



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – MULTI-FAMILY / MIXED USE

June 14, 2021 <i>Decision Date</i>	426 Ivy Street <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5695-007-009 <i>APN</i>
PDR2105036 <i>Case Number</i>	Haykanush Ananyan <i>Applicant</i>
Danny Manasserian <i>Case Planner</i>	Suren Zakaryan <i>Owner</i>

Project Summary

The applicant is proposing to demolish an existing 1,984 SF two-story, single family house (built in 1910) and construct a new four-unit, multi-family residential building on a 6,250 SF lot in the R-1250 (High Density Residential) Zone, located at 426 Ivy Street.

Environmental Review

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 the applicant is proposing a residential structure totaling no more than four dwelling units.

Existing Property/Background

The site is currently developed with a two-story 1,984 SF single family house built in 1910. Building Permit No. 81375 was finalized in 1981 for a 4-car carport, however, at some point it was demolished. There is no garage or carport on the site today. The project site is a 6,250 SF lot with 50 feet of street frontage. The existing lot is relatively flat and irregular in shape.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R1250 - High Density Residential

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

None proposed.

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

Yards and Usable Open Space

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

If "no" select from below and explain:

- Outdoor space integrated into site design and acknowledges adjacent development
- Common space easily accessible from all units
- Appropriate separation/screening from residential units
- Discrete seating and amenity areas allow for multiple users

Garage Location and Driveway

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

If "no" select from below and explain:

- Garage fully integrated into overall structure
- Driveway and curb-cut widths minimized
- Grade-level garages and parking, if allowed, are appropriately screened from the street
- Decorative paving complements building design
- Stairs and lifts to subterranean garages incorporated into the design of the project

Landscape Design

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

If “no” select from below and explain:

- Complementary to building design
- Maintain existing trees when possible
- Provide landscaping adjacent to driveways and garages
- 20% of planting at above-grade common spaces is within 9 inches of finish floor
- Above-grade tree wells are at least 6 inches higher than box size of tree

Provide a landscape plan

Walls and Fences

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

If “no” select from below and explain:

- Appropriate style/color/material for building design
- Perimeter walls treated at both sides
- Retaining walls minimized
- Appropriately sized and located

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
- All screening integrated with overall building and/or landscape design
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

Lighting

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

If “no” select from below and explain:

- Light fixtures are appropriate to the building and/or landscape design
- Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
- Utilize shielded fixtures to avoid light spillover onto adjacent properties

Determination of Compatibility: Site Planning

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

- The new four-unit, townhouse-style, multi-family building will face 426 Ivy Street and will have a minimum street front setback of 23’-6”, complying with Zoning Code requirements. Interior setbacks will be consistent with its design and streetscape. The subject lot is located between two existing multi-family developed lots.

- The open space areas are well integrated and are complementary to the design of the site. Sufficient common open space is provided in terms of Zoning Code requirements and accessibility for users.
- The new semi-subterranean parking garage accessed from 426 Ivy Street is consistent with the proposed design and rhythm of the front façade. The placement of the garage is subordinate to the proposed structure. The driveway has the minimum width of 11'-0" to minimize pedestrian conflicts. Pedestrian access to the semi-subterranean parking garage is from the easterly portion of the building towards the front elevators and stairs, which are appropriately incorporated into the overall design of the building.
- The proposed landscaping plan is complementary to the development of the site, with new landscaping used to create functional and usable outdoor spaces. A condition of approval has been added to insure proposed landscaping will be drought tolerant.
- The location of the screening is setback from the building wall, helping reduce the overall massing and break up the volumes.
- The trash enclosure is located in the semi-subterranean garage and is adequately screened from public view.

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:

- Relates to predominant pattern through 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:

- The property is located in a multi-family zone where the neighborhood is mainly comprised of two-story residential buildings in a variety of architectural styles. The building’s massing and articulation is compatible with the existing neighborhood.
- The building’s form and profile follow the lot’s flat topography.
- The architectural concept is executed with rigor and consistency since there is one main idea that governs the massing and design decisions. Its contemporary design emphasizes the separate units due to the use of massing fluctuation techniques throughout the building.
- The massing is broken up by recessed building forms and geometric volumes which assist in diminishing its size and mass. The building is expressed in a series of separate volumes, shown along the east and west façades to break up its mass and accentuate the design to minimize a boxy profile. The emphasis of horizontal and vertical elements throughout the building contributes to lessening its monumentality.
- The building maintains a flat roof design with an overall height of 26’-0”. The proposed roof form is consistent with the building’s design and reinforces the overall architectural idea since it is a modern type of construction. The overall height is not overbearing in relation to adjacent properties.

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:

- Design is compatible with neighborhood context
- Design is stylistically consistent

- Employs consistent vocabulary of forms and materials while expressing architectural variety
- Cladding materials and features such as balconies, canopies, and trim elements enhance the architectural concept and are applied around the building

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
- Overall window pattern appropriate to style
- Window operation appropriate to style
- Recessed/flush window appropriate to style and/or location
- Openings are well detailed

Window details are missing from plans. Applicant shall revise window schedule to show the material, frame type, and sill and frame detail for staff review.

Finish Materials and Color

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

If "no" select from below and explain:

- Textures and colors reinforce design
- High-quality materials, especially facing the street
- Materials appropriately enhance articulation and façade hierarchies
- Wrap corners and terminate appropriately
- Cladding is well detailed, especially at junctions between materials
- Foam trim, finished on site, is prohibited

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

Ancillary Structures

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

If “no” select from below and explain:

- Design consistent with primary structure
- Design and materials of gates, fences, and/or walls 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 multi-family project reflects a common vocabulary of building mass, forms, and elements and materials, while at the same time expressing architectural variation by employing a diverse palette of materials that work well together. Its design elements recognize that the building is 3-dimensional by taking all elevations into consideration and recessing the volumes.
- The entry is properly scaled and well integrated into the overall architecture of the structure by having elements such as overhangs, railings, properly located windows, and recessed volumes.
- All new windows will be a combination of casement (only at the front façade), fixed, and slider operations. The proposed fenestration is compatible with the modern style of the building. A condition of approval has been added to revise the window schedule to show the material, frame type, and sill and frame detail for staff review.
- The design of the project is reinforced with color, material, and detail. A combination of cement fiber siding and stucco is proposed throughout the building to reinforce its modern design. The placement of cement fiber siding provides visual interest by avoiding the repetition of architectural elements. The stucco has a textured finish in a light color to diversify the buildings color palette. The placement of the horizontal steel railings assists in diminishing the building’s overall monumentality so portions of the building don’t look top-heavy.

Recommendation / Draft Record of Decision

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

Conditions

1. New landscaping to be drought tolerant.
2. Revise window schedule to show the material, frame type, and sill and frame detail for staff review.

Attachments

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

426 IVY ST., GLENDALE, CA 91204

LEGAL DESCRIPTION	
Site Address	426 IVY ST 91204
Assessor Parcel No. (APN)	5695007009
Lot	7
LEGAL DESCRIPTION	GLENDALE VALLEY VIEW TRACT
Zoning	R 1250
Zone Description	HIGH DENSITY RESIDENTIAL
Year Built	1910
Number of Units	1
Number of Bedrooms	7
Number of Bathrooms	2

WORK DESCRIPTION

2 STORY 4 UNIT CONDOMINIUM APARTMENT BUILDING W/SEMI-SUBTERRANEAN PARKING FOR 9 CARS

GOVERNING CODES

2020 CITY OF GLENDALE BUILDING AND SAFETY CODE
 2019 CALIFORNIA BUILDING CODE (CBC)
 2019 CALIFORNIA PLUMBING CODE (CPC)
 2019 CALIFORNIA MECHANICAL CODE (CMC)
 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 2019 CALIFORNIA GREEN CODE (CGC)
 2019 CALIFORNIA FIRE CODE (CFC)
 2019 CALIFORNIA ENERGY CODE (CEC)

SHEET INDEX

SHEET NO	SHEET NAME	COMMENTS
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A-3.1	ELEVATIONS	
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A-6.2	PROPERTIES WITHIN 300 LINEAR FEET OF THE SUBJECT PROPERTY	
A-6.3	PROPERTIES WITHIN 300 LINEAR FEET OF THE SUBJECT PROPERTY	
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A-6.5	PHOTOGRAPHIC SURVEY	
A-6.6	PHOTOGRAPHIC SURVEY	
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A-6.9	PHOTOGRAPHIC SURVEY	
A-6.10	PHOTOGRAPHIC SURVEY	
A-6.11	PHOTOGRAPHIC SURVEY	
A-6.12	PHOTOGRAPHIC SURVEY	
A-6.13	PHOTOGRAPHIC SURVEY	
A-6.14	PHOTOGRAPHIC SURVEY	
A-6.15	PHOTOGRAPHIC SURVEY	
A-6.16	PHOTOGRAPHIC SURVEY	
A-6.17	PHOTOGRAPHIC SURVEY	

CONSULTANTS

STRUCTURAL ENGINEER
 ARPA TECHNOLOGY GROUP
 Structural engineering, Risk Mitigation

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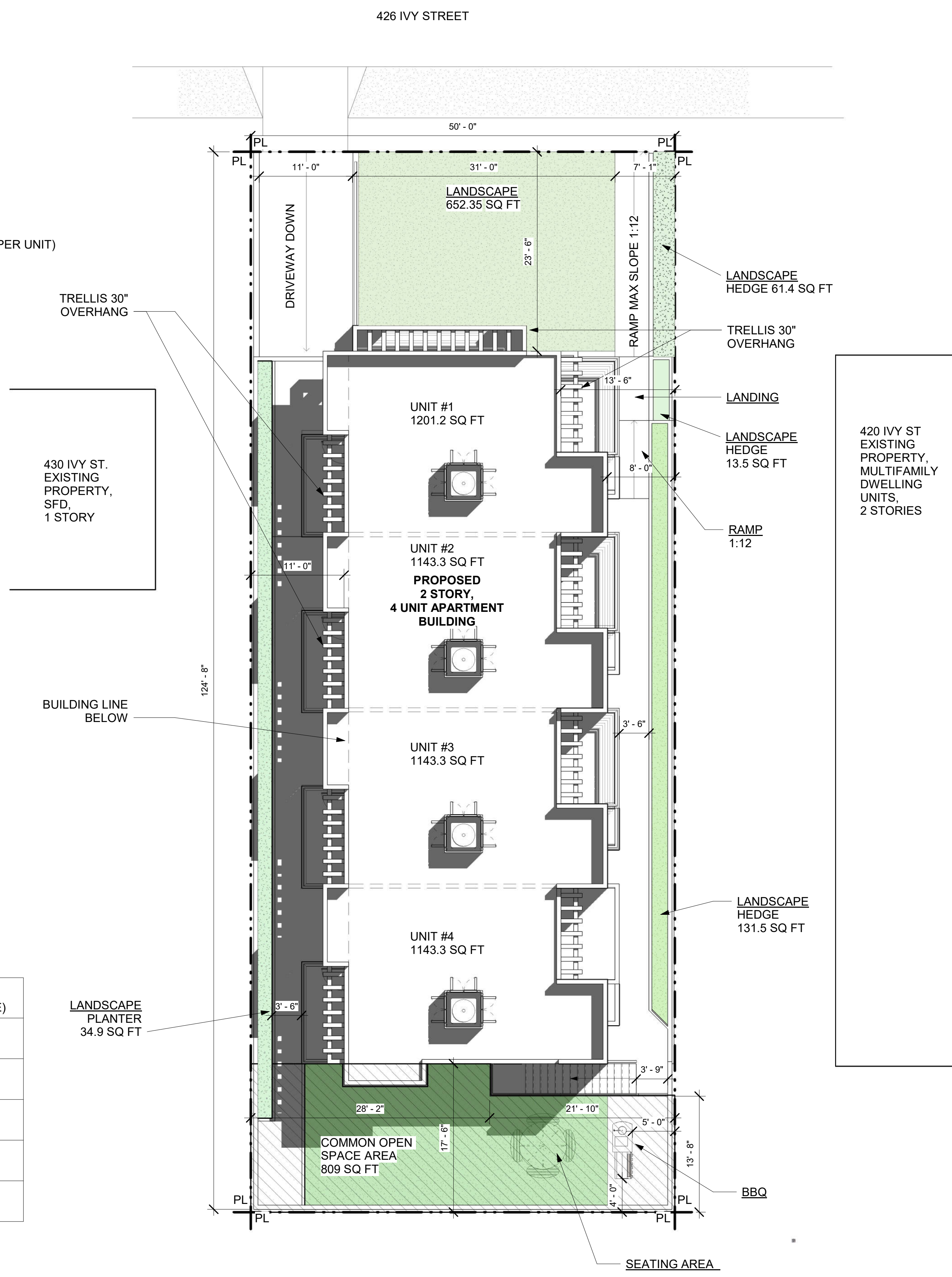
CITY OF GLENDALE CODE DATA

	REQUIRED	PROVIDED
LOT AREA	6250 SQ FT	
RESIDENTIAL DENSITY MAXIMUM	6250/1250= 5 UNITS	4 UNITS
AREA RATIO MAXIMUM	1.2	4631.1/ 6250= 0.74 < 1.2
LOT COVERAGE	50%	2975/6250= 0.476= 48% < 50%
PRIVATE OUTDOOR SPACE	40 SQ FT PER DWELLING UNIT	130 SQ FT
PARKING SPACES	9 (2+ 0.25=2.25 PER DWELLING UNIT)	9
COMMON OPEN SPACE AREA	810 SQ FT, REQUIRED 800 SQ FT (200 SQ FT PER UNIT)	
LANDSCAPE/ LOT:	(652.35+61.4+13.5+131.5+34.9+809)/ 6250 = = 1702.65/ 6250 = 0.27 = 27%	

