CITY OF GLENDALE, CA
DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

July 9, 2020 *Decision Date*	**1551 Greenbriar Road** *Address*
Administrative Design Review (ADR) *Review Type*	**5649-007-046** *APN*
PDR 2004324 *Case Number*	**Alex Campos** *Applicant*
Vista Ezzati, Planner *Case Planner*	**Andrew and Diane Costandi** *Owner*

Project Summary
The applicant is proposing to add 290 square-feet to the street-front and street-side of an existing one-story, 2,540 square-foot single-family residence (originally constructed in 1965) on a 12,327 square-foot corner lot located in the R1R (FAR District II) Zone.

The proposed work includes:

- A 53 square-foot addition along the street-front facing Greenbriar Road that involves infilling a portion of the existing porch.
- A 237 square-foot addition located at the rear and side of the house and facing the street-side, Misty Isle Drive.
- A 424 square-foot attached covered patio to be located at the rear of the house and facing Misty Isle Drive.
- New decorative retaining walls are proposed at the rear yard to maximize usable outdoor space, and along the street-side to allow for site circulation. The new retaining walls will have a decorative stone veneer.

Environmental Review
The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 (e) (1) of the State CEQA Guidelines because the proposed addition to the existing structure will not result in an increase of more than 2,500 square-feet of floor area.

Existing Property/Background
Originally developed in 1965, the project site is a 12,327 square-foot corner lot with frontage on Greenbriar Road and Misty Isle Drive. The site is currently developed with a one-story, 2,540 square-foot single-family dwelling with attached 3-car garage, and a detached covered patio located in the backyard. Access to the existing garage is from a driveway along the street-front (Greenbriar Road). The existing house and detached covered patio are built on a flat pad. At the rear of the lot and along the street-side (Misty

Isle Drive), the lot features an uphill slope with landscaping. There are three, protected oak trees located on the subject property in the rear yard area where the lot slopes uphill that will remain. An Indigenous Tree Report has been submitted by the Arborist of Record and is include with this report (Attachment # 6).

Staff Recommendation
Approve with Conditions

Last Date Reviewed / Decision
First time submittal for final review.

Zone: RIR FAR District: II
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.

Site Slope and Grading
Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.

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	10,870 sq. ft.	9,044 sq. ft. – 12,632 sq. ft.	12,327 sq. ft.
Setback	20’-0”	12’-0” – 25’-0”	25’-5” (Greenbriar Road) 15’-1” (Misty Isle Drive)
House size	2,616 sq. ft.	2,115 sq. ft. – 3,838 sq. ft.	2,830 sq. ft.
Floor Area Ratio	0.245	0.17 – 0.40	0.23
Number of stories	10 homes are 1-story & 8 homes are 2-story	1 to 2 stories	1-story

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 existing single-family house is centrally sited on the lot on an existing flat pad. The proposed additions at the street-front and street-side do not propose any significant alterations to the existing site plan, but instead modify the building footprint in an appropriate manner.
- Along Greenbriar Road (street-front), the proposal features a 53 square-foot addition that involves infilling a portion of the existing covered entry, therefore not changing the existing footprint at this area.
- The proposal also includes a 237 square-foot addition located in the rear yard with an attached 424 square-covered patio. These additions will face Misty Isle Drive, but

based on the existing topography, will be located downslope from the street-level and will not visually impact neighboring properties.

- The existing attached garage will remain. The proposal includes replacing the garage doors and providing decorative paving at the driveway.
- The existing landscaping is proposed to be maintained. There are three, protected oak trees located on the subject property in the rear yard area where the lot slopes uphill. All of these trees will be maintained as part of the proposal, and no removal is proposed. The applicant has submitted an Indigenous Tree Report (Attachment #6). The City's Urban Forestry Department has reviewed the application and did not cite any major concerns with the proposal. A staff recommended condition of approval requires the applicant to comply with the Urban Forestry Department Comments, dated March 12, 2020, which will require the applicant to obtain an Indigenous Tree Permit prior to construction.
- New retaining walls are proposed at the rear yard to enhance usable outdoor space and along the street-side to allow for adequate site circulation. The new retaining walls will have a decorative stone veneer finish consistent with the Hillside Design Guidelines.

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:

- Overall, the mass, height, proportions and architectural concept of the proposed additions are consistent with the existing style and building massing.
- The immediate neighborhood features a combination of one- and two-story single-family residences. The proposed additions do not include an increase in stories or overall height. The existing single-family residence will remain one-story with an overall height of 20'-8".
- The proposal includes extending the roof ridge of the main house forward towards Misty Isle Drive. The proposed gable roof forms are compatible with the existing house. The use of a 5:12 roof pitch is consistent throughout the design.

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:
☐ Consistent architectural concept
☐ Proportions appropriate to project and surrounding neighborhood
☐ Appropriate solid/void relationships

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

The proposed wrought iron entry doors feature an ornate design that is not compatible with the traditional aesthetic of the residence. A staff recommended condition of approval will require the design of the entry doors to be simplified to be compatible with the house.

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

Overall, the windows meet the design guidelines and are appropriate to the style. The elevation drawings show a sill and frame, however, the window section details provided do not address the different window operations and siding conditions. A staff recommended condition of approval will require that vertical and horizontal section details be provided that show the required recess, sill, and frame for the different types of window operations and at the different siding conditions (stone veneer and stucco).

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

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

Lighting, Equipment, Trash, and Drainage

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

☐ Light fixtures appropriately located/avoid spillover and over-lit facades
☐ Light fixture design appropriate to project
☐ 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:

- Overall, the addition's design and detailing will enhance the appearance of the house; its design and detailing are appropriate and consistent with the style of the residence through the use of materials, windows, and colors.
- The project includes infilling a portion of the covered entry for a new foyer. The entryway will still retain a recess with a double door entry that is integrated into the overall design. The proposed wrought iron entry doors feature an ornate design that conflicts the traditional design of the residence and a staff recommended condition of approval will require this design be simplified to be compatible.
- The new windows will be white in color, fiberglass, and an appropriate combination of casement and waning windows. The elevation drawings show a sill and frame, however, the window section details provided do not address the different window operations and siding conditions. A staff recommended condition of approval will require that vertical and horizontal section details be provided that show the required recess, sill, and frame for the different types of window operations and at the different siding conditions (stone veneer and stucco).
- The proposed materials include a tile roof in a chestnut brown color, new stone veneer along the front façade that appropriately wraps the corners, and a smooth finish stucco. The consistent use of materials and colors throughout the project is compatible with the traditional style of the house.
- The project includes replacing the existing driveway and minor modifications to the walkway. The new paving material is a permeable paver and is appropriate to the style.
- New lampposts are proposed at the walkway entry that feature a stone veneer cladding that matches the house.
- New exterior light fixtures are proposed that are compatible with the traditional style of the residence and they are appropriately located to avoid spillover and over-lit façades.

Recommendation / Draft Record of Decision
Based on the above analysis, staff recommends **Approval with Conditions.** This determination is based on the implementation of the following recommended conditions:

Conditions

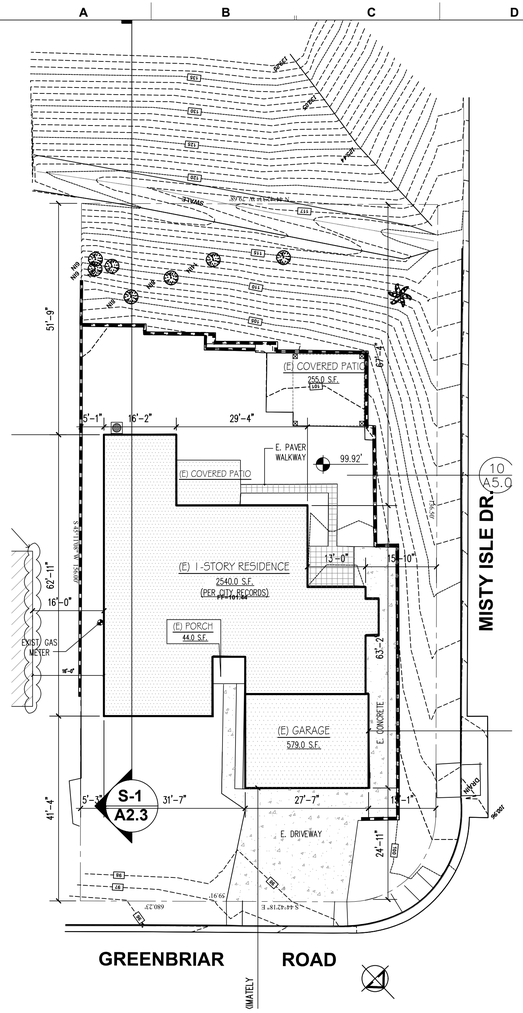
1. The applicant shall comply with all of the recommendations identified in the Urban Forestry Department Comments, dated March 12, 2020.
2. The design of the entry doors shall be simplified and revised to be compatible with the traditional design of the house.
3. The applicant shall provide vertical and horizontal window section details for staff review and approval, prior to plan check submittal.

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. Comments from other City Departments
6. Indigenous Tree Report, dated March 3, 2020

Attachment 1

THE GREENBRIAR RD. RESIDENCE
1551 GREENBRIAR RD.
GLENDALE, CA. 91207



EXISTING CONDITIONS SITE PLAN

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

EXISTING AREA CALCULATIONS

AREA CALCULATIONS:

EXIST. RESIDENCE	2540.0 S.F.
EXIST. GARAGE	579.0 S.F.
EXIST. PORCH	83.0 S.F.
EXIST. COVERED PATIO	255.0 S.F.

EXISTING FLOOR AREA CALCULATIONS

LOT SIZE = 12,327.9 S.F.
ALLOWED FLOOR AREA = 40% UP TO 10,000 AND 10% THEREAFTER
TOTAL ALLOWED FLOOR AREA = 4,232.79 S.F.
EXISTING FLOOR AREA = 2619.0 S.F.

AREAS INCLUDED:

EXIST. RESIDENCE = 2540.0 S.F.
EXIST. GARAGE 579.0 −500 = 79.0 S.F.

EXISTING LOT COVERAGE:

LOT SIZE = 12,327.9 S.F.
ALLOWED LOT COVERAGE = 40% = 4,931.16 S.F.
EXISTING LOT COVERAGE = 28.0% = 3,457.0 S.F.

AREAS INCLUDED:

EXIST. RESIDENCE	2540.0 S.F.
EXIST. GARAGE	579.0 S.F.
EXIST. PORCH	83.0 S.F.
EXIST. COVERED PATIO	255.0 S.F.

APPLICABLE CODES

Codes:
This project shall comply with:
2016 CALIFORNIA RESIDENTIAL CODE. (2013 CRC)
2016 CALIFORNIA BUILDING CODE. (2013 CBC)
2016 CALIFORNIA PLUMBING CODE (2013 CPC)
2016 CALIFORNIA MECHANICAL CODE (2013 CMC)
2016 CALIFORNIA ELECTRICAL CODE (2013 CEC)
2016 edition of California ENERGY CODE EDITIONS.

Ownership of Documents:
All Plans, Drawings and Specifications (the "Documents") are instruments of service and shall remain the property of ENR Design, whether the project for which they are made is executed or not. Owner shall not use the Documents on other projects, for extensions or additions to the project, or for the completion of the project by others except in agreement in writing and with appropriate compensation to ENR Design. The Owner shall hold ENR Design, harmless from all claims, actions, cause of actions, liability, losses, damages, cost and expense including attorney's fees and costs arising from such unauthorized use. Reproduction copies can be provided at the Owner request and expense.

PROPOSED AREA CALCULATIONS

AREA CALCULATIONS:

EXIST. RESIDENCE	2540.0 S.F.
EXIST. GARAGE	579.0 S.F.

NEW AREA CALCULATIONS:

NEW ADDITION #1	**53.0**	**S.F.**
NEW ADDITION #2	**237.0**	**S.F.**
AREA OF EXIST. PORCH TO REMAIN	**30.0**	**S.F.**
NEW COVERED PATIO	**423.0**	**S.F.**

PROPOSED FLOOR AREA CALCULATIONS

LOT SIZE = 12,327.9 S.F.
ALLOWED FLOOR AREA = 40% UP TO 10,000 AND 10% THEREAFTER
TOTAL ALLOWED FLOOR AREA = 4,232.79 S.F.
PRPOSED FLOOR AREA = 3,430.2 S.F.

AREAS INCLUDED:

EXIST. RESIDENCE = 2540.0 S.F.
EXIST. GARAGE 579.0 −500 = 79.0 S.F.
NEW ADDITION #1 = 53.0 S.F.
NEW ADDITION #2 = 237.0 S.F.
ATTIC AREA #1 (HT > 6'−0") = 216.7 S.F.
ATTIC AREA #2 (HT > 6'−0") = 304.5 S.F.

PROPOSED LOT COVERAGE:

LOT SIZE = 12,327.9 S.F.
ALLOWED LOT COVERAGE = 40% = 4,931.16 S.F.
PROPOSED LOT COVERAGE = 33.4% = 4,117.0 S.F.

AREAS INCLUDED:

EXIST. RESIDENCE	2540.0 S.F.
EXIST. GARAGE	579.0 S.F.
EXIST. COVERED PATIO	255.0 S.F.
NEW ADDITION #1	**53.0 S.F.**
NEW ADDITION #2	**237.0 S.F.**
AREA OF EXIST. PORCH TO REMAIN	**30.0 S.F.**
NEW COVERED PATIO	**423.0 S.F.**

BUILDING INFORMATION

LEGAL INFORMATION:

ZONING:	R1-R SFD (DISTRICT 2)
APN:	5649-007-046
LOT#:	45
TRACT:	28640

BUILDING INFORMATION:

TYPE:	VB
OCCUPANCY:	R3 /U
NO. OF STORIES:	1

SCOPE OF WORK

- ADDITION AND REMODEL TO THE EXISTING SINGLE FAMILY DWELLING.
  ADDITION AND REMODEL TO CONSIST OF:
  −RECONFIGURE EXISTING LAYOUT TO CREATE 1 ADDITIONAL BEDROOM
  −RELOCATE MAIN ENTRY AND REDUCE PORCH SIZE PER PLAN.
  −ENLARGE EXISTING KITCHEN, LAUNDRY AND MUD ROOM.
  −RELOCATE FAMILY ROOM
  −RELOCATE DINING ROOM
  −CREATE 2−NEW BATHROOMS AND 1 POWDER ROOM
  −ENLARGE LIVING ROOM
  −RAISE CEILING HEIGHT TO 10'−0" IN LIVING ROOM, FAMILY ROOM, AND KITCHEN PER PLAN.
- NEW RETAINING WALLS AT REAR (SOUTH−WEST SIDE) TO ENLARGE BACKYARD AREA.
- NEW RETAINING WALLS AT RIGHT SIDE (NORTH−WEST SIDE) TO ALLOW REAR YARD ACCESS.
- NEW WROUGHT IRON GATES ON SIDEYARD.

LANDSCAPED AREA

LANDSCAPE AREA

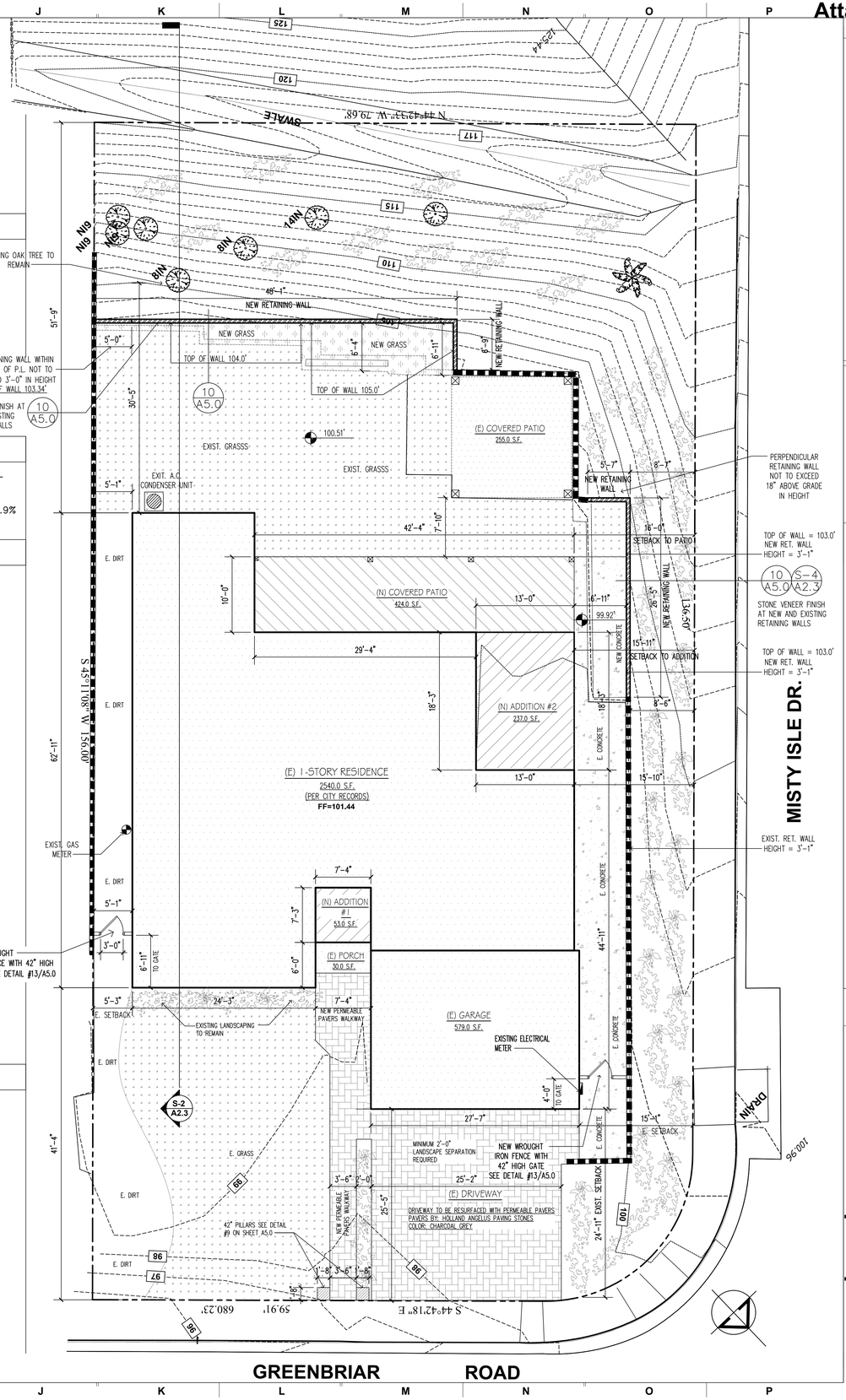
EXISTING LANDSCAPED AREA = 6,794.0 S.F.
PROPOSED LANDSCAPED AREA = 226.0 S.F.
TOTAL LANDSCAPED AREA = 7,020.0 = 56.9%

SITE PLAN LEGEND

- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- EXISTING DWELLING
- PROPOSED ADDITION
- PROPOSED COVERED PATIO
- CONCRETE PADS AND WALKWAYS
- NEW PERMEABLE PAVERS
- EXISTING GRASS AREA
- PROPOSED GRASS AREA
- EXISTING DIRT (NO GROUND COVER)
- LANDSCAPING AND GROUND COVER
- SLOPE CONTOURS PER SURVEY
- EXISTING TREES PER SURVEY

SHEET INDEX

A1.0	COVER SHEET AND SITE PLAN
A1.01	NEIGHBOR PROPERTIES
---	SURVEY
A1.02	DEMOLITION CALCULATIONS
A1.1	EXISTING FLOOR PLAN
A1.2	EXISTING ROOF PLAN
A2.0	PROPOSED FLOOR PLAN
A2.1	WINDOW & DOOR SCHEDULE
A2.2	PROPOSED ELECTRICAL LAYOUT
A2.3	SITE SECTIONS
A3.0	EXISTING ELEVATIONS
A3.1	EXISTING ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A3.3	PROPOSED ELEVATIONS
A3.4	MATERIALS BOARD
A3.5	RENDERINGS
A4.0	PROPOSED ROOF PLAN
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A5.0	DETAILS



PROJECT NAME
THE GREENBRIAR RD. RESIDENCE

PROJECT ADRESS
1551 GREENBRIAR RD.
GLENDALE, CA. 91207

COVER SHEET AND SITE PLAN

DESIGNER
DOOBEK, INC.
Ph: (818) 282-0437
Fax: (818) 401-0713

No	SUBMITTAL	DATE	BY
	INITIAL DESIGN	08-23-19	
	PLANNING ADR SUBMITTAL	03-06-20	

Date: 08/27/18
Scale: AS NOTED
Drawn By: AC
Job No.

