



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

May 8, 2025

Decision

2650 Hollister Terrace

Address

Administrative Design Review (ADR)

Review Type

5666-011-026

APN

PADR-004519-2025

Case Number

Jose Rodriguez

Applicant

Shoghig Yepremian

Case Planner

Richard A. Marquis

Owner

Project Summary

The applicant is proposing to construct a 20 square foot bathroom addition to the existing 2,076-square-foot single-family, one-story residence. The proposed addition will expand the inward bathroom wall to align with two existing closet walls. The existing 330 square foot detached garage is proposed to remain. The property is in the R1 (Low Density Residential) Zone, FAR District II.

Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because it is a 20 square foot addition to an existing single family house.

Existing Property/Background

The project site is 12,996 square feet located on the southwest corner of Hollister Terrace and Ashburton Place. The lot is developed with an existing 2,076 square foot single-family residence and a 330 square foot detached garage constructed in 1936. The primary façade of house faces north towards Hollister Terrace and access to the garage is taken from Hollister Terrace.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RI FAR District: II

Although this design review does not convey final zoning approval, the project has been

reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

None.

Site Slope and Grading

The site is less than 40 percent slope and no grading is proposed for the proposed 20 square foot addition.

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	9,969 SF	6,000-23,360 SF	12,996 SF
Setback	24 FT	3-46 FT	24 FT
House size	1,958 SF	1,296-3,311 SF	2,076 SF
Floor Area Ratio	0.22	0.07-0.44	0.24
Number of stories	1 story	1 & 2 story	1 story

DESIGN ANALYSIS

Site Planning

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

Building Location

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

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

The proposed 20 square foot bathroom addition is located on the west side of the house behind the existing volume with no changes to the existing interior setbacks. The addition mainly encloses an area located between two closet spaces.

Garage Location and Driveway

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

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

Landscape Design

☐ yes ☒ n/a ☐ no

If “no” select from below and explain:

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

Walls and Fences

☐ yes ☒ n/a ☐ no

If “no” select from below and explain:

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

Determination of Compatibility: Site Planning

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

- The addition is located on the west side of the existing house and meets all setback requirements.
- The front setbacks along Hollister Terrace and Ashberton Place will not be altered.

Massing and Scale

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

Building Relates to its Surrounding Context

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

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

Building Relates to Existing Topography

☐ yes ☒ n/a ☐ no

If “no” select from below and explain:

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

Consistent Architectural Concept

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

- ☐ Concept governs massing and height

Scale and Proportion

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

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

Roof Forms

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

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

Determination of Compatibility: Mass and Scale

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

- The proposed 20 square foot addition is a minor bathroom addition with massing and scale similar to the surrounding neighborhood.
- The addition retains the existing 16'-10" interior setback along the westerly side of the property.
- The roof form will match the existing cross gable roof and the existing Spanish clay tile roof material and color.

Design and Detailing

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

Overall Design and Detailing

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

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

Entryway

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Well integrated into design
- ☐ Avoids sense of monumentality

- ☐ Design provides appropriate focal point
- ☐ Doors appropriate to design

Windows

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

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

The new window for the proposed addition is casement with picture window in the middle. The proposed new window will mirror the existing house window operations and is appropriate to the Spanish Colonial Revival style house.

Privacy

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

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

Finish Materials and Color

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

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

Paving Materials

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

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

Lighting, Equipment, Trash, and Drainage

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

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

Ancillary Structures

☐ yes ☒ n/a ☐ no

If “no” select from below and explain:

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

Determination of Compatibility: Design and Detailing

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

- The proposed 20 square foot addition retains the design feature of the Spanish Colonial Revival house including matching the existing stucco and barrel mission tile roof.
- The new window is appropriate to the Spanish Colonial Revival house and mirrors the operations already found on the existing residence.
- The overall design and detailing of the addition is compatible with the existing residence and meets the city’s Comprehensive Design Guidelines for Single Family Properties.

Recommendation / Draft Record of Decision






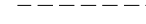
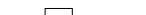



Based on the above analysis, staff recommends **Approval**.

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map



SYMBOLS LEGEND

	CENTER LINE
	PROPERTY LINE
	HIDDEN/CONCEALED LINE
	KEYNOTES
	INTERIOR ELEVATION
	DETAIL/WALL SECTION
	EXISTING WALL
	NEW WALL
	WALL TO BE DEMOLISH
	NOT IN SCOPE OF WORK

CONTACT INFORMATION

PROJECT NAME & ADDRESS

MARQUIS RESIDENCE
2650 HOLLISTER TERR. GLENDALE, CA 91206

<u>OWNER</u>	<u>DRAFTING</u>
<p>RICK & LIZ MARQUIS 2650 HOLLISTER TERR. GLENDALE, CA 91206 310.552.9064</p>	<p>JOSE R. RODRIGUEZ E. onceeeleven@gmail.com T. 310.872.6094</p>
<u>GENERAL CONTRACTOR</u>	<u>INTERIOR DESIGNER</u>
<p>RAFEF ESKANDARIAN Apadana Construction CA LIC#: 893662-B T. 818.517.4938</p>	<p>ANGELA HARRISON SERI LA DWELING E. angela@ladowelling.com T. 310.925.6914</p>

TITLE 24 ENERGY CALCULATION

STRUCTURAL ENGINEER
FOUAD BARAKAT
All Cities Consulting Engineers
8615 Florence Ave. Suite 102
Downey, CA 90240

RAYMOND MENG ZHONG
PERFECT DESIGN
2416 W. Valley Blvd.
Alhambra, CA 91803
E. perfectaa@aol.com
T. 626.287.8808

PROJECT INFORMATION

PROJECT DESCRIPTION

EXPANDING & REMODELING EXISTING BATHROOM

PLANNING DEPARTMENT INFORMATION

<u>LEGAL DESCRIPTION</u>	
ASSESSOR'S PARCEL#	5666-011-026
TRACT:	7498
MAP REFERENCE:	M B 81-2-3
LOT:	N-W CORNER OF #193

ZONE
R1 II
FIRE ZONE: LOW DENSITY RESIDENTIAL FAR II
VERY HIGH

OCCUPANCY
RESIDENTIAL (SINGLE FAMILY RESIDENCE)

AREA	
LOT AREA	12,996 SQ.FT.
(E) RESIDENCE LIVING FLOOR AREA	2,076 SQ.FT.
(E) COVERED PORCH (6'-6" X 28'-10")	188 SQ.FT.
(E) GARAGE (18'-4" X 18'-1")	330 SQ.FT.
(E) MAIN RESIDENCE	2,076 SQ.FT.
NEW BATHROOM ADDITION	20 SQ.FT.
TOTAL RESIDENCE LIVING FLOOR AREA	2,096 SQ.FT.

BUILDING DEPARTMENT INFORMATION

CONSTRUCTION TYPE.....'V-B'
BUILDING HEIGHT.....21'-4"
NUMBER OF STORIES.....1
"NON SPRINKLERED"

APPLICABLE CODES

2023 GLENDALE BUILDING & SAFETY CODE (GBSC)
2023 GLENDALE BUILDING & SAFETY REACH CODE (GRC)
2022 CALIFORNIA BUILDING CODE VOL. 1 & 2 (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CA GREEN BUILDING STANDARDS CODE (CGBSC)

SHEET INDEX

GENERAL

G0.00COVER SHEET & SITE PLAN
GN-1GENERAL NOTES
GN-2GREEN BLD'G RESIDENTIAL MANDATORY MEASURES

ARCHITECTURAL

A0.01EXIST/DEMO FLOOR PLAN, EXT. ELEVATION & SECTION
A1.00PROP. FLOOR PLAN, RCP, EXT. ELEVATION & SECTION
A1.01GENERAL FLOOR PLAN
A3.00DOOR / WINDOW SCHEDULE AND DETAILS

STRUCTURAL

SNSTRUCTURAL NOTES
S1FOUNDATION / ROOF FRAMING
SD1DETAILS

TITLE-24

T1RESIDENTIAL T24 SHEET 1
T2RESIDENTIAL T24 SHEET 2
T3RESIDENTIAL T24 SHEET 3



MARQUIS RESIDENCE

OWNER: Rick & Liz Marquis

2650 Hollister Terr.
Glendale, CA 91206

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BE REPRODUCED OR STORED IN A
RETRIEVAL SYSTEM OR TRANSMITTED
BY ANY MEANS: ELECTRONIC,
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SCALE: AS SHOWN
DATE: 9/19/2024
2650 Hollister_02

APPROVED BY:

REVISION:

SHEET TITLE:
COVER SHEET
& SITE PLAN

SHEET NO.

G 0.00

MARQUIS RESIDENCE

2650 Hollister Terr.
Glendale, CA 91206

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SCALE: AS SHOWN
DATE: 9/19/2024
2650 Hollister_02

APPROVED BY:

REVISION:

SHEET TITLE:
GENERAL NOTES

SHEET NO.
GN-1

GENERAL NOTES:

1. THE INTENT OF THESE DRAWINGS IS TO PROVIDE A COMPLETE AND FINISHED JOB IN ALL RESPECTS. CONTRACTOR IS TO MAKE ACCURATE FIELD INSPECTIONS OF ALL ASPECTS OF THE JOB, VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK, AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR REQUIRED INFORMATION THAT DOES NOT APPEAR ON THE DRAWINGS.
2. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CURRENT EDITION OF ALL RELEVANT BUILDING, ZONING, MECHANICAL, PLUMBING, ELECTRICAL, ACCESSIBILITY AND FIRE SAFETY CODES IN EFFECT AND WITH ALL OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE BUILDING. CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS, AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO INSTALL OR PERFORM HIS WORK IN CONFORMANCE WITH AFOREMENTIONED CODES, AND TO BRING TO THE ATTENTION OF THE DESIGNER ANY DISCREPANCIES OR CONFLICTS BETWEEN THE DRAWINGS AND THE PROVISIONS OF THE CODE PRIOR TO CONSTRUCTION.
3. WHERE ANY CONFLICT OCCURS BETWEEN THE REQUIREMENTS OF FEDERAL, STATE OR LOCAL LAWS, CODES, ORDINANCES, RULES OR REGULATIONS THE MOST STRINGENT SHALL GOVERN.
4. CONTRACTOR TO SECURE NECESSARY DEMOLITION PERMITS PRIOR TO THE EXCAVATION OF THE WORK AND SHALL TAKE FULL RESPONSIBILITY FOR ANY AND ALL SHORING, CRIBBING, SCAFFOLDING, AND ANY AND ALL OTHER TEMPORARY SUPPORTING DEVICES REQUIRED FOR THE EXCAVATION OF THIS WORK. CONTRACTOR SHALL ALSO MAKE NECESSARY ARRANGEMENTS WITH THE GOVERNING POWER, PHONE, CABLE, SEWER, WATER, STORM DRAIN, GAS, AND ALL OTHER MUNICIPAL, STATE, COUNTY AND UTILITY AGENCIES FOR ON-SITE SERVICE INTERRUPTION, LOCATION OF NEW AND EXISTING TO BE RELOCATED UTILITIES, TEMPORARY SERVICES, REALIGNMENTS OF SURFACE METERS, VAULTS AND PLATES OR ANY ASPECT OF THE PROJECT REQUIRING SIMILAR LIAISON AND COORDINATION. ALL UTILITY EQUIPMENT, METERS, PANELS, OVERHEAD LINES AND EXPOSED PIPING SHALL BE LOCATED PRECISELY AS SHOWN ON THE DRAWINGS; WHEN NOT SHOWN, COORDINATE LOCATION WITH DESIGNER PRIOR TO COMMENCING WORK. NO EXTRAS WILL BE ALLOWED FOR RELOCATING INCORRECTLY POSITIONED VISIBLE EQUIPMENT, METERS, PANELS, WIRING, PIPING AND THE LIKE.
5. OWNER SHALL PAY FOR THE PLAN CHECK AND BUILDING PERMIT FEES; CONTRACTOR SHALL PAY FOR ALL OTHER PERMITS AND FEES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY AND SECURITY PRECAUTION PROGRAMS IN CONNECTION WITH THE WORK.
7. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS AT THE JOB SITE. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER. CORRECTIONS OR INSTRUCTIONS SHALL BE ISSUED BY THE DESIGNER PRIOR TO THE EXECUTION OF THE WORK. BY SUBMITTING A BID FOR THE WORK THE CONTRACTOR VERIFIES THAT HE AND APPROPRIATE SUBCONTRACTORS HAVE FAMILIARIZED THEMSELVES WITH ACTUAL SITE CONDITIONS VISIBLE FROM THE EXTERIOR OR INTERIOR OF THE PREMISES OR FROM ACCESSIBLE ATTIC AND UNDER-FLOOR AREAS. NO EXTRAS WILL BE ALLOWED FOR RECTIFYING CONDITIONS VISIBLE AT THE TIME OF BIDDING.
8. ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL BE NEW AND FREE OF FAULTS AND DEFECTS. ENGAGE FULLY LICENSED AND INSURED MECHANICS AND SPECIALISTS IN THEIR TRADE FOR FIRST CLASS WORKMANSHIP THROUGHOUT ALL VISIBLE AREAS OF THE PROJECT.
9. SHOP DRAWINGS, SAMPLES, CATALOG CUTS, PROJECT DATA, PERFORMANCE CHARTS, INSTRUCTION MANUALS, BROCHURES AND OTHER INFORMATION SHALL BE SUBMITTED TO THE DESIGNER AND/OR OWNER WHEN REQUESTED. NO PORTION OF SUCH WORK OR SUCH MATERIALS SHALL BE COMMENCED OR ORDERED UNTIL SUBMITTAL HAS BEEN APPROVED BY DESIGNER AND OWNER.
10. THE DESIGNER AS THE OWNER'S AGENT SHALL DECIDE ALL QUESTIONS AS TO THE INTENT OF THE DRAWINGS AND THE MERIT OF THE MATERIALS AND WORKMANSHIP. DESIGNER DECISION IN ALL MATTERS PERTAINING TO AESTHETICS SHALL BE FINAL.
11. THE CONTRACTOR SHALL GUARANTEE ALL ASPECTS OF HIS WORK AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION OF THE PROJECT. THIS IS IN ADDITION TO ANY OTHER EQUIPMENT AND MATERIAL WARRANTIES AND GUARANTEES IN EFFECT.
12. OBTAIN ANY NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF GRADING PERMITS FOR ANY TRENCHES GREATER THAN 5 FEET IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND.
13. ALL MATERIALS, EQUIPMENT, OR TRADES REQUIRING LEAD TIME OR ORDERING SHALL BE SCHEDULED BY CONTRACTOR TO ALLOW FOR THE TIMELY EXECUTION OF THE WORK. NO CHANGES OR EXTRAS WILL BE GRANTED FOR MATERIAL ORDERED WITH INSUFFICIENT TIME FOR THEIR PROPER CONSTRUCTION AND IMPLEMENTATION. CONTRACTOR SHALL NOTIFY THE DESIGNER WITHIN 7 DAYS OF SIGNING THE CONTRACT FOR CONSTRUCTION OF ANY PROBLEMS IN OBTAINING THE MATERIALS AND FINISHES SPECIFIED.
14. CONTRACTOR SHALL SUBMIT TO THE DESIGNER AND OWNER WITHIN THREE WEEKS OF SIGNING THE CONTRACT FOR CONSTRUCTION A WEEK BY WEEK SCHEDULE FOR THE PROJECT AS IT IS OUTLINED AT THAT TIME. SUBSTANTIAL REVISIONS IN THIS SCHEDULE SHALL BE REPORTED TO THE DESIGNER DURING THE COURSE OF CONSTRUCTION.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES DONE TO EXISTING WORK DURING CONSTRUCTION, AND SHALL REPAIR AND REFINISH SUCH DAMAGES TO FORMER CONDITION AT NO EXPENSE TO THE OWNER. CONTRACTOR SHALL PROTECT WORK AND ADJACENT NON-WORK AREAS FROM WEATHER, EQUIPMENT, DUST AND DEBRIS, AND SHALL BE RESPONSIBLE FOR MAINTAINING THE PREMISES IN A CLEAN AND SAFE CONDITION AT ALL TIMES.
16. CONTRACTOR SHALL EMPLOY A COMPETENT SUPERINTENDENT IN ATTENDANCE AT THE PROJECT SITE AT ALL TIMES DURING THE PROGRESS OF THE WORK.
17. UNLESS NOTED OTHERWISE IN THE DRAWINGS ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF STUD, OF THE DIMENSIONED ASSEMBLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ALLOW FOR THE FINISH MATERIALS WHEN FLOOR, FLOOR, AND ROOF FRAMING AS REQUIRED TO YIELD THE VISIBLE LINES AND PLANES DESCRIBED IN THE DRAWINGS.
18. TOP OF STEEL ELEVATIONS ARE PROVIDED IN THE DRAWINGS AS AN AID TO THE STEEL SUBCONTRACTOR; NOTWITHSTANDING, THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR VERIFYING ELEVATIONS IN GENERAL. SUBMISSION OF SHOP DRAWINGS SHALL BE CONSTRUED AS SAID VERIFICATION AND ACCEPTANCE. DESIGNER SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS OR INCONSISTENCIES.
19. THE INTENT OF THIS PROJECT IS TO CONSTRUCT THE BUILDINGS DESCRIBED HEREIN. ADDITIONAL INFORMATION WILL BE PROVIDED BY THE DESIGNER AS REQUESTED BY THE CONTRACTOR IN SPECIFIC AREAS BUT ANY SUCH PROVISION SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE THE BUILDING DESCRIBED IN THE CONTRACT DOCUMENTS.
20. THE CONTRACT DOCUMENTS CONSIST OF THE FOLLOWING:

a. DRAWINGS AS LISTED IN SHEET INDEX HEREON.
b. STRUCTURAL CALCULATIONS.
21. TITLE 24 ENERGY CALCULATIONS.THE OWNER RESERVES THE RIGHT TO ENTER UPON THE SITE AND INTO THE BUILDING, AND TO OCCUPY PORTIONS OF THE BUILDING PRIOR TO THE DATE OF SUBSTANTIAL COMPLETION, PROVIDED SAME DOES NOT INTERFERE WITH THE WORK UNDER THE CONTRACT. EXERCISE OF THIS RIGHT SHALL IN NO WAY BE DEEMED TO BE ACCEPTANCE BY THE OWNER OF THE WORK.
22. WHEN REQUESTED IN THE DRAWINGS OR SPECIFICATION, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE DESIGNER. PRIOR TO SUBMISSION TO THE DESIGNER, THE CONTRACTOR SHALL CHECK ALL SHOP DRAWINGS AND OTHER SUCH DATA FOR QUANTITY, SIZE AND DIMENSIONS. DESIGNER WILL ANSWER QUESTIONS RAISED AND WILL MAKE DETERMINATIONS REGARDING QUALITY OF MATERIAL AND EQUIPMENT, DESIGN AND ARRANGEMENT DECISIONS AND COLOR SELECTIONS BUT WILL NOT BE RESPONSIBLE FOR QUANTITY, SIZE OR DIMENSIONAL ERRORS. SUBMIT THREE COPIES OF DRAWINGS REQUESTED, ONE TO BE RETAINED BY THE DESIGNER.
23. PROVIDE TEMPORARY TELEPHONE SERVICE AT THE SITE THROUGH THE DURATION OF THE WORK, AND MAKE AVAILABLE TO DESIGNER'S AND OWNER'S REPRESENTATIVES FOR CALL IN DIRECT CONNECTION WITH THE WORK.
24. ALL BIDDERS SUBMITTING BIDS FOR THIS WORK SHALL FIRST EXAMINE THE SITE, AND ALL CONDITIONS AND LIMITATIONS THEREON AND THEREABOUTS. BIDS SHALL TAKE INTO CONSIDERATION ALL SUCH CONDITIONS AND LIMITATION, WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN THE CONTRACT DOCUMENTS, AND BIDS SUBMITTED SHALL BE CONSTRUED AS INCLUDING SUMS NECESSARY TO COMPLETE THE WORK IN EVERY PART SHOWN, DESCRIBED, OR REASONABLY REQUIRED OR IMPLIED.
25. IN CASE OF CONFLICTING INFORMATION WITHIN THE CONTRACT DOCUMENTS:

a. LARGER SCALE DRAWINGS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
b. NOTES IN THE SPECIFICATIONS SHALL HAVE PRECEDENCE OVER UNNOTED DRAWINGS.
c. NOTES IN THE DRAWINGS SHALL HAVE PRECEDENCE OVER NOTES IN THE SPECIFICATIONS.
d. DIMENSIONS IN THE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
NOTIFY THE DESIGNER IMMEDIATELY WHEN CONFLICT ARISES.

26. THE OWNER EXPRESSLY RESERVES THE RIGHT TO LET OTHER CONTRACTS AND TO EMPLOY OTHER CONTRACTORS IN CONNECTION WITH THIS PROJECT. IN ADDITION, THE OWNER RESERVES THE RIGHT TO FURNISH VARIOUS MATERIALS, FIXTURES, AND EQUIPMENT TO BE INSTALLED BY THE CONTRACTOR IN CONNECTION WITH THIS PROJECT.
27. THE OWNER RESERVES THE RIGHT, WITHOUT INVALIDATING THE CONTRACT, TO ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, WITH THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.
- FLOOD ZONE NOTES

1. WATERPROOFING SHOULD BE APPLIED FOR MATERIALS SUSCEPTIBLE TO WATER DAMAGE BELOW THE MINIMUM REQUIRED FINISH FLOOR ELEVATION (FFE). METAL, CONCRETE, CEMENT AND MASONRY ARE CONSIDERED TO BE WATERPROOF.

2. FLOOR FRAMING UNDER THE MINIMUM REQUIRED FINISH FLOOR ELEVATION (FFE) SHOULD BE OUT OF PRESSURE TREATED WOOD.

3. FLOOD VENTING SHOULD BE PROVIDED AT GROUND LEVEL BASED ON THE RATIO OF ONE (1) SQUARE INCH OF VENTING PER ONE (1) SQUARE FOOT OF ADDITIONAL IMPROVED SPACE OF BUILDING.THE BOTTOM LEVEL OF THE FLOOR VENT MUST BE WITHIN 12 INCHES FROM THE GROUND LEVEL.

GENERAL NOTES FOR SINGLE-FAMILY DWELLING:

A. GENERAL

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITY (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES -WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES."

2. OBTAIN PERMITS FROM PUBLIC WORKS PRIOR TO CONSTRUCTION FOR:

A. TEMPORARY PEDESTRIAN PROTECTION AS REQUIRED BY CBC SECTION 3306.
B. FOR ANY CONSTRUCTION NEAR ANY STREET OR PUBLIC AREA.

3. OUTLETS ALONG WALL COUNTER SPACE, ISLAND AND PENINSULA COUNTER SPACE IN KITCHENS SHALL HAVE A MAXIMUM SPACING OF 48". (210-52 NEC)

4. ALL NEW LIGHTING SHALL BE FROM AN ENERGY HIGH EFFICACY LIGHT SOURCE (E.G. FLUORESCENT LAMP). (I-24, SEC. 150(K))

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

6. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

7. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)

8. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDEIS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)

9. A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE SHALL BE RECYCLED AND/OR SALVAGE FOR REUSE IN ACCORDANCE WITH CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4 DIVISION 4.4. (R334)

B. BATHROOMS

1. ALL SHOWER ENCLOSURES, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES (0.66 M2) AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER (0.76 M) CIRCLE. THE MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70 INCHES (1.8 M) ABOVE THE SHOWER DRAIN OUTLET. (PLUMBING CODE SECTION 408.6)

2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS, AND SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE DRAIN INLET (SECTION 1210.2.3). USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

3. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION. SEE SHEET "GN-2/4.303.1

4. A MIN 12" SQ. ACCESS PANEL TO THE BATHTUB TRAP SLIP JOINT CONNECTION IS REQUIRED. SECTION 408.6) (PLUMBING CODE SECTION 402.10)

C. LAUNDRY ROOMS

1. CLOTHES DRYER(S) LOCATED IN AN AREA THAT IS HABITABLE OR CONTAINING FUEL BURNING APPLIANCES SHALL BE EXHAUSTED TO THE OUTSIDE OR TO AN AREA WHICH IS NOT HABITABLE AND DOES NOT CONTAIN OTHER FUEL BURNING APPLIANCES (BUT NOT BENEATH THE BUILDING OR IN THE ATTIC AREA). (CMC 504.4)

2. A 4" CLOTHES DRYER MOISTURE EXHAUST DUCT IS LIMITED TO A 14 FEET LENGTH WITH TWO ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2. (CMC 504.2, CMC 908)

D. ZONING NOTES

1.-

E. SPECIAL HAZARDS

1. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. (CRC R308, CBC SECTION 2406.4)

• FIXED OR OPERABLE PANELS IN SWINGING, SLIDING AND BIFOLD DOORS AND FIXED OR OPERABLE PANELS ADJACENT TO DOORS;
• FIXED OR OPERABLE WINDOW PANELS WITH PANES LARGER THAN 9 SQUARE FEET AND ARE LESS THAN 18 INCHES ABOVE THE FLOOR, HAVE A TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR AND HAVE ONE OR MORE WALKING SURFACES WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
• GLAZING IN GUARDS AND RAILINGS, ADJACENT TO WET SURFACES, ADJACENT TO STAIRS AND RAMP, AND ADJACENT TO BOTTOM STAIR LANDINGS.

2. EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, THE TYPE OF GLASS, AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AND THAT IS VISIBLE IN THE FINAL INSTALLATION.

3. UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING, MANUFACTURER, PERFORMANCE GRADE RATING AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA/CSA 101/1.5.2/A440. (R308.6.9)

4. PRE-FAB FIREPLACES ARE REQUIRED TO HAVE MANUFACTURER, MODEL, AND UNDERWRITER LABORATORIES CERTIFICATION (OR ICC-ES).

5. PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBECUE WHICH USES FUEL BURNING MATERIAL." (CBC 2802)

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

7. WATER HEATER MUST BE STRAPPED TO WALL. (CPC 507.2)

8. SMOKE ALARMS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS. (R314.2.2)

9. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314.3)
- 9A. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS. (R314.5)
10. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)
11. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. (R315.2.2)
12. INSTALLATION NEAR BATHROOMS. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS LISTED FOR INSTALLATION IN CLOSE PROXIMITY TO SUCH LOCATIONS. CBC 907.2.11.8 / NFPA 72 SECTION 29.11.3.4(7)
13. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36" HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM THOSE REGISTERS. CBC 907.2.11.8 / NFPA 72 SECTION 29.11.3.4 (8)
14. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36" HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING-SUSPENDED (PADDLE) FAN. CBC 907.2.11.8 / NFPA 72 SECTION 29.11.3.4 (9)
15. FOR TRAY-SHAPED CEILINGS (COFFERED CEILINGS), SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED ON THE HIGHEST PORTION OF THE CEILING OR ON THE SLOPED PORTION OF THE CEILING WITHIN 12" VERTICALLY DOWN FROM THE HIGHEST POINT. CBC 907.2.11.8 / NFPA 72 SECTION 29.8.4 (12)
- F. STRUCTURAL REQUIREMENTS
1. CUTTING, NOTCHING, AND BORING OF WOOD FRAMING MEMBERS . (CRC R602.6, CBC SEC. 2308.5.9, 10)(SEE DIAGRAMS BELOW).

• BORED HOLES D/3

2 X 6 = 1 13/16"

2 X 8 = 2 7/16"

2 X 10 = 3 1/16"

2 X 12 = 3 3/4"

D IS MAXIMUM

2" MINIMUM FROM TOP AND BOTTOM OF JOIST

PIPE OR CONDUIT

CUTTING AND NOTCHING

STUD

NOTCH

2 X 4 STUD -- 1 7/8" MAX"

2 X 6 STUD -- 2 3/16" MAX"

40% ALLOWED NONBEARING PARTITIONS

DRAWING 1

STUD

NOTCH

2 X 4 STUD -- 7/8" MAX"

2 X 6 STUD -- 1 3/8" MAX"

25% ALLOWED EXTERIOR WALLS AND BEARING PARTITIONS

DRAWING 2

BORED HOLES

2 X 4 STUD -- 1 7/8" MAX"

2 X 6 STUD -- 2 3/16" MAX"

BORED HOLE

5/8" MIN.

40% ALLOWED ANY WALL

DRAWING 3

2 X 4 STUD -- 2 1/8" MAX"

2 X 6 STUD -- 3 5/16" MAX"

BORED HOLE

5/8" MIN.

60% ALLOWED ANY NONBEARING WALL OR EACH BORED STUD DOUBLED BORED HOLE NOT PERMITTED IN MORE THAN TWO SUCCESSIVE DOUBLED STUDS

DRAWING 4



RESIDENTIAL MANDATORY MEASURES
ADDITIONS/ALTERATIONS

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

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

ITEM #	CODE SECTION	REQUIREMENTS
Chapter 3 – GREEN BUILDING		
301.3	Addition and Alterations	• Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.
		• Section 4.106.4.3 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multi-family buildings.
		• Requirements only apply within the specific area of the addition or alteration.
Chapter 4 – RESIDENTIAL MANDATORY MEASURES		
Division 4.1 – Planning and Design		
		Site Development (Sec. 4.106)
1	4.106.1	General. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas.
2	4.106.2	Storm water drainage and retention during construction. Projects which disturb less than one acre of soil and are not part of a larger common development, shall manage storm water drainage during construction. In order to manage storm store water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. a. Retention basins of sufficient size shall be utilized to retain storm water on the site. b. Where storm water is conveyed to a public drainage system or gutter, water shall be filtered by use of a barrier system or wattle approved by the city. c. Compliance with all NPDES and City of Glendale Storm Water Management Ordinance.

ITEM #	CODE SECTION	REQUIREMENTS
3	4.106.3	Note: Refer to the State Water Resource Control Board for projects which disturb one acre or more of soil, or part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)
		Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. (Does not apply to additions and alterations not altering the drainage path.)
		Multi-family residential only: When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered, ten percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. (Electric Vehicle Charging Space definition: A space intended for landing and required accessible routes for persons with disability as required by Chapter 11A and 7 or 11B of CBC shall not be included when calculating the area required to be a permeable surface. <i>Construction documents shall show the requirements above.</i>
5	4.106.5 (GBSC)	Water permeable surface. <i>Provide calculation on site plan to show proposed water permeable surfaces shall not to be less than 20 percent of the total on-grade, residential uncovered parking, walking or patio surfaces.</i> The primary entry walkway and entry porch or landing and required accessible routes for persons with disability as required by Chapter 11A and 7 or 11B of CBC shall not be included when calculating the area required to be a permeable surface.
Division 4.2 – Energy Efficiency		
Performance Requirements (Sec. 4.201)		
6	4.201.1	Scope. This project shall comply with all applicable energy efficiency requirements as set forth in the 2022 California Energy Code and the City of Glendale Amendment to the California Energy Code Ordinance No. 5998. <i>Energy calculations and compliance forms shall be included as part of the plans and drawings.</i>
Division 4.3 – Water Efficiency and Conservation		
Indoor Water Use (Sec. 4.303)		
7	4.303.1	Indoor water use. Plumbing fixtures and fittings shall comply with the following and <i>shall be shown on the construction documents.</i> a. Water closets: Maximum 1.28 gallons per flush b. Urinals: Maximum 0.125 gallons per flush for wall-mounted. Other urinals: 0.5 gallons per flush. c. Single showerheads: Maximum flow rate of 2.0 gallons per minute at 80 psi. d. Multiple showerheads serving one shower: combined flow rate of all showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi. e. Lavatory faucets within dwelling units: Max flow rate of 1.2 gallons per minute at 60 psi. Minimum flow rate of 0.8 gallon per minute at 20 psi. f. Lavatory faucets in common and public use areas: Maximum flow rate of 0.5 gallons per minute at 60 psi. g. Metering faucets: Maximum 0.25 gallons per cycle. h. Kitchen faucets: Maximum flow rate of 1.8 gallons per minute at 60 psi.

