

**City of Glendale
Community Development Department
Design Review Staff Report – Single Family**

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|--|---------------------------------------|
| Meeting/Decision Date: April 23, 2020 | Address: 3505 Fallenleaf Place |
| Review Authority: <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC | APN: 5660-035-021 |
| Case Number: PDR1924795 | Applicant: Emily Hodgdon |
| Prepared By: Minjee Hahm, Planning Associate | Owner: Swati Mohan |

Project Summary

The applicant is proposing to construct a two-story, 555 square-foot addition at the side and rear of an existing, two-story, 3,070 square-foot single-family dwelling located on a 11,179 square-foot lot in the R1R (FAR District III) Zone.

Existing Property/Background

The subject site is a 11,179 square-foot lot located at the cul-de-sac of Fallenleaf Place, zoned RIR (FAR District III) Zone. The property is a through-lot that also fronts Pheasant Street and Dragonfly Street. The property is improved with an existing, two-story, 3,070 square-foot, single-family dwelling (constructed in 1986) with an attached 575 square-foot garage.

The residence is centrally located on an existing flat pad that was previously graded during the period the neighborhood was originally developed. Vehicular access is taken from Fallenleaf Place. No protected tree species have been identified on or near the site. The project does not include any new grading, as the addition will be sited on the existing flat pad, and will comply with all current Zoning Code requirements and Design Guidelines.

Staff Recommendation

Approve Approve with Conditions Return for Redesign Deny

Last Date Reviewed / Decision

First time submittal for final review.
 Other:

Zone: R1R FAR District: III

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

None
 Other:

CEQA Status:

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 of the State CEQA Guidelines because the project involves an addition to an existing single family dwelling.
 The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption pursuant to Section 15303 of the State CEQA Guidelines because .
 Other:

Site Slope and Grading

- None proposed
- Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
- 1500 cubic yards or greater of earth movement:
- 50% or greater current average slope:

Comparison of Neighborhood Survey:

| | Average of Properties within 300 linear feet of subject property | Range of Properties within 300 linear feet of subject property | Subject Property Proposal |
|-------------------|--|--|---------------------------|
| Lot size | 10,195.5 sq. ft. | 7,475 sq. ft. - 17,377 sq. ft. | 11,179 sq. ft. |
| Setback | 17.09 ft. | 13 ft. 10 in. - 29 ft. 1 in. | 29 ft. 1 in. |
| House size | 2,772.95 sq. ft. | 2, 091 sq. ft. - 3, 373 sq. ft. | 3,625 sq. ft. |
| Floor Area Ratio | 0.29 | 0.18 - 0.37 | 0.32 |
| Number of stories | 1.9 | 1 - 2 | 2 |

DESIGN ANALYSIS

Site Planning

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

Building Location

- yes n/a no

If "no" select from below and explain:

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

Garage Location and Driveway

- yes n/a no

If "no" select from below and explain:

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

Landscape Design

- yes n/a no

If "no" select from below and explain:

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

Walls and Fences

yes n/a no

If "no" select from below and explain:

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

Determination of Compatibility: Site Planning

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

- The current single-family dwelling is sited on an existing flat pad that was previously graded and centrally located on the property. The project does not include any new grading, as the addition will also be sited on a remaining portion of that flat pad. Therefore, the proposed addition to the existing dwelling does not propose any significant alterations to the existing site planning.
- While the new addition does extend the building footprint closer to the interior property line to the north, the affected interior setback will comply with the required setback requirement of five feet. In addition, due to the lot configurations on this cul-de-sac the addition will be significantly set back from the neighboring house. The prevailing eastern (street front), southern, and western interior setbacks will remain unchanged.
- The project will feature 5,170 square-feet (46%) of landscaped area, where a minimum of 40% is required in the R1R zone.

Massing and Scale

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

Building Relates to its Surrounding Context

yes n/a no

If "no" select from below and explain:

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

Building Relates to Existing Topography

yes n/a no

If "no" select from below and explain:

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

Consistent Architectural Concept

yes n/a no

If "no" select from below and explain:

Concept governs massing and height

Scale and Proportion

yes n/a no

If "no" select from below and explain:

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

Roof Forms

yes n/a no

If "no" select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

Determination of Compatibility: Mass and Scale

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

- The overall massing of the project will be compatible with the adjacent dwellings in terms of scale and proportion. The proposed two-story addition will not affect the existing overall height of the dwelling.
- The form of the addition relates well with the overall building concept and surrounding context of the neighborhood. The addition will be located at the side and rear of the building to avoid an overbearing presence on the street or toward the immediate neighbors.
- The proposed 555 square-foot addition will match the existing roof forms, which are gabled with a 4.75:12 roof pitch. For the first-story portion of the addition, the roof form and pitch will mimic the second-story's gabled roof form and pitch. For the second-story portion of the addition, the new roof will simply extend out from the existing roof. The proposed gabled roof is appropriate for the building design and concept, as it reinforces the existing gabled roof form without deviation.

Design and Detailing

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

Overall Design and Detailing

yes n/a no

Entryway

yes n/a no

If "no" select from below and explain:

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

Windows

yes n/a no

If “no” select from below and explain:

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

Privacy

yes n/a no

If “no” select from below and explain:

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

Finish Materials and Color

yes n/a no

If “no” select from below and explain:

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

Paving Materials

yes n/a no

If “no” select from below and explain:

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

Equipment, Trash, and Drainage

yes n/a no

If “no” select from below and explain:

- Equipment screened and well located
- Trash storage out of public view
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

The proposed plans and elevations do not show existing and proposed locations of gutters and downspouts. Staff will require revised plans and elevations to show existing and proposed locations of gutters and downspouts prior to plan check submittal.

Ancillary Structures

yes n/a no

If “no” select from below and explain:

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

Determination of Compatibility: Design and Detailing

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

- The surrounding neighborhood features a mix of architectural styles. The proposed addition to the side and rear is compatible with the neighborhood context, as the addition does not propose substantial change to the style of the existing dwelling.
 - The new windows will be white vinyl with nail-in frames. The windows will be flush with the wall openings. Existing windows in public view will be replaced to be without internal grids. The new and existing windows will be a combination of casements, fixed, and sliding windows.
 - Color and materials for the addition include clay roof tiles and light-colored stucco to match the existing. The proposed color and materials will be appropriate for the addition and the existing dwelling.
 - The proposed plans and elevations do not show existing and proposed locations of gutters and downspouts. Staff will require revised plans and elevations to show existing and proposed locations of gutters and downspouts prior to plan check submittal
-

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval** of the project **with the following conditions**:

1. Revise plans and elevations to show existing and proposed locations of gutters and downspouts for staff review and approval prior to plan check submittal.
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Attachments

1. Location Map
2. Neighborhood Survey
3. Reduced Plans with Photos of Existing Property (A0.1 - A0.5)

CITY OF GLENDALE



OWNER:
SWATI MOHAN-NADIPURAM

APPLICANT / REPRESENTATIVE:
EMILY HODGDON, INCHOATE ARCHITECTURE
(301) 401-7266

500' RADIUS MAP

SITE ADDRESS:
3505 FALLENLEAF PL.

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850
gcmapping@radiusmaps.com

CASE NO.
DATE: 12-13-2019
SCALE: 1" = 100'

LOCATION MAP

Neighborhood Survey - 3505 FALLENLEAF PL

| Subject Property Proposal | Address | Building Size (ft ²) | Lot Size (ft ²) | FAR | Setback (ft) | Stories |
|--|-----------------|----------------------------------|-----------------------------|------|--------------|---------|
| 1 | 3501 Fallenleaf | 2,498 | 10,592 | 0.24 | 18.92 | 2 |
| 2 | 3502 Fallenleaf | 2,585 | 7,848 | 0.33 | 15.08 | 2 |
| 3 | 3508 Fallenleaf | 2,867 | 8,628 | 0.33 | 14.83 | 2 |
| 4 | 3509 Fallenleaf | 2,665 | 8,501 | 0.31 | 18.17 | 2 |
| 5 | 3510 Fallenleaf | 2,498 | 8,019 | 0.31 | 19.83 | 2 |
| 6 | 3513 Fallenlaf | 3,029 | 8,288 | 0.37 | 16.92 | 2 |
| 7 | 3516 Fallenleaf | 2,094 | 7,597 | 0.28 | 15.08 | 1 |
| 8 | 3519 Fallenleaf | 2,498 | 8,156 | 0.31 | 19.08 | 2 |
| 9 | 3520 Fallenleaf | 3,047 | 7,475 | 0.41 | 15.67 | 2 |
| 10 | 3526 Fallenleaf | 3,373 | 7,563 | 0.45 | 17.67 | 2 |
| 11 | 3527 Fallenleaf | 2,665 | 7,982 | 0.33 | 17.33 | 2 |
| 12 | 3531 Fallenleaf | 3,070 | 8,553 | 0.36 | 13.83 | 2 |
| 13 | 3533 Pheasant | 2,498 | 7,937 | 0.31 | 13.83 | 2 |
| 14 | 3539 Pheasant | 3,029 | 12,470 | 0.24 | 16 | 2 |
| 15 | 3543 Pheasant | 3,070 | 17,377 | 0.18 | 16.17 | 2 |
| 16 | 3549 Pheasant | 3,029 | 14,938 | 0.20 | 16.17 | 2 |
| 17 | 3189 Dragonfly | 2,091 | 11,389 | 0.18 | 20.17 | 1 |
| 18 | 3179 Dragonfly | 2,498 | 11,509 | 0.22 | 18.42 | 2 |
| 19 | 3169 Dragonfly | 3,286 | 13,927 | 0.24 | 12.25 | 2 |
| 20 | 3180 Dragonfly | 3,069 | 15,161 | 0.20 | 26.42 | 2 |
| Neighborhood Average (exc. Subject Property) | | 2772.95 | 10,195.50 | 0.29 | 17.09 | 1.90 |



