



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY

August 4, 2023

Decision Date

3501 Fallenleaf Place

Address

Administrative Design Review (ADR)

Review Type

5660-035-022

APN

PADR-000576-2022

Case Number

Sevan Benlian

Applicant

Deborah Hong, Planning Associate

Case Planner

Gegham Petrosyan

Owner

Project Summary

The applicant is proposing a 633 square-foot (SF) addition (402 SF on the first-floor, 231 SF on the second-floor) to an existing two-story, 2,498 square-foot single-family residence (originally constructed in 1985) with an attached two-car garage on a 10,653 SF lot located in the R1R (FAR District III) Zone.

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 addition to the existing structure will not result in an increase of more than 50% of the floor area of the structure before the addition.

Existing Property/Background

Originally developed in 1985, the project site is a 10,653 SF, pie-shaped lot with frontage on two streets: at the end of the cul-de-sac on Fallenleaf Place, and on Dragonfly Street (no site access). The site is currently developed with a 2,498 square-foot, two-story single-family residence with an attached two-car garage, and a swimming pool that will be maintained. Access to the existing garage is from the existing driveway located along Fallenleaf Place that is proposed to remain. The existing development is located on a relatively flat pad lot that slopes down from the rear yard to Dragonfly Street.

Staff Recommendation

Approve

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RIR FAR District: III

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

Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.

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	11,162 sq. ft.	7,590 sq. ft. – 35,231 sq. ft.	10,653 sq. ft.
Setback	17.7 feet	11 feet – 31 feet	18'-10"
House size	2,781 sq. ft.	2,091 sq. ft. – 3,373 sq. ft.	3,131 sq. ft.
Floor Area Ratio	0.28	0.08 – 0.44	0.32
Number of stories	2 homes are 1-story & 25 homes are 2-stories	1 to 2-stories	2-stories

DESIGN ANALYSIS

Site Planning

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

Building Location

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Setbacks of buildings on site
- ☐ Prevailing setbacks on the street
- ☐ Building and decks follow topography
- ☐ Alteration of landform minimized

Yards and Usable Open Space

☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Avoid altering landform to create flat yards
- ☐ Outdoor areas integrated into open space

- ☐ Use of retaining walls minimized
- ☐ Provide landscaping to reduce visual impact of retaining walls
- ☐ Decorative material used for retaining walls to blend into landscape and/or complement the building design

Garage Location and Driveway

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Consistent with predominant pattern on street
- ☐ Compatible with primary structure
- ☐ Permeable paving material
- ☐ Decorative paving

Landscape Design

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Complementary to building design and surrounding site
- ☐ 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
- ☐ Stormwater runoff minimized

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:

- Overall, the site planning is appropriate and remains relatively unchanged with the 633 SF addition located behind the existing attached garage on the existing flat pad.
- At the first floor, the addition is angled and will run parallel with the easterly interior property line.
- There is no prevailing street-front setback in the immediate neighborhood and no changes are proposed to the existing 18'-10" street-front setback.
- No other site changes are proposed and the existing landscaping and swimming pool will be maintained.

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
- ☐ 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 project are consistent with the existing residence and proposed style change.
- The project's mass and scale is appropriate with the first-floor addition setback from the street and behind the existing attached garage, and the second floor expansion appropriately stepping back from the floor below on all sides.

- The neighborhood pattern features predominantly two-story single-family residences, and the applicant's proposal will be consistent with the surrounding development because it is an existing two-story house with the overall 27'-6" height being maintained.
- The existing single-family residence features a hipped roof design at the first floor, and a gable-roof design at the second floor. The proposal will match these existing conditions with the first-floor addition featuring a hipped roof design, and a gable-roof design at the second floor. The proposed 8:12 roof pitch is also consistent with the existing roof.

Design and Detailing

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

Overall Design and Detailing

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Consistent architectural concept
- ☐ Proportions appropriate to project and surrounding neighborhood
- ☐ Appropriate solid/void relationships

Entryway

☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Well integrated into design
- ☐ Avoids sense of monumentality
- ☐ Design provides appropriate focal point
- ☐ Doors appropriate to design

Windows

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Appropriate to overall design
- ☐ Placement appropriate to style
- ☐ Recessed in wall, when appropriate

Privacy

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Consideration of views from "public" rooms and balconies/decks
- ☐ Avoid windows facing adjacent windows

Finish Materials and Color

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Textures and colors reinforce design
- ☐ High-quality, especially facing the street
- ☐ Respect articulation and façade hierarchy
- ☐ Wrap corners and terminate appropriately
- ☐ Natural colors appropriate to hillside area

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:

- Overall, the design and detailing is compatible with the existing traditional style of the house through the use of architectural treatments, materials, windows, and colors.
- The new windows are fiberglass, with a combination of sliding and casement operations to match the existing windows that will be maintained. The nail-on frame type and edge detail will match the existing conditions.
- At the rear a 164 SF uncovered balcony is proposed with access from the existing master bedroom. This new balcony is centered on the second-floor rear façade and is not anticipated to have any privacy impacts with the immediate neighbors.
- The addition will feature an S-tile clay roof and stucco siding to match the existing residence, and the new rear balcony will feature a glass railing.

Recommendation / Draft Record of Decision

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

Conditions

None

Attachments

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



FRONT VIEW



FRONT / SIDE VIEW (EAST CORNER)



REAR VIEW



REAR / SIDE VIEW (SOUTH CORNER)

REVISE DATES:

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GEGHA PETROSSYAN

ADDRESS:
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FALLENLEAF
RESIDENCE

APARTEON

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PROJECT INFO

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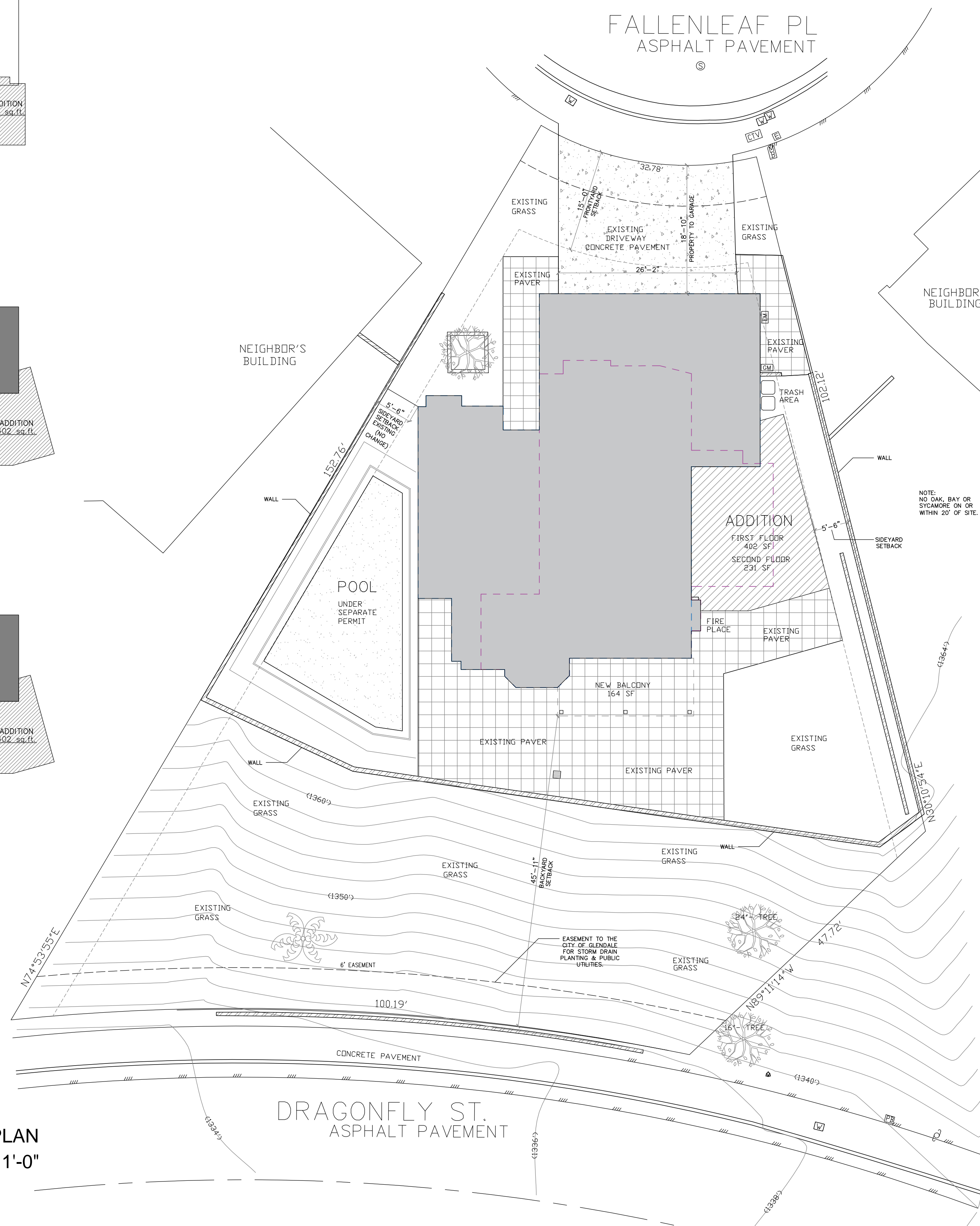
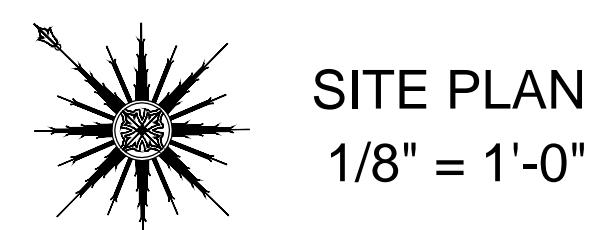
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DRAWN BY: F.P.

CHECKED BY: S.B.

SCALE: ---

A-1



LEGAL DESCRIPTION	
ADDRESS:	3501 FALLENLEAF PL. GLENDALE CA 91206
TRACT:	33228
LOT:	38
BLOCK:	--
APN:	5660-035-022

SCOPE OF WORK
2-STORY ADDITION (633 SF) TO AN EXISTING 2-STORY SFD. - NEW OFFICE, BEDROOM, BATHROOMS (TOTAL NEW HABITABLE 633 SF) & BALCONY 164 SF

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A-12 - FLASHING & SECURITY DETAILS

A-13 - GREEN FORMS

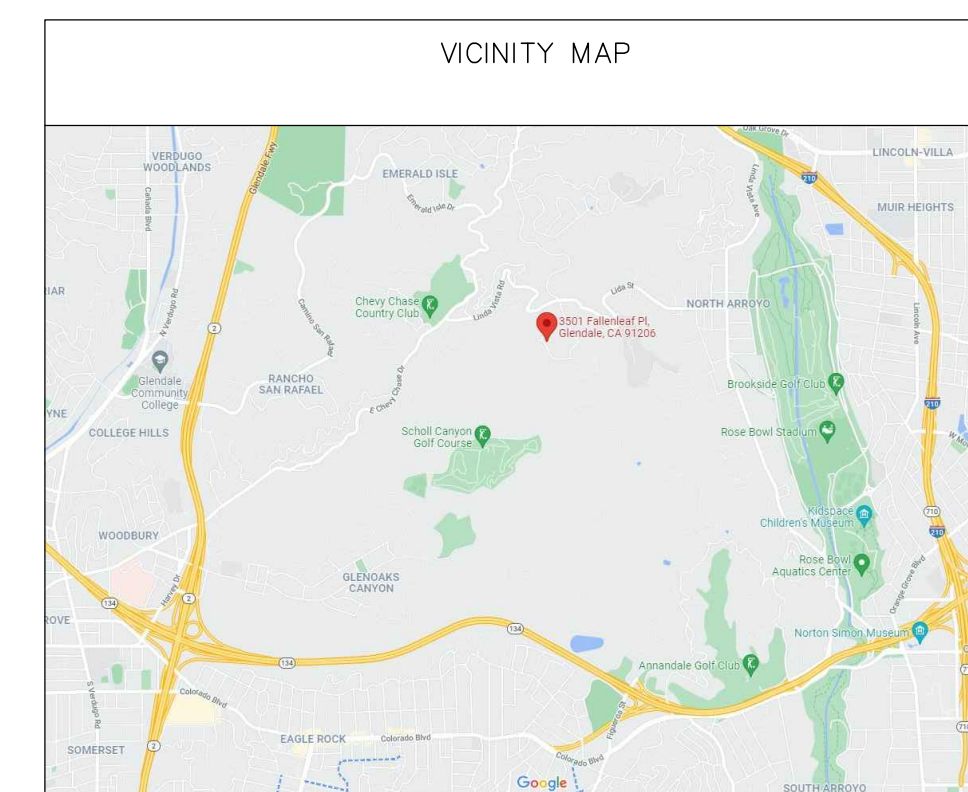
A-14 - GREEN FORMS

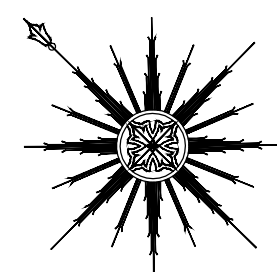
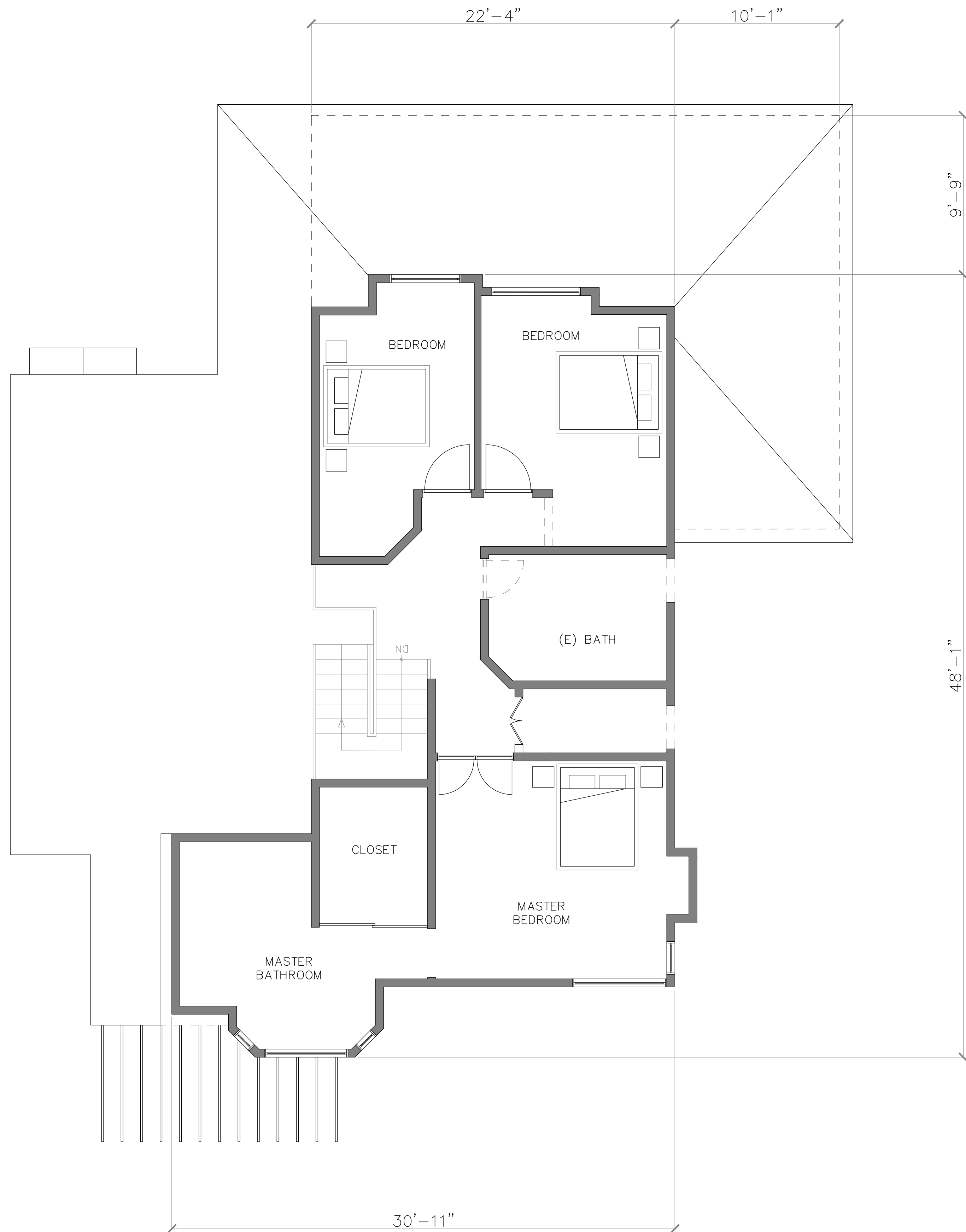
A-15 - SPECIFICATIONS

