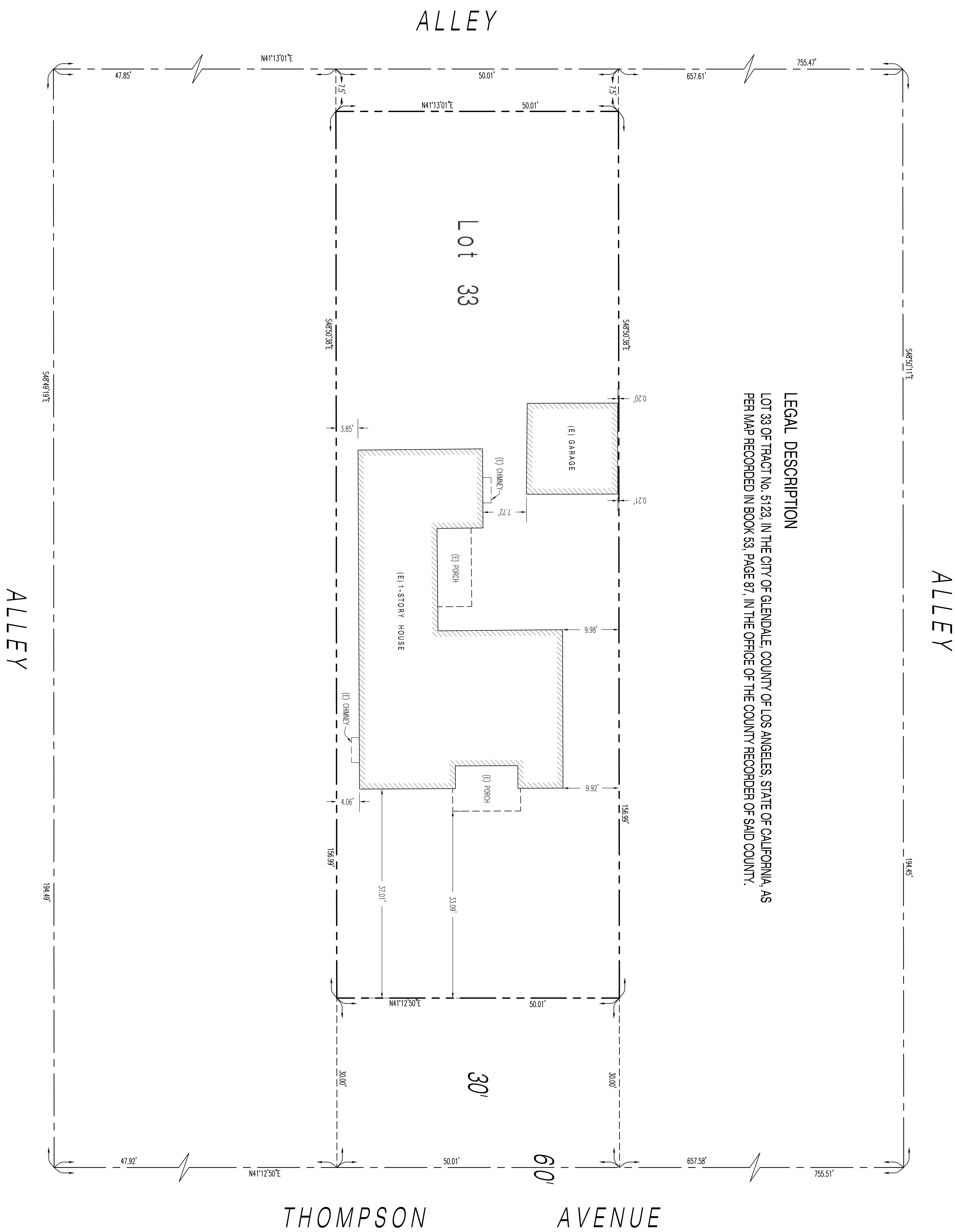
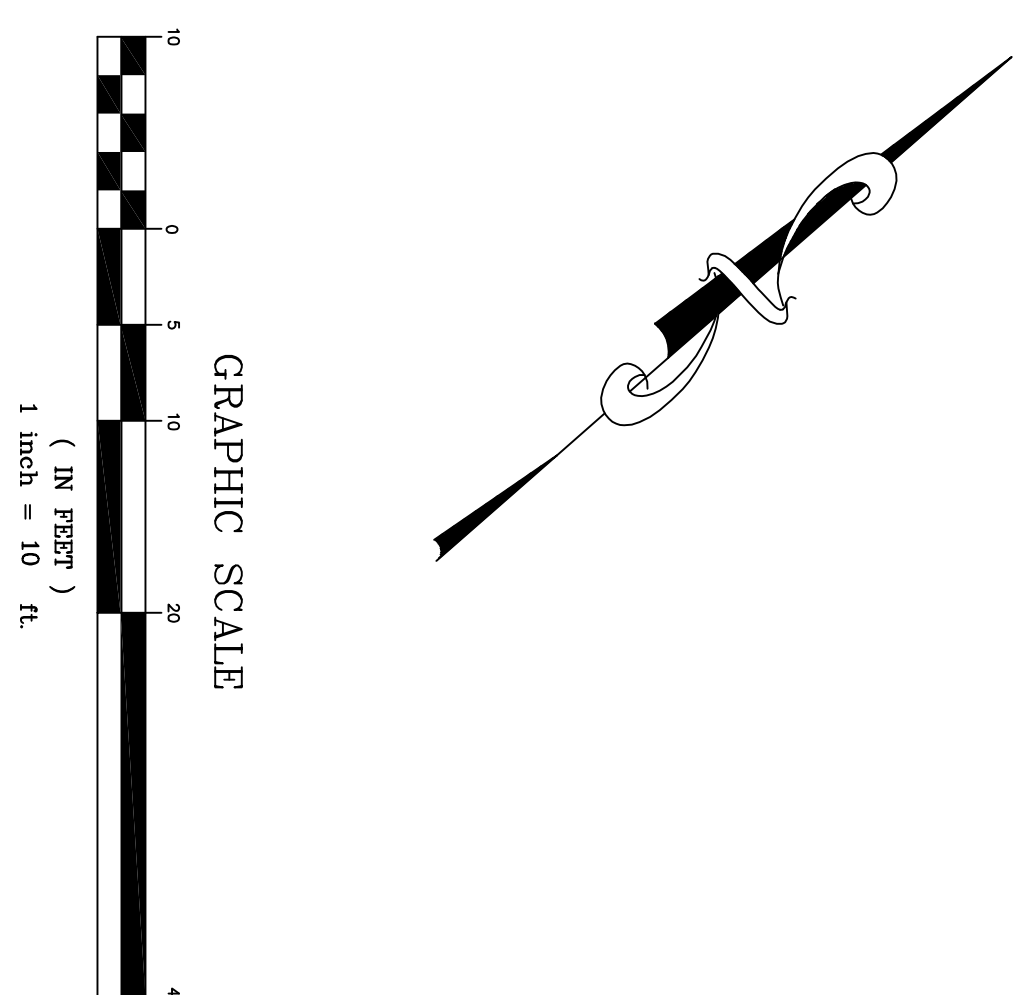

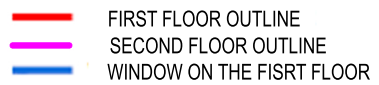


SURVEY NOTE:
ALL DIMENSIONS SHOWN HEREON WERE TAKEN FROM THE FACE OF STUCCO AND PERPENDICULAR TO THE PROPERTY LINE.



 <p style="font-size: 1.2em; margin: 0;">Land Surveying & Civil Engineering</p> <p style="font-size: 1.5em; margin: 0;">GLOBAL DEVELOPMENT SERVICES INC.</p>	17176 MAPLEDALE ST., NORWALK, CA 90650 (562) 755-5829 TEL E-MAIL: GDSsurveying@yahoo.com WWW.GDSINC.WEBS.COM	<h2 style="margin: 0;">SITE SURVEY MAP</h2>
	SITE ADDRESS: 1317 THOMPSON AVENUE GLENDALE, CA 91201 A.P.N. 5622-016-034	
	SCALE: 1"=10'	DATE OF SURVEY: JANUARY 23, 2018



Proposed Modern Two-Story House Design

1317 Thompson Avenue, Glendale, Ca 91201

Designing a modern house within a traditional neighborhood requires a delicate balance between contemporary aesthetics and respect for traditional architectural values. Here's a description of a proposed modern house design that considers mass, scale, proportions, materials, and compatibility with its surroundings:

Proportions, Masses, and Volumes

1. Proportions:

- **Facade:** The house features a balanced facade with a modern aesthetic. Vertical and horizontal elements are carefully proportioned to create visual harmony. Windows are elongated vertically to echo the proportions of traditional houses but with a contemporary twist.
- **Windows and Doors:** Large, floor-to-ceiling windows on the main living floors offer ample natural light and unobstructed views. The doorways are wide and inviting, with clean lines that emphasize simplicity and elegance.

2. Masses:

- **Footprint:** The building maintains a moderate footprint, ensuring it does not dominate the site. The design includes a slightly recessed elevation walls and a cantilevered upper floor to create a visually lighter appearance and reduce the sense of mass.
- **Vertical Massing:** The two-story design is articulated with horizontal banding and vertical features that help break up the mass. The upper level is set back slightly from the lower level, reducing the overall visual bulk.

3. Volumes:

- **Main Volume:** The house has a broken rectangular base with a flat roof, creating a sleek, modern silhouette. The main volume is simple and clean, with extended overhangs for shade and visual interest.
- **Additional Volumes:** To add dynamic visual interest, the design incorporates a cantilevered section or a projecting element that adds depth and dimension. These volumes provide a modern touch while avoiding an overwhelming presence.

Materials

1. Exterior Finishes:

- **Facade:** The primary material is a combination of stucco and composite wood vertical siding. Stucco offers a smooth, contemporary finish, while wood adds texture and a nod to traditional materials. These materials are chosen for their durability and visual appeal.

2. Roofing:

- **Material:** A flat roof is covered with a modern, durable Class A roof material such as a fiberglass asphalt composition shingles and metal roofs. This choice reflects a contemporary design while offering practicality and longevity.

3. Windows and Doors:

- **Windows:** High-performance, energy-efficient glass is used to maximize natural light and offer views while maintaining thermal efficiency. Frames are slim and modern, with finishes in matte black or a complementary color.
- **Doors:** Sleek, minimalistic doors in wood provide a striking entrance while aligning with the overall design language.

Compatibility with the Neighborhood

1. Architectural Integration:

- The design incorporates elements that echo the local architectural vernacular, such as using textures and colors found in neighboring homes. The proportions and scale are aligned with the existing context, ensuring the new structure complements rather than overwhelms.

2. Visual Harmony:

- The house's contemporary aesthetic is tempered with traditional references in materials and proportions. For instance, the use of wood texture and stucco pays homage to common materials in the neighborhood, while the modern lines and large glass surfaces introduce a fresh, yet harmonious, element.

3. Community Sensitivity:

- The overall massing and scale of the house respect the scale of neighboring buildings, avoiding extremes in height or volume that could disrupt the visual flow of the area. The design promotes a balance between modernity and respect for historical context.

Landscape Design for South California, Glendale City

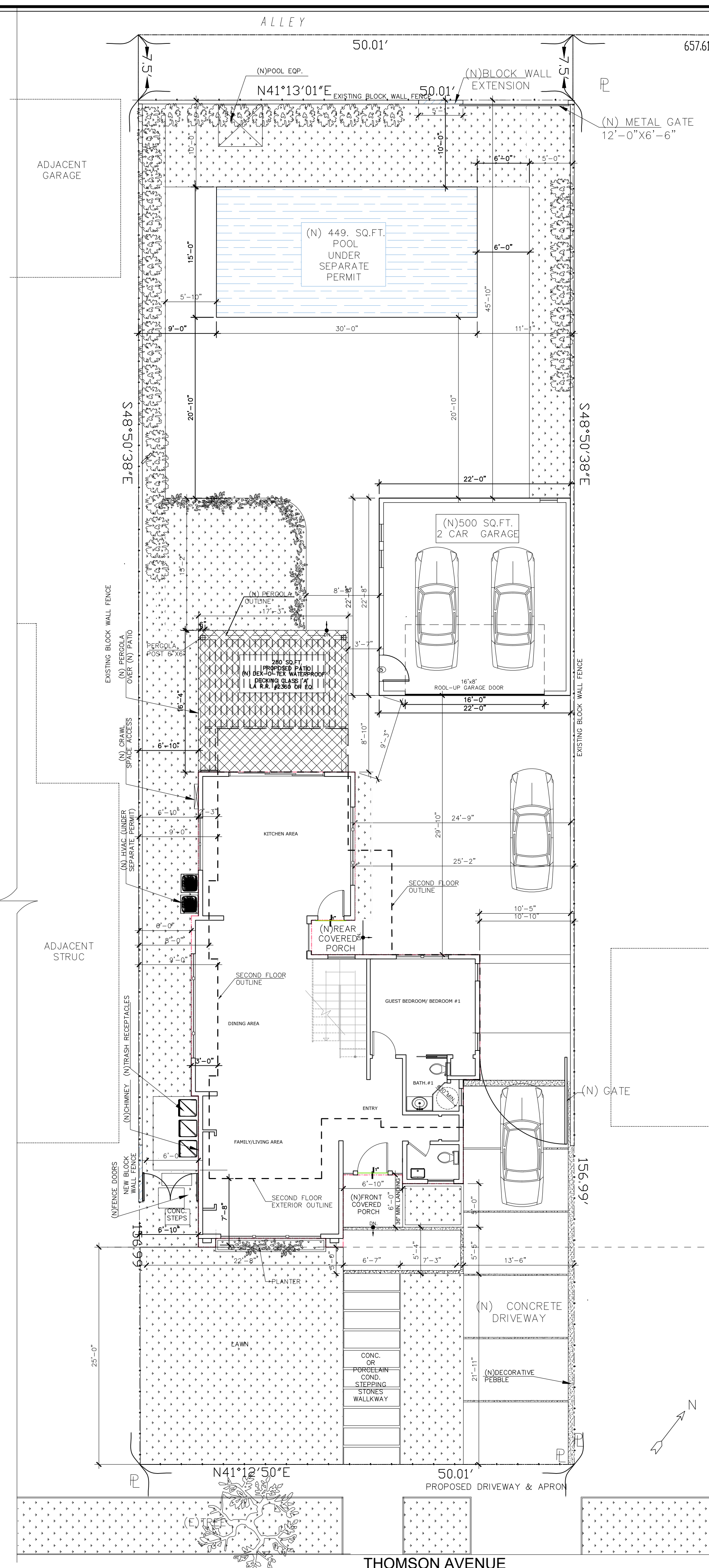
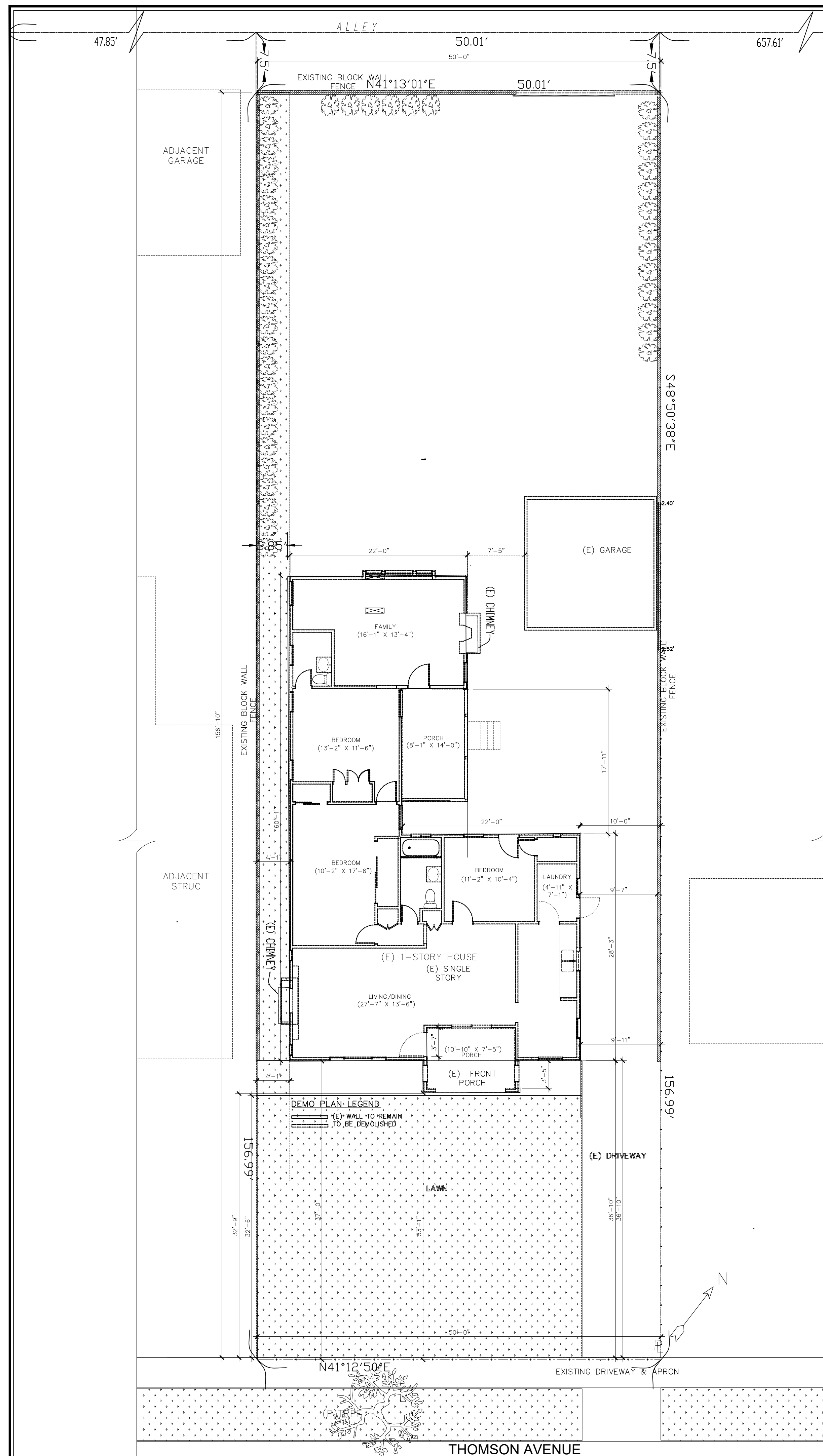
1. Plant Selection:

- **Drought-Tolerant Plants:** The landscape features a variety of drought-tolerant and native plants suitable for Glendale's climate. Examples include succulents, agaves, lavender, and California poppies. These plants are chosen for their low water requirements and resilience to the local climate.
- **Shade Trees:** Low-water trees such as Eastern Redbud Tree, Peppermint, Orange and Olive trees provide shade and add to the aesthetic appeal without excessive maintenance.