SITE KEY PLAN 01
SCALE: 1/32" = 1'-0"

inchoate
emily hodgdon | architect | CA #C30043
1331 Berkeley St. #4 | Santa Monica, CA | 90404
301.401.7286 | project # 2018.024
emily@inchoatearchitecture.com



fallenleaf residence
Swati and Sanjivani Mohan-Narapuram
3505 Fallenleaf Place | Glendale, CA | 91206

survey list
no scale
2018.12.17



3501 AND 3505 FALLENLEAF PL (06)
REF: 1/A0.1 SCALE: NTS



3505- SUBJECT PROPERTY (05)
REF: 1/A0.1 SCALE: NTS



3505 AND 3509 FALLENLEAF PL (04)
REF: 1/A0.1 SCALE: NTS



3509 FALLENLEAF PL (03)
REF: 1/A0.1 SCALE: NTS



SUBJECT PROPERTY

3501, 3505, 3509 FALLENLEAF PLACE (02)
REF: 1/A0.1 SCALE: NTS



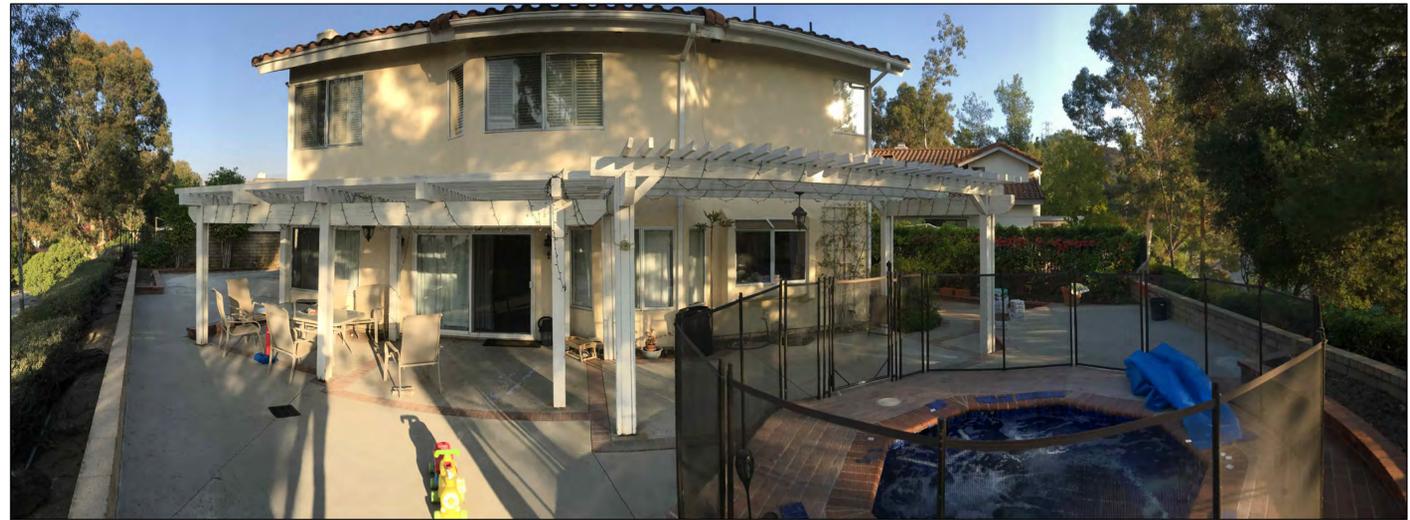
PHOTOGRAPH KEY PLAN (01)
REF: SCALE: 1/32" = 1'-0"



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3505 FALLENLEAF PLACE- SIDE YARD ⁰⁵
 REF: 1/A0.1 SCALE: NTS



3505 FALLENLEAF PLACE- EXISTING REAR ELEVATION ⁰⁴
 REF: 1/A0.1 SCALE: NTS

SUBJECT PROPERTY



3505 FALLENLEAF PLACE- SIDE YARD ⁰³
 REF: 1/A0.1 SCALE: NTS



3505 FALLENLEAF PLACE ⁰²
 REF: 1/A0.1 SCALE: NTS



3505 FALLENLEAF PLACE- FRONT ELEV ⁰¹
 REF: 1/A0.1 SCALE: NTS



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ZONING INFORMATION

PROJECT ADDRESS:
 3505 FALLENLEAF PLACE, GLENDALE, CA, 91206

APN: 5660-035-021
 TRACT: TR 33228
 MAP REFERENCE: M B 941-92-100
 LOT: 37
 YEAR BUILT: 1986

ZONE: R1RIII
 ZONE DESCRIPTION: RESTRICTED RESIDENTIAL FAR III

TOTAL LOT AREA: 11,179 SF
 EXISTING BUILDING: 3,070 SF (PER ASSESSORS)

NUMBER OF STORIES: EXISTING = 2 STORY
 NEW = 2 STORY

CURRENT BUILDING HEIGHT:
 NEW BUILDING HEIGHT:

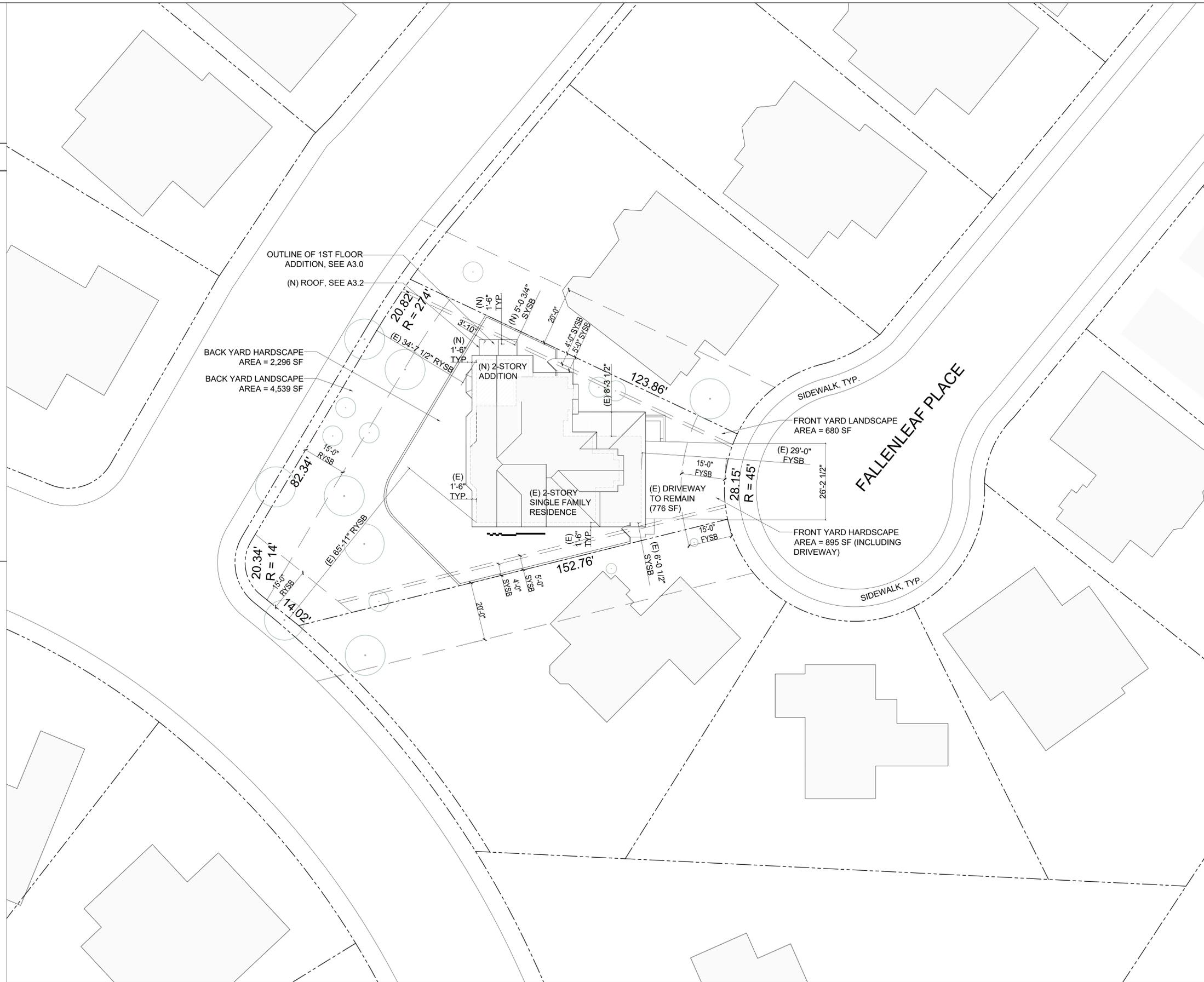
FLOOR AREA RATIO (FAR) [REF. TABLE 30.11-B]
 (0.45)X 10,000 + (0.1)X 1,179 = 4,617.9 SF ALLOWABLE

EXISTING 3,070 SF - 500 SF EXEMPT GARAGE = 2,570 SF

BUILDABLE = 4,617.9 SF - 2,570 SF = 2,047.9 SF
 PROPOSED ADDITION = 312 SF @ 1ST FLR + 243 SF @ 2ND FLR = 555 SF TOTAL.
 IN-FILL FLOOR AREA: 194 SF.

