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

Meeting/Decision Date: May 7, 2024	**Address:** 436 E Acacia, 91205
Review Authority: ☐DRB ☒ADR ☐HPC ☐CC	**APN:** 5676-008-002
Case Number: PADR-002924-2024	**Applicant:** Paciano Diaz
Prepared By: Chloe Cuffel, Planner	**Owner:** Melissa Kickert and Joseph Lambe

Project Summary
The applicant is proposing a new 403 square-foot (SF) second-story addition to an existing, one-story, 799 SF single-family residence with an existing 228 SF, one-car attached garage on a 2,332 SF lot located in the R-1650 “Medium High Density Residential” Zone.

Existing Property/Background
The subject site is a 2.332 square-foot interior lot that was originally developed in 1921 with the existing single-family residence and a barn, that was later demolished and rebuilt as an attached one-car garage in 2007. The neighborhood is developed with mostly two- and three-story multi-family residential units, and the subject lot is significantly smaller than surrounding lots. The existing house has nonconforming setbacks at the street front and interior and received an Administrative Exception (PAE-001639-2023) in December. 2023 to allow the proposed addition to encroach into the setback. The applicant also received Parking Reduction via PAB2097-002021-2023, allowing the addition without the required two-car garage.

The subject site is located in a medium density residential zone along a minor/local street with a mix of single- and multi-family dwellings.

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

---

Last Date Reviewed / Decision
☒ First time submittal for final review.
☐ Other:

Zone: R1650 - Medium High Density Residential
Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals
☒ None
☐ Other:

CEQA Status:
☐ The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 of the State CEQA Guidelines.
☒ The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption pursuant to Section 15303 of the State CEQA Guidelines.
☐ Other:

Site Slope and Grading
☒ None proposed

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

☐ 50% or greater current average slope:

DESIGN ANALYSIS

Site Planning

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

Building Location

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Setbacks of buildings on site
☐Prevailing setbacks on the street

Yards and Usable Open Space

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

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

Garage Location and Driveway

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

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

Landscape Design

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

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

Walls and Fences

☐ **yes** ☐ **n/a** ☒ **no**

If "no" select from below and explain:

☒Appropriate style/color/material for building design
☐Perimeter walls treated at both sides

☐Retaining walls minimized
☐Appropriately sized and located

Existing wood fence to remain, but not called out on the plans. A condition has been included to show the existing and proposed fence including height and material.

Equipment, Trash, and Drainage

☐ **yes** ☐ **n/a** ☒ **no**

If "no" select from below and explain:

☐Equipment screened and well located
☐Trash storage out of public view
☐All screening integrated with overall building and/or landscape design
☒Downspouts appropriately located
☐Vents, utility connections integrated with design, avoid primary facades

The gutters and downspouts are not shown on the drawings. Staff is recommending a condition of approval that the plans be revised to identify the downspouts and gutters.

Lighting

☐ **yes** ☐ **n/a** ☒ **no**

If "no" select from below and explain:

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

No exterior lighting is proposed, though it will likely be needed. A condition is proposed requiring submittal of a lighting proposal to include exterior lighting for the first and second floor with fixtures that are consistent with the traditional style of the development.

Determination of Compatibility: Site Planning

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

- The proposed addition is on the second story of the existing single-story house, and is significantly setback from the street front to reduce massing, in conjunction with the Administrative Exception that was approved in December 2023.
- The addition is on the second story of the existing building and will not significantly alter the site plan.
- An existing wood fence to remain boarders the interior and rear of the property, and is not called out on th eplans. A condition has been included to show the existing and proposed fence including height and material.
- The proposal does not involve expansion of any hardscaping, however the landscaping calculations are not provided on the plans. A condition is included to revise the drawings to show breakdown calculations of proposed landscaping.
- The gutters, downspouts, and light fixtures are not identified on the drawings. Conditions of approval have been recommended requiring revised drawings to be provided for staff review and approval.
- No exterior lighting is proposed, though it will likely be needed. A condition is proposed requiring submittal of a lighting proposal to include exterior lighting for the first and second floor with fixtures that are consistent with the traditional style of the development.

Massing and Scale

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

Building Relates to its Surrounding Context

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

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

Building Relates to Existing Topography
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐Form and profile follow topography
☐Alteration of existing land form minimized
☐Retaining walls terrace with slope

Consistent Architectural Concept
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Concept governs massing and height

Scale and Proportion
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐Scale and proportion fit context
☐Articulation avoids overbearing forms
☐Appropriate solid/void relationships
☐Entry and major features well located
☐Avoids sense of monumentality

Roof Forms
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐Roof reinforces design concept
☐Configuration appropriate to context

Determination of Compatibility: Mass and Scale

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

- The proposed addition to an existing single-story house is located in a dense multi-family neighborhood with two-story units on all sides. The addition of a second story is appropriate to the neighborhood, and design reduces
- The massing is broken up by setting the addition back, fenestration and Hardy board siding material. Applying these features appropriately avoids long, blank horizontal facades as it creates an interesting design element and minimizes a boxy outline.
- The project features a clipped gable roof form forms, appropriately incorporated into the traditional style of the development with a 3:12 roof pitch throughout the development that matches the roof of the existing single-family residence.

Design and Detailing

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

Overall Design and Detailing
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

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

Entryway
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐Well integrated into design
☐Avoids sense of monumentality
☐Design provides appropriate focal point
☐Doors appropriate to design

Windows
☐ yes ☐ n/a ☒ no

If "no" select from below and explain:
☐Appropriate to overall design
☐Overall window pattern appropriate to style
☐Window operation appropriate to style
☐Recessed/flush window appropriate to style and/or location
☒Openings are well detailed
The existing and proposed project features vinyl hung and slider windows, though the frame installation type is not specificed. A condition is included to revise window schedule to make all windows Hung and include block installation frame type.

Privacy
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐Consideration of views from "public" rooms and balconies/roof decks
☐Avoid windows facing adjacent windows

Finish Materials and Color
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐Textures and colors reinforce design
☐High-quality materials, especially facing the street
☐Materials appropriately enhance articulation and façade hierarchies
☐Wrap corners and terminate appropriately
☐Cladding is well detailed, especially at junctions between materials
☐Foam trim, finished on site, is prohibited

Paving Materials
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐Decorative material at entries/driveways
☐Permeable paving when possible
☐Material and color related to design

Ancillary Structures
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
☐Design consistent with primary structure
☐Design and materials of gates, fences, and/or walls complement primary structure

Determination of Compatibility: Design and Detailing

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

- Overall, the consistent use of materials and colors throughout the project helps to reinforce the traditional design concept.
- The entryway is well integrated into the design and avoids a sense of monumentality. The clipped gable above the entryway is mimicked with the addition on the second story for a cohesive concept.
- The windows are appropriately placed throughout the unit and will be vinyl hung. A condition has been included to revise the window schedule to remove any visible slider windows, and to specify a block frame installation type.
- The traditional style of the project features an appropriate combination of exterior Hardy board siding. This finish material is consistent with the style of the development.

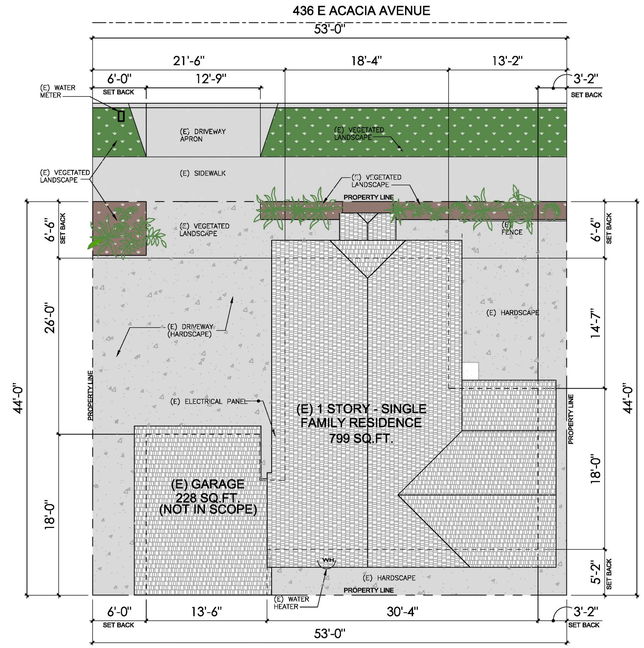
Recommendation / Draft Record of Decision
Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follow:

Conditions
1. Revise drawings to include breakdown calculations of landscaping to show compliance with minimum 25% landscaping requirement.
2. Revise drawings to include the existing wood and chain link fences and clarify what is proposed to remain. Include overall height and materials.
3. Revise plans to show the location of all proposed site lighting and light fixtures on the building limtied to the main entry and patio doors, and show downspouts on the building, finished to match the adjacent wall color for staff review and approval.
4. Revise window schedule to replace Sliders with Hung operation and include block frame installation to meet the Window Guidelines.

Attachments

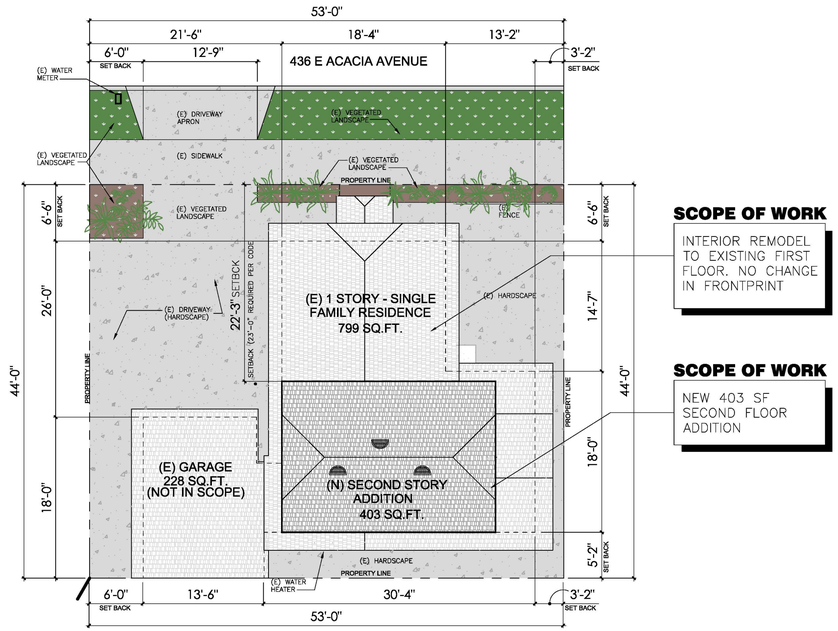
1. Reduced Plans
2. Location Map
3. Neighborhood Survey and Photos

ADDITION
436 E. ACACIA AVE



1 EXISTIN SITE PLAN

SCALE: 1/8" = 1'-0" **NO CHANGE TO EXISTING BUILDING FOOTPRINT**



SCOPE OF WORK

INTERIOR REMODEL TO EXISTING FIRST FLOOR. NO CHANGE IN FRONTPRINT

SCOPE OF WORK

NEW 403 SF SECOND FLOOR ADDITION

1 PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0" **NO CHANGE TO EXISTING BUILDING FOOTPRINT**

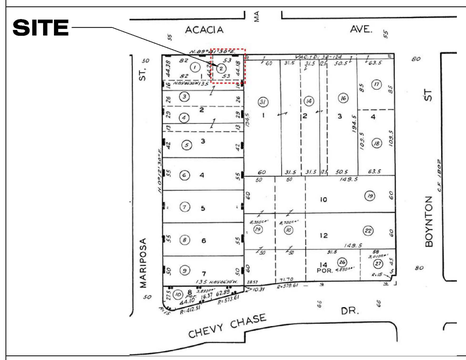
Tuesday, October 23, 2012

SHEET INDEX

DATE	SHEET NO.	SHEET DESCRIPTION
		ARCHITECTURAL
6/7/23	A1.0	SITE PLANS AND PROJECT DATA
6/7/23	A2.0	EXISTING FIRST FLOOR PLAN
6/7/23	A2.1	FIRST FLOOR DEMOLITION PLAN
6/7/23	A2.2	PROPOSED FIRST FLOOR PLAN
6/7/23	A2.3	PROPOSED SECOND FLOOR PLAN
6/7/23	A2.4	EXISTING ROOF PLAN
6/7/23	A2.5	PROPOSED ROOF PLAN
6/7/23	A2.6	FLOOR PLAN DEMOLITION AREA CALCULATIONS
6/7/23	A2.7	ROOF PLAN DEMOLITION AREA CALCULATIONS
6/7/23	A2.8	NEIGHBORING PROPERTIES WINDOW LOCATION
6/7/23	A3.0	EXISTING EXTERIOR ELEVATIONS
6/7/23	A3.1	EXISTING EXTERIOR ELEVATIONS
6/7/23	A3.2	PROPOSED EXTERIOR ELEVATIONS
6/7/23	A3.2.5	PROPOSED EXTERIOR ELEVATIONS – RENDERED
6/7/23	A3.3	PROPOSED EXTERIOR ELEVATIONS
6/7/23	A3.3.5	PROPOSED EXTERIOR ELEVATIONS – RENDERED
6/7/23	A3.4	RENDERINGS
6/7/23	A3.5	BUILDING SECTIONS
		TITLE 24
6/7/23	T1	NOT APPLICABLE
6/7/23	T2	NOT APPLICABLE
6/7/23	T3	NOT APPLICABLE
6/7/23	T4	NOT APPLICABLE
		STRUCTURAL
6/7/23	S1.0	NOT APPLICABLE
6/7/23	S1.1	NOT APPLICABLE
6/7/23	S1.2	NOT APPLICABLE
6/7/23	S1.3	NOT APPLICABLE
6/7/23	S1.4	NOT APPLICABLE
6/7/23	S2.0	NOT APPLICABLE
6/7/23	S2.1	NOT APPLICABLE
6/7/23	S2.2	NOT APPLICABLE
6/7/23	S3.0	NOT APPLICABLE
6/7/23	S4.0	NOT APPLICABLE
6/7/23	S4.1	NOT APPLICABLE
6/7/23	S5.0	NOT APPLICABLE

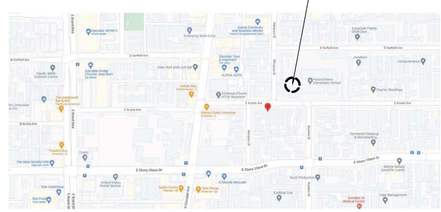
PARCEL MAP

SITE



VICINITY MAP

SITE



PROJECT DATA

ASSESSOR ID:	5676-008-002
PROPERTY TYPE:	SINGLE FAMILY-RESIDENTIAL
TRACT # :	#1280 LOT COM AT NE COR OF LOT 1 TH N 89¤41'30" W 53 FT TH S 0¤12'30" W 44.26 FT TH S 89¤46'30" E TO E LINE OF SD LOT TH N 0¤12'30" E 44.18 FT TO BEG PART OF LOT 1
REGION / CLUSTER :	03/03186 CENTRL GLENDALE
FIRE SPRINKLERS :	NO
BEDROOMS/BATHROOMS :	2/1
UNITS:	1
ZONING:	R1650
CONSTRUCTION TYPE:	TYPE V-B
ADDRESS:	436 E. ACACIA AVENUE GLENDALE, CA 91205
EXISTING BUILDING HEIGHT:	12'-3"
MAX PROPOSED BUILDING HEIGHT:	20'-7"

PROJECT DIRECTORY

OWNER:	MELISSA KICKERT AND JOSEPH LAMBE 436 E. ACACIA AVENUE GLENDALE, CA 91205
DESIGNER:	GARFIELD GROUP, LLC 5811 EDMUND AVENUE LA CRESCENTA, CA 91214
ENGINEER:	TBD
TITLE 24:	PERFECT DESIGN 2616 W. VALLEY BOULEVARD ALHAMBRA, CA 91803
CIVIL:	NOT APPLICABLE
CONSULTANT:	NOT APPLICABLE

AREA SUMMARY

FAR ALLOWANCE

	SQ. FT.	EXEMPT	TOTAL
(E) MAIN DWELLING	799 SQ. FT.	–	799 SQ. FT.
(N) SECONF FLOOR	403 SQ. FT.	–	403 SQ. FT.
(E) GARAGE	228 SQ. FT.	228 SQ. FT.	–

TOTAL EXISTING AREA (RFA)	799 SQ. FT.
TOTAL NEW PROPOSED	403 SQ. FT.
TOTAL RFA ((E) 799 + (N) 403)	1,202 SQ. FT.
LOT SIZE 44X53	2,332 SQ. FT.
FAR 1,202/2,332 FT.	51.5%
RAF ALLOWABLE 2,332x1.0	2,332 SQ. FT.
TOTAL RFA (1,202 SQ. FT.) <RAF ALLOWABLE (2,332 SQ. FT)	

LOT COVERAGE

	SQ. FT.	EXEMPT	TOTAL
(E) MAIN DWELLING	799 SQ. FT.	–	799 SQ. FT.
(N) SECONF FLOOR	403 SQ. FT.	403 SQ. FT.	–
(E) GARAGE	228 SQ. FT.	–	228 SQ. FT.
TOTAL AREA			1,027 SQ. FT.
LOT SIZE 44X53			2,332 SQ. FT.
LOT COVERAGE	1,027	2,332 SQ. FT.	44 %

APPLICABLE CODES

PART 1:	2019 CALIFORNIA ADMINISTRATIVE CODE
PAR 2:	2019 CALIFORNIA BUILDING CODE
PART 2.5:	2019 CALIFORNIA RESIDENTIAL CODE
PART 3:	2019 CALIFORNIA ELECTRICAL CODE
PART 4:	2019 CALIFORNIA MECHANICAL CODE
PART 5:	2019 CALIFORNIA PLUMBING CODE
PART 6:	2019 CALIFORNIA ENERGY CODE
PART 9:	2019 CALIFORNIA FIRE CODE
PART 10:	2019 CALIFORNIA EXISTING BUILDING CODE
PART 11:	2019 CALIFORNIA GREEN BUILDING CODE
PART 12:	2019 CALIFORNIA REFERENCE STANDARDS CODE
ORD:6005	GLENDALE MUNICIPAL CODE

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

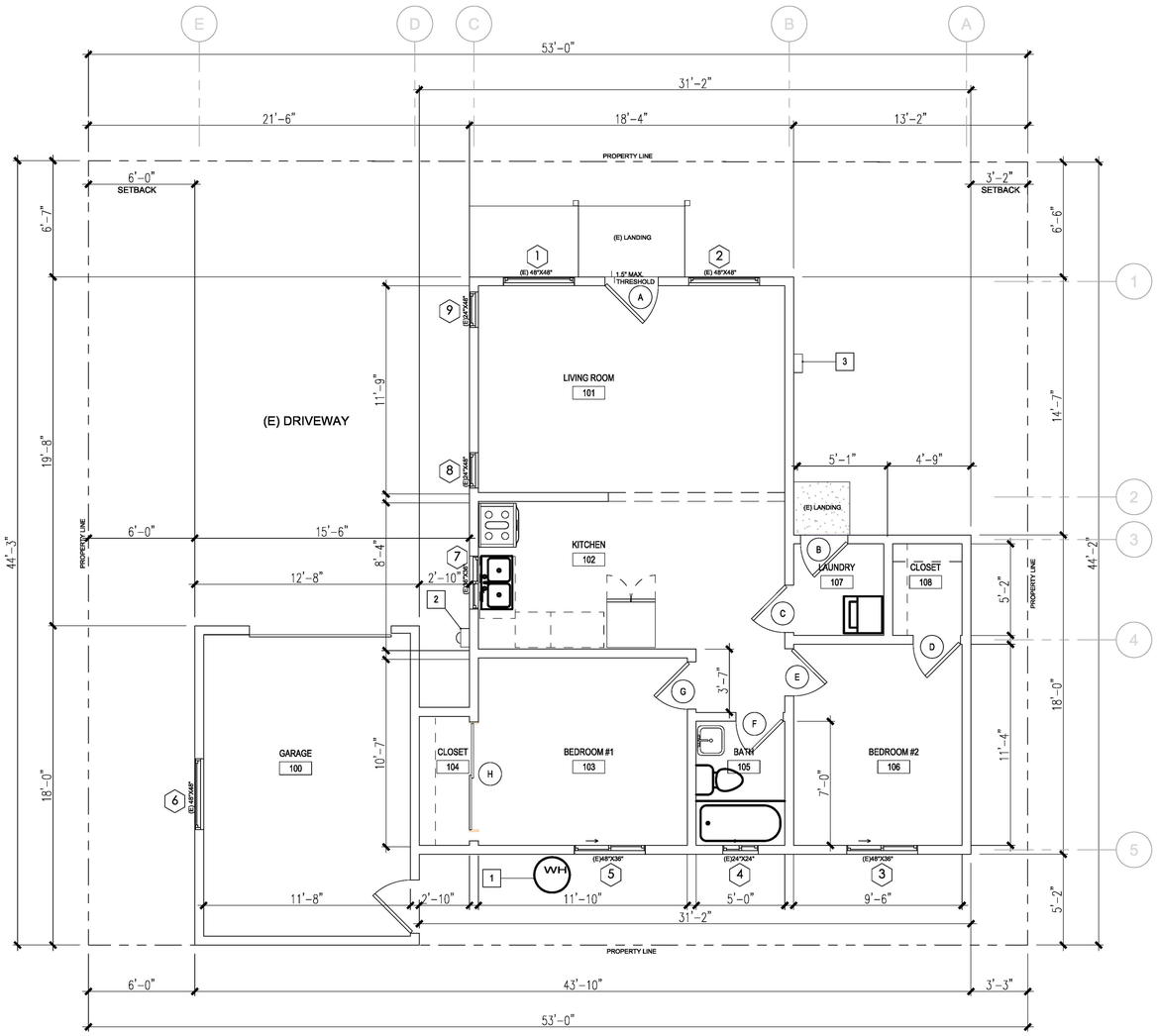
DRAWING TITLE:

SITE PLANS &
PROJECT DATA

Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

A1.0

Sheet	of
Scale	1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN

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

NO CHANGE TO EXISTING BUILDING FOOTPRINT

N

FLOOR PLAN NOTES

1) WASHER SPACE– PROVIDE PLUMBING CONNECTIONS (WASTE AND WATER RECESSED IN WALL)

2) DRYER SPACE– PROVIDE VENT TO OUTSIDE AIR.

