City of Glendale
Community Development Department

Design Review Staff Report – Single Family

Meeting/Decision Date: May 22, 2020	**Address:** 601 East Cypress Street
Review Authority: ☐DRB ☒ADR ☐HPC ☐CC	**APN:** 5676-025-015
Case Number: PDR1924979	**Applicant:** Brooke Richards
Prepared By: Danny Manasserian, Planning Associate	**Owner:** John Kim

Project Summary

The applicant is proposing to construct a new 504 SF second-floor balcony located at the rear of an existing, 1,905 SF, two-story, single-family dwelling on a 5,810 square-foot lot, located in the R1R III Zone. Existing side yards will be maintained and the existing overall height of 25'-2" will remain unchanged.

The proposed work includes:

- Construction of a new, 504 SF second-floor balcony located at the rear of an existing two-story SFD

Existing Property/Background

The subject property is a 5,810 SF lot on the northern side of East Cypress Street, located in the R1R III Zone. The property is improved with an existing, 1,905 SF, two-story single-family residence (constructed in 1954) with an attached two-car garage.

The existing residence is set back approximately 17'-0" from the street front property line, 44' from the rear property line, 7'-6" from the easterly property line, and 10'-0" from the westerly property line. The new second-floor balcony will be located at the rear, out of public view. No protected tree species have been identified on or near the site.

Staff Recommendation

☒ Approve ☐ Approve with Conditions ☐ Return for Redesign ☐ Deny

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Last Date Reviewed / Decision

☒ First time submittal for final review.
☐ Other:

Zone: R1 **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 structure (second-floor balcony).
☐ 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	9,751 SF	4,035 SF - 27,261 SF	5,810 SF
Setback	20'-0"	0' - 65'	17'-0"
House size	1,726 SF	855 SF - 2,636 SF	1,905 SF
Floor Area Ratio	0.234	0.07 - 0.44	0.33
Number of stories	1 - 2	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 proposed project will not alter the site planning of the lot, as no changes are proposed to the existing site planning. No floor area modification is proposed to the existing dwelling. The existing dwelling and two-car garage will remain as-is, apart from the project.

- The proposed site planning is consistent with surrounding sites, which contain balconies at the rear, out of public view.

- The location of the proposed second-floor balcony addition will meet the required interior setbacks. The proposed balcony will be set back from the side property line by 7'-6". The interior setbacks will remain unchanged.

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 second-floor balcony addition will not significantly affect the dwelling's mass and scale, and will not increase the existing, overall height of the dwelling.

- Roof forms of the existing dwelling will remain unchanged. The proposed second-floor balcony addition will be open to the sky.

- The form of the second-floor balcony relates well with the overall building concept and surrounding context of the neighborhood, as other dwellings on East Cypress also feature two-story buildings with balconies at the rear.

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

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 proposed balcony addition is compatible with the existing dwelling and utilizes a simple design that does not negatively affect the existing style of the dwelling.

- The proposed second-floor balcony does not raise any privacy concerns because the existing setbacks will be maintained. The balcony will be set back approximately 28' from the rear property line, 7'-6" from the easterly property line, and 26'-0" from the westerly property line. The adjacent property to the west is improved with a two-story dwelling, which is located approximately 30 feet

from the subject property's western property line. Considering the approximately 37'-6" separation and amount of trees/vegetation between the second-floor balcony and the existing dwelling to the west, the proposed distance is adequate.

- The proposed materials for the second-floor balcony addition includes: 42 inch high wood composite guardrails, wood composite posts, and fascia boards. The selected materials and color complement the simple style of the existing dwelling.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval** of the project.

Attachments

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

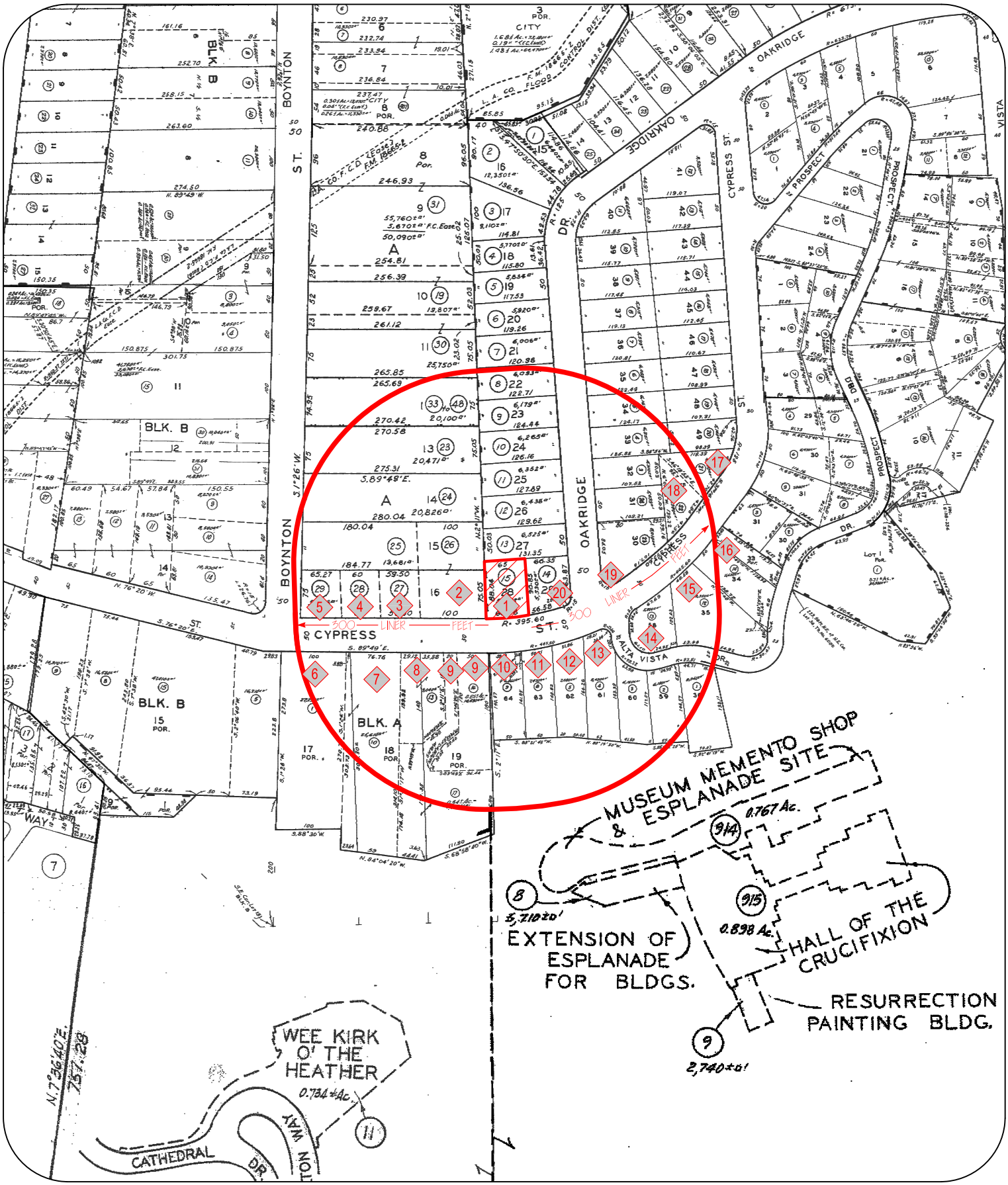
More Services
SUE MORENO
(626) 350-5944
moreservices@sbcglobal.net
OWNERSHIP / OCCUPANTS LIST
RADIUS MAPS - LAND USE - PLANS
MUNICIPAL COMPLIANCE CONSULTING
12106 LAMBERT AVE.EL MONTE, CA 91732 -FAX(626)350-1532

PROJECT INFORMATION

601 E. CYPRESS ST.
GLENDALE, CA.
19-536

SCALE 1" = 200'

LOCATION / SURVEY MAP



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PROJECT INFORMATION

601 E CYPRESS ST.
GLENDALE, CA.

1

SUBJECT PROPERTY: 601 E CYPRESS ST
SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

More Services
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PROJECT INFORMATION

601 E CYPRESS ST.
GLENDALE, CA.

2 **551 E CYPRESS ST**

3 **545 E CYPRESS ST**

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PROJECT INFORMATION

601 E CYPRESS ST.
GLENDALE, CA.

4 **551 E CYPRESS ST**

5 **1294 BOYNTON ST**

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12106 LAMBERT AVE.EL MONTE, CA 91732 -FAX(626)350-1532

PROJECT INFORMATION

601 E CYPRESS ST.
GLENDALE, CA.

6 **530 E CYPRESS ST**

7 **538 E CYPRESS ST**

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PROJECT INFORMATION

601 E CYPRESS ST.
GLENDALE, CA.

8 **544 E CYPRESS ST**

9 **550 E CYPRESS ST**

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(626) 350-5944
moreservices@sbcglobal.net
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PROJECT INFORMATION

601 E CYPRESS ST.
GLENDALE, CA.

10 **600 E CYPRESS ST**

11 **606 E CYPRESS ST**

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moreservices@sbcglobal.net
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PROJECT INFORMATION

601 E CYPRESS ST.
GLENDALE, CA.

12 **610 E CYPRESS ST**

13 **600 ALTA VISTA DR**

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moreservices@sbcglobal.net
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PROJECT INFORMATION

601 E CYPRESS ST.
GLENDALE, CA.

14 **620 E CYPRESS ST**

15 **628 ALTA VISTA DR**

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PROJECT INFORMATION

601 E CYPRESS ST.
GLENDALE, CA.

16 **(VACANT LOT) E CYPRESS ST**

17 **639 E CYPRESS ST**

More Services
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12106 LAMBERT AVE.EL MONTE, CA 91732 -FAX(626)350-1532

PROJECT INFORMATION

601 E CYPRESS ST.
GLENDALE, CA.

18 **631 E CYPRESS ST**

19 **1306 OAKRIDGE DR (FROM CYPRESS ST)**

More Services
SUE MORENO
(626) 350-5944
moreservices@sbcglobal.net
OWNERSHIP / OCCUPANTS LIST
RADIUS MAPS - LAND USE - PLANS
MUNICIPAL COMPLIANCE CONSULTING
12106 LAMBERT AVE.EL MONTE, CA 91732 -FAX(626)350-1532

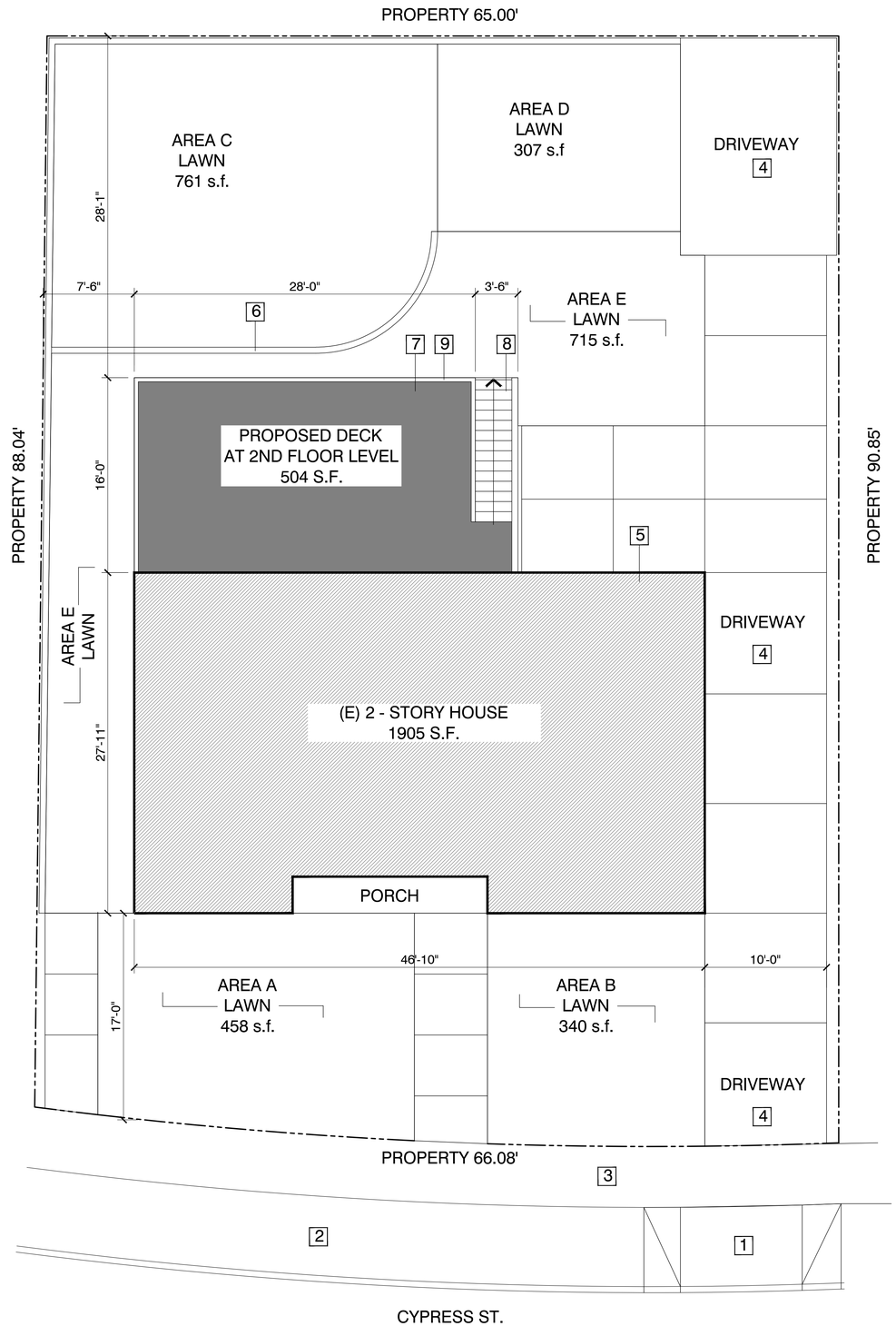
PROJECT INFORMATION

601 E CYPRESS ST.
GLENDALE, CA.

19 **1306 OAKRIDGE DR**

20 **609 E CYPRESS ST**

601



PROPOSED UPPER LEVEL DECK PLAN

SCALE: 3/16" = 1'-0"

