CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY

February 10, 2025 *Decision Date*	**2416 Sleepy Hollow Drive, 91206** *Address*
Administrative Design Review (ADR) *Review Type*	**5672-024-012** *APN*
PADR-003381-2024 *Case Number*	**Paciano Diaz** *Applicant*
Columba Diaz *Case Planner*	**Edmond Davtyan** *Owner*

Project Summary
To construct a new 708 square-foot, second-floor addition and a total of 277 square-foot one-story addition at the front and rear of an existing 1,457 square-foot, one-story single-family residence (built in 1940) with an existing detached two-car garage on a 6,190 square-foot, hillside lot, zoned R1R -II (Restricted Residential, Floor Area District II). The project also includes interior remodel, façade remodel, and window/door changeout. The project will remove approximately 31 percent of the existing roofs and exterior walls.

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

Existing Property/Background
Originally developed in 1940, the project site is a 6,190 square-foot irregular-shaped interior lot, relatively flat, located on the south side of Sleepy Hollow Drive. The site is developed with an existing one-story 1,457 square-foot single-family residence with a detached two-car garage. The residence sits on the northeastern end of the lot facing Sleepy Hollow Drive. Access to the existing garage is from a driveway along Sleepy Hollow Drive that will be maintained.

There are two California sycamore trees (protected indigenous trees) within 20 feet of the subject property. No impact is anticipated to the trees and Urban Forestry staff reviewed and supported the proposed project.

Staff Recommendation
Approve with Conditions

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

Zone: RIR FAR District: II
Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals
Administrative Exemption Case No. PAE-004379-2025 was approved on 1/23/2025 for a two-foot reduction (20% deviation) from the western interior property line and a one-and-a-half-foot reduction (15% deviation) from the eastern interior property line, where the minimum interior setback requirement is 10 feet. (See Attachment # 5).

Site Slope and Grading
None proposed.

Neighborhood Survey

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	8,296 SF	4,860 SF – 16,000 SF	6,190 SF
Setback	22.1’	6.1’ – 36.8’	15’
House size	1,875 SF	1,078 SF – 3,518 SF	2,442 SF
Floor Area Ratio	0.24	0.14 – 0.47	0.39
Number of stories	1 - 2	1 - 2	2

DESIGN ANALYSIS

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

Building Location
☒ yes ☐ n/a ☐ no

If “no” select from below and explain:
- ☐ Setbacks of buildings on site
- ☐ Prevailing setbacks on the street
- ☐ Building and decks follow topography
- ☐ Alteration of landform minimized

The additions meet the street front setback and the project follows the prevailing street front setbacks. Administrative Exemption Case No. PAE-004379-2025 was approved on 1/23/2025.

Yards and Usable Open Space
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Avoid altering landform to create flat yards
- ☐ Outdoor areas integrated into open space
- ☐ Use of retaining walls minimized
- ☐ Provide landscaping to reduce visual impact of retaining walls
- ☐ Decorative material used for retaining walls to blend into landscape and/or complement the building design

There is no significant change to the existing usable open space.

Garage Location and Driveway
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Consistent with predominant pattern on street
- ☐ Compatible with primary structure
- ☐ Permeable paving material
- ☐ Decorative paving

There is no change to the location of the existing garage or driveway.

Landscape Design
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Complementary to building design and surrounding site
- ☐ Maintains existing trees when possible
- ☐ Maximizes permeable surfaces
- ☐ Appropriately sized and located

There is no significant change to the existing landscape.

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
- ☐ Stormwater runoff minimized

There are no proposed changes to the existing fences and walls.

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 planning for the proposed project remains consistent with the existing layout, with the building located near the street front, in keeping with the surrounding neighboring properties.
- The additions meet the street front setback, and the project follows the prevailing street front setbacks. While the new second-floor is set back adequately (approximately 20 feet) from the street frontage, the interior setbacks do not meet the minimum required 10-foot interior setback. Administrative Exemption Case No. PAE-004379-2025 was approved on 1/23/2025 for a two-foot reduction (20% deviation) from the western interior property line and a one-and-a-half-foot reduction (15% deviation) from the eastern interior property line, where the minimum interior setback requirement is 10 feet. (See Attachment # 5).
- The first-floor additions involve a slight expansion of the building's footprint at the front, enclosing the existing 57-square-foot porch and introducing a new 50-square-foot porch. At the rear, the proposed addition will enclose an existing 170-square-foot patio. These changes do not alter the existing site planning significantly.
- There is no change to the location of the existing detached two-car garage, and no change is proposed to the existing driveway from Sleepy Hollow Drive.
- The existing landscape will remain unchanged.
- The project does not negatively impact the two existing California sycamore trees (protected indigenous trees) within 20 feet of the subject property. A condition of approval is added for the project to obtain a Street Tree Permit and comply with the Public Works-Urban Forestry requirements for the removal of the existing two street trees and replacement with one new street tree.

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

☐ 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

The new additions do not alter with existing topography.

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 and scale of the two-story project are appropriate to the design and neighborhood context.
- The predominant neighborhood pattern on Sleepy Hollow Drive consists of one-story and two-story houses.
- The new second-story addition is appropriately integrated into the existing residence's architectural style with the significant second-floor setback from the first floor along the street-frontage and between the adjacent properties, minimizing the visual impact of the added massing.
- The overall height of the house will be 23'-3", which is less than the maximum allowed 35'-0" height limit in this zone for houses with pitched roofs of a minimum 3-feet in 12-feet.
  The existing one-story house has a hipped-roof design with a 4:12 roof pitch. The addition proposes a combination of gabled and hipped roofs for the additions, matching 4:12 roof pitch.

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
☐ Natural colors appropriate to hillside area

Paving Materials

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

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

Lighting, Equipment, Trash, and Drainage
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Light fixtures appropriately located/avoid spillover and over-lit facades
☐ Light fixture design appropriate to project
☐ Equipment screened and well located
☐ Trash storage out of public view
☐ Downspouts appropriately located
☐ Vents, utility connections integrated with design, avoid primary facades

Ancillary Structures
☐ yes ☒ n/a ☐ no

If "no" select from below and explain:
☐ Design consistent with primary structure
☐ Design and materials of gates complement primary structure

There are no proposed ancillary structures.

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 addition are consistent with the proposed contemporary architectural style of the house.
- The new windows are appropriately placed and the operations of hung and horizontal sliding are consistent with the architectural style. There are no new proposed windows facing the adjacent neighbors maintaining privacy. Additionally, no windows from public rooms at the second-floor directly faces the neighboring properties.
- The addition will feature gray asphalt roof shingles, hardie board siding, and vinyl windows (dark color) with molded wood edge detail. The windows will be recessed within the exterior walls.
- New sconces are proposed on the first floor, on both sides of the new porch entry door, and in the addition area at the rear. The design and placement are appropriate to the overall design concept.
- The trash storge area and air conditioning equipment are located appropriately on the site and will be screened from the public view.

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

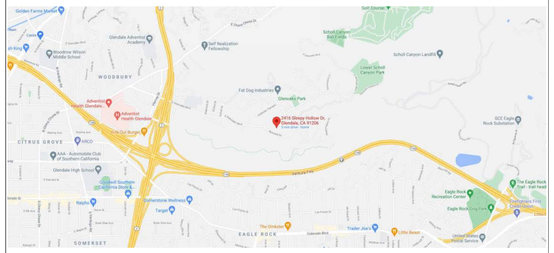
1. Obtain required permits form Public Works-Urban Forestry for the removal of the existing two street trees and installation of one new street tree.

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. Administrative Exemption (Case No. PAE-004379-2025) Decision Letter

DAVTYAN RESIDENCE - ADDITION & REMODEL

VICINITY MAP



BUILDING CODES

2023 BUILDING STANDARDS ADMINISTRATIVE CODE

TITLE 24 AND 2023 CALIFORNIA BUILDING CODE

2023 CALIFORNIA ELECTRICAL CODE

2023 CALIFORNIA MECHANICAL CODE

2023 CALIFORNIA PLUMBING CODE

2023 CALIFORNIA ENERGY CODE

2023 CALIFORNIA GREEN BUILDING CODE

2023 CALIFORNIA RESIDENTIAL CODE

DRAWING SYMBOLS

NORTH ARROW

CENTER LINE

PROPERTY LINE

HIDDEN/CONCEALED LINE

ELEVATION CONTROL

WORK POINT

SPOT ELEVATION

DIMENSIONS

GRID LINES

ELEVATION

BUILDING SECTION

DETAIL / WALL SECTION

DETAIL ENLARGEMENT

INTERIOR ELEVATION

DOOR TAG

WINDOW TAG

EXISTING WALL

WALLS TO BE REMOVED

NEW CONSTRUCTION

GENERAL NOTES

1.- THESE DRAWINGS ARE INTENDED TO CONVEY AN OVERALL DESCRIPTION OF THE PROJECT IN SUFFICIENT DETAIL FOR IT'S COMPLETE CONSTRUCTION. SOME CONDITIONS, WHICH ARE COMMONLY ENCOUNTERED IN CONSTRUCTION OF THIS TYPE MAY NOT BE SPECIFICALLY DETAILED IN THESE PLANS. ALL CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED PER THE CURRENT STANDARDS OF THE APPROPRIATE INDUSTRY AND IN COMPLIANCE WITH THE CURRENTLY ADOPTED CODES, ORDINANCES, REGULATIONS, ETC.

2.- THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION, OR RECONSTRUCTION BE IN ACCORDANCE WITH THE CURRENTLY ADOPTED CODES, ORDINANCES, REGULATIONS, ETC. SHOULD ANY EXISTING CONDITION SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED
AND A CHANGE ORDER, OR SEPARATE SET OF PLANS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.

3.-NOTHING IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT AN INSTALLATION THAT COULD BE IN VIOLATION OF THE CURRENTLY ADOPTED CODES. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH THE APPLICABLE ADOPTED CODES, ORDINANCES, REGULATIONS, ETC.

4.-MISPLACEMENT, ADDITION, OR OMISSION OF ANY WORD, LETTER, FIGURE, OR PUNCTUATION MARK, ETC. SHALL IN NO WAY CHANGE OR ALTER THE INTENT, SPIRIT, OR MEANING OF THE DRAWINGS.

5.- ALL DRAWINGS SHALL BE USED IN CONCERT WITH EACH OTHER. THE CONTRACTOR SHALL STUDY AND COMPARE ALL DRAWINGS AND SHALL REPORT ANY ERRORS,OMISSIONS, OR INCONSISTENCIES TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK IN THAT AREA.

6.- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO ORDERRING, FABRICATING, OR INSTALLING ANY ASSOCIATED WORK. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL REQUEST IN WRITING A CLARIFICATION FORM THE ARCHITECT/ ENGINEER PRIOR TO COMMENCEMENT OF ANY ASSOCIATED WORK.

7.- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT/ENGINEER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

8.- CUTTING, NOTCHING, OR BORING THROUGH NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED IN THE DRAWINGS.

9.-THE CONTRACTOR SHALL VERIFY, AT THE SITE, ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BIDS.

10.-THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES.

11.- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK PROVIDED BY OTHERS UNDER SEPARATE CONTRACT.

12.- THE CONTRACTOR SHALL INSTALL WALL BACKINGS, BLOCKINGS, OR MISCELLLANEOUS STEEL AS REQUIRED FOR ALL PARTITIONS, LIGHT FIXTURES, FIXED SHELVES, AND ACCESSORIES.

13.- THE CONTRACTOR SHALL INSTALL BRACING AND TEMPORARY SUPPORTS AS REQUIRED TO HOLD THE WORK SECURELY IN PLACE AND SUSTAIN ALL LOADS THAT MAY OCCUR DURING ERECTION.

14.- DETAILS OR SECTIONS NOTED AS "TYP" (TYPICAL) OR "SIM" (SIMILAR) SHALL APPLY IN ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED.

15. WHERE INSTALLATIONS INCLUDE MANUFACTURED PRODUCTS, COMPLY WITH MANUFACTURER'S APPLICABLE INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION.

16.- ALL ELECTRICAL AND PLUMBING SHALL CONFORM WITH THE LATEST ADOPTED CODE AND ALL OTHER APPLICABLE CODE REGULATIONS AS REQUIRED BY THE CITY OR COUNTY.

17.- ANY REQUIRED INTERRUPTION OF OR REMOVAL OF ANY UTILITY SERVICE SERVING THE EXSTING DWELLING SHALL NOT BE PERFORMED UNTIL A MINIMIM OF A 24-HOUR PRIOR NOTICE IS GIVEN TO THE OWNER BY THE CONTRACTOR. SUCH WORK SHALL BE COORDINATED WITH THE OWNER AND THE APPLICABLE UTILITY COMPANY. AS MAY BE NECESSARY. THE REMOVAL OR RELOCATING OF ANY EXISTING OR NEW UTILITY(S) (SEWER, PLUMBING, PHONE LINES, GAS LINE, ECT.) SHALL BE DONE BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

18.- ALL WORK SHALL BE PERFORMED IN A WORK MAN LIKE MANNER, USING ACCEPTED TRADE PRECTICES AND NEW MATERIALS FREE FROM ALL DEFECTS.

19.- EXISTING WORK IS SHOWN FOR REFERENCE ONLY. THE OWNER & ARCHITECT/ENGINEER DO NOT GUARATEE EXISTING CONDITIONS AS SHOWN ON THESE DOCUMENTS.

Sheet List	
Sheet Number	Sheet Name
ADR-A0.0	TITLE SHEET
ADR-A0.1	EXISTING SITE PLAN
ADR-A1.0	NEIGHBORING WINDOWS
ADR-A1.1	PROPOSED SITE PLAN
ADR-A2.0	Existing Floor Plan
ADR-A2.1	Demolition Floor Plan & Existing Roof Plan
ADR-A2.2	FLOOR PLAN - WALL DEMOLITION CALCULATIONS
ADR-A2.3	Proposed Floor Plans
ADR-A2.4	DOOR & WINDOW SCHEDULE
ADR-A3.0	SECTIONS
ADR-A3.1	ELEVATIONS
ADR-A3.2	ELEVATIONS
ADR-A3.3	ELEVATIONS
ADR-A3.4	ELEVATIONS
ADR-A3.5	RENDERINGS PERSPECTIVE
ADR-A3.6	Roof Plan
ADR-A3.8	Temporary Frame Plan & Elevations
ADR-A3.9	MATERIAL BOARD
ADR-A3.9.1	CUT SHEETS
ADR-A3.9.2	CUT SHEETS
ADR-A3.9.3	CUT SHEETS
ADR-A3.9.4	CUT SHEETS

PLANNING NOTES:
A) NO OTHER APPROVALS ARE GRANTED. ANY CONSTRUCTION OR LAND USE CONTRADICTORY TO THE GMC IS NOT APPROVED BY THIS PERMIT.
B) ANY NEW FENCES, GATES, OR WALLS FOR WHICH A BUILDING PERMIT IS NOT REQUIRED SHALL REQUIRE ZONING/DESIGN REVIEW APPROVAL, PRIOR TO CONSTRUCTION.
C) IN ACCORDANCE WITH GMC 30.60.040 B.2 IF DEMOLITION OF THE EXISTING OUTSIDE WALLS AND ROOF AREA EXCEEDS 50% DURING CONSTRUCTION, THE BUILDING LOSES ITS NONCONFORMING STATUS AND MUST BE BROUGHT INTO COMPLIANCE WITH THE CURRENT ZONING CODE. THIS MAY INCLUDE, BUT NOT LIMITED TO, REQUIRE SETBACKS, PARKING, AND DESIGN REVIEW BOARD APPROVAL.
D) NO NEW ROOFTOP EQUIPMENT IS ALLOWED IN THE R1, R1R, OR ROS ZONES.
E) RETAINING WALLS, POOLS, SPAS, JACUZZIS, FENCES, AND PATIO COVERS REQUIRE SEPARATE PERMITS.
F) INDICATE ALL TREES ON OR WITHIN 20' OF THE SUBJECT PROPERTY (MEASURED TO EDGE OF EXISTING TREE CANOPY) MEASURING 6" OR MORE IN CUMULATIVE DIAMETER (E.G. IF MULTIPLE TRUNKS), AND SHOW ANY CITY TREES WITHIN THE PARKWAY/PUBLIC-RIGHT-OF-WAY OF ANY SIZE. IF ANY NATIVE OAK, CALIFORNIA BAY, OR CALIFORNIA SYCAMORE TREES (SEE MORE INFO AT www.glendaletrees.org) OR CITY TREES, PLEASE CALL URBAN FORESTRY AT 818-548-3950 FOR REVIEW OF THE PROJECT AND INCLUDE THEIR RECOMMENDATIONS IN THE RESUBMITTAL. IF NONE, PROVIDE NOTE ON PLANS, (E.G. " THERE ARE NO NATIVE OAK, CALIFORNIA BAY, CALIFORNIA SYCAMORE, OR CITY TREES ON OR WITHIN 20 FEET OF TEH SUBJECT PROPERTY")
G) PER GMC SECTION 12.040.030 (B). " ANY PERSON (INCLUDING, BUT NOT LIMITED TO, AN ARCHITECT, ENGINEER, CONTRACTOR OR DEVELOPER) WHO APPLIES FOR A CONSTRUCTION PERMIT SHALL SUBMIT AN ACCURATE PLAN SHOWING THE EXACT LOCATION OF EACH CITY TREE ADJACENT TO THE SUBJECT PROPERTY AND ALL CITY TREES WHOSE TRUNKS OR BRANCHES ARE LOCATED WITHIN 20 FEET OUTSIDE THE SUBJECT PROPERTY LINE. THE TREE'S SIZE, SPECIES, DIAMETER, AND DRIPLINE SHALL BE INCLUDED ON THIS PLAN.

PROJECT INFORMATION

PROJECT NAME :
DAVTYAN RESIDENCE ADDITION & REMODEL

PROJECT ADDRESS:
2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

EXISTING DWELLING: 1457 sq.ft.

PROPERTY TYPE:
SINGLE FAMILY - RESIDENTIAL

PROJECT DESCRIPTION:
RESIDENCE ADDITION & REMODEL

APPLICANT : PACIANO DIAZ
PHONE: 310-490-2058
EMAIL : pdiaz@yahoo.com

APN : 5672-024-012
ZONE: RIR-II
RESTRICTED RESIDENTIAL FAR

CENSUS TRACT:
TRACT # 6324 LOT COM AT NW COR OF LOT 80 TH NE ON SE LINE OF SLEEPY HOLLOW DR 60.78 FT TH S 24¢40'50" W 128.64 FT TH S 88¢03'15" W 55.93 FT TH N 24¢40'50" E 119.05 FT TO BEG PART OF LOT 80

TYPE CONSTRUCTION :
V-B
NON SPRINKLERED

NOTE: SEE PROJECT ANALYSIS ON SHEET A1.1

SCOPE OF WORK

THE SCOPE OF WORK CONSIST OF :

(E) 1 STORY - SINGLE FAMILY RESIDENCE - 1457 sq.ft.
TO BE REMODEL AND HAVE AN ADDITION OF 277 sq.ft. ON THE FIRST FLOOR
AND 708 sq.ft. IN THE 2ND FLOOR.

NEW COVERED FRONT PORCH 50 sq.ft.