3) DRYER VENT– 4" DIAMETER VENT, MAX. 14'–0" LONG WITH TWO ELBOWS.

4) SQUARE FOOTAGE– REFER TO SHEET A1.0

5) REFER TO ELECTRICAL PLAN FOR LOCATION OF ALL SWITCHES LIGHTS, RECEPTACLES, SMOKE DETECTORS, ETC

6) SMOKE DETECTORS SHALL BE PERMENTLY WIRED AND SHALL BE EQUIPPED WITH A BATTERY BACKUP

7) ALL BEDROOMS SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE. ESCAPE OR RESCUE WINDOW SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 SQ. FT WITH A MINIMUM CLEAR HEIGHT OF 24", A MINIMUM CLEAR WIDTH OF 20" AND A MINIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR

8) BEDROOM BRANCH CIRCUITS WILL BE ARC FAULT PROTECTED PER NEC ART.

9) ALL SHOWERS AND TUB/SHOWER COMBINATIONS ARE REQUIRED TO HAVE A THERMOSTATIC MIXING VALVE TYPE OR INDIVIDUAL CONTOL VALVES OF PRESSURE BALACE TYPE PER C.P.C.

10) ALL EXTERIOR WALLS SHALL BE 2x6 STUD WALLS AND ALL INTERIOR WALL 2x4 STUD WALLS, UNLESS OTHERWISE NOTED. VALVES OF PRESSURE BALACE TYPE PER C.P.C.

11) HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPPED PLANE ADJOINING THE TREAD NOSING OR FINISHED SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. HANDRAIL ADJACENT TO A WALL SHALL HAVE A SPACE OF AT LEAST 1–1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL (R311.7.8.1 AND R311.7.8.2)

12) ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. EXTERIOR STAIRWAY ILLUMINATION SHALL BE CONTROLLED FROM INSIDE OF DWELLING (R303.7)

13) SPRINKLERS SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

PLAN GENERAL NOTES

ALSO REFER GENERAL NOTES FO MORE INFORMATION

1) THE CONTRACTOR AND SUB–CONTRACTORS SHALL CAREFULLY., AND SPECIFICATIONS TO OBTAIN FIRST–HAND KNOWLEDGE OF JOB CONDITIONS.
ANY DISCREPANCIES OR CONDITIONS NEEDING CLARIFICATION SHALL BE REPORTED TO THE OWNER PRIOR TO BEGINNING WORK. NO ALLOWANCES SHALL GIVEN FOR FAILURE TO COMPLY WITH THE ABOVE OR ANY CONDITIONS THAT CAN BE DETERMINED BY EXAMINING THE DRAWINGS, AND SPECIFICATIONS.

2) THE CONTRACTOR AND SUB–CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCITON LAYOUT. NO ALLOWANCES CONSTUCTION LAYOUT. NO ALLOWANCE SHALL BE GIVEN TO THE CONTRACTOR OR SUB–CONTRACTOR FOR CHANGES RESULTING FROM FAILURE TO COMPLY W/ THESE REQ'MTS.

3) DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SPECIFIED GOVERN. DIMENSIONS ARE NOMINAL AND ARE TO FACE OF OBJECTGS UNLESS OTHERWISE INDICATED.

4) EACH SUB–CONTRACTORS IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO SUBMISSION OF HIS BID OR PERFORMANCE OF THE WORK, NOTIFY THE CONTRACTOR AND OWNER OF ANY WORK CALLED OUT IN DWGS OR SPECS WHICH WHICH CAN NOT BE FULLY GURANTEED ORCONSTRUCTED AS DESIGNED OR DETAILED.

5) FINISH MATERIAL POLLUTANT CONTROL SEC.4.504.2:
THE FOLLOWING FINISH MATERIALS SHALL COMPLY WITH THE VOC CONTENT LIMITS SET FORTH IN CALGREEN SECTIONS 4.504.2 THROUGH 4.504.5:
–ADHESIVES SEALANTS AND CAULKS PAINTS AND COATINGS, CARPET SYSTEMS, CUSHIONS AND ADHESIVE RESILIENT FLOORING, AND RESILIENT COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR

6) BATHROOM EXHAUST FANS SEC. 4.506.1.
MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL BE ENERGY STAR COMPLIANT DUCTED TO TERMINATE OUTSIDE THE BUILDING AND CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT OR A WHOLE HOUSE VENTILATION SYSTEM.

7) SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEAD SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABOVE THE FLOOR (CRC R307.2).

8) A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.3.1) A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6FT. AND CANNOT BE CONCEALED (CMC 504.3.1.1) DRYER EXHAUST CANNOT EXCEED 14 ft. WITH A MAX. OF TWO 90 DEG. ELBOWS (CMC 504.3.1.2).

9) G.C. TO CHECK MOISTURE CONTENT OF BUILDING MATERIALS IN WALL AND FLOOR FRAMING PRIOR TO ENCLOSURE.

10) ALL PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED PER 2019 CPC.

FLOOR PLAN KEY NOTES

1 (E) WATER HEATER TO REMAIN
2 (E) ELECTRICAL METER TO REMAIN
3 (E) WALL UNIT TO BE REPLACE

LEGEND

EXISTING WALLS
DEMO WALLS
NEW WALLS
NEW 1-HR RATED WALL AND STC 50 SOUND RATED PER DETAIL 1/A9.0
NOT IN SCOPE OF WORK

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

DRAWING TITLE:

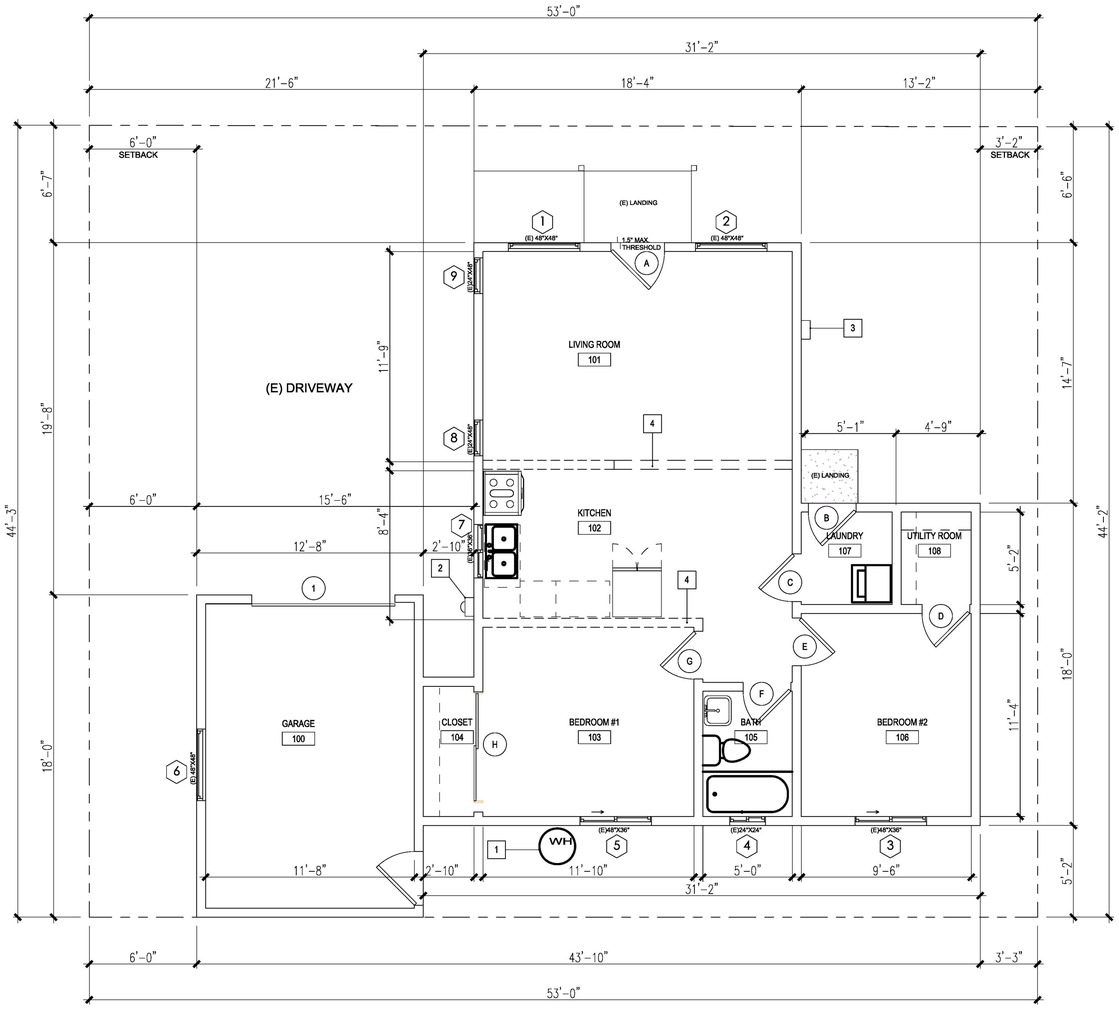
EXISTING FIRST FLOOR PLAN

Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

A2.0

Sheet	of
Scale	1/4" = 1'-0"

Tuesday, October 23, 2012



2 FIRST FLOOR DEMOLITION PLAN

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

NO CHANGE TO EXISTING BUILDING FOOTPRINT

N

DEMOLITION NOTES

1) PATCH AND REPAIR WALLS, FLOORS, AND CEILING AS REQUIRED TO (E) MATCH CONDITIONS UNLESS NOTED OTHERWISE.

2) SEE ALL ADDITIONAL DISCIPLINE DRAWING FOR ADDITIONAL DEMOLITION REQUIREMENTS.

3) CONTRACTOR TO FIELD VERIFY (E) CONDITIONS BEFORE PROCEEDING WITH WORK AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS.

4) CORDINATE WITH THE OWNER THE REMOVAL OF (E)EQUIPMENT/ FURNITURE WITHIN THE AREAS OF WORK.

5) CONTRACTOR TO IMPLEMENT SAFETY MEASURES AND COORDINATE WITH THE OWNER PRIOR TO START.

6) VERIFY WITH THE OWNER THE REMOVAL MECHANICAL ACCESSORIES ARE TO BE RELOCATED TO DIFFERENT AREA.

7) IF THE HVAC SYSTEM IS IS USED DURING CONSTRUCTION, PROVIDE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORT—PROVIDE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALVE (MERV) OF 8, BASED ON ASHRAE 52.2—1999, OR AN AVERAGE EFFICIENCY OF 30 PERCENT, BASED ON ASHRAE 52.1—1992. REPLACE ALL FILTERS PROIR TO OCCUPANCY OR AT THE CONCLUSION OF CONSTUCTION. (5.504.1.3)

8) AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALLDUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST, WATER, AN DEBRIS WHICH MAY COLLECT IN THE SYSTEM. (5.504.3)

9) ANY REMOVAL OF WASTE ELEMENTS SHALL BE COORDINATED WITH THE OWNER.

10) RESIDENTIAL DEMOLITION NOTE:
PARTIAL DEMOLITION OF A RESIDENTIAL STRUCTURE IN ASSOCIATION WITH A CONSTUCTION PROJECT IS ONLY PERMITTED WHERE INDICATED ON THE APPROVAL PLANS. ANY DEMOLITION WORK BEYOND THAT SHOWN ON THE APPROVED PLANS MAY RESULTS IN A STOP WORK ORDER (CBC APPENDIX CHAPTER 1 SEC. 113.2) AND/OR REVOCATION OF THE PERMIT.
(CBC APPENDIX CHAPTERS 1 SEC 105.6)

PLAN GENERAL NOTES

ALSO REFER GENERAL NOTES FO MORE INFORMATION

NOTE 1:
NO CHANGE TO SECOND FLOOR.

FLOOR PLAN KEY NOTES

1 (E) WATER HEATER TO REMAIN
2 (E) ELECTRICAL METER TO REMAIN
3 (E) WALL UNIT TO BE REPLACE
4 (E) WALL TO BE DEMOLISHED

LEGEND

EXISTING WALLS

DEMO WALLS

NEW WALLS

NEW 1-HR RATED WALL AND STC 50 SOUND RATED PER DETAIL 1/A9.0

NOT IN SCOPE OF WORK

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

DRAWING TITLE:

FIRST FLOOR
DEMOLITOIN PLAN

Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

A2.1

Sheet	of
Scale	1/4" = 1'-0"

Tuesday, October 23, 2012

FLOOR PLAN NOTES

1) WASHER SPACE– PROVIDE PLUMBING CONNECTIONS (WASTE AND WATER RECESSED IN WALL)

2) DRYER SPACE– PROVIDE VENT TO OUTSIDE AIR.

3) DRYER VENT– 4" DIAMETER VENT, MAX. 14'–0" LONG WITH TWO ELBOWS.

4) SQUARE FOOTAGE– REFER TO SHEET A1.0

5) REFER TO ELECTRICAL PLAN FOR LOCATION OF ALL SWITCHES LIGHTS, RECEPTACLES, SMOKE DETECTORS, ETC

6) SMOKE DETECTORS SHALL BE PERMENTLY WIRED AND SHALL BE EQUIPPED WITH A BATTERY BACKUP

7) ALL BEDROOMS SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE. ESCAPE OR RESCUE WINDOW SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 SQ. FT WITH A MINIMUM CLEAR HEIGHT OF 24", A MINIMUM CLEAR WIDTH OF 20" AND A MINIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR

8) BEDROOM BRANCH CIRCUITS WILL BE ARC FAULT PROTECTED PER NEC ART.

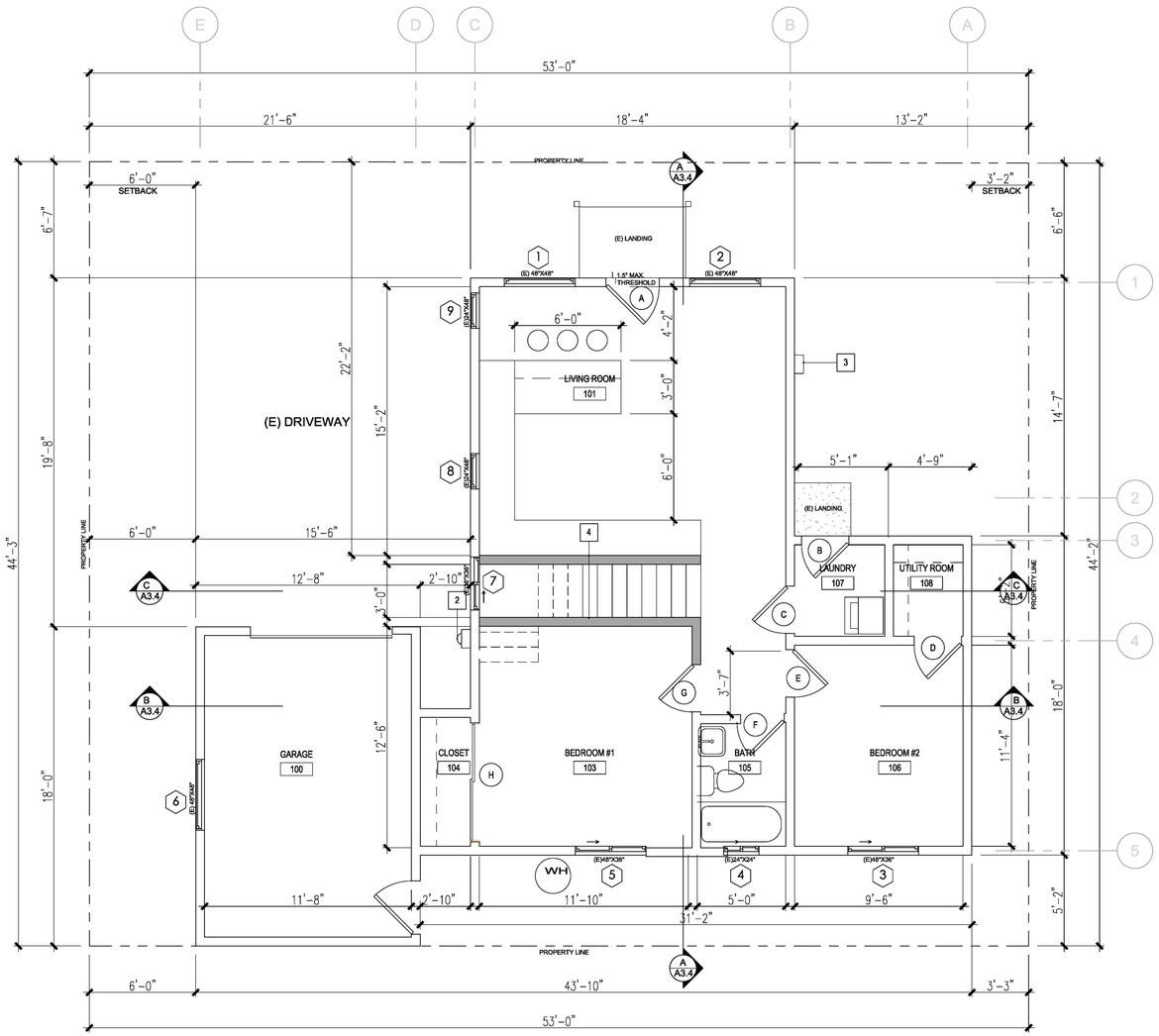
9) ALL SHOWERS AND TUB/SHOWER COMBINATIONS ARE REQUIRED TO HAVE A THERMOSTATIC MIXING VALVE TYPE OR INDIVIDUAL CONTOL VALVES OF PRESSURE BALACE TYPE PER C.P.C.

10) ALL EXTERIOR WALLS SHALL BE 2x6 STUD WALLS AND ALL INTERIOR WALL 2x4 STUD WALLS, UNLESS OTHERWISE NOTED. VALVES OF PRESSURE BALACE TYPE PER C.P.C.

11) HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPPED PLANE ADJOINING THE TREAD NOSING OR FINISHED SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. HANDRAIL ADJACENT TO A WALL SHALL HAVE A SPACE OF AT LEAST 1–1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL (R311.7.8.1 AND R311.7.8.2)

12) ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. EXTERIOR STAIRWAY ILLUMINATION SHALL BE CONTROLLED FROM INSIDE OF DWELLING (R303.7)

13) SPRINKLERS SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.



