

**December 18, 2024**

**Applicant:**

**Hamlet Sadekyan**

111 E. Cedar Ave. # 202

Burbank, CA 91502

**RE: Administrative Design Review CASE NO. PADR-003950-2024  
615 W. Lexington Drive**

The Director of Community Development will render a final decision on or after **January 17, 2025**, for the following project:

**PROJECT DESCRIPTION:**

The applicant is proposing an interior and exterior remodel and expand and convert a portion of the existing attic area into a 687 square-foot second story addition at the rear of the existing 960 square-foot single-family house (built in 1915) with an existing 205 square-foot detached garage on a 6,000 square-foot lot located in the R-3050 (Moderate Density Residential) zone.

**STAFF RECOMMENDATION: APPROVE WITH CONDITIONS**

*For more information or to submit comments, please contact the case planner, Milca Toledo, at 818-937-8181 or [mitoledo@glendaleca.gov](mailto:mitoledo@glendaleca.gov).*

Comments must be received prior to **January 17, 2025**, in order to be considered by the Director.

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

Should you wish to file an appeal of the decision, the appeal must be filed within 15 days of the date of the decision as shown on the decision letter. Appeal applications are available online at <http://www.glendaleca.gov/appeals>.

Sincerely,

Milca Toledo  
Senior Planner



## CITY OF GLENDALE, CA

### DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

**January 17, 2025**

*Hearing Date*

**615 W. Lexington Drive**

*Address*

**Administrative Design Review (ADR)**

*Review Type*

**5638-013-008**

*APN*

**PADR-003950-2024**

*Case Number*

**Hamlet Sadekyan**

*Applicant*

**Milca Toledo**

*Case Planner*

**Sevak Orujyan & Hasmik Shirvanian**

*Owner*

#### Project Summary

The applicant is proposing an interior and exterior remodel and expand and convert a portion of the existing attic area into a 687 square-foot second story addition at the rear of the existing 960 square-foot single-family house (built in 1915) with an existing 205 square-foot detached garage on a 6,000 square-foot lot located in the R-3050 (Moderate Density Residential) zone.

The proposal involves an interior and exterior remodel of the existing house. The proposed remodel intends to incorporate new colors and cladding materials on the exterior walls of the house and convert and expand a portion of the existing attic into a new 687 square-foot second-story addition at the rear. The total floor area of the existing house with the new second floor addition combined will be 1,647 square feet. The exterior remodel involves painting the existing plaster (white color), new cement board (horizontal) siding (James Hardie plank) on the front and side-facing gables, remove existing steel bars on windows and doors, replace existing windows with fiberglass, replace the existing front entry door with a new wood door, and remove the existing plaster on the front columns and introduce a wood finish. Additionally, new planting is proposed at the rear and east side of the property (adjacent to the driveway), providing approximately 30 percent total landscaping for the entire lot in compliance with zoning regulations. Also, the applicant intends to replace the existing garage for purposes of constructing a new detached, 1,000 square-foot accessory dwelling unit (ADU) under a separate permit.

#### Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition to the existing house will not result in an increase of more than 10,000 square feet and all public services and facilities are available.



### Existing Property/Background

The 6,000 square-foot lot is located on the north side of W. Lexington Drive, west of N. Kenilworth Avenue, and south of W. Milford Street. The lot has a rectangular shape with 50 feet of street frontage and a length/depth of 120 feet. The lot is currently developed with a one-story, 960 square-foot single-family house (built in 1915) and a detached, 205 square-foot one-car garage. The existing 20-foot street front setback to the front entry porch columns will remain unchanged.

Over the course of time the house was remodeled, including conversion and expansion of the existing attic area, resulting in a new second story at the rear without required building permits. The current property owner(s) intends to improve and remodel (interior/exterior) the existing house and legalize the conversion and expansion of the existing attic area into floor area. Presently, the existing 205 square-foot, one-car garage serves the existing residence, which is accessible via an existing driveway along the east side of the property. The property owner(s) intend to demolish the existing garage in conjunction with the construction of a new detached, 1,000 square-foot accessory dwelling unit under a separate review and permit.

### Staff Recommendation

Approve with Conditions

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### Last Date Reviewed / Decision

First time submittal for final review.

### Zone: R-3050

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

Building Permit No. BSFD-015469-2024 associated with the construction of a new 1,000 square-foot ADU.

### Site Slope and Grading

No grading is proposed. The lot has gently sloping terrain at the front but the building footprint is situated on a relatively flat portion of the lot.

## DESIGN ANALYSIS

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### Site Planning

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

#### Building Location

☒ yes   ☐ n/a   ☐ no

*If "no" select from below and explain:*

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

- ☐ Building and decks follow topography

**Garage Location and Driveway**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

- ☐ Predominant pattern on block  
☐ Compatible with primary structure  
☐ Permeable paving material  
☐ Decorative paving

**Landscape Design**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

- ☐ Complementary to building design  
☐ Maintains existing trees when possible  
☐ Maximizes permeable surfaces  
☐ Appropriately sized and located

**Walls and Fences**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

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

**Determination of Compatibility: Site Planning**

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

- The site plan remains relatively unchanged. No changes are proposed to the existing building footprint. The house addition involves interior/exterior remodel, including converting and expanding the existing attic at the rear of the house on the upper (attic) level into floor area.
  - No changes are proposed to the existing setbacks for the house and remain unchanged. The existing 20-foot street front setback to the front entry porch columns will remain unchanged.
  - The existing driveway location and perimeter walls will remain unchanged. New landscaping is proposed at the rear of the site and along the east side of the property for the majority of the length of the existing driveway.
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## Massing and Scale

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

### Building Relates to its Surrounding Context

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

- ☐ Appropriate proportions and transitions
- ☐ Relates to predominant pattern
- ☐ Impact of larger building minimized

### Building Relates to Existing Topography

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

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

### Consistent Architectural Concept

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

- ☐ Concept governs massing and height

### Scale and Proportion

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

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

### Roof Forms

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

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

## Determination of Compatibility: Mass and Scale

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

- Overall, the mass, height, proportions, and architectural concept of the project are consistent with the existing residence.
- The mass and scale of the attic expansion on the second floor are compatible with those of adjoining and nearby properties in the neighborhood. The addition is proposed at the rear of the house, not readily visible from the street.
- The proposed expansion of the existing attic at the rear will result in a new second story addition to the existing house. The mass and scale of the addition appropriately relate to the existing house and surrounding context. The existing overall building height of 20 feet will remain unchanged. The expansion to the attic will be located on the sloped portion of the existing roof at the rear of the house, below the existing ridge and will not extend beyond the existing roof eaves.
- The roof (attic) extension features a shallow sloped roof below the ridge of the existing roof. The existing design and 7:12 roof pitch will remain unchanged, appropriate to the site and the neighborhood.
- The building's proportion associated with the house addition (attic extension) is modest and does not have a monumental appearance. As previously mentioned, the addition to the house is located at the rear and will not be visible from the street. Also, the overall exterior remodel to the house is appropriately articulated through the use of roof forms, use of fenestration, and architectural, details, materials and finishes. The building's proper use of design elements appropriately complements and integrates with the existing house and the neighborhood.

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## Design and Detailing

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

### Overall Design and Detailing

☒ **yes**    ☐ **n/a**    ☐ **no**

*If "no" select from below and explain:*

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

### Entryway

☒ **yes**    ☐ **n/a**    ☐ **no**

*If "no" select from below and explain:*

- ☐ Well integrated into design
- ☐ Avoids sense of monumentality
- ☐ Design provides appropriate focal point
- ☐ Doors appropriate to design

### Windows

☒ **yes**    ☐ **n/a**    ☐ **no**

*If "no" select from below and explain:*

- ☐ Appropriate to overall design
- ☐ Placement appropriate to style
- ☐ Recessed in wall, when appropriate

**Privacy**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

- ☐ Consideration of views from “public” rooms and balconies/decks
- ☐ Avoid windows facing adjacent windows

**Finish Materials and Color**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

- ☐ Textures and colors reinforce design
- ☐ High-quality, especially facing the street
- ☐ Respect articulation and façade hierarchy
- ☐ Wrap corners and terminate appropriately

**Paving Materials**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

- ☐ Decorative material at entries/driveways
- ☐ Permeable paving when possible
- ☐ Material and color related to design

**Lighting, Equipment, Trash, and Drainage**

☐ **yes**   ☐ **n/a**   ☒ **no**

*If “no” select from below and explain:*

- ☒ Light fixtures appropriately located/avoid spillover and over-lit facades
- ☒ Light fixture design appropriate to project
- ☒ Equipment screened and well located
- ☒ Trash storage out of public view
- ☒ Downspouts appropriately located
- ☐ Vents, utility connections integrated with design, avoid primary facades

Site and building lighting, gutters and down spouts, trash and mechanical equipment are not shown on the plans. A condition is included to show all existing and proposed exterior site and lighting on the building, complementary to the site and the neighborhood. Also, show gutters and downspouts on the building, painted to match the adjacent wall color and identify trash and mechanical (a/c) equipment, appropriately located on the site and screened from public view.

**Ancillary Structures**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

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

## **Determination of Compatibility: Design and Detailing**

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

- Overall, the proposed exterior remodel and design and detailing to the house, including the addition to the existing attic at the rear are consistent with traditional style architecture through the use of architectural treatments, materials, windows, and colors.
- The front entry will remain in its present form, no changes are proposed. The front porch columns feature a wood finish, appropriate to the style and design of the house.
- The existing vinyl windows will be replaced with fiberglass windows. Their operation includes single-hung, and they will be recessed within the framed opening with and sill underneath, appropriate to the house and the neighborhood.
- Overall, the building's exterior finishes and color palette, featuring existing plaster proposed to be painted white color combined with a gray accent color for the cement board (horizontal) siding featured on the front porch gable and on the side-facing gables are appropriate to the house and the neighborhood.
- Site and building lighting, gutters and down spouts, trash and mechanical equipment are not shown on the plans. As conditioned, show all existing and proposed exterior site and lighting on the building, complementary to the site and the neighborhood. Also, show gutters and downspouts on the building, painted to match the adjacent wall color and identify trash and mechanical (a/c) equipment, appropriately located on the site and screened from public view.

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## **Recommendation / Draft Record of Decision**

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

### **Conditions**

1. Show all existing and proposed exterior site and lighting on the building that complements and matches the traditional style of the house. And provide a cutsheet of the light fixture for staff review and approval. The location of all proposed lighting on the building should be limited to the main entry and patio doors.
2. Ensure that all gutters and downspouts are appropriately located on the building, painted to match the adjacent wall color.
3. Identify trash area and mechanical equipment appropriately located on the site and screened from public view.

