



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

September 27, 2021

Choose an item. Date

1622 Ard Eevin Avenue

Address

Administrative Design Review (ADR)

Review Type

5629-017-015

APN

PDR2108777

Case Number

Kelly Sutherlin McLeod, FAIA

Applicant

Cassandra Pruet, AICP

Case Planner

Douglas & Devon Keegan

Owner

Project Summary

The applicant is proposing to add a 428 square-foot (SF), two-story addition at the rear of an existing 2,150 SF, two-story single-family dwelling (originally constructed in 1926), located on an approximately 8,646 SF lot in the R1-I HD Zone (Residential, Floor Area Ratio District I, Historic District Overlay Zone). Of the 428 SF addition, 335 SF is located on the first floor and 93 SF on the second floor, with a 198 SF second-floor deck on top of the first-floor addition.

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 project involves an addition that will not result in an increase of more than 50% of the floor area of the structure before the addition, or 2,500 square feet (SF). The project is also exempt from CEQA review as a Class 31 "Historic Restoration or Rehabilitation" exemption pursuant to Section 15331 of the State CEQA Guidelines because the project meets the Secretary of the Interior's Standards for Rehabilitation and the Historic District Design Guidelines.

Existing Property/Background

The project site is an approximately 8,646 SF, interior lot in the Ard Eevin Highlands Historic District. The site is relatively flat and is developed with a two-story, 2,150 SF single-family home with a detached two-car garage.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RI FAR District: I

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

Administrative Exception Case Number PAE2104358 was approved on August 18, 2021 to allow continuation of the existing 4'-1 ½" interior setback instead of the required 5' setback.

Site Slope and Grading

None proposed.

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	9,002 SF	6,579 SF - 12,076 SF	8,646 SF
Setback	33'	25' - 41'	35'
House size	2,334 SF	1,604 SF - 4,794 SF	2,578 SF
Floor Area Ratio	0.25	0.16 - 0.40	0.30
Number of stories	1.4 (15 one-story, 9 two-story)	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

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:

- The two-story addition and second-floor deck are located at the rear of the house, minimally expanding the existing building footprint by approximately 25 feet by 12 feet, continuing the existing approximately 4' interior setback, and preserving ample landscaping and open space in the back yard.
- The addition and deck are minimally visible from the street.

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**

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 two-story addition and second-floor deck are located at the rear of the house and are only somewhat visible from the street at the south façade.
- The addition continues the existing building height (24'-3"), roof lines, and wall facades in order to preserve the existing style of the house.
- The massing of the house is extended slightly toward the rear, south-west corner, with only 93 SF being added on the second floor, thereby not significantly impacting the overall massing.
- The 2nd floor addition partially screens the 2nd floor deck/balcony from the neighbors to the south.

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

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:

- The two-story addition and second-floor deck are well-integrated into the existing architectural style of the house because they use the same materials and stylistic elements, including siding, roofing, railing, and wood windows. All new materials will match existing and the deck railing has been design in a pattern to match the front entrance railing.
- A vertical reglet is added at the joint between the existing house and the addition to represent the transition point between the two eras of construction.
- The first floor addition involves removal of one window and reduction in size of a second window at the south-facing façade, which would reduce potential privacy impact to the neighbor. The proposed new window has been carefully designed to maintain the architectural features of the existing window.
- The second-story addition contains no windows, which prevents any related privacy issue in that area.

Recommendation / Draft Record of Decision

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

Conditions

1. Project shall demonstrate compliance with all conditions of approval in the related Administrative Exception case (Case Number PAE2104358, approved on August 18, 2021).
-

Attachments

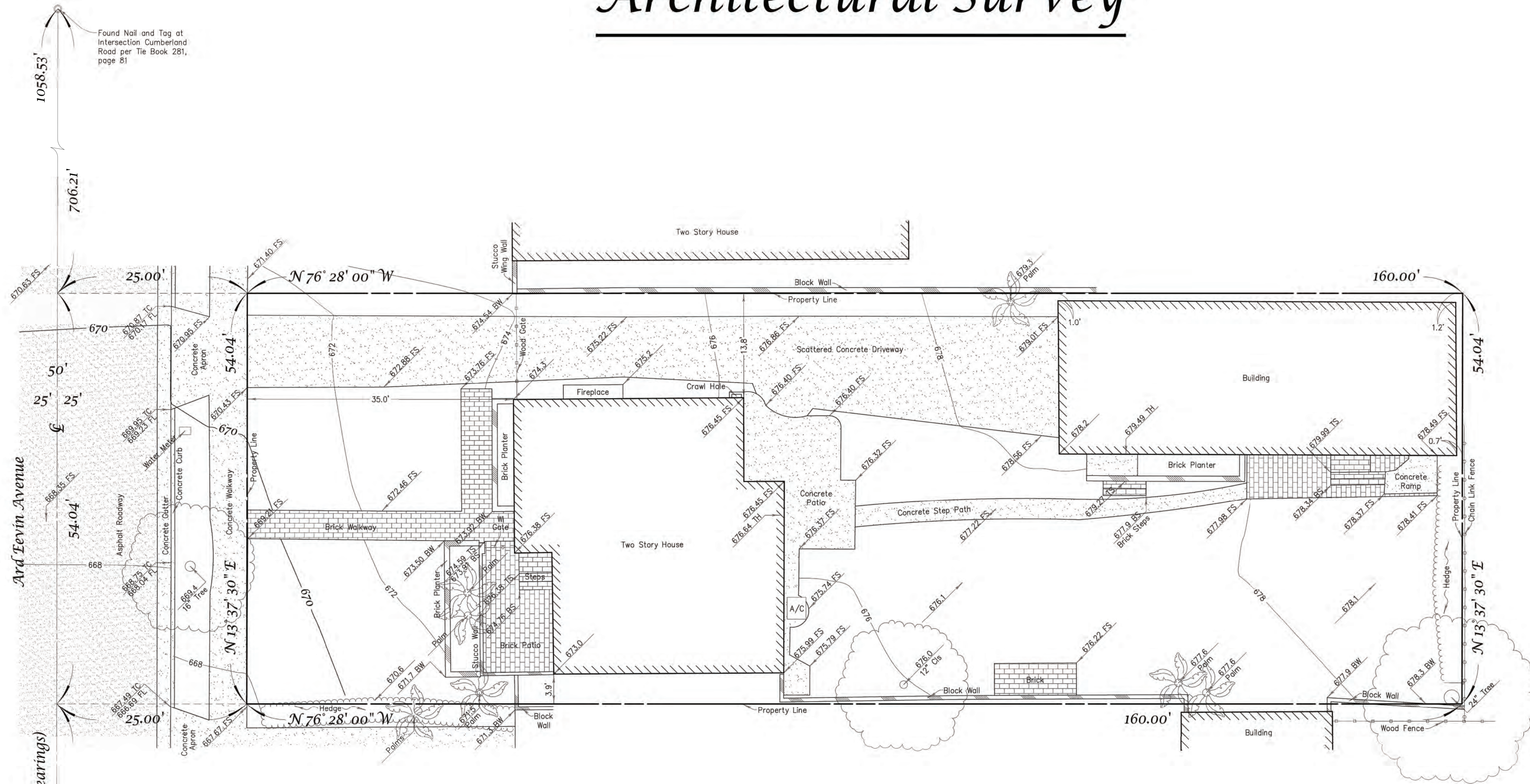
1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. Decision letter for PAE2014358

Keegan Residence
Addition and Remodel To Existing Residence and Garage
New ADU

1622 Ard Eevin Avenue,
Glendale, CA 91202

ABBREVIATIONS				SYMBOLS				PROJECT DESCRIPTION				SHEET INDEX			
<div><div><div><div>A.B. ABV. APPROX. ARCH. BD. BLDG. BLK. BLN. B.O. BYD. CAB. C.B. C.J. CL. CLR. CLG. COL. CONC. CONST. CONT./CONTIN. CER. DEMO. DET./ DTL. D.F. DIA./ DIAM. DIM. DN. D.S. DWS. EA. ELEG. ELEV. EQ. EX./(E)/EXISTG. EQUIP. EXT./ EXTR. F.F. F.G. FIN. FLR. F.P. FLUOR. F.O.S. F.H. FTG. G.C. GA. GALV. GL. / GLS. GYF.</div><div><div>ANCHOR BOLT ABOVE APPROXIMATELY ARCHITECT BOARD BUILDING BLOCK BELOW BOTTOM OF BEYOND CABINET CATCH BASIN CEILING JOIST CENTER LINE CLEAR CEILING COLUMN CONCRETE CONSTRUCTION CONTINUOUS CERAMIC DEMOLITION DETAIL DOUGLAS FIR DIAMETER DIMENSION DOWN DOWNSPOUT DRAINING EACH ELECTRICAL ELEVATION EQUAL EXISTING EQUIPMENT EXTERIOR FINISH FLOOR FIBERGLASS FINISH FLOOR FIRE PROOF FLUORESCENT FACE OF STUD FIRE HYDRANT FOOTING GENERAL CONTRACTOR GAUGE GALVANIZED GLASS GYPSUM</div><div><div>HDN. H.T. H.M. HR. H.W.H. IN INSUL. INT/INTR. JST. JMT. LAM. MFR. MAT. MAX. MIN. MISC. MECH. MET. / MTL. N. I. C. PART. PLAS. PL. P.W. R. R.D. R.R. REINF. REQ'D. REINFORCING / RET'G. REV. REC. SEC. SIM. SHT. SPECS. S.S. STL. STRUCT. SUSP. TEL. TEMP. THK. T.O. TYP. U.G. VER. VERTIL. V.G. W. / W/ W.P.</div><div><div>HARDWARE HEIGHT HOLLOW METAL HOUR HOT WATER HEATER INCHES INSULATION INTERIOR JOIST JOINT LAMINATED MANUFACTURER MATERIAL MAXIMUM MINIMUM MISCELLANEOUS MECHANICAL METAL NOT IN CONTRACT PARTITION PLASTER PLATE PLYWOOD RADIUS ROOF DRAIN ROOF RAFTER REINFORCEMENT REQUIRED RETAINING REVISION RECOMMENDATION SECTION SIMILAR SHEET SPECIFICATIONS STAINLESS STEEL STEEL STRUCTURAL SUSPENDED TELEPHONE TEMPORARY THICKNESS TOP OF TYPICAL UNDERGROUND VERIFY W / ARCHITECT VERTICAL VERTICAL GRAIN WITH WATER PROOF</div></div></div></div></div></div></div>				<div><div><div><div><div><div>2</div><div>5</div></div><div><div>←</div><div>ELEVATION DRAWING NUMBER</div></div><div><div>←</div><div>SHEET NUMBER</div></div></div><div><div><div>3</div><div>6</div></div><div><div>←</div><div>DETAIL DRAWING NUMBER</div></div><div><div>←</div><div>SHEET NUMBER</div></div></div><div><div><div>1</div><div>4</div></div><div><div>←</div><div>ELEVATION DRAWING NUMBER</div></div><div><div>←</div><div>SHEET NUMBER</div></div></div><div><div><div>2</div></div><div><div>←</div><div>DOOR NUMBER</div></div></div><div><div><div>3</div></div><div><div>←</div><div>WINDOW NUMBER</div></div></div><div><div><div>1</div></div><div><div>←</div><div>REVISION NUMBER</div></div></div></div><div><div><div><div><div></div><div>NEW CONSTRUCTION</div></div><div><div></div><div>EXISTING STRUCTURE TO REMAIN</div></div><div><div></div><div>EXISTING STRUCTURE TO BE DEMOLISHED</div></div></div></div><div><div><div><div>→</div><div>FACE OF FINISH</div></div><div><div>→</div><div>FACE OF STUD</div></div></div></div></div><div><div><div><div><div></div><div>EARTHWORK</div></div><div><div></div><div>CONCRETE</div></div><div><div></div><div>MASONRY</div></div><div><div></div><div>STEEL</div></div><div><div></div><div>PLASTER OR AS NOTED</div></div><div><div></div><div>CERAMIC TILE</div></div><div><div></div><div>FINISH WOOD</div></div><div><div></div><div>PLYWOOD</div></div><div><div></div><div>THERMAL INSULATION</div></div><div><div></div><div>ACOUSTIC INSULATION</div></div></div></div></div></div></div>				<div><div><div><div><div>-</div><div>428 SQ. 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THEREFORE IN ADDITION TO ALL OTHER REQUIREMENTS, ALL WORK OF THIS CONTRACT SHALL BE PERFORMED UNDER THE GUIDELINES OF THE SECRETARY OF INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.</div></div></div></div><div><div>PROJECT TEAM</div><div><div>PROJECT ARCHITECT</div><div>KELLY SUTHERLIN MCLEOD ARCHITECTURE, INC. 3827 LONG BEACH BOULEVARD LONG BEACH, CALIFORNIA, 90807 CONTACT: KELLY SUTHERLIN MCLEOD, FAIA TEL: (562) 427-6697 FAX (562) 427-0527</div></div><div><div>STRUCTURAL ENGINEER</div><div>NOUS ENGINEERING, INC. 600 WHILSHIRE BLVD, SUITE 760 LOS ANGELES, CA 90017 CONTACT: ELIZABETH MAHLOW, PE TEL: (213) 627-6687</div></div><div><div>CIVIL ENGINEER</div><div>WABER CONSULTANTS 3711 LONG BEACH BLVD, STE. 100B LONG BEACH, CA 90807 CONTACT: MAHIR WABER TEL: (562) 426-8283 FAX: (562) 312-3282</div></div><div><div>SURVEYOR</div><div>M&M & CO. LAND SURVEYORS 16145 ROSCOE BLVD. NORTH HILLS, CA 91343 CONTACT: ELISABETH BRIONES, TEL: (818) 891-9100 FAX: (818) 891-9115</div></div><div><div>GEOTECHNICAL ENGINEER</div><div>SUBSURFACE DESIGN, INC. 12848 FOOTHILL BLVD. SYLMAR, CA 91342 CONTACT: JOHN MAHN, PE, TEL: (818) 898-1545 FAX: (818) 898-4003</div></div></div></div>				<div>ARCHITECTURAL</div> <div><div>A-0.0</div><div>TITLE AND PROJECT INFORMATION</div></div> <div><div>A-0.1</div><div>ARCHITECTURAL SURVEY</div></div> <div><div>A-1.0</div><div>DISMANTLE SITE PLAN</div></div> <div><div>A-1.1</div><div>PROPOSED SITE PLAN</div></div> <div><div>A-1.2</div><div>NEIGHBORING PROPERTIES SITE PLAN</div></div> <div><div>A-1.3</div><div>PROPOSED LANDSCAPE CALCULATIONS</div></div> <div><div>A-2.0</div><div>HOUSE FIRST AND SECOND FLOOR - DISMANTLE PLAN</div></div> <div><div>A-3.0</div><div>HOUSE FIRST AND SECOND FLOOR - PROPOSED PLAN</div></div> <div><div>A-3.1</div><div>HOUSE ROOF PLAN - PROPOSED AND EXISTING</div></div> <div><div>A-3.2</div><div>GARAGE PROPOSED AND DISMANTLE FLOOR AND ROOF PLAN</div></div> <div><div>A-3.3</div><div>NEW ADU FLOOR AND ROOF PLAN - PROPOSED</div></div> <div><div>A-4.0</div><div>HOUSE EXTERIOR ELEVATIONS - EXISTING & PROPOSED</div></div> <div><div>A-4.1</div><div>HOUSE EXTERIOR ELEVATIONS - EXISTING & PROPOSED</div></div> <div><div>A-4.2</div><div>GARAGE EXTERIOR ELEVATIONS - EXISTING & PROPOSED</div></div> <div><div>A-4.3</div><div>GARAGE EXTERIOR ELEVATIONS - EXISTING & PROPOSED</div></div> <div><div>A-4.4</div><div>NEW ADU EXTERIOR ELEVATIONS</div></div> <div><div>A-4.5</div><div>HOUSE RENDERED PERSPECTIVES</div></div> <div><div>A-4.6</div><div>HOUSE RENDERED PERSPECTIVES</div></div> <div><div>A-5.0</div><div>HOUSE BUILDING SECTIONS</div></div> <div><div>A-5.1</div><div>NEW ADU BUILDING SECTIONS</div></div> <div><div>A-7.0</div><div>HOUSE AND NEW ADU DOOR SCHEDULE</div></div> <div><div>A-7.1</div><div>HOUSE AND NEW ADU WINDOW SCHEDULE</div></div> <div><div>A-8.0</div><div>DETAILS</div></div> <div><div>A-8.1</div><div>DETAILS</div></div>			
ON AND AFTER JANUARY 1, 2014, IT IS NOW REQUIRED BY CALIFORNIA LAW FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO SINGLE-FAMILY RESIDENTIAL REAL PROPERTY, AS DEFINED, THAT WATER-CONSERVING PLUMBING FIXTURES REPLACE OTHER NONCOMPLIANT PLUMBING FIXTURES AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.				FIRE SPRINKLER				LEGAL DESCRIPTION				VICINITY MAP			
PERMITS / CITY REVIEWS				AREA CALCULATIONS				PROJECT INFORMATION				CONSTRUCTION WASTE REDUCTION NOTE			
CODES				FIRE SPRINKLER				PROJECT INFORMATION				CONSTRUCTION WASTE REDUCTION NOTE			
ALL WORK TO COMPLY TO THE FOLLOWING APPLICABLE CODES: 2019 CALIFORNIA RESIDENTIAL CODE (GRC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA ENERGY CODE (CEnc) 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 CALIFORNIA HISTORICAL BUILDING CODE (CHBC) 2017 GLENDALE'S BUILDING STANDARDS CODE (GBSC) 2019 CALIFORNIA BUILDING CODE (CBC) ALL PORTIONS OF NEW CONSTRUCTION SHALL COMPLY WITH REQUIREMENTS OF CURRENT CODES AND REGULATIONS AS AMENDED BY THE CITY OF GLENDALE				FIRE SPRINKLER NO SPRINKLER				PROJECT ADDRESS: 1622 ARD EEVIN AVENUE, GLENDALE, CA 91202 L.A. COUNTY ASSESSOR'S ID NO.: APN 5629-017-015 ZONING: R1.1 HD HIGH FIRE HAZARD OCCUPANCY: R-3 SINGLE FAMILY RESIDENTIAL CONSTRUCTION TYPE: TYPE V-B: WOOD FRAME, NON-SPRINKLERED BUILDING HEIGHT/STORIES: +/- 24'-3 3/4" (EXISTING) & +/- 24'-3 3/4" (PROPOSED) / 2 STORY SOILS REPORT DATED: 12/02/2020 PREPARED BY: SUBSURFACE DESIGNS, INC				CONSTRUCTION WASTE REDUCTION NOTE			
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Architectural Survey



Sewer Manhole Monument
at Intersection Glenview Driveway
per Tie Book 2013, page 1

LEGAL DESCRIPTION: LOT 5 OF TRACT NO. 5861, CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62 PAGE 95 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5629-017-015

SITE ADDRESS: 1622 ARD EEVIN AVENUE, GLENDALE, CA 91202

AREA: 8,646 SQUARE FEET, 0.20 ACRES

BOUNDARY: THE PROPERTY LINES SHOWN HEREON ARE RECORD PER THE LEGAL DESCRIPTION AND RELATED DOCUMENTS, UNLESS OTHERWISE NOTED. THE PROPERTY LINES ARE ADJUSTED TO BEST FIT PER FOUND CITY CENTERLINE AND/OR SURVEY MONUMENTS, AND OCCUPATION.

BASIS OF BEARINGS: THE BEARING OF NORTH 13° 37' 30" EAST WAS USED ON THE CENTERLINE OF ARD EEVIN AVENUE PER TRACT NO. 5861 MAP BOOK 62 PAGE 95, AS SHOWN HEREON.

BENCH MARK: THE ELEVATION OF 714.54 ON SURVEY BENCHMARK BM2019 AS SHOWN ON CITY OF GLENDALE SURVEY BENCHMARKS WAS USED AS DATUM FOR THIS SURVEY.

DATE OF FIELD SURVEY: OCTOBER 27, 2020

Plan Prepared For: Douglas and Devon Keegan
1622 Ard Eevin Avenue
Glendale, CA 91202

Plan Prepared By: M & M & Co.
26074 Avenue Hall, Suite 12
Santa Clarita, CA 91355
(818) 891-9100
Gregory M. Amoroso, L.S. 8771



Scale: 1" = 8'

Legend

TH = Threshold
FF = Finished Floor
FS = Finished Surface
FL = Flowline
CB = Catch Basin
BW = Bottom of Wall
TW = Top of Wall
TC = Top of Curb
TS = Top of Step
BS = Bottom of Step
GR = Ground
WI = Wrought Iron
A/C = Air Conditioner

Note: Hatch Patterns Are Not to Scale

07/22/21 - Design Review Application

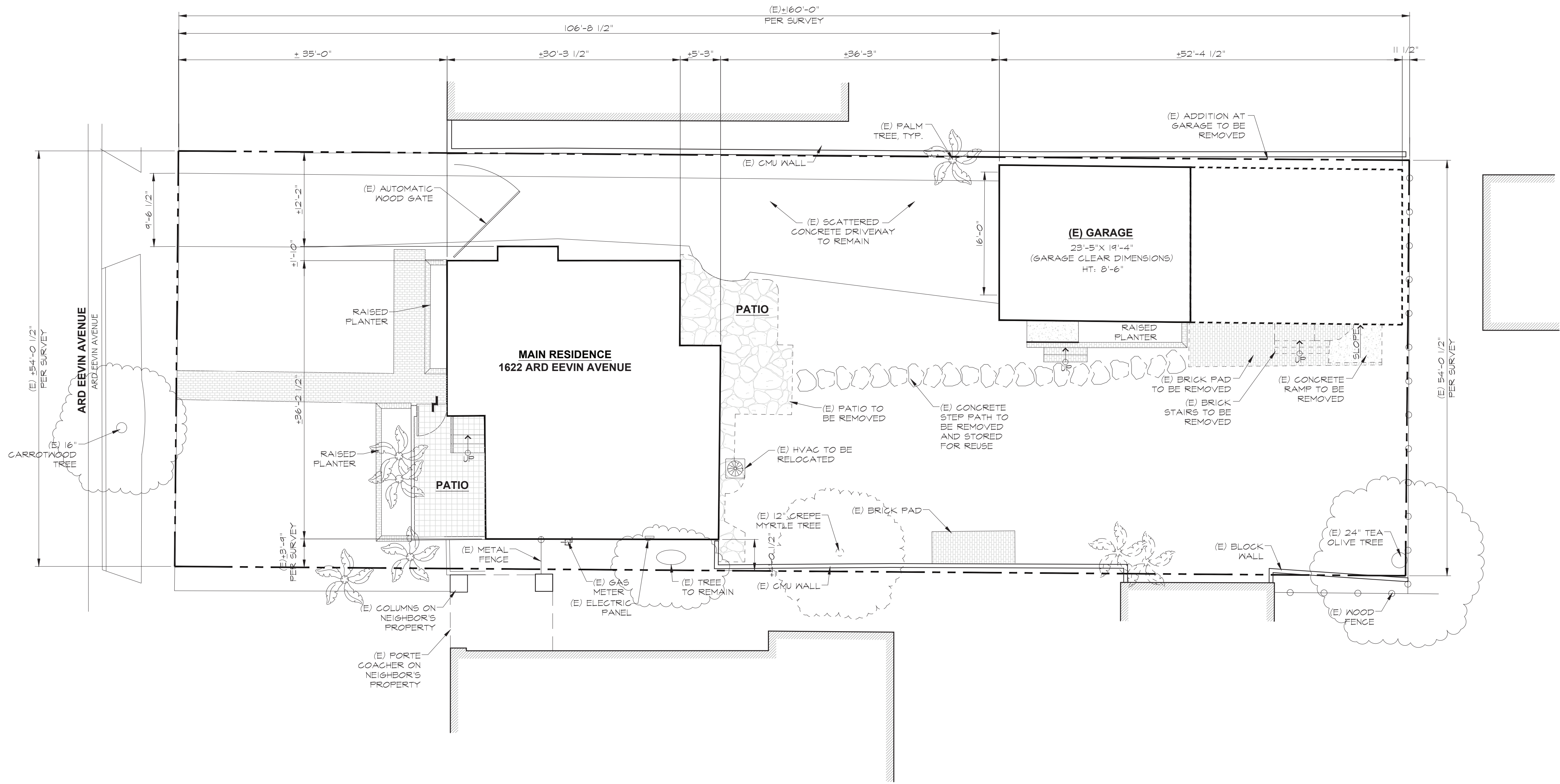
PROJECT		DATE
ISSUES / SUBMITTALS	1/25/20	
PRE-APPLICATION	1/25/20	
ADMINISTRATIVE	09/04/21	
ADMINISTRATIVE	09/29/21	
ADMINISTRATIVE	04/21/21	
DESIGN REVIEW APP.	04/21/21	

SHEET REVISIONS		DATE

KEEGAN RESIDENCE 1622 Ard Eevin Avenue Glendale, Ca 91202	
Date 07/22/2021	
Drawn KSM ARCHITECTURE, INC.	
Job -	
Sheet A-0.1	

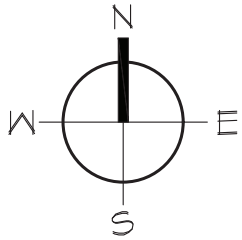
Architectural Survey

KELLY SUTHERLIN McLEOD
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ksm@ksmarchitecture.com | www.ksmarchitecture.com



1 Demolition Site Plan

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



07/22/21 - Design Review Application

KEEGAN RESIDENCE
1622 Ard Eevin Avenue
Glendale, Ca 91202

Date: 07/22/2021
Drawn: KSM ARCHITECTURE, INC.
Job: -
Sheet: A-1.0

PROJECT ISSUES / SUBMITTALS	DATE
PRE-APPLICATION	11/25/20
ADMINISTRATIVE REV.	12/23/20
ADMINISTRATIVE REV.	03/04/21
ADMINISTRATIVE REV. 1	03/24/21
ADMINISTRATIVE REV. 2	04/27/21
DESIGN REVIEW APP.	04/27/21

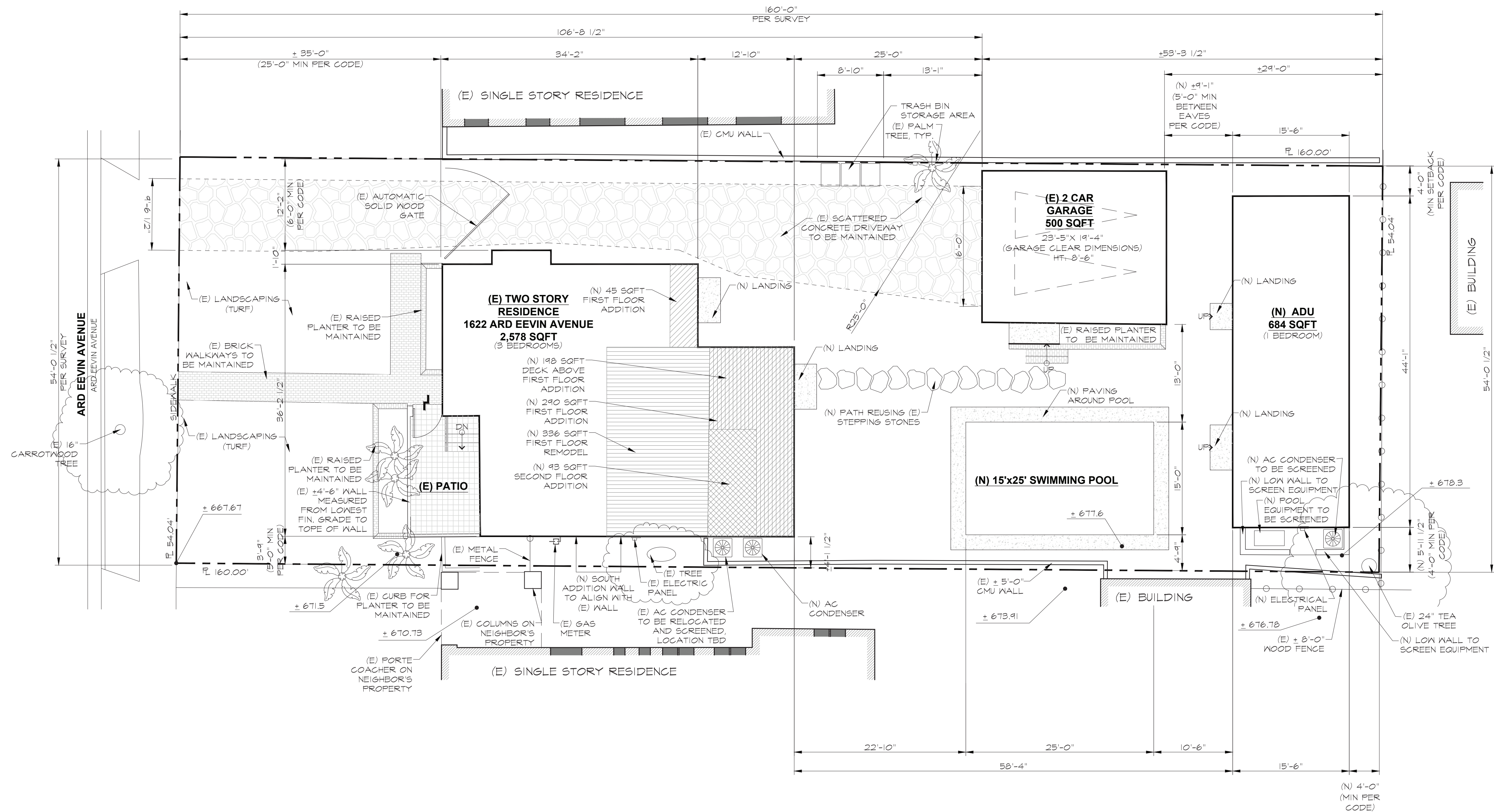
Dismantle Site Plan



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DATE

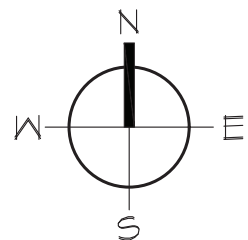


NOTES:

NO OAK, BAY, OR SYCAMORE TREES LOCATED ON OR WITHIN 20'-0" OF THE SUBJECT PROPERTY

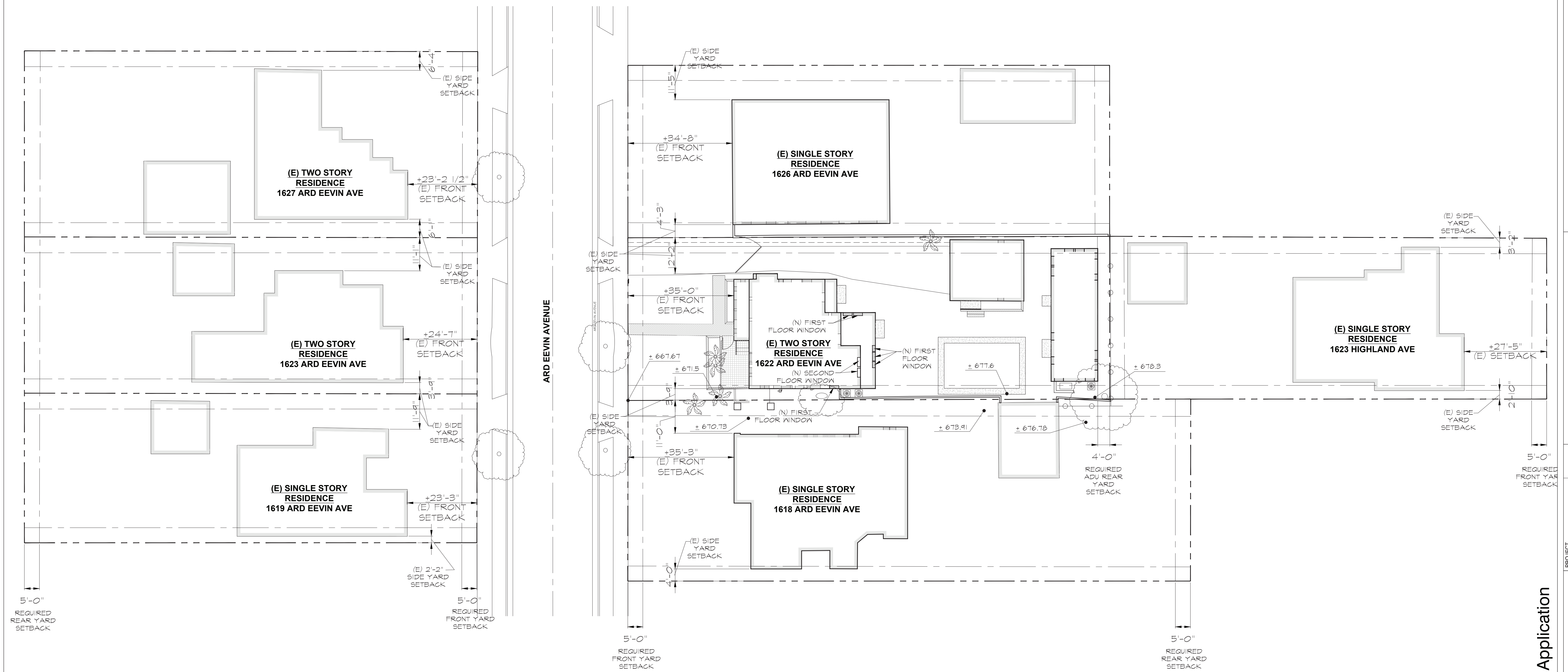
1 Plot Plan

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



07/22/21 - Design Review Application

PROJECT / SUBMITTALS		DATE
ISSUES / SUBMITTALS	1/25/20	
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DESIGN REVIEW APP.	04/21/21	
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KELLY SUTHERLIN McLEOD ARCHITECTURE, INC.		
3827 Long Beach Blvd. Long Beach, CA 90807 562.427.6697 tel 562.427.0527 fax ksm@ksmarchitecture.com www.ksmarchitecture.com		
Proposed Site Plan		
KEEGAN RESIDENCE 1622 Ard Eevin Avenue Glendale, Ca 91202		
Date 07/22/2021		
Drawn KSM ARCHITECTURE, INC.		
Job -		
Sheet A-1.1		



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Neighboring Properties Site Plan

ISSUES / SUBMITTALS	DATE
PRE-APPLICATION	11/23/20
PRE-APPLICATION REV.	2/23/20
ADMINISTRATIVE EXEMPTION APP.	03/04/21
ADMINISTRATIVE EXEMPTION APP. REV. 1	03/29/21
ADMINISTRATIVE EXEMPTION APP. REV. 2	04/21/21
DESIGN REVIEW APP.	04/21/21

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Glendale, Ca 91202

Date 07/22/2021

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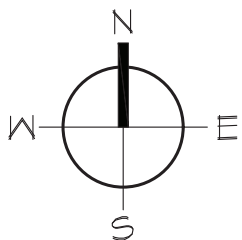
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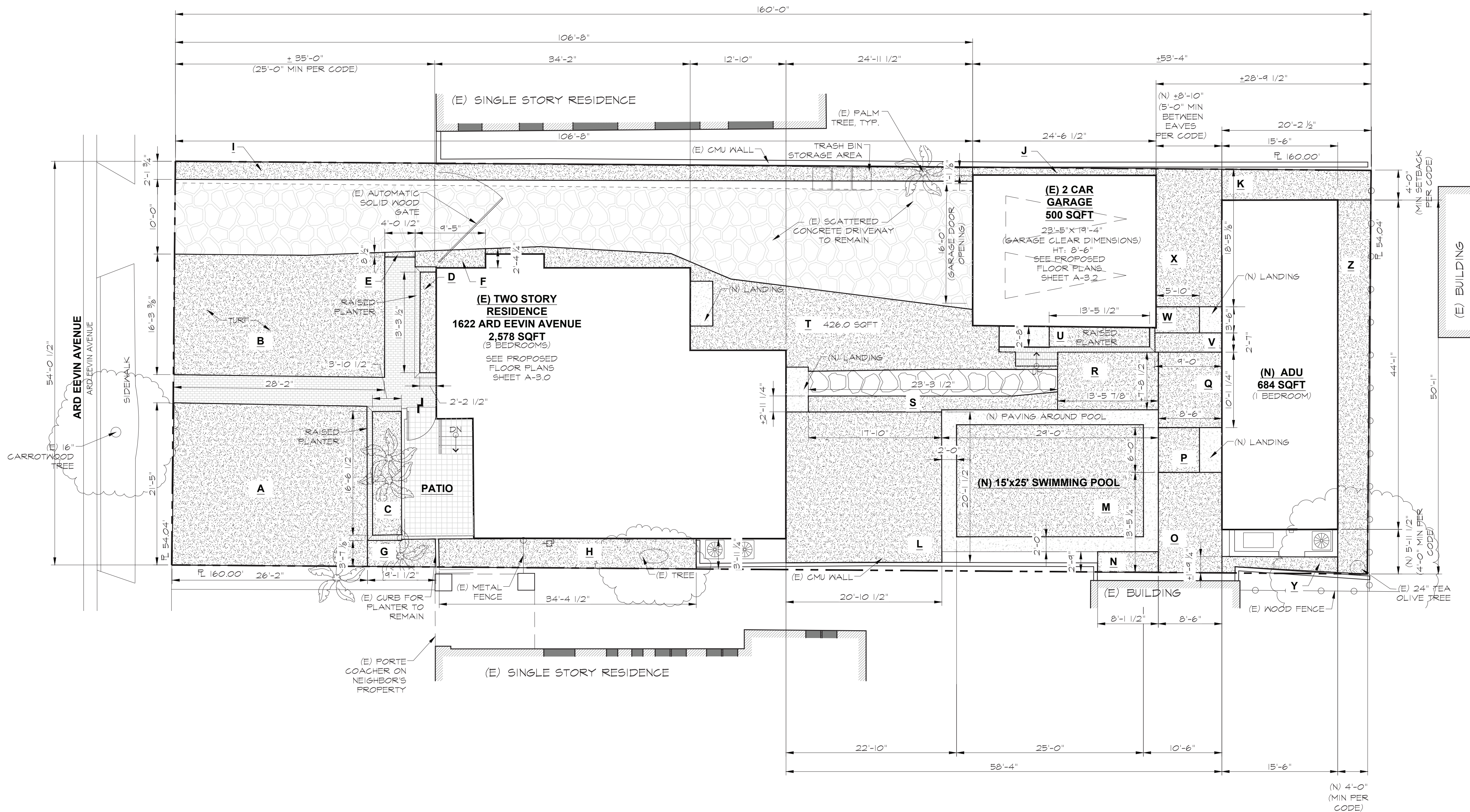
07/22/21 - Design Review Application

1

Neighboring Properties Site Plan

Scale: $1/16" = 1'-0"$





LANDSCAPE CALCULATIONS

FRONT YARD				
A	26'-2"	X	21'-5"	= 560.40 SF
B	28'-2"	X	16'-3 3/8"	= 458.59 SF
C	3'-10 1/2"	X	16'-6 1/2"	= 64.35 SF
D	2'-2 1/2"	X	13'-3 1/2"	= 24.35 SF
E	4'-0 1/2"	X	0'-8 1/2"	= 2.86 SF
F	9'-5 "	X	2'-4 1/4"	= 22.17 SF
TOTAL				1137.47 SF

SOUTH SIDE YARD				
G	9'-1 1/2"	X	3'-7 1/8"	= 32.79 SF
H	34'-4 1/2"	X	3'-11 1/4"	= 135.35 SF
TOTAL				168.14 SF

NORTH SIDE YARD				
I	106'-8"	X	2'-1 3/4"	= 228.89 SF
J	24'-6 1/2"	X	1'-1 1/8"	= 26.84 SF
K	20'-2 1/2"	X	4'-0"	= 80.83 SF
TOTAL				336.56 SF

REAR YARD				
L	20'-10 1/2"	X	20'-1 1/2"	= 420.11 SF
M	25'-0"	X	15'-0"	= 375.0 SF
N	8'-1 1/2"	X	2'-9"	= 22.34 SF
O	8'-6"	X	13'-5 1/4"	= 114.22 SF
P	5'-6"	X	6'-0"	= 33.0 SF
Q	8'-6"	X	10'-1 1/4"	= 85.84 SF
R	13'-5 7/8"	X	7'-8 1/2"	= 103.48 SF
S	2'-11 1/4"	X	23'-3 1/2"	= 68.42 SF
T	IRREGULAR SHAPE			426.0 SF
U	13'-5 1/2"	X	2'-8"	= 35.84 SF
V	9'-0"	X	2'-7"	= 23.25 SF
W	5'-10"	X	3'-6"	= 20.42 SF
X	8'-10"	X	18'-5 1/8"	= 162.77 SF
Y	15'-6"	X	1'-4 1/4"	= 21.45 SF
Z	4'-0"	X	50'-1 1/4"	= 200.33 SF
TOTAL				2119.07 SF

RATIO LANDSCAPED AREA TO LOT AREA:

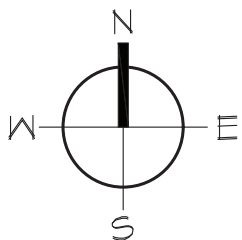
MINIMUM REQUIRED:
(40% X LOT AREA) 40% x 8,646 SF = 3,458 SF
3,761.24 SF / 8,646 SF = .435 = 44%

PROPOSED LANDSCAPED AREA TO LOT AREA:

FRONT YARD: 1,137.47 SF
SOUTH SIDE YARD: 168.14 SF
NORTH SIDE YARD: 336.56 SF
REAR YARD: 2,119.07 SF
TOTAL: 3,761.24 SF

1 Proposed Site Plan Landscape Calculations

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



PROJECT

ISSUES / SUBMITTALS

PRE-APPLICATION

ADMINISTRATIVE

ADMINISTRATIVE

ADMINISTRATIVE

EXCEPTION APP

DESIGN REVIEW APP

DATE

1/25/20

12/23/20

03/04/21

03/24/21

04/27/21

04/27/21

DATE

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ksm@ksmarchitecture.com | www.ksmarchitecture.com

Proposed

Landscape

Calculations

KEEGAN RESIDENCE

1622 Ard Eevin Avenue

Glendale, Ca 91202

Date

07/22/2021

Drawn

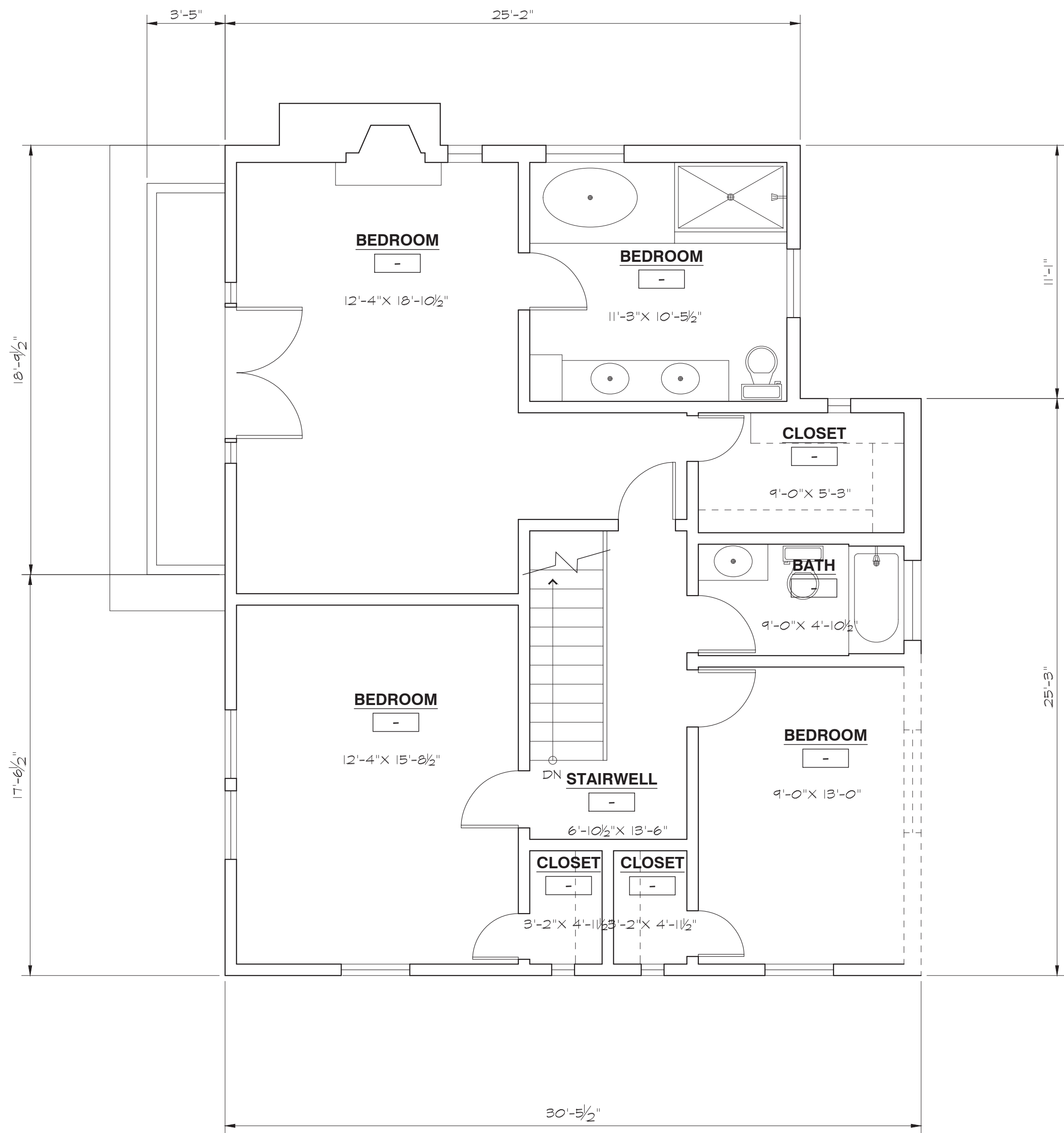
KSM ARCHITECTURE, INC.

Job

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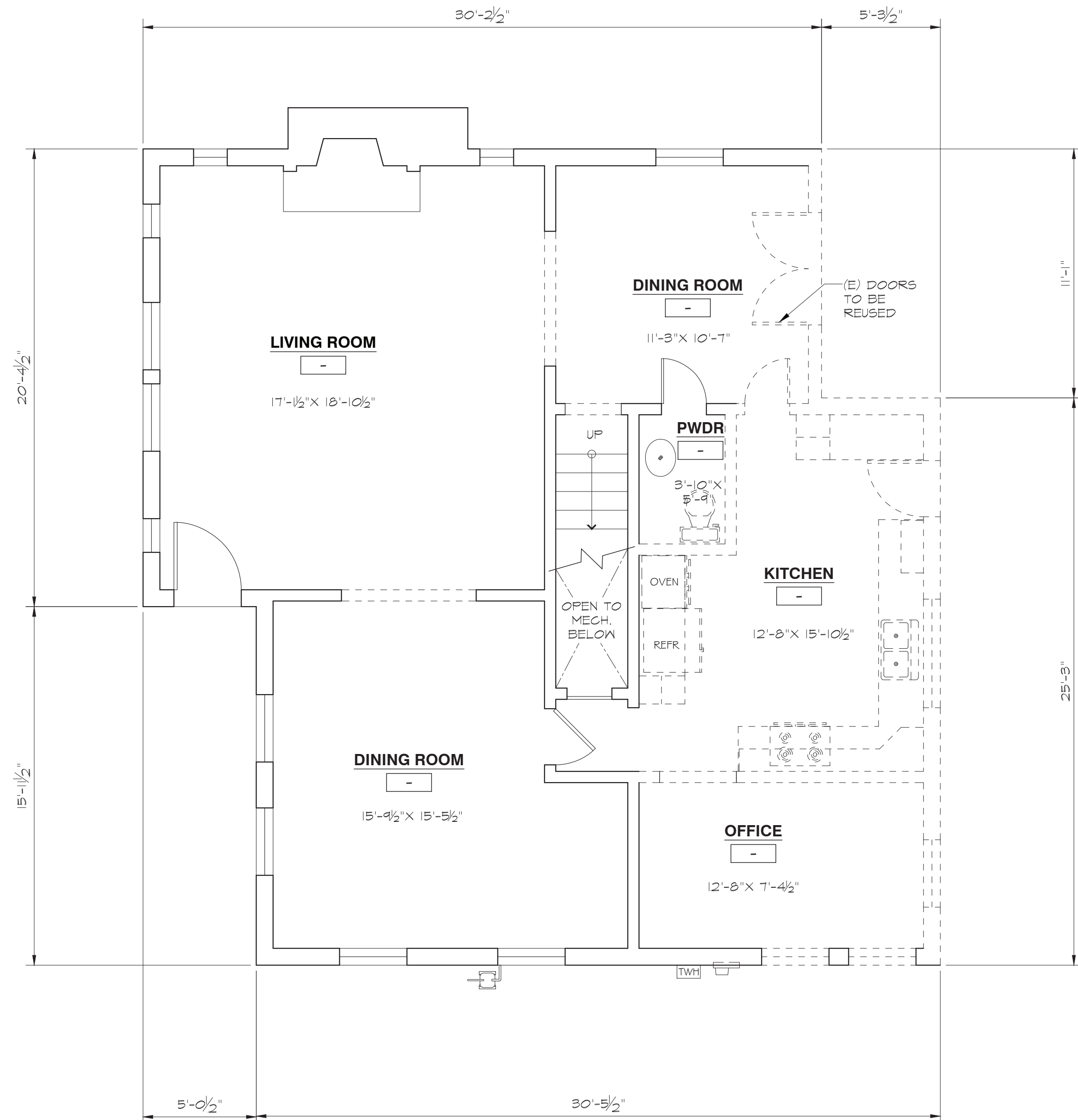
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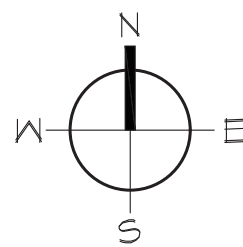
2 Demolition House Second Floor Plan

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



1 Demolition House First Floor Plan

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



EXISTING RESIDENCE DEMOLITION CALCULATIONS		LEGEND
TOTAL AREA OF (E) ROOF	1,492.6 SF	NEW WALL
TOTAL AREA OF (E) EXTERIOR WALLS	2,210.5 SF	EXISTING WALL TO REMAIN
TOTAL (E) AREA	4,302.6 SF	EXISTING STRUCTURE TO BE REMOVED
(E) ROOF AREA TO BE DEMOLISHED	53.7 SF	DIMENSIONS
(E) EXTERIOR WALL AREA TO BE DEMOLISHED	579.0 SF	FACE OF FINISH
TOTAL DEMOLISHED AREA	626.7 SF	FACE OF STUD
TOTAL DEMOLISHED AREA DIVIDED BY TOTAL (E) AREA		
626.7/4,302.6 = .145 = 15%		

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House First and Second Floor Dismantle Plan

PROJECT ISSUES / SUBMITTALS	DATE
PRE-APPLICATION	1/25/20
PRE-APPLICATION REV.	12/23/20
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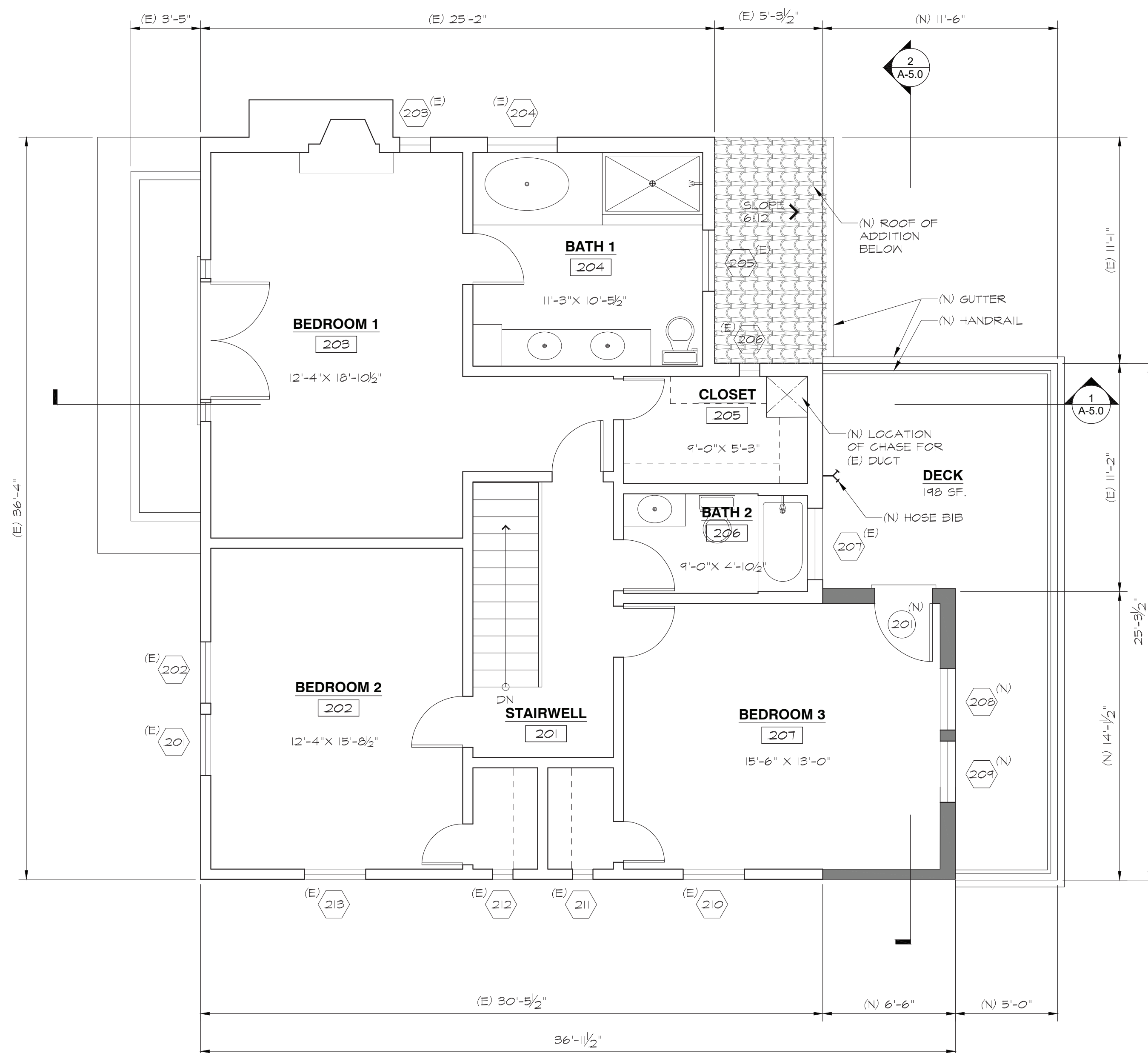
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KSM ARCHITECTURE, INC.