FAR CALCULATIONS

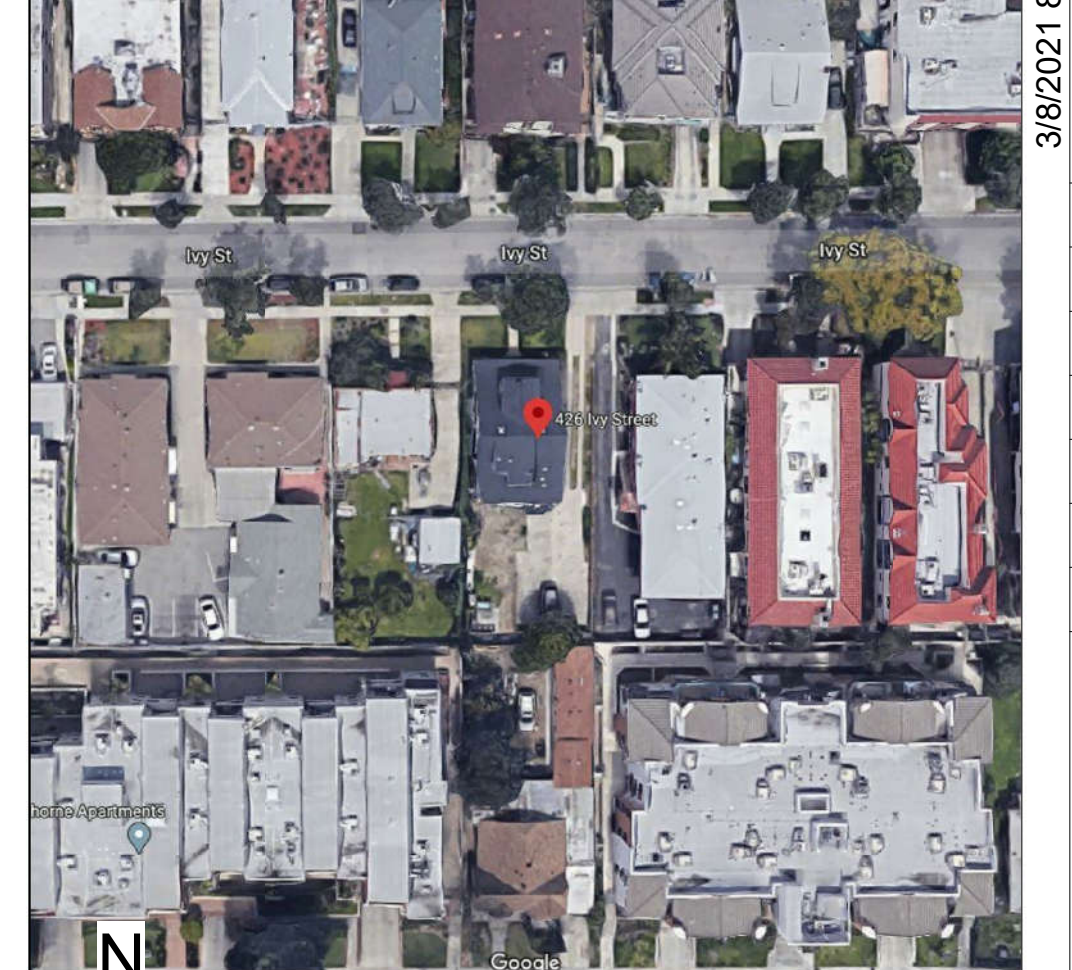
	FAR	COVERED PORCH	OPEN BALCONIES	STAIRCASE (COUNT ONCE)
UNIT #1	1-ST FLOOR AREA 694.0 2-ND FLOOR AREA 507.2	44 (EXEMPT)	178 (EXEMPT)	41.1 (EXEMPT)
UNIT #2	1-ST FLOOR AREA 636.1 2-ND FLOOR AREA 507.2	44 (EXEMPT)	130 (EXEMPT)	41.1 (EXEMPT)
UNIT #3	1-ST FLOOR AREA 636.1 2-ND FLOOR AREA 507.2	44 (EXEMPT)	130 (EXEMPT)	41.1 (EXEMPT)
UNIT #4	1-ST FLOOR AREA 636.1 2-ND FLOOR AREA 507.2	44 (EXEMPT)	170 (EXEMPT)	41.1 (EXEMPT)
BASEMENT LEVEL		3148.5 (EXEMPT)		

TOTAL FAR- **4631.1** SQ FT

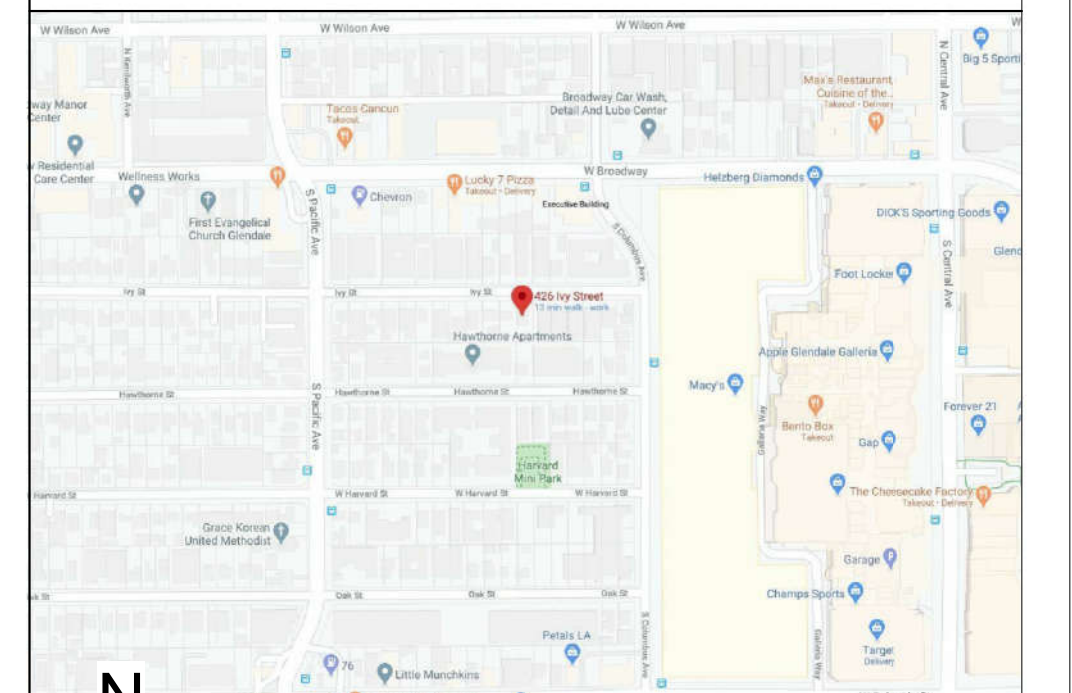


1 SITE PLAN
 1/8" = 1'-0"

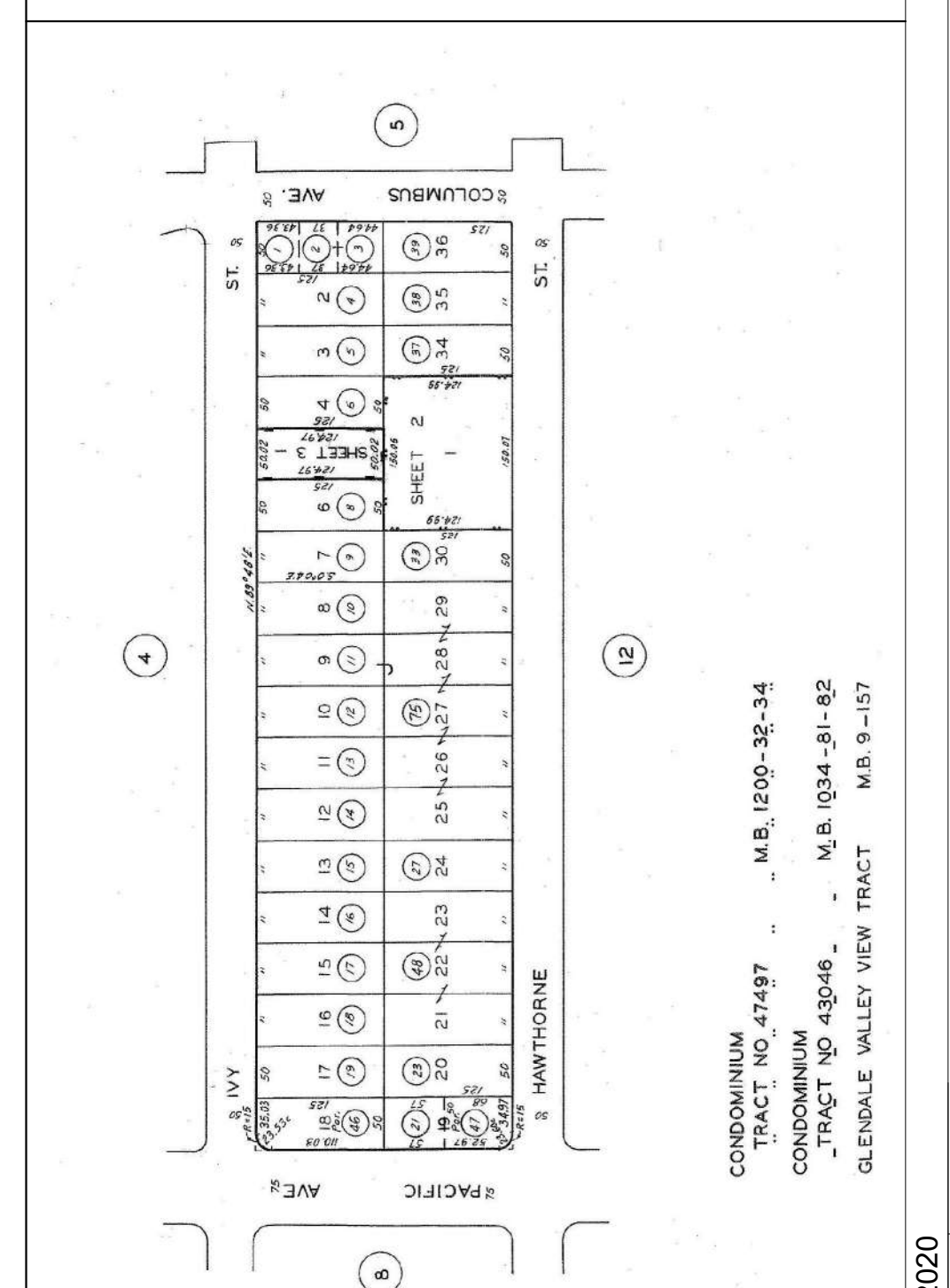
AERIAL VIEW



VICINITY MAP



ASSESSOR MAP



ARPA Technology Group
 Structural Engineering
 Civil Engineering
 Risk Mitigation

802 Portola Ave.
 Glendale, CA 91204
 Phone: (818) 434-1708
 Fax: (818) 252-1370
 Web: www.arpa.com

REVISIONS	BY

PROJECT OWNER:
 PROJECT ADDRESS: 426 IVY ST
 GLENDALE, CA 91204

PROJECT TITLE:
 Project Name **2 STORY 4 UNIT CONDOMINIUM APARTMENT BUILDING**
 426 Ivy St Glendale, CA 91204

JOB NO.:	2020-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	

A-1.0

SHEETS OF

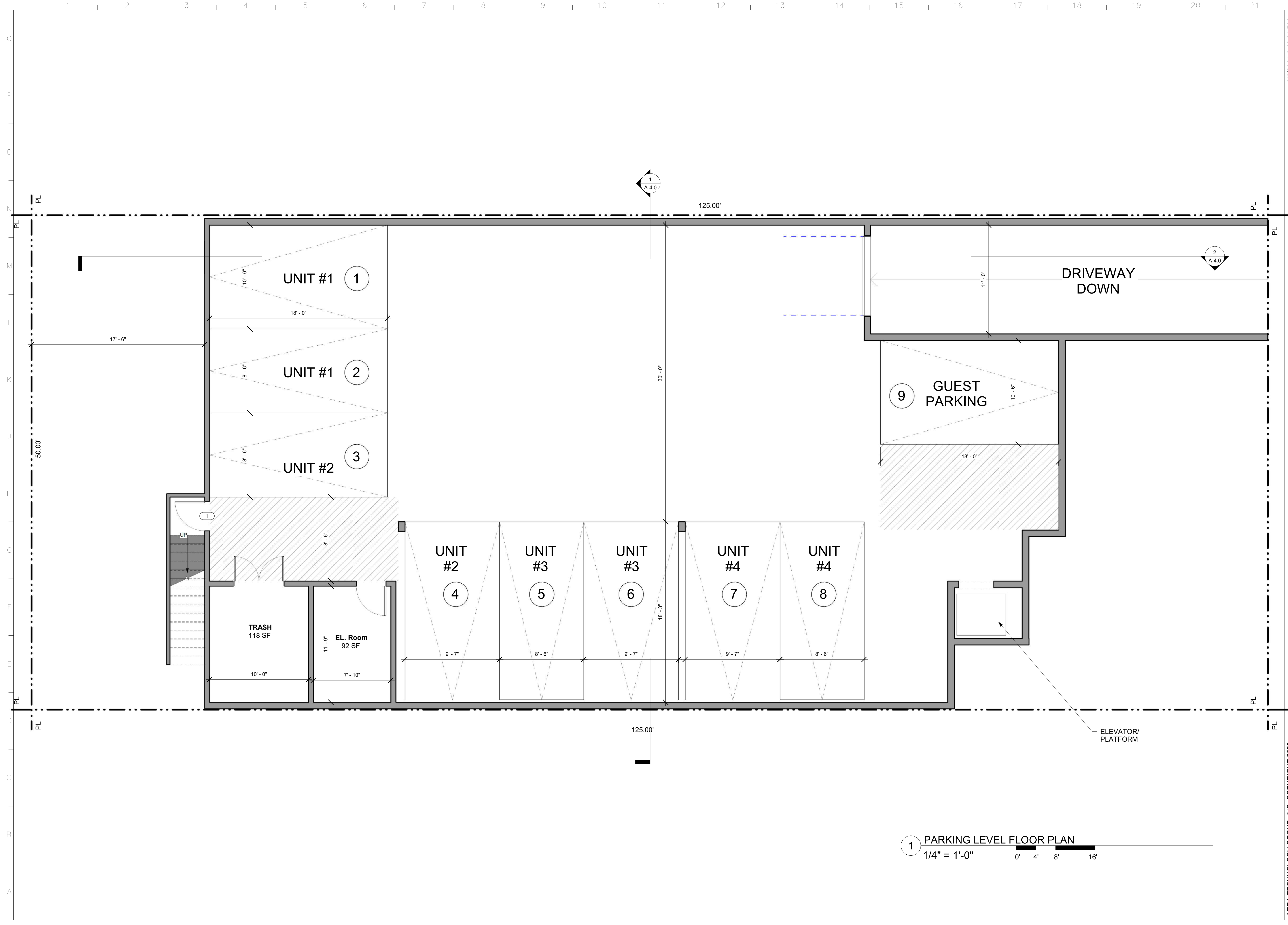
REVISIONS	BY

PROJECT OWNER:
 50.00'

PROJECT ADDRESS:
 426 IVY ST
 GLENDALE, CA 91204

PROJECT TITLE:
 2 STORY 4 UNIT CONDOMINIUM
 APARTMENT BUILDING
 426 Ivy St Glendale, CA 91204

JOB NO.:	2020-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	PARKING LEVEL FLOOR PLAN
SHEET NUMBER	A-2.0
SHEETS	OF



1 PARKING LEVEL FLOOR PLAN
 1/4" = 1'-0"



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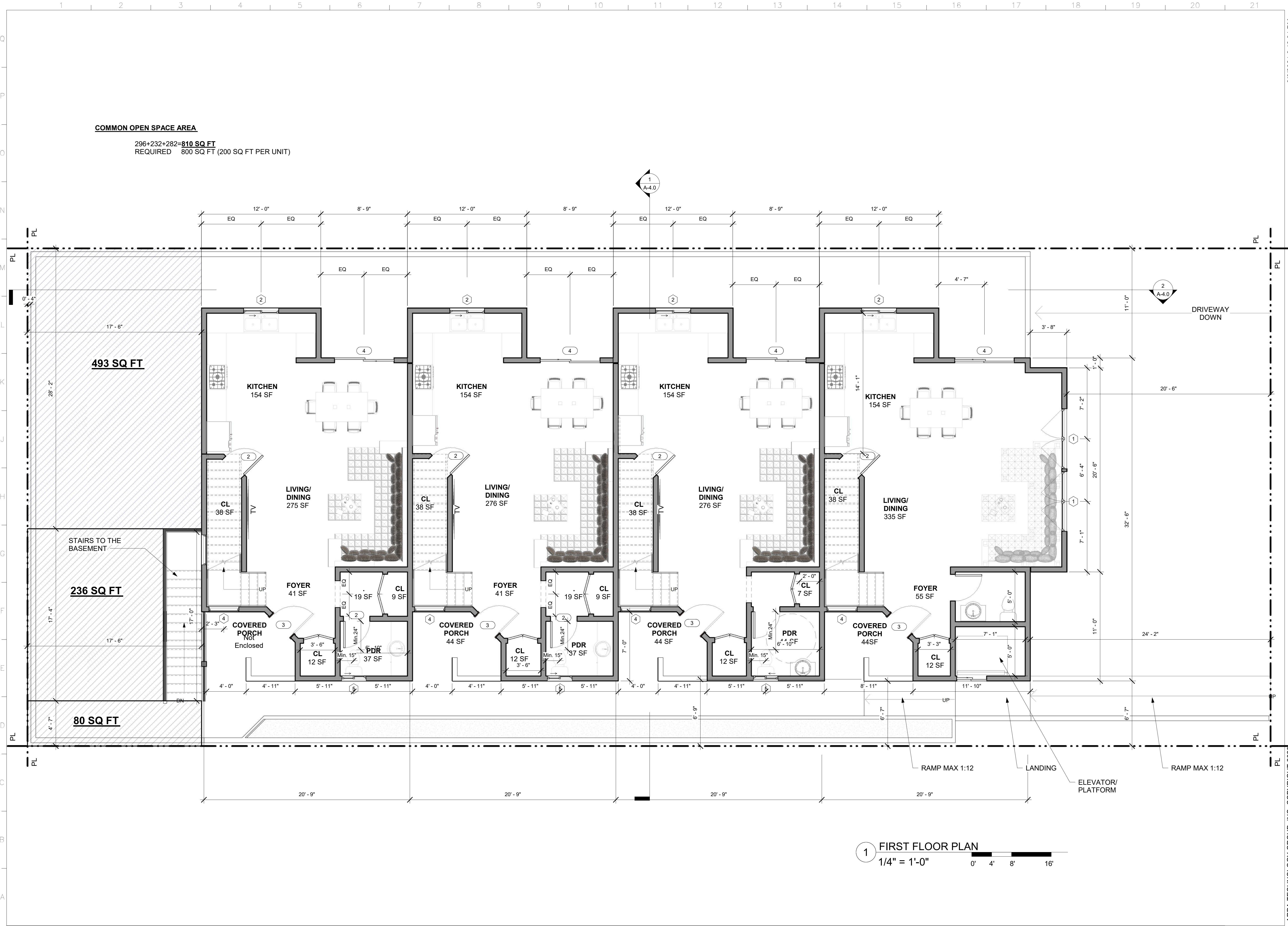
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 426 Ivy St Glendale, CA 91204

