



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

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

February 10, 2022 <i>Hearing Date</i>	640 West Milford Street <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5638-013-022 <i>APN</i>
PDR 2113755 <i>Case Number</i>	Mikael Gevorkian <i>Applicant</i>
Aileen Babakhani, Planner <i>Case Planner</i>	Tamar Kevonian <i>Owner</i>

Project Summary

To construct a 539 square-foot, one-story addition facing the street along the west side of the existing 924 square-foot one-story, single-family residence (built in 1920) with an existing detached two-car garage on a 5,700 square-foot corner lot in the R-3050 (Moderate Density Residential) Zone.

Environmental Review

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption, pursuant to Section 15301 (e)(1) of the State CEQA Guidelines, because the proposed addition to the existing structure will not result in an increase of more than 2,500 square feet of floor area. The 2019 South Glendale Historic Resource Survey found the property is not eligible for historic designation and is not a historic resource under CEQA.

Existing Property/Background

The project site is an approximately 5,700 square-foot irregular-shaped lot, located at the corner of Milford Street and Brent Place with primary frontage on Milford Street (north). The lot is developed with an existing 924 square-foot, one-story house in 1920 and a newer detached garage built in 1986 with vehicular access from Brent Place (west). The proposal is to add a 539 square-foot one-story addition to the rear of the

existing house and facing the street (Brent Place). There is no change to the existing detached garage and driveway and the project also involves interior remodeling.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R-3050 (Moderate Density Residential)

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

Active/Pending Permits and Approvals

None.

Site Slope and Grading

None proposed.

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	6,677 sq. ft.	1,750 sq. ft. – 24,000 sq. ft.	5,700 sq. ft.
Setback	24 feet	8 feet – 50 feet	19'-10"
House size	3,471 sq. ft.	600 sq. ft. – 30,052 sq. ft.	924 sq. ft.
Floor Area Ratio	0.52	0.16 – 1.25	0.16
Number of stories	1- to 3-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

There is no change to the location of the existing garage or driveway.

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

There is no proposed change to the existing fences and walls.

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 proposed addition will extend the existing building footprint towards the rear (south) and does not change the existing site planning significantly because the existing minimum setbacks along the front, street side, and interior property lines will remain unchanged. The proposed site plan is appropriate to the existing site and the surrounding neighboring properties.
- The addition will be set back approximately 19 feet away from the street side frontage (along Brent Place), consistent with the predominant street setback.
- The addition will have a 7'-2" distance from the existing detached two-car garage to the south. There is no change to the location of the existing garage and existing vehicular access from Brent Place.
- The existing landscaping will remain unchanged; however, a 2'-0" wide landscaping visual buffer (hedge) is proposed along the new open wood deck (no more than 12 inches in height) in front of the existing house and addition (north and west frontage).

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:

- Overall the mass, height, proportions and architectural concept of the addition is consistent with the existing house and surroundings.
- There is no change to the existing overall height of 12'-8 ½" and the design will maintain the existing roof and adds new gabled roofs with a 3:12 roof pitch, consistent with the existing roofs and architectural style.

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

The entry roof porch is visually unbalanced. A condition is added to require that a pilaster of the same dimension as the existing column be added at the left side of the porch to provide a sense of visual support for the roof pediment above.

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

A condition of approval is added to update plans to show all light fixtures at appropriate locations that avoid overlighting the property and spillover onto adjacent properties and provide cut sheets of the shielded light fixtures. Another condition of approval is added to update plans to show the of gutters and downspouts at appropriate locations on elevation drawings.

Ancillary Structures

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

If “no” select from below and explain:

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

Determination of Compatibility: Design and Detailing

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

- Overall, the addition's design and detailing will enhance the appearance of the house and its design, color, and detailing including horizontal siding (cementitious plank lap siding), roofing material (asphalt shingle), roof fascia, eave details (boxed eave), windows and doors, and raised open deck (wood deck) are consistent with the existing house and neighboring properties.
- The infill of the gable at the porch roof is appropriate. However, a condition is recommended to add a pilaster at the left side of the porch to provide a better visual balance at the entry. New dark brown color sliding doors are proposed to provide access from interior of the house to the new courtyard between the house and addition, which appear to be appropriate to the architecture of the house.
- The new windows are fiberglass (dark brown color) with an appropriate combination of casement, awning, and fixed windows. One window which is not visible from the public view (east elevation) will be horizontal slider.
- The proposed plans currently do not show the locations of light fixtures. A condition of approval is added to show appropriate locations and provide cut sheets of exterior (shielded) light fixtures for staff review and approval.
- The proposed drawings do not show the location of gutters and downspouts on elevation drawings. A condition of approval is added to address this issue.

Recommendation / Draft Record of Decision

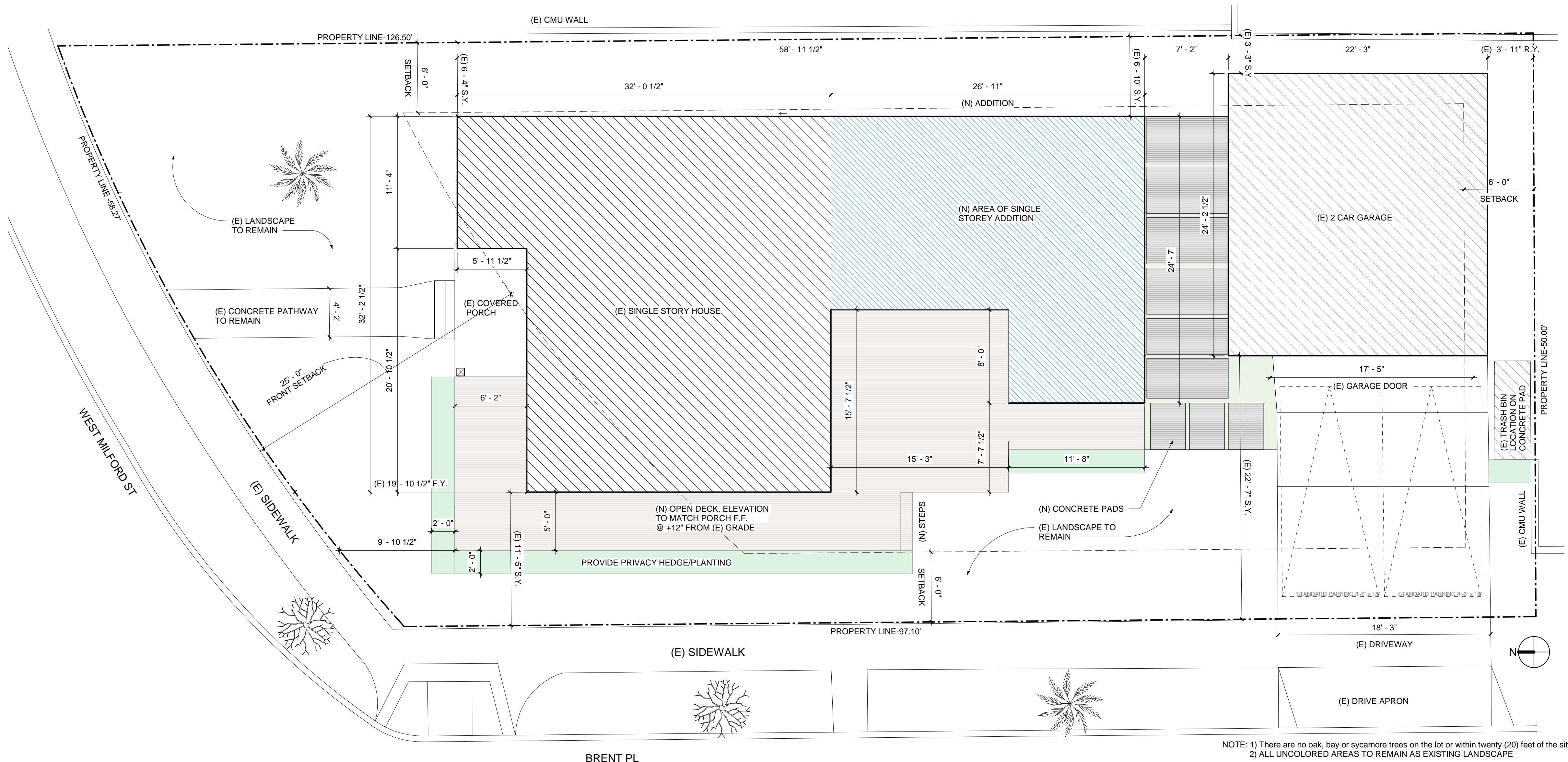
Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

Conditions:

1. Update plans to show the location of exterior light fixtures and provide cut sheets of exterior (shielded) light fixtures, appropriate to the architectural style and design.
2. Update plans to appropriately show the location of gutters and downspouts on elevation drawings.
3. Add a pilaster, of same dimension as the existing porch roof column, at the front porch to provide a more balanced appearance at this area.

Attachments

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



NOTE: 1) There are no oak, bay or sycamore trees on the lot or within twenty (20) feet of the site
 2) ALL UNCOLORED AREAS TO REMAIN AS EXISTING LANDSCAPE

1 NEW SITE PLAN
 3/16" = 1'-0"

SHEET INDEX

A000	COVER SHEET-PLANNING REVIEW
A020	RENDERING
A021	RENDERING
A022	RENDERING
-	SITE SURVEY
A080	EXISTING PLAN
A081	EXISTING ELEVATIONS
A082	EXISTING ROOF PLAN
A090	PROPOSED SITE PLAN
A091	EXISTING SITE PHOTOS
A092	EXISTING BUILDING PHOTOS
A100	DEMO PLAN
A101	PROPOSED PLAN
A201	PROPOSED ROOF PLAN
A301	PROPOSED ELEVATIONS
A401	BUILDING SECTIONS
A601	DOOR AND WINDOW SCHEDULE
A602	PROPOSED LANDSCAPE PLAN
A605	MATERIAL BOARD
A801	DETAILS

SCOPE OF WORK:
 INTERIOR REMODEL AND ADDITION OF 539 SF TO A SINGLE STORY SINGLE FAMILY DWELLING.
 EXISTING 2 CAR GARAGE TO REMAIN

PROPERTY INFO:
 ADDRESS: 640 W MILFORD ST. GLENDALE, CA 91203
 ZONING: R 3050
 APN: 5638-013-022
 YEAR BUILT: 1920
 CONSTRUCTION: TYPE VB
 BLDG HEIGHT: 1 STOREY (NO CHANGE)
 GARAGE: EXISTING @ 15' IN HEIGHT
 LOT AREA: 5,702 SF
 (E) BLDG SF: 924 SF (ASSESSORS)
 (E) GARAGE: 535 SF
 SETBACKS:
 FRONT: 25'-0"
 STREET SIDE: 6'-0"
 INTERIOR: 6'-0"
 OWNER: TAMAR KEVONIAN
 1155 N. BRAND BLVD #1103
 GLENDALE, CA 91202

AREA CALCULATIONS:
 (CALCULATED TO EXT. WALLS)
 RESIDENTIAL FLOOR AREA:
 (E) DWELLING: 924 SF (ASSESSORS)
 (E) GARAGE: 535 SF
 (N) ADDITION: 539 SF
TOTAL EXISTING: 924 SF
TOTAL PROPOSED: 1,463 SF

FAR CALCULATION:
 ALLOWABLE FAR 65%: 5,702SF x .65 = **3,706 SF**
 (E) FAR: 924 SF / 5,702 SF x 100 = 16%
 (N) FAR: 1,463 SF / 5,702 SF x 100 = 26%

LOT COVERAGE:
ALLOWABLE: 50%
 LOT AREA: 5,702 SF
 (E) LOT COVERAGE: 1,459SF/5702SF = 25%
 (N) LOT COVERAGE: 1,998SF/5702SF = 35%

LANDSCAPING:
MIN OPEN SPACE REQUIREMENT: = 30%
 TOTAL LANDSCAPING: 3,648SF
 TOTAL LOT AREA: 5,702SF
 TOTAL OPEN SPACE: 63.9%



KEVONIAN RESIDENCE
 640 W MILFORD ST.
 GLENDALE, CA 91203

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 STRUCTURAL ENGINEER: ATS ENGINEERING
 ADDRESS: 314 E. BROADWAY, SUITE A GLENDALE, CA 91205
 PHONE: 818-543-1825
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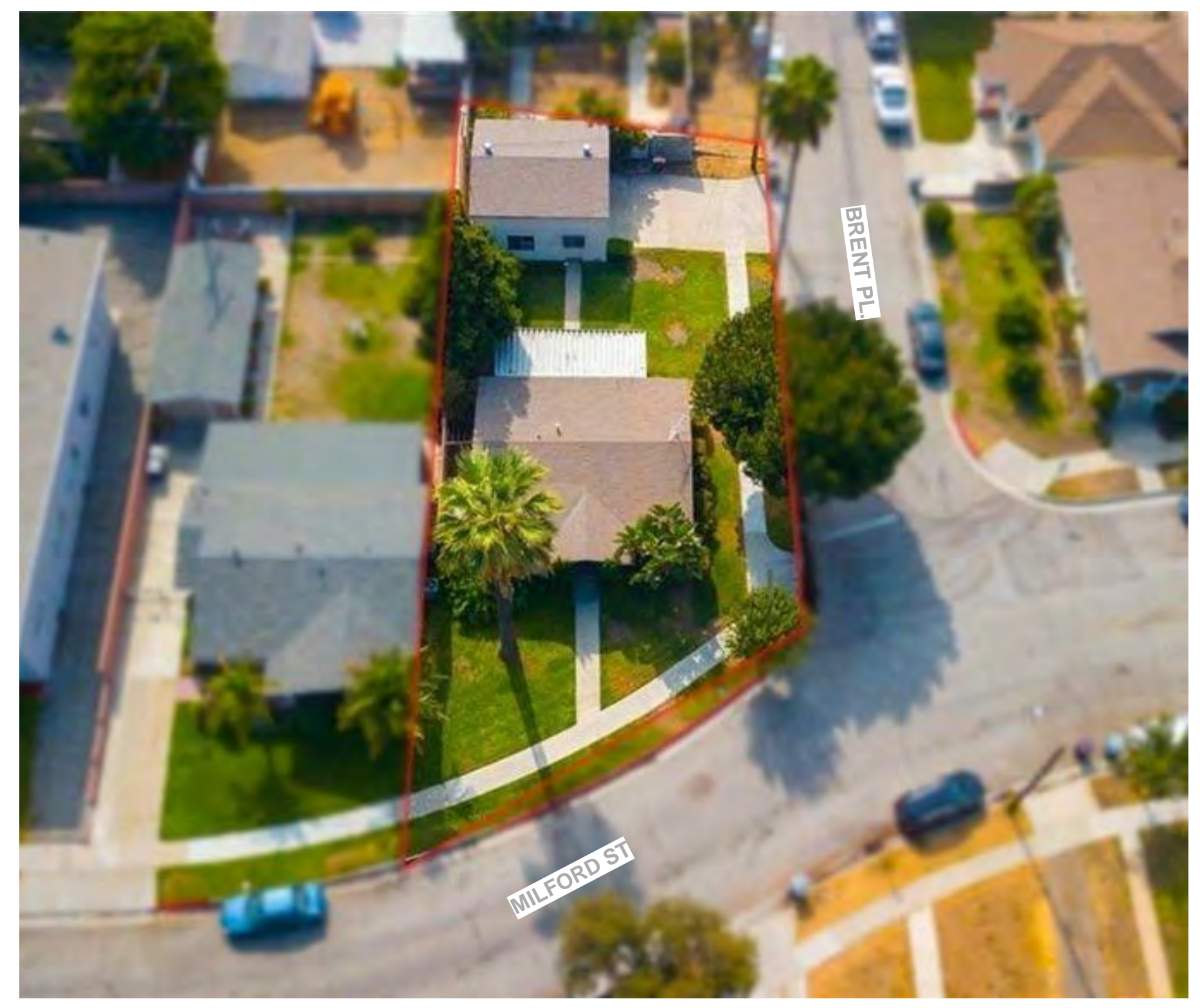
STAMP:

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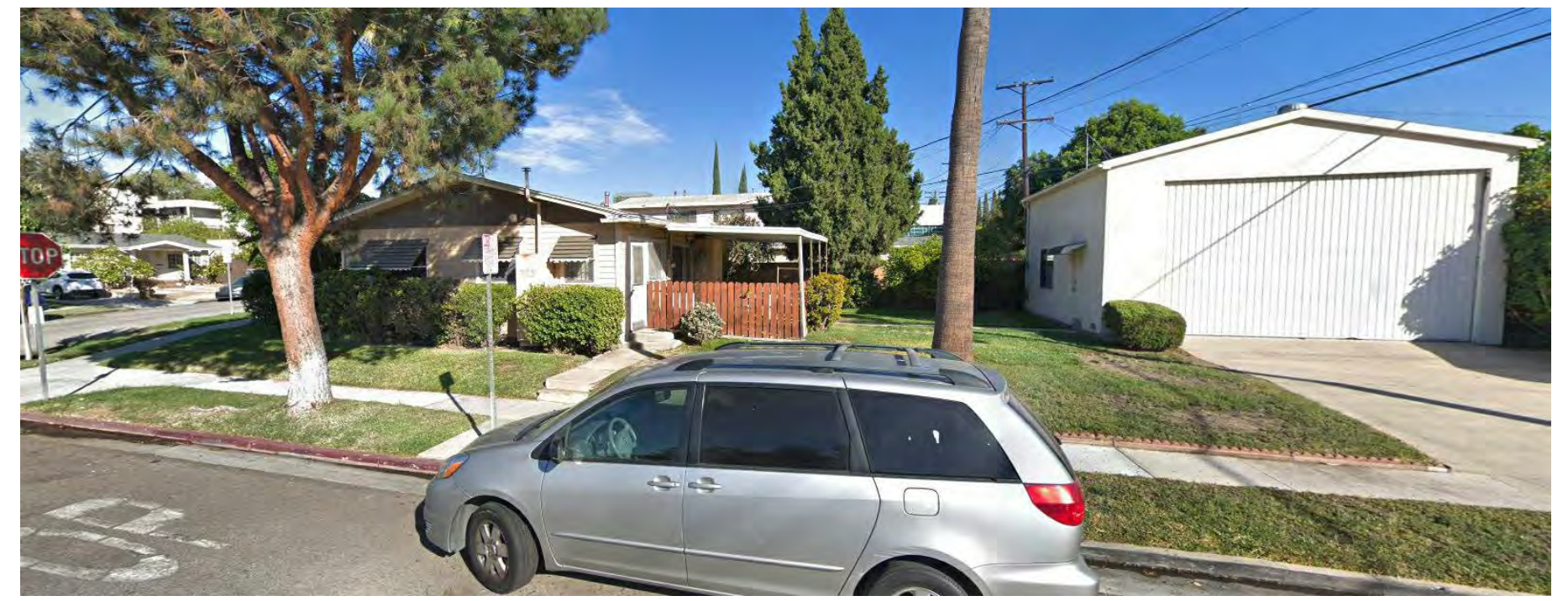
Issue / Revision:

NO.	REV.	DESCRIPTION	DATE
01		PRE-PLANNING SUBMITTAL	04/16/2021
02		PRE-PLANNING SUBMITTAL	06/14/2021
03		PRE-PLANNING SUBMITTAL	06/23/2021
04		PRE-PLANNING SUBMITTAL	06/25/2021
05		ADR SUBMITTAL	07/19/2021
06		ADR SUBMITTAL	01/24/2022

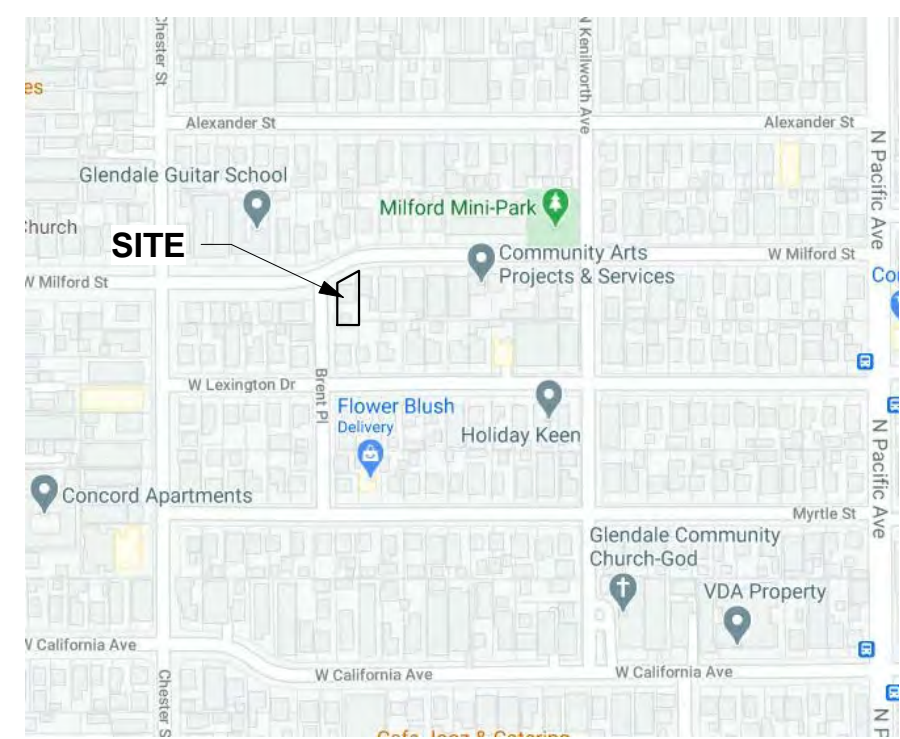
COVER SHEET
 Project number: 10-110
 Date: 07/16/21
 Drawn by: VK
 Checked by: VK
A000
 Scale: 3/16" = 1'-0"



VIEW FROM MILFORD & BRENT INTERSECTION



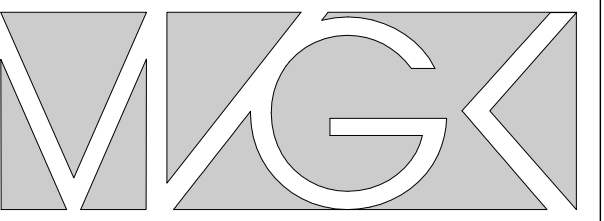
VIEW FROM BRENT ST.



VICINITY MAP



TRACT MAP



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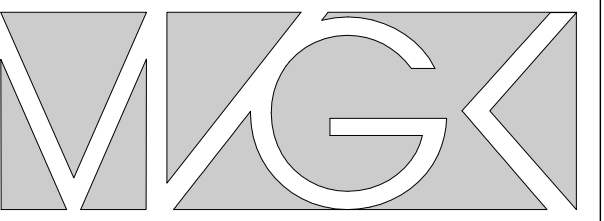
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05		ADR SUBMITTAL	07/19/2021

RENDERING

Project number 10-110
Date 07/16/21
Drawn by VK
Checked by VK

A020

Scale



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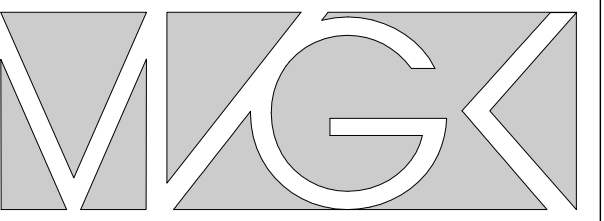
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RENDERING

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A021

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RENDERING

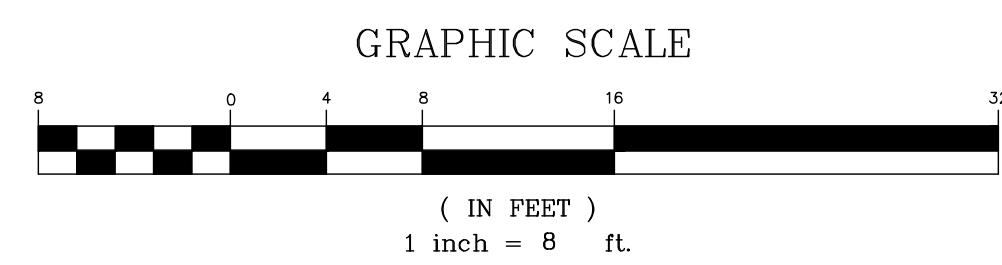
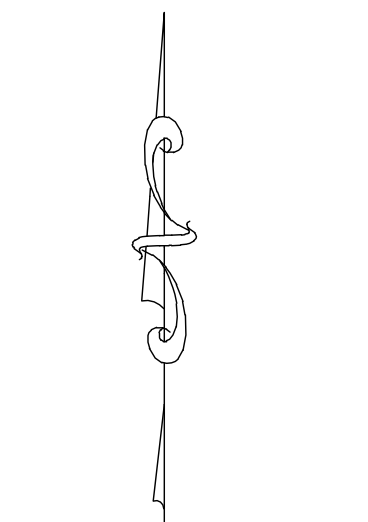
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A022

Scale

LEGEND

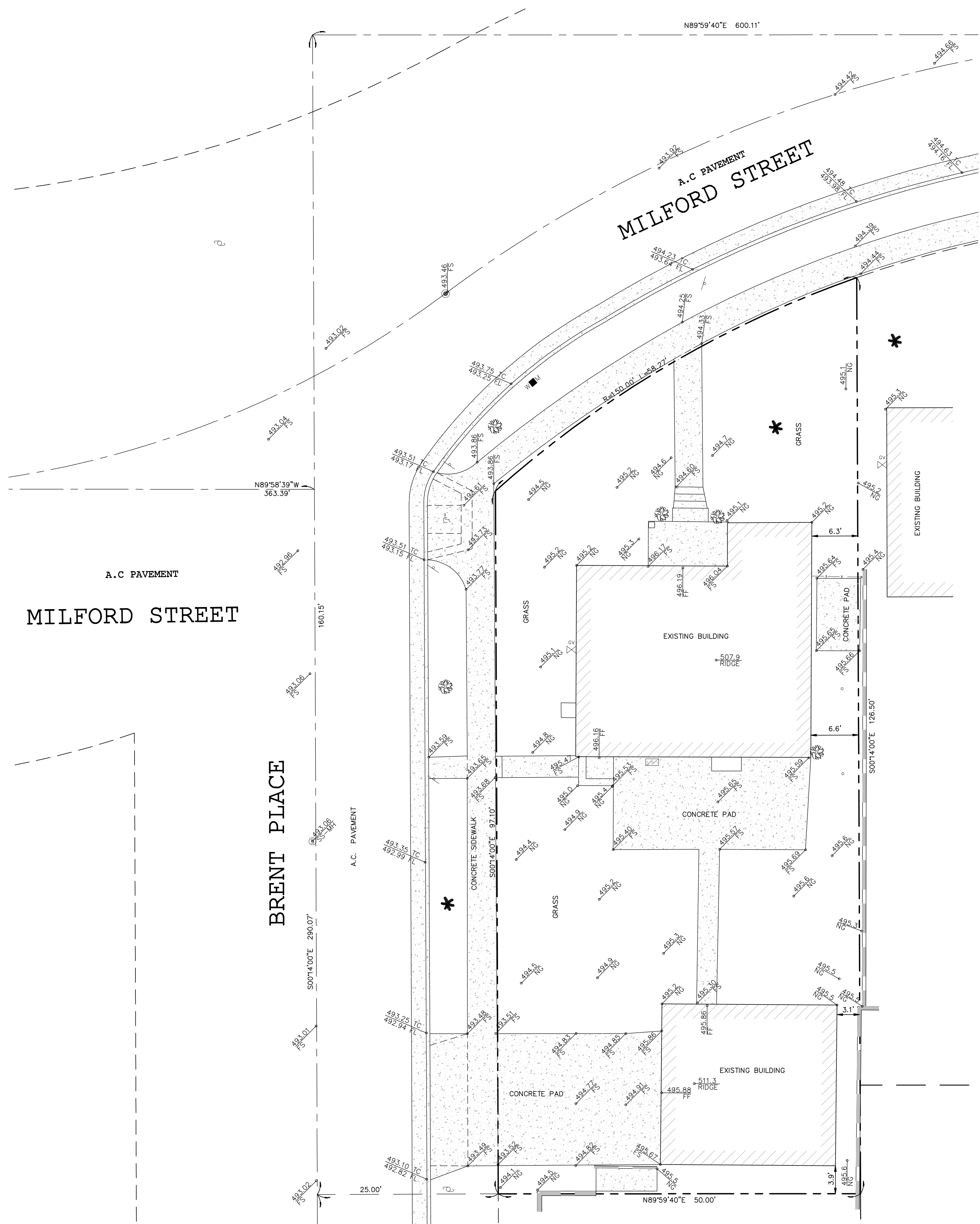
- CENTERLINE
- FENCE LINE
- ⊠ ELECTRIC VAULT/PULL BOX
- ▨ EXISTING BUILDING
- ⊕ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊕ GAS METER/VALVE
- ⊕ GUY ANCHOR OR POLE
- LOT LINE
- * PALM TREE
- ⊕ POWER OR TELEPHONE POLE
- PROPERTY LINE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SIGN
- ⊕ TREE
- WALL
- ⊕ WATER METER
- ⊕ WATER VALVE
- ♿ WHEEL CHAIR ACCESS RAMP
- FF FINISHED SURFACE
- FF FINISHED FLOOR
- FL FLOWLINE
- NG DIRT
- TC TOP OF CURB



BOUNDARY NOTE:
THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY LINES AND ANNOTATIONS SHOWN ON THIS SURVEY ARE BASED ON THE RECORDED PLATS AND MAPS AND DO NOT REPRESENT THE ACTUAL LOCATION OF BOUNDARY LINES.

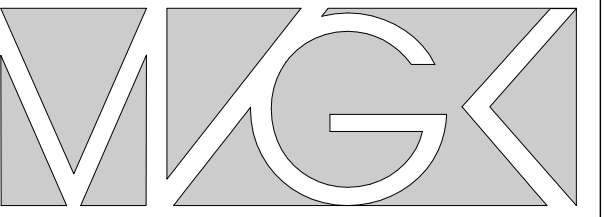
LEGAL DESCRIPTION:
LOT 115 OF TRACT NO. 1448, RECORDED IN BOOK 162, PAGES 162 AND 163 OF MAPS OF THE LOS ANGELES COUNTY OFFICIAL RECORDS.

BENCHMARK:
CITY OF GLENDALE BENCHMARK NO. BM2636, NAIL IN LEAD IN E'LY CURB CHESTER ST. 3' N-O ECR N/E'LY CORNER STAMPED "CITY OF GLENDALE BM 2636 2015". ELEVATION= 488.27' (NAVD29) 2015 ADJUSTMENT.



FOR REVIEW AND COMMENTS ONLY
HOOSHMAND JAHANPOUR-BURKE, LS 8230 DATE

<p>H.J. BURKE, INC. 7848 WEST SAHARA AVENUE, LAS VEGAS, NEVADA 89117 T: (310) 633-1213, EMAIL: info@hjburke.com</p>	<p>TOPOGRAPHIC SURVEY</p> <p>640 MILFORD STREET GLENDALE, CALIFORNIA</p>
<p>DATE</p>	<p>REVISIONS</p>
<p>DRAWN BY: SASHEL</p>	<p>DATE OF SURVEY: 01-20-2021</p>
<p>CHECKED BY: JOHN</p>	<p>DWG. NAME: 640 MILFORD ST</p>
<p>SHEET: 1 OF 1</p>	



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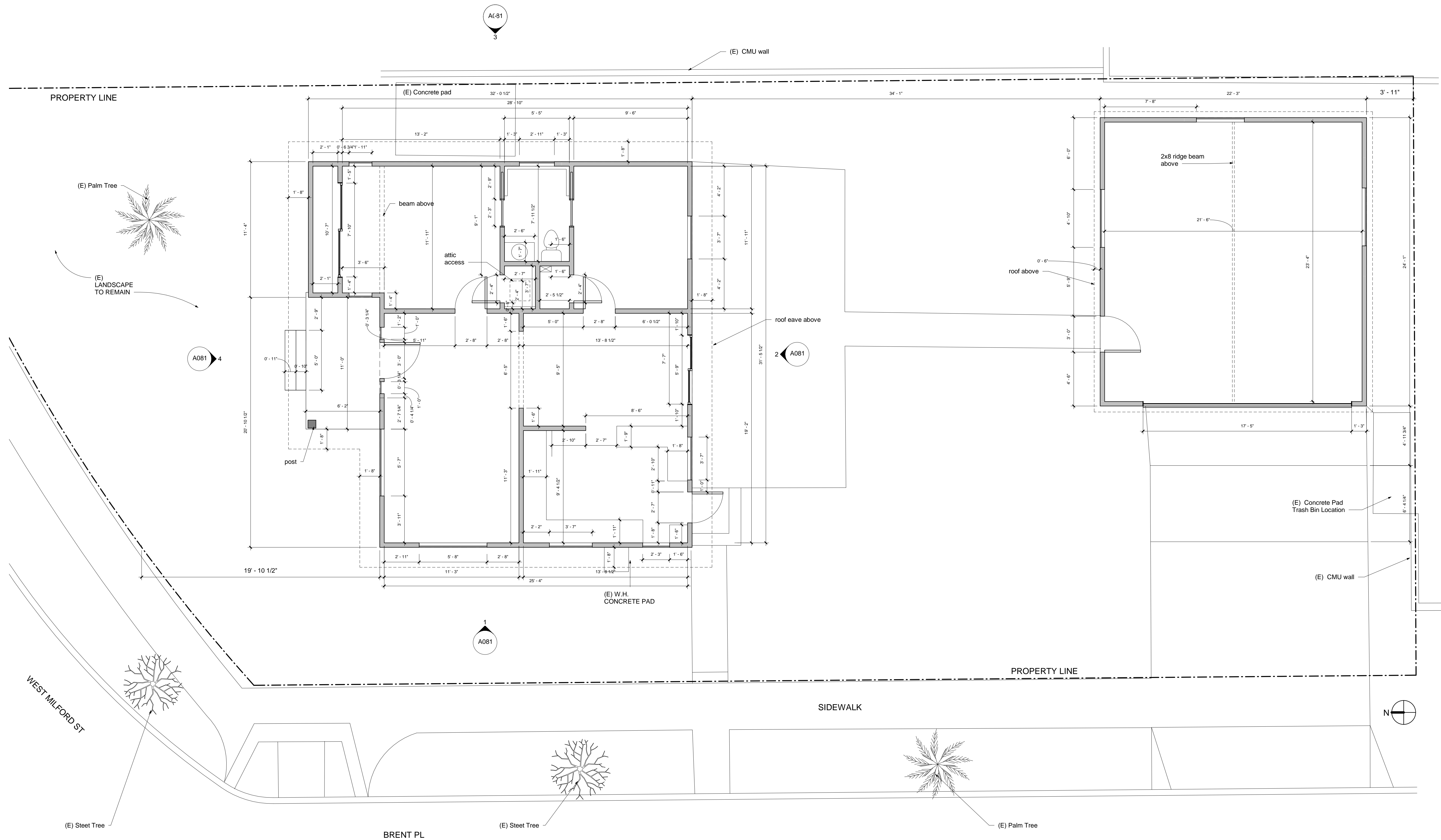
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EXISTING PLAN

Project number 10-110
Date 07/16/21
Drawn by VK
Checked by VK

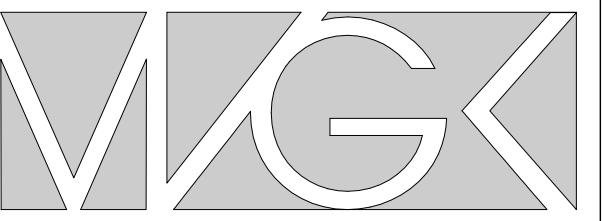
A080

Scale 1/4" = 1'-0"



① AS-BUILT-EXISTING CONDITION
1/4" = 1'-0"

NOTE: There are no oak, bay or sycamore trees on the lot or within twenty (20) feet of the site