TOTAL OF 2442 sq.ft. LIVING AREA

GARFIELD GROUP LLC
DESIGN

by these drawings are owned by and are property of Garfield Group LLC, 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 Garfield Group LLC.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:
DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:
TITLE SHEET

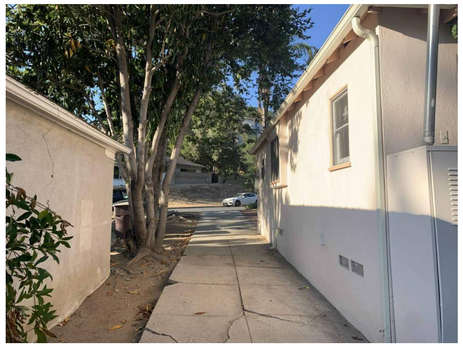
Project number	21-1003
Date	08/22/2024
Drawn by	-
Checked by	-

ADR-A0.0

Sheet	of
Scale	

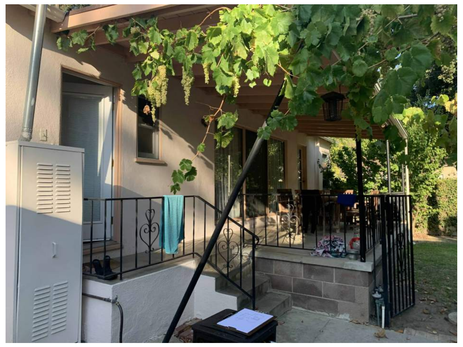
Tuesday, October 23, 2012

PROPERTY PHOTOGRAPHS

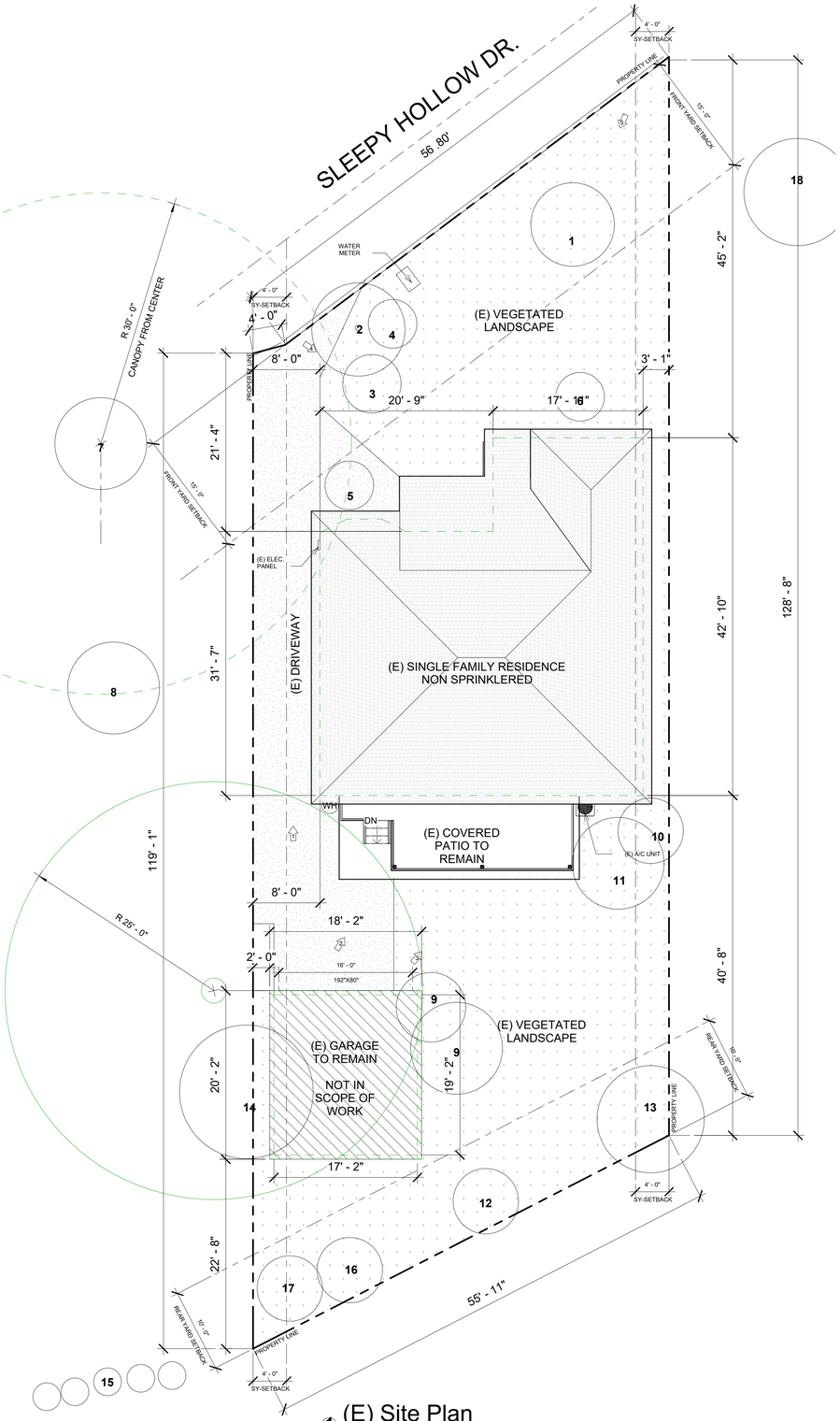


1 DRIVEWAY VIEW - FACING NORTH

2 BACK YARD VIEW - FACING NORTH



3 BACK YARD VIEW - FACING NORTH



1 (E) Site Plan

1/8" = 1'-0"

SHOWN FOR REFERENCE ONLY

4 FRONT YARD - EAST SIDE FACING SOUTH

5 FRONT YARD - WEST SIDE FACING SOUTH

TREE LEGEND

1 - SOUTHERN MAGNOLIA (20" DBH)
2 - QUEEN PALM (1'-0" DBH)
3 - PEACH TREE
4 - FIG TREE
5 - LOQUAT
6 - AUSTRALIAN WILLOW
7 - CALIFORNIA SYCAMORE 4'-0" DBH
8 - FICUS (1'-0" DBH)
9 - PALM TREE (10", 15" DBH)
10- PEACH TREE
11- FICUS
12 - VICTORIAN BOX (8" DBH)
13 - SEQUOIA (2'-0" DBH)
14 - AVOCADO TREE (1'-0" DBH)
15 - ITALIAN CYPRESS
16 - APRICOT TREE
17 - POMENGRATE
18 - SEQUOIA (4'-0" DBH)

NOTE: UNLESS OTHERWISE NOTE DIAMETER AT BREAST HEIGHT 54" IS LESS THAN 4".

N

GARFIELD GROUP LLC
DESIGN

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PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

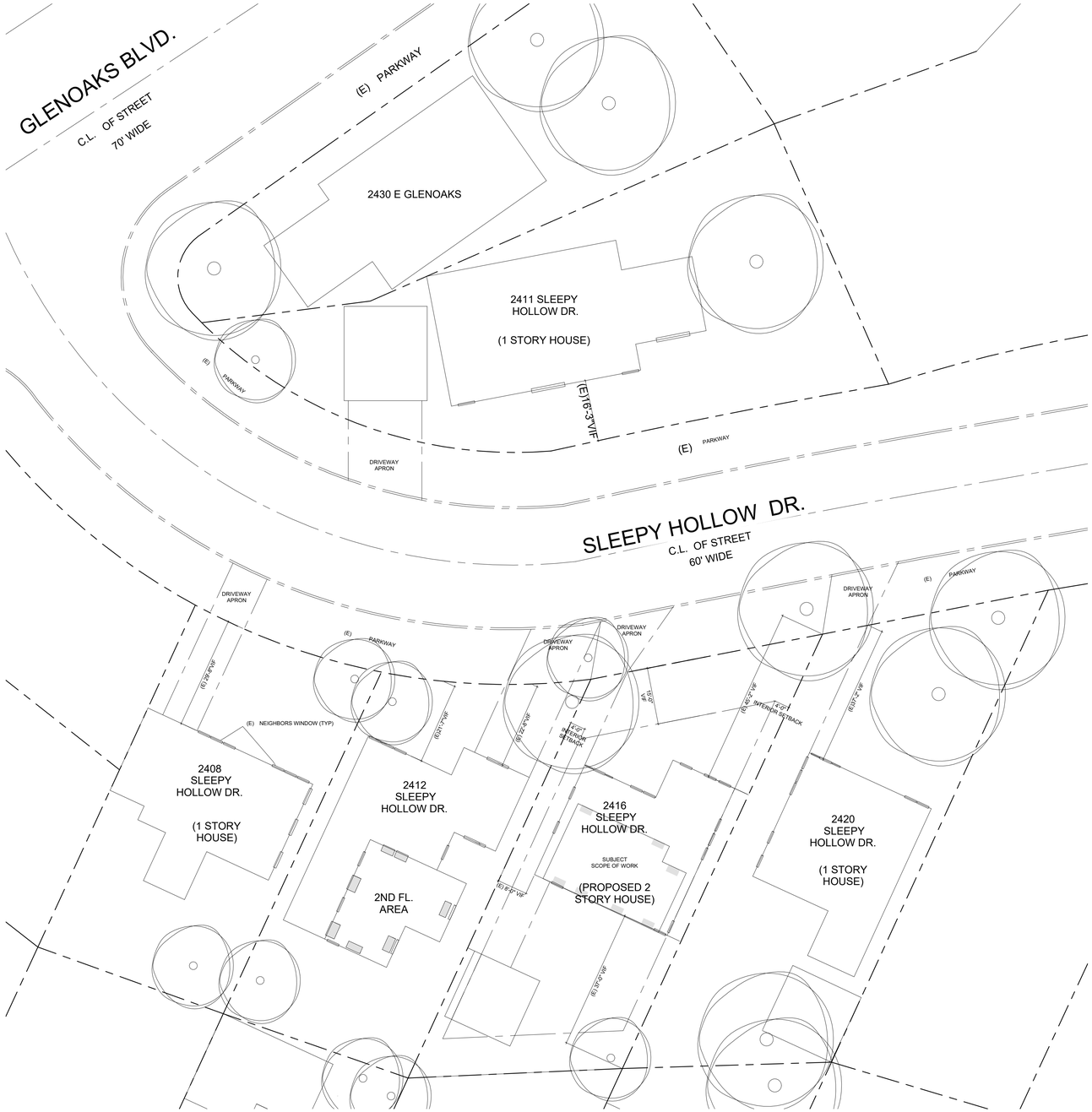
EXISTING SITE PLAN

Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A0.1

Sheet	of
Scale	1/8" = 1'-0"

Tuesday, October 23, 2012



LEGEND

- (E) 1ST FLOOR WINDOWS TYP.
- (E) 2ND FLOOR WINDOWS TYP.

1 Site Plan / Neighboring Properties

1/16" = 1'-0"

Tuesday, October 23, 2012

GARFIELD GROUP LLC
DESIGN

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PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

NEIGHBORING WINDOWS

Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A1.0

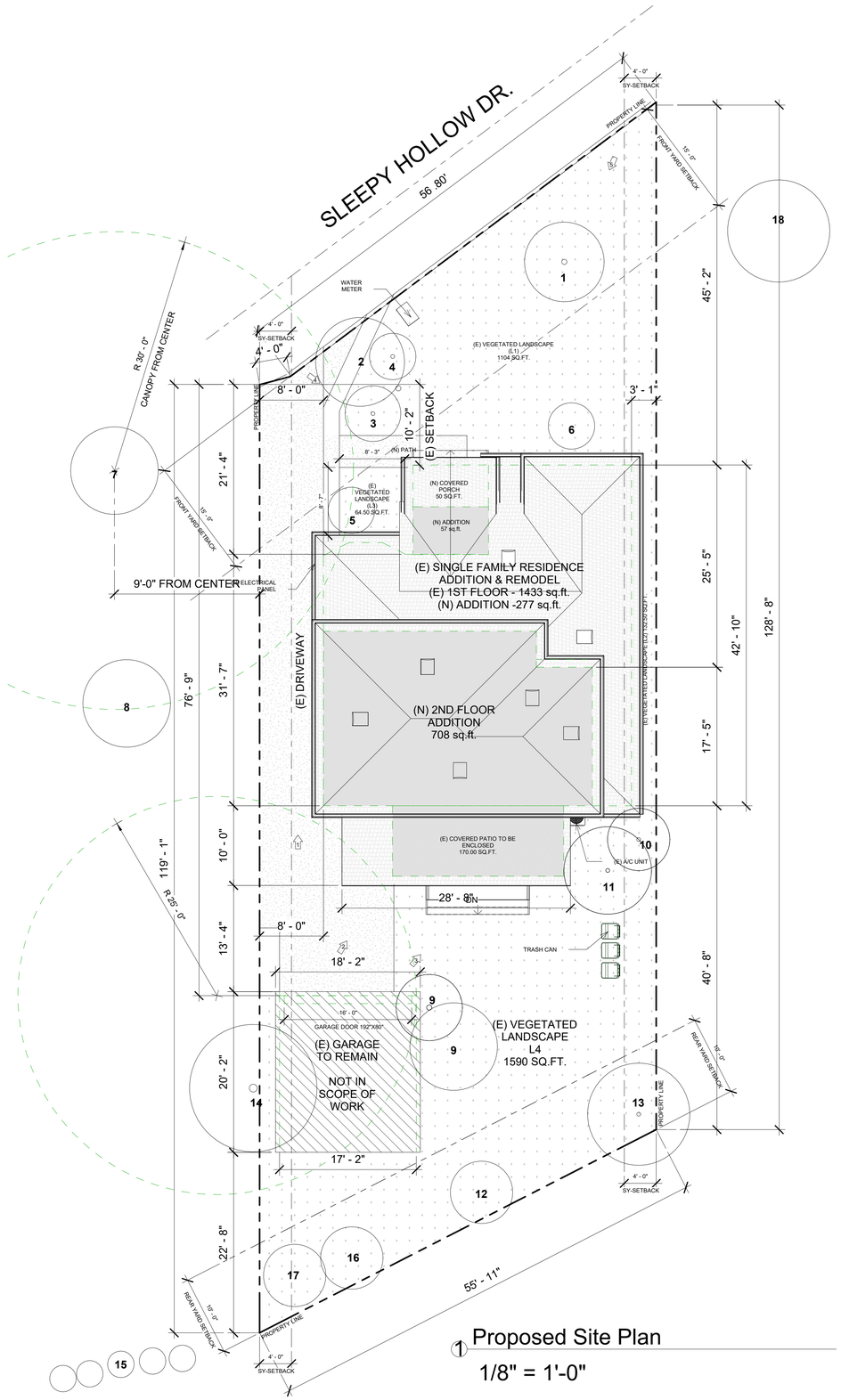
Sheet	of
Scale	1/16" = 1'-0"

TREE LEGEND

1 - SOUTHERN MAGNOLIA (20" DBH)
2 - QUEEN PALM (1'-0" DBH)
3 - PEACH TREE
4 - FIG TREE
5 - LOQUAT
6 - AUSTRALIAN WILLOW
7 - CALIFORNIA SYCAMORE 4'-0" DBH
8 - FICUS (1'-0" DBH)
9 - PALM TREE (10", 15" DBH)
10- PEACH TREE
11- FICUS
12 - VICTORIAN BOX (8" DBH)
13 - SEQUOIA (2'-0" DBH)
14 - AVOCADO TREE (1'-0" DBH)
15 - ITALIAN CYPRESS
16 - APRICOT TREE
17 - POMENGRATE
18 - SEQUOIA (4'-0" DBH)

NOTE: UNLESS OTHERWISE NOTE
DIAMETER AT BREAST HEIGHT 54" IS LESS THAN 4".

NOTE: PROTECTED OAK, SYCAMORE, BAY TREES OR CITY STREET TREES ON THE PROPERTY AND WITHIN 20' OF THE PROPERTY ARE INACCESSIBLE TO THE PROPOSED CONSTRUCTION ACTIVITY AND WILL EXPERIENCE NO IMPACT, NO PROTECTIVE FENCING IS REQUIRED.



1 Proposed Site Plan
1/8" = 1'-0"

FLOOR AREA RATIO ANALYSIS

SINGLE FAMILY RESIDENCE
EXISTING DWELLING 1457 SQ.FT.
LOT SIZE 6190 SQ.FT.

ZONE R1R-II

	EXISTING	ADDITION	TOTAL
SINGLE FAMILY RESIDENCE (FOOTPRINT)	1457 sq.ft.	277 sq.ft. 708 sq.ft.	2442 sq.ft.
(E) 2 CAR - GARAGE (NON COUNTED)	366 sq.ft.		366 sq.ft.
(N) COVERED PORCH (NON COUNTED)		50 sq.ft.	50 sq.ft.
TOTAL	1457 sq.ft.	985 sq.ft.	2442 sq.ft.

PROPOSED FAR Total = 2442 sq.ft.

Lot Size = 6190 sq.ft. FAR (BMO)= 40%
Usable Residential Floor Area 6190 sq.ft. x 40% = 2476 sq.ft.

FAR= 2476 sq.ft. / 6276 sq.ft. = 0.39 %

MAX RPA = 2476 sq.ft. > 2442 sq.ft.

Total Living Area : 2442 sq.ft.

LOT COVERAGE

	EXISTING	ADDITION	TOTAL
SINGLE FAMILY RESIDENCE (FOOTPRINT)	1457 sq.ft.	277 sq.ft.	1734 sq.ft.
(E) 2 CAR - GARAGE	366 sq.ft.		366 sq.ft.
(N) COVERED PORCH		50 sq.ft.	50 sq.ft.
TOTAL	1823 sq.ft.	327 sq.ft.	2150 sq.ft.

2150 sq.ft. / 6190 sq.ft. = 0.34 % < 40 % MAX. ALLOWED

(E) CONCRETE / HARDSCAPE SURFACE (NON - PERMEABLE)

C1 - CONCRETE DRIVEWAY - 724.77 SQ.FT.
C2 - BRICK WALKWAY - 66.27 SQ.FT.

PROPOSED PERMEABLE VEGETATED LANDSCAPE

L1 - 1189.00 SQ.FT.
L2 - 1654.00 SQ.FT.
L3 - 64.50 SQ.FT.

LIVE PLANTING / LANDSCAPE

TOTAL - 2907.00 sq.ft.

2907.00 sq.ft. / 6276 sq.ft. = 46% > 40% min. required

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CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

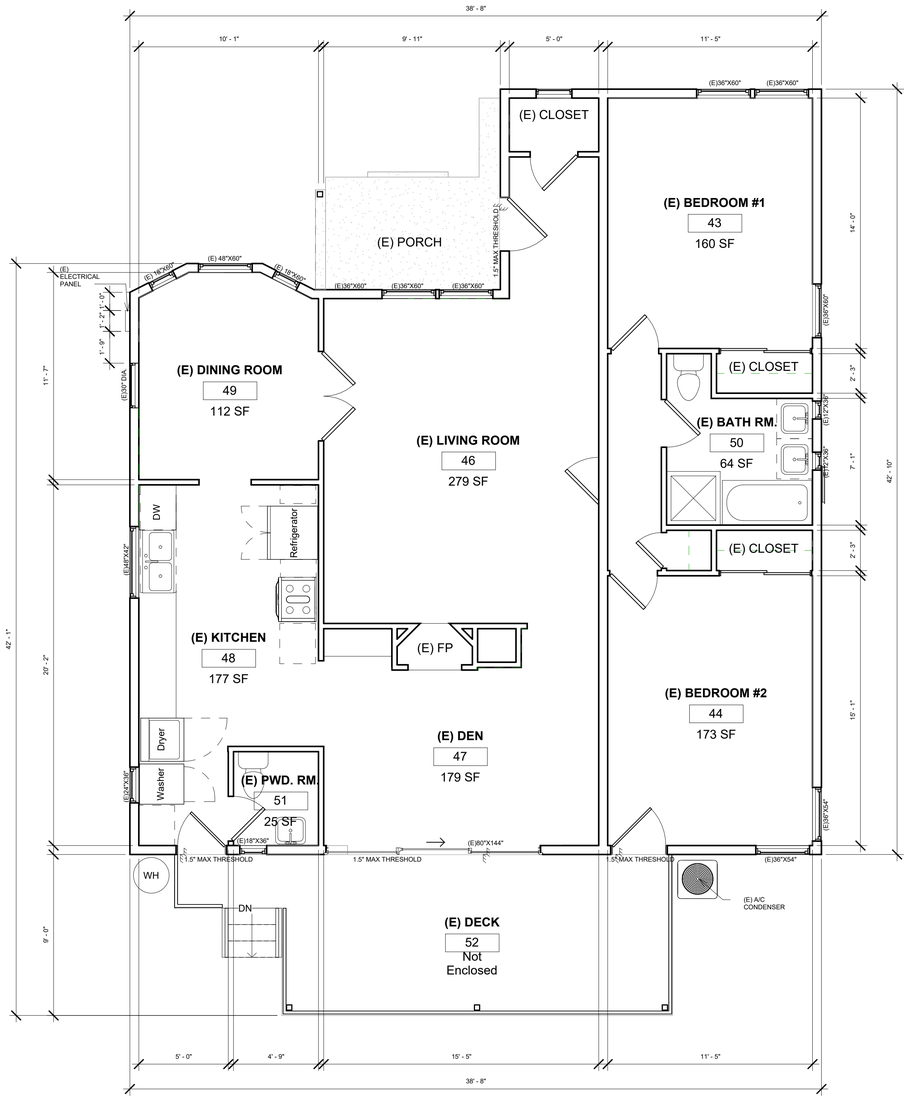
PROPOSED SITE PLAN

Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A1.1

Sheet	1 of 3
Scale	1/8" = 1'-0"

Tuesday, October 23, 2012



1 Existing Floor Plan

1/4" = 1'-0"

SHOWN FOR REFERENCE ONLY

GENERAL NOTES

1) THE CONTRACTOR AND SUB-CONTRACTORS SHALL CAREFULLY EXAMINE THE DRAWING., 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 ALLOWANCE SHALL BE 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 THE DRAWINGS, AND SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION LAYOUT. NO ALLOWANCE SHALL BE GIVEN TO THE CONTRACTOR OR SUBCONTRACTORS 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 THE FACE OF OBJECTS UNLESS OTHERWISE INDICATED.

4) EACH SUB-CONTRACTOR 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 THE DWGS OR SPECS WHICH CAN NOT BE FULLY GUARANTEED OR CONSTRUCTED AS DESIGNED OR DETAILED.

5) ALL SHOWER AND TUB/SHOWER COMBINATIONS ARE REQUIRED TO HAVE A THERMOSTATIC MIXING VALVE TYPE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE TYPE PER (UPC. 410.7). REFER TO PLUMBER PLAN TO VERIFY ROUGH & SHOWER VALVES SPECIFICATIONS. 2' H x 2' W x VARIES LENGTH SHOWER CURB TO BE LOCATION UNDER CLEAR TEMPERED GLASS ENCLOSURE AND DOOR WITH CHROME HARDWARE. FINISH TO BE WHITE TILE, UNLESS NOTED OTHERWISE ON PLAN. PROVIDE WATERPROOF MEMBRANE UNDER TILE. THE SHOWER'S CLEAR TEMPERED GLASS ENCLOSURE & DOOR'S REFER TO ELEVATIONS FOR DIMENSIONS AND SPECIFICATIONS. REFER TO ELECTRICAL PLANS FOR LOCATIONS OF ALL SWITCHES, LIGHTS, AND RECEPTACLES. WITH FLUSH-MOUNTED SWITCH PLATE: TRUFIG OR SIMILAR.

