

April 15, 2020

Applicant:

Art Barsegian
409 West Broadway
Glendale, CA 91204

**RE: 409 Raymond Avenue
Design Review Case No. PDR 1913301**

The Director of Community Development will render a final decision on or after **May 4, 2020**, for the following project:

PROJECT DESCRIPTION: The applicant is proposing to demolish the existing detached 400 square-foot garage and construct an attached 495 square-foot, 2-car garage, add 54 square feet of living area at the rear and create a new 88 square-foot covered front porch to the existing 1,254 square-foot, one-story house and construct a new 1,773 square-foot, 2-story unit and attached 2-car garage at the rear of the 8,476 square-foot lot, zoned R-3050 (Moderate Density Residential) Zone.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

For more information or to submit comments, please contact the case planner, Roger Kiesel, at 818-937-8152 or rkiesel@glendaleca.gov.

Comments must be received prior to **May 4, 2020**, in order to be considered by the Director.

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

Should you wish to file an appeal of the decision, the appeal must be filed within 15 days of the date of the decision as shown on the decision letter. Appeal applications are available at the Permit Services Center, 633 E. Broadway, Room 101, Glendale, CA 91206 or online at <http://www.glendaleca.gov/appeals>.

Sincerely,

Roger Kiesel, AICP
Senior Planner

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

Meeting/Decision Date: May 4, 2020	Address: 409 Raymond Avenue
Review Authority: <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	APN: 5626-005-021
Case Number: PDR1913301	Applicant: Art Barsegian
Prepared By: Roger Kiesel	Owner: Editat Argaryan and Serro Navasart

Project Summary

The applicant is proposing to demolish the existing detached 400 square-foot garage and construct an attached 495 square-foot, 2-car garage, add 54 square feet of living area at the rear and create a new 88 square-foot covered front porch to the existing 1,254 square-foot, one-story house and construct a new 1,773 square-foot, 2-story unit and attached 2-car garage at the rear of the 8,476 square-foot lot, zoned R-3050 (Moderate Density Residential) Zone.

Existing Property/Background

The existing 1-story, 1,254 square-foot house, built in 1940, was not identified as an historic resource in the South Glendale Historic Resource Survey. The house is located 25 feet from the street front property line, similar to other properties in the neighborhood. The existing 400 square-foot detached garage located at the east side of the property has access from an approximately 12'-8" wide driveway from Raymond Avenue. The adjacent property to the north is a 22-unit, 2-story apartment building built in 1964. A 1-story, 1,198 square-foot single family house and detached garage are located to the south of the project site.

Staff Recommendation

Approve Approve with Conditions Return for Redesign Deny

Last Date Reviewed / Decision

First time submittal for final review.
 Other:

Zone: R3050 - Moderate Density Residential

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 is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because the project is a second dwelling unit in a residential zone.
 The project is exempt from CEQA review as a Class 32 "Infill Development" exemption pursuant to Section 15332 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:

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

Yards and Usable Open Space

yes n/a no

If "no" select from below and explain:

- Outdoor space integrated into site design and acknowledges adjacent development
- Common space easily accessible from all units
- Appropriate separation/screening from residential units
- Discrete seating and amenity areas allow for multiple users

Garage Location and Driveway

yes n/a no

If "no" select from below and explain:

- Garage fully integrated into overall structure
- Driveway and curb-cut widths minimized
- Grade-level garages and parking, if allowed, are appropriately screened from the street
- Decorative paving complements building design
- Stairs and lifts to subterranean garages incorporated into the design of the project

As a condition of approval, the applicant shall provide a sample of the driveway paving material for staff review and approval.

Landscape Design

yes n/a no

If "no" select from below and explain:

- Complementary to building design
- Maintain existing trees when possible
- Provide landscaping adjacent to driveways and garages
- 20% of planting at above-grade common spaces is within 9 inches of finish floor
- Above-grade tree wells are at least 6 inches higher than box size of tree

The front yard landscaping is not in good repair and the remainder of the on-site landscaping is shown as lawn. Landscaping needs to be complementary to and acknowledge development of the site. The applicant shall provide landscape plans for review and approval by staff which complement the modest mid-century front home, provide drought-tolerant plant material and buffer the subject site from the adjacent neighbors, to the extent feasible.

Walls and Fences

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

If “no” select from below and explain:

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

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
- All screening integrated with overall building and/or landscape design
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

Lighting

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

If “no” select from below and explain:

- Light fixtures are appropriate to the building and/or landscape design
- Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
- Utilize shielded fixtures to avoid light spillover onto adjacent properties

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:

- No significant changes are proposed to the existing front residential unit. The extension of the covered front entry porch is consistent with the residence and modest in scale. The house will remain appropriately situated in line with adjacent properties.
- The new garage proposed to be attached to the existing residence is a continuation of the existing residence and roof form.
- The rear unit is appropriately located at the rear of the property.
- The driveway location will remain toward the east side of the property and include decorative paving, conditioned upon review and approval by staff.
- As conditioned, landscape plans will be submitted for review and approval by staff and include drought-tolerant planting and buffering.
- The air conditioning unit will not be located in a setback area.

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:

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

Building Relates to Existing Topography

yes n/a no

If "no" select from below and explain:

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

Consistent Architectural Concept

yes n/a no

If "no" select from below and explain:

- Concept governs massing and height

Scale and Proportion

yes n/a no

If "no" select from below and explain:

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

Roof Forms

yes n/a no

If "no" select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

Determination of Compatibility: Mass and Scale

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

- The proposed massing and scale of the new two-story unit is appropriate as it is in keeping with the neighborhood setbacks, as well as the mix of single- and multi-dwelling units.
- The second floor is setback from the first floor to provide appropriate distance from the adjacent neighbors.
- The bay window and second story balcony create an interesting roofline that helps break up the overall massing and provide a consistent architectural concept.
- The covered front entry porch on the front unit is modest in scale and is appropriate in style to the existing residence.

Design and Detailing

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

Overall Design and Detailing

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

If “no” select from below and explain:

- Design is compatible with neighborhood context
- Design is stylistically consistent
- Employs consistent vocabulary of forms and materials while expressing architectural variety
- Cladding materials and

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
- Overall window pattern appropriate to style
- Window operation appropriate to style
- Recessed/flush window appropriate to style and/or location
- Openings are well detailed

Privacy

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

If “no” select from below and explain:

- Consideration of views from “public” rooms and balconies/roof 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 materials, especially facing the street
- Materials appropriately enhance articulation and façade hierarchies
- Wrap corners and terminate appropriately
- Cladding is well detailed, especially at junctions between materials
- Foam trim, finished on site, is prohibited

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

Staff is requiring as a condition of approval to provide a driveway paving sample, preferably permeable, for review and approval.

Ancillary Structures

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

If “no” select from below and explain:

- Design consistent with primary structure
- Design and materials of gates, fences, and/or walls 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 traditional style architecture is consistent throughout.
- The proposed hardi-plank siding provides high-quality materials facing the street and “wraps” the building corners and terminates at interior corners.
- The white paint color of the stucco, siding, fascia, and rafter tails with black window frames/trim and sills, and grey roof are appropriate for the style of the house and the residences in the neighborhood.

Recommendation / Draft Record of Decision

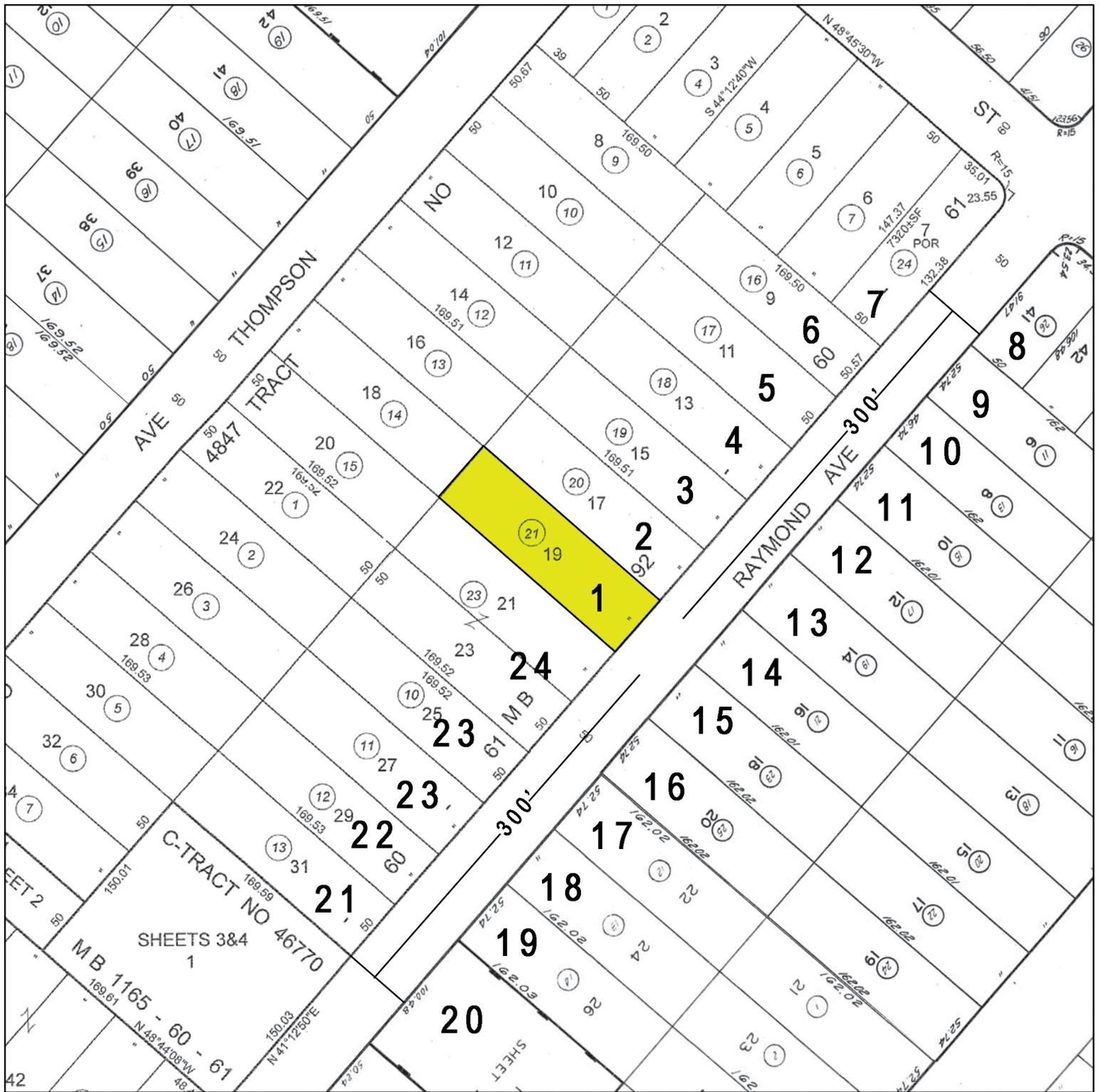
Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follow:

Conditions

1. Submit landscape plans for the site for review and approval by staff, which complement the style of the development, use drought-tolerant planting and provide buffer between the site and the adjacent neighbors.
2. Provide a sample of the driveway paving material for staff's approval.