COVER SHEET
&
SITE PLAN

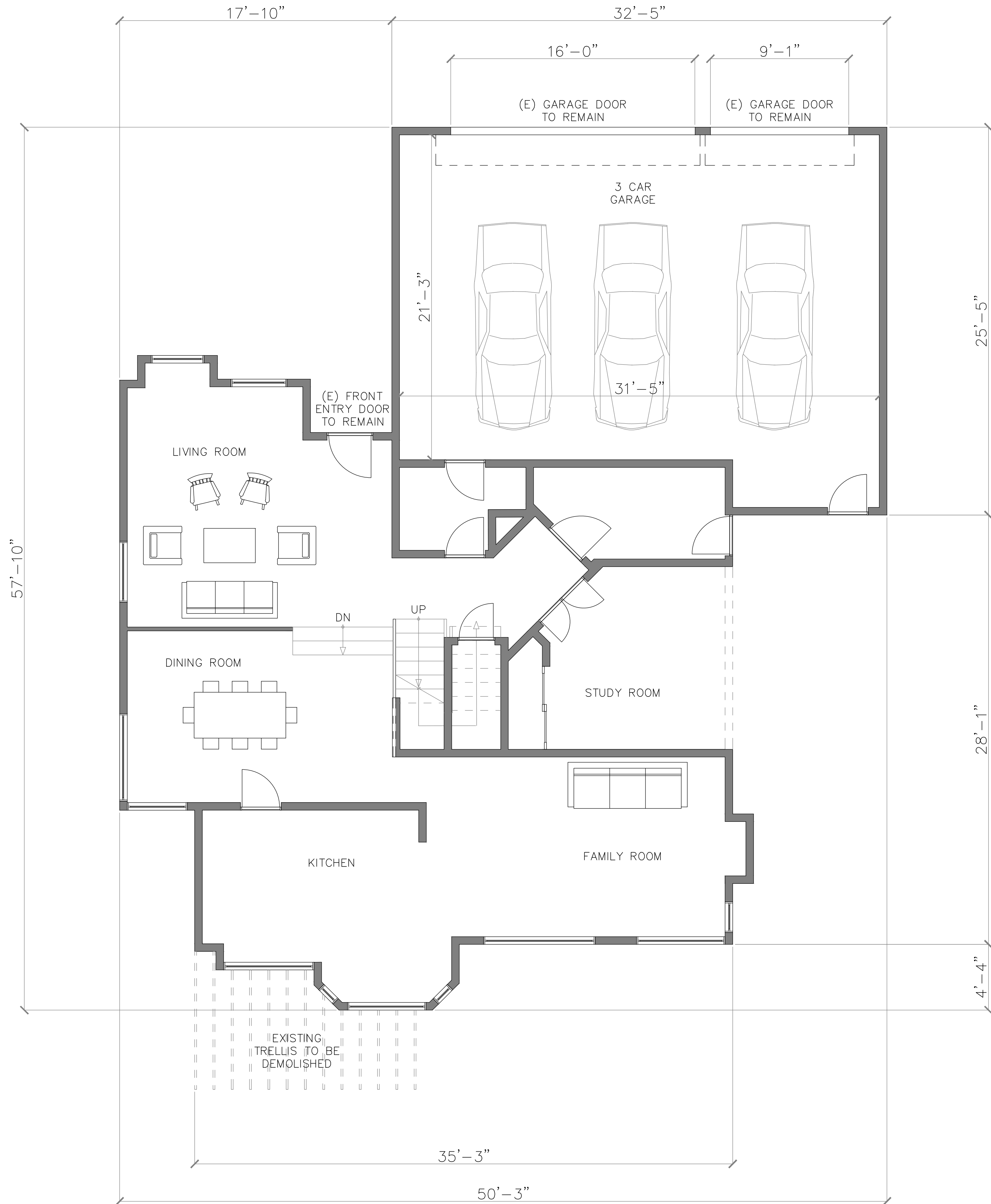
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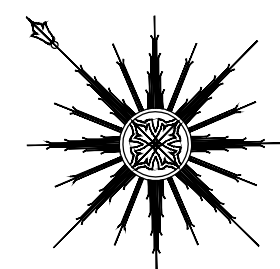


EXISTING / DEMO
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



WALL LEGEND

EXISTING WALL
DEMO WALL



EXISTING / DEMO
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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EXISTING / DEMO
PLANS

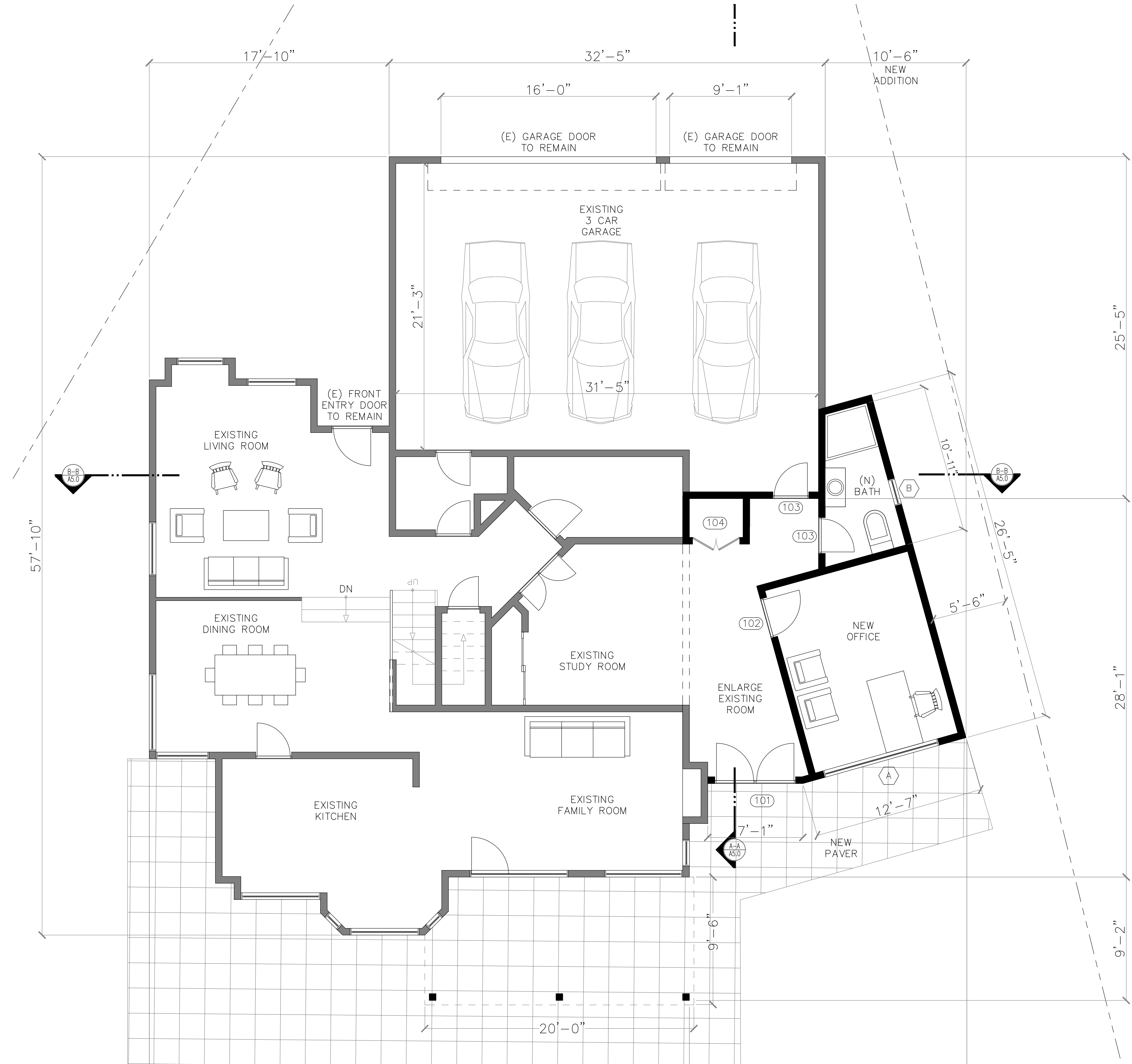

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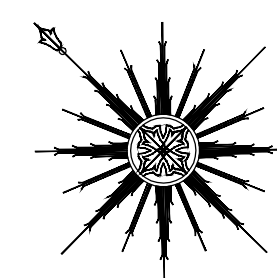
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SCALE:	---



WALL LEGEND

- EXISTING WALL
- NEW WALL



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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1st FLOOR
PLAN


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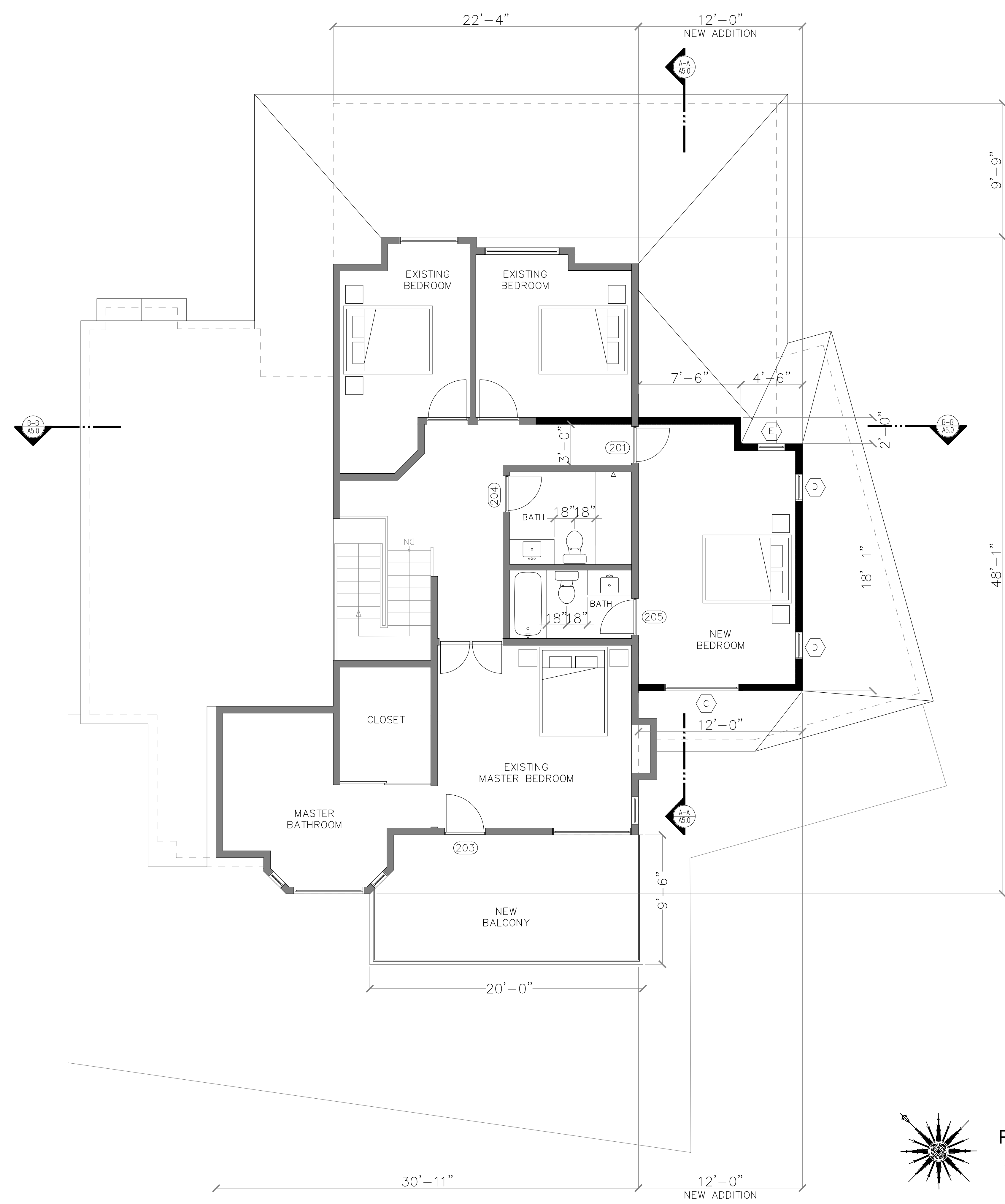


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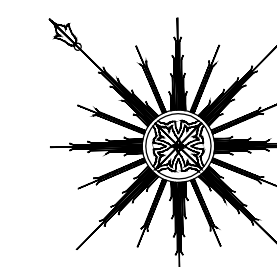
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SCALE:	---