LEGEND

AREA NOT IN SCOPE OF WORK

EXISTING WALLS

DEMO WALLS

NEW WALLS

N

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CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

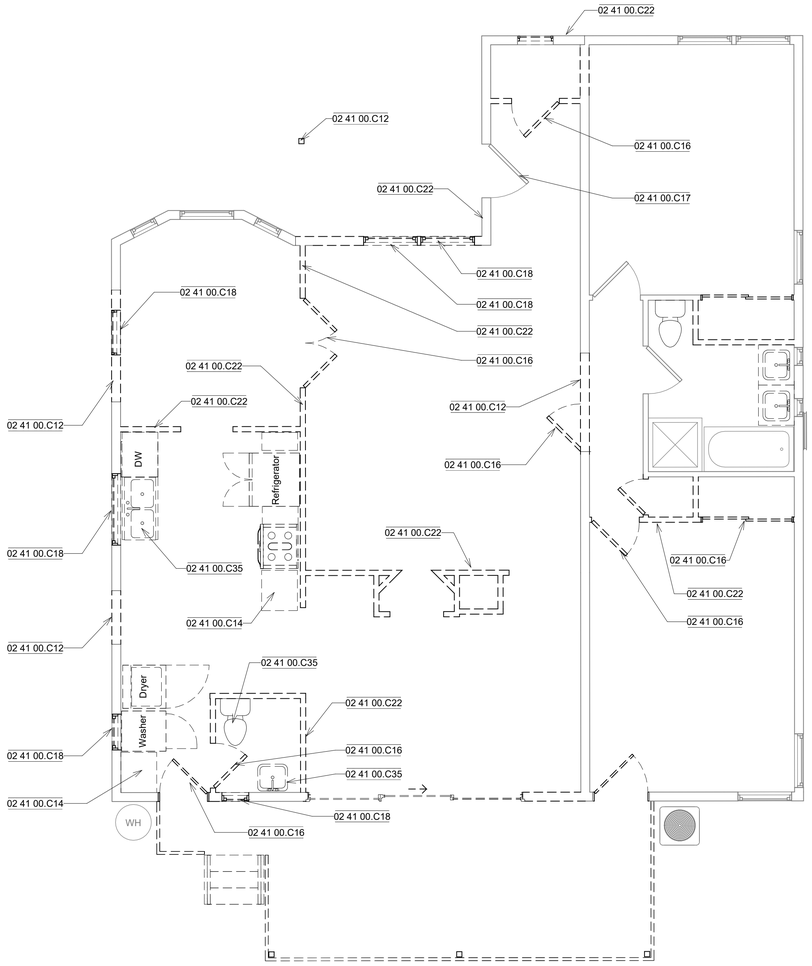
Existing Floor Plan

Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A2.0

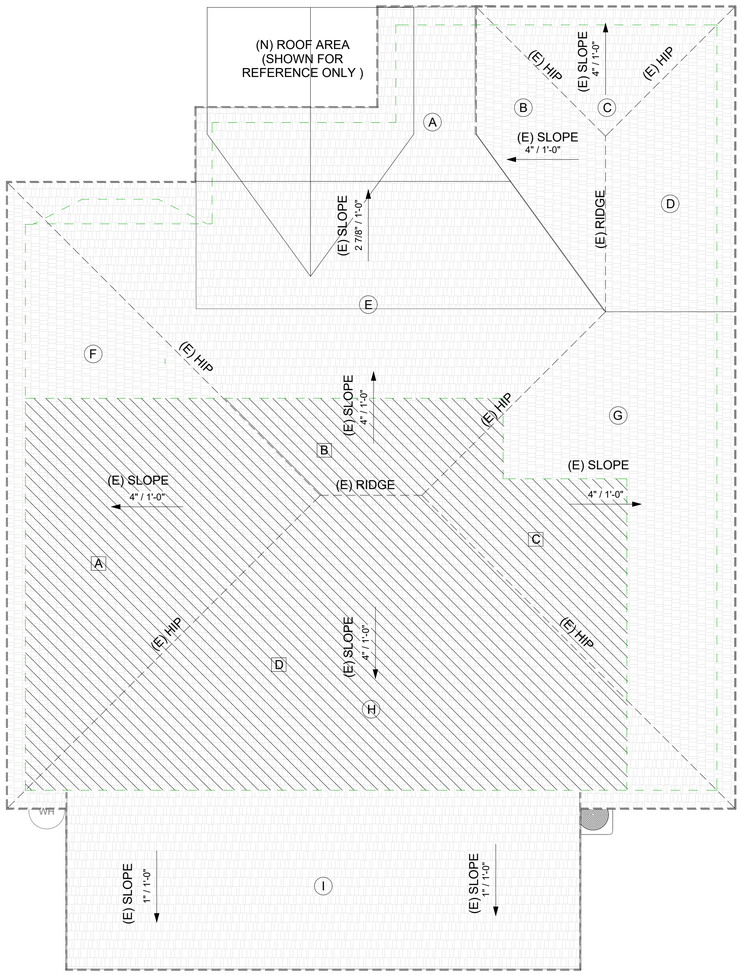
Sheet	of
Scale	1/4" = 1'-0"

Tuesday, October 23, 2012



1 Demolition Floor Plan

1/4" = 1'-0"



2 Existing Roof Plan & Demolition Calcs

1/4" = 1'-0"

Demolition Keynotes	
Key Value	Keynote Text
02 41 00.C12	Wood Framing To Be Removed
02 41 00.C14	Casework To Be Removed
02 41 00.C16	Door To Be Removed
02 41 00.C17	Door And Frame To Be Removed
02 41 00.C18	Window And Frame To Be Removed
02 41 00.C22	Wall To Be Removed
02 41 00.C35	Fixtures To Be Removed

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4) EACH SUB-CONTRACTOR 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 THE DWGS OR SPECS WHICH CAN NOT BE FULLY GUARANTEED OR CONSTRUCTED AS DESIGNED OR DETAILED.

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DEMOLITION NOTES

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

2.- SEE ALL ADDITIONAL DISCIPLINE DRAWINGS 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.-COORDINATE 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 IF REMOVED MECHANICAL ACCESSORIES ARE TO BE RELOCATED TO DIFFERENT AREA.

7.-FOR (E) AND NEW PIPE PENETRATIONS REQUIRING CAULKING SEE PLUMBING AND ELECTRICAL PLANS.

8.-IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, PROVIDE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (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 PRIOR TO OCCUPANCY OR AT THE CONCLUSION OF CONSTRUCTION. (5.504.1.3)

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

10.- ANY REMOVAL OF WASTE ELEMENTS SHALL BE COORDINATED WITH THE OWNER .

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

DEMOLITION CALCULATIONS

EXISTING ROOF DEMO CALCS.

A - 97.41 SQ.FT.
B - 61.12 SQ.FT.
C - 51.08 SQ.FT.
D - 98.18 SQ.FT.
E - 358.74 SQ.FT.
F - 308.80 SQ.FT.
G - 281.53 SQ.FT.
H - 403.96 SQ.FT.
I - 285.83 SQ.FT.

TOTAL = 1946.65 SQ.FT.

EXISTING ROOF AREA TO BE DEMOLISHED

A - 210.23 SQ.FT.
B - 58.48 SQ.FT.
C - 83.56 SQ.FT.
D - 355.67 SQ.FT.

TOTAL = 707.94 SQ.FT.

EXISTING EXTERIOR WALL DEMO CALCS.

J - 38'-8" X 9'-6" = 367.33 SQ.FT.
K - 42'-10" X 9'-6" = 404.24 SQ.FT.
L - 38'-8" X 9'-6" = 367.33 SQ.FT.
M - 33'-1" X 9'-6" = 313.90 SQ.FT.
N - 9'-9" X 9'-6" = 92.62 SQ.FT.

TOTAL = 1545.42 SQ.FT.

EXISTING EXTERIOR WALLS TO BE DEMOLISHED

A - 19'-2" X 6'-11" = 132.40 SQ.FT.
B - 2'-10" X 6'-11" = 19.50 SQ.FT.
C - 1'-10" X 3'-2" = 5.98 SQ.FT.
D - 2'-0" X 9'-6" = 19.00 SQ.FT.
E - 3'-0" X 9'-6" = 28.50 SQ.FT.
F - 4'-5" X 3'-8" = 16.12 SQ.FT.
G - 6'-3" X 9'-6" = 59.40 SQ.FT.
H - 10'-5" X 9'-6" = 98.90 SQ.FT.
I - 2'-0" X 9'-6" = 19.00 SQ.FT.

TOTAL = 398.80 SQ.FT.

GRAND DEMO DATA

EXISTING EXTERIOR WALL AREA = 1545.42 SQ.FT.
EXISTING ROOF AREA = 1946.65 SQ.FT.

TOTAL = 3492.08 SQ.FT

EXISTING EXTERIOR WALL AREA TO BE DEMO = 398.80 SQ.FT.
EXISTING ROOF AREA TO BE DEMO = 707.94 SQ.FT.

TOTAL = 1106.74 SQ.FT.

1106.74 SQ.FT. / 3492.08 SQ.FT. = 0.31 < 50% MAX. ALLOWED

LEGEND

N

AREA NOT IN SCOPE OF WORK
EXISTING WALLS
DEMO WALLS
NEW WALLS

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No.	Description	Date

PROJECT TITLE:

DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

Demolition Floor Plan & Existing Roof Plan

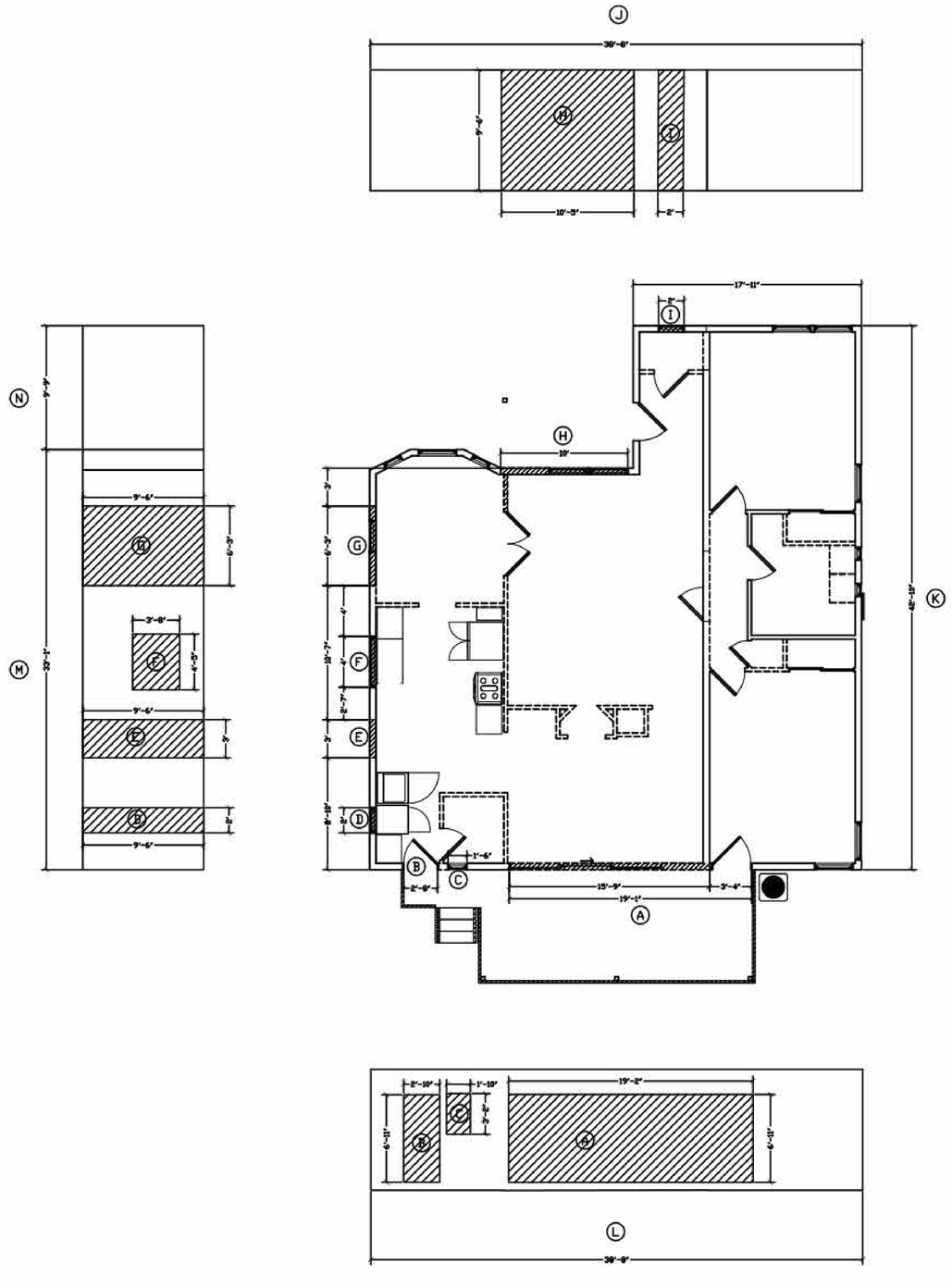
Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A2.1

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

Tuesday, October 23, 2012

WALL AREA DEMOLITION CALCULATIONS



EXISTING EXTERIOR WALL

(J)	38′-8″X 9′-6″ = 367.33	sq.ft.
(K)	42′-10″x 9′-6″ = 404.24	sq.ft.
(L)	38′-8″X 9′-6″ = 367.33	sq.ft.
(M)	33′-1″x9-′6″ = 313.90	sq.ft.
(N)	9′-9″x9-′6″ = 92.62	sq.ft.

TOTAL =1545.42 sq.ft.

EXTERIOR WALL DEMO CALCS.

(A)	19′-2″x6′11″ = 132.40	sq.ft.
(B)	2′-10″x6′-11″ = 19.5	sq.ft.
(C)	1′-10″x3′-2″ = 5.98	sq.ft.
(D)	2′-0″x9-′6″ = 19.00	sq.ft.
(E)	3′-0″x9′-6″ = 28.5	sq.ft.
(F)	4′-5″x3′-8″ = 16.12	sq.ft.
(G)	6′-3″x9′-6″ = 59.40	sq.ft.
(H)	10′-5″x9′-6″ = 98.90	sq.ft.
(I)	2′-0″x9′-6″ = 19.00	sq.ft.

TOTAL =398.80 sq.ft.

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PROJECT TITLE:

DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

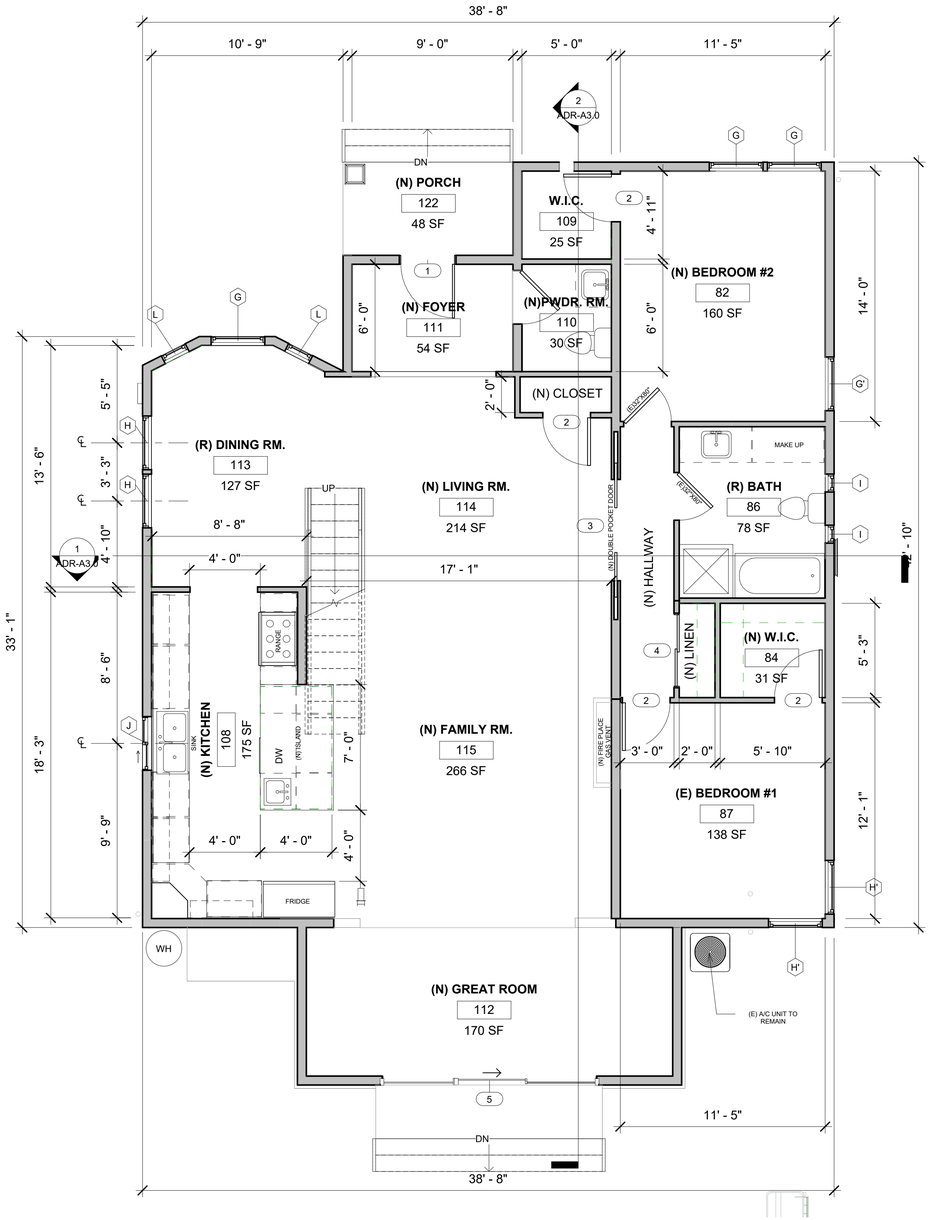
FLOOR PLAN - WALL DEMOLITION CALCULATIONS

Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A2.2

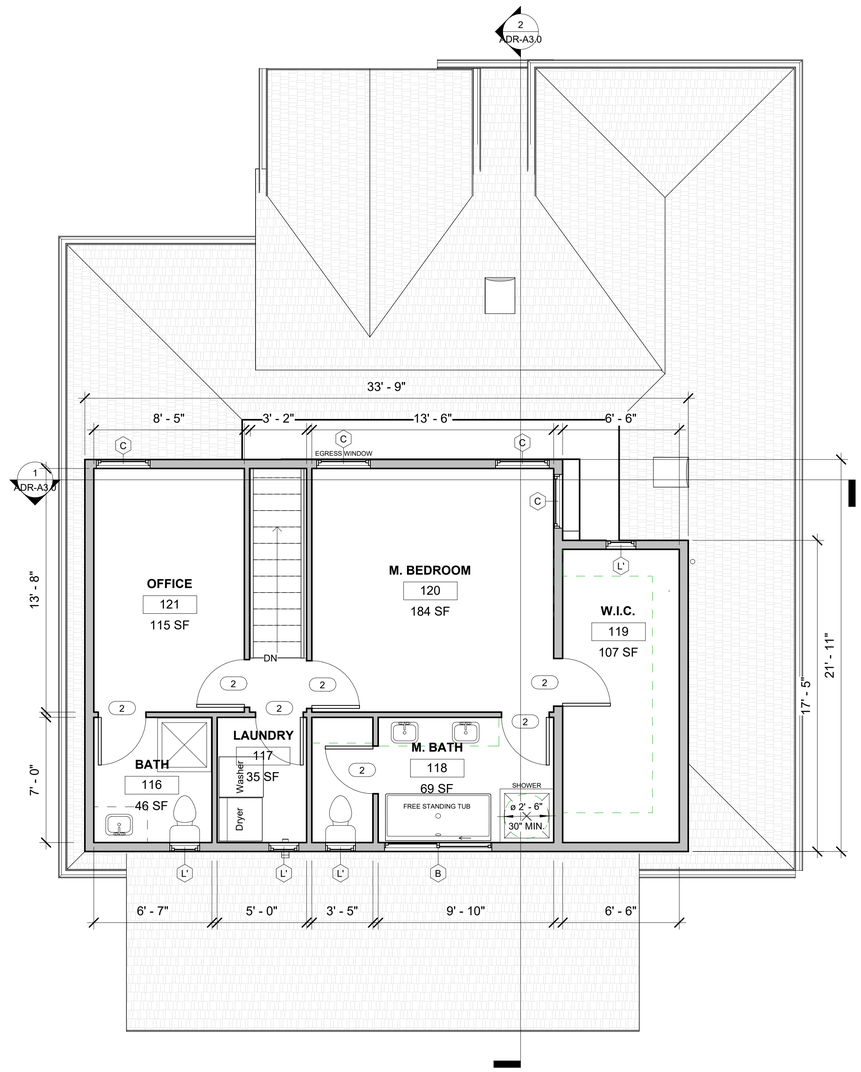
Sheet	of
Scale	

Tuesday, October 23, 2012



1 Proposed 1st Floor Plan

1/4" = 1'-0"



2 Proposed 2nd Floor Plan

1/4" = 1'-0"

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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 MAX. (2) ELBOWS.

4) SQUARE FOOTAGE - REFER TO SHEET A1.0

5) NOT USED

6) REFER TO ELECTRICAL PLAN FOR LOCATIONS OF ALL SWITCHES, LIGHTS, RECEPTACLES, SMOKE DETECTORS, ETC

7) SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND SHALL BE EQUIPPED WITH A BATTERY BACKUP

8) ALL BEDROOMS SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE. ESCAPE OR RESCUE WINDOWS 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 MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR

9) BEDROOM BRANCH CIRCUITS WILL BE ARC FAULT PROTECTED PER NEC ART. 210-12(b)

10) ALL SHOWER AND TUB/SHOWER COMBINATIONS ARE REQUIRED TO HAVE A THERMOSTATIC MIXING VALVE TYPE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE TYPE PER C.P.C.

11) ALL EXTERIOR WALLS SHALL BE 2X6 STUD WALLS AND ALL INTERIOR WALLS 2X4 STUD WALLS, UNLESS OTHERWISE NOTED

ELECTRICAL NOTES

NOTES:
1) PER CEC SECTION 210.52(A), IN KITCHEN, DINING SPACE, LIVING SPACE, BEDROOMS, OR SIMILAR 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 ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM AND BATHROOM.

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

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

6) LIGHTNING 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).

