



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

June 23, 2025

Decision Date

1650 West Mountain Street

Address

Administrative Design Review (ADR)

Review Type

5622-005-001

APN

PADR-003660-2024

Case Number

Pnina Elias, Nina Expedited Services

Applicant

Cassandra Pruett

Case Planner

Romel D. & Mercedes Fernandez

Owner

Project Summary

The applicant is proposing to construct a one story, 430 square foot (SF) rear addition facing Western Avenue, at an existing 1,149 SF one-story house built in 1945. The house is located on an approximately 11,129 SF corner lot in the R1-I (Low Density Residential, FAR District I) Zone.

Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition will not result in an increase of more than 50% of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. One or more Coast live oak trees are located on or within 20 feet of the subject property and will be protected as part of the project.

Existing Property/Background

The project site is an approximately 11,129 SF corner lot located on the south corner of West Mountain Street and Western Avenue. The lot is rectangular in shape, and slopes down gently toward the south. The site is developed with a one-story, 1,149 SF single-family home with a detached two-car garage.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RIR FAR District: III

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

Active/Pending Permits and Approvals

Building permit BCB2104436 issued 12/22/23 for a 493 SF detached Accessory Dwelling Unit

Site Slope and Grading

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

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	10,024 SF	6,407 – 24,394 SF	11,178 SF
Setback	31 feet	23 - 38 feet	25 feet
House size	1,921 SF	1,267 – 3,941 SF	1,579
Floor Area Ratio	20%	11% - 35%	14%
Number of stories	1.1 (22 one-stories, three two-stories)	1	1

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

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 set back from the existing side façade, providing a stepping back of the façade to line up with the prevailing setback on the street side.
- The addition steps down slightly toward the south, to follow the topography.
- A new trash enclosure is added behind the addition, screened from public view.
- One or more oak trees are located on or within 20 feet of the subject property and will be maintained.

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 addition is well-integrated into the existing building and roof form, slighting increasing massing downward while appropriately stepping down with the topography.
- A nearly 100-foot rear yard separates the addition from the neighboring property to the south, providing a buffer between the minimally added massing. In addition, an existing one-story garage is located between the addition and the adjacent property to the south.
- Architectural features help reduce apparent mass and scale, including a hipped roof, Hardie board wainscotting, and recessed windows with sills.

Design and Detailing

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

Overall Design and Detailing

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

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

Entryway

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

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

Windows

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

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

Privacy

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

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

Finish Materials and Color

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

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

Paving Materials

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

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

Lighting, Equipment, Trash, and Drainage

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

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

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 addition features exterior finish materials consistent with the existing house, including asphalt shingle roofing, smooth stucco, and fiber-cement (Hardie) shingle siding.
- The existing house has permitted flush windows which do not comply with the current Window Replacement Design Guidelines, but which are not proposed to be replaced at this time. The windows on the addition comply with the Window Replacement Design Guidelines, being non-sliding and recessed with sill, and set the new standard for future window replacements.
- Privacy of neighbors is maintained because the one new window that faces the neighbor is offset from the neighbor's window.

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. Provide complete Tree Protection Plan, including Indigenous Tree Protection Measures form and all required callouts.

2. Apply for Indigenous Tree Perform Work Near Permit (ITOB) as part of plan review.

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Attachments

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

EXHIBIT 1



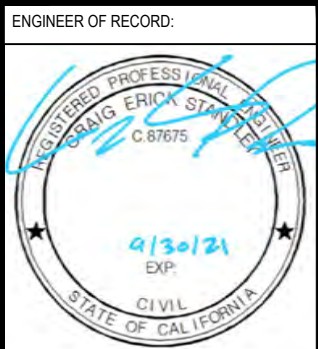
Location Map
1650 W Mountain st

HOME REMODEL WITH ADDITION

1650 W MOUNTAIN ST

GLENDALE, CA 91201

EXHIBIT 2



DESIGN GROUP:	DESIGNED BY	CHECKED BY	DATE
	DESIGNED BY	CHECKED BY	DATE

HOME REMODEL & ADDITION

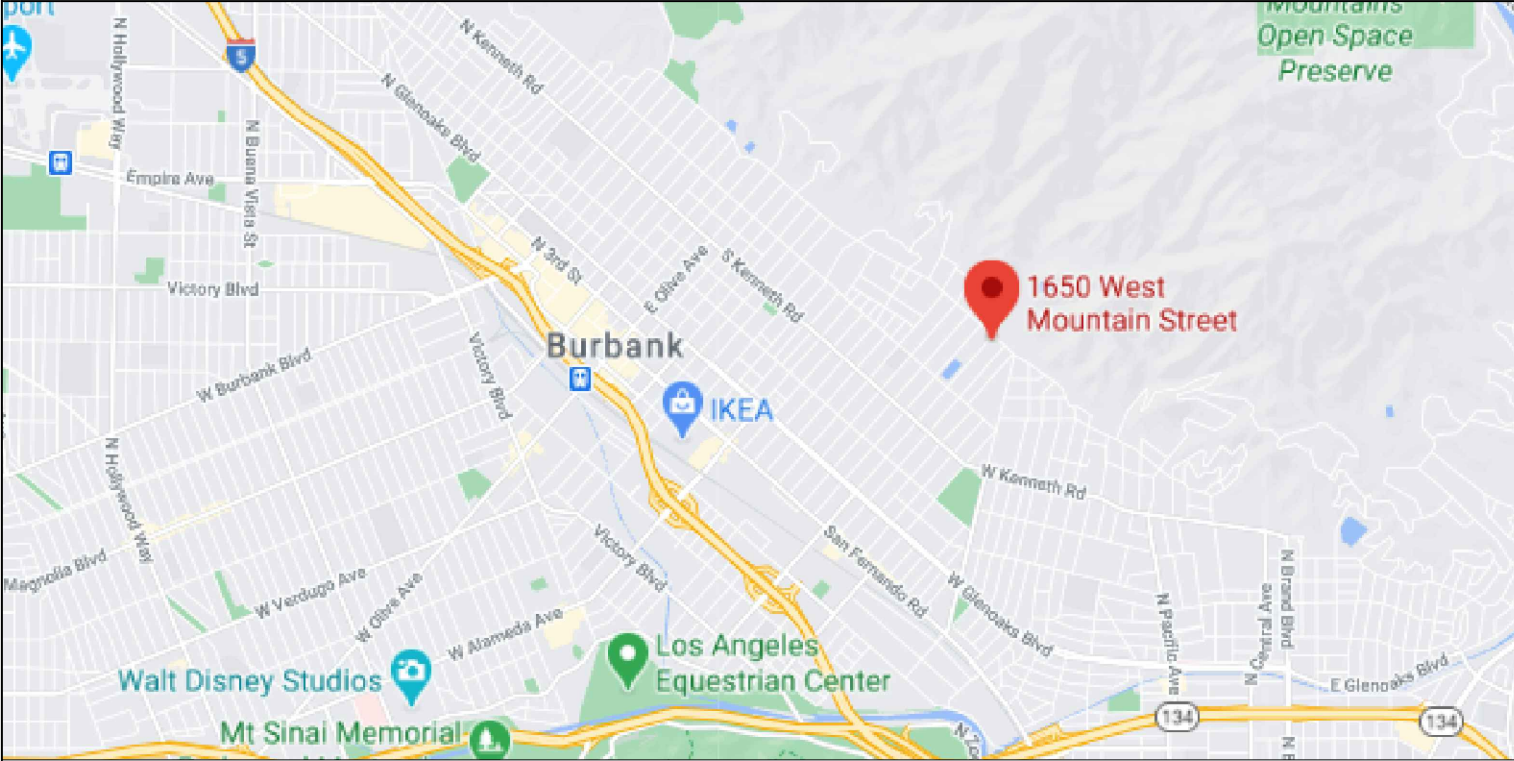
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1650 W MOUNTAIN ST.
GLENDALE, CA 91201

PROJECT INFO.

SHEET #
A-1

VICINITY MAP



PROJECT NAME:
1650 W MOUNTAIN ST
GLENDALE, CA 91201



SCOPE OF WORK

HOME REMODEL
NEW 430 SQ. FT. ADDITION AT REAR OF BUILDING. INCLUDES:
- NEW MASTER BEDROOM
- NEW BATHROOM
- NEW LIVING AREA

PROJECT TEAM

OWNER	CONTRACTOR	DESIGNER/ENGINEER	SOILS/SURVEYOR	TITLE-24
MERCEDES & ROMEL FERNANDEZ		CRAIG STANDLEY (LIC. #87675) 17940 VENTURA BLVD., ENCINO, CA 91316 P: 213-373-4513 E: CRAIG@STANDLEYSTRUCTURAL.COM		

CODES

-2019 CALIFORNIA BUILDING CODE (CBC)
-2019 CALIFORNIA RESIDENTIAL CODE (CRC)
-2019 CALIFORNIA MECHANICAL CODE (CMC)
-2019 CALIFORNIA ELECTRICAL CODE (CEC)
-2019 CALIFORNIA PLUMBING CODE (CPC)
-2019 CALIFORNIA ENERGY CODE
-2019 CALIFORNIA GREEN CODE

LEGAL DESCRIPTION:

ASSESSOR PARCEL NO.	5622005001
TRACT	6695
LOT NO.	1
BLOCK	N/A
BASELINE HILLSIDE ORDINANCE	NO
TYPE OF CONSTRUCTION	TYPE-BV
ZONING	R1-I
NO. OF STORIES	1
PARKING	DETACHED 2-CAR GARAGE

SQ. FOOTAGE INFO. / RFA

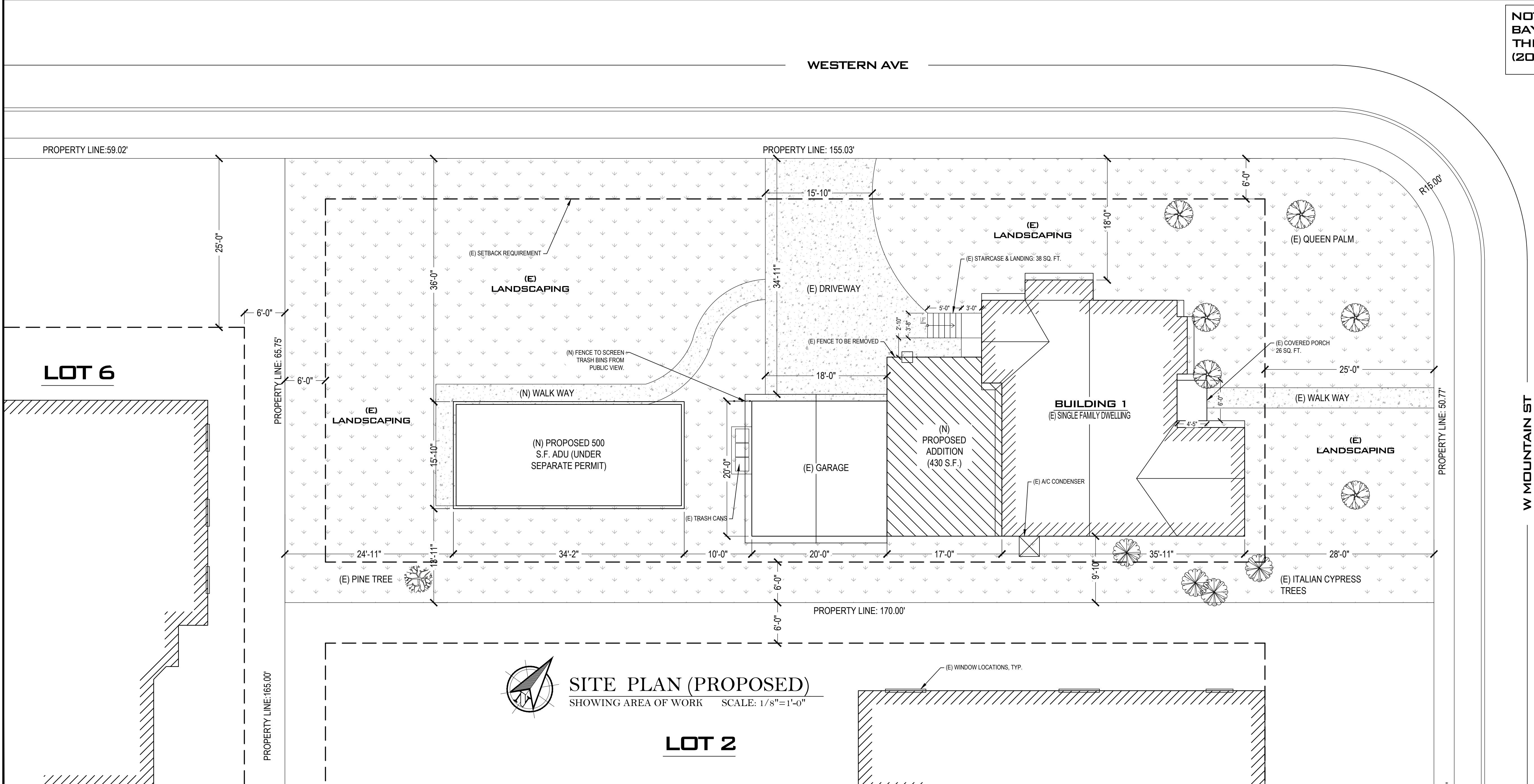
LOT SIZE	11,129 SQ. FT.
EXISTING BUILDING SIZE	1,149 SQ. FT.
EXISTING FRONT COVERED PORCH	26 SQ. FT.
EXISTING STAIRCASE @ REAR	38 SQ. FT.
NEW ADDITION SIZE	430 SQ. FT.
NEW BUILDING SIZE	1,579 SQ. FT.
NEW ADU SIZE (SEPARATE PERMIT)	500 SQ. FT.
EXISTING GARAGE SIZE	400 SQ. FT.
MAX RFA	(10,000 X 0.30) + (1,129 X 0.10) = 3,112.9 SQ. FT.
RFA	1,149 + 430 + 26 + 500 = 2,105 (OK)
LOT COVERAGE	1,149 + 26 + 38 + 430 + 500 + 400 = 2,543 SQ. FT.
LOT COVERAGE	(2,543 / 11,129) = 22.85%
LANDSCAPE AREA	(7,569 / 11,129) = 67.6%

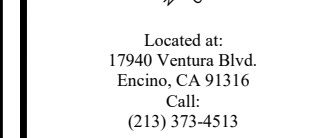
SHEET INDEX

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SD1	STRUCTURAL DETAILS

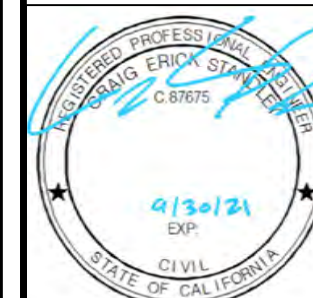
GENERAL NOTES:

- 1.SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM, ON THE CEILING OR WALL IMMEDIATELY OUTSIDE OF EACH SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY (907.2.11.2, R314.3)
2. THE POWER SOURCE FOR SMOKE DETECTORS SHALL BE AS FOLLOWS:
- A. IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP
- B. IN EXISTING SFD, SMOKE DETECTORS MAY BE BATTERY OPERATED
- C. CARBON MONOXIDE ALARM IS REQUIRED PER SEC. 420.4 & R315
3. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PILL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF 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.
4. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 171, 874) (SEPARATE PLUMBING PERMIT IS REQUIRED).
5. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
6. AN APPROVED CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLICATIONS ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE DETECTORS 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)
7. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3
8. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCE OR STATE LAWS.
9. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLING OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE DETECTOR IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE DETECTORS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
10. EFFECTIVE JAN. 1, 201, SB 407 REQUIRES REPLACEMENT OF ALL NONCOMPLIANT PLUMBING FIXTURES IN PROPERTIES BUILT ON OR BEFORE JAN. 1, 2994 WITH WATER CONSERVING PLUMBING FIXTURES
11. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000) (R314.6.2)
12. AN OPERATION AND MAINTANCE MANUAL INCLUDING AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1 SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION
13. WATER HEATER MUST BE STRAPPED TO WALL.
15. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED)
16. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR
17. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR SME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL, AND SPA FOR SINGLE FAMILY DWELLINGS.
18. AUTOMATIC GARAGE DOOR OPENERS IF PROVIDED SHALL BE LISTED IN ACCORDANCE WITH UL 325
19. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES OVER THE AREA OF THE ROOM AT HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL
20. A COPY OF THE RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
21. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC 1706.1
22. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLING OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE DETECTOR IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE DETECTORS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
23. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000) (R314.6.2)





ENGINEER OF RECORD:



DESIGN GROUP.

DESIGN GROUP	
DRAWING DATE:	Jan 7, 2025 (11:57 AM)
ENGINEER	C.S.
DESIGNED BY:	A.G.
DRAWN BY:	A.G.
REVIEWED BY:	C.S.

HOME REMODEL & ADDITION

PROJECT DESCRIPTION

89

re:

REVISION

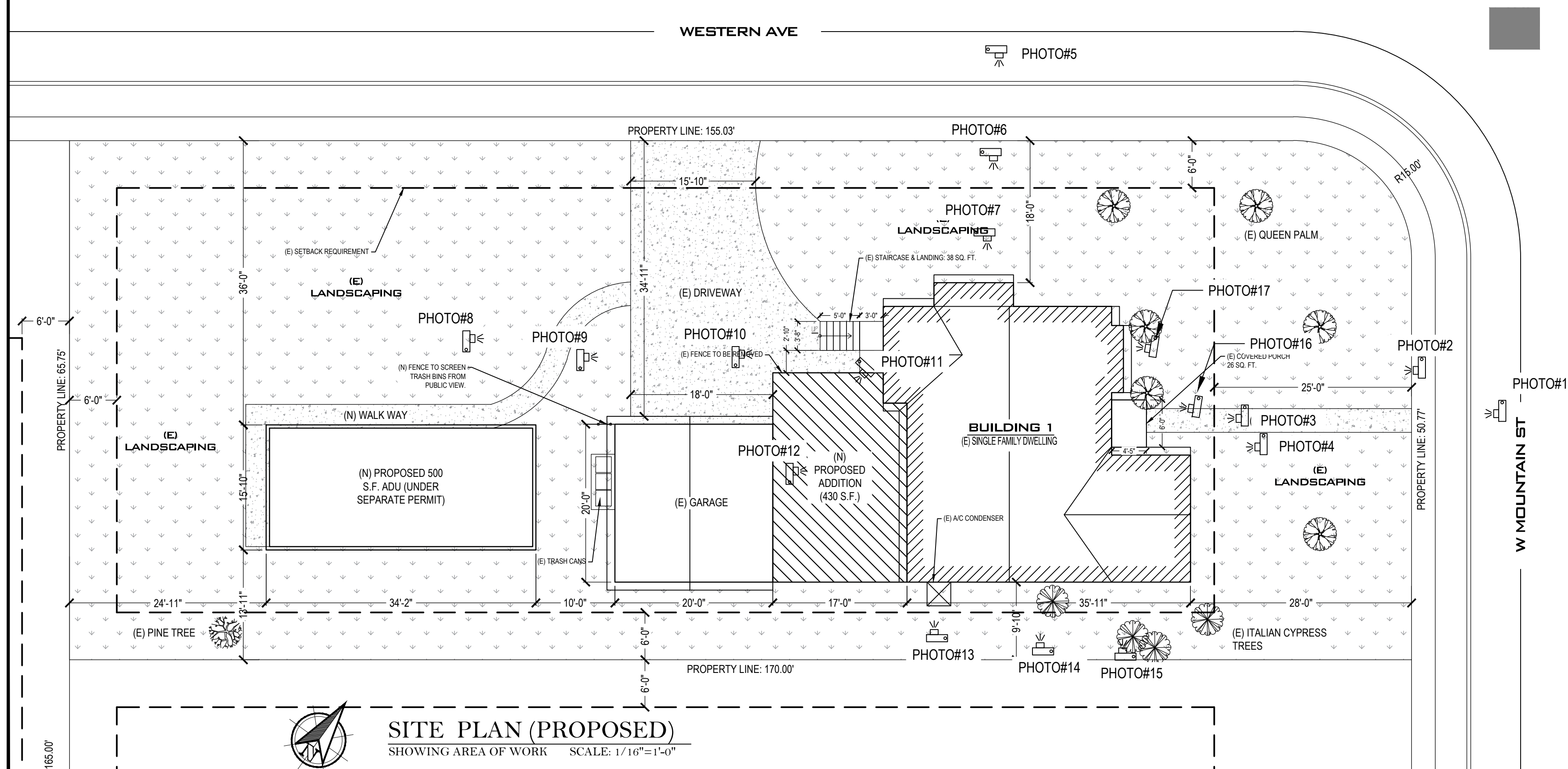
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1650 W MOUNTAIN ST.
GLENDALE, CA 91201

PHOTO SURVEY
SITE PLAN

SHEE

A-2.1



GREEN NOTES

1. ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE BUILDINGS ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES.
2. FOR ALL NEW EQUIPMENT, AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION
3. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENT. EQUIPMENT
4. THE VOC CONTENT VERIFICATION CHECKLIST SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURERS SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION
5. ALL NEW CARPET AND CARPET CUSHIONS INSTALLE DIN THE BUILDING INTERIOR SHALL MEET THE TESTING PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING
 1. CARPET AND RUG INSTITUTES GREEN LABEL PLUS PROGRAM
 2. CALIFORNIA DEPT. OF PUBLIC HEALTH'S SPECIFICATIONS
 3. NSF/ANSI 140 AT THE GOLD LEVEL
 4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE
6. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING
 1. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
 2. CERTIFIED UNDER UL GREENGUARD GOLD
 3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE
 4. MEET THE CALIFORNIA DEPT. OF PUBLIC HEALTH'S SPECIFICATIONS
7. THE HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSIACCA MANUAL J-2004, ANSIACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IUN ACCORDANCE WITH ANSIACCA 36-S MANUAL S-2004.
8. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80psi, OR THE SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME
9. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES IN SECTION 4.303.1
10. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURES BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3