A - 4



WALL LEGEND

EXISTING WALL
NEW WALL



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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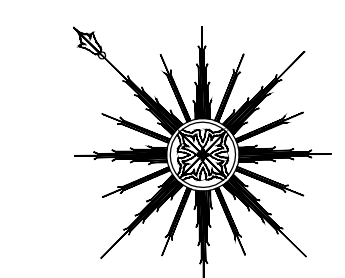
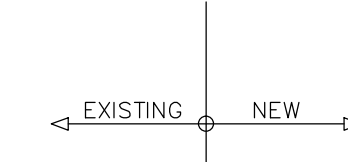
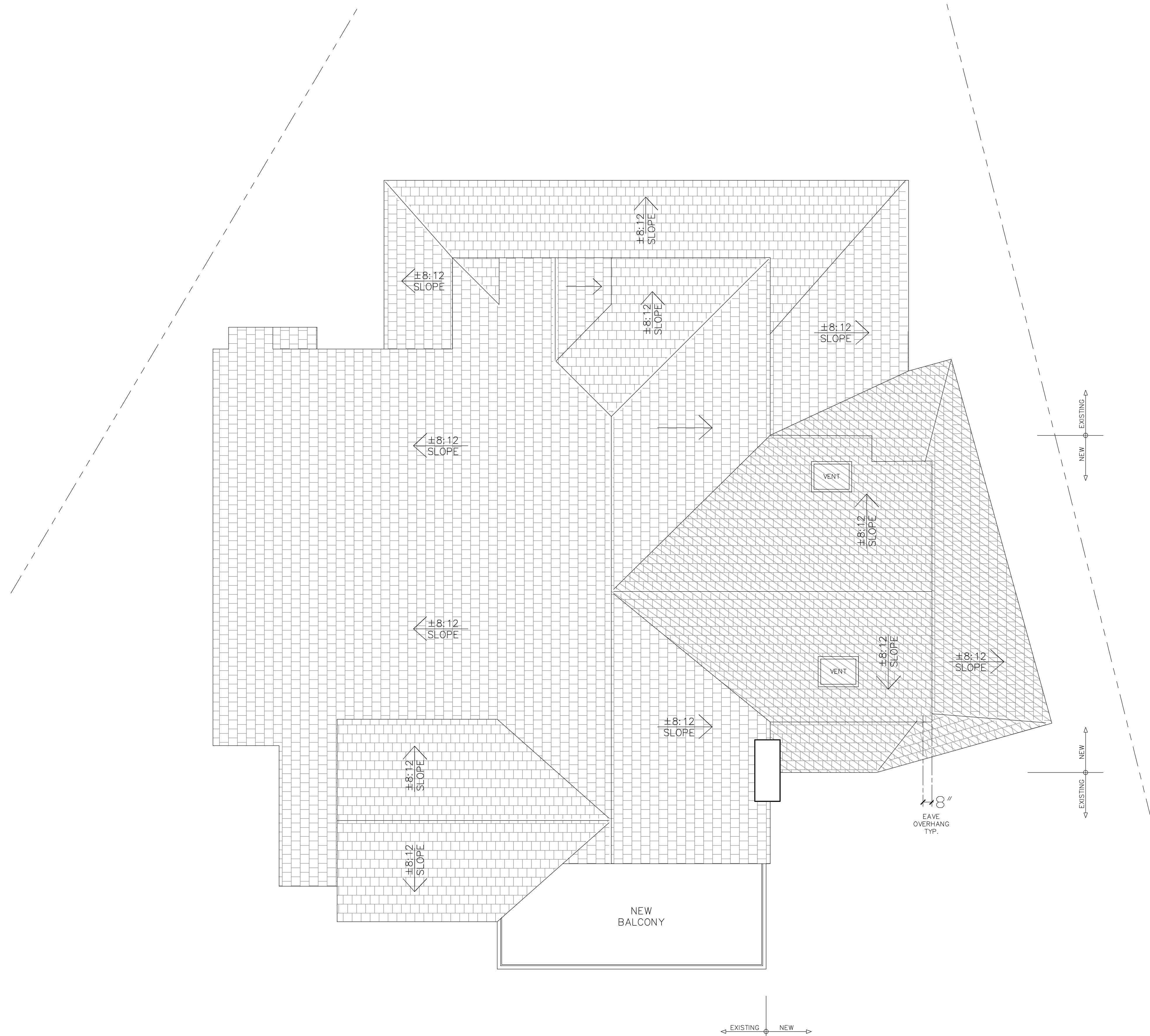
2nd FLOOR PLAN


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SCALE: ---



ROOF PLAN
SCALE: 1/4" = 1'-0"

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ROOF PLAN


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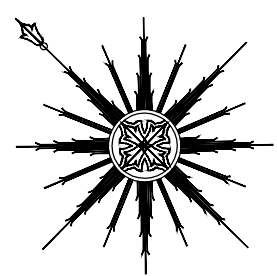
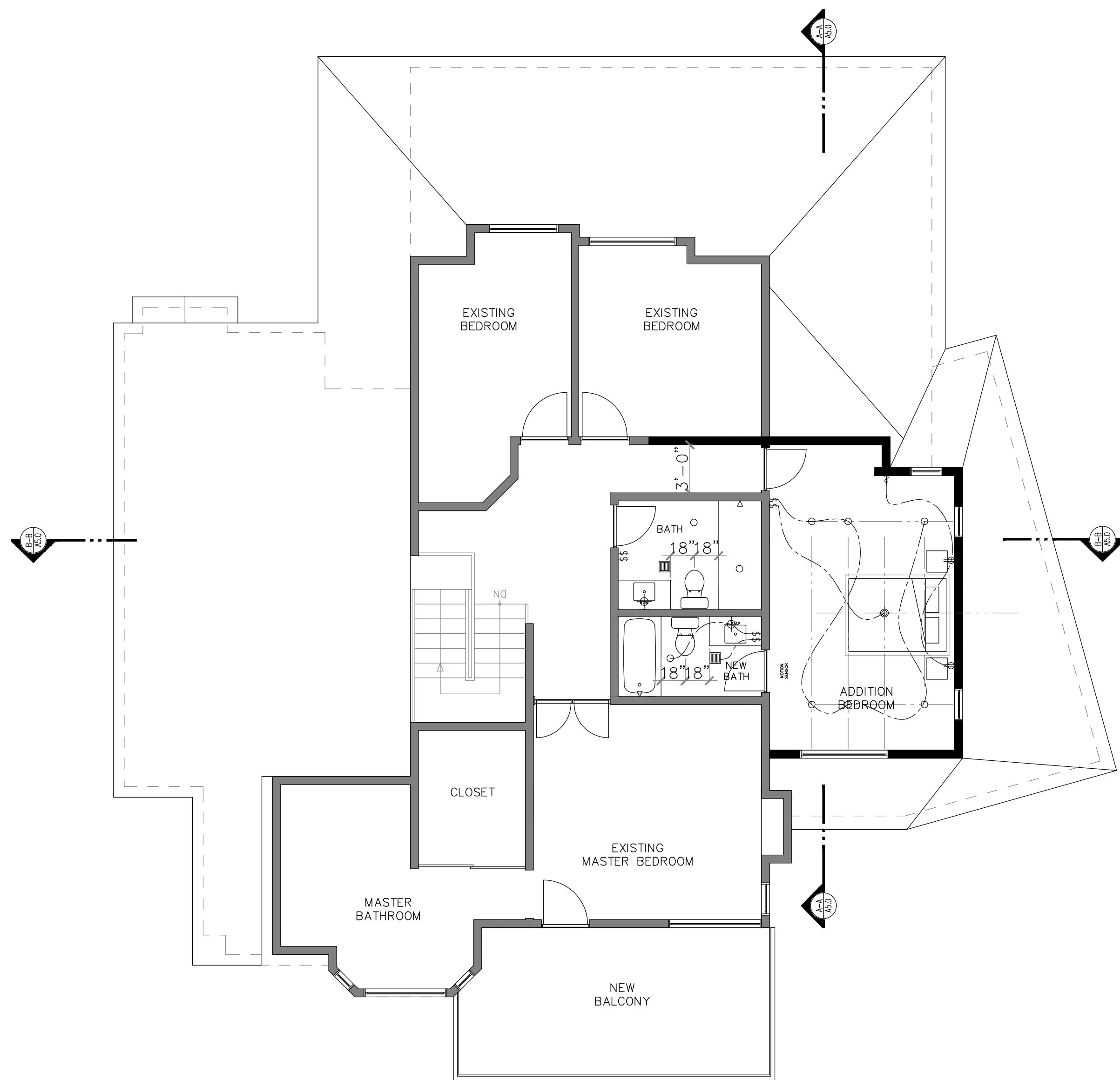
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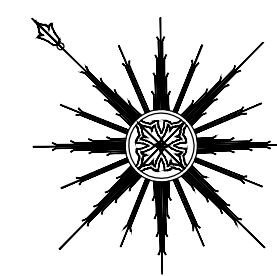
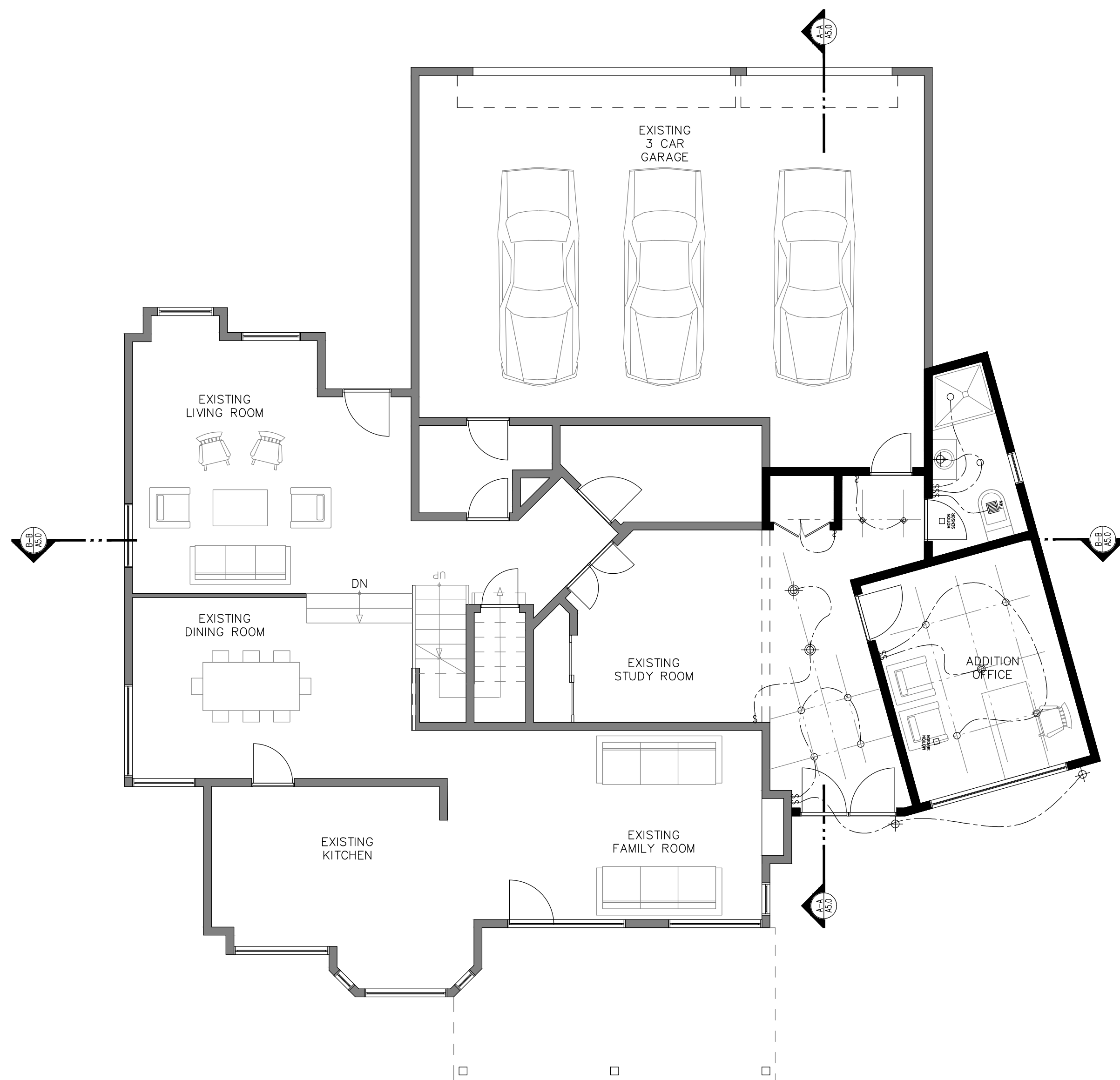
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SCALE:	---
A-6	



SECOND FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"



