

PROPOSED SECOND STORY ADDITION FOR
5120 FINEHILL AVE. GLENDALE, CA 91214



PROPOSED SECOND STORY ADDITION
5120 FINEHILL AVE. GLENDALE, CA 91214

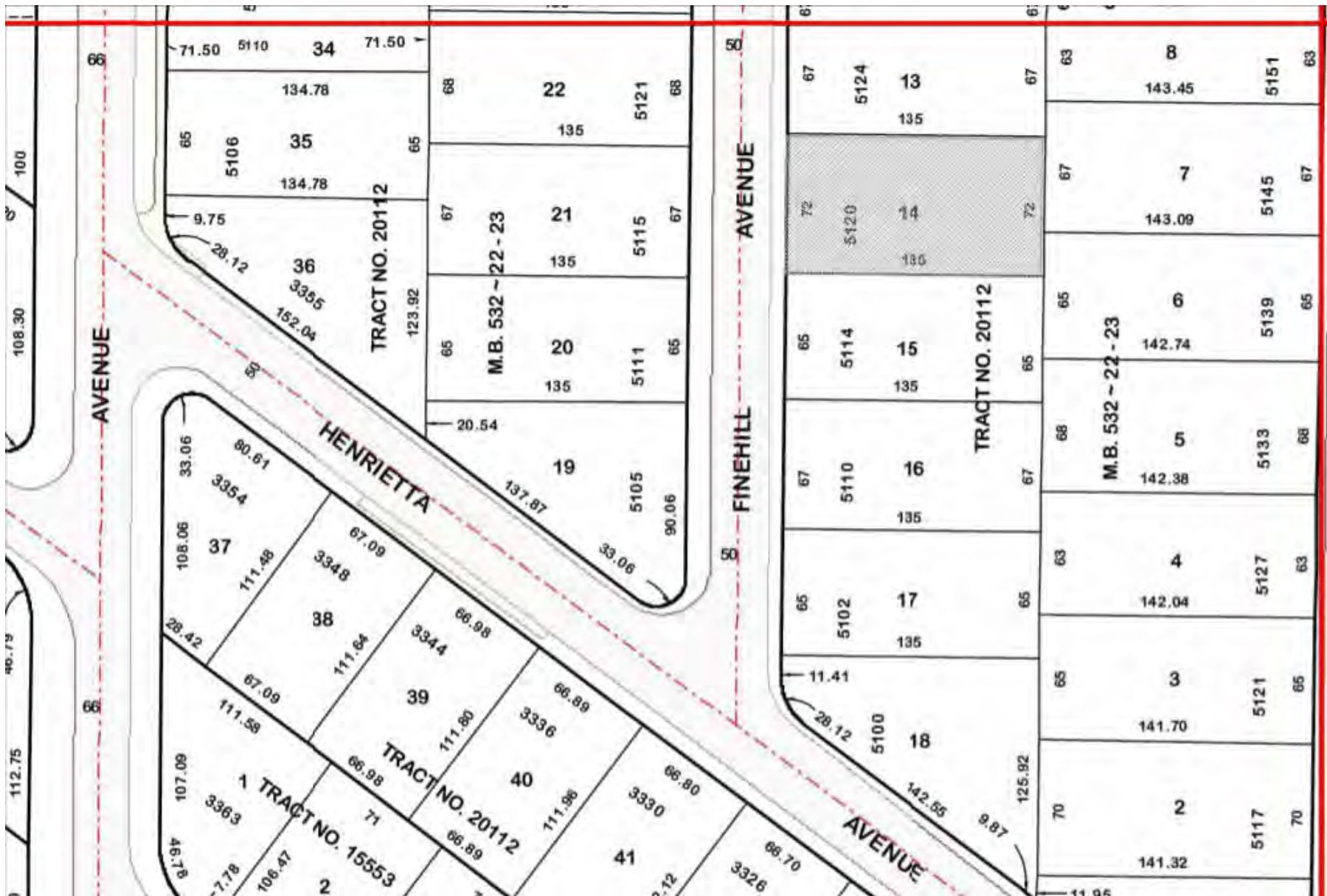
PROPERTY INFORMATION

ADDRESS: 5120 FINEHILL AVE, GLENDALE CA 91214
APN#: 5601-021-013
TRACK: 20112
LOT: 14
LOT AREA: 9720 SF
ZONE: R1 II
STORIES: 1 EXISTING / 2 PROPOSED
SPRINKLED: YES
CONSTRUCTION: TYPE V

SCOPE OF WORK

SECOND STORY ADDITION TO
EXISTING ONE STORY SINGL-FAMILY DWELLING.

LOCATION MAP



SHEET INDEX

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- A103 SITE PLANS & PROJECT DATA
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- A108.1 EXTERIOR ELEVATIONS B/W
- A109 EXTERIOR ELEVATIONS
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REVISIONS

COVER /
INDEX /
PROJECT
INFO

Project number 180714
Date 1/12/2023

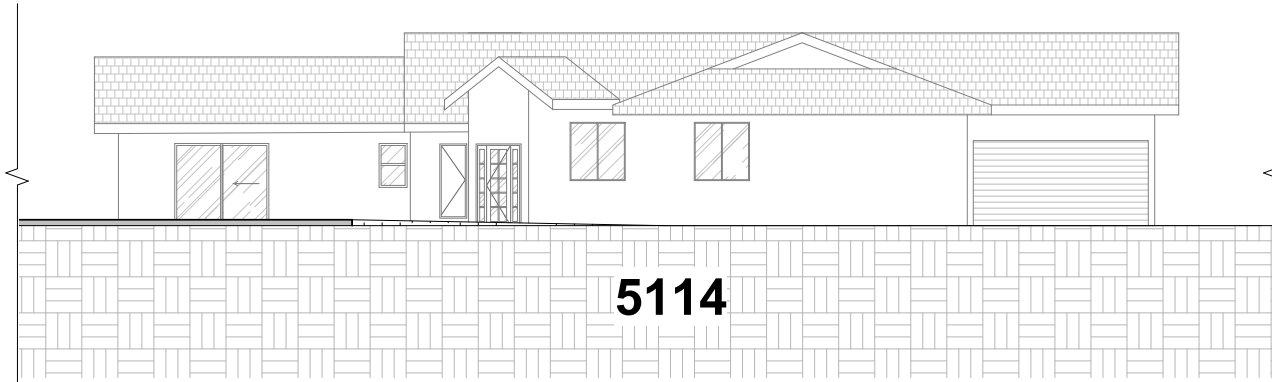
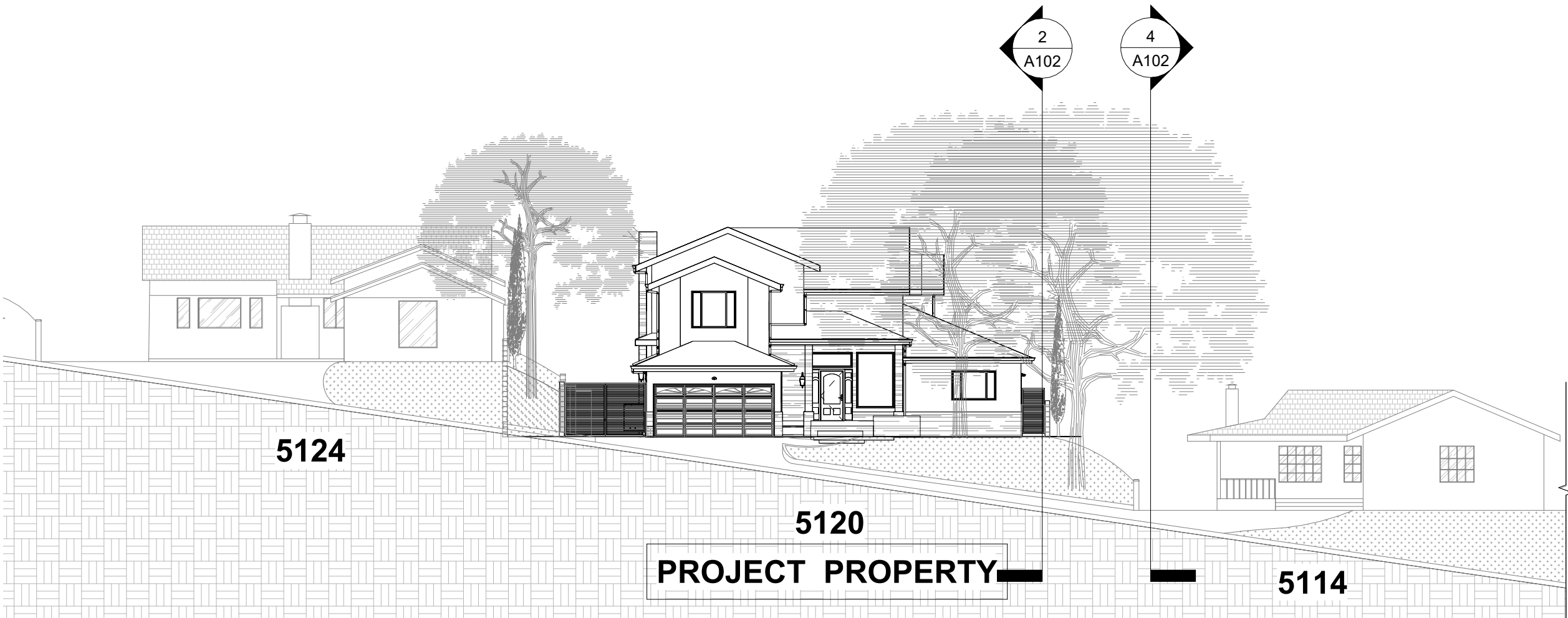
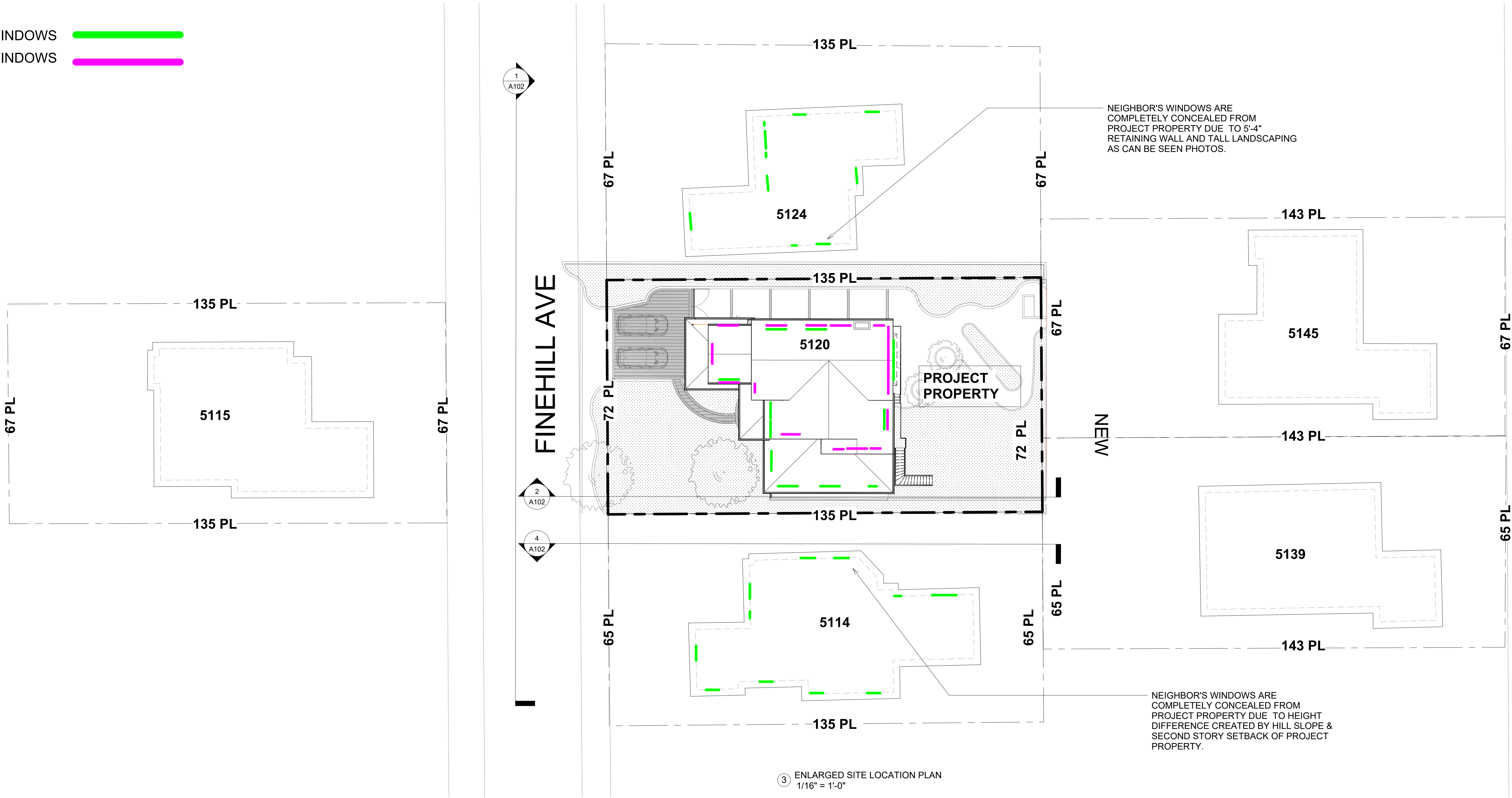
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5120

LEGEND

- LEVEL 01 WINDOWS
- LEVEL 02 WINDOWS



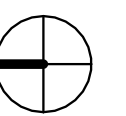
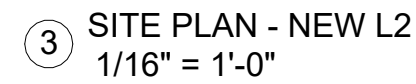
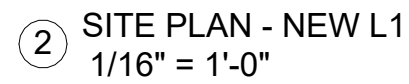
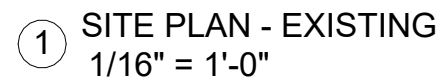
5120 FINEHILL AVE. GLENDALE, CA 91214



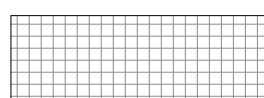

VISIONS

ITE PLANS & PROJECT DATA

| | |
|-----------|-----------|
| ct number | 180714 |
| | 1/12/2023 |

A103



| NOTES | LEGEND | LOT COVERAGE | | | FAR | | | | |
|---|---|------------------------|----------|-----------------|-------------------|-----------------|---------|----------|-----------------|
| <p>ON-SITE VERIFICATION OF ALL FIELD CONDITIONS AND DIMENSIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. FIELD VERIFICATION SHALL BE DONE PRIOR TO COMMENCING WITH THE WORK. SHOULD ANY DISCREPANCY ARISE BETWEEN FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR.</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE AND PRECISE LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES IN THE VICINITY OF THE PROJECT. UNDERGROUND FACILITIES OR STRUCTURES SHALL BE CLEARLY IDENTIFIED AT THE SITE AND PROTECTED IN PLACE. THE CONTRACTOR SHALL PROMPTLY NOTIFY EACH UTILITY COMPANY, MUNICIPALITY OR OTHER AGENCY WHO OWNS, OPERATES OR REGULATES ANY SUCH FACILITY OR STRUCTURE.</p> <p>THESE DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT METHODS OF CONSTRUCTION AND BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND PROCEDURES.</p> <p>THE DESIGN , ERECTION AND USE OF TEMPORARY BRACING, SHORING AND SUPPORTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THESE ITEMS SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.</p> | <div><div> EXISTING TO REMAIN</div><div> EXISTING TO REMAIN (EXEMPT)</div><div> PROPOSED ADDITION</div><div> PROPOSED ADDITION (EXEMPT)</div><div><div>#</div><div></div>PHOTO KEY (REFER TO PROPERTY PHOTOS UNDER SEPARATE COVER.)</div></div> | SF | | TOTAL | SF | | TOTAL | | |
| | | COVERED AREA | 2253 (E) | 23%(E) / 27%(N) | | FLOOR AREA | L1 | 1827 (E) | 19%(E) / 36%(N) |
| | | | 2634 (N) | | | | L1 | 87 (N) | 3496 (N) |
| | | | | | | | L2 | 1582 (N) | |
| | | LANDSCAPING | | | | GARAGE (EXEMPT) | L1 | 354 (N) | |
| | | SF | | TOTAL | EXTERIOR (EXEMPT) | | L1 | 67 (N) | |
| | | PERMANENTLY LANDSCAPED | 4618 (E) | 48%(E) / 47%(N) | | L2 | 152 (N) | | |
| OPEN SPACE | 4537 (N) | | | | | | | | |
| LOT 9720 SF | | | | LOT 9720 SF | | | | | |