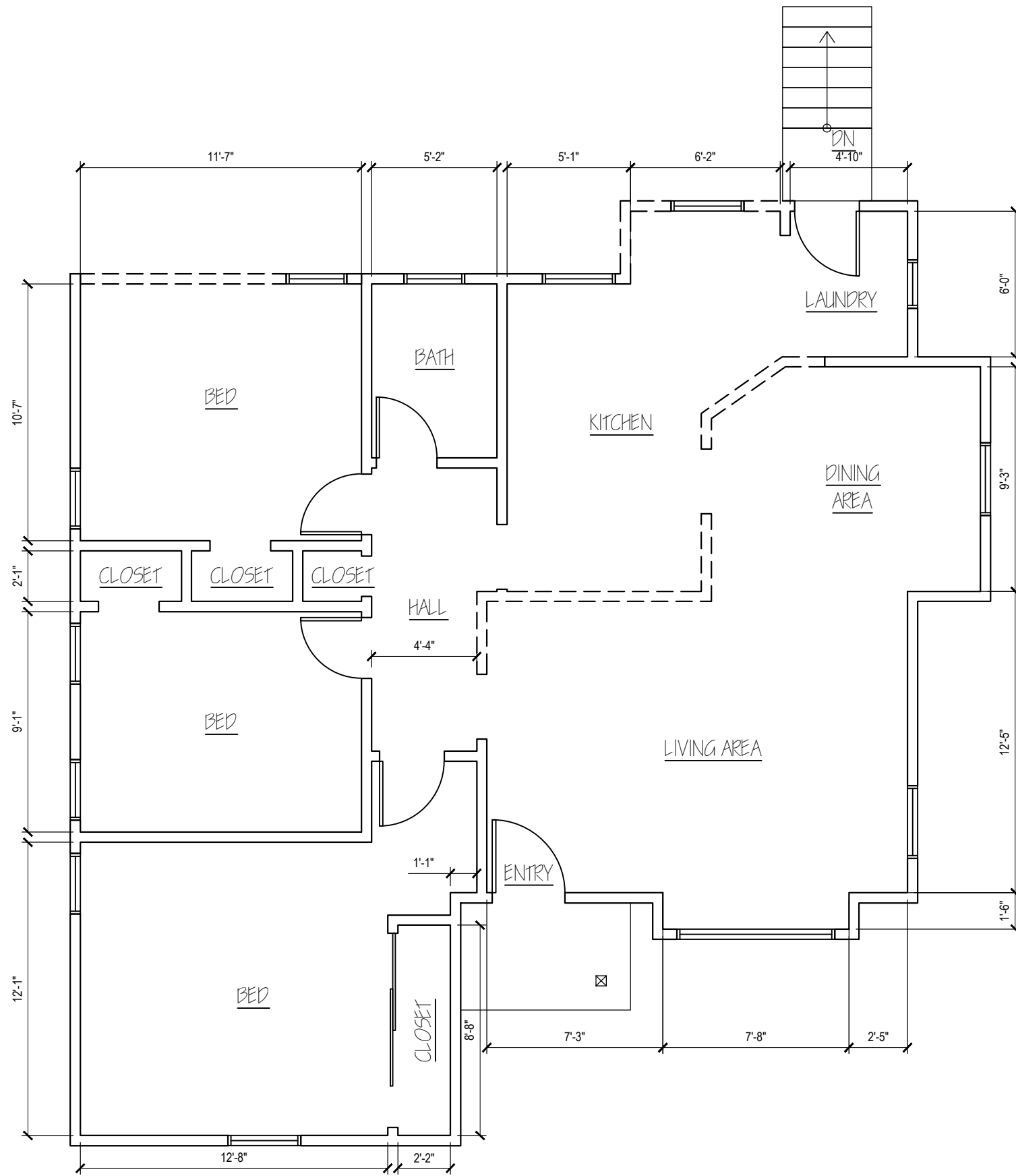
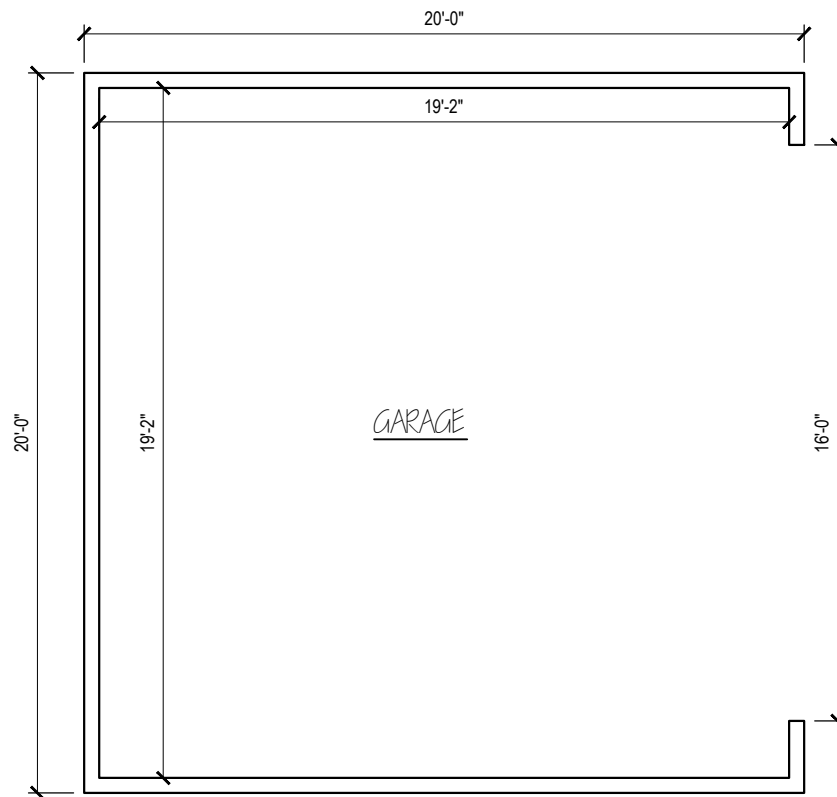
PLUMBING

1. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM
2. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY
3. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR
4. PROVIDE ULTRA FLUSH WATER CLOSET FOR ALL NEW CONSTRUCTION, EXISTING SHOWERHEADS AND TOILETS MUST BE ADOPTED FOR LOW WATER CONSUMPTION
5. MECHANICAL, ELECTRICAL, AND PLUMBING PLANS ARE NOT REVIEWED AND ARE SUBJECT TO FIELD INSPECTION
6. THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1

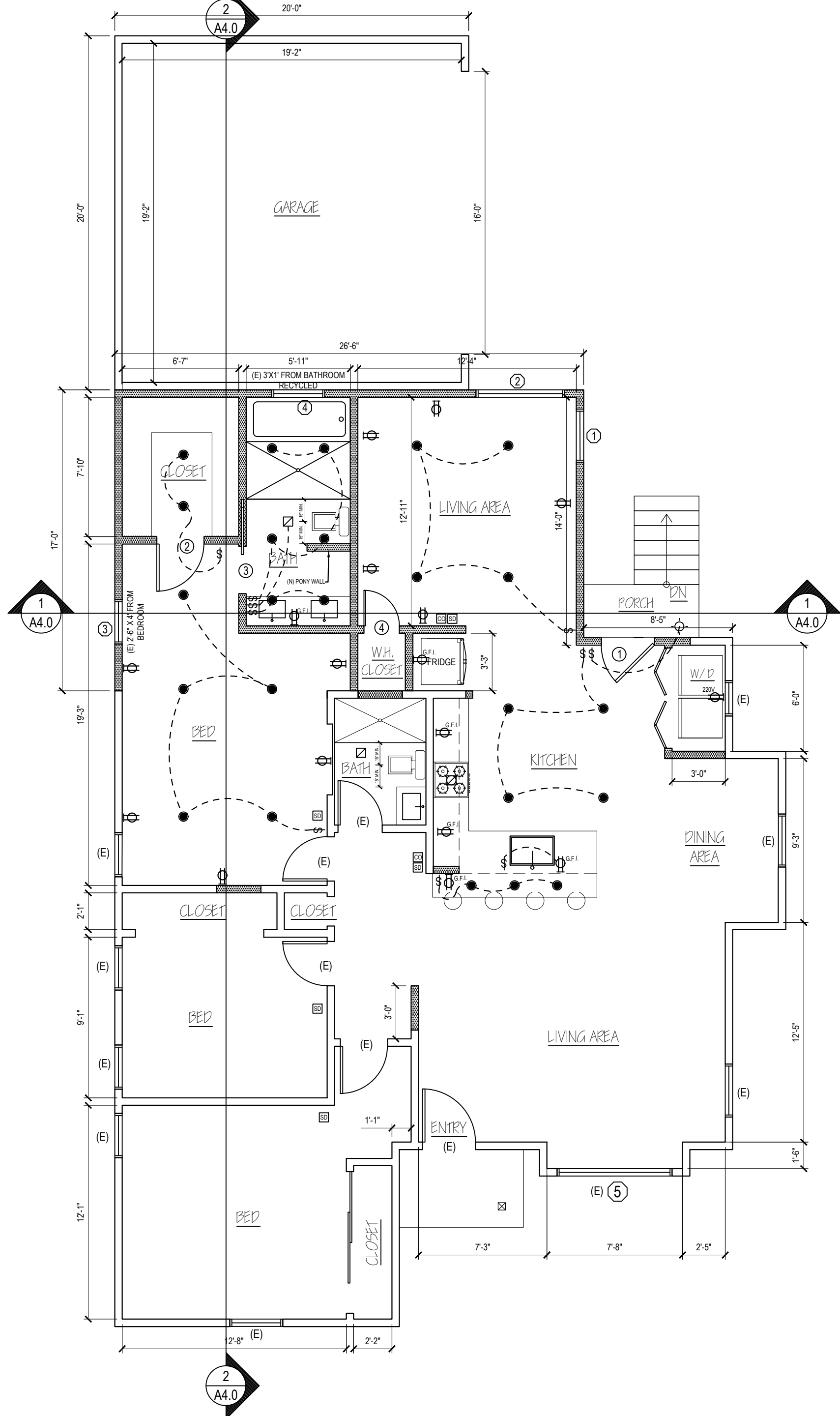
MECHANICAL

1. GROUND FAULT CIRCUIT-INTERRUPTION (GFCI) FOR PERSONNEL SHALL BE PROVIDED AND INSTALLED IN READILY ACCESSIBLE AREA
2. ARC-FAULT CIRCUIT INTERRUPTION SHALL BE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
3. TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS SPECIFIED IN 210.52, ALL NON-LOCKING TYPE 12-VOLT; 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT

- 1 THRESHOLDS AT DOORWAYS TO BE MAXIMUM $\frac{3}{4}$ " ABOVE FINISH FLOOR FOR SL GL DRS, AND $\frac{1}{2}$ " ABOVE FINISH FLOOR FOR SWINGING DOORS
- 2 PROVIDE LANDINGS OUTSIDE OF ALL EXTERIOR DOORS. THE WIDTH OF THE DOORWAY, BUT NOT LESS THAN 36" X36" THEY SHALL BE MADE OF CAST IN PLACE CONCRETE, MORTARED OR INTERLOCKING BRICKS OR PAVERS, OR ANCHORED IN PLACE PRESURE TREATED WOOD OR REDWOOD DECKING. THEY SHALL HAVE A MIN SLOPE AWAY FROM THE FOOTING OF 2% MIN.
- 3 TILE SHOWER TO A MIN 72" ABOVE THE DRAIN. TILE OVER MORTAR BASE OVER WATER PROOF MEMBRANE OVER CEMENTITIOUS BACKER BD OVER 2X DF#2 STUDS--HOTMOP SHOWER PAN & INSTALL TILE FLOOR OVER MORTAR BED. SLOPE $\frac{1}{4}$ " :12" TO DRAIN IN FLOOR.
- 4 EGRESS WINDOWS MIN SIZE (NET CLEAR OPENING OF 5.7 SF, AM MINIMUM NET CLEAR OPENING HEIGHT OF 24", A MINIMUM NET CLEAR OPENING WIDTH OF 20", THE BOTTOM OF THE EGRESS OPENING TO BE NO MORE THAN 44" ABOVE THE FINISH FLOOR. SEE CRC R310.1, R310.1.1, R310.1.2 AND R310.1.3.
- 5 TEMPERED GLASS SHOWER DOOR AND TEMPERED GLASS SHOWER ENCLOSURE AS OCCURS. IF USING DOORS MAINTAIN 22" MIN CLEAR WITH DOOR OPEN AND DOOR MUST SWING OUT.
- 6 INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO TGE BUILDING INSPECTOR AT THE ROUGH FRAMING INSPECTION
- 7 SHWR MUST HAVE 30" DIA CIRCLE CLEARANCE AT THE FINISH INTERIOR TYPICAL
- 8 PROVIDE 15" MIN. CLEARANCE ON EITHER SIDE OF TOILET FROM CENTER LINE
- 9 22" X 30" ATTIC ACCESS



EXISTING FLOOR PLAN
SHOWING AREA OF WORK SCALE: 3/16"=1'-0"



PROPOSED FLOOR PLAN (430 S.F. ADDITION @ REAR)
SHOWING AREA OF WORK SCALE: 3/16"=1'-0"

DOOR SCHEDULE

#	SIZE (WXH)	DESCRIPTION	REMARKS
①	3'-0" x 6'-8"	SINGLE-HINGED	
②	2'-8" x 6'-8"	SINGLE-HINGED	
③	2'-8" x 6'-8"	POCKET	
④	2'-0" x 6'-8"	SINGLE-HINGED	
(E)	EXISTING	EXISTING TO REMAIN	

PRODUCT INFORMATION: MASONITE DOORS

WINDOW NUMBER	QUANTITY	(E)WIDTH X HEIGHT	(N) WIDTH X HEIGHT	EXISTING MATERIAL	NEW MATERIAL	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? Y/N	FIRE HAZARD ZONE? Y/N	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR?	WINDOW INSTALLATION DETAIL REFERENCE
①	1	N/A	3'-0" x 4'-0"	N/A	VINYL	YES	N/A	DOUBLE HUNG	RECESSED NAIL IN	NO	N/A	YES	STUCCO	STUCCO	NO	YES	NO	NO	NO	DETAIL #5 SHEET A-5
②	1	N/A	5'-0" x 4'-0"	N/A	VINYL	YES	N/A	FIXED	RECESSED NAIL IN	NO	N/A	YES	STUCCO	STUCCO	NO	YES	NO	NO	NO	DETAIL #5 SHEET A-5
③	1	2'-6" x 4'-0"	NO CHANGE	VINYL	NO CHANGE	NO	SINGLE HUNG	N/A	N/A	NO	NO	YES	STUCCO	N/A	YES	YES	NO	NO	NO	DETAIL #5 SHEET A-5
④	1	3'-0" x 1'-0"	NO CHANGE	VINYL	NO CHANGE	NO	SLIDER	N/A	N/A	NO	NO	YES	STUCCO	N/A	NO	YES	NO	NO	NO	DETAIL #5 SHEET A-5
⑤	1	6'-6" x 4'-0"	NO CHANGE	VINYL	NO CHANGE	YES	FIXED	N/A	N/A	NO	YES	NO	STUCCO	N/A	NO	YES	NO	NO	NO	

PRODUCT INFORMATION: MILGARD TRINISC SERIES Y300 VINYL WINDOWS

LEGEND:	
EXISTING WALLS:	DIMMER SWITCH:
NEW WALLS: 2X4 @ 16" O.C.	125 VOLT GROUND FAULT OUTLET:
WALLS TO REMOVE:	220 VOLT OUTLET:
SMOKE DETECTOR (WIRED W/ BATTERY BACK UP):	ARC FAULT INTERRUPTION CIRCUIT:
BATHROOM FAN (MIN. 50 CFM) (DUCTED TO OUTSIDE OF BUILDING)(ENERGY STAR W/ HUMIDISTAT):	RECESSED CEILING LIGHT:
KITCHEN EXHAUST SYSTEM VENTED TO OUTSIDE (MIN. 100 CFM):	ELEC. MAIN/SUB PANEL:
CARBON MONOXIDE ALARM (HARD-WIRED W/ BATTERY BACKUP):	GARAGE DOOR OPENER:
SWITCH:	3 WAY SWITCH:
3 WAY DIMMER SWITCH:	WALL LIGHT:
CEILING FAN W/ LIGHT FIXTURE:	CEILING FAN:
TRACK LIGHTING:	110 VOLT OUTLET:



DESIGN GROUP:			
DESIGNED BY:	C.S.	PROJECT NO.:	1650 W MOUNTAIN ST. GLENDALE, CA 91201
CHECKED BY:	A.S.	DATE:	09/13/2021
APPROVED BY:	C.S.	PROJECT DESCRIPTION:	HOME REMODEL & ADDITION

HOME REMODEL & ADDITION			
PROJECT NO.:	1650 W MOUNTAIN ST. GLENDALE, CA 91201	DATE:	09/13/2021
DESIGNED BY:	C.S.	PROJECT DESCRIPTION:	HOME REMODEL & ADDITION
CHECKED BY:	A.S.	DATE:	09/13/2021
APPROVED BY:	C.S.	PROJECT NO.:	1650 W MOUNTAIN ST. GLENDALE, CA 91201

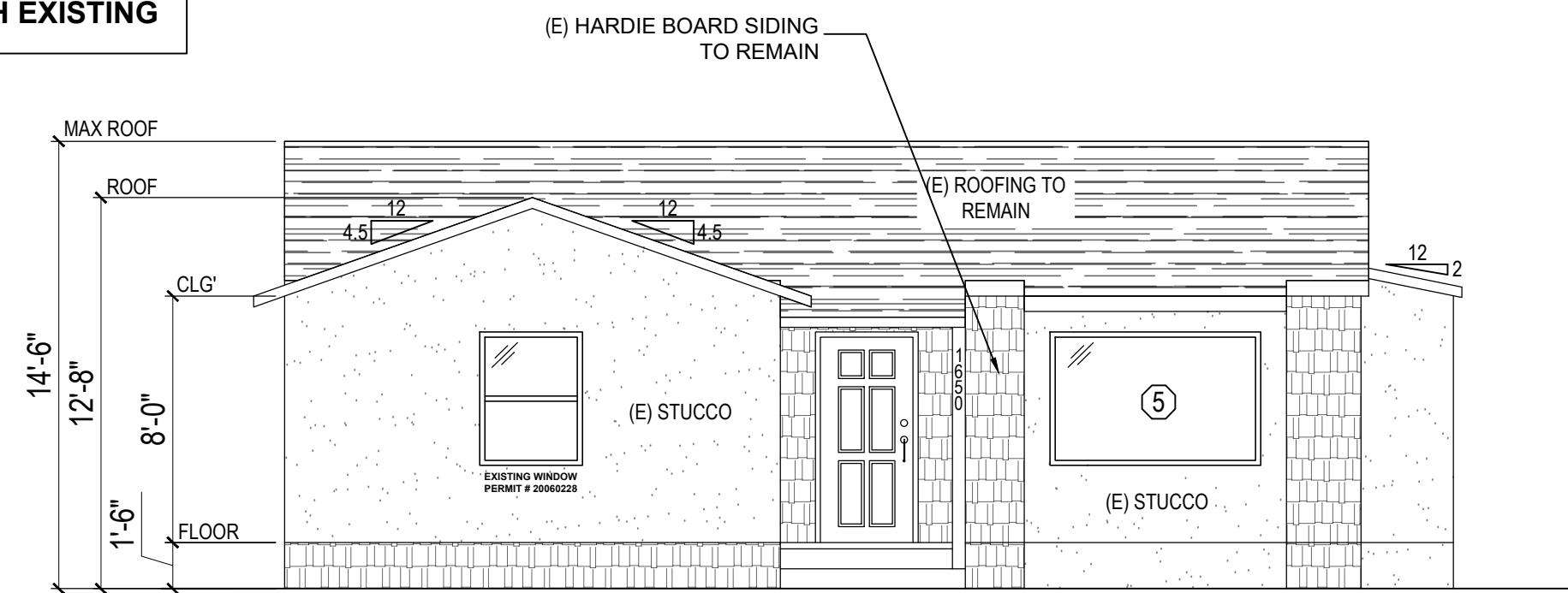
PROPOSED FLOOR PLAN ADDITION			
PROJECT NO.:	1650 W MOUNTAIN ST. GLENDALE, CA 91201	DATE:	09/13/2021
DESIGNED BY:	C.S.	PROJECT DESCRIPTION:	HOME REMODEL & ADDITION
CHECKED BY:	A.S.	DATE:	09/13/2021
APPROVED BY:	C.S.	PROJECT NO.:	1650 W MOUNTAIN ST. GLENDALE, CA 91201

PROPOSED FLOOR PLAN ADDITION			
PROJECT NO.:	1650 W MOUNTAIN ST. GLENDALE, CA 91201	DATE:	09/13/2021
DESIGNED BY:	C.S.	PROJECT DESCRIPTION:	HOME REMODEL & ADDITION
CHECKED BY:	A.S.	DATE:	09/13/2021
APPROVED BY:	C.S.	PROJECT NO.:	1650 W MOUNTAIN ST. GLENDALE, CA 91201

PROPOSED FLOOR PLAN ADDITION			
PROJECT NO.:	1650 W MOUNTAIN ST. GLENDALE, CA 91201	DATE:	09/13/2021
DESIGNED BY:	C.S.	PROJECT DESCRIPTION:	HOME REMODEL & ADDITION
CHECKED BY:	A.S.	DATE:	09/13/2021
APPROVED BY:	C.S.	PROJECT NO.:	1650 W MOUNTAIN ST. GLENDALE, CA 91201

PROPOSED FLOOR PLAN ADDITION			
PROJECT NO.:	1650 W MOUNTAIN ST. GLENDALE, CA 91201	DATE:	09/13/2021
DESIGNED BY:	C.S.	PROJECT DESCRIPTION:	HOME REMODEL & ADDITION
CHECKED BY:	A.S.	DATE:	09/13/2021
APPROVED BY:	C.S.	PROJECT NO.:	1650 W MOUNTAIN ST. GLENDALE, CA 91201