SHEET # A1.0 OF SHTS

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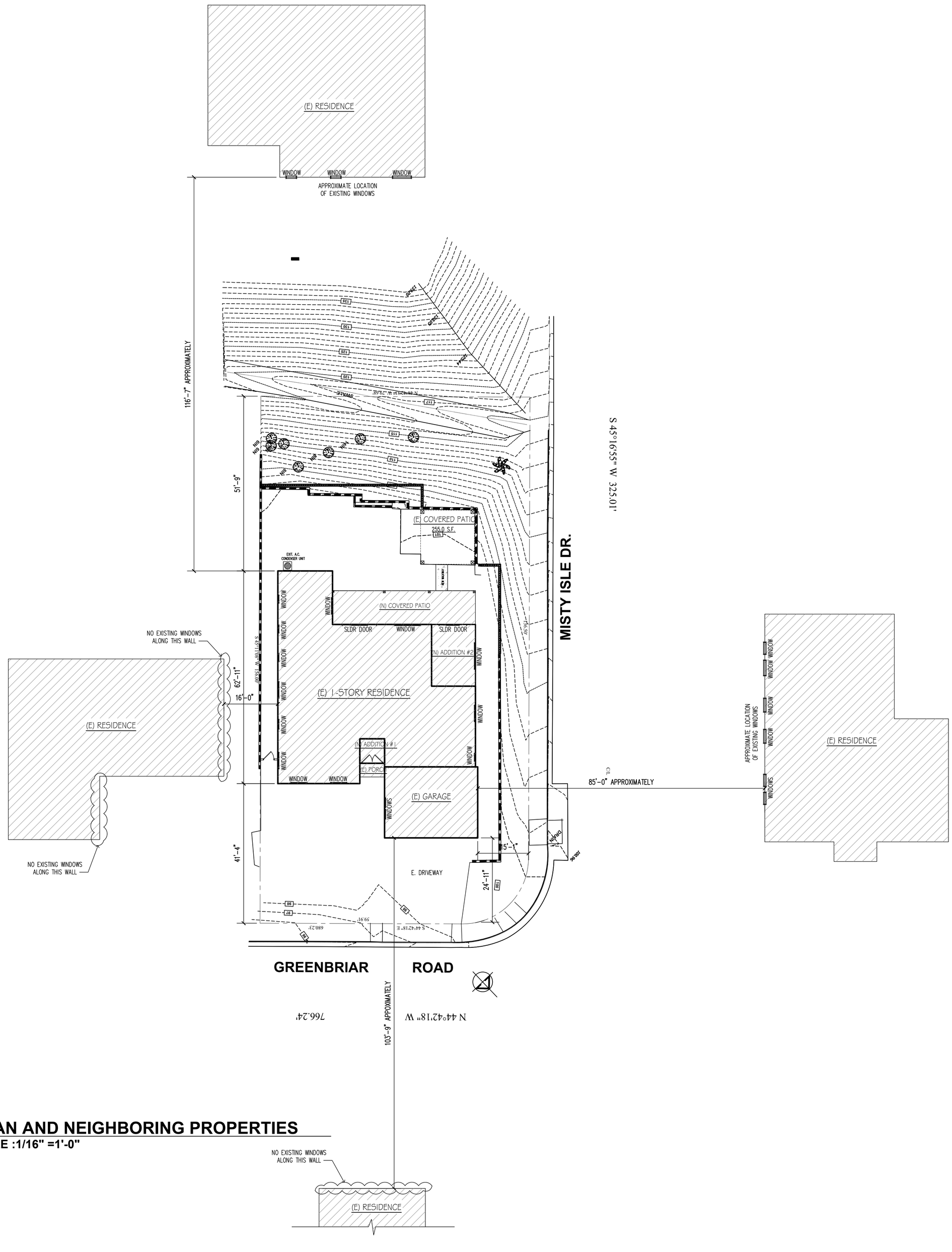

EXISTING SITE PLAN AND NEIGHBORING PROPERTIES

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

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No	SUBMITTAL	DATE	BY
	INITIAL DESIGN	08-23-19	

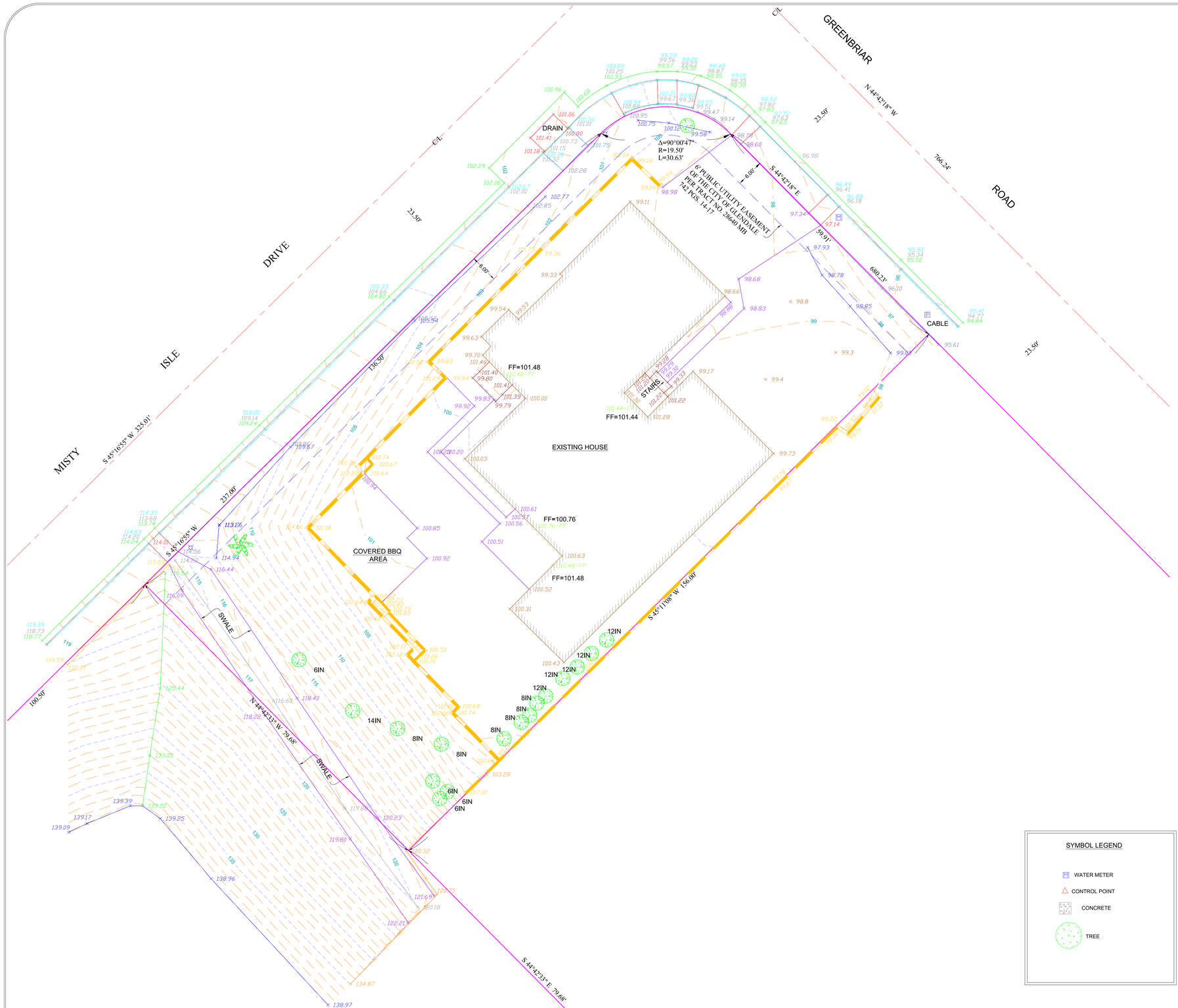
Date: 08/27/18
Scale: AS NOTED
Drawn By: AC
Job No.
SHEET # A1.01
OF SHTS

DESIGNER
DOOBEK, INC.
Ph: (818) 282-0437
Fax: (818) 401-0713

NEIGHBORING PROPERTIES

PROJECT ADRESS
1551 GREENBRIAR RD.
GLENDALE, CA. 91207

PROJECT NAME
THE GREENBRIAR RD. RESIDENCE



NOTES:

STREET RIGHT OF WAY
STREET RIGHT OF WAYS ON THIS MAP WERE LOCATED BY FIELD SURVEY BY RETRACEMENT OF CITY ENGINEER FIELD BOOKS AS REFERENCED HEREON.

SCALE IN FEET
SCALE 1" = 10'

LEGEND ABBREVIATIONS

AC	ASPHALT CONCRETE
AVE	AVENUE
BLDG	BUILDING
BLVD	BOULEVARD
BO	BAD ORDER
BOB	BASIS OF BEARINGS
C/L	CONTROL LINE
CALC'D	CALCULATED
CB	CATCH BASIN
CD	CURB DRAIN
CEFB	CITY ENGINEER FIELD BOOK
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CP	CONTROL POINT
CT	COURT
DT	DIRT
DR	DRIVE
DWY	DRIVE WAY
EL	ELEVATION
ELEC	ELECTRIC
EUC	EUCALYPTUS
FB	FIELD BOOK
FD	FOUND
FF	FINISHED FLOOR
H	HEIGHT
IP	IRON PIPE
INT	INTERSECTION
INV	INVERT
L	LENGTH
L&TAG	LEAD AND TAG
LACE	LOS ANGELES CITY ENGINEER
LACS	LOS ANGELES CITY SURVEYOR
LS	LICENSE SURVEYOR
MEA	MEASURE
MON	MONUMENT
NLA	NAVIGATE LA
NO	NUMBER
P/L	PROPERTY LINE
PA	PLANTER AREA
PG	PAGE
PL	PLACE
PM	PUNCH MARK
R	RADIUS
RCE	REGISTER CIVIL ENGINEER
RD	ROAD
REF	REFERENCE
RR	RAILROAD
RS	RECORD OF SURVEY
S&W	SPIKE AND WASHER
SMHM	SEWER MAINTENANCE HOLE MONUMENT
SPK	SPIKE
SSDM	STANDARD SURVEY DISK MONUMENT
SSM	STANDARD SURVEY MONUMENT
ST	STREET
TR	TRACT
VAR	VARIES
VLT	VAULT
VNT	VENT
W	WIDTH
WDF	WOOD FENCE
WIF	WROUGHT IRON FENCE
WT	WALL TOP
#	NUMBER
Ø	DIAMETER
Δ	DELTA

SYMBOL LEGEND

- WATER METER
- CONTROL POINT
- CONCRETE
- TREE

LEGEND LINE TYPE

- STREET CONTROL LINE
- CONTOUR LINE
- CONTOUR INDEX LINE
- CURB
- FLOW LINE
- DRIVEWAYS
- EDGE OF CONCRETE
- GRADE CHANGE
- WALL
- CHAIN LINK FENCE
- PROPERTY LINE

PREPARED BY:

CALSURVEYORS, INC.
MAGDI SOLIMAN
19246 BENSION DR.
SANTA CLARITA, CA 91350
(818) 497-7006

PROFESSIONAL LAND SURVEYOR MAGDI SOLIMAN L.S. 8823 STATE OF CALIFORNIA

PREPARED FOR:

ANDREW COSTANDI

1551 GREENBRIAR ROAD
GLENDALE CA, 91207

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 44°42'18" W OF THE CENTER LINE OF GREENBRIAR ROAD AS SHOWN ON TRACT NO. 28640 AS RECORDED IN BOOK 742 PAGES 14 TO 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, RECORDS OF LOS ANGELES COUNTY COUNTY.

LEGAL DESCRIPTION:

LOT 45 TRACT NO. 28640 AS RECORDED IN BOOK 742 PAGES 14 TO 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, RECORDS OF LOS ANGELES COUNTY COUNTY.

REMARKS:

BENCH MARK:

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE ASSUMED ELEVATION OF 100.00' ON PT 1 AS SHOWN HEREI, BEING A BRASS DISC IN A WELL MON. AT THE CENTERLINE INTERSECTION OF GREENBRIAR RD. AND MISTY ISLE DRIVE PER GLENDALE CITY T.B. 115 PG 20

SHEET 1 OF 1

SCALE
1" = 10'

DATE
08/31/2019

BOUNDARY & TOPOGRAPHIC SURVEY MAP

FOR THE PROPERTY OF
1551 GREENBRIAR ROAD
GLENDALE CA, 91207

APN#5649-007-066

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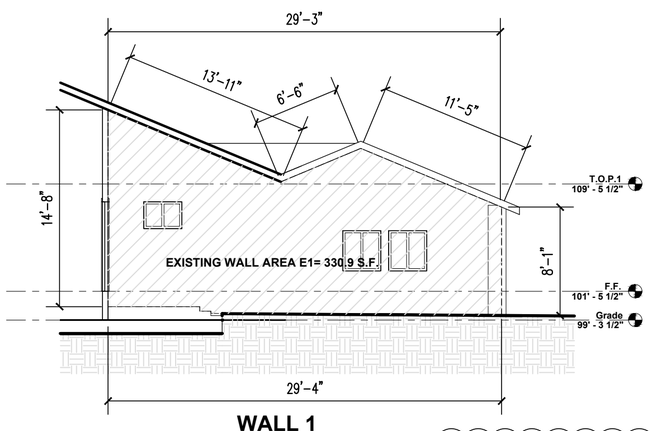
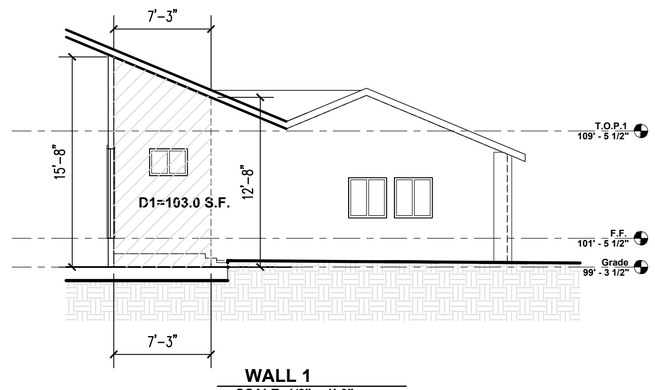


WALL 1
SCALE: 1/8" = 1'-0"



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

TOTAL EXISTING WALL AREA

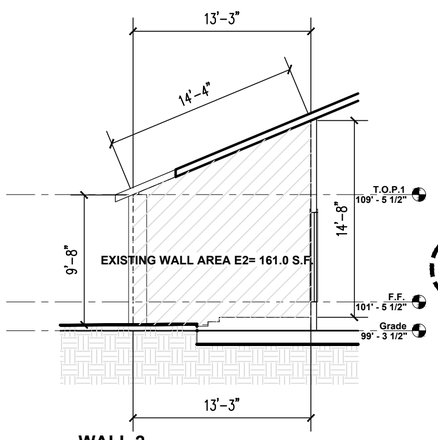
E1 = 330.9 S.F.
E2 =161.0 S.F.
E3 = 527.0 S.F.
E4 = 829.0 S.F.
E5 = 591.0 S.F.
E6 = 990.0 S.F.
TOTAL AREA = 3,428.9 S.F.

TOTAL WALL DEMOLITION AREA

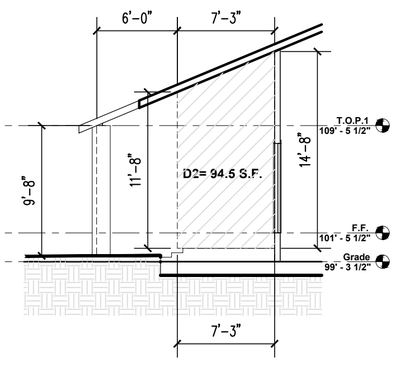
D1 = 103.0 S.F.
D2 = 94.5 S.F.
D3 = 20.0 S.F.
D4 = 20.0 S.F.
D5 = 82.6 S.F.
D6 = 84.0 S.F.
D7 = 84.0 S.F.
D8 = 3.75 S.F.
D9 = 10.0 S.F.
D10 = 10.0 S.F.
D11 = 20.0 S.F.
D12 = 4.5 S.F.
D13 = 20.0 S.F.
D14 = 160.0 S.F.
D15 = 636.0 S.F.
TOTAL AREA = 1352.35 S.F.

PATIO ROOF AREA IS NOT COUNTED TOWARDS DWELLING TOTAL ROOF AREA

DWELLING TOTAL EXISTING ROOF AREA =3,749.5 S.F.
TOTAL ROOF DEMOLITION AREA = 792.0 S.F.
SEE SHEET A1.2



WALL 2
SCALE: 1/8" = 1'-0"



WALL 2
SCALE: 1/8" = 1'-0"

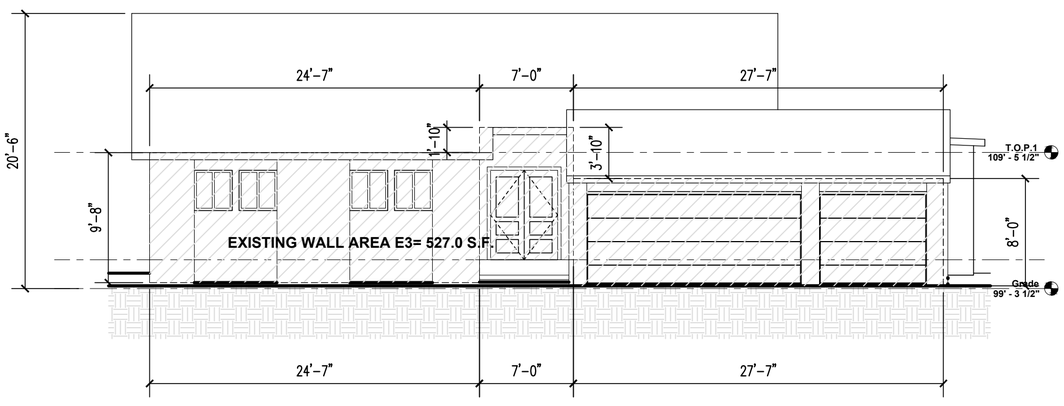
DWELLING TOTAL WALLS AND ROOF DEMOLITION CALCULATION

DWELLING TOTAL EXISTING ROOF AREA =3,749.5 S.F.
DWELLING TOTAL EXISTING WALL AREA = 3,428.9 S.F.
DWELLING TOTAL EXISTING AREA = 7.178.4 S.F.

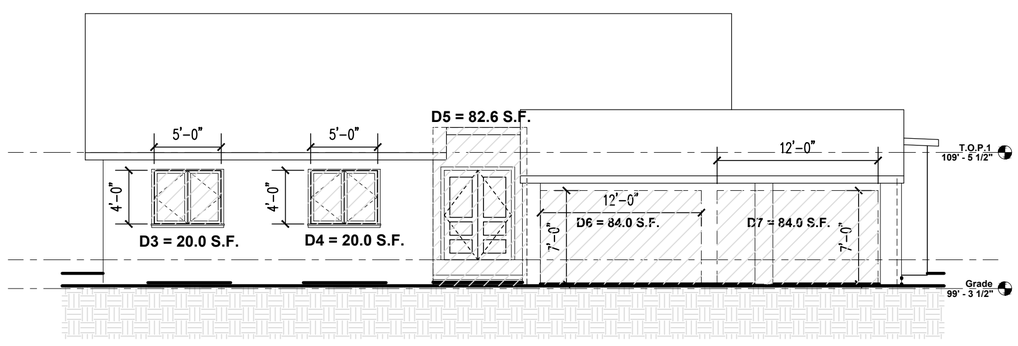
DWELLING TOTAL ROOF DEMOLITION AREA = 792.0 S.F.
DWELLING TOTAL EXISTING DEMO AREA = 1,352.35 S.F.
DWELLING TOTAL DEMOLITION AREA = 2,444.35 S.F.

TOTAL EXISTING AREA = 7.178.4 S.F. / TOTAL DEMOLITION AREA = 2,444.35 S.F.

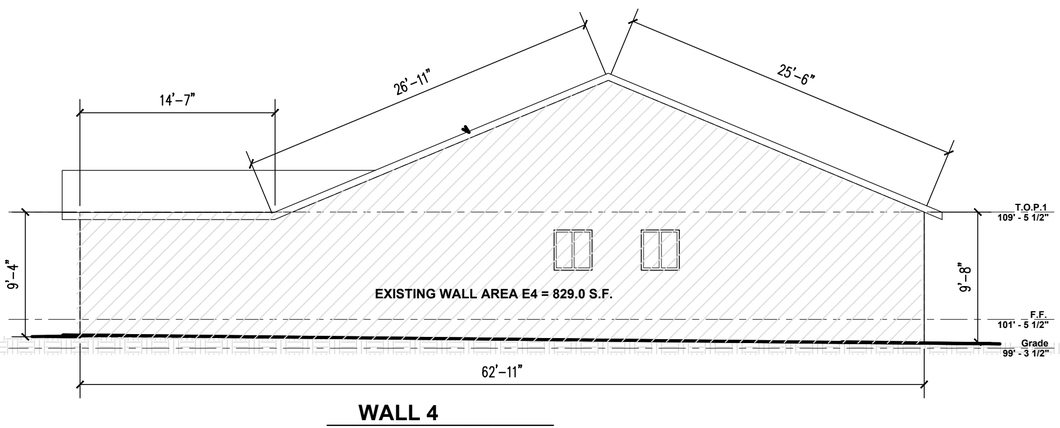
GRAND TOTAL DWELLING DEMOLITION = 29.9%



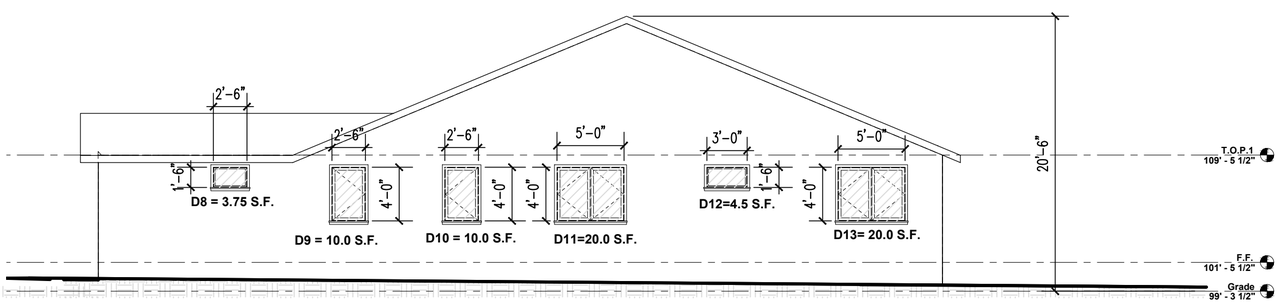
WALL 3
SCALE: 1/8" = 1'-0"



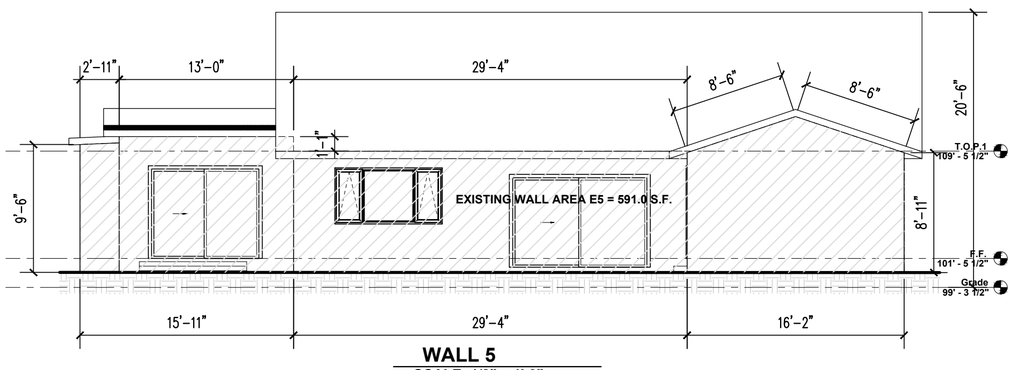
WALL 3
SCALE: 1/8" = 1'-0"



WALL 4
SCALE: 1/8" = 1'-0"

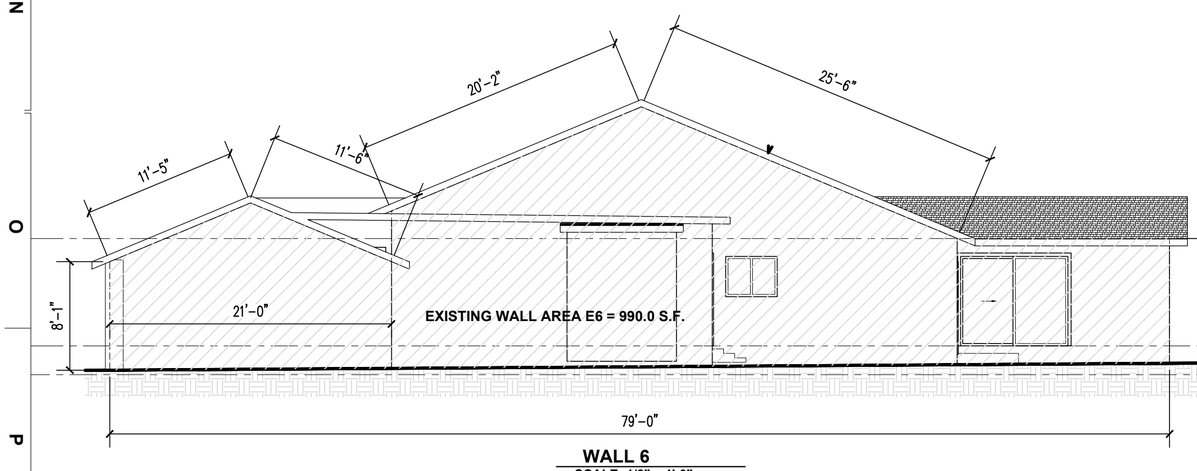


WALL 4
SCALE: 1/8" = 1'-0"

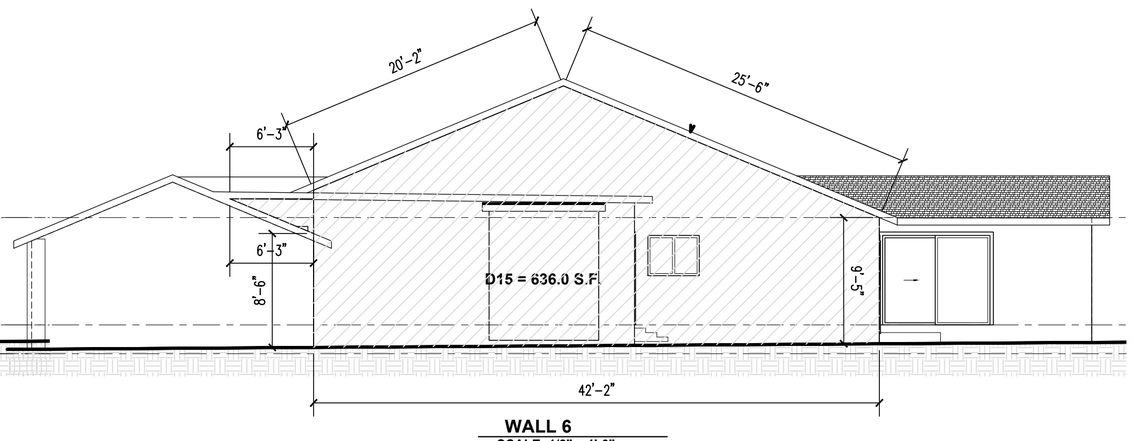


WALL 5
SCALE: 1/8" = 1'-0"

