



**CITY OF GLENDALE, CA  
REPORT TO THE DESIGN REVIEW BOARD**

**DESIGN REVIEW STAFF REPORT – SINGLE FAMILY**

<b>October 28, 2021</b> <i>Decision Date</i>	<b>1543 Bel Aire Drive</b> <i>Address</i>
<b>Administrative Design Review (ADR)</b> <i>Review Type</i>	<b>5622-002-009</b> <i>APN</i>
<b>PDR2112281</b> <i>Case Number</i>	<b>Alen Malekian</b> <i>Applicant</i>
<b>Minjee Hahm</b> <i>Case Planner</i>	<b>Margarita Blikan</b> <i>Owner</i>

**Project Summary**

The applicant is proposing to remodel the existing one-story, 3,785 square-foot single-family dwelling and to construct a new 440 square-foot, two-car garage at the front. The site is an approximately 33,535 square-foot lot in the R1-I (Low Density Residential, Floor Area District I) Zone.

**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 project is to construct a new accessory building (garage). The house was built in 1921 but has been significantly altered, perhaps around the 1950 date indicated in the County Assessor’s records. Today, it consists of a simple, undecorated, stucco-clad one-story volume with a hipped roof. It does not appear to be eligible for historical listing at any level and is not considered a historic resource under CEQA.

**Existing Property/Background**

The subject site is a gently up-sloping, 33,535 square-foot lot located on Bel Aire Drive. The long rectangular lot is improved with an existing one-story, 3,785 square-foot, single-family dwelling and a detached, 468 square-foot, two-car garage, in addition to a 1,344 square-foot pool house, a pool, and a tennis court at the rear. No protected tree species have been identified on or near the site. The project does not include any new grading and will comply with all current Zoning Code requirements and Design Guidelines.

**Staff Recommendation**

Approve with Conditions

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**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**

None.

**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	14,485 sq. ft.	7,692 – 33,535 sq. ft.	33,535 sq. ft.
Setback	39 ft.	25 - 65 ft.	29 ft.
House size	2,756 sq. ft.	1,137 – 5,129 sq. ft.	5,337 sq. ft.
Floor Area Ratio	0.19	0.14 – 0.32	0.16
Number of stories	2-stories	1 to 3-stories	1-story

**DESIGN ANALYSIS****Site Planning**

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

**Building Location**

**yes**    **n/a**    **no**

*If "no" select from below and explain:*

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

**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 reason:

- There are no alterations being proposed to the existing building footprints (residence, garage, pool house) or site planning, aside from the new garage. The existing single-family dwelling and all existing associated accessory buildings and structures are proposed to remain as-is, aside from the exterior remodel.
- The street front setback for the residence will be reduced from 64’-7” to 29’-3” with the construction of the new two-car garage. The proposed location of the garage at the front of the existing dwelling is appropriate, as many homes in the neighborhood feature garages at the front with either a front- or side-facing garage. The new garage will be accessible from the existing curb cut and the driveway, which will be expanded to provide enough space to access the new garage. The front portion of the property will be redesigned to provide adequate amount of paving for the garage while also incorporating new drought-tolerant landscaping. The applicant’s proposal includes permeable pavers. However, staff recommends a condition of approval requiring the applicant to provide live plant material between the proposed permeable paving materials in lieu of the proposed artificial turf.
- New walls and parapets are proposed for the existing dwelling to enhance the appearance and to successfully transition into a different architectural style. These walls and parapets will be treated with trowel-finished stucco and are appropriate in style, color, and material. In addition, a new six-foot, masonry wall is proposed by the southeast property line. This partial property line wall is not visible from the street and is proposed to match the adjacent neighbor’s existing wall in the same location.

- The proposed landscaping plan is complementary to the development of the site and complies with the minimum landscaping requirement for the zone. New drought-tolerant plants will be provided at the front of the property, with all other existing landscaping and accessory buildings and structures at the rear of the lot to remain.

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## 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 existing one-story house will be remodeled and no other changes are proposed other than the addition of a new garage. However, because the new garage is considered attached to the main dwelling due to the less than five feet distance between the two buildings and is constructed at a slightly lower elevation than the existing dwelling, the proposed height (20') will be slightly higher than the original overall height (19'-2").
- The new 15'-2" tall garage will not significantly impact the overall massing and scale of the property and will be compatible with the nearby dwellings in terms of scale and proportion.
- The new garage relates well with the overall building concept and surrounding context of the neighborhood, as many homes in the neighborhood feature garages at the front. While the massing of the structure will be brought closer to the street than the existing condition, ample street-front and interior setbacks, along with the proposed landscaping work at the front of the property, will prevent the new garage from having an overbearing presence on the street or toward the immediate neighbors.
- The new garage will be flat-roofed to complement the style change for the house, which will receive new walls and parapets to give the look of a flat-roofed, modern style home when viewed from the street. This effect will be enhanced by the slope of the site, which will allow the existing hipped roof forms to be screened by the parapets.

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### **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

As noted above, staff recommends a condition requiring the applicant to provide live plant material between the permeable paving material in lieu of the proposed artificial turf.

**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 surrounding neighborhood features a mix of architectural styles. The new garage along with the existing dwelling’s style change from Minimal Traditional to a more contemporary appearance is compatible with the neighborhood context and will add to the mix of various styles in the area.
- The new garage will feature a narrow strip window that spans across the entire wall facing the street. This will complement the home’s new modern appearance
- The aluminum window at the garage will feature a dark finish and be placed into the wall with a slight recess. The replacement windows at the house will be at the same locations and have the same operation and sizes as the previous windows. They will be aluminum block-frame sash with a combination of sliding and fixed operations. A new screen wall and the garage will hide the windows at the front of the house from view, in keeping with the modern design conception.
- The new color and material palette will include light colored trowel-finished stucco for existing walls, new horizontal wood siding, aluminum windows and doors, and new metal roofing, all of which are appropriate to the chosen style.

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### 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. Provide live plant material between proposed permeable pavers in lieu of artificial turf.

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### Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Vicinity Survey List and Photos of Other Properties
4. Location Map



# PROPOSED FACADE RENOVATION AND GARAGE ADDITION TO AN (E) SINGLE FAMILY RESIDENCE

1543 BEL AIRE DR. GLENDALE, CA 91202



**VICINITY MAP :**



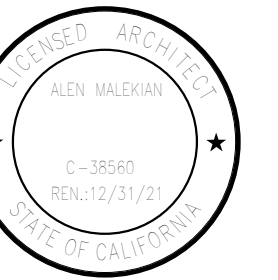
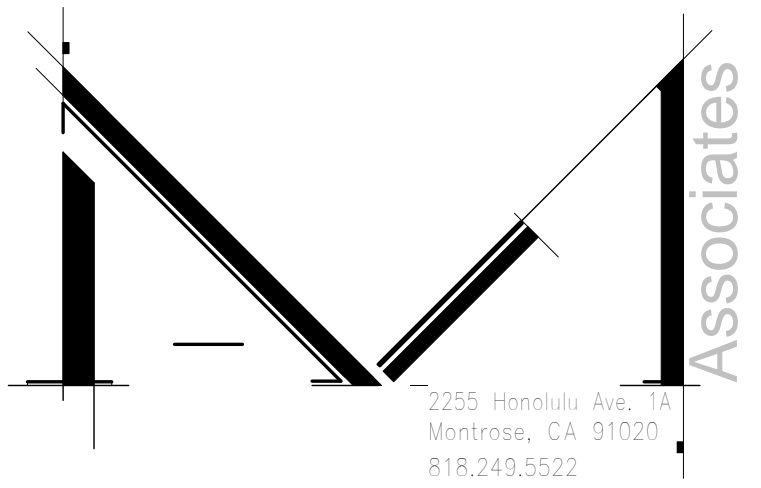
**SHEET INDEX**

- D-T1.0 COVER SHEET
- D-A0.0 SURVEY
- D-A0.1 SURVEY
- D-A1.0 EXISTING AND DEMO SITE PLAN
- D-A1.1 SITE PLAN NEIGHBORING PROPERTIES
- D-A2.0 FLOOR PLANS
- D-A3.0 (E) AND PROPOSED WEST ELEVATION
- D-A3.1 (E) AND PROPOSED NORTH ELEVATION
- D-A3.2 (E) AND PROPOSED EAST ELEVATION
- D-A3.3 (E) AND PROPOSED SOUTH ELEVATION
- D-A4.0 SECTIONS
- D-A5.0 DOOR AND WINDOW SCHEDULE
- D-A6.0 3D VIEWS
- L-1 LANDSCAPE PLAN

**CONSULTANTS**

**OWNER:** MARGARITA BLIKIAN  
1543 BEL AIRE DR.  
GLENDALE CA, 91201  
TEL: (818) 389-9315

**ARCHITECT:** ALEN MALEKIAN, AIA, NCARB  
MALEKIAN + ASSOCIATES  
2255 HONOLULU AVE. #1A  
MONTROSE, CA 91020  
TEL: (818) 249-5522

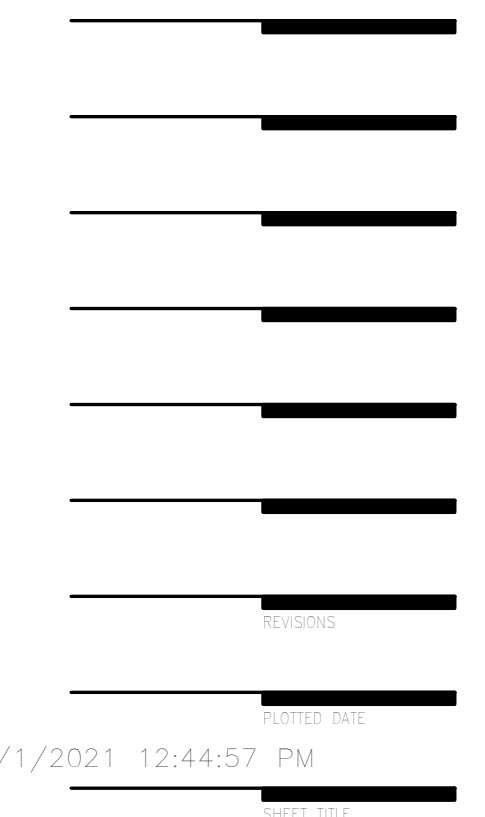


**PROJECT DATA :**

ADDRESS:	1543 BEL AIRE DR. GLENDALE, CA 91201-1413	
AIN:	5622-002-009	
LEGAL DESCRIPTION:	TRACT NO 3891 LOT 2	
ZONING:	RI DISTRICT I HD	
LOT SIZE:	33,535 SF (PER ASSESSOR MAP)	
MAX. ALLOWABLE FAR :	10,000 X 0.30 = 3,000 SF 23,535 X 0.10 = 2,353.50 SF <b>TOTAL = 5,353.50 SF</b>	
EXISTING FAR:	5,129 SF	
	(E) RESIDENTIAL AREA _____ 3,785 SF (NO CHANGE) (E) 2-CAR GARAGE AREA _____ 468 SF (NO CHANGE - NON CONFORMING 3-CAR GARAGE REQ'D) _____ 0 SF (E) POOL HOUSE _____ 1,344 SF (NO CHANGE)	<b>TOTAL AREA = 5,129 SF</b>
PROPOSED FAR:	5,337 SF	
	(E) RESIDENTIAL AREA _____ 3,785 SF (NO CHANGE) (E) 2-CAR GARAGE AREA _____ 468 SF (NO CHANGE) } 908 SF - 700 SF (NOT COUNTED) _____ 208 SF (N) 2-CAR GARAGE AREA _____ 440 SF (E) POOL HOUSE _____ 1,344 SF (NO CHANGE)	<b>TOTAL AREA = 5,337 SF</b>
MINIMUM LANDSCAPED AREA REQ'D:	33,535 SF X .40 = 13,414 SF	
(E) LANDSCAPED AREA:	12,268 SF (36.58%)	
PROPOSED LANDSCAPED AREA:	15,385 SF (45.88%)	
MAXIMUM ALLOWABLE LOT COVERAGE	33,535 SF X .40 = 13,414 SF	
PROPOSED LOT COVERAGE	6,952 SF (20.73%)	
MAXIMUM ALLOWABLE HEIGHT	25 FT + 3FT WITH A ROOF SLOPE OF 3:12 OR STEEPER	
(E) MAXIMUM HEIGHT OF THE BLDG.	19' - 2 3/8" @ 681.40 LOWEST PT.	
PROPOSED MAXIMUM HEIGHT OF THE BLDG.	20' - 0" @ 680.60 LOWEST PT. ( NO CHANGE IN ROOF HEIGHT)	
FIRE HAZARD ZONE	YES	
SCOPE OF WORK	- REMOVE AND REDO THE DRIVEWAY - BUILD A NEW 2 CAR ATTACHED GARAGE - BUILD A NEW PORCH AND NEW CANOPY OVER IT - NEW LANDSCAPE ON FRONT YARD - NEW WINDOWS AND EXTERIOR DOORS THOUGHOUT	
	- REMOVE FLAGSTONES @ BACKYARD AND REPLACE WITH PERMEABLE PAVING SYSTEM - RE-STUCCO THE (E) RESIDENCE AND THE (E) GARAGE - RE-ROOF THE (E) RESIDENCE AND THE (E) GARAGE AND PROVIDE NEW GUTTERS	

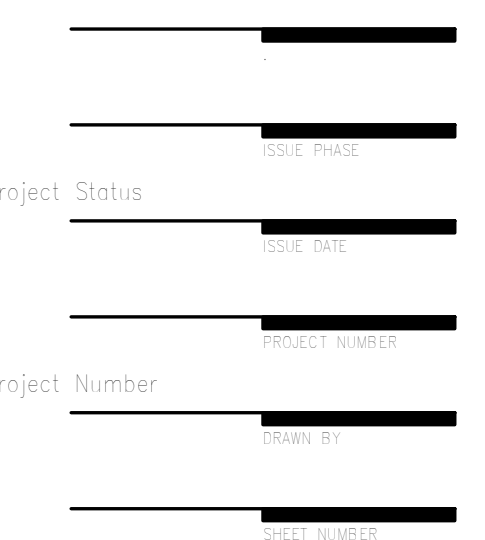
**BEL AIRE RESIDENCE**

1543 BEL AIRE DRIVE  
GLENDALE, CA 91202



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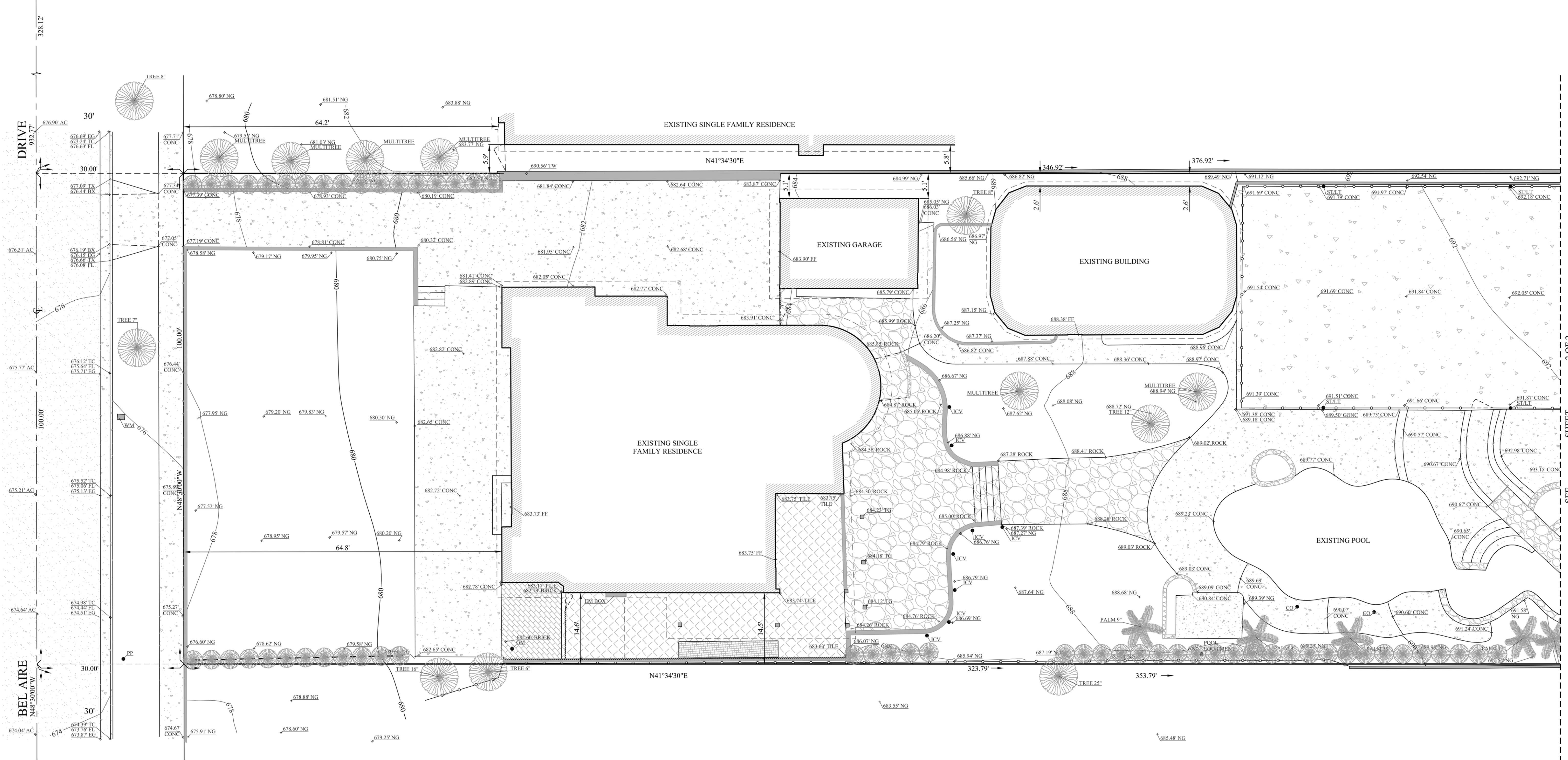
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D-T1.0



