City of Glendale
Community Development Department
Design Review Staff Report – Single Family

Meeting/Decision Date: January 16, 2020	**Address:** 1125 Hillcroft Road
Review Authority: ☐DRB ☐ADR ☒HPC ☐CC	**APN:** 5650-028-015
Case Number: PDR 1917213	**Applicant:** Lawrence Woodcraft
Prepared By: Roger Kiesel, AICP	**Owner:** Coleen Novak and Daniel Garnett

Project Summary
To infill a non-original second-floor balcony to create a 90 square-foot addition to the existing 2,751 square-foot two-story single-family residence on a 9,400 square-foot lot in the Rossmoyne Historic District (R1R-II-HD).

The proposed work includes:

- Enclosing the existing balcony to be part of the master bedroom, demolishing the existing southeast wall and closing one window opening that face the balcony, and retaining the existing 1969 roof that covers the project area. The solid balcony wall/railing, which is actually part of the parapet of the original flat-roofed area, will remain, with the infill wall occupying the area between this feature and the existing roof.
- Adding three wood casement windows at the new southeast wall; closing two window openings at the northeast wall of the 1969 addition; and adding a pair of French doors with a shallow Juliet balcony and two windows at the northeast wall.

Existing Property/Background
The Spanish Colonial Revival style house was built in 1926. In 1969, a 425 square-foot second-floor addition was built on a flat-roofed area at the east side of the house, along with the balcony proposed for enclosure. The house is a contributor to the Rossmoyne Historic District. A Glendale Register nomination for the property was considered by HPC in April of 2015, at which time the commission voted to not recommend designation due to previous alterations, including the 1969 addition, and the owner subsequently withdrew the nomination.

Staff Recommendation
☐ Approve ☒ Approve with Conditions ☐ Return for Redesign ☐ Deny

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Last Date Reviewed / Decision
☒ First time submittal for final review.
☐ Other:

Zone: R1R-HD **FAR District:** II
Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals
☒ None
☐ Other:

CEQA Status:
☒ The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 of the State CEQA Guidelines.

☐ The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because it is the construction of a single-family residence.
☒ Other: Class 31 "Historical Resource Restoration/Rehabilitation" exemption pursuant to Sections 15331 of the State CEQA Guidelines.

Site Slope and Grading
☒ None proposed
☐ Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
☐ 1500 cubic yards or greater of earth movement:

☐ 50% or greater current average slope:

Comparison of Neighborhood Survey:

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	9,333 sf	6,747 – 12,972 sf	9,400 sf
Setback	N/A	N/A	N/A
House size	3,118 sf	2,243 – 4,833 sf	2,841 sf
Floor Area Ratio	0.34	0.25 – 0.47	0.30
Number of stories	N/A	1 – one story; 8 – two-stories	Two story

DESIGN ANALYSIS

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

Building Location

☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
☐Setbacks of buildings on site
☐Prevailing setbacks on the street
☐Building and decks follow topography
☐Equipment location and screening

Garage Location and Driveway
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
☐Predominant pattern on block
☐Compatible with primary structure
☐Permeable paving material
☐Decorative paving

Landscape Design
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
☐Complementary to building design
☐ Maintains existing trees when possible

☐Maximizes permeable surfaces
☐Appropriately sized and located

Walls and Fences
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
☐Appropriate style/color/material
☐Perimeter walls treated at both sides
☐Retaining walls minimized
☐Appropriately sized and located

Determination of Compatibility: Site Planning

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

- No change to the existing site plan is proposed. The balcony proposed for enclosure is above the main body of the house and the lot coverage will therefore not change as a result of the project.

Massing and Scale

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

Building Relates to its Surrounding Context
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐Appropriate proportions and transitions
☐Relates to predominant pattern
☐Impact of larger building minimized

Building Relates to Existing Topography
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
☐Form and profile follow topography
☐Alteration of existing land form minimized
☐Retaining walls terrace with slope

Consistent Architectural Concept
☒ **yes** ☐ **n/a** ☐ **no**

Concept governs massing and height

Scale and Proportion
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐Scale and proportion fit context
☐Articulation avoids overbearing forms
☐Appropriate solid/void relationships
☐Entry and major features well located
☐Avoids sense of monumentality

Roof Forms
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐Roof reinforces design concept
☐Configuration appropriate to context

Determination of Compatibility: Mass and Scale

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

- The small area proposed for enclosure is already covered by the roof added as part of the 1969 addition, therefore the change to the overall building's mass will be modest.
- The addition is located at the side and rear of the house, which are visible from the street but at some distance from any neighbor due to the configuration of the site and the street. The addition will not affect the massing in relation to any adjacent neighbors.
- The octagonal tower feature will remain legible after the balcony is infilled, as it was after the balcony roof was added as part of the 1969 addition.

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**

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
☐Articulation appropriate to style

The proposed windows and French door are appropriate to the style of the house. The sliding window proposed at the master bathroom, however, will be somewhat visible from the street and is not appropriate to the style of the house. A condition is recommended to substitute an awning or hopper window with an appropriate grid pattern to be more in keeping with the existing windows.

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 used in hillside areas

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

Equipment, Trash, and Drainage
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐Equipment screened and well located
- ☐Trash storage out of public view
- ☐Downspouts appropriately located
- ☐Vents, utility connections integrated with design, avoid primary facades
- ☐Downspouts appropriately located

Ancillary Structures
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐Design consistent with primary structure
- ☐Design and materials of gates complement primary structure

Determination of Compatibility: Design and Detailing

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

- The new walls will be built on top of the existing wall/railing at the balcony and will match the color and texture of the existing stucco on the house.
- The existing moulding profile at the top of the existing balcony walls, which reflects the height of the original parapet wall of the original flat-roofed area, will be retained, as it was when the 1969 addition was built, and will serve as a visual marker between the original and new construction.
- The new wood windows will match the material, operation, and true-divided light muntin configuration of the original windows still in place at this portion of the house.
- The closure of the window opening at the side of the balcony will not impact the overall appearance of the house, especially since the 1969 balcony and roof already minimized its visibility from nearby vantage points.
- The closure of window openings and insertion of new windows and French doors at the northeast façade will create a new window pattern at this non-original portion of the house. The new windows , doors, sidelights, and balcony, and their overall placement, are in keeping with the style of the house and its historic window pattern. The design of the ironwork at the balcony is based on original ironwork found at other parts of the house.

Design Guidelines and Rehabilitation Standards Analysis

Staff finds the proposed work to be compatible with the Glendale Historic District Design Guidelines and the Secretary of the Interior's Standards as discussed below:

Glendale Historic District Design Guidelines
The proposal conforms with the guidelines for additions to Spanish Colonial Revival style homes. The addition at the east side of the second story is modest in size and is located at the rear of the house as recommended by the guidelines. It will not be seen in the context of the front of the house, but will be visible from the steep hillside portion of Rossmoyne Avenue and also the intersection at Greenbriar. The size of the addition and its placement under an existing roof allow it to have a minimal impact on the building's massing and be compatible with its size and scale. The materials proposed for the addition are compatible with the historic façade materials and the window pattern is complementary to the existing pattern.

Secretary of the Interior's Standards for Rehabilitation
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

- The property will remain a single-family residence.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- The historic appearance and character of the property will be retained and no character defining features will be significantly affected.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

- The area of the addition was previously altered to expand the second floor. The addition represents a modest expansion of that area and is designed in a straightforward manner that does not create any false sense of history.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- The 1969 addition has not acquired any historic significance over time, but is being retained and expanded to meet the needs of the current owners.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

- All distinctive features and finishes will be retained.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- Not applicable.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- Not applicable.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

- Not applicable.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- No character defining materials or features will be destroyed. The new work will maintain the existing moulding profile that indicates the top of the original parapet, as well as a lower one that apparently reflects the original roof line. These apparently date to the 1969 construction, but are effective as a subtle marker to differentiate the additions from the original configuration.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- In theory, the flat-roofed portion, and original configuration, of the house could be returned relatively easily if the current and previous additions were removed at some point in the future.

Recommendation / Draft Record of Decision

The proposed project appears to be consistent with the Historic District Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation in its site planning, massing and scale, and design and details. The new work is appropriate to the architectural style, context, and rhythm of the neighborhood.

Based on the above analysis, staff recommends approval of the project with **conditions**, as follow:

1. Remove the proposed sliding window at the master bathroom (window "W4") from the proposal and substitute it with an awning or hopper window with an appropriate external grid pattern to be determined in consultation with Planning staff.

Attachments

1. Reduced Plans (including location map and existing condition photographs)

FLOOR PLAN NOTES:

1. ALL HABITABLE ROOMS SHALL BE PROVIDED w/ NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN ONE TENTH OF THE FLOOR AREA OF SUCH ROOMS WITH A MINIMUM OF 10 SQ. FT.
2. NEW WATER CLOSETS SHALL HAVE A MAXIMUM FLUSH CAPACITY OF 1.28 GALLONS, AND SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH AND HAVE A CLEAR SPACE IN FRONT OF THE WATER CLOSET OF NOT LESS THAN 24"(low consumption water closets for all new construction)
3. SHOWERS SHALL HAVE FLOORS AND WALLS FINISHED w/ SMOOTH HARD, NON-ABSORBENT SURFACES SUCH AS PORTLAND CEMENT TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN INLET.
4. GLAZING USED IN DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, OR APPROVED PLASTIC. WHEN GLASS IS USED IT SHALL HAVE A MINIMUM THICKNESS OF NOT LESS THAN 1/8" WHEN FULLY TEMPERED
5. A SMOKE DETECTOR IS REQUIRED FOR BOTH NEW AND EXISTING CONSTRUCTION OF SLEEPING ROOMS AND CORRIDORS GIVING ACCESS TO SLEEPING ROOMS. IT SHALL BE MOUNTED ON THE CEILING , CENTRALLY LOCATED IN THE ROOM OR CORRIDOR, NOT MORE THAN 12' OF THE DOOR GIVING ACCESS TO THE SLEEPING ROOM.
6. DOORS: IN ALL DWELLINGS EVERY INTERIOR DOOR IN A DOORWAY THROUGH WHICH OCCUPANTS PASS SHALL HAVE A MINIMUM WIDTH OF 32"
7. AN ATTIC ACCESS OPENING SHALL BE PROVIDED FOR ATTIC WITH A VERTICAL HEIGHT OF GREATER THAN 30". THE OPENING SHALL BE LOCATED IN A CORRIDOR OR READILY ACCESSIBLE LOCATION. THE OPENING SHALL NOT BE LESS THAN 22"x30"
8. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SQ. FT. OF ATTIC AREA) IS REQUIRED
9. AT LEAST ONE MINIMUM 18"x 24" UNDER FLOOR ACCESS OPENING SHALL BE ALLOWED IN ALL RAISED FLOOR PORTIONS OF NEW FOUNDATIONS. (ONLY IF APPLIES @ FOUNDATION PLAN)
10. PROVIDE MIN. 12" CLEARANCE UNDER FLOOR GIRDERS & 18" CLEARANCE UNDER FLOOR JOISTS

