



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY

August 4, 2023 <i>Decision Date</i>	3501 Fallenleaf Place <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5660-035-022 <i>APN</i>
PADR-000576-2022 <i>Case Number</i>	Sevan Benlian <i>Applicant</i>
Deborah Hong, Planning Associate <i>Case Planner</i>	Gegham Petrosyan <i>Owner</i>

Project Summary

The applicant is proposing a 633 square-foot (SF) addition (402 SF on the first-floor, 231 SF on the second-floor) to an existing two-story, 2,498 square-foot single-family residence (originally constructed in 1985) with an attached two-car garage on a 10,653 SF lot located in the R1R (FAR District III) Zone.

Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition to the existing structure will not result in an increase of more than 50% of the floor area of the structure before the addition.

Existing Property/Background

Originally developed in 1985, the project site is a 10,653 SF, pie-shaped lot with frontage on two streets: at the end of the cul-de-sac on Fallenleaf Place, and on Dragonfly Street (no site access). The site is currently developed with a 2,498 square-foot, two-story single-family residence with an attached two-car garage, and a swimming pool that will be maintained. Access to the existing garage is from the existing driveway located along Fallenleaf Place that is proposed to remain. The existing development is located on a relatively flat pad lot that slopes down from the rear yard to Dragonfly Street.

Staff Recommendation

Approve

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RIR FAR District: III

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

Active/Pending Permits and Approvals

None.

Site Slope and Grading

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

Neighborhood Survey

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	11,162 sq. ft.	7,590 sq. ft. – 35,231 sq. ft.	10,653 sq. ft.
Setback	17.7 feet	11 feet – 31 feet	18'-10"
House size	2,781 sq. ft.	2,091 sq. ft. – 3,373 sq. ft.	3,131 sq. ft.
Floor Area Ratio	0.28	0.08 – 0.44	0.32
Number of stories	2 homes are 1-story & 25 homes are 2-stories	1 to 2-stories	2-stories

DESIGN ANALYSIS

Site Planning

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

Building Location

yes n/a no

If "no" select from below and explain:

- Setbacks of buildings on site
- Prevailing setbacks on the street
- Building and decks follow topography
- Alteration of landform minimized

Yards and Usable Open Space

yes n/a no

If "no" select from below and explain:

- Avoid altering landform to create flat yards
- Outdoor areas integrated into open space

- Use of retaining walls minimized
- Provide landscaping to reduce visual impact of retaining walls
- Decorative material used for retaining walls to blend into landscape and/or complement the building design

Garage Location and Driveway

- yes** **n/a** **no**

If “no” select from below and explain:

- Consistent with predominant pattern on street
- Compatible with primary structure
- Permeable paving material
- Decorative paving

Landscape Design

- yes** **n/a** **no**

If “no” select from below and explain:

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

Walls and Fences

- yes** **n/a** **no**

If “no” select from below and explain:

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

Determination of Compatibility: Site Planning

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

- Overall, the site planning is appropriate and remains relatively unchanged with the 633 SF addition located behind the existing attached garage on the existing flat pad.
- At the first floor, the addition is angled and will run parallel with the easterly interior property line.
- There is no prevailing street-front setback in the immediate neighborhood and no changes are proposed to the existing 18'-10" street-front setback.
- No other site changes are proposed and the existing landscaping and swimming pool will be maintained.

Massing and Scale

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

Building Relates to its Surrounding Context

yes **n/a** **no**

If “no” select from below and explain:

- Appropriate proportions and transitions
- Impact of larger building minimized

Building Relates to Existing Topography

yes **n/a** **no**

If “no” select from below and explain:

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

Consistent Architectural Concept

yes **n/a** **no**

If “no” select from below and explain:

- Concept governs massing and height

Scale and Proportion

yes **n/a** **no**

If “no” select from below and explain:

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

Roof Forms

yes **n/a** **no**

If “no” select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

Determination of Compatibility: Mass and Scale

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

- Overall, the mass, height, proportions, and architectural concept of the project are consistent with the existing residence and proposed style change.
- The project’s mass and scale is appropriate with the first-floor addition setback from the street and behind the existing attached garage, and the second floor expansion appropriately stepping back from the floor below on all sides.

- The neighborhood pattern features predominantly two-story single-family residences, and the applicant's proposal will be consistent with the surrounding development because it is an existing two-story house with the overall 27'-6" height being maintained.
- The existing single-family residence features a hipped roof design at the first floor, and a gable-roof design at the second floor. The proposal will match these existing conditions with the first-floor addition featuring a hipped roof design, and a gable-roof design at the second floor. The proposed 8:12 roof pitch is also consistent with the existing roof.

Design and Detailing

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

Overall Design and Detailing

yes **n/a** **no**

If "no" select from below and explain:

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

Entryway

yes **n/a** **no**

If "no" select from below and explain:

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

Windows

yes **n/a** **no**

If "no" select from below and explain:

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

Privacy

yes **n/a** **no**

If "no" select from below and explain:

- Consideration of views from "public" rooms and balconies/decks
- Avoid windows facing adjacent windows

Finish Materials and Color

yes **n/a** **no**

If “no” select from below and explain:

- Textures and colors reinforce design
- High-quality, especially facing the street
- Respect articulation and façade hierarchy
- Wrap corners and terminate appropriately
- Natural colors appropriate to hillside area

Paving Materials

yes **n/a** **no**

If “no” select from below and explain:

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

Lighting, Equipment, Trash, and Drainage

yes **n/a** **no**

If “no” select from below and explain:

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

Ancillary Structures

yes **n/a** **no**

If “no” select from below and explain:

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

Determination of Compatibility: Design and Detailing

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

- Overall, the design and detailing is compatible with the existing traditional style of the house through the use of architectural treatments, materials, windows, and colors.
- The new windows are fiberglass, with a combination of sliding and casement operations to match the existing windows that will be maintained. The nail-on frame type and edge detail will match the existing conditions.
- At the rear a 164 SF uncovered balcony is proposed with access from the existing master bedroom. This new balcony is centered on the second-floor rear façade and is not anticipated to have any privacy impacts with the immediate neighbors.
- The addition will feature an S-tile clay roof and stucco siding to match the existing residence, and the new rear balcony will feature a glass railing.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval**. This determination is based on the implementation of the following recommended conditions:

Conditions

None

Attachments

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



FRONT VIEW



FRONT / SIDE VIEW (EAST CORNER)



REAR VIEW



REAR / SIDE VIEW (SOUTH CORNER)

REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK.

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OWNER:
GEGHA PETROSYAN

ADDRESS:
3501 FALLENLEAF PL,
GLENDALE, CA 91206

FALLENLEAF
RESIDENCE

 **APARTEON**
SEVAN BENJIAN
(818) 237-0295

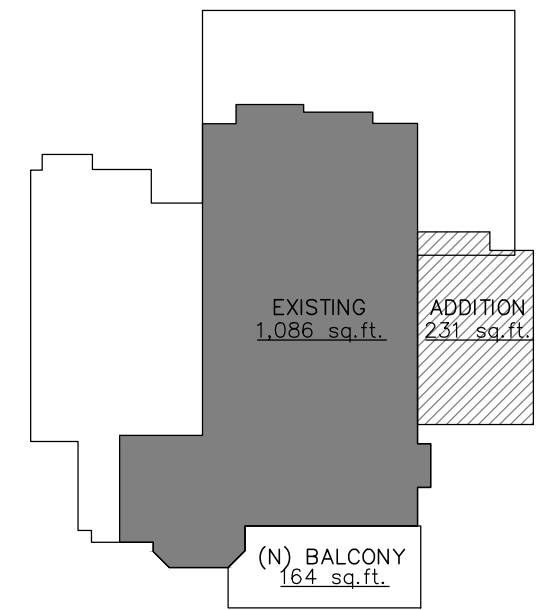
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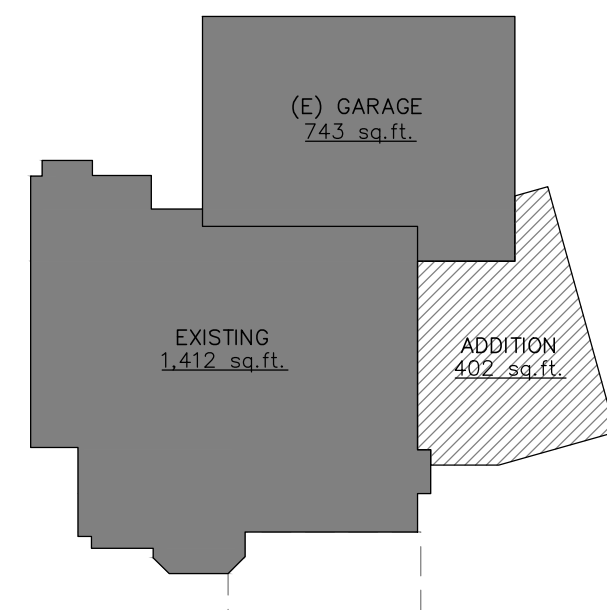
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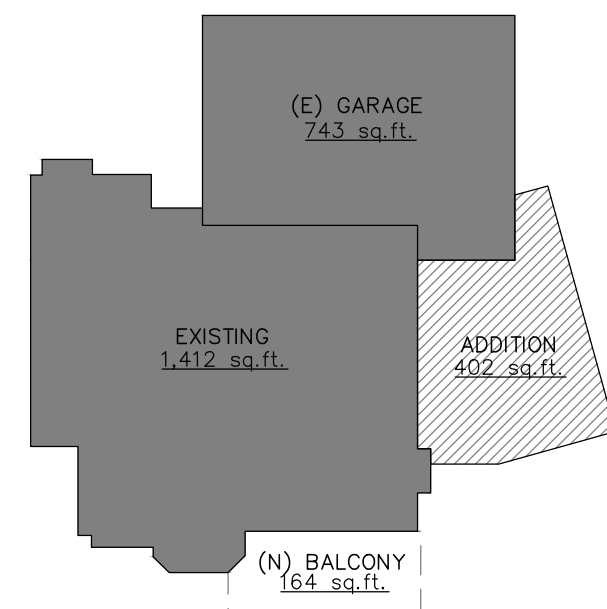
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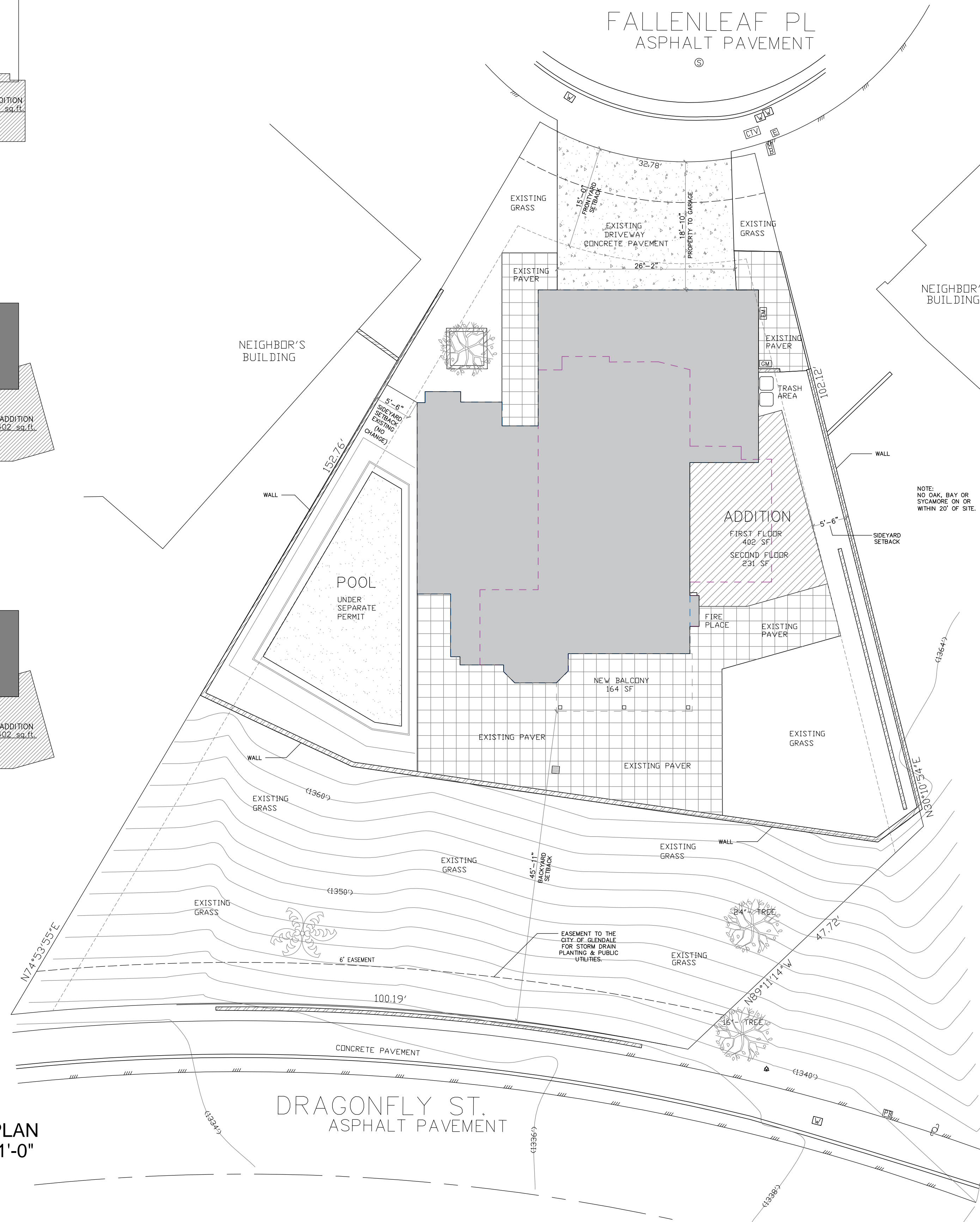
2nd FLOOR PLAN DIAGRAM SQ.FT.
SCALE:



1st FLOOR PLAN DIAGRAM SQ.FT.
SCALE:



LOT COVERAGE
SCALE:



SITE PLAN
1/8" = 1'-0"

PROJECT INFORMATION

ZONING DESIGNATION:	R1R III RESTRICTED RESIDENTIAL FAR III
OCCUPANCY:	R3 (HOUSE) / U (GARAGE)
CONSTRUCTION TYPE:	TYPE-VB
FIRE SPRINKLERED:	YES, NFPA 13D
LOT SIZE:	10,653 SF
EXISTING HOUSE:	2,486 SF
NEW HOUSE:	3,131 SF
EXISTING GARAGE:	743 SF
ALLOWABLE FAR CALCULATIONS:	45% X 10,000 = 4,500 10% X 653 = 65.3 4,565.3 SF MAX. ALLOWED FAR
FAR CALCULATIONS BREAKDOWN:	1ST FLR = (E) 1,412 + (N) 402 = 1,814 SF 2ND FLR = (E) 1,086 + (N) 231 = 1,317 SF GARAGE = 743 SF (50% SF EXEMPT) TOTAL = 3,374 SF
LOT COVERAGE CALCULATIONS BREAKDOWN:	1ST FLOOR = 1,814 SF GARAGE = 743 SF BALCONY/PATIO = 164 SF TOTAL = 2,721 SF
LOT COVERAGE CALCULATIONS:	2,721 SF TOTAL LOT COVERAGE 10,676 SF LOT AREA = 25% + 40% ALLOWED
LANDSCAPING CALCULATIONS:	LOT SIZE: 10,676 SF TOTAL LOT COVERAGE = 2,721 SF DRIVEWAY = 520 SF HARDSCAPE = 1,198 SF TOTAL LANDSCAPE = 6,237 SF 58% OF LOT SIZE > 40% LOT SIZE
NUMBER OF STORIES:	2
BUILDING HEIGHT:	27'-6"
HIGH FIRE ZONE:	YES
HILLSIDE ZONE:	YES
METHANE ZONE:	NO
LIQUEFACTION:	NO

SHEET INDEX

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A-16 - TEMPORARY FRAMING
L-1 - LANDSCAPE & IRRIGATION PLAN
A-17 - SITE PHOTO SURVEY MAP
A-18 - NEIGHBORHOOD SECTION

LEGAL DESCRIPTION

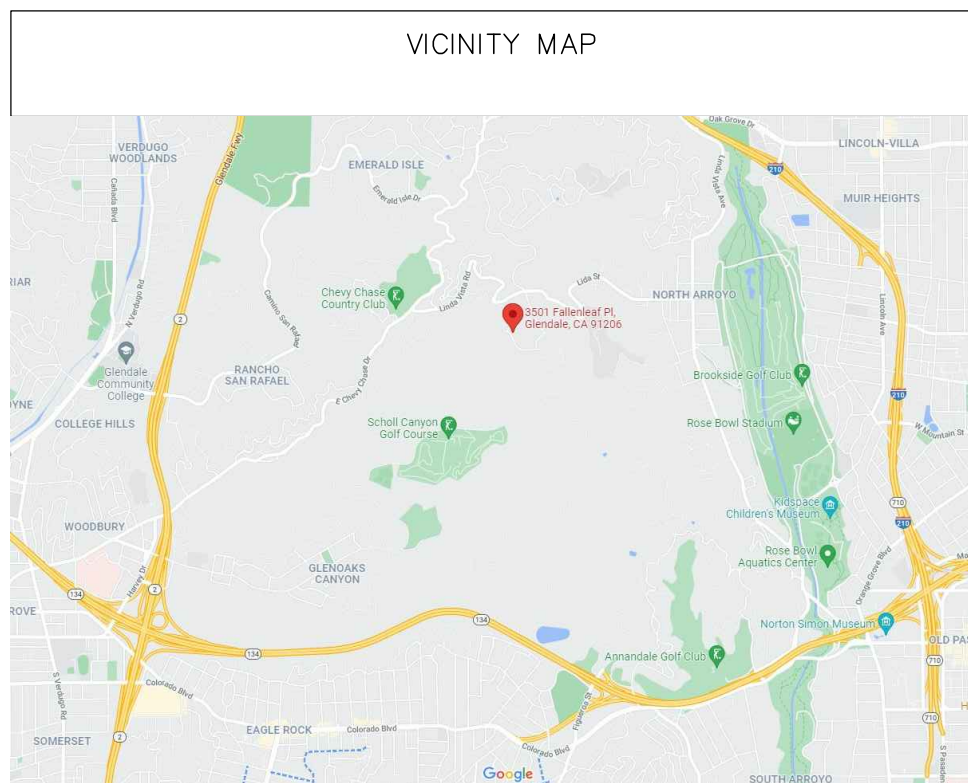
ADDRESS:	3501 FALLENLEAF PL GLENDALE CA 91206
TRACT:	33228
LOT:	38
BLOCK:	--
APN:	5660-035-022