WALL 5
SCALE: 1/8" = 1'-0"



WALL 6
SCALE: 1/8" = 1'-0"



WALL 6
SCALE: 1/8" = 1'-0"

No	SUBMITTAL	DATE	BY
	SUBMITTAL	00/00/00	

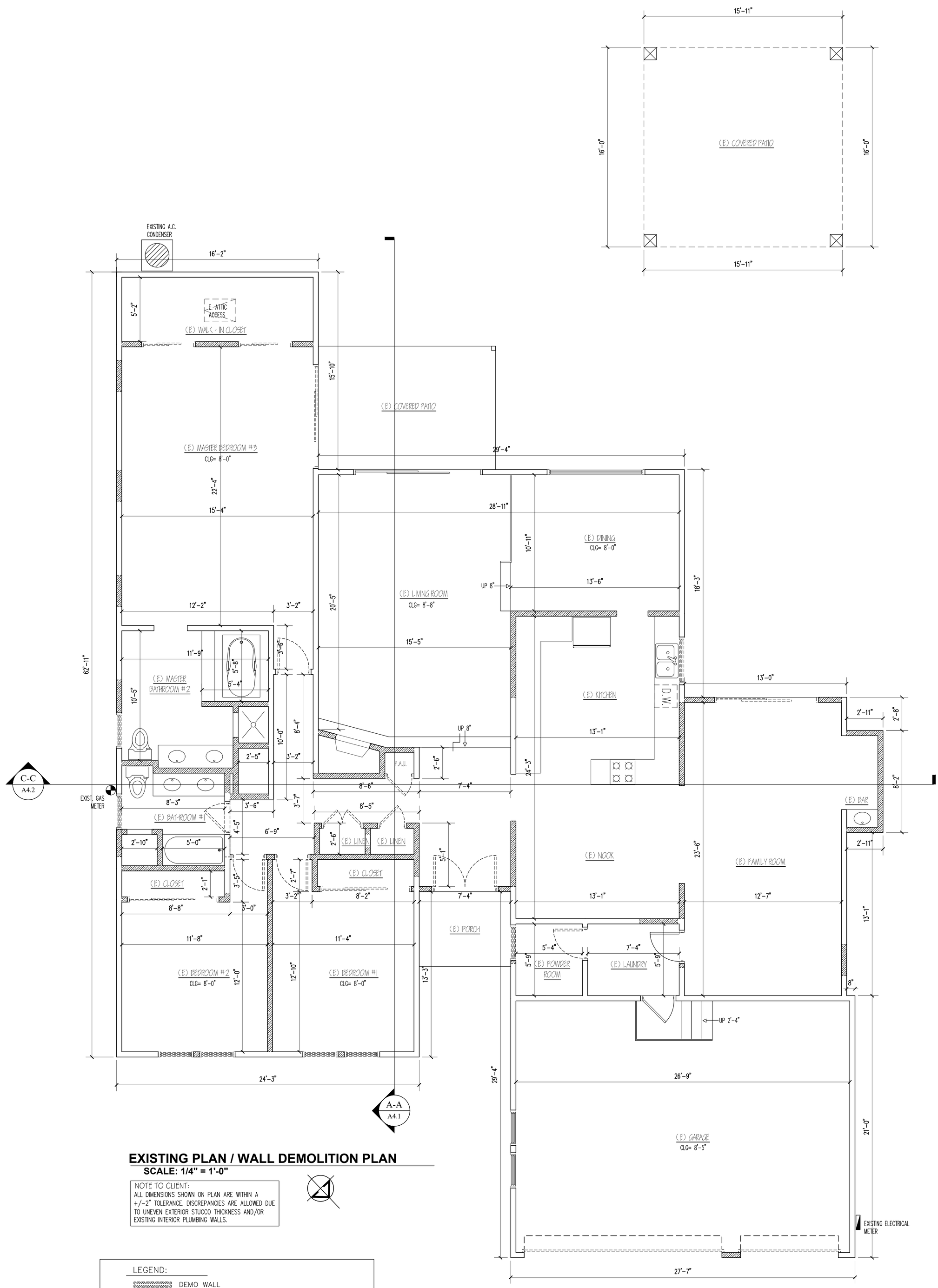
Date: 00/00/00
Scale: 1/4"=1'-0"
Drawn By: AC
Job No.:
SHEET # A1.02
OF SHTS

DESIGNER
ENR DESIGN & DRAFTING, INC.
Ph: (818) 282-0437
Fax: (818) 401-0713

DEMOLITION CALCULATIONS

PROJECT ADRESS
PROJECT ADDRESS

PROJECT NAME
PROJ NAME



EXISTING PLAN / WALL DEMOLITION PLAN

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

NOTE TO CLIENT:
ALL DIMENSIONS SHOWN ON PLAN ARE WITHIN A +/-2" TOLERANCE. DISCREPANCIES ARE ALLOWED DUE TO UNEVEN EXTERIOR STUCCO THICKNESS AND/OR EXISTING INTERIOR PLUMBING WALLS.

LEGEND:

- DEMO WALL
- UPPER WALLS OR HEADERS
- NEW WALL — PLUMBING WALLS SHALL BE FRAMED 2X6 Min. (FOR DRILLING AND NOTCHING OF STUDS)
- EXISTING WALL TO REMAIN
- 1 HR RATED WALL 5/8" TYPE X GYP BOARD ON THE GARAGE SIDE, FROM FLOOR TO UNDERSIDE OF ROOF SHEATHING.

NOTES TO CONTRACTOR:

-CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF DEMOLITION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGNER AND ENGINEER.

-NEW ROOF SLOPE TO MATCH EXISTING. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ROOF SLOPE CALLED OUT IN PLANS MATCH EXISTING CONDITIONS ON JOBSITE.

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No	SUBMITTAL	DATE	BY
	INITIAL DESIGN	09-19-19	

Date: 12-05-19
Scale: 1/4"=1'-0"
Drawn By: AC
Job No.
SHEET # A1.1
OF SHTS

DESIGNER
DOOBEK, INC.
Ph: (818) 282-0437
Fax: (818) 401-0713

EXISTING FLOOR PLAN

PROJECT ADRESS
1551 GREENBRIAR RD.
GLENDALE, CA. 91207

PROJECT NAME
THE GREENBRIAR RD. RESIDENCE

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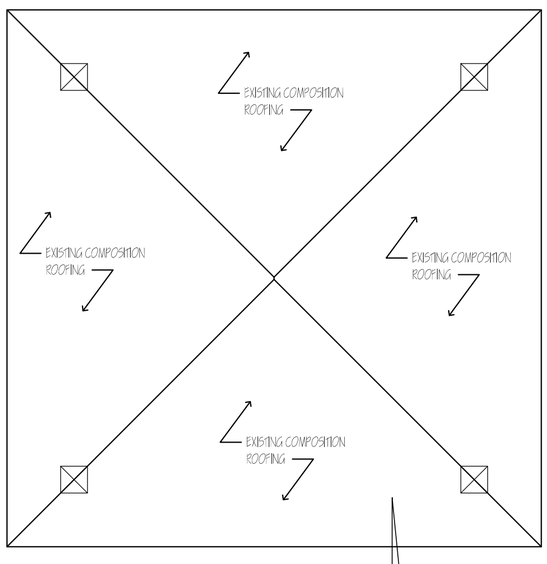
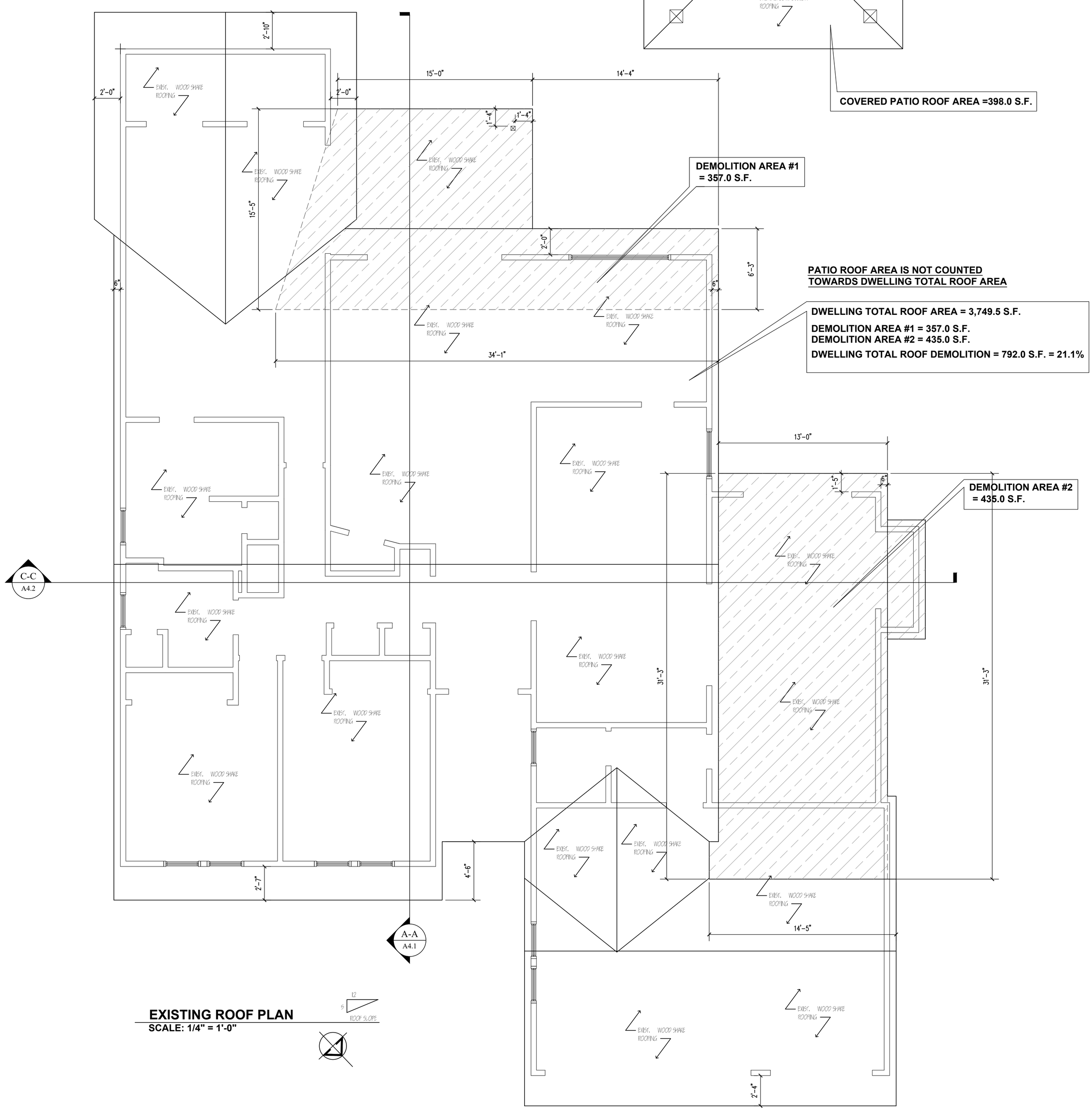


COVERED PATIO ROOF AREA =398.0 S.F.



DEMOLITION AREA #1 = 357.0 S.F.

DEMOLITION AREA #2 = 435.0 S.F.

PATIO ROOF AREA IS NOT COUNTED TOWARDS DWELLING TOTAL ROOF AREA

DWELLING TOTAL ROOF AREA = 3,749.5 S.F.

DEMOLITION AREA #1 = 357.0 S.F.
DEMOLITION AREA #2 = 435.0 S.F.

DWELLING TOTAL ROOF DEMOLITION = 792.0 S.F. = 21.1%

EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

NOTES TO CONTRACTOR:

-CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF DEMOLITION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGNER AND ENGINEER.

-NEW ROOF SLOPE TO MATCH EXISTING. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ROOF SLOPE CALLED OUT IN PLANS MATCH EXISTING CONDITIONS ON JOBSITE.

No	SUBMITTAL	DATE	BY
	INITIAL DESIGN	09-19-19	

Date: 12-05-19
Scale: 1/4"=1'-0"
Drawn By: AC
Job No.
SHEET # A1.2
OF SHTS

DESIGNER
DOOBEK, INC.
Ph: (818) 282-0437
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EXISTING ROOF PLAN

PROJECT ADRESS
1551 GREENBRIAR RD.
GLENDALE, CA. 91207

PROJECT NAME
THE GREENBRIAR RD. RESIDENCE

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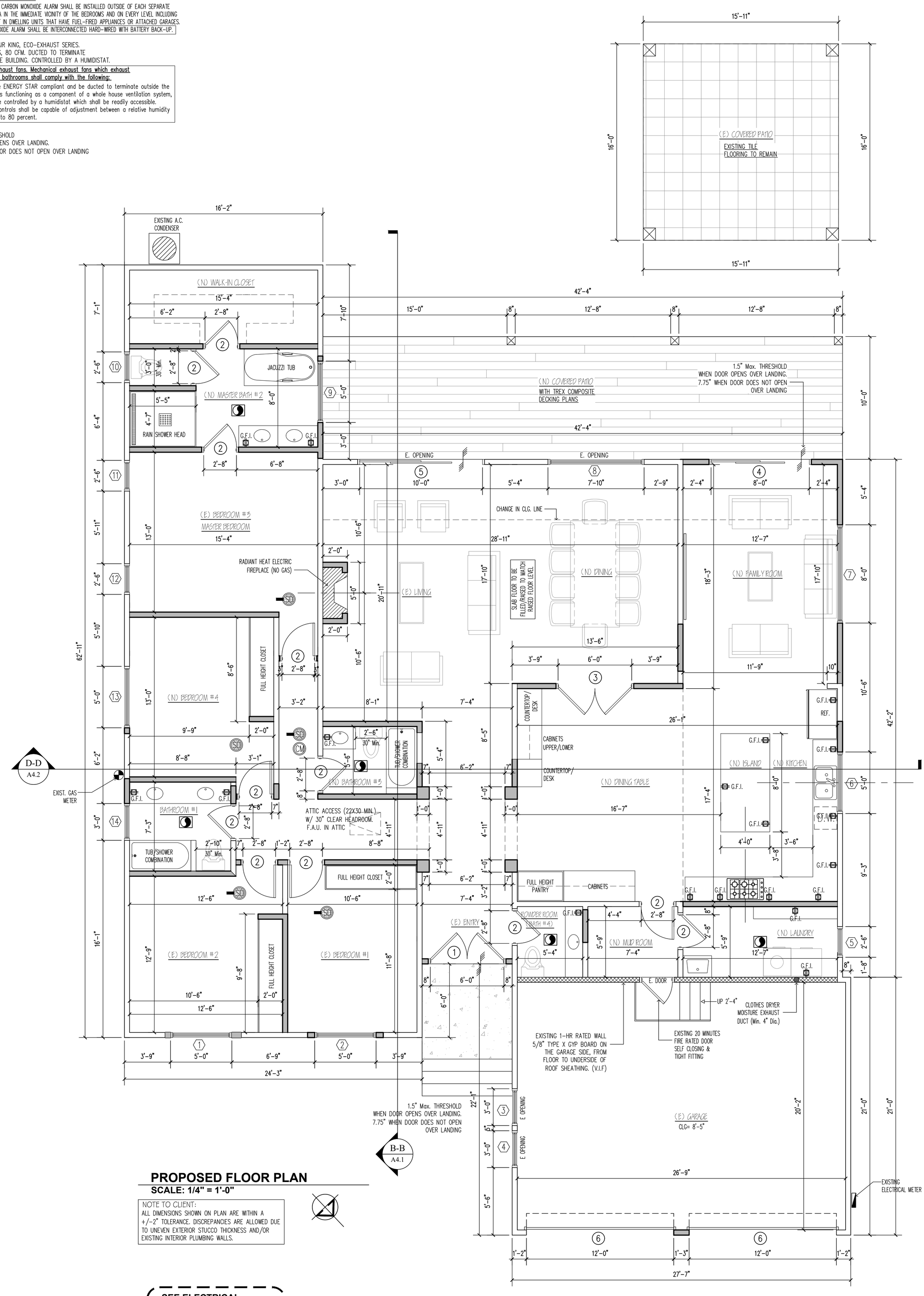
LEGEND:

- DEMO WALL
- UPPER WALLS OR HEADERS
- NEW WALL — PLUMBING WALLS SHALL BE FRAMED 2X6 Min. (FOR DRILLING AND NOTCHING OF STUDS)
- EXISTING WALL TO REMAIN
- 1 HR RATED WALL 5/8" TYPE X GYP BOARD ON THE GARAGE SIDE, FROM FLOOR TO UNDERSIDE OF ROOF SHEATHING.
- (1) SEE DOOR SCHEDULE
- (1) SEE WINDOW SCHEDULE
- (E) EXISTING TO REMAIN
- (SD) SMOKE DETECTOR –HARD WIRED 110 VOLT–W/ BATTERY BACK–UP & LOW BATERY SIGNAL– INTERCONNECTED
- (SD) SMOKE DETECTOR –HARD WIRED WITH BATTERY BACK UP– INTERCONNECTED
- (CM) CARBON MONOXIDE ALARM
  AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL INCLUDING THE BASEMENT IN DWELLING UNITS THAT HAVE FUEL–FIRED APPLIANCES OR ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD–WIRED WITH BATTERY BACK–UP.
- PROVIDED BY AIR KING, ECO–EXHAUST SERIES. MODEL#: ES80S, 80 CFM. DUCTED TO TERMINATE OUTSIDE OF THE BUILDING. CONTROLLED BY A HUMIDISTAT.

Bathroom exhaust fans. Mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following:
Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.

1.5" Max. THRESHOLD
WHEN DOOR OPENS OVER LANDING.
7.75" WHEN DOOR DOES NOT OPEN OVER LANDING



PROPOSED FLOOR PLAN

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

NOTE TO CLIENT:
ALL DIMENSIONS SHOWN ON PLAN ARE WITHIN A +/–2" TOLERANCE. DISCREPANCIES ARE ALLOWED DUE TO UNEVEN EXTERIOR STUCCO THICKNESS AND/OR EXISTING INTERIOR PLUMBING WALLS.

SEE ELECTRICAL LAYOUT ON SHEET A2.2

NOTES TO CONTRACTOR:
-CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF DEMOLITION/CONSTRUCTION, IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGNER AND ENGINEER.
-NEW ROOF SLOPE TO MATCH EXISTING. CONTRACTOR IS RESPONSIBLE FOR VERFYING ROOF SLOPE CALLED OUT IN PLANS MATCH EXISTING CONDITIONS ON JOBSITE.

No	SUBMITTAL	DATE	BY
	INITIAL DESIGN	09-19-19	

Date: 12-05-19
Scale: 1/4"=1'-0"
Drawn By: AC
Job No.
SHEET # A2.0
OF SHTS

DESIGNER
DOOBEK, INC.
Ph: (818) 282-0437
Fax: (818) 401-0713

PROPOSED FLOOR PLAN

PROJECT ADRESS
1551 GREENBRIAR RD.
GLENDALE, CA. 91207

PROJECT NAME
THE GREENBRIAR RD. RESIDENCE

DOOR SCHEDULE

#	SIZE (WxH)	THK.	TYPE	CONST.	DESCRIPTION	REMARKS / MARVIN SPECIFICATIONS
1	6'-0" x 8'-0"	1 3/4"	D	--	French Door	Entry Door / Tempered Glass With Wrought Iron Exterior Door
2	2'-8" x 6'-8"	1 3/4"	A	--	Single Hinge	Interior Door
3	6'-0" x 8'-0"	1 3/4"	E	--	French Door	Interior Door
4	8'-0" x 6'-8"	1 3/4"	C	--	Sliding Door	Exterior Door / Tempered Glass
5	10'-0" x 6'-8"	1 3/4"	C	--	Sliding Door	Exterior Door / Tempered Glass
6	12'-0" x 7'-0"	1 3/4"	F	--	Overhead	Garage Door

Provide emergency egress from sleeping rooms. Minimum 24" clear height, 20" clear width, 5.7 sq. ft. minimum area and 44" maximum Opening Height.
Glazing in the following locations should be of safety glazing material in accordance with Section 2406.4:

a) Ingress and egress doors.

b.) Fixed and sliding panels of sliding door assemblies and panels in swinging doors other than wardrobe doors.

c.) Doors and enclosures for hot tubs, whirlpools, saunas, steam room, bathtubs and showers and in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface drain inlet.

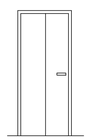
d). If within 2 feet of vertical edge of closed door and within 5 feet of standing surface.

e). In wall enclosing stairway landing.

The exterior doors must open over a landing not more than 1" below the threshold.
exception: Providing the door does not swing over the landing, landing shall be not more than 8" below the threshol.

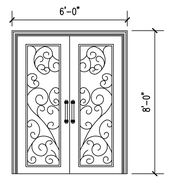
ENTRY LOCKS AND DEADBOLTS LOCKS REQUIRED FOR ALL EXTERIOR DOORS, INCLUDING THE GARAGE TO THE HOUSE
THE GARAGE TO THE REAR YARD AND THE OPTIONAL FRENCH DOORS.

TYPE A
SINGLE HINGE

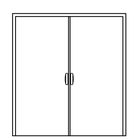


TYPE B
FOLDING DOOR

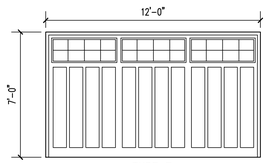
TYPE C
SLIDING



TYPE D
FRENCH DOOR / ENTRY DOOR



TYPE E
INTERIOR FRENCH DOOR



TYPE F
RANCH STYLE OVERHEAD GARAGE DOOR

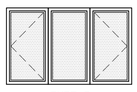
WINDOW SCHEDULE

WINDOW NUMBER	QUANTITY	EXISTING WIDTH X HEIGHT	NEW WIDTH X HEIGHT	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM THE 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	TEMPERED GLASS Y/N	FIRE HAZARD ZONE	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR?
1	1	2'-10"X3'-11"	5'-0"X4'-0"	ALUMINUM	FIBERGLASS	YES	CASEMENT	CASEMENT	FIBERGLASS	NO	NO	YES			YES	YES	NO	YES	NO
2	1	2'-10"X3'-11"	5'-0"X4'-0"	ALUMINUM	FIBERGLASS	YES	CASEMENT	CASEMENT	FIBERGLASS	NO	NO	YES			YES	YES	NO	YES	NO
3	1	2'-10"X4'-0"	2'-10"X4'-0"	ALUMINUM	FIBERGLASS	YES	CASEMENT	CASEMENT	FIBERGLASS	NO	NO	YES			NO	YES	NO	YES	NO
4	1	2'-10"X4'-0"	2'-10"X4'-0"	ALUMINUM	FIBERGLASS	YES	CASEMENT	CASEMENT	FIBERGLASS	NO	NO	YES			NO	YES	NO	YES	NO
5	1	N/A	2'-6"X4'-0"	N/A	FIBERGLASS	YES	N/A	CASEMENT	FIBERGLASS	NO	N/A	YES			NO	YES	NO	YES	NO
6	1	N/A	5'-0"X3'-6"	N/A	FIBERGLASS	YES	N/A	CASEMENT	FIBERGLASS	NO	N/A	YES			NO	YES	NO	YES	NO
7	1	N/A	8'-0"X5'-0"	N/A	FIBERGLASS	YES	N/A	CASEMENT	FIBERGLASS	NO	N/A	YES			NO	YES	NO	YES	NO
8	1	7'-10"X4'-0"	7'-10"X4'-0"	ALUMINUM	FIBERGLASS	NO	SLIDING	CASEMENT	FIBERGLASS	NO	NO	YES			NO	YES	NO	YES	NO
9	1	N/A	5'-0"X1'-6"	N/A	FIBERGLASS	NO	N/A	CASEMENT	FIBERGLASS	NO	N/A	YES			NO	YES	YES	YES	NO
10	1	N/A	2'-6"X1'-6"	N/A	FIBERGLASS	NO	N/A	AWNING	FIBERGLASS	NO	N/A	YES			NO	YES	NO	YES	NO
11	1	N/A	2'-6"X4'-0"	N/A	FIBERGLASS	NO	N/A	CASEMENT	FIBERGLASS	NO	N/A	YES			YES	YES	NO	YES	NO
12	1	N/A	2'-6"X4'-0"	N/A	FIBERGLASS	NO	N/A	CASEMENT	FIBERGLASS	NO	N/A	YES			YES	YES	NO	YES	NO
13	1	N/A	5'-0"X4'-0"	N/A	FIBERGLASS	NO	N/A	CASEMENT	FIBERGLASS	NO	N/A	YES			YES	YES	NO	YES	NO
14	1	N/A	3'-0"X1'-6"	N/A	FIBERGLASS	NO	N/A	AWNING	FIBERGLASS	NO	N/A	YES			NO	YES	YES	YES	NO

TYPE A
AWNING

TYPE B
CASEMENT

TYPE C
DOUBLE CASEMENT



TYPE D
TRIPLE CASEMENT

BEDROOM EGRESS WINDOWS SHALL HAVE A NET CLEAR WINDOW OPENING OF MIN. AREA OF 5.7 S.F.
MINIMUM NET HEIGHT: 24" AND MINIMUM NET WIDTH: 20", SILL HEIGHT SHALL BE 44" MAX. ABOVE FINISH FLOOR.