EXISTING PATIO CONDITIONS

Lot Coverage Calcs:

(E) House Footprint = 1,292.5 s.f.
(N) Deck = 504 s.f.
Total = 1,796.5 / 5,861 = **31%**

Landscape Area Calcs:
A+B+C+D+E= Min. 40% Required

Area A = 458 s.f.
Area B = 340 s.f.
Area C = 761 s.f.
Area D = 307 s.f
Area E = 715 s.f.
Total Landscape Area = 2,581/ 5,861 = **44%**

Hardscape Area = 1,483.5 / 5861 = **25%**

Keynotes:

1. Exist. Curb cut
2. Exist. parkway
3. Exist. Conc. Sidewalk
4. Exist. Driveway to remain
5. Exist. attached garage
6. Exist 3' high retaining wall
7. Proposed attached patio at 2nd level
8. (N) Stair access to patio from backyard.
9. (N) 42" high wood guardrail typical around patio and stair.

EDWIN MOHABIR
EM
ARCHITECT, INC.
24979 CONSTITUTION AVE. #1435
SANTA CLARITA, CA 91381
TEL: 323-459-8809
EDWINMOHABIR@GMAIL.COM

LICENSED ARCHITECT EDWIN R. MOHABIR C23674 Exp. 02-28-20 STATE OF CALIFORNIA

PROPERTY ADDRESS:

JOHN KIM
601 E. CYPRESS STREET
GLENDALE, CA 91205

SCOPE:

ADD NEW UPPER DECK

NOTES/REVISIONS:

PROJECT DATA:

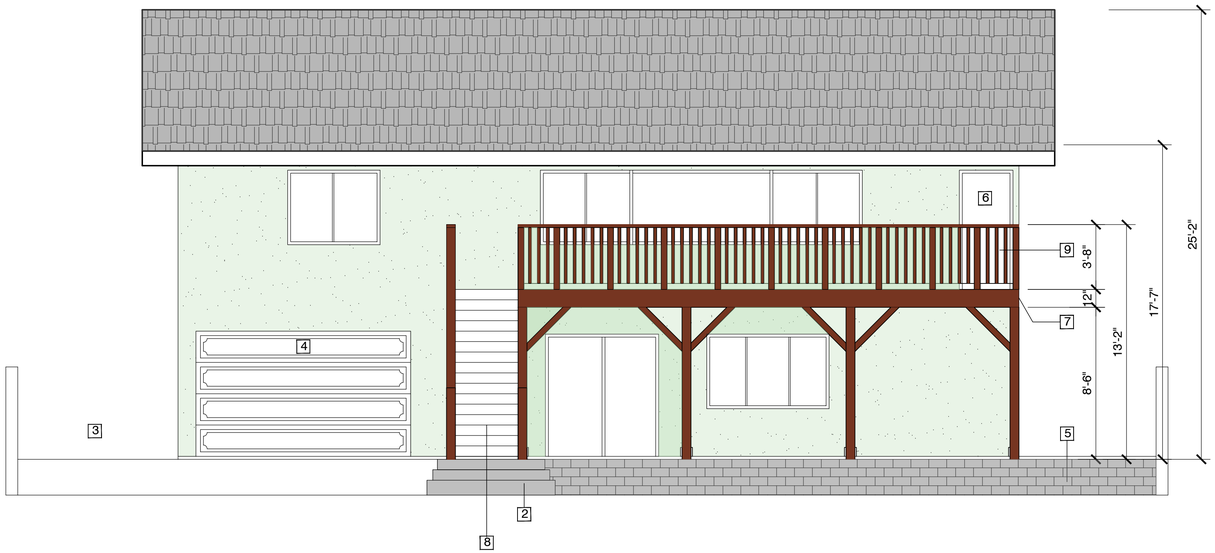
DATE:	01-30-19
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM/AA
PROJECT NO.	0519
SCALE	3/16" = 1'-0"

SHEET NAME/NUMBER:

PROPOSED UPPER LEVEL DECK PLAN

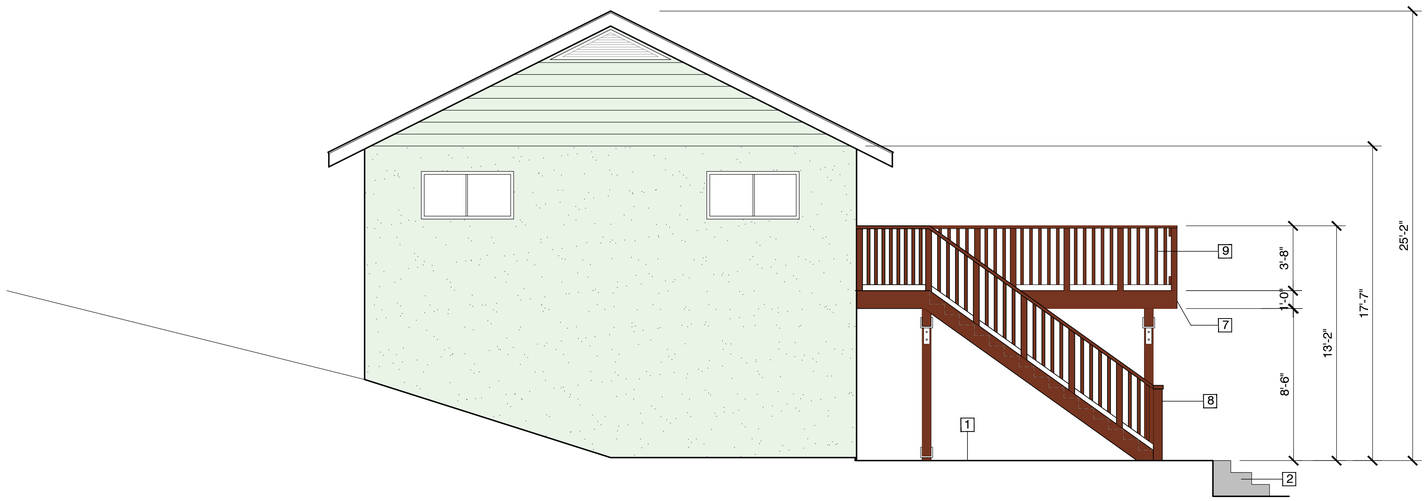
A-2

EMP ARCHITECTS 2011 ALL RIGHTS RESERVED



REAR ELEVATION

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



SIDE ELEVATION

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

1 Exist. Conc. Patio

2 Exist. Stairs

3 Exist. Driveway

4 Exist. attached garage

5 Exist 3' high retaining wall

6 (N) 3'-0" x 6'-8" Door

7 Proposed attached patio at 2nd level
Material: Trex Decking
Color: Woodland Brown

8 (N) Stair access to patio from backyard.

9 (N) 42" high wood guardrail typical around patio and stair.

EDWIN MOHABIR

EM

ARCHITECT, INC.

24979 CONSTITUTION AVE. #1435
SANTA CLARITA, CA 91381
TEL: 323-459-8809
EDWINMOHABIR@GMAIL.COM

LICENSED ARCHITECT
EDWIN R. OMABIR
C23674
Exp. 02-28-20
STATE OF CALIFORNIA

PROPERTY ADDRESS:

JOHN KIM

601 E. CYPRESS STREET
GLENDALE, CA 91205

SCOPE:

ADD NEW UPPER DECK

NOTES/REVISIONS:

PROJECT DATA:

DATE:	01-30-19
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM/AA
PROJECT NO.	0519
SCALE	3/16" = 1'-0"

SHEET NAME/NUMBER:

ELEVATIONS

A-3

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SIDE VIEW / FRONT VIEW

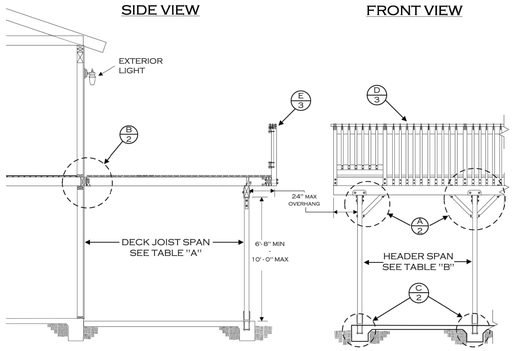


TABLE "A" DECK JOIST SPANS (DOUGLAS FIR #2 OR BETTER)		
SIZE	SPACING	SPAN
2 x 6	12" o.c.	10' – 6"
	16" o.c.	9' – 0"
	24" o.c.	7' – 6"
2 x 8	12" o.c.	14' – 0"
	16" o.c.	12' – 0"
	24" o.c.	9' – 6"
2 x 10	16" o.c.	15' – 0"
	24" o.c.	12' – 0"
2 x 12	24" o.c.	14' – 0"
4 x 6	12" o.c.	14' – 6"
	16" o.c.	13' – 6"
	24" o.c.	11' – 6"
4 x 8	24" o.c.	15' – 0"
4 x 10	32" o.c.	15' – 0"

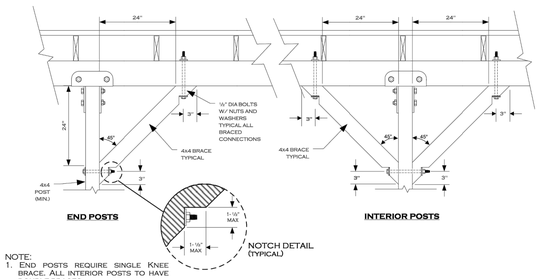
TABLE "B" HEADER SIZING & SPANS (DOUGLAS FIR #2 OR BETTER)		
JOIST SPAN	HEADER	
	SIZE	SPAN
UPTO 8'-0"	4 X 8	8'-0"
	4 X 10	10'-0"
	4 X 12	11'-6"
	6 X 12	14'-0"
8'-1" - 10'-0"	4 X 8	7'-6"
	4 X 10	9'-6"
	4 X 12	11'-0"
	6 X 12	13'-0"
10'-1" - 12'-0"	4 X 8	7'-0"
	4 X 10	9'-0"
	4 X 12	10'-0"
	6 X 12	12'-0"
12'-1" - 15'-0"	4 X 8	6'-6"
	4 X 10	8'-0"
	4 X 12	9'-6"
	6 X 12	11'-0"

TABLE "C" △1 LEDGER BOLT SPACING (3/8 DIA. X 6" LAG BOLTS – SEE NOTE 1)	
DECK JOIST SPAN	SPACING
8'-0" OR LESS	8" O.C.
8'-1" TO 10'-0"	6" O.C.
10'-1" TO 12'-0"	5-1/2" O.C.
12'-1" TO 14'-0"	4-1/2" O.C.
14'-1" TO 15'-0"	4" O.C.

NOTES:

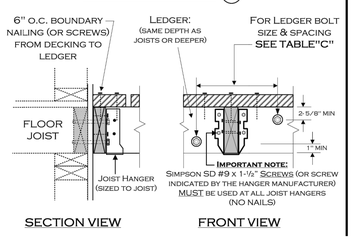
1. Ledger Bolts shall be 3/8" dia. x 6" long with 1/4" dia. pre drilled holes. Bolts are to be placed staggered.
2. All metal hardware & screws to be galvanized or other otherwise approved corrosion resistant device.
3. Maximum 5' joist span if 2nd floor is cantilevered at ledger.
4. Shear walls may not be modified unless structural calculations are submitted and approved by the Building Department
5. Use of this Standard is limited to R-3 Occupancies (Single Family Dwellings and Duplex) △1

KNEE BRACE DETAIL (A)



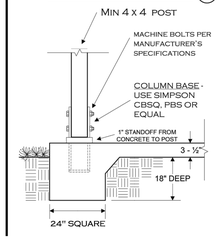
NOTE:
1. End posts require single Knee brace. All interior posts to have double braces.