FIRST FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

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LIGHTING PLAN



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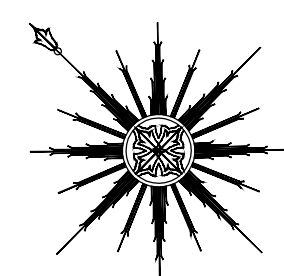
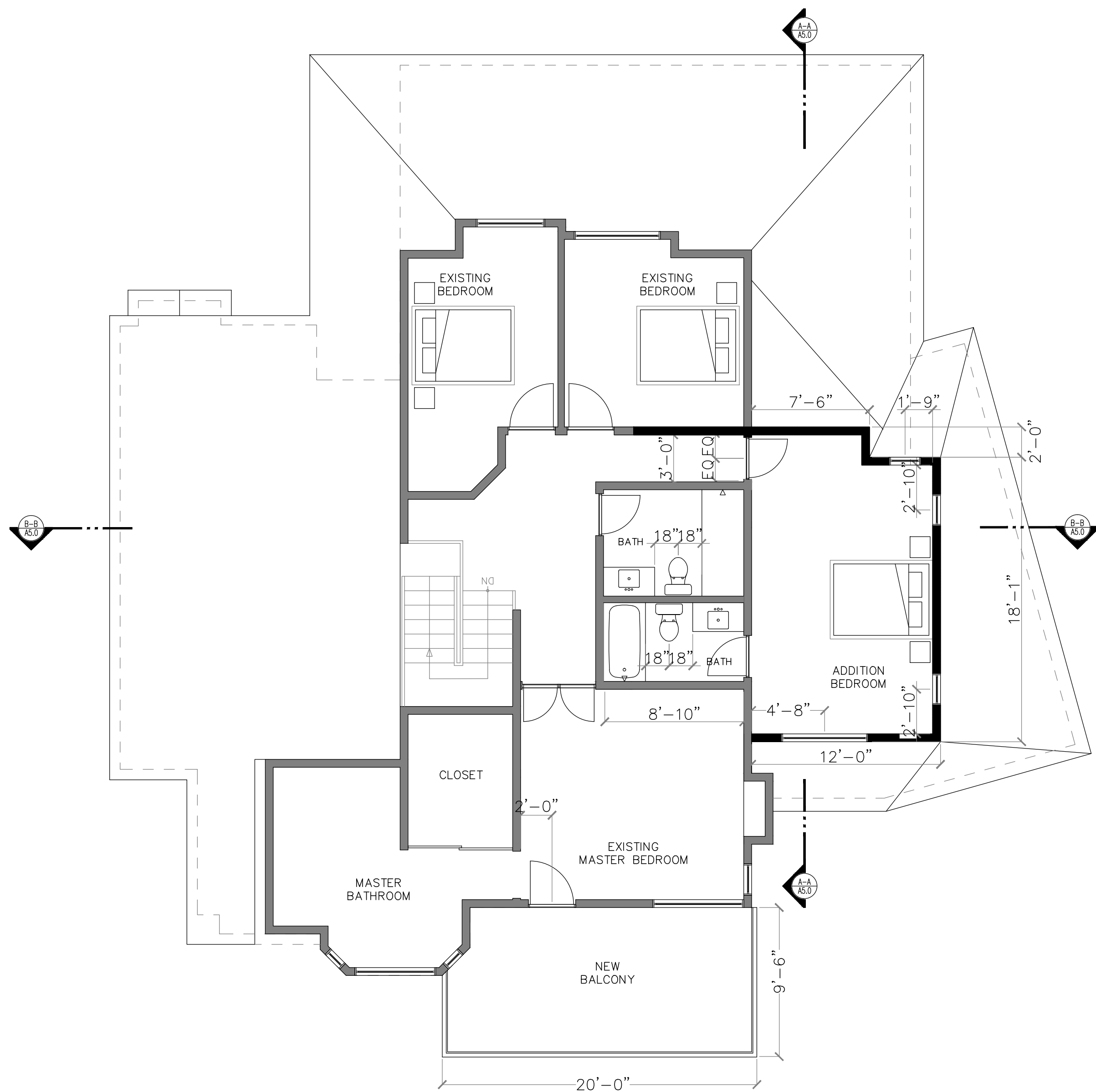
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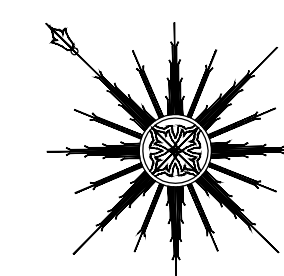
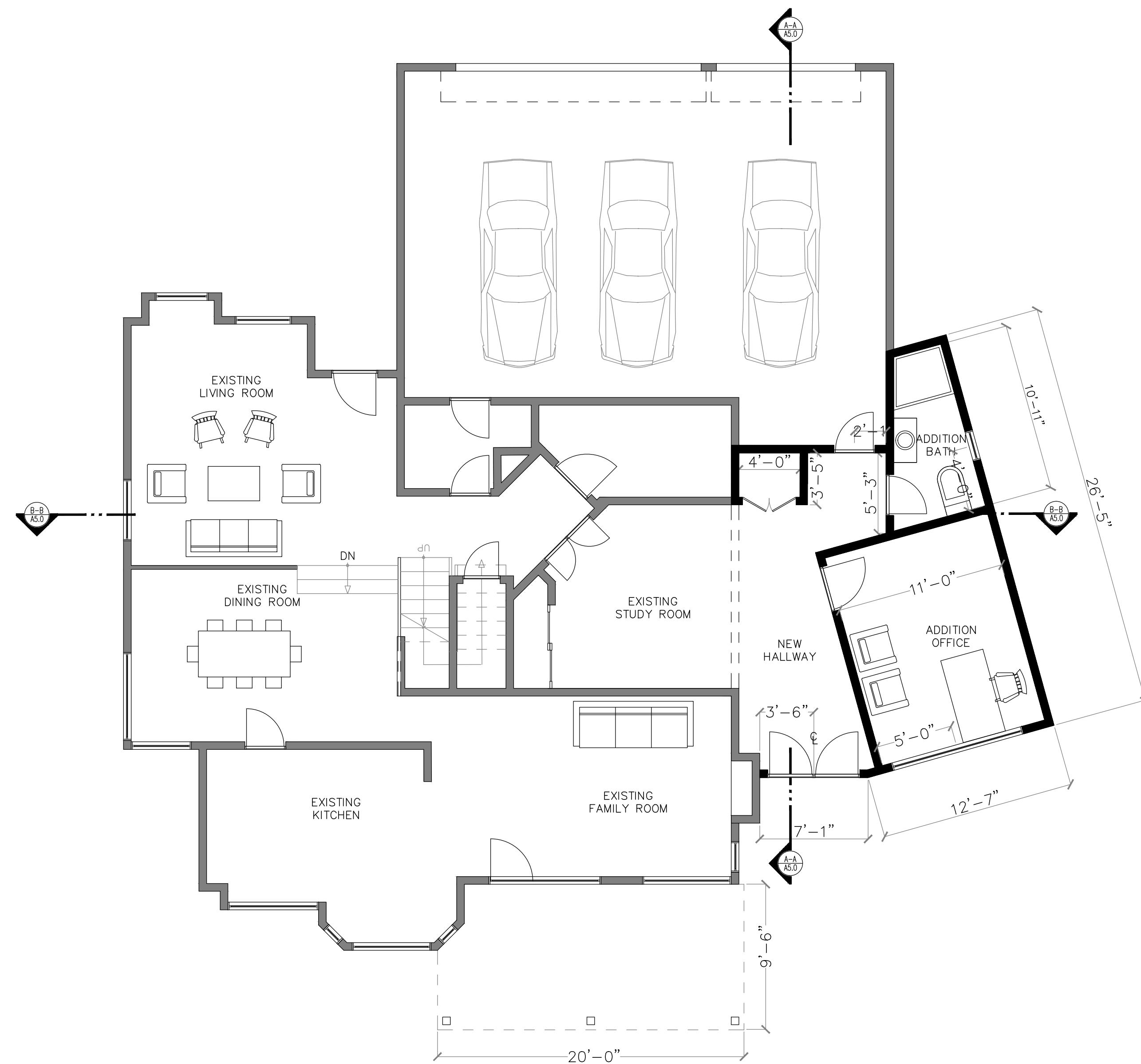
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SCALE:	---
A-7	



SECOND FLOOR DIMENSION PLAN
SCALE: 3/16" = 1'-0"



FIRST FLOOR DIMENSION PLAN
SCALE: 3/16" = 1'-0"

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DIMENSION PLAN

APARTEON

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SEC development

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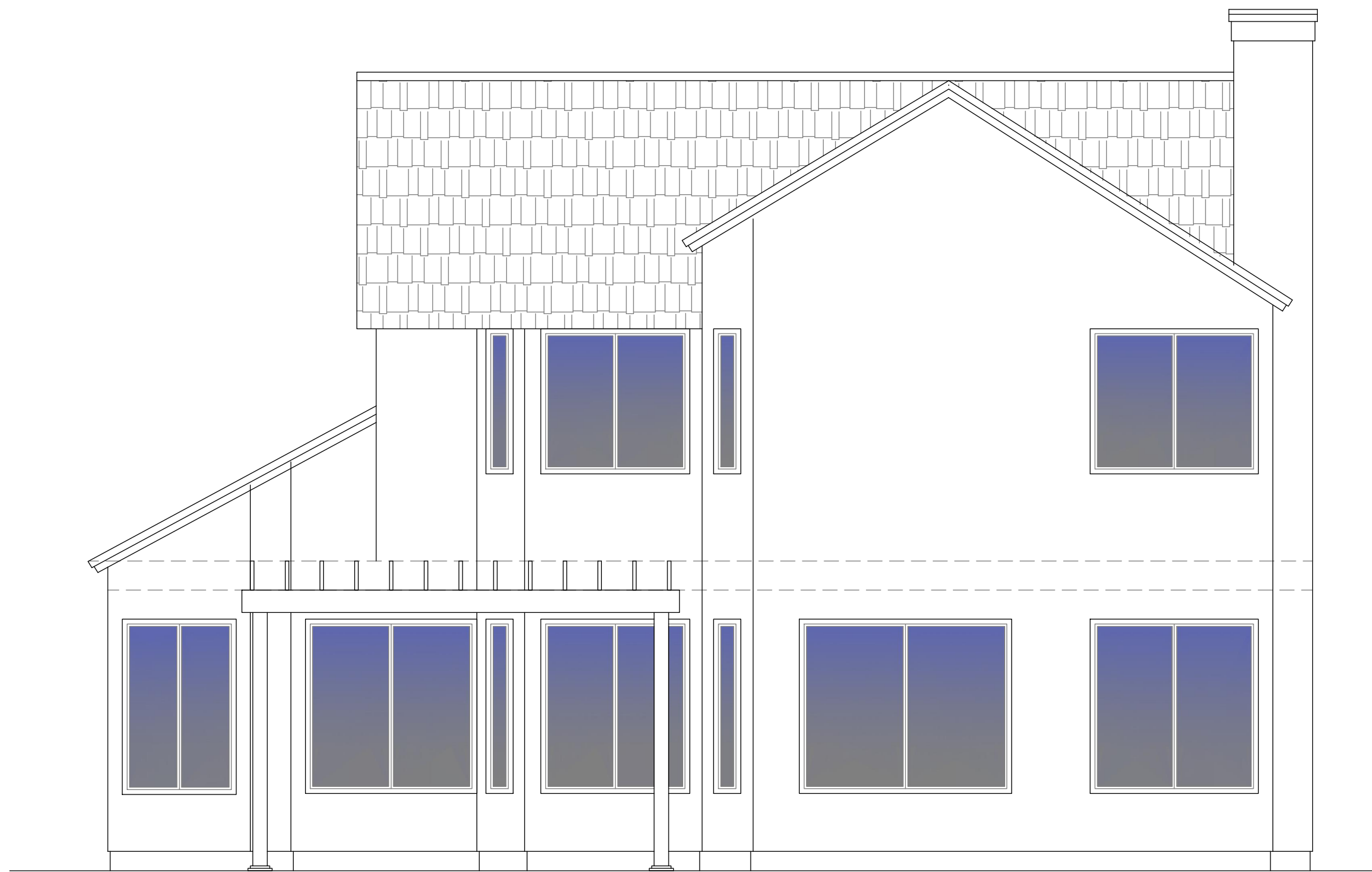
JOB NUMBER:

DATE DRAWN: 4/29/23

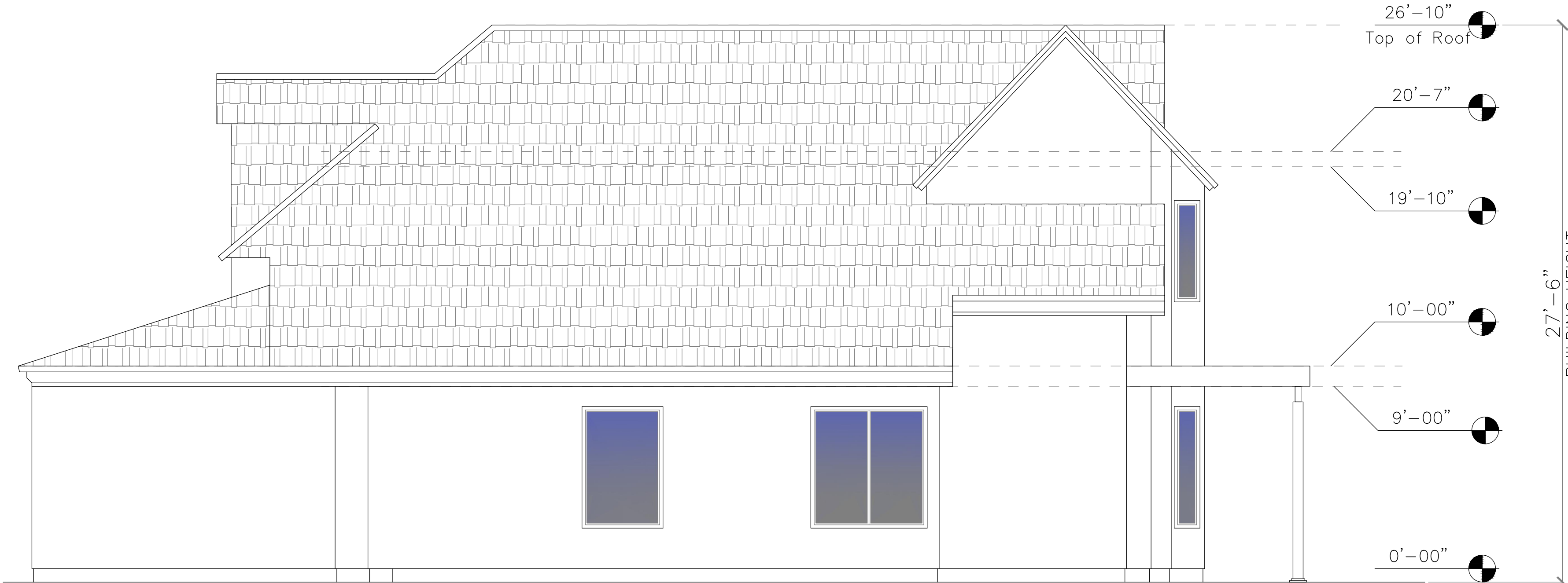
DRAWN BY: F.P.

CHECKED BY: S.B.

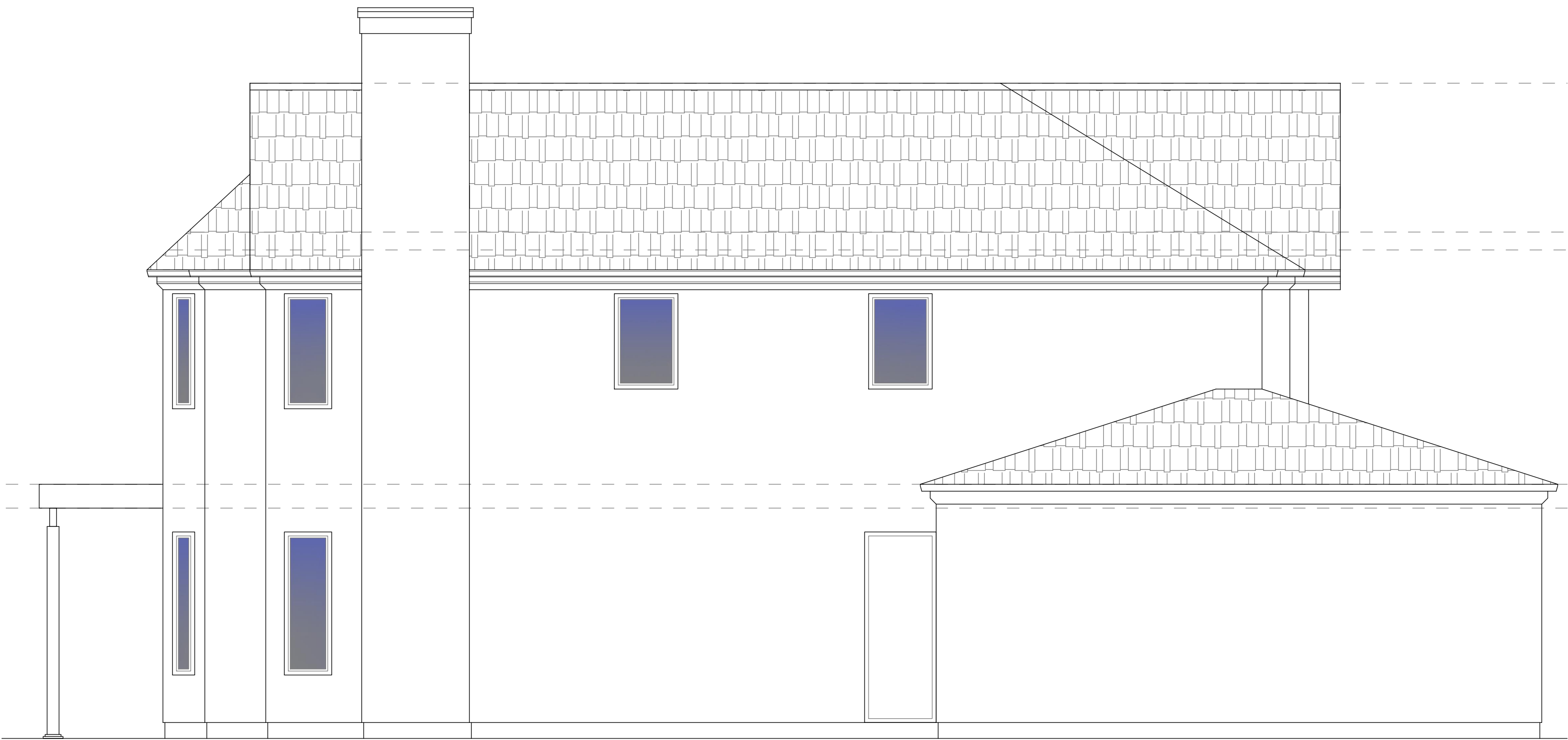
SCALE: ---



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



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



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

REVISE DATES:

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OWNER: ???
ADDRESS: 3501 FALLENLEAF PL, GLENDALE, CA 91206

EXISTING
ELEVATION


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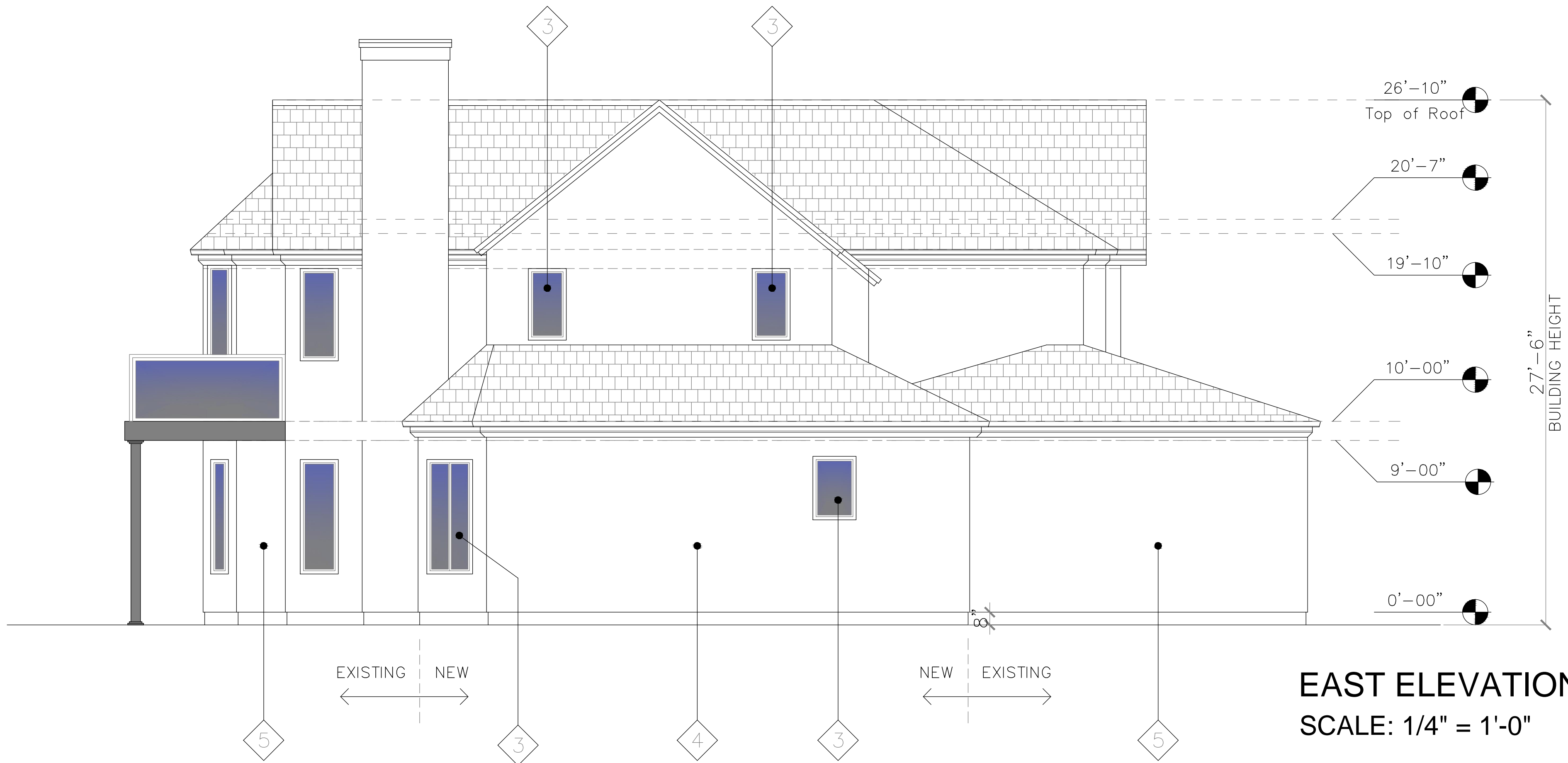
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PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	4/29/23
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---
A-9.0	

MATERIAL LEGEND	
1	CRL GLASS RAILING SYSTEM
2	MILGARD DOOR – FRAME COLOR: BLACK
3	MILGARD WINDOW – FRAME COLOR: BLACK
4	SMOOTH STUCCO – COLOR: WHITE (MATCH EXISTING)
5	EXISTING SMOOTH STUCCO TO REMAIN

NOTE:

- NEW FACADE MATERIALS TO MATCH EXISTING.
- NEW WINDOW TRIMS TO MATCH EXISTING



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



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

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PROPOSED
ELEVATION

APARTEON
SEVAN BENJIAN
(818) 237-0295

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PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	4/29/23
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---
A-9.1	

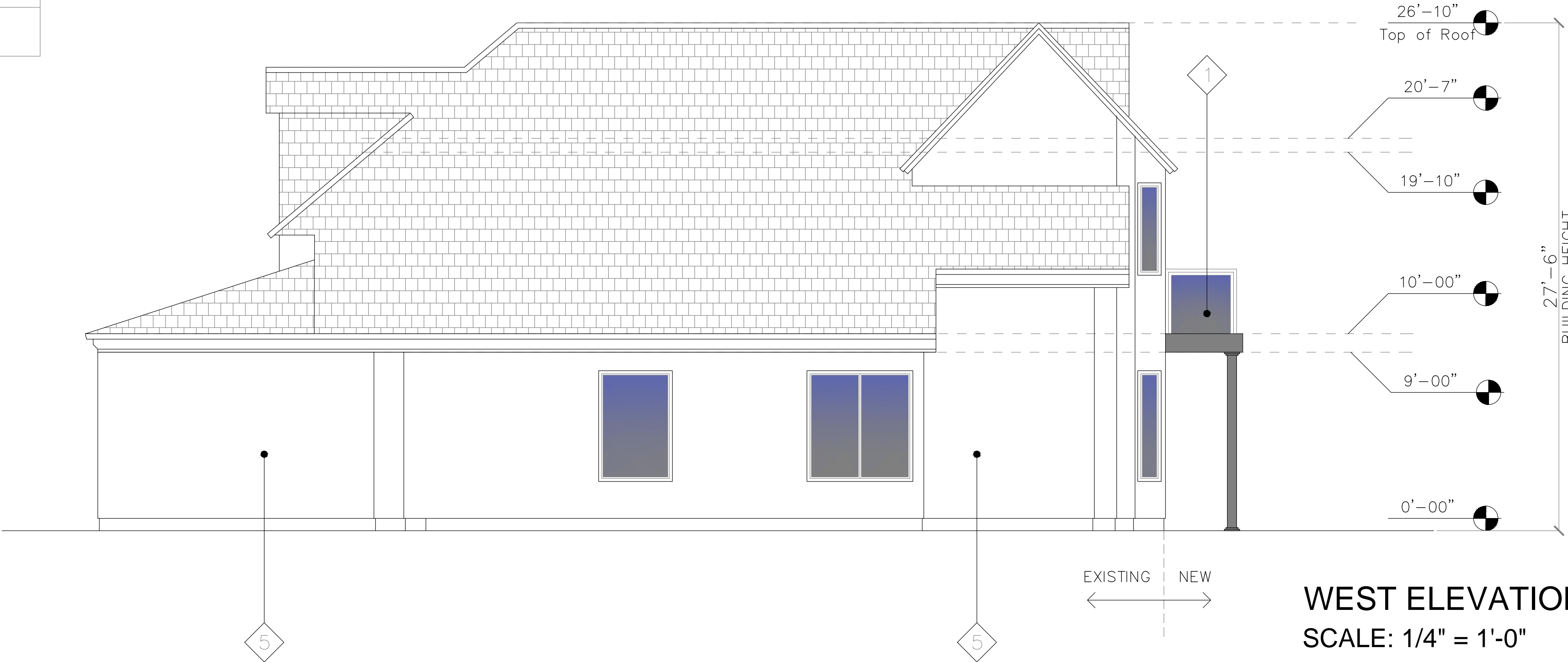


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND	
1	CRL GLASS RAILING SYSTEM
2	MILGARD DOOR – FRAME COLOR: BLACK
3	MILGARD WINDOW – FRAME COLOR: BLACK
4	SMOOTH STUCCO – COLOR: WHITE (MATCH EXISTING)
5	EXISTING SMOOTH STUCCO TO REMAIN

NOTE:

- NEW FACADE MATERIALS TO MATCH EXISTING.
- NEW WINDOW TRIMS TO MATCH EXISTING



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

REVISE	DATES:

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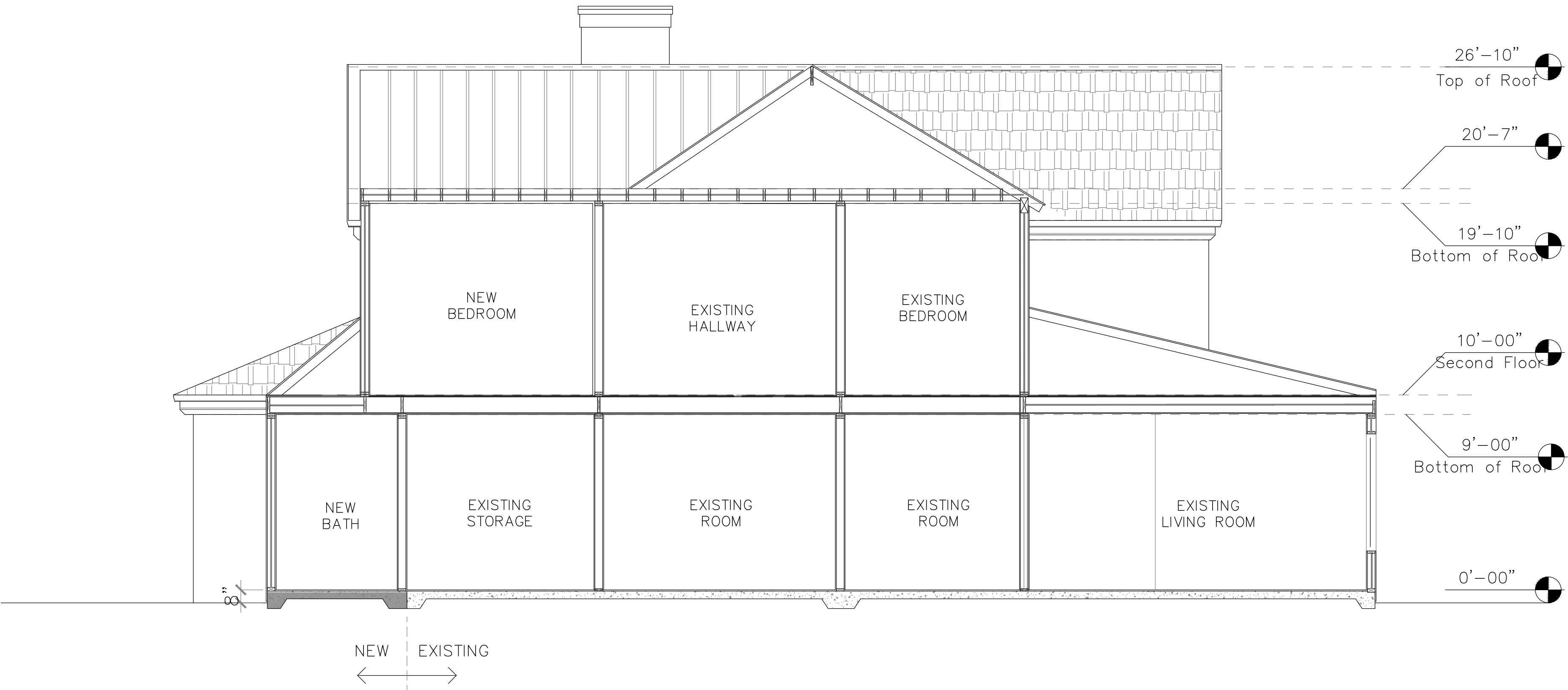
OWNER: ???
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ELEVATION


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PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	4/29/23
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---



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



SECTION B-B
SCALE: 1/4" = 1'-0"

REVISE DATES:

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SECTION



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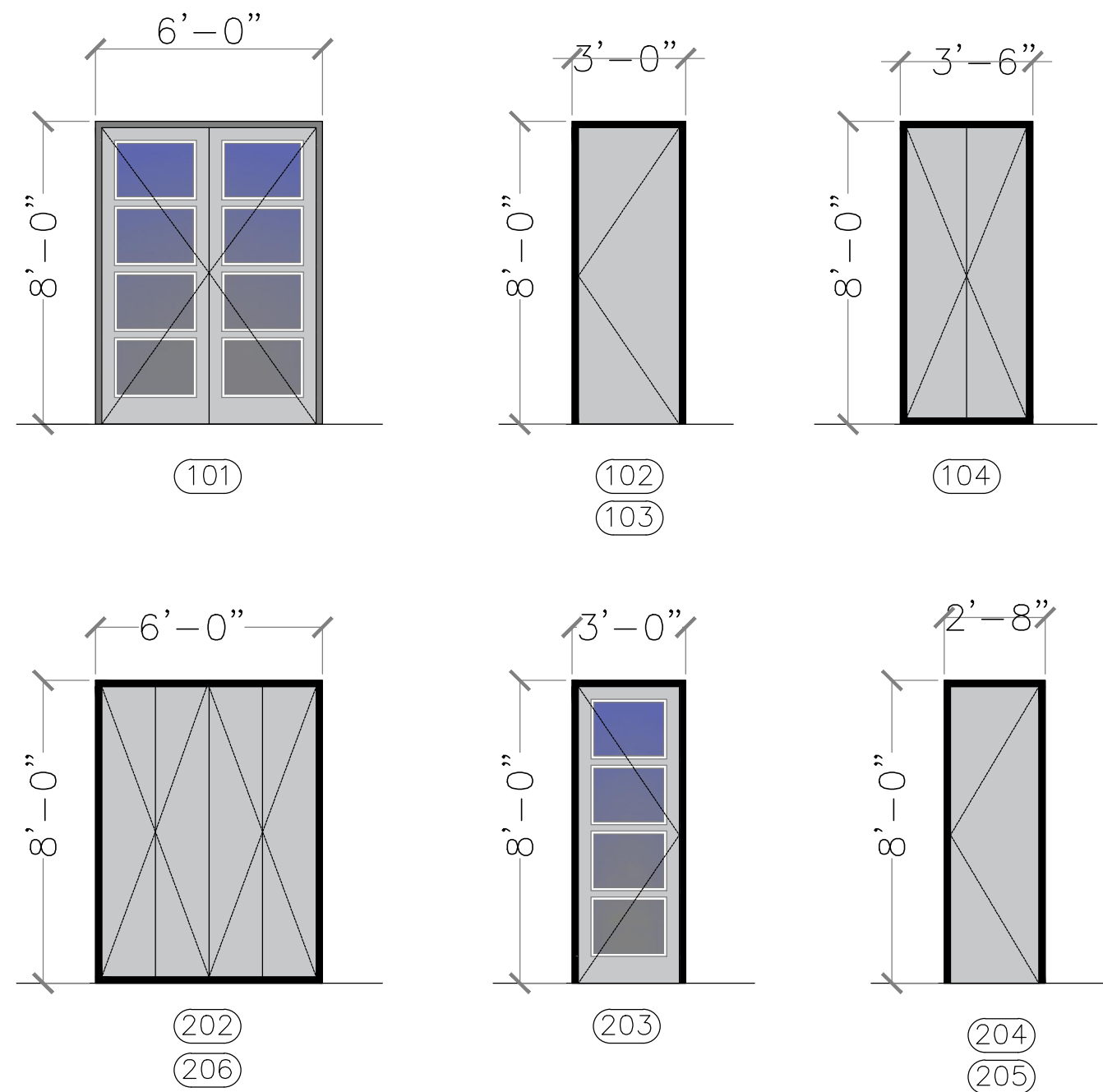
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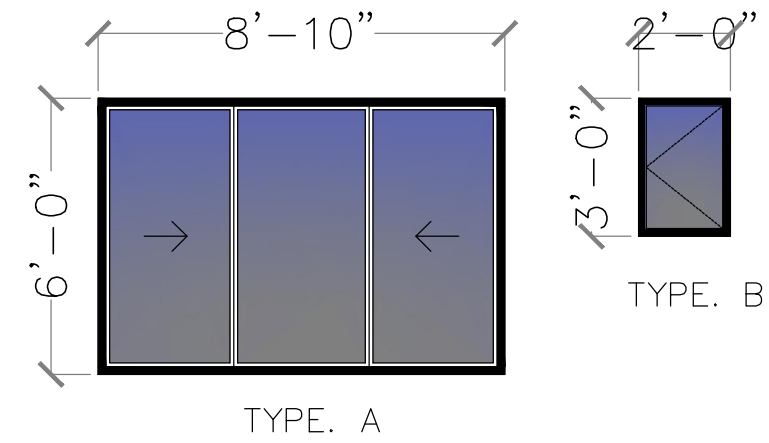
PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	4/29/23
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---
A-10	

FIRST FLOOR DOOR SCHEDULE									
EXTERIOR									
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
(101)	6'-0"	8'-0"	SWING	WOOD	GLASS	YES	1	0.32	0.32
INTERIOR									
(102)	3'-0"	8'-0"	SWING	WOOD	WOOD	NO	1	N/A	N/A
(103)	2'-8"	8'-0"	SWING	WOOD	WOOD	NO	2	N/A	N/A
(104)	3'-6"	8'-0"	SWING	WOOD	WOOD	NO	1	N/A	N/A

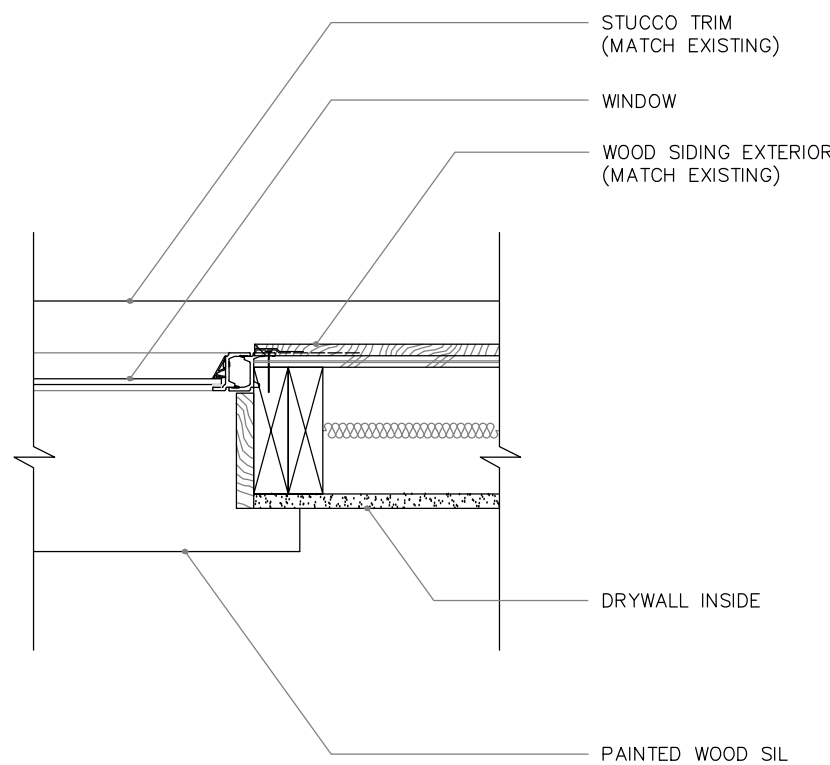
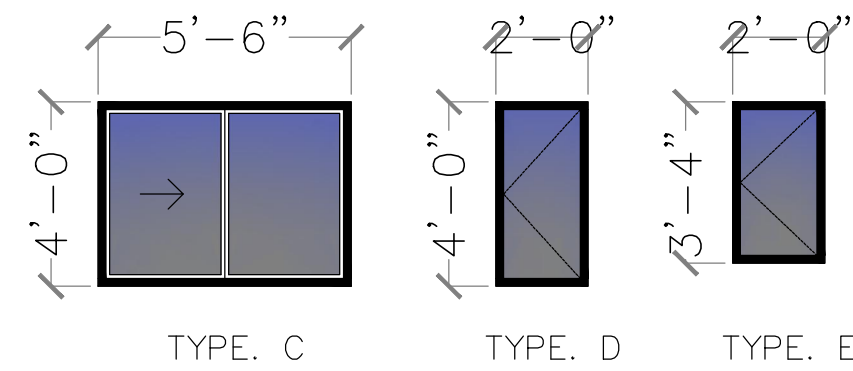
SECOND FLOOR DOOR SCHEDULE									
INTERIOR									
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
(201)	2'-8"	8'-0"	SWING	WOOD	WOOD	NO	1	N/A	N/A
(203)	3'-0"	8'-0"	SWING	WOOD	GLASS	YES	1	N/A	N/A
(204)	2'-8"	8'-0"	SWING	WOOD	WOOD	NO	1	N/A	N/A
(205)	2'-8"	8'-0"	SWING	WOOD	WOOD	NO	1	N/A	N/A
(206)	6'-0"	8'-0"	FOLDING	WOOD	WOOD	NO	1	N/A	N/A



FIRST FLOOR WINDOW SCHEDULE															
WINDOW NUMBER	QUANTITY	WIDTH x HEIGHT	MATERIAL	VISIBLE FROM THE STREET? Y/N	OPERATION	FRAME TYPE	SILL	EDGE DETAIL	BEDROOM	ENERGY EFFICIENT Y/N?	TEMPERED GLASS Y/N?	FIRE HAZZARD ZONE Y/N?	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR?	U-FACTOR MAX	SHGO MAX
(A)	1	8'-10" x 6'-0"	FIBERGLASS CLAD	NO	SLIDING	NAIL-ON (MATCH EXISTING)	2'-0"	N/A	NO	YES	YES	NO	NO	0.32	0.32
(B)	1	2'-0" x 3'-0"	FIBERGLASS CLAD	YES	CASEMENT	NAIL-ON (MATCH EXISTING)	5'-0"	MATCH EXISTING FRONT WINDOW EDGE DETAIL	NO	YES	YES	NO	NO	0.32	0.32



SECOND FLOOR WINDOW SCHEDULE															
WINDOW NUMBER	QUANTITY	WIDTH x HEIGHT	MATERIAL	VISIBLE FROM THE STREET? Y/N	OPERATION	FRAME TYPE	SILL	EDGE DETAIL	BEDROOM	ENERGY EFFICIENT Y/N?	TEMPERED GLASS Y/N?	FIRE HAZZARD ZONE Y/N?	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR?	U-FACTOR MAX	SHGO MAX
(C)	1	5'-6" - 4'-0"	FIBERGLASS CLAD	NO	SLIDING	NAIL-ON (MATCH EXISTING)	4'-0"	N/A	YES	YES	YES	NO	NO	0.32	0.32
(D)	2	2'-0" - 4'-0"	FIBERGLASS CLAD	NO	CASEMENT	NAIL-ON (MATCH EXISTING)	4'-0"	N/A	YES	YES	YES	NO	NO	0.32	0.32
(E)	1	2'-0" - 3'-4"	FIBERGLASS CLAD	YES	CASEMENT	NAIL-ON (MATCH EXISTING)	4'-4"	MATCH EXISTING FRONT WINDOW EDGE DETAIL	YES	YES	YES	NO	NO	0.32	0.32



WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"

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OWNER:
GEGHA PETROSYAN

ADDRESS:
3501 FALLENLEAF PL,
GLENDALE, CA 91206

WINDOW & DOOR
SCHEDULE
&
MATERIAL BOARD

APARTEON

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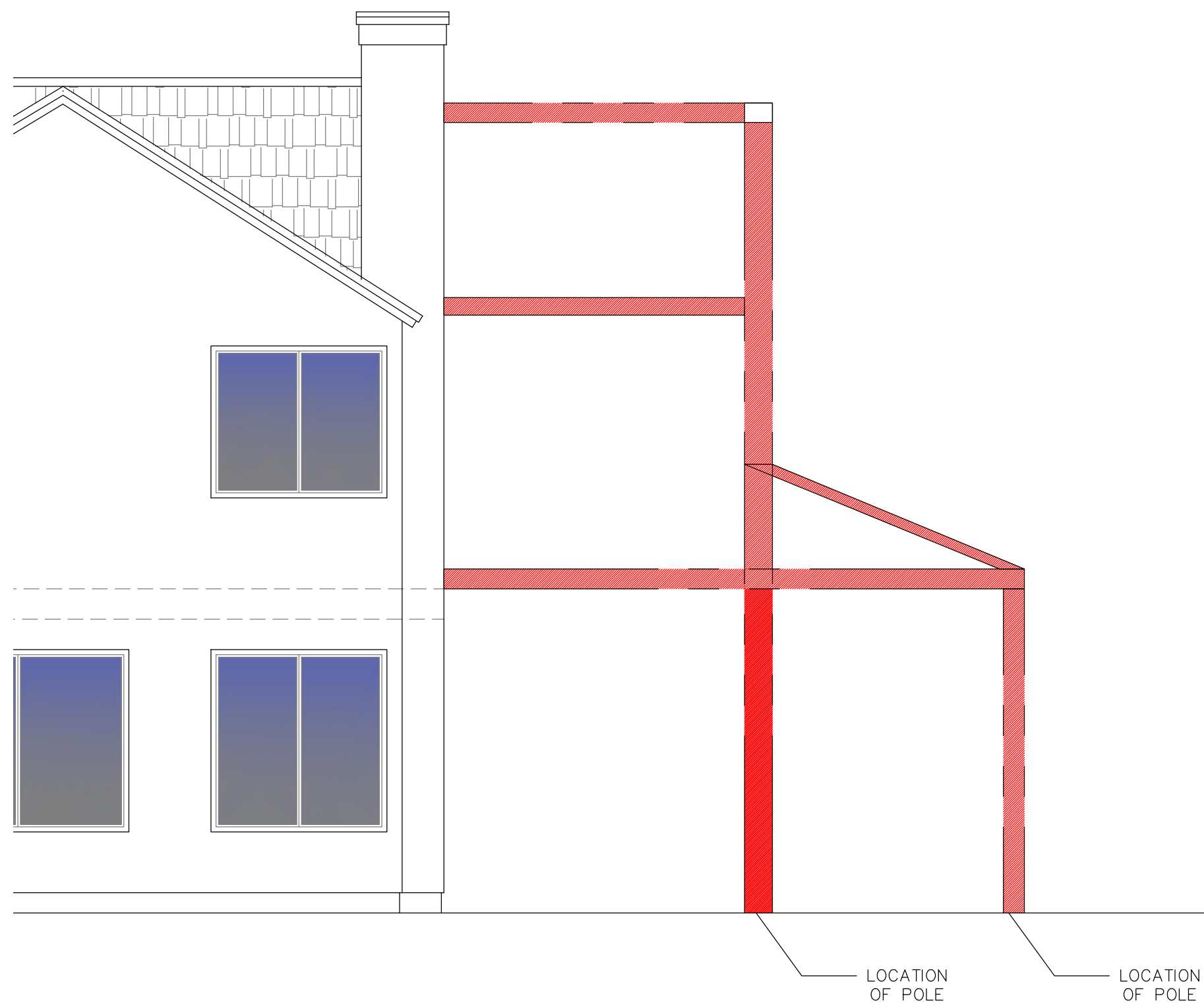
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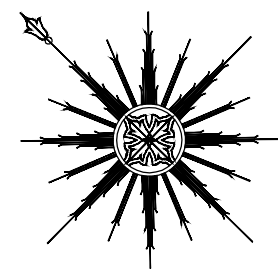
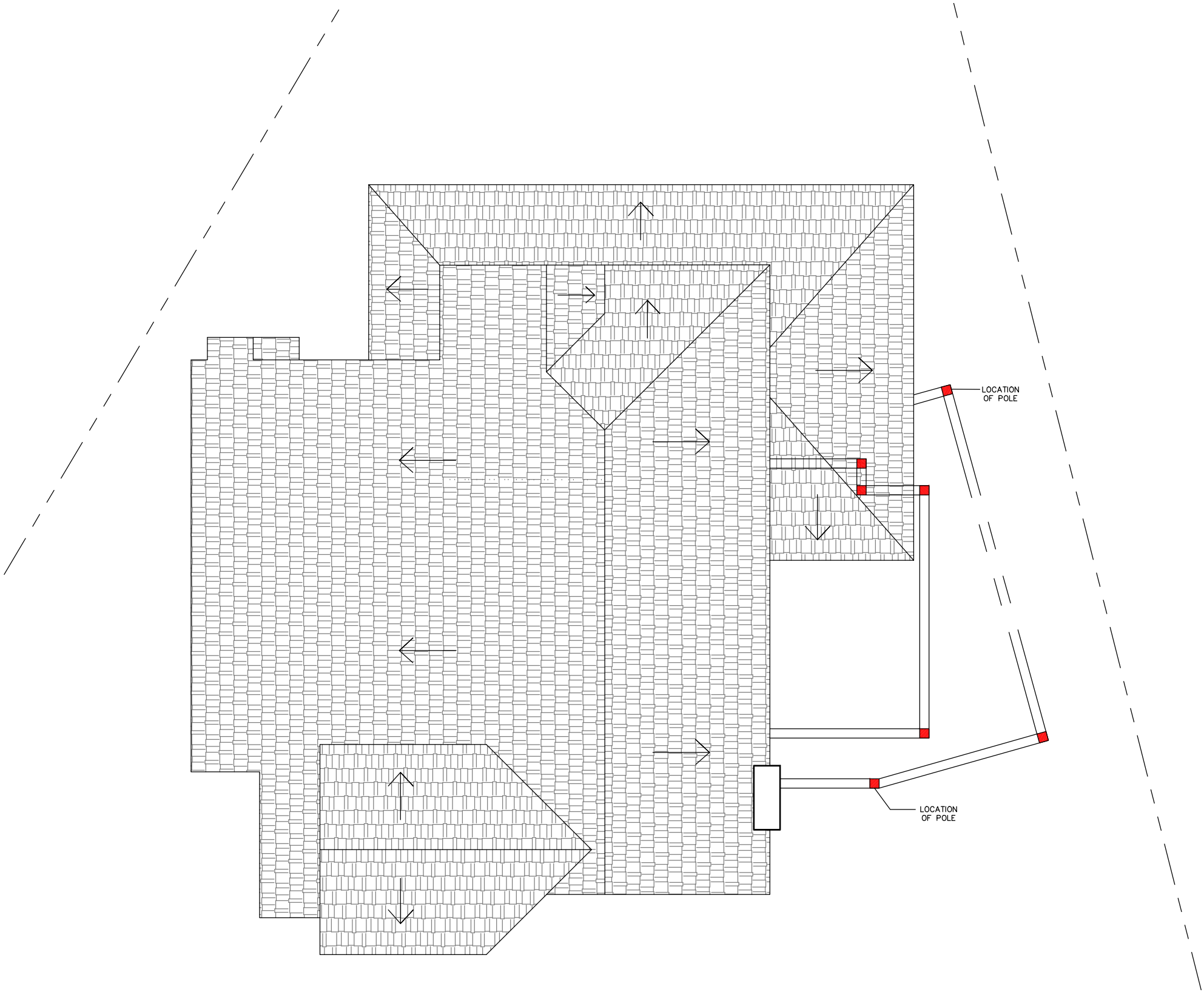
PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	4/29/23
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---