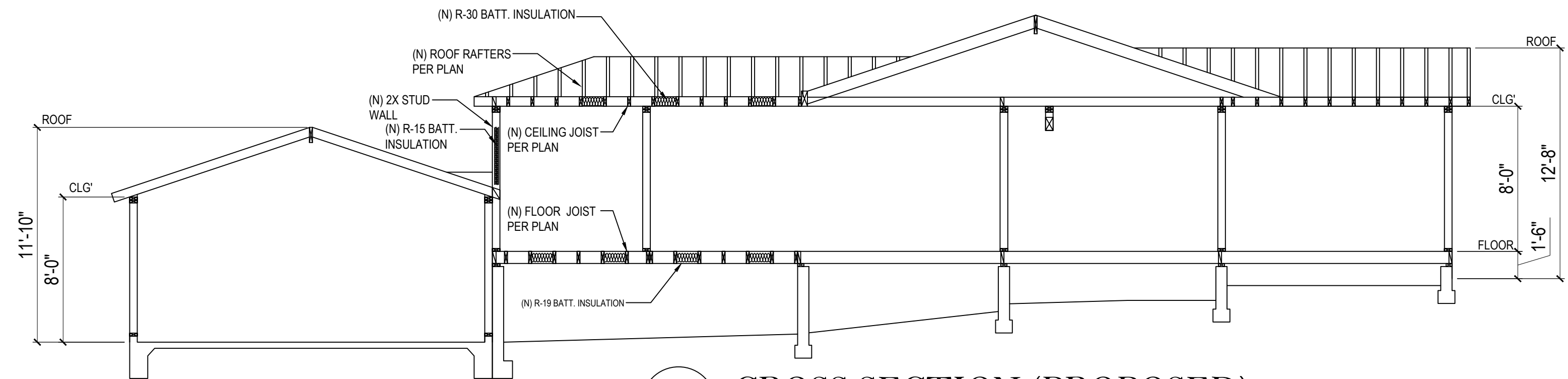
NOTE: THE PROPOSED ROOF MATERIAL WILL MATCH EXISTING



NORTH EAST ELEVATION VIEW

SHOWING AREA OF WORK

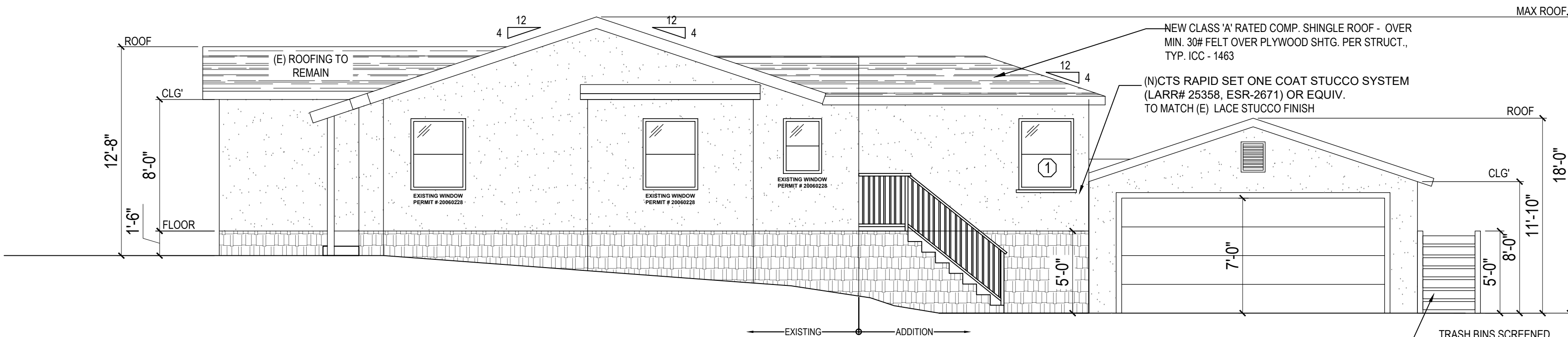
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2 CROSS SECTION (PROPOSED)

SHOWING AREA OF WORK

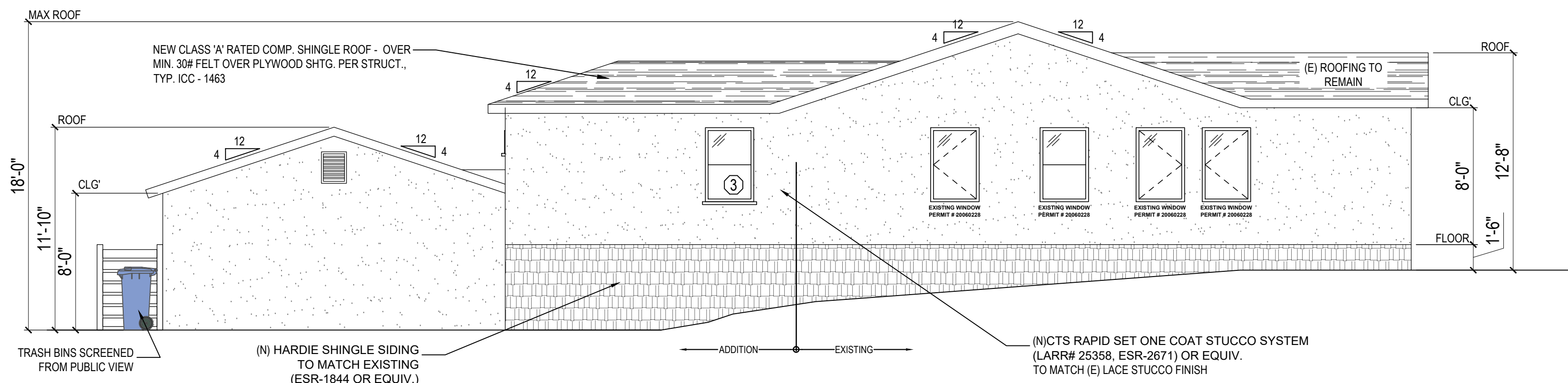
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NORTH WEST ELEVATION VIEW

SHOWING AREA OF WORK

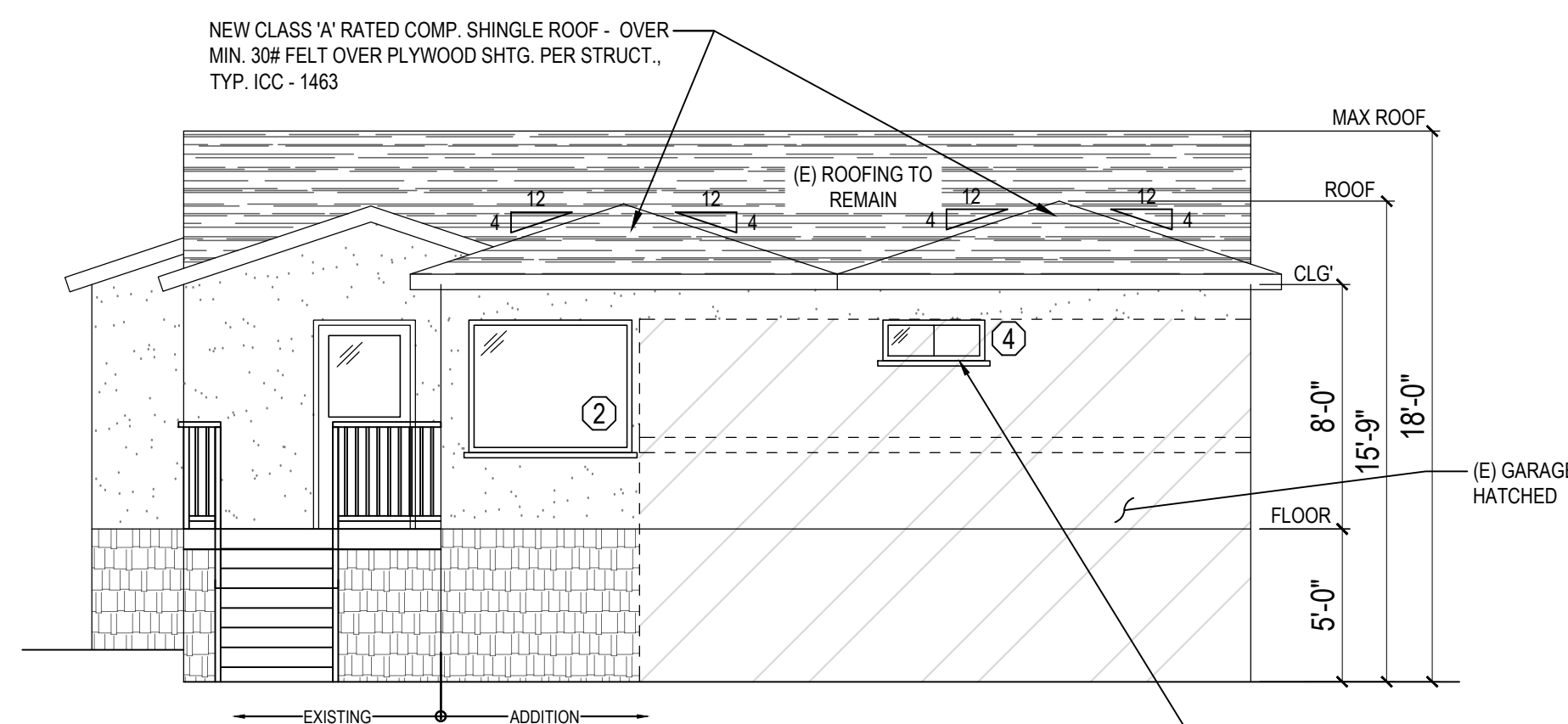
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SOUTH EAST ELEVATION VIEW

SHOWING AREA OF WORK

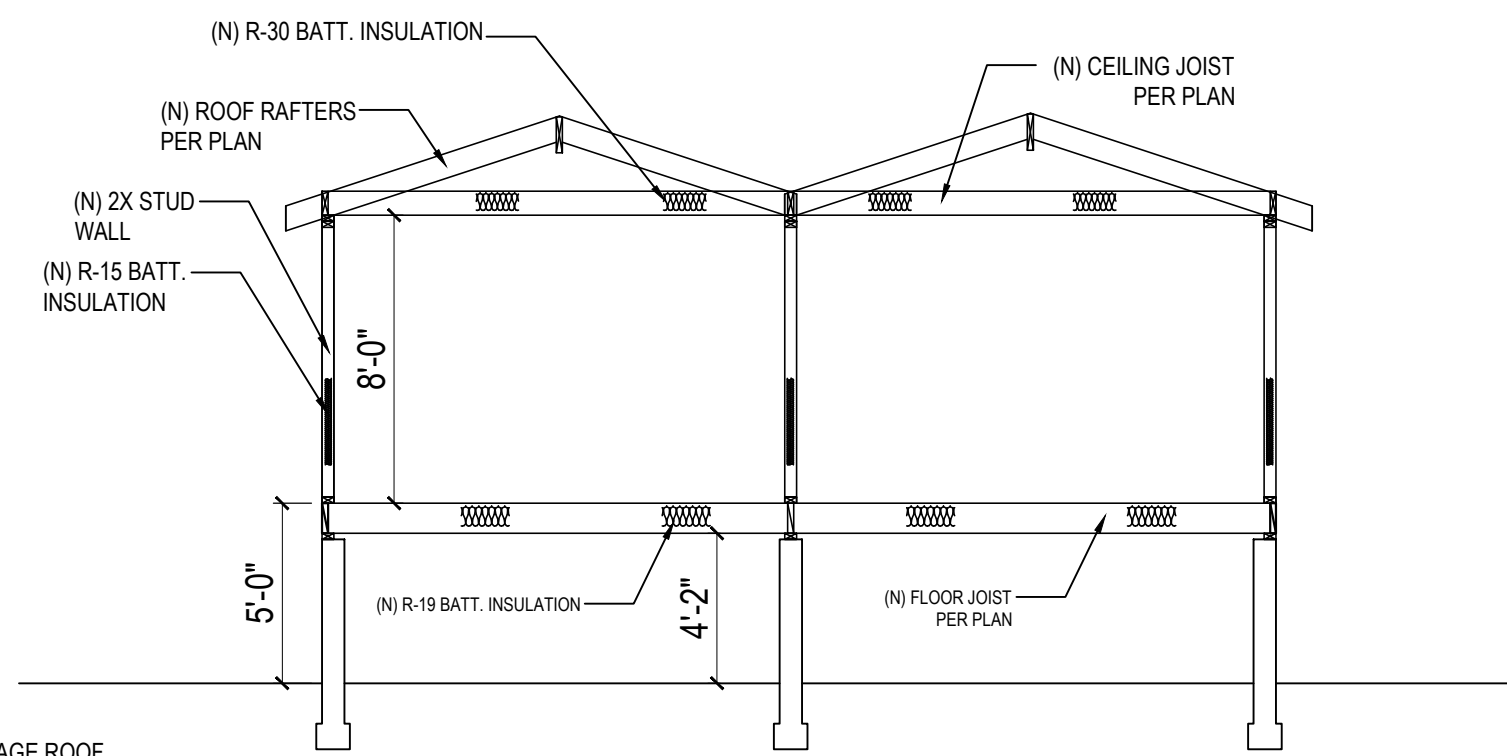
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SOUTH WEST ELEVATION VIEW

SHOWING AREA OF WORK

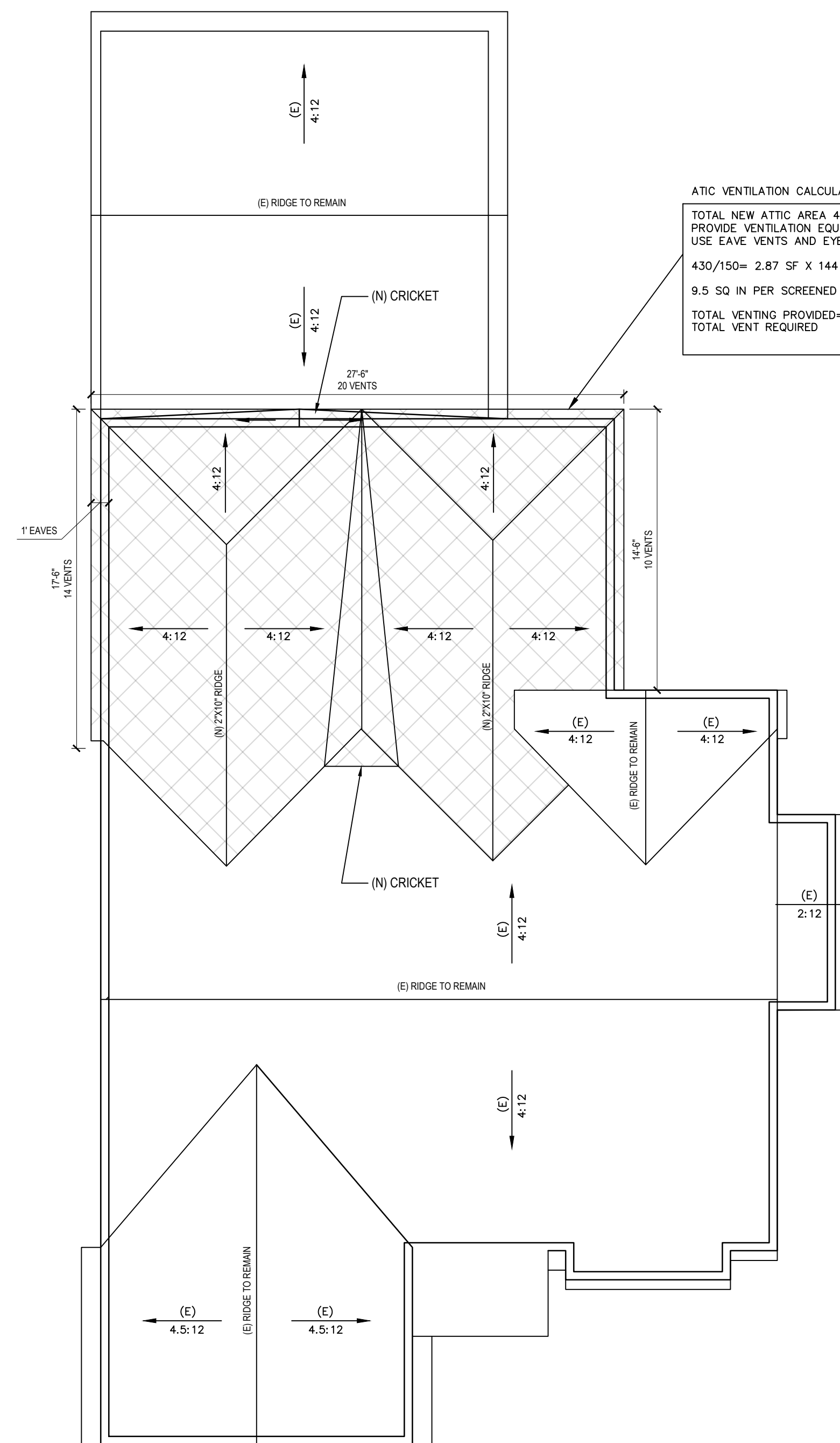
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1 CROSS SECTION (PROPOSED)

SHOWING AREA OF WORK

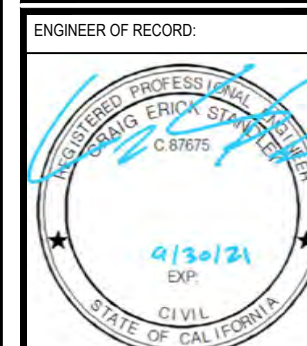
SCALE: 3/16"=1'-0"



ROOF PLAN (PROPOSED)

SHOWING AREA OF WORK

SCALE: 3/16"=1'-0"



DESIGN GROUP:			
OWNER:	DATE:	BY:	CHK:
DESIGNER:	DATE:	BY:	CHK:
REVIEWER:	DATE:	BY:	CHK:
APPROVER:	DATE:	BY:	CHK:

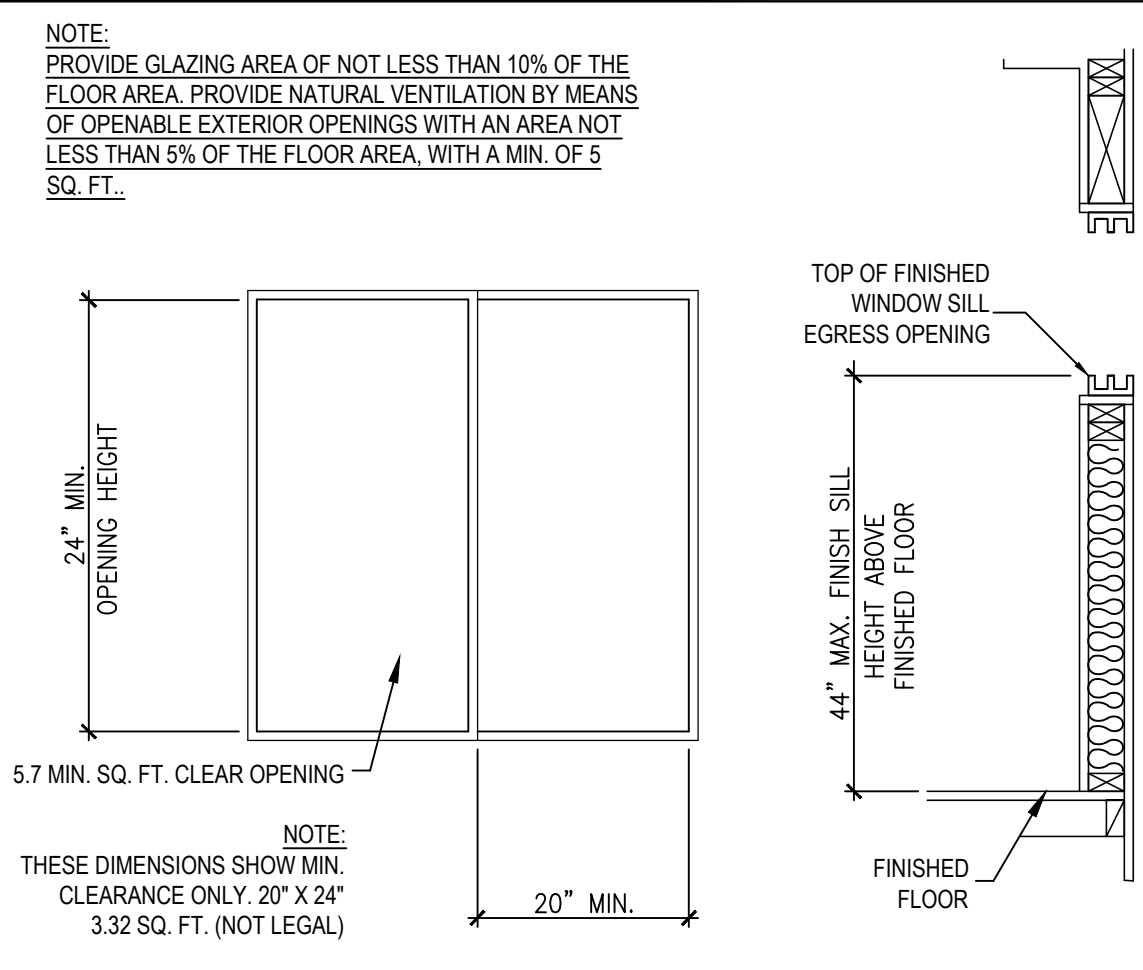
HOME REMODEL & ADDITION

PROJECT DESCRIPTION:			
NO.	DATE	BY	CHK
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2			
3			
4			