LEDGER DETAIL (B) △1

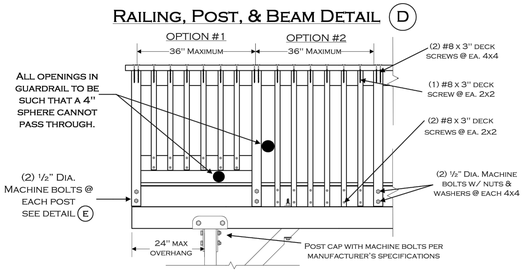


NOTE: This deck connection detail is based on the assumption that a minimum 1-1/2" thick wood member is adequately installed at all edges of the floor diaphragm. If any other material is used, such as TJI joists, a special engineered design will be required. It is the owner's responsibility to verify the presence of the appropriate rim joist.

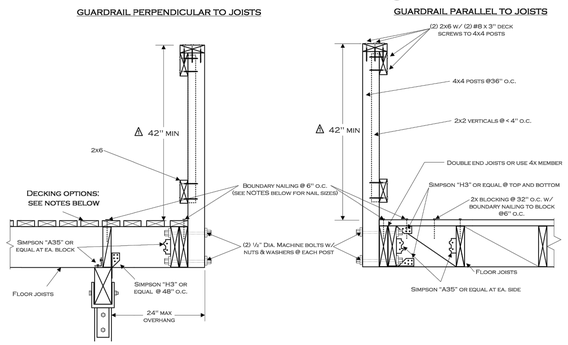
FOOTING DETAIL (C)



RAILING, POST, & BEAM DETAIL (D)



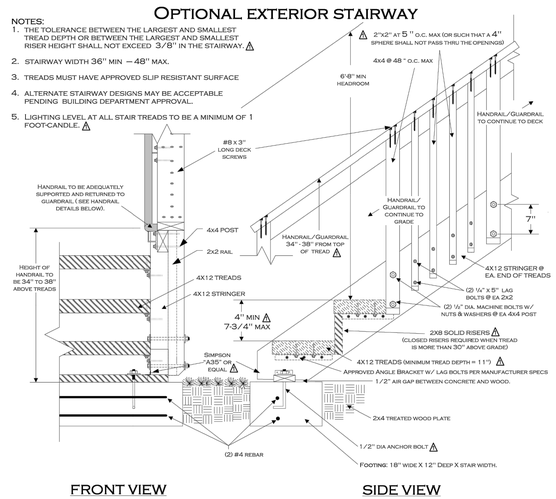
RAILING SECTION VIEWS (E)



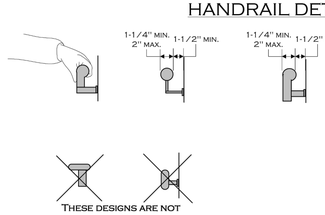
NOTE: DECKING OPTIONS ARE AS FOLLOWS:
1. 5/8" tongue and groove jointed plywood secured with 8d nails. All edge nailing at 6" o.c. Must be covered with an approved weather resistive material walking surface, and sloped for drainage.
2. 2x6" decking secured w/ (2) 16d nails (or approved deck screws △1) @ ea. joist.

OPTIONAL EXTERIOR STAIRWAY

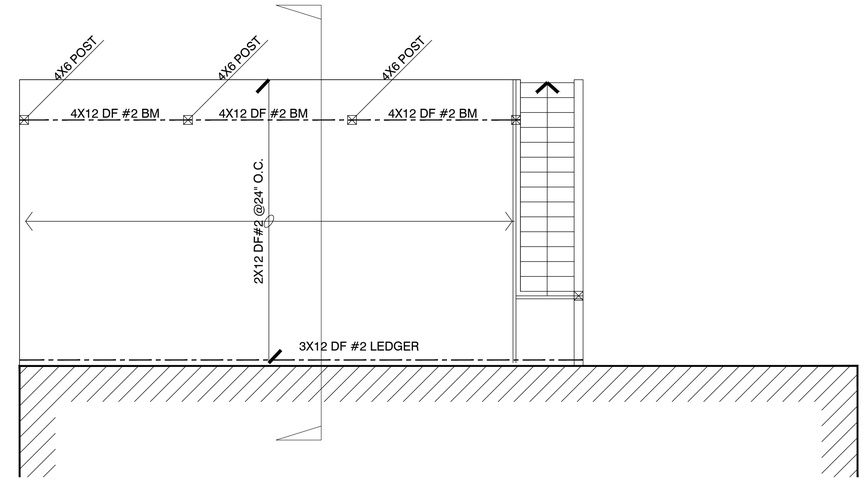
NOTES:
1. The tolerance between the largest and smallest tread depth or between the largest and smallest riser height shall not exceed 3/8" in the stairway. △1
2. Stairway width 36" min – 48" max.
3. Treads must have approved slip resistant surface
4. Alternate stairway designs may be acceptable pending building department approval.
5. Lighting level at all stair treads to be a minimum of 1 foot-candle. △1



HANDRAIL DETAILS

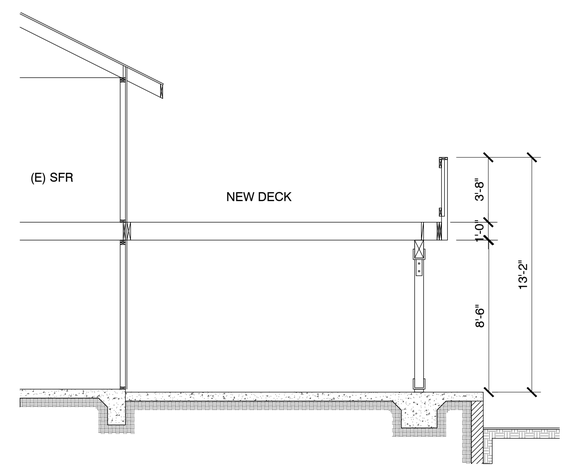


NOTE: Other shapes may be acceptable if they provide an equivalent gripping surface.



DECK FRAMING PLAN

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



SECTION THROUGH DECK

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

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ARCHITECT, INC.
24979 CONSTITUTION AVE. #1435
SANTA CLARITA, CA 91381
TEL: 323-459-8809
EDWINMOHABIR@GMAIL.COM
LICENSED ARCHITECT EDWIN R OHABIR C23674 Exp. 02-28-20 STATE OF CALIFORNIA

PROPERTY ADDRESS:

JOHN KIM
601 E. CYPRESS STREET
GLENDALE, CA 91205

SCOPE:

ADD NEW UPPER DECK

NOTES/REVISIONS:

PROJECT DATA:

DATE:	01-30-19
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	AA
PROJECT NO.	0519
SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

DETAILS

A-4

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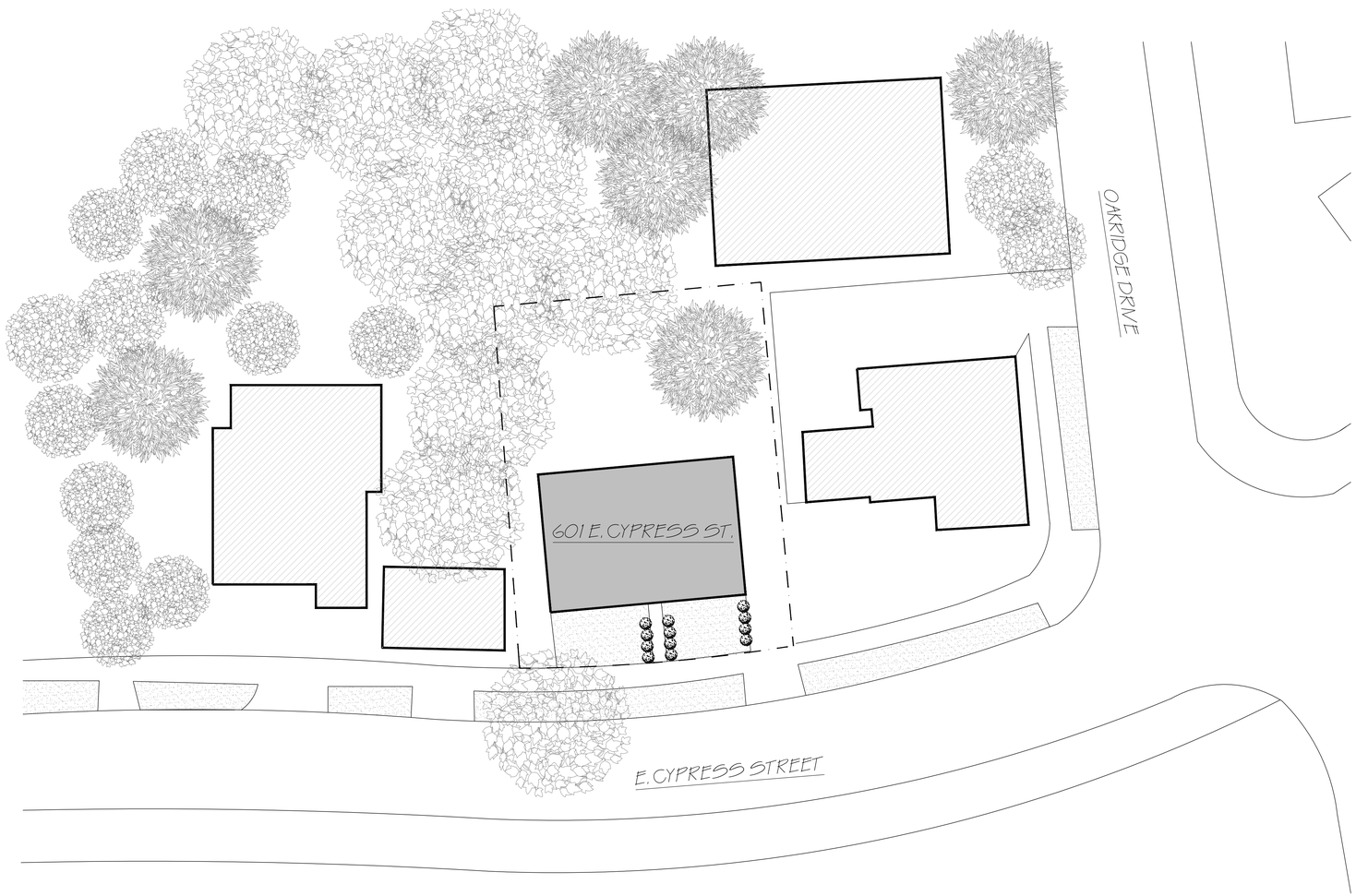
THE KIM RESIDENCE

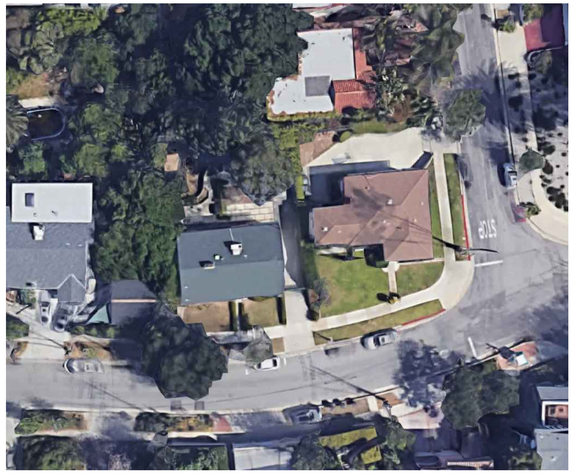
601 E. CYPRESS ST
GLENDALE, CA 91205

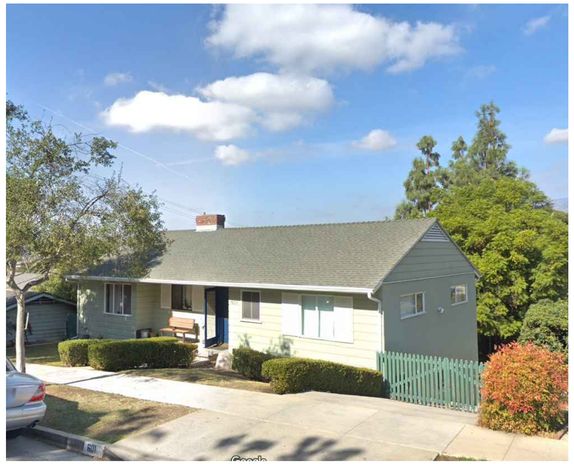


SHEET INDEX:

A-1 COVER SHEET
A-2 PROPOSED UPPER LEVEL DECK PLAN
A-3 ELEVATIONS
A-4 DETAILS

PROPERTY ADDRESS	601 E. CYPRESS ST. GLENDALE, CA 91205
COUNTY	LOS ANGELES
APN	5676 025 015
LEGAL DESCRIPTION	TR 5027 LOT 28
LOT AREA	5,861 SQ. FT.
EXIST USE	SINGLE FAMILY
FLOOR AREA	1905 SQ. FT.
BEDROOMS	3.
BATHROOM	1.
NUMBER OF STORIES	2.
YEAR BUILT	1954.





