



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

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|---|--|
| October 17, 2023 <i>Decision Date</i> | 1620 Del Valle Avenue <i>Address</i> |
| Administrative Design Review (ADR) <i>Review Type</i> | 5614-007-006 <i>APN</i> |
| PADR-000588-2022 <i>Case Number</i> | Armen Hagobian <i>Applicant</i> |
| Dennis Joe, Senior Planner <i>Case Planner</i> | Raffi Abolian <i>Owner</i> |

Project Summary

The applicant is proposing to construct an attached 486 square-foot garage at the front and side yard, and to legalize a 34 square-foot front entry enclosure and 200 square-foot rear patio enclosure to an existing 2,172 square-foot, single-family residence (constructed in 1922) on a property approximately 13,875 square-foot lot, located in the R1 (FAR District I) 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 additions to the existing building will not result in an increase more than 50 percent of the existing floor area and is less than 2,500 square-feet.

Existing Property/Background

The project site is a 13,875 square-foot interior lot located on Del Valle Avenue between Hermosita Drive and Weston Place. The lot is regularly shaped, relatively flat, and is developed with an existing 2,172 square-foot, single-family residence (constructed in 1922).

Three indigenous trees (coastal live oaks) are located on or within 20 feet of the subject property. The identified coast live oak trees will not have its canopy encroached by the project; however, the Urban Forester required that an Indigenous Tree Permit is required to perform work the protected species prior to issuance of a building permit. In addition, the property does not appear to be eligible for listing at the federal, state, or local level and is therefore not a historic resource under the California Environmental Quality Act (CEQA) because of extensive alterations, including the addition of stucco cladding and retrofit horizontal sliding windows with foam molding surrounds throughout the building.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RI FAR District: I

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

Active/Pending Permits and Approvals

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 | 12,894 SF | 9,375 SF - 13,875 SF | 13,875 SF |
| Setback | 35 FT | 28 FT - 40 FT | 42 FT |
| House size | 1,670 SF | 1,316 SF - 3,351 SF | 2,407 SF |
| Floor Area Ratio | 0.17 | 0.09 - 0.30 | 0.17 |
| Number of stories | Primarily 1-story | 1 and 2 stories | 2-stories |

DESIGN ANALYSIS

Site Planning

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

Building Location

yes n/a no

If "no" select from below and explain:

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

Garage Location and Driveway

yes n/a no

If "no" select from below and explain:

- Predominant pattern on block

- Compatible with primary structure
- Permeable paving material
- Decorative paving

The proposed two-car garage will be constructed at front of the building and accessed via the existing decorative paver driveway built via Del Valle Avenue. The overall site planning for the new garage is consistent with predominant of the immediate neighborhood, as the block is developed with a mix of street facing garages and detached garages at the rear. It will have the same setback as the street-facing garage of the adjoining property.

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

The front yard of the subject property is proposed to remove an unpermitted semi-circular driveway and curb cut, and re-landscaping these areas with live vegetation with a five foot wide walkway path. While drawings do not indicate the type of replacement landscaping, the front yard landscape design should be enhanced with a greater variety of low or very-low water use plants identified on www.bewaterwise.com or WUCOLS.

Walls and Fences

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

If “no” select from below and explain:

- Appropriate style/color/material
- Perimeter walls treated at both sides
- Retaining walls minimized
- Appropriately sized and located

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The improvements are configured with code-compliant setbacks along the street front and interior yards and continues the setback patterns from Del Valle Avenue.
- The overall site planning for the new garage is consistent with predominant of the immediate neighborhood, as the block is developed with a mix of street facing garages and detached garages at the rear.
- The unpermitted semi-circular driveway will be removed and re-landscaped with live vegetation with a five-foot-wide walkway path. As conditioned, the front yard landscape design should be enhanced with a greater variety of low or very-low water use plants identified on www.bewaterwise.com or WUCOLS.

Massing and Scale

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

Building Relates to its Surrounding Context

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

If "no" select from below and explain:

- Appropriate proportions and transitions
- Relates to predominant pattern
- Impact of larger building minimized

Building Relates to Existing Topography

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

If "no" select from below and explain:

- Form and profile follow topography
- Alteration of existing land form minimized
- Retaining walls terrace with slope

Consistent Architectural Concept

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

If "no" select from below and explain:

- Concept governs massing and height

Scale and Proportion

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

If "no" select from below and explain:

- Scale and proportion fit context
- Articulation avoids overbearing forms
- Appropriate solid/void relationships
- Entry and major features well located
- Avoids sense of monumentality

Roof Forms

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

If "no" select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

Determination of Compatibility: Mass and Scale

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

- The overall massing of the project will be compatible with nearby dwellings in terms of mass and scale. The front entry enclosure and attached two car garage will not project above the existing height of the building and will not alter the massing of the house viewed from Del Valle Avenue.
- The existing dwelling is designed with street and side facing gabled roofs at the first level and a shed roof second level, stucco siding and with composition roof shingles. The improvements to the building replicate the overall concept of the existing building.

Design and Detailing

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

Overall Design and Detailing

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

If "no" select from below and explain:

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

Entryway

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

If "no" select from below and explain:

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

Windows

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

If "no" select from below and explain:

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

Privacy

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

If "no" select from below and explain:

- Consideration of views from “public” rooms and balconies/decks
- Avoid windows facing adjacent windows

Finish Materials and Color

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

If “no” select from below and explain:

- Textures and colors reinforce design
- High-quality, especially facing the street
- Respect articulation and façade hierarchy
- Wrap corners and terminate appropriately

Paving Materials

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

If “no” select from below and explain:

- Decorative material at entries/driveways
- Permeable paving when possible
- Material and color related to design

Lighting, Equipment, Trash, and Drainage

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

If “no” select from below and explain:

- Light fixtures appropriately located/avoid spillover and over-lit facades
- Light fixture design appropriate to project
- Equipment screened and well located
- Trash storage out of public view
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

Ancillary Structures

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

If “no” select from below and explain:

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

Determination of Compatibility: Design and Detailing

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

- The 34 square-foot front entry enclosure incorporates design details that are complementary to the existing style of the single-family dwelling, such as single door with two side lights configuration and updating the gable above the front entry with horizontal siding.
- The Design Guidelines suggests that windows visible from the street should complement the architectural design, such as, recessed hung, casement or fixed windows with wooden sills and edge/trim detail. Because the three new windows are located at portions of the building not visible from public view (sides and rear), the flush nail-on windows with a hung and horizontal sliding operations are acceptable at the portions of the dwelling that are out of sight from public view.

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. The new front yard landscaping shall include a variety of low or very-low water use plants identified on www.bewaterwise.com or WUCOLS.

Attachments

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

ABOLIAN RESIDENCE

PROJECT DESCRIPTION

OWNER:

RAFFI ABOLIAN
1620 DEL VALLE AVE. GLENDALE ,CA 91208
TEL: 818-254-7415
EMAIL: RAFFIJUNE@GMAIL.COM

PROJECT ADDRESS:

1620 DEL VALLE AVE. GLENDALE ,CA 91208

LEGAL DESCRIPTION:

TRACT: SELVAS DE VERDUGO, LOT 12 BLK. 4
APN NO: 5614-007-006

PROJECT DATA:

PROJECT DESCRIPTION: A NEW ATTACHED 2-CAR GARAGE W/ NEW HALLWAY, LEGALIZED EXISTING FAMILY ROOM AND ENTRY , DEMOLISH EXISTING STRUCTURE ON SIDE YARD, ABANDON ONE OF TWO DRIVEWAYS TO CONSTRUCT A NEW CURB & GUTTER.

ZONE: R1-1
OCCUPANCY: R-3/U
LOT SHAPE: REGULAR
LOT AREA: 13,875 SQ.FT. (PER SURVEY)
CONSTRUCTION TYPE: V-B, FULLY AUTOMATIC SPRINKLERED NFPA 13D GARAGE

F.A.R.:

1ST 10,000 OF LOT AREA x 30% & 10% THEREAFTER
1ST 10,000 OF LOT AREA x 30% = 3,000 SQ.FT.
10% THEREAFTER (3,875) x 10% = 387.5 SQ.FT.
FLOOR AREA ALLOWED = 3,000 SQ.FT. + 387.5 SQ.FT. = 3,387.5 SQ.FT.

AREA OF (E) HOUSE:

FIRST FLOOR: 1,712 SQ.FT.
SECOND FLOOR: 460 SQ.FT.
TOTAL: 2,172 SQ.FT.

PROPOSED AREA:

EXISTING HOUSE: 2,172 SQ.FT.
FAMILY ROOM: 200.60 SQ.FT.
ENTRY ADDITION: 34 SQ.FT.
NEW GARAGE : 486 SQ.FT (EXEMPT FROM F.A.R.)
TOTAL: 2,406.6 SQ.FT

PROPOSED F.A.R.:

2,406.6 SQ.FT. = 17.34%

LOT COVERAGE:

40% MAX. LOT AREA
LOT AREA: 13,875 SQ.FT. x 40% = 5,550 SQ.FT. ALLOWED

EXISTING LOT COVERAGE:

FIRST FLOOR: 1,712 SQ.FT.
OUTDOOR DECK: 343.47 SQ.FT.
TOTAL: 2,055.47 SQ.FT.

PROPOSED LOT COVERAGE:

EXISTING LOT COVERAGE: 2,055.47 SQ.FT.
ENTRY: 34 SQ.FT.
FAMILY ROOM: 200.60 SQ.FT.
NEW GARAGE: 486 SQ.FT.
TOTAL: 2,776.07 SQ.FT.

2,776.07 / 13,875 = 20.00% LOT COVERAGE

THE EXISTING GUEST HOUSE WAS BUILT WITHOUT PERMIT, THEREFORE IT IS NOT INCLUDED IN THE LOT COVERAGE CALCULATION. GUEST HOUSE TO BE CONVERTED TO ADU UNDER SEPARATE PERMIT

LANDSCAPE:

LANDSCAPE REQUIRED: 13,875 SQ.FT. x 0.40 = 5,550 SQ.FT.
LANDSCAPE PROVIDED: 5,624 SQ.FT. / 13,875 SQ.FT. = 40.5%
SEE LANDSCAPE DIAGRAM AND CALS ON SHEET A-1.1

DESIGN TEAM:

ARCHITECT:

EDWARD HAGOBIAN & ASSOC. INC.
220 S. KENWOOD ST. STE. #210
GLENDALE, CA. 91205
TEL: (818) 502-0590
armen@hagobianarchitect.net

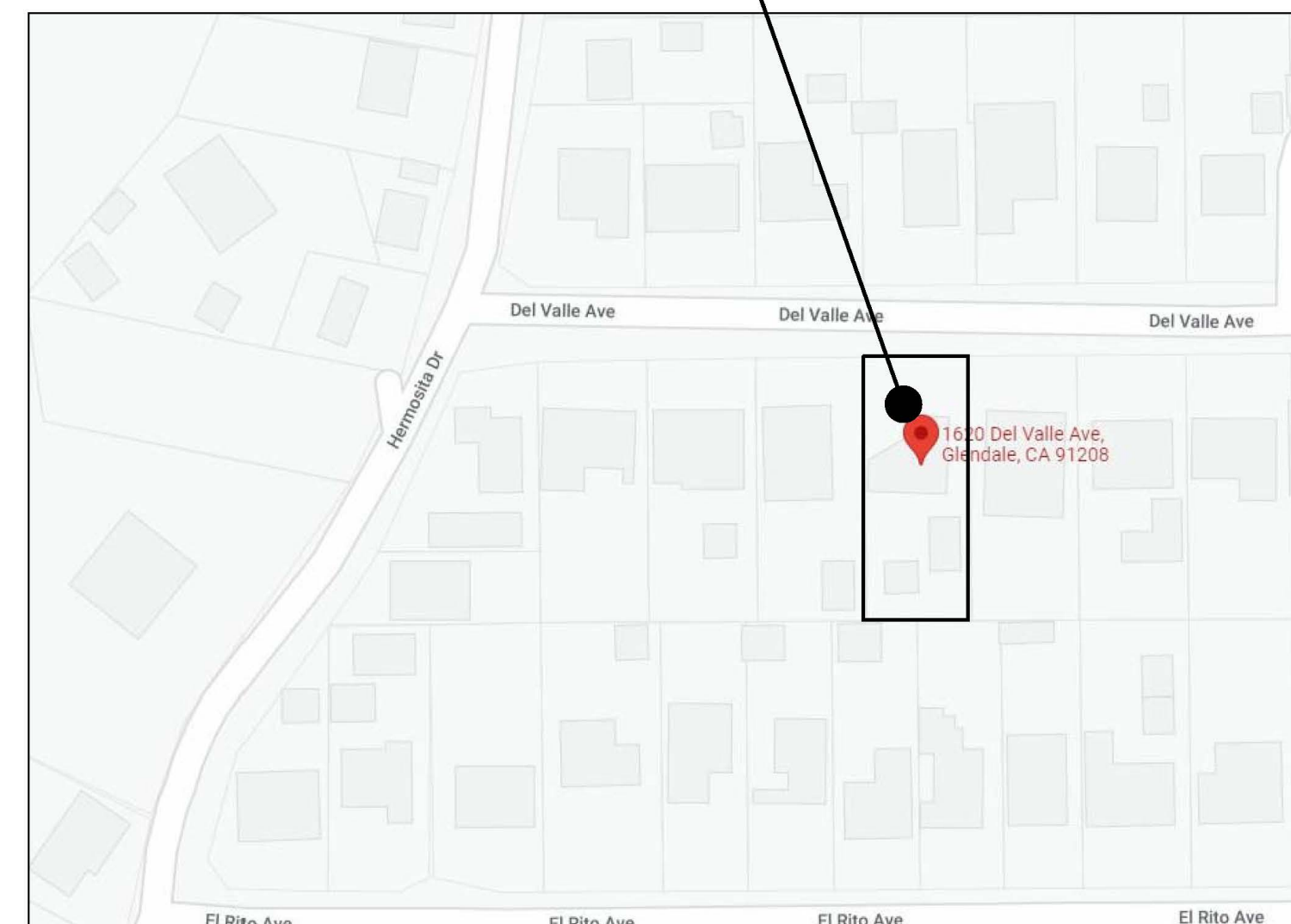
MECHANICAL (TITLE 24):

PERFECT DESIGN & ENGINEERING INC.
2416 W. VALLEY BLVD.
ALHAMBRA, CA 91803
TEL: (626) 289-8808
FAX: (626) 289-4913

STRUCTURAL

SDG STRUCTURAL ENGINEERING GROUP
7136 HASKELL AVE. #301
VAN NUYS, CA 91406
TEL: (818) 988-4236
FAX: (818) 402-0534
info@sdgseinc.com

PROJECT SITE



VICINITY MAP:

NOTES:

- ALL INFORMATION REGARDING THE EXISTING CONDITIONS OF THE LOT, INCLUDING SLOPES, CONTOURS, PROPERTY LINES AND SIZES, TREES, SIDEWALK/STREET, LOCATION OF POWER POLES AND ITS RESTRICTED SPACE, EASEMENTS, DEDICATIONS AND OTHER INFORMATION ARE PREPARED BY THE SURVEYOR. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ACCURACY.
- OAK TREES ARE NOT FOUND & INDICATED WITHIN THE PROPERTY AND 20' BEYOND THE PROPERTY LINE.