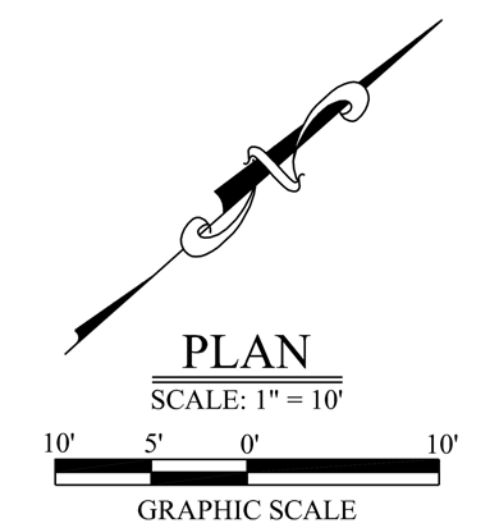
FD. 4 STRADS PER C. OF  
G. C.E.T.B. 103, PG. 071.




BELAIRE  
N48°30'00"W

DRIVE  
N41°34'30"E

FD. 4 STRADS PER C. OF  
G. C.E.T.B. 366, PG. 008.



PREPARED UNDER THE DIRECTION OF:  
  
 KAREN KORGANYAN PLS 8510

SHEET TITLE  
**TOPOGRAPHIC SURVEY MAP**  
**D-A0.0**

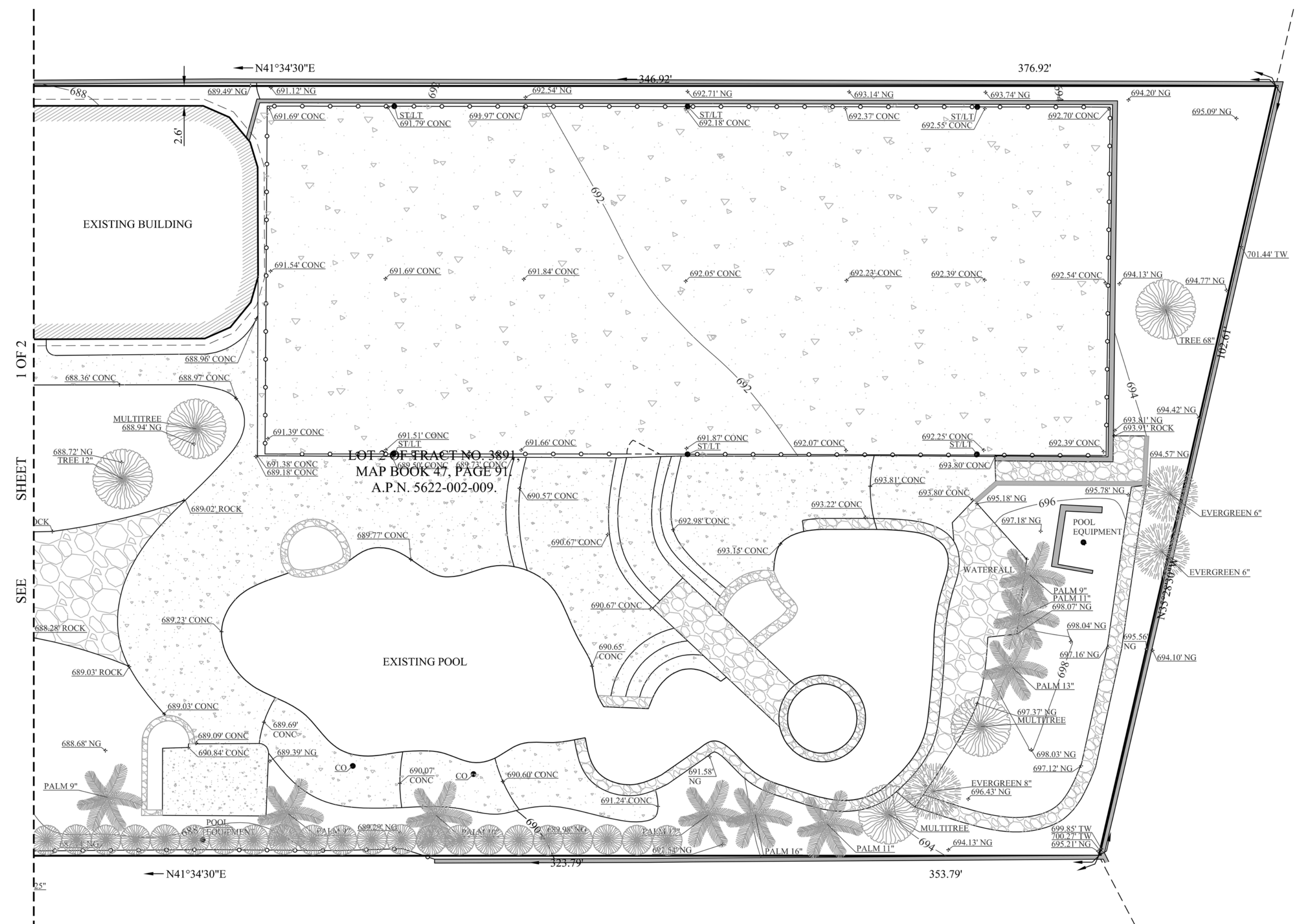
DATE	12-27-2020
SHEET NO.	1 OF 2
JOB NO.	

PREPARED EXCLUSIVELY FOR:

**KKL Surveying, Inc.**  
 6747 CODESSA AVENUE, SUITE 105, VAN NUYS, CA 91406  
 Phone: (818) 482-6532, E-mail: kklsurveying@gmail.com

2 OF 2 SHEET





**NOTES:**  
 A. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.  
 B. IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTED ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.  
 C. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL OF LAND.  
 D. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

**LEGAL DESCRIPTION:**  
 LOT 2 OF TRACT NO. 3891, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47, PAGE 91, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

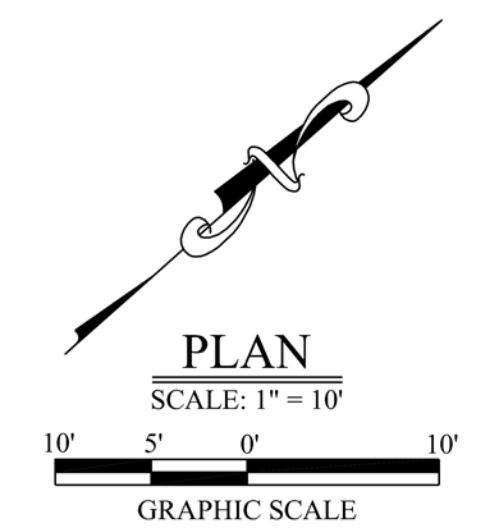
A.P.N. 5622-002-009.  
**BASIS OF BEARINGS:**  
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N48°30'W OF THE CENTERLINE OF BEL AIRE DRIVE, FORMERLY TENTH STREET, AS SHOWN ON THE MAP OF TRACT NO. 3891, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47, PAGE 91, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**BENCHMARKS:**  
 1. BEL AIRE DR AND EL MIRADERO AVE. BENCHMARK NO. 2506. BRASS DISK IN S/ELY CORNER OF CB ELY SIDE OF EL MIRADERO AVE N/ELY CORNER STAMPED "CITY OF GLENDALE BENCH MARK 2506 2012". 2012 ACTIVE. ELEVATION 686.631 FEET.  
 2. BEL AIRE DR AND JUSTIN AVE. BENCHMARK NO. 2505. BRASS DISK IN ELY CURB JUSTIN AVE 25.0 FT S'LY OF BCR S/ELY CORNER STAMPED "CITY OF GLENDALE BENCH MARK 2505 2012". 2012 ACTIVE. ELEVATION 677.592 FEET.  
 3. BEL AIRE DRIVE AND RUBERTA AVENUE. 2504 BRASS DISK IN ELY CORNER OF CB N'LY SIDE OF BEL AIRE DR N'W'LY CORNER STAMPED "CITY OF GLENDALE BENCH MARK 2504 2012". 2012 ACTIVE. ELEVATION 673.226 FEET.

**DATE OF SURVEY:**  
 DECEMBER 25, 2020.

**SITE ADDRESS:**  
 1543 BEL AIRE DRIVE,  
 GLENDALE, CA 91201.

COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND WITHOUT WET SEAL ARE NOT VALID.



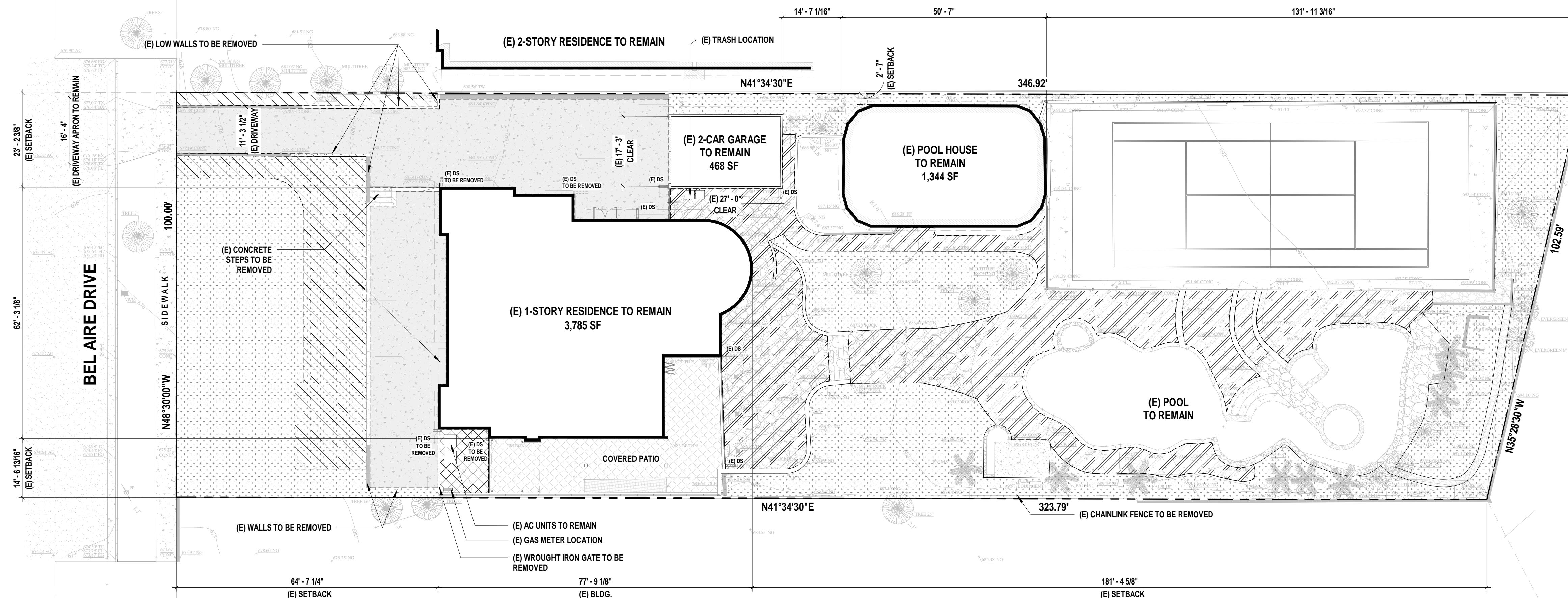
PREPARED UNDER THE DIRECTION OF:  
*Karen Korganyan*  
 KAREN KORGANYAN PLS 8510



DEMO SITE PLAN LEGEND

- (E) CONCRETE PAVING WITH GRAVEL IN BETWEEN TO BE REMOVED
- (E) PART OF LANDSCAPE TO BE REMOVED
- (E) PAVERS TO BE REMOVED
- (E) FLAGSTONE PAVING TO BE REMOVED
- (E) LANDSCAPE

NOTE: THERE ARE NO OAK, BAY, OR SYCAMORE TREES ON THE LOT OR WITHIN 20 FEET OF THE SITE



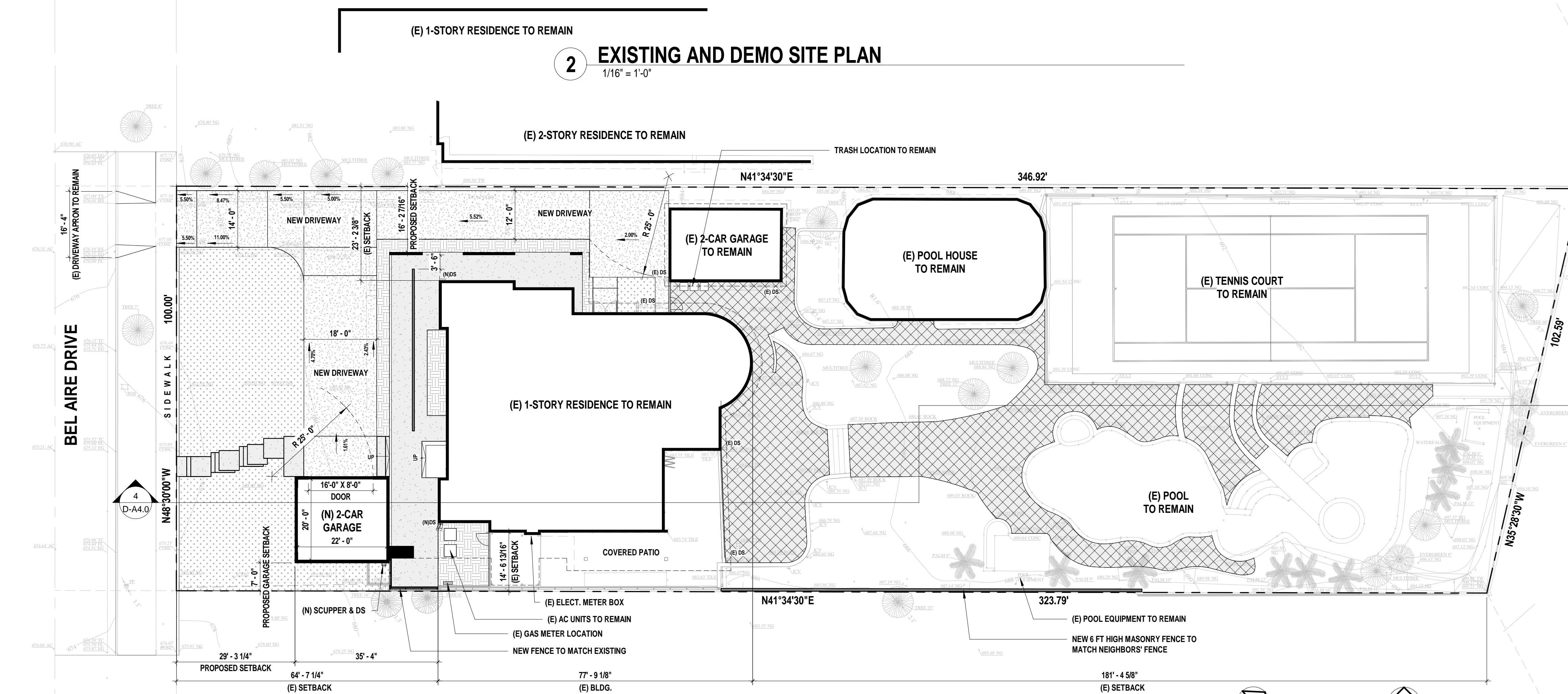
2 EXISTING AND DEMO SITE PLAN

1/16" = 1'-0"