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LICENSED ARCHITECT
EDWIN R. OMABIR
C23674
Exp. 02-28-20
STATE OF CALIFORNIA

PROPERTY ADDRESS:

JOHN KIM
601 E. CYPRESS STREET
GLENDALE, CA 91205

SCOPE:

ADD NEW UPPER DECK

NOTES/REVISIONS:

PROJECT DATA:

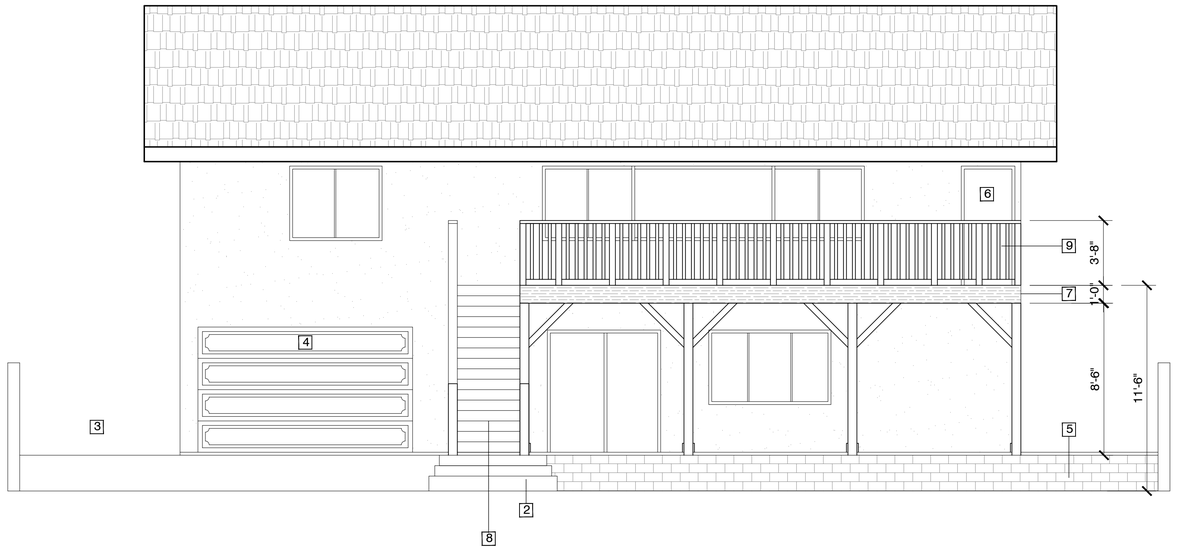
DATE:	01-30-19
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM/AA
PROJECT NO.	0519
SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

COVER SHEET

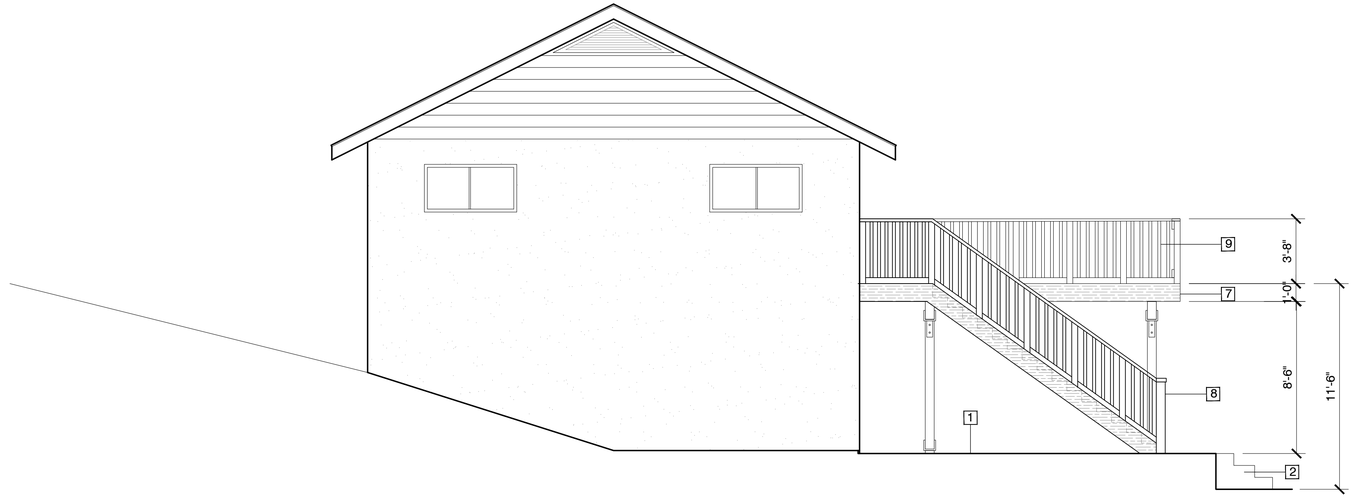
A-1

EMP ARCHITECTS 2011 ALL RIGHTS RESERVED



REAR ELEVATION

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



SIDE ELEVATION

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

1. Exist. Conc. Patio
2. Exist. Stairs
3. Exist. Driveway
4. Exist. attached garage
5. Exist 3' high retaining wall
6. (N) 3'-0" x 6'-8" Door
7. Proposed attached patio at 2nd level
8. (N) Stair access to patio from backyard.
9. (N) 42" high wood guardrail typical around patio and stair.

PROPOSED UPPER LEVEL DECK PLAN

SCALE: 3/16" = 1'-0"

EDWIN MOHABIR

EM

ARCHITECT, INC.

24979 CONSTITUTION AVE. #1435
SANTA CLARITA, CA 91381
TEL: 323-459-8809
EDWINMOHABIR@GMAIL.COM

LICENSED ARCHITECT
EDWIN R. OMAR MOHABIR
C23674
Exp. 02-28-20
STATE OF CALIFORNIA

PROPERTY ADDRESS:

JOHN KIM

601 E. CYPRESS STREET
GLENDALE, CA 91205

SCOPE:

ADD NEW UPPER DECK

NOTES/REVISIONS:

PROJECT DATA:

DATE:	01-30-19
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM/AA
PROJECT NO.	0519
SCALE	3/16" = 1'-0"

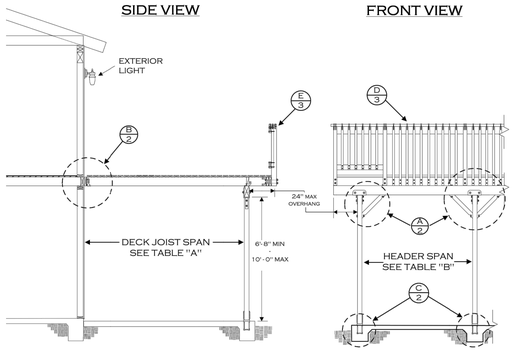
SHEET NAME/NUMBER:

ELEVATIONS

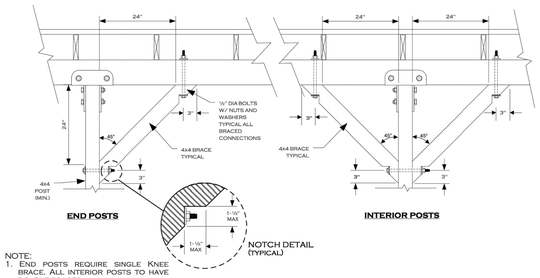
A-3

EMP ARCHITECTS 2011 ALL RIGHTS RESERVED

SIDE VIEW / FRONT VIEW



KNEE BRACE DETAIL (A)



NOTE:
1. End posts require single Knee brace. All interior posts to have double braces.

TABLE "A"
DECK JOIST SPANS
(DOUGLAS FIR #2 OR BETTER)

SIZE	SPACING	SPAN
2 x 6	12" o.c.	10' – 6"
	16" o.c.	9' – 0"
	24" o.c.	7' – 6"
2 x 8	12" o.c.	14' – 0"
	16" o.c.	12' – 0"
	24" o.c.	9' – 6"
2 x 10	16" o.c.	15' – 0"
	24" o.c.	12' – 0"
2 x 12	24" o.c.	14' – 0"
4 x 6	12" o.c.	14' – 6"
	16" o.c.	13' – 6"
	24" o.c.	11' – 6"
4 x 8	24" o.c.	15' – 0"
4 x 10	32" o.c.	15' – 0"

TABLE "B"
HEADER SIZING & SPANS
(DOUGLAS FIR #2 OR BETTER)

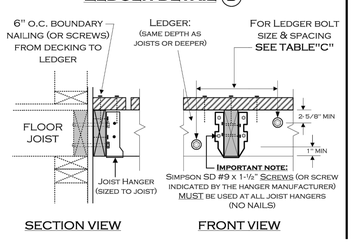
JOIST SPAN	HEADER SIZE	HEADER SPAN
UPTO 8'-0"	4 X 8	8'-0"
	4 X 10	10'-0"
	4 X 12	11'-6"
	6 X 12	14'-0"
8'-1" - 10'-0"	4 X 8	7'-6"
	4 X 10	9'-6"
	4 X 12	11'-0"
	6 X 12	13'-0"
10'-1" - 12'-0"	4 X 8	7'-0"
	4 X 10	9'-0"
	4 X 12	10'-0"
	6 X 12	12'-0"
12'-1" - 15'-0"	4 X 8	6'-6"
	4 X 10	8'-0"
	4 X 12	9'-6"
	6 X 12	11'-0"

TABLE "C" △
LEDGER BOLT SPACING
(3/8 DIA. X 6" LAG BOLTS – SEE NOTE 1)

DECK JOIST SPAN	SPACING
8'-0" OR LESS	8" O.C.
8'-1" TO 10'-0"	6" O.C.
10'-1" TO 12'-0"	5-1/2" O.C.
12'-1" TO 14'-0"	4-1/2" O.C.
14'-1" TO 15'-0"	4" O.C.

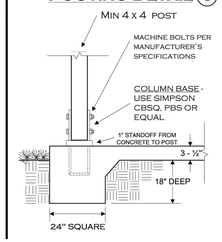
NOTES:
1. Ledger Bolts shall be 3/8" dia. x 6" long with 1/4" dia. pre drilled holes. Bolts are to be placed staggered.
2. All metal hardware & screws to be galvanized or other otherwise approved corrosion resistant device.
3. Maximum 5' joist span if 2nd floor is cantilevered at ledger.
4. Shear walls may not be modified unless structural calculations are submitted and approved by the Building Department
5. Use of this Standard is limited to R-3 Occupancies (Single Family Dwellings and Duplex). △

LEDGER DETAIL (B) △

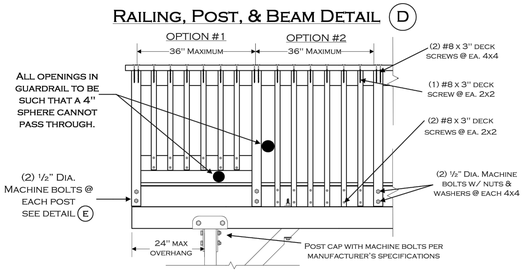


NOTE: This deck connection detail is based on the assumption that a minimum 1-1/2" thick wood member is adequately installed at all edges of the floor diaphragm. If any other material is used, such as TJI joists, a special engineered design will be required. It is the owner's responsibility to verify the presence of the appropriate rim joist.

FOOTING DETAIL (C)

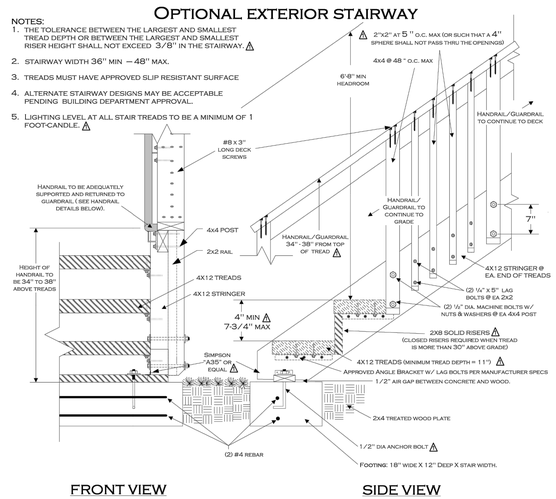


RAILING, POST, & BEAM DETAIL (D)

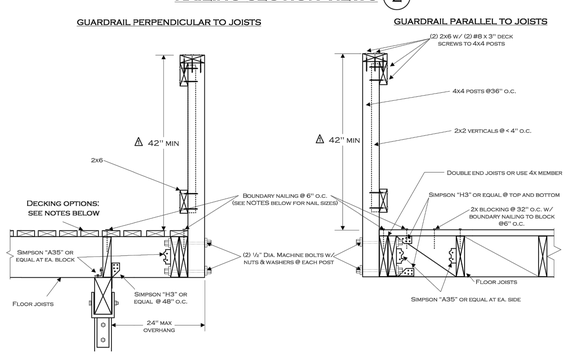


OPTIONAL EXTERIOR STAIRWAY

NOTES:
1. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH OR BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT SHALL NOT EXCEED 3/8" IN THE STAIRWAY. △
2. STAIRWAY WIDTH 36" MIN – 48" MAX.
3. TREADS MUST HAVE APPROVED SLIP RESISTANT SURFACE
4. ALTERNATE STAIRWAY DESIGNS MAY BE ACCEPTABLE PENDING BUILDING DEPARTMENT APPROVAL.
5. LIGHTING LEVEL AT ALL STAIR TREADS TO BE A MINIMUM OF 1 FOOT-CANDLE. △