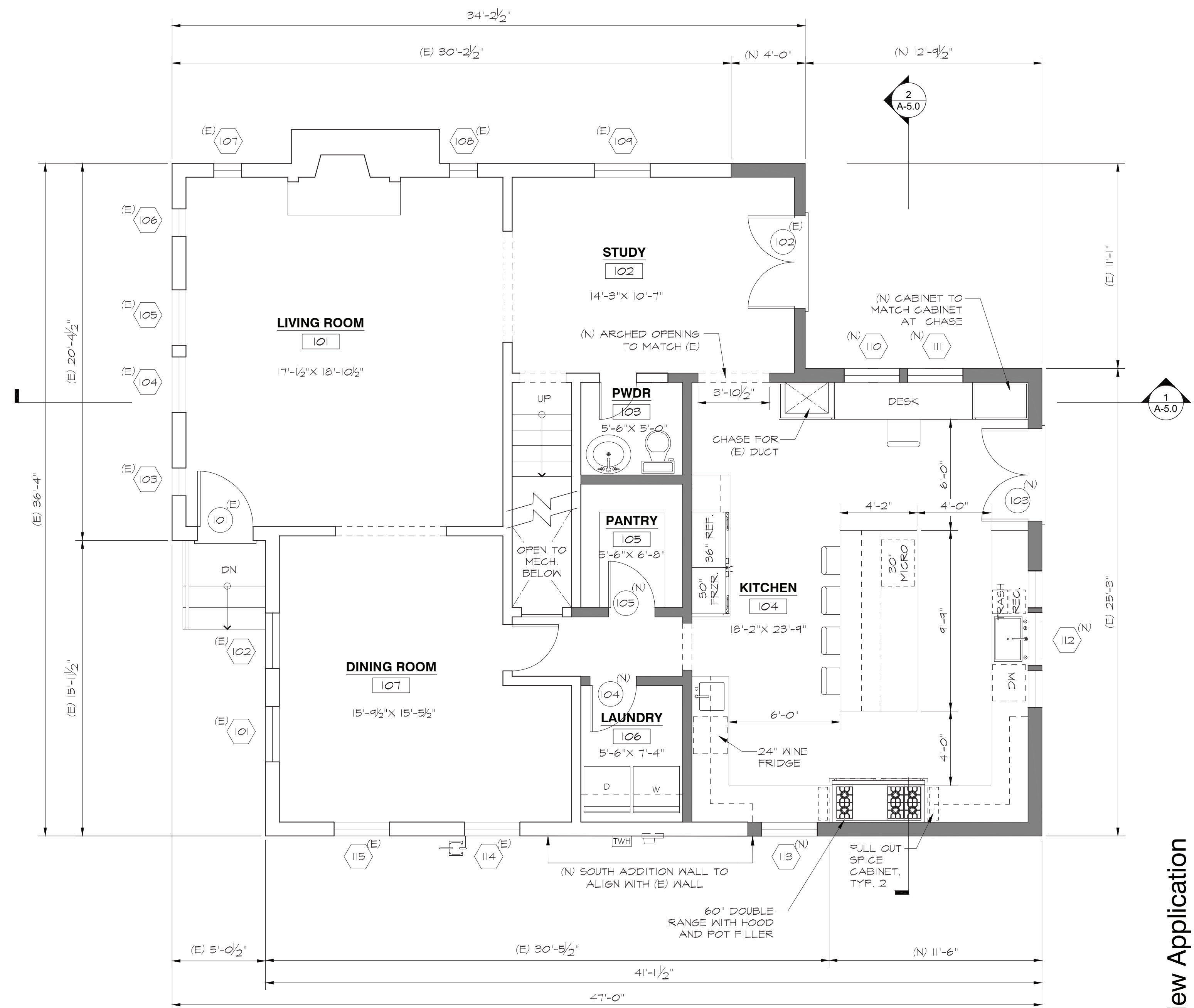
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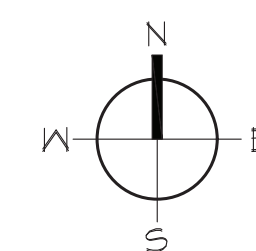
2	Proposed Second Floor Plan
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Scale: $\frac{1}{4}" = 1'-0"$





1	Proposed First Floor Plan
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Scale: $\frac{1}{4}" = 1'-0"$




LEGEND


 NEW WALL

 EXISTING WALL TO REMAIN

 EXISTING STRUCTURE TO BE REMOVED

DIMENSIONS

 FACE OF FINISH

 FACE OF STUD

SHEET REVISIONS	DATE

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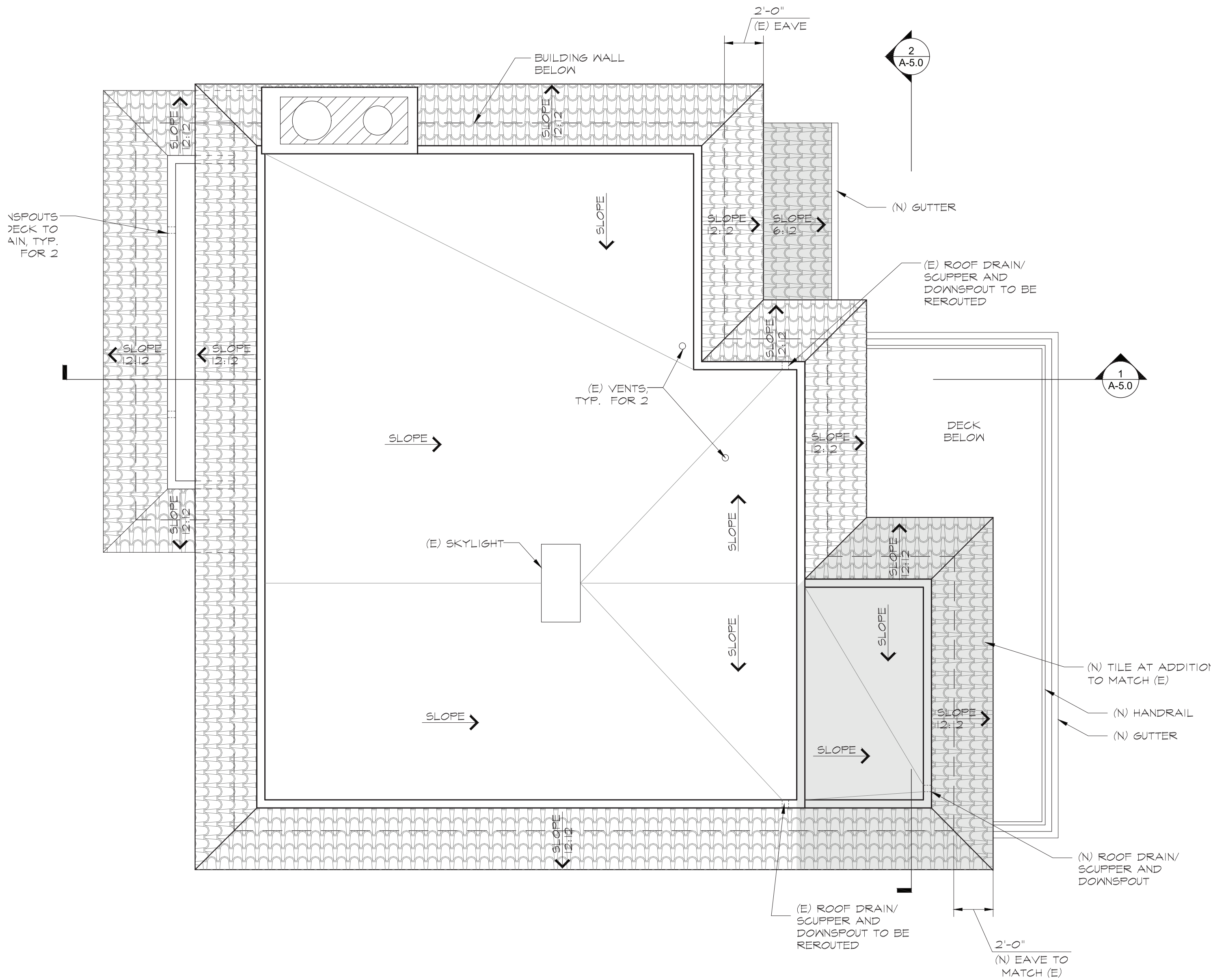
House First and Second Proposed Floor Plans

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ADMINISTRATIVE EXEMPTION APP.	03/04/21
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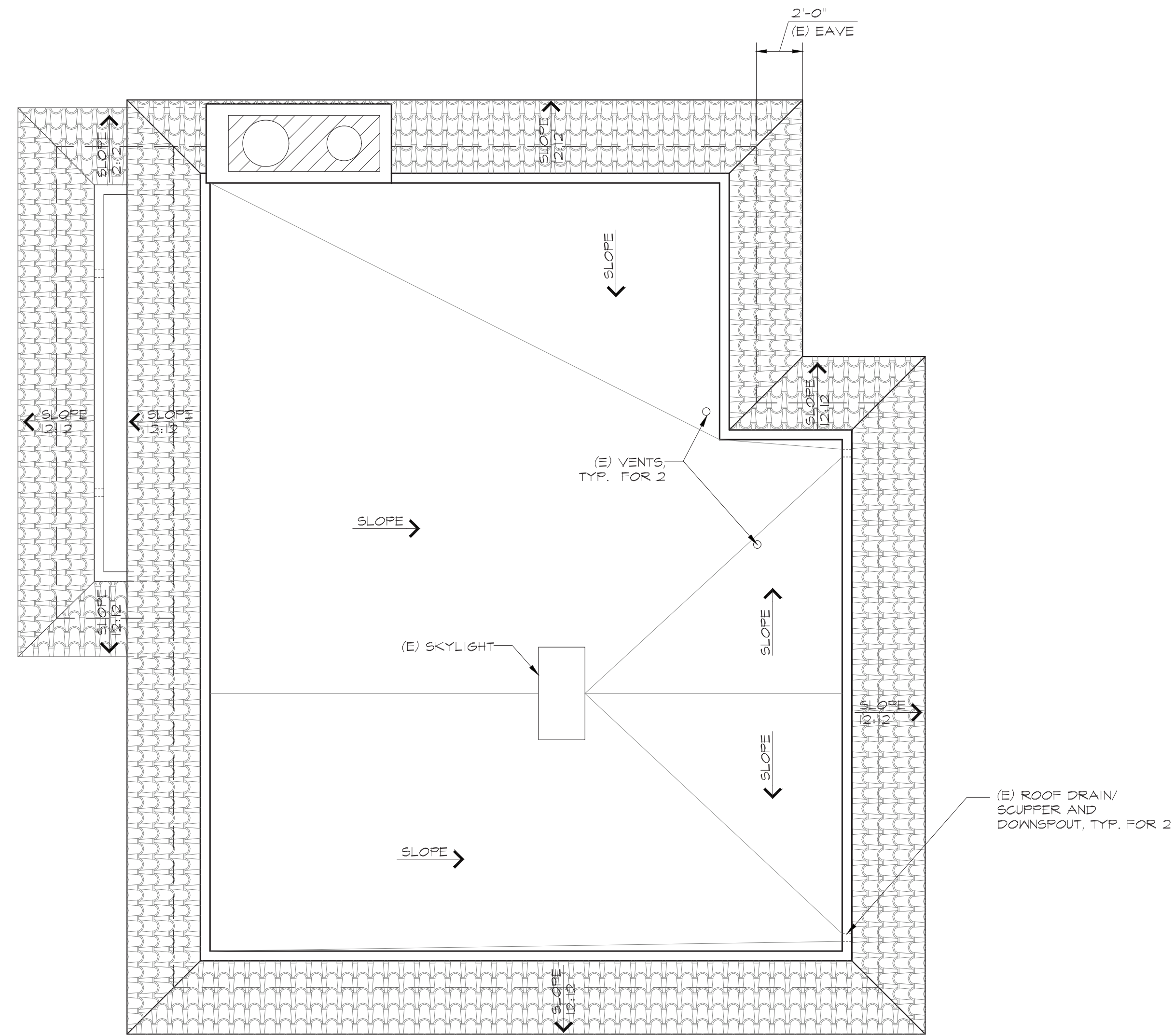
Date	07/22/2021
Drawn	KSM ARCHITECTURE, INC.
Job	-
Sheet	A-3.0

07/22/21 - Design Review Application



2 Proposed Roof Plan

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



1 Existing House Roof Plan

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

NOTES

1. NO NEW ROOFTOP EQUIPMENT ALLOWED

LEGEND	
	NEW WALL
	EXISTING WALL TO REMAIN
	EXISTING STRUCTURE TO BE REMOVED
DIMENSIONS	
	FACE OF FINISH
	FACE OF STUD

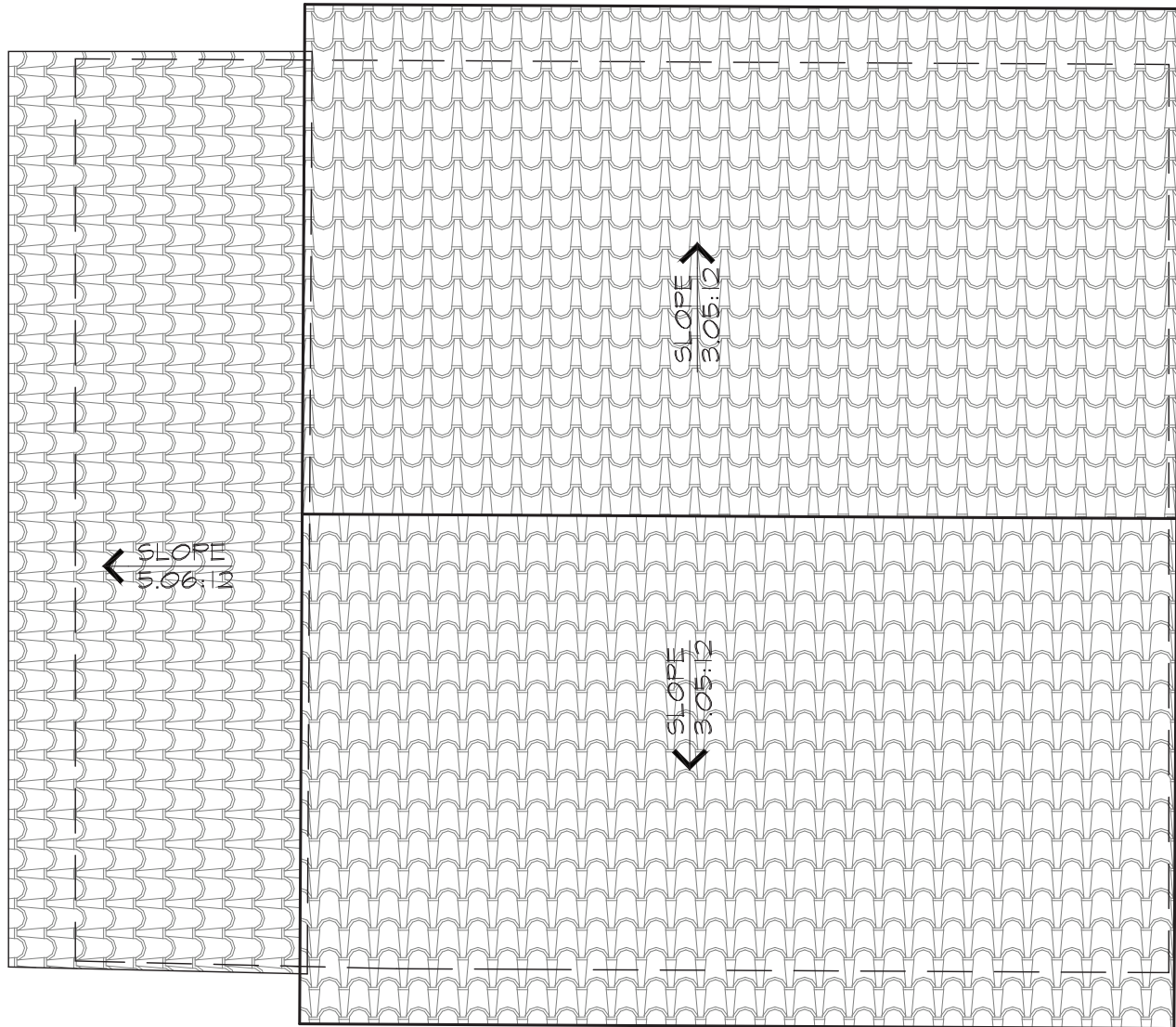
07/22/21 - Design Review Application

PROJECT		DATE	
ISSUES / SUBMITTALS		1/25/20	
PRE-APPLICATION		12/23/20	
ADMINISTRATIVE		03/04/21	
ADMINISTRATIVE		03/24/21	
ADMINISTRATIVE		04/27/21	
DESIGN REVIEW APP.		04/27/21	
KEEGAN RESIDENCE		07/22/2021	
1622 Ard Evin Avenue		Drawn KSM ARCHITECTURE, INC.	
Glendale, Ca 91202		Job -	
		Sheet A-3.1	

House Roof Plan Proposed and Existing

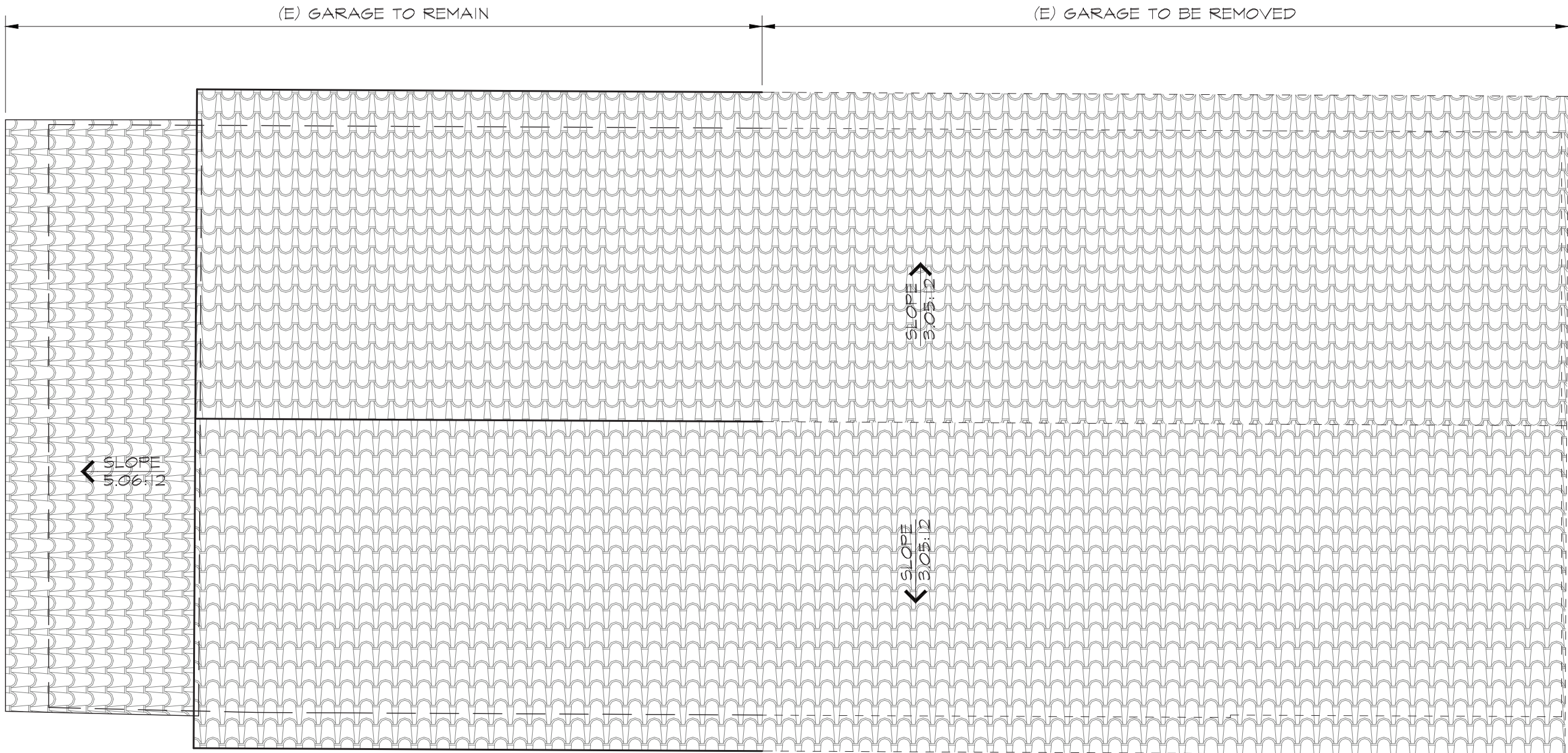
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ksm@ksmarchitecture.com | www.ksmarchitecture.com





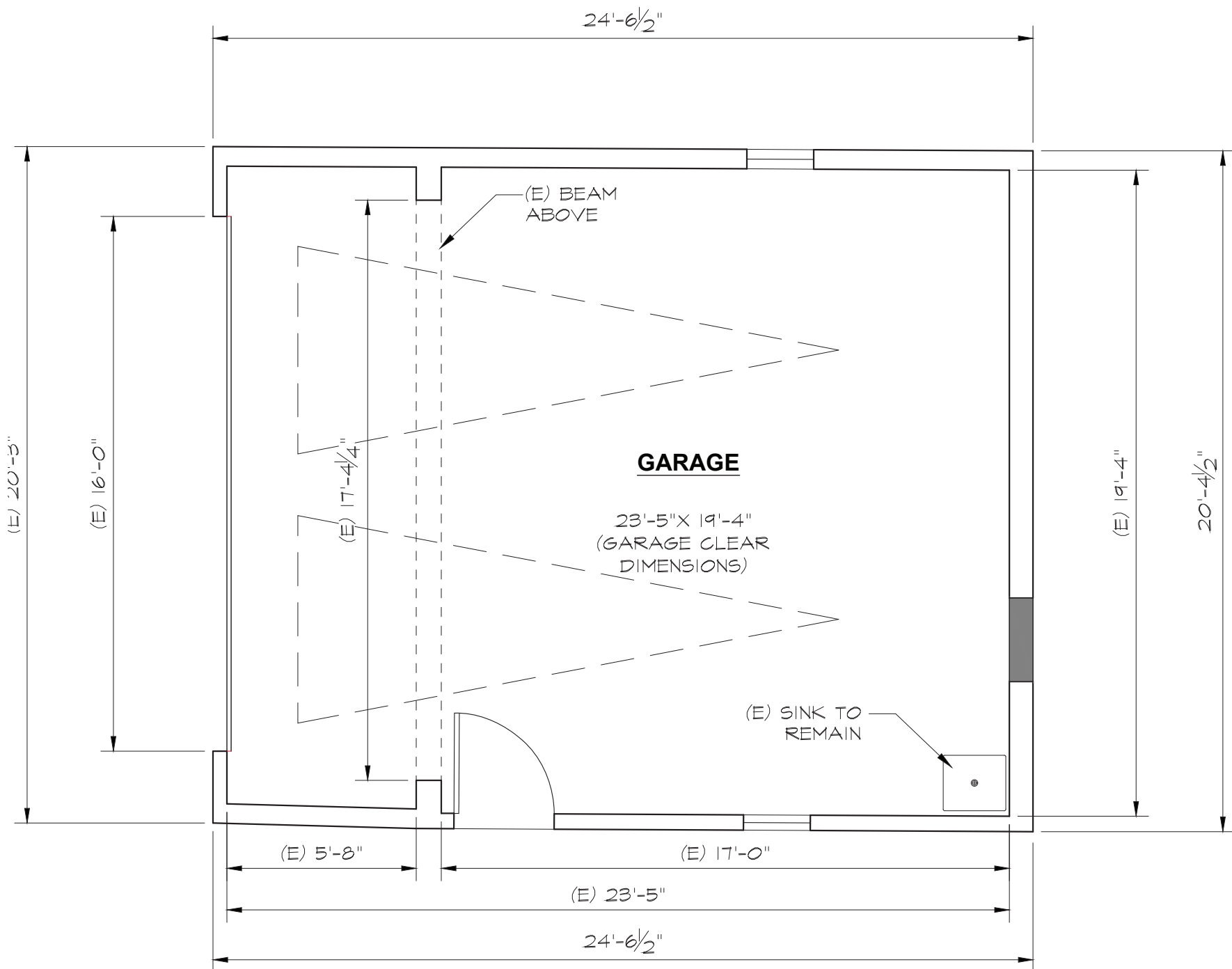
4 Proposed Roof Plan

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



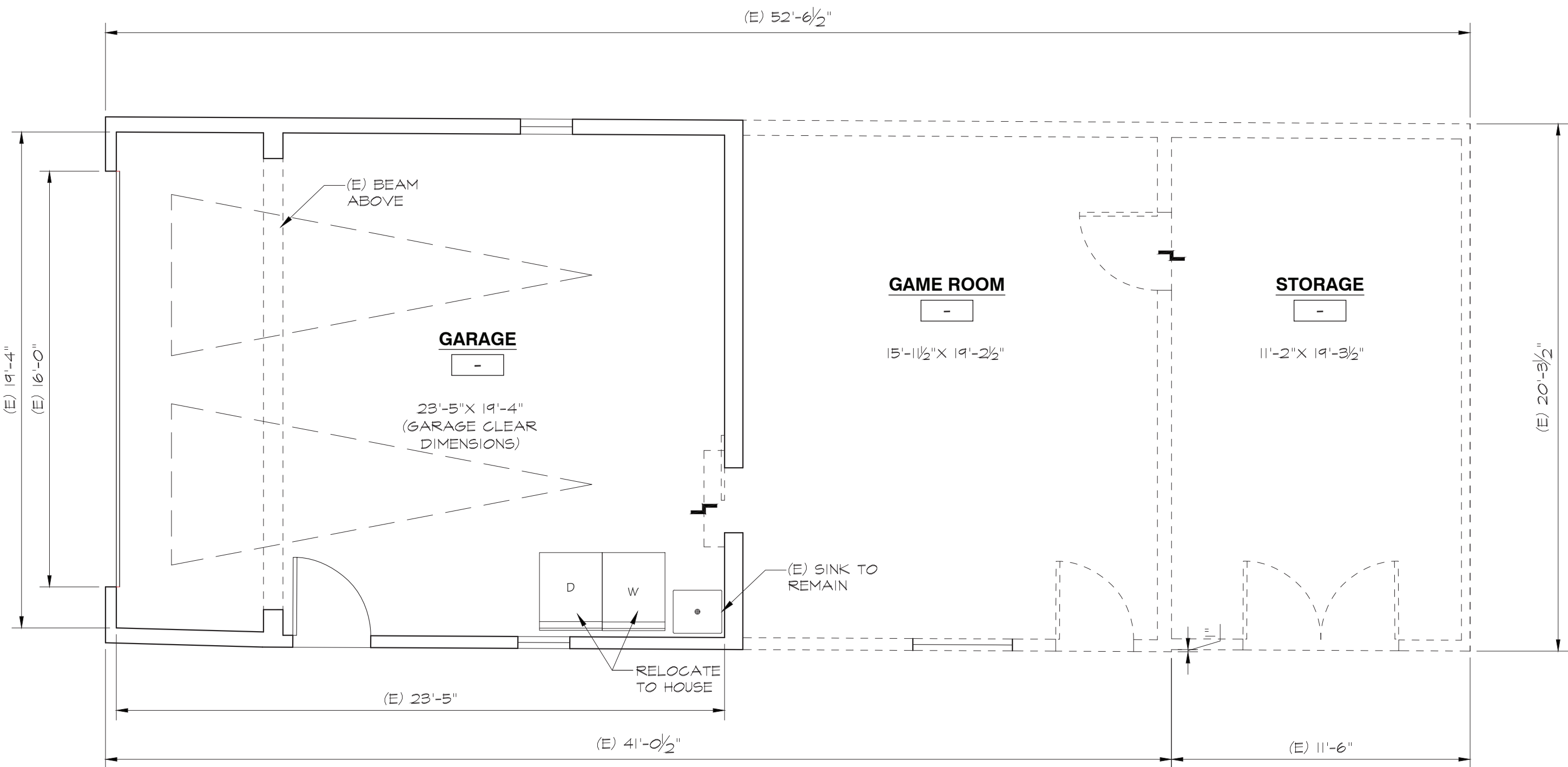
3 Demolition Roof Plan

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



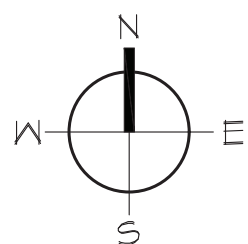
2 Proposed Floor Plan

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



1 Demolition Floor Plan

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



NOTES	EXISTING GARAGE DEMOLITION CALCULATIONS	LEGEND
I. NO NEW ROOFTOP EQUIPMENT ALLOWED	<div>TOTAL AREA OF (E) ROOF1,228.8 SF</div> <div>TOTAL AREA OF (E) EXTERIOR WALLS1,696.0 SF</div> <div>TOTAL (E) AREA2,924.8 SF</div> <div>(E) ROOF AREA TO BE DEMOLISHED639.1 SF</div> <div>(E) EXTERIOR WALL AREA TO BE DEMOLISHED843.6 SF</div> <div>TOTAL DEMOLISHED AREA1,532.7 SF</div> <div>TOTAL DEMOLISHED AREA DIVIDED BY TOTAL (E) AREA</div> <div>1,532.7/2,924.8 = .524 = 52%</div>	<div><div></div>NEW WALL</div> <div><div></div>EXISTING WALL TO REMAIN</div> <div><div></div>EXISTING STRUCTURE TO BE REMOVED</div> <div>DIMENSIONS</div> <div><div></div>FACE OF FINISH</div> <div><div></div>FACE OF STUD</div>

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Garage Proposed and Dismantle Floor and Roof Plan

PROJECT	ISSUES / SUBMITTALS	DATE
PRE-APPLICATION	PRE-APPLICATION	11/25/20
ADMINISTRATIVE	ADMINISTRATIVE	12/23/20
ADMINISTRATIVE	ADMINISTRATIVE	03/04/21
ADMINISTRATIVE	ADMINISTRATIVE	03/24/21
ADMINISTRATIVE	ADMINISTRATIVE	04/27/21
DESIGN REVIEW APP.	DESIGN REVIEW APP.	04/27/21