LEGAL DESCRIPTION :

Assessor's ID No:
5650-028-015
Address:
1125 HILLCROFT RD GLENDALE CA 91207
Property Type:
Single Family Residential
Region / Cluster:
03 / 03173

Building Info
Square Footage:
2,751
Year Build / Effective Year Built:
1926 / 1936
Bedrooms / Bathrooms
4 / 3
ZONE
R1R-II HD

Property Boundary Description
ROSSMOYNE LOT 12 BLK 33

SCOPE OF WORK:

INTERIOR REMODEL AND BALCONY ENCLOSURE TO EXISTING 2 STORY SINGLE FAMILY DWELLING.
-REMODEL EXISTING BEDROOM.
-REMODEL EXISTING BATHROOM & CLOSETS.
-ENCLOSE EXISTING BALCONY TO BE PART OF NEW BEDROOM FLOOR AREA.
-ADD NEW JULIET BALCONY WITH DOOR AND SIDELIGHTS.
-NEW WINDOWS PER PLAN.

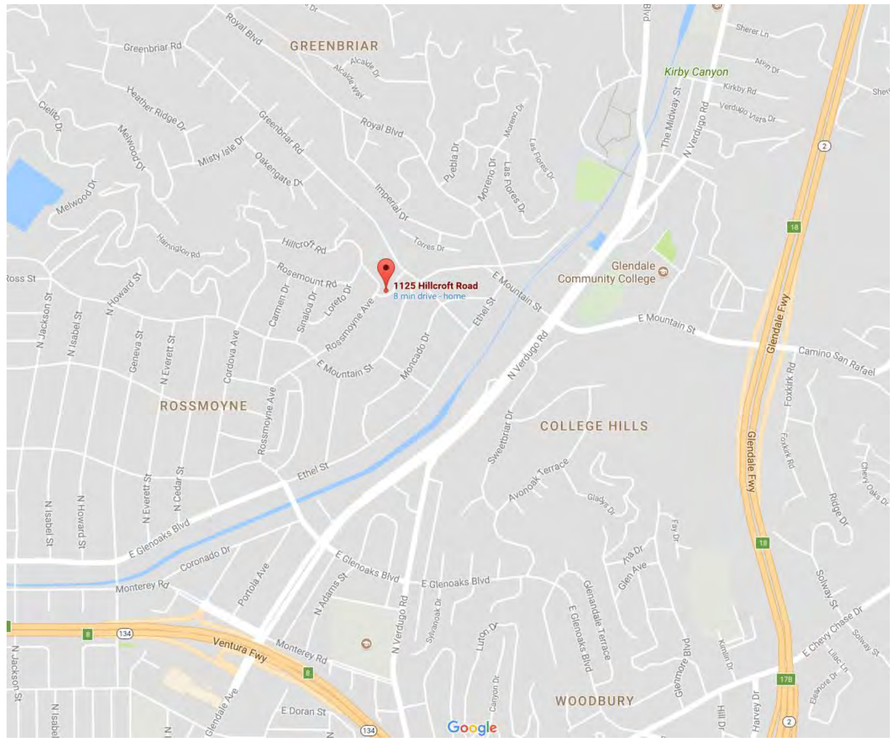
TABULATION:

(E) 2 STORY HOUSE = 2,751 SF
(N) BALCONY ENCLOSURE = 90 SF
TOTAL OF NEW HOUSE = 2,841 SF
LOT AREA = 9,400 SF x .40 = 3,760 SF ALLOWED
FLOOR AREA RATIO:
(E) FAR = 2751 / 9400 = 29%
(N) FAR = 2841 / 9400 = 30%
LOT COVERAGE = 2199 / 9400 = 23%

HARDSCAPE = 37%
LANDSCAPE = 41%

NAILING SCHEDULE:

CONNECTION ---	NAILING ---
POST TO PIER PAD; TOE NAIL	3-16d OR 4-8d
GIRDER TO POST ; TOE NAIL	3-16d OR 4-8d
JOIST TO SILL OR GIRDER ; TOE NAIL	3-8d
BRIDGING TO JOIST ; TOE NAIL EACH END	2-8d
JOISTS TO BLOCKING ; END NAIL	16d TOP & BOTTOM OF EACH JOIST
RIM JOIST TO JOISTS ; END NAIL	16d TOP & BOTTOM OF EACH JOIST
RIM JOIST TO SILL ; END NAIL	16d @ 16" o/c
FLOOR JOIST LAP @ BEARING ; FACE NAIL	2-16d
1x6 OR NARROWER SUBFLOOR SHEATHING TO EACH JOIST ; FACE NAIL	2-8d
WIDER THAN 1x6 SUBFLOOR SHEATHING TO EACH JOIST ; FACE NAIL	3-8d
2" SUBFLOOR TO JOIST OR GIRDER ; BLIND & FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLK'G ; FACE NAIL	16d @ 16" o/c
TOP PLATE TO SOLE PLATE TO STUD ; END NAIL	2-16d
STUD TO SOLE PLATE	2-16d END NAIL , OR 4-8d TOE NAIL
DOUBLED STUDS ; FACE NAIL	16d @ 24" o/c
DOUBLE TOP PLATES; FACE NAIL	16d @ 16" o/c
TOP PLATES, LAPS & INTERSECTIONS ; FACE NAIL	2-16d
CONTINOUS HEADER TWO PIECES SET ON EDGE	16d @ 16" o/c ALONG EACH EDGE
CEILING JOISTS TO PLATE ; TOE NAIL	3-8d
CONTINOUS HEADER TO STUD ; TOE NAIL	4-8d
CEILING JOISTS LAP OVER PARTITIONS ; FACE NAIL	3-16d
CEILING JOIST PARALLEL TO RAFTERS ; FACE NAIL	3-16d
RAFTER TO RIDGE	3-8d
RAFTER TIES 2" LUMBER ; FACE NAIL	3-16d
RAFTER TIES 1" LUMBER ; FACE NAIL	5-8d
RAFTER TO PLATE ; TOE NAIL	3-8d
1x4 MIN. BRACE TO EACH STUD & PLATE ; FACE NAIL	2-8d
1x8 OR NARROWER SHEATHING TO EACH BEARING ; FACE NAIL	2-8d
WIDER THAN 1x8 SHEATHING TO EACH BEARING ; FACE NAIL	3-8d
BUILT-UP CORNER STUDS	16d @ 24" o/c



VICINITY MAP

CODE REFERENCE:
-ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST VERSION OF CBC,CRC,CMC,CPC, AND CEC AS ADAPTED AND AMENDED BY THE STATE OF CALIFORNIA TITLE 24 CCR AND THIS JURISDICTION

MATERIAL SPECIFICATIONS:

1. SOIL : TYPE OF SOIL = 1500 P.S.F.
2. DIAPHRAGMS: PLYWOOD : PRODUCT STANDARD PS 18-I-A DOUGLAS FIR-LARCH, STRUCTURAL I (OR CDX)
3. PARTICLE BOARD: ANSI A208.1-1989. MOISTURE PROTECT./REQ'D.
4. WATERPROOFING: STUCCO AND OR STUCCO w/ VENEER OVER A PLYWOOD (OR PARTICLE BOARD) SHEAR WALL WILL BE WATERPROOFED w/ A MINIMUM OF (2) 15# FELT (GRADE "D") UNDERLAYMENTS
5. WOOD FRAMING MEMBERS: GRADE & SPECIES OF ALL LUMBER (MUST BE GRADE MARKED)
6. STEEL: STRUCTURAL STEEL ASTM A36, STRUCTURAL PIPE ASTM A53 Gd B , TUBING ASTM A 501. REINFORCING BARS ASTM A615. L.A. CITY BLDG. DEPT. LICENSED SHOP REQUIRED FOR SHOP WELDS
7. CONCRETE: STANDARD 2,500 psi CONCRETE. 3,000 psi FOR GRADE BEAMS AND CAISSONS. CONTIUOUS DEPUTY INSPECTION IS REQUIRED FOR ALL CONCRETE WITH fc GREATER THAN 2,500 psi
8. LAG BOLTS: PROVIDE LEAD HOLE 70% OF THREADED SHANK DIA., & FULL DIA. FOR SMOOTH SHANK PORTION. SOAP, PARAFFIN OR OTHER APPROVED LUBRICANT SHALL BE USED ON THREADS. INSTALLATION METHOD SJALL BE SCREWING, NOT HAMMERING. CARE SHALL BE TAKEN TO AVOID OVER TORQUING BOLT.
9. MASONRY: WHEN HALF STRESSES ARE USED & f'm IS NO MORE THAN 1,500 psi FOR CONCRETE MASONRY (2,600psi FOR CLAY MASONRY) A LETTER OF CERTIFICATION FROM THE SUPPLIER SHALL BE REQUIRED AT THE TIME OF, OR PRIOR TO, DELIVERY OF THE MATERIALS TO THE JOBSITE TO ASSURE THE MATERIALS COMPLY WITH TABLE 21-D [TABLE 24C], SECTION 91.2105.3.4.
10. L.A. CITY BLDG. DEPT. LICENSED FABRICATOR IS REQUIRED FOR (GLULAM BEAMS) (TRUSSES) AND (STRUCTURAL STEEL)
11. CONTINUOUS DEPUTY INSPECTION IS REQUIRED FOR ANCHORS.
12. FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE L.A. CITY BUILDING DEPARTMENT FOR (STRUCTURAL STEEL), (REINFORCING STEEL) & (LIGHT GAGE STEEL). CONTINUOUS DEPUTY INSPECTION REQUIRED