JOB NO.:	2020-115
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CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	1-ST FLOOR PLAN
SHEET NUMBER	
SHEETS	OF

A-2.1

COMMON OPEN SPACE AREA

296+232+282=810 SQ FT
 REQUIRED 800 SQ FT (200 SQ FT PER UNIT)



1 FIRST FLOOR PLAN
 1/4" = 1'-0"
 0' 4' 8' 16'

REVISIONS	BY

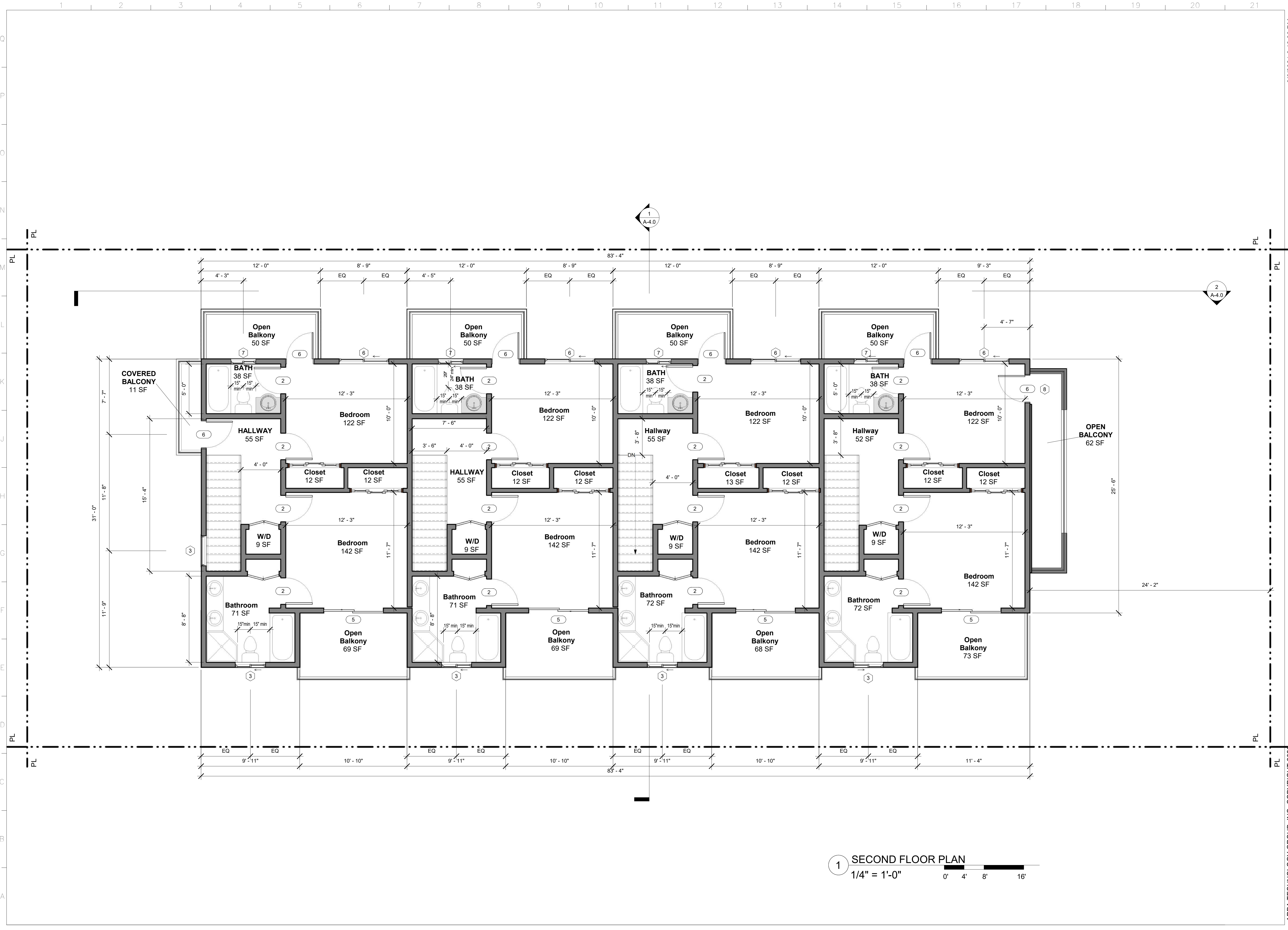
PROJECT OWNER:
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426 Ivy St Glendale, CA 91204

PROJECT ADDRESS:
426 IVY ST
GLENDALE, CA 91204

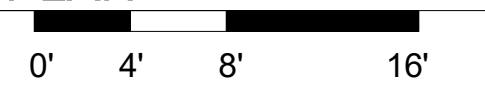
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Project Name
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426 Ivy St Glendale, CA 91204

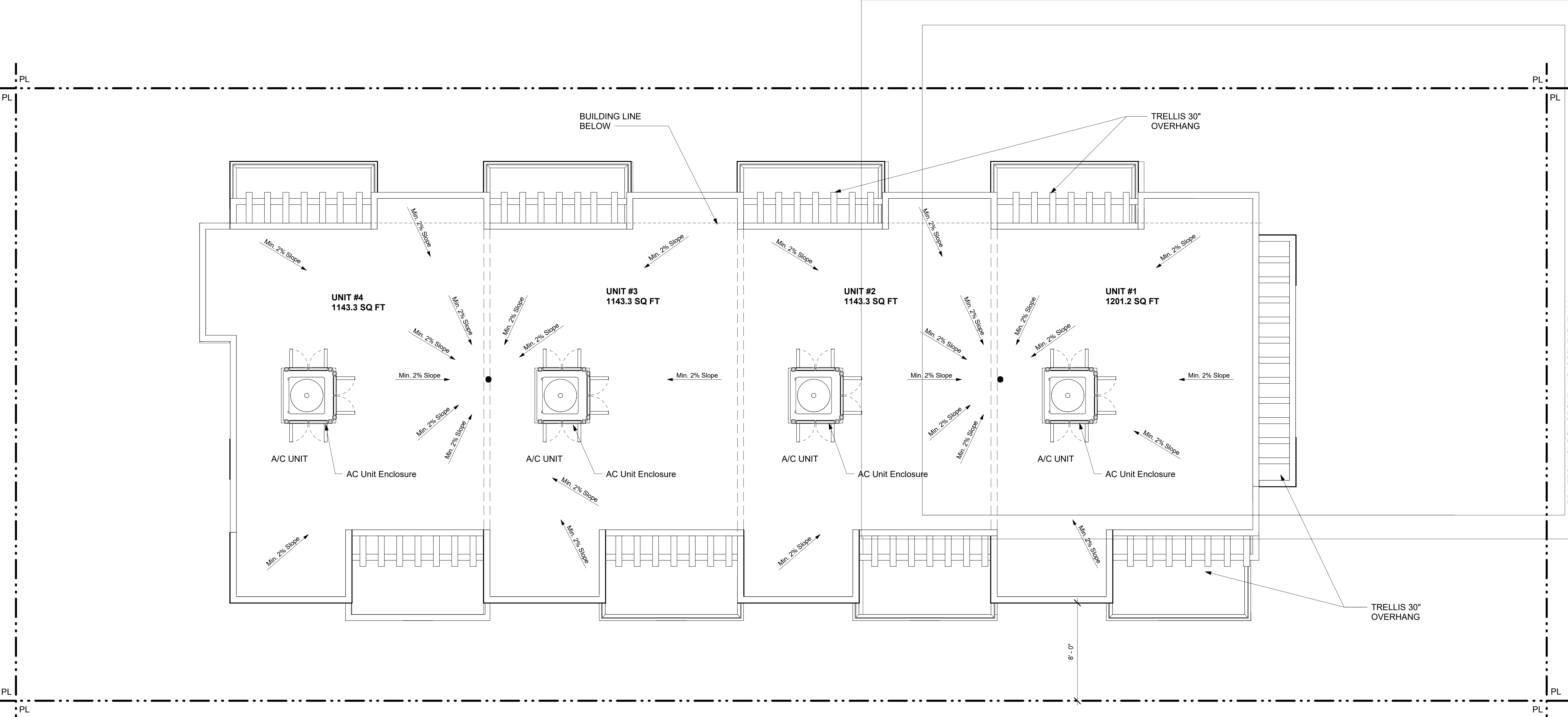
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SHEET NUMBER	
SHEETS	OF

A-2.2



1 SECOND FLOOR PLAN
1/4" = 1'-0"

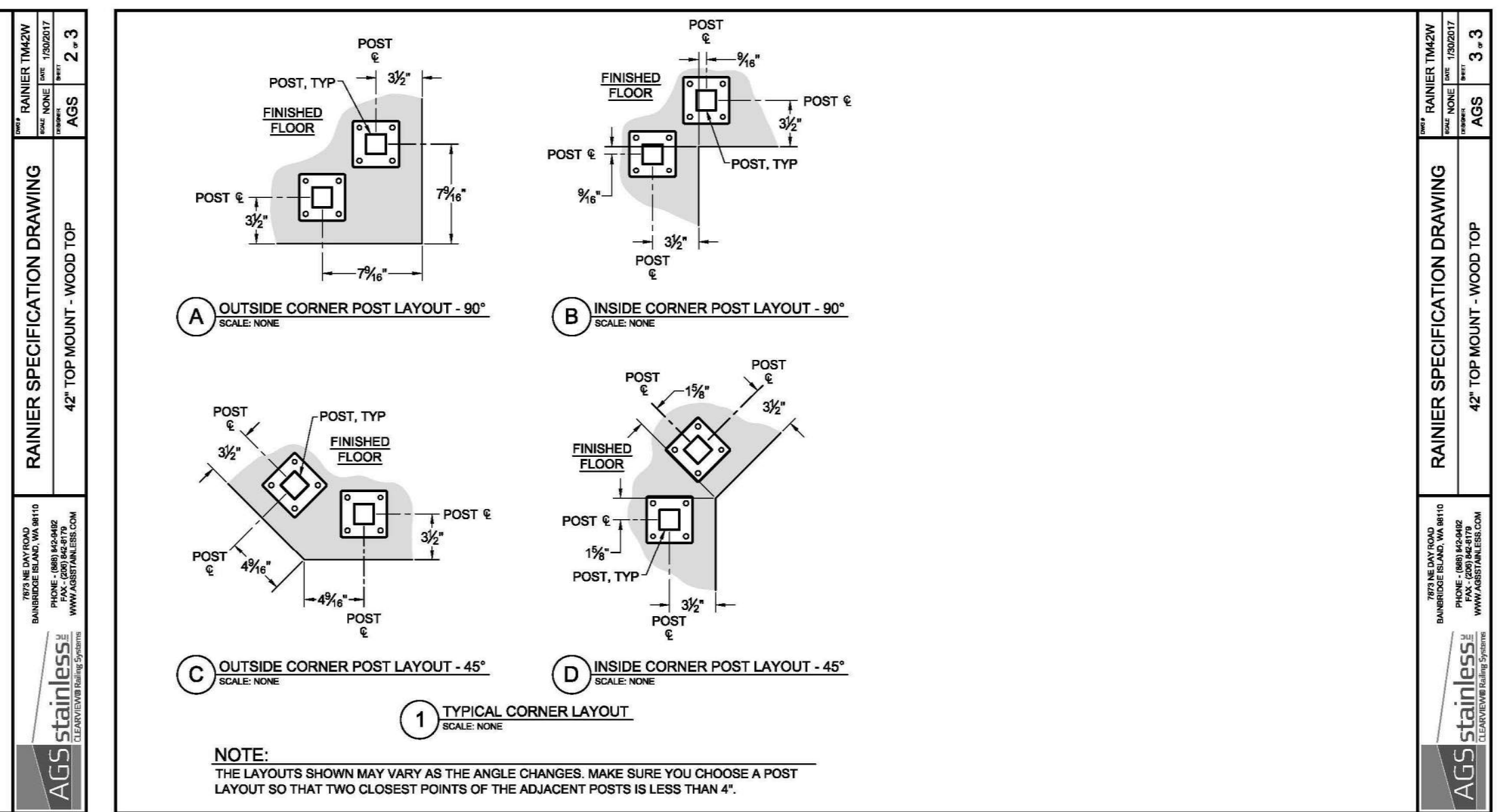
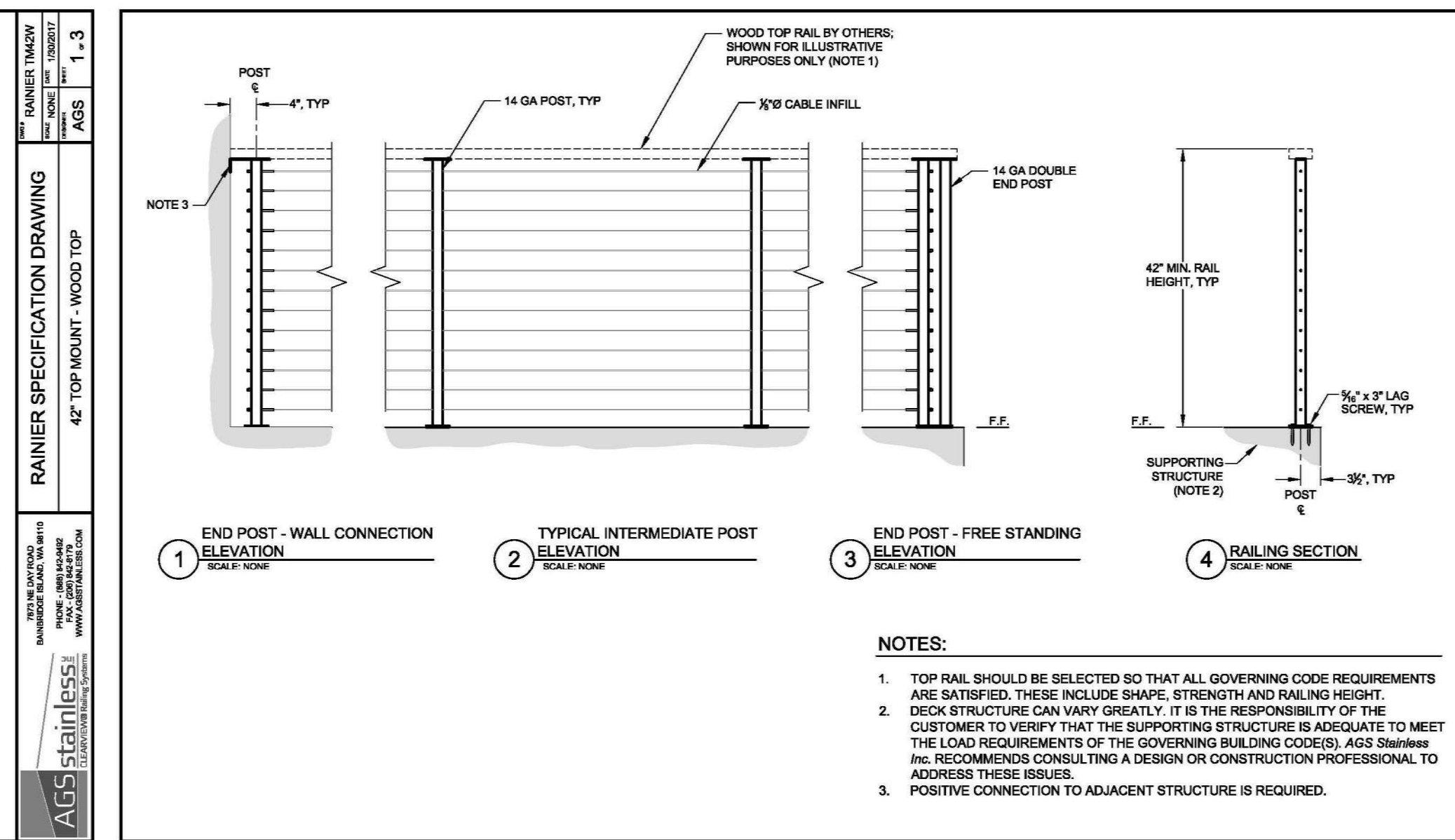
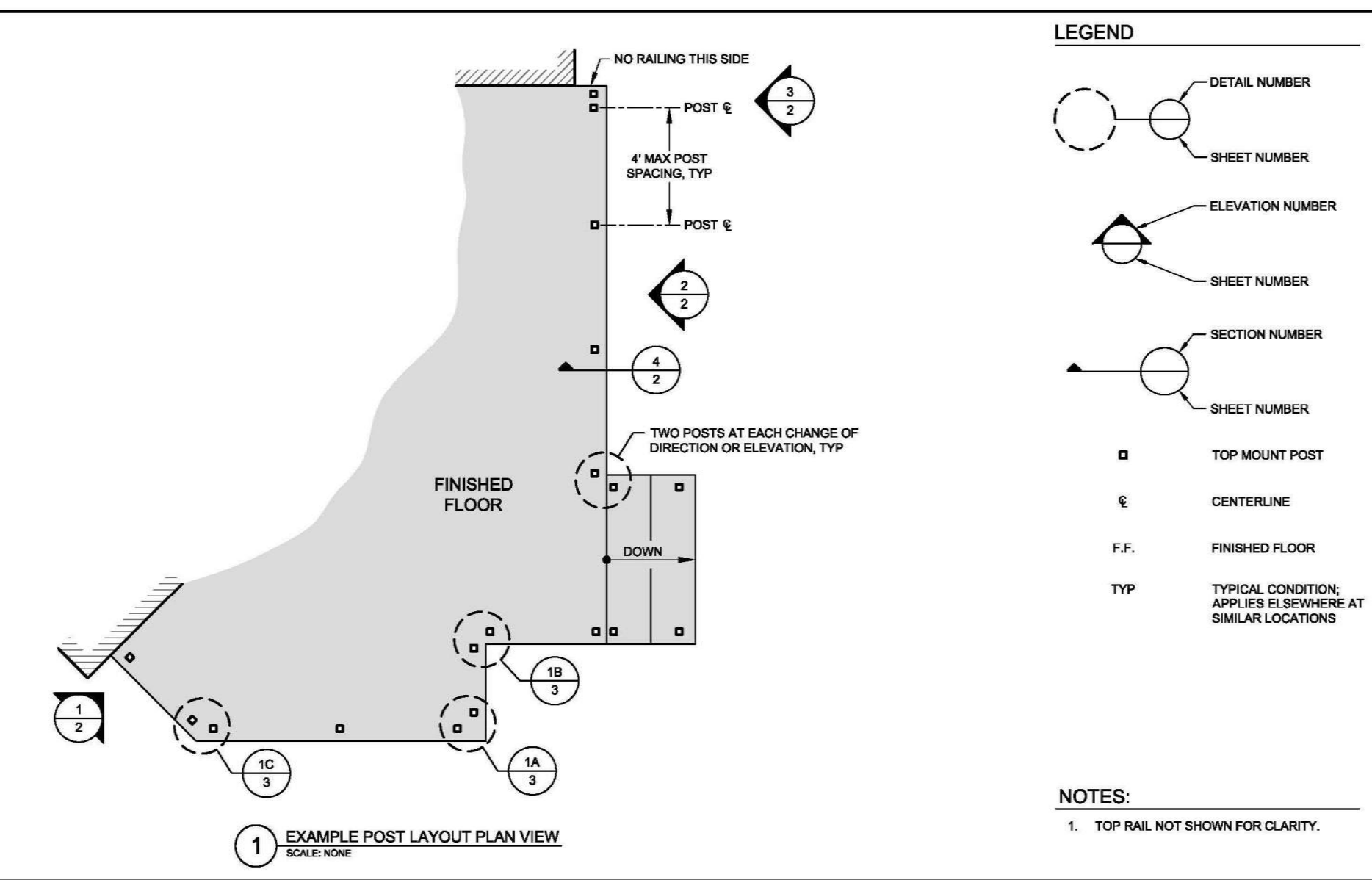