SITE PLAN LEGEND

- CONCRETE SLAB WITH GRASS STRIPS DRIVEWAY
- TERRAZZO OR SIMILAR
- UNCOMPACTED PEA GRAVEL WITH PLANTING
- GRAVEL BED WITH PLANTING
- PERMEABLE NATURAL STONE PAVERS

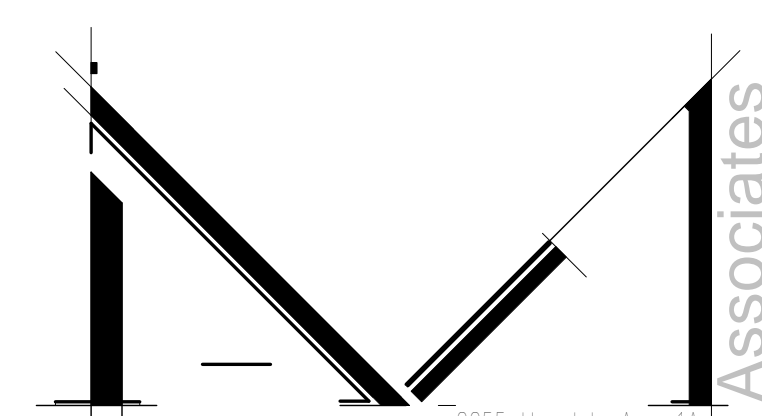
NOTE: THERE ARE NO OAK, BAY, OR SYCAMORE TREES ON THE LOT OR WITHIN 20 FEET OF THE SITE



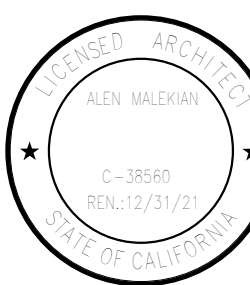
1 PROPOSED SITE PLAN

1/16" = 1'-0"

TRUE NORTH PROJECT NORTH



2255 Honolulu Ave.  
Monrovia, CA 91020  
818.249.5522



BEL AIRE RESIDENCE

1543 BEL AIRE DRIVE  
GLENDALE, CA 91202

DEMO AND PROPOSED SITE PLAN

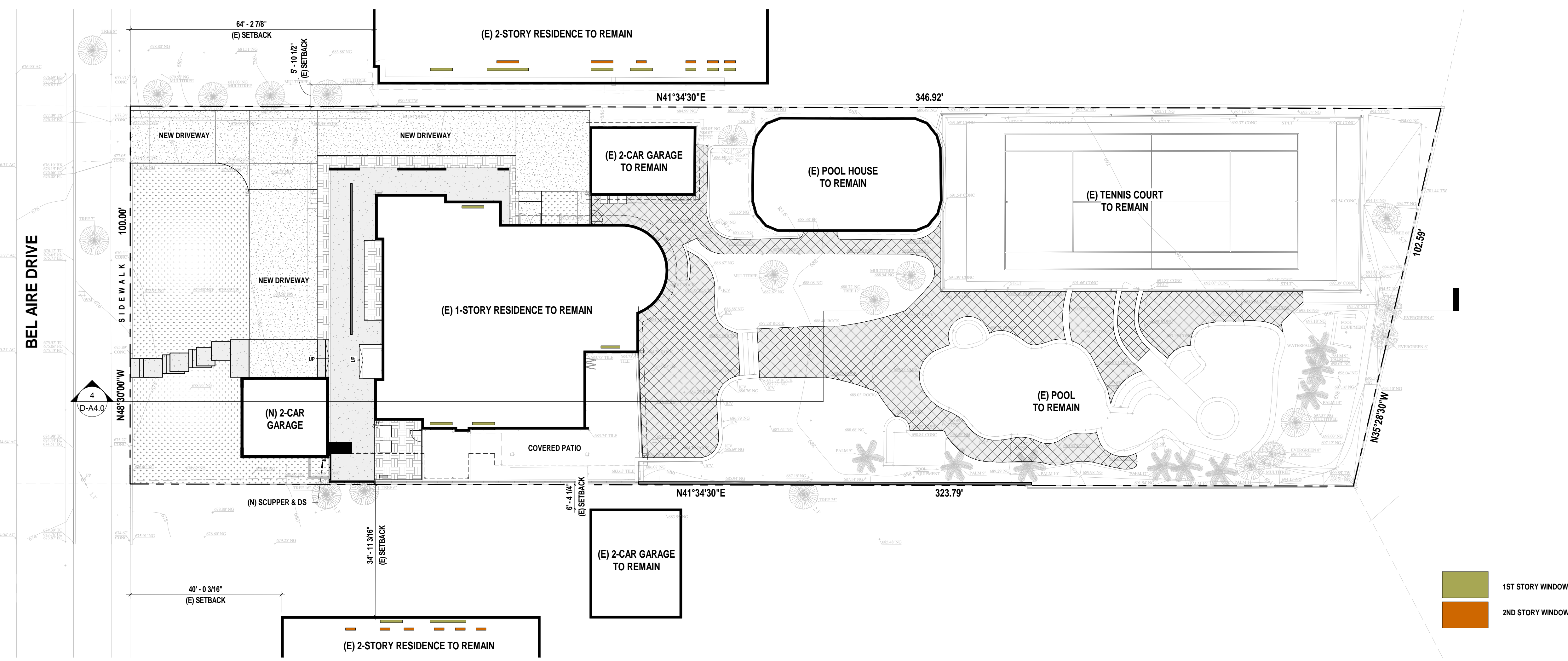
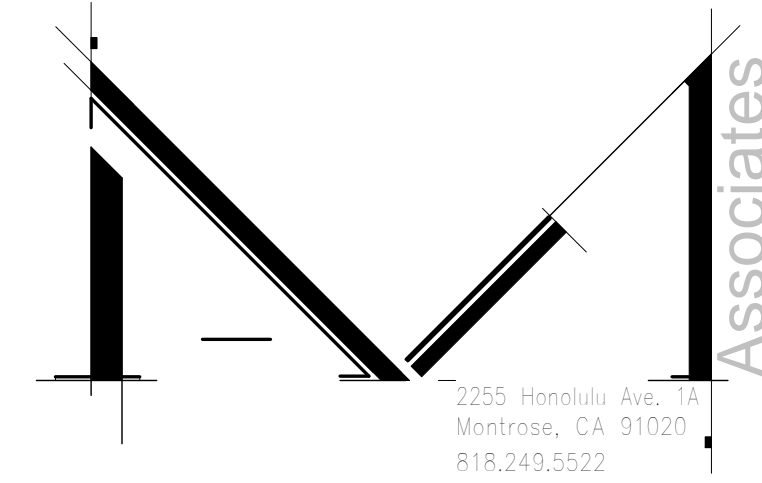
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Project Status

Project Number

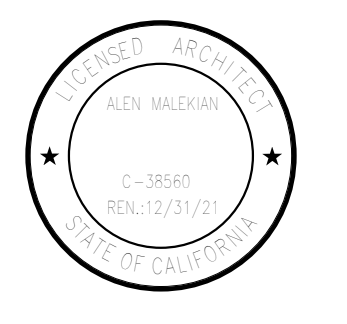
D-A1.0





1ST STORY WINDOWS  
2ND STORY WINDOWS

1 SITE PLAN NEIGHBORING PROPERTIES  
1/16" = 1'-0"

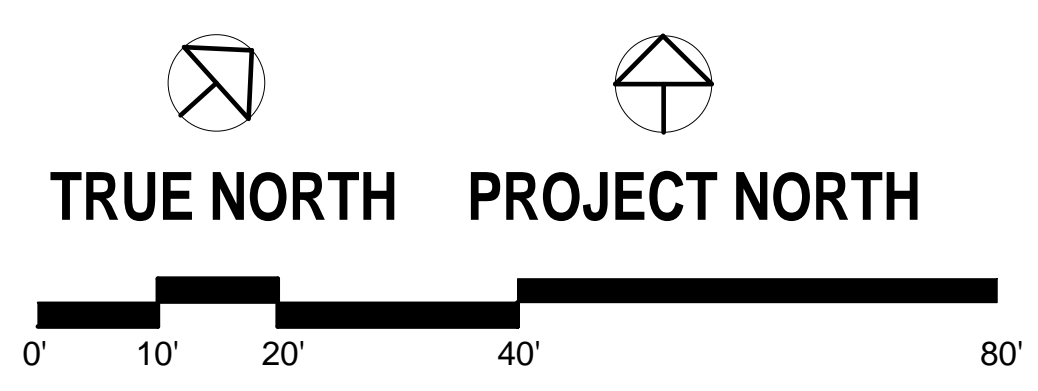


BEL AIRE RESIDENCE

1543 BEL AIRE DRIVE  
GLENDALE, CA 91202

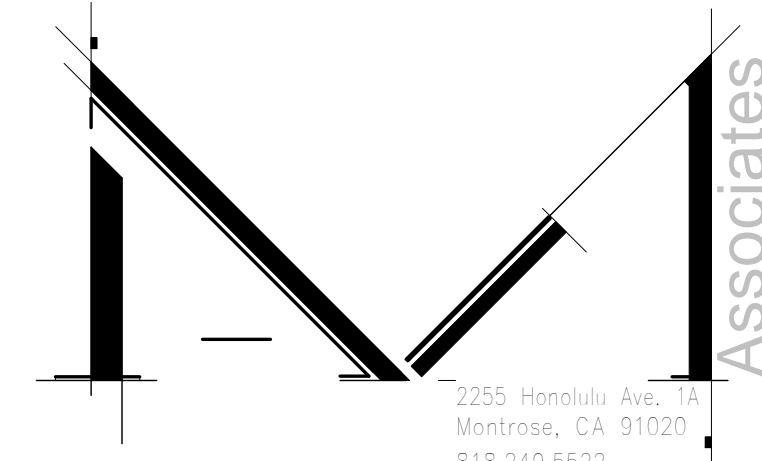
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SITE PLAN  
NEIGHBORING  
PROPERTIES

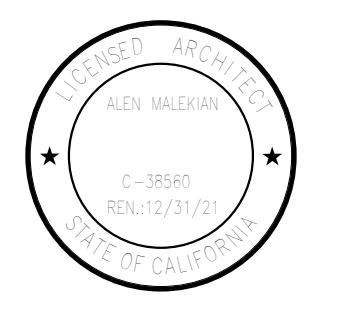


Project Status  
Project Number





2255 Honolulu Ave.  
Montrose, CA 91020  
818.249.5522



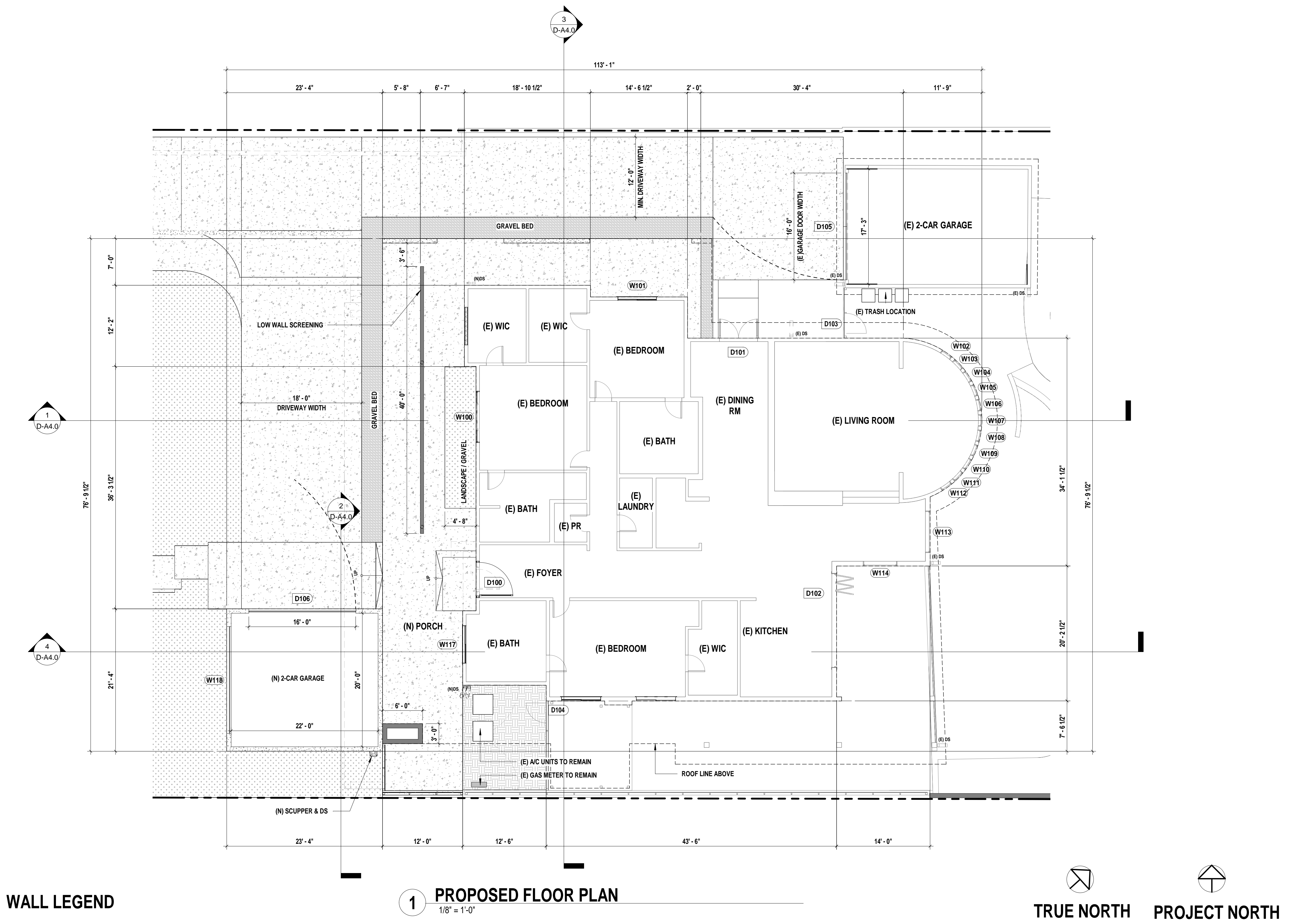
BEL AIRE RESIDENCE

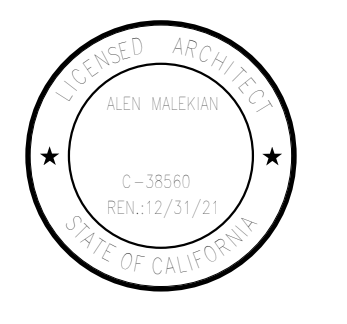
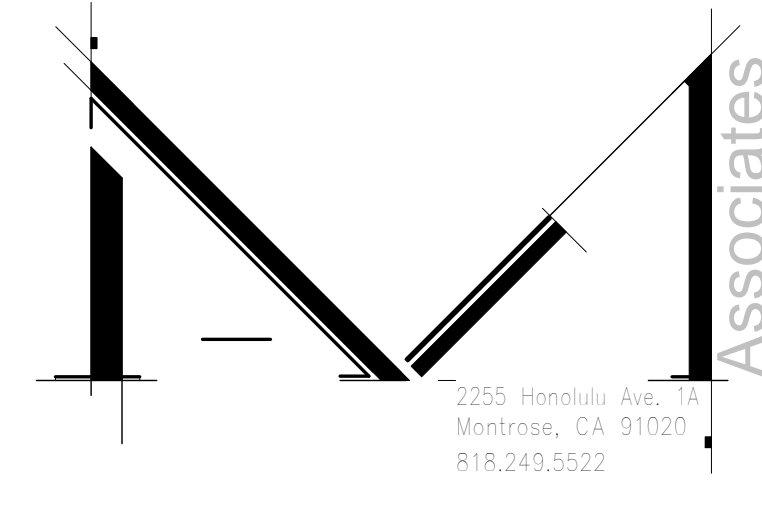
1543 BEL AIRE DRIVE  
GLENDALE, CA 91202

