



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

October 8, 2022 <i>Decision Date</i>	5105 Finehill Avenue <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5601-020-006 <i>APN</i>
PDR 2209593 <i>Case Number</i>	Harut Nazaryan <i>Applicant</i>
Dennis Joe, Senior Planner <i>Case Planner</i>	Ed & Sosie Kralian <i>Owner</i>

Project Summary

The applicant is proposing to add 1,237 square feet (SF) to an existing 1,280 SF, one-story, single-family residence (constructed in 1955) on a 9,269 SF corner lot, zoned R1 (Floor Area District II). The project includes a 451 SF addition at the front of the house at the intersection of Finehill and Henrietta Avenues, a 768 SF addition at the side (north) façade that includes expansion of the garage to make it code compliant, and an 18 SF addition at the rear that is visible from Henrietta Avenue.

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 proposed additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the additions.

Existing Property/Background

The project site is a 9,269 square-foot corner lot, located on the northwest corner of Finehill Avenue and Henrietta Avenue. The parcel is irregularly-shaped and has a subtle downward sloping topography that declines towards the south (Henrietta Avenue) and the east (Finehill Avenue). The existing house sits on an existing flat pad that was graded when the neighborhood was originally developed. Majority of the project will be primarily sited on the property’s existing flat pad. However, minor grading (approximately 38 cubic yards) will occur at the northern interior yard to set the bedroom and garage additions into the existing slope and towards the north interior property line. The property is developed with an existing one-story, single-family residence and an attached garage that is accessed from Finehill Avenue. Staff has determined that the property does not appear eligible for historic designation at the federal, state, or local level and is not considered a historic resource under CEQA.

A single protected indigenous sycamore tree is on or within 20 feet of the subject property and is proposed to remain. The City’s Urban Forester had visited the subject property, reviewed the project plans and arborist report, and does not anticipate negative impacts to this tree. A condition of approval is included calling for the applicant to obtain an indigenous tree permit prior to issuance of a building permit to ensure adequate tree protection measures are implemented.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RI FAR District: II

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

Active/Pending Permits and Approvals

None.

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	8,502 SF	6,468 SF – 10,596 SF	9,269 SF
Setback	21 Ft	13 Ft – 30 Ft	25 Ft
House size	1,609 SF	1,280 SF – 3,164 SF	2,357 SF
Floor Area Ratio	0.19	0.14 – 0.34	0.25
Number of stories	Primarily 1	1- and 2-story	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

Access into the garage will be maintained from an existing concrete/brick driveway that is accessed from Finehill Avenue.

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

Prior to approval of a building permit, an Indigenous Tree Ordinance (ITO) permit is required to incorporate mitigation and tree protection measures that are to the satisfaction of the City's Urban Forester to preserve the existing sycamore tree.

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

The subject property is configured with nonconforming sandstone-colored concrete block walls located within the required six foot street side setback and retaining walls throughout property that are proposed to remain. If these walls are demolished, the replacement walls must comply with current Zoning Code development requirements, as well as design standards.

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 additions are configured with code-compliant setbacks along the street front, street side and interior yards, and continue the setback patterns from Henrietta Avenue and Finehill Avenue.
- The project's additions will be primarily sited on flat portions on the lot. However, portions of the bedroom and garage additions at the north(side) facade require approximately 38 cubic yards of grading (all export) to allow the building to be set into the slope.
- New landscaping will be provided throughout the property with a variety of low- or very-low water use landscaping. Prior to approval of a building permit, an Indigenous Tree Ordinance (ITO) permit is required to incorporate mitigation and tree protection measures that are to the satisfaction of the City's Urban Forester to preserve and protect the existing sycamore tree.

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

The project addition's will be mainly sited on previously graded flat portions of the lot with portions of the bedroom and garage additions will be set into the northern slope to allow the profile the building follow the topography of the site.

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 entry courtyard at the front façade helps break up the overall mass by creating a separation between the front addition and the existing garage wing.
- Most of the proposed additions will be built on flat portions of the lot and will not significantly change the overall height or mass.
- The maximum height of the dwelling will be 15'- 5", which is compatible with the surrounding neighborhood context.

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

The window schedule indicates that vinyl nail-on windows, with a variety of operations such as casement, awning, fixed and sliding, will be provided throughout the house. However, the proposed elevations and vertical window sections demonstrate that these windows will have block frames recessed into the walls. A condition of approval has been added that all new windows visible from the street shall have a recessed placement and that the number of different operation types be limited. The drawings must also be clarified and revised prior to Building & Safety plan check submittal to indicate if different construction techniques will be employed at existing versus new window openings.

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 design of the additions is consistent with the existing character of the house and new cladding materials will help unify the existing and new portions of the house.
- The project includes a variety of quality materials at the street side and street front facade, such as, asphalt roofing shingles, El Dorado ledgerstone (stack stone) siding base, stucco and smooth cementitious lap siding at the gables.
- As conditioned, the new windows will be appropriate to the design of the house and their final design will be reviewed and approved by staff before issuance of a building permit.

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. Obtain an Indigenous Tree Ordinance (ITO) permit to incorporate mitigation and tree protection measures that are to the satisfaction of the City's Urban Forester to preserve the existing sycamore tree prior to any approval of a building permit.
2. Revise the submittal package to indicate that the number of window operation types will be limited, that all windows will be recessed into the wall and feature wood sills, and that detail drawings are provided to show what frame type (block or nail-in) will be used at new or existing window openings. The revisions must be reviewed and approved by Planning staff prior to issuance of a building permit.

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. Arborist Report (McKinley & Associates, dated June 22, 2021)

KRALIAN ADDITION

5105 FINEHILL AVENUE
GLENDALE, CA 91214

STANDARD ABBREVIATIONS

AB	ANCHOR BOLT	DBL	DOUBLE	GEN	GENERAL	MISC	MISCELLANEOUS	REINF	REINFORCE(D), REINFORCING, REINFORCEMENT	W/O	WITHOUT
ABV	ABOVE	DEG	DEGREE	GI	GALVANIZED IRON	MM	MILIMETER(S)	REQ(D)	REQUIRE(D), REQUIREMENT	WP	WATERPROOFING
A/C	AIR CONDITIONING	DEMO	DEMOLISH, DEMOLITION	GL	GLASS, GLAZING, GLAZED	MOD	MODIFY, MODIFIED, MODULAR	RET	REQUIRE(D), REQUIREMENT	WS	WOOD SCREW
ADDM	ADJACENT, ADJUSTABLE	DEP	DEPRESSED	GLB	GLUE LAMINATED BEAM	MS	MACHINE SCREW	REV	REVISION(S), REVISED	WT	WEIGHT
ADJ	ADJACENT, ADJUSTABLE	DF	DOUGLAS FIR	GR	GRADE, GRADING	NI	NEW	REV	REVISION(S), REVISED	WWF	WELOED WIRE FABRIC
AIA	AMERICAN INSTITUTE OF ARCHITECTS	DIA	DIAMETER	GYP	GYPSUM	N	NORTH	RJ	ROOF JOIST(S)	WWM	WELOED WIRE MESH
ALUM	ALUMINUM	DIAG	DIAGONAL	HDR	HEADER	N/A	NOT APPLICABLE	RM	ROOM	YD	YARD
ALT	ALTERNATE	DIM	DIMENSION(S)	HEX	HEXAGONAL	NAT(L)	NATURAL, NATIONAL	RR	ROOF RAFTER(S)	Z	ANGLE
APPROX	APPROXIMATE	DIST	DISTANCE	HORI(Z)	HORIZONTAL	NEG	NEGATIVE	SIM	SIMILAR	@	AT
ARCH	ARCHITECTURAL	DNV	DIVISION, DIVIDER	HT	HIGH STRENGTH	NIC	NOT IN CONTRACT	SMRF	SPECIAL MOMENT RESISTING FRAME	Δ	DELTA
ASTM	AMERICAN SOCIETY OF TESTING & MATERIALS	DL	DEAD LOAD	HVAC	HEATING/VENTILATION/ AIR CONDITIONING	NOM	NOMINAL	SPEC(S)	SPECIFICATION(S)	#	NUMBER/ POUND
AUTO	AUTOMATIC	DN	DOWN	IBC	INTERNATIONAL BUILDING CODE	NTS	NOT TO SCALE	STD(S)	STANDARD(S)	±	PLUS OR MINUS
AVG	AVERAGE	DSA	DEPARTMENT OF THE STATE ARCHITECT	ICC	INTERNATIONAL CODE COUNCIL	OC	ON CENTER(S)	STL	STEEL	=	EQUAL
BD	BOARD	DWG	DRAWING	ICC	INTERNATIONAL CODE COUNCIL	OD	OUTSIDE DIAMETER	STR(U)CT	STRUCTURAL, STRUCTURE	≠	NOT EQUAL
BEV	BEVELED	IE	EXISTING	ICC	INTERNATIONAL CODE COUNCIL	OMRF	ORDINARY MOMENT RESISTING FRAME	SURF	SURFACE	≈	ALMOST EQUAL
BLDG	BUILDING	EA	EACH	ID	INSIDE DIAMETER	OPP	OPPOSITE	SW	SHEAR WALL	≡	BOUNDARY LINE
BLK(G)	BLOCKING	EJ	EXPANSIONS JOINT	IO	INSIDE	OSB	ORIENTED STRAND BOARD	SYM	SYMMETRY, SYMMETRICAL, SYMBOL	≡	CENTER LINE
BM	BEAM	EL	ELEVATION (GRADE) ELECTRICAL(L)	INCL	INCLUDED, (S), INCLUDING	OSHPD	OFFICE OF STATEWIDE HEALTH PLANNING & DEVELOPMENT	SYN	SYNTHETIC	≡	FLOW LINE
BN	BOUNDARY NAILING	ELEC	ELECTRICAL	INSP	INSPECTION, INSPECTOR	OT	OVERTURNING	T&B	TOP AND BOTTOM	≡	MONUMENT LINE
BOT	BOTTOM	ELEV	ELEVATOR, ELEVATION	INSTL	INSTALLATION, INSTALL	PAR	PARALLEL	T&G	TONGUE AND GROOVE	≡	PROPERTY LINE
BPL	BASE PLATE	ENCL	ENCLOSED, ENCLOSURE	INSUL	INSULATED, INSULATION	PCF	POUND PER CUBIC FOOT	TEMP	TEMPORARY, TEMPERED	≡	DIAMTER
BRG	BEARING	ENGR	ENGINEER	INT	INTERIOR	PEN	PENETRATE, PENETRATION	TH(K)	THICK, THICKNESS	≡	DEGRESS
BTWN	BETWEEN	EQ	EQUAL	INVT	INVERTED	PERF	PERFORATE(D)	THRU	THROUGH		
BW	BOTH WAYS	EQUIP	EQUIPMENT	JST	JOIST	PERM	PERIMETER	TL	TILE		
CANT	CANTILEVERED	EQUIV	EQUIVALENT	K	KIP (1000 POUNDS)	PK(G)	PERPENDICULAR	TOC	TOP OF CONCRETE		
CBC	CALIFORNIA BUILDING CODE	EST	ESTIMATE(D)	KIP	KIP PER LINEAR FOOT	PK(G)	PARKING	TOG	TOP OF GRADE		
CDX	GRADE C-D PLYWOOD W/ EXTERIOR GLUE	ETC	ET CETERA	KSF	KIPS PER SQUARE FOOT	PL	PLATE, PROPERTY LINE	TOL	TOLERANCE		
CEM	CEMENT	EXP	EXPAND, EXPANSION	KSI	KIPS PER SQUARE INCH	PLF	POUNDS PER LINEAR FOOT	TOP	TOP OF PLATE		
CJ	CEILING JOIST(S)	EXT	EXTERIOR, EXTENDED	LABC	LOS ANGELES CITY	PLT	PLATE, PLOT	TOS	TOP OF SLAB		
CJP	COMPLETE JOINT	EXTN	EXTENSION	LAM	LAMINATED, LAMINATION	PREFAB	PREFABRICATED, PREFAB	TOW	TOP OF WALL		
CL	CANTILEVERED	FFN	FOUNDATION	LG	LARGE	PRELIM	PRELIMINARY	UBC	UNIFORM BUILDING CODE		
CLG	CLEARANCE	FF	FINISHED FLOOR	LF	LINEAR FOOT	PROJ	PROJECT	UNO	UNLESS NOTED OTHERWISE		
CLR	CLEARANCE	FIN	FINISHED	LN	LINEAR, LINEAL	PROP	PROPERTY	UTL	UTILITY, UTILITIES		
CM	CENTIMETER(S)	FJ	FLOOR JOIST(S)	LL	LIVE LOAD	PSF	POUNDS PER SQUARE FOOT	VAR	VARIABLE, VARIATION		
CMU	CONCRETE MASONARY	FL	FLANGE	LTIG	LIGHTING	PSI	POUNDS PER SQUARE INCH	VENT	VENTILATE, VENTILATION		
CNTR	CENTER	FLR(G)	FLOORING	LTWT	LIGHTWEIGHT	QTY	QUANTITY	VERT	VERTICAL		
COEFF	COEFFICIENT	FMC	FACE OF CONCRETE	LTWT	LIGHTWEIGHT	QTY	QUANTITY	VIF	VERIFY IN FIELD		
COL	COLUMN	FOM	FACE OF MASONARY	MAS	MASONRY	RD	ROAD, ROOF DRAIN	W	WIDTH, WIDE, WATER		
COM	COMMON	FOP	FACE OF PANEL	MAT'L	MATERIAL(S)	PVC	POLYVINYL CHLORIDE	WD	WOOD		
COMB	COMBINATION	FOS	FACE OF STUDS	MAX	MAXIMUM	PWD	POWDER	WF	WIDE FLANGE		
CONC	CONCRETE	FOUND	FOUNDATION	MB	MACHINE BOLT	QTR	QUARTER	WIN	WITHIN		
CONN	CONCRETE CONNECTION	FR	FRAME(D), FRAMING	MBR	MEMBER	QTY	QUANTITY	WIN	WINDOW		
CONST	CONSTRUCTION	FT	FIRE RATED	MCH	MECHANICAL	RIA(D)	RADIUS	REF	REFERENCE		
CONT	CONTINUOUS, CONTINUE	FTG	FOOT, FEET	MED	MEDIUM	RD	ROAD, ROOF DRAIN				
CORR	CORRUGATED	FUT	FOOTING	MEMB	MEMBRANE	ROWD	REDWOOD				
CU	CUBIC	GA	GAGE, GAUGE	MEZZ	MEZZANINE	REBAR	REINFORCING BAR(S)				
d	PENNY	GALV	GALVANIZED	MF	MOMENT FRAME	REC(T)	RECEIVE(D)				
		GC	GENERAL CONTRACTOR	MFR	MANUFACTURE(R)	RECT	RECTANGULAR				
				MIN	MINIMUM, MINUTE(S)	REF	REFERENCE				



CALL BEFORE
YOU DIG
1-800-422-4133
CALL AT LEAST 2 WORKING DAYS
PRIOR TO EXCAVATING

City of Glendale
Public Works Department, Engineering Division
633 East Broadway Room 205, Glendale, California 91206-4388
Tel. No. (818) 548-3945 Fax No. (818) 242-7087

NPDES¹ Certification

As the project Owner/Developer, I certify that the following minimum requirements and/or Best Management Practices (BMPs) are effectively implemented at this(ese) construction site(s):

- Sediments generated on the project site shall be retained using adequate treatment control or structural control;
- Construction related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters or adjacent properties by wind or runoff;
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
- Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading during rain events, planting and maintenance of vegetation on slopes, and covering erosion susceptible slopes.

