



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

October 5, 2023 <i>Decision</i>	1040 Dolorita Avenue <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5617-026-006 <i>APN</i>
PADR-002025-2023 <i>Case Number</i>	Armen Hagobian <i>Applicant</i>
Kasey Conley <i>Case Planner</i>	Raymond Zakari <i>Owner</i>

Project Summary

The applicant is proposing four small additions to the building totaling 572.3 square feet on the existing 2,131-square-foot single-family, one-story residence. The property is in the R1R (Restricted Residential) Zone FAR District II.

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 it is a minor addition to an existing building.

Existing Property/Background

The project site is a 10,287-square foot, generally rectangular lot on the south side of Dolorita Avenue and the house sits on a flat pad above street level. The lot contains an existing 2,131-square-foot single-family residence with attached garage constructed in 1960. Two existing oak trees are located in the southwest corner of the lot and will not be affected by the proposed project.

Staff Recommendation

Approve

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R1R-II 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	8,112 square feet	7,110-10,080 square feet	10,287 square feet
Setback	19'6"	15'-25'	17'3"
House size	1,756 square feet	1,529-2,046 square feet	2,703
Floor Area Ratio	0.21	0.16-0.28	0.26
Number of stories	-	1-2	1

DESIGN ANALYSIS

Site Planning

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

Building Location

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

If "no" select from below and explain:

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

Garage Location and Driveway

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

If "no" select from below and explain:

- Predominant pattern on block
- Compatible with primary structure
- Permeable paving material
- Decorative paving

Landscape Design

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

If "no" select from below and explain:

- Complementary to building design

- Maintains existing trees when possible
- Maximizes permeable surfaces
- Appropriately sized and located

Walls and Fences

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

If “no” select from below and explain:

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

Determination of Compatibility: Site Planning

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

- The additions are appropriate and minimally alter the footprint of the building on site. The majority of the additions infill existing void spaces retaining the street front, west, and rear setbacks. The largest of the additions is located on the southeast corner of the building and remains outside the required interior setback.
- The garage is accessed by the driveway to the west and is an existing non-conforming one-car garage with 18’x18’8” interior dimension and 16-foot-wide x 7-foot-tall garage door.
- The majority of the existing landscaping on site will be retained and the property exceeds the 40% minimum landscaping requirement.

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:

- Though the addition will add 572 square feet to the building, it remains one-story, with no additional height added, and with a massing and scale similar to the surrounding neighborhood.
- Most of the additions to the building are small and mainly infill existing void spaces. The largest is at the southeast corner and maintains the overall height and massing of the existing house.
- The additions retain the existing setbacks along the north, west, and south facades. The addition on the east would bring the massing of the building closer to the adjacent property, which sits at a downslope from the subject property, but its minimal height and distance between the existing buildings limit the impact of additional massing on the adjacent building.
- The existing roof form on the building is somewhat complex and interesting and the proposed roofs mirror the existing pitches and forms making it compatible with the existing building. The addition at the front façade is appropriately placed under an existing roof projection.

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 proposed project retains the design features of the existing house including stucco cladding, low-pitched varied roof forms, and minimal detail for a seamless design and detailing between existing and proposed.
- The new windows are appropriate to the style of the house and mirror the operations already found on the residence.
- The overall design and detailing of the additions are compatible with the existing residence and meets the city’s Comprehensive Design Guidelines for Hillside Development.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval**. The following conditions are recommended as part of the approval:

Conditions

No conditions are proposed for this project.

Attachments

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

ZAKARI RESIDENCE

OWNER

RAYMOND & BENITA ZAKARI
1040 DOLORITA AVE.
GLENDALE, CA 91208
TEL: (310) 994-5242
EMAIL: raymond@liddleandliddle.com

PROJECT ADDRESS:

1040 DOLORITA AVE
GLENDALE, CA 91208

LEGAL DESCRIPTION:

TRACT NO 17673 LOT 6
APN NO: 5617-026-006

PROJECT DATA:

PROJECT DESCRIPTION: SINGLE STORY ADDITON & RENOVATION TO A SINGLE STORY SINGLE FAMILY HOUSE WITH AN (E) ATTACHED 2-CAR GARAGE

ZONE: R1R-II
LOT SHAPE: IRREGULAR
LOT AREA: 10,287 SQ.FT. PER ASSESSOR'S MAP
TYPE OF CONSTRUCTION : V-B
OCCUPANCY: R-3/U
YEAR BUILT: 1960
(E) SFD. SQ. FT.: 2,131 SQ.FT.PER ASSESSOR'S MAP

F.A.R.:

FLOOR AREA RATIO ALLOWED: 40% FOR THE FIRST 10,000 SQ.FT = 4,000 SQ.FT. & 10% FOR THE PORTION OF LOT AREA THEREAFTER

FLOOR ARE ALLOWED: 4,028.7 SQ.FT.
(E) FLOOR AREA: 2,131 SQ.FT. / 10,287 SQ.FT. =20.7%

EXISTING AREA OF HOUSE: 2,131 SQ.FT.
EXISTING GARAGE: 399 SQ.FT.
ADDITION: 572.6 SQ.FT.
PROPOSED FLOOR AREA: 2,703.6 SQ.FT.

FLOOR AREA RATIO: 26.28% (2,703.6 SQ.FT. / 10,287 SQ.FT. x 100)

LOT COVERAGE:

REQUIRED: MAX. 40% OF LOT AREA
10,287 SQ.FT. x $\frac{40}{100}$ = 4,114.8 SQ.FT.

(E) LOT COVERAGE: 2,131 SQ.FT. /10,287 SQ.FT. = 20.70%
PROPOSED LOT COVERAGE: 3,102.6 SQ.FT.(FOOTPRINT OF SFD+GARAGE.)
3,102.6 SQ.FT. / 10,287 SQ.FT.x100= 30.16%

LANDSCAPING:

REQUIRED: 40% MIN. OF LOT AREA
10,287 SQ.FT. x $\frac{40}{100}$ = 4,114.8 SQ.FT.

EXISTING & PROPOSED: 4,892 SQ.FT. / 10,287 SQ.FT. = 47.55%

DEMOLITION PERCENTAGE:

2,398 SQ.FT. AREA OF (E) WALLS
2,922 SQ.FT. AREA OF (E) ROOF
5,320 SQ.FT.

602 SQ.FT. AREA OF DEMOLITION
602SQ.FT. / 5,320 SQ.FT. = 11.3% < 50% DEMOLITION OF HOUSE.

DESIGN TEAM:

ARCHITECT:

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

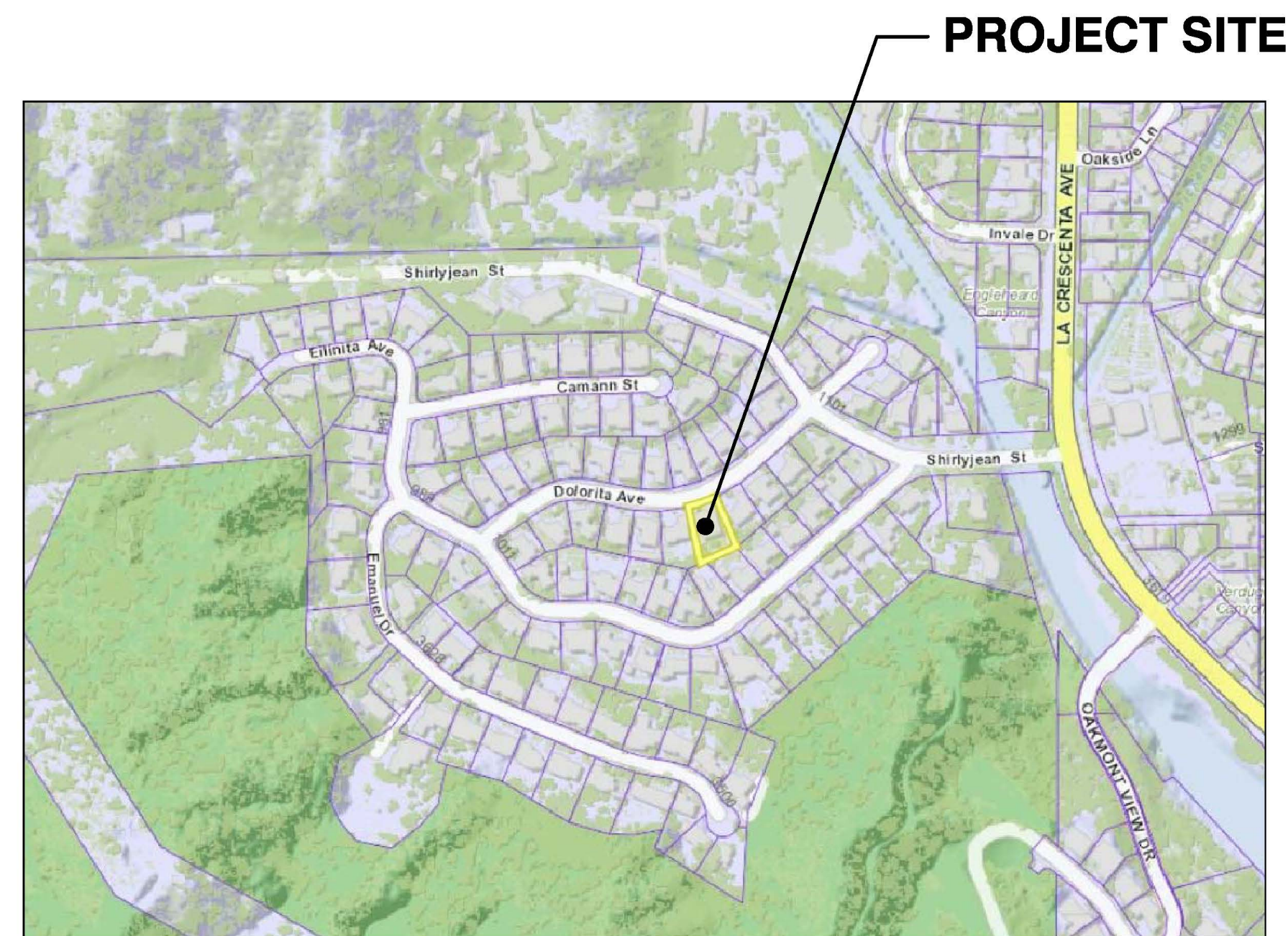
SURVEYOR:

FERRER & ASSOCIATES
LAND SURVEYING AND ENGINEERING
16388 COLIMA RD. #206 UNIT L
HACIENDA HEIGHTS, CA 91745
TEL: (626) 437-0038

SHEET INDEX:

ARCHITECTURAL:

A-00 COVER SHEET PROJECT INFO & DATA
A-1 SITE/SURVEY & PROPOSED SITE PLAN
A-2 EXISTING & DEMOLITION FLOOR PLAN
A-3 EXISTING ROOF PLAN
A-4 EXISTING ELEVATIONS
A-5 PROPOSED FLOOR PLAN
A-6 PROPOSED ROOF PLAN
A-7 PROPOSED ELEVATIONS
A-7.1 NORTH & WEST COLORED ELEVATIONS
A-7.2 SOUTH & EAST COLORED ELEVATIONS
A-8 SECTIONS
A-9 BUILDING PERSPECTIVE