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5120 FINEHILL AVE, GLENDALE, CA 91214

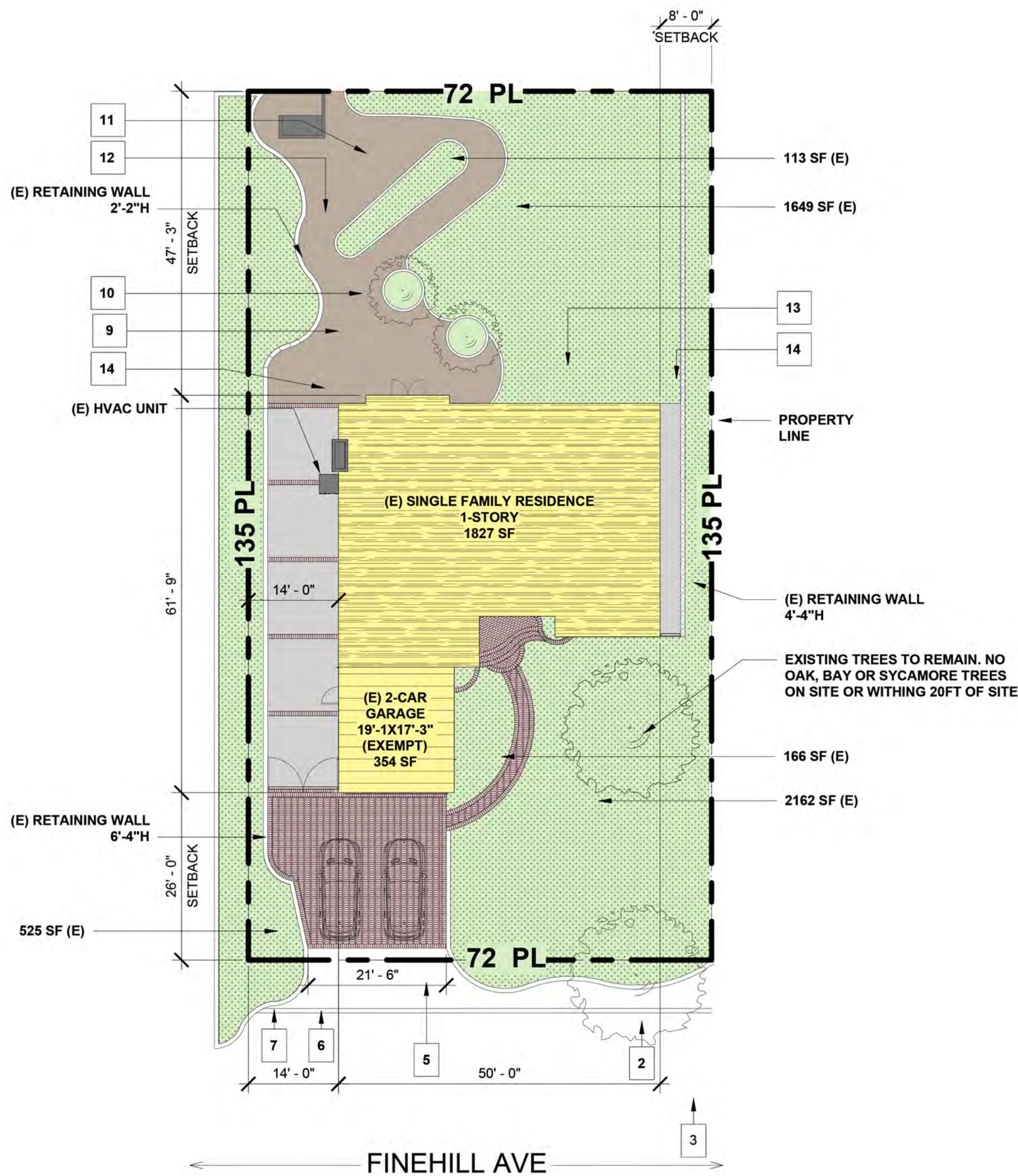
REVISIONS

SITE PLANS &
PROJECT
DATA

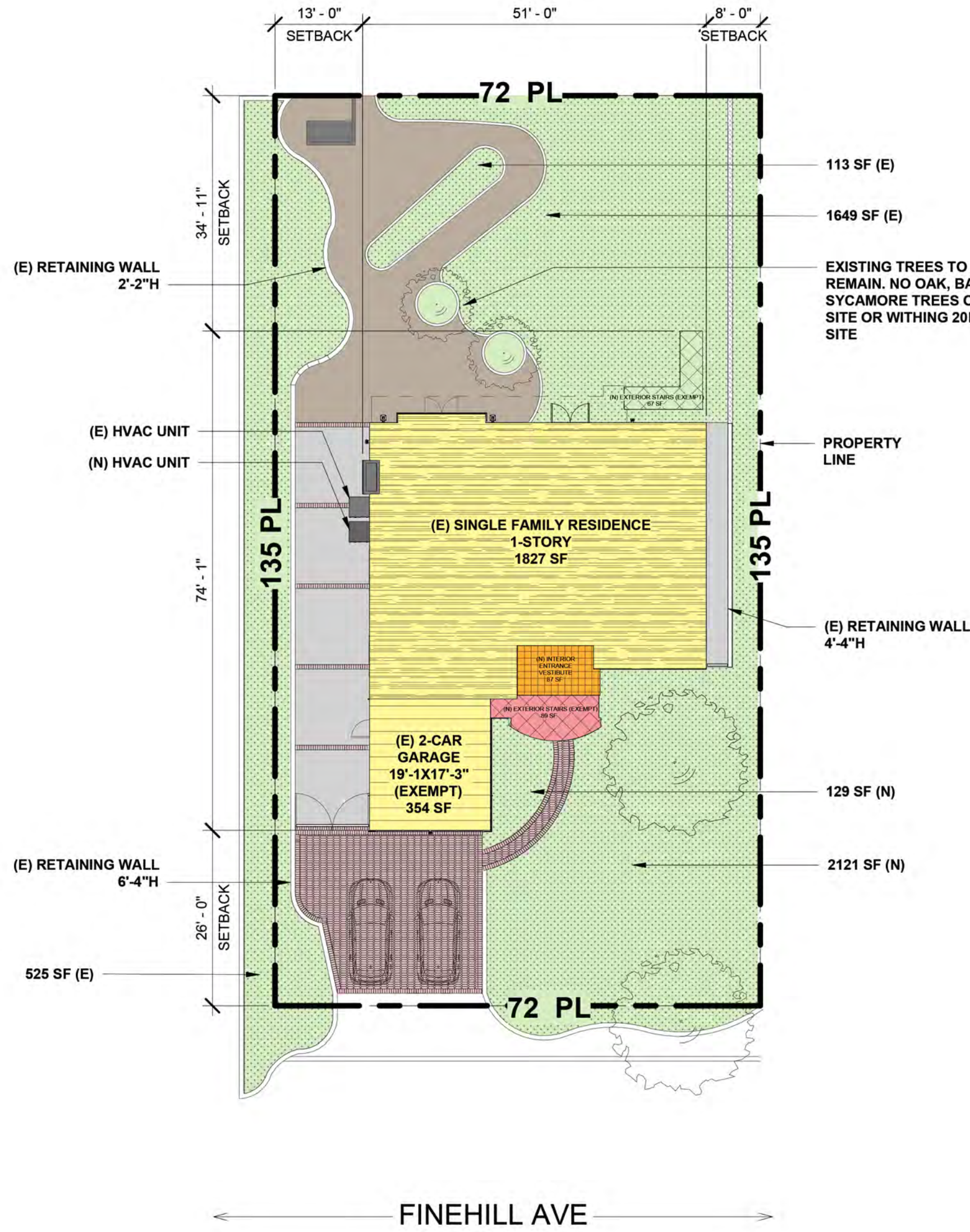
Project number 180714
Date 1/12/2023

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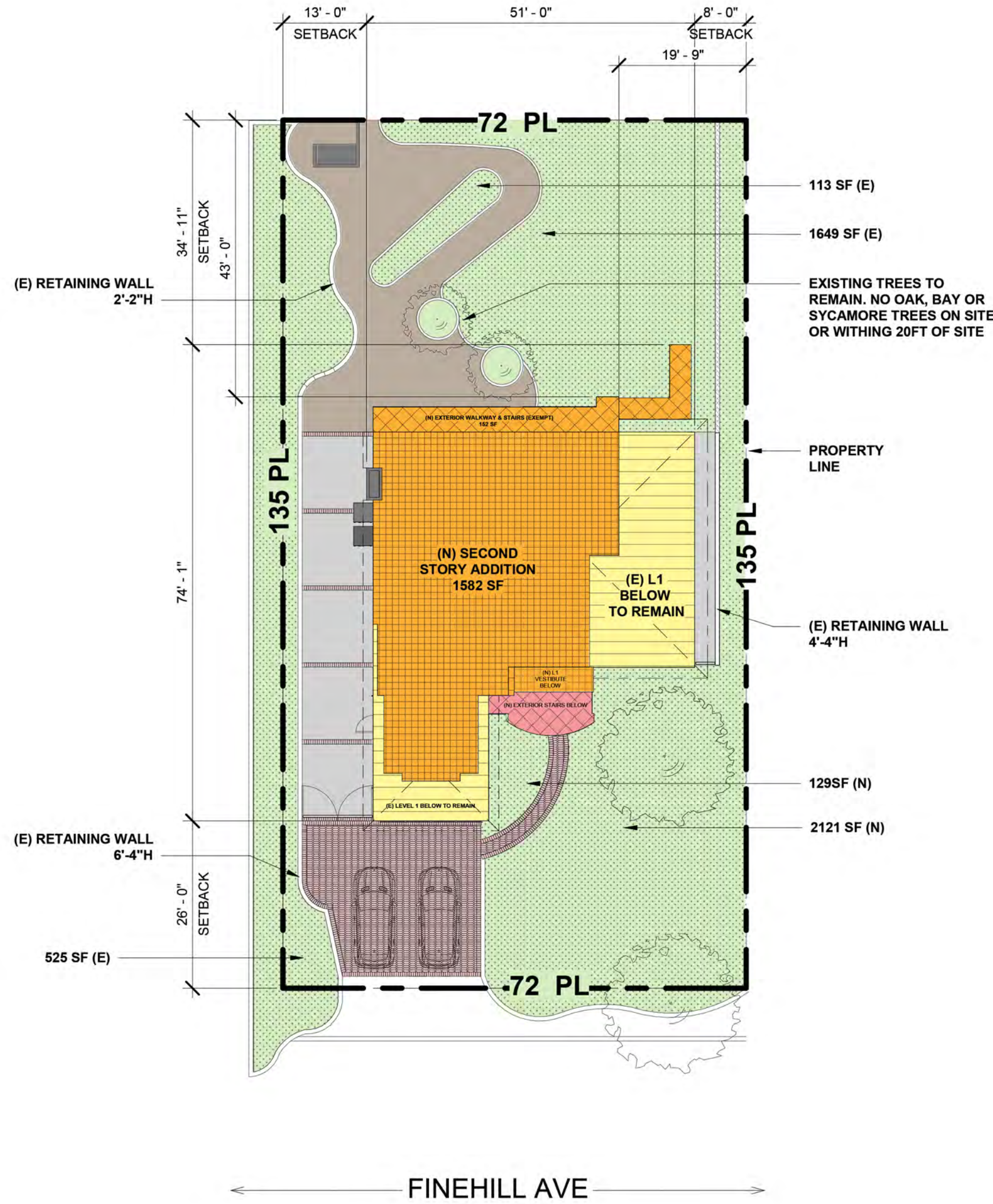
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1 SITE PLAN - EXISTING
1/16" = 1'-0"



2 SITE PLAN - NEW L1
1/16" = 1'-0"



3 SITE PLAN - NEW L2
1/16" = 1'-0"

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LEGEND

- EXISTING TO REMAIN
- EXISTING TO REMAIN (EXEMPT)
- PROPOSED ADDITION
- PROPOSED ADDITION (EXEMPT)
- PHOTO KEY (REFER TO PROPERTY PHOTOS UNDER SEPARATE COVER.)

LOT COVERAGE

| | SF | TOTAL |
|-----------------------------------|----------|-----------------|
| COVERED AREA | 2253 (E) | 23%(E) / 27%(N) |
| | 2634 (N) | |
| LANDSCAPING | | |
| | SF | TOTAL |
| PERMANENTLY LANDSCAPED OPEN SPACE | 4618 (E) | 48%(E) / 47%(N) |
| | 4537 (N) | |

LOT 9720 SF

FAR

| | SF | TOTAL |
|-------------------|----------|-----------------|
| FLOOR AREA | 1827 (E) | 19%(E) / 36%(N) |
| | 87 (N) | 3496 (N) |
| | 1582 (N) | |
| GARAGE (EXEMPT) | L1 | 354 (N) |
| EXTERIOR (EXEMPT) | L1 | 67 (N) |
| | L2 | 152 (N) |

LOT 9720 SF

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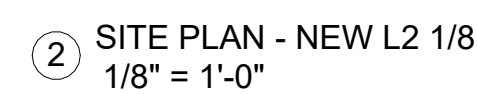
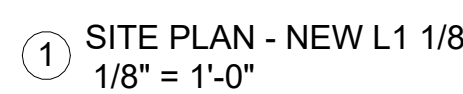
VISIONS

ENLARGED
PROPOSED
SITE PLANS

| | |
|----------------|-----------|
| Project number | 180714 |
| Date | 1/12/2023 |

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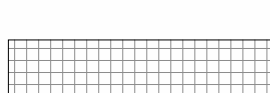
DEMOLITION CALCULATIONS

A=AREA OF EXISTING EXTERIOR WALLS TO BE DEMOLISHED
B=AREA OF EXISTING ROOF TO BE DEMOLISHED
C=TOTAL AREA OF EXISTING WALLS (TO REMAIN AND DEMOLISH)
D=TOTAL AREA OF EXISTING ROOF (TO REMAIN AND DEMOLISH)


(A+B)/(C+D)=X

| | |
|----------------------------|------------|
| A - WALLS TO BE DEMOLSIHED | 0 SF |
| B - ROOF TO BE DEMOLISHED | 1819 SF |
| C - TOTAL EXISTING WALLS | 1859 SF |
| D - TOTAL EXISTING ROOF | 2566 SF |
| X - DOMOLITION FACTOR | 0.41 / 41% |

LEGEND

-  EXISTING TO REMAIN
-  EXISTING TO BE DEMOLSIHED
-  PROPOSED ADDITION OVER EXISTING

MATERIAL SCHEDULE

| | | |
|---|----------|--|
|  | A | ROOF MAKE: CERTAINTEED COLOR: PRESIDENTIAL AUTUMN BLEND MATERIAL: COMPOSITION ROOFING |
|---|----------|--|