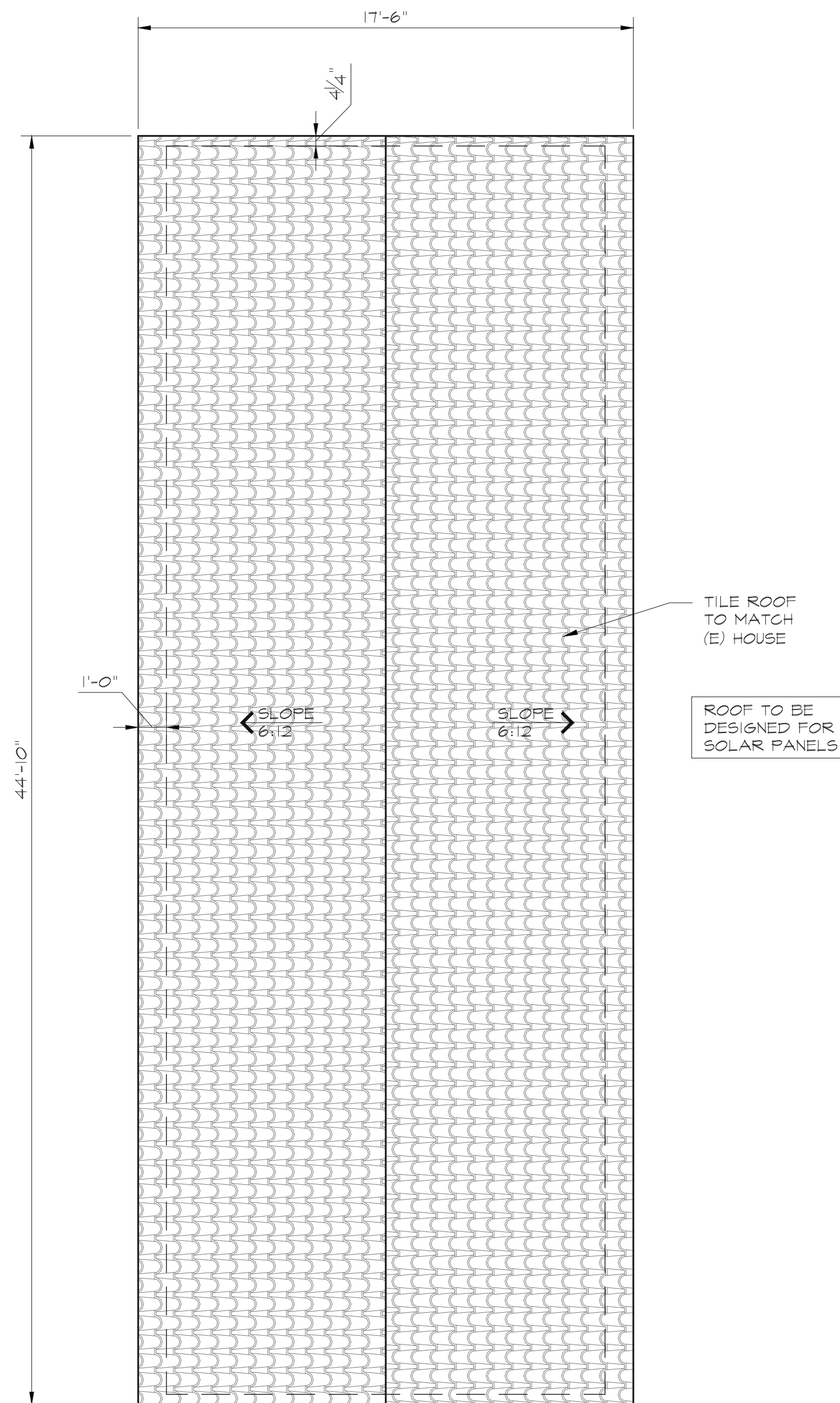
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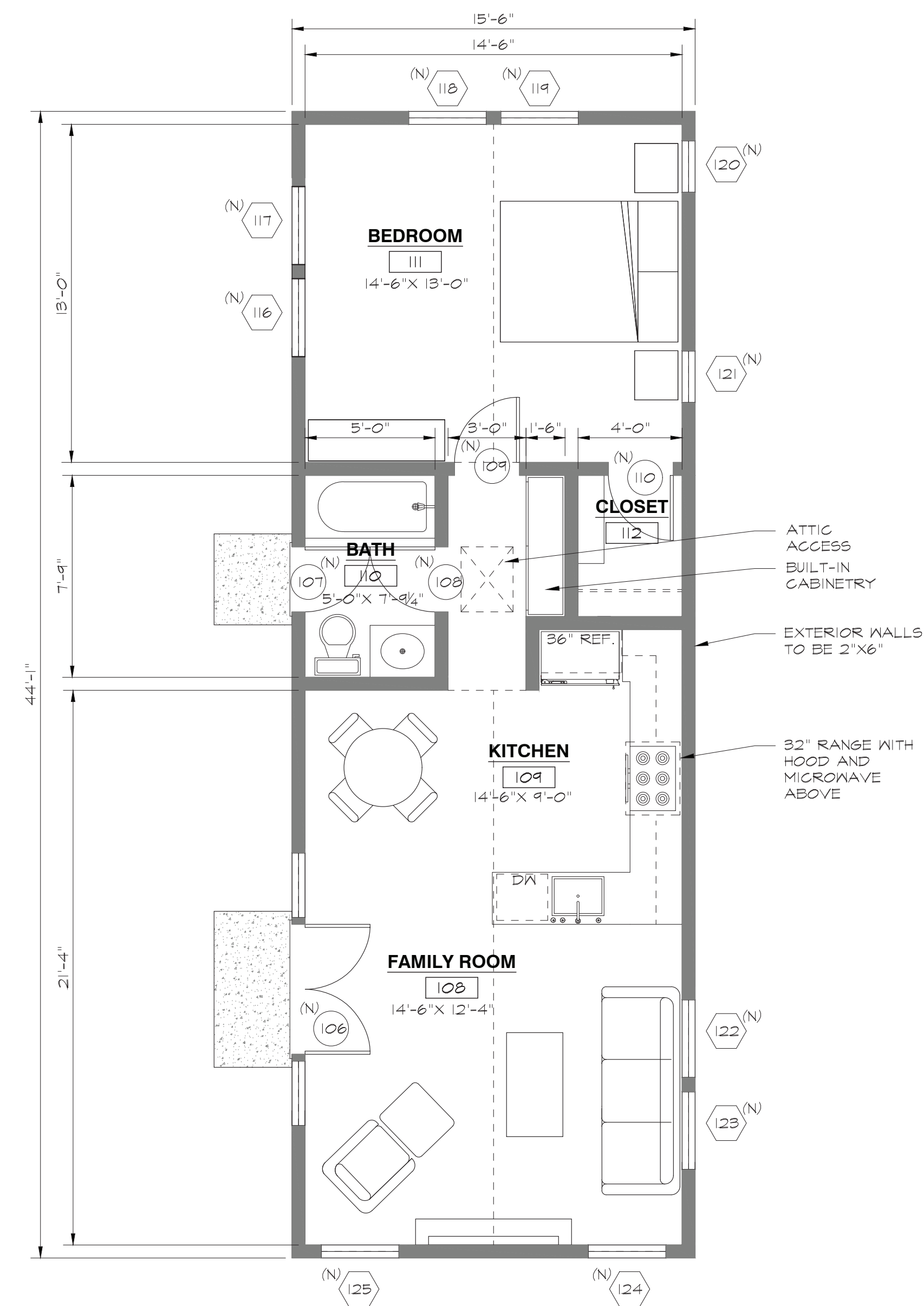
Job-

SheetA-3.2



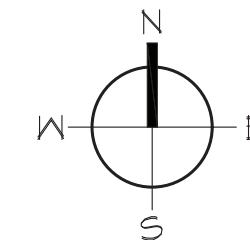
1	Proposed ADU Roof Plan
---	------------------------






Scale: $\frac{1}{4}" = 1'-0"$



1	Proposed ADU Floor Plan
---	-------------------------

Scale: $\frac{1}{4}" = 1'-0"$



NOTES	LEGEND
1. NO NEW ROOFTOP EQUIPMENT ALLOWED	 NEW WALL  EXISTING WALL TO REMAIN  EXISTING STRUCTURE TO BE REMOVED DIMENSIONS  FACE OF FINISH  FACE OF STUD

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**New ADU
Floor and Roof Plan -
Proposed**

PROJECT	DATE
ISSUES / SUBMITTALS	
PRE-APPLICATION	11/25/20
PRE-APPLICATION REV.	2/23/20
ADMINISTRATIVE	03/04/21
EXEMPTION APP.	
ADMINISTRATIVE	03/24/21
EXEMPTION APP. REV. 1	
ADMINISTRATIVE	04/27/21
EXEMPTION APP. REV. 2	
DESIGN REVIEW APP.	04/27/21

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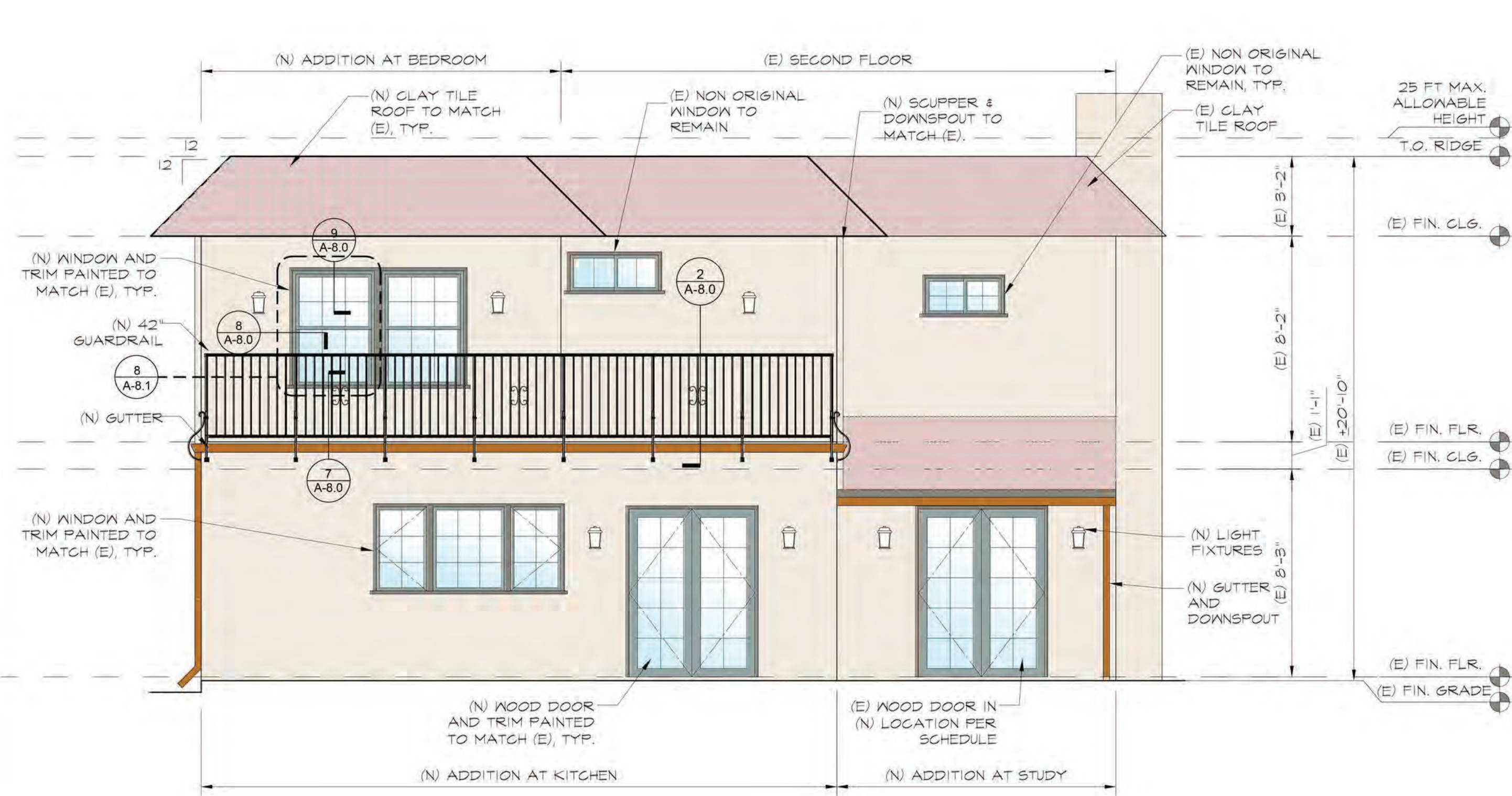
Drawn	KSM ARCHITECTURE, INC.
Job	

Sheet

A-3.3

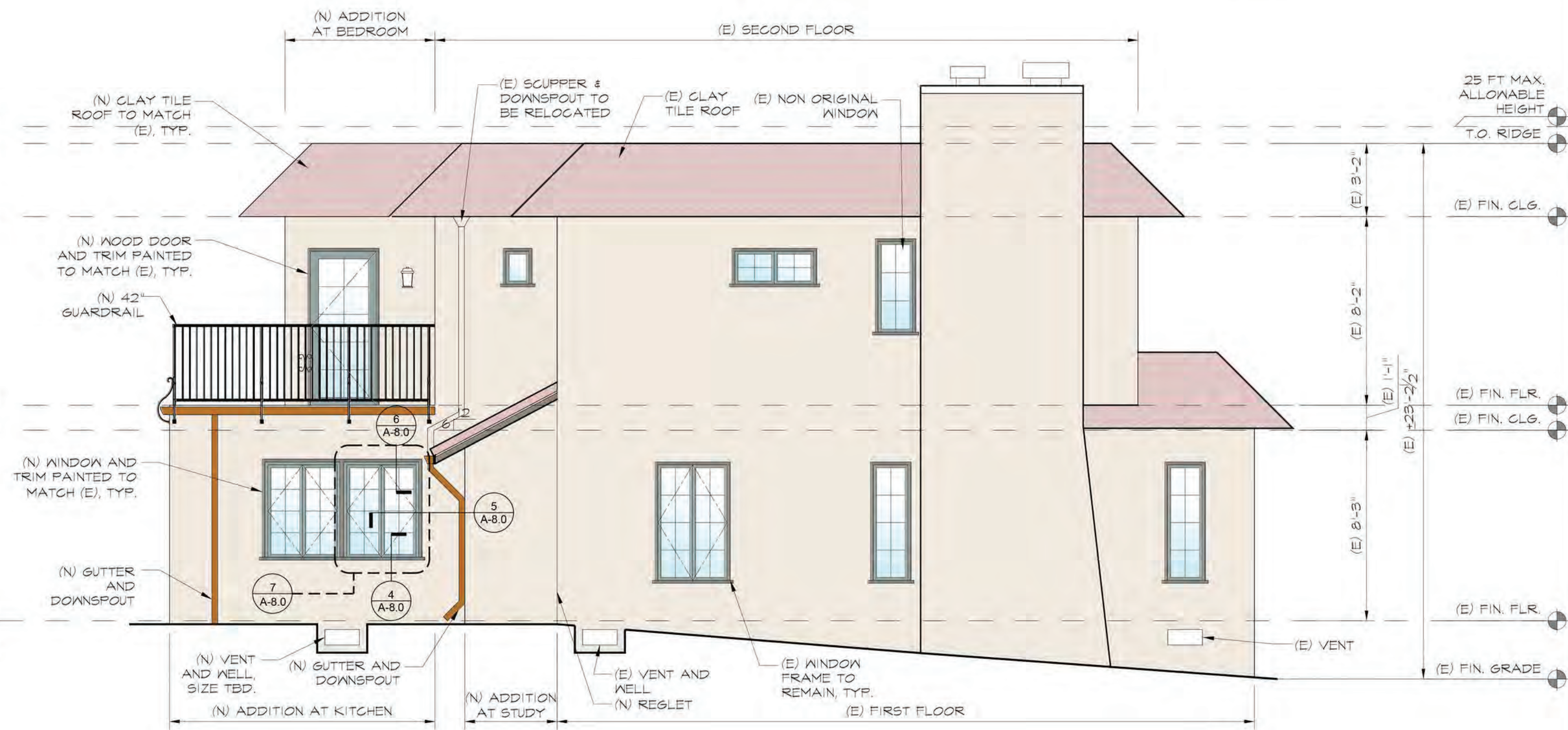
NOTES

1. NON-ORIGINAL STUCCO FINISH AT HOUSE TO RECEIVE (N) FLOAT FINISH TO MATCH ORIGINAL FINISH, TYPICAL ALL ELEVATIONS. ORIGINAL STUCCO FINISH, WHERE OCCURS, TO REMAIN. STUCCO AT ADDITION TO MATCH ORIGINAL STUCCO FINISH.



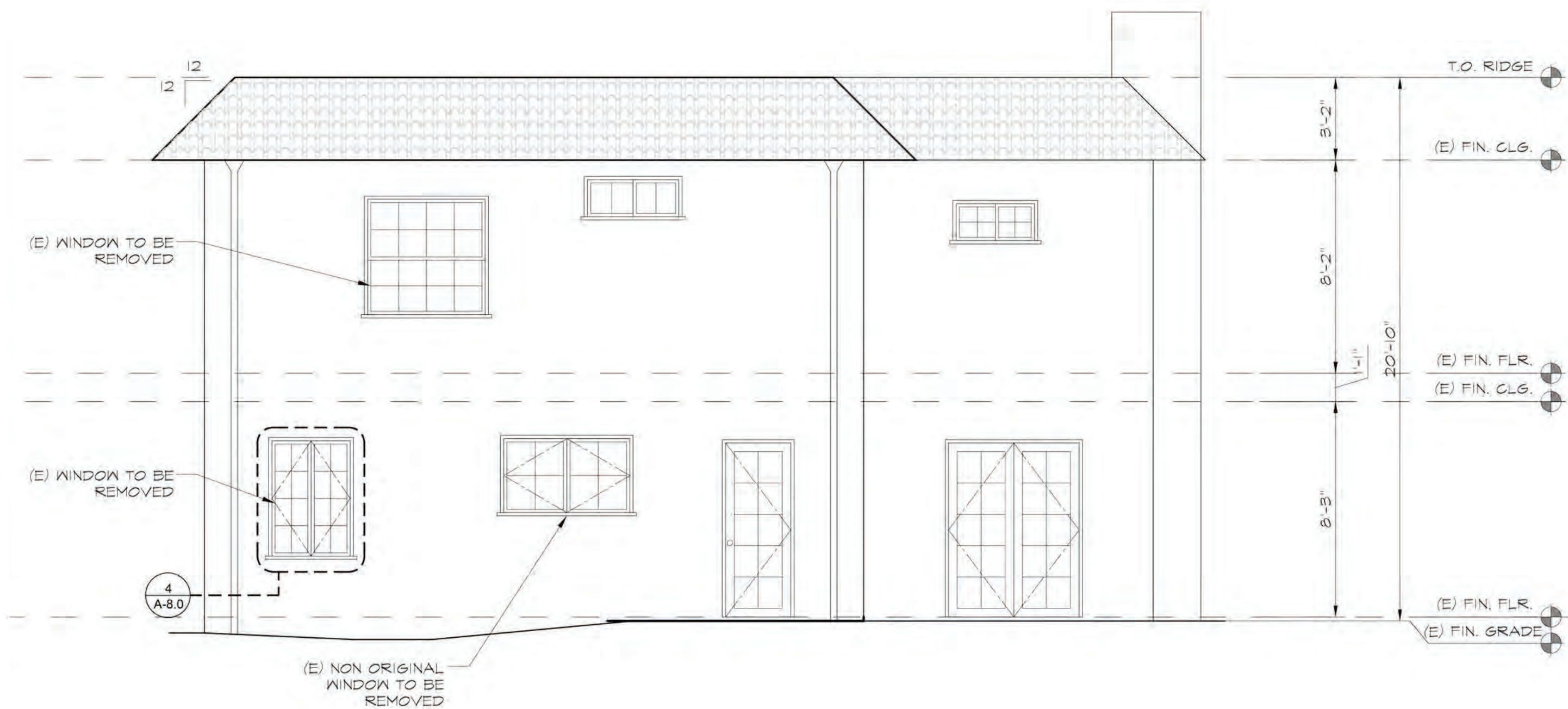
4 Proposed East Elevation

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



2 Proposed North Elevation

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



3 Existing East Elevation

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



1 Existing North Elevation

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

07/22/21 - Design Review Application

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House
Exterior Elevation -
Existing and Proposed

PROJECT	ISSUES / SUBMITTALS	DATE
PRE-APPLICATION	11/25/20	
DESIGN REVIEW	12/25/20	
DESIGN REVIEW	03/04/21	
DESIGN REVIEW	03/24/21	
DESIGN REVIEW	04/27/21	
DESIGN REVIEW	04/27/21	

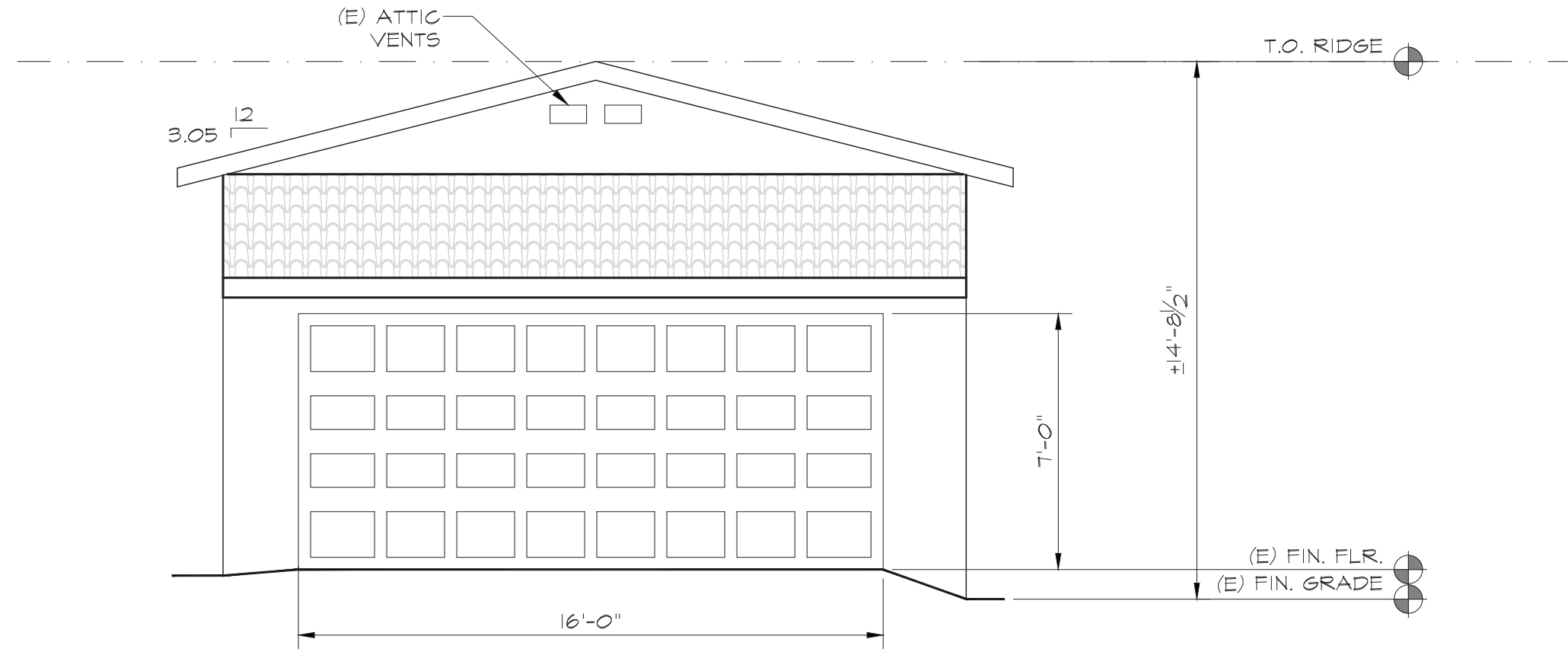
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Job: -
Sheet: A-4.1