1 PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'–0"

NO CHANGE TO EXISTING BUILDING FOOTPRINT

N

CODE REQUIREMENTS

Water Conserving Plumbing Fixtures [California Civil Code 1101.4(a)]

The California Civil Code requires that all existing non-compliant plumbing fixtures (based on water efficiency) throughout the house be upgraded whenever a building permit is issued for remodeling improvements even if the fixtures are not within the scope of work. Residential building constructed after January 1, 1994 are exempt from this requirement. The following table shows the fixtures that are considered to be non-compliant and the type of water-conserving plumbing fixture that should be installed:

Type of Fixture	Non-Compliant Plumbing Fixture	Required Water-Conserving Plumbing Fixture (max. rate) [CalGreen 4.303]
Water Closet (Toilet)	More than 1.6 gallons/flush	1.28 gallons/flush
Urinal	More than 1.0 gallon/flush	0.125 gallons/flush for wall mount; 0.50 for others
Showerhead	More than 2.5 gallons/minute	2.0 gallons/minute at 80 psi
Faucet – Bathroom	More than 2.2 gallons/minute	1.2 gallons/minute at 60 psi
Faucet - Kitchen	More than 2.2 gallons/minute	1.8 gallons/minute at 60 psi

Plumbing

- Toilet and/or Bidet require a total minimum 30" clear space (15" from centerline to each side) and a minimum of 24" clear space in front of the fixture. Urinals require a total minimum 24" clear space (12" from centerline to each side). [CPC 402.5]
- When additional toilets (water closets) are installed, a maximum of three (3) toilets are allowed on a 3" waste line. [Table 703.2, Footnote 4]
- Provide safety glazing (tempered) glass for tub/shower enclosures & doors. [CRC R308.4.5]
- Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type conforming to ASSE 1016 or ASME A112.18.1/CSA B125.1. Handle positions shall be adjusted to deliver a maximum mixed water setting of 120° F. [CPC 408.3]
- The hot water valve shall be installed on the left side where two separate handles control are provided. [417.5]
- A minimum 12"x12" access panel is required when a slip joint p-trap waste & overflow is provided for inspection & repair. [402.10]
- Bidets.
  - The water supply to the bidet shall be protected by an air gap or vacuum breaker. [410.2, 603.3.2, 603.3.5, 603.3.6]
  - The maximum hot water temperature discharging from the bidet shall be limited to 110° F by a device that is in accordance with ASSE 1070 or CSA B125.3. Water heater thermostats shall not be considered a control for meeting this provision. [410.3]
- Showers.
  - Shower stalls shall have a minimum interior finished area of 1,024 sq.-in. and be able to encompass a 30" diameter circle. [408.6]
  - Stall shower door to open out with a minimum 22" wide opening. [408.5]
  - Site built shower stalls shall be installed in accordance to Section 408.7
- Bathtubs & Whirlpool (Spa) Tubs.
  - Tubs shall have a readily accessible access panel of size to permit the removal and replacement of the circulation pump. [409.6]
  - The circulation pump shall be located above the crown weir of the trap.
  - The pump and circulation pipping shall be self-draining to minimize water retention. Such fittings shall be listed in accordance with ASME A112.19.7/CSA B45.10.
  - The maximum hot water temperature discharging from the tub shall be limited to 120° F by a device that is in accordance with ASSE 1070 or CSA B125.3. Water heater thermostats shall not be considered a control for meeting this provision. [409.4]

Electrical

- Provide a 20-amp GFCI protected receptacle within 36" of the outside edge of the each bathroom sink basin. [CEC 210.52(D)]
  - Receptacle shall be located on a wall or partition that is adjacent to the basin, on the countertop, or installed on the side or face of the basin cabinet not more than 12" below the top of the basin.
  - All receptacles shall be tamper-resistant (TR). [406.12]
- A minimum of one 120-V/20-amp branch circuit is required for bathroom receptacle(s). Such circuit shall have no other receptacles. [210.11(C)(3)]
- All 125-V, single-phase, 15- and 20-amp receptacles installed in bathrooms shall have GFCI protection. The GFCI shall be installed in a readily accessible location. [210.8]
- Receptacles shall not be installed within or directly over a bathtub or shower stall and within 5-ft of the perimeter of bathtubs or shower stalls. [406.9(C)]

Bathroom Lighting Requirements [CEnC 150.0(k)]

- All installed luminaire (lighting) shall be high efficacy in accordance with Table 150.0-A. A minimum of one high efficacy luminaire shall be controlled by a vacancy sensor.
- Switches shall not be installed within tubs or shower spaces unless installed as part of a listed tub or shower assembly and within 5-ft of the perimeter of bathtubs or shower stalls. [CEC 404.4(C)]
- All recessed lighting shall be "IC Rated and Airtight Certified". [CEnC 150.0(k)C]
- No pendant lighting shall be located within a zone measured 3-ft horizontally and 8-ft vertically from the top of a bathtub rim or shower stall threshold. [CEC 410.10(D)]
- Luminaires located within the actual outside dimensions of the bathtub or shower to a height of 8-ft vertically from the top of the tub rim and shower threshold shall be of enclosed & gasketed type listed for damp or wet locations and be GFCI protected. [550.14(D), 551.53(B)]
- For occupancies with a horizontal (floor/ceiling assembly) fire-rated separation, the recessed fixtures shall be protected to the same rating of the separation (1-hour) **OR** be listed for the required fire protection. This generally applies to residential condominium construction where units are above or below other units. [CBC 714.4.2]

Bathroom Exhaust

- Local exhaust system shall be installed in a bathroom containing a tub, shower, spa, or some other similar source of moisture and vented to the outdoors with a minimum exhaust rate of 50 cfm (20 cfm if continuous operation). A maximum of 3 sone rating (1 for continuous) is required for the (ENERGY STAR) exhaust fan. Fans must be controlled by a humidistat which shall be readily accessible and capable of adjustment between a relative humidity range of 50% to 80%. [CEnC 150(o), ASHRAE std. 62.2, CalGreen 4.506.1]
- Bathrooms that only have a toilet and sink do not require local exhaust if there is an (min. 3-sq-ft) operable window. [CRC R303.3]
- Exhaust ducts shall terminate outside the building and equipped with back-draft dampers. Dampers are not required when the exhaust fan operate continuously. Termination shall not be less than 3-ft from a property line, 10-ft from a forced air inlet, and 3-ft from openings into the building. Ducts shall not discharge onto a public walkway. [CMC 504.1, 502.2.1]

Smoke and Carbon Monoxide Alarms [CRC R314, R315]

- Smoke alarms shall be installed in each sleeping room, on the ceiling or wall outside each separate sleeping area in the immediate vicinity of the bedrooms, on each story of a multistory unit, in habitable attics, and in basements. [CRC R314.3]
- Smoke alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of NFPA72. Alarms shall be tested and maintained in accordance with the manufacturer's instructions. Alarms that no longer function must be replaced.
- Carbon monoxide alarms are not required if there is no fuel-burning appliances or fireplace in the unit and where the garage is detached from the unit. [R315.2.1]
- Carbon monoxide alarms shall be installed on the ceiling or wall (above the door header) outside each separate sleeping area in the immediate vicinity of the bedrooms, on each story of a multistory unit, in basements, and in bedrooms where a fuel-burning appliance is located within the bedroom or its attached bathroom. [R315.3]
- Carbon monoxide alarms (including smoke & carbon monoxide combination alarms) shall be listed and labeled in accordance with UL 2034 (and UL217 for combo alarms) and installed & maintained in accordance with NFPA720 & manufacturer's instructions.
- In multi-family buildings, all required carbon monoxide alarms shall be equipped with the capability to support visible alarm notification in accordance with NFPA 720.

Energy (Title-24)

- All exterior walls exposed during construction shall be insulated with min. R-13. [CEnC 150.2(b), 150.0(c)]
- All roof/ceilings exposed during construction shall be insulated with min. R-19. [150.2(b), 150.0(a)1]
- All accessible joints, penetrations, and other openings in the building envelope about the area of work shall be caulked, gasketed, weather stripped, or otherwise sealed. [110.7]

Green Building Standards

- Adhesives, sealants, caulks, paints, & coatings shall comply with the VOC limits. [CalGreen 4.504.2.1 & 4.504.2.2]
- Aerosol paints & coatings shall meet the Product-Weighted MIR Limits for ROC. [4.504.2.3]
- Minimum 80% of the installed resilient flooring shall comply with one or more certified products per Section 4.504.4.
- Interior use of hardwood plywood, particleboard, and medium density fiberboard composite wood products shall comply with the formaldehyde limits per Table 4.504.5.
- New framing shall not be enclosed when the framing members have a moisture context exceeding 19%. [4.505.3]

PLAN GENERAL NOTES

ALSO REFER GENERAL NOTES FO MORE INFORMATION

1) THE CONTRACTOR AND SUB–CONTRACTORS SHALL CAREFULLY., AND SPECIFICATIONS TO OBTAIN FIRST–HAND KNOWLEDGE OF JOB CONDITIONS. ANY DISCREPANCIES OR CONDITIONS NEEDING CLARIFICATION SHALL BE REPORTED TO THE OWNER PRIOR TO BEGINNING WORK. NO ALLOWANCES SHALL GIVEN FOR FAILURE TO COMPLY WITH THE ABOVE OR ANY CONDITIONS THAT CAN BE DETERMINED BY EXAMINING THE DRAWINGS, AND SPECIFICATIONS.

2) THE CONTRACTOR AND SUB–CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCITON LAYOUT. NO ALLOWANCES CONSTUCTION LAYOUT. NO ALLOWANCE SHALL BE GIVEN TO THE CONTRACTOR OR SUB–CONTRACTOR FOR CHANGES RESULTING FROM FAILURE TO COMPLY W/ THESE REQ'MTS

3) DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SPECIFIED GOVERN. DIMENSIONS ARE NOMINAL AND ARE TO FACE OF OBJECTGS UNLESS OTHERWISE INDICATED.

4) EACH SUB–CONTRACTORS IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO SUBMISSION OF HIS BID OR PERFORMANCE OF THE WORK, NOTIFY THE CONTRACTOR AND OWNER OF ANY WORK CALLED OUT IN DWGS OR SPECS WHICH WHICH CAN NOT BE FULLY GURANTEED ORCONSTRUCTED AS DESIGNED OR DETAILED.

5) FINISH MATERIAL POLLUTANT CONTROL SEC.4.504.2: THE FOLLOWING FINISH MATERIALS SHALL COMPLY WITH THE VOC CONTENT LIMITS SET FORTH IN CALGREEN SECTIONS 4.504.2 THROUGH 4.504.5:

–ADHESIVES SEALANTS AND CAULKS PAINTS AND COATINGS, CARPET SYSTEMS, CUSHIONS AND ADHESIVE RESILIENT FLOORING, AND RESILIENT COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR

6) BATHROOM EXHAUST FANS SEC. 4.506.1. MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL BE ENERGY STAR COMPLIANT DUCTED TO TERMINATE OUTSIDE THE BUILDING AND CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT OR A WHOLE HOUSE VENTILATION SYSTEM.

7) SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEAD SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABOVE THE FLOOR (CRC R307.2).

8) A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.3.1) A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6FT. AND CANNOT BE CONCEALED (CMC 504.3.1.1) DRYER EXHAUST CANNOT EXCEED 14 ft. WITH A MAX. OF TWO 90 DEG. ELBOWS (CMC 504.3.1.2).

9) G.C. TO CHECK MOISTURE CONTENT OF BUILDING MATERIALS IN WALL AND FLOOR FRAMING PRIOR TO ENCLOSURE.

10) ALL PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED PER 2019 CPC.

FLOOR PLAN KEY NOTES

1. (E) TANKLESS WATER HEATER TO REMAIN
2. (E) ELECTRICAL PANEL
3. (E) WALL UNIT TO BE REPLACE
4. (N) WALL

LEGEND

- EXISTING WALLS
- DEMO WALLS
- NEW WALLS
- NEW 1-HR RATED WALL AND STC 50 SOUND RATED PER DETAIL 1/A9.0
- NOT IN SCOPE OF WORK

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

DRAWING TITLE:

PROPOSED
FIRST FLOOR PLAN

Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

A2.2

Sheet	of
Scale	1/4" = 1'-0"

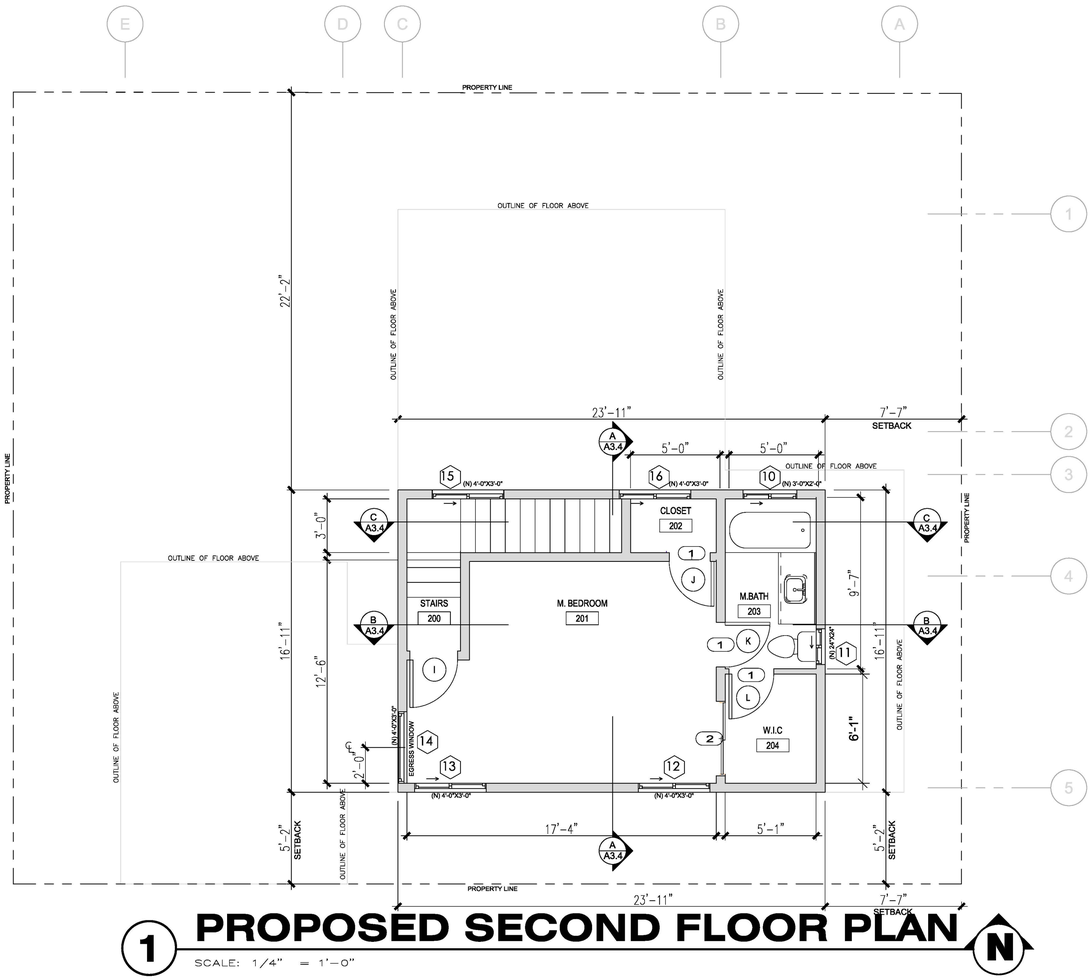
Tuesday, October 23, 2012

WINDOW SCHEDULE

CODE	STATUS	SIZE	MATERIAL	SOLAR HEAT GAIN COEFFICIENT	HEAT TRANSFER COEFFICIENT	GLAZING	TYPE	NOTES
1	EXISTING	4'–0"X4'–0"	VINYL	N/A	N/A	CLEAR	HUNG	
2	EXISTING	4'–0"X4'–0"	VINYL	N/A	N/A	CLEAR	HUNG	
3	EXISTING	4'–0"X3'–0"	VINYL	N/A	N/A	CLEAR	SLIDER	
4	EXISTING	2'–0"X2'–0"	VINYL	N/A	N/A	CLEAR	SLIDER	
5	EXISTING	4'–0"X3'–0"	VINYL	N/A	N/A	CLEAR	SLIDER	
6	EXISTING	4'–0"X4'–0"	VINYL	N/A	N/A	CLEAR	HUNG	
7	NEW	3'–0"X3'–0"	VINYL	PER TITLE 24	PER TITLE 24	CLEAR	HUNG	
8	EXISTING	2'–0"X40"	VINYL	N/A	N/A	CLEAR	HUNG	
9	EXISTING	2'–0"X40"	VINYL	N/A	N/A	CLEAR	HUNG	
10	NEW	3'–0"X2'–0"	VINYL	PER TITLE 24	PER TITLE 24	CLEAR	HUNG	
11	NEW	2'–0"X2'–0"	VINYL	PER TITLE 24	PER TITLE 24	CLEAR	SLIDER	
12	NEW	4'–0"X4'–0"	VINYL	PER TITLE 24	PER TITLE 24	CLEAR	SLIDER	EGRESS
13	NEW	4'–0"X4'–0"	VINYL	PER TITLE 24	PER TITLE 24	CLEAR	SLIDER	EGRESS
14	NEW	4'–0"X4'–0"	VINYL	PER TITLE 24	PER TITLE 24	CLEAR	SLIDER	EGRESS
15	NEW	4'–0"X4'–0"	VINYL	PER TITLE 24	PER TITLE 24	CLEAR	HUNG	
16	NEW	4'–0"X4'–0"	VINYL	PER TITLE 24	PER TITLE 24	CLEAR	HUNG	

DOOR SCHEDULE

CODE	STATUS	SIZE	MATERIAL	CORE	
A	EXISTING	3'–0"X6'–8"	WOOD	SOLID	
B	EXISTING	2'–6"X6'–8"	WOOD	SOLID	
C	EXISTING	2'–8"X6'–8"	WOOD	HOLLOW CORE	
D	EXISTING	2'–8"X6'–8"	WOOD	HOLLOW CORE	
E	EXISTING	2'–8"X6'–8"	WOOD	HOLLOW CORE	
F	EXISTING	2'–8"X6'–8"	WOOD	HOLLOW CORE	
G	EXISTING	2'–8"X6'–8"	WOOD	HOLLOW CORE	
H	EXISTING	6'–6"X6'–8"	WOOD	HOLLOW CORE	
I	EXISTING	8'–0"X7'–0"	GARAGE	GARAGE	



1 PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'–0"

FLOOR PLAN NOTES

1) WASHER SPACE– PROVIDE PLUMBING CONNECTIONS (WASTE AND WATER RECESSED IN WALL)

2) DRYER SPACE– PROVIDE VENT TO OUTSIDE AIR.

3) DRYER VENT– 4" DIAMETER VENT, MAX. 14'–0" LONG WITH TWO ELBOWS.

4) SQUARE FOOTAGE– REFER TO SHEET A1.0

5) REFER TO ELECTRICAL PLAN FOR LOCATION OF ALL SWITCHES LIGHTS, RECEPTACLES, SMOKE DETECTORS, ETC

6) SMOKE DETECTORS SHALL BE PERMENTLY WIRED AND SHALL BE EQUIPPED WITH A BATTERY BACKUP

7) ALL BEDROOMS SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE. ESCAPE OR RESCUE WINDOW SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 SQ. FT WITH A MINIMUM CLEAR HEIGHT OF 24", A MINIMUM CLEAR WIDTH OF 20" AND A MINIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR

8) BEDROOM BRANCH CIRCUITS WILL BE ARC FAULT PROTECTED PER NEC ART.

9) ALL SHOWERS AND TUB/SHOWER COMBINATIONS ARE REQUIRED TO HAVE A THERMOSTATIC MIXING VALVE TYPE OR INDIVIDUAL CONTOL VALVES OF PRESSURE BALACE TYPE PER C.P.C.

10) ALL EXTERIOR WALLS SHALL BE 2x6 STUD WALLS AND ALL INTERIOR WALL 2x4 STUD WALLS, UNLESS OTHERWISE NOTED. VALVES OF PRESSURE BALACE TYPE PER C.P.C.

11) HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPPED PLANE ADJOINING THE TREAD NOSING OR FINISHED SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. HANDRAIL ADJACENT TO A WALL SHALL HAVE A SPACE OF AT LEAST 1–1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL (R311.7.8.1 AND R311.7.8.2)

12) ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. EXTERIOR STAIRWAY ILLUMINATION SHALL BE CONTROLLED FROM INSIDE OF DWELLING (R303.7)

13) SPRINKLERS SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

PLAN GENERAL NOTES

ALSO REFER GENERAL NOTES FO MORE INFORMATION

1) THE CONTRACTOR AND SUB–CONTRACTORS SHALL CAREFULLY., AND SPECIFICATIONS TO OBTAIN FIRST–HAND KNOWLEDGE OF JOB CONDITIONS. ANY DISCREPANCIES OR CONDITIONS NEEDING CLARIFICATION SHALL BE REPORTED TO THE OWNER PRIOR TO BEGINNING WORK. NO ALLOWANCES SHALL GIVEN FOR FAILURE TO COMPLY WITH THE ABOVE OR ANY CONDITIONS THAT CAN BE DETERMINED BY EXAMINING THE DRAWINGS, AND SPECIFICATIONS.

2) THE CONTRACTOR AND SUB–CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCITON LAYOUT. NO ALLOWANCES CONSTUCTION LAYOUT. NO ALLOWANCE SHALL BE GIVEN TO THE CONTRACTOR OR SUB–CONTRACTOR FOR CHANGES RESULTING FROM FAILURE TO COMPLY W/ THESE REQ'MTS.

3) DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SPECIFIED GOVERN. DIMENSIONS ARE NOMINAL AND ARE TO FACE OF OBJECTGS UNLESS OTHERWISE INDICATED.

4) EACH SUB–CONTRACTORS IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO SUBMISSION OF HIS BID OR PERFORMANCE OF THE WORK, NOTIFY THE CONTRACTOR AND OWNER OF ANY WORK CALLED OUT IN DWGS OR SPECS WHICH WHICH CAN NOT BE FULLY GURANTEED ORCONSTRUCTED AS DESIGNED OR DETAILED.

5) FINISH MATERIAL POLLUTANT CONTROL SEC.4.504.2: THE FOLLOWING FINISH MATERIALS SHALL COMPLY WITH THE VOC CONTENT LIMITS SET FORTH IN CALGREEN SECTIONS 4.504.2 THROUGH 4.504.5:

–ADHESIVES SEALANTS AND CAULKS PAINTS AND COATINGS, CARPET SYSTEMS, CUSHIONS AND ADHESIVE RESILIENT FLOORING, AND RESILIENT COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR

6) BATHROOM EXHAUST FANS SEC. 4.506.1. MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL BE ENERGY STAR COMPLIANT DUCTED TO TERMINATE OUTSIDE THE BUILDING AND CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT OR A WHOLE HOUSE VENTILATION SYSTEM.

7) SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEAD SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABOVE THE FLOOR (CRC R307.2).

8) A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.3.1) A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6FT. AND CANNOT BE CONCEALED (CMC 504.3.1.1) DRYER EXHAUST CANNOT EXCEED 14 ft. WITH A MAX. OF TWO 90 DEG. ELBOWS (CMC 504.3.1.2).

9) G.C. TO CHECK MOISTURE CONTENT OF BUILDING MATERIALS IN WALL AND FLOOR FRAMING PRIOR TO ENCLOSURE.

10) ALL PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED PER 2019 CPC.

FLOOR PLAN KEY NOTES

1 RAILING WO=ITH STEEL VERTICAL AND WOOD TOP RAIL

2 OUTLINE OF LOWER LEVEL

3 22"X30 MIN. ATTIC ACCESS

LEGEND

EXISTING WALLS

DEMO WALLS

NEW WALLS

NEW 1-HR RATED WALL AND STC 50 SOUND RATED PER DETAIL 1/A9.0

NOT IN SCOPE OF WORK

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

DRAWING TITLE:

PROPOSED SECOND FLOOR PLAN

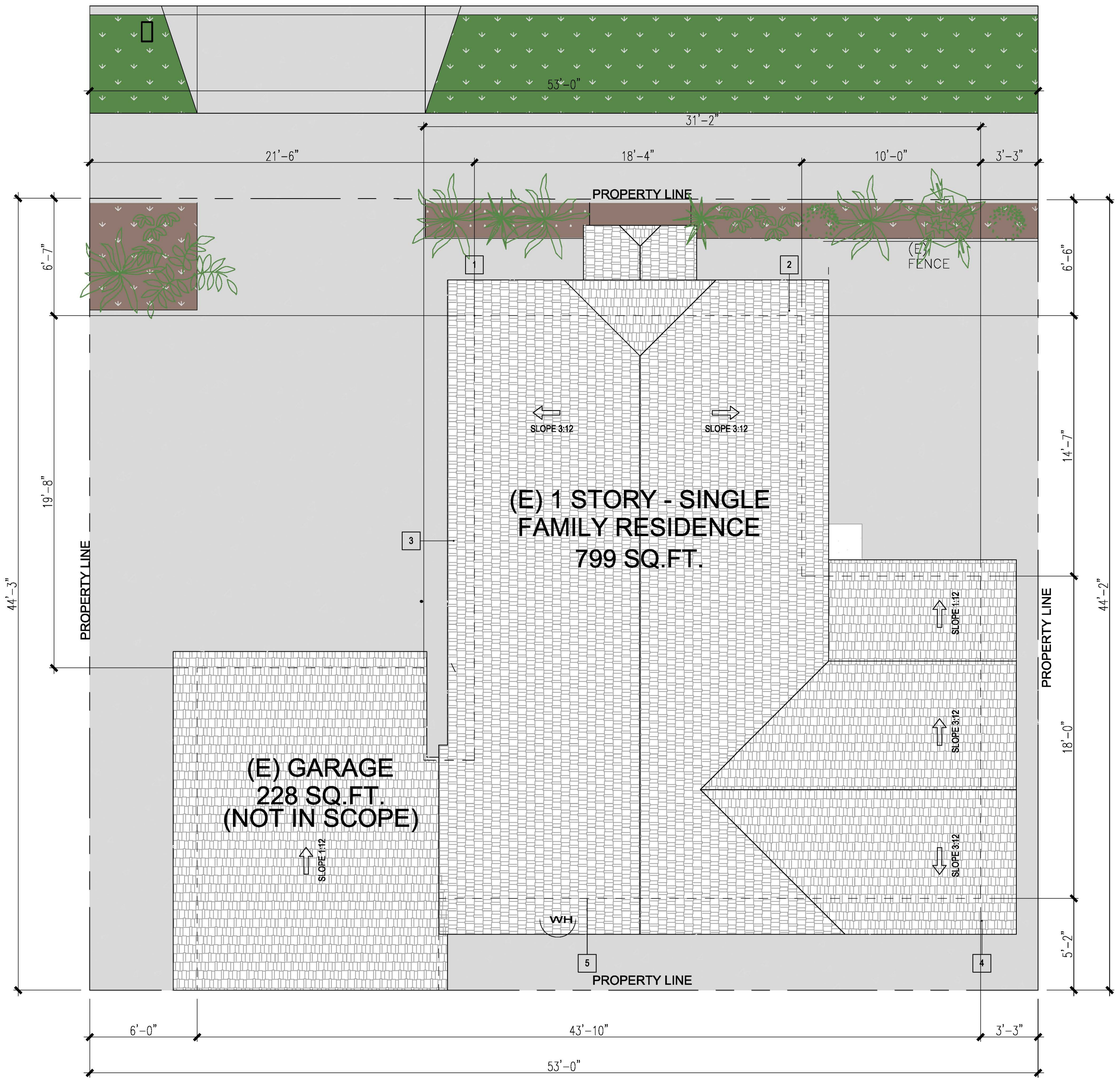
Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

A2.3

Sheet	of
Scale	1/4" = 1'-0"

Tuesday, October 23, 2012

436 E ACACIA AVENUE



1 **EXISTING ROOF PLAN**

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

N

ROOF PLAN NOTES

NOTES:

1. PER CEC SECTION 210.52(A), IN KITCHEN, DINING SPACE, LIVING SPACE, OR SIMILIAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED EVERY SIX FEET ALONG THE WALL.

2. PER CEC SECTION 210.12(B), SPECIFY ON ELECTRICAL PLAN: AFCI BREAKERS ARE REQUIRED FOR ALL DWELLING UNITS, HALLWAYS, LIVING ROOM, DINING,AND FAMILY ROOMS, BEDROOMS, DENS, CLOSETS AND SIMILAR SPACES.

3. PER CALIFORNIA ELECTRICAL CODE SECTION 210.70.A.1, AT LEAST ON WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL INSTALLED IN EVERY HABITABLE ROOM AND BATHROOM.

4. NOTE: ALL RECEPTACLES SHALL BE TAMPER RESISTANT (TR). SEE CODE REQUIREMENTS FOR ADDITIONAL INFORMATION

5. ALL LIGHTING MUST BE HIGH EFFICACY. SCREW BASED LUMINARIES MUST CONTAIN JA8 COMPLIANT (MARKED AS JA8-2016 OR JA8-2016-E SHALL BE CONTROLLED BY VACANCY SENSOR OR DIMMER).

6. LIGHTING SHALL COMPLY WITH THE APPLICABLE HIGH EFFICACY REQUIREMENT OF THE CALIFORNIA TITLE 24 PART 6 SECTION 150.

7. ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION FOR ALL RECEPTACLES REQUIRED (CEC 210. 12 A, B).

8.THE FRAMER, CONTRACTOR SHALL BE RESPONSIBLE FOR: LOCATING ALL ATTIC VENTS, VERIFY ROOF PITCH, OVERHANG TO MATCH EXISTING.

9.ALL NEW ROOF INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

10.ALL VENTS OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

11.THE QUALITY AND DESIGN OF ROOFING MATERIALS AND THEIR FASTENING SERVICES SHALL BE CONFORM TO THE APPLICABLE STANDARDS LISTED IN CHAPTER 35. PART II (1507.1)

12. THE ROOFING INSTALLER SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE WATERPROOF INSTALLATION INCLUDING ALL NECESSARY FLASHING, CAPS, PIPE, JACKS, OPENING PROTECTION AND SEALANTS. ALL ROOFING SHALL COMPLY WITH NRCA STANDARDS AND CBC CHAPTER 9.

13. NEW WINDOWS TO MATCH EXISTING WINDOWS.

14. FASCIA AND COLOR TO MATCH FASCIA.

15. ROOFING MATERIAL TO MATCH EXISTING.

16. ALL ROOF OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

17. ALL ROOF VENTS TO REMAIN UNLESS OTHERWISE INDICATED.

ROOF PLAN KEY NOTES

1. OUTLINE OF FIRST FLOOR
2. (E) ASPHALT SHINGLES
3. GUTTERS
4. DOWNSPOUT
5. PORTION OF ROOF TO BE DEMOLISHED

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

DRAWING TITLE:

EXISTING ROOF PLAN

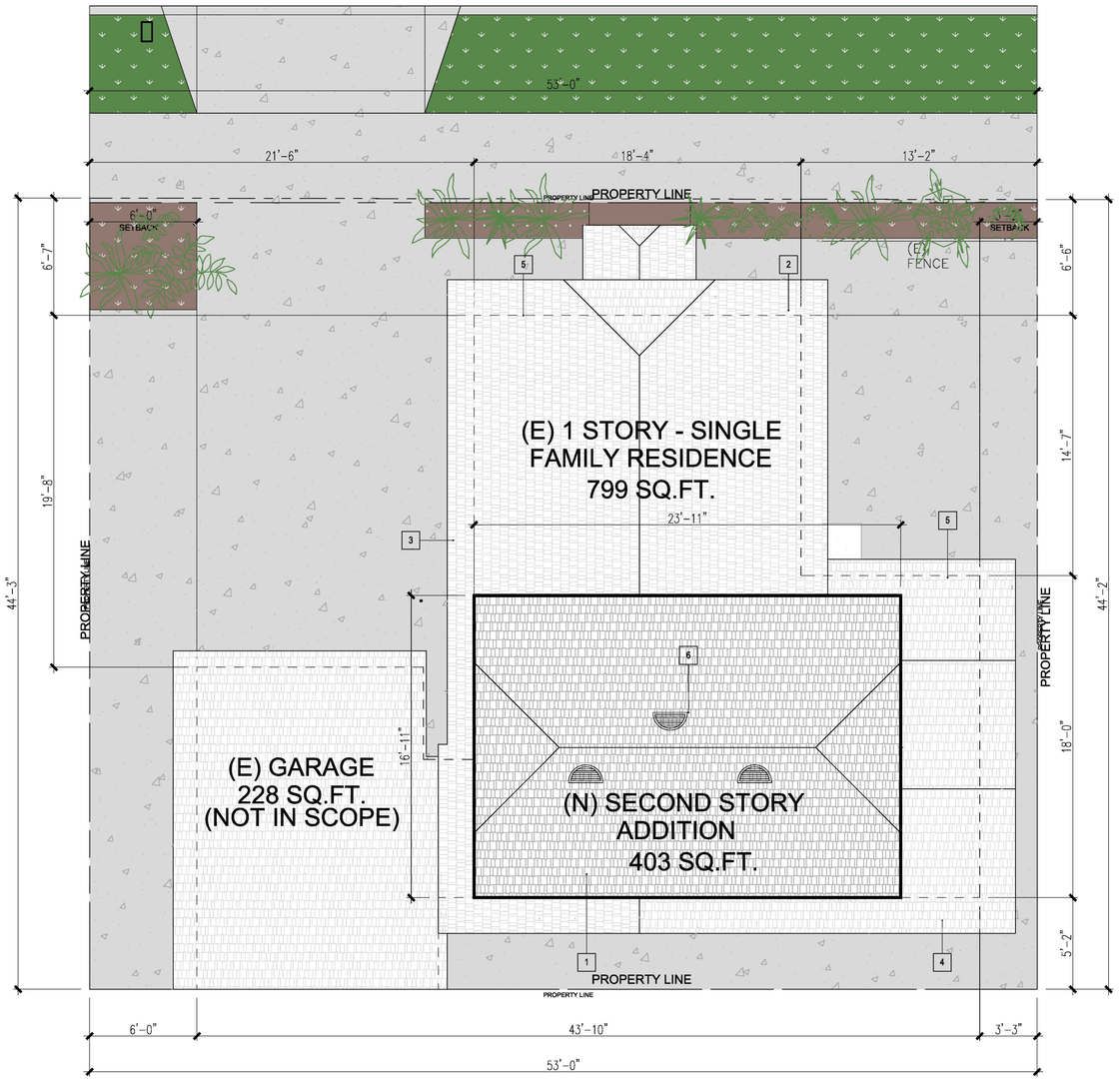
Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

A2.4

Sheet	of
Scale	1/4" = 1'-0"

Tuesday, October 23, 2012

436 E ACACIA AVENUE



1 PROPOSED ROOF PLAN

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

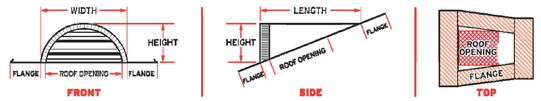
N

Tuesday, October 23, 2012

CertainTeed
SAINT-GOBAIN

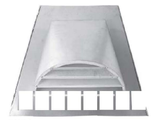
Steep-Slope Roofing Products - Radiative Properties

Product	CRRC Product ID Number	CRRC Rated SR Initial / Aged	CRRC Rated TE Initial / Aged	CRRC Rated SRI Initial / Aged	Can be used to comply with Cal Title 24 part 6 ?	Energy Star Rated?
LANDMARK SOLARIS®						
Moire Black	0668-0129	0.19 / *pending*	0.91 / *pending*	18 / *pending*	YES	NO
Crystal Gray	0668-0058	0.27 / 0.26	0.92 / 0.90	29 / 27	YES	YES
Georgetown Gray	0668-0116	0.20 / *pending*	0.91 / *pending*	19 / *pending*	YES	NO
Heather Blend	0668-0117	0.20 / *pending*	0.91 / *pending*	19 / *pending*	YES	NO
Resawn Shake	0668-0118	0.19 / *pending*	0.92 / *pending*	19 / *pending*	YES	NO
Weathered Wood	0668-0119	0.20 / *pending*	0.91 / *pending*	19 / *pending*	YES	NO
Mist White	0668-0071	0.26 / 0.28	0.92 / 0.90	28 / 29	YES	YES
Silver Birch	0668-0072	0.26 / 0.27	0.90 / 0.89	27 / 28	YES	YES
Birchwood	0668-0084	0.21 / *pending*	0.92 / *pending*	21 / *pending*	YES	NO
Mojave Tan	0668-0115	0.19 / *pending*	0.88 / *pending*	17 / *pending*	YES	NO
LANDMARK SOLARIS® PLATINUM						
Coastal Tan	0668-0079	0.40 / 0.36	0.91 / 0.90	45 / 40	YES	YES
Santa Fe Blend	0668-0080	0.40 / 0.33	0.90 / 0.91	45 / 39	YES	YES
Sierra Buff	0668-0078	0.41 / 0.37	0.92 / 0.90	47 / 41	YES	YES
LANDMARK® PRO SOLARIS						
Silver Birch	0668-0072	0.26 / 0.27	0.90 / 0.89	27 / 28	YES	YES
Max Def Moire Black	0668-0130	0.19 / *pending*	0.91 / *pending*	18 / *pending*	YES	NO
Max Def Georgetown Gray	0668-0122	0.20 / *pending*	0.94 / *pending*	21 / *pending*	YES	NO
Max Def Heather Blend	0668-0123	0.19 / *pending*	0.93 / *pending*	19 / *pending*	YES	NO
Max Def Resawn Shake	0668-0124	0.19 / *pending*	0.93 / *pending*	19 / *pending*	YES	NO
Max Def Weathered Wood	0668-0125	0.21 / *pending*	0.94 / *pending*	22 / *pending*	YES	NO



DORMER VENTS

CMI#	Description	Height	Width	Rough Opening	N.F.V.
STD01412	14 x 12 Galvanized Rectangular	14 In.	12 In.	14 In. x 14 In.	63 sq. In.
STDH18GB	9 x 18 Galvanized	9 In.	18 In.	12 In. x 9 In.	75 sq. In.
STDS18-3B	9 x 18 Soft Aluminum	9 In.	18 In.	12 In. x 9 In.	75 sq. In.
BH24	12 x 24 Square Tall	12 In.	24 In.	12 In. x 9 In.	100 sq. In.
BH24C	12 x 24 Square Tall, Copper	12 In.	24 In.	12 In. x 9 In.	100 sq. In.
BH24-LTK	12 x 24 Long Tall, 26 Ga.	12 In.	24 In.	12 In. x 9 In.	100 sq. In.
STDH24GB	12 x 24 Galvanized	12 In.	24 In.	12 In. x 9 In.	100 sq. In.
STDH24G-26NH	12 x 24 No Hem, 24 Ga.	12 In.	24 In.	12 In. x 9 In.	100 sq. In.
STDH24G-26NHLT	12 x 24 No Hem, Long Tall, 26 Ga.	12 In.	24 In.	12 In. x 9 In.	100 sq. In.
STDS24-1TILE	12 x 24 Alum. 1 side, Tile Kick 2 sides	12 In.	24 In.	12 In. x 9 In.	100 sq. In.
STDS24-2B	12 x 24 Alum. Flange 2 sides	12 In.	24 In.	12 In. x 9 In.	100 sq. In.
STDS24-3S	12 x 24 Alum. Flange 3 sides	12 In.	24 In.	12 In. x 9 In.	100 sq. In.



BH24

SUB BASES

CMI#	Description	Length	Width	Rough Opening	N.F.V.
STD18SJ	18 Inch Sub-Base	16.5 In.	16.5 In.	10.5 In. x 10.5 In.	110 sq. In.
STD24SJ	24 Inch Sub-Base	22 In.	22 In.	14 In. x 14 In.	196 sq. In.

STDS24-2B

STANDARD MATERIALS
ASTM A653/A653M - G90 hot dipped galvanized steel, 28GA and 26GA.
ASTM B370 - Sheet copper, 16 oz and 20 oz.
ASTM D9092 - mill phosphatized coating for painting.
.025 x .025 hot dipped galvanized 23GA wire bird screen.
.017 in. x 0.25 in. x 0.50 in. bird screen, copper or galvanized steel.

CODE
Conforms to Federal Spec. QQ-S775A, 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 whenever applicable. Construction Metals Inc. 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 liquids.

ROOF PLAN NOTES

NOTES:

1. PER CEC SECTION 210.52(A), IN KITCHEN, DINING SPACE, LIVING SPACE, OR SIMILIAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED EVERY SIX FEET ALONG THE WALL.

2. PER CEC SECTION 210.12(B), SPECIFY ON ELECTRICAL PLAN: AFCI BREAKERS ARE REQUIRED FOR ALL DWELLING UNITS, HALLWAYS, LIVING ROOM, DINING,AND FAMILY ROOMS, BEDROOMS, DENS, CLOSETS AND SIMILAR SPACES.

3. PER CALIFORNIA ELECTRICAL CODE SECTION 210.70.A.1, AT LEAST ON WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL INSTALLED IN EVERY HABITABLE ROOM AND BATHROOM.

4. NOTE: ALL RECEPTACLES SHALL BE TAMPER RESISTANT (TR). SEE CODE REQUIREMENTS FOR ADDITIONAL INFORMATION

5. ALL LIGHTING MUST BE HIGH EFFICACY. SCREW BASED LUMINARIES MUST CONTAIN JA8 COMPLIANT (MARKED AS JA8-2016 OR JA8-2016-E SHALL BE CONTROLLED BY VACANCY SENSOR OR DIMMER).

6. LIGHTING SHALL COMPLY WITH THE APPLICABLE HIGH EFFICACY REQUIREMENT OF THE CALIFORNIA TITLE 24 PART 6 SECTION 150.

7. ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION FOR ALL RECEPTACLES REQUIRED (CEC 210. 12 A, B).