ITEM #	CODE SECTION	REQUIREMENTS
		<p>Plumbing fixtures and fittings shall be installed in accordance with the 2022 <i>California Plumbing Code</i> and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i>.</p> <p>Note: All noncompliant plumbing fixtures in any residential property shall be replaced with water conserving plumbing fixtures. Plumbing fixtures replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final approval by the City of Glendale Building and Safety Division.</p>
8	4.303.3	<p>Submetering for multifamily buildings and dwelling units in mixed use residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the <i>California Plumbing Code</i>.</p>
9	4.303.3	<p>Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the <i>California Plumbing Code</i>, and shall meet the applicable referenced standards in Table 1701.1 of the <i>California Plumbing Code</i>.</p>
<p>Outdoor Water Use (Sec. 4.304)</p>		
10	4.304.1	<p>Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficiency landscape ordinance or the current California Department of Water Resources' Model Water Efficiency Landscape Ordinance (MWEL0) whichever is more stringent.</p> <p><i>Landscape plans shall show all outdoor water efficiency features of CalGreen Section 4.304.</i></p>
<p>Division 4.4 – Material Conservation and Resource Efficiency</p>		
<p>Enhanced Durability and Reduced Maintenance (Sec. 4.406)</p>		
11	4.406.1	<p>Rodent proofing: Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the city building inspector.</p>
<p>Construction Waste Reduction, Disposal and Recycling (Sec. 4.408)</p>		
12	4.408.1	<p>Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with the City of Glendale's Construction and Demolition Waste Reduction and Recycling Plan (CDWRRP) Ordinance. A City approved waste management company/hauler shall be used for recycling of construction waste. Documentation of compliance shall be provided to the City's Building and Safety Division.</p> <p><i>The project shall complete the city's Construction and Demolition Waste Reduction and Recycling Plan form prior to the issuance of the building permit and pay the CDWRRP deposit.</i></p>
<p>Building Maintenance and Operation (Sec. 4.410)</p>		
13	4.410.1	<p>Operation and Maintenance manual. The builder shall prepare an Operation and Maintenance Manual as outlined in 2022 CalGreen Section 4.410.1. The manual shall be given to the owner upon final approval by the building inspector. In such case where the property is being sold, it should be given to the new owner at the time of sale. A copy of the manual shall be available for the inspector prior to, or at the time of final inspection.</p>

ITEM #	CODE SECTION	REQUIREMENTS
14	4.410.2	Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide a readily accessible area(s) that serves all buildings on the site and is identified for recycling. Contact the City's Public Works Integrated Waste Management Division for details of the City's recycling ordinance.
Division 4.5 – Environmental Quality		
Fireplaces (Sec. 4.503)		
15	4.503.1	Fireplaces. Any installed gas fireplace shall be direct vent sealed combustion type. New wood burning masonry fireplaces are not allowed per SCAQMD Rule 445.
Pollutant Control (Sec.4.504)		
16	4.504.1	HVAC system protection. During the construction process and until final startup of the HVAC system, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other method to reduce the amount of water, dust and debris which may enter the system.
17	4.504.2	Finish material pollutant control. Finish material pollutant control, shall comply as follows: a. Adhesives, sealants and caulks used on this project shall comply with SCAQMD Rule 1168 for VOC limits and toxic compounds. Aerosol adhesives, sealants and caulks (in packaging units not more than one pound or 16 fluid ounces) shall comply with statewide VOC standards. b. Paints and coatings shall comply with VOC limits in CalGreen Table 4.504.3. c. Aerosol paints and coatings shall comply with statewide requirements and other requirements noted in CalGreen Section 4.504.2.3 d. Carpet Systems. All carpeting and carpet cushion shall meet the requirements of the Carpet and Rug Institute Green Label Plus Program. Adhesives shall comply with VOC limits in CalGreen Table 4.504.1. e. Resilient flooring. Where installed, 80% of the floor area receiving resilient flooring shall comply with one or more of the standards listed in CalGreen Section 4.504.4. f. Composite wood products used on the interior or exterior of the building shall comply with the formaldehyde limits in CalGreen Table 4.504.5. Verification of compliance with the standards listed above shall be provided upon request to the building inspector.
18	4.505.1	Interior Moisture Control (Sec. 4.505) Interior moisture control. Buildings shall meet or exceed the provisions of the <i>California Building Code</i> . a. Concrete Slab foundations. Concrete Slab-on-grade foundations/floors that are required to have a vapor retarder by the <i>California Building Code</i> section 1907 or the <i>California Residential Code</i> section R508, shall have a capillary break consisting of a 4-inch-thick base of ½ inch or larger clean aggregate with a vapor retarder in direct contact with concrete. The concrete mix design shall address bleeding, shrinkage, and curing. For additional information, see American Concrete Institute, <i>ACE 302.2R-06</i> .

ITEM #	CODE SECTION	REQUIREMENTS
19	4.506.1	b. Building materials with visible signs of water damage shall not be installed. Wall and floor framing lumber shall not be enclosed when the framing members exceed 19-percent moisture content. Moisture content shall be verified using one of the methods listed in CalGreen section 4.505.3. c. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities.
		Indoor Air Quality (Sec.4.506) Bathroom and exhaust fans. Each bathroom (a room which contains a bathtub, shower, or tub/shower combination) shall be mechanically ventilated and shall comply with the following: a. Exhaust fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. b. Unless functioning as a component of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control. c. Humidity controls shall be capable of adjustment between 50% and 80% relative humidity. Humidity control may utilize manual or automatic means of adjustment which may be a separate component to the exhaust fan (not required to be built-in).
		Environmental Comfort (Sec. 4.507) Heating and air-conditioning system design. HVAC systems shall be sized, designed and have equipment selected using the methods listed in CalGreen Section 4.507.2.
20	4.507.2	Natural Light and Ventilation (Sec. 4.509) Natural light and ventilation. <i>Provide calculation of required natural light and ventilation on plans showing the following:</i> a. The minimum glazed area for natural light shall not be less than 10 percent of the floor area of the room served. b. The minimum openable area for ventilation to the outdoors shall be 5 percent of the floor area of being ventilated.
Chapter 7 – INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS		
Qualifications (Sec. 702)		
22	702.1	Installer and training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. a. State certified apprenticeship programs. b. Public utility training programs. c. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. d. Programs sponsored by manufacturing organizations. e. Other programs acceptable to the enforcing agency.
23	702.2	Special inspection. When required by the <i>California Building Code</i> , or the approved plans, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with the CalGreen Code. Special inspectors shall comply with the following:

ITEM #	CODE SECTION	REQUIREMENTS
		<p>a. Special Inspectors shall be approved by the City of Glendale Building & Safety Division prior to performing any special inspections of any component or system required by the CalGreen Code.</p> <p>b. Special Inspectors shall be qualified and able to demonstrate competence to the enforcing agency in the discipline which they are inspecting.</p> <p>c. Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting.</p>
		Verifications (Sec. 703)
24	703.1	Documentation. Documentation used to show compliance with this code shall include but is not limited to: construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the City of Glendale which demonstrates substantial conformance.
DEFINITIONS		
25		ADDITION. An extension or increase in floor area of an existing building or structure.
26		ALTERATION OR ALTER. Any construction or renovation to an existing structure other than repair for the purpose of maintenance or addition.
27		LEVEL 2 ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The 208/240-volt 40-ampere branch circuit, and the electric vehicle charging connectors, attachment plugs and all other fittings, devices, power outlets or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.
28		GREEN BUILDING. A holistic approach to design, construction and demolition that minimizes the building's impact on the environment, the occupants and the community.
29		HIGH-RISE RESIDENTIAL BUILDING. For the purposes of CalGreen, any building that is of Occupancy Group R and is four stories or greater in height.
30		LOW-RISE RESIDENTIAL BUILDING. For the purpose of CalGreen, any building that is of Occupancy Group R and is three stories or less.
COMPLIANCE STATEMENT		
31		<p>Compliance Statement. As the design professional or designer of record for this project, I certify that the design complies with all the applicable provisions of the 2022 California Green Building Standards Code (CalGreen Code) and including the Glendale Amendments to Volume IX Green Building Standards (Ord. No 5998 and No. 5999) of the 2023 Glendale Building and Safety Code.</p> <div><div>Signature</div><div>JOSE RODRIGUEZ</div></div> <div><div>Print Name</div><div>11725 VALIANT ST., RIVERSIDE, CA 92505</div></div> <div><div>Company</div><div>Address</div></div> <div><div>9/19/2024</div><div>Date</div></div> <div><div>License</div><div></div></div>

TABLE 4.504.1 ADHESIVE VOC LIMITS ^{1,2} Less Water and Less Exempt Compounds in Grams per Liter	
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Reactive material (except wood)	50
Wood	30
Fiberglass	80

- If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
- For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2 SEALANT VOC LIMITS Less Water and Less Exempt Compounds in Grams per Liter	
SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	250
Nonporous	775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{2,3} Grams of VOC per liter of Coating, Less Water and Less Exempt Compounds	
COATING CATEGORY	VOC LIMITS
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	350
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solid coatings ¹	120
Magnesium cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Rust preventative coatings	250
Shellac	500
Clear	750
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone Consolidation	450
Swimming pool coatings	340

TABLE 4.504.3 (CONT'D) VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{2,3} Grams of VOC per liter of Coating, Less Water and Less Exempt Compounds	
Traffic marking coatings	100
Tub and Tile refinish coating	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

TABLE 4.504.5 FORMALDEHYDE LIMITS ¹ Maximum Formaldehyde Emissions in Parts per Million	
PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333-06(2002). For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 8 millimeters.



MARQUIS RESIDENCE

2650 Hollister Terr.
Glendale, CA 91206

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SCALE: AS SHOWN
DATE: 9/19/2024
2650 Hollister_02

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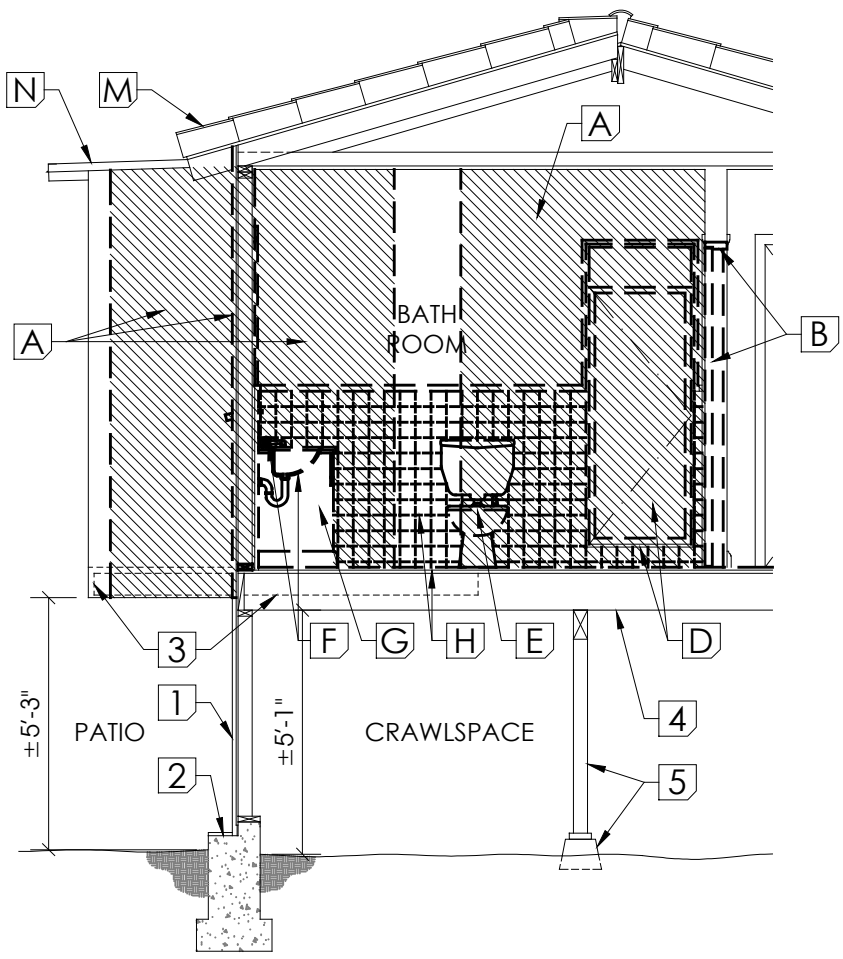
REVISION:

SHEET TITLE:
GREEN BUILDING
RESIDENTIAL
MANDATORY
MEASURES

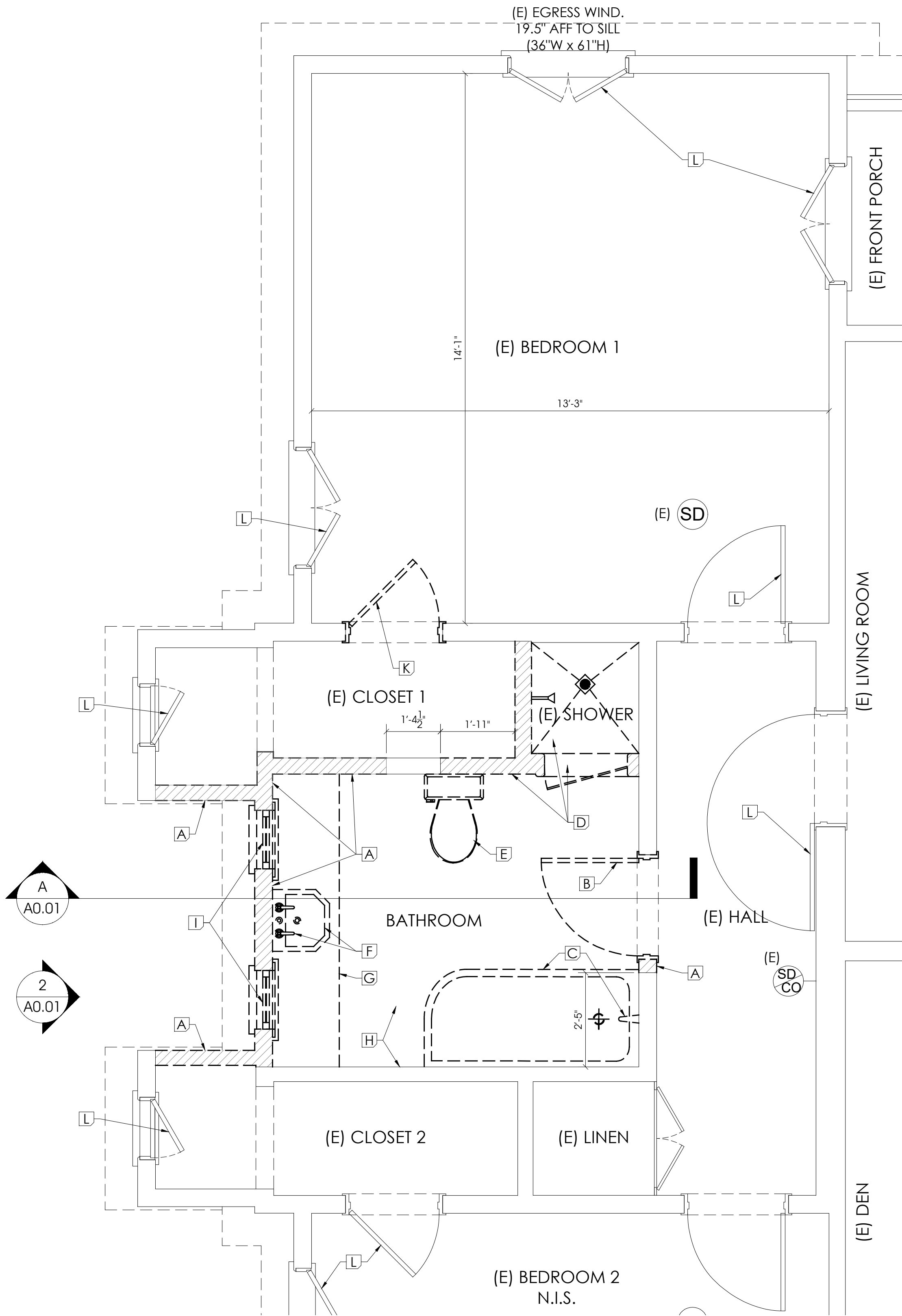
SHEET NO.