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## **Attachments**

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



ORUJYAN RESIDENCE

PROJECT SUMMARY:

ADDRESS: 615 W LEXINGTON DR GLENDALE, CA 91203  
OWNER: HAMLIK SHIRVANIAN  
DESCRIPTION: LEGALIZATION OF ATTIC AREA (687 S.F.) TO BE PART OF EXISTING SINGLE FAMILY RESIDENCE (960 S.F.), DEMOLITION OF EXISTING 1-CAR GARAGE, CONSTRUCTION OF NEW 1000 S.F. DETACHED ADU.  
ZONE: R 3050  
OCCUPANCY: R-3  
CONST. TYPE: V-B  
LOT SIZE: 6,000 S.F.  
LEGAL DESCRIPTION: TRACT # 1448 LOT 77  
A.P.N #: 5638-013-008

PHYSICAL DESCRIPTION:

LOT AREA: 6,000 S.F.  
TOTAL FLOOR AREAS:  
EXISTING S.F.D.: 960 S.F.  
PROPOSED ADD: 687 S.F.  
PROPOSED ADU: 1,000 S.F.  
FLOOR AREA RATIO: 2,647/6,000 = 44.12%  
LOT COVERAGE AREAS:  
EXISTING S.F.D.: 960 S.F.  
PROPOSED ADU: 1,000 S.F.  
TOTAL PROPOSED LOT COVERAGE: 1,960 S.F.  
LOT COVERAGE RATIO: 1,960/6,000 = 32.66%  
LANDSCAPING AREAS:  
EXISTING LANDSCAPING AREAS: 1,340 S.F. TOTAL  
NEW LANDSCAPING AREAS: 468 S.F. TOTAL  
LANDSCAPING RATIO: 1,808/6,000 = 30.13%  
\*ALL NEW LANDSCAPING SHALL BE DRAUGHT TOLERANT  
BUILDING HEIGHTS: EXISTING S.F.D. = 20'-0" (TOP OF ROOF)  
MAXIMUM ALLOWED = 25'-0" (WITH 3/4" ROOF)  
STORIES: 2

CODE ANALYSIS:

TYPE OF CONSTRUCTION: TYPE V-B  
OCCUPANCY: R-3  
YEAR SFD BUILT: 1915 / 1915  
STORIES: 1  
FIRE SPRINKLERS: NOT REQUIRED.  
CA CLIMATE ZONE: 9  
HIGH FIRE HAZARD ZONE: NO  
EXISTING RESIDENCE: 960  
PROPOSED ADD: 687 S.F.  
BUILDING 'A' HEIGHT: 20'-0"

SHEET INDEX:

A-1 SITE PLAN, NOTES  
A-1.2 LANDSCAPING CALCULATIONS  
A-2 EXISTING AND PROPOSED FLOOR PLANS, WINDOW/DOOR SCHEDULES,  
A-3 EXISTING ROOF PLAN, SECTIONS  
A-4 ELEVATIONS  
GRN CALGREEN FORMS, SECURITY STANDARDS,  
SEC SECURITY STANDARDS, NOTES, METER SPOT

CONSULTANTS:

ARCHITECT: HAMLET SADEKYAN (IN RESPONSIBLE CONTROL),  
STU3DIO  
111 N. CEDAR AVE #202  
BURBANK, CA 91502  
(818)-745-7413

GENERAL REQUIREMENTS:

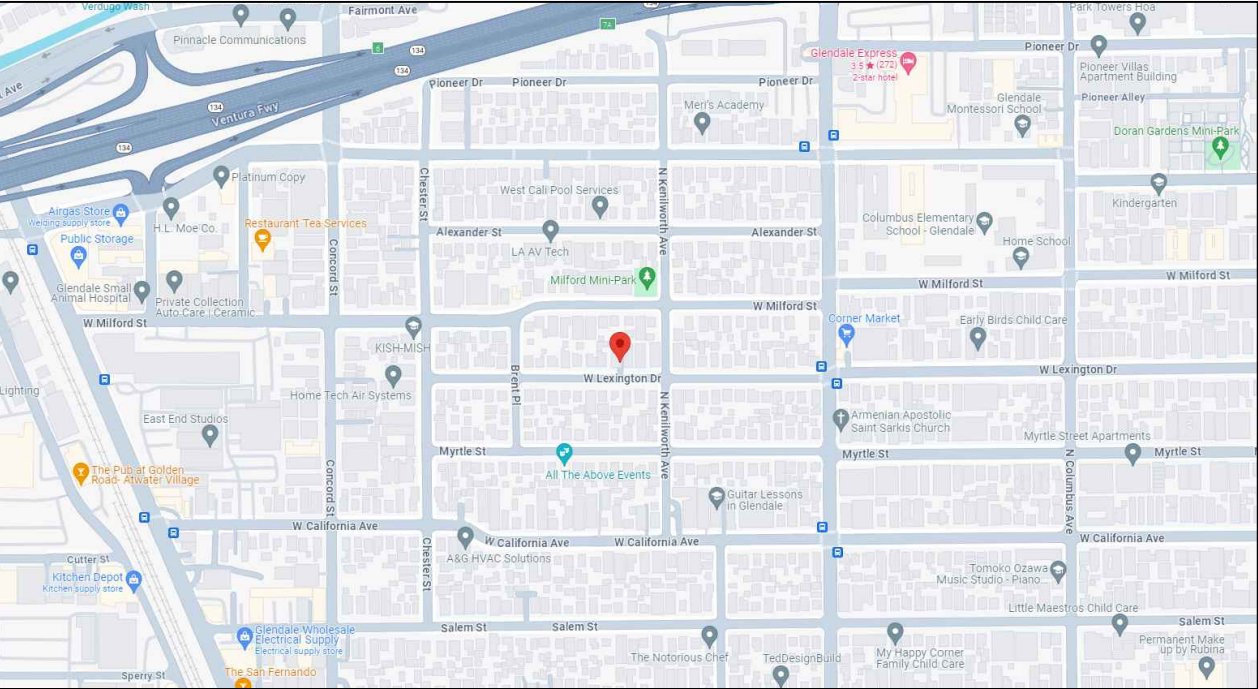
a. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.  
b. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS (PER ORDINANCE 170.158) (SEPARATE PLUMBING PERMIT IS REQUIRED).  
c. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).  
d. KITCHEN SINKS, LAVATOIRES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).  
e. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).  
f. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.  
g. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)  
h. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC)  
i. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)  
j. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL, AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL NO. 2977. (3162B)  
k. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)  
l. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.2)  
m. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)  
n. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)  
o. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. (401.3)  
THE CONTRACTOR MUST PROVIDE PUBLIC PROTECTION IN ACCORDANCE WITH CBC SECTION 3306.1 FOR WORK ON ANY BUILDING AND STRUCTURE ADJACENT TO THE PUBLIC WAY  
THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCE OR STATE LAW.

THERE ARE NO NATIVE OAK, CALIFORNIA BAY, CALIFORNIA SYCAMORE, OR STREET TREES ON THIS LOT OR WITHIN 20' OF SUBJECT PROPERTY.

SETBACK CERTIFICATION REQUIREMENT: A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACK OF ALL NEW CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION. (BMC 9-1-1-109.3.1.1).

VICINITY MAP:



GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, CMC, CPC, AND CBC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR, AS WELL AS THE 2023 GLENDALE BUILDING AND SAFETY CODE.
- SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
- ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
- A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA AND SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING.
- WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
- TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE.
- THE FINISH GRADE SHALL SLOPE A MIN. OF 5% OR 6% TO A POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%. (CRC R401.3)
- THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2% (CRC R403.1.7.3)

DIVERSION OF CONSTRUCTION & DEMOLITION DEBRIS

DIVERSION OF C&D DEBRIS: A MINIMUM OF 65% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A \$50 ADMINISTRATIVE FEE AND A REFUNDABLE DEPOSIT WILL BE COLLECTED AT THE TIME OF PERMIT ISSUANCE. THE DEPOSIT CAN BE REFUNDED IF RECYCLING RECEIPTS ARE SUBMITTED TO BUILDING DIVISION WITHIN 60 DAYS OF PERMIT FINAL.

MANDATORY PLUMBING FIXTURE UPGRADE:

SENATE BILL 407 REQUIRES WATER CONSERVING FIXTURES BE INSTALLED IN ALL RESIDENTIAL AND COMMERCIAL BUILDINGS CONSTRUCTED PRIOR TO JANUARY 1, 1994.  
SENATE BILL 407 ALSO REQUIRES EFFECTIVE JANUARY 1, 2014, THAT AS A CONDITION OF FINAL PERMIT APPROVAL BY BUILDING AND SAFETY THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES  
NON-COMPLIANT PLUMBING FIXTURES ARE DEFINED AS  
• ANY TOILET MANUFACTURED TO USE MORE THAN 1.6 GALLONS PER FLUSH  
• ANY URINAL MANUFACTURED TO USE MORE THAN 1.0 GALLONS PER FLUSH  
• ANY SHOWERHEAD MANUFACTURED TO FLOW MORE THAN 2.5 GALLONS/MINUTE  
• ANY INTERIOR FAUCET MANUFACTURED TO FLOW MORE THAN 2.2 GALLONS/MINUTE

HERS TEST REQUIRED

SEPARATE PERMITS ARE REQUIRED FOR POOL/SPA, FENCE/WALL, RETAINING WALL, MECHANICAL, ELECTRICAL, PLUMBING.

NO NEW ROOFTOP EQUIPMENT PERMITTED IN THIS ZONE.  
CALL DIG ALERT PRIOR TO ANY GROUND WORK OR EXCAVATION

PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

stu3Dio  
111 N. CEDAR AVE #202 BURBANK, CA 91502  
TEL: 818-745-7413 INFO@STU3DIO.COM

PROJECT NAME & SITE ADDRESS:  
615 W LEXINGTON DR. GLENDALE, CA 91203  
SHIRVANIAN RESIDENCE

SITE PLAN  
NOTES

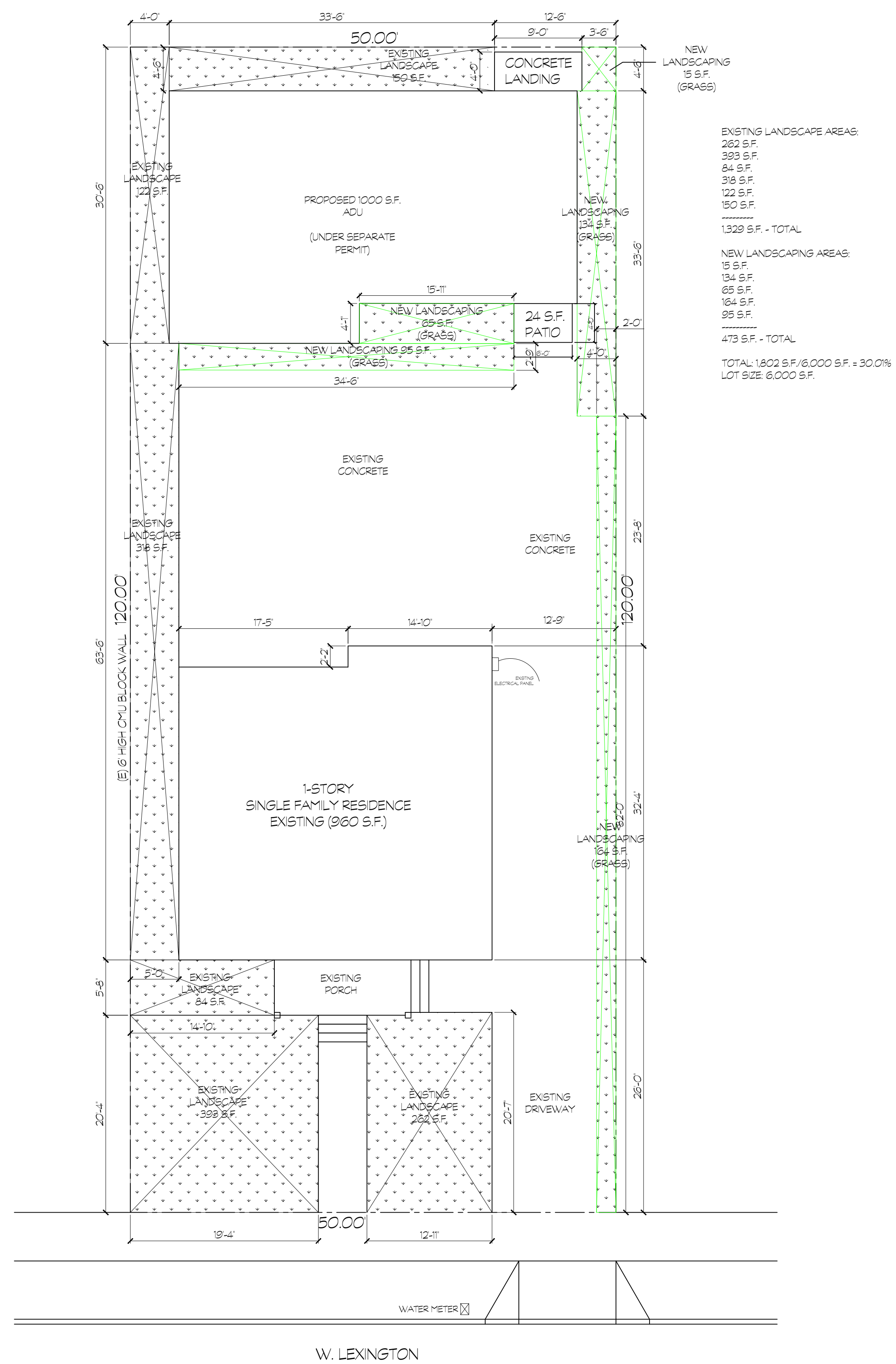
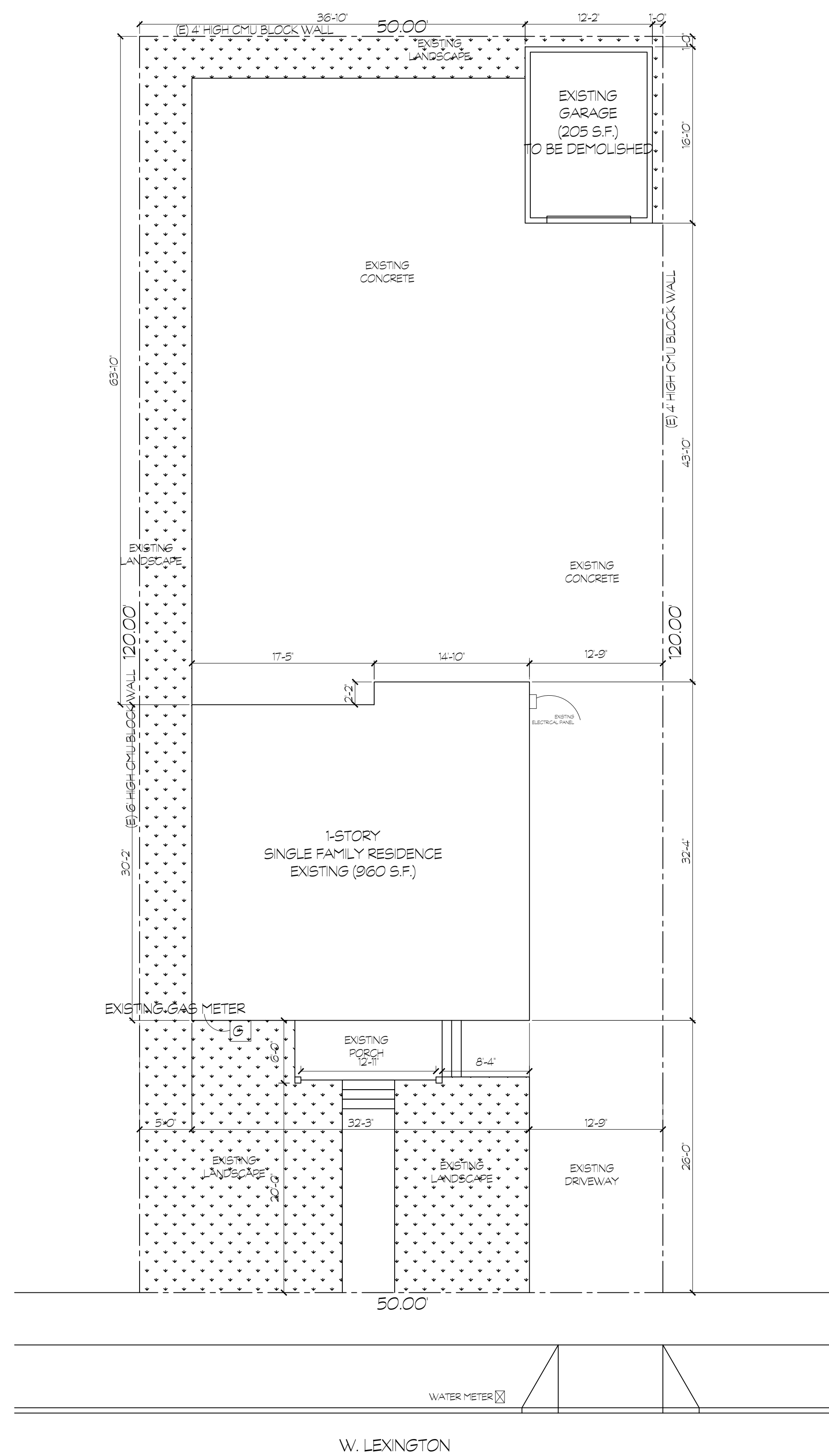
DATE:  
10/08/24