ELECTRICAL LEGEND

LEGEND

AREA NOT IN SCOPE OF WORK

GYPSUM BOARD

EXISTING WALLS

DEMO WALLS

NEW WALLS

N

GARFIELD GROUP LLC
DESIGN

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PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

Proposed Floor Plans

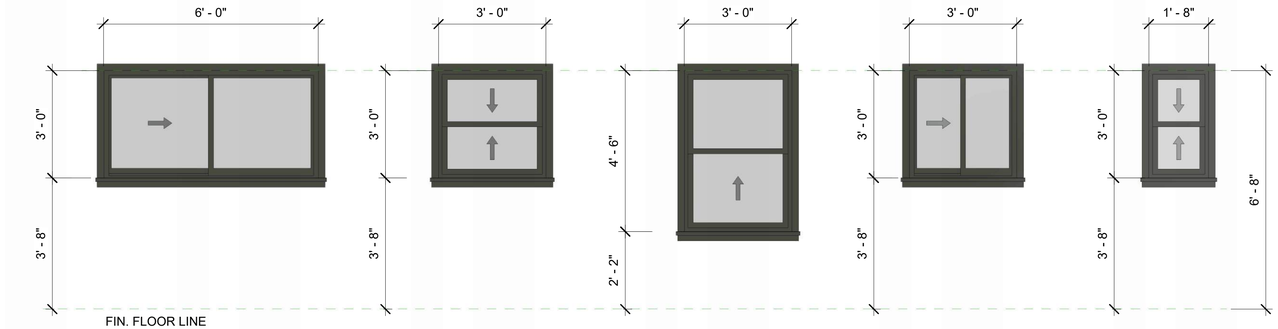
Project number	21-1003
Date	08/22/2024
Drawn by	-
Checked by	-

ADR-A2.3

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

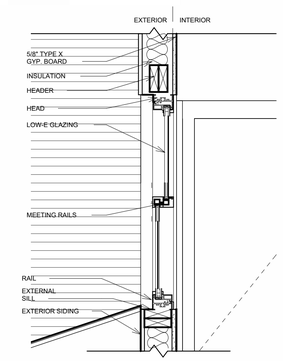
Tuesday, October 23, 2012

	2		3			4	5		6	7	8			9		10	11	12	13	14
Type Mark	Quantity	Existing Width x Height	Existing material	New Material	New Width x Height	Visible from the street? Y/N	Existing operation	New operation	New frame type	External Grid (SDL) Y/N	Keep Existing sill & Frame? Y/N	Build New Sill & Frame? Y/N	Existing Edge Detail	New Edge Detail	Bedroom? Y/N	Energy Efficient Y/N	Tempered Glass Y/N	Fire Hazard Zone Y/N	Window Within 18" of floor or 40" of door) Y/N
B	1	72" x 36"	Wood	Vynil	72"x36"	N	-	Sliding Double	Nail - In	N	Y	N	Moulded Wood	Moulded Wood	Y	Y	Y	N	N
C	4	36" x 36"	Wood	Vynil	36" x 36"	Y	-	Double Hung	Nail - In	N	Y	N	Moulded Wood	Moulded Wood	Y	Y	N	N	N
G	3	36" x 60"	Wood	Vynil	36" x 60"	Y	Single Hung	Single Hung	Nail - In	N	Y	N	Moulded Wood	Moulded Wood	N	Y	N	N	N
G'	1	36" x 60"	Wood	Vynil	36" x 60"	Y	Single Hung	Single Hung	Nail - In	N	Y	N	Moulded Wood	Moulded Wood	N	Y	N	N	N
H	2	36" x 54"	Wood	Vynil	36" x 54"	Y	-	Single Hung	Nail - In	N	Y	N	Moulded Wood	Moulded Wood	N	Y	N	N	N
H'	2	36" x 54"	Wood	Vynil	36" x 54"	N	Single Hung	Single Hung	Nail - In	N	Y	N	Moulded Wood	Moulded Wood	N	Y	N	N	N
I	2	12" x 36"	Wood	Vynil	12" x 36"	Y	Single Hung	Single Hung	Nail - In	N	Y	N	Moulded Wood	Moulded Wood	N	Y	Y	N	N
J	1	36" x 36"	Wood	Vynil	36" x 36"	N	-	Sliding Double	Nail - In	N	Y	N	Moulded Wood	Moulded Wood	N	Y	N	N	N
L	2	18" x 60"	Wood	Vynil	18" x 60"	Y	Single Hung	Single Hung	Nail - In	N	Y	N	Moulded Wood	Moulded Wood	N	Y	Y	N	N
L'	4	20" x 36"	Wood	Vynil	20" x 36"	Y	-	Double Hung	Nail - In	N	Y	N	Moulded Wood	Moulded Wood	Y	Y	N	N	N



WINDOW TYPE

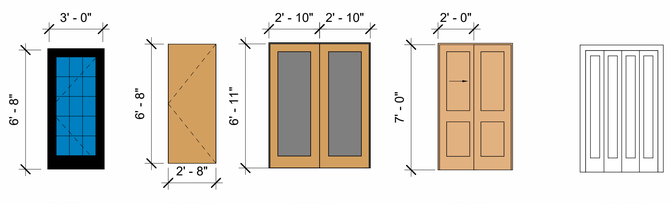
1/2" = 1'-0"



1 WINDOW FRAME SECTION TYP.

1" = 1'-0"

Door Schedule							
Mark	Count	Width	Head Height	Family and Type	Type	Phase Created	Comments
1	1	3' - 0"	6' - 8"	Door-Interior-Single-Full Glass-Wood: 36" x 80"	36" x 80"	New Construction	
2	11	2' - 8"	6' - 8"	Door-Single-Panel: 32" x 80" 2	32" x 80" 2	New Construction	
3	1	5' - 0"	6' - 8"	Double_Pocket_Door_755: Pr 30"x80"	Pr 30"x80"	New Construction	
4	1	4' - 0"	7' - 0"	Door-Interior-Double-Sliding-2_Panel-Wood: 48" x 84"	48" x 84"	New Construction	
5	1	12' - 0"	6' - 6 7/8"	Door-Sliding-JELD-WEN-3_Panel-OXO-Brickmould-Vinyl : 6'8" x 12"-0"	6'8" x 12"-0"	New Construction	
27	1	2' - 8"	6' - 8"	Door-Single-Panel: 32" x 80" 2	32" x 80" 2	New Construction	



DOOR TYPE

1/4" = 1'-0"

DOOR NOTES

1. THE CONTRACTOR AND SUB-CONTRACTORS SHALL DETERMINE EXACT ROUGH OPENING SIZES PRIOR TO FRAMING.

2.- MARVIN DOORS ARE PROVIDED FOR INFORMATION ONLY, IN CONSULTATION WITH THE OWNER, THE CONTRACTOR AND SUB - CONTRACTORS SHALL DETERMINE DOOR MANUFACTURER.

WINDOW NOTES

1. ALL GLASS IS DUAL PANE, LOW-E, AND TEMPERED UNLESS NOTED OTHERWISE. (BID ALTERNATIVE: LAMINATED GLASS IF UV PROTECTION DESIRED).

2. WINDOW SIZES AS CALLED FOR IN THIS SCHEDULE ARE BASIC UNITS SIZES UNLESS NOTED OTHERWISE.

3. TEMPERED GLASS WHERE REQUIRED BY CODE.

4. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO ORDERING.

5. SUBMIT TO DESIGNER OFFICE MANUFACTURER'S CONFIRMATION ORDER LIST AND ALL SHOP DRAWINGS FOR REVIEW.

6.- GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED:

a. INGRESS AND EGRESS DOORS
b. PANELS IN SLIDING OR SWINGING DOORS.
c. DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE).
d. IF WITHIN 2' OF VERTICAL EDGE OF CLOSED COOR AND WITHIN 5' OF STANDING SURFACE
e. IN WALL ENCLOSING STAIRWAY LANDING
f. GUARD AND HANDRAILS

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CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

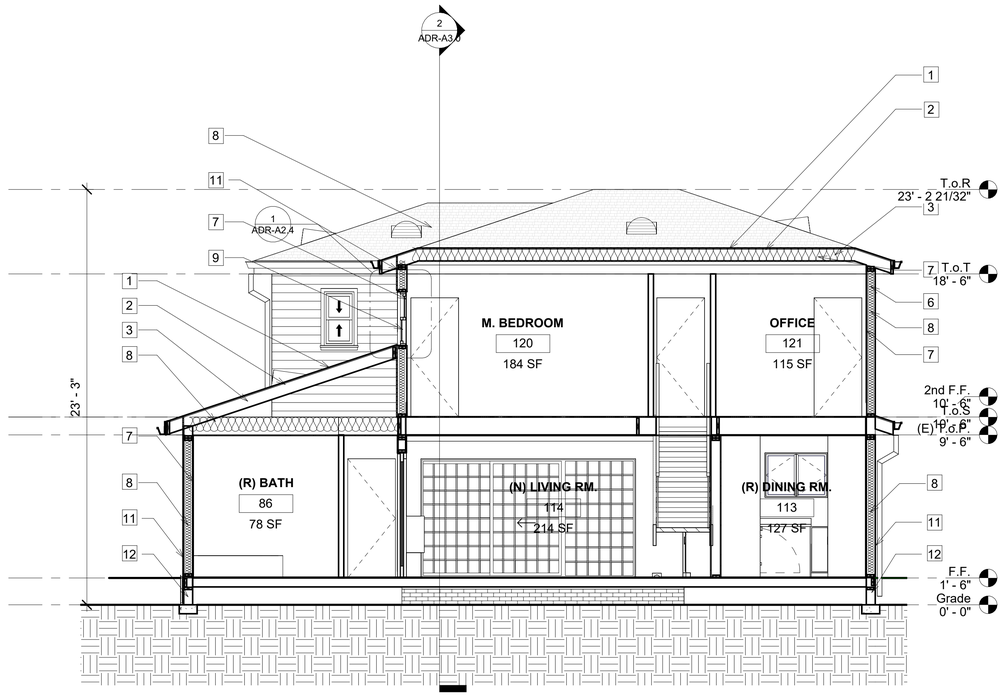
DOOR & WINDOW SCHEDULE

Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A2.4

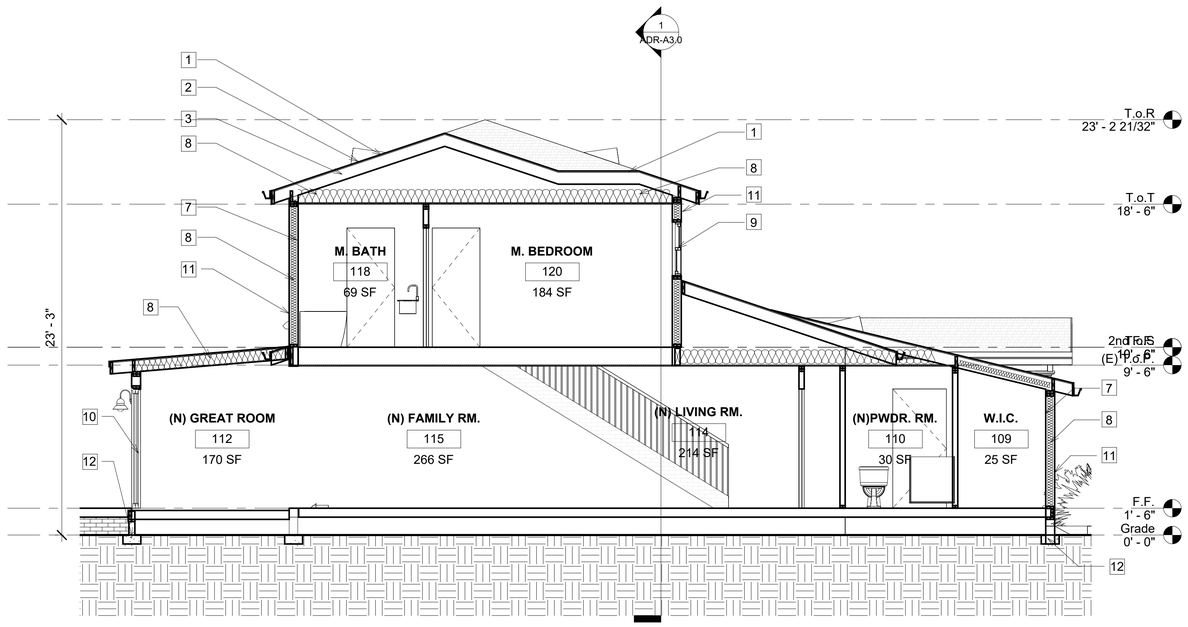
Sheet	of
Scale	As indicated

Tuesday, October 23, 2012



1 Section 1

1/4" = 1'-0"



2 Section 2

1/4" = 1'-0"

SECTION NOTES

1.- PROVIDE FIRE BLOCKING AT SOFFITS AS REQUIRED PER 2019 CBC SECTION 708

2.- PROVIDE FIRE STOPPING AT CHIMNEYS, 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)

SECTION KEYNOTES

1	ROOF SHEATHING PER STRUCTURAL
2	ROOFING MEMBRANE CLASS "A" MATERIALS , REFER TO ROOF PLAN
3	ROOF FRAMING PER STRUCTURAL
4	BEAM PER STRUCTURAL
5	2X4 STUD WALL
6	2X6 STUD WALL
7	5/8" TYPE "X" GYPSUM BOARD
8	INSULATION PER TITLE -24 ENERGY CALCULATIONS
9	WINDOW PER PLAN
10	DOOR PER PLAN
11	NEW HARDIE BOARD SIDING EXTERIOR FINISH
12	CONC. FOOTING PER STRUCTURAL
13	(N) CONC. SLAB (SEE STRUCTURAL)

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DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

SECTIONS

Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A3.0

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

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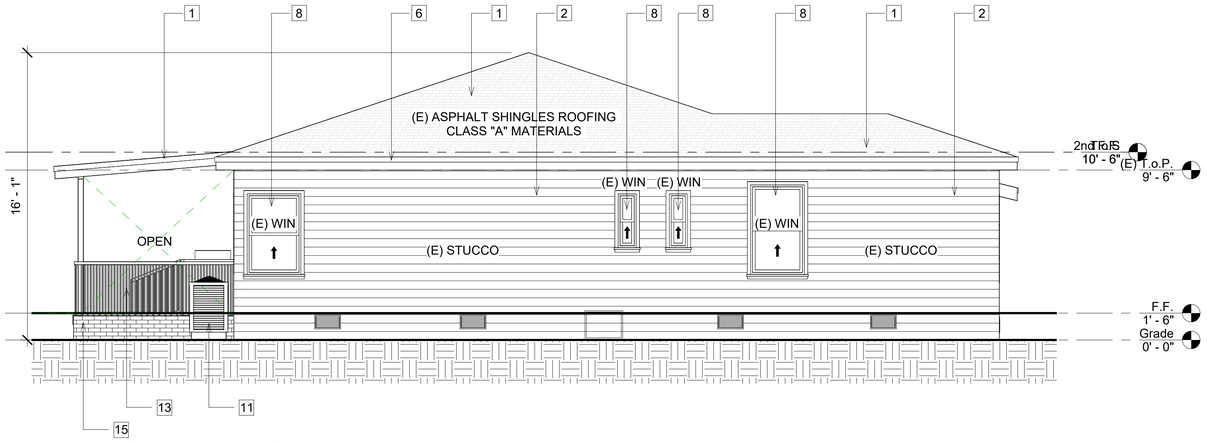
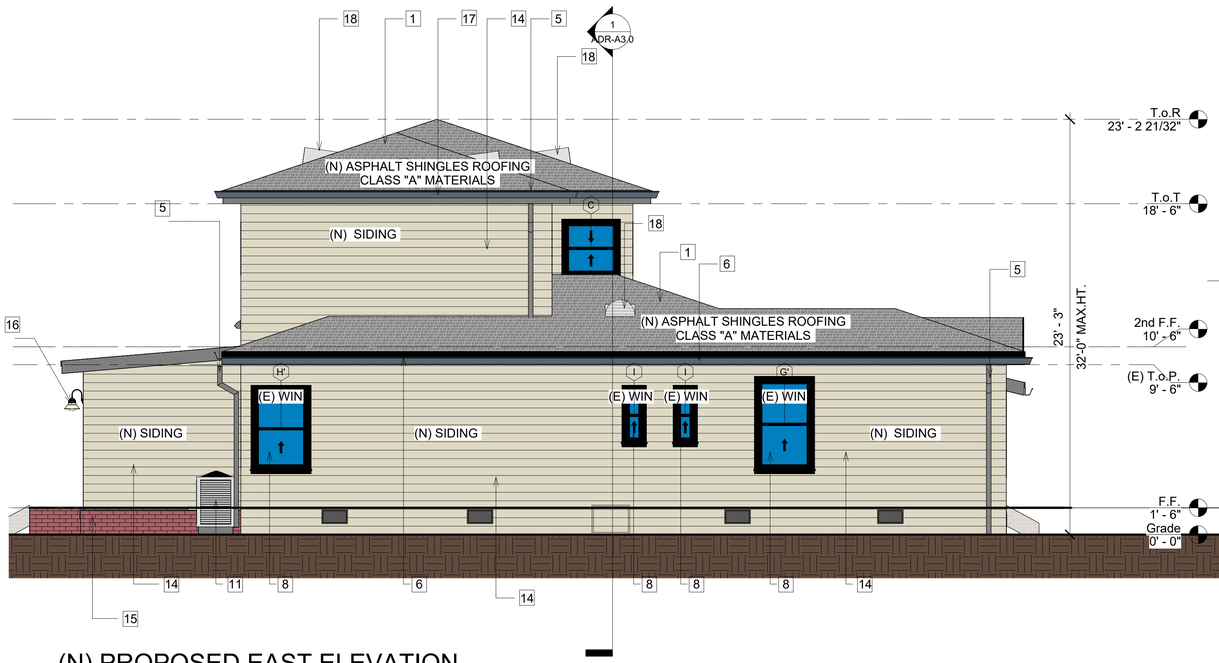


1 (E) EAST ELEVATION

1/4" = 1'-0"



2 (N) PROPOSED EAST ELEVATION

1/4" = 1'-0"

ELEVATIONS KEYNOTES

1	ASPHALT SHINGLE ROOFING CLASS "A" MATERIALS REFER TO ROOF PLAN
2	EXTERIOR PLASTER (STUCCO) WITH ASMOOTH SAND FINISH- 7/8" MINIMUM THICK 3-COAT PORTKAND CEMENT OVER PAPER BACKED METAL LATH PER SECTION 2508.2001 CBC
3	UNDERFLOOR VENTS
4	POST / COLUMN - PAINTABLE PVC
5	GUTTER & DOWNSPOUT
6	EXISTING FASCIA TO REMAIN
7	CRAWL ACCESS
8	WINDOW PER PLAN
9	NEW ELECTRICAL PANEL
10	DOOR PER PLAN
11	(E) A/C PACKAGE UNIT TO REMAIN
12	(E) WATER HEATER
13	(E) METAL RAILING
14	(N) EXTERIOR LIGHT SAND HARDIE BOARD FIBER CEMENT SIDING FINISH
15	EXISTING BRICK VENEER TO REMAIN
16	EXTERIOR LIGHTNING - ONE LIGHT OUTDOOR WALL PER SHEET ADR-A3.9.1
17	NEW FASCIA TO MATCH EXISTING
18	ROOF DORMER VENT
19	AIR STONE WALL COVERING VENEER

ELEVATION NOTES

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

707A.1 SCOPE. THE PROVISIONS OF THIS SECTION SHALL GOVERN THE MATERIALS AND CONSTRUCTION METHODS USED TO RESIST BUILDING IGNITION AND/OR SAFEGUARD AGAINST THE INTRUSION OF FLAMES RESULTING FROM SMALL EMBER AND SHORT-TERM DIRECT FLAME CONTACT EXPOSURE.

707A.2 GENERAL. THE FOLLOWING EXTERIOR COVERING MATERIALS 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 ONE 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 SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK

4. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL

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 RAFTER 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 SHEATHING 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 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 PERFORMANCE 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 OF THE FOLLOWING REQUIREMENTS:
1. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
2. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

VENTILATION OPENINGS WILL COMPLY WITH A706A.1 - A706A.3

6.- 706A.1 GENERAL. WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDER FLOOR VENTILATION SHALL BE IN ACCORDANCE WITH SECTION 1203 AND SECTION 70A.1 THROUGH 706A.3 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.