GN-2

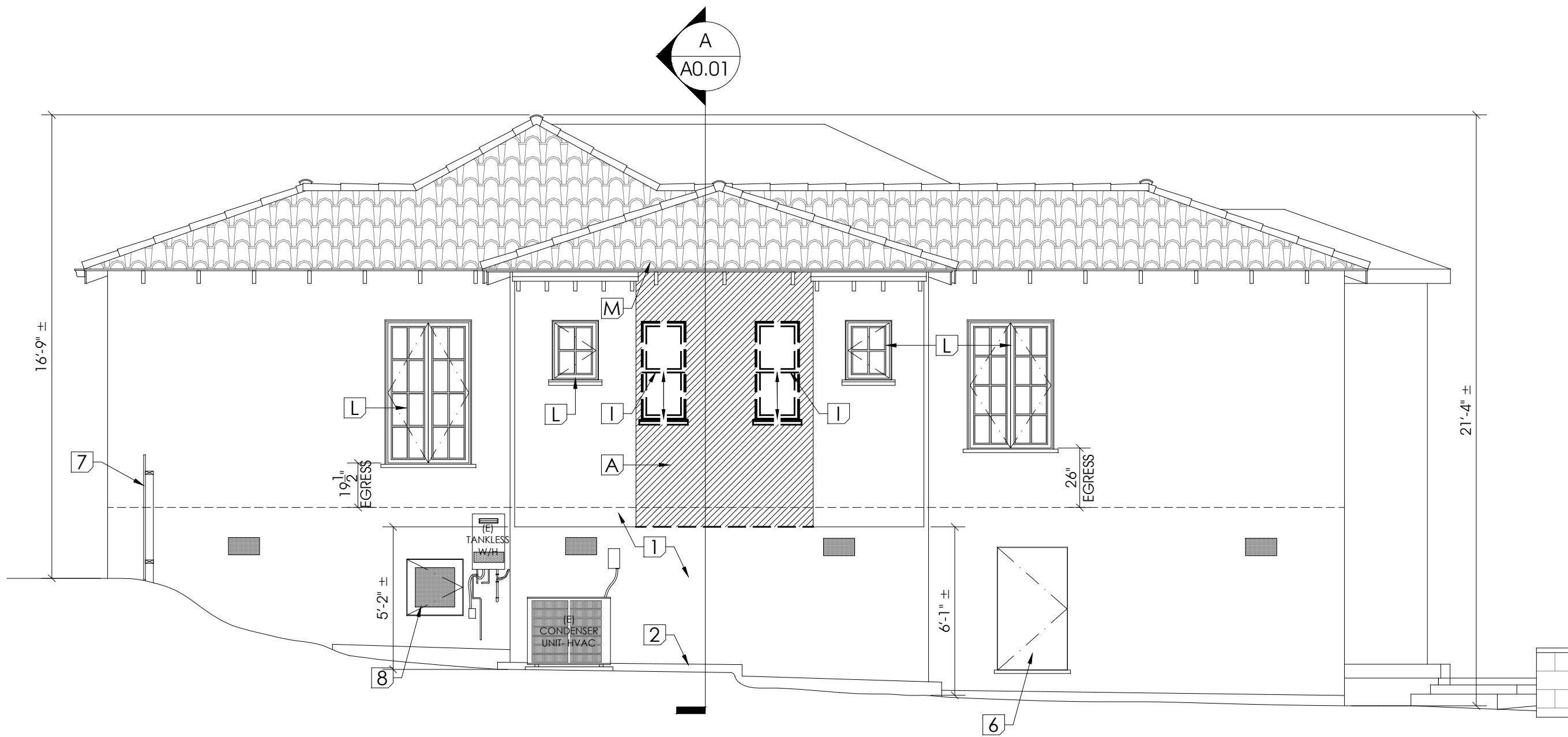
OWNER: Rick & Liz Marquis



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



EXISTING & DEMOLITION FLOOR PLAN
SCALE 1/2" = 1' - 0"



EXISTING & DEMO EXTERIOR ELEVATION - EAST
SCALE 1/4" = 1' - 0"

LEGEND

- EXISTING WALL TO REMAIN
TO BE DEMOLISHED OR REMOVED
N.I.S. NOT IN SCOPE OF WORK
- (E) SD EXISTING HARD WIRED, CEILING MTD. SMOKE DETECTOR. SEE SHT 'GN-1' / GENERAL NOTES FOR S.F.D. / 'E' / #8-9 & #12-15
- (E) SD CO EXISTING HARD WIRED, WALL MTD. SMOKE & CARBON MONOXIDE DETECTOR COMBO. "SD": SEE SHT 'GN-1' / GENERAL NOTES FOR S.F.D. / 'E' / #8-9A & #12-15; "CO" #10 & 11

DEMOLITION KEYNOTES

- A DEMOLISH (E) WALL AS SHOWN
- B REMOVE (E) DOOR & FRAME, TO BE RE-USED. PREP & SAND AS REQ'D, PAINT AND PROTECT FROM DAMAGE FOR RE-INSTALLATION IN NEW LOCATION
- C REMOVE (E) BATHTUB AND PLUMBING FIXTURES. CAP OFF (E) PLUMBING STUBS AT WALL
- D DEMOLISH WALL, SHOWER CURB, PLUMBING FIXTURES AND SHOWER PAN/FLOOR.
- E REMOVE (E) TOILET. CAP OFF (E) PLUMBING STUBS AT WALL
- F REMOVE (E) SINK AND FAUCET
- G DEMOLISH (E) VANITY CABINET
- H REMOVE EXISTING WALL & FLOOR TILE IN ITS ENTIRETY, TYP.
- I REMOVE (E) WINDOW IN ITS ENTIRETY
- J REMOVE (E) WINDOW & FRAME, TO BE RE-USED. PREP & SAND AS REQ'D, PAINT AND PROTECT FROM DAMAGE FOR RE-INSTALLATION IN NEW LOCATION.
- K REMOVE (E) DOOR & FRAME IN ITS ENTIRETY
- L (E) WINDOW/DOOR TO REMAIN. PROTECT FROM DAMAGE DURING CONSTRUCTION.
- M REMOVE (E) ROOF TILES AS REQ'D AND WITH AS MUCH CARE NOT TO BREAK THEM IN PREPARATION FOR ADJACENT NEW ROOF.
- N (E) MINERAL-SURFACED ROLL ROOFING. REMOVE OLD IN PREPARATION FOR NEW. REPLACE PLYWOOD ROOF SHEATHING IF NECESSARY.

GENERAL KEYNOTES

- 1 (E) STUCCO FINISH, TYP
- 2 (E) CONCRETE FOOTING/CURB
- 3 (E) CANTILEVERED 2 X 6 WOOD BEAM ATTACHED TO (E) 2 X 10 WOOD FLOOR JOIST TO REMAIN
- 4 (E) 2 X 10 WOOD FLOOR JOIST AT 16" O.C.
- 5 (E) 4X WOOD POST WITH CONCRETE PIER PAD
- 6 (E) CRAWL SPACE ACCESS DOOR
- 7 (E) WOOD FENCE, TYP
- 8 (E) GAS METER CONNECTION INSIDE CRAWL SPACE BEHIND ACCESS DOOR

- LEGEND
- EXISTING WALL

NEW WALL

N.I.S.

NOT IN SCOPE OF WORK

(E) (SD)

EXISTING HARD WIRED, CEILING MTD.
SMOKE DETECTOR. SEE SHT 'GN-1' /
GENERAL NOTES FOR S.F.D. / 'E' / #8-9 &
#12-15

(E) (SD/CO)

EXISTING HARD WIRED, WALL MTD.
SMOKE & CARBON MONOXIDE
DETECTOR COMBO. "SD": SEE SHT 'GN-1' /
GENERAL NOTES FOR S.F.D. / 'E' / #8-9A
& #12-15; "CO" #10 &11

MARQUIS RESIDENCE

OWNER: Rick & Liz Marquis

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Glendale, CA 91206

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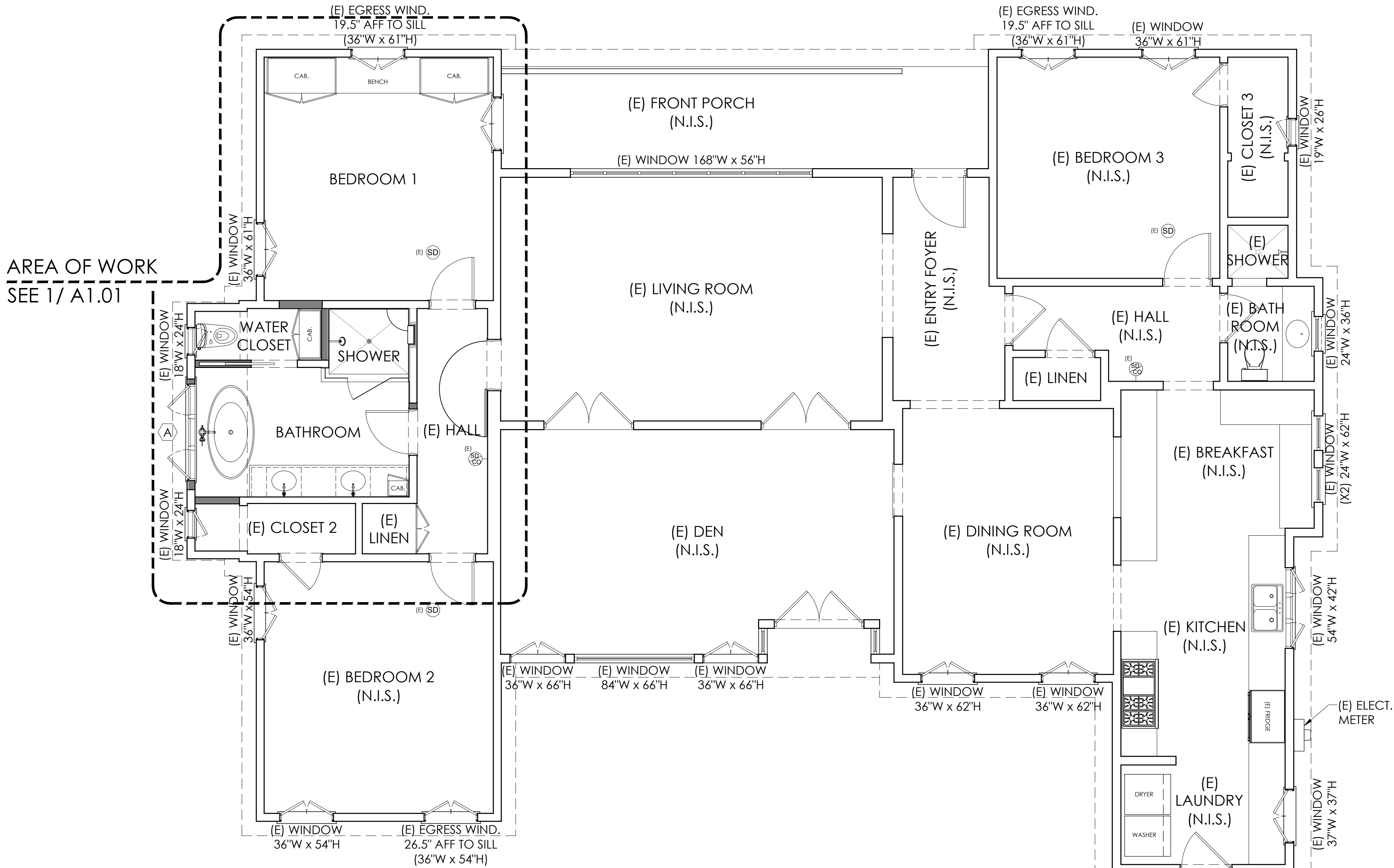
SCALE: AS SHOWN
DATE: 9/19/2024
2650 Hollister_02

APPROVED BY:

REVISION:

SHEET TITLE:
GENERAL FLOOR PLAN

SHEET NO.
A1.00



GENERAL FLOOR PLAN
SCALE 1/4" = 1' - 0"

1



MARQUIS RESIDENCE

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SCALE: AS SHOWN
DATE: 10/14/2024
2650 Hollister_02

APPROVED BY:

REVISION:

SHEET TITLE:
NEW FLOOR PLAN,
REFLECTED CEILING PLAN,
EXTERIOR ELEVATION &
SECTION

SHEET NO.

A1.01

LEGEND

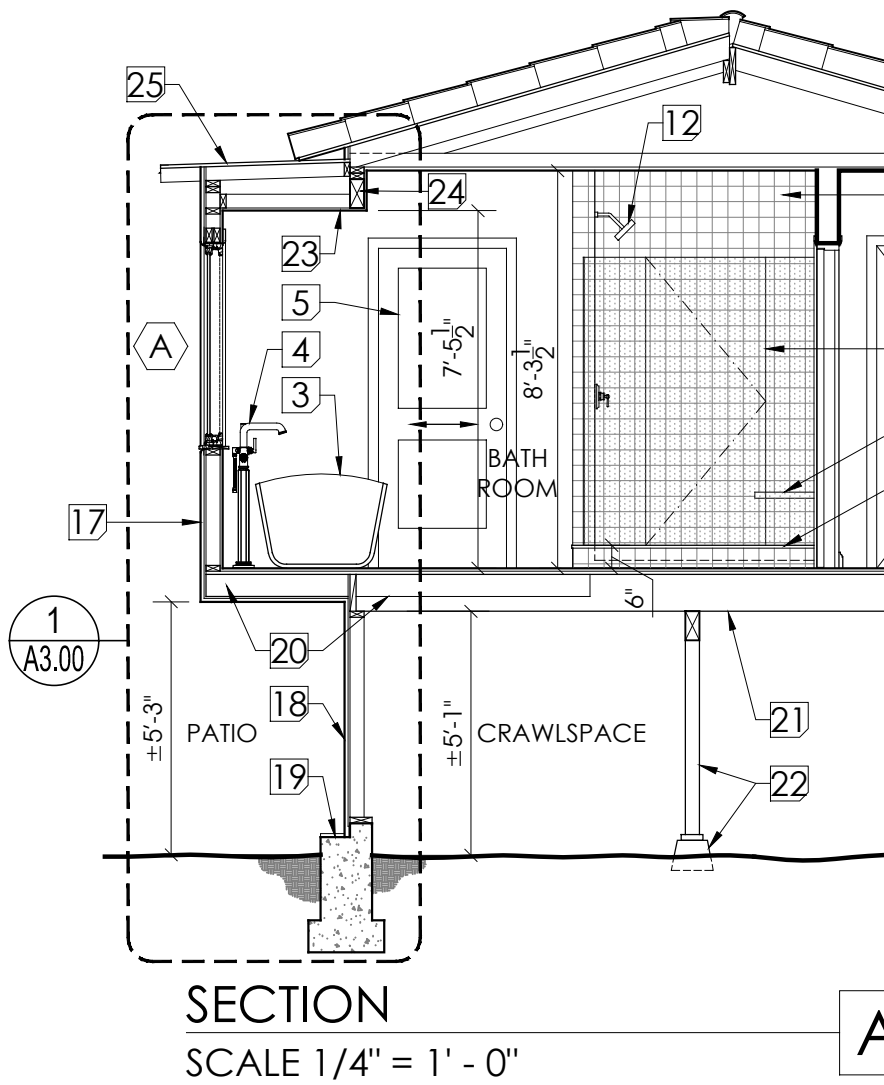
- EXISTING WALL
- NEW WALL
- 100 DOOR NUMBER
- A WINDOW NUMBER
- # KEYNOTE NUMBER
- NEW EXHAUST FAN W/ HUMIDITY CONTROL (PER CODE); SEE SHEET 'GN-2' GRN FORM 4B / ITEM #19
- (E) SD EXISTING HARD WIRE, CEILING MTD. SMOKE DETECTOR. SEE SHT 'GN-1' / GENERAL NOTES FOR S.F.D. / 'E' / #8-9 & #12-15
- (E) SD CO EXISTING HARD WIRE, WALL MTD. SMOKE & CARBON MONOXIDE DETECTOR COMBO. "SD": SEE SHT 'GN-1' / GENERAL NOTES FOR S.F.D. / 'E' / #8-9A & #12-15; "CO" #10 &11