LOT COVERAGE: 40% MAX.
 (40)X 11,179 = 4,471.6 SF
 2,570 + 615 SF = 3,185 SF

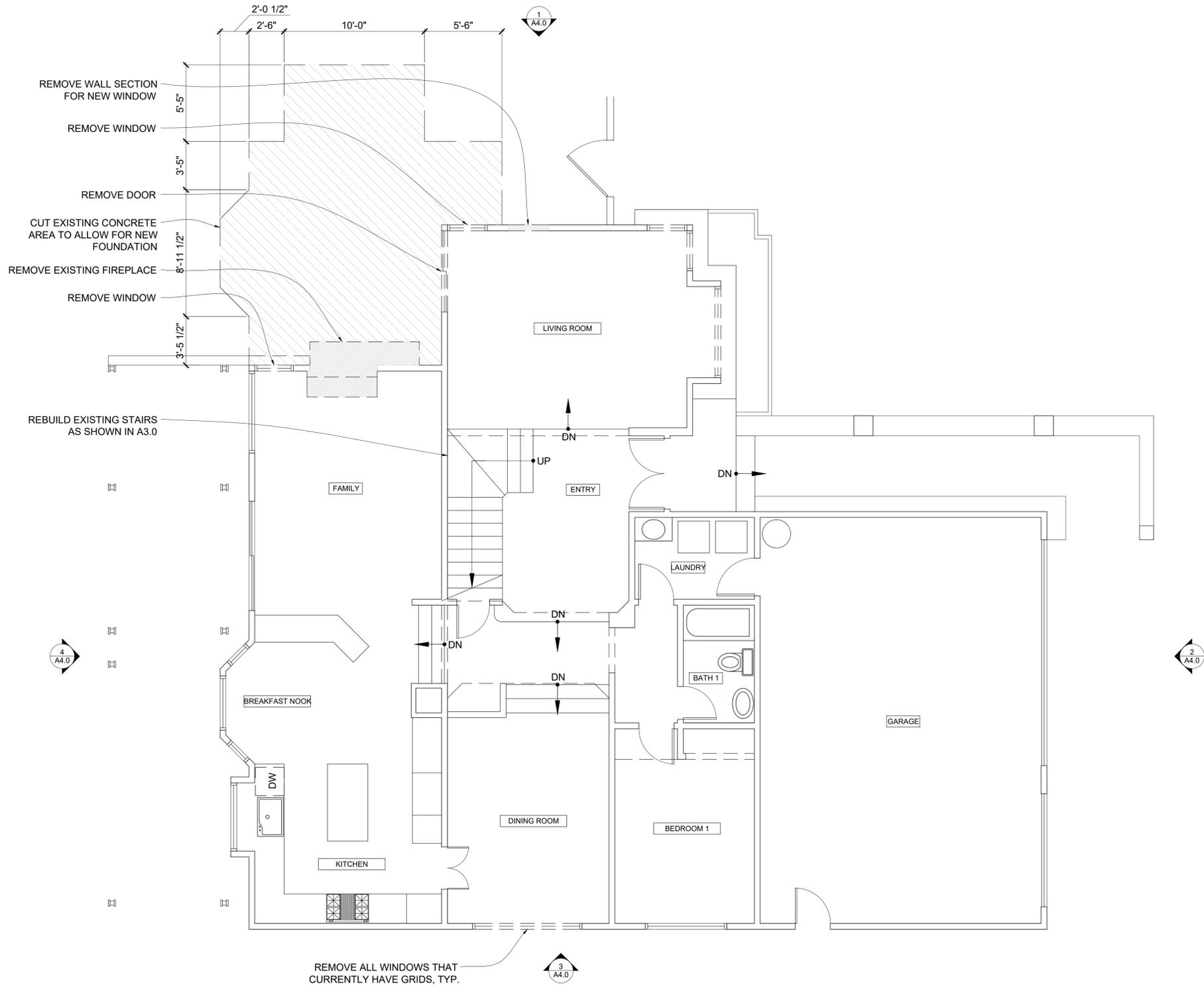
SETBACKS [REF. TABLE 30.11-B]:
 STREET FRONT: 15'-0"
 STREET SIDE: 15'-0"
 INTERIOR: MIN. 4'-0" FOR 20'-0" OR LOWER HT.
 MIN. 5'-0" FOR OVER 20'-0", UP TO 30'-0" HT.
 MIN. 6'-0" FOR OVER 30'-0" HT.



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REF: _____ **SITE PLAN** 01
 SCALE: 1/16" = 1'-0"

- KEY:**
-  ITEM TO BE DEMOLISHED
 -  (E) WALLS TO BE REMOVED
 -  (E) FLOOR OR ROOF TO BE REMOVED
 -  (E) WALLS TO REMAIN

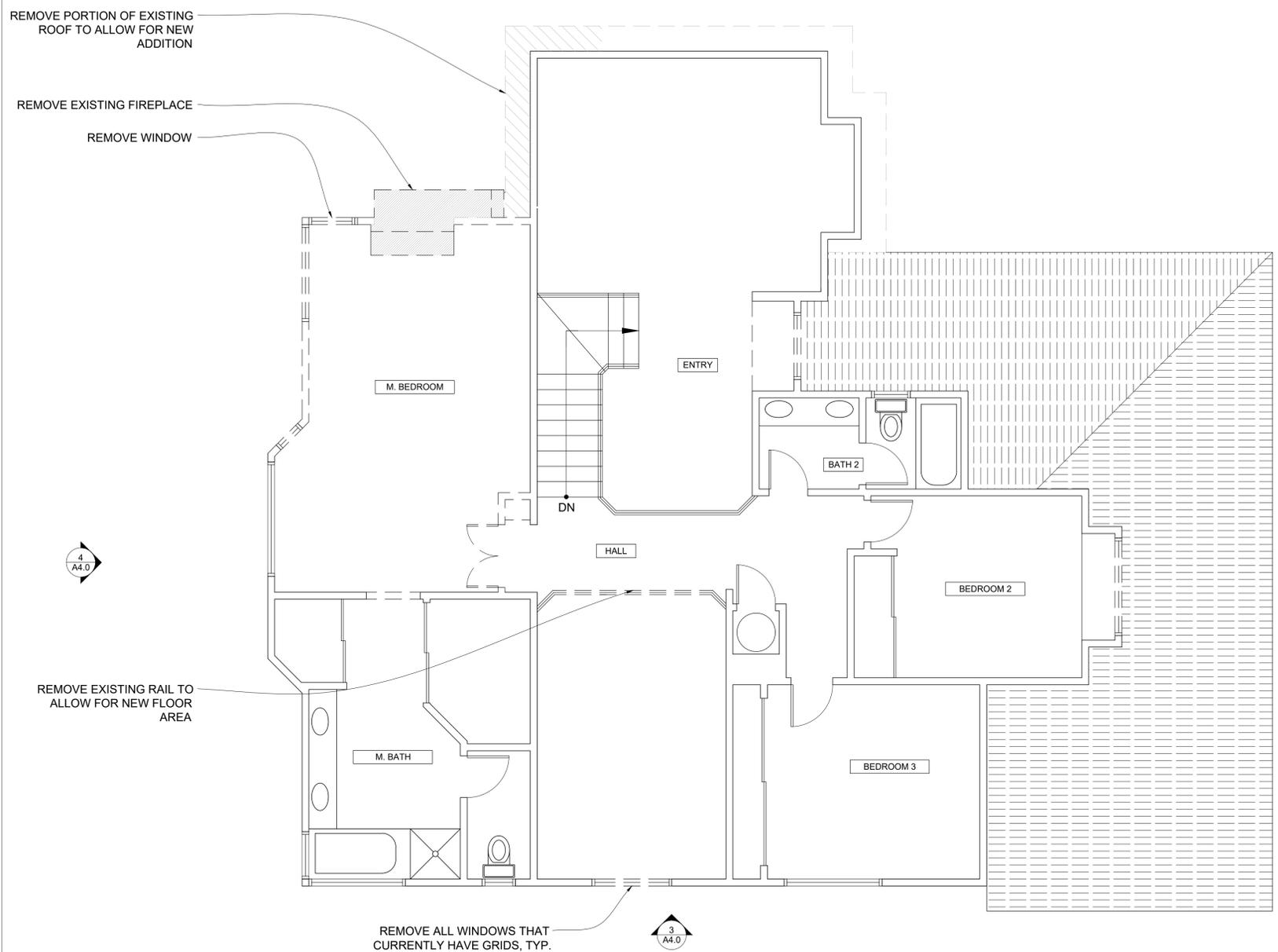


FIRST FLOOR DEMO PLAN 01
 REF: SCALE: 1/4" = 1'-0"



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- KEY:**
-  ITEM TO BE DEMOLISHED
 -  (E) WALLS TO BE REMOVED
 -  (E) FLOOR OR ROOF TO BE REMOVED
 -  (E) WALLS TO REMAIN



1
A4.0

4
A4.0

2
A4.0

3
A4.0

SECOND FLOOR DEMO PLAN 01
 REF: SCALE: 1/4" = 1'-0"



| issue | date | description |
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- KEY:**
-  ITEM TO BE DEMOLISHED
 -  (E) WALLS TO BE REMOVED
 -  (E) FLOOR OR ROOF TO BE REMOVED
 -  (E) WALLS TO REMAIN

REMOVE EXISTING ROOF TO ALLOW FOR NEW ADDITION

REMOVE EXISTING FIREPLACE

4
A4.0

1
A4.0

3
A4.0

2
A4.0

REF: **ROOF DEMO PLAN** 01
SCALE: 1/4" = 1'-0"

A2.2
demolition floor plans
1/4" = 1'-0"
2019.12.17

fallenleaf residence
Sweil and Santhosh Mohan-Nadipuram
3505 Fallenleaf Place | Glendale, CA | 91206

| issue | date | description |
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inchoate
emily hodgdon | architect | CA #C30043
1331 berkeley st. #4 | santa monica, CA | 90404
301.401.7266 | project # 2018.024
emily@inchoatearchitecture.com

ELECTRICAL SYMBOL KEY:

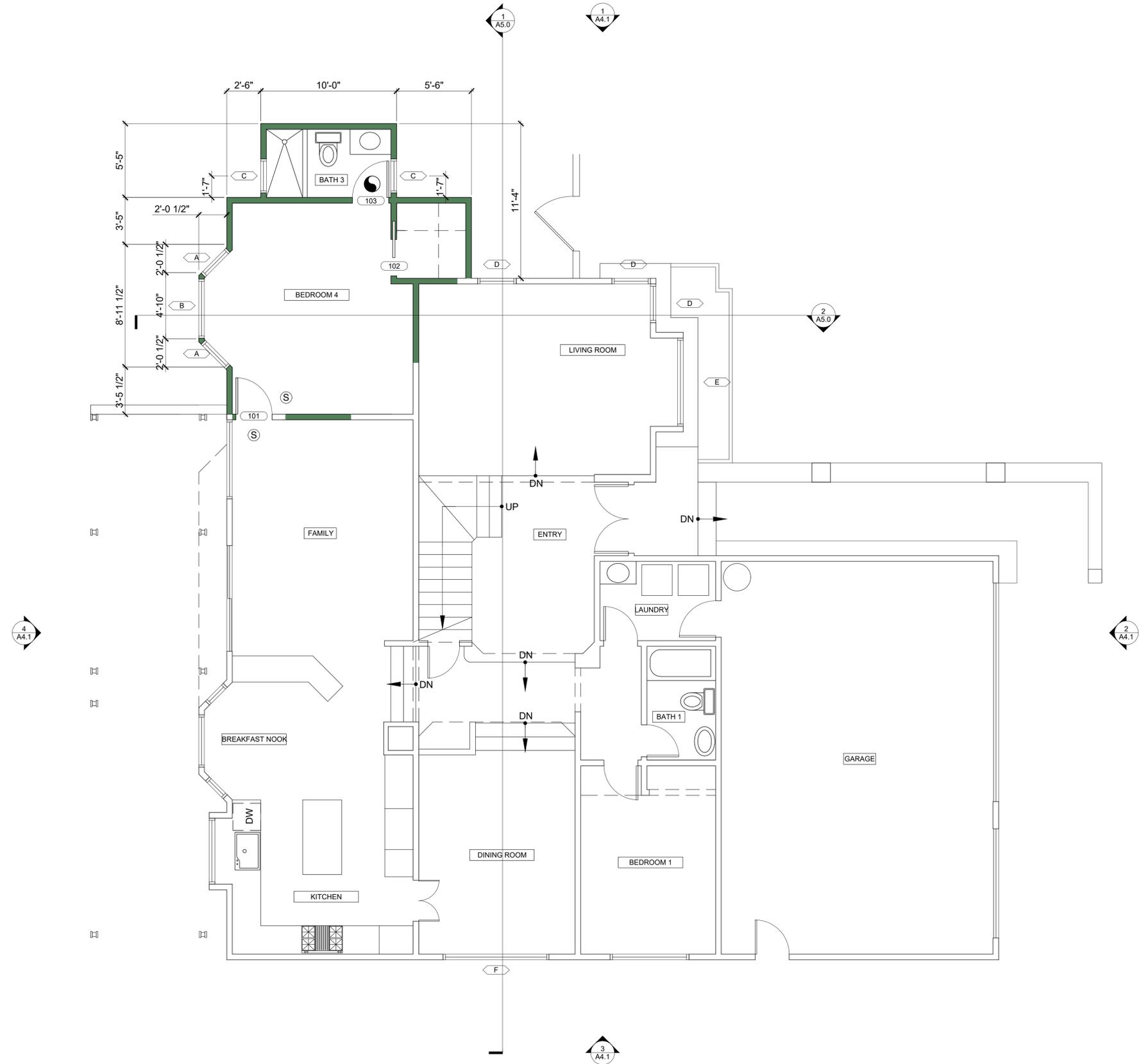
- DUPLEX OUTLET @ 15" AFF UNO
- GFCI DUPLEX OUTLET
- QUAD OUTLET
- DEDICATED 240V OUTLET
- GAS OUTLET
- TELEPHONE OUTLET
- CABLE OUTLET
- SWITCH (3-WAY, WHERE SHOWN)
- DIMMER SWITCH (3-WAY, WHERE SHOWN)
- HOSE BIBB
- COMBINATION SMOKE/CARBON MONOXIDE DETECTORS
- ENERGYSTAR COMPLIANT, 50 CFM FANS AT BATH AND LAUNDRY, DUCTED TO BUILDING EXTERIOR, WITH A HUMIDISTAT CONTROL
- DOORBELL

FLOOR PLAN KEY:

- EXISTING WALL TO REMAIN
- NEW WALL - SEE WALL TYPES AND STRUCTURAL DOCUMENTS

GENERAL NOTES:

1. THE MINIMUM CEILING HEIGHT FOR HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL BE NOT LESS THAN 7 FEET (R305.1)
2. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. SEE WINDOW DETAILS ON A8.1. MIN. 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF (5.0 SF AT GRADE LEVEL) AND 44" MAX. TO SILL.
3. ALL OUTLETS WITHIN 6' OF A WATER SOURCE OR OUTSIDE SHALL BE PROTECTED WITH A GROUND FAULT CIRCUIT INTERRUPT.
4. SUPPLY NEW WATER PRESSURE VALVE ADJUSTED TO SUPPLY ADEQUATE WATER PRESSURE
5. INSULATE ALL HOT WATER PIPES WITH MIN. 1" THICK INSULATION, TYP.
6. PROVIDE NEW CLOSET INTERIORS, TYPICAL FOR ALL CLOSETS, PER OWNER SPECIFICATIONS.
7. PROVIDE (N) R-15 INSULATION IN ALL EXISTING EXTERIOR WALLS, R-19 UNDER THE FLOOR AND R-30 IN THE ATTIC SPACE, UNO.
8. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)
9. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION 308.6.
10. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3).
11. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION OF AWPA U1.
12. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
13. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
14. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL.
15. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
16. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE.
17. DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.
18. PAINT ALL INTERIOR FINISH SURFACES, U.N.O.
19. FOR FLOORING THROUGHOUT NEW ADDITION, PROVIDE:
 - TILE IN THE BATHS,
 - HARDWOOD IN ALL OTHER AREAS.



FIRST FLOOR PLAN 01
 SCALE: 1/4" = 1'-0"



| issue | date | description |
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ELECTRICAL SYMBOL KEY:

- ⊕ DUPLEX OUTLET @ 15" AFF UNO
- ⊕ GFCI DUPLEX OUTLET
- ⊕ QUAD OUTLET
- ⊕ DEDICATED 240V OUTLET
- ⊕ GAS OUTLET
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GENERAL NOTES:

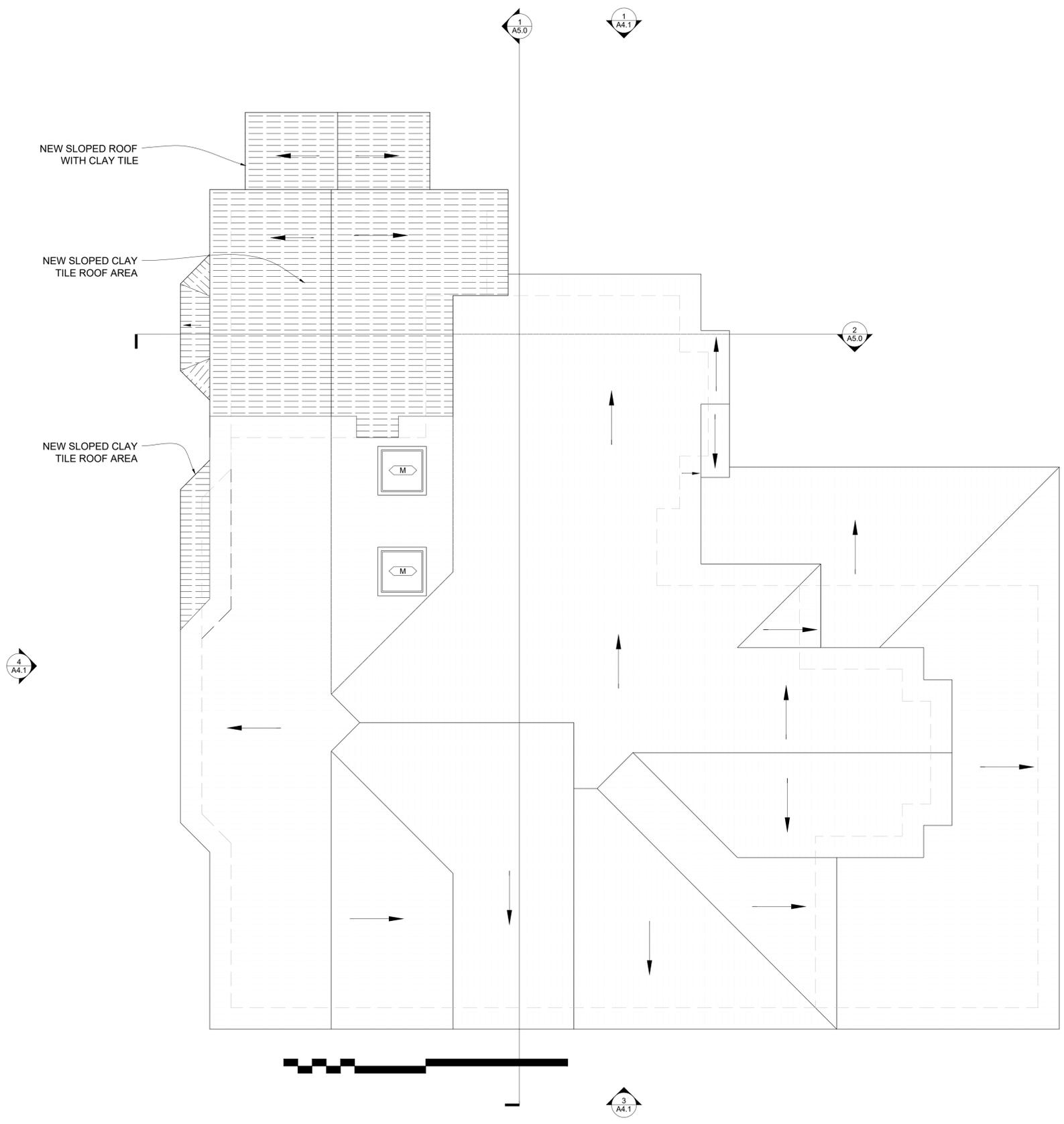
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6. PROVIDE NEW CLOSET INTERIORS, TYPICAL FOR ALL CLOSETS, PER OWNER SPECIFICATIONS.
7. PROVIDE (N) R-15 INSULATION IN ALL EXISTING EXTERIOR WALLS, R-19 UNDER THE FLOOR AND R-30 IN THE ATTIC SPACE, UNO.
8. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)
9. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION 308.6.
10. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3).
11. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION OF AWPA U1.
12. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
13. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
14. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL.
15. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
16. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE.
17. DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.
18. PAINT ALL INTERIOR FINISH SURFACES, U.N.O.
19. FOR FLOORING THROUGHOUT NEW ADDITION, PROVIDE:
 - TILE IN THE BATHS,
 - HARDWOOD IN ALL OTHER AREAS.