STRUCTURAL NOTES:

1. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS.
2. ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.
3. PLATE WASHERS ARE REQUIRED FOR ALL HOLD DOWNS.
4. ALL HOLD DOWN ANCHOR NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE FRAMING.
5. ALL POST TO BEAM CONN. AND POST TO FOUNDATION TO HAVE HEAVY GAUGE BOLTED SIMPSON CONNECTORS, CC44 AND CB44 OR AS APPROPRIATE FOR SIZE.
6. IN ADDITIONS OR NEW STRUCTURES, SHEAR WALLS IN LOWER LEVEL SHALL HAVE A 4x4 WOOD POST WITH SIMPSON HOLDDOWNS @ BEGINNING AND @ END OF ALL SHEAR WALL. AT SECOND FLOOR LEVEL THEY SHALL HAVE A SIMSPON MST48 STRAP ONTO DBL. STUDS @ BEGINNING & END.
7. ALL SHEAR WALLS w/ A SHEAR VALUE GREATER THAN 300lbs. SHALL HAVE THE FOLLOWING:

a. 3x FOUNDATION SILL PLATES.
b. 3x STUDS & BLOCKS BETWEEN ADJACENT PANELS.
c. 1/2" EDGE DISTANCE FOR PLYWOOD BOUNDARY NAILING.
d. STAGGERED NAILS , IF NAIL SPACING IS LESS THAN 2"
e. SQUARE PLATE WASHERS SHALL BE USED w/ ALL ANCHOR BOLTS.
f. ANCHOR BOLTS SHALL BE PROVIDED WITH MINIMUM 0.229-inch x 3-inch x 3-inch PLATE WASHER.

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK & SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS, INCLUDING THOSE FURNISHED BY SUB-CONTRACTOR.
2. ALL CONSTRUCTION SHALL COMPLY WITH LATEST EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE AND CITY OF LOS ANGELES CITY CODE.
3. ALL DIMENSIONS ON FLOOR PLANS ARE TO BE CENTERLINE OF STUD WALLS, OR FACE OF EXTERIOR MATERIAL U.N.O.
4. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS OR OMISSIONS HE MAY DISCOVER IN THE DRAWINGS AND FIELD CONDITIONS. AFTER THE START OF CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CORRECTIVE MEASURES WHICH ARISE FROM ERRORS, OMISSIONS AND INCONSISTENCIES WHICH HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. CORRECTIVE MEASURES SHALL FIRST BE PRESENTED TO THE ARCHITECT FOR REVIEW, THEN IMPLEMENTED WITHOUT COST TO THE OWNER OR ARCHITECT.
5. THE ARCHITECT WILL REVIEW ALL SHOP DRAWINGS & SAMPLES FOR CONFORMANCE w/ DESIGN CONCEPT OF THE PROJECT.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT, & TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF SAID UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
7. EXISTING ELEVATIONS & LOCATIONS TO BE JOINTED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
8. CONTRACTOR SHALL PROVIDE TEMPORARY WATER AND POWER AND TOILET FACILITIES AS REQUIRED.
9. CITY APPROVED PLANS SHALL BE KEPT IN A PLAN BOX & SHALL NOT BE USED BY WORKMEN. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS w/ ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDANT & SHALL BE GIVEN TO THE OWNER AT THE TIME OF OCCUPANCY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE PROJECT IS COMPLETE.
11. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN A CLEAN (BROOM) CONDITION AT ALL TIMES.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS & WORKERS AT ALL TIMES.
13. DECORATIVE MATERIALS (drapes, hangings, awnings, etc.) SHALL BE NON-FLAMMABLE OR FIRE PROOF PER STATE FIRE MARSHALL REQUIREMENTS.
14. MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISHES SHALL BE CLASS "A".
15. ALL GLASS AND GLAZING SHALL COMPLY WITH CHAPTER 54 OF THE UNITED STATES CONSUMER PRODUCT SAFETY COMMISSION, SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS (42FR 1428, #16 FRPART 1201).
16. MANUFACTURED DOORS AND WINDOWS SHALL HAVE AIR FILTRATION RATES CERTIFIED BY THE MANUFACTURER AS NOT EXCEEDING THOSE SHOWN IN TABLE 2-53J.
17. SITE CONSTRUCTED DOORS AND WINDOWS, EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED, THIS DOES NOT INCLUDE FIRE RATED DOORS AND WINDOWS OR UNFRAMED GLASS DOORS .
18. EXIT DOORS MUST OPEN OVER A LANDING WHICH IS NOT MORE THAN 1/2" BELOW THE TOP OF THE THRESHOLD. THE THRESHOLD SHALL BE BEVELED SUCH THAT THERE IS A 1/4" MAX. DROP.
19. THE STRUCTURE OF THE WORK PROPOSED HEREIN IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AS REQUIRED TO ENSURE THE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR A PORTION THEREOF DURING CONSTRUCTION.
20. NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD UNLESS, PRIOR TO MAKING SUCH CHANGES, WRITTEN APPROVAL HAS BEEN OBTAINED BY THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL, SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTOR TO REPLACE OR REPAIR AS DIRECTED BY THE ENGINEER.
21. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITSPRIOR TO THE START OF THE CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS, FEES, AND INSPECTIONS AS MAY BE REQUIRED FOR THE COMPLETION OF THE PROJECT AS PER ALL GOVERNING AGENCIES.
22. ALL CONTRACTORS SHALL PROVIDE LIABILITY INSURANCE AND WORKERS COMPENSATION BENEFITS IN ACCORDANCE WITH STATE LAW FOR ALL WORKERS AND AGENTS WHO WILL BE ON THE SITE AT ANY TIME IN PERFORMING WORK ON THIS PROJECT .
23. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF EACH PARTICULAR TRADE.
24. CONTRACTOR SHALL PROVIDE A COST ESTIMATE FOR ALL WORK SHOWN ON THE DRAWINGS AND/OR ALL WORK NORMALLY REQUIRED TO EXECUTE SAID WORK.

NO.	DATE

LAWRENCE A. WOODCRAFT
ARCHITECT LICENSE # C-28651
20312 Ventura Blvd. Suite #205 Woodland Hills, CA 91364
OFFICE: (818) 701 7752 FAX: (818) 477 0692
WOODCRAFT ARCHITECTURE
WWW.WOODCRAFTARCHITECTURE.COM