A-1

615 W LEXINGTON DR.







SMOKE ALARMS

○ S.D.

-SMOKE ALARMS SHALL COMPLY WITH SPECIFIC LOCATION REQUIREMENTS PER NFPA SECTION 29.8.3.4. [CRC R314.3.3]

-AN APPROVED SMOKE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING \$1000. [CRC R314.2.2]

-BATTERY OPERATED SMOKE ALARM PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE OR IN BUILDING UNDERGOING ALTERATION OR REPAIR THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT WHICH COULD PROVIDE ACCESS FOR WIRING. [CRC R314.6 EXCEPTIONS 1,3]

-SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R314.4]

-SMOKE DETECTORS SHALL BE HARD WIRED AND SHALL BE EQUIPPED WITH BATTERY BACKUP. [CRC R314.6]

CARBON MONOXIDE DETECTOR

○ C.M.

-AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING \$1000. [CRC R315.2.1, R315.2.2]

-CO ALARMS SHALL BE HARD WIRED AND SHALL BE EQUIPPED WITH BATTERY BACKUP. [CRC R315.5]

-CO ALARM SHALL BE LISTED FOR COMPLIANCE WITH UL 2034, UL 217, UL 2075, AND MAINTAINED PER NFPA 720. [CRC R315.1.1, R315.6.1, R315.6.2]

-CO ALARM SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF DWELLING UNIT INCLUDING BASEMENT. [CRC R315.3]

-CO ALARM SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R315.7]

-IN EXISTING DWELLING UNIT, A CO ALARM IS PERMITTED TO BE BATTERY OPERATED WHERE REPAIR OR ALTERATION DOES NOT RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES. [CRC R315.5 EXCEPTIONS 4]

EXISTING 1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
960 S.F.

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

WINDOW NUMBER	QTY.	EXISTING SIZES	PROPOSED SIZES	EXISTING MATERIAL	PROPOSED MATERIAL	VISIBLE FROM STREET	EXISTING OPERATION	PROPOSED OPERATION	FRAME TYPE	GRO	KEEP EXISTING SILL & FRAME	BUILD NEW SILL & FRAME	EXISTING EDGE DETAIL	NEW EDGE DETAIL	BEDROOM	ENERGY EFFICIENT?	TEMPERED	FHZ?	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR?	U-FAC.	SHGC
1	3	72"x48"	72"x48"	VINYL	FIBERGLASS	yes	slider	single-hung	BLOCK	no	yes	no	stucco	stucco	no	yes	no	no	no		
2	1	60"x48"	60"x48"	VINYL	FIBERGLASS	yes	slider	single-hung	BLOCK	no	yes	no	stucco	stucco	no	yes	no	no	no		
3	2	34"x48"	34"x48"	VINYL	FIBERGLASS	yes	casement	single-hung	BLOCK	no	yes	no	stucco	stucco	no	yes	no	no	no		
4	2	36"x24"	36"x24"	VINYL	FIBERGLASS	no	slider	slider	BLOCK	no	yes	no	stucco	stucco	no	yes	no	no	no		
5	2	60"x48"	60"x48"	VINYL	FIBERGLASS	no	casement	single-hung	BLOCK	no	yes	no	stucco	stucco	yes	yes	no	no	no		
6	2	34"x36"	34"x36"	VINYL	FIBERGLASS	no	casement	single-hung	BLOCK	no	yes	no	stucco	stucco	yes	yes	no	no	no		
7	3	60"x48"	60"x48"	VINYL	FIBERGLASS	no	casement	slider	BLOCK	no	yes	no	stucco	stucco	yes	yes	no	no	no		
8	1	24"x12"	24"x12"	VINYL	FIBERGLASS	no	slider	slider	BLOCK	no	yes	no	stucco	stucco	no	yes	no	no	no		
9	1	36"x48"	36"x48"	VINYL	FIBERGLASS	no	casement	slider	BLOCK	no	yes	no	stucco	stucco	no	yes	no	no	no		

ALL DOORS AND WINDOWS SHALL BE BRONZE COLOR VINYL.

ALL DOORS AND WINDOWS SHALL MEET CITY OF GLENDALES SECURITY ORDINANCE.

WINDOW SCHEDULE

WINDOW NOTES

1. ALL EXTERIOR WINDOWS SHALL BE FULLY WEATHERSTRIPPED AT HEAD, SILL, AND JAMB.

2. ALL GLASS WITHIN 18" (OR WITHIN 24" ON DOOR) FROM FLOOR LINE SHALL BE TEMPERED GLASS.

3. ALL WINDOWS SHALL BE BE MARVIN WINDOWS OR APPROVED EQUAL TO MATCH EXISTING.

4. ALL WINDOWS SHALL BE PRE-PRIMED FOR PAINT.

5. CONTRACTOR SHALL VERIFY WALL THICKNESS PRIOR TO ORDERING WINDOWS AND PROVIDE NECESSARY JAMB EXTENSIONS AS REQUIRED.

6. ALL WINDOWS SHALL BE DUAL-GLAZED.

7. ALL OPERABLE WINDOWS SHALL HAVE SCREENS BY WINDOW MANUFACTURER.

8. CASINGS TO MATCH EXISTING AT HOUSE.

9. GLASS DOOR ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD. 5406 (g).

10. ALL WINDOWS SHALL BE PELLA WOOD CLADDING ARCHITECT SERIES OR EQUAL.

11. BEDROOM EGRESS WINDOWS SHALL HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 S.F. A MINIMUM NET HEIGHT OF 24" AND MINIMUM NET WIDTH OF 20". SILL HEIGHT NO MORE THAN 44" MAX ABOVE FINISHED FLOOR.

12. NATURAL LIGHT, THE MINIMUM NET GLAZED AREA SHALL NOT BE LESS THAN 10 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED.

13. NATURAL VENTILATION, THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 5 PERCENT OF THE FLOOR AREA BEING VENTILATED.

DOOR NUMBER	QTY	PROPOSED SIZES	PROPOSED MATERIAL	NOTES	U-FACTOR	SHGC
1	1	36"x80"	wood	solid exterior doors		
2	2	32"x80"	wood	HOLLOW-CORE		
3	3	28"x80"	wood	HOLLOW-CORE		
4	3	24"x80"	wood	HOLLOW-CORE		
5	1	17"x80"	wood	HOLLOW-CORE		

DOOR SCHEDULE

DOOR NOTES

1. ALL EXTERIOR DOORS SHALL BE FULLY WEATHERSTRIPPED AT HEAD, SILL, AND JAMB.

2. ALL DOORS AND WINDOWS SHALL HAVE ALUMINUM DRP CAPS AT HEAD.

3. ALL DOORS AND WINDOWS SHALL BE 6'-8" HEAD HEIGHT FROM FINISH FLOOR UNLESS NOTED OTHERWISE.

4. ALL DOORS SHALL BE PELLA WOOD CLADDING ARCHITECT SERIES OR EQUAL.

5. ALL EXTERIOR DOORS SHALL BE PAINTED WITH INTERIOR DOORS STAINED TO MATCH EXISTING.

6. ALL SINGLE AND DOUBLE DOORS W/SIDELIGHTS SHALL BE DUAL-GLAZED TEMPERED GLASS.

7. CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR DOOR HARDWARE AND INCLUDE THIS IN HS BD.

8. ALL GLASS IN DOORS AND WINDOWS MUST BE TEMPERED (CRC R308.4).

9. IN OPERABLE PANELS OF DOORS:

"WITHIN 24" OF A DOOR WHEN BOTTOM EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE.

"IN AN INDIVIDUAL PANE LARGER THAN 9 S.F.

"WHEN THE BOTTOM EDGE IS WITHIN 18" OF THE FLOOR.

"WHEN THE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR.

"WITHIN 36" OF A WALKING SURFACE AS MEASURED HORIZONTALLY AND IN A STRAIGHT LINE.

10. IN RAILINGS:

"WITHIN 60" OF TUB OR SHOWER FLOOR.

"GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" OF A WALKING SURFACE WHEN LESS THAN 60" ABOVE THE ADJACENT WALKING SURFACE.

"WITHIN 60" OF STAIRS OR STAIR LANDINGS.

NOTE: ALL WINDOWS, DOORS, HARDWARE, AND FINISHES TO BE SPEC'D BY OWNER

PROPOSED 2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
687 S.F.

OWENS CORNING

Your Cool Roof Solution

Owens Corning™ Shingles That Meet Title 24 Requirements

How a Cool Roofs to Keep You Cool

Let's Make Your Roof Work for You

Source: Cool Roof Rating Council (www.coolroofs.org)

California Building Climate Zones

Map of California showing climate zones 1 through 16.