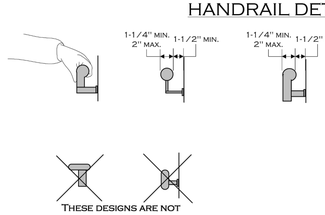


RAILING SECTION VIEWS (E)

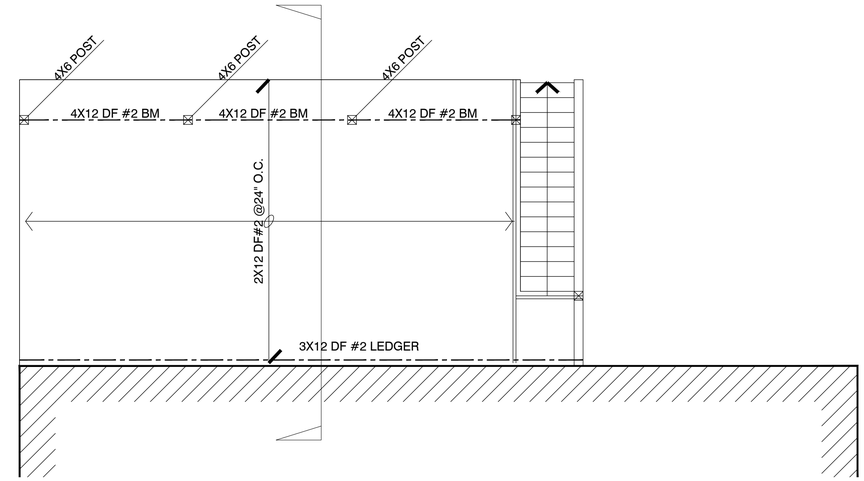


NOTE: DECKING OPTIONS ARE AS FOLLOWS:
1. 5/8" tongue and groove jointed plywood secured with 8d nails. All edge nailing at 6" o.c. Must be covered with an approved weather resistive material walking surface, and sloped for drainage.
2. 2x6" decking secured w/ (2) 16d nails (or approved deck screws △) @ ea. joist.

HANDRAIL DETAILS

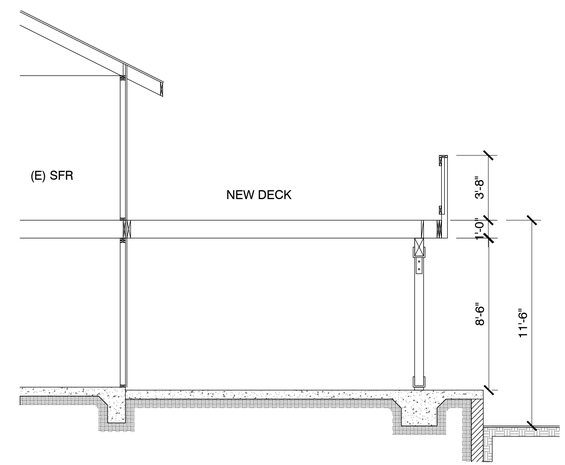


NOTE: Other shapes may be acceptable if they provide an equivalent gripping surface.



DECK FRAMING PLAN

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



SECTION THROUGH DECK

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

EDWIN MOHABIR
EM
ARCHITECT, INC.
24979 CONSTITUTION AVE. #1435
SANTA CLARITA, CA 91381
TEL: 323-459-8809
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LICENSED ARCHITECT EDWIN R OHABIR C23674 Exp. 02-28-20 STATE OF CALIFORNIA

PROPERTY ADDRESS:

JOHN KIM
601 E. CYPRESS STREET
GLENDALE, CA 91205

SCOPE:

ADD NEW UPPER DECK

NOTES/REVISIONS:

PROJECT DATA:

DATE:	01-30-19
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	AA
PROJECT NO.	0519
SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

DETAILS

A-4

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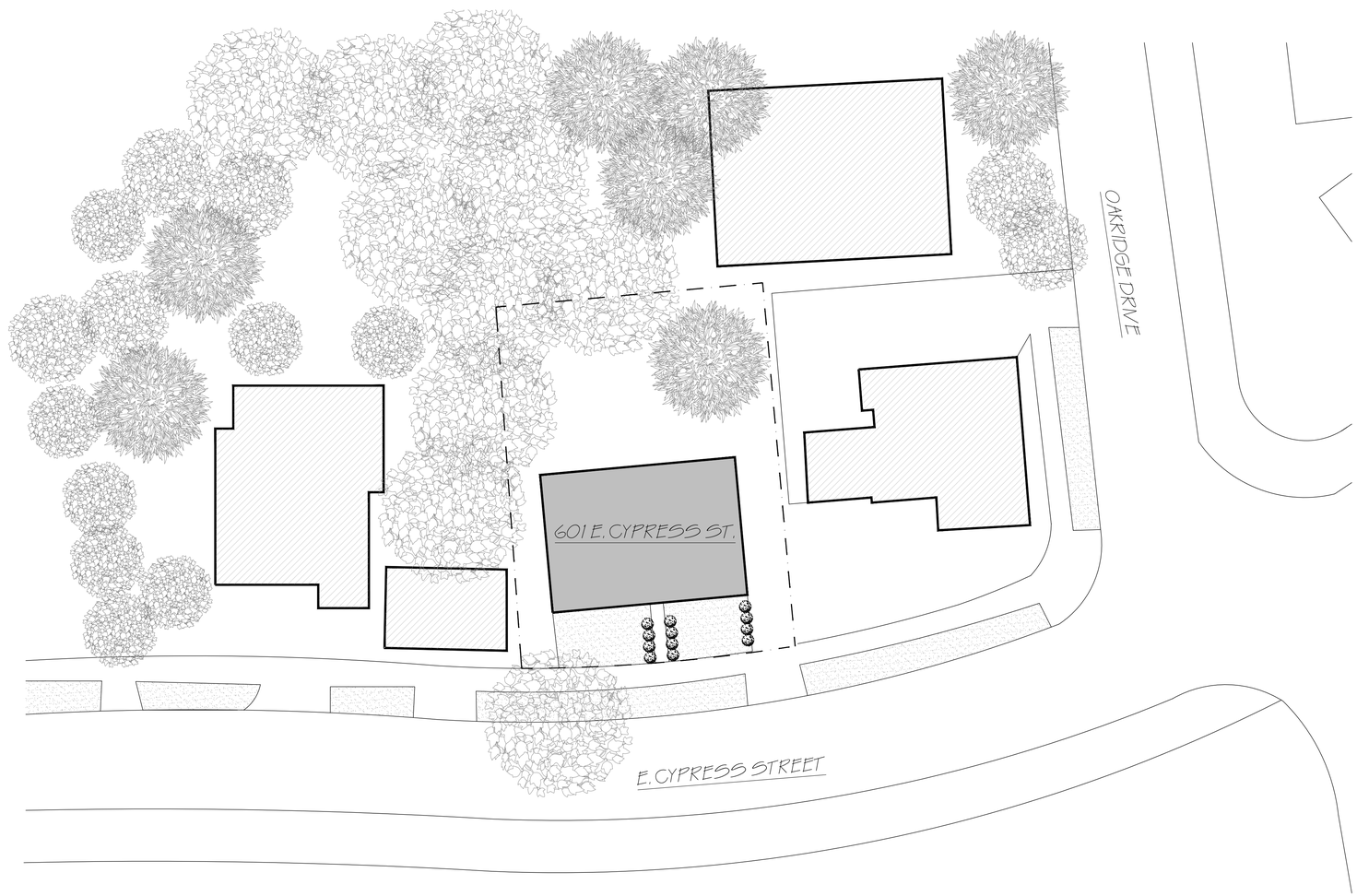
THE KIM RESIDENCE

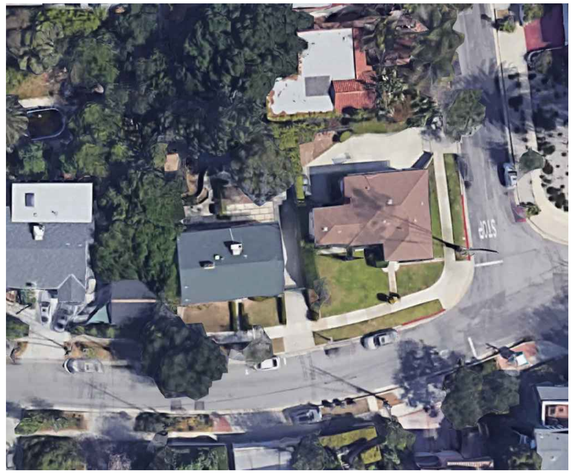
601 E. CYPRESS ST
GLENDALE, CA 91205

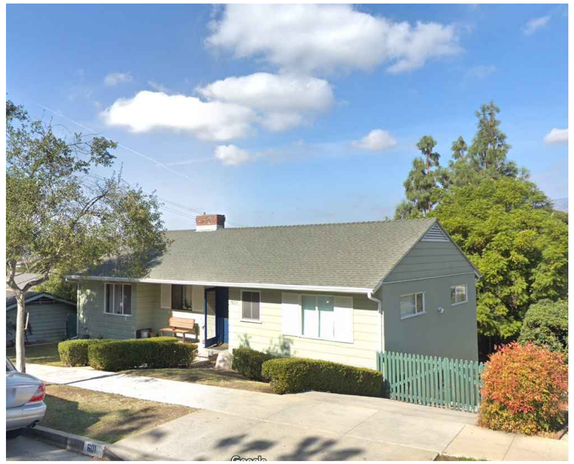


SHEET INDEX:

A-1 COVER SHEET
A-2 PROPOSED UPPER LEVEL DECK PLAN
A-3 ELEVATIONS
A-4 DETAILS

PROPERTY ADDRESS	601 E. CYPRESS ST. GLENDALE, CA 91205
COUNTY	LOS ANGELES
APN	5676 025 015
LEGAL DESCRIPTION	TR 5027 LOT 28
LOT AREA	5,861 SQ. FT.
EXIST USE	SINGLE FAMILY
FLOOR AREA	1905 SQ. FT.
BEDROOMS	3.
BATHROOM	1.
NUMBER OF STORIES	2.
YEAR BUILT	1954.





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PROPERTY ADDRESS:

JOHN KIM
601 E. CYPRESS STREET
GLENDALE, CA 91205

SCOPE:

ADD NEW UPPER DECK

NOTES/REVISIONS:

PROJECT DATA:

DATE:	01-30-19
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM/AA
PROJECT NO.	0519
SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

COVER SHEET

A-1

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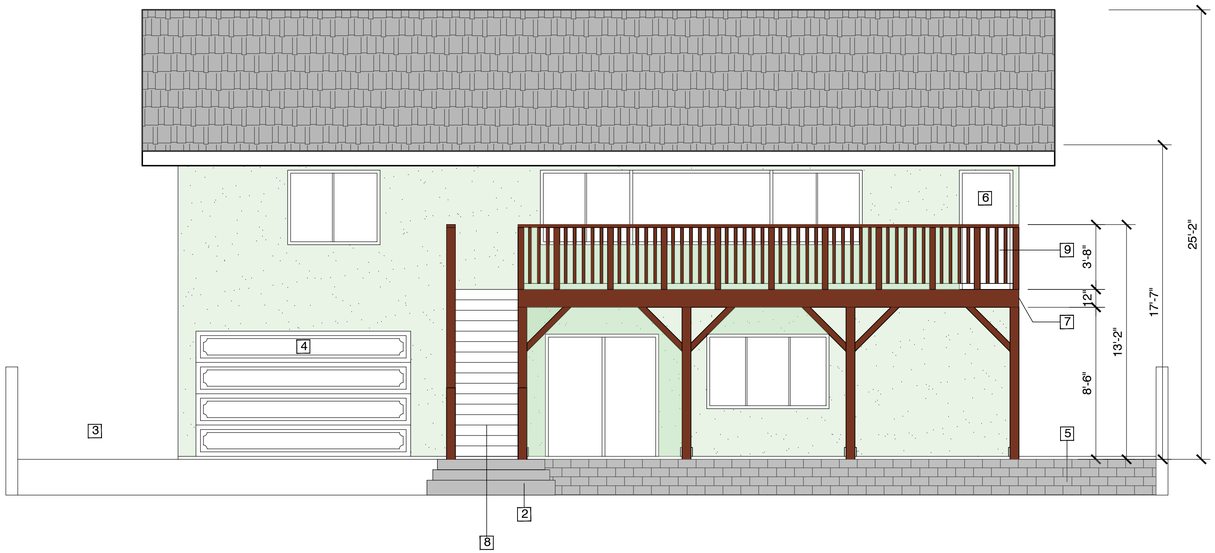
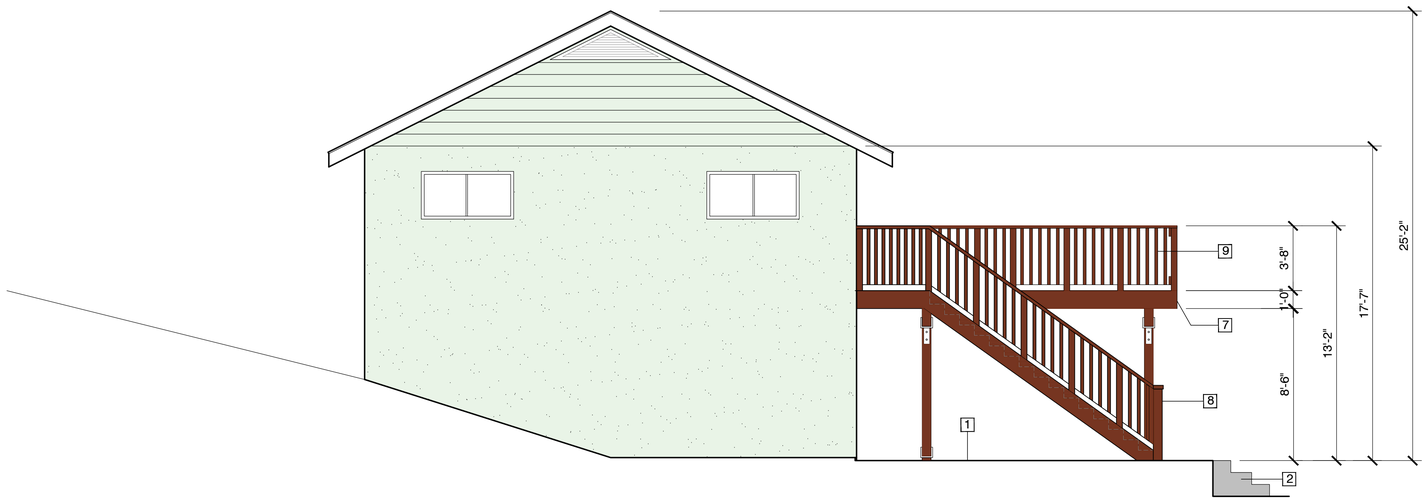