SCOPE OF WORK

2-STORY ADDITION (633 SF) TO AN EXISTING 2-STORY SFD.
NEW OFFICE, BEDROOM, BATHROOMS
(TOTAL NEW HABITABLE 633 SF) & BALCONY 164 SF

ARCHITECTURAL DESIGNER: SEVAN BENLIAN
SEVANBENLIAN@GMAIL.COM
(818) 237-0295

APPLICABLE CODES:
2019 CBC, 2019 CRC, 2019 CMC, 2019 CEC, 2019 CPC, 2019 CFC, 2019 CAL GREEN & 2020 GB & SC



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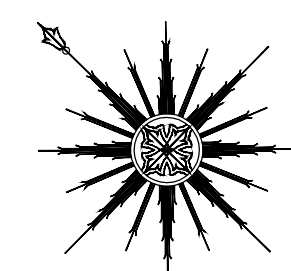
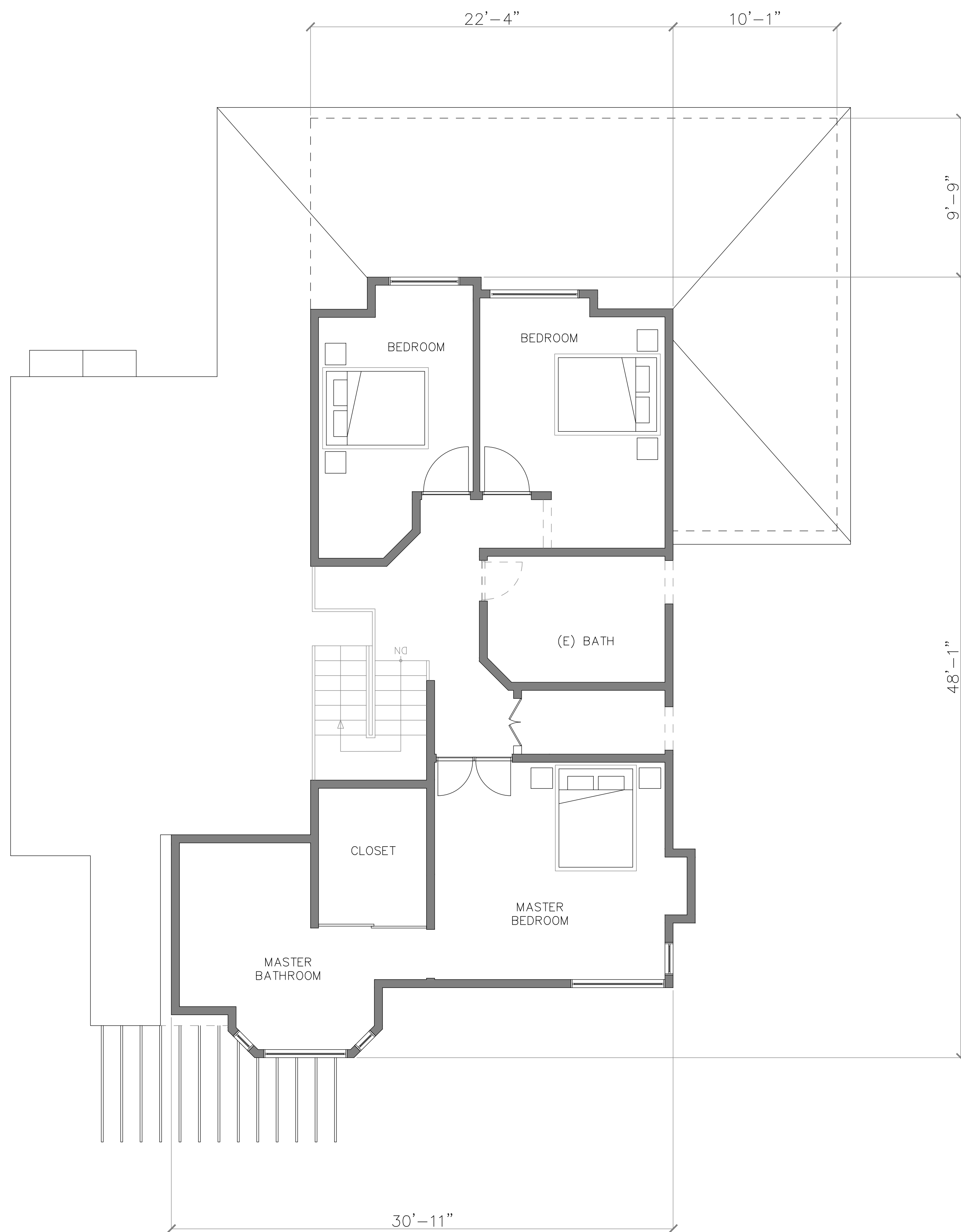
- A-12 - FLASHING & SECURITY DETAILS
- A-13 - GREEN FORMS
- A-14 - GREEN FORMS
- A-15 - SPECIFICATIONS

COVER SHEET & SITE PLAN

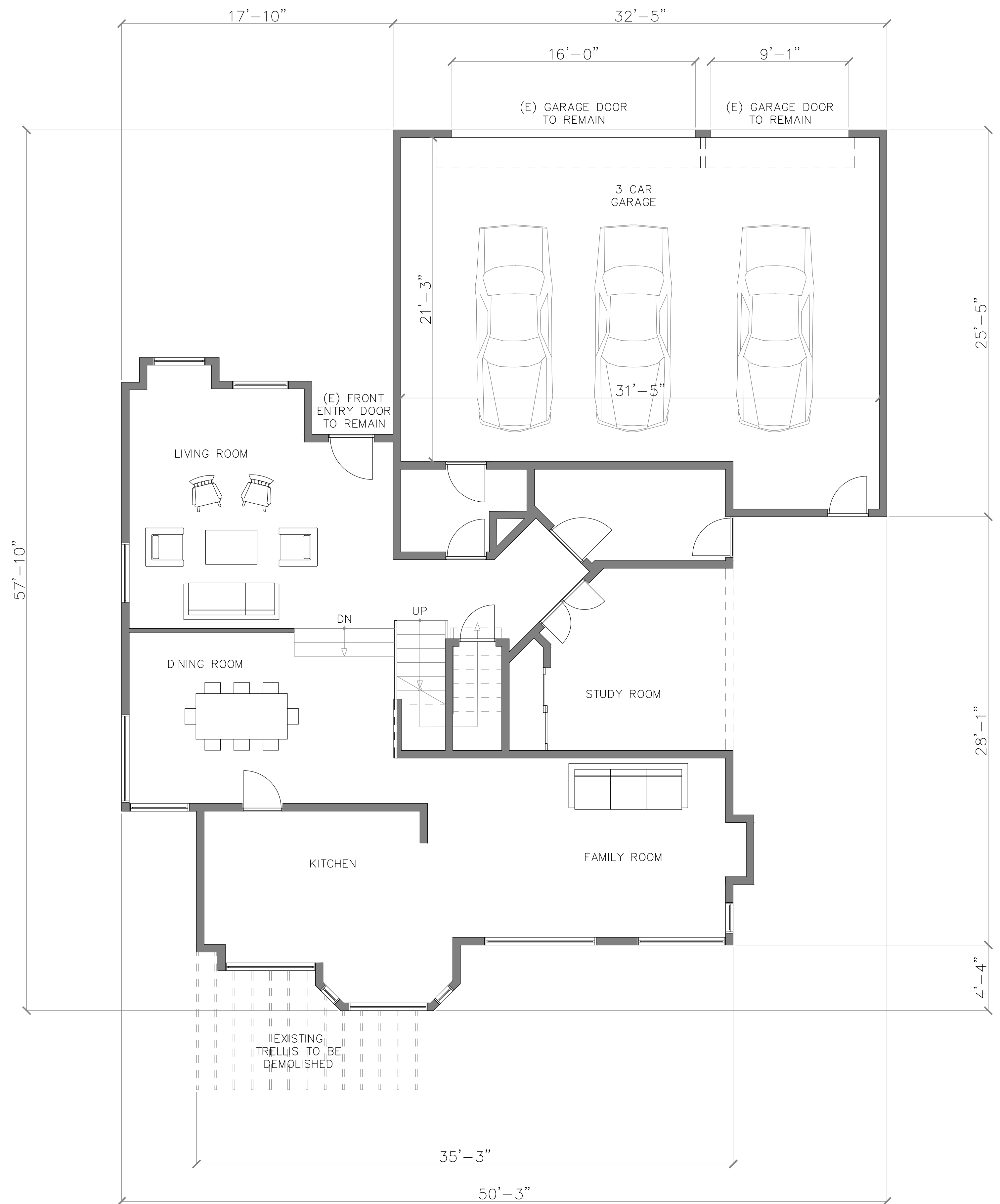


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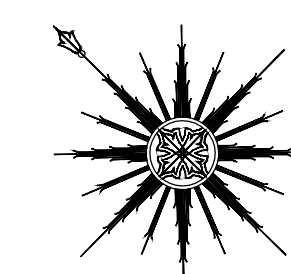
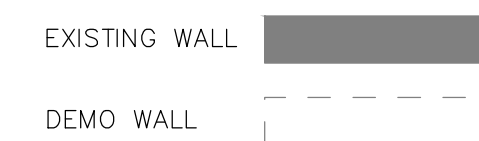
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EXISTING / DEMO
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



WALL LEGEND



EXISTING / DEMO
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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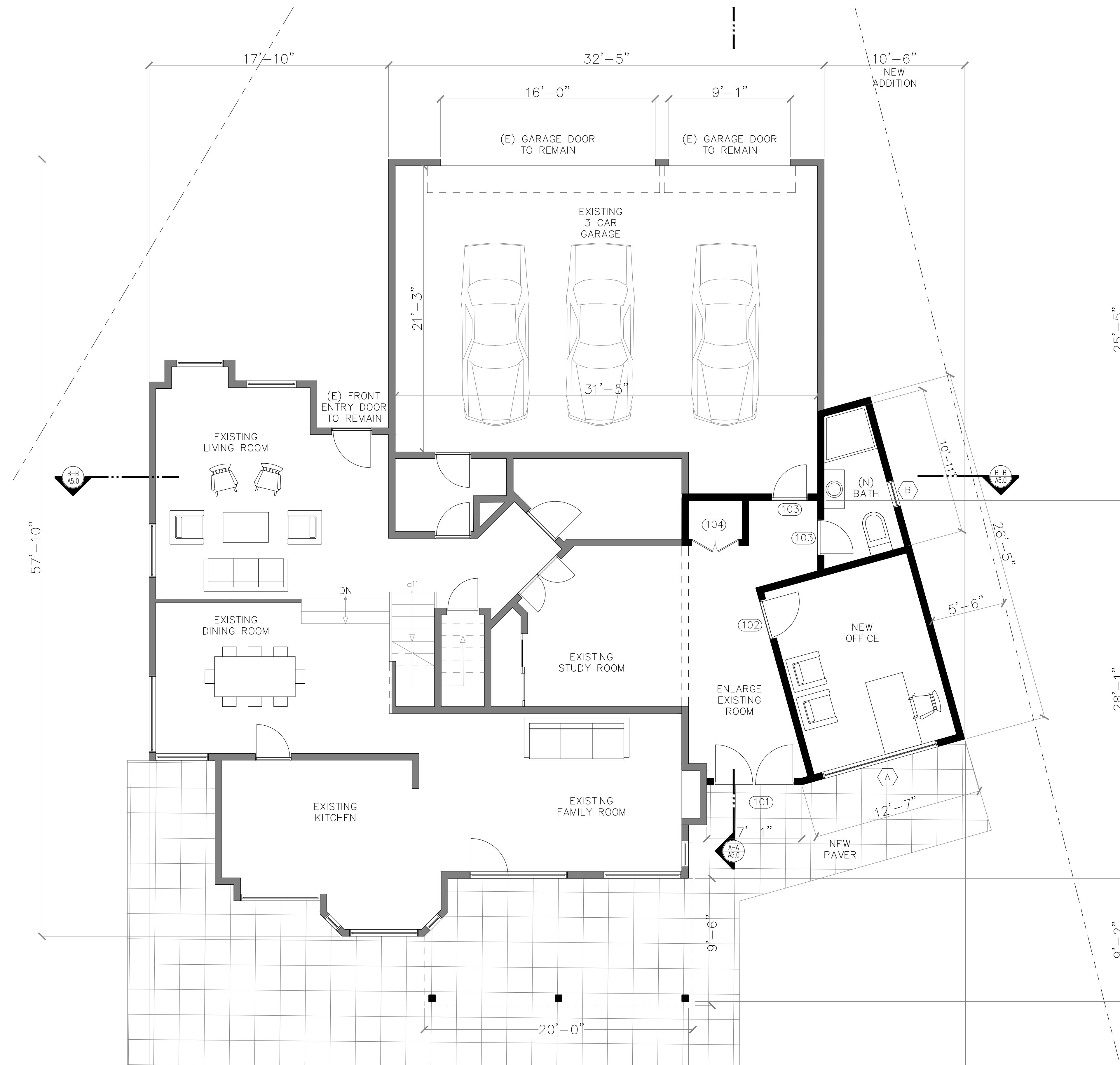
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EXISTING / DEMO
PLANS

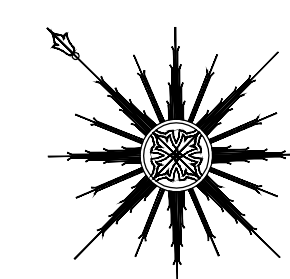


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WALL LEGEND

- EXISTING WALL
- NEW WALL



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISE DATES:

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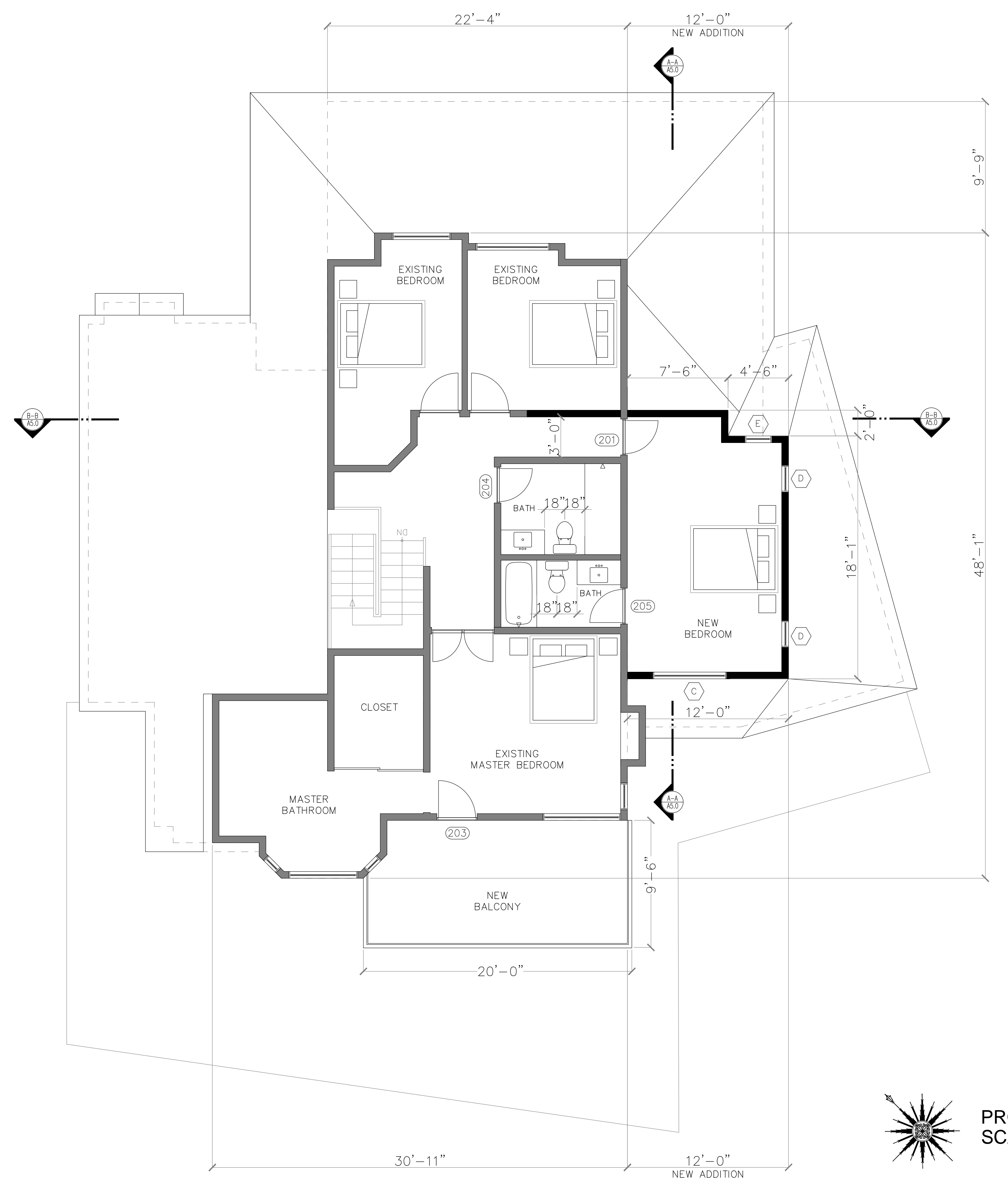
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1st FLOOR PLAN

