



## CITY OF GLENDALE, CA

### DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

<b>November 14, 2023</b> <i>Decision Date</i>	<b>1257 Linden Avenue</b> <i>Address</i>
<b>Administrative Design Review (ADR)</b> <i>Review Type</i>	<b>5621-008-049</b> <i>APN</i>
<b>PADR-001745-2023</b> <i>Case Number</i>	<b>Paul Bazerkanian</b> <i>Applicant</i>
<b>Cassandra Pruet</b> <i>Case Planner</i>	<b>Zaroui Chaapouni and Simon Badalian</b> <i>Owner</i>

#### **Project Summary**

The applicant is proposing to construct a one-story, 476 square-foot (SF) addition and a 30 SF covered porch at the front façade of an 848 SF one-story house built in 1922, and a new detached two-car garage with alley access at the rear. The addition includes a whole-house style change from a traditional style to a contemporary style. The house is located on a 6,277 SF interior lot in the R1-I (Low-Density Residential, 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 the proposed addition of 476 SF is a minor addition to an existing single-family home.

#### **Existing Property/Background**

The project site is an approximately 6,277 SF interior lot located on the north side of Linden Avenue, between West Kenneth Road and Glenwood Road. The lot is rectangular in shape, with a relatively flat slope. The site is developed with a one-story, 848 SF single-family home with a detached one car garage.

#### **Staff Recommendation**

Approve with Conditions

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#### **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**

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	6,723 SF	5,330 – 7,531 SF	6,277 SF
Setback	25 feet	25 – 30 feet	25 feet
House size	1,513 SF	766 – 2,569 SF	1,324
Floor Area Ratio	22 %	12% - 54%	21%
Number of stories	1.2	1 - 2	1

**DESIGN ANALYSIS**

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**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

A landscaping plan indicating plant type, location and size has not been provided. New hardscape areas are not shown as featuring permeable surfaces.

### **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 front and prevailing setbacks are maintained.
- Placement of the new detached garage at the rear is consistent with the street pattern.
- Existing trees on site that are not in the location of the addition are maintained; however, proposed planting material for new landscaped area has not been specified. A condition of approval ensures the landscaping will be appropriate to the design and native/drought-tolerant.
- Hardscape areas are not shown as featuring permeable paving. A condition of approval ensures permeable paving will be used where feasible.
- A new fence/gate is added at the north property line, stepped back from the front façade; the front yard remains open. The new gate will match the appearance of the existing wrought iron gate on the south property line.
- The trash collection area and mechanical equipment are located outside of public view, screened by a fence.

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### **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 addition and porch at the front are well-integrated into the existing building and roof form, maintaining the existing mass and scale.
- The addition adds architectural features to the front façade that help break up the massing, including additional windows, a porch, a wider variety of finish materials, and a variety of well-proportioned design features.

## 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

Permeable paving has not been shown. A condition of approval recommends use of permeable paving where feasible.

### **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

Lighting fixtures have not been shown. A condition of approval ensures any proposed lighting fixtures will be appropriate to the style.

### **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 addition and covered patio feature a consistent architectural concept, utilizing contemporary architectural forms, details and materials that are appropriate to the project and surrounding neighborhood.
- The front façade roof form changes from a hip roof to a gable roof, which helps accentuate the contemporary design features, yet is consistent with the traditional roof shape pattern in the neighborhood.
- The entryway provides an appropriate focal point and is well-proportioned.
- The front façade features a variety of well-proportioned design features including a trapezoidal window over the front porch, nestled into the gable; multi-light windows that fit into the modular pattern; and other façade shapes delineated by materials that provide further articulation.

- Windows are recessed with sill, non-sliders, consistent with the existing traditional style home and the predominant neighborhood pattern. Windows are indicated in the window schedule as not featuring external grids, however, they show a grid pattern. A condition of approval ensures specific window product information will be provided demonstrating if grids are used they must be external grids.
  - Privacy of neighbors is maintained since new windows do not directly face windows on neighboring houses.
  - A variety of high-quality exterior finish materials are used, including composition shingle roofing, stucco siding, stone veneer siding, wood siding, and wood trim.
  - Although stucco joints are featured, adding additional architectural detailing, the stucco finish has not been shown. A condition of approval has been added to ensure a high-quality smooth finish.
  - Siding on front façade wraps corners and terminates at logical end points; however the siding wrapping around the north façade needs to extend the full length of the façade rather than terminating at the gate. A condition of approval has been added to address this.
  - The design features a variety of natural colors including several variations of brown, with black window frames.
  - The front walkway is modestly sized and features concrete scoring.
  - Rain gutters/downspouts have not been shown. A condition of approval has been added to ensure they are well integrated into the design.
- 

### **Recommendation / Draft Record of Decision**

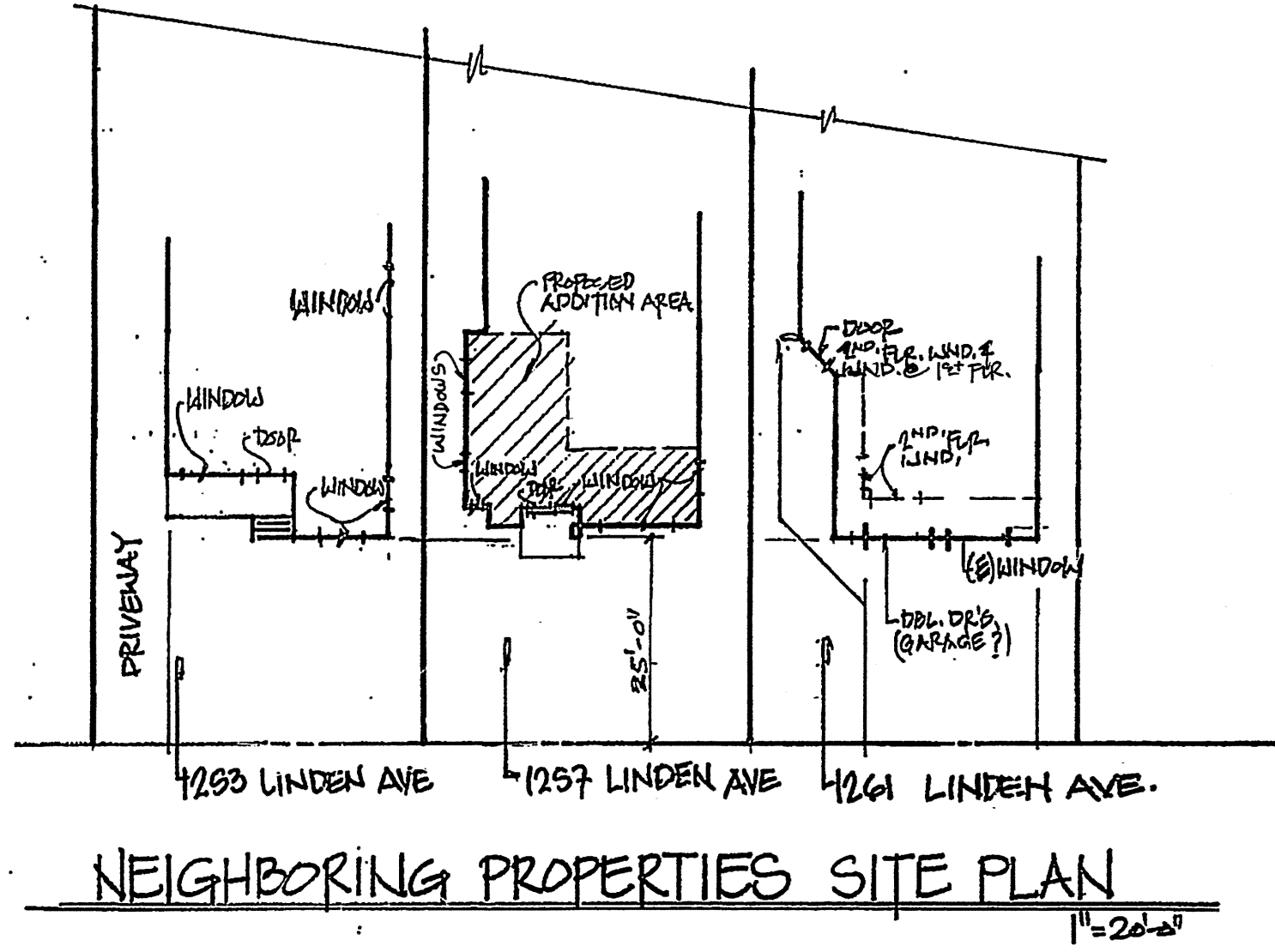
Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

#### **Conditions**

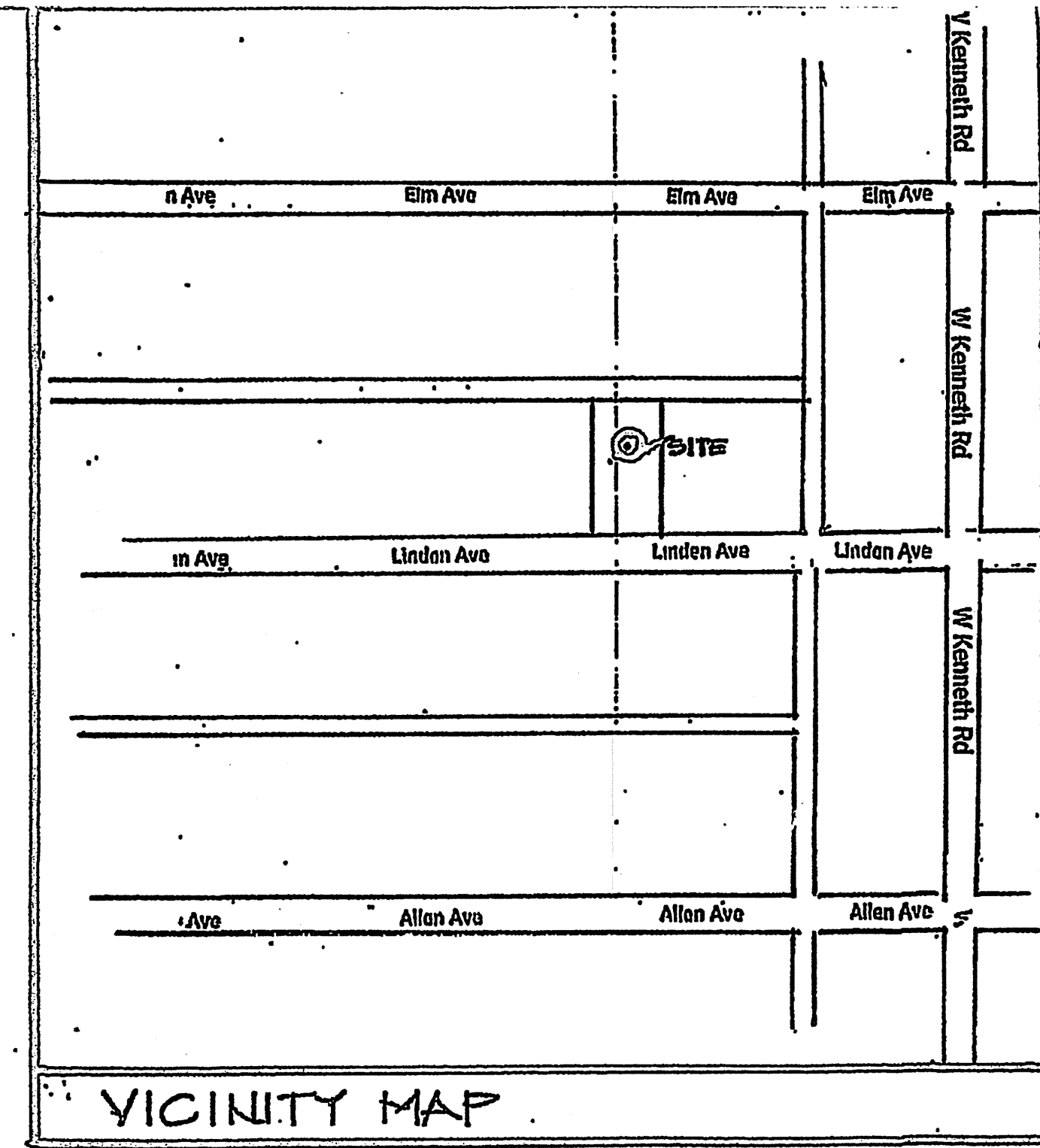
- A landscaping plan shall be provided for new landscaping areas, indicating number and types of plants, and demonstrating they are complementary to the building design and native/drought-tolerant.
  - Permeable paving shall be used where feasible.
  - Stucco siding finish shall be a smooth finish.
  - Siding wrapping the north façade shall extend the full length of the façade, not terminate at the gate.
  - Any exterior lighting fixtures to be used shall feature a style and proportion consistent with the architectural style.
  - Specific window product information shall be provided, including manufacturer, material, color, and window type. Any window grids visible from the street shall be external grids.
  - Rain gutters/downspouts shall be appropriately placed to complement the adjacent materials and/or colors.
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#### **Attachments**

1. Reduced Plans
2. Colored Elevations and Material Board
3. Location Map
4. Site Photos
5. Neighborhood Survey & Photos of Existing Property



PROJECT INFORMATION																									
PROJECT ADDRESS	1257 LINDEN AVENUE GLENDALE CALIFORNIA																								
LEGAL DESCRIPTION	TRACT 4890 LOT 42																								
ZONE	R1-1 DIST. 1																								
LOT SIZE	6,277.20 SF																								
AVERAGE SLOPE	2-3%																								
SCOPE OF WORK	ADD 475.94 SF ADD 441.00 SF 1-CAR GARAGE - 500 S.F. = -59 SF. ADD 29.75 SF PORCH																								
BUILDINGS & STRUCTURES	<table border="1"> <thead> <tr> <th></th> <th>EXISTING</th> <th>NEW</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>HOUSE</td> <td>848 SF</td> <td>475.94 SF</td> <td>1,323.94 SF</td> </tr> <tr> <td>GARAGE</td> <td>290 SF</td> <td>441.00 SF</td> <td>731.00 SF</td> </tr> <tr> <td>NEW GARAGE</td> <td>---</td> <td>441.00 SF</td> <td>441.00 SF</td> </tr> <tr> <td>PORCH</td> <td>---</td> <td>29.75 SF</td> <td>29.75 SF</td> </tr> <tr> <td>PATIO</td> <td>330 SF</td> <td>---</td> <td>330.00 SF</td> </tr> </tbody> </table>		EXISTING	NEW	TOTAL	HOUSE	848 SF	475.94 SF	1,323.94 SF	GARAGE	290 SF	441.00 SF	731.00 SF	NEW GARAGE	---	441.00 SF	441.00 SF	PORCH	---	29.75 SF	29.75 SF	PATIO	330 SF	---	330.00 SF
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PATIO	330 SF	---	330.00 SF																						
FLOOR AREA RATIO CALCULATION	(E) HOUSE 848.00 SF (N) ADDITION 475.94 SF GARAGE 441.00 SF - 500 SF = -59 SF  TOTAL = 1,323.94 / 6,277.20 = 21.09% MAX. F.A.R. = (.30 * 6,277.20) = 1,883.16																								
LOT COVERAGE	HOUSE 1,323.94 GARAGE 441.00 PORCH 29.75 PATIO 330.00 TOTAL 2,124.69 S.F. MAX LOT COV. = .40 * 6,277.20 = 2,510.88 SF																								



**SHEET INDEX:**

- A-1 SITE PLAN, PROJECT INFORMATION, GENERAL NOTES, VICINITY MAP
- A-1.1 EXISTING SITE PLAN & LANDSCAPE CALCULATION PLAN
- A-2 EXISTING FLOOR PLAN
- A-3 PROPOSED FLOOR PLAN & ROOF PLAN
- A-4 EXTERIOR ELEVATIONS, DOOR SCHEDULE
- A-4.1 FRAMING SECTION & NEW 1-CAR GARAGE PLAN & ELEVATION

**PROJECT INFORMATION:**

SITE: 1257 LINDEN AVENUE  
GLENDALE, CALIFORNIA 91201

A.P.N.: 5621-008-049  
LEGAL: LOT 42, TRACT 4890

ZONE: R1-1  
DISTRICT: 1

PROPERTY SIZE: 6,277.20 S.F.