SHEET INDEX:

ARCHITECTURAL:

- A-00 COVER SHEET PROJECT INFO & DATA
- A-01 GENERAL NOTES
- A-02 GREEN BUILDING GENERAL NOTES
- A-03 GREEN BUILDING GENERAL NOTES
- A-1 EXISTING/DEMOLITION & PROPOSED SITE PLAN
- A-2 EXISTING/DEMOLITION FLOOR & ROOF PLANS
- A-3 EXISTING ELEVATIONS
- A-4 PROPOSED FLOOR PLAN, DOOR & WINDOW SCHEDULES
- A-5 PROPOSED ELEVATIONS
- A-5.1 COLORED ELEVATIONS
- A-5.2 COLORED ELEVATIONS
- A-5.3 NORTH PERSPECTIVE
- A-6 PROPOSED ROOF PLAN, SECTION A-A
- A-7 ARCHITECTURAL DETAILS

MECHANICAL (TITLE 24) :

- 1 RESIDENTIAL T24 SHEET
- 2 RESIDENTIAL T24 SHEET
- 3 RESIDENTIAL T24 SHEET

STRUCTURAL:

- S1.1 GENERAL NOTES
- S1.2 STATEMENT OF SPECIAL INSPECTION
- S2 TYPICAL DETAILS
- S3 FRAMING AND FOUNDATION PLANS
- S4 TYPICAL DETAILS
- S5 TYPICAL DETAILS

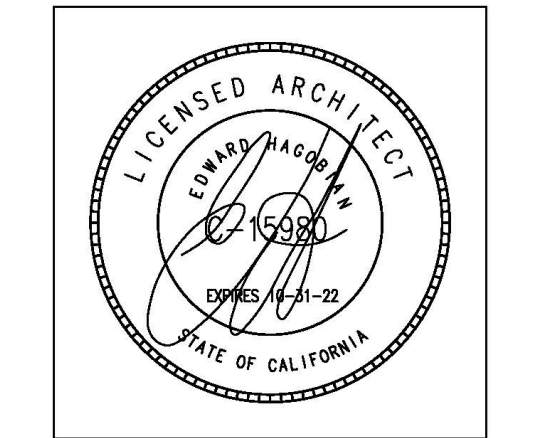
ABBREVIATIONS:

| | | | | | |
|---------|------------------------|----------|--------------------------------------|---------|------------------------|
| W/ | WITH | GA. | GAGE, GAUGE | | |
| WO/ | WITHOUT | GALV. | GALVANIZE(D) | | |
| # | NUMBER | GL | GLASS, GLAZING | RAD. | RADIUS |
| & | AND | G.B. | GRADE BEAM | REF. | REFER(ENCE) |
| APPROX. | APPROXIMATE(LY) | GLB. | GLUED LAMINATED BEAM | REQ. | REQUIRE(D) |
| ARCH. | ARCHITECT(URAL) | GYP. | GYPBUM | REV. | REVISE(ION) |
| BRG. | BEARING | GYPBD | GYPBOARD | RFG. | ROOFING |
| BM. | BEAM | HDR. | HEADER | RM. | ROOM |
| BLK. | BLOCK | H.V.A.C. | HEATING/VENTILATION/AIR CONDITIONING | SCHED. | SCHEDULE |
| BLKG. | BLOCKING | HT. | HEIGHT | SEC. | SECTION |
| B.O. | BOTTOM OF | INCL. | INCLUDE(D)(ING) | SIM. | SIMILAR |
| B.O.F. | BOTTOM OF FOOTING | I.D. | INSIDE DIAMETER | SPC. | SPACE(R) (D)(ING) |
| BLDG. | BUILDING | IN. | INCHES | SPEC. | SPECIFICATION |
| CNTR. | CENTER(ED) | INS. | INSULATE(D)(ING) | SQ. | SQUARE |
| CLR. | CLEAR(ANCE) | INSP. | INSPECT(ING)(ION) | STAG. | STAGGER(ED) |
| COL. | COLUMN(S) | INT. | INTERIOR | STL. | STEEL |
| CONC. | CONCRETE | L. | LENGTH | STD. | STANDARD |
| CONT. | CONTINUE(OUS) | LAM. | LAMINATE(D) | STRL. | STRUCTURAL |
| CONTR. | CONTRACT(OR) | LDGR. | LEDGER | SYM. | SYMMETRICAL |
| C.F. | CUBIC FOOT | LH. | LEFT HAND | T.O. | TOP OF |
| C.Y. | CUBIC YARD | N. | NORTH | TOC. | TOP OF CONCRETE |
| DBL. | DOUBLE | (N) | NEW | TOCB. | TOP OF CURB |
| DTL. | DETAIL(S) | N.I.C. | NOT IN CONTRACT | TOF. | TOP OF FOOTING |
| DIAG. | DIAGONAL | N.T.S. | NOT TO SCALE | TOG. | TOP OF GRADE |
| DIA. | DIAMETER | O.C. | ON CENTER | TOM. | TOP OF MASONRY |
| DIM. | DIMENSION(S) | OPNG. | OPENING | TOP. | TOP OF PAVING |
| DN. | DOWN | O.D. | OUTSIDE DIAMETER | TOPL. | TOP OF PLATE |
| EA. | EACH | PNL. | PANEL | TOS. | TOP OF SLAB |
| (E) | EXISTING | PAR. | PARALLEL | TOSHTG. | TOP OF SHEATHING |
| ELEV. | ELEVATION | PARTN. | PARTITION | TOW. | TOP OF WALL |
| EQ. | EQUAL | PVMT. | PAVEMENT | TYP. | TYPICAL |
| EXP. | EXPOSE(D) | PERF. | PERFORATE | U.N.O. | UNLESS NOTED OTHERWISE |
| EXT. | EXTERIOR | PLY. | PLYWOOD | V.B. | VAPOR BARRIER |
| FOS. | FACE OF STUD | PT. | POINT | VNR. | VENEER |
| FIN. | FINISH | PREFAB. | PREFABRICATE(D) | WP. | WATERPROOFING |
| FFE. | FINISH FLOOR ELEVATION | PREFIN. | PREFINISH(ED) | W. | WIDTH OR WIDE |
| FLR. | FLOOR | P.T.D.F. | PRESSURE TREATED DOUGLAS FIR | WD. | WOOD |
| FT. | FOOT, FEET | | | W.I. | WROUGHT IRON |
| FTG. | FOOTING | | | WM. | WIRE MESH |
| FDN. | FOUNDATION | | | | |

EDWARD
HAGOBIAN
&
ASSOC.
INCORPORATED
ARCHITECTS

ARCHITECTURE / SPACE PLANNING / INTERIORS

220 S. KENWOOD ST.
STE. 210 GLENDALE
CA. 91205
TEL: (818) 502-0590
armen@hagobianarchitects.net



PROJECT:
ABOLIAN RESIDENCE

ADDRESS:
1620 DEL VALLE AVE.
GLENDALE, CA 91208

SHEET TITLE:

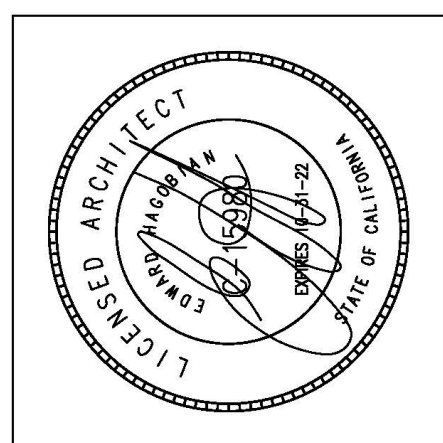
COVER SHEET
PROJECT INFO & DATA

REVISIONS:

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| PLAN CHECK SET: XX-XX-XX |
| JOB NO.: 18-733 |
| SCALE AS SHOWN |
| DRAWN BY: AH |
| DATE: DEC-2018 |
| SHEET NO: A-00 |

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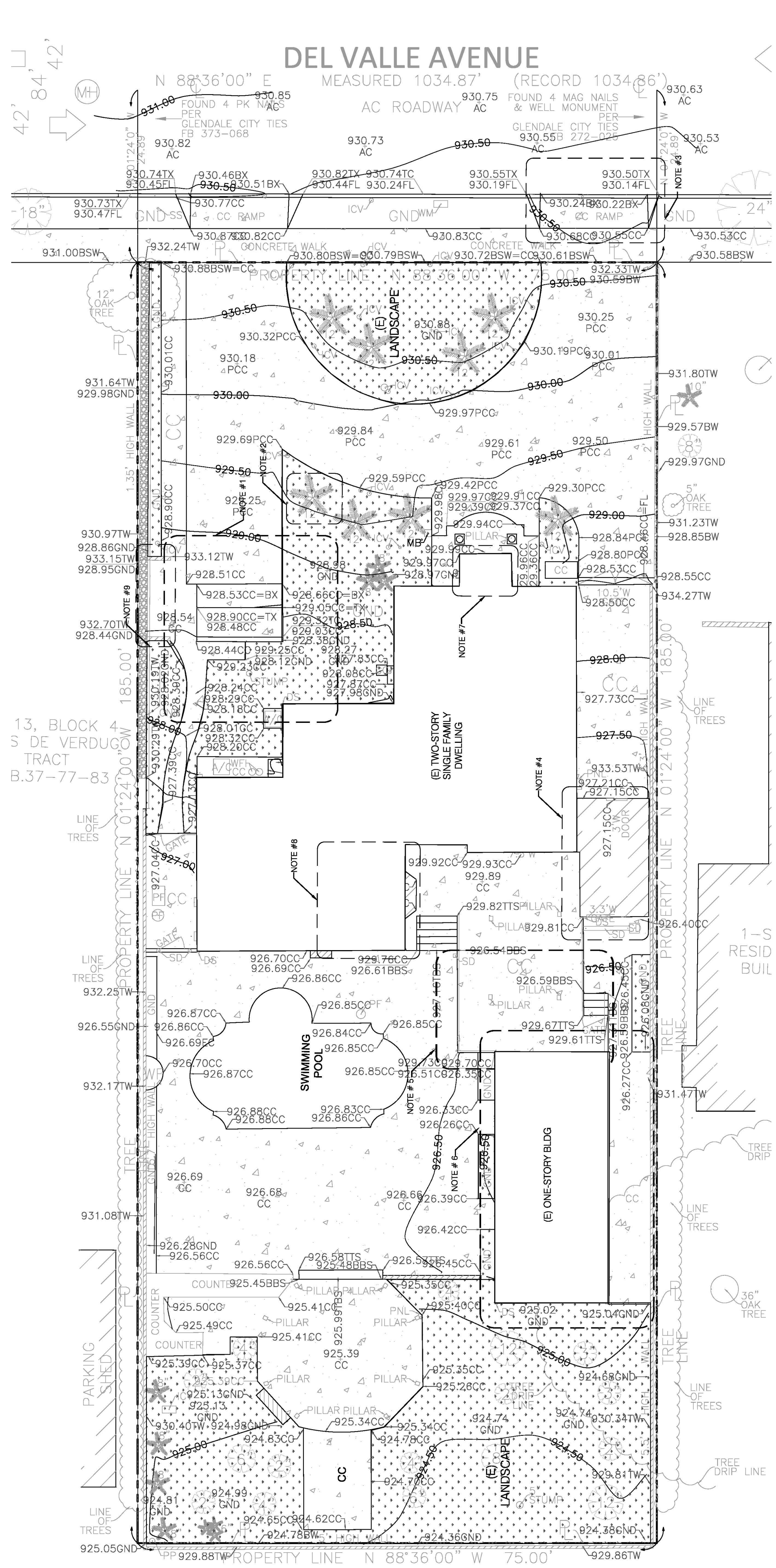
**ADDRESS:
1620 DEL VALLE AVE.
GLENDALE, CA 91208**