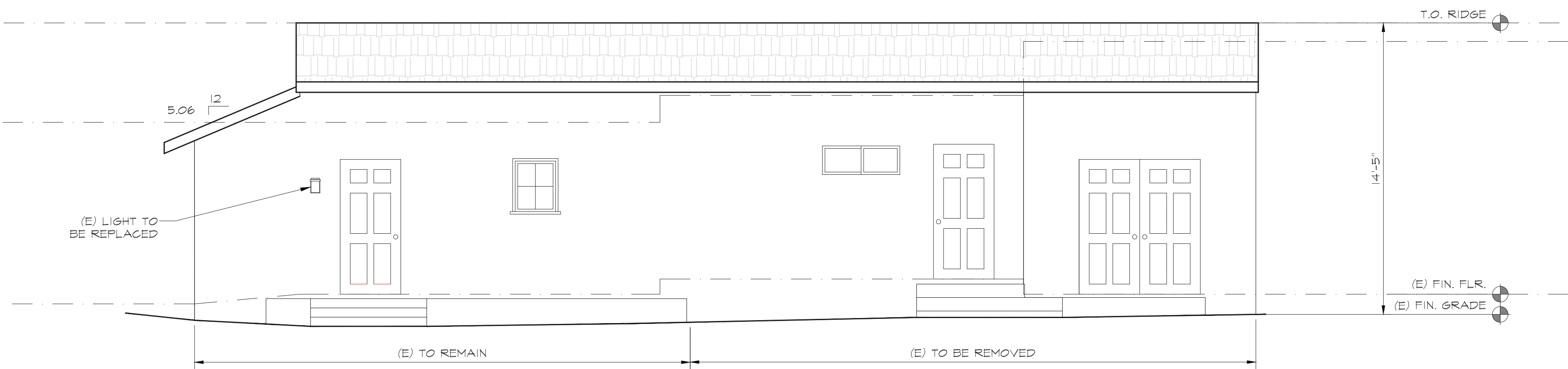
4 Proposed South Elevation

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



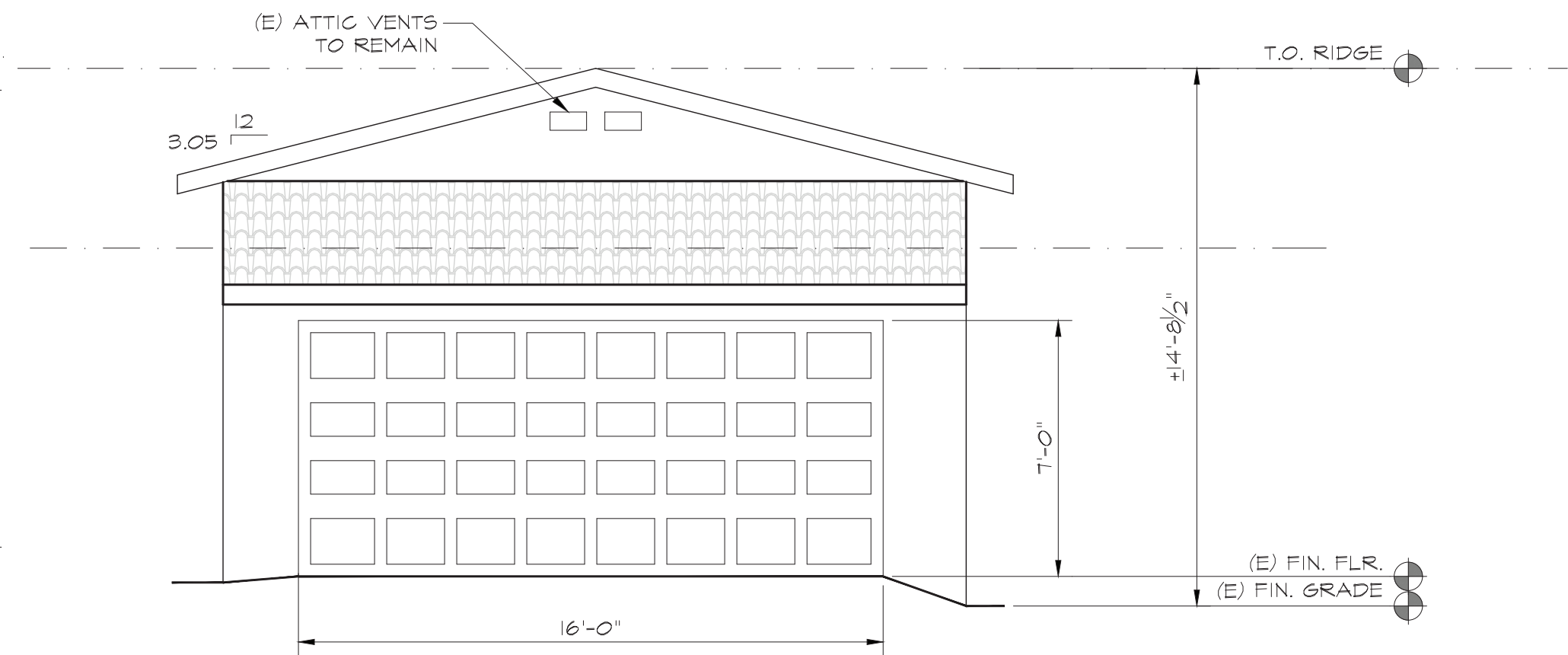
2 Proposed West Elevation

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



3 Existing South Elevation

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

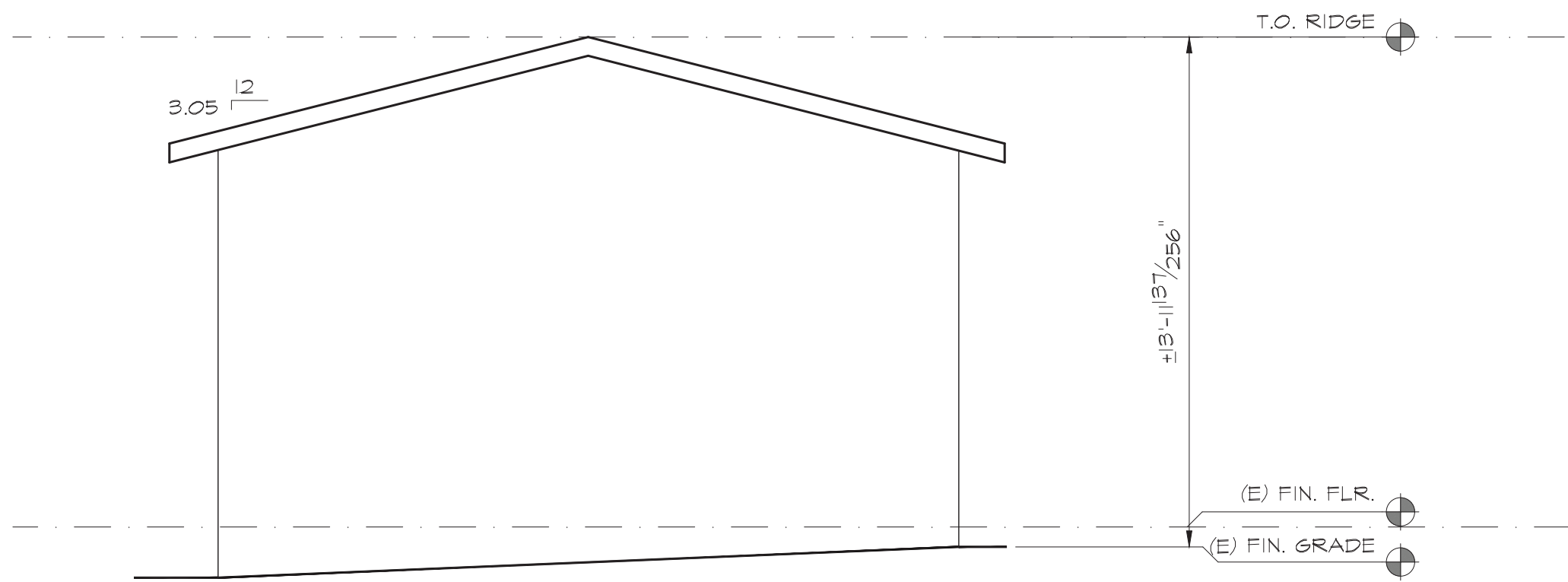


1 Existing West Elevation

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

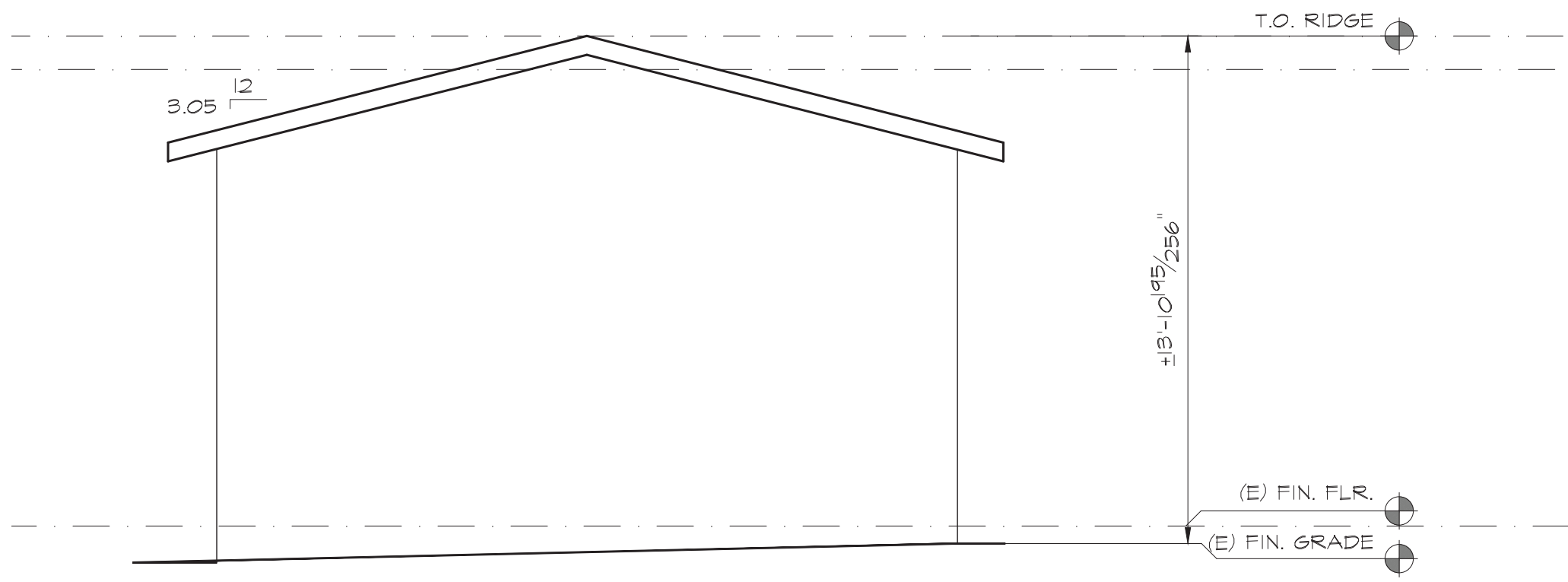
07/22/21 - Design Review Application

PROJECT ISSUES / SUBMITTALS PRE-APPLICATION ADMINISTRATIVE ADMINISTRATIVE ADMINISTRATIVE EXEMPTION APP. REV. 1 EXEMPTION APP. REV. 2 DESIGN REVIEW APP.	DATE	1/25/20
	DATE	12/23/20
	DATE	03/04/21
	DATE	03/24/21
	DATE	04/27/21
KEEGAN RESIDENCE 1622 Ard Evin Avenue Glendale, Ca 91202		
Date 07/22/2021		
Drawn KSM ARCHITECTURE, INC.		
Job -		
Sheet A-4.2		
Garage Exterior Elevation - Existing and Proposed		
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SHEET REVISIONS		
DATE		



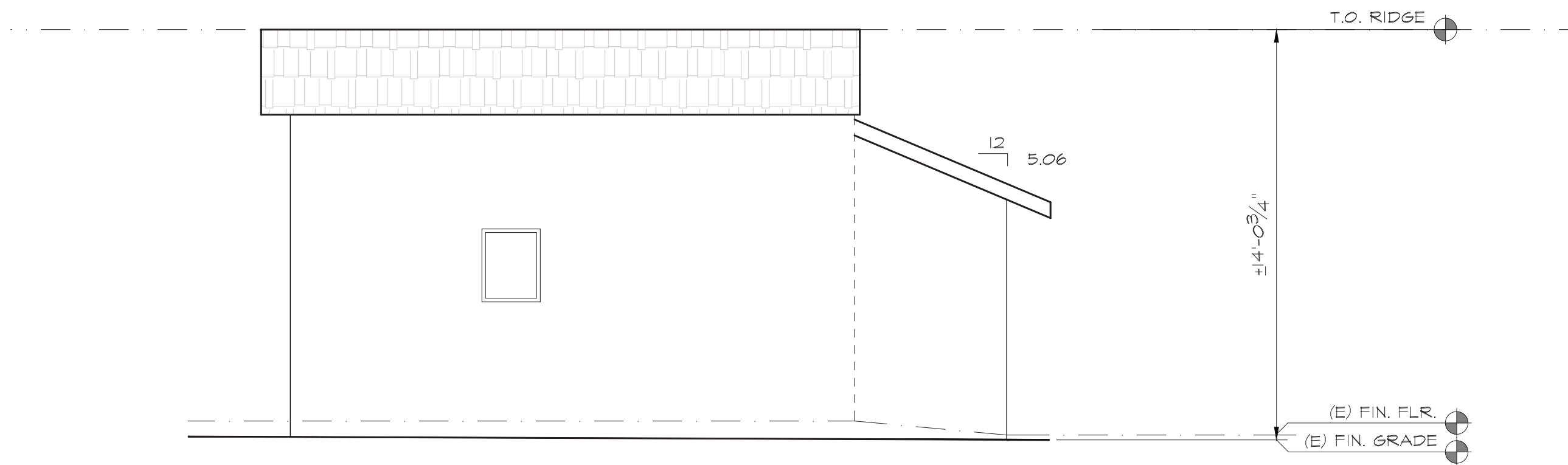
4 Proposed East Elevation

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



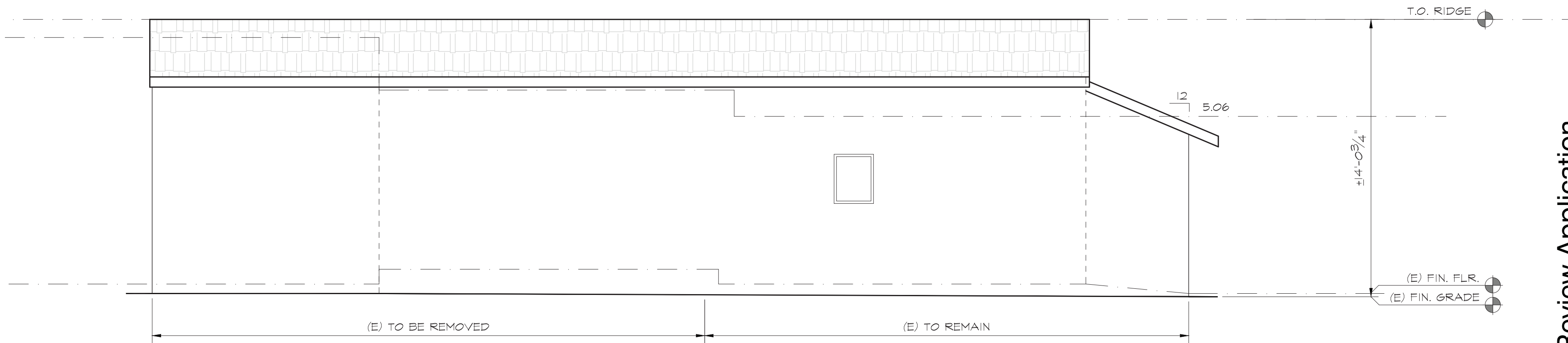
3 Existing East Elevation

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



2 Proposed North Elevation

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



1 Existing North Elevation

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

07/22/21 - Design Review Application

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Date 07/22/2021

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Job -

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Garage
Exterior Elevation -
Existing and Proposed

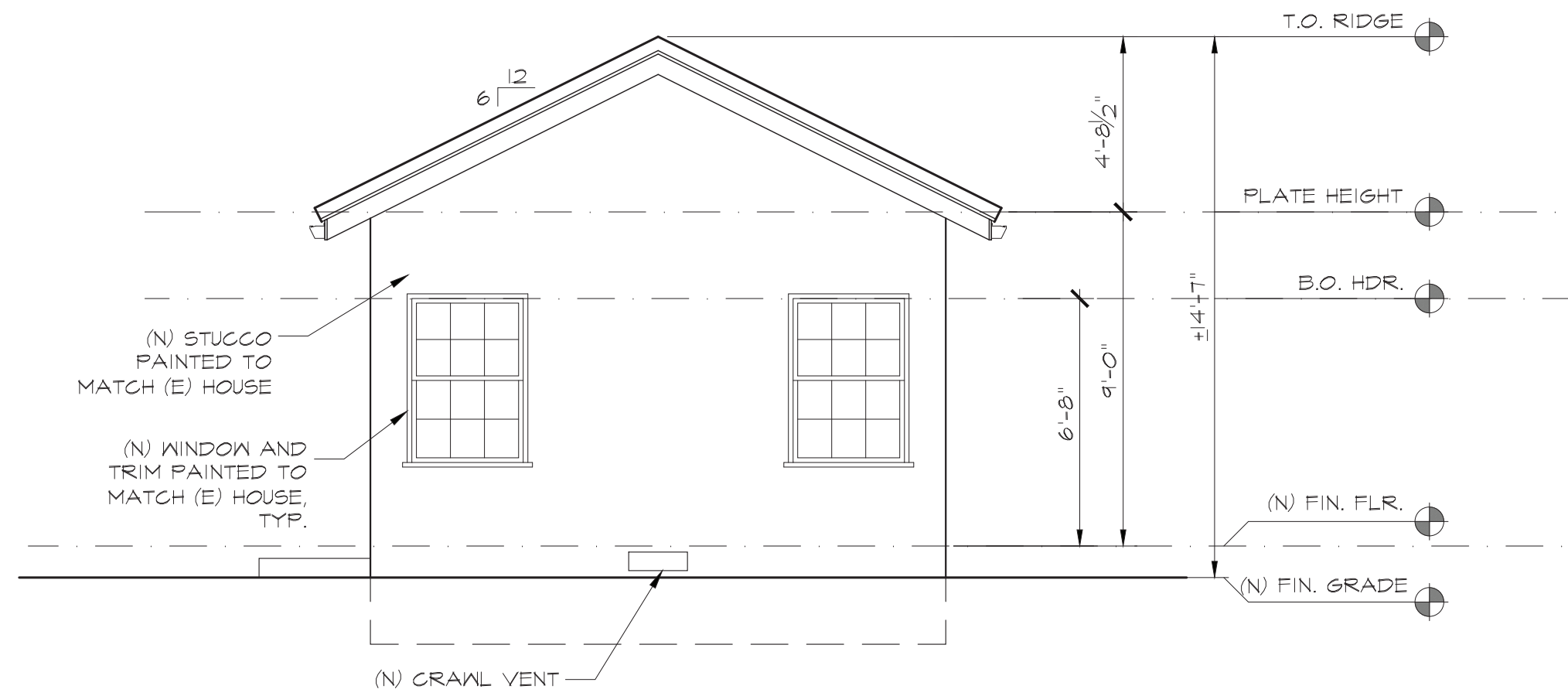


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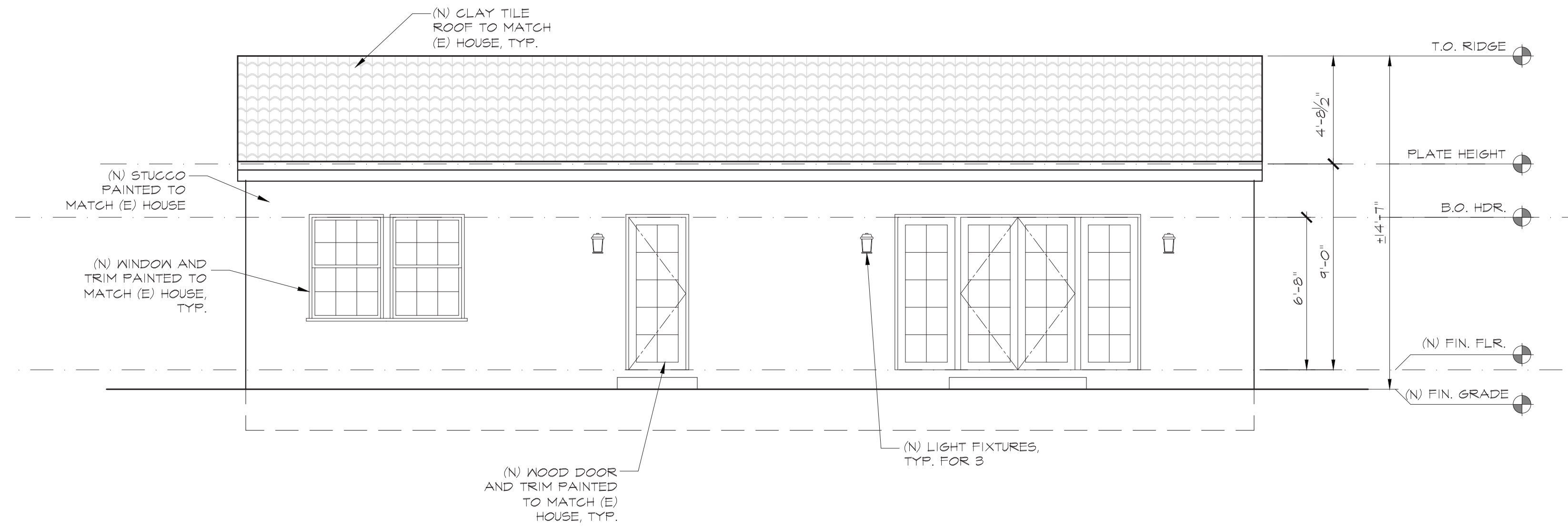
SHEET REVISIONS

DATE



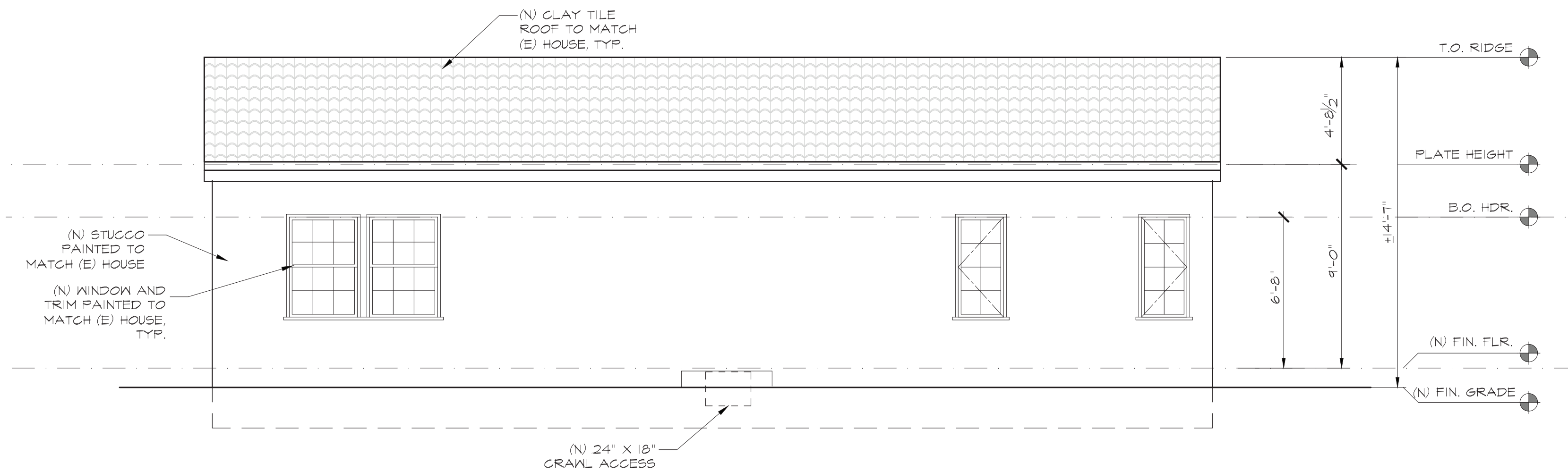
4 South Elevation

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



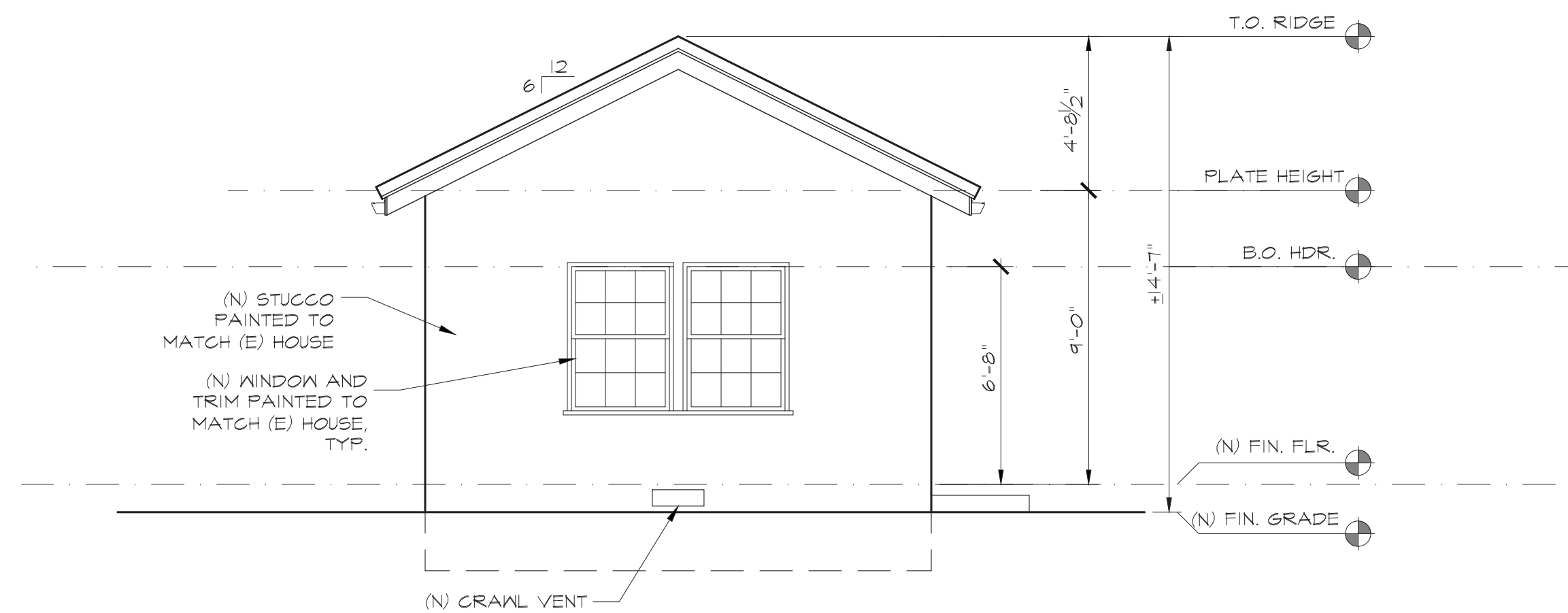
2 West Elevation

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



3 East Elevation

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



1 North Elevation

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

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Date 07/22/2021

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New ADU Exterior
Elevation

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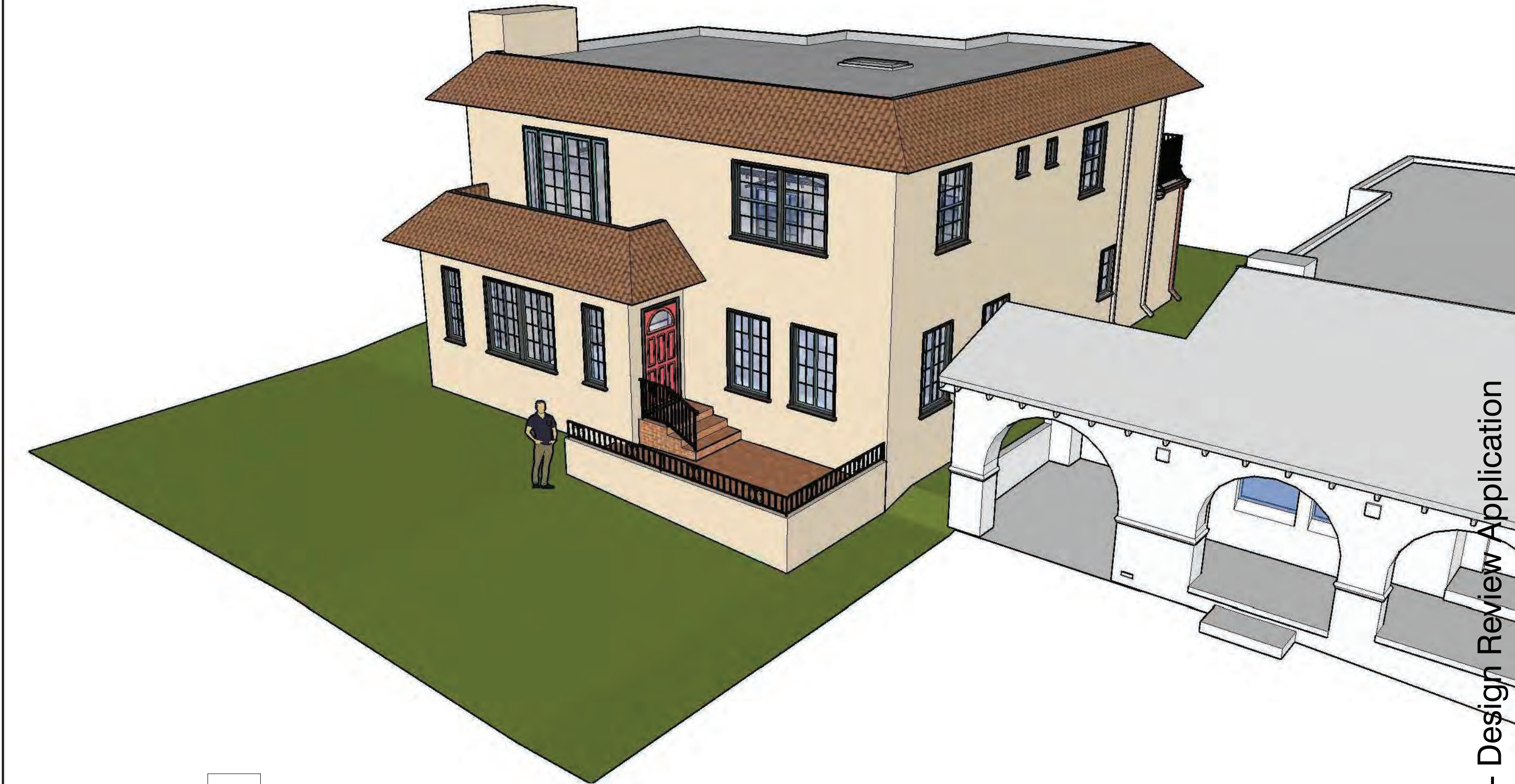
4 Rendered Perspective - West Eye Level (Front)
NOT TO SCALE



2 Rendered Perspective - Southwest Eye Level
NOT TO SCALE



3 Rendered Perspective - North
NOT TO SCALE



1 Rendered Perspective - Southwest Corner
NOT TO SCALE

07/22/21 - Design Review Application

PROJECT ISSUES / SUBMITTALS

PRE-APPLICATION	1/25/20
PRE-APPLICATION REV.	12/23/20
ADMINISTRATIVE	03/04/21
ADMINISTRATIVE REV. 1	03/24/21
ADMINISTRATIVE REV. 2	04/27/21
DESIGN REVIEW APP.	04/27/21

DATE

07/22/2021

Drawn

KSM ARCHITECTURE, INC.