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 SPACES, EASEMENTS, DEDICATIONS AND OTHER INFORMATION ARE PREPARED BY THE SURVEYOR. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ACCURACY.
- OAK TREES WERE FOUND AND HAVE BEE NOTATED ON THE EXISTING LOT, NO CALIFORNIA BAY, SYCAMORE TREES WERE FOUND ON THE SITE, NOR 20' BEYOND THE PROPERTY LINE. PROJECT SCOPE DOES NOT EFFECT ANY PROTECTED TREES.
- RETAINING WALLS / POOLS / SPAS / JACUZZIS / BOUNDARY WALLS / FENCES / TRELLIS / PATIO COVES / FIRE SPRINKLER SYSTEMS / ELECTRICAL METER/ MECHANICAL UNIT & WATER HEATER REQUIRE SEPARATE PERMITS.
- NO ROOF TOP EQUIPMENT IS PERMITTED IN THIS ZONE

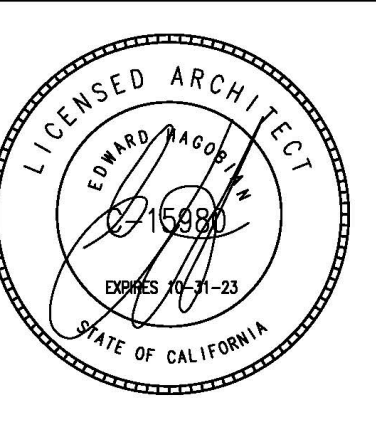
ABBREVIATIONS:

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

**EDWARD
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&
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INCORPORATED
ARCHITECTS

ARCHITECTURE / SPACE PLANNING / INTERIORS

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PROJECT:

1040 DOLORITA AVE
GLENDALE, CA 91208

SHEET TITLE:

COVER SHEET
PROJECT INFO & DATA

Revisions:

△ -

DRB ADR SET: 07-18-23

JOB NO.:

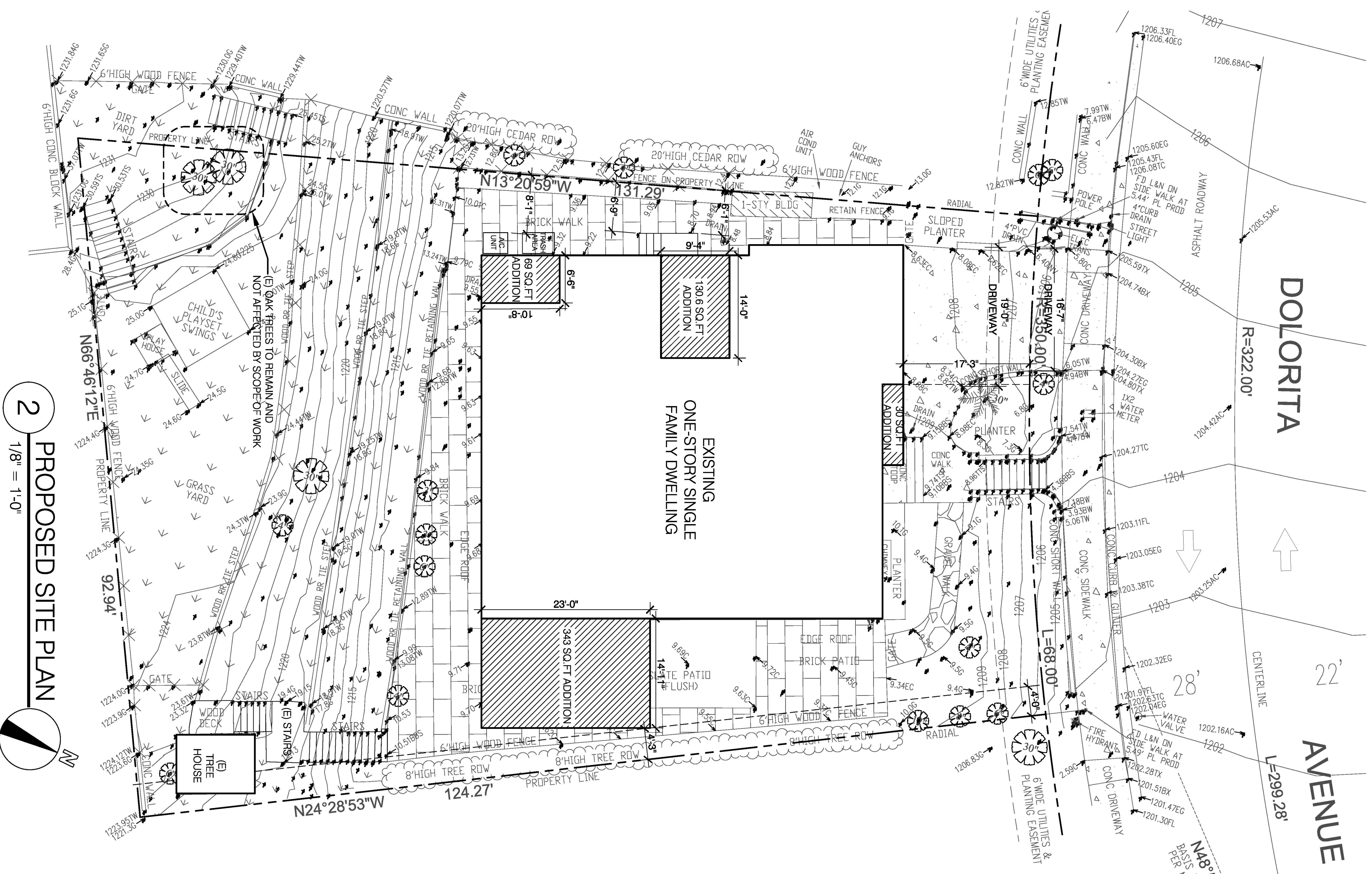
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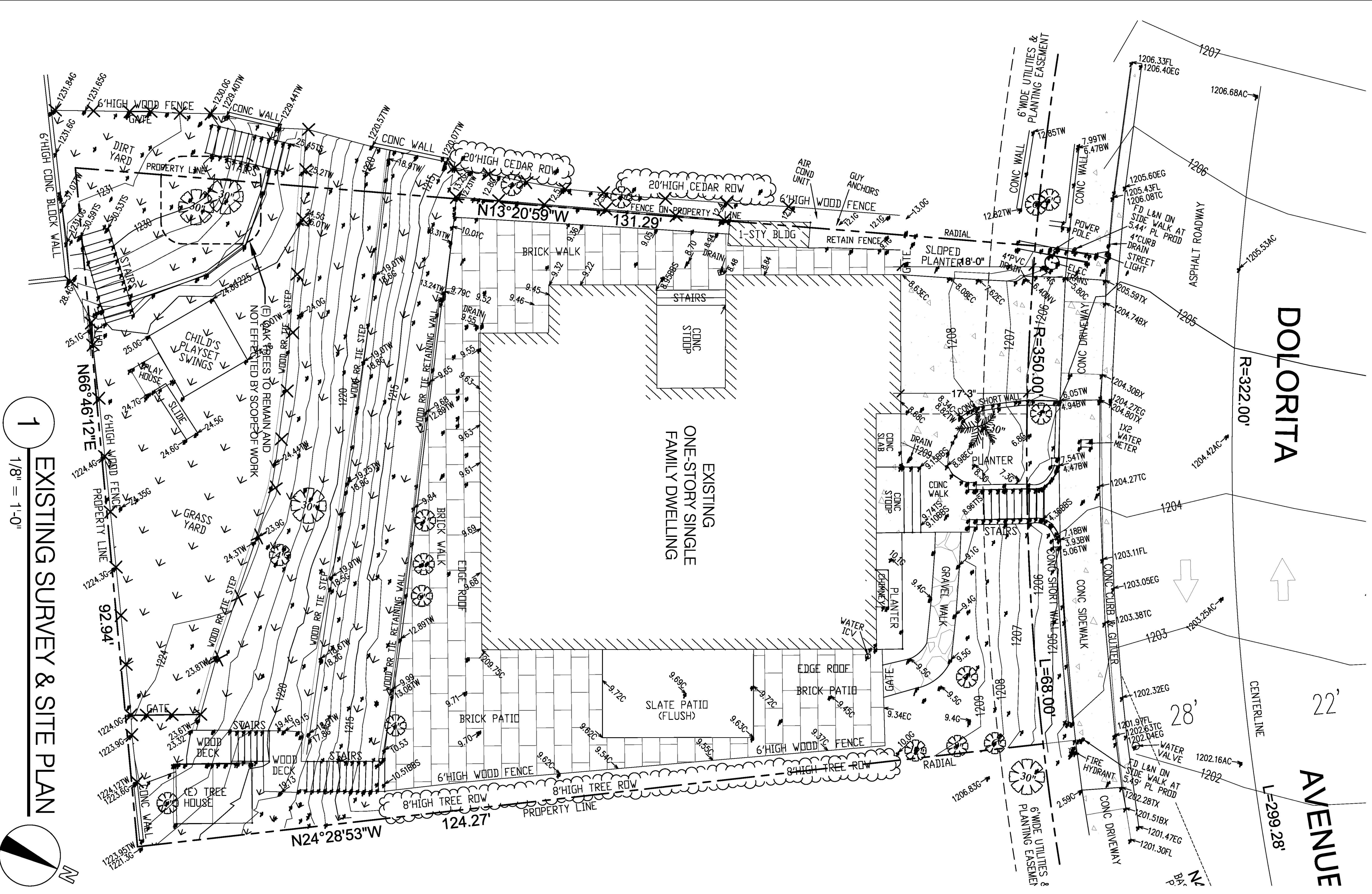
DATE: JULY-2023

SHEET NO: **A-00**

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2
1/8" = 1'-0"
PROPOSED SITE PLAN



1
1/8" = 1'-0"
EXISTING SURVEY & SITE PLAN

EDWARD HAGOBIAN & ASSOCIATES
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PROJECT:
1040 DOLORITA AVE
GLENDALE, CA 91208

SHEET TITLE:
EXISTING SURVEY SITE PLAN
& PROPOSED SITE PLAN

DATE: JULY 2023

SHEET NO.: A-1

DBB ADR SET: 07-18-23

JOB NO.:

SCALE: AS SHOWN

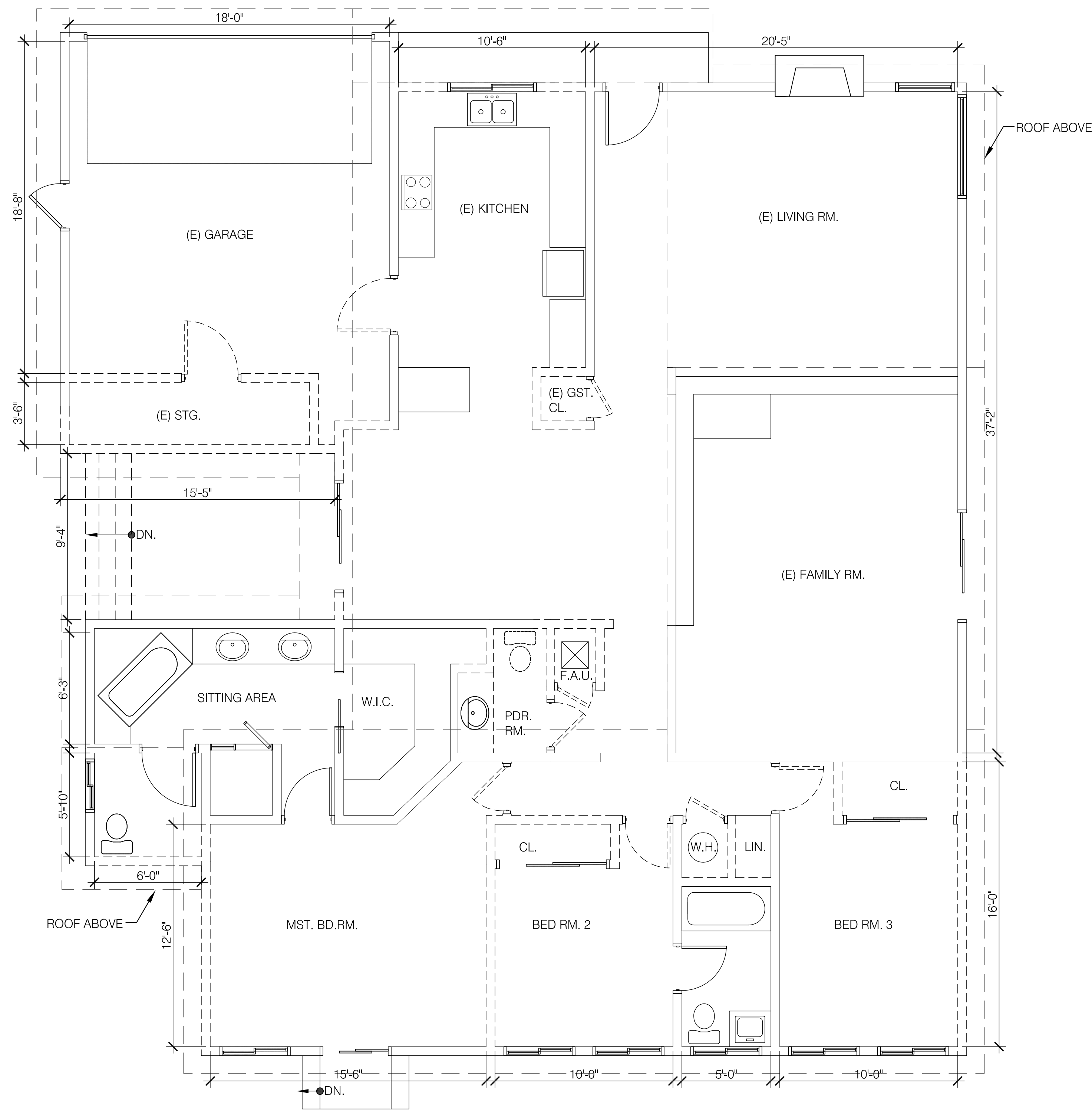
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DATE: JULY 2023

Revisions:

PROFESSIONAL SEAL:
EDWARD HAGOBIAN
LICENSED ARCHITECT
NO. 10000
STATE OF CALIFORNIA

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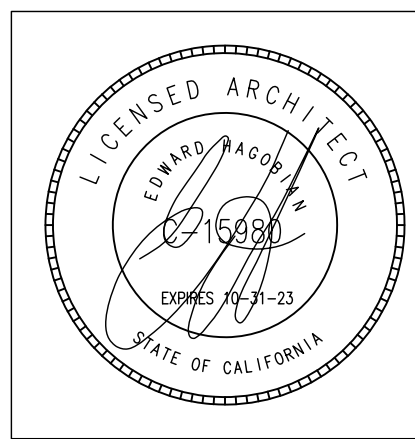


CONSTRUCTION LEGEND:

(E) STUD WALL	
DEMOLITION WALL	
(E) DOOR TO REMAIN	
DEMOLITION DOOR	
(E) WINDOW TO REMAIN	
DEMOLITION WINDOW	
DEMOLITION PLUMBING	
DEMOLITION STAIRS	

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PROJECT:
1040 DOLORITA AVE
GLENDALE, CA 91208

SHEET TITLE:
EXISTING & DEMOLITION
FLOOR PLAN

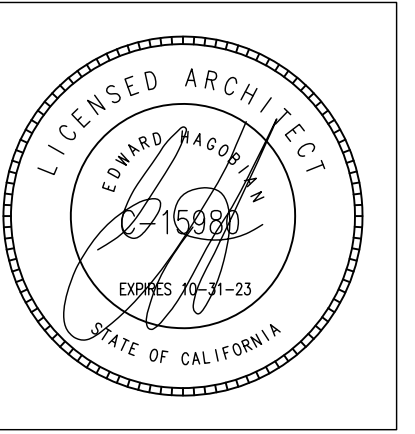
Revisions:

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1 EXISTING & DEMOLITION FLOOR PLAN
1/4" = 1'-0"

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PROJECT:
1040 DOLORITA AVE
GLENDALE, CA 91208

SHEET TITLE:
EXISTING ROOF PLAN

Revisions:
1 -

DRB ADR SET: 07-18-23

JOB NO.:

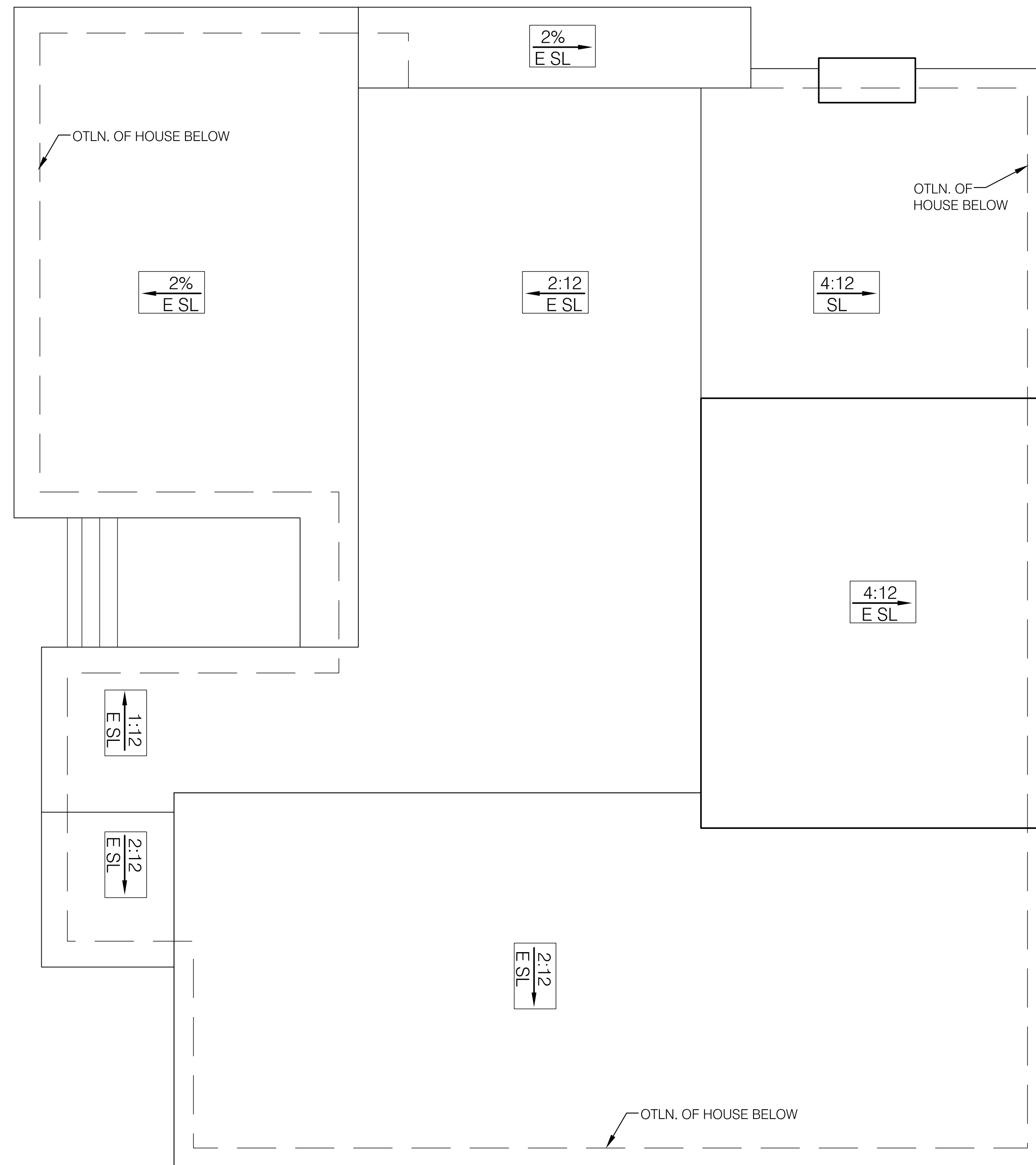
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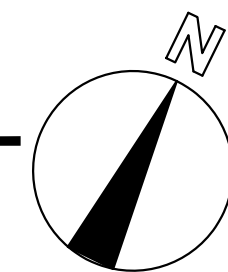
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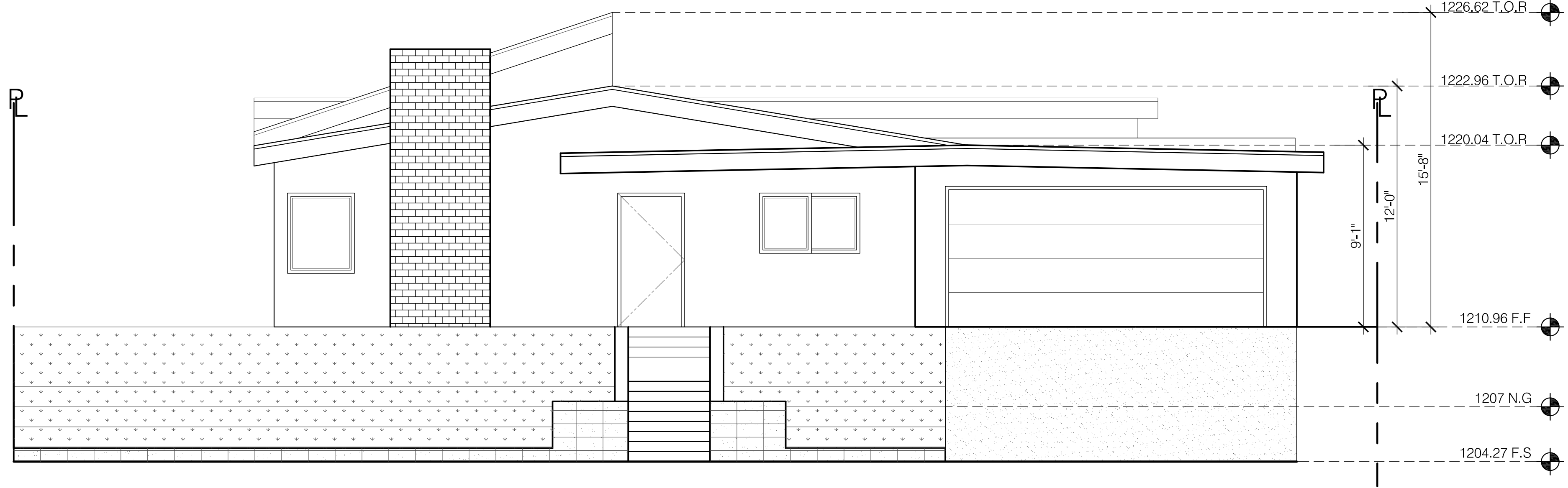
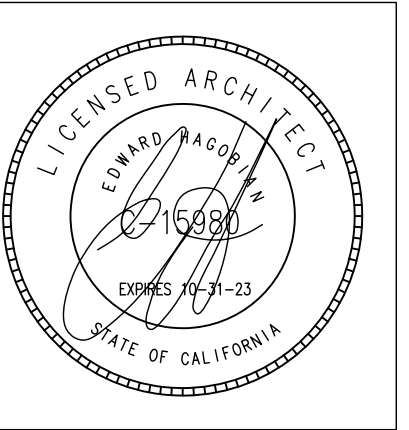
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1 EXISTING ROOF PLAN
1/4" = 1'-0"