SHEET TITLE: VICINITY MAP
LEGAL DESCRIPTION

PROJECT DESCRIPTION: INTERIOR REMODEL TO EXISTING 2 STORY SFD

OWNER/ADDRESS: NOVAK, COLEEN
1125 HILLCROFT RD
GLENDALE CA, 91207

DATE: 06.27.17

SCALE: AS SHOWN

DRAWING BY: J.ROS

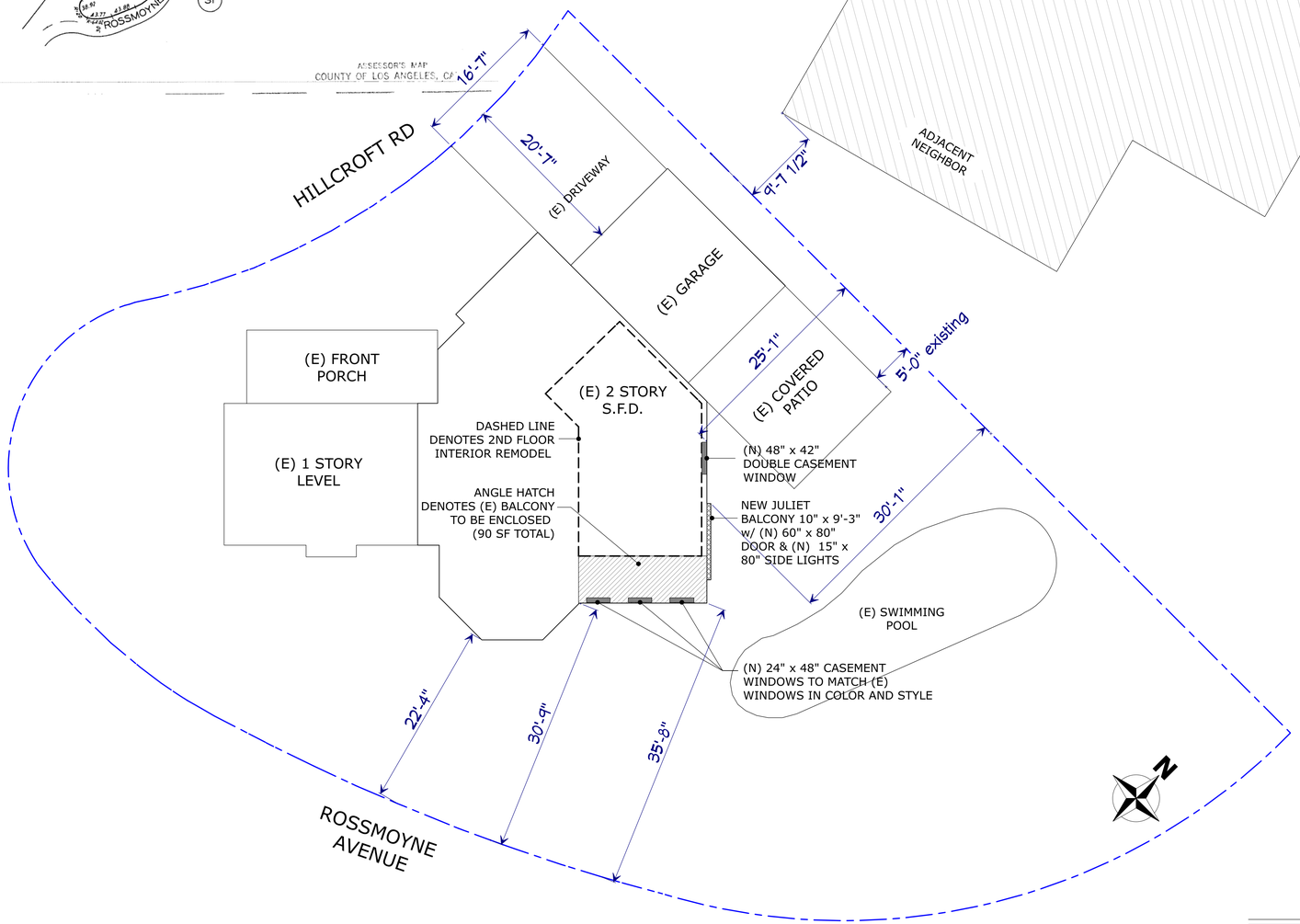
SHEET: A0.0

PDF PLOT DATE: 10/23/2019



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CA

PARCEL MAP



Assessor's ID No:
5650-028-015
Address:
1125 HILLCROFT RD GLENDALE CA 91207
Property Type:
Single Family Residential
Region / Cluster:
03 / 03173

Building Info
Square Footage:
2,751
Year Build / Effective Year Built:
1926 / 1936
Bedrooms / Bathrooms
4 / 3
Units
1

Property Boundary Description
ROSSMOYNE LOT 12 BLK 33

SITE PLAN

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

NO.	DATE

LICENSED ARCHITECT — VINCENT LAWRENCE — 12/19 — RENEWAL — STATE OF CALIFORNIA

LAWRENCE A. WOODCRAFT
ARCHITECT LICENSE # C-29651
20312 Ventura Blvd. Suite #205 Woodland Hills, CA 91364
OFFICE: (818) 701 1152 FAX: (818) 477 0692
WOODCRAFT ARCHITECTURE WWW.WOODCRAFTARCHITECTURE.COM

SHEET TITLE: SITE PLAN PARCEL MAP

PROJECT DESCRIPTION: INTERIOR REMODEL TO EXISTING 2 STORY SFD

OWNER/ADDRESS: NOVAK, COLEEN 1125 HILLCROFT RD GLENDALE CA, 91207

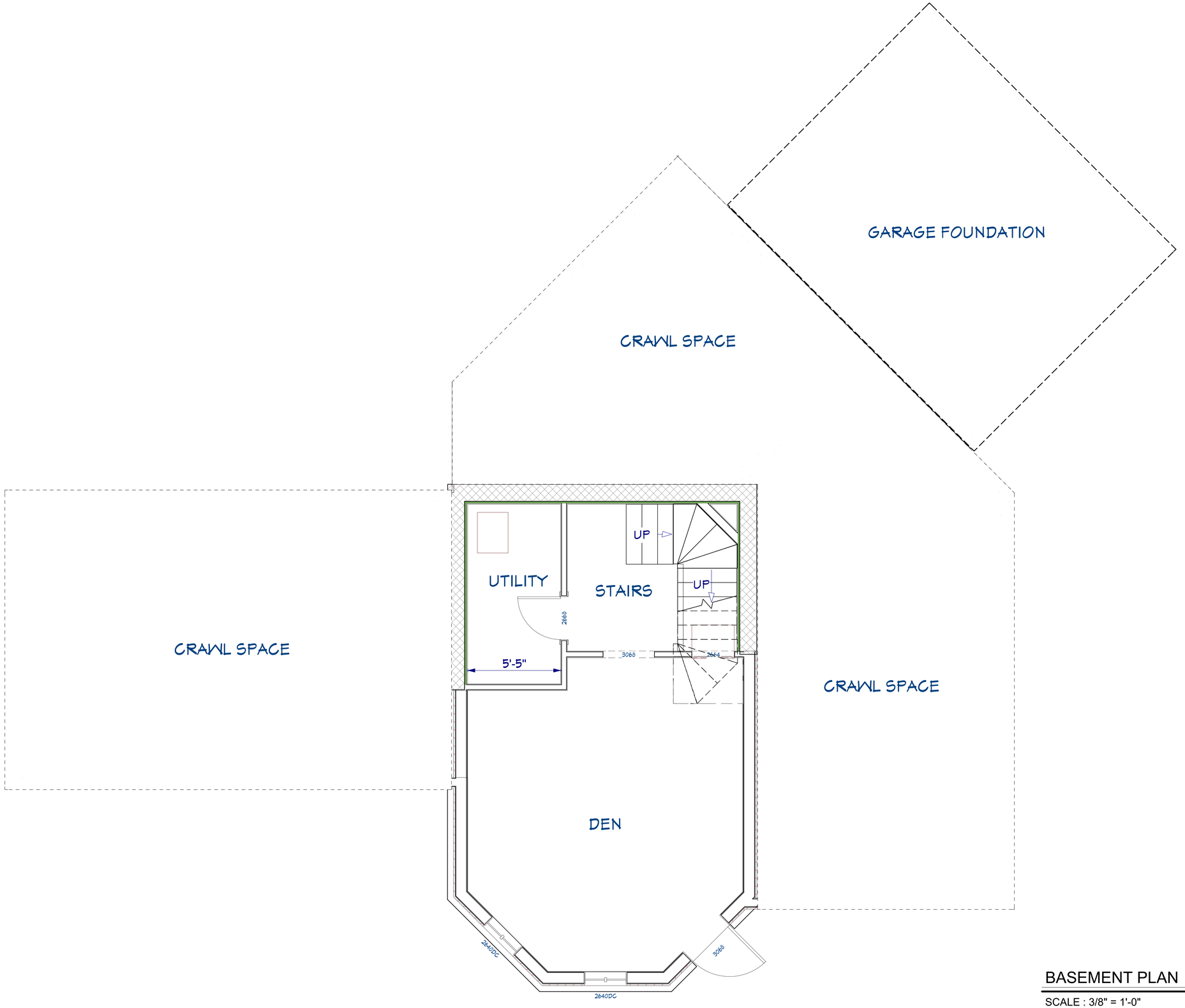
DATE: 06.27.17

SCALE: AS SHOWN

DRAWING BY: J.ROS

SHEET: A0.1

PDF PLOT DATE: 10/23/2019



BASEMENT PLAN

SCALE : 3/8" = 1'-0"

NO.	DATE

LICENSED ARCHITECT LAWRENCE A. WOODCRAFT No. C-29651 12/19 RENEWAL STATE OF CALIFORNIA

LAWRENCE A. WOODCRAFT
ARCHITECT LICENSE # C-29651
20312 Ventura Blvd. Suite #205 Woodland Hills, CA 91364
OFFICE: (818) 701 1752 FAX: (818) 477 0692
WOODCRAFT ARCHITECTURE WWW.WOODCRAFTARCHITECTURE.COM