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

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

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

8.- RAIN GUTTERS VERIFY LOCATION WITH HOME OWNER

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PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

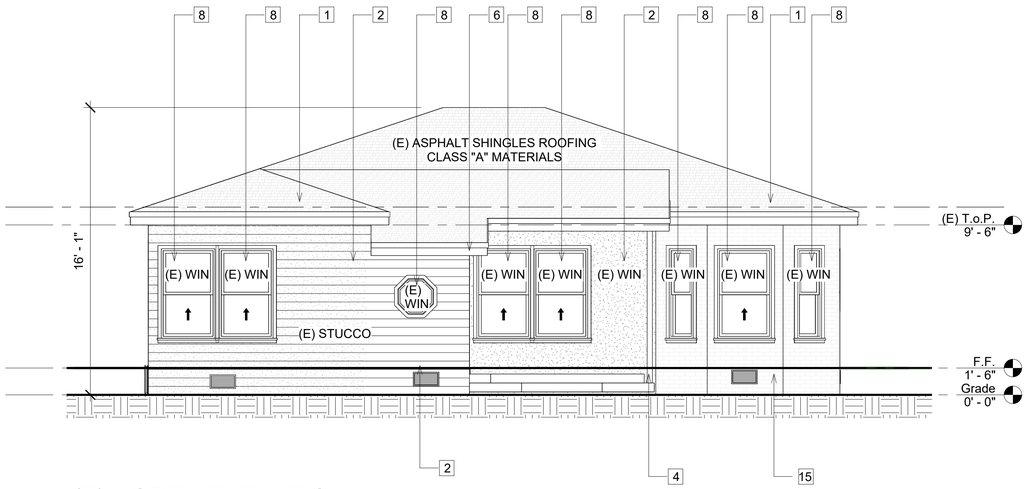
ELEVATIONS

Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A3.1

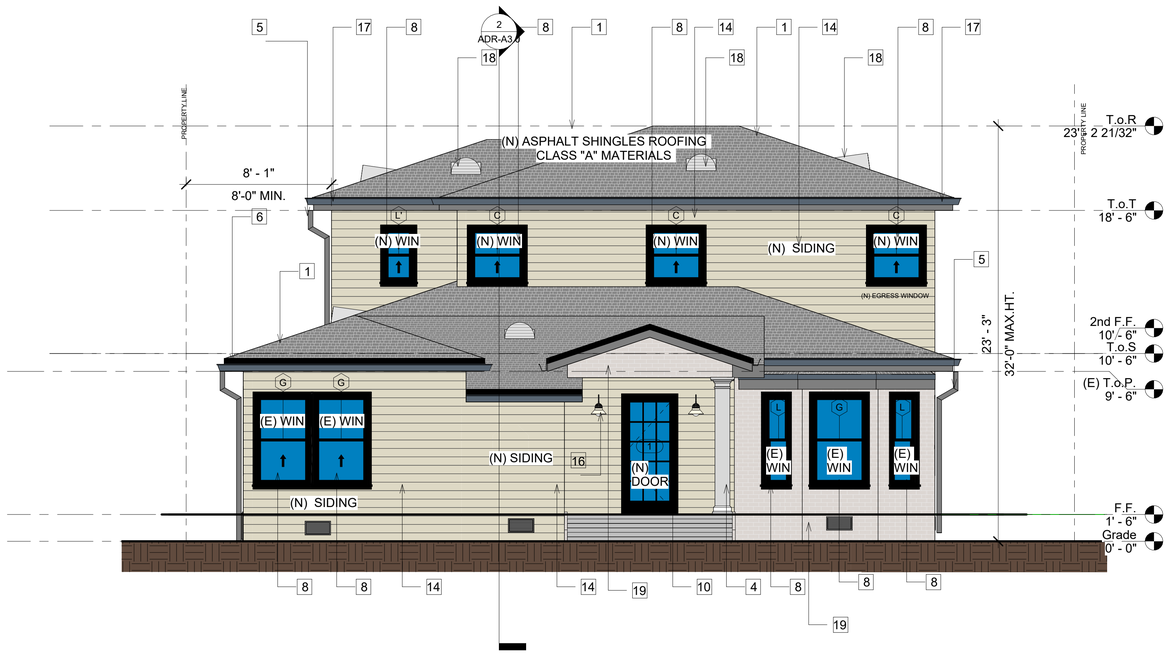
Sheet	3 of 3
Scale	1/4" = 1'-0"

Tuesday, October 23, 2012



1 (E) NORTH ELEVATION

1/4" = 1'-0"



2 (N) PROPOSED NORTH ELEVATION

1/4" = 1'-0"

ELEVATIONS KEYNOTES

1 ASPHALT SHINGLE ROOFING CLASS "A" MATERIALS
REFER TO ROOF PLAN

2 EXTERIOR PLASTER (STUCCO) WITH ASMOOTH SAND FINISH- 7/8" MINIMUM THICK 3-COAT PORTKAND CEMENT OVER PAPER BACKED METAL LATH PER SECTION 2508.2001 CBC

3 UNDERFLOOR VENTS

4 POST / COLUMN - PAINTABLE PVC

5 GUTTER & DOWNSPOUT

6 EXISTING FASCIA TO REMAIN

7 CRAWL ACCESS

8 WINDOW PER PLAN

9 NEW ELECTRICAL PANEL

10 DOOR PER PLAN

11 (E) A/C PACKAGE UNIT TO REMAIN

12 (E) WATER HEATER

13 (E) METAL RAILING

14 (N) EXTERIOR LIGHT SAND HARDIE BOARD FIBER CEMENT SIDING FINISH

15 EXISTING BRICK VENEER TO REMAIN

16 EXTERIOR LIGHTNING - ONE LIGHT OUTDOOR WALL PER SHEET ADR-A3.9.1

17 NEW FASCIA TO MATCH EXISTING

18 ROOF DORMER VENT

19 AIR STONE WALL COVERING VENEER

ELEVATION NOTES

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

707A.1 SCOPE. THE PROVISIONS OF THIS SECTION SHALL GOVERN THE MATERIALS AND CONSTRUCTION METHODS USED TO RESIST BUILDING IGNITION AND/OR SAFEGUARD AGAINST THE INTRUSION OF FLAMES RESULTING FROM SMALL EMBER AND SHORT-TERM DIRECT FLAME CONTACT EXPOSURE.

707A.2 GENERAL. THE FOLLOWING EXTERIOR COVERING MATERIALS 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 ONE 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 SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK

4. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL

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 RAFTER 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 SHEATHING 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 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 PERFORMANCE 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 OF THE FOLLOWING REQUIREMENTS:
1. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
2. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

VENTILATION OPENINGS WILL COMPLY WITH A706A.1 - A706A.3

6.- 706A.1 GENERAL. WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDER FLOOR VENTILATION SHALL BE IN ACCORDANCE WITH SECTION 1203 AND SECTION 70A.1 THROUGH 706A.3 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.

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

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8.- RAIN GUTTERS VERIFY LOCATION WITH HOME OWNER

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No.	Description	Date

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DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

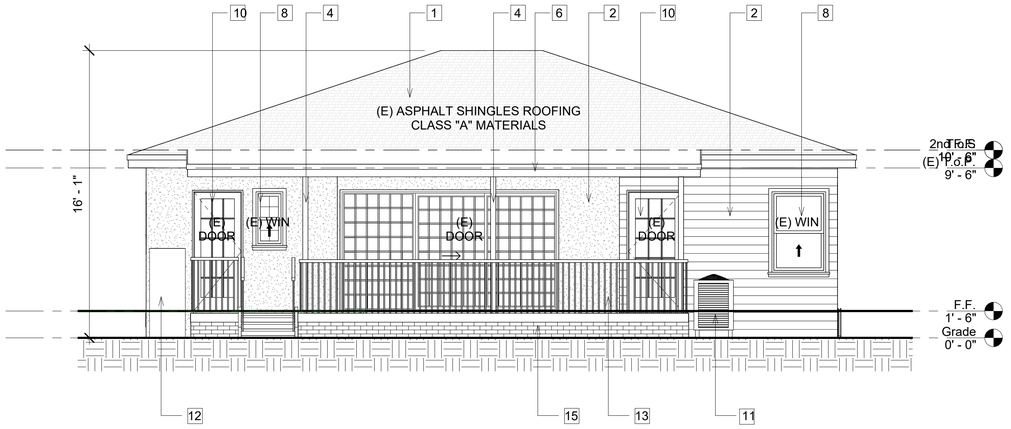
ELEVATIONS

Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A3.2

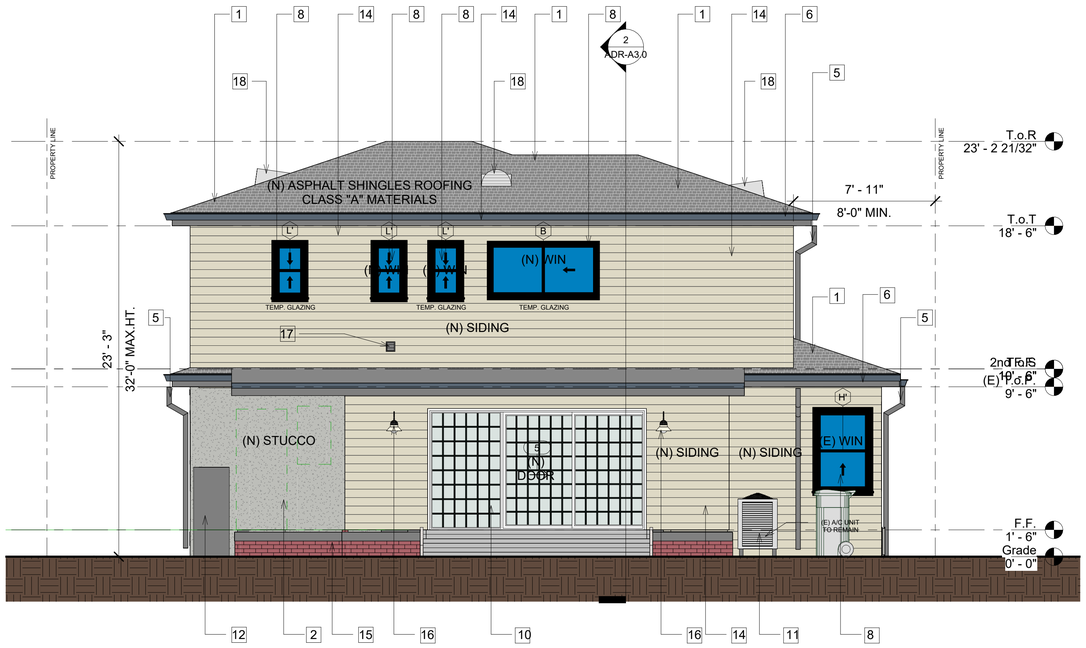
Sheet	of
Scale	1/4" = 1'-0"

Tuesday, October 23, 2012



1 (E) SOUTH ELEVATION

1/4" = 1'-0"



2 (N) PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

ELEVATIONS KEYNOTES

1. ASPHALT SHINGLE ROOFING CLASS "A" MATERIALS REFER TO ROOF PLAN
2. EXTERIOR PLASTER (STUCCO) WITH ASMOOTH SAND FINISH- 7/8" MINIMUM THICK 3-COAT PORTKAND CEMENT OVER PAPER BACKED METAL LATH PER SECTION 2508.2001 CBC
3. UNDERFLOOR VENTS
4. POST / COLUMN -PAINTABLE PVC
5. GUTTER & DOWNSPOUT
6. EXISTING FASCIA TO REMAIN
7. CRAWL ACCESS
8. WINDOW PER PLAN
9. NEW ELECTRICAL PANEL
10. DOOR PER PLAN
11. (E) A/C PACKAGE UNIT TO REMAIN
12. (E) WATER HEATER
13. (E) METAL RAILING
14. (N) EXTERIOR LIGHT SAND HARDIE BOARD FIBER CEMENT SIDING FINISH
15. FLAT BRICK CERAMIC VENEER
16. EXTERIOR LIGHTNING - ONE LIGHT OUTDOOR WALL PER SHEET ADR-A3.9.1
17. NEW FASCIA TO MATCH EXISTING
18. ROOF DORMER VENT
19. AIR STONE WALL COVERING VENEER

ELEVATION NOTES

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

707A.1 SCOPE. THE PROVISIONS OF THIS SECTION SHALL GOVERN THE MATERIALS AND CONSTRUCTION METHODS USED TO RESIST BUILDING IGNITION AND/OR SAFEGUARD AGAINST THE INTRUSION OF FLAMES RESULTING FROM SMALL EMBER AND SHORT-TERM DIRECT FLAME CONTACT EXPOSURE.

707A.2 GENERAL. THE FOLLOWING EXTERIOR COVERING MATERIALS 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 ONE 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 SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK

4. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL

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 RAFTER 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 SHEATHING 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 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 PERFORMANCE 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 OF THE FOLLOWING REQUIREMENTS:
1. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
2. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

VENTILATION OPENINGS WILL COMPLY WITH A706A.1 - A706A.3

6.- 706A.1 GENERAL. WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDER FLOOR VENTILATION SHALL BE IN ACCORDANCE WITH SECTION 1203 AND SECTION 70A.1 THROUGH 706A.3 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.

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

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

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

8.- RAIN GUTTERS VERIFY LOCATION WITH HOME OWNER

GARFIELD GROUP LLC
DESIGN

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PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

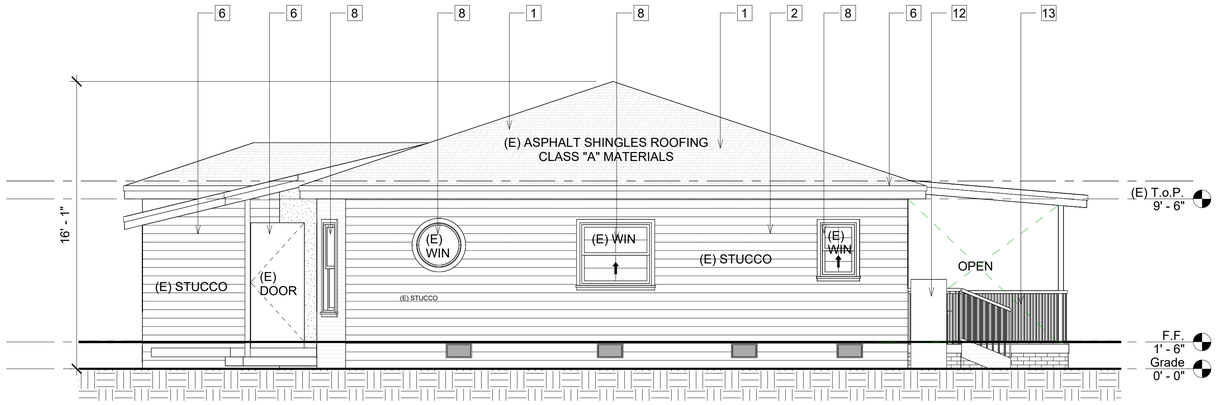
ELEVATIONS

Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A3.3

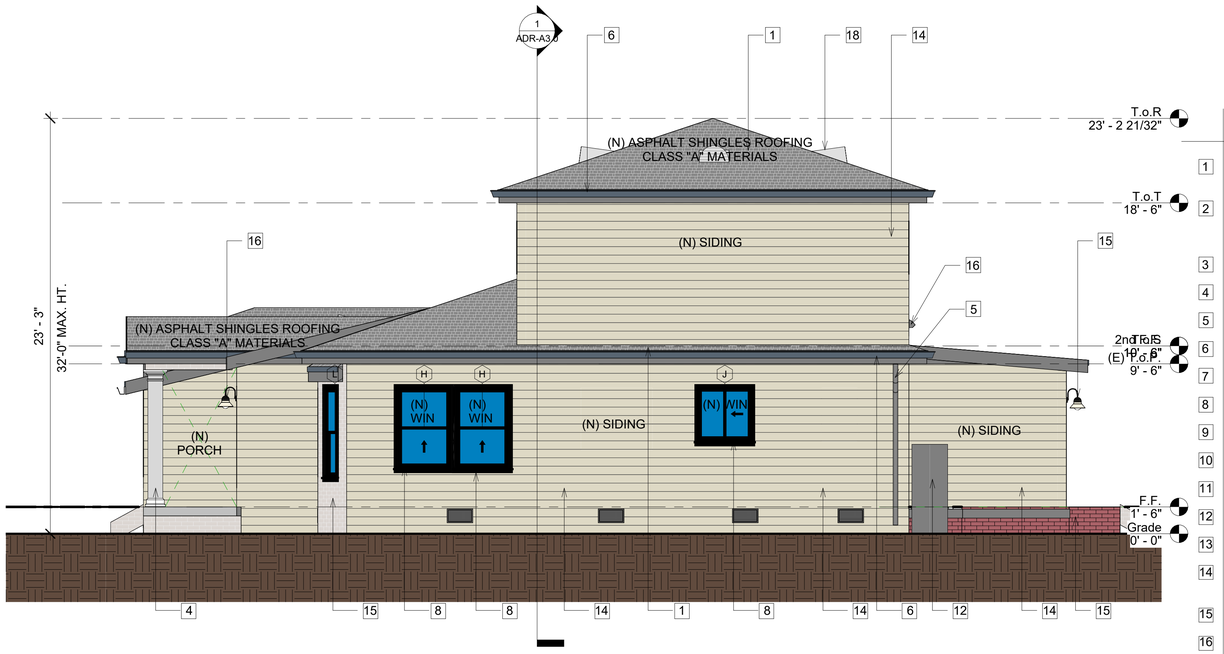
Sheet	of
Scale	1/4" = 1'-0"

Tuesday, October 23, 2012



1 (E) WEST ELEVATION

1/4" = 1'-0"



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9	NEW ELECTRICAL PANEL
10	DOOR PER PLAN
11	(E) A/C PACKAGE UNIT TO REMAIN
12	(E) WATER HEATER
13	(E) METAL RAILING
14	(N) EXTERIOR LIGHT SAND HARDIE BOARD FIBER CEMENT SIDING FINISH
15	(E) BRICK VENEER TO REMAIN
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8.- RAIN GUTTERS VERIFY LOCATION WITH HOME OWNER

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PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

ELEVATIONS

Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A3.4

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Scale	1/4" = 1'-0"

Tuesday, October 23, 2012

Tuesday, October 23, 2012

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DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

RENDERINGS PERSPECTIVE

Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A3.5

Sheet	of
Scale	

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 / 0.35	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

BH24

Conforms to Federal Spec. QQ-S775A, Type 1, Class 4 ASTM A-527. Meets FHA codes

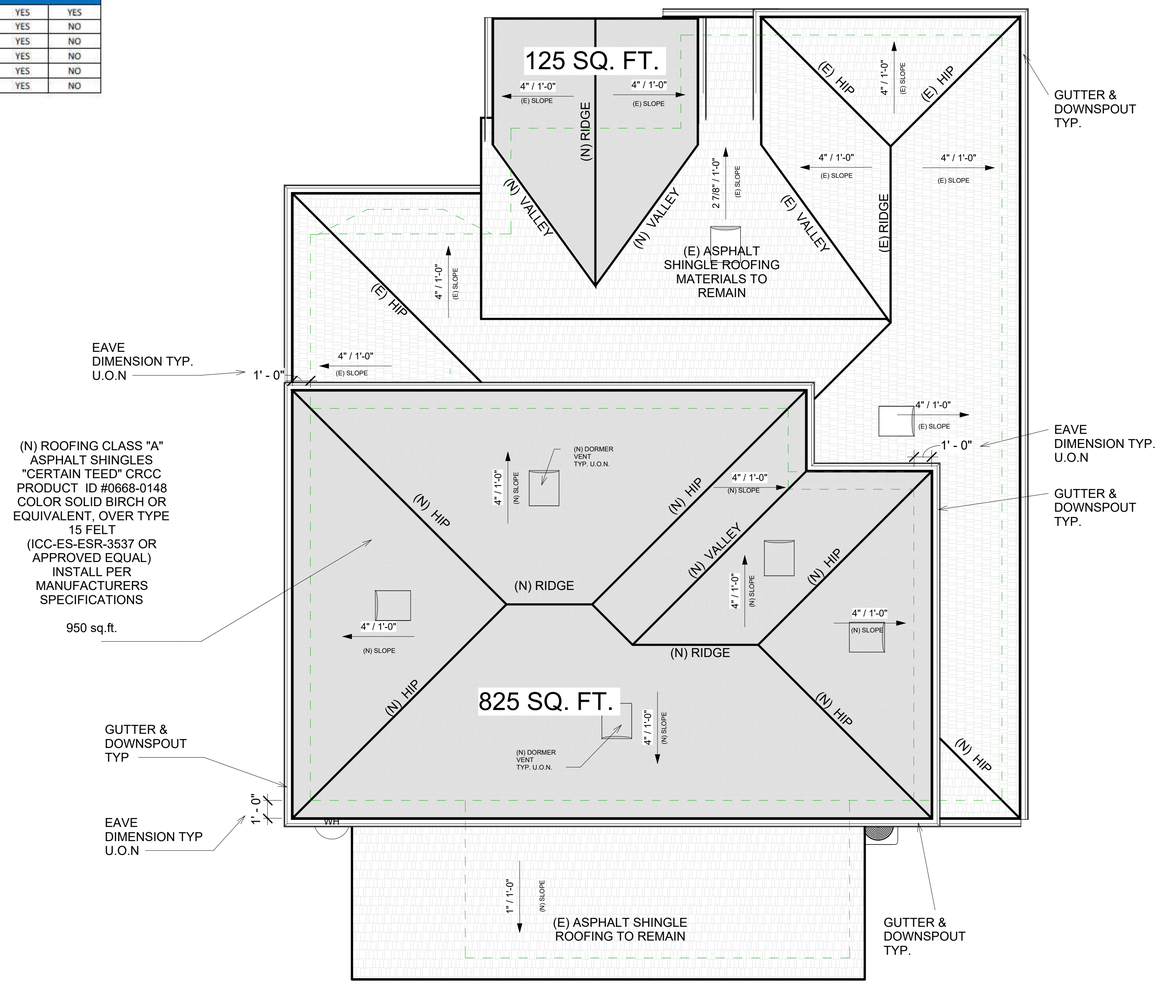
28 Gauge galvanized steel construction. One piece base with extra long flashing under opening.

Screen - 1/4" galvanized mesh. Designed for Composition Roof, Shake or Flat Concrete Tile, any pitch.

*Alum. sides for curved tile roofs.

HALF ROUND DORMER VENT Galvanized Steel. Pack Quantity: 1.

Description	CMI Part #	N.F.V.	Face	R. Opening	-	
12 in. x 24 in., Square Tail, Galvanized	BH24	100 sq. in.	24 in. x 12 in.	12 in. x 9 in.		
12 in. x 24 in., Copper	BH24C	100 sq. in.	24 in. x 12 in.	12 in. x 9 in.		
12 in. x 24 in., Long Tail, 26 Ga.	BH24-LTK	100 sq. in.	24 in. x 12 in.	12 in. x 9 in.		
14 in. x 12 in., Galvanized - Rectangular	STDG1412	63 sq. in.	14 in. x 11 in.	14 in. x 14 in.		
9 in. x 18 in. Galvanized	STDH18GB	75 sq. in.	18 in. x 9 in.	12 in. x 9 in.		
9 in. x 18 in. Soft Aluminum	STDS18-3B	75 sq. in.	18 in. x 9 in.	12 in. x 9 in.		
12 in. x 24 in., No Hem, 24 Ga.	STDH24G-26NH	100 sq. in.	24 in. x 12 in.	12 in. x 9 in.		
12 in. x 24 in., No Hem, Long Tail, 26 Ga.	STDH24G-26NHLT	100 sq. in.	24 in. x 12 in.	12 in. x 9 in.		
12 in. x 24 in., Alum. 1 side, Tile Kick 2 sides	STDS24-1TILE	100 sq. in.	24 in. x 12 in.	12 in. x 9 in.		
12 in. x 24 in., Alum. Flange 2 sides*	STDS24-2B	100 sq. in.	24 in. x 12 in.	12 in. x 9 in.		
12 in. x 24 in., Alum. Flange 3 sides*	STDS24-3B	100 sq. in.	24 in. x 12 in.	12 in. x 9 in.		
14 in. x 19 in., Peak Top Dormer	PTD	90 sq. in.	19 in. x 13.5 in.	12 in. x 9 in.		
14 in. x 19 in., Peak Top Aluminum Flange	PTD-1TILE	90 sq. in.	19 in. x 13.5 in.	12 in. x 9 in.		
18 inch, Sub Base	STD18SJ	75 sq. in.	N/A	12 in. x 9 in.		
24 inch, Sub Base	STD24SJ	100 sq. in.	N/A	14 in. x 14 in.		