2. Hardscaping:

- **Materials:** The hardscape elements use materials like decomposed granite, flagstone, and concrete pavers. These materials are chosen for their durability and compatibility with the modern design of the house.
- **Design:** Pathways and patios are designed with clean lines and modern aesthetics, integrating seamlessly with the house's contemporary design. Seating areas and outdoor dining spaces are included to enhance functionality and enjoyment.
- **Lighting:** Low-energy, LED landscape lighting is used to highlight key features and enhance the home's evening appeal while minimizing energy consumption.

In summary, the proposed modern two-story house is designed to blend contemporary aesthetics with respect for the traditional context of the neighborhood. The choice of materials, proportions, and volumes is carefully considered to ensure compatibility and visual harmony. The landscape design complements the house with drought-tolerant plants, modern hardscaping, and sustainable features, tailored to the climate and setting of Glendale, California.



1317 THOMPSON AVENUE,
GLENDALE, CA 91201

ASSESSOR'S ID: 5622-016-034

ZONE: *R-1 LOW DENSITY RESIDENTIAL*

FAR DISTRICTS: -/

CONSTRUCTION TYPE: VB

MINIMUM SETBACKS: STREET FRONT PL = 25 FEET
STREET SIDE PL = 5 FEET
INTERIOR PL = 5 FEET

USE: SINGLE FAMILY RESIDENCE
DETACHED GARAGE

OCCUPANCY TYPE: R3/U

CONSTRUCTION TYPE: VB

FIRE ZONE: NON-VHFHSZ

FIRE SPRINKLERS: REQUIRED BY JURISDICTION

NOTE: THERE ARE NO OAK, BAY AND/OR SYCAMORE TREES ON THE PROPERTY OR WITHIN 20 FEET OF THE LOT. (CRC SEC. R106.1.1)

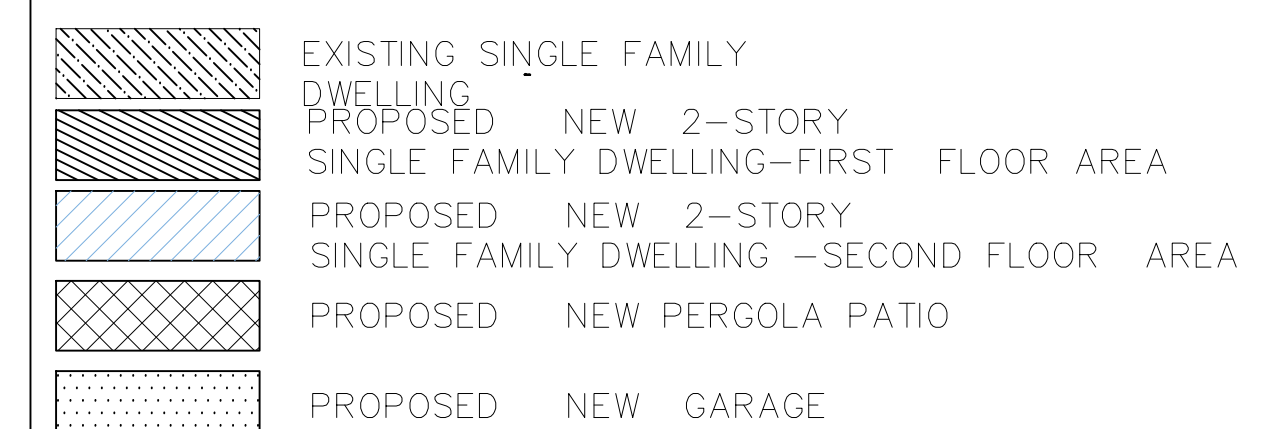
PROJECT SUMMARY:

LOT SIZE	7,849 S.F.
(E) LIVING AREA	1,616 SQ.FT
(N) LIVING AREA	2,355 SQ. FT.
	30 %
(N) GARAGE	500 SQ.FT
TOTAL LOT COVERAGE	1573.7 SQ.FT.
	1573.7/7,849 =20 %
*LANDSCAPE AREA	2,835.57 SQ.FT.
	36 %

SCOPE OF WORK

DEMOLISH EXISTING HOUSE AND DETACHED GARAGE,
BUILD NEW HOUSE (SQ.F.) AND DETACHED 2 CAR GARAGE.

PROPOSED NEW 2-STORY
SINGLE FAMILY DWELLING-FIRST FLOOR AREA
SINGLE FAMILY DWELLING -SECOND FLOOR AREA



GRAPHIC SCALE



SCALE:
1/8"=1'-0"

izi
LINES
design&build

dimension. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OR REPRODUCED BY ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

iZiLINES
DESIGN AND BUILD LLC
BY IZABELA BOYAJYAN

PROJECT TITLE: NEW ADU PROPOSAL

OWNER: GARNIK SARGSYAN

JOB ADDRESS:
1317 THOMPSON AVENUE,
GLENDALE, CA 91201

DESIGNED BY:	DATE:	10-8-2024
CHECKED BY:		
DRAWN BY:		
INCHES:		
BY:		

SHEET NUMBER				

A-1

SHEETS 2 OF 12

Electrical Notes per 2016 California Electrical Code.

- A. **PANEL LOCATIONS:**
PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL, SUCH AS CLOTHES, OR IN BATHROOMS. [CEC240-24(D)].
- B. **NON-METALLIC SHEATHED CABLE (CEC 334)**
NON-METALLIC SHEATHED CABLE SHALL BE:
1. PROTECTED BY RIGID CONDUIT, INTERMEDIATE CONDUIT, ELECTRICAL METALLIC TUBING, SCHEDULE 80 PVC CONDUIT, PIPE, OR OTHER MEANS WHEN CABLE IS EXPOSED OR SUBJECT TO PHYSICAL DAMAGE. [CEC 334.15(b)].
2. PROTECTED BY 1/16 INCH STEEL PLATE OR SLEEVE, OR BE NOT LESS THAN 1-1/4 INCH FROM THE FRAMING MEMBERS. STEEL PLATES OR SLEEVES ARE REQUIRED ON ALL DOUBLE SHEAR WALLS WHEN CABLE IS INSTALLED EITHER THROUGH OR PARALLEL TO FRAMING MEMBERS [CEC 334.17].
3. PROTECTED BY GUARD STRIPS WITHIN 4 FEET OF AN ATTIC ACCESS WHEN NO PERMANENT STAIRS ARE PROVIDED. [CEC 334.23, 320.23].
4. PROTECTED BY GUARD STRIPS IN THE ENTIRE ATTIC WHEN PERMANENT STAIRS ARE PROVIDED, ACCESS PANELS OR DOORS FROM THE SECOND FLOOR INTO THE ATTIC ARE CONSIDERED PERMANENT ACCESS AND GUARD STRIPS ARE REQUIRED IN THE ENTIRE ATTIC.
5. HAVE A BENDING RADIUS NOT THAN 1/4 TIMES THE DIAMETER OF THE CABLE [CEC 334.24].
6. SUPPORTED AT INTERVALS NOT EXCEEDING 4-1/2 FEET AND WITHIN 12" EVERY OUTLET BOX, JUNCTION BOX, CABINET OR FITTING [CEC 334.30].

- C. **CIRCUIT AND RECEPTACLES**
1. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM OUTLET, INCLUDING ANY WALL SPACE 2 FEET WIDER OR GRADER.
NOTE: A FIXED PANEL OF SLIDING GLASS DOOR IS CONSIDERED WALL SPACE [CEC 210.52(A)].
2. IN KITCHENS, BREAKFAST ROOMS, PANTRIES AND DINING ROOMS A MINIMUM OF 2-22A CIRCUITS SHALL BE PROVIDED. [CEC 210.11(C)(1)].
COUNTER SPACE RECEPTACLES SHALL BE GFCI [CEC 210.8(A)] AND INSTALLED:
- AT EACH WALL COUNTER SPACE THAT IS 12" OR GRADER [CEC 210.52(C)(1)]
- NO MORE THAN 48 INCH ON CENTER [CEC 210.52(C)(1)]
- MAXIMUM 24 INCH FROM THE END OF COUNTER [CEC 210.52(C)(1)]
- MAXIMUM 20 INCH ABOVE COUNTER SURFACE [CEC 210.52(C)(1)]
- ON ISLAND COUNTER SPACES (ONE RECEPTACLE MINIMUM); NOT MORE THAN 12 INCH BELOW COUNTER SURFACE [CEC 210.52(C)(5)]
AN ISLAND WITH LESS THAN 12 INCH BEHIND A RANGE TOP OF SINK IS CONSIDERED AS DIVIDING THE COUNTER INTO TWO SEPARATE SPACES [CEC 210.52(C)(2)].
- ON PENINSULAR COUNTER (ONE RECEPTACLE MINIMUM); NOT MORE THAN 12 INCH BELOW COUNTER SURFACE [CEC 210.52(C)(5) EXCEPTION].
3. BATHROOMS SHALL HAVE A SEPARATE 20A CIRCUIT [CEC 210.52(C)(3)] WITH AT LIST ONE GFCI WALL RECEPTACLE WITHIN 36 inch OF EACH BASIN [CEC 210.8(A)(1)], [CEC 210.52 (D)].
4. LAUNDRY ROOMS SHALL HAVE A SEPARATE 20A CIRCUIT AT LEAST ONE RECEPTACLE SHOULD BE PROVIDED [CEC 210.11(C)(2)] ALL RECEPTACLES WITHIN 6 FEET OF THE SINK SHALL BE GFCI. [CEC 210.8(A)(7)].
5. IN GARAGE, AT LEAST ONE GFCI RECEPTACLE SHALL BE PROVIDED [CEC 210.52(G)]. ALL OTHER GARAGE RECEPTACLES EXCEPT THOSE DEDICATED TO AN APPLIANCES OR THAT ARE NOT READILY ACCESSIBLE SHALL BE GFCI [CEC 210.8(2)].
6. IN HALLWAYS OF 10 FEET OR MORE IN LENGTH, AT LEAST ONE RECEPTACLE SHALL BE PROVIDED [CEC 210.52(H)(2)].
7. OUTDOOR OUTLETS SHALL BE GFCI [CEC 210.8(3)]. ONE OUTLET SHALL BE INSTALLED AT FRONT OF THE DWELLING AND ONE AT THE REAR OF THE DWELLING- RECEPTACLES SHALL BE ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6-1/2 FEET ABOVE GRADE. [CEC 210.52(E)].
8. ALL CRAWL SPACE RECEPTACLES SHALL BE GFCI [CEC 210.8(4)].
9. ALL UNFINISHED BASEMENT RECEPTACLES SHALL BE GFCI UNLESS THEY ARE NOT READILY ACCESSIBLE OR ARE SERVICE A DEDICATED APPLIANCES. [CEC 210.8(5)].
10. ALL RECEPTACLES WITH 6 FEET OF THE WET BAR SHALL BE GFCI [CEC 210.8(7)].
11. ALL RECEPTACLES ON 15A OR 20A BRANCH CIRCUITS THAT SUPPLY FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY COMBINATIO-TYPE ARC-FAULT CIRCUIT INTERRUPTERS (AFCI), INCLUDING SWITCHED OUTLETS [CEC 210.12(B)].
12. ALL RECEPTACLES SERVING APPLIANCES OR MOTORS WITH A RATING OF 1 HP OR 6 AMPS SHALL BE ON A SEPARATE CIRCUIT.
13. FOR HVAC EQUIPMENT, A SEPARATE 15A OR 20A CIRCUIT WITH AN ACCESSIBLE RECEPTACLE AT THE EQUIPMENT SHALL BE PROVIDED. IF LOCATED IN AN UNDERFLOOR AREA, THE RECEPTACLES SHALL BE GFCI [CEC 210.8(4)].

- D. **LIGHTING (CEC 210.70)**
1. SWITCHED LIGHTING SHALL BE INSTALLED IN:
* ALL HABITABLE ROOMS, IN BATHROOMS, HALLWAYS AND STAIRWAYS AT EACH LEVEL.
* GARAGES;
* AT ALL OUTDOOR ENTRANCES AND EXITS.
* IN ALL ATTICS, UNDER FLOOR AREAS, UTILITY ROOMS AND BASEMENTS USED FOR STORAGE.
* NEAR HVAC EQUIPMENT IN ATTIC, UNDER FLOOR AREAS, ROOMS OR BASEMENTS, WITH A SWITCH AT THE ACCESS POINT.
2. LIGHTING INSTALLED IN A CLOSET SHALL BE EITHER A SURFACE MOUNTED OR RECESSED FLUORESCENT FIXTURE OR A SURFACE MOUNTED INCANDESCENT FIXTURE WITH COMPLETELY ENCLOSED LAMPS OR RECESSED INCANDESCENT FIXTURE, WITH COMPLETELY ENCLOSED LAMPS. SURFACE INCANDESCENT LIGHTING SHALL BE INSTALLED A MINIMUM OF 12 INCH FROM THE NEAREST POINT OF STORAGE SPACE> SURFACE FLUORESCENT LIGHTING AND RECESSED LIGHTING SHALL BE INSTALLED A MINIMUM OF 6 INCH FROM THE NEAREST POINT OF STORAGE SPACE [CEC 410.8 (D)].

- E. **FANS:**
IN BATHROOMS CONTAINING TUBS OR SHOWERS A FAN CAPABLE OF EXHAUSTING 50 CFM SHALL BE INSTALLED [ENERGY STANDARDS 150(o)].

- F. **SMOKE ALARMS:**
IN NEW CONSTRUCTION, SMOKE ALARM SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING. THE WIRING SHALL BE PERMANENT AND INSTALLED WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. [CRC R314.4]

M WATER MANAGEMENT.

SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM A SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WINDS.

LES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING ED FROM THE SITE BY THE FORCES OF WIND OR WATER.

ILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. NOT BE CONTAINED AT THE PROJECT SITE.

RM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE AT THE PROJECT SITE.

OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

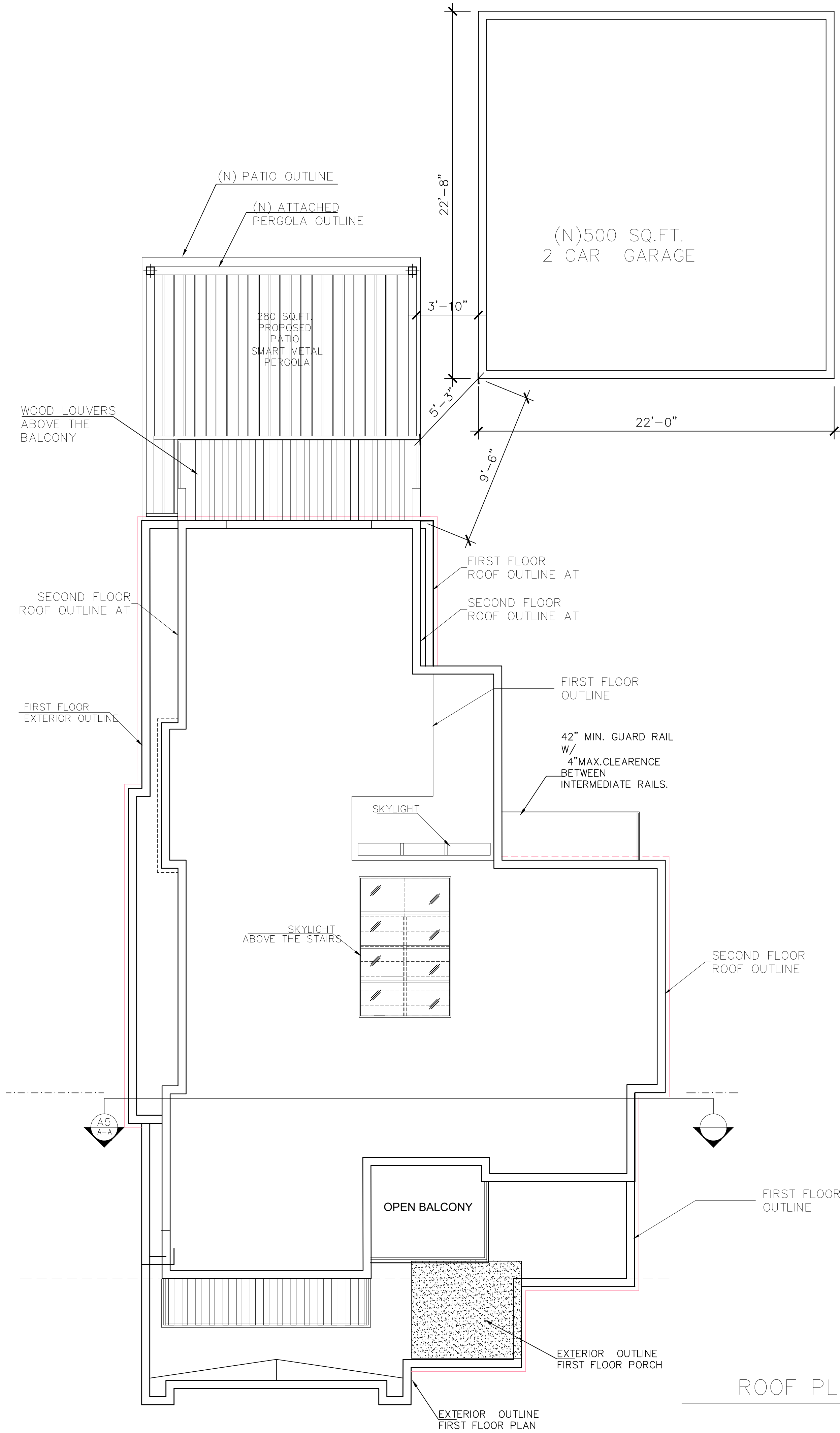
ND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO DNTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

ITS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC

ITAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER

PES WITH DISTURBED SOILS OR DENUDED OR VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION D WATER.

LE CONSTRUCTION ACTIVITY TO REDUCE AREA AND DURATION OF SOIL EXPOSED TO EROSION BY WIND, FF, AND VEHICLE TRACKING.



PROPOSED ROOF PLAN

GENERAL REQUIREMENTS

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

B. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE 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 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).

C. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
D. KITCHEN SINKS, 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 (R306.4).

E. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307 .2).

F. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

G. PROVIDE 72 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTERRESISTANT MATERIALS FOR SHOWER ENCLOSURE." (R308)

I. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
M. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL PC/ STR.CORR20 (REV. 12/12/2012)
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)

N. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

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

P. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING

H. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)

I. WATER HEATER MUST BE STRAPPED TO WALL

STORM WATER MANAGEMENT.
FOR SITES LESS THAN ONE ACRE

THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIRES CONSTRUCTION PROJECTS TO PROTECT WATER QUALITY DURING CONSTRUCTION AND REDUCE POLLUTANTS IN STORM WATER RUNOFF THROUGH IMPLEMENTATION AND MAINTAINANCE OF BEST MANAGEMENT PRACTICES (BMP):

1. SCHEDULING (ESC-1)
2. PRESERVATION OF EXISTING VEGETATION (ESC-2)
3. STABILIZED CONSTRUCTION SITE ENTRANCE/EXIT (ESC-24)
4. SILT FENCE (ESC-50)
5. SAND BAG BARRIER (ESC-62)
6. WATER CONSERVATION PRACTICES (NS-1)
7. DEWATERING OPERATIONS (NS-2)
8. MATERIAL DELIVERY AND STORAGE (WM-1)
9. STOCKPILE MANAGEMENT (WM-3)
10. SPILL PREVENTION AND CONTROL (WM-4)
11. SOLID WASTE MANAGEMENT (WM-5)
12. CONCRETE WASTE MANAGEMENT (WM-8)
13. SANITARY/ SEPTIC WASTE MANAGEMENT (WM-9)

SHOW HOW THE PROJECT WILL COMPLY BY ADDING NOTES AND GRAPHICS TO THE SITE PLANS OR AN EROSION CONTROL PLAN. THE SUGGESTED IMPLEMENTATION MEASURES LISTED BELOW ARE NOT INTENDED TO BE A COMPLETE LIST OF BMP'S. PROJECT APPLICANTS ARE RESPONSIBLE FOR ADOPTING BMP'S THAT ADDRESS CONDITIONS OF THEIR PROJECT. CONSULT THE CALIFORNIA BEST MANAGEMENT PRACTICE HANDBOOK PUBLISHED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) FOR MORE DETAILED INFORMATION.



WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSION. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF IZILINES DESIGN & BUILD. NO PART OF THESE DRAWINGS OR SPECIFICATIONS OR OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

iZILINES
DESIGN AND BUILD LLC

BY IZABELA BOYALYAN
izabela_boyalyan@yanoo.com
TEL.: 213-342-7067

PROJECT TITLE: PROPOSED NEW
OWNER: GARNIK SARGSYAN

JOB ADDRESS:
1317 THOMPSON AVENUE,
GLENDALE, CA 91201

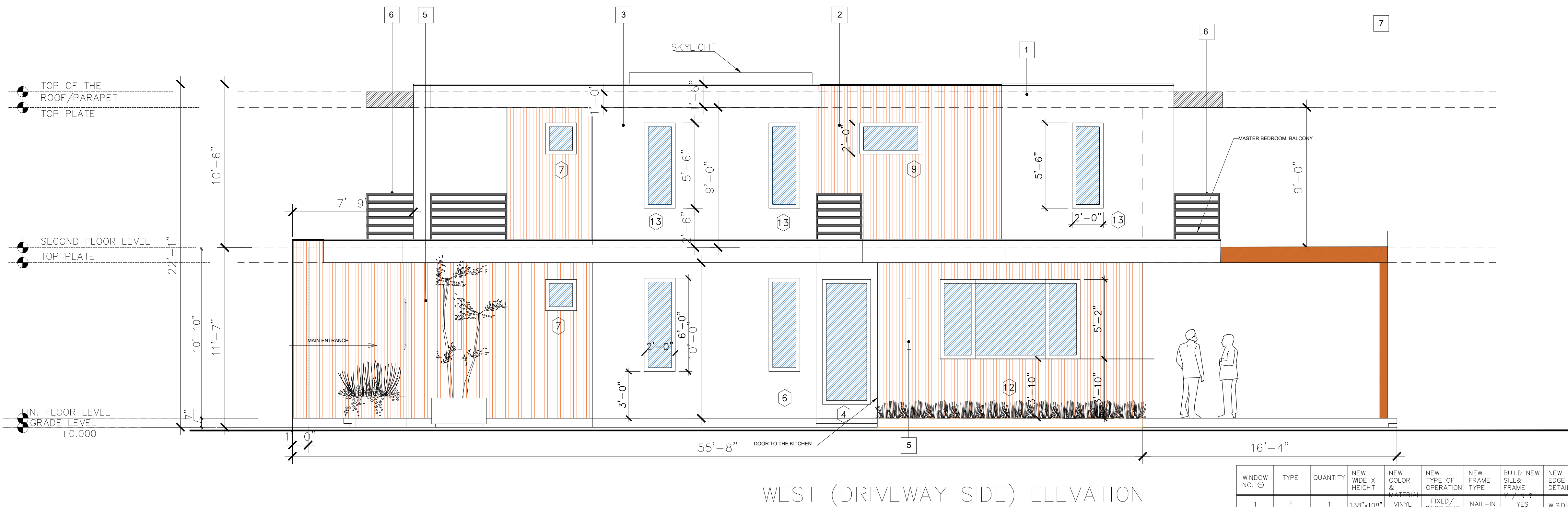
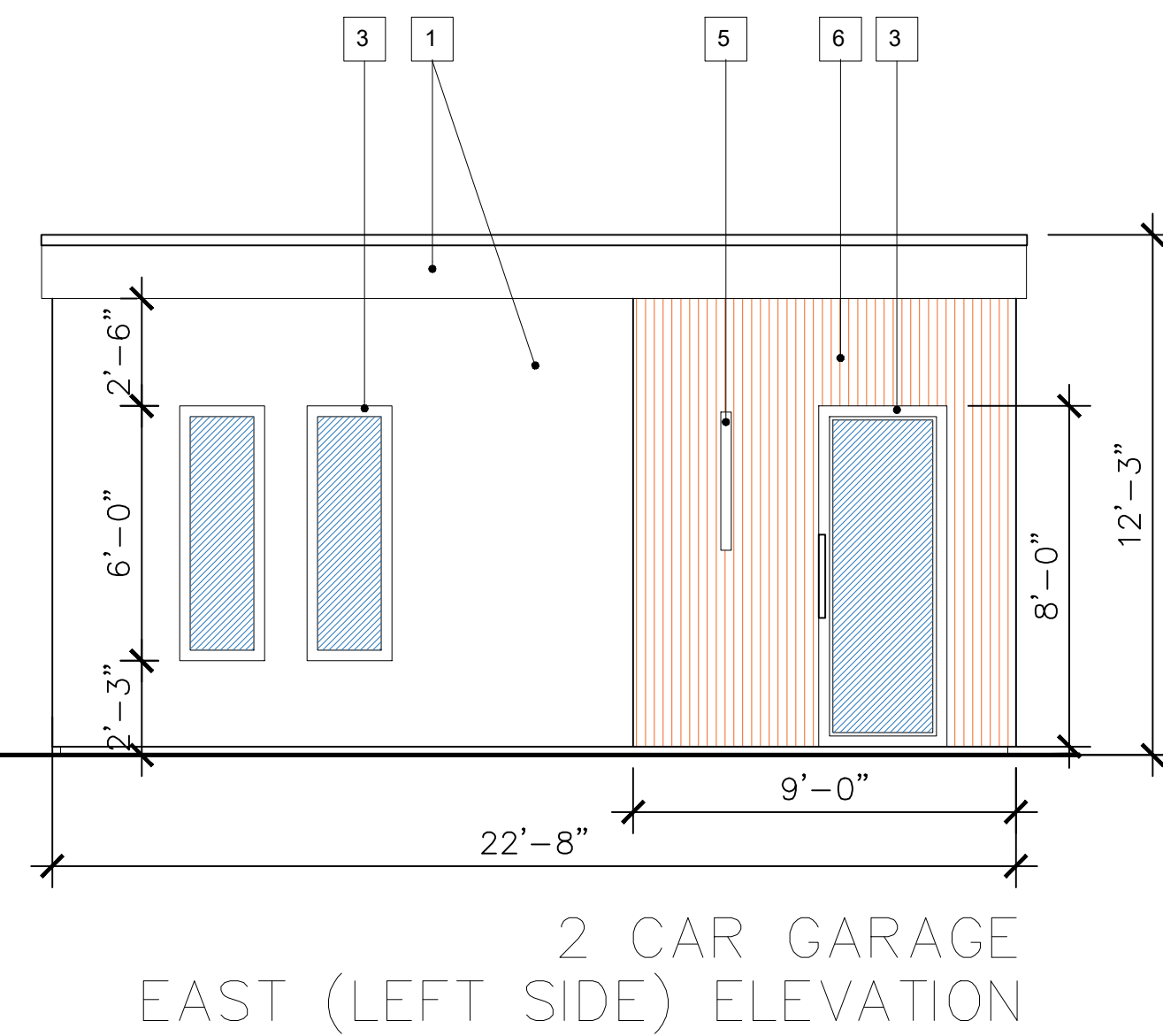
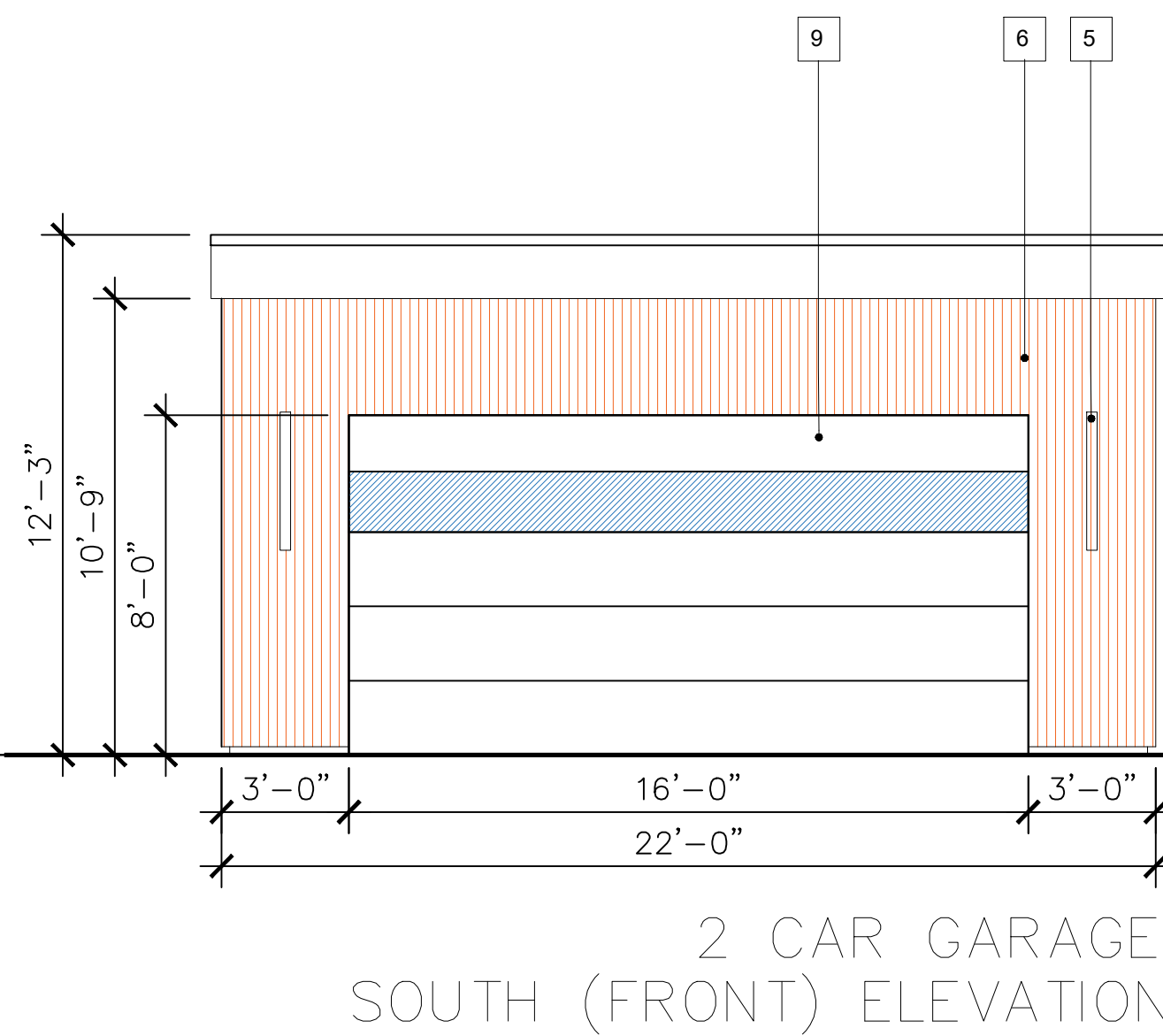
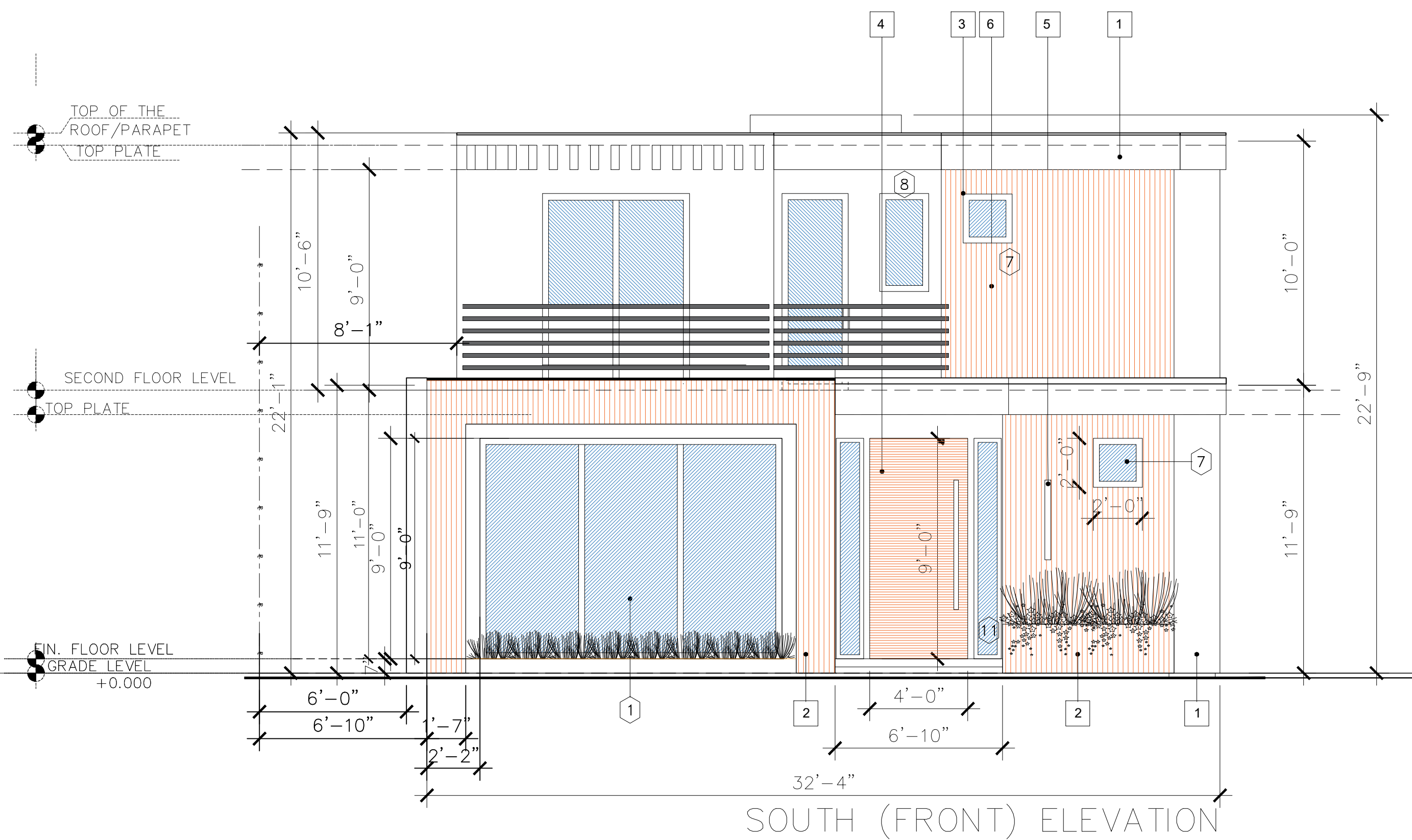
JOB NO.:	1.B.	10-08-2024	
DRAWN BY:	1.B.		
CHECKED BY:			
DATE:			
SHEET TITLE:			
ROOF PLAN			