SHEET TITLE: EXISTING BASEMENT PLAN

PROJECT DESCRIPTION: INTERIOR REMODEL TO EXISTING 2 STORY SFD

OWNER/ADDRESS: NOVAK, COLEEN 1125 HILLCROFT RD GLENDALE CA, 91207

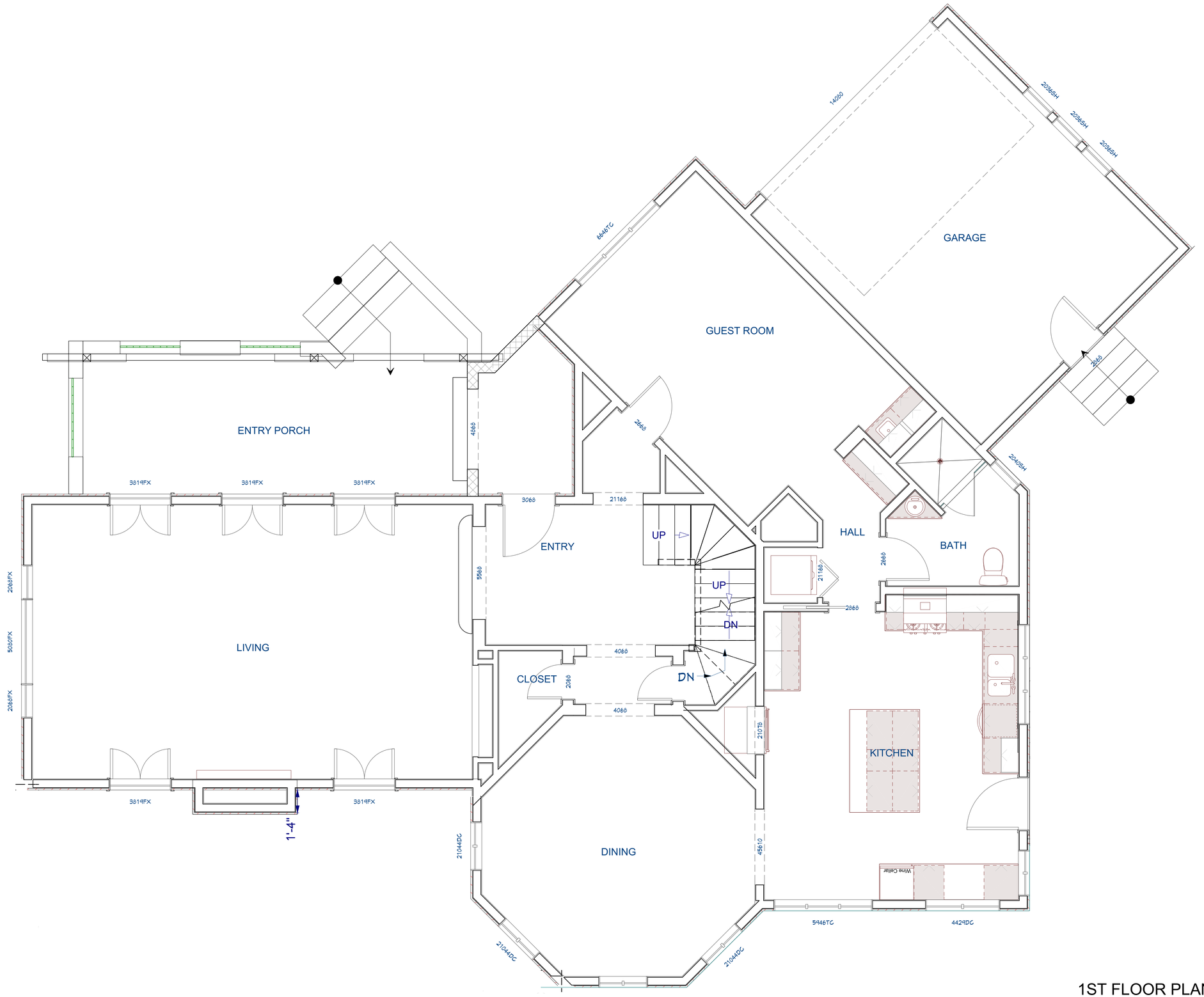
DATE: 06.27.17

SCALE: AS SHOWN

DRAWING BY: J.ROS

SHEET: A0.2

PDF PLOT DATE: 10/23/2019



1ST FLOOR PLAN

SCALE : 3/8" = 1'-0"

NO.	DATE

LICENSED ARCHITECT LAWRENCE A. WOODCRAFT No. C-29651 12/19 RENEWAL 12/31/2021 STATE OF CALIFORNIA

LAWRENCE A. WOODCRAFT
ARCHITECT LICENSE # C-29651
20312 Ventura Blvd. Suite #205 Woodland Hills, CA 91364
OFFICE: (818) 701 1752 FAX: (818) 477 0692
WWW.WOODCRAFTARCHITECTURE.COM
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SHEET TITLE:
EXISTING
1ST FLOOR PLAN

PROJECT DESCRIPTION:
INTERIOR REMODEL TO
EXISTING 2 STORY SFD

OWNER/ADDRESS:
NOVAK, COLEEN
1125 HILLCROFT RD
GLENDALE CA, 91207

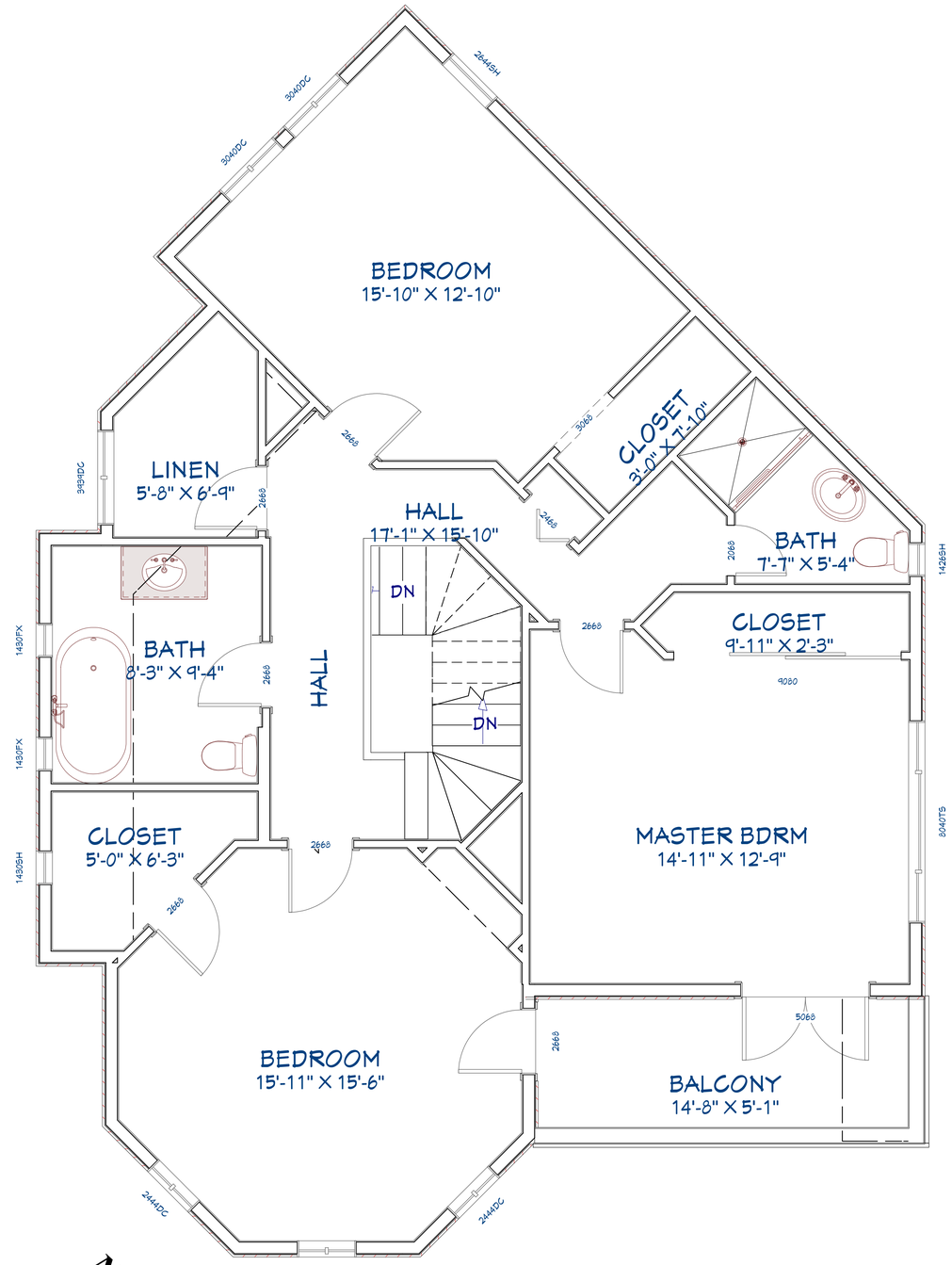
DATE:
06.27.17

SCALE:
AS SHOWN

DRAWING BY:
J.ROS

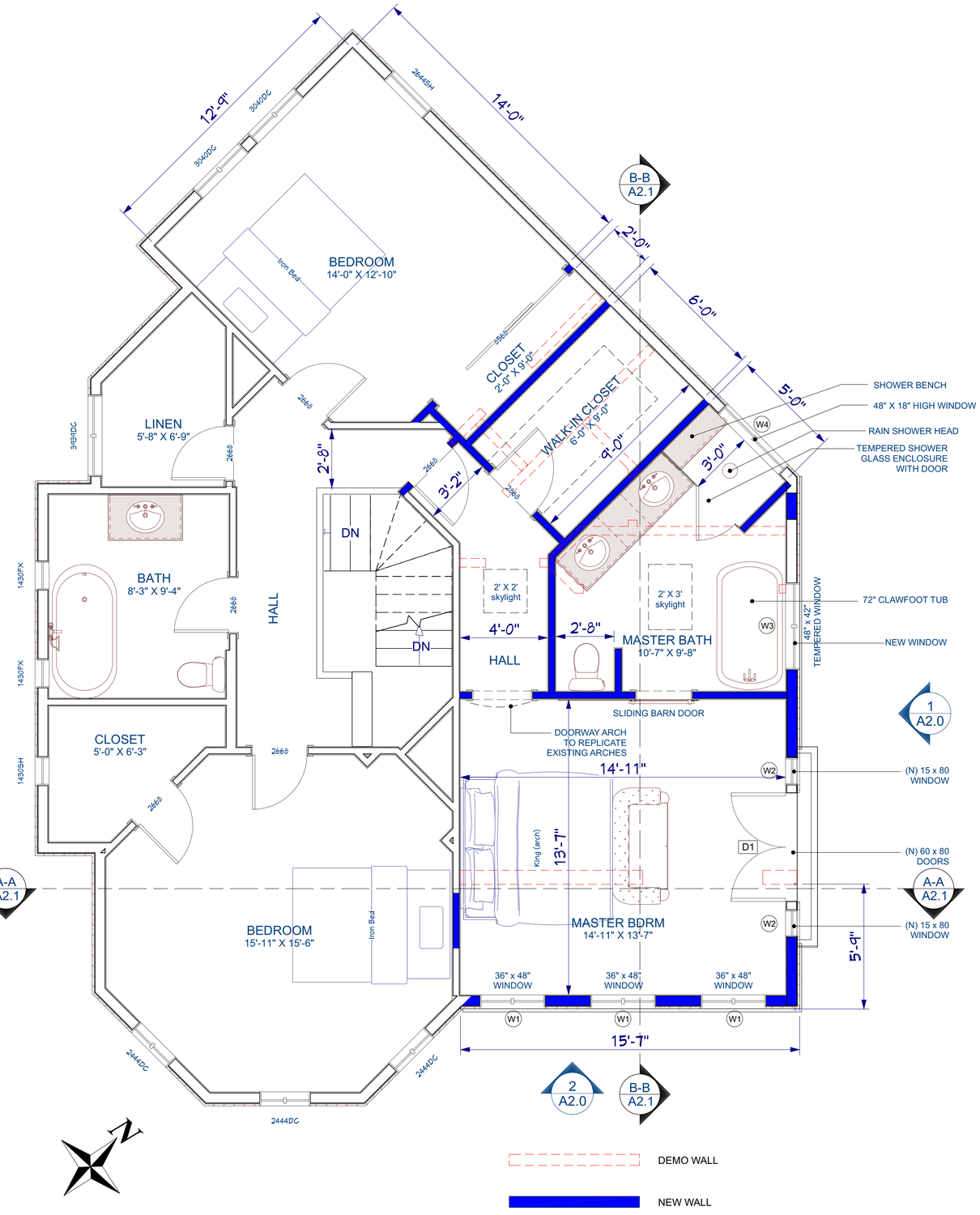
SHEET:
A0.3

PDF PLOT DATE: 10/23/2019



EXISTING 2ND FLOOR PLAN

SCALE : 3/8" = 1'-0"