REAR ELEVATION

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



SIDE ELEVATION

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

1 Exist. Conc. Patio

2 Exist. Stairs

3 Exist. Driveway

4 Exist. attached garage

5 Exist 3' high retaining wall

6 (N) 3'-0" x 6'-8" Door

7 Proposed attached patio at 2nd level
Material: Trex Decking
Color: Woodland Brown

8 (N) Stair access to patio from backyard.

9 (N) 42" high wood guardrail typical around patio and stair.

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PROPERTY ADDRESS:

JOHN KIM

601 E. CYPRESS STREET
GLENDALE, CA 91205

SCOPE:

ADD NEW UPPER DECK

NOTES/REVISIONS:

PROJECT DATA:

DATE:	01-30-19
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM/AA
PROJECT NO.	0519
SCALE	3/16" = 1'-0"

SHEET NAME/NUMBER:

ELEVATIONS

A-3

EMP ARCHITECTS 2011 ALL RIGHTS RESERVED

SIDE VIEW / FRONT VIEW

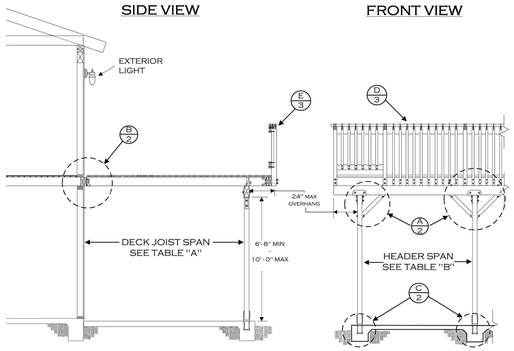


TABLE "A" DECK JOIST SPANS (DOUGLAS FIR #2 OR BETTER)		
SIZE	SPACING	SPAN
2 x 6	12" o.c.	10' – 6"
	16" o.c.	9' – 0"
	24" o.c.	7' – 6"
2 x 8	12" o.c.	14' – 0"
	16" o.c.	12' – 0"
	24" o.c.	9' – 6"
2 x 10	16" o.c.	15' – 0"
	24" o.c.	12' – 0"
2 x 12	24" o.c.	14' – 0"
4 x 6	12" o.c.	14' – 6"
	16" o.c.	13' – 6"
	24" o.c.	11' – 6"
4 x 8	24" o.c.	15' – 0"
4 x 10	32" o.c.	15' – 0"

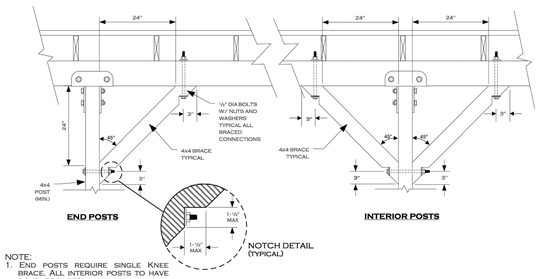
TABLE "B" HEADER SIZING & SPANS (DOUGLAS FIR #2 OR BETTER)		
JOIST SPAN	HEADER	
	SIZE	SPAN
UPTO 8'-0"	4 X 8	8'-0"
	4 X 10	10'-0"
	4 X 12	11'-6"
	6 X 12	14'-0"
8'-1" - 10'-0"	4 X 8	7'-6"
	4 X 10	9'-6"
	4 X 12	11'-0"
	6 X 12	13'-0"
10'-1" - 12'-0"	4 X 8	7'-0"
	4 X 10	9'-0"
	4 X 12	10'-0"
	6 X 12	12'-0"
12'-1" - 15'-0"	4 X 8	6'-6"
	4 X 10	8'-0"
	4 X 12	9'-6"
	6 X 12	11'-0"

TABLE "C" △1 LEDGER BOLT SPACING (3/8 DIA. X 6" LAG BOLTS – SEE NOTE 1)	
DECK JOIST SPAN	SPACING
8'-0" OR LESS	8" O.C.
8'-1" TO 10'-0"	6" O.C.
10'-1" TO 12'-0"	5-1/2" O.C.
12'-1" TO 14'-0"	4-1/2" O.C.
14'-1" TO 15'-0"	4" O.C.

NOTES:

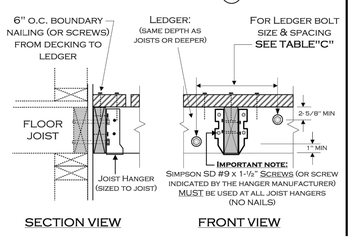
1. Ledger Bolts shall be 3/8" dia. x 6" long with 1/4" dia. pre drilled holes. Bolts are to be placed staggered.
2. All metal hardware & screws to be galvanized or other otherwise approved corrosion resistant device.
3. Maximum 5' joist span if 2nd floor is cantilevered at ledger.
4. Shear walls may not be modified unless structural calculations are submitted and approved by the Building Department
5. Use of this Standard is limited to R-3 Occupancies (Single Family Dwellings and Duplex) △1

KNEE BRACE DETAIL (A)



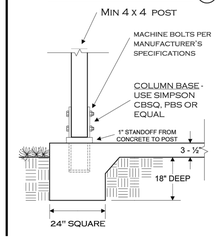
NOTE:
1. End posts require single Knee brace. All interior posts to have double braces.

LEDGER DETAIL (B) △1

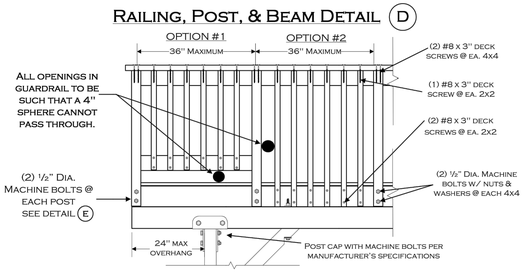


NOTE: This deck connection detail is based on the assumption that a minimum 1-1/2" thick wood member is adequately installed at all edges of the floor diaphragm. If any other material is used, such as TJI joists, a special engineered design will be required. It is the owner's responsibility to verify the presence of the appropriate rim joist.

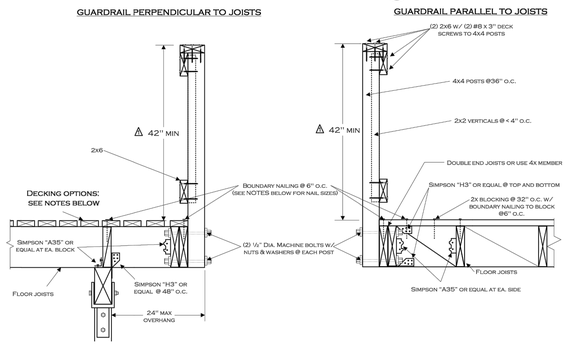
FOOTING DETAIL (C)



RAILING, POST, & BEAM DETAIL (D)



RAILING SECTION VIEWS (E)



NOTE: DECKING OPTIONS ARE AS FOLLOWS:
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2. 2x6" decking secured w/ (2) 16d nails (or approved deck screws △1) @ ea. joist.

OPTIONAL EXTERIOR STAIRWAY

NOTES:
1. The tolerance between the largest and smallest tread depth or between the largest and smallest riser height shall not exceed 3/8" in the stairway. △1
2. Stairway width 36" min – 48" max.
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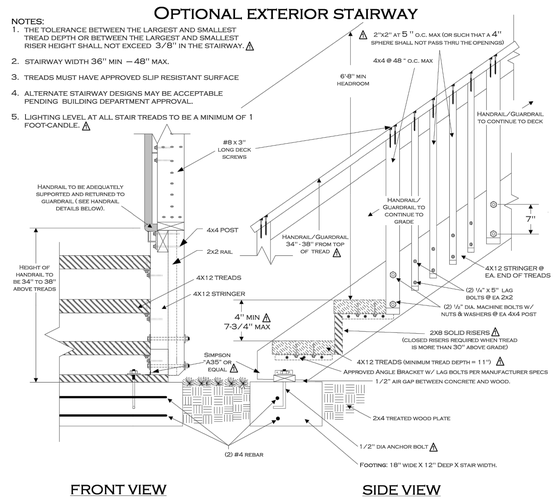
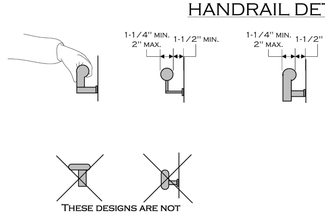


HANDRAIL DETAILS



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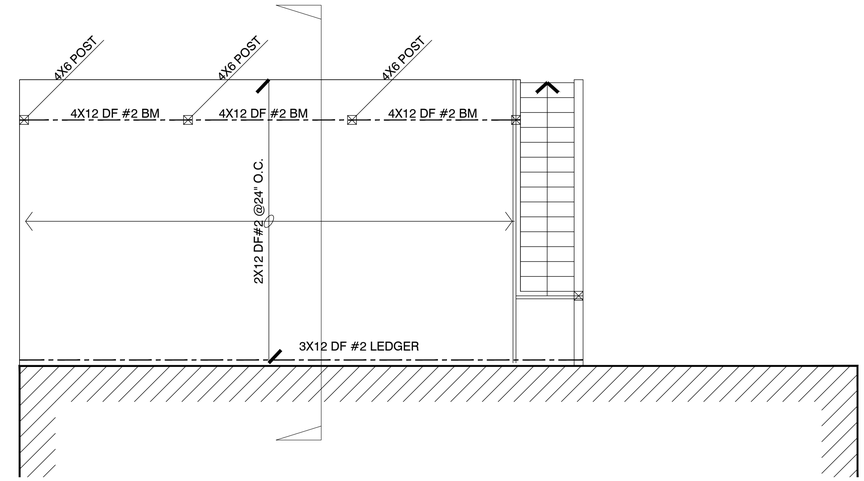
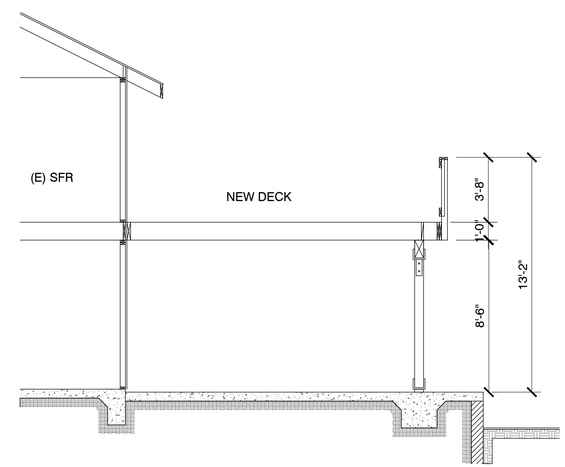


DECK FRAMING PLAN

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



SECTION THROUGH DECK

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

EDWIN MOHABIR
EM
ARCHITECT, INC.
24979 CONSTITUTION AVE. #1435
SANTA CLARITA, CA 91381
TEL: 323-459-8809
EDWINMOHABIR@GMAIL.COM
LICENSED ARCHITECT EDWIN R OHABIR C23674 Exp. 02-28-20 STATE OF CALIFORNIA

PROPERTY ADDRESS:

JOHN KIM
601 E. CYPRESS STREET
GLENDALE, CA 91205

SCOPE:

ADD NEW UPPER DECK

NOTES/REVISIONS:

PROJECT DATA:

DATE:	01-30-19
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	AA
PROJECT NO.	0519
SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

