.F.	3,200 S.F.
EXISTING- PROPOSED FIRST FLOOR STRUCTURE- PROPOSED SECOND FLOOR OVERHANGING STRUCTURE-	1,200 S.F. 1,473 S.F. 27 S.F. 2,700 S.F.	2,700 S.F. < 3,200 S.F. OK
F.A.R. CALCULATIONS		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 CALCULATIONS		TOTAL
REQUIRED	25% x 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 CALCULATIONS		TOTAL
2 STALLS PER 2BR DWELLING	2 STALLS X 2- 2BR DWELLING	4 STALLS
EXISTING 2BR DWELLING PROPOSED 2BR DWELLING	2 STALLS 2 STALLS	4 STALLS OK

BUILDING SETBACK CALCULATIONS		REMARKS
REFER SHEET 1-2 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		
SOUTH SIDE-	6'-0"	VARIANCE REQUIRED (OLD APPROVED CASE PVAR 2008-006)
WEST SIDE-	6'-6"	
NORTH SIDE-	7'-3"	
SECOND FLOOR		
SOUTH SIDE-	11'-0"	11'-0" MIN. REQUIRED
WEST SIDE-	14'-2"	
NORTH SIDE-	11'-2"	
BUILDING HEIGHT CALCULATIONS		
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  
FAX: (818) 249-5005
- BUILDING STRUCTURAL ENGINEER:** OXFORD ENGINEERING, INC.  
28025 DOROTHY DRIVE SUITE 201  
AGORA HILLS CA 91301  
TEL: (818) 889-1400  
FAX: (818) 889-1300

- SCOPE OF WORK**
- AREA TO BE DEMOLISHED/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

- |        |                                   |             |                             |
|--------|-----------------------------------|-------------|-----------------------------|
| A.D.   | AREA DRAIN                        | M.S.P.      | MECHANICAL SYSTEM PENTHOUSE |
| A.F.F. | ABOVE FINISH FLOOR                | M.T.        | MARBLE TRESHOLE             |
| A.F.L. | ABOVE FINISH LEVEL                | REF         | REFRIGERATOR                |
| B.W.   | BACK OF WALK                      | SS          | SERVICE SINK                |
| B.O.B. | BOTTOM OF BEAM                    | S           | SINK                        |
| C      | CENTER LINE                       | S.G.        | SLAB ON GRADE               |
| DF     | DRINKING FOUNTAIN                 | S.F.        | SQUARE FEET                 |
| (E)    | EXISTING                          | T.O.C.      | TOP OF CURB                 |
| EXP.   | EXPOSED                           | T.O.P.      | TOP OF PARAPET              |
| F.O.B. | FACE OF BLOCK                     | T.O.R.      | TOP OF RAILING              |
| F.O.C. | FACE OF CONCRETE                  | T.S.        | TOP OF SHEATHING            |
| F.S.S. | FACE OF STUCCO SURFACE            | T.O.S.      | TOP OF SLAB                 |
| F.O.S. | FACE OF STUD                      | T.S.B.      | TOP OF SPANDREL BEAM        |
| F.F.W. | FINISH FACE OF WALL               | T.O.W.      | TOP OF WALL                 |
| F.F.   | FINISH FLOOR                      | TYP.        | TYPICAL                     |
| F.S.   | FINISH SURFACE                    | W/ 2A-10B/C | UNLESS OTHERWISE NOTED.     |
| F.E.   | FIRE EXTINGUISHER CABINET         | W.F.        | WOOD FLOORING               |
| F.E.B. | FIRE EXTINGUISHER BRACKET MOUNTED |             |                             |
| F.H.C. | FIRE HOSE CABINET                 |             |                             |
| F.D.   | FLOOR DRAIN                       |             |                             |
| H.B.   | HOSE BIB                          |             |                             |
| L      | LAVATORY                          |             |                             |
| M.O.   | MASONRY OPENING                   |             |                             |

**LEGEND & ABBREVIATIONS:**

- 228.99' - PROPOSED FINISH LEVEL
- 228.99' - EXISTING FINISH LEVEL
- 1 - DRAWING NUMBER
- A1.0 - SHEET NUMBER
- 1 - BUILDING SECTION
- 1 - DETAIL NUMBER
- 1 - SHEET NUMBER
- 1 - DOOR NUMBER
- 1 - SURFACE MOUNTED ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS - WHERE INDICATED.
- (S) - (E) SMOKE DETECTOR

**PROPOSED ADDITION 1 UNIT APARTMENT & GARAGE BUILDING**

1135 ELM STREET  
GLENDALE CA. 91206



**COVER SHEET**





10. Garage - Type Doors
- 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.
  - Fiberglass doors per Section 14(c) of Ordinance 4518.
  - Cylinder locks - 5 pin tumbler with 1" min. throw.
  - Wide doors over 16' width shall have 2 lock receiving points or construct per Section 14(e) of Ordinance 4518.
  - Slide bolt assemblies require bolt diameter of 1/2" and 1 1/2" throw and constructed per Section 14(g) of Ordinance 4518.
  - 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 interchangeable 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 prevent lifting of the panel when the panel is in a locked position.
15. Sliding doors require metal guides top and bottom and cylinder lock and/or padlock.
16. These notes are intended as a guide only. Contractor and supplier shall refer to Ordinance No. 4518 for more complete and specific details.

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- M. 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:

- Swinging Doors
  - Wood doors shall be solid core 1 3/4" thick.
  - Wood panels in doors shall not be less than 9/16" thick.
  - 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 guard.
  - 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 frame.
- The strike plate for latches on all wood frame doors, shall be 16 ga. steel, bronze or brass and secured to the jamb with two screws min. 2 1/4" in length.
- Door jambs shall be installed with solid backing between jamb and frame for vertical distance 6" each side of the strike.
- Framing. Horizontal blocking required between studs at door lock height for 3 stud spaces each side of door opening. Jambs shall have solid blocking against sole plates.
- Iron or steel screens shall be 1/8" thick with 2" mesh securely fastened.
- Iron bars shall be 1/2" diam. bars or 1" x 1/4" flat steel spaced at 5" max. spacing securely fastened.
- Deadbolts shall contain hardened inserts.
- Deadbolts shall have a min. throw of 1" and a min. embedment of 3/4".
- Cylinder guards shall be attached with 1/4" connecting screws, and shall be installed whenever the cylinder projects beyond the face of the door, or is otherwise accessible to gripping tools.

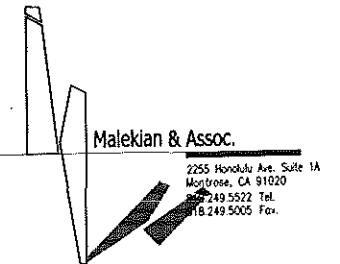
## SUPPLEMENTAL CORRECTION SHEET

- A. The following buildings shall comply with Security Provisions:
- New residential buildings of all types.
  - Additions or alterations to residential buildings of all types.
  - Multiple family units converted to condominiums.
- B. 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:

- 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.
- D. Provide details and specifications for all swinging doors in security openings.
- Specify thickness, type, and materials as applicable for wood, metal and glass doors.
  - Specify deadbolts with hardened inserts; dead-locking latch key-operated locks on exterior; locks 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.
- G. Specify metal guides at top and bottom of metal accordion grate or grill-type doors. Show method of securing such doors.
- H. 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.
- J. Wide angle viewers (180°), are required for front exterior doors except where clear vision panels are installed.
- K. 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.
- L. 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.

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PROPOSED  
ADDITION 1 UNIT APARTMENT  
& GARAGE BUILDING1135 ELM STREET  
GLENDALE CA. 91206

11 25 09

## SECURITY NOTES

0107 235

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

- A. CARPETS OR SIMILAR SURFACE MATERIAL WHICH ARE PART OF THE FLOOR-CEILING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE FINAL INSPECTION IS REQUESTED.
B. AN APPROVED PERMANENT, AND RESILIENT ACOUSTICAL SEALANT WILL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS.
C. ALL PENETRATIONS INTO SOUND RATED PARTITIONS OR FLOOR-CEILING ASSEMBLIES WILL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT.
D. ALL RIGID CONDUIT, DUCTS PLUMBING PIPES AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES WILL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL (EXCEPTION: GAS PIPING NEED NOT BE ISOLATED.)
E. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES WILL BE LINED. (EXCEPTION: DUCTS SERVING ONLY KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT LINED.)
F. MINERAL FIBER INSULATION WILL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PIPE, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT.
G. COMBUSTION AIR, KITCHEN AND BATHROOM EXHAUST DUCTS WITHIN SOUND-SEPARATION ASSEMBLIES SHALL BE WRAPPED WITH TYPE "C" INSULATION SHOWN IN TABLE 10-D OF THE LOS ANGELES COUNTY MECHANICAL CODE.
H. ELECTRICAL REQUIREMENTS: AN OUTLET BOX IS DEFINED AS A BOX USED FOR RECEPTACLES, SWITCHES, SURFACE-MOUNTED LIGHTING FIXTURES, JUNCTION POINTS, TELEPHONES, THERMOSTATS, TELEVISION USES, ETC. NO BOX DIMENSION SHALL EXCEED 6".
I. APPLICATION CONSISTENT WITH LOCAL LAND USE STANDARDS, RESIDENTIAL STRUCTURES LOCATED IN NOISE CRITICAL AREAS...
J. INTERIOR NOISE LEVELS ATTRIBUTABLE TO EXTERIOR SOURCES SHALL NOT EXCEED 45 db IN ANY HABITABLE ROOM...
K. RESIDENTIAL STRUCTURES TO BE LOCATED WHERE THE ANNUAL Ldn OR CNEL (AS DEFINED IN TITLE 21, SUBCHAPTER 6, CALIFORNIA CODE REGULATIONS) EXCEEDS 60 db...
L. RESIDENTIAL STRUCTURES TO BE LOCATED WHERE THE Ldn OR CNEL EXCEEDS 60 db...
M. EVIDENCE OF COMPLIANCE SHALL CONSIST OF AN ACOUSTICAL ANALYSIS REPORT...
N. WHEN INSPECTION INDICATED THAT THE CONSTRUCTION IS NOT IN ACCORDANCE WITH THE APPROVED DESIGN...

- 24- EXTERIOR DOORS, & 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" MIN. THROW & 5/8" MIN. EMBEDMENT INTO JAMB. BOTH ARE TO BE KEYS OPERATED FROM THE OUTSIDE.
B) WINDOWS & DOOR LIGHTS WITHIN 40" OF THE LOCKING DEVICE SHALL BE FULLY TEMPERED / BURGLARY RESISTANT / OR PROTECTED BY BARS.
C) OVERHEAD & SLIDING GARAGE DOORS SHALL BE CAPABLE OF WITHSTANDING FORCED ENTRY ATTEMPTS AS OUTLINED IN [6706.7]
25- A 12" MIN. ACCESS PANEL TO BATHUB TRAP CONNECTION IS REQ'D UNLESS PLUMBING IS WITHOUT SLIP JOINTS (SOLID CONNECTION).
26- LOW FLOW TOILETS (1.6 GALLON/FLUSH), SHOWER HEADS (2.5 GPM) AND FAUCETS (2.2 GPM) TO BE INSTALLED IN DWELLING UNITS.
27- GAS-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 MIXING VALVES IN SHOWERS OR TUB-SHOWERS.
29- ALL HOSE BIBS SHALL BE FITTED WITH A NON-REMOVABLE BACK FLOW DEVICE.
30- 30" CLEARANCE ABOVE RANGE TO UNPROTECTED COMBUSTIBLE MATERIAL OR 24" TO METAL VENTILATION HOOD IS REQUIRED.
31- CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BLDG. & HAVE A BACK-DRAFT DAMPER. EXHAUST DUCTS IS LIMITED TO 14" WITH TWO ELBOWS. THIS SHALL BE REDUCED 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 & LIGHTING SYSTEM & FEATURES, MATERIALS, COMPONENTS, & MECHANICAL DEVICES, IN THE BUILDING & INSTRUCTIONS ON HOW TO USE THEM.
33- AFTER 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) 2A. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION AND THE INSTALLED R-VALUE.
34- MANUFACTURED PENETRATION PRODUCTS SHALL HAVE:
A) TEMPORARY LABEL, NOT TO BE REMOVED BEFORE INSPECTION BY THE BUILDING INSPECTOR, LISTING THE CERTIFIED U-VALUE, CERTIFYING THAT AIR INFILTRATION RATES NOT EXCEEDING THOSE SHOWN IN TABLE NO. 1-1-E.
B) PERMANENT LABEL LISTING THE U-VALUE AND CERTIFYING ORGANIZATION, & RATING PROCEDURES. DOORMATS USED AT ENTRANCE TO UNITS SHALL BE RECESSED.
35- 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.
36- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS & OTHER ENVIRONMENTAL CONTROLS SHALL BE NOT LESS THAN 12" NOT MORE THAN 48" ABOVE THE FLOOR.
37- WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS & SPACES, RAISED LETTERS SHALL BE PROVIDED & SHALL BE ACCOMPANIED BY BRAILLE. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR MOUNTING. HEIGHT SHALL BE 60 INCHES ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN.
38- HOT WATER & DRAINPIES UNDER LAVATOIRES SHALL BE INSULATED OR COVERED TO NOT ALLOW SHARP OR ABRASIVE SURFACES. SECTION 1504.2 OF THE CALIFORNIA PLUMBING CODE.
39- WATER CLOSET FLUSH VALVE CONTROLS, & FAUCET CONTROLS, SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR.
40- 200 CUB. FT. STORAGE ARE PROVIDED FOR EACH UNIT. IN ADDITION TO LINEN CLOSET, KITCHEN CABINET, KITCHEN CABINET 'PANTRY' OR BEDROOM CLOSETS.
41- 6 CU. FT. OF RECYCLE SPACE UNDER KITCHEN SINK CABINET IS PROVIDED IN EACH UNIT.
42- AIR FLOW TO ALL REGISTERS SHALL BE BALANCED PER PLANS PRIOR TO INSTALLATION OF CEILING. (TYPICAL FOR ALL UNITS.)
43- PROVIDE CRIP PLANS FOR CLOTHES WASHERS, DRYERS AND HOT WATER HEATERS WITH APPROPRIATE DRAINS.
44- PROVIDE SOLID CONNECTION @ TUB DRAIN OR 12"x12" ACCESS IS REQUIRED.
45- ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCHES DIAMETER CIRCLE. THE MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70 INCHES ABOVE THE SHOWER DRAIN OUTLET. (P.C.410.4).
46- IN LIEU OF NATURAL VENTILATION IN BATHROOMS CONTAINING A BATH OR SHOWER, LAUNDRY ROOMS AND SIMILAR ROOMS MAY BE EQUIPPED W/ A MECHANICAL SYSTEM CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR & EXHAUSTING DIRECTLY TO THE OUTSIDE OUTLET MIN. 3" FROM ANY OPENINGS.
47- GENERAL CONTRACTOR TO COMPLY WITH SPECIAL INSPECTION REQUIREMENTS PER SECTION 1701.1 OF UBS 97.
48- ALL PLUMBING MUST BE CAST IRON OR WROUGHT IRON.
49- FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 708.2.1 IN THE FOLLOWING LOCATION:
A. IN CONCEALED SPACES 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 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT GOTTITS, DROP CEILING AND COVERED CEILINGS.
D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
E. IN OPENING AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON COMBUSTIBLE MATERIALS.
F. PENETRATIONS IN WALLS REQUIRING PROTECTED OPENING MUST BE FIRE STOPPED WITH AN APPROVED MATERIAL IN ACCORDANCE WITH SECTION 709.6. SPACE BETWEEN PENETRATING MATERIALS (DESCRIBED BELOW) MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASES.
G. COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE THE WALLS OR PARTITIONS, PROVIDED THEY ARE FIRE STOPPED.
H. OPENING FOR STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQ. IN. ARE PERMITTED PROVIDED OPENING DO NOT AGGREGATE MORE THAN 100 SQ. IN. PER 100 SQ. FT. OF WALL OR PARTITIONS. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 IN.
I. WHERE WALLS ARE PENETRATED BY THE OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION 703.2.
50- VALLEY FLASHING/COUNTER FLASHING IS REQ'D AT THE JUNCTURE OF THE ROOF AND VERTICAL SURFACE WALLS PER SECTION 713.11.
51- ALL RESTRICTIONS INCLUDING BUT NOT LIMITED TO ALL BEAMS, PIPES, DUCTS, SPRINKLER SYSTEM, LIGHTING ETC. TO HAVE MIN. 8"-2" & 7"-0" CLEARANCE FROM PARKING FIN. FLR. AS SPECIFIED IN NOTE #
52- FOR LANDSCAPING @ FRONT, FIRST FLOOR & DECK SEE SHEET # L-1
53- FOR GRAB BAR INSTALLATION SEE DWG. # HC-1
54- ALL BATHROOM, WALK IN CLOSET, KITCHEN & HALLWAYS TO HAVE DROP CLG. @ 7'-6" CLR. HT. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 303.7.
55- EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGNAL (1003.2.8.4). EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE AND BE LISTED FOR THE PURPOSE (1003.2.8.4).
56- THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE FOR HIGH-RISE BUILDINGS, SEE SECTION 403(1003.2.8.5)
57- EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATION SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, 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 ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS.
C) GLAZING IN STORM DOORS.
D) GLAZING IN ALL UNFURRED SWINGING DOORS.
E) GLAZING IN DOORS AND ENCLOSURES, INCLUDING THE BUILDING WALLS, FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
F) GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 IN. (1525MM) ABOVE THE WALKING SURFACE.
G) GLAZING IN AN INDIVIDUAL, FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, THAT MEET ALL OF THE FOLLOWING CONDITIONS:
1- EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT. (0.84MSQ.);
2- EXPOSED BOTTOM EDGE LESS THAN 18 IN. (457MM) ABOVE THE FLOOR.
3- EXPOSED TOP EDGE GREATER THAN 36 IN. (914MM) ABOVE THE FLOOR.
4- ONE OR MORE WALKING SURFACE WITHIN 36 IN. (914MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
H) GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FT. (1525MM) OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 IN. (1525MM) ABOVE A WALKING SURFACE.
58- DETAILS OF ALL STAIRWAYS 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)
B - A MIN. HEADROOM OVER THE STAIRS OF 6'-8"
C - A MIN. 36" WITHIN THE UNIT, AND 44" IN COMMON AREAS, CLEAR WIDTH.
D - HAND GRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTION AND HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.
E - A HANDRAIL HEIGHT 34" TO 38" ABOVE THE nosing.
F - HANDRAILS DESIGNED FOR 20 LBS/FT. LATERAL LOAD.
G - ONE HANDRAIL EXTENDING 12" BEYOND THE TOP AND BOTTOM RISER.
H - STAIRWAY FRAMING, FOOTING, CONNECTIONS AND BRACING.
I - ONE-HOUR CONSTRUCTION FOR THE ENCLOSED USABLE SPACE UNDER THE STAIRS.
J - STAIRWAY LANDINGS(S) A MIN. OF 36" IN LENGTH.
59- ALL PLUMBING MUST BE CAST IRON OR WROUGHT IRON.
60- FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 708.2.1 IN THE FOLLOWING LOCATION:
A. IN CONCEALED SPACES 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 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT GOTTITS, DROP CEILING AND COVERED CEILINGS.
D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
E. IN OPENING AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON COMBUSTIBLE MATERIALS.
F. PENETRATIONS IN WALLS REQUIRING PROTECTED OPENING MUST BE FIRE STOPPED WITH AN APPROVED MATERIAL IN ACCORDANCE WITH SECTION 709.6. SPACE BETWEEN PENETRATING MATERIALS (DESCRIBED BELOW) MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASES.
G. COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE THE WALLS OR PARTITIONS, PROVIDED THEY ARE FIRE STOPPED.
H. OPENING FOR STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQ. IN. ARE PERMITTED PROVIDED OPENING DO NOT AGGREGATE MORE THAN 100 SQ. IN. PER 100 SQ. FT. OF WALL OR PARTITIONS. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 IN.
I. WHERE WALLS ARE PENETRATED BY THE OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION 703.2.
61- VALLEY FLASHING/COUNTER FLASHING IS REQ'D AT THE JUNCTURE OF THE ROOF AND VERTICAL SURFACE WALLS PER SECTION 713.11.