1 ROOF PLAN

 1/4" = 1'-0"

 0' 4' 8' 16'



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426 Ivy St Glendale, CA 91204

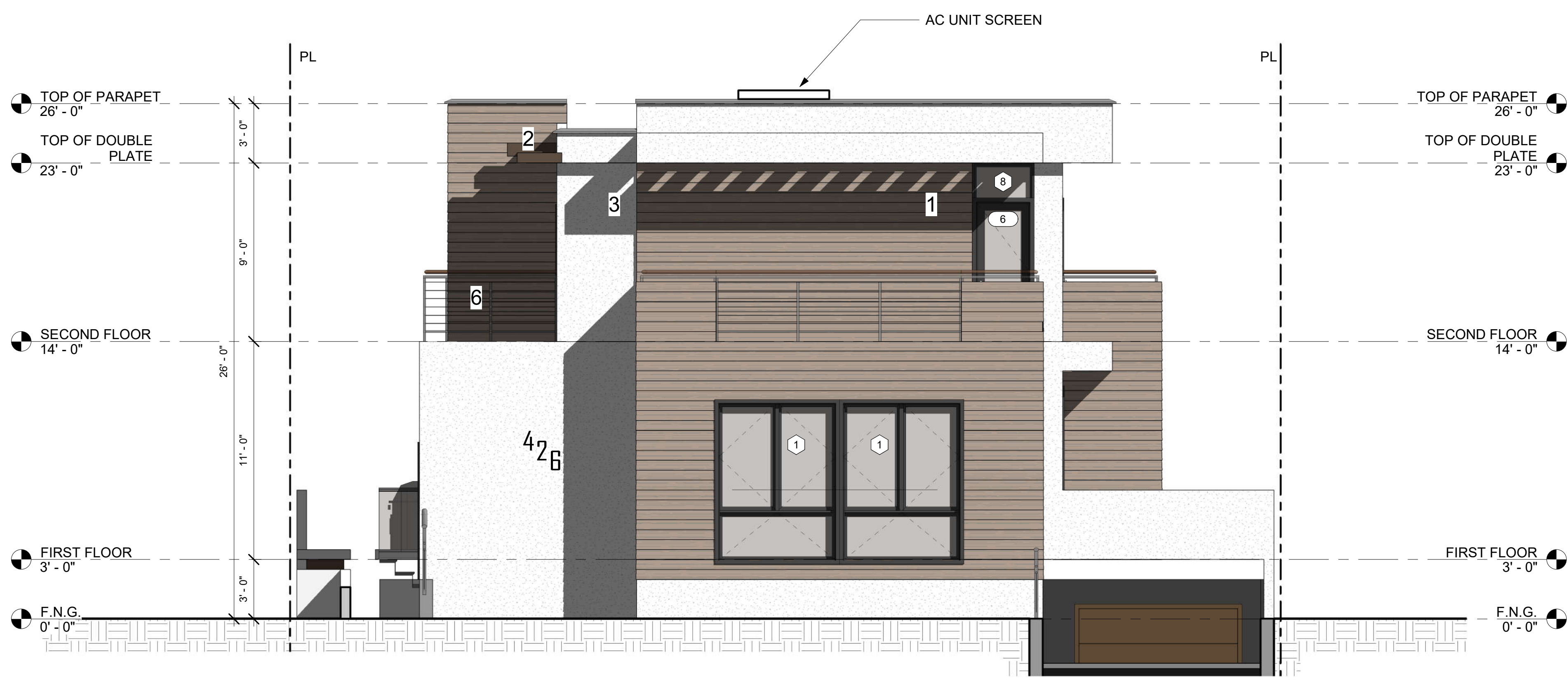
PROJECT ADDRESS: **426 IVY ST GLENDALE, CA 91204**

PROJECT TITLE: **2 STORY 4 UNIT CONDOMINIUM APARTMENT BUILDING**
426 Ivy St Glendale, CA 91204

Project Name

JOB NO.: 2020-115
DRAWN BY: N.B.
CHECKED BY: A.M.
DATE:
SHEET TITLE: ELEVATIONS
SHEET NUMBER
A-3.0
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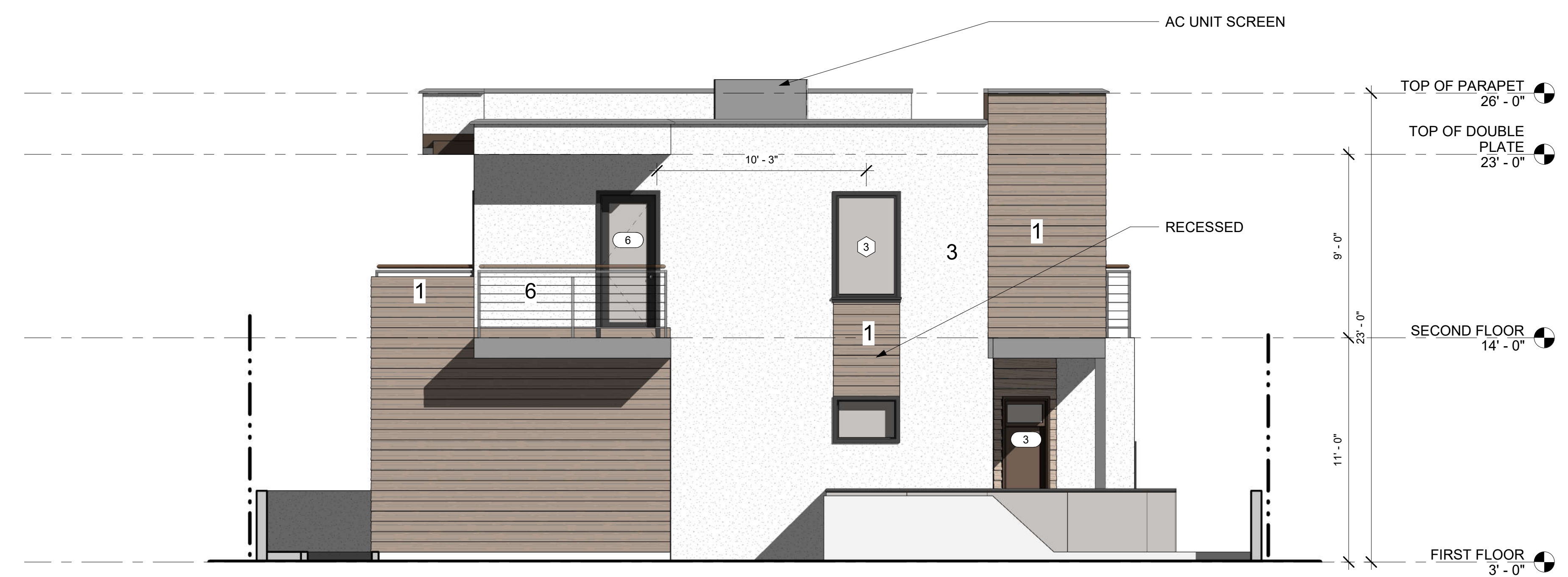


1 NORTH ELEVATION
1/4" = 1'-0" 0' 4' 8' 16'

MATERIAL/ COLOR BOARD



1. EXTERIOR SIDING: JAMES HARDIE CEDARMILL, COLOR KHAKI-BROWN
2. VINYL WINDOWS & EXTERIOR DOORS: TRIM COLOR
3. TEXTURED STUCCO: COLOR WHITE VEIL OR-W14
4. BALCONY TRELLIS: WOOD VENEER - DARK WALNUT
5. HANDRAILS: COLOR RAW UNFINISHED STAINLESS STEEL
6. BALCONY GUARDRAILS: HORIZONTAL STAINLESS STEEL RAILING, SEE A-2.3



2 SOUTH ELEVATION
1/4" = 1'-0" 0' 4' 8' 16'

PROPOSED WINDOW SCHEDULE						
MARK	QTY	WIDTH	HIGHT	SILL HEIGHT	TYPE	MATERIAL/COLOR
1	2	6' - 0"	8' - 0"			
2	4	3' - 6"	4' - 6"	3' - 6"	SLIDING	
3	5	3' - 0"			SLIDING	
4	4	3' - 0"	5' - 0"		FIXED	
5	3	2' - 6"	2' - 6"	5' - 6"	SLIDING	
6	4	5' - 0"	3' - 6"	3' - 6"	SLIDING	
7	4	2' - 6"	1' - 6"	5' - 6"	SLIDING	
8	1	3' - 1 1/2"	2' - 0"	7' - 0"		

PROPOSED DOORS LIST									
MARK	QTY	WIDTH	HEIGHT	TYPE	MATERIAL/COLOR	HARDWARE			
						HINGE	LOCK	DOOR CLOSER	EXIT DEVICE
1	1	3' - 0"	6' - 8"	EXTERIOR SWING					
2	22	2' - 8"	6' - 8"	INTERIOR SWING					
3	4	3' - 0"	8' - 0"	EXTERIOR SWING					
4	4	6' - 0"	8' - 0"	PATIO SLIDING					
5	4	6' - 0"	6' - 8"	PATIO SLIDING					
6	6	2' - 8"	7' - 0"	EXTERIOR SWING					

AC UNIT SCREEN
TYP.