EXISTING DWELLING: 848.00 S.F.

GARAGE: (NEW) 441.00 S.F. (-500.00) = -59 S.F.

EXISTING PATIO: 330.00 S.F.

PROPOSED ADDITION: 475.94 S.F.

MAX. BLD'G. HT. 16'-6"

LOT COVERAGE ALLOWED: 40.0%

PROJECT LOT COVERAGE: 33.85%  $1,323.94 + 441.00 + 29.75 + 330.00 = 2,124.69$  S.F.

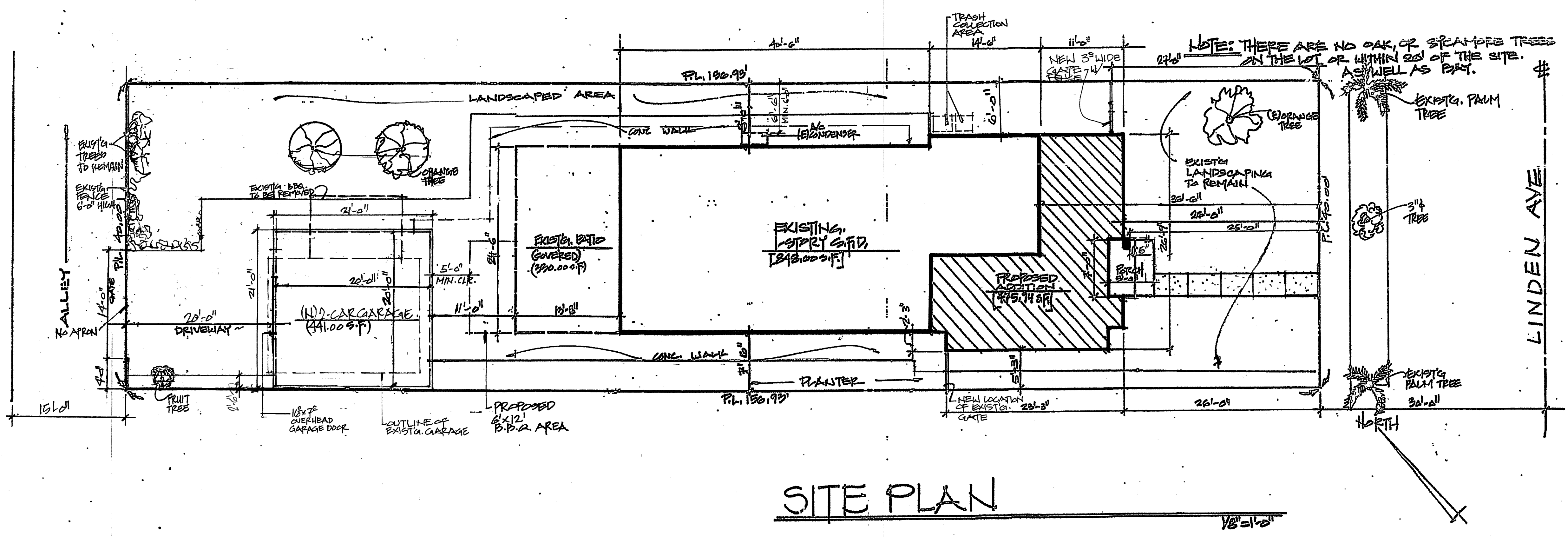
F.A.R. ALLOWED: 30%  $6,277.20 \times .30 = 1,883.16$  S.F.

PROJECT F.A.R.: 21.09%  $1,323.94 / 6,277.20 = 21.09\%$

LANDSCAPING: REQUIRED: 40% = 2,510.88 PROVIDED: 2,511.60 S.F. = 40.01%

**SCOPE OF WORK:**

PROPOSED 475.94 S.F. ADDITION TO EXISTING 1-STORY S.F.D., GARAGE, COVERED PORCH. ADDITION WILL INCREASE THE NUMBER OF BEDROOMS FROM 2 TO 3 BEDROOMS & 3 BATHROOMS.



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REVISIONS	NO.	DATE	REMARKS
1	A	7-1-20	
2	A		
3	A		
4	A		

OWNER: MR. JAMES SIMON CHAIKOUNI  
1257 LINDEN AVE.  
GLENDALE, CA. 91201  
310-281-0669

1257 LINDEN AVE.  
GLENDALE, CA. 91201  
A.P.N.: 5621-008-049  
TRACT: 4890  
LOT: 42

SHEET TITLE: SITE PLAN SHEET INDEX  
VICINITY MAP  
PROJECT INFORMATION

SCALE: AS NOTED  
DATE: 7-1-20  
JOB NO: 20-21  
DESIGN BY: P.P.  
DRAWN BY: P.P.  
SHEET NO:

A-1 OF



**RESIDENTIAL LANDSCAPE CALCULATIONS**

ADDRESS: 1257 LINDEN AVENUE  
 LOT SIZE: 6,277.20 SF  
 ZONE: R1-1  
 REQUIRED LANDSCAPING: 40% = 2,510.88 SF

A = 26 x 25 = 650.00 SF  
 B = 12 x 19 = 228.00 SF  
 C = 4 x 7 = 28 + 2.75 x 2 = 5.5 = 33.5 SF  
 D = 2.5 x 34 = 85 SF  
 E = 65.00 x 4 = 260 SF

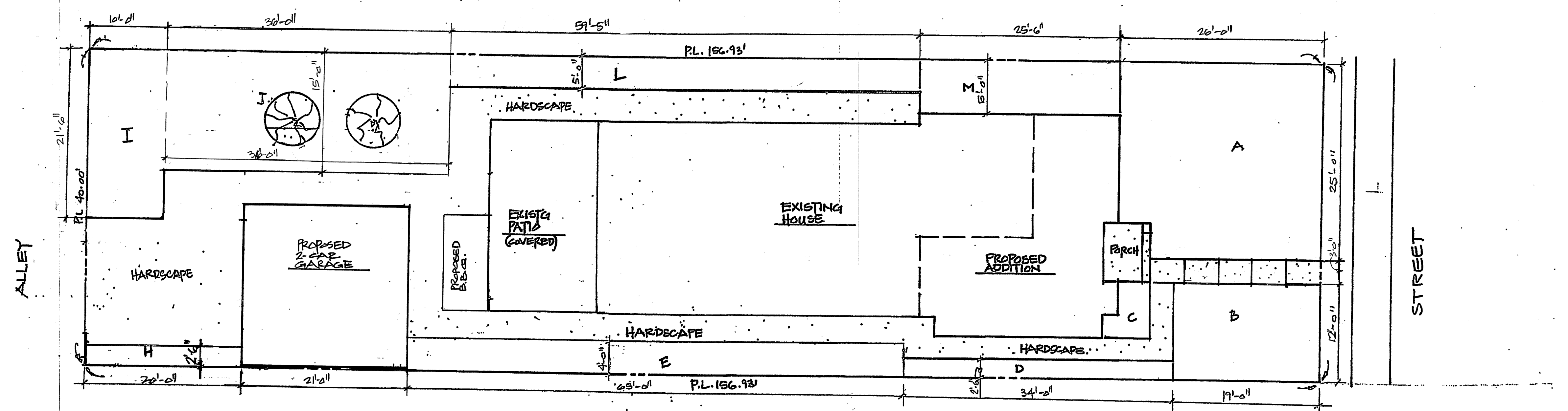
H = 20 x 2.6 = 52 SF  
 I = 21 x 10 = 210 SF  
 J = 36 x 15 = 540 SF

L = 57.5 x 5.8 = 297.10 SF  
 M = 25.5 x 6 = 153 SF

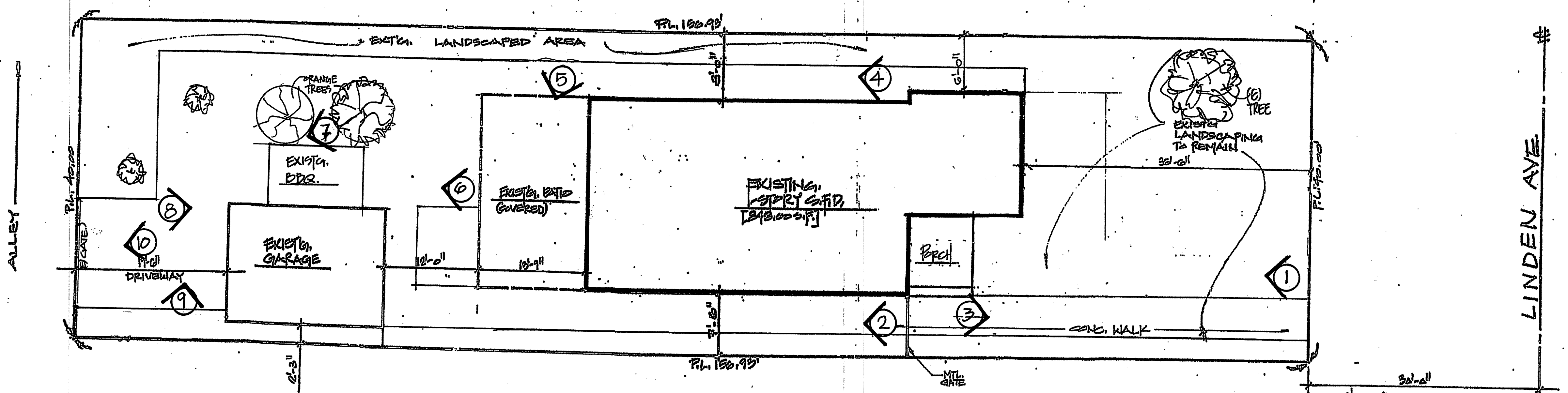
TOTAL: 2,511.60 SF = 40.01%

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**LANDSCAPE CALCULATION PLAN**



**EXISTING SITE PLAN**

REVISIONS	NO.	DATE	REMARKS
	1		
	2		
	3		
	4		

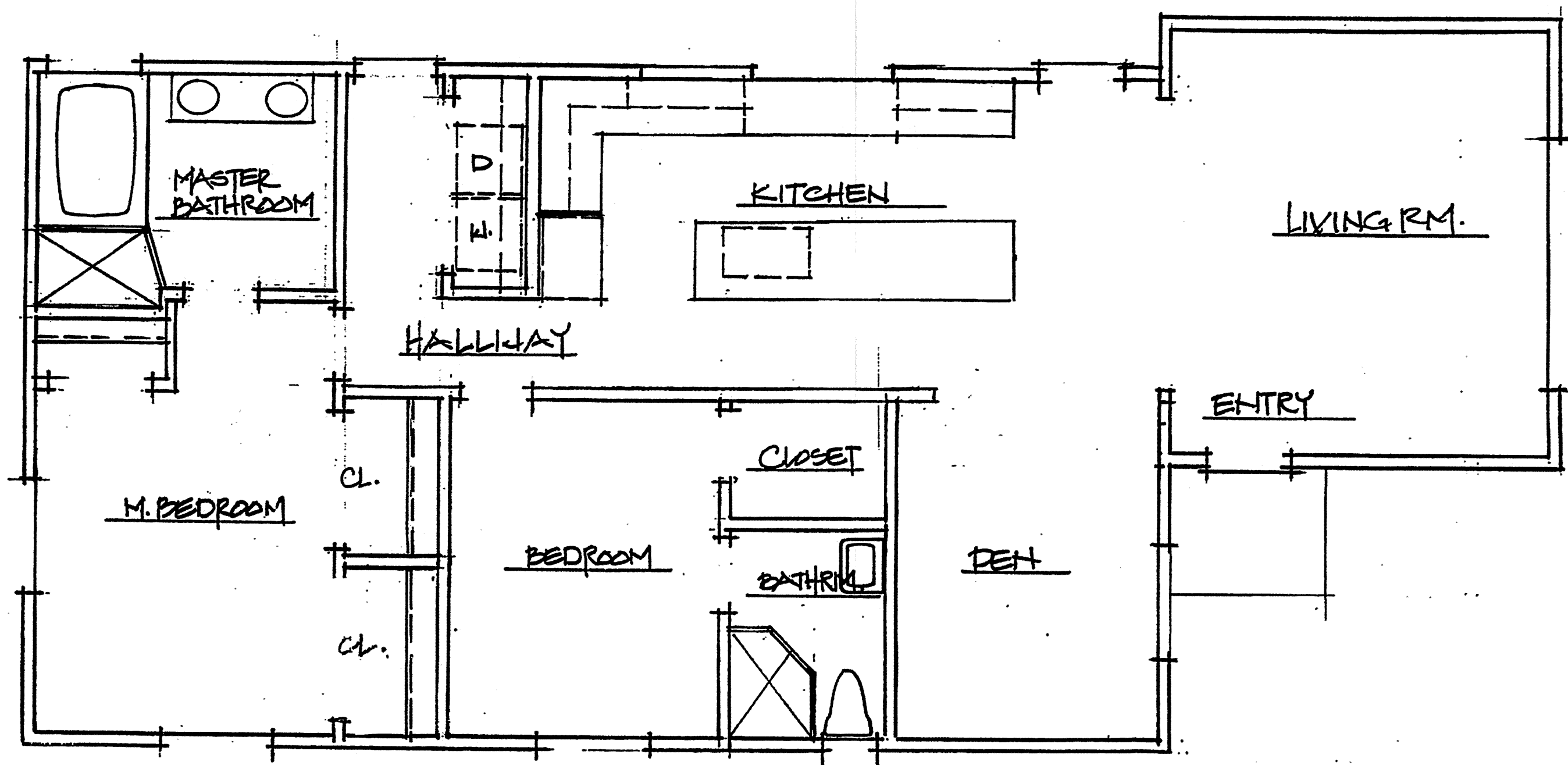
**OWNER:**  
 MR. & MRS. SIMON CHAAROUNI  
 1257 LINDEN AVE  
 GLENDALE, CA. 91201  
 818-281-0669