**SHEET TITLE:
EXISTING-DEMO SITE PLAN
PROPOSED SITE PLAN**

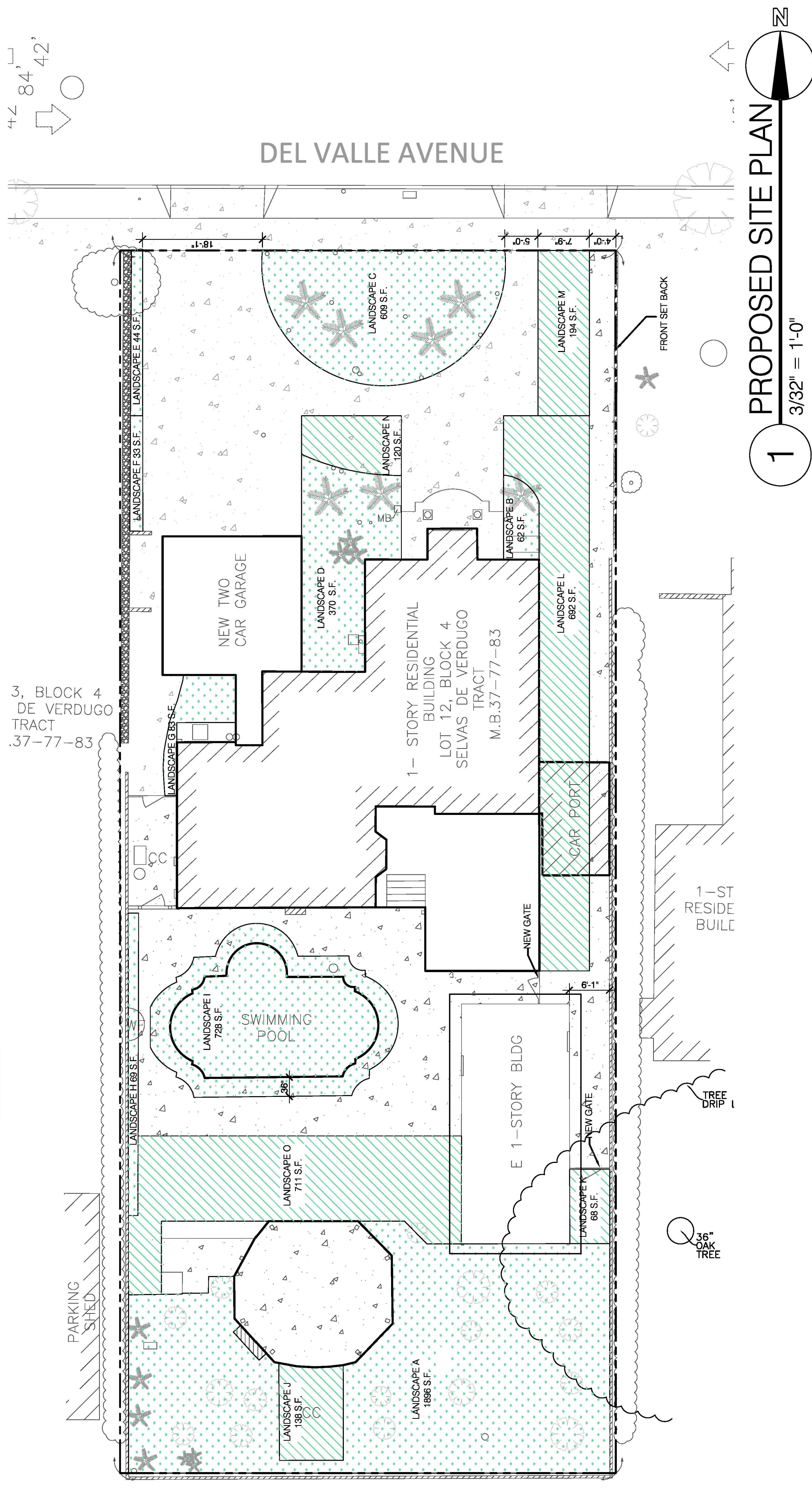
REVISIONS:

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| PLAN CHECK SET: | |
| JOB NO.: | 18-733 |
| SCALE: | AS SHOWN |
| DRAWN BY: | KB |
| DATE: | NOVEMBER 20, 2022 |
| SHEET NO.: | A-1 |

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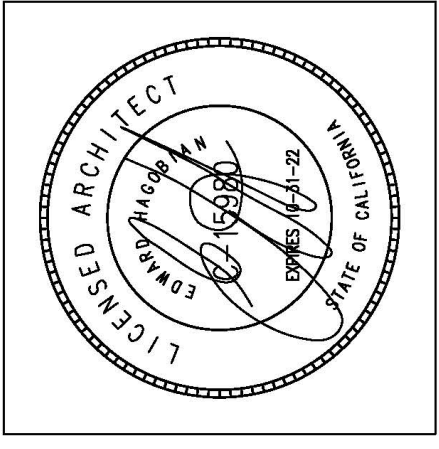


- NOTE:**
- (E) LANDSCAPE AREA TO BE REMOVED AND PREPARED FOR NEW GARAGE.
 - (E) LANDSCAPE AREA TO BE LEGALIZED & CONVERTED TO AN ADJ. UNDER SEPARATE PERMIT.
 - (E) TREE TO BE REMOVED.
 - (E) APRON TO BE REMOVED & NEW CURB & GUTTER TO BE CONSTRUCTED.
 - (E) COVERED AREA TO BE DEMOLISHED.
 - (E) DECK TO BE REMOVED.
 - (E) ONE STORY BUILDING TO BE LEGALIZED & CONVERTED TO AN ADJ. UNDER SEPARATE PERMIT.
 - ADDITION WITH NO PERMIT TO BE LEGALIZED - 34 SQ. FT.
 - ADDITION WITH NO PERMIT TO BE LEGALIZED - 200 SQ. FT.
 - (E) WALLS FOR TRASH ENCLOSURE TO BE DEMOLISHED.



LEGEND

| | |
|--|-----------------------|
| | EXISTING LANDSCAPE |
| | LANDSCAPE TO BE ADDED |



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ADDRESS:
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GLENDALE, CA 91208

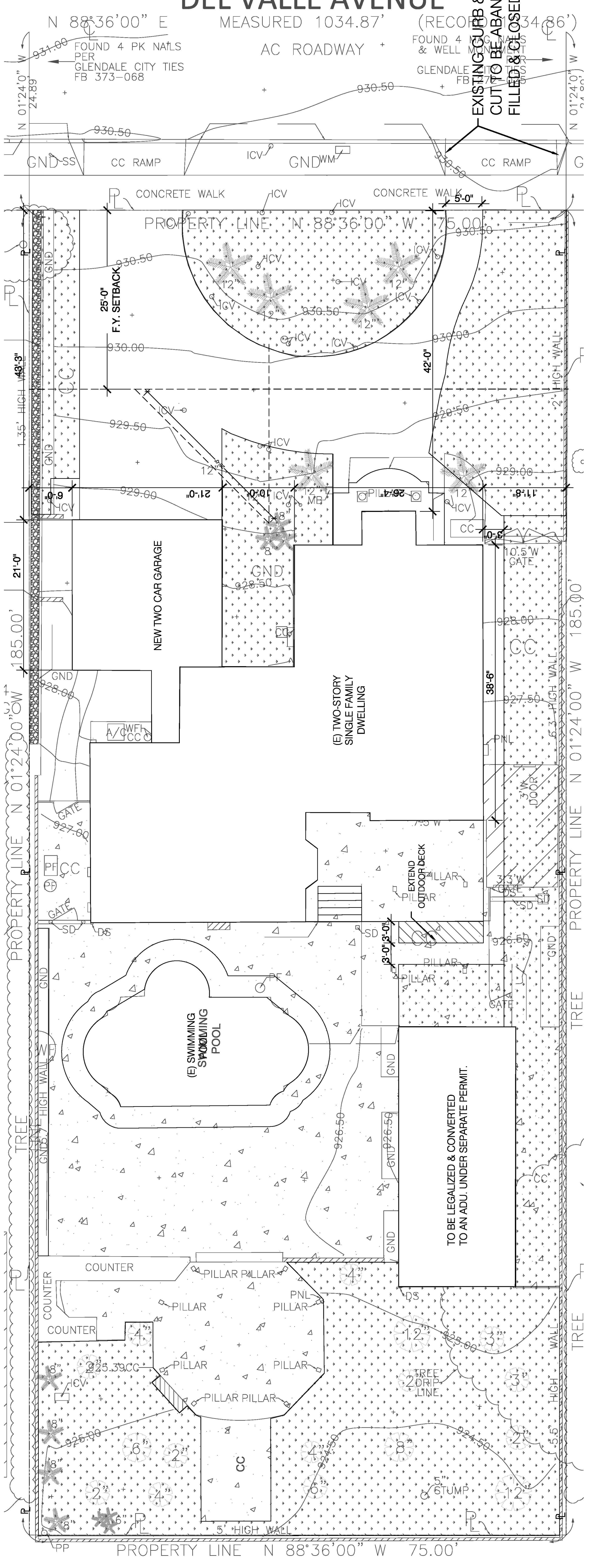
SHEET TITLE:
PROPOSED SITE PLAN
LANDSCAPE AREAS

REVISIONS:

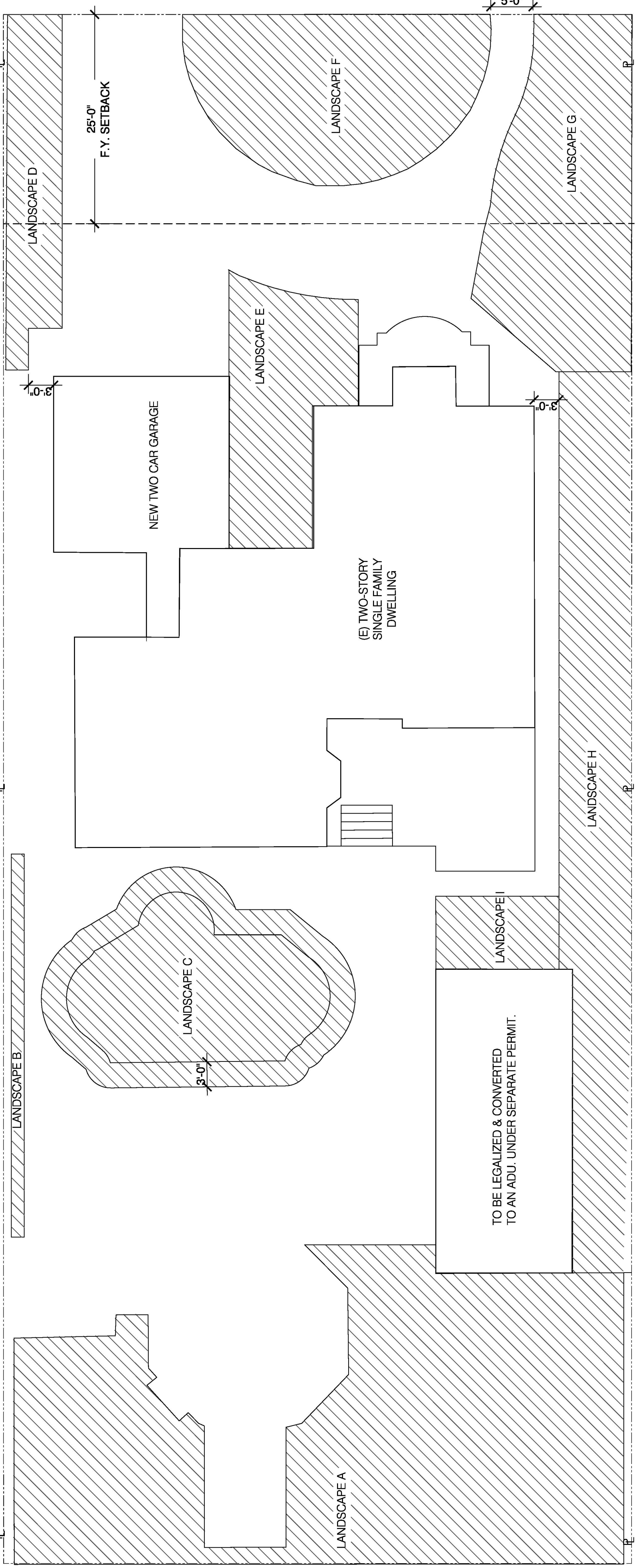
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| PLAN CHECK SET: | |
| JOB NO.: | 18-733 |
| SCALE: | AS SHOWN |
| DRAWN BY: | AH |
| DATE: | DEC-2018 |
| SHEET NO.: | A-1.1 |

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DEL VALLE AVENUE



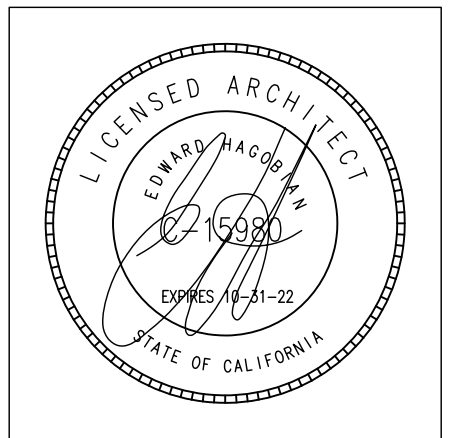
1 PROPOSED SITE PLAN
1/8" = 1'-0"



2 LANDSCAPE AREAS
1/8" = 1'-0"

1620 DEL VALLE AVE. GLENDALE, CA 91208

| LANDSCAPE | A | B | C | D | E | F | G | H | I |
|--------------------|--|---------|----------|----------|----------|----------|----------|----------|----------|
| AREA | 1922 S.F. | 70 S.F. | 736 S.F. | 264 S.F. | 383 S.F. | 608 S.F. | 642 S.F. | 871 S.F. | 128 S.F. |
| LANDSCAPE PROVIDED | 5,624 SQ. FT. / 13,875 = 40.5% | | | | | | | | |
| LANDSCAPE REQUIRED | 13,875 SQ. FT. x 0.40 (REQUIRED) = 5,550 SQ. FT. | | | | | | | | |