ENERGY REQ'D

PROVIDE DUEL GLAZING W/ U=(PER TITLE-24) AND SHGC = (PER TITLE-24).

THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.

GLAZING AN HAZARDOUS LOCATIONS SHALL BE TEMPERED.

NOTE:
THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED

HABITABLE ROOM LIGHTING REQUIREMENT:

EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AND AVERAGE ILLUMINATION OF 6-FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.

ELECTRICAL / LIGHTING NOTES:

LUMINARES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATED CONTACT. ("IC-RATED")

BATHROOM LUMINARIES SHALL BE APPROVED FOR WET OR DAMP LOCATIONS AND SHALL BE INSTALLED IN ACCORDANCE WITH ANY INSTRUCTIONS INCLUDED IN THE LISTING OR LABELING.

PROVIDE UFER GROUNDING (IR EQUIVALENT)

ELECTRICAL OUTLETS IN BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER. (CEC 210-12)

PROVIDE A MIN. OF 100 AMPERE ELECTRICAL SERVICE PANEL WITH 1/2" DIAMETER X 20' LONG REBAR FOR BACKUP UFER GROUND BOUNDED TO COLD WATER PIPE. PLEASE CONTACT EDISON FOR METER LOCATION AND UNDERGROUND SERVICE IF REQUIRED.
BATHROOM RECEPTACLE SHALL BE SERVED BY DEDICATED 20 AMP. CIRCUITS.

ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 Ampere BRANCH CIRCUITS SUPPLYING OUTLETS (RECEPTACLES AND SWITCHES) INSTALLED IN FAMILY ROOMS, LIVING ROOMS, PARLORS, DENS, BEDROOMS OR SIMILAR ROOM OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). CEC 210.12 (RECEPTACLES SHALL ALSO BE LISTED TAMPER RESISTANT RECEPTACLES)

ALL HIGH EFFICACY LUMINARIES MUST BE PIN BASED.

SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS MUST BE 18" FROM STORAGE AREA(S). FLUISH MOUNTED MUST BE 6 INCHES AWAY.

- Receptacle outlets shall be spaced @ 12'-0" o.c. maximum and shall be located within 6' of door openings (e.g. closet doors etc.)also every 2' or wider of walls. Outlets also required for counter tops @ 4' o.c. and within 2' of ends or breaks or counters CEC Sect.210-52.

BATHROOM LUMINARIES SHALL BE APPROVED FOR WET OR DAMP LOCATIONS AND SHALL BE INSTALLED IN ACCORDANCE WITH ANY INSTRUCTIONS INCLUDED IN THE LISTING OR LABELING.

LUMINARIES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATED CONTACT. ("IC-RATED")

BATHROOM OUTLETS

BATHROOM OUTLETS SHALL BE ON A DEDICATED 20 AMP. CIRCUIT

ACCUPANCY SENSORS:

OCCUPANCY SENSORS MUST HAVE NO MANUAL OVERRIDE, 30 MINUTE MAXIMUM TIMER AND BE MICROWAVE/ULTRASONIC OR PASSIVE INFRA-RED TYPE.

GENERAL NOTES CONT'D:

1. PIPE INSULATION IS A MANDATORY REQUIREMENT IN THE FOLLOWING CASES:
   A. RECIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS MUST BE INSULATED(The Entire Length of Piping Whether Buried or Exposed)
   B. INDIRECT FIRED DOMESTIC HOT WATER SYSTEM PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK
2. DUCT SEALING IS PRESCRIPTIVELY REQUIRED IN ALL CLIMATE ZONES WHEN AN AIR CONDITIONER OR FURNACE IS REPLACED AND WHEN NEW DUCTS ARE ADDED OR DUCTS ARE ALTERED IN AN EXISTING HOME
3. OCCUPANCY SENSORS MUST HAVE NO MANUAL OVERRIDE, 30 MINUTE MAXIMUM TIMER AND BE MICROWAVE/ULTRASONIC OR PASSIVE INFRA-RED TYPE.
4. PROVIDE UFER OR OTHER APPROVED GROUND PER CEC 250.
5. BATHROOM OUTLETS SHALL BE GFI AND O A DEDICATED 20 Amp. CIRCUIT

GLAZING NOTES:

-GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 AND R308.4

a. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.

b. GLAZING IN A INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FINISHED FLOOR OR WALKING SURFACE.

c. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITONS:
   i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
   ii. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
   iii. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
   iv. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

d. GLAZING IN RAILINGS

e. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

WOOD AND WOOD BASED PRODUCTS:

PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE RPOVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WAOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END-USE. PRESERVATIVES SHALL BE LISTED IN SECTION FOR OF AWPA U1.

HEATER

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.

DRYER EXHAUST

- CLOTHES DRYER MOISTURE EXHAUST DUCT (Min. 4" Dia.) TO THE OUTSIDE AND EQUIP WITH A BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14ft. WITH 2-90° ELBOWS.
- A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6ft AND CONNOT BE CONCEALED.
- DRYER EXHAUST CANNOT EXCEED 14ft WITH MAX. OF TWO 90 DEGREE ELBOWS.

THRESHOLD NOTES:

REQUIRED EXIT DOORS:
LANDING OR FLOOR AT REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1.5" INCHES THRESHOLD

DOORS:
ONE EXIT DOOR SHALL NOT BE LESS THAN 3ft. WIDE AND 6'-8" IN HEIGHT SO MOUNTED THAT THE CLEAR WIDTH OF EXIT WAY IS NOT LESS THAN 32". THIS DOOR SHALL ALSO HAVE A 0.5" Max. THRESHOLD. EXIT MAY NOT PASS THOURGH GARAGE.

LANDINGS:

LANDINGS SHALL BE AT LEAST AS WIDE AS THE DOOR OR STAIRWAY SERVED AND SHALL BE 36 INCHES MINIMUM IN THE DIRECTION OF TRAVEL.

GAS SHUTOFF VALVE

AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OR THE BUILDING STRUCTURE CONTAINING THE FUEL GAS PIPING.

PLUMBING NOTES

1. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).
2. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).
3. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).
4. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
5. Water heater must be strapped to wall. (Sec. 507.3, LAPC)
6. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. max.) for a single opening. The deactivation switch shall be at least 54" above the floor. (6109 of LABC)
7. For existing pool on site, provide anti-entrapment cover meeting the current ASTM or ASME for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per Assembly Bill (AB) No. 2977. (3162B)
8. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)
9. Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's application for a permit for alterations, repairs, or additions, exceeding one thousand dollars ($1,000). (R314.6.2)
10. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the floor level. (R303.1)

WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72 INCHES ABOVE DRAIN AT SHOWERS OR TUBS WITH SHOWERS. MATERIALS OTHERS THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.

PROVIDE PRESSURE BALANCE, THERMOSTATIC MIXING VALVES (OR CONBO) IN SHOWERS AND TUB & SHOWERS.
PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION.
EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER COMSUPTION.

APPROVED METALLIC WATER LINE CONNECTORS FROM SHUTOFFS TO PLUMBING FIXTURES. RUBBER AND PLASTICS ARE NOT PERMITTED.

WATER HEATER

NEW TANKLESS WATER HEATER PER TITLE-24.

A T&P RELIEF VALVE INSTALLED IN ACCORDANCE WITH THE MANIFACTURER'S INSTRUCTIONS IS REQUIRED.

FUEL BURNING WATER HEATERS INSTALLED IN BEDROOMS OR BATHROOM SHALL BE IN A CLOSET USED EXCLUSIVELY FOR THE WATER HEATER AND SEPARATED WITH A GASKETED, SELF-CLOSING DOOR. ALL COMBUSTION AIR SHALL BE OBTAINED FROM THE EXTERIOR. THE WATER HEATER SHALL BE DIRECT-VENT TYPE.

SHOWERS:

SHOWERS SHALL HAVE A MINIMUM OF AREA OF 1024 S.I. WITH A 30-INCH CLEAR TURNING CIRCLE.

COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT

ALL DUCTS AND AIR DISTRIBUTION OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL DURING STORAGE ON THE SITE AND BY THE TIME OF ROUGH INSTALLATION THROUGH FINAL START UP OF THE HEATING AND COOLING EQUIPMENT.

FINISH MATERIAL POLLUTANT CONTROL

THE FOLLOWING FINISH MATERIALS SHALL COMPLY WITH THE VOC CONTENT LIMITS SET FORTH IN CAL GREEN SECTIONS 4.504.2 THROUGH 4.504.5:
--ADHESIVES, SEALANTS AND CAULKS, PAINTS AND COATINGS, CARPET SYSTEMS, CUSHION AND ADHESIVE, RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS USED ON THE EXTERIOR ON INTERIOR.

MOISTURE CONTENT OF MATERIALS REQUIREMENT

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. INSULATION WHICH IS VISIBLY WET OR HAS HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES.

CARBON MONOXIDE (R315.1 CRC)

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

a. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACKUP.

b. ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM SHALL ACTIVATE ALL ALARMS.

c. LOCATE ALARMS OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

d. LOCATE ALARMS ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

e. APPROVED COMBINED SMOKE ALARMS AND CARBON DIOXIDE ALARMS SHALL BE ACCEPTABLE.

SMOKE DETECTOR NOTES

-Smoke detectors shall be interconnected such that the activation of one alarm will activate all alarms.

Hard-wired, fire marshal approved smoke detectors with a battery backup are required.

A. Centrally located in rooms or corridors giving direct access to each sleeping area.

B. On ceiling inside each sleeping room.

C. On each story of multistory dwellings and in basements.

D. In split-levels, detectors shall be installed on the upper level. If the lower level contains sleeping areas, then it too shall be equipped with a detector.

E. When sleeping areas are on an upper level, the detector shall be located in close proximity to the stairway.

F. In rooms with high or sloped ceilings 24" above that of the adjacent hallway leading to sleeping areas.

G. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit which they serve.

H. Detectors are required in existing dwellings when an addition, alteration, or repair is made and may be battery type in existing construction.

I. Smoke Alarms shall be provided as follows:
   a. In new construciton smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back-up and low battery signal. smoke alarms shall be in each sleeping room & hallway and area giving access to a 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.

NOTES TO CONTRACTOR:

-CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF DEMOLITION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGNER AND ENGINEER.

-NEW ROOF SLOPE TO MATCH EXISTING. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ROOF SLOPE CALLED OUT IN PLANS MATCH EXISTING CONDITIONS ON JOBSITE.

PROJECT NAME
THE GREENBRIAR RD. RESIDENCE

PROJECT ADRESS
1551 GREENBRIAR RD.
GLENDALE, CA. 91207

GENERAL NOTES

DESIGNER
DOOBEK, INC.
Ph: (818) 282-0437
Fax: (818) 401-0713

No	SUBMITTAL	DATE	BY
	INITIAL DESIGN	09-19-19	

Date: 12-05-19
Scale: 1/4"=1'-0"
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Job No.

SHEET #
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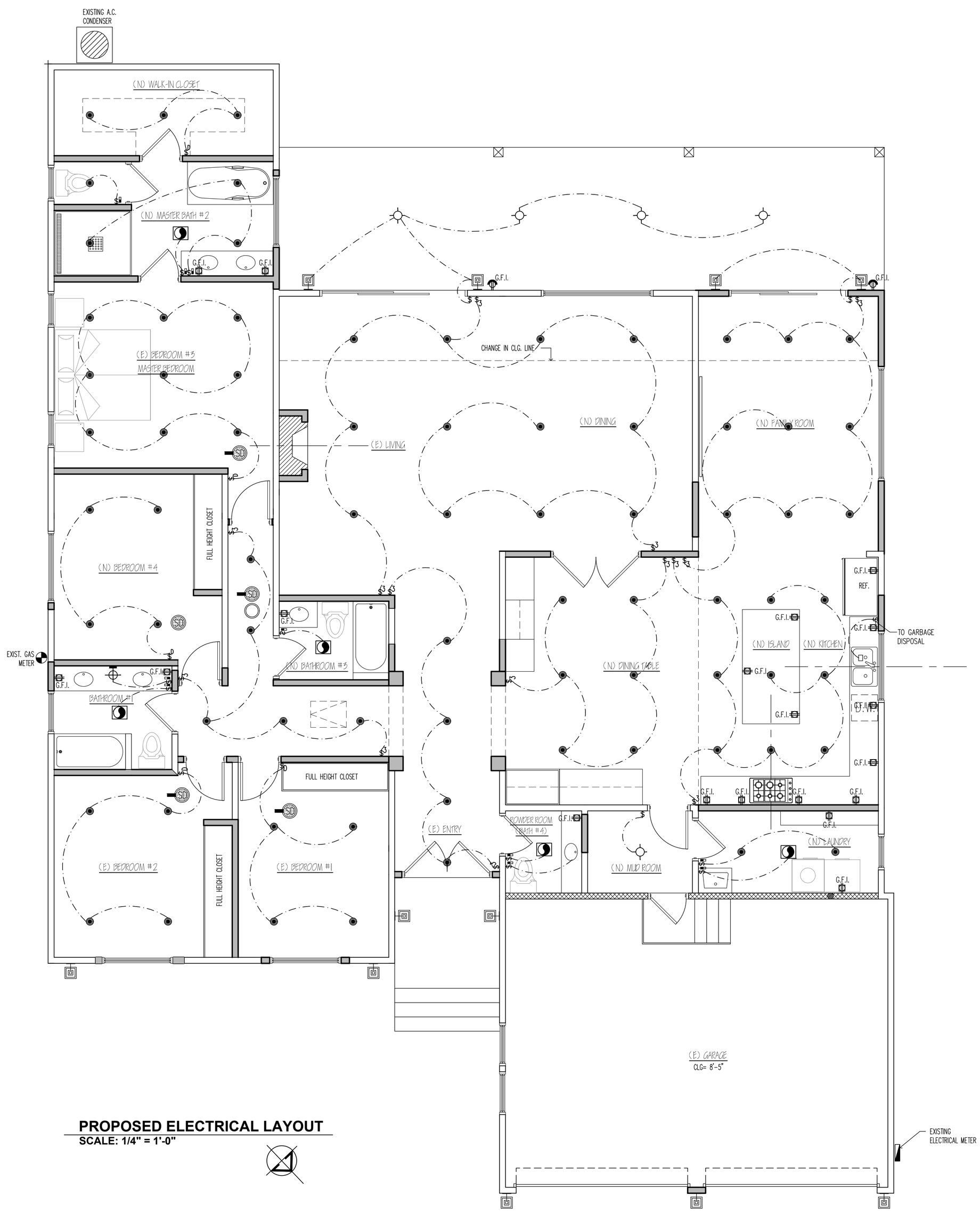
LEGEND:

- DEMO WALL
- UPPER WALLS OR HEADERS
- NEW WALL — PLUMBING WALLS SHALL BE FRAMED 2X6 Min. (FOR DRILLING AND NOTCHING OF STUDS)
- EXISTING WALL TO REMAIN
- 1 HR RATED WALL 5/8" TYPE X GYP BOARD ON THE GARAGE SIDE, FROM FLOOR TO UNDERSIDE OF ROOF SHEATHING.
- (1) SEE DOOR SCHEDULE
- (1) SEE WINDOW SCHEDULE
- (E) EXISTING TO REMAIN
- (SD) SMOKE DETECTOR -HARD WIRED 110 VOLT-W/ BATTERY BACK-UP & LOW BATERY SIGNAL- INTERCONNECTED
- (SD) SMOKE DETECTOR -HARD WIRED WITH BATTERY BACK UP- INTERCONNECTED
- (CM) CARBON MONOXIDE ALARM
  AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL INCLUDING THE BASEMENT IN DWELLING UNITS THAT HAVE FUEL-FIRED APPLIANCES OR ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACK-UP.
- PROVIDED BY AIR KING, ECO-EXHAUST SERIES. MODEL#: ES80S, 80 CFM. DUCTED TO TERMINATE OUTSIDE OF THE BUILDING. CONTROLLED BY A HUMIDISTAT.

Bathroom exhaust fans. Mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following:
Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.

- HIGH EFFICACY LIGHTING OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
- $SD3 ELECTRICAL SWITHC W/DIMMER, 3-WAY
- $ ELECTRICAL SWITCH, SINGLE POLE
- $3 ELECTRICAL SWITCH, 3 WAY
- $D ELECTRICAL SWITCH, DIMMER
  OCCUPANCY SENSORS MUST HAVE NO MANUAL OVERRIDE, 30 MINUTE MAXIMUM TIMER AND BE MICROWAVE/ULTRASONIC OR PASSIVE INFRA-RED TYPE.
- WALL SCONCE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
- $ SWITCH WITH OCCUPANCY SENSOR.
- HICKORY POINT 16" & 19" HIGH BRONZE OUTDOOR LIGHT FIXTURE
- EXTERIOR HIGH EFFICACY LIGHTING OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.
- RECESSED 6" HIGH EFFICACY OR FLUORESCENT LIGHTING. ALL HIGH EFFICACY LUMINARIES MUST BE PIN BASED. LUMINARIES RECESSED IN INSULATED CEILINGS MUST MEET THE REQUIREMENTS OF §150(k)12.
- SURFACE MOUNTED CEILING FLUORESCENT OR HIGH EFFICACY LIGHT FIXTURE
- DENOTES NEW RECESSED AFCI DUPLEX WALL OUTLET AT 15" A.F.F. UNLESS OTHERWISE NOTED (TO BOTTOM OF COVER PLATE). ALL BEDROOM LIGHTS OUTLETS AND SMOKE DETECTORS SHALL BE AFCI PROTECTED. TAMPER RESISTANT.
- G.F.I. NEW EXTERIOR G.F.I. WATERPROOF OUTLET (210-52 OF CEC.)
- G.F.I. NEW INTERIOR G.F.I. WATERPROOF OUTLET (210-52 OF CEC.) TAMPER RESISTANT
- CEILING FAN WITH HIGH EFFICACY OR FLUORESCENT LIGHTING.
- 1.5" Max. THRESHOLD WHEN DOOR OPENS OVER LANDING. 7.75" WHEN DOOR DOES NOT OPEN OVER LANDING



PROPOSED ELECTRICAL LAYOUT
SCALE: 1/4" = 1'-0"

NOTES TO CONTRACTOR:
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	INITIAL DESIGN	09-19-19	

Date: 12-05-19
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Drawn By: AC
Job No.
SHEET # A2.2
OF SHTS

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PROPOSED ELECTRICAL LAYOUT

PROJECT ADRESS
1551 GREENBRIAR RD.
GLENDALE, CA. 91207

PROJECT NAME
THE GREENBRIAR RD. RESIDENCE

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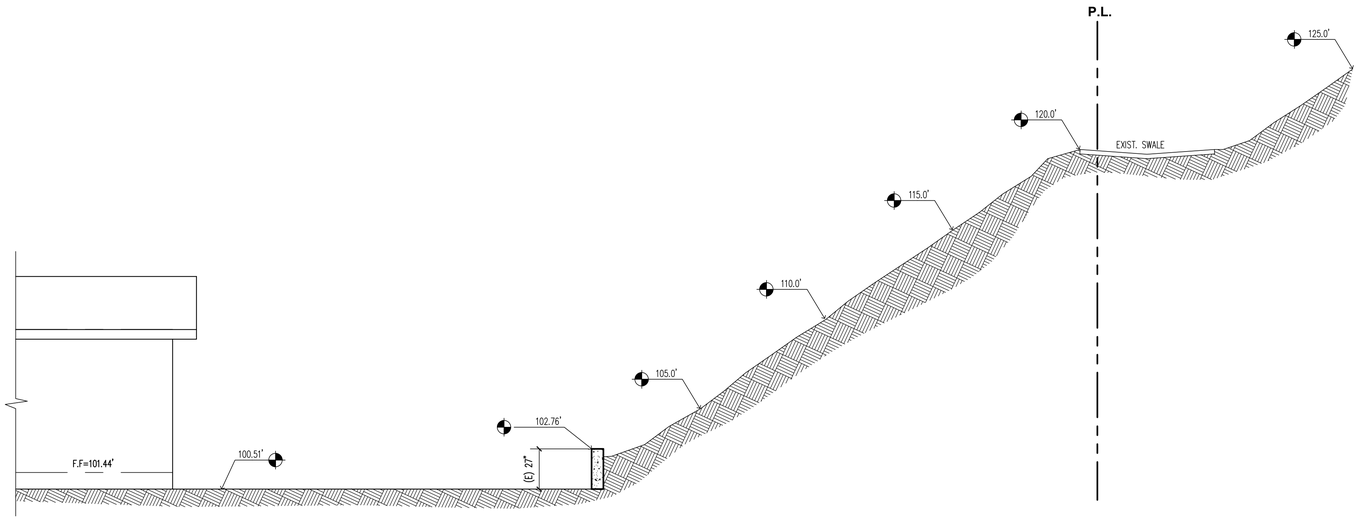
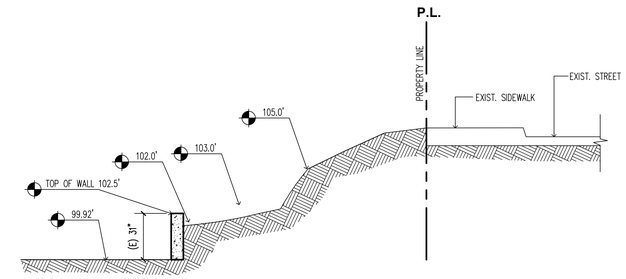


EXISTING SITE SECTION S-1
SCALE: 1/4" = 1'-0"



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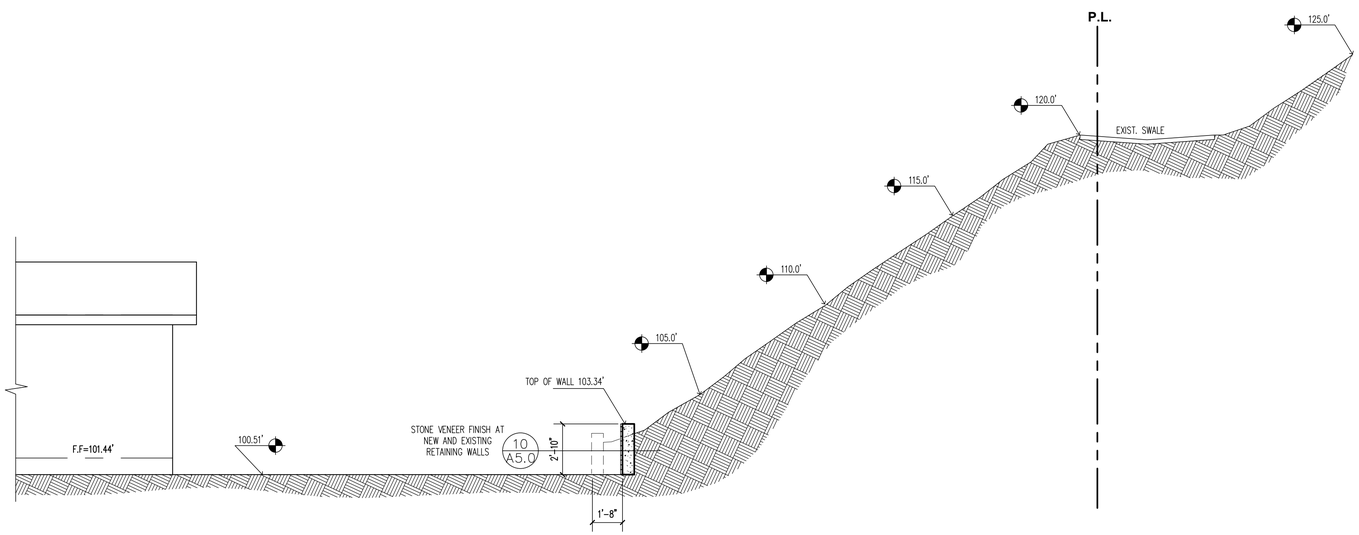