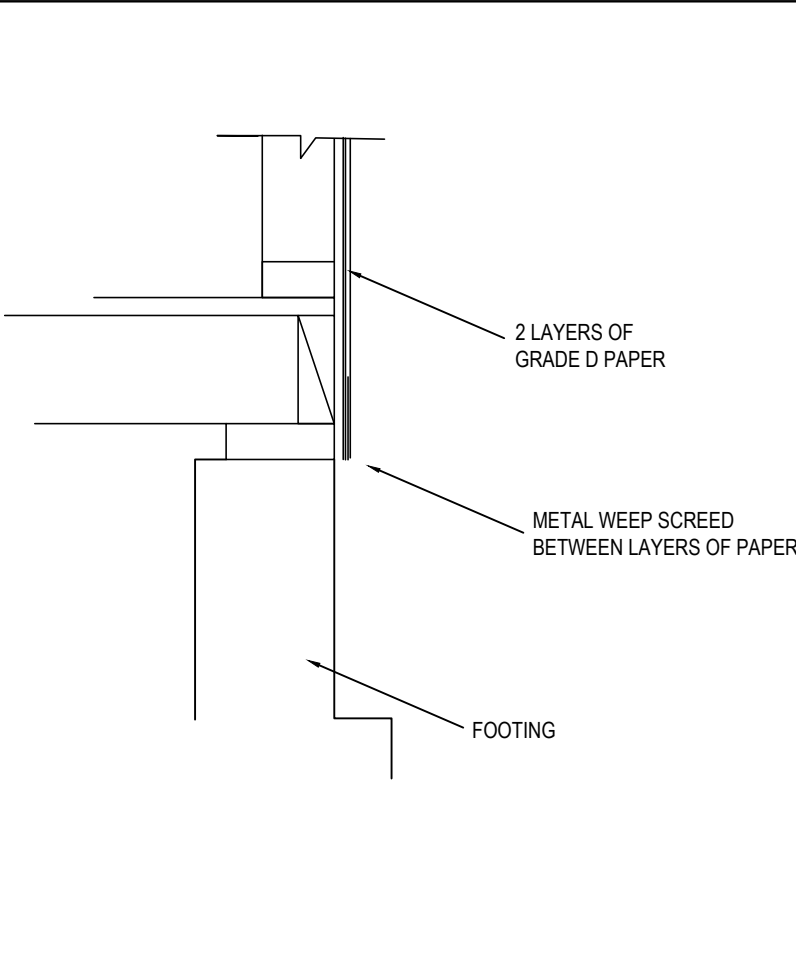
1650 W MOUNTAIN ST.
GLENDALE, CA 91201

BUILDING 1
ELEVATION
CROSS-SECTION
ROOF PLAN

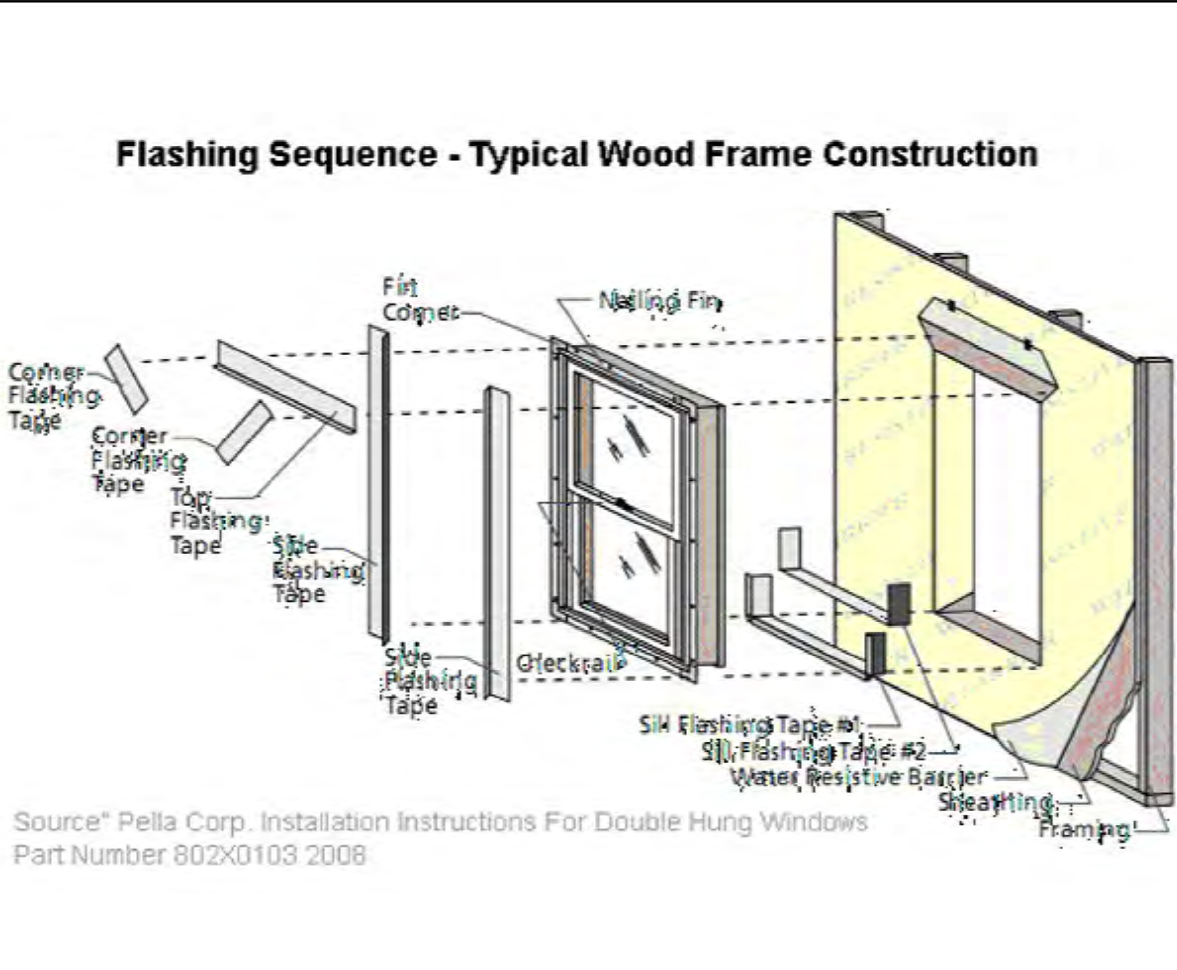
SHEET #
A-4



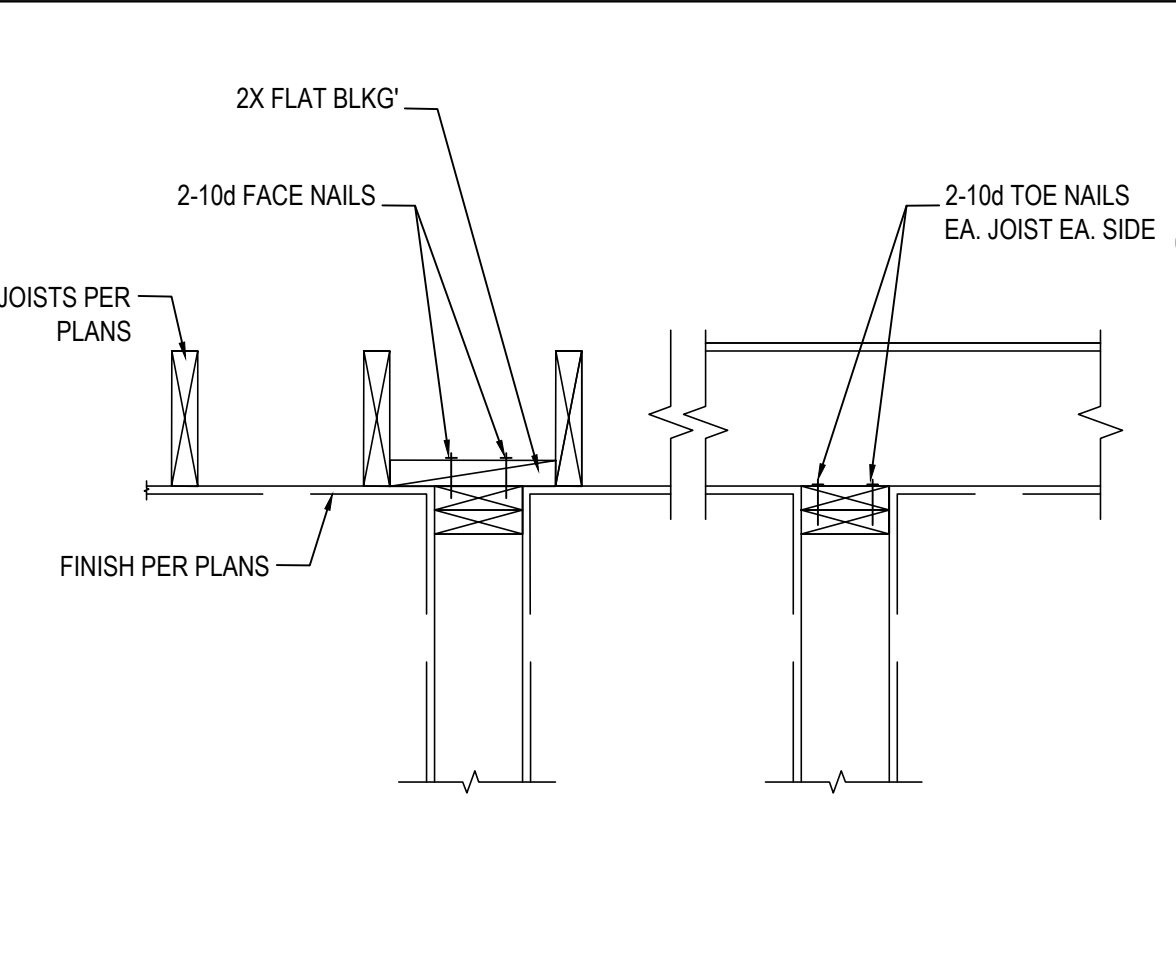
1 TYPICAL EGRESS WINDOW



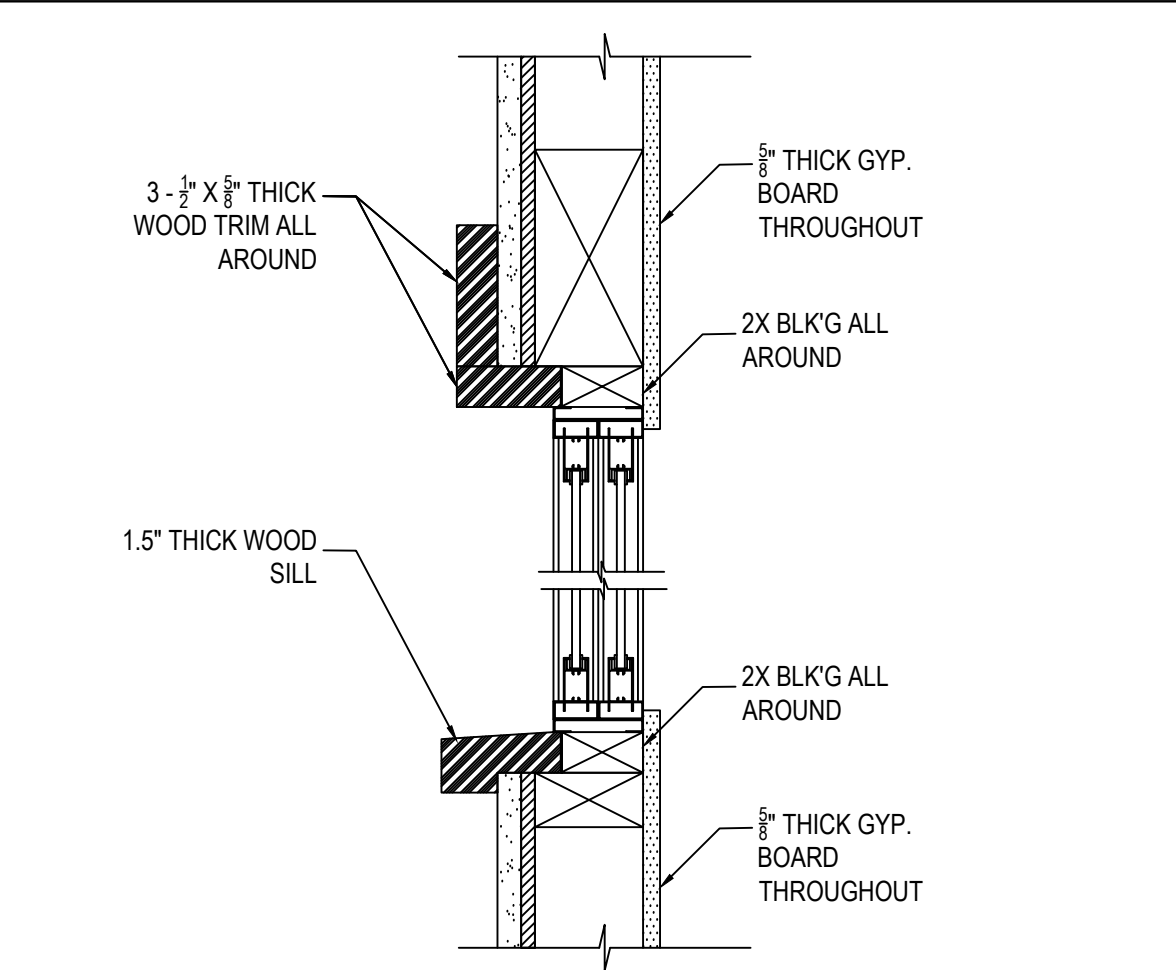
2 WEEP SCREED DETAIL



3 FLASHING DETAIL



4 NON-BEARING PARTITION WALL TOP CONN.



5 WINDOW INSTALLATION DETAIL

STUCCO MIX

Premium Pre-Mixed Stucco for Exterior Plastering and Stucco



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 the environmental impact of a project. Production of Rapid Set cement emits far less CO₂ than portland cement. Contact your representative for LEED values and environmental 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. The working time may be extended by using cold materials or by adding Rapid Set® SET Control® retarding admixture from the Rapid Set® Concrete Pharmacy®. 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.



1

STUCCO MIX

Premium Pre-Mixed Stucco for Exterior Plastering and Stucco

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 from the Concrete Pharmacy 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's 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 1500 psi (10.3 MPa)

24 hours 2500 psi (17.2 MPa)

28 days 3500 psi (24.1 MPa)

Note: This product is not a portland cement and may have less than 90 minutes wet time

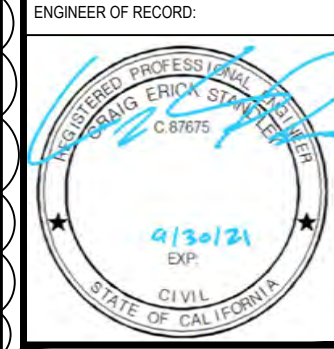


LEED and related logo is a trademark owned by the U.S. Green Building Council and is used by permission.

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2



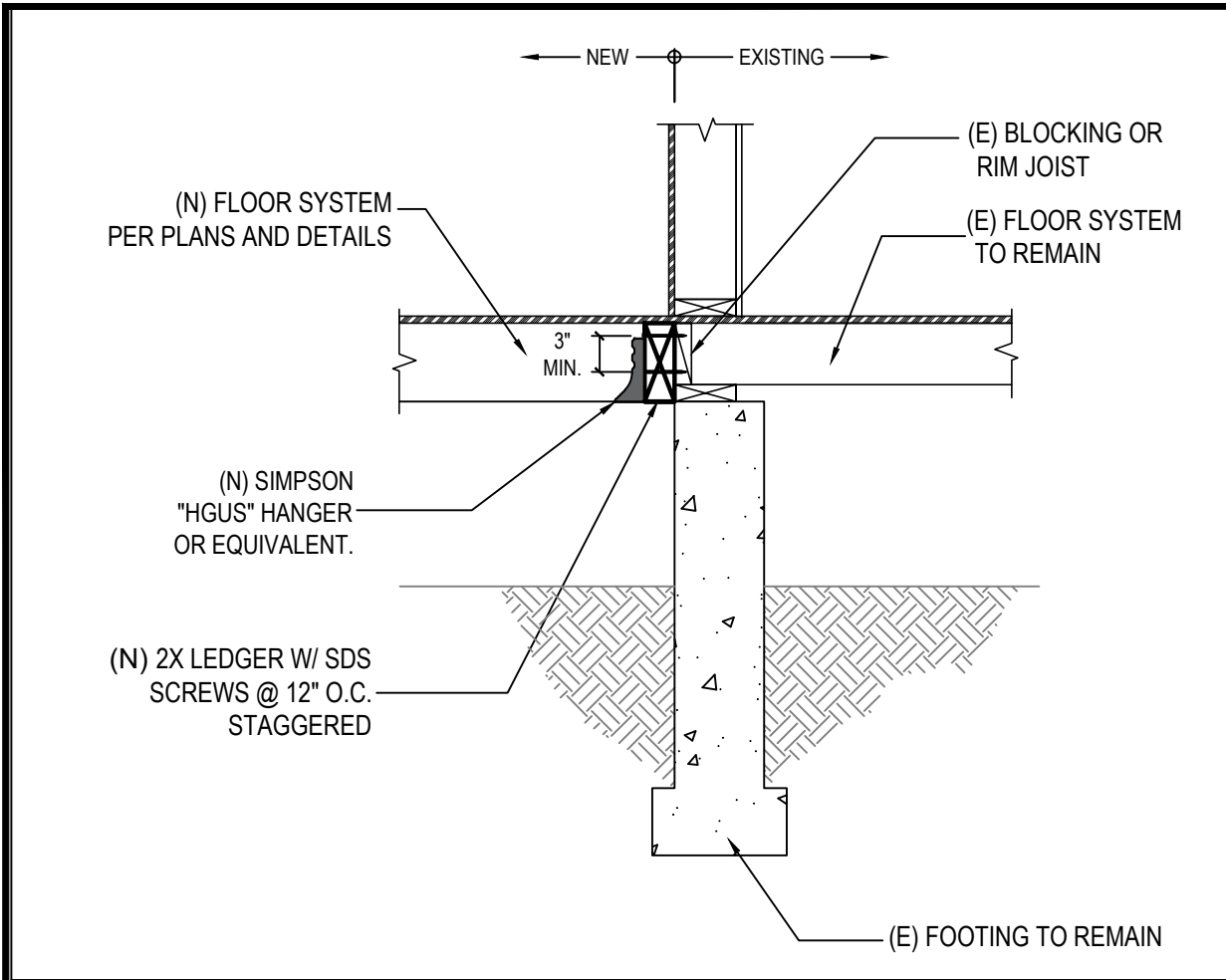
DESIGN GROUP:			
DESIGNED BY	REVIEWED BY	DATE	SCALE

HOME REMODEL & ADDITION			
PROJECT DESCRIPTION	BY	DATE	REVISION

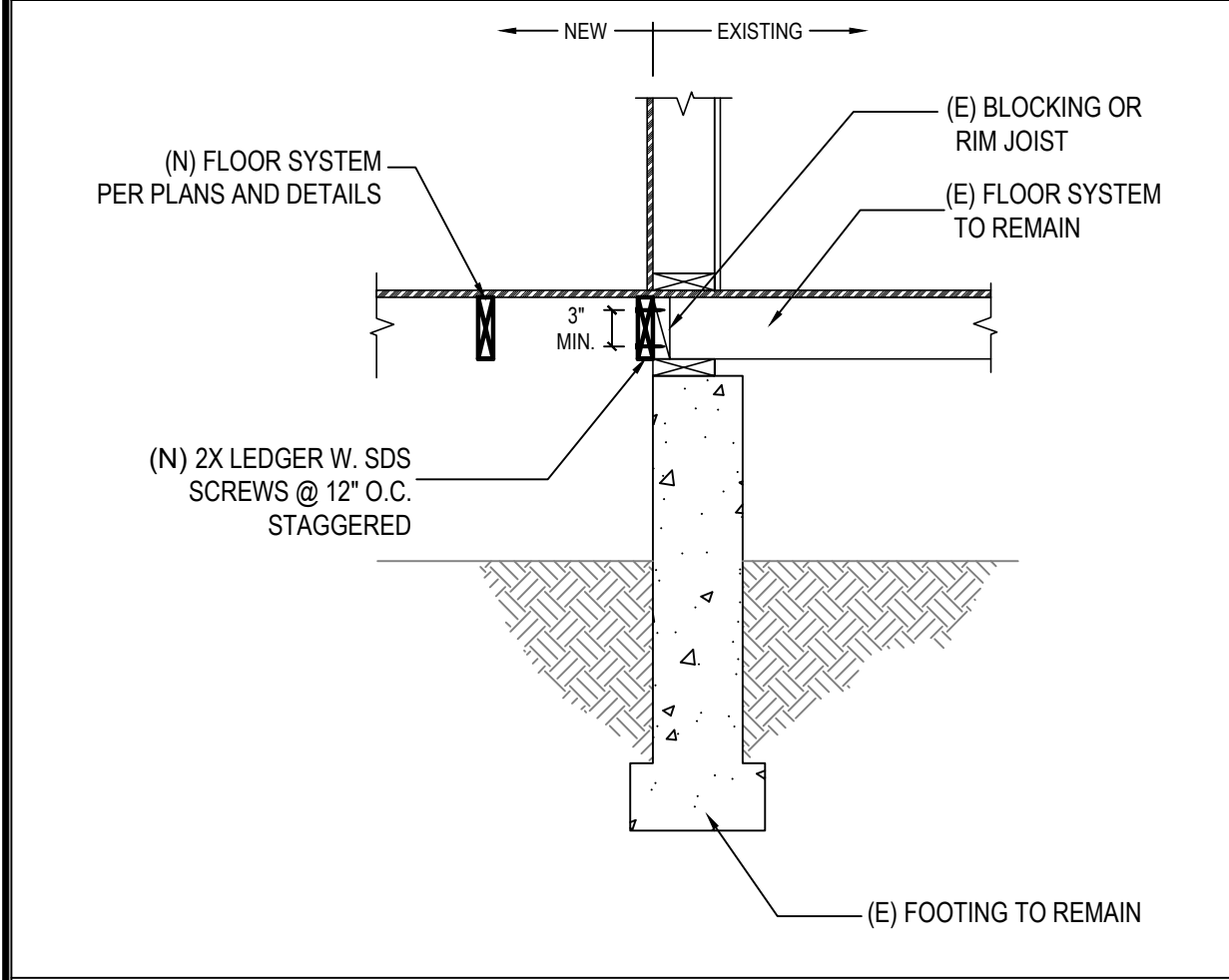
NO.	DESCRIPTION	DATE	BY
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1650 W MOUNTAIN ST. GLENDALE, CA 91201