Attachments

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



VICINITY AND PHOTOGRAPHIC SURVEY MAP

LEGEND

PHOTO LABEL #

#

SUBJECT PROPERTY(IES)



SITE LOCATION: 409 RAYMOND AVE
GLENDALE, CA 91201

APN: 5625-005-021

DATE: Jun 12, 2019



SCALE: 1"=100'

PREPARED BY:



409 W. BRAODWAY
GLENDALE CA, 91204
(818) 409-8921



1. 409 RAYMOND AVE



2. 411 RAYMOND AVE



3. 415 RAYMOND AVE



4. 419 RAYMOND AVE



5. 423 RAYMOND AVE



6. 427 RAYMOND AVE



7. 1730 LAKE ST



8. 1726 LAKE ST



9. 428 RAYMOND AVE



10. 424 RAYMOND AVE



11. 422 RAYMOND AVE



12. 416 RAYMOND AVE



13. 412 RAYMOND AVE



14. 408 RAYMOND AVE



15. 404 RAYMOND AVE



16. 400 RAYMOND AVE



17. 338 RAYMOND AVE



18. 332 RAYMOND AVE



19. 329 RAYMOND AVE



20. 322 RAYMOND AVE



21. 325 RAYMOND AVE



22. 329 RAYMOND AVE

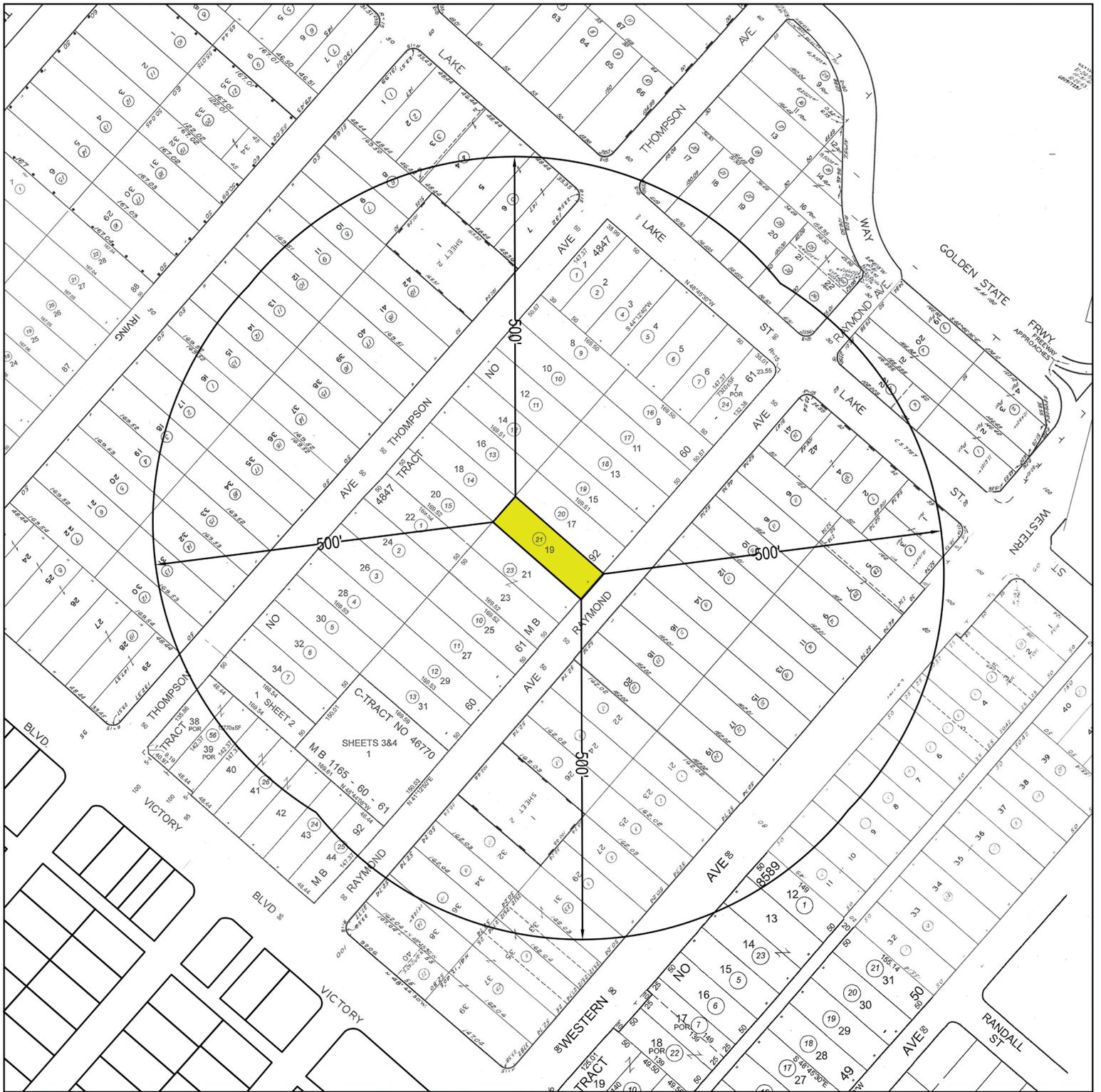


23. 333 RAYMOND AVE



24. 401 RAYMOND AVE





LOCATION MAP

LEGEND

SUBJECT PROPERTY(IES)

SITE LOCATION: 409 RAYMOND AVE
 GLENDALE, CA 91201

APN: 5625-005-021



SCALE: 1"=200'

DATE: Jun 12, 2019

PREPARED BY:



409 W. BROADWAY
 GLENDALE CA, 91204
 (818) 409-8921

Notes:

- * THERE ARE NO OAK BAY OR SYCAMORE TREES ON THIS LOT OR WITHIN 20' OF THE LOT.
- * THERE IS NO ROOF TOP EQUIPMENT ALLOWED OR PROPOSED.
- * RETAINING WALLS, POOLS, SPAS, JACUZZIS, FENCES, AND PATIO COVERS REQUIRE SEPARATE PERMIT.

Scope Of Work:

DEMOL 400 SQ.Ft. (E) GARAGE
 NEW ATTACHED 2-CAR GARAGE TO THE (E) UNIT 495 SQ.FT.
 ADD 54 SQ.FT. TO THE MAIN HOUSE
 EXTENDED (E) PORCH (88 SQ.FT.)
 NEW 2-STORY (1,773 SQ.FT.) WITH ATTACHED 2-CAR GARAGE (510 SQ.FT.)

Legal Description

Site Address: 409 W. RAYMOND AVE.
 Glendale, CA 91201

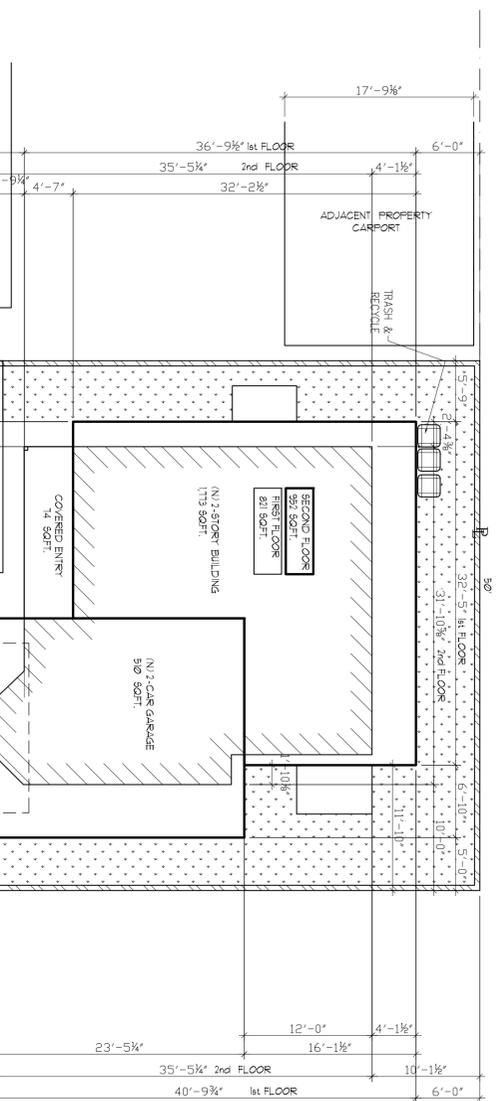
PARCEL NUMBER	5625-005-021
AREA (CALCULATED)	8,476 sq ft
THOMAS BROS. GRID:	PAGE -----
CENSUS TRACT	---
MAP REFERENCE	---
TRACT	4847
LOT NUMBER	19
ZONE:	R2250

NOTE:

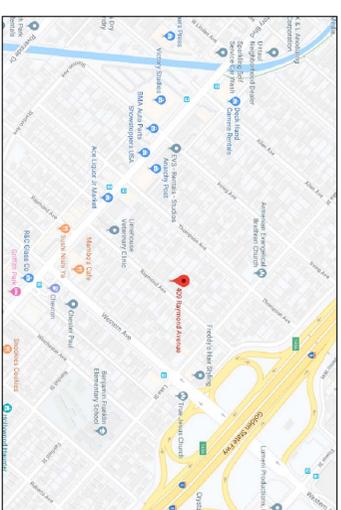
Drainage water shall be away from structure, maintaining existing drainage course, and shall be diverted to street and will be not be permitted to go into adjacent property.
 Use 2% min. slope for 5'-0" away structure and 1% min. for the lot to street.