PROPOSED SITE SECTION S-2
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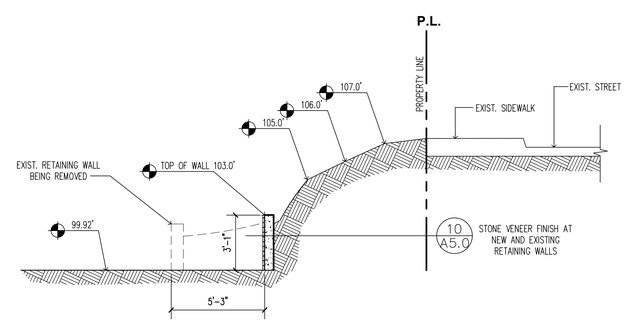

PROPOSED SITE SECTION S-4
SCALE: 1/4" = 1'-0"

PROJECT NAME
THE GREENBRIAR RD.
RESIDENCE

PROJECT ADRESS
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GLENDALE, CA. 91207

SITE SECTIONS

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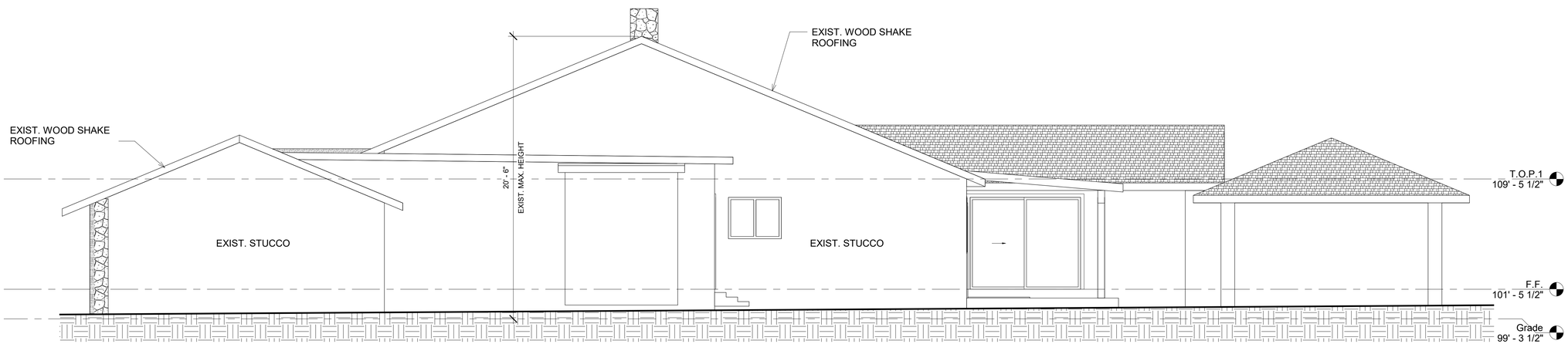
3 Existing North-East Elevation
1/4" = 1'-0"



1 Existing North-West Elevation
1/4" = 1'-0"

PROJECT NAME
THE GREENBRIAR RD. RESIDENCE

PROJECT ADDRESS
1551 GREENBRIAR RD.
GLENDALE, CA. 91207

EXIST. ELEVATIONS

DESIGNER
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NO.	SUBMITTAL	DATE	BY

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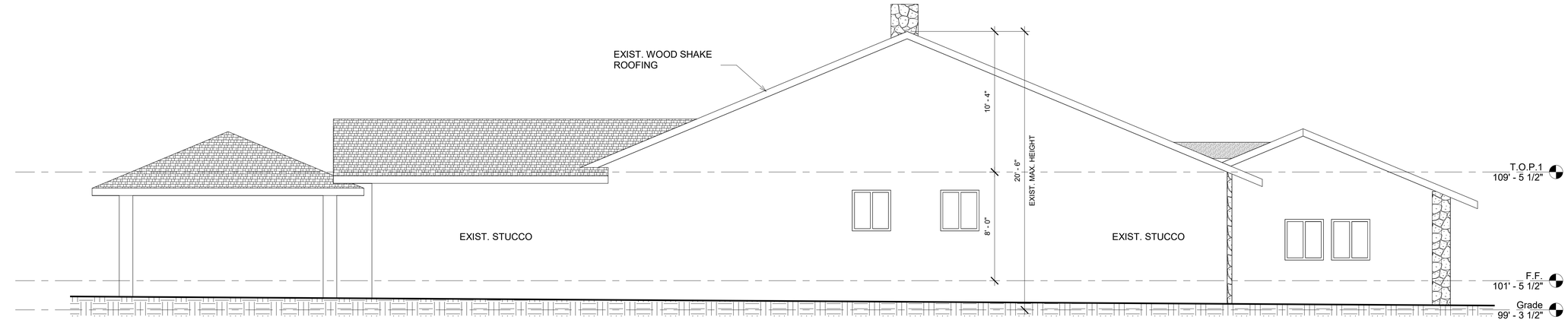
2 Existing South-West Elevation
1/4" = 1'-0"



1 Existing South-East Elevation
1/4" = 1'-0"

PROJECT NAME
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PROJECT ADDRESS
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GLENDALE, CA. 91207

EXIST. ELEVATIONS

DESIGNER
DOOBEK, INC
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6 EXTERIOR FINISH NOTES:
1/4" = 1'-0"

1. ALL STUCCO/PLASTER PATCHING TO BE 7/8" STUCCO OVER (2) LAYERS TYPE "D" DRAFT PAPER- WHEN OVER SHEATHING.

2. NEW ROOF SLOPE TO MATCH EXISTING. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ROOF SLOPE CALLED OUT IN PLANS MATCH EXISTING CONDITIONS ON JOBSITE.

3. NOTE TO CONTRACTOR:
-CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF DEMOLITION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGNER AND ENGINEER.

7 UNDERFLOOR VENTILATION CALCS:
1/4" = 1'-0"

UNDERFLOOR AREA CALCS. (1/150)		
AREA	237.0	S.F.
VENTILATION REQ'D	1.58	S.F.
VENTILATION PROV'D	1.80	S.F.

14 in. X 8 in. GALVANIZED STEEL FOUNDATION VENT. (NFA= 0.45 S.F.)

NOTE:
PROVIDE A TOTAL OF 4 UNDERLFOOR VENTS. VENTS SHALL BE LOCATED AS TO PROVIDE ADEQUATE CROSS VENTILATION THROUGHOUT THE NEW CRAWL SPACE AREA.

1 Proposed North-East Elevation
1/4" = 1'-0"

2 Proposed South-West Elevation
1/4" = 1'-0"

PROJECT NAME
THE GREENBRIAR RD. RESIDENCE

PROJECT ADDRESS
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GLENDALE, CA. 91207

PROPOSED ELEVATIONS

DESIGNER
DOOBEK, INC
PH: (818) 282-0437

NO.	SUBMITTAL	DATE	BY

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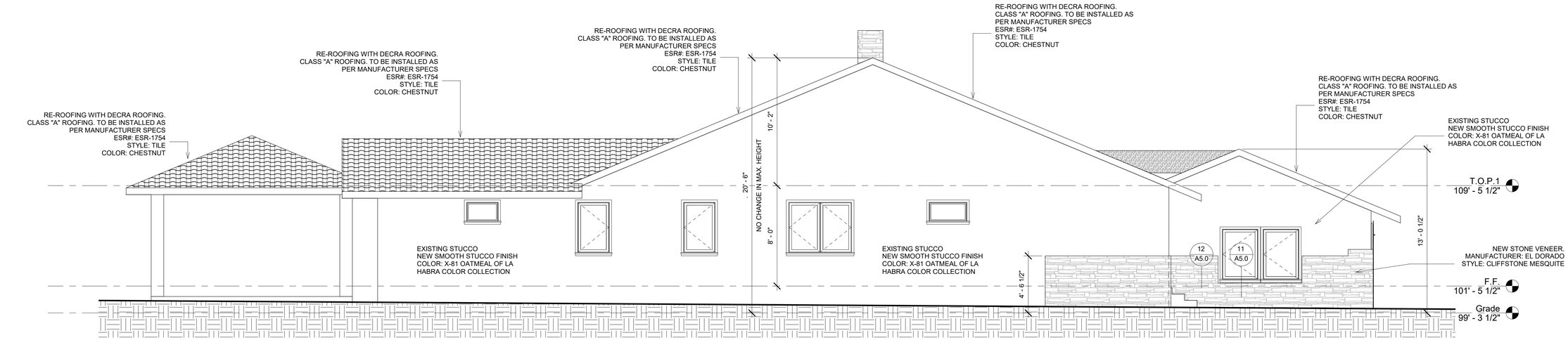

1 Proposed South-East Elevation
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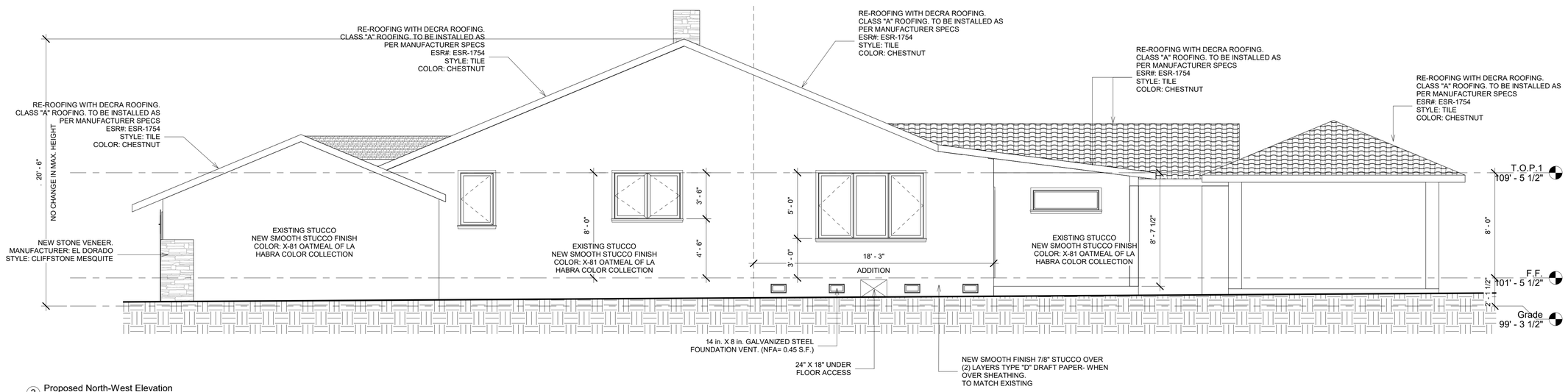

2 Proposed North-West Elevation
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NO.	SUBMITTAL	DATE	BY

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JOB #: Project Number

SHEET #
A3.3

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MATERIALS BOARD

EXTERIOR LIGHTING FIXTURES

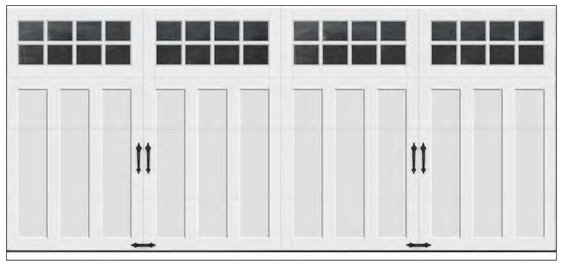
Hickory Point 16 1/2" Walnut
Bronze Outdoor Pier Mount Light
(Location: Entry Pillars)

Hickory Point 16" High Bronze
Outdoor Wall Light
(Location: Rear Covered Patio)

Hickory Point 19" High Bronze Outdoor
Wall Light
(Location: Garage Door/Front Facade Wall)

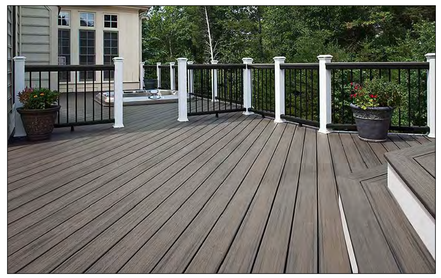
Hickory Point 15" Wide Bronze
Outdoor Ceiling Light
(Location: Covered Patio Ceiling)

Coachman Collection 12 ft. x 7 ft. 18.4
R-Value Intellicore Insulated White Garage
Door with SQ24 Window



EXTERIOR STUCCO
FINISH: SMOOTH
COLOR: LA HABRA COLLECTION
PRODUCT #: X-81 OATMEAL BASE 200

COVERED PATIO FLOOR DECKING MATERIAL: TREX
COMPOSITE WOOD PLANKS



NEW STONE VENEER.
MANUFACTURER: EL DORADO
STYLE: CLIFFSTONE MESQUITE

Stone Dimensions (approx): 1.25"–6"H x 4"–22"L x 1"–2"D

PERMEABLE PAVERS
MANUFACTURER: ANGELUS PAVING STONES
STYLE: HOLLAND
COLOR: CHARCOAL GREY

ROOFING MATERIAL: DECRA TILE ROOFING
COLOR: CHESTNUT

PROJECT NAME
THE GREENBRIAR Rd.
RESIDENCE

PROJECT ADRESS
1551 GREENBRIAR RD.
GLENDALE, CA. 91207

MATERIALS BOARD

DESIGNER
DOOBEK, INC.
Ph: (818) 282-0437
Fax: (818) 401-0713

No	SUBMITTAL	DATE	BY
	SUBMITTAL	00/00/00	

Date: 02-21-20
Scale: 1/4"=1'-0"
Drawn By: AC
Job No.

SHEET #
A3.4
OF SHTS

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PROJECT NAME
THE GREENBRIAR RD.
RESIDENCE

PROJECT ADRESS
1551 GREENBRIAR RD.
GLENDALE, CA. 91207

RENDERS

DESIGNER
DOOBEK, INC.
Ph: (818) 282-0437
Fax: (818) 401-0713

No	SUBMITTAL	DATE	BY
	INITIAL DESIGN	09-19-19	

Date: 12-05-19
Scale: 1/4"=1'-0"
Drawn By: AC
Job No.

SHEET #
A3.5
OF SHTS

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ROOF VENTS SCHEDULE

1	12"ø VENT W/ 1/4" CORROSION RESISTANT METAL MESH (56.5 SQ. IN, 0.39 S.F.)
2	12" X 24" HALF ROUND DORMER VENT W/ 1/4" CORROSION RESISTANT METAL MESH (NET FREE AREA =100 sq in =.69 S.F.)
3	12"X24" VENT W/ 1/4" CORROSION RESISTANT METAL MESH (0.98 S.F.)
4	12"X12" VENT W/ 1/4" CORROSION RESISTANT METAL MESH 0.42 S.F.
5	LOW PROFILE VENT FLASHING AREA =27"X28" NET FREE AREA =28 sq.in. .26 S.F.
◆	DENOTES VENTED BLOCK (3)-2.5"ø VENT HOLES WITH 1/4" CORROSION RESISTANT METAL MESH (14.7 SQ. IN.)-PER BLOCK

ROOFING NOTES:

CRICKETS:

-NEW CLASS "A" ROOFING 3 LAYERS 15# FELT -HOT MOPPED OVER 5/8" PLYWOOD SHEATHING

ATTIC ACCESS AND VENTILATION:

-PROVIDE ATTIC ACCESS TO ALL AREAS WITH 30" HEADROOM OR MORE, AREA NOT MORE THAN 30" CLEAR NEED NO ATTIC ACCESS
-PROVIDE ATTIC ACCESS TO NEW AREAS THRU CALIFORNIA FRAMING

-ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS AGAINST THE ENTRANCE OF RAIN.

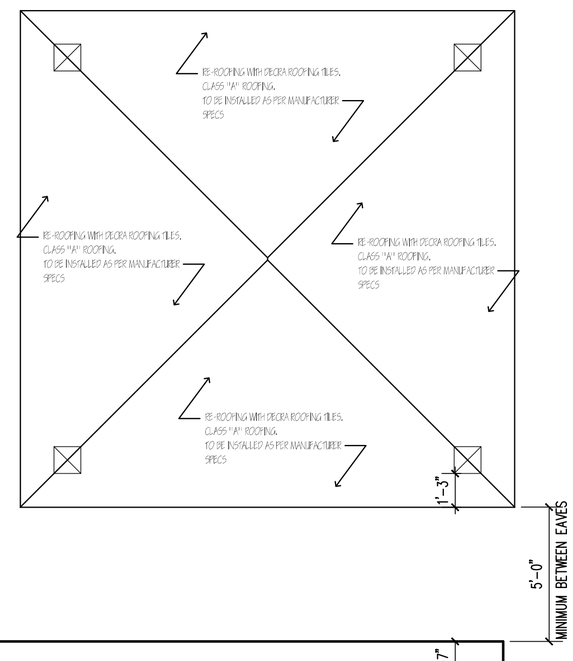
- VENTILATION OPENINGS SHALL HAVE AT LEAST DIMENSION OF 1/16" INCH MINIMUM AND 1/4" INCH MAXIMUM.

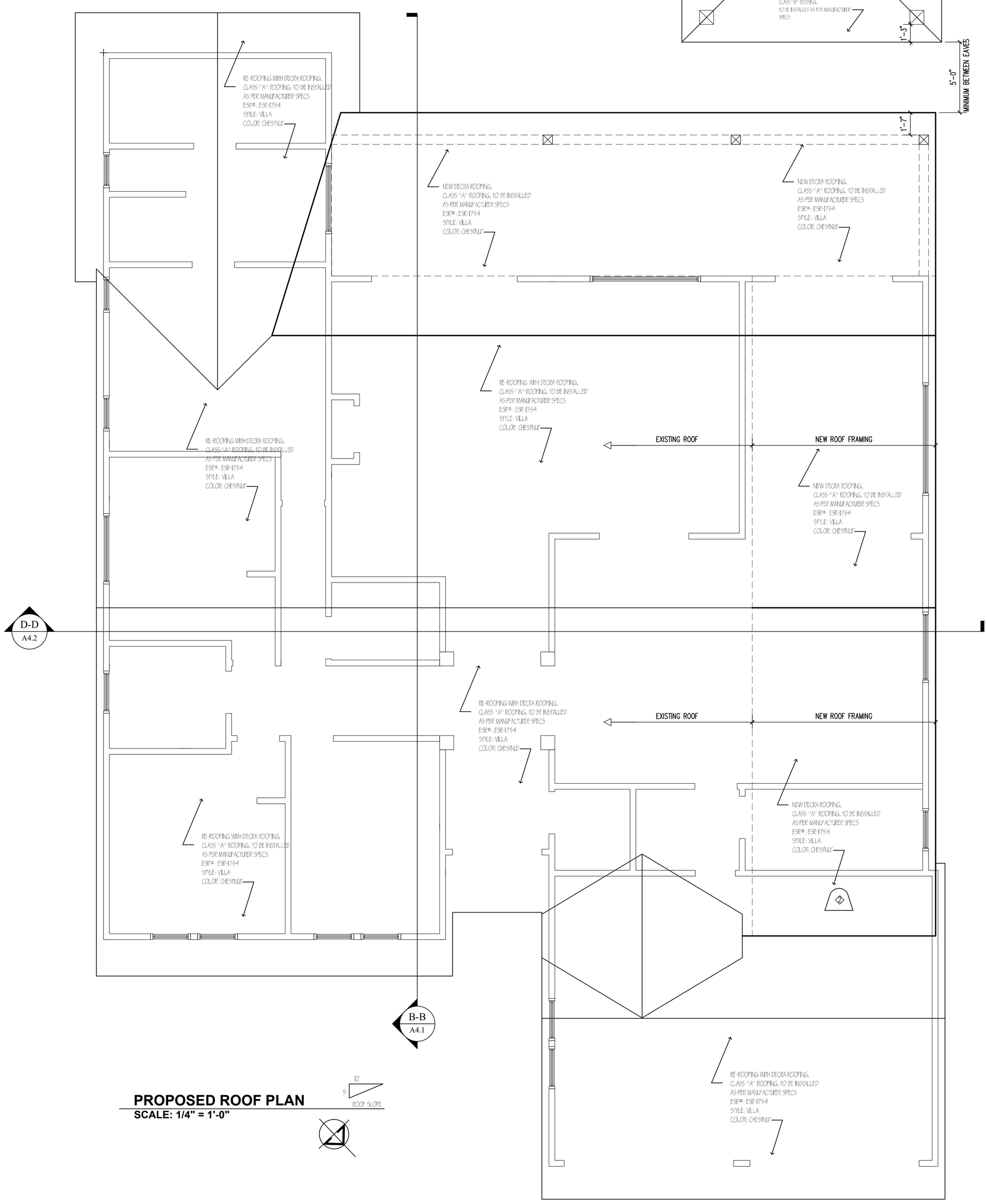
-THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.

-BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF COVERING SHALL HAVE AN ATTIC ACCESS OPENING TO THE ATTIC AREAS THAT EXCEED 30 S.F. AND HAVE A VERTICAL HEIGHT OF 30" INCHES OR GREATER.

ROOFING INSTALLATION:

INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH "G.A.F. MATERIALD CO." ,AMFUCATURER'S SPECIFICATIONS.





PROPOSED ROOF PLAN

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

12
5
ROOF SLOPE

NOTES TO CONTRACTOR:

-CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF DEMOLITION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGNER AND ENGINEER.

-NEW ROOF SLOPE TO MATCH EXISTING. CONTRACTOR IS RESPONSIBLE FOR VERFYING ROOF SLOPE CALLED OUT IN PLANS MATCH EXISTING CONDITIONS ON JOBSITE.