8.THE FRAMER, CONTRACTOR SHALL BE RESPONSIBLE FOR: LOCATING ALL ATTIC VENTS, VERIFY ROOF PITCH, OVERHANG TO MATCH EXISTING.

9.ALL NEW ROOF INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

10.ALL VENTS OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

11.THE QUALITY AND DESIGN OF ROOFING MATERIALS AND THEIR FASTENING SERVICES SHALL BE CONFORM TO THE APPLICABLE STANDARDS LISTED IN CHAPTER 35. PART II (1507.1)

12. THE ROOFING INSTALLER SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE WATERPROOF INSTALLATION INCLUDING ALL NECESSARY FLASHING, CAPS, PIPE, JACKS, OPENING PROTECTION AND SEALANTS. ALL ROOFING SHALL COMPLY WITH NRCA STANDARDS AND CBC CHAPTER 9.

13. NEW WINDOWS TO MATCH EXISTING WINDOWS.

14. FASCIA AND COLOR TO MATCH FASCIA.

15. ROOFING MATERIAL TO MATCH EXISTING.

16. ALL ROOF OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

17. ALL ROOF VENTS TO REMAIN UNLESS OTHERWISE INDICATED.

ROOF PLAN KEY NOTES

1. (N) CLASS "A" ASPHALT SHINGLES "CERTAIN TEED" CRCC PRODUCT ID #0668-0148 COLOR SOLID BIRCH OR EQUIVALENT, OVER TYPE 15 FELT (ICC-ES-ESR-3537 OR APPOVED EQUAL) INSTALL PER MANUFACTURES SPECIFICATIONS TYP. U.O.N
2. (E) ASPHALT SHINGLES
3. GUTTERS
4. DOWNSPOUT
5. OUTLINE OF FIRST FLOOR
6. ROOF VENTS

VENTILATION

NEW ATTIC VENTILATION CALCULATIONS:
PROPOSED NEW ATTIC AREA: 455 S.F

REQUIRED NEW ATTIC VENTALATION:
(455 S.F. X 144 SI/SF) /150= 436 S.I.
PROVIDE NEW ATTIC VENTILATIN:
DORMER VENTS
12"X24"HALF DORMER VENTS= 100 SI (NEED 5)

TOTAL ROOF VENTILATION PROVIDED = 455 S.I.

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

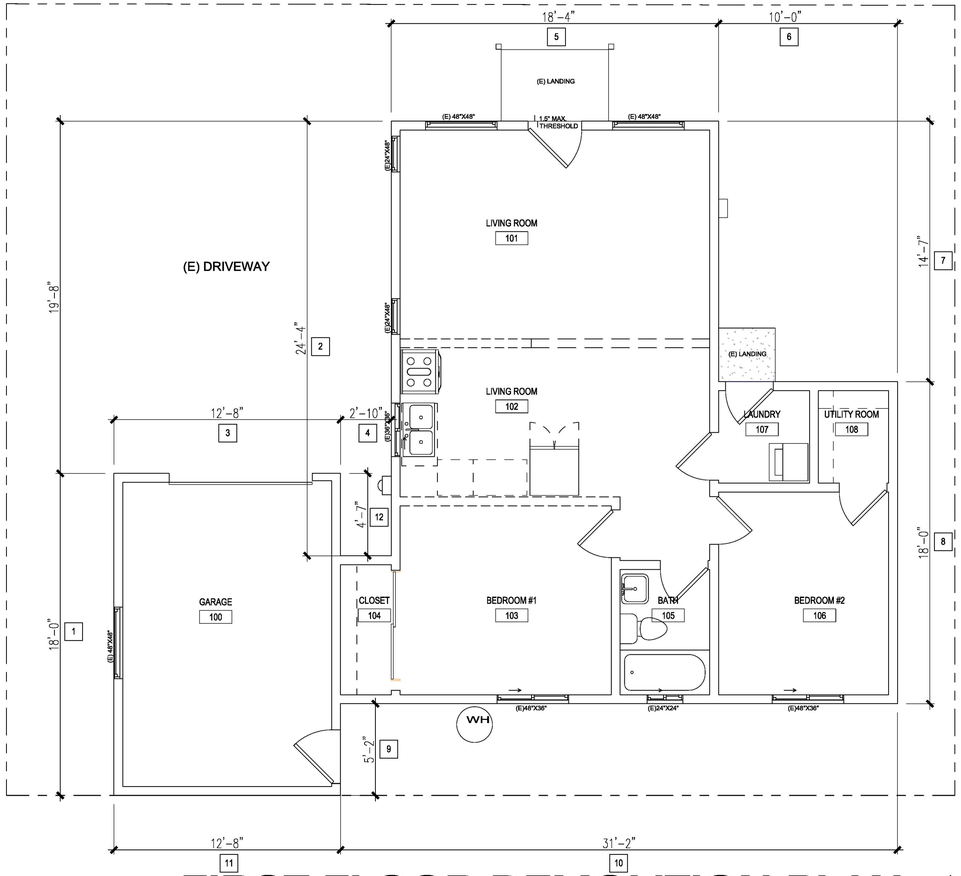
DRAWING TITLE:

PROPOSED ROOF PLAN

Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

A2.5

Sheet	of
Scale	1/4" = 1'-0"



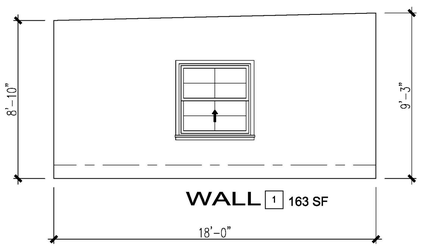
2 FIRST FLOOR DEMOLITION PLAN

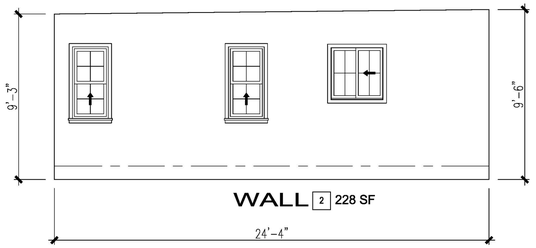
SCALE: 1/4" = 1'-0"

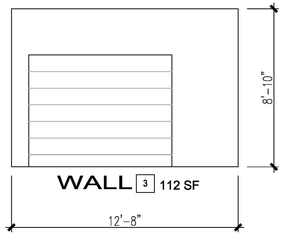
NO CHANGE TO EXISTING BUILDING FOOTPRINT

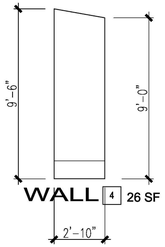
N

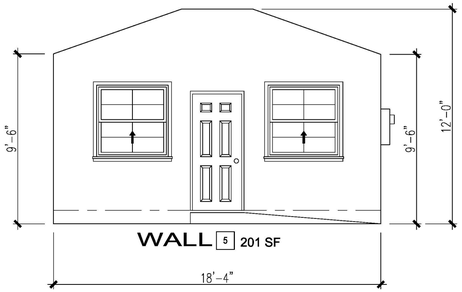
EXTERIOR WALL SCHEDULE		
WALL	WALL AREA	SIZE
1	18'-0" X VARIES	163 SF
2	24-4" X VARIES	228 SF
3	12'-8" X 8'-10"	112 SF
4	2'-10" X VARIES	26 SF
5	18'-4" X VARIES	201 SF
6	10-0" X VARIES	90 SF
7	14'-7"'X VARIES	132 SF
8	18'-0"X VARIES	176 SF
9	5'-2"X VARIES	48 SF
10	31'-2" X 9'-4"	323 SF
11	12'-8" X 9'-3"	117 SF
12	4'-7" X VARIES	42 SF
1—12	TOTAL WALL AREA	1658 SF

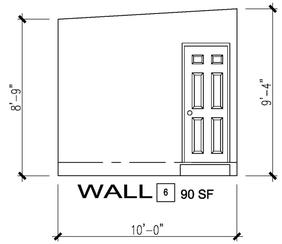


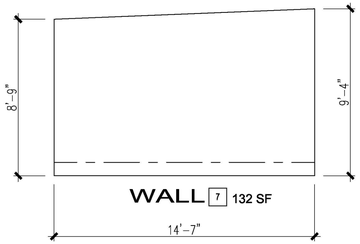


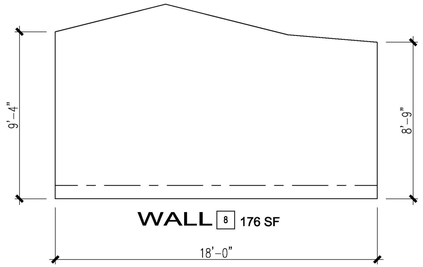


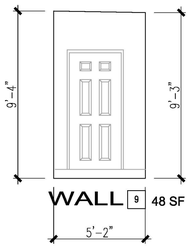


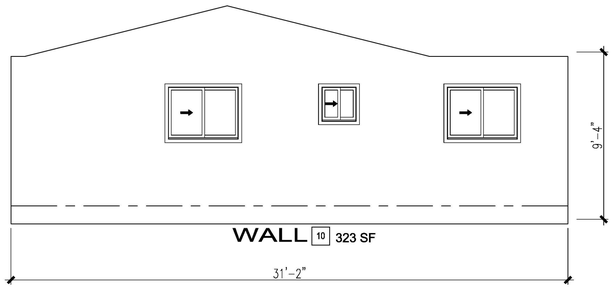


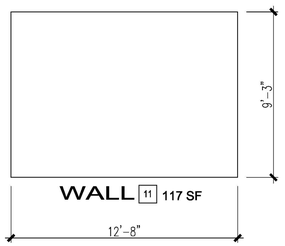


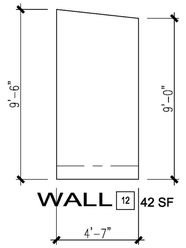












GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

DRAWING TITLE:

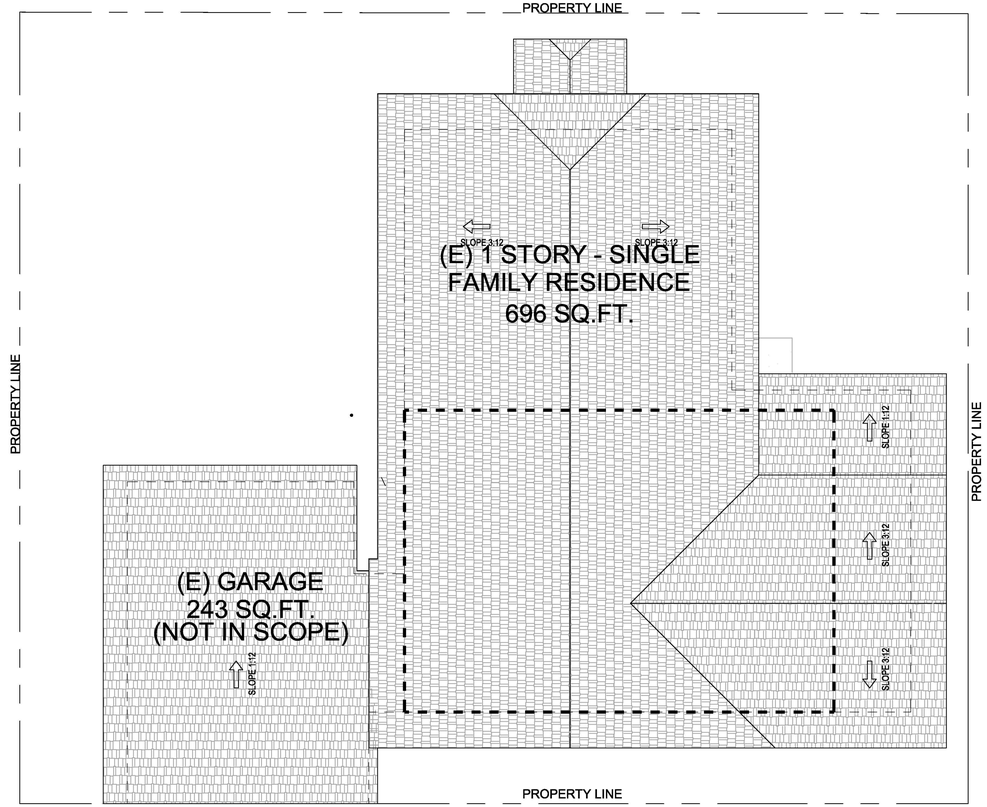
FLOOR PLAN DEMOLITION AREA CALCULATION

Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

A2.6

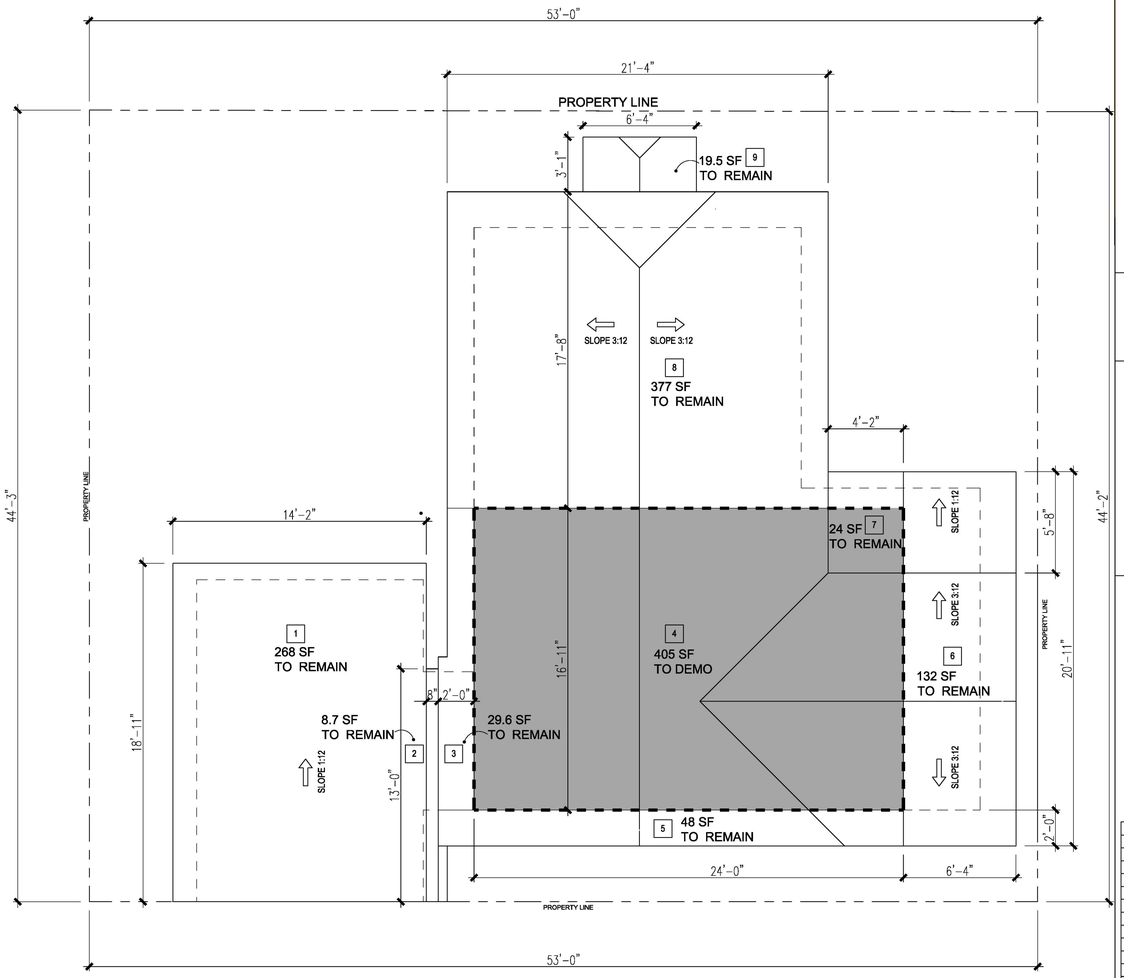
Sheet	of
Scale	1/4" = 1'-0"

Tuesday, October 23, 2012



1 EXISTING ROOF PLAN

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



1 DEMOLITION ROOF PLAN

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

TOTAL ROOF AREAS		
WALL	SIZE	WALL AREA
1	18'-11"X14'-2"	268 SF
2	8"X13'-0"	9 SF
3	2'-0"X16'-11"	30 SF
4	24'-0"X16'-11"	406 SF
5	2'-0"X24'-0"	48 SF
6	6'-4"X20'-11"	132 SF
7	4'-2"X5'-8"	24 SF
8	21'-4"X17'-8"	377 SF
9	6'-4"X3'-1"	20 SF
TOTAL		1314 SF

ROOF AREA TO BE DEMOLISHED		
WALL		WALL AREA
4	24'-0"X16'-11"	406 SF
TOTAL		406 SF

ROOF TO BE DEMOLISHED / TOTAL ROOF AREA = 406 SF / 1314 = 31%

AREA OF EXTERIOR WALLS TO BE DEMOLISHED + AREA OF EXISTING ROOF TO BE DEMOLISHED / TOTAL AREA OF EXTERIOR WALLS + TOTAL AREA OF EXISTING ROOF = 0 + 406 SF / 1,658 + 1,314 SF = 406 SF / 2,972 SF = 13.7%

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

DRAWING TITLE:

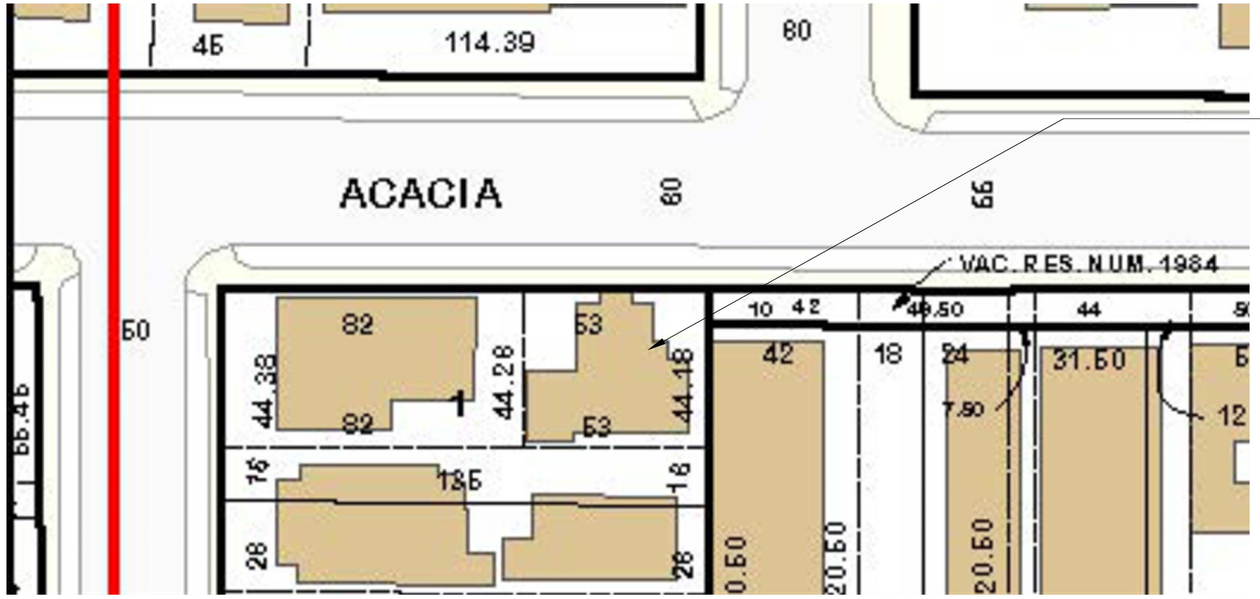
ROOF PLAN DEMOLITION
AREA CALCULATIONS

Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

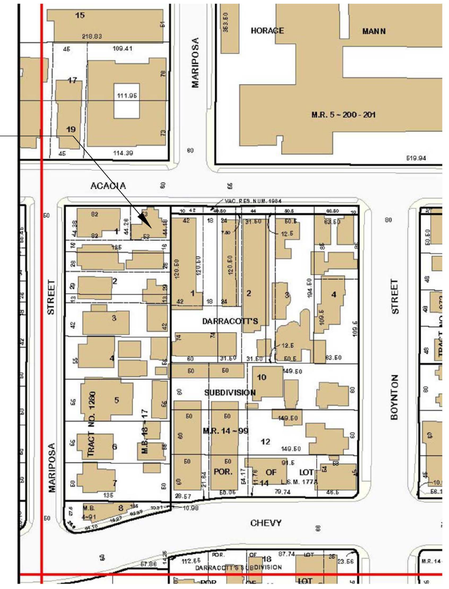
A2.7

Sheet	of
Scale	1/4" = 1'-0"