1 EAST ELEVATION
1/4" = 1'-0"
0' 4' 8' 16'



2 WEST ELEVATION
1/4" = 1'-0"
0' 4' 8' 16'

REVISIONS	BY

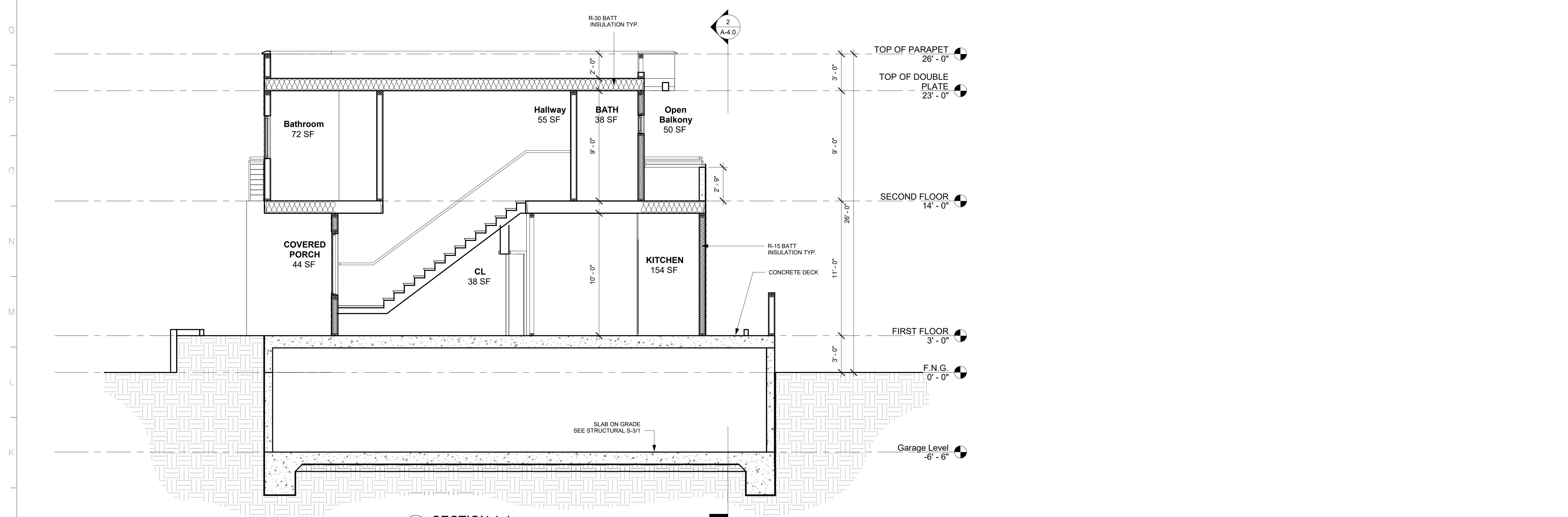
PROJECT OWNER:
PROJECT ADDRESS: 426 IVY ST
GLENDALE, CA 91204

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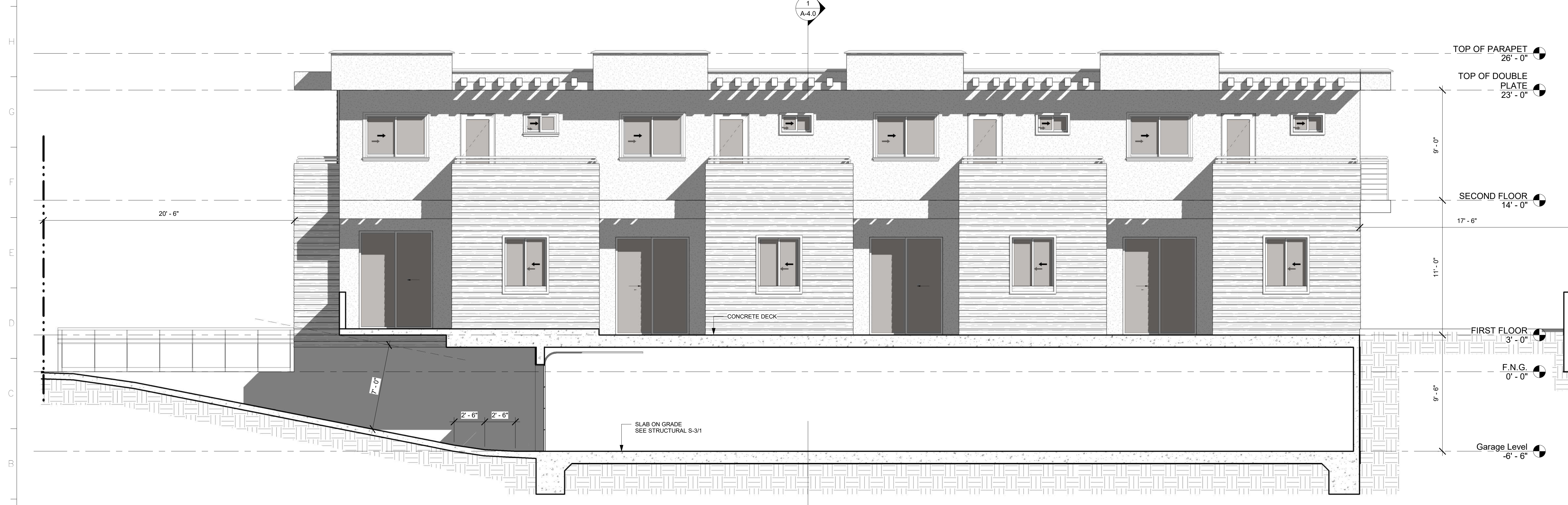
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SHEET NUMBER	
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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21



1 SECTION 1-1
1/4" = 1'-0"
0' 4' 8' 16'



2 SECTION 2-2
1/4" = 1'-0"
0' 4' 8' 16'

REVISIONS	BY

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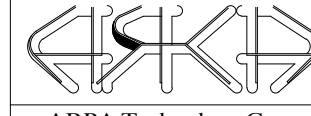
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SHEET TITLE:	SECTIONS
SHEET NUMBER:	

3D RENDERINGS VIEW LEGEND

- 1 FRONT STREET VIEW
- 2 FRONT STREET VIEW
- 3 REAR VIEW
- 4 SIDE WEST VIEW
- 5 REAR/SIDE EAST VIEW
- 6 FRONT STREET/SIDE EAST VIEW
- 7 SIDE WEST VIEW



3/8/2021 8:43:59 PM



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Structural Engineering
Civil Engineering
Risk Mitigation

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t.com

REVISIONS	BY

PROJECT OWNER:

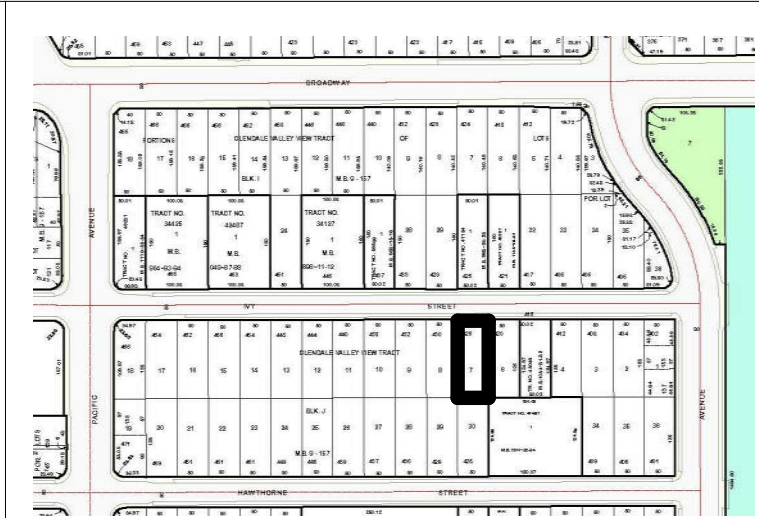
**2 STORY 4 UNIT CONDOMINIUM
APARTMENT BUILDING**

426 Ivy St Glendale, CA 91204

PROJECT ADDRESS:

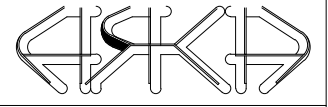
426 IVY ST
GLENDALE, CA 91204

JOB NO.:	2020-115	PROJECT TITLE:	2 STORY 4 UNIT CONDOMINIUM APARTMENT BUILDING 426 Ivy St Glendale, CA 91204
DRAWN BY:	N.B.	Project Name	2 STORY 4 UNIT CONDOMINIUM APARTMENT BUILDING 426 Ivy St Glendale, CA 91204
CHECKED BY:	A.M.	Project Name	2 STORY 4 UNIT CONDOMINIUM APARTMENT BUILDING 426 Ivy St Glendale, CA 91204
DATE:		SHEET TITLE:	RENDERINGS
SHEET NUMBER		A-5	
SHEETS OF			



PHOTOGRAPHIC SURVEY KEY MAP

8. 426 IVY ST., GLENDALE, CA 91204, "SUBJECT PROPERTY"



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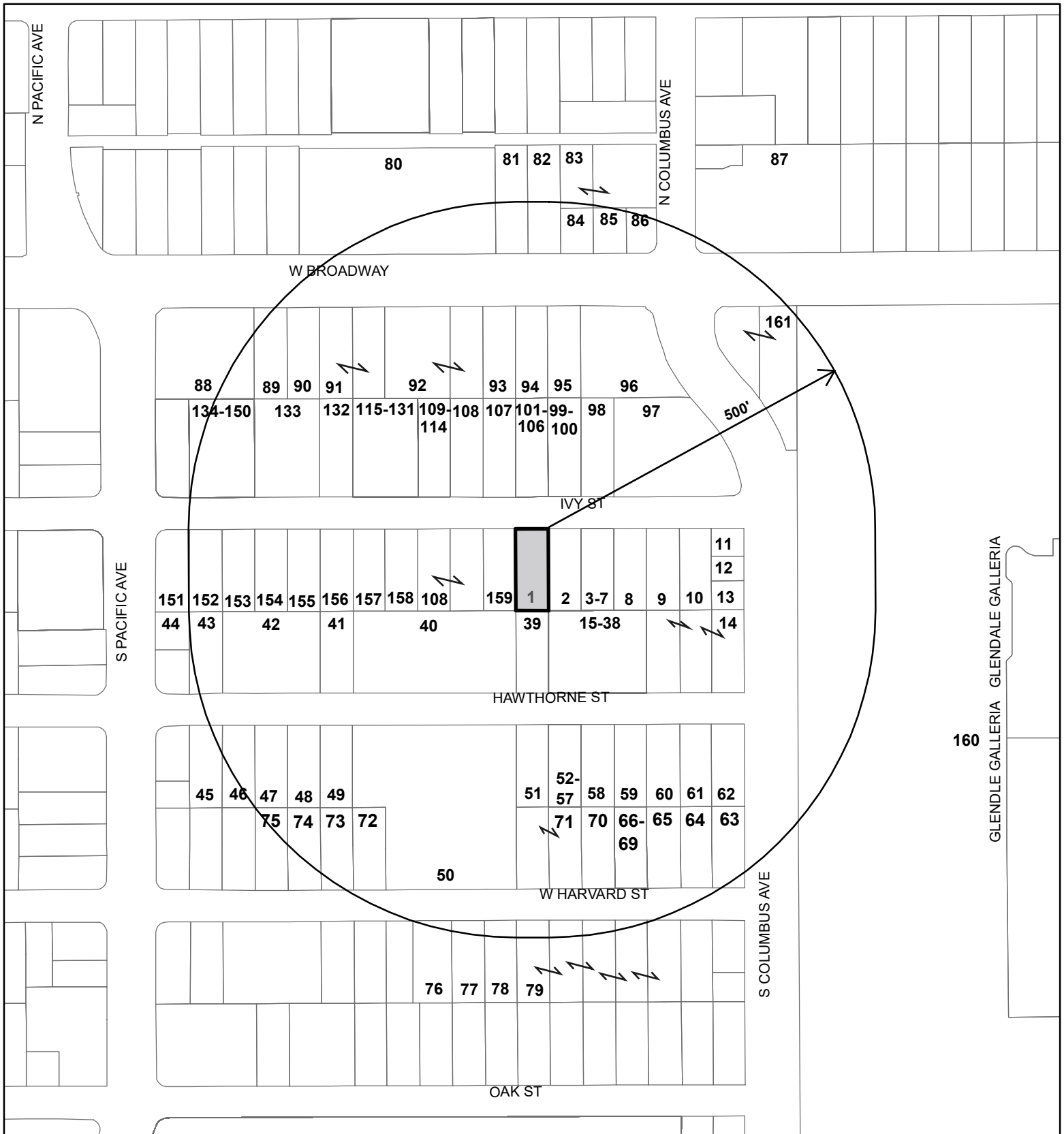
**PROJECT TITLE:
2 STORY 4 UNIT
APARTMENT
426 Ivy St
Glendale, CA 91204**

JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	426 Ivy St, Glendale Ca 91204, Subject Property

SHEET NUMBER

A-6.4

SHEETS OF



GLENDALE GALLERIA
 GLENDALE GALLERIA
 160

RADIUS MAP
 426 IVY ST
 GLENDALE, CA 91204
 APN: 5695-007-009
 500' RADIUS
 DATE: 02-10-2021

SCALE: 1" = 200'



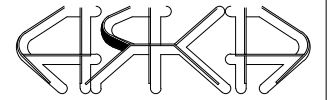
426 IVY ST., GLENDALE, CA 91204

PHOTOGRAPHIC SURVEY

PROPERTIES IDENTIFIED WITHIN 300 LINEAR FEET OF THE SUBJECT PROPERTY- ON BOTH SIDES OF IVY STREET



1 LOCATION MAP
1" = 100'-0"



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PROJECT TITLE:

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Glendale, CA 91204**

JOB NO.: 2018-115

DRAWN BY: N.B.

CHECKED BY: A.M.

DATE:

SHEET TITLE:
LOCATION MAP

SHEET NUMBER

A-6.1

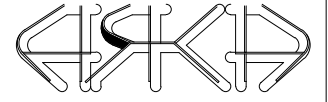
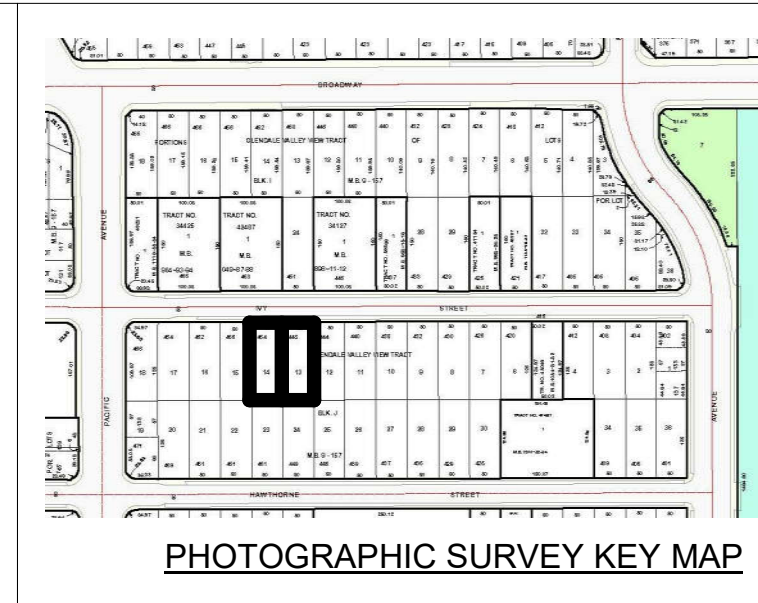
SHEETS OF



1. 454 IVY ST.,
GLENDALE, CA 91204



2. 448 IVY ST., GLENDALE, CA 91204



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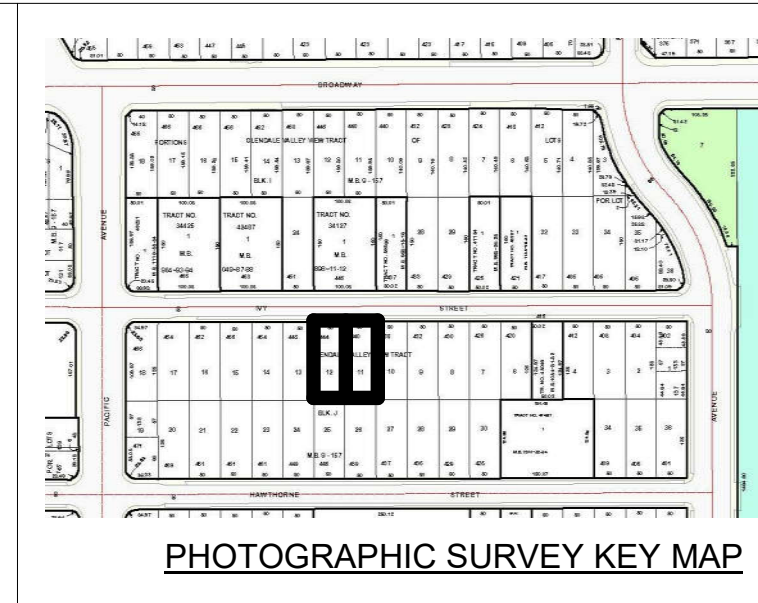
PROJECT TITLE:
**2 STORY 4 UNIT
APARTMENT
426 Ivy St
Glendale, CA 91204**

JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	PHOTOGRAPHIC SURVEY

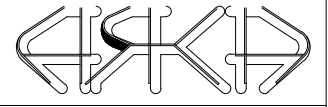
SHEET NUMBER
A-6.5
SHEETS OF



3. 444 IVY ST., GLENDALE, CA 91204



4. 440 IVY ST., GLENDALE, CA 91204



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JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	PHOTOGRAPHIC SURVEY

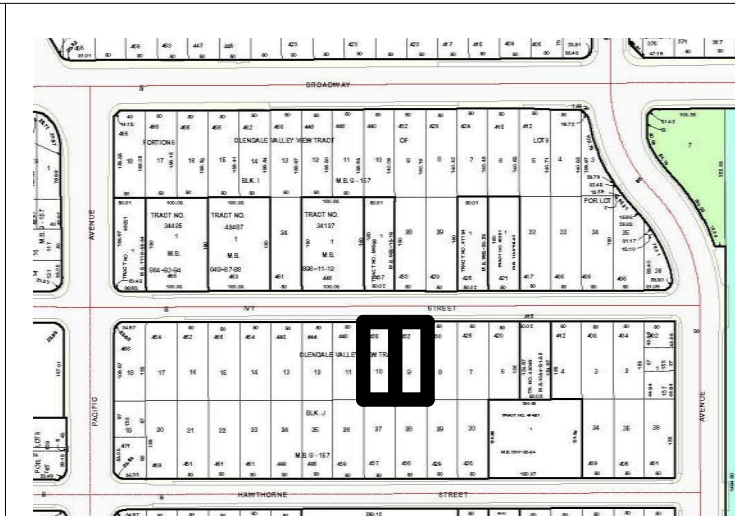
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A-6.6
SHEETS OF



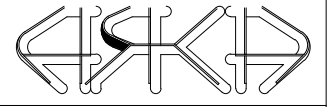
5. 438 IVY ST., GLENDALE, CA 91204



6. 432 IVY ST., GLENDALE, CA 91204



PHOTOGRAPHIC SURVEY KEY MAP



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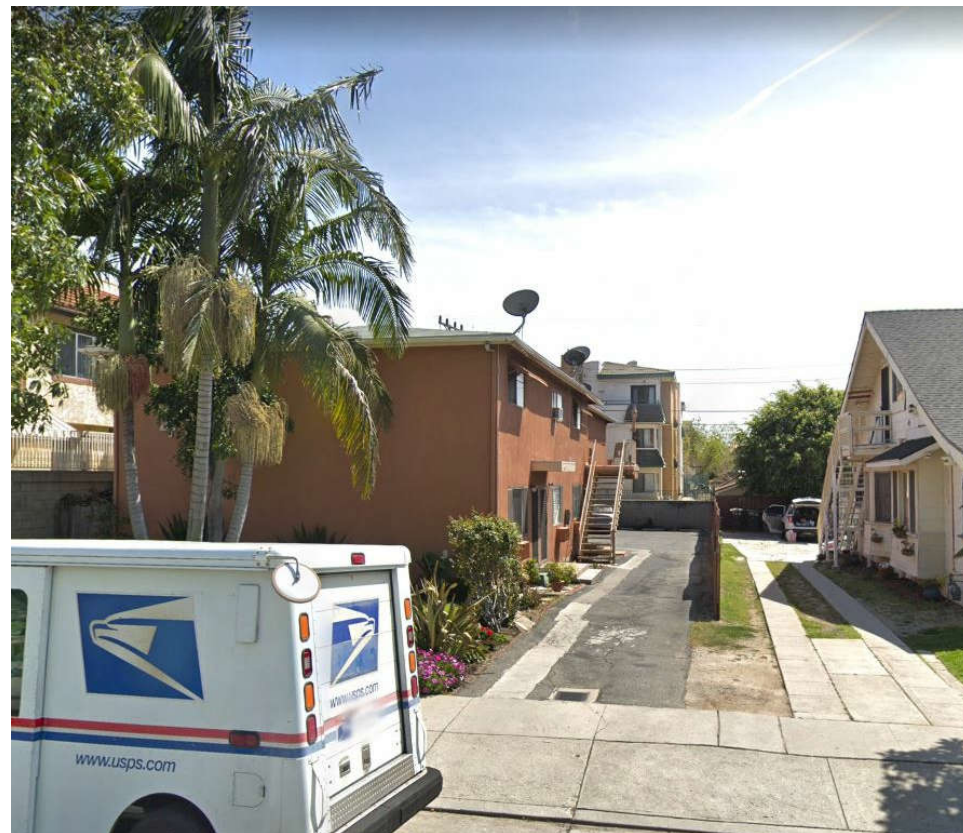
2 STORY 4 UNIT
APARTMENT
426 Ivy St
Glendale, CA 91204

JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	PHOTOGRAPHIC SURVEY

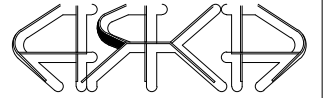
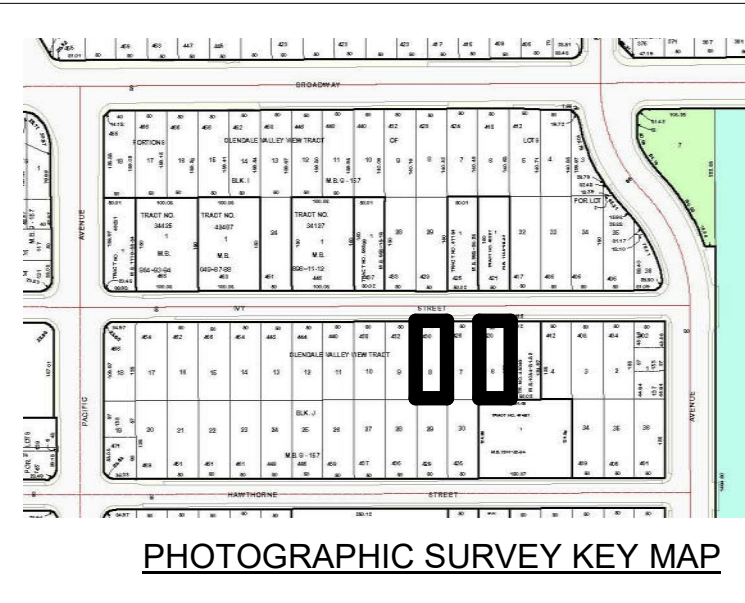
SHEET NUMBER
A-6.7
SHEETS OF



7. 430 IVY ST., GLENDALE, CA 91204



9. 420 IVY ST., GLENDALE, CA 91204



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DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	PHOTOGRAPHIC SURVEY

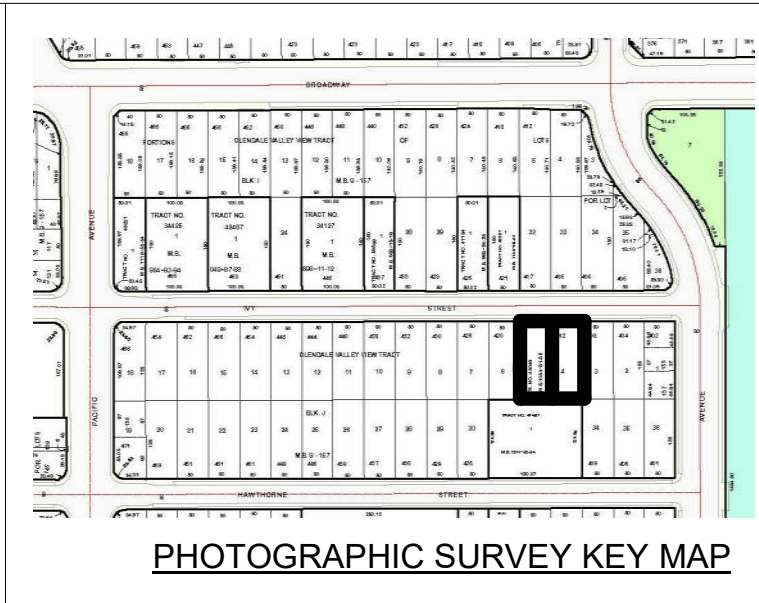
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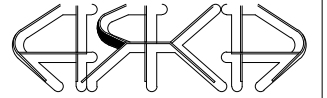
SHEETS OF



10. 416 IVY ST., GLENDALE, CA 91204



11. 412 IVY ST.,
GLENDALE, CA 91204



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JOB NO.:	2018-115
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CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	PHOTOGRAPHIC SURVEY

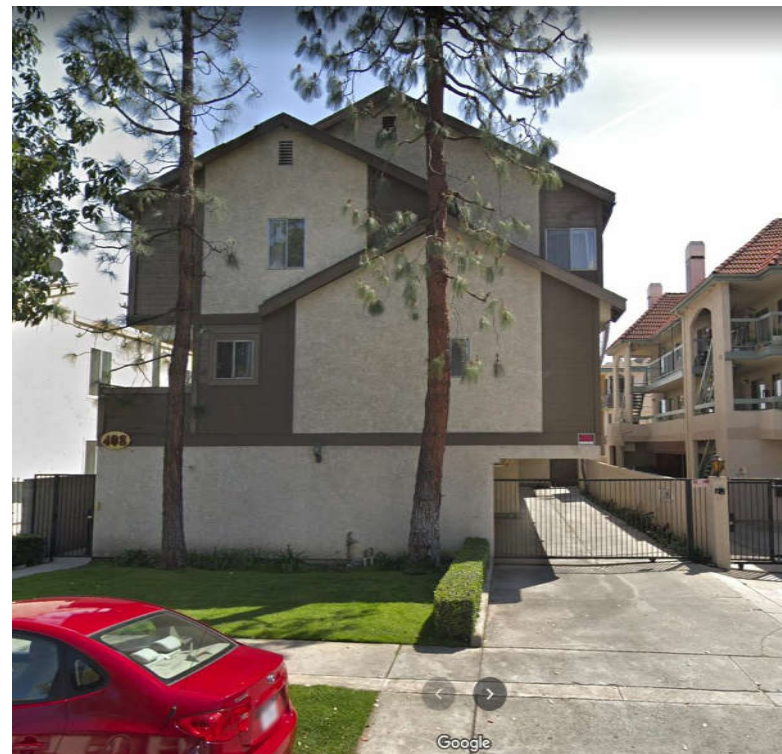
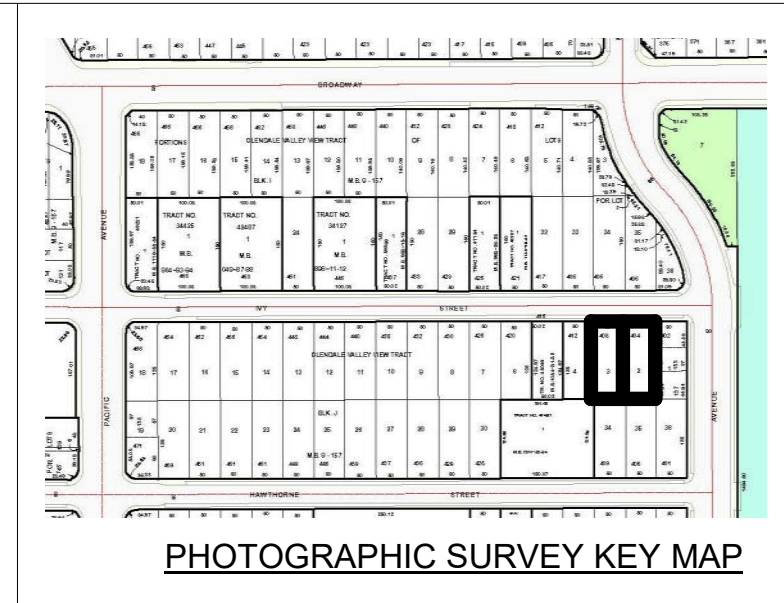
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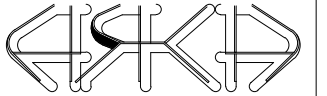
SHEETS OF



13. 404 IVY ST., GLENDALE, CA 91204



12. 408 IVY ST.,
GLENDALE, CA 91204



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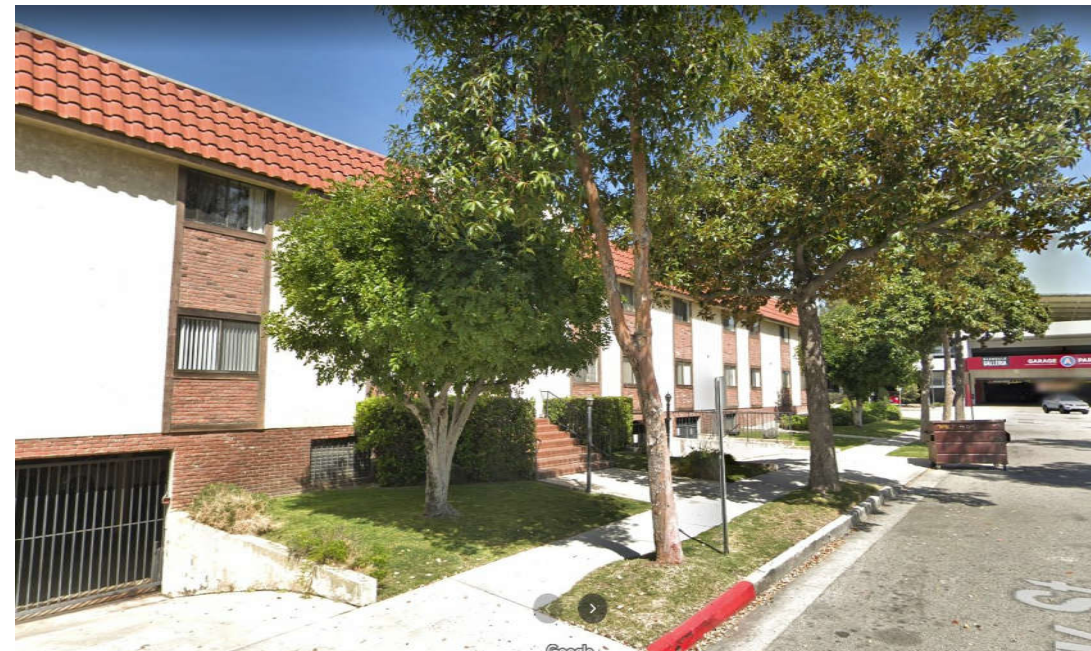
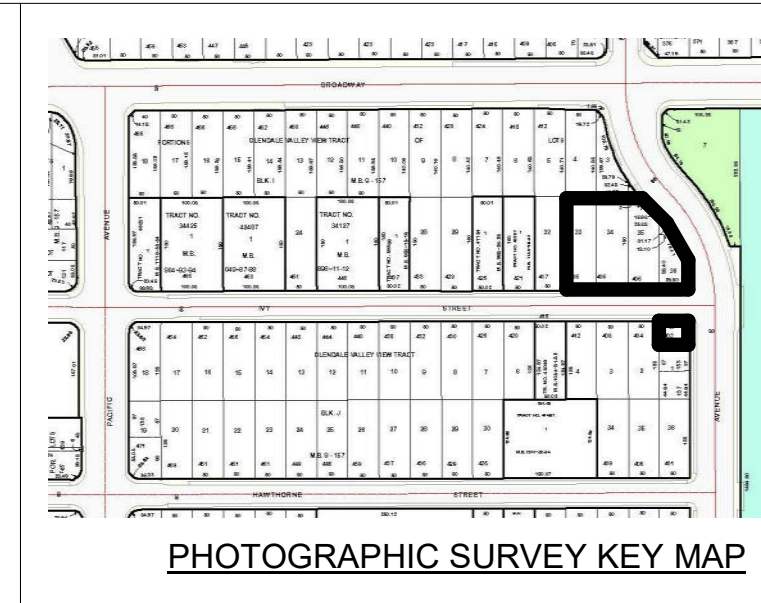
PROJECT TITLE:
**2 STORY 4 UNIT
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JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
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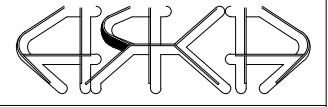
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A-6.10
SHEETS OF