Area Calculations

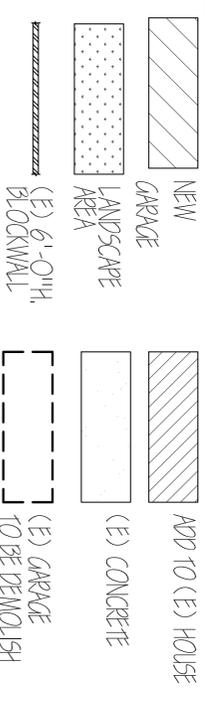
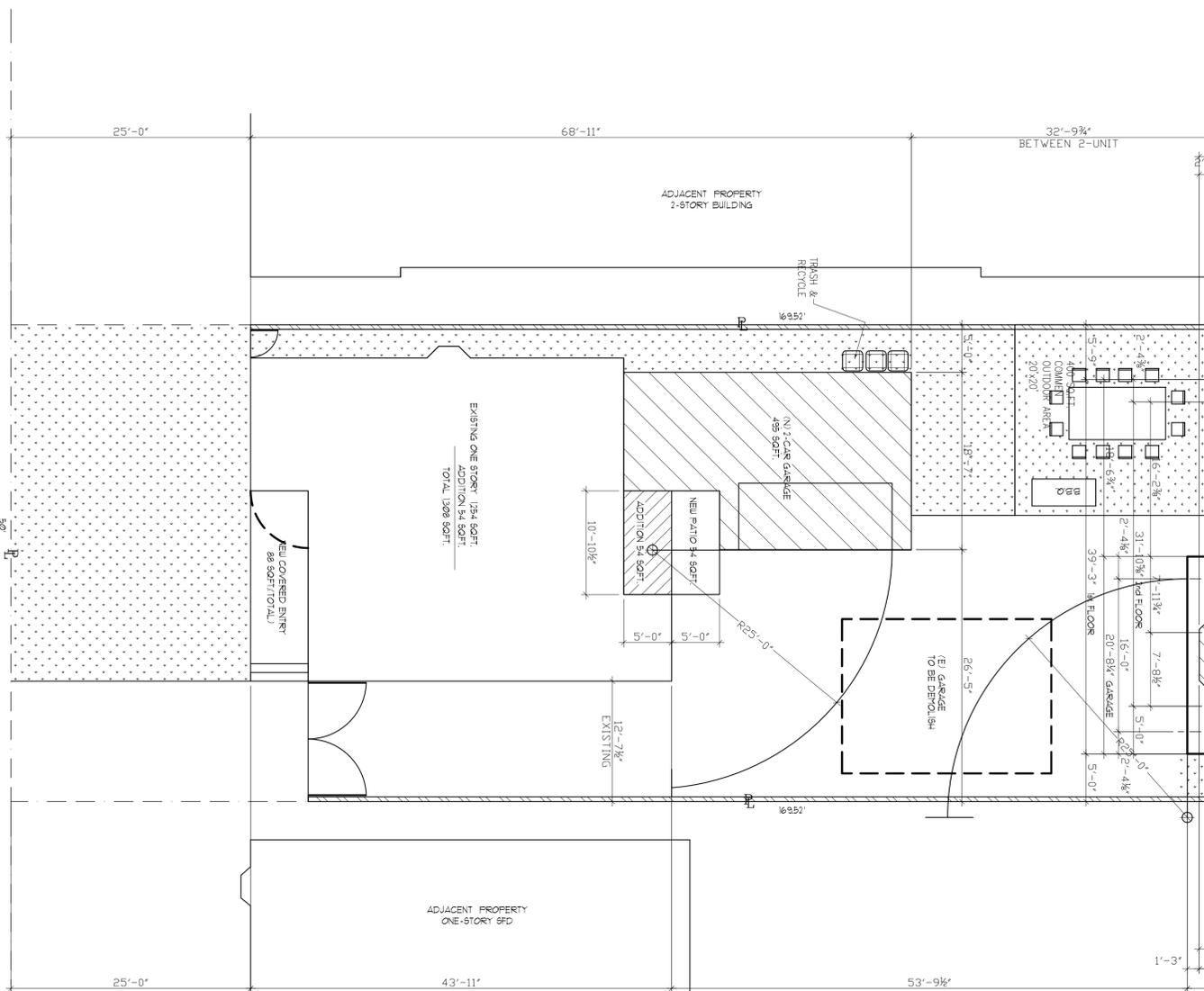
ZONING	R2250
LOT SIZE	8,476 SQ. FT.
EXISTING LIVING AREA (UNIT A)	1,254 SQ. FT.
EXISTING GARAGE (TO BE DEMOLISHED)	400 SQ. FT.
ADD. TO UNIT A	54 SQ. FT.
NEW 2-CAR GARAGE FOR UNIT A	495 SQ. FT.
TOTAL LIVING AREA UNIT A	1,308 SQ. FT.
(E) COVERED ENTRY UNIT A	30 SQ. FT.
(N) COVERED ENTRY UNIT A	88 SQ. FT.
FIRST FLOOR UNIT B	821 SQ. FT.
SECOND FLOOR UNIT B	952 SQ. FT.
TOTAL LIVING AREA UNIT B	1,773 SQ. FT.
(N) PATIO UNIT A	52 SQ. FT.
COVERED ENTRY FOR UNIT B (UNDER BALCONY)	74 SQ. FT.
2-CAR GARAGE FOR UNIT B	510
2-CAR GARAGE OVER 500 S.F.	10 SQ. FT.
LOT COVERAGE AREA	3,350 SQ. FT.
LOT COVERAGE RATIO	39.5 %
LANDSCAPE AREA	SQ. FT.
LANDSCAPE AREA RATIO	%
LIVING AREA	3,091 SQ. FT.
LIVING AREA RATIO	36.5 %



TYP "VB" CONSTRUCTION 2-STORY OCCUPANCY GROUP R-3/U



VICINITY MAP



PLOT PLAN

SCALE: 1/8" = 1'-0"

CL. OF RAYMOND AVE.

REVISION

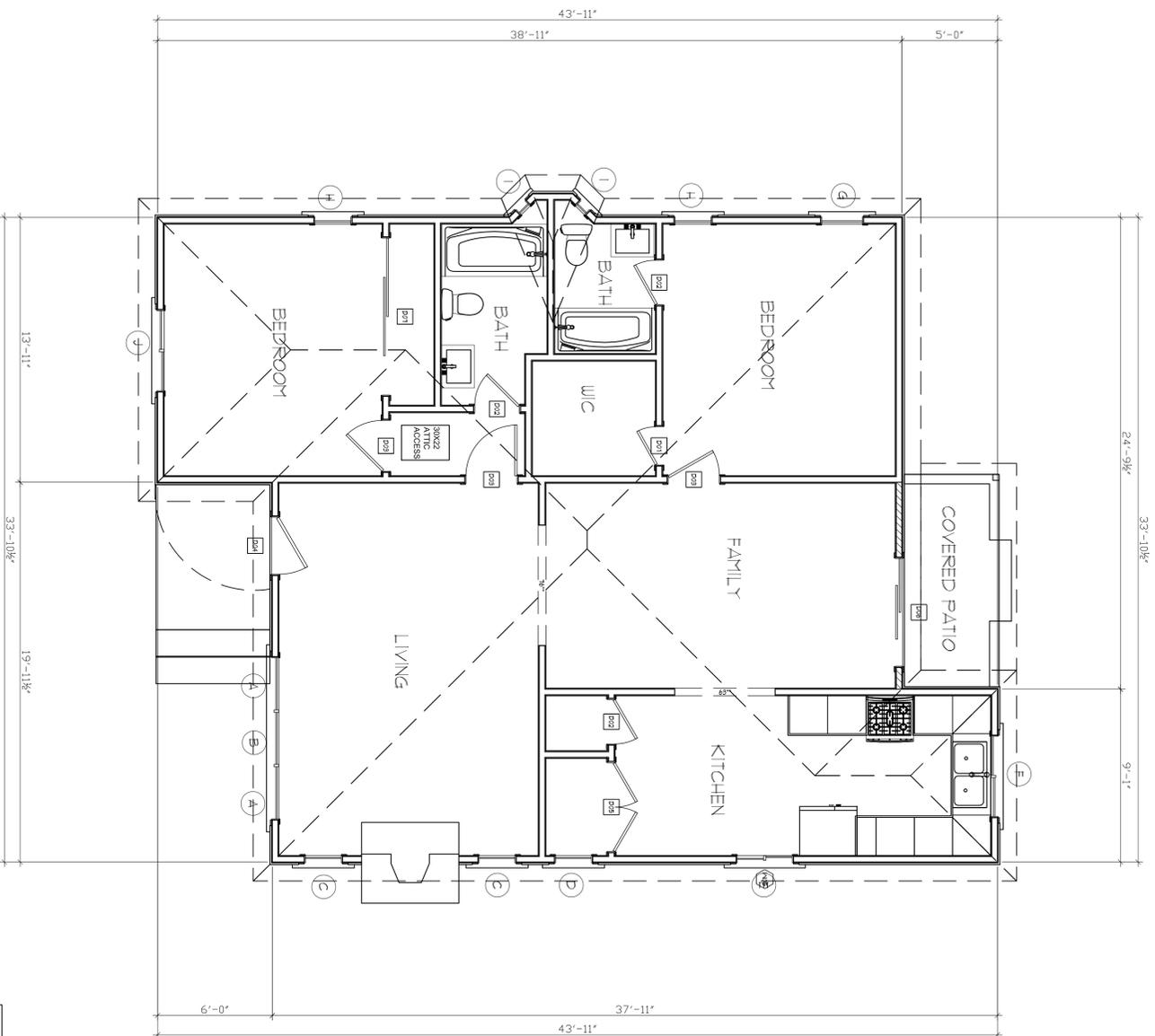
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB PRIOR STARTING CONSTRUCTION AND THE OWNER, DESIGNER OR ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES. DO NOT SCALE DIMENSIONS, WHERE NO DIMENSIONS ARE PROVIDED, CONSULT WITH OWNER, DESIGNER, OR ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

Owner: Mr. SARUH NAVASARY
 409 Raymond Ave. Glendale, CA. 91201

artTECH DESIGN
 409 W. BROADWAY
 GLENDALE, CA. 91204
 TELL: 818.409-8921 arttech@gmail.com

DATE: Feb. 17
 SCALE: 1/8" = 1'-0"
 DRAWN: A.B.
 SHEET TITLE: SITE PLAN

SHEET NO. A-1



EXISTING FLOOR DEMOLITION PLAN
EXISTING 1254 SQ.FT.

WALL TO BE REMOVED
WALL TO REMAIN
NEW WALLS

DOOR NOTES

ALL EXTERIOR DOORS SHALL BE FULLY WEATHER STRIPPED AT HEAD, SILL AND JAMB.
EXTERIOR DOORS SHALL BE MILGARD COLOR DARK BROWN.
ALL GLASS DOORS SHALL BE TEMPERED.
CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR DOOR HARDWARE AND INCLUDE THIS IN HIS BID.
ALL NEW INTERIOR DOORS SIZE IS 32"x80" (min.)

* CONTRACTOR NOTE: VERIFY EXACT SIZE OF REPLACEMENT DOORS.