1 Proposed Roof Plan

1/4" = 1'-0"

ROOF NOTES

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

2.- NEW ROOF INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

3.- ALL VENTS OPENINGS SHALL BE COVERED W 1/4" CORROSION RESISTANT METAL MESH.

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

5.- 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 UBC CHAPTER 13.

6.- NEW WINDOWS TO MATCH EXISTING WINDOWS

7.- FASCIA AND COLOR TO MATCH EXISTING FASCIA.

8.- ROOFING MATERIAL TO MATCH EXISTING.

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PROJECT TITLE:

DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

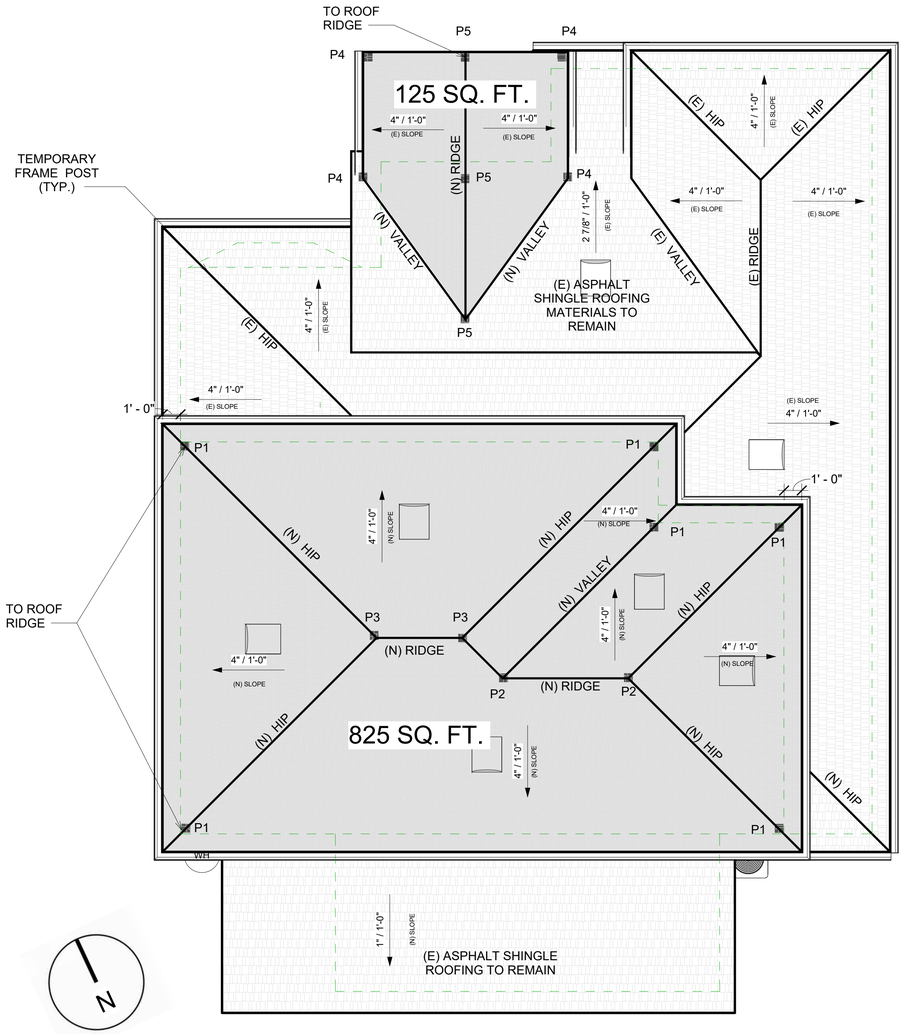
Roof Plan

Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A3.6

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

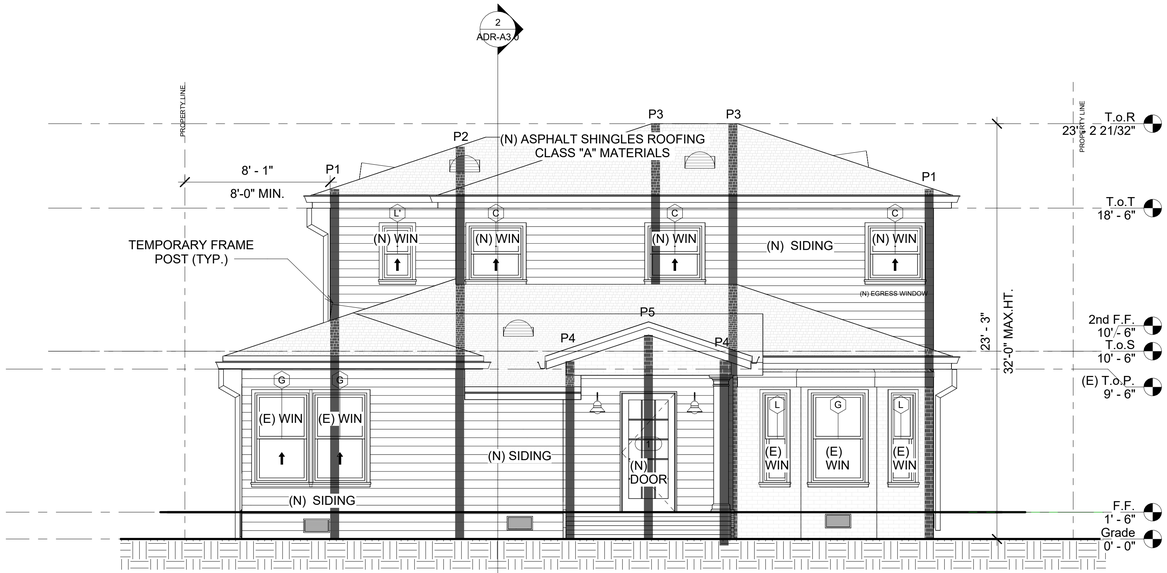
Tuesday, October 23, 2012



1 Temporary Frame Plan

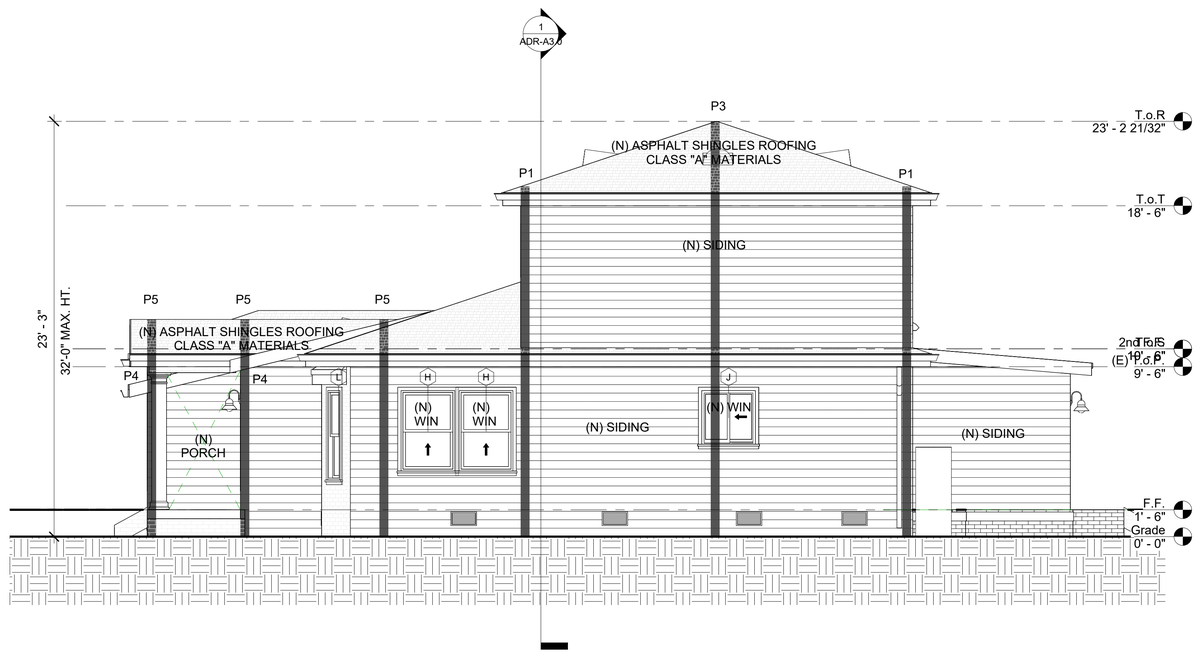
1/4" = 1'-0"

POST INDEX	
POLE	HEIGHT
P1	19'-7"
P2	21'-11"
P3	23'-1"
P4	9'-6"
P5	12'-2"



2 (N) PROPOSED NORTH ELEVATION -TFP

1/4" = 1'-0"



3 (N) PROPOSED WEST ELEVATION -TFP

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DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

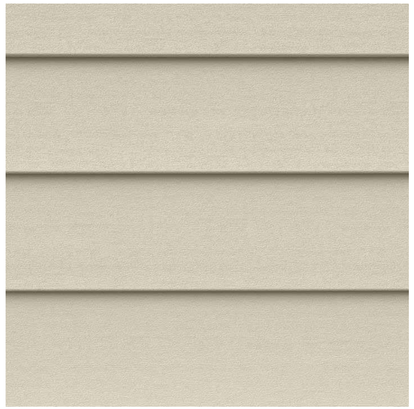
Temporary Frame Plan & Elevations

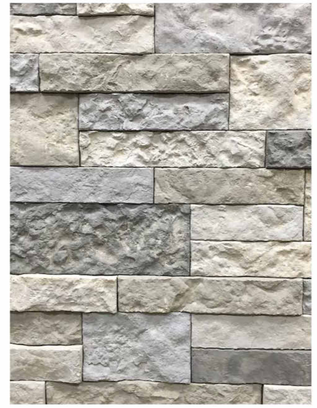
Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A3.8

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

Tuesday, October 23, 2012



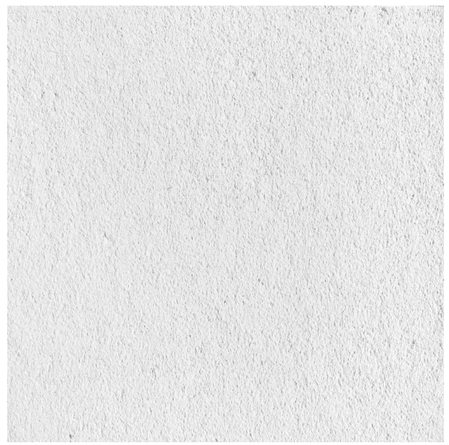


8 GLASS (DOOR & WINDOWS)

CONCRETE

6 BLACK ALUMINUM (FASCIA)

16 EXTERIOR WALL MOUNTED LIGHTING



2 EXTERIOR STUCCO PLASTER

GARFIELD GROUP LLC
DESIGN

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PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

MATERIAL BOARD

Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A3.9

Sheet	of
Scale	

Tuesday, October 23, 2012

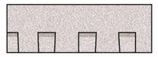
ROOFING SPECS.

certainteed SAINT-GOBAIN

Technical Data Sheet

Landmark® PRO Shingles

PRODUCT INFORMATION
Landmark® PRO shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark PRO (and Algae Resistant-AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark PRO is produced with the unique NailTrak® nailing feature.



Landmark PRO algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae (gloeocapsa magma). AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark PRO shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I	ICC-ES ESR-1389 and ESR-3537
ASTM D3462	CSA Standard A123.5 (Regional)
ASTM E108 Class A Fire Resistance	Miami-Dade Product Control Approved (Regional)
ASTM D3161 Class F Wind Resistance	Florida Product Approval # FL5444
ASTM D7158 Class H Wind Resistance	Meets TDI Windstorm Requirements
UL 790 Class A Fire Resistance	UL 2218 Class 3 Impact Resistance (at time of manufacture)

Technical Data:

	Landmark PRO (and AR)
Weight/Square (approx.)	231 to 240 lb *
Dimensions (overall)	13 1/4" x 38 3/4"
Weather Exposure	5 5/8"
Shingles/Square (approx.)	66
Bundles per square	3
Coverage per square	100 square feet

*Dependent on manufacturing location. Weight per 100 square feet.

INSTALLATION
Detailed installation instructions are supplied on each bundle of Landmark PRO shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE
These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY
Landmark PRO (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark PRO (and AR) shingles carry up to 10-years of SureStart™ Protection. Landmark PRO AR shingles carry a 30-year algae resistance warranty if installed with CertainTeed Hip and Ridge Accessories mentioned above. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

TECHNICAL SUPPORT
Technical Service Department: 800-345-1145
e-mail: RPG.T.Services@saint-gobain.com

FOR MORE INFORMATION
Customer Experience Team: 800-233-8990
e-mail: gethelp@saint-gobain.com
Web site: www.certainteed.com

CertainTeed
20 Moores Road
Malvern, PA 19355

certainteed SAINT-GOBAIN

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ENTRY DOOR SPECS.

FRAMELESS DIRECT GLAZED GLASS

MORE GLASS. LESS MAINTENANCE. IT'S A WIN-WIN.

Fiberglass entry doors from JELD-WEN have always been beautiful and easy to maintain. Now there's even more reason to appreciate them: direct glazed glass. This feature allows for greater glass surface without additional framing needed to hold it in place. The result is a wide open expanse of glass, more interior light and unencumbered views. Even when closed, these doors have an open, inviting feel.

- Frameless Glass provides wider viewing area
- Easy to clean
- No screw holes or plugs
- Available in 2'0" through 3'0" widths
- Available in 6'8", 7'0", & 8'0" heights
- Includes clear Low-E glass*

FRAMELESS GLASS

LIPLITE GLASS

*Additional glass styles and sizes are available through special order. Please contact your local MMI location for specific product availability

SMOOTH-PRO™

686 Full Lite · 690 Full Lite · 607 1-Lite (RN, BLC) (BLC door & side lite only) · 422 1-Lite

866 Craftsman 1-Lite (RN) (left only) · 820 1-Lite · 607 4-Lite (RN, BLC) · 422 2-Lite · 607 6-Lite (RN, BLC) · 422 3-Lite · 686 6-Lite · 866 3-Lite (RN, BLC) (left only)

DESIGN-PRO™ FIR

866 4-Lite (RN, BLC) (left only) · 866 6-Lite (RN, BLC) (left only) · 820 2-Lite · 607 1-Lite · 422 · 866 1-Lite Craftsman · 690

ADDITIONAL GLASS DESIGN OPTIONS

Rain (RN) · Blanca (BLC)

MMI DOOR LOCATIONS

MICHIGAN (HQ)
6361 Sterling Drive North
Sterling Heights, MI 48312
586-264-0950
800-686-9218
Fax: 586-264-5430

OHIO
400 Circle Freeway Drive
Cincinnati, OH 45246
513-874-6771
800-215-3770
Fax: 513-870-0242

PENNSYLVANIA
172 Plummer Road
Sidman, PA 15955
814-487-7800
800-452-0251
Fax: 814-487-7850

Talk to your MMI Sales Representative for more details.

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10-9780DMMI 04/24

OUTDOOR LIGHT SPECS.

GENERATION LIGHTING

8837401EN3-12: Extra Large One Light Outdoor Wall Lantern

Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 9.3 watt light bulb

Fixture is supplied with 1 light bulb

ENERGY STAR® Qualified

Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

UPC #:785652071270

Finish: Black (12)

Dimensions:

Diameter:	15"	**Extends:**	24"
Width:	16"	**Extends Max:**	30"
Height:	15"	**Wire:**	6 1/2" (color/Black/White)
Weight:	4.07 lbs.	**Mounting Proc.:**	Cap Nuts
		Connection:	Mounted To Box

Bulbs:
1 - LED Medium A19 9.3w Max. 120v - included

Features:
- ENERGY STAR® Qualified
- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- LED Bulbs are an efficient, versatile and durable light source that deliver exceptional performance.
- Meets Title 24 energy efficiency standards
- Title 24 compliant when used with included Joint Appendix (JA8) approved lamp.

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (990W8_37401-BRL)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1 1/4	5	5 7/8	9 1/8

Replacement Bulb Data:

Product #			Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp (°K)	CRI
97502S	Frosted		A19	Medium	9.3	9.3	120v	15000	800 230°	3000	90

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8537401EN3-12	1	785652071270	22.78	18.25	17.78	4.278	6.7	300	Yes
NJ Pallet		16		48	40	77	85.556	107		No
NV Pallet		16		48	40	77	85.556	107		No

Generation Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Generation Lighting. In compliance with U.S copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Generation Lighting, a Visual Comfort & Co brand.

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2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

CUT SHEETS

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Checked by	Checker

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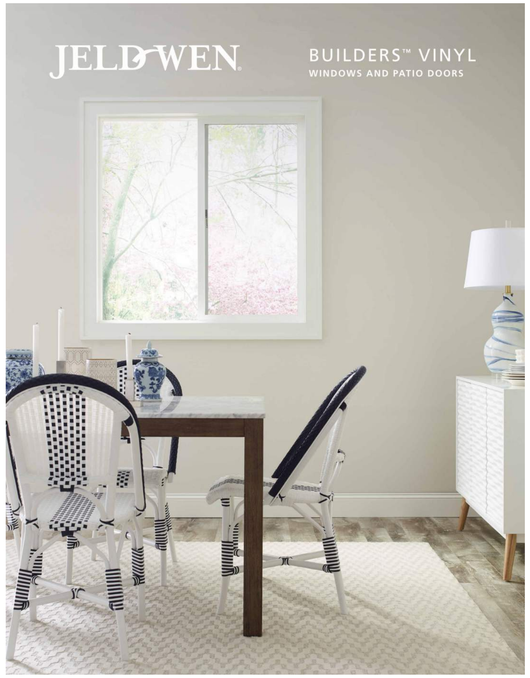
Sheet	of
Scale	

Tuesday, October 23, 2012



ATTRACTIVE, VERSATILE, AND AFFORDABLE

Durable, energy efficient, and budget-friendly, JELD-WEN® Builders™ Vinyl windows are made of high-quality extruded vinyl that resists fading and won't chip or peel. They feature a narrow frame and sash profile for an attractive, streamlined appearance that's low maintenance by design. With ample operating types and aesthetic options available, they are a cost-effective, entry level choice for both new construction and home renovation. Builders™ Vinyl windows offer reliable performance and security, and they are backed by a Limited Lifetime Warranty.

AVAILABLE IN SELECT AREAS

MULTIPLE FRAME OPTIONS TO MAKE INSTALLATION EASY

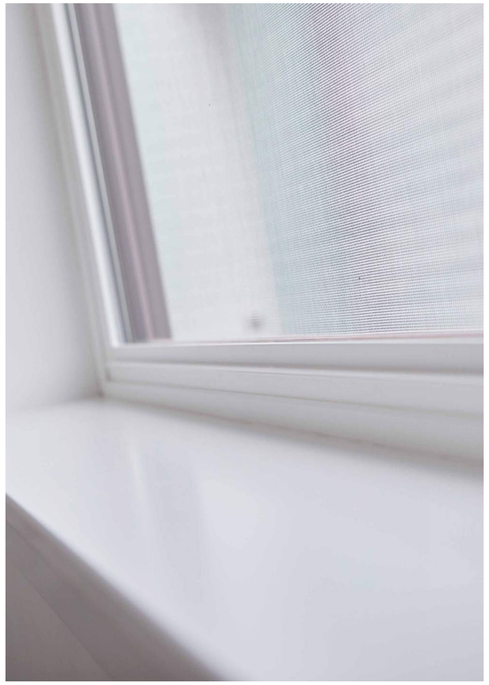
Flush Fin | Integral Nailing Fin | Pocket/Block Frame

OPERATING TYPES

Single-Hung Tilt | Double-Hung | Single-Hung Side Load | Sliding | Fixed, Radius, Geometric

Bay | Bow | Sliding Patio Door

*For warranty details, visit jeld-wen.com, click Support, and select JELD-WEN Warranties.



GLASS

Choose from a variety of glass options that offer performance, privacy, and style.

- Double-pane clear insulating (with Low-E glass options)
- Dirt-resistant
- Laminated
- Tempered
- Tinted
- Textured
- Grilles between the glass (GBG)
- Simulated divided lites (SDL)
- Blinds between the glass (BBG)

DOUBLE-PANE PACKAGES

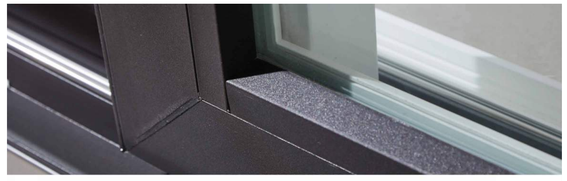
TEXTURED GLASS

Glue Chip | Rain | Obscure | Narrow Reed | Seedy Reamy

HARDWARE

SINGLE HUNG, SLIDING, BAY	DOUBLE-HUNG	SLIDING PATIO DOORS
Cam-Lock	Cam-Lock	Multipoint
Click Cam Lock™	Click Cam Lock™	
AL-Lock		

All options are subject to regional availability. Contact your local JELD-WEN dealer for more information.



FINISHIELD™ EXTERIOR FINISHES

This finish technology stands up to scratches and heat degradation and maintains consistent color across multiple window units. Available with white interior only.

COLOR*

STANDARD INTERIOR & EXTERIOR FINISHES

White | Desert Sand | Almond

OPTIONAL FINISHIELD™ EXTERIOR COLORS

Bronze | Black

AVAILABLE HARDWARE FINISHES

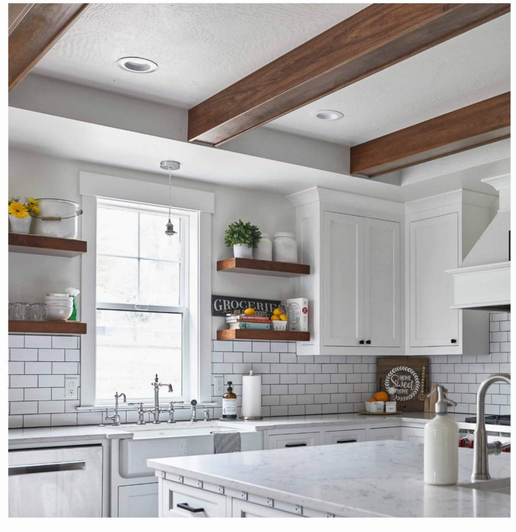
Satin Nickel | Brushed Chrome | Polished Brass | Antique Brass | Bronze

Black | White | Desert Sand | Almond

ADDITIONAL OPTIONS

- Insect screens
- Window opening control devices (WOCD)
- ADA-compliant hardware

Not all hardware finishes available on all operating types. Please consult your sales rep.