FLOOR PLAN KEYNOTES

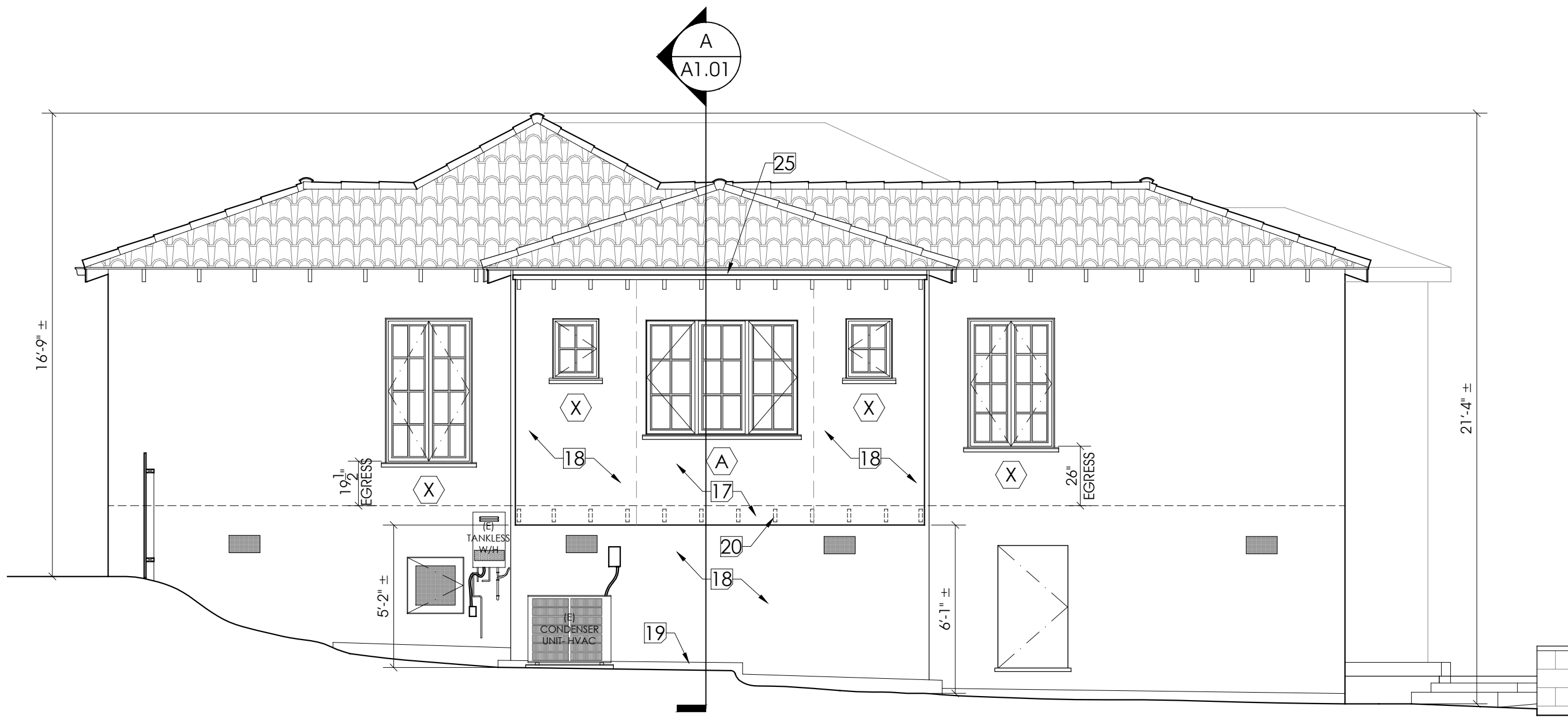
- LAVATORY FAUCET, T.B.D. BY OWNER. 1.2 GPM @ 60 PSI. MAX. PER CODE (SECT. 4.303.1) SEE SHEET 'GN-2' GREEN BUILDING FORM 'GRN 4B ITEM #7e'
- BATHROOM VANITY W/ SOLID SURFACE COUNTERTOP (QUARTZ STONE OR SIMILAR) PER INTERIOR DESIGNER, FINISH T.B.D. BY OWNER
- (N) FREE STANDING BATHTUB 'HYDROSYSTEMS MARQUIS 6532', PER INTERIOR DESIGNER. T.B.D. BY OWNER
- (N) FLR. MTD. TUB FILLER W/ HANDHELD SHOWER 'BRIZIO INVARI (T70176-GLLHP)' 2.0 GPM @ 80 PSI MAX. FOR SHOWER PER CODE (SECT. 4.303.1) SEE SHEET 'GN-2' GREEN BUILDING FORM 'GRN 4B ITEM #7c'
- (N) POCKET DOOR W/ JOHNSON HARDWARE, SOFT-CLOSE/OPEN POCKET DOOR FRAME KIT". SEE DOOR SCHEDULE (A3.00) FOR MORE INFO
- (N) FLOOR MTD. TOILET, TOTO NEXUS (MW6424736CEFGA#01) 1.28 GPF MAX. PER CODE (SECT. 4.303.1) SEE SHEET 'GN-2' GREEN BUILDING FORM 'GRN 4B ITEM #7d'
- (N) EXHAUST FAN ABOVE. SEE SHEET 'GN-2' / GRN FORM 4B / ITEM #19
- (N) TALL CABINETRY, PER INTERIOR DESIGNER.
- (N) FRAMELESS SHOWER GLASS DOOR & PARTITION. ALL GLASS TO BE TEMPERED GLASS. PER CODE (R308.4.5) SEE SHT 'GN-1' / GENERAL NOTES FOR S.F.D. / 'E' / #1 & #2
- SHOWER CURB TOP & BENCH IN NON-POROUS SOLID SURFACE OR STONE, PER INT. DESIGNER; T.B.D BY OWNER
- (N) SHAMPOO WALL NICHE. BACK, SIDES, SHELF AND LEDGE TO BE NON-POROUS SOLID SURFACE OR STONE, PER INT. DESIGNER; T.B.D. BY OWNER
- SHOWER FAUCET & SHOWERHEAD, PER INT. DESIGNER; T.B.D. BY OWNER. 2.0 GPM @ 80 PSI MAX. PER CODE (SECT. 4.303.1) SEE SHEET 'GN-2' GREEN BUILDING FORM 'GRN 4B ITEM #7c'
- (N) TILES AT SHOWER WALL & CURB SIDES, PER INT. DESIGNER; T.B.D. BY OWNER.
- (N) STONE MOSIAC AT SHOWER FLOOR, PER INT. DESIGNER; T.B.D. BY OWNER.
- (N) TILES AT BATHROOM FLOOR PER INT. DESIGNER; T.B.D. BY OWNER.
- (N) BUILT-IN WARDROBE CABINETRY & BENCH, PER INT. DESIGNER
- (N) STUCCO TO MATCH EXISTING, TYP.
- (E) STUCCO FINISH, TYP.
- (E) CONCRETE FOOTING/CURB
- (N) CANTILEVERED 2X WOOD FLOOR JOIST @16" O.C. ATTACHED TO (E) 2 X 10 WOOD FLOOR JOIST, PER STRUCTURAL
- (E) 2 X 10 WOOD FLOOR JOIST AT 16" O.C.
- (E) 4X WOOD POST WITH CONCRETE PIER PAD
- (N) GYP. BD. SOFFIT
- (N) WOOD BEAM, PER STRUCTURAL
- (N) MINERAL-SURFACED ROLL ROOFING. SEE ROOFING MATERIAL NOTES ON A3.00; TO MATCH (E) ADJACENT CLOSETS

LIGHT LEGEND

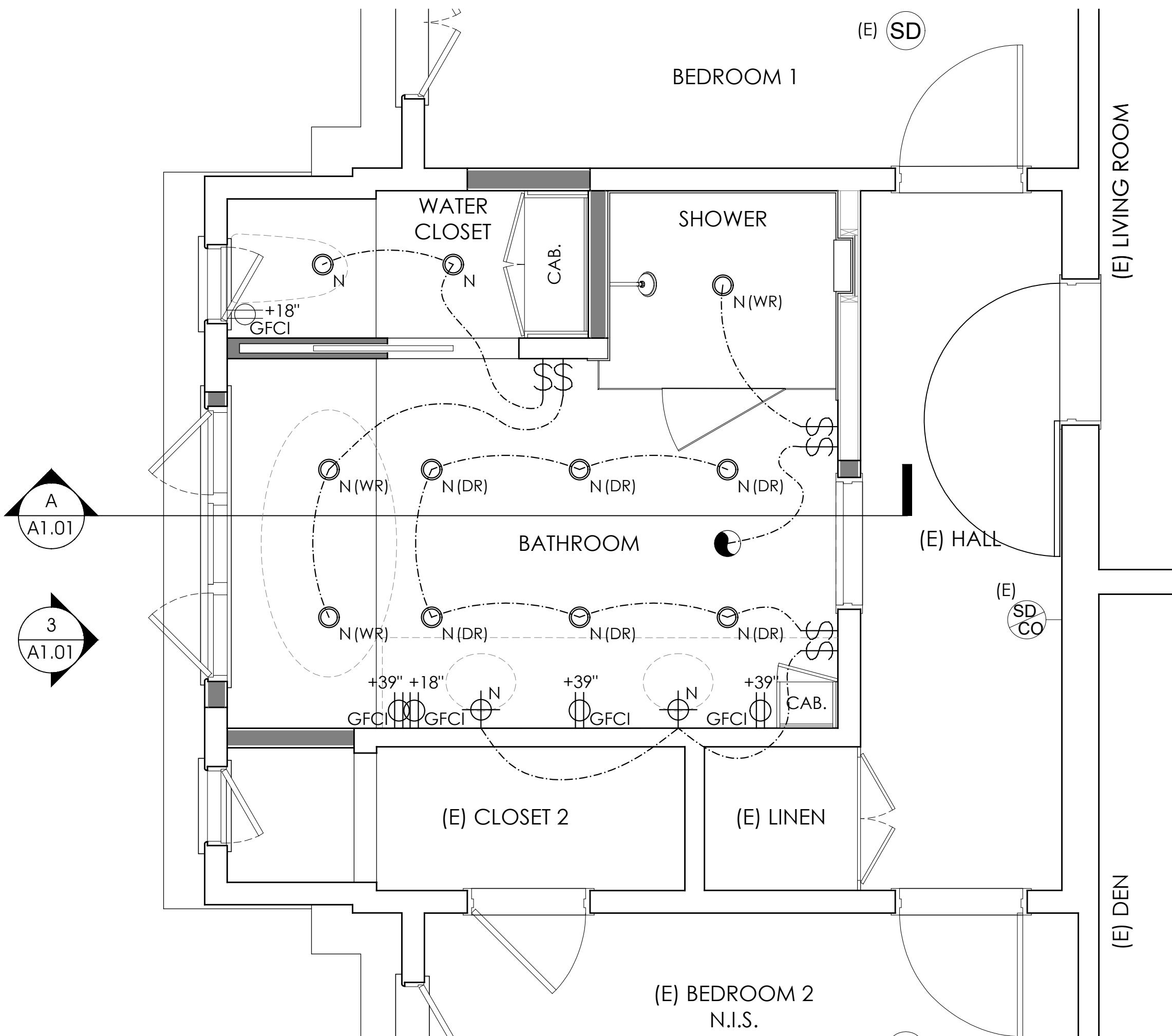
- N(WR) NEW RECESSED LED DOWNLIGHT - WATER RATED
- N(DR) NEW RECESSED LED DOWNLIGHT - DAMP RATED
- N NEW WALL SCONCE
- GFCI NEW GFCI WALL OUTLET
- \$ NEW WALL SWITCH



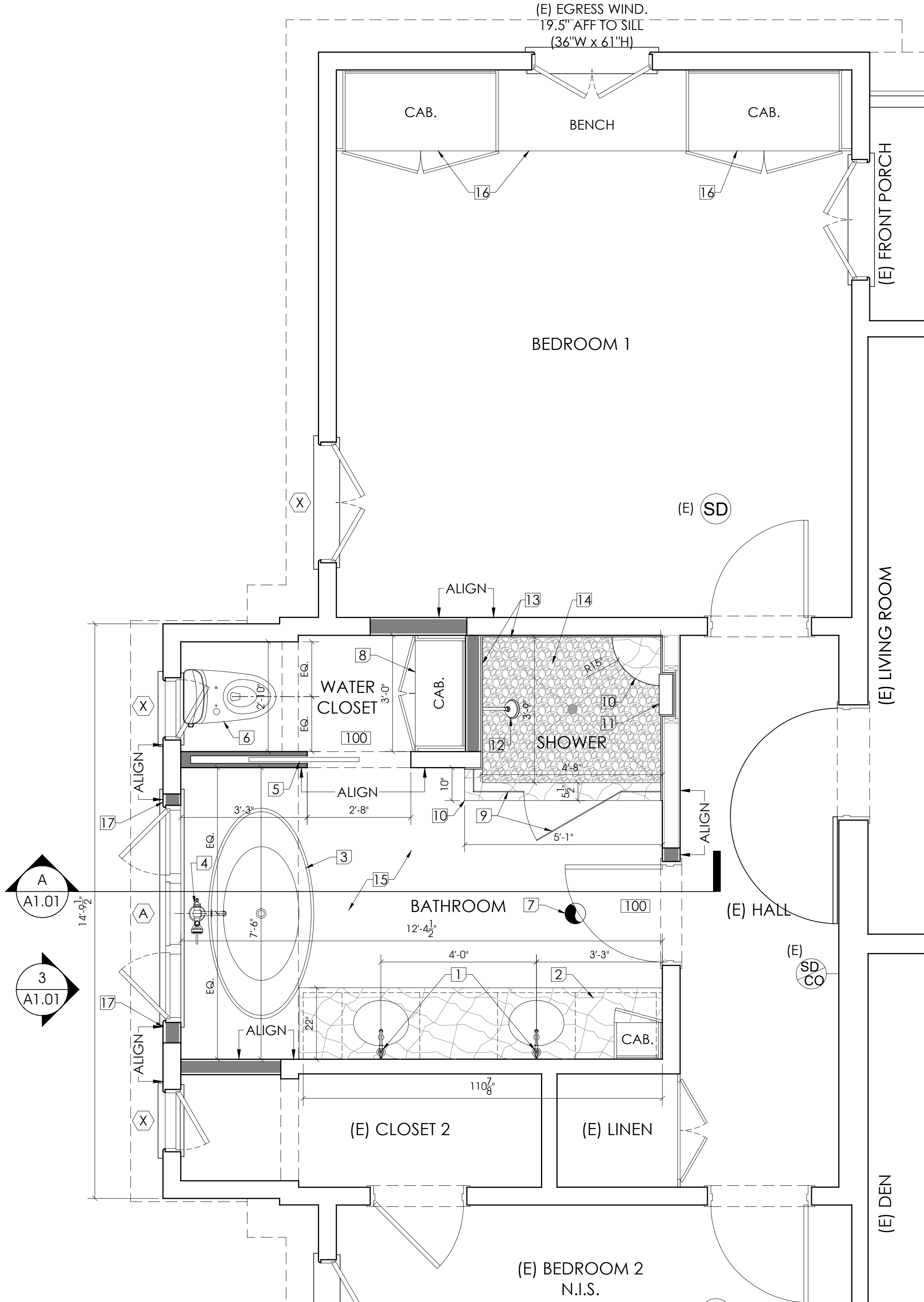
SECTION
SCALE 1/4" = 1' - 0"



PROPOSED EXTERIOR ELEVATION - WEST
SCALE 1/4" = 1' - 0"



REFLECTED CEILING PLAN
SCALE 1/2" = 1' - 0"