NOTES

DEMOLITION PLAN NOTES

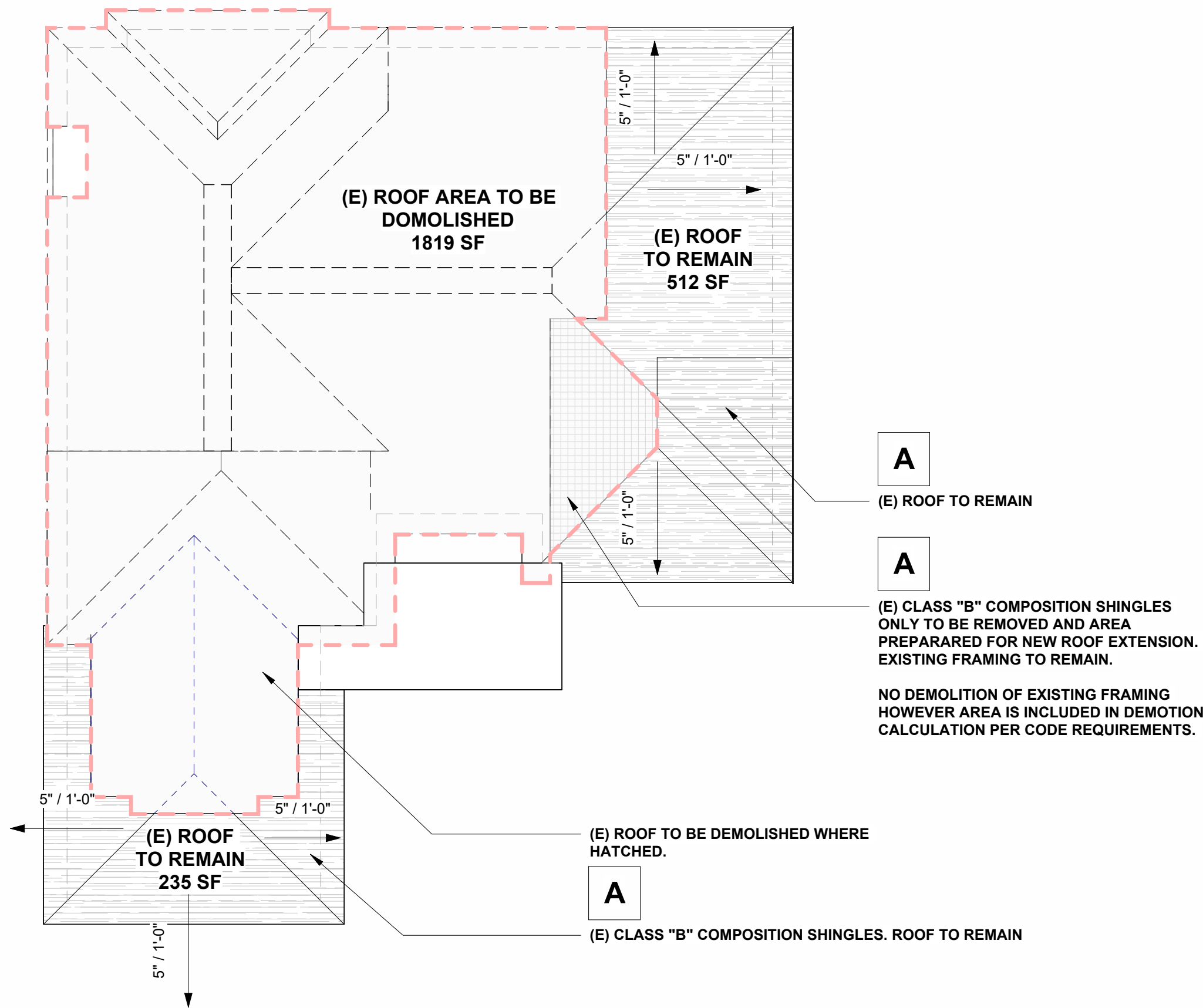
- ALL DEMOLITION SHALL BE PERFORMED IN SUCH A WAY AS NOT TO DAMAGE EXISTING ELEMENTS WHICH ARE TO PART OF THE FINISHED BUILDING.
- ALL ELEMENTS OF THE STRUCTURE WHICH ARE TO REMAIN AND WHICH ARE DAMAGED DURING DEMOLITION WORK SHALL BE REPLACED AT NO ADDED COST TO THE OWNER. EXISTING ELEMENTS SHALL BE PROTECTED TO THE FULLEST EXTENT POSSIBLE TO AVOID SUCH DAMAGE.

DEMOLITION ROOF PLAN NOTES

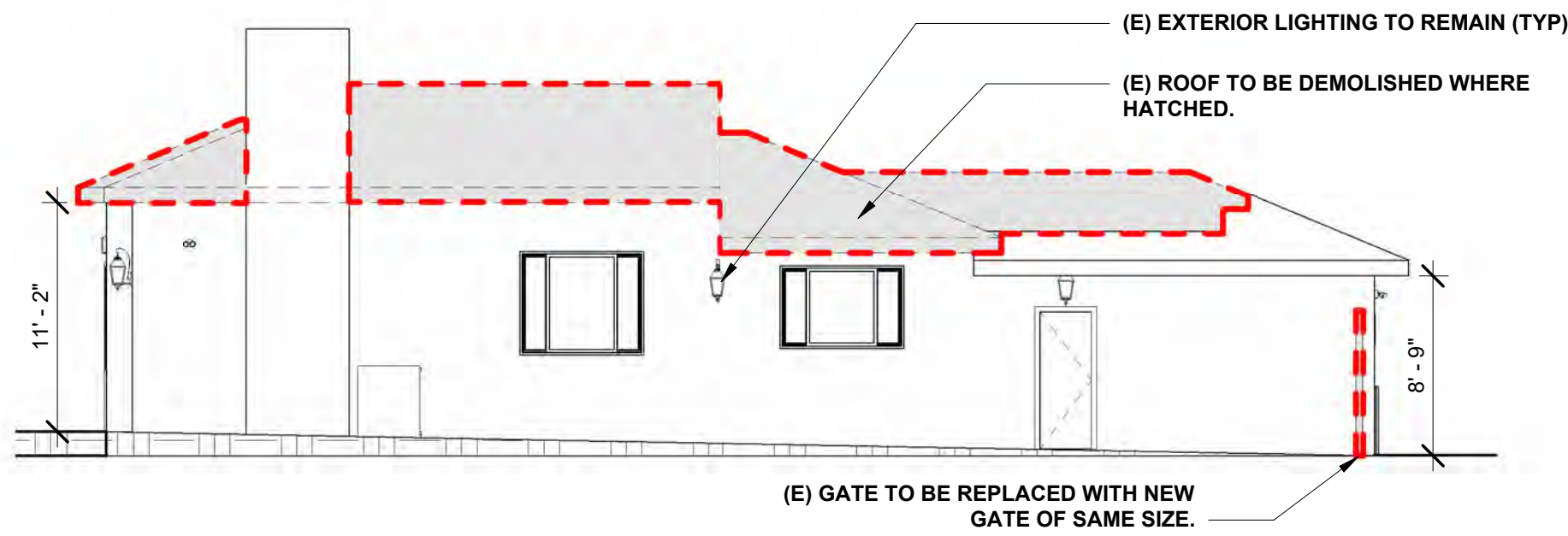
ROOF ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CODE AND THE APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS SUCH THAT THE ROOF ASSEMBLY SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE. FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS , THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION OF PARAPETS WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

EXPOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE PROVIDED BY VENTILATING OPENING PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL BE SCREENED WITH A CORROSION RESISTANT MESH HAVING 1/16"-1/8" OPENINGS.

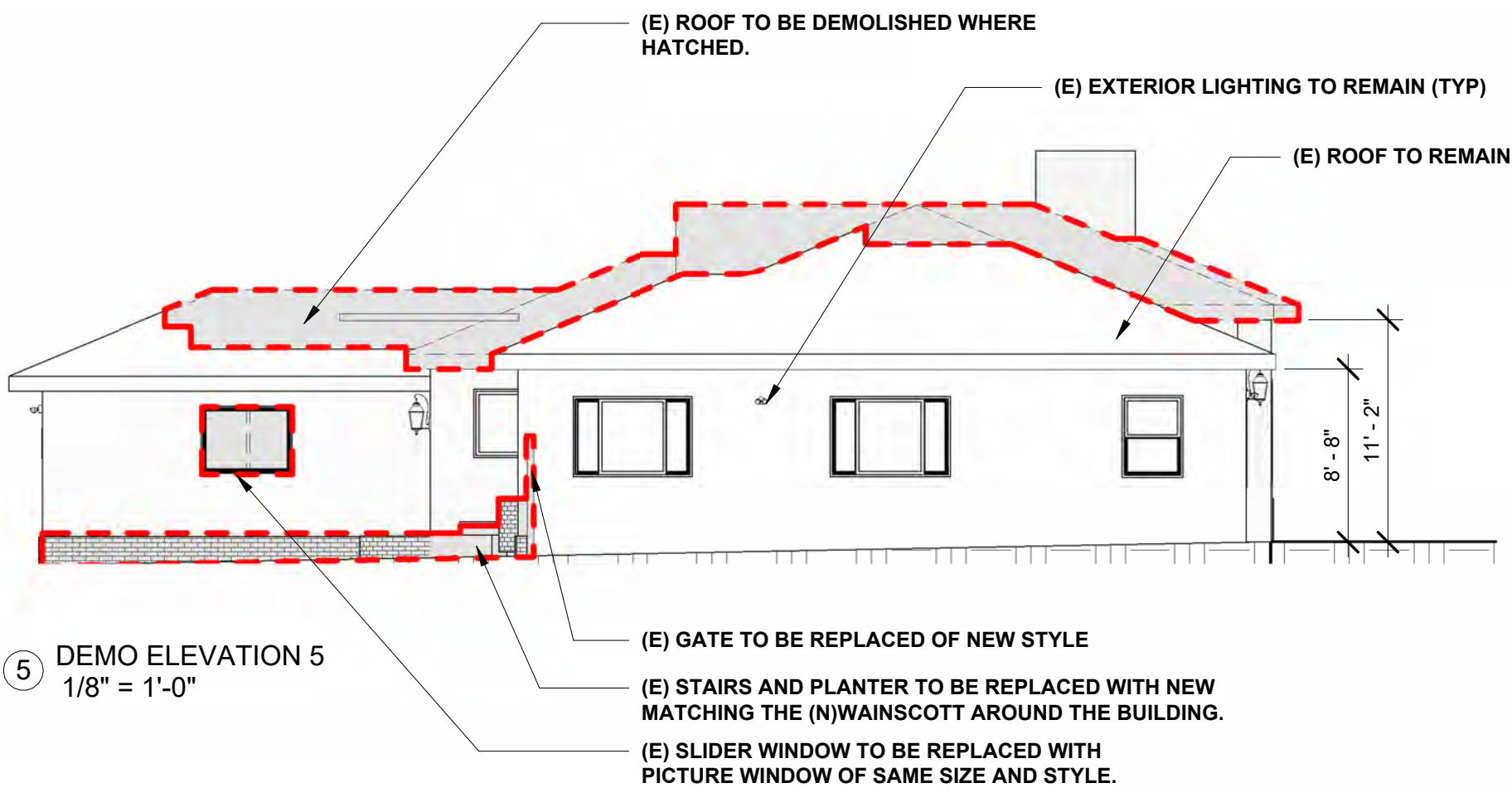
THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. REDUCTION TO 1/300 IS PERMITTED IN BETWEEN 50% AND 80% OF THE VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE, AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS. AN AN ALTERNATIVE, THE NET FREE CROSS VENTILATING AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM IN WINTER SIDE OF THE CEILING WHERE EAVE OR CORNICE VENTS ARE INSTALLED. INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.



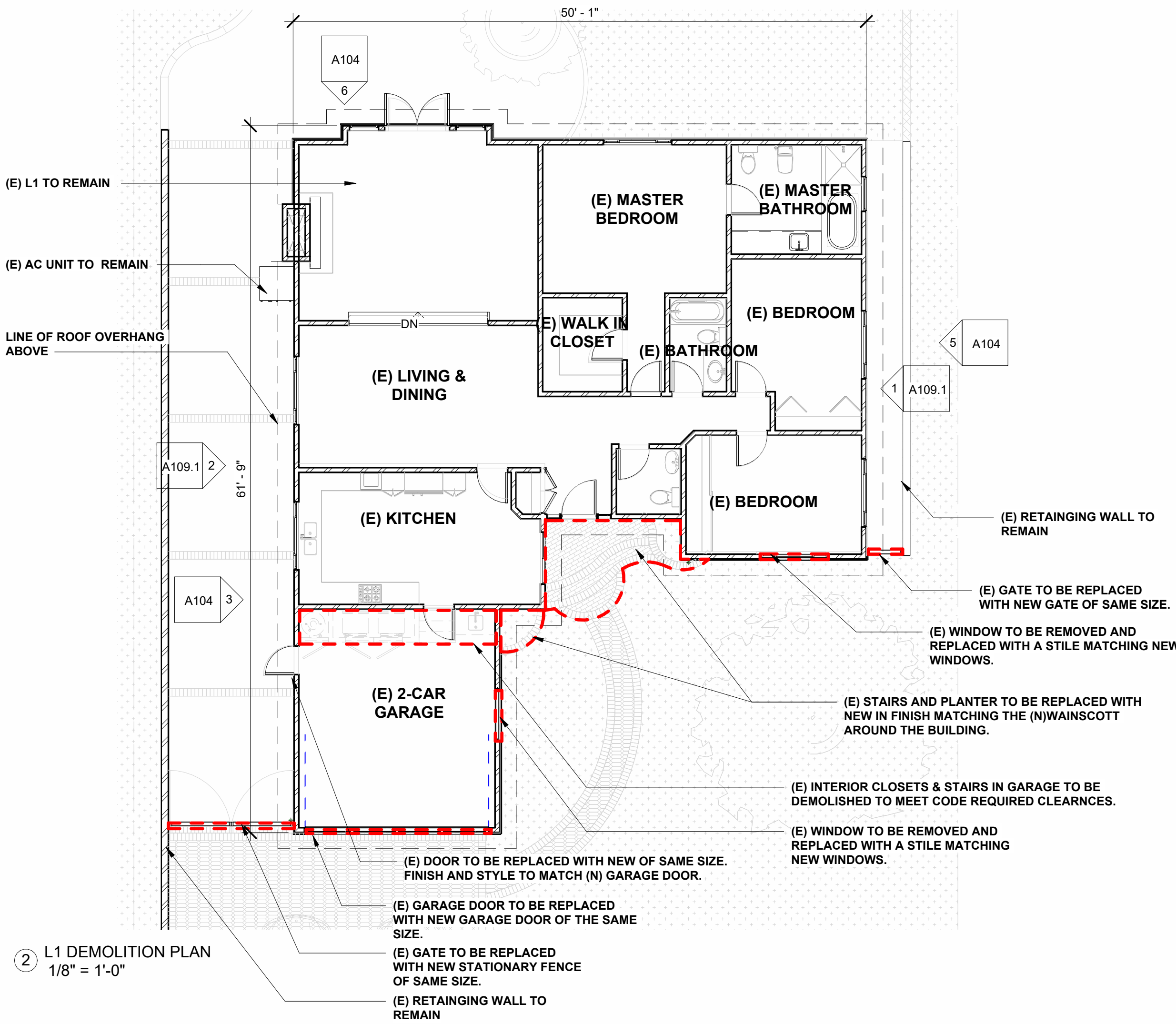
1 L1 DEMOLITION ROOF PLAN
1/8" = 1'-0"



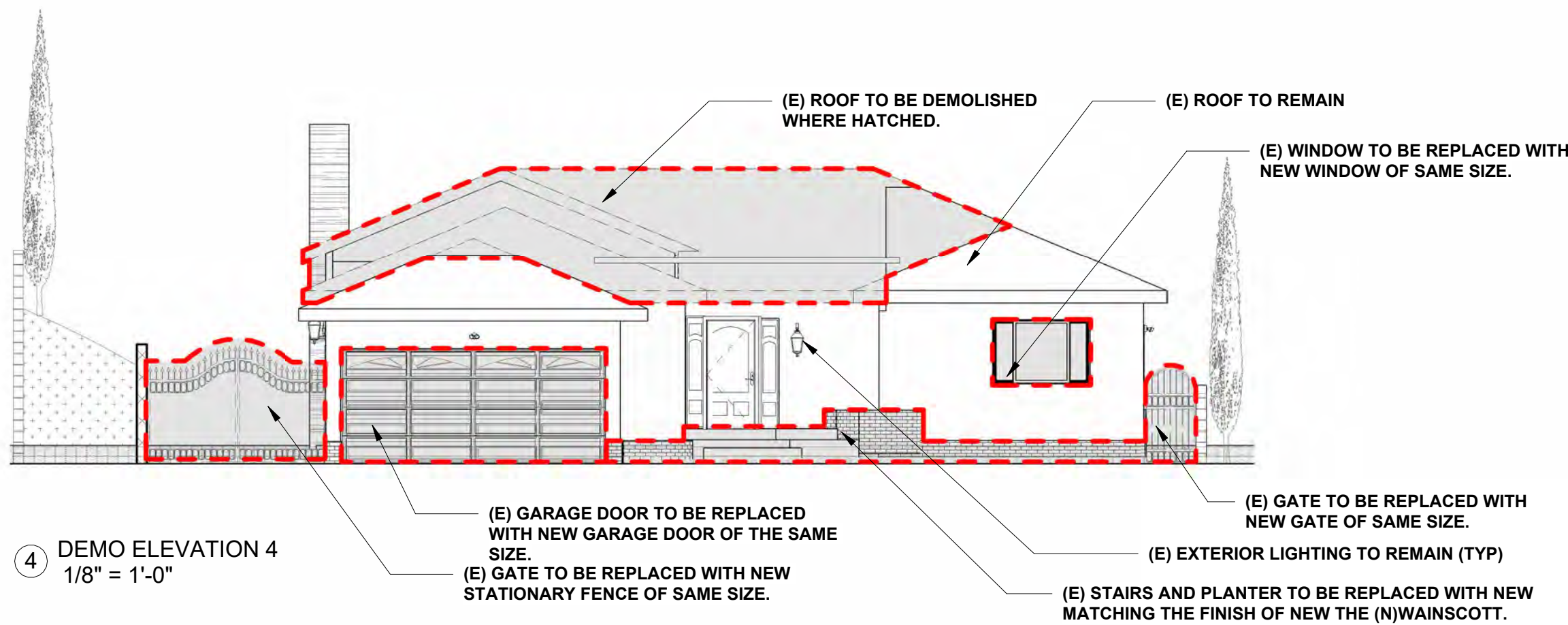
3 DEMO ELEVATION 3
1/8" = 1'-0"