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FLOOR PLAN

Project Status  
Project Number



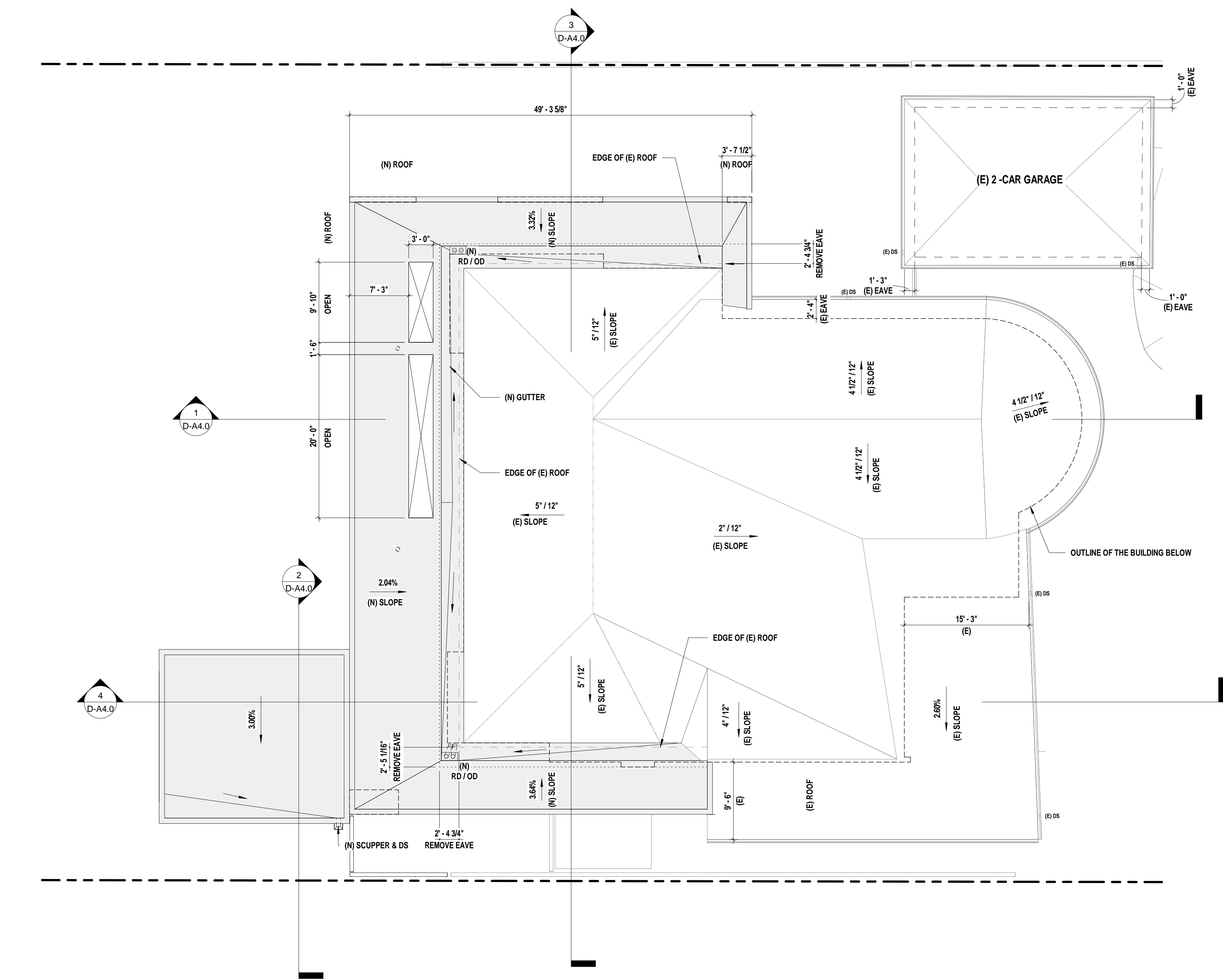


BEL AIRE RESIDENCE

1543 BEL AIRE DRIVE  
GLENDALE, CA 91202

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ROOF PLAN



**1 PROPOSED ROOF PLAN**  
1/8" = 1'-0"

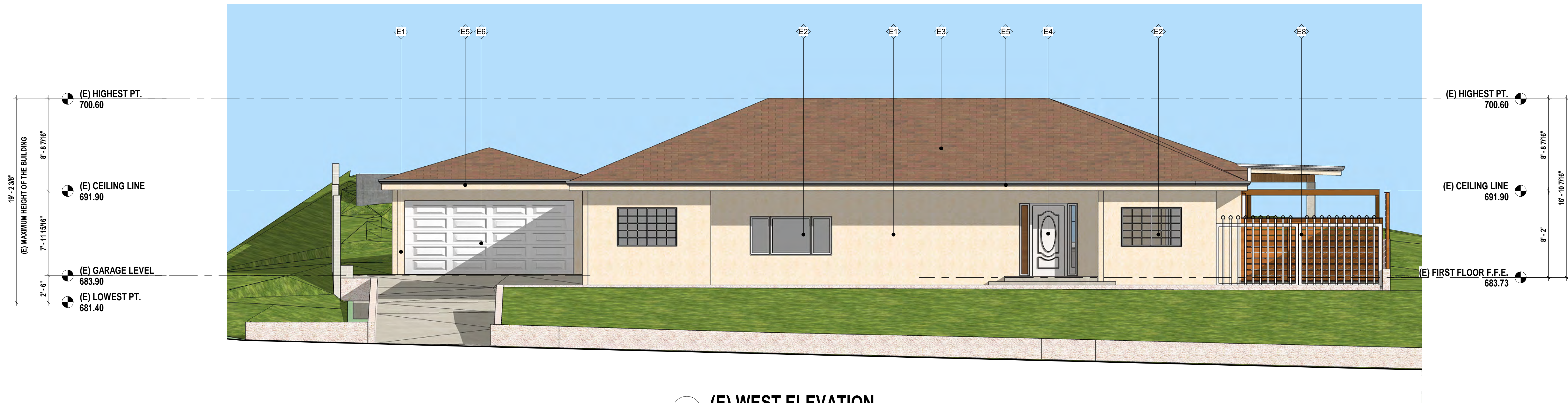


**ROOF LEGEND**

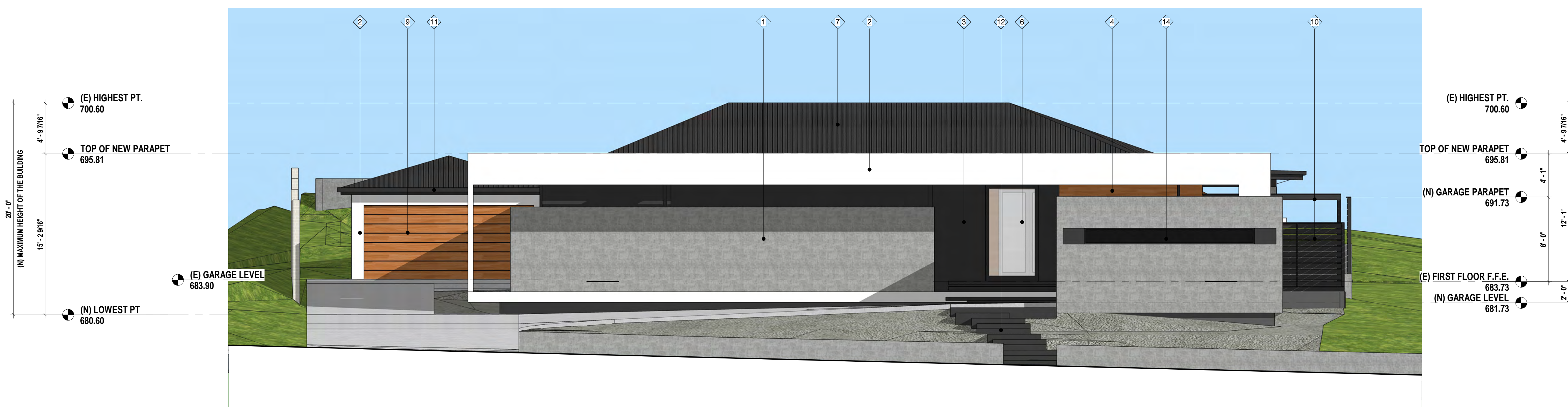
- (E) ROOF STRUCTURE TO REMAIN.  
(E) ROOF ASPHALT FINISH TO BE REMOVED AND REPLACED WITH BOX BATTEN METAL ROOF
- (N) CLASS 'A' BUILT-UP ROOF

Project Status  
Project Number





1 (E) WEST ELEVATION  
3/16" = 1'-0"



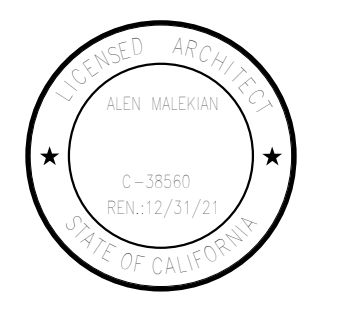
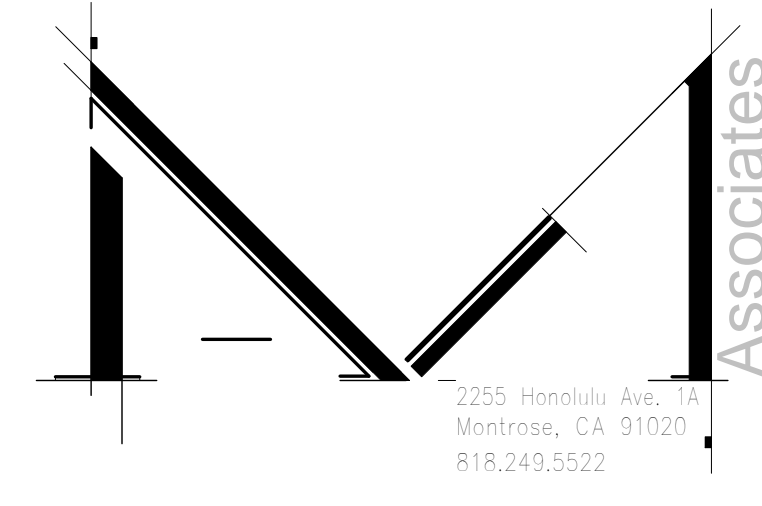
2 WEST ELEVATION  
3/16" = 1'-0"

(E) ELEVATION KEYNOTES

E1	ALL (E) LACE FINISH STUCCO TO BE REMOVED	E6	(E) GARAGE DOOR TO BE REMOVED
E2	(E) VINYL WINDOWS AND PATIO DOORS TO BE REMOVED	E7	(E) SIDINGS TO BE REMOVED
E3	(E) ASPHALT ROOFING TO BE REMOVED	E8	(E) WROUGHT IRON GATE TO BE REMOVED
E4	(E) MAIN ENTRY DOOR TO BE REMOVED	E9	(E) FOLDING PATIO DOOR & WINDOWS LOOKING TOWARD YARD TO REMAIN
E5	(E) GUTTER TO BE REMOVED	E10	(E) ALUM. DOOR TO BE REMOVED

ELEVATION KEYNOTES

1	SMOOTH TROWEL FINISH COLOR - NATURAL CONCRETE	8	(E) ALUMINUM FOLDING PATIO DOOR AND WINDOWS LOOKING TOWARD YARD TO REMAIN
2	SMOOTH TROWEL FINISH COLOR - COOL DECEMBER BY DUNN EDWARDS (DEW383)	9	GARAGE DOOR BY CLOPAY COLOR - PLANK CLADDING(MAHOGANY)- DARK FINISH
3	SMOOTH TROWEL FINISH COLOR - IRON RIVER BY DUNN EDWARDS (DEA176)	10	(E) WOODEN FENCE AND SHED TO BE REPAINTED COLOR - IRON RIVER BY DUNN EDWARDS (DEA176)
4	COMPOSITE WALL PANEL/SIDING BY TRESPA COLOR - ROMANTIC WALNUT	11	(N) PRIMED AND PAINTED GUTTER COLOR - IRON RIVER BY DUNN EDWARDS (DEA176)
5	ALUMINUM WINDOWS AND PATIO DOORS BY WESTERN WINDOW SYSTEMS FRAME COLOR - WHITE	12	STEPS W/ GRAVEL & STEEL BORDER
6	ALUMINUM PIVOT DOOR BY WESTERN WINDOW SYSTEMS FRAME COLOR - BRONZE ANODIZED	13	(E) METAL DOWNSPOUTS TO BE PAINTED ( REPAIR OR REPLACE IF NEEDED ) COLOR - IRON RIVER BY DUNN EDWARDS (DEA176)
7	BOX BATTEN METAL ROOF BY METAL SALES TO REPLACE (E) ASPHALT ROOFING COLOR - DARK BRONZE	14	ALUMINUM WINDOWS W/ BUTT JOINT GLASSES BY WESTERN OR APRVD. EQ. FRAME COLOR - BRONZE ANODIZED

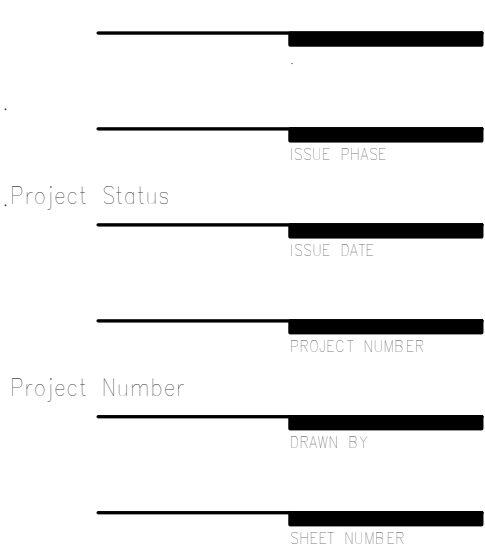


BEL AIRE RESIDENCE

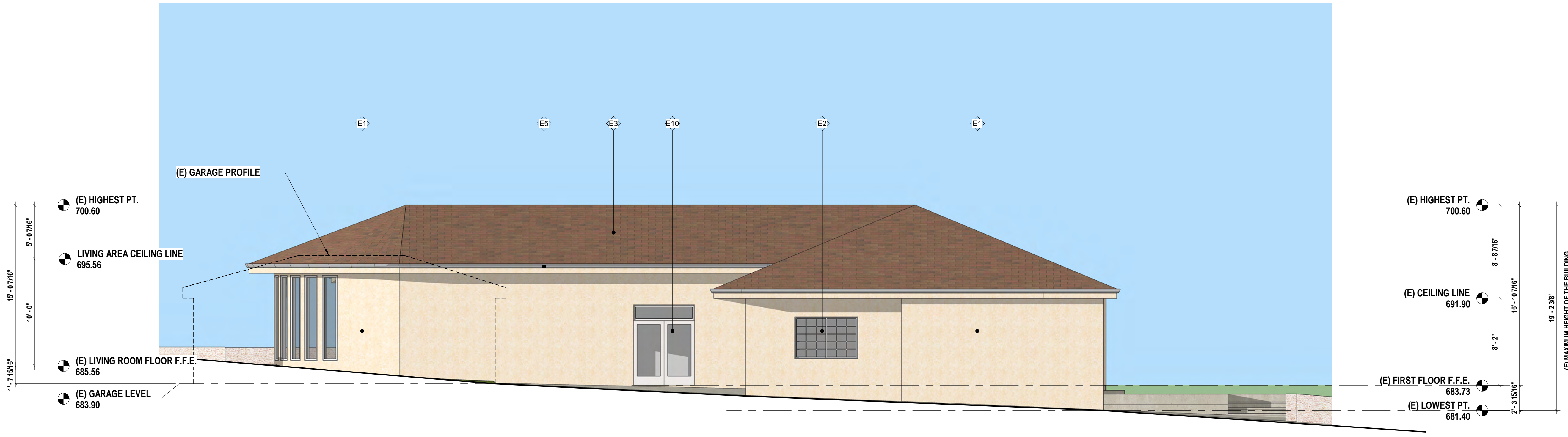
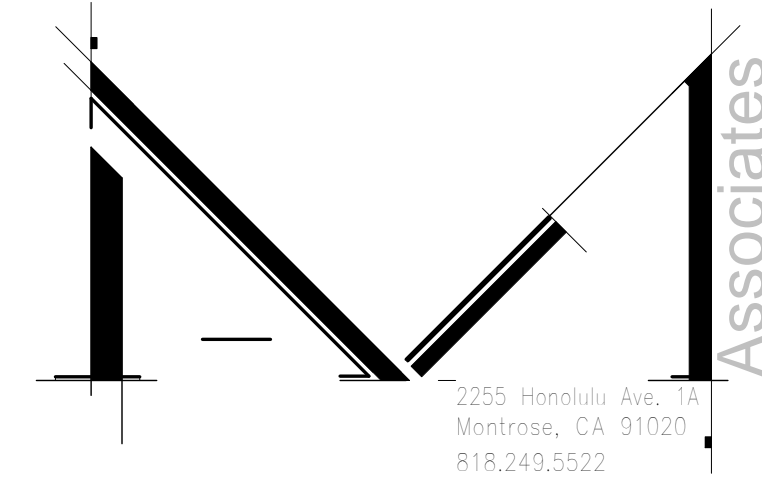
1543 BEL AIRE DRIVE  
GLENDALE, CA 91202