The 2013 California Energy Code – also known as Title 24, Part 6 – will go into effect on July 1, 2014. The revised standard calls for increased energy efficiency in homes and commercial buildings. One of the solutions for many consumers and business owners to meet the new standard is to choose "Cool Roof" shingles when installing a new or replacement roof.

Asphalt shingles that qualify as Cool Roof products feature highly reflective color granules that may help lower the energy bills by keeping surface of the roof at lower temperatures.\*

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

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

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

	Durastar® Premium Cool	TruDefinist® Durastar	Galvalume®	Supreme®
Harbor Fog	Fronted Oak	Sage	Sunrise	Shells White
Shells White	Shells White	Shells White	Shells White	Shells White

Owens Corning® Shingles	CRC® Product ID	Warranty	Solar Reflectance	Thermal Emittance	Solar Reflectance Index (SRI)
Durastar® Premium Cool Harbor Fog	0890-0004	Lifetime	0.27	0.90	0.89
Durastar® Premium Cool Fronted Oak	0890-0005	Lifetime	0.28	0.90	0.91
Durastar® Premium Cool Sage	0890-0003	Lifetime	0.28	0.90	0.88
Durastar® Premium Cool Sunrise	0890-0006	Lifetime	0.28	0.90	0.91
TruDefinist® Durastar® Shells White	0890-0008	Lifetime	0.25	0.90	0.94
Galvalume® Shells White	0890-0002	Lifetime	0.26	0.90	0.91
Supreme® Shells White	0890-0001	25-year	0.27	0.89	0.92

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

ENERGY STAR

ENERGY STAR

PROJECT NAME & SITE ADDRESS:

615 W LEXINGTON DR. GLENDALE, CA 91203

EXISTING FLOOR PLAN:

WINDOW/DOOR SCHEDULES

DATE:

10/09/24

SEAL OF ARCHITECT

HAMLET SADEKYAN

C - 39815

EXP 09/30/25

STATE OF CALIFORNIA

A-2

615 W LEXINGTON DR.

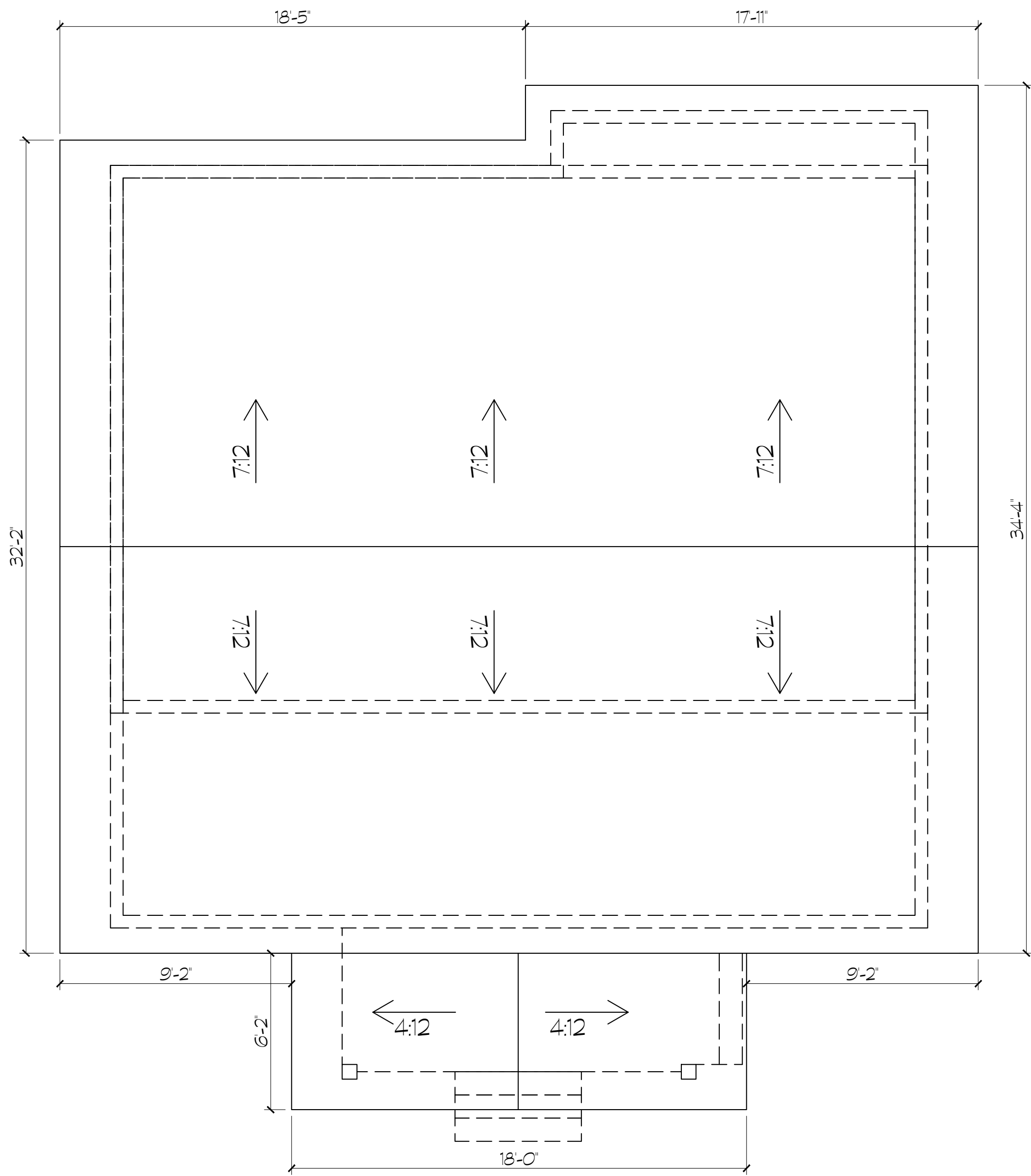
stu3Dio

11 E CEDAR AVE #202 BURBANK CA 91502

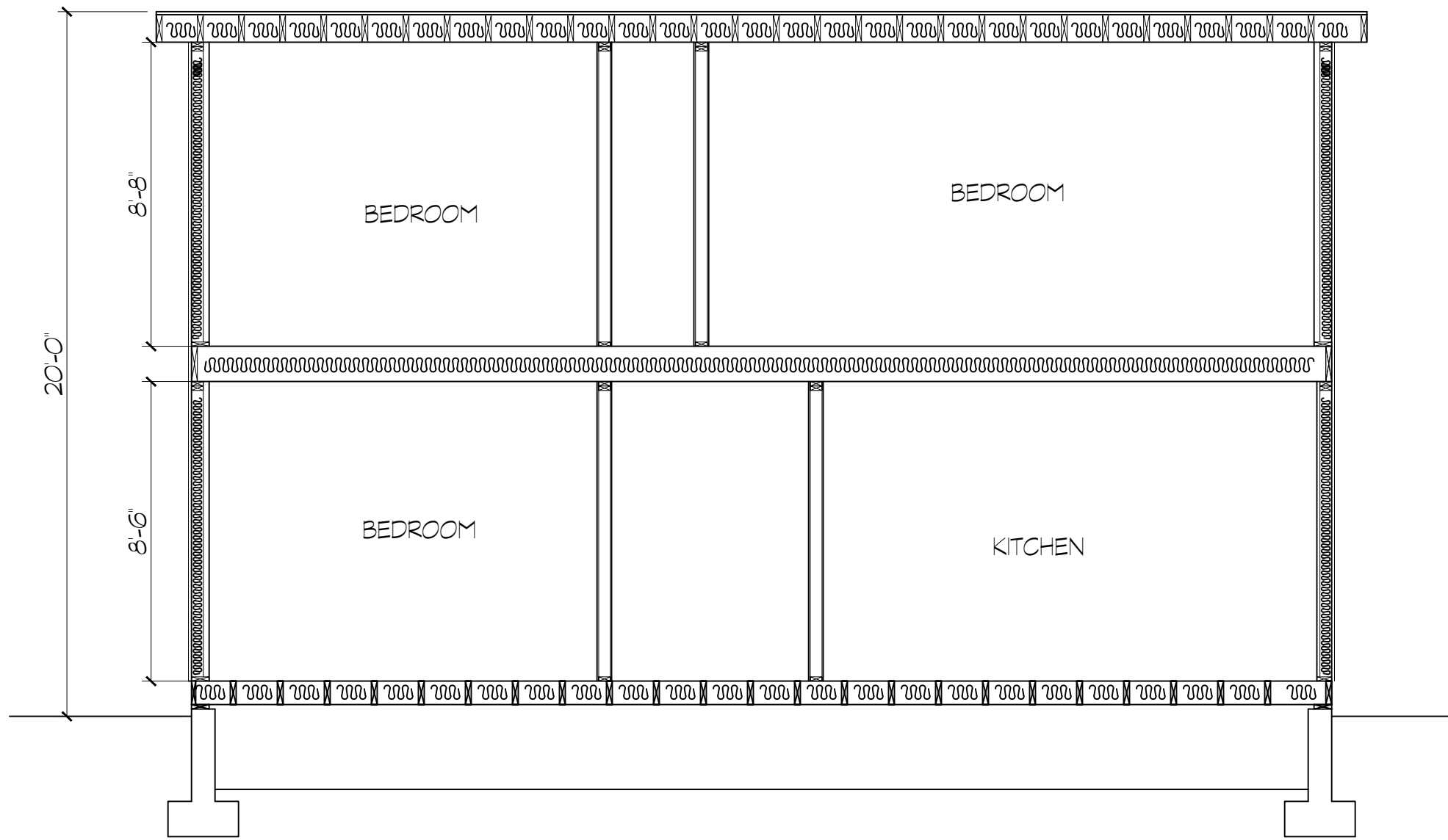
TEL: 818-745-7413 INFO@STU3DIO.COM

SHIRVANIAN RESIDENCE

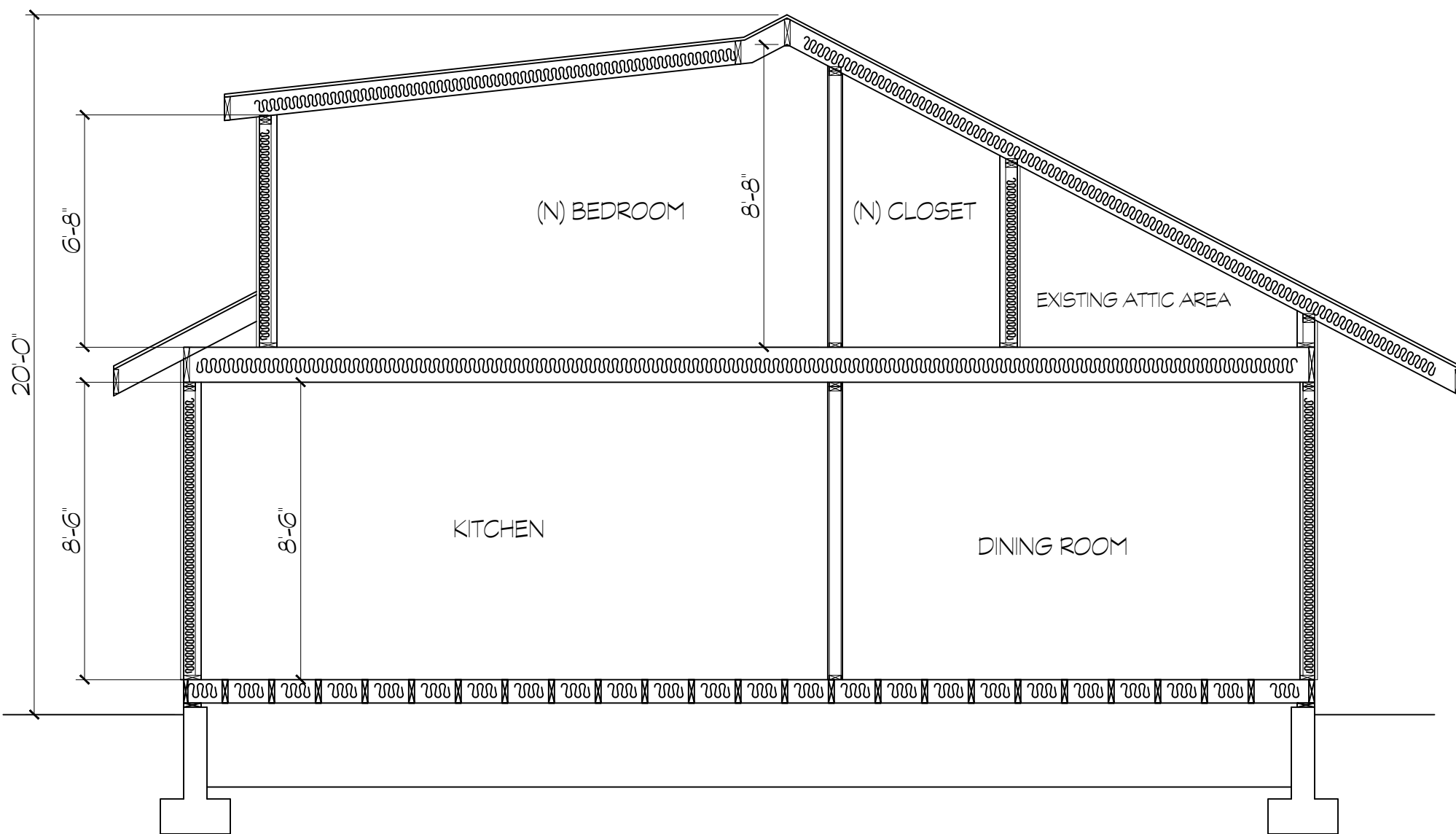




EXISTING ROOF PLAN  
SCALE: 1/4" = 1'-0"