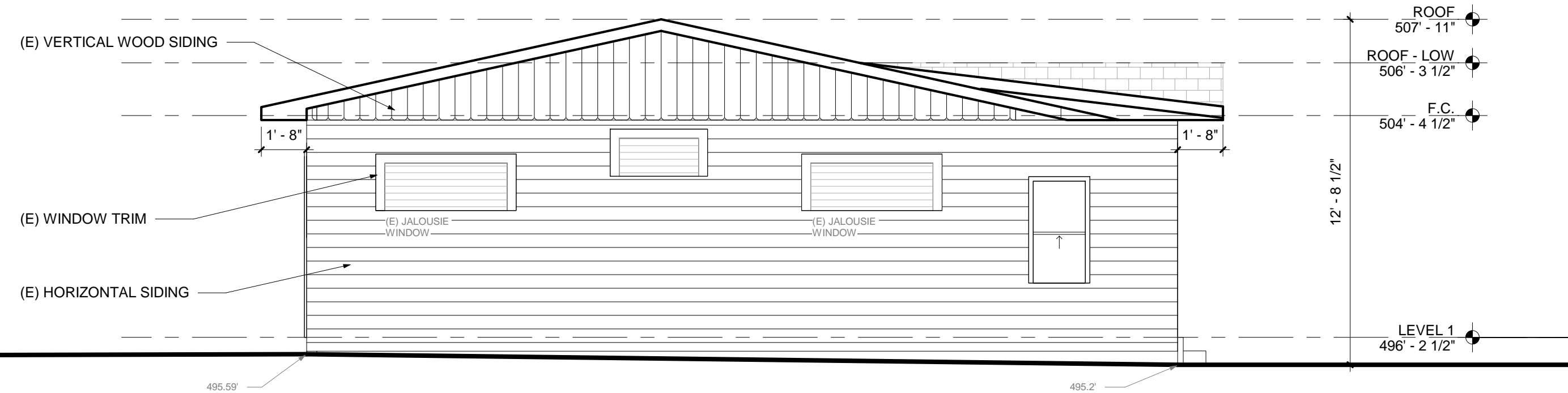
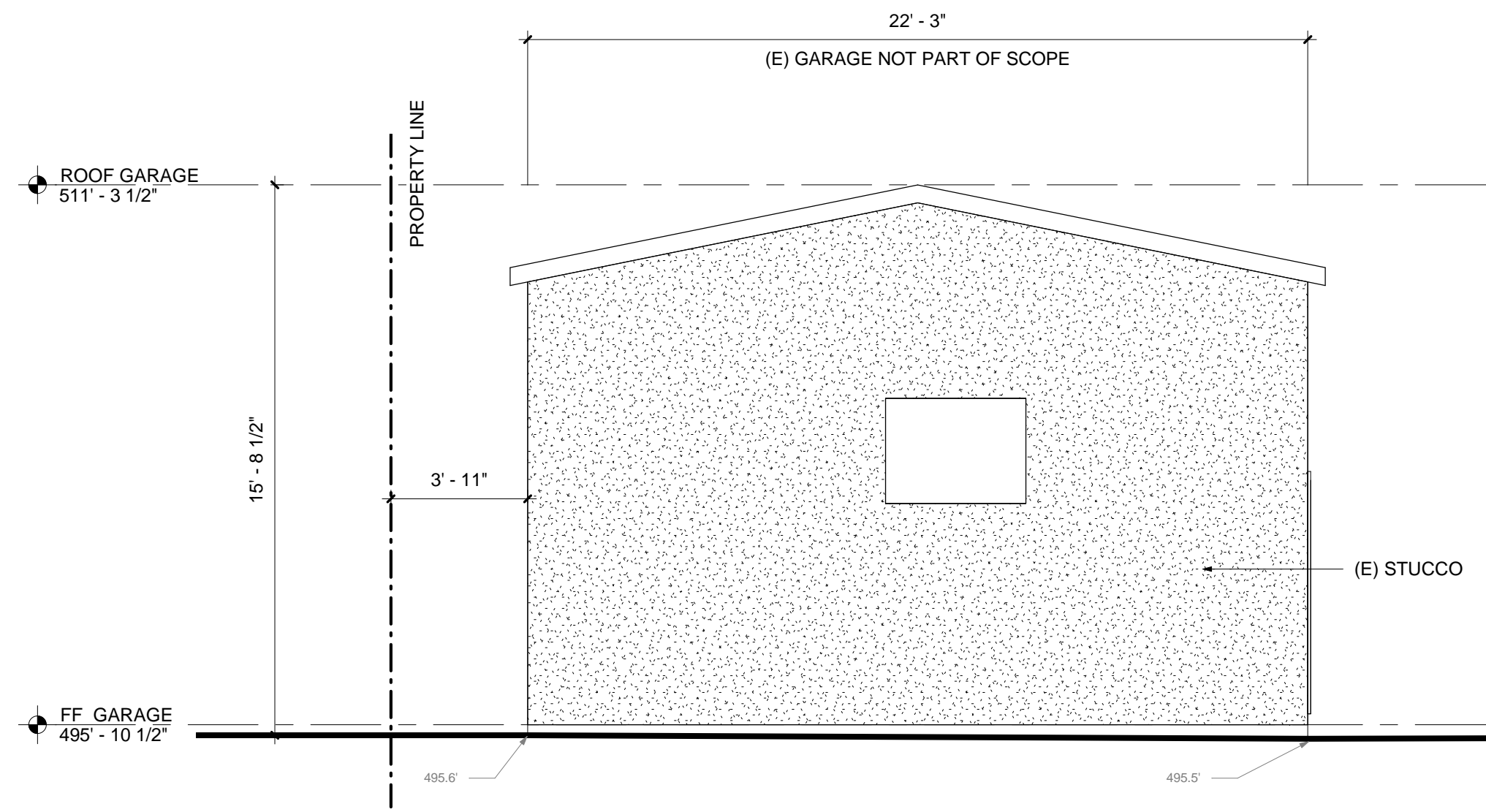
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640 W MILFORD ST.
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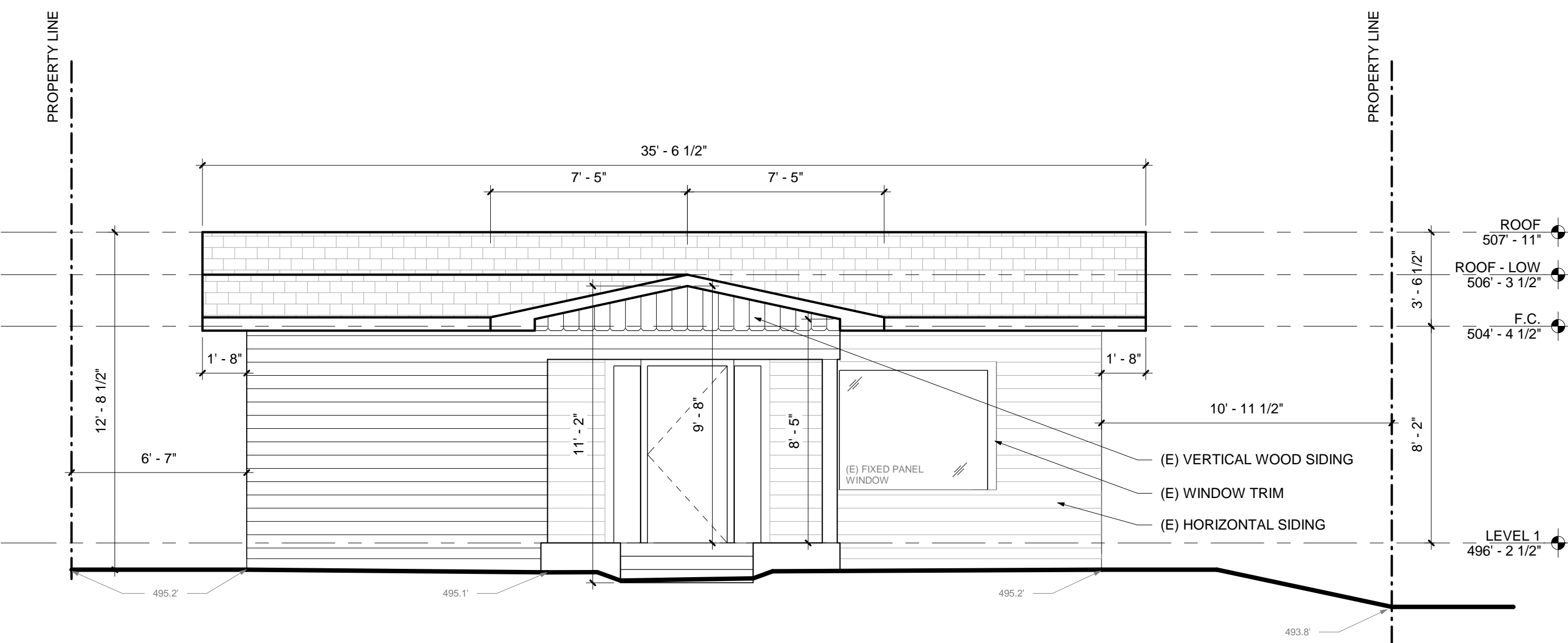
CONSULTANTS INDEX:

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EMAIL: TAMAR.KEVONIAN@YAHOO.COM

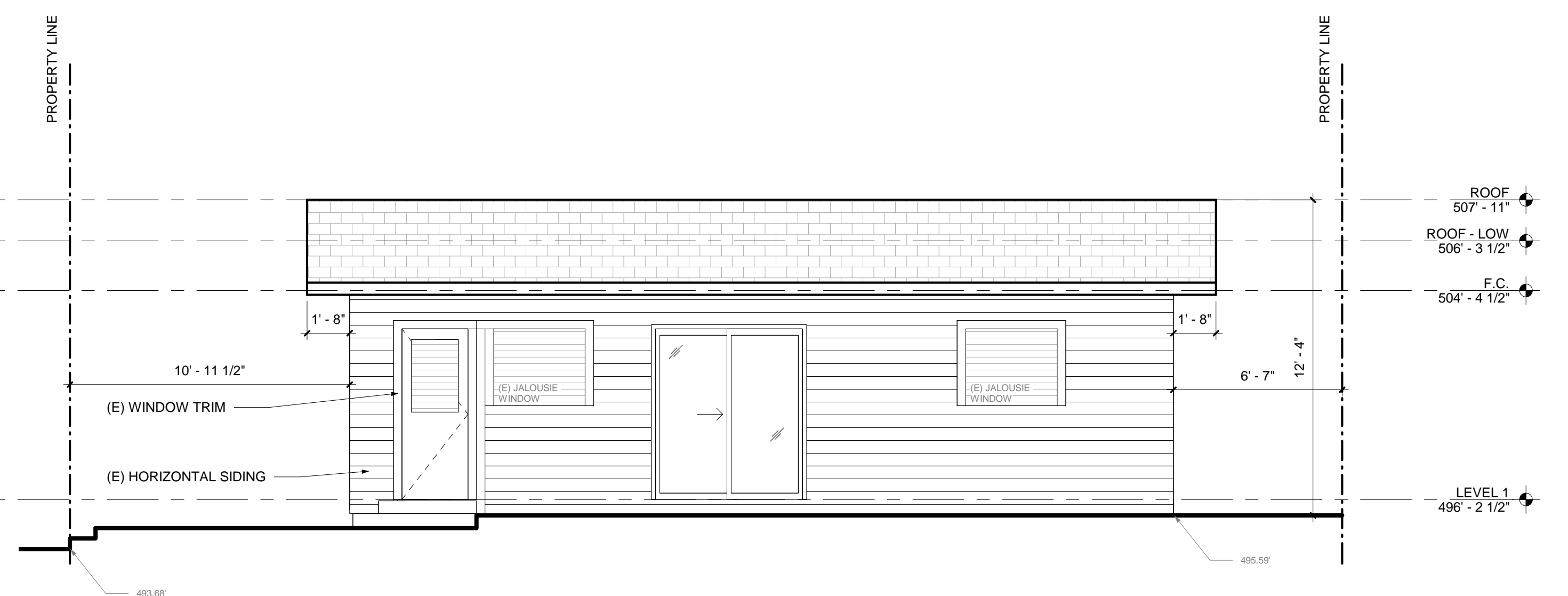
STRUCTURAL ENGINEER
ATS ENGINEERING
ADDRESS: 314 E. BROADWAY, SUITE A
GLENDALE, CA 91205
PHONE: 818-543-1825
EMAIL: ATSENGINEERING14@GMAIL.COM



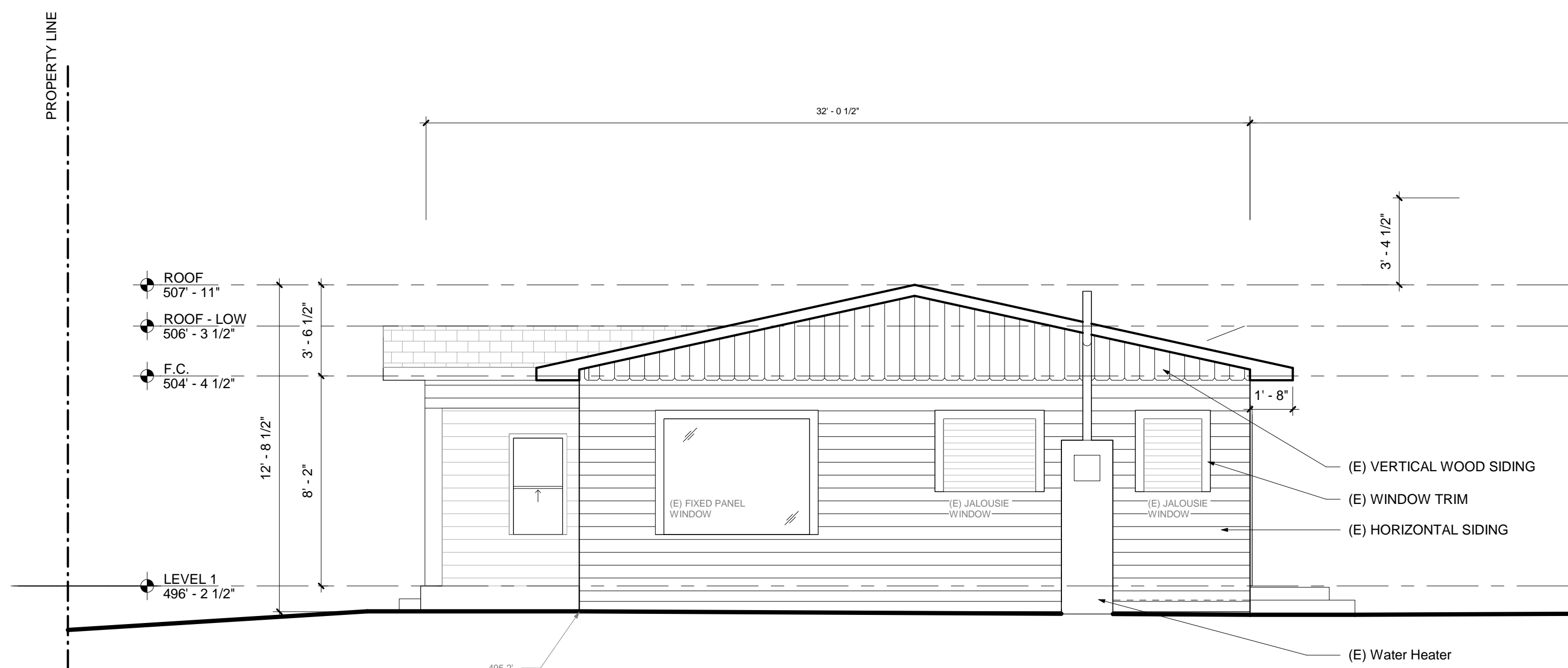
③ Elevation Existing - West
1/4" = 1'-0"



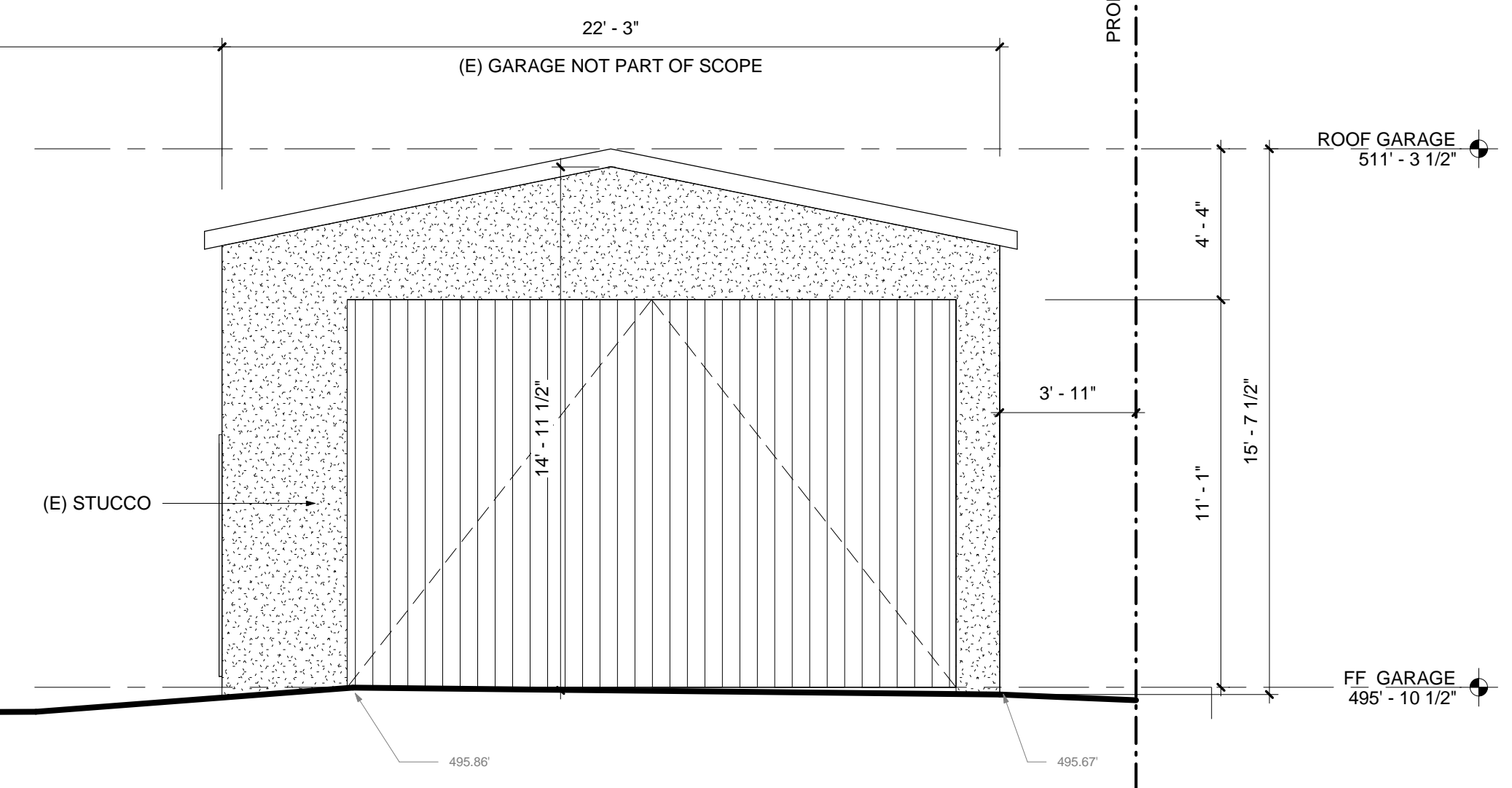
④ Elevation Existing - South
1/4" = 1'-0"



② Elevation Existing - North
1/4" = 1'-0"



① Elevation Existing - East
1/4" = 1'-0"



① Elevation Existing - East
1/4" = 1'-0"

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Issue / Revision:

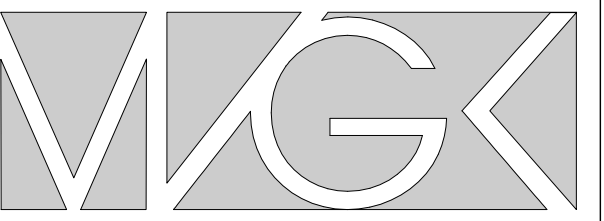
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03		PRE-PLANNING SUBMITTAL	06/23/2021
04		PRE-PLANNING SUBMITTAL	06/25/2021
05		ADR SUBMITTAL	07/19/2021

EXISTING ELEVATIONS

Project number 10-110
Date 07/16/21
Drawn by VK
Checked by VK

A081

Scale 1/4" = 1'-0"