Job

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Sheet

A-4.5

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DATE



4 Rendered Perspective - Southeast Eye Level

NOT TO SCALE



2 Rendered Perspective - Southeast Corner

NOT TO SCALE



3 Rendered Perspective - Northeast Eye Level

NOT TO SCALE



1 Rendered Perspective - Northeast Corner

NOT TO SCALE

07/22/21 - Design Review Application

PROJECT / SUBMITTALS		DATE
ISSUES / SUBMITTALS	1/25/20	
PRE-APPLICATION REV.	12/23/20	
ADMINISTRATIVE	03/04/21	
ADMINISTRATIVE	03/24/21	
ADMINISTRATIVE REV. 1	03/24/21	
ADMINISTRATIVE REV. 2	04/27/21	
DESIGN REVIEW APP.	04/27/21	

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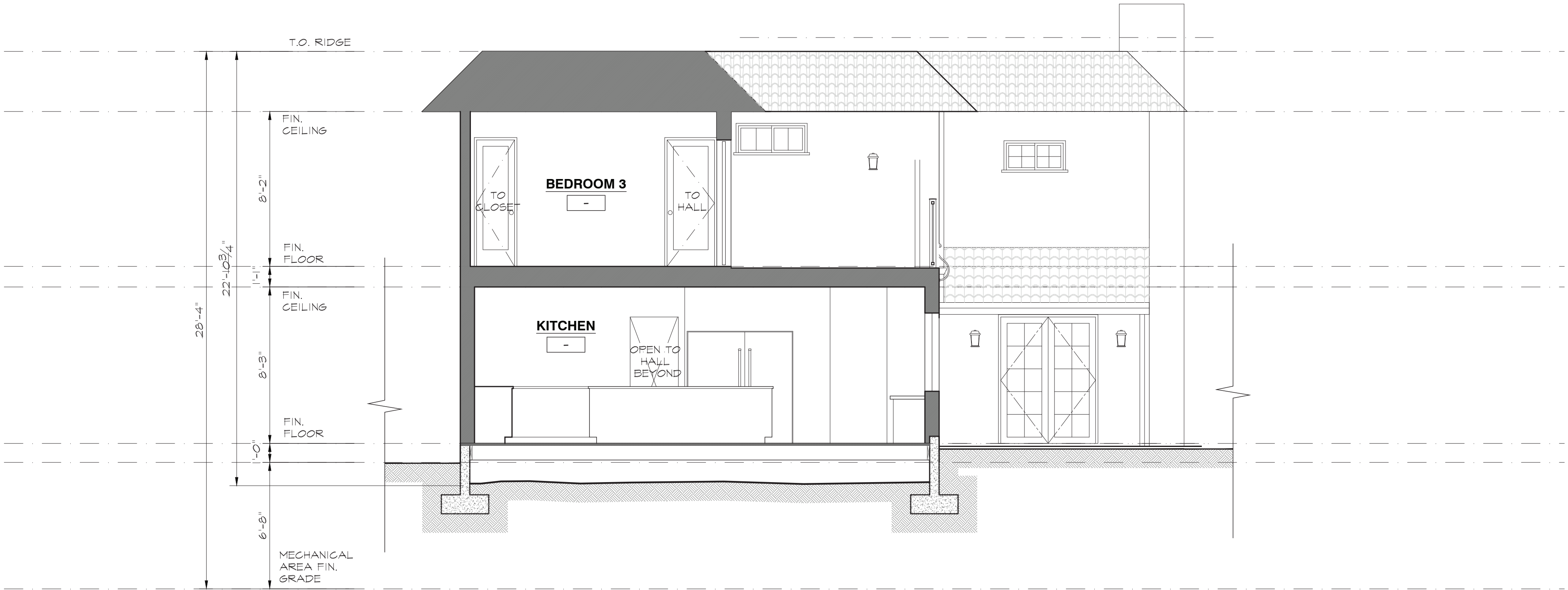
Date07/22/2021

DrawnKSM ARCHITECTURE, INC.

Job-

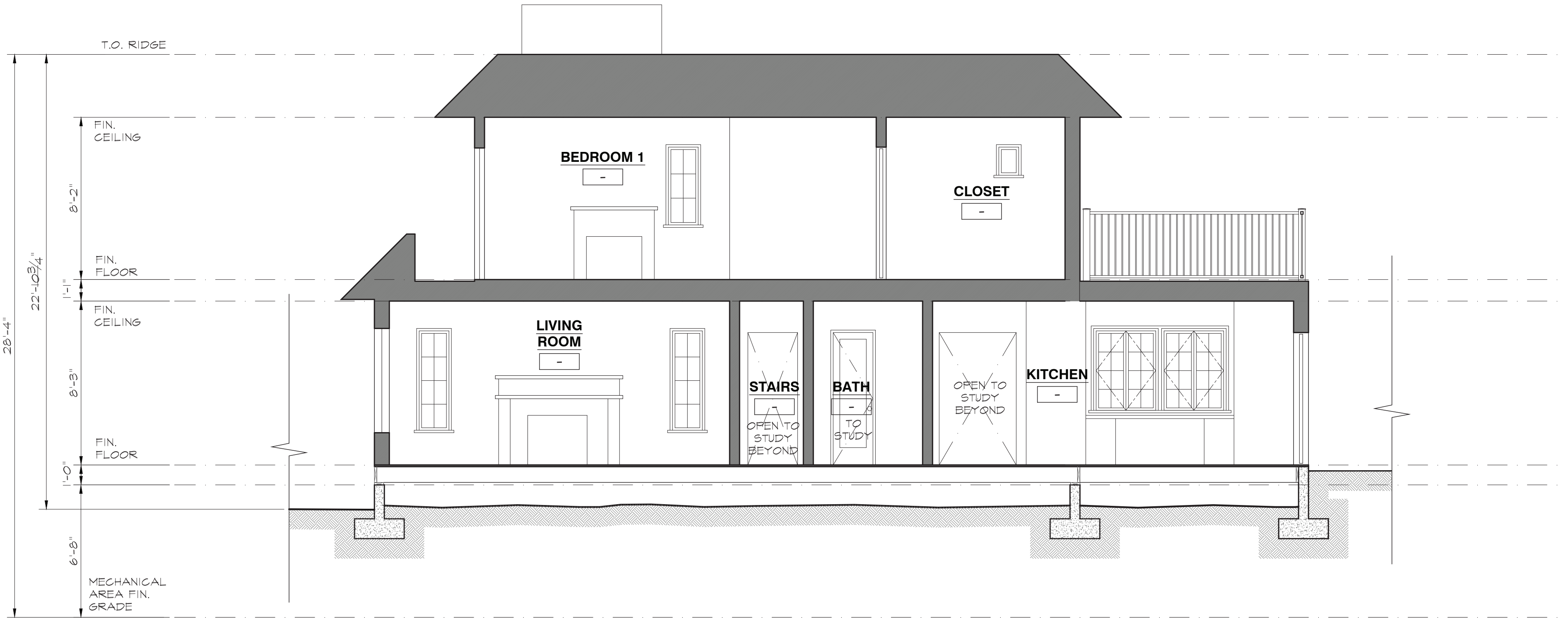
SheetA-4.6

Rendered Perspectives



2 Main House Building Section

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



1 Main House Building Section

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

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PROJECT / SUBMITTALS		DATE		SHEET REVISIONS		DATE			
PRE-APPLICATION		11/25/20							
PRE-APPLICATION REV.		12/23/20							
ADMINISTRATIVE		03/04/21							
ADMINISTRATIVE REV. 1		03/24/21							
ADMINISTRATIVE REV. 2		04/27/21							
EXEMPTION APP. REV. 2		04/27/21							
DESIGN REVIEW APP.		04/27/21							

House
Building Section

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Date 07/22/2021
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Job -
Sheet

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PROJECT	ISSUES / SUBMITTALS	DATE
PRE-APPLICATION	PRE-APPLICATION REV.	11/25/20
ADMINISTRATIVE	ADMINISTRATIVE REV.	12/23/20
ADMINISTRATIVE	ADMINISTRATIVE REV.	03/04/21
ADMINISTRATIVE	ADMINISTRATIVE REV.	03/24/21
ADMINISTRATIVE	ADMINISTRATIVE REV.	04/27/21
DESIGN REVIEW APP.	DESIGN REVIEW APP.	04/27/21

New ADU
Building Section



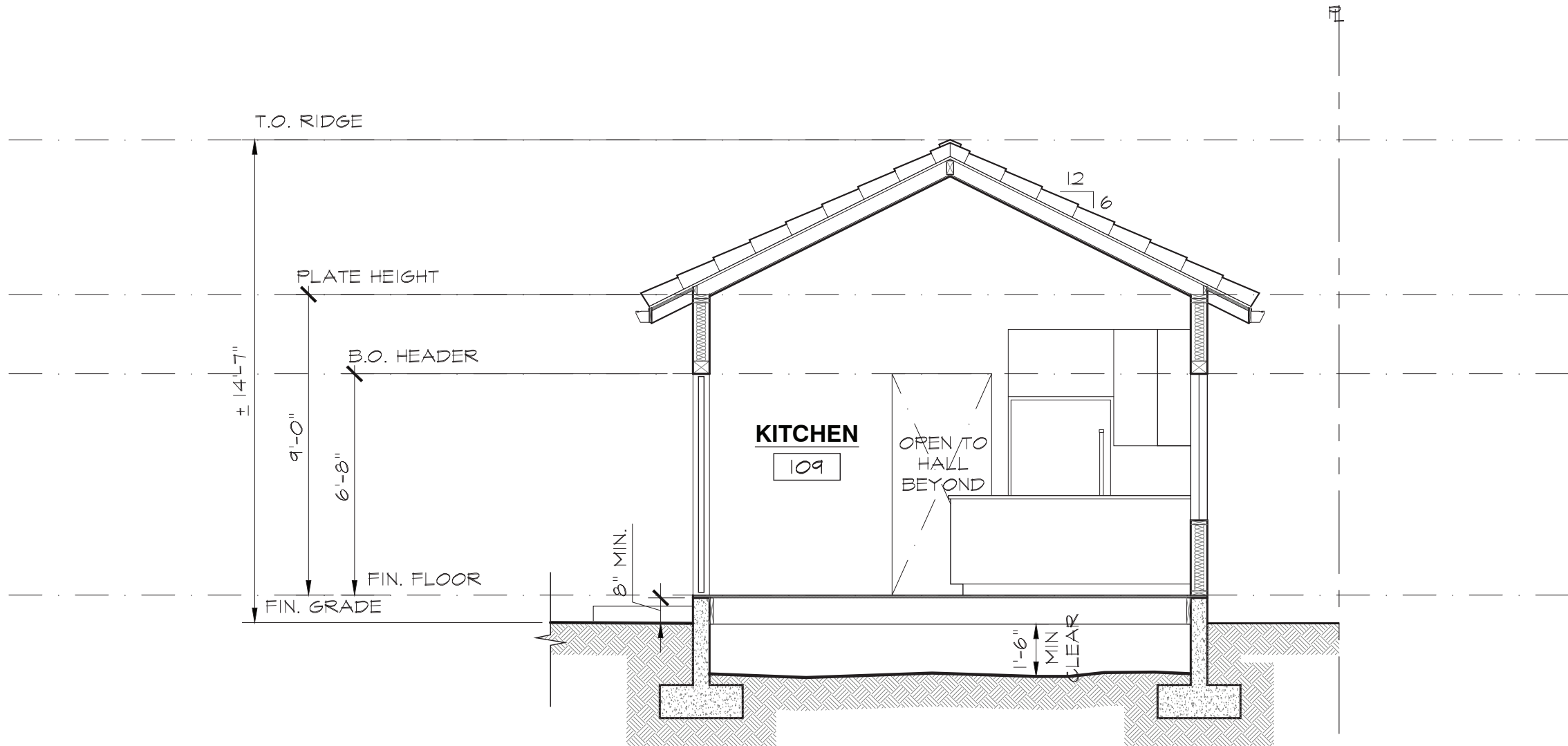
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DATE

1 ADU Building Section

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



2 ADU Building Section

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



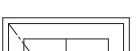



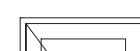

DOOR SCHEDULE

[illegible]

DOOR NOTES FOR MANUFACTURER AND CONTRACTOR:

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. GLASS PANELS AT INGRESS AND EGRESS DOORS SHALL BE TEMPERED. PANELS IN SLIDING OR SWINGING DOORS SHALL BE TEMPERED. GLAZING SHALL BE TEMPERED IF WITHIN 24" OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5'-0" OF STANDING SURFACE. (I.E.: STAIR)</p> <p>2. ALL TEMPERED GLASS AT WINDOWS, DOORS AND SHOWER ENCLOSURES TO BE WITHOUT VISIBILITY MARKINGS AFTER INSTALLATION. CERTIFICATES FOR TEMPERING TO BE AVAILABLE ON SITE FOR INSPECTOR THEN DELIVERED TO OWNER. CONTRACTOR TO VERIFY WITH CITY INSPECTOR.</p> <p>3. DIMENSIONS OF ALL EXISTING AND NEW DOOR OPENINGS TO BE CONFIRMED ON-SITE BY CONTRACTOR PRIOR TO ORDERING. ALL DOOR SIZES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ORDERING.</p> <p>4. HEADER HEIGHTS OF (N) DOORS TO MATCH (E) U.N.O.</p> | <p>CONTRACTOR TO FIELD VERIFY & CONFIRM ALL HEIGHTS W/ ARCHITECT.</p> <p>5. ALL DOOR SIZES LISTED ARE OUTSIDE DIMENSIONS OF OPERABLE PANEL(S).</p> <p>6. SEE FLOOR PLANS FOR DOOR SWING DIRECTION.</p> <p>7. JOHNSON HARDWARE TO BE USED AT ALL POCKET DOORS OR APPROVED EQUAL.</p> <p>8. GLASS AT (E) DOORS TO REMAIN U.N.O.</p> <p>9. ALL NEW DOORS TO BE ENERGY EFFICIENT TO COMPLY WITH TITLE 24.</p> <p>10. ORDER TO BE SUBMITTED FOR REVIEW TO ARCHITECT PRIOR TO MANUFACTURE. ALL DIMENSIONS TO BE CONFIRMED WITH MANUFACTURE'S DETAILS.</p> <p>11. DOORS TO BE 1-3/4" THICK U.N.O.</p> |
| | <p>12. GENERAL CONTRACTOR TO VERIFY OR IDENTIFY JAMBS THAT MAY NEED ADDITIONAL DEPTH TO ACCOMMODATE SHEAR WALLS.</p> |

DOOR TYPES

A	B	C	D	E	F
EXTERIOR DOOR W/GLAZING	EXTERIOR DOUBLE DOOR W/GLAZING	EXTERIOR DOUBLE DOOR W/GLAZING AND SIDELIGHTS	EXTERIOR DOOR W/PANELING AND GLAZING	EXTERIOR DOOR SCREEN DOOR	INTERIOR SOLID CORE ONE PANEL DOOR
					

Note :

ALL DOORS & WINDOWS SHALL MEET CITY OF GLENDALE'S SECURITY ORDINANCE.

DOOR HARDWARE LEGEND

STYLE NUMBER	ITEM	MANUFACTURER	STYLE	MODEL NUMBER	FINISH AND/OR COLOR	REMARKS
A	INTERIOR SOLID CORE ONE PANEL	-	-	-	-	-
B	EXTERIOR DOOR W/ GLAZING	-	-	-	-	-
C	EXTERIOR DOUBLE DOOR W/GL.	-	-	-	-	-
D	INTERIOR POCKET DOOR	-	-	-	-	-
E	EXTERIOR SCREEN DOOR	-	-	-	-	-

07/22/21 - Design Review Application

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House and New ADU
Door Schedule

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Date 07/22/202

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Job

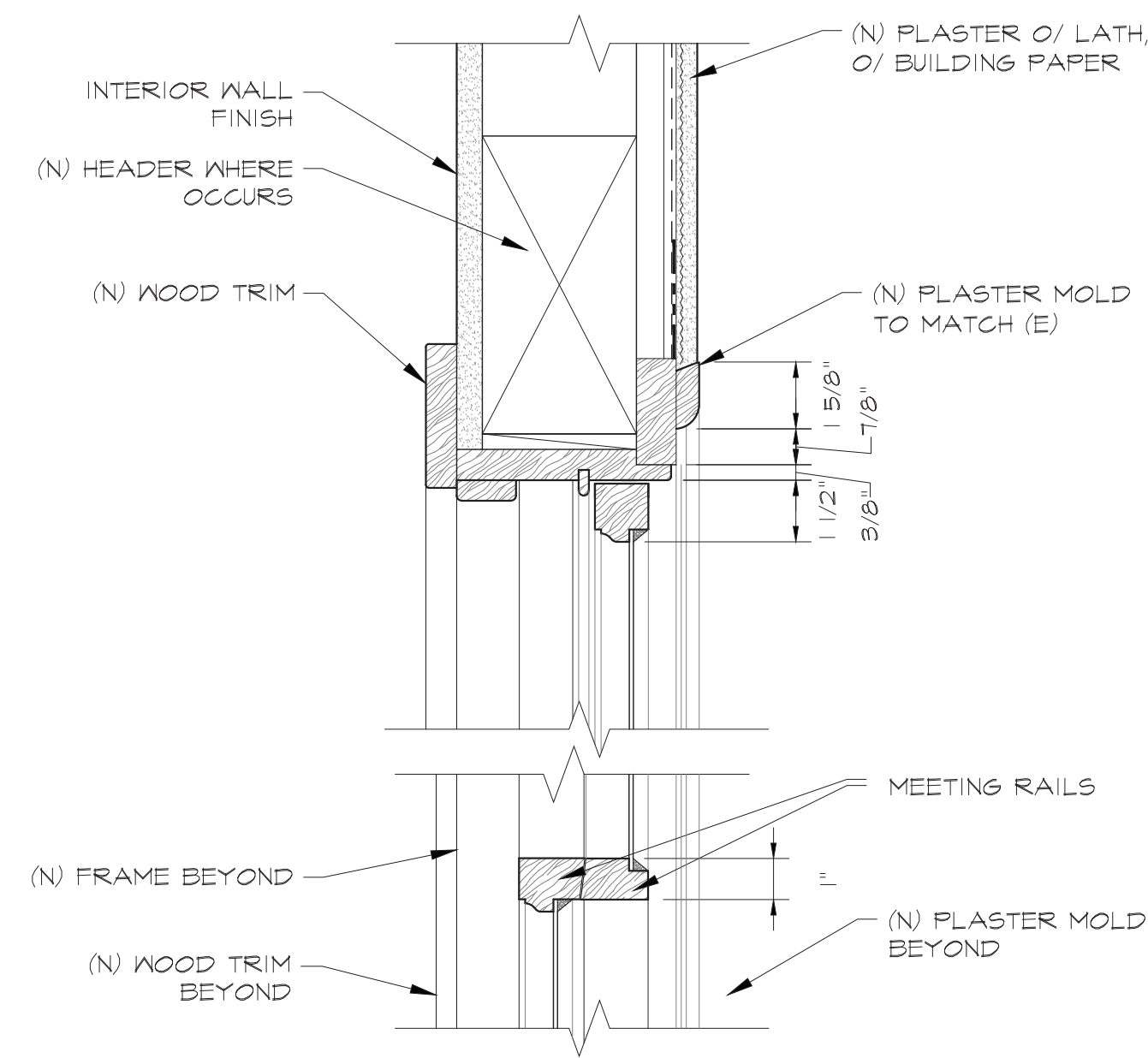
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A-7.0

