



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

September 14, 2023

Decision

1621 Cleveland Road

Address

Administrative Design Review (ADR)

Review Type

5629-008-016

APN

PADR-000927-2023

Case Number

Davit Mkrtchyan

Applicant

Kasey Conley

Case Planner

Aram Marandyan

Owner

Project Summary

The applicant is proposing to construct a 184-square-foot second-story addition on the east side of the existing 2,266-square-foot, two-story, single-family residence designed in the Spanish Colonial Revival style and built in 1932.

The property is a contributor to South Cumberland Heights Historic District.

Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because it is a minor addition to an existing building. It is also exempt as a Class 31 "Historic Restoration or Rehabilitation" pursuant to Section 15331 of the State CEQA Guidelines because the project will result in the residence remaining a contributor to the South Cumberland Heights Historic District.

Existing Property/Background

The property is in the RI (Low Density Residential) Zone District I and in the South Cumberland Heights Historic District. The South Cumberland Heights Historic District was designated in November 2021 and the existing two-story residence is identified as a contributor to the district.

Staff Recommendation

Approve

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RI-I-HD FAR District: I

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

None proposed.

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	13,309 square feet	7,500-26,950 square feet	12,430 square feet
Setback	36'	22'-68'	32'6"
House size	2,681 square feet	1,666-5,727 square feet	2,450
Floor Area Ratio	0.21	0.06-0.44	0.19
Number of stories	-	1-2	2

DESIGN ANALYSIS**Site Planning**

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

Building Location

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

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

The addition is appropriately stepped in at the south (primary) façade from the original corner of the building. The addition is located on top of an existing one-story portion of the building with no changes to the existing footprint of the building and remains out of the interior and front setbacks.

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 addition is appropriately stepped in from the existing corners to create a differential between the existing and new.
- The addition is located on top of an existing one-story portion of the building with no changes to the existing footprint or site relationship.
- The street front setback along Cleveland Road will not be altered.
- Landscaping and trees along the front façade will be retained and the site will exceed the required minimum 40% open space requirement.

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

The addition is minimal in size and is appropriate to the surrounding context. The adjacent property to the east is a one and two-story building. Though the one-story massing of the adjacent building is closer to the project site, the retention of the existing setbacks and the step in of the proposed addition along the front façade minimizes its impact.

Building Relates to Existing Topography

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Form and profile follow topography
- ☐ Alteration of existing landform 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

The new second story mass is also stepped in from the original corner of the primary façade and is located behind the existing one-story projection of the front façade. This helps minimize the feel of additional massing on the primary façade.

Roof Forms

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Roof reinforces design concept
- ☐ Configuration appropriate to context

The new hipped roof form is compatible to the existing hipped roof form, is stepped back from the existing front façade to create differential between the two and is slightly lower in height than the existing to minimize its impact.

Determination of Compatibility: Mass and Scale

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

- The addition is minimal in size and stepped back from the existing primary façade to minimize its impact and be respectful of the original building.
- The new roof is simple in design, slightly lower than the main existing roof form, and matches the existing pitch and hipped form.
- The proposed project relates to its surrounding context by remaining a two-story single-family residence with articulation appropriate to the style of the house.

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

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

The existing windows on the building will be retained with two new windows proposed as part of the project. The new windows appropriately match the existing in operation, design, and divided light pattern and meet the Historic District Window Design Guidelines.

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

The house is currently clad in smooth stucco. The addition will be clad in La Habra stucco with a smooth finish for a uniform look appropriate to the style and period.

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

No new lighting is proposed at the front of the property and equipment and trash enclosures are properly screened or out of view.

Ancillary Structures

☐ yes ☒ n/a ☐ no

If “no” select from below and explain:

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

Determination of Compatibility: Design and Detailing

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

- The overall design and architectural concept of the addition will be consistent with the character of the existing residence.
- The finish materials are appropriate to the Spanish Colonial Revival style and mirror features found on the existing house including smooth stucco finish and one-piece red clay tiles.
- The new windows proposed as part of the project are consistent with the style and period of the house and mirror the existing windows.

Glendale Historic District Design Guidelines and Rehabilitation Standards Analysis

Glendale Historic District Design Guidelines Analysis

Staff believes the current proposal meets the Historic District Design Guidelines and is therefore appropriate to the contributing property. In conformance with the Massing & Additions section for Spanish Colonial Revival style properties, the addition is setback from the existing two-story portion of primary façade and located behind the existing one-story portion of the primary façade, which help minimize the feel of additional massing to the front of the building. The new hipped roof is stepped in from the original roof line along the

primary facade, is lower is height, and compatible in form and cladding to blend in with but not detract from the original building volume. The asymmetrical façade of the building is retained and the step in and lower roof height allows the addition to be subordinate to the original volume. In accordance with the Architectural Details section, the roof, exterior cladding, and finish materials of the proposed addition will echo the original and be compatible with existing building. The proposed fiberglass windows will mirror the existing windows in operation, location, and divided light pattern.

Secretary of the Interior's Standards for Rehabilitation Analysis

Staff believes the proposed work complies with the Rehabilitation Standards as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

- The property was developed as a single-family residence and will remain a single-family residence.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- The historic appearance and all character-defining features of the property will be retained.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

- The addition will be a simple design, in keeping with that of the existing residence, and will not add any elements that create a false sense of history.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- The property has seen little change over time and no changes since construction have acquired historic significance.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

- All existing character-defining features at the front portion of the house will remain, including the asymmetrical massing, smooth stucco cladding, low pitched hipped roof, red clay tile roof cladding, front courtyard, window openings, operations, , and stucco chimney. The proposed addition at the east is setback from the primary façade of the building ensuring it does not deter from these features.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- As discussed above, no character-defining features will be altered or removed as part of the project.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

- Not applicable.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

- Not applicable.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

- No character-defining features or materials that characterize the property will be destroyed due to the construction of the proposed addition. The asymmetrical massing, smooth stucco cladding, low pitched hipped roof, red clay tile roof cladding, front courtyard, window openings, operations, and stucco chimney will all be retained. The addition is small and setback from the primary façade having little impact on the massing and scale of the building. The simple aesthetic of the proposed addition works to minimize its appearance, making the new massing and scale more compatible. The new work will maintain the existing character of the Spanish Colonial Revival style and is compatible with the existing massing, size, scale, and architectural features.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

- The single-family residence could be returned to its original size and shape in the future. The walls at the east façade and original one-story roof below would require reconstruction, but the simple design of the existing, which are documented in this application, would allow for a faithful replication.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval**. The following conditions are recommended as part of the approval:

Conditions

No conditions are proposed for this project.

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. South Cumberland Heights Historic District DPR Form

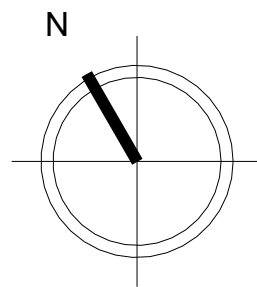
- New 195 Sf addition to the 2nd floor of the existing 2266 SF 2 story Single Family dwelling

Project Address:	1621 Cleveland Rd, Glendale, CA 91202
Assessor Parcel #:	5629-008-016
Zonning:	R1-1
Tract Number:	TR 4045
Lot Number:	A
Block Number:	None
School District	G.U.S.D.

Fire Zone	None
Fire Sprinklers Required	No

Applicable Building Codes

- North



Revision Schedule	
#	Rev. Description

Project Name:
Cleveland Residence

Project Address:
**1621 Cleveland Rd,
Glendale, CA 91202**

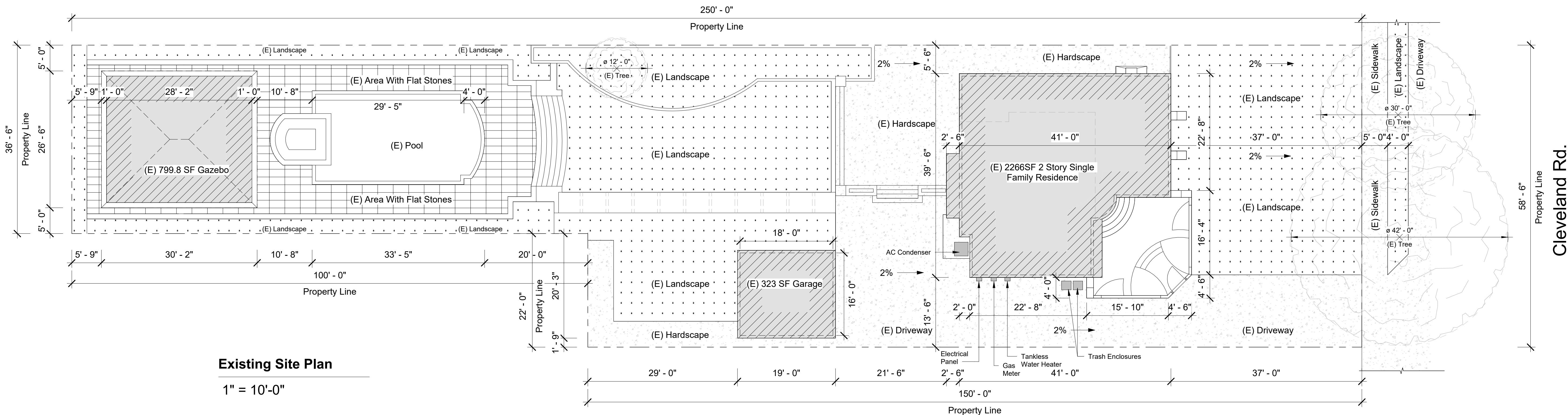
Client Name:
Aram Marandyan

Project Date: 08-30-2023

Designed By: M.I.
Checked By: D.M.

A0.1

Project Information



Important Notes:

Inspections:	1. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduits, piping or other ancillary building trade products or equipment are installed, but before any concrete is placed or floor sheathing is installed, including the subfloor. (R109.1.1.1
	2. Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection. (R109.1.2)
	3. Water piping materials within a building shall be in accordance with Sec. 604.1 of the California Plumbing Code. Pex, CPVC and other plastic water piping systems shall be installed in accordance with the requirements of Sec. 604 of the CPC, Installation Standards of Appendix I of the CPC and manufacturers recommended installation standards. CPVC water piping requires a Certification of Compliance as specified in Sec 604.1.1 of the CPC prior to permit issuance.
	4. Every permit issued shall become invalid unless work authorized is commenced within 180 days or if the work authorized is suspended or abandon for a period of 180 days. A successful inspection must be obtained within 180 days. A permit may be extended if a written request stating justification for extension and an extension fee is received prior to expiration of the permit and granted by the Building Official. No more than one (1) extension may be granted. Permits which have become invalid shall pay a reactivation fee of approximately 50% of the original permit fee amount when the permit has been expired for up to six (6) months. When a permit has been expired for a period in excess of one (1) year, the reactivation fee shall be approximately 100% of the original permit fee
General Notes:	1. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facility (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines -whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses. " Obtain approval from local Water and Power Department.
	2. Obtain permits from Public Works prior to Construction for: A. Temporary pedestrian protection. B. For any construction near any street or public area.
	3. Outlets along wall counter space, island and peninsula counter space in kitchens shall have a maximum spacing of 48". (210-52 NEC)
	4. All new lighting shall be from an energy high efficacy light source (e.g. fluorescent lamp). (T-24, Sec. 150(k))
	5. 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)
	6. A copy of the evaluation report and/or conditions of listing shall be made available at the job site.
	7. The sprinkler system shall be approved by Plumbing Division prior to installation.
	8. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3)
	9. 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).
	10. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)
	11. Los Angeles City Electrical Test Lab Research Report is required to use an electro-mechanical lift for provided parking spaces.
	12. "A maintenance of vehicle lift system (2-levels or more) affidavit " shall be approved and recorded prior to issuing a building permit.
	13. A minimum of 65 percent of the nonhazardous construction and demolition waste shall be recycle and/or salvage for reuse in accordance with California Green Building Standards Code, Chapter 4 Division 4.4. (R334)
	14. Finish materials including adhesives, sealants, caulks, paints and coating, aerosol paints and systems and composite wood products shall meet the volatile organic compound (VOC) emission limits in accordance with the California Green Building Standards Code, Chapter 4 Division 4.5. (R340)
	15. When a vapor retarder is required, a capillary break shall be installed in accordance with the California Green Building Standards Code, Chapter 4, Division 4.5. (R506.2.3.1)
	16. Annular space around pipes, electric cables, conduits or other openings in bottom/sole plates at exterior walls shall be protected against the passage of rodents by closing such openings in accordance with the California Green Building Standards Code, Chapter 4, Division 4.4. (R602.3.4.1)
Zoning Notes:	1. A/C units and water heaters are not allowed in the required side yards and front yard unless specifically allowed by exception.
Means of Eggress:	1. Provide 32" wide doors to all interior accessible rooms within a dwelling unit. 2. Provide emergency egress from sleeping rooms. Min.- 24" clear ht, 20" clear width, 5.7 sq.ft. min. area. 3. Occupied roofs shall be provided with exits as required for stories.
Grading and Foundation:	1. If adverse soil conditions are encountered, a soils investigation report may be required. 2. Foundation and floor slabs shall conform to the following or the recommendation of an approved soils report: A. Depth of footings below the natural and finished grades shall not be less than 24 inches for exterior and 18 inches for interior footings. B. Exterior walls and interior bearing walls shall be supported on continuous footings. C. Footings shall be reinforced with a minimum 4 - ½ -inch diameter deformed reinforcing bars. Two bars shall be placed within 4 inches of the bottom of the footing and two bars within 4 inches of the top of the footings. D. The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing the concrete. E. Concrete floor slabs on grade shall be placed on a 4" fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3½ inch thick and shall be reinforced with #4 rebar at 16 inch on center in both directions. 3. Concrete slabs on expansive soil, compacted fill or slopes over 1:10 shall be placed on a 4-inch fill of coarse aggregate. The slabs shall be at least 3-1/2 inches thick and reinforced with #4 bars spaced at intervals not exceeding 16 inches on center each way. A 6-mil polyethylene or approved vapor barrier with joints lapped not less than 6-inches shall be placed between the concrete floor slab and the base course. 4. Provide Under-floor net ventilation opening size and locations equal to 1 sq. ft. for each 150 sq. ft. of under floor area and an access opening through the floor (18 " x 24" min) or an opening through a perimeter wall not less than (16" x 24" min). 5. Openings shall be as close to corners as practicable and shall provide cross ventilation along the length of at least two opposite sides. Opening shall have 1/4 inch corrosion resistant metal mesh covering. 6. Provide corrosion resistant weep screed below the stucco a minimum of 4" above earth or 2" above paved area. 7. Provide rain gutters and convey rain water to the street. 8. Lots shall be graded to drain surface water away from foundation walls with a minimum fall of 6 inches within the first 10 feet (R401.3)