I am aware that these BMPs if applicable, must be installed, monitored, and maintained to ensure their effectiveness. The BMPs not selected for implementation is considered redundant or deemed not applicable to the proposed construction activities.

Construction Site Address: 5105 FINEHILL AVENUE, GLENDALE, CA 91214

County Assessor Parcel Nos.: 5601-020-006

Building/Grading Permit Nos.: -

Applicant/Developer: HARUT NAZARYAN

Property Owner: EDWARD AND SOSIE KRALIAN

Contractor: _____

State Contractor License No.: _____

Signed: _____ Date: _____

Title: OWNER

¹ National Pollutants Discharge Elimination System (NPDES) is the engine of the Clean Water Act that protects the receiving waters. The City of Glendale as a Permittee to the NPDES Municipal Storm Water and Urban Runoff Discharges Permit issued by the Los Angeles Regional Water Quality Control Board implement a program to control runoff from construction activity at **all construction sites less than one acre** within its jurisdiction.

For details and design criteria of these BMPs, you may refer to the current edition of the California Stormwater BMP Construction Handbook.

\\brotherhood\DATA\Engineering\Sub\Division\Land Development\forms\grading permits and building permits npdes certification form revised 042814.doc

PROJECT TEAM:

Client:
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Structural Engineer

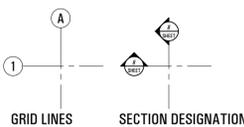
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Landscape Architect:

LOST WEST
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CARLSBAD, CA 92018
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LEGEND

- # DOOR DESIGNATION
- LTR WINDOW DESIGNATION
- INTERIOR ELEVATION DESIGNATION
- INT. SECTION/ DETAIL DESIGNATION
- NORTH ARROW DESIGNATION
- EXIT SIGN DESIGNATION
- REVISION DESIGNATION
- EQUIPMENT DESIGNATION
- KEY NOTE DESIGNATION
- MECHANICAL VENTILATION
- (E) STUD WALL
- (N) STUD WALL
- (E) NON-BEARING WALL TO BE DEMO'D
- (E) WINDOW TO BE DEMO'D
- WINDOW
- AREA TO BE DEMO'D
- GRID LINES
- SECTION DESIGNATION



SCOPE OF WORK

RENOVATION OF EXISTING 1,280 SF SFR, W/ SUBSEQUENT 1,237 SF ADDITION. SCOPE TO INCLUDE NEW REAR TRELLIS. PROPOSED POOL UNDER SEPARATE PERMIT.

PROJECT INFORMATION

APN #: 5601-020-006
LEGAL DESC.: TRACT #20112 LOT 19

ZONING: R-1 FAR DISTRICT II

LOT SIZE: 9,269 SF PER SURVEY

(E) BUILDING SIZE: 1,280 SF

PARKING: 2 COVERED

CONSTRUCTION TYPE: TYPE V-B

OCCUPANCY: R-3

NO. OF STORIES: 1 (ONE)

BUILDING HEIGHT: 15'-5" (NO CHANGE)

SPRINKLERS: NO

SHEET INDEX:

- T-1.0 ARCHITECTURAL -TITLE SHEET
- T-1.1 ARCHITECTURAL -PERMEABLE-AREA DIAGRAM
- T-1.2 ARCHITECTURAL -DEMO TABULATIONS
- T-1.3 ARCHITECTURAL -RENDERINGS
- A-1.0 ARCHITECTURAL -DEMO SITE PLAN
- A-1.1 ARCHITECTURAL -SITE PLAN
- A-2.0 ARCHITECTURAL -DEMO PLAN
- A-2.1 ARCHITECTURAL -FLOOR PLAN
- A-2.2 ARCHITECTURAL -(E) ROOF PLAN
- A-2.3 ARCHITECTURAL -ROOF PLAN
- A-3.0 ARCHITECTURAL -(E) & (N) EAST ELEVATIONS
- A-3.1 ARCHITECTURAL -(E) & (N) WEST ELEVATIONS
- A-3.2 ARCHITECTURAL -(E) & (N) NORTH ELEVATIONS
- A-3.3 ARCHITECTURAL -(E) & (N) SOUTH ELEVATIONS
- A-4.0 ARCHITECTURAL -SECTIONS
- A-5.0 ARCHITECTURAL -SCHEDULES
- LC1 LANDSCAPING -LANDSCAPE CONCEPT PLAN

FLOOR-AREA ANALYSIS:

LOT SIZE: 9,269 SF
F.A.R.: 0.4
9,269 X 4.0 = 3,707.6 SF
MAX. ALLOWABLE: 3,707.6 SF

EXISTING 1-STORY RESIDENCE: 1,280 SF
EXISTING GARAGE: (348 SF) EXEMPT
PORTION OF (E) SFR DEDICATED TO GARAGE: (42 SF) EXEMPT
PORTION OF (E) GARAGE DEDICATED TO SFR: 24 SF
PROPOSED ADDITION A : 451 SF
PROPOSED ADDITION B : 626 SF
PROPOSED ADDITION C : (142 SF) EXEMPT; GARAGE EXPANSION
PROPOSED ADDITION D : 9 SF
PROPOSED ADDITION E : 9 SF

GRAND TOTAL FLOOR AREA: 2,357 SF (25.43%) < 3,707.6 SF MAX

LOT COVERAGE ANALYSIS:

LOT SIZE: 9,269 SF
LOT COVERAGE: 0.4
9,269 X 4.0 = 3,707.6 SF
MAX. ALLOWABLE: 3,707.6 SF

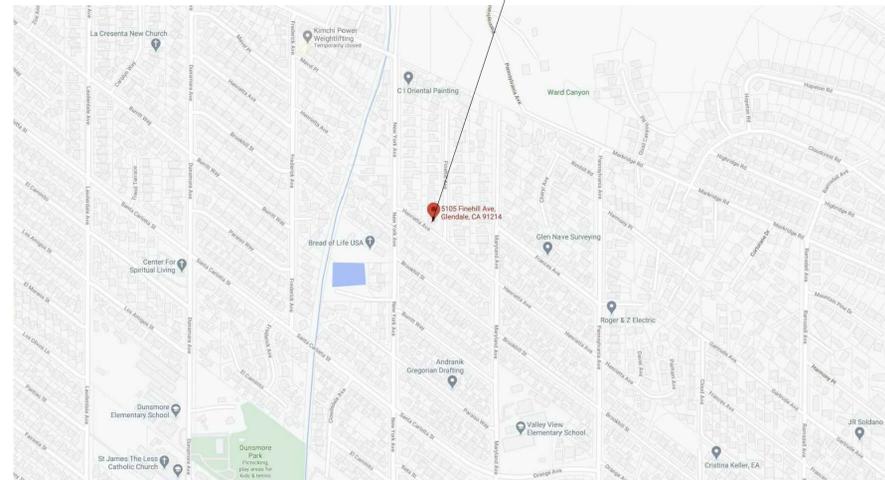
EXISTING 1-STORY RESIDENCE: 1,280 SF
EXISTING 2-CAR GARAGE: 348 SF
DEMO'D PORTION OF (E) GARAGE: -74 SF
PROPOSED ADDITION A : 451 SF
PROPOSED ADDITION B : 626 SF
PROPOSED ADDITION C : 142 SF
PROPOSED ADDITION D : 9 SF
PROPOSED ADDITION E : 9 SF

GRAND TOTAL FLOOR AREA: 2,791 SF (30.11%) < 3,707.6 SF MAX

DESIGN CODES:

- 2019 CRC
- 2019 CBC
- 2019 CPC
- 2019 CMC
- 2019 CEC
- 2019 CEMc
- 2019 CGSBC
- 2020 GBSC

PROJECT SITE



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THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND EXISTING CONDITIONS ON THE JOB SITE. ANY OCCURRENCES DISCOVERED SHALL BE REPORTED TO THE ARCHITECT OR ENGINEER BY THE GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK IN ORDER FOR A RESOLUTION TO BE REACHED PROMPTLY WITH NO RETRIBUTION TO THE PROJECT AND/OR CLIENT.

No.	Revision/Issue	Date
Δ	-	-

Project Name and Address
FINEHILL ADDITION
5105 FINEHILL AVENUE
GLENDALE, CA 91214

Project

Date
6/25/22

Scale
as noted

T-1.0

Designer
 Harut Nazaryan
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 818-669-8849
 harut.nazaryan87@gmail.com

Structural Engineer

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No.	Revision/Issue	Date
△	-	-

Project Name and Address
FINEHILL ADDITION
5105 FINEHILL AVENUE
GLENDALE, CA 91214

Project

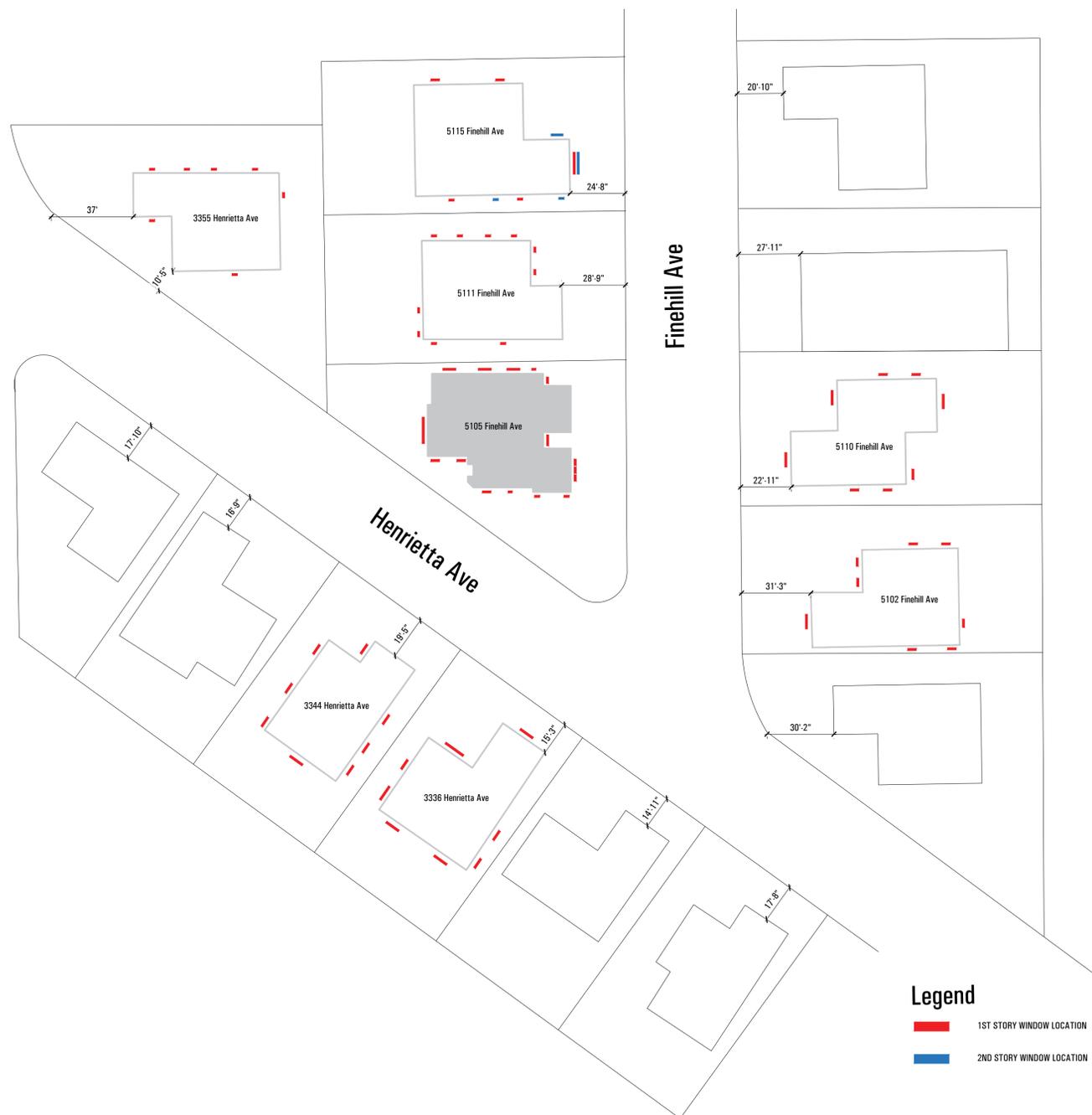
Date

6/25/22

Scale

as noted

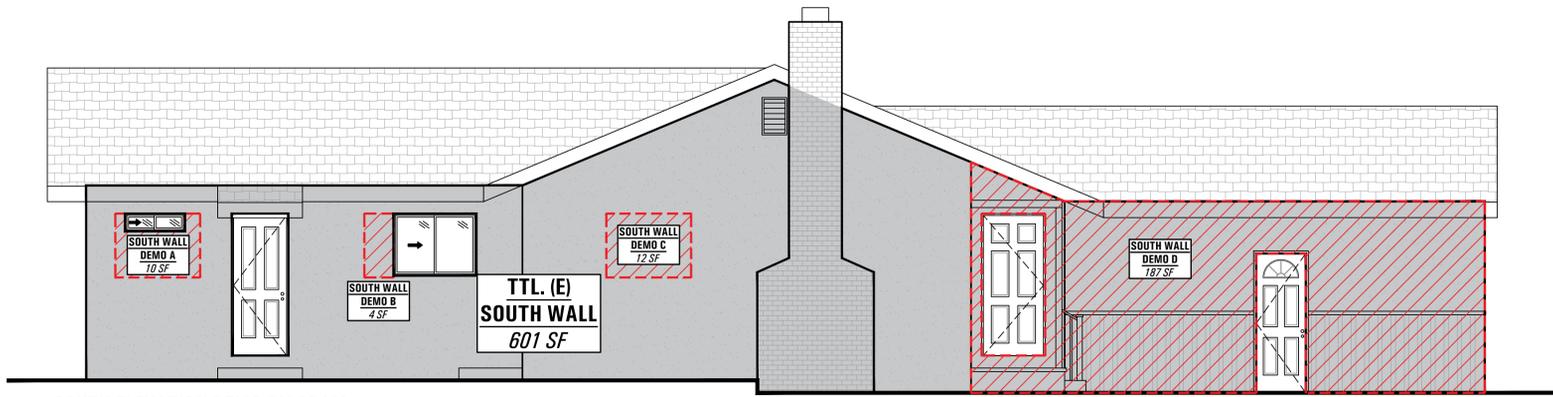
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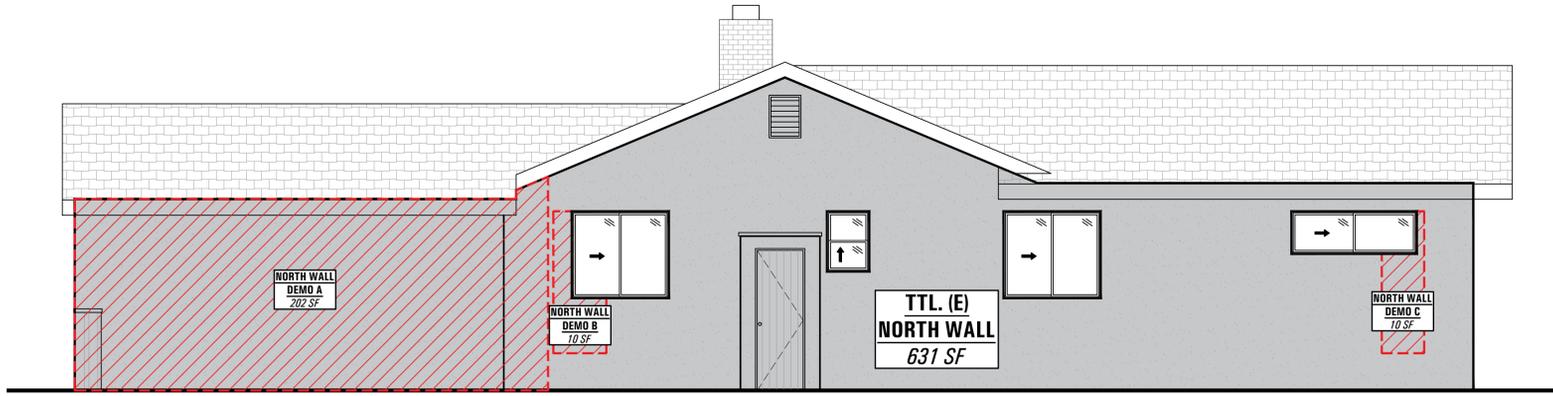
Legend
 ■ 1ST STORY WINDOW LOCATION
 ■ 2ND STORY WINDOW LOCATION