DETAILS

A-4

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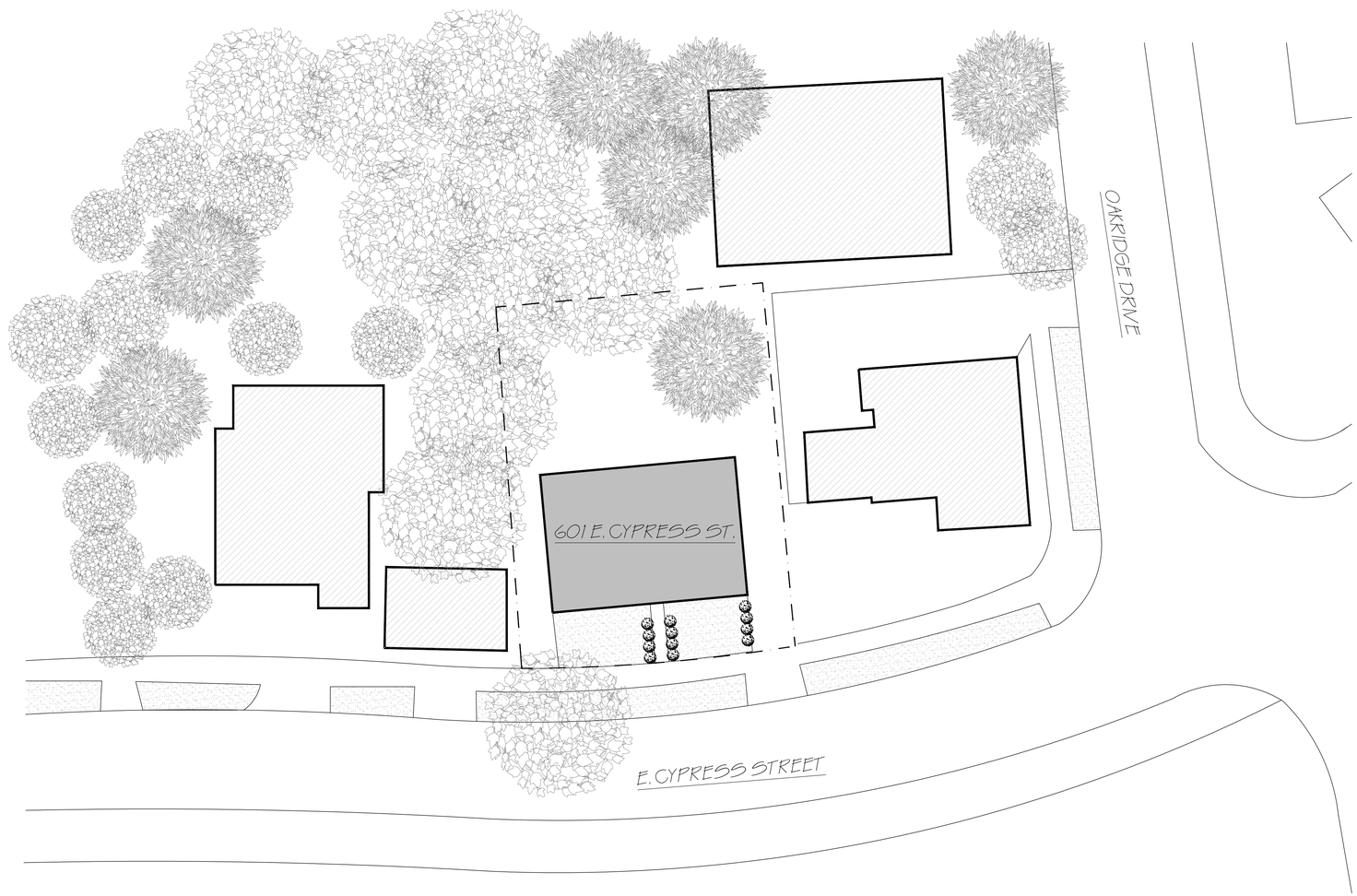
THE KIM RESIDENCE

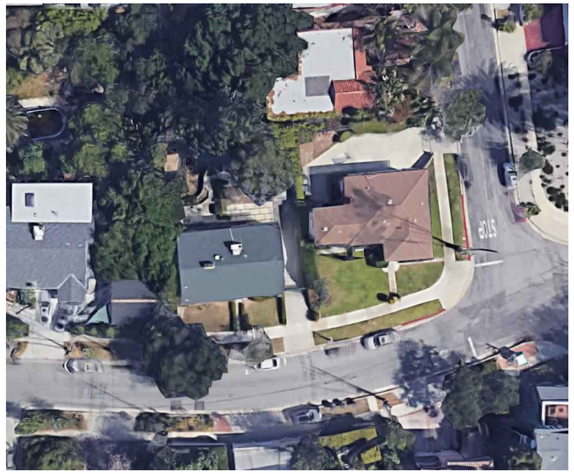
601 E. CYPRESS ST
GLENDALE, CA 91205

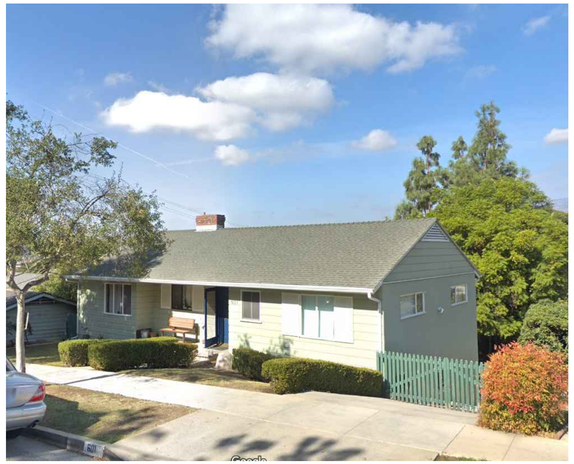


SHEET INDEX:

A-1 COVER SHEET
A-2 PROPOSED UPPER LEVEL DECK PLAN
A-3 ELEVATIONS
A-4 DETAILS

PROPERTY ADDRESS	601 E. CYPRESS ST. GLENDALE, CA 91205
COUNTY	LOS ANGELES
APN	5676 025 015
LEGAL DESCRIPTION	TR 5027 LOT 28
LOT AREA	5,861 SQ. FT.
EXIST USE	SINGLE FAMILY
FLOOR AREA	1905 SQ. FT.
BEDROOMS	3.
BATHROOM	1.
NUMBER OF STORIES	2.
YEAR BUILT	1954.





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EDWIN R. OMABIR
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STATE OF CALIFORNIA

PROPERTY ADDRESS:

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601 E. CYPRESS STREET
GLENDALE, CA 91205

SCOPE:

ADD NEW UPPER DECK

NOTES/REVISIONS:

PROJECT DATA:

DATE:	01-30-19
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CHECKED BY	EM
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SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

COVER SHEET

A-1

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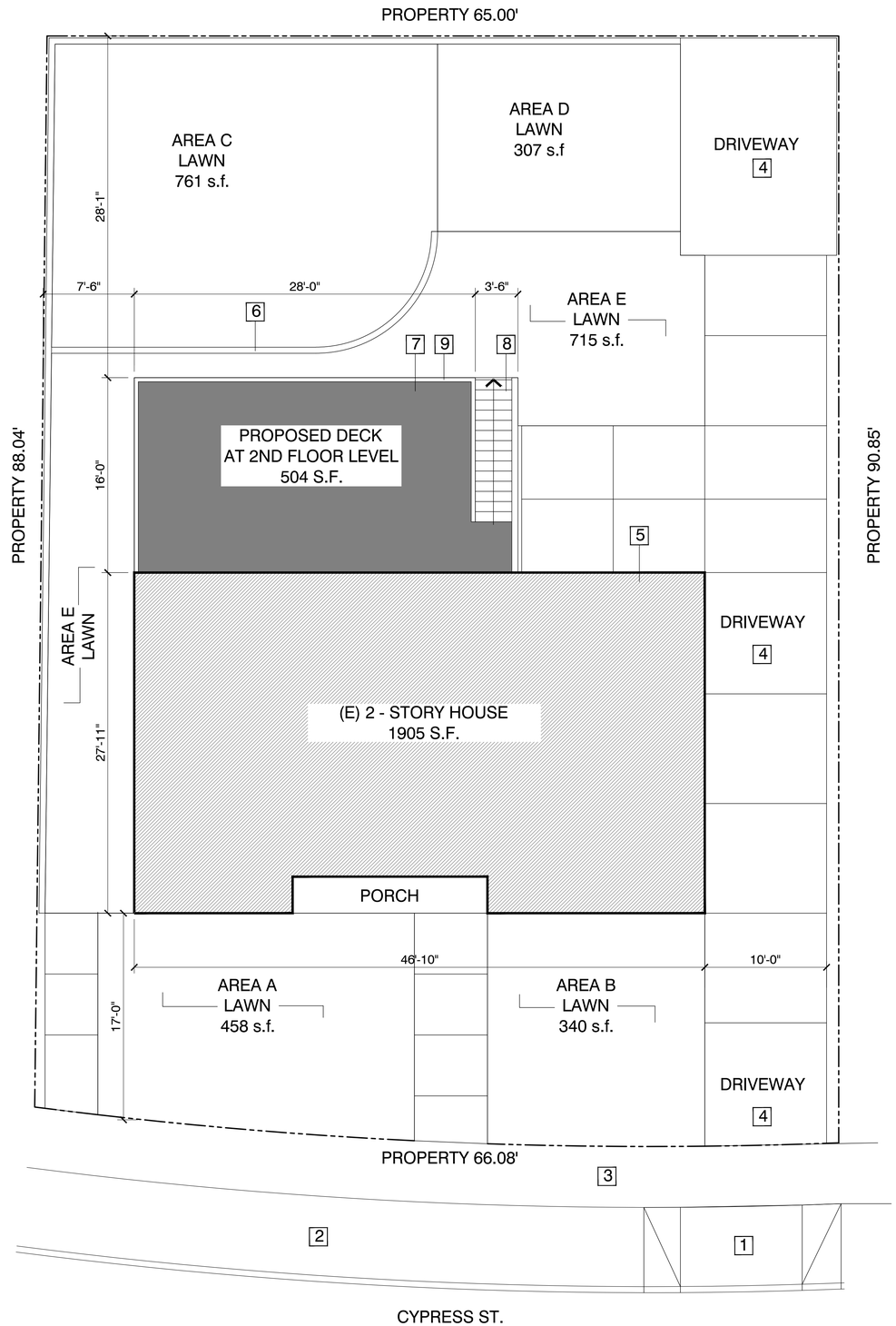

PROPOSED UPPER LEVEL DECK PLAN

SCALE: 3/16" = 1'-0"

EXISTING PATIO CONDITIONS

Lot Coverage Calcs:

(E) House Footprint = 1,292.5 s.f.
(N) Deck = 504 s.f.
Total = 1,796.5 / 5,861 = **31%**

Landscape Area Calcs:
A+B+C+D+E= Min. 40% Required

Area A = 458 s.f.
Area B = 340 s.f.
Area C = 761 s.f.
Area D = 307 s.f
Area E = 715 s.f.
Total Landscape Area = 2,581/ 5,861 = **44%**

Hardscape Area = 1,483.5 / 5861 = **25%**

Keynotes:

1. Exist. Curb cut
2. Exist. parkway
3. Exist. Conc. Sidewalk
4. Exist. Driveway to remain
5. Exist. attached garage
6. Exist 3' high retaining wall
7. Proposed attached patio at 2nd level
8. (N) Stair access to patio from backyard.
9. (N) 42" high wood guardrail typical around patio and stair.