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(E) AND PROPOSED WEST ELEVATIONS







1 (E) NORTH ELEVATION  
3/16" = 1'-0"



2 NORTH ELEVATION  
3/16" = 1'-0"

1543 BEL AIRE DRIVE  
GLENDALE, CA 91202



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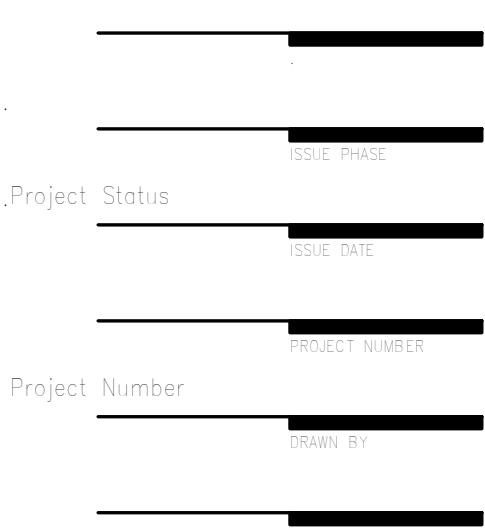
(E) ELEVATION KEYNOTES

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E3	(E) ASPHALT ROOFING TO BE REMOVED	E8	(E) WROUGHT IRON GATE TO BE REMOVED
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E5	(E) GUTTER TO BE REMOVED	E10	(E) ALUM. DOOR TO BE REMOVED

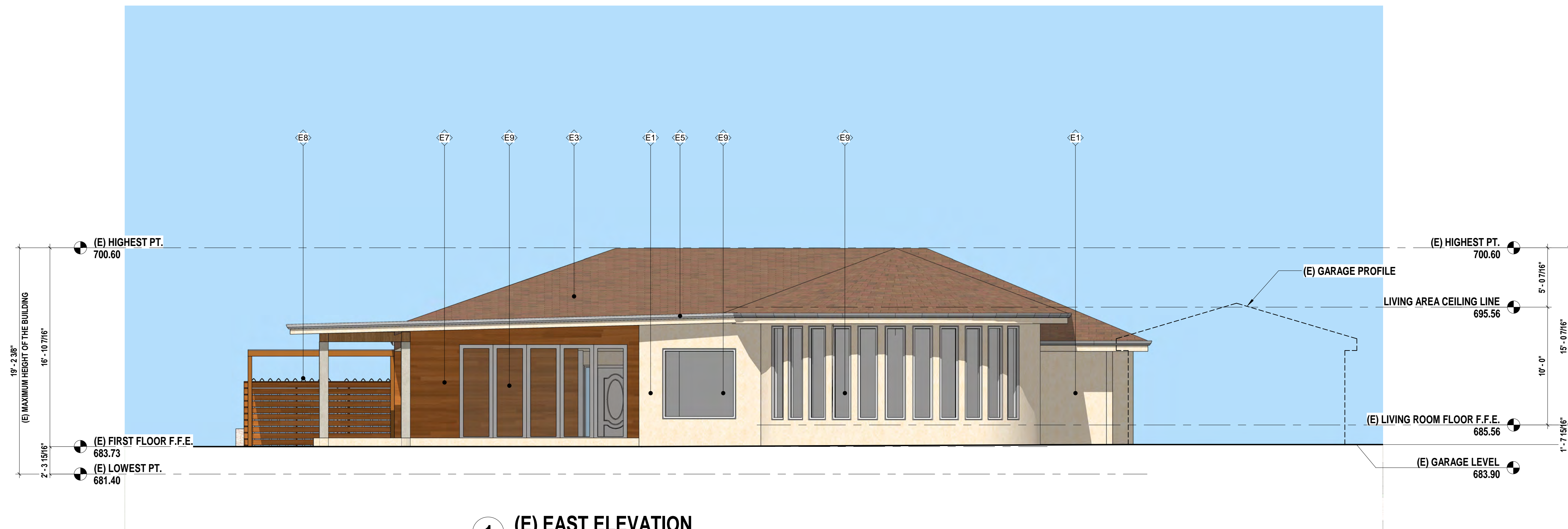
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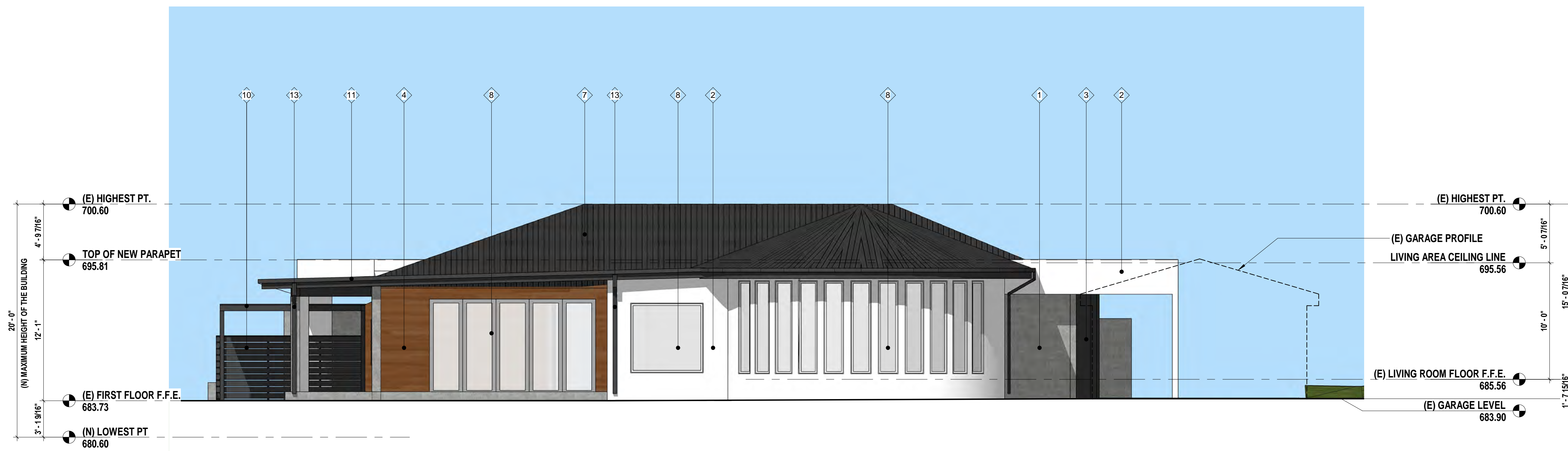
(E) AND PROPOSED  
NORTH ELEVATIONS



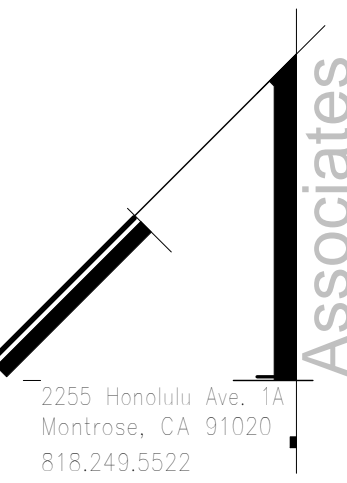




1 (E) EAST ELEVATION  
3/16" = 1'-0"



2 EAST ELEVATION  
3/16" = 1'-0"

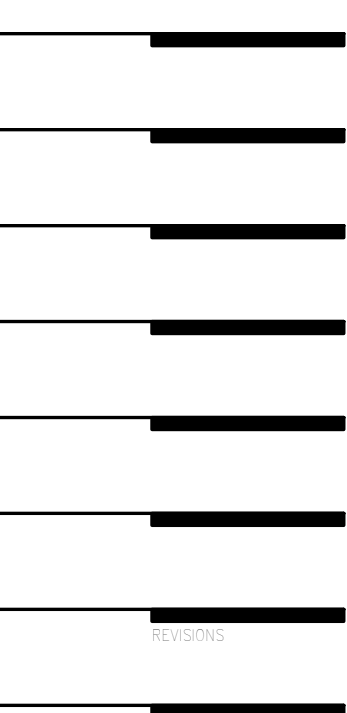


2255 Honolulu Ave.  
Menlo Park, CA 94025  
818.249.5522



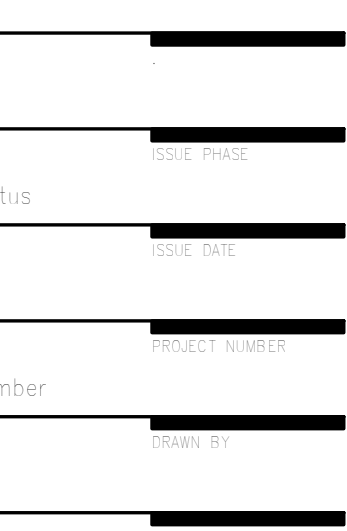
BEL AIRE RESIDENCE

1543 BEL AIRE DRIVE  
GLENDALE, CA 91202



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(E) AND PROPOSED EAST ELEVATIONS

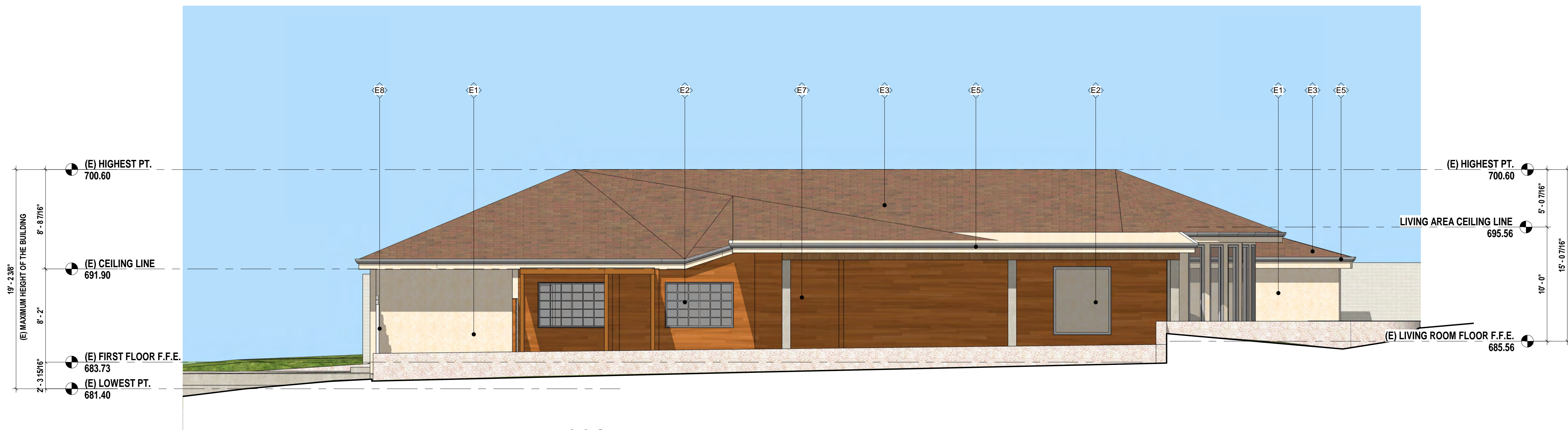


Project Status  
Project Number

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E2	(E) VINYL WINDOWS AND PATIO DOORS TO BE REMOVED
E3	(E) ASPHALT ROOFING TO BE REMOVED
E4	(E) MAIN ENTRY DOOR TO BE REMOVED
E5	(E) GUTTER TO BE REMOVED
E6	(E) GARAGE DOOR TO BE REMOVED
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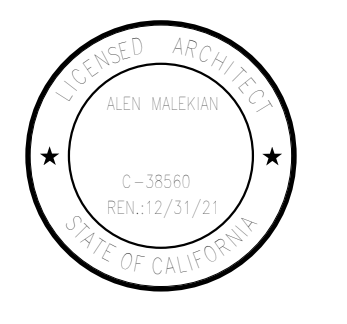
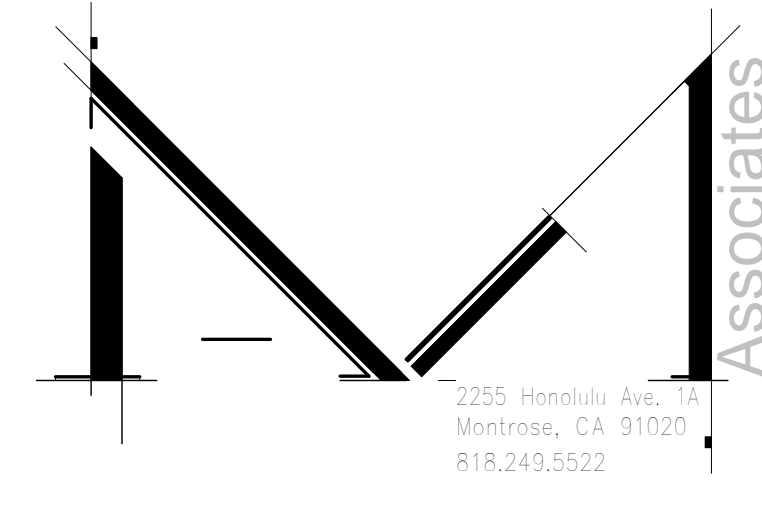




**1 (E) SOUTH ELEVATION**  
3/16" = 1'-0"



**2 SOUTH ELEVATION**  
3/16" = 1'-0"



**BEL AIRE RESIDENCE**

1543 BEL AIRE DRIVE  
GLENDALE, CA 91202

6/30/2021 4:12:53 PM  
PLOT DATE

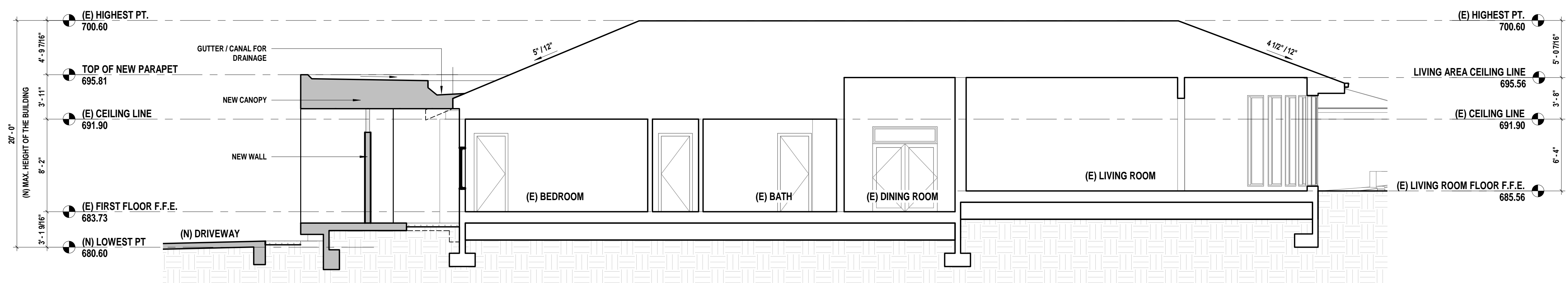
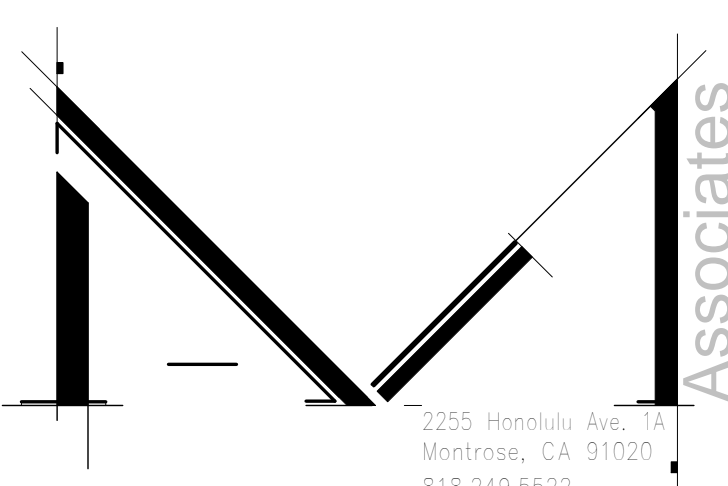
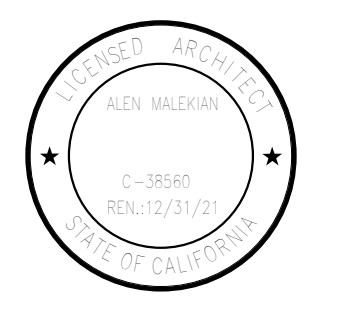
**(E) AND PROPOSED SOUTH ELEVATIONS**