ADDITIONAL NOTES:

- 1- STUD PARTITIONS CONTAINING PLUMBING, HEATING, OR OTHER PIPES SHALL BE SO FRAMED AND THE JOISTS UNDERNEATH SO SPACED AS TO GIVE PROPER CLEARANCE FOR THE PIPING. WHERE A PARTITION CONTAINING SUCH PIPING RUNS PARALLEL TO THE FLOOR JOISTS, THE JOISTS UNDERNEATH SUCH PARTITIONS SHALL BE DOUBLED AND SPACED TO PERMIT THE PASSAGE OF SUCH PIPES & SHALL BE BRIDGED, WHERE PLUMBING, HEATING OR OTHER PIPES ARE PLACED IN OR PARTLY IN A PARTITION, NECESSITATING THE CUTTING OF THE SOLES OR PLATES. A METAL TIE NOT LESS THAN 0.058 OF AN INCH (1.47 MM) (16 GALV. GAGE) & 1-1/2 INCHES (38MM) WIDE SHALL BE FASTENED TO EACH PLATE ACROSS & TO EACH SIDE OF THE OPENING. WITH NOT LESS THAN SIX 16D NAILS. SEE DET # 24/D-1. (SEC. 2326.11.7)
2- ALL PLANTER BOX FLOOR DRAINS TO BE CONVEYED INDEPENDENTLY TO THE STREET VIA 4" DIA. C.I.P. UNDER PARKWAY, EXITING THROUGH THE CURB.
3- ALL INSULATION SHALL HAVE A FLAME-SPREAD OF 25 MAX. AND A SMOKE DENSITY OF 450 MAX. 707.2
4- THROUGH-PENETRATION FIRE STOPS TO COMPLY W/ SEC. 714.709.6 & 7.
5- DRAFT STOPPING ARE REQUIRED ABOVE AND IN LINE WITH THE WALLS SEPARATING INDIVIDUAL DWELLING UNITS.
6- ALL INTERIOR FINISH, WALLS / CLOS. / SOFFITS ARE 5/8" TYPE "X" GYP. BD. THROUGHOUT (TYP. IN ALL UNITS).
7- ALL ROOF DRAINS MUST BE 4" IN DIA. AND TO BE CONNECTED TO THE COUNTY STORM DRAIN CATCH BASIN (UNDER A SEPARATE PERMIT)
8- CONTRACTOR SHALL PROVIDE A WATER FLUSH TYPE TOILET WITHIN 500 FEET OF THE JOB SITE DURING CONSTRUCTION TO BE USED BY THE WORKMAN 111.1
9- CONTRACTOR SHALL PROVIDE ADEQUATE, SUITABLE ON-SITE TRASH AND DEBRIS CONTROL FACILITIES DURING CONSTRUCTION. 112.
10- CELLULOSE LOOSE-FILL INSTALLATION SHALL COMPLY WITH CPSC 16 CFR, PARTS 1209 AND 0404. ALL OTHER INSTALLATION MATERIALS, INCLUDING FININGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR-CLG. ASSEMBLIES, ROOF-CLG. ASSEMBLIES, WALLS, CEILING SPACES OR ATTICS, SHALL HAVE A FLAM-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH CBC STANDARD 8-1.
11- ALL PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS, OR HEATING VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED I-HR. RATINGS.
12- ELECTRICAL PENETRATIONS IN SOUND-RATED WALL AND FLOOR-CEILING ASSEMBLIES SHALL CONFORM TO THE FOLLOWING:
A) MAXIMUM OUTLET BOX DIMENSIONS IS 6".
B) ONLY OUTLET BOXES AND CEILING EXHAUST FANS IN THE BATHROOMS SHALL BE PERMITTED IN WALLS AND CEILING. ALL OTHER EQUIPMENT AND DEVICES INCLUDING RECESSED FIXTURES, PANEL BOARDS, HEATERS, KITCHEN EXHAUST FANS, SOUND-PRODUCING EQUIPMENT SHALL NOT BE INSTALLED IN THESE SOUND-RATED ASSEMBLIES.
C) LIGHT SWITCHES, OUTLET BOXES AND SURFACE-MOUNTED FIXTURES SHALL NOT BE INSTALLED BACK-TO-BACK. PLUGS AND SWITCHES SHALL BE SEPARATED BY 36" MINIMUM. SURFACE MOUNTED FIXTURES SHALL BE SEPARATED BY 24" MINIMUM. CAULK ALL OPENINGS TO ENSURE INTEGRITY. SOUND-RATED ASSEMBLIES.
D) OUTLET BOXES SHALL NOT EXCEED 1 1/4" IN DEPTH SO AS TO ALLOW THE REQUIRED 2" UNCOMPRESSED INSULATION TO BE INSTALLED IN A STANDARD 2'x4" WALL ON WALLS OF DEEPER DIMENSIONS, BOXES OF GREATER DEPTHS MAY BE PERMITTED.
E) CONDUITS OR RACEWAYS (STRUBEST) MAY PENETRATE THE SOUND-RATED ASSEMBLIES PROVIDED THE CONDUIT IS COVERED AT THE PENETRATION POINT WITH PERMANENTLY RESILIENT SEALANT.
F) FLOOR-CEILING ASSEMBLIES BETWEEN RESIDENTIAL AREAS AND EQUIPMENT PENETRATIONS (A/C UNITS, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH THE SOUND SEPARATION REQUIREMENTS.
13- OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT 4" SPHERE CANNOT PASS THROUGH. SEE DETAIL 4 SHEET AS.4 & 3.0 A.3.1 ELEVATIONS
14- SITE CONSTRUCTED DOORS, SKYLIGHTS, AND WINDOWS, INCLUDING BUT NOT LIMITED TO, FIELD-MANUFACTURED DOORS, SKYLIGHTS, AND WINDOWS, SHALL BE CALKED BETWEEN THE DOOR, SKYLIGHTS, OR WINDOW AND THE BUILDING, AND WEATHER-STRIPPED. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR WINDOW OPENING DIRECTLY INTO A YARD OR EXIT COURT FOR EMERGENCY EGRESS. WINDOWS MUST PROVIDE: MIN. 5.7 SQ. FT. OF OPENABLE AREA, MIN. CLEAR WIDTH OF 20" MIN. CLEAR HT. OF 24", AND HAVE A FINISHED SILL HT. NOT MORE THAN 44" ABOVE THE FLOOR.
15- WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE, OR EQUAL TO 70" ABOVE DRAIN. ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING.
16- REQUIRED CLG. HT. IS 7'-6" MIN. & 7'-0" MIN. IN KITCHENS, HALLS & BATHROOMS.
17- A CORROSION-RESISTANT WALK SCREEN IS REQUIRED BELOW THE STUCCO A MIN. 4"/2" ABOVE GRADE / SLAB.
18- FIRE BLOCK STUD WALLS (AT 10" INTERVALS (HORIZONTAL AND VERTICAL)), ENCLOSED AND CONCEALED SPACES, AND AT OPENING AROUND VENTS, PIPES, DUCTS, CHIMNEYS, BETWEEN ATTIC AND CHIMNEY CHASE, AT STAIR STRINGERS, AND SIMILAR PLACES AT CEILING AND FLOOR LEVELS.
19- THE FOLLOWING SHALL APPLY FOR ALL INTERIOR STAIRS AT INDIVIDUAL DWELLING UNITS.
A) MINIMUM 36" WIDE STAIRWAY AND LANDINGS.
B) MAXIMUM 8" RISE AND MINIMUM 9" RUN FOR PRIVATE STAIRWAYS.
C) THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
D) HEADROOM OVER STAIRS TO BE 6'-8" MINIMUM FROM NOSING OF TREAD.
E) GUARDRAIL ON OPEN SIDE OF STAIRS OVER 30" ABOVE FLOOR OR ADJACENT GRADE. MAY SERVE AS HANDRAIL ALSO.
F) GUARDRAIL MAY BE 34" TO 38" HIGH ONLY AT OPEN SIDE OF STAIRS.
G) HANDRAIL (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. HANDRAIL CONTINUOUS FOR THE LENGTH OF THE STAIRS.
H) HANDRAIL CONNECTION TO BE ADEQUATE TO WITHSTAND A 20-POUNDS-PER-FOOT LATERAL LOAD.
I) ENCLOSED USABLE SPACE UNDER STAIRS TO BE PROTECTED BY 1-HR. FIRE RESISTIVE MATERIALS.
J) ENCLOSED USABLE SPACE UNDER STAIRS TO BE PROTECTED BY 1-HR. FIRE RESISTIVE MATERIALS.
20- ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING. GLAZING IN BATH AND SHOWER ENCLOSURES, ALL GLAZING 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.
21- THE FOLLOWING NOTES SHALL APPLY TO ALL FORCED AIR UNITS.
A) COMPARTMENT DIMENSIONS 12" WIDER THAN UNIT, 3 MIN. CLEAR ON SIDES & BACK, 6" MIN. CLEAR FROM FRONT TO COMBUSTION AIR INTAKE.
B) AREA OF COMBUSTION AIR OPENING 1 SQ. IN. PER 5,000 BTU. 1 SQ. IN. PER 1,000 BTU (100 MIN.) IN CONFINED SPACES. HALF OF OPENINGS AREA WITHIN 12" OF CEILING AND HALF 12" FROM FLOOR.
C) COMBUSTION AIR FROM ATTIC THROUGH 26-GAUGE GALVANIZED STEEL SLEEVE TO 6" ABOVE CLG. JOISTS WITH A SCREEN. PROVIDE ADEQUATE OPENING AT ATTIC.
D) COMBUSTION AIR DIRECTLY FROM OUTSIDE WITH 1/4" SCREEN. 1 SQ. IN. PER 4,000 BTU AND 1 SQ. IN. PER 2,000 FOR HORIZONTAL DUCTS.
E) NOT ALLOWED IN ANY BEDROOM, BATHROOM, OR CLOSET THAT OPENS INTO ONE OF THESE.
F) ROOFTOP EQUIPMENT SHALL BE INSTALLED ON PLATFORM.

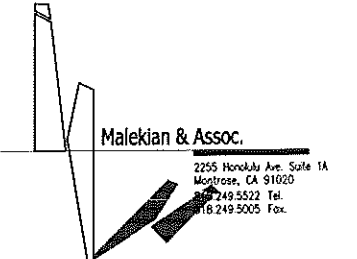
Malekian & Assoc.
2255 Honolulu Ave., Suite 14
Northridge, CA 91320
Tel: 818.449.5522 Fax: 818.249.5005

PROPOSED ADDITION 1 UNIT APARTMENT & GARAGE BUILDING

1135 ELM STREET
GLENDALE CA. 91206
11.25.09
SHEET TITLE

GENERAL NOTES

10107.235
SHEET NUMBER
SHEET INDEX



GENERAL NOTES:

- 1. ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
A. CALIFORNIA BUILDING CODE 2002.
B. OTHER APPLICABLE LAWS, ORDINANCES AND REGULATIONS HAVING JURISDICTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AT THE JOB SITE AND TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS...
3. THE CONTRACTOR SHALL MAKE CERTAIN THAT NEW CONSTRUCTION WORK WILL NOT OBSTRUCT EXITING FROM THE BUILDING NOR OBSTRUCT FIRE DEPARTMENT'S ACCESS TO THE BUILDING.
4. DETAILS MARKED 'TYPICAL' SHALL APPLY IN ALL CASES, UNLESS SPECIFICALLY INDICATED OTHERWISE.
5. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOT CREATING AN ADVERSE EFFECT ON ADJOINING PROPERTIES AND WILL NOT BLOCK ANY EXISTING LOT DRAINAGE...
6. ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED TO THE STREET VIA NON CORROSIIVE DEVICE AT 24 MINIMUM SLOPE.
7. ALL FILL OR BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION AS DETERMINED BY A.S.T.M. METHOD D-1557.
8. ALL WORK SHALL CONFORM TO CONTRACT DOCUMENTS. NO CHANGES THEREFROM SHALL BE MADE WITHOUT A REVIEW BY THE DESIGNER.
9. THE BUILDING ENVELOPE SHALL MEET THE REQUIREMENTS OF TITLE 24 OF THE STATE OF CALIFORNIA ENERGY CODE.
10. ALL EXPOSED STRUCTURE OR NON-STRUCTURAL STEEL SHALL BE BONDZEMED.
11. PROVIDE NEW FIRE EXTINGUISHERS IF INDICATED OR REQUIRED. EXTINGUISHERS SHALL BE 5 GAL., TYPE 2A10BC IN RECESSED CABINETS.
12. MECHANICAL VENTILATION - TOILET ROOMS, JUVINIOR - 4 AIR CHANGES/HR., OFFICES, WORK AREAS, ETC., 2 AIR CHANGES/HR. SEE MECHANICAL DRAWINGS.
13. PROVIDE LIGHTING IN AREAS CUSTOMARILY USED BY HUMAN BEINGS - SEE ELECTRICAL DRAWINGS.
14. MECHANICAL HVAC SYSTEM AND ENERGY CONSERVATION CALCUS TO BE SUBMITTED TO AND APPROVED BY MECHANICAL DIVISION PRIOR TO INSTALLATION.
15. ELECTRICAL DRAWINGS AND ENERGY CONSERVATION CALCUS TO BE SUBMITTED TO AND APPROVED BY ELECTRICAL DIVISION PRIOR TO INSTALLATION.
16. PROVIDE LOW CONSUMPTION WATER CLOSET FOR NEW BUILDING, BUILDING ADDITION OR BUILDING REMODELING WHERE NEW PLUMBING FIXTURES WILL BE INSTALLED.
17. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR.
18. ALL FLASHING, GUTTERS, DOWNSPOUTS & EXPOSED METALS SHALL BE BONDZERIZED, PRIMED & PAINTED.

BUILDING AND SAFETY NOTES:

- 1. ILLUMINATED EXIT SIGNS SHALL PROVIDE AN EQUIVALENT LUMINANCE AND BE LISTED FOR THE PURPOSE.
2. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ELECTRICAL CODE.
3. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES OF ELECTRICAL SUPPLY.
4. ALL EXITS MUST BE CONTINUOUS AND TERMINATE IN A PUBLIC WAY OR EXIT COURT LEADING TO A PUBLIC WAY.
5. THE MEAN 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 CEILING OR OVERHEAD STRUCTURE.
6. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
7. ALL EXIT DOORS SERVING AN OCCUPANT LOAD OF 10 OR MORE, ALONG THE PATH OF EXIT TRAVEL ANYWHERE IN MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS OF SECTION 1003.3.1.
A. ALL REQUIRED EXIT DOORS SHALL BE NOT LESS THAN 3 FT. WIDE, 6'-8" HIGH, SHALL HAVE A CLEAR EXIT WAY WIDTH OF NOT LESS THAN 32" AND SHALL BE CAPABLE OF OPENING 90 DEGREES.
B. EXIT DOORS SHALL BE OF THE PROTECTED, BALANCED OR SIDE-HINGED SWINGING TYPE.
C. SWING DOOR(S) \_\_\_\_\_ IN THE DIRECTION OF TRAVEL WHEN THE DL>50.
D. PLANS MUST INDICATE THE FLOOR OR LANDING ON EACH SIDE OF ANY DOOR IS NOT MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY.
E. WHEN A DOOR OPENS OVER A LANDING, THE LANDING SHALL HAVE A LENGTH OF NOT LESS THAN 60" AND BE NOT MORE THAN 1' BELOW THE THRESHOLD.