Bathrooms:	1. All shower enclosures, regardless of shape, shall have a minimum finished interior area of not less than 1024 square inches (0.66 m2) and shall be capable of encompassing a 30 inch diameter (0.76 m) circle. The minimum area and dimensions shall be maintained to a point 70 inches (1.8 m) above the shower drain outlet. (Plumbing Code Section 408.6)
	2. 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).
	3. Provide ultra low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
	4. A min 12" sq. access panel to the bathtub trap slip joint connection is required. (Plumbing Code Section 402.10)
Laundry Room:	1. Clothes dryer(s) located in an area that is habitable or containing fuel burning appliances shall be exhausted to the outside or to an area which is not habitable and does not contain other fuel burning appliances (but not beneath the building or in the attic area). (M.C. 504.4.2.1)
	2. A 4" clothes dryer moisture exhaust duct is limited to a 14 feet length with two elbows from the clothes dryer to the point of termination. Reduce this length by 2 feet for every elbow in excess of 2. (M.C. 504.3.2, M.C. 908)
Special Hazards:	1. Glazing in hazardous locations shall be tempered. (LARC R308, LABC Section 2406.4) A. Fixed or operable panels in swinging, sliding and bifold doors and fixed or operable panels adjacent to doors; B. Fixed or operable window panels with panes larger than 9 square feet and are less than 18 inches above the floor, have a top edge greater than 36 inches above the floor and have one or more walking surfaces within 36 inches, measured horizontally and in a straight line, of the glazing. C. Glazing in guards and railings, adjacent to wet surfaces, adjacent to stairs and ramps, and adjacent to bottom stair landings.
	2. Each light of safety glazing material installed in hazardous locations shall be identified by a permanent label that specifies the labeler, the type of glass, and the safety glazing standard with which it complies, and that is visible in the final installation.
	3. Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, manufacturer, and performance grade rating to indicate compliance with AAMA/WDMA/CSA 101/I.S.2/A440 (research report not required). (R308.6.9)
	4. Pre-fab fireplaces are required to have manufacturer, model, and Underwriter Laboratories certification (or ICC-ES).
	5. Provide an approved spark arrester for the chimney of a fireplace, stove, or barbecue which uses fuel burning material. " (L.A.M.C. 57.4704.10)
	6. 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 of the building or structure containing the fuel gas piping. "(Per Ordinance 171,874-for work over \$10,000.)
	7. Water heater must be strapped to wall. Section 507.2, LAPC. See Information Bulletin P/PC 2011-003 "How to Brace Your Water Heater" for details.
	8. 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 seconds. Max.) for a single opening. The deactivation switch shall be at least 54" above the floor. (6109 of LABC)
	9. 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 2977). (3162B)
	10. 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). (R314.2.2)
	11. An approved smoke alarm shall be installed in each sleeping room & hallway or 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. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)
	12. An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)
	13. Where a permit is required for alterations, repairs or additions, existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. (R315.2.2)
Interior Environments	1. Heater shall be capable of maintaining a minimum room temperature of 68 DEG. F at a point 3 FT above the floor and 2 FT from the exterior walls in all habitable rooms at the design temperature (R303.8)
Glazing Requirements	1. Glazing in the flowing locations shall be safety glazing confrming to the human impact loads of the section R308.3 (See Exceptions) (R308.4) 2. Fixed and perable panels of swinging, sliding and bi-fold assemblies. 3. Glazing in enclosure for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathrubs, and shower where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
Other Notes:	1. Buildings shall have approved address numbers, building numbers or approved building identificatin place in a positin that is plainly legible and visible from the stree or road fronting the property (R319) 2. Provide anti-graffiti finish within the first 9 feet, measured from grade at exterior walls and doors. 3. Maintenance of building affidavit is recorded by the owner to cvenant and agree with the local city jurisdiction to remove any graffiti within 7-days of the graffiti being applied (6306).
Electrical Notes:	1. The panel or subpanel shall provide capacity to install a 40A minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. 2. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as EV capable. The raceway terminatin llocation shall be permanent and visibly marked EV capable. (4.106.4.1) 3. The main electrical service panel shall have a reserved space to allow for installation of a double pole circuit breaker for a future solar electric installation. The reserved space shall be poslited at the opposite (load) end from the input feeder locatin or main circuit location and shall be permanently marked as "FOR FUTURE SOLAR ELECTRIC". (4.211.4, Energy Code §110.10, LAFD requirement NO.96)

Phone: (747) - 237 - 9172
Email: info@ehdmgroup.com
Web: www.ehdmgroup.com

North

Revision Schedule	
#	Rev. Description

Project Name:
Cleveland Residence

Project Address:
1621 Cleveland Rd,
Glendale, CA 91202

Client Name:
Aram Marandyan

Project Date: 08-30-2023

Designed By: M.I.
Checked By: D.M.

A0.2

Project Notes





RESIDENTIAL MANDATORY MEASURES
NEW, ADDITION AND ALTERATION

The 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CalGreen) requires all of the following provisions. These provisions apply to all newly constructed residential buildings including one- and two-family dwellings, townhomes, and multi-family units in low-rise and high-rise residential buildings such as apartments, condominiums, motels and hotels. These provisions also apply to the additions and alterations of existing residential buildings that increase the buildings conditioned area, volume, or size.

Please incorporate these requirements into the plans and sign the compliance statement at the end of this document. Provisions that are underlined and italicized shall be shown on the construction documents. The information listed here is an outline of the Mandatory Measures. For complete requirements and possible exceptions, please refer to the 2019 CalGreen Code. Code Sections in bold are City of Glendale additional mandatory CALGreen amendments.

ITEM #	CODE SECTION	REQUIREMENTS
Chapter 1 - ADMINISTRATION		
	101.3.1	Scope Applies to ALL newly constructed residential buildings: low-rise, high-rise and hotels/motels.
Chapter 3 – GREEN BUILDING		
	301.3	Addition and Alterations <ul style="list-style-type: none">Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.Requirements only apply within the specific area of the addition or alteration.
Chapter 4 – RESIDENTIAL MANDATORY MEASURES		
Division 4.1 – Planning and Design		
Site Development (Sec. 4.106)		
1	4.106.1	General. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas.
2	4.106.2	Storm water drainage and retention during construction. Projects which disturb less than one acre of soil and are not part of a larger common development, shall manage storm water drainage during construction. In order to manage storm store water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. <ul style="list-style-type: none">Retention basins of sufficient size shall be utilized to retain storm water on the site.Where storm water is conveyed to a public drainage system or gutter, water shall be filtered by use of a barrier system or wattle approved by the city.Compliance with all NPDES and City of Glendale Storm Water Management Ordinance. Note: Refer to the State Water Resource Control Board for projects which disturb one acre or more of soil, or part of a larger common plan of development which in total disturbs one acre or more of

ITEM #	CODE SECTION	REQUIREMENTS
		soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)
3	4.106.3	Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. (Does not apply to additions and alterations not altering the drainage path.)
4	4.106.4	Electric vehicle (EV) charging for new construction. New construction shall comply with CalGreen Sections 4.106.4.1, 4.106.4.2 or 4.106.4.3 (Items #5, #6 and #7 below) to facilitate the future installation and use of electric vehicle (EV) chargers. Electric vehicle supply equipment (EVSE) when installed, shall be in accordance with the <i>California Electrical Code</i> .
5	4.106.4.1	EV charging for new one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit (nominal 1-inch inside diameter) that originates at the main service or subpanel and terminates into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The service panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel shall be permanently labeled to identify the breaker space as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". <i>Construction documents shall show the requirements above.</i>
6	4.106.4.2	EV charging for new multi-family dwellings. If residential parking is available on a building site, construction shall comply with the following requirements to facilitate future installation and use of electric vehicle (EV) chargers. <i>Plans and electrical load calculations shall clearly show the following:</i> <ul style="list-style-type: none">Ten-percent (10%) of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.Electric vehicle charging stations (EVCS) When EV chargers are installed, one in every 25 spaces shall comply with at least one of the following options:<ul style="list-style-type: none">The EV space shall be located adjacent to an accessible parking space meeting the requirements of the <i>California Building Code</i>, Chapter 11A, to allow use of the EV charger from the accessible parking space.The EV space shall be located on an accessible route to the building, as defined in the <i>California Building Code</i>, Chapter 2.Electric vehicle charging station (EV space) dimensions. Electric vehicle charging spaces (EV spaces) shall comply with the following dimensions:<ul style="list-style-type: none">Minimum length of each EV space: 18-ft.Minimum width of each EV space: 9-ft.One in every 25 EV spaces, but not less than one, shall also have an 8-foot wide minimum aisle (a 5-foot wide aisle is permitted provided the minimum width of the EV space is 12- feet). The surface slope of this EV space and aisle shall not exceed a 1 unit vertical in 48 units horizontal (2.083 percent) slope in any direction.Single EV space electrical requirements. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than nominal 1-inch inside diameter. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed

ITEM #	CODE SECTION	REQUIREMENTS																		
		<p>location of the EV spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit over-current protective device. Construction documents shall identify the raceway termination point.</p> <p>f. Multiple EV spaces electrical requirements. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculation to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EV's at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.</p> <p>g. Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the <i>California Electrical Code</i>.</p>																		
7	4.106.4.3	<p>EV charging for new hotels and motels. If hotel or motel parking is available on a building site, construction shall comply with the following requirements to facilitate future installation and use of electric vehicle (EV) chargers. <u>Plans and electrical load calculations shall clearly show the following:</u></p> <p>a. Number of required EV spaces. The total number of parking spaces provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number and shall be as follows:</p> <table><thead><tr><th>TOTAL NUMBER OF PARKING SPACES</th><th>NUMBER OF REQUIRED EV SPACES</th></tr></thead><tbody><tr><td>0 to 9</td><td>0</td></tr><tr><td>10 to 25</td><td>1</td></tr><tr><td>26 to 50</td><td>2</td></tr><tr><td>51 to 75</td><td>4</td></tr><tr><td>76 to 100</td><td>5</td></tr><tr><td>101 to 150</td><td>7</td></tr><tr><td>151 to 200</td><td>10</td></tr><tr><td>201 and over</td><td>At least 6% of total</td></tr></tbody></table> <p>b. Electric vehicle charging station (EV space) dimensions. Electric vehicle charging spaces (EV spaces) shall comply with the following dimensions:</p> <ol style="list-style-type: none">Minimum length of each EV space: 18-ft.Minimum width of each EV space: 9-ft. <p>c. Single EV space electrical requirements. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than nominal 1-inch inside diameter. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit over-current protective device. Construction documents shall identify the raceway termination point.</p> <p>d. Multiple EV spaces electrical requirements. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE.</p>	TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES	0 to 9	0	10 to 25	1	26 to 50	2	51 to 75	4	76 to 100	5	101 to 150	7	151 to 200	10	201 and over	At least 6% of total
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES																			
0 to 9	0																			
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201 and over	At least 6% of total																			