SHEET NUMBER

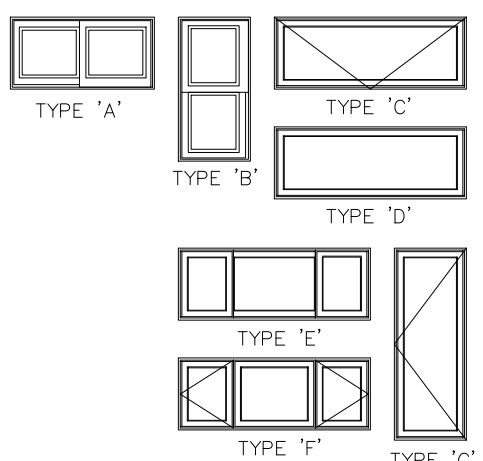
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SHEETS 3 OF 12

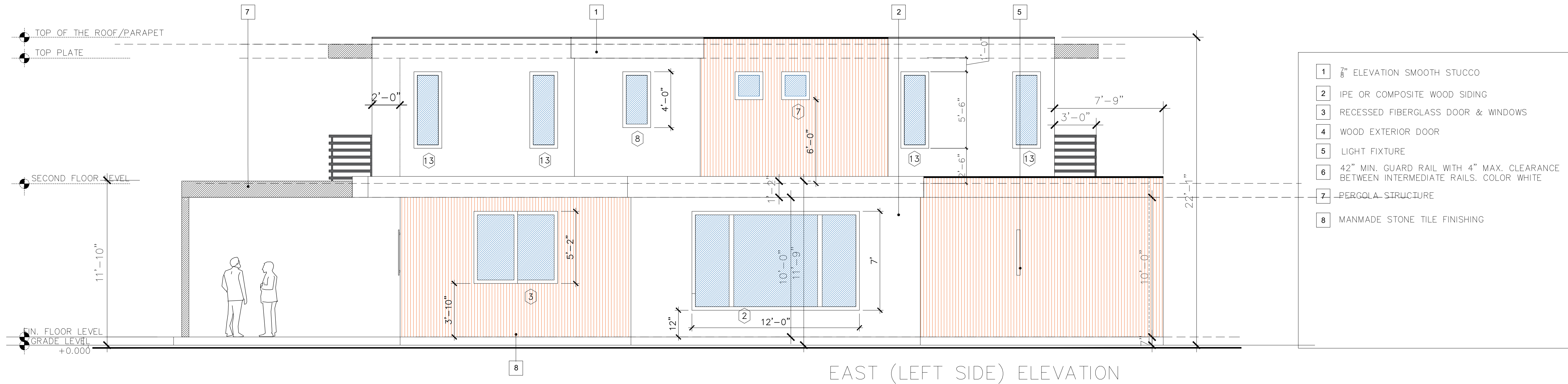
SCALE
1/4" = 1'-0"



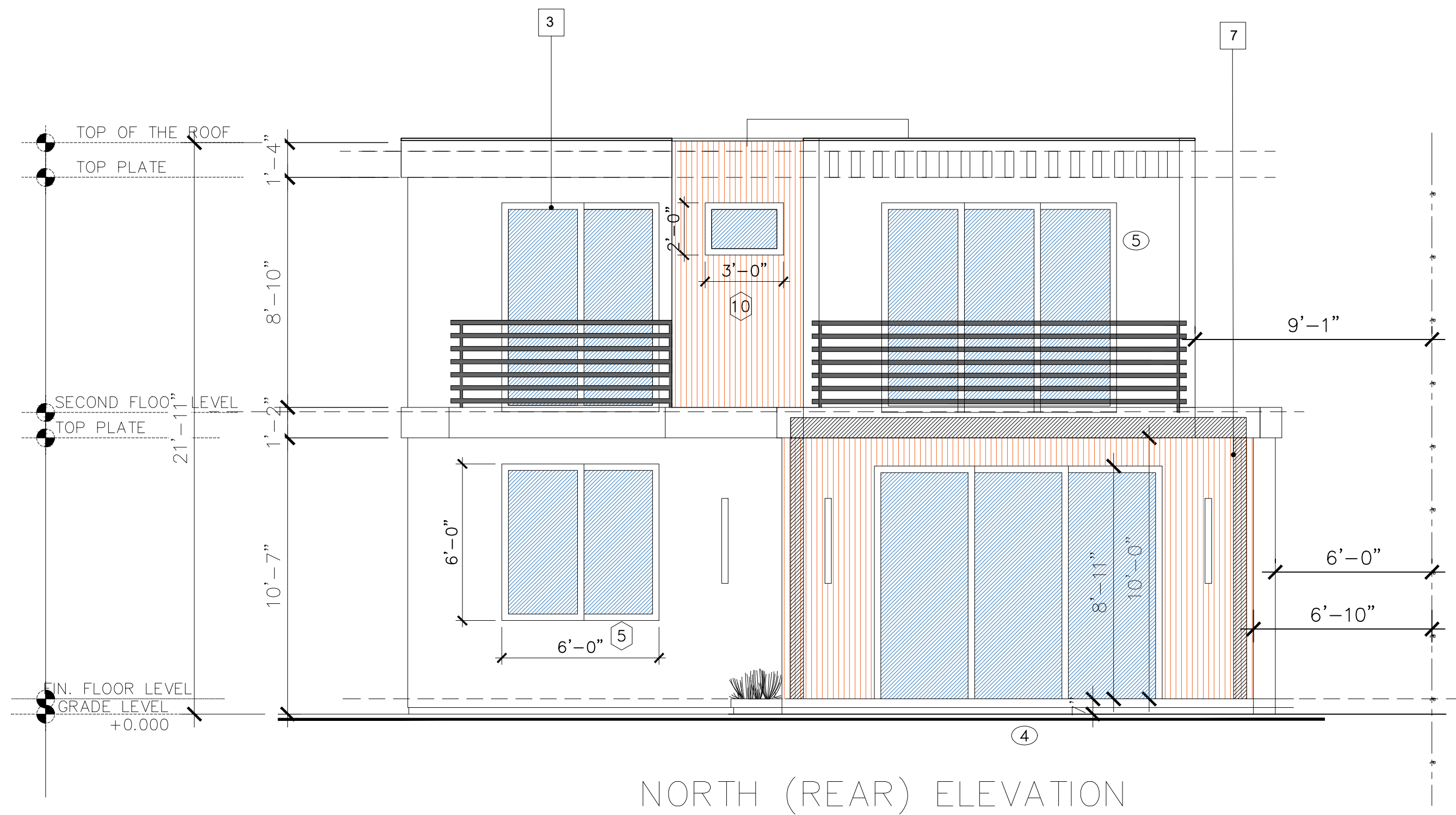
- 1 3/8" ELEVATION SMOOTH STUCCO
- 2 IPE OR COMPOSITE WOOD SIDING
- 3 RECESSED FIBERGLASS DOOR & WINDOWS
- 4 WOOD EXTERIOR DOOR
- 5 LIGHT FIXTURE
- 6 42" MIN. GUARD RAIL WITH 4" MAX. CLEARANCE BETWEEN INTERMEDIATE RAILS. COLOR WHITE
- 7 PERGOLA STRUCTURE
- 8 MANMADE STONE TILE FINISHING
- 9 METAL AND GLASS GARAGE DOOR



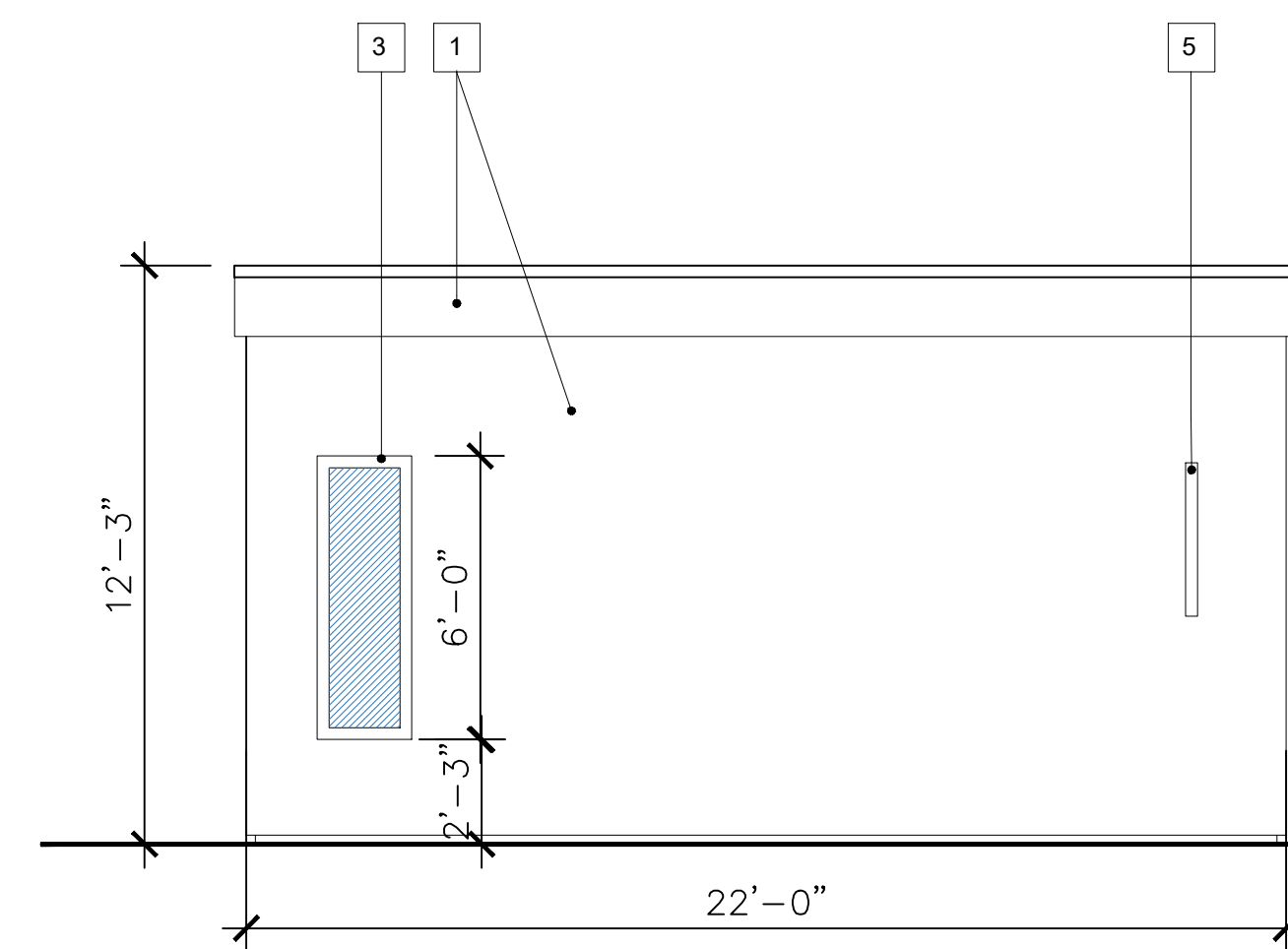
WINDOW SCHEDULE													
WINDOW NO. & TYPE	QUANTITY	NEW WIDE X HEIGHT	NEW COLOR & MATERIAL	NEW TYPE OF OPERATION	NEW FRAME TYPE	BUILD NEW SILL & FRAME ? Y / N	NEW EDGE DETAIL	VISIBLE FROM STREET ? Y / N	EXTERNAL GRID ? Y / N	BEDROOM ? Y / N	ENERGY EFFICIENT ? Y / N	TEMPERED GLASS ? Y / N	FIRE HAZARD ZONE ? Y / N
1 F	1	138"x108"	VINYL	FIXED / CASEMENT	NAIL-IN	YES	W.SIDING	YES	NO	NO	YES	YES	NO
2 F	1	144"x84"	VINYL	FIXED / CASEMENT	NAIL-IN	YES	STUCCO	NO	NO	NO	YES	YES	NO
3 C	1	72"x62"	VINYL	SLIDING	NAIL-IN	YES	SIDING	NO	NO	NO	YES	YES	NO
4 D	2	32"x96"	VINYL	FIXED	NAIL-IN	YES	STUCCO	NO	NO	NO	YES	YES	NO
5 A	1	72"x72"	VINYL	SLIDER	NAIL-IN	YES	STUCCO	NO	NO	YES	YES	YES	NO
6 G	2	24"x72"	VINYL	CASEMENT	NAIL-IN	YES	STUCCO	YES	NO	YES	YES	YES	NO
7 C	6	24"x24"	VINYL	AWNING	NAIL-IN	YES	SIDING	YES&NO	NO	NO	YES	YES	NO
8 D	2	14"x108"	VINYL	FIXED	NAIL-IN	YES	STUCCO	YES	NO	NO	YES	YES	NO
8 A	1	108"x62"	VINYL	SLIDING	NAIL-IN	YES	SIDING	NO	NO	NO	YES	YES	NO
10 C	1	36"x24"	VINYL	AWNING	NAIL-IN	YES	SIDING	NO	NO	NO	YES	YES	NO
11 C	2	24"x48"	VINYL	AWNING	NAIL-IN	YES	STUCCO	YES&NO	NO	NO	YES	YES	NO
12 C	1	48"x24"	VINYL	AWNING	NAIL-IN	YES	SIDING	NO	NO	NO	YES	YES	NO
13 G	7	24"x66"	VINYL	CASEMENT	NAIL-IN	YES	STUCCO	YES&NO	NO	YES	YES	YES	NO