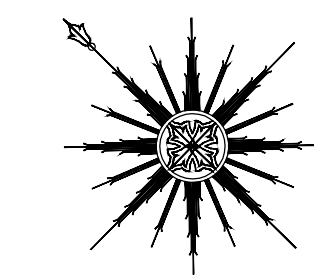


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WALL LEGEND

- EXISTING WALL
- NEW WALL



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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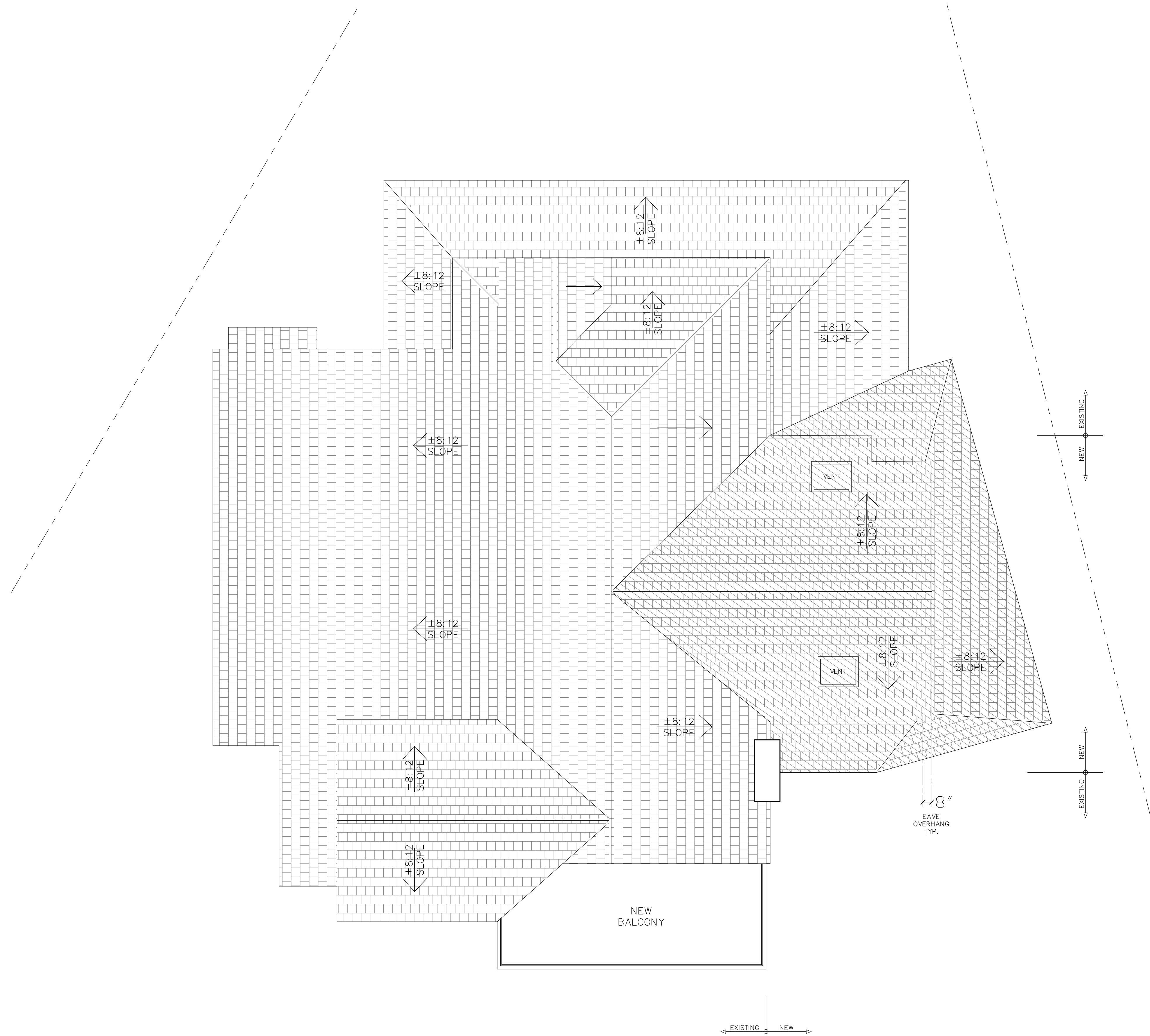
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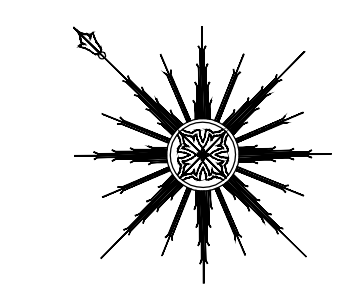
2nd FLOOR
PLAN



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SCALE:	---



EXISTING NEW



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

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ROOF PLAN

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SCALE:	---
A-6	

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LIGHTING PLAN

APARTEON

SEVAN BENJIAN
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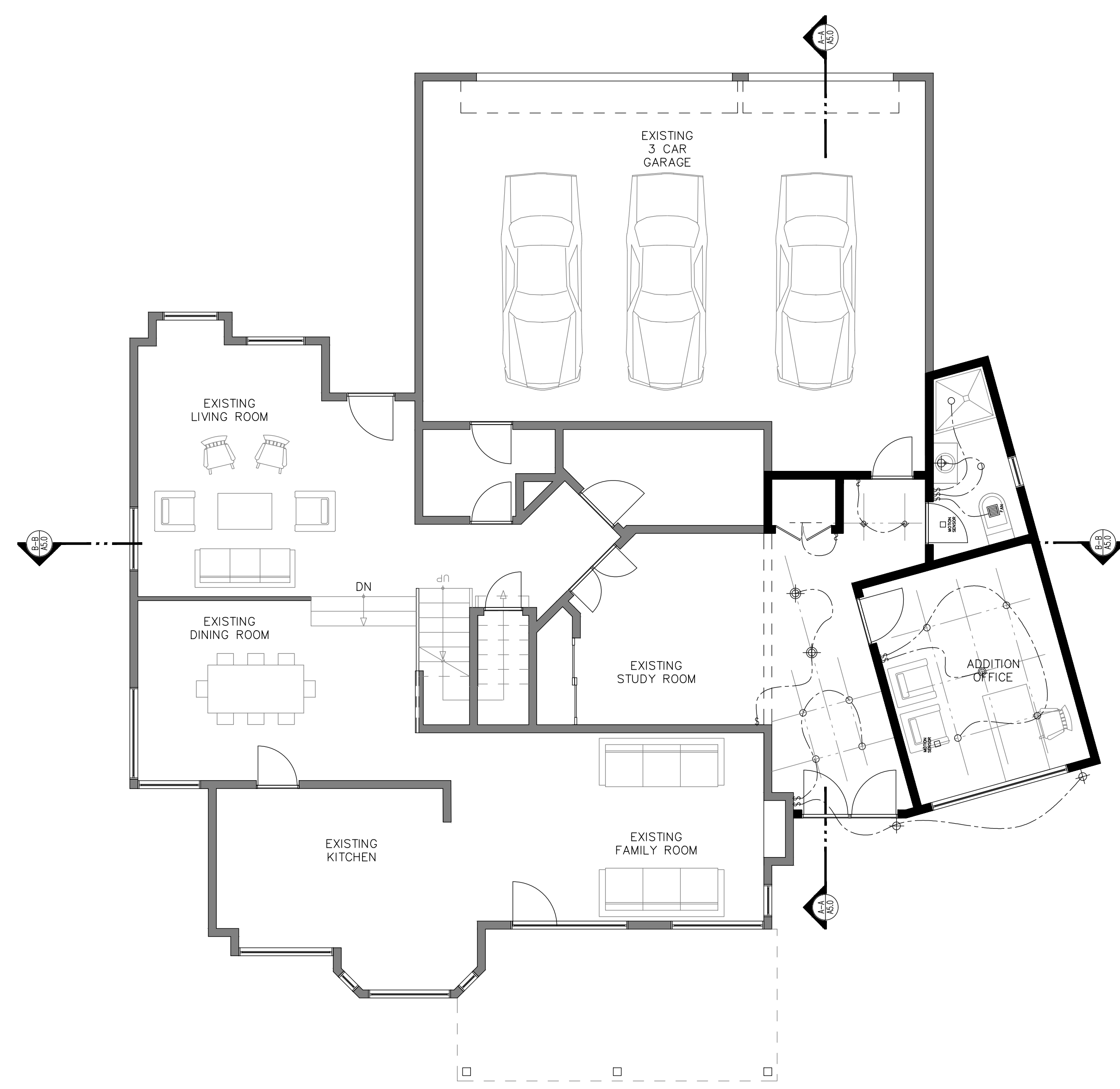
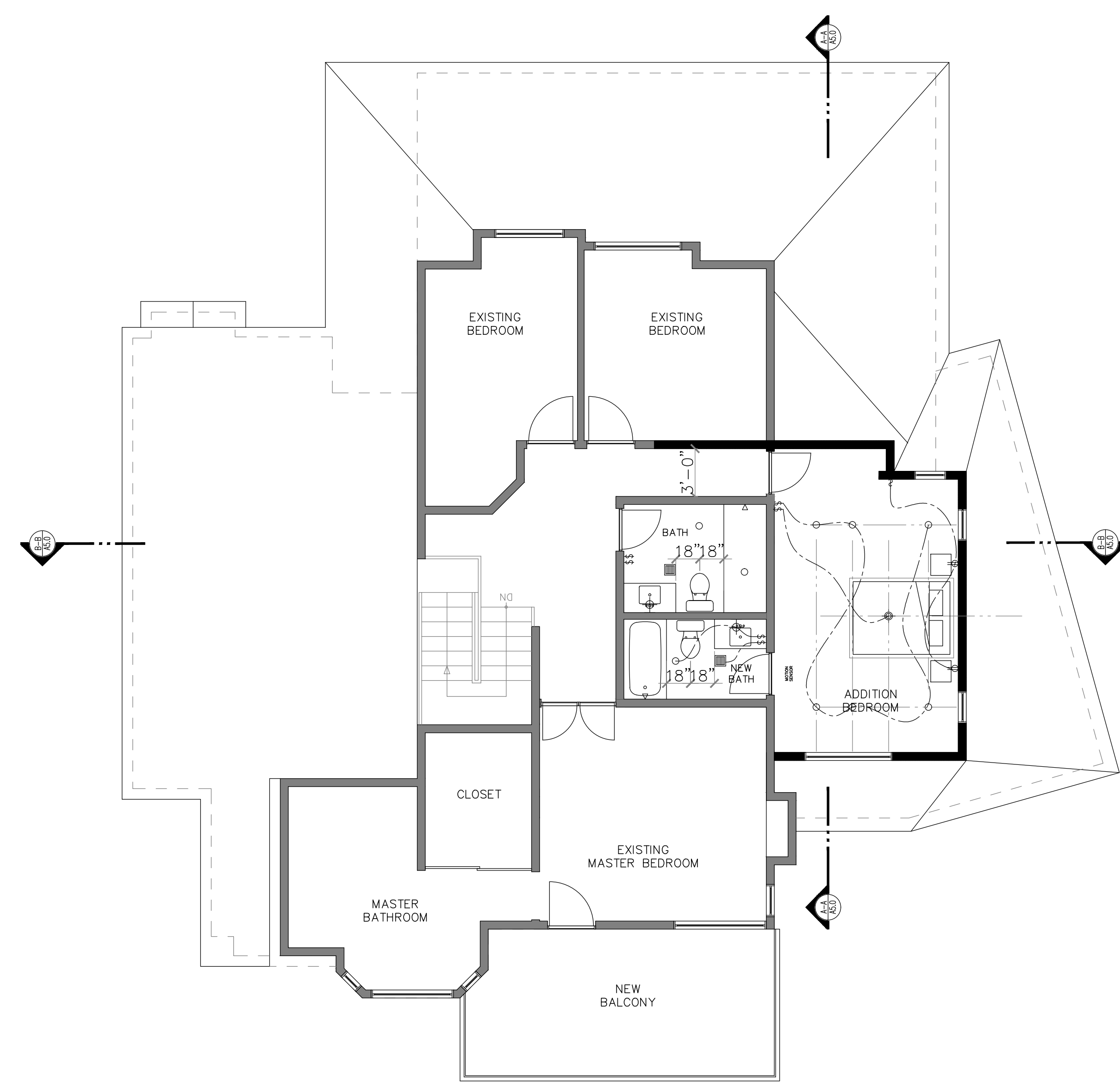
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DIMENSION PLAN

APARTEON

SEVAN BENJIAN
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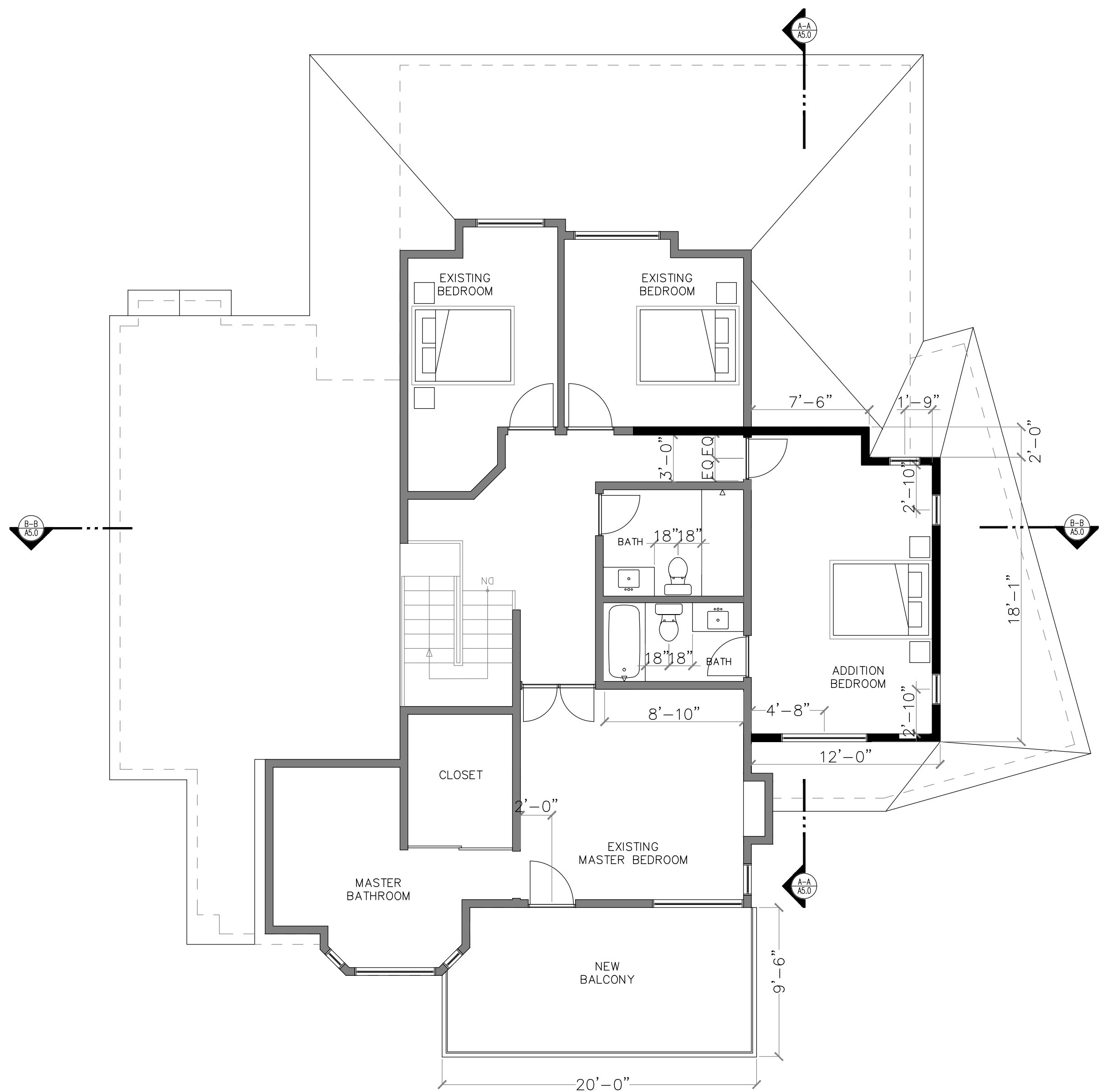
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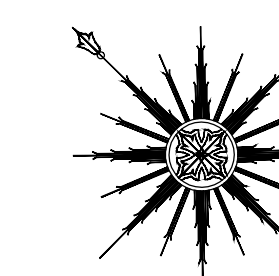
SEC
development