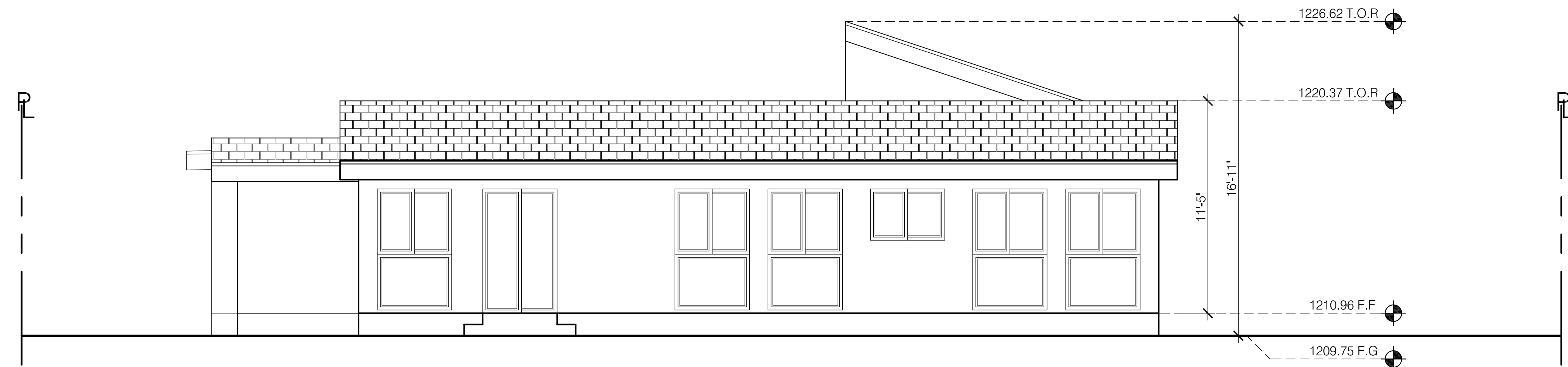




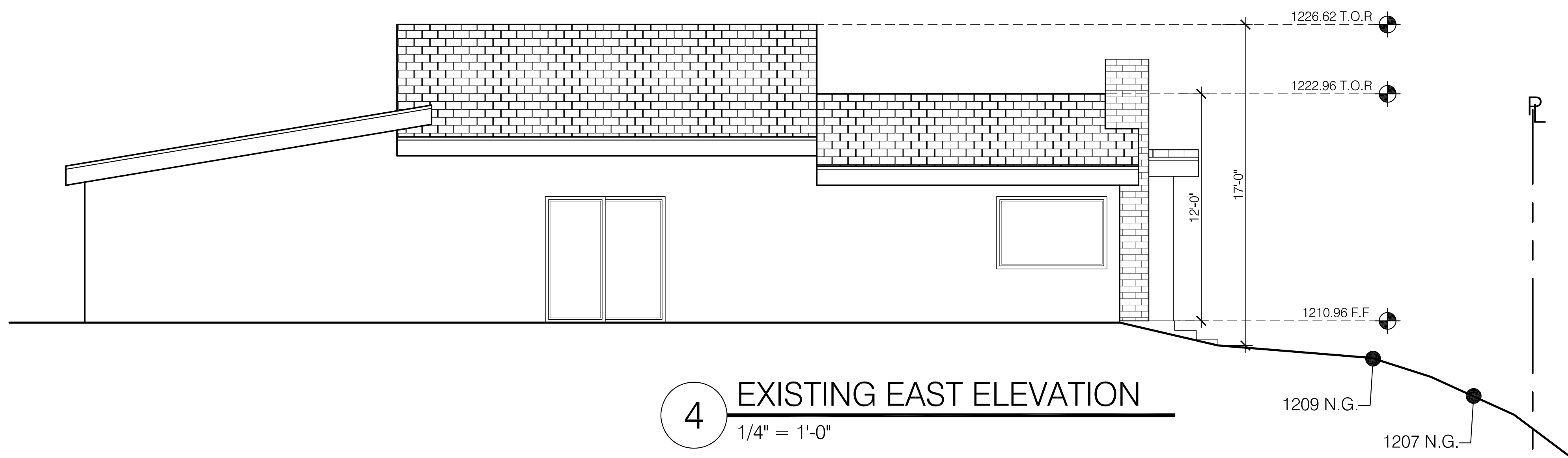
1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



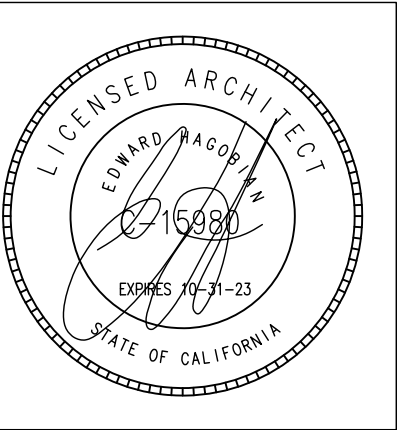
2 EXISTING WEST ELEVATION
1/4" = 1'-0"



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



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



CONSTRUCTION LEGEND:

(E) STUD WALL	
(N) STUD WALL	
(E) DOOR TO REMAIN	
(N) DOOR	
(E) WINDOW TO REMAIN	
(N) WINDOW	

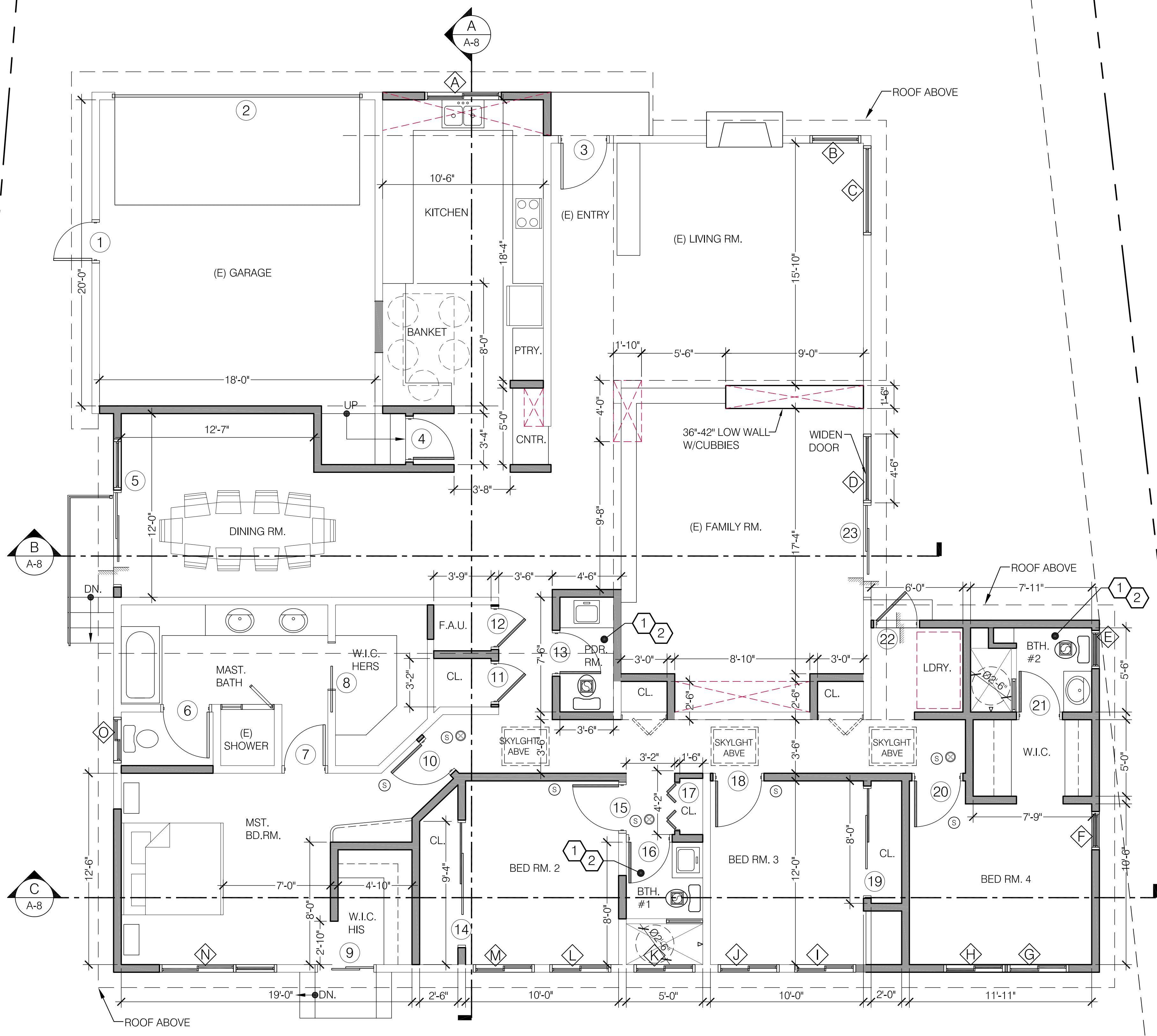
SYMBOL LEGEND

- ⊙ SMOKE DETECTOR SHALL BE 120 VOLT STATE FIRE MARSHAL APPROVED DEVICES INSTALLED IN ACCORDANCE WITH THEIR LISTING & WITH A BATTERY BACKUP & INTERCONNECTION.
- ⊞ EXHAUST FAN (MIN. 5-AIR CHANGE PER HOUR). EXHAUST FAN SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT. 4.506.1
- ⊕ GROUND FAULT CIRCUIT INTERRUPTER
- ⊖ "AFCI" RECEPTACLE AS REQUIRED PER CODE
- ⊙ PROVIDE CARBON MONOXIDE DETECTOR AT HALLWAYS
- ⊙ WHOLE HOUSE FAN
- ⊞ MAX. 1/2" DROP BELOW THE THRESHOLD @ EXIT DOORS

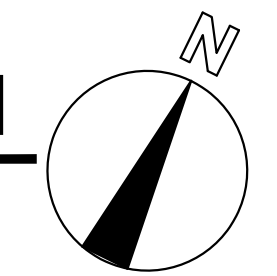
KEY NOTES:

- 1 NON SLIP CER. FLR. TILE WITH MIN. 5" BULLNOSE BASE (TYP. @ BATHROOMS.)
- 2 BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUB WITH SHOWERS AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF 6'-6" ABOVE THE FLOOR (R307.2 CRC).

INDOOR AIR QUALITY AND EXHAUST:
(4.506) BATHROOM EXHAUST FANS: EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.