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PROPERTY ADDRESS:

JOHN KIM
601 E. CYPRESS STREET
GLENDALE, CA 91205

SCOPE:

ADD NEW UPPER DECK

NOTES/REVISIONS:

PROJECT DATA:

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ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM/AA
PROJECT NO.	0519
SCALE	3/16" = 1'-0"

SHEET NAME/NUMBER:

PROPOSED UPPER LEVEL DECK PLAN

A-2

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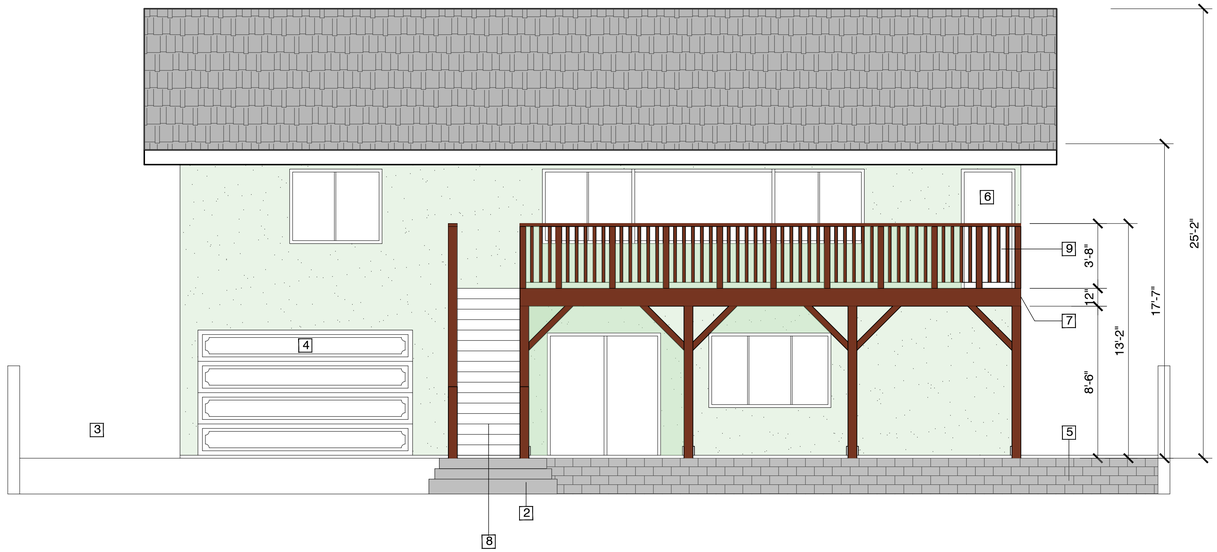
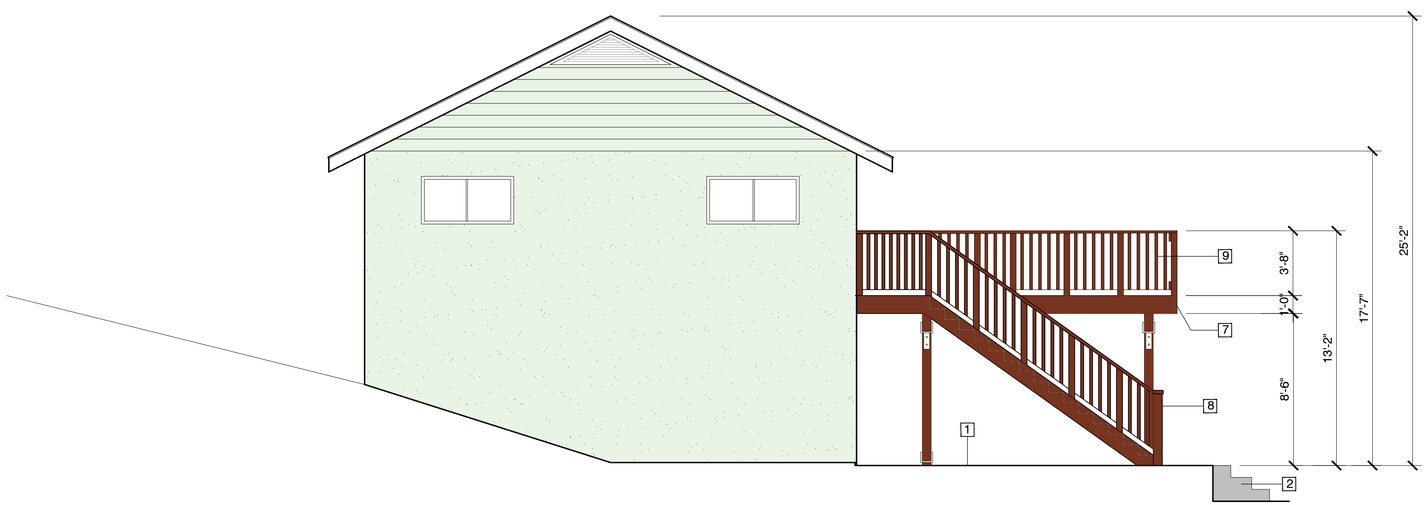


REAR ELEVATION

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



SIDE ELEVATION

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

1 Exist. Conc. Patio

2 Exist. Stairs

3 Exist. Driveway

4 Exist. attached garage

5 Exist 3' high retaining wall

6 (N) 3'-0" x 6'-8" Door

7 Proposed attached patio at 2nd level
Material:Wood
Color: Woodland Brown

8 (N) Stair access to patio from backyard.

9 (N) 42" high wood guardrail typical around patio and stair.

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SCOPE:

ADD NEW UPPER DECK

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PROJECT NO.	0519
SCALE	3/16" = 1'-0"

SHEET NAME/NUMBER:

ELEVATIONS

A-3

EMP ARCHITECTS 2011 ALL RIGHTS RESERVED

SIDE VIEW / FRONT VIEW

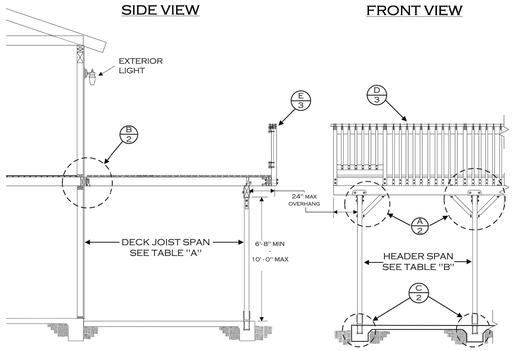


TABLE "A" DECK JOIST SPANS (DOUGLAS FIR #2 OR BETTER)		
SIZE	SPACING	SPAN
2 x 6	12" o.c.	10' – 6"
	16" o.c.	9' – 0"
	24" o.c.	7' – 6"
2 x 8	12" o.c.	14' – 0"
	16" o.c.	12' – 0"
	24" o.c.	9' – 6"
2 x 10	16" o.c.	15' – 0"
	24" o.c.	12' – 0"
2 x 12	24" o.c.	14' – 0"
4 x 6	12" o.c.	14' – 6"
	16" o.c.	13' – 6"
	24" o.c.	11' – 6"
4 x 8	24" o.c.	15' – 0"
4 x 10	32" o.c.	15' – 0"

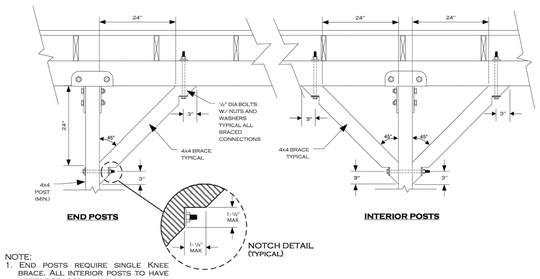
TABLE "B" HEADER SIZING & SPANS (DOUGLAS FIR #2 OR BETTER)		
JOIST SPAN	HEADER	
	SIZE	SPAN
UPTO 8'-0"	4 X 8	8'-0"
	4 X 10	10'-0"
	4 X 12	11'-6"
	6 X 12	14'-0"
8'-1" - 10'-0"	4 X 8	7'-6"
	4 X 10	9'-6"
	4 X 12	11'-0"
	6 X 12	13'-0"
10'-1" - 12'-0"	4 X 8	7'-0"
	4 X 10	9'-0"
	4 X 12	10'-0"
	6 X 12	12'-0"
12'-1" - 15'-0"	4 X 8	6'-6"
	4 X 10	8'-0"
	4 X 12	9'-6"
	6 X 12	11'-0"

TABLE "C" △1 LEDGER BOLT SPACING (3/8 DIA. X 6" LAG BOLTS – SEE NOTE 1)	
DECK JOIST SPAN	SPACING
8'-0" OR LESS	8" O.C.
8'-1" TO 10'-0"	6" O.C.
10'-1" TO 12'-0"	5-1/2" O.C.
12'-1" TO 14'-0"	4-1/2" O.C.
14'-1" TO 15'-0"	4" O.C.

NOTES:

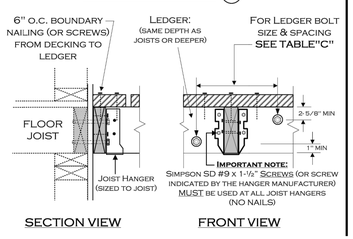
1. Ledger Bolts shall be 3/8" dia. x 6" long with 1/4" dia. pre drilled holes. Bolts are to be placed staggered.
2. All metal hardware & screws to be galvanized or other otherwise approved corrosion resistant device.
3. Maximum 5' joist span if 2nd floor is cantilevered at ledger.
4. Shear walls may not be modified unless structural calculations are submitted and approved by the Building Department
5. Use of this Standard is limited to R-3 Occupancies (Single Family Dwellings and Duplex) △1

KNEE BRACE DETAIL (A)



NOTE:
1. End posts require single Knee brace. All interior posts to have double braces.

LEDGER DETAIL (B) △1



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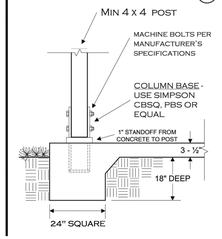

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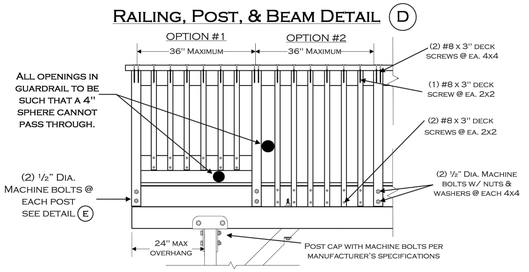

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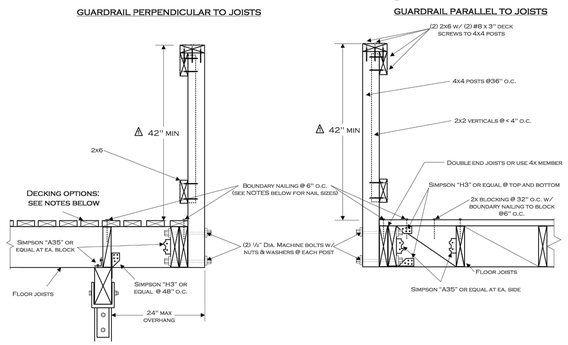

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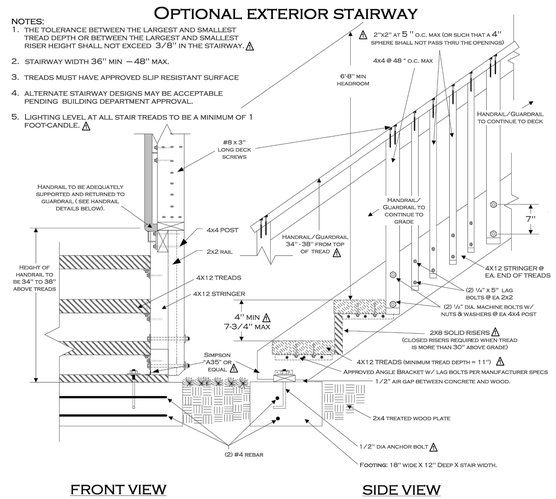

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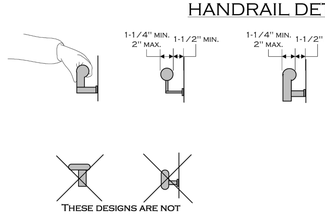

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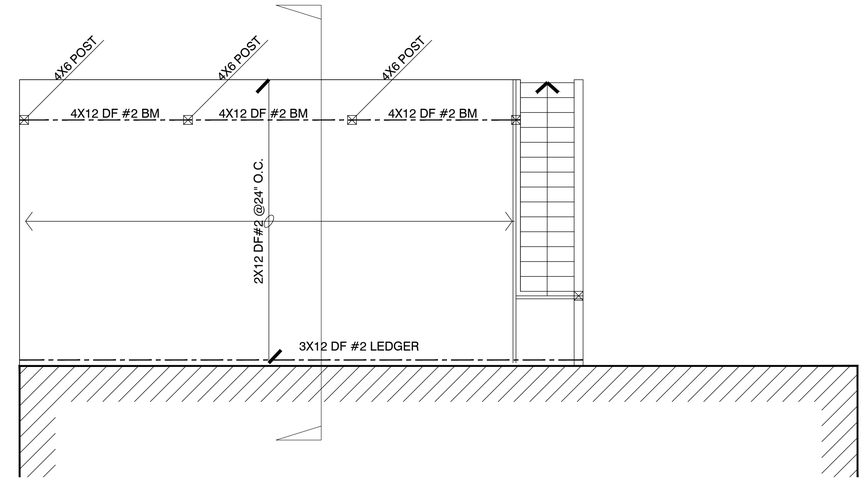

DECK FRAMING PLAN

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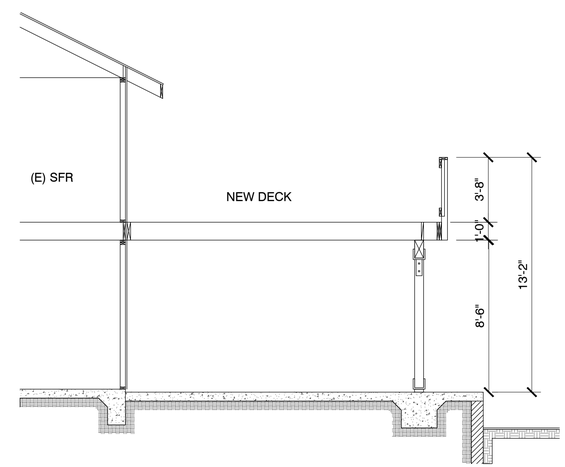

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SHEET NAME/NUMBER:

DETAILS

A-4

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