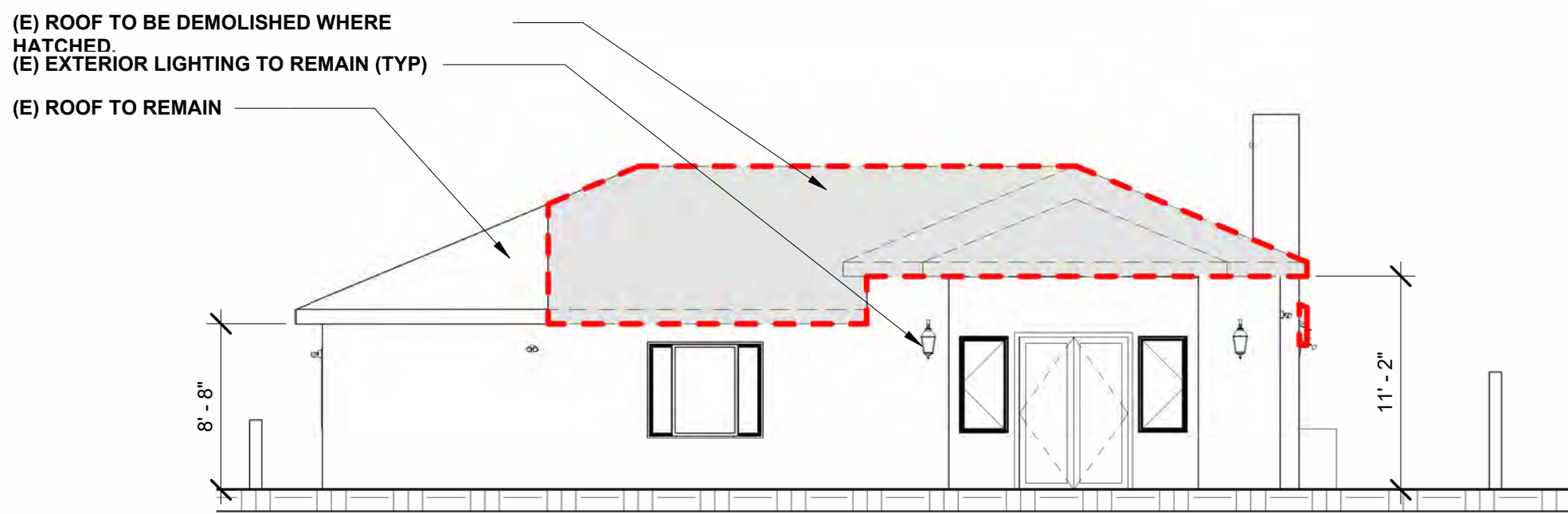
5 DEMO ELEVATION 5
1/8" = 1'-0"



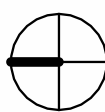
2 L1 DEMOLITION PLAN
1/8" = 1'-0"



4 DEMO ELEVATION 4
1/8" = 1'-0"



6 DEMO ELEVATION 6
1/8" = 1'-0"



ARCHITECTURAL PLAN NOTES

ELEMENTS SHOWN ON THIS PLAN ARE NEW UNLESS LABELED AS EXISTING "(E)" OR SHOWN ON THE EXISTING FLOOR PLAN.

DOORS AND WINDOWS SHALL BE CENTERED ON WALLS AS SHOWN, UNLESS SPECIFICALLY DIMENSIONED.

BATHROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS.

BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

ACCESS TO BATHROOM FIXTURES: WATER CLOSETS SHALL BE SET AT LEAST 16" FROM THE CENTER TO ANY SIDE WALL OR OBSTRUCTION

SAFETY GLAZING IS REQUIRED IN THE FOLLOWING LOCATIONS:

- GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.
- GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION, AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- GLAZING IN A FIXED OR OPERABLE PANEL MEETING ALL OF THE FOLLOWING CONDITIONS: THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9SF; AND THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR; AND A WALKING SURFACE IS WITHIN 36" OF THE GLAZING.
- ALL GLAZING IN RAILINGS.
- GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE AND WITHIN 60" ABOVE A WALKING SURFACE AND WITHIN 60" OF THE WATER'S EDGE.
- GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.





SAFETY GLAZING SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION OR LABEL AS REQUIRED BY THE CODE.

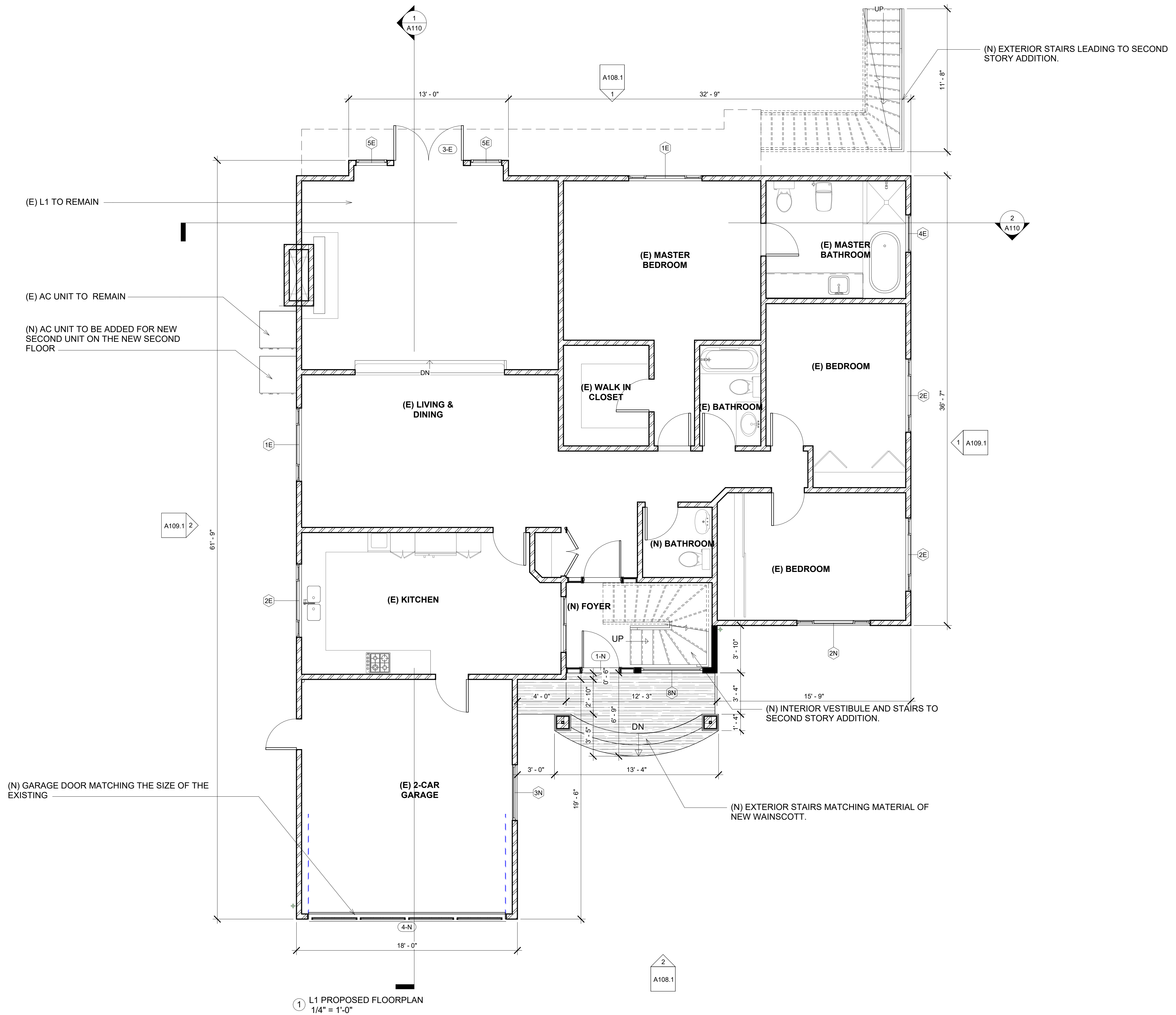
EMERGENCY ESCAPE AND RESCUE OPENINGS: BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL BE PROVIDED WITH AN OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. WHEN LOCATED AT THE GRADE FLOOR, THE NET OPENING SHALL BE AT LEAST 5'0" FT. ELSEWHERE, THE NET CLEAR OPENING SHALL BE AT LEAST 5'6" SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE. BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, PROVIDED THE NET CLEAR OPENING SIZE COMPLIES AS DESCRIBED ABOVE. SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING. SECURITY BARS (BURGLAR BARS) SHALL COMPLY WITH CALIFORNIA REFERENCED STANDARDS CODE (TILE 24, PART 12) CHAPTER 12-3.

WINDOW SILLS, FALL PROTECTION: WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OTHERWISE, OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE, OR A CODE COMPLIANT FALL PREVENTION OR OPENING LIMITING DEVICE SHALL BE PROVIDED.

ATTIC ACCESS: AN ATTIC ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. 30" MINIMUM HEADROOM IS REQUIRED ABOVE THE ACCESS OPENING. THE ROUGH FRAMED OPENING SHALL BE AT LEAST 22" X 30" WHEN EQUIPMENT IS LOCATED IN THE ATTIC. THE ACCESS OPENING SHALL BE AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE EQUIPMENT

LEGEND

-  DOOR SCHEDULE TAG
 WINDOW SCHEDULE TAG
 EXISTING WALLS
 NEW WALLS



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- ALL GLAZING IN RAILINGS.
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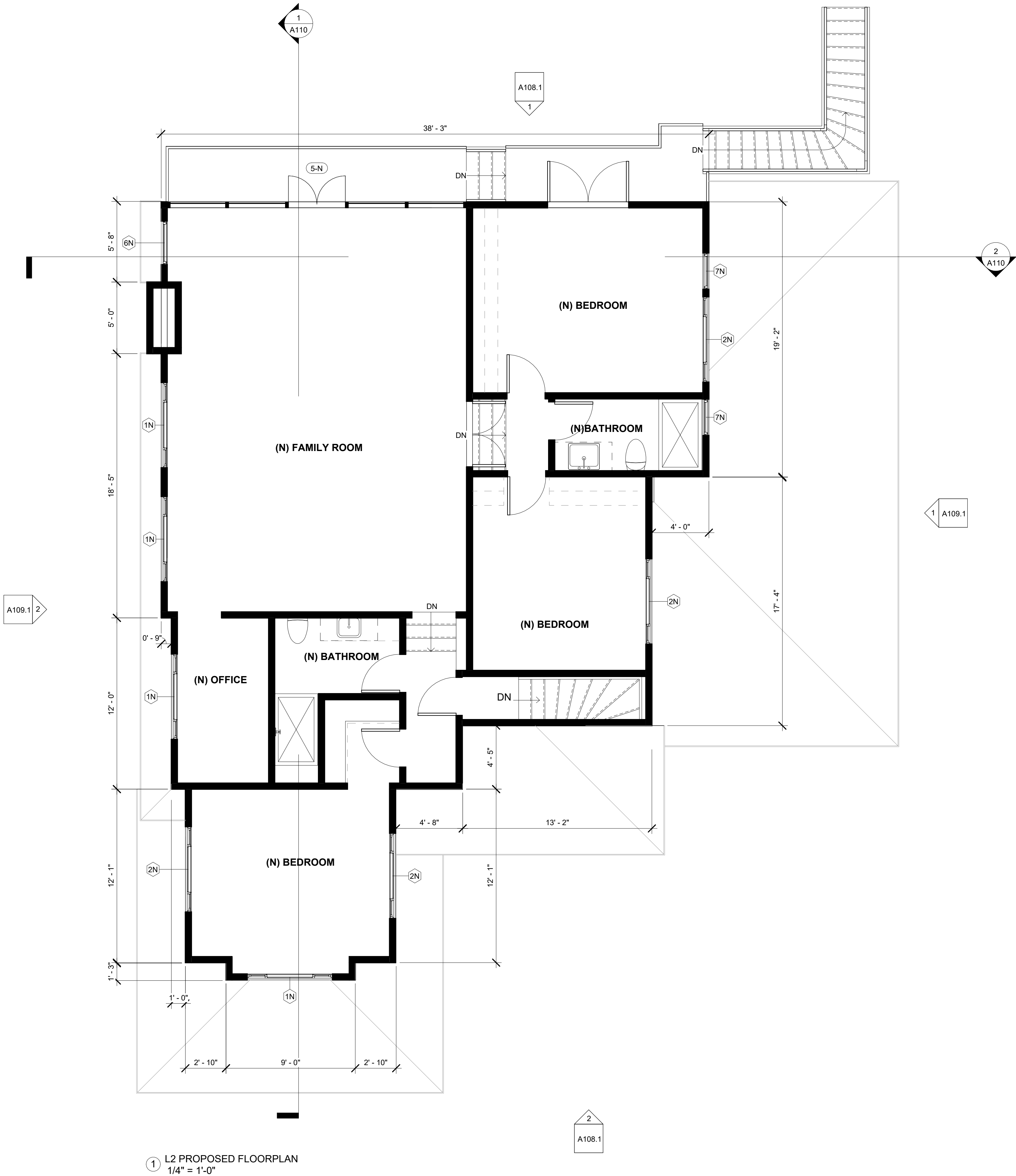
EMERGENCY ESCAPE AND RESCUE OPENINGS: BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL BE PROVIDED WITH AN OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. WHEN LOCATED AT THE GRADE FLOOR, THE NET OPENING SHALL BE AT LEAST 5 SQ FT. ELSEWHERE, THE NET CLEAR OPENING SHALL BE AT LEAST 5.7 SQ FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE. BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, PROVIDED THE NET CLEAR OPENINGS SIZE COMPLIES AS DESCRIBED ABOVE. SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING. SECURITY BARS (BURGLAR BARS) SHALL COMPLY WITH CALIFORNIA REFERENCED STANDARDS CODE (TILE 24, PART 12) CHAPTER 12-3.

WINDOW SILLS, FALL PROTECTION: WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OTHERWISE, OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE, OR A CODE COMPLIANT FALL PREVENTION OR OPENING LIMITING DEVICE SHALL BE PROVIDED.

ATTIC ACCESS: AN ATTIC ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. 30" MINIMUM HEADROOM IS REQUIRED ABOVE THE ACCESS OPENING. THE ROUGH FRAMED OPENING SHALL BE AT LEAST 22" X 30" WHEN EQUIPMENT IS LOCATED IN THE ATTIC. THE ACCESS OPENING SHALL BE AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE EQUIPMENT

LEGEND

- DOOR SCHEDULE TAG
- WINDOW SCHEDULE TAG
- EXISTING WALLS
- NEW WALLS

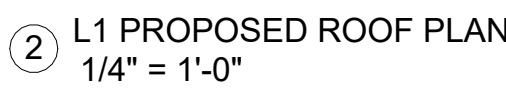


1 L2 PROPOSED FLOORPLAN
1/4" = 1'-0"

EXISTING TO REMAIN

DESC

EXISTING ITEM CALLOUT - SEE MATERIAL SPECIFICATION UNDER SEPARATE COVER



THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. REDUCTION TO 1/300 IS PERMITTED IN BETWEEN 50% AND 80% OF THE VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE. AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS. AN ALTERNATIVE, THE NET FREE CROSS VENTILATING AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM IN WINTER SIDE OF THE CEILING WHERE EAVE OR CORNICE VENTS ARE INSTALLED. INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.



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ELEVATION / SECTION NOTES

FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES OF PARALLEL ROWS OF STUD OR STAGGERED STUDS AS FOLLOWS: VERTICALLY AT THE CEILING AND FLOOR LEVELS. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILING.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCT COMBUSTION.

FIREBLOCKING MATERIALS SHALL BE AS FOLLOWS:

- 2" NOMINAL LUMBER.
- TWO THICKNESSES OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS.
- ONE THICKNESS OF 23/32" WOOD STRUCTURAL PANEL WITH THE JOINTS BACKED BY 23/32" WOOD STRUCTURAL PANELS.
- ONE THICKNESS OF 3/4" PARTICLEBOARD WITH JOINTS BACKED BY 3/4" PARTICLEBOARD.
- 1/2" GYPSUM BOARD.
- 1/4" CEMENT-BASED MILLBOARD
- BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.

EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO BUILDING STRUCTURAL COMPONENTS.