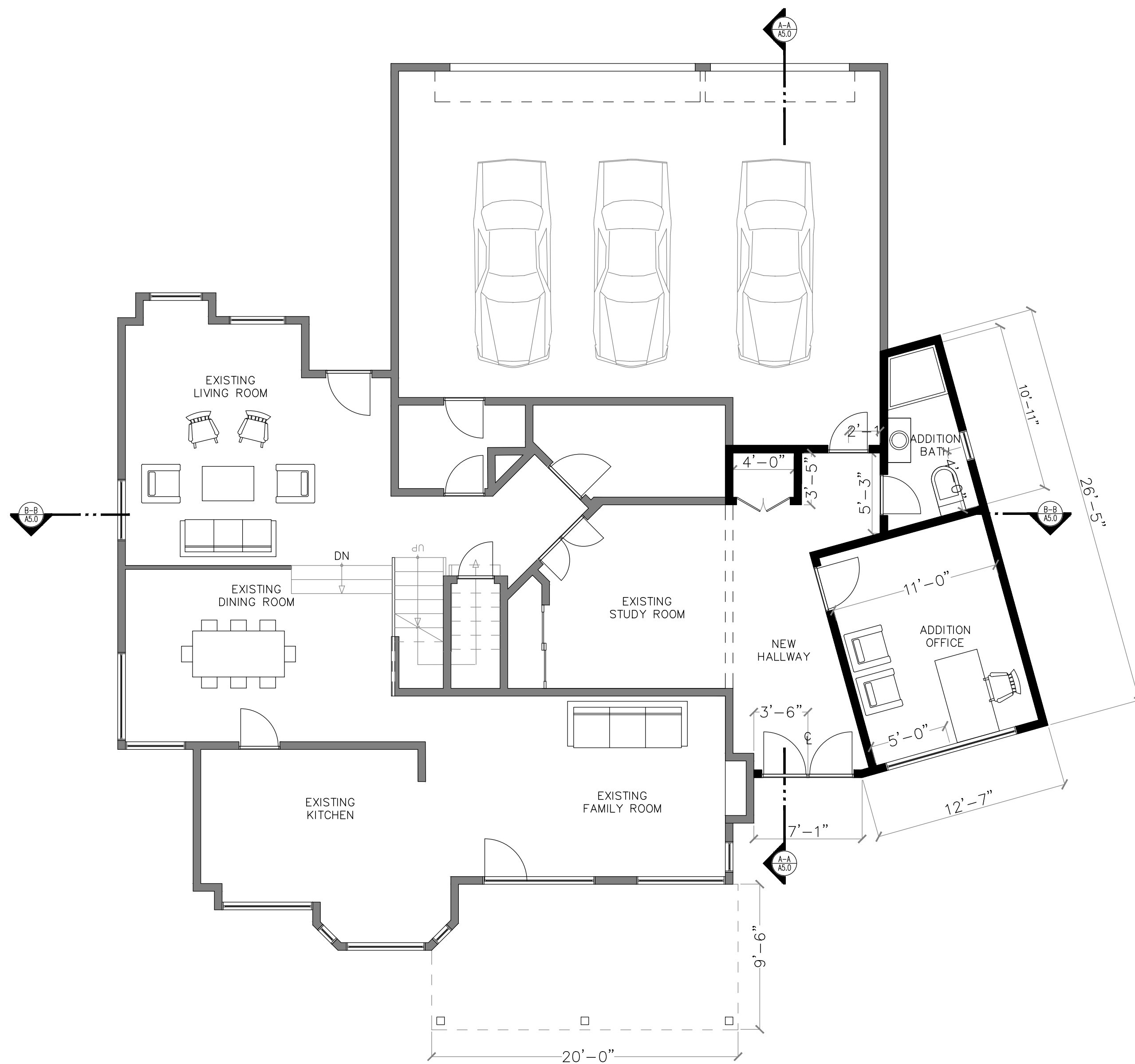
SECDEVELOPMENT.NET

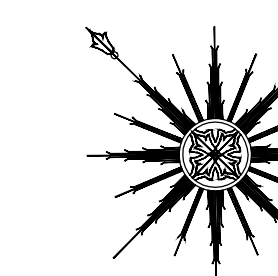
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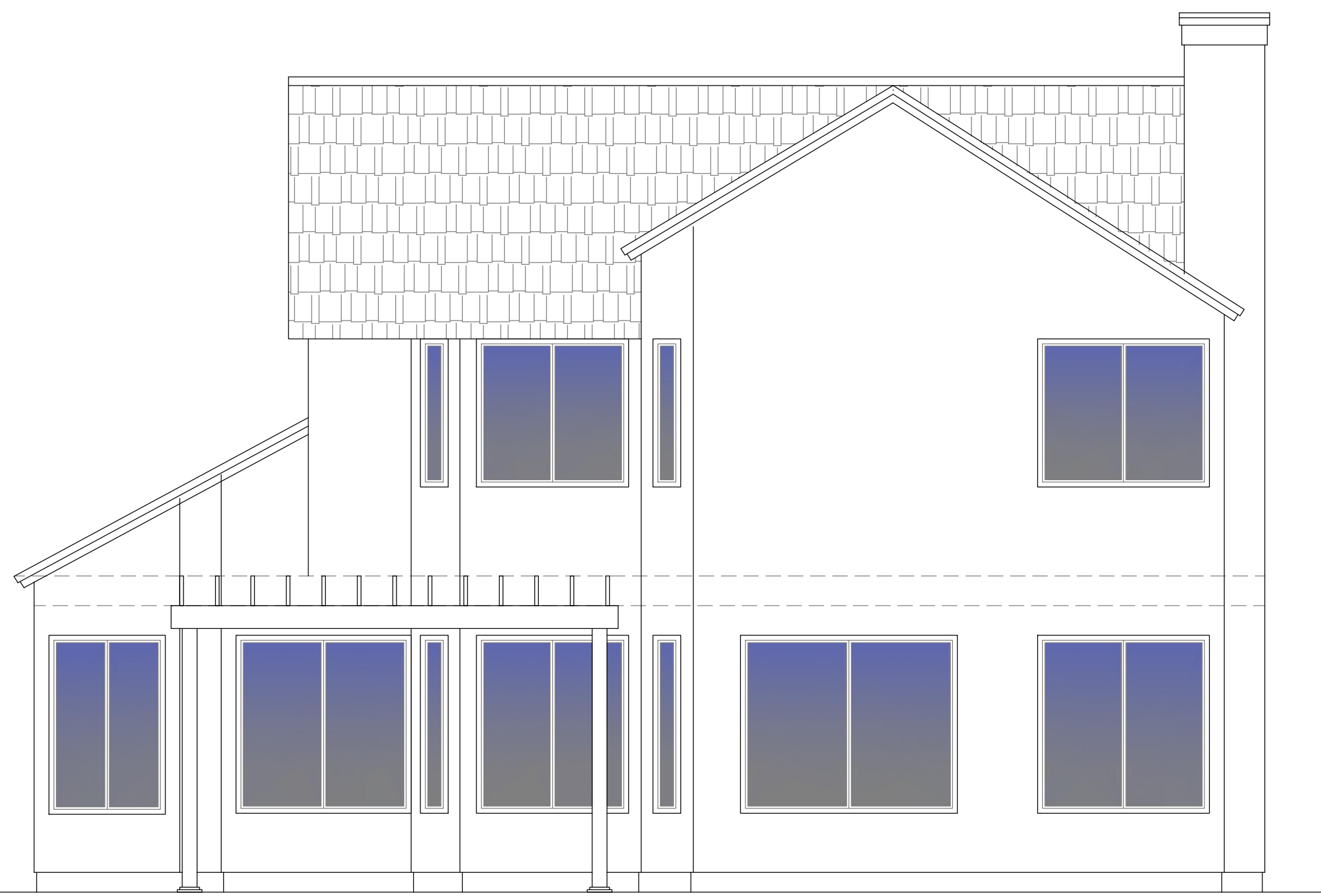
PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	8/22/23
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---



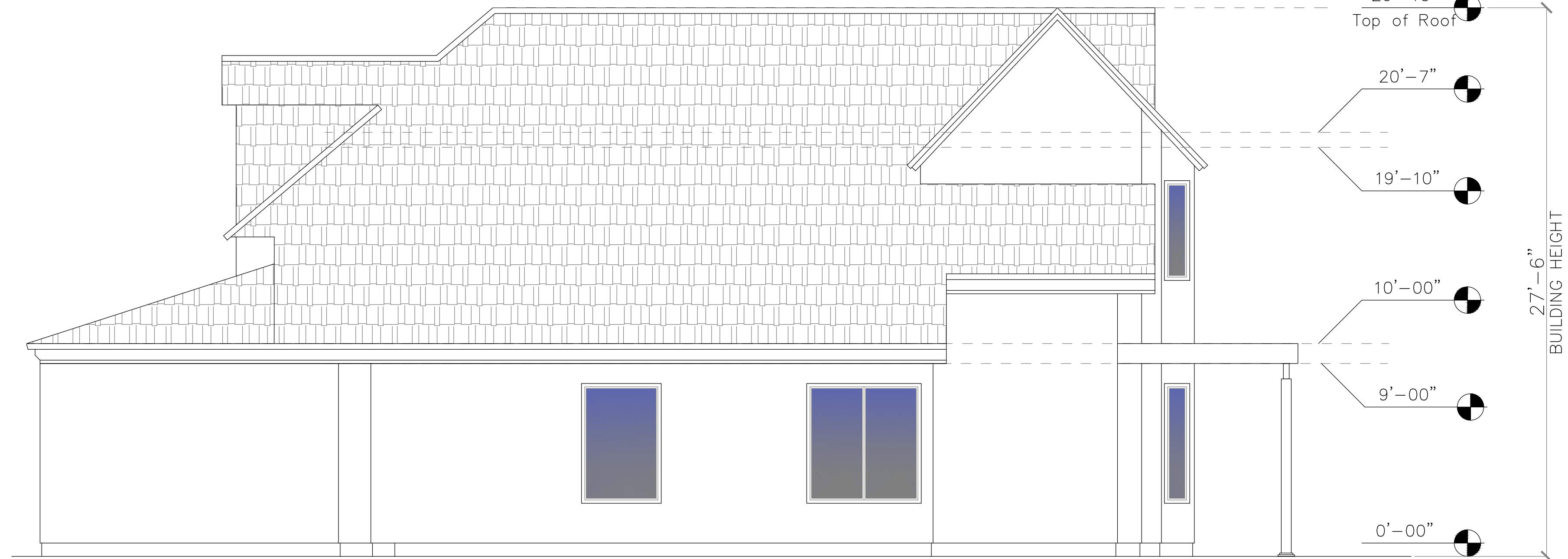
 SECOND FLOOR DIMENSION PLAN
SCALE: 3/16" = 1'-0"



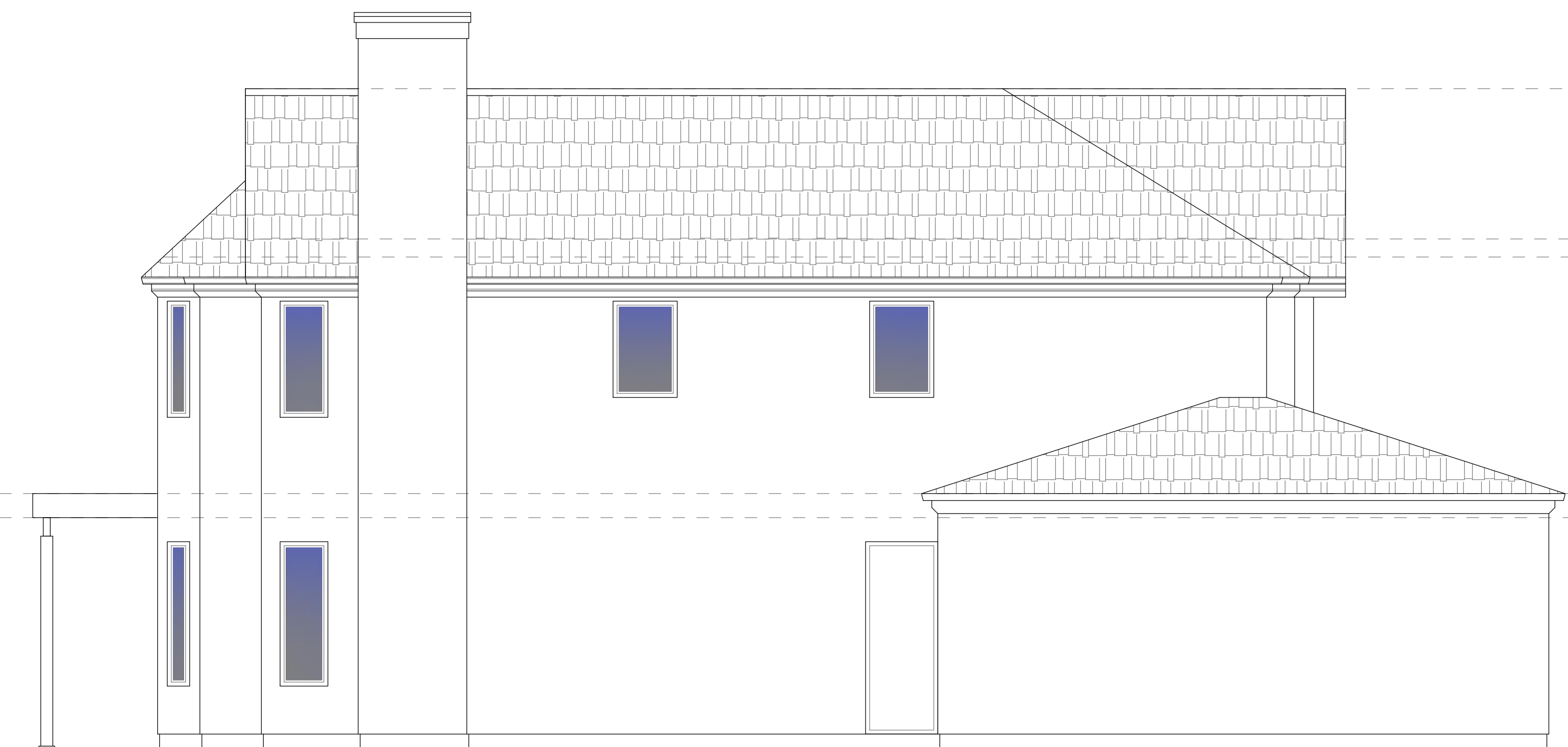
 FIRST FLOOR DIMENSION PLAN
SCALE: 3/16" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK
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OWNER: ???
ADDRESS: 3501 FALLELEAF PL,
GLENDALE, CA 91206

EXISTING
ELEVATION

APARTEON
SEVAN BENJUAN
(818) 237-0295

SECDEVELOPMENT.NET
SEC development
(818) 484-7111

PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	4/29/23
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---

A-9.0

REVISE DATES:

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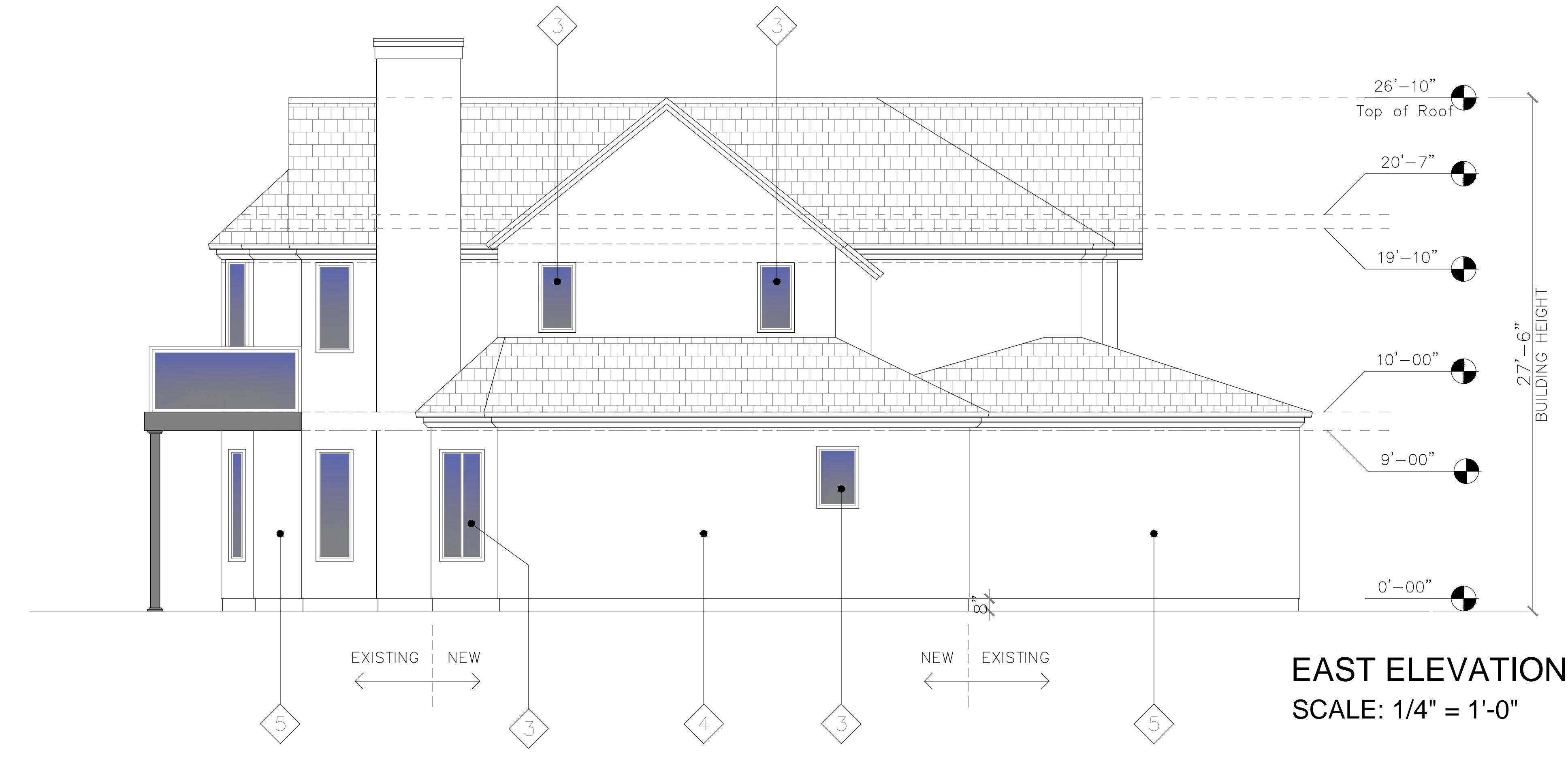
OWNER: ???
 ADDRESS: 3501 FALLELEAF PL, GLENDALE, CA 91206

PROPOSED ELEVATION

APARTEON
 SEVAN BENJIAN
 (818) 237-0295

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SEC development
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PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	4/29/23
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---



MATERIAL LEGEND

1	CRL GLASS RAILING SYSTEM
2	MILGARD DOOR - FRAME COLOR: BLACK
3	MILGARD WINDOW - FRAME COLOR: BLACK
4	SMOOTH STUCCO - COLOR: WHITE (MATCH EXISTING)
5	EXISTING SMOOTH STUCCO TO REMAIN

- NOTE:**
- NEW FACADE MATERIALS TO MATCH EXISTING.
 - NEW WINDOW TRIMS TO MATCH EXISTING

REVISE DATES:

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PROPOSED ELEVATION

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 (818) 237-0295

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PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	4/29/23
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---