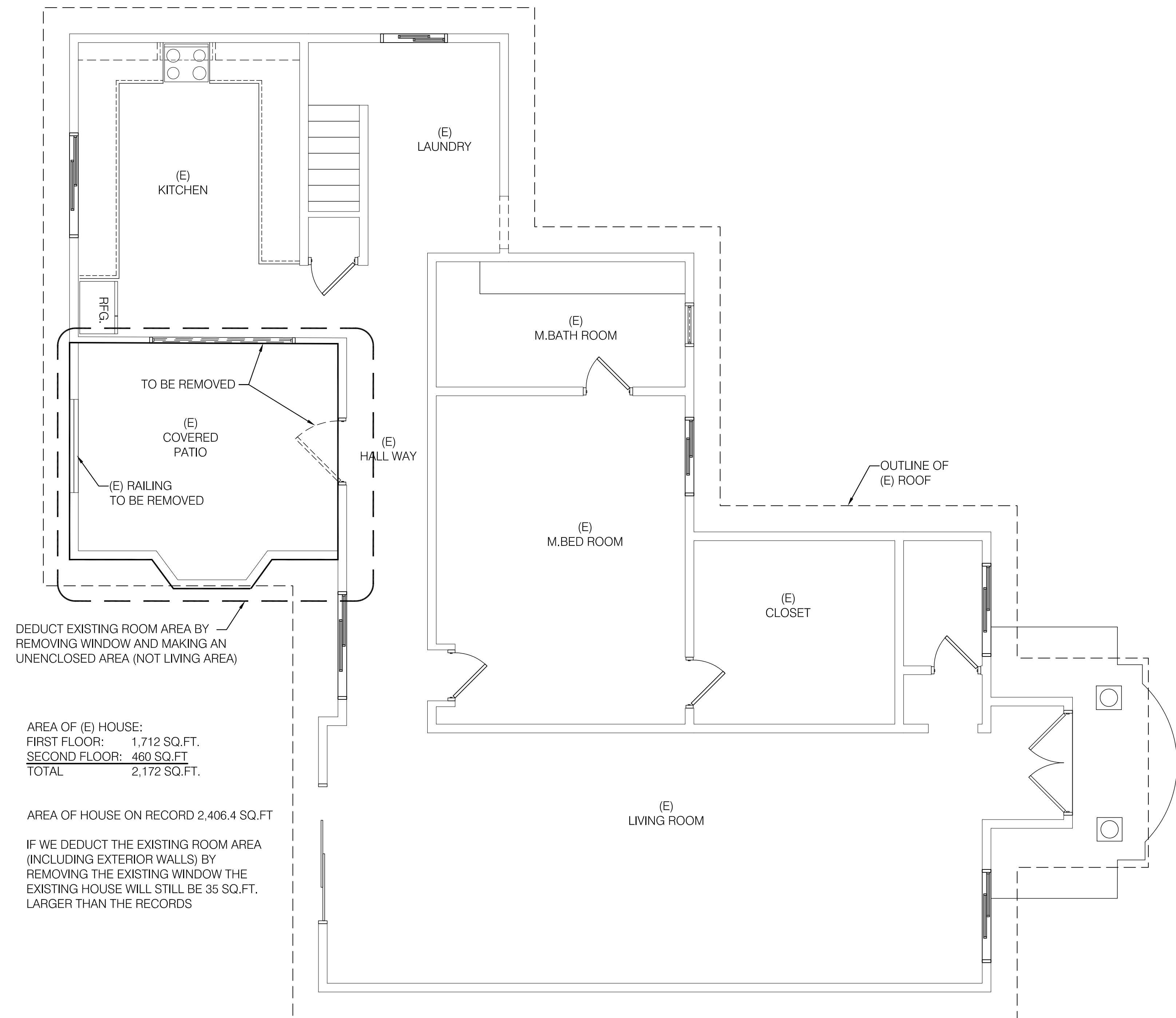
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ABOLIAN RESIDENCE**

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1620 DEL VALLE AVE.
GLENDALE, CA 91208**

**SHEET TITLE:
EXISTING-DEMO FLOOR PLAN
& ROOF PLAN**

REVISIONS:

| | |
|---|---|
| 1 | - |
| | |
| | |
| | |
| | |
| | |



AREA OF (E) HOUSE:
FIRST FLOOR: 1,712 SQ.FT.
SECOND FLOOR: 460 SQ.FT.
TOTAL 2,172 SQ.FT.

AREA OF HOUSE ON RECORD 2,406.4 SQ.FT

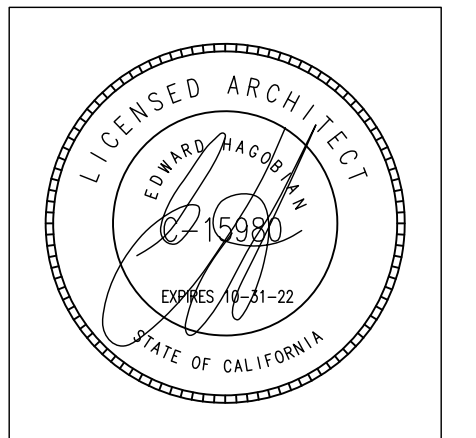
IF WE DEDUCT THE EXISTING ROOM AREA (INCLUDING EXTERIOR WALLS) BY REMOVING THE EXISTING WINDOW THE EXISTING HOUSE WILL STILL BE 35 SQ.FT. LARGER THAN THE RECORDS

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

| CONSTRUCTION LEGEND: | |
|----------------------|--|
| (E) STUD WALL | |
| DEMOLITION WALL | |
| (E) DOOR TO REMAIN | |
| DEMOLITION DOOR | |
| (E) WINDOW TO REMAIN | |
| DEMOLITION WINDOW | |

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| PLAN CHECK SET: XX-XX-XX |
| JOB NO.: 18-733 |
| SCALE AS SHOWN |
| DRAWN BY: AH |
| DATE: DEC-2018 |
| SHEET NO: A-2 |

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ABOLIAN RESIDENCE

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GLENDALE, CA 91208

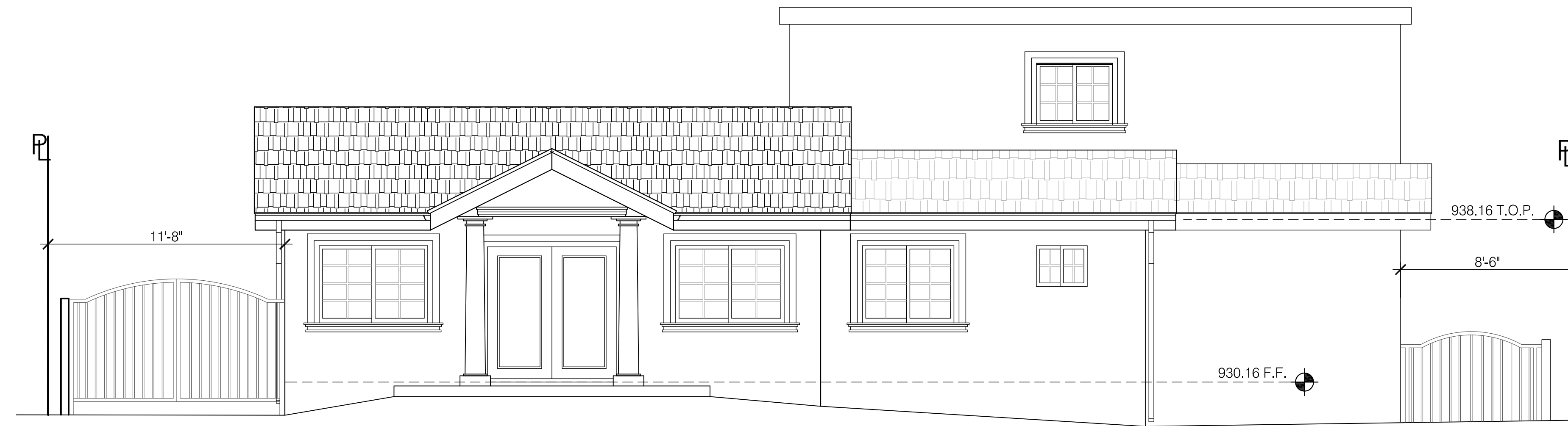
SHEET TITLE:
EXISTING ELEVATIONS

REVISIONS:

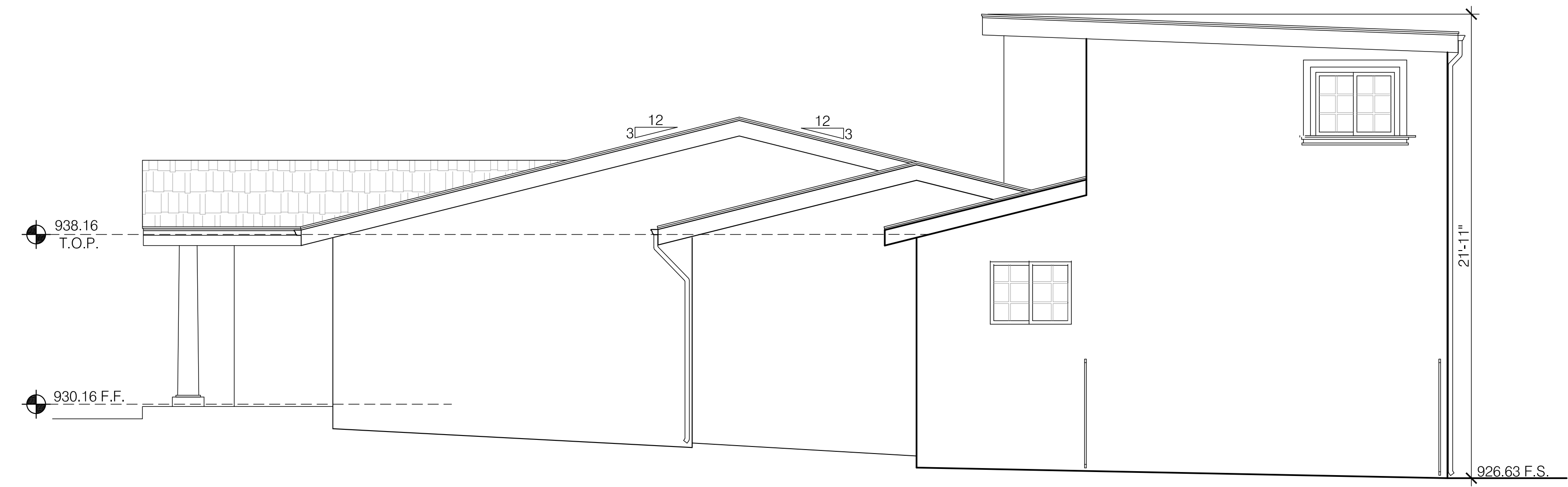
| NO. | DESCRIPTION |
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| PLAN CHECK SET: XX-XX-XX |
| JOB NO.: 18-733 |
| SCALE AS SHOWN |
| DRAWN BY: AH |
| DATE: DEC-2018 |
| SHEET NO: A-3 |

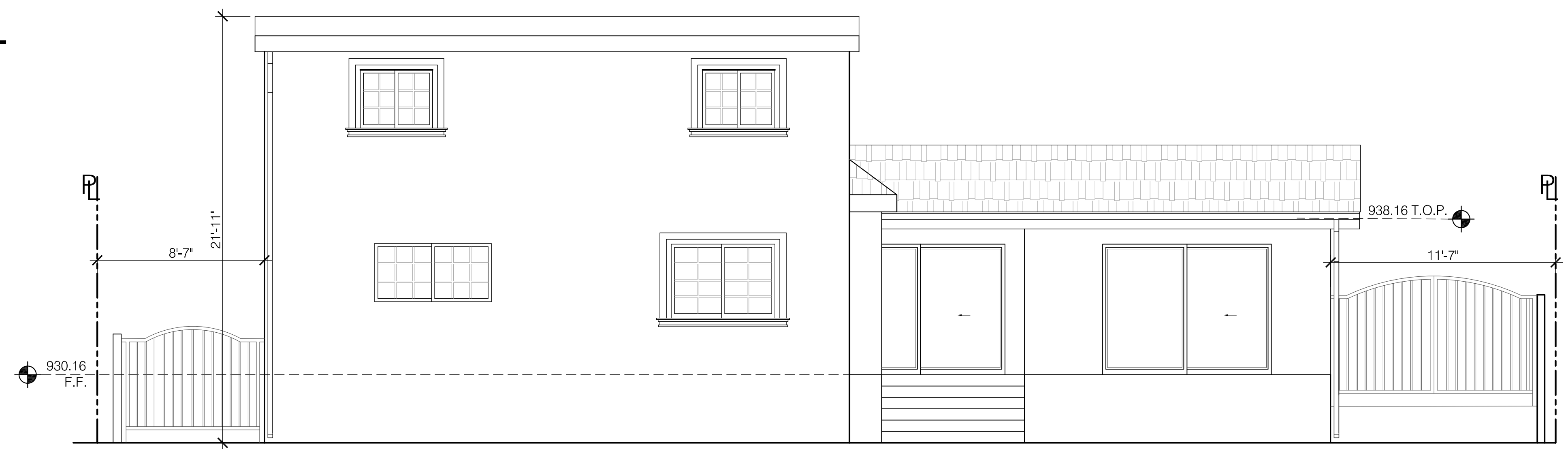
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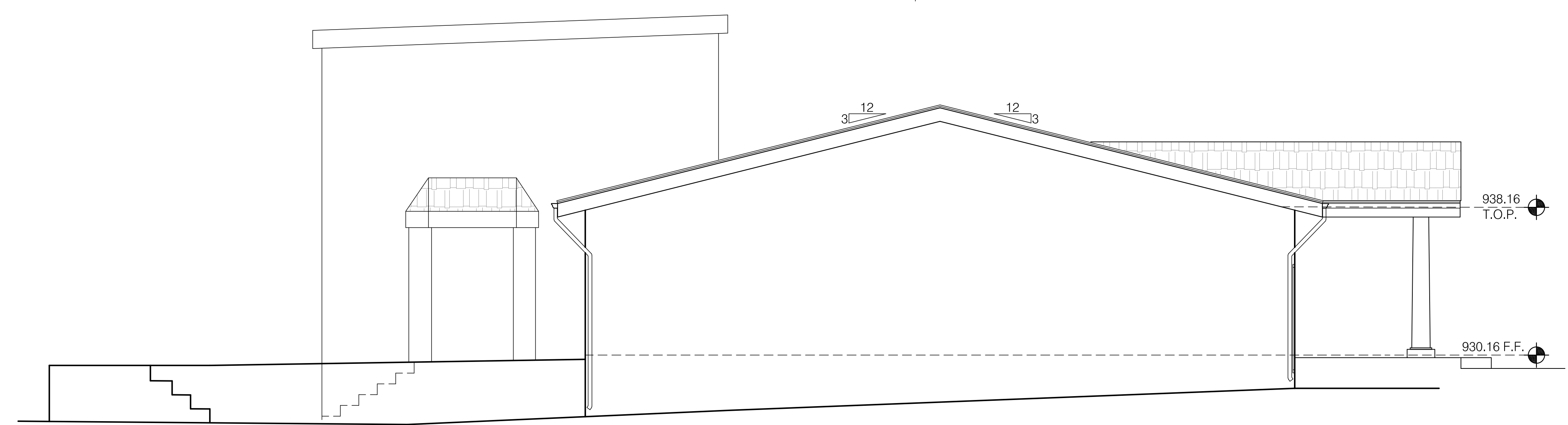
1 (E) NORTH ELEVATION
1/4" = 1'-0"