NUMBER	QTY	WIDTH	HEIGHT	TYPE	THICKNESS	COMMENTS
D01	1	142"	84"	GARAGE	1 3/4"	
D02	1	24"	80"	HINGED	1 3/8"	
D03	3	26"	80"	HINGED	1 3/8"	
D04	2	32"	80"	HINGED	1 3/4"	
D05	1	36"	80"	DOUBLE HINGED	1 3/4"	
D06	1	36"	80"	DOUBLE HINGED	1 3/4"	
D07	1	46"	80"	SLIDER	1 3/4"	
D08	1	44"	80"	SLIDER	1 3/8"	

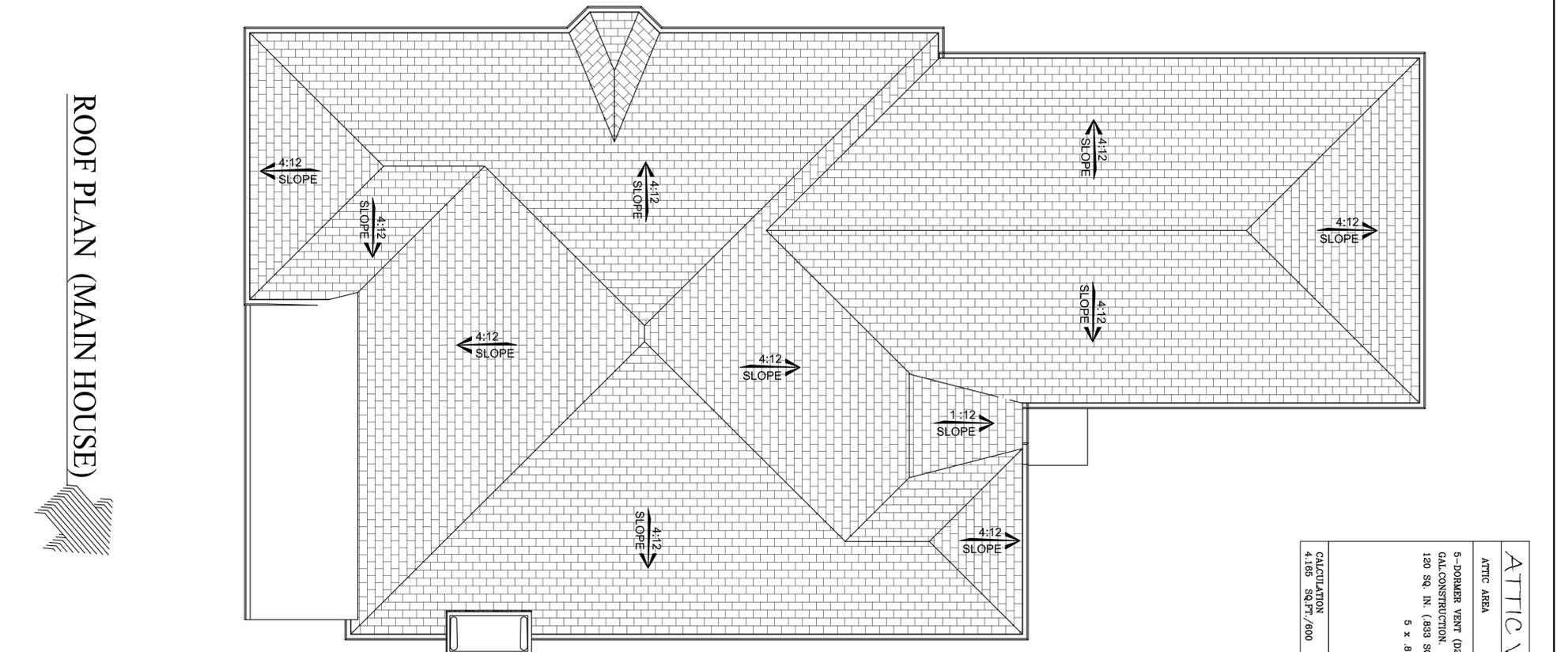
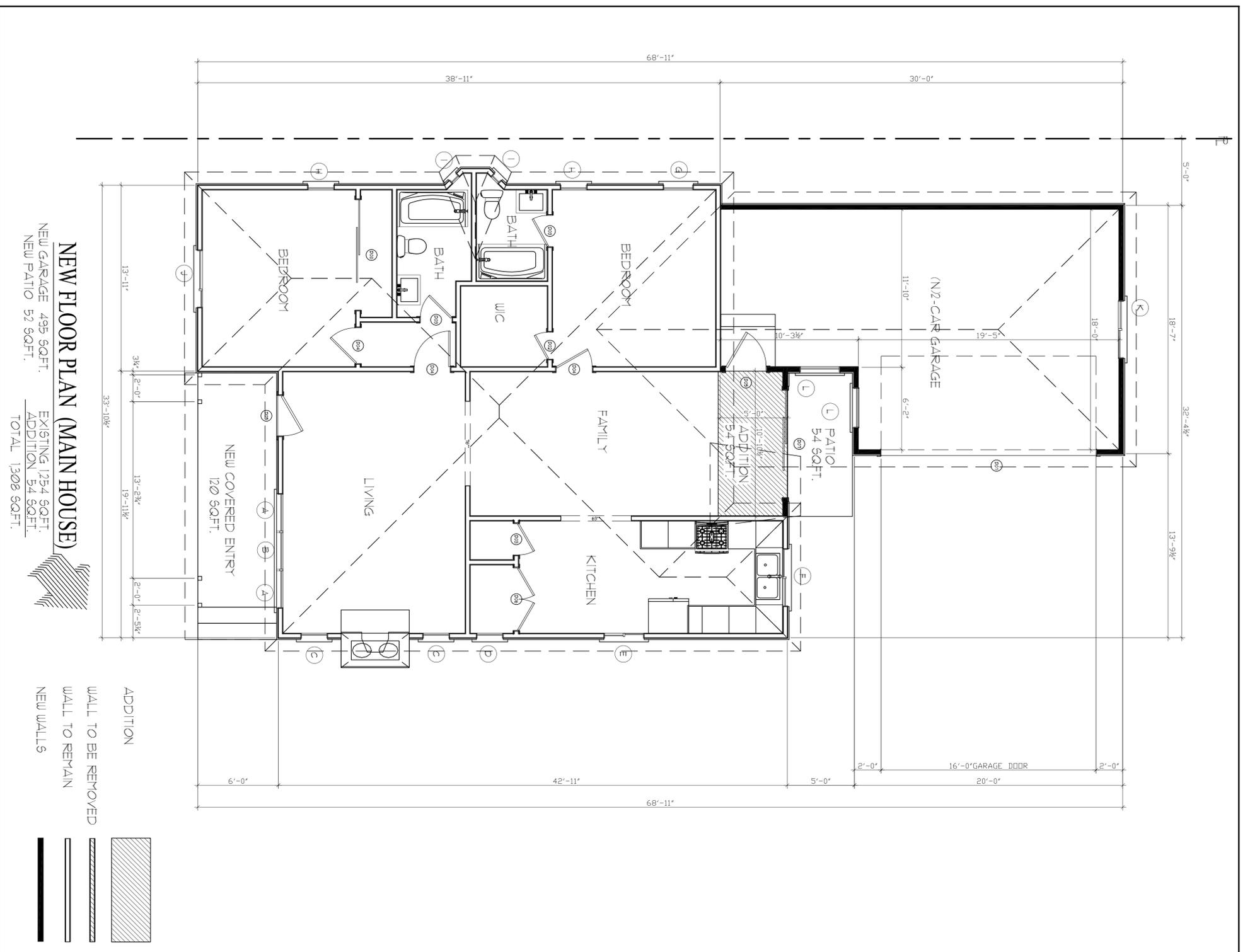
1. ALL EXTERIOR DOORS SHALL BE FULLY WEATHERSTRIPPED AT HEAD, SILL AND JAMB.
2. ALL DOORS AND WINDOWS SHALL HAVE ALUMINUM DRIP CAPS AT HEAD.
3. ALL EXTERIOR DOORS SHALL BE PAINTED WITH INTERIOR DOORS STAINED TO MATCH EXISTING.
4. ALL SINGLE AND DOUBLE DOORS W/SIDELIGHTS SHALL BE DUAL-GLAZED TEMPERED GLASS.
5. CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR DOOR HARDWARE AND INCLUDE THIS IN HIS BID.
6. GLAZING IN DOORS AND WINDOWS WITHIN 24" OF DOOR, WITHIN 18" OF FLOOR, WITHIN 60" OF TUB/SHOWER FLOOR, OR WITHIN 5' OF STAIRS AND STAIR LANDINGS SHALL BE TEMPERED. WINDOWS AND GLAZED DOORS SHALL BE DUAL GLAZED AND THE WINDOW U-FACTOR AND SHGC MUST BE INDICATED ON THE SCHEDULE.

WINDOW SCHEDULE

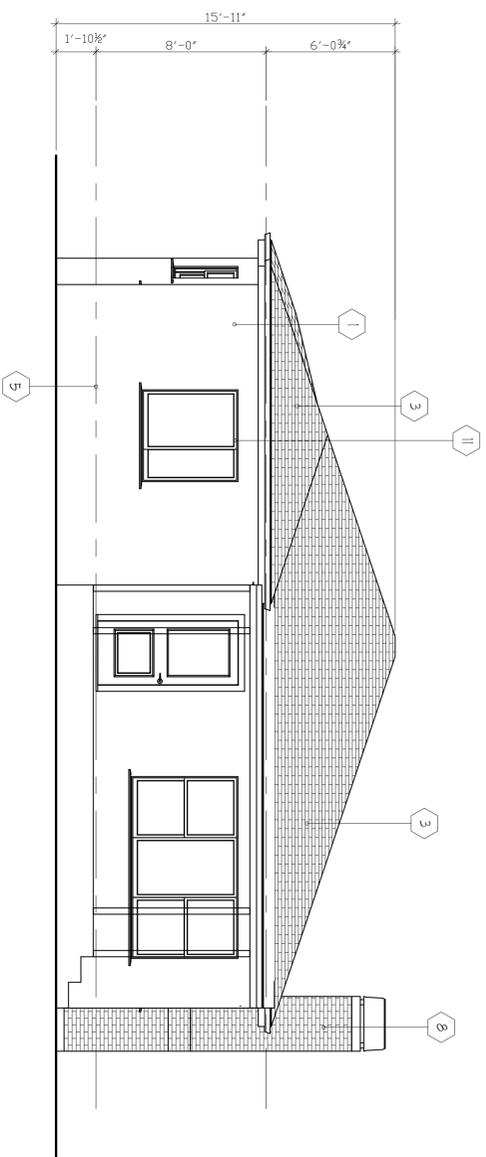
WINDOW NUMBER	EXISTING QUANTITY	EXISTING V x H	NEW V x H	EXISTING MATERIAL	NEW MATERIAL	VERGE	EXISTING OPERATION	NEW OPERATION	NEW FRAME (SILL/V)	EXTERNAL SILL & FRAME (SILL/V)	BUILD NEW SILL & FRAME (SILL/V)	EXISTING EDGE FINISH	NEW EDGE FINISH	BED ROOM EFFICIENCY (V/N)	ENERGY EFFICIENCY (V/N)	TEMPERED GLASS (V/N)	FRAME 20% MIN. (V/N)	VIN. VITRUM. OR 40" OF DOOR? (V/N)
A	2	34" X 60"	-	VINYL	-	Y	DHUNG	-	BLOCK	N	Y	N	N	N	Y	Y	N	Y
B	ONE	34" X 60"	-	VINYL	-	Y	FIX	-	BLOCK	N	Y	N	N	N	Y	Y	N	Y
C	2	24" X 54"	-	VINYL	-	Y	DHUNG	-	BLOCK	N	Y	N	N	N	Y	Y	N	N
D	ONE	24" X 36"	-	VINYL	-	N	DHUNG	-	BLOCK	N	Y	N	N	N	Y	Y	N	N
E	ONE	36" X 36"	-	VINYL	-	N	SLIDING	-	BLOCK	N	Y	N	N	N	Y	Y	N	N
F	ONE	52" X 36"	-	VINYL	-	N	SLIDING	-	BLOCK	N	Y	N	N	N	Y	Y	N	N
G	ONE	27" X 54"	-	VINYL	-	N	DHUNG	-	BLOCK	N	Y	N	N	N	Y	Y	N	N
H	2	24" X 54"	-	VINYL	-	Y	DHUNG	-	BLOCK	N	Y	N	N	N	Y	Y	N	N
I	2	12" X 36"	-	VINYL	-	Y	DHUNG	-	BLOCK	N	Y	N	N	N	Y	Y	N	N
J	ONE	52" X 36"	-	VINYL	-	Y	SCASMENT	-	BLOCK	N	Y	N	N	N	Y	Y	N	N
K	ONE	-	60" X 48"	VINYL	-	Y	SLIDING	-	NAIL ON	N	Y	Y	Y	N	Y	Y	N	N
L	2	-	36" X 60"	VINYL	-	Y	DHUNG	-	NAIL ON	N	Y	Y	Y	N	Y	Y	N	N

NOTE: ALL WINDOWS MUST MEET FOLLOWING REQ. UFACTOR MAX. .32 SHGC MAX. .25
 * AT LEAST ONE WINDOW IN EACH BEDROOM IS REQUIRED TO HAVE A MIN. CLEAR OPENING AREA OF 5.7 SQ. FT. A MIN. NET HEIGHT OF 24" AND A MIN. WIDTH OF 20"
 * GLAZING IN DOORS AND WINDOWS WITHIN 24" OF DOOR, WITHIN 18" OF FLOOR, WITHIN 60" OF TUB/SHOWER FLOOR, OR WITHIN 5' OF STAIRS OR STAIR LANDING SHALL BE TEMP.
 * CONTRACTOR NOTE: VERIFY EXACT SIZE OF REPLACEMENT WINDOWS.