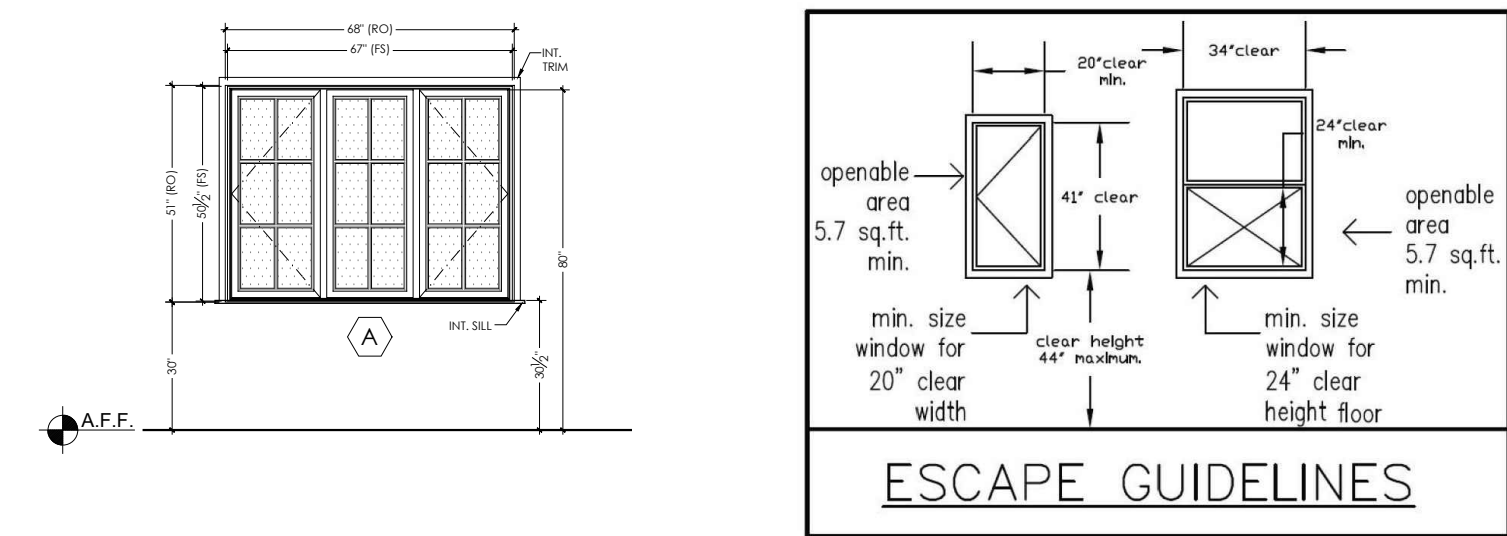


PROPOSED FLOOR PLAN
SCALE 1/2" = 1' - 0"

WINDOW SCHEDULE

NOTES										LEGEND		TYPE LEGEND	
1. Window sizes as called for in this schedule are Basic Unit sizes unless noted otherwise. 2. Tempered glass where required by Code. 3. Verify all window sizes in field prior to ordering. 4. Submit to designer or owner manufacturer's confirmation order list and all shop drawings for review. 5. See sheet A1.00 for all existing window sizes										ALUM. WD PC PTD. REC. SQ. RND. TEMP. FS RO	ALUMINUM WOOD POWDER COATED FINISH PAINTED RECTANGULAR SQUARE ROUND TEMPERED GLASS FRAME SIZE ROUGH OPENING	AWNG SH DH SC DC PIC	AWNING DOUBLE HUNG SINGLE CASEMENT DOUBLE CASEMENT PICTURE - FIXED
SYM.	SHAPE	QTY.	TYPE	WIDTH	HEIGHT/ LENGTH	FRAME		OPER.	GLAZING	U FACTOR	SHGC	REMARKS	
				See Note 1 Above		MATERIAL	FIN.						
A	REC.	1	DC PIC	67" (FS)	50 1/2" (FS)	WD	T.B.D.	OPERABLE	DUAL	.27	.39	(N) MARVIN ULTIMATE CASEMENT PUSH OUT WINDOW W/ MIDDLE PICTURE WINDOW; 1-24 COMPLIANT	
X	REC.	-	VARIES	VARIES	VARIES	(E) WD	PTD	OPERABLE	(E) SINGLE	-	-	(E) WINDOW TO REMAIN. TYP. FOR ALL MARKED 'X' (SEE NOTE #5)	

WINDOW TYPES



DOOR SCHEDULE

NOTES

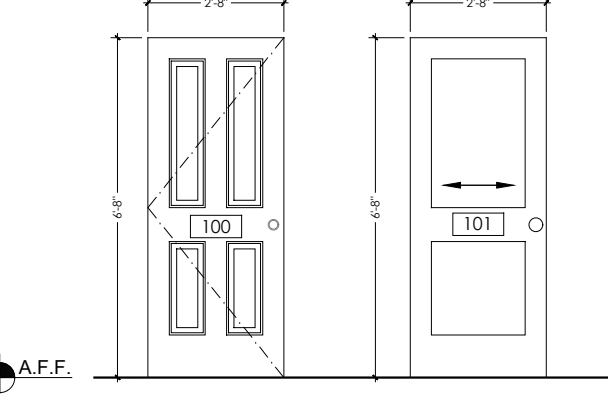
1. Glazing in doors to be 1/2" dual insulated, clear
2.
3.
4.

LEGEND

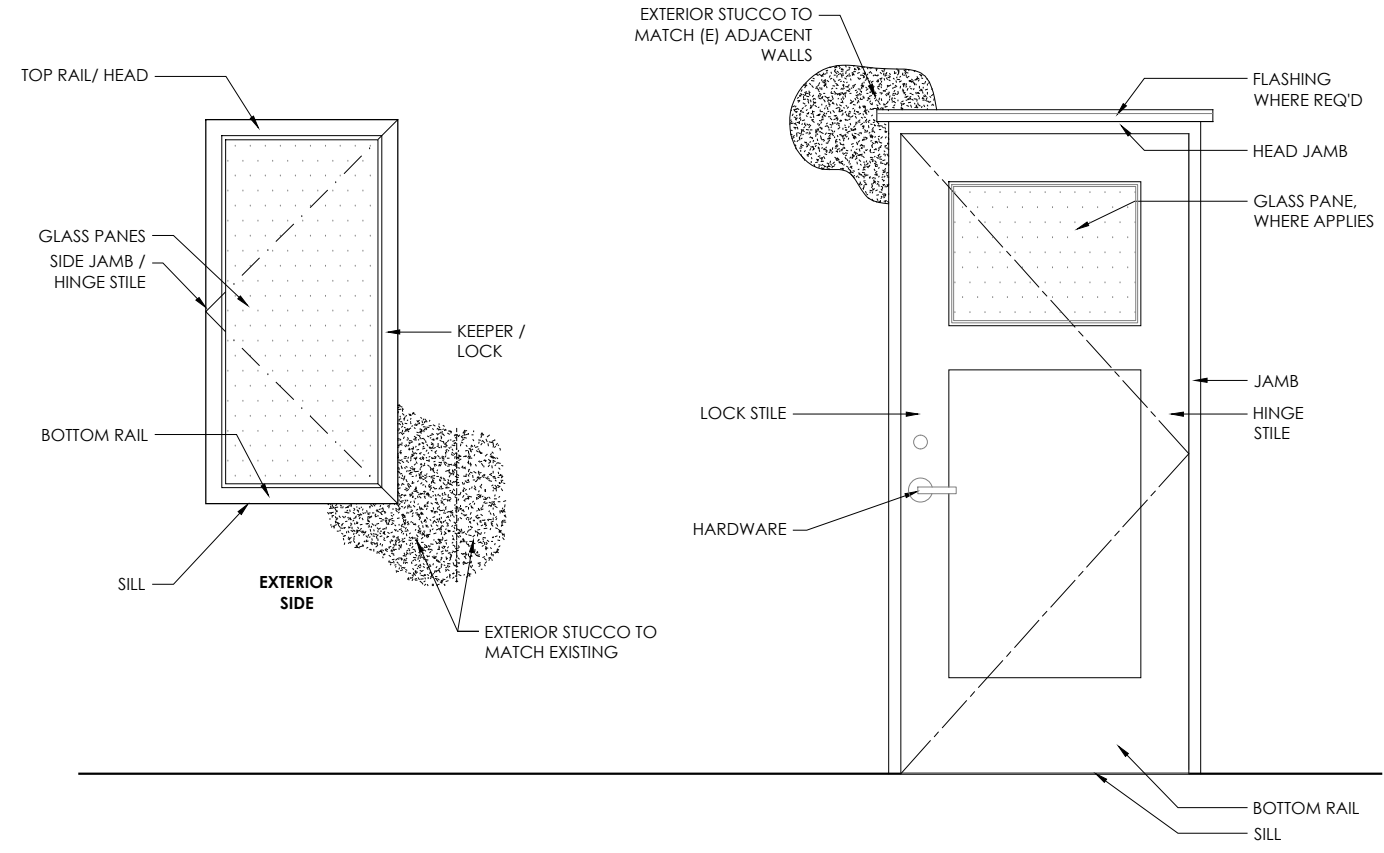
MODE		DOOR TYPE		FRAME	
SGL	SINGLE	SCHB	SOLID CORE HARDBOARD	WF	CLAD WOOD FRAME
FR	PAIR	SCHV	SOLID CORE HARDWOOD VENEER	CWF	WOOD FRAME
SLDR	SLIDER	SW	SOLID WOOD	STL	STEEL FRAME
PKT	POCKET	WFSG	WOOD FRAME STYLE W/ GLASS		
TU	TILT UP	WFSF	WOOD FRAME STYLE W/ PANEL		
PV	PIVOT	SGL	CLAD WOOD FRAME W/ GLASS		
B-FLD	BI-FOLD	SFWP	STEEL FRAME W/ WOOD PANELS		

DOOR#	LOCATION	MODE	WIDTH	HEIGHT	DOOR		FRAME	REMARKS
					THK	TYPE		
00	BATHROOM / HALL	(E) SGL	(E) 2'-8"	(E) 6'-8"	(E) 1-3/4"	(E) SW	(E) WF	(E) WOOD DOOR RESTORED, PAINTED & RELOCATED TO (N) LOCATION PER PLAN; FINISH T.B.D. BY OWNER
01	WATER CLOSET	PKT	2'-8"	6'-8"	1-3/4"	SCHB	WF	(N) POCKET DOOR W/ JOHNSON HARDWARE. 1"500SC SERIES SOFT-CLOSE/OPEN POCKET DOOR FRAME KIT OR SIMILAR

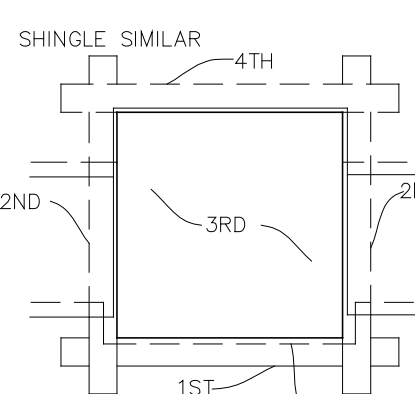
DOOR TYPES



TYPICAL DOOR & WINDOW DETAIL

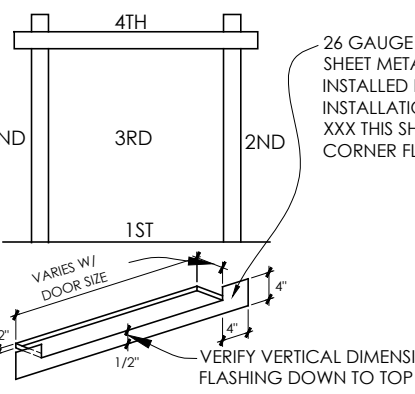


FLASHING NOTES



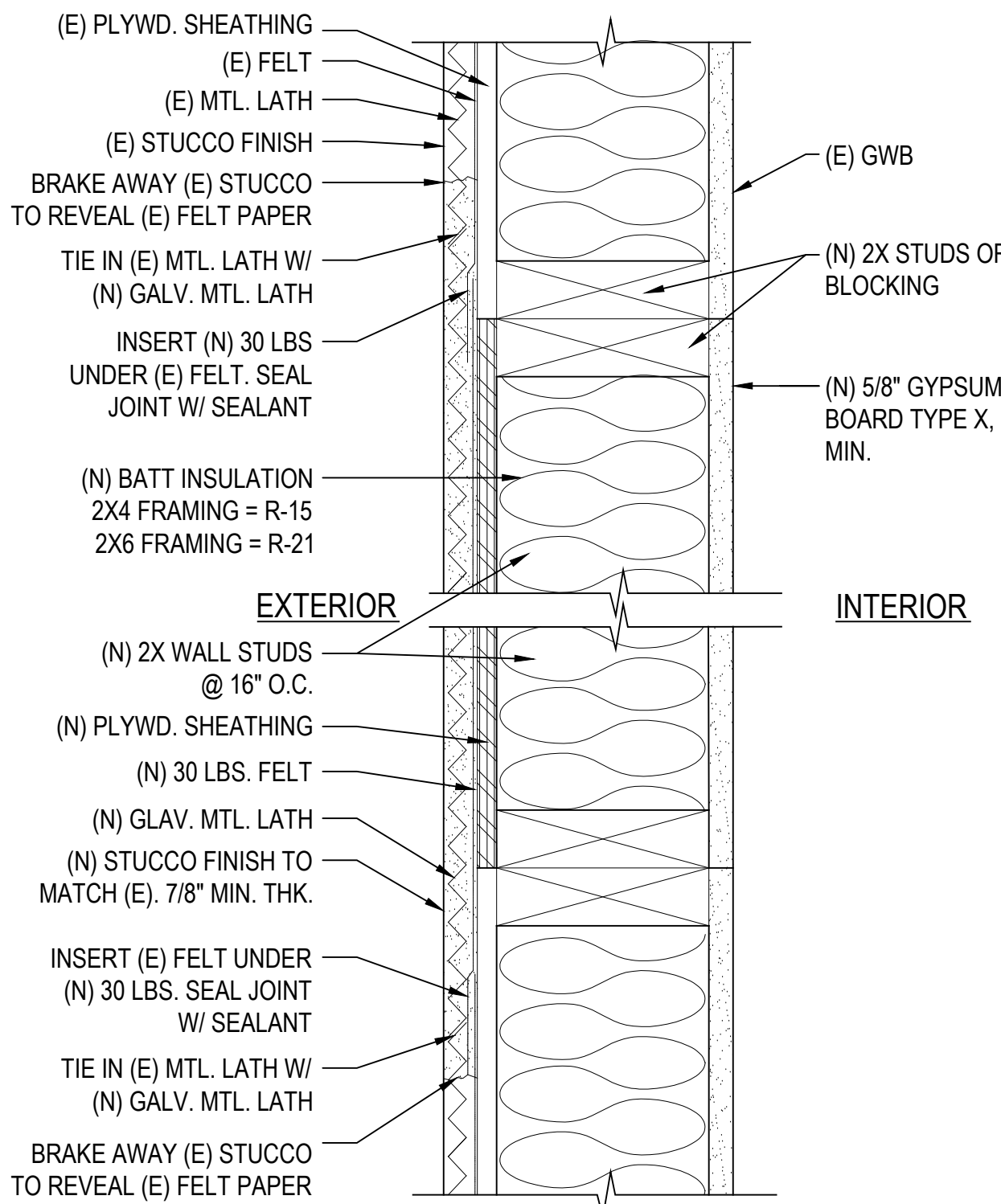
INSTALLATION NOTES:
1ST: ATTACH 12" MOSTOP FLASHING FLUSH ALONG THE BOTTOM OF THE OPENING. THE LENGTH OF THE FLASHING MUST BE LONG ENOUGH TO FALL A MIN. OF 12" BEYOND THE OPENING ON BOTH SIDES SO THAT IT IS BEYOND THE TWO VERTICALS THAT ARE ATTACHED IN STEP 2.
2ND: ATTACH FLASHING ALONG THE VERTICAL SIDES OF THE OPENING FLUSH WITH THE EDGE, MAKING SURE THAT IT'S OVER THE BOTTOM HORIZONTAL STRIP. LENGTH OF THE FLASHING MUST BE LONG ENOUGH TO FALL A MIN. OF 12" BEYOND THE OPENING ON TOP AND BOTTOM SO THAT IT IS BEYOND THE HORIZONTAL PIECE THAT IS ATTACHED IN STEP 4 AFTER THE WINDOW IS PLACED IN THE OPENING.
3RD: INSTALL THE WINDOW PLUMB AND SQUARE BY PRESSING THE NAILING FLANGE POSITIVELY INTO A CONTINUOUS BEAD OF SEALANT WHICH EXTENDS AROUND THE BOTTOM AND VERTICAL PERIMETER OF THE WINDOW.
4TH: ATTACH THE 4TH STRIP OF FLASHING LAST, OVERLAPPING AND SEALED AGAINST THE FULL HEIGHT OF THE OUTER FACE OF THE TOP NAILING FLANGE WITH A CONTINUOUS BEAD OF SEALANT. CUT THE TOP PIECE OF FLASHING SUFFICIENTLY LONG SO THAT IT WILL EXTEND PAST THE EDGES OF BOTH STRIPS OF SIDE FLASHING.
5TH: STARTING AT THE BOTTOM OF THE WALL, LAP THE APPROVED BUILDING PAPER OJ THE WEEP SCREED (WHERE OCCURS) AND UP THE WALL IN WEATHERBOARD FASHION, WITH A 2" MIN. OVERLAP. INSTALL THE FIRST COURSE THAT INTERSECTS THE WINDOW OPENING BENEATH THE SILLSTRIP FLASHING WITH THE SUBSEQUENT COURSES ABOVE APPLIED OVER THE FLASHING.