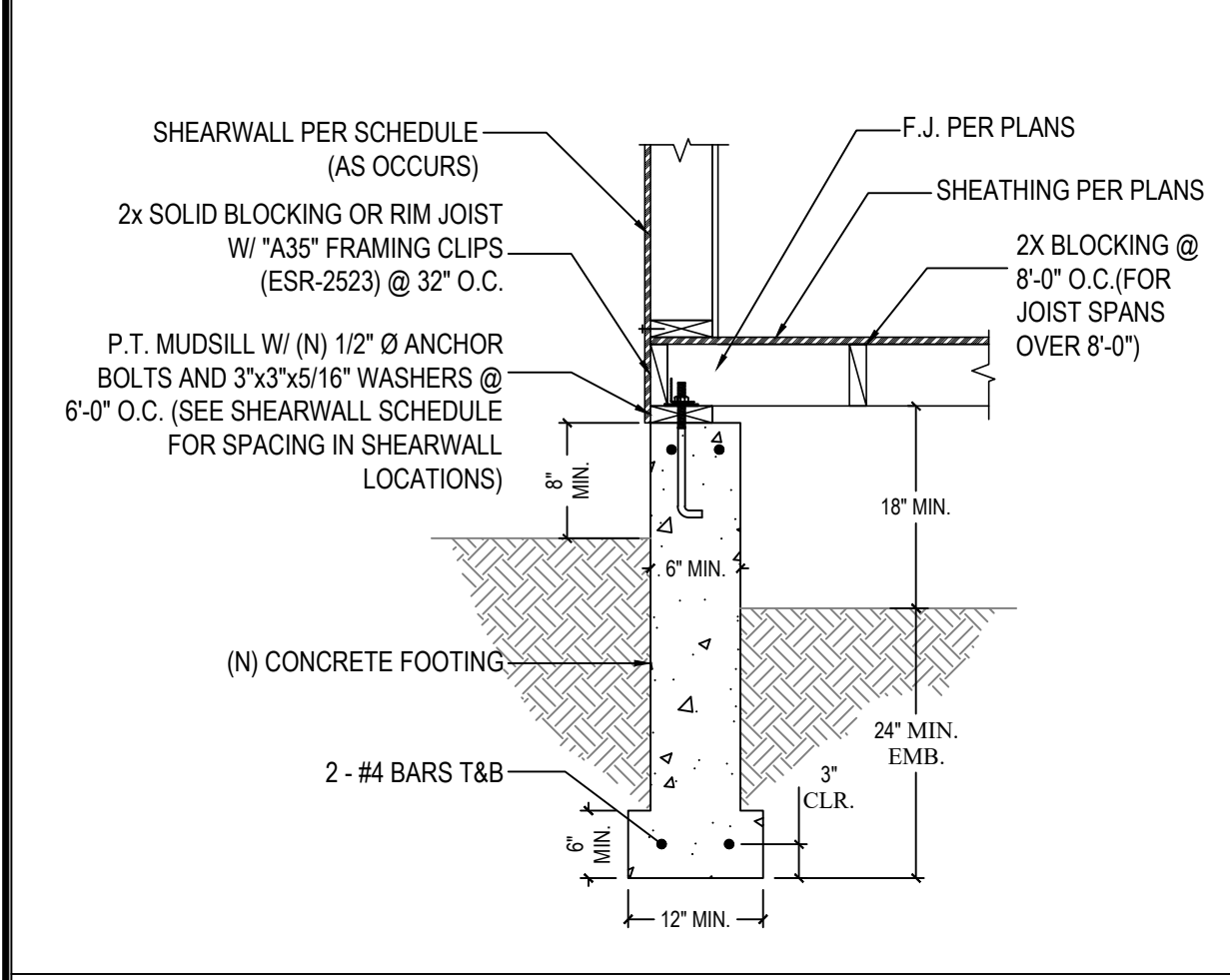
ARCH. DETAILS



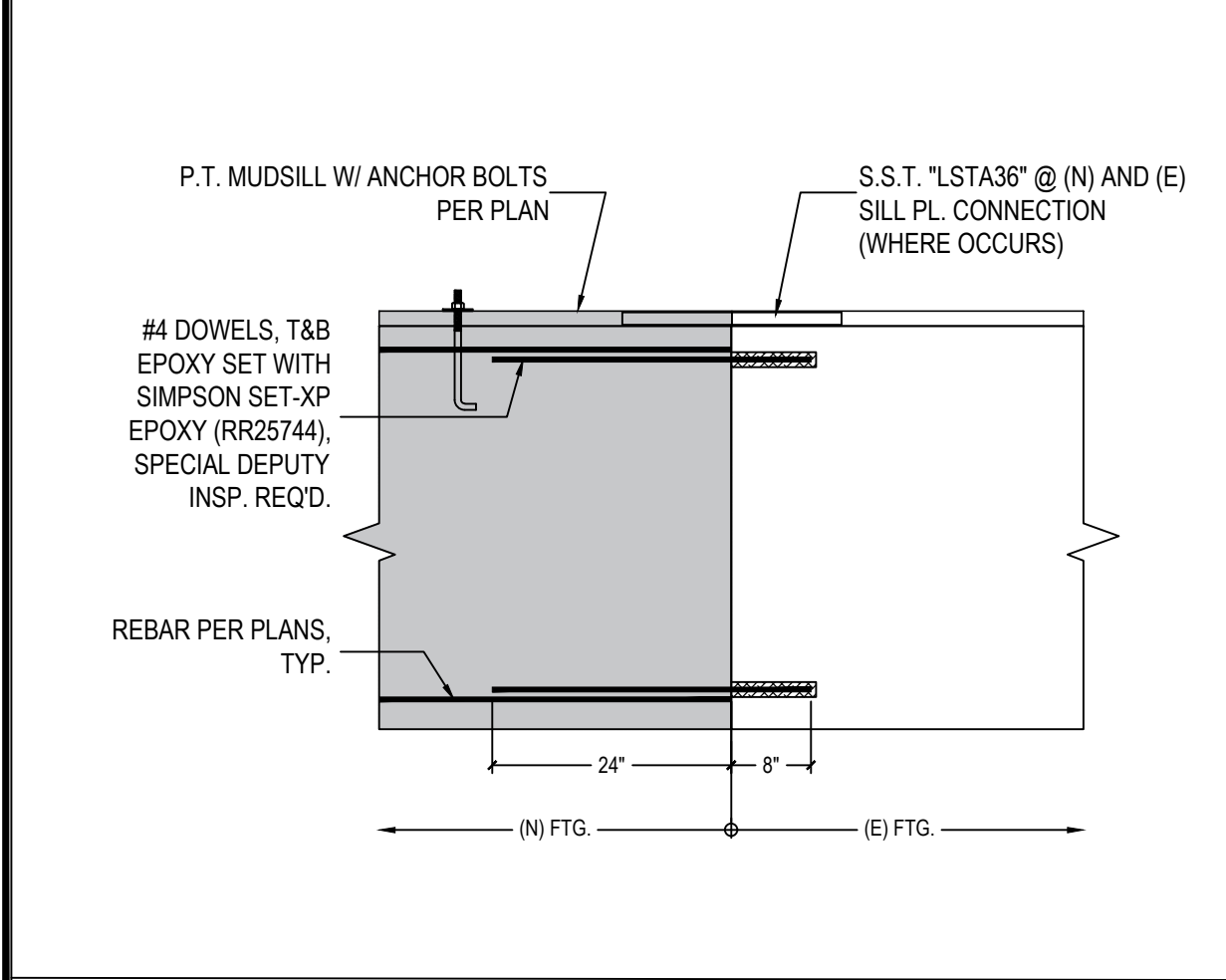
4 LEDGER DETAIL



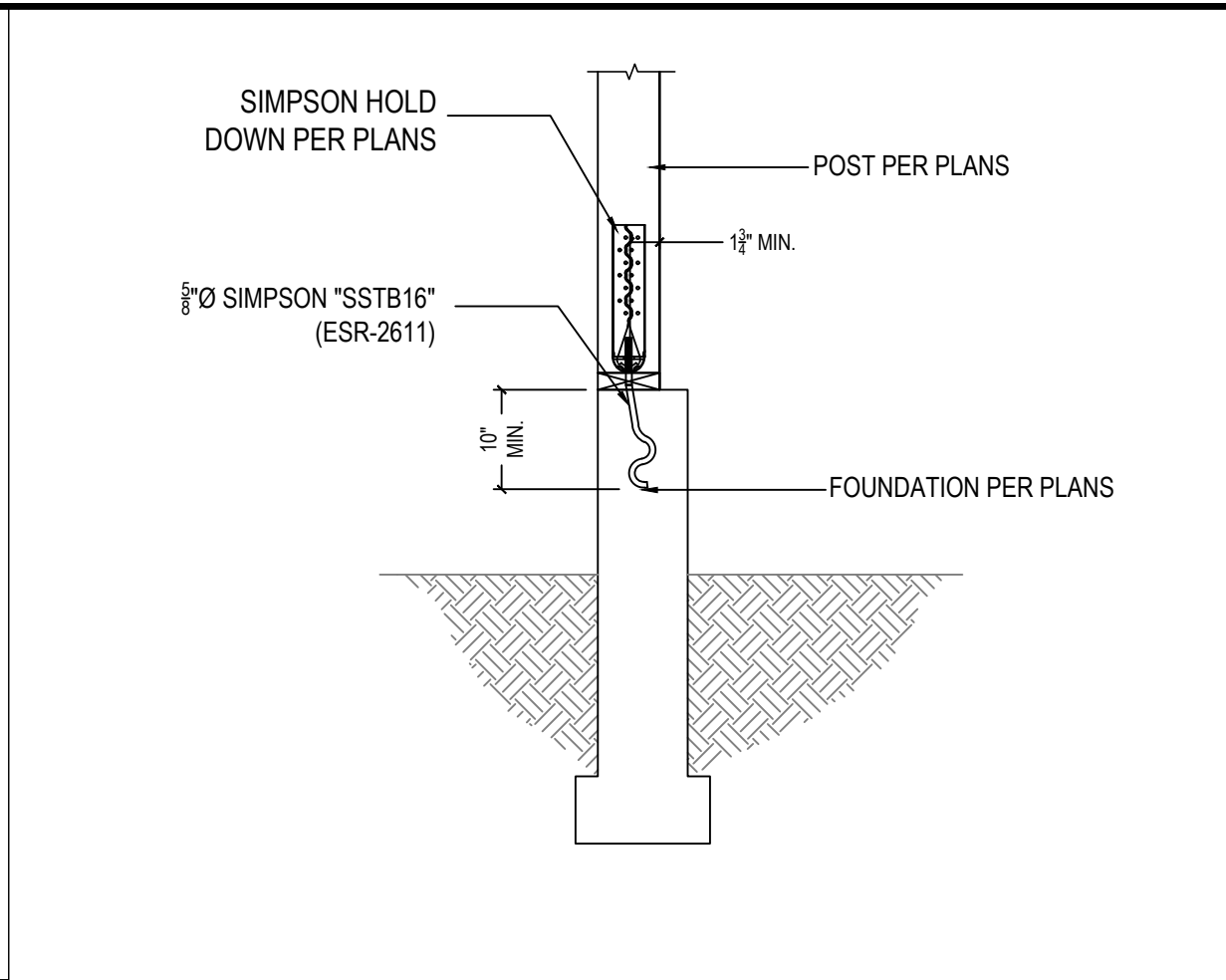
3 FRAMING DETAIL



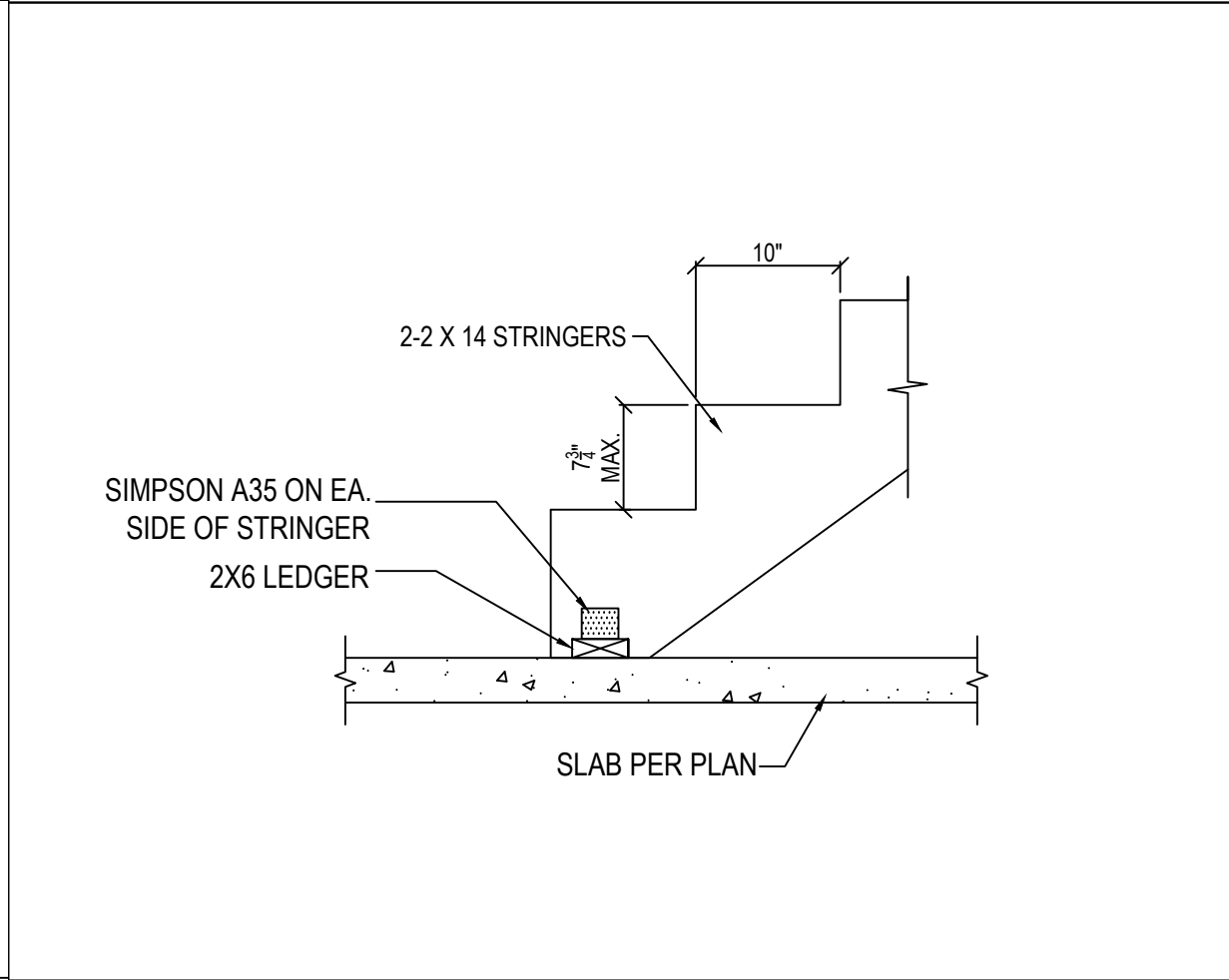
2 NEW FOUNDATION DETAIL



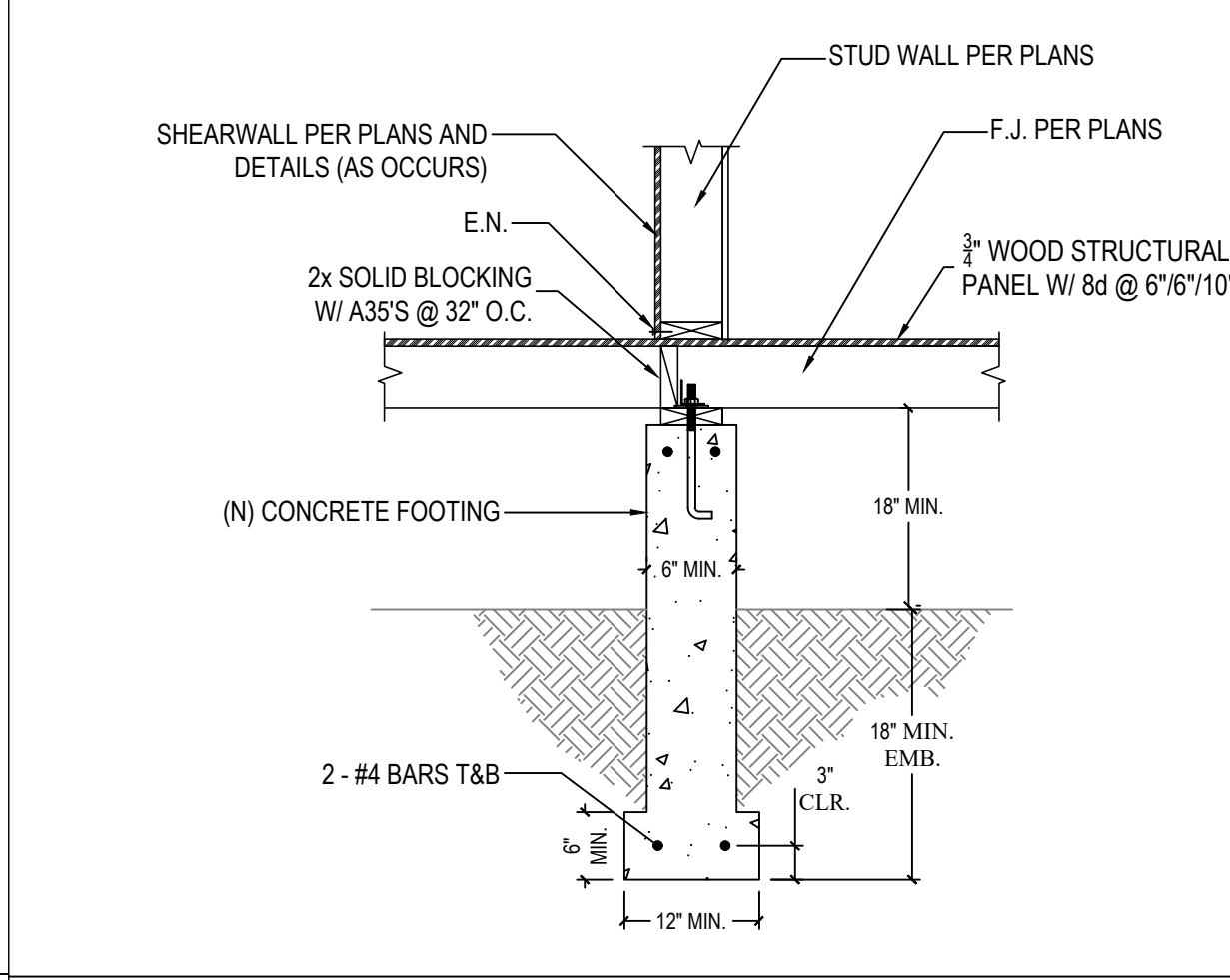
1 DOWEL DETAIL



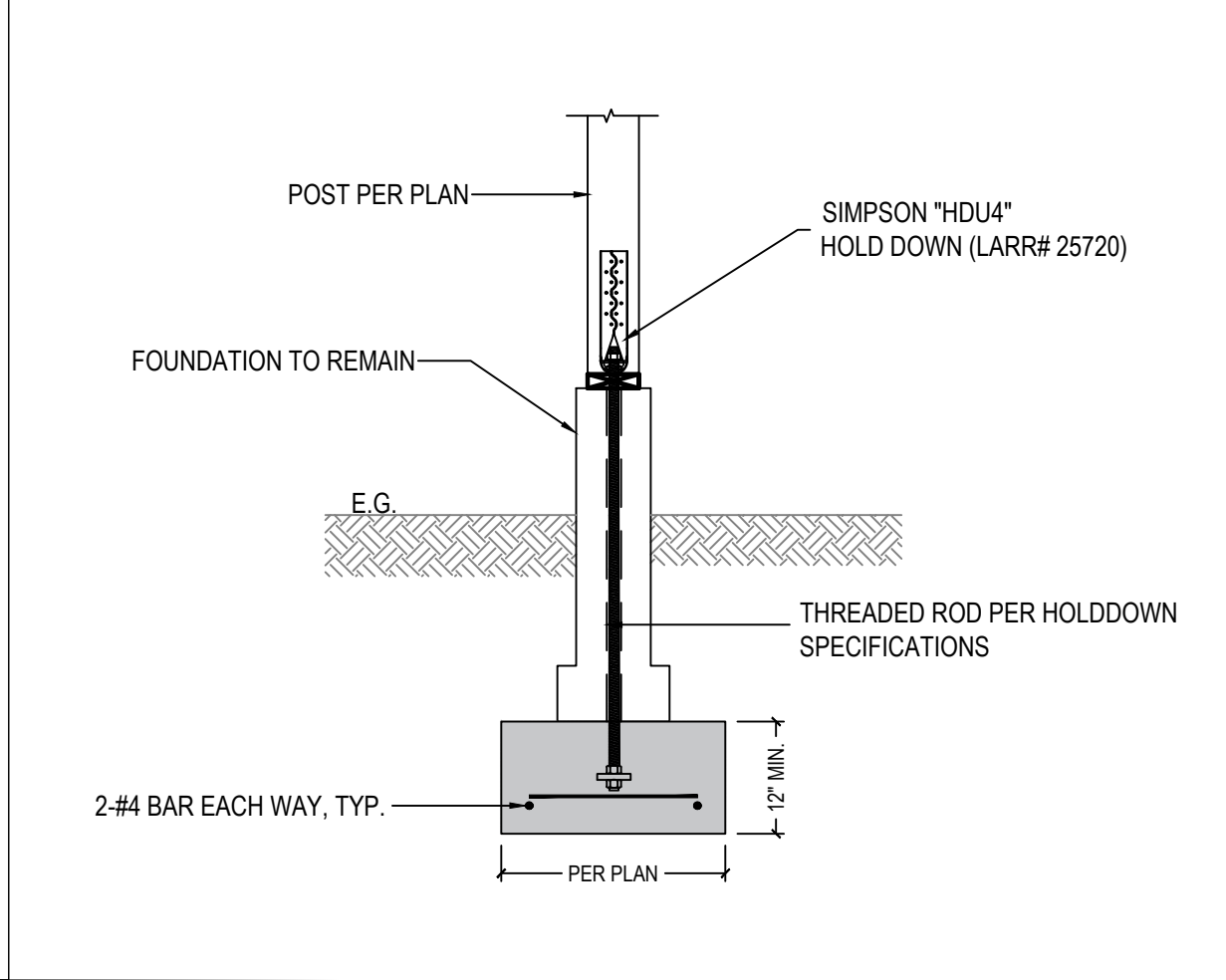
5 HOLD DOWN @ NEW FOUNDATION



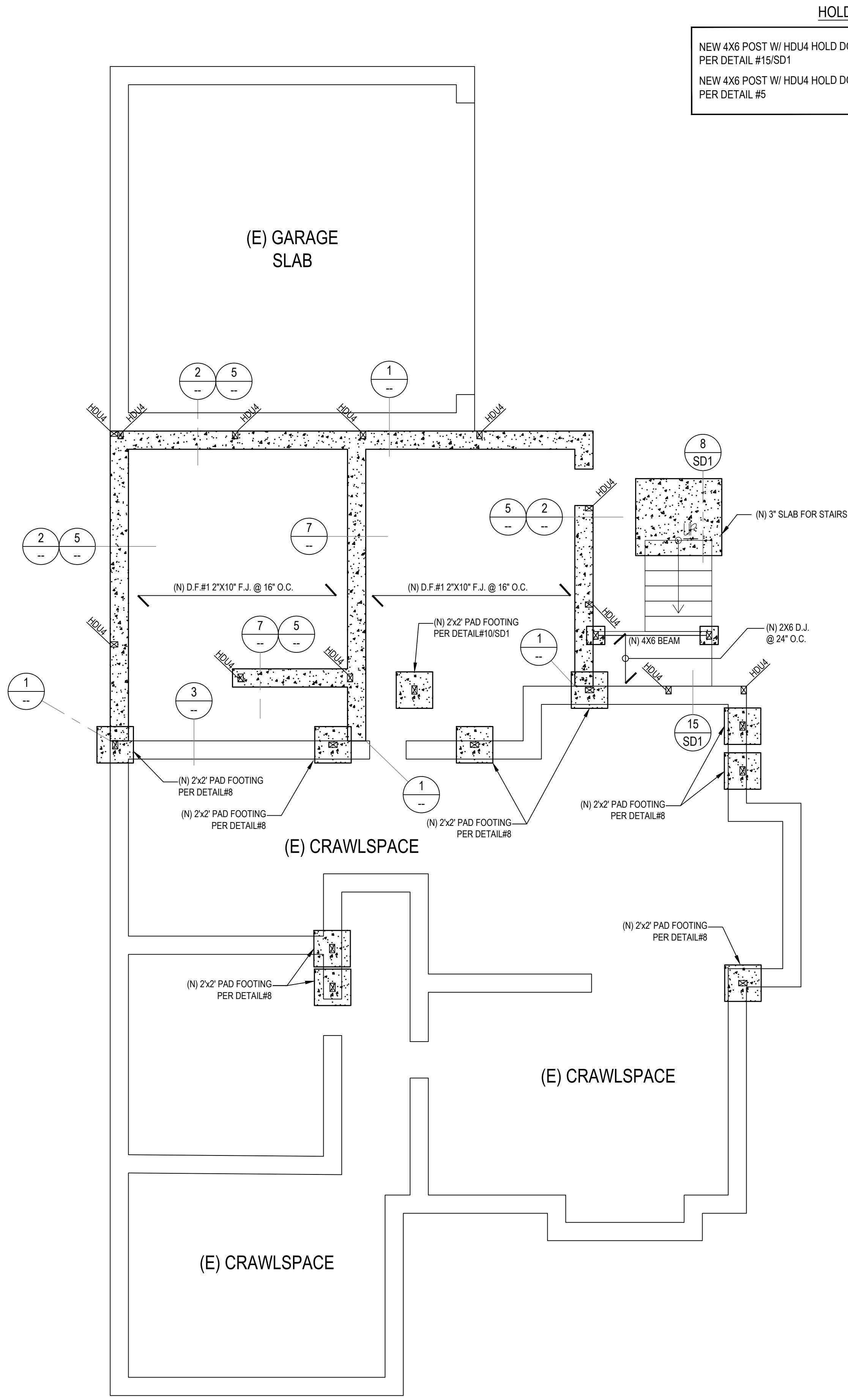
6 EXTERIOR STAIR DETAIL



7 NEW INTERIOR FOUNDATION



8 PAD FOOTING DETAIL

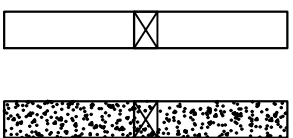


FOUNDATION PLAN (PROPOSED)
SHOWING AREA OF WORK

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