- 8. IF OCCUPANT LOAD IS 50 OR MORE, THE MINIMUM CLEAR WIDTH OF CORRIDOR IS 44 INCHES.
9. DEAD END CORRIDORS AND EXIT BALCONIES MUST NOT EXCEED 20 FEET.
10. WHERE AN EXIT PASSAGEWAY IS USED AND MORE THAN ONE EXIT IS REQUIRED, DEAD ENDS SHALL NOT EXCEED 20 FEET IN LENGTH.
11. NOTE ON THE PLANS: 'TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 303.7'. A SEPARATE PERMIT IS REQUIRED FROM PW ENGINEERING 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.
13. IN FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION, THE FIRE-RESISTIVE RATING MUST BE MAINTAINED FOR SUCH WALLS PASSING THROUGH ATTIC AREAS.
14. IN DETERMINING THE OCCUPANT LOAD, ALL PORTIONS OF A BUILDING SHALL BE PRESUMED TO OCCUPIED AT THE SAME TIME EXCEPT FOR ACCESSORY USE AREAS THAT ORDINARILY ARE USED ONLY BY PERSONS WHO OCCUPY THE MAIN AREA.
15. NOT USED.
16. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
17. THE MEANS 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 CEILING OR OVERHEAD STRUCTURE.
18. ALL EXTERIOR ELEVATION CHANGES AND INTERIOR ELEVATION CHANGES OF 12 INCHES (305 mm) OF MORE ALONG THE PATH OF EXIT TRAVEL SHALL BE MADE BY STEPS, STAIRS OF STAIRWAYS CONFORMING WITH THE REQUIREMENTS OF SECTION 1003.3.3.3 OR RAMPS CONFORMING WITH THE REQUIREMENTS OF SECTION 1003.3.4.
19. THERE SHALL NOT BE ENCLOSED USABLE SPACE UNDER STAIRWAYS OR RAMPS IN AN EXIT ENCLOSURE, OR EXTERIOR STAIRWAY.
20. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE.
21. ACCORDING TO SECTION 2512, WHEN GYPSUM IS USED AS A BASE FOR TILE OR WALL PANELS FOR TUB, SHOWER, OR WATER CLOSET COMPARTMENT WALLS, WATER RESISTANT GYPSUM BACKING BOARD SHALL BE USED.
22. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF NOT THAN 1024 SQUARE INCHES (0.66M^2) AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH (0.76M) CIRCLE.
23. WATER HEATER COMBUSTION AIR DUCTS THROUGH 1-HOUR CEILING MUST BE IN A SHAFT.
24. THE WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL, 70" ABOVE THE DRAIN AT THE SHOWERS OR TUBS WITH SHOWERS.
25. ALL PLUMBING PENETRATION THROUGH WALLS WHICH REQUIRED PROTECTED OPENINGS (OCCUPANCY SEPARATION WALLS, AREA SEPARATION WALLS, CORRIDOR WALLS AND WALLS TO CLOSE TO REAL OR MAGINARY PROPERTY LINE) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
26. PENETRATION OF THE 1-HOUR CEILING BY DUCTS FOR THE FAN AND THE STOVE HOOD REQUIRE DAMPERS (USE A DUCTLESS HOOD WHENEVER POSSIBLE).
27. EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABELER, AND STATES THAT SAFETY-GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.
A. GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES
B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS.
C. GLAZING IN DOORS AND ENCLOSURES, INCLUDING THE BUILDING WALLS FOR WHIRLPOOLS, SAUNAS, BATHTUBS AND SHOWERS.
D. GLAZING EDGE OF THE GLAZING IS WITHIN A 24 INCH (610 MM) 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 MM) ABOVE THE WALKING SURFACE.
E. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS C AND F, THAT MEET ALL OF THE FOLLOWING CONDITIONS:
I. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET(0.84 M^2)
II. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
III. EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
IV. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
J. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FEET (1525 MM) OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE.
28. PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRESTOPPED WITH AN APPROVED MATERIAL IN ACCORDANCE WITH SECTION 709.6.
A. COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE THE WALLS OR PARTITIONS, PROVIDED THEY ARE FIRE STOPPED.
B. OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQ. IN. ARE PERMITTED PROVIDED OPENINGS DO NOT AGGREGATE MORE THAN 100 SQ. IN. OR 100 SQ. FT. OF WALL OR PARTITIONS.
C. WHERE WALLS ARE PENETRATED BY THE OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION 7.3.2.
29. WATER HEATER COMBUSTION AIR DUCTS THROUGH 1-HR. CEILING MUST BE IN A SHAFT.
30. CLOTHING DRYER(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 RATED SELF-CLOSING DOOR BETWEEN THE GARAGE AND TRASH OR RECYCLE ROOM
C. MINIMUM HEADROOM OF 7'-0", CLEAR OF ALL PIPES, CONDUITS OR DUCTS.

- 32. CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING. BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS.
33. INTERIOR NONLOAD-BEARING PARTITIONS WITHIN INDIVIDUAL DWELLING UNITS IN APARTMENT HOUSES AND GUEST ROOMS OR SUITES IN HOTELS WHEN SUCH DWELLING UNITS, GUEST ROOMS OR SUITES ARE SEPARATED FROM EACH OTHER AND FROM CORRIDORS BY NOT LESS THAN 1-HOUR FIRE-RESISTIVE CONSTRUCTIVE CONSTRUCTION (CONTINUOUS TO THE ROOF) MAY BE CONSTRUCTED OF:
A. NONCOMBUSTIBLE MATERIALS (STEEL STUDS AND DRYWALL) OR FIRE-RETARDANT-TREATED WOOD IN BUILDINGS IN ANY TYPE OF CONSTRUCTION OR
B. COMBUSTIBLE FRAMING (WOOD STUDS) WITH NONCOMBUSTIBLE MATERIALS (DRYWALL) APPLIED TO THE FRAMING IN BUILDINGS OF TYPE III OR V CONSTRUCTION.
34. CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.
35. RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL TO MAINTAIN THE 1-HOUR CEILING ASSEMBLY.
36. PLASTIC BATHROOM FANS IN THE CEILING OR LAUNDRY HOOKUP BOXED IN OCCUPANCY SEPARATION WALLS ARE NOT PERMITTED UNLESS SPECIFICALLY APPROVED BY A RECOGNIZED TESTING AGENCY.
37. EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL. DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED.
38. STEEL BEAMS AND COLLARS SHALL BE PROTECTED AS REQUIRED FOR 1-HOUR PROTECTION.
A. WHERE CEILING FORMS THE PROTECTIVE MEMBRANE FOR FIRE-RESISTIVE ASSEMBLIES (OCCUPANCY SEPARATIONS AND RATED ROOF/CEILING OR FLOOR/CEILING ASSEMBLIES), THE CONSTRUCTION (FLOOR JOISTS) AND THEIR SUPPORTING HORIZONTAL STRUCTURAL MEMBERS (BEAMS) NEED NOT BE INDIVIDUALLY FIRE PROTECTED EXCEPT WHERE SUCH MEMBERS SUPPORT DIRECTLY APPLIED LOADS FROM MORE THAN ONE FLOOR OR ROOF.
B. COLLARS MUST ALWAYS BE INDIVIDUALLY PROTECTED.
39. PLASTIC ELECTRICAL BOXES ARE TO BE CLEARLY IDENTIFIED AS APPROVED FOR 1-HOUR CONSTRUCTION.
40. BATHROOMS, WATER CLOSET ROOMS, LAUNDRY ROOMS AND SIMILAR ROOMS SHALL BE PROVIDED WITH A FULLY OPENABLE EXTERIOR WINDOW WITH AN AREA NOT LESS THAN 1/20 OF THE FLOOR AREA OF SUCH ROOM WITH A MINIMUM OF 1.5 SQ.FT. (0.14m^2), OR A MECHANICALLY OPERATED EXHAUST SYSTEM CAPABLE OF PROVIDING FIVE (5) AIR CHANGES PER HOUR.
41. DRAFT STOPS MUST BE PROVIDED IN THE FOLLOWING LOCATIONS:
A. IN ATTICS, MANSARDS, OVERHANGS, FALSE FRONTS SET OUT FROM WALLS AND SIMILAR CONCEALED SPACES, AND IN FLOOR-CEILING ASSEMBLIES.
42. ENVELOPE CEILING 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.
B. INDIVIDUAL ELECTRICAL OUTLET BOXES MUST BE OF STEEL AND NO GREATER THAN 16 SQ. IN. IN AREA.

SECURITY NOTES

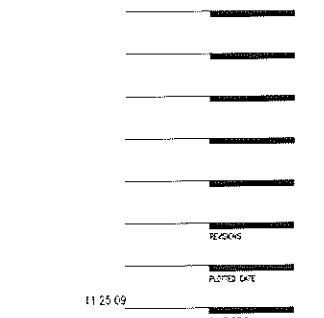
- THE FOLLOWING BUILDING SHALL COMPLY WITH SECURITY PROVISIONS
(A) NEW RESIDENTIAL BUILDINGS OF ALL TYPES.
(B) ADDITIONS OR ALTERATIONS TO RESIDENTIAL BUILDINGS OF ALL TYPES.
(C) MULTIPLE FAMILY UNITS CONVERTED TO CONDOMINIUMS.
B- (\*) THIS SYMBOLS HAS BEEN USED ON PLANS TO IDENTIFIES THE SECURITY OPENINGS.
C- SECURITY OPENINGS ARE DEFINED AS:
1. ALL EXTERIOR DOORS OF RESIDENTIAL BUILDINGS.
2. THE DOOR LEADING FROM GARAGE INTO ATTACHED DWELLING UNITS.
3. ENTRANCE DOORS TO INDIVIDUAL APARTMENTS OR CONDOMINIUMS FROM A PUBLIC AREA.
4. ANY GLAZED OPENING WITHIN 40" OF ANY DOOR LOCKING MECHANISM IN THE CLOSED MECHANISM.
5. LOCKERED WINDOWS WITHIN 12" VERTICALLY OR 6' HORIZONTAL OF AN ACCESSIBLE SURFACE.
6. OPENINGS OR WINDOWS INTO PUBLIC PARKING AREAS.
7. ALL OPENABLE WINDOWS. SEE ITEM (E) BELOW.
D- DETAILS AND SPECIFICATIONS FOR ALL SWINGING DOORS IN SECURITY OPENINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL.
1. SPECIFY THICKNESS, TYPE, AND MATERIALS AS APPLICABLE FOR WOOD, METAL AND GLASS DOORS.
2. SPECIFY DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH KEY-OPERATED LOCKS ON EXTERIOR; LOCKS OPERABLE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT ON INTERIOR; AND TYPE THROW, AND EMBEDMENT OF DEAD BOLTS FOR SINGLE SWING DOORS, ACTIVE LEAF OF DUTCH DOOR.
3. SHOW MEANS OF SECURING INACTIVE LEAF OF DOUBLE DOOR AND UPPER LEAF OR DUTCH DOOR.
E- ARCHITECT SHALL SPECIFY SLIDING GLASS DOORS AND OPERABLE SECURITY WINDOWS ON PLANS BY TRADE NAME. ARCHITECT SHALL PROVIDE PLAN CHECKER WITH A COPY OF PERFORMANCE TEST REPORT PREPARED BY MANUFACTURER OR ISO 9000 #, INDICATING COMPLIANCE WITH TESTS AS ADOPTED IN 1979 EDITION OF THE UNIFORM BUILDING SECURITY CODE, CHAPTER 41. (AUMA APPROVED)
F- SHOW THE METHOD OF SECURING METAL OR WOOD OVERHEAD OR SLIDING DOORS.
G- SPECIFY METAL GUDES AT TOP AND BOTTOM OF METAL ACCORDING GRATE OR GRILL-TYPE DOORS. SHOW METHOD OF SECURING SUCH DOORS.
H- GLAZED OPENINGS REFERRED TO IN ITEM 4 ABOVE, SHALL BE FULLY TEMPERED GLASS OR RATED BURGLARY RESISTANT GLAZING.
I- OPENING 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.
J- WIDE ANGLE VIEWERS (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 DIAGRAMS & 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.
M- LIGHTING FOR ASLES PASSAGEWAYS AND RECESSES, SHALL BE PROVIDED FOR MULTI-UNIT BUILDING WITH INTENSITY OF .25 FOOT-CANDELES AT GROUND LEVEL DURING HOURS OF DARKNESS.
N- PARKING AREA LIGHTING 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 N ABOVE, PROVIDE APPROPRIATE GENERAL NOTES AND SPECIFICATION TO COMPLY WITH ORDINANCE 4518. THE FOLLOWING EXAMPLE MAY BE USED PART OR IN TOTAL AS APPROPRIATE.

FIRE DEPARTMENT NOTES

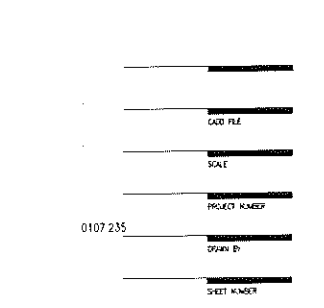
- 1- FOR ALL INSPECTIONS, CALL 818-548-4810. FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE:
I. OVERHEAD SPRINKLER ROUGH INSPECTION (PRIOR TO COVERING ANY PIPING).
II. FIRE ALARM ROUGH INSPECTION (PRIOR TO COVERING ANY CONDUIT).
III. SPRINKLER FINAL.
IV. FIRE ALARM FINAL.
V. FIRE PREVENTION FINAL; GENERAL CONTRACTOR MUST REQUEST A SEPARATE INSPECTION. INSPECTION INCLUDES, BUT IS NOT LIMITED TO: FIRE EXTINGUISHERS; SIGNAGE, DOOR HARDWARE AND MEANS OF EGRESS; EMERGENCY LIGHTING; ETC.
2- ADDRESS NUMBERS SHALL COMPLY WITH PROVISIONS OF 1997 UFC 901.4.4., SHALL BE ILLUMINATED, CLEARLY VISIBLE AND LEGIBLE FROM ALL STREETS, ALLEYS, ETC. GIVING 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 FIRE DEPARTMENT COUNTER BEFORE APPROVAL OF PLANS, IF THERE IS SECURED ACCESS ON PROPERTY.
4- PROVIDE FIRE EXTINGUISHERS (2A-10BC) WITH RECESSED OR SEMI-RECESSED CABINET WITHIN 75 FEET TRAVEL DISTANCE OF ALL POINTS IN THE OCCUPANCY. EXTINGUISHER SHALL BE MOUNTED ON A HOOK WITHIN THE CABINET (ELEVATED OFF CABINET FLOOR) PLACED IN EASILY ACCESSIBLE LOCATIONS AT A MINIMUM OF 48" FROM THE TOP OF THE CABINET TO THE FINISHED FLOOR. MULTIPLE FLOORS AND/OR MEZZANINES SHALL BE PROVIDED WITH EXTINGUISHERS INDEPENDENTLY. (SURFACE MOUNTING MAY BE ACCEPTABLE IF RECESSING IS IMPRACTICAL).
5- SMOKE DETECTORS SHALL 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).
6- A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE STRUCTURE IN ACCORDANCE WITH THE RECOMMENDATIONS OF NFPA 13 AND THE REQUIREMENTS OF THE GLENDALE FIRE DEPARTMENT.
7- A FIRE ALARM SYSTEM CAPABLE OF NOTIFYING THE ALL OCCUPANTS AUSEBY UPON ACTIVATION OF THE AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED. THE FIRE ALARM SYSTEM SHALL BE INSTALLED BY A UL LISTED FIRE ALARM INSTALLATION COMPANY.
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- FIRE EXTINGUISHERS [2A-10BC] IN RECESSED CABINETS MOUNTED AT 48" AFF MAXIMUM TO TOP OF FEEC WITHIN 75 FEET TRAVEL DISTANCE THROUGHOUT TO BE INSTALLED. EXTINGUISHER TO BE MOUNTED ON HOOK INSIDE THE CABINET. (ELEVATED OFF CABINET FLOOR)
11- HARDWARE SMOKE DETECTORS WITH A BATTERY BACKUP TO BE INSTALLED IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE REED TO BE INSTALLED.
A) CENTRALLY LOCATED IN ROOMS & CORRIDORS GIVING DREST ACCESS TO EACH SLEEPING AREAS.
B) ON CEILING INSIDE EACH SLEEPING ROOM.
C) ON EACH STORY OF MULTI-STORY DWELLINGS.
D) IN SPLIT 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 AREAS ARE ON AN UPPER LEVEL, THE DETECTOR SHALL BE LOCATED IN CLOSE PROXIMITY TO THE STAIRWAY.
F) IN ROOMS WITH HIGH OR SLOPED CLOS. 24" ABOVE THAT OF THE ADJACENT HALLWAY LEADING TO SLEEPING AREAS.
G) DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE. (PROVIDE INTERCONNECTION)
12- PROVIDE EMERGENCY LIGHTING CAPABLE OF PROVIDING 1 FOOT CANDELE POWER TO ALL POINTS OF THE EXIT PASSAGE AND EXIT COURT, PARKING GARAGE, TELL TERMINATION AT THE PUBLIC RIGHT OF WAY.
13- COORDINATE WITH FIRE INSPECTOR IF ANY EXIT SIGNS ARE NEEDED ON FIRST FLOOR.
14- SPARKLERS SHALL BE UNDER SEPARATE PERMIT.

PROPOSED ADDITION 1 UNIT APARTMENT & GARAGE BUILDING

1135 ELM STREET
GLENDALE, CA. 91206



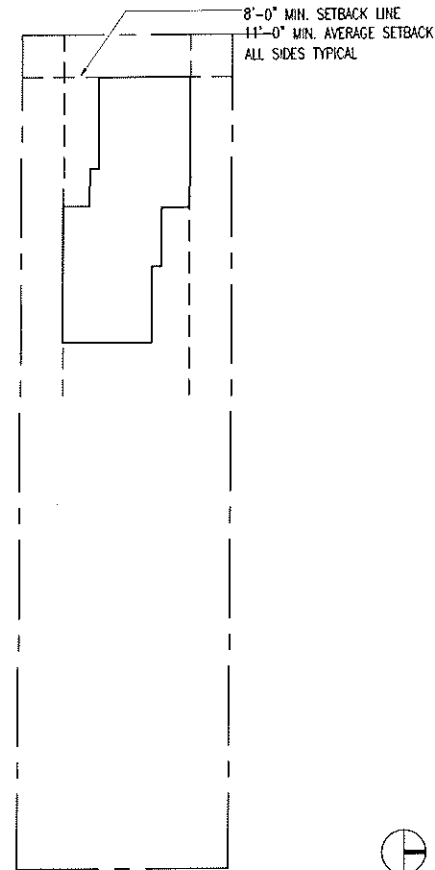
GENERAL NOTES





**SETBACK ZONE:**

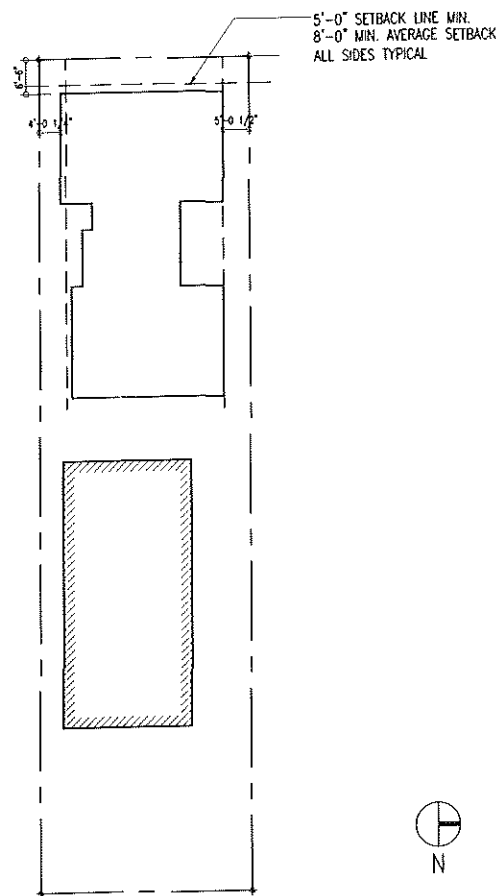
- (A) (S) ZONE A = 11'-0" AVERAGE SETBACK
- (B) (W) ZONE B = 14'-2" AVERAGE SETBACK
- (C) (N) ZONE C = 11'-2" AVERAGE SETBACK