SHEET #	A4.0
OF SHTS	
Job No.	
Drawn By:	AC
Scale:	1/4"=1'-0"
Date:	12-05-19

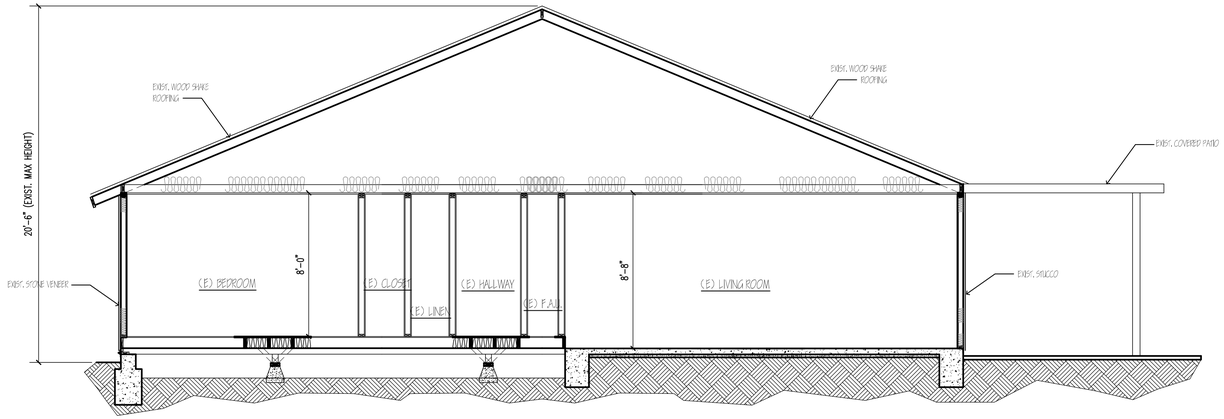
No	SUBMITTAL	DATE	BY
	INITIAL DESIGN	09-19-19	

DESIGNER
DOOBEK, INC.
Ph: (818) 282-0437
Fax: (818) 401-0713

PROPOSED ROOF PLAN

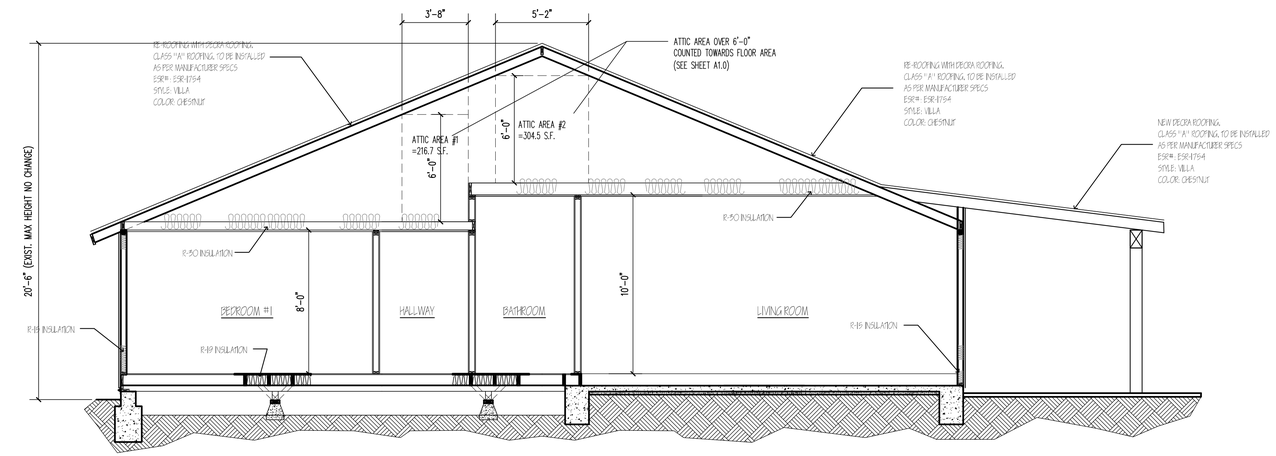
PROJECT ADRESS
1551 GREENBRIAR RD.
GLENDALE, CA. 91207

PROJECT NAME
THE GREENBRIAR RD. RESIDENCE



EXISTING SECTION A-A

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



PROPOSED BUILDING SECTION B-B

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

NOTES TO CONTRACTOR:

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PROJECT NAME
THE GREENBRIAR RD. RESIDENCE

PROJECT ADRESS
1551 GREENBRIAR RD.
GLENDALE, CA. 91207

BUILDING SECTIONS

DESIGNER
DOOBEK, INC.
Ph.: (818) 282-0437
Fax: (818) 401-0713

No	SUBMITTAL	DATE	BY
	INITIAL DESIGN	09-19-19	

Date: 12-05-19
Scale: 1/4"=1'-0"
Drawn By: AC
Job No.

SHEET #
A4.1
OF SHTS

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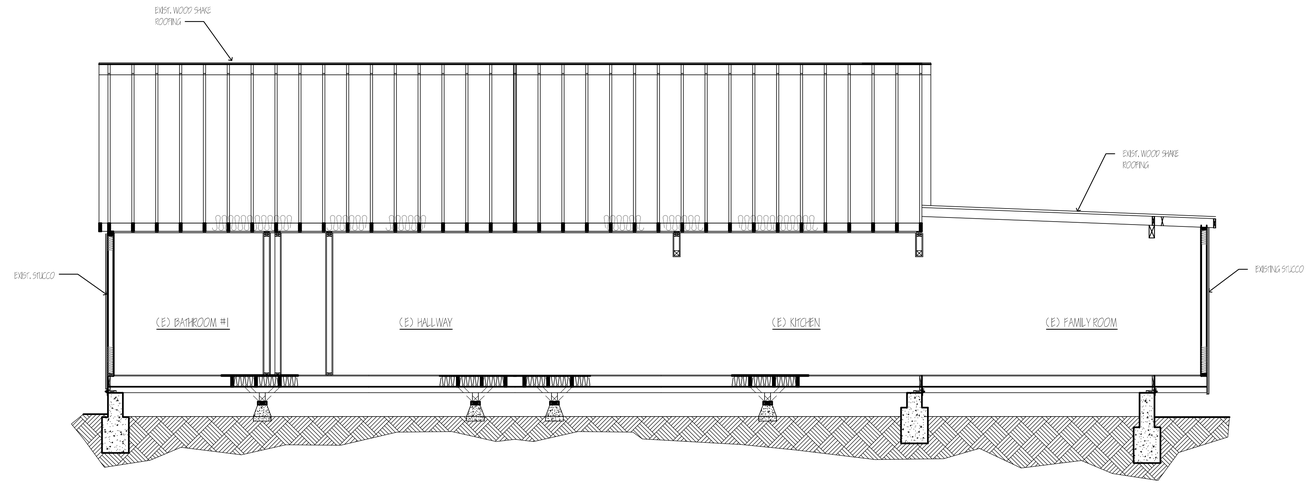
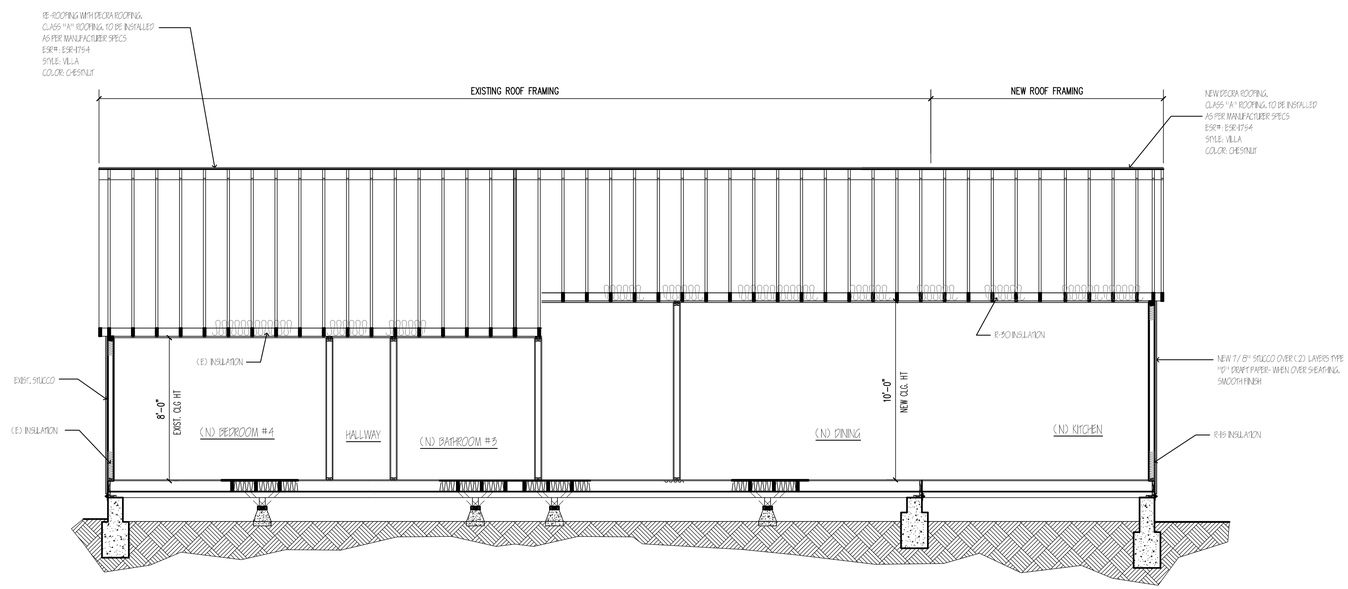


EXISTING SECTION C-C
SCALE: 1/4" = 1'-0"



PROPOSED SECTION D-D
SCALE: 1/4" = 1'-0"

NOTES TO CONTRACTOR:
-CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF DEMOLITION/CONSTRUCTION, IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGNER AND ENGINEER.

-NEW ROOF SLOPE TO MATCH EXISTING. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ROOF SLOPE CALLED OUT IN PLANS MATCH EXISTING CONDITIONS ON JOBSITE.

PROJECT NAME
THE GREENBRIAR RD. RESIDENCE

PROJECT ADRESS
1551 GREENBRIAR RD.
GLENDALE, CA. 91207

BUILDING SECTIONS

DESIGNER
DOOBEK, INC.
Ph.: (818) 282-0437
Fax: (818) 401-0713

No	SUBMITTAL	DATE	BY
	INITIAL DESIGN	09-19-19	

Date: 12-05-19
Scale: 1/4"=1'-0"
Drawn By: AC
Job No.

SHEET #
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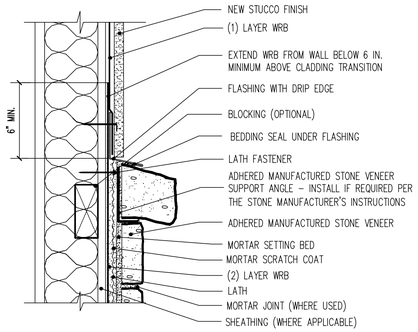
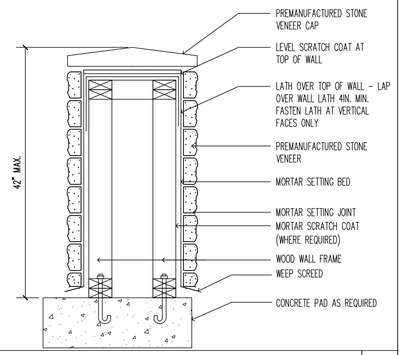
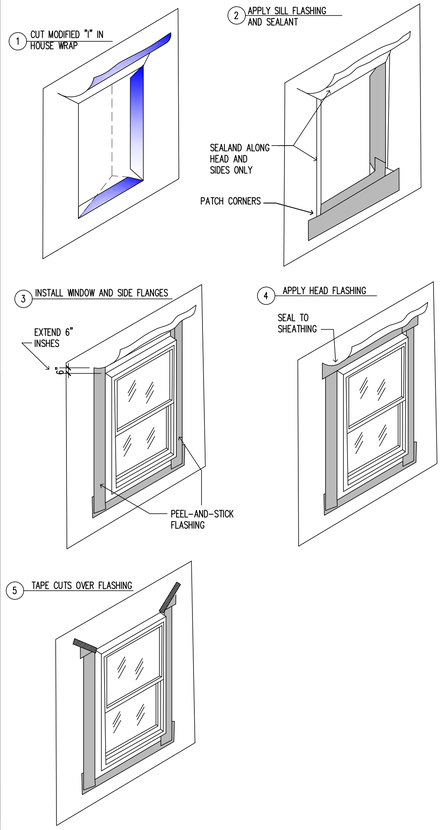
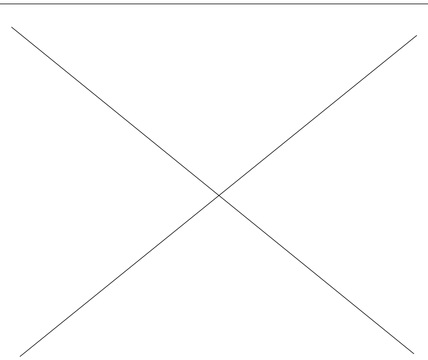


STONE VENEER TRANSITION 12



COLUMN DETAIL 9





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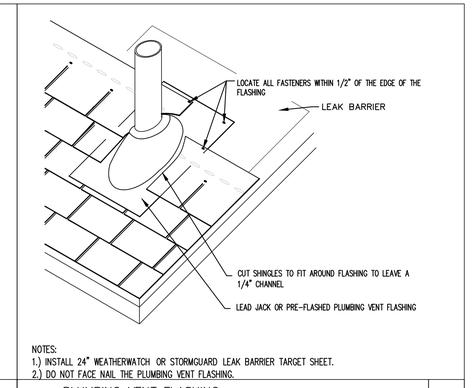
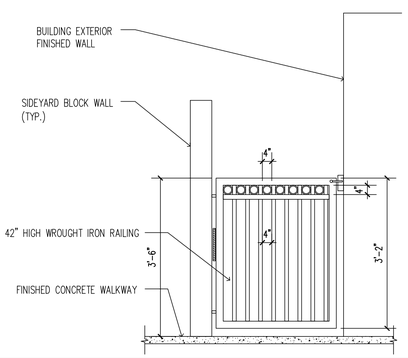
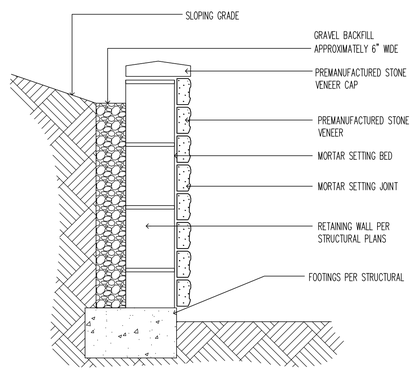


NOTES:
1.) INSTALL 24" WEATHERWATCH OR STORMGUARD LEAK BARRIER TARGET SHEET.
2.) DO NOT FACE NAIL THE PLUMBING VENT FLASHING.

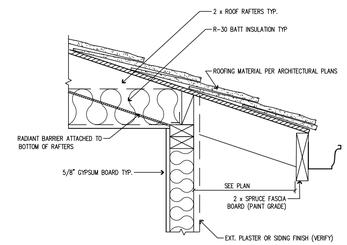
PLUMBING VENT FLASHING
GAF FIBERGLASS – ASPHALT COMPOSITE SHINGLES 1



WROUGHT IRON RAILING 13

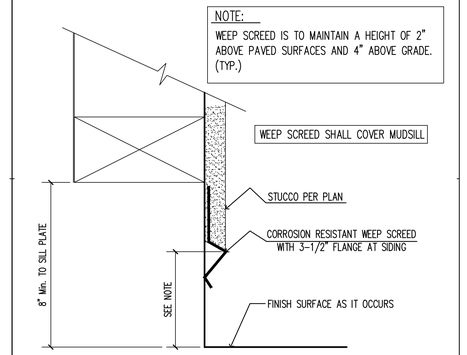


STONE VENEER AT RET. WALL 10

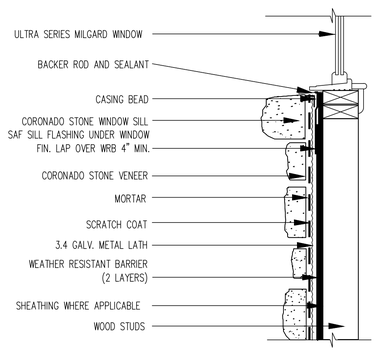


RADIANT BARRIER @ROOF NTS 6

NOTE:
WEEP SCREED IS TO MAINTAIN A HEIGHT OF 2" ABOVE PAVED SURFACES AND 4" ABOVE GRADE. (TYP.)



WEEP SCREED N.T.S. 2

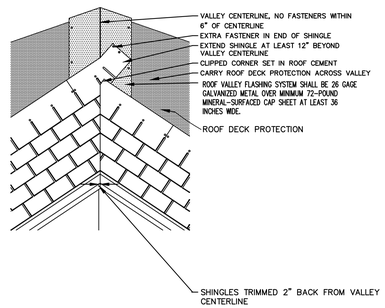


STONE VENEER WINDOW SILL 11

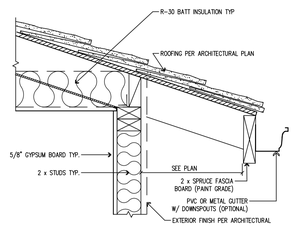
INSTALLATION PROCEDURE FOR WINDOW AND DOOR OPENINGS (TYP.)

- Cut the house wrap at the header at 45-degree angles to create a flap. Tape the flap temporarily out of the way.
- Once the house wrap is taped back, you can start applying the door flashing. Apply the peel-and-stick flashing to the sill first; then lap the flashing up onto the jambs.
- Follow the manufacturer's instructions to install the door into the rough opening.
- Next, apply the self-stick flashing to the side jambs of the door. The jamb flashing should overlap the edges of the sill and extend down past it by one inch and extend past the head by two inches.
- Install a drip edge extending past 2 inches on each side of the door. Then tuck the drip edge underneath the house wrap flap that you cut earlier. This will allow any water to run off of the door header.
- Install the self-stick flashing at the head of the door overlapping the drip edge and the house wrap. Extend the header flashing piece past the jambs at least one inch.
- After installing the header flashing, fold the house wrap flap back over, taping it down so that the house wrap material overlaps the header flashing.

WINDOW OPENING WATER PROOFING 8



CLOSED CUT VALLEY CONSTURCTION
GAF FIBERGLASS – ASPHALT COMPOSITE SHINGLES 7



GUTTER - TYP. NTS 3

NOTES TO CONTRACTOR:
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PROJECT NAME
THE GREENBRIAR RD. RESIDENCE

PROJECT ADRESS
1551 GREENBRIAR RD.
GLENDALE, CA. 91207

TYPICAL DETAILS

DESIGNER
DOOBEK, INC.
Ph: (818) 282-0437
Fax: (818) 401-0713

No	SUBMITTAL	DATE	BY
	INITIAL DESIGN	09-18-19	

Date: 12-05-19
Scale: 1/4"=1'-0"
Drawn By: AC
Job No.

SHEET #
A5.0
OF SHTS

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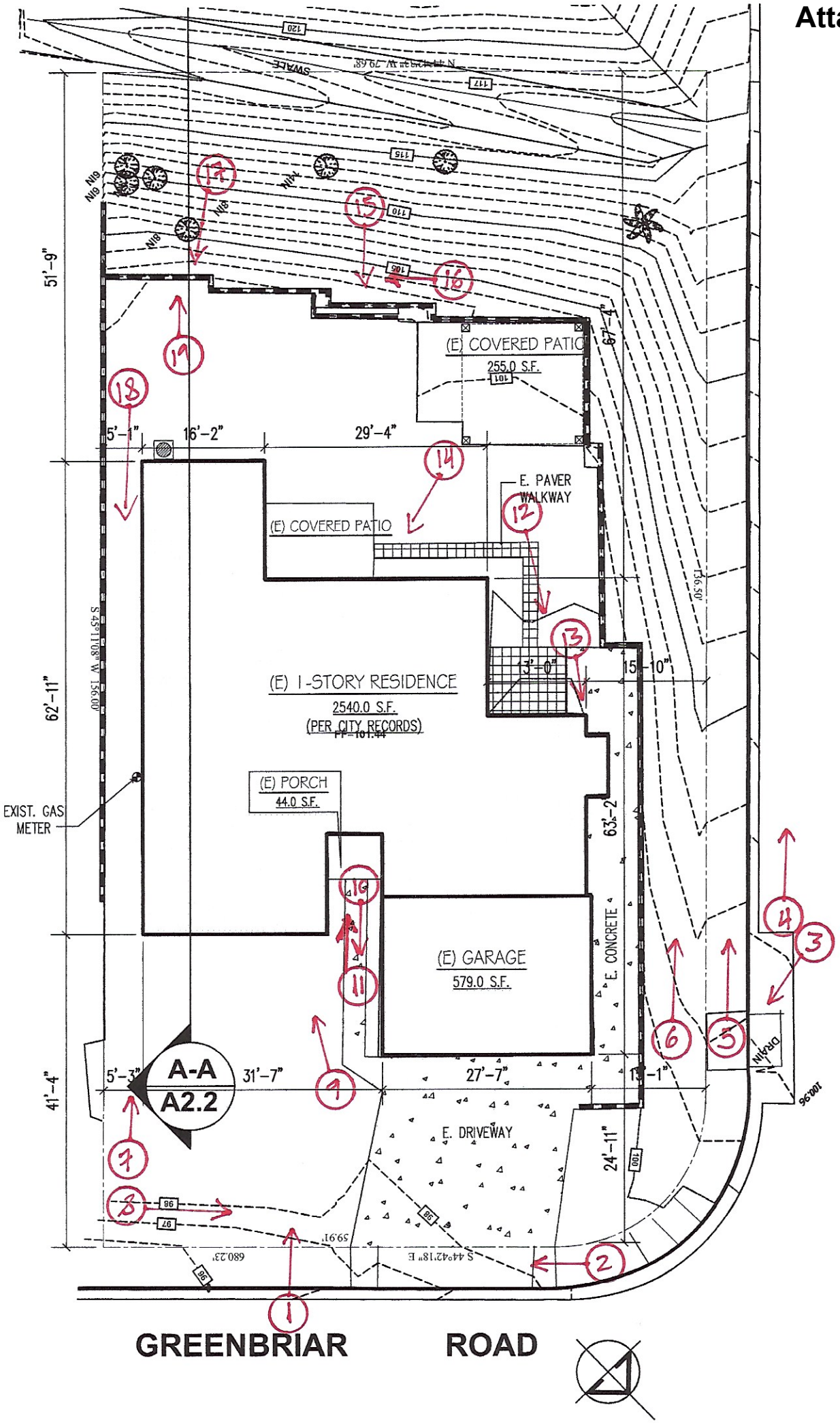
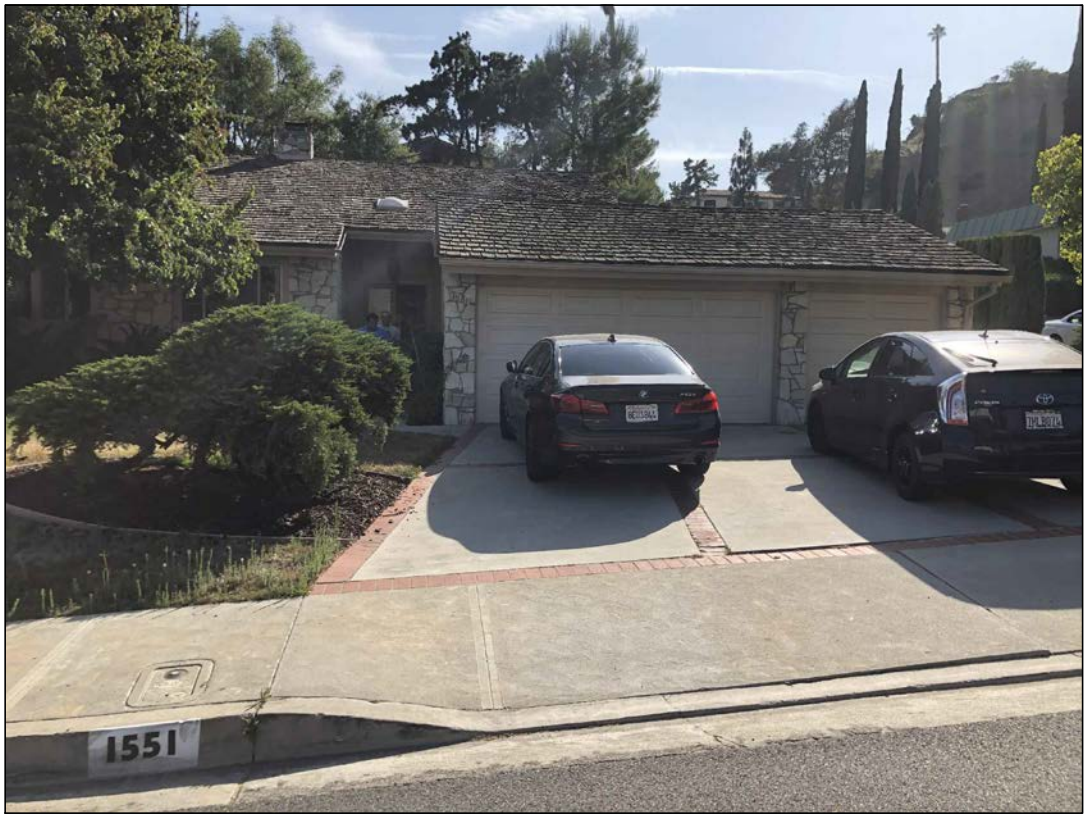
Attachment 2