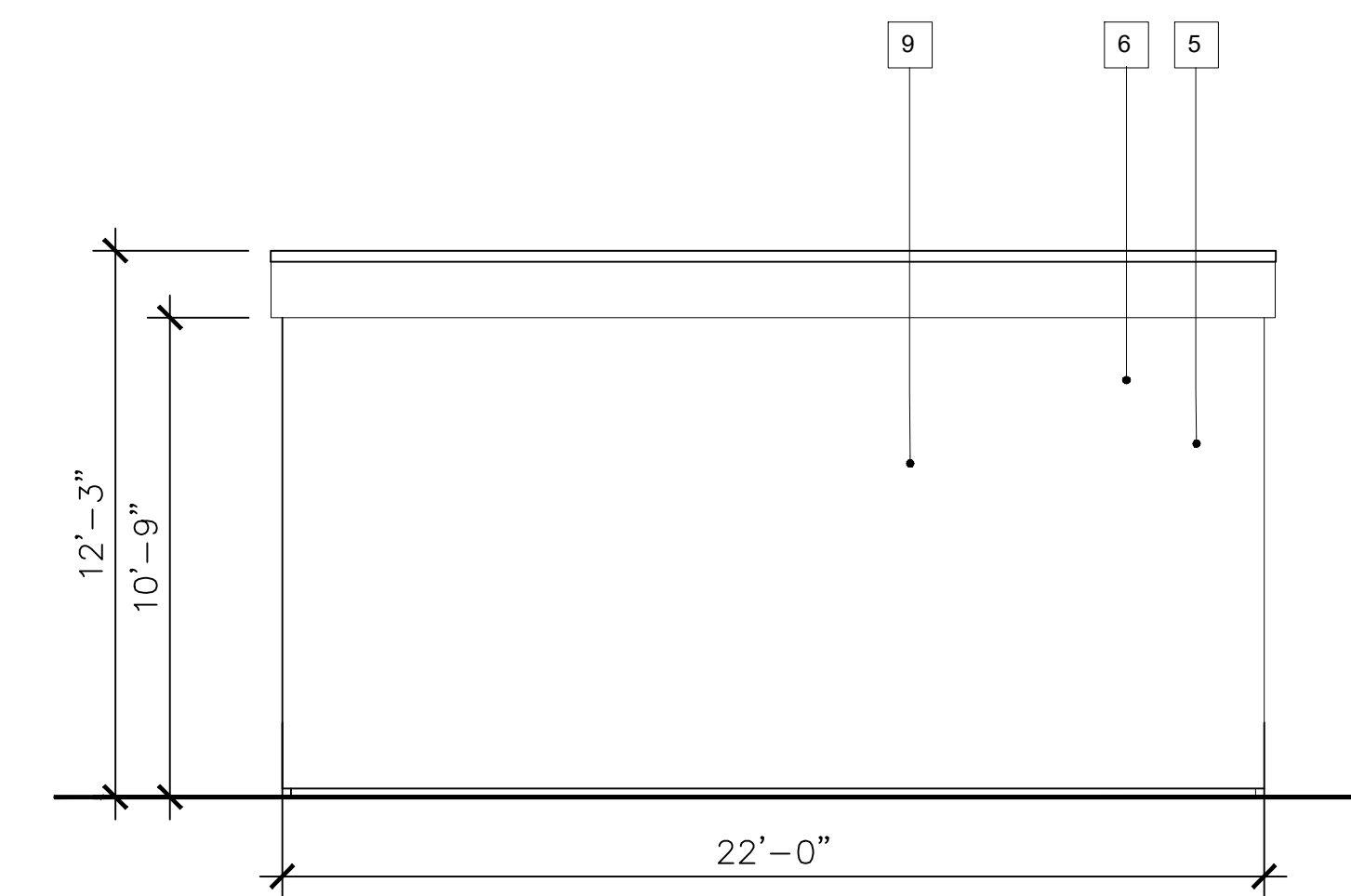
EAST (LEFT SIDE) ELEVATION



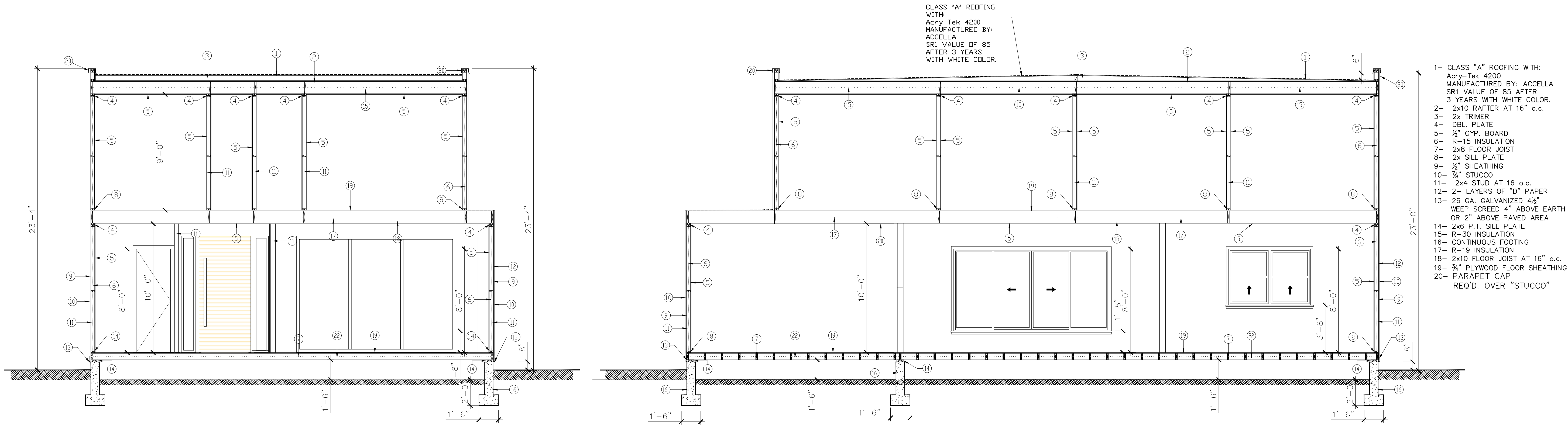
NORTH (REAR) ELEVATION



2 CAR GARAGE
NORTH (REAR) ELEVATION



2 CAR GARAGE
WEST ELEVATION



SECTION B-B

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

SECTION A-A

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

RESIDENTIAL SECURITY AND SAFETY NOTES

ALL OPENINGS MARKED * ARE SECURITY OPENINGS AND THE FOLOWING NOTES SHALL APPLY:

1. EACH UNIT IN A RESIDENTIAL DEVELOPMENT SHALL BE KEYED DIFFERENTLY THAN ANY OTHER UNITS UNDER THE SAME GENERAL PLAN. A CERTIFICATE FROM THE LOCK SUPPLIER DECLARING THAT ALL LOCKS SUPPLIED TO THE PROJECT ARE KEYED SEPARATELY SHALL BE ACCEPTABLE AS COMPLYING WITH THE ABOVE REQUIREMENTS.
2. DOOR JAMBS SHALL HAVE A SOLID BACKING WITH NO VOIDS EXIST BETWEEN THE STRIKE SIDE OF THE JAMB AND THE FRAME OPENING FOR A VERTICAL DISTANCE OF SIX (6) INCHES (152 MM) EACH SIDE OF THE STRIKE.
3. IN WOOD FRAMING, HORIZONTAL BLOCKING SHALL BE PLACED BETWEEN STUDS AT THE DOOR LOCK HEIGHT FOR THREE (3) STUD PLACES EACH SIDE OF THE DOOR OPENINGS. JAMBS SHALL HAVE SOLID BACKING AGAINST SOLE PLATES.
4. IRON OR STEEL SCREENS SHALL BE 1/8" THICK WITH 2" MESH SECURELY FASTENED.
5. IRON BARS SHALL BE 1/2" DIAMETER BARS OR 1" x1/4" FLAT STEEL SPACED AT 5" MAX. SECURELY FASTENED.
6. CYLINDER GUARDS SHALL BE ATTACHED WITH 1/2" CONNECTING SCREWS, AND SHALL BE INSTALLED WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR, OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
7. DOORS STOPS FOR IN-SWINGING DOORS SHALL BE INTERGRATED WITH THE JAMB. JAMBS FOR ALL DOORS SHALL BE CONSTRUCTED OR PROTECTED SO AS TO PREVENT VIOLATION OF THE STRIKE.
8. THE STRIKE PLATE FOR DEADBOLTS ON ALL WOOD FRAME DOORS SHALL BE CONSTRUCTED OF AT LEAST SIXTEEN (16) U.S. GAUGE STEEL, BRONZE, OR BRASS AND SECURED TO THE JAMB BY A MINIMUM OF TWO SCREWS.
9. HINGES FOR OUT-SWINGING DOORS SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO RECLUE REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS.
10. LOUVERED WINDOWS SHALL NOT BE USED WHEN ANY PORTION OF THE WINDOW IS LESS THAN 12" VERTICALLY OR 6" HORIZONTALLY FROM AN ACCESSIBLE SURFACE OR ANY ADJOINING ROOF, BALCONY, LANDING, STAIR TREAD, PLATFORM, OR SIMILAR STRUCTURE.

11. GARAGE DOOR TYPES: ROLLING OVERHEAD, SOLID OVERHEAD SWING OR SLIDING ACCORDION GARAGE-TYPE DOORS SHALL CONFORM TO THE FOLLOWING STANDARDS:
 - 11.1. WOOD DOORS SHALL HAVE PANELS A MINIMUM OF FIVE-SIXTEENTHS (5/16) INCH IN THICKNESS WITH THE LOCKING HARDWARE BEING ATTACHED TO THE SUPPORT FRAMING.
 - 11.2. ALUMINUM DOORS SHALL BE A MINIMUM THICKNESS OF 0.0215 INCHES AND RIVETED TOGETHER MINIMUM OF 18" ON CENTER ALONG THE OUTSIDE SEAMS. THERE SHALL BE A FULL WIDTH HORIZONTAL BEAM ATTACHED TO THE MAIN DOOR STRUCTURE WHICH SHALL MEET THE PILOT, OR PEDESTRIAN ACCESS, DOOR WITHIN 3" OF THE STRIKE AREA OF THE PILOT OR PEDESTRIAN ACCESS DOOR.
 - 11.3. FIBERGLASS DOORS SHALL HAVE PANELS A MINIMUM DENSITY OF 6 OUNCES PER SQUARE FOOT FROM THE BOTTOM OF THE DOOR TO A HEIGHT OF 7'. PANELS ABOVE SEVEN FEET AND PANELS IN RESIDENTIAL STRUCTURES SHALL HAVE A DENSITY NOT LESS THAN 5 OUNCES PER SQUARE FOOT.
 - 11.4. DOORS UTILIZING A CYLINDER LOCK SHALL HAVE NOT LESS THAN 5 PIN TUMBLER OPERATION WITH THE LOCKING BAR OR BOLT EXTENDING INTO THE RECEIVING GUIDE A MINIMUM OF ONE INCH.
 - 11.5. DOORS EXCEEDING 16 FEET IN WIDTH SHALL HAVE TWO LOCK RECEIVING POINTS OR, IF THE DOOR DOES NOT EXCEED 19 FEET, A SINGLE BOLT MAY BE USED IF PLACED IN THE CENTER OF THE DOOR WITH THE LOCKING POINT LOCATED EITHER AT THE FLOOR OR DOOR FRAME HEADER; OR, TORSION SPRING COUNTER BALANCE TYPE HARDWARE MAY BE USED.
 - 11.6. DOORS WITH THE SLIDE BOLT ASSEMBLIES SHALL HAVE FRAMES A MINIMUM OF 0.120 INCHES IN THICKNESS, WITH A MINIMUM BOLT DIAMETER OF 1/2" AND PROTRUDE AT LEAST ONE AND 1 1/2" INTO THE RECEIVING GUIDE. A BOLT DIAMETER OF 3/8" MAY BE USED IN A RESIDENTIAL BUILDING. THE SLIDE BOLT SHAL BE ATTACHED TO THE DOOR WITH NON-REMOVABLE BOLTS FROM THE OUTSIDE. RIVETS SHALL NOT BE USED TO ATTACH SLIDE BOLT ASSEMBLIES

12. SWINGING EXTERIOR DOORS: ALL EXTERIOR DOORS OF ANY RESIDENTIAL BUILDING AND ATTACHED GARAGES (EXCEPT FOR VEHICULAR ACCESS DOORS), INCLUDING THE DOOR LEADING FROM THE GARAGE AREA INTO THE DWELLING UNIT SHALL BE EQUIPPED AS FOLLOWS:
 - 12.1. ALL WOOD DOORS SHALL BE OF SOLID CORE CONSTRUCTION WITH A MINIMUM THICKNESS OF 1-3/4", OR WITH PANELS NOT LESS THAN 9/16" THICK.
 - 12.2. A SINGLE OR DOUBLE DOORS SHALL BE EQUIPPED WITH A SINGLE CYLINDER DEADBOLT LOCK WITH A MINIMUM PROJECTION OF 1" AND BE CONSTRUCTED SO AS TO REPEL CUTTING TOOL ATTACK. THE DEADBOLT SHALL HAVE AN EMBEDMENT OF AT LEAST 3/4" INTO THE STRIKE RECEIVING THE PROJECTED BOLT. THE CYLINDER SHALL HAVE A CYLINDER GUARD, A MINIMUM OF FIVE PIN TUMBLERS, AND SHALL BE CONNECTED TO THE INNER PORTION OF THE LOCK BY CONNECTING SCREWS OF AT LEAST 1/4" IN DIAMETER. ALL INSTALLATION SHALL BE DONE SO THAT THE PERFORMANCE OF LOCKING DEVICE WILL MEET THE INTENDED ANTI-BURGLARY REQUIREMENTS. A DUAL LOCKING MECHANISM CONSTRUCTED SO THAT BOTH DEADBOLT AND LATCH CAN BE RETRACKED BY A SINGLE ACTION OF THE INSIDE DOOR KNOB, OR LEVER, MAY BE SUBSTITUTED PROVIDED IT MEETS ALL OTHER SPECIFICATIONS FOR LOCKING DEVICES.
 - 12.3. THE INACTIVE LEAF OF DOUBLE DOORS SHALL BE EQUIPPED WITH METAL FLUSH BOLTS HAVING A MINIMUM EMBEDMENT OF 5/8" INTO THE HEAD AND THRESHOLD OR THE DOOR FRAME.
 - 12.4. GLAZING: GLAZING IN EXTERIOR DOORS OR WITHIN 40" OF ANY LOCKING MECHANISM SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY RESISTANT GLAZING.
 - 12.5. WIDE ANGLE VIEWER: EXCEPT WHERE CLEAR VISION PANELS ARE INSTALLED, ALL FRONT EXTERIORS DOORS SHALL BE EQUIPPED WITH A WIDE ANGLE (180°) DOOR VIEWER.
 - 12.6. HOLLOW STEEL DOORS SHALL BE A MINIMUM 16 GAUGE THICK WITH EXTRA REINFORCING AROUND THE LOCK TO PREVENT COLLAPCING.
 - 12.7. ALUMINUM DOORS SHALL BE CONSTRUCTED PER VOL. VII, SECTION 15.3 OF SECURITY ORDINANCE NO. 5581, AND SHALL BE EQUIPPED WITH A DOUBLE CYLINDER DEADBOLT WITH 1" MIN. BOLT PROJECTION OR HOOK SHAPED OR EXPANDING DOG BOLT TO PREVENT SPREADING. THE DEAD BOLT LOCK SHALL HAVE A MINIMUM OF 5 PIN TUMBLERS AND A CYLINDER GUARD.