KEY:

- ▨ (E) WALLS TO REMAIN
- ▬ (N) WALLS



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NEW SLOPED ROOF WITH CLAY TILE

NEW SLOPED CLAY TILE ROOF AREA

NEW SLOPED CLAY TILE ROOF AREA

M

M

ROOF PLAN 01

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

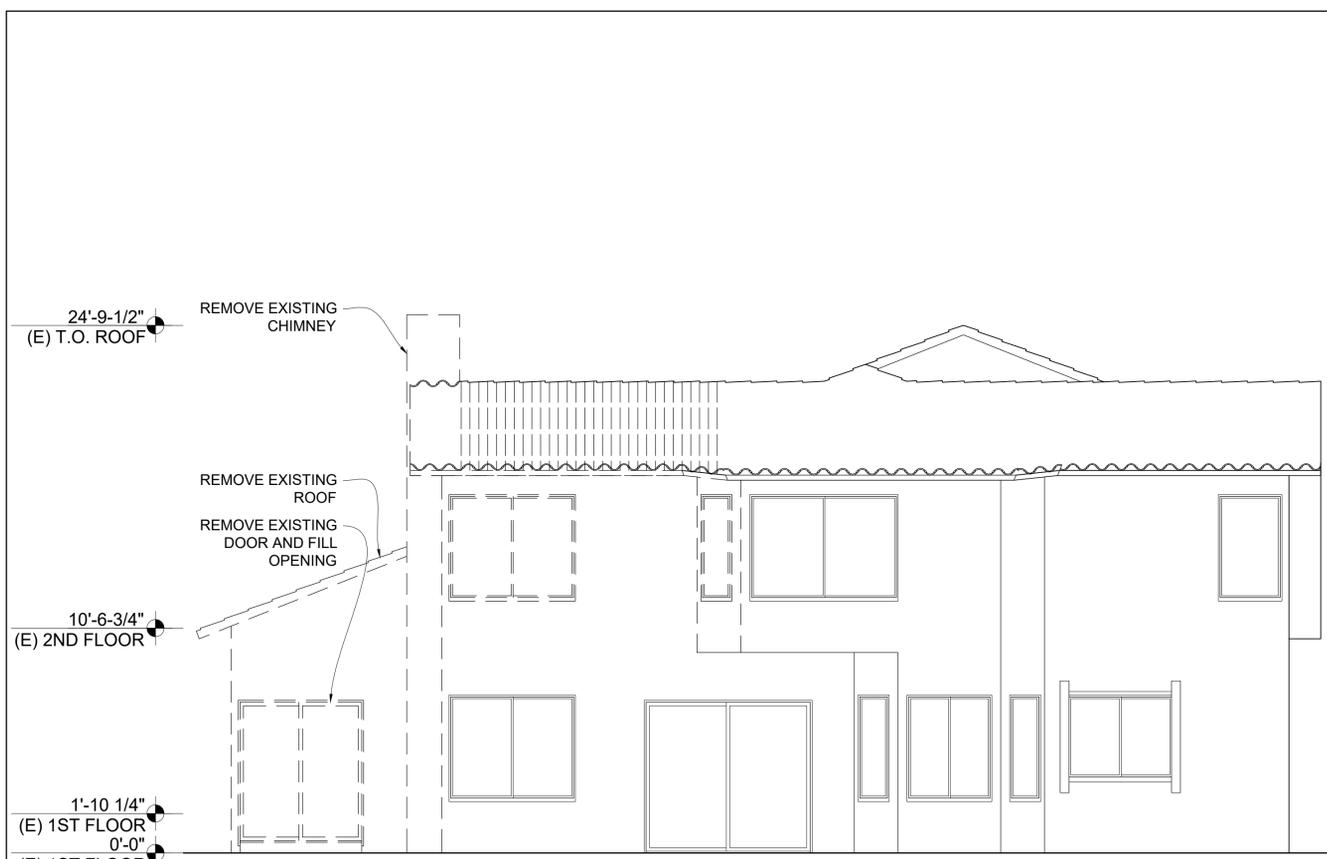


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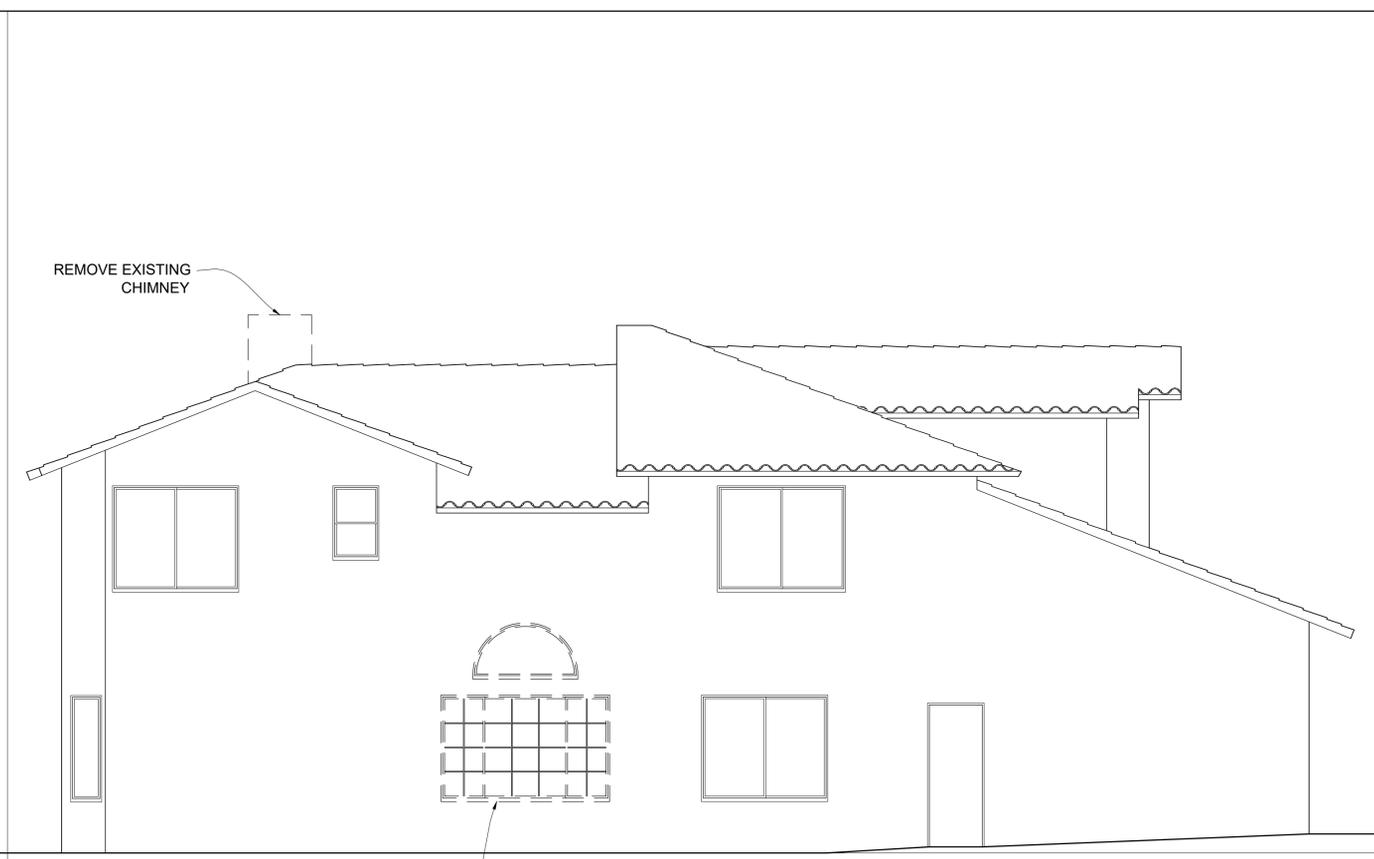
fallenleaf residence