REVISION DATES:

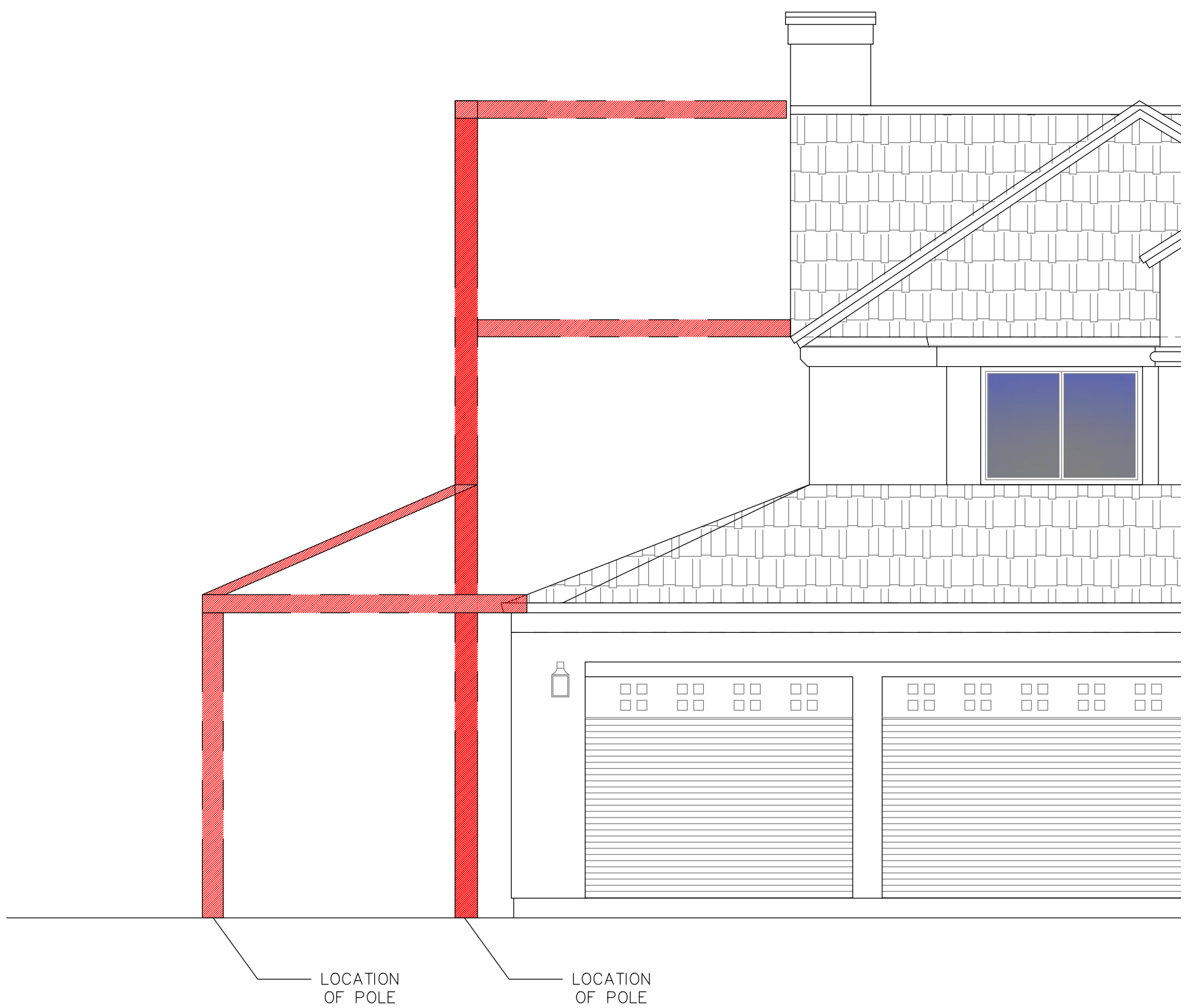
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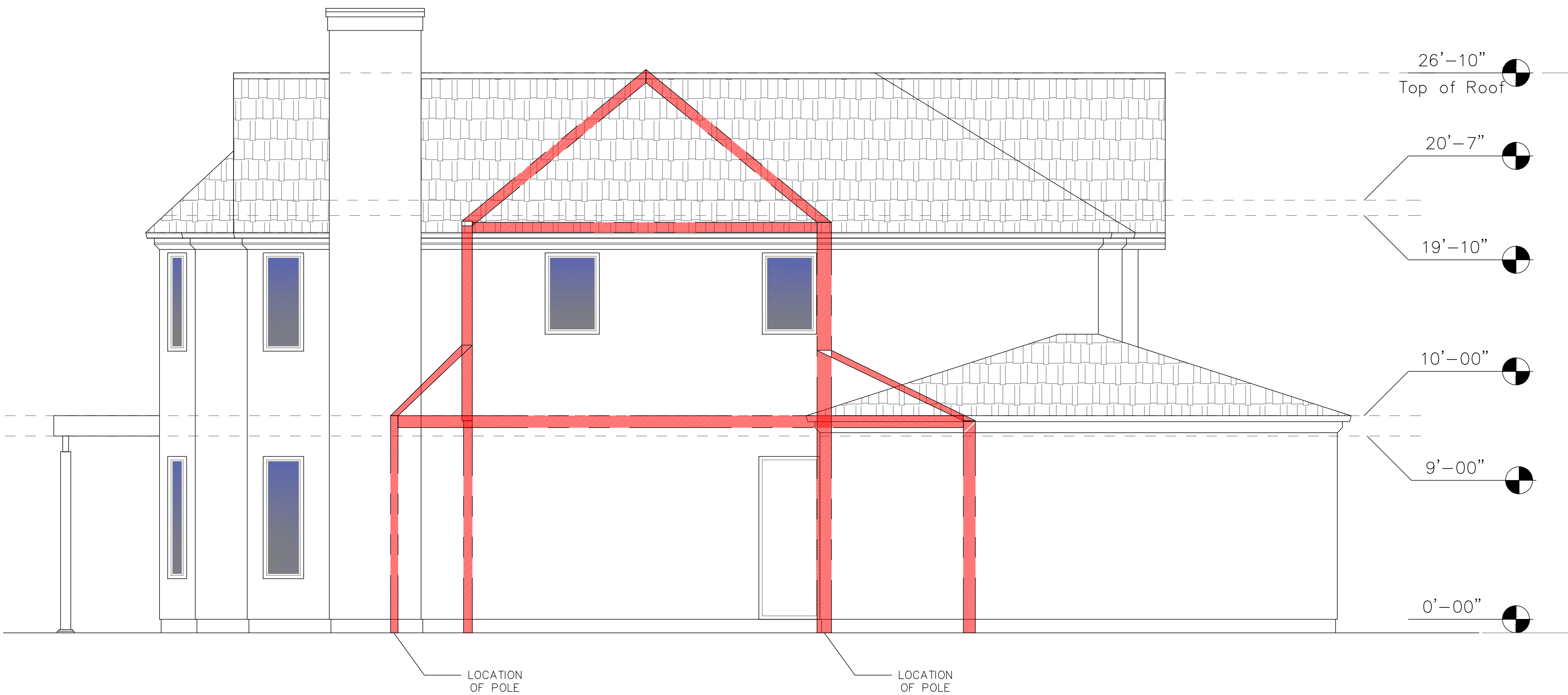
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING ROOF PLAN
TEMPORARY FRAMING PLAN
SCALE: 1/8" = 1'-0"



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



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

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TEMPORARY FRAMING

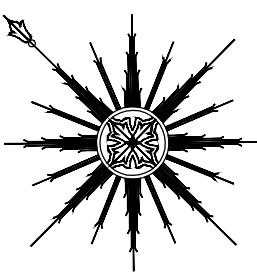
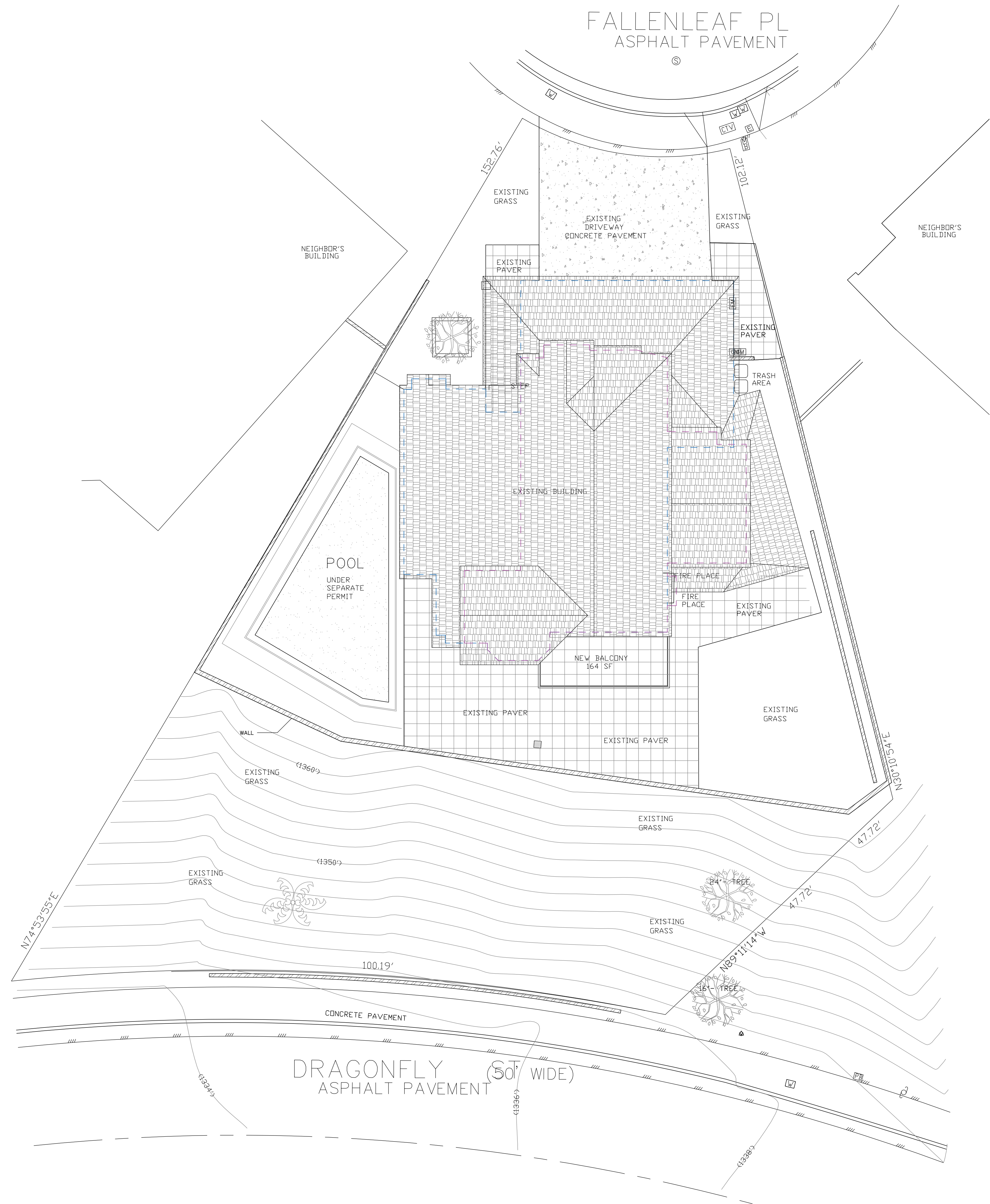

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(818) 484-7111

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PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	4/29/23
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---



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

REVISE DATES:

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LANDSCAPE PLAN



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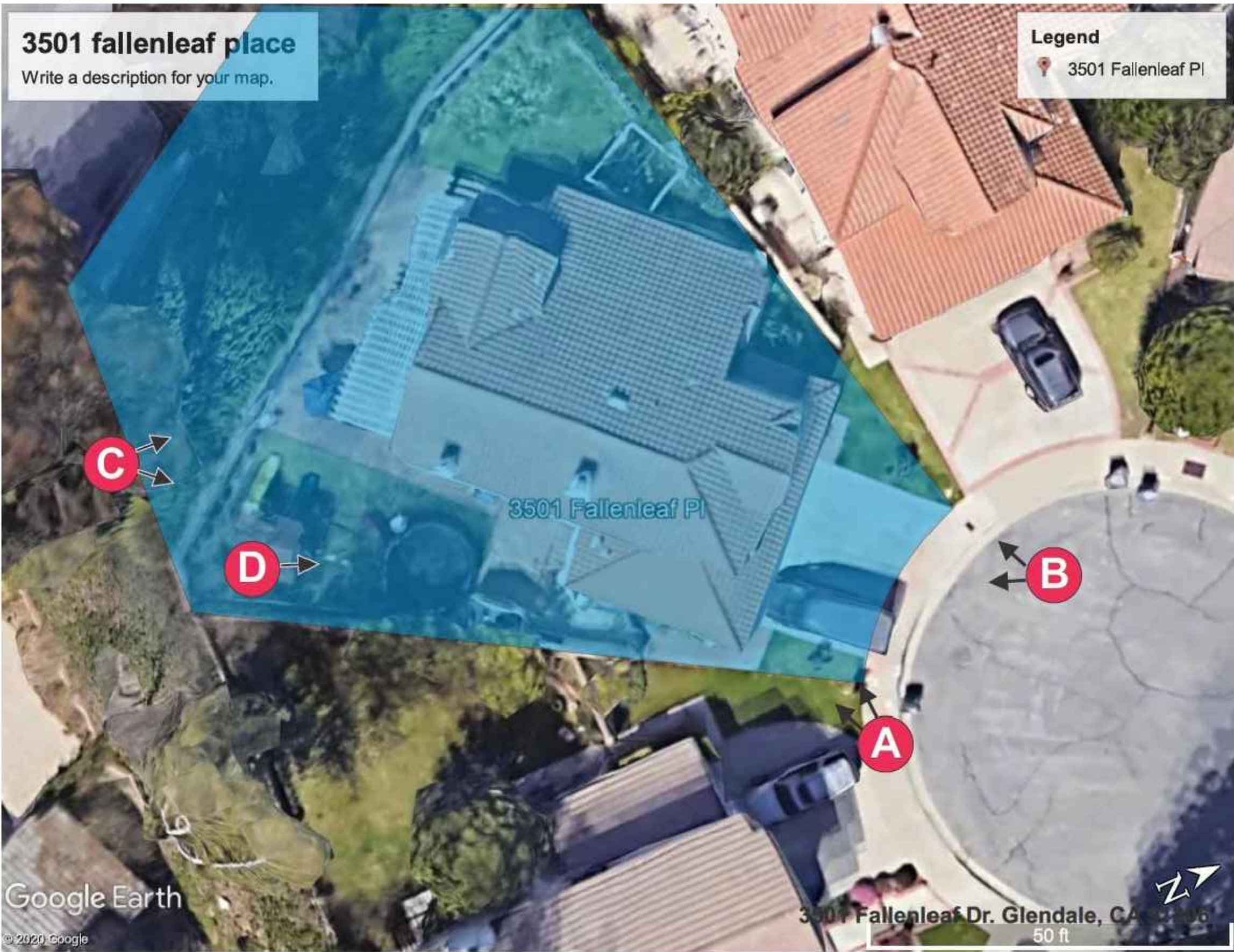
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PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	4/29/23
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---

L-1



FRONT VIEW **B**



FRONT SIDE VIEW **A**

3501 Fallenleaf Place,
Glendale, CA 91206



REAR SIDE VIEW

D



REAR SIDE CORNER

C

3501 Fallenleaf Place,
Glendale, CA 91206

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OWNER:
???

ADDRESS:
3501 FALLENLEAF PL
GLENDALE, CA 91206

SITE PHOTO
SURVEY MAP

APARTEON

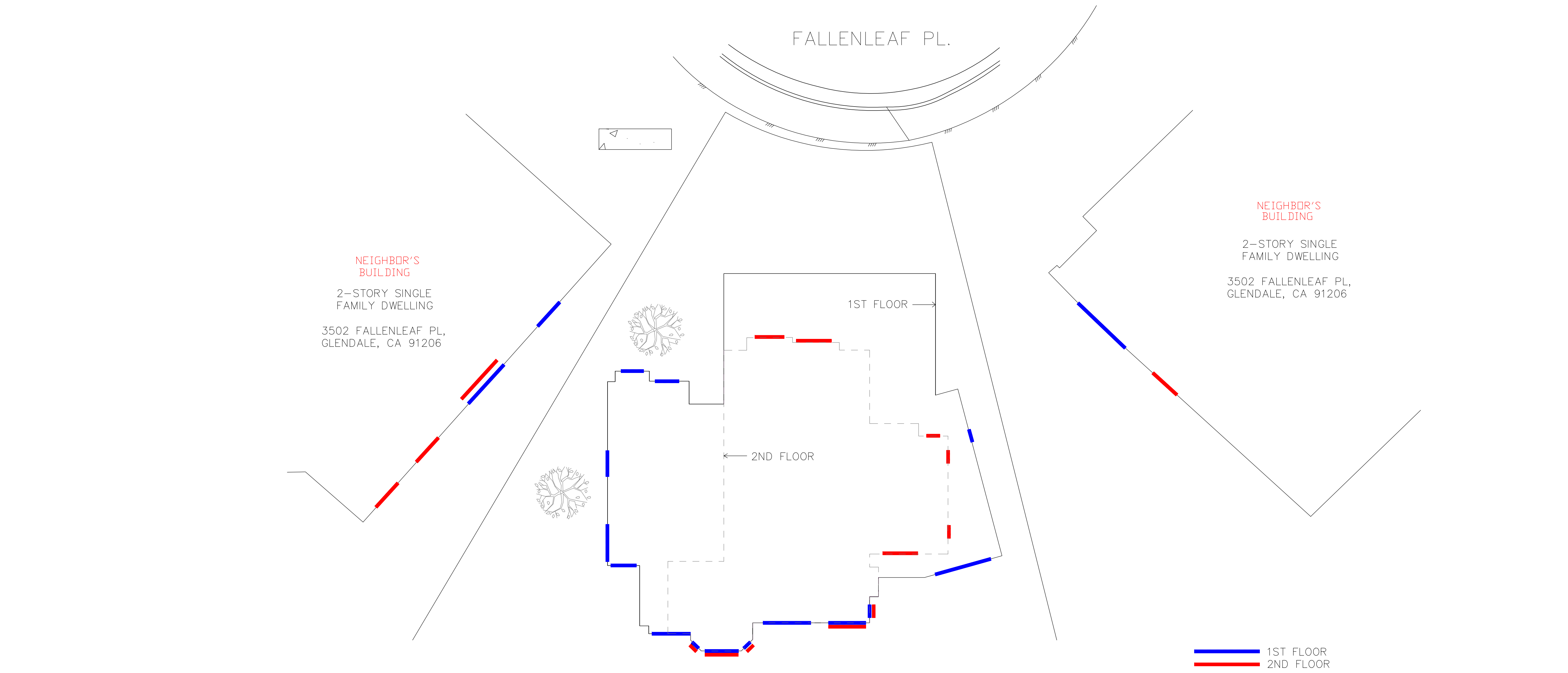
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PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	3/27/22
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	...



WINDOW LOCATION NEIGHBORING PROPERTIES
SCALE: 1/8"=1'-0"



NEIGHBORING SECTION
SCALE: 1/8"=1'-0"

REVISE DATES:

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NEIGHBORING
SECTION

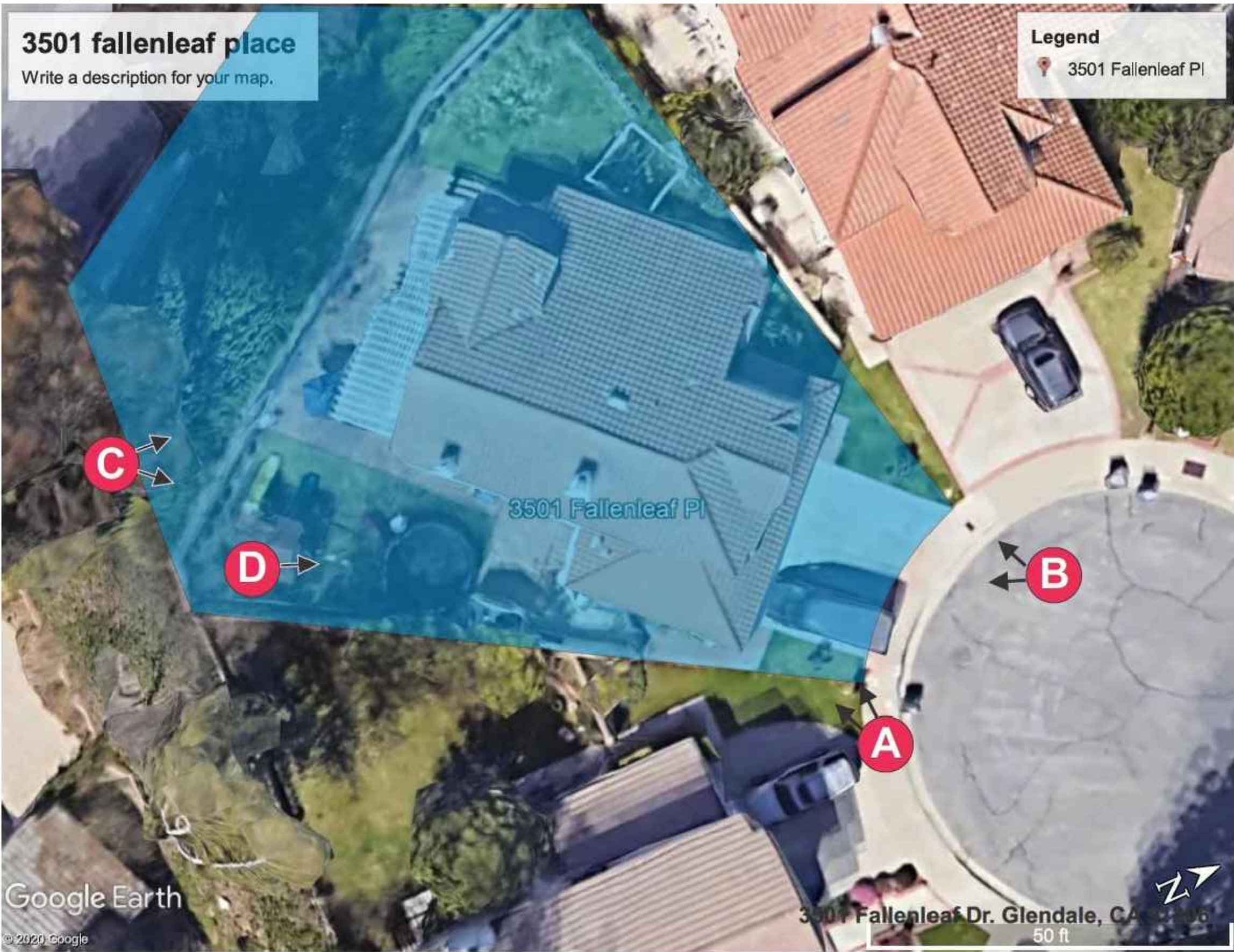

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PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	4/29/23
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---



FRONT VIEW **B**



FRONT SIDE VIEW **A**

3501 Fallenleaf Place,
Glendale, CA 91206



REAR SIDE VIEW

D



REAR SIDE CORNER

C

3501 Fallenleaf Place,
Glendale, CA 91206

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OWNER:
???

ADDRESS:
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GLENDALE, CA 91206

SITE PHOTO
SURVEY MAP

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PROJECT INFO	
JOB NUMBER:	
DATE DRAWN:	3/27/22
DRAWN BY:	F.P.
CHECKED BY:	S.B.
SCALE:	---



SCALE: 1" = 100'



PHOTO SURVEY MAP
3501 FALLENLEAF PL
GLENDALE, CA 91206
APN: 5660-035-022
300 LINEAR FEET
DATE: 11-09-2021

Centerpoint
Radius Maps

Number	Address	Stories	Survey List			
			Approx Setback (ft)	Floor Area Ratio	House Size (sf)	Lot Size (sf)
1	3527 Fallenleaf Pl	2	14.2	0.337	2665	7906
2	3523 Fallenleaf Pl	2	18.7	0.38	3029	7967
3	3519 Fallenleaf Pl	2	18.3	0.311	2498	8028
4	3513 Fallenleaf Pl	2	15.2	0.374	3029	8088
5	3509 Fallenleaf Pl	2	13.6	0.306	2665	8720
6	3505 Fallenleaf Pl	2	23.1	0.28	3070	10964
7	3501 Fallenleaf Pl	2	16.1	0.28	2498	10653
8	3502 Fallenleaf Pl	2	12.9	0.329	2585	7863
9	3508 Fallenleaf Pl	2	15.2	0.331	2867	8653
10	3510 Fallenleaf Pl	2	13.8	0.318	2498	7861
11	3516 Fallenleaf Pl	1	10.9	0.278	2094	7596
12	3520 Fallenleaf Pl	2	13.5	0.401	3047	7590
13	3526 Fallenleaf Pl	2	13.6	0.443	3373	7619
14	3180 Dragonfly St	2	17.4	0.202	3069	15166
15	3170 Dragonfly St	2	19.6	0.246	2498	10155
16	3160 Dragonfly St	2	20.6	0.282	2665	9454
17	3146 Dragonfly St	2	17.1	0.303	3029	9996
18	3149 Dragonfly St	2	19.5	0.365	3070	8420
19	3153 Dragonfly St	2	19.4	0.289	3029	10493
20	3159 Dragonfly St	2	22.1	0.205	2665	12988
21	3163 Dragonfly St	2	19	0.195	3029	15558
22	3169 Dragonfly St	2	18.2	0.238	3286	13829
23	3179 Dragonfly St	2	19.3	0.251	2498	9960
24	3189 Dragonfly St	1	19.4	0.191	2091	10934
25	3198 Dragonfly St	2	31.2	0.076	2665	35231
26	3194 Dragonfly St	2	20.7	0.145	3070	21199
27	3533 Pheasant St	2	16.2	0.295	2498	8473
Averages			17.7	0.283	2781	11162

Photo 1 – 3527 Fallenleaf Pl



Photo 2 – 3523 Fallenleaf Pl



Photo 3 – 3519 Fallenleaf Pl



Photo 4 – 3513 Fallenleaf Pl



Photo 5 – 3509 Fallenleaf Pl



Photo 6 – 3505 Fallenleaf Pl



Photo 7 – 3501 Fallenleaf Pl



Photo 8 – 3502 Fallenleaf Pl



Photo 9 – 3508 Fallenleaf Pl



Photo 10 – 3510 Fallenleaf Pl



Photo 11 – 3516 Fallenleaf Pl



Photo 12 – 3520 Fallenleaf Pl



Photo 13 – 3526 Fallenleaf Pl



Photo 14 – 3180 Dragonfly St



Photo 15 – 3170 Dragonfly St



Photo 16 – 3160 Dragonfly St



Photo 17 – 3146 Dragonfly St



Photo 18 – 3149 Dragonfly St



Photo 19 – 3153 Dragonfly St



Photo 20 – 3159 Dragonfly St



Photo 21 – 3163 Dragonfly St



Photo 22 – 3169 Dragonfly St



Photo 23 – 3179 Dragonfly St



Photo 24 – 3189 Dragonfly St



Photo 25 – 3198 Dragonfly St



Photo 26 – 3194 Dragonfly St



Photo 27 – 3533 Pheasant St