13. ADDRESS AND IDENTIFYING DATA: ADDRESS NUMBERS AND OTHER OTHER IDENTIFYING DATA SHALL BE DESPLAYED AS FOLLOWS:
 - 13.1. ALL RESIDENTIAL DWELLINGS SHALL DISPLAY AN ADDRESS NUMBER IN A PROMINENT LOCATION ON THE STREET SIDE OF THE RESIDENCE IN SUCH POSITION THAT THE NUMBER IS EASILY VISIBLE TO APPROACHING EMERGENCY VEHICLES. THE NUMBERS SHALL BE NO LESS THAN 4" IN HEIGHT AND SHALL BE OF A CONTRASTING COLOR TO THE BACKGROUND TO WHICH THEY ARE ATTACHED. IN ADDITION, ANY RESIDENCE WITH REAR VEHICULAR ACCESSTHROUGH ANY DRIVEWAY, ALLEWAY OR PARKING LOT SHALL ALSO DISPLAY THE SAME NUMPERS ON THE REAR OF THE BUILDING.

14. LIGHTING: MULTIPLE FAMILY DWELLING LIGHTING SHALL BE AS FOLLOWS:
 - 14.1. AISLES, PASSAGEWAYS, AND RECESSES: AISLES, PASSAGEWAYS AND RECESSES RELATED TO AND WITHIN THE BUILDING COMPLEX SHALL BE ILLUMNATED WITH AN INTENSITY OF AT LEAST 0.25 FOOTCANDLE AT THE GROUND LEVEL DURING THE HOURS OF DARKNESS. LIGHTING DEVICES SHALL BE PROTECTED BY WEATHER AND VANDALISM RESISTANT COVERS.
 - 14.2. PARKING STRUCTURES, PARKING LOTS AND CARPOTS: PARKING STRUCTURE, PARKING LOTS AND CARPOTS SHALL BE PROVIDED WITH A MINIMUM OF 2 FOOTCANDLES OF LIGHT ON THE PARKING SURFACE DURING THE HOURS OF DARKNESS. LIGHTING DEVICES SHALL BE PROTECTED BY WEATHER AND VANDALISM RESISTANT COVERS.

15. NOTE: THESE NOTES ARE INTENDED AS A GUIDE ONLY. CONTRACTOR AND SUPPLIER SHALL REFER TO THE GLENDALE BUILDING AND SAFETY CODE, VOLUME VII FOR MORE COMPLETE AND SPECIFIC DETAILS.

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RESIDENTIAL MANDATORY MEASURES
NEW, ADDITION AND ALTERATION

The 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CalGreen) requires all of the following provisions. These provisions apply to all newly constructed 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. These provisions also apply to the additions and alterations of existing residential buildings that increase the buildings conditioned area, volume, or size.

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 2019 CALGreen Code. Code Sections in bold are City of Glendale additional mandatory CALGreen amendments.

ITEM #	CODE SECTION	REQUIREMENTS
Chapter 1 – ADMINISTRATION		
101.3.1	Scope	Applies to ALL newly constructed residential buildings: low-rise, high-rise and hotels/motels.
Chapter 3 – GREEN BUILDING		
301.3	Addition and Alterations	<ul style="list-style-type: none">Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.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. <ul style="list-style-type: none">Retention basins of sufficient size shall be utilized to retain storm water on the site.Where storm water is conveyed to a public drainage system or gutter, water shall be filtered by use of a barrier system or waste approved by the city.Compliance with all NPDES and City of Glendale Storm Water Management Ordinance. 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

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34.106.3

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.)

44.106.4

Electric vehicle (EV) charging for new construction. New construction shall comply with CalGreen Sections 4.106.4.1, 4.106.4.2 or 4106.4.3 (Items #5, #6 and #7 below) to facilitate the future installation and use of electric vehicle (EV) chargers. Electric vehicle supply equipment (EVSE) when installed, shall be in accordance with the California Electrical Code.

Construction documents shall show the requirements above.

55.4.106.4.1

EV charging for new one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit (nominal 1-inch inside diameter) that originates at the main service or subpanel and terminates into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The service panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel shall be permanently labeled to identify the breaker space as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Construction documents shall show the requirements above.

66.4.106.4.2

EV charging for new multi-family dwellings. If residential parking is available on a building site, construction shall comply with the following requirements to facilitate future installation and use of electric vehicle (EV) chargers. Plans and electrical load calculations shall clearly show the following:

- Ten-percent (10%) of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.
- Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.
- Electric vehicle charging stations (EVCS) When EV chargers are installed, one in every 25 spaces shall comply with at least one of the following options:
 - The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
 - The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2.
- Electric vehicle charging station (EV space) dimensions. Electric vehicle charging spaces (EV spaces) shall comply with the following dimensions:
 - Minimum length of each EV space: 18-ft.
 - Minimum width of each EV space: 9-ft.
- One in every 25 EV spaces, but not less than one, shall also have an 8-foot wide minimum aisle (a 5-foot wide aisle is permitted provided the minimum width of the EV space is 12- feet). The surface slope of this EV space and aisle shall not exceed a 1 unit vertical in 48 units horizontal (2.083 percent) slope in any direction.
- Single EV space electrical requirements. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than nominal 1-inch inside diameter. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed

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174.504.1

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.

184.504.2

Finish material pollutant control. Finish material pollutant control, shall comply as follows:

- 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.
- Paints and coatings shall comply with VOC limits in CalGreen Table 4.504.3.
- Aerosol paints and coatings shall comply with statewide requirements and other requirements noted in CalGreen Section 4.504.2.3
- 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.
- 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.
- 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.

194.505.1

Interior Moisture Control (Sec. 4.505)
Interior moisture control. Buildings shall meet or exceed the provisions of the California Building Code.

- Concrete Slab foundations. Concrete Slab-on-grade foundations/floors that are required to have a vapor retarder by the California Building Code section 1907 or the California Residential Code section R506, 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 curling. For additional information, see American Concrete Institute, ACE 302.2R-06.
- 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.
- 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.

204.506.1

Indoor Air Quality (Sec.4.506)
Indoor air quality and exhaust. Each bathroom (a room which contains a bathtub, shower, or tub/shower combination) shall be mechanically ventilated and shall comply with the following:

- Exhaust fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

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location of the EV spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit over-current protective device. Construction documents shall identify the raceway termination point.

Multiple EV spaces electrical requirements. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculation to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EV's at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

74.106.4.3

EV charging for new hotels and motels. If hotel or motel parking is available on a building site, construction shall comply with the following requirements to facilitate future installation and use of electric vehicle (EV) chargers. Plans and electrical load calculations shall clearly show the following:

- Number of required EV spaces. The total number of parking spaces provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number and shall be as follows:

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0 to 9	0
10 to 25	1
26 to 50	2
51 to 75	4
76 to 100	5
101 to 150	7
151 to 200	10
201 and over	At least 6% of total
- Electric vehicle charging station (EV space) dimensions. Electric vehicle charging spaces (EV spaces) shall comply with the following dimensions:
 - Minimum length of each EV space: 18-ft.
 - Minimum width of each EV space: 9-ft.
- Single EV space electrical requirements. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than nominal 1-inch inside diameter. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit over-current protective device. Construction documents shall identify the raceway termination point.
- Multiple EV spaces electrical requirements. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE.

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raceway method(s), wiring schematics and electrical load calculation to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EV's at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Accessible EV spaces. EV spaces for hotels/motels and all EVSE, when installed shall comply with the accessibility provisions of EV charging stations in the California Building Code, Chapter 11B.

84.106.5 (GBSC)

Water permeable surface. 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. The primary driveway, the primary entry walkway and entry porch or landing and required accessible routes for persons with disability as required by Chapter 11A and / 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)

Scope. This project shall comply with all applicable energy efficiency requirements as set forth in the 2019 California Energy Code.

Energy calculations and forms shall be included as part of the plans and drawings.

Division 4.3 – Water Efficiency and Conservation

Indoor Water Use (Sec. 4.303)

Indoor water use. Plumbing fixtures and fittings shall comply with the following and shall be shown on the construction documents:

- Water closets: Maximum 1.28 gallons per flush
- Urinals: Maximum 0.125 gallons per flush for wall-mounted. Other urinals: 0.5 gallons per flush.
- Single showerheads: Maximum flow rate of 2.0 gallons per minute at 80 psi.
- 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.
- Lavatory faucets within dwelling units: Max flow rate of 1.2 gallons per minute at 60 psi.
- Lavatory faucets in common and public use areas: Maximum flow rate of 0.5 gallons per minute at 60 psi.
- Metering faucets: Maximum 0.25 gallons per cycle.
- Kitchen faucets: Maximum flow rate of 1.8 gallons per minute at 60 psi.

Plumbing fixtures and fittings shall be installed in accordance with the 2019 California Plumbing Code and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

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

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Verifications (Sec. 703)

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.

COMPLIANCE STATEMENT

Compliance Statement. As the design professional or designer of record for this project, I certify that this project will comply with all applicable provisions of the 2019 California Green Building Standards Code (CalGreen Code).

Signature



IZABELA BOYAJYAN

Print Name

Company

2/17/2023

Date

Address

License

Chapter 7 – INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS

Qualifications (Sec. 702)

General. New buildings shall comply with the requirements of CalGreen Chapter 7.

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.

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- Other programs acceptable to the enforcing agency.

Special inspection. When required by the California Building Code, 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:

- 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.
- Special inspectors shall be qualified and able to demonstrate competence to the enforcing agency in the discipline which they are inspecting.
- Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting.

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Community Development Department
Building and Safety Division
2019 CALGreen Code

FORM
GRN 4

ITEM #CODE SECTIONREQUIREMENTS

certificate of final completion, certificate of occupancy, or final approval by the City of Glendale Building and Safety Division.

Outdoor Water Use (Sec. 4.304)

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. Landscape plans shall show all outdoor water efficiency features of CalGreen Section 4.304.

Division 4.4 – Material Conservation and Resource Efficiency

Enhanced Durability and Reduced Maintenance (Sec. 4.406)

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.

Construction Waste Reduction, Disposal and Recycling (Sec. 4.408)

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.

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.

Building Maintenance and Operation (Sec. 4.410)

Operation and Maintenance manual. The builder shall prepare an Operation and Maintenance Manual as outlined in 2019 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.

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)

Fireplaces. Any installed gas fireplace shall be direct vent sealed combustion type. New wood burning masonry fireplaces are not allowed per SCAQMD Rule 445.

Residential Mandatory Checklist

Page 5 of 8

Updated: 01/01/2020

Community Development Department
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location of the EV spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit over-current protective device. Construction documents shall identify the raceway termination point.

Multiple EV spaces electrical requirements. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculation to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EV's at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

74.106.4.3

EV charging for new hotels and motels. If hotel or motel parking is available on a building site, construction shall comply with the following requirements to facilitate future installation and use of electric vehicle (EV) chargers. Plans and electrical load calculations shall clearly show the following:

- Number of required EV spaces. The total number of parking spaces provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number and shall be as follows:

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0 to 9	0
10 to 25	1
26 to 50	2
51 to 75	4
76 to 100	5
101 to 150	7
151 to 200	10
201 and over	At least 6% of total
- Electric vehicle charging station (EV space) dimensions. Electric vehicle charging spaces (EV spaces) shall comply with the following dimensions:
 - Minimum length of each EV space: 18-ft.
 - Minimum width of each EV space: 9-ft.
- Single EV space electrical requirements. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than nominal 1-inch inside diameter. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit over-current protective device. Construction documents shall identify the raceway termination point.
- Multiple EV spaces electrical requirements. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE.

Residential Mandatory Checklist

Page 7 of 8

Updated: 01/01/2020

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Residential Mandatory Checklist

Page 5 of 8

Updated: 01/01/2020

izi
LINES

design&build

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF IZABELA BOYAJYAN. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

IZI LINES
DESIGN AND BUILD LLC
BY IZABELA BOYAJYAN
izabelo_boyajyan@yahoo.com
TEL: 213-342-7067

JOB NO.:
DRAWN BY:
CHECKED BY:
DATE:
SHEET TITLE:
CAL GREE NOTES

PROJECT TITLE: NEW ADU PROPOSAL

LB. 

LB. 

08-08-23

SHEET NUMBER

A-6

SHEETS 6 OF 12



OLIVE TREE



(N)SUCCULENT



(N)BLUE SAGE



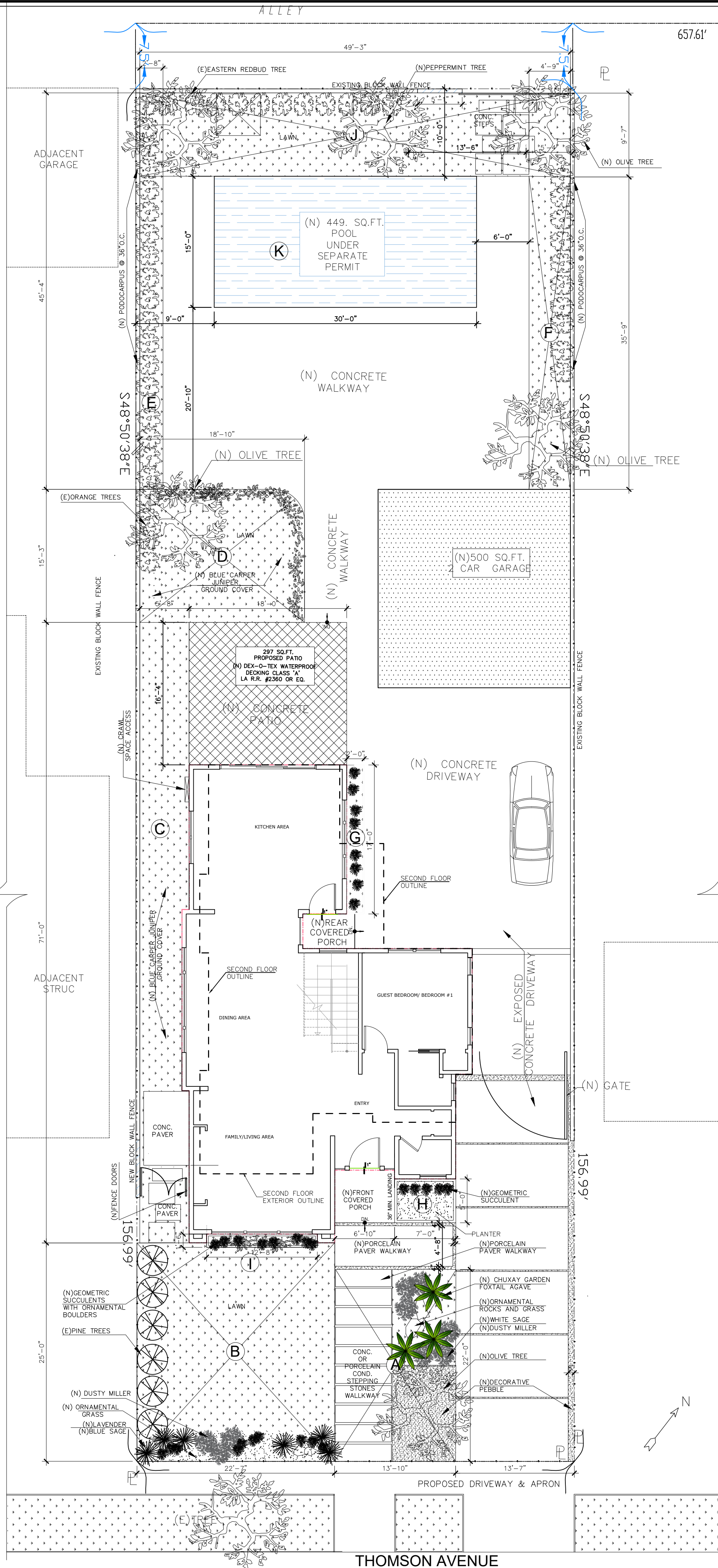
(N) CHUXAY GARDEN
FOXTAIL AGAVE



(N)GEOMETRIC
SUCCULENTS
WITH ORNAMENTAL
BOULDERS



DUSTY MILLER



1317 THOMPSON AVENUE,
GLENDALE, CA 91201

LANDSCAPE AREA CALCULATION

ZONE	AREA CALCULATION
A	13'-10" x 21'-11"= 304.67 sq.f.
B	22'-7" x 25'-0" = 561.05 sq.f.
C	71'-0" x 5'-8" = 395.20 sq.f.
D	15'-3" x 18'-10" = 286.30 sq.f.
E	45'-4" x 2'-8" = 95.07 sq.f.
F	35'-9" x 4'-9" = 169.57 sq.f.
G	2' x 17' = 33.62 sq.f.
H	7' x 5' = 35 sq.f.
I	1'-6" x 12'-8" = 35.09 sq.f.
J	49'-3" x 9'-7" = 471 sq.f.
K	15' x 30' = 449 sq.f.
TOTAL	= 2,386.57 sq.f.
	2,835.57 / 7,849=36%