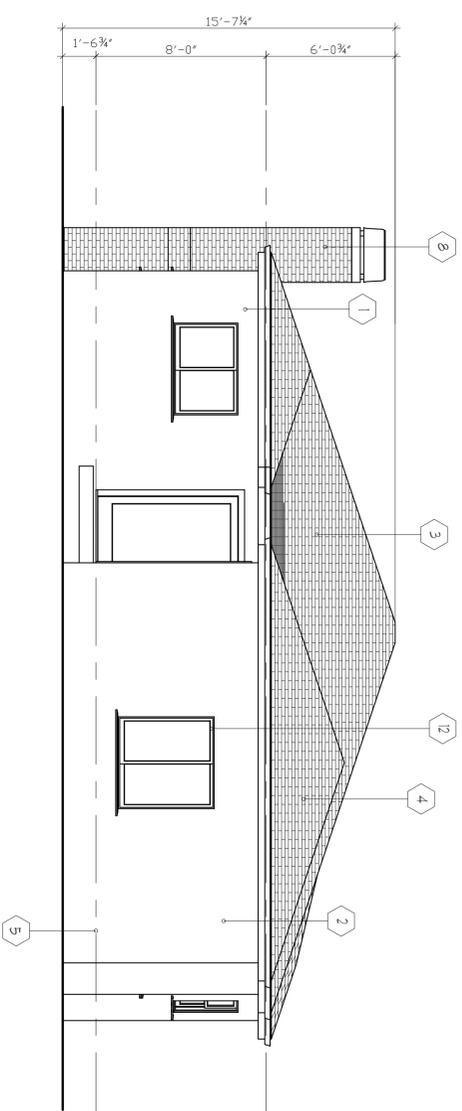
ENERGY EFFICIENCY STANDARDS
 NEW WINDOWS MUST MEET FOLLOWING REQUIREMENTS:
 * 0.32 MAXIMUM U-FACTOR (PER CALIFORNIA ENERGY CODE 2013)
 * 0.25 MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) (PER CALIFORNIA ENERGY CODE 2013)
 * SINGLE-PANE WINDOWS ONLY PERMITTED IF THESE STANDARDS ARE MET (GENERALLY THROUGH APPLICATION OF E-COATING)
 * OWNER MUST LEAVE IRC LABEL ON WINDOWS FOR INSPECTION.



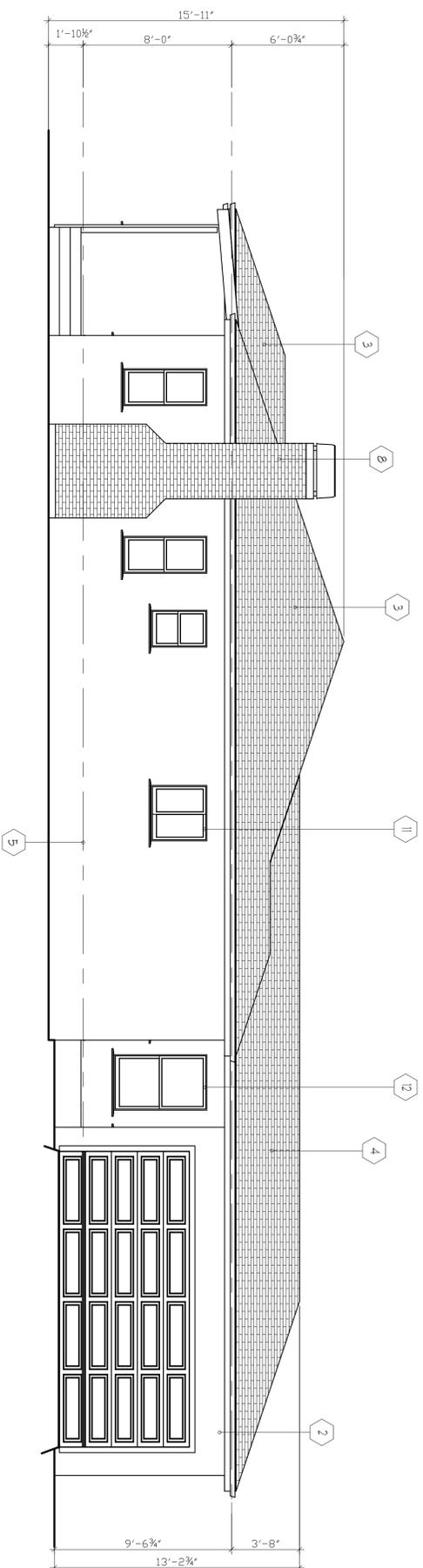
ATTIC VENTILATION	
ATTIC AREA	600 SQ.FT.
5-DORMER VENT (024 SIMPSON) GAL.CONSTRUCTION 1/4 MESH SCREEN. 120 SQ. IN. (893 SQ.FT.) OF NET FREE AREA EA. 5 x 893 SQ.FT. = 4,185 SQ.FT.	
CALCULATION 4,185 SQ.FT./600 SQ.FT.	1/145



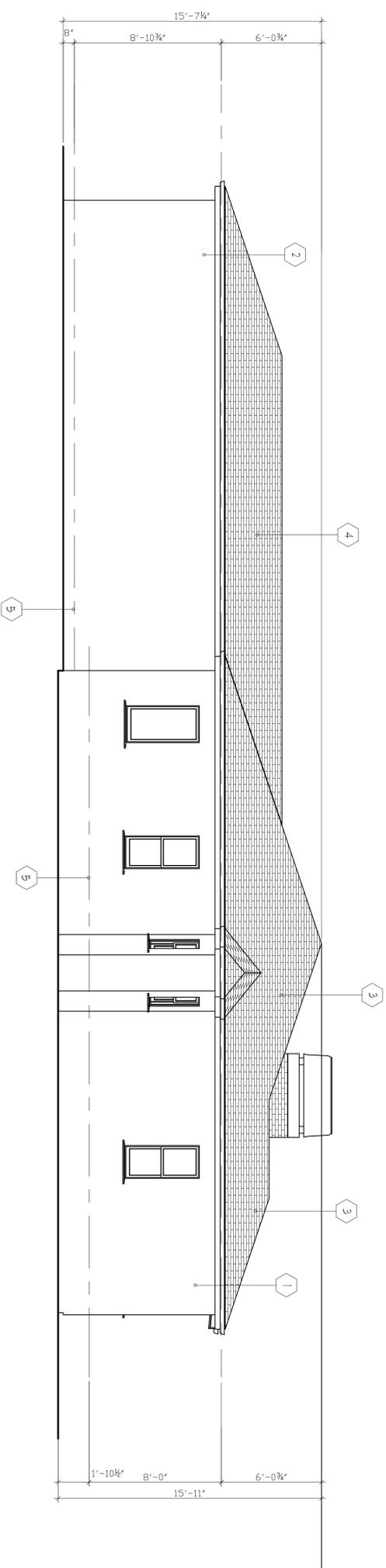
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