14. 402 IVY ST., GLENDALE, CA 91204



15. 405 IVY ST., GLENDALE, CA 91204



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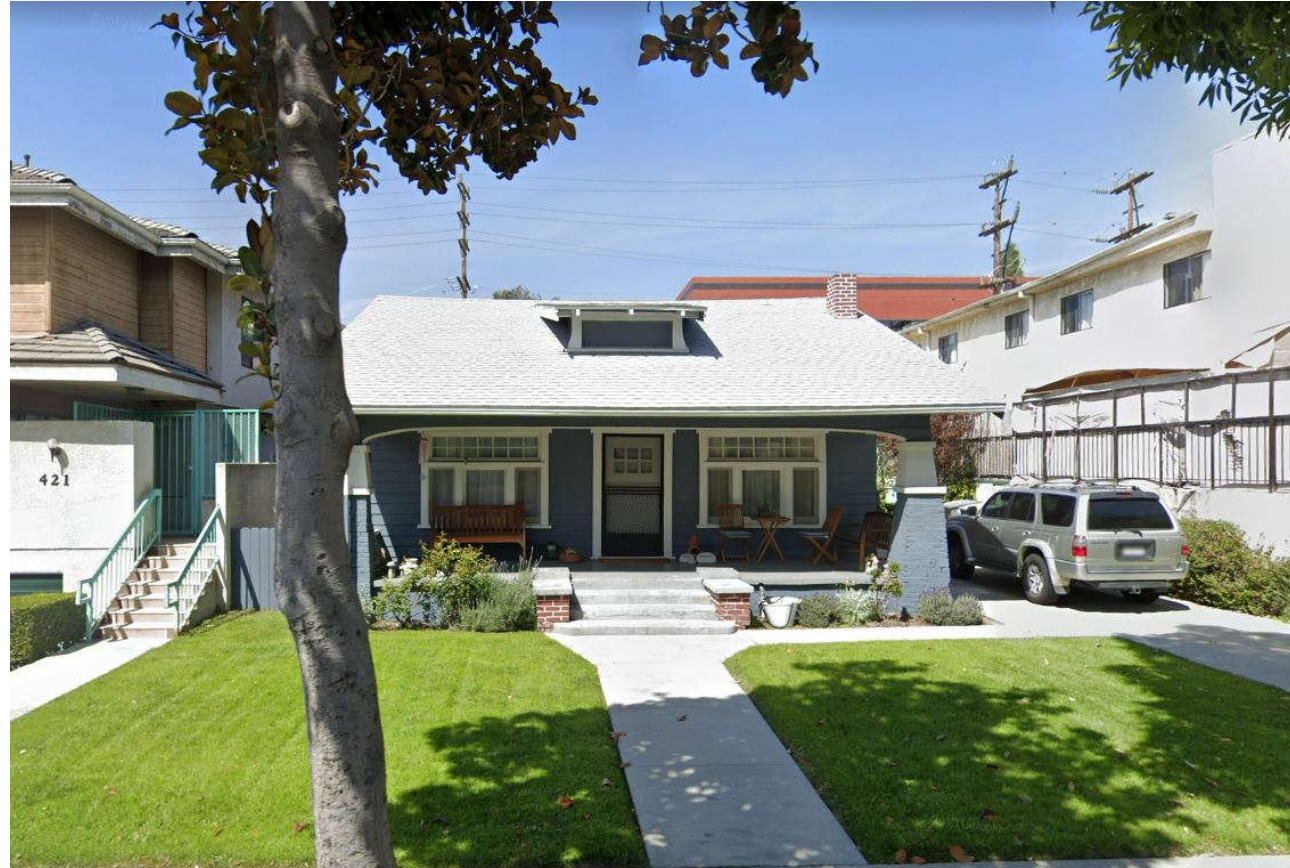
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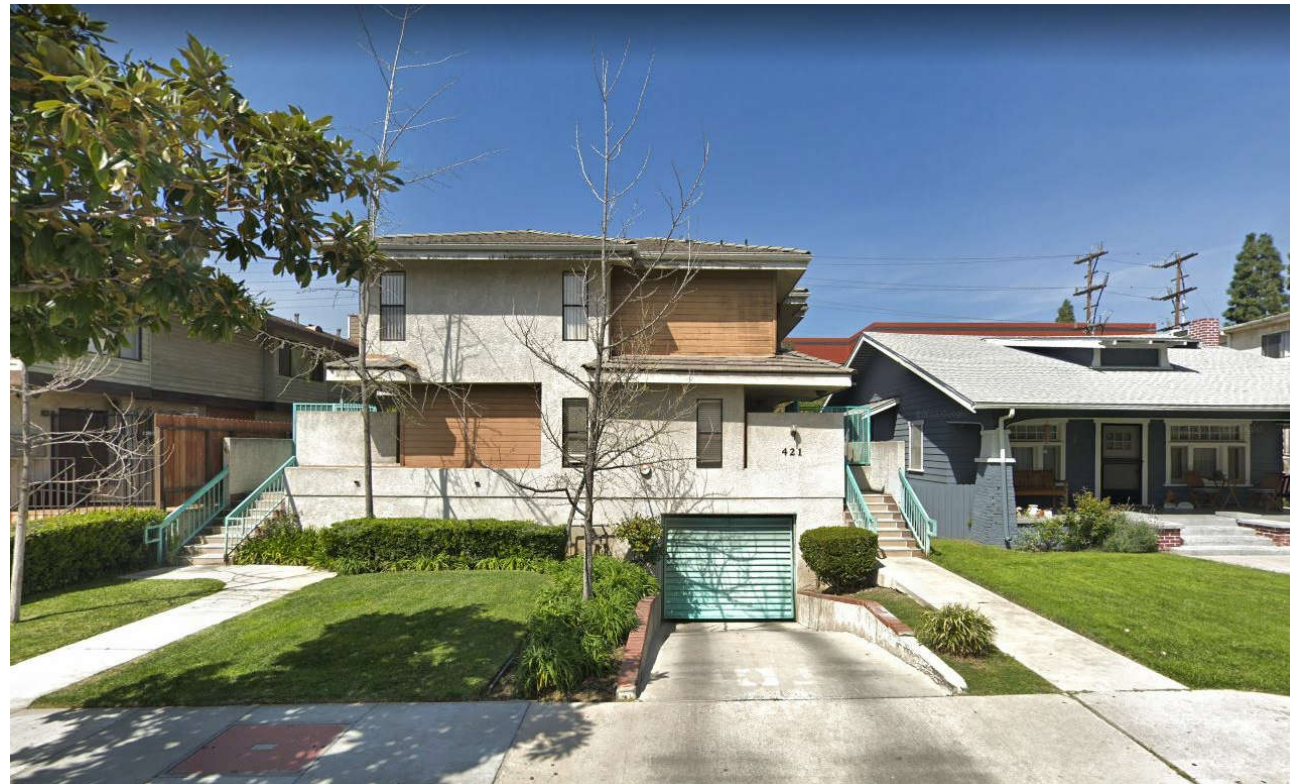
PROJECT TITLE:
**2 STORY 4 UNIT
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426 Ivy St
Glendale, CA 91204**

JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	PHOTOGRAPHIC SURVEY

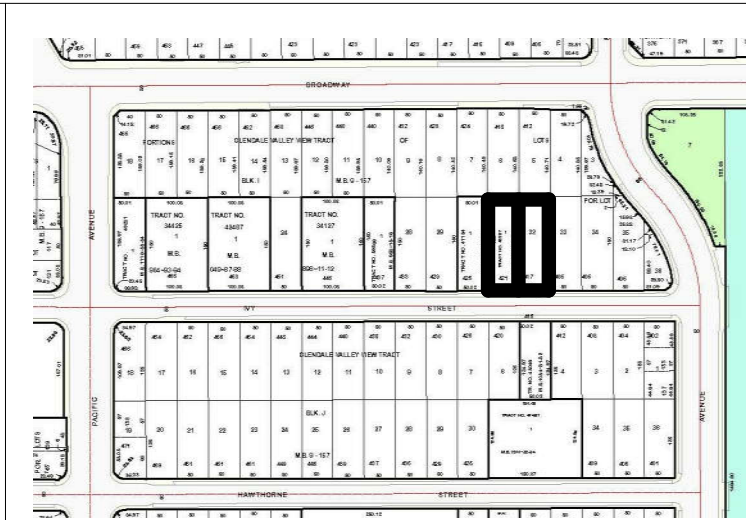
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A-6.11
SHEETS OF



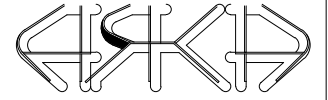
16. 417 IVY ST., GLENDALE, CA 91204



17. 421 IVY ST., GLENDALE, CA 91204



PHOTOGRAPHIC SURVEY KEY MAP



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SHEET TITLE:	PHOTOGRAPHIC SURVEY

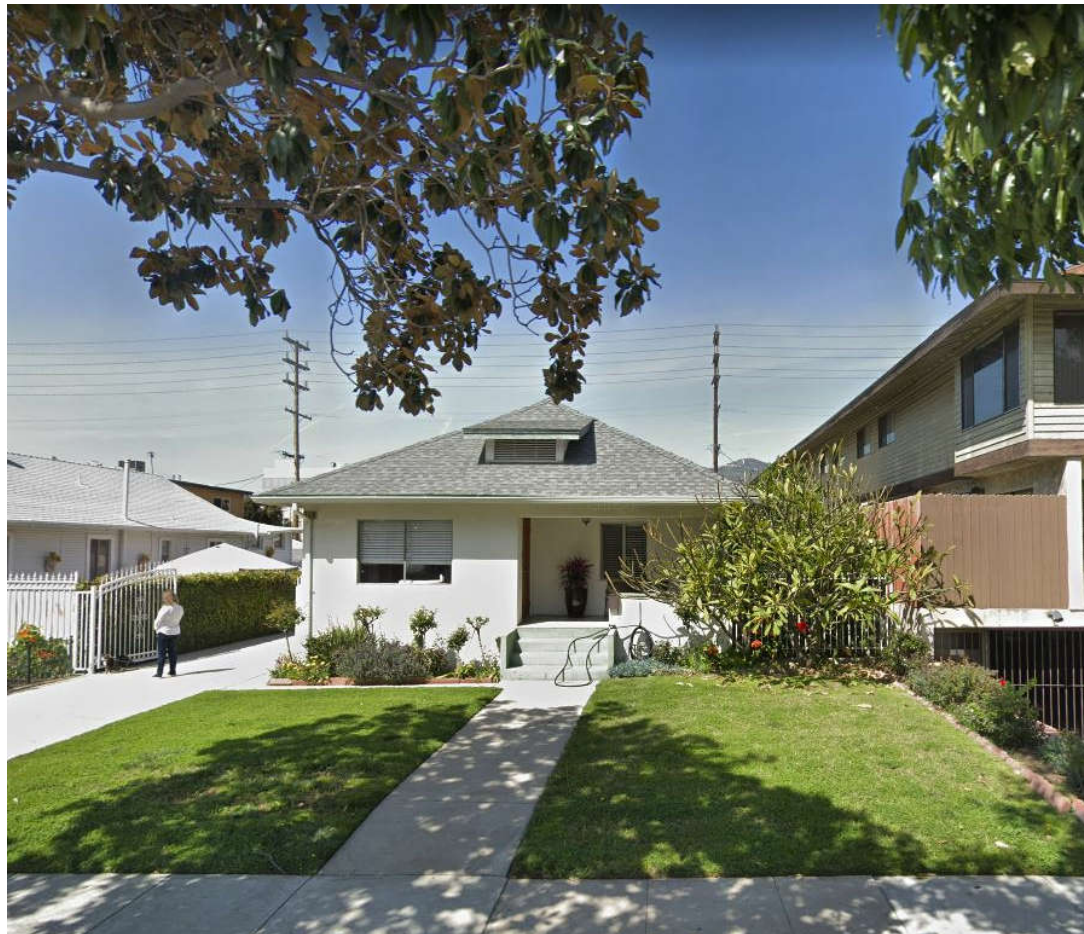
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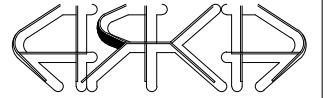
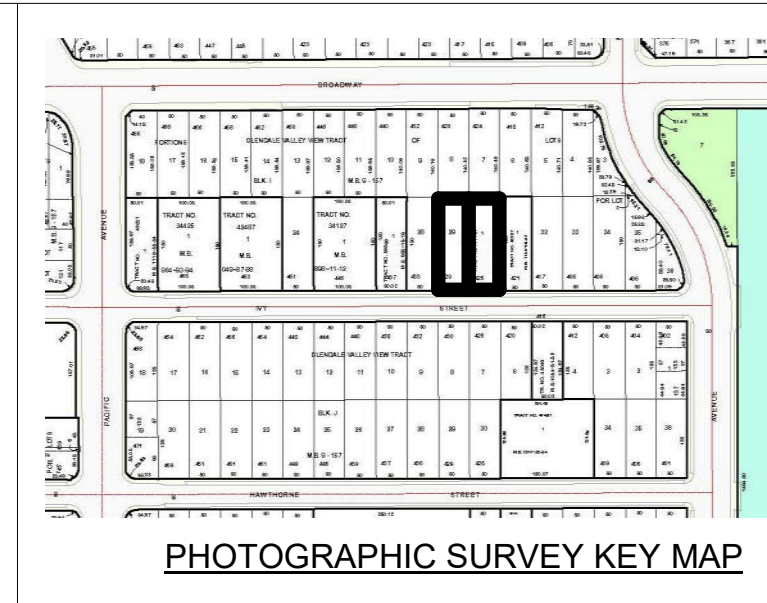
SHEETS OF



18. 425 IVY ST., GLENDALE, CA 91204



19. 429 IVY ST., GLENDALE, CA 91204



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SHEET TITLE:	PHOTOGRAPHIC SURVEY

SHEET NUMBER

A-6.13

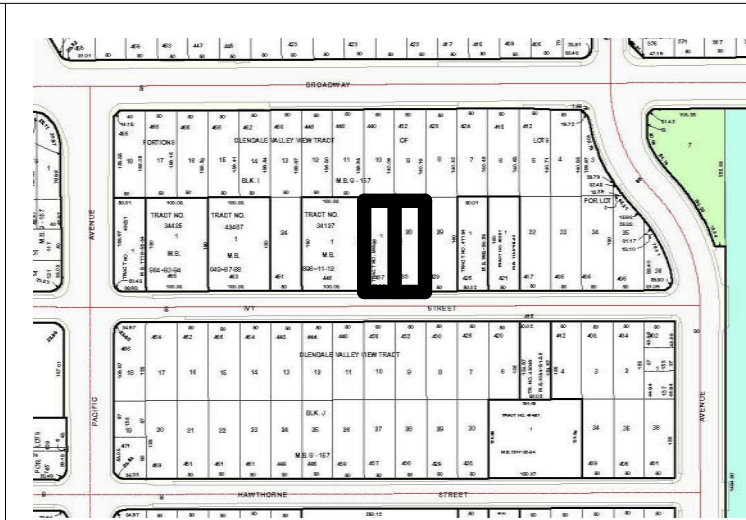
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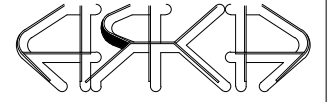
20. 433 IVY ST., GLENDALE, CA 91204