- EXISTING SINGLE FAMILY DWELLING
- PROPOSED NEW 2-STORY SINGLE FAMILY DWELLING—FIRST FLOOR AREA
- PROPOSED NEW 2-STORY SINGLE FAMILY DWELLING —SECOND FLOOR AREA
- PROPOSED NEW PATIO
- PROPOSED NEW GARAGE

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

SCALE:
1/8"=1'-0"

EXISTING AND PROPOSED SITE PLAN

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IZILINES
DESIGN AND BUILD LLC

BY: IZABELA BOVALYAN
izabela.bovalyan@photo.com
TEL.: 213-342-7067

PROJECT TITLE: NEW ADU PROPOSAL

OWNER: GARNIK SARGSYAN

JOB ADDRESS:
1317 THOMPSON AVENUE,
GLENDALE, CA 91201

JOB NO.:

DRAWN BY:

CHECKED BY:

DATE:

SHEET TITLE:

CONCEPTUAL LANDSCAPE PLAN

SHEET NUMBER

A-7

SHEETS 2 OF 12



OLIVE TREE



(N)SUCCULENT



(N)BLUE SAGE



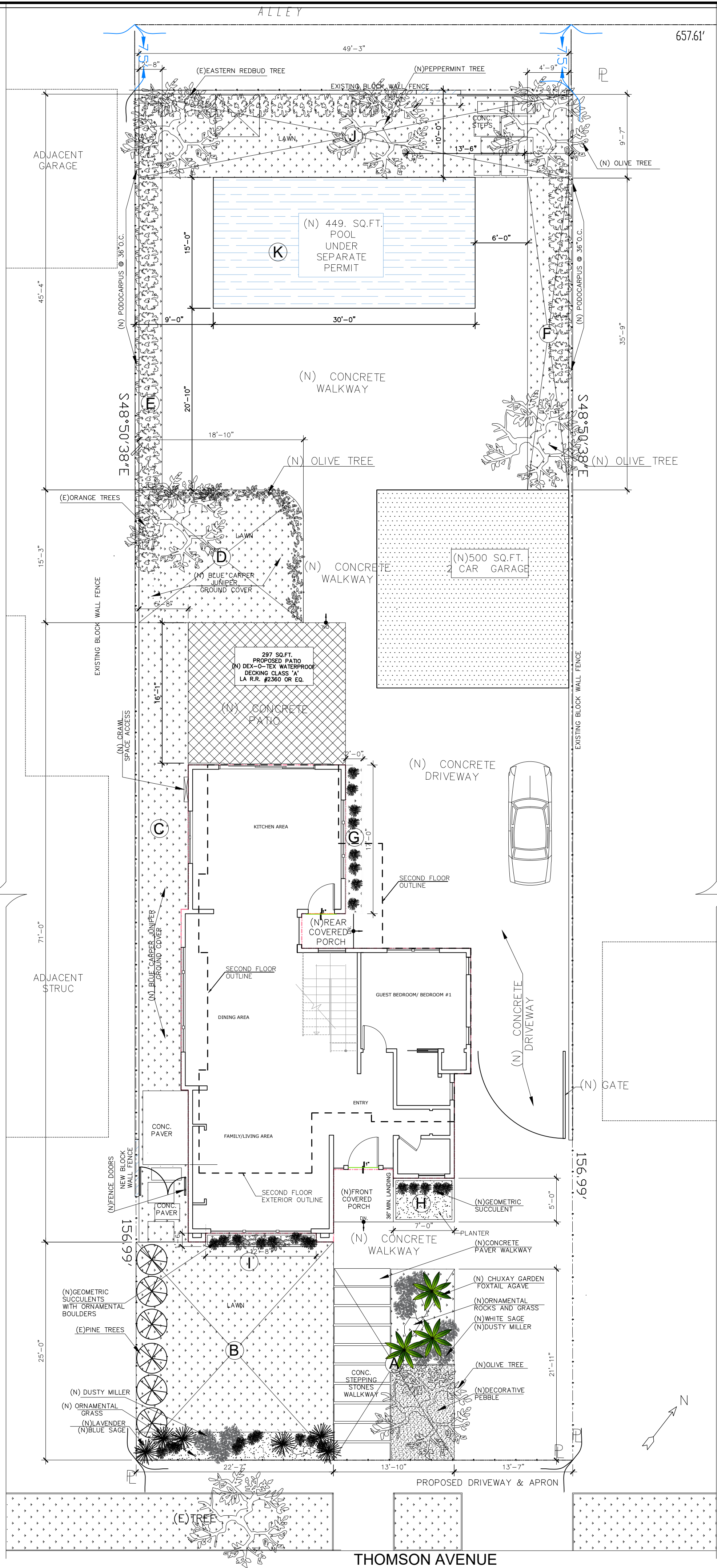
(N) CHUXAY GARDEN
FOXTAIL AGAVE



(N)GEOMETRIC
SUCCULENTS
WITH ORNAMENTAL
BOULDERS



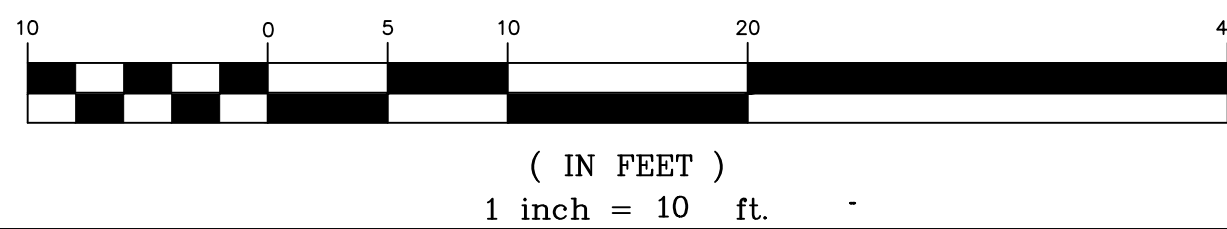
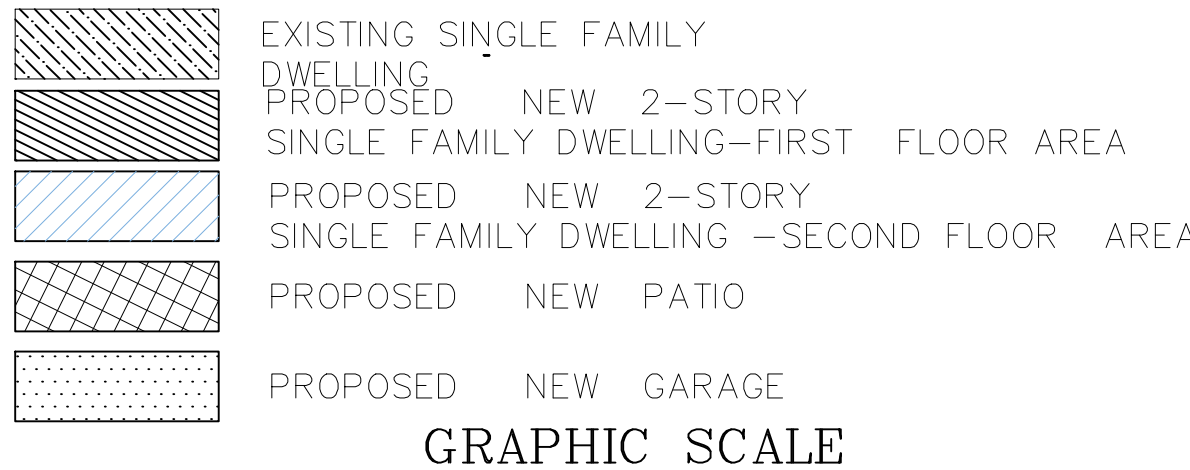
DUSTY MILLER



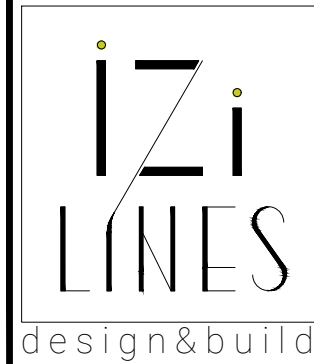
1317 THOMPSON AVENUE,
GLENDALE, CA 91201

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IZI LINES
DESIGN AND BUILD LLC

BY: IZABELA BOYAJIYAN
izabelaboyajiyandesign.com
TEL: 213-342-7067

PROJECT TITLE: NEW ADU PROPOSAL
OWNER: GARNIK SARGSYAN

JOB ADDRESS:
1317 THOMPSON AVENUE,
GLENDALE, CA 91201

JOB NO.:
DRAWN BY:
CHECKED BY:
DATE:
SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN

SHEET NUMBER

A-7

SHEETS 2 OF 12

EXISTING AND PROPOSED SITE PLAN



1317 THIMPSON AVE.

EXTERIOR FINISHING AND MATERIALS OF THE PROPOSED SINGLE FAMILY HOUSE

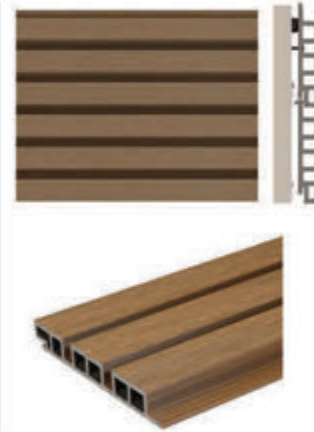
NewTechWood

281-570-6490
info@newtechwood.com
<http://www.newtechwood.com>

NewTechWood
 Area-Based calculator for
 Belgian Board/
 European Style Siding

Width Siding Boards 3 and 3 1/2" lengths 36 piece 36" bundles	Area (sqft)	Linear Feet	36" Boards	Board of 36"
100	170	30	30	3
200	340	30	30	4
300	510	30	30	5
400	680	45	45	6
500	850	55	55	7
600	1020	65	65	8
700	1190	75	75	9
800	1360	85	85	10
900	1530	95	95	11
1000	1700	100	100	12
1100	1870	110	110	13
1200	2040	120	120	14
1300	2210	130	130	15
1400	2380	140	140	16
1500	2550	150	150	17
1600	2720	160	160	18
1700	2890	170	170	19
1800	3060	180	180	20
1900	3230	190	190	21
2000	3400	200	200	22
2100	3570	210	210	23
2200	3740	220	220	24
2300	3910	230	230	25
2400	4080	240	240	26
2500	4250	250	250	27

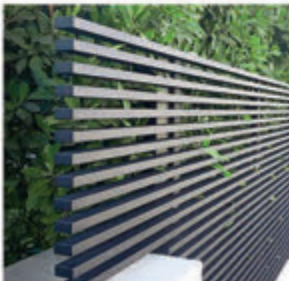
Always check for exact products. It is strongly recommended to order customer's drawings, if needed.



COMPOSITE SIDING SYSTEM



SVELTE OUTDOOR LINEAR WALL LAMP IP65



LINEAR METALRAILING, FENCE, AND GATES



STEPSTONE FOR PORCH



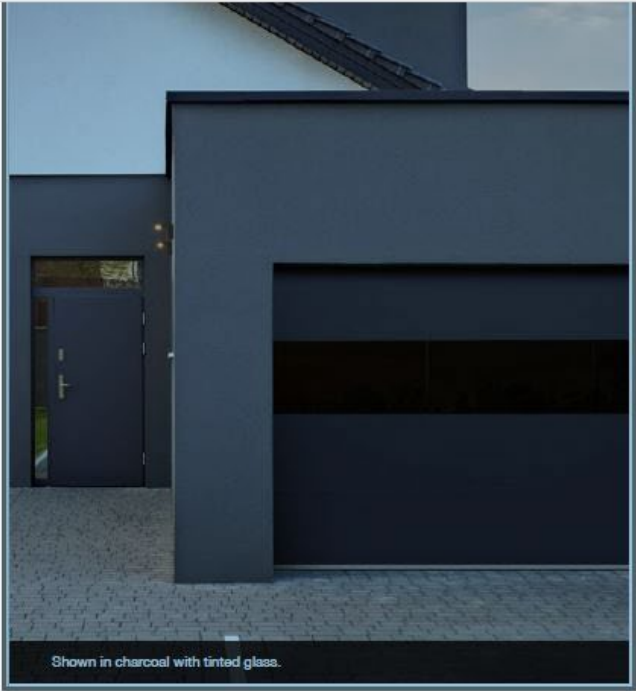
FLOOR TILES FOR PORCH



SMOOTH STUCCO

Garage door

Colour: matte Black



2717 STERLING w/INFINITY GLASS

24 GAUGE SMOOTH STEEL | POLYURETHANE INSULATION | R-VALUE R-15.07

Glass limited to 1 section per door



Tinted†

Insulation Type



Polyurethane Insulation
R-value

R-15.07

Standard Colors*



Custom Colors*



Pergola on the patio

Colour: Deep Black



PRODUCT FEATURES:

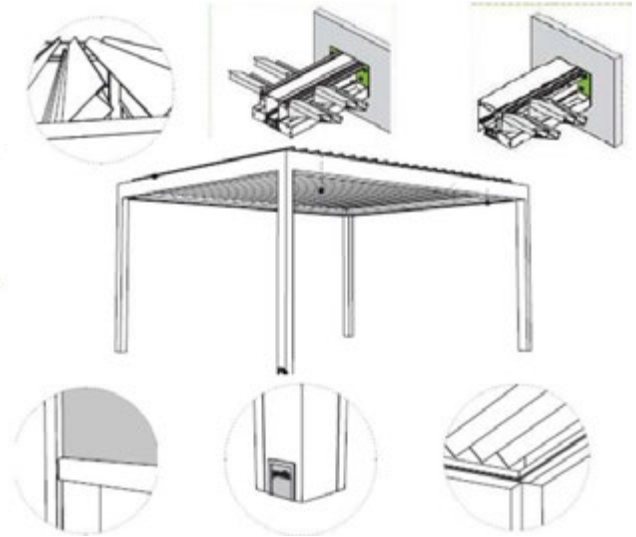
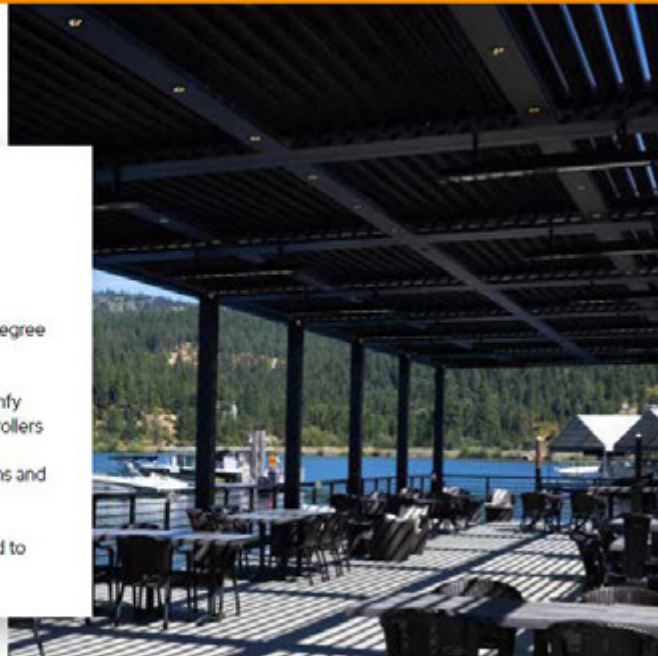
- Motorized Louvered roof pergola.
- Ideal for free standing or wall mounted applications.
- Internal gutter and downspouts for water drainage.
- Designed to withstand some snow loads. Please inquire with Sunair office.
- Sloped louvers for drainage into gutter
- Multiple modules can be mounted side by side with common posts to create larger width.
- All aluminum frame powder coated.
- Motorized all sizes.