ONE LAYER OF NO. 15 ASPHALT FELT COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS.

LEGEND

- X

DESC

MATERIAL CALLOUT - SEE MATERIAL SPECIFICATION UNDER SEPARATE COVER
- #

DESC

EXISTING ITEM CALLOUT - SEE MATERIAL SPECIFICATION UNDER SEPARATE COVER

MATERIAL SCHEDULE

- A

ROOF

MAKE: CERTAINTED

COLOR: PRESIDENTIAL AUTUMN BLEND

MATERIAL: COMPOSITION ROOFING
- B

EAVES

MAKE: SHERWIN WILLIAMS

COLOR: CUSTOM TO MATCH SHINGLES

MATERIAL: EXTERIOR PAINT
- C

EXTERIOR WALLS

MAKE: OMEGA

COLOR: 9205 ICEBERG

MATERIAL: ACRYLIC STUCCO
- D

WINDOWS

MAKE: MILGARD OR EQUAL

COLOR: STANDARD WHITE

MATERIAL: FIBERGLASS & GLASS
- E

DOORS

MAKE: MILGARD OR EQUAL

COLOR: BARK

MATERIAL: FIBERGLASS & GLASS
- F

GATE

MAKE: MULHOLLAND GATES

COLOR: CUSTOM TO MATCH STUCCO

MATERIAL: METAL
- G

STAIRS & WAINSCOT

MAKE: BARRON DESIGNS OR EQ

COLOR: BIRCHWOOD

MATERIAL: COLORADO DRY STACK STONE
- H

RAILING

MAKE: CUSTOM

COLOR: BLACK

MATERIAL: IRON
- J

DECKING

MAKE: TREX OR EQUAL

COLOR: SPICED RUM

MATERIAL: COMPOSITE

EXISTING ITEM SCHEDULE

- 1

EXISTING RETAINING WALLS

MAKE: N/A

COLOR: NATURAL

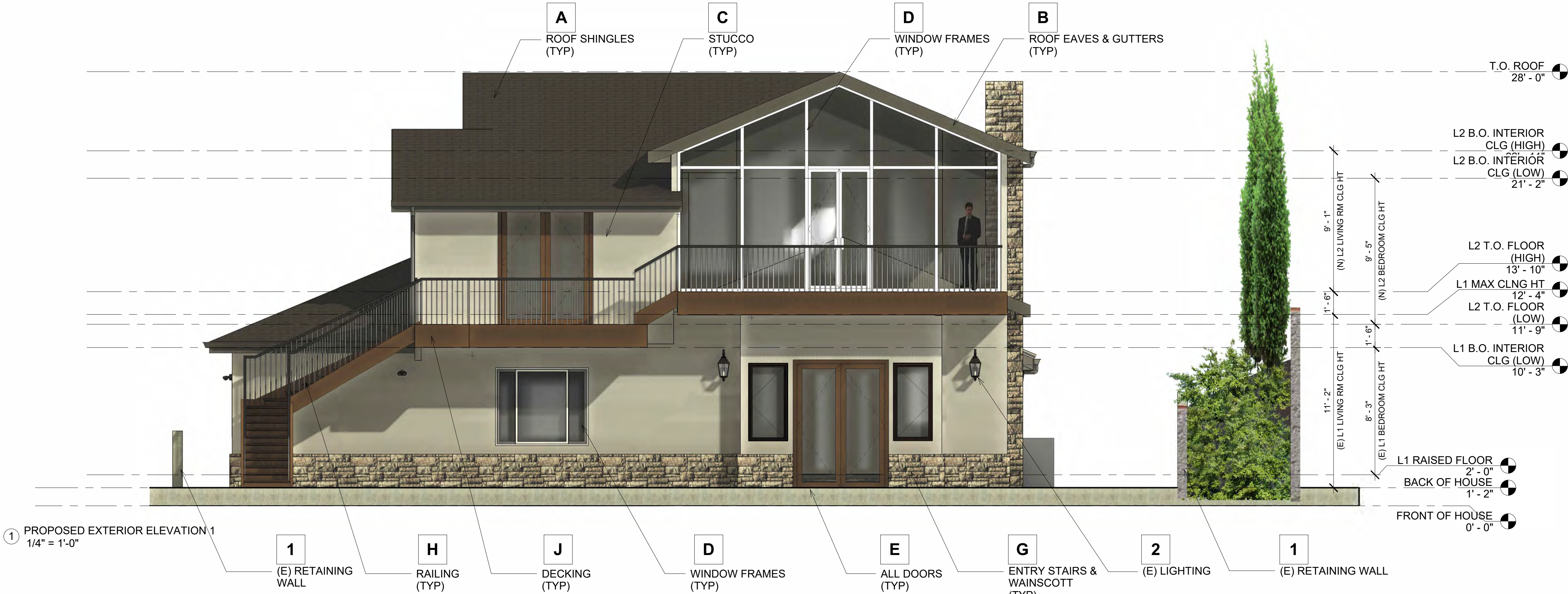
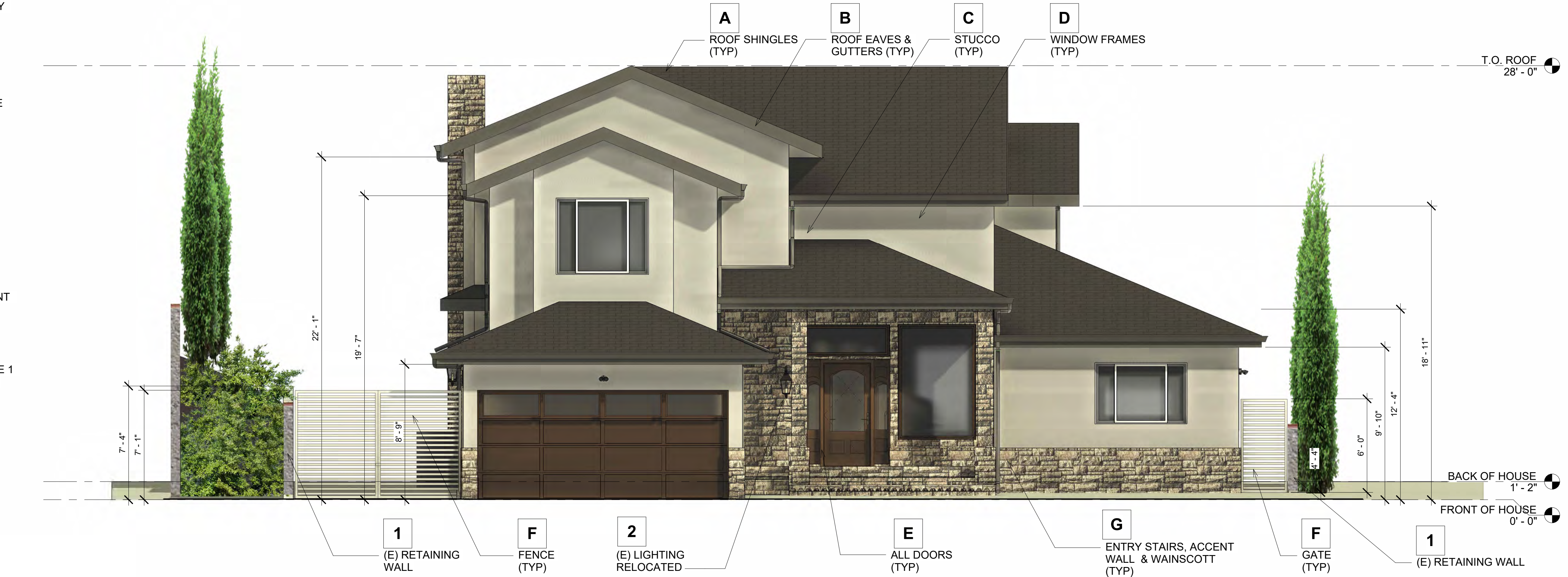
MATERIAL: CMU & BRICK
- 2

EXISTING LIGHTING

MAKE: N/A

COLOR: BLACK

MATERIAL: GLASS AND METAL



ELEVATION / SECTION NOTES

FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

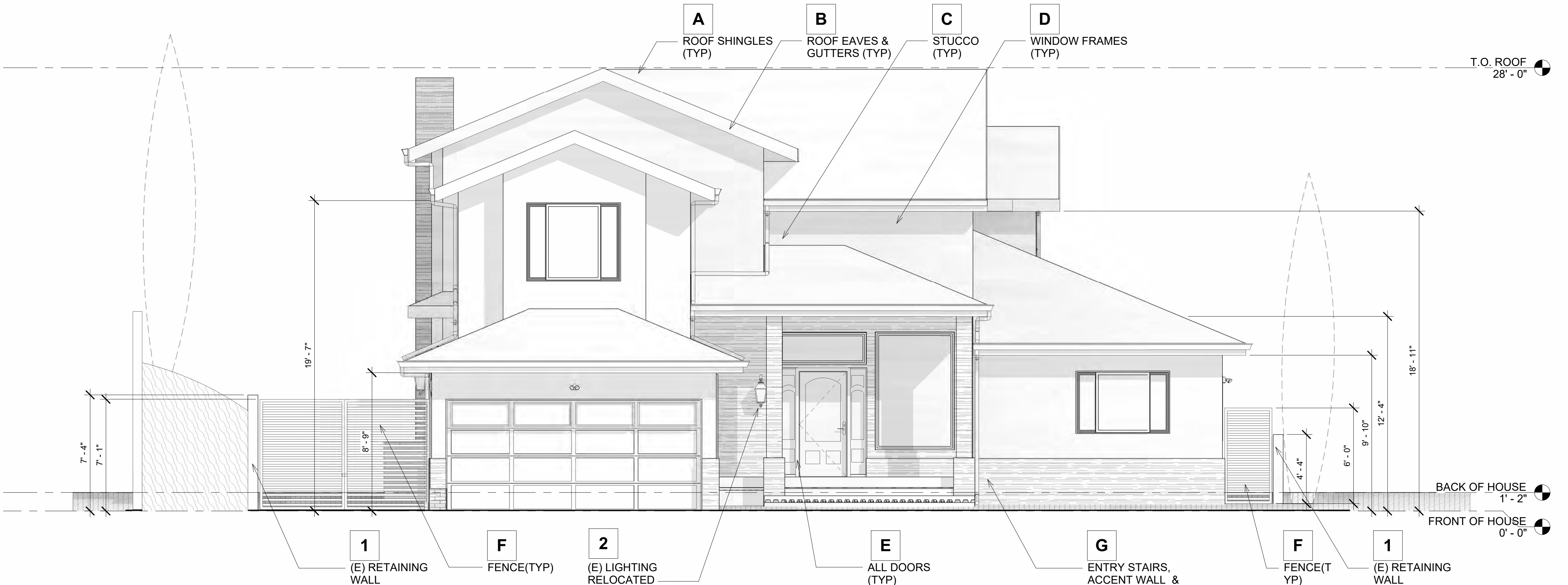
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- ONE THICKNESS OF 3/4" PARTICLEBOARD WITH JOINTS BACKED BY 3/4" PARTICLEBOARD.
- 1/2" GYPSUM BOARD.
- 1/4" CEMENT-BASED MILLBOARD
- BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.

EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO BUILDING STRUCTURAL COMPONENTS.

ONE LAYER OF NO. 15 ASPHALT FELT COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS.