1257 LINDEN AVE.  
 GLENDALE, CA. 91201  
 A.P.N.: 5601-028-017  
 TRACT: 4890  
 LOT: 42

**SHEET TITLE:**  
 SITE PLAN SHEET INDEX  
 YOUNG MAN PROJECT INFORMATION

SCALE: AS NOTED  
 DATE: 7-1-20  
 JOB NO: 22-21  
 DESIGN BY: RP  
 DRAWN BY: RP

SHEET NO:  
 A-11  
 OF



EXISTING FLOOR PLAN

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REVISIONS		NO.	DATE	REMARKS
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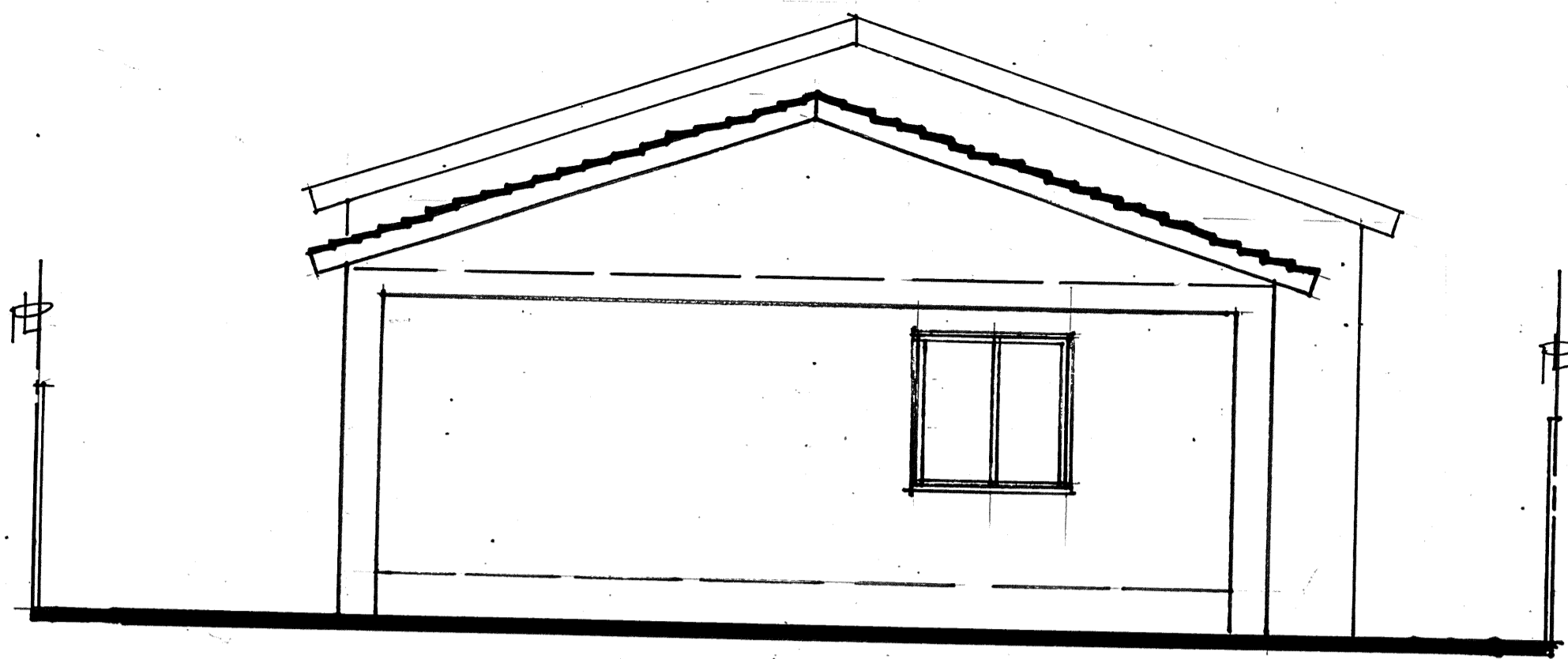
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SHEET NO:  
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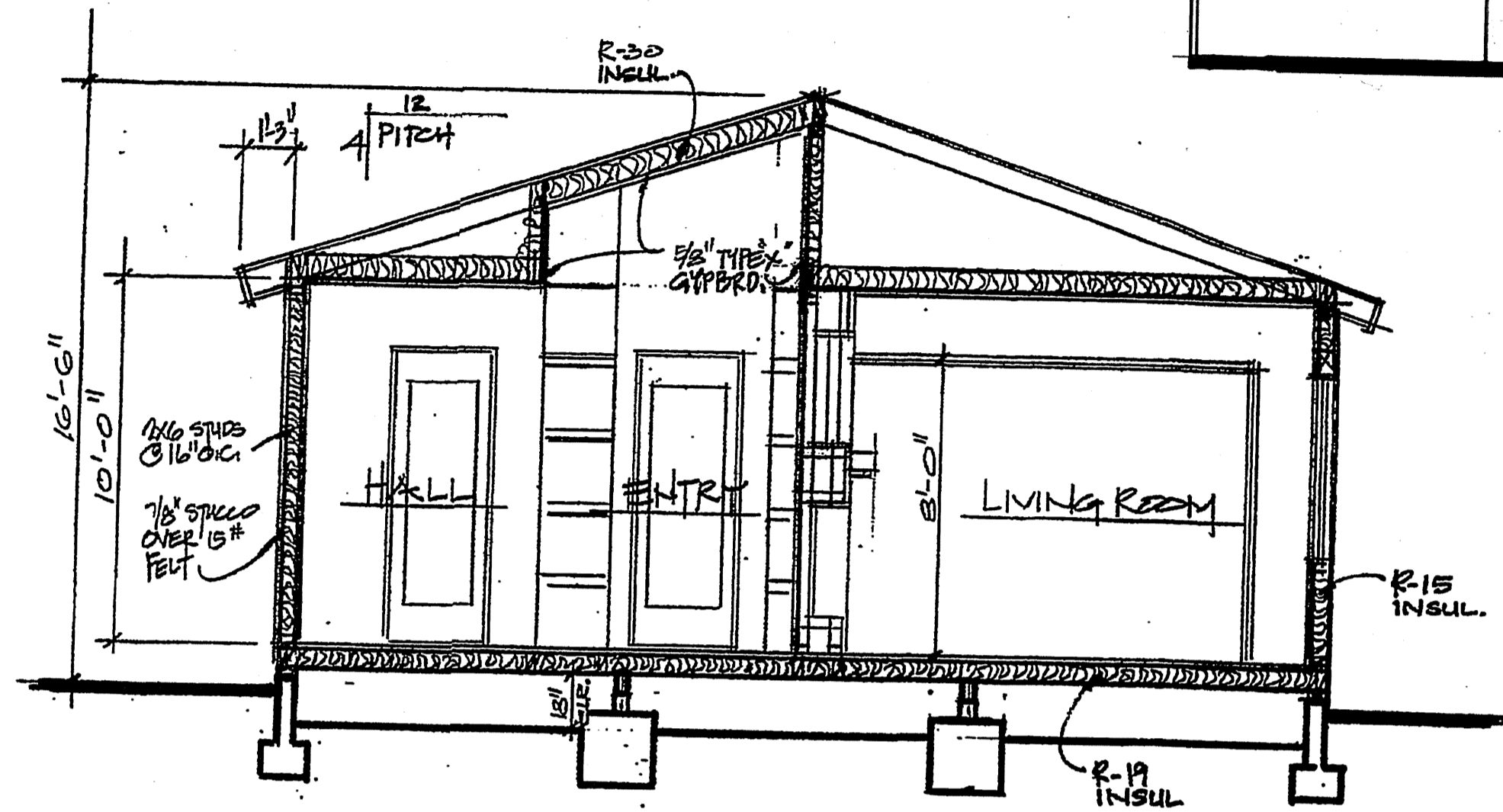
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ZARA