PIVOT 6 XL

2' x 10' Frame

- / 7½ Inch Gutter
- / 6- or 8-Inch Posts
- / 6 Standard Colors
- / Thousands of Custom Colors & Woodgrain Options
- / Integrated 360 Degree Gutter System
- / OS System - Somfy Motors and Controllers
- / Numerous Options and Accessories
- / Custom Designed to Suit Your Space



PIVOT 6



Frame Color



Frame color:
Dark bronze or black

Louver Color



Louver color: light beige

Architectural Features



Exposed Aggregate Concrete For Driveway

Colours: brown, black, white mixtures





1317 THIMPSON AVE.

PHOTOREALISTIC 3D RENDERINGS OF THE PROPOSED SINGLE FAMILY HOUSE

FRONT AND SIDE VIEWS





1317 THIMPSON AVE.

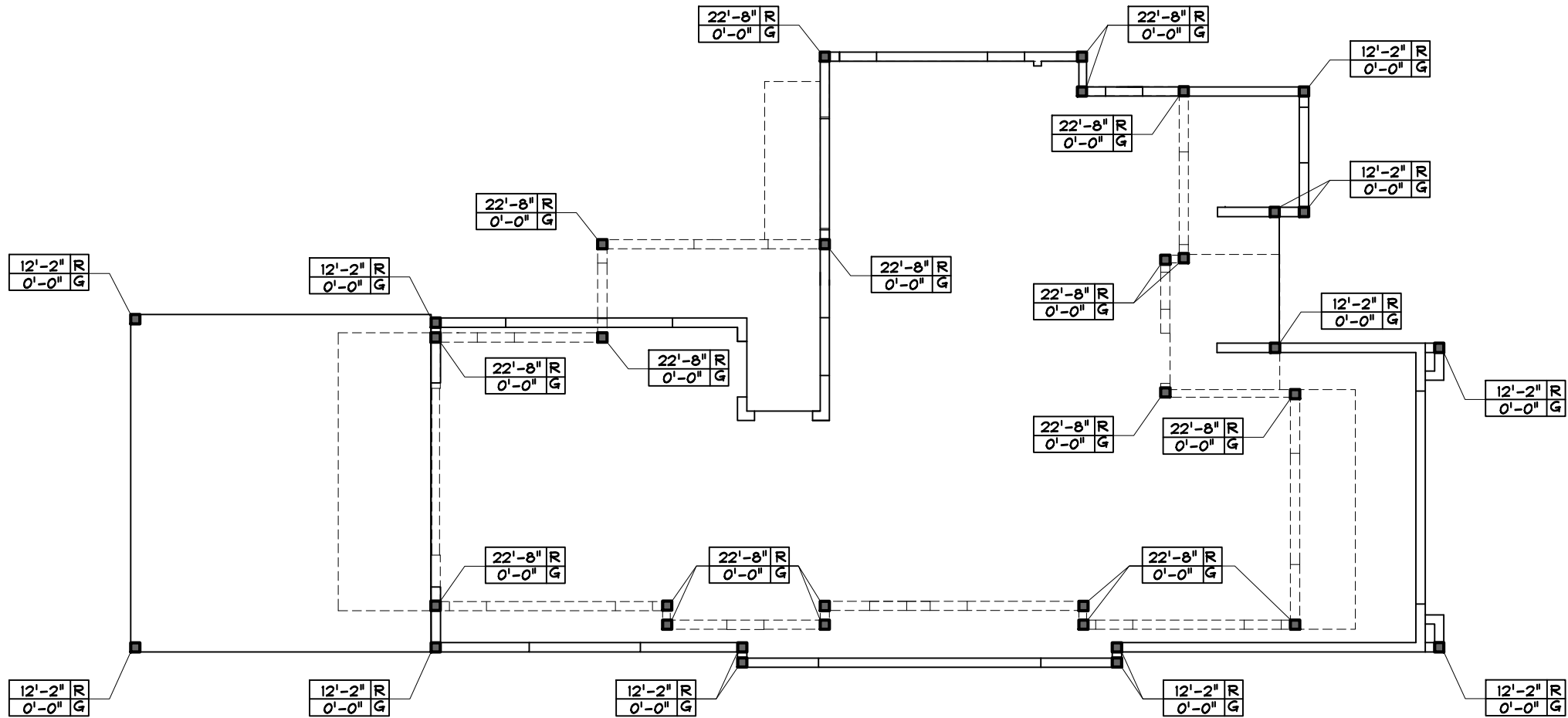
PHOTOREALISTIC 3D RENDERINGS OF THE PROPOSED SINGLE FAMILY HOUSE ON THE SITE

EXISTING AND PROPOSED STREET VIEWS



- LEGEND:
- INDICATES STUDWALL FRAMING AT 1ST FLOOR LVL
 - INDICATES STUDWALL FRAMING AT 2ND FLOOR LVL
 - INDICATES TEMPORARY 4x4 POLE
 - INDICATES ELEVATION FROM NATURAL GRADE
- 22'-8" R
0'-0" G

R=ROOF
G=GRADE



KCE **MATRIX**
CONSULTING ENGINEERS
STRUCTURAL, CIVIL &
ENVIRONMENTAL

1112 W. Burbank Blvd, Suite 301 Tel (818) 559-5500
Burbank, CA 91506 Fax (818) 559-5511



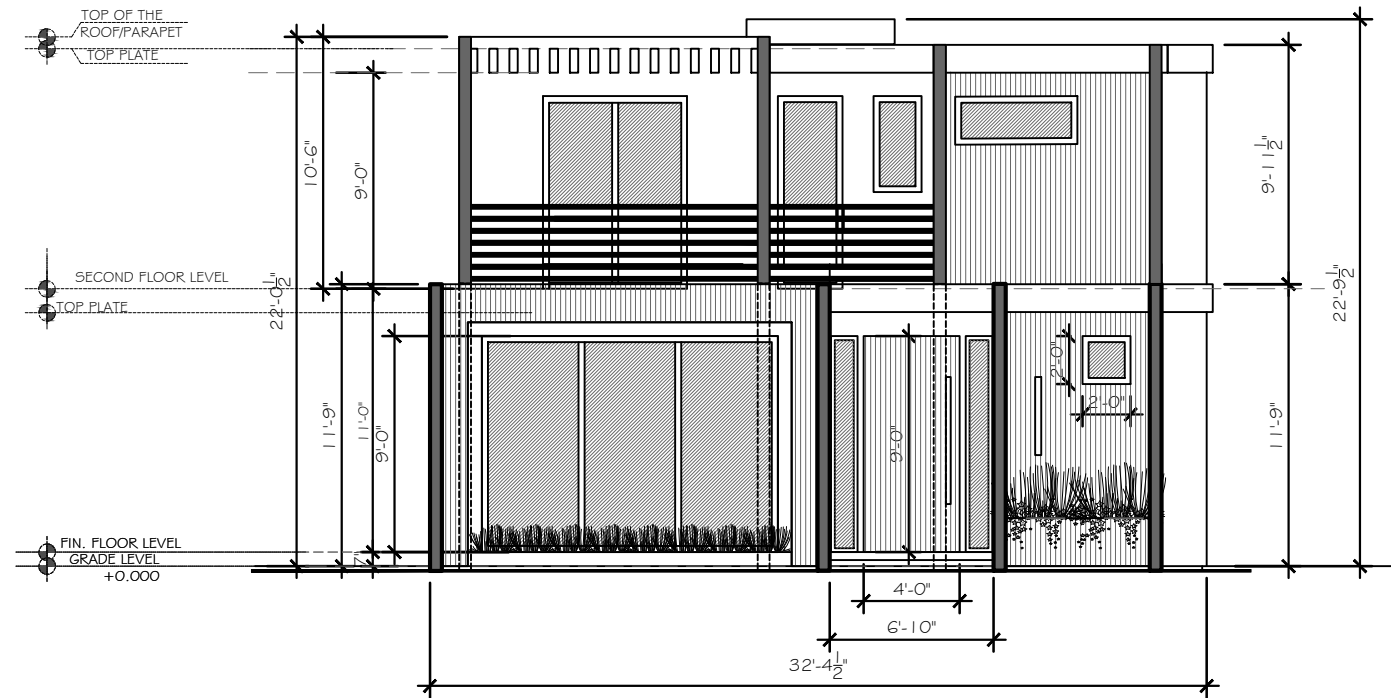
1st & 2nd FLOOR PLAN OVERLAY WITH TEMPORARY POLES

1317 THOMPSON AVE
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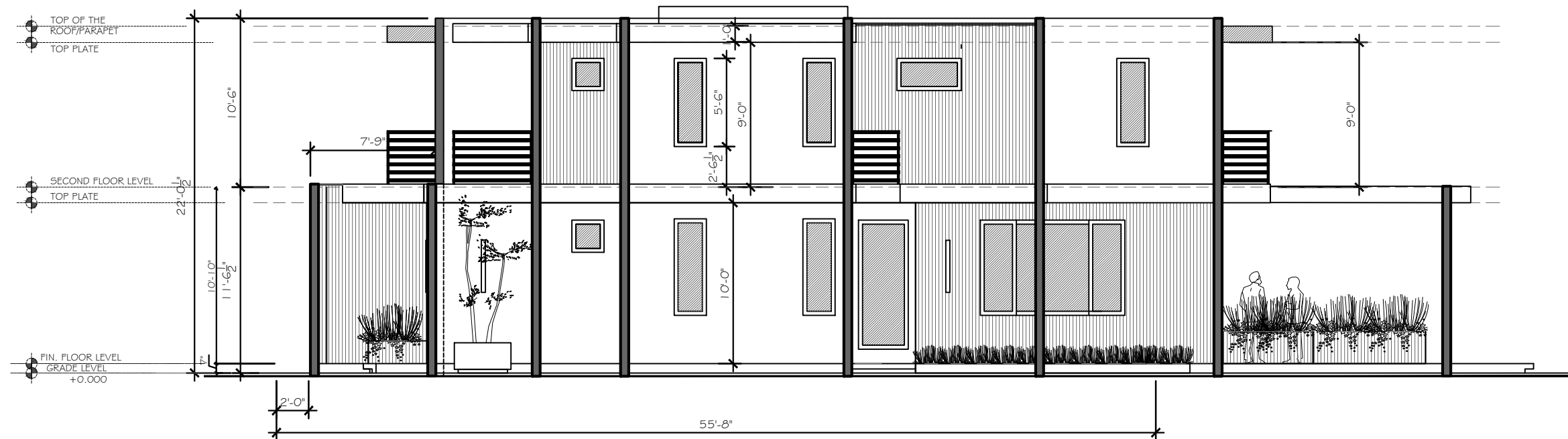
PROJECT ID: KCE-2023.325S

SHEET: S-1

DRAWN BY: B.B. DATE: 8/14/2023



SOUTH (FRONT) ELEVATION



DRIVEWAY SIDE (WEST) ELEVATION

PROPOSED ELEVATIONS WITH TEMPORARY POLES

1317 THOMPSON AVE
GLENDALE, CA 91201

PROJECT ID: KCE-2023.325S

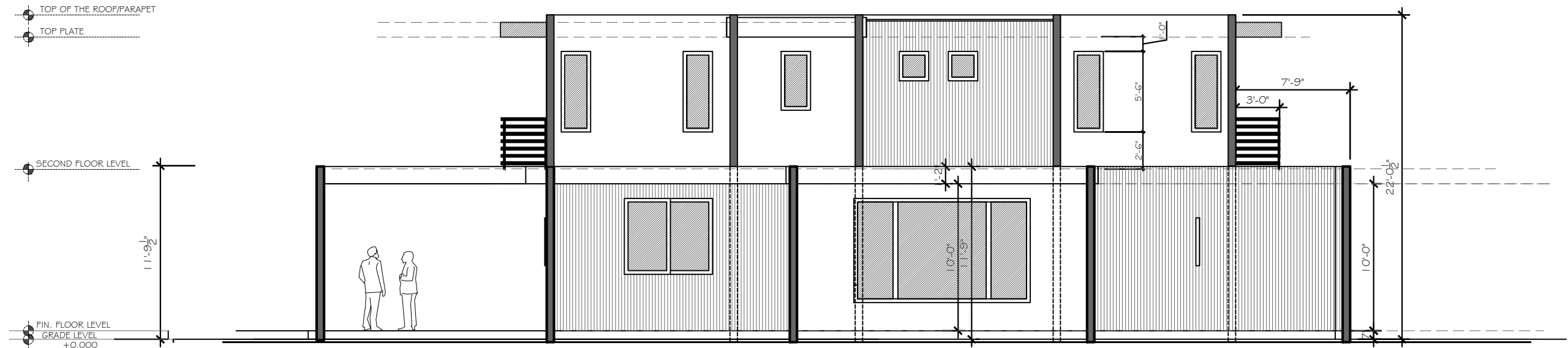
SHEET: S-2

DRAWN BY: B.B. DATE: 8/14/2023

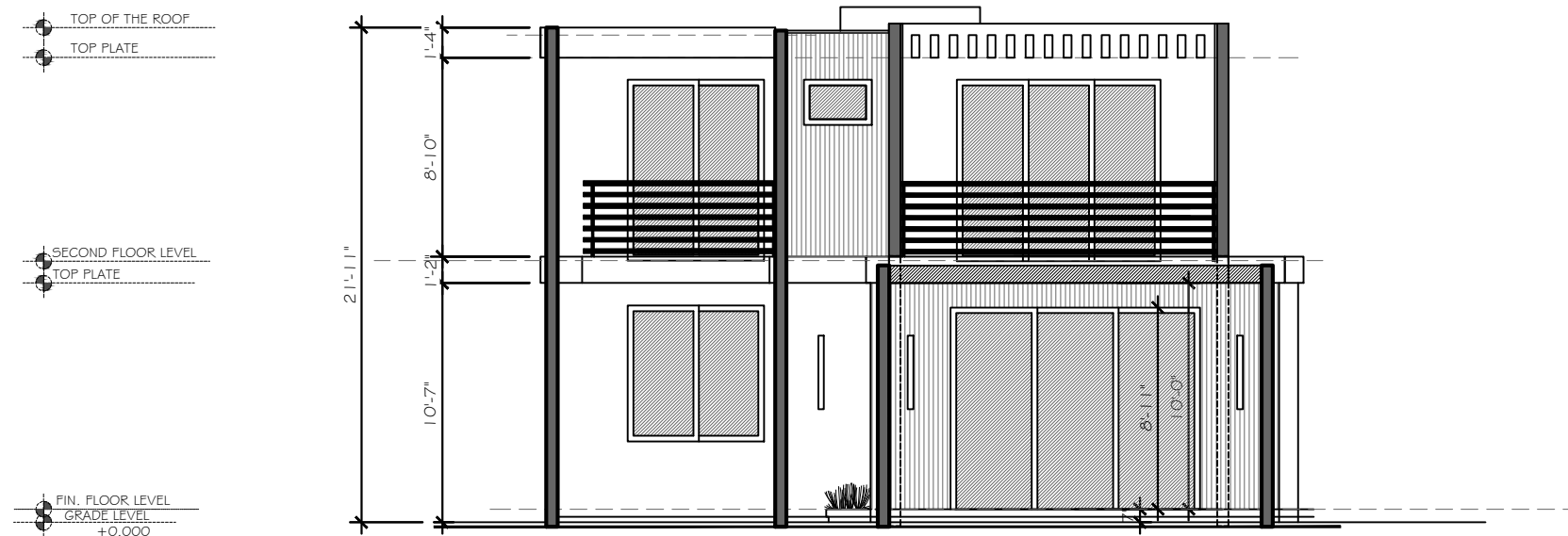
KCE | M | A | T | R | I | X
CONSULTING ENGINEERS
STRUCTURAL, CIVIL &
ENVIRONMENTAL

1112 W. Burbank Blvd, Suite 301 Tel (818) 559-5500
Burbank, CA 91506 Fax (818) 559-5511





EAST (LEFT SIDE) ELEVATION



REAR (NORTH) ELEVATION

PROPOSED ELEVATIONS WITH TEMPORARY POLES

1317 THOMPSON AVE
GLENDALE, CA 91201

PROJECT ID: KCE-2023.325S

SHEET: S-3

DRAWN BY:

B.B.

DATE:

8/14/2023

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CONSULTING ENGINEERS
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ENVIRONMENTAL

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Burbank, CA 91506 Fax (818) 559-5511