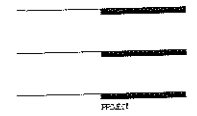
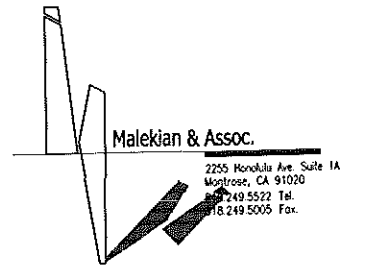
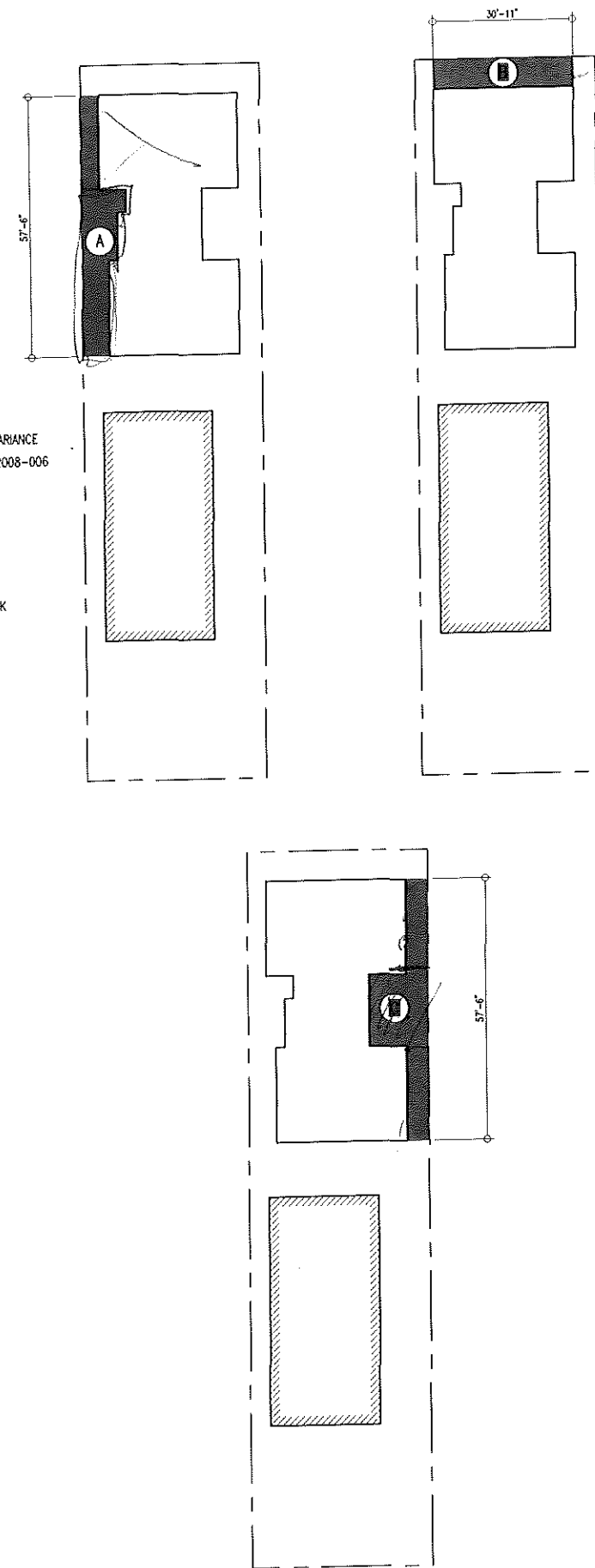
**SECOND FLOOR SETBACKS DIAGRAMS**  
 SCALE : 1/16" = 1'-0"

**SETBACK ZONE:**

- (A) (S) ZONE A = 6'-0" AVERAGE SETBACK
  - (B) (W) ZONE B = 6'-6" AVERAGE SETBACK
  - (C) (N) ZONE C = 7'-3" AVERAGE SETBACK
- PER APPROVED VARIANCE  
 CASE NO. PVAR 2008-006

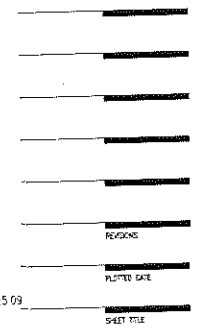


**FIRST FLOOR SETBACKS DIAGRAMS**  
 SCALE : 1/16" = 1'-0"



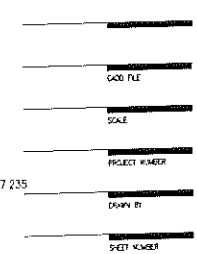
**PROPOSED ADDITION 1 UNIT APARTMENT & GARAGE BUILDING**

1135 ELM STREET  
 GLENDALE CA. 91206

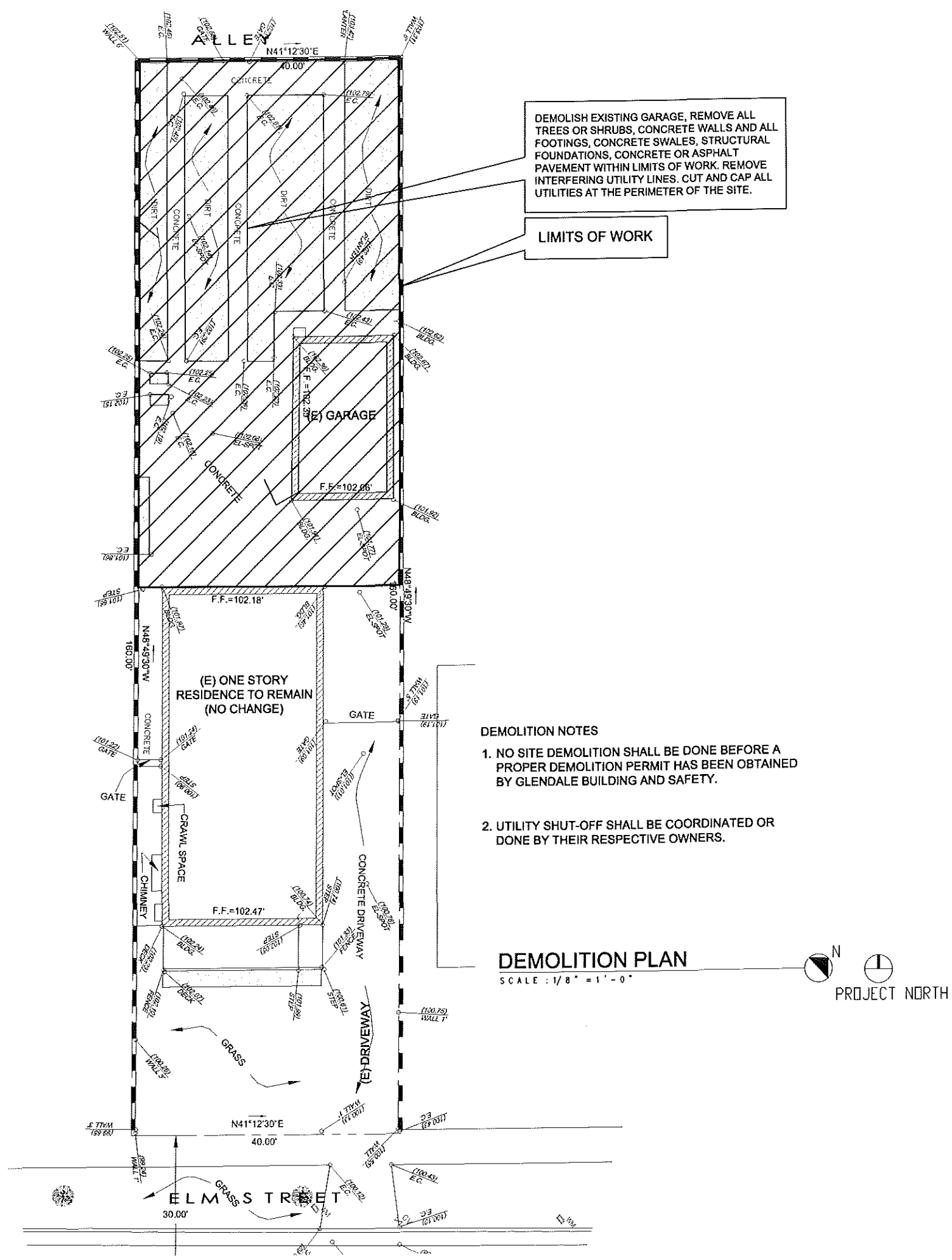
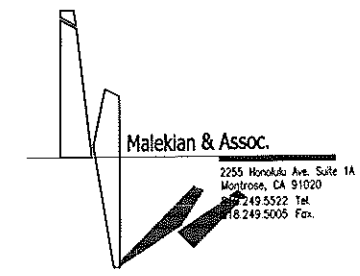


11.25.09

**SETBACK DIAGRAM**



0107.235



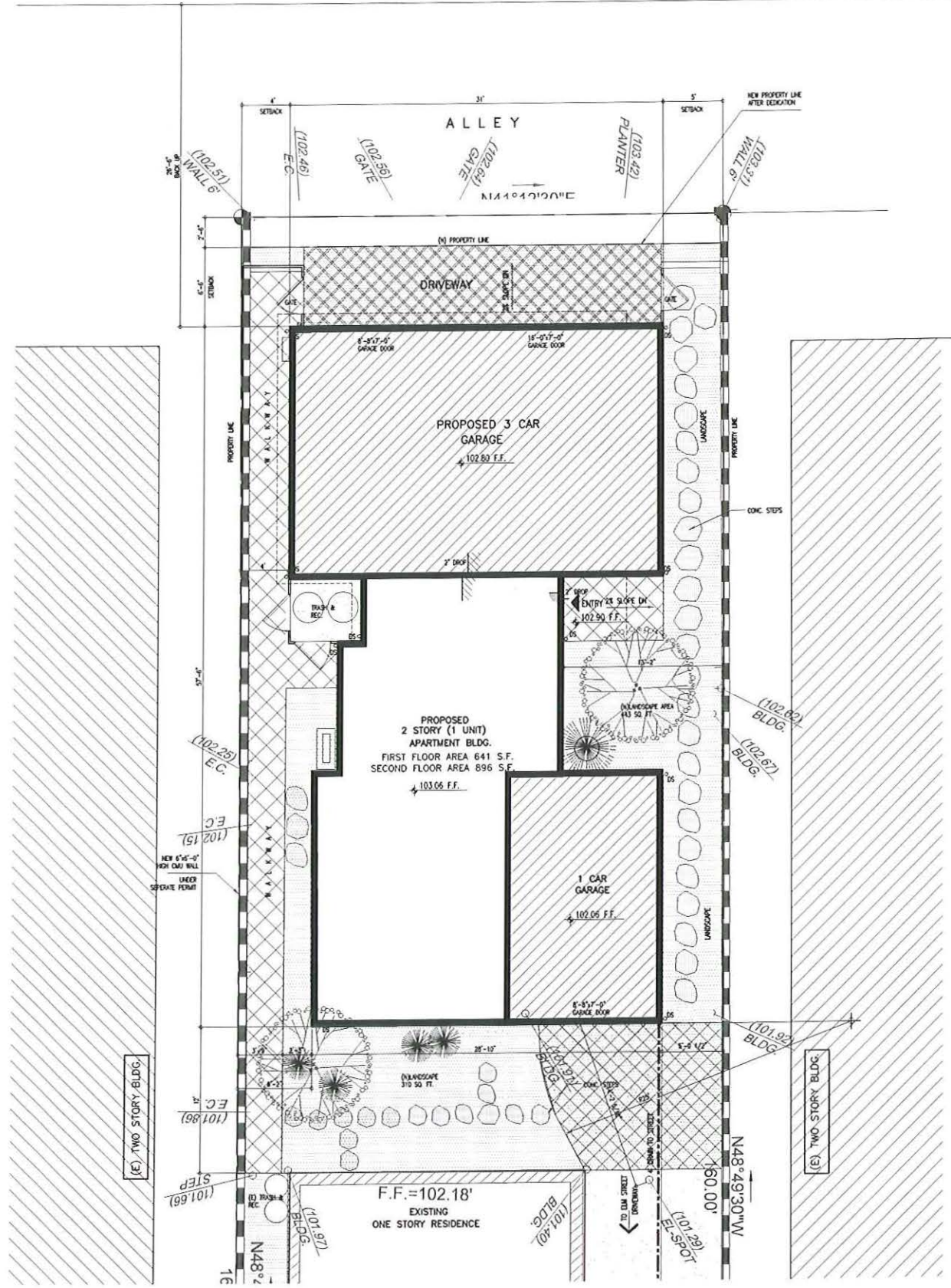
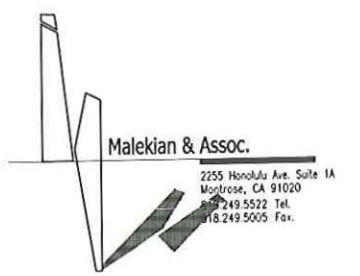
**PROPOSED ADDITION 1 UNIT APARTMENT & GARAGE BUILDING**

1135 ELM STREET  
GLENDALE CA. 91206

**EXISTING & DEMO PLAN**

CAD FILE  
SCALE  
PROJECT NUMBER  
0107 235  
DRAWN BY  
SHEET NUMBER





**DIMENSIONAL SITE PLAN**  
SCALE : 3/16" = 1' - 0"

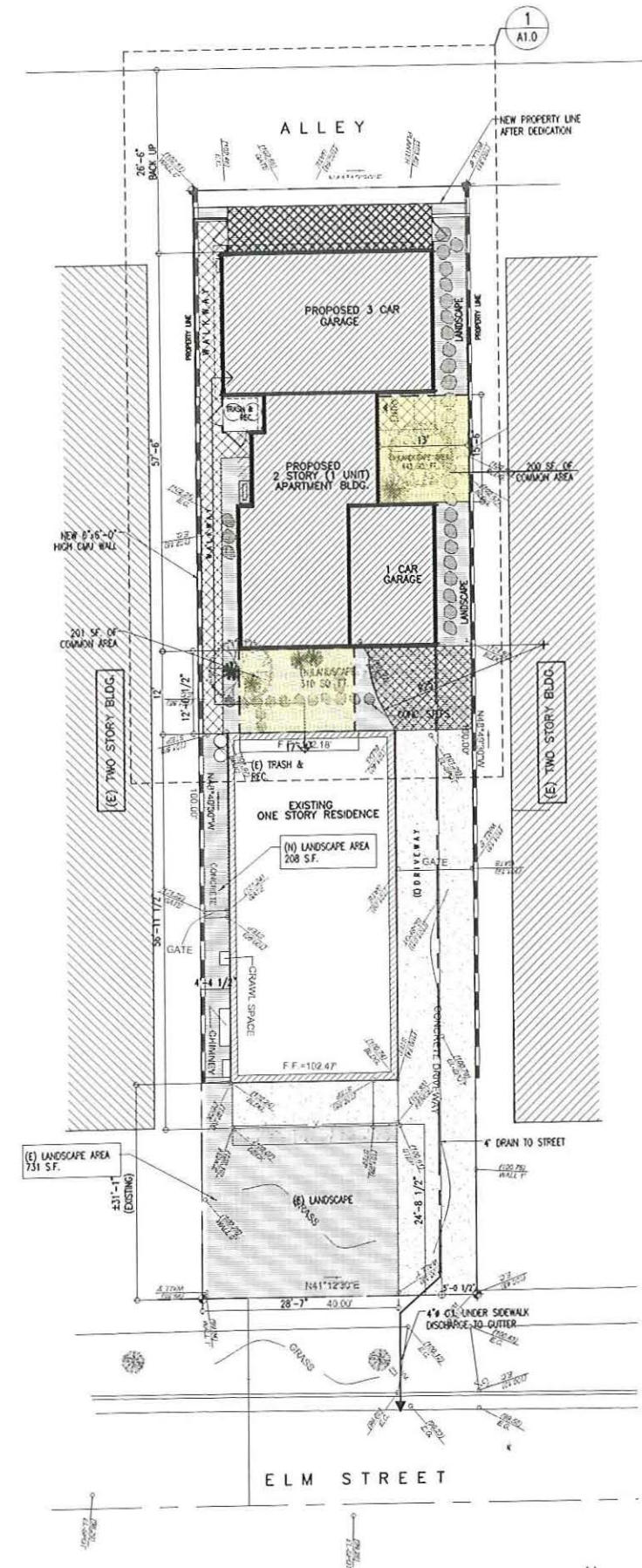
1  
A1.0

**SITE SYMBOL & LEGEND:**

- CONCRETE PAVING
- LANDSCAPE AREA
- GRASS-CRETE WITH GRASS AND PAVERS
- DECORATIVE CONCRETE PAVERS
- BUILDING ENVELOPE
- ENTRY
- SLOPE 1/4" SLOPE MIN-TYP.
- EXIT SIGN
- DOOR NUMBER

- NOTES:**
- ALL BOUNDARY WALLS, RETAINING WALLS, FENCES, DECKS, PATIO COVERS, AND POOL/SPA/JACUZZI SHALL BE UNDER SEPERATE PERMIT.
  - THERE ARE NO OAK, BAY, OR SYCAMORE TREES ON AND WITHIN 20' OF THE PROPERTY

**LEGAL DESCRIPTION:**  
TRACT NO 5424 LOT 36



**SITE PLAN**  
SCALE : 3/32" = 1' - 0"

N  
PROJECT NORTH  
A-1.1

**PROPOSED ADDITION 1 UNIT APARTMENT & GARAGE BUILDING**

1135 ELM STREET  
GLENDALE CA. 91206

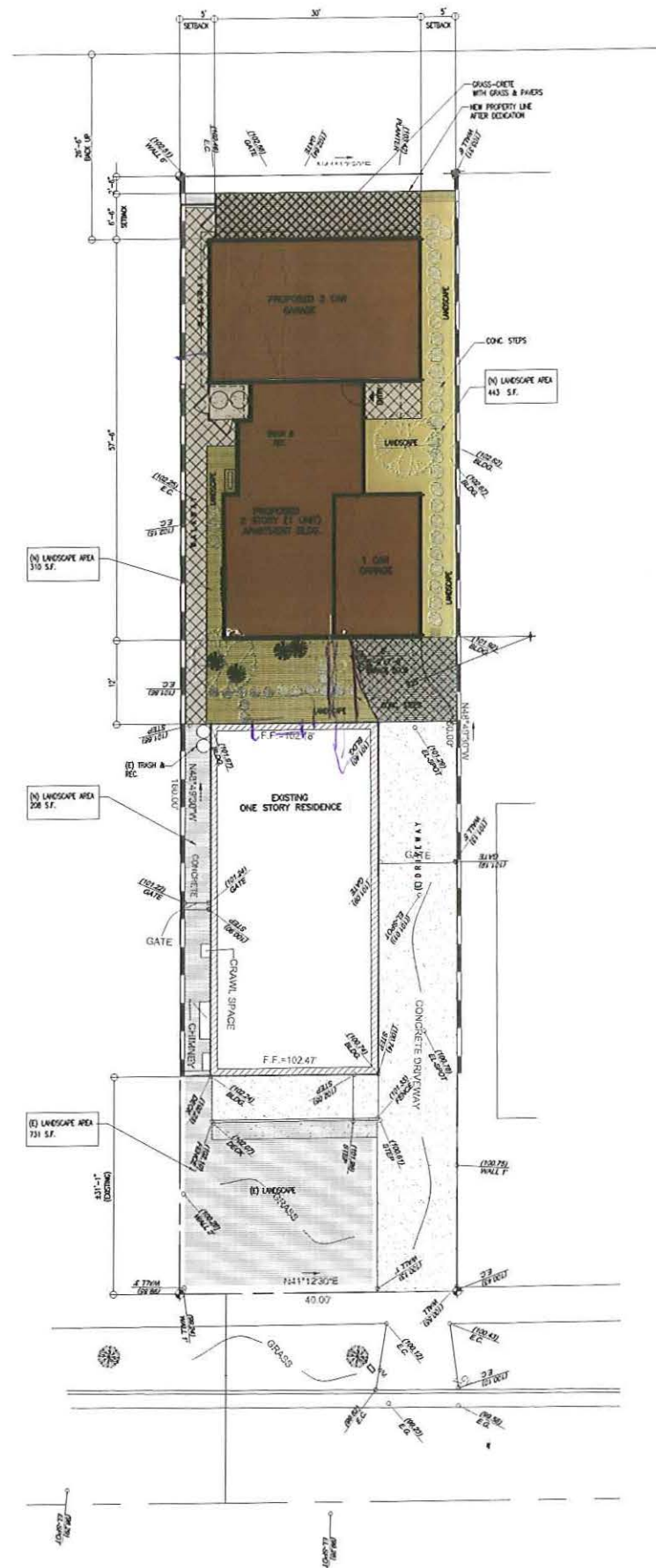
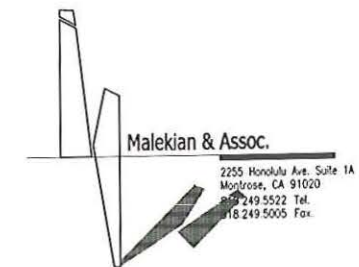
**SITE PLAN**