Project Status:  ISSUE TRACKED  
Project Number:  TRACKING BY

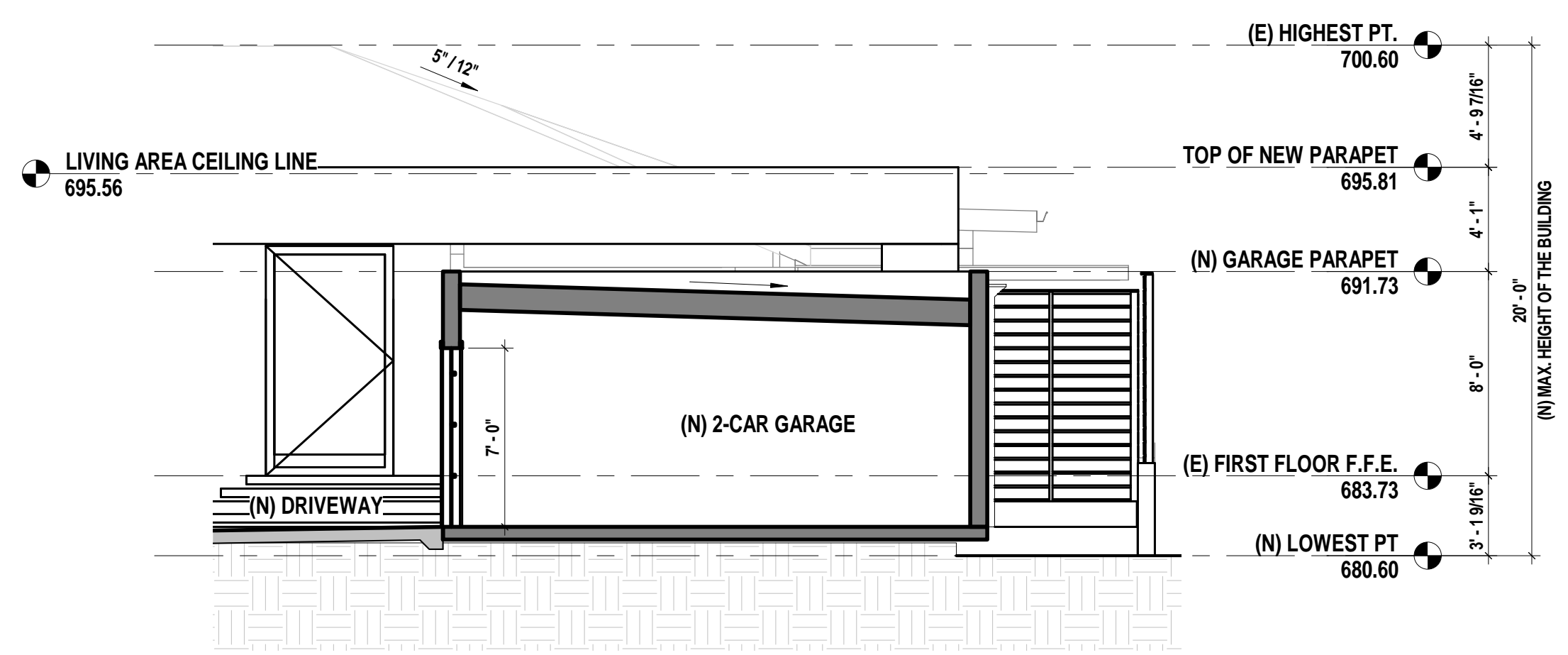
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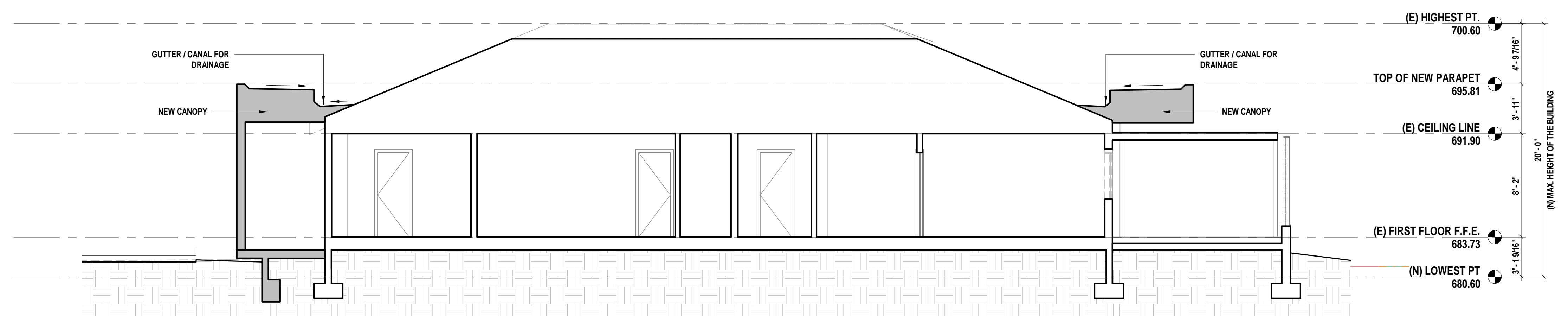




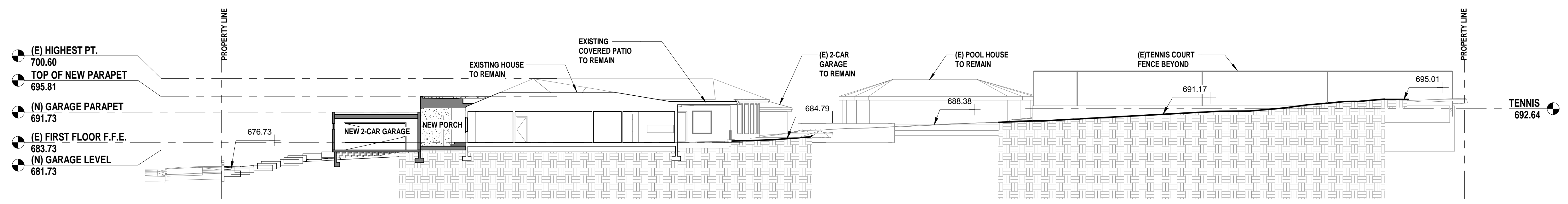
1 SECTION A  
3/16" = 1'-0"



2 SECTION B  
3/16" = 1'-0"



3 Section 3  
3/16" = 1'-0"



4 SITE SECTIONS  
1/16" = 1'-0"

BEL AIRE RESIDENCE

1543 BEL AIRE DRIVE  
GLENDALE, CA 91202

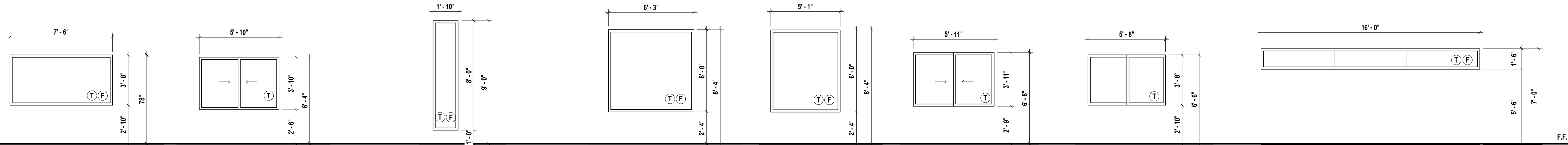
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SECTIONS

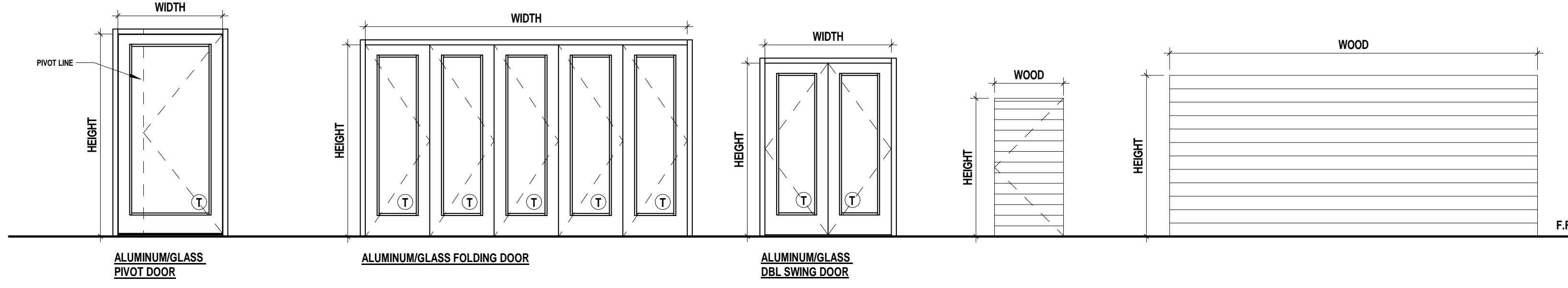
Project Status  
Project Number

### WINDOW SCHEDULE

WINDOW NUMBER	QTY.	(E) W X H	(N) W X H	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM STREET? Y/N	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (SDL) Y/N	KEEP EXISTING SILL AND FRAME Y/N	BUILD NEW SILL AND FRAME Y/N	EXISTING EDGE DETAIL	NEW EDGE DETAIL	BEDROOM? Y/N	ENERGY EFFICIENT? Y/N	TEMPERED GLASS? Y/N	FIRE HAZARD ZONE? Y/N	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR? Y/N	MANUFACTURER/ COMMENTS
W100	1	7'-9" X 3'-8"	7'-9" X 3'-8"	VINYL	ALUMINUM	YES	SLIDING XO	FIXED	BLOCK FRAME	NO	YES	NO	NO TRIM	NO	NO	YES	YES	YES	NO	WESTERN WINDOW SYSTEM
W101	1	5'-10" X 3'-10"	5'-10" X 3'-10"	VINYL	ALUMINUM	YES	SLIDING	SLIDING	BLOCK FRAME	NO	YES	NO	NO TRIM	NO	YES	YES	YES	YES	NO	WESTERN WINDOW SYSTEM
W102-W112	11	1'-9" X 8'-0"	NA	VINYL	NA	NO	FIXED	NA	NA	NO	YES	NO	NO TRIM	NA	NO	YES	YES	YES	YES	(E) WINDOWS TO REMAIN
W113	1	6'-3" X 6'-0"	NA	ALUMINUM	NA	NO	FIXED	NA	NA	NO	YES	NO	NO TRIM	NA	NO	YES	YES	YES	NO	(E) WINDOWS TO REMAIN
W114	1	5'-1" X 6'-0"	NA	ALUMINUM	NA	NO	FIXED	NA	NA	NO	YES	NO	NO TRIM	NA	NO	YES	YES	YES	NO	(E) WINDOWS TO REMAIN
W115	1	5'-11" X 3'-11"	5'-11" X 3'-11"	VINYL	ALUMINUM	YES	SLIDING	SLIDING	BLOCK FRAME	NO	YES	NO	NO TRIM	NO TRIM	YES	YES	YES	YES	NO	WESTERN WINDOW SYSTEM
W116	1	5'-11" X 3'-11"	5'-11" X 3'-11"	VINYL	ALUMINUM	YES	SLIDING	SLIDING	BLOCK FRAME	NO	YES	NO	NA	NO	YES	YES	YES	YES	NO	WESTERN WINDOW SYSTEM
W117	1	5'-8" X 3'-8"	5'-8" X 3'-8"	VINYL	ALUMINUM	YES	SLIDER	SLIDING	BLOCK FRAME	NO	YES	NO	NO	NO	NO	YES	YES	YES	NO	WESTERN WINDOW SYSTEM
W118	1	NA	16'-0" X 1'-6"	NA	ALUMINUM	YES	NA	FIXED	BLOCK FRAME	NO	NA	YES	NA	YES	NO	NO	YES	YES	NO	WESTERN WINDOW SYSTEM(W/ BUTT JOINT GLASSES)



4 W100 1/4" = 1'-0"  
 5 W101 1/4" = 1'-0"  
 6 W102-W112(11 WINDOWS) 1/4" = 1'-0"  
 7 W113 1/4" = 1'-0"  
 8 W114 1/4" = 1'-0"  
 9 W115 & W116 1/4" = 1'-0"  
 18 W117 1/4" = 1'-0"  
 12 W118 1/4" = 1'-0"



1 TYPE A 1/4" = 1'-0"  
 2 TYPE B 1/4" = 1'-0"  
 3 TYPE C 1/4" = 1'-0"  
 15 TYPE D 1/4" = 1'-0"  
 11 TYPE E 1/4" = 1'-0"

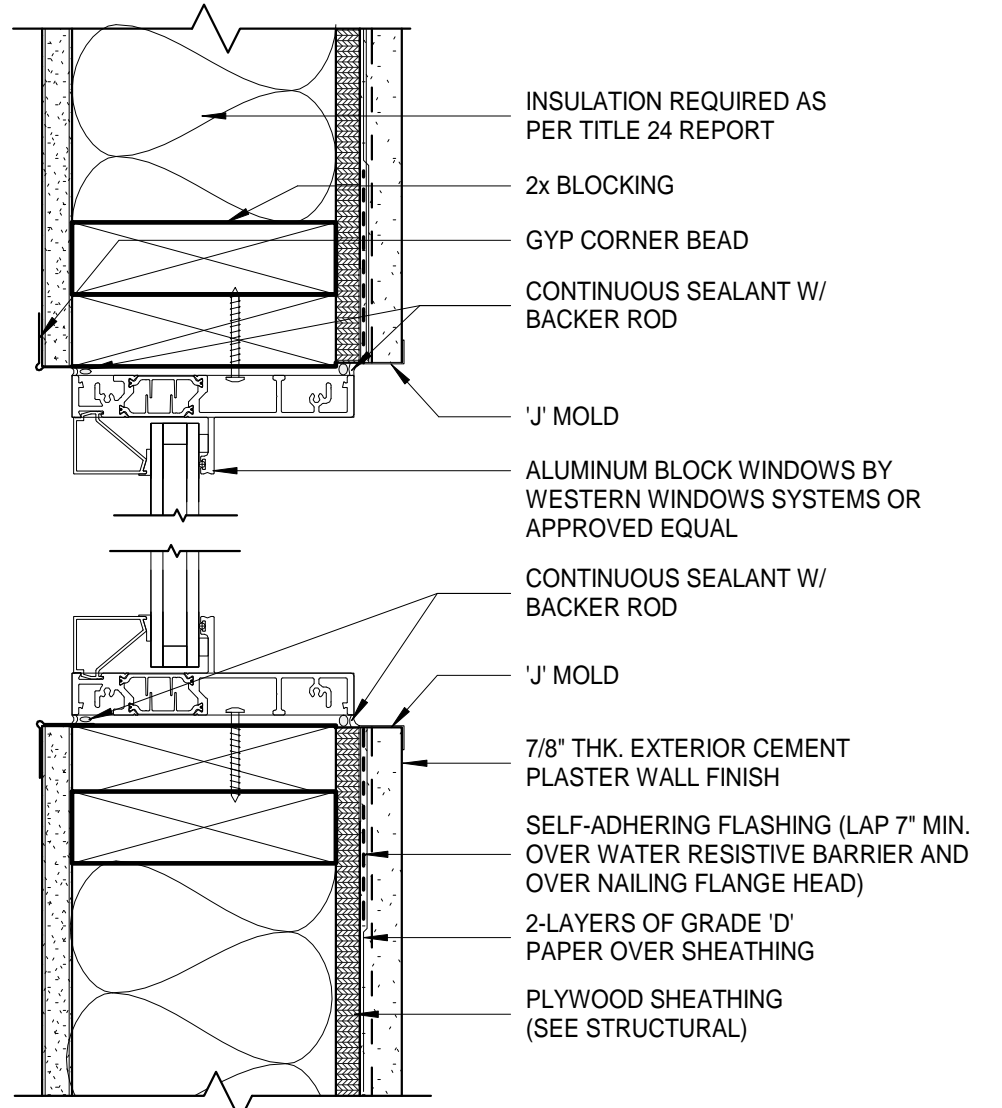
### DOOR SCHEDULE

DOOR NUMBER	TYPE	WIDTH	HEIGHT	DOOR MATERIAL	FINISH	FRAME MATERIAL	FRAME FINISH	COMMENTS
D100	A	5'-0"	9'-0"	ALUMINUM/GLASS	GLASS / BRONZE ANODIZED	ALUMINUM	BRONZE ANODIZED	NEW WESTERN SERIES 980 PIVOT DOOR
D101	C	5'-6"	7'-6"	ALUMINUM/GLASS	GLAS / WHITE	ALUMINUM	WHITE	NEW DBL SWING DOOR
D102	B	14'-0"	8'-4"	ALUMINUM/GLASS	GLAS / WHITE	ALUMINUM	WHITE	EXISTING 5 PANEL FOLDING DOOR TO REMAIN
D103	D	3'-0"	6'-0"	WOOD	STAIN	WOOD	STAIN	EXISTING HORIZONTAL WOOD PANELS TO BE REPAINTED
D104	D	3'-0"	6'-0"	WOOD	STAIN	WOOD	STAIN	EXISTING HORIZONTAL WOOD PANELS TO BE REPAINTED
D105	E	16'-0"	7'-0"	MOLDED COMPOSITE	PLANK CLADDING(MAHOAGANY)- DARK FINISH	STEEL	PRIMED AND PAINTED	CANYON RIDGE MODERN BY CLOPAY OR APRVD. EQ.
D106	E	16'-0"	7'-0"	MOLDED COMPOSITE	PLANK CLADDING(MAHOAGANY)- DARK FINISH	STEEL	PRIMED AND PAINTED	CANYON RIDGE MODERN BY CLOPAY OR APRVD. EQ.