HOLD DOWN LEGEND:

NEW 4X6 POST W/ HDU4 HOLD DOWN
PER DETAIL #15/SD1
NEW 4X6 POST W/ HDU4 HOLD DOWN
PER DETAIL #5



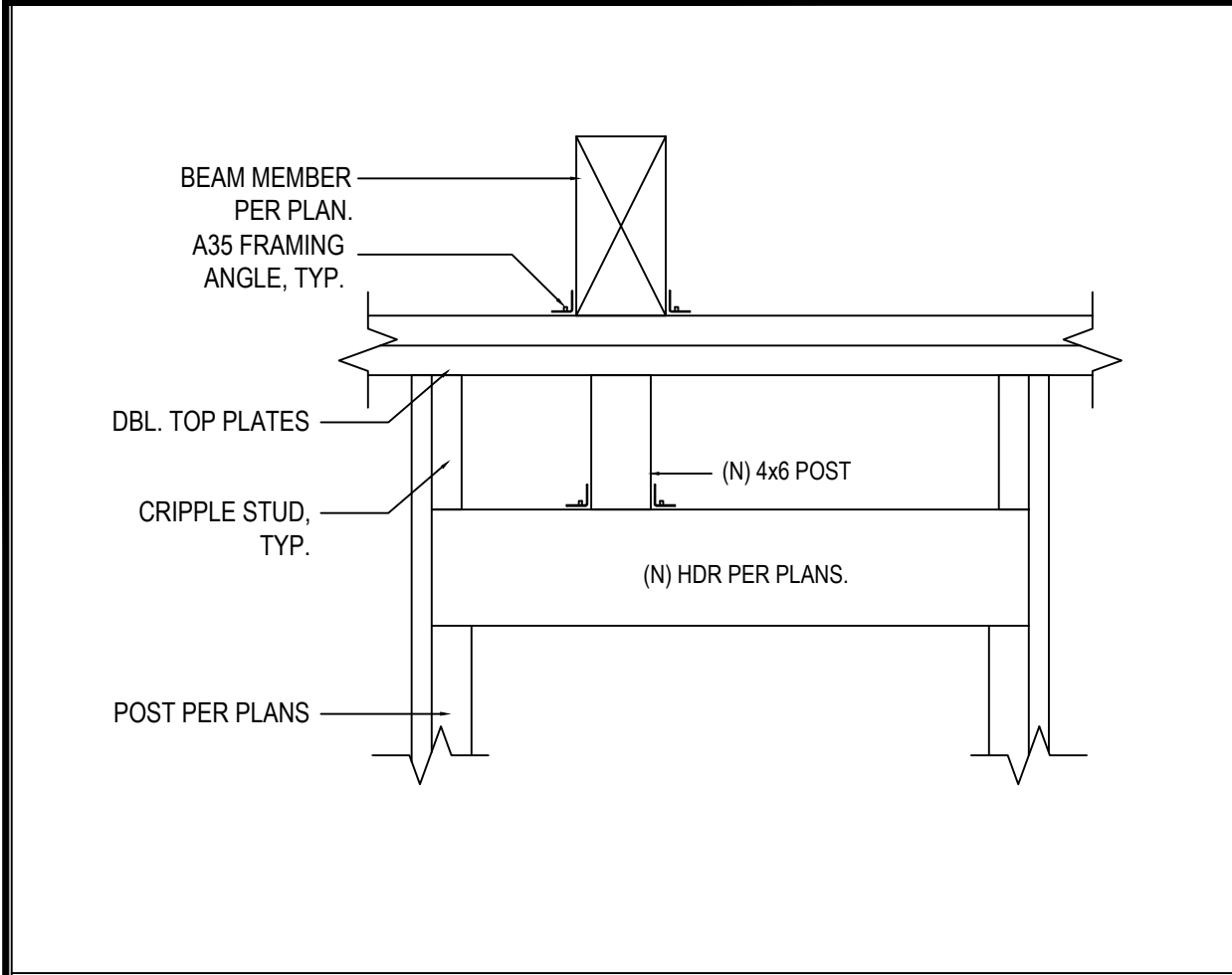
DESIGN GROUP:				
OWNER	ARCHITECT	ENGINEER	LANDSCAPE	CONTRACTOR
17940 Ventura Blvd. Encino, CA 91316 Call: (213) 373-4513				

HOME REMODEL & ADDITION				
PROJECT DESCRIPTION	BY	DATE	REVISION	REMARKS

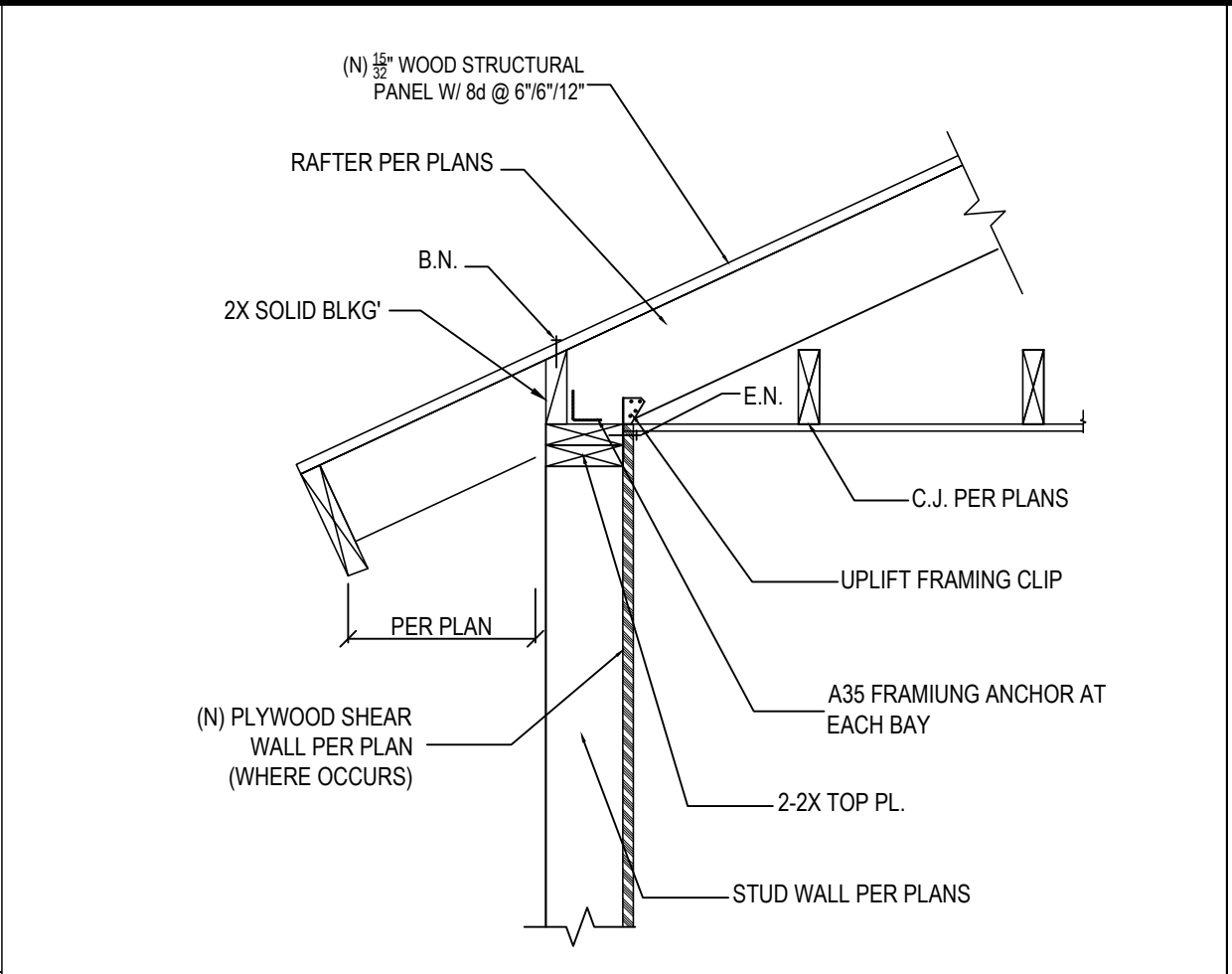
1650 W MOUNTAIN ST. GLENDALE, CA 91201				

FOUNDATION PLAN				

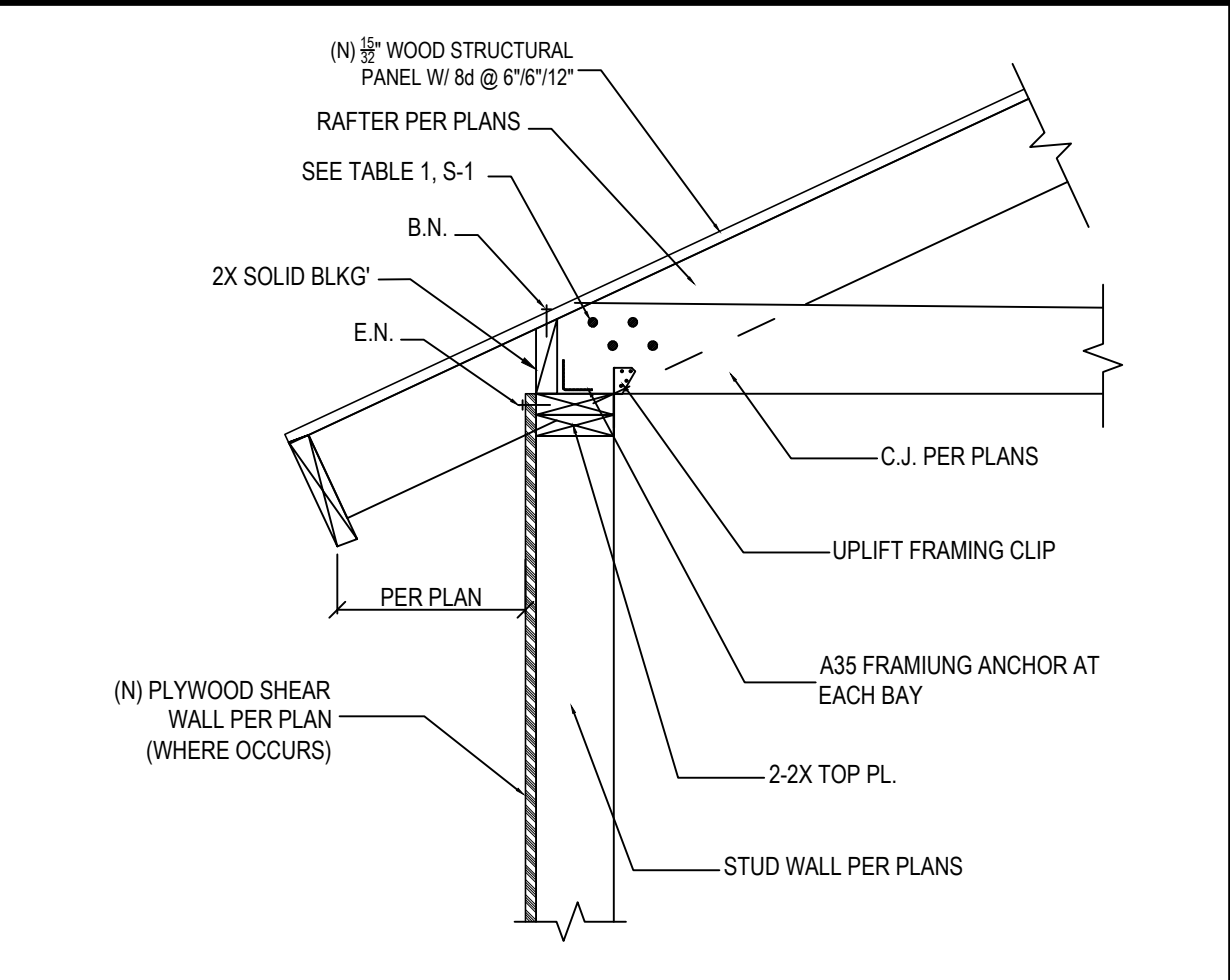
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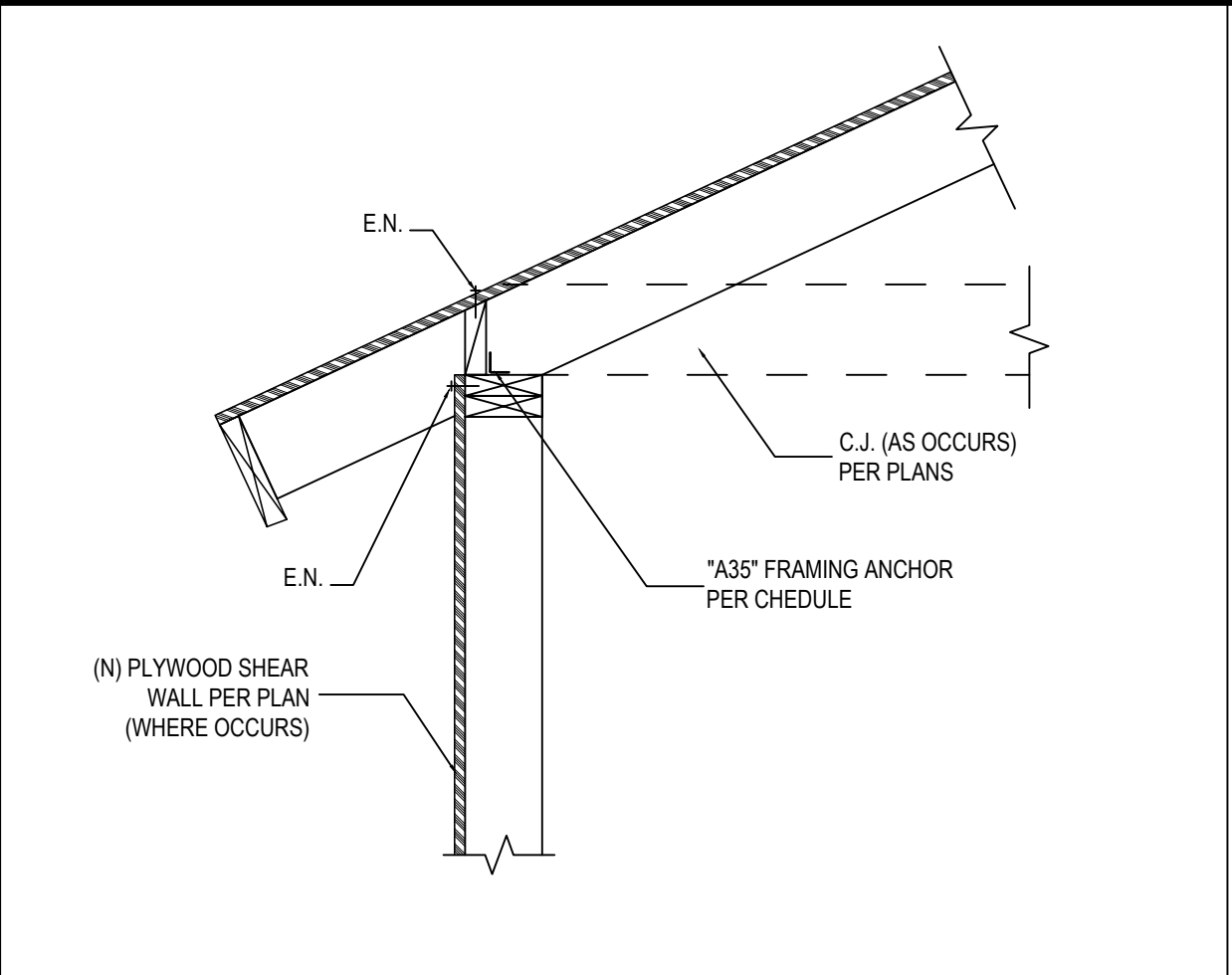
4 BEAM ABOVE HEADER DETAIL