ITEM #	CODE SECTION	REQUIREMENTS
		raceway method(s), wiring schematics and electrical load calculation to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EV's at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. <ul style="list-style-type: none">Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the <i>California Electrical Code</i>.Accessible EV spaces. EV spaces for hotels/motels and all EVSE, when installed shall comply with the accessibility provisions of EV charging stations in the <i>California Building Code</i>, Chapter 11B.
8	4.106.5 (GBSC)	Water permeable surface. <i>Provide calculation on site plan to show proposed water permeable surfaces shall not to be less than 20 percent of the total on-grade, residential uncovered parking, walking or patio surfaces.</i> The primary driveway, the primary entry walkway and entry porch or landing and required accessible routes for persons with disability as required by Chapter 11A and / or 11B of CBC shall not be included when calculating the area required to be a permeable surface.
Division 4.2 – Energy Efficiency		
Performance Requirements (Sec. 4.201)		
9	5.201.1	Scope. This project shall comply with all applicable energy efficiency requirements as set forth in the 2019 <i>California Energy Code</i> . <i>Energy calculations and forms shall be included as part of the plans and drawings.</i>
Division 4.3 – Water Efficiency and Conservation		
Indoor Water Use (Sec. 4.303)		
10	4.303.1	Indoor water use. Plumbing fixtures and fittings shall comply with the following and <i>shall be shown on the construction documents:</i> <ul style="list-style-type: none">Water closets: Maximum 1.28 gallons per flushUrinals: Maximum 0.125 gallons per flush for wall-mounted. Other urinals: 0.5 gallons per flush.Single showerheads: Maximum flow rate of 2.0 gallons per minute at 80 psi.Multiple showerheads serving one shower: combined flow rate of all showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi.Lavatory faucets within dwelling units: Max flow rate of 1.2 gallons per minute at 60 psi. Minimum flow rate of 0.8 gallon per minute at 20 psi.Lavatory faucets in common and public use areas: Maximum flow rate of 0.5 gallons per minute at 60 psi.Metering faucets: Maximum 0.25 gallons per cycle.Kitchen faucets: Maximum flow rate of 1.8 gallons per minute at 60 psi. Plumbing fixtures and fittings shall be installed in accordance with the 2019 <i>California Plumbing Code</i> and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i> . Note: All noncompliant plumbing fixtures in any residential property shall be replaced with water conserving plumbing fixtures. Plumbing fixtures replacement is required prior to issuance of a

ITEM #	CODE SECTION	REQUIREMENTS
		certificate of final completion, certificate of occupancy, or final approval by the City of Glendale Building and Safety Division.
Outdoor Water Use (Sec. 4.304)		
11	4.304.1	Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficiency landscape ordinance or the current California Department of Water Resources' Model Water Efficiency Landscape Ordinance (MWELO) whichever is more stringent. <i>Landscape plans shall show all outdoor water efficiency features of CalGreen Section 4.304.</i>
Division 4.4 – Material Conservation and Resource Efficiency		
Enhanced Durability and Reduced Maintenance (Sec. 4.406)		
12	4.406.1	Rodent proofing: Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the city building inspector.
Construction Waste Reduction, Disposal and Recycling (Sec. 4.408)		
13	4.408.1	Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with the City of Glendale's Construction and Demolition Waste Reduction and Recycling Plan (CDWRRP) Ordinance. A City approved waste management company/hauler shall be used for recycling of construction waste. Documentation of compliance shall be provided to the City's Building and Safety Division. <i>The project shall complete the city's Construction and Demolition Waste Reduction and Recycling Plan form prior to the issuance of the building permit and pay the CDWRRP deposit.</i>
Building Maintenance and Operation (Sec. 4.410)		
14	4.410.1	Operation and Maintenance manual. The builder shall prepare an Operation and Maintenance Manual as outlined in 2019 CalGreen Section 4.410.1. The manual shall be given to the owner upon final approval by the building inspector. In such case where the property is being sold, it should be given to the new owner at the time of sale. A copy of the manual shall be available for the inspector prior to, or at the time of final inspection.
15	4.410.2	Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide a readily accessible area(s) that serves all buildings on the site and is identified for recycling. Contact the City's Public Works Integrated Waste Management Division for details of the City's recycling ordinance.
Division 4.5 – Environmental Quality		
Fireplaces (Sec. 4.503)		
16	4.503.1	Fireplaces. Any installed gas fireplace shall be direct vent sealed combustion type. New wood burning masonry fireplaces are not allowed per SCAQMD Rule 445.

ITEM #	CODE SECTION	REQUIREMENTS
Pollutant Control (Sec.4.504)		
17	4.504.1	HVAC system Protection. During the construction process and until final startup of the HVAC system, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other method to reduce the amount of water, dust and debris which may enter the system.
18	4.504.2	Finish material pollutant control. Finish material pollutant control, shall comply as follows: <ul style="list-style-type: none">Adhesives, sealants and caulks used on this project shall comply with SCAQMD Rule 1168 for VOC limits and toxic compounds. Aerosol adhesives, sealants and caulks (in packaging units not more than one pound or 16 fluid ounces) shall comply with statewide VOC standards.Paints and coatings shall comply with VOC limits in CalGreen Table 4.504.3.Aerosol paints and coatings shall comply with statewide requirements and other requirements noted in CalGreen Section 4.504.2.3Carpet Systems. All carpeting and carpet cushion shall meet the requirements of the Carpet and Rug Institute Green Label Plus Program. Adhesives shall comply with VOC limits in CalGreen Table 4.504.1.Resilient flooring. Where installed, 80% of the floor area receiving resilient flooring shall comply with one or more of the standards listed in CalGreen Section 4.504.4.Composite wood products used on the interior or exterior of the building shall comply with the formaldehyde limits in CalGreen Table 4.504.5. Verification of compliance with the standards listed above shall be provided upon request to the building inspector.
Interior Moisture Control (Sec. 4.505)		
19	4.505.1	Interior moisture control. Buildings shall meet or exceed the provisions of the <i>California Building Code</i> . <ul style="list-style-type: none">Concrete Slab foundations. Concrete Slab-on-grade foundations/floors that are required to have a vapor retarder by the <i>California Building Code</i> section 1907 or the <i>California Residential Code</i> section R506, shall have a capillary break consisting of a 4-inch-thick base of 1/4 inch or larger clean aggregate with a vapor retarder in direct contact with concrete. The concrete mix design shall address bleeding, shrinkage, and curling. For additional information, see American Concrete Institute, ACE 302.2R-06.Building materials with visible signs of water damage shall not be installed. Wall and floor framing lumber shall not be enclosed when the framing members exceed 19-percent moisture content. Moisture content shall be verified using one of the methods listed in CalGreen section 4.505.3.Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities.
Indoor Air Quality (Sec.4.506)		
20	4.506.1	Indoor air quality and exhaust. Each bathroom (a room which contains a bathtub, shower, or tub/shower combination) shall be mechanically ventilated and shall comply with the following: <ul style="list-style-type: none">Exhaust fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

ITEM #	CODE SECTION	REQUIREMENTS
		<ul style="list-style-type: none">Unless functioning as a component of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control.Humidity controls shall be capable of adjustment between 50% and 80% relative humidity. Humidity control may utilize manual or automatic means of adjustment which may be a separate component to the exhaust fan (not required to be built-in).
Environmental Comfort (Sec. 4.507)		
21	4.507.2	HVAC system design. HVAC systems shall be sized, designed and have equipment selected using the methods listed in CalGreen Section 4.507.2.
Natural Light and Ventilation (Sec. 4.509)		
22	4.509.1 (GBSC)	Natural light and ventilation. <i>Provide calculation of required natural light and ventilation on plans showing the following:</i> <ul style="list-style-type: none">The minimum glazed area for natural light shall not be less than 10 percent of the floor area of the room served.The minimum openable area for ventilation to the outdoors shall be 5 percent of the floor area of being ventilated.
Chapter 7 – INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS		
Qualifications (Sec. 702)		
23	702.1	General. New buildings shall comply with the requirements of CalGreen Chapter 7.
24	702.1	Installer and training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. <ul style="list-style-type: none">State certified apprenticeship programs.Public utility training programs.Training programs sponsored by trade, labor or statewide energy consulting or verification organizationsPrograms sponsored by manufacturing organizations.Other programs acceptable to the enforcing agency.
25	702.2	Special inspection. When required by the <i>California Building Code</i> , or the approved plans, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with the CalGreen Code. Special inspectors shall comply with the following: <ul style="list-style-type: none">Special Inspectors shall be approved by the City of Glendale Building & Safety Division prior to performing any special inspections of any component or system required by the CalGreen Code.Special inspectors shall be qualified and able to demonstrate competence to the enforcing agency in the discipline which they are inspecting.Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting.

ITEM #	CODE SECTION	REQUIREMENTS
Verifications (Sec. 703)		
26	703.1	Documentation. Documentation used to show compliance with this code shall include but is not limited to: construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the City of Glendale which demonstrates substantial conformance.
COMPLIANCE STATEMENT		
27		Compliance Statement. As the design professional or designer of record for this project, I certify that this project will comply with all applicable provisions of the 2019 California Green Building Standards Code (CalGreen Code). <div><div></div><div>Gegam Burnazyan Print Name 7621 LOUISE AVE, LAKE BALBOA, CA 91406 Address 01-05-2021 C 76761 Date License</div></div>

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Email: info@ehdmgroup.com
Web: www.ehdmgroup.com

North

Revision Schedule

#	Rev. Description
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Project Name:
Cleveland Residence

Project Address:
**1621 Cleveland Rd,
Glendale, CA 91202**

Client Name:
Aram Marandyan

Project Date: 08-30-2023

Designed By: M.I.
Checked By: D.M.