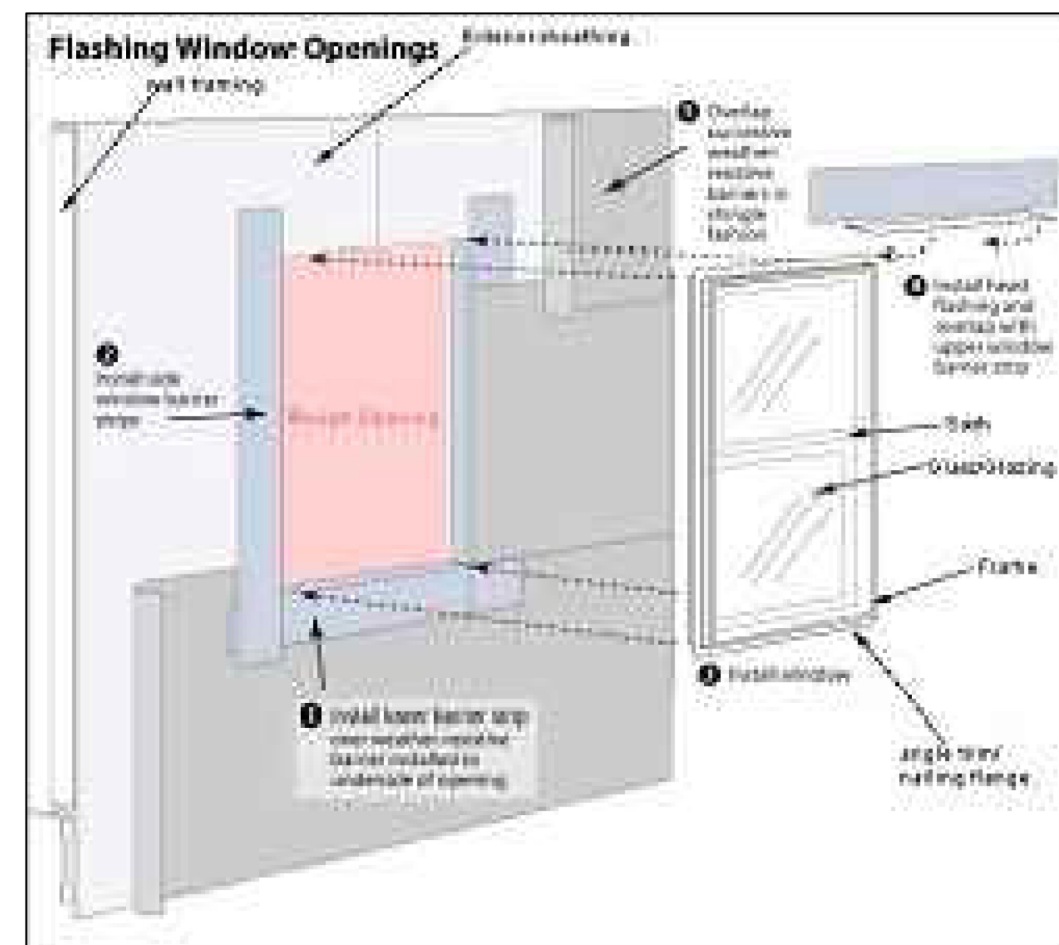
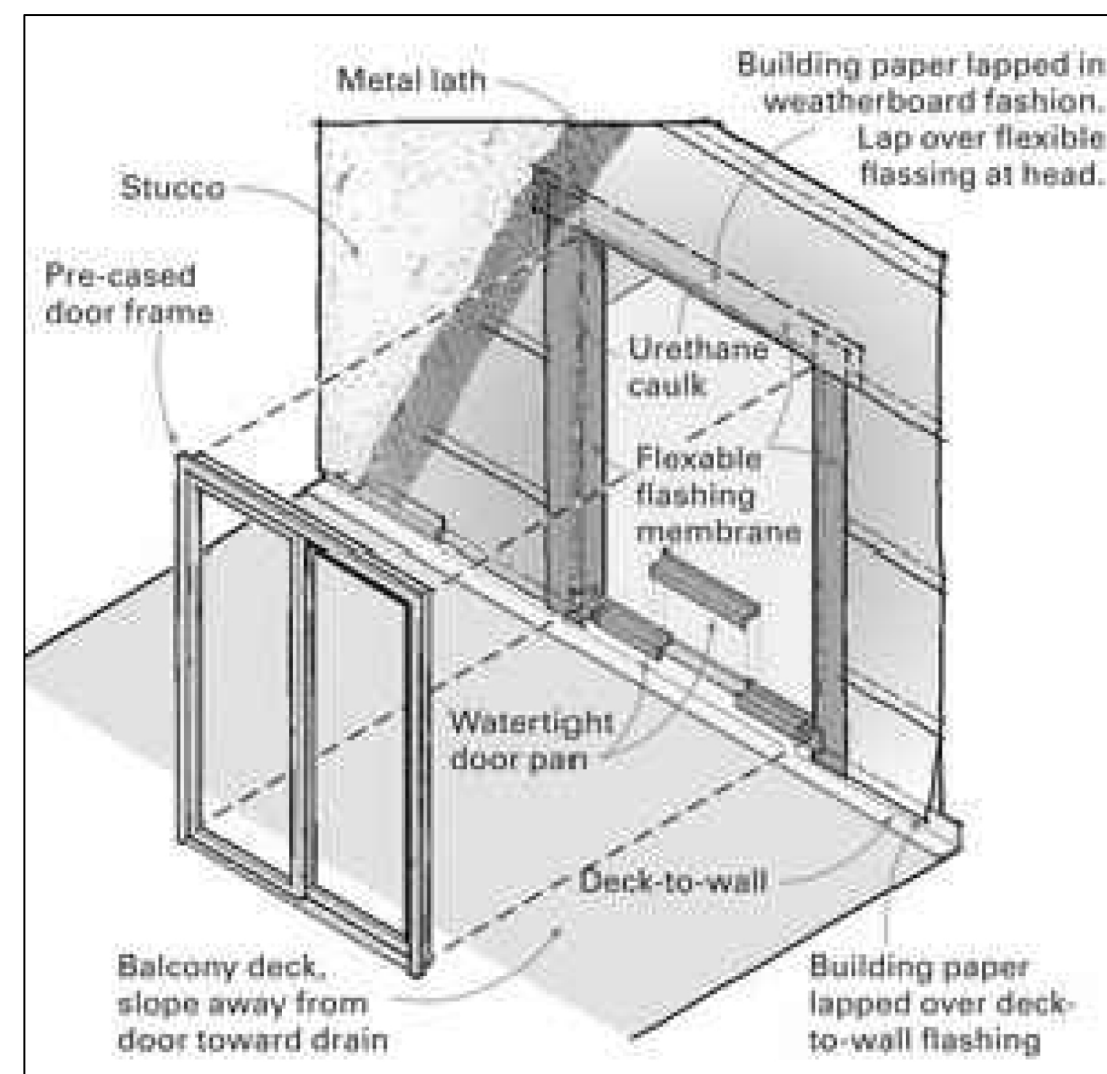
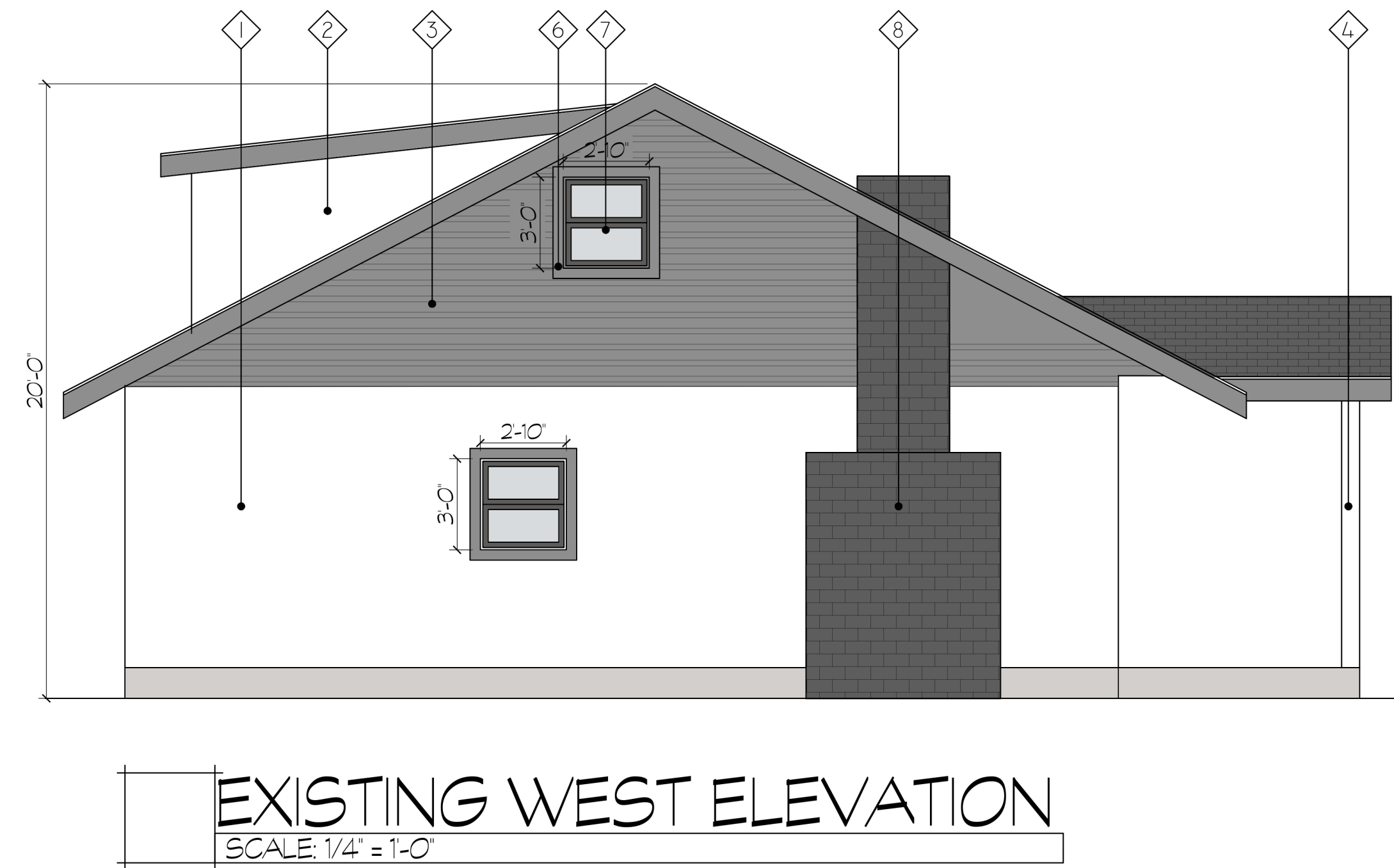
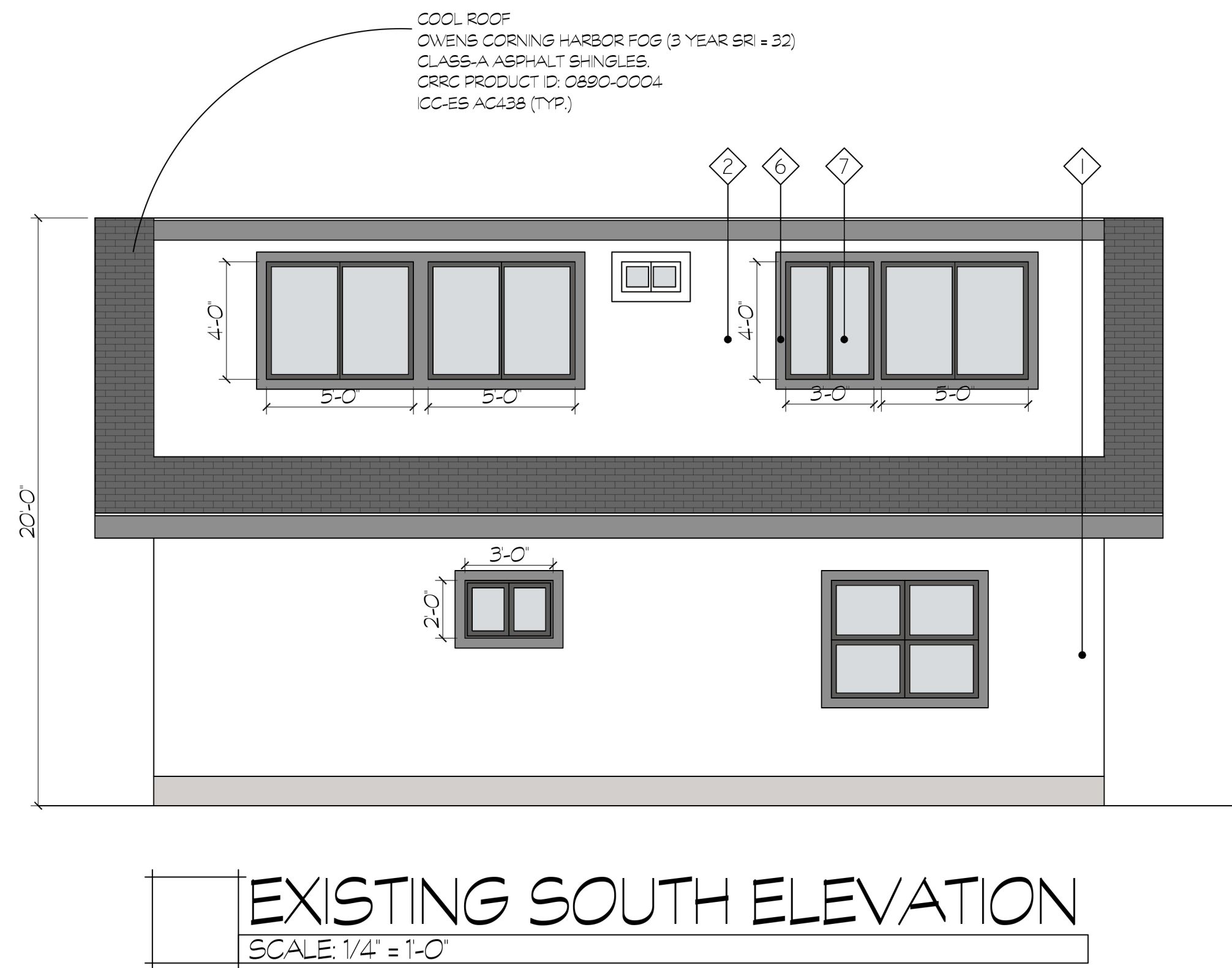