2 (E) WEST ELEVATION
1/4" = 1'-0"



3 (E) SOUTH ELEVATION
1/4" = 1'-0"

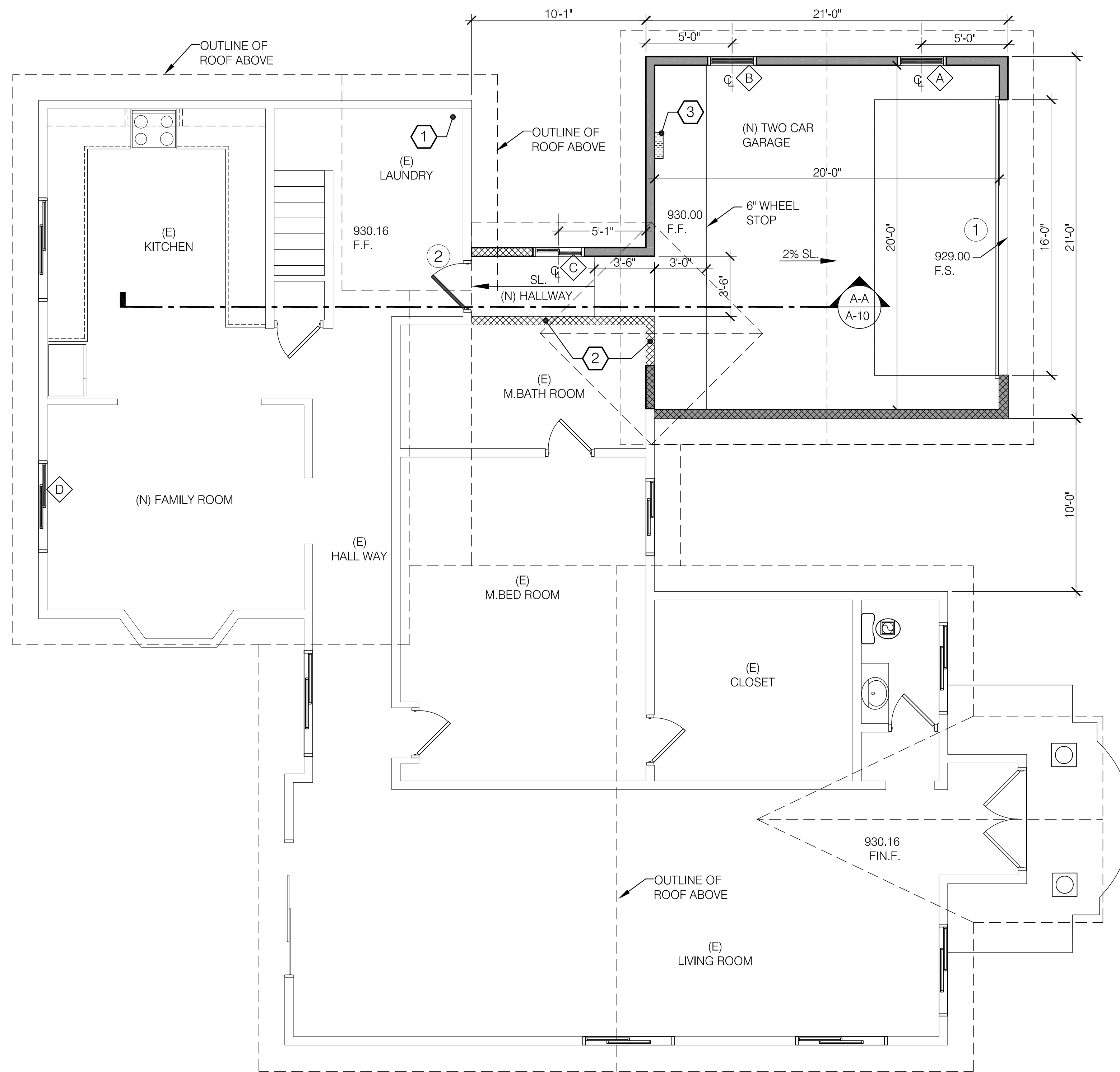


4 (E) EAST ELEVATION
1/4" = 1'-0"

| DOOR SCHEDULE ○ | | (T): TEMPERED |
|-----------------|-------------------------------|---|
| NO. | DOOR OPENING SIZE (WxH) | DESCRIPTION |
| ① | 16'-0" x 7'-0" | ALUMINUM FRAME GARAGE DOOR W/AUTOMATIC OPENER |
| ② | 3'-0" x 6'-8" | (N) SELF-CLOSING, TIGHT FITTING (S.C.) WD.1-3/8" THICK 20 MINUTE RATED DOOR AT GARAGE |

| WINDOW SCHEDULE ◇ | | (T): TEMPERED |
|-------------------|---------------------------------|--|
| NO. | WINDOW OPENING SIZE (WxH) | DESCRIPTION |
| ◇ | 2'-6" x 3'-6" | DOUBLE HUNG WINDOW W/ FROSTED GLASS TEMPERED |
| ◇ | 2'-6" x 3'-6" | DOUBLE HUNG WINDOW W/ FROSTED GLASS TEMPERED |
| ◇ | 3'-0" x 3'-6" | DBL. PANEL SLIDING WINDOW, TEMPERED |
| ◇ | 5'-4" x 3'-9" | DBL. PANEL SLIDING WINDOW, TEMPERED |

- NOTES:**
- 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 EITHER VERTICAL EDGE 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 SQ. FT.
 - 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 GUARDS AND RAILINGS.
 - GLAZING IN ENCLOSURES FOR OR 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.
 - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMP.
 - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING (R304.2).
 - ALL EXTERIOR WOOD DOORS SHALL BE OF SOLID CORE CONSTRUCTION WITH A MINIMUM THICKNESS OF 1 1/2 INCHES, OR WITH PANELS NOT LESS THAN 3/4 INCH THICK.
 - MAX. 0.75" THRESHOLD HEIGHT AT SLIDING DOORS AND MAX. 0.5" FOR OTHER DOORS. (CBC 07, 1008.1.4).
 - GLAZING MANUFACTURER AND STYLE PER OWNER TO BE COORDINATED WITH ARCHITECT, AND SHALL MEET/EXCEED THE T-24 CALIFORNIA ENERGY EFFICIENT STANDARDS.
 - GLAZING AT HIGH FIRE HAZARD ZONES SHALL HAVE ONE PANE TEMPERED.



| CONSTRUCTION LEGEND | |
|---------------------|--------------------------------|
| | (E) STUD WALL TO REMAIN |
| | (N) STUD WALL |
| | (N) 1 HR. FIRE RATED STUD WALL |
| | (N) DOOR |
| | (N) GLAZING |

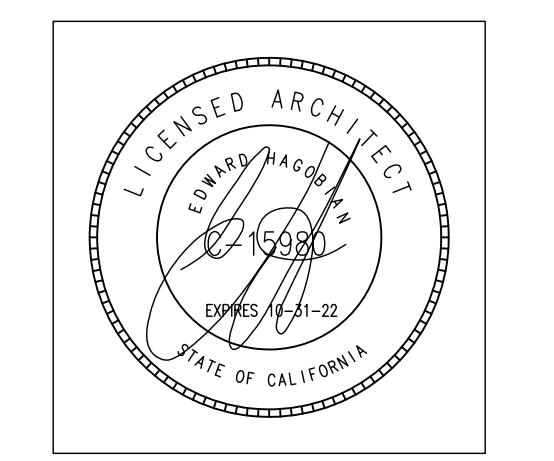
- KEY NOTES**
- TANKLESS WATER HEATER 18" ABOVE FIN. FL. SECURELY STRAPPED TO THE WALL.
 - ADJACENT WALLS TO THE GARAGE TO BE 1 HR. RATED
 - ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)

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

**EDUARD
HAGOBIAN
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STE. 210 GLENDALE
CA. 91205
TEL: (818) 502-0590
armen@hagobianarchitects.net**



**PROJECT:
ABOLIAN RESIDENCE**

**ADDRESS:
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GLENDALE, CA 91208**

SHEET TITLE:

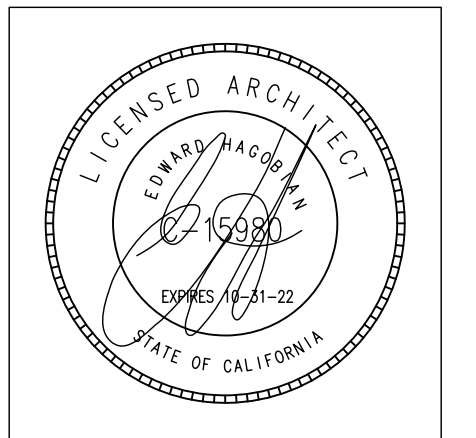
**PROPOSED FLOOR PLAN,
DOOR & WINDOW SCHEDULE**

REVISIONS:

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| PLAN CHECK SET: XX-XX-XX |
| JOB NO.: 18-733 |
| SCALE AS SHOWN |
| DRAWN BY: AH |
| DATE: APRIL-2019 |
| SHEET NO: A-4 |

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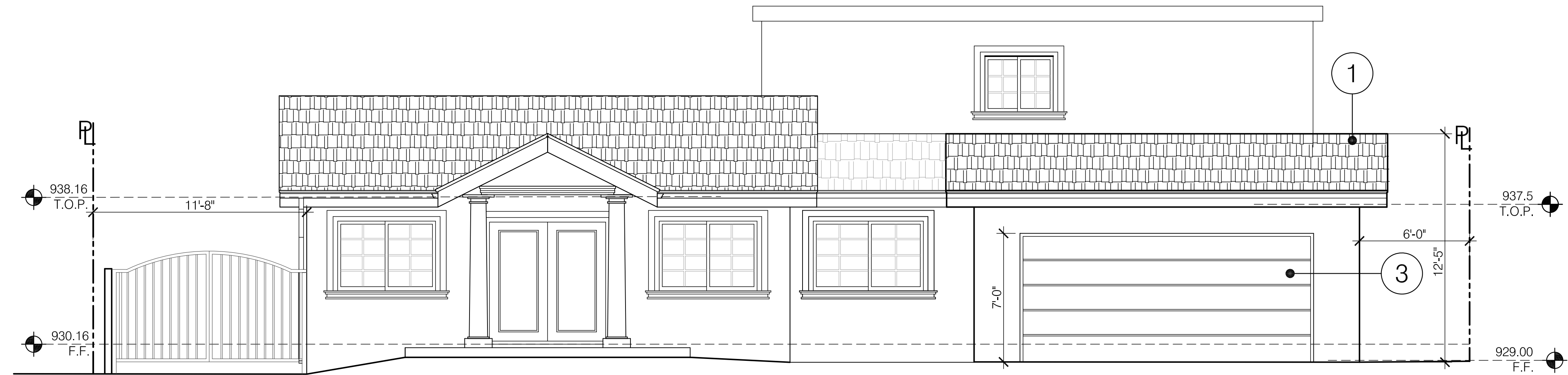
PROJECT:
ABOLIAN RESIDENCE

ADDRESS:
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SHEET TITLE:
PROPOSED ELEVATIONS