A0.3

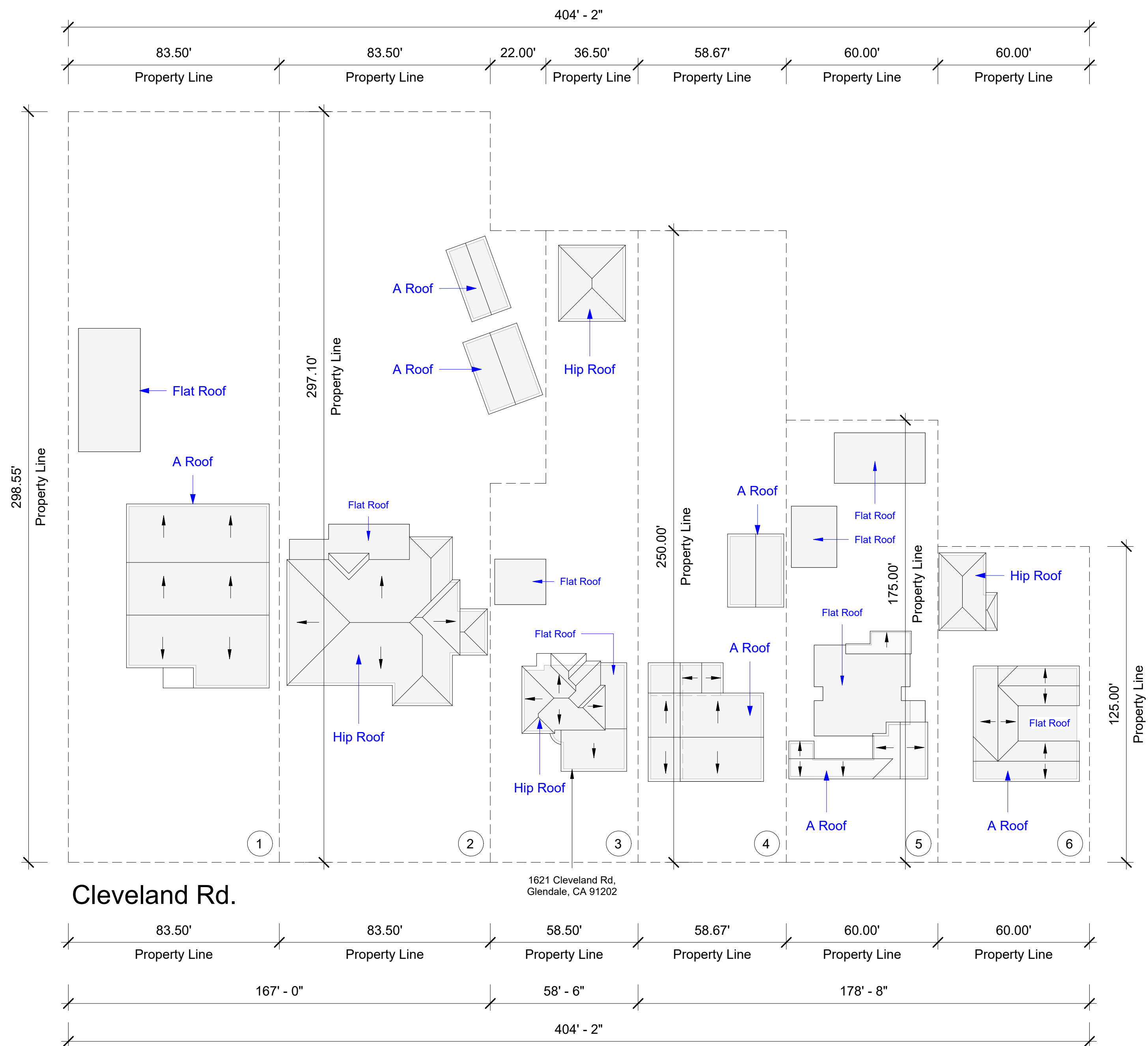
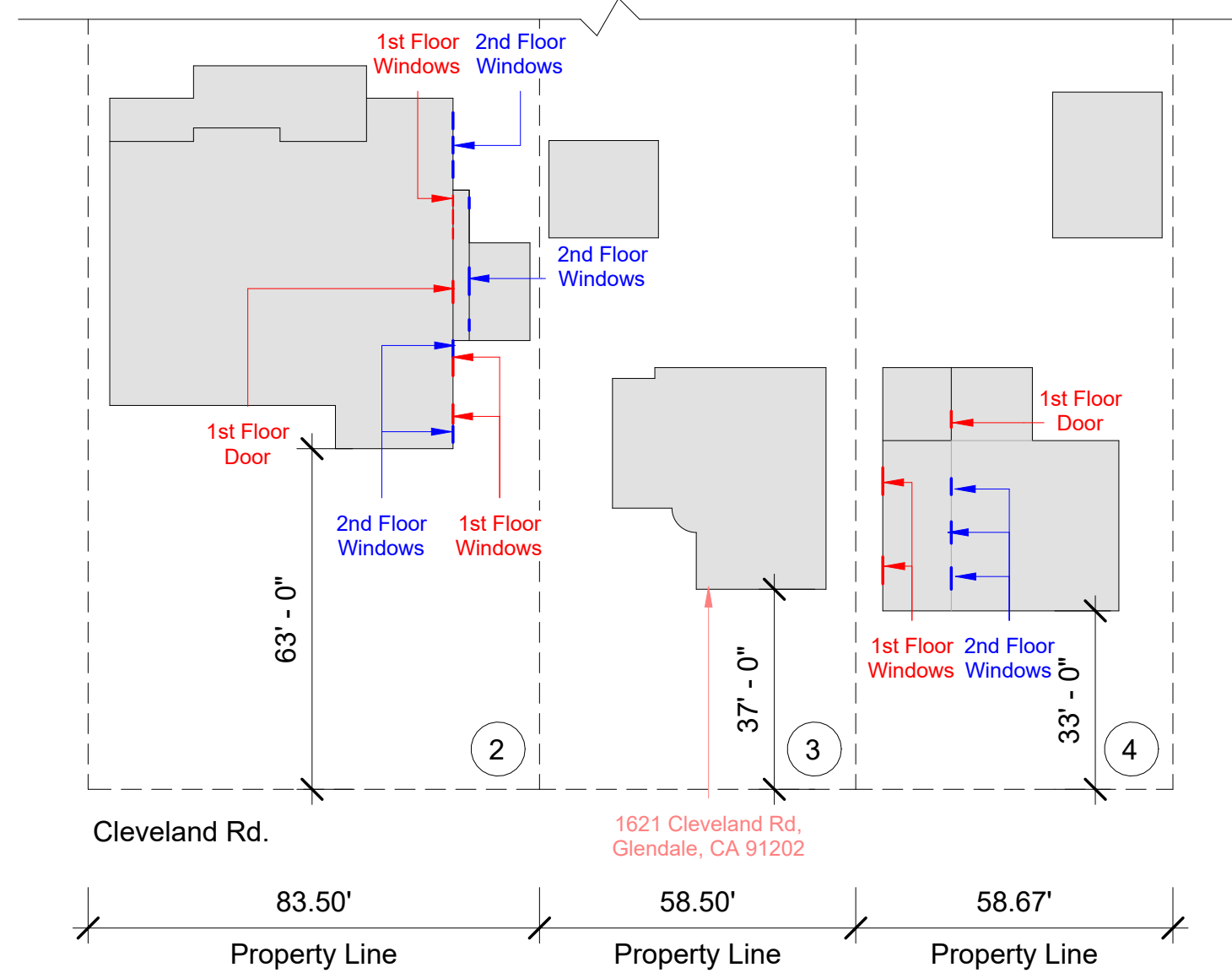
Green Notes

ehdm group inc





Existing Tree Diagram

$$1'' = 30'-0''$$


Roofs Type Diagram

$$1'' = 30'-0''$$

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North

Revision Schedule	
#	Rev. Description

Project Name:
Cleveland Residence

Project Address:
**1621 Cleveland Rd,
Glendale, CA 91202**

Client Name:
Aram Marandyan

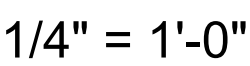
Project Date:	08-30-2023
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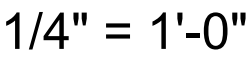
Designed By:	M.I.
Checked By:	D.M.

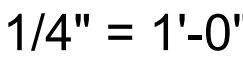
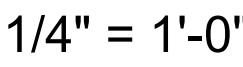
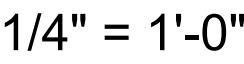
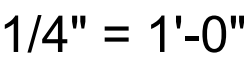
A1.2

Diagrams


Existing Floor Plans







North



Demolition Floor & Roof Plan

$$1/4" = 1'-0"$$

Existing & Demolition Walls Calculation

Mark	Lenght	Height	Surface Area (SF)
H1	11' - 6"	9' - 0"	103.5
H2	12' - 6"	9' - 0"	112.5
H3	6' - 2"	9' - 0"	55.5
H4	11' - 1"	9' - 0"	99.75
H5	0' - 11"	9' - 0"	8.25
H6	3' - 1"	9' - 0"	27.75
H7	3' - 7"	9' - 0"	32.25
H8	8' - 5"	9' - 0"	75.75
H9	5' - 8"	9' - 0"	51
H10	11' - 0"	9' - 0"	99
H11	2' - 11"	9' - 0"	26.25
H12	2' - 11"	9' - 0"	26.25
H13	4' - 1"	9' - 0"	36.75
H14	12' - 0"	9' - 0"	108
H15	20' - 0"	9' - 0"	180

Mark	Lenght	Height	Surface Area (SF)
V1	25' - 8"	9' - 0"	231
V2	4' - 6"	9' - 0"	40.5
V3	30' - 2"	9' - 0"	271.5
V4	8' - 0"	9' - 0"	72
V5	3' - 6"	9' - 0"	31.5
V6	5' - 6"	9' - 0"	49.5
V7	3' - 1"	9' - 0"	27.75
V8	16' - 3"	9' - 0"	146.25
V9	2' - 6"	9' - 0"	22.5
V10	5' - 6"	9' - 0"	49.5
V11	9' - 1"	9' - 0"	81.75
V12	16' - 3"	9' - 0"	146.25

Demolition For Door Openings

Mark	Lenght	Height	Surface Area (SF)
HD1	2' - 8"	6' - 8"	17.16
HD2	2' - 8"	6' - 8"	17.16
VD1	2' - 8"	6' - 8"	17.16
VD2	2' - 8"	6' - 8"	17.16

Total Surface Area of All Walls2,212.5 SF

Total Door Area Demolished68.64 SF

Total Surface Area of All Demolished Walls588 SF

Total Surface Area of All Demolished Walls656.64 SF

Phase Created	Phase Demolished
Existing	-----
Existing	-----
Existing	-----
Existing	-----
Existing	Demolition
Existing	Demolition
Existing	-----
Existing	Demolition
Existing	Demolition
Existing	-----
Existing	-----
Existing	Demolition
Existing	-----
Existing	-----
Existing	-----

Phase Created	Phase Demolished
Existing	-----
Existing	-----
Existing	-----
Existing	Demolition
Existing	-----
Existing	Demolition
Existing	-----
Existing	-----
Existing	Demolition
Existing	Demolition
Existing	Demolition

Phase Created	Phase Demolished
Existing	Demolition
Existing	Demolition
Existing	Demolition
Existing	Demolition

(Wall Surface Area + Door Surface Area)

Demolition Percentage

(total surface area of demo walls) / (total surface area of all walls)

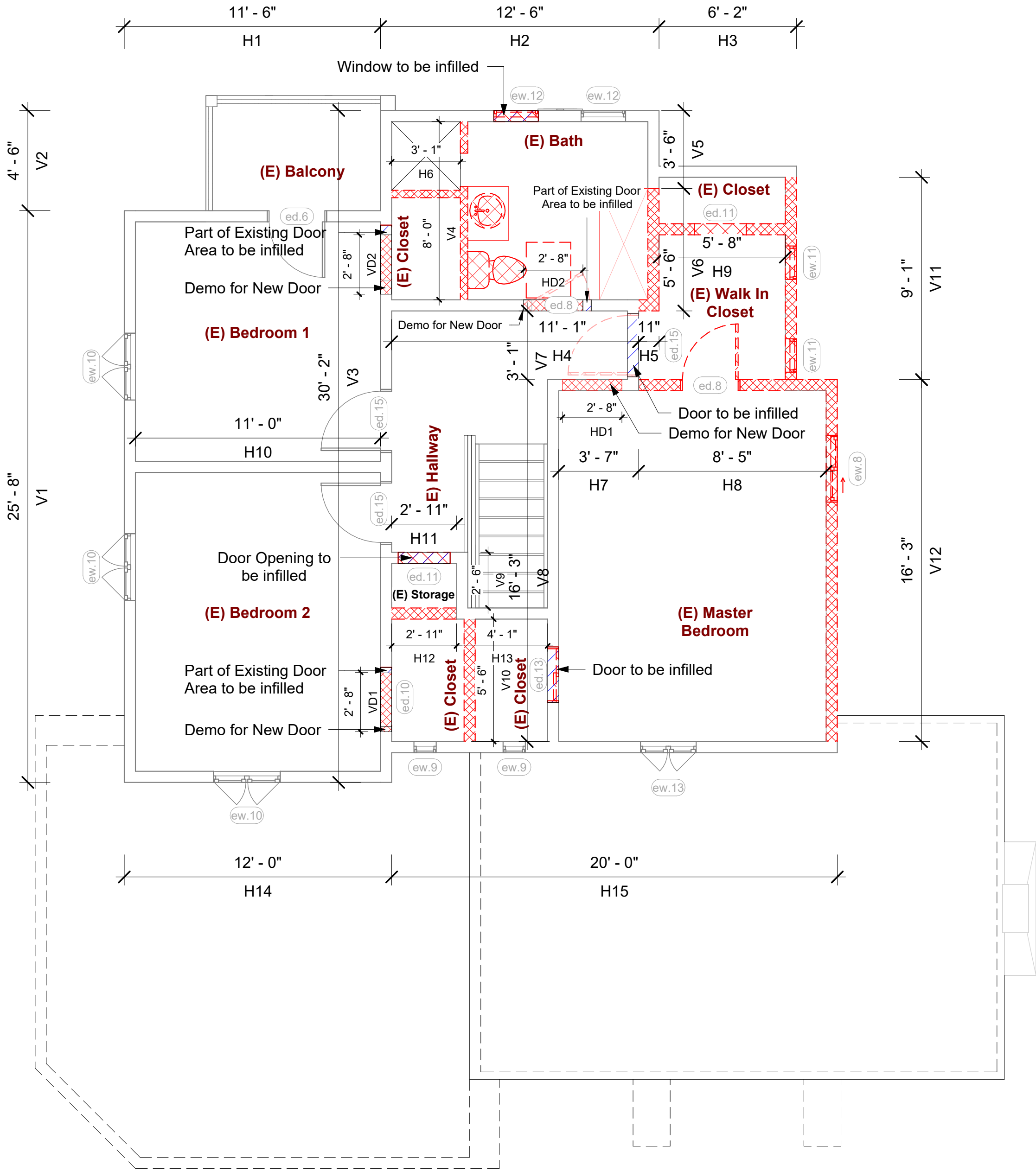
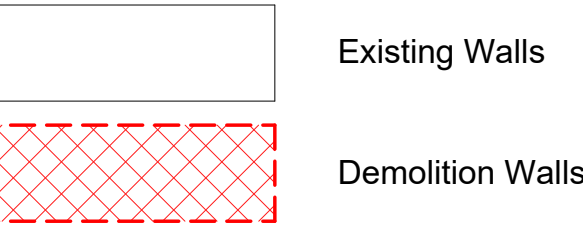
29.6 %

General Legend

(E) - Existing Elements

(N) - Proposed Elements

Wall Legend



Demolition Wall Diagram

1/4" = 1'-0"