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



1040 DOLORITA AVE. GLENDALE, CA 91208

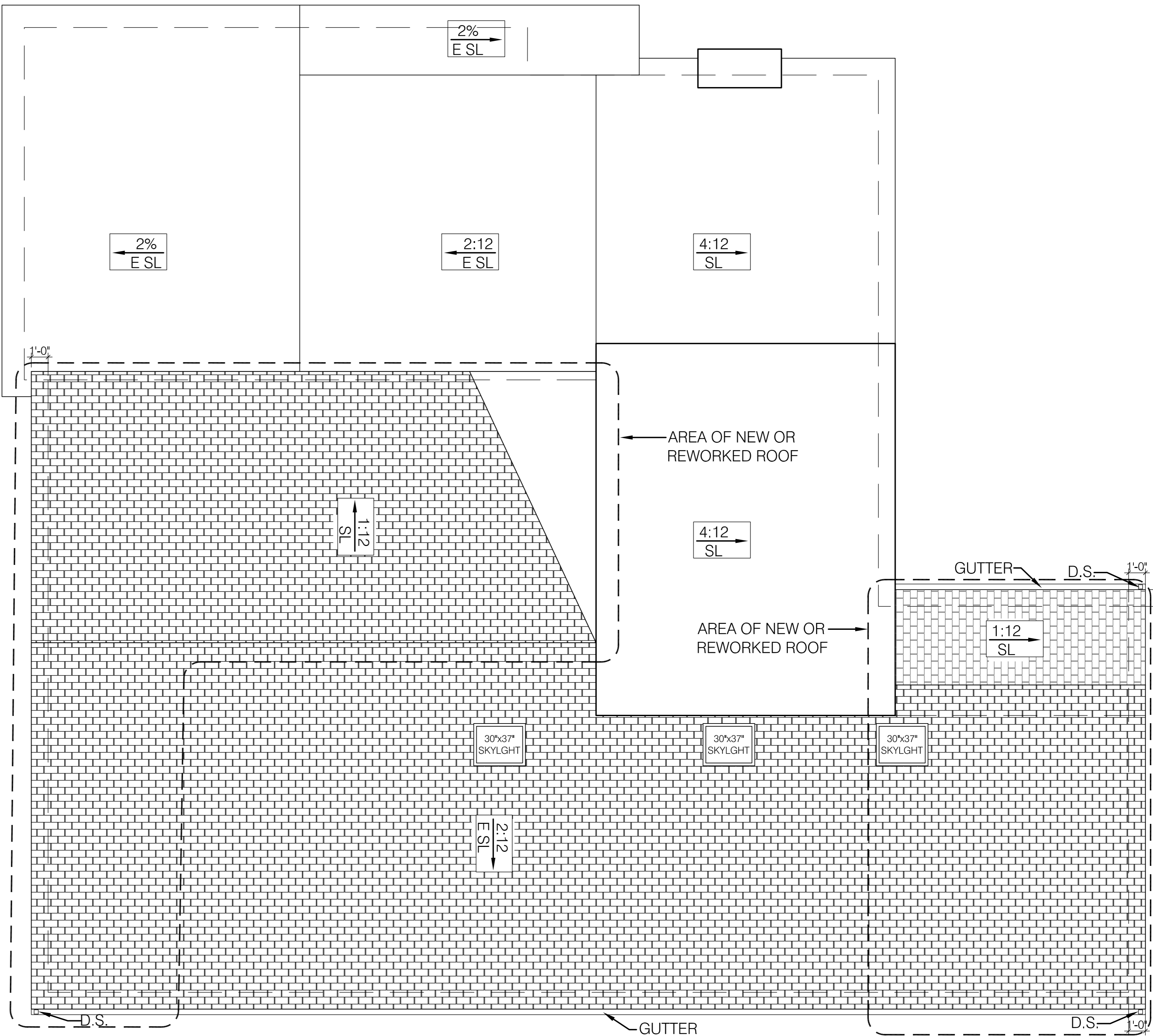
WINDOW NO.	QUANTITY	(E) WIDTH x HEIGHT	(N) WIDTH x HEIGHT (OR SGLG SIZE)	(E) MATERIAL	(N) MATERIAL	VISIBLE FROM STREET Y/N	(E) OPERATION	(N) OPERATION	(N) FRAME TYPE	EXTERNAL GRID (SD/L) Y/N	BUILD (N) SILL & FRAME Y/N	(E) EDGE DETAIL	BEDROOM Y/N	ENERGY EFFICIENT Y/N	TEMPERED GLASS Y/N	FIRE HAZARD ZONE Y/N	WINDOW WITHIN 18" OF FLOOR OR 24" OF DOOR
EXTERIOR WINDOWS EXCLUDING FRONT DOOR MANUFACTURER SHALL BE "MARVIN" INTEGRITY LINE. (PER T-24 DOCUMENTS U-FACTOR IS AT 0.30 & SHGC @ 0.23) ALL WINDOWS TO BE NAILED ONTO THE FRAME AND RECESSED SEE SHEET A-6 DETAIL 11																	
FIRST FLOOR																	
1	1	N/A	5'-0" x 3'-0"	N/A	VINYL	Y	N/A	TWO-PANEL SLIDING WINDOW	BLOCK	N	Y	NONE	N	Y	Y	N	YES WITHIN 18" OFF OF FLOOR
1	1	3'-4" x 4'-0"	N/A	VINYL	N/A	Y	FIXED	N/A	N/A	N	N/A	NONE	N	Y	N	N	"
1	1	5'-10" x 4'-0"	N/A	VINYL	N/A	N	FIXED	N/A	N/A	N	N/A	NONE	N	Y	N	N	"
1	1	N/A	4'-6" x 6'-8"	N/A	VINYL	N	N/A	FIXED	BLOCK	N	Y	NONE	N	Y	Y	N	N
1	1	N/A	2'-6" x 3'-6"	N/A	VINYL	N	N/A	DOUBLE HUNG	BLOCK	N	Y	NONE	N	Y	Y	N	YES WITHIN 18" OFF OF FLOOR
1	1	N/A	2'-6" x 3'-6"	N/A	VINYL	N	N/A	DOUBLE HUNG	BLOCK	N	Y	NONE	N	Y	N	N	"
1	1	N/A	4'-0" x 6'-8"	N/A	VINYL	N	N/A	4'-0" x 6'-8" SLIDING WINDOW WITH FIXED BOTTOM. SEE ELEVATION	BLOCK	N	Y	NONE	Y	Y	N	N	N
1	1	N/A	4'-0" x 6'-8"	N/A	VINYL	N	N/A	4'-0" x 6'-8" SLIDING WINDOW WITH FIXED BOTTOM. SEE ELEVATION	BLOCK	N	Y	NONE	Y	Y	N	N	N
1	1	4'-0" x 6'-8"	N/A	VINYL	N/A	N	SLIDING	N/A	N/A	N	N/A	NONE	Y	Y	Y	N	YES WITHIN 18" OFF OF FLOOR
1	1	4'-0" x 6'-8"	N/A	VINYL	N/A	N	SLIDING	N/A	N/A	N	N/A	NONE	Y	Y	Y	N	"
1	1	4'-0" x 2'-9"	N/A	VINYL	N/A	N	SLIDING	N/A	N/A	N	N/A	NONE	N	Y	Y	N	N
1	1	4'-0" x 6'-8"	N/A	VINYL	N/A	N	SLIDING	N/A	N/A	N	N/A	NONE	Y	Y	Y	N	YES WITHIN 18" OFF OF FLOOR
1	1	4'-0" x 6'-8"	N/A	VINYL	N/A	N	SLIDING	N/A	N/A	N	N/A	NONE	Y	Y	Y	N	"
1	1	N/A	7'-8" x 6'-8"	N/A	VINYL	N	N/A	7'-8" x 6'-8" SLIDING WINDOW WITH FIXED BOTTOM & SIDE FIXED GLASS PANEL. SEE ELEVATION	BLOCK	N	Y	NONE	Y	Y	N	N	N
1	1	3'-0" x 1'-6"	N/A	VINYL	N/A	N	SLIDING	N/A	N/A	N	N/A	NONE	N	Y	Y	N	YES WITHIN 18" OFF OF FLOOR

GLAZING 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, BATH TUBS 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 RAMPS.
 - 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.
- ALL WINDOWS & EXTERIOR DOORS WITH GLAZING SHALL HAVE TEMP. GLASS & DUAL PANEL.
- THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULARS) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

1040 DOLORITA AVE. GLENDALE, CA 91208

DOOR NO.	QUANTITY	(E) WIDTH x HEIGHT	(N) WIDTH x HEIGHT	(E) MATERIAL	(N) MATERIAL	VISIBLE FROM STREET Y/N	(N) OPERATION	NOTES
EXTERIOR DOORS EXCLUDING FRONT DOOR W/GLAZING (PER T-24 DOCUMENTS U-Factor = 0.30 SHGC = 0.23)								
(T) = TEMPERED								
01	1	2'-6" x 6'-8"	N/A	WOOD	N/A	N	EXISTING OUT-SWING DOOR	
02	1	16'-0" x 7'-0"	N/A	METAL	N/A	Y	EXISTING GARAGE DOOR	
03	1	3'-0" x 6'-8"	N/A	WOOD	N/A	Y	EXISTING IN-SWING DOOR	
04	1	N/A	2'-8" x 6'-8"	N/A	WOOD/SOLID CORE	N	SOLID CORE WOOD CUSTOM FRONT DOOR W/ SECURITY LOCKSET (PER OWNER)	20 MIN. RATED
05	1	N/A	9'-0" x 6'-8"	N/A	METAL	N	SLIDING GLASS DOOR W/ SECURITY LOCKSET (PER OWNER) AND 9'-0" x 2'-6" TRANSOM	TEMPERED
06	1	3'-0" x 6'-8"	N/A	WOOD	N/A	N	EXISTING IN-SWING DOOR	
07	1	2'-8" x 6'-8"	N/A	WOOD	N/A	N	EXISTING IN-SWING DOOR	
08	1	3'-0" x 6'-8"	N/A	WOOD	N/A	N	EXISTING POCKET DOOR	
09	1	4'-0" x 6'-8"	N/A	METAL	N/A	N	EXISTING SLIDING DOOR	
10	1	N/A	2'-8" x 6'-8"	N/A	WOOD/HOLLOW CORE	N	IN-SWING DOOR W/ PRIVACY LOCKSET (PER OWNER)	
11	1	N/A	2'-6" x 6'-8"	N/A	WOOD/HOLLOW CORE	N	OUT-SWING CLOSET DOOR	
12	1	N/A	2'-6" x 6'-8"	N/A	WOOD/HOLLOW CORE	N	OUT-SWING CLOSET DOOR	
13	1	N/A	2'-8" x 6'-8"	N/A	WOOD/HOLLOW CORE	N	IN-SWING DOOR W/ PRIVACY LOCKSET (PER OWNER)	
14	1	N/A	8'-0" x 6'-8"	N/A	WOOD/HOLLOW CORE	N	SLIDING CLOSET DOOR (PER OWNER)	
15	1	N/A	3'-0" x 6'-8"	N/A	WOOD/HOLLOW CORE	N	IN-SWING DOOR W/ PRIVACY LOCKSET (PER OWNER)	
16	1	N/A	2'-8" x 6'-8"	N/A	WOOD/HOLLOW CORE	N	IN-SWING DOOR W/ PRIVACY LOCKSET (PER OWNER)	
17	1	N/A	3'-0" x 6'-8"	N/A	WOOD/HOLLOW CORE	N	DOUBLE PANEL BI-FOLD CLOSET DOOR (PER OWNER)	
18	1	N/A	3'-0" x 6'-8"	N/A	WOOD/HOLLOW CORE	N	IN-SWING DOOR W/ PRIVACY LOCKSET (PER OWNER)	
19	1	N/A	7'-0" x 6'-8"	N/A	WOOD/HOLLOW CORE	N	SLIDING CLOSET DOOR (PER OWNER)	
20	1	N/A	3'-0" x 6'-8"	N/A	WOOD/HOLLOW CORE	N	IN-SWING DOOR W/ PRIVACY LOCKSET (PER OWNER)	
21	1	N/A	2'-8" x 6'-8"	N/A	WOOD/HOLLOW CORE	N	IN-SWING DOOR W/ PRIVACY LOCKSET (PER OWNER)	
22	1	N/A	2'-8" x 6'-8"	N/A	WOOD/SOLID CORE	N	OUT-SWING DOOR W/ SECURITY LOCKSET (PER OWNER)	
23	1	6'-0" x 6'-8"	N/A	METAL	N/A	N	EXISTING SLIDING DOOR	