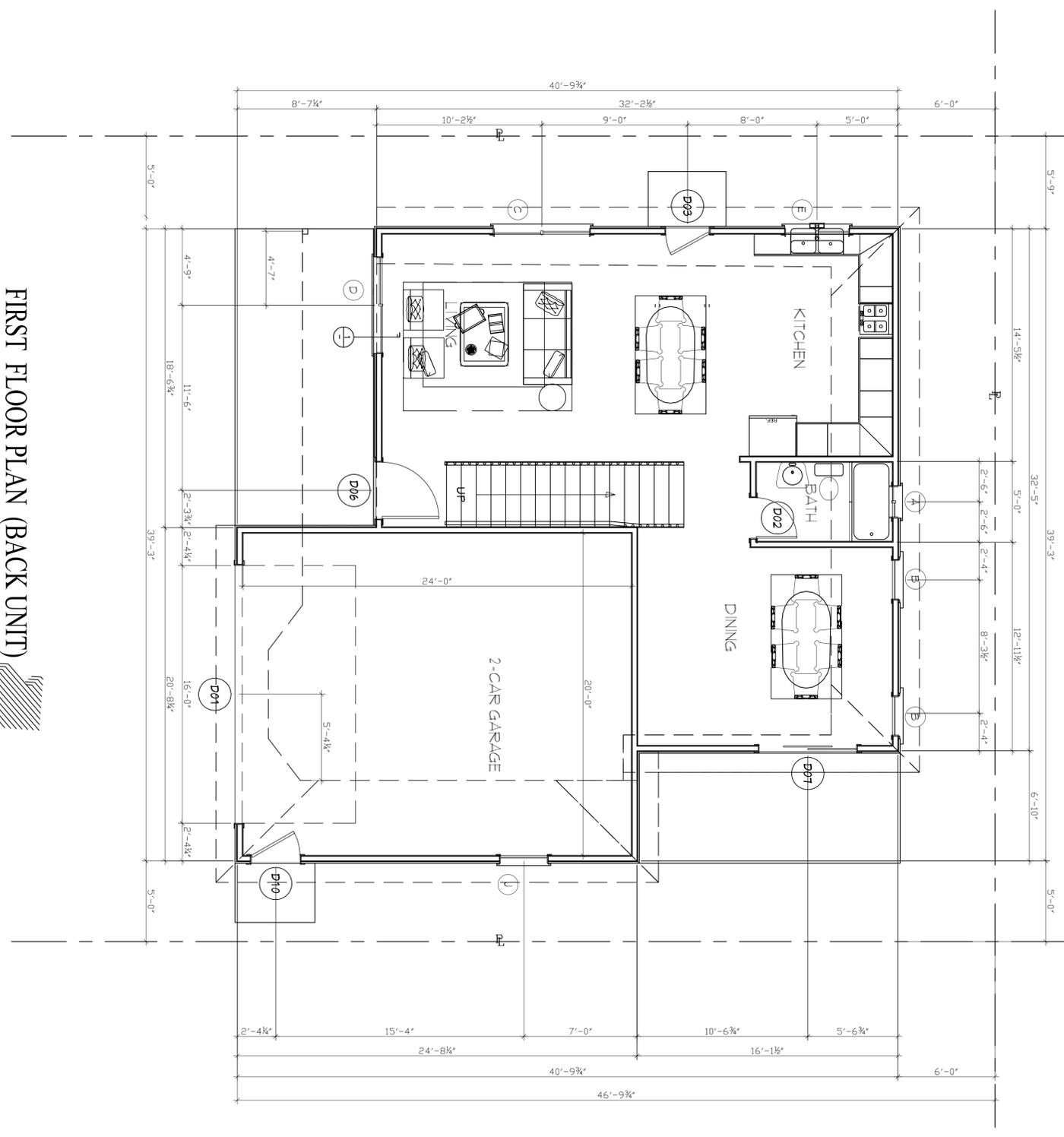


WEST ELEVATION

- EXTERIOR FINISH MATERIALS :**
- 1) EXISTING TYPICAL EXTERIOR WALL FINISH STUCCO
 - 2) TYPICAL EXTERIOR WALL FINISH - 7/8" EXTERIOR CEMENT PLASTER OVER PAPER BACKED METAL LATH, LAJALERA STUCCO OR EQUAL. (MATCH EXISTING)
 - 3) EXISTING CORR. SHINGLE (CLASS "A")
 - 4) CORR. SHINGLE NEW ROOF (CLASS "A") (MATCH EXISTING)
 - 5) NO. 26 GALVANIZED SHEET GAUGE WEEP SCREED WITH 3/8" FLANGE AT STUCCO SIDING PLACED A MIN. OF 4 INCH ABOVE EARTH OR 2 INCH ABOVE PAVED AREAS. (SPEC R103&21)
 - 6) DORMER VENT
 - 7) WOOD FASCIA (MATCH EXISTING)
 - 8) (E) BRICK
 - 9) UNDER FLOOR ACCESS
 - 10) UNDER-FLOOR VENT
 - 11) MILGARD WINDOWS & DOORS COLOR: WHITE
 - 12) MILGARD WINDOWS & DOORS COLOR: WHITE (MATCH EXISTING)

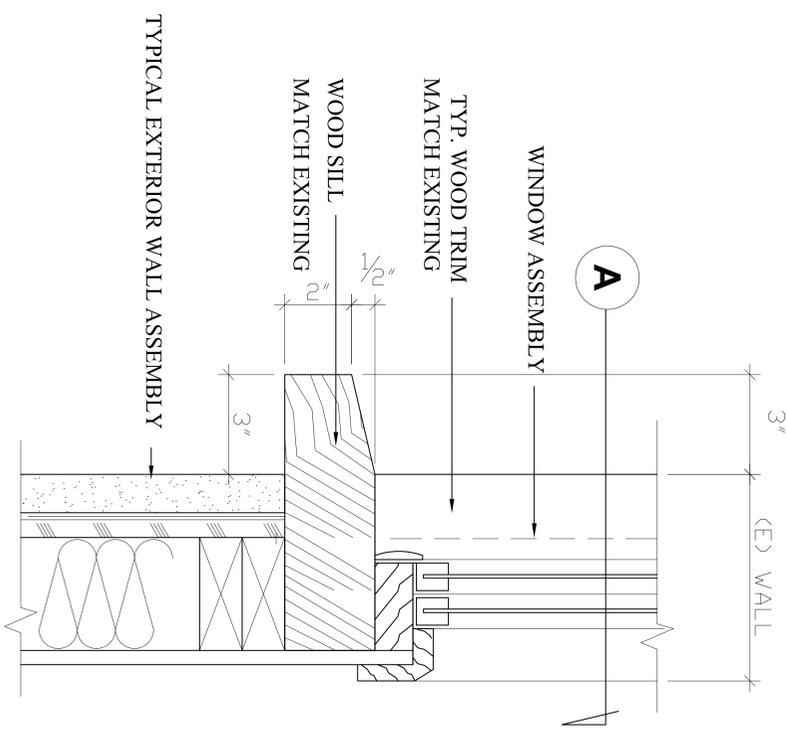
32'-2 1/2"x5'-9"=185.20 SQ.FT.
 4'-7 1/4"x24'-3 3/4"=111.94 SQ.FT. { (185.20 SQ.FT.+111.94 SQ.FT.) : 36'-9 3/4"=8'-0 1/8" > 8'-0" AVERAGE

32'-5"x6'-0"=194.5 SQ.FT.
 7'-2 1/2"x22'-1 1/2"=159.48 SQ.FT. { (194.5 SQ.FT.+159.48 SQ.FT.) : 39'-3"-9'-0 1/8" > 8'-0" AVERAGE

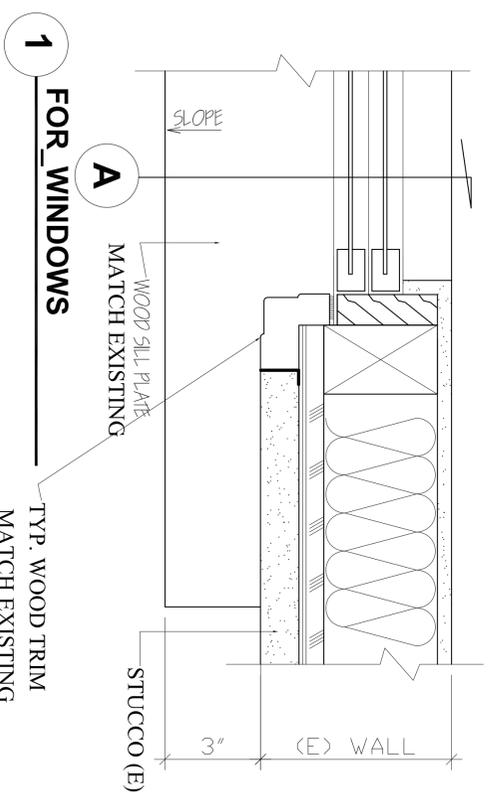


FIRST FLOOR PLAN (BACK UNIT)
 FIRST FLOOR 821 SQ.FT. 2-CAR GARAGE 421 SQ.FT.

16'-1 1/2"x11'-10"=190.81 SQ.FT.
 20'-8 1/4"x5'-0"=103.44 SQ.FT. { (190.81 SQ.FT.+103.44 SQ.FT.) : 36'-9 3/4"=8'-0"=8'-0" AVERAGE



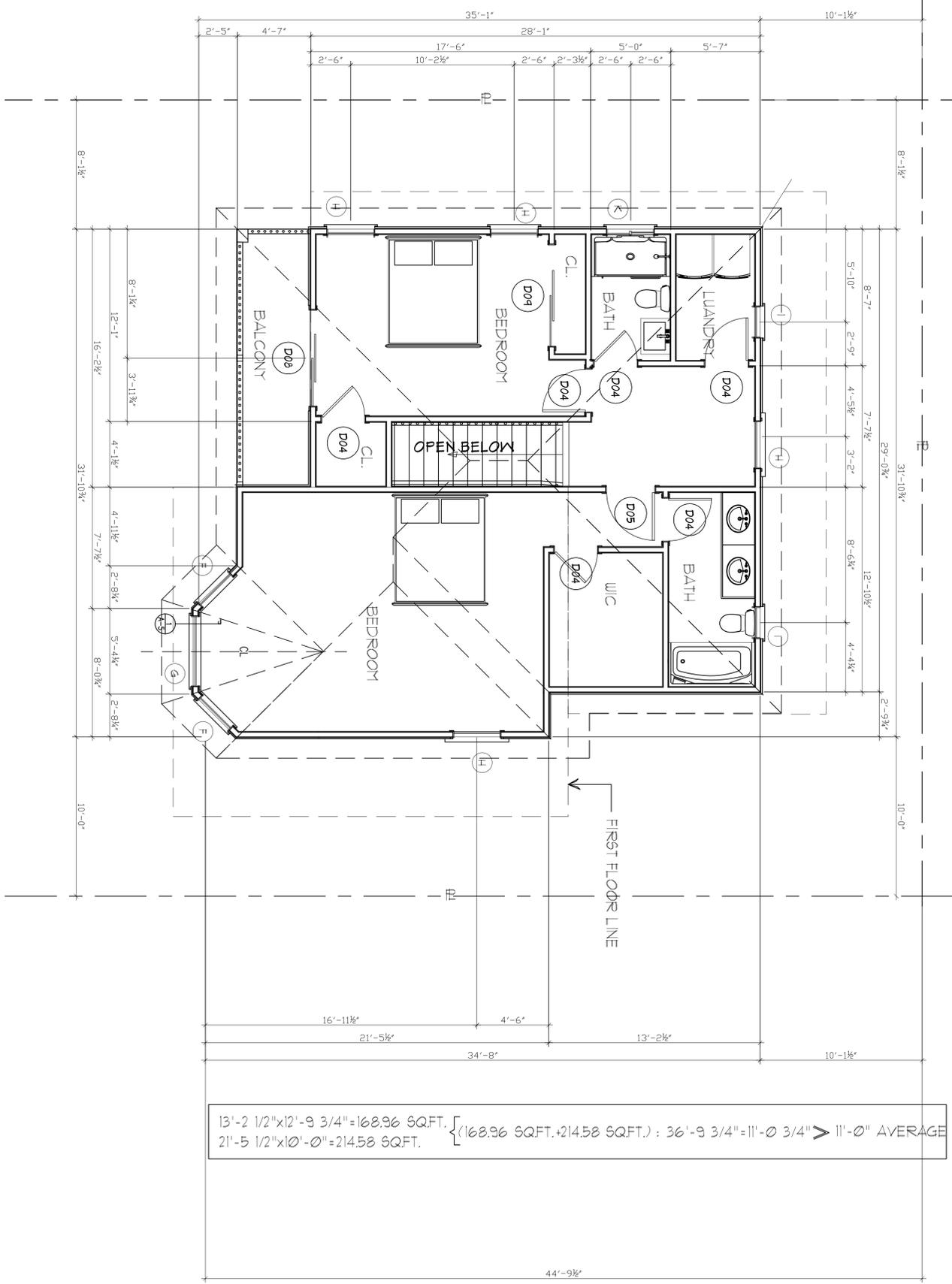
A WINDOWS (SECTION)



1 FOR WINDOWS

$28'-11" \times 8'-1 \frac{1}{2}" = 228.18 \text{ SQ.FT.}$
 $4'-7" \times 24'-4" = 111.53 \text{ SQ.FT.}$
 $2'-0" \times 32'-3 \frac{1}{2}" = 64.58 \text{ SQ.FT.}$
 $(228.18 + 111.53 + 64.58) : 34'8" = 11'-7 \frac{1}{4}" \text{ FT} > 11'-0" \text{ AVERAGE}$

$29'-0 \frac{3}{4}" \times 10'-1 \frac{1}{2}" = 294.26 \text{ SQ.FT.}$
 $2'-9 \frac{3}{4}" \times 23'-4" = 65.63 \text{ SQ.FT.}$
 $(294.26 + 65.63) : 32'-4 \frac{1}{2}" = 11'-3 \frac{3}{8}" > 11'-0" \text{ AVERAGE}$