For more information, contact your JELD-WEN sales representative today.

JELD-WEN

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11-96996 08/23

SEE MORE AT JELD-WEN.COM

Tuesday, October 23, 2012

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No.	Description	Date

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2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

CUT SHEETS

Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A3.9.2

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Scale	

STUCCO SPECS.

STUCCO MIX

Premium Pre-Mixed Exterior Stucco and Plaster

PRODUCT DATASHEET

DESCRIPTION: Rapid Set® STUCCO MIX is a premium blend of Rapid Set® Cement, quality plaster sand, and high performance additives for use in exterior plastering and stucco applications. STUCCO MIX is ideal where fast turnaround, high strength, superior durability, minimal shrinkage, and reduced cracking are desired. The appearance is similar to portland cement-based plaster and may be applied using like methods. Just add water. STUCCO MIX carries a current ICC-ES Evaluation Report (ESR-2671).

USES: Use STUCCO MIX for installation over masonry, concrete, fiberboard, gypsum, wood or cement-based sheathing. STUCCO MIX may be used as the scratch and brown coats in conventional 3-coat applications, or as the base coat in one-coat applications.

ENVIRONMENTAL ADVANTAGES: Use STUCCO MIX to reduce your carbon footprint and lower your environmental impact. Production of Rapid Set cement emits far less CO_2 than portland cement. Contact your CTS representative for EPD, LEED values and other sustainability information.

APPLICATION: Apply STUCCO MIX using traditional means and methods. STUCCO MIX can be applied from 3/8" to 2" (1.0 cm to 5.1 cm) in thickness. Apply by hand (trowel) or by machine. Projects using STUCCO MIX must follow conventional methods, comply with applicable building codes and ICC-ES Report ESR-2671. See CTS specification and application guidelines available at www.CTScement.com.

SURFACE PREPARATION: For repair projects, application surface must be clean, sound and free from any materials that may inhibit bond, such as oil, curing compound, acid, dirt and loose debris. Roughen surface and remove all unsound material. The repair surface must be thoroughly Saturated Surface Dry (SSD) with water.

MIXING: STUCCO MIX can be mixed in a mortar mixer or with a drill mounted mixer. Use 2.0 to 3.5 quarts (1.9 L to 3.3 L) of water per 50 lb (22.7 kg) bag. Place the desired quantity of mix water into the mixing container. While the mixer is running, add STUCCO MIX. Mix for 3 to 5 minutes, or until a uniform, lump-free consistency is achieved. **CAUTION: DO NOT RETEMPER OR OVER-MIX. DO NOT ADD PORTLAND CEMENT, LIME, OR ANY OTHER ADMIXTURES UNLESS APPROVED BY CTS CEMENT.**

PLACEMENT: Organize work so that all personnel and equipment are ready before placement. Apply and finish using traditional tools and techniques. The working time of STUCCO MIX is approximately 45 minutes at 70°F (21°C). Complete installation of mixed materials before stopping work. To extend working time, use Rapid Set® SET Control retarding admixture or use cold mix water. The second coat must applied as soon as the first coat has attained sufficient rigidity to accept the mechanical force of application without damage.

CURING: Water cure STUCCO MIX by misting the surface with clean water to maintain its wet sheen until the material is hard and cannot be easily scratched with a nail (minimum 90 minutes). Cold weather or extended setting times will increase the required curing time. The objective of water curing is to maintain a continuously wet surface until the product has achieved sufficient strength.

OVERVIEW

Highlights:

Fast: Ready for color coat in 1 hour after moist curing

Crack Resistant: High strength, low-shrink formula

Efficient: Full thickness in a single application

Easy to Use: Just add water

Save Time: Scratch, brown and apply color coat the same day

Conforms to:

ASTM C1328*, ESR-2671, UBC 25-1

MasterFormat® 2016

09 24 23 Cement Stucco

Manufacturer:

CTS Cement Manufacturing Corp.
12442 Knott St.
Garden Grove, CA 92841
Tel: 800-929-3030 | Fax: 714-379-8270
Web: www.CTScement.com
E-mail: info@CTScement.com

STUCCO MIX Premium Pre-Mixed Exterior Stucco and Plaster

COATING: Color coat may be applied after the completion of water curing Stucco Mix per the color coat manufacturer. Under dry ambient conditions, water based coatings such as latex paint can be applied after the product is hardened and dry which usually takes 4 hours. Solvent based and impermeable coatings such as oil based paint and epoxy can be applied in 16 hours.

COLD WEATHER: Environmental and material temperatures below 70°F (21°C) may delay setting time and reduce the rate of strength gain. Lower temperatures will have a more pronounced effect. Thinner sections will be more significantly affected. To compensate for cold temperatures, keep material warm, use heated mix water, and follow ACI 306 Procedures for Cold Weather Concreting.

WARM WEATHER: Environmental and material temperatures above 70°F (21°C) may speed setting time and increase the rate of strength gain. Higher temperatures will have a more pronounced effect. To compensate for warm temperatures, keep material cool, use chilled mix water, and follow ACI 305 Procedures for Hot Weather Concreting. The use of SET Control retarding admixture will help offset the effects of high temperatures.

YIELD & PACKAGING: One 50 lb (22.7 kg) bag of STUCCO MIX will cover approximately 7.0 ft² (0.65 m²) at 3/4" (1.9 cm) thickness. Yields 0.45 ft³ (0.013 m³) per 50 lb (22.7 kg) bag.

SHELF LIFE: STUCCO MIX has a shelf life of 12 months when stored properly in a dry location, protected from moisture, out of direct sunlight, and in an undamaged package.

APPROVED APPLICATOR FOR PROFESSIONALS: Contact 800-929-3030 or ApprovedAP@CTScement.com to become an approved applicator.

USER RESPONSIBILITY: Before using CTS products, read current technical data sheets, bulletins, product labels and safety data sheets at www.CTScement.com. It is the user's responsibility to review instructions and warnings for any CTS products prior to use..

WARNING: DO NOT BREATHE DUST. AVOID CONTACT WITH SKIN AND EYES. Use material in well-ventilated areas only. Exposure to cement dust may irritate eyes, nose, throat, and the upper respiratory system/lungs. Silica exposure by inhalation may result in the development of lung injuries and pulmonary diseases, including silicosis and lung cancer. Seek medical treatment if you experience difficulty breathing while using this product. The use of a NIOSH/MSHA-approved respirator (P-, N- or R-95) is recommended to minimize inhalation of cement dust. Eat and drink only in dust-free areas to avoid ingesting cement dust. Skin contact with dry material or wet mixtures may result in bodily injury ranging from moderate irritation and thickening/cracking of skin to severe skin damage from chemical burns. If irritation or burning occurs, seek medical treatment. Protect eyes with goggles or safety glasses with side shields. Cover skin with protective clothing. Use chemical resistant gloves and waterproof boots. In case of skin contact with cement dust, immediately wash off dust with soap and water to avoid skin damage. In case of skin contact with wet cement, wash exposed skin areas with cold running water as soon as possible. In case of eye contact with cement dust, flush immediately and repeatedly with clean water, and consult a physician. If wet cement splashes into eyes, rinse eyes with clean water for at least 15 minutes and go to the hospital for further treatment.

Please refer to the SDS and www.CTScement.com for additional safety information regarding this material.

LIMITED WARRANTY: CTS CEMENT MANUFACTURING CORP. (CTS) warrants its materials to be of good quality and, at its option, will replace or refund the purchase price of any material proven to be defective within one (1) year from date of purchase. The above remedies shall be the limit of CTS' responsibility. Except for the foregoing, all warranties expressed or implied, including merchantability and fitness for a particular purpose, are excluded. CTS shall not be liable for any consequential, incidental, or special damages arising directly or indirectly from the use of the materials.

⚠ **WARNING**
CANCER and REPRODUCTIVE HARM - www.P65Warnings.ca.gov

TYPICAL PHYSICAL DATA

Set Time, ASTM C266 Mod.	
Initial set	75 minutes

Compressive Strength, ASTM C109 Mod.	
6 hours	1000 psi (6.9 MPa)
24 hours	1800 psi (12.4 MPa)
28 days	2900 psi (20.0 MPa)

*This product is not a portland cement and may have less than 90 minutes set time

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PREMIUM STUCCO

PLASTERING

BRICK VENEER SPECS.

Two different components
(sold separately)

1. **Primary Wall Stone**
(the basic building component)
8 square feet per box

2. **Corner/Finished End Stone**
(for wall endings and 90° corners)
6 linear feet per box

Pair with matching Primary Wall Stone (included) to create corners

OR

Use at the end of a wall for a finished look. Use its mate anywhere as Primary Wall Stone

SOME COMMON SUBSTRATES:
- **Drywall** - Approved
- **Tile** – Approved
- **Brick** – Approved
- **Concrete** – Approved
- **Stucco** – Approved
- **Cement Board** – Approved
- **Wood** – Approved (interiors only).

Visit www.AirStone.com for videos and installation tips.

Proud to be...
Made in USA

Turn a plain space into a stone wall in two easy steps

Step 1: *Apply adhesive*

Step 2: *Press to wall*

Through patented technology, AirStone® is light enough to glue directly onto drywall. This advancement simplifies installation… saving time, money and headaches.

- AirStone is durable and 75% lighter than stone
- No grouting or mortar joints – stones fit precisely together leaving no gaps
- Easy to cut
- Adheres directly to drywall, plywood, concrete, brick and more!
- Great for indoor or outdoor use
- AirStone is non-flammable and safe to use around typical fireplaces

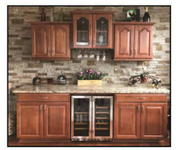
WHAT YOU'LL NEED:

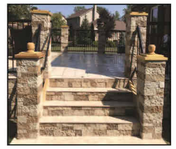
FOR INDOOR PROJECTS:
- AirStone Interior Adhesive
- Putty knife
- Hacksaw or a power saw (with a masonry blade)

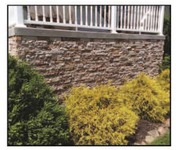
FOR OUTDOOR PROJECTS:
- A premium polyurethane construction adhesive
- Caulk gun
- Easily cut with masonry or tile blade

AirStone®
Simple Installation...Beautiful Results.

Autumn Mountain

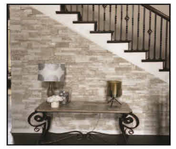






Simple Installation

Birch Bluff



Spring Creek

Beautiful Results!

GARFIELD GROUP LLC
DESIGN

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are property of Garfield Group LLC, 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 Garfield Group LLC.

PROFESSIONAL SEAL :

CONSULTANTS :

No.	Description	Date

PROJECT TITLE:

DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

CUT SHEETS

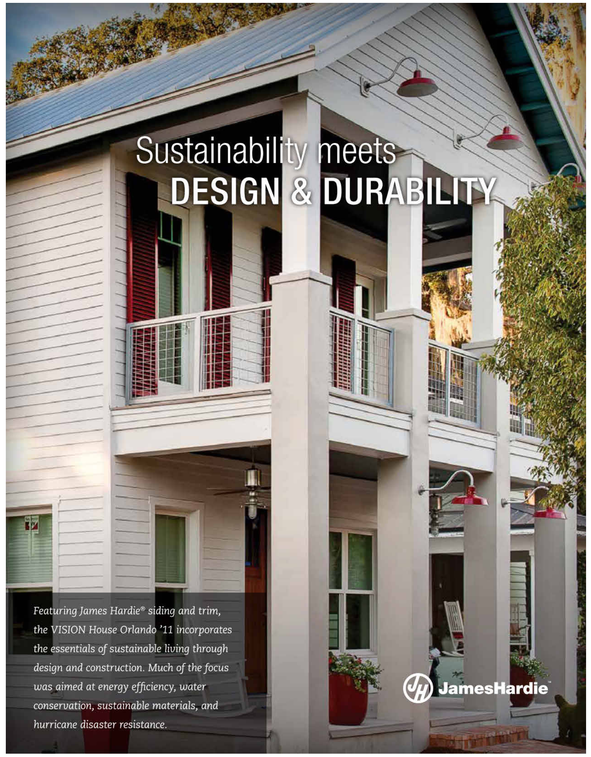
Project number	21-1003
Date	08/22/2024
Drawn by	Author
Checked by	Checker

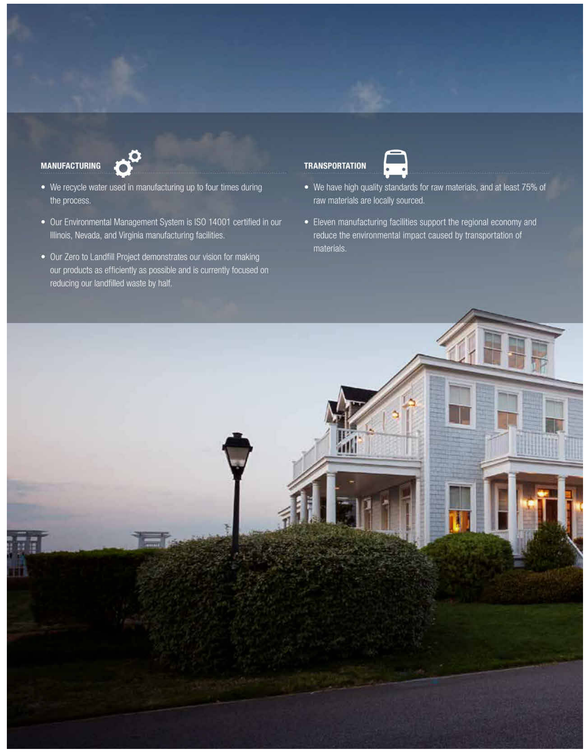
ADR-A3.9.3

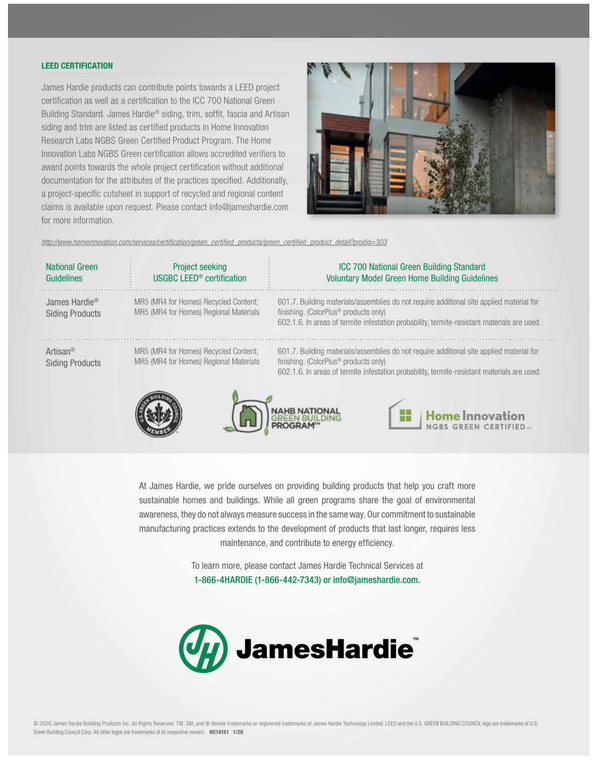
Sheet	of
Scale	

Tuesday, October 23, 2012

SIDING SPECS.







Tuesday, October 23, 2012

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No.	Description	Date

PROJECT TITLE:

DAVTYAN RESIDENCE - ADDITION & REMODEL

2416 SLEEPY HOLLOW DR. GLENDALE, CA 91206

DRAWING TITLE:

CUT SHEETS

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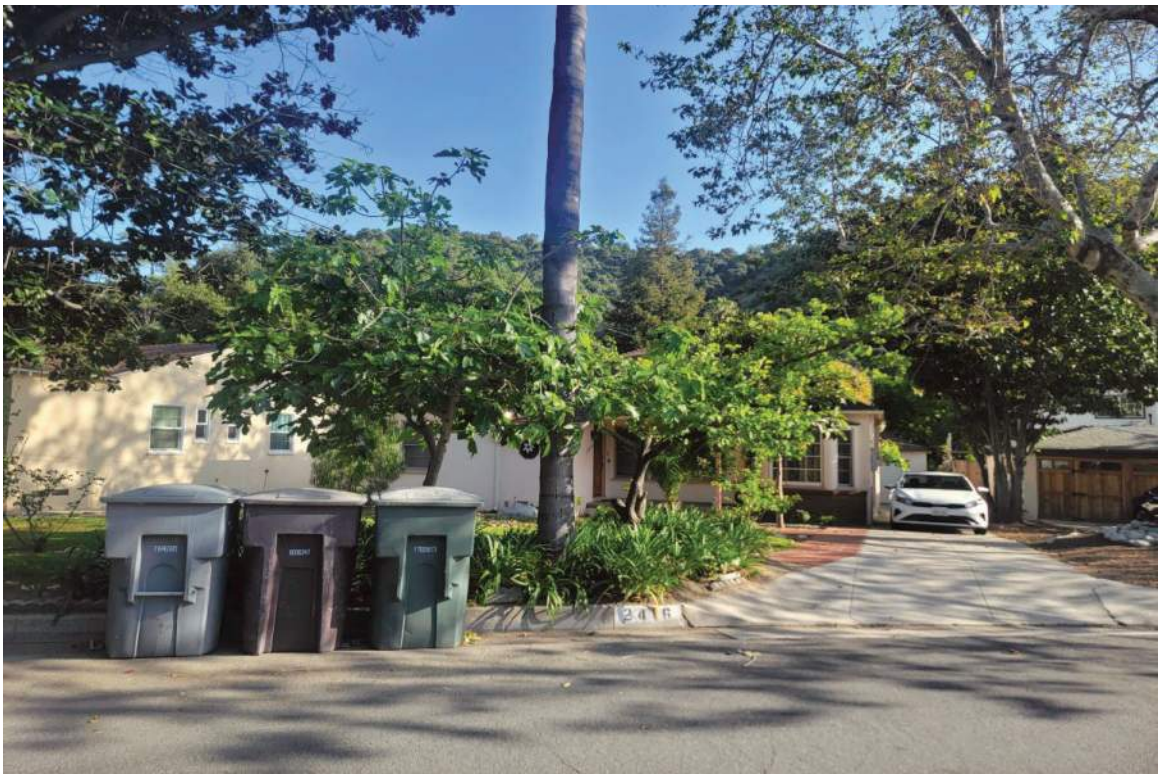
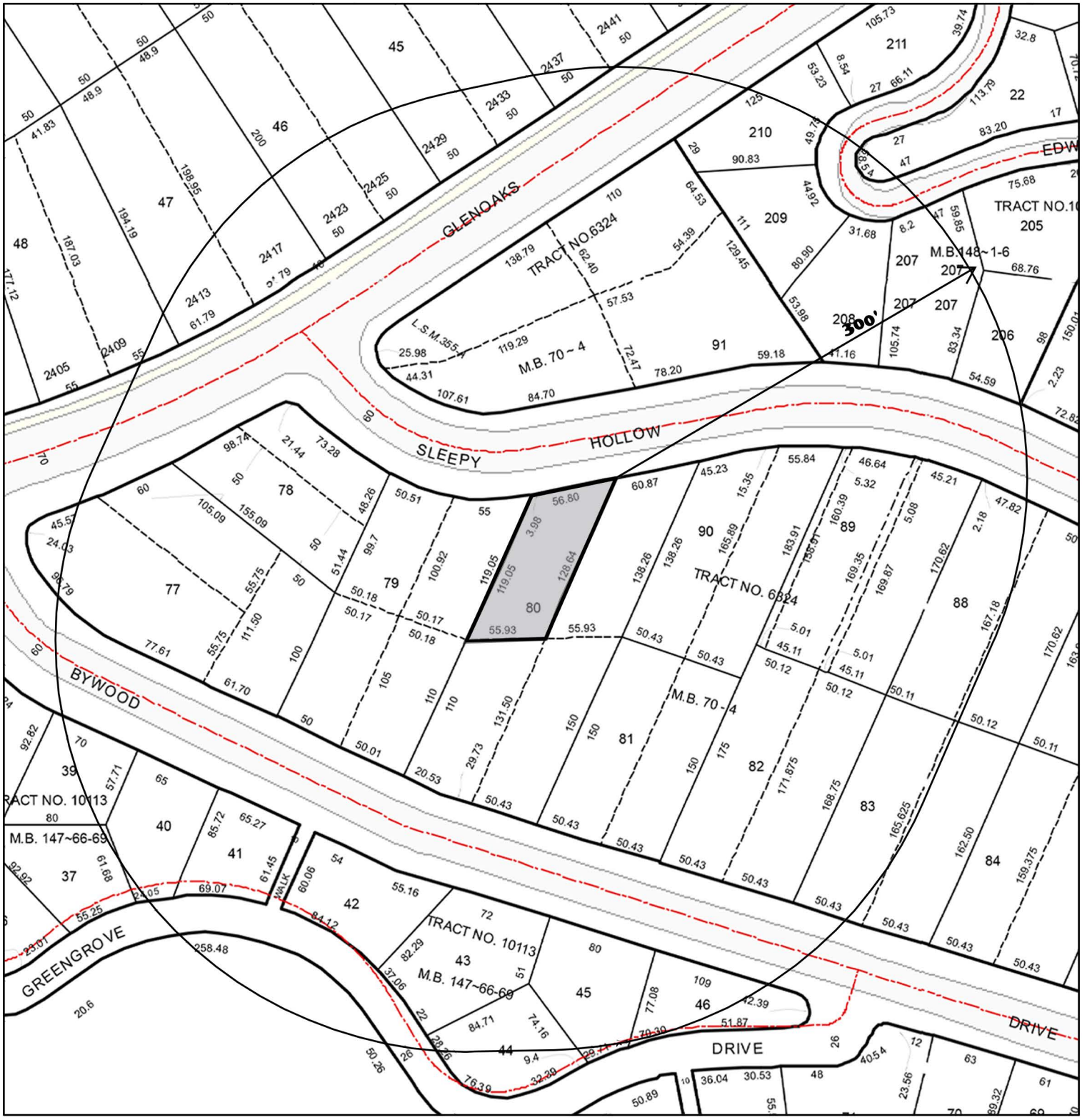
Date	08/22/2024
Drawn by	Author
Checked by	Checker