### WINDOW EGRESS DIAGRAM

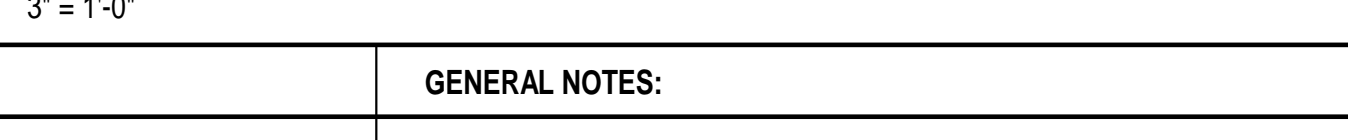


16 WINDOW EGRESS DIAGRAM 1/2" = 1'-0"  
 1. 20" MINIMUM CLEAR WIDTH.  
 2. 24" MIN. CLEAR HEIGHT.  
 3. 5.7 SF MINIMUM OPENABLE AREA  
 NOTE: REFER TO PLANS AND ELEVATIONS FOR EGRESS WINDOW LOCATIONS



10 WINDOW HEAD AND SILL 3" = 1'-0"  
 INSULATION REQUIRED AS PER TITLE 24 REPORT  
 2x BLOCKING  
 GYP CORNER BEAD  
 CONTINUOUS SEALANT W/ BACKER ROD  
 J' MOLD  
 ALUMINUM BLOCK WINDOWS BY WESTERN WINDOWS SYSTEMS OR APPROVED EQUAL  
 CONTINUOUS SEALANT W/ BACKER ROD  
 J' MOLD  
 7/8" THK. EXTERIOR CEMENT PLASTER WALL FINISH  
 SELF-ADHERING FLASHING (LAP 7" MIN. OVER WATER RESISTIVE BARRIER AND OVER NAILING FLANGE HEAD)  
 2-LAYERS OF GRADE 'D' PAPER OVER SHEATHING  
 PLYWOOD SHEATHING (SEE STRUCTURAL)

### TYPICAL WINDOW WATERPROOFING



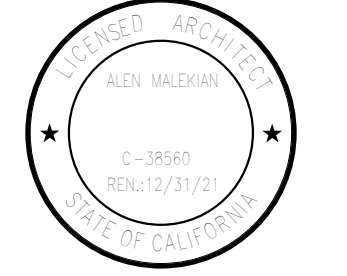
17 TYPICAL WINDOW WATERPROOFING 3" = 1'-0"  
 ICE & WATER SHIELD (GRACE VICOR PLUS) OVER NAILING FLANGE HEAD.  
 ICE & WATER SHIELD (GRACE VICOR PLUS) UNDER NAILING FLANGE HEAD.  
 NAILING FLANGE @ WINDOW FRAME  
 WINDOW - SEE SCHEDULE SET ON FULL CONTACT BEAD OF COMPATIBLE SEALANT  
 ICE & WATER SHIELD (GRACE VICOR PLUS) OVER NAILING FLANGE HEAD.

#### DOOR NOTES:

- EXIT DOORS MAY BE PROVIDED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL OR SPECIAL KNOWLEDGE OR EFFECT AND MOUNTED AT A HEIGHT NOT TO EXCEED 48 INCHES ABOVE THE FINISHED FLOOR.
- EXTERIOR DOORS SHALL BE WEATHER-TIGHT, HINGES, PIVOTS, AND PINS SHALL BE INSTALLED IN A MANNER WHICH PREVENTS REMOVAL WHEN THE DOOR IS CLOSED AND LOCKED.
- DEADBOLTS WITH HARDENED INSERTS, DEAD-LOCKING LATCH KEY-OPERATED LOCKS ON EXTERIOR, LOCKS OPENABLE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT ON INTERIOR, AND TYPE, THROW, AND EMBEDMENT OF DEADBOLTS FOR SINGLE SWING DOORS, ACTIVE LEAF OF DUTCH DOOR.
- INTERIOR DOORS MUST HAVE A MINIMUM CLEAR OPENING OF 32"x80". WOODEN DOORS MUST BE SOLID PANEL DOORS, HOLLOW CORE WOOD DOORS ARE NOT ACCEPTABLE. ALL DOORS SHALL BE AS PER DOOR SCHEDULE OR EQUIVALENT FINISH AS APPROVED BY THE CONTRACTING OFFICER.
- DOOR HARDWARE SHALL HAVE DOOR HANDLES OR DOOR PULLS WITH HEAVY WEIGHT HINGES. ALL DOORS SHALL HAVE CORRESPONDING DOOR STOPS (WALL OR FLOOR MOUNTED). SHOP DRAWINGS SHALL BE REQUIRED FOR ALL DOORS AND CONTRACTOR SHALL REVIEW ALL HEAD HEIGHTS AND OPENINGS BASED ON SOFFIT HEIGHTS AND WALL CLEARANCES PRIOR TO ORDERING.
- ALL WOOD DOORS AND FRAMES TO BE STAINED GRADE.
- ALL DOOR GLAZING SHALL BE DUAL GLAZED WITH INTERIOR PANE TEMPERED.
- ALL EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS AS PER 2013 CBC:
  - BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING.
  - BE CONSTRUCTED OF GLASS BLOCK UNITS.
  - HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.
  - BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2

#### GENERAL NOTES:

- ALL WINDOW AND DOOR OPENINGS SHALL BE FIELD VERIFY PRIOR TO ANY FABRICATION



### BEL AIRE RESIDENCE

1543 BEL AIRE DRIVE  
 GLENDALE, CA 91202

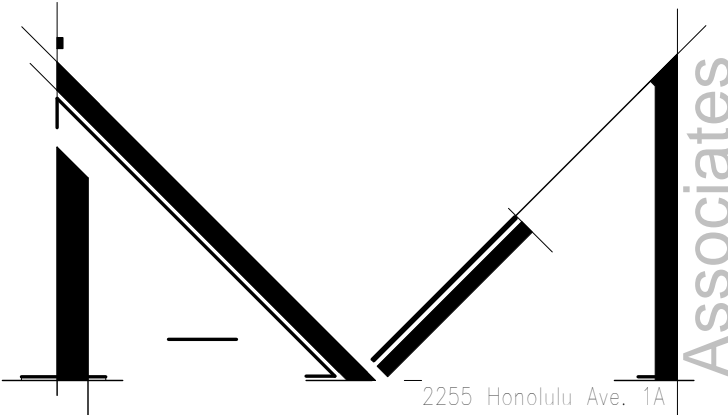
6/30/2021 4:12:58 PM  
 PROJECT FILE

### DOOR & WINDOW SCHEDULE

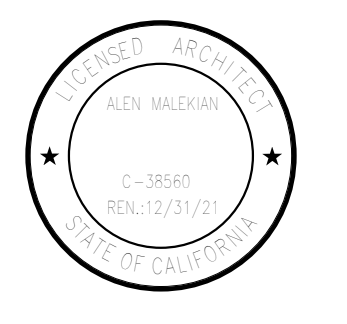
Project Status:    
 Project Number:    
 Date:  

D-A5.0



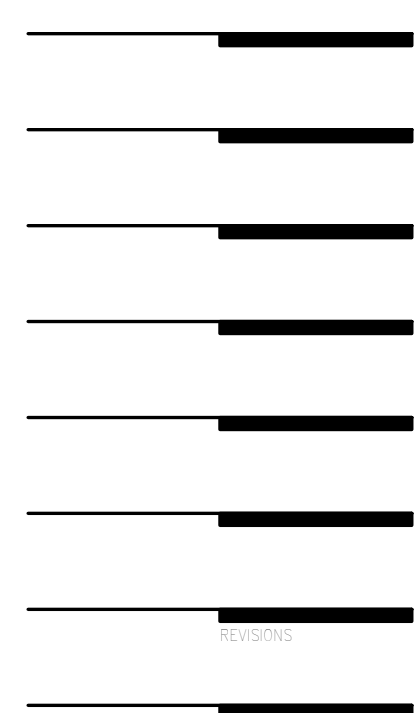


2255 Honolulu Ave.  
Montrose, CA 91020  
818.249.5522



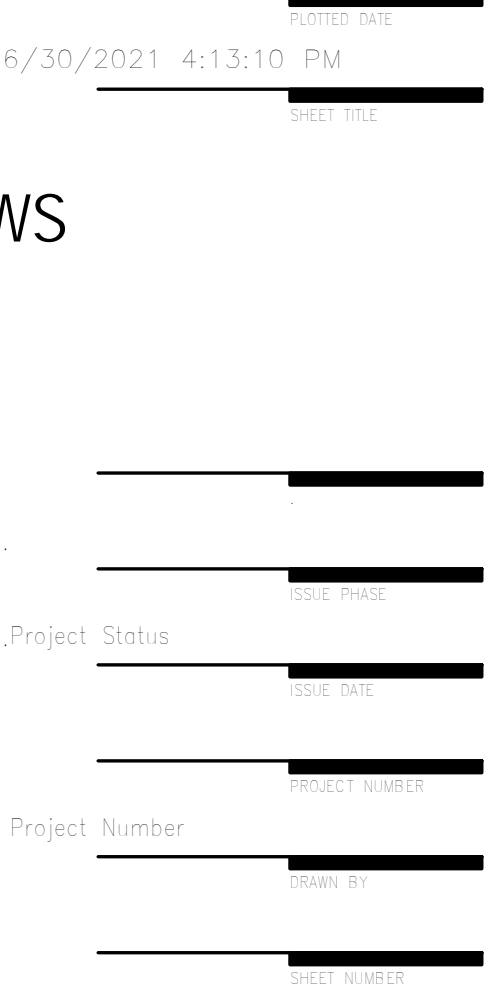
BEL AIRE RESIDENCE

1543 BEL AIRE DRIVE  
GLENDALE, CA 91202



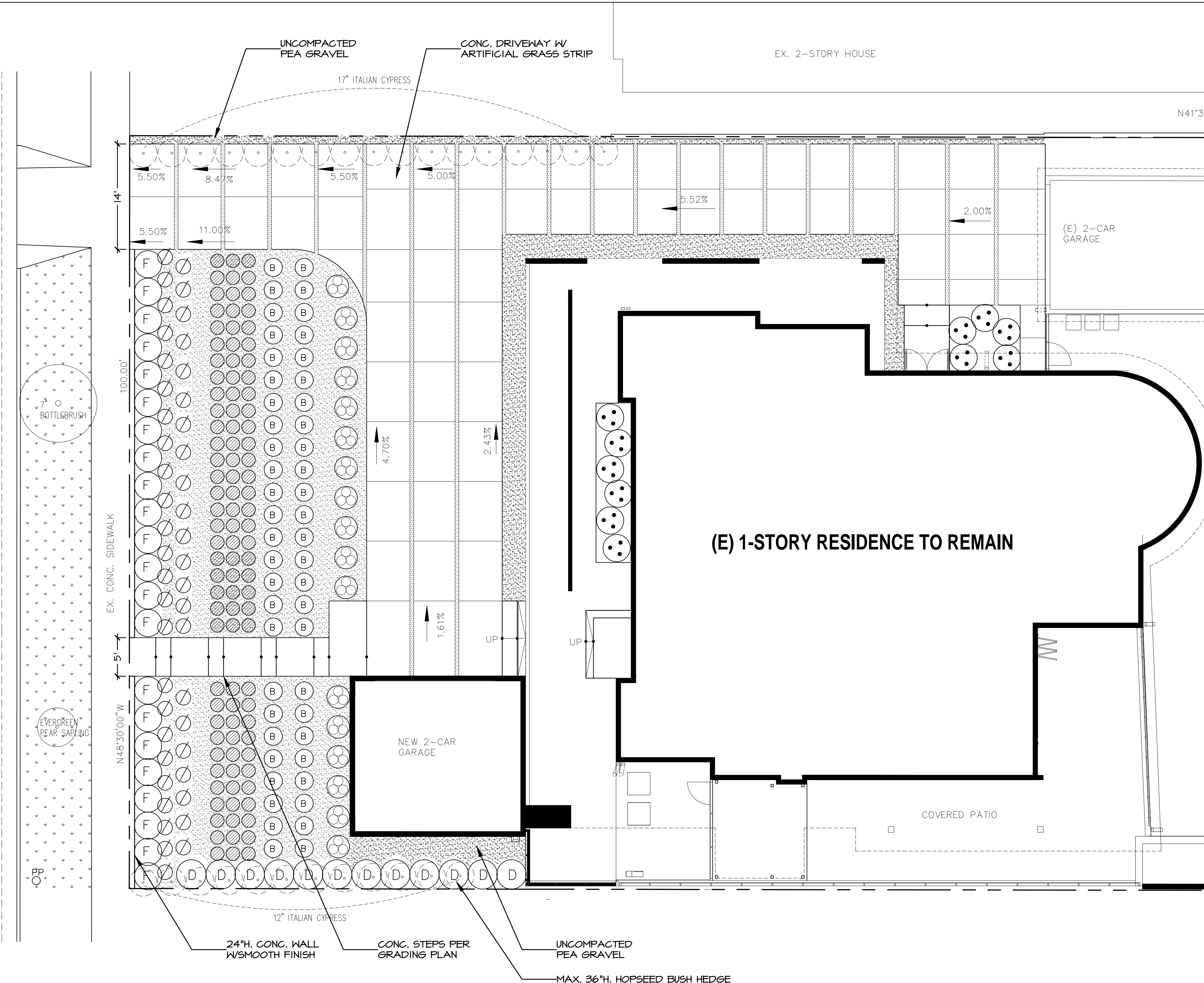
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3D VIEWS



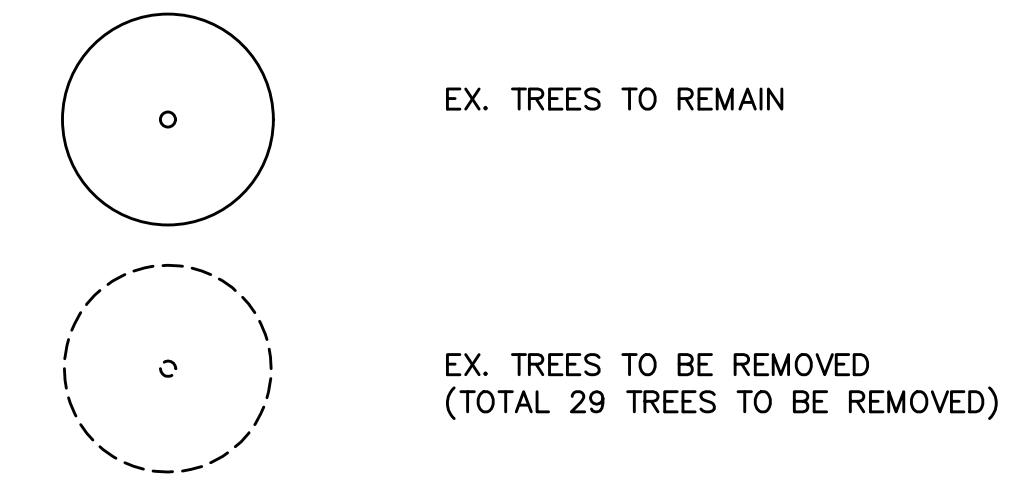


BEL AIRE DRIVE



PLANTING LEGEND

TREES



SHRUBS

- (D) 15 GAL. DODONAEA VISCOSA 'PURPUREA' PURPLE HOPSEED BUSH (L)(S)
- (S) 15 GAL. AGAVE DESMETTIANA 'VARIEGATA' SMOOTH AGAVE (L)(S)
- (B) 15 GAL. AGAVE 'BLUE GLOW' BLUE GLOW AGAVE (L)(S)
- (Y) 5 GAL. HESPERALOE PARVIFLORA RED YUCCA (L)(S)
- (F) 5 GAL. PENNISTETUM SETACEUM 'RUBRUM' RED FOUNTAIN GRASS (L)(G)
- (M) 5 GAL. ASPARAGUS DENSIFLORUS 'MEYERS' FOXTAIL FERN (M)(S)
- (Serp) 1 GAL. SENECIO SERPEN DWARF BLUE 'CHALKSTICKS' (L)(Gc)
- (L) 1 GAL. FESTUCA GLAUCA 'SISKIYOU BLUE' SISKIYOU BLUE FESCUE (L)(G)

needs to be Low/  
Very Low. No  
Moderate to meet  
requirements

GROUNDCOVERS

- 790 S.F. PHYLLOPODIA NODIFLORA SOD KURAPIA (L)(Gc) - AS LAWN SUBSTITUTE IN CITY PARKWAY

W.U.C.O.L.S REGION 4 PLANT FACTOR: (L)-LOW, (M)-MODERATE, (H)- HIGH, (T)- TREE, (S)- SHRUB, (G)- GRASS, (Gc)- GROUND COVER, (P)- PERENNIAL, (V)- VINE

LOT COVERAGE SUMMARY:

TOTAL FRONT YARD LANDSCAPED AREA: 3,878 SF.  
181 SF. OF MEDIUM WATER USE PLANTS (4.7%)  
3187 SF. OF LOW WATER USE PLANTS (82.2%)  
510 SF. OF NO WATER USE GRAVEL (13.1%)  
LANDSCAPE IN FRONT SETBACK: 2,240 SF. (76.5%) > 50%

THE LANDSCAPE PLAN WILL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE.