PERMEABLE-AREA ANALYSIS:
 TOTAL LOT AREA: 9,269 SF
 PERMEABLE AREA AT GRADE:
 AREA A: 2,701 SF
 AREA B: 938 SF
 AREA C: 90 SF
TOTAL: 3,729 SF
 3,729 SF / 9,269 SF = 0.4023 X 100 = 40.23%
 40.23% > 40% REQUIRED



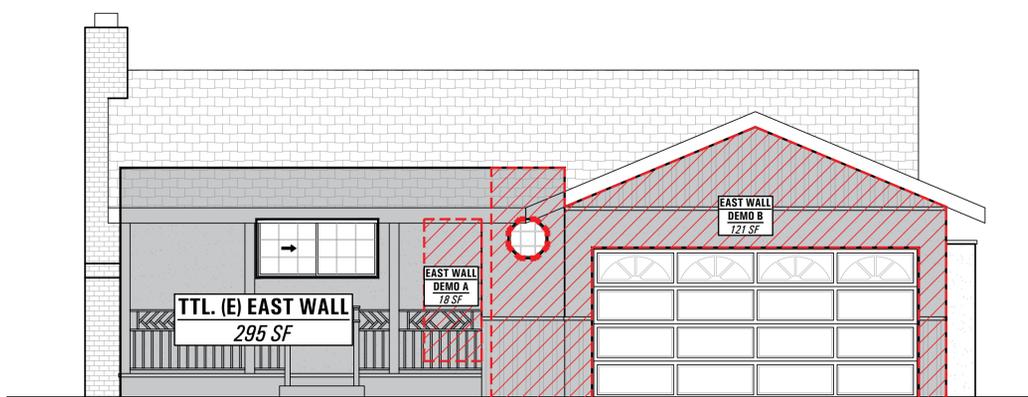
5 SOUTH ELEVATION DEMO DIAGRAM
SCALE: 1/4" = 1'-0"



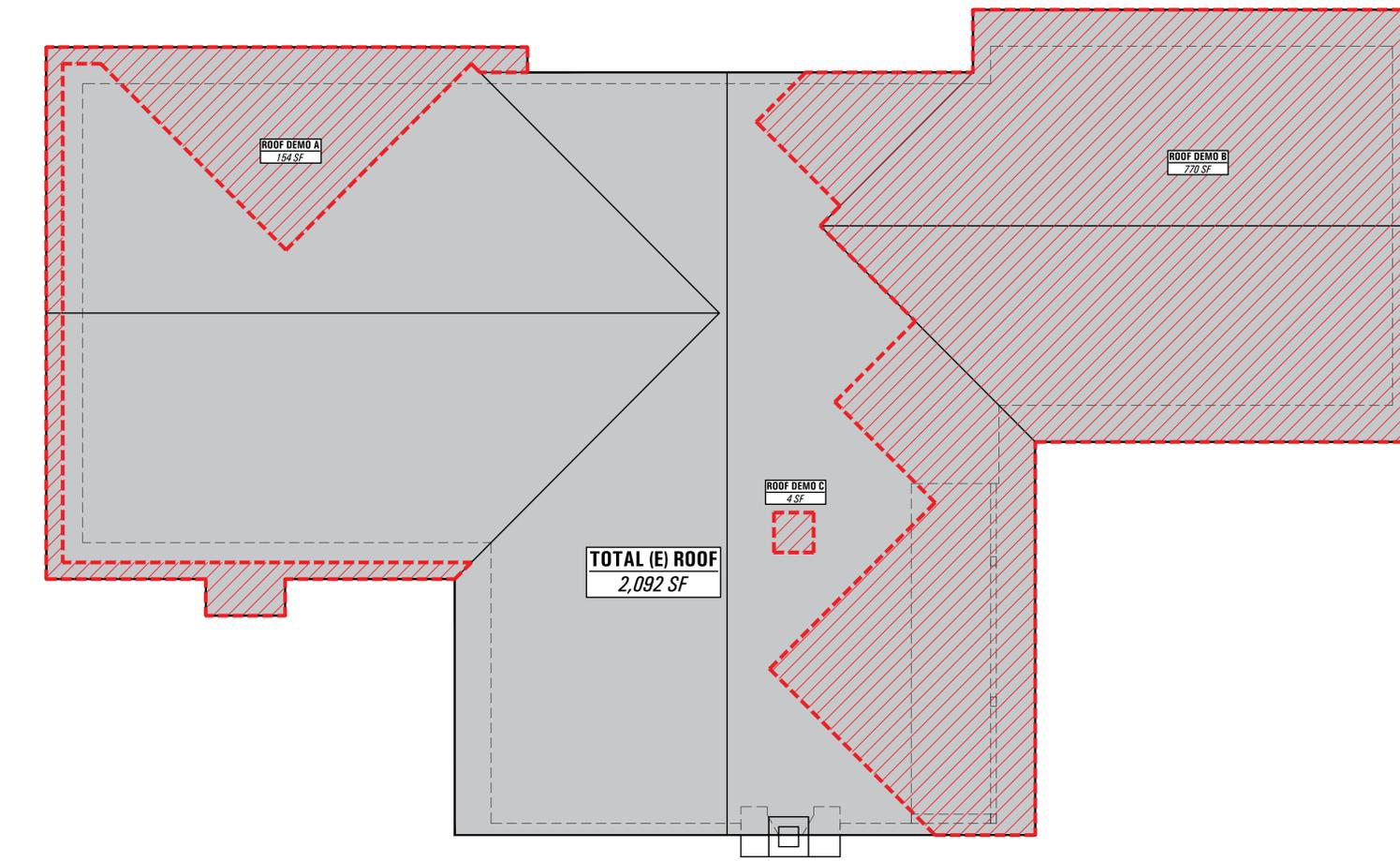
4 NORTH ELEVATION DEMO DIAGRAM
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION DEMO DIAGRAM
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION DEMO DIAGRAM
SCALE: 1/4" = 1'-0"



1 ROOF DEMO DIAGRAM
SCALE: 1/4" = 1'-0"

WALL DEMO

SOUTH ELEVATION:	TOTAL (E) WALL AREA = 601 SF
SOUTH WALL DEMO A	10 SF
SOUTH WALL DEMO B	4 SF
SOUTH WALL DEMO C	12 SF
SOUTH WALL DEMO D	187 SF
TOTAL SOUTH DEMO	213 SF
NORTH ELEVATION:	TOTAL (E) WALL AREA = 631 SF
NORTH WALL DEMO A	202 SF
NORTH WALL DEMO B	10 SF
NORTH WALL DEMO C	10 SF
TOTAL NORTH DEMO	222 SF
WEST ELEVATION:	TOTAL (E) WALL AREA = 357 SF
WEST WALL DEMO A	17 SF
WEST WALL DEMO B	65 SF
WEST WALL DEMO C	33 SF
WEST WALL DEMO D	14 SF
TOTAL WEST DEMO	129 SF
EAST ELEVATION:	TOTAL (E) WALL AREA = 295 SF
EAST WALL DEMO A	18 SF
EAST WALL DEMO B	121 SF
TOTAL EAST DEMO	139 SF

ROOF DEMO

TOTAL ROOF AREA:	2,092 SF
ROOF AREA DEMO A	154 SF
ROOF AREA DEMO B	270 SF
ROOF AREA DEMO C	4 SF
TOTAL ROOF DEMO	928 SF

DEMO CALC

AREA OF EXISTING PERIMETER WALLS TO BE DEMOLISHED

SOUTH ELEVATION DEMO:	213 SF
NORTH ELEVATION DEMO:	222 SF
WEST ELEVATION DEMO:	129 SF
NORTH ELEVATION DEMO:	139 SF
TOTAL:	703 SF

AREA OF EXISTING ROOF TO BE DEMOLISHED

TOTAL:	928 SF
---------------	---------------

TOTAL (E) WALL AREA

SOUTH ELEVATION :	601 SF
NORTH ELEVATION :	631 SF
WEST ELEVATION :	357 SF
NORTH ELEVATION :	295 SF
TOTAL:	1,884 SF

TOTAL (E) ROOF AREA

TOTAL:	2,092 SF
---------------	-----------------

(A) AREA OF EXISTING PERIMETER WALLS TO BE DEMOLISHED: 703 SF
 (B) AREA OF EXISTING ROOF TO BE DEMOLISHED: 928 SF
 (C) TOTAL AREA OF WALLS: 1,884 SF
 (D) TOTAL AREA OF ROOF: 2,092 SF

(A + B) / (C + D)
 (703 + 928) / (1,884 + 2,092)
 1,631 / 3,946
 0.4133 = 41.33%

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△	-	-

Project Name and Address
FINEHILL ADDITION
 5105 FINEHILL AVENUE
 GLENDALE, CA 91214



VIEW FROM DRIVEWAY

3
T-1.3 SCALE: 1/4" = 1'-0"



VIEW FROM FRONT YARD

2
T-1.3 SCALE: 1/4" = 1'-0"



VIEW FROM BACKYARD

1
T-1.3 SCALE: 1/4" = 1'-0"

Contents
-RENDERINGS

Notes

Legend

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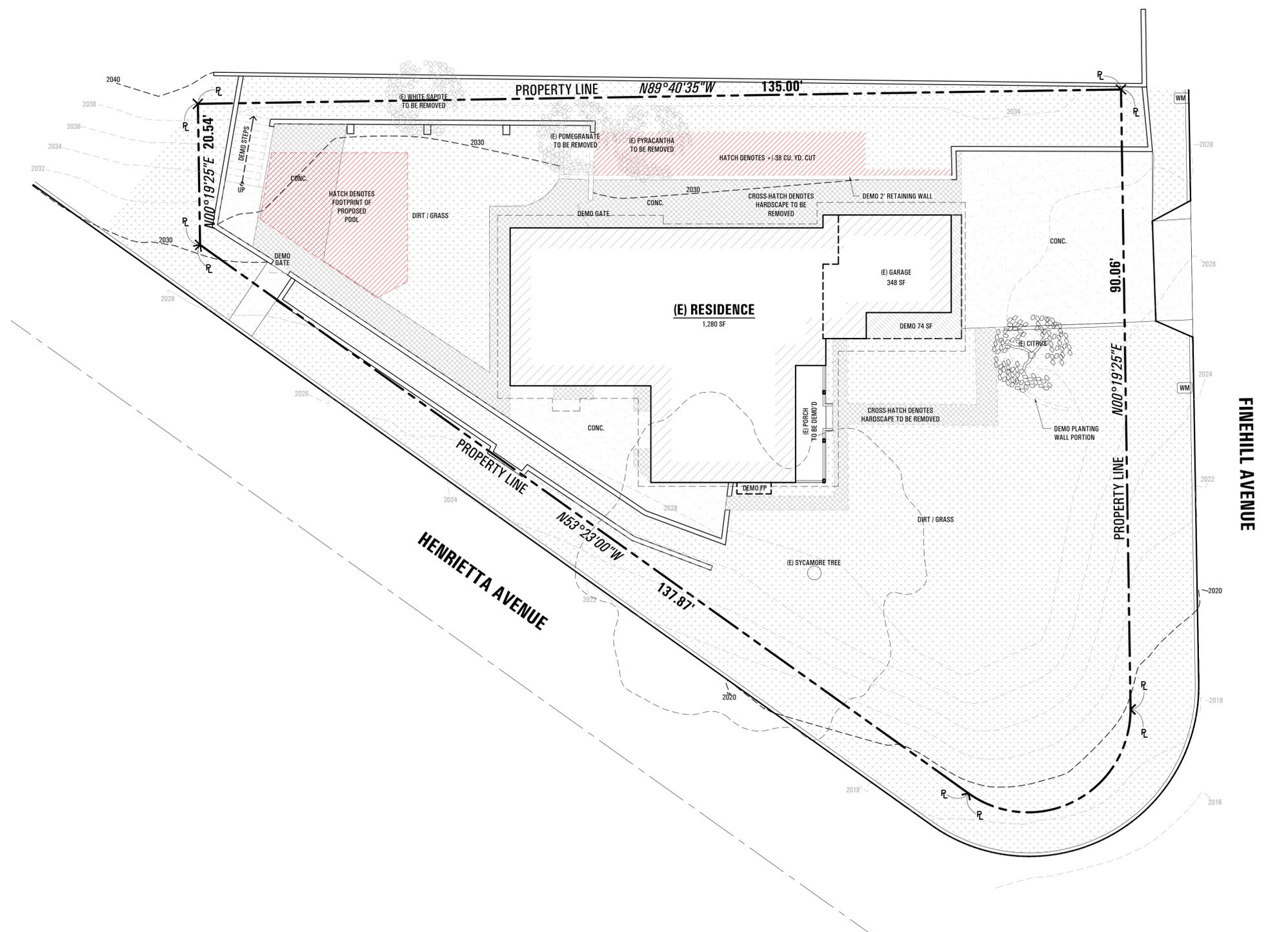
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FINEHILL ADDITION
5105 FINEHILL AVENUE
GLENDALE, CA 91214

Project	Sheet
Date 6/25/22	T-1.3
Scale as noted	



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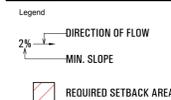
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Date 6/25/22	A-1.0
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FINEHILL ADDITION
 5105 FINEHILL AVENUE
 GLENDALE, CA 91214