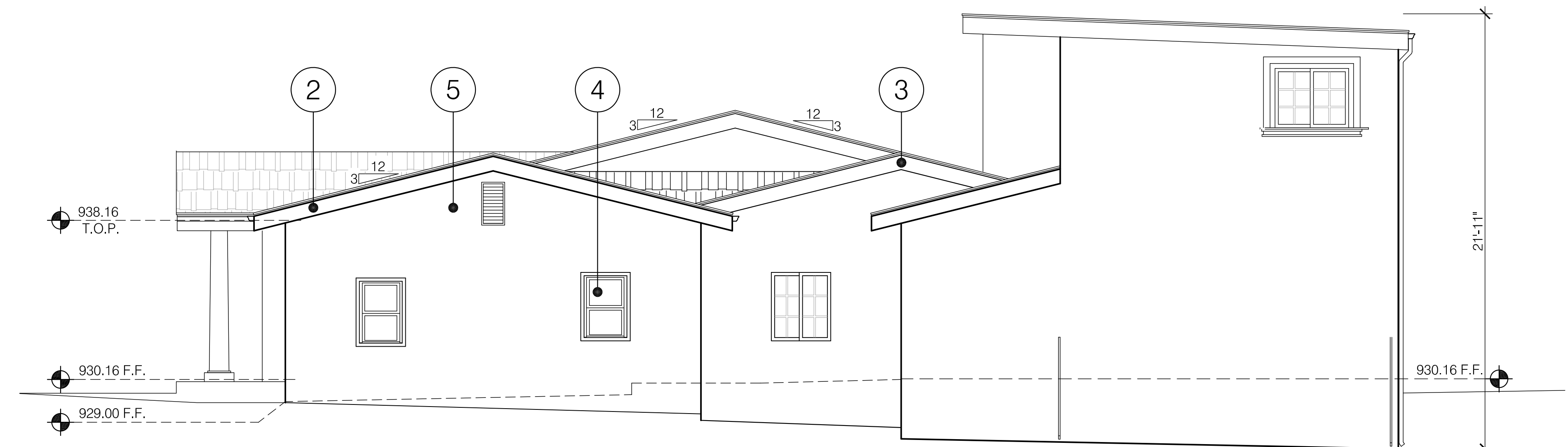
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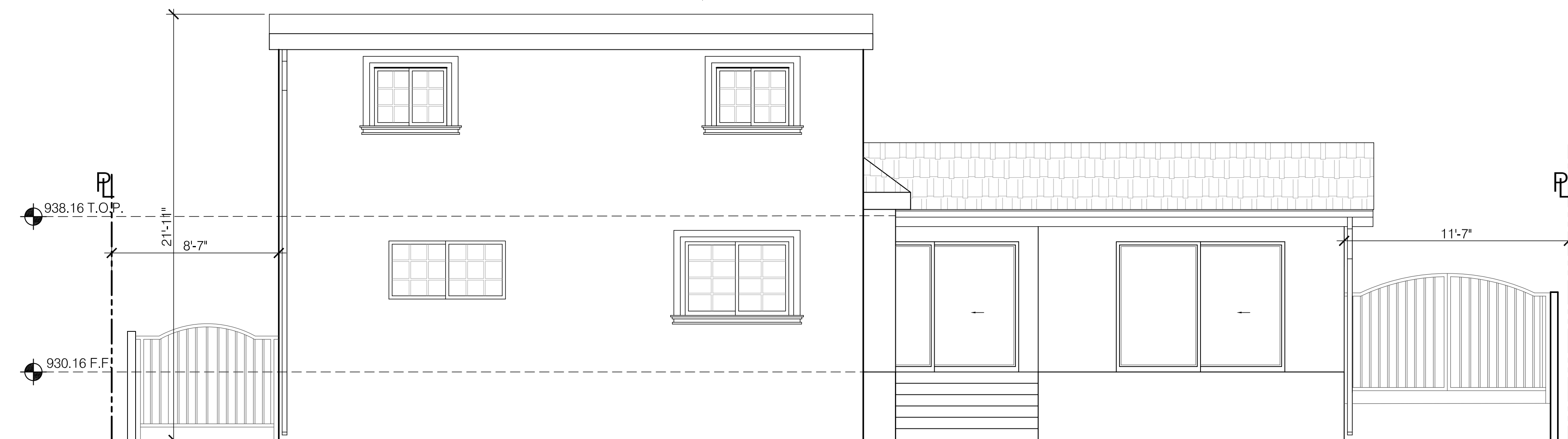


1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

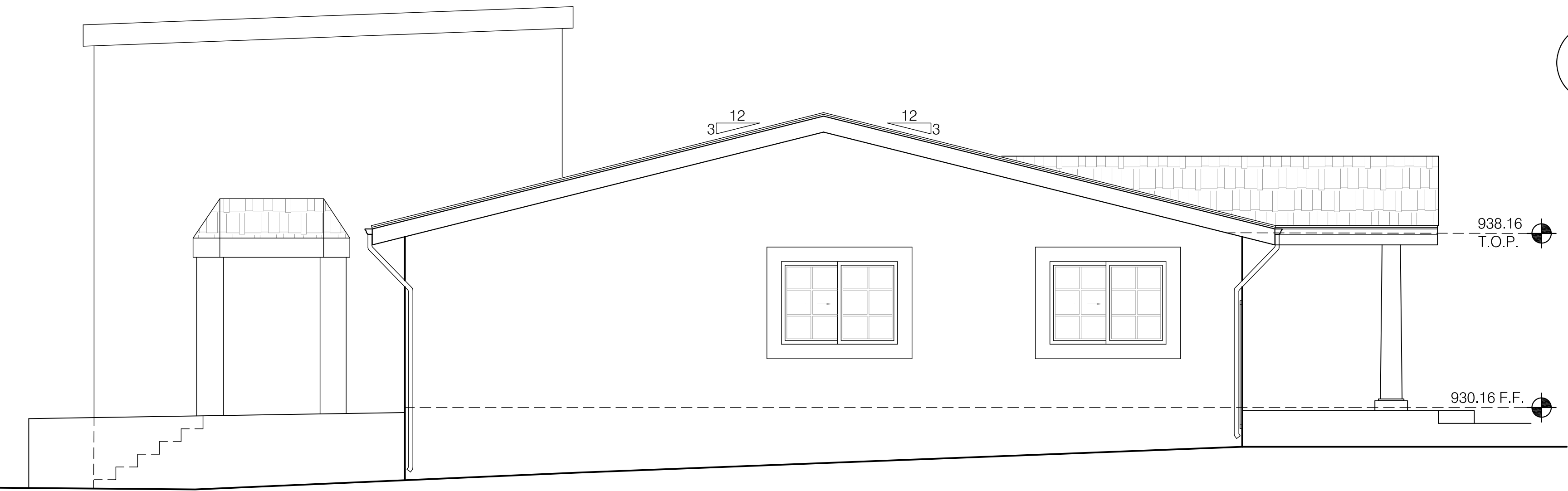
| ARCHITECTURAL FINISHES | |
|------------------------|--|
| 1 ROOF: | ROOF SHINGLES TO MATCH EXISTING SFD. |
| 2 FASCIA: | TO MATCH EXISTING SFD. |
| 3 GARAGE DOOR: | METAL DOOR |
| 4 WINDOW: | FIBERGLASS W/ TRIM TO MATCH EXISTING WINDOWS |
| 5 WALLS: | STUCCO TO MATCH EXISTING |



2 PROPOSED EAST ELEVATION
1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

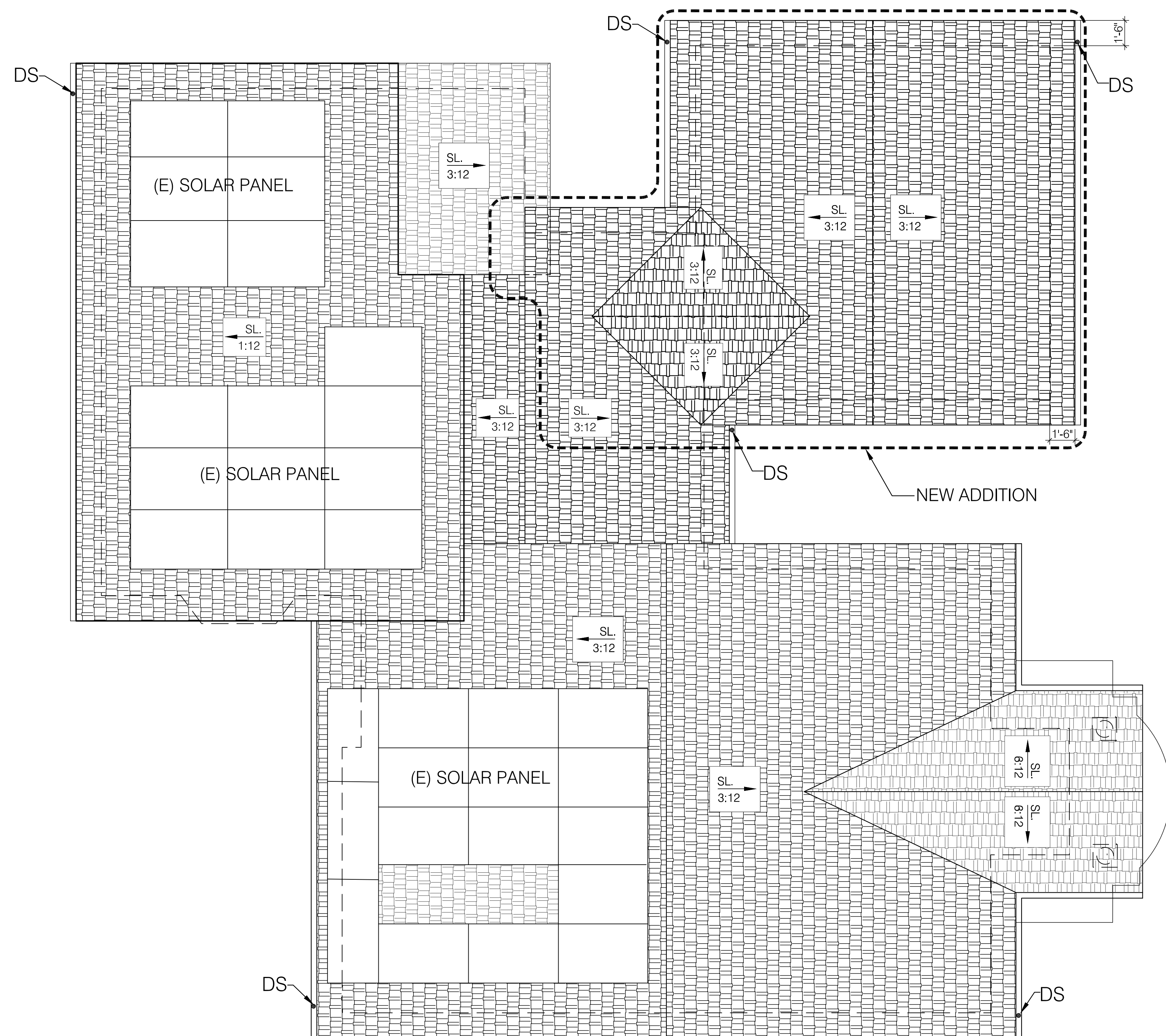


4 PROPOSED WEST ELEVATION
1/4" = 1'-0"

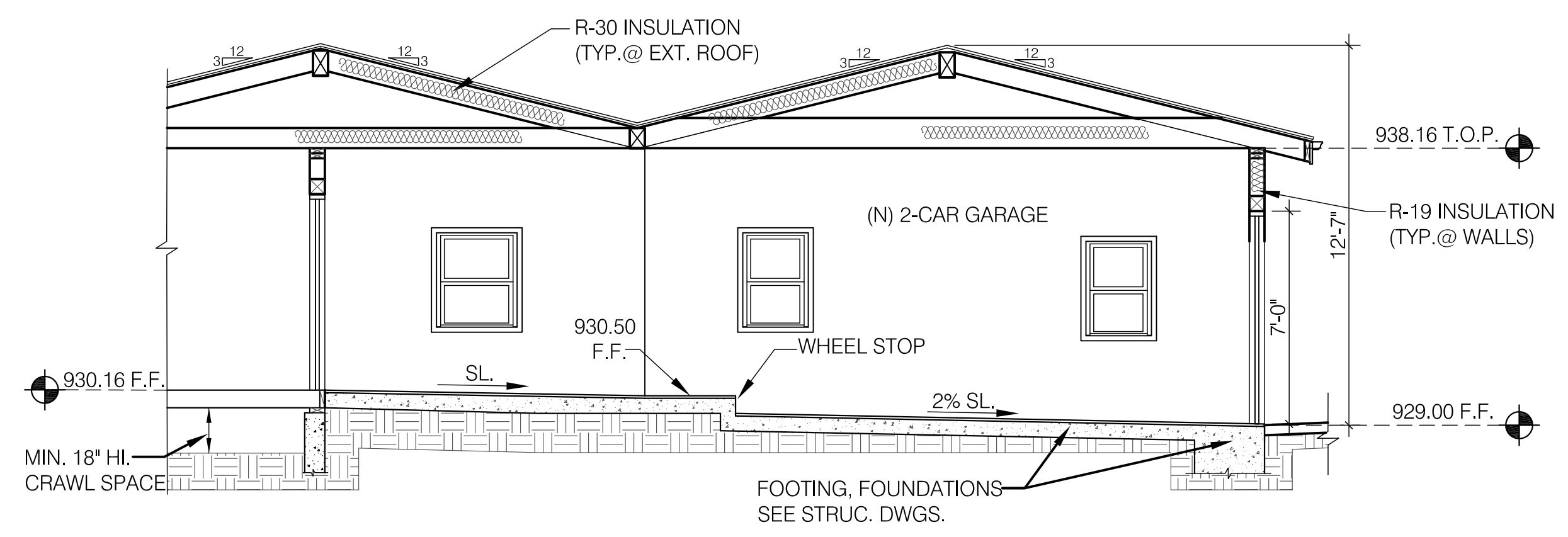
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| PLAN CHECK SET: | XX-XX-XX |
| JOB NO.: | 18-733 |
| SCALE: | AS SHOWN |
| DRAWN BY: | AH |
| DATE: | APRIL-2019 |
| SHEET NO.: | A-5 |