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North

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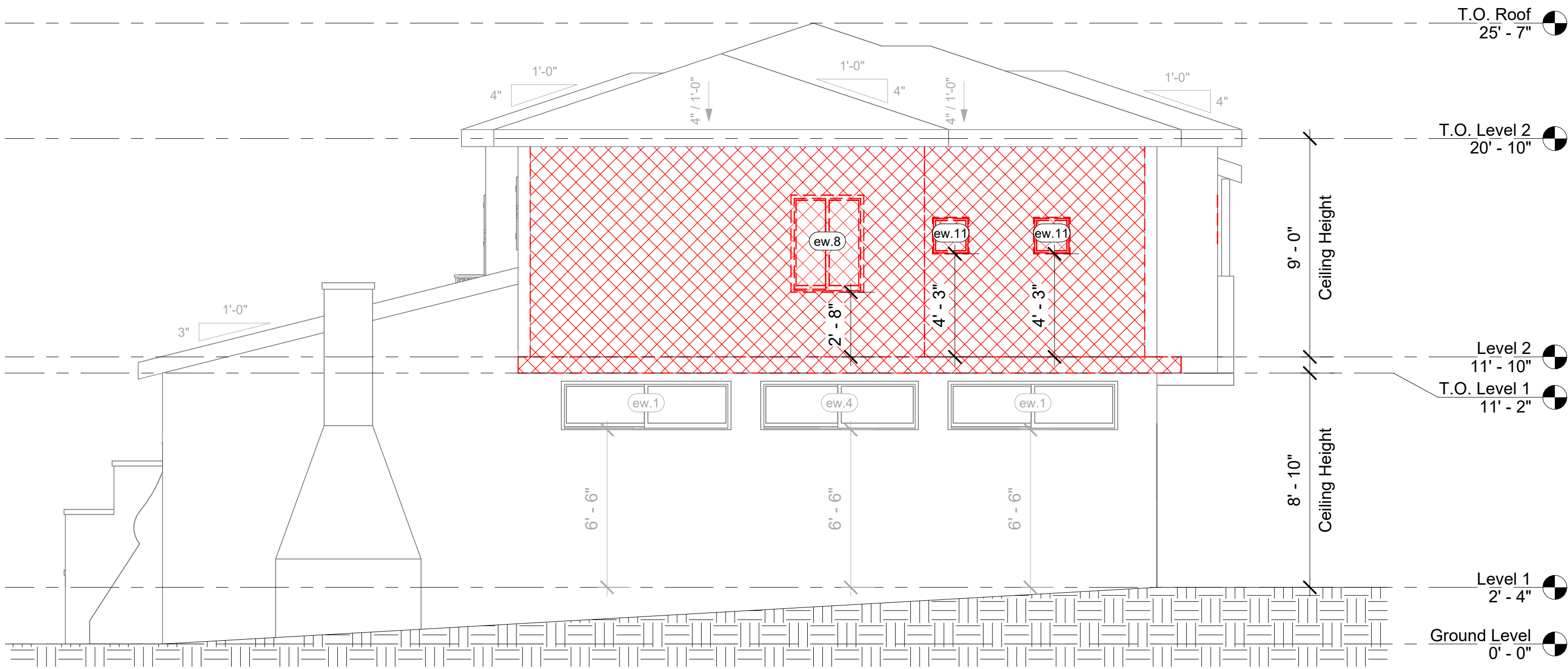
Project Date: 08-30-2023

Designed By: M.I.
Checked By: D.M.

A5.2

Demolition Wall Diagram

THESE DRAWINGS AND SPECIFICATIONS AND ALL DESIGNATIONS ARE PREPARED BY THE DESIGNER, AND NO PART HEREOF SHALL BE REPRODUCED OR USED BY ANY OTHER PERSON OR FIRM WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON, AND THE USER OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON, AND THE USER OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



Demolition East Elevation

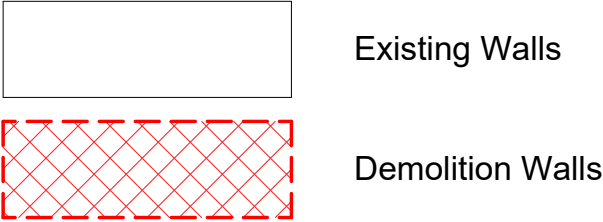
1/4" = 1'-0"

General Legend

(E) - Existing Elements

(N) - Proposed Elements

Wall Legend



Phone: (747) - 237 - 9172
Email: info@ehdmgroup.com
Web: www.ehdmgroup.com

North

Revision Schedule	
#	Rev. Description

Project Name:
Cleveland Residence

Project Address:
1621 Cleveland Rd,
Glendale, CA 91202

Client Name:
Aram Marandyan

Project Date: 08-30-2023

Designed By: M.I.
Checked By: D.M.

A6

Demolition Elevations

WINDOW/ DOOR MARK	QUANTITY	EXISTING WIDTH & HEIGHT	NEW WIDTH & HEIGHT	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FRM STREET Y/N	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXISTING GRID (SDL) Y/N	KEEP EXISTING SILL & FRAME Y/N	BUILD NEW SILL & FRAME Y/N	SILL HEIGHT	EXISTING EDGE DETAIL	NEW EDGE DETAIL	ENERGY EFFICIENT Y/N	TEMPERED GLASS Y/N	FIRE HAZARD ZONE Y/N	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR
nd.1	6	--	32"x80"	--	WOOD	N	--	SINGLE DOOR	BLOCK	N	N	Y	N/A	--	--	Y	N	N	N
nd.2	2	--	72"x80"	--	WOOD	N	--	DOUBLE DOOR	BLOCK	N	N	Y	N/A	--	--	Y	N	N	N
ed.1	1	24"x80"	--	WOOD	--	N	SINGLE DOOR	--	--	N	Y	N	N/A	--	--	Y	N	N	N
ed.2	1	36"x80"	--	VINYL	--	Y	SINGLE DOOR	--	--	N	Y	N	N/A	--	--	Y	N	N	N
ed.3	1	35"x80"	--	OPENING	--	N	SINGLE OPENING	--	--	N	Y	N	N/A	--	--	Y	N	N	N
ed.4	1	36"x42"	--	VINYL	--	N	SINGLE DOOR	--	--	N	Y	N	N/A	--	--	Y	N	N	N
ed.5	1	66"x80"	--	VINYL	--	N	DOUBLE SWING	--	--	N	Y	N	N/A	--	--	Y	N	N	N
ed.6	2	30"x80"	--	VINYL	--	N	SINGLE DOOR	--	--	N	Y	N	N/A	--	--	Y	N	N	N
ed.7	2	48"x80"	--	OPENING	--	N	SINGLE OPENING	--	--	N	Y	N	N/A	--	--	Y	N	N	N
ed.8	4	30"x80"	--	WOOD	--	N	SINGLE DOOR	--	--	N	Y	N	N/A	--	--	Y	N	N	N
ed.9	1	18"x80"	--	WOOD	--	N	DOUBLE SLIDING	--	--	N	Y	N	N/A	--	--	Y	N	N	N
ed.10	2	30"x80"	--	WOOD	--	N	DOUBLE SLIDING	--	--	N	Y	N	N/A	--	--	Y	N	N	N
ed.11	3	28"x80"	--	OPENING	--	N	SINGLE OPENING	--	--	N	Y	N	N/A	--	--	Y	N	N	N
ed.12	3	30"x80"	--	OPENING	--	N	SINGLE OPENING	--	--	N	Y	N	N/A	--	--	Y	N	N	N
ed.13	3	28"x80"	--	WOOD	--	N	DOUBLE SLIDING	--	--	N	Y	N	N/A	--	--	Y	N	N	N
ed.14	1	24"x80"	--	WOOD	--	N	DOUBLE SLIDING	--	--	N	Y	N	N/A	--	--	Y	N	N	N
ed.15	3	32"x80"	--	WOOD	--	N	SINGLE DOOR	--	--	N	Y	N	N/A	--	--	Y	N	N	N

nw.1	1	--	48"x48"	--	FIBREX	N	--	DOUBLE CASEMENT	BLOCK	Y	N	Y	32"	--	--	Y	N	N	N
nw.2	1	--	30"x36"	--	FIBREX	Y	--	DOUBLE CASEMENT	BLOCK	Y	N	Y	53"	--	--	Y	N	N	N

ew.1	2	84"x24"	--	WOOD	--	Y/N	DOUBLE SLIDING	--	--	N	Y	N	78"	--	--	Y	N	N	N
ew.2	1	36"x80"	--	WOOD	--	N	FIXED WINDOW	--	--	Y	Y	N	0"	--	--	Y	N	N	N
ew.3	1	72"x72"	--	WOOD	--	Y	FIXED WINDOW	--	--	Y	Y	N	0"	--	--	Y	N	N	N
ew.4	1	78"x24"	--	WOOD	--	N	DOUBLE SLIDING	--	--	N	Y	N	78"	--	--	Y	N	N	N
ew.5	2	16"x80"	--	WOOD	--	N	FIXED WINDOW	--	--	N	Y	N	0"	--	--	Y	N	N	N
ew.6	3	18"x36"	--	WOOD	--	N	FIXED WINDOW	--	--	Y	Y	N	44"	--	--	Y	N	N	N
ew.7	2	24"x36"	--	WOOD	--	N	FIXED WINDOW	--	--	Y	Y	N	44"	--	--	Y	N	N	N
ew.8	3	36"x48"	--	WOOD	--	Y	DOUBLE SLIDING	--	--	Y	Y	N	32"	--	--	Y	N	N	N
ew.9	2	12"x12"	--	WOOD	--	N	FIXED WINDOW	--	--	N	Y	N	68"	--	--	Y	N	N	N
ew.10	8	36"x48"	--	WOOD	--	N	DOUBLE CASEMENT	--	--	Y	Y	N	32"	--	--	Y	N	N	N
ew.11	2	18"x18"	--	WOOD	--	N	FIXED WINDOW	--	--	Y	Y	N	53"	--	--	Y	N	N	N
ew.12	2	24"x24"	--	WOOD	--	N	FIXED WINDOW	--	--	Y	Y	N	56"	--	--	Y	N	N	N
ew.13	1	30"x36"	--	WOOD	--	N	DOUBLE CASEMENT	--	--	Y	Y	N	53"	--	--	Y	N	N	N

Proposed Floor Plan



BH24-0.125

SUB BASES



STDS24-2B-0.125

STANDARD MATERIALS
ASTM A653/A653M - G90 hot dipped galvanized steel, 28GA and 26GA.
ASTM D9092 - mill phosphatized coating for painting.
.125 x .125 hot dipped galvanized wire screen.

CODE
Conforms to Federal Spec. QQ-5775A, Type 1, Class 4 ASTM A-527.
Meets FHA codes.

INSTALLATION GUIDELINES

Before installation, ensure that the substrate is uniform and even. Do not install venting products on uneven substrate. Installation shall be made in accordance with recognized sheet metal practices. SMACNA Architectural Sheet Metal Manual 6th Edition specifications shall be used as a guide and basis for detail wherever applicable. GILBRALTRON Products ventilation products can be nailed or riveted using conventional hand or power tools. Flashings shall be properly fastened to the substrate by means of wood or metal screws. When fastening dissimilar metals the use of stainless steel is recommended. Use of neoprene washers or similar gasketing material is acceptable.

NOTE: Recommended use of this product is for exhaust of warm dry or slightly moist air only. This product is not intended for venting or exhaust grease or liquid.

NOTE: Recommended use of this product is for exhaust of warm dry or slightly moist air only. This product is not intended for venting or exhausting grease or liquid.

Tile Specifications:

Actual Size: 19" X 8.71" (5.94")

Exposed Size: 16" x 12" O.C.

Weight per square: 1050 lbs

Weight per piece: 7 lbs

No. of pieces per square:	150 pcs (75 tops and 75 pans)
---------------------------	-------------------------------

Metric Tile Specifications:

Actual Size: 483mm x 222mm
(151mm)

Exposed Size: 406mm x 305mm

Weight per M2: 51.32 kg

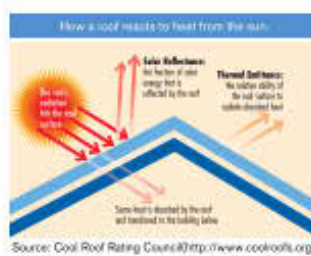
Weight per piece: 3.18kg

No. of pieces per M2: 16.14pcs



Your Cool Roof Solution

Owens Corning™ Shingles That Meet Title 24 Requirements



Owens Corning Roofing asphalt shingles listed in the Table below meet the prescriptive requirements in the 2013 California Energy Code for steep-slope roofs (slope > 2:12) on residential and nonresidential buildings. A minimum 3-year aged solar reflectance of 0.20, a minimum thermal emittance of 0.75 or a minimum solar reflectance index (SRI) of 16 is required for:**



- Low-rise residential buildings in climate zones 10 through 15
- High-rise residential buildings in climate zones 2 through 15
- Nonresidential buildings in climate zones 1 through 16

Owens Corning® Roofing offers many high-performance shingles that meet Title 24, Part 6, requirements:

Duraline® Premium Cool				TheDefinition® Duraline®	Oakridge®	Supreme®
						
Harbor Fog	Frosted Oak	Sage	Sunrise	Shahta White	Shahta White	Shahta White

Downs Counting	Stings	CRMC Product ID	Warranty	Score Reference		Thermal Efficiency		Solar Reflectance Index	
				Initial	Avg (20-30)	Initial	Avg (20-30)	Initial	Avg (20-30)
Durastar Premium Cool Hailor Pad		0890-0004	Lifetime	0.27	0.30	0.89	0.90	28	32
Durastar Premium Cool Frosted Pad		0890-0005	Lifetime	0.28	0.28	0.89	0.91	29	30
Durastar Premium Cool Sage		0890-0003	Lifetime	0.28	0.29	0.90	0.88	29	30
Durastar Premium Cool Sunrise		0890-0006	Lifetime	0.28	0.28	0.89	0.91	26	30
Tealicious® Tealicious® Shasta White		0890-0002	Lifetime	0.28	0.28	0.89	0.91	27	30
Goldridge® Shasta White		0890-0002	Lifetime	0.28	0.28	0.89	0.91	27	30
Supernova® Shasta White		0890-0001	20-year	0.27	0.29	0.89	0.90	28	31

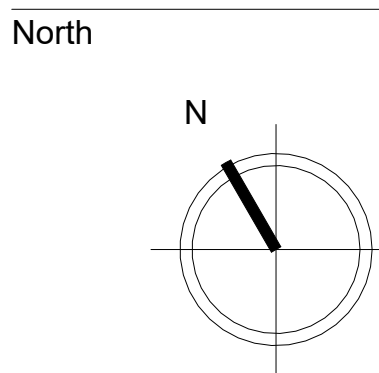
Contact your Owens Corning® Roofing Area Sales Manager to find out more about why Owens Corning® shingles are your solution to meeting Cool Roof requirements in California's Title 24.