PROPOSED 2ND FLOOR PLAN

SCALE : 3/8" = 1'-0"

NO.	DATE

LAWRENCE A. WOODCRAFT
ARCHITECT LICENSE # C-29651
20312 Ventura Blvd. Suite #205 Woodland Hills, CA 91364
OFFICE: (818) 701 1752 FAX: (818) 477 0692
WOODCRAFT ARCHITECTURE
LWWWOODCRAFTARCHITECTURE.COM

SHEET TITLE:
(E) FLOOR PLAN
(N) FLOOR PLAN

PROJECT DESCRIPTION:
INTERIOR REMODEL TO
EXISTING 2 STORY SFD

OWNER/ADDRESS:
NOVAK, COLEEN
1125 HILLCROFT RD
GLENDALE CA, 91207

DATE:
06.27.17

SCALE:
AS SHOWN

DRAWING BY:
J.ROS

SHEET:
A1.0

PDF PLOT DATE: 10/23/2019

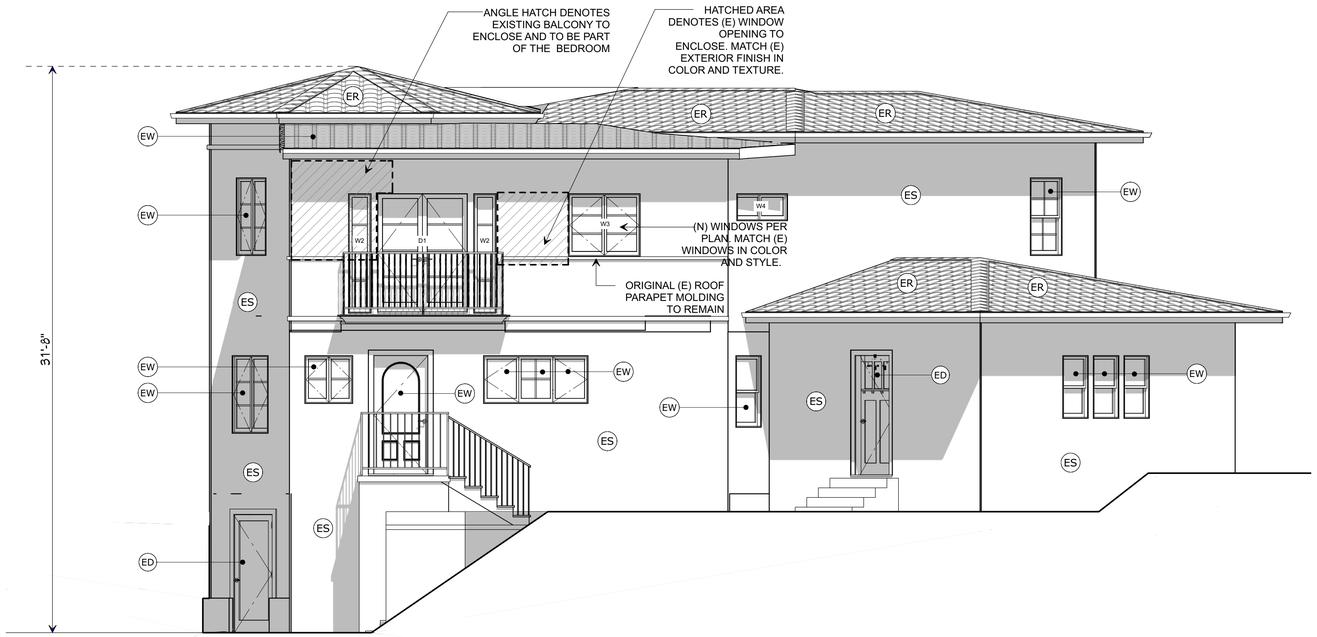
ER EXISTING ROOF TO REMAIN

ES EXISTING STUCCO TO REMAIN

EW EXISTING WINDOWS TO REMAIN

ED EXISTING DOOR TO REMAIN

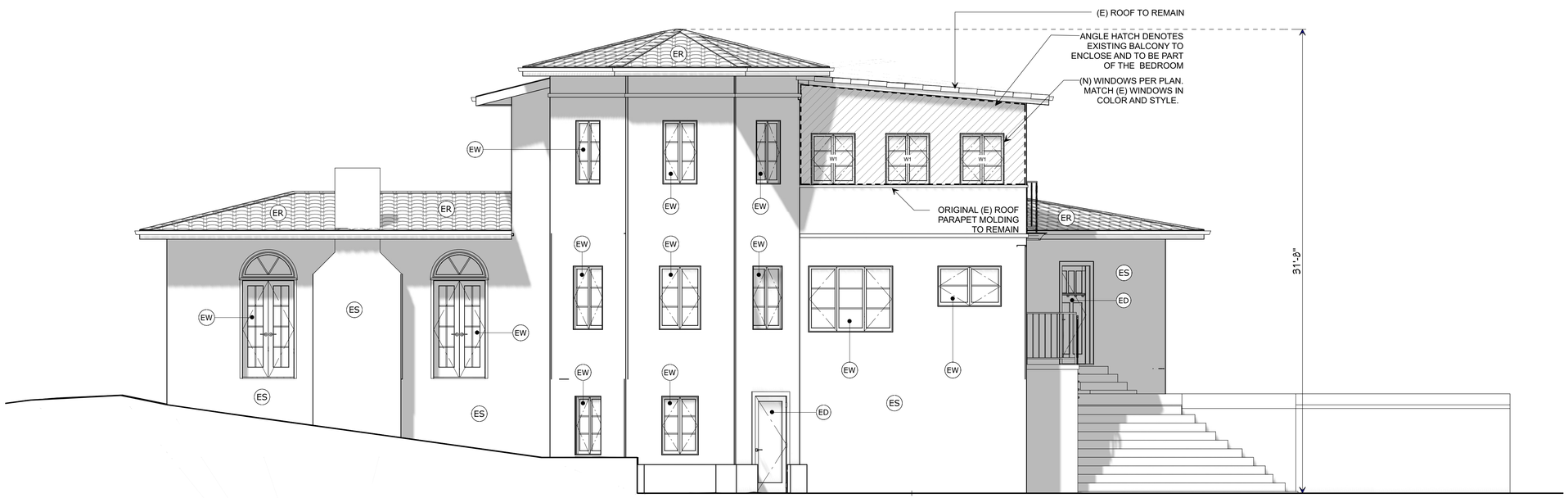
S1 7/8" STUCCO TO MATCH EXISTING HOUSE COLOR AND FINISH



1. NORTH EAST VIEW

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

NOTE:
-ALL WATER FIXTURE UPGRADES SHALL BE UPGRADED TO LOW FLOW STANDARDS.
-ALL EXTERIOR WALLS THAT HAVE DRYWALL REMOVED WILL BE INSULATED.



2. SOUTH EAST VIEW

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

NO.	DATE

LICENSED ARCHITECT LAWRENCE A. WOODCRAFT No. C-29651 12/19 RENEWAL DATE STATE OF CALIFORNIA

LAWRENCE A. WOODCRAFT
ARCHITECT LICENSE # C-29651
20312 Ventura Blvd. Suite #205 Woodland Hills, CA 91364
OFFICE: (818) 701 7752 FAX: (818) 477 0692
WOODCRAFT ARCHITECTURE WWW.WOODCRAFTARCHITECTURE.COM

SHEET TITLE: ELEVATION VIEWS

PROJECT DESCRIPTION: INTERIOR REMODEL TO EXISTING 2 STORY SFD

OWNER/ADDRESS: NOVAK, COLEEN
1125 HILLCROFT RD
GLENDALE CA, 91207

DATE: 06.27.17

SCALE: AS SHOWN

DRAWING BY: J.ROS

SHEET: A2.0

PDF PLOT DATE: 10/23/2019



NO CHANGES IN THIS VIEW, EXISTING WINDOWS & DOORS TO REMAIN.

1. SOUTH WEST ELEVATION VIEW

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



NO CHANGES IN THIS VIEW, EXISTING WINDOWS & DOORS TO REMAIN.

2. NORTH WEST ELEVATION VIEW

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

NO.	DATE

LICENSED ARCHITECT LAWRENCE A. WOODCRAFT No. C-29651 12/19 RENEWAL STATE OF CALIFORNIA

LAWRENCE A. WOODCRAFT
ARCHITECT LICENSE # C-29651
20312 Ventura Blvd. Suite #205 Woodland Hills, CA 91364
OFFICE: (818) 701 1752 FAX: (818) 477 0692
WWW.WOODCRAFTARCHITECTURE.COM
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SHEET TITLE: ELEVATION VIEWS