2 PROPOSED EXTERIOR ELEVATION 2 BW
1/4" = 1'-0"

LEGEND

- X

DESC

MATERIAL CALLOUT - SEE MATERIAL SPECIFICATION UNDER SEPARATE COVER
- #

DESC

EXISTING ITEM CALLOUT - SEE MATERIAL SPECIFICATION UNDER SEPARATE COVER

MATERIAL SCHEDULE

- A

ROOF

MAKE: CERTAINTED
COLOR: PRESIDENTIAL AUTUMN BLEND
MATERIAL: COMPOSITION ROOFING
- B

EAVES

MAKE: SHERWIN WILLIAMS
COLOR: CUSTOM TO MATCH SHINGLES
MATERIAL: EXTERIOR PAINT
- C

EXTERIOR WALLS

MAKE: OMEGA
COLOR: 9205 ICEBERG
MATERIAL: ACRYLIC STUCCO
- D

WINDOWS

MAKE: MILGARD OR EQUAL
COLOR: STANDARD WHITE
MATERIAL: FIBERGLASS & GLASS
- E

DOORS

MAKE: MILGARD OR EQUAL
COLOR: BARK
MATERIAL: FIBERGLASS & GLASS
- F

GATE

MAKE: MULHOLLAND GATES
COLOR: CUSTOM TO MATCH STUCCO
MATERIAL: METAL
- G

STAIRS & WAINSCOT

MAKE: BARRON DESIGNS OR EQ
COLOR: BIRCHWOOD
MATERIAL: COLORADO DRY STACK STONE
- H

RAILING

MAKE: CUSTOM
COLOR: BLACK
MATERIAL: IRON
- J

DECKING

MAKE: TREX OR EQUAL
COLOR: SPICED RUM
MATERIAL: COMPOSITE

EXISTING ITEM SCHEDULE

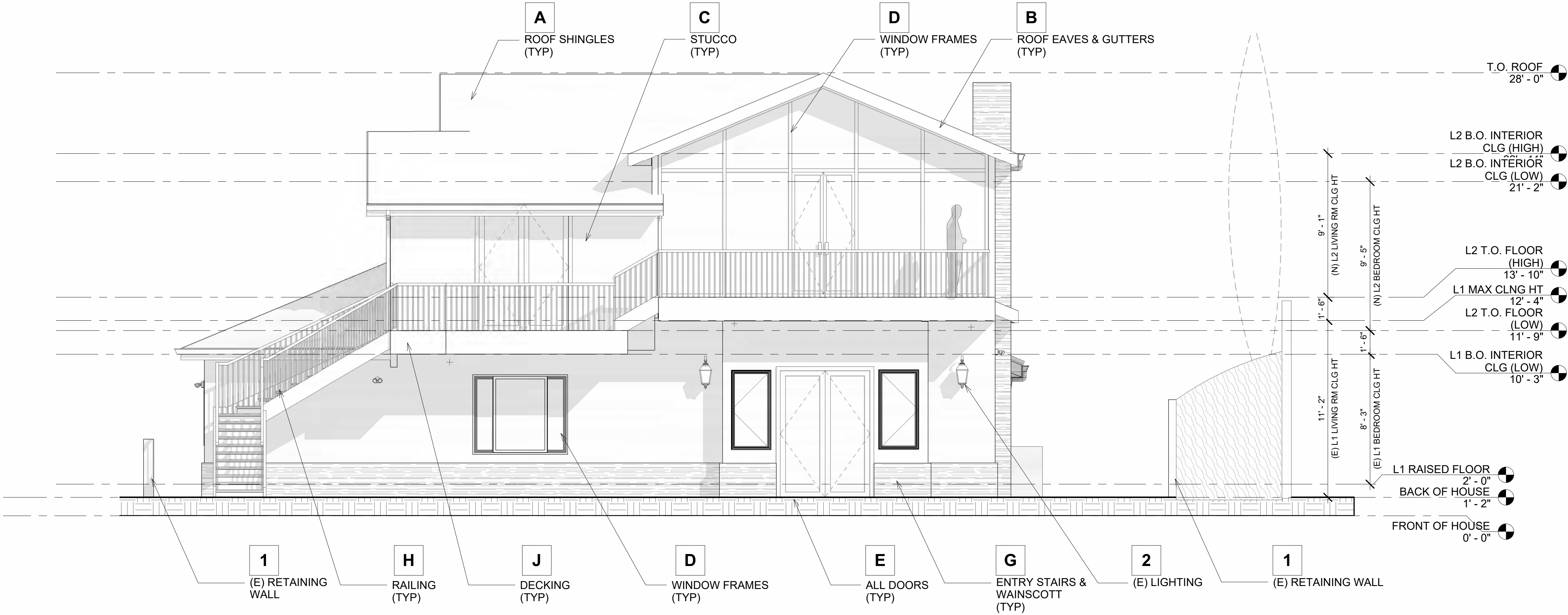
- 1

EXISTING RETAINING WALLS

MAKE: N/A
COLOR: NATURAL
MATERIAL: CMU & BRICK
- 2

EXISTING LIGHTING

MAKE: N/A
COLOR: BLACK
MATERIAL: GLASS AND METAL



1 PROPOSED EXTERIOR ELEVATION 1 BW
1/4" = 1'-0"

REVISIONS

EXTERIOR
ELEVATIONS
B/W

Project number 180714
Date 1/12/2023

ELEVATION / SECTION NOTES

FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

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LEGEND

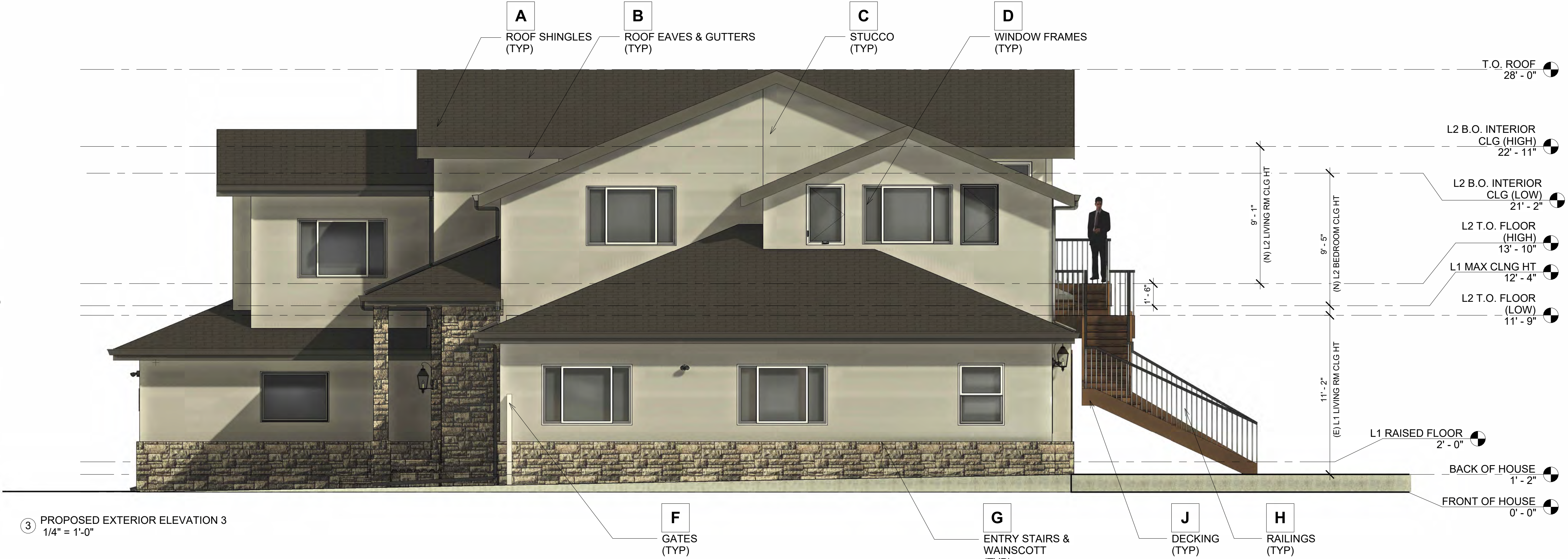
| | |
|---|---|
| X | MATERIAL CALLOUT - SEE MATERIAL SPECIFICATION UNDER SEPARATE COVER |
| # | EXISTING ITEM CALLOUT - SEE MATERIAL SPECIFICATION UNDER SEPARATE COVER |

MATERIAL SCHEDULE

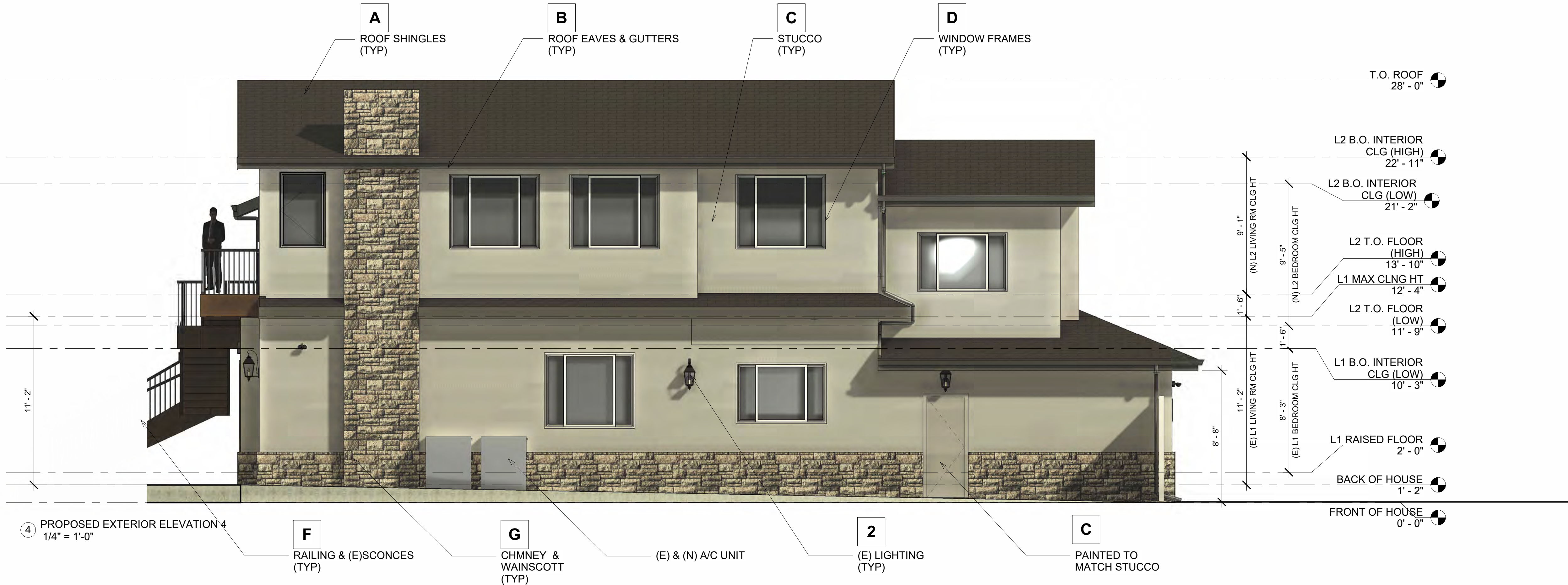
| | |
|---|---|
| A | ROOF MAKE: CERTAINTEED COLOR: PRESIDENTIAL AUTUMN BLEND MATERIAL: COMPOSITION ROOFING |
| B | EAVES MAKE: SHERWIN WILLIAMS COLOR: CUSTOM TO MATCH SHINGLES MATERIAL: EXTERIOR PAINT |
| C | EXTERIOR WALLS MAKE: OMEGA COLOR: 9205 ICEBERG MATERIAL: ACRYLIC STUCCO |
| D | WINDOWS MAKE: MILGARD OR EQUAL COLOR: STANDARD WHITE MATERIAL: FIBERGLASS & GLASS |
| E | DOORS MAKE: MILGARD OR EQUAL COLOR: BARK MATERIAL: FIBERGLASS & GLASS |
| F | GATE MAKE: MULHOLLAND GATES COLOR: CUSTOM TO MATCH STUCCO MATERIAL: METAL |
| G | STAIRS & WAINSCOT MAKE: BARRON DESIGNS OR EQ COLOR: BIRCHWOOD MATERIAL: COLORADO DRY STACK STONE |
| H | RAILING MAKE: CUSTOM COLOR: BLACK MATERIAL: IRON |
| J | DECKING MAKE: TREX OR EQUAL COLOR: SPICED RUM MATERIAL: COMPOSITE |

EXISTING ITEM SCHEDULE

| | |
|---|--|
| 1 | EXISTING RETAINING WALLS MAKE: N/A COLOR: NATURAL MATERIAL: CMU & BRICK |
| 2 | EXISTING LIGHTING MAKE: N/A COLOR: BLACK MATERIAL: GLASS AND METAL |



3 PROPOSED EXTERIOR ELEVATION 3
1/4" = 1'-0"



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

ELEVATION / SECTION NOTES

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LEGEND

- X

DESC

MATERIAL CALLOUT - SEE MATERIAL SPECIFICATION UNDER SEPARATE COVER
- #

DESC

EXISTING ITEM CALLOUT - SEE MATERIAL SPECIFICATION UNDER SEPARATE COVER

MATERIAL SCHEDULE

- A

ROOF

MAKE: CERTANTEED

COLOR: PRESIDENTIAL AUTUMN BLEND

MATERIAL: COMPOSITION ROOFING
- B

EAVES

MAKE: SHERWIN WILLIAMS

COLOR: CUSTOM TO MATCH SHINGLES

MATERIAL: EXTERIOR PAINT
- C

EXTERIOR WALLS

MAKE: OMEGA

COLOR: 9205/ICEBERG

MATERIAL: ACRYLIC STUCCO
- D

WINDOWS

MAKE: MILGARD OR EQUAL

COLOR: STANDARD WHITE

MATERIAL: FIBERGLASS & GLASS
- E

DOORS

MAKE: MILGARD OR EQUAL

COLOR: BARK

MATERIAL: FIBERGLASS & GLASS
- F

GATE

MAKE: MULHOLLAND GATES

COLOR: CUSTOM TO MATCH STUCCO

MATERIAL: METAL
- G

STAIRS & WAINSCOT

MAKE: BARRON DESIGNS OR EQ

COLOR: BIRCHWOOD

MATERIAL: COLORADO DRY STACK STONE
- H

RAILING

MAKE: CUSTOM

COLOR: BLACK

MATERIAL: IRON
- J

DECKING

MAKE: TREX OR EQUAL

COLOR: SPICED RUM

MATERIAL: COMPOSITE

EXISTING ITEM SCHEDULE

- 1

EXISTING RETAINING WALLS

MAKE: N/A

COLOR: NATURAL

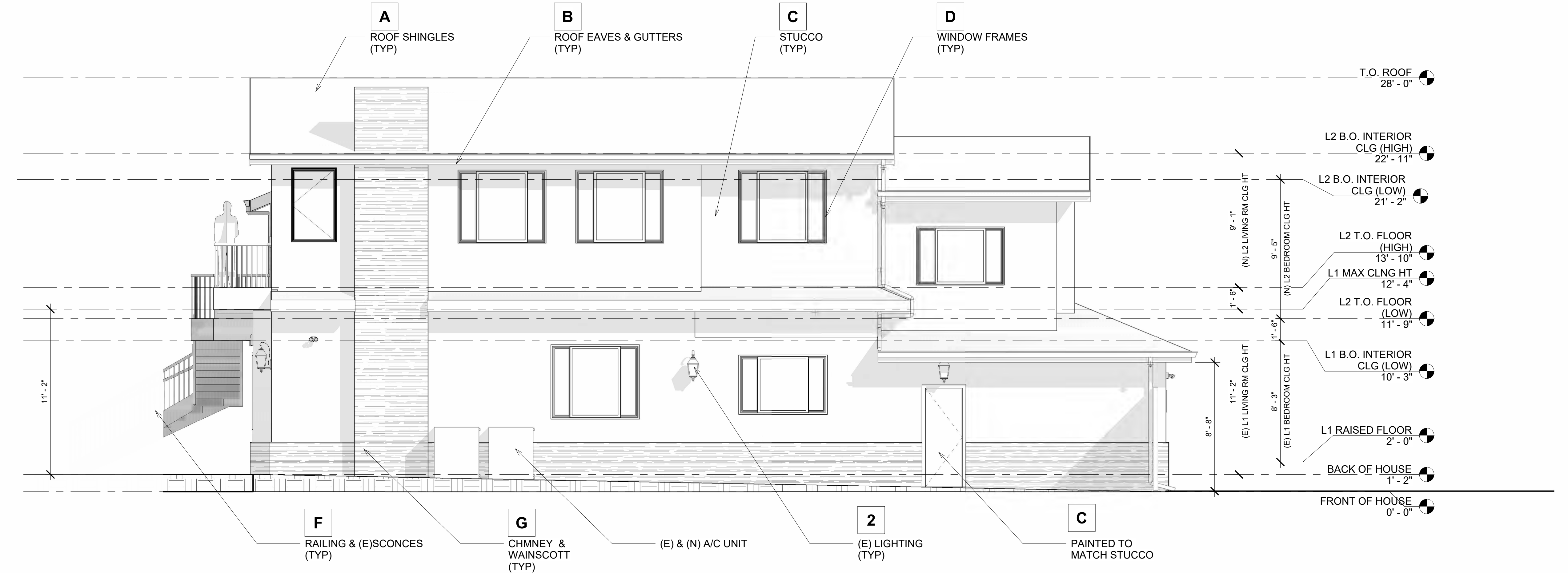
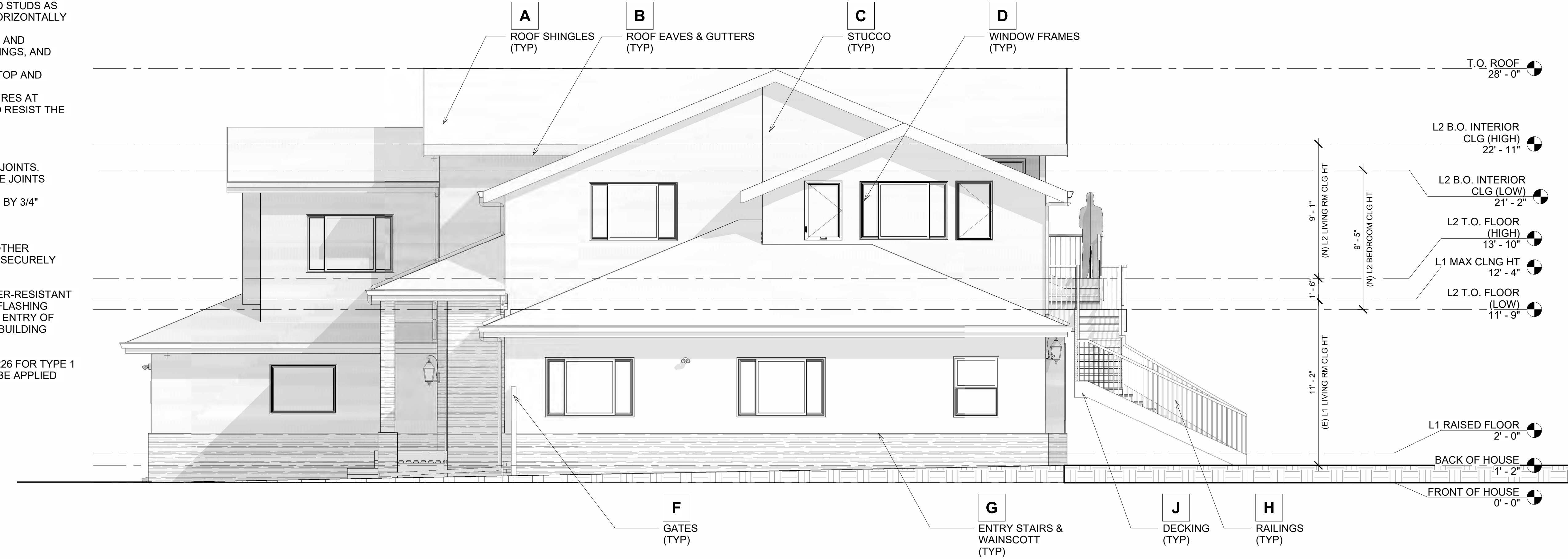
MATERIAL: CMU & BRICK
- 2

EXISTING LIGHTING

MAKE: N/A

COLOR: BLACK

MATERIAL: GLASS AND METAL



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This architectural section drawing illustrates the vertical profile of a two-story residential building. The drawing includes various rooms such as a living room, bedroom, bathroom, kitchen, and garage, along with exterior features like a porch and stairs. Human figures are placed throughout the plan to provide a sense of scale. On the right side, a series of dimension lines indicate key heights from the ground level up to the roofline. These include clearances for different levels (e.g., L1 B.O. GARAGE CLG, L1 T.O. FLOOR) and overall floor-to-ceiling heights for each story.

| Feature / Level | Height / Clearance |
|-----------------------------|--------------------|
| T.O. ROOF | 28' - 0" |
| L2 B.O. INTERIOR CLG (HIGH) | - |
| L2 B.O. INTERIOR CLG (LOW) | 21' - 2" |
| (N) L2 LIVING RM CLG HT | 9' - 1" |
| (N) L2 BEDROOM CLG HT | 9' - 5" |
| L2 T.O. FLOOR (HIGH) | 13' - 10" |
| L1 MAX CLNG HT | 12' - 4" |
| L2 T.O. FLOOR (LOW) | 11' - 9" |
| (E) L1 LIVING RM CLG HT | 11' - 2" |
| (E) L1 BEDROOM CLG HT | 8' - 3" |
| L1 B.O. INTERIOR CLG (LOW) | 10' - 3" |
| L1 B.O. GARAGE CLG | 9' - 5" |
| L1 RAISED FLOOR | 2' - 0" |
| BACK OF HOUSE | 1' - 2" |
| FRONT OF HOUSE | 0' - 0" |