Extended roof surface temperature reduction based on 1990 TST study. Analytical Study of Residential Buildings with Reflective Roofs. A temperature reduction is representative of a change from a typical roof to a Cool Roof rated reflectance 10 to 25 in most climates.

Certain exceptions apply for special applications, such as minimum ceiling (floor area) insulation of R-38 for steep-slope roofs on low-rise residential buildings.

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$$1/4" = 1'-0"$$


Revision Schedule	
#	Rev. Description

Project Name:
Cleveland Residence

Project Address:
**1621 Cleveland Rd,
Glendale, CA 91202**

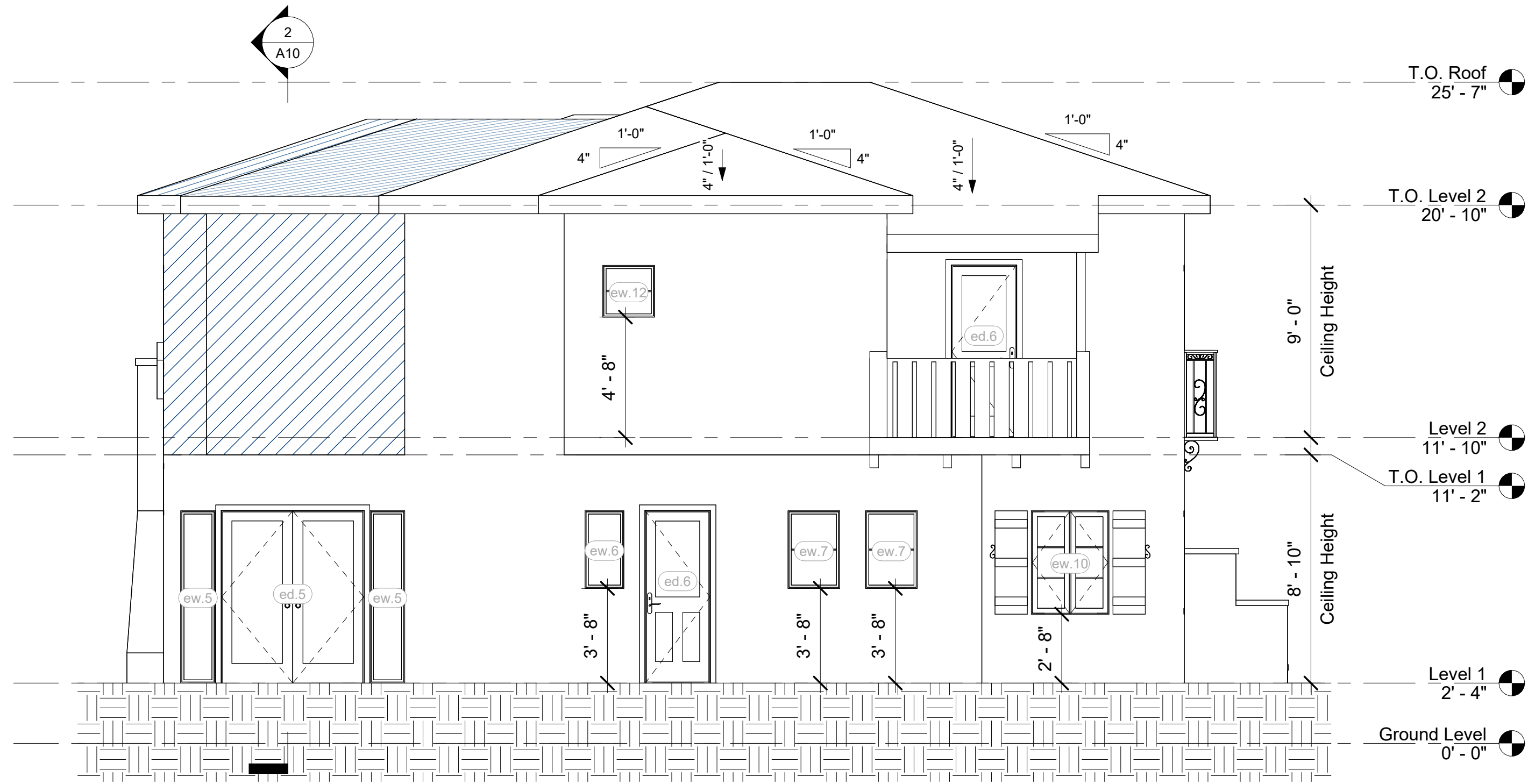
Client Name:
Aram Marandyan

Project Date: 08-30-2023

Designed By: M.I.
Checked By: D.M.

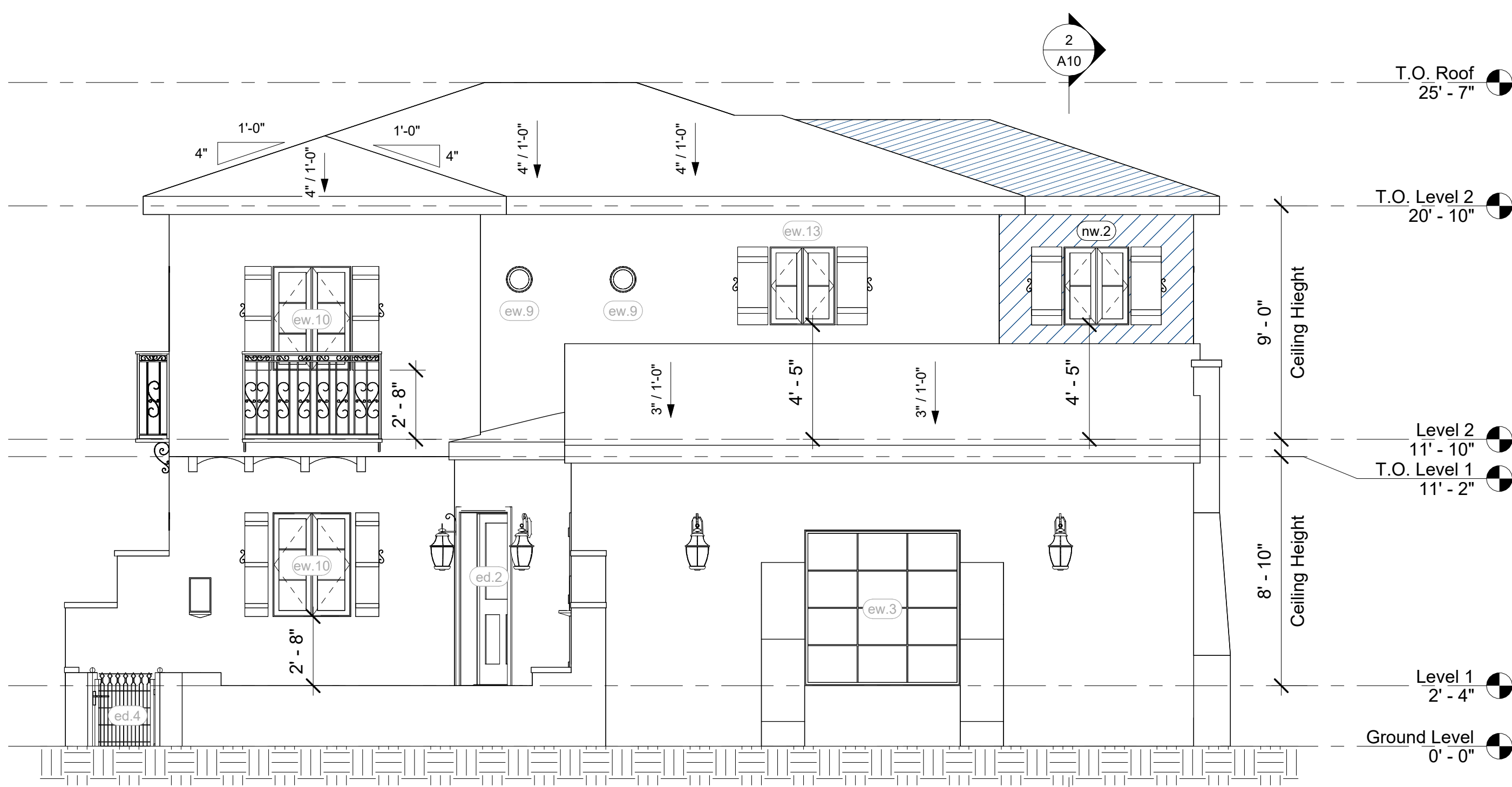
A8

Proposed Roof Plan



Proposed North Elevation

1/4" = 1'-0"



Proposed South Elevation

1/4" = 1'-0"

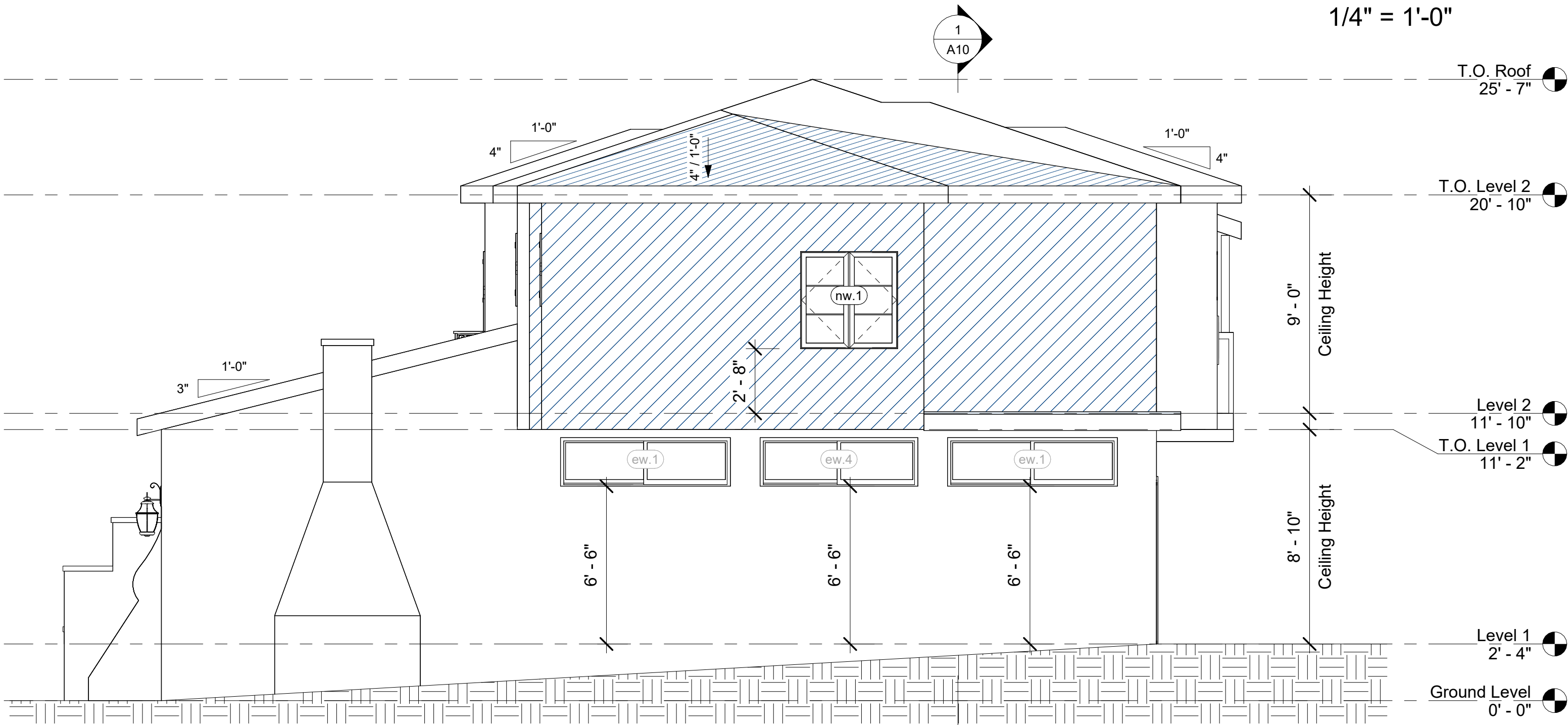
NOTE:

Proposed Stucco Finishing to be Matched to Existing Stucco



Exterior Stucco Color Patch #86 Sandstone

Specifications			
Dimensions			
Coverage Area (sq. ft.)	1.75 sq ft	Product Depth (in.)	4
Product Height (in.)	10	Product Length (in.)	6.5
Details			
Color Family	Beige	Color Finish	Sandstone
Compression Strength (psi)	2100	Features	Crack Resistant, Pre-Mixed
Material	Stucco	Product Weight (lb.)	9 lb
Refractable	95 Day	Use Location	Wall
Working Time (min.)	30 min		
Warranty / Certifications			
Manufacturer Warranty	One year from date of manufacture		



Proposed East Elevation

1/4" = 1'-0"

General Legend

(E) - Existing Elements

(N) - Proposed Elements

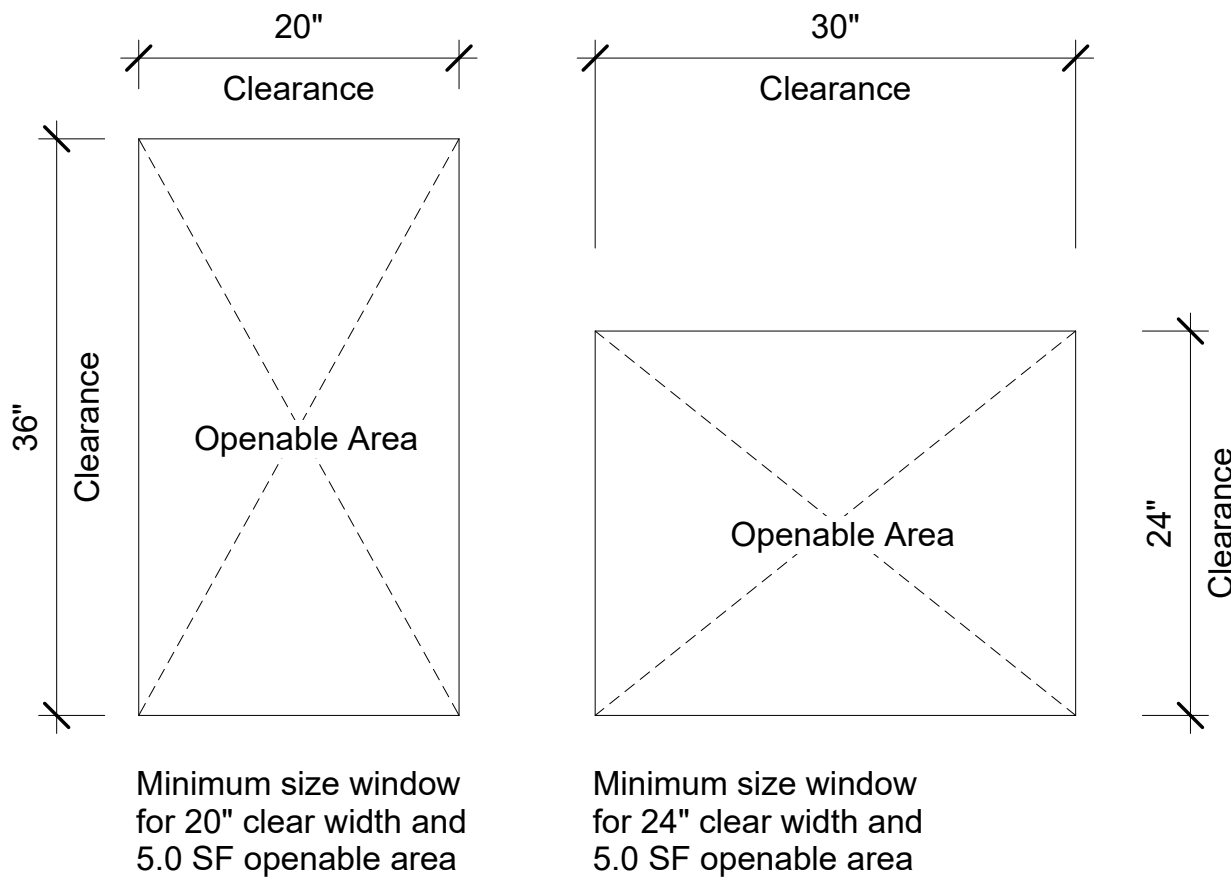
Wall Legend

	Existing Walls
	Infill Walls
	Proposed Walls (2x_ Studs @ 16" OC)

Openings, Ventilation/Glazing and Means of Egress

- Openings:**
- Bedroom egress windows have a minimum clear opening area of 5.7 SF when above the grade floor and 5 SF on the rad-floor, a minimum net height of 24" and minimum net width of 20", and sill height not more than 44" above finish floor. Manufacturer's data showing compliance with egress requirements must be reproduced on the drawings for any windows deviating from the approved window sizes.
 - Windows and glazed doors shall be dual glazed and the window U-Factor and SHGC must be indicated on the schedule.
 - Glazing in doors and windowss shall be tempered (CRC R308.4): In operable panels of doors withing 24" of a door when bottom edge is less than 60" above a walking surface in an individual pane larger than 9 SF, when the bottom edge is within 18" of the floor, when the top edge is more than 36" above the floor, and when within 36" of a walking surface as measured horizontally and in a straight line in railings within 60" of tub or shower floor glazing adjacent to stairways, landings, and ramps within 36" of a walking surface when less than 60" above the adjacent walking surface within 60" of stairs and stair landings.

- Egress:**
- For habitable levels or basements located more than one story above or more than one story below an egress door, the maximum travel distance from any occupied point to a stairway or ramp that provides egress from such habitable level or basement, shall not exceed 50 feet (R311.4).
 - All interior and exterior stairways shall be illuminated (R303.7 & R303.8).



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North

Revision Schedule	
#	Rev. Description

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Cleveland Residence

Project Address:
1621 Cleveland Rd,
Glendale, CA 91202

Client Name:
Aram Marandyan

Project Date: 08-30-2023

Designed By: M.I.
Checked By: D.M.

A9

Proposed Elevations

ehdmgroup inc

THE ABOVE DRAWINGS AND SPECIFICATIONS ARE PREPARED BY EHDm GROUP INC. FOR THE PROJECT OF THE DESIGNER, AND NO PART OF THE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM EHDm GROUP INC. THE DESIGNER, OWNER, CONTRACTOR, AND ANY OTHER PARTY USING THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. EHDm GROUP INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS AND SPECIFICATIONS.

General Legend

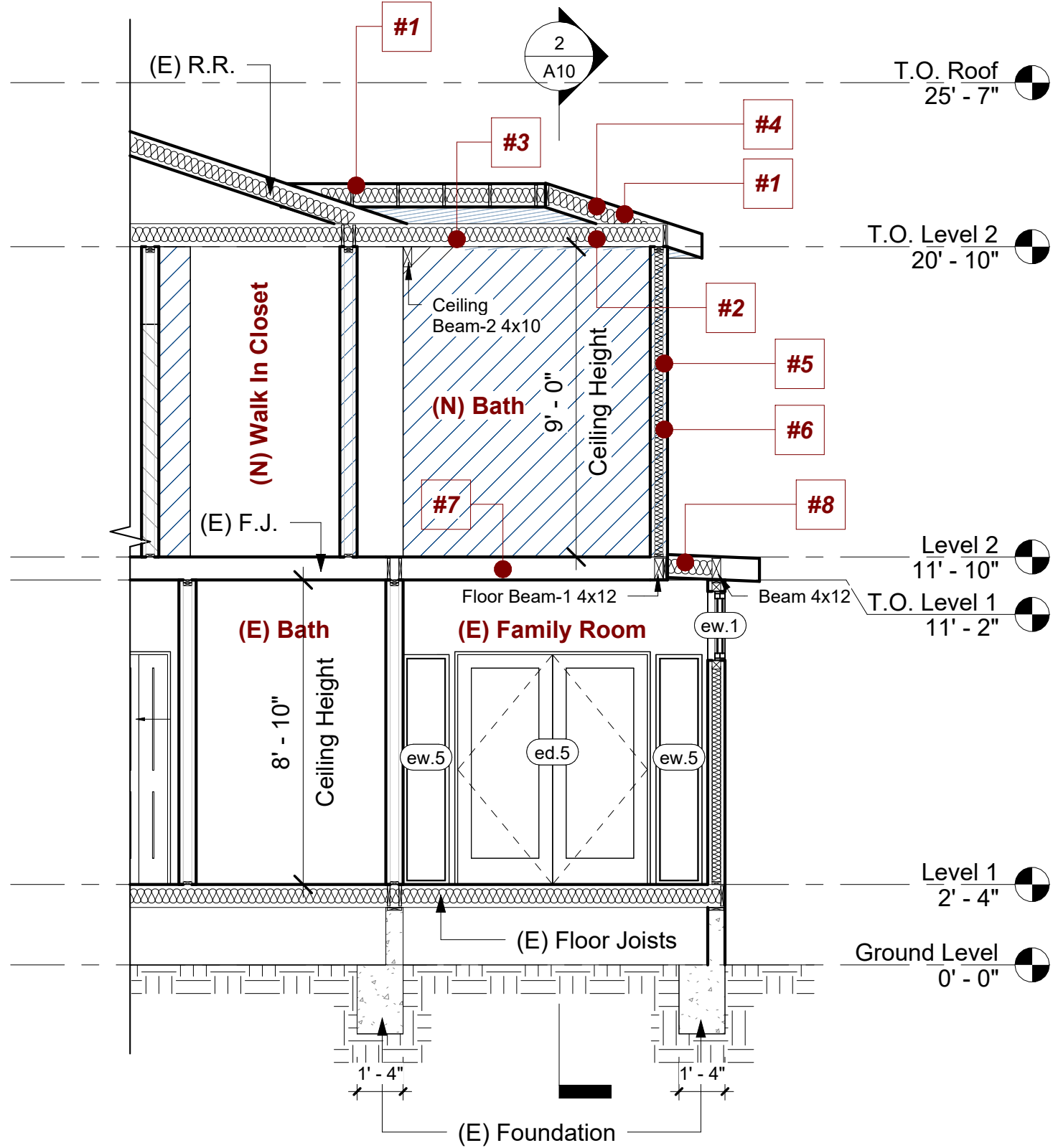
- (E) - Existing Elements
- (N) - Proposed Elements

Wall Legend

<div></div>	Existing Walls
<div></div>	Infill Walls
<div></div>	Proposed Walls (2x_ Studs @ 16" OC)

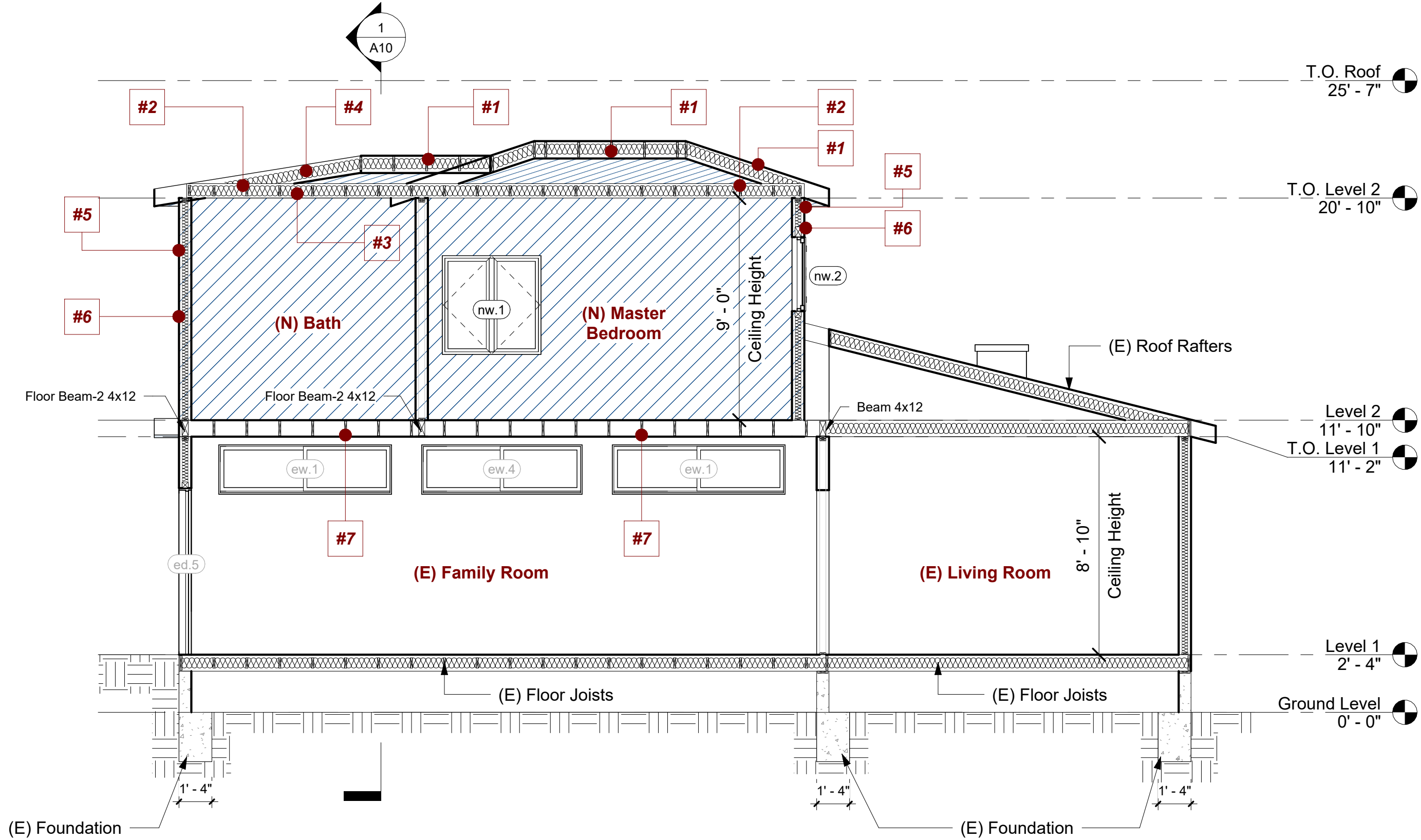
Keynote Legend

#1	• Roof Rafters-1: 2x8 @ 16" OC
#2	• Ceiling Joists-1 : 2x6 @ 16" OC
#3	• Ceiling Insulation Bellow Attic: R-___ (Per T24)
#4	• Roof Insulation Above Attic: R-___ (Per T-24)
#5	• Exterior Wall Insulation: R-___ (Per T-24)
#6	• Exterior Wall Thickness: 2x_ Studs @ 16" OC
#7	• Floor Joists-1: 2x12 @ 16" OC
#8	• Roof Rafters: 2x4 @ 16" OC