ADR-A3.9.4

Sheet	of
Scale	

2416 Sleepy Hollow Dr





VICINITY MAP
2416 SLEEPY HOLLOW DR
GLENDALE, CA 91206
APN: 5672-024-012
300' RADIUS
DATE: 05-15-2024

Centerpoint Radius Maps

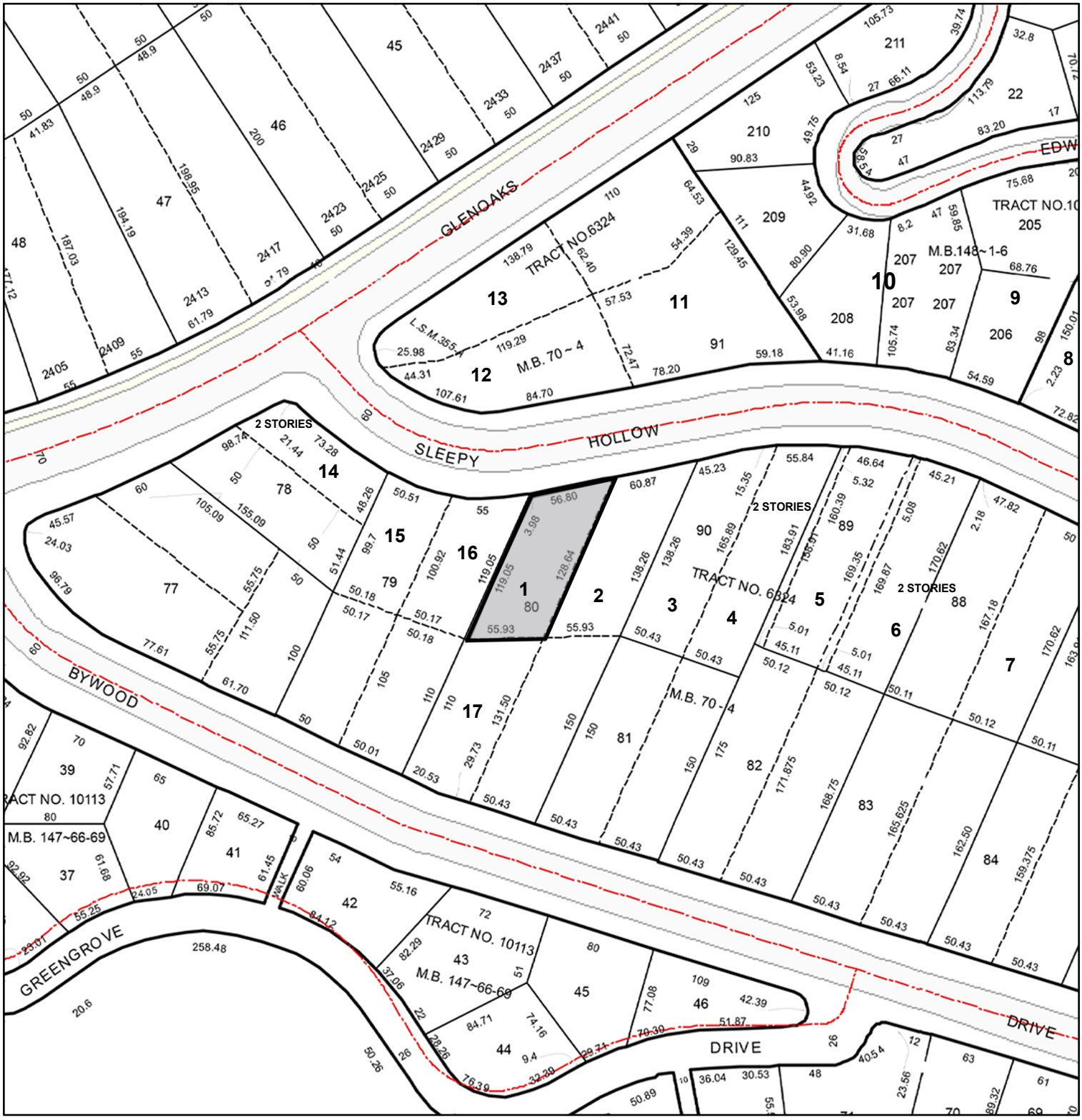


PHOTO SURVEY MAP
2416 SLEEPY HOLLOW DR
GLENDALE, CA 91206
APN: 5672-024-012
300' LINEAR FEET
DATE: 05-15-2024

Centerpoint Radius Maps

Survey List

Number	Address	Stories	Approx Setback (ft)	Floor Area Ratio	House Size (sf)	Lot Size (sf)
1	2416 Sleepy Hollow Dr	1	20.8	0.24	1457	6190
2	2420 Sleepy Hollow Dr	1	27.2	0.19	1281	6670
3	2426 Sleepy Hollow Dr	1	34.1	0.24	1778	7480
4	2430 Sleepy Hollow Dr	2	24.6	0.27	2560	9420
5	2434 Sleepy Hollow Dr	1	28.2	0.17	1349	8170
6	2442 Sleepy Hollow Dr	2	36.8	0.22	3518	16000
7	2446 Sleepy Hollow Dr	1	25.1	0.24	1955	8270
8	2441 Sleepy Hollow Dr	1	10.1	0.18	1976	11250
9	2437 Sleepy Hollow Dr	1	23.5	0.23	1295	5590
10	2431 Sleepy Hollow Dr	1	6.1	0.14	2015	14000
11	2421 Sleepy Hollow Dr	1	35.4	0.19	2147	11330
12	2411 Sleepy Hollow Dr	1	10.6	0.22	1642	7410
13	2430 E Glenoaks Blvd	1	13.2	0.25	1864	7410
14	2414 E Glenoaks Blvd	2	22.9	0.47	2280	4860
15	2408 Sleepy Hollow Dr	1	19.9	0.21	1078	5230
16	2412 Sleepy Hollow Dr	1	16.9	0.32	1799	5710
17	2429 Bywood Dr	1	19.9	0.31	1874	6040
Averages			22.1	0.24	1875	8296

Photo 1 – 2416 Sleepy Hollow Dr

Photo 2 – 2420 Sleepy Hollow Dr

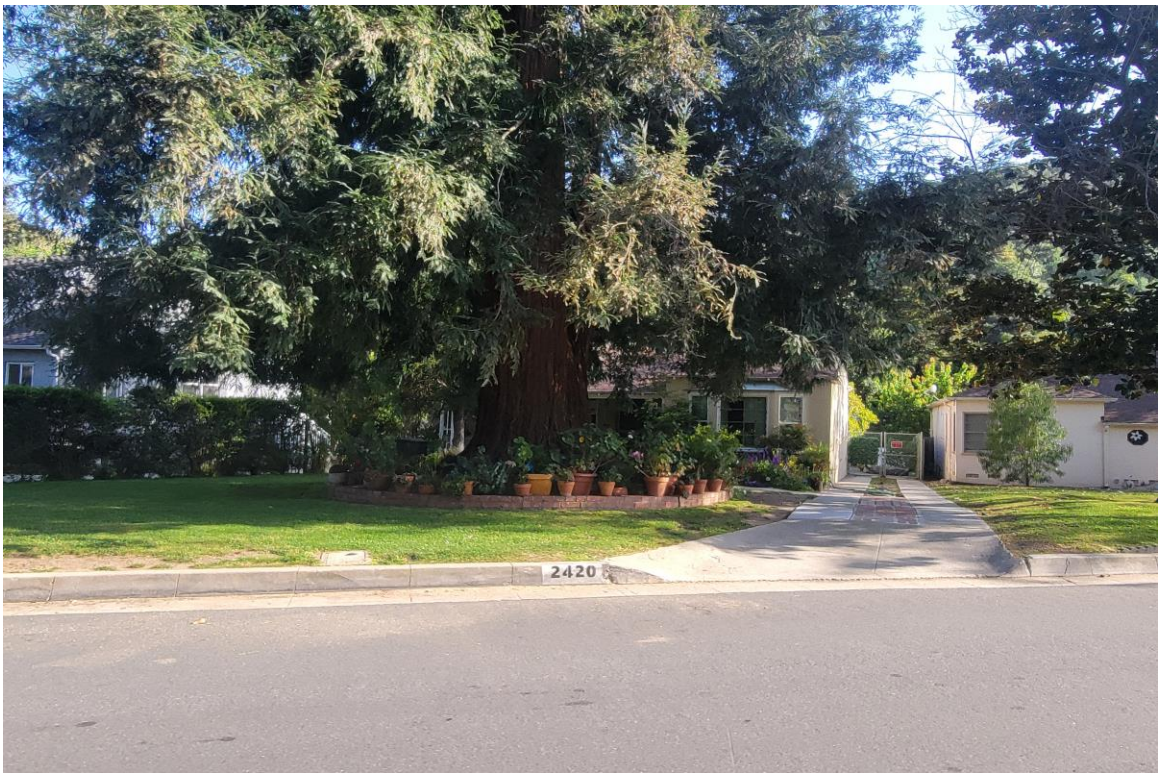


Photo 3 – 2426 Sleepy Hollow Dr

Photo 4 – 2430 Sleepy Hollow Dr

Photo 5 – 2434 Sleepy Hollow Dr

Photo 6 – 2442 Sleepy Hollow Dr

Photo 7 – 2446 Sleepy Hollow Dr

Photo 8 – 2441 Sleepy Hollow Dr

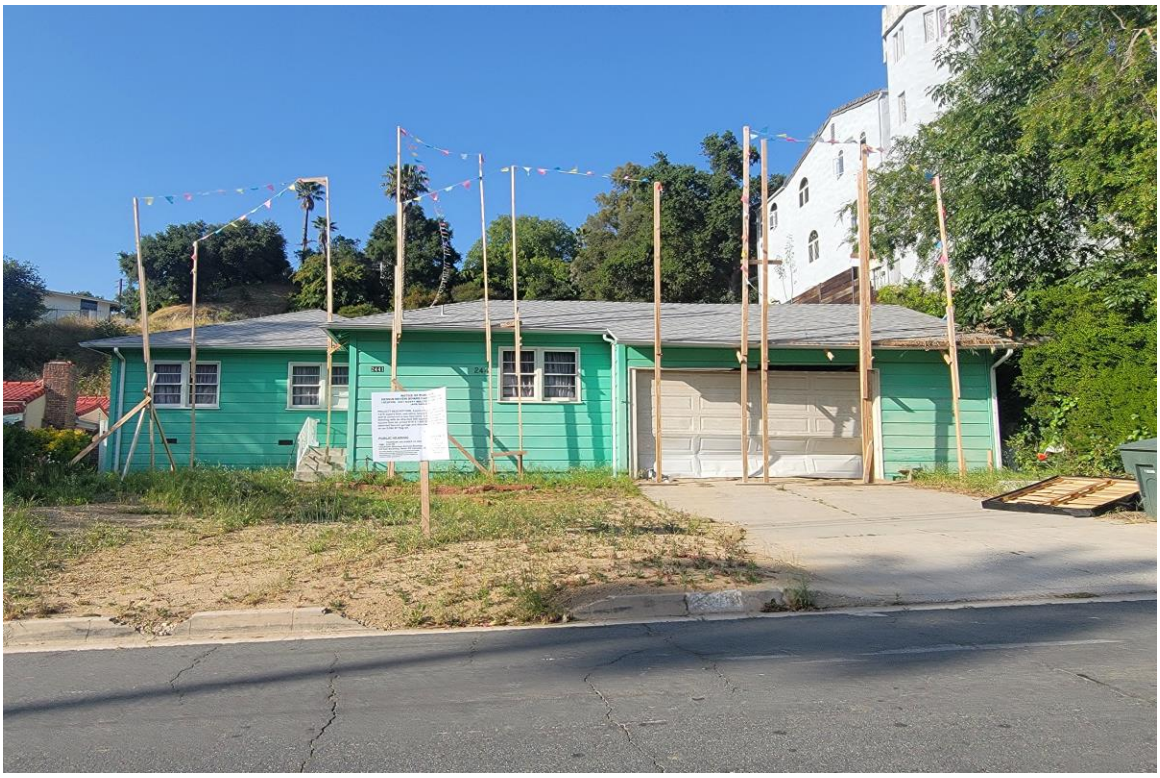


Photo 9 – 2437 Sleepy Hollow Dr

Photo 10 – 2431 Sleepy Hollow Dr

Photo 11 – 2421 Sleepy Hollow Dr

Photo 12 – 2411 Sleepy Hollow Dr

Photo 13 – 2430 E Glenoaks Blvd

Photo 14 – 2414 E Glenoaks Blvd

Photo 15 – 2408 Sleepy Hollow Dr

Photo 16 – 2412 Sleepy Hollow Dr

Photo 17 – 2429 Bywood Dr

CITY OF GLENDALE, CALIFORNIA
Community Development

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140
glendaleca.gov

January 23, 2025

Applicant:
Edmond Davtyan
2416 Sleepy Hollow Drive
Glendale, CA 91206

RE: 2416 SLEEPY HOLLOW DRIVE
ADMINISTRATIVE EXCEPTION CASE NO. PAE-004379-2025

Dear Edmond Davtyan:

Pursuant to the provisions of the Glendale Municipal Code (GMC), Title 30, Chapter 30.44.020 (E), the Community Development Department has processed your application for an Administrative Exception to allow for a maximum twenty (20) percent deviation from one or more numeric standards in Title 30, to allow a two-foot reduction (20% deviation) from the western interior property line and a one-and-a-half-foot reduction (15% deviation) from the eastern interior property line, from the minimum interior setback requirement of 10 feet (as required pursuant to GMC Chapter 30.11.030, Table 30.11-B), in conjunction with the construction of a new 708 square-foot second-story addition and a total of 277 square-foot one-story addition to the existing 1,457 square-foot, one-story single-family residence (built in 1940) with an existing detached two-car garage on a 6,190 square-foot lot located at **2416 Sleepy Hollow Drive** in the R1R - Restricted Residential, Floor Area District II zone, described as Portions of Lot 8, Tract No. 6324 in the City of Glendale, County of Los Angeles.

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

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development Department has **GRANTED WITH CONDITIONS**, your application based on the following findings:

A. The granting of the exception will result in design improvements, or there are space restrictions on the site that preclude full compliance with the Code requirements without hardship.

The new second-story addition is stepped back 20'-10" from the existing primary façade and approximately five feet away from the existing east building wall, while relatively centered within the lot width. The new second-story addition proposes a master bedroom with a walk-in closet and master bathroom, a laundry room, an office, and a bathroom. The additions on the first floor propose a new foyer and a new great room at the rear and remove the centered fireplace and chimney for a new open-plane family room at the center.

The design of the proposed additions will be compatible with the neighborhood pattern and a transitional update to the exterior of the existing minimal traditional architectural style. The new second-story addition will have an eight-foot setback to the west interior property line and an 8-ft, 6-inch setback to the east interior property line.

Granting of the administrative exception request will result in design improvements for the project. The request is to allow the new 708 square-foot second-story addition a two-foot reduction (20% deviation) from the western property line and a one-and-a-half-foot reduction (15% deviation) from the eastern property line, where the Zoning Code is required a 10-foot interior setback (GMC Chapter 30.11.030, Table 30.11-B). To require the project to comply with the required interior setback would narrow the second-story addition and shift the addition closer to the main façade, increasing the building's mass at the street frontage façade and create an awkward building footprint, which would be architecturally inappropriate and structurally impractical. Design Review approval will be required to ensure the project is compatible with the existing architectural style of the house and the City's Comprehensive Design Guidelines.

Furthermore, the required 10-foot interior setback for the addition restricts reasonable use and improvement of the property. The proposed improvements will maintain the integrity of the residence while allowing a reasonable addition to the property, addressing the needs of the residents, improving the functionality of the residence without causing hardship.

B. The granting of the exception will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

Granting of the exception for the new second-story addition for a two-foot reduction (20% deviation) from the western property line and a one-and-a-half-foot reduction (15% deviation) from the eastern property line would not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood. This exception will not change the use of the subject property as a single-family residence. While the residence will become larger, the addition will provide adequate

open space, light and ventilation for the subject residence as well as adjacent residences. The existing detached two-car garage will continue to provide enclosed parking for the sole purpose of parking vehicles on-site, and the existing driveway will remain in its current form and dimensions (76'-9" length and eight-foot width). The proposed total addition of 985 square feet (708 sq. ft. on the second level and 277 sq ft. on the ground level) to the existing house would allow for the expansion of one bedroom, two bathrooms, an office, a foyer, and a rear great room. The proposed addition is not expected to impact the parking demand and subsequently negatively impact the surrounding neighborhood. As such, the applicant's request will not be detrimental to the public welfare, injurious to the property, or improvements in the zone.

C. The granting of the exception will not be contrary to the objectives of the applicable regulations.

The proposed addition meets all other Zoning Code requirements of the R1R - II (Restricted Residential - Floor Area District II), such as lot coverage, floor area ratio, landscaping, and setbacks. The purpose of the Administrative Exception procedure is to provide a simplified means for considering applications for minor deviations from Code standards. These standards have been developed to allow reasonable use of properties in order to promote the public health, safety, and general welfare. To allow a two-foot reduction (20% deviation) from the western property line and a one-and-a-half-foot reduction (15% deviation) from the eastern property line for the new 708 square-foot second-story addition will allow reasonable development of the site, and the existing legal non-conforming garage will continue to provide enclosed parking, serving the existing single-family residence. As such, granting the Administrative Exception will not be contrary to the objectives of the applicable regulations.

CONDITIONS OF APPROVAL

APPROVAL of this Administrative Exception shall be subject to the following conditions:

1) That the development shall be in substantial accord with the plans presented in conjunction with the application for the Administrative Exception, except any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Planning Hearing Officer. Nothing in this approval letter shall authorize the proposed project to deviate from any other Zoning Code requirements that are not specifically advertised in this application.

2) That all necessary permits shall be obtained from the Building and Safety Section and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.

3) That Design Review approval shall be obtained prior to the issuance of a building permit.

4) That any expansion or modification of the dwelling unit which is different than what is represented as part of this Administrative Exception approval shall require a new application as determined by the Hearing Officer.

5) That the premise shall be maintained in a clean and orderly condition and free of weeds, trash and graffiti.

6) That the premises shall be made available to any authorized City personnel (Fire, Planning and Neighborhood Services, etc.), for inspection to ascertain that all conditions of approval of this administrative exception are complied with.

7) That if any buildings, sidewalks, curb or gutter, fencing or landscape areas, etc., adjacent to the site are damaged during the course of construction on public or private property, the damage shall be repaired to the satisfaction of the Planning Hearing Officer for private property and the Director of Public Works for public property.

8) That any proposed exterior lighting shall be directed onto the driveways, walkways and parking areas within the development and away from adjacent properties and the public right-of-way to the satisfaction of the Planning Hearing Officer.

9) That landscaping areas shall be maintained in good condition with live plants and free of weeds and trash.

APPEAL PERIOD

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission, if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. Any appeal must be filed online with the prescribed fee prior to expiration of the 15-day appeal period, on or before **FEBRUARY 7 , 2025.**

All appeals must be filed using the City's online permit portal: www.glendaleca.gov/Permits. Create an account, click "Apply," type "appeal" in the search bar, and apply for "Appeal of Planning Decision." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before **FEBRUARY 7 , 2025.**

Information regarding appeals and appeals and fees may be obtained by calling the Community Development Department staff by contacting the case planner, Columba Diaz at codiaz@glendaleca.gov or 818-937-8188.

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION

Every right or privilege authorized by an Administrative Exception shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

CESSATION

An Administrative Exception may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative Exception for one year or more in the continuous exercise in good faith of such right and privilege.

EXTENSION

Permits granted by such right or privilege may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the administrative exception.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

VIOLATION OF THESE CONDITIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars ($1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars ($500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

REVOCATION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions. To consider the revocation, the Director of Community Development shall

hold a public hearing after giving notice by the same procedure as for consideration of a variance at least 10 days notice by mail to the applicant or permittee.

NOTICE – subsequent contacts with this office

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer who acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

You may contact the case planner, Columba Diaz, during normal business hours at (818) 937-8188 or via e-mail at codiaz@glendaleca.gov.

Sincerely,
Bradley Calvert
Director of Community Development

Milca Toledo
Planning Hearing Officer
MT:AB:CD:sm

CC; City Clerk (K. Cortes); Building and Safety (A. Sargsyan / C. Leung / C. Sarkisloo); Neighborhood Services Division (J. Sada); Design Review & Historic (J. Platt); Economic Dev. (M. Berry); Housing (P. Zovak / M. Fortney / A. Brownell); Urban Design and Mobility F. Zohrevand); Long Range Planning (V. Zemaitaitis / J. Martinez; Community Services and Park (T. Aleksanian/ A. Limayo); Information Services (G. Arnold); City Attorney's Dept. (G. Van Muyden / Y. Neukian / M. Yun); Fire Engineering Section-(J. Diaz / S. Partamian / D. Stimson); Acting General Manager for Glendale Water and Power (M. Robledo); Glendale Water & Power – Water Section (S. Boghosian / E. Hakoupiani / K. Runzer); Glendale Water & Power – Electric Section (C. Babakhanlou/ S. Boghosian / E. Hakoupiani); Police Dept. (Lt. A. Krikorian / Z. Avila); Dir. Of Public Works (D. Hernandez); Engineering and Land Development (A. Avazian/ S. Oganesyan / S. Sheikhlar / R. Villaluna); Traffic & Transportation Section (P. Casanova); Integrated Waste Management Admin. (D. Hardgrove); Maintenance Services/Street and Field / Urban Forester (L. Klick / C. Linares / O. Urquidez); and case planner – Columba Diaz.