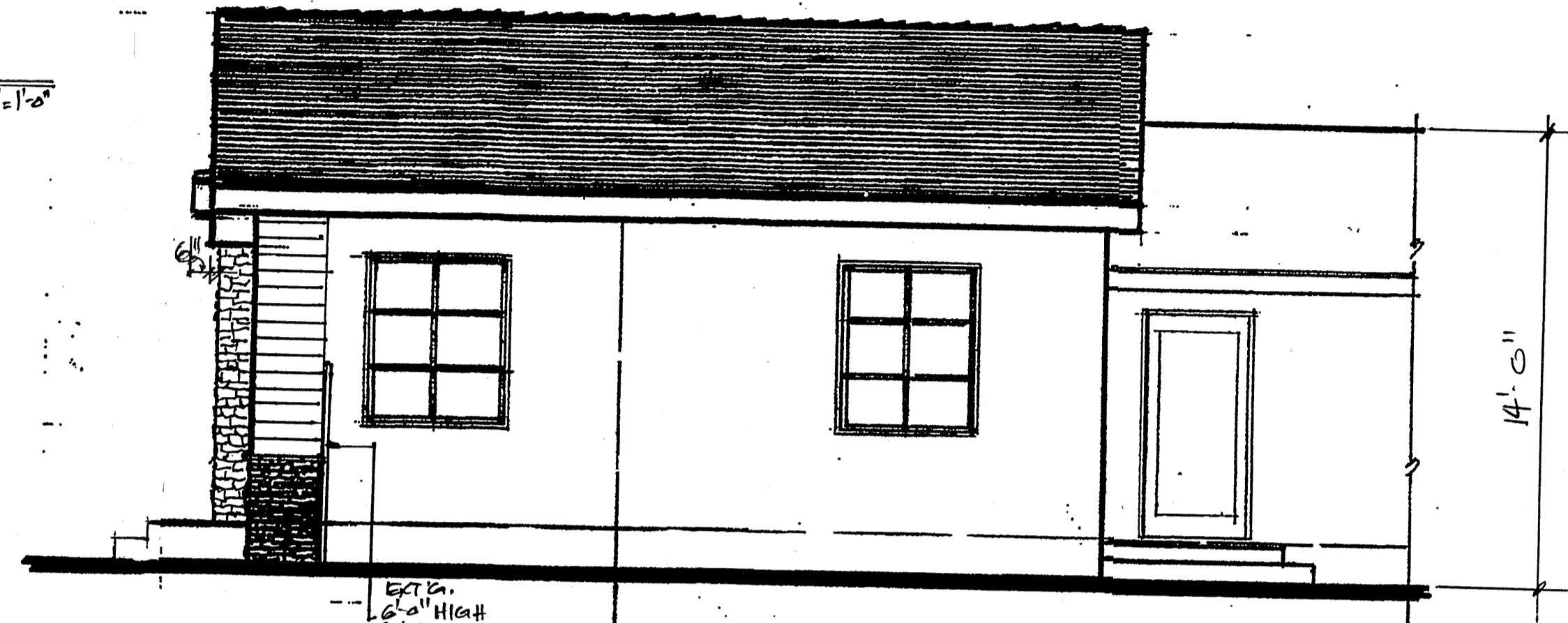




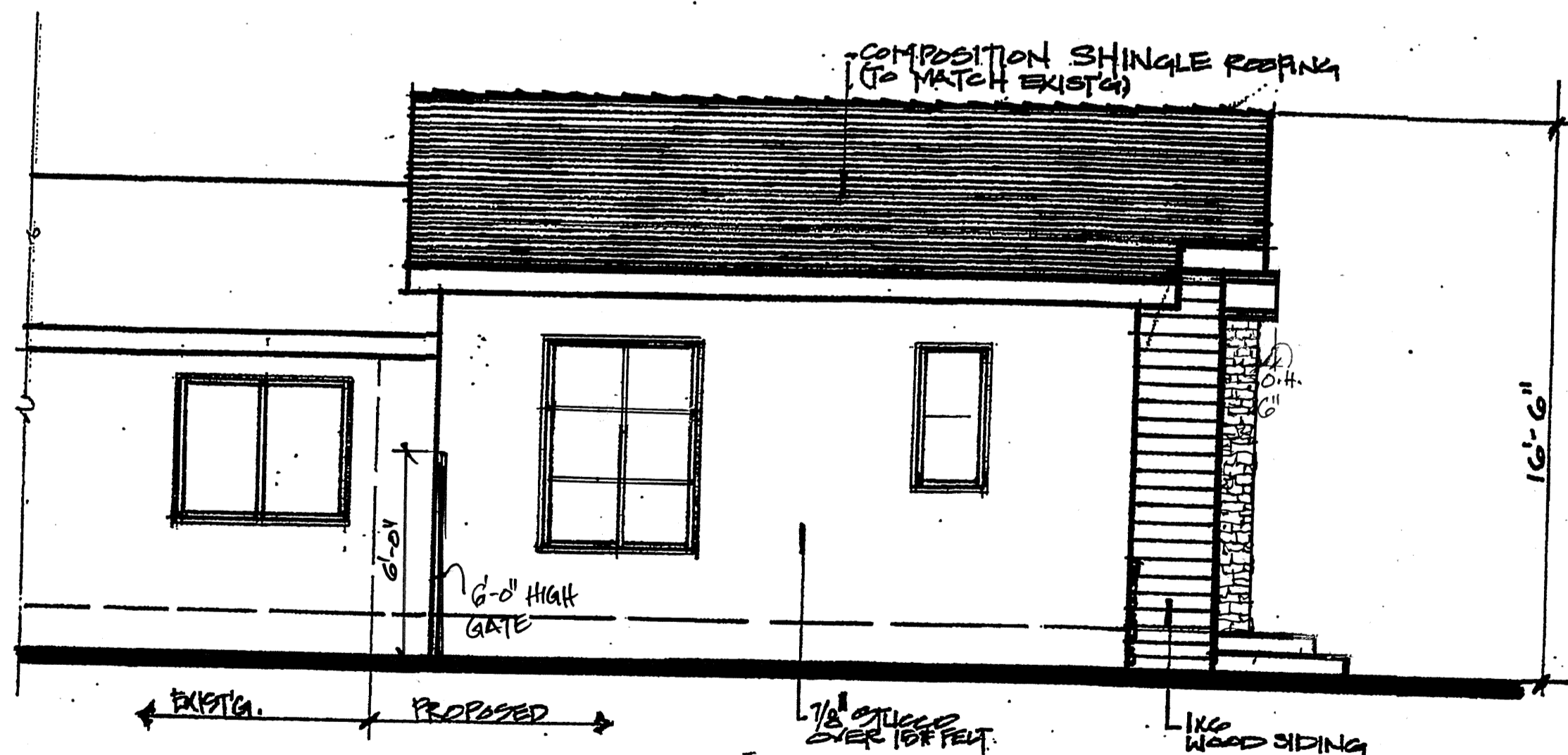
WEST ELEVATION



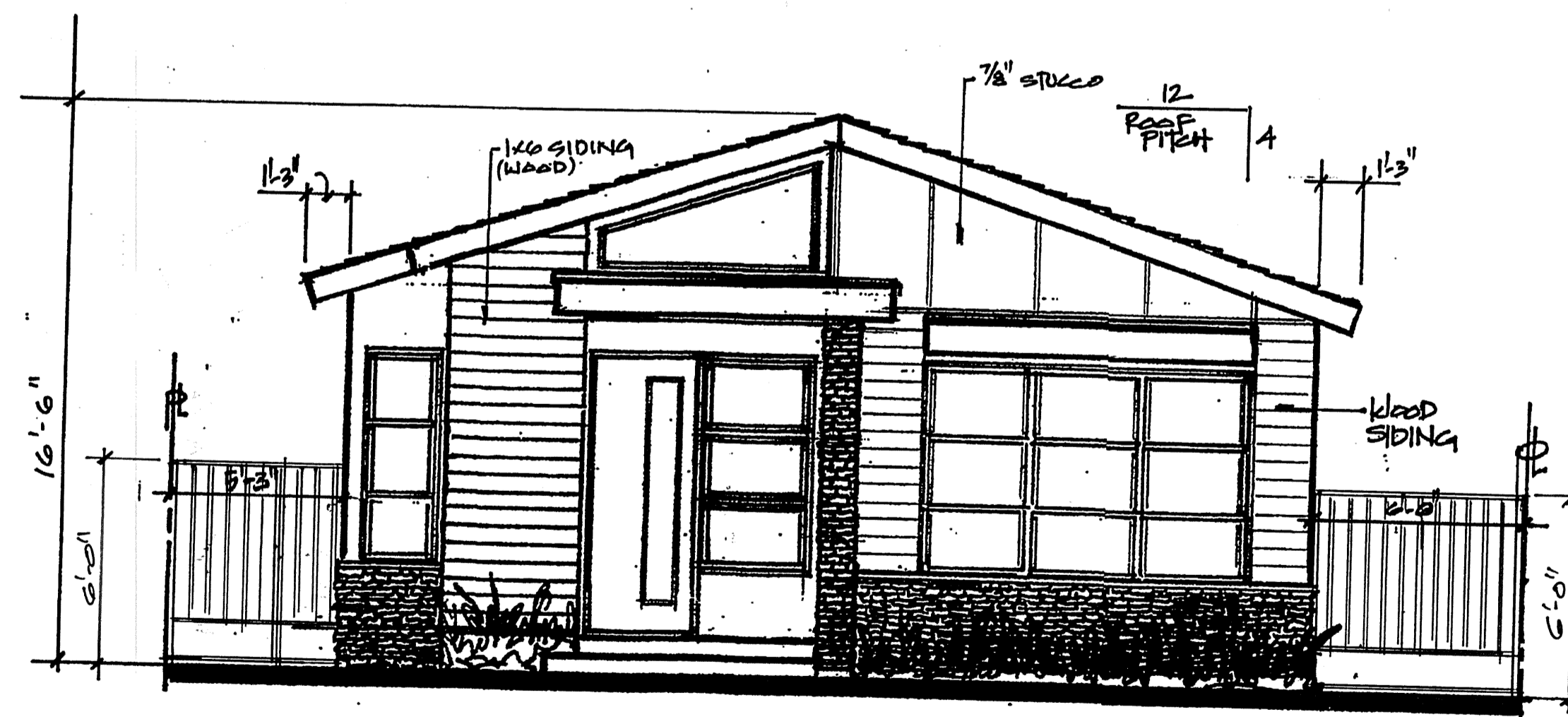
FRAMING SECTION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Window Number	Quantity	Existing Width x Height	New Width x Height	Existing Material	New Material	Visible from Street	Existing Operation	New Operation	New Frame Type	External Glazing	Keep Existing Sill & Frame?	Build New Sill & Frame?	Existing Edge Detail	New Edge Detail	Bedroom	Entry	Temp. Glass	Fire Hazard Zone	Window within 18" of floor or 48" of roof?
①	1	9'-0" x 6'-0"	N/A	VINYL	VINYL	Y	N/A	FIXED CASSET.	BLOCK	NO	N/A	Y	N/A	TRIM	N	Y	Y	N	Y
②	2	N/A	4'-0" x 5'-0"	N/A	VINYL	Y	N/A	CASSET.	BLOCK	NO	N/A	Y	N/A	TRIM	N	Y	Y	N	N
③	1	5'-0" x 3'-0"	SAME	VINYL	VINYL	N	CASSET.	SAME	EXT'G.	NO	Y	N/A	TRIM	SAME	N	Y	Y	N	N
④	1	3'-0" x 4'-0"	SAME	VINYL	UMBL	N	FIXED	SAME	EXT'G.	NO	Y	N/A	TRIM	SAME	N	Y	Y	N	N
⑤	4	4'-0" x 4'-0"	SAME	VINYL	"	N	CASSET.	SAME	EXT'G.	NO	Y	N/A	TRIM	SAME	Y	Y	Y	N	N
⑥	2	2'-0" x 4'-0"	SAME	VINYL	"	N	"	"	"	"	"	"	"	"	N	Y	Y	N	N
⑦	2	2'-0" x 6'-0"	SAME	"	"	Y	FIXED	SAME	BLOCK	NO	N/A	Y	TRIM	SAME	N	Y	Y	N	Y
⑧	1	3'-0" x 4'-0"	SAME	"	"	Y	FIXED	"	"	"	N/A	Y	TRIM	SAME	N	Y	Y	N	Y
⑨	1	4'-0" x 4'-0"	NEW	VINYL	VINYL	N	SLIDG.	SLIDG.	"	NO	N/A	Y	N/A	SAME	N	Y	Y	N	N