MATERIALS SPECIFIED:
MOSTOP FLASHING PAPER AND "SUPER JUMBO TEX" 60 MINUTE PAPER MANUFACTURED BY FORTIFIBER CORPORATION PORTLAND, OREGON
"BITUTHENE" ICE AND WATER SHIELD MANUFACTURED BY W.R. GRACE AND COMPANY CAMBRIDGE, MASS.
SHEET METAL WHERE SPECIFIED TYP. SHALL BE INSTALLED PER SMACNA RECOMMENDED SPECIFICATIONS
NOTE: PROVIDE SOLID BACKING TO SUPPORT MOSTOP PAPER.
STAPLE PERIMETER OF MOSTOP TO FRAMING MEMBERS 1" FROM OUTSIDE EDGE TO PREVENT WIND DAMAGE.



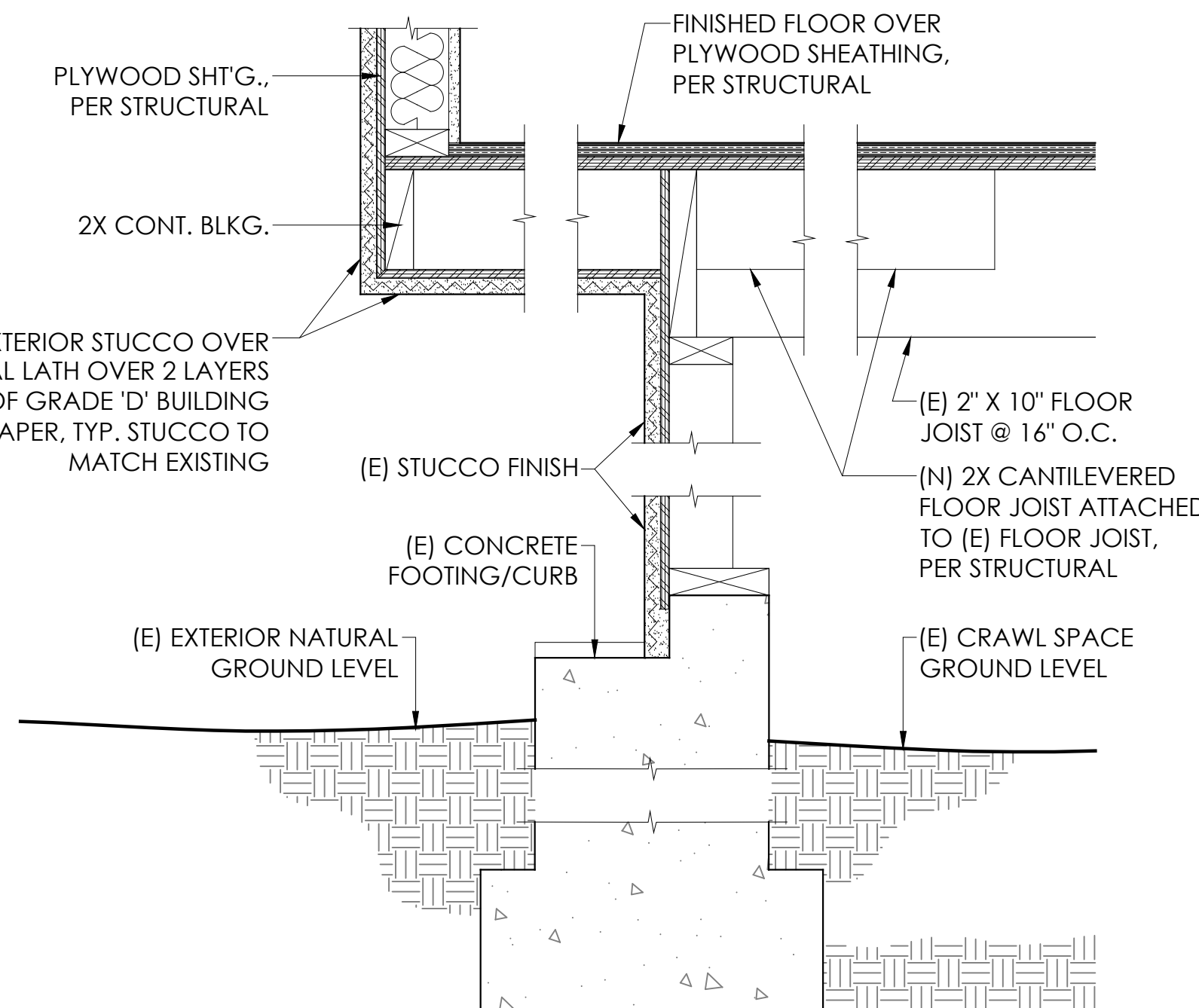
INSTALLATION NOTES:
1ST: INSTALL G.I. PAN ALONG THE BOTTOM OF THE OPENING IF THE INSTALLATION IS OVER WOOD. SEE PAN DIAGRAM FOR DIMENSIONS.
2ND: ATTACH 12" MOSTOP ALONG THE VERTICAL SIDES OF THE OPENING. FLUSH WITH THE EDGE, MAKING SURE THAT IT'S OVER THE BOTTOM FLASHING. LENGTH OF FLASHING MUST BE LONG ENOUGH TO FALL A MIN. OF 12" BEYOND THE OPENING ON TOP AND BOTTOM SO THAT IT IS BEYOND THE TOP HORIZONTAL PIECE THAT IS ATTACHED IN STEP 4 AFTER THE DOOR IS PLACED IN THE OPENING.
3RD: CAULK FACE OF OPENING 1/2" FROM THE INSIDE EDGE. POSITION DOOR IN THE OPENING, PLUMB AND SQUARE AND NAIL FLANGE TO THE STUDS. CAULKING SHOULD EXTRUDE FROM THE EDGE OF FLANGE.
4TH: ATTACH THE FOURTH STRIP OF PAPER FLASHING ALONG THE HORIZONTAL EDGE OF THE DOOR MAKING SURE THAT THE FLASHING IS POSITIONED OVER THE DOOR FLANGE AND OVER THE VERTICAL PIECES OF FLASHING. THIS STRIP MUST FALL A MINIMUM OF 12" BEYOND THE OPENING SO THAT IT IS BEYOND THE VERTICAL PIECES ON EACH SIDE.
5TH: NAIL FRAME 4" FROM EACH END AND 16" O.C. TO STUDS.

MATERIALS SPECIFIED:
MOSTOP FLASHING PAPER AND "SUPER JUMBO TEX" 60 MINUTE PAPER MANUFACTURED BY FORTIFIBER CORPORATION PORTLAND, OREGON
SHEET METAL WHERE SPECIFIED TYP. SHALL BE INSTALLED PER SMACNA RECOMMENDED SPECIFICATIONS
NOTE: PROVIDE SOLID BACKING TO SUPPORT MOSTOP PAPER.
STAPLE PERIMETER OF MOSTOP TO FRAMING MEMBERS 1" FROM OUTSIDE EDGE TO PREVENT WIND DAMAGE.



(E) STUCCO TO (N) STUCCO - 1 HR FR
SCALE 3" = 1'

2



WALL SECTION
SCALE 1 1/2" = 1' - 0"

1

ROOFING MATERIAL NOTES

MINERAL SURFACED ROLL ROOFING: SHALL BE FASTENED TO SOLIDLY SHEATHED ROOFS (1507.6.11). MINERAL SURFACED ROLL ROOFING: MINERAL SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON ROOF SLOPES BELOW ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8-PERCENT SLOPE). APPLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS (1507.6). MINERAL-SURFACED ROLL ROOFING SHALL CONFORM TO ASTM D3909 OR ASTM D6380 (1507.6.5)

UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE WITH THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE 1507.1.1 (1). UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH TABLE 1507.1.1 (2). UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE 1507.1.1 (3).

ROOFING SYSTEM:

GENERAL NOTES:

- Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort.
- Width and height of required exit doorways shall comply with Title 24, 3304.1.E.
- Address shall be placed on building in such a position to be plainly visible and legible from the street or road fronting the property.
- Smoke detectors shall be hardwired with battery backup, and interconnected.
- All glazing in hazardous locations must be identified by a label (permanent if tempered) as safety glazing (2406). All glazing shall be safely glazing in the following locations:
 - all glazing in doors
 - all glass within 18" of the floor
 - all glass within shower or bath enclosures
 - all glass within 12" of a door.
- Every sleeping room and basement shall have at least one exterior door or window opening directly into a yard or exit court for emergency egress. Windows shall provide minimum 5.7 Sf operable area with a minimum clear width of 20" and minimum clear height of 24" and shall have a finished sill height of not more than 44" above the finished floor.
- Enclosed useable space under interior stairs requires one-hour fire-resistive construction on enclosed side. 91.1003.3.3.9 (Such as 5/8" type X, Gyp. Bd.).

MATERIAL BASE
1 WALL TYPE A: 7/8" EXTERIOR CEMENT PLASTER SMOOTH FINISHED OJ METAL LATH OJ TYVEK OR DOUBLE LAYER OF GRADE 'D' OJ 60-MINUTE BUILDING PAPER. LAP OVER MOSTOP FLASHING OJ WOOD STRUCTURAL PANE SHEATHING PER STRUCTURAL OJ 2X WOOD STUDS PER PLANS AT 16" O.C. BATT INSULATION (R-15, MIN.) 3/4" GYP. BOARD ON INTERIOR FACE
2 WALL TYPE B: 3/4" TYPE 'X' GYPSUM BOARD PAINTED OJ 2X WOOD STUDS PER PLANS AT 16" O.C.
3 WALL TYPE C: 3/4" TYPE 'X' GYPSUM BOARDS PAINTED OJ 2X WOOD STUDS PER PLANS AT 16" O.C.
4 WALL TYPE D: LIMESTONE TILE OJ CEMENT BACKER BD OJ 2-30# FELT
5 WALL TYPE E: VENEER STONE OJ CEMENT BACKER BD OJ 2-30#
6 WALL TYPE F: CONCRETE SMOOTH FINISH
7 WALL TYPE G: BRICK
8 WALL TYPE H: METAL SHEET PANEL (SEE DETAILS)
9 WALL TYPE I: WOOD
10 FLOOR TYPE A: 1" HARDWOOD OJ 1/2" FURRING OJ 1/2" GYPCRETE OJ ACOUSTIC MEMBRANE OJ 1/2" T&G PW GLUED AND NAILED TO 2X F.J. BATT INSULATION ON RAISED FLOOR (R-15, MIN.)
11 FLOOR TYPE B: 1/2" OJ 1/2" GLASS MESH MORTAR UNIT OJ ACOUSTIC MEMBRANE OJ 1/2" T&G PW GLUED AND NAILED TO 2X F.J. BATT INSULATION ON RAISED FLOOR (R-15, MIN.)
12 FLOOR TYPE C: 1/2" 2X2X4" OJ LATEX/PORTLAND CEMENT MORTAR BOND-COAT OJ WATERPROOFING MEMBRANE: KEROLITE PRODUCTS, INC., ICBO NO. 3389 MEMBRANE EXTENDS UP WALLS OJ MEMBRANE BOND-COAT OJ CURED MORTAR BED OJ PLYWOOD DECK, SLOPED TO DRAIN(S)
13 FLOOR TYPE D: SCURED CONCRETE SLAB ON GRADE PER STRUCTURAL WITH PERIMETER CURBS TO MATCH ELEVATION OF TYPICAL SLAB-ON-GRADE FLOOR
14 FLOOR TYPE E: DECKING: EXCELLENT COATINGS "EXCEL-COAT FIRE SYSTEM CLASS 'A'" DECK COATING ICBO 4804 OJ 3/4" ACX PW, GLUED AND NAILED WITH ANNULAR RINGED NAILS ONLY TO 2X F.J.
15 FLOOR TYPE F: CARPET OJ 1/2" T&G PW GLUED AND NAILED TO 2X F.J. BATT INSULATION ON RAISED FLOOR (R-15, MIN.)
16 FLOOR TYPE G: CONCRETE DRIVEWAY SLAB
17 ROOFING SYSTEM A: CONC. LAMINATED SHINGLES, MALARKIE #271 HIGHLANDER, WJ 2-LAYERS TYPE 15 FELT, 30-YEAR WARRANTY OR EQUAL SELF-SEALING OR HAND-SEALED. USE FIBERGLASS SLS UNDERLAYMENT, BATT INSULATION (R-30, MIN.)
18 ROOFING SYSTEM B: STONE PAPER BALLAST OJ FILTER FABRIC OJ DOW STYROFOAM INSULATION OJ HYDROKLEX TO OR 30 OR OTHER APPROVED SEPARATION/PROTECTION COURSE OJ MOUTCHING MEMBRANE 6125R PW 60 MIL. FLEX FLASH F, 155 MIL OJ 3/4" MIN. THICKNESS, EXTERIOR GRADE, TONGUE AND GROOVE PLYWOOD OR 3/4" MIN. THICKNESS, TONGUE AND GROOVE WOOD PLANK DECKING, BATT INSULATION (R-30, MIN.)
19 ROOFING SYSTEM C: -
20 SOFFIT: 1/2" FIBER CEMENT BOARD PAINTED OJ FRAMING
21 CEILING: 3/4" TYPE 'X' GYPSUM BOARD OJ 5/2" RESILIENT CHANNEL (WHERE OCCURS)
22 RAILING TYPE A: 1/2" ROD PAINTED @ 4" O.C. OJ 3" FLAT BAR FRAMING PAINTED, 3'-0" ABOVE FF, MIN.
23 RAILING TYPE B: 2X REDWOOD PER DETAILS, 2" SPACING, 3'-0" ABOVE FF, MIN.
24 RAILING TYPE C: 1/2" CABLE @ 3" O.C. OJ REDWOOD FRAMING, 3'-0" ABOVE FF, MIN.
25 1/2" RECTANGULAR DRAIN LEAKAGE
26 PLANTER (SEE DRAINAGE DETAILS)
27 BUILT-IN BOOKSHELVES REFER TO SHOP DRAWINGS
FINISHES
SEE SPECIFICATIONS FOR PAINT MANUFACTURERS
A 2 COATS LATEX FLAT WALL FINISH
B CLEAR SEALER - CONCRETE
C CLEAR SEALER - WOOD
STRUCTURAL
SEE STRUCTURAL DRAWINGS FOR SIZES, SPACING AND REINFORCING.
S1 EXISTING FOUNDATION: (E) CIP CONC. FOOTINGS AND SLAB
S2 NEW FOUNDATION: (W) CIP CONC. FOOTINGS AND SLAB
S3 RETAINING WALL: 6" CMU/SOLID GROUT, OR 8" CIP CONCRETE.
MECHANICAL
M1 HVAC SYSTEM TYPE 1: HYDRONIC RADIANT FLOOR HEATING W/ GAS BOILER, WATER PUMPS AND PIPING.
M2 HVAC SYSTEM TYPE 2: GAS/ELECTRIC HEATING-ONLY FURNACE/ FORCED AIR UNIT.
ADDITIONAL NOTES
WP BELOW GRADE WPG: WR GRACE "BITUTHENE" W/ PROTECTION BOARD.
N1 INSULATION TYPE 1: R-15 @ 2X WALLS, R-21 @ 2X WALLS, R-19 @ FLOORS, R-30 @ CEILINGS/ROOFS.
N2 INSULATION TYPE 2: 3/2" POLYISOCYANURATE RIGID FOAM WITH NAILABLE SURFACE, R-19 MIN.
HATCH KEY: INDICATES SINGLE 1/2" GLAZING, TEMPERED WHERE REQUIRED BY CODE.
SD SMOKE DETECTOR HARD WIRED TYP. W/ BATTERY BACK UP AND LOW BATTERY SIGNAL
SK# SKYLIGHTS, SEE WINDOW SCHEDULE.
PROVIDE 70" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHAFTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE
WALL TYPE SYMBOLS
EXISTING WALL
NEW WALL W/ STUDS @ 16" OC
1-HR. FIRE RESISTIVE PROTECTION WALLS ADD R-19 INSULATION & 2 LAYERS OF TYPE 'X' GYPSUM BOARD, SEE 50 FLOOR/CEILING ASSEMBLY. SEE DETAIL (A 4.1)

MARQUIS RESIDENCE

NO PARTS OF THIS DOCUMENT MAY BE REPRODUCED OR STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED BY ANY MEANS: ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT PRIOR PERMISSION.