T.O. ROOF
28' - 0"

L2 B.O. INTERIOR
CLG (HIGH)
L2 B.O. INTERIOR
CLG (LOW)
21' - 2"

L2 T.O. FLOOR
(HIGH)
13' - 10"

L1 MAX CLNG HT
12' - 4"

L2 T.O. FLOOR
(LOW)
11' - 9"

L1 B.O. INTERIOR
CLG (LOW)
10' - 3"

L1 RAISED FLOOR
2' - 0"

BACK OF HOUSE
1' - 2"

FRONT OF HOUSE
0' - 0"

7'-4" (N) TOP OF STAIRS

9'-1" (N) L2 LIVING RM CLG HT

9'-5" (N) L2 BEDROOM CLG HT

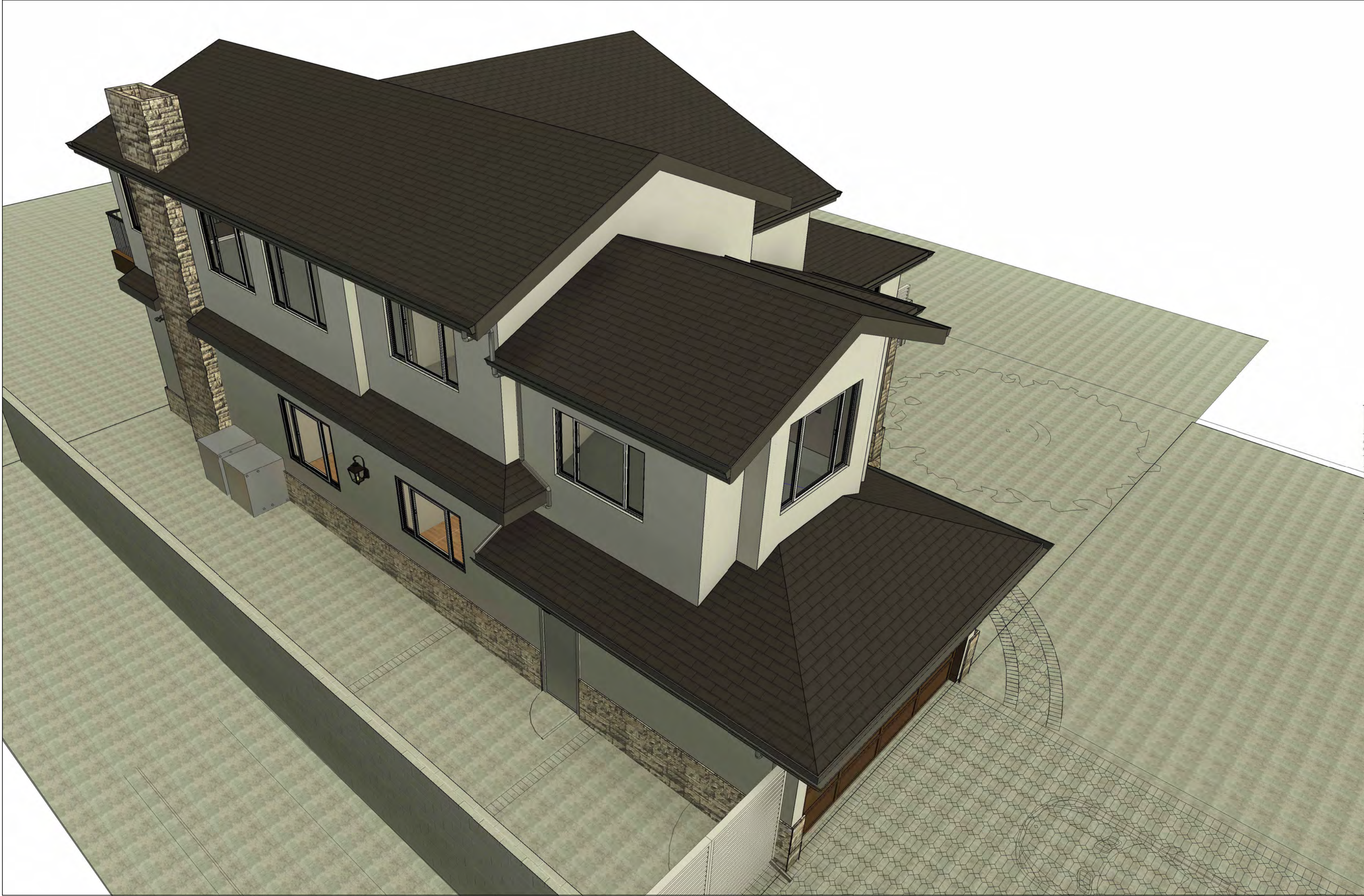
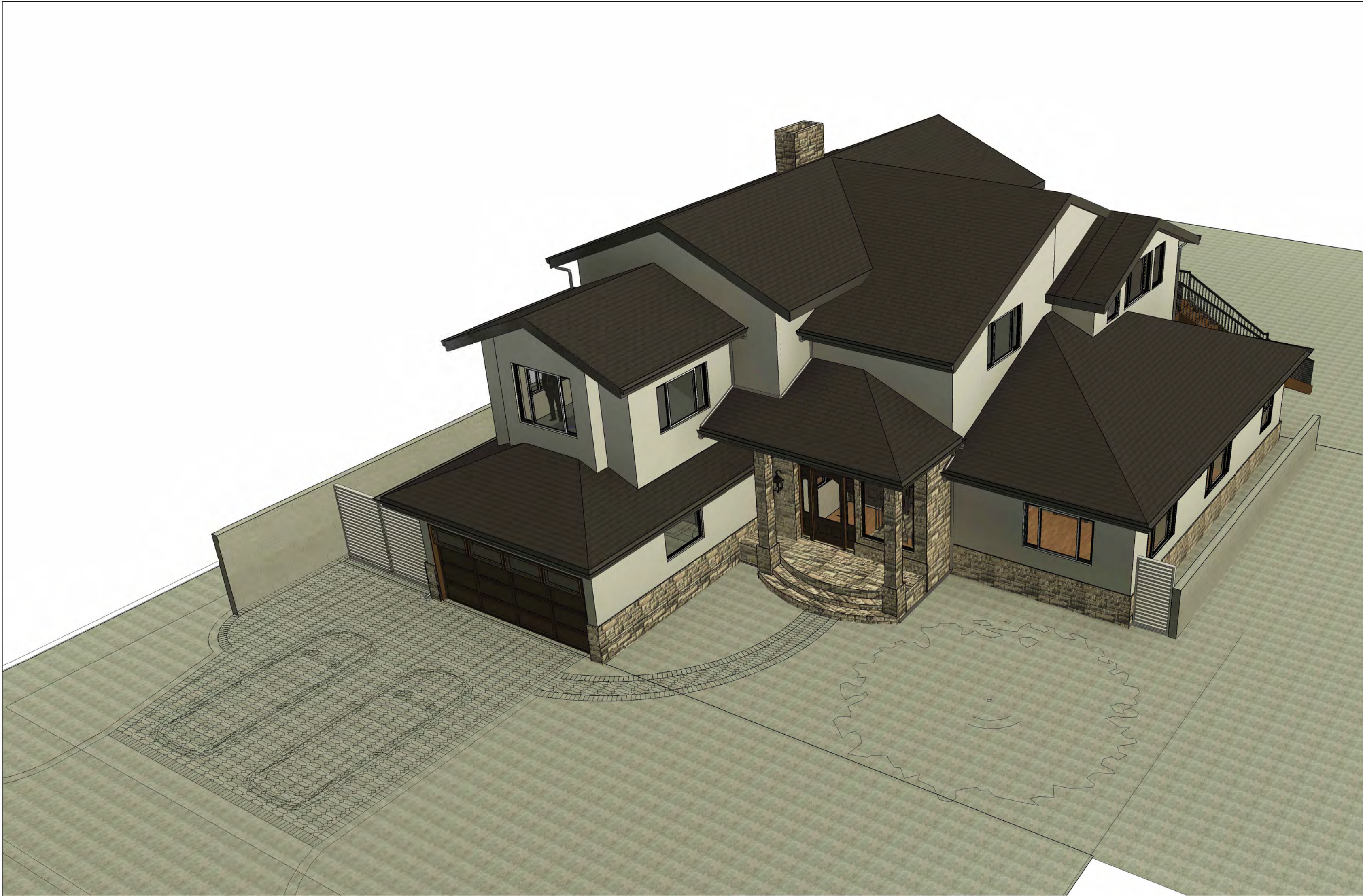
1'-6"

1'-6"

8'-3" (E) L1 BEDROOM CLG HT

11'-2"

6/3/2023 11:29:10 AM



KASYA
DESIGN

KASYAdesign.com
contact@kasyadesign.com
818-606-8586(M)

PROPOSED SECOND STORY ADDITION
5120 FINEHILL AVE. GLENDALE, CA 91214

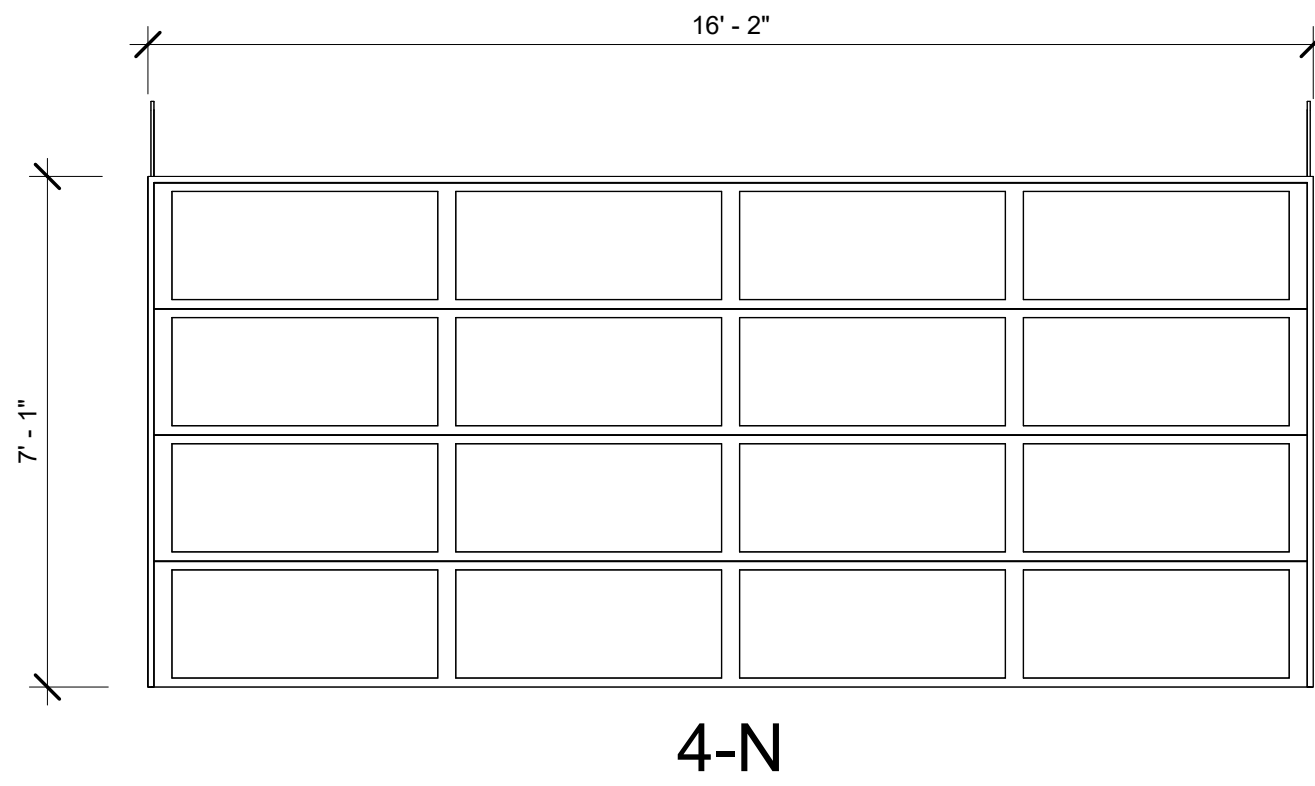
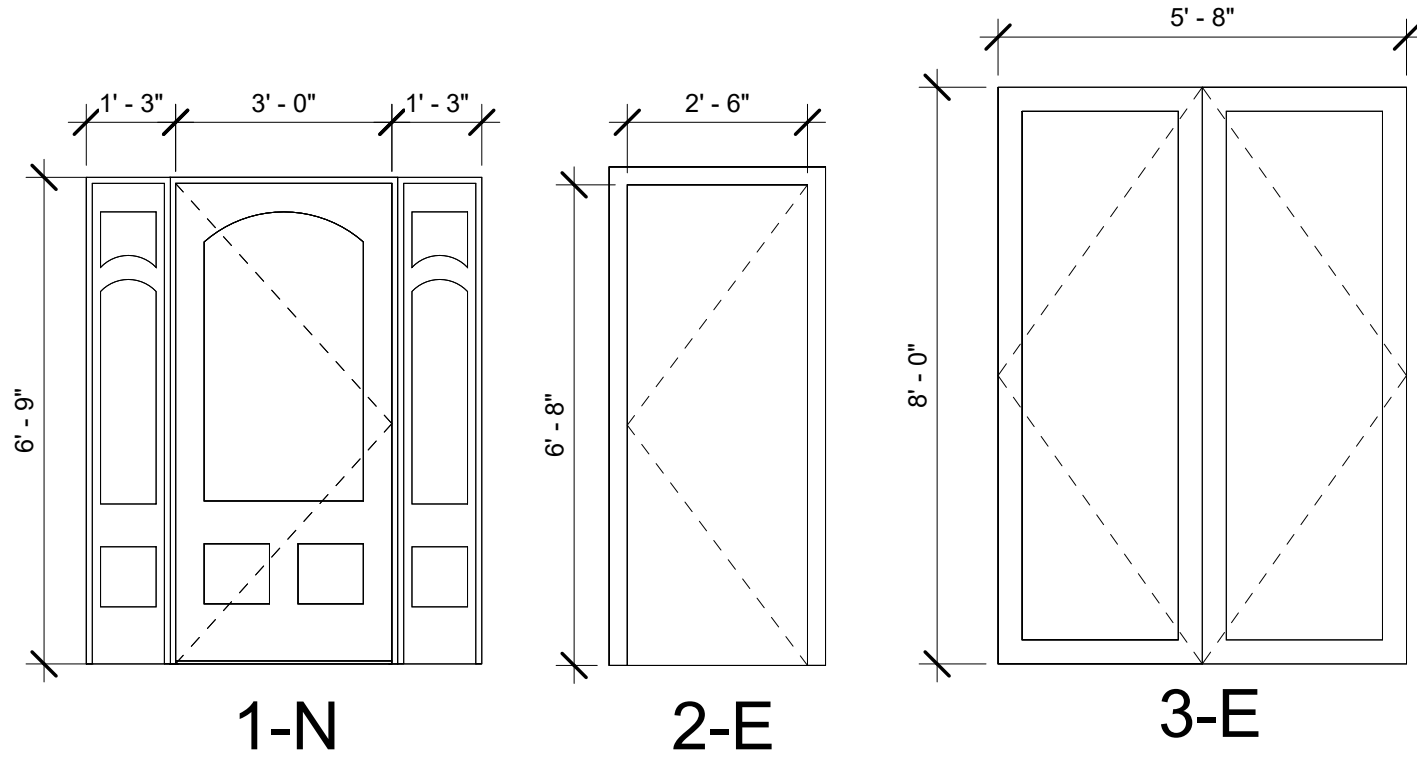
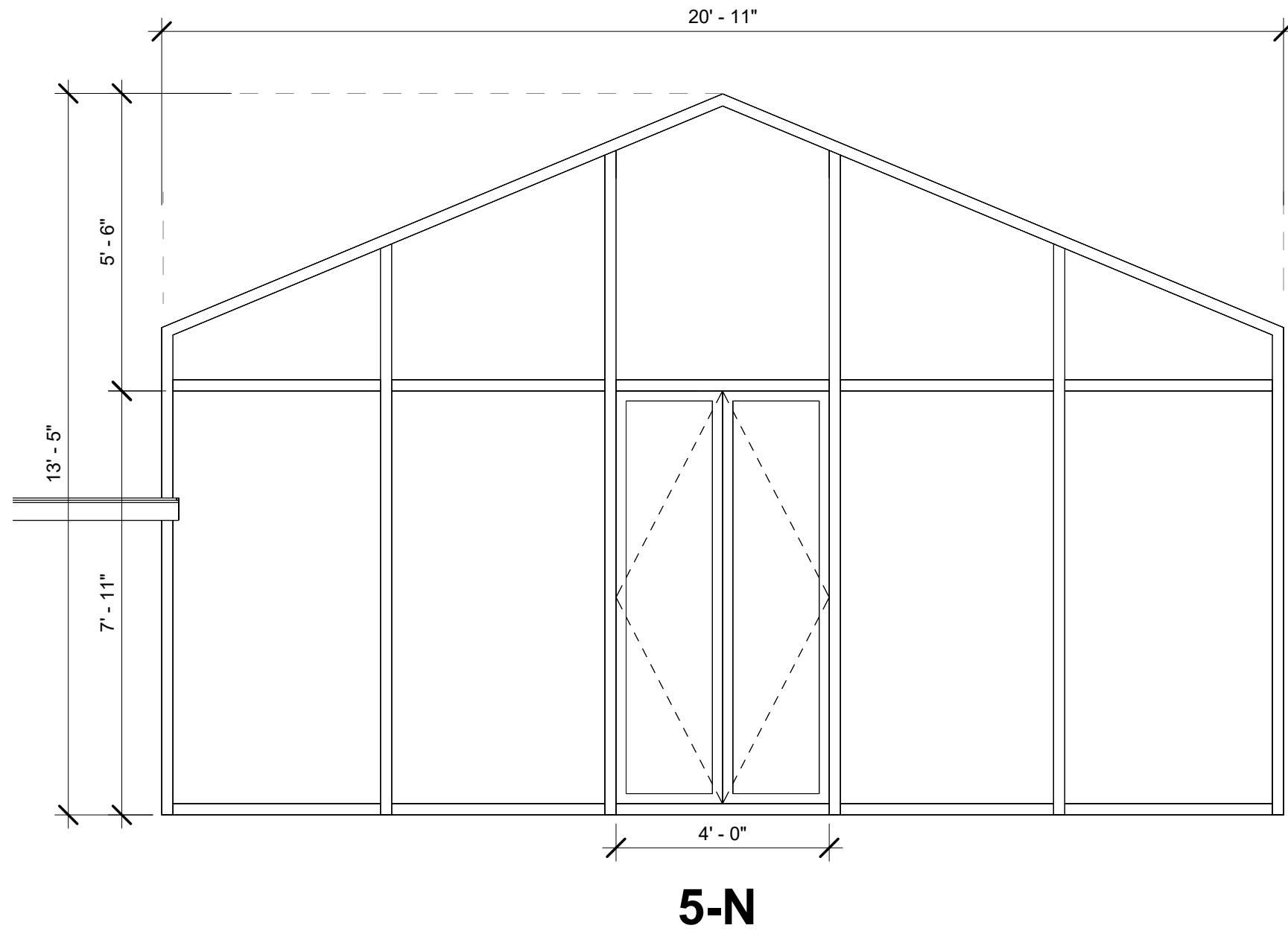
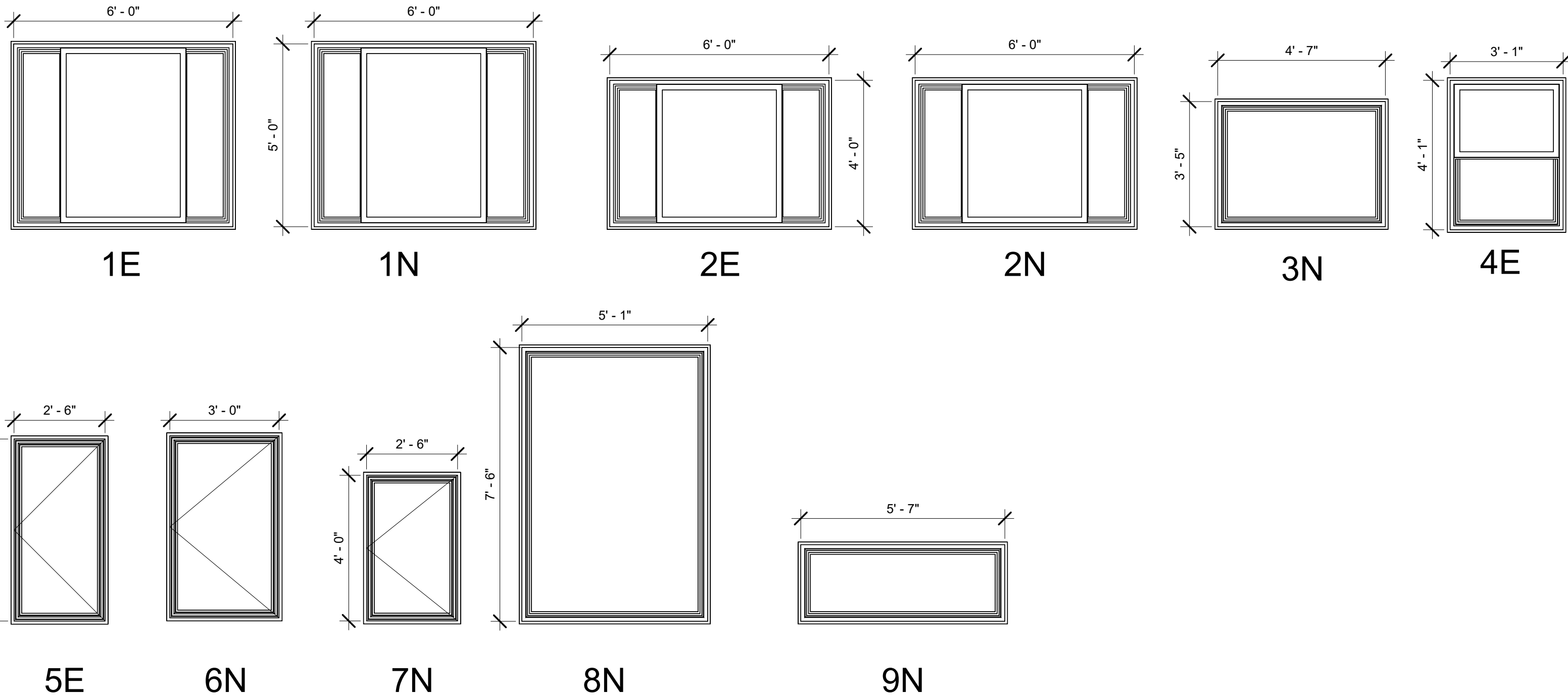
REVISIONS