Project

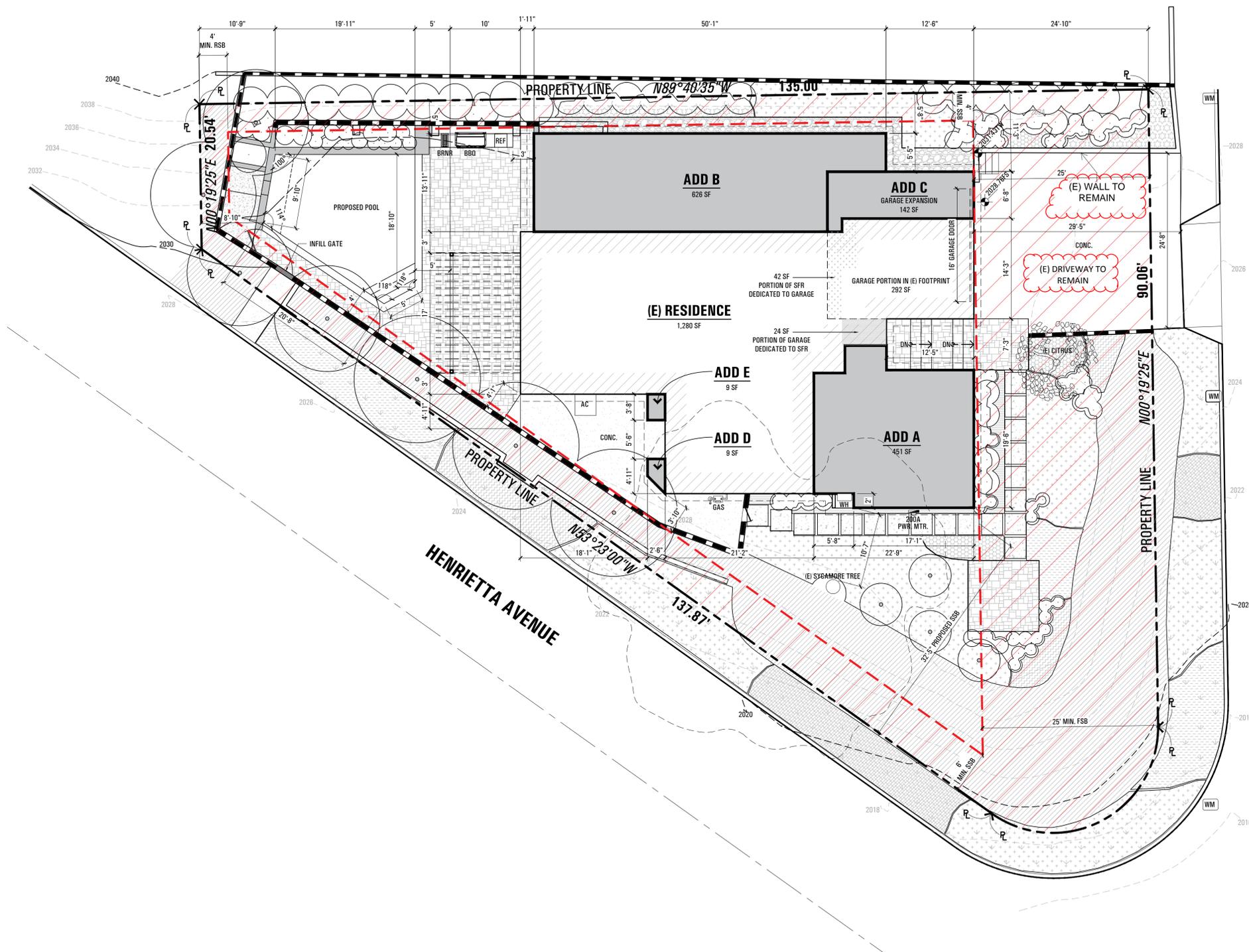
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6/25/22

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as noted

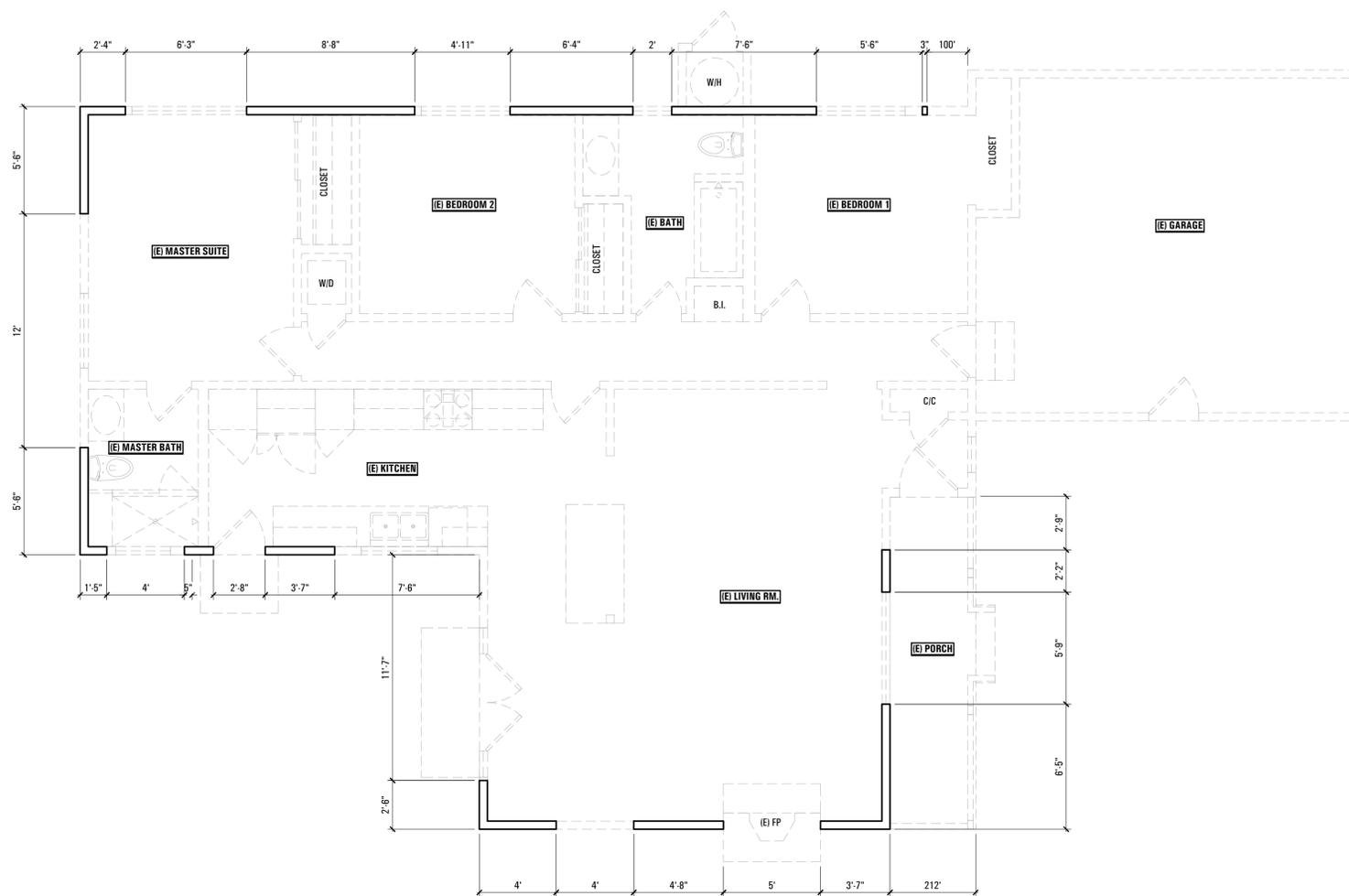
A-1.1



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

Legend

	(E) STUD WALL TO REMAIN
	WINDOW
	(E) STUD WALL TO BE DEMO'D



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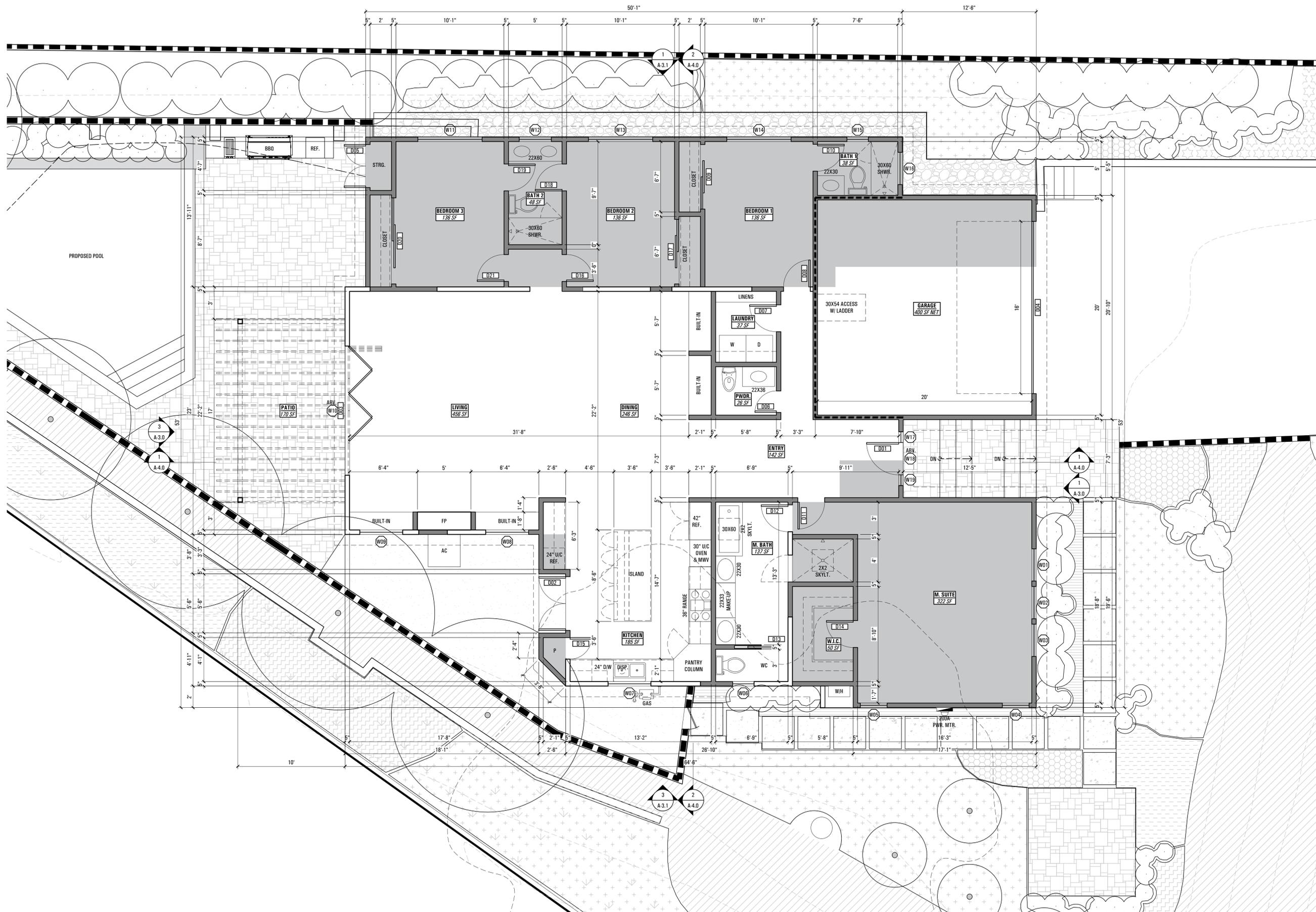
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No.	Revision/Issue	Date
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Project Name and Address
FINEHILL ADDITION
5105 FINEHILL AVENUE
GLENDALE, CA 91214

Project	Sheet
Date 6/25/22	A-2.0
Scale as noted	



- Legend
- (E) STUD WALL TO REMAIN
 - (N) STUD WALL
 - WINDOW
 - 1-HR ASSEMBLY
 - (S) SMOKE ALARM (HARD-WIRED & INTERCONNECTED)
 - (CM) CARBON-MONOXIDE ALARM (HARD-WIRED & INTERCONNECTED)
 - (EF) 50 CFM EXHAUST FAN (NUTONE 696N) FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROLLER.

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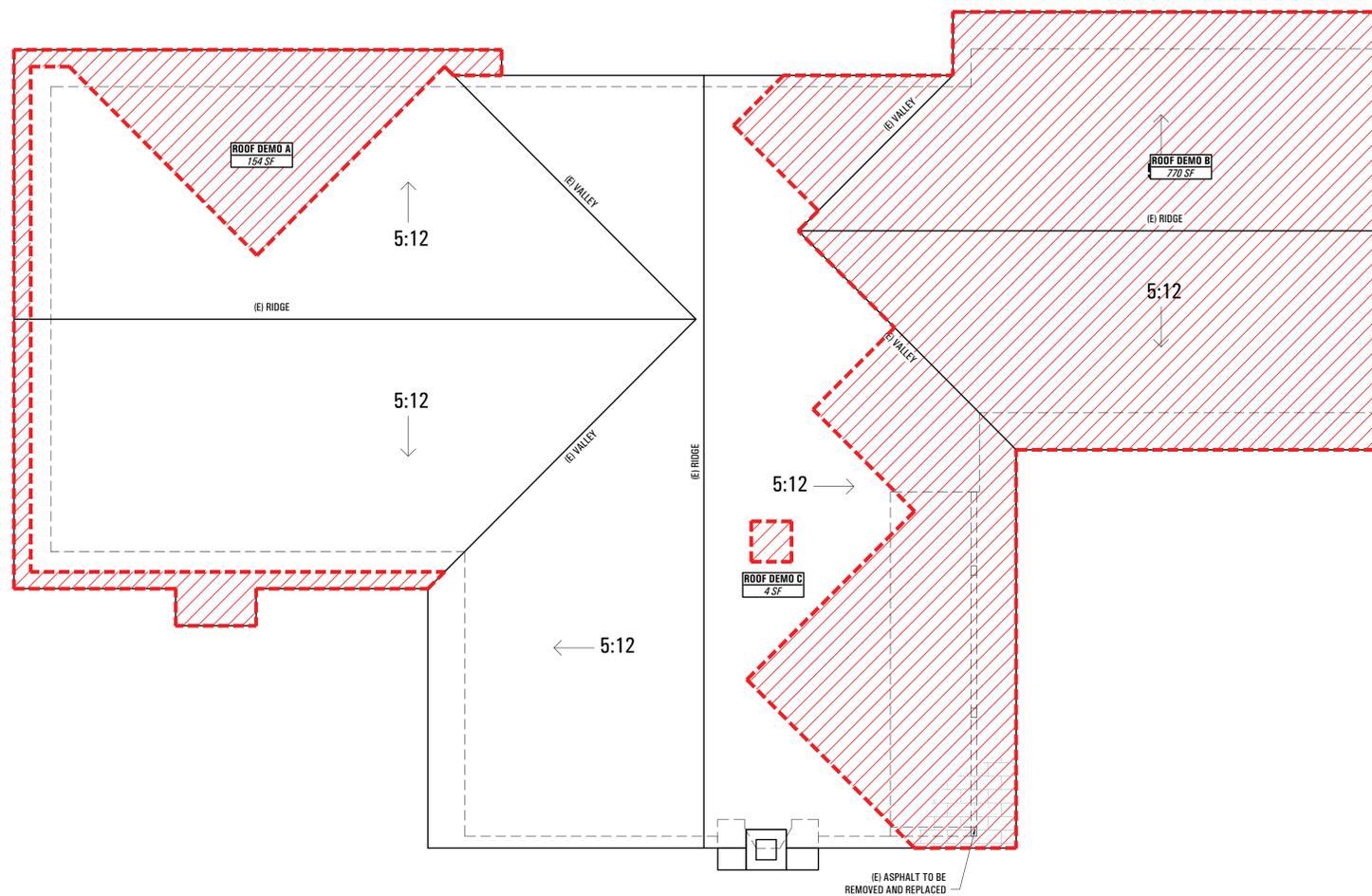
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No.	Revision/Issue	Date
1		
2		
3		

Project Name and Address
FINEHILL ADDITION
 5105 FINEHILL AVENUE
 GLENDALE, CA 91214



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Project Name and Address
FINEHILL ADDITION
 5105 FINEHILL AVENUE
 GLENDALE, CA 91214