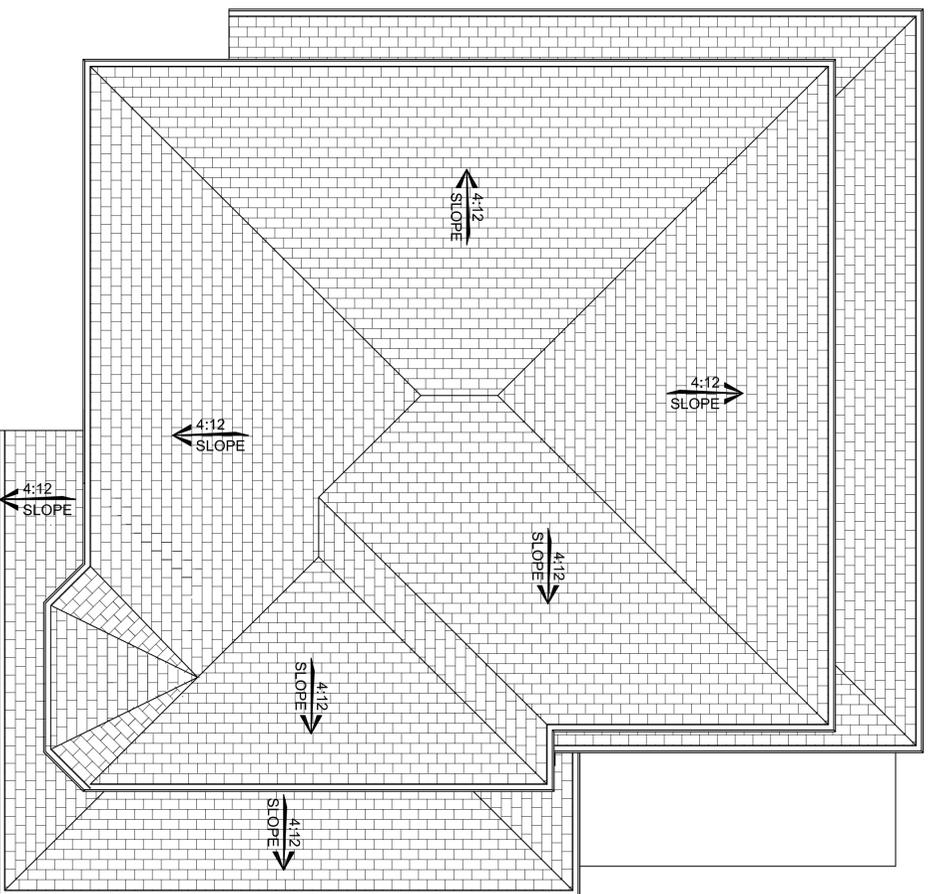
$13'-2 \frac{1}{2}" \times 12'-9 \frac{3}{4}" = 168.96 \text{ SQ.FT.}$
 $21'-5 \frac{1}{2}" \times 10'-0" = 214.58 \text{ SQ.FT.}$
 $(168.96 \text{ SQ.FT.} + 214.58 \text{ SQ.FT.}) : 36'-9 \frac{3}{4}" = 11'-0 \frac{3}{4}" > 11'-0" \text{ AVERAGE}$

SECOND FLOOR PLAN (BACK UNIT)
 SECOND FLOOR 961 SQ.FT. COVERED BALCONY 75 SQ.FT.

ATTIC VENTILATION

ATTIC AREA 600 SQ.FT.
 5-DORMER VENT (D24 SIMPSON)
 GAL.CONSTRUCTION 1/4 MESH SCREEN.
 120 SQ. IN. (.893 SQ.FT.) OF NET FREE AREA. EA.
 5 x .893 SQ.FT. = 4.165 SQ.FT.

CALCULATION 4.165 SQ.FT./600 SQ.FT. = 1/145



ROOF PLAN (BACK UNIT)



DOOR NOTES
 ALL EXTERIOR DOORS SHALL BE FULLY WEATHER STRIPPED AT HEAD, SILL AND JAMB.
 EXTERIOR DOORS SHALL BE MILGARD COLOR DARK BROWN.
 ALL GLASS DOORS SHALL BE TEMPERED.
 CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR DOOR HARDWARE AND INCLUDE THIS IN HIS BID.
 ALL NEW INTERIOR DOORS SIZE IS 32"X80" (min.)
 * CONTRACTOR NOTE: VERIFY EXACT SIZE OF REPLACEMENT DOORS.

NUMBER	QTY	WIDTH	HEIGHT	TYPE	THICKNESS	COMMENTS
D01	1	142"	84"	GARAGE	1 3/4"	
D02	1	30"	80"	HINGED	1 3/8"	
D03	1	32"	86"	HINGED	1 3/4"	
D04	6	32"	80"	HINGED	1 3/8"	
D05	1	36"	80"	HINGED	1 3/4"	
D06	1	42"	86"	HINGED	1 3/4"	
D07	1	172"	86"	SLIDER	1 3/4"	
D08	1	172"	80"	SLIDER	1 3/4"	
D09	1	166"	80"	SLIDER	1 3/8"	
D10	1	36"	86"	HINGED	1 3/4"	

1. ALL EXTERIOR DOORS SHALL BE FULLY WEATHERSTRIPPED AT HEAD, SILL AND JAMB.
2. ALL DOORS AND WINDOWS SHALL HAVE ALUMINUM DRIP CAPS AT HEAD.
3. ALL EXTERIOR DOORS SHALL BE PAINTED WITH INTERIOR DOORS STAINED TO MATCH EXISTING.
4. ALL SINGLE AND DOUBLE DOORS W/SIDELIGHTS SHALL BE DUAL-GLAZED TEMPERED GLASS.
5. CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR DOOR HARDWARE AND INCLUDE THIS IN HIS BID.
6. GLAZING IN DOORS AND WINDOWS WITHIN 24" OF DOOR, WITHIN 18" OF FLOOR, WITHIN 60" OF TUB/SHOWER FLOOR, OR WITHIN 5' OF STAIRS AND STAIR LANDINGS SHALL BE TEMPERED. WINDOWS AND GLAZED DOORS SHALL BE DUAL GLAZED AND THE WINDOW U-FACTOR AND SHGC MUST BE INDICATED ON THE SCHEDULE.

WINDOW SCHEDULE

WINDOW NUMBER	EXISTING QUANTITY	EXISTING V x H	NEW V x H	EXISTING MATERIAL	NEW MATERIAL	VISIBLE STREET	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (SILL V/N)	KEEP EXIS. SILL & FRAME?	BUILD NEW	EXISTING EDGE DETAIL	NEW EDGE DETAIL	BED ROOM	ENERGY EFFICIENT?	TEMPERED GLASS?	MIN. INS. REQ. OR 4" OF IBDOR?	VIN. WITHIN FL. OR 4" OF IBDOR?
A	ONE	24"x18"		VINYL		Y	SLIDING		NAIL ON	N	Y		STUCCO		N	Y	Y	N	Y
B	2	30"x60"		VINYL		Y	D HUNG		NAIL ON	N	Y		STUCCO		N	Y	Y	N	Y
C	ONE	12"x60"		VINYL		Y	SLIDING		NAIL ON	N	Y		STUCCO		N	Y	Y	N	N
D	ONE	12"x48"		VINYL		N	CASEMENT		NAIL ON	N	Y		STUCCO		N	Y	Y	N	N
E	ONE	48"x48"		VINYL		N	SLIDING		NAIL ON	N	Y		STUCCO		N	Y	Y	N	N
F	2	32"x56"		VINYL		N	CASEMENT		NAIL ON	N	Y		WOOD		Y	Y	N	N	N
G	ONE	56"x56"		VINYL		N	FIX		NAIL ON	N	Y		WOOD		Y	Y	Y	N	N
H	4	36"x48"		VINYL		Y	D HUNG		NAIL ON	N	Y				Y	Y	Y	N	N
I	2	24"x36"		VINYL		Y	D HUNG		NAIL ON	N	Y				N	Y	Y	N	N
J	ONE	36"x60"		VINYL		Y	D HUNG		NAIL ON	N	Y				Y	Y	Y	N	N
K	ONE	36"x12"		VINYL		Y	SLIDING		NAIL ON	N	Y				N	Y	Y	N	N

NOTE: *ALL WINDOWS MUST MEET FOLLOWING REQ. UFACTOR MAX. .32 SHGC MAX. .25
 * AT LEAST ONE WINDOW IN EACH BEDROOM IS REQUIRED TO HAVE A MIN. CLEAR OPENING AREA OF 5.7 SQ. FT. A MIN. NET HEIGHT OF 24" AND A MIN. WIDTH OF 20"
 * GLAZING IN DOORS AND WINDOWS WITHIN 24" OF DOOR, WITHIN 18" OF FLOOR, WITHIN 60" OF TUB/SHOWER FLOOR, OR WITHIN 5' OF STAIRS OR STAIR LANDING SHALL BE TEMP.
 * CONTRACTOR NOTE: VERIFY EXACT SIZE OF REPLACEMENT WINDOWS.

ENERGY EFFICIENCY STANDARDS
 NEW WINDOWS MUST MEET FOLLOWING REQUIREMENTS:
 * 0.32 MAXIMUM U-FACTOR (PER CALIFORNIA ENERGY CODE 2013)
 * 0.25 MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) (PER CALIFORNIA ENERGY CODE 2013)
 * SINGLE-PANE WINDOWS ONLY PERMITTED IF THESE STANDARDS ARE MET (GENERALLY THROUGH APPLICATION OF E-COATING)
 * OWNER MUST LEAVE WHIC LABEL ON WINDOWS FOR INSPECTION.