- PROJECT
- REGIONS
- PLOTTED DATE
- SHEET TITLE
- 000 FILE
- SCALE
- PROJECT NUMBER
- DRAWN BY
- SHEET NUMBER

11.25.09

0107.235





SYMBOLS & LEGEND

- BALDING
- LANDSCAPE
- HIRSCAPE/PAVING

NOTE: THERE ARE NO OAK, BAY, OR SYCAMORE TREES ON AND WITHIN 20' OF THE PROPERTY

PLOT PLAN

SCALE : 3/32" = 1' - 0"



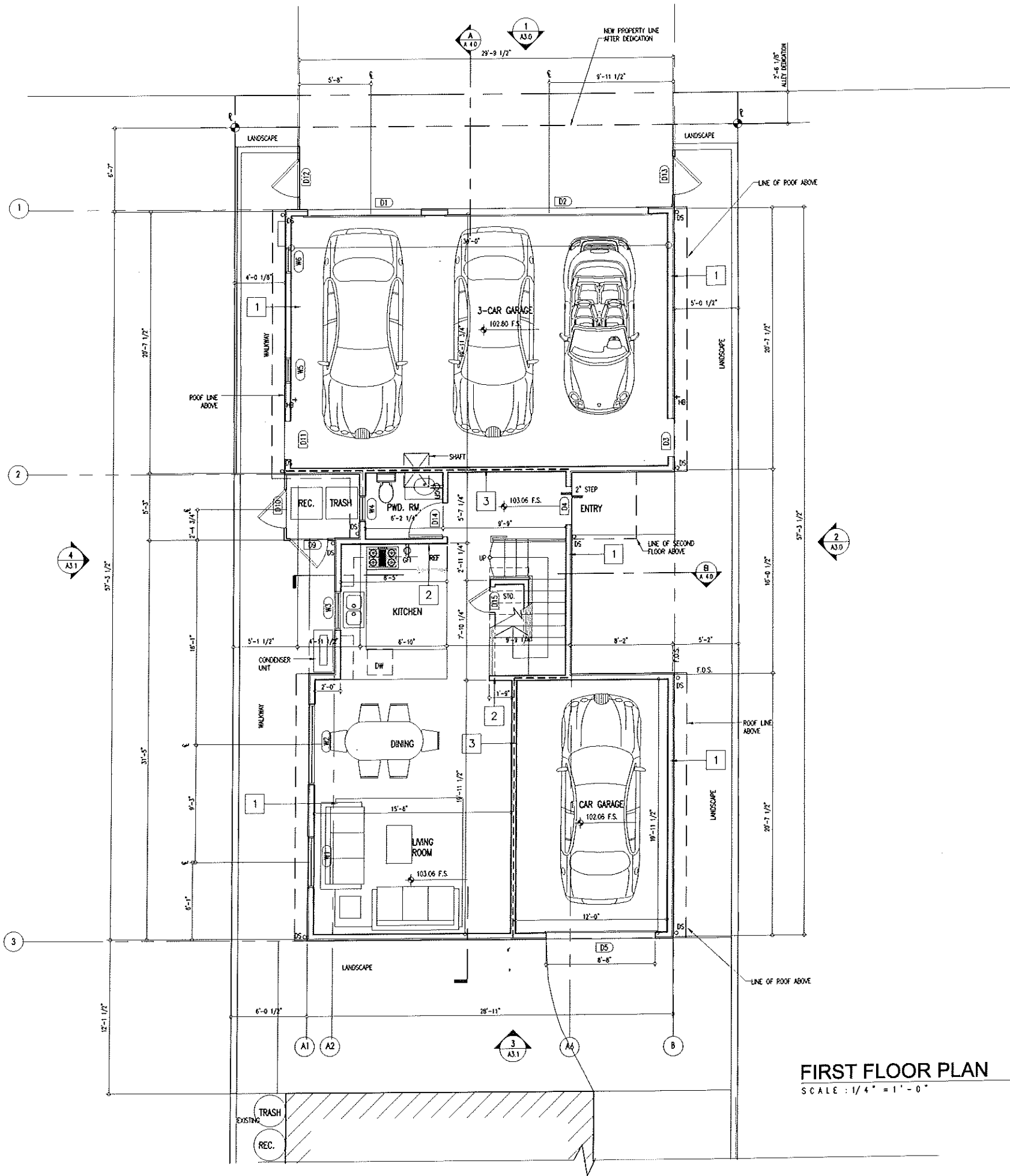
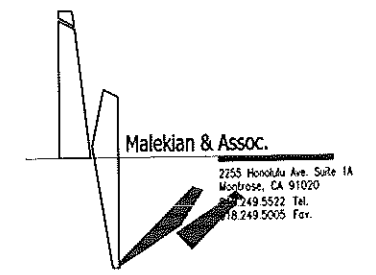
PROPOSED ADDITION 1 UNIT APARTMENT & GARAGE BUILDING

1135 ELM STREET  
GLENDALE CA. 91206

11 25 09

COLOR PLOT PLAN

0107 235



**SYMBOLS & LEGEND:**

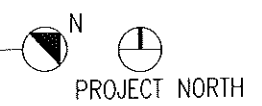
- FLOOR FINISH TRANSITION - REF. TO FINISH SCHEDULE A 5.0
- DOWNSPOUT
- FIRE RATED DOOR/WINDOW REFER TO A-5.0 & A-5.1 FOR DETAILS
- WALL CONSTRUCTION TYPE - REF. WALL LEGEND BELOW
- SECTION BUBBLE - REFER TO SECTION
- ELEVATION REFERENCE - REFER TO A-3.0 TO A-3.2
- ROOM NUMBER
- DOOR NUMBER
- WINDOW NUMBER
- FLOOR DRAIN
- ROOF DRAIN
- LOCKABLE HOSE BIB
- HOOD EXHAUST VENT
- DRYER EXHAUST VENT. SEE NOTE 4
- ROUGH OPENING
- LIGHTWEIGHT CONCRETE TILE BY ENGLEITE ROOFING SYSTEM: EAGLE ROOFING PRODUCT #SMC28403 ICBO #ER-4660 OVER 2 LAYERS OF FELT WEIGHT: 5.7 LB/50 FT.

- NOTES:**
1. ALL EXTERIOR WALL DIMENSIONS ARE FROM THE FACE OF STUD (F.O.S.) U.N.O.
  2. ALL WALLS TO BE INSULATED AS PER TITLE 24.
  3. PROPOSED GATES AND FENCING OVER 4' IN HEIGHT WILL REQUIRE SEPARATE PERMIT.
  4. DRYER VENT  $\phi$  7"-0" A.F.F. DRYER VENT 4" MIN. 14'-0" MAX. W/90° BENDS FOR METAL DUCT AND 6'-0" FOR FLEX. DUCT CONNECTOR.

**WALL LEGEND:**

- EXTERIOR WALL-2X WOOD STUDS AT 16" O.C. U.N.O. WITH PLYWOOD SHEATHING PER STRUCTURAL CEMENT PLASTER ON METAL LATH AND 2 LAYERS OF GRADE "D" BUILDING PAPER AT EXTERIOR AND 1-LAYER 5/8" TYPE "X" OF GYP. BOARD ON INTERIOR.
- PARTITION WALL-2X WOOD STUDS AT 16" O.C. U.N.O. WITH 1-LAYER OF 5/8" TYPE "X" GYP. BOARD ON BOTH SIDES. USE WATERPROOF GYP. BOARD IF SUPPORTING CERAMIC TILE.
- 1 HOUR WALL W/ 1-LAYER OF TYPE "X" GYP. BRD. ON BOTH SIDES OVER 2X STUDS  $\phi$  15" O.C.

**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED ADDITION 1 UNIT APARTMENT & GARAGE BUILDING**

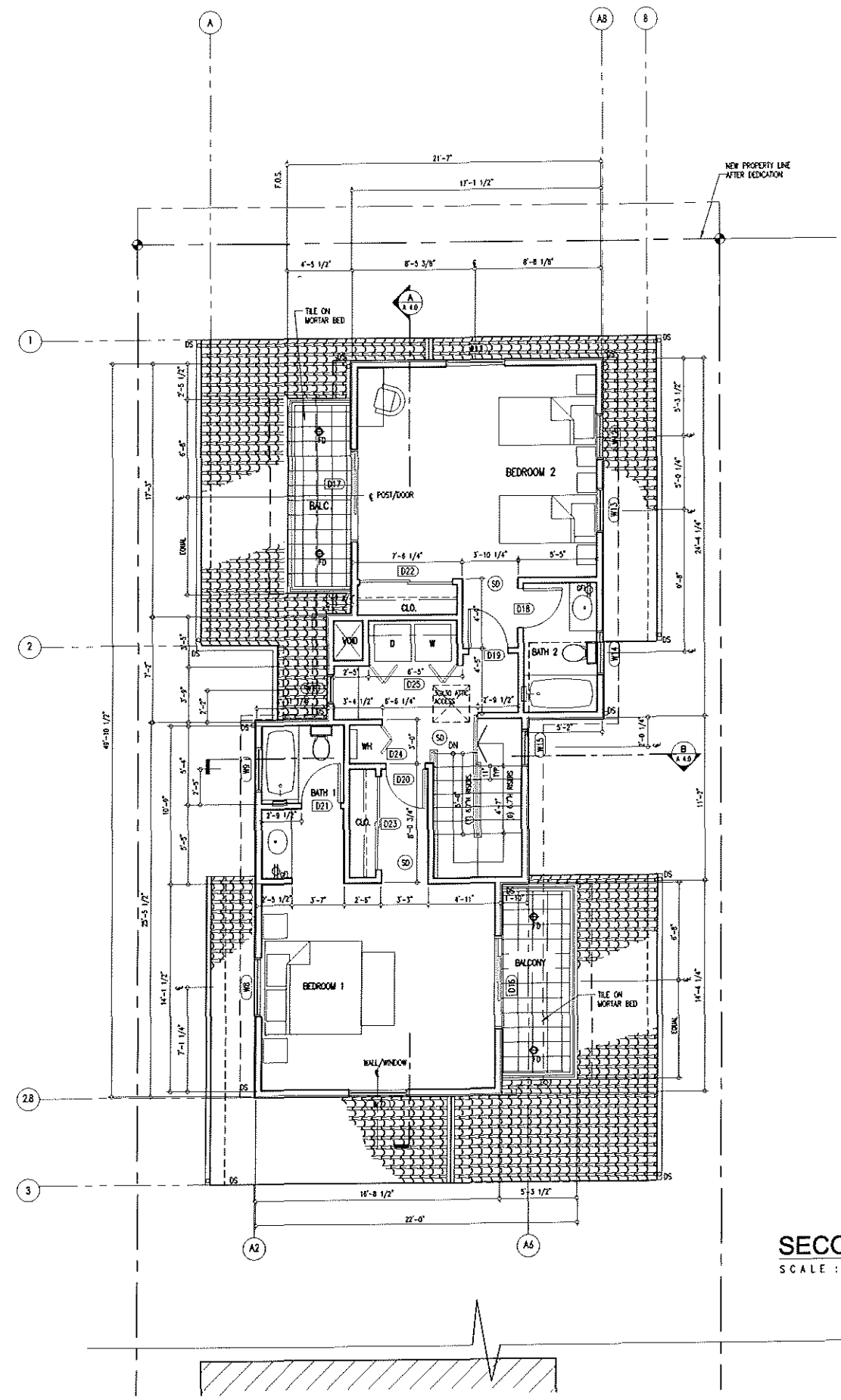
1135 ELM STREET  
GLENDALE CA. 91206

11.25.09

**FIRST FLOOR PLAN**

- CAD FILE
- SCALE
- PROJECT NUMBER
- DRAWN BY
- SHEET NUMBER

A 2.0



**SYMBOLS & LEGEND:**

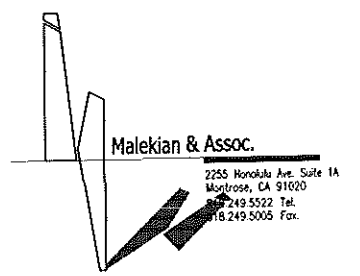
- FLOOR FINISH TRANSITION - REF. TO FINISH SCHEDULE A 5.0
- DOWNSPOUT
- FIRE RATED DOOR/WINDOW REFER TO A-5.0 & A-5.1 FOR DETAILS
- WALL CONSTRUCTION TYPE - REF. WALL LEGEND BELOW
- SECTION BUBBLE - REFER TO SECTION
- ELEVATION REFERENCE - REFER TO A-3.0 TO A-3.2
- ROOM NUMBER
- DOOR NUMBER
- WINDOW NUMBER
- FLOOR DRAIN
- ROOF DRAIN
- LOCKABLE HOSE BIB
- HOOD EXHAUST VENT
- DRYER EXHAUST VENT. SEE NOTE 4
- ROUGH OPENING
- LIGHTWEIGHT CONCRETE TILE BY EAGLEITE ROOFING SYSTEM EAGLE ROOFING PRODUCT #SMC8403 XCRD #ER-4660 OVER 2 LAYERS OF FELT WEIGHT: 5.7 LB/SQ.FT.

- NOTES:**
1. ALL EXTERIOR WALL DIMENSIONS ARE FROM THE FACE OF STUD (F.O.S.) U.N.O.
  2. ALL WALLS TO BE INSULATED AS PER TITLE 24.
  3. PROPOSED GATES AND FENCING OVER 4' IN HEIGHT WILL REQUIRE SEPERATE PERMIT.
  4. DRYER VENT @ 7'-0" A.F.F. DRYER VENT 4" MIN. 14'-0" MAX. W/90 BENDS FOR METAL DUCT AND 6'-0" FOR FLEX. DUCT CONNECTOR.

**WALL LEGEND:**

- 1 EXTERIOR WALL-2X WOOD STUDS AT 16" O.C. U.N.O. WITH PLYWOOD SHEATHING PER STRUCTURAL CEMENT PLASTER ON METAL LATH AND 2 LAYERS OF GRADE 'D' BUILDING PAPER AT EXTERIOR AND 1-LAYER 5/8" TYPE 'X' OF GYP. BOARD ON INTERIOR. (6) A6.D
- 2 PARTITION WALL-2X WOOD STUDS AT 16" O.C. U.N.O. WITH 1-LAYER OF 5/8" TYPE 'X' GYP. BOARD ON BOTH SIDES. USE WATERPROOF GYP. BOARD IF SUPPORTING CERAMIC TILE.
- 3 1 HOUR WALL W/ 1-LAYER OF TYPE 'X' GYP. BRD. ON BOTH SIDES OVER 2X STUDS @ 16" O.C. (11) A6.D

**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED ADDITION 1 UNIT APARTMENT & GARAGE BUILDING**

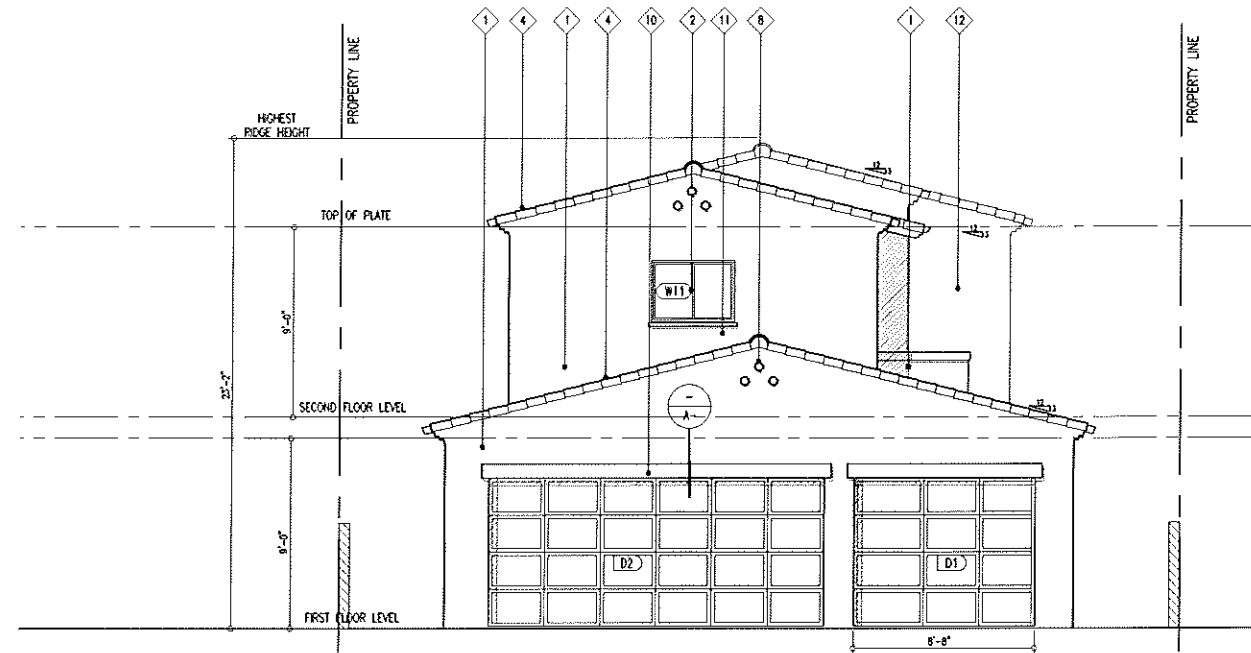
1135 ELM STREET  
GLENDALE CA. 91206

**SECOND FLOOR PLAN**

- CAD FILE
- SCALE
- PROJECT NUMBER
- DRAWN BY
- SHEET NUMBER

0107 235  
**A 2.1**



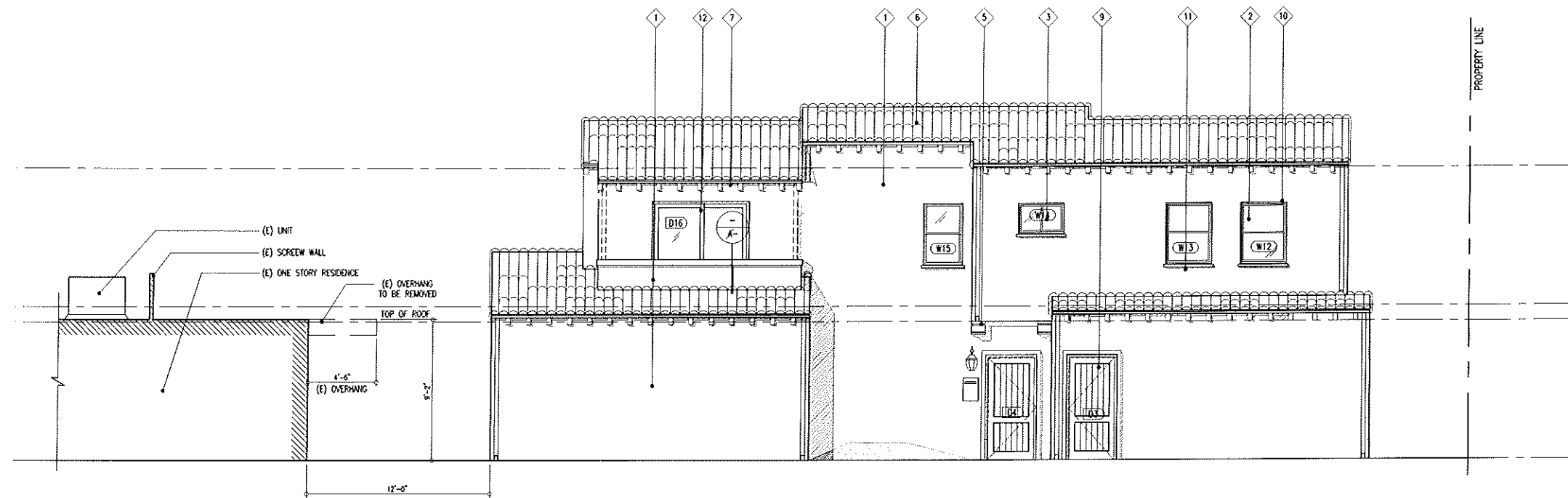
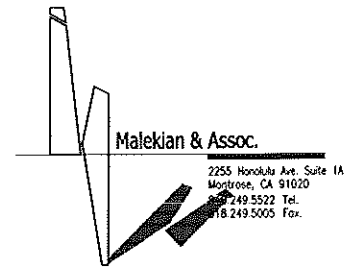