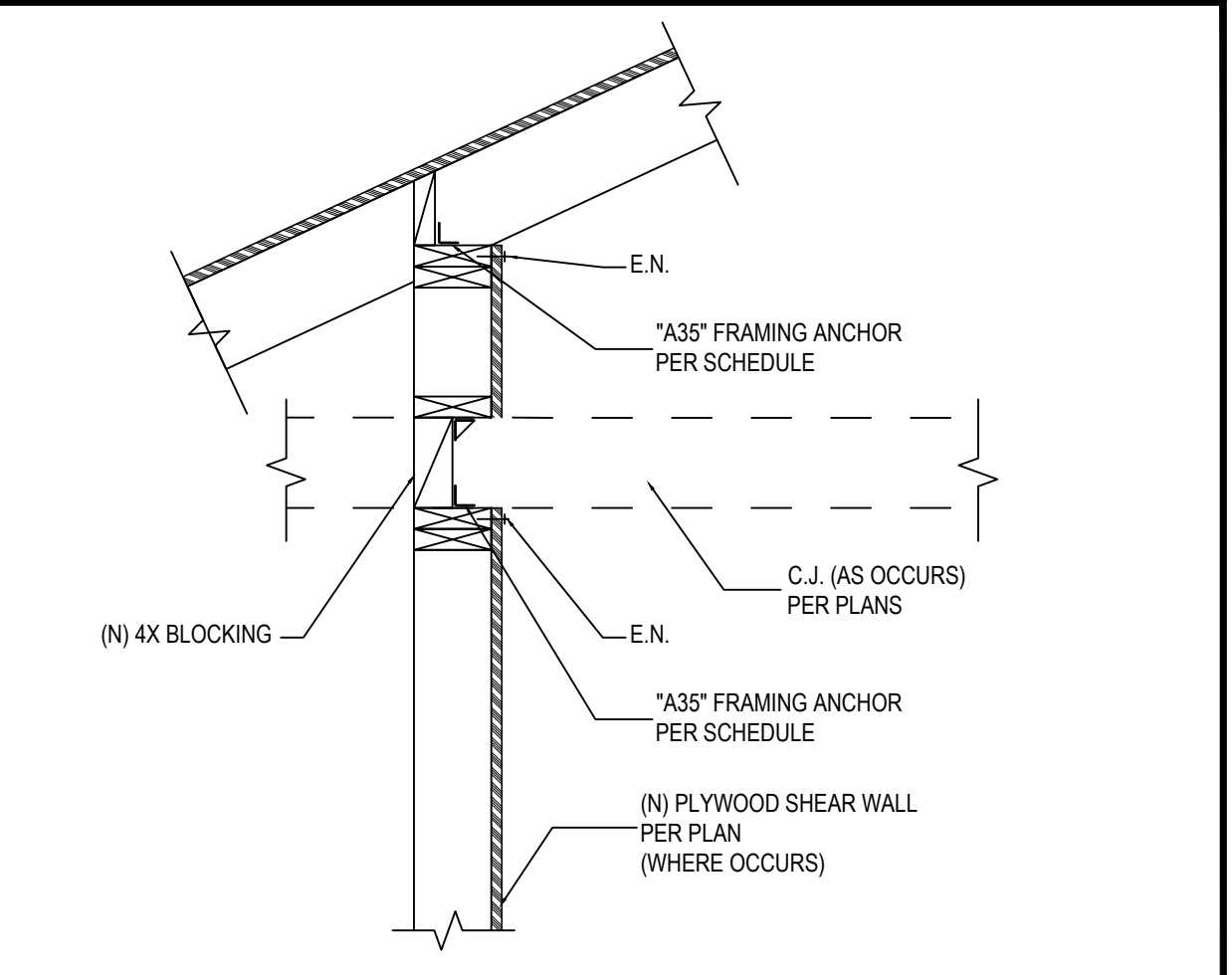
5 EAVE FRAMING DETAIL



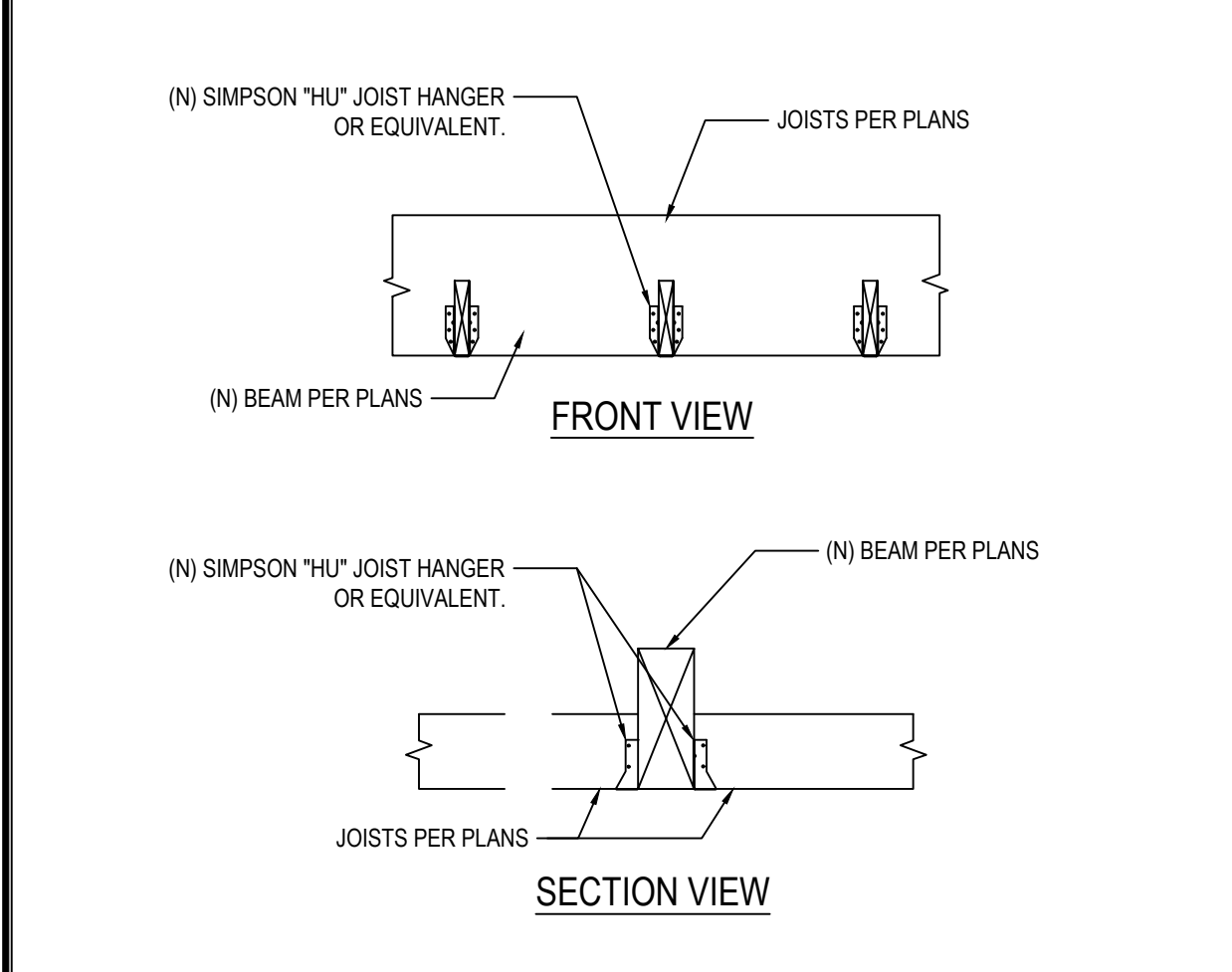
6 EAVE FRAMING DETAIL



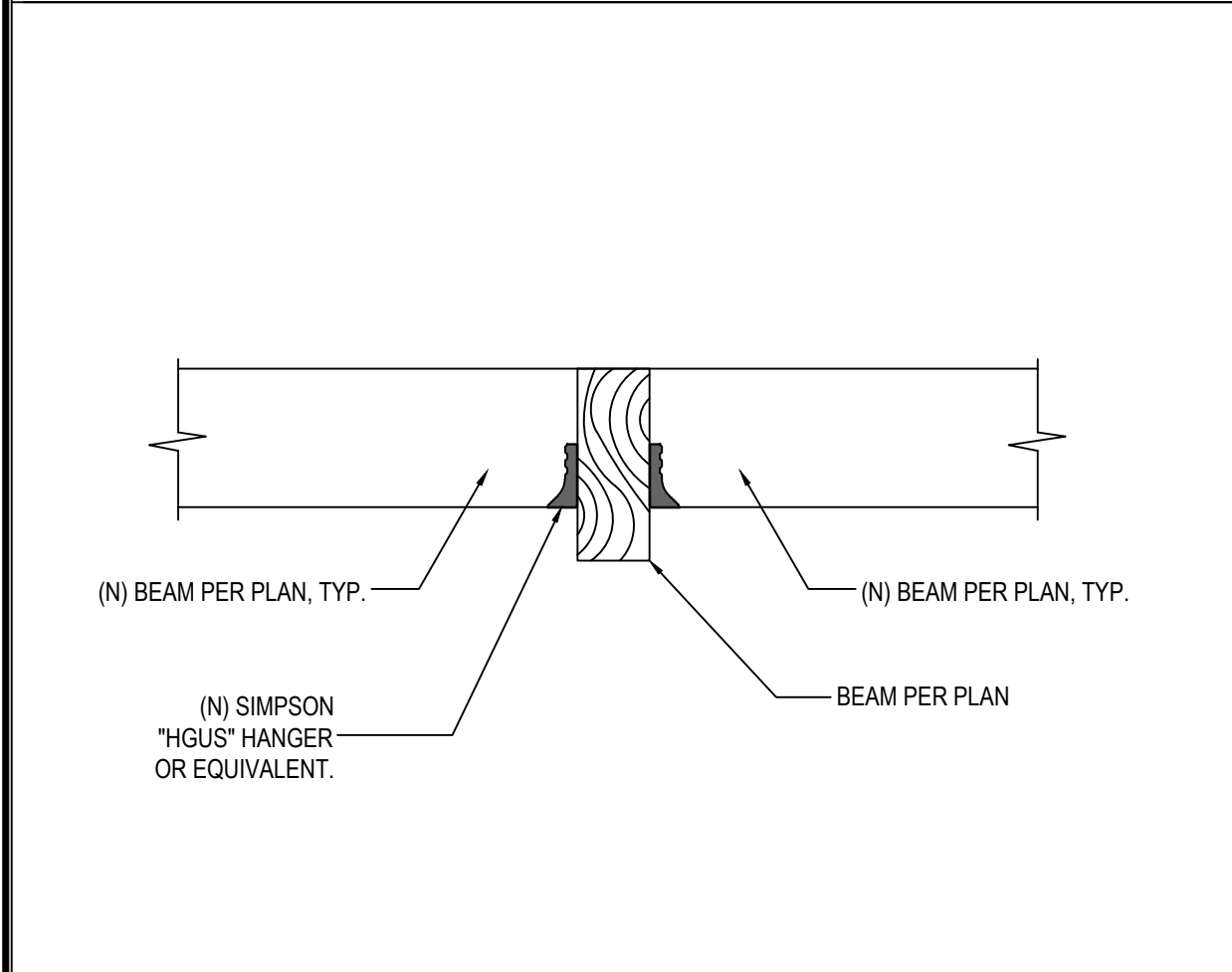
7 SHEARWALL DETAIL



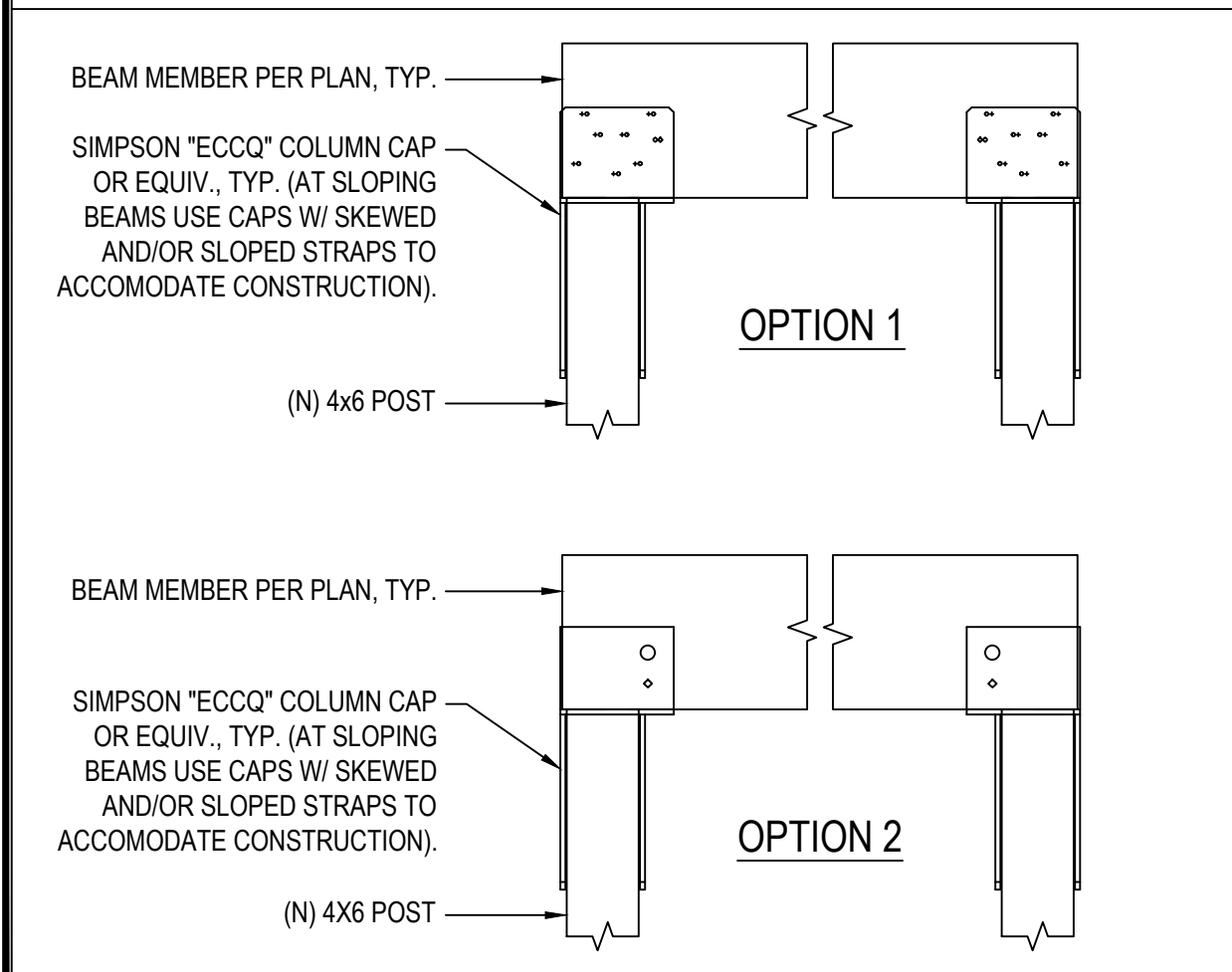
8 INTERIOR SHEARWALL DETAIL



3 JOIST HANGER DETAIL

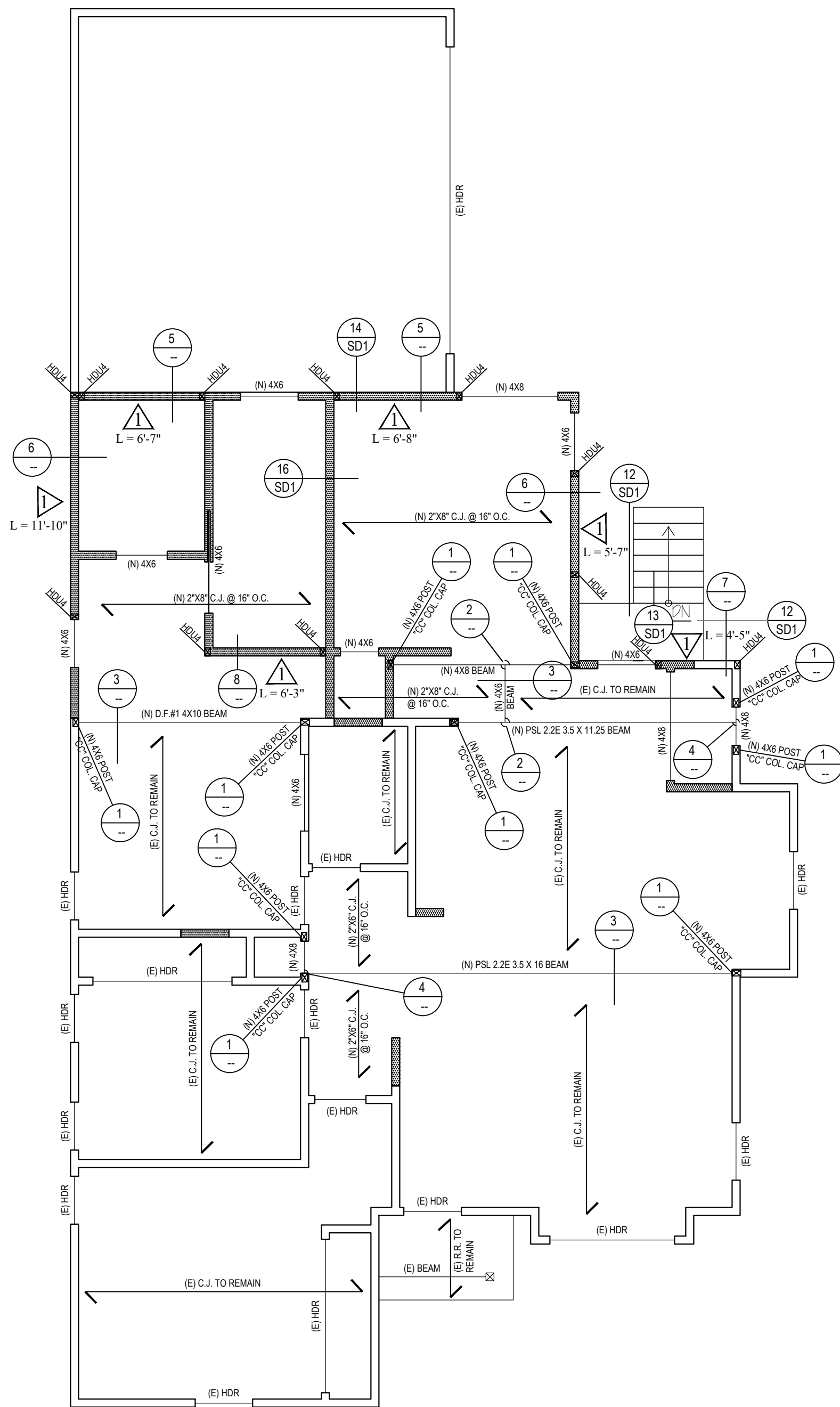


2 BEAM HANGER DETAIL



1 BEAM ABOVE HEADER

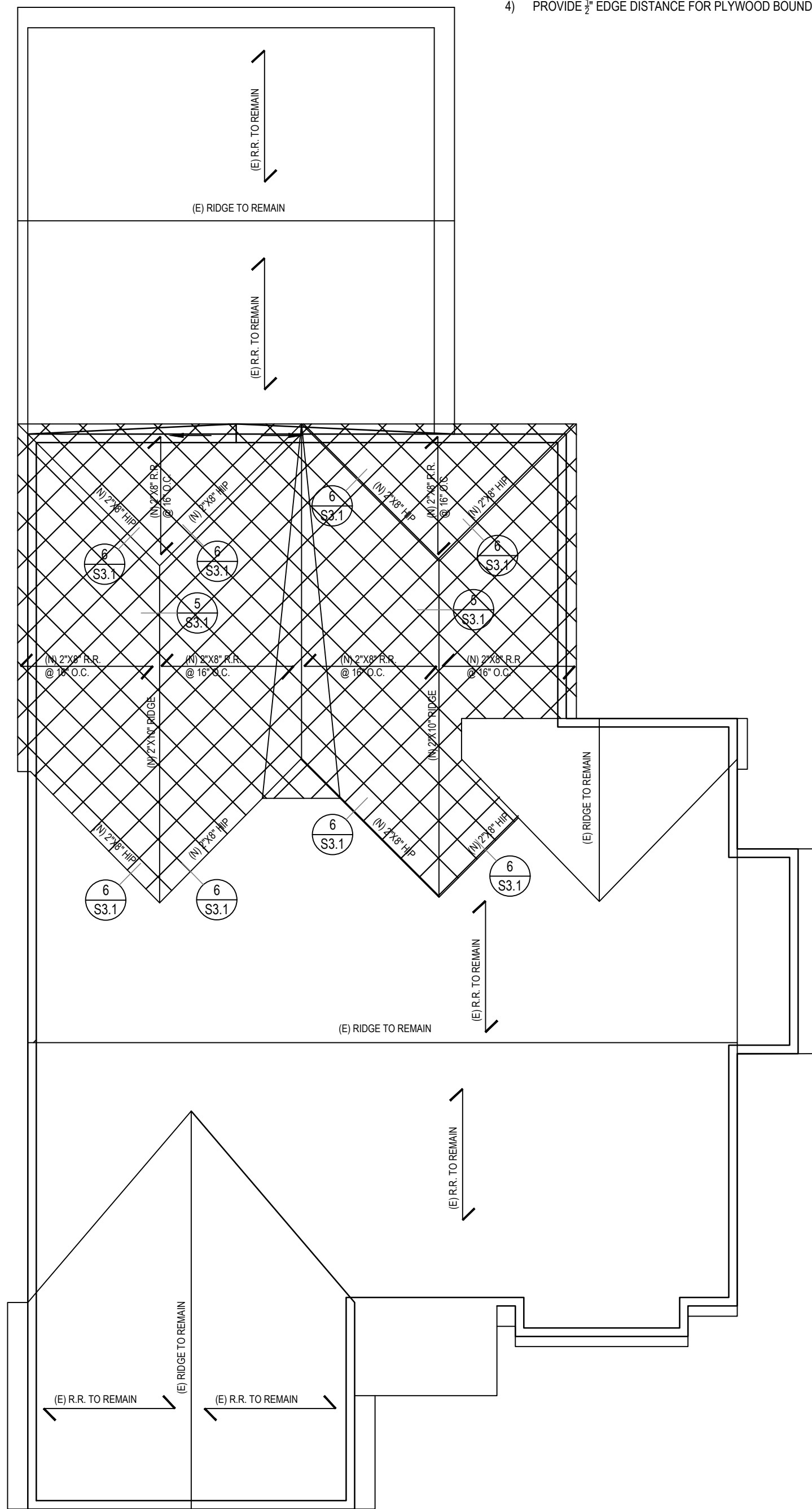
NOTE:
CONTRACTOR TO VERIFY EXISTING FRAMING. IF EXISTING FRAMING DIFFERS FROM PLAN STOP WORK AND CONTACT E.O.R. IMMEDIATELY



CEILING FRAMING PLAN (PROPOSED)

SHOWING AREA OF WORK

SCALE: 1/4\"/>



ROOF FRAMING PLAN (PROPOSED)

SHOWING AREA OF WORK

SCALE: 1/4\"/>

SHEARWALL SCHEDULE						
TAG	PLYWOOD	EDGE NAILING	FIELD NAILING	SHEAR ANC.	ANC. BOLT	CAPACITY
	15/32\"/>	10d COM. @ 6\"/>	10d COM. @ 16\"/>	LTP4 @ 16\"/>	1/2\" @ 32\"/>	340 pcf
	15/32\"/>	10d COM. @ 4\"/>	10d COM. @ 16\"/>	LTP4 @ 10\"/>	1/2\" @ 32\"/>	510 pcf
	SSW 24x8	N/A	N/A	PER MFR.	PER MFR.	4945 lb/ft

- NOTES:**
- 1) NAILING IS IN ADDITION TO THE MINIMUM REQUIREMENTS OF C.B.C. - TABLE 2304.1
 - 2) HQU4 HOLD DOWN AT EACH END
 - 3) SOLID BLOCK AND NAIL ALL PLYWOOD EDGES
 - 4) PROVIDE 1/2\"/>

Located at:
17940 Yosemite Blvd.
Encino, CA 91316
Call:
(213) 373-4513

ENGINEER OF RECORD

9/30/21
EXP.