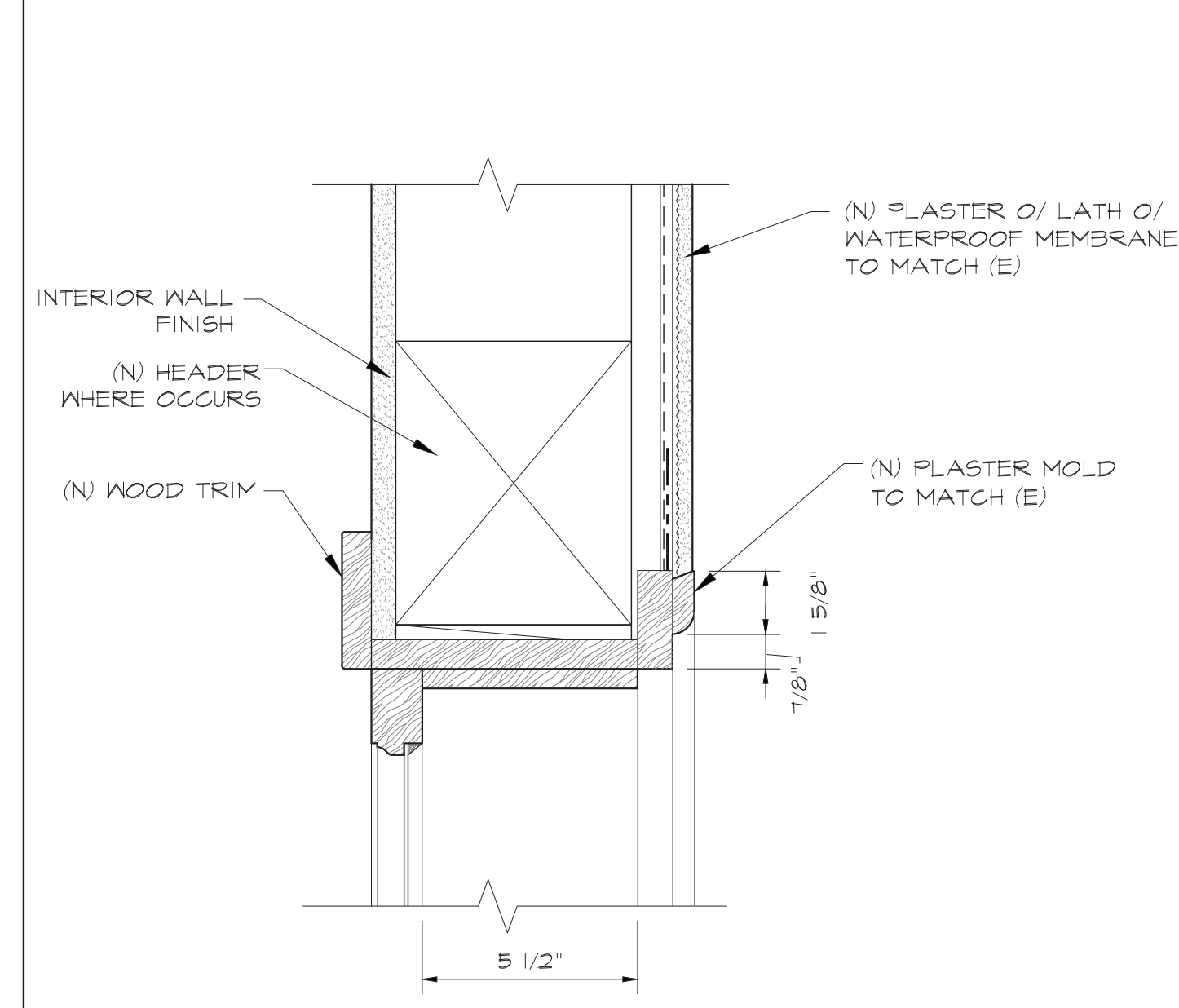
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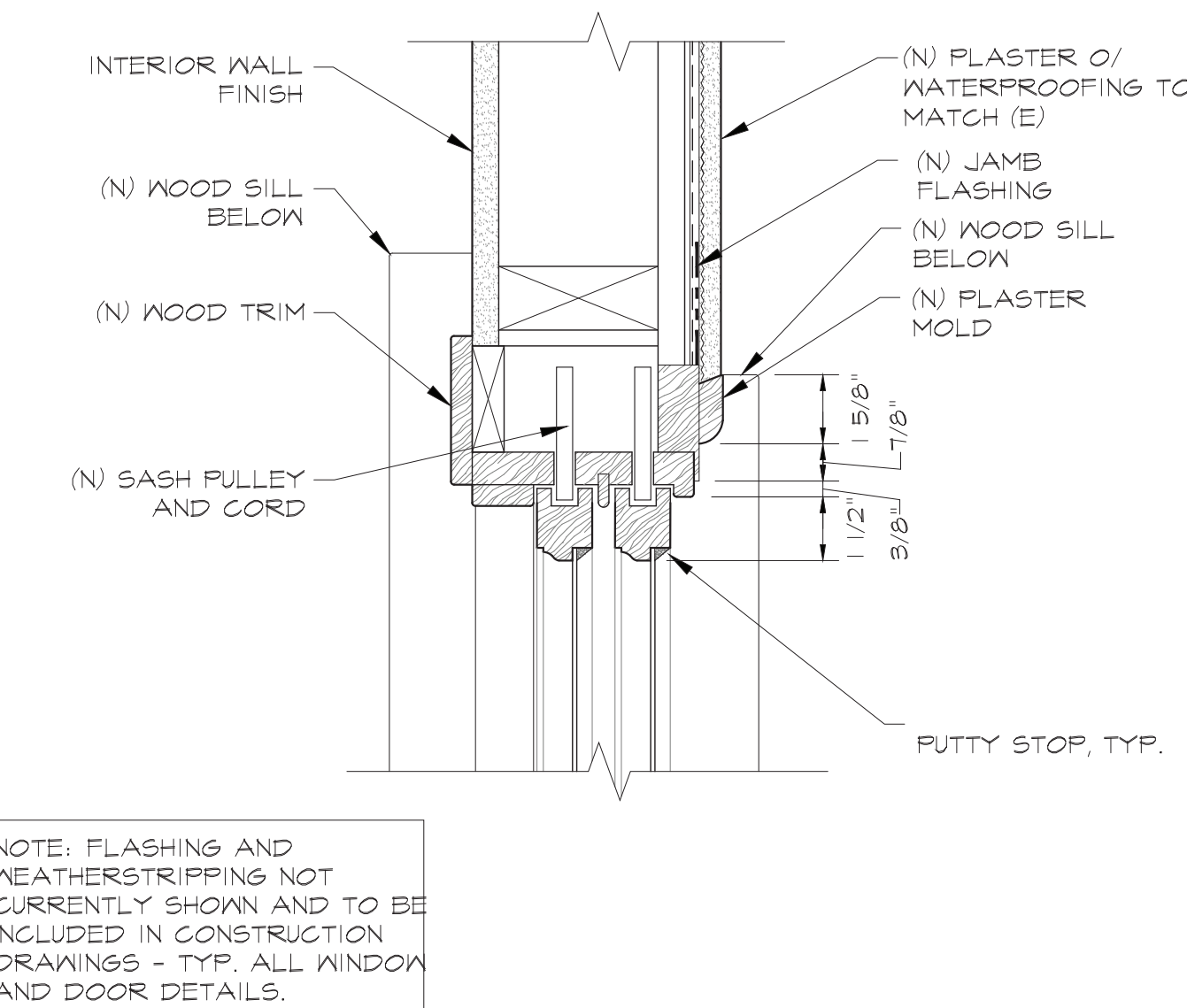
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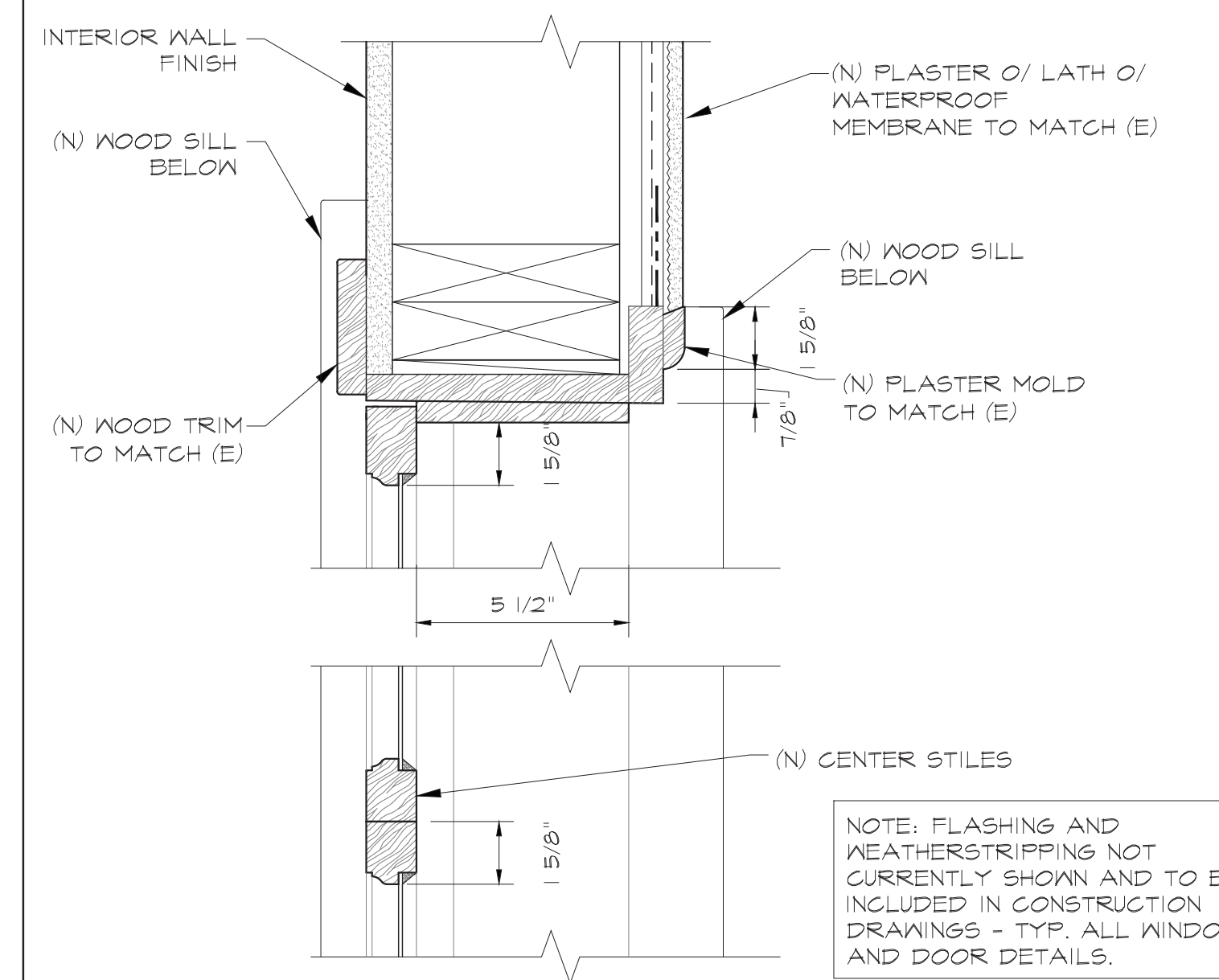
9	NEW DOUBLE HUNG WINDOW HEAD TYP.	SCALE: 3"=1'-0"
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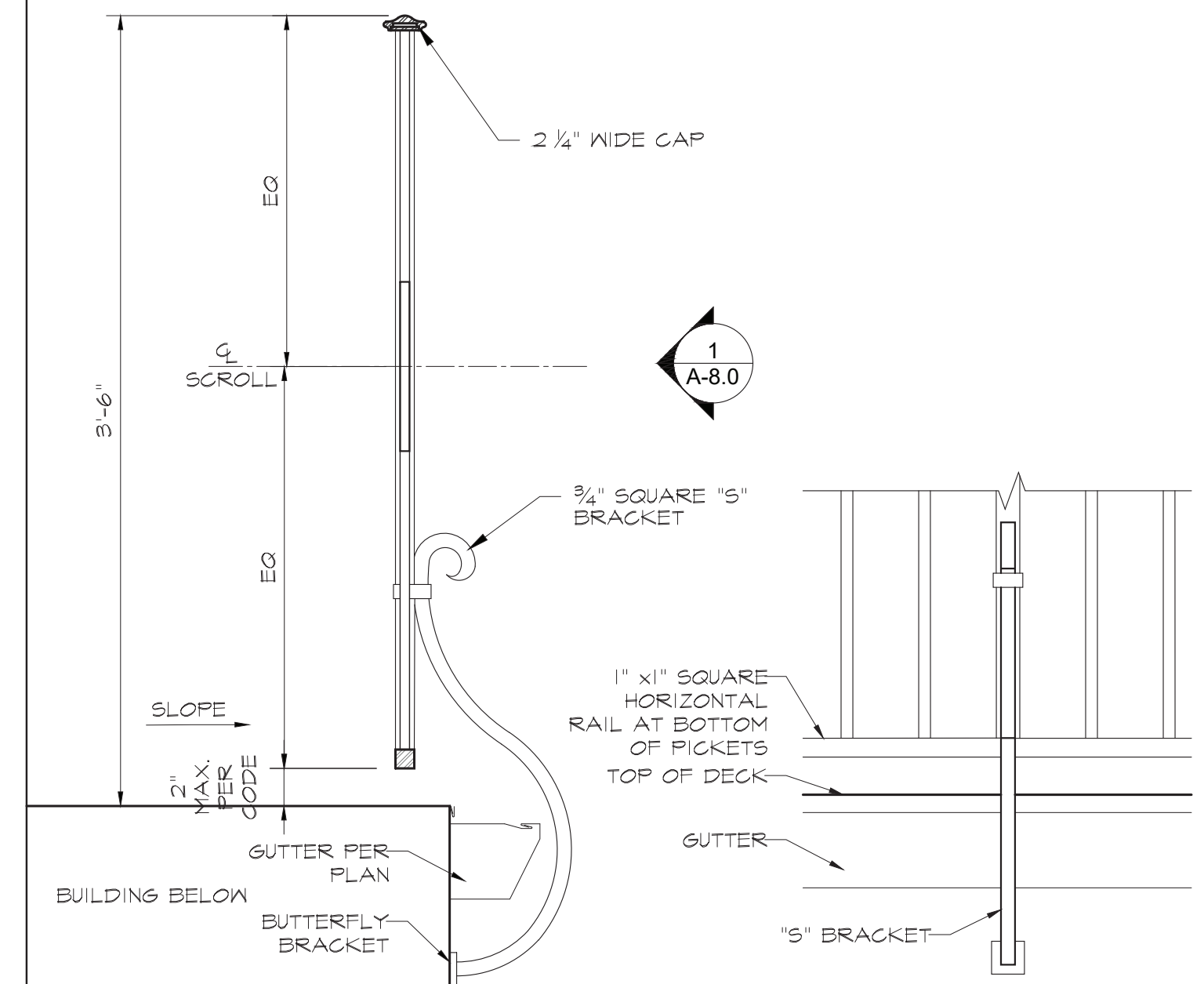
6	NEW CASEMENT WINDOW HEAD TYP.	SCALE: 3"=1'-0"
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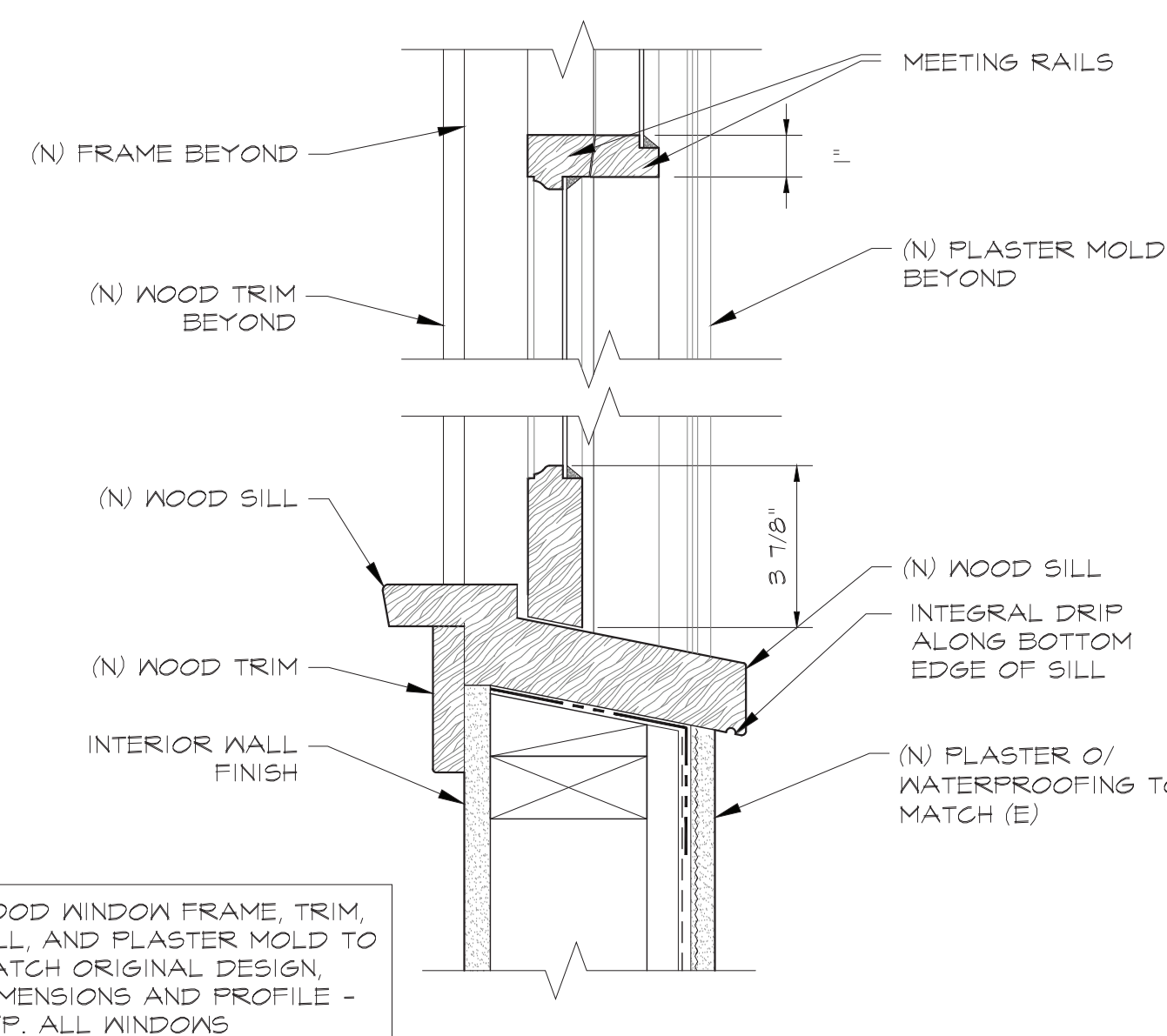
8	NEW DOUBLE HUNG WINDOW JAMB TYP.	SCALE: 3"=1'-0"
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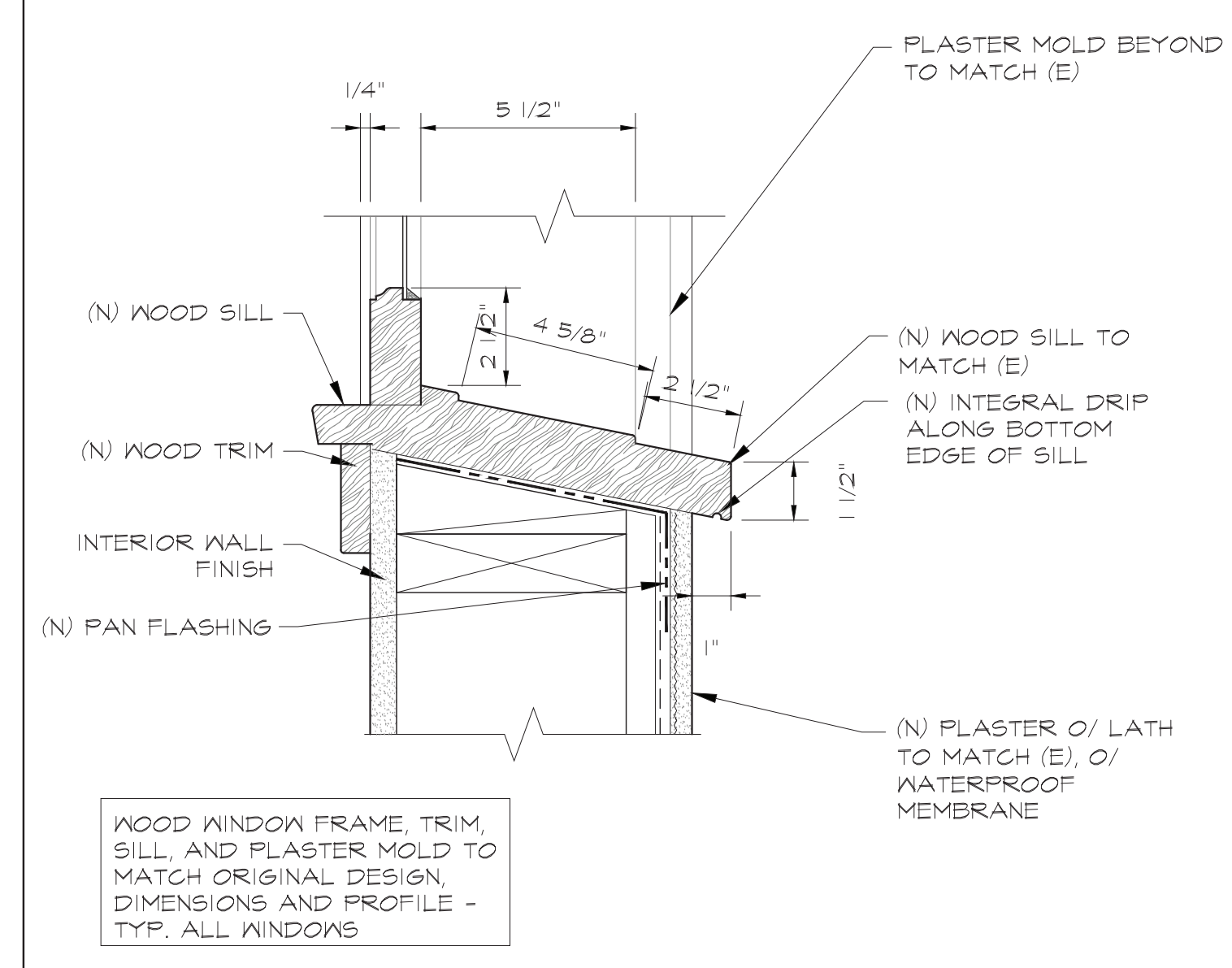
5	NEW CASEMENT WINDOW JAMB TYP.	SCALE: 3"=1'-0"
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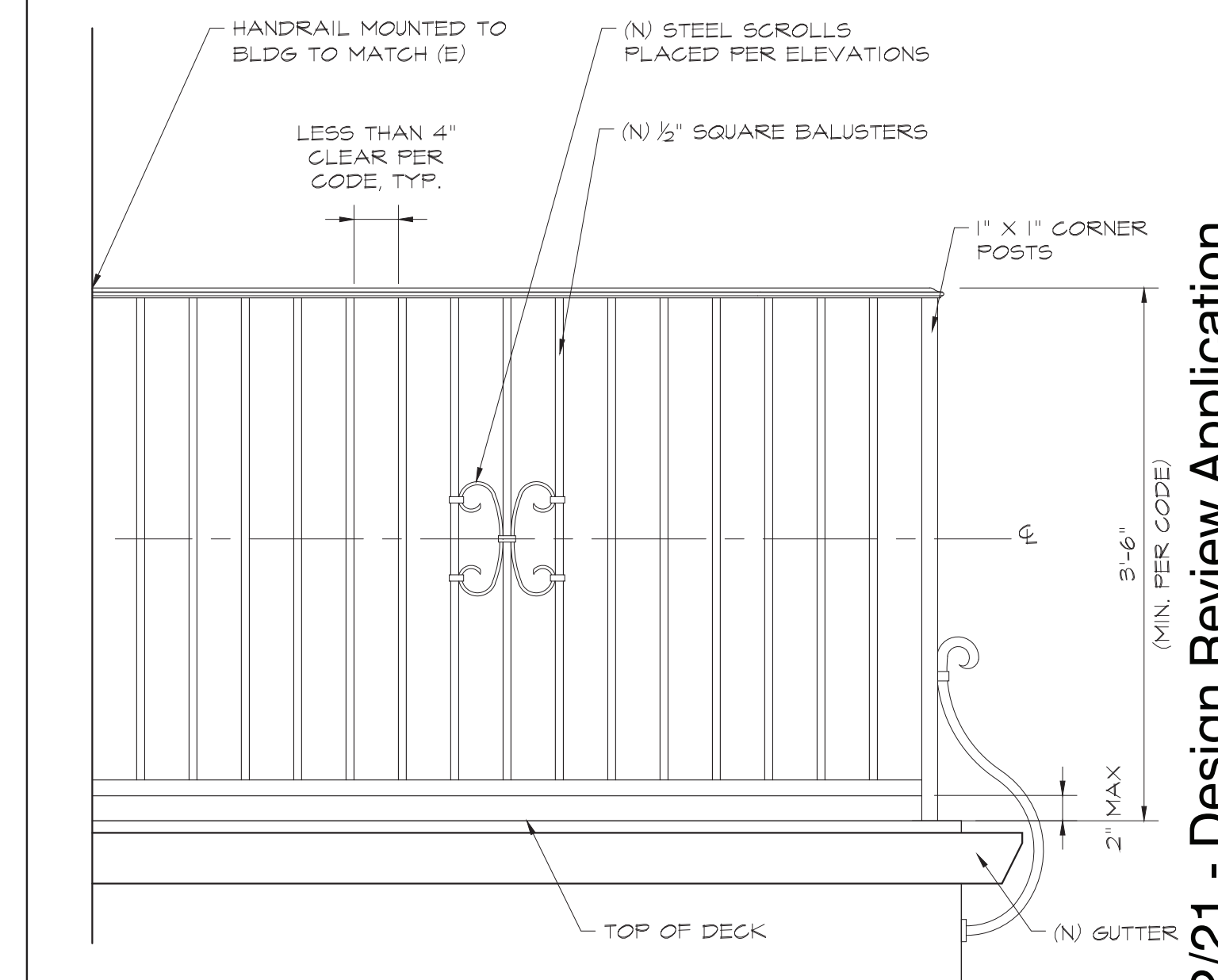
2	Iron Guardrail Section & Elevation Concept	SCALE: 1 1/2"=1'-0"
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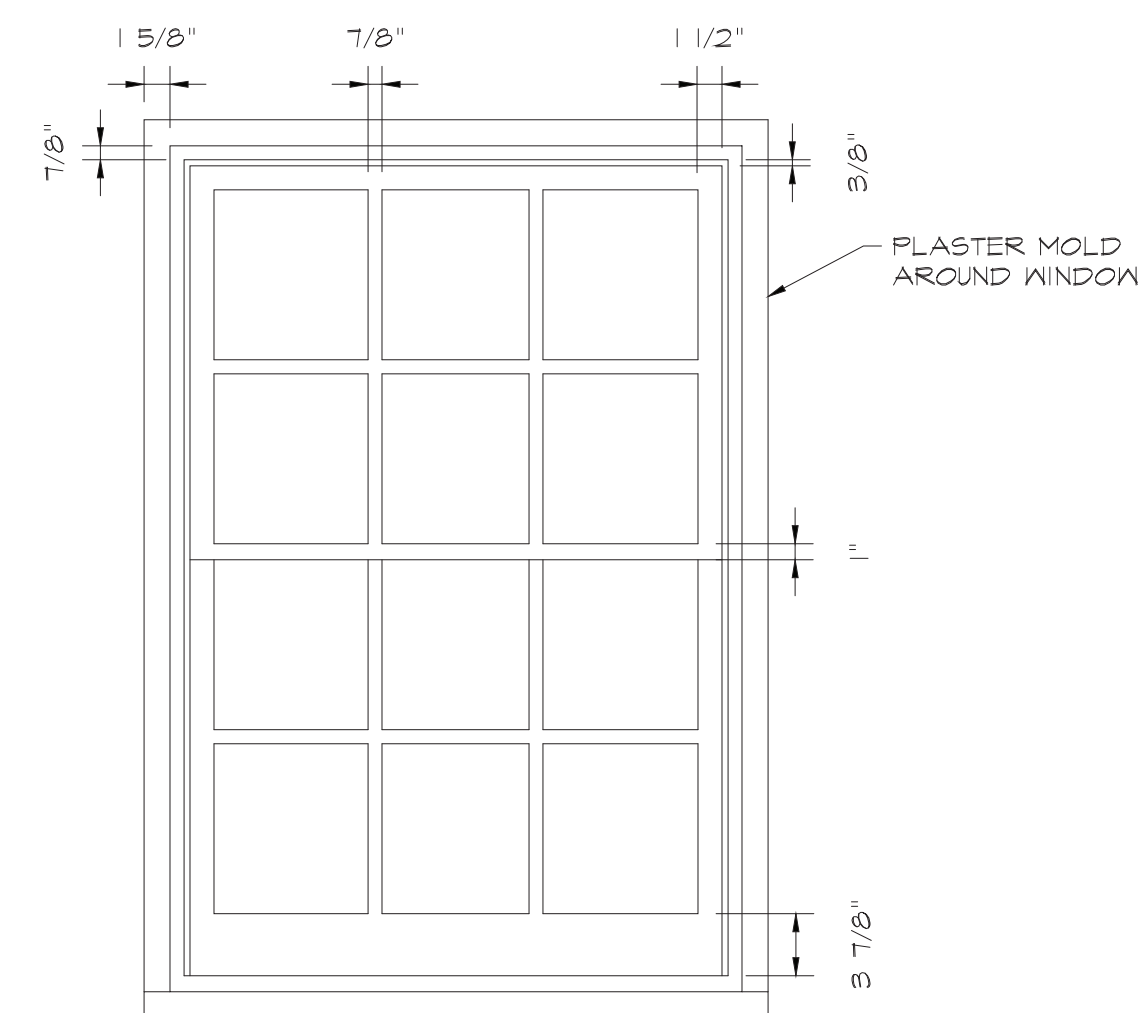
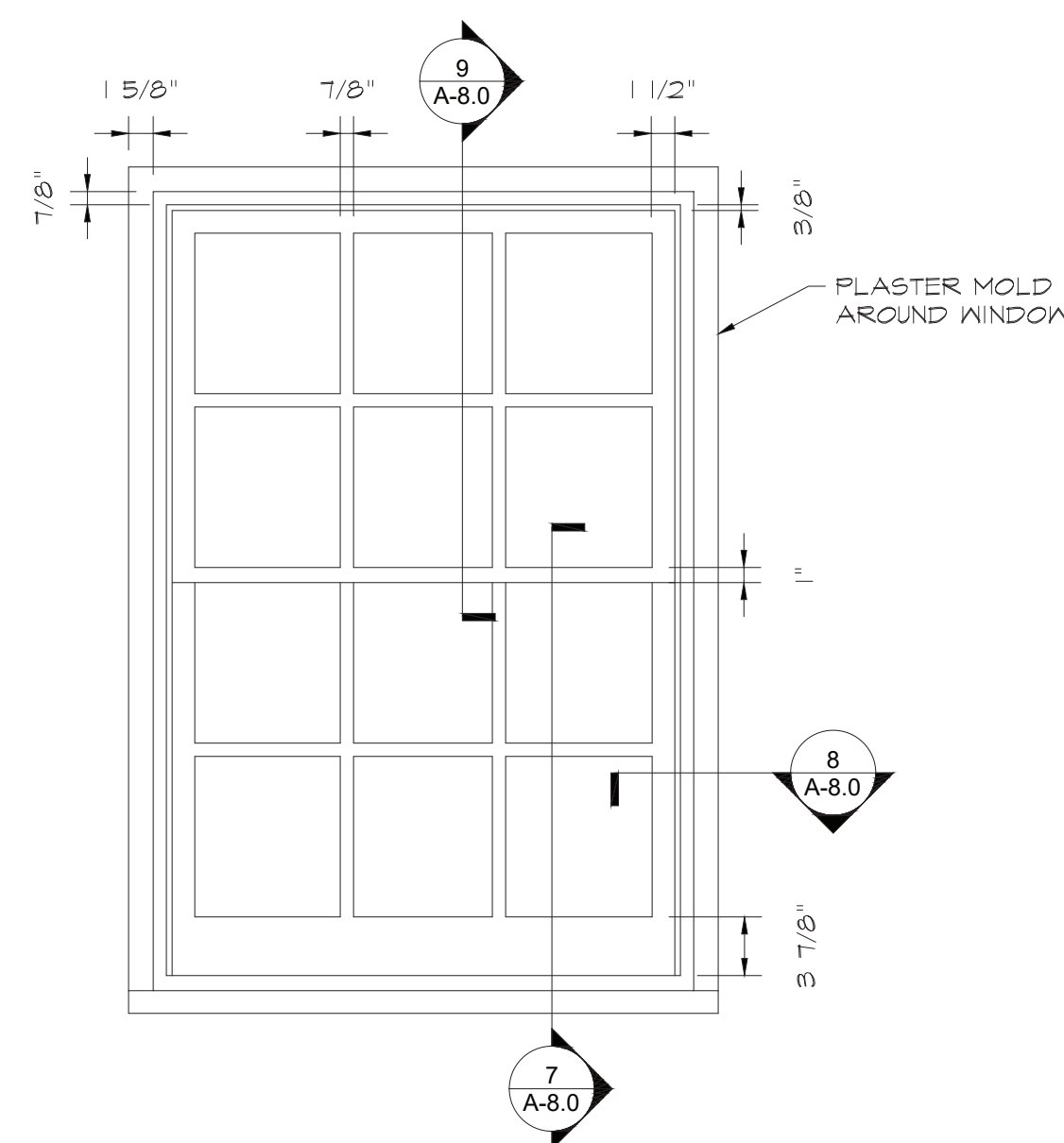
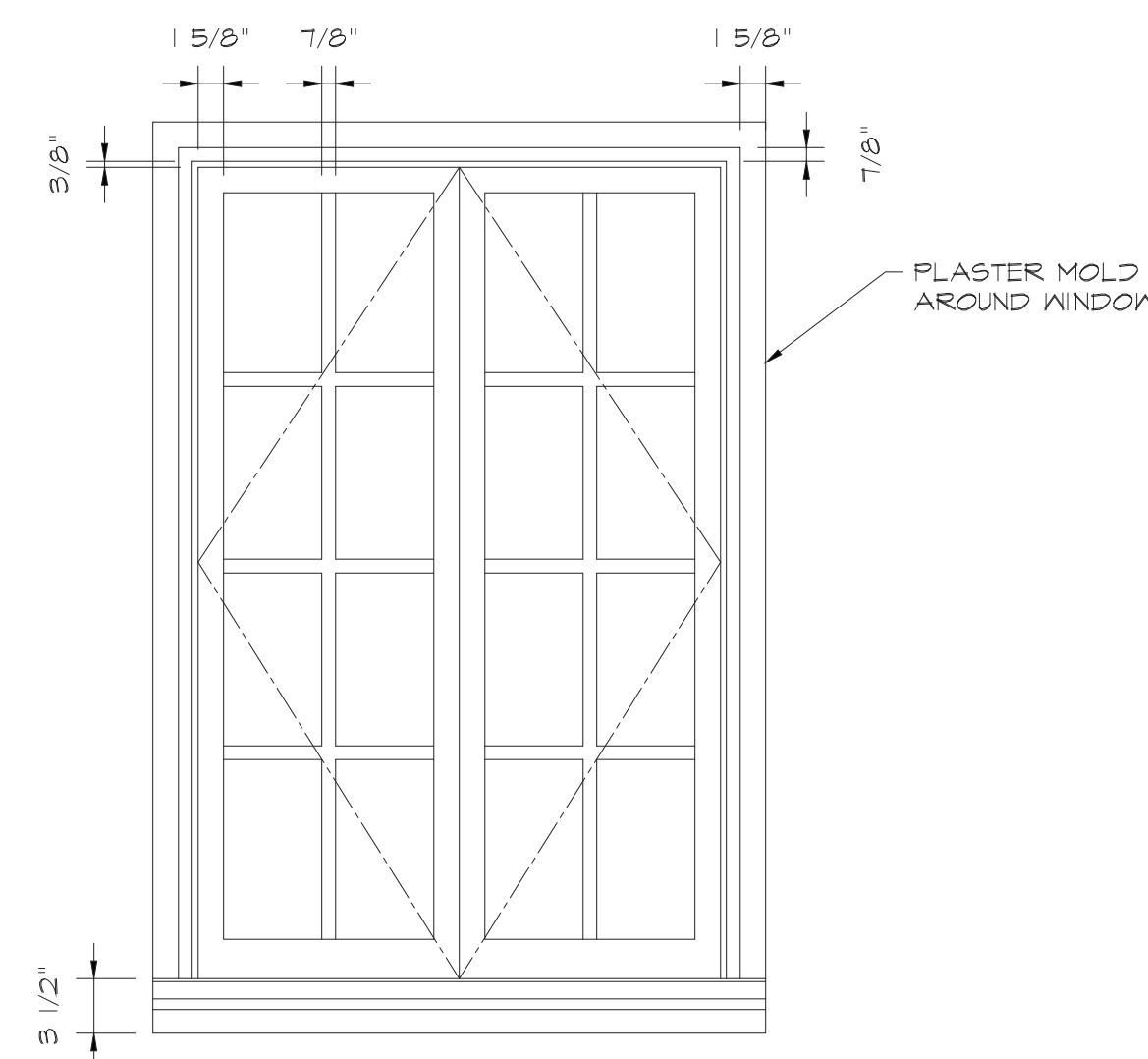
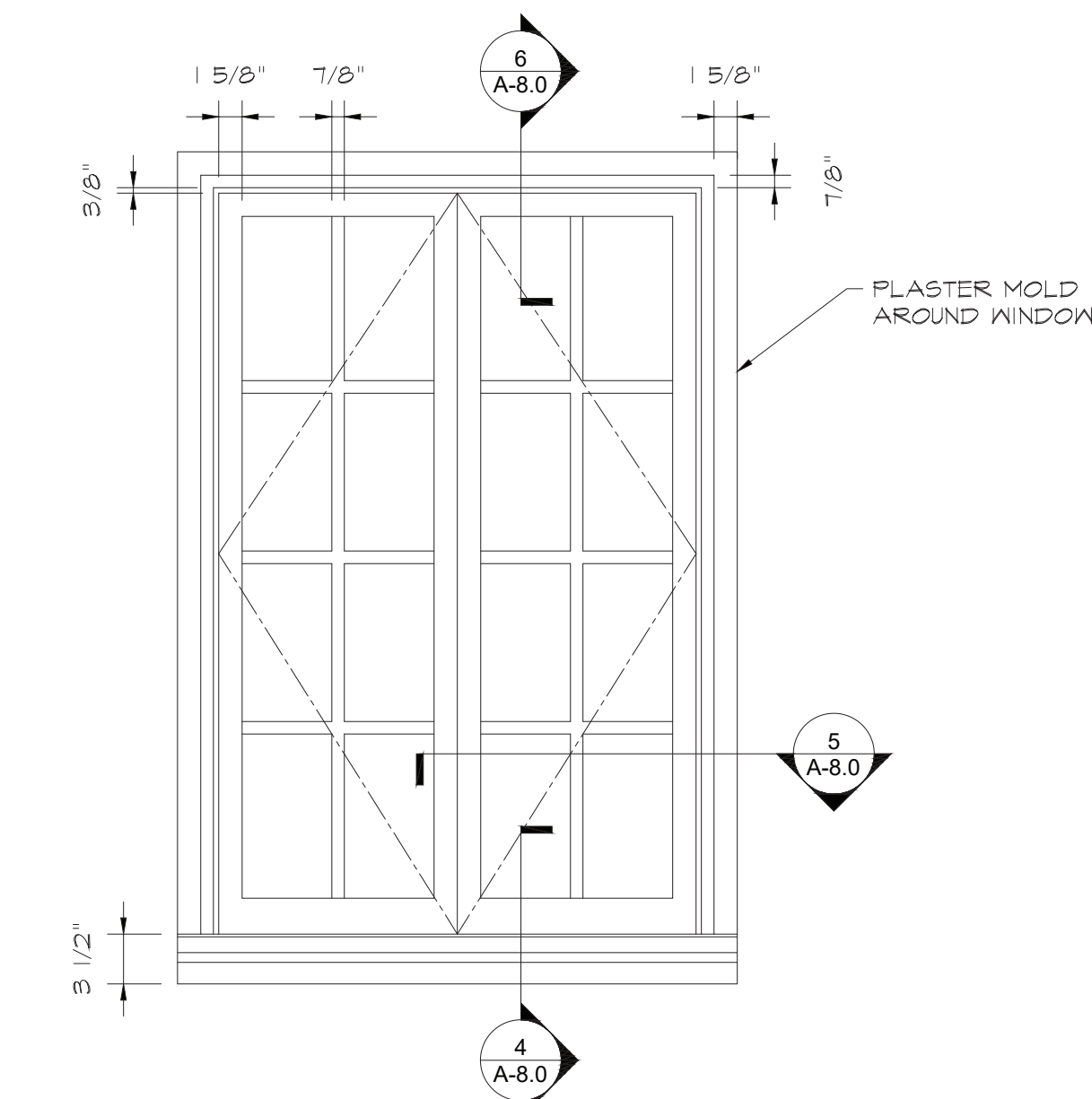
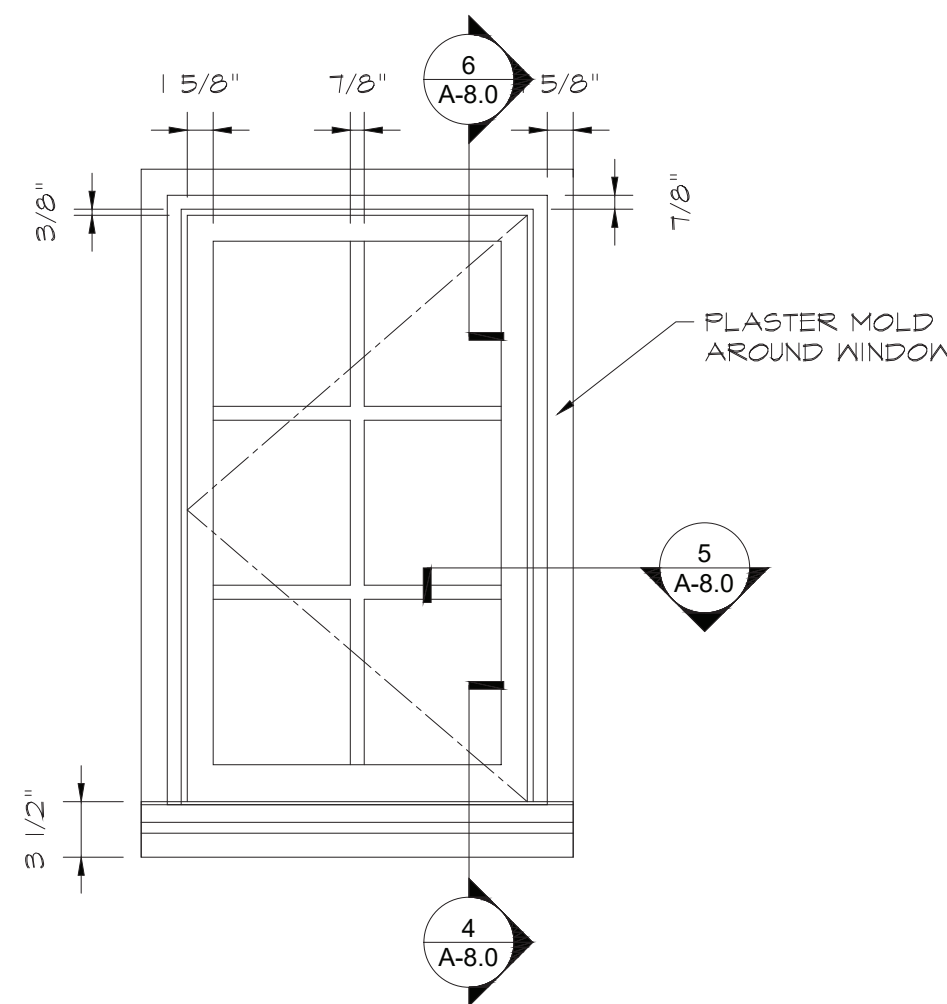
7	NEW DOUBLE HUNG WINDOW SILL TYP.	SCALE: 3"=1'-0"
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4	NEW CASEMENT WINDOW SILL TYP.	SCALE: 3"=1'-0"
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1	GUARDRAIL ELEVATION	SCALE: 1"=1'-0"
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	%	J	F	E
07/22/21 - Design Review Application				