ELEVATION KEY NOTES	
1	7/8" CEMENT PLASTER ON METAL LATH AND 2 LAYERS OF GRADE 'D' BUILDING PAPER TEXTURE - SMOOTH COLOR: NORTHGATE GREEN BY DUNN EDWARDS DE6235
2	DUAL GLAZING ON MILGARD FIBERGLASS WINDOWS "WOODCLAD SERIES" COLOR: BROWNSTONE
3	OBSCURE GLAZING ON MILGARD ALUM. CLAD FRAME FOR ALL TOILETS AND BATHS
4	CLASS 'A' LIGHTWEIGHT SPANISH CONCRETE TILE ROOF
5	DECORATIVE FOAM OUTRIGGERS (WOOD TEXTURE) BY: DUNN EDWARDS COLOR: WILD MUSTANG DE4161
6	DECORATIVE WOODEN PATTERS BY: DUNN EDWARDS COLOR: WILD MUSTANG DE4161
7	DECORATIVE WOODEN LINTEL BY: DUNN EDWARDS COLOR: WILD MUSTANG DE4161
8	6" DIA DECORATIVE CLAY VENTS
9	SOLID WOODEN DOOR BY: DUNN EDWARDS COLOR: WILD MUSTANG DE4161
10	PREFABRICATED FOAM TRAMER BY: DUNN EDWARDS COLOR: WILD MUSTANG DE4161
11	PREFABRICATED FOAM WINDOW SILL
12	DECORATIVE WOODEN POST BY: DUNN EDWARDS COLOR: WILD MUSTANG DE4161
13	7/8" CEMENT PLASTER ON METAL LATH AND 2 LAYERS OF GRADE 'D' BUILDING PAPER TEXTURE - SMOOTH COLOR: SPANISH WHITE BY DUNN EDWARDS DEC724

**WEST ELEVATION**

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

1



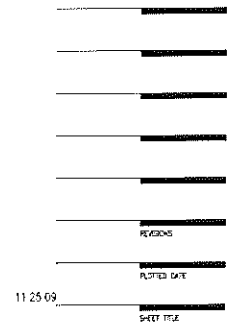
**NORTH ELEVATION**

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

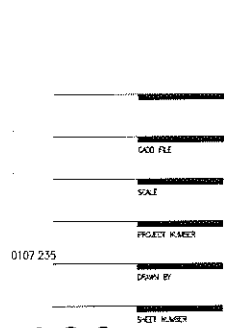
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**PROPOSED  
ADDITION 1 UNIT APARTMENT  
& GARAGE BUILDING**

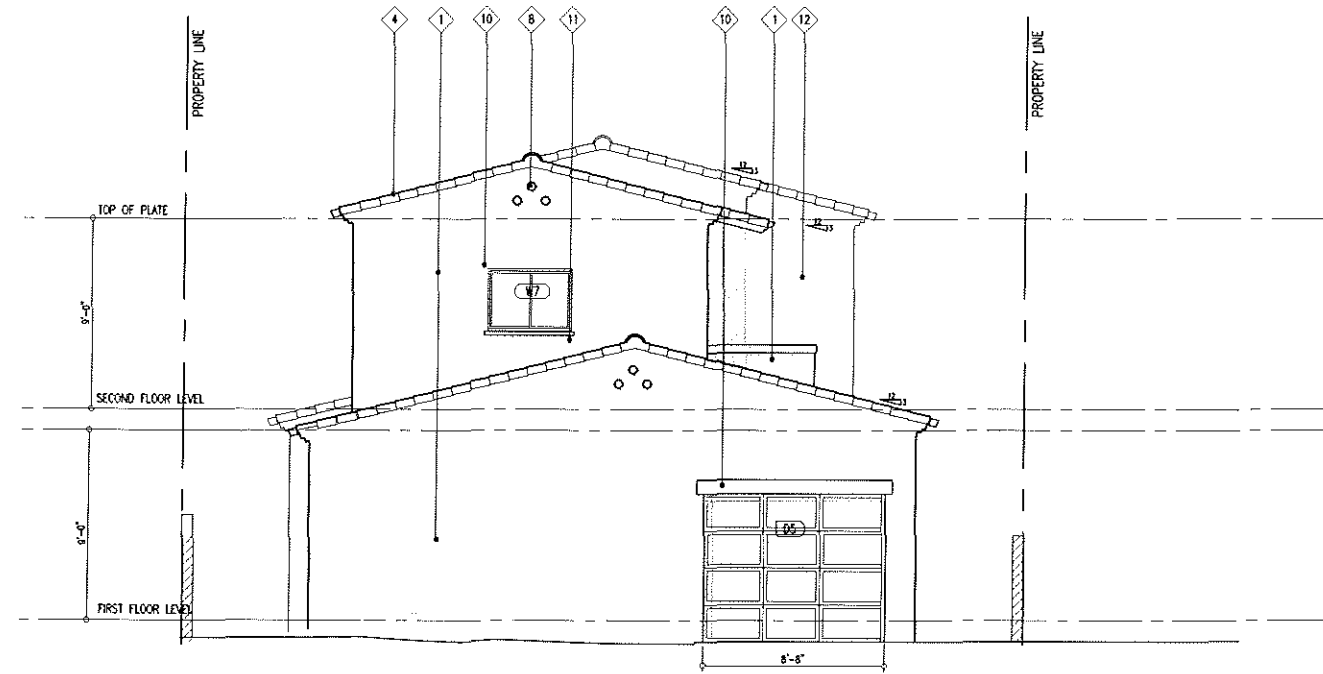
1135 ELM STREET  
GLENDALE CA. 91206



**ELEVATIONS**



A 3.0

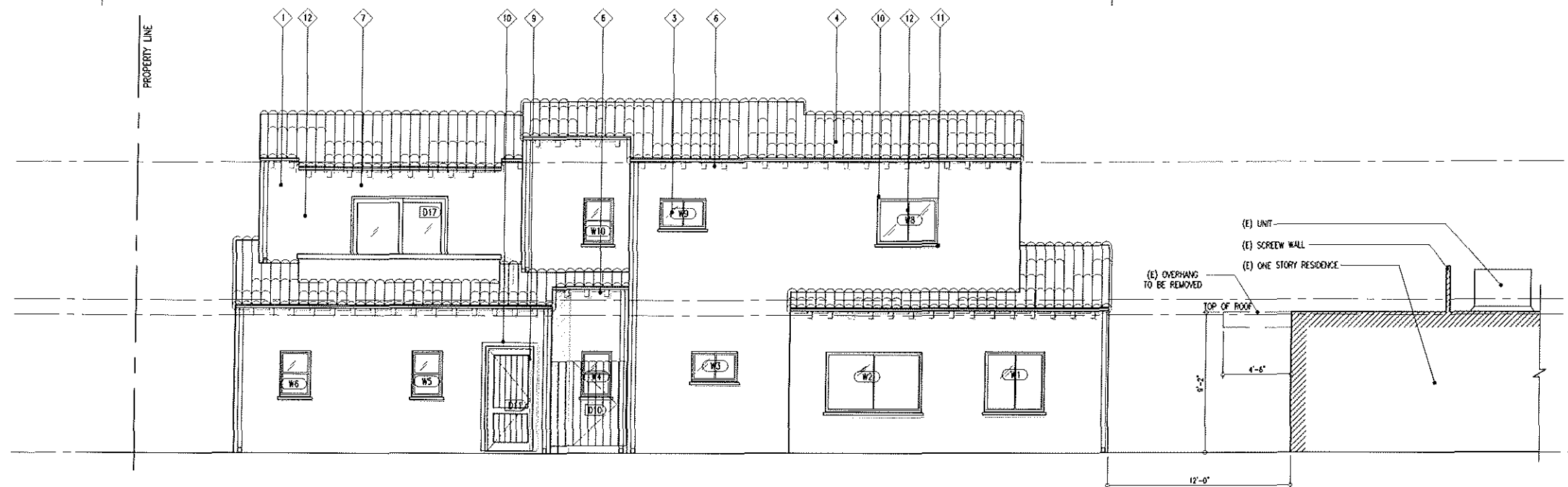
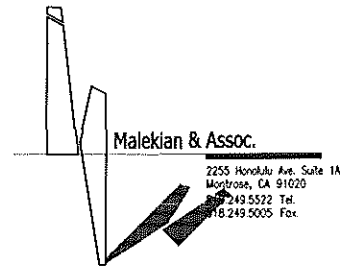


**EAST ELEVATION**

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

3

ELEVATION KEY NOTES	
1	7/8" CEMENT PLASTER ON METAL LATH AND 2 LAYERS OF GRADE 'D' BUILDING PAPER TEXTURE - SMOOTH COLOR: NORTHGATE GREEN BY DUNN EDWARDS DE6235
2	DUAL GLAZING ON MILGARD FIBERGLASS WINDOWS WOODCLAD SERIES COLOR: BROWNSTONE
3	OBSCURE GLAZING ON MILGARD ALUM. CLAD FRAME FOR ALL TOILETS AND BATHS
4	CLASS 'A' LIGHTWEIGHT SPANISH CONCRETE TILE ROOF
5	DECORATIVE FOAM OUTRIGGERS (WOOD TEXTURE) BY: DUNN EDWARDS COLOR: WILD MUSTANG DEA161
6	DECORATIVE WOODEN RAFTERS BY: DUNN EDWARDS COLOR: WILD MUSTANG DEA161
7	DECORATIVE WOODEN LINTEL BY: DUNN EDWARDS COLOR: WILD MUSTANG DEA161
8	6" DIA DECORATIVE CLAY VENTS
9	SOLID WOODEN DOOR BY: DUNN EDWARDS COLOR: WILD MUSTANG DEA161
10	PREFABRICATED FOAM TRIMMER BY: DUNN EDWARDS COLOR: WILD MUSTANG DEA161
11	PREFABRICATED FOAM WINDOW SILL
12	DECORATIVE WOODEN POST BY: DUNN EDWARDS COLOR: WILD MUSTANG DEA161
13	7/8" CEMENT PLASTER ON METAL LATH AND 2 LAYERS OF GRADE 'D' BUILDING PAPER TEXTURE - SMOOTH COLOR: SPANISH WHITE BY DUNN EDWARDS DEC724



**SOUTH ELEVATION**

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

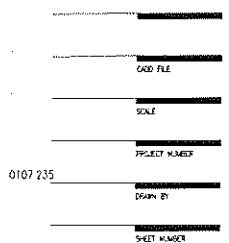
4

**PROPOSED  
ADDITION 1 UNIT APARTMENT  
& GARAGE BUILDING**

1135 ELM STREET  
GLENDALE CA. 91206



**ELEVATIONS**



0107 235

DATE: 11/25/09

BY: AVO AMIRIAN

CHECKED BY: AVO AMIRIAN

PROJECT NUMBER: 0107 235

SHEET NUMBER: A 3.1

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

CAD FILE: AVO

SHEET NUMBER: A 3.1

PROJECT NUMBER: 0107 235

DATE: 11/25/09

BY: AVO AMIRIAN

CHECKED BY: AVO AMIRIAN

PROJECT NUMBER: 0107 235

SHEET NUMBER: A 3.1

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

CAD FILE: AVO

SHEET NUMBER: A 3.1

PROJECT NUMBER: 0107 235

DATE: 11/25/09

BY: AVO AMIRIAN

CHECKED BY: AVO AMIRIAN

PROJECT NUMBER: 0107 235

SHEET NUMBER: A 3.1

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

CAD FILE: AVO

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PROJECT NUMBER: 0107 235

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PROJECT NUMBER: 0107 235

SHEET NUMBER: A 3.1

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

CAD FILE: AVO

SHEET NUMBER: A 3.1

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DATE: 11/25/09

BY: AVO AMIRIAN

CHECKED BY: AVO AMIRIAN

PROJECT NUMBER: 0107 235

SHEET NUMBER: A 3.1

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

CAD FILE: AVO

SHEET NUMBER: A 3.1

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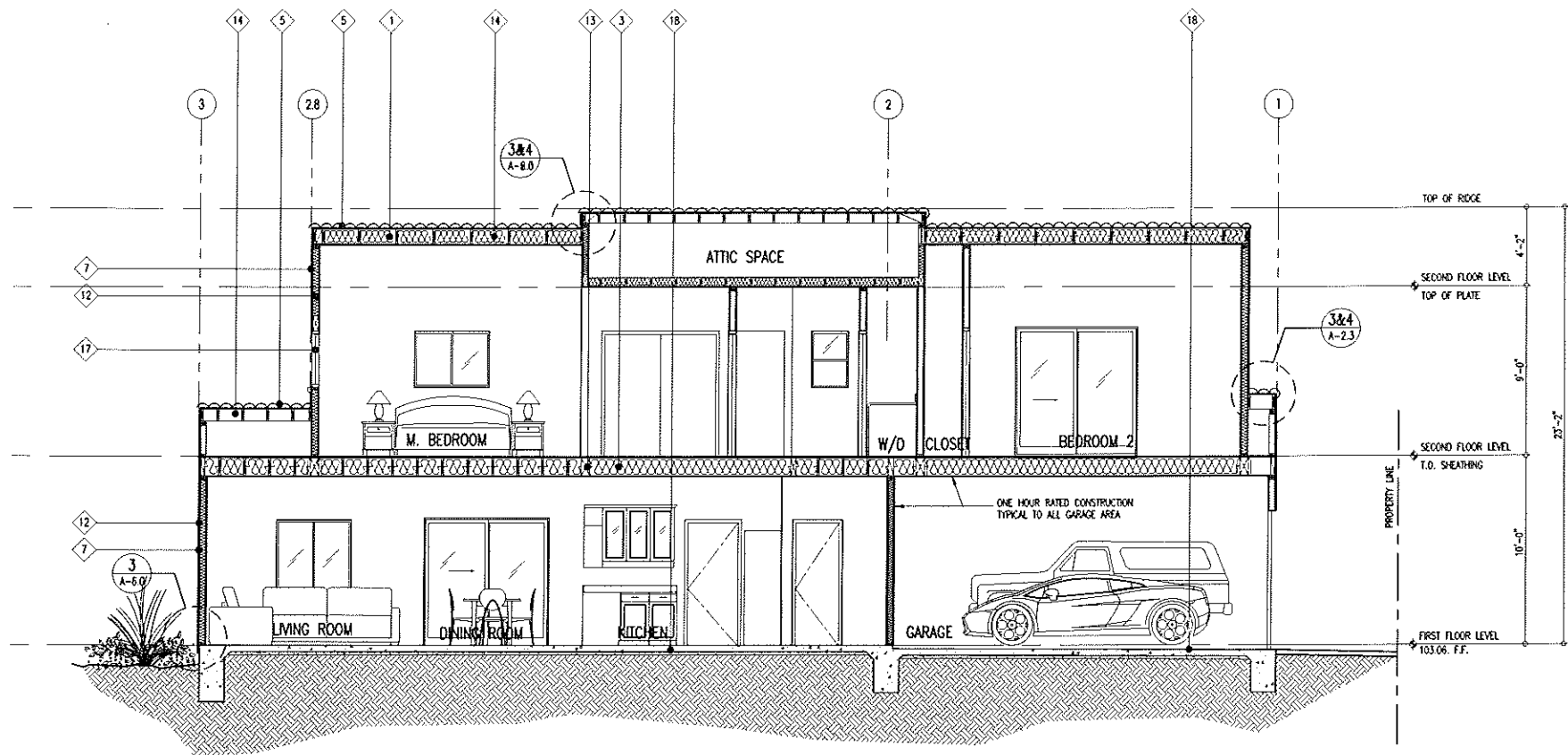
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SHEET NUMBER: A 3.1