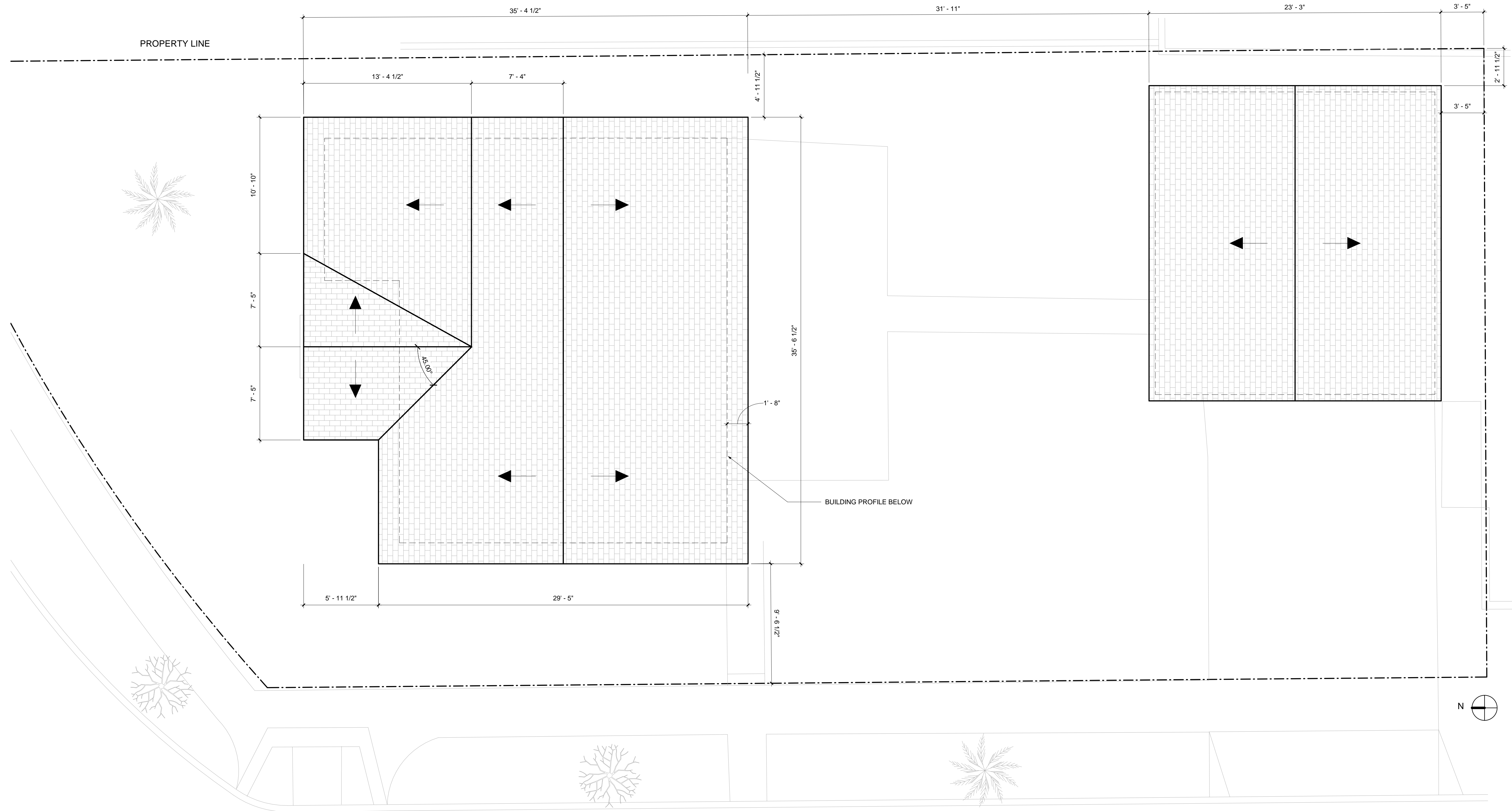
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BUILDING PROFILE BELOW

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05		ADR SUBMITTAL	07/19/2021

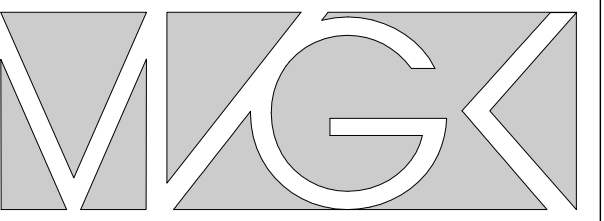
EXISTING ROOF PLAN

Project number 10-110
Date 07/16/21
Drawn by VK
Checked by VK

A082

Scale 1/4" = 1'-0"

① ROOF PLAN - EXISTING
1/4" = 1'-0"



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VIEW FROM SIDE LOT



VIEW FROM SIDE LOT



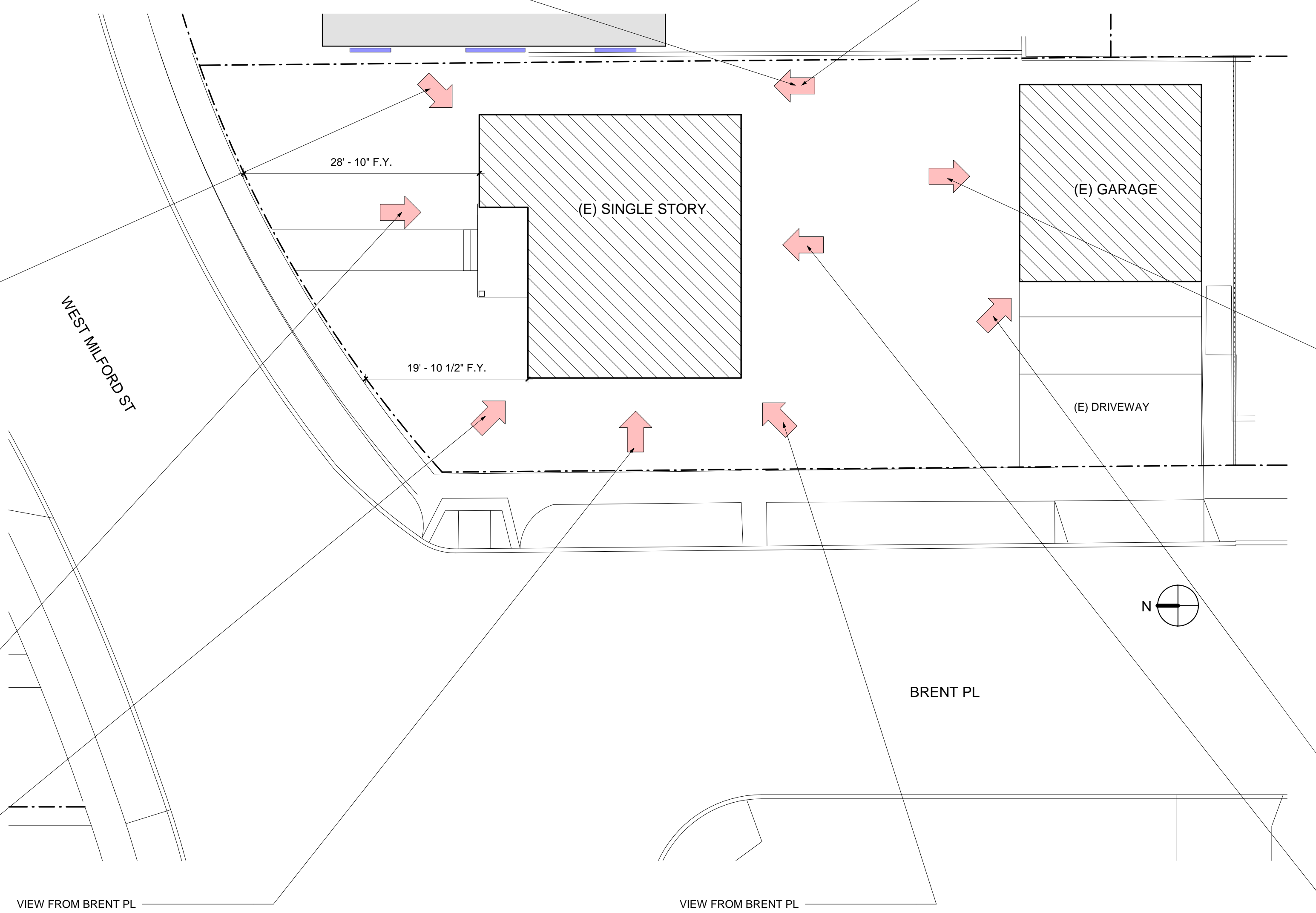
VIEW FROM WEST MILFORD ST



VIEW FROM WEST MILFORD ST



VIEW FROM WEST MILFORD ST



VIEW FROM BRENT PL



VIEW FROM BRENT PL



VIEW FROM BRENT PL



VIEW FROM BRENT PL



VIEW FROM BRENT PL

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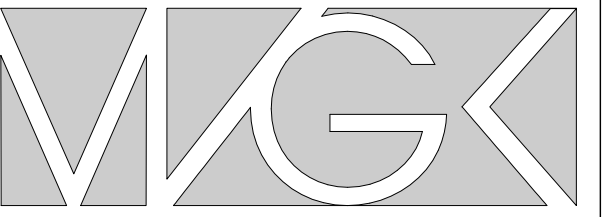
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05		ADR SUBMITTAL	07/19/2021
06		ADR SUBMITTAL	01/24/2022

EXISTING BUILDING PHOTOS

Project number 10-110
Date 07/16/21
Drawn by VK
Checked by VK

A092

Scale 1" = 10'-0"



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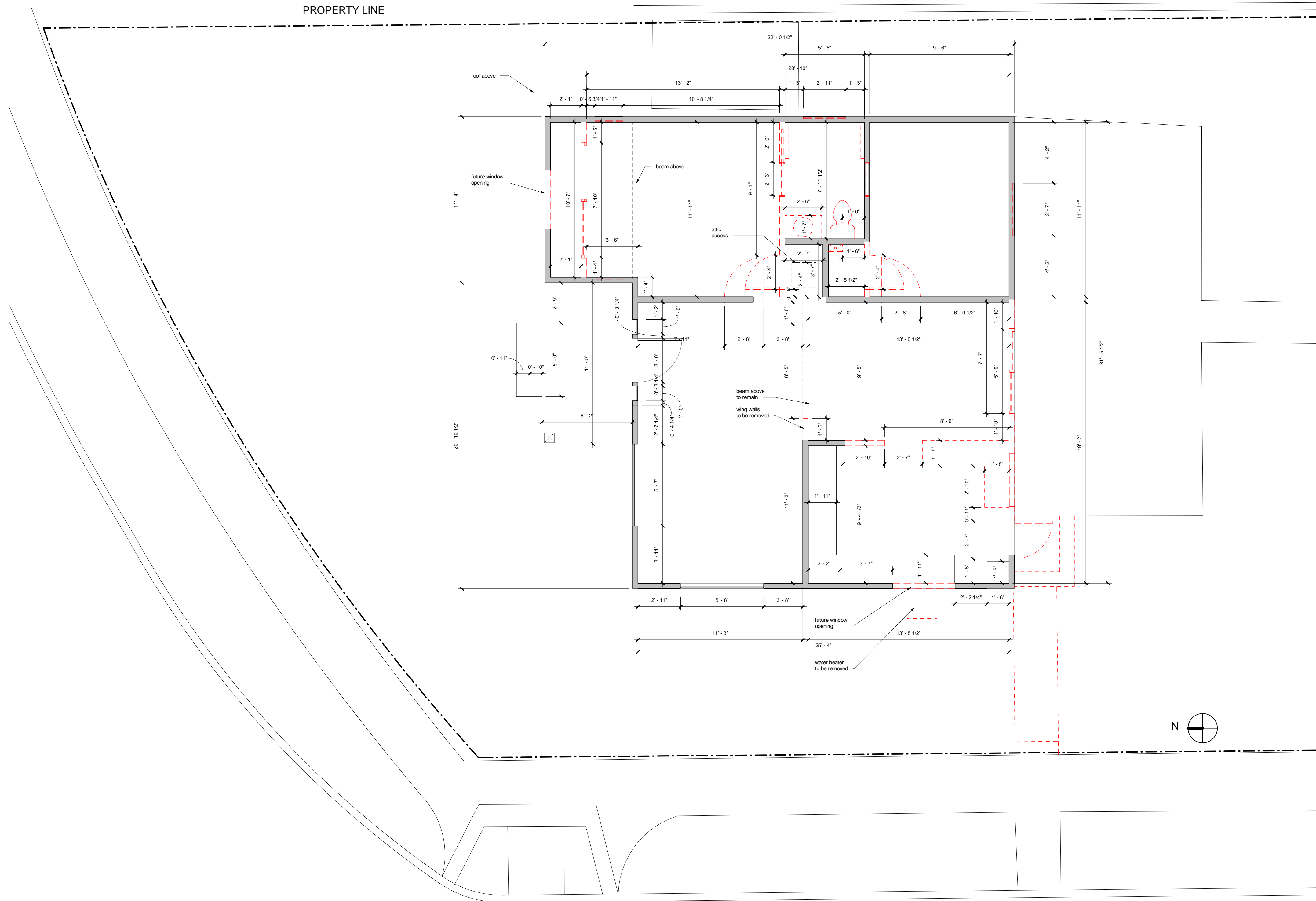
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WALL LEGEND	
EXISTING	
DEMO	



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04		PRE-PLANNING SUBMITTAL	06/25/2021
05		ADR SUBMITTAL	07/19/2021

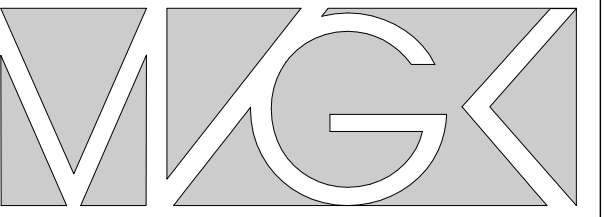
DEMO PLAN

Project number 10-110
Date 07/16/21
Drawn by VK
Checked by VK

A100

Scale 1/4" = 1'-0"

1 DEMO PLAN
1/4" = 1'-0"



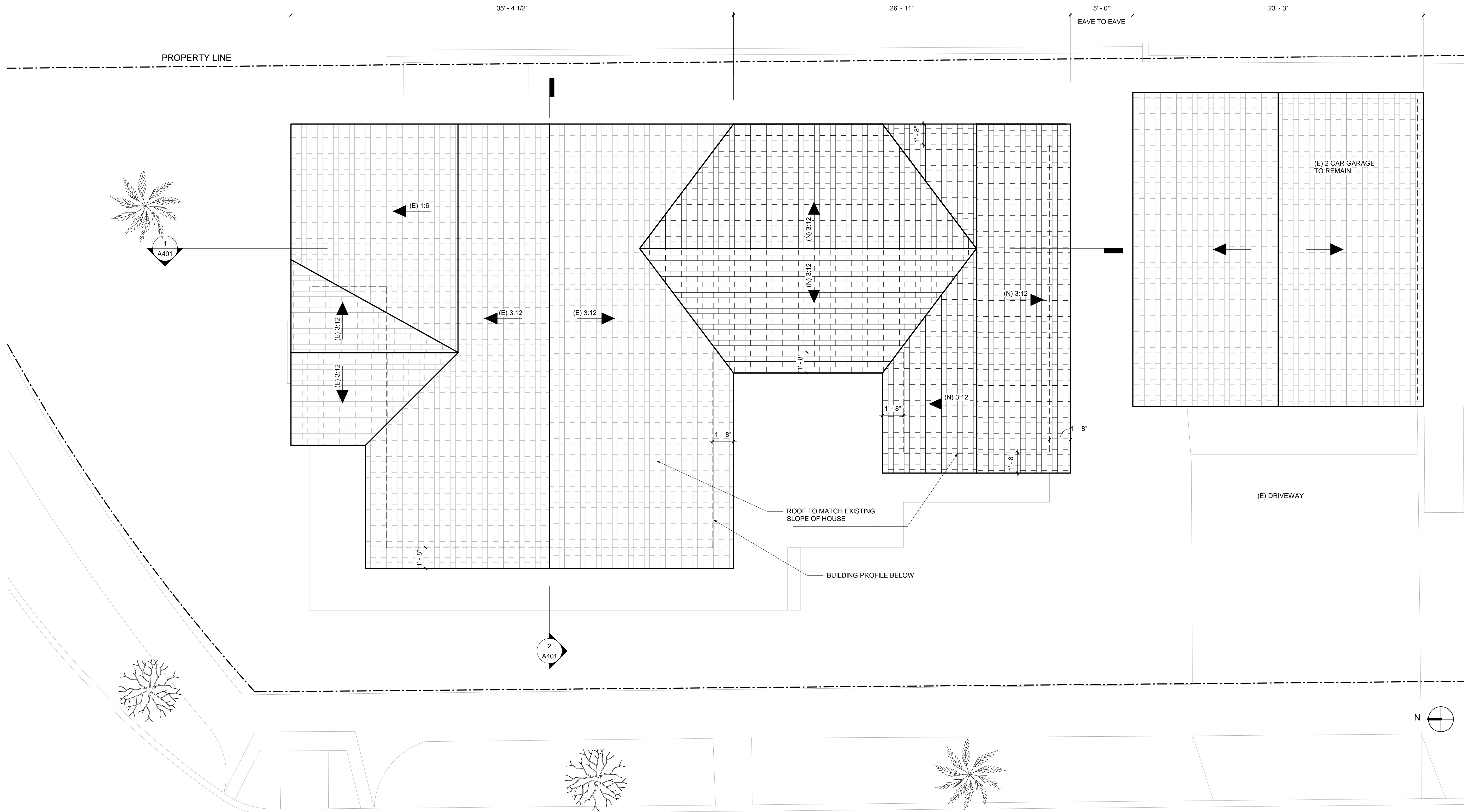
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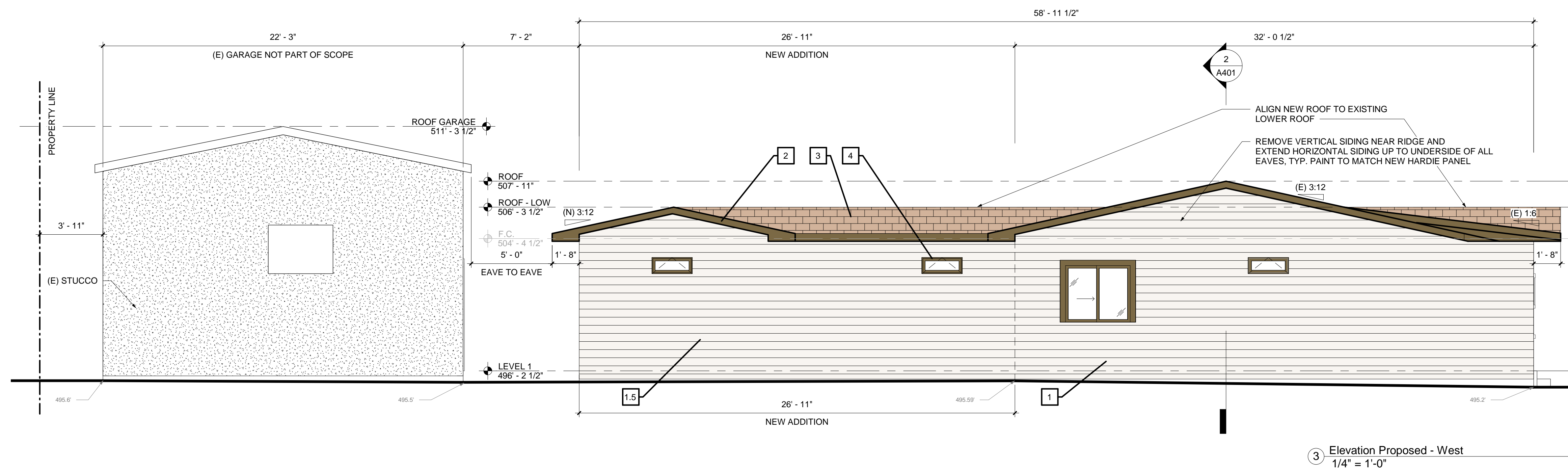
1 ROOF PLAN - PROPOSED
1/4" = 1'-0"