KEEGAN RESIDENCE
1622 Ard Eevin Avenue
Glendale, Ca 91202

07/22/2021

ARCHITECTURE, INC.

A-8.1

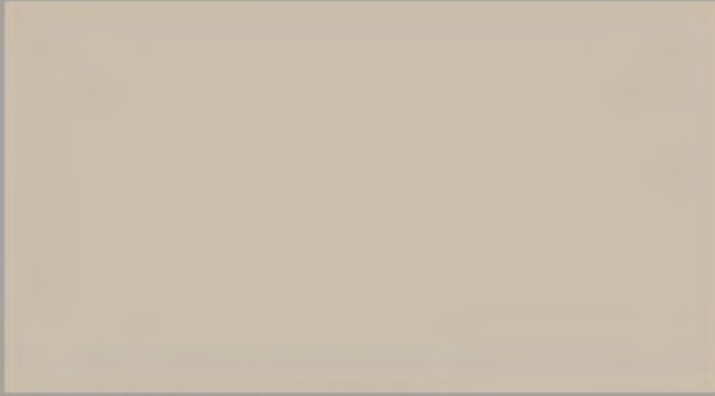
Details

KELLY SUTHERLIN McLEOD
ARCHITECTURE, INC.

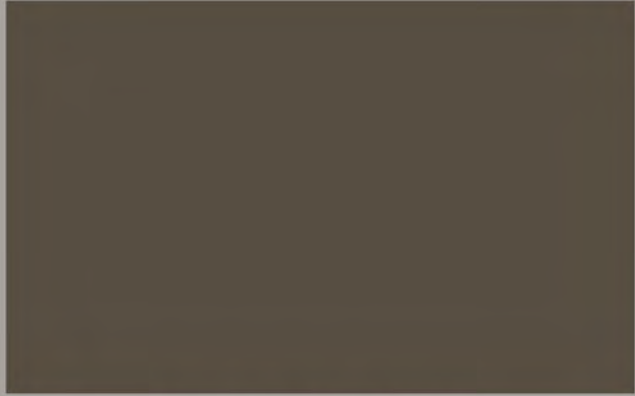
3827 Long Beach Blvd. | Long Beach, CA 90807
562.427.6697 tel | 562.427.0527 fax

ksm@ksmarchitecture.com | www.ksm

kasm@kasmarchitecture.com | www.kasmarchitecture.com



A-1 Stucco and Existing Downspouts-
Color: Custom to match existing



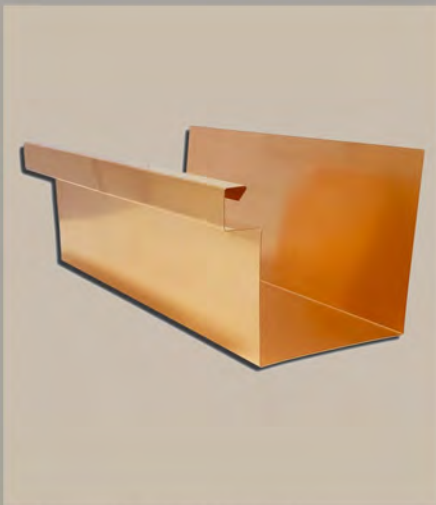
A-2 Window Trim, Door Trim and Eaves -
Color: Dunn Edwards *Weathered Brown*



A-3 Window Sashes and French Doors -
Color: Dunn Edwards *Dark Lagoon*



A-4 Exterior Sconces



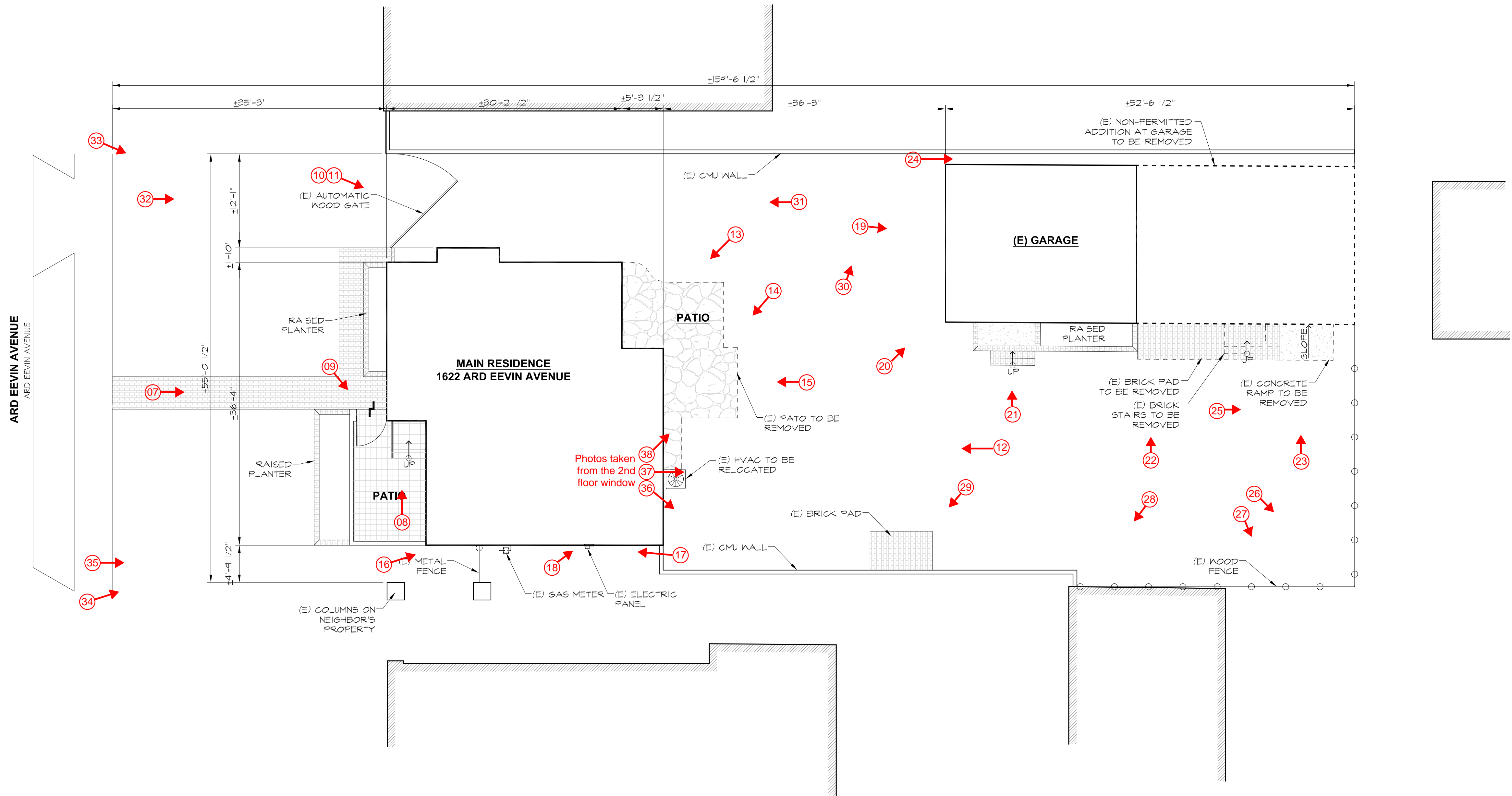
A-5 New Copper Gutters
and Downspouts



A- 6 Wrought Iron
Handrail



A-7 Roof Tile - to match existing



KELLY SUTHERLIN McLEOD
ARCHITECTURE, INC.
3827 Long Beach Blvd. | Long Beach, CA 90807
562.427.6697 tel | 562.427.0527 fax
ksm@ksmarchitecture.com | www.ksmarchitecture.com

Plot Plan

KEEGAN RESIDENCE
1622 Ard Eevin Avenue
Glendale, Ca 91202

Date 10/20/2020
Drawn KSM ARCHITECTURE, INC.
Job -
Sheet A-1.0

1622 Ard Eevin Ave. - House



07

1622 Ard Eevin_House_West Elevation_Looking East



08

1622 Ard Eevin_House_West Elevation_Looking North

1622 Ard Eevin Ave. - House



09

1622 Ard Eevin_House_West Elevation_Looking Southeast



10

1622 Ard Eevin_House_North Elevation_Looking Southeast_01

1622 Ard Eevin Ave. - House



11

1622 Ard Eevin_House_North Elevation_Looking Southeast_02



12

1622 Ard Eevin_House_East Elevation_Looking West_01

1622 Ard Eevin Ave. - House



13

1622 Ard Eevin_House_East Elevation_Looking West_02



14

1622 Ard Eevin_House_East Elevation_Looking Southwest

1622 Ard Eevin Ave. - House



15

1622 Ard Eevin_House_East Elevation_Looking West_03



16

1622 Ard Eevin_House_South Elevation_Looking East

1622 Ard Eevin Ave. - House



17

1622 Ard Eevin_House_South Elevation_Looking West



18

1622 Ard Eevin_House_South Elevation_Kitchen Window to be Removed

1622 Ard Eeven Ave. - Garage



19

1622 Ard Eevin_Garage_West Elevation



20

1622 Ard Eevin_Garage_Looking North East

1622 Ard Eeven Ave. - Garage



1622 Ard Eevin_Garage_South Elevation_01



1622 Ard Eevin_Garage_South Elevation_02

1622 Ard Eeven Ave. - Garage



23

1622 Ard Eevin_Garage_South Elevation_03



24

1622 Ard Eevin_Garage_North Elevation_Looking East

1622 Ard Eevin Ave. - Site



25

1622 Ard Eevin_Site_Looking East_02



26

1622 Ard Eevin_Site_Looking Southeast

1622 Ard Eevin Ave. - Site



27

1622 Ard Eevin_Site_Looking South_01



28

1622 Ard Eevin_Site_Looking South_02

1622 Ard Eevin Ave. - Site



29

1622 Ard Eevin_Site_Looking South_03



30

1622 Ard Eevin_Site_Looking North

1622 Ard Eevin Ave. - Site



31

1622 Ard Eevin_Site_Looking West



32

1622 Ard Eevin_Site_Looking East_01

1622 Ard Eevin Ave. - Site



33

1622 Ard Eevin_Site_Sidewalk_Looking Southeast



34

1622 Ard Eevin_Site_Sidewalk_Looking Northeast

1622 Ard Eevin Ave. - Site



35

1622 Ard Eevin_Site_Sidewalk_Looking East

1622 Ard Eeven Ave. - Second Floor Views



36

1622 Ard Eevin_2nd Floor_Looking South



37

1622 Ard Eevin_2nd Floor_Looking East

1622 Ard Eeven Ave. - Second Floor Views



38

1622 Ard Eevin_2nd Floor_Looking North

R1-1-HD



R1-1-HD

2014

Survey List: 1622 Ard Eevin Ave, Glendale CA



ATTACHMENT 4

Key	Address	Lot SF	Live SF	F/A%	Stories	Set Back	Roof	Historic District
Subject Property	1622 Ard Eevin Ave DRB#:	8,646	2,578	29.82%	2	35'-0"	Tile	Contributor
1	1601 Ard Eevin Ave	12,076	4,794	39.70%	2	29'-0"	Comp.	Non-contributor
2	1607 Ard Eevin Ave	8,153	1,834	22.49%	1	30'-04"	Tile	Contributor
3	1611 Ard Eevin Ave	8,161	1,934	23.70%	1	30'-11"	Comp.	Contributor
4	1615 Ard Eevin Ave	7,987	1,955	24.48%	1	25'-5"	Tile	Non-contributor
5	1619 Ard Eevin Ave	8,293	1,604	19.34%	1	27'-6"	Comp.	Contributor
6	1623 Ard Eevin Ave	8,739	2,952	33.78%	2	31'-7"	Tile	Contributor
7	1627 Ard Eevin Ave	9,646	2,570	26.64%	2	31'-4"	Tile	Contributor
8	1633 Ard Eevin Ave	9,510	2,385	25.08%	1	35'-1"	Tile	Contributor
9	1635 Ard Eevin Ave	9,806	2,856	29.13%	2	30'-10"	Tile	Contributor
10	1643 Ard Eevin Ave	9,231	3,717	40.27%	2	35'-8"	Tile	Non-contributor
11	1647 Ard Eevin Ave	9,367	2,135	22.79%	1	35'-1"	Tile	Non-contributor
12	1651 Ard Eevin Ave	9,280	1,726	18.60%	1	35'-0"	Comp.	Contributor
13	1650 Ard Eevin Ave	9,280	1,817	19.58%	1	38'-0"	Comp.	Contributor
14	1646 Ard Eevin Ave	9,136	2,536	27.76%	2	38'-2"	Comp.	Non-contributor
15	1640 Ard Eevin Ave	9,066	2,340	25.81%	2	36'-10"	Comp.	Contributor
16	1636 Ard Eevin Ave	9,735	1,663	17.08%	1	35'-8"	Comp.	Contributor
17	1632 Ard Eevin Ave	9,396	2,468	26.27%	2	35'-4"	Tile	Contributor
18	1626 Ard Eevin Ave	9,514	2,062	21.67%	1	34'-5"	Comp.	Contributor
19	1618 Ard Eevin Ave	11,242	2,137	27.76%	1	35'-6"	Tile	Contributor
20	1614 Ard Eevin Ave	11,733	2,450	20.88%	1	26'-10"	Tile	Contributor
21	823 Glenview Rd	10,163	1,624	15.98%	1	41'-0"	Tile	Not in District
22	1621 Highland Ave	6,579	1,765	26.83%	1	36'-0"	Tile	Contributor
23	1623 Highland Ave	8,341	1,977	23.70%	1	36'-4"	Tile	Contributor
24	1627 Highland Ave	9,600	2,708	28.21%	2	36'-0"	Comp.	Contributor
Neighborhood Average		9,002	2,334	25.31%	1.375	33'-2"		

50 25 0 50 100 150

Feet

Legend

- Property
 300' radius

Keegan Residence
Design Review Application
1622 Ard Eevin Ave, Glendale Ca 91202
Submitted: 3/--/2021

1622 Ard Eevin - Neighborhood Photos



00_1622 Ard Eevin



01_1601 Ard Eevin

1622 Ard Eevin - Neighborhood Photos



02_1607 Ard Eevin 1



03_1611 Ard Eevin 1

1622 Ard Eevin - Neighborhood Photos



04_1615 Ard Eevin 1



05_1619 Ard Eevin 2

1622 Ard Eevin - Neighborhood Photos



06_1623 Ard Eevin



07_1627 Ard Eevin 1

1622 Ard Eevin - Neighborhood Photos



08_1633 Ard Eevin



09_1635 Ard Eevin

1622 Ard Eevin - Neighborhood Photos



10_1643 Ard Eevin 2



11_1647 Ard Eevin 1

1622 Ard Eevin - Neighborhood Photos



12_1651 Ard Eevin Ave



13_1650 Ard Eevin Ave

1622 Ard Eevin - Neighborhood Photos



14_1646 Ard Eevin 1



15_1640 Ard Eevin 2

1622 Ard Eevin - Neighborhood Photos



16_1636 Ard Eevin



17_1632 Ard Eevin 2

1622 Ard Eevin - Neighborhood Photos



18_1626 Ard Eevin



19_1618 Ard Eevin

1622 Ard Eevin - Neighborhood Photos



20_1614 Ard Eevin 2



21_823 Glenview 1

1622 Ard Eevin - Neighborhood Photos



22_1621 Highland



23_1623 Highland

1622 Ard Eevin - Neighborhood Photos



24_1627 Highland Ave



August 18, 2021

Kelly Sutherlin
Kelly Sutherlin McLeod Architecture, Inc.
3827 Long Beach Blvd.
Long Beach, CA 90807

**RE: 1622 ARD EEVIN AVENUE
ADMINISTRATIVE EXCEPTION NO. PAE 2104358**

Ms. Sutherlin:

The Community Development Department has processed your application for an Administrative Exception pursuant to the provisions of the Glendale Municipal Code (GMC), Title 30, Chapter 30.44.020(E), to allow up to a 20% deviation from the interior setback standard (GMC 30.11.030) to allow a four-foot, one and a half inch (4'-1½") interior setback (existing) for a new two-story addition when Code requires a minimum five-foot setback for buildings greater than 20 feet in height (17.5% deviation).

The subject property is located at **1622 Ard Eevin Avenue**, in the Ard Eevin Highlands Historic District and "R1-I HD" Zone (Residential Zone, Floor Area Ratio District I with a Historic District Overlay Zone), and described as Tract Number 5861, Lot 5, in the City of Glendale, County of Los Angeles as per Map Recorded in Book 62, Page 93 of Maps in the Office of the County Recorder.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review as a Class 1 "Existing Facilities" project per Section 15301 of the State CEQA Guidelines, since the project involves an addition that will not result in an increase of more than 50% of the floor area of the structure before the addition, or 2,500 square feet (SF), and as a Class 31 "Historic Restoration or Rehabilitation" exemption pursuant to Section 15331 of the State CEQA Guidelines because the project meets the Secretary of the Interior's Standards for Rehabilitation and the Historic District Design Guidelines.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development Department has **GRANTED WITH CONDITIONS**, your application based on the following findings:

A. The granting of the exception will result in design improvements, or there are space restrictions on the site that preclude full compliance with the Code requirements without hardship.

The granting of the exception will result in design improvements, since setting the addition back further to meet the required setback would result in wall and roof jogs not consistent with the architectural style of this historic house.

The existing house is a 2,150 square-foot, two-story building in a Mediterranean Revival style, built in 1926 and recognized as a contributor to the Ard Eevin Highlands Historic District. The project involves a 428 SF two-story addition at the south-east corner of the building. The addition encroaches 10.5 inches into the required five-foot interior setback on the first story for a length of 11.5 feet and on the second story for a length of 6.5 feet, and includes a 198 SF second-floor deck on top of the first-floor addition. The addition and deck are located at the rear of the house and are only somewhat visible at the south façade. The south façade features a two-story wall, faced with smooth stucco and a mansard-style Spanish tile roof. If the addition were to be stepped back 10.5 inches from the existing façade to meet the required five-foot setback, instead of continuing the existing 4'-1½" setback, it would result in a jog in both the wall and roof that would appear unusual and inconsistent with the style of this house, which is important to maintain since it is a contributor to a historic district.

B. The granting of the exception, with any conditions imposed, will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

Granting of the exception to allow a 4'-1½" setback, instead of a five-foot (5'-0") setback (10.5 inches or 17.5% deviation), for a two-story addition and second-floor deck, will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located for the following reasons: 1) Preserving the existing setback to continue the wall surface and roof line of the existing building helps maintain the rectangular volume of the existing house which is characteristic of the Mediterranean Revival style; 2) The vertical reglet at the joint between the existing house and the addition represents the transition point between the two eras of construction; 3) The first floor addition involves removal of one window and reduction in size of a second window at the south-facing façade, which would reduce potential privacy impact to the neighbor and the proposed new window has been carefully designed to maintain the architectural features of the existing window; and 4) The second-story addition contains no windows, which prevents any related privacy issue in that area.

C. The granting of the exception will not be contrary to the objectives of the applicable regulations.

Approval of the Administrative Exception to allow a minor, 17.5% deviation in the interior setback standard for the two-story addition and second-floor deck will not be contrary to the objectives of the applicable regulation, which is to restrict the location of buildings, structures and land to protect residential areas from harmful encroachment by incompatible uses, and to provide adequate open spaces for light and air, etc. (GMC 30.01.020). The second floor addition encroaches 10.5 inches into the required five-foot setback for a distance of 6.5 feet; however, it contains no window openings, which prevents any encroachment by an incompatible activity and prevents privacy issues. Further, it is a minor extension of the existing building location which results in an insignificant change to the site's current configuration of open space that allows for light and air. The second floor deck, located on top of the first-floor addition, extends into the required setback 10.5 inches for a distance of five feet. Since the open wrought-iron railing along the edge of the deck is the only massing associated with it, it still allows light and air and minimizes the physical intrusion into the setback. Additionally, the deck handrail is set in from the building façade an additional 5.5 inches, further increasing the area between any deck activity and the required setback. For these reasons, granting the exception will not be contrary to the objectives of the applicable regulations.

CONDITIONS OF APPROVAL

APPROVAL of this Administrative Exception shall be subject to the following conditions:

- 1) That the development shall be in substantial accord with the plans presented in conjunction with the application for the Administrative Exception, except any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Community Development Department.
- 2) That all necessary permits shall be obtained from the Building and Safety Section and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
- 3) That design review approval or exemption shall be obtained prior to the issuance of a building permit.
- 4) That any expansion or modification of the dwelling unit which is different than what is represented as part of this Administrative Exception approval shall require a new application as determined by the Hearing Officer.

APPEAL PERIOD

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **SEPTEMBER 2, 2021**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, the appeal must be postmarked by the **SEPTEMBER 2, 2021**, deadline (mailed to Community Development Department – Planning Division, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to zoning@glendaleca.gov prior to the close of said business day. The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact Cassandra Pruet 818-937-8186 to make arrangements with the cashier. Note: the standard 2.5% fee for credit card payment applies.

APPEAL FORMS available on-line:

<https://www.glendaleca.gov/home/showdocument?id=11926>

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION

Every right or privilege authorized by an Administrative Exception shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

CESSATION

An Administrative Exception may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative Exception for one year or more in the continuous exercise in good faith of such right and privilege.

EXTENSION

Permits granted by such right or privilege may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the administrative exception.

VIOLATIONS OF THESE CONDITIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

REVOCATION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Administrative Exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a variance at least 10 days' notice by mail to the applicant or permittee.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer who

acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **By Appointment Only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

You may contact the case planner, Cassandra Pruett, during normal business hours at (818) 937-8186 or via e-mail at cpruett@glendaleca.gov.

Sincerely,
Phillip Lanzafame
Director of Community Development



Erik Krause
Planning Hearing Officer

EK:CP:sm

cc: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (Mark Young); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin/C.Babakhanlou/D.Scorza); Glendale Water & Power--Electric Section (B. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna);and case planner (Cassandra Pruett).