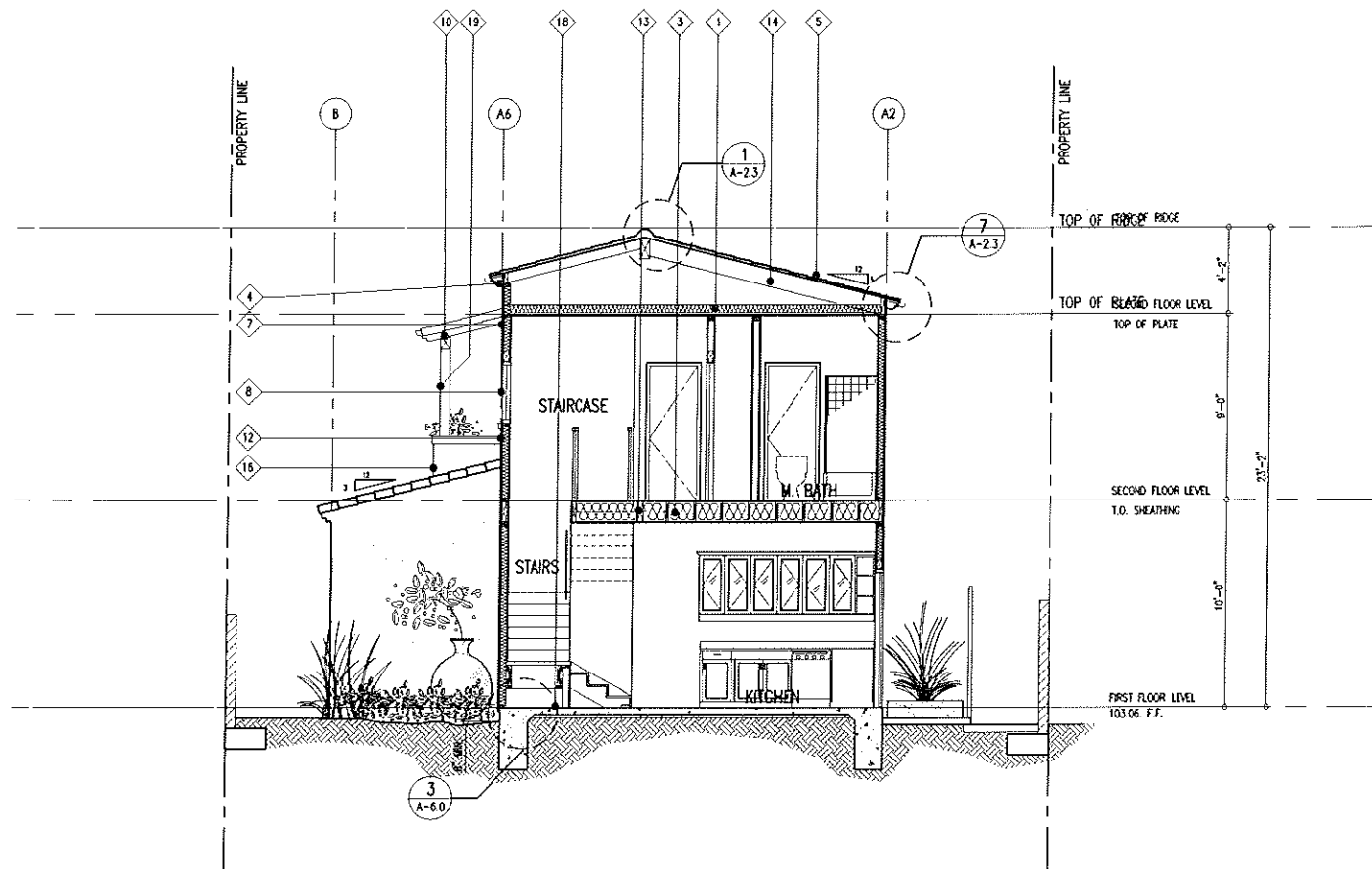
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CAD FILE: AVO

SHEET NUMBER: A 3.1



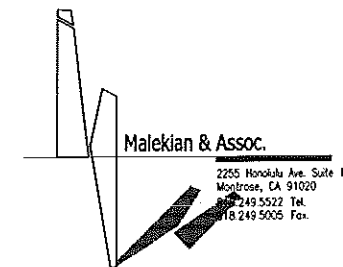
**SECTION A**  
SCALE: 1/4" = 1'-0"



**SECTION B**  
SCALE: 1/4" = 1'-0"

**KEY NOTES:**

- 1 R-30 INSULATION - CEILING/ROOF
- 2 R-13 INSULATION - EXTERIOR WALL
- 3 R-19 INSULATION - FLOOR FRAMING
- 4 TAG UNDERSIDE EAVE'S FINISH WITH 3x EXPOSED DECORATIVE RAFTER TAILS
- 5 CLASS 'A' LIGHTWEIGHT SPANISH CONCRETE TILE
- 6 DECORATIVE WOODEN POST
- 7 7/8" CEMENT PLASTER OVER 2 LAYERS OF TYPE 'D' PAPER, EXPANDED METAL LATH AND PLYWOOD BACKING (WHERE OCCUR- SEE STRUCTURAL)
- 8 DUAL GLAZED ALUM./ WOOD FRAMED WINDOW
- 9 5/8" THK TYPE 'X' PAINTED GYPSUM BOARD
- 10 DECORATIVE LINTEL BEAM
- 11 WOODEN HANDRAIL WITH STEEL RAILING PAINTED TO MATCH WOOD COLOR
- 12 2x WALL STUDS @ 16" O.C.
- 13 2x FLOOR JOIST FRAMING
- 14 2x ROOF RAFTERS
- 15 DEX-OTEX BALCONY FLOOR FINISH WITH 2% SLOPE
- 16 42" HIGH FRAMED WALL WITH PLASTER FINISH OVER 2 LAYERS OF TYPE 'D' PAPER AND METAL LATH
- 17 DUAL GLAZED WINDOW
- 18 CONCRETE SLAB ON GRADE- REFER STRUCTURAL DWGS.
- 19 DECORATIVE WOODEN POST



**PROPOSED  
ADDITION 1 UNIT APARTMENT  
& GARAGE BUILDING**

1135 ELM STREET  
GLENDALE CA. 91206

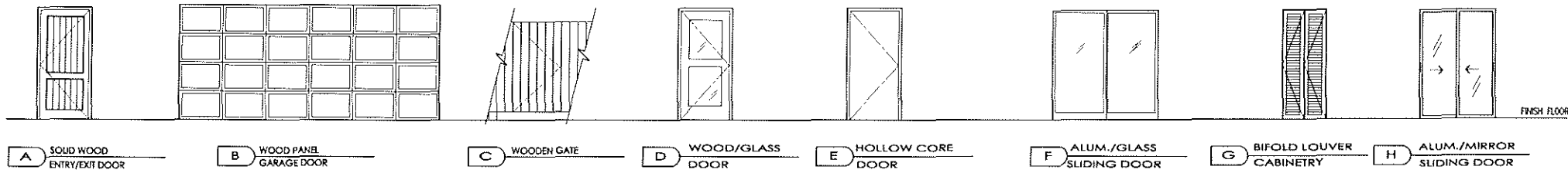
11.25.09

**SECTION**

0107 235



DOOR TYPES:



DOOR NOTES:

- A. ALL EXTERIOR DOORS WILL HAVE DEAD-BOLT LOCKS WITH A LEAST 1" THROW, HAVE INACCESSIBLE HINGE PINS OR NON-RISING FIXED HINGE PINS, BE SOLID WOOD CORE OR METAL SHEATED AND BE EQUIPPED W/PANIC HARDWARE AND A KEY OVERRIDE. THE DEAD BOLT MUST ALSO BE THUMB-TURN LATCHES AND NOT DOUBLE KEYWARE LOCK CYLINDERS.
- B. EXTERIOR DOORS MUST BE HEAVY DUTY, FULL FLUSH, HOLLOW STEEL CONSTRUCTION. EXTERIOR DOORS SHALL BE WEATHER-TIGHT AND OPEN OUTWARDS. HINGES, PULLS, AND PINS SHALL BE INSTALLED IN A MANNER WHICH PREVENTS REMOVAL WHEN THE DOOR IS CLOSED AND LOCKED.
- C. DOOR HARDWARE SHALL HAVE DOOR HANDLES OR DOOR PULLS WITH HEAVY WEIGHT HINGES.
- D. ROLL-UP HIGH DOOR SHALL BE: CORNELL IRON WORKS, CRESTWOOD INDUSTRIAL PARK, MOUNTAIN TOP, PA 18707, TEL: 800.233.8366, FAX: 800.526.0841, WWW.CORNELLIRON.COM

Malekian & Assoc.  
 2255 Honolulu Ave. Suite 1A  
 Monterey, CA 91020  
 Tel: 831.249.5522 Fax: 831.249.5005

DOOR SCHEDULE

DOOR NO.	TYPE	SIZE			QUANTITY	MATERIAL	FINISH	FRAME FINISH	DETAILS			REMARKS
		WIDTH	HEIGHT	THK.					HEAD	JAMB	SILL	
D1	B	8'-8"	7'-0"		1	WOOD	STAINED					LIFT-UP GARAGE DOOR (AUTOMATIC)
D2	B	16'-0"	7'-0"		1	WOOD	STAINED					LIFT-UP GARAGE DOOR (AUTOMATIC)
D3	A	3'-0"	6'-8"		1	SOLID WOOD	STAINED					
D4	A	3'-0"	6'-8"		1	SOLID WOOD	STAINED					
D5	B	8'-8"	7'-0"		1	WOOD	STAINED					LIFT-UP GARAGE DOOR (AUTOMATIC)
D6	A	3'-0"	6'-8"		1	SOLID WOOD	STAINED					
D7	F	6'-0"	6'-8"		1	ALUM./GLASS	CLEAR					
D8	D	3'-0"	6'-8"		1	WOOD/GLASS	CLEAR					
D9	C	3'-0"	6'-0"		1	WOOD	PAINTED					
D10	C	3'-0"	6'-0"		1	WOOD	PAINTED					
D11	A	3'-0"	6'-8"		1	SOLID WOOD	STAINED					
D12	C	3'-0"	6'-0"		1	WOOD	PAINTED					
D13	C	3'-0"	6'-0"		1	WOOD	PAINTED					
D14	E	2'-8"	6'-8"		1	WOOD	PAINTED					
D15	E	2'-0"	6'-8"		1	WOOD	PAINTED					
D16	F	6'-0"	6'-8"		1	WOOD	PAINTED					
D17	F	6'-0"	6'-8"		1	WOOD	PAINTED					
D18	E	2'-8"	6'-8"		1	WOOD	PAINTED					
D19	E	2'-8"	6'-8"		1	WOOD	PAINTED					
D20	E	2'-8"	6'-8"		1	WOOD	PAINTED					
D21	E	2'-8"	6'-8"		1	WOOD	PAINTED					
D22	H	6'-4"	6'-8"		1	ALUM./MIRROR	ANODIZED					2 EQUAL PANEL
D23	H	6'-4"	6'-8"		1	ALUM./MIRROR	ANODIZED					2 EQUAL PANEL
D24	G	2'-7"	6'-8"		1	WOOD	PAINTED					4 EQUAL PANEL
D25	G	6'-0"	6'-8"		1	WOOD	PAINTED					4 EQUAL PANEL

WINDOW SCHEDULE

WINDOW NO.	TYPE	SIZE			QUANTITY	MATERIAL	GLASS	FRAME FINISH	DETAILS			REMARKS
		WIDTH	HEIGHT	THK.					HEAD	JAMB	SILL	
W1	B	4'-0"	4'-0"		1	FIBERGLASS/WOOD CLAD	CLEAR					
W2	B	6'-4"	4'-0"		1							
W3	B	3'-0"	2'-0"		1		CLEAR					
W4	A	2'-0"	3'-0"		1	ALUM. CLAD	OBSCURE GLAZING	ANODIZED				
W5	A	2'-0"	3'-0"		1		CLEAR					
W6	A	2'-0"	3'-0"		1		CLEAR					
W7	B	4'-0"	3'-0"		1	FIBERGLASS/WOOD CLAD	CLEAR					
W8	B	4'-0"	3'-0"		1	FIBERGLASS/WOOD CLAD	CLEAR					
W9	B	3'-0"	2'-0"		1	ALUM. CLAD	OBSCURE GLAZING	ANODIZED				
W10	A	2'-0"	3'-0"		1	FIBERGLASS/WOOD CLAD	CLEAR					
W11	B	4'-0"	3'-0"		1	FIBERGLASS/WOOD CLAD	CLEAR					
W12	A	3'-0"	4'-0"		1	FIBERGLASS/WOOD CLAD	CLEAR					
W13	A	3'-0"	4'-0"		1	FIBERGLASS/WOOD CLAD	CLEAR					
W14	B	3'-0"	2'-0"		1	ALUM. CLAD	OBSCURE GLAZING	ANODIZED				
W15	A	2'-6"	4'-0"		1	FIBERGLASS/WOOD CLAD	CLEAR					

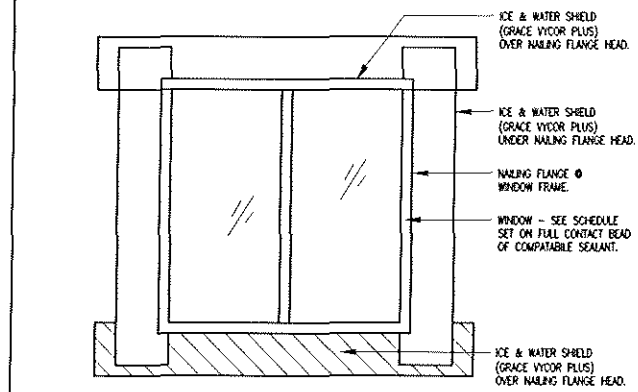
WINDOW NOTES:

- 1. THE CONTRACTOR SHALL COORDINATE OPENINGS WITH STANDARD MILLARD DOORS AND WINDOWS SIZES.

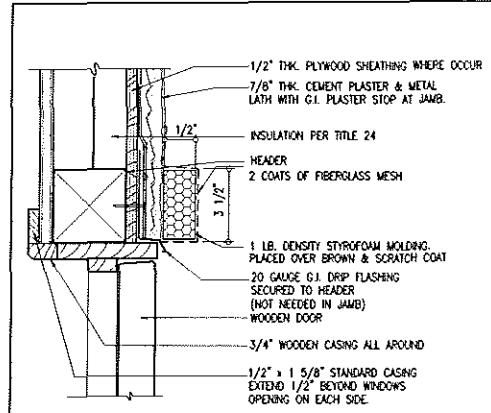
WINDOW TYPES:



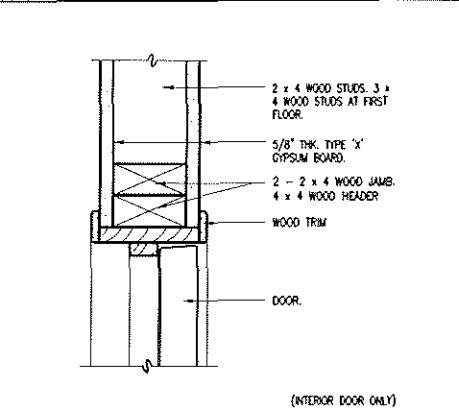
- A SINGLE HUNG
- B SLIDING



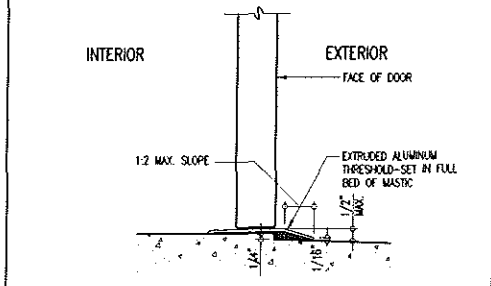
WINDOW DETAIL SCALE: 3" = 1'-0"



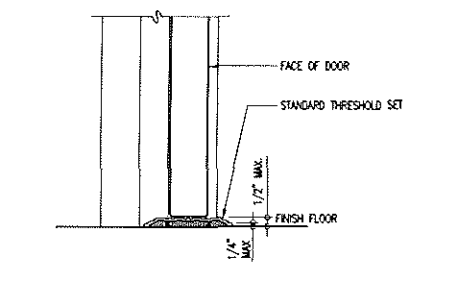
HEAD DETAIL-JAMB SIM. SCALE: 3" = 1'-0"



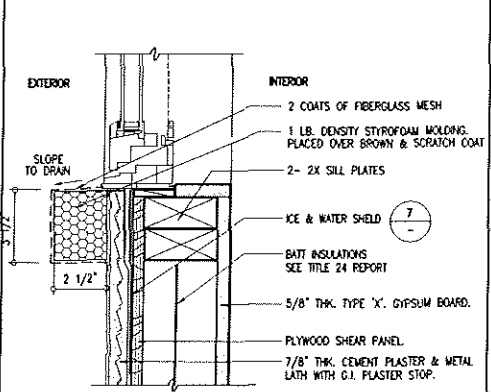
HEAD DETAIL-JAMB SIM. (INTERIOR DOOR ONLY) SCALE: 3" = 1'-0"



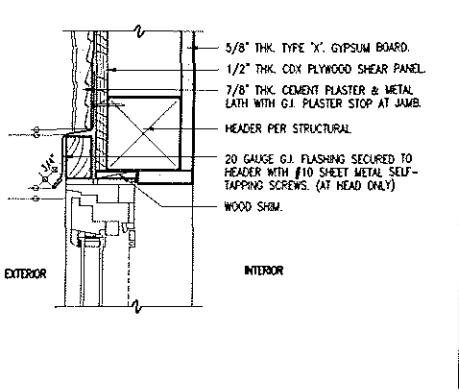
THRESHOLD DETAIL SCALE: 3" = 1'-0"



SILL DETAIL (INTERIOR DOOR ONLY) SCALE: 3" = 1'-0"



SILL DETAIL SCALE: 3" = 1'-0"



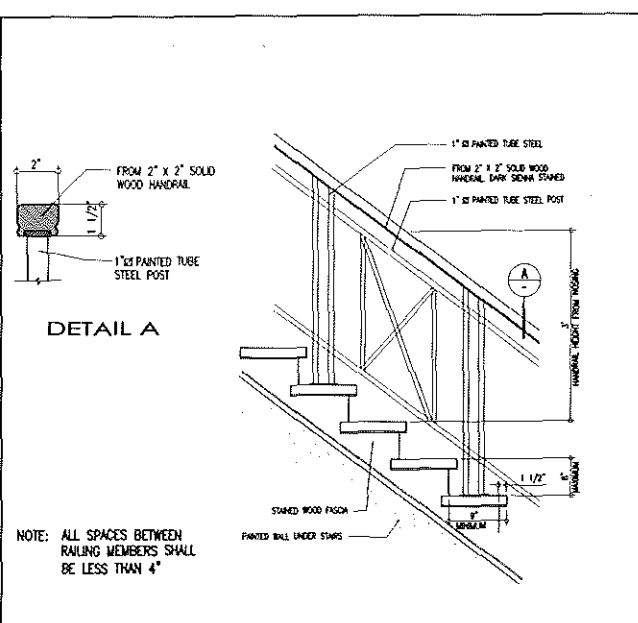
HEAD DETAIL-JAMB SIM. SCALE: 3" = 1'-0"