PROPOSED ROOF PLAN

Project number 10-110
Date 07/16/21
Drawn by VK
Checked by VK

A201

Scale 1/4" = 1'-0"



KEY	AREA	MANUF.	TYPE	MODEL	FINISH/COLOR
1	Walls	James Hardie	Fiber Cement Panel	HardiePlank Lap Siding	Smooth. Color: Sail Cloth -color to match existing dwelling
1.5	Walls	-	Existing	-	To be repainted to match new hardie panel
2	Eaves	Sherwin Williams	Painted	SW7041	Van Dyke Brown
3	Roof	Owens Corning	Shingles	TruDefinition Duration	Oyster Shell -existing shingles to be replaced
4	Window & Trim	TBD	Painted	TBD	Van Dyke Brown
5	Door & Trim	TBD	Painted	TBD	Door: Proper Gray Trim: Van Dyke Brown
6	Wood Deck	TBD	Composite Wood	-	-

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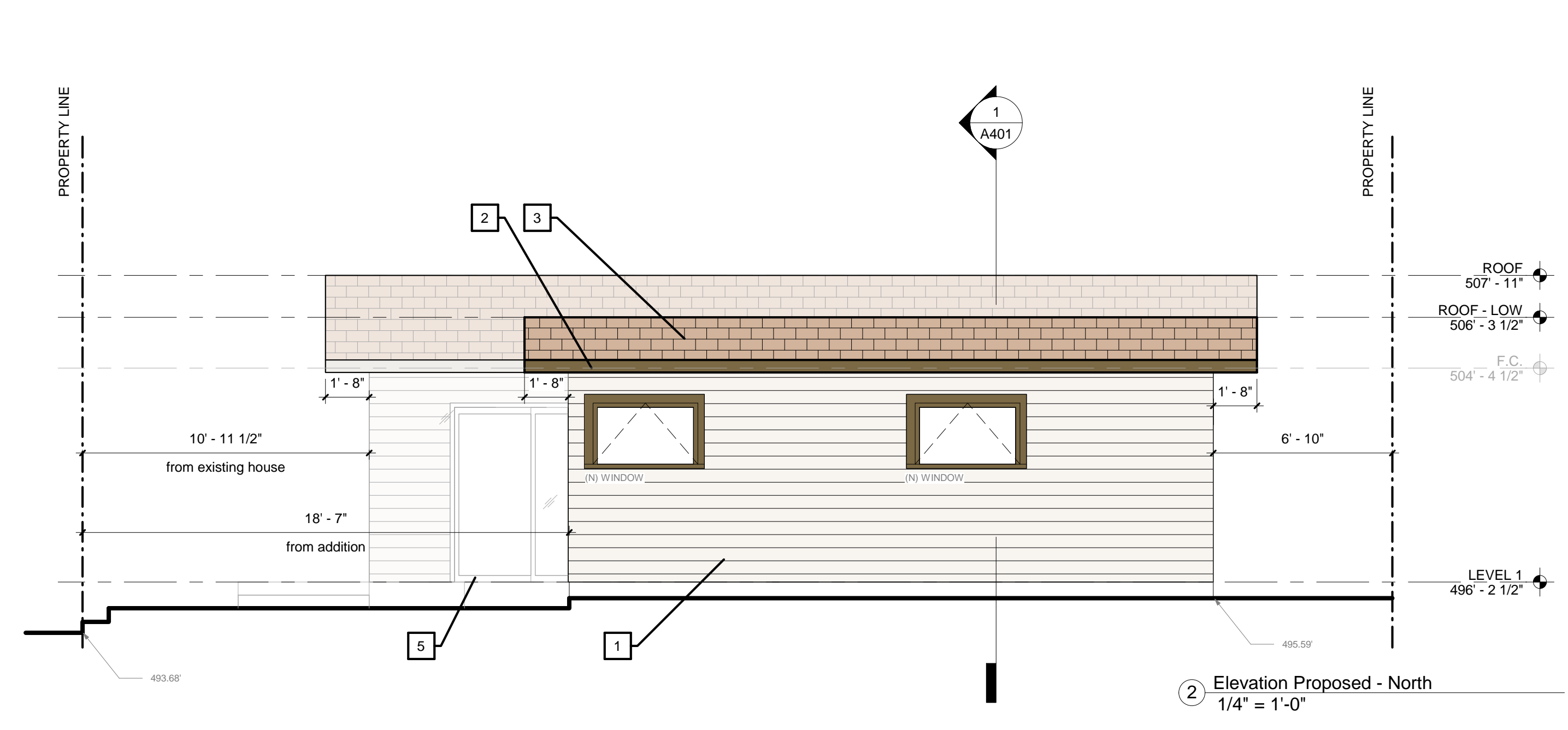
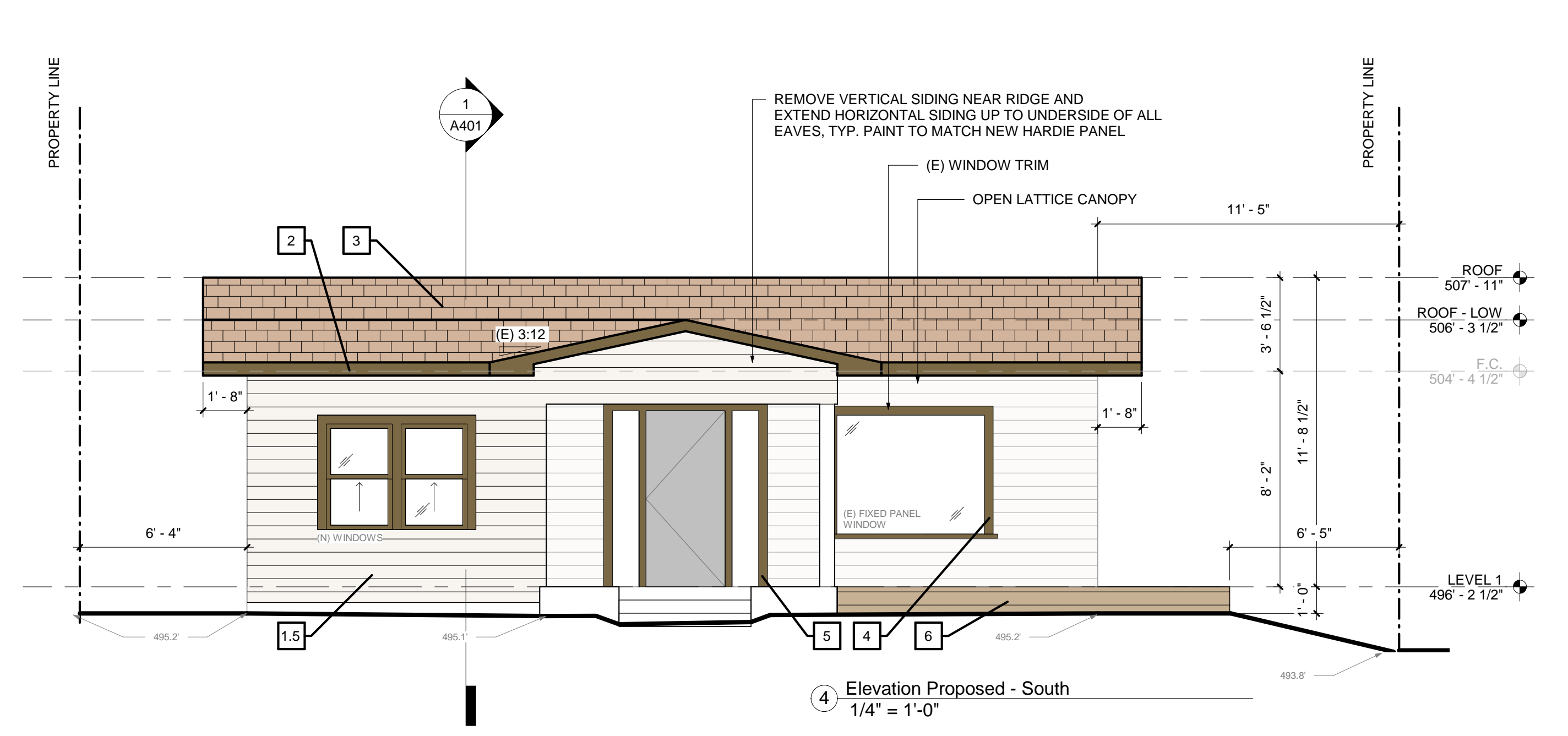
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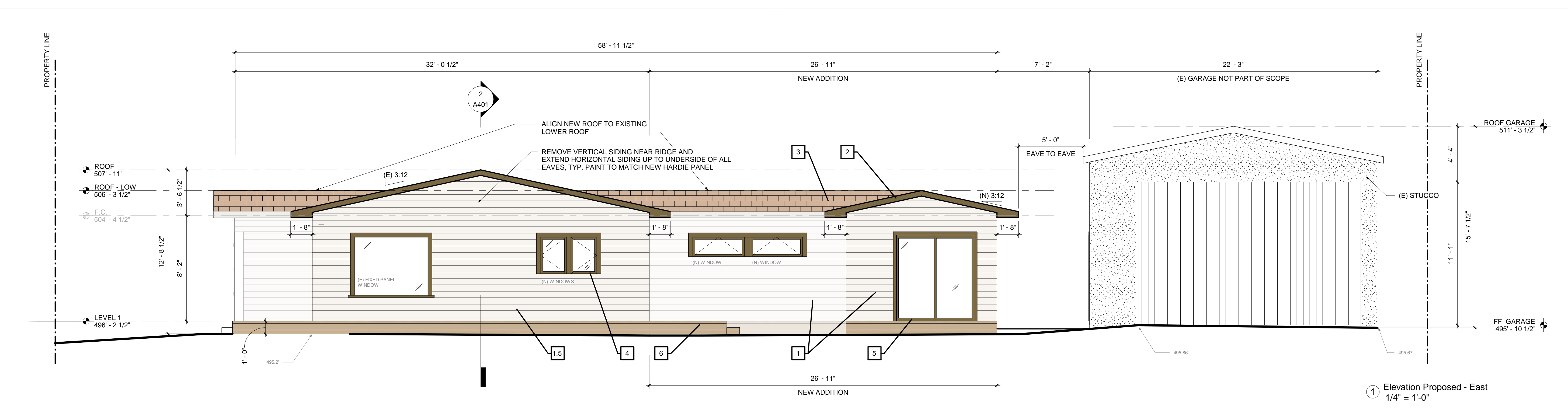
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 EMAIL: ATSENGINEERING14@GMAIL.COM

3 Elevation Proposed - West
 1/4" = 1'-0"



4 Elevation Proposed - South
 1/4" = 1'-0"

2 Elevation Proposed - North
 1/4" = 1'-0"



1 Elevation Proposed - East
 1/4" = 1'-0"

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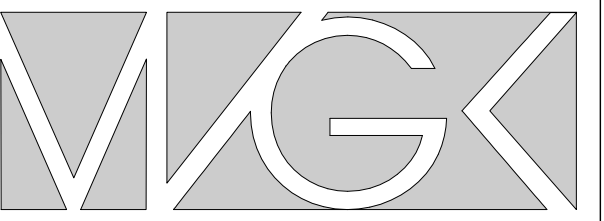
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04		PRE-PLANNING SUBMITTAL	06/25/2021
05		ADR SUBMITTAL	07/19/2021
06		ADR SUBMITTAL	01/24/2022

PROPOSED ELEVATION

Project number 10-110
 Date 07/16/21
 Drawn by VK
 Checked by VK

A301

Scale 1/4" = 1'-0"



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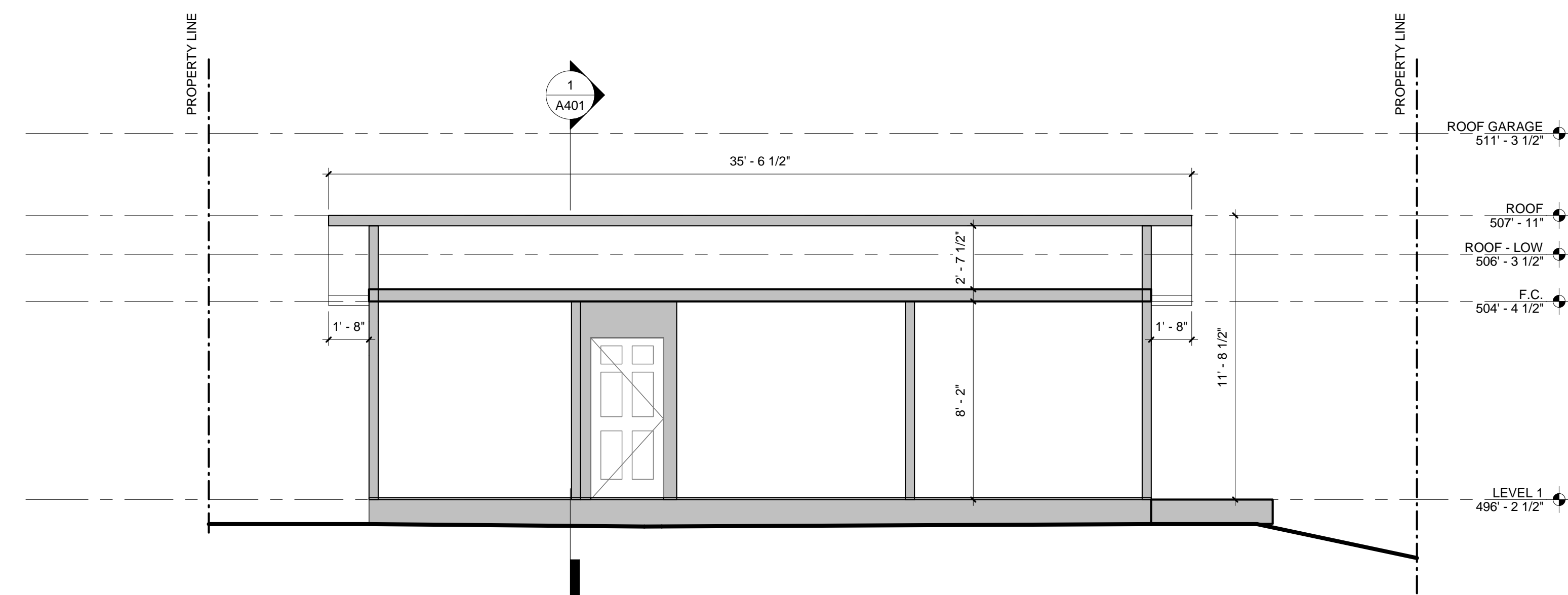
KEVONIAN RESIDENCE
640 W MILFORD ST.
GLENDALE, CA 91203

CONSULTANTS INDEX:

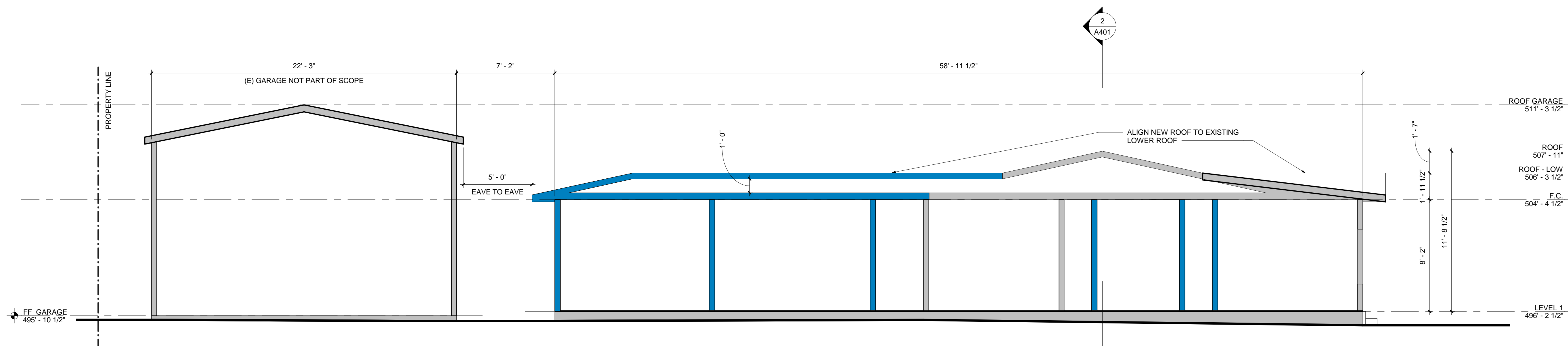
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WALL LEGEND	
EXISTING	
NEW	



② Building Section 02
1/4" = 1'-0"



① Building Section 01
1/4" = 1'-0"

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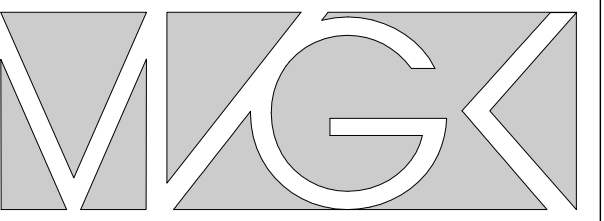
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03		PRE-PLANNING SUBMITTAL	06/23/2021
04		PRE-PLANNING SUBMITTAL	06/25/2021
05		ADR SUBMITTAL	07/19/2021

BUILDING SECTIONS

Project number 10-110
Date 07/16/21
Drawn by VK
Checked by VK

A401

Scale 1/4" = 1'-0"