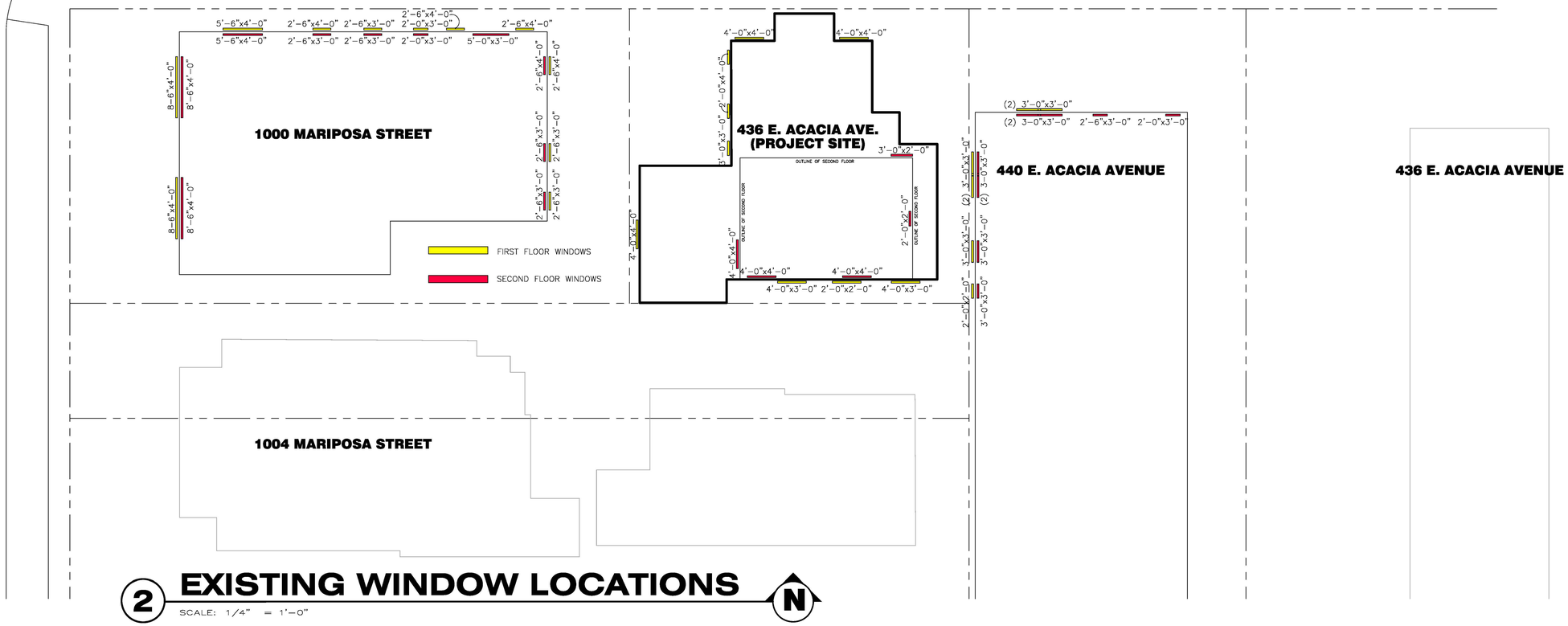
Tuesday, October 23, 2012



2 LOCATION MAP
SCALE: 1/4" = 1'-0"



2 VICINITY MAP
SCALE: 1/4" = 1'-0"



2 EXISTING WINDOW LOCATIONS
SCALE: 1/4" = 1'-0"

Tuesday, October 23, 2012

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

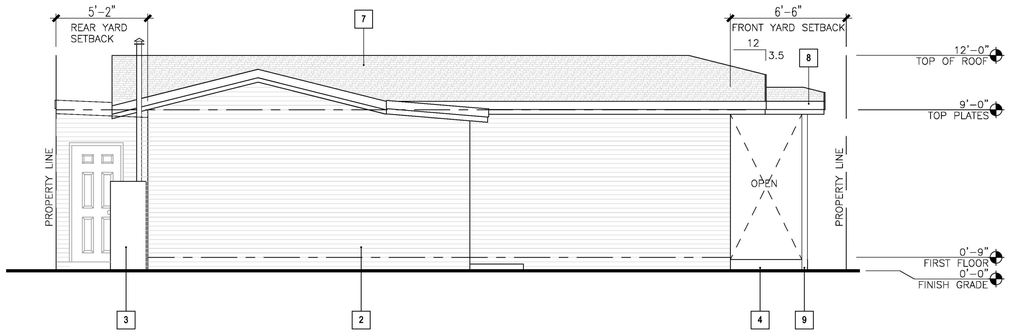
DRAWING TITLE:

NEIGHBORING PROPERITES
WINDOW LOCATION

Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

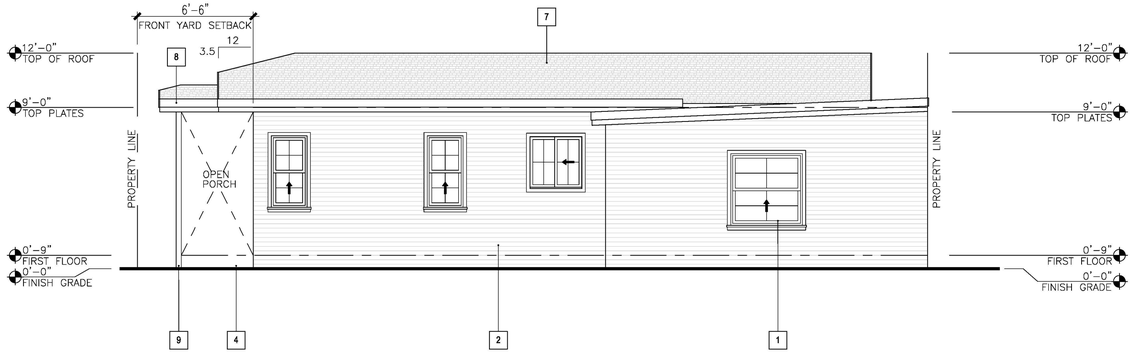
A2.8

Sheet	of
Scale	1/4" = 1'-0"



A EXISTING EAST ELEVATION

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



B EXISTING WEST ELEVATION

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

1. EXTERIOR MATERIALS AND CONSTRUCTION METHODS WILL COMPLY WITH 707A.–I 707A.5

   707A.I SCOPE. THE PROVISION OF THIS SECTION SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS USED TO RESIST BUILDING IGNITION AND/OR SAFEGUARD AGAINST THE INTRUSION OF FLAMES RESULTING FROM SMALL EMBERS AND SHORT–TERM DIRECT FLAME CONTACT EXPOSURE.

   707A.2 GERERAL. THE FOLLOWING EXTERIOR COVERING MATERIAL AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
   1. EXTERIOR WALL COVERING MATERIAL
   2. EXTERIOR WALL ASSEMBLY
   3. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANGS
   4. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE SOFFITS

2. 707A.3 EXTERIOR WALLS. THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY WITH ON OF THE FOLLOWING REQUIREMENTS:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION–RESISTANT MATERIAL

3. 707A.4 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION–RESISTANT MATERIAL
   3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK

4. 707A.5 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED–IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTERS TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION–RESISTANT MATERIAL
   3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT
   4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
   5. BOXED–IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PREFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12–7A–3

5. 708A.2.1 GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   1. BE COSTRUCTED OF MULTIPANEL GLAZING WITH A MINIMUM OF ONE TEMPERED PANEL MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND HAVE A FIRE RESISTANCE RATING OF NO LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12–7A–2

6. VENTILATION OPENINGS WILL COMPLY WITH A706A.I – A706A.3

   706A.I GENERAL. WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTIC, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO UNDERSIDE OF ROOF RAFTERS, AND UNDER FLOOR VENTILATION SHALL BE ACCORDANCE WITH SECTION I 203 AND SECTION 70A.I THROUGH 706A.3 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAMES THROUGH THE VENTILATION OPENINGS.

7. 706A.2 REQUIREMENTS. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RATHER SPACES WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS , AND UNDER FLOOR VENTILATION OPENING SHALL BE BE FULLY COVERED WITH METAL WIRE MESH ,VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS.

   THE DIMENSIONS OF THE OPENING THERE SHALL BE IN A MINIMUM OF 1/16–INCH (1.6mm) AND SHALL NOT EXCEED 1/8–INCH (3.2mm). THE MATERIAL USED SHALL BE NONCOMBUSTIBLE.

   EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOF, EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAYBE OF COMBUSTIBLE MATERIALS. THE MATERIALS USED SHALL CORROSION RESISTANT

8. RAIN GUTTERS VERIFY LOCATION WITH HOME OWNER

KEYNOTES

1. WINDOW PER SCHEDULE, TYP.
2. (E) HARDY BOARD SIDING
3. (E) WATER HEATER
4. (E) CONCRETE LANDING AND RAMP
5. DOOR PER SCHEDULE, TYP.
6. (E) EXTERIOR STAIRS AND COVER TO REMAIN.
7. (E) ASPHALT SHINGLES
8. (E) FASCIA
9. (E) POST

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

DRAWING TITLE:

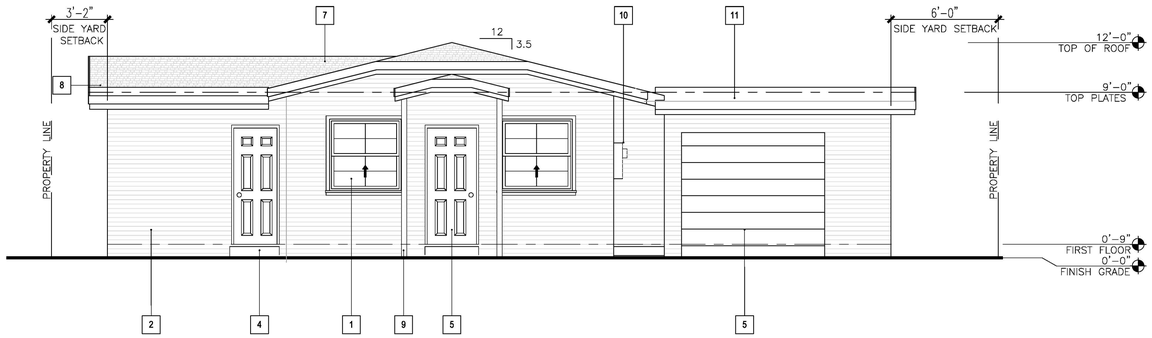
EXISTING EXTERIOR ELEVATIONS

Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

A3.0

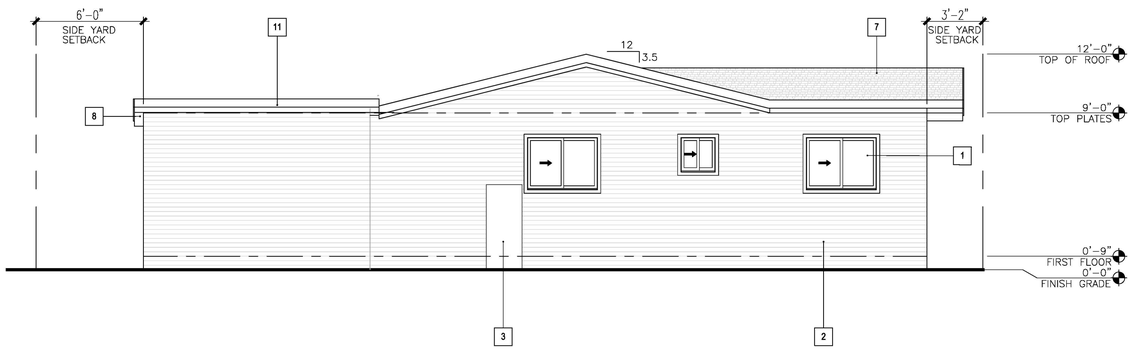
Sheet	of
Scale	1/4" = 1'-0"

Tuesday, October 23, 2012



A EXISTING NORTH ELEVATION

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



B EXISTING SOUTH ELEVATION

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

ELEVATION NOTES

1. EXTERIOR MATERIALS AND CONSTRUCTION METHODS WILL COMPLY WITH 707A.-I 707A.5

   707A.I SCOPE. THE PROVISION OF THIS SECTION SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS USED TO RESIST BUILDING IGNITION AND/OR SAFEGUARD AGAINST THE INTRUSION OF FLAMES RESULTING FROM SMALL EMBERS AND SHORT-TERM DIRECT FLAME CONTACT EXPOSURE.

   707A.2 GERERAL. THE FOLLOWING EXTERIOR COVERING MATERIAL AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
   1. EXTERIOR WALL COVERING MATERIAL
   2. EXTERIOR WALL ASSEMBLY
   3. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANGS
   4. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE SOFFITS

2. 707A.3 EXTERIOR WALLS. THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY WITH ON OF THE FOLLOWING REQUIREMENTS:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION-RESISTANT MATERIAL

3. 707A.4 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION-RESISTANT MATERIAL
   3. ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK

4. 707A.5 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTERS TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDEFSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION-RESISTANT MATERIAL
   3. ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT
   4. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
   5. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PREFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3

5. 708A.2.1 GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   1. BE COSTRUCTED OF MULTIPANEL GLAZING WITH A MINIMUM OF ONE TEMPERED PANEL MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND HAVE A FIRE RESISTANCE RATING OF NO LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

6. VENTILATION OPENINGS WILL COMPLY WITH A706A.I – A706A.3

   706A.I GENERAL. WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTIC, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO UNDERSIDE OF ROOF RAFTERS, AND UNDER FLOOR VENTILATION SHALL BE ACCORDANCE WITH SECTION I 203 AND SECTION 70A.I THROUGH 706A.3 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAMES THROUGH THE VENTILATION OPENINGS.

7. 706A.2 REQUIREMENTS. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RATHER SPACES WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS , AND UNDER FLOOR VENTILATION OPENING SHALL BE BE FULLY COVERED WITH METAL WIRE MESH ,VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS.

   THE DIMENSIONS OF THE OPENING THERE SHALL BE IN A MINIMUM OF 1/16-INCH (1.6mm) AND SHALL NOT EXCEED 1/8-INCH (3.2mm). THE MATERIAL USED SHALL BE NONCOMBUSTIBLE.

   EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOF, EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAYBE OF COMBUSTIBLE MATERIALS. THE MATERIALS USED SHALL CORROSION RESISTANT

8. RAIN GUTTERS VERIFY LOCATION WITH HOME OWNER

KEYNOTES

1. WINDOW PER SCHEDULE, TYP.
2. (E) HARDY BOARD
3. (E) WATER HEATER
4. (E) CONCRETE STEPS
5. DOOR PER SCHEDULE, TYP.
6. (E) EXTERIOR STAIRS AND COVER TO REMAIN.
7. (E) ASPHALT SHINGLES
8. (E) FASCIA
9. (E) POST
10. (E) ELECTRICAL PANEL
11. (E) BUILT-UP ROOFING

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

DRAWING TITLE:

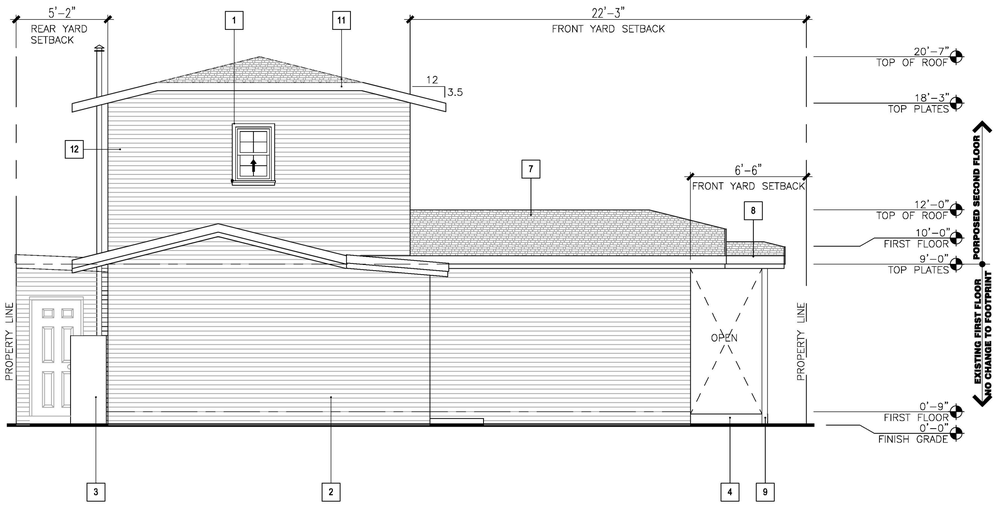
EXISTING EXTERIOR ELEVATIONS

Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

A3.1

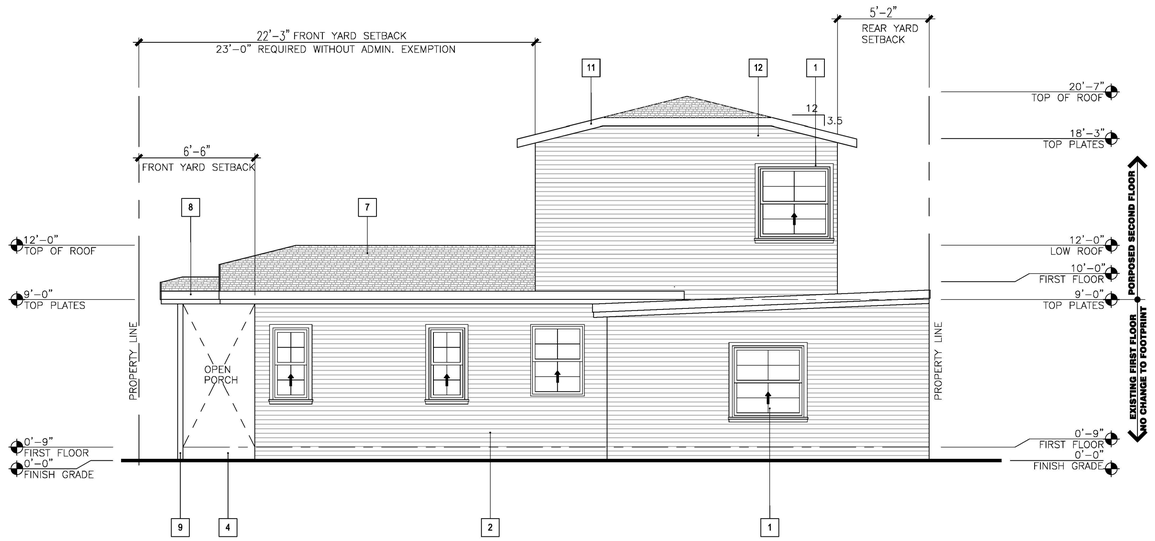
Sheet	of
Scale	1/4" = 1'-0"

Tuesday, October 23, 2012



A PROPOSED EAST ELEVATION

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



B PROPOSED WEST ELEVATION

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

ELEVATION NOTES

1. EXTERIOR MATERIALS AND CONSTRUCTION METHODS WILL COMPLY WITH 707A.-I 707A.5

   707A.I SCOPE. THE PROVISION OF THIS SECTION SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS USED TO RESIST BUILDING IGNITION AND/OR SAFEGUARD AGAINST THE INTRUSION OF FLAMES RESULTING FROM SMALL EMBERS AND SHORT-TERM DIRECT FLAME CONTACT EXPOSURE.

   707A.2 GERERAL. THE FOLLOWING EXTERIOR COVERING MATERIAL AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
   1. EXTERIOR WALL COVERING MATERIAL
   2. EXTERIOR WALL ASSEMBLY
   3. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANGS
   4. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE SOFFITS

2. 707A.3 EXTERIOR WALLS. THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY WITH ON OF THE FOLLOWING REQUIREMENTS:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION-RESISTANT MATERIAL

3. 707A.4 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION-RESISTANT MATERIAL
   3. ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK

4. 707A.5 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTERS TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDEFSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION-RESISTANT MATERIAL
   3. ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT
   4. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
   5. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PREFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3

5. 708A.2.1 GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   1. BE COSTRUCTED OF MULTIPANEL GLAZING WITH A MINIMUM OF ONE TEMPERED PANEL MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND HAVE A FIRE RESISTANCE RATING OF NO LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

6. VENTILATION OPENINGS WILL COMPLY WITH A706A.I – A706A.3

   706A.I GENERAL. WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTIC, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO UNDERSIDE OF ROOF RAFTERS, AND UNDER FLOOR VENTILATION SHALL BE ACCORDANCE WITH SECTION I 203 AND SECTION 70A.I THROUGH 706A.3 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAMES THROUGH THE VENTILATION OPENINGS.

7. 706A.2 REQUIREMENTS. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RATHER SPACES WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS , AND UNDER FLOOR VENTILATION OPENING SHALL BE BE FULLY COVERED WITH METAL WIRE MESH ,VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS.