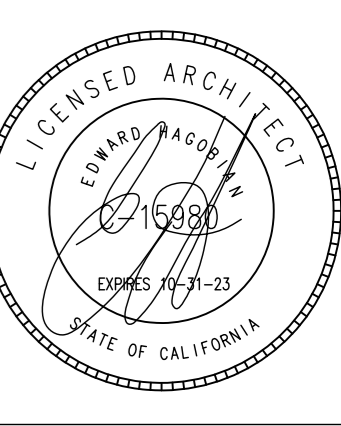


1 PROPOSED ROOF PLAN
1/4" = 1'-0"

EDWARD HAGOBIAN & ASSOC. INCORPORATED ARCHITECTS

ARCHITECTURE / SPACE PLANNING / INTERIORS

220 S. KENWOOD ST.
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TEL: (818) 502-0590
armen@hagobianarchitects.n



PROJECT:
1040 DOLORITA AVE
GLENDALE, CA 91208

SHEET TITLE:
PROPOSED ROOF PLAN
WINDOW/DOOR SCHEDULE

Revisions:

DRB ADR SET: 07-18-23

JOB NO.:

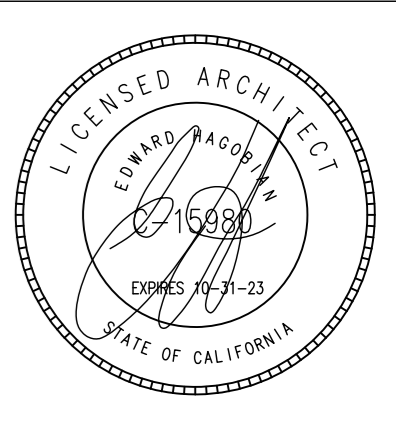
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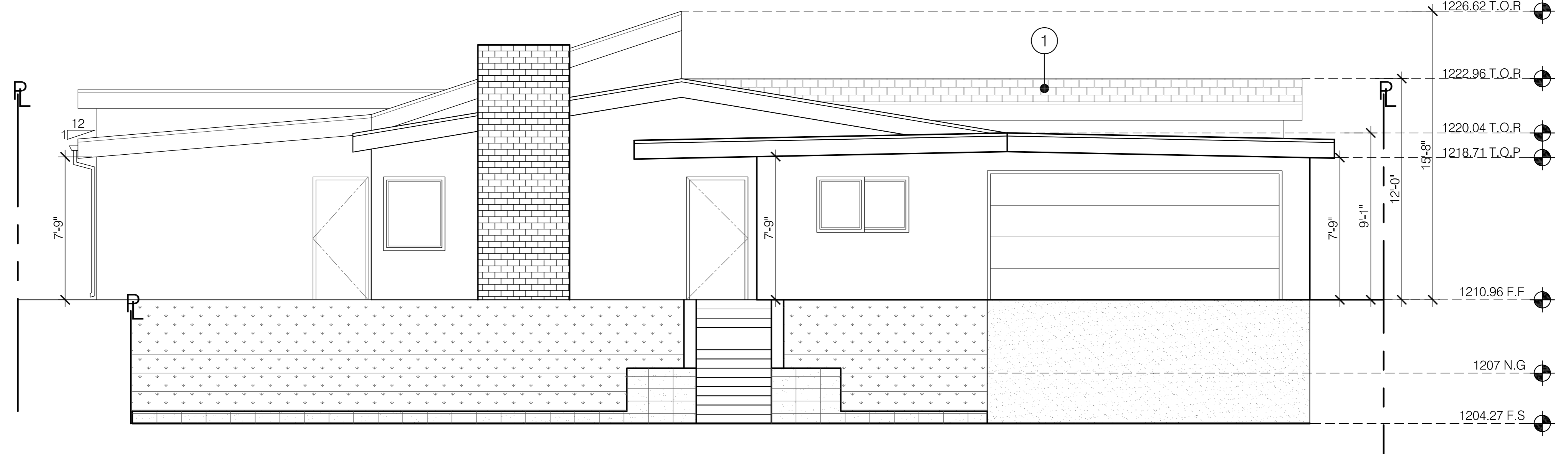
DATE: JULY-2023

SHEET NO: **A-6**

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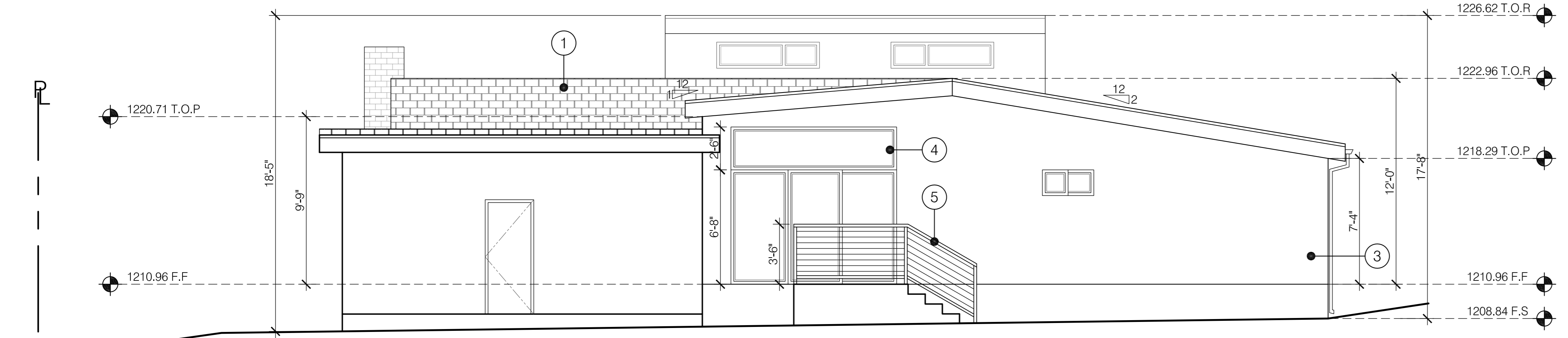
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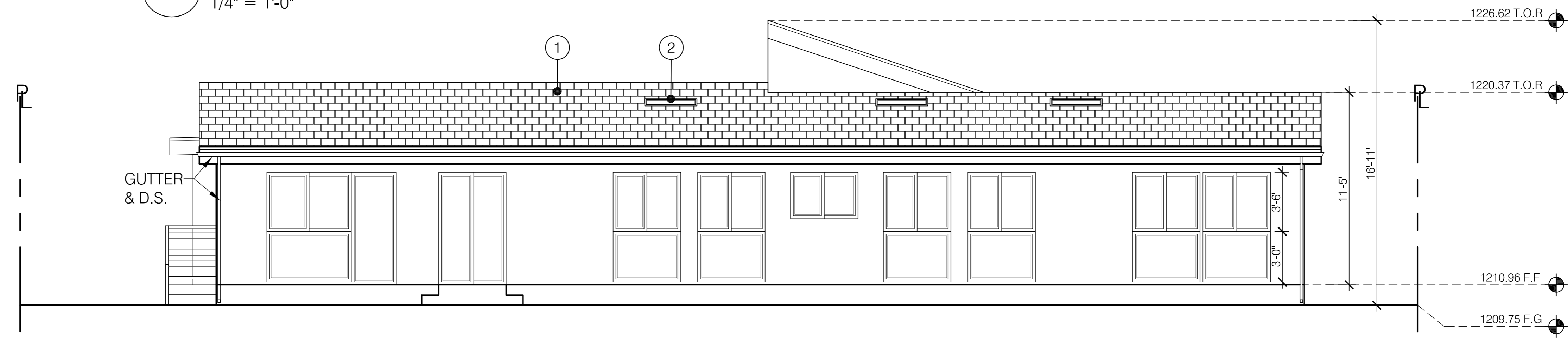
1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

ARCHITECTURAL FINISHES

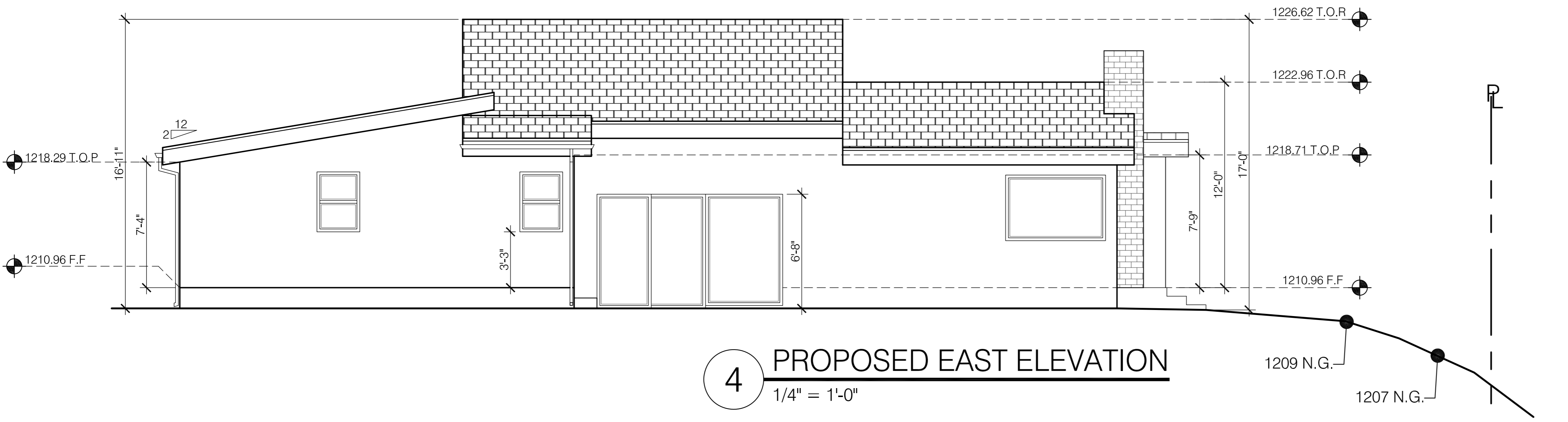
- ① ROOF: ASPHALT ROOF TO MATCH W/ EXISTING
- ② BRISTOLITE SKYLIGHTS (LIKE OR BETTER)
- ③ WALLS: STUCCO TO MATCH W/ EXISTING
- ④ DOOR/WINDOWS: VINYL TO MATCH W/ EXISTING
- ⑤ RAILING: METAL



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



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



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



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

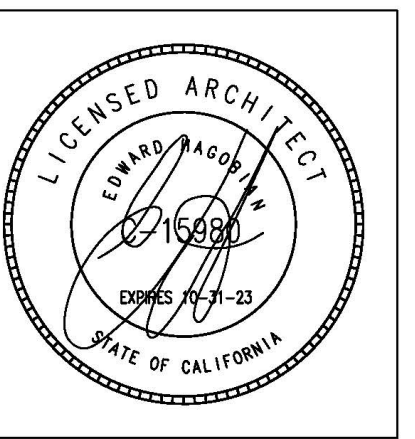


2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

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PROJECT:
1040 DOLORITA AVE
GLENDALE, CA 91208

SHEET TITLE:
NORTH & WEST
COLORED ELEVATIONS

Revisions:

△	-

DRB ADR SET: 07-18-23

JOB NO.:

SCALE AS SHOWN

DRAWN BY: CS

DATE: JULY-2023

SHEET NO: **A-7.1**

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

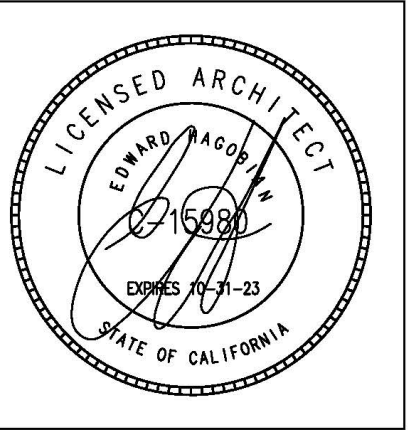


2 PROPOSED EAST ELEVATION
1/4" = 1'-0"

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PROJECT:
1040 DOLORITA AVE
GLENDALE, CA 91208

SHEET TITLE:
SOUTH & EAST
COLORED ELEVATIONS

Revisions:

△	-

DRB ADR SET: 07-18-23

JOB NO.:

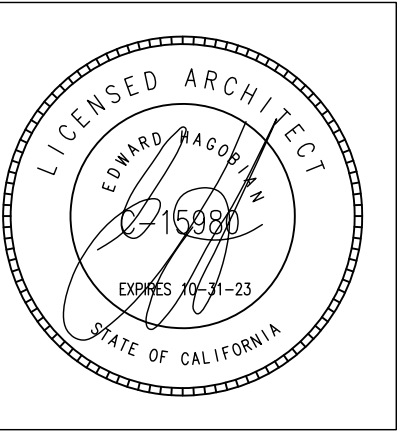
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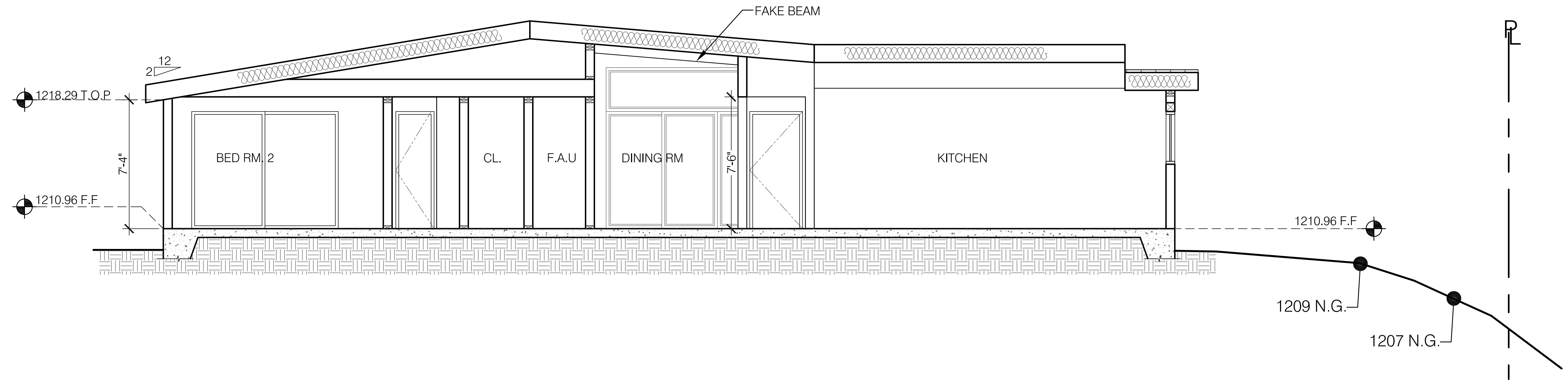
DATE: JULY-2023

SHEET NO: **A-7.2**

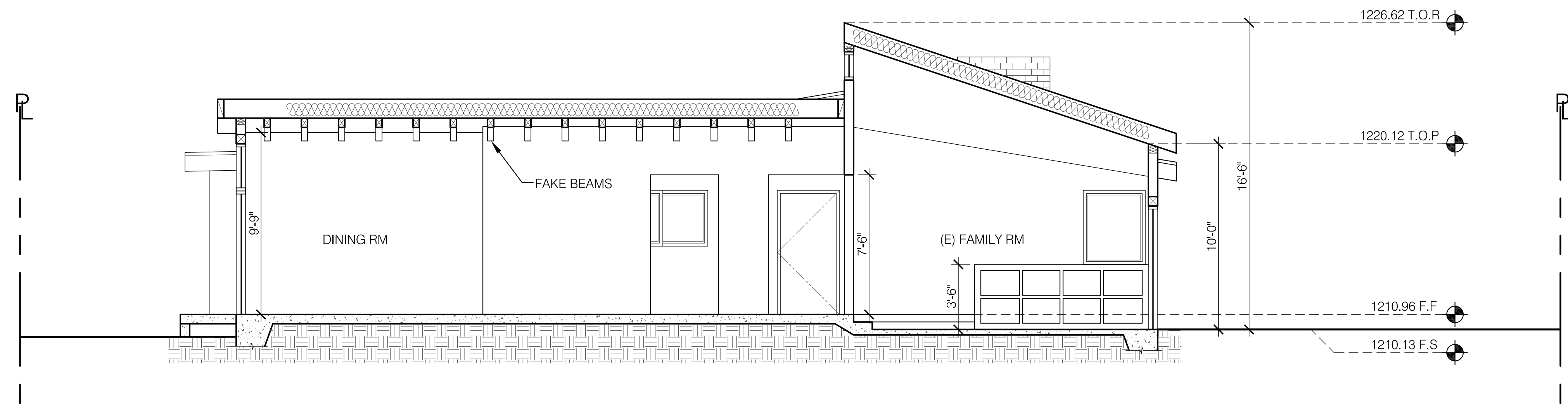
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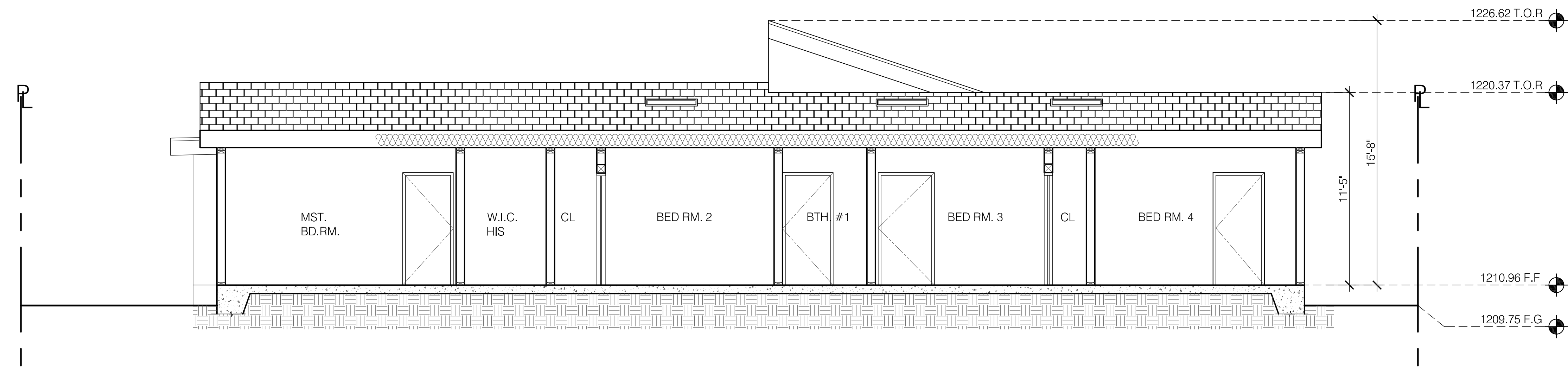
NO.	DESCRIPTION



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



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



3 SECTION C
1/4" = 1'-0"



1 NORTH-EAST PERSPECTIVE
NTS

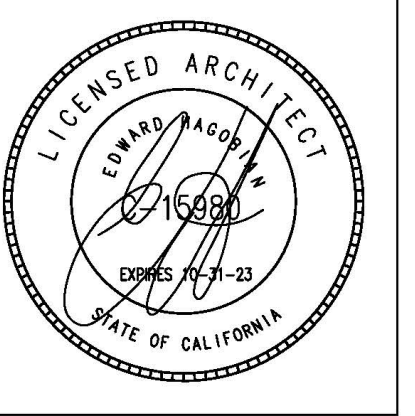


2 NORTH-WEST PERSPECTIVE
NTS

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PROJECT:
1040 DOLORITA AVE
GLENDALE, CA 91208

SHEET TITLE:
BUILDING PERSPECTIVE

Revisions:

△	-

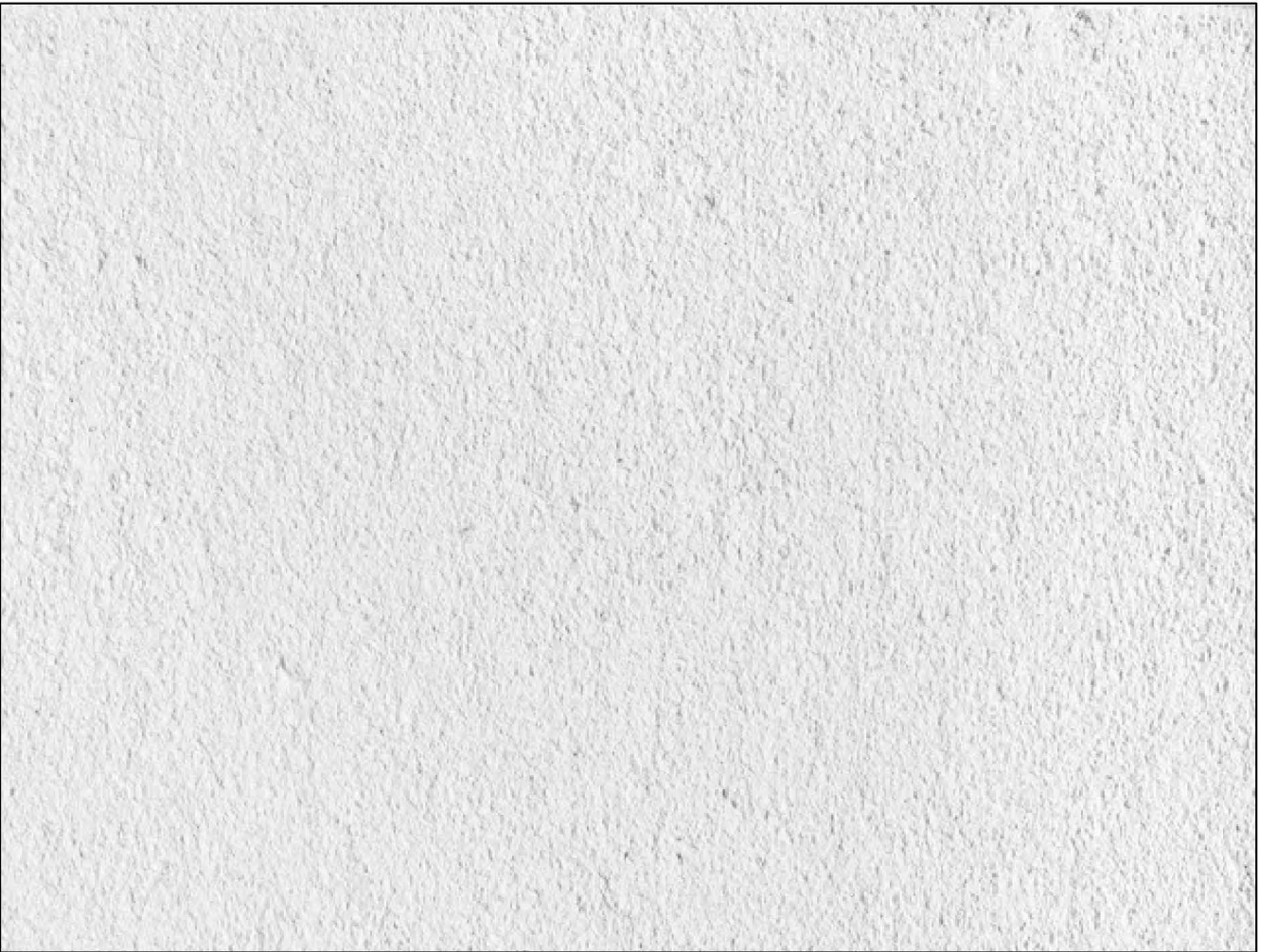
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JOB NO.:
SCALE AS SHOWN
DRAWN BY: CS
DATE: JULY-2023
SHEET NO: A-9