PROPOSED ADDITION 1 UNIT APARTMENT & GARAGE BUILDING

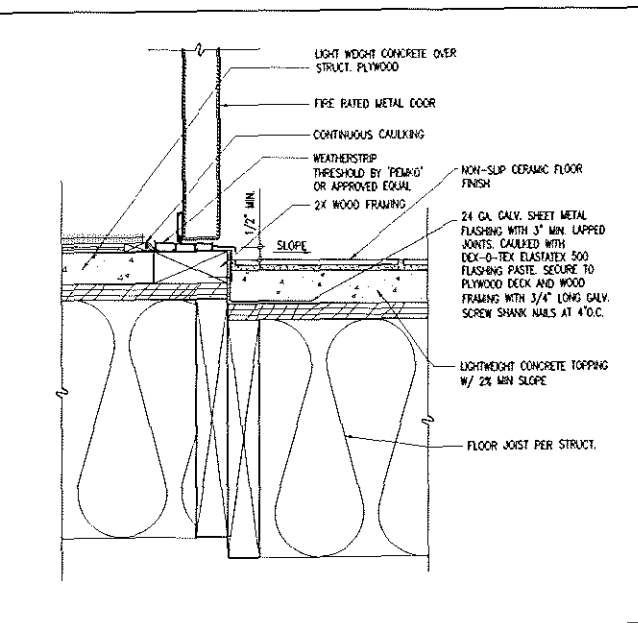
1135 ELM STREET GLENDALE, CA. 91206

DOOR/WINDOW SCHEDULES AND DETAILS

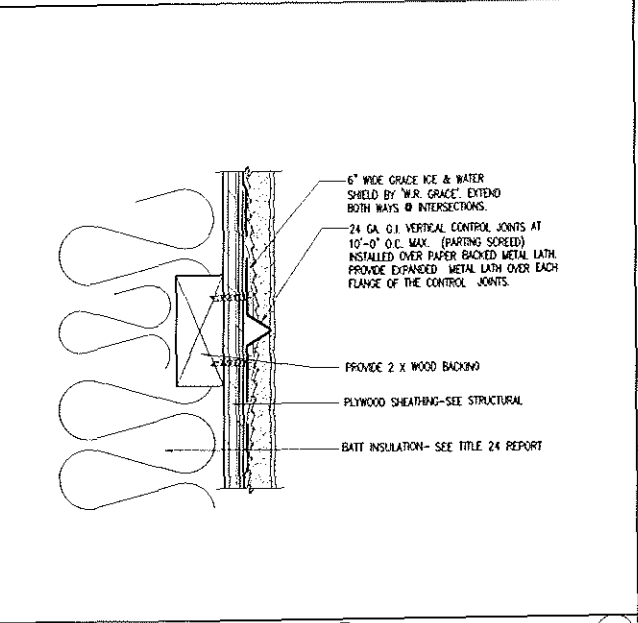
11.25.09  
 SHEET TITLE  
 0107.235  
 DRAWN BY  
 SHEET NUMBER



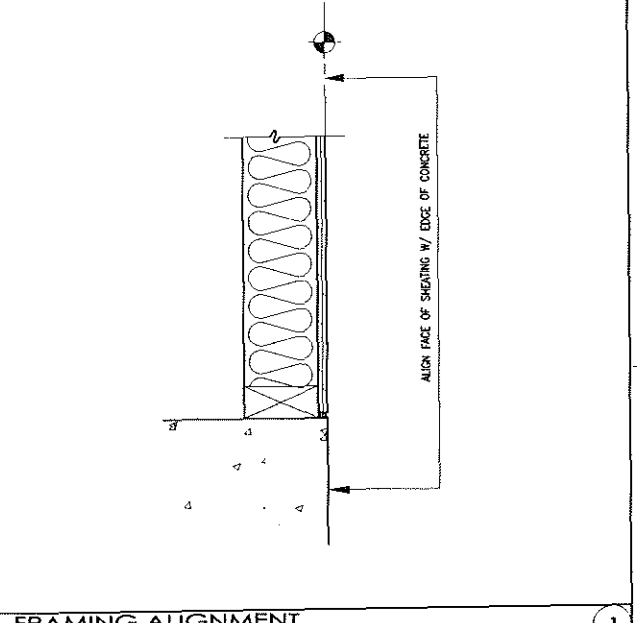
**10 TYPICAL INTERIOR STAIR RAILING DETAIL**  
 SCALE: 1" = 1'-0"



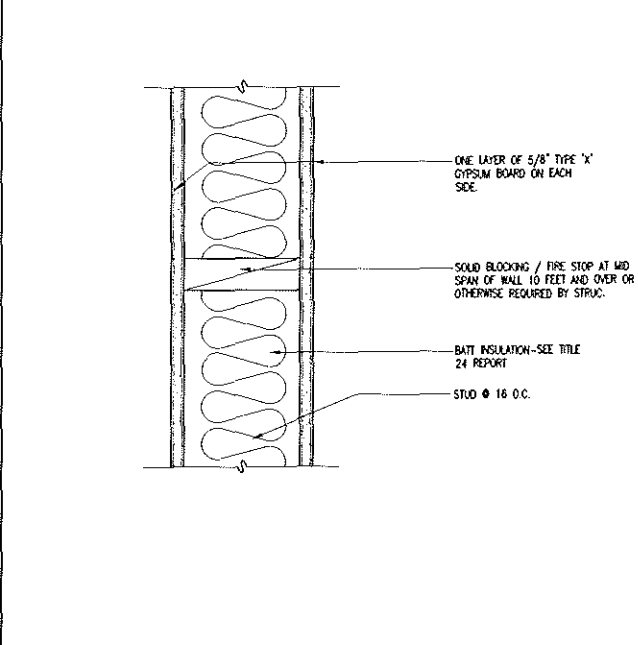
**7 DOOR SILL DETAIL**  
 SCALE: 3" = 1'-0"



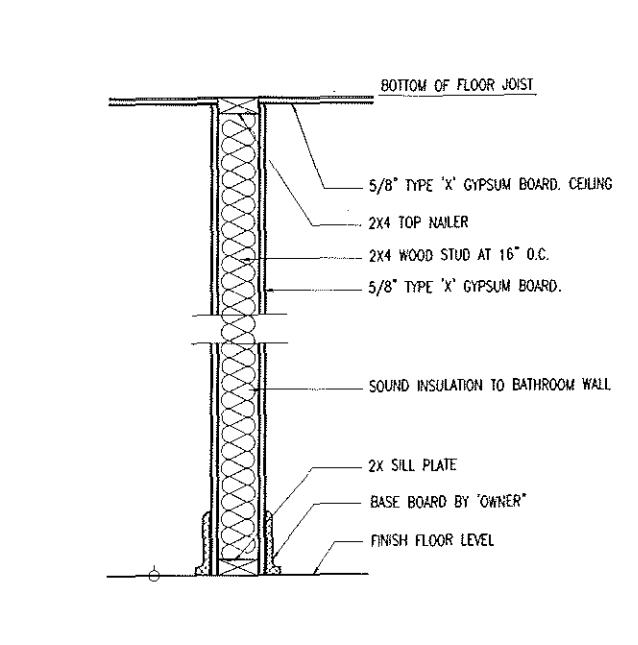
**4 CONTROL JOINT DETAIL-TYP.**  
 SCALE: 6" = 1'-0"



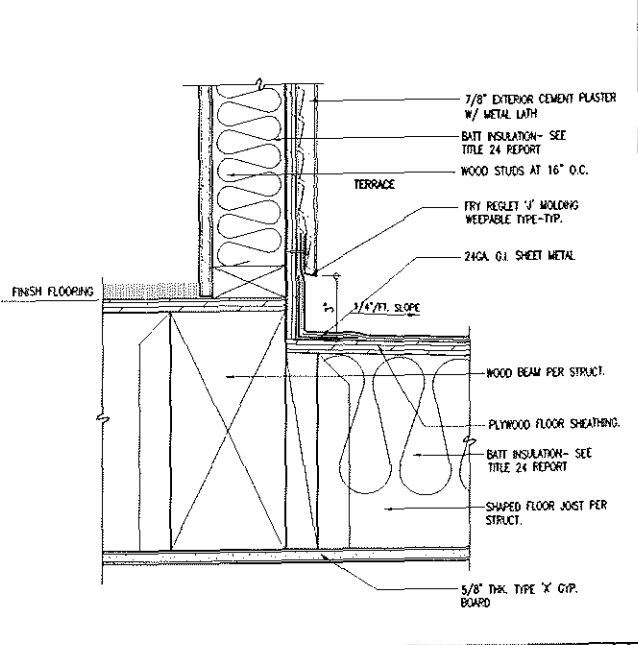
**1 FRAMING ALIGNMENT @ EDGE OF CONCRETE**  
 SCALE: 3" = 1'-0"



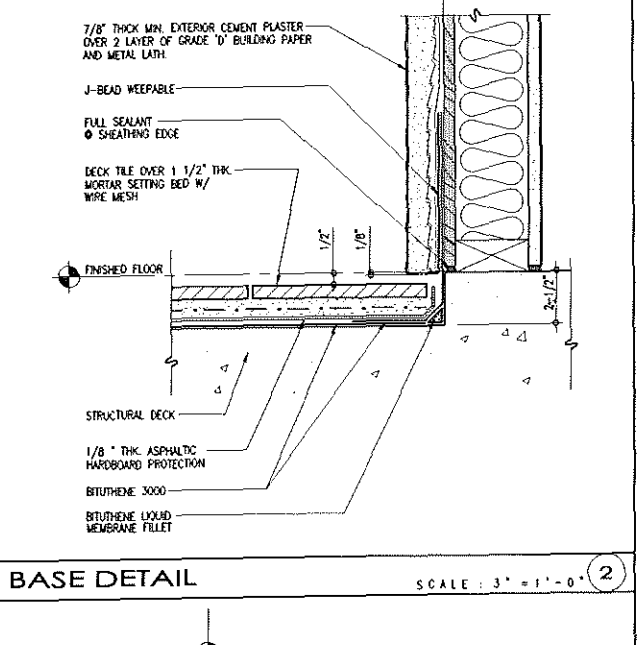
**11 1-HR INTERIOR BEARING WALL DETAIL**  
 SCALE: 3" = 1'-0"



**8 NON-BEARING PARTITION WALL**  
 N.T.S.



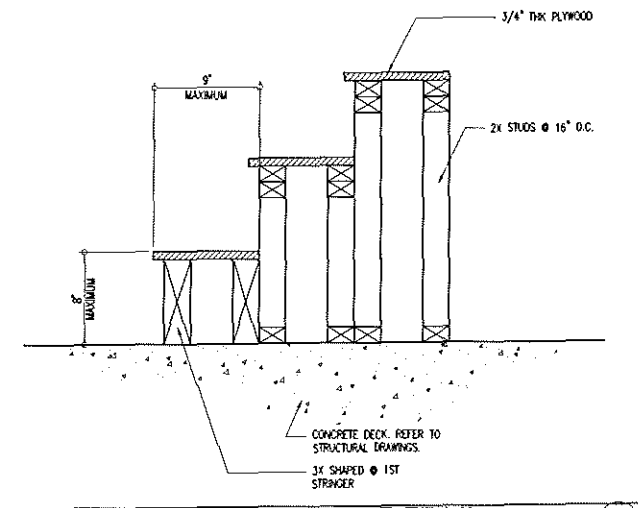
**5 BASE FLASHING DETAIL**  
 SCALE: 3" = 1'-0"



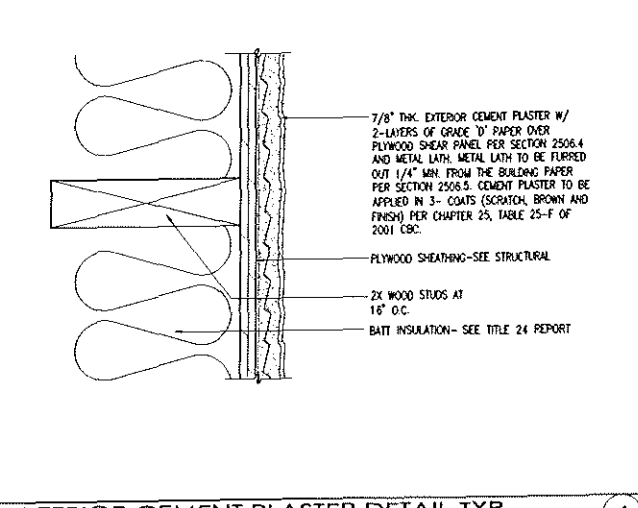
**2 BASE DETAIL**  
 SCALE: 3" = 1'-0"



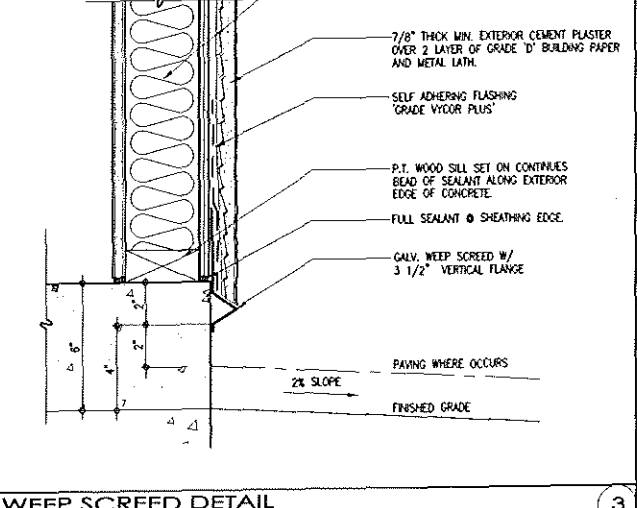
**9 TYPICAL INTERIOR STAIR DETAIL**  
 NOT TO SCALE



**6 EXTERIOR CEMENT PLASTER DETAIL-TYP.**  
 SCALE: 6" = 1'-0"



**3 WEEP SCREED DETAIL**  
 SCALE: 3" = 1'-0"



**MISC. DETAILS**

**PROPOSED ADDITION 1 UNIT APARTMENT & GARAGE BUILDING**  
 1135 ELM STREET  
 GLENDALE, CA. 91206



**INTER-DEPARTMENTAL COMMUNICATION  
PROJECT CONDITIONS AND COMMENTS**

**Project  
Address: 1135 Elm Street**

**Project  
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.*

**COMMENTS:**

- This office DOES NOT 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**

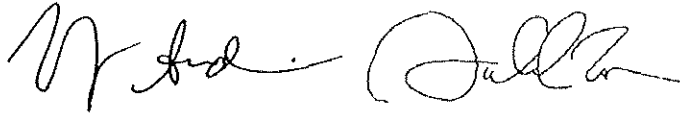
- No conflict.

**Backflow Prevention (818) 548-2062**

- No conflict.

Varoojan Avedian  
Senior Electrical Engineer

Gerald Tom  
Senior Civil Engineer



VA/GT:bo

PUBLIC WORKS: ENGINEERING  
- ROUBIK GOLANIAN

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 ramps.

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.

11. The property owner shall enter into a Covenant and Agreement with the City agreeing to pay for the total cost of improving or widening the roadway fronting their property, at 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 apron, 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 Elm Street 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 new \_\_\_\_\_-foot wide Portland Cement Concrete sidewalk adjacent to the property line.
- g. Construct new ADA-compliant handicap ramp at \_\_\_\_\_.
- h. Widen the \_\_\_\_\_ half of \_\_\_\_\_ by \_\_\_\_\_ feet in order to obtain a half roadway width of \_\_\_\_\_ feet. 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 dedicated portion of the new ~~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.
- l. 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.



23. The site is located within a Liquefaction Zone as indicated in the State of California Seismic Hazard Zones Map (Burbank 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.

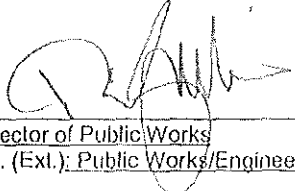
Case-specific Code Requirements: (not standard code requirements)

Suggested conditions: (may or may not be adopted by Hearing Officer)

Case No.: PAUP 1428606

Address: 1135 Elm Street

Case Planner: Roger Kiesel

Name:  Date: 4/15/15  
Title: Director of Public Works  
Dept. Tel. (Ext.): Public Works/Engineering - X 3945

Parks

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

**DATE:** March 30, 2015                      **DUE DATE:** April 13, 2015  
(PLEASE submit your response by above DATE)  
**TO:** \_\_\_\_\_

**FROM:** Roger Kiesel, Case Planner                      Tel. # 8152

**PROJECT ADDRESS:** 1135 Elm Street  
Applicant: Alen Malekian  
Property Owner: Sinoush Amirian

**PROJECT DESCRIPTION:** The applicant is requesting the approval of variances to allow the development of a second dwelling unit on the subject site. Variances are requested for the interior setback on the north property line, average setback at the first floor and the common open area requirements.

**PLEASE CHECK:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> A. CITY ATTORNEY                          | <input type="checkbox"/> G. INFORMATION SERVICES<br>(Wireless Telecom)      |
| <input type="checkbox"/> B. COMMUNITY DEVELOPMENT:                            | <input type="checkbox"/> H. PUBLIC WORKS (ADMINISTRATION):                  |
| <input checked="" type="checkbox"/> (1) Building & Safety                     | <input checked="" type="checkbox"/> (1) Engineering                         |
| <input checked="" type="checkbox"/> (2) Economic Development                  | <input checked="" type="checkbox"/> (2) Environmental Management            |
| <input checked="" type="checkbox"/> (3) Housing                               | <input type="checkbox"/> (3) Facilities (city projects only)                |
| <input checked="" type="checkbox"/> (4) Neighborhood Services                 | <input checked="" type="checkbox"/> (4) Integrated Waste                    |
| <input type="checkbox"/> (5) Planning & Urban Design<br>EIF/Historic District | <input checked="" type="checkbox"/> (5) Maintenance Services/Urban Forester |
| <input type="checkbox"/>  | <input checked="" type="checkbox"/> (6) Traffic & Transportation            |
| <input checked="" type="checkbox"/> D. COMMUNITY SERVICES/PARKS:              | <input type="checkbox"/> J. GLENDALE POLICE                                 |
| <input checked="" type="checkbox"/> E. FIRE ENGINEERING (PSC)                 | <input type="checkbox"/> K. OTHER:  |
| <input type="checkbox"/> F. GLENDALE WATER & POWER:                           | <input type="checkbox"/> (1) STATE-Alcohol Beverage Control (ABC)           |
| <input checked="" type="checkbox"/> (1) Water                                 | <input type="checkbox"/> (2) CO Health dept.                                |
| <input checked="" type="checkbox"/> (2) Electric                              | <input type="checkbox"/> (3) City Clerk's Office                            |

**ENTITLEMENT(S) REQUESTED**

Variance Case No.:	1428606	Tentative Tract/Parcel Map No.:	_____
CUP Case No.:	_____	Zone Change/GPA:	_____
DRB Case No.:	_____	Other	_____

**INTER-DEPARTMENTAL COMMUNICATION  
PROJECT CONDITIONS AND COMMENTS**

**Project**  
**Address:** 1135 Elm Street

**Project**  
**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.*

**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 DOES NOT have any comment.
- This office HAS the following comments/conditions.     (See attached Dept. Master List)

**Date:** 4/14/15

**Print Name:** Tereza Aleksanian

**Title:** Comm Services Manager    **Dept.:** Comm Svcs & Parks    **Tel.:** x4303

**a. ADDITIONAL COMMENTS:**

- 1.

**b. CASE SPECIFIC CODE REQUIREMENTS:** (these are not standard code requirements)

- 1.

**c. SUGGESTED CONDITIONS:** (may or may not be adopted by the Hearing Officer)

- 1.