   THE DIMENSIONS OF THE OPENING THERE SHALL BE IN A MINIMUM OF 1/16-INCH (1.6mm) AND SHALL NOT EXCEED 1/8-INCH (3.2mm). THE MATERIAL USED SHALL BE NONCOMBUSTIBLE.

   EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOF, EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAYBE OF COMBUSTIBLE MATERIALS. THE MATERIALS USED SHALL CORROSION RESISTANT

8. RAIN GUTTERS VERIFY LOCATION WITH HOME OWNER

KEYNOTES

1. WINDOW PER SCHEDULE, TYP.
2. (E) HARDY BOARD
3. (E) WATER HEATER
4. (E) CONCRETE STEPS AND RAMP
5. DOOR PER SCHEDULE, TYP.
6. (E) EXTERIOR STAIRS AND COVER TO REMAIN.
7. (E) ASPHALT SHINGLES
8. (E) FASCIA
9. (E) POST
10. (E) ELECTRICAL PANEL
11. (N) FASCIA
12. (N) HARDY BOARD SIDING TO MATCH EXISTING
13. (N) ROOFING CLASS "A" ASPHALT SHINGLES TO MATCH EXISTING SLOPE OF EXISTING DUPLEX. CERTAINTEED CRCC PRODUCT ID#0668-0148. COLOR SOLID BIRCH OR EQUIVALENT, TO MATCH EXISTING OVER TYPE 15 FELT (ICC-ES-ESR-3537 OR APPROVED EQUAL) INSTALL PER MANUFACTURERS SPECIFICATIONS. REFER A2.2.

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

DRAWING TITLE:

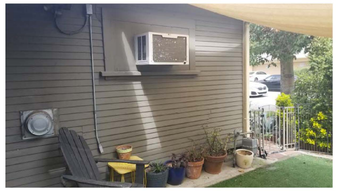
PROPOSED EXTERIOR ELEVATIONS

Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

A3.2

Sheet	of
Scale	1/4" = 1'-0"

Tuesday, October 23, 2012

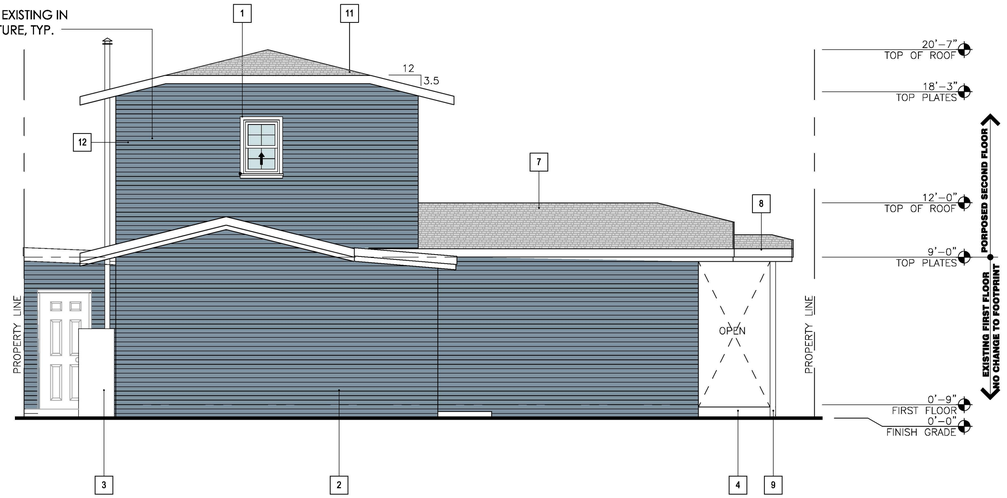


EXISTING RESIDENCE

NEW SIDING TO MATCH EXISTING IN STYLE, COLOR AND TEXTURE, TYP.

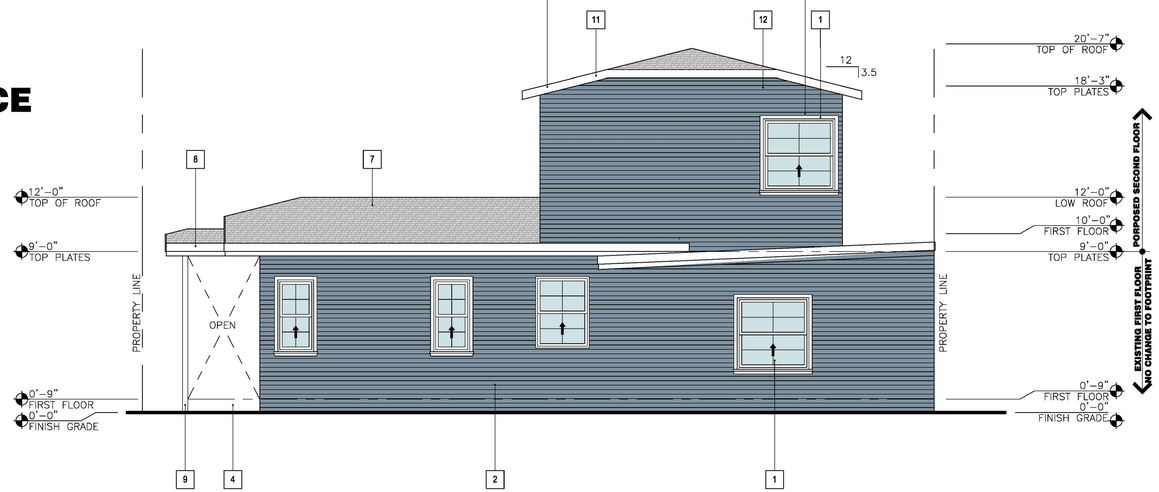
NEW TRIM TO MATCH EXISTING IN STYLE, COLOR AND TEXTURE, TYP.

NEW FACIA TO MATCH EXISTING IN STYLE, COLOR AND TEXTURE, TYP.



A PROPOSED EAST ELEVATION

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



B PROPOSED WEST ELEVATION

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

ELEVATION NOTES

1. EXTERIOR MATERIALS AND CONSTRUCTION METHODS WILL COMPLY WITH 707A.-I 707A.5

   707A.I SCOPE. THE PROVISION OF THIS SECTION SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS USED TO RESIST BUILDING IGNITION AND/OR SAFEGUARD AGAINST THE INTRUSION OF FLAMES RESULTING FROM SMALL EMBERS AND SHORT-TERM DIRECT FLAME CONTACT EXPOSURE.

   707A.2 GERERAL. THE FOLLOWING EXTERIOR COVERING MATERIAL AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
   1. EXTERIOR WALL COVERING MATERIAL
   2. EXTERIOR WALL ASSEMBLY
   3. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANGS
   4. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE SOFFITS

2. 707A.3 EXTERIOR WALLS. THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY WITH ON OF THE FOLLOWING REQUIREMENTS:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION-RESISTANT MATERIAL

3. 707A.4 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION-RESISTANT MATERIAL
   3. ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK

4. 707A.5 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTERS TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDEFSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION-RESISTANT MATERIAL
   3. ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT
   4. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISITVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
   5. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PREFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3

5. 708A.2.1 GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   1. BE COSTRUCTED OF MULTIPANEL GLAZING WITH A MINIMUM OF ONE TEMPERED PANEL MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND HAVE A FIRE RESISTANCE RATING OF NO LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

6. VENTILATION OPENINGS WILL COMPLY WITH A706A.I – A706A.3

   706A.I GENERAL. WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTIC, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO UNDERSIDE OF ROOF RAFTERS, AND UNDER FLOOR VENTILATION SHALL BE ACCORDANCE WITH SECTION I 203 AND SECTION 70A.I THROUGH 706A.3 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAMES THROUGH THE VENTILATION OPENINGS.

7. 706A.2 REQUIREMENTS. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RATHER SPACES WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS , AND UNDER FLOOR VENTILATION OPENING SHALL BE BE FULLY COVERED WITH METAL WIRE MESH ,VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS.

   THE DIMENSIONS OF THE OPENING THERE SHALL BE IN A MINIMUM OF 1/16-INCH (1.6mm) AND SHALL NOT EXCEED 1/8-INCH (3.2mm). THE MATERIAL USED SHALL BE NONCOMBUSTIBLE.

   EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOF, EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAYBE OF COMBUSTIBLE MATERIALS. THE MATERIALS USED SHALL CORROSION RESISTANT

8. RAIN GUTTERS VERIFY LOCATION WITH HOME OWNER

KEYNOTES

1. WINDOW PER SCHEDULE, TYP.
2. (E) HARDY BOARD
3. (E) WATER HEATER
4. (E) CONCRETE STEPS
5. DOOR PER SCHEDULE, TYP.
6. (E) EXTERIOR STAIRS AND COVER TO REMAIN.
7. (E) ASPHALT SHINGLES
8. (E) FASCIA
9. (E) POST
10. (E) ELECTRICAL PANEL
11. (N) FASCIA
12. (N) HARDY BOARD SIDING
13. (N) ROOFING CLASS "A" ASPHALT SHINGLES TO MATCH EXISTING SLOPE OF EXISTING DUPLEX. CERTAINTEED CRCC PRODUCT ID#0668-0148. COLOR SOLID BIRCH OR EQUIVALENT, TO MATCH EXISTING OVER TYPE 15 FELT (ICC-ES-ESR-3537 OR APPROVED EQUAL) INSTALL PER MANUFACTURERS SPECIFICATIONS. REFER A2.2.
14. (N) VENT

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

DRAWING TITLE:

PROPOSED EXTERIOR ELEVATIONS

Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

A3.2.5

Sheet	of
Scale	1/4" = 1'-0"

Tuesday, October 23, 2012

A PROPOSED NORTH ELEVATION

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

B PROPOSED SOUTH ELEVATION

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

ELEVATION NOTES

1. EXTERIOR MATERIALS AND CONSTRUCTION METHODS WILL COMPLY WITH 707A.–I 707A.5

   707A.I SCOPE. THE PROVISION OF THIS SECTION SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS USED TO RESIST BUILDING IGNITION AND/OR SAFEGUARD AGAINST THE INTRUSION OF FLAMES RESULTING FROM SMALL EMBERS AND SHORT–TERM DIRECT FLAME CONTACT EXPOSURE.

   707A.2 GERERAL. THE FOLLOWING EXTERIOR COVERING MATERIAL AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
   1. EXTERIOR WALL COVERING MATERIAL
   2. EXTERIOR WALL ASSEMBLY
   3. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANGS
   4. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE SOFFITS

2. 707A.3 EXTERIOR WALLS. THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY WITH ON OF THE FOLLOWING REQUIREMENTS:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION–RESISTANT MATERIAL

3. 707A.4 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION–RESISTANT MATERIAL
   3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK

4. 707A.5 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED–IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTERS TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDEFSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION–RESISTANT MATERIAL
   3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT
   4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
   5. BOXED–IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PREFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12–7A–3

5. 708A.2.1 GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   1. BE COSTRUCTED OF MULTIPANEL GLAZING WITH A MINIMUM OF ONE TEMPERED PANEL MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND HAVE A FIRE RESISTANCE RATING OF NO LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12–7A–2

6. VENTILATION OPENINGS WILL COMPLY WITH A706A.I – A706A.3

   706A.I GENERAL. WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTIC, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO UNDERSIDE OF ROOF RAFTERS, AND UNDER FLOOR VENTILATION SHALL BE ACCORDANCE WITH SECTION I 203 AND SECTION 70A.I THROUGH 706A.3 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAMES THROUGH THE VENTILATION OPENINGS.

7. 706A.2 REQUIREMENTS. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RATHER SPACES WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS , AND UNDER FLOOR VENTILATION OPENING SHALL BE BE FULLY COVERED WITH METAL WIRE MESH ,VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS.

   THE DIMENSIONS OF THE OPENING THERE SHALL BE IN A MINIMUM OF 1/16–INCH (1.6mm) AND SHALL NOT EXCEED 1/8–INCH (3.2mm). THE MATERIAL USED SHALL BE NONCOMBUSTIBLE.

   EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOF, EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAYBE OF COMBUSTIBLE MATERIALS. THE MATERIALS USED SHALL CORROSION RESISTANT

8. RAIN GUTTERS VERIFY LOCATION WITH HOME OWNER

KEYNOTES

1. WINDOW PER SCHEDULE, TYP.
2. (E) HARDY BOARD
3. (E) WATER HEATER
4. (E) CONCRETE STEPS
5. DOOR PER SCHEDULE, TYP.
6. (E) EXTERIOR STAIRS AND COVER TO REMAIN.
7. (E) ASPHALT SHINGLES
8. (E) FASCIA
9. (E) POST
10. (E) ELECTRICAL PANEL
11. (N) FASCIA
12. (N) HARDY BOARD SIDING TO MATCH EXISTING
13. (N) ROOFING CLASS "A" ASPHALT SHINGLES TO MATCH EXISTING SLOPE OF EXISTING DUPLEX. CERTAINTEED CRCC PRODUCT ID#0668–0148. COLOR SOLID BIRCH OR EQUIVALENT, TO MATCH EXISTING OVER TYPE 15 FELT (ICC–ES–ESR–3537 OR APPROVED EQUAL) INSTALL PER MANUFACTURERS SPECIFICATIONS. REFER A2.2.

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

DRAWING TITLE:

PROPOSED EXTERIOR ELEVATIONS

Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

A3.3

Sheet	of
Scale	1/4" = 1'-0"

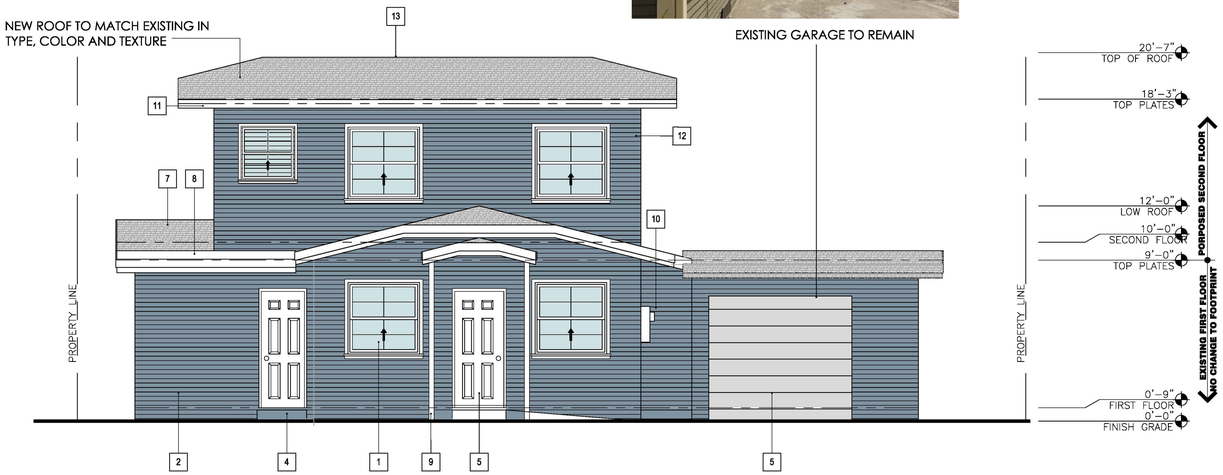
Tuesday, October 23, 2012

EXISTING GARAGE TO REMAIN

NEW ROOF TO MATCH EXISTING IN TYPE, COLOR AND TEXTURE

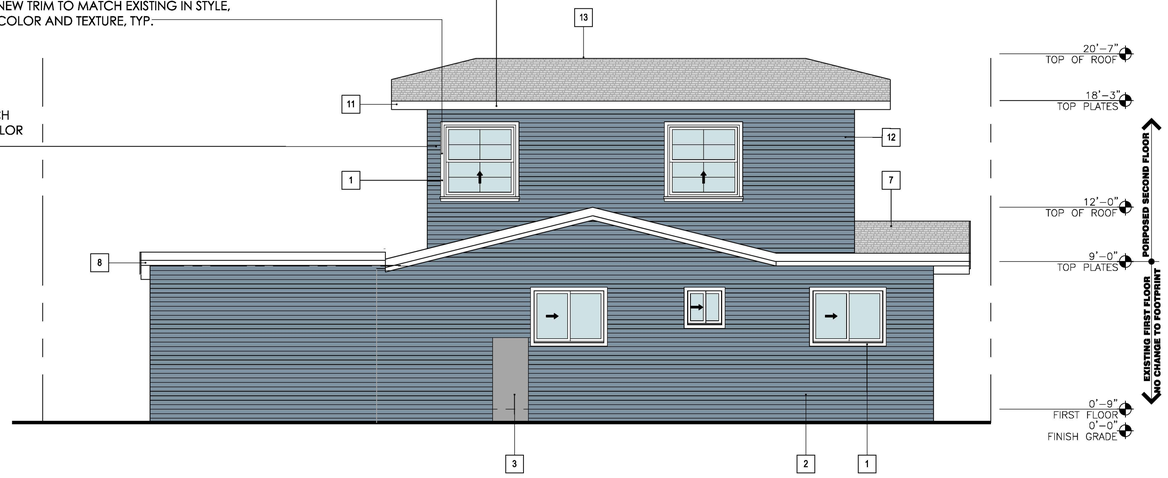
NEW TRIM TO MATCH EXISTING IN STYLE, COLOR AND TEXTURE, TYP.

NEW SIDING TO MATCH EXISTING IN STYLE, COLOR AND TEXTURE, TYP.



A PROPOSED NORTH ELEVATION

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



B PROPOSED SOUTH ELEVATION

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

EXISTING RESIDENCE

ELEVATION NOTES

1. EXTERIOR MATERIALS AND CONSTRUCTION METHODS WILL COMPLY WITH 707A.–I 707A.5

   707A.I SCOPE. THE PROVISION OF THIS SECTION SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS USED TO RESIST BUILDING IGNITION AND/OR SAFEGUARD AGAINST THE INTRUSION OF FLAMES RESULTING FROM SMALL EMBERS AND SHORT–TERM DIRECT FLAME CONTACT EXPOSURE.

   707A.2 GERERAL. THE FOLLOWING EXTERIOR COVERING MATERIAL AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
   1. EXTERIOR WALL COVERING MATERIAL
   2. EXTERIOR WALL ASSEMBLY
   3. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANGS
   4. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE SOFFITS

2. 707A.3 EXTERIOR WALLS. THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY WITH ON OF THE FOLLOWING REQUIREMENTS:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION–RESISTANT MATERIAL

3. 707A.4 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION–RESISTANT MATERIAL
   3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK

4. 707A.5 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED–IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTERS TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDEFSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION–RESISTANT MATERIAL
   3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT
   4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
   5. BOXED–IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PREFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12–7A–3

5. 708A.2.1 GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   1. BE COSTRUCTED OF MULTIPANEL GLAZING WITH A MINIMUM OF ONE TEMPERED PANEL MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND HAVE A FIRE RESISTANCE RATING OF NO LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12–7A–2

6. VENTILATION OPENINGS WILL COMPLY WITH A706A.I – A706A.3

   706A.I GENERAL. WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTIC, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO UNDERSIDE OF ROOF RAFTERS, AND UNDER FLOOR VENTILATION SHALL BE ACCORDANCE WITH SECTION I 203 AND SECTION 70A.I THROUGH 706A.3 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAMES THROUGH THE VENTILATION OPENINGS.

7. 706A.2 REQUIREMENTS. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RATHER SPACES WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS , AND UNDER FLOOR VENTILATION OPENING SHALL BE BE FULLY COVERED WITH METAL WIRE MESH ,VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS.

   THE DIMENSIONS OF THE OPENING THERE SHALL BE IN A MINIMUM OF 1/16–INCH (1.6mm) AND SHALL NOT EXCEED 1/8–INCH (3.2mm). THE MATERIAL USED SHALL BE NONCOMBUSTIBLE.

   EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOF, EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAYBE OF COMBUSTIBLE MATERIALS. THE MATERIALS USED SHALL CORROSION RESISTANT

8. RAIN GUTTERS VERIFY LOCATION WITH HOME OWNER

KEYNOTES

1. WINDOW PER SCHEDULE, TYP.
2. (E) HARDY BOARD
3. (E) WATER HEATER
4. (E) CONCRETE STEPS
5. DOOR PER SCHEDULE, TYP.
6. (E) EXTERIOR STAIRS AND COVER TO REMAIN.
7. (E) ASPHALT SHINGLES
8. (E) FASCIA
9. (E) POST
10. (E) ELECTRICAL PANEL
11. (N) FASCIA
12. (N) HARDY BOARD SIDING
13. (N) ROOFING CLASS "A" ASPHALT SHINGLES TO MATCH EXISTING SLOPE OF EXISTING DUPLEX. CERTAINTEED CRCC PRODUCT ID#0668–0148. COLOR SOLID BIRCH OR EQUIVALENT, TO MATCH EXISTING OVER TYPE 15 FELT (ICC–ES–ESR–3537 OR APPROVED EQUAL) INSTALL PER MANUFACTURERS SPECIFICATIONS. REFER A2.2.