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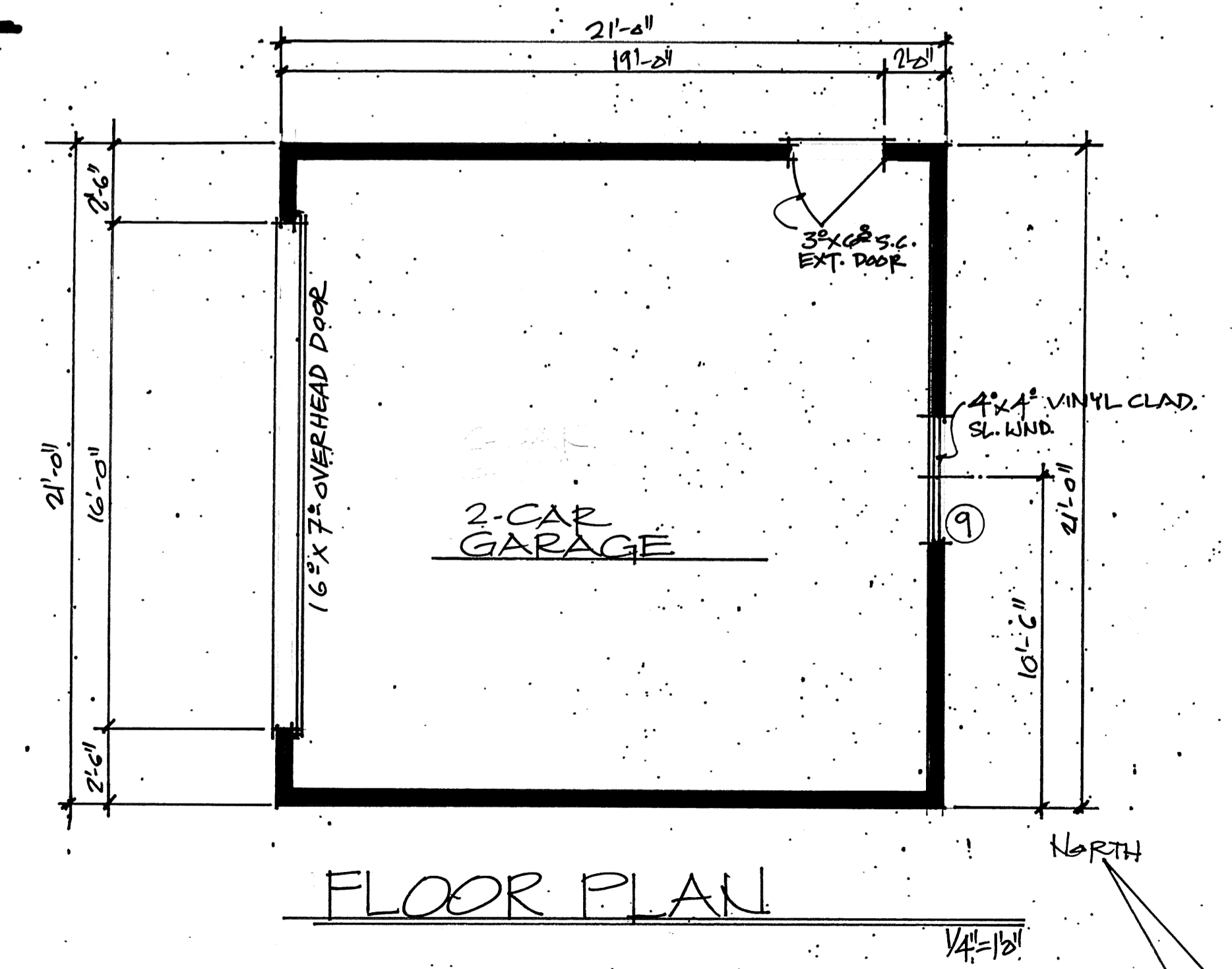
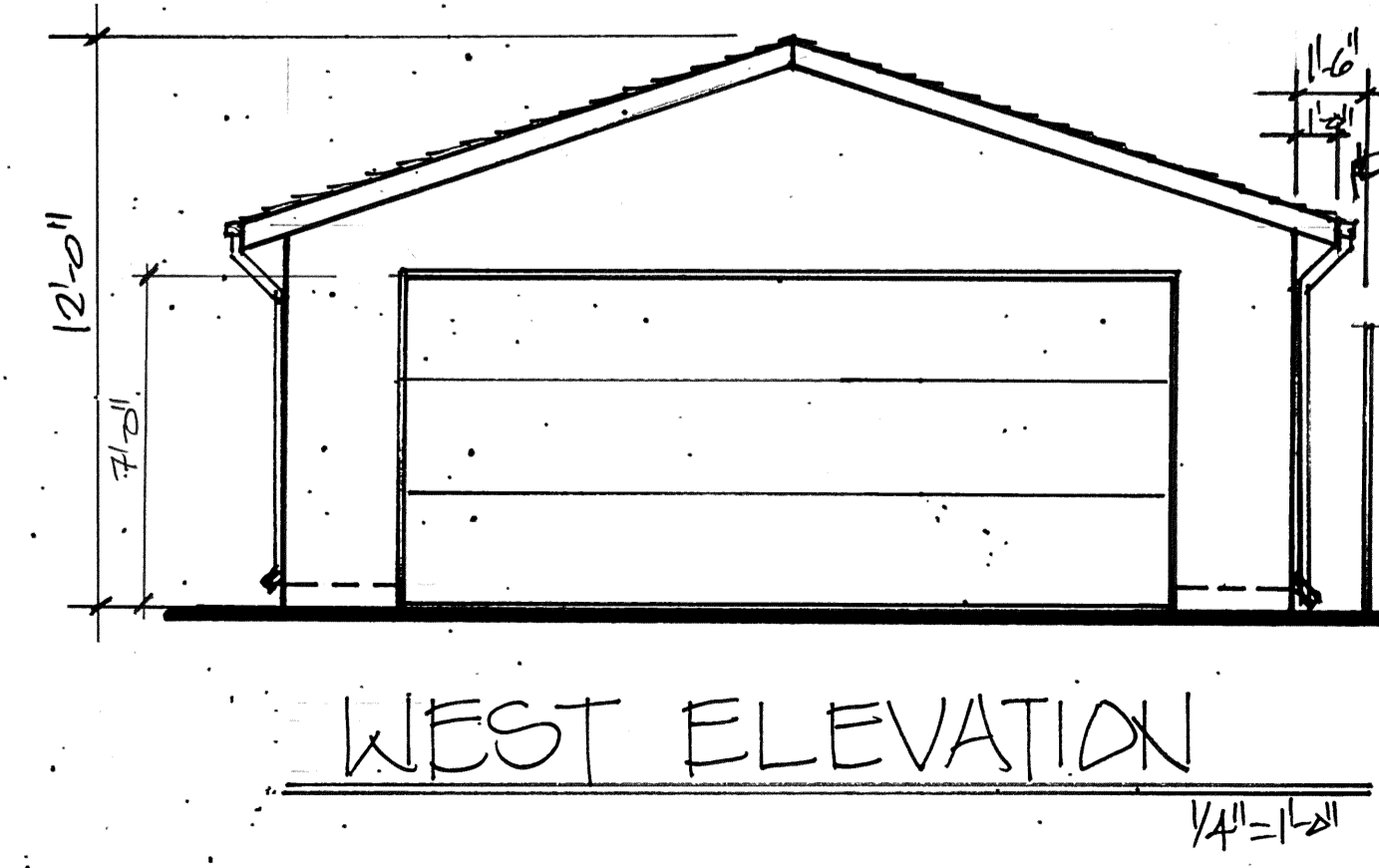
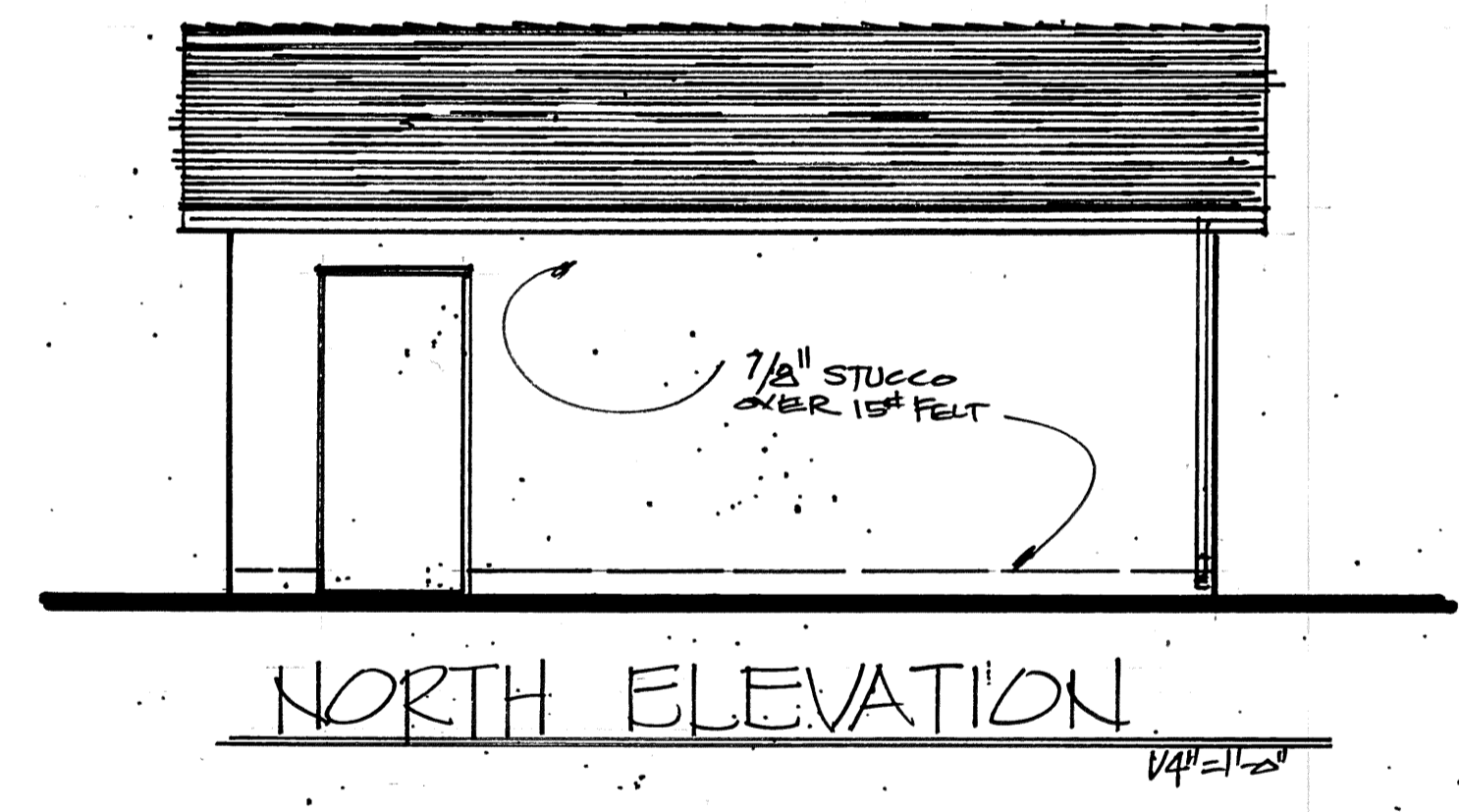
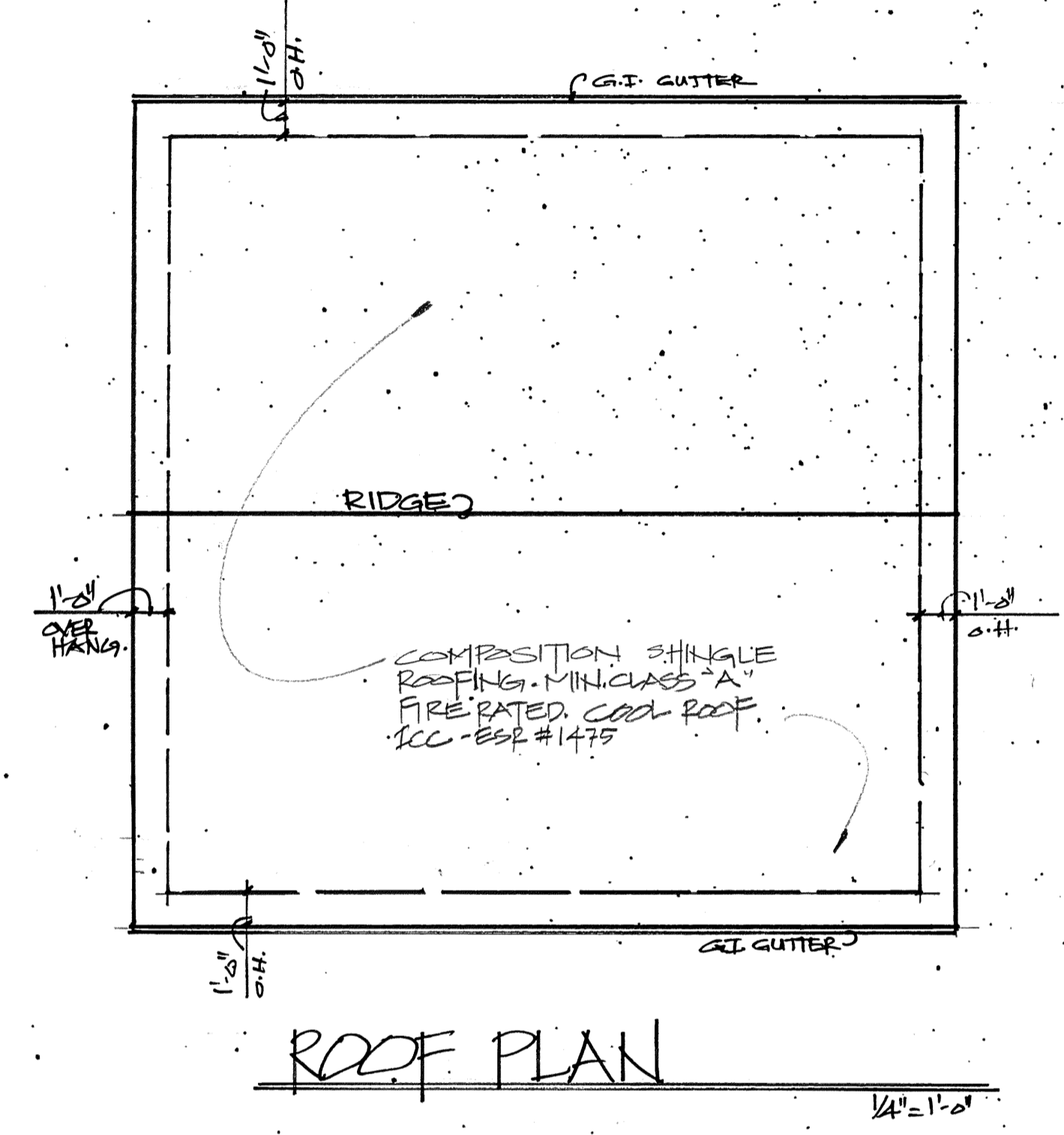
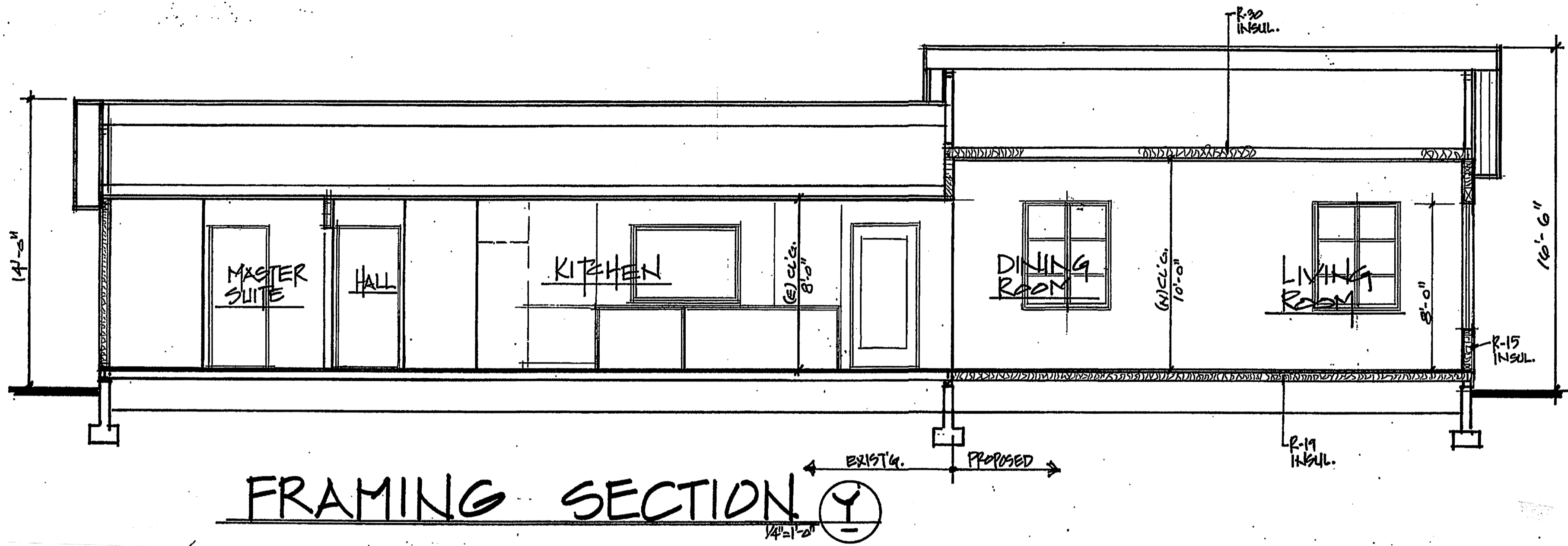
REVISIONS	NO.	DATE	REMARKS
	1		
	2		
	3		
	4		

OWNER:

SHEET TITLE:

SCALE: AS NOTED  
 DATE:  
 JOB NO:  
 DESIGN BY:  
 DRAWN BY:

SHEET NO:  
**A-4**  
 OF



**KANIAN DESIGNS**  
 122 PFLUEGER AVENUE  
 GLENORA, CALIFORNIA 91741  
 TEL: 818-973-9880  
 E-MAIL: KANIANDESIGNS@HOTMAIL.COM