Swati and Santhosh Mohan-Nadipuram
 3505 Fallenleaf Place | Glendale, CA | 91206

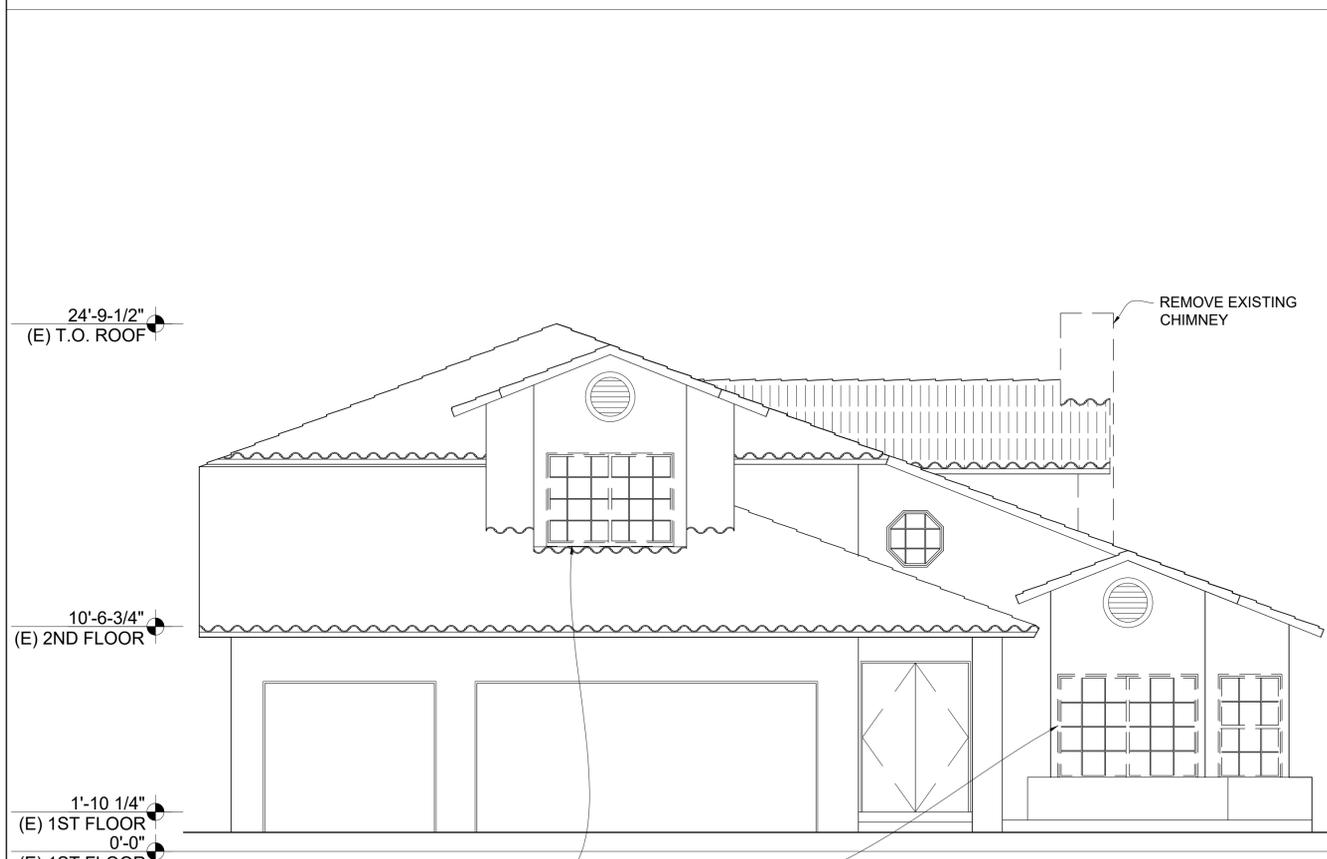
A3.2
 roof plan
 1/4" = 1'-0"
 2019.12.17



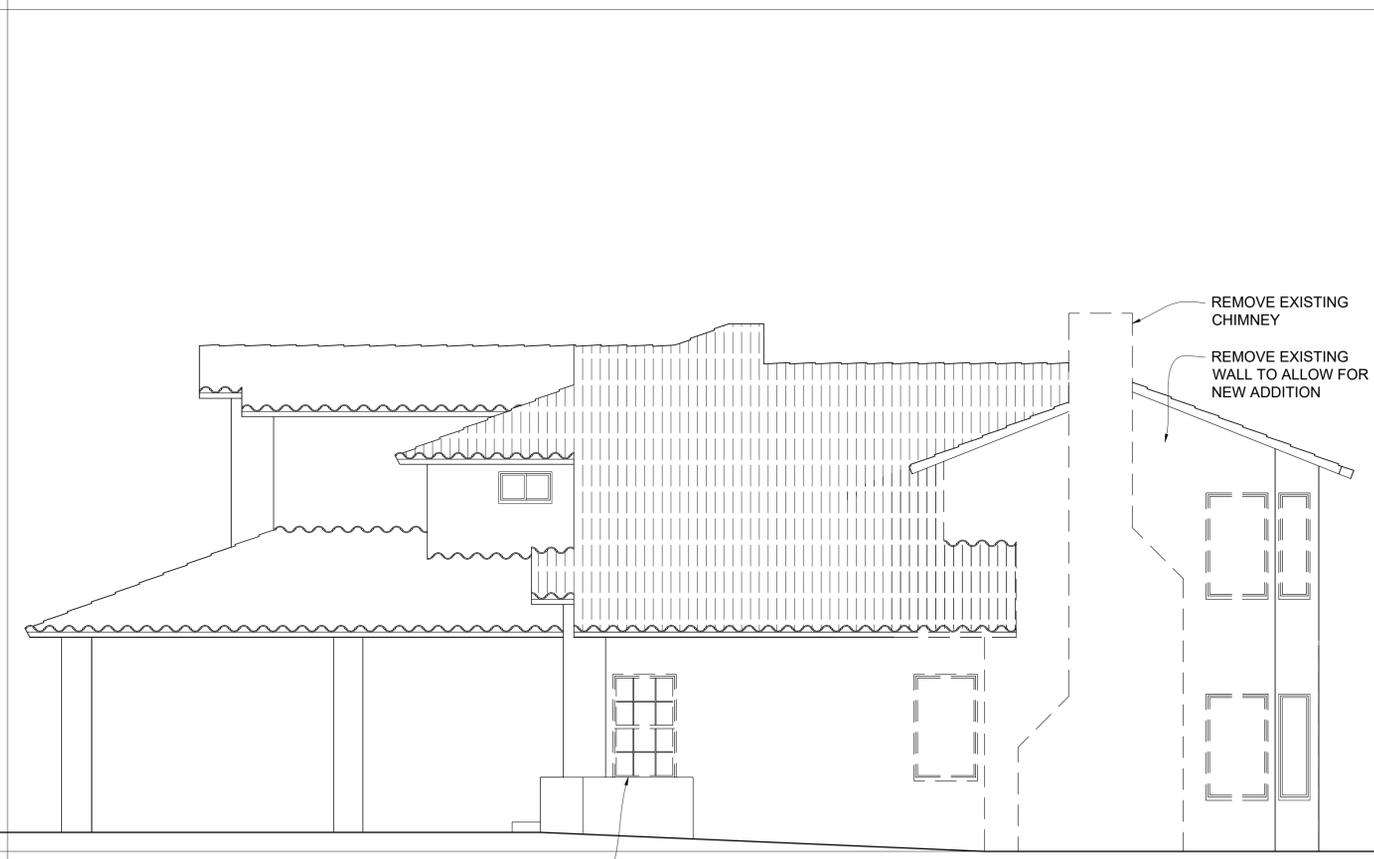
WEST DEMO ELEVATION 04
 REF: SCALE: 1/4" = 1'-0"



SOUTH DEMO ELEVATION 03
 REF: SCALE: 1/4" = 1'-0"



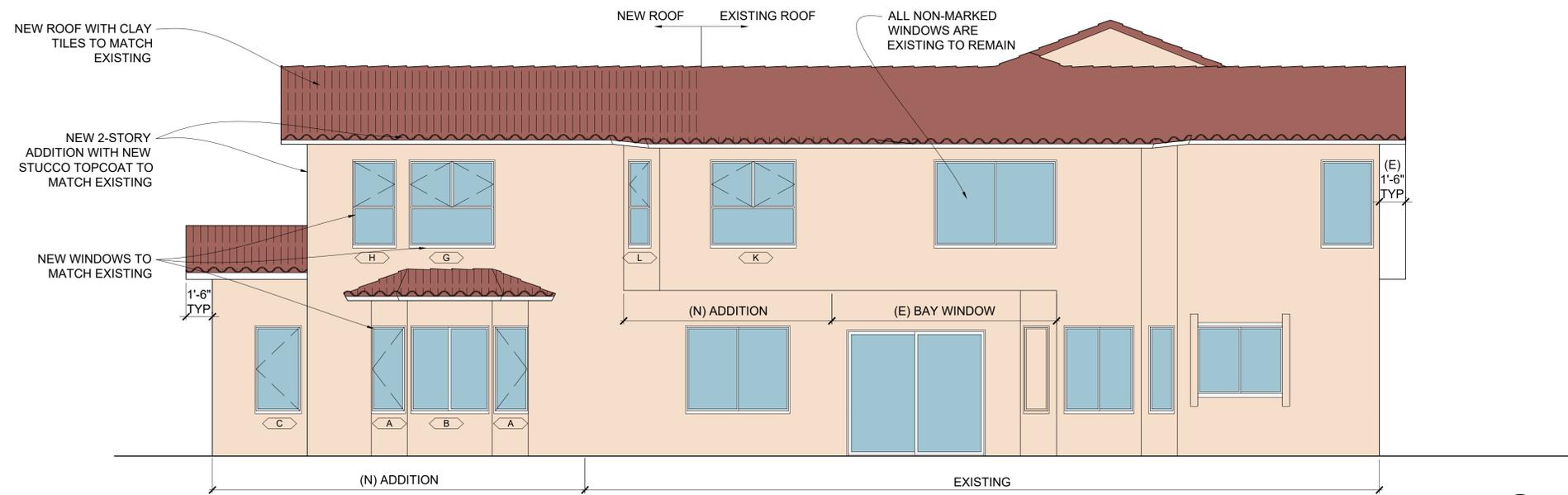
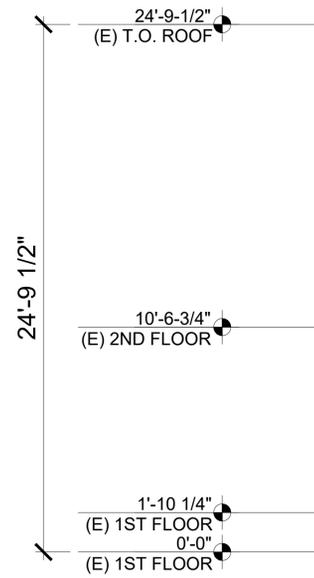
EAST DEMO ELEVATION 02
 REF: SCALE: 1/4" = 1'-0"



NORTH DEMO ELEVATION 01
 REF: SCALE: 1/4" = 1'-0"