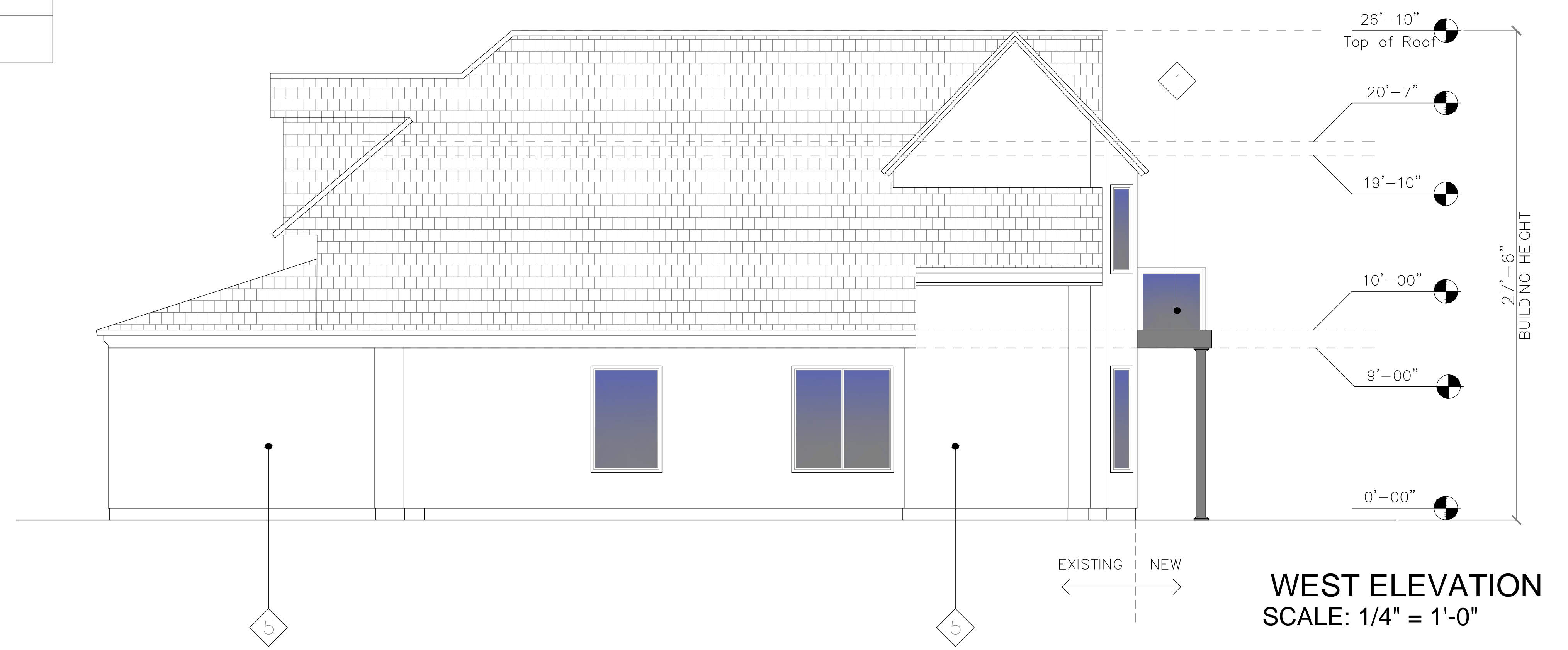
A-9.2



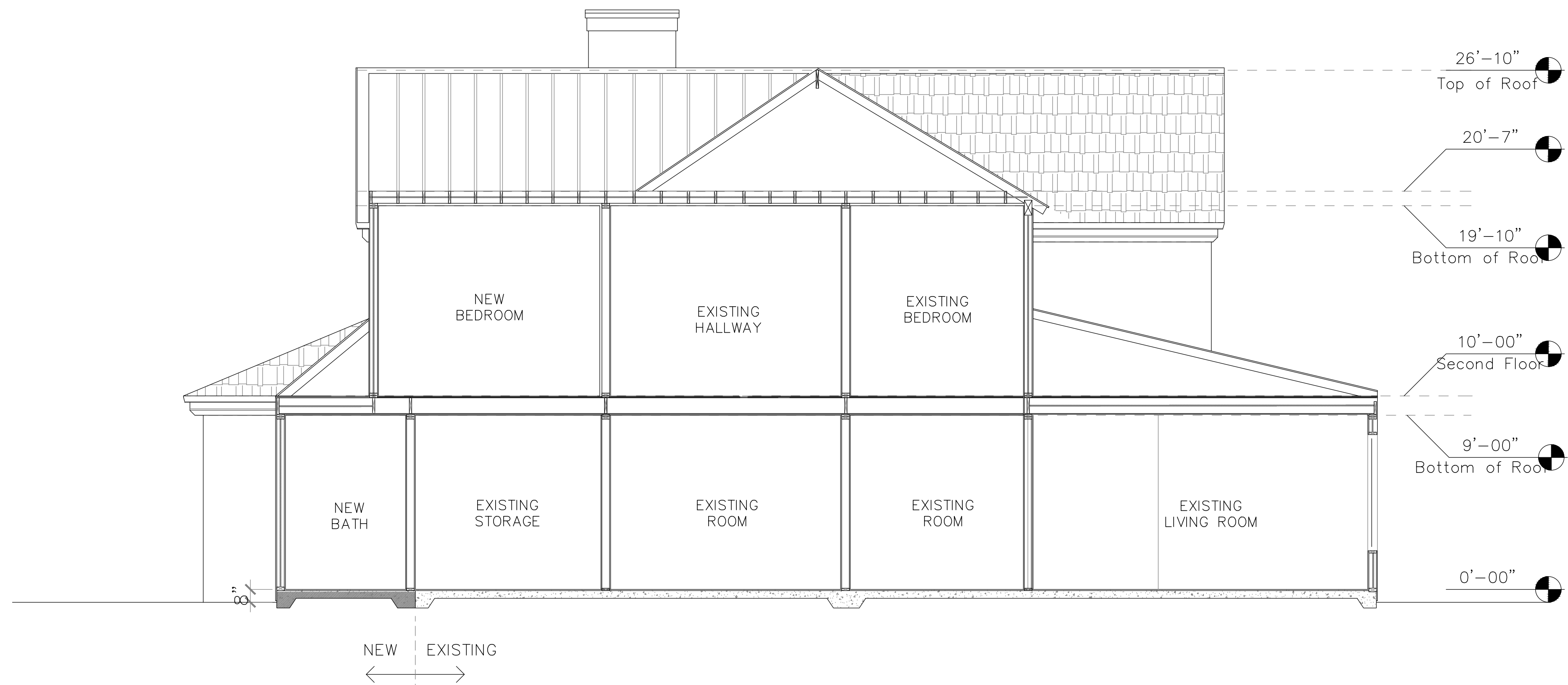
SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

MATERIAL LEGEND	
1	CRL GLASS RAILING SYSTEM
2	MILGARD DOOR - FRAME COLOR: BLACK
3	MILGARD WINDOW - FRAME COLOR: BLACK
4	SMOOTH STUCCO - COLOR: WHITE (MATCH EXISTING)
5	EXISTING SMOOTH STUCCO TO REMAIN

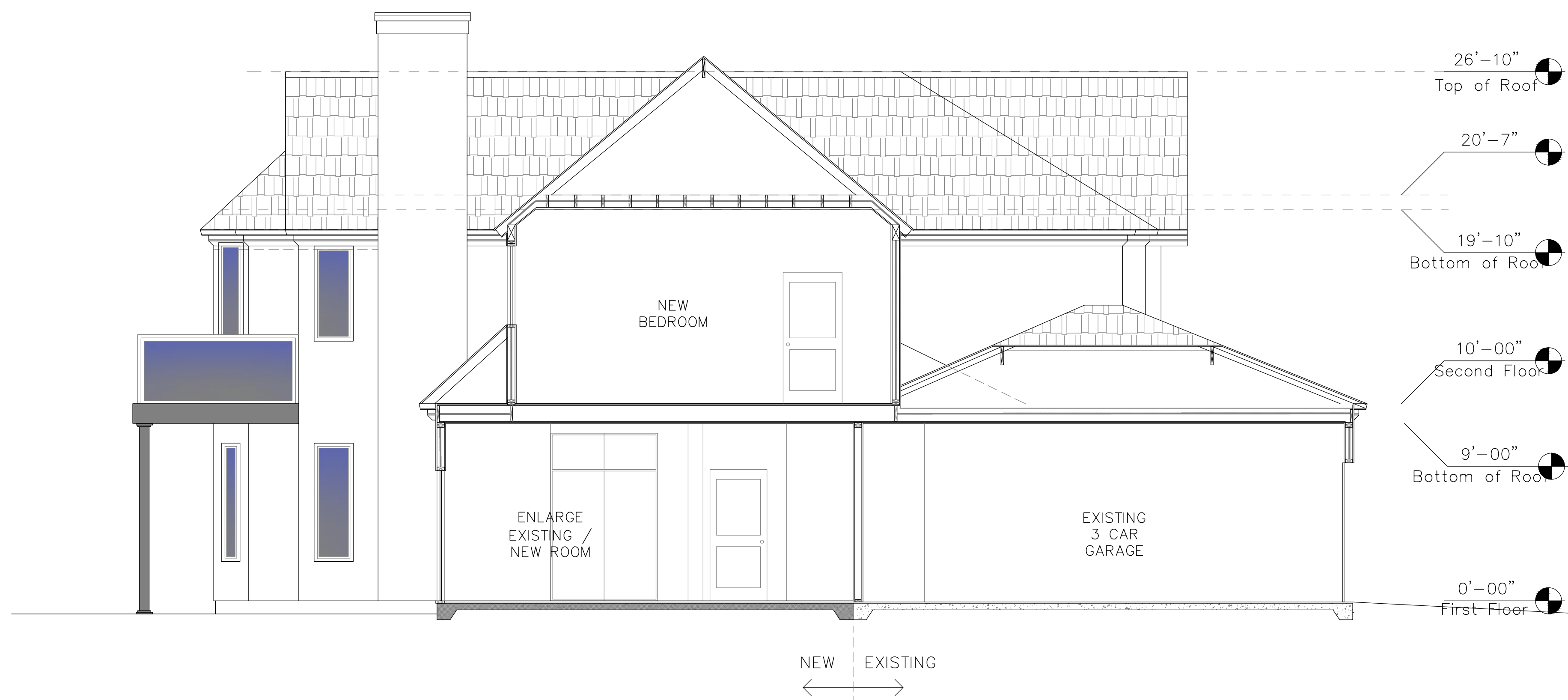
NOTE:
 - NEW FACADE MATERIALS TO MATCH EXISTING.
 - NEW WINDOW TRIMS TO MATCH EXISTING



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



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



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

REVISE DATES:

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OWNER: ???
ADDRESS: 3501 FALLENLEAF PL, GLENDALE, CA 91206

SECTION

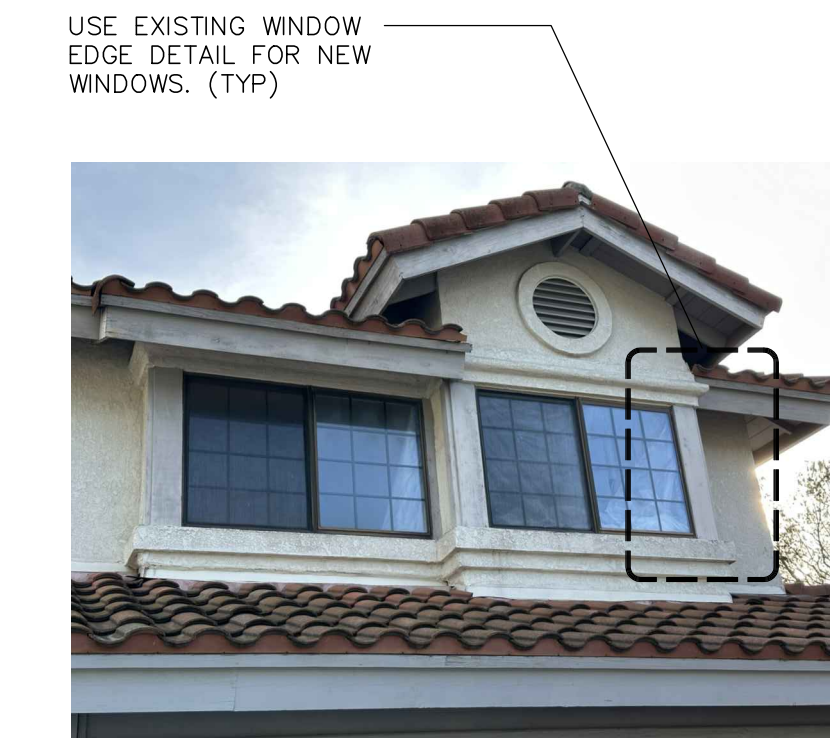
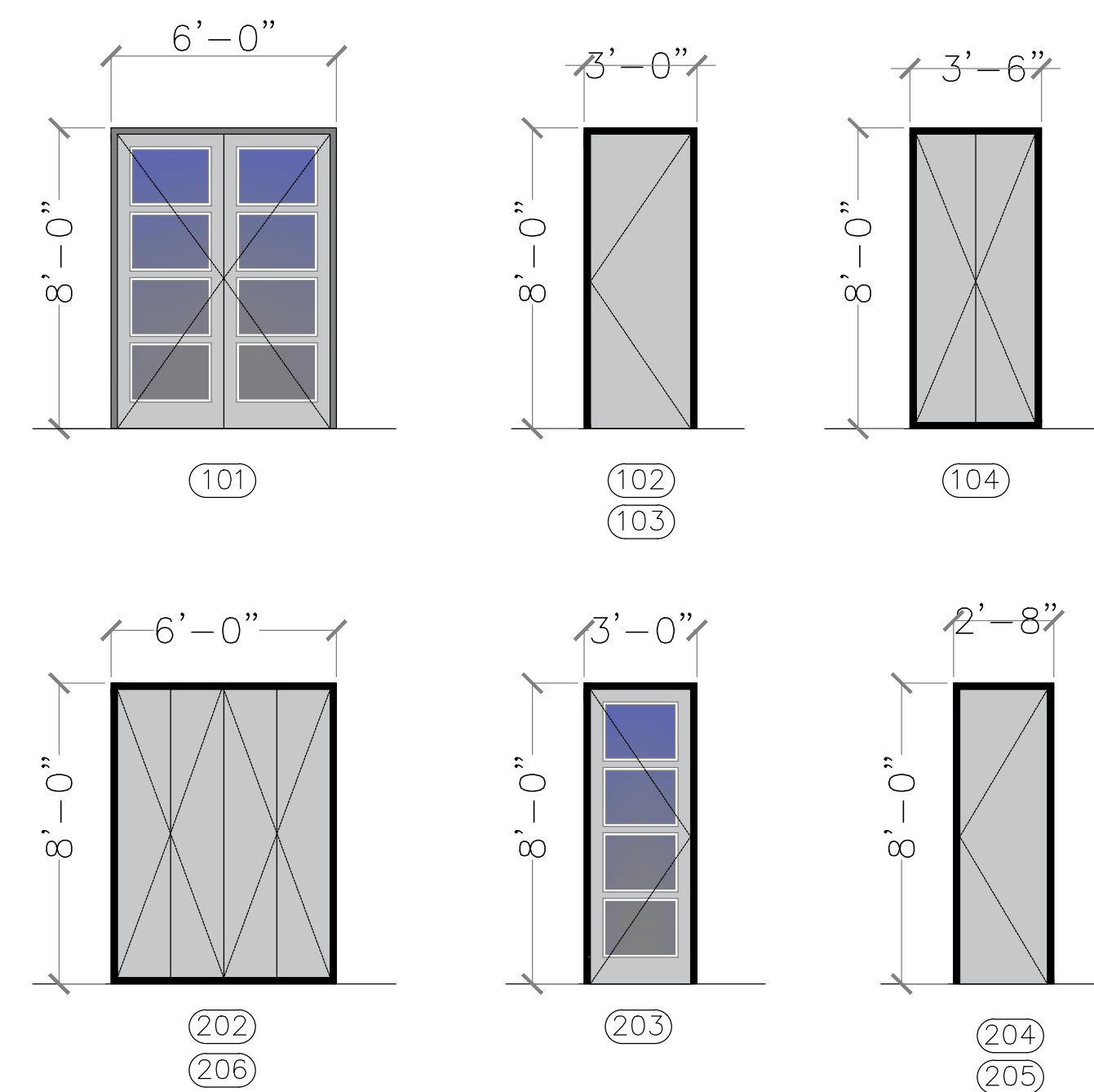
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PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	4/29/23
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---

FIRST FLOOR DOOR SCHEDULE									
EXTERIOR									
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
(101)	6'-0"	8'-0"	SWING	WOOD	GLASS	YES	1	0.32	0.32
INTERIOR									
(102)	3'-0"	8'-0"	SWING	WOOD	WOOD	NO	1	N/A	N/A
(103)	2'-8"	8'-0"	SWING	WOOD	WOOD	NO	2	N/A	N/A
(104)	3'-6"	8'-0"	SWING	WOOD	WOOD	NO	1	N/A	N/A

SECOND FLOOR DOOR SCHEDULE									
INTERIOR									
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
(201)	2'-8"	8'-0"	SWING	WOOD	WOOD	NO	1	N/A	N/A
(203)	3'-0"	8'-0"	SWING	WOOD	GLASS	YES	1	N/A	N/A
(204)	2'-8"	8'-0"	SWING	WOOD	WOOD	NO	1	N/A	N/A
(205)	2'-8"	8'-0"	SWING	WOOD	WOOD	NO	1	N/A	N/A
(206)	6'-0"	8'-0"	FOLDING	WOOD	WOOD	NO	1	N/A	N/A



REVISE DATES:

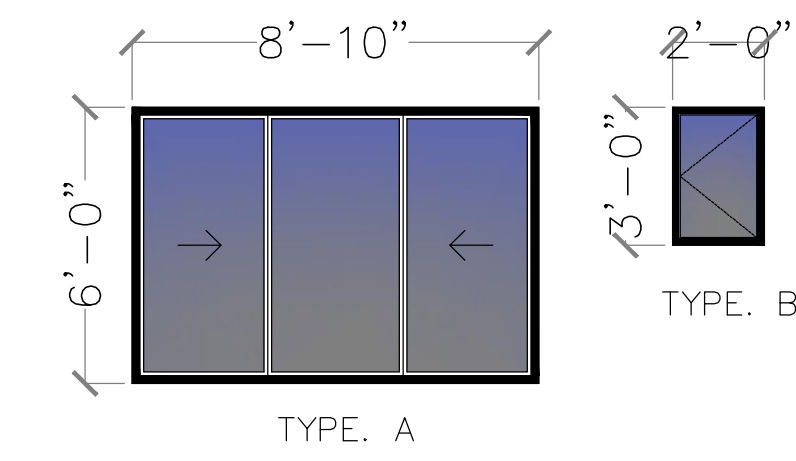
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OWNER:
GEGHA PETROSYAN

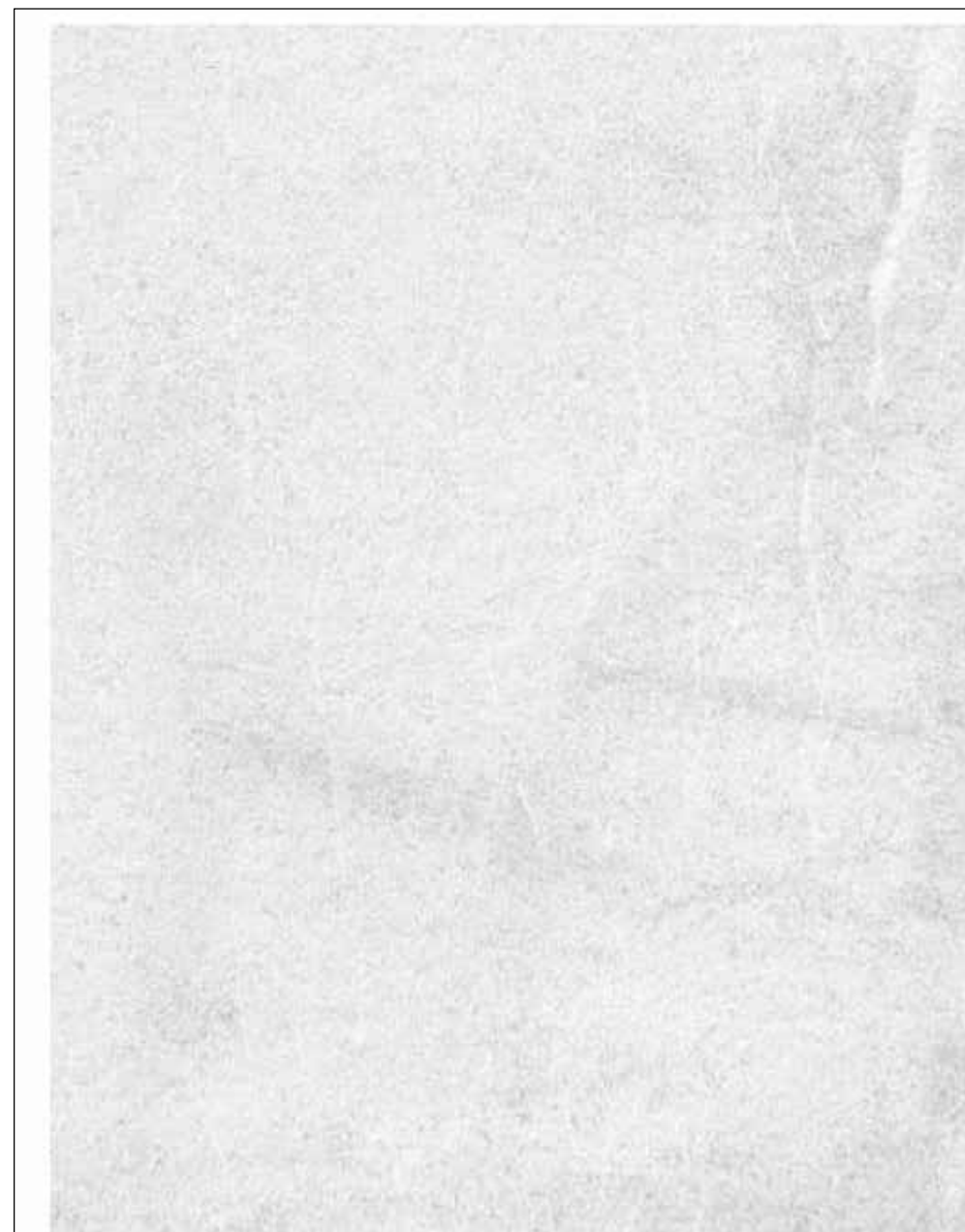
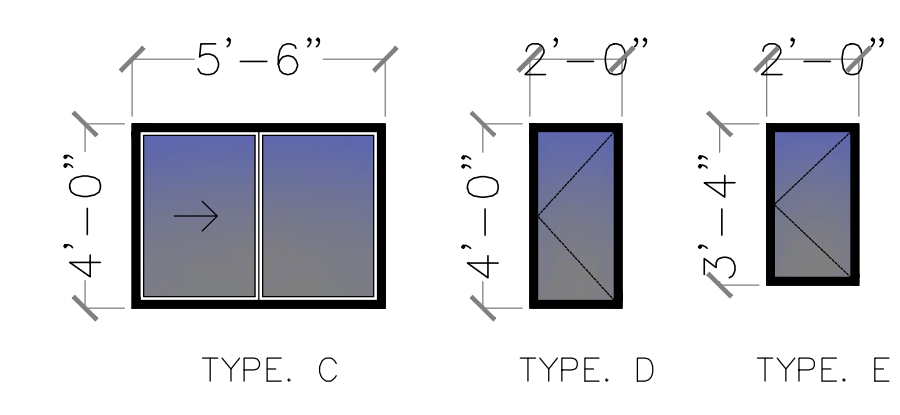
ADDRESS:
3501 FALLELEAF PL,
GLENDALE, CA 91206