REVISION	BY

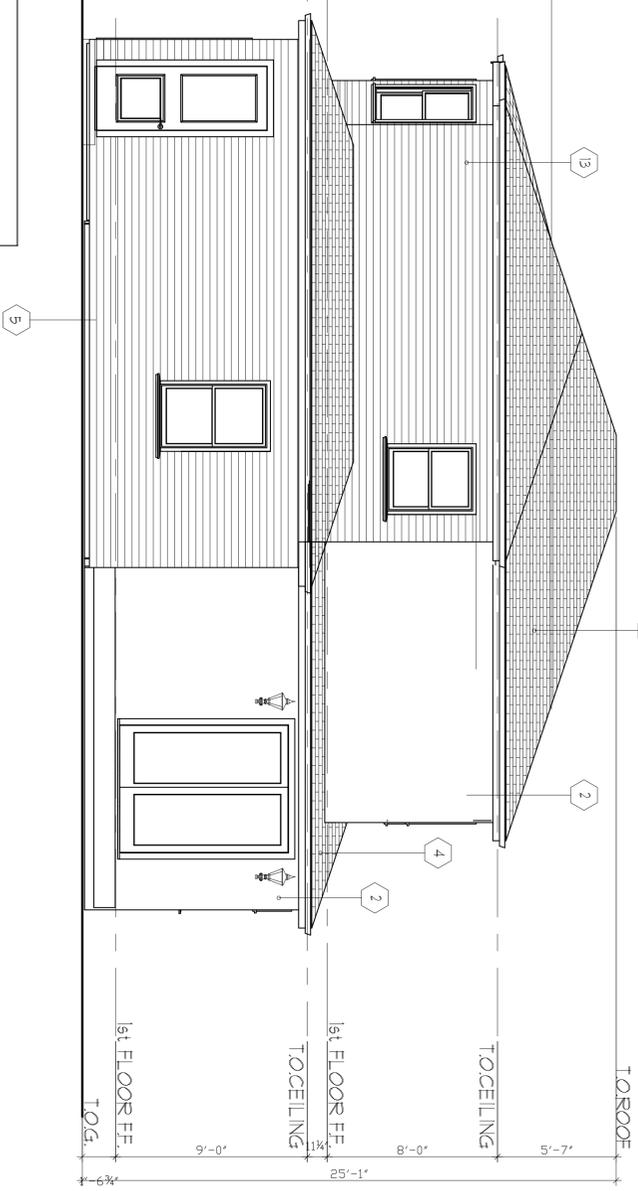
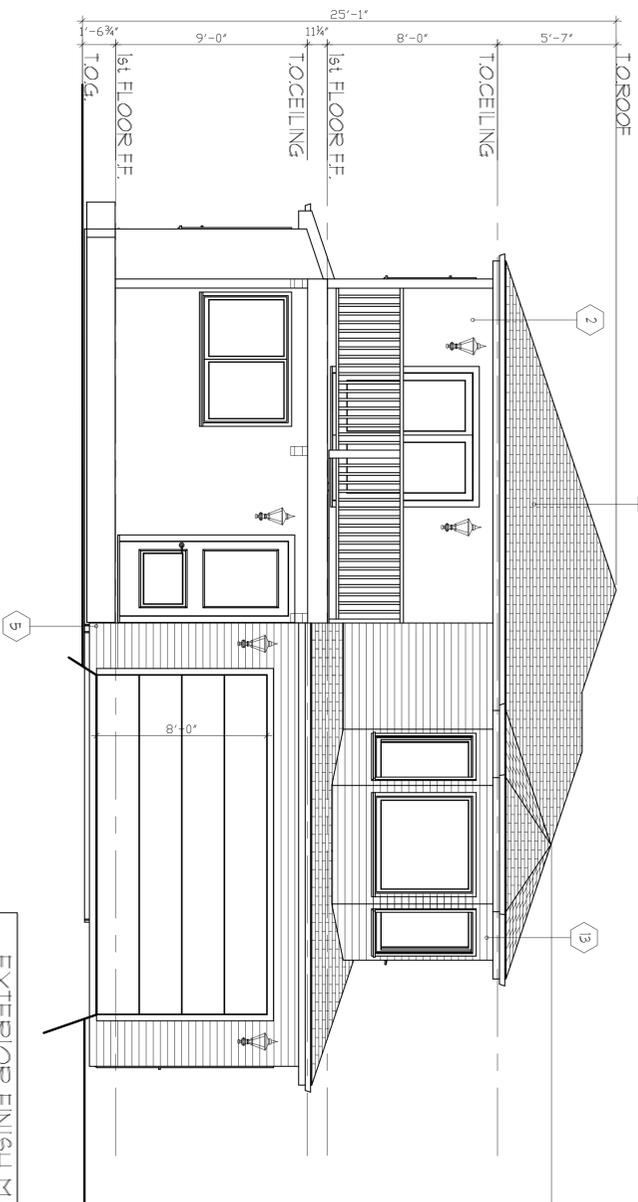
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB PRIOR STARTING CONSTRUCTION AND THE OWNER, DESIGNER OR ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES. DO NOT SCALE DIMENSIONS, WHERE NO DIMENSIONS ARE PROVIDED, CONSULT WITH OWNER, DESIGNER, OR ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

Owner: Mr. SERRO NAVASART
 409 Raymond Ave. Glendale, CA. 91201

artTECH DESIGN
 409 W. BROADWAY
 GLENDALE, CA. 91204
 TEL: 818.409-8921 arttech@email.com

DATE Feb. 18
 SCALE 1/4"=1'-0"
 DRAWN A.B.
 JOB 170209

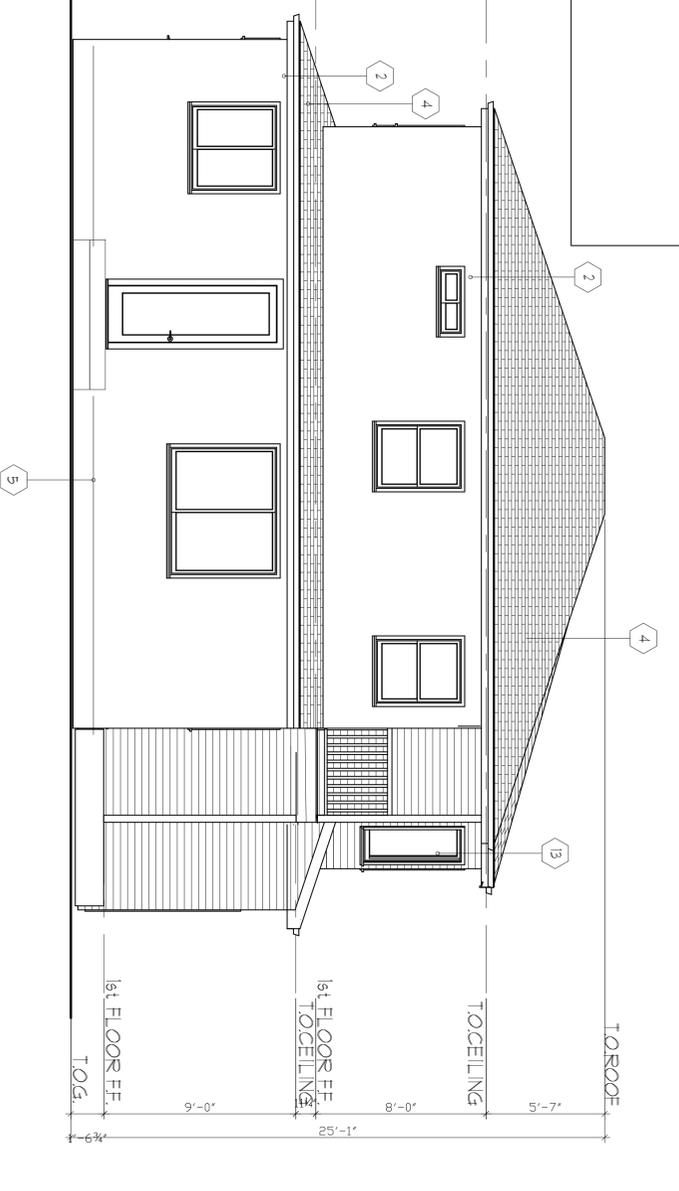
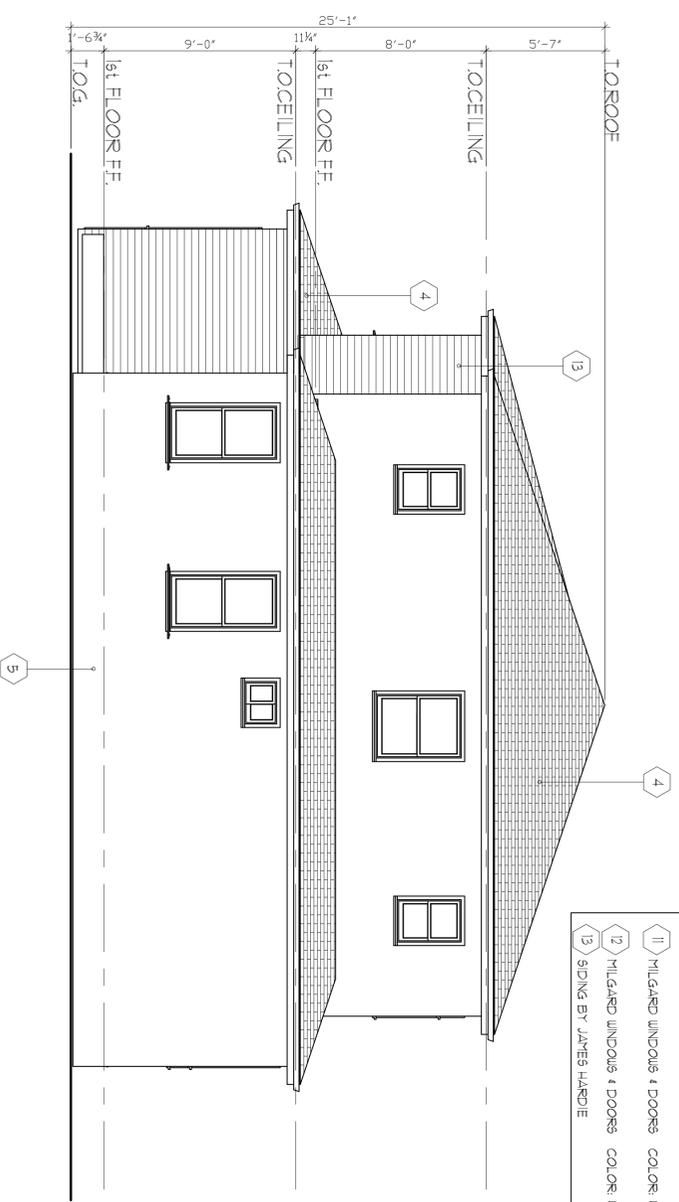
SHEET TITLE
 SECOND FLOOR PLAN
 ROOF PLAN
 (BACK HOUSE)



SOUTH ELEVATION

EAST ELEVATION

- EXTERIOR FINISH MATERIALS :**
- 1) EXISTING TYPICAL EXTERIOR WALL FINISH STUCCO
 - 2) TYPICAL EXTERIOR WALL FINISH - 7/8" EXTERIOR GEMENT PLASTER OVER PAPER BACKED METAL LATH. LAHARRA STUCCO OR EQUAL. (MATCH EXISTING)
 - 3) EXISTING COMP. SHINGLE (CLASS "A")
 - 4) COMP. SHINGLE NEW ROOF (CLASS "A") (MATCH EXISTING)
 - 5) NO. 26 GALVANIZED SHEET GAUGE DEEP SCREED WITH 3/8" FLANGE AT STUCCO SIDING PLACED A MIN. OF 4 INCH ABOVE EARTH OR 2 INCH ABOVE PAVED AREAS. (CRC R103621)
 - 6) DORTER VENT
 - 7) WOOD FASCIA (MATCH EXISTING)
 - 8) (E) BRICK
 - 9) UNDER FLOOR ACCESS
 - 10) UNDER FLOOR VENT
 - 11) HILGARD WINDOWS & DOORS COLOR WHITE
 - 12) HILGARD WINDOWS & DOORS COLOR WHITE (MATCH EXISTING)
 - 13) SIDING BY JAMES HARDIE



NORTH ELEVATION

WEST ELEVATION

REVISION	BY

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409 W. BROADWAY
GLENDALE, CA. 91204
TELL: 818.409-8921 arttech@gmail.com



DATE Feb. 18
SCALE 1/4"=1'-0"
DRAWN A.B.
JOB 170209
SHEET TITLE ELEVATIONS

(BACK HOUSE)

SHEET NO.

A-8C