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MATERIAL BOARD



1 ROOF: ASPHALT SHINGLES COLOR TO MATCH EXISTING HOUSE



2 WALLS: STUCCO COLOR TO MATCH EXISTING HOUSE

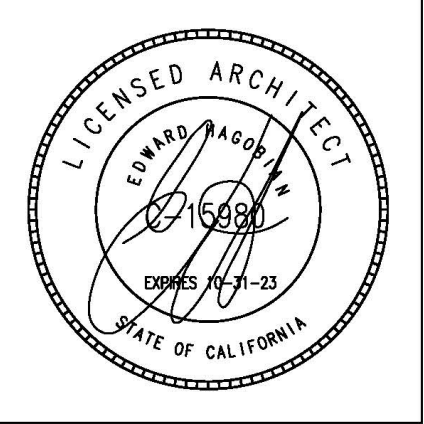


3 WINDOWS: VINYL TO MATCH EXISTING

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PROJECT:
1040 DOLORITA AVE
GLENDALE, CA 91208

SHEET TITLE:
MATERIAL BOARD

Revisions:

1	-

DRB ADR SET: 07-18-23
JOB NO.:
SCALE AS SHOWN
DRAWN BY: CS
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LOOKING SOUTH
FRONT OF HOUSE



REAR OF HOUSE
AND PROPERTY
LOOKING NORTH

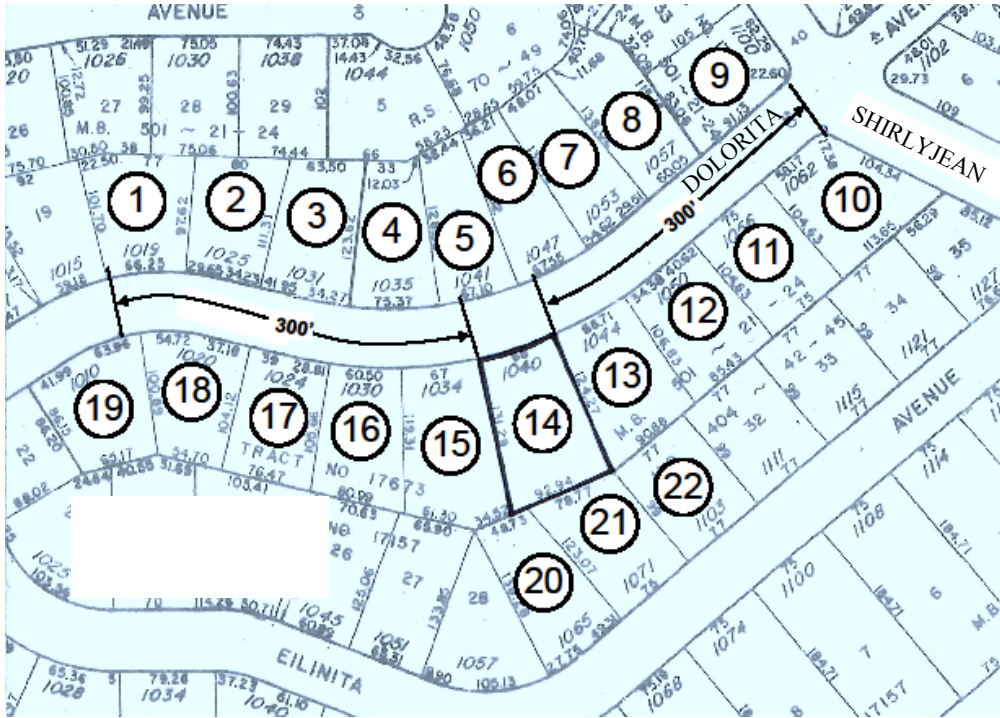




SOUTHEAST REAR OF HOUSE



SOUTHWEST REAR OF HOUSE

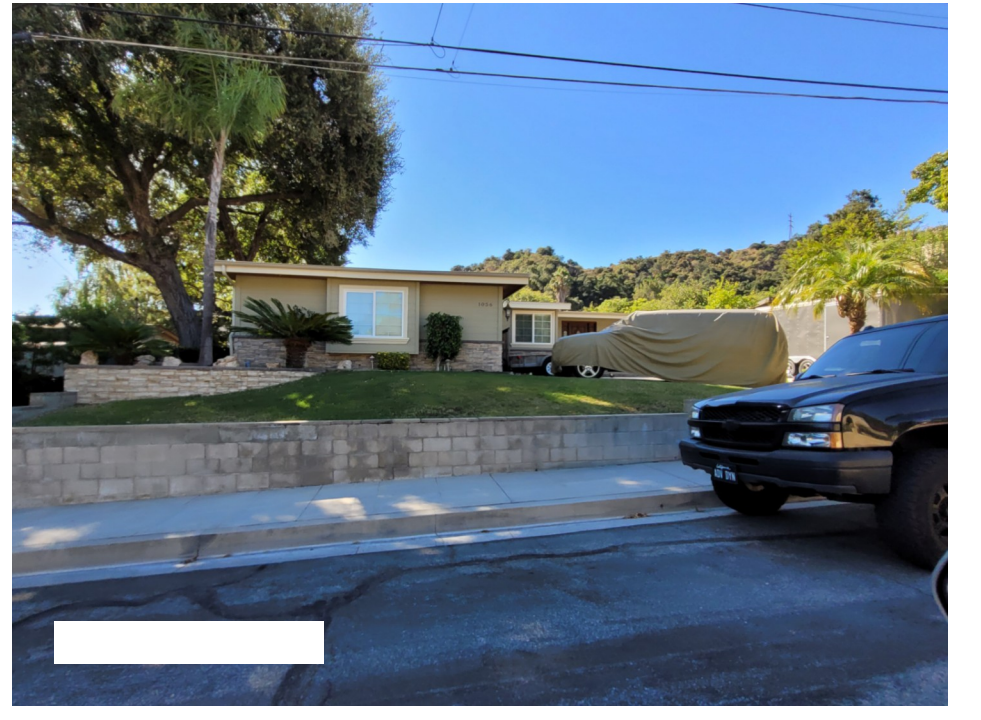


2. 1025 Dolorita Ave.



3. 1031 Dolorita Ave.





1040 DOLORITA AVE., DRB PHOTOS



1040 DOLORITA AVE., DRB PHOTOS





LOOKING SOUTH
FRONT OF HOUSE



REAR OF HOUSE
AND PROPERTY
LOOKING NORTH

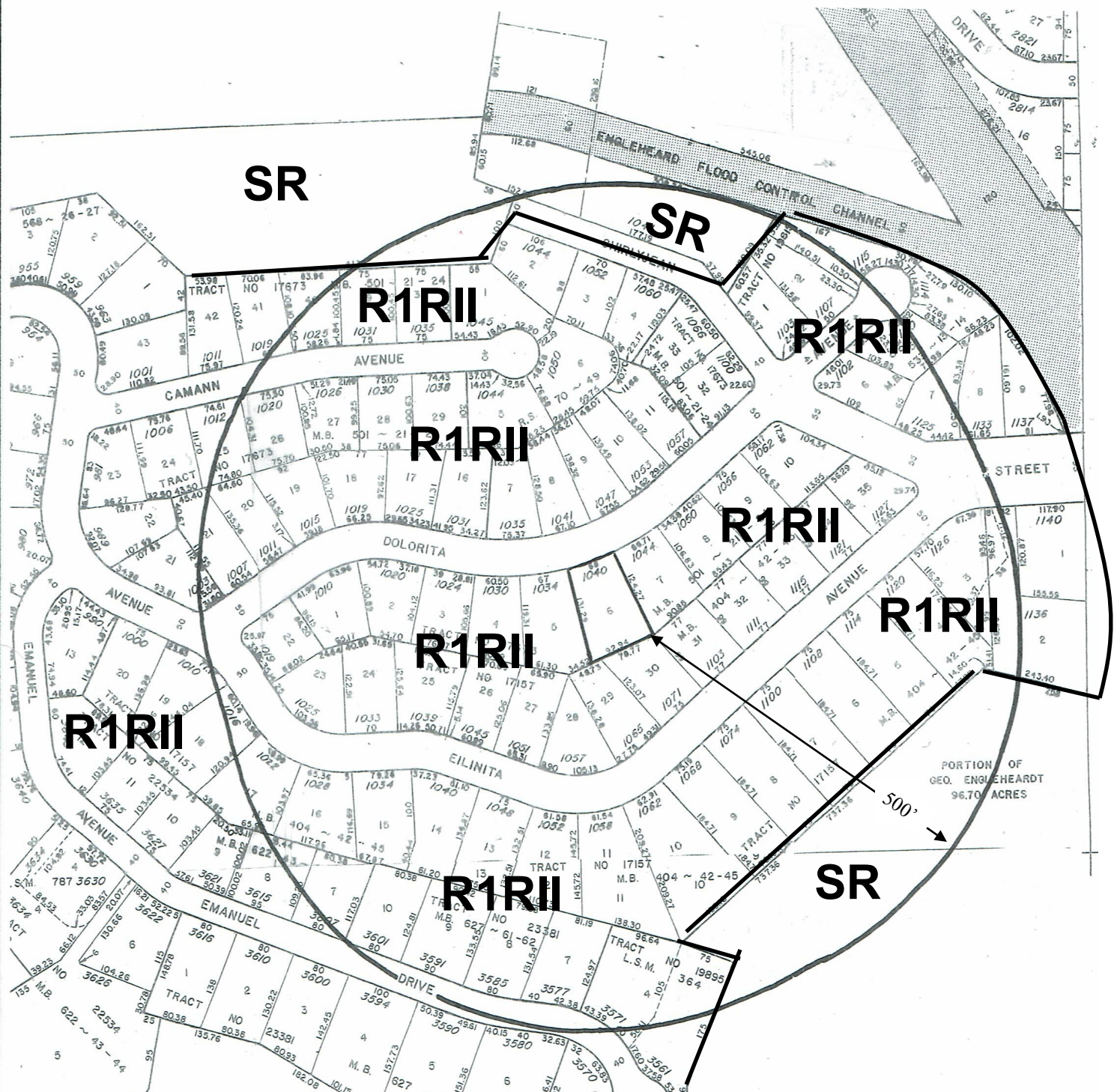




SOUTHEAST REAR OF HOUSE



SOUTHWEST REAR OF HOUSE



LOCATION/ZONING

1040 Dolorita Ave.
 Glendale CA 91208
 APN: 5617-026-006

500' Radius



1"=200'

Property Owner: RAYMOND ZAKARI
 Prepared by Williams Land Use Services 818-542-4109