Project	Sheet
Date 6/25/22	A-2.2
Scale as noted	

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Project Name and Address

FINEHILL ADDITION
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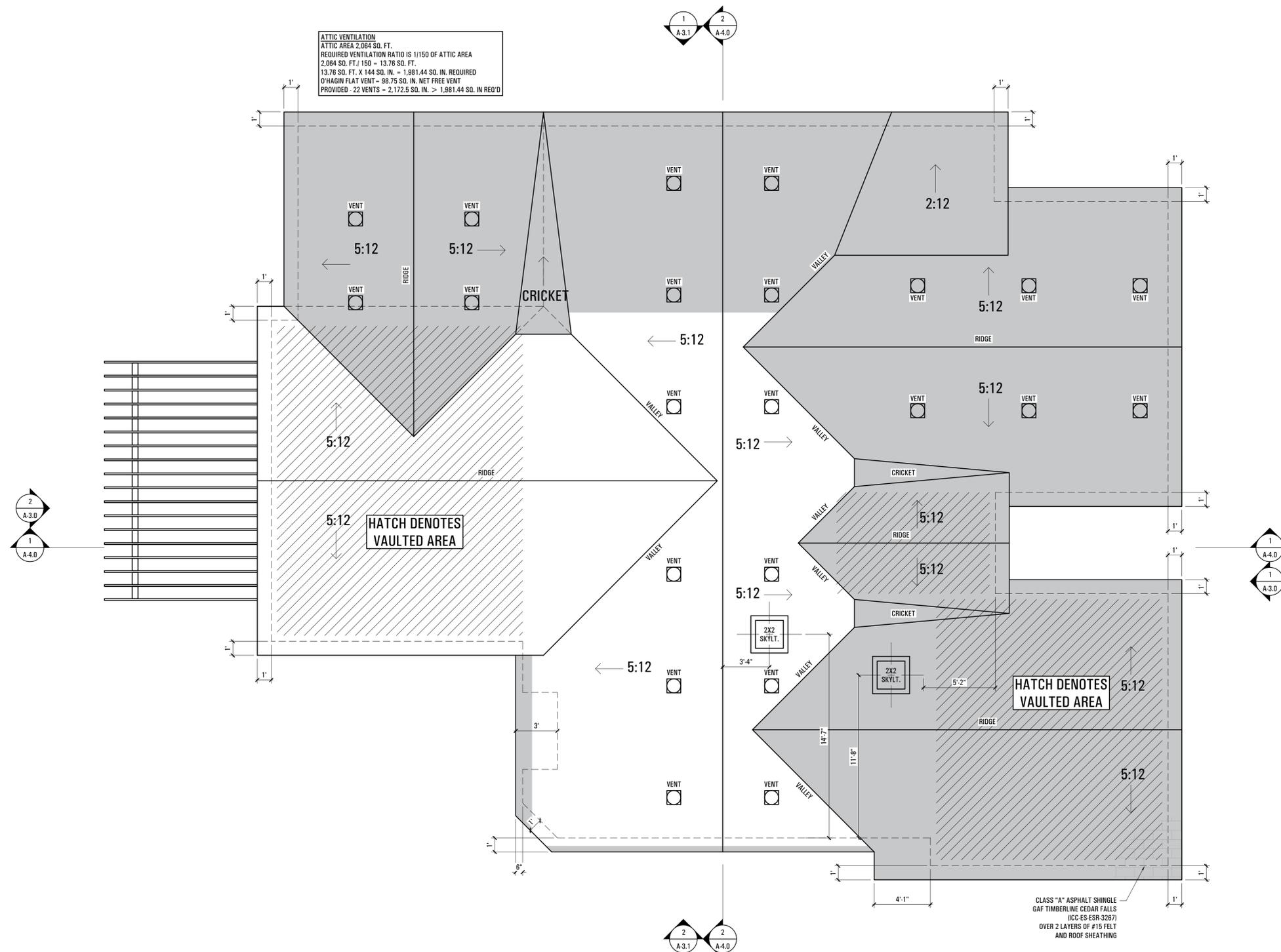
Project

Date
6/25/22

Scale
as noted

Sheet

A-2.3



- Legend
- MAT001 7/8" STUCCO (MATCH EXISTING) (ICC-ES-ESR-2564)
 OVER MTL. LATH & STUCCO PAPER
 PAINTED W/ DUNN-EDWARDS
 SEMI-GLOSS PAINT
 MILK MUSTACHE DE6169
 - MAT002 CLASS "A" ASPHALT SHINGLE
 GAF TIMBERLINE CEDAR FALLS
 (ICC-ES-ESR-3267)
 OVER 2 LAYERS OF #15 FELT
 AND ROOF SHEATHING
 - MAT003 EL DORADO LEDGESTONE
 (ICC-ES-ESR-1215)
 CLIFFSTONE MANZANITA
 - MAT004 SMOOTH LAP SIDING
 JAMES HARDIE HARDIPLANK
 (ICC-ES-ESR-2290)
 PAINTED W/ DUNN-EDWARDS
 SUMMER NIGHT DE5811

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Project Name and Address
FINEHILL ADDITION
 5105 FINEHILL AVENUE
 GLENDALE, CA 91214

Project	Sheet
Date 6/25/22	A-3.0
Scale as noted	

RED HATCH DENOTES
 DEMO AREA

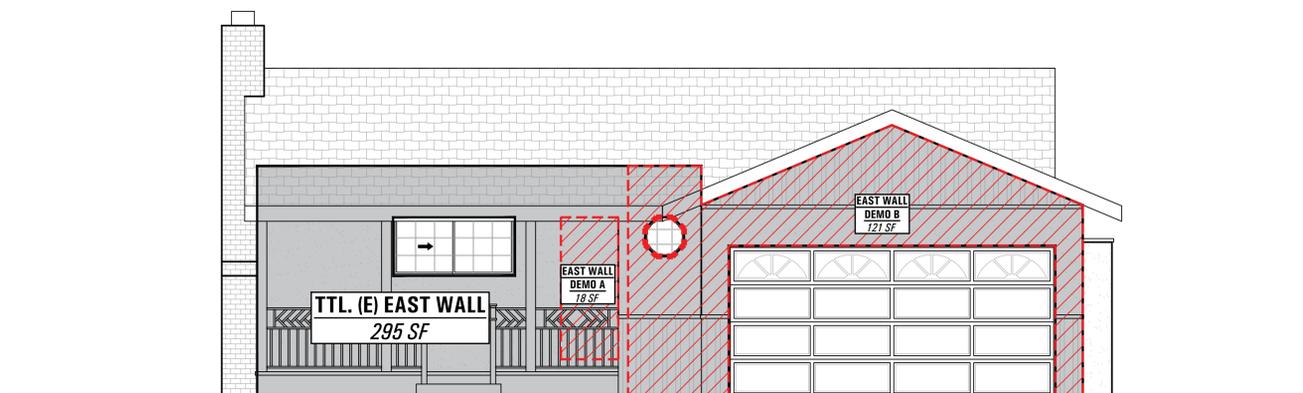


4 EXISTING WEST ELEVATION
 A.3.0 SCALE: 1/4" = 1'-0"



3 PROPOSED WEST ELEVATION
 A.3.0 SCALE: 1/4" = 1'-0"

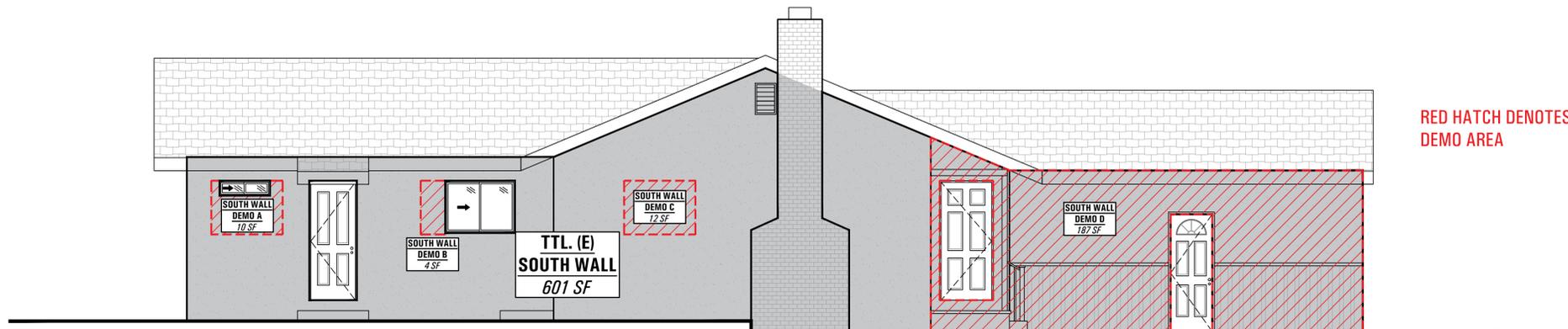
RED HATCH DENOTES
 DEMO AREA



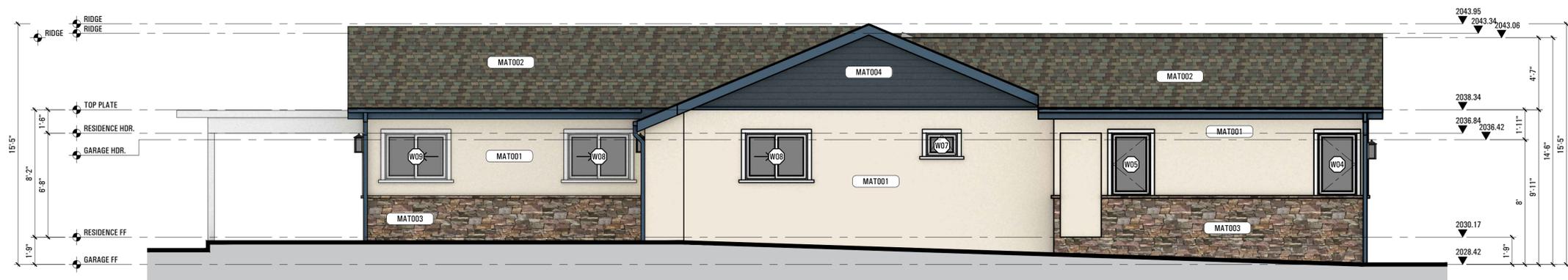
2 EXISTING EAST ELEVATION
 A.3.0 SCALE: 1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
 A.3.0 SCALE: 1/4" = 1'-0"



4 EXISTING SOUTH ELEVATION
 A.3.1 SCALE: 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION
 A.3.1 SCALE: 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
 A.3.1 SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
 A.3.1 SCALE: 1/4" = 1'-0"

- Legend
- MAT001 7/8" STUCCO (MATCH EXISTING) (CC-ES-ESR-2564)
 OVER MTL. LATH & STUCCO PAPER
 PAINTED W/ DUNN-EDWARDS
 SEMI-GLOSS PAINT
 MILK MUSTACHE DE6169
 - MAT002 CLASS "A" ASPHALT SHINGLE
 GAF TIMBERLINE CEDAR FALLS
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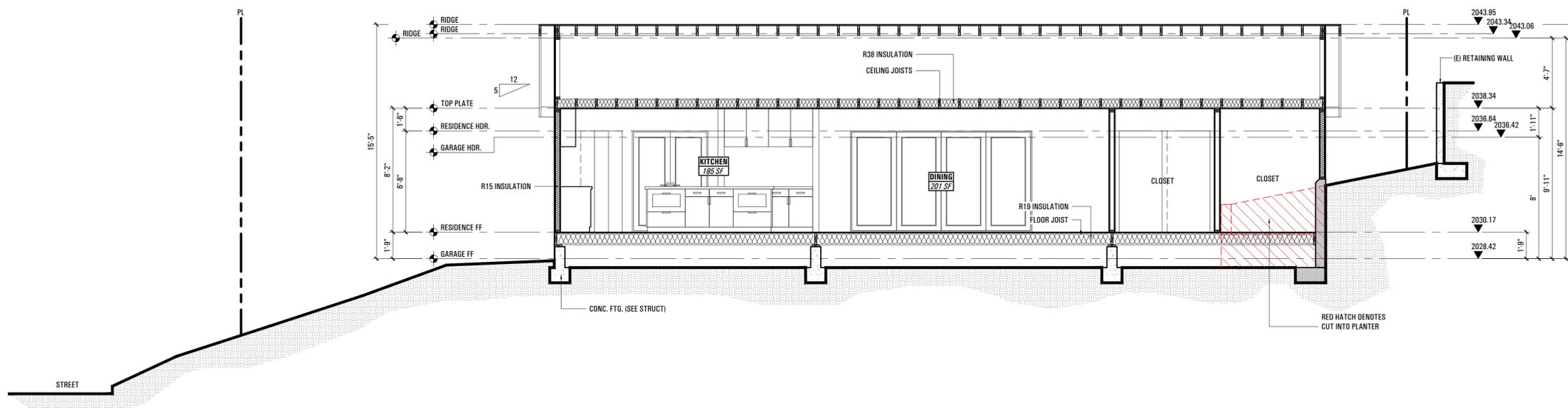
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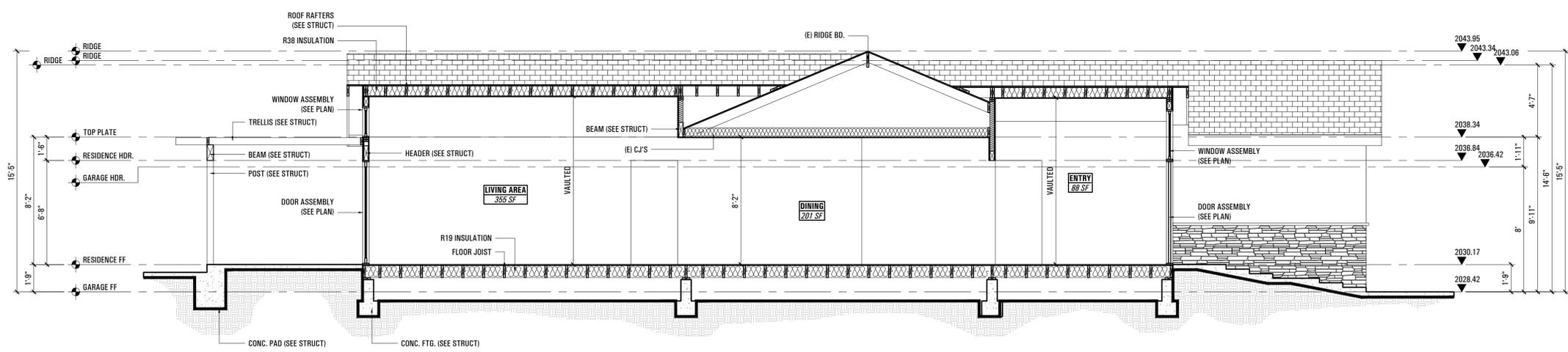
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Project Name and Address
FINEHILL ADDITION
 5105 FINEHILL AVENUE
 GLENDALE, CA 91214



2 SITE SECTION
A-4.0 SCALE: 1/4" = 1'-0"



1 LONGITUDINAL SECTION
A-4.0 SCALE: 1/4" = 1'-0"

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No.	Revision/Issue	Date
△		

Project Name and Address
FINEHILL ADDITION
5105 FINEHILL AVENUE
GLENDALE, CA 91214

Project	Sheet
Date 6/25/22	A-4.0
Scale as noted	

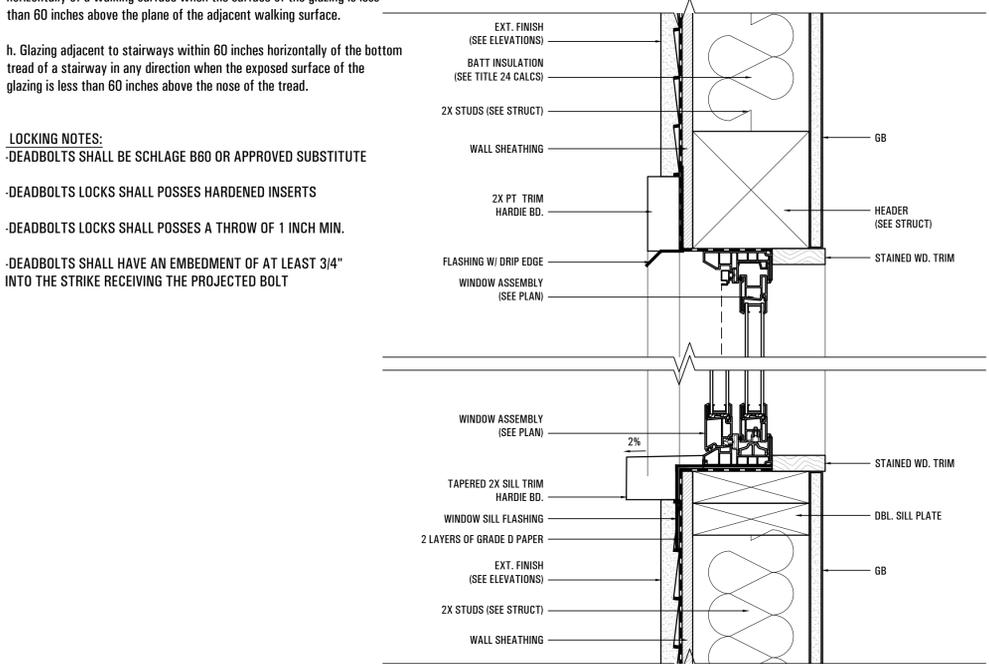
WINDOW NOTES:
 -ALL SLEEPING ROOMS MUST POSSESS AT LEAST ONE EGRESS WINDOW WHICH FULFILLS THE REQUIREMENTS OF:
 -MIN. 20" CLEAR WIDTH
 -MIN. 24" CLEAR HEIGHT
 -5.7 SF MIN. OPENABLE AREA
 -MAX. 44" A.F.F.