21. 437 IVY ST., GLENDALE, CA 91204



PHOTOGRAPHIC SURVEY KEY MAP



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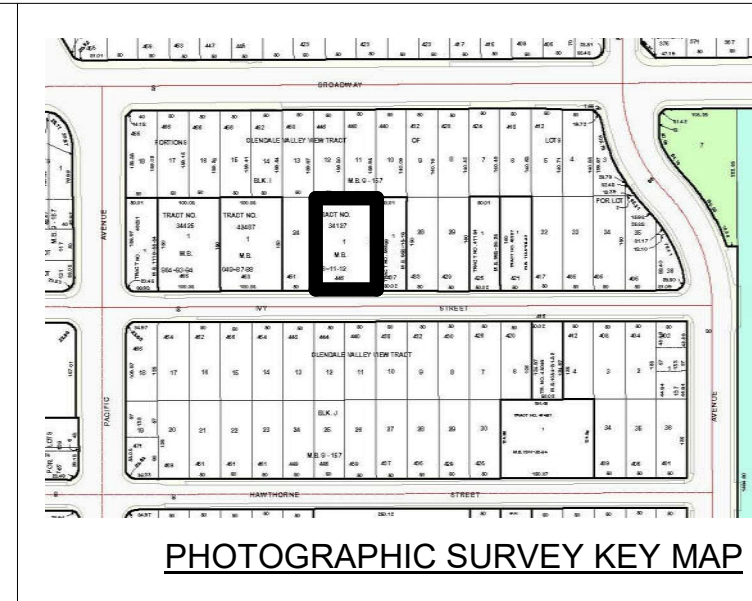
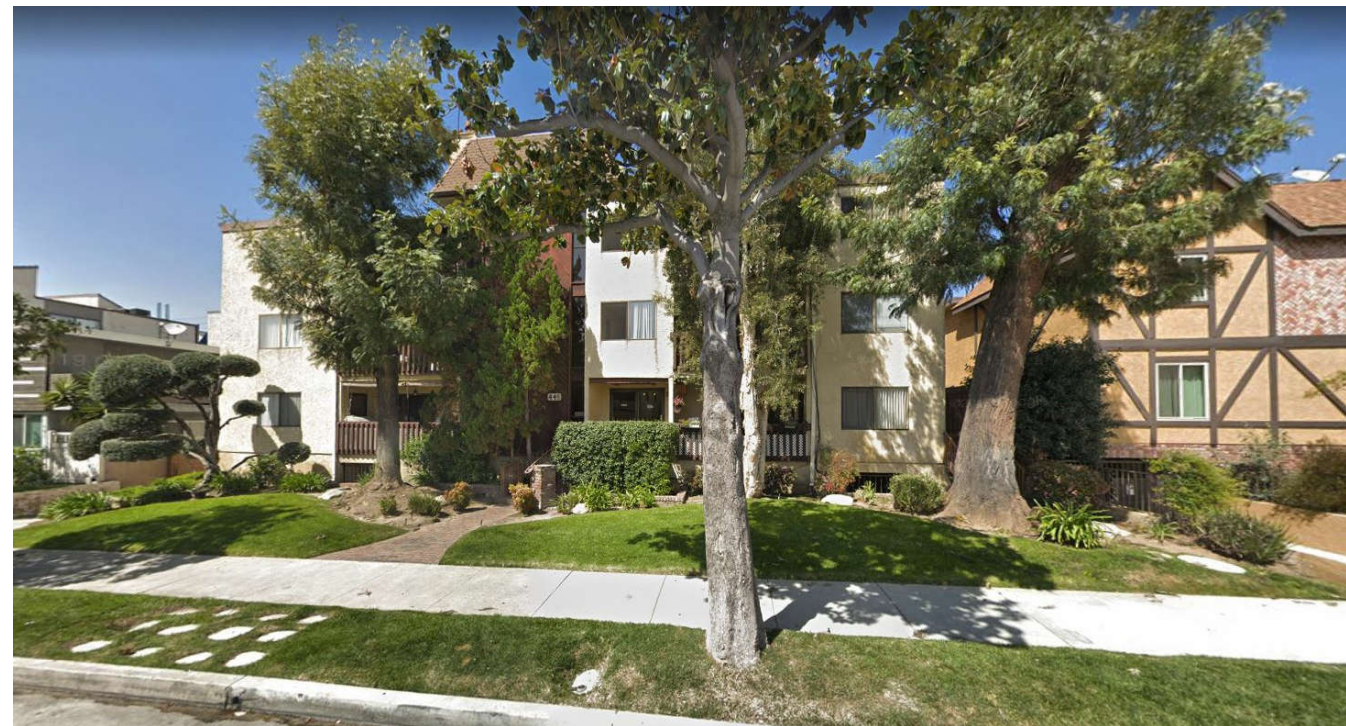
PROJECT TITLE:
**2 STORY 4 UNIT
APARTMENT
426 Ivy St
Glendale, CA 91204**

JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	PHOTOGRAPHIC SURVEY

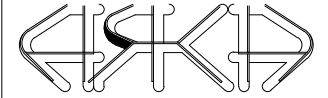
SHEET NUMBER

A-6.14

SHEETS OF



22. 445 IVY ST., GLENDALE, CA 91204



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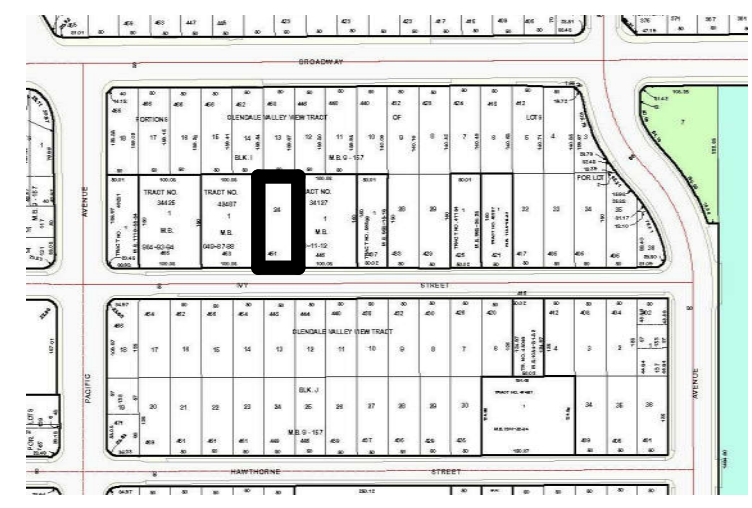
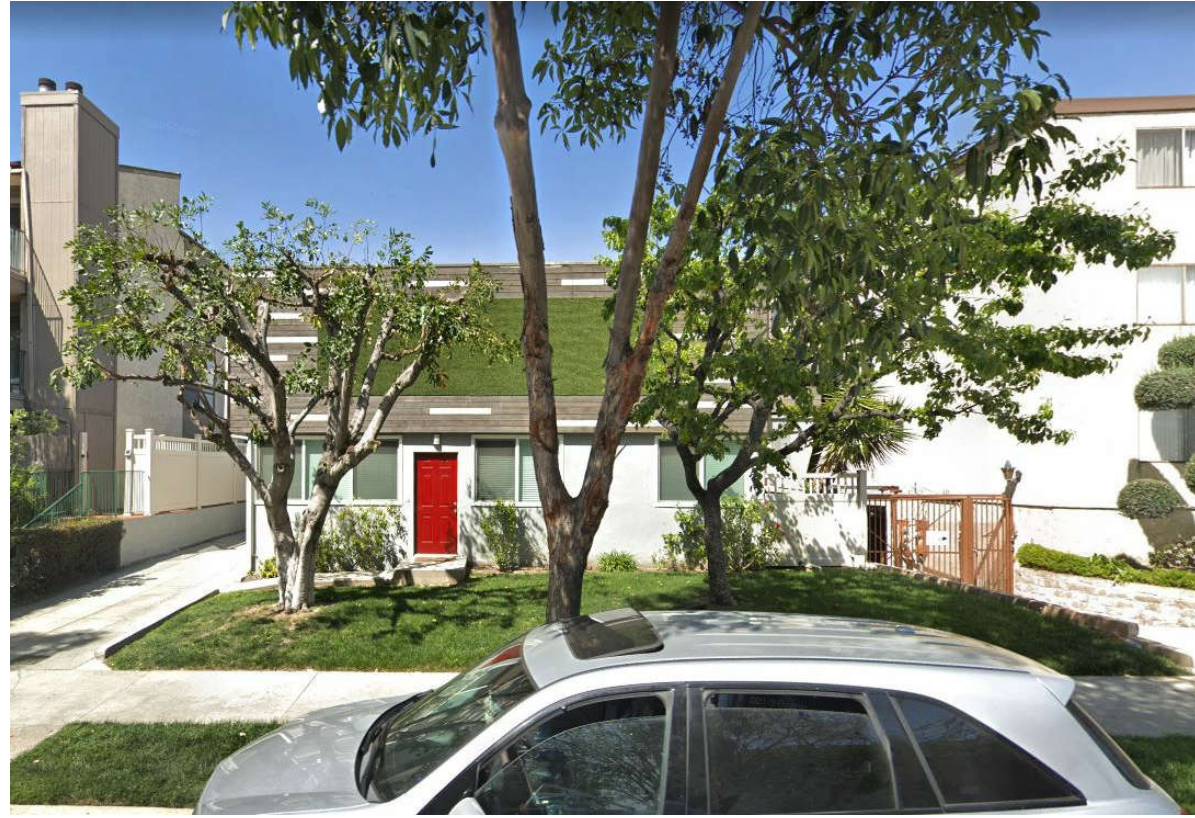
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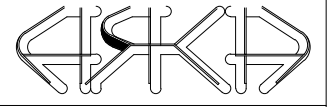
JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	PHOTOGRAPHIC SURVEY

SHEET NUMBER
A-6.15
SHEETS OF



PHOTOGRAPHIC SURVEY KEY MAP

23. 451 IVY ST., GLENDALE, CA 91204



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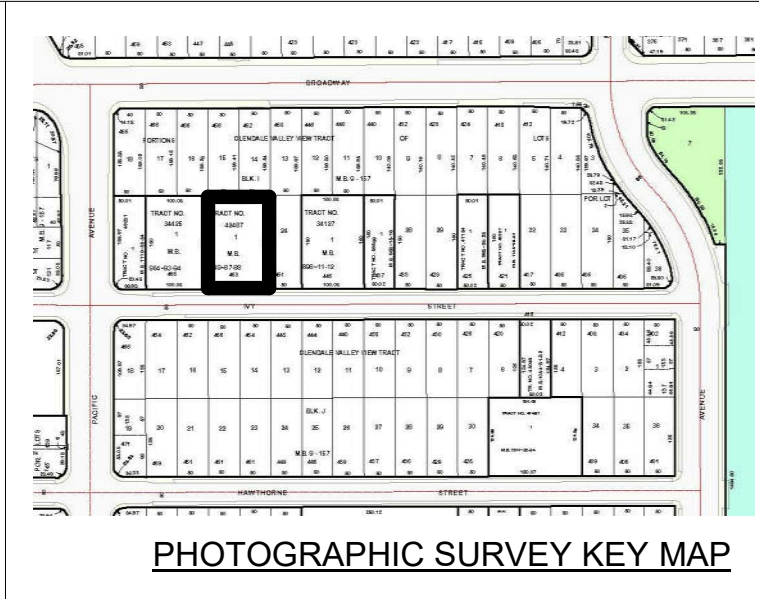
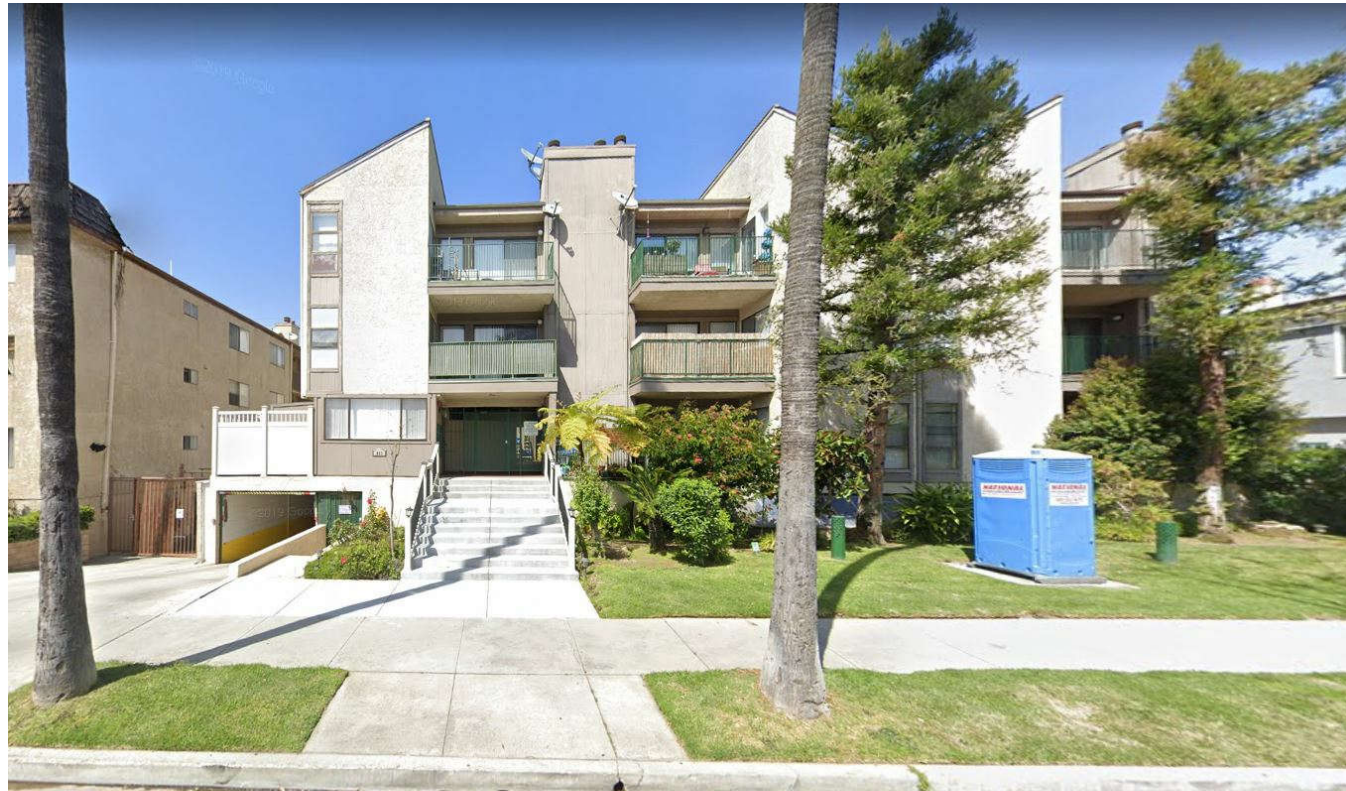
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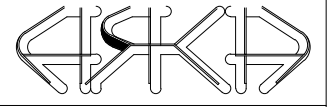
**2 STORY 4 UNIT
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CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	PHOTOGRAPHIC SURVEY

SHEET NUMBER
A-6.16
 SHEETS OF



24. 453 IVY ST., GLENDALE, CA 91204



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CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	PHOTOGRAPHIC SURVEY

SHEET NUMBER
A-6.17
 SHEETS OF