Section 1

1/4" = 1'-0"



Section 2

1/4" = 1'-0"

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North

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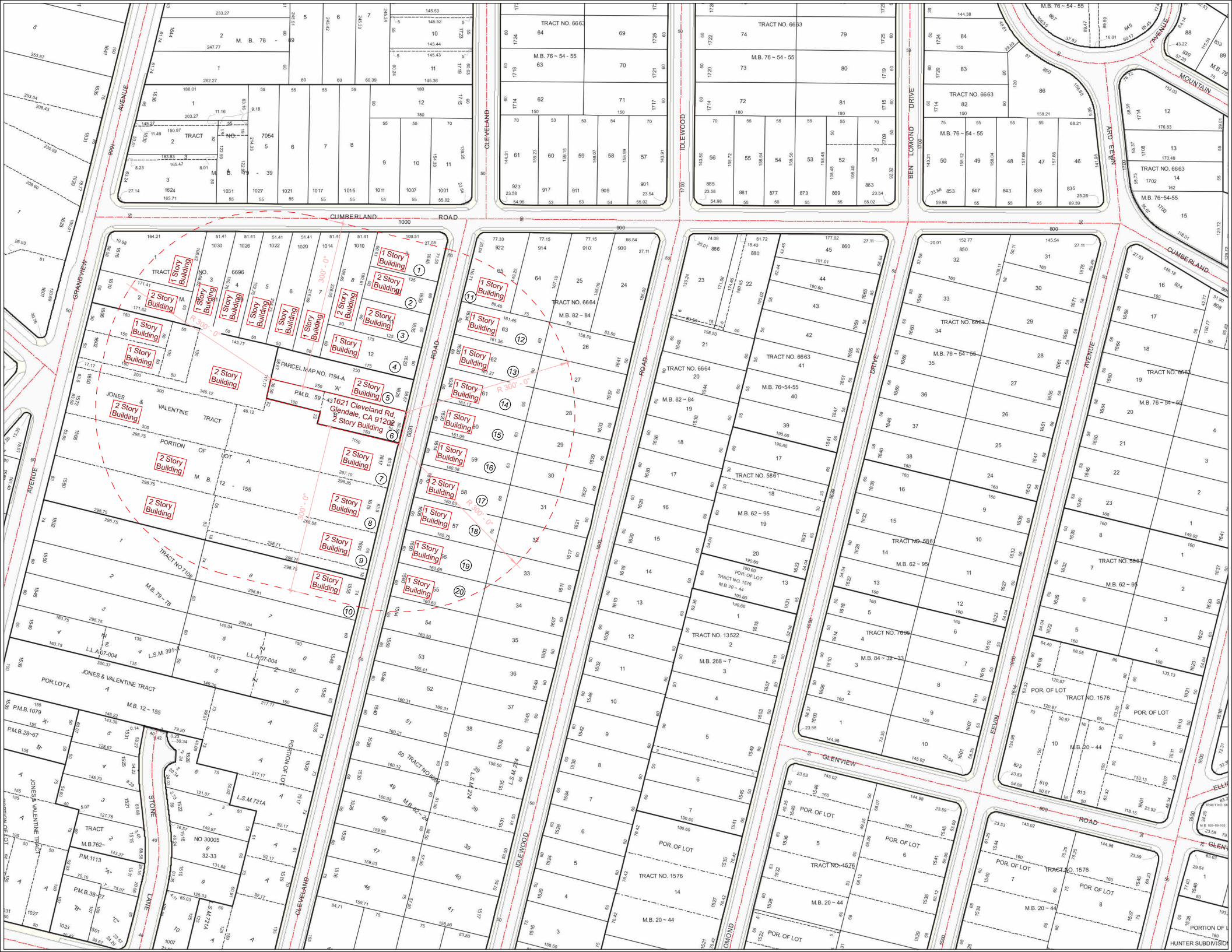




SCALE: 1" = 200'

RADIUS MAP
1621 CLEVELAND RD
GLENDALE, CA 91202
APN: 5629-008-016
500' RADIUS
DATE: 11-22-2022







1



2



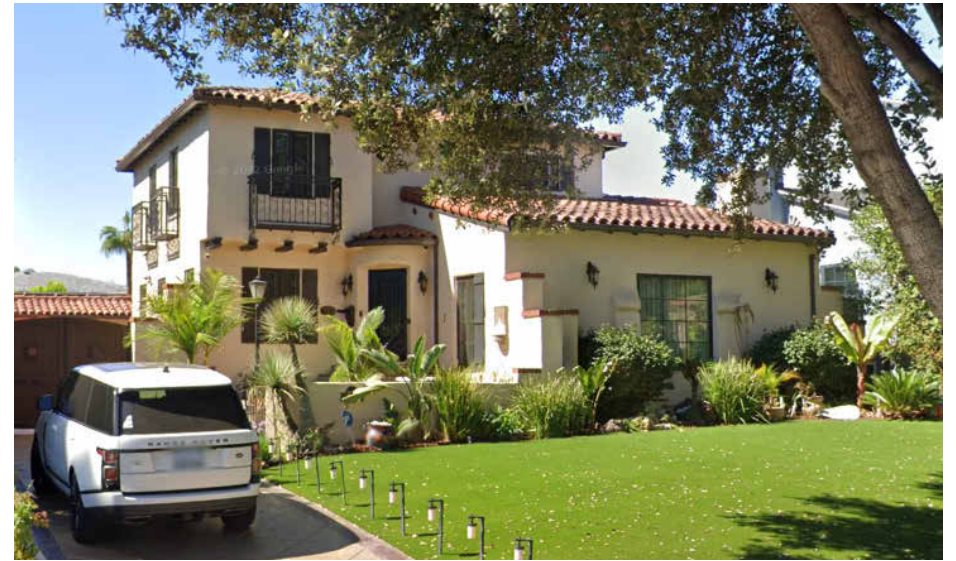
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4



5



6



7



8



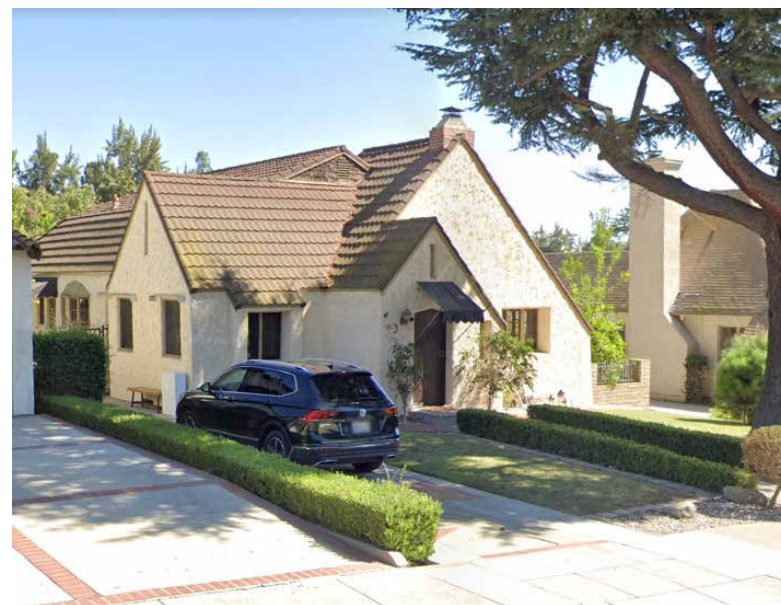
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10



11



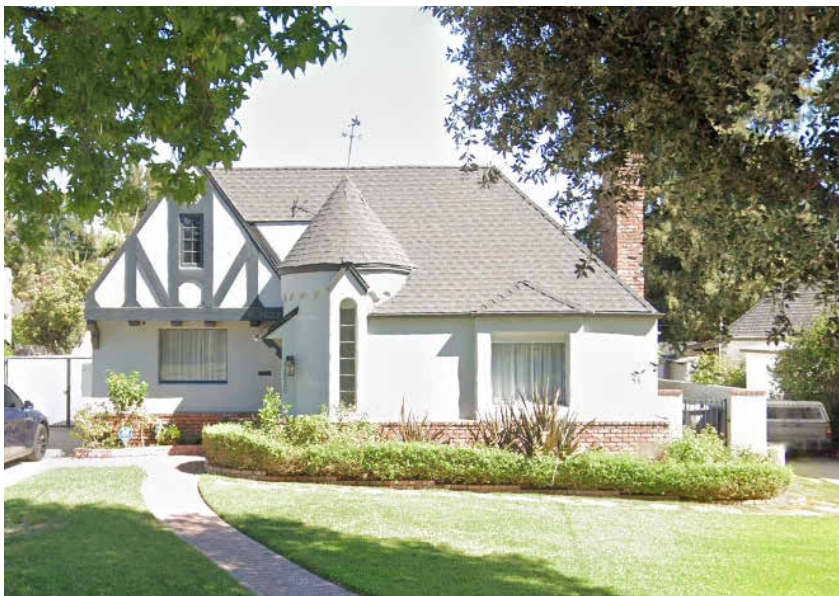
12



13



14



15



16



17



18



19



20

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code _____ 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) 1621 Cleveland Road

P1. Other Identifier: Element of South Cumberland Heights Historic District

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____

c. Address 1621 Cleveland Road City Glendale Zip 91202

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) AIN: 5629-008-016

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Evaluation: Contributor

Property Type: Residential—Single-family

Siting: Set back—moderate

Primary Architectural Style: Spanish Colonial Revival

Number of Stories: 2

Plan/Primary Facade: Irregular; Asymmetrical

Construction/Foundation: Wood-frame; Concrete

Cladding: Textured stucco

Roof Type/Material: Hipped, Shed, Clay tile

Roof Features: Eaves—open, Exposed rafter tails

Chimney 1: Stucco—exterior

Porch/Stoop 1: Courtyard; Stucco, Concrete, Tile, Brick, Metal; Entry railings, Entry walls, Gate, Light fixtures, Steps

Door 1: Single; Wood; Partially glazed, Arched surround

Window 1: Single; Fixed; Wood; Multi-light

Window 2: Paired; Casement; Wood; Multi-light; Shutters—some

Window 3: Paired; Fixed; Wood; Round opening; Grille

Hardscape: Driveway-Concrete, Low stucco wall

Landscape: Lawn, Mature vegetation, Mature oak tree

Garage: Detached, Door not visible, Compatible in style with main house

Character-defining features: Two story height, Asymmetrical massing, Stucco wall cladding, Entrance courtyard with stucco wall and brick cap, Low-pitched roof with clay tile cladding and exposed rafters, Angled door, Multi-light wood windows with shutters, Square picture window framed by pilasters, Circular windows with grilles, Jetty, Corbels

Related Features: Lamppost

Alterations: Other Alterations-Door replaced—primary, Some windows replaced in-kind, Balconettes added

Integrity: Moderate

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other: _____

*P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View northwest, 7/17/2020

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both

1932, Los Angeles County Assessor

*P7. Owner and Address:

Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Andrew Goodrich, Rosa Lisa Fry, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

*P9. Date Recorded: 7/17/2020

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

*P11. Report Citation: (Cite survey report and other sources or enter "none".) South Cumberland Heights Historic District, Historic Resources Survey Report (ARG, 2021)

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure & Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List) _____