PROJECT DESCRIPTION: INTERIOR REMODEL TO EXISTING 2 STORY SFD

OWNER/ADDRESS: NOVAK, COLEEN
1125 HILLCROFT RD
GLENDALE CA, 91207

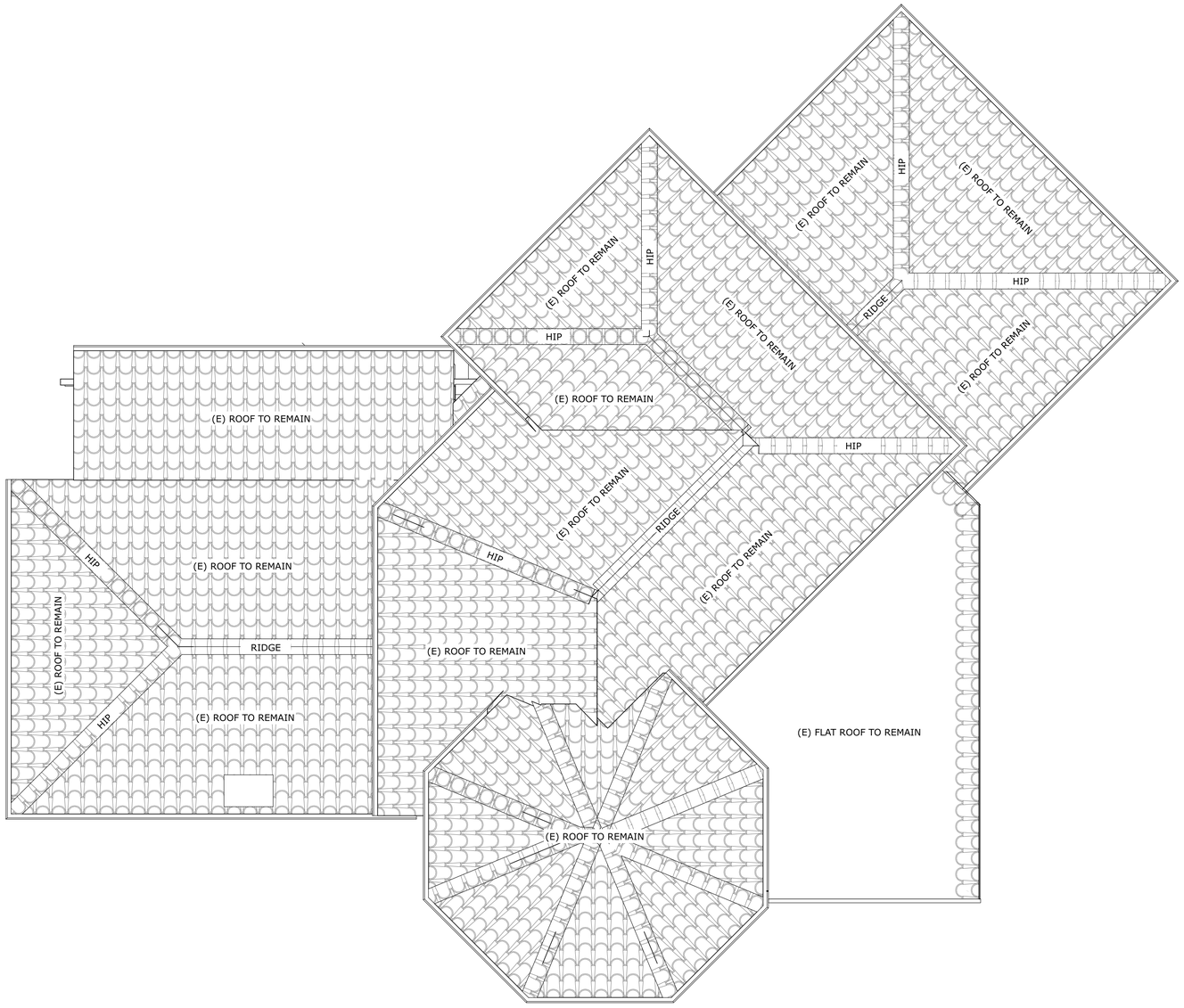
DATE: 06.27.17

SCALE: AS SHOWN

DRAWING BY: J.ROS

SHEET: A2.1

PDF PLOT DATE: 10/22/2019



NO CHANGES IN EXISTING ROOF . NO NEW ROOF ADDED

N

EXISTING ROOF PLAN

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



1. SECTION A-A

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



2. SECTION B-B

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

NO.	DATE

LAWRENCE A. WOODCRAFT
ARCHITECT LICENSE # C-29651
20312 Ventura Blvd. Suite #205 Woodland Hills, CA 91364
OFFICE: (818) 701 7752 FAX: (818) 477 0692
WWW.WOODCRAFTARCHITECTURE.COM
WOODCRAFT ARCHITECTURE

SHEET TITLE:
ROOF PLAN
SECTION VIEWS

PROJECT DESCRIPTION:
INTERIOR REMODEL TO EXISTING 2 STORY SFD

OWNER/ADDRESS:
NOVAK, COLEEN
1125 HILLCROFT RD
GLENDALE CA, 91207

DATE:
06.27.17

SCALE:
AS SHOWN

DRAWING BY:
J.ROS

SHEET:
A2.2

PDF PLOT DATE: 10/23/2019



EXISTING HOUSE VIEW



EXISTING HOUSE VIEW



EXISTING HOUSE VIEW



PERSPECTIVE VIEW NORTH EAST **(PROPOSED PLAN)**



ORIGINAL ROOF PARAPET **(PER HISTORIC PHOTO)**

NO.	DATE

LICENSED ARCHITECT LAWRENCE A. WOODCRAFT No. C-29651 12/19 STATE OF CALIFORNIA

LAWRENCE A. WOODCRAFT
ARCHITECT LICENSE # C-29651
20312 Ventura Blvd. Suite #205 Woodland Hills, CA 91364
OFFICE: (818) 701 7752 FAX: (818) 477 0692
WWW.WOODCRAFTARCHITECTURE.COM
WOODCRAFT ARCHITECTURE

SHEET TITLE: PERSPECTIVE VIEWS

PROJECT DESCRIPTION: INTERIOR REMODEL TO EXISTING 2 STORY SFD

OWNER/ADDRESS: NOVAK, COLEEN
1125 HILLCROFT RD
GLENDALE CA, 91207

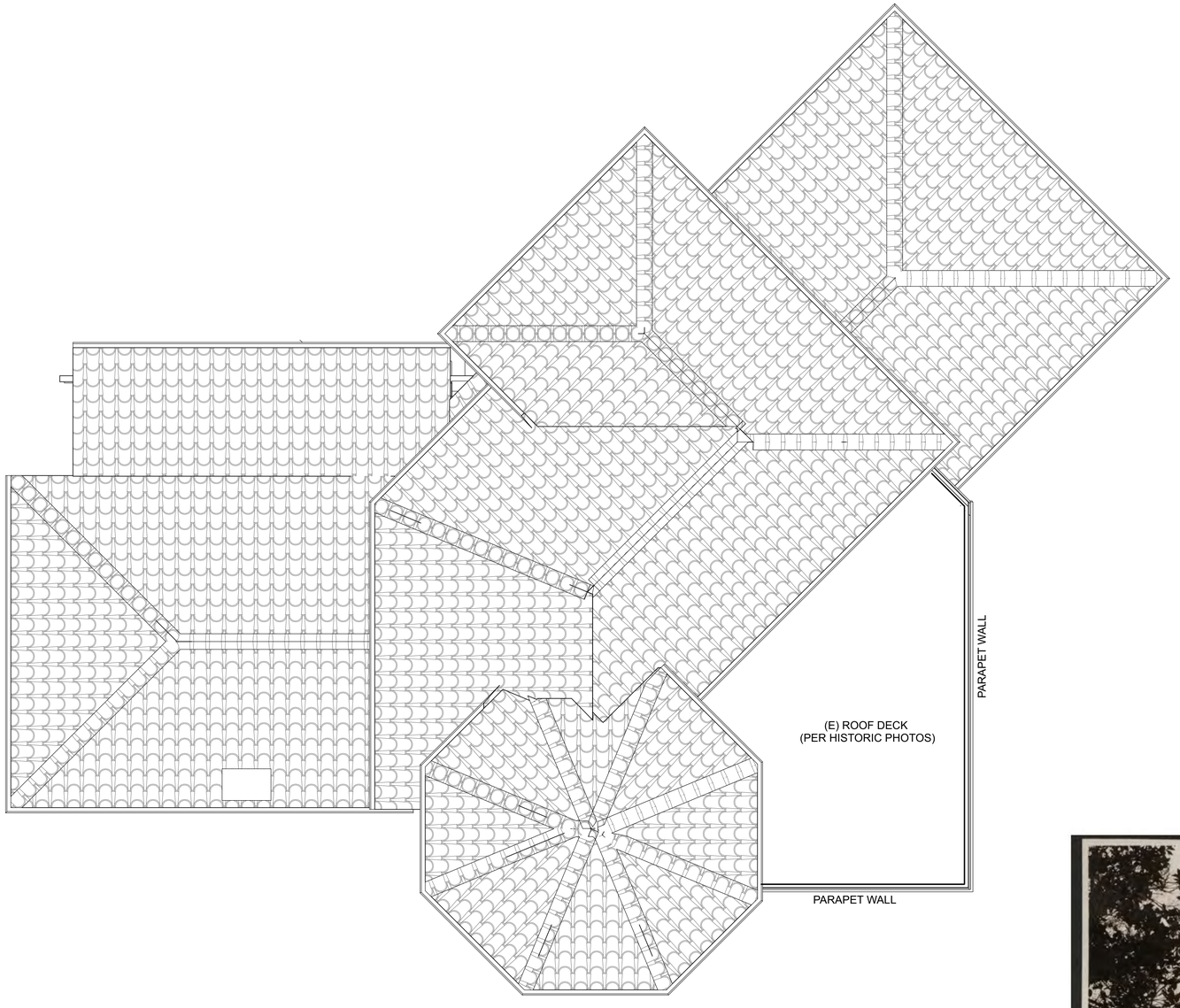
DATE: 06.27.17

SCALE: AS SHOWN

DRAWING BY: J.ROS

SHEET: A3.0

PDF PLOT DATE: 10/22/2019

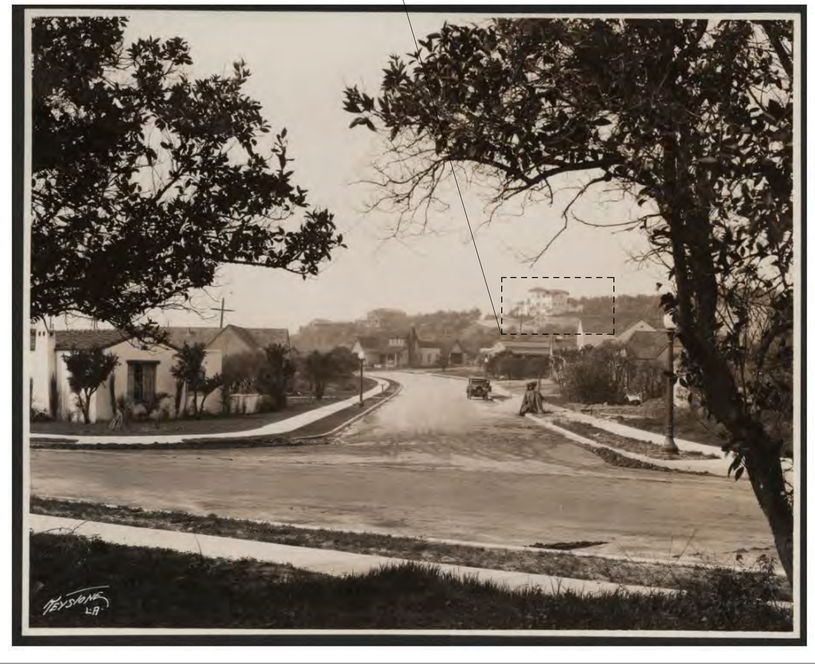


ORIGINAL ROOF PLAN **(PER HISTORIC PHOTO)**



ROOF SATELLITE VIEW (2017)