FIRST FLOOR WINDOW SCHEDULE															
WINDOW NUMBER	QUANTITY	WIDTH x HEIGHT	MATERIAL	VISIBLE FROM THE STREET? Y/N	OPERATION	FRAME TYPE	SILL	EDGE DETAIL	BEDROOM	ENERGY EFFICIENT Y/N?	TEMPERED GLASS Y/N?	FIRE HAZZARD ZONE Y/N?	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR?	U-FACTOR MAX	SHGO MAX
(A)	1	8'-10" x 6'-0"	FIBERGLASS CLAD	NO	SLIDING	NAIL-ON (MATCH EXISTING)	2'-0"	N/A	NO	YES	YES	NO	NO	0.32	0.32
(B)	1	2'-0" x 3'-0"	FIBERGLASS CLAD	YES	CASEMENT	NAIL-ON (MATCH EXISTING)	5'-0"	MATCH EXISTING FRONT WINDOW EDGE DETAIL	NO	YES	YES	NO	NO	0.32	0.32



NOTE:
WINDOWS B & E
MUST BE RECESSED
THE SAME WAY AS
EXISTING
STREET-FACING
WINDOWS.

SECOND FLOOR WINDOW SCHEDULE															
WINDOW NUMBER	QUANTITY	WIDTH x HEIGHT	MATERIAL	VISIBLE FROM THE STREET? Y/N	OPERATION	FRAME TYPE	SILL	EDGE DETAIL	BEDROOM	ENERGY EFFICIENT Y/N?	TEMPERED GLASS Y/N?	FIRE HAZZARD ZONE Y/N?	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR?	U-FACTOR MAX	SHGO MAX
(C)	1	5'-6" - 4'-0"	FIBERGLASS CLAD	NO	SLIDING	NAIL-ON (MATCH EXISTING)	4'-0"	N/A	YES	YES	YES	NO	NO	0.32	0.32
(D)	2	2'-0" - 4'-0"	FIBERGLASS CLAD	NO	CASEMENT	NAIL-ON (MATCH EXISTING)	4'-0"	N/A	YES	YES	YES	NO	NO	0.32	0.32
(E)	1	2'-0" - 3'-4"	FIBERGLASS CLAD	YES	CASEMENT	NAIL-ON (MATCH EXISTING)	4'-4"	MATCH EXISTING FRONT WINDOW EDGE DETAIL	YES	YES	YES	NO	NO	0.32	0.32



EXTERIOR WALLS:

SMOOTH STUCCO
COLOR: WHITE



PAVERS:

IN THE
BACKYARD

SLEEK
COLOR: GREYED NICKEL



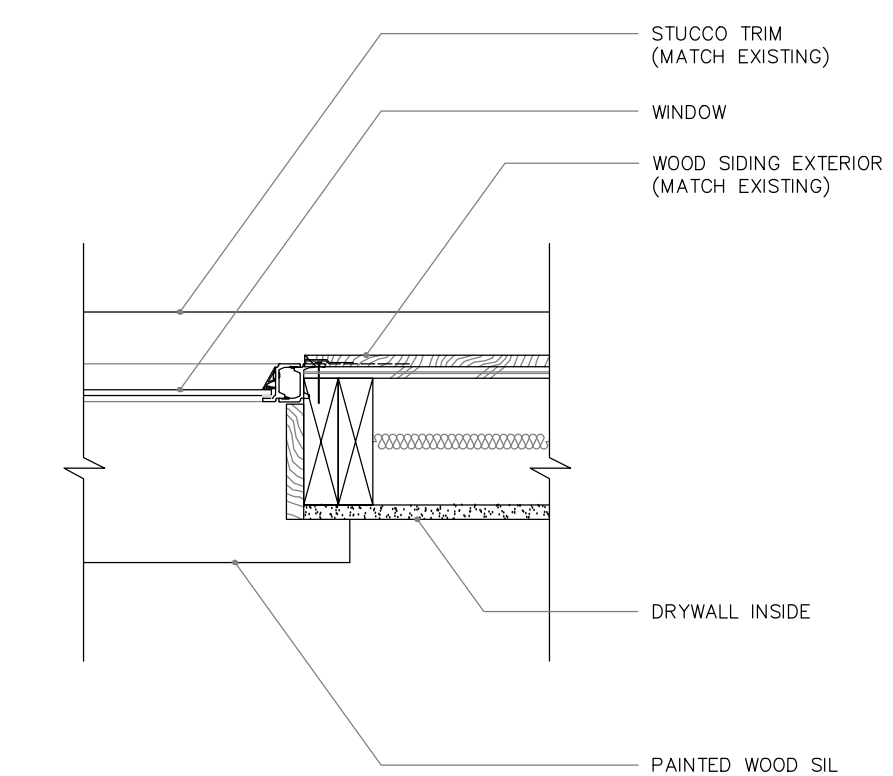
WINDOWS/
PATIO DOORS:

MILGARD
FRAME COLOR: BLACK BEAN



RAILINGS:

CRL GLASS RAILING SYSTEM



WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"

WINDOW & DOOR
SCHEDULE
&
MATERIAL BOARD

APARTEON
SEVAN BENJIAN
(818) 237-0295

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S | E | C
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PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	1/28/23
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---

GENERAL NOTES:

- 1. SEPARATE PERMIT SHALL BE OBTAINED FROM CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.
2. THE CURRENT CODE IS THE 2017 GLENDALE CITY BUILDING CODE/RESIDENTIAL CODE.
3. THIS PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA STANDARDS CODE (2016 CBC, CMC, CPC & CEC) & LOCAL ORDINANCES.
4. AT THE TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS COMPENSATION INSURANCE CERTIFICATE.
5. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STAT OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH THE CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
6. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
7. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COPLEY DRIVE IN DIAMOND BAR, PHONE NO. (909) 396-2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD PRIOR TO START OF WORK. FOR FURTHER INFORMATION VISIT HTTP://WWW.AQMD.GOV/DEFAULT.HTM
8. SEDIMENTS AND ANY OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED OUT WITH RAIN OR ANY OTHER MEANS.
9. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
10. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
11. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTINGS AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEAN UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THESE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
13. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING, WHICH WILL EXCEED THE QUANTITIES LISTED IN CBC TABLE 414.2.5 (1).

RESIDENTIAL PLAN CONSTRUCTION REQUIREMENTS:

- 1. NOTCHING OF EXTERIOR AND BEARING/NONBEARING WALLS SHALL NOT EXCEED 25% /40% OF ITS WIDTH, RESPECTIVELY. BORED HOLES IN BEARING/NONBEARING WALLS SHALL NOT EXCEED 40% /60% OF ITS WIDTH, RESPECTIVELY. (RC602.6)
2. INTERIOR FINISHES IN GROUP R-3 SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200, AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450. (RC302.9)
3. PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS, PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL, AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. (RC302.10)
4. DUCTS INSTALLED UNDER A FLOOR IN A CRAWL SPACE SHALL NOT PREVENT ACCESS TO AN AREA OF THE CRAWL SPACE, WHERE IT IS REQUIRED TO MOVE UNDER DUCTS FOR ACCESS TO AREAS OF THE CRAWL SPACE. A VERTICAL CLEARANCE OF 18" MINIMUM SHALL BE PROVIDED. (MC603.1)
5. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN .019 INCH (NO. 26 GALVANIZED SHEET). (RC903.2.1)
6. NOTE ON THE PLANS: "ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS."
7. SUBFLOORS SHALL HAVE END-MATCHED LUMBER, HAVE BLOCKED PANEL EDGES, OR OCCUR OVER SUPPORTS. FLOOR SHEATHING SHALL COMPLY WITH SECTION R503.
8. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING PER SECTION R308:
A. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS.
B. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
C. WINDOW GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2. THE BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR.
3. THE TOP EDGE IS MORE THAN 36 INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
D. GLAZING IN GUARDS, RAILINGS, STRUCTURAL BALUSTER PANELS, AND NONSTRUCTURAL IN-PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
E. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOL, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR SWIMMING POOLS, WHERE ALL OF THE FOLLOWING CONDITIONS ARE
1. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE ANY STANDING WALKING SURFACE.
2. THE GLAZING IS WITHIN 80 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM A HOT TUB, SPA, WHIRLPOOL, BATHTUB, OR SWIMMING POOL.
F. GLAZING ADJACENT TO STAIRS AND RAMP WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, BETWEEN FLIGHTS OF STAIRS, AND RAMP, UNLESS THE GLAZING IS MORE THAN 36 INCHES MEASURED HORIZONTALLY FROM THE WALKING SURFACE, OR A RAIL IS DESIGNED PER SECTION R308.4.6
G. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF THE STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM OF THE TREAD, UNLESS THE GLAZING IS MORE THAN 18 INCHES FROM A PROTECTIVE GUARD PER SECTION R312.

MECHANICAL/PLUMBING/ELECTRICAL CODE REQUIREMENTS:

- 1. DWELLING SHALL BE PROVIDED WITH COMFORT HEATING FACILITIES CAPABLE OF MAINTAINING ROOM TEMPERATURE OF 68 DEGREES F AT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS.
2. THE FOLLOWING ARE REQUIRED FOR CENTRAL HEATING FURNACES AND LOW-PRESSURE BOILERS IN A COMPARTMENT:
A. LISTED APPLIANCES SHALL BE INSTALLED WITH CLEARANCES IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (MC 904.2(1))
B. UNLISTED APPLIANCES SHALL MEET BOTH THE CLEARANCES IN TABLE 904.2, AND CLEARANCES ALLOWED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. WHEN COMBUSTION AIR IS TAKEN FROM INSIDE, THE AREA OF COMBUSTION AIR OPENINGS SHALL BE 1 SQ. INCH PER 1,000 BTU (100 SQ. INCH MINIMUM) PER OPENING. ONE OPENING SHALL BE WITHIN 12 INCHES OF THE CEILING AND THE SECOND SHALL BE WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. THE DIMENSION SHALL NOT BE LESS THAN 3 INCHES. (MC701.5(1))
D. 1/4 INCH SCREENS ARE REQUIRED AT OPENINGS WHERE COMBUSTION AIR IS TAKEN FROM THE OUTSIDE. (MC701.10(2))
E. SEPERATE DUCTS SHALL BE USED FOR UPPER AND LOWER COMBUSTION AIR OPENINGS, AND MAINTAINED TO THE SOURCE OF COMBUSTION AIR. (MC701.11(4))
3. THE FOLLOWING ARE REQUIRED FOR APPLIANCES INSTALLED IN AN ATTIC:
A. AN OPENING AND PASSAGEWAY SHALL NOT BE LESS THAN THE SIZE OF THE LARGEST PIECE OF EQUIPMENT.
B. WHERE THE PASSAGEWAY HEIGHT IS LESS THAN 6 FEET, THE DISTANCE FROM ACCESS TO THE APPLIANCE SHALL NOT EXCEED 20 FEET, AS MEASURED ALONG THE CENTERLINE. (MC904.10.1)
C. PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN 24 INCHES WIDE FROM ENTRANCE TO APPLIANCE. (MC904.10.2)
D. A LEVEL WORKING PLATFORM NOT LESS THAN 30 INCHES BY 30 INCHES IS REQUIRED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (MC904.10.3)
E. A PERMANENT 120V RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. LIGHT SWITCH SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY. (MC904.10.4)
F. A TYPE B OR L GAS VENT SHALL TERMINATE NOT LESS THAN 5 FEET ABOVE THE HIGHEST CONNECTED APPLIANCE FLUE COLLAR OR DRAFT HOOD. (MC802.6.2.1)
G. APPLIANCE INSTALLATION SHALL MEET ALL LISTED CLEARANCES. (MC303.2)
4. CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER. SCREENS SHALL NOT BE USED AND EXHAUST DUCT MAY NOT EXTEND INTO OR THROUGH DUCTS AND PLENUMS. (MC504.3)
5. CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL BE 4 INCHES IN DIAMETER AND LENGTH IS LIMITED TO 14 FEET WITH TWO ELBOWS FROM THE CLOTHES DRYER TO POINT OF TERMINATION. DUCT LENGTH SHALL BE REDUCED BY 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO. (MC504.3.1.8.504.3.1.2)
6. HEATING APPLIANCES (WATER HEATER, FURNACE, ETC.) LOCATED IN THE GARAGE, WHICH CREATE A GLOW, SPARK OR FLAME, SHALL BE INSTALLED AT LEAST 18 INCHES ABOVE THE FLOOR. (MC308.1)
7. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.
8. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GPF. URINALS SHALL BE 0.5 GPF MAXIMUM. (GC4.303.1.1)
9. SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OR 2.0GPM AT 80PSI. MULTIPLE SHOWERHEADS SERVING ONE SHOWER SHALL HAVE A COMBINED FLOW RATE OF 2.0GPM AT 80PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. (GC4.303.1.3)
10. LAVATORY FAUCETS SHALL NOT EXCEED 1.5GPM AT 60PSI. THE MINIMUM FLOW RATE SHALL NOT BE LESS THAN 0.8GPM AT 20PSI. (GC4.303.1.4)
11. KITCHEN FAUCETS SHALL NOT EXCEED 1.8GPM AT 60PSI. THE FAUCET MAY TEMPORARILY INCREASE TO ABOVE THIS RATE, BUT NOT TO EXCEED 2.2GPM AT 60PSI, AND MUST DEFAULT TO THE MAXIMUM FLOW RATE OF 1.8GPM AT 60PS. (GC4.303.1.4)
12. ABS AND PVC DWV PIPING INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORIES OF AREAS. (PC701.1(2))
13. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE. (PC418)
14. ALL NEW, REPLACEMENT AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN

MANDATORY PLUMBING FIXTURE UPGRADE

SENATE BILL 407 REQUIRES WATER CONSERVING FIXTURES BE INSTALLED IN ALL RESIDENTIAL AND COMMERCIAL BUILDINGS CONSTRUCTED PRIOR TO JANUARY 1, 1994.
SENATE BILL 407 ALSO REQUIRES EFFECTIVE JANUARY 1, 2014, THAT AS A CONDITION OF FINAL PERMIT APPROVAL BY BUILDING AND SAFETY THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES.
NON-COMPLIANT PLUMBING FIXTURES AS DEFINED AS:
ANY TOILET MANUFACTURED TO USE MORE THAN 1.6 GALLONS PER FLUSH
ANY URINAL MANUFACTURED TO USE MORE THAN 1.0 GALLONS PER FLUSH
ANY SHOWERHEAD MANUFACTURED TO FLOW MORE THAN 2.5 GALLONS/MINUTE
ANY INTERIOR FAUCET MANUFACTURED TO FLOW MORE THAN 2.2 GALLONS/MINUTE
TENANT IMPROVEMENTS/MULTI-FAMILY REMODELS FOR WORK THAT DOES NOT INCLUDE RESTROOMS, BATHROOMS, KITCHENS OR BREAK-ROOMS WITH A VALUATION LESS THAN \$150,000 ARE EXEMPT. CERTAIN TYPES OF REPAIR WORK, SUCH AS RE-ROOFS, ARE EXEMPT. REGISTERED HISTORICAL BUILDINGS ARE EXEMPT.

GLENDALE FIRE DEPARTMENT NOTES:

- 1. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF SIX (6) INCHES (152 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.
2. (FOR NEW STRUCTURES AND ADDITIONS/REMODELS 50% VALUATION OR GREATER.) (REQUIRED) FIRE SPRINKLERS: PROVIDE A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE STRUCTURE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF NFPA 13D AND THE REQUIREMENTS OF THE GLENDALE FIRE DEPARTMENT. FIRE SPRINKLER PLANS SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT.
3. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER SMOKE DETECTORS.
4. CARBON MONOXIDE DETECTORS: SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. ALARMS SHALL BE HARDWIRED FROM THE BUILDING POWER SUPPLY AND EQUIPPED WITH BATTERY BACKUP. DETECTORS SHALL MEET U.L. 2034 AND/OR NFPA 720 STANDARDS. COMPLY WITH CURRENT CRC CHAPTER 3.
5. FIRE PERMITS: THE FOLLOWING PERMITS ARE REQUIRED FROM THE FIRE DEPARTMENT:
* FIRE SPRINKLER
6. REQUIRED GFD INSPECTIONS: FOR INSPECTIONS, CALL 818-548-4810. FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE:
* FIRE SPRINKLER OVERHEAD/UNDERGROUND ROUGH AND FLUSH (BEFORE COVERING ANY PIPING).
* FIRE SPRINKLER FINAL.
* FIRE PREVENTION BUREAU FINAL (ADDRESS SIGNS, EGRESS FIRE DEPARTMENT ACCESS, SMOKE DETECTORS, FUEL MODIFICATION, ETC.).