-ANY WINDOW OR GLAZED DOOR THAT IS BEING MOVED TO A NEW LOCATION MUST MEET THE PERSCRIPTIVE REQUIREMENTS.

WINDOW SPECS:
 TYPE: MILGARD VINYL FRAME
 DOUBLE GLAZING
 CLEAR LOW-E GLASS
 SHOWN ON PLAN
 SIZE: SEE TITLE 24 CALCULATIONS
 U- FACTOR: SEE TITLE 24 CALCULATIONS
 SHGC: SEE TITLE 24 CALCULATIONS

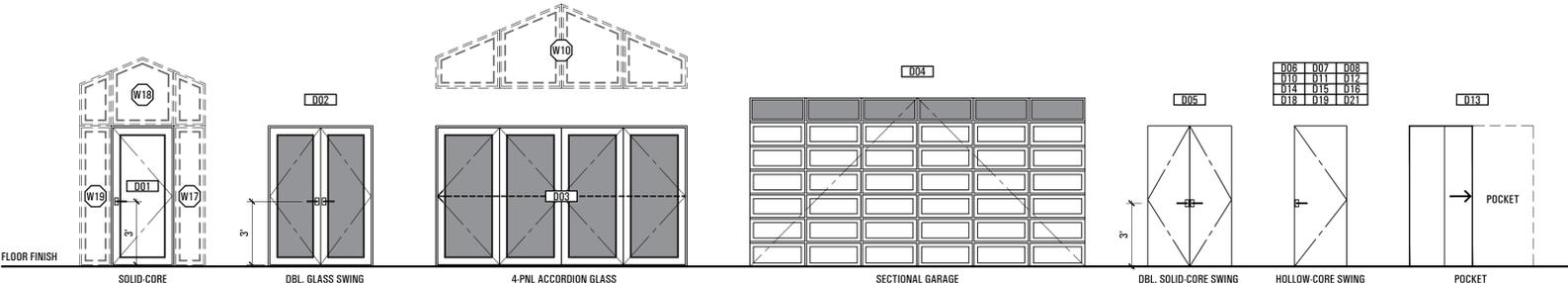
GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

- Fixed and operable panels of swinging, sliding and bi-fold door assemblies.
- Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24 inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
- Glazing in an individual fixed or operable panel that meets all of the following conditions:
 - Exposed area of an individual pane greater than 9 square feet.
 - Bottom edge less than 18 inches above the floor.
 - Top edge greater than 36 inches above the floor.
 - One or more walking surfaces within 36 inches horizontally of the glazing.
- Glazing in railings.
- Glazing in closures for walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
- Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally and in a straight line, of the water's edge.



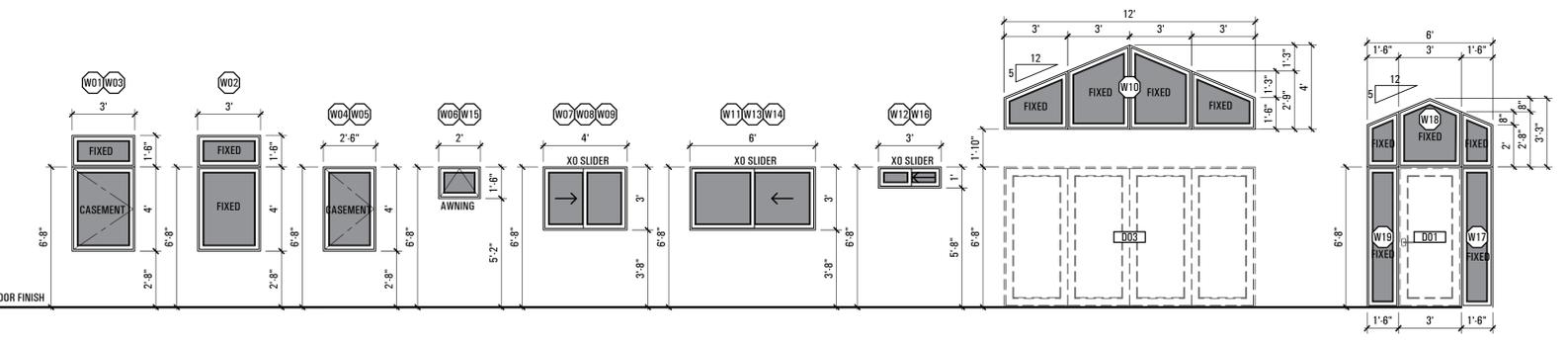
NOTE:
 ALL DOORS AND WINDOWS SHALL MEET CITY OF GLENDALE'S SECURITY ORDINAANCE

DESIGNATION	DIMENSIONS (WIDTH X HEIGHT)	TYPE	DOOR		FRAME		HARDWARE		SELF-CLOSING DEVICE	DOOR RATING	GLASS RATING	HEADER	THRESHOLD	JAMB	COMMENTS
			MATERIAL	FINISH	MATERIAL	FINISH	PULL SIDE	PUSH SIDE							
D01	3'-0" X 6'-8"	SOLID-CORE SWING	WOOD	STAIN	WOOD	SEMI-GLOSS PAINT	LEVER	LEVER	-	-	-	-	-	-	-
D02	5'-0" X 6'-8"	DBL. GLASS SWING	VINYL	FACTORY	VINYL	FACTORY	LEVER	LEVER	-	-	-	-	-	-	TEMPERED
D03	12'-0" X 6'-8"	4-PNL GLASS ACCORDION	VINYL	FACTORY	VINYL	FACTORY	FACTORY		-	-	-	-	-	-	TEMPERED
D04	16'-0" X 8'-0"	SECTIONAL GARAGE	STEEL	FACTORY	WOOD	SEMI-GLOSS PAINT	FACTORY		-	-	-	-	-	-	-
D05	4'-0" X 6'-8"	DBL. SOLID-CORE SWING	WOOD	SEMI-GLOSS PAINT	WOOD	SEMI-GLOSS PAINT	LEVER	LEVER	-	-	-	-	-	-	-
D06	2'-0" X 6'-8"	HOLLOW-CORE SWING	WOOD	SEMI-GLOSS PAINT	WOOD	SEMI-GLOSS PAINT	LEVER	LEVER	-	-	-	-	-	-	-
D07	2'-6" X 6'-8"	HOLLOW-CORE SWING	WOOD	SEMI-GLOSS PAINT	WOOD	SEMI-GLOSS PAINT	LEVER	LEVER	-	-	-	-	-	-	YOU SOL. IN. MIN. MAKE-UP AIR
D08	2'-6" X 6'-8"	HOLLOW-CORE SWING	WOOD	SEMI-GLOSS PAINT	WOOD	SEMI-GLOSS PAINT	LEVER	LEVER	-	-	-	-	-	-	-
D09	6'-0" X 6'-8"	SLIDING CLOSET	WOOD	SEMI-GLOSS PAINT	WOOD	SEMI-GLOSS PAINT	FLUSH-SET		-	-	-	-	-	-	-
D10	2'-6" X 6'-8"	HOLLOW-CORE SWING	WOOD	SEMI-GLOSS PAINT	WOOD	SEMI-GLOSS PAINT	LEVER	LEVER	-	-	-	-	-	-	-
D11	2'-6" X 6'-8"	HOLLOW-CORE SWING	WOOD	SEMI-GLOSS PAINT	WOOD	SEMI-GLOSS PAINT	LEVER	LEVER	-	-	-	-	-	-	-
D12	2'-6" X 6'-8"	HOLLOW-CORE SWING	WOOD	SEMI-GLOSS PAINT	WOOD	SEMI-GLOSS PAINT	LEVER	LEVER	-	-	-	-	-	-	-
D13	2'-6" X 6'-8"	POCKET	WOOD	SEMI-GLOSS PAINT	WOOD	SEMI-GLOSS PAINT	FLUSH-SET		-	-	-	-	-	-	-
D14	2'-6" X 6'-8"	HOLLOW-CORE SWING	WOOD	SEMI-GLOSS PAINT	WOOD	SEMI-GLOSS PAINT	LEVER	LEVER	-	-	-	-	-	-	-
D15	2'-0" X 6'-8"	HOLLOW-CORE SWING	WOOD	SEMI-GLOSS PAINT	WOOD	SEMI-GLOSS PAINT	LEVER	LEVER	-	-	-	-	-	-	-
D16	2'-6" X 6'-8"	HOLLOW-CORE SWING	WOOD	SEMI-GLOSS PAINT	WOOD	SEMI-GLOSS PAINT	LEVER	LEVER	-	-	-	-	-	-	-
D17	6'-0" X 6'-8"	SLIDING CLOSET	WOOD	SEMI-GLOSS PAINT	WOOD	SEMI-GLOSS PAINT	FLUSH-SET		-	-	-	-	-	-	-
D18	2'-6" X 6'-8"	HOLLOW-CORE SWING	WOOD	SEMI-GLOSS PAINT	WOOD	SEMI-GLOSS PAINT	LEVER	LEVER	-	-	-	-	-	-	-
D19	2'-6" X 6'-8"	HOLLOW-CORE SWING	WOOD	SEMI-GLOSS PAINT	WOOD	SEMI-GLOSS PAINT	LEVER	LEVER	-	-	-	-	-	-	-
D20	8'-0" X 6'-8"	SLIDING CLOSET	WOOD	SEMI-GLOSS PAINT	WOOD	SEMI-GLOSS PAINT	FLUSH-SET		-	-	-	-	-	-	-
D21	2'-6" X 6'-8"	HOLLOW-CORE SWING	WOOD	SEMI-GLOSS PAINT	WOOD	SEMI-GLOSS PAINT	LEVER	LEVER	-	-	-	-	-	-	-



WINDOW SCHEDULE

#	(E) W X H	(N) W X H	(E) MAT.	(N) MAT.	VISIBLE FRM ST.	(E) OPERATION	(N) OPERATION	(N) FRAME TYPE	EXT. GRID	KEEP (E) SILLFRAME	(N) SILLFRAME	(N) EDGE DETAIL	BEDROOM	ENERGY EFFICIENT	TEMPERED	FIRE ZONE	WITHIN 18" OF FLR/40" OF DR
01	NA	3' X 5'-6"	NA	VINYL	YES	NA	CASEMENT / FIXED	NAIL IN	NO	NA	YES	PVC TRIM	YES	YES	YES	NO	NO
02	NA	3' X 5'-6"	NA	VINYL	YES	NA	FIXED	NAIL IN	NO	NA	YES	PVC TRIM	YES	YES	YES	NO	NO
03	NA	3' X 5'-6"	NA	VINYL	YES	NA	CASEMENT / FIXED	NAIL IN	NO	NA	YES	PVC TRIM	YES	YES	YES	NO	NO
04	NA	2'-6" X 4'	NA	VINYL	YES	NA	CASEMENT	NAIL IN	NO	NA	YES	PVC TRIM	YES	YES	YES	NO	NO
05	NA	2'-6" X 4'	NA	VINYL	YES	NA	CASEMENT	NAIL IN	NO	NA	YES	PVC TRIM	YES	YES	YES	NO	NO
06	NA	2' X 1'-6"	NA	VINYL	NO	NA	AWNING	NAIL IN	NO	NA	YES	PVC TRIM	NO	YES	NO	NO	NO
07	NA	4' X 3'	NA	VINYL	NO	NA	XO SLIDER	NAIL IN	NO	NA	YES	PVC TRIM	NO	YES	NO	NO	NO
08	NA	4' X 3'	NA	VINYL	NO	NA	XO SLIDER	NAIL IN	NO	NA	YES	PVC TRIM	NO	YES	NO	NO	NO
09	NA	4' X 3'	NA	VINYL	NO	NA	XO SLIDER	NAIL IN	NO	NA	YES	PVC TRIM	NO	YES	NO	NO	NO
10	NA	12' X 3'	NA	VINYL	NO	NA	FIXED-IRREG.	NAIL IN	NO	NA	YES	PVC TRIM	NO	YES	NO	NO	NO
11	NA	6' X 3'	NA	VINYL	NO	NA	XO SLIDER	NAIL IN	NO	NA	YES	PVC TRIM	YES	YES	YES	NO	NO
12	NA	3' X 1'	NA	VINYL	NO	NA	XO SLIDER	NAIL IN	NO	NA	YES	PVC TRIM	NO	YES	NO	NO	NO
13	NA	6' X 3'	NA	VINYL	NO	NA	XO SLIDER	NAIL IN	NO	NA	YES	PVC TRIM	YES	YES	NO	NO	NO
14	NA	6' X 3'	NA	VINYL	NO	NA	XO SLIDER	NAIL IN	NO	NA	YES	PVC TRIM	YES	YES	YES	NO	NO
15	NA	2' X 1'-6"	NA	VINYL	NO	NA	AWNING	NAIL IN	NO	NA	YES	PVC TRIM	NO	YES	YES	NO	NO
16	NA	3' X 1'	NA	VINYL	YES	NA	XO SLIDER	NAIL IN	NO	NA	YES	PVC TRIM	NO	YES	YES	NO	NO
17	NA	1'-6" X 6'-8"	NA	VINYL	YES	NA	FIXED	NAIL IN	NO	NA	YES	PVC TRIM	NO	YES	YES	NO	NO
18	NA	6' X 4'-3"	NA	VINYL	YES	NA	FIXED-IRREG.	NAIL IN	NO	NA	YES	PVC TRIM	NO	YES	YES	NO	NO
19	NA	1'-6" X 6'-8"	NA	VINYL	YES	NA	FIXED	NAIL IN	NO	NA	YES	PVC TRIM	NO	YES	YES	NO	NO