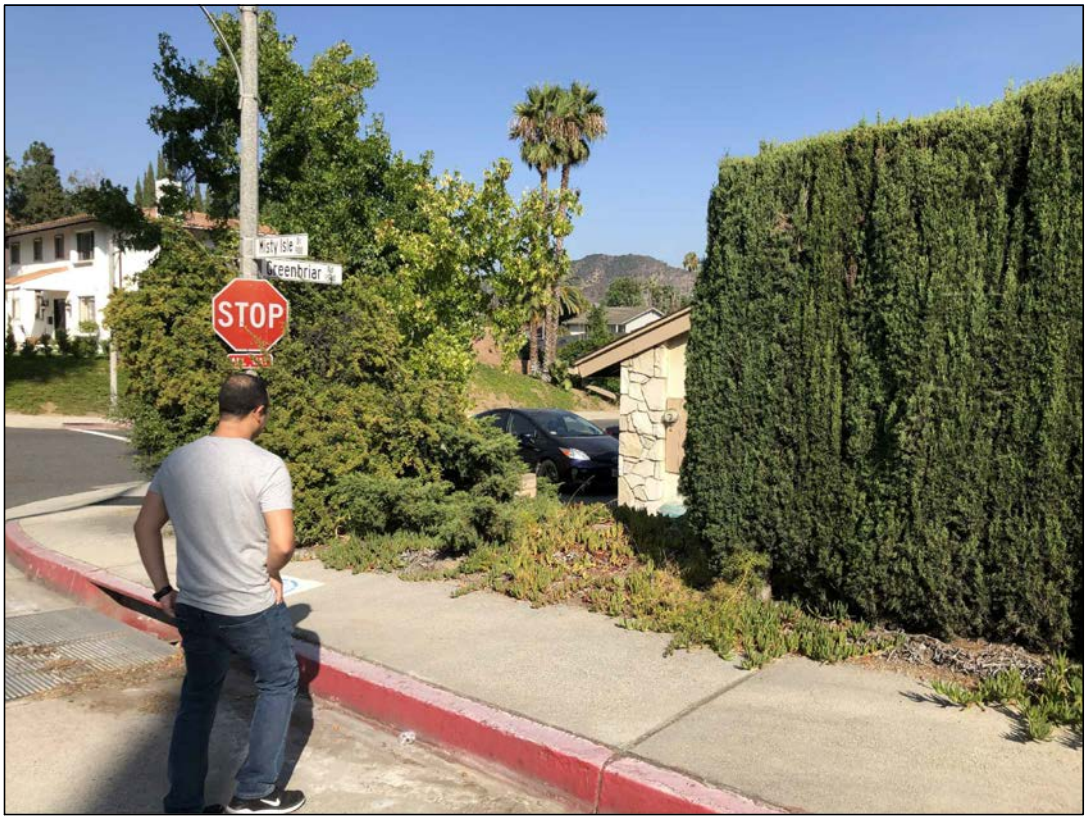




PICTURE 1

PICTURE 2

PICTURE 19



PICTURE 3

PICTURE 4

PICTURE 5

PICTURE 6

PICTURE 7

PICTURE 8

PICTURE 9

PICTURE 10

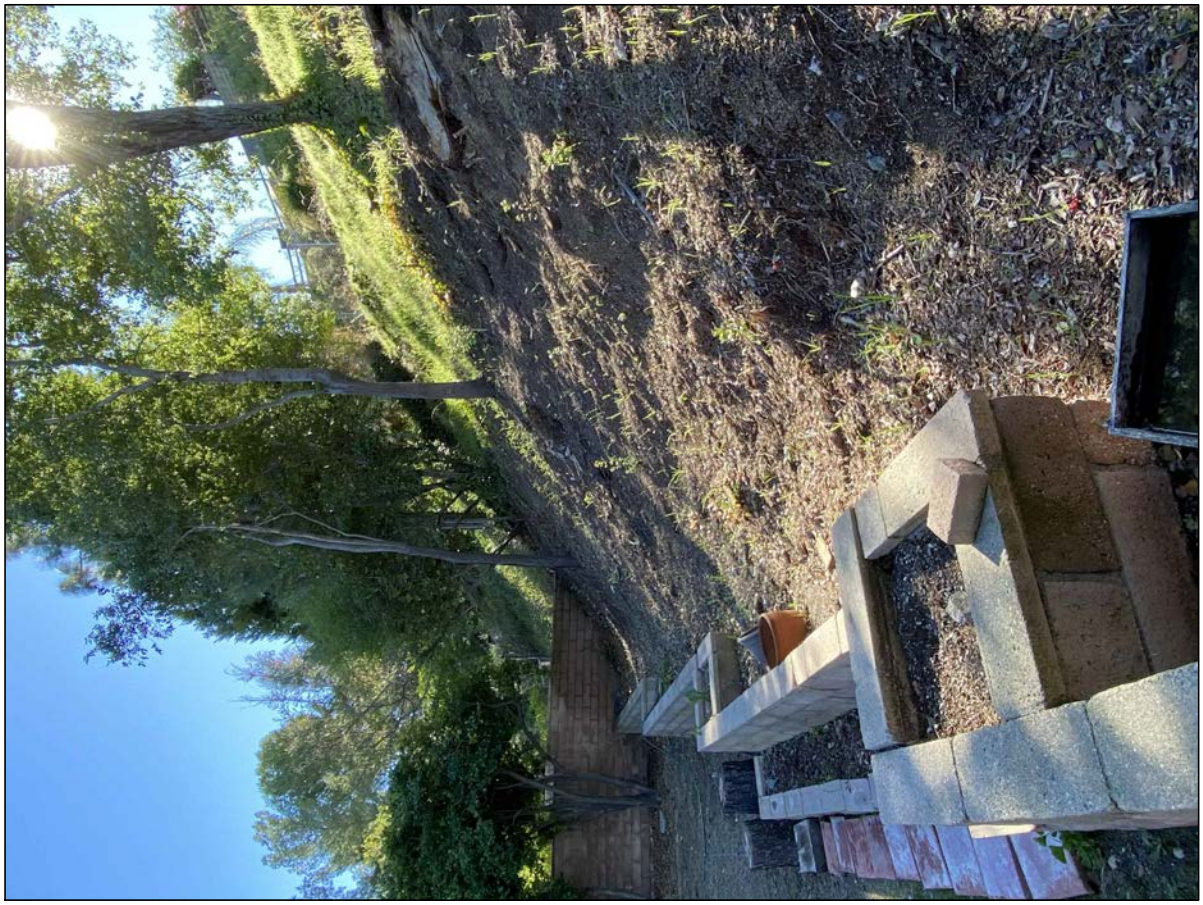
PICTURE 11

PICTURE 12

PICTURE 13

PICTURE 14

PICTURE 15

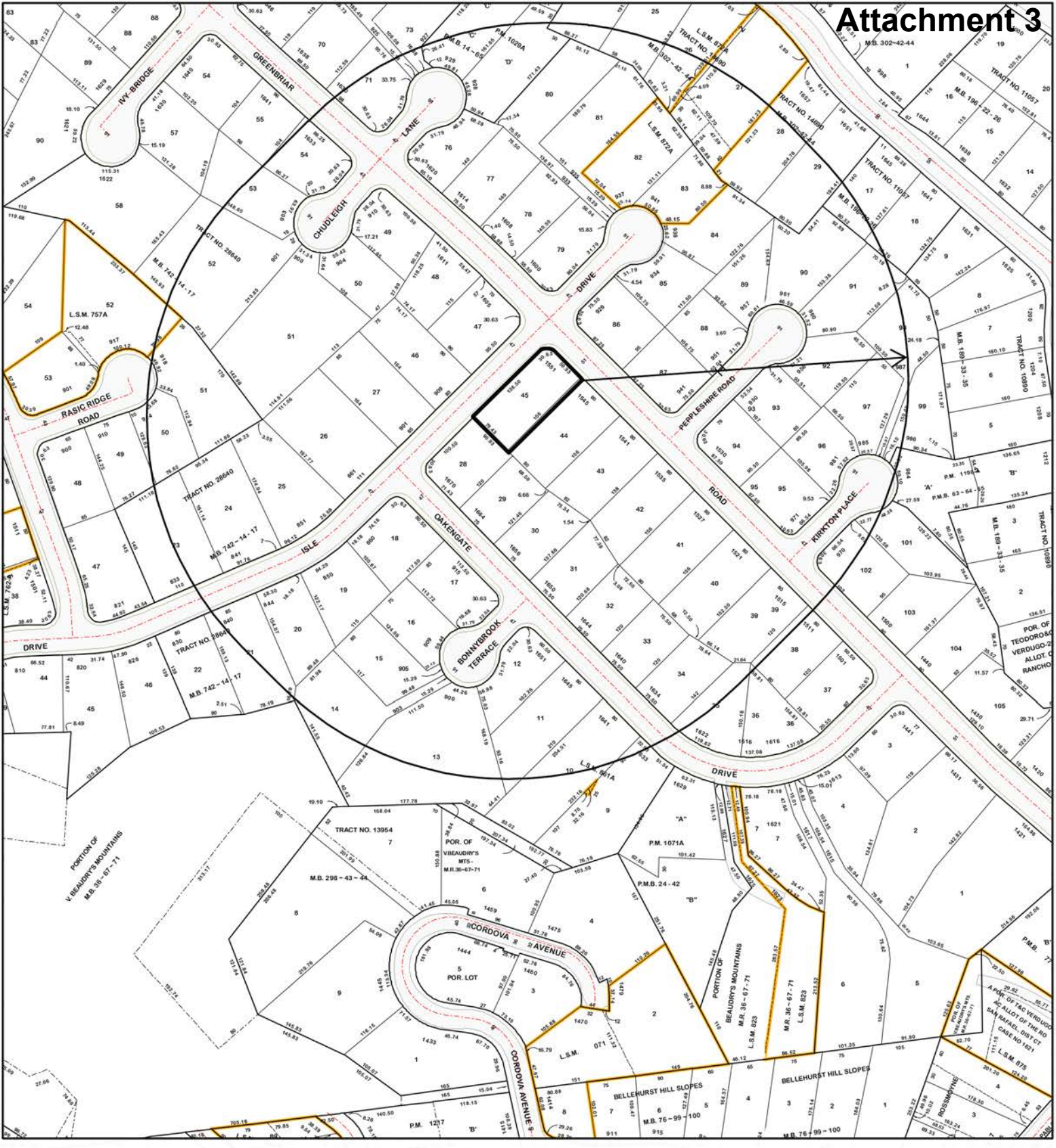


PICTURE 16

PICTURE 17

PICTURE 18

Attachment 3



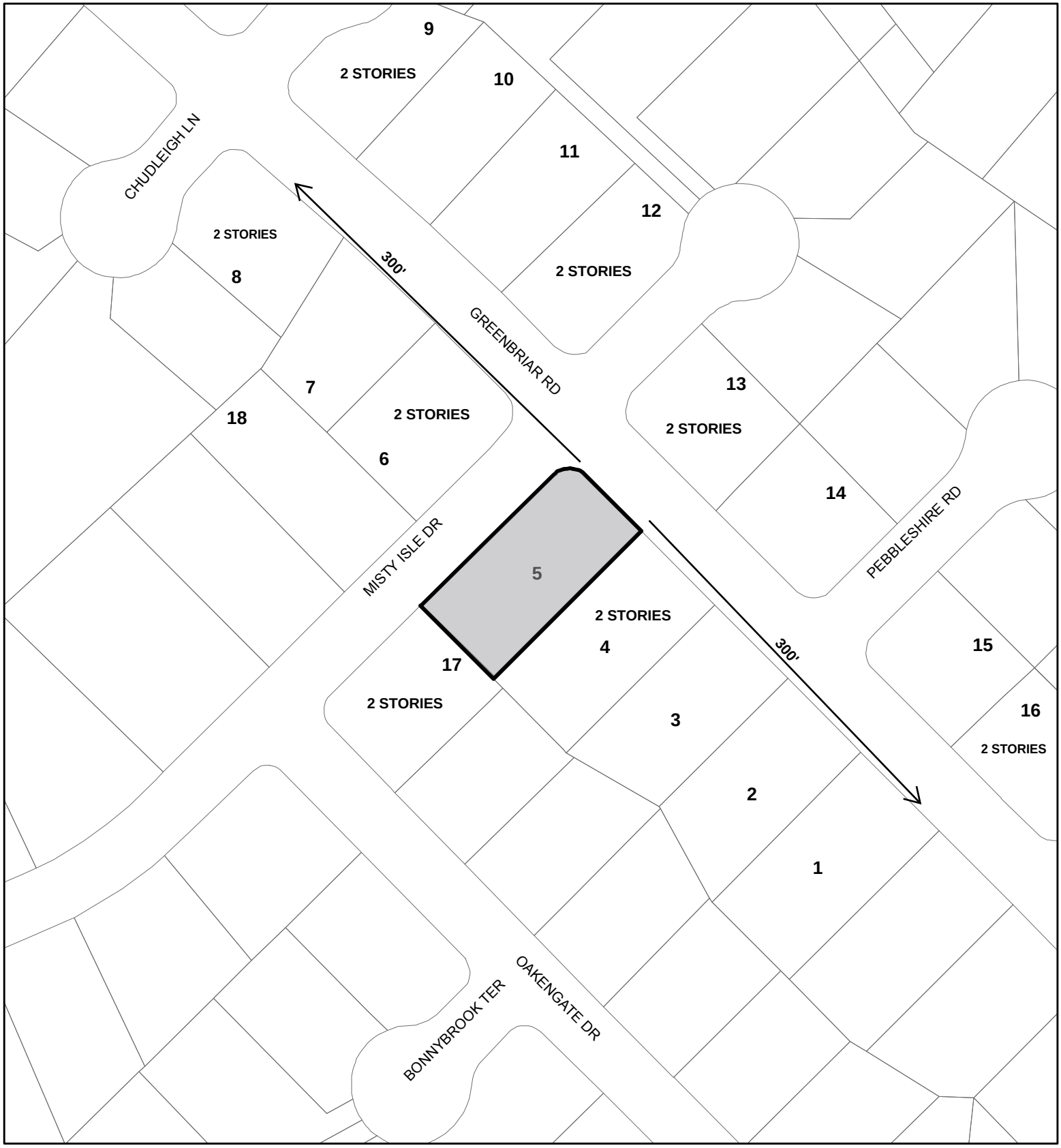
SCALE: 1" = 200'

LOCATION MAP
1551 GREENBRIAR RD
GLENDALE, CA 91207
APN: 5649-007-046
500' RADIUS MAP
DATE: 02-26-2020

Centerpoint Radius Maps

N

Attachment 4



SCALE: 1" = 100'

PHOTO SURVEY MAP
1551 GREENBRIAR RD
GLENDALE, CA 91207
APN: 5649-007-046
300 LINER FEET
DATE: 02-26-2020

N

Survey List

Number	Address	Stories	Approx Setback (ft)	Floor Area Ratio	House Size (sf)	Lot Size (sf)
1	1527 Greenbriar Rd	1	24	0.17	2115	12632
2	1535 Greenbriar Rd	1	24	0.26	3073	11761
3	1541 Greenbriar Rd	1	25	0.2	2064	11761
4	1545 Greenbriar Rd	2	24	0.19	2407	12632
5	1551 Greenbriar Rd	1	22	0.2	2540	12632
6	1605 Greenbriar Rd	2	17	0.28	3196	11325
7	1611 Greenbriar Rd	1	14	0.4	3838	9699
8	910 Chudleigh Ln	2	18	0.28	2917	10413
9	1620 Greenbriar Rd	2	22	0.25	2309	9385
10	1614 Greenbriar Rd	1	24	0.18	1996	10818
11	1608 Greenbriar Rd	1	23	0.18	1996	11157
12	1600 Greenbriar Rd	2	24	0.21	2267	10561
13	926 Misty Isle Dr	2	18	0.28	2748	9937
14	941 Pebbleshire Rd	1	30	0.3	2911	9591
15	1530 Greenbriar Rd	1	20	0.29	2663	9044
16	971 Kirkton Pl	2	13	0.25	2393	9644
17	1670 Oakengate Dr	2	12	0.24	2398	10043
18	909 Misty Isle Dr	1	12	0.26	3261	12632
Averages			20'	0.245	2616	10870

Photo 1 – 1527 Greenbriar Rd

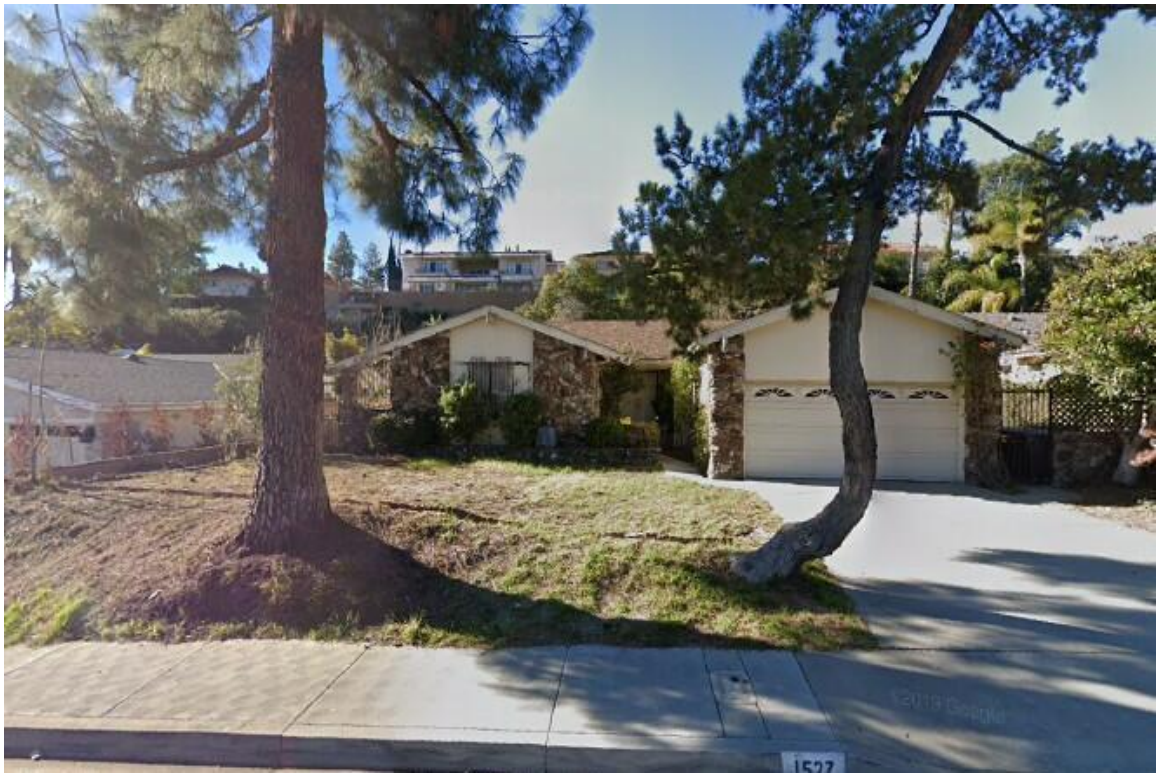


Photo 2 – 1535 Greenbriar Rd

Photo 3 – 1541 Greenbriar Ave

Photo 4 – 1545 Greenbriar Rd

Photo 5 – 1551 Greenbriar Rd

Photo 6 – 1605 Greenbriar Rd

Photo 7 – 1611 Greenbriar Rd

Photo 8 – 910 Chudleigh Ln

Photo 9 – 1620 Greenbriar Rd

Photo 10 – 1614 Greenbriar Rd

Photo 11 – 1608 Greenbriar Rd

Photo 12 – 1600 Greenbriar Rd

Photo 13 – 926 Misty Isle Dr

Photo 14 – 941 Pebbleshire Rd

Photo 15 – 1530 Greenbriar Rd

Photo 16 – 971 Kirkton Pl

Photo 17 – 1670 Oakengate Dr

Photo 18 – 909 Misty Isle Dr

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

DATE: March 9, 2020 **DUE DATE: March 30, 2020**

NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Vista Ezzati **Tel. #** Ext. 8180

PROJECT ADDRESS: 1551 Greenbriar Road (APN: 5649-007-046)

Applicant: Alex Campos (Designer)

Property Owner: Andrew and Diane Costandi

PROJECT DESCRIPTION:

The applicant is proposing to add 290 SF (53 at the front and 237 SF along the street-side) to an existing one-story, 2,540 SF single-family residence (originally built in 1965). The proposal also includes a new attached covered patio, a façade remodel, and new retaining walls. There are indigenous trees located in the rear yard.

PLEASE CHECK:

	A. CITY ATTORNEY		**G. INFORMATION SERVICES (Wireless Telecom)**
	B. COMMUNITY DEVELOPMENT:		**H. PUBLIC WORKS (ADMINISTRATION):**
X	• **(1) Building & Safety**		• **(1) Engineering & Land Development**
	• **(2) Economic Development**		• **(2) Traffic & Transportation**
	• **(3) Housing**		• **(3) Facilities (city projects only)**
X	• **(4) Neighborhood Services**		• **(4) Integrated Waste**
	• **(5) Planning & Urban Design EIF/Historic District**	X	• **(5) Maintenance Services/Urban Forester**
	D. COMMUNITY SERVICES/PARKS:		**J. GLENDALE POLICE**
	E. FIRE ENGINEERING (PSC)		**K. OTHER:**
	F. GLENDALE WATER & POWER:		• **(1) STATE-Alcohol Beverage Control (ABC)**
	• **(1) Water**		• **(2) Tribal Consultations (EIFs)**
	• **(2) Electric**		• **(3) City Clerk's Office**

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____

AUP/CUP Case No.: _____

ADR/~~DRB~~ Case No.: PDR 2004324

Tentative Tract/Parcel Map No.: _____

Zone Change/GPA: _____

Other _____

INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS

Project Address: 1551 Greenbriar Road	**Project Case No.: PDR 2004324**

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

COMMENTS:

☐ **This office DOES NOT have any comment.**

☒ **This office HAS the following comments/conditions.** ☐ (See attached Dept. Master List)

Date: 3-12-20
Print Name: Katherine Williams
Title: Arborist Technician Dept. Maintenance Services, Public Works Tel.: x3402

a. ADDITIONAL COMMENTS:

Summary

Three protected, juvenile coast live oak trees are proposed for preservation and minor encroachment caused by the removal and replacement of an adjacent retaining wall. Forestry will support the design as proposed, with the following conditions:

1. The site plan is updated to show the drip line and protective fencing locations of the protected trees.
2. An indigenous tree permit is required. The permit's tree protection measures, including the installation of temporary fencing, must be adhered to throughout construction.
3. Plant material, irrigation, or other landscape features installed adjacent to the existing oak trees must be compatible with native oak trees and comply with the landscaping guidelines included in the Indigenous Tree Ordinance.

Indigenous Tree Ordinance

Glendale is a community that recognizes its trees as one of its most valuable resources. The indigenous Oak, Bay, and Sycamore trees within the city are natural aesthetic resources which help define the character of the city. These trees are worthy of protection due to the many benefits that they provide, including the counteraction of air pollution, noise pollution, and soil erosion; storm water management; critical wildlife habitat; and the natural scenic beauty they lend to the city.

Required Plan Submittal

The tree protection plan submitted as part of the project's Indigenous Tree Report shows the information required by the Glendale Municipal Code for Forestry review. The project site plan should also include this information, including the drip lines, trunk locations, and temporary protective fencing of the protected trees on the back slope.

Guidelines for submission of entitlements, development permits or preliminary plan reviews report can be found at www.glendaletrees.org.

Site Description

The subject property is located in the Greenbriar neighborhood of Glendale, at the southeast base of the Verdugo Mountains. The topography of this canyon neighborhood is defined by ridges and valleys that gradually slope upwards towards the foothills of the Verdugo Mountains Open Space. Before development, this area was a biologically rich transition zone at the edge of the Venturan-Angeleno Coastal Hills and the Los Angeles Plain. Native vegetation here includes annual grassland, chaparral, and Southern oak woodland plant communities.