FINISH MATERIAL POLLUTANT CONTROL:

- A. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARD OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)
B. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)
C. AEROSOL PAINTS AND COATING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3 (4.504.2.3)
F. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
i. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
ii. PRODUCTS COMPLIANT WITH CHPS CRITERIA UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM OR
iii. CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
iv. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPECIFICATION 01350) (4.504.4)
E. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

ADDITIONAL NOTES:

- 1. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN ONE (1) YEAR FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)
2. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL.
3. FIRE SPRINKLER PLANS STAMPED APPROVED BY THE CITY OF GLENDALE'S FIRE DEPARTMENT SHALL BE PROVIDED AT THE SITE AT TIME OF FRAMING INSPECTION.

REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

OWNER: ADDRESS: 3501 FALLENLEAF PL GLENDALE, CA 91206

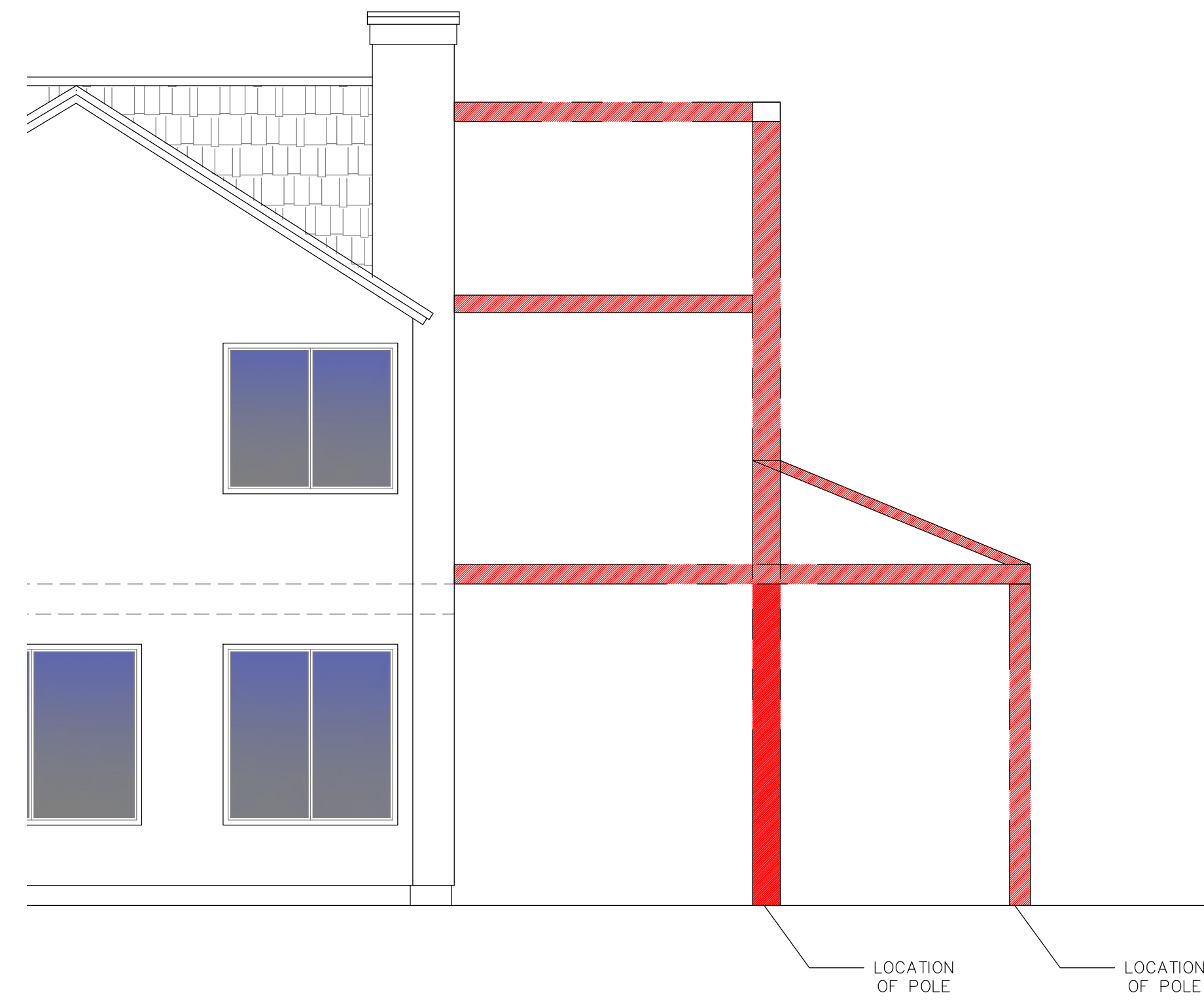
GENERAL NOTE



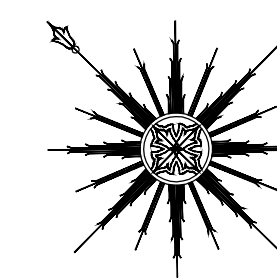
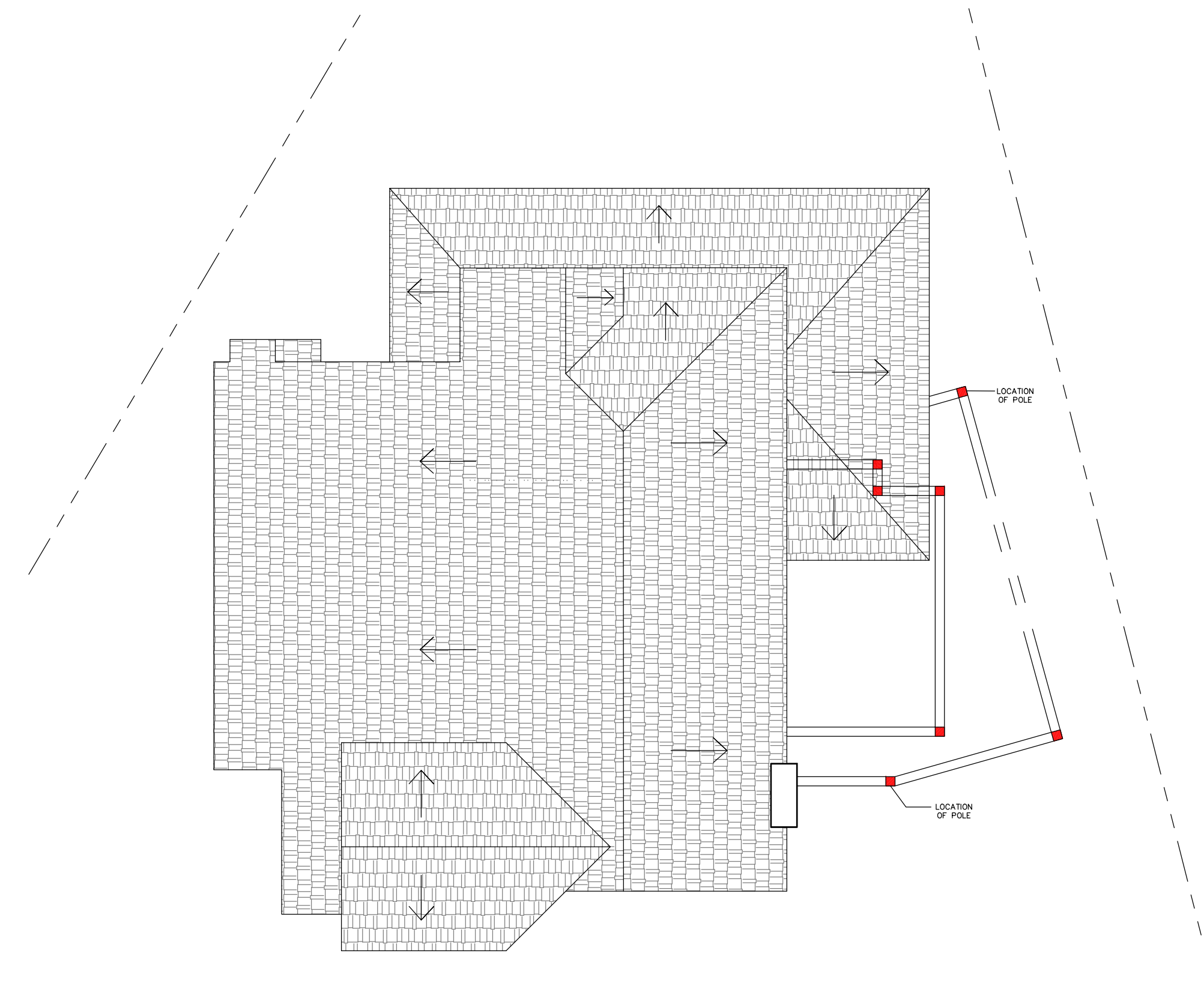
PROJECT INFO

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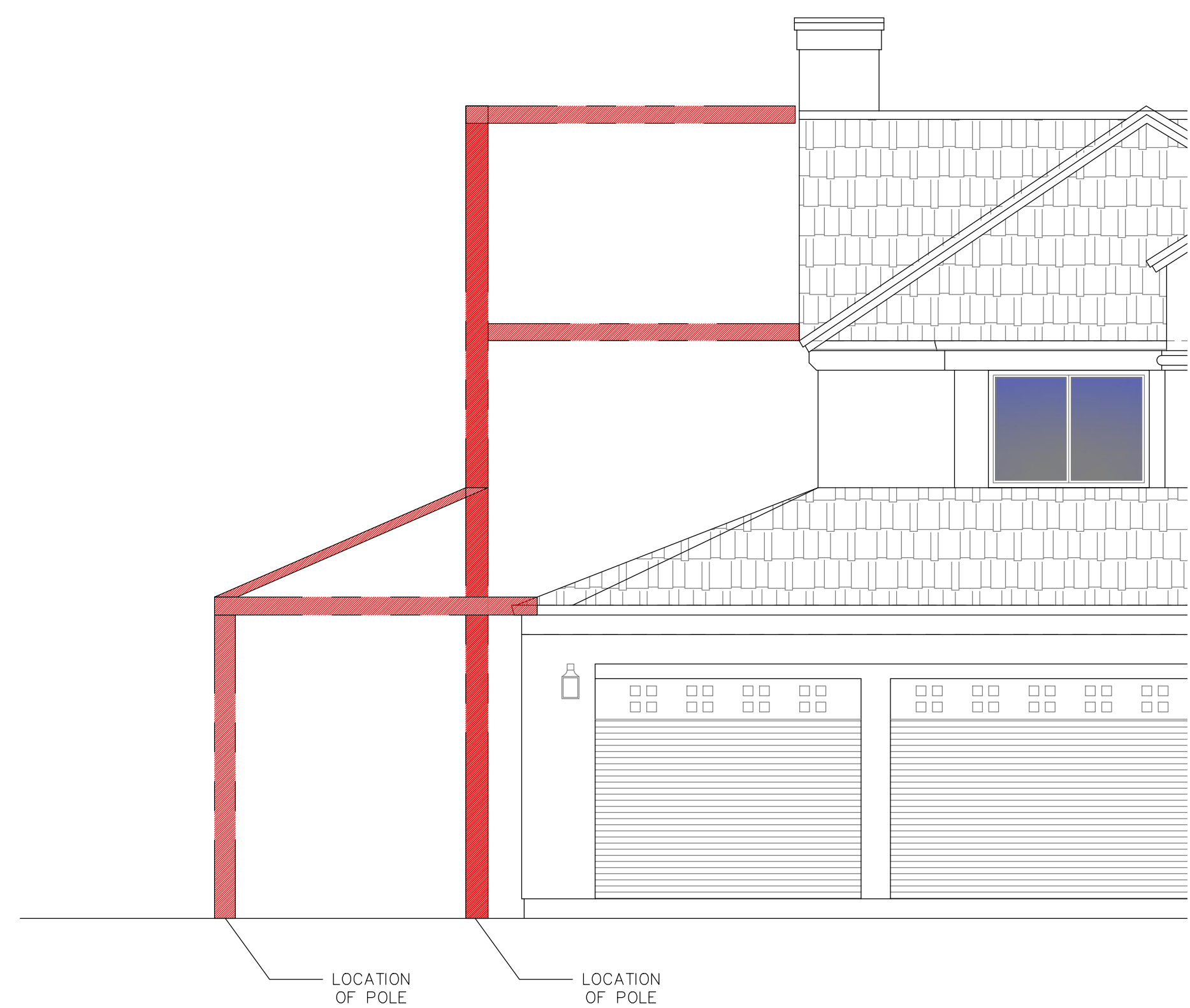
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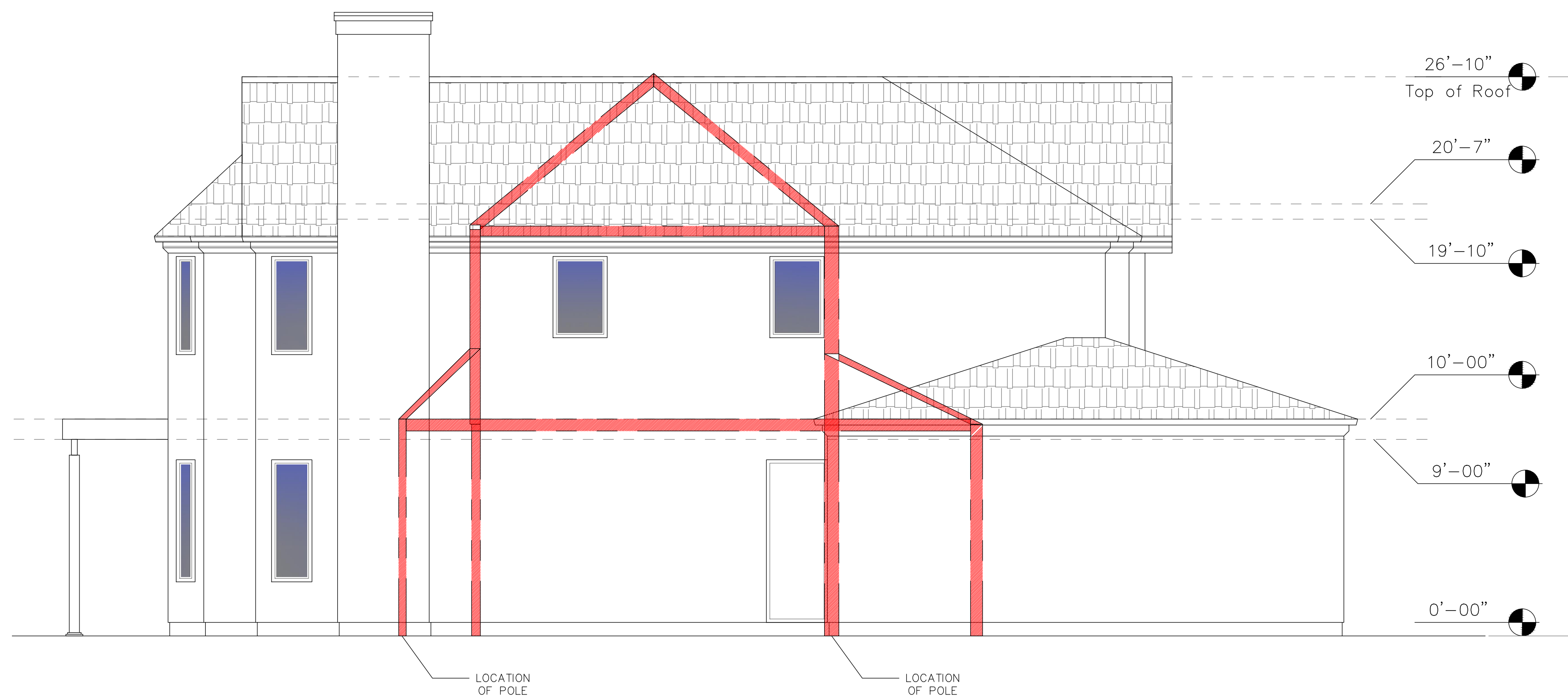
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING ROOF PLAN
TEMPORARY FRAMING PLAN
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

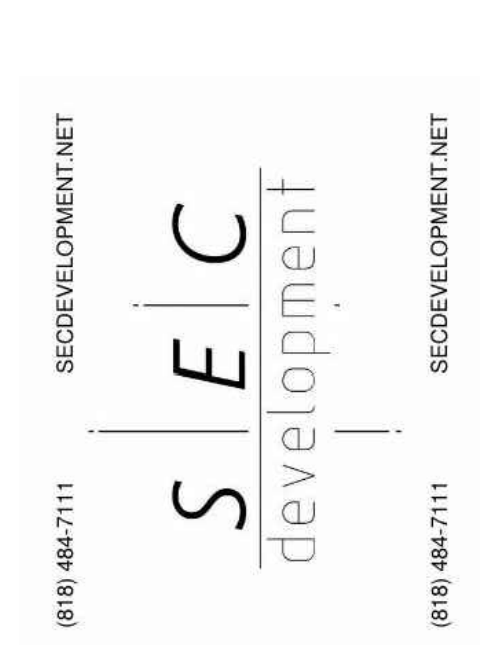
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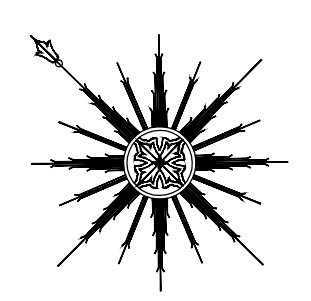
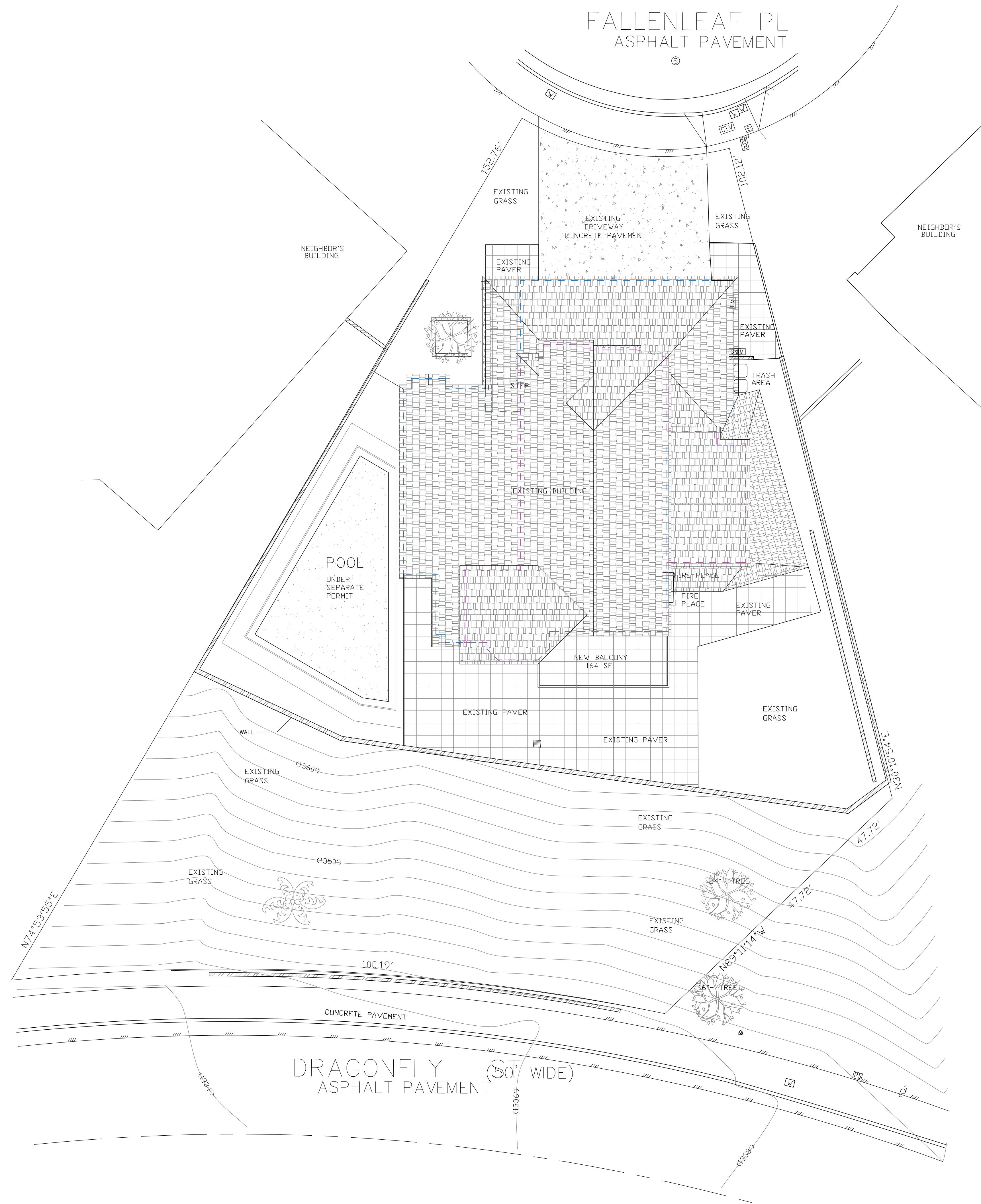
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OWNER: ???
ADDRESS: 3501 FALLELEAF PL, GLENDALE, CA 91206