Contents
 -DOOR SCHEDULE
 -WINDOW SCHEDULE
 -ROOM SCHEDULE

Notes

Legend

Designer
 Harut Nazaryan
 Nazaryan Design Associates
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 Pasadena, CA 91104
 818-669-8849
 harut.nazaryan87@gmail.com

Structural Engineer

Client
ED AND SOSIE KRALIAN
 5105 Finehill Avenue
 Glendale, CA 91214
 ekralian@yahoo.com
 skralian@yahoo.com

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No.	Revision/Issue	Date
△		

Project Name and Address
FINEHILL ADDITION
 5105 FINEHILL AVENUE
 GLENDALE, CA 91214



LOST WEST
A CALIFORNIA CORPORATION
LANDSCAPE ARCHITECTURE
35 YEARS
PO BOX 2322 Carlsbad, CA 92018
5208 Townsend Ave, Los Angeles, CA 90041
TEL: (760) 533-7338 OR (323) 258-8214

PLAN DATE: 4/11/2022
PLOT/ING HISTORY: 04/01/22 - Version 1
PROJECT NO.: 2212 -
Krailan Residence

MARK	REVISIONS	BY	APPR.	DATE

BENCH MARK: _____

DRAWN BY: _____
CHECKED BY: _____
RECOMMENDED BY: _____

Krailan Residence
5105 Finhill Avenue, Glendale, CA 91214
APN 5601-020-006
Landscape Improvements
Landscape Concept Plan

Photo	Sym	Botanical Name	Common Name	Mat. Ht.	O.C. Spacing	Qty.	Size	WUCOLS	Remarks
	CC	Ceanothus 'Concha'	California Lilac	6.0'	60" to 70"	3	5 gal.	Low	California Lilac
	CD	Ceanothus 'Dark Star'	California Lilac	5.0'	50" to 58"	1	5 gal.	Low	California Lilac
	FS	Festuca i. Siskiyou Blue	Siskiyou Blue Fescue	1.5'	21" to 28"	4	1 gal.	Low	Siskiyou Blue Fescue
	LD	Lavandula dentata candicans	French Lavender	2.5'	30" to 34"	6	5 gal.	Low	French Lavender
	LS	Lavandula s. 'Primavera'	Spanish Lavender	2.0'	30" to 36"	11	5 gal.	Low	Spanish Lavender
	LF	Leucophyllum f. 'Los Alamitos'	Texas Ranger	6.0'	50" to 58"	4	5 gal.	Low	Texas Ranger
	PE	Penstemon eatonii	Firecracker Penstemon	2.0'	24" to 29"	10	1 gal.	Low	Firecracker Penstemon
	SC	Salvia c. 'Marine Blue'	Blue Sage	2.5'	36" to 44"	3	1 gal.	Low	Blue Sage
	TS	Tecoma 'Sunrise'	Hybrid Yellow Bells	6.5'	46" to 50"	7	5 gal.	Low	Hybrid Yellow Bells
		Cistus salvifolius; Sage-leaf Rockrose		1.5'; 3'-0" o.c.	1 gal.	Low; (xxsf)			
		Erigonum f. 'Theodore Payne'; CA Buckwheat		1.5'; 3'-0" o.c.	1 gal.	Low; (407sf)			
		Myoporum parvifolium 'Puhah Creek'; Nen.		1'; 6'-0" o.c.	1 gal.	Low; (1387sf)			
		Silene uniflora 'Druett's Variegated'; Sea Campion		6"; 18" o.c.	4"; Low; (xxsf)				
		Teucrium cossontii; Majorcan Germander		5"; 2'-0" o.c.	1 gal.	Low; (226sf)			
		Westringia f. 'Low Horizon'; Coast Rosemary		1'; 2'-6" o.c.	1 gal.	Low; (250sf)			
		Zauschneria californica; Calif. Fuchsia		1.5'; 4'-0" o.c.	1 gal.	Very Low; (340sf)			
		Crushed Rock; Copper Canyon		3/4"; 3" min. depth over weed control fabric; Sure-Loc aluminum edging per manufac. specs; from Southwest Boulder & Stone (157sf) on north side of garage; install in 4" gap between 3"x3" conc.					
		stepping pads over weed control fabric to full depth of concrete (20sf)							

Planting Legend -

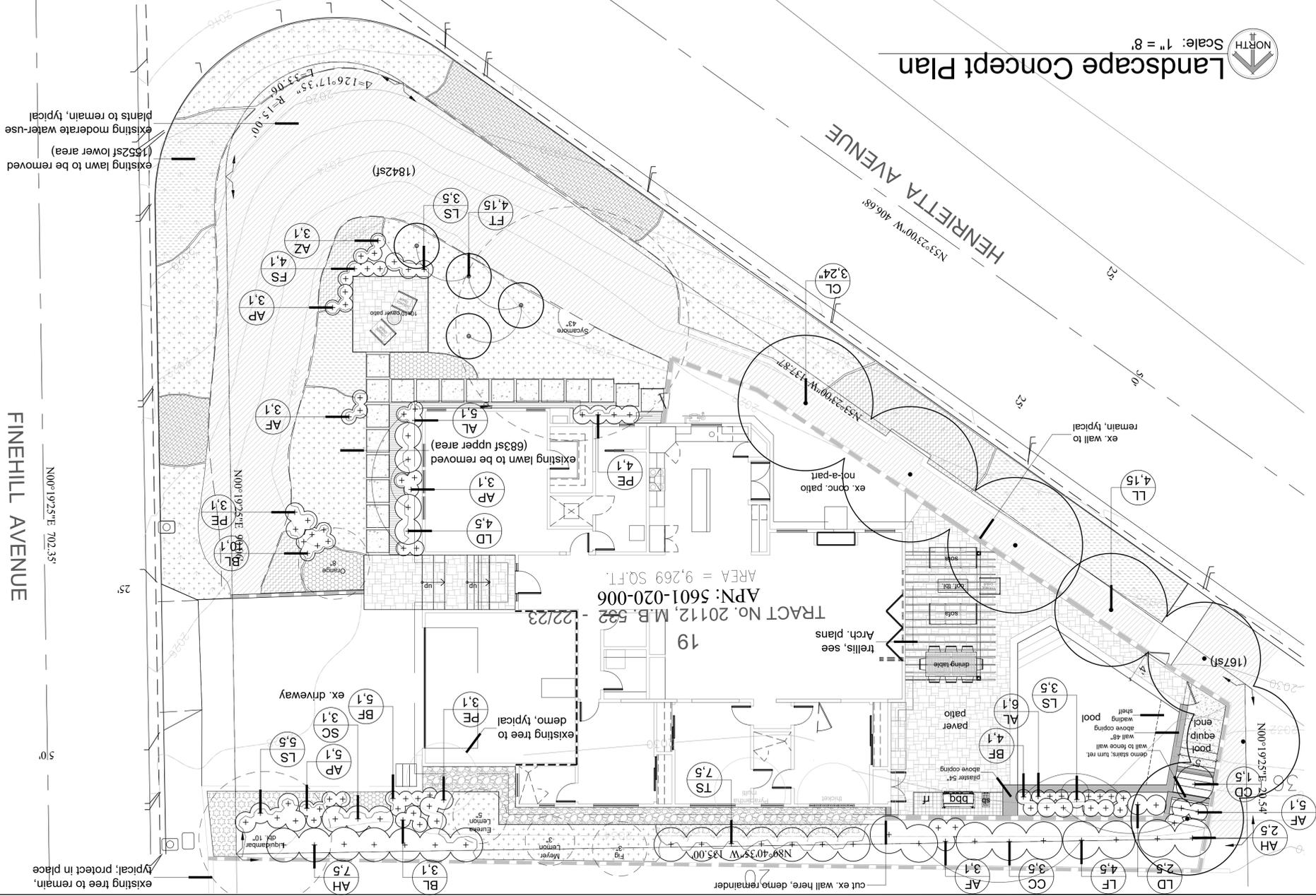
Plant Water Use Type	Plant Factor	Area (sq. ft.)	ET (inches)	ET (gallons)
Very Low	0.1	5,500	0.1	550
Low	0.3	5,500	0.3	1,650
Medium	0.5	5,500	0.5	2,750
High	1.0	5,500	1.0	5,500
Sum				9,450

ETWU = 92.007
MAWA = 62.872
ETWU complies with MAWA

Area	WUCOLS	Area (sq. ft.)	WUCOLS
Total Lot Area	9,269	sq. ft.	9,269
Landscape Area (Ex. Area)	2,009	sq. ft.	2,009
Low Water-use (New Area)	3,495	sq. ft.	3,495
Total Landscape Area	5,504	sq. ft.	5,504
Existing lawn area being replaced with Low & Very Low water-use plants	2,235	sq. ft.	2,235

Concept Plan Notes -

- The entire front and rear lawns are being removed. The portion of lawn being removed and replaced with low and very low water-use plants is 2,235sf. The other existing portions of lawn are being removed for the house addition and the pool/patio.
- All new plantings will be irrigated using drip irrigation with punch-in pressure compensating emitters in polyethylene drip tubing. Narrow areas will be irrigated using Netirm Techline CV, or equal, drip tubing.
- The existing plantings to remain are a mix of low & moderate water-use plants, and is therefore a Moderate Water-use Hydrozone. The existing spray system for these plantings will be replaced with drip irrigation.
- After the completion of demo & site grading, and prior to soil preparation and planting, the Contractor will take a soil sample from the site and send it to an agronomy lab for analysis and recommendations for the amendment of the soil.
- Slope areas greater than 3 to 1 will be covered with jute netting at time of planting & prior to installation of drip tubing.
- All planting areas will be covered with 3" of medium shredded bark mulch.
- The existing trees shown on the Plan to be removed have no horticultural value.
- Masonry wall finishes and paving materials shall be as determined by Owner.

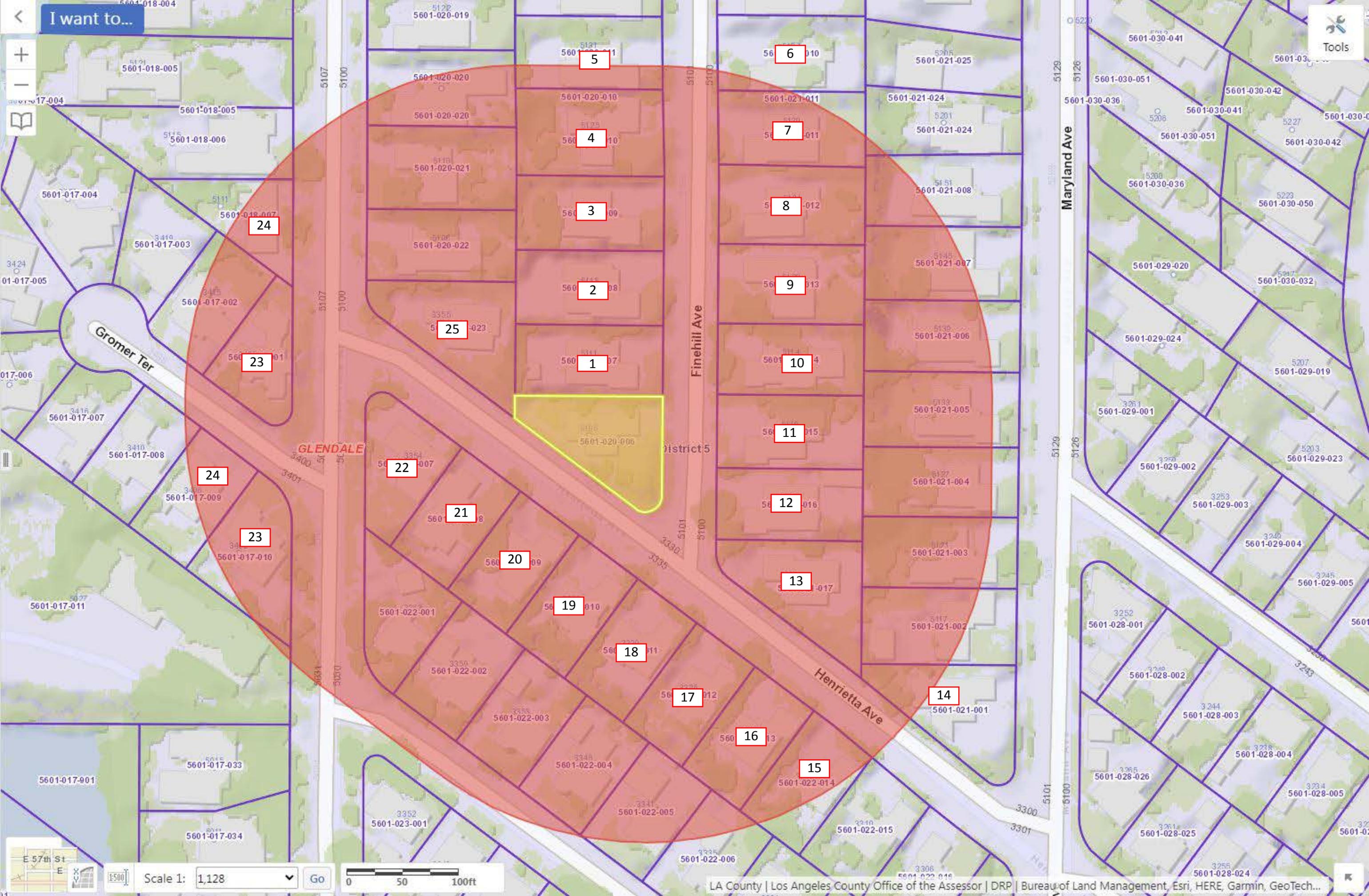


Photos

5105 Finehill Avenue







I want to...