WATER EFFICIENT DRIP IRRIGATION PLAN WILL BE PROVIDED WITH LANDSCAPE CONSTRUCTION DOCUMENTS.



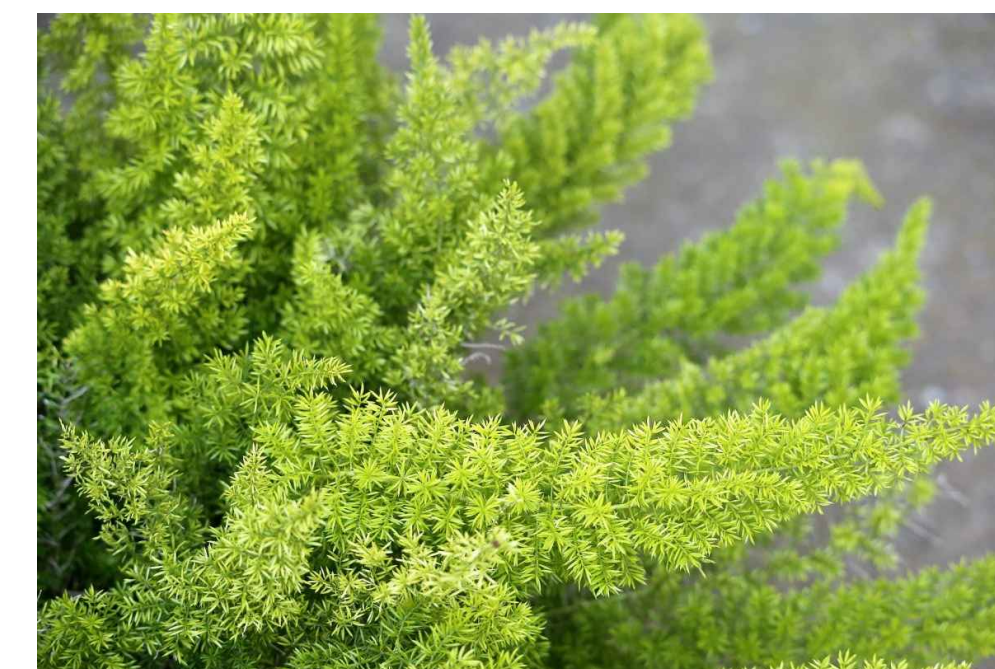
CONCRETE DRIVEWAY WITH ARTIFICIAL GRASS STRIPS



DWARF PURPLE FOUNTAIN GRASS



SMOOTH AGAVE



FOXTAIL FERN



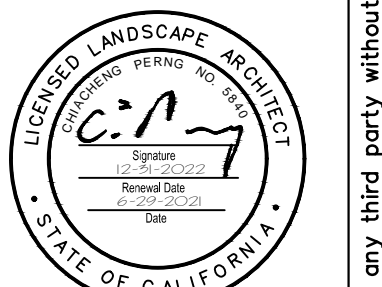
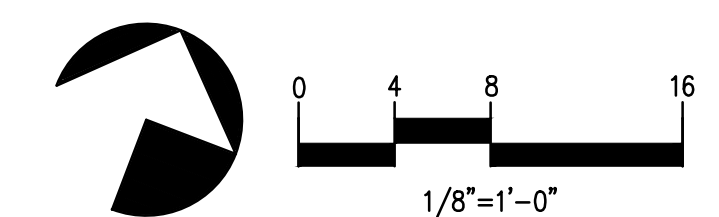
DWARF BLUE CHALKSTICKS



BLUE GLOW AGAVE



BLUE FESCUE



LANDSCAPE PLANTING PLAN  
- FRONT YARD

SINGLE FAMILY RESIDENCE

1543 BEL AIRE DR.  
GLENDALE, CA. 91201

DATE	REVISIONS

SCALE	AS SHOWN
DATE	06-29-2021
PROJECT NO.	P2128
DRAWN BY	CP
CHECKED BY	

SHEET NO.	L-1
OF 1 SHEETS	

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**PROJECT SITE: 1543 BEL AIRE DR.**





**A) STREET VIEW**





**1) MAIN FAÇADE SOUTHWEST**



**2) MAIN FAÇADE NORTHWEST**





**3) GARAGE FROM DRIVEWAY**



**4) GARAGE FROM ABOVE**



**5) GARAGE AND HOUSE FROM BACKYARD**

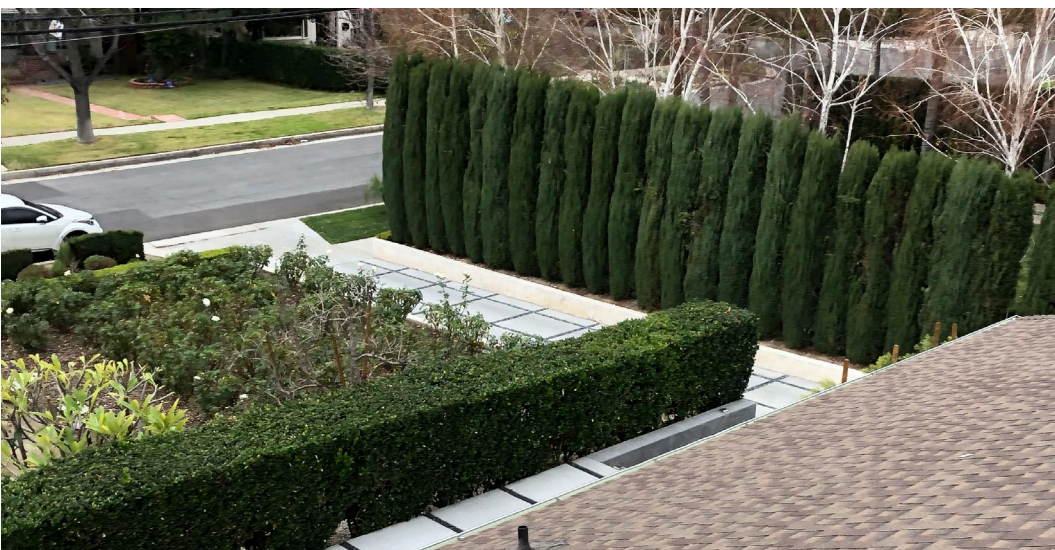




**6) FRONT YARD SOUTHWEST**



**7) FRONT YARD WEST**



**8) FRONT YARD NORTHWEST**





**9) BACKYARD NORTHEAST**



**10) BACKYARD EAST**



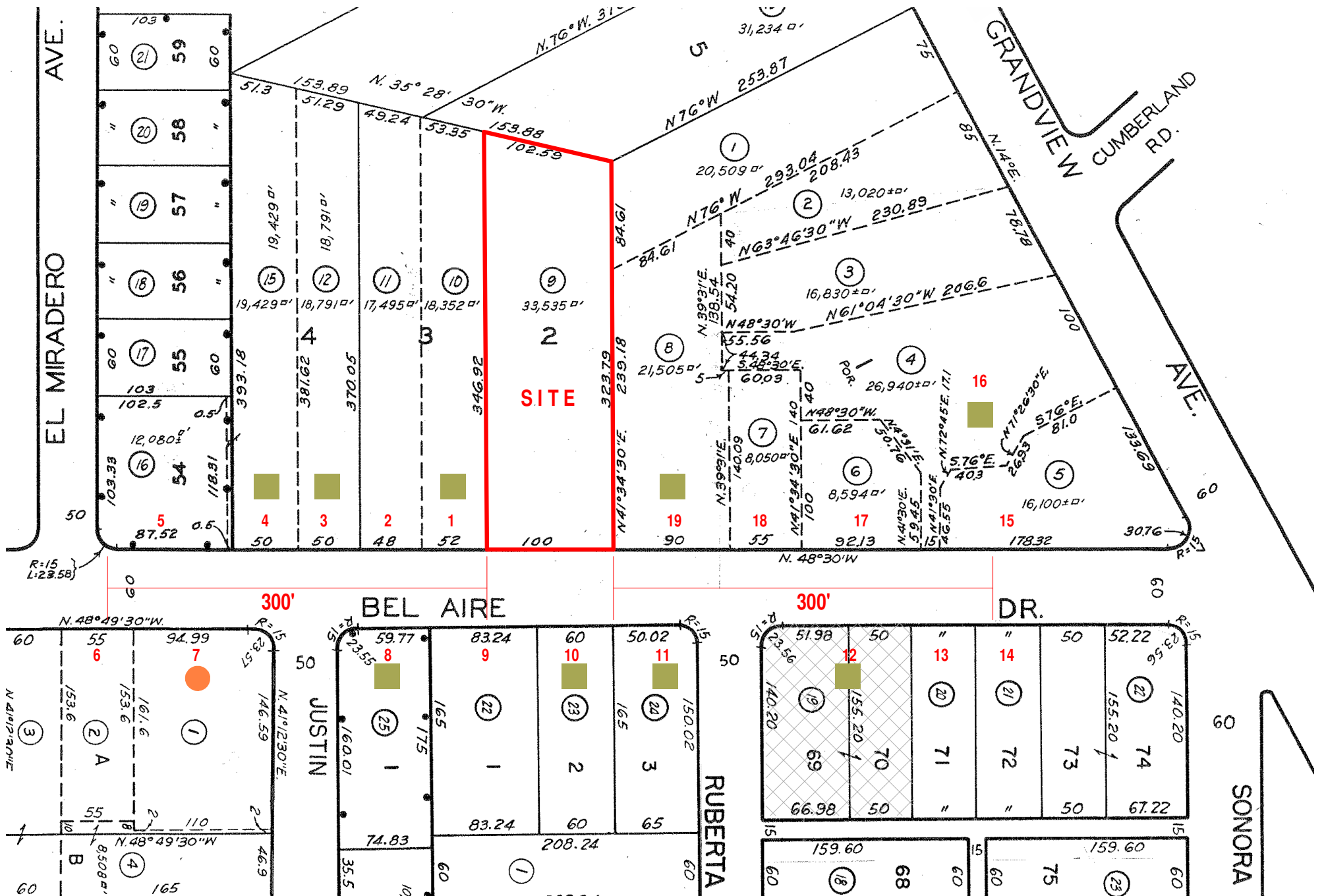
**11) BACKYARD SOUTHEAST**



# ATTACHMENT 3

## Vicinity Survey List

Key	Address	Sq. Ft. Lot	Sq. Ft. Home	F/A %	Stories	Front Setback	Roof Material
<b>Subject Prop. Existing</b>	1543 Bel Aire Dr.	33,535	5,129	15.29%	1	64' - 7 1/4"	Asphalt Shingles
<b>Subject Prop. Proposed</b>	1543 Bel Aire Dr.	33,535	5,337	15.91%	1	29' - 3 1/4"	Metal & Built-up Roofing
1	1547 Bel Aire Dr.	18,352	3,821	20.8%	2	60	Clay
2	1549 Bel Aire Dr.	17,495	2,652	15.2%	1	65	Asphalt shingles
3	1551 Bel Aire Dr.	18,791	3,210	17.1%	2	35	Asphalt shingles
4	1555 Bel Aire Dr.	19,429	2,916	15.0%	2	55	Asphalt shingles
5	1603 Bel Aire Dr.	12,080	1,605	13.3%	1	40	Clay
6	1606 Bel Aire Dr.	8,599	1,137	13.2%	1	30	Asphalt shingles
7	1600 Bel Aire Dr.	17,292	2,626	15.2%	3	25	Clay
8	1550 Bel Aire Dr.	14,033	2,235	15.9%	2	41	Clay
9	1544 Bel Aire Dr.	13,651	3,109	22.8%	1	48	Asphalt shingles
10	1536 Bel Aire Dr.	10,009	3,094	30.9%	2	32	Clay
11	1530 Bel Aire Dr.	10,436	3,375	32.3%	2	43	Clay
12	1520 Bel Aire Dr.	18,327	3,768	20.6%	2	36	Clay
13	1514 Bel Aire Dr.	7,692	1,761	22.9%	1	25	Asphalt shingles
14	1510 Bel Aire Dr.	7,834	2,163	27.6%	1	25	Asphalt shingles
15	1601 Grandview Ave.	16,100	2,583	16.0%	1	33	Cement Tile
16	1515 Bel Aire Dr.	26,940	5,082	18.9%	2	50	Clay
17	1521 Bel Aire Dr.	8,594	1,784	20.8%	1	25	Asphalt shingles
18	1527 Bel Aire Dr.	8,050	2,333	29.0%	1	33	Asphalt shingles
19	1531 Bel Aire Dr.	21,505	3,106	14.4%	2	48	Asphalt shingles
<b>Neighborhood Average</b>		<b>14,485</b>	<b>2,756</b>	<b>19.03%</b>	<b>2</b>	<b>39</b>	Asphalt shingles



**LOCATION MAP**

**SITE: 2414 DELISLE CT**

**SCALE: 1" = 100'**

- 2-STORY RESIDENCE
- 3-STORY RESIDENCE



## VICINITY SURVEY PHOTOGRAPHS



**1) 1547 Bel Aire Dr.**



**2) 1549 Bel Aire Dr.**



**3) 1551 Bel Aire Dr.**



**4) 1555 Bel Aire Dr.**



# VICINITY SURVEY PHOTOGRAPHS



**5) 1603 Bel Aire Dr.**



**6) 1606 Bel Aire Dr.**



**7) 1600 Bel Aire Dr.**



**8) 1550 Bel Aire Dr.**



**VICINITY SURVEY PHOTOGRAPHS**



**9) 1544 Bel Aire Dr.**



**10) 1536 Bel Aire Dr.**



**11) 1530 Bel Aire Dr.**



**12) 1520 Bel Aire Dr.**



**VICINITY SURVEY PHOTOGRAPHS**



**13) 1514 Bel Aire Dr.**



**14) 1510 Bel Aire Dr.**



**15) 1601 Grandview Ave.**



**16) 1515 Bel Aire Dr.**



## VICINITY SURVEY PHOTOGRAPHS



**17) 1521 Bel Aire Dr.**



**18) 1527 Bel Aire Dr.**



**19) 1531 Grandview Ave.**

**ZONING MAP**  
**SITE: 1543 BEL AIRE DR.**  
**SCALE: 1" = 200'**