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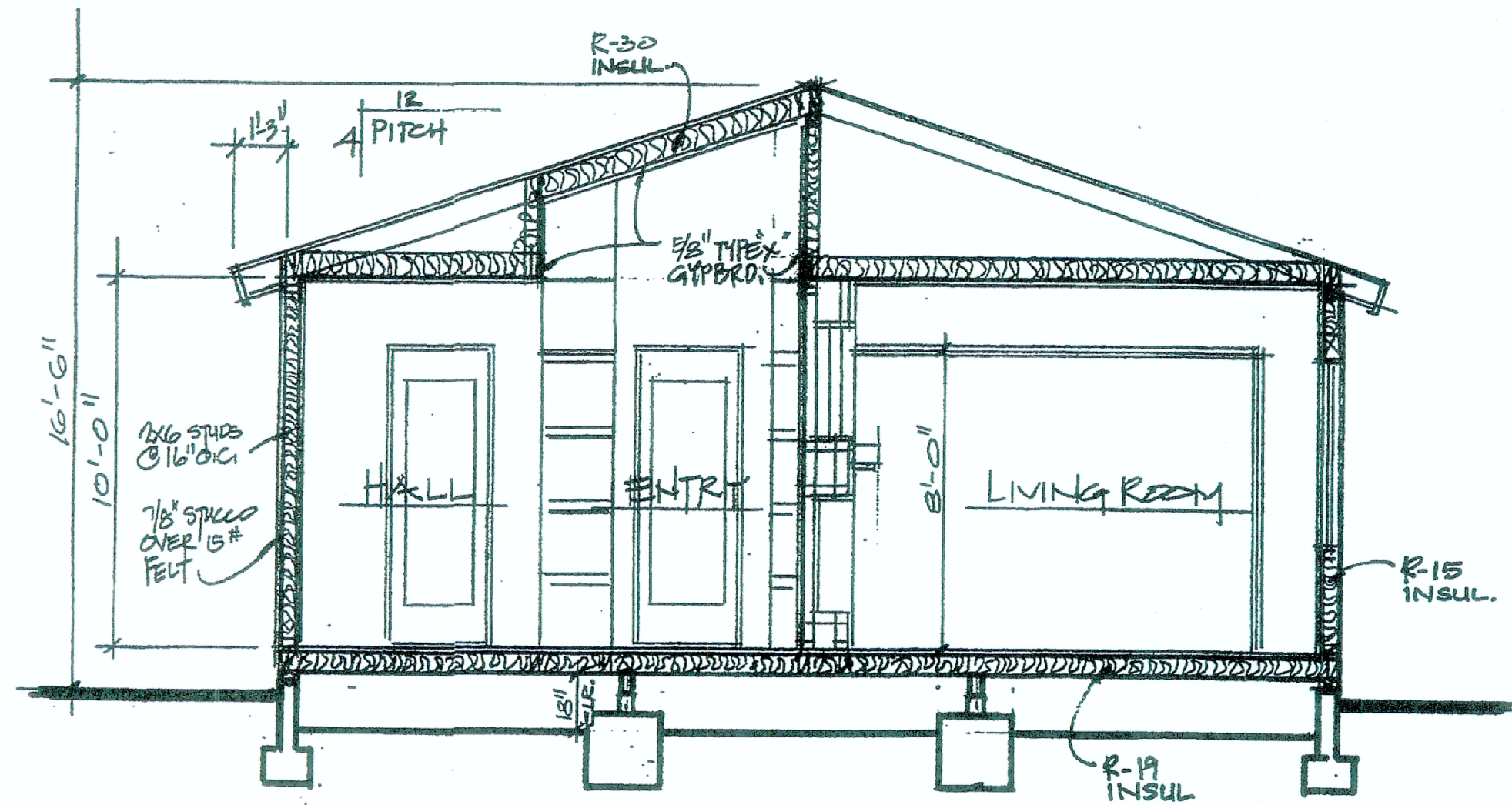
REVISIONS	NO.	DATE	REMARKS
	1		
	2		
	3		
	4		

**OWNER:**

**SHEET TITLE:**

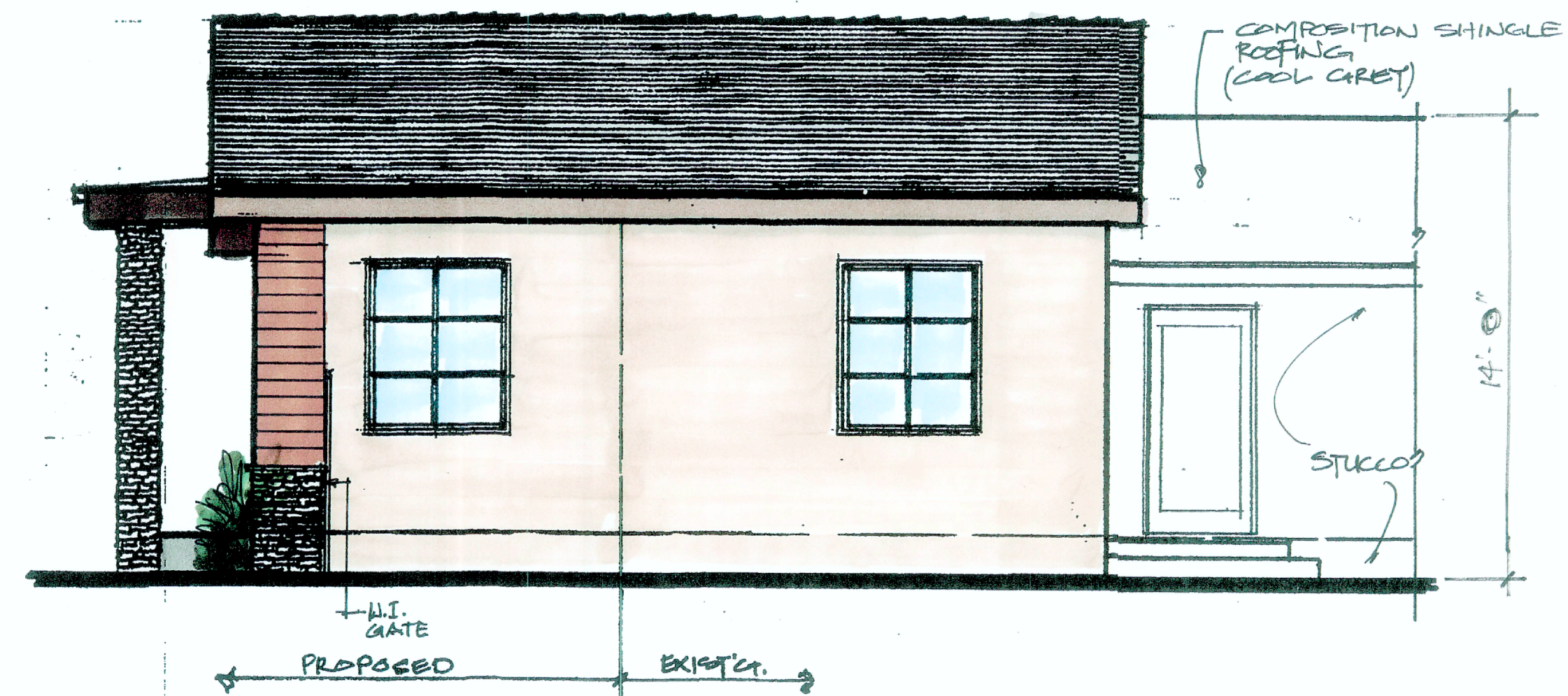
SCALE: AS NOTED  
 DATE:  
 JOB NO:  
 DESIGN BY:  
 DRAWN BY:  
 SHEET NO:

**A-4-1**  
 OF



FRAMING SECTION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

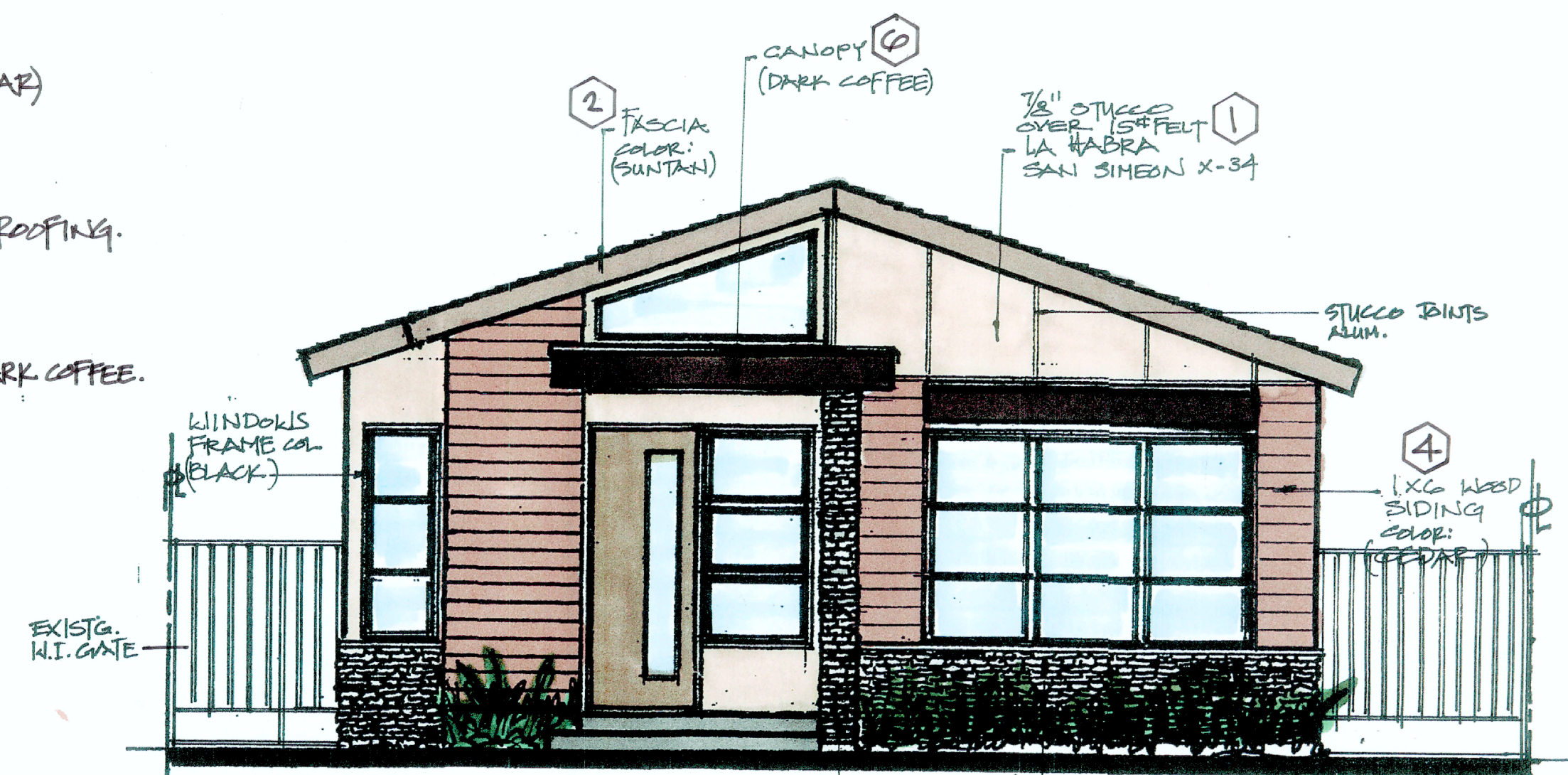
FINISH MATERIALS LIST:

- ① STUCCO "LA HABRA" (SAN JIMEN X-34)
- ② 2X FASCIA (SUNTAN)
- ③ STONE VENEER (BODEGA BLUFFSTONE)
- ④ 1X6 WOOD SIDING (CEDAR)
- ⑤ COMPOSITION SHINGLE ROOFING (MATCH EXIST. COLOR)
- ⑥ CANOPY TRIM (WOOD) DARK COFFEE



SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

**KANIAN DESIGNS**  
 520 CLEMENT DRIVE  
 GLENDALE CA 91202  
 TEL : 818.923.9880  
 E-MAIL : kaniandesigns@hotmail.com

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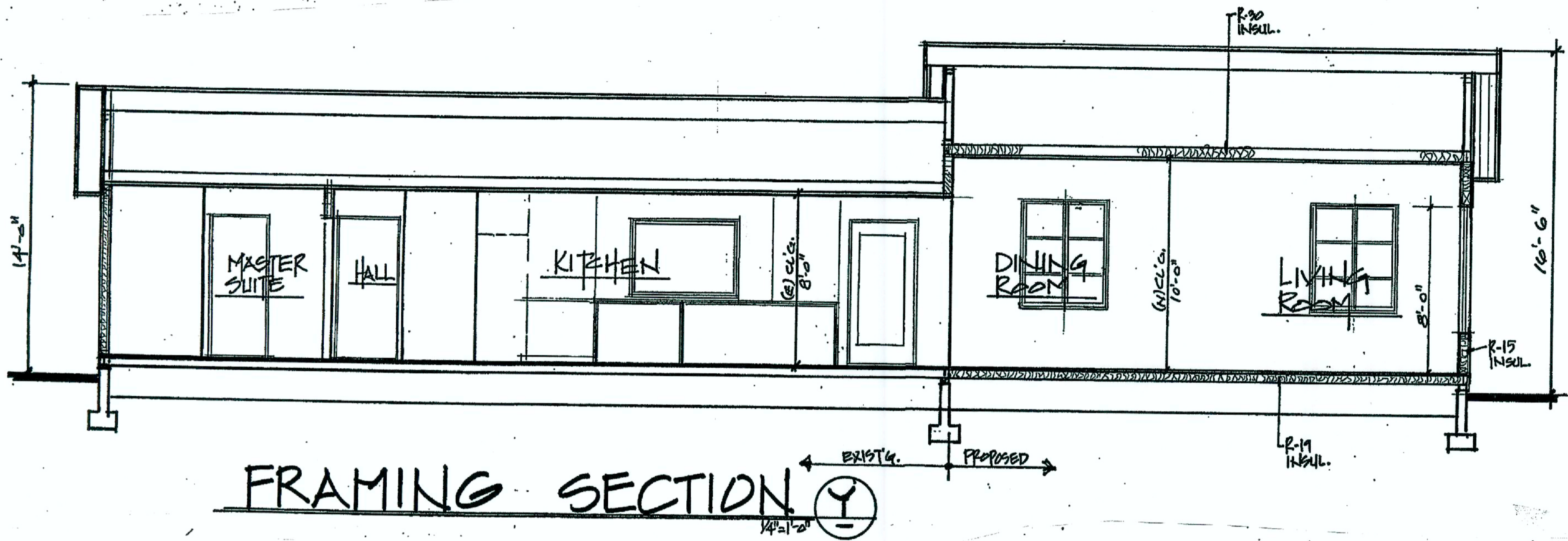
REVISIONS	NO.	DATE	REMARKS
	1		
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	4		

OWNER:

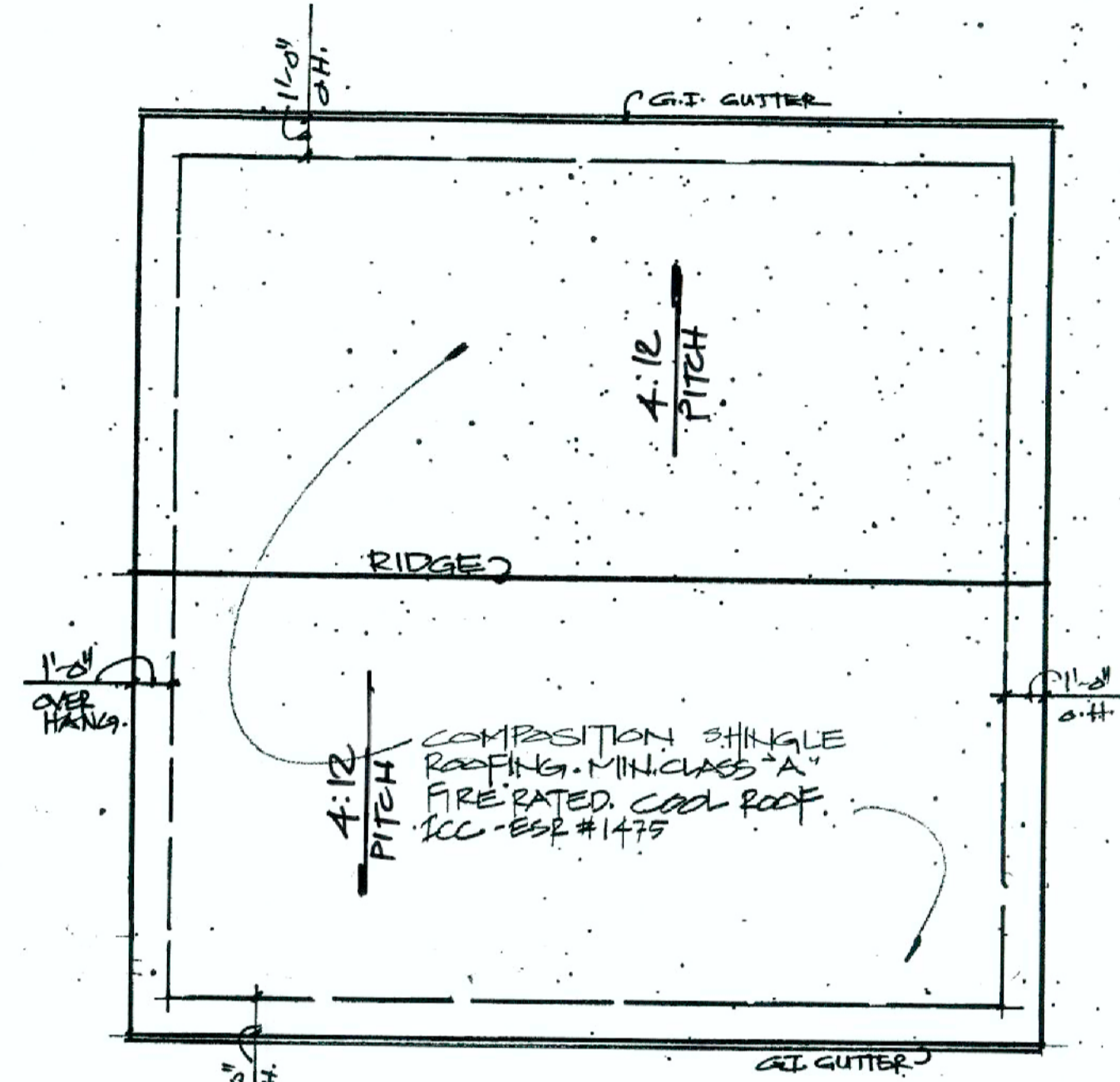
SHEET TITLE:

SCALE: AS NOTED  
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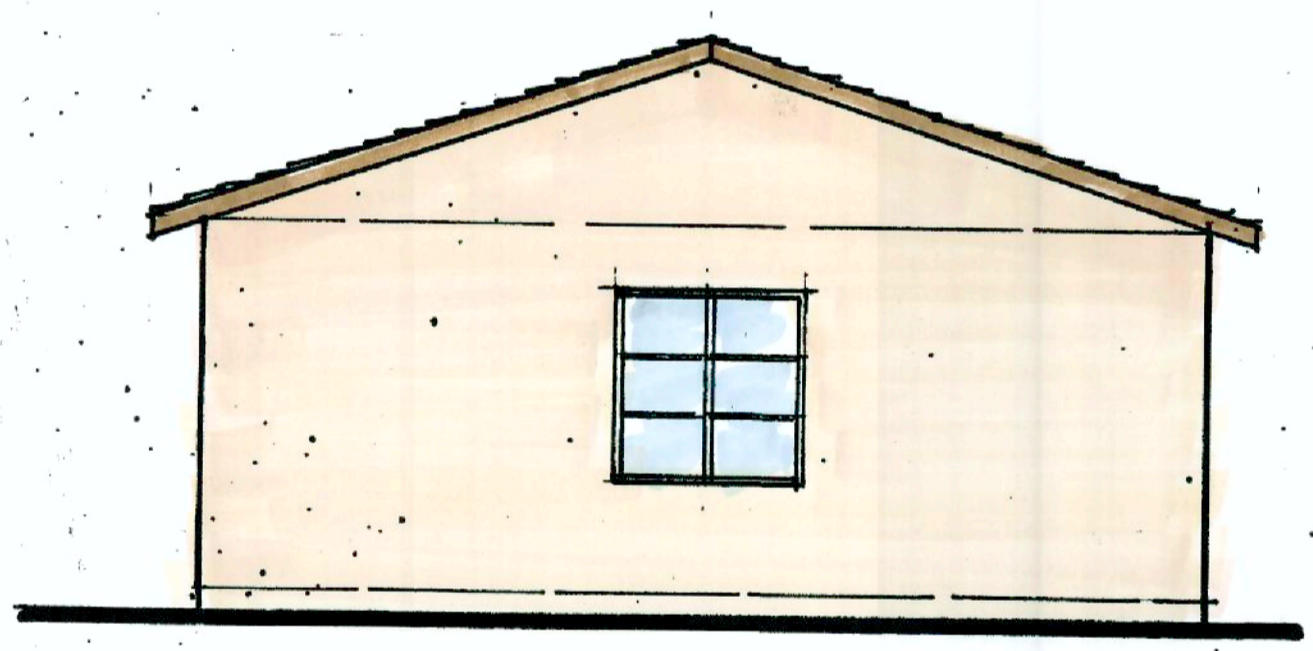
SHEET NO:  
**A-42**  
 OF



FRAMING SECTION  $\frac{1}{4}'' = 1'-0''$



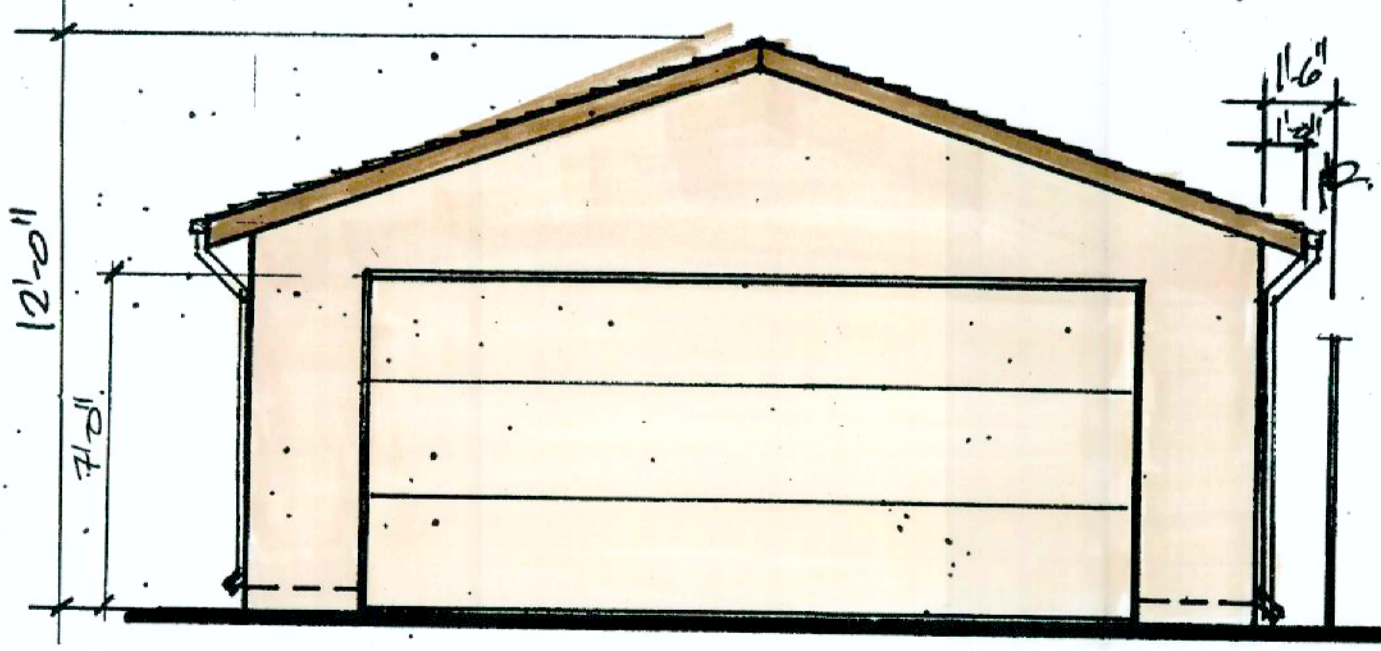
ROOF PLAN  $\frac{1}{4}'' = 1'-0''$



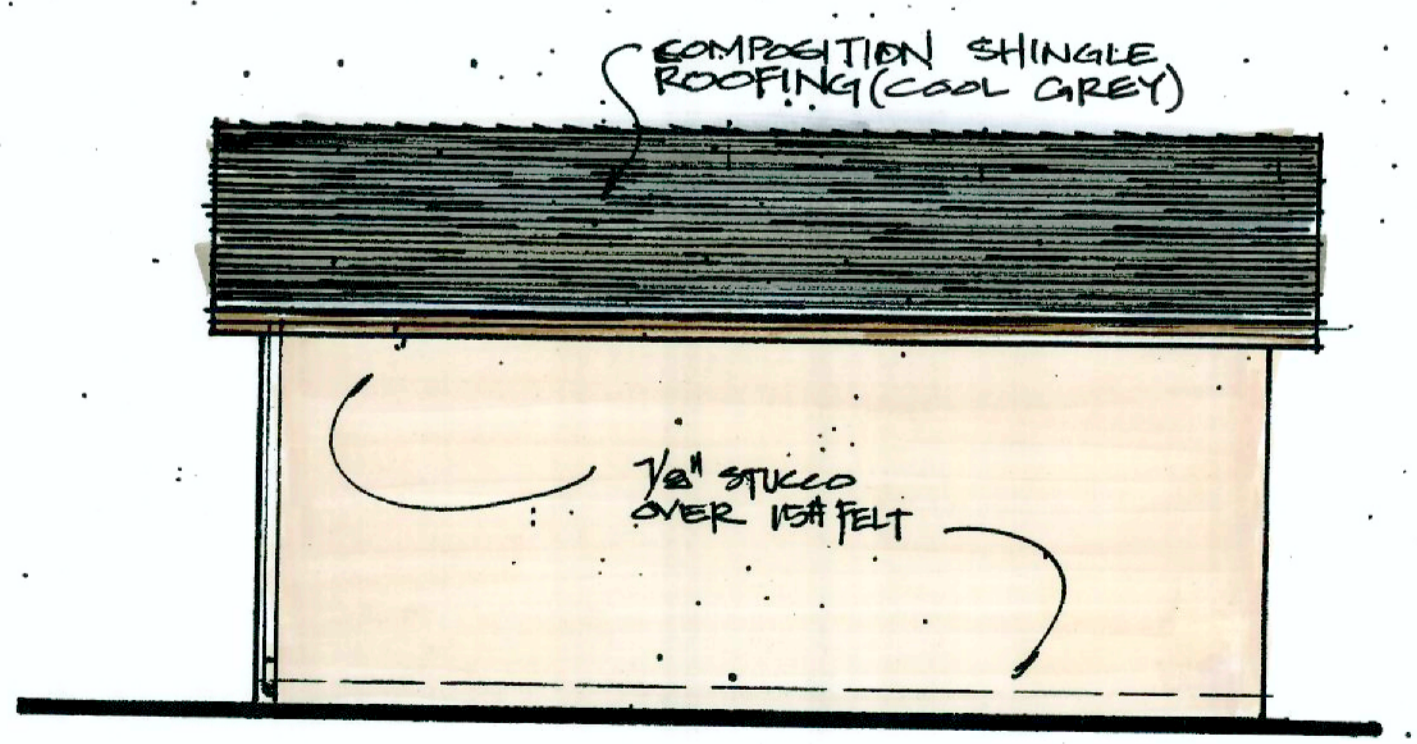
EAST ELEVATION  $\frac{1}{4}'' = 1'-0''$



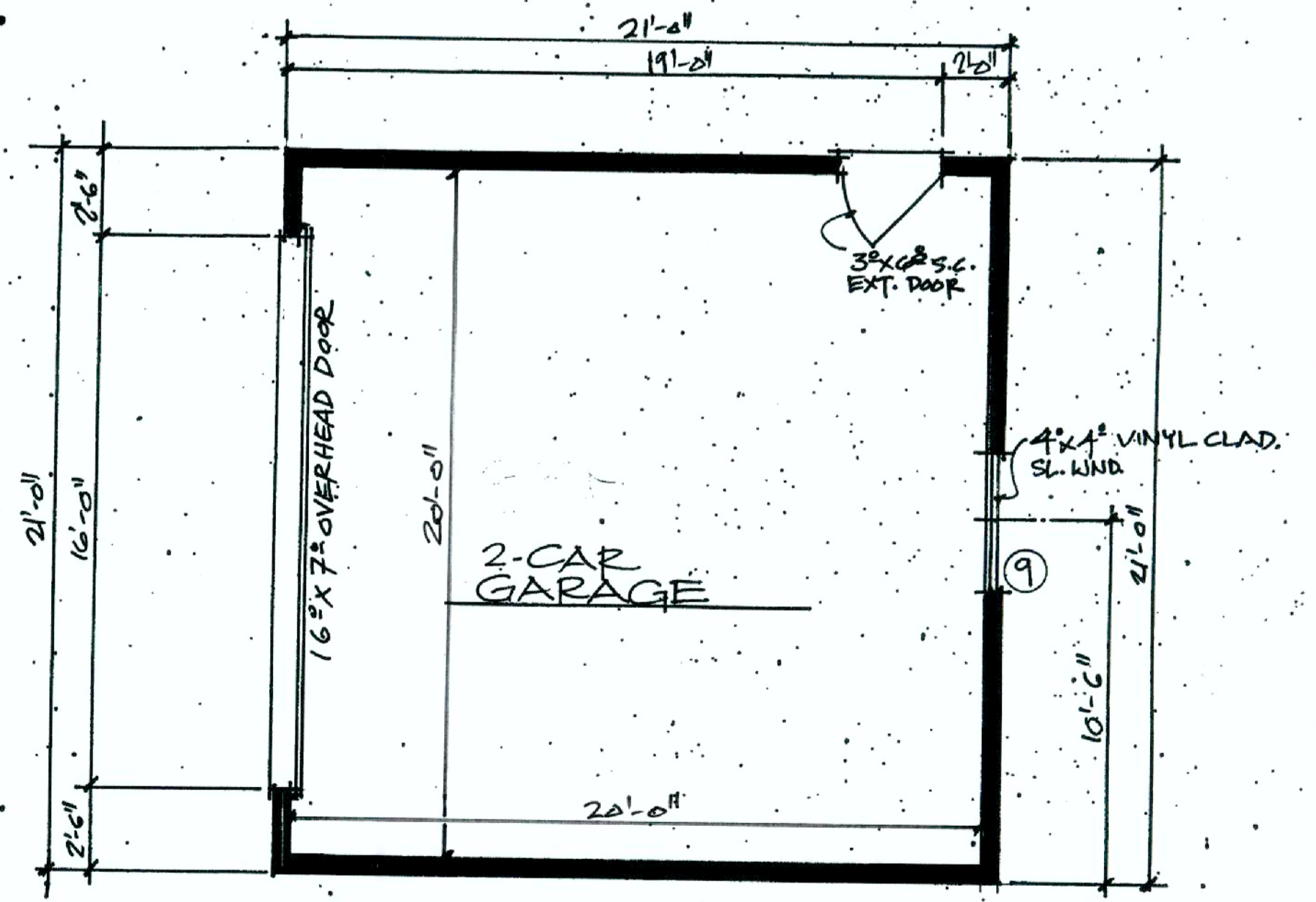
NORTH ELEVATION  $\frac{1}{4}'' = 1'-0''$