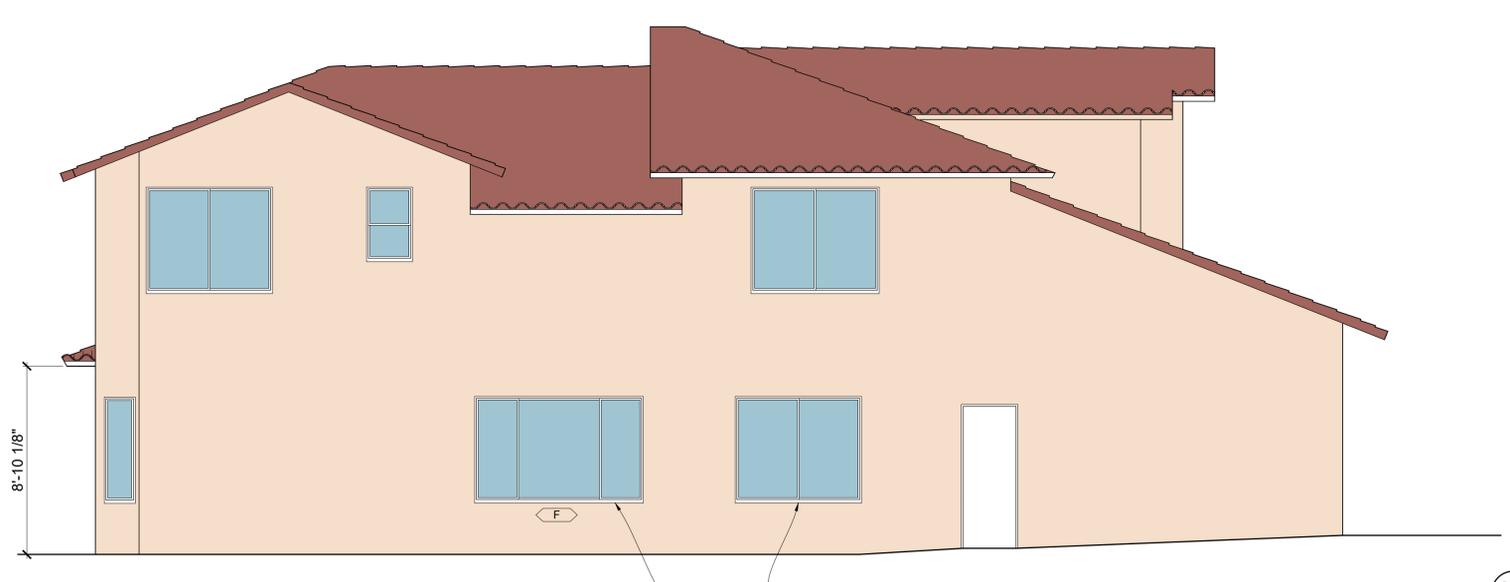
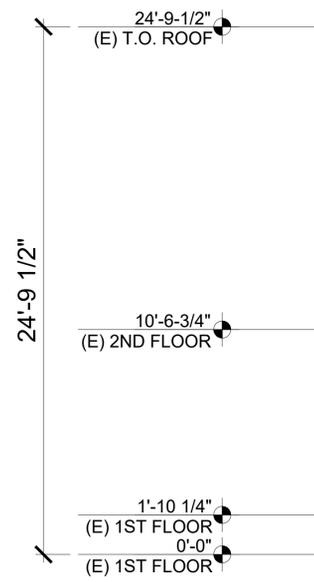


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- *NOTES:
 1. ALL PORTIONS OF THE BUILDING NOT LABELED ARE EXISTING TO REMAIN.
 2. ALL NEW FINISHES SHALL MATCH THE BUILDING'S EXISTING MATERIALS AND COLORS.

WEST ELEVATION 02
 REF: SCALE: 1/4" = 1'-0"



- *NOTES:
 1. ALL PORTIONS OF THE BUILDING NOT LABELED ARE EXISTING TO REMAIN.
 2. ALL NEW FINISHES SHALL MATCH THE BUILDING'S EXISTING MATERIALS AND COLORS.

ALL NON-MARKED WINDOWS ARE EXISTING TO REMAIN
 NEW WINDOW - SIM TO EXISTING

SOUTH ELEVATION 01
 REF: SCALE: 1/4" = 1'-0"



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inchoate

architecture

emily hodgdon

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REAR PERSPECTIVE 02
REF: SCALE: NTS

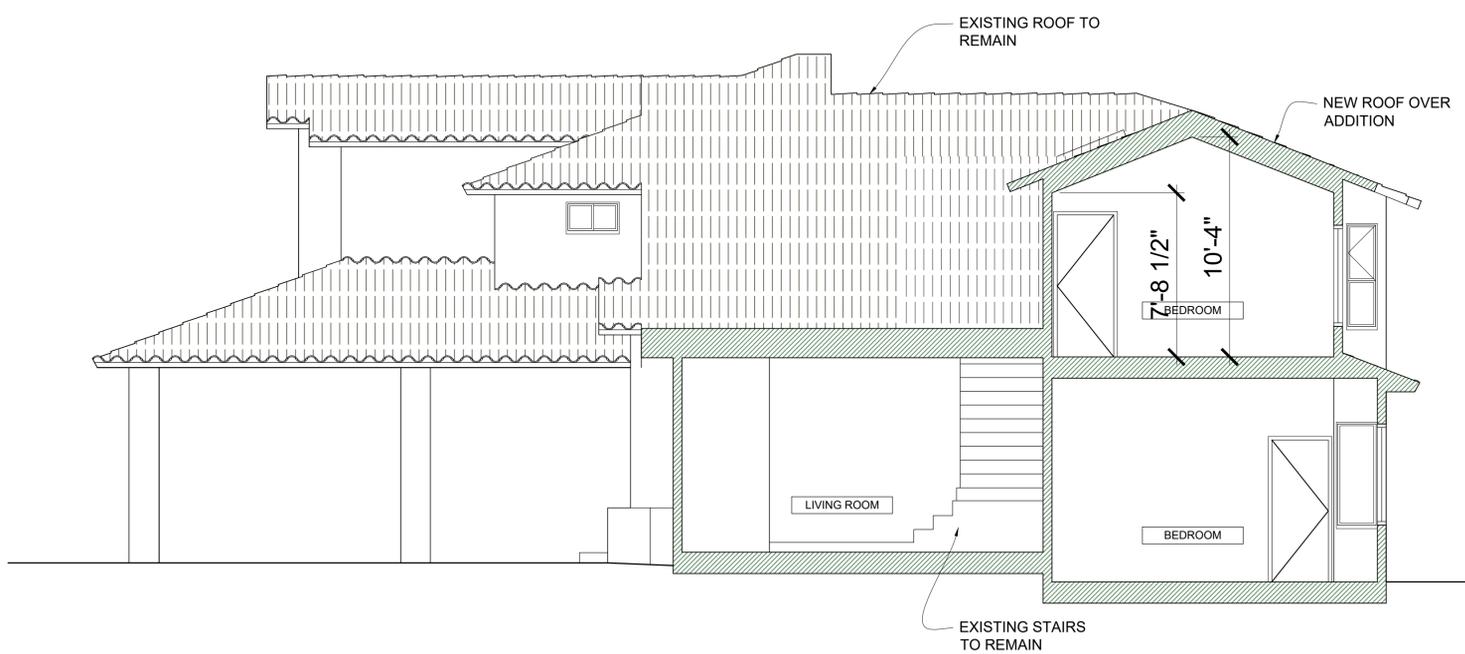


FRONT PERSPECTIVE 01
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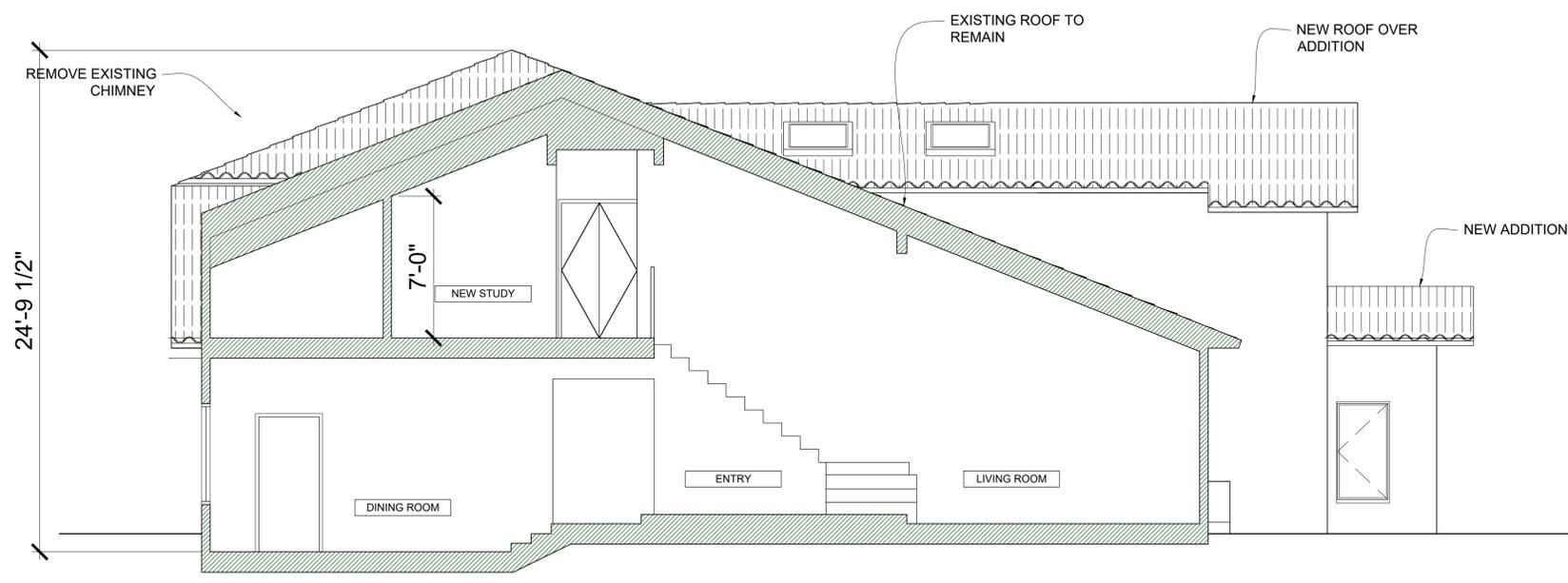
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fallenleaf residence
Svetl and Santhosh Mohan-Nadipuram
3505 Fallenleaf Place | Glendale, CA | 91206

A4.3
perspective drawings
NTS
2019.12.17



EAST/WEST SECTION 02
 REF: _____ SCALE: 1/4" = 1'-0"



NORTH/SOUTH SECTION 01
 REF: _____ SCALE: 1/4" = 1'-0"