SECTION A-A  
SCALE: 1/4" = 1'-0"



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





#### ARCH. KEYNOTES

- 1 EXISTING STUCCO - TO BE PAINTED WHITE.
- 2 NEW STUCCO TO MATCH EXISTING/WHITE
- 3 NEW JAMES HARDIE PLANK SIDS - IRON GRAY COLOR
- 4 WOOD POST - PAINTED WHITE
- 5 FRONT DOOR - WOOD
- 6 4" WOODEN TRIM - PAINTED WHITE
- 7 FIBERGLASS WINDOWS - BRONZE
- 8 BRICK - PAINTED BLACK (EXISTING)





The 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CalGreen) requires all of the following provisions. These provisions apply to additions or alterations that increases the conditioned space of existing residential buildings including one- and two-family dwellings, townhomes, and multi-family units in low-rise and high-rise residential buildings such as apartments, condominiums, motels and hotels and other types of dwellings including sleeping accommodations with or without common rest or cooking facilities including accessory buildings and structures, and thereto attached occupancies. Buildings are not subject to the requirements of CalGreen. Existing site and landscaping improvements that are not otherwise disturbed are also not subject to the requirements of CalGreen. For newly constructed residential building, see separate checklist. Repairs to existing structures are not subject to CalGreen at this time.

Please incorporate these requirements into the plans and sign the compliance statement at the end of this document. **Provisions that are underlined and italicized shall be shown on the construction documents.** The information listed here is an outline of the Mandatory Measures. For complete requirements and possible exceptions, please refer to the 2022 CalGreen Code. Code Sections in **bold** are City of Glendale additional mandatory CALGreen amendments.

Community Development Department  
Building and Safety Division  
2022 CALGreen Code

FOR  
GRN 4

1. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.
2. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.
3. CARBON MONOXIDE DETECTORS: SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM (S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. ALARMS SHALL BE HARDWIRED FROM THE BUILDING POWER SUPPLY AND EQUIPPED WITH BATTERY BACKUP. DETECTORS SHALL MEET UL 2034 AND / OR NFPA 720 STANDARDS. 2019 CALIFORNIA RESIDENTIAL CODE CHAPTER 3 SEC. R315

- Senate Bill 407 requires water conserving fixtures be installed in all residential and commercial buildings constructed prior to January 1, 1984.
- Senate Bill 407 also requires effective January 1, 2014, that as a condition of final permit approval by Building and Safety, the permit applicant shall replace all Non-compliant plumbing fixtures with water-conserving plumbing fixtures.
- Non-compliant plumbing fixtures are defined as:
  - Any toilet manufactured to use more than 1.6 gallons per flush
  - Any urinal manufactured to use more than 1.0 gallons per flush
  - Any showerhead manufactured to flow more than 2.5 gallons/minute
  - Any interior faucet manufactured to flow more than 2.2 gallons/minute
- Toilet improvements must comply remodels for work that does not include restrooms.
- Trenchless trenchless sewer and drain cleaning with vacuum trucks that \$50,000 are exempt.
- Certain types of repair work, such as re-roofs, are exempt.
- Registered historical buildings are exempt.

[illegible][illegible]

- a. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
- b. KITCHEN SINKS, LAVATOIRES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
- c. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER-HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)
- d. PROVIDE ULTRA-HIGH FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
- e. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- f. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

- a. INSTALL ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION (AFCI) IN ACCORDANCE WITH CEC 2012 IN ALL NEW CONSTRUCTION (INCLUDING ADDITIONS) AND WHERE INSTALLING NEW CIRCUITS WITHIN EXISTING RESIDENCES.
- b. INSTALL GROUND-Fault-Circuit-Interrupter Protection (GFCI) IN ACCORDANCE WITH CEC 210.8 IN ALL NEW CONSTRUCTION (INCLUDING ADDITIONS) AND WHERE RENOVATING WITHIN EXISTING RESIDENCES.
- c. PROVIDE TAMPER-RESISTANT RECEPTACLES IN ACCORDANCE WITH CEC 406.1 IN ALL NEW CONSTRUCTION (INCLUDING ADDITIONS) AND WHERE RENOVATING WITHIN EXISTING RESIDENCES.

WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SEC. 604.1 OF THE CALIFORNIA PLUMBING CODE. PEX, CPVC, AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 604 OF THE CPC. INSTALLATION STANDARDS OF APPENDIX I OF THE CPC AND MANUFACTURERS' RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN SEC. 604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE.

WHEN A DOMESTIC CLOTHES DRYER IS LOCATED IN A CLOSET, A MINIMUM OPENING OF 100 SQ. IN. FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR (EQ. 11.5 CMG)

WHEN A DOMESTIC CLOTHES DRYER IS LOCATED IN A CLOSET, A MINIMUM OPENING OF 100 SQ. IN. FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR (504.4.1 CMC)

A DOMESTIC CLOTHES DRYER DUCT SHALL BE OF METAL AND A MINIMUM OF 4" IN DIAMETER. THE EXHAUST DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14'6", INCLUDING TWO 90 DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. (504.4.2 CMC)

ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTACLES SERVE COUNTER TOP SURFACES), LAUNDRY, UTILITY, WET BAR SINKS (WITHIN 6' OF THE EDGE OF THE SINK), SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION. (210.8 NEC)

ALL BRANCH CIRCUITS SUPPLYING 120V/15-AMPERE AND 20-AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI). (210.12(B) NEC)

ALL WALL SPACES, 2' OR MORE IN WIDTH, SHALL HAVE RECEPTACLES INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY IS MORE THAN 6' FROM A RECEPTACLE (12 MAXIMUM SPACING). SHOW MINIMUM RECEPTACLES ON THE PLANS. (210.52 (A) (1) & (2) NEC)

N. BATHROOMS: AT LEAST ONE RECEPTACLE SHALL BE INSTALLED WITHIN 3' OF THE OUTSIDE EDGE OF EACH BASIN. (20.52 (D) CEC)

a. AT LEAST ONE 20-AMPERE BRANCH SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS. (20.101(C)(3) CEC)

b. AT LEAST ONE RECEPTACLE AT GRADE LEVEL SHALL BE INSTALLED IN BOTH THE FRONT AND BACK OF EACH DWELLING UNIT. SHOW RECEPTACLES ON THE PLANS. (20.52 (E) (1) CEC)

4. CLOSETS LUMINAIRES SHALL BE (A) SURFACE-MOUNTED OR RECESSED INCANDESCENT WITH COMPLETELY ENCLOSED LAMPS, (B) SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINAIRES, (C) SURFACE MOUNTED OR LED LUMINAIRES IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN STORAGE AREAS, MINIMUM CLEARANCES BETWEEN LUMINAIRES AND THE NEAREST POINT OF STORAGE SPACE SHALL BE AS FOLLOWS: (40/08 CEC)  
 a. 6" FOR RECESSED FLUORESCENT OR LED LUMINAIRES WITH COMPLETELY ENCLOSED LIGHT INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING  
 b. 6" FOR SURFACE MOUNTED FLUORESCENT LUMINAIRES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.  
 c. 6" FOR RECESSED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT INSTALLED ON THE WALL OR CEILING.  
 d. 6" FOR RECESSED FLUORESCENT LAMPS INSTALLED IN THE WALL OR CEILING.  
 e. SURFACE-MOUNTED FLUORESCENT OR LED LUMINAIRES INSTALLED WITHIN STORAGE SPACE WHERE IDENTIFIED FOR THIS USE.

ELECTRICAL BOXES SHALL HAVE DRYWALL, PLASTER, OR PLASTERBOARD SURFACES FINISHED SO THERE WILL BE NO GAPS OR OPEN SPACES GREATER THAN 1/8" AT THE EDGE OF THE BOX PER ARTICLE 314.21 (CEC). IN WALLS OR CEILING BOXES SHALL BE INSTALLED SO THAT THE FRONT EDGE OF THE BOX OR PLASTER RING SHALL NOT BE RECESSED MORE THAN 1/4" FROM NON-COMBUSTIBLE FINISH SURFACE AND SHALL BE FLUSHED WITH A COMBUSTIBLE SURFACE PER ARTICLE 314.20 (CEC).