NO.	DATE

LAWRENCE A. WOODCRAFT
ARCHITECT LICENSE # C-29651
20312 Ventura Blvd. Suite #205 Woodland Hills, CA 91364
OFFICE: (818) 701 7752 FAX: (818) 477 0692
WWW.WOODCRAFTARCHITECTURE.COM
WOODCRAFT ARCHITECTURE

SHEET TITLE:
ORIGINAL ROOF (PER HISTORIC PHOTO)

PROJECT DESCRIPTION:
INTERIOR REMODEL TO EXISTING 2 STORY SFD

OWNER/ADDRESS:
NOVAK, COLEEN
1125 HILLCROFT RD
GLENDALE CA, 91207

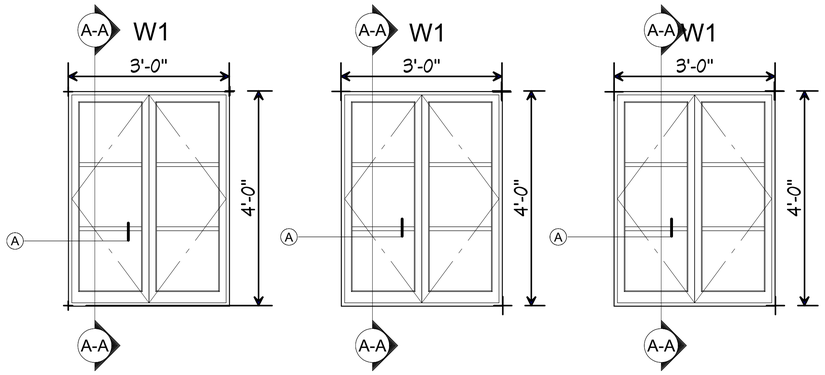
DATE:
06.27.17

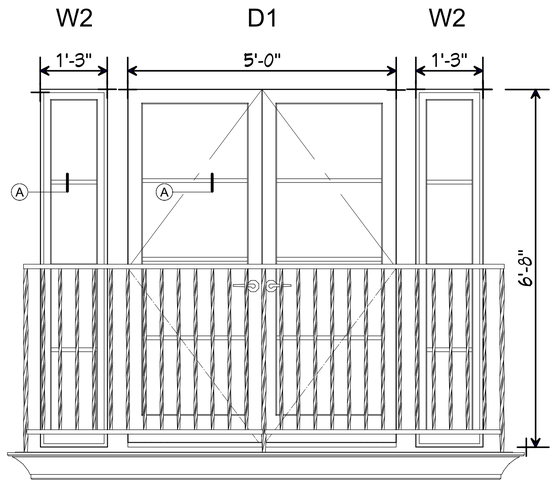
SCALE:
AS SHOWN

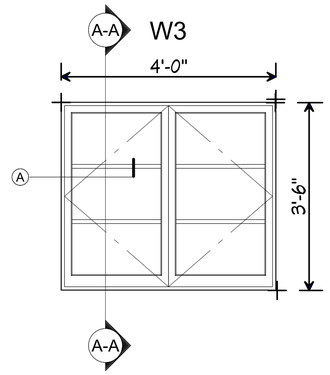
DRAWING BY:
J.ROS

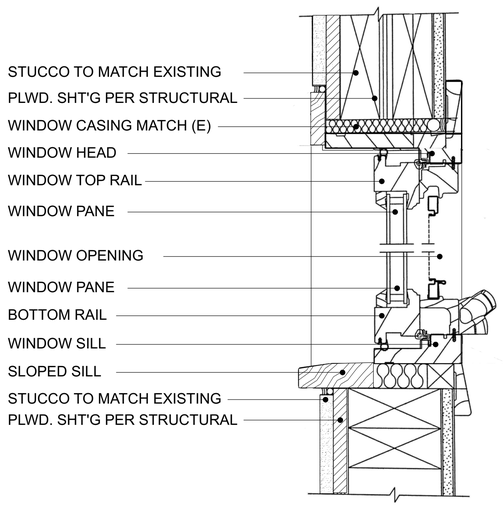
SHEET:
A3.1

PDF PLOT DATE: 10/23/2019









SECTION A-A

1. WINDOWS AND EXTERIOR DOORS TO BE RECESSED INSTALLATION . NO FLUSH INSTALLATION ALLOWED.
2. DIVIDES LITES TO BE SIMULATED DIVIDED LITES, WITH INTERIOR BAR BETWEEN PANES OR TRUE DIVIDED LITES.
3. WINDOW SILLS TO MATCH EXISTING HOUSE.

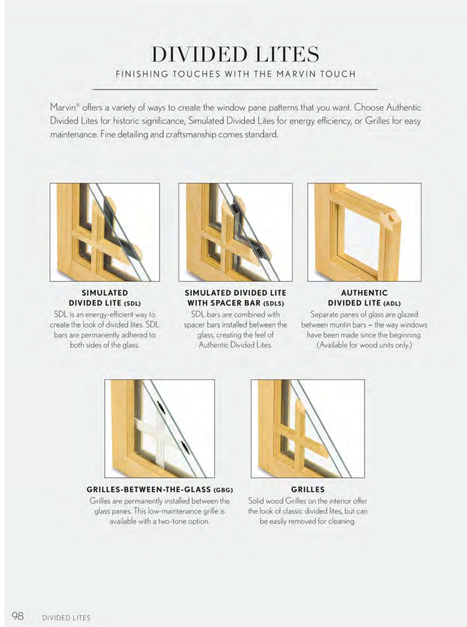
WINDOW AND DOOR SCHEDULE

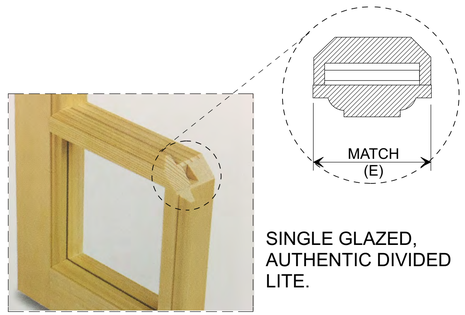
WINDOW & DOOR SCHEDULE

NUMBER	QTY.	(N) W x H	VISIBLE FROM STREET	OPERATION	(N) FRAME TYPE	EXTERNAL GRID (SDL)	KEEP (E) SILL & FRAME	BUILD NEW SILL & FRAME	(E) EDGE DETAIL	(N) EDGE DETAIL	IN BEDROOM	ENGERGY EFFICIENT	TEMPERED GLASS	FIRE HAZARD ZONE	WITHIN 18" OF FLOOR / 40" OF DOOR	U-FACTOR	SHGC
W1	3	36" x 48"	YES	CASEMENT	BLOCK	YES	NO	YES	FLAT WOOD	FLAT WOOD	YES	YES	NO	YES	NO	0.32	0.33
W2	2	15" x 80"	YES	CASEMENT	BLOCK	YES	NO	YES	FLAT WOOD	FLAT WOOD	YES	YES	YES	YES	YES	0.32	0.33
W3	1	48" x 42"	YES	CASEMENT	BLOCK	YES	NO	YES	FLAT WOOD	FLAT WOOD	NO	YES	YES	YES	NO	0.32	0.33
W4	1	48" x 18"	YES	RIGHT SLIDING	BLOCK	YES	NO	YES	FLAT WOOD	FLAT WOOD	NO	YES	YES	YES	NO	0.32	0.33
D1	1	60" x 80"	YES	HINGED	BLOCK	YES	NO	YES	FLAT WOOD	FLAT WOOD	YES	YES	YES	YES	YES	0.32	0.33









SINGLE GLAZED, AUTHENTIC DIVIDED LITE.

DETAIL "A"

NO.	DATE

LICENSED ARCHITECT LAWRENCE A. WOODCRAFT No. C-29651 12/19 RENEWAL DATE STATE OF CALIFORNIA

LAWRENCE A. WOODCRAFT
ARCHITECT LICENSE # C-29651
20312 Ventura Blvd. Suite #205 Woodland Hills, CA 91364
OFFICE: (818) 701 7752 FAX: (818) 477 0692
WWW.WOODCRAFTARCHITECTURE.COM
WOODCRAFT ARCHITECTURE

SHEET TITLE: WINDOW & DOOR SCHEDULE / DETAILS

PROJECT DESCRIPTION: INTERIOR REMODEL TO EXISTING 2 STORY SFD

OWNER/ADDRESS: NOVAK, COLEEN
1125 HILLCROFT RD
GLENDALE CA, 91207

DATE: 06.27.17

SCALE: AS SHOWN

DRAWING BY: J.ROS

SHEET: A4.0

PDF PLOT DATE: 10/23/2019