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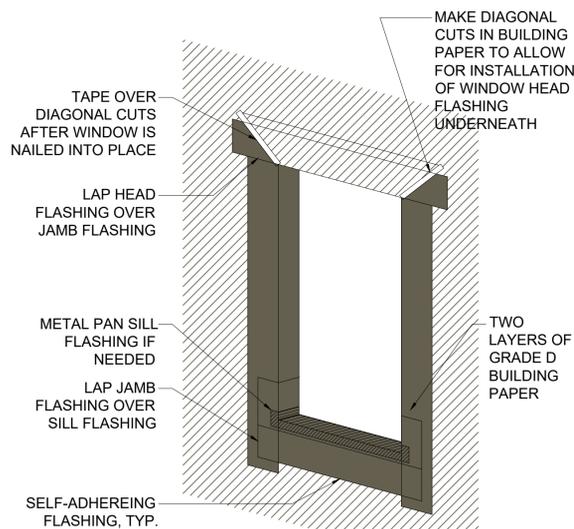
WINDOW SCHEDULE

| WINDOW | QUANTITY | EXISTING SIZE (W x H) | NEW SIZE (W x H) | SILL HEIGHT | EXISTING FINISH / MATERIAL | NEW FINISH / MATERIAL | VISIBLE FROM STREET? (Y/N) | EXISTING OPERATION | NEW OPERATION | NEW FRAME TYPE | EXTERNAL GRID (SDL) Y/N | KEEP EXISTING SILL & FRAME? Y/N | BUILD NEW SILL & FRAME? Y/N | EXISTING EDGE DETAIL | NEW EDGE DETAIL | BEDROOM? Y/N | ENERGY EFFICIENT? Y/N | U-VALUE | SHGC | TEMPERED GLASS? Y/N | FIRE HAZARD ZONE? Y/N | WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR? Y/N | MAKE/MODEL | NOTES |
|--------|----------|-----------------------|------------------|-------------|----------------------------|-----------------------|----------------------------|--------------------|------------------|----------------|-------------------------|---------------------------------|-----------------------------|----------------------|----------------------|--------------|-----------------------|---------|------|---------------------|-----------------------|--|--------------------|-------|
| A | 2 | NEW WINDOW | 3'-0" X 5'-0" | 2'-6" | N/A | WHITE VINYL | NO | N/A | CASEMENT | NAIL IN | NO | N/A | YES | N/A | STUCCO | YES | YES | 0.28 | 0.21 | NO | NO | NO | MILGARD, PER NOTES | |
| B | 1 | NEW WINDOW | 4'-4" X 5'-0" | 2'-6" | N/A | WHITE VINYL | NO | N/A | SLIDER XO | NAIL IN | NO | N/A | YES | N/A | STUCCO | YES | YES | 0.28 | 0.21 | NO | NO | NO | MILGARD, PER NOTES | |
| C | 2 | NEW WINDOW | 2'-8" X 5'-0" | 2'-6" | N/A | WHITE VINYL | YES | N/A | CASEMENT | NAIL IN | NO | N/A | YES | N/A | STUCCO | NO | YES | 0.28 | 0.21 | YES | NO | NO | MILGARD, PER NOTES | |
| D | 3 | 2'-10" X 4'-9" | 2'-10" X 4'-9" | 2'-0" | WHITE VINYL | WHITE VINYL | YES | SINGLE HUNG | CASEMENT | NAIL IN | NO | YES | NO | STUCCO | STUCCO | NO | YES | 0.28 | 0.21 | NO | NO | NO | MILGARD, PER NOTES | |
| E | 1 | 6'-6" X 4'-9" | 6'-6" X 4'-9" | 2'-0" | WHITE VINYL | WHITE VINYL | YES | SLIDER XO | SLIDER XO | NAIL IN | NO | YES | NO | STUCCO W/ BRICK SILL | STUCCO W/ BRICK SILL | NO | YES | 0.28 | 0.21 | NO | NO | NO | MILGARD, PER NOTES | |
| F | 1 | 7'-10" X 4'-9" | 7'-10" X 4'-9" | 2'-6" | WHITE VINYL | WHITE VINYL | NO | SLIDER XO | SLIDER XO | NAIL IN | NO | YES | NO | STUCCO | STUCCO | NO | YES | 0.28 | 0.21 | NO | NO | NO | MILGARD, PER NOTES | |
| G | 1 | NEW WINDOW | 4'-8" X 4'-9" | 1'-6" | N/A | WHITE VINYL | NO | N/A | CASEMENT / FIXED | NAIL IN | NO | N/A | YES | N/A | STUCCO | YES | YES | 0.28 | 0.21 | YES | NO | YES | MILGARD, PER NOTES | |
| H | 1 | NEW WINDOW | 2'-4" X 4'-9" | 1'-6" | N/A | WHITE VINYL | NO | N/A | CASEMENT / FIXED | NAIL IN | NO | N/A | YES | N/A | STUCCO | NO | YES | 0.28 | 0.21 | YES | NO | YES | MILGARD, PER NOTES | |
| I | 1 | 2'-6" X 2'-6" | 2'-6" X 2'-6" | 11'-6" | WHITE VINYL | WHITE VINYL | YES | FIXED | FIXED | NAIL IN | NO | YES | NO | FLAT WOOD | FLAT WOOD | NO | YES | 0.28 | 0.21 | YES | NO | NO | MILGARD, PER NOTES | |
| J | 1 | 5'-10" X 4'-2" | 5'-10" X 4'-2" | 2'-8" | WHITE VINYL | WHITE VINYL | YES | SLIDER XO | SLIDER XO | NAIL IN | NO | YES | NO | STUCCO | STUCCO | YES | YES | 0.28 | 0.21 | NO | NO | NO | MILGARD, PER NOTES | |
| K | 1 | NEW WINDOW | 3'-10" X 4'-9" | 1'-6" | WHITE VINYL | WHITE VINYL | NO | N/A | CASEMENT / FIXED | NAIL IN | NO | N/A | NO | STUCCO | STUCCO | YES | YES | 0.28 | 0.21 | NO | NO | YES | MILGARD, PER NOTES | |
| L | 1 | NEW WINDOW | 1'-10" X 4'-9" | 1'-6" | WHITE VINYL | WHITE VINYL | NO | N/A | CASEMENT / FIXED | NAIL IN | NO | N/A | NO | STUCCO | STUCCO | YES | YES | 0.28 | 0.21 | NO | NO | YES | MILGARD, PER NOTES | |
| M | 1 | NEW SKYLIGHT | 2'-10" X 2'-10" | N/A | N/A | WHITE VINYL | YES | N/A | FIXED | CURB-MOUNTED | NO | N/A | YES | N/A | N/A | NO | YES | 0.28 | 0.21 | YES | NO | NO | MILGARD, PER NOTES | |

GENERAL WINDOW NOTES:

- ALL DUAL-GLAZED WINDOWS SHALL HAVE SOLARBAN 60, ARGON FILLED, INSULATED GLASS WITH A LOW-E COATING AND A U-VALUE AS LISTED.
- ALL WINDOWS SHALL BE VINYL BY MILGARD OAE.
- EGRESS WINDOWS SHALL HAVE A MINIMUM OPENABLE AREA OF 20" MIN. CLEAR WIDTH, 24" MIN. CLEAR HEIGHT AND 5.7 SF MIN. OPENABLE AREA ON THE SECOND FLOOR AND 5.0 SF MIN. OPENABLE AREA ON GRADE PER R310.1
- FIELD VERIFY ALL DIMENSIONS.
- ALL OPERABLE WINDOWS SHALL HAVE WINDOW SCREENS.
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SEC. R308.3 (SEE EXCEPTIONS):
 - FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF

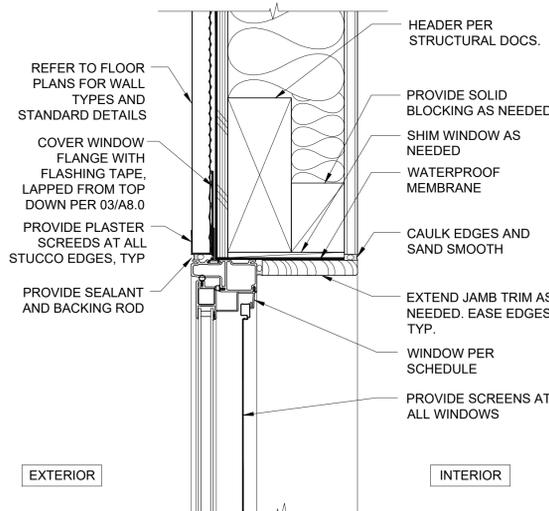
- EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF.
 - BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
 - GLAZING IN GUARDS AND RAILINGS.
 - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES.
 - GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE AND WITHIN 60" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
 - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
 - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING WITHIN A 60" HORIZONTAL ARC LESS THAN 180° FROM THE BOTTOM TREAD NOSING.
7. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SEC. R308.6.



WINDOW FLASHING

SCALE: N.T.S.

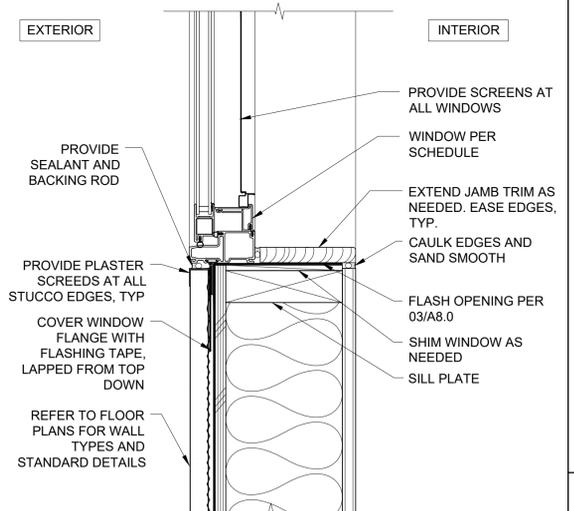
03



WINDOW HEAD

SCALE: 3" = 1'-0"

02



WINDOW SILL

SCALE: 3" = 1'-0"

01