NO CORD-CONNECTED, CHAIN, CABLE, CORD-SUSPENDED, LIGHTING TRACK, PENDANT OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD, INCLUDING DIRECTLY OVER THE TUB OR SHOWER. LUMINAIRES LOCATED IN THIS ZONE SHALL BE LISTED FOR DAMP AREAS OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. (4010) (D) CEC

ALL 125V 15-AMPERE AND 20-AMPERE RECEPTACLES IN AREAS SPECIFIED IN ARTICLE 210.52 (CEC) SHALL BE LISTED TAMPER RESISTANT RECEPTACLE. (406.12 CEC)

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

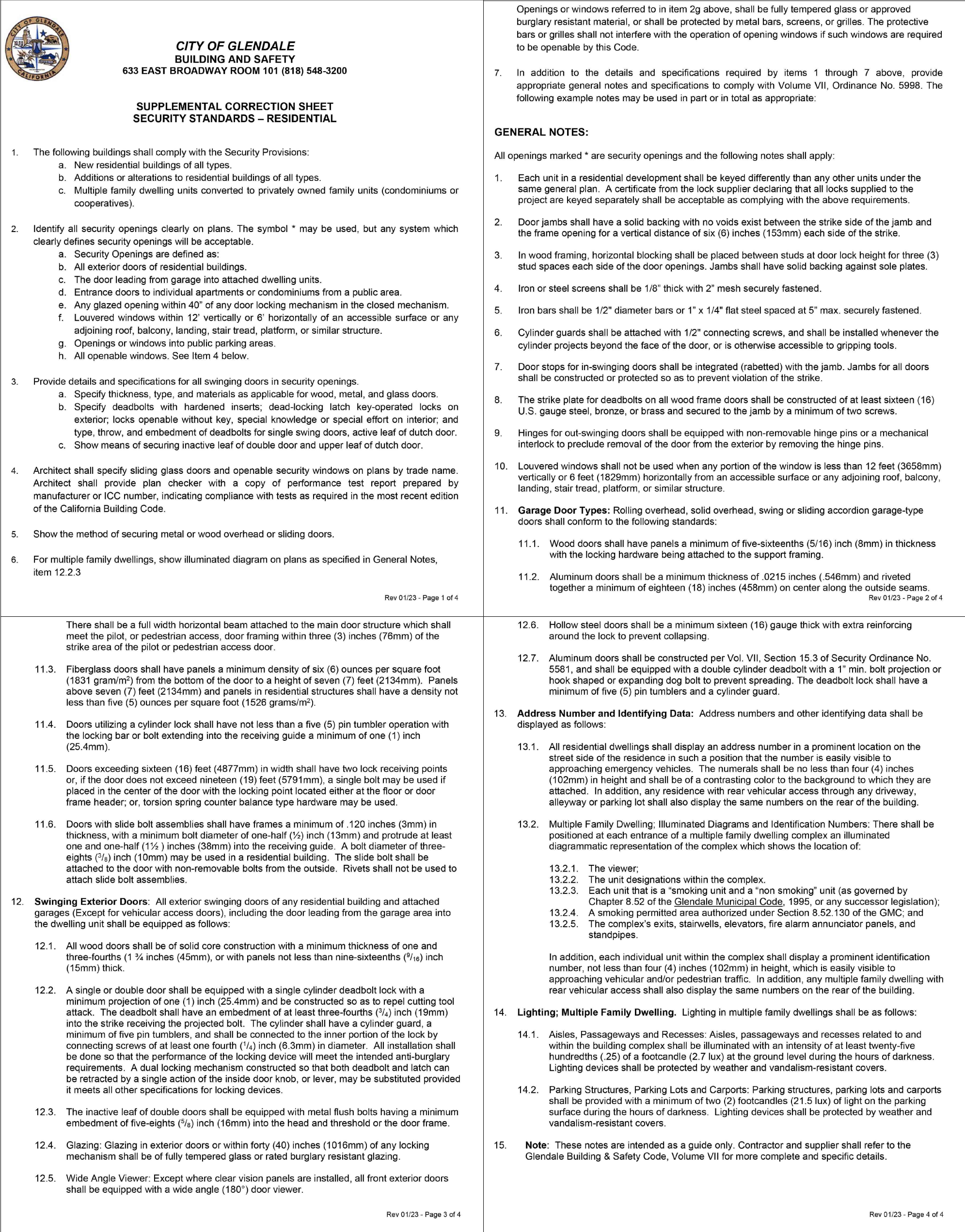
NEW BOXES USED AT LUMINAIRE OR LAMPHOLDER OUTLETS IN A CEILING SHALL BE REQUIRED TO SUPPORT ALL LUMINAIRE WEIGHING A MINIMUM OF 50 LBS. BOXES USED AT LUMINAIRE OUTLETS IN WALLS SHALL BE DESIGNED FOR THE PURPOSE AND SHALL BE MARKED ON THE INTERIOR INDICATING THE MAXIMUM WEIGHT OF THE LUMINAIRE PERMITTED, IF OTHER THAN 50 LBS. OUTLET BOXES OR SYSTEMS USED AS THE SOLE SUPPORT OF CEILING FANS SHALL BE LISTED AND MARKED BY THE MANUFACTURE AS SUITABLE FOR THIS PURPOSE. (314.21 CEC)

CALGREEN FORMS, ©  
SECURITY STANDARDS,

LICENSED ARCHITECT  
 HAMLET SADEKIAN  
 C - 39815  
 EXP 09/30/25  
 STATE OF CALIFORNIA

615 W LEXINGTON DR





<b>TABLE 4.504.1</b> <b>ADHESIVE VOC LIMITS <sup>1, 2</sup></b> <b>Less Water and Less Exempt Compounds in Grams per Liter</b>	
<b>ARCHITECTURAL APPLICATIONS</b>	<b>CURRENT VOC LIMIT</b>
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor cement adhesives	100
Wood flooring adhesive	100
Rubber floor adhesives	90
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and sealed tile adhesives	50
Grout and panel adhesives	50
Clave latex adhesives	65
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Acrylic and/or membrane adhesives	200
Other adhesives not specifically listed	50
<b>SPECIALTY APPLICATIONS</b>	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	50
Contact adhesives	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
<b>SUBSTRATE SPECIFIC APPLICATIONS</b>	
Metal to metal	30
Plastic to plastic	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be the controlling adhesive.  
 2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 116.

<b>SEALANTS</b>	<b>CURRENT VOC LIMIT</b>
Architectural	250
Marine deck	750
Non-marine/warna roof	400
Roadway	250
Single-ply roof membrane	450
Other	400
<b>SEALANT PRIMERS</b>	
Architectural	250
Nonporous	775
Porous	500
Modified bituminous	500
Marine deck	750
Other	750

<b>COATING CATEGORY</b>	<b>VOC LIMITS</b>
<b>Fat coatings</b>	<b>50</b>
Nonfat coatings	100
Nonfat-high gloss coatings	150
<b>SPECIALTY COATINGS</b>	
Aluminum roof coatings	400
Bluescreen specialty coatings	400
Bluescreens roof coatings	50
Bluescreens roof primers	350
Bond sealers	350
Concrete curing compounds	350
Construction/sealers	50
Driveway sealers	100
Dye fix coatings	150
Fabric finishing coatings	250
Fire resistant coatings	350
Floor coatings	100
Furniture coatings	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solid coatings <sup>1</sup>	120
Margarine cement coatings	400
Mastics texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	200
Pre-treatment wash primers	250
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recoated coatings	250
Rust prevention coatings	250
Shelac	730
Shellac	730
Specialty primers, sealers and undercoaters	100
Stains	250
Stain consolidators	450
Waterproof roof coatings	300

<p><b>TABLE 4.604.3 (CONT'D)</b>  <b>VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS <sup>3, 4</sup></b>  <b>Grams of VOC per liter of Coating, Less Water and Less Exempt Compounds</b></p>	
Traffic marking coatings	100
Tap and Tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.

2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.

3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Content Measure, February 1, 2009. More information is available from the Air Resources Board.

**TABLE 4.604.5**  **FORMALDEHYDE LIMITS <sup>1</sup>**  **Maximum Formaldehyde Emissions in Parts per Million**	
PRODUCT	CURRENT LIMIT
Hardwood plywood interior core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard <sup>2</sup>	0.13


1. Values in this table are derived from those specified by the California Air Resources Board, Zero Toxic Content Measure for Composite Wood as listed in accordance with ACTG E-1333-06/2002. For additional information, see California Code of Regulations, Title 17, Sections 93150 through 93150.12.

2. Thin medium density fiberboard has a maximum thickness of 0.125 inches.

[illegible]



**CITY OF GLENDALE**  
**BUILDING AND SAFETY DIVISION**  
**VOC CONTENT VERIFICATION CHECKLIST**  
**WORKSHEET WS-3**



**LARUC**  
 LOW VOC FORMULATIONS  
 FOR THE BUILDING INDUSTRY

The following section shall be completed by a person with overall responsibility for the planning and design portion of the project.


**DECLARATION STATEMENT**

- I certify under penalty of perjury, under the laws of the State of California, the information provided is true and correct.
- I certify that the installed measures, materials, components, or manufactured devices identified on this certificate conform to all applicable codes and regulations, and the installation is consistent with the plans and specifications approved by the enforcing agency.

<b>Responsible Person's Name:</b>	<b>Responsible Person's Signature:</b>
<b>Date Signed:</b>	<b>Position/Title:</b>
<b>Notes:</b>	

[illegible]

CALIFORNIA Formaldehyde Emissions Verification Checklist



Page 1 of 2

Updated: 01/01/2023

**CITY OF GLENDALE**  
**BUILDING AND SAFETY DIVISION**  
**FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST**  
**WORKSHEET WS-4**



The following section shall be completed by the contractor with overall responsibility for the planning and design portion of the project.

**DECLARATION STATEMENT**

- I certify under penalty of perjury, under the laws of the State of California, the information provided is true and correct.
- I certify that the installed measures, materials, components, or manufactured devices identified on this certificate conform to all applicable codes and regulations, and the installation is consistent with the plans and specifications approved by the enforcing agency.

<p><b>Responsible Person's Name:</b></p>	<p><b>Responsible Person's Signature:</b></p>
<p><b>Date Signed:</b></p>	<p><b>Position/Title:</b></p>