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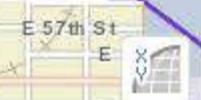
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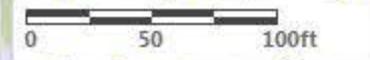
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16

15



Scale 1: 1,128



300 LINEAR FOOT NEIGHBORHOOD SURVEY

KEY	ADDRESS	LOT SIZE (SF)	SFR AREA (SF)	FAR (%)	STORIES	FSB (FT)	ROOF MATERIAL
PROJECT	5105 FINEHILL AVE	9,269	2,357	25.43	1	25	ASPHALT SHINGLES
1	5111 FINEHILL AVE	8,730	1,610	18.44	1	23	ASPHALT SHINGLES
2	5115 FINEHILL AVE	9,097	3,164	34.78	2	23	ASPHALT SHINGLES
3	5121 FINEHILL AVE	9,104	1,295	14.22	1	22	ASPHALT SHINGLES
4	5125 FINEHILL AVE	10,596	1,629	15.37	1	24	ASPHALT SHINGLES
5	5131 FINEHILL AVE	8,863	1,584	17.87	1	22	ASPHALT SHINGLES
6	5134 FINEHILL AVE	9,264	1,985	21.43	1	25	ASPHALT SHINGLES
7	5130 FINEHILL AVE	9,067	1,931	21.30	1	20	ASPHALT SHINGLES
8	5124 FINEHILL AVE	9,536	1,295	13.58	1	24	ASPHALT SHINGLES
9	5120 FINEHILL AVE	9,626	1,827	18.98	1	23	ASPHALT SHINGLES
10	5114 FINEHILL AVE	8,595	1,808	21.04	1	24	ASPHALT SHINGLES
11	5110 FINEHILL AVE	8,915	1,515	16.99	1	25	ASPHALT SHINGLES
12	5102 FINEHILL AVE	8,663	1,280	14.78	1	25	ASPHALT SHINGLES
13	5100 FINEHILL AVE	10,003	1,494	14.94	1	30	ASPHALT SHINGLES
14	5111 MARYLAND AVE	9,555	1,670	17.48	1	19	ASPHALT SHINGLES
15	3316 HENRIETTA AVE	7,593	1,275	16.79	1	16	ASPHALT SHINGLES
16	3320 HENRIETTA AVE	7,519	1,415	18.82	1	15	ASPHALT SHINGLES
17	3326 HENRIETTA AVE	7,517	1,280	17.03	1	16	ASPHALT SHINGLES
18	3330 HENRIETTA AVE	7,506	1,485	19.78	1	13	ASPHALT SHINGLES
19	3336 HENRIETTA AVE	7,497	1,663	22.18	1	14	ASPHALT SHINGLES
20	3344 HENRIETTA AVE	7,440	1,480	19.89	1	16	ASPHALT SHINGLES
21	3348 HENRIETTA AVE	7,319	1,681	22.97	1	15	ASPHALT SHINGLES
22	3354 HENRIETTA AVE	7,452	1,280	17.18	1	16	ASPHALT SHINGLES
23	3405 GROMER TER	6,572	1,514	23.04	1	18	ASPHALT SHINGLES
24	5111 NEW YORK AVE	6,468	1,509	23.33	2	15	ASPHALT SHINGLES
25	3355 HENRIETTA AVE	10,062	1,550	15.40	1	13	ASPHALT SHINGLES
NEIGHBORHOOD AVERAGE		8,532	1,638	19.35	1	20.04	ASPHALT SHINGLES



McKinley & Associates (818) 240-1358

Arborist Report

5105 Finehill Avenue
Glendale, California

Prepared for:

Edward & Sosie Kralian
5105 Finehill Avenue
Glendale, CA 91214

Prepared by:

William R. McKinley, Consulting Arborist
American Society of Consulting Arborists
Certified Arborist #WE-4578A
International Society of Arboriculture
1734 Del Valle Avenue
Glendale, CA 91208



June 22, 2021

Edward & Sosie Kralian
5105 Finehill Avenue
Glendale, CA 91214

Dear Edward & Sosie:

Recently your Designer, Harut Nazaryan contacted me concerning a building addition project on your property located at 5105 Finehill Avenue, Glendale. I was told that the City was concerned that the improvements might impact the native, protected California Sycamore tree located in the front/side yard. I was asked to prepare an Arborist Report identifying the protected tree and to provide a Tree Protection Plan.

Background

On Wednesday, May 26, 2019 at approximately 11:30 a.m. I arrived at the subject property at 5105 Finehill Avenue, Glendale. The subject tree is in the front/side yard and is very prominent in the landscape. I was told that there is a planned room addition which will encroach upon the dripline and tree protection zone of this native tree. There are actually several room addition areas planned however the only one which will encroach upon the Sycamore is identified as Addition A. The following observations were made during the site inspection:

Tree/Site Inspection

Tree #1 – Platanus racemosa or California Sycamore. The tree measures approximately 28 inches in diameter at D.B.H. (Diameter Breast Height) as measured 54 inches above the soil grade. The dripline measures approximately 25 feet and the spread of the tree is roughly 43 feet. The height of the tree is estimated to be approximately 60 feet tall. The tree is located in the front/side yard. The tree is 12.5 feet south of the southeast corner of the existing house. The tree is situated in an irrigated lawn area. Surface roots are visible near the tree's trunk. The concrete walkway on the north side of the tree is lifted and cracked. The tree is next to a steep downhill shrub bed which extends south to Henrietta Avenue. The trunk leans slightly south. This single trunk tree forms 2 unequal size stems at a point 15 feet above the ground. The stem union is normal. The crown has been pruned and raised. The tree is unbalanced and asymmetrical. There is moderate Western Sycamore Borer insect damage on the bark tissue along the lower trunk area. The trunk is wetted by nearby irrigation. There is green moss at the base. There are growth cracks on the tree's trunk and scaffold limbs. The form of the tree is natural. It has not been topped. The foliage size and color appear normal. The crown density is normal. The tree is in very good health and condition. Rating: B+



Observations

The subject property is relatively level and flat and is situated in a residential single-family home area in the Community of La Crescenta in the City of Glendale. There will be multiple room addition areas on the subject property. There are 6 addition areas labeled A, B, C, D, E and F. The only building addition area which will encroach upon the root zone of Tree #1 is Addition A. The Site Plan shows that Addition A will encroach 2 feet to the south toward the Sycamore tree and that this entire addition will extend 22 feet, 8 inches eastward from the existing house. The single story addition should not conflict significantly upon the crown of the Sycamore. The use of a bridge type foundation will minimize the impact to the tree's roots. The following Tree Protection Plan is recommended:

Tree Protection Plan

The following tree protection plan items are recommended in order to preserve the existing native California Sycamore tree in the front yard of the subject property:

- 1) The California Sycamore tree in the front yard shall be preserved and protected during construction. A free standing T-Panel chain-link fence should be placed at the farthest point possible away from the tree trunk. Orange plastic fencing should be attached to the chain-link for added visibility. The placement of the tree protection fence shall be approved by a Certified Arborist or the designated representative of the City.
- 2) Protective fencing shall remain around the Sycamore tree until written authorization is received from the City. This fencing shall be maintained in a vertical position throughout the construction period and shall not be removed or relocated without written authorization from the City and any relocation of the protective fence shall be done under the supervision of a Certified Arborist.
- 3) Prohibit dumping of all paints, solvents, stucco, cement, concrete, mortar, excess soil and other foreign materials within the dripline of the Sycamore tree to be preserved.
- 4) Prohibit storage of vehicles and building materials within the dripline or protected zone of the Sycamore tree to be preserved on the subject property.
- 5) Avoid or minimize trenching or continuous digging for utilities, plumbing or electrical within the dripline of the Sycamore tree to be preserved. Such footings or foundations must be hand-dug and minimize cutting of large roots two inches diameter and larger. A pier and beam type building footing is recommended so that this can bridge over the existing major roots of the tree.



Tree Protection Plan-Continued

- 6) Roots, which are encountered during excavation, should be avoided if possible. Roots, which are cut, torn or damaged, must be pruned back to the side of the excavation with a clean, sharp pruning tool. Root ends must be kept moist. Where possible cover the root ends with moist burlap or cloth until back-fill can occur. Water exposed root ends 2 to 3 times per day until back-fill can occur.

- 7) Pruning of tree branches and roots should be done under the supervision of a Certified Arborist. In general, the goal is to avoid unnecessary cuts over 2 inches in diameter and not remove more than 25% of a tree's foliage at one-time. Tree pruning must conform to Best Management Practices and ANSI A-300 Pruning Standards. Pruning must be performed by a State of California, Licensed Tree Contractor with current Worker's Compensation and Liability Insurance.

- 8) Timing of pruning is very important. It is important to know the pruning requirements of your trees. A Certified Arborist can assist you with identifying trees and their individual needs. Pruning the trees at the correct time of year prevents insects and disease from attacking. In this case, the best time of year to prune a California Sycamore in Southern California would be between the months of November through February.

- 9) Any future landscape and irrigation plans should be reviewed by an I.S.A Certified Arborist to ensure that they are compatible with the needs of the Sycamore tree to be preserved.

- 10) An I.S.A. Certified Arborist should be retained to supervise and monitor all construction activities near the Sycamore tree throughout the construction period. It is essential that good communication and cooperation be maintained with the General Contractor and the Sub-Contractors throughout the construction process to ensure compliance with the above stated tree preservation recommendations.

Summary/Conclusion

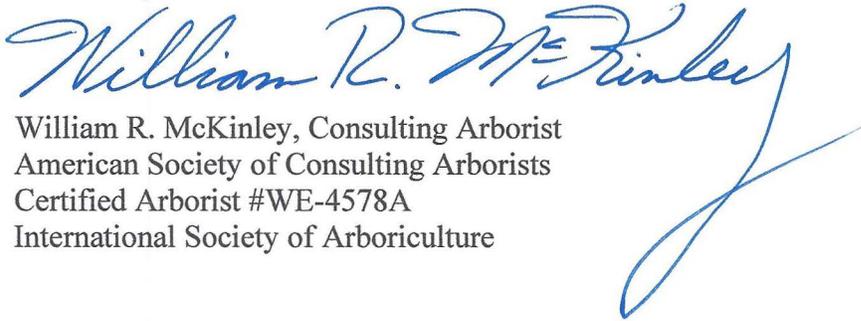
In summary, the proposed home improvements as illustrated on the site plan indicate that the work will take place on the west side of the current house in the front/side yard. The native California Sycamore tree will be encroached upon during construction. The use of a pier and beam type of building foundation instead of a continuous foundation will minimize damage to the tree's roots. If the above stated tree protection recommendations are followed then the protected, native California Sycamore tree should survive and contribute to the beauty of the subject property and the surrounding neighborhood for many years to come.



McKinley & Associates (818) 240-1358

Thank you for the opportunity to serve you and your arboricultural and horticultural needs. If you have any questions, please feel free to contact me on my business cell phone at (818) 426-2432 or you may call my office at (818) 240-1358.

Yours truly,



William R. McKinley, Consulting Arborist
American Society of Consulting Arborists
Certified Arborist #WE-4578A
International Society of Arboriculture

Curriculum Vitae

WILLIAM R. MCKINLEY – MCKINLEY & ASSOCIATES

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Home (818) 240-1358

SUMMARY of QUALIFICATIONS

Practicing Consulting Arborist. Member of American Society of Consulting Arborists (ASCA). Certified Arborist, International Society of Arboriculture since September 30, 1999. I.S.A. Arborist #WE-4578A. Recognized Oak Tree Expert throughout Southern California. Prepare arborist reports for developers, homeowners and attorneys. Assess the landscape value of trees. Assess and identify hazardous trees in the landscape. Provided hillside and Oak Woodland landscape and irrigation recommendations. Provide expert witness testimony on arboriculture related cases. Public speaker and presenter at community service group meetings, homeowner's association meetings and speaker at professional seminars and conferences. Presenter at Trees, People and Our Urban Environment Seminar, March 2002. Arbor Day Guest Speaker, City of Glendale, March 2005. Tree City USA Award Presenter – Glendale Arbor Day 2010, Tree City USA Award Presenter – Glendale Arbor Day 2012, Arbor Day Guest Speaker, Glendale, March 2014.

FULL TIME EMPLOYMENT HISTORY

City of Glendale, Parks, Recreation & Community Services

Park Services Manager-Contract Administration

2001-present

Performs contract administration for Park Services Section. Manage grounds maintenance for sports fields, community buildings, parks, medians, and historic areas. Administers the City's landscape maintenance contract. Writes contract specifications. Administers the bidding process. Awards contracts to successful bidders. Conducts construction meetings and oversees the construction and inspection for these projects. Performs and assumes all former duties and responsibilities under the former Administrative Analyst position. Writes arborist reports. Hazardous tree assessment. Serves as expert witness in tree related cases.

Administrative Analyst

1988-2001

Administer landscape maintenance contract for medians, reservoirs, pump houses and misc. areas. Administer and supervise the Division's Work Management System involving the scheduling and tracking of work and performance of over 50 full-time employees. Supervise one part-time data entry employee and supervise and coordinate with the California Conservation Corps, Boy Scouts and other community service volunteers in the parks. Supervise, monitor and report water and utility usage in the parks. Administer and supervise all tree planting projects and programs including the Arbor Day and Urban Forest Donation programs. Assist with budget preparation and acquisition of capital equipment. Prepare Capital Improvement Project specifications and assist with administering contracts. Administer the City of Glendale's Indigenous Oak Tree Ordinance. Coordinate with Planning, Permit Services, Engineering, Building, Neighborhood Services and Fire Department to insure the care and protection of trees, both during and after construction. Review grading, construction, landscape and irrigation plans. Modify and approve plans as necessary to protect indigenous trees. Perform field inspections on hazardous trees and make recommendations to park staff and the public. Serve as code enforcement officer and paralegal during Administrative Office Hearings regarding Indigenous Oak Tree Ordinance. Perform tree and landscape appraisals. Served as special show and marketing consultant to the Glendale Rose Pruning and Garden Show Committee.

Assistant Planner-Parks

1983-1988

Assisted in park inventory development and implementation of the Work Management System. Served as guest speaker at the National Parks and Recreation Conference on the subject of computers and their role in park maintenance. Supervised the Capital Improvement Project Construction at Pacific Park and Brand Park. Coordinated with and supervised California Conservation Corps. Crews in planting, staking and tying hundreds of trees as part of the Arbor Day Program. Served as Arbor Day Co-Chairman, Glendale Rose Pruning & Garden Show Co-Chairman and President of Glendale Beautiful. Served as Ways and Means Chairman C.P.R.S. District XIV.

EDUCATION

- 1983 California Polytechnic University, Pomona
Bachelor of Science Degree, Park Administration
Graduated Magna Cum Laude, Grade Point Average: 3.57
- 1983-Present CEU's-University of California, Landscape Contract Maintenance, Hazardous Tree Identification & Assessment, Specimen Tree Appraisal, Advanced Tree Appraisal Theory and Practice, Tree and Landscape Liability – Trees and the Law, Oak Tree Symposium Graduate, Knowledge of oak tree physiology and native plant habitat, ASCA 2007 Consulting Academy, National Arbor Day Foundation Graduate, Symposiums: Construction Around Trees: Trees and the Law, Recognized Tree Expert: City of Los Angeles, County of Los Angeles, City of Pasadena, City of La Canada Flintridge, City of Burbank, City of Calabasas, County of Ventura, City of Santa Clarita.

HONORS & ACTIVITIES

- 1999 - Present - Certified Arborist-International Society of Arboriculture
1996-1999 - Secretary/Treasurer, C.P.R.S. Park Operations Section
1994-1995 - President, C.P.R.S. District XIV
1994-1995 - Treasurer, Glendale Beautification Advisory Council
1992-1994 - Treasurer, C.P.R.S. District XIV
1993, 1994, 1995 C.P.R.S. Park Operations Scholarship
First, Second and Third Year, Graduate, Pacific Southwest Maintenance Mgmt. School
1988-1990 - President, Glendale Beautiful
1980, 1981 - Twice placed on Dean's Honor List
1982 - Who's Who in American Colleges and Universities
1978 - Recipient of Wayne Striker Memorial Scholarship
1975 - Awarded Eagle Scout Rank, Boy Scouts of America
Member - American Society of Consulting Arborists (ASCA)
Member - International Society of Arboriculture
Member - Western Chapter, International Society of Arboriculture
Member - Glendale Beautiful
Past Member - National Arbor Day Foundation
Past Member - California Oak Foundation

REFERENCES

- Randall S. Stamen, Attorney/Arborist (951) 787-9788
Susan & Gary Sims, Sims Tree Specialists (951) 685-6662
Peter & Diana Harnisch, Harnisch Tree Care (626) 444-7997

PROFESSIONAL SERVICE FEE

- | | | |
|-----------------|---|-------------------|
| Site Inspection | - | \$100.00 per hour |
| Consultation | - | \$125.00 per hour |
| Arborist Report | - | \$150.00 per hour |
| Public Hearing | - | \$200.00 per hour |
| Arbitration | - | \$225.00 per hour |
| Deposition | - | \$250.00 per hour |
| Court Witness | - | \$350.00 per hour |