SCALE: AS SHOWN
DATE: 10/14/2024
2650 Hollister_02

APPROVED BY:

REVISION:

SHEET TITLE:
DOOR / WINDOW
SCHEDULE AND
DETAILS

SHEET NO.

A3.00

OWNER: Rick & Liz Marquis

2650 Hollister Terr.
Glendale, CA 91206



FastWall Stucco and High Efficiency Assemblies

- FastWall WaterMaster Krak-Shield
- FastWall WaterMaster
- FastWall Krak-Shield
- FastWall

PAREXUSA

Solutions Provider Since 1926.

FastWall 300 Assemblies

FastWall 300 stucco assemblies are LaHabra's superior and most popular stucco assemblies. These assemblies are designed as a replacement to job-site mixed scratch and brown base coats. FastWall 300 provides both convenience and versatility making it the leading choice for many of today's construction applications.



These assemblies consist of LaHabra Fiber-47 FastWall Scratch and Brown Concentrate or Sanded, a factory controlled high-quality blend of portland cement, lime, fibers and proprietary additives and a finish coat. LaHabra Fiber-47 FastWall Scratch and Brown is installed at 3/4 inch or thicker if required by a fire-resistance rated or STC rated assembly.

Benefits of LaHabra's FastWall 300 Stucco Assemblies include:

- Supports a wide range of uses and fire-resistant ratings as a code-conforming assembly.
- Impact resistant.
- Impervious to termites, rot and fungus.
- Greater thickness accommodates a wider variety of architectural detailing.
- Fiber reinforcement increases long-term durability.

FastWall 100 Assemblies

FastWall 100 stucco assemblies are LaHabra's most economical stucco assemblies. Use of these assemblies speeds-up application time, resulting in lower labor and material costs.



These assemblies consist of LaHabra FastWall Stucco Base Concentrate or Sanded, a factory controlled high-quality blend of portland cement, lime, fibers and proprietary additives and a finish coat. LaHabra FastWall Stucco Base is installed at 3/8 thickness. FastWall 100 assemblies are designed for use where cost and speed of construction are important.

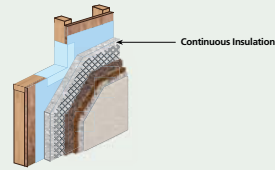
Benefits of LaHabra's FastWall 100 Stucco Assemblies include:

- Lighter assemblies.
- Faster application.
- Code-recognized assemblies offering fire-resistant ratings and a wide range of uses.
- Impact resistant and impervious to termites, rot and fungus.
- Fiber reinforcement increases long-term durability.

Want Higher Energy Efficiency?

Add the High Efficiency (HE) Feature

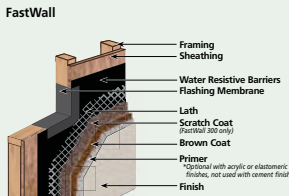
Stucco has been a durable and long-lasting exterior cladding for generations. Stucco provides a highly desired aesthetic appearance and a strong outer shell for a structure. Stucco clad wall assemblies can be designed with Continuous Insulation (C.I.) of either EPS, XPS or polyiso rigid foam insulations. All FastWall HE Stucco assemblies can be continuously insulated up to 2 in. thick.



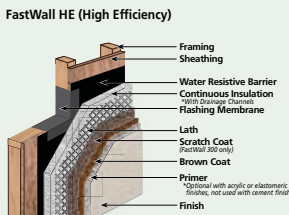
Continuous Insulation (C.I.) acts as the bond breaker replacing the separation sheet otherwise required over the water-resistive barrier. HE assemblies add a very light-weight energy efficient layer of insulation that allows building designs to meet new energy efficient building requirements such as Title 24 in California.

FastWall Stucco Assemblies:

- An advanced stucco assembly
- Additional energy efficiency of continuous insulation with the HE feature



- Designed for use over framed construction when a standard assembly is desired.
- This system is to be used if an air barrier is not desired.



- Same assembly as above with the additional feature of rigid foam board providing continuous insulation and greater energy efficiency. The insulation board is also used to take the place of building paper when the remaining layer has "60 minute" water resistance.
- The use of continuous insulation in the HE assembly covers "thermal breaks" in wall assemblies and significantly enhances any structure's insulative performance and energy efficiency.

These drawings are for illustrative purposes only and are not a substitute for LaHabra specifications and detail drawings. Always use the latest complete assembly specifications and drawings available at www.lahabrastucco.com.

Components

WATER-RESISTIVE BARRIER
WeatherSeal: An industry leading waterproof membrane for use as a water-resistive & air barrier in LaHabra WaterMaster assemblies.
WeatherDry: An acrylic co-polymer based, waterproofing base coat with mesh embedded for use with acrylic and elastomeric finishes. Requires the addition of portland cement. Used in concrete and masonry assemblies.

STUCCO BASE
LaHabra FastWall Stucco Base: FastWall Stucco Base is a factory controlled high-quality blend of portland cement, lime, fibers and proprietary additives. LaHabra FastWall Stucco Base is installed at 3/8 thickness. Used in FastWall 100 assemblies.
Fiber-47 FastWall Scratch & Brown: FastWall Stucco Base is a factory controlled high-quality blend of portland cement, lime, fibers and proprietary additives that conform to ASTM C926. Used in FastWall 300 assemblies.

FastWall Accel-Cure: Our unique base can be used in both FastWall 100 and 300 assemblies. This specialty base is ready to accept finish after 24 hours under normal conditions and is an especially good base for smooth finishes.

STUCCO LEVEL COAT & MESH (For Krak-Shield Assemblies)
Stucco Level Coat: Used to smooth a wall's surface in preparation for primer or finish and to embed Parex USA mesh in LaHabra Krak-Shield stucco assemblies.

Mesh: Parex USA 4.5 oz. or 12 oz. fiberglass mesh; used in LaHabra Krak-Shield assemblies to limit cracking.

PRIMERS
LaHabra Perma-Primer: A tintable acrylic primer that can be applied by roller or sprayer. Use Perma-Primer to improve the handling, texturing and coverage of acrylic or elastomeric finishes. Not to be used with cement finishes.

FINISHES
LaHabra offers a number of finish options for your FastWall stucco assembly.
■ **Exterior Stucco Color Coat Cement Finish:** Provides a lasting, durable color finish over LaHabra stucco bases. It is integrally colored with fade-resistant pigments, and is economical with low maintenance. Product is available in 16/20, 20/30 aggregates and smooth Santa Barbara Mission finishes.
■ **Perma-Flex Stucco Grade Acrylic Finish:** Integrally colored acrylic finish available in 4 textures: Fine, Coarse, Smooth and Swirl.
■ **Perma-Finish EIFS & Stucco Acrylic Finish:** Integrally colored premium acrylic finish available in 4 textures: Fine, Coarse, Smooth and Swirl. Perma-Finish EIFS & Stucco Acrylic Finish is our high-end acrylic finish that offers easier application and improved durability.
■ **Perma-Elastic Elastomeric Finish:** Integrally colored elastomeric finish available in 3 textures: Fine, Coarse and Swirl. Elastomerics offer the ability to bridge existing hairline cracks to improve the long-term aesthetics of any wall.
■ **Select Finish:** A variety of specialty, high-end designer finishes that provide a unique and distinctive appearance (see brochure).

LaHabra®
www.lahabrastucco.com

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EXISTING EXTERIOR FINISH MATERIALS:
SPANISH CLAY TILE ROOF, EXTERIOR STUCCO WALLS, MULTI-PANE CASEMENT WINDOWS

NOTE:
THE PROPOSED NEW EXTERIOR FINISH MATERIALS, COLORS & STYLE TO MATCH EXISTING AS CLOSE AS POSSIBLE TO RETAIN CONTINUITY THROUGH THE PROPERTY AND MAINTAIN THE CHARACTER OF THE NEIGHBORHOOD.
CONTRACTOR TO ORDER VARIOUS COLOR SAMPLES PRIOR TO PLACING ORDER, IN AN EFFORT TO SELECT THE BEST MATCH TO THE EXISTING COLOR



MCA
Clay Roof Tile

8-inch Straight Barrel Mission ... Excellence in Historical Restoration

Honolulu Hale, Honolulu, HI. Historical Restoration Project: B308 Canyon Red Blend

8-inch Straight Barrel Mission

8-Inch Straight Barrel Mission clay roof tile has been produced on the West Coast for more than 100 years and can be seen on many churches, civic centers, and universities. MCA is able to reproduce this timeless classic for restoration of historical projects, as well as for new construction. MCA has mastered the art of replicating the colors and textures of very old tile to match existing tile on earlier period buildings, or to give new buildings a historic appeal.

8-Inch Straight Barrel Mission tile is made in the USA and is ASTM C1167 Grade I, the highest quality of clay roof tile available. Competitively priced, this product is also backed by a 50-year limited warranty.

For more information, please contact MCA Sales office at 800-736-6221, or by email at sales@mca-tile.com, or visit the website at www.mca-tile.com.

CO/CODES, CERTIFICATIONS

- IAPMO UES ER-356*
- TDI Approval RC-21
- Florida Building Code, FL22539.9
- Miami-Dade County, FL NOA No. 17.0329.14 (Exp. 02/16/22)
- Class A, E108 (UL790)
- ASTM C1167 Grade 1
- Made in USA

* IAPMO UES Evaluation Report covers City of Los Angeles and is in lieu of ICC-ES

TILE SPECIFICATIONS:

Actual Size:	19" x 8"
Exposed Size:	16" x 11" O.C.
Weight per Square:	1070 lbs.
Weight per Piece (Pn):	8.52 lbs.
No. of Pieces per Square:	164 pcs.

METRIC TILE SPECIFICATIONS:

Actual Size:	483mm x 254mm
Exposed Size:	406mm x 279mm O.C.
Weight per Square:	52.24 kg
Weight per Piece (Pn):	2.88 kg
No. of Pieces per SQ:	15.62

Metric conversion of lumber is actual dimensions of lumber, use lumber of the closest dimensions available.
*Dimension of the head of the tile.

34 800.736.6221

MCA
Clay Roof Tile

Historical Colors and Blends

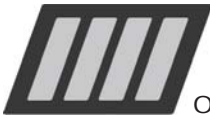
 F40 Natural Red Solar Reflectance Avg. - 0.45 Thermal Emittance Avg. - 0.88	 2F43 Brick Red Solar Reflectance Avg. - 0.42 Thermal Emittance Avg. - 0.84	 2F22 Burnt Sierra Solar Reflectance Avg. - 0.31 Thermal Emittance Avg. - 0.84
 CB366 Alexander & Baldwin Blend	 B308 Canyon Red Blend Solar Reflectance Avg. - 0.39 Thermal Emittance Avg. - 0.85	 CB425 Nob Hill Blend Solar Reflectance Avg. - 0.44 Thermal Emittance Avg. - 0.88

NOTE: Some tiles may have slight variations in color due to the inherent nature of clay tile and the limitations of the lithographic printing process.

Wilshire United Methodist Church, Los Angeles, CA. Historical Restoration Project: Custom Colors to match original roof tile colors.

www.mca-tile.com

35



once_eleven design

HOLLISTER RESIDENCE BATHROOM REMODEL

2650 HOLLISTER TERR. GLENDALE, CA

EXTERIOR FINISH MATERIAL BOARD

PROPOSED MATERIALS

P.1

ULTIMATE CASEMENT STYLES



ULTIMATE CASEMENT WINDOW

FULL FRAME OR NARROW FRAME

The Ultimate Casement and Ultimate Casement Narrow Frame windows are the most versatile and innovative casement windows ever produced. Ultimate Casement styles feature concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes.



ULTIMATE CASEMENT
A recessed sash for a traditional look, plus a full jamb, offers design flexibility for new construction or full frame replacement.



ULTIMATE CASEMENT NARROW FRAME
A flush sash to the exterior and narrow jamb depth make this window an easy choice for frame-in-frame replacement or more contemporary new construction applications.



ULTIMATE CASEMENT EXTERIOR WITH 4 1/4" FULL JAMB



ULTIMATE CASEMENT NARROW FRAME EXTERIOR WITH 2 1/4" NARROW JAMB

JAMBS + PROFILES
The Ultimate Casement has a recessed sash for a traditional or historic look. The Ultimate Casement Narrow Frame has a flush-to-frame sash for a contemporary look.

ULTIMATE CASEMENT EASY WASH MODE

Ultimate Casement operates in a way so revolutionary that we've patented it, making Marvin the only place you'll find it. The hardware allows access to both sides of the glass from the inside of your home, making window washing stress- and ladder-free.

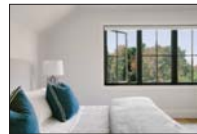


Marvin exclusive Wash Mode not available on Ultimate Casement windows in sizes less than 20 inches wide or Ultimate French Casement, Ultimate Awning, or Round Top windows.



ULTIMATE CASEMENT WINDOW

ULTIMATE CASEMENT FEATURES + OPTIONS



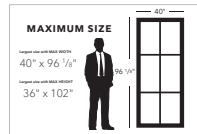
MULTI-POINT LOCKING SYSTEM
Multi-point locking mechanisms enhance performance and make large casements easy to operate.



ENDLESS DESIGN OPTIONS
A variety of divided lite patterns, including a double hung look make energy-efficient casements the perfect replacement window in older homes.



LOCK STATUS SENSOR
Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked.



LARGE SIZES OPEN WITH EASE
We have developed the most durable hardware in the industry, which provides easy opening and smooth operation on even the largest casements.



WINDOW OPENING CONTROL DEVICE
Limits the casement sash opening to less than 4 inches when engaged. The release mechanism allows for operation beyond 4 inches. This option meets the ASTM F2090-21 standard.



FRICTION LIMITER
Flip a lever to lock the sash securely in place at multiple set angles, allowing you to open your window on windy days. Available for push out only.

ULTIMATE CASEMENT



ULTIMATE CASEMENT WINDOW IN DESIGNER BLACK PAINTED INTERIOR FINISH WITH MATTE BLACK HARDWARE



Photographer: Sara Tramp

ULTIMATE CASEMENT WINDOW WITH MATTE BLACK HARDWARE

ULTIMATE CASEMENT

The Ultimate Casement window is offered in some of the largest sizes in the industry, with a secure multi-point lock, durable hardware that ensures smooth operation, and Marvin's exclusive Wash Mode for easy cleaning—even on upper floors. With many design options, including round top shapes, the Ultimate Casement window flexes to fit your vision and can be sized to complement the most expansive views.



CASEMENT INTERIOR WITH FOLDING HANDLE IN SATIN NICKEL



CASEMENT PUSH OUT INTERIOR WITH HANDLE IN MATTE BLACK





SEE NEXT PAGES

2651 Hollister Terr. - East Side from Ashburton Pl. (1)



2651 Hollister Terr. - East Side from Ashburton Pl. (2)



2651 Hollister Terr. - Front of House - North - from Hollister Terr (1)



2651 Hollister Terr. - Front of House - North - from Hollister Terr (2)



(E) Trees cover most of the East side portion of the house. This is where the proposed work is happening.

2651 Hollister Terr. - Front of House - North & Partial West side - from Hollister Terr (3)



2651 Hollister Terr. - Front of House - North & Partial West side - from Hollister Terr (4)



(E) Trees cover most of the area of work on the East side portion of the house.

2651 Hollister Terr. - West Side of House - Side to be Improved with the proposed remodel (1)



2651 Hollister Terr. - West Side of House - Side to be Improved with the proposed remodel (2)

(E) Bathroom Wall proposed to be moved to align with the two existing floating closets

typical (E) windows are wood frame with true grids.

(E) Bathroom Windows are vinyl frame with no grids. Proposed New Windows to match existing style around house. Wood Frame with grids. See Window Schedule A3.00



2651 Hollister Terr. - West Side of House - Side to be Improved with the proposed remodel (4)



(E) Bathroom Wall
to be demolished
and moved to
align with floating
closets to the sides

2651 Hollister Terr. - West Side of House - Side to
be Improved with the proposed remodel (5)



2651 Hollister Terr. - West Side of House - Side to be Improved with the proposed remodel (6)