**Notes:**

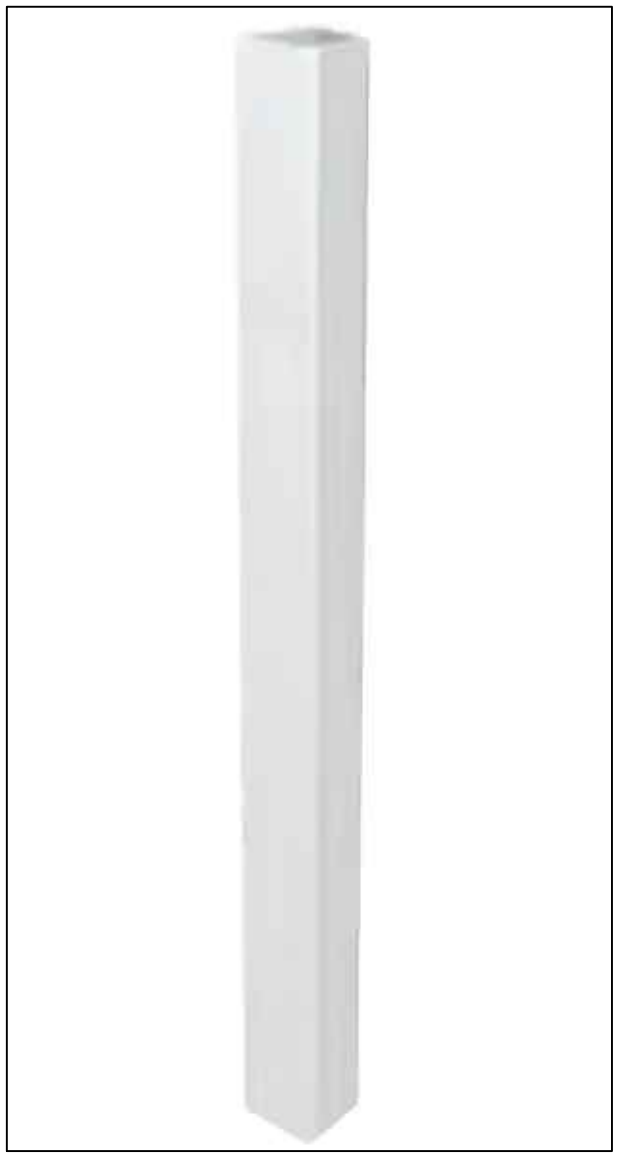




1. EXISTING STUCCO - TO BE PAINTED DOVE GRAY.  
2. NEW STUCCO TO MATCH EXISTING/DOVE GRAY



3. NEW JAMES HARDIE PLANK SIDING - IRON GRAY COLOR



4. WOOD POST - PAINTED DOVE GRAY



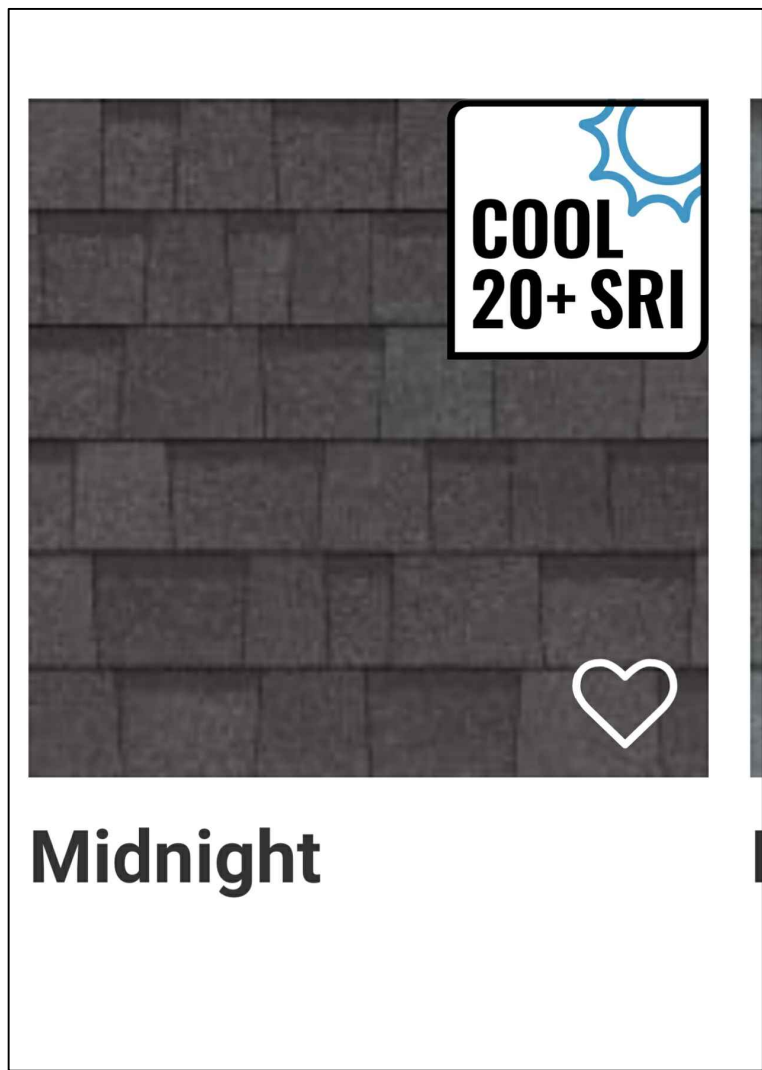
5. FRONT DOOR

ARCH. KEYNOTES

1. EXISTING STUCCO - TO BE PAINTED DOVE GRAY.  
2. NEW STUCCO TO MATCH EXISTING/DOVE GRAY  
3. NEW JAMES HARDIE PLANK SIDING - IRON GRAY COLOR  
4. WOOD POST - PAINTED WHITE  
5. FRONT DOOR - WOOD  
6. 4" WOODEN TRIM - PAINTED DOVE GRAY  
7. FIBERGLASS WINDOWS - BRONZE  
8. BRICK - PAINTED BLACK (EXISTING)  
9. ROOF - GAF-MIDNIGHT



7. FIBERGLASS WINDOWS - BRONZE



9. ROOF - GAF-MIDNIGHT







# RADIUS MAP

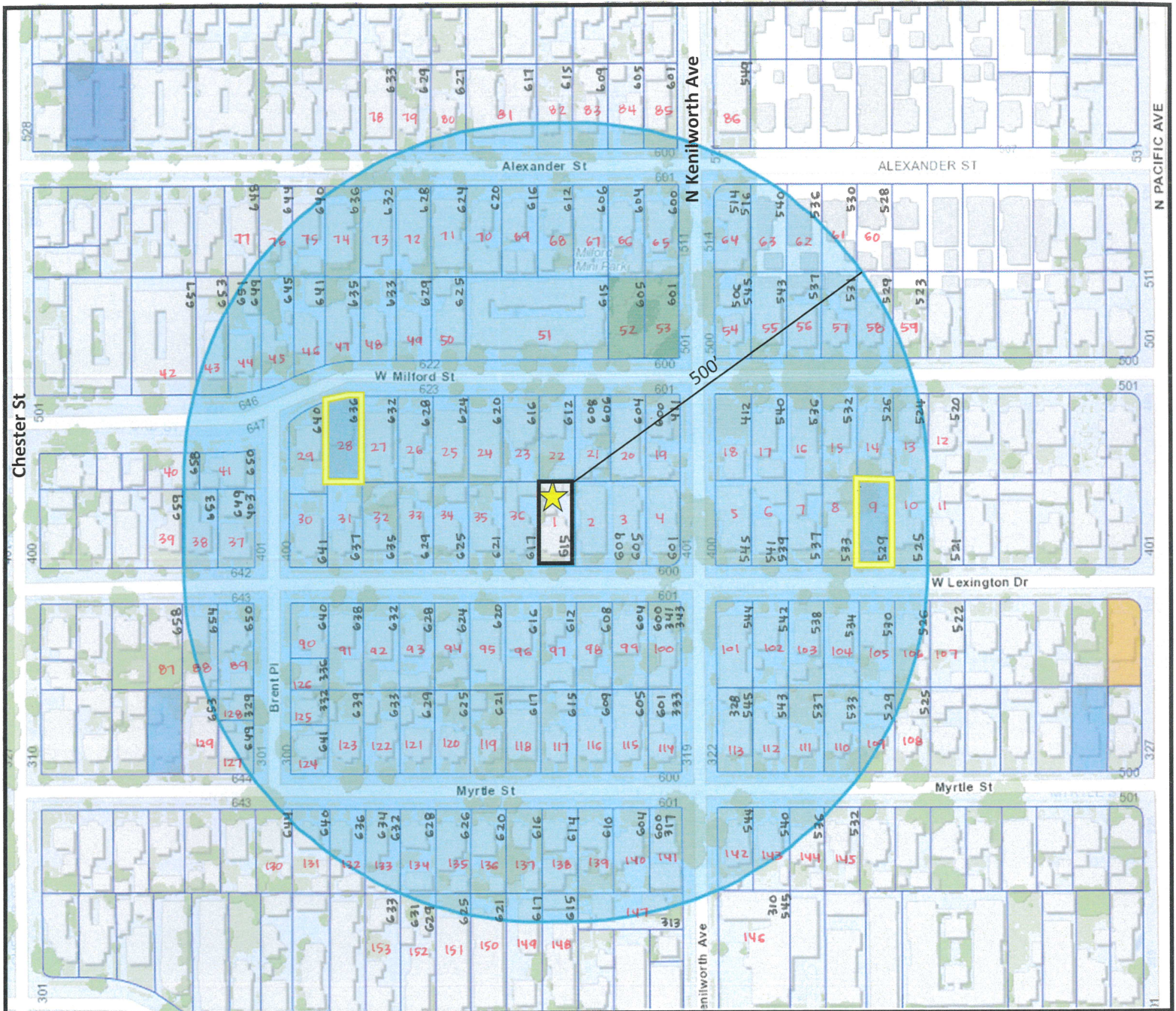
APN: 5638-013-008

615 W. Lexington Dr.

500' Radius

Glendale, CA 91203

September 17, 2024



Radius Map & Labels: Quality Maps

263 W Olive Ave # 161

Burbank, CA 91502

(818) 588-7588



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7





1	616 LEXINGTON DR	6,000	1,022	17.03%	1	24.25'	ASPHALT SHINGLES
2	617 LEXINGTON DR	6,000	1,305	21.75%	1	17'	ASPHALT SHINGLES
3	620 LEXINGTON DR	6,000	3,800	63.33%	2	22'	ASPHALT SHINGLES
4	621 LEXINGTON DR	6,000	1,046	17.43%	1	23'	ASPHALT SHINGLES
5	624 LEXINGTON DR	6,000	987	16.45%	1	20'	ASPHALT SHINGLES
6	625 LEXINGTON DR	6,000	656	10.93%	1	20'	ASPHALT SHINGLES
7	628 LEXINGTON DR	6,000	1,284	21.4%	1	20'	CLAY TILE
8	629 LEXINGTON DR	6,000	2,049	34.15%	2	19'	ASPHALT SHINGLES
9	632 LEXINGTON DR	6,000	1,598	26.63%	1	24'	ASPHALT SHINGLES
10	635 LEXINGTON DR	6,000	804	13.4%	1	23'	ASPHALT SHINGLES
11	638 LEXINGTON DR	6,000	1,085	18.08%	1	19'	ASPHALT SHINGLES
12	637 LEXINGTON DR	6,000	764	12.73%	1	19'	ASPHALT SHINGLES
13	612 LEXINGTON DR	6,000	1,108	18.47%	1	23'	ASPHALT SHINGLES
14	605 & 609 LEXINGTON DR	12,000	11,798	98.31%	3	19'	CLAY TILE
15	608 LEXINGTON DR	6,000	1,559	25.98%	1	19'	ASPHALT SHINGLES
16	604 LEXINGTON DR	6,000	1,230	20.5%	1	17'	ASPHALT SHINGLES
17	545 LEXINGTON DR	6,000	4,812	80.2%	2	24'	ASPHALT SHINGLES
18	544 LEXINGTON DR	6,000	4,623	77.05%	2	19'	ASPHALT SHINGLES
19	542 LEXINGTON DR	6,000	1,059	17.65%	1	21'	ASPHALT SHINGLES
20	541 LEXINGTON DR	6,000	1,170	19.5%	1	24'	ASPHALT SHINGLES



21	601 LEXINGTON DR	5,971.66	5,663	94.83%%	3	20'	ASPHALT SHINGLES
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1	616 LEXINGTON DR	6,000	1,022	17.03%	1	24.25'	ASPHALT SHINGLES
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2	617 LEXINGTON DR	6,000	1,305	21.75%	1	17'	ASPHALT SHINGLES
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3	620 LEXINGTON DR	6,000	3,800	63.33%	2	22'	ASPHALT SHINGLES
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4	621 LEXINGTON DR	6,000	1,046	17.43%	1	23'	ASPHALT SHINGLES
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5	624 LEXINGTON DR	6,000	987	16.45%	1	20'	ASPHALT SHINGLES
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6	625 LEXINGTON DR	6,000	656	10.93%	1	20'	ASPHALT SHINGLES
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7	628 LEXINGTON DR	6,000	1,284	21.4%	1	20'	CLAY TILE
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8	629 LEXINGTON DR	6,000	2,049	34.15%	2	19'	ASPHALT SHINGLES
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9	632 LEXINGTON DR	6,000	1,598	26.63%	1	24'	ASPHALT SHINGLES
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10	635 LEXINGTON DR	6,000	804	13.4%	1	23'	ASPHALT SHINGLES
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11	638 LEXINGTON DR	6,000	1,085	18.08%	1	19'	ASPHALT SHINGLES
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12	637 LEXINGTON DR	6,000	764	12.73%	1	19'	ASPHALT SHINGLES
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13	612 LEXINGTON DR	6,000	1,108	18.47%	1	23'	ASPHALT SHINGLES
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14	605 & 609 LEXINGTON DR	12,000	11,798	98.31%	3	19'	CLAY TILE
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15	608 LEXINGTON DR	6,000	1,559	25.98%	1	19'	ASPHALT SHINGLES
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16	604 LEXINGTON DR	6,000	1,230	20.5%	1	17'	ASPHALT SHINGLES
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17	545 LEXINGTON DR	6,000	4,812	80.2%	2	24'	ASPHALT SHINGLES
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18	544 LEXINGTON DR	6,000	4,623	77.05%	2	19'	ASPHALT SHINGLES
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19	542 LEXINGTON DR	6,000	1,059	17.65%	1	21'	ASPHALT SHINGLES
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20	541 LEXINGTON DR	6,000	1,170	19.5%	1	24'	ASPHALT SHINGLES
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21	601 LEXINGTON DR	5,971.66	5,663	94.83%%	3	20'	ASPHALT SHINGLES
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