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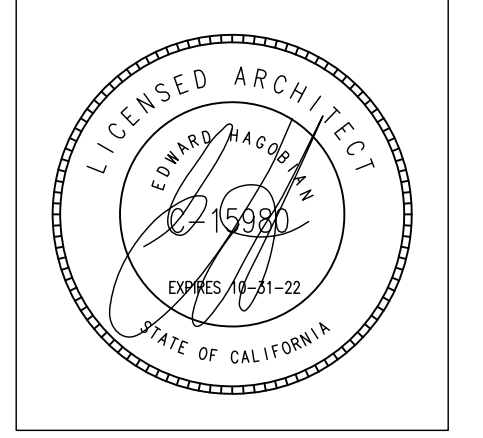
- NOTES:**
- NO NEW ROOFTOP EQUIPMENT IS ALLOWED.
 - ROOF SHALL BE BUILT WITH A CLASS "A" FIRE RETARDANT COVERING.
 - NO ROOF WATER WILL DRAIN ONTO THE SLOPE.
 - FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH CBC 717.2 IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES CREATED BY AN ASSEMBLY OF FLOOR, JOISTS OR TRUSSES AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. (CBC 717.2.3)
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL ALSO COMPLY WITH CBC 1009.6.3.
 - WHERE ANNULAR SPACE PROTECTION IS PROVIDED IN ACCORDANCE WITH CBC 708.2 EX. 6, CBC 713.4.1.2 EX. 1, OR CBC 713.4.2, FIRE BLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND FIREPLACES WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. (CBC 717.2.5)
 - DRAFT STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH CBC 717.3 AND 717.4, RESPECTIVELY, AT THE FOLLOWING LOCATIONS:
 - ABOVE AND IN LINE WITH DWELLING UNIT AND SLEEPING UNIT SEPARATIONS. (CBC 717.3.2)
 - IN ATTICS AND CONCEALED ROOF SPACES ABOVE AND IN LINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATIONS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE. (CBC 717.4.2)
 - DRAFT STOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/4" WOOD STRUCTURAL PANEL, 3/8" PARTICLE BOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTLS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. (CBC 717.3.1)
 - OPENINGS IN THE ATTIC PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS. (CBC 717.4.1.1)
 - THE SOLAR ZONE SHALL BE FREE OF OBSTRUCTION AND BE SETBACK AS LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, EQUIPMENT, PARAPETS, AND STAIRWELLS.
 - FOR ROOF SLOPES > 2:12, PROVIDE A MINIMUM 3 FOOT-WIDE ACCESS PATHWAY (MEASURED FROM LOAD BEARING WALL TO THE PERIMETER OF THE SOLAR ZONE) AROUND THE PERIMETER EDGES OF THE ROOF.
 - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC". (4.211.4 ENERGY CODE 110.10, LAFD REQUIREMENT NO. 36)



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



2 SECTION A-A
1/4" = 1'-0"



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ABOLIAN RESIDENCE**

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GLENDALE, CA 91208**

**SHEET TITLE:
PROPOSED ROOF PLAN,
SECTION A-A**

REVISIONS:

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| PLAN CHECK SET: XX-XX-XX |
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| SCALE AS SHOWN |
| DRAWN BY: AH |
| DATE: DEC-2018 |
| SHEET NO: A-6 |

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1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

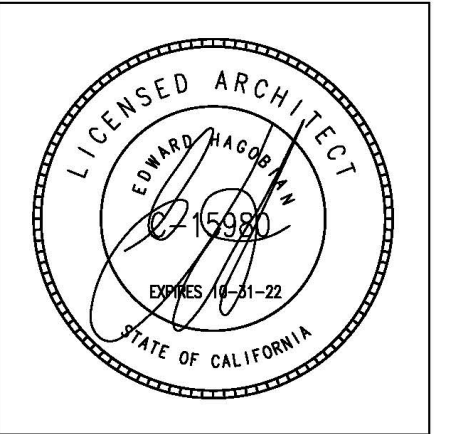


2 PROPOSED EAST ELEVATION
1/4" = 1'-0"

**EDWARD
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SHEET TITLE:
PROPOSED COLORED ELEVATIONS

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| PLAN CHECK SET: | XX-XX-XX |
| JOB NO.: | 18-733 |
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| DRAWN BY: | AH |
| DATE: | APRIL-2019 |
| SHEET NO.: | A-5.1 |

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1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

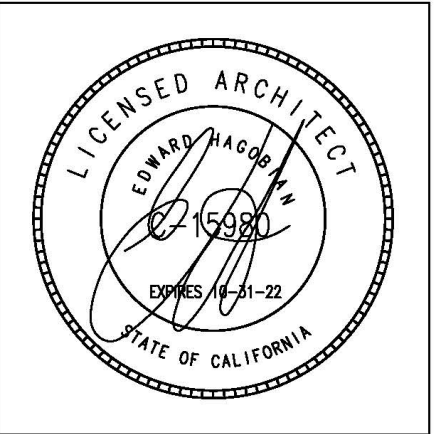


2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

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PROJECT:
ABOLIAN RESIDENCE

ADDRESS:
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SHEET TITLE:
PROPOSED COLORED ELEVATIONS

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PLAN CHECK SET: XX-XX-XX

JOB NO.: 18-733

SCALE AS SHOWN

DRAWN BY: AH

DATE: APRIL-2019

SHEET NO: **A-5.2**

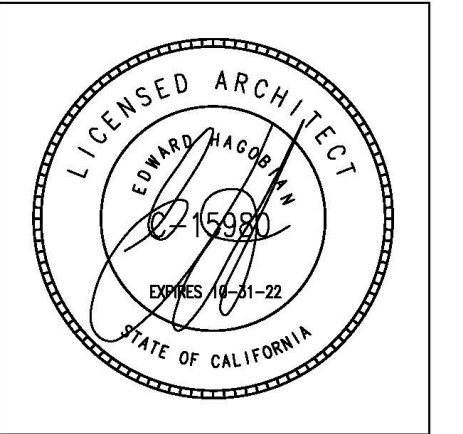
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**PROJECT:
ABOLIAN RESIDENCE**

**ADDRESS:
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GLENDALE, CA 91208**

**SHEET TITLE:
NORTH PERSPECTIVE**

REVISIONS:

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PLAN CHECK SET: XX-XX-XX

JOB NO.: 18-733

SCALE AS SHOWN

DRAWN BY: AH

DATE: APRIL-2019

SHEET NO: **A-5.3**

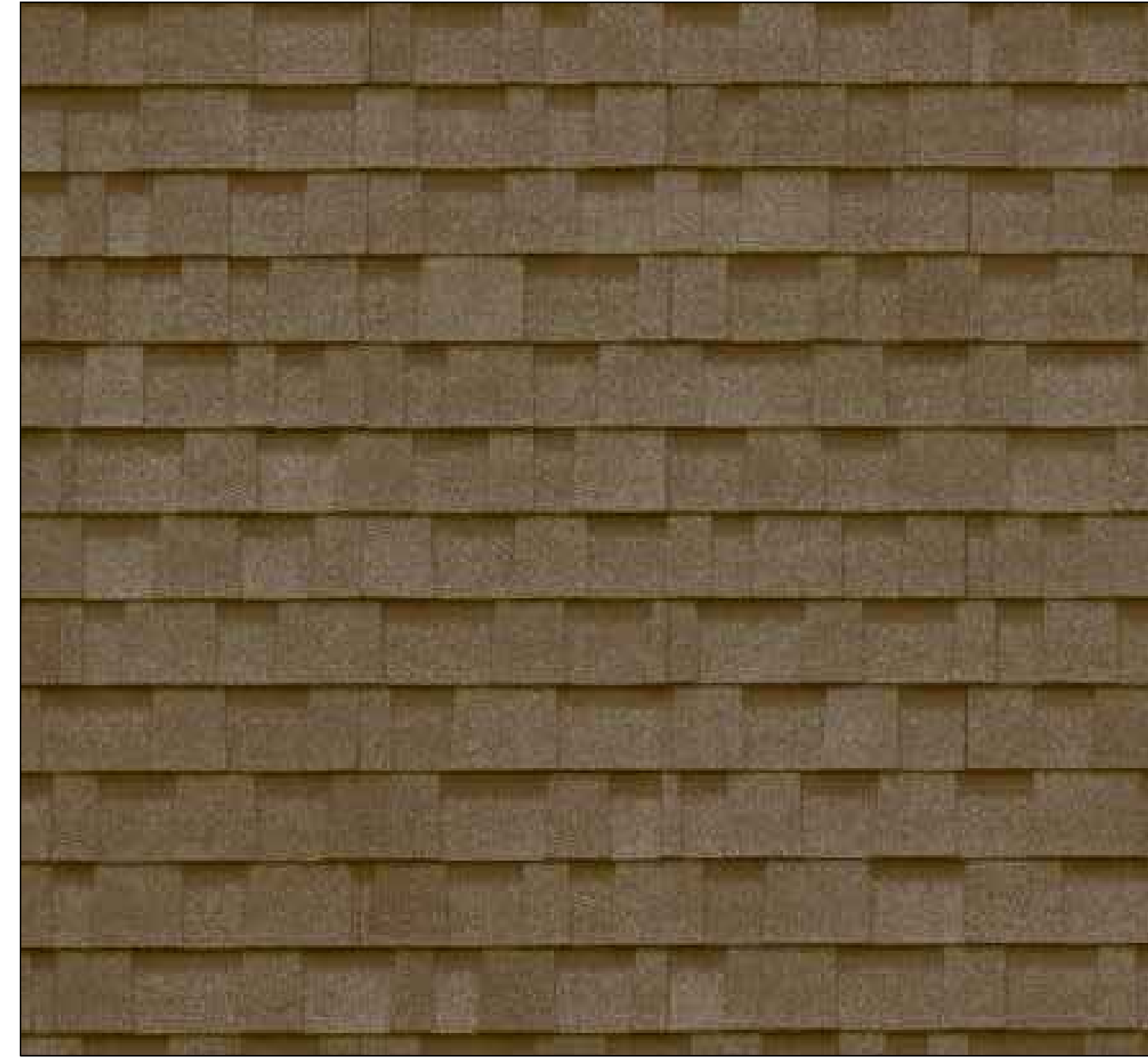
1 PROPOSED NORTH PERSPECTIVE
NTS

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MATERIAL BOARD



① WALLS: STUCCO
COLOR: TO MATCH EXISTING
SINGLE FAMILY DWELLING



② ROOF: ASPHALT SHINGLE
COLOR: DARK BROWN TO MATCH
EXISTING SINGLE FAMILY DWELLING

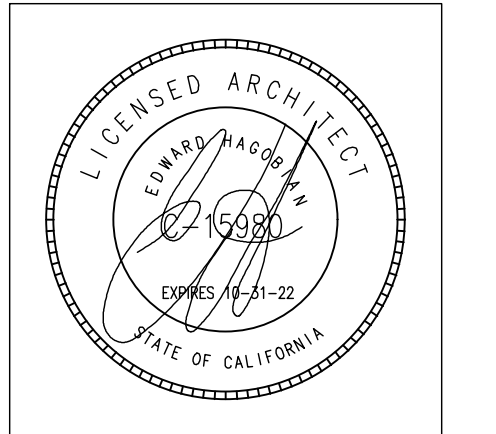


③ ENTRY DOOR: SINGLE WOOD
DOOR WITH SIDE LIGHTS

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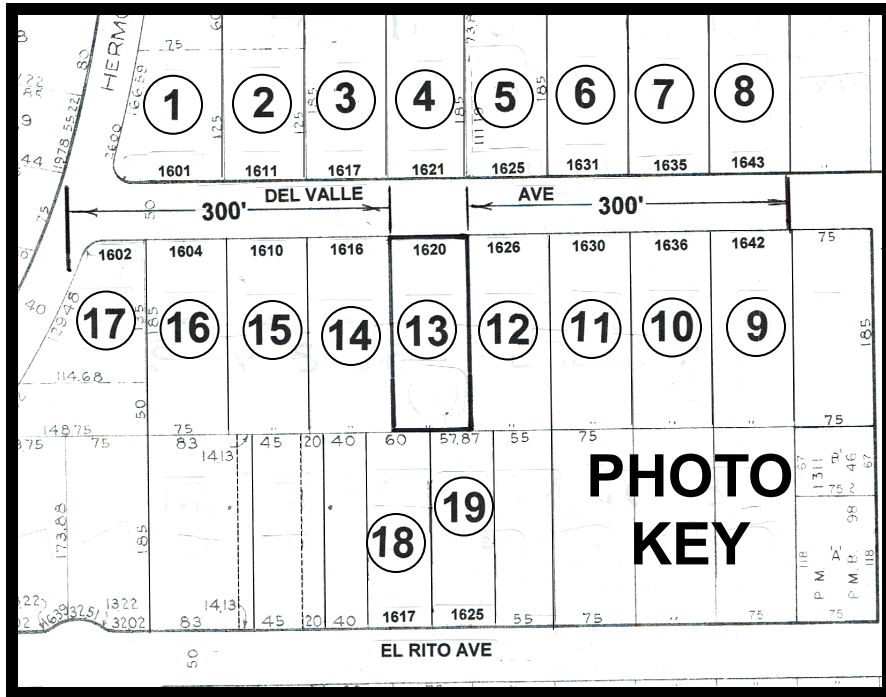
SHEET TITLE:
MATERIAL BOARD

REVISIONS:

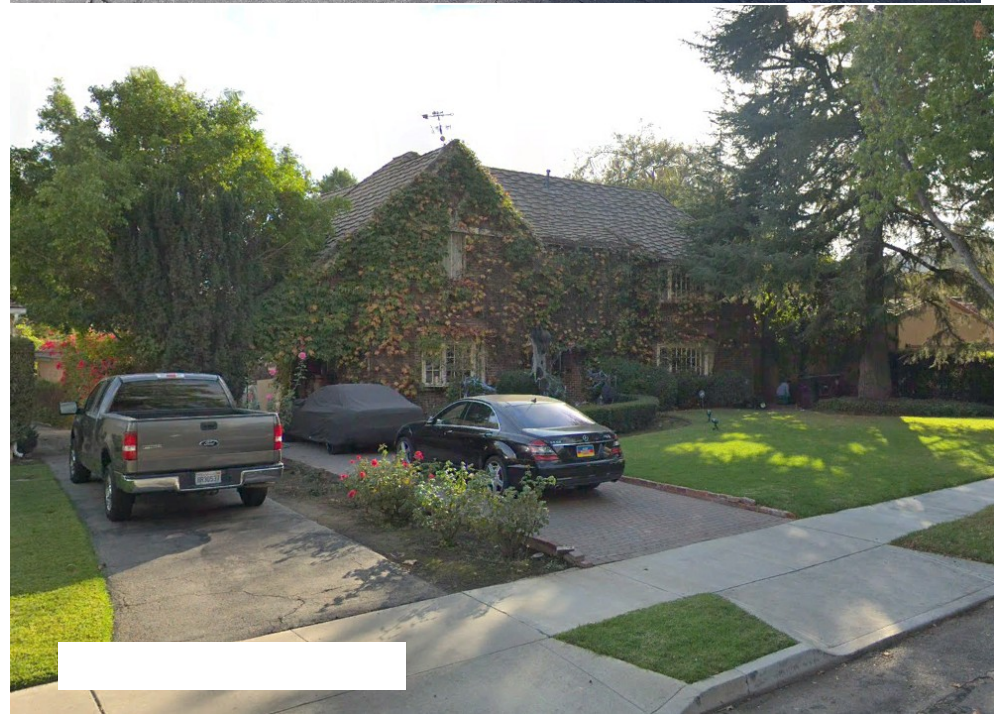
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| PLAN CHECK SET: XX-XX-XX |
| JOB NO.: 18-733 |
| SCALE AS SHOWN |
| AH |
| DRAWN BY: |
| DATE: DEC-2018 |
| SHEET NO: A |

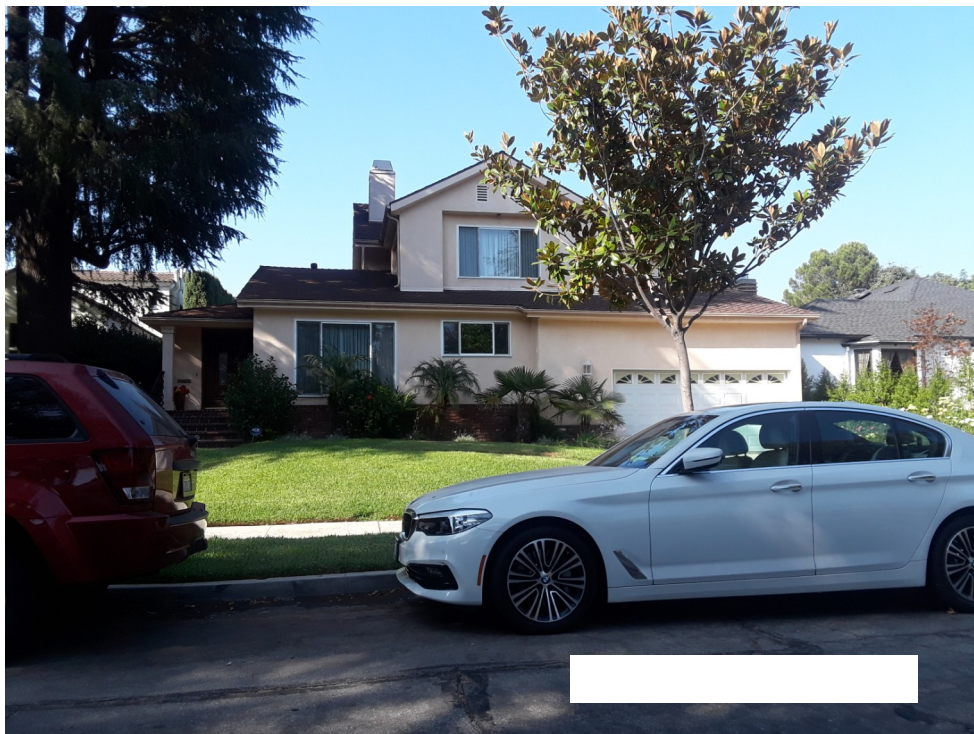
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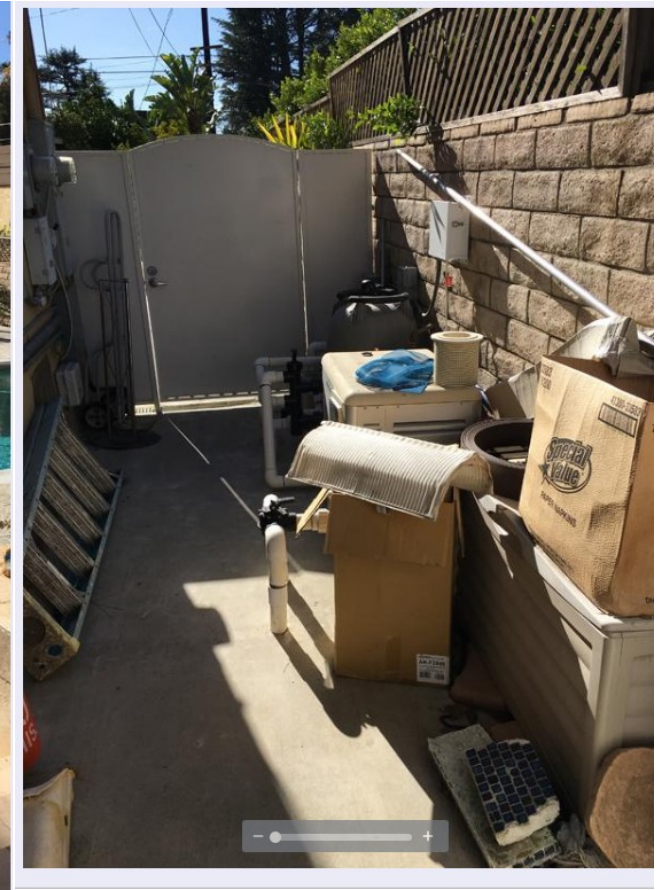








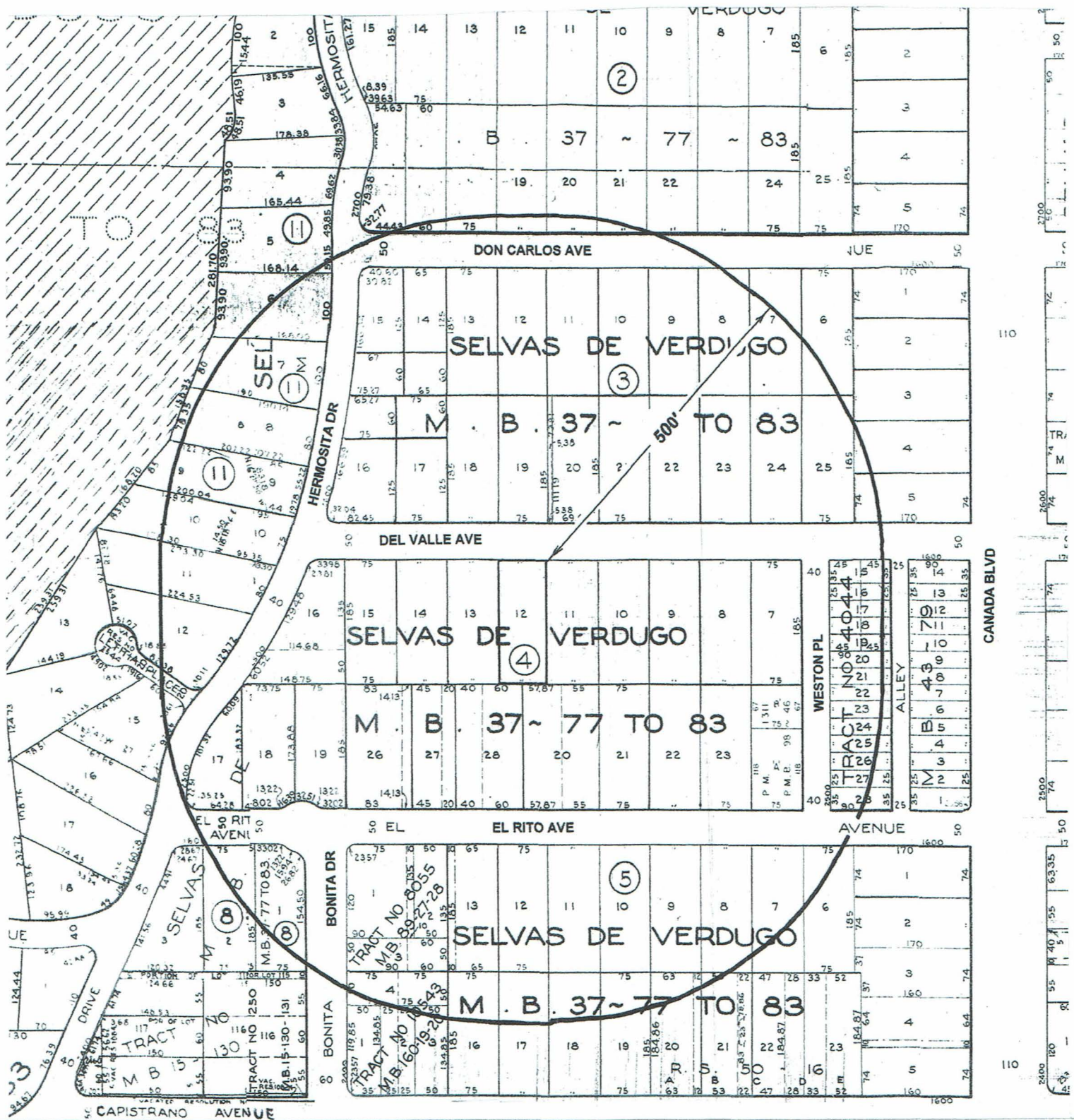
13. 1620 DEL VALLE AVE., SUBJECT PROPERTY FRONTAGE



SUBJECT PROPERTY REAR YARD PHOTOS



SUBJECT PROPERTY REAR YARD PHOTOS



LOCATION

1620 DEL VALLE AVE
 GLENDALE CA 91208
 APN: 5614-007-006

Property Owner: RAFIK & GOHAR ABOLIAN

Prepared by Williams Land Use Services ~ phone 818-542-4109

500' Radius



1"=200'

1620 Del Valle Avenue, Glendale, CA 91208 ~ Design Review Survey List ~ Within 300 linear feet of subject property

| PHOTO KEY | ADDRESS | ASSESSOR'S PARCEL NO. | HEIGHT IN STORIES | ROOF | APPROX. SETBACK | FLOOR AREA | LOT AREA | F. A. R. | |
|---------------------------|---------------------|------------------------------|--------------------------|-------------|------------------------|-------------------|-----------------|-----------------|------|
| 1 | 1601 Del Valle Ave. | 5614-006-018 | 1 | Shake | 28' | 2,829 | 10,700 | .26 | |
| 2 | 1611 Del Valle Ave. | 5614-006-019 | 1 | Asphalt | 30' | 2,416 | 9,375 | .26 | |
| 3 | 1617 Del Valle Ave. | 5614-006-020 | 1 | Tile | 38' | 2,024 | 13,875 | .15 | |
| 4 | 1621 Del Valle Ave. | 5614-006-021 | 1 | Asphalt | 38' | 2,059 | 13,875 | .15 | |
| 5 | 1625 Del Valle Ave. | 5614-006-022 | 1 | Tile | 33' | 2,838 | 13,875 | .20 | |
| 6 | 1631 Del Valle Ave. | 5614-006-023 | 1 | Tile | 40' | 1,544 | 13,875 | .11 | |
| 7 | 1635 Del Valle Ave. | 5614-006-024 | 1 | Asphalt | 40' | 1,495 | 13,875 | .11 | |
| 8 | 1643 Del Valle Ave. | 5614-006-025 | 1 | Asphalt | 40' | 1,316 | 13,875 | .09 | |
| 9 | 1642 Del Valle Ave. | 5614-007-002 | 1 | Asphalt | 34' | 2,318 | 13,875 | .17 | |
| 10 | 1636 Del Valle Ave. | 5614-007-003 | 1 | Asphalt | 40' | 2,136 | 13,875 | .15 | |
| 11 | 1630 Del Valle Ave. | 5614-007-004 | 2 | Shake | 40' | 3,069 | 13,875 | .22 | |
| 12 | 1626 Del Valle Ave. | 5614-007-005 | 1 | Tile | 30' | 2,638 | 13,875 | .19 | |
| 14 | 1616 Del Valle Ave. | 5614-007-007 | 2 | Asphalt | 40' | 3,374 | 13,875 | .24 | |
| 15 | 1610 Del Valle Ave. | 5614-007-008 | 1 | Asphalt | 35' | 2,477 | 13,875 | .18 | |
| 16 | 1604 Del Valle Ave. | 5614-007-009 | 1 | Asphalt | 33' | 1,658 | 13,875 | .12 | |
| 17 | 1602 Del Valle Ave. | 5614-007-010 | 1 | Asphalt | 32' | 1,574 | 9,840 | .11 | |
| 18 | 1617 El Rito Ave. | 5614-007-018 | 2 | Asphalt | 31' | 3,351 | 11,100 | .30 | |
| 19 | 1625 El Rito Ave. | 5614-007-020 | 1 | Asphalt | 40' | 2,379 | 10,706 | .22 | |
| TOTAL | ----- | ----- | 21 | ----- | 642' | 40,293 | 232,096 | 3.15 | |
| Average | | | 1.17 | | | 35.6' | 1,669.5 | 12,894.2 | .173 |
| 13 Subject Project | 1620 Del Valle Ave. | 5614-007-006 | 2 | Asphalt | 42' | 2,406.6 | 13,875 | .173 | |