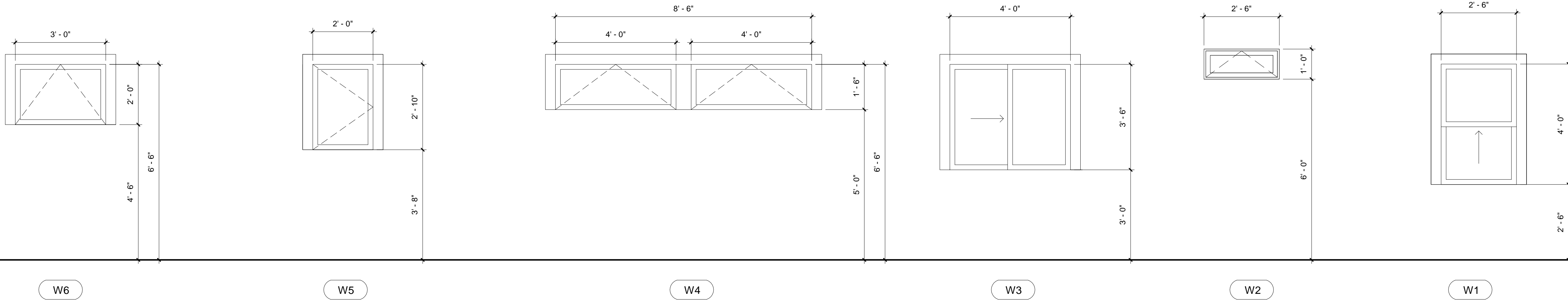
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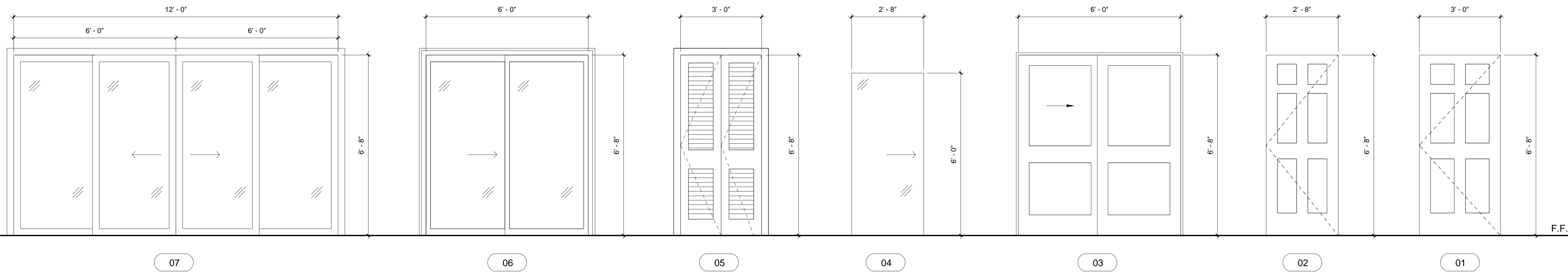


4 WINDOW TYPE
SCALE: 1/2" = 1'-0"

WINDOW SCHEDULE													
Level	Mark	Count	Size		Sill Height	Manufacturer	Frame Material	Type	Finish	Glaze			Notes
			Width	Height						Glazing Type	U-Factor	SHGC (Min.)	
Level 1	W1	2	2'-6"	4'-0"	2'-6"	TBD	Fiberglass	Single hung	Painted Fiberglass Frame: Van Dyke Brown	Clear Dual - Pane	0.29	0.28	PROVIDE WOOD SILL. Sill color to be painted to match new window frame
Level 1	W2	3	2'-6"	1'-0"	6'-0"	TBD	Fiberglass	Awning	Painted Fiberglass Frame: Van Dyke Brown	Clear Dual - Pane	0.29	0.28	PROVIDE WOOD SILL. Sill color to be painted to match new window frame
Level 1	W3	1	4'-0"	3'-6"	3'-0"	TBD	Fiberglass	Sliding	Painted Fiberglass Frame: Van Dyke Brown	Clear Dual - Pane	0.29	0.28	PROVIDE WOOD SILL. Sill color to be painted to match new window frame
Level 1	W4	2	4'-0"	1'-6"	5'-0"	TBD	Fiberglass	Awning	Painted Fiberglass Frame: Van Dyke Brown	Clear Dual - Pane	0.29	0.28	PROVIDE WOOD SILL. Sill color to be painted to match new window frame
Level 1	W5	2	2'-0"	2'-10"	3'-8"	TBD	Fiberglass	Casement - Swing	Painted Fiberglass Frame: Van Dyke Brown	Clear Dual - Pane	0.29	0.28	PROVIDE WOOD SILL. Sill color to be painted to match new window frame
Level 1	W6	2	3'-0"	2'-0"	4'-6"	TBD	Fiberglass	Awning	Painted Fiberglass Frame: Van Dyke Brown	Clear Dual - Pane	0.29	0.28	PROVIDE WOOD SILL. Sill color to be painted to match new window frame
Level 1	E10	2	5'-8"	4'-6"	2'-0"	-	-	-	-	-	-	-	Existing To Remain. Sill color to be painted to match new window frame

NOTES: 1) ALL NEW WINDOW INSTALLATIONS TO MATCH RECESSED CONDITION OF EXISTING WINDOWS

3 WINDOW SCHEDULE



2 DOOR TYPE
SCALE: 1/2" = 1'-0"

DOOR SCHEDULE											
Level	Mark	Count	Width	Height	Int./Ext.	Manufacturer	Description	Type	Finish	Location	Notes
Level 1	1	4	3'-0"	6'-8"	Interior	Jeld-Wen	Hollow Core 6-Panel	Swing Door	White		
Level 1	2	2	2'-8"	6'-8"	Interior	Jeld-Wen	Hollow Core 6-Panel	Swing Door	White		
Level 1	3	3	6'-0"	6'-8"	Interior	TBD		Double Sliding	White	Closets	
Level 1	4	3	2'-6"	6'-0"	Interior	TBD		Shower Sliding Door		Showers	
Level 1	5	1	3'-0"	6'-8"	Interior	TBD		Bi-Fold Door, Louvered	White		
Level 1	6	1	6'-0"	6'-8"	Int./Ext.	TBD		Double Sliding - Glass	Painted Frame: Van Dyke Brown		door trims to be painted to match window frame and trim
Level 1	7	1	12'-0"	6'-8"	Int./Ext.	TBD		4 Panel Sliding Door	Painted Frame: Van Dyke Brown		door trims to be painted to match window frame and trim
Level 1	E1	1	3'-0"	6'-8"	Interior	-	-	-	SW 6003 Proper Gray	Main Entry Door	door trims to be painted to match door frame color

NOTES: 1) ALL NEW DOORS TRIMS TO MATCH NEW WINDOW TRIM FINISH/COLOR

1 DOOR SCHEDULE

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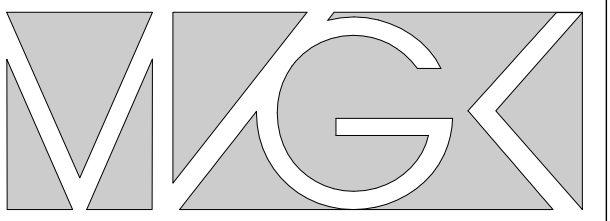
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06		ADR SUBMITTAL	01/24/2022

DOOR AND WINDOW SCHEDULE

Project number 10-110
Date 07/16/21
Drawn by VK
Checked by VK

A601

Scale 1/2" = 1'-0"



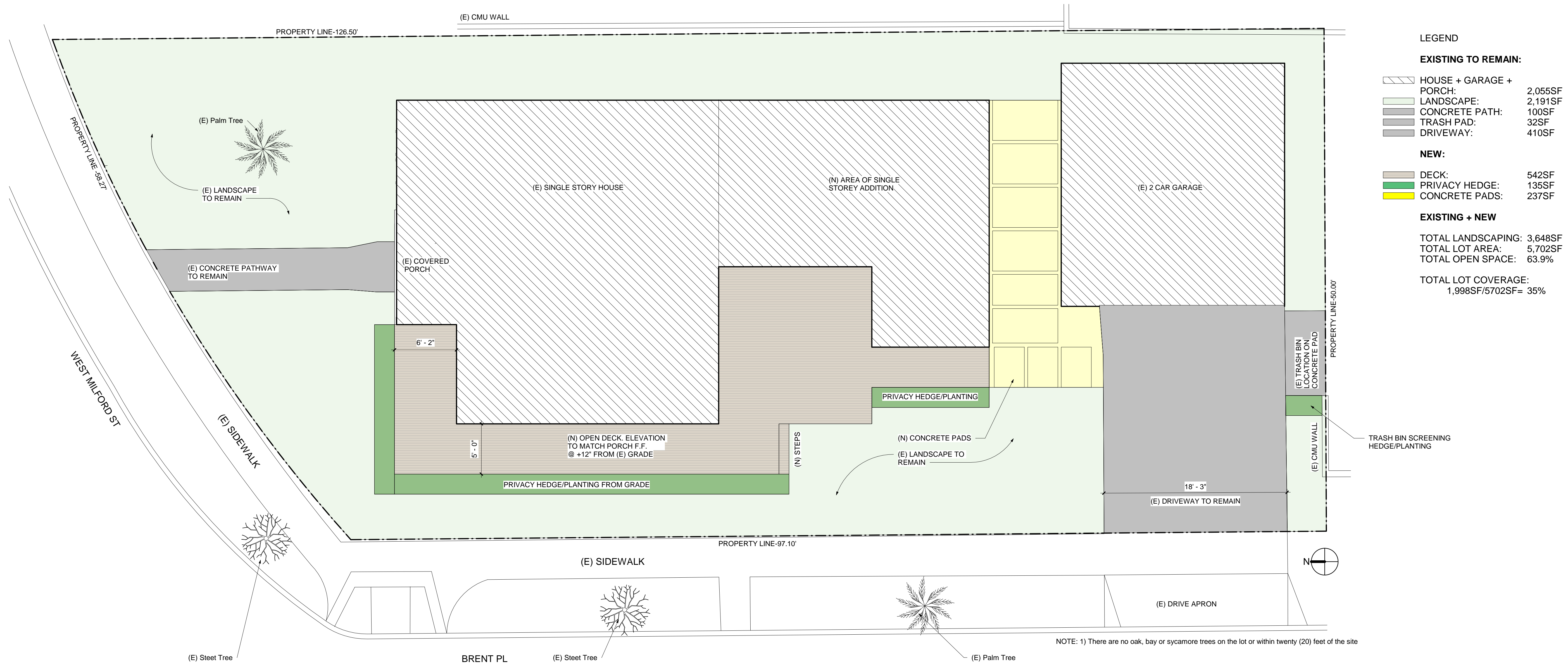
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LEGEND

EXISTING TO REMAIN:

- HOUSE + GARAGE + PORCH: 2,055SF
- LANDSCAPE: 2,191SF
- CONCRETE PATH: 100SF
- TRASH PAD: 32SF
- DRIVEWAY: 410SF

NEW:

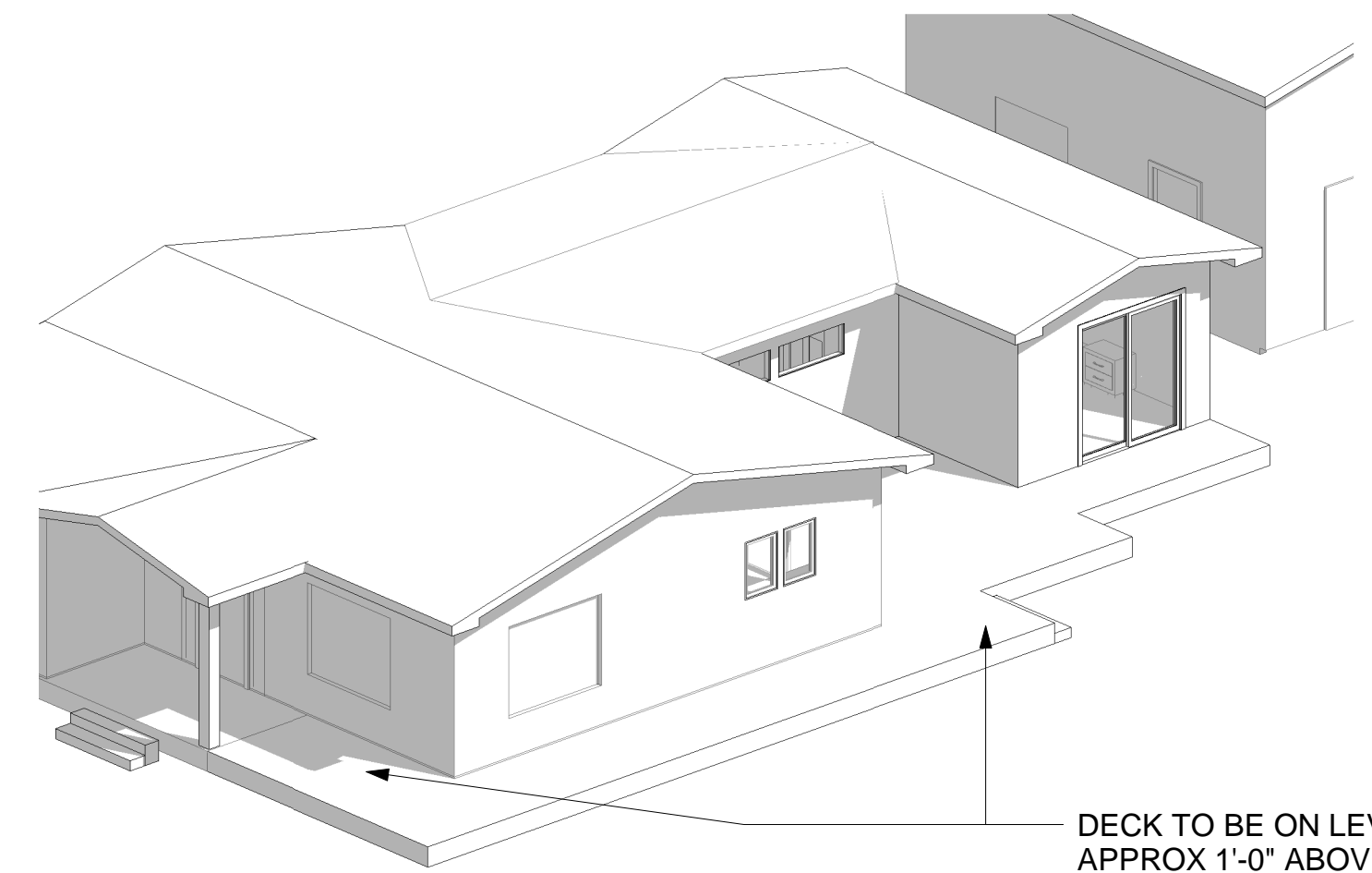
- DECK: 542SF
- PRIVACY HEDGE: 135SF
- CONCRETE PADS: 237SF

EXISTING + NEW

- TOTAL LANDSCAPING: 3,648SF
- TOTAL LOT AREA: 5,702SF
- TOTAL OPEN SPACE: 63.9%
- TOTAL LOT COVERAGE: 1,998SF/5702SF= 35%

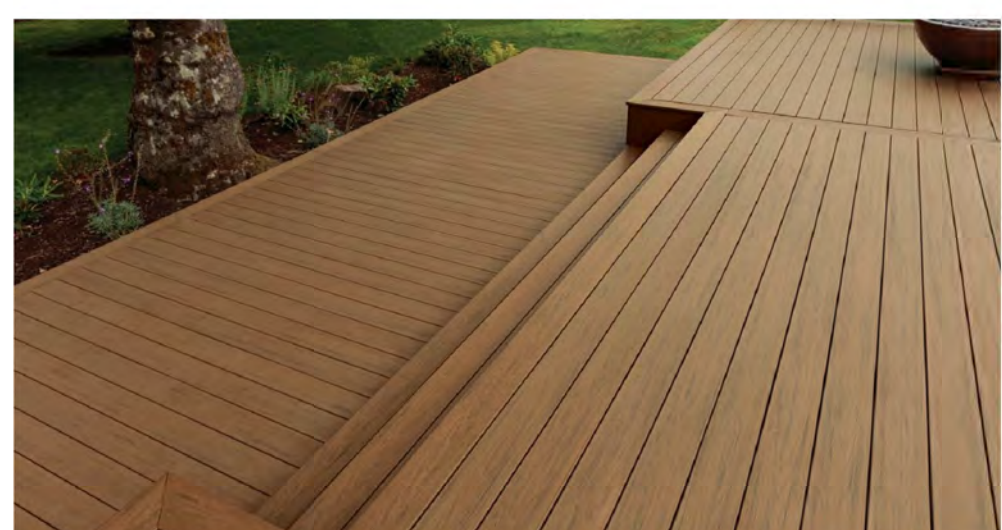
NOTE: 1) There are no oak, bay or sycamore trees on the lot or within twenty (20) feet of the site

1 PROPOSED LANDSCAPE PLAN
3/16" = 1'-0"

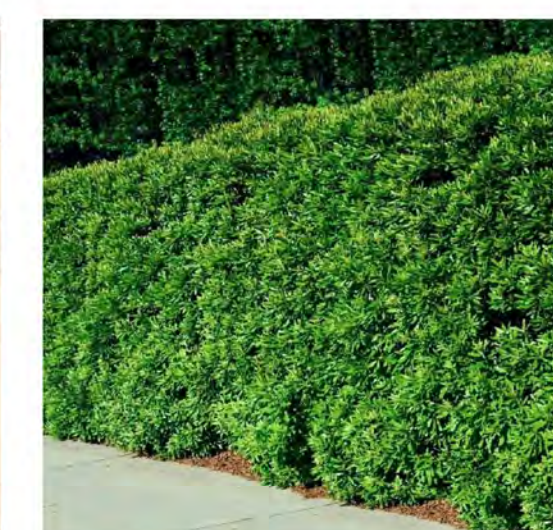


DECK TO BE ON LEVEL WITH EXISTING PORCH.
APPROX 1'-0" ABOVE EXISTING GRADE

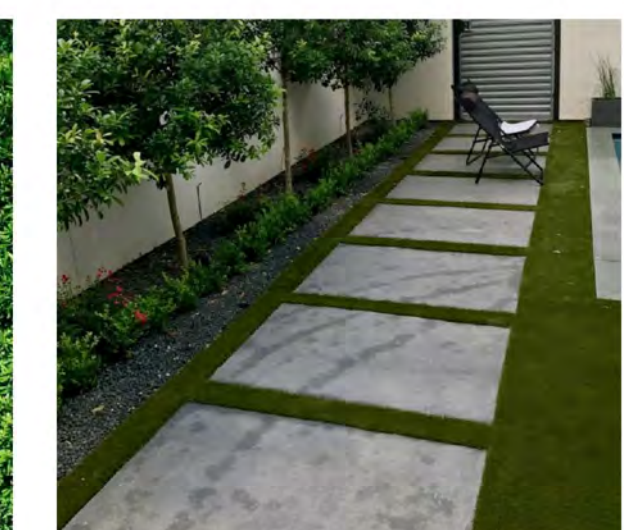
2 3D - Proposed Deck



DECK - COMPOSITE WOOD



PRIVACY HEDGE



CONCRETE PAD

STAMP:

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Issue / Revision:

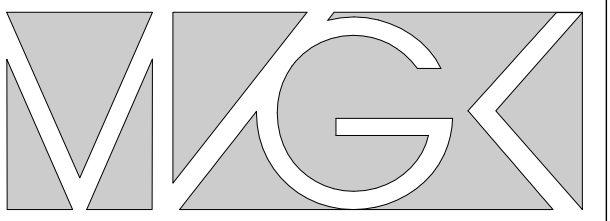
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01		PRE-PLANNING SUBMITTAL	04/16/2021
02		PRE-PLANNING SUBMITTAL	06/14/2021
03		PRE-PLANNING SUBMITTAL	06/23/2021
04		PRE-PLANNING SUBMITTAL	06/25/2021
05		ADR SUBMITTAL	07/19/2021