TEMPORARY FRAMING



PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	4/29/23
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---



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

REVISE DATES:

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OWNER: ???
ADDRESS: 3501 FALLENLEAF PL, GLENDALE, CA 91206

LANDSCAPE PLAN

SEVAN BENJIAN
(818) 237-0295

SECDEVELOPMENT.NET

(818) 484-7111

SECDEVELOPMENT.NET

(818) 484-7111

SEC development

PROJECT INFO

JOB NUMBER:	
DATE DRAWN:	4/29/23
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---

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OWNER: ???
 ADDRESS: 3501 FALLENLEAF PL
 GLENDALE, CA 91206

SITE PHOTO SURVEY MAP

APARTEON
 SEVAN BENLIAN
 (818) 237-0295

SECDEVELOPMENT.NET
S | E | C
 development
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PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	3/27/22
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---



FRONT VIEW **B**



FRONT SIDE VIEW **A**

3501 Fallenleaf Place,
 Glendale, CA 91206



REAR SIDE VIEW

D



REAR SIDE CORNER

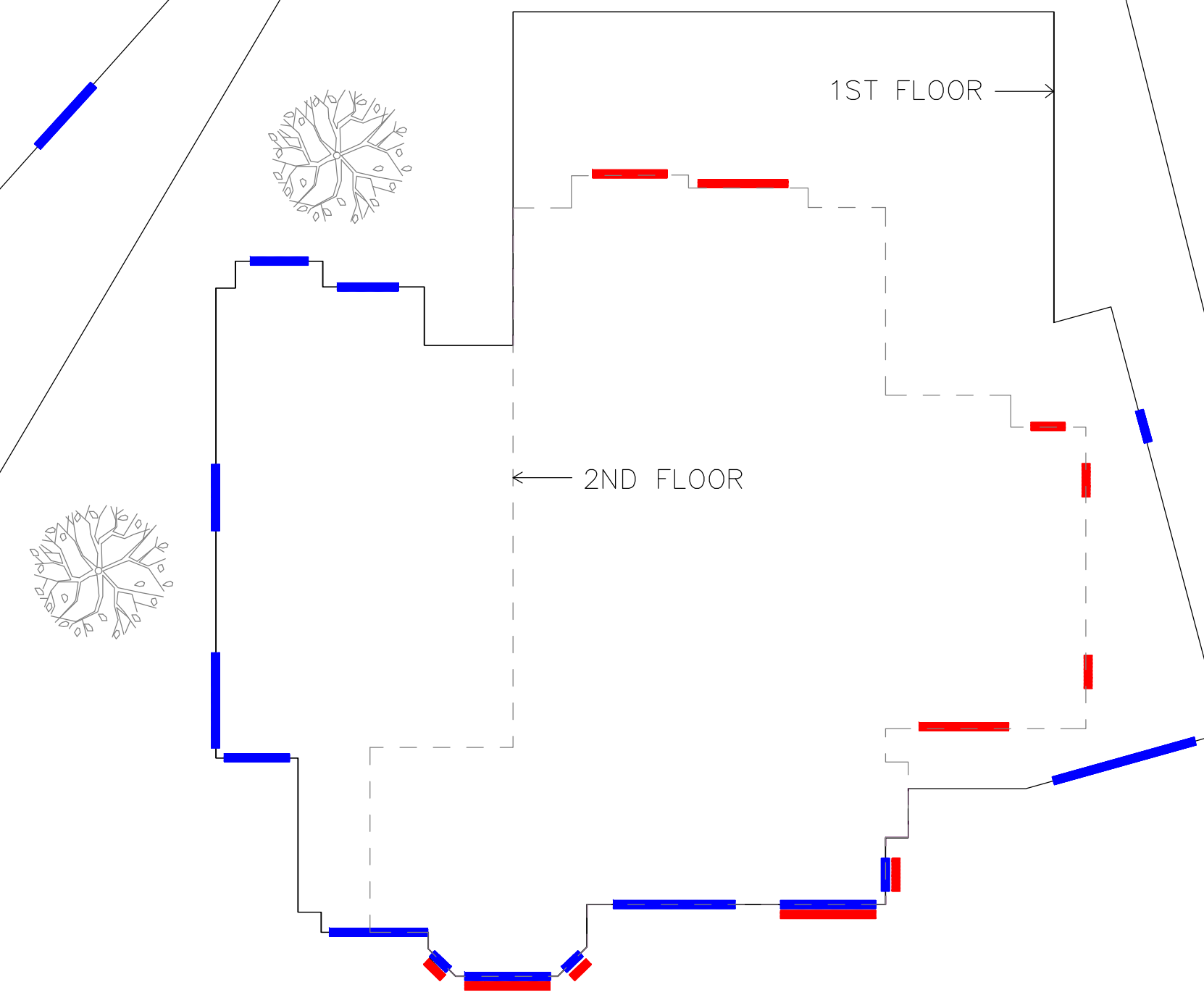
C

3501 Fallenleaf Place,
 Glendale, CA 91206

FALLENLEAF PL.

NEIGHBOR'S BUILDING
2-STORY SINGLE FAMILY DWELLING
3502 FALLENLEAF PL,
GLENDALE, CA 91206

NEIGHBOR'S BUILDING
2-STORY SINGLE FAMILY DWELLING
3502 FALLENLEAF PL,
GLENDALE, CA 91206



1ST FLOOR
2ND FLOOR

WINDOW LOCATION NEIGHBORING PROPERTIES
SCALE: 1/8"=1'-0"



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

REVISE DATES:

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OWNER:
GEGHA PETROSYAN
ADDRESS:
3501 FALLENLEAF PL,
GLENDALE, CA 91206

NEIGHBORING SECTION



PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	4/29/23
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

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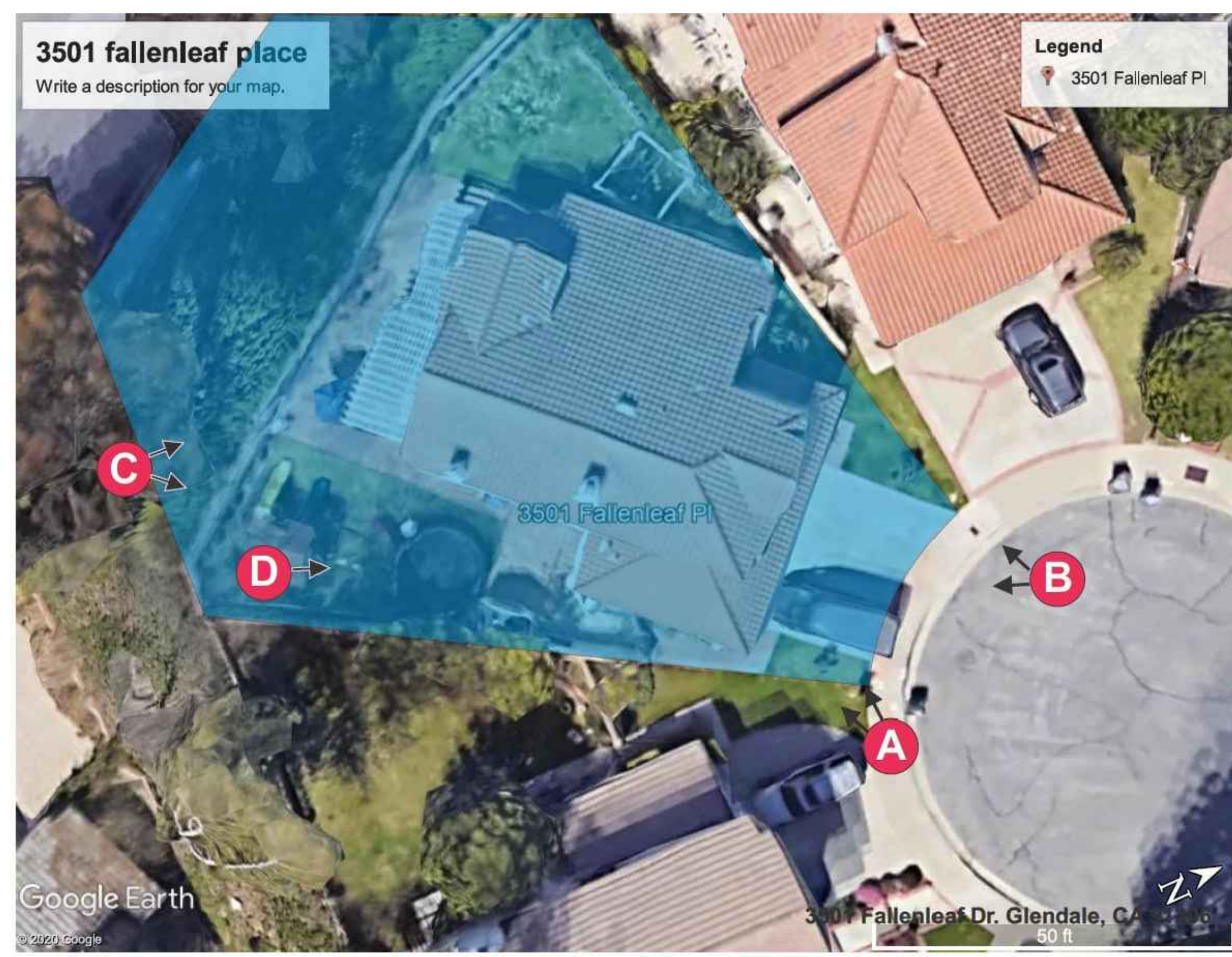
OWNER: ???
ADDRESS: 3501 FALLENLEAF PL
GLENDALE, CA 91206

SITE PHOTO SURVEY MAP

APARTEON
SEVAN BENLIAN
(818) 237-0295

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PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	3/27/22
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---



FRONT VIEW **B**



FRONT SIDE VIEW **A**

3501 Fallenleaf Place,
Glendale, CA 91206



REAR SIDE VIEW

D



REAR SIDE CORNER

C

3501 Fallenleaf Place,
Glendale, CA 91206



SCALE: 1" = 100'



PHOTO SURVEY MAP
 3501 FALLENLEAF PL
 GLENDALE, CA 91206
 APN: 5660-035-022
 300 LINEAR FEET
 DATE: 11-09-2021

 Centerpoint
 Radius Maps

Survey List

Number	Address	Stories	Approx Setback (ft)	Floor Area Ratio	House Size (sf)	Lot Size (sf)
1	3527 Fallenleaf Pl	2	14.2	0.337	2665	7906
2	3523 Fallenleaf Pl	2	18.7	0.38	3029	7967
3	3519 Fallenleaf Pl	2	18.3	0.311	2498	8028
4	3513 Fallenleaf Pl	2	15.2	0.374	3029	8088
5	3509 Fallenleaf Pl	2	13.6	0.306	2665	8720
6	3505 Fallenleaf Pl	2	23.1	0.28	3070	10964
7	3501 Fallenleaf Pl	2	16.1	0.28	2498	10653
8	3502 Fallenleaf Pl	2	12.9	0.329	2585	7863
9	3508 Fallenleaf Pl	2	15.2	0.331	2867	8653
10	3510 Fallenleaf Pl	2	13.8	0.318	2498	7861
11	3516 Fallenleaf Pl	1	10.9	0.278	2094	7596
12	3520 Fallenleaf Pl	2	13.5	0.401	3047	7590
13	3526 Fallenleaf Pl	2	13.6	0.443	3373	7619
14	3180 Dragonfly St	2	17.4	0.202	3069	15166
15	3170 Dragonfly St	2	19.6	0.246	2498	10155
16	3160 Dragonfly St	2	20.6	0.282	2665	9454
17	3146 Dragonfly St	2	17.1	0.303	3029	9996
18	3149 Dragonfly St	2	19.5	0.365	3070	8420
19	3153 Dragonfly St	2	19.4	0.289	3029	10493
20	3159 Dragonfly St	2	22.1	0.205	2665	12988
21	3163 Dragonfly St	2	19	0.195	3029	15558
22	3169 Dragonfly St	2	18.2	0.238	3286	13829
23	3179 Dragonfly St	2	19.3	0.251	2498	9960
24	3189 Dragonfly St	1	19.4	0.191	2091	10934
25	3198 Dragonfly St	2	31.2	0.076	2665	35231
26	3194 Dragonfly St	2	20.7	0.145	3070	21199
27	3533 Pheasant St	2	16.2	0.295	2498	8473
Averages			17.7	0.283	2781	11162

Photo 1 – 3527 Fallenleaf Pl



Photo 2 – 3523 Fallenleaf Pl



Photo 3 – 3519 Fallenleaf Pl



Photo 4 – 3513 Fallenleaf Pl



Photo 5 – 3509 Fallenleaf Pl



Photo 6 – 3505 Fallenleaf Pl



Photo 7 – 3501 Fallenleaf Pl



Photo 8 – 3502 Fallenleaf Pl



Photo 9 – 3508 Fallenleaf Pl



Photo 10 – 3510 Fallenleaf Pl



Photo 11 – 3516 Fallenleaf Pl



Photo 12 – 3520 Fallenleaf Pl



Photo 13 – 3526 Fallenleaf Pl



Photo 14 – 3180 Dragonfly St



Photo 15 – 3170 Dragonfly St



Photo 16 – 3160 Dragonfly St



Photo 17 – 3146 Dragonfly St



Photo 18 – 3149 Dragonfly St



Photo 19 – 3153 Dragonfly St



Photo 20 – 3159 Dragonfly St



Photo 21 – 3163 Dragonfly St



Photo 22 – 3169 Dragonfly St



Photo 23 – 3179 Dragonfly St



Photo 24 – 3189 Dragonfly St



Photo 25 – 3198 Dragonfly St

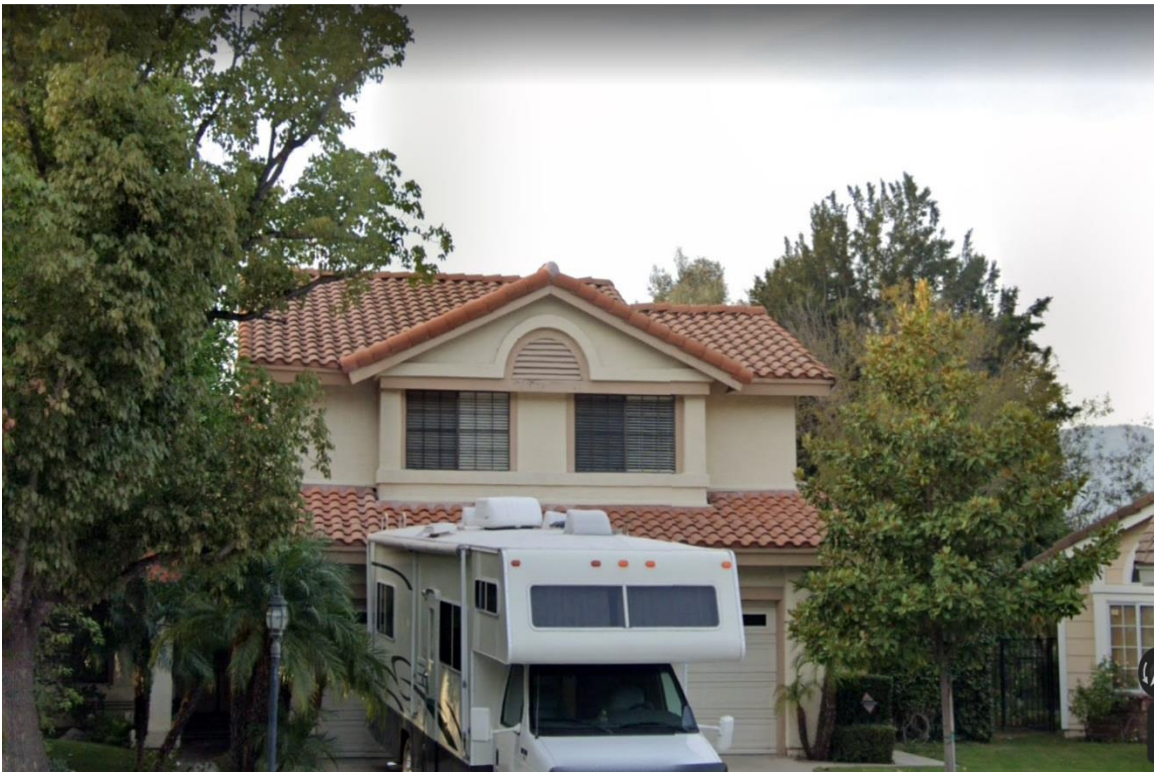


Photo 26 – 3194 Dragonfly St



Photo 27 – 3533 Pheasant St