3D VIEWS

Project number180714
Date1/12/2023

A111

6/3/2023 11:54:25 AM



| Window Schedule | | | | | | | | | | | | | |
|-----------------|------------------------|-------|----------|----------|------------|---------------------|------------------------|------------|---------|------------------|----------------|------------------|---|
| Mark | New (N) / Existing (E) | Count | Width | Height | Material | Visible From Street | Window Operation /Type | Frame Type | Bedroom | Energy Efficient | Tempered Glass | Fire Hazard Zone | Window Within 18in of Floor or 40in of Door |
| 1E | (E) | 2 | 5' - 11" | 4' - 11" | VINLYL | Y | HORIZONTAL SLIDER, XOX | NAIL-FIN | Y | Y | Y | N | N |
| 1N | (N) | 4 | 5' - 11" | 4' - 11" | FIBERGLASS | Y | HORIZONTAL SLIDER, XOX | NAIL-FIN | Y | Y | Y | <varies> | N |
| 2E | (E) | 3 | 5' - 11" | 3' - 11" | VINLYL | Y | HORIZONTAL SLIDER, XOX | NAIL-FIN | Y | Y | Y | Y | N |
| 2N | (N) | 5 | 5' - 11" | 3' - 11" | FIBERGLASS | Y | HORIZONTAL SLIDER, XOX | NAIL-FIN | Y | Y | Y | N | N |
| 3N | (N) | 1 | 4' - 6" | 3' - 4" | FIBERGLASS | Y | FIXED PICTURE | NAIL-FIN | Y | Y | Y | N | N |
| 4E | (E) | 1 | 3' - 0" | 4' - 0" | VINLYL | N | VERTICAL SIDER, OX | NAIL-FIN | N | Y | Y | N | N |
| 5E | (E) | 2 | 2' - 6" | 5' - 0" | VINLYL | N | CASEMENT | NAIL-FIN | N | Y | Y | N | Y |
| 6N | (N) | 1 | 3' - 0" | 5' - 0" | FIBERGLASS | Y | CASEMENT | NAIL-FIN | N | Y | Y | N | N |
| 7N | (N) | 2 | 2' - 6" | 4' - 0" | FIBERGLASS | Y | CASEMENT | NAIL-FIN | Y | Y | Y | N | N |
| 8N | (N) | 1 | 5' - 0" | 7' - 5" | FIBERGLASS | Y | FIXED PICTURE | NAIL-FIN | N | Y | Y | N | Y |
| 9N | (N) | 1 | 5' - 6" | 2' - 0" | FIBERGLASS | Y | FIXED PICTURE | NAIL-FIN | N | Y | Y | N | Y |

| Door Schedule | | | | | | | | |
|---------------|------------------------|-------|----------|---------|--------------------|----------------|---------------------|----------------|
| Mark | New (N) / Existing (E) | Count | Width | Height | Door Material (s) | Frame Material | Visible From Street | Door Operation |
| 1-N | (N) | 1 | 3' - 0" | 6' - 8" | FIBERGLASS / GLASS | FIBERGLASS | Y | SWING |
| 2-E | (E) | 1 | 2' - 6" | 6' - 8" | FIBERGLASS | FIBERGLASS | N | SWING |
| 3-E | (E) | 1 | 5' - 8" | 8' - 0" | FIBERGLASS / GLASS | FIBERGLASS | N | SWING |
| 4-N | (N) | 1 | 16' - 0" | 7' - 0" | FIBERGLASS | FIBERGLASS | Y | LIFT UP |
| 5-N | (N) | 1 | 4' - 0" | 7' - 8" | METAL / GLASS | METAL | N | SWING |

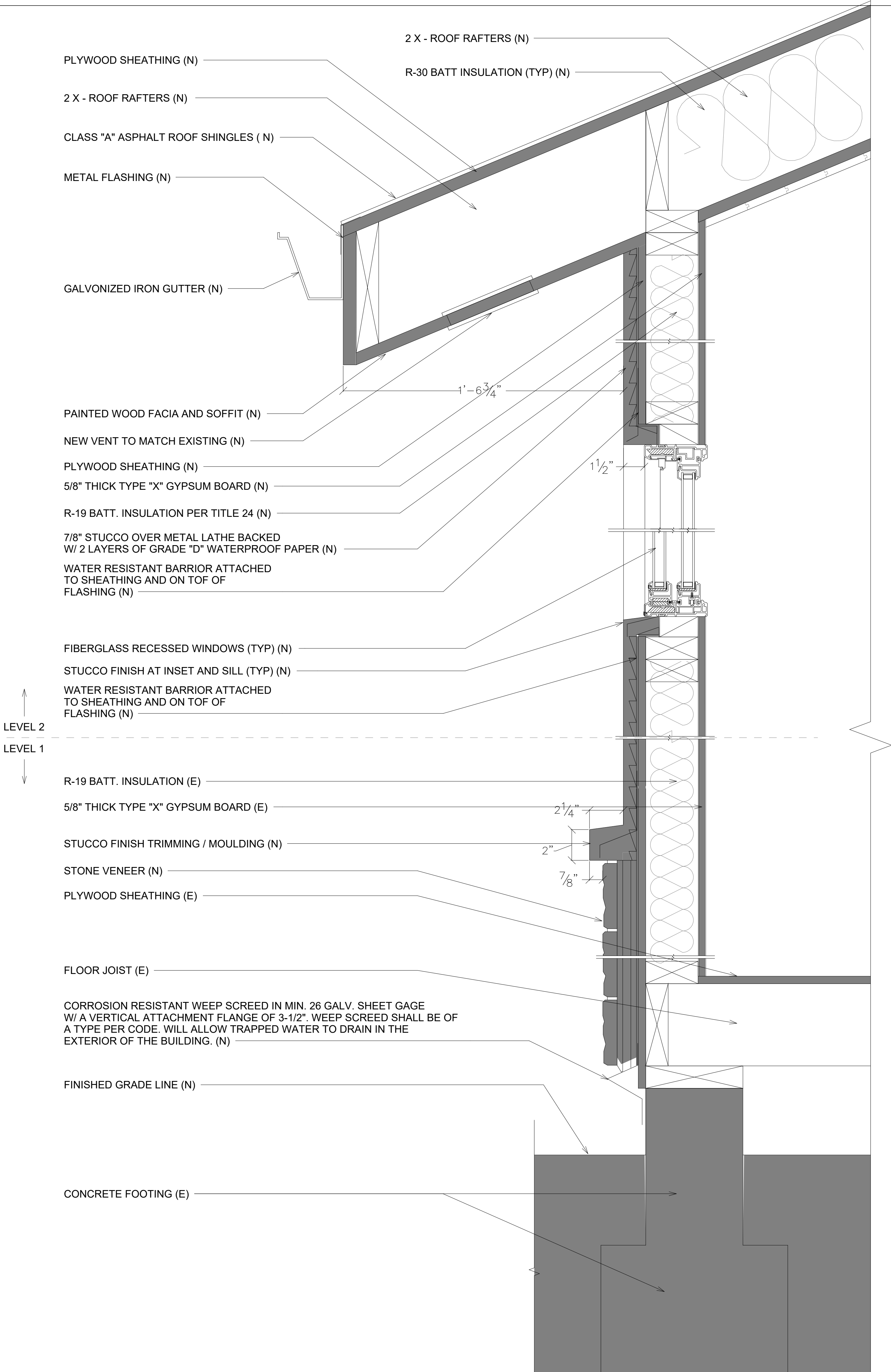
PROPOSED SECOND STORY ADDITION
5120 FINEHILL AVE. GLENDALE, CA 91214

REVISIONS

DETAILS

Project number 180714
Date 1/12/2023

A113



NEW BUILDING MATERIALS

5120 FINEHILL AVE. GLENDALE CA 91214



A

ROOF

MAKE: CERTAINTEED
COLOR: PRESIDENTIAL AUTUMN BLEND
MATERIAL: COMPOSITION ROOFING



B

EAVES

MAKE: SHERWIN WILLIAMS
COLOR: CUSTOM TO MATCH SHINGLES
MATERIAL: EXTERIOR PAINT



C

EXTERIOR WALLS

MAKE: OMEGA
COLOR: 9205 ICEBERG
MATERIAL: ACRYLIC STUCCO

NEW BUILDING MATERIALS
5120 FINEHILL AVE. GLENDALE CA 91214



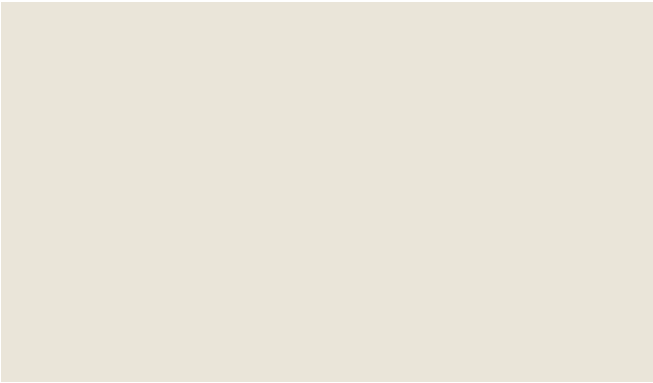
WINDOWS
MAKE: MILGARD OR EQUAL
COLOR: STANDARD WHITE
MATERIAL: FIBERGLASS & GLASS

D



DOORS
MAKE: MILGARD OR EQUAL
COLOR: BARK
MATERIAL: FIBERGLASS & GLASS

E



GATE
MAKE: MULHOLLAND GATES
COLOR: CUSTOM TO MATCH STUCCO
MATERIAL: METAL

F

NEW BUILDING MATERIALS
5120 FINEHILL AVE. GLENDALE CA 91214



STAIRS & WAINSCOT
MAKE: BARRON DESIGNS OR EQ
COLOR: BIRCHWOOD
MATERIAL: COLORADO DRY STACK STONE

G



RAILING
MAKE: CUSTOM
COLOR: BLACK
MATERIAL: IRON

H



DECKING
MAKE: TREX OR EQUAL
COLOR: SPICED RUM
MATERIAL: COMPOSITE

J

EXISTING BUILDING MATERIALS

5120 FINEHILL AVE. GLENDALE CA 91214



EXISTING RETAINING WALLS

MAKE: N/A

COLOR: NATURAL

MATERIAL: CMU & BRICK

1



EXISTING LIGHTING

MAKE: N/A

COLOR: BLACK

MATERIAL: GLASS AND METAL

2