LANDSCAPE PLAN

Project number 10-110
Date 07/16/21
Drawn by VK
Checked by VK

A602

Scale 3/16" = 1'-0"



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MIKAEL.FOUNDRY@GMAIL.COM

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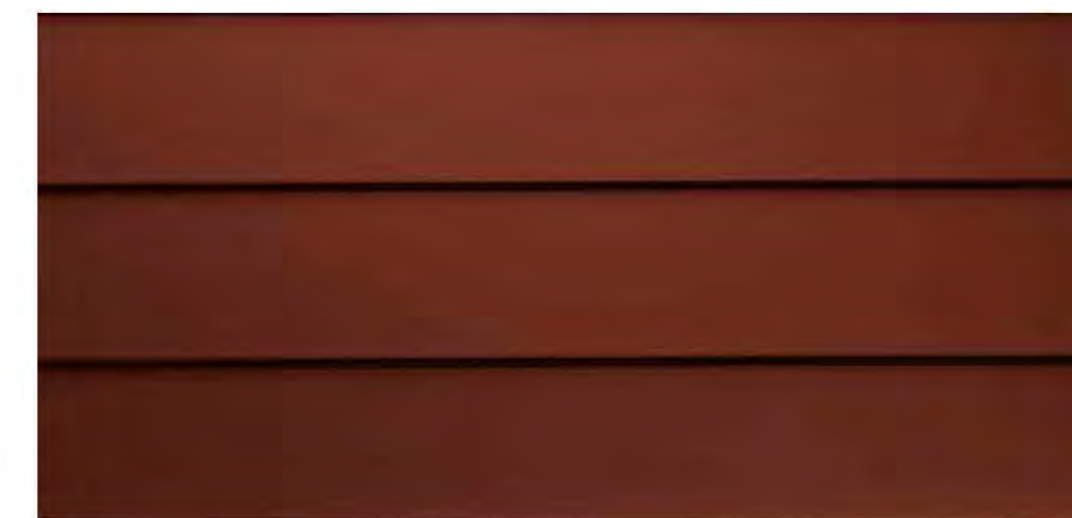
STRUCTURAL ENGINEER
ATS ENGINEERING
ADDRESS: 314 E. BROADWAY, SUITE A
GLENDALE, CA 91205
PHONE: 818-543-1825
EMAIL: ATSENGINEERING14@GMAIL.COM

SW 6003
Proper Gray
Interior / Exterior
Location Number: 240-C3

SW 7041
Van Dyke Brown
Interior / Exterior
Location Number: 249-C7

5 4 2 EAVES/WINDOW & DOOR FRAMES AND TRIM

Siding	Trim	Soffit	HardieWrap*	Finishing Touches
● HardiePlank® Lap Siding		HardiePanel® Vertical Siding		HardieShingle® Siding

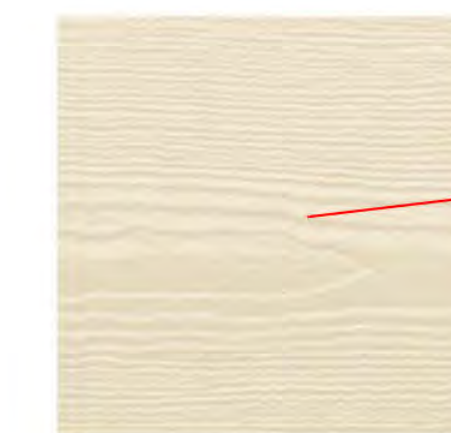


SMOOTH

Countyline Red

Thickness	5/16 in.				
Length	12 ft. planks				
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.* 12 in.*
Exposure	4 in.	5 in.	6 in.	7 in.	8 in. 10.75 in.
ColorPlus Pcs./Pallet	280		252	210	
Prime Pcs./Pallet	360	308	252	230	190 152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5 9.3

Available Colors



SAIL CLOTH

[View all HardiePlank Lap Siding Products](#)

1.5 1 WALLS

FINISH LEGEND

KEY	AREA	MANUF.	TYPE	MODEL	FINISH/COLOR
1	Walls	James Hardie	Fiber Cement Panel	HardiePlank Lap Siding	Smooth. Color: Sail Cloth -color to match existing dwelling
1.5	Walls	-	Existing	-	To be repainted to match new hardie panel
2	Eaves	Sherwin Williams	Painted	SW7041	Van Dyke Brown
3	Roof	Owens Corning	Shingles	TruDefinition Duration	Oyster Shell -existing shingles to be replaced
4	Window & Trim	TBD	Painted	TBD	Van Dyke Brown
5	Door & Trim	TBD	Painted	TBD	Door: Proper Gray Trim: Van Dyke Brown
6	Wood Deck	TBD	Composite Wood	-	-



SW 9106
El Caramelo
Interior / Exterior
Location Number: 203-C6

6 WOOD DECK

TruDefinition®
DURATION®
Shingles with Patented and SureNail® Technologies

Bold contrast. Deep dimension. TruDefinition®.

TruDefinition® Duration® Shingles are specially formulated to provide great contrast and dimension to any roof. Through the use of multiple granule colors and shadowing, TruDefinition Duration Shingles offer a truly unique and dramatic effect. This exclusive combination of color and depth is what makes TruDefinition Duration Shingles like no other.

TruDefinition Duration Shingles are available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension. They feature a Limited Lifetime Warranty™ (for as long as you own your home) and 130-MPH Wind Resistance Limited Warranty.* TruDefinition Duration Shingles are produced with StreakGuard® Protection† to inhibit the growth of airborne blue-green algae*. Owens Corning provides a 10-year Algae Resistance Limited Warranty.* Beyond the outstanding curb appeal and impressive warranty coverage, they also come with the advanced performance of patented SureNail® Technology.

The SureNail® Difference—
A technological breakthrough in roofing. The innovative features of Owens Corning® TruDefinition® Duration® Shingles with patented SureNail® Technology offer the following:

Breakthrough Design. Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

Triple Layer Protection. A unique "triple layer" of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

Superior Adhesion. Our enhanced Tru-Bond® sealant grips tightly to the engineered fabric nailing strip on the shingle below.

Excellent Adhesive Power. Specially formulated, wide adhesive bands help keep shingle layers laminated together.

Exceptional Wind Resistance. Engineered to deliver 130-MPH* wind warranty performance with only 4 nails. Fewer nails required can mean fewer deck penetrations.



Oyster Shell†

3 ROOF

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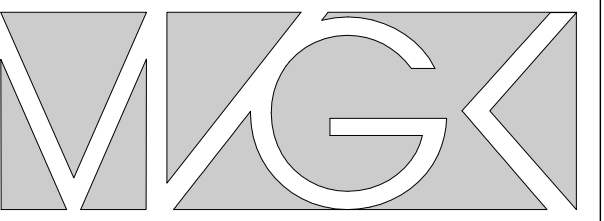
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04		PRE-PLANNING SUBMITTAL	06/25/2021
05		ADR SUBMITTAL	07/19/2021
06		ADR SUBMITTAL	01/24/2022

MATERIAL BOARD

Project number 10-110
Date 07/16/21
Drawn by VK
Checked by VK

A605

Scale 1/4" = 1'-0"



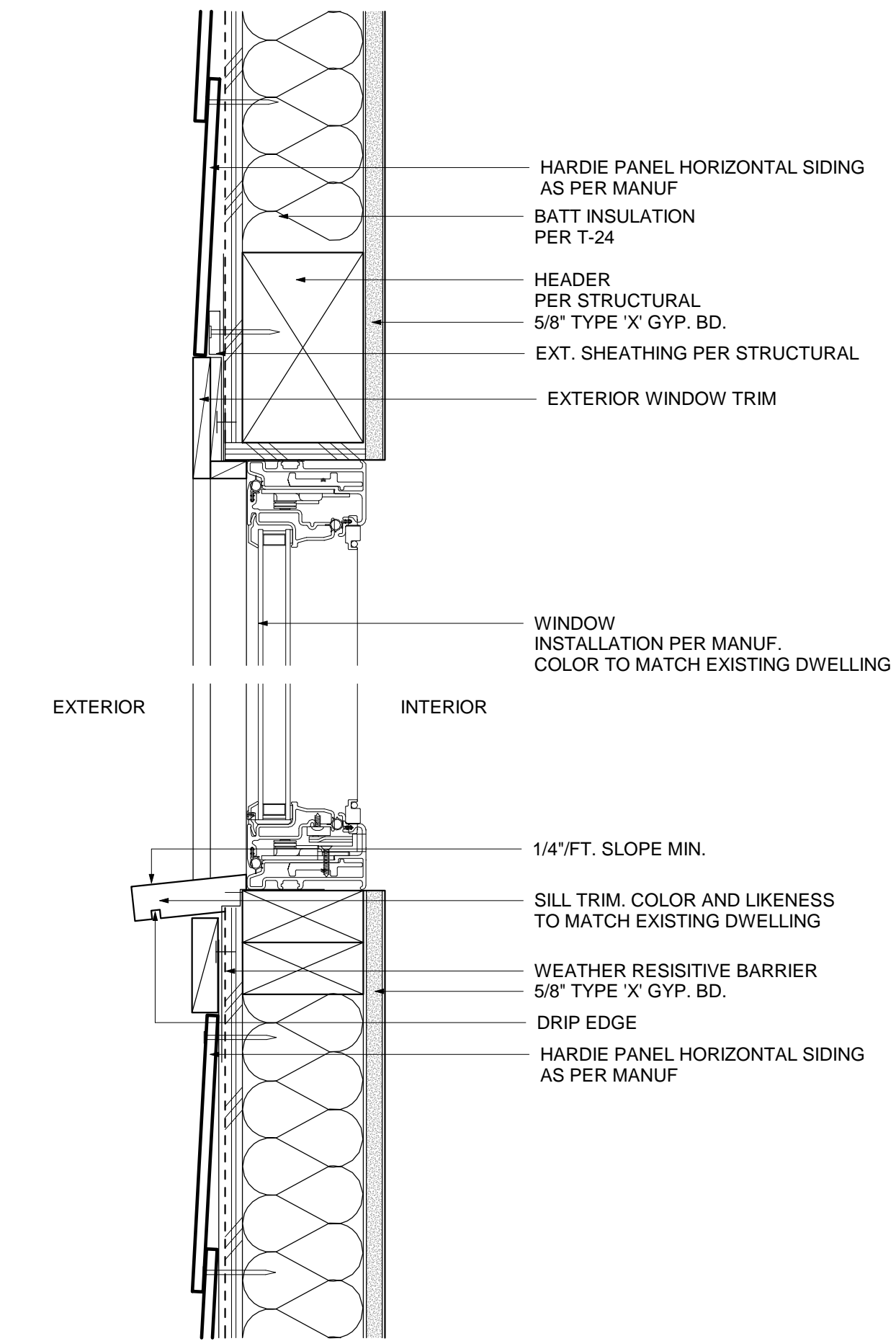
VIGEN.KHACH@GMAIL.COM
MIKAEL.FOUNDRY@GMAIL.COM

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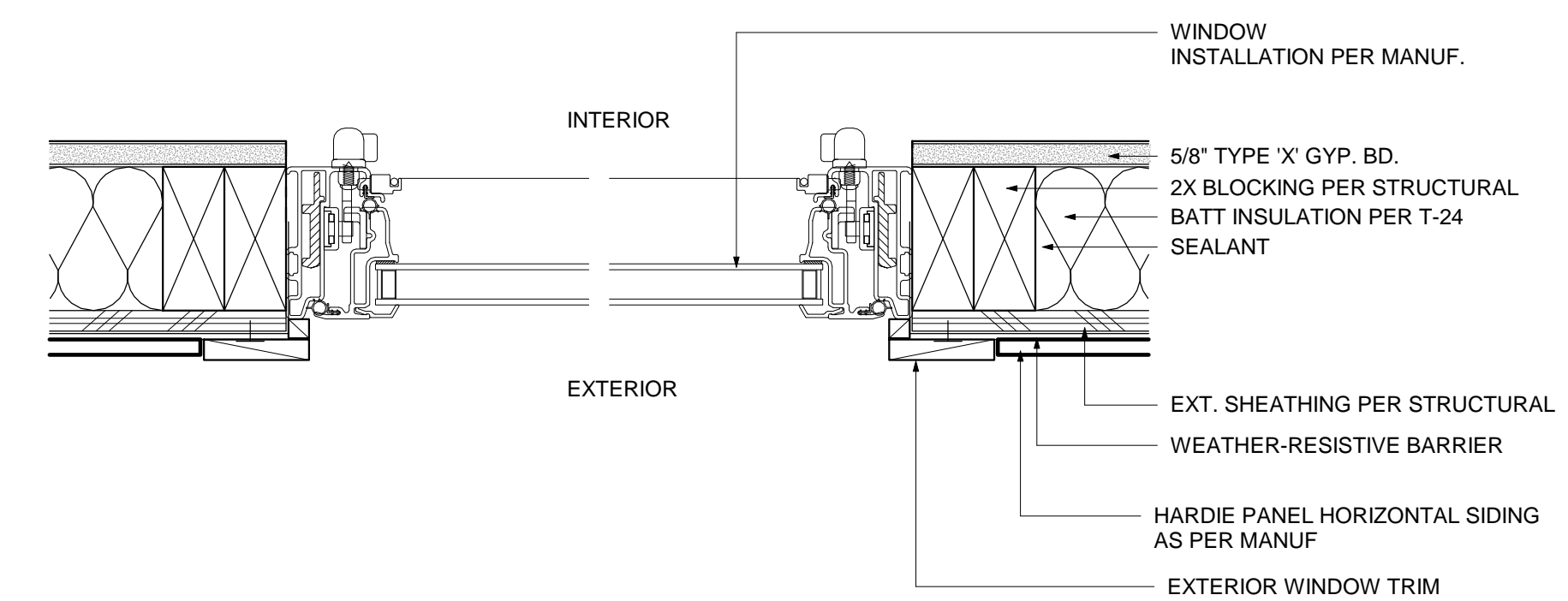
CONSULTANTS INDEX:

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EMAIL: ATSENGINEERING14@GMAIL.COM



② WINDOW SILL & HDR
3" = 1'-0"



① WINDOW JAMB
3" = 1'-0"

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Issue / Revision:

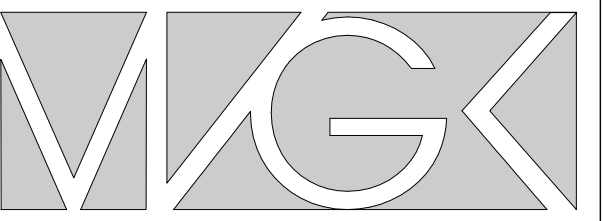
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05		ADR SUBMITTAL	07/19/2021
06		ADR SUBMITTAL	01/24/2022

DETAILS

Project number 10-110
Date 07/16/21
Drawn by VK
Checked by VK

A801

Scale 3" = 1'-0"



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VIEW FROM SIDE LOT



VIEW FROM SIDE LOT



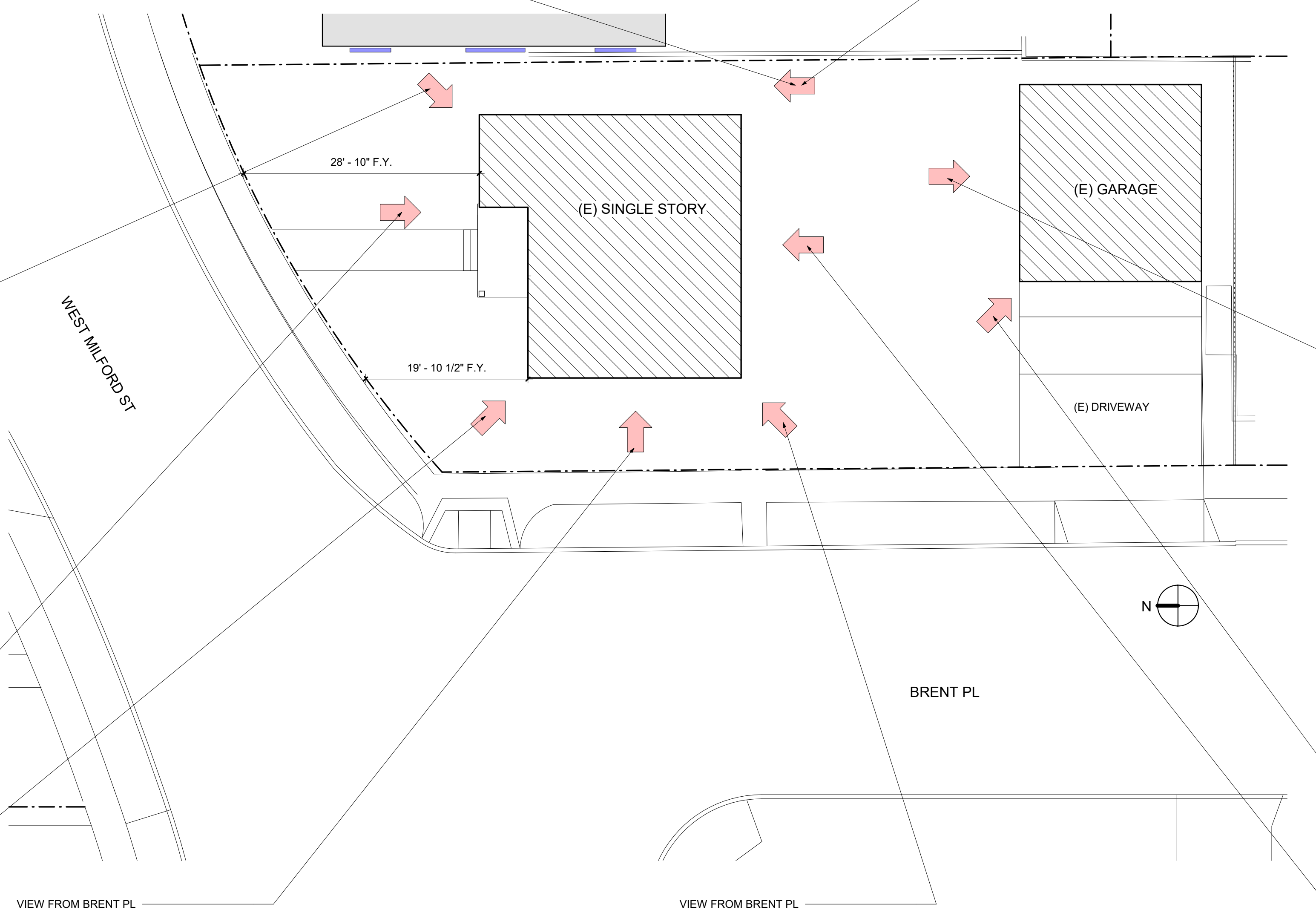
VIEW FROM WEST MILFORD ST



VIEW FROM WEST MILFORD ST



VIEW FROM WEST MILFORD ST



VIEW FROM BRENT PL



VIEW FROM BRENT PL



VIEW FROM BRENT PL



VIEW FROM BRENT PL



VIEW FROM BRENT PL

STAMP:

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04		PRE-PLANNING SUBMITTAL	06/25/2021
05		ADR SUBMITTAL	07/19/2021
06		ADR SUBMITTAL	01/24/2022

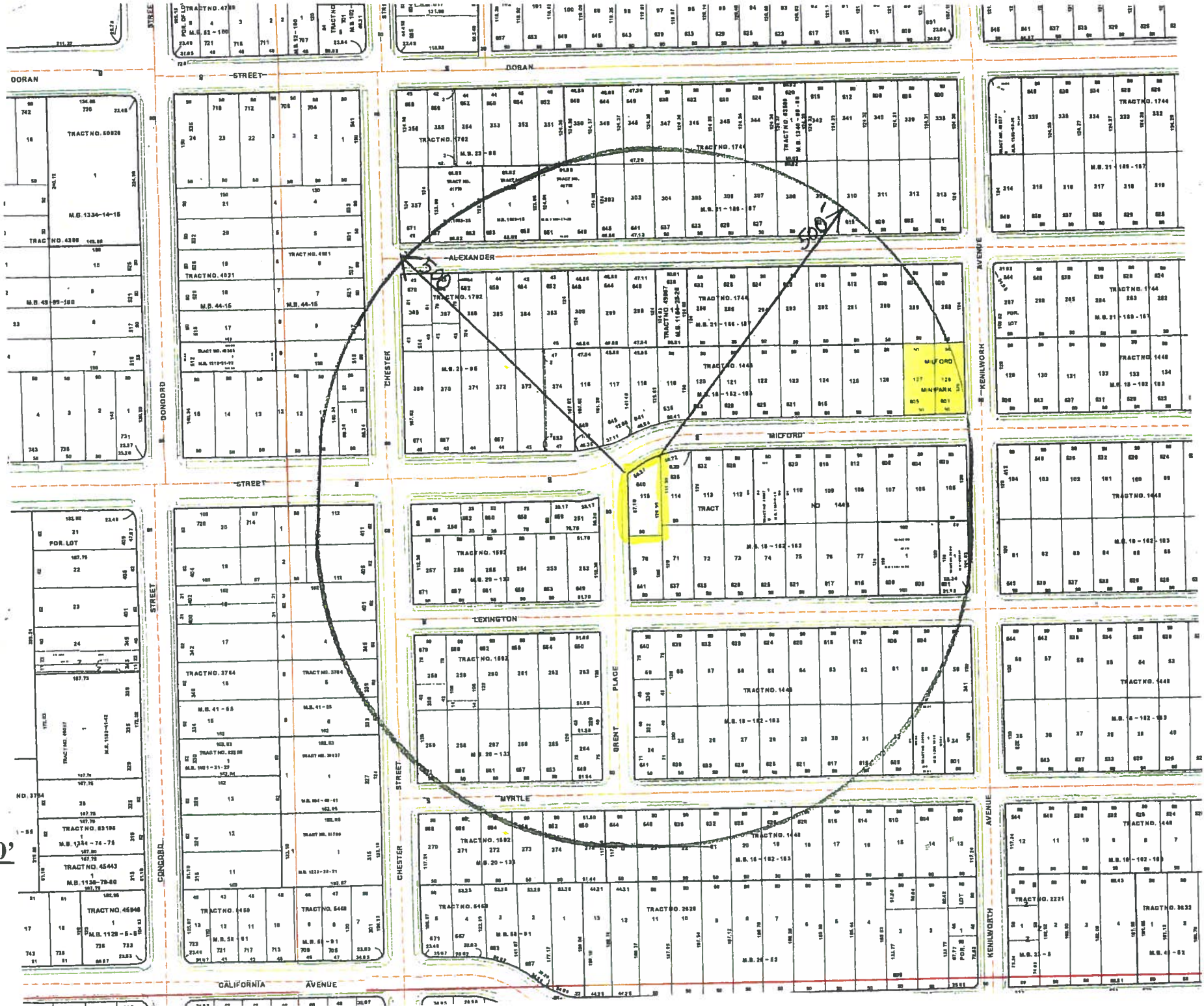
EXISTING BUILDING PHOTOS

Project number 10-110
Date 07/16/21
Drawn by VK
Checked by VK

A092

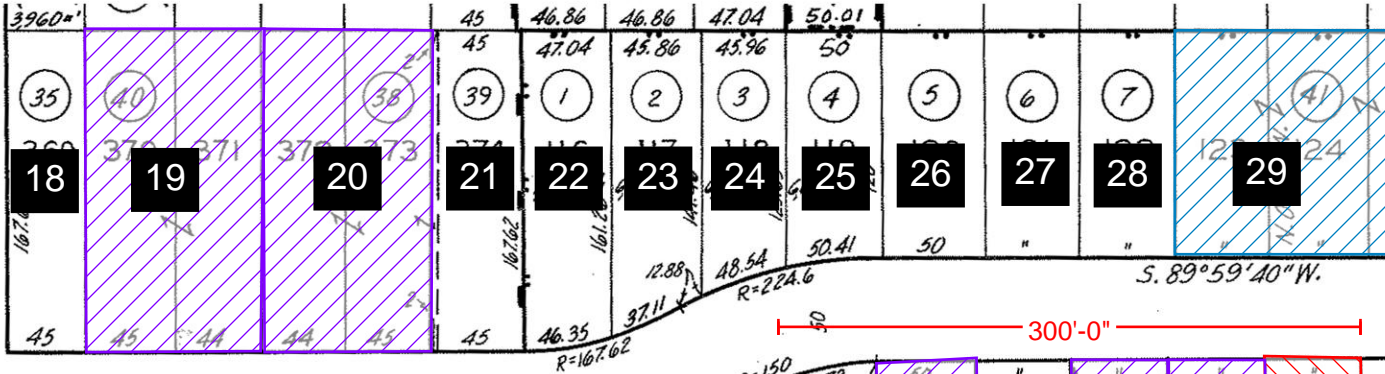
Scale 1" = 10'-0"

1"=200'



PDR 2113755_640 W MILFORD_Location Map

60 CHESTER

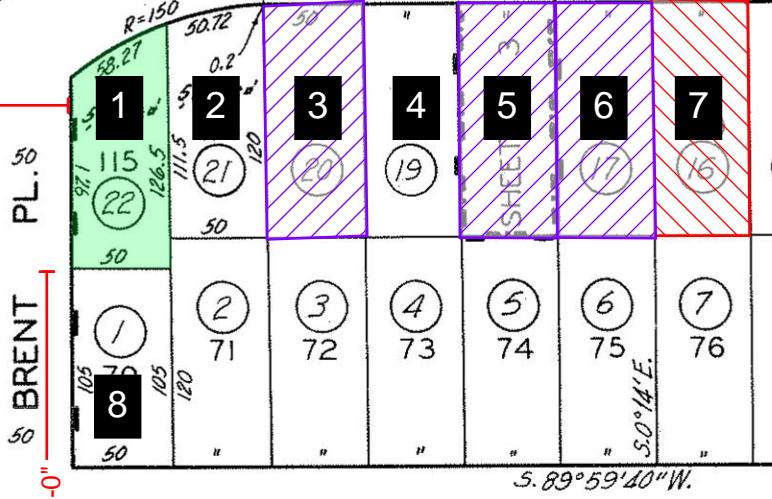
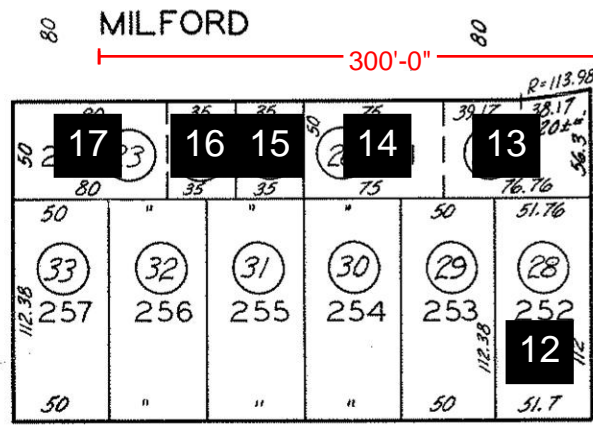


LEGEND

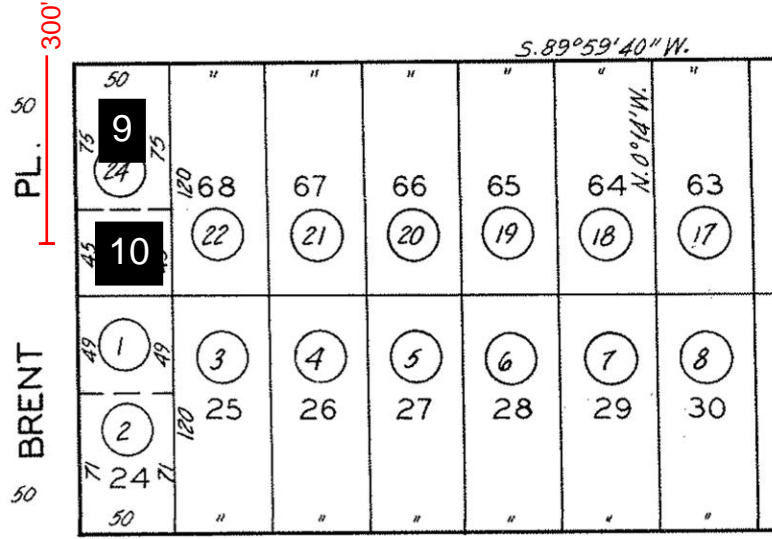
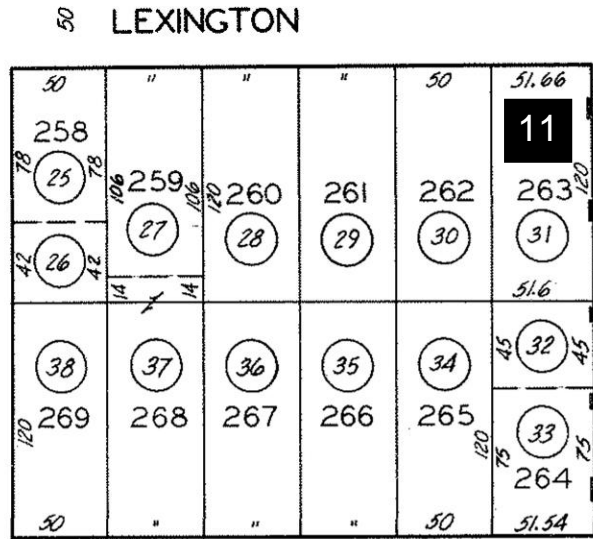
- PROPERTY LOCATION: 640 MILFORD
- 2 STORY: SINGLE FAMILY
- 2 STORY: MULTI-FAMILY (APARTMENT)
- 3 STORY: MULTI-FAMILY (APARTMENT)

X LOT KEY NUMBER: SEE SUPPLEMENTAL SHEET FOR CORRESPONDING LIST

60 CHESTER ST. S



60 CHESTER ST. S



NEIGHBORHOOD KEY

KEY	ADDRESS	ZONING	SQ.FT.LOT	SQ.FT.HOUSE	F/A%	STORIES	SET BACK (FT)	ROOF
1	640 W MILFORD ST	SINGLE FAMILY	5,702	924	16.20%	1	24	SHINGLE
2	636 MILFORD ST	SINGLE FAMILY	5,860	836	14.27%	1	19	SHINGLE
3	632 MILFORD ST	MULTI-FAMILY	6,000	3,660	61.00%	2	24	SHINGLE
4	628 MILFORD ST	SINGLE FAMILY	6,000	2,163	36.05%	1	26	SHINGLE
5	624 MILFORD ST	MULTI-FAMILY	6,000	5,720	95.33%	2	23	SHINGLE
6	620 MILFORD ST	MULTI-FAMILY	6,000	4,383	73.05%	2	25	SHINGLE
7	616 MILFORD ST	SINGLE FAMILY	6,000	1,581	26.35%	2	20	SHINGLE
8	641 W LEXINGTON	SINGLE FAMILY	5,250	1,024	19.50%	1	19	SHINGLE
9	640 W LEXINGTON	SINGLE FAMILY	3,750	1,036	27.63%	1	26	SHINGLE
10	336 BRENT PL	SINGLE FAMILY	2,250	696	30.93%	1	17	SHINGLE
11	650 W LEXINGTON	SINGLE FAMILY	6,192	1,012	16.34%	1	26	SHINGLE
12	649 W LEXINGTON	MULTI-FAMILY	5,712	2,284	39.99%	1	18	SHINGLE
13	650 MILFORD ST	SINGLE FAMILY	3,920	1,201	30.64%	1	8	SHINGLE
14	658 MILFORD ST	SINGLE FAMILY	3,750	1,006	26.83%	1	8	SHINGLE
15	660 MILFORD ST	SINGLE FAMILY	1,750	600	34.29%	1	20	TILE/FLAT ROOF
16	662 MILFORD ST	SINGLE FAMILY	1,800	600	33.33%	1	20	TILE/FLAT ROOF
17	664 MILFORD ST	SINGLE FAMILY	4,000	1,152	28.80%	1	8	SHINGLE
18	671 MILFORD ST	SINGLE FAMILY	7,515	1,567	20.85%	1	34	SHINGLE
19	667 MILFORD ST	MULTI-FAMILY	14,863	16,824	113.19%	2	24	TILE/FLAT ROOF
20	657 MILFORD ST	MULTI-FAMILY	14,863	12,030	80.94%	2	34	FLAT
21	653 MILFORD ST	MULTI-FAMILY	7,515	1,808	24.06%	1	32	SHINGLE
22	649 MILFORD ST	MULTI-FAMILY	7,780	1,600	20.57%	1	35	SHINGLE
23	645 MILFORD ST	SINGLE FAMILY	6,970	1,209	17.35%	1	50	SHINGLE
24	641 MILFORD ST	SINGLE FAMILY	6,100	1,378	22.59%	1	32	SHINGLE
25	635 MILFORD ST	SINGLE FAMILY	6,090	1,164	19.11%	1	28	SHINGLE
26	633 MILFORD ST	SINGLE FAMILY	6,000	986	16.43%	1	28	TILE/FLAT ROOF
27	629 MILFORD ST	SINGLE FAMILY	6,000	824	13.73%	1	30	TILE/FLAT ROOF
28	625 MILFORD ST	MULTI-FAMILY	6,000	1,334	22.23%	1	28	SHINGLE
29	621 MILFORD ST	MULTI-FAMILY	24,000	30,052	125.22%	3	24	SHINGLE
NEIGHBORHOOD AVERAGE			6,677	3,471	51.98%		24	
NOTES	1. ALL AREA VALUES TAKEN FROM LOS ANGELES COUNTY OFFICE OF THE ASSESSOR							
	2. ALL SETBACK INFORMATION IS TAKEN FROM CLOSEST PORTION OF THE BUILDING TOWARD THE PROPERTY LINE							

PHOTOGRAPHS

640 MILFORD &
ADJACENT
PROPERTIES



640 MILFORD

1



636 MILFORD ST

2



632 MILFORD ST

3



628 MILFORD ST

4



624 MILFORD ST

5



620 MILFORD ST

6



616 MILFORD ST

7



641 W LEXINGTON

8



640 W LEXINGTON 9



336 BRENT PL

10



650 W LEXINGTON 11



649 W LEXINGTON 12



650 MILFORD ST 13



658 MILFORD ST 14



660 MILFORD ST

15



662 MILFORD ST

16



664 MILFORD ST

17



671 MILFORD ST

18



667 MILFORD ST

19



657 MILFORD ST

20



653 MILFORD ST 21



649 MILFORD ST 22



645 MILFORD ST

23



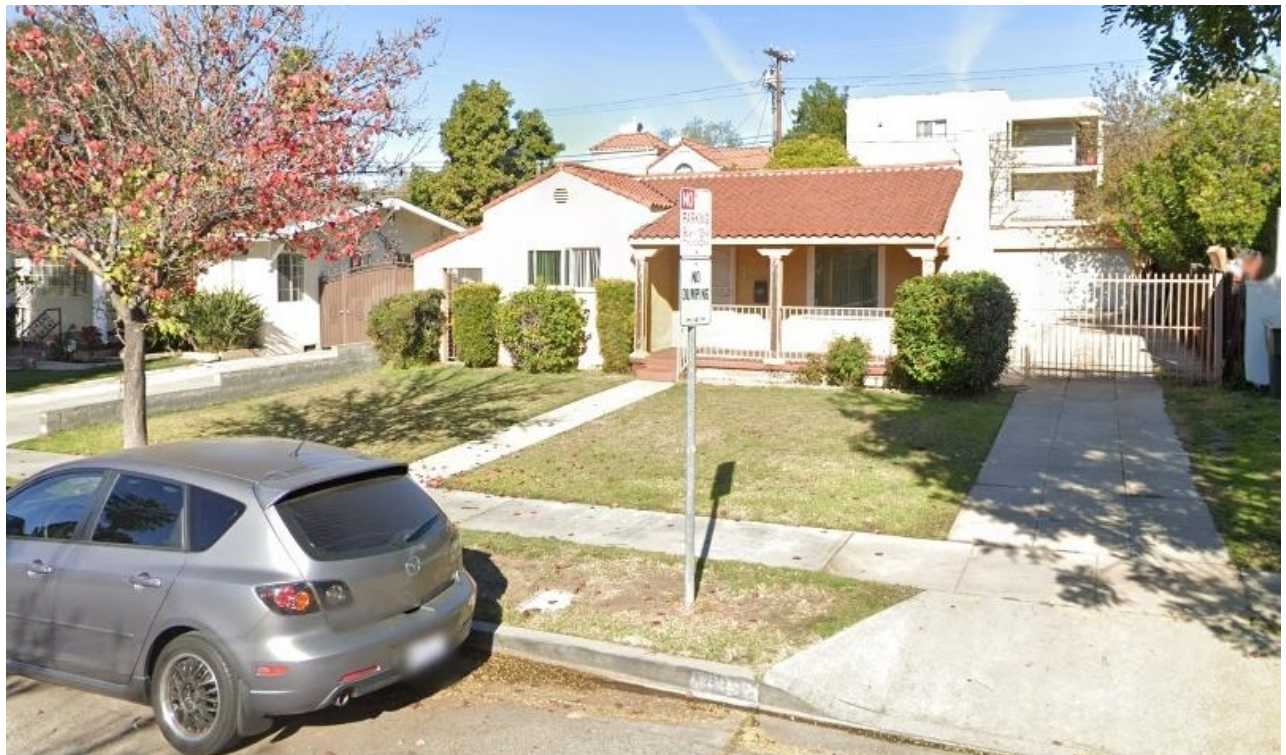
641 MILFORD ST

24



635 MILFORD ST

25



633 MILFORD ST

26



629 MILFORD ST

27



625 MILFORD ST

28



621 MILFORD ST

29