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

DRAWING TITLE:

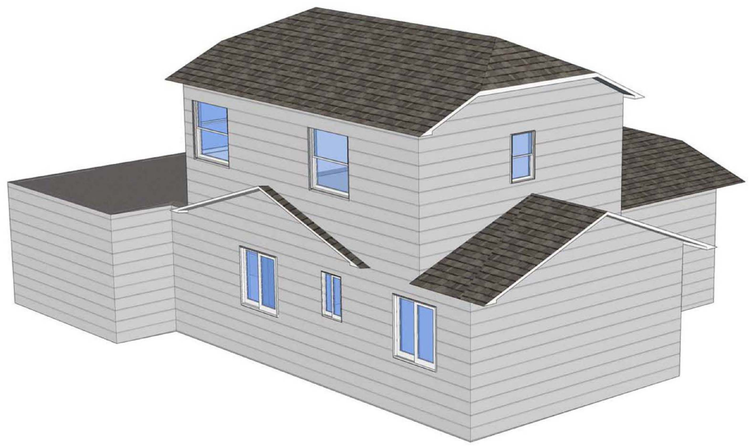
PROPOSED EXTERIOR ELEVATIONS

Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

A3.3.5

Sheet	of
Scale	1/4" = 1'-0"

Tuesday, October 23, 2012

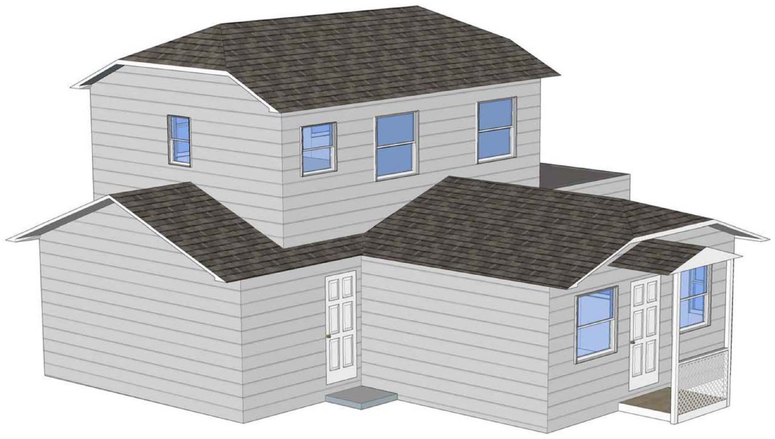


A SOUTHEAST VIEW

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

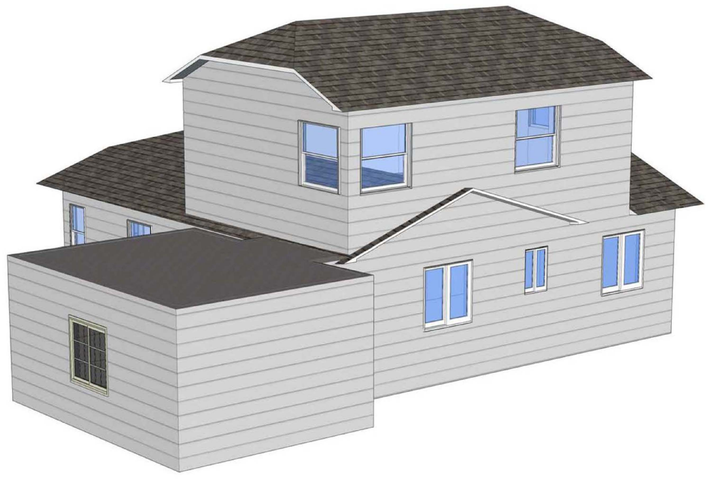
B NORTHWEST VIEW

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



C NORTHEAST VIEW

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



D SOUTHWEST VIEW

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

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

DRAWING TITLE:

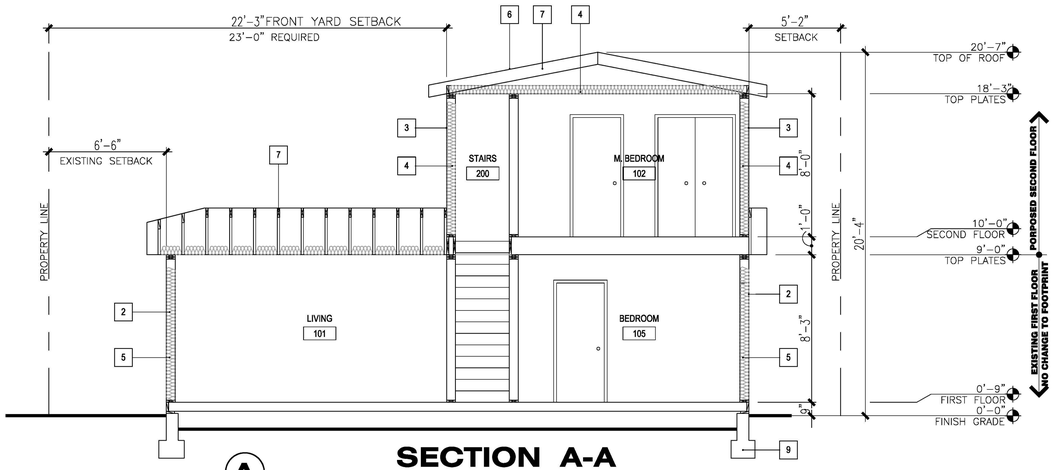
RENDERINGS

Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

A3.4

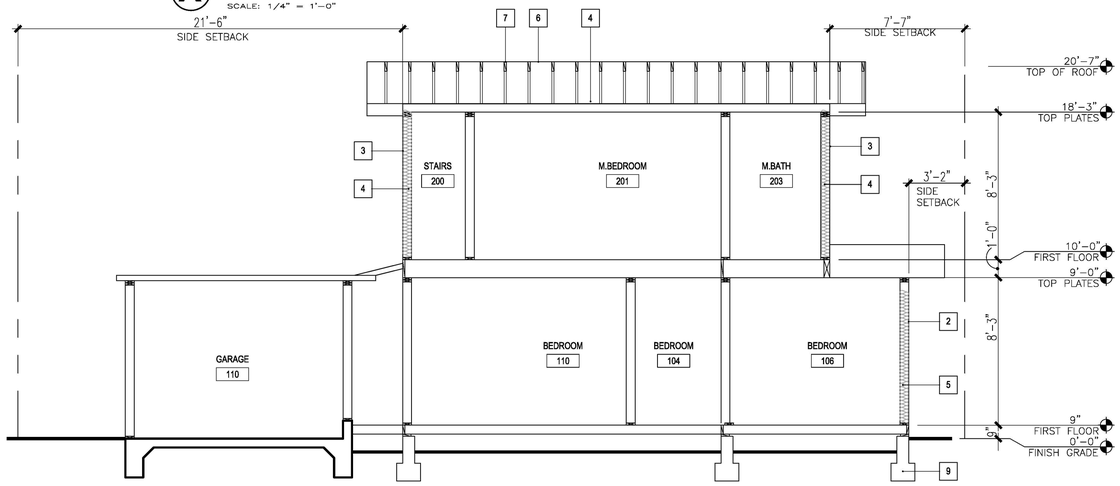
Sheet	of
Scale	1/4" = 1'-0"

Tuesday, October 23, 2012



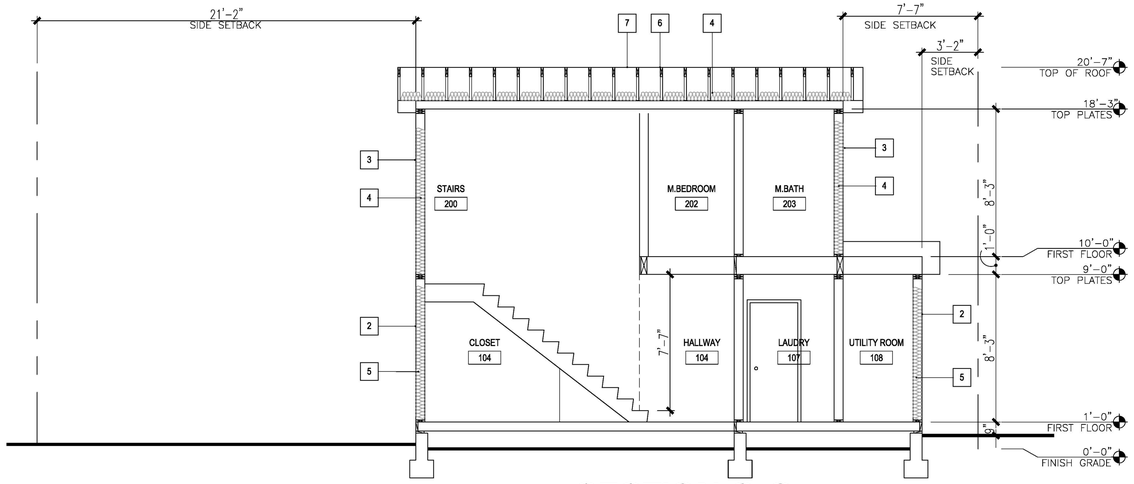
A SECTION A-A

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



B SECTION B-B

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



C SECTION C-C

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

SECTION NOTES

1) WASHER FIRE BLOCKING AT SOFFITS AS REQUIRED PER 2019 CBC SECTION 708

2) PROVIDE FIRE STOPPING AT CHIMNEY, DUCT VENTS AT CEILING AND ROOF PENETRATIONS.

3) EXTERIOR LATH WALL ASSEMBLIES SHALL INCLUDE TWO LAYERS OF GRADE D PAPER WHEN APPLIED OVER WOOD BASED SHEATHING. (CBC 2506.4 & 5 AND CBC STANDARD 14-1)

KEYNOTES

1. CLASS "A" ASPHALT SHINGLES
2. (E) HARDY BOARD SIDING
3. (N) HARDY BOARD SIDING TO MATCH EXISTING
4. (N) INSULATION, PER TITLE 24
5. (E) INSULATION, V.I.F
6. (N) ROOFING CLASS "A" ASPHALT SHINGLES TO MATCH EXISTING SLOPE OF EXISTING DUPLEX. CERTAINTEED CRCC PRODUCT ID#0668-0148. COLOR SOLID BIRCH OR EQUIVALENT, TO MATCH EXISTING OVER TYPE 15 FELT (ICC-ES-ESR-3537 OR APPROVED EQUAL) INSTALL PER MANUFACTURERS SPECIFICATIONS. REFER A2.2.
7. RAFTERS, PER STRUCTURAL
8. FRAMING PER STRUCTURAL
9. FRAMING PER STRUCTURAL
9. FOUNDATION PER STRUCTURAL

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Victory Partners, and were created. evolved, and developed, for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Victory Partners.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

ACACIA RESIDENCE

436 ACACIA AVENUE
GLENDALE, CA 91205

DRAWING TITLE:

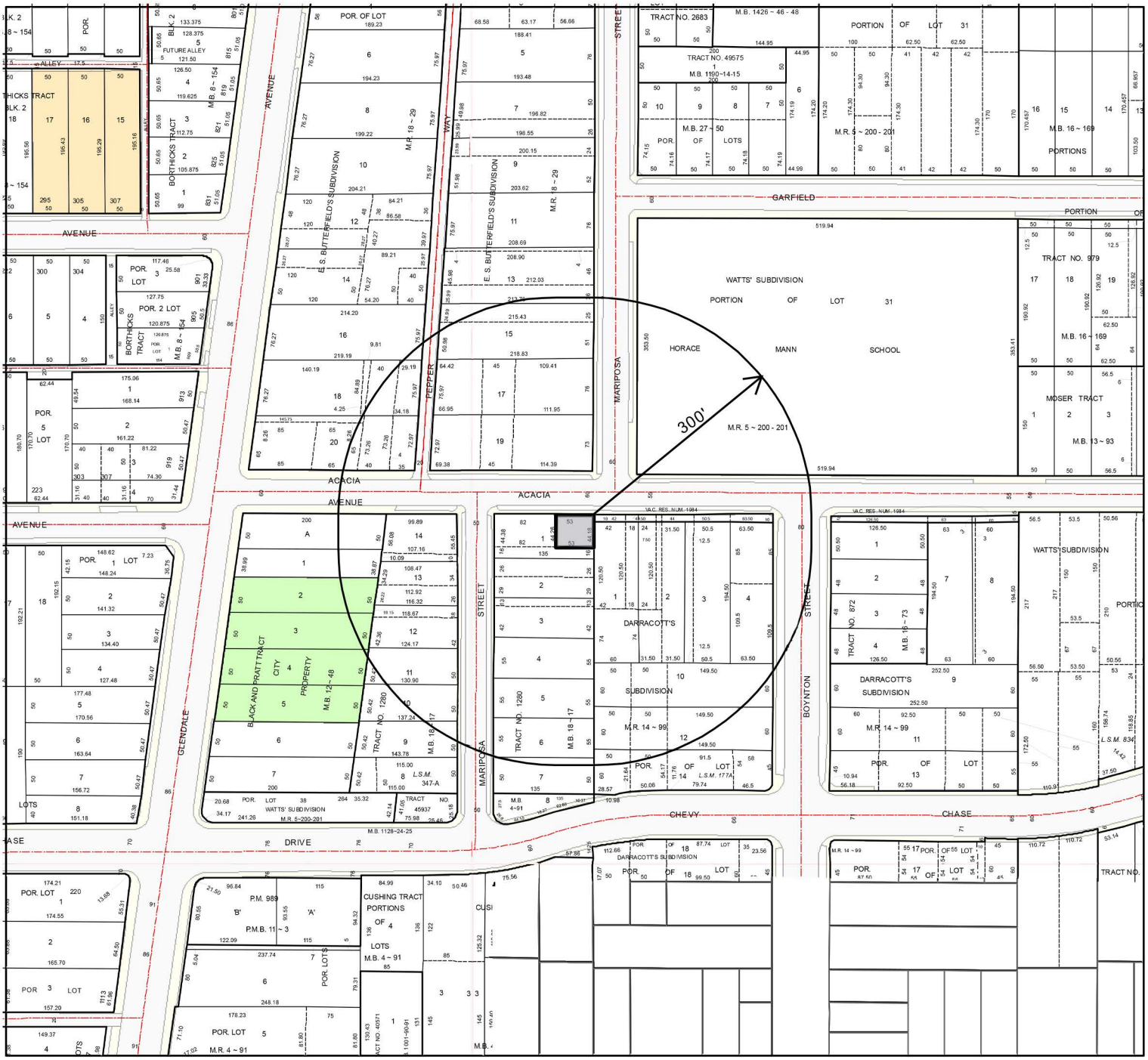
SECTIONS

Project number	22-GG-1003
Date	JUNE 6, 2023
Drawn by	DRW
Checked by	CHK

A3.5

Sheet	of
Scale	1/4" = 1'-0"

Tuesday, October 23, 2012



SCALE: 1" = 200'

VICINITY MAP
436 E ACACIA AVE
GLENDALE, CA 91205
APN: 5676-008-002
300' RADIUS
DATE: 01-31-2024

Centerpoint Radius Maps

N

Survey List

Number	Address	Stories	Approx Setback (ft)	Floor Area Ratio	Property Size (sf)	Lot Size (sf)
1	436 E Acacia Ave	1	3	0.29	696	2364
2	438 E Acacia Ave	2	16.4	0.68	12873	18938
3	504 Acacia Ave	1	17.8	0.86	7742	9039
4	506 E Acacia Ave	1	17.4	0.36	3739	10464
5	520 E Acacia Ave	1	13.3	0.43	2388	5617
6	501 E Acacia Ave	1	12.3	N/A	N/A	185751
7	431 E Acacia Ave	2	16.4	0.81	13635	16881
8	427 E Acacia Ave	2	12.8	0.67	4618	6855
9	421 E Acacia Ave	2	13.5	0.61	6206	10211
10	417 E Acacia Ave	N/A	N/A	N/A	N/A	2658
11	411 E Acacia Ave	2	1.6	0.83	26144	31373
12	414 1/2 E Acacia Ave	1	1.1	0.36	3498	9715
13	1001 Mariposa St	1	11.7	0.26	1436	5521
14	1000 Mariposa St	2	4.2	0.99	3824	3871
15	1004 Mariposa St	2	19.3	0.4	2309	5718
Averages			10.7	0.5	5940	21665

Misc
SFR
18 Units
8 Units
5 Units
3 Units
School
20 Units
6 Units
8 Units
Parking Lot
Church
Restaurant, 4 Units
SFR
7 Units
3 Units

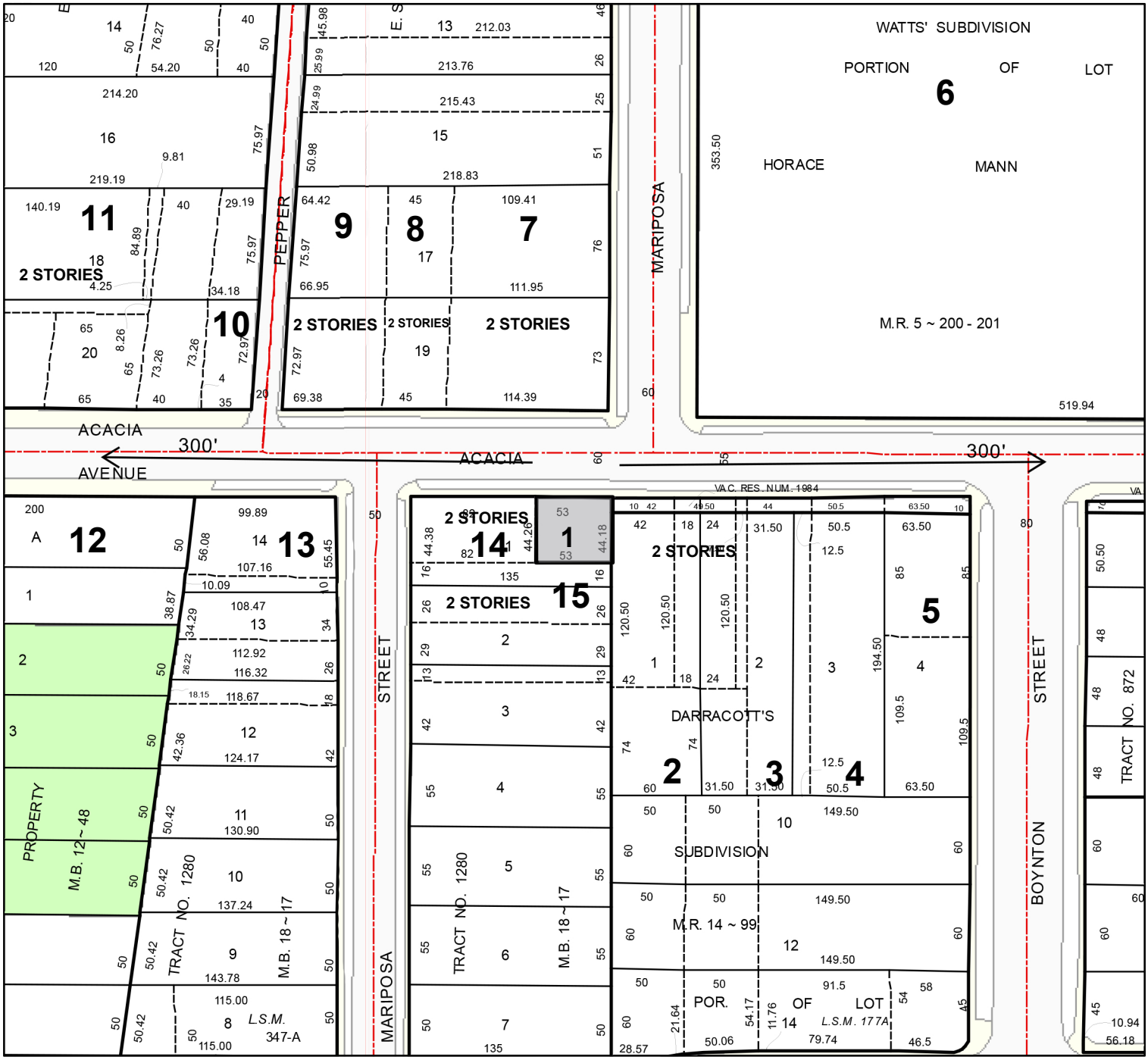


PHOTO INDEX MAP
436 E ACACIA AVE
GLENDALE, CA 91205
APN: 5676-008-002
300 LINEAR FEET
DATE: 01-31-2024

Centerpoint Radius Maps

SCALE: 1" = 100'

N