DESIGN GROUP:	OWNER:	DATE:	BY:	REVISION:	DATE:	BY:	REVISION:

HOME
REMODEL &
ADDITION

1650 W MOUNTAIN ST.
GLENDALE, CA 91201

CEILING FRAMING PLAN
ROOF FRAMING PLAN

S-3

NOTCHES WITHIN $\frac{1}{3}$ SPAN EA. END

NOTCHES NOT PERMITTED WITHIN MIDDLE THIRD OF SPAN, BUT BORED HOLES ARE PERMITTED

BORED HOLES ALSO PERMITTED

JOIST

DBL JOIST

DBL JOIST

OPEN AREA

JOIST

2 X 3 CROSS BRIDGING @ 10'-0" O.C. MAX. BETWEEN SUPPORTS

NOTE: STEEL CROSS BRIDGING MAY BE USED @ SAME SPACING

NAIL W2 - 16d EA. END OF 2 X 3 NAIL @ BOTTOM OF JOIST OR RAFTER TO BE DRIVEN AFTER SHEATHING IS PLACED & NAIL DOWN CROSS BLOCKING

NOTE: IN LIEU OF WOOD BLOCKING SIMPSON TB20 BRIDGING STRAP MAY BE USED

2 x BLOCKING TO BE SAME DEPTH AS JOIST OR RAFTER SPACED @ 10'-0" MAX. BETWEEN SUPPORTS.

2 - 16d @ END NAILS EACH BLOCK AS SHOWN

SOLID BLOCKING

1 BOUNDARY NAILING (B.N.)

2 EDGE NAILING (E.N.)

3 INTERMEDIATE NAILING: 10' O.C. @ FLOORS 12' O.C. @ ROOF, SAME SIZE AS EDGE NAILING

4 3X4 FLAT BLOCKING (U.N.O.)

5 SEE PLANS FOR PLYWOOD THICKNESS AND NAILING

6 2'-0" X 4'-0" MIN. SIZE OF PLYWOOD SHEET.

7 LONG DIMENSION (FACE GRAIN) PLYWOOD SHALL RUN ACROSS JOISTS OR RAFTERS

8 NAILS SHALL HAVE A MIN. $\frac{3}{8}$ " EDGE DISTANCE AND SHALL NOT BE OVERDRIVEN THROUGH PLYWOOD

9 CONTINUOUS PANEL EDGES SHALL RECEIVE BOUNDARY NAILING

INTERSECTION

CORNER

2X STUDS @ 16" O.C.

2X STUDS @ 16" O.C.

1

NOTCHING AND BORING OF FLOOR JOISTS

2

TYP. FLR. AND ROOF OPENING

3

TYPICAL BLOCKING DETAIL

4

ROOF AND FLOOR DIAPHRAGM

5

WOOD FRAMING WALL INTERSECTION

40% MAX. STUD WIDTH NOTCH

25% MAX. STUD WIDTH NOTCH

60% MAX. STUD WIDTH BORE

40% MAX. STUD WIDTH BORE

NON-BEARING STUDS

BEARING STUDS

NOTE:

- NOTCH AND BORING NOT TO OCCUR IN SAME STUD SECTION
- NO MORE THAN 2 SUCCESSIVE DOUBLE STUDS
- MAY HAVE 80% BORED HOLES
- PORTION OF STUD REMAINING AT NOTCHES OR HOLES SHALL BE SOUND WOOD WITHOUT EXCESSIVE STRENGTH REDUCING PROPERTIES SUCH AS KNOTS, BREAKS, SPLITS, EXCESSIVE SLOPE GRAIN, ETC.

NOTCH / BORE % OF STUD	2 X 4	2 X 6
25%	7/8"	1 3/8"
40%	1 3/8"	2 3/16"
60%	2 1/8"	3 5/16"

DBL STUDS (BRG. OR NON-BRG.)

1 1/2" MIN.

1 1/2"

60% MAX. STUD WIDTH

SPlice @ LOWER PLATE

SPlice @ UPPER PLATE

16d @ 16" O.C.

12 - 16d EA. SIDE OF SPLICE OR SIMPSON ST22 ONE SIDE ONLY

2 - 2X4 TOP PLATES

PROVIDE STUDS BELOW SPLICES

ELEVATION

EXISTING FRAMING

NEW FRAMING

SIMPSON LSTA36 @ BOTH SIDES OF PLATES

FIT SNUG

EXISTING FRAMING

NEW FRAMING

NOTE: UPON CONSTRUCTING THE NEW EXTERIOR WALLS PROVIDE LSTA36 STRAPS AT BOTH SIDE OF TOP & BOT. PLATES OF THE STUD WALL TO CREATE THE CONTINUITY OF THE STUD WALL WITH THE REST OF THE EXISTING WALL.

A34 TOP AND BOTTOM OF JAMB AT OPENINGS MORE THAN 3'-0" IN EXTERIOR WALLS ONLY

DOUBLE TOP PLATE FOR SPLICE SEE DET. 5

SOLID OR BUILT-UP LINTEL OVER OPENING

2 X BLOCKING AT MIDHEIGHT OR 8'-0" MAX.

2 X SILL PLATE W/ "A.B. PER PLANS

HOLD DOWN AS OCCURS

MIN 3/4" DRYPACK AS LEVELING BASE UNLESS BASE IS LEVEL WITHIN 1/8" IN 10'-0"

A35 CLIP AT OPENINGS MORE THAN 3'-0" AT EXT. WALLS ONLY

JACK STUD AT LINTEL USE DOUBLE JACK STUD AT OPENINGS MORE THAN 6'-0" U.N.O.

DOUBLE STUD JAMB AT OPENINGS MORE THAN 4'-0"

NOTE: WALL FRAMING OVER FRAMED FLOOR SIMILAR

H	SPAN
5 1/2"	UP TO 6'-0"
7 1/4"	6'-0" TO 8'-0"
9 1/4"	8'-0" TO 10'-0"

LINTEL SIZES GIVEN ARE MINIMUMS LARGER SIZES SHALL BE USED WHERE CALLED FOR BY PLANS OR BY SPECIFIC DETAILS

6

NOTCHING AND BORING OF STUDS

7

TOP PLATE SPLICE DETAIL

8

TYPICAL FRAMING DETAIL

9

TYPICAL WALL FRAMING DETAIL

WOODEN POST PER PLAN, TYP., U.N.O.

SIMPSON "PBS" STANDOFF POST BASE (ESR-3050) OR EQUIV. TYP., U.N.O.

INDEPENDENT PAD FOOTING PER PLAN, TYP., U.N.O.

3- #5 BARS E.W.

24" MIN.

PER PLAN

TOP PLATE

SIMPSON "A35" WHEN OPENING WIDTH EXCEEDS 5'-0" ("A35" @ 2 X 6 STUDS)

2-16d (3-16d @ HDRS. DEEPER THAN 4")

USE 2-2 X KING STUDS AT OPENINGS WIDER THAN 6'-0"

2 X BLK'G

16d @ 12" O.C. STAGGERED TYP.

DBL FULL HT STUDS WHEN OPENING WIDTH EXCEEDS 5'-0"

SIMPSON "A35" WHEN OPENING WIDTH EXCEEDS 5'-0" ("A35" @ 2 X 6 STUDS)

SEE ARCHITECTURAL PLANS

MAX. OPENING WIDTH	MIN. HEADER SIZE	
	BEARING WALL	NON-BRG. WALL
4'-0"	4 X 8	4 X 4
6'-0"	4 X 8	4 X 6
8'-0"	4 X 10	4 X 8
10'-0"	4 X 12	4 X 10
12'-0"	4 X 14	4 X 12

PLAN VIEW

SECTION

(N) TS 1 1/2" x 1 1/2" x 1/4" AT 4'-0" MAX.

2- 3/4" Ø x 4" LONG LAG SCREWS

2 X JOIST OR T.I. W/ STIFF.

3 X BLK'G W/ 2 A35 EA. END- EA. SIDE

4'-0" TYPICAL SUPPORT POST SPACING

SUPPORT POSTS (SEE STRUC. PLANS FOR DETAILS)

TOP RAIL AND/OR HANDRAIL

INTERMEDIATE RAILS (PICKETS OR BALUSTERS) SPACED TO REJECT 4" DIAMETER SPHERE

BOTTOM RAIL

10

PAD FOOTING DETAIL

11

HEADER SCHEDULE

12

GUARDRAIL DETAIL

13

FRAMING DETAIL

STUD WALL PER PLANS

4X BLOCKING

(E) ROOF RAFTER

FLOOR JOIST PER PLAN

FOUNDATION PER PLANS

16d @ 12" O.C. STAGGERED TYP.

2X STUD SUPPORTING BLOCKING

A-A

SIMPSON HOLD DOWN PER PLANS

POST PER PLANS

1/2" MIN.

5/8" Ø ANCHOR BOLT SET WITH SIMPSON SET-XP EPOXY (ER-265) OR EQUIV., SPECIAL DEPUTY INSP. REQ'D.

FOUNDATION PER PLANS

ROOF SHEATHING

RAFTERS PER PLANS

CONTINUOUS 2X BLK'G

"A35" FRAMING ANCHOR AT EACH BAY

JOIST PER PLANS

"H1" UPLIFT FRAMING CLIP EA. RAFTER OR EQUIV.

2-2X TOP PL.

SHEARWALL PER SCHED.

14

FRAMING DETAIL @ GARAGE

15

HOLD DOWN @ EXISTING FOUNDATION

16

FRAMING DETAIL

Located at:
17940 Yosemite Blvd.
Encinitas, CA 92036
Call
(213) 373-4513

ENGINEER OF RECORD

9/30/21
EXP.

DESIGNER	CHECKED BY	DATE
SD1	SD1	SD1

PROJECT NO.	PROJECT NAME
SD1	HOME REMODEL & ADDITION

NO.	DESCRIPTION	DATE
1	1	1

NO.	DESCRIPTION	DATE
1	1	1

1650 W MOUNTAIN ST.
GLENDALE, CA 91201

STRUCTURAL DETAILS

SD1





Z C C
Zavala Clark Creative

Exterior Rendering



Z C C
Zavala Clark Creative

Exterior Rendering



Z C C
Zavala Clark Creative

Exterior Rendering



Z C C
Zavala Clark Creative

Exterior Rendering



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Exterior Rendering



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Zavala Clark Creative

Exterior Rendering



All existing exterior walls



All new exterior walls and accent walls



Existing roof and new roof over addition



All new construction windows

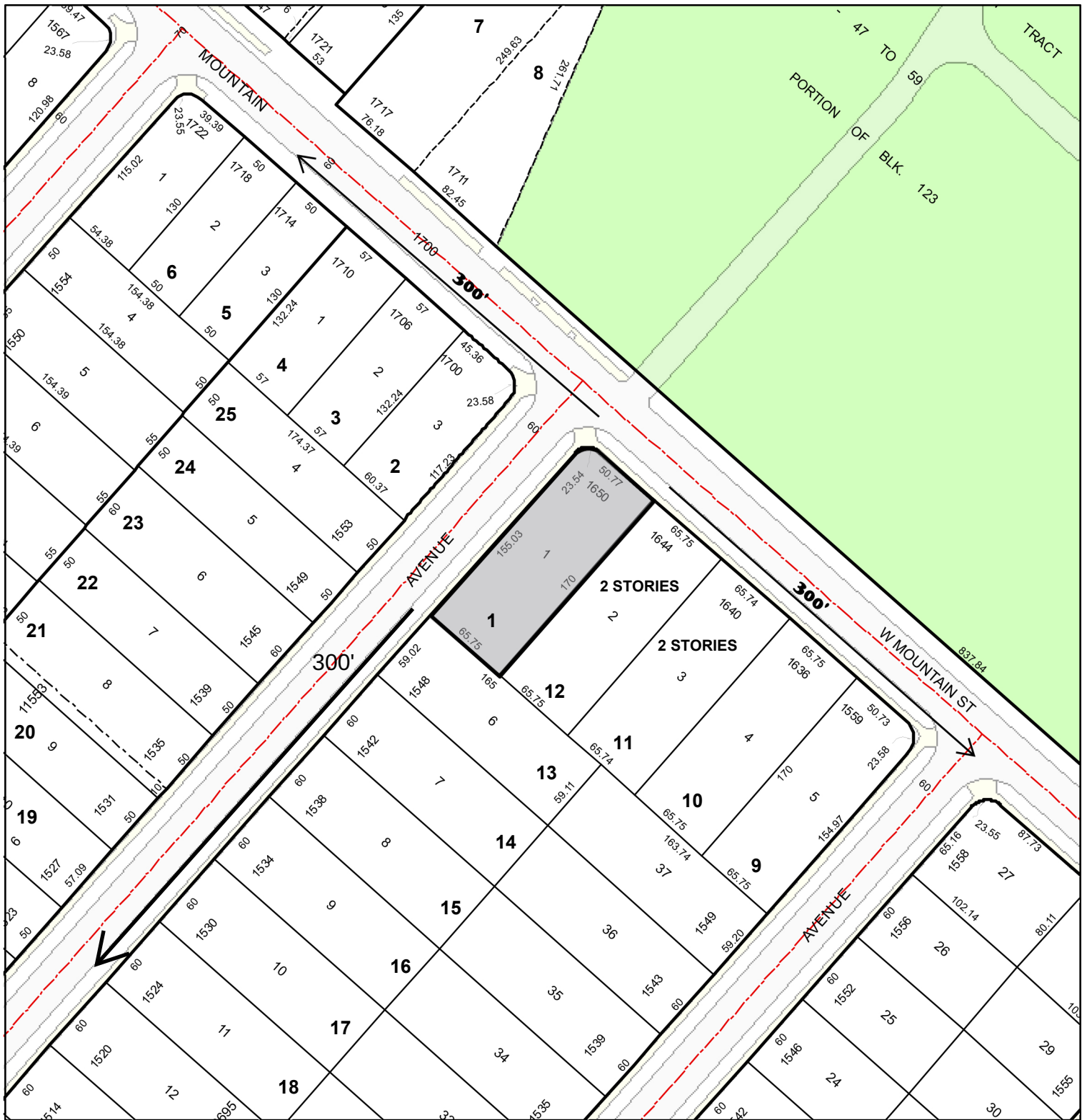


Existing siding at front entry and base through existing and new addition



EXHIBIT 4

Number	Address	Survey List				
		Stories	Approx Setback (ft)	Floor Area Ratio	House Size (sf)	Lot Size (sf)
1	1650 W Mountain St	1	25	0.1	1149	11200
2	1700 W Mountain St	1	24	0.2	1578	7710
3	1706 W Mountain St	1	25	0.21	1573	7464
4	1710 W Mountain St	1	23	0.26	1928	7553
5	1714 W Mountain St	1	24	0.23	1512	6407
6	1718 W Mountain St	1	24	0.22	1432	6448
7	1717 W Mountain St	1	36	0.11	2653	24394
8	1711 W Mountain St	1	37	0.13	1352	10454
9	1559 Winchester St	1	25	0.19	2176	10973
10	1636 W Mountain St	1	26	0.18	2053	11178
11	1640 W Mountain St	2	26	0.35	3941	11176
12	1644 W Mountain St	2	24	0.28	3150	11178
13	1548 Western Ave	1	36	0.2	1904	9724
14	1542 Western Ave	1	33	0.14	1345	9900
15	1538 Western Ave	1	33	0.22	2199	9900
16	1534 Western Ave	1	34	0.2	2018	9900
17	1530 Western Ave	1	34	0.14	1342	9900
18	1524 Western Ave	1	29	0.13	1267	9900
19	1527 Western Ave	1	38	0.19	1845	9716
20	1531 Western Ave	1	37	0.17	1720	10183
21	1535 Western Ave	1	34	0.23	1994	8729
22	1539 Western Ave	1	38	0.23	1984	8719
23	1545 Western Ave	1	32	0.25	2604	10462
24	1549 Western Ave	1	37	0.22	1836	8719
25	1553 Western Ave	2	38	0.17	1475	8719
Averages			31	0.2	1921	10024



SCALE: 1" = 100'

PHOTO SURVEY MAP
1650 W MOUNTAIN ST
GLENDALE, CA 91201
APN: 5622-005-001
300' LINEAR FEET
DATE: 09-13-2024



Photo 1 – 1650 W Mountain St



Photo 2 – 1700 W Mountain St



Photo 3 – 1706 W Mountain St



Photo 4 – 1710 W Mountain St



Photo 5 – 1714 W Mountain St



Photo 6 – 1718 W Mountain St



Photo 7 – 1717 W Mountain St



Photo 8 – 1711 W Mountain St



Photo 9 – 1559 Winchester St



Photo 10 – 1636 W Mountain St



Photo 11 – 1640 W Mountain St



Photo 12 – 1644 W Mountain St



Photo 13 – 1548 Western Ave



Photo 14 – 1542 Western Ave



Photo 15 – 1542 Western Ave



Photo 16 – 1534 Western Ave



Photo 17 – 1530 Western Ave



Photo 18 – 1524 Western Ave



Photo 19 – 1527 Western Ave



Photo 20 – 1531 Western Ave



Photo 21 – 1535 Western Ave



Photo 22 – 1539 Western Ave

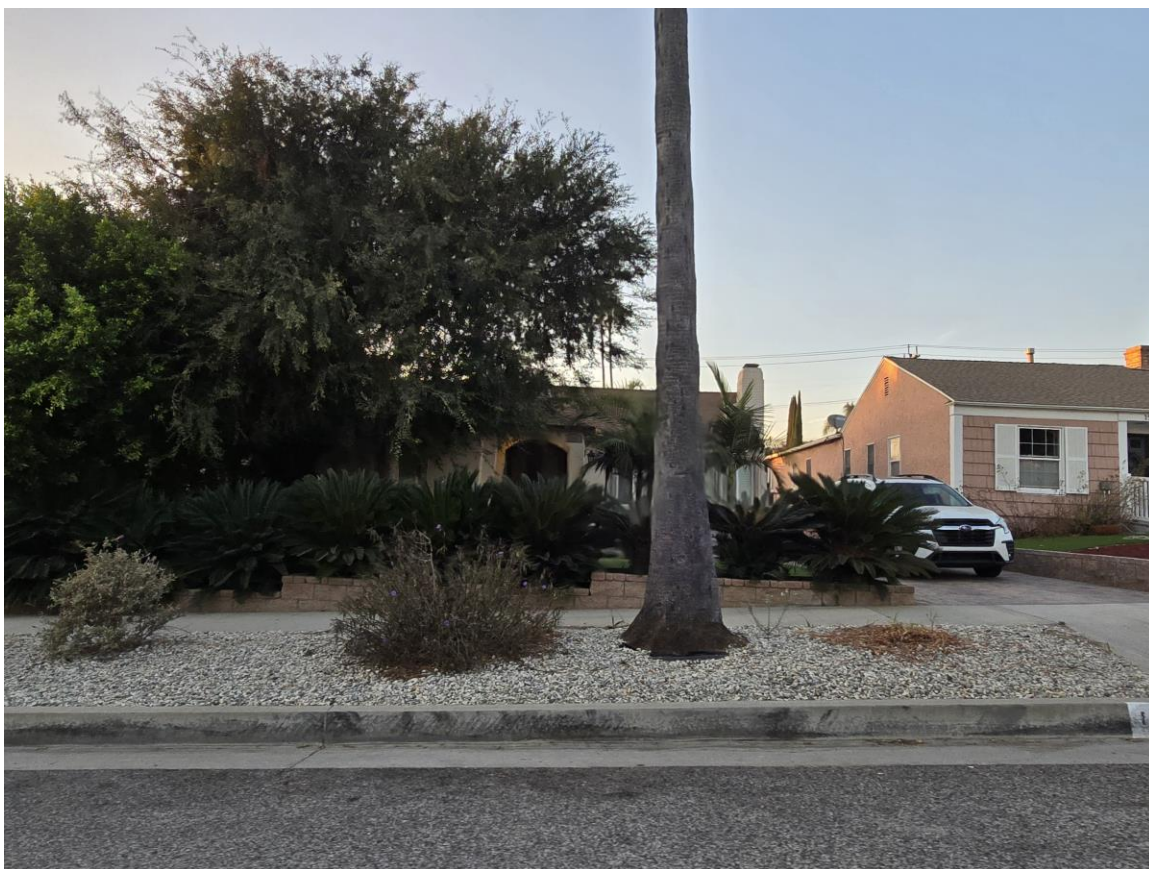


Photo 23 – 1545 Western Ave



Photo 24 – 1549 Western Ave



Photo 25 – 1553 Western Ave