The subject property is developed with a single family home. The backyard starts from a flat pad behind the residence and uses a steep slope, held by a retaining wall, to meet the higher grade of the property directly above and behind it, rising alongside Misty Isle Drive.

A cluster of three protected juvenile coast live oak *(Quercus agrifolia)* trees are located on the back slope. These trees appear to be in fair condition. The two oaks closest to the existing retaining wall both have a trunk diameter of approximately 7 inches. The third oak, which is slightly higher up on the slope, has a double-trunk stem of approximately 8 inches each. The rest of the slope is mostly bare, with some large stumps visible from the past removals of mature, non-native trees. Other vegetation on site appears to be aging, non-native plant material.

Project Description

The proposed project includes additions to the existing residence and improvements to the backyard of the property, including a new covered patio in the flat yard area and a new retaining wall that will cut an additional 1-2 feet into the back slope where the three protected oak trees are located.

Project History

Forestry has visited the property, reviewed the submitted plans, and reviewed the project's Indigenous Tree Report. The Arborist Technician met with the applicant at the subject property on January 6, 2020 to identify the protected trees on the slope and discuss an acceptable location for the proposed retaining wall that would allow the three oak trees to be preserved in place. The site plan follows the Arborist's Technician's recommendation to cut 1-2 feet at most into the existing slope for the installation of the proposed retaining wall. The applicant additionally submitted an Indigenous Tree Report and Tree Protection Plan dated March 3, 2020.

Potential Impacts

Due to the juvenile size of the oak trees on site, it is likely these trees will experience minimal stress or root loss from the installation of the proposed retaining wall, given that standard tree protection measures are followed throughout construction. The wide open soil space of the slope will allow the trees to adapt to the new wall configuration and continue to grow into maturity. This area mimics the natural slopes of the local canyon and provides an excellent opportunity to plant an oak-compatible landscape native to the Greenbriar neighborhood.

Forestry will support the design as proposed, with the following conditions:

1. The site plan is updated to show the dripline and protective fencing locations of the protected trees.
2. An indigenous tree permit is required for the proposed development. The permit's Tree Protection Measures sheet must be adhered throughout construction.
3. Plant material, irrigation, or other landscape features installed adjacent to the existing oak trees must be compatible with oak trees and comply with the landscaping guidelines included in the Indigenous Tree Ordinance.

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

☐ 1.

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

☐ 1.

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

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FROM: Vista Ezzati **Tel. #** Ext. 8180

PROJECT ADDRESS: 1551 Greenbriar Road (APN: 5649-007-046)

Applicant: Alex Campos (Designer)

Property Owner: Andrew and Diane Costandi

PROJECT DESCRIPTION:

The applicant is proposing to add 290 SF (53 at the front and 237 SF along the street-side) to an existing one-story, 2,540 SF single-family residence (originally built in 1965). The proposal also includes a new attached covered patio, a façade remodel, and new retaining walls. There are indigenous trees located in the rear yard.

PLEASE CHECK:

	A. CITY ATTORNEY		**G. INFORMATION SERVICES (Wireless Telecom)**
	B. COMMUNITY DEVELOPMENT:		**H. PUBLIC WORKS (ADMINISTRATION):**
X	• **(1) Building & Safety**		• **(1) Engineering & Land Development**
	• **(2) Economic Development**		• **(2) Traffic & Transportation**
	• **(3) Housing**		• **(3) Facilities (city projects only)**
X	• **(4) Neighborhood Services**		• **(4) Integrated Waste**
	• **(5) Planning & Urban Design EIF/Historic District**	X	• **(5) Maintenance Services/Urban Forester**
	D. COMMUNITY SERVICES/PARKS:		**J. GLENDALE POLICE**
	E. FIRE ENGINEERING (PSC)		**K. OTHER:**
	F. GLENDALE WATER & POWER:		• **(1) STATE-Alcohol Beverage Control (ABC)**
	• **(1) Water**		• **(2) Tribal Consultations (EIFs)**
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ENTITLEMENT(S) REQUESTED

Variance Case No.: _____

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PROJECT CONDITIONS AND COMMENTS

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COMMENTS:

☐ **This office DOES NOT have any comment.**

☒ **This office HAS the following comments/conditions.** ☐ (See attached Dept. Master List)

Date: 3/9/2020

Print Name: Jackie Jouharian
Title: CSR Dept. NS Tel.: 3700

a. ADDITIONAL COMMENTS:
CSI#2001580 inspector:Shant Karapetian; read below for details

☐ 1. Vegetation at corner of property (Greenbriar and Misty Isle) obstructing sidewalk.

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

☐ 1. Code Section:
GMC.12.04.020(A) - In addition to the requirements set forth in Section 10.64.060 of this code regarding visibility at intersections, every owner, occupant or person having the control or care of any lot or premises in the city shall be required to trim or prune, any privately-owned tree, bush or shrub upon such premises or upon the sidewalk, street or alley adjacent to such premises, the branches of which are dead, liable to fall, dangerous or interfere with or obstruct persons or vehicles passing along or accessing any public curb, sidewalk, street or alley. Whenever any privately-owned trees, plants or shrubs interfere with or obstruct persons passing along any public street or alley, it is unlawful for the owner or person having charge or control of the premises upon or in front of which such trees, shrubs, bushes or hedges are growing, to fail or refuse to trim the same within five (5) days after service of notice by the director of public works or designee to do so.

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

☐ 1.

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COMMENTS:

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☒ **This office HAS the following comments/conditions.** ☐ (See attached Dept. Master List)

Date: 03-09-2020

Print Name: Sarkis Hairapetian
Title: Pr. BCS. Dept. B&S. Tel.: X-3209

Conditions:

☒ 1. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
   A. Separate application is required for separate detached structures, demolition, retaining walls, fences and swimming pool.
   B. Projects is within the Wildland Urban Interface Fire Areas and it shall comply with Chapter 7A, Vol. 1. CBC 2016.

☒ 2. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Neighborhood Services, Planning, etc.), for inspection to ascertain that all conditions of approval of this conditional use permit are complied with.

☒ 3. That Structure or building on hillside with slope greater than 33% shall comply with the Section 1615 special hillside design requirements.

☒ 4. That additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) will be required upon submittal of plans for building plans check and permit.

INDIGENOUS TREE REPORT
FOR
RESIDENTIAL PROPERTY

AT

1551 GREENBRIAR ROAD
GLENDALE, CA 91207

(APN:5649-007-046)

Prepared for:

Mr. Andrew Costandi
1551 Greenbriar Rd.
Glendale, CA 91207
acostandi@gmail.com

March 3, 2020

Prepared by:

Arsen Margossian, Consulting Arborist
Bardez Landscape Services, Inc.
International Society of Arboriculture (ISA) Certified Arborist # WE-7233A
Member, American Society of Consulting Arborists (ASCA)
ISA Tree Risk Assessment Qualified (TRAQ)
California Licensed Pest Control Adviser #071429
California Licensed Forestry Pesticide Applicator #121525
3512 Rosemary Avenue
Glendale, CA 91208
818 669 6469
arsenm@pacbell.net

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SUMMARY

I was contacted by architect Mr. Alex Campos, on behalf of Mr. Andrew Costandi, the homeowner of a residential property, located at 1551 Greenbriar Rd., in Glendale, California, 91207.

Mr. Campos indicated that as part of site improvements, it is being proposed also to replace the existing low retaining wall at the base of the rear yard slope, and build a new retaining wall, in a different configuration.

And because of the presence of indigenous oak trees on site, he requested that I prepare an Indigenous Tree Report (ITR) and assess the impact of the construction activity on the trees.

As observed and surveyed, there are three young but of protected size oak trees on the rear yard slope.

And given the scope of the proposed work, it is my opinion that the three oak trees should not be impacted in any significant manner from the proposed retaining wall construction project.

INTRODUCTION

Background

Mr. Alex Campos, architect for a site improvement project, requested that I prepare an indigenous tree report for a residential property, where some construction is planned.

He indicated that because there are City of Glendale protected indigenous trees on site, he asked if I could assess the possible impact of the site construction project on the trees and give my professional opinion and evaluate the subject trees.

After discussing my fees with the owner, Mr. Alex Costandi, I was retained to examine the trees and write a report of my findings.

Assignment

I agreed to perform the following:

- Inspect and evaluate the indigenous trees.
- Submit a written report of my observations and findings.
- Make appropriate recommendations if needed, based on my findings.

Limits of the Assignment

This report and the observations included herein are based on my visit to the site on February 29, 2020.

This tree report was performed entirely at ground level. The inspection and evaluation of the trees were limited to visual examination of accessible items without dissection or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

Purpose and Use of the Report

The purpose of this report is to assess the condition and the impact of the proposed construction activity to the existing indigenous trees on site.

This report is intended for the exclusive use of the owner Mr. Andrew Costandi, the architect Mr. Alex Campos and their representatives. Upon submission, this report will become their property and its use will be at their discretion.

OBSERVATIONS

General Site Observations

The residential property is located at 1551 Greenbriar Road, in the Rossmoyne neighborhood of the City of Glendale, County of Los Angeles, California, 91207.

The Assessor's Parcel Number (APN) is: 5649-007-046, in an R1-R restricted-residential neighborhood.

Access to the area is from the Glendale (2) Freeway, off from Mountain St. exit.

The lot is located at the corner of Misty Isle Dr. The nearby major roads are Mountain St. and Verdugo Rd.

The lot is almost rectangular in shape, located on a quite steep hill, in the south-north direction. There is about 20 feet grade difference between the lowest point along the street and the top of the hill in the rear yard.

The lot has a total area of 0.29 acres and the living area of the existing single-family dwelling is about 2,540 sq. ft.
Among the improvements to the existing house, additional living area will be built at the rear side of the house, and as part of the outdoor improvements, a new retaining wall will replace the existing one.

I took several photographs of the lot and the trees (**Appendix II**) and took measurements of the trees and their locations.

Tree Evaluation.

According to City of Glendale Tree Ordinance (Title 12), "Protected indigenous tree" or "tree" means any tree with a trunk which is six (6) inches or more in diameter as measured at a height of fifty-four (54) inches above the lowest point where the trunk meets the soil; or in case of a tree with more than one (1) trunk, whose combined diameter of any two (2) trunks is at least eight (8) inches in diameter as measured at a height of fifty-four (54) inches above the lowest point where each trunk meets the soil, which is one (1) of the following Southern California native tree species:
California Live Oak *(Quercus agrifolia),* Scrub Oak (*Quercus berberidifolia*), Valley Oak (*Quercus lobata*), Mesa Oak (*Quercus engelmannii*), California Bay (*Umbellularia californica*), and the California Sycamore (*Platanus racemosa*) (12.44.020 Definitions).

According to this ordinance, there are three California Live oak trees on the rear hill. There are also other non-protected trees, such as a palm tree, two acacia trees, a Japanese cheesewood tree, a Metrosideros tree and various Italian cypress trees.

I used a Lufkin diameter tape and a Drescher Tree Caliper to measure the **DBH** (Diameter at Breast Height or at 54 inches from grade) of the oak trees. Tree height was estimated. **Crown** spread and other dimensions were measured with a Stanley measuring tape.
All the characteristics of the oak trees are included in the Indigenous Tree Survey (**Appendix I**). **Canopy** spread of the three trees is drawn to scale on the Site Plan (**Appendix III**).

Tree #1

This is a young California Live oak tree, located the closest to the rear retaining wall, only at a six feet distance,

It has a slightly west leaning trunk, with a DBH of 6.75 inches.
The trunk divides to two at about seven feet from grade, and main **scaffold branches** start emerging above the division. The resulting crown of the tree is quite thin and the spread of the branches extend from three to ten feet only.
Although the tree is young, but its approximate height is about 28 feet. All three trees are actually quite tall, and the reason for that was the presence of tall conifer trees nearby. These trees have been cut down and they caused the oak trees to extend themselves upward looking for sunshine.

The crown of the tree is quite thin, with light green **foliage** color. There is minimal **deadwood** in the crown.

The tree looks healthy, with minimal signs of stress. There is no **included bark** at the **crotch** of the main stems, an indication that the union is strong and not prone to failure.
No **buttress roots** are visible at the **trunk flare**, most probably because of soil erosion during the years.

The overall **vigor** of this tree is Average.

On a 0 to 5 scale (0 being dead and 5 being excellent), the **condition rating** for this tree is 3 (Average).

Tree #2

Another young California Live oak tree, located further uphill and west side from Tree #1.
It too has a single erect trunk, with a DBH of 7.75 inches.

The trunk divides to two at about five feet from grade, and main scaffold branches start emerging quite high in the crown. This tree also has quite thin crown and the spread of the branches extend from two to twelve feet only.

The height of this tree is about 25 feet.

This tree also is in similar conditions as Tree #1, and its condition rating is also 3 (Average).

Tree #3

This is the last California Live oak tree on site, and it is located further uphill from the previous tree.
The main trunk divides to two at about one foot from grade, and two competing stems emerge and extend vertically upward.
They respectively have eight and eight-and-a-half inches DBH; the cumulative DBH of this tree is 16.5 inches.

The approximate height of this tree is 28 feet, and the branches spread from five to fifteen feet away from the trunk.

It is very probable that there is included bark at the union of the two stems, which would indicate that the union is weak and prone to failure. It should be further assessed.

Other conditions of the tree, i.e. foliage, branching, etc…are similar to the two previous trees; therefore, its condition rating also is 3 (Average).

CONSTRUCTION IMPACT AND HEALTH MITIGATION OF THE SUBJECT TREES.

As discussed above, it is being proposed to replace the existing retaining wall with a new one.
The nearest to the wall is Tree #1, located at about six feet from the edge of the wall, and its **drip line** actually is slightly past the wall. Tree #2 is located at ten feet from the wall, and Tree #3 is at 15 feet from the wall.

It is quite possible that some roots, especially of Tree #1, be exposed during construction, and probably no severance would be necessary. It is my opinion that whatever roots are encountered, they all will be small ones, and if it will be necessary to cut back some of them, because all three trees are young trees, they will not be impacted and they will soon generate new roots.

And to secure that all three trees are not further impacted by any on-site construction activity, and are protected during the entire construction period, the below guidelines should be implemented, with the assistance of a Certified Arborist.

- **Tree Protection Zone (TPZ)**: During the construction phase, a Tree Protection Zone (TPZ) should be established as far possible away from the trunk of the trees, as illustrated on the Site Plan (**Appendix III**). Chain-link or plastic orange fencing must be erected along the perimeter of the protection zone to prevent access. A “WARNING - Tree Protection Zone” sign will be prominently displayed on each fence.

- **Storage and Disposal**: Supplies and materials, including paint, lumber, concrete overflow, etc., shall not be stored or discarded within the tree protection zone. All foreign debris within the protection zone should be removed; it is important to leave duff, mulch, chips, and leaves around the retained tree for water retention and nutrients. Draining or leakage of equipment fluids, i.e. oils, hydraulics, gasoline, paint, paint thinners, etc… shall be avoided.

- **Grade Changes:** Grade changes, including adding fill, shall not be permitted within the tree protection zone, without special written authorization and under supervision by the certified arborist. Lowering the grade would necessitate cutting main support and feeder roots, jeopardizing the health and structural integrity of the tree. Adding soil, even temporarily, on top of the existing grade, would compact the soil further, and decrease both water and air availability to the trees' roots.

- **Pruning**: Unless unavoidable, the trees should not be pruned until all construction is completed. All pruning shall be done under the direction of an ISA Certified Arborist and using ISA guidelines.

- **Root Pruning**: All trenching should be done by hand or an air spade. If root pruning will be necessary, they should be pruned using a Dosko root pruner or equivalent. All cuts shall be clean and sharp, to minimize ripping, tearing, and fracturing of the root system. If trenching within the tree protection zone is unavoidable, an air spade shall be used rather than mechanical trenching equipment. Any underground line within the tree protection zone shall curve so that no roots are impacted.

- **Irrigation:** Approximately 48 hours before root pruning, the soil shall be irrigated to a depth of three feet. The liquid root stimulant "Root Concentrate" shall be added to the irrigation water prior to root pruning.
  This product helps the tree to regenerate root growth.

- **Chemical Treatment**: If insects or other organisms are present, a licensed pest control adviser should direct the treatment by a licensed applicator.

- **Inspection**: During construction, an ISA Certified Arborist shall inspect the trees on a monthly basis. A report comparing tree health and condition to the

original, pre-construction baseline shall be submitted following each inspection. The inclusion of photographs is advised. After construction is done, the inspection of the tree should continue for at least the next six months and even more, if the tree shows signs of stress.

Any mitigation procedures proposed by the Certified Arborist, i.e. fertilizing, spraying, washing the foliage, mulching, etc., should be performed without any delay.

CONCLUSION

As designed, the new retaining wall will almost be at the same distance from Tree #1 as the existing wall, and its extension will be outside the drip line of the remaining two trees.

Exploratory digging by hand should reveal the extent of root presence, and accordingly, proper mitigation methods should be adopted, as suggested by the Certified Arborist and the approval of the City of Glendale.

This report will be reviewed by the Urban Forestry Department of the City of Glendale. The Department might have its input too, to best mitigate for the possible root loss of the indigenous trees.

Appendix I

INDIGENOUS TREE SURVEY

Tree #	Species	Diameter (DBH) (inches)	Height (feet)	Spread (feet)	Condition Rating	Status
1	California Live Oak (CLO)	6.75	28	17	3	Impacted/Preserve
2	CLO	7.75	25	17	3	Not Impacted/Preserve
3	CLO	16.5 (8 & 8.5)	28	22	3	Not Impacted/Preserve

Condition Rating: Excellent=5, Good=4, Average=3, Fair=2, Poor=1, Dead=0

Appendix II

The property seen from the street.

(This and the following photographs were taken on February 29, 2020.)

The three trees seen from the north side.

View of the three trees from the west side.

Tree #1.

Tree #2 in the middle.

Tree #3.

Appendix III

SITE PLAN

(See Attached)

Glossary

Buttress Root	Roots at the base of the trunk; trunk flare.
Canopy	The aboveground portion of a tree, including the outer layer of leaves.
Condition Rating	The condition of a tree expressed as percentage of ideal for that species.
Crotch	The area of a tree at which a main branch joins the trunk.
Crown	Parts of the tree above the trunk that includes the leaves and branches.
Deadwood	Dead branches remaining attached within the canopy of the tree.
Diameter at Breast Height (DBH)	Basic measure of tree girth usually at 4.5 feet above ground level.
Drip Line	Perimeter of the area under a tree delineated by the crown.
Foliage	The leaves in the canopy of the tree.
Included Bark	Bark that becomes embedded in a crotch between branch and trunk or between co-dominant stems and causes a weak structure.
Scaffold Branch	A permanent, main branch in the crown of a tree which supports many smaller branches and helps to form the shape of the crown**.**
Trunk Flare	The region where the trunk meets the ground.
Vigor	Overall health of a tree; the capacity to grow and resist physiological stress.

Assumptions and Limiting Conditions

This arborist report and any values expressed herein represent my personal opinion and my fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection.

I certify that I have no personal interest in or bias with respect to the subject matter of this report. I have inspected the subject trees, and to my knowledge and belief, all statements and information in this report are true and correct.

This arborist report was performed entirely at ground level. The inspection and evaluation of the trees were limited to visual examination of accessible items without dissection, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

Certification of Performance

I, Arsen Margossian, certify:

- That I have personally inspected the trees and/or property referred to in the report, and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the Limits of Assignment;

- That I have no current or prospective interest in the vegetation on the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;

- That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;

- That my analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;

- That no one provided significant professional assistance to me, except as indicated within the report;

- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results if the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

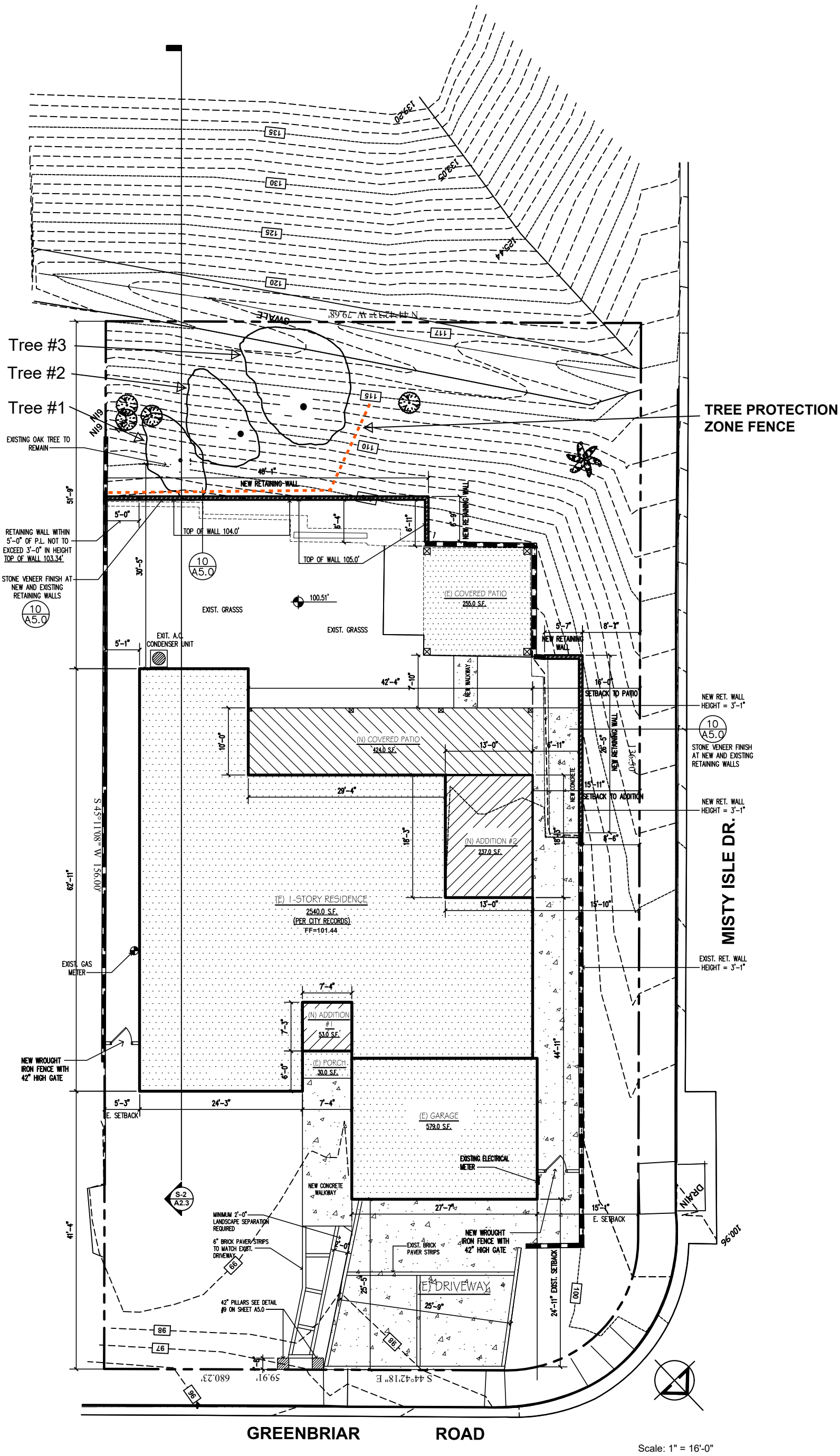
I further certify that I am a member in good standing of the American Society of Consulting Arborists (ASCA), International Society of Arboriculture (ISA) and Tree Care Industry Association (TCIA).
I am an ISA Certified Arborist (#WE-7233A), an ISA Tree Risk Assessment Qualified (TRAQ) and California Licensed Pest Control Adviser (#71429) and California Licensed Forestry Pesticide Applicator (#121525).

Signed:

Date: March 3, 2020

Copies of Licenses

1551 GREENBRIAR ROAD
GLENDALE, CA 91207



Scale: 1" = 16'-0"

INDIGENOUS TREE REPORT
APPENDIX III
SITE PLAN
BY
ARSEN MARGOSSIAN, CONSULTING ARBORIST (WE-7233)
818 669 6469 , ARSENM@PACBELL.NET
MARCH 3, 2020