WEST ELEVATION  $\frac{1}{4}'' = 1'-0''$



SOUTH ELEVATION  $\frac{1}{4}'' = 1'-0''$



FLOOR PLAN  
NEW 2-CAR GARAGE  $\frac{1}{4}'' = 1'-0''$

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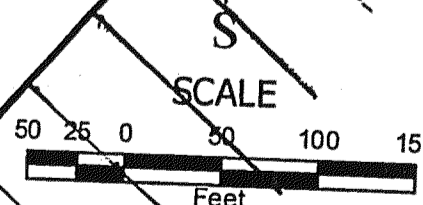
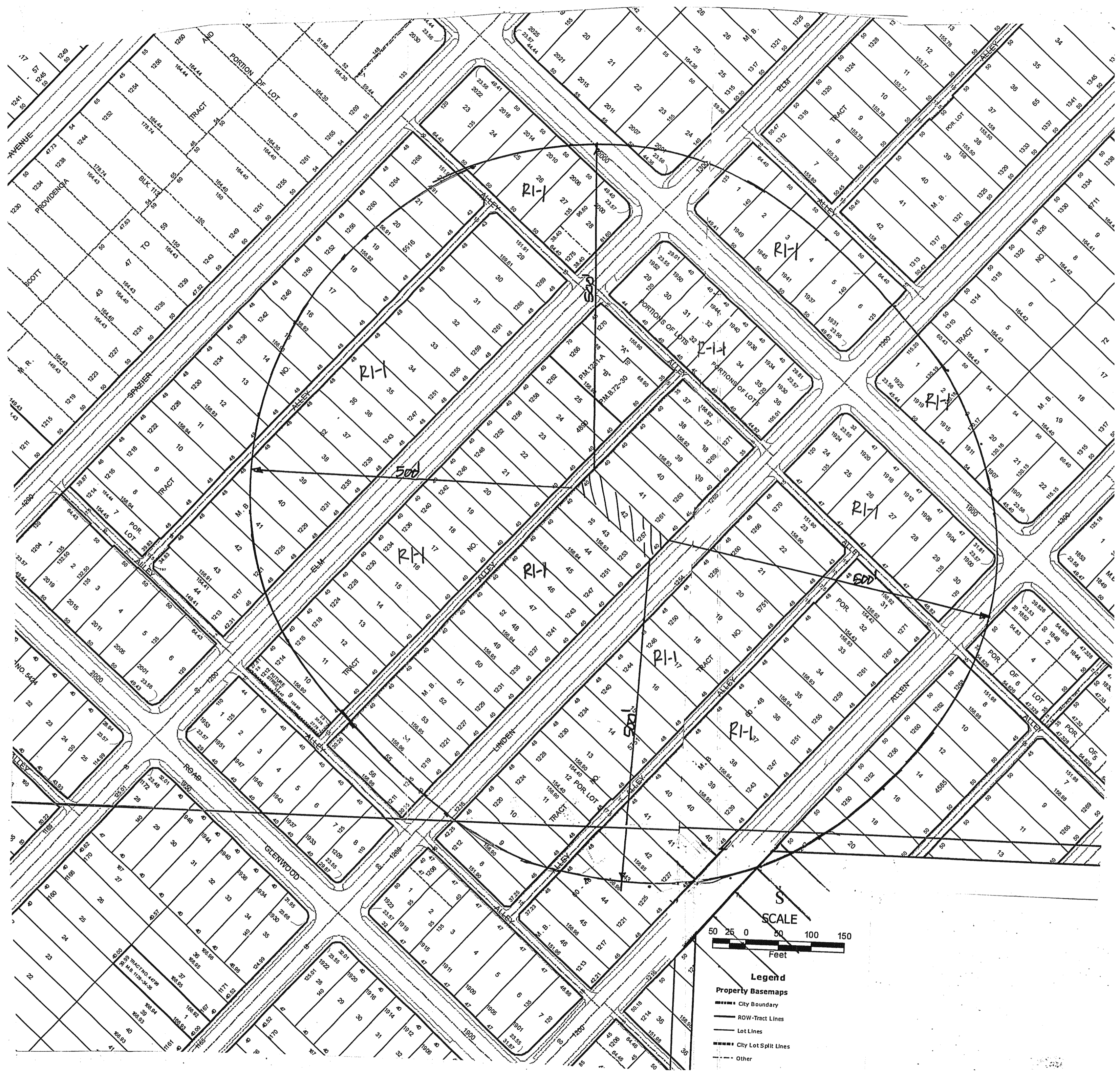
REVISIONS	NO.	DATE	REMARKS
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A-4-1 of 1

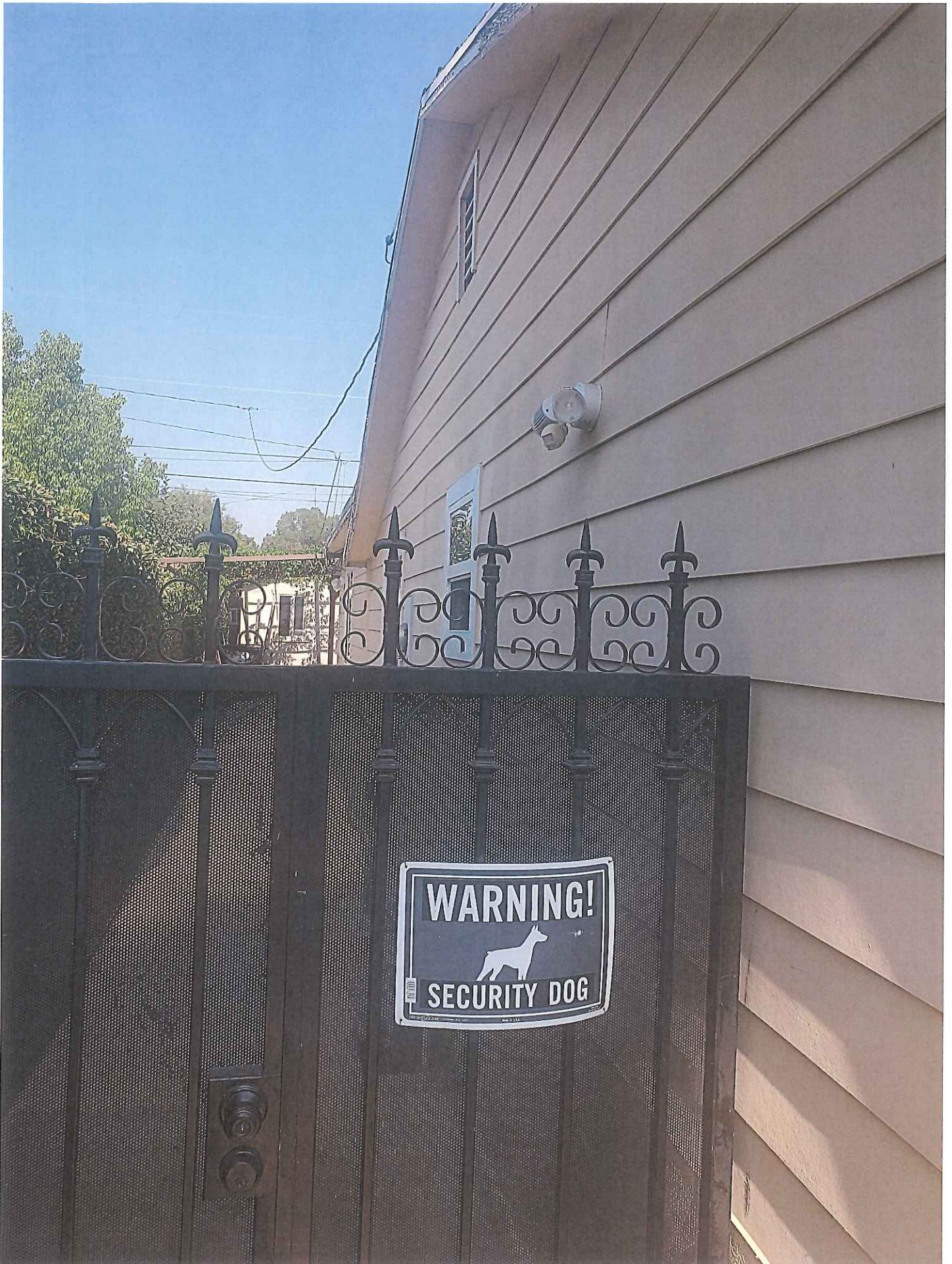


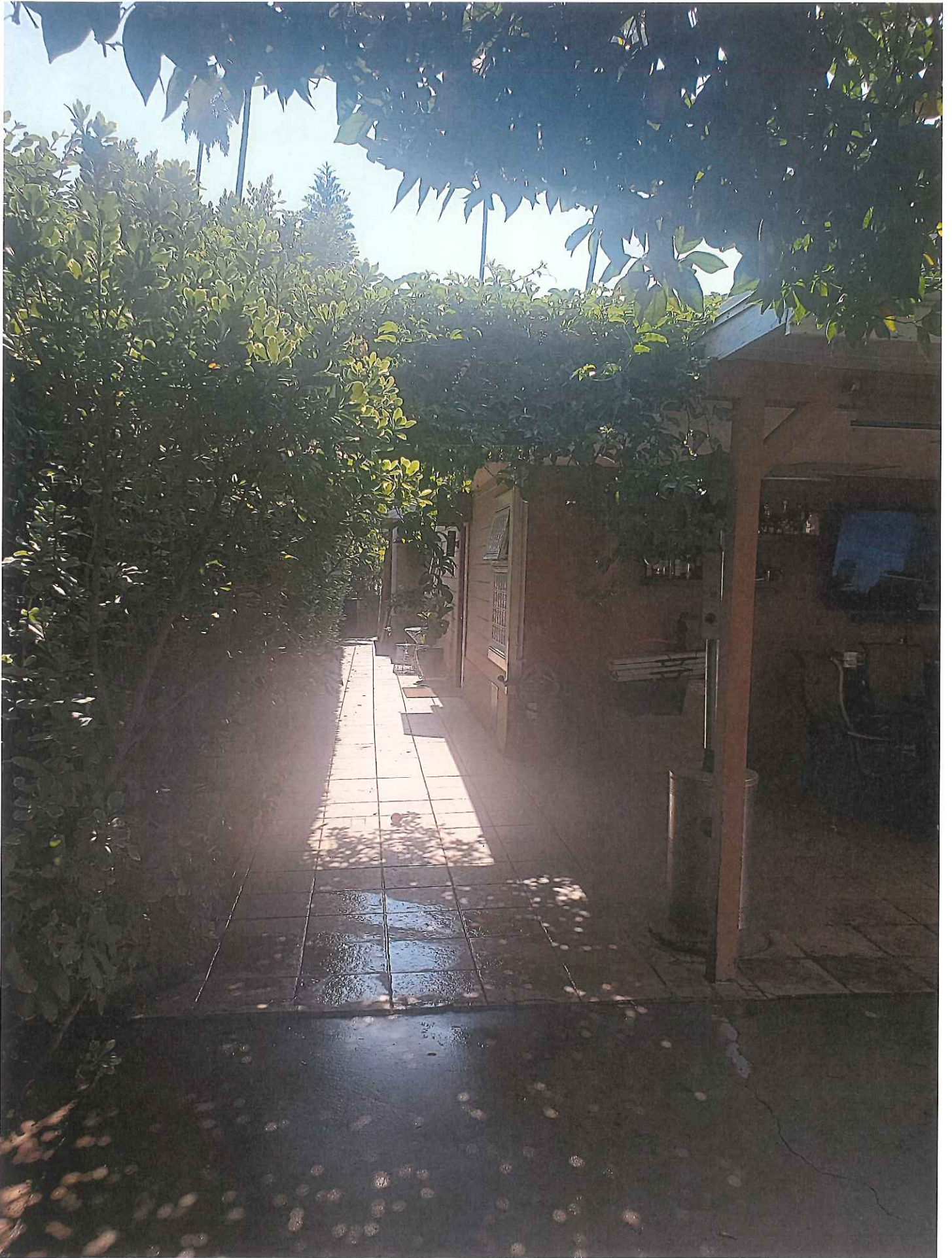
- Legend**
- Property Basemaps
  - City Boundary
  - ROW-Tract Lines
  - Lot Lines
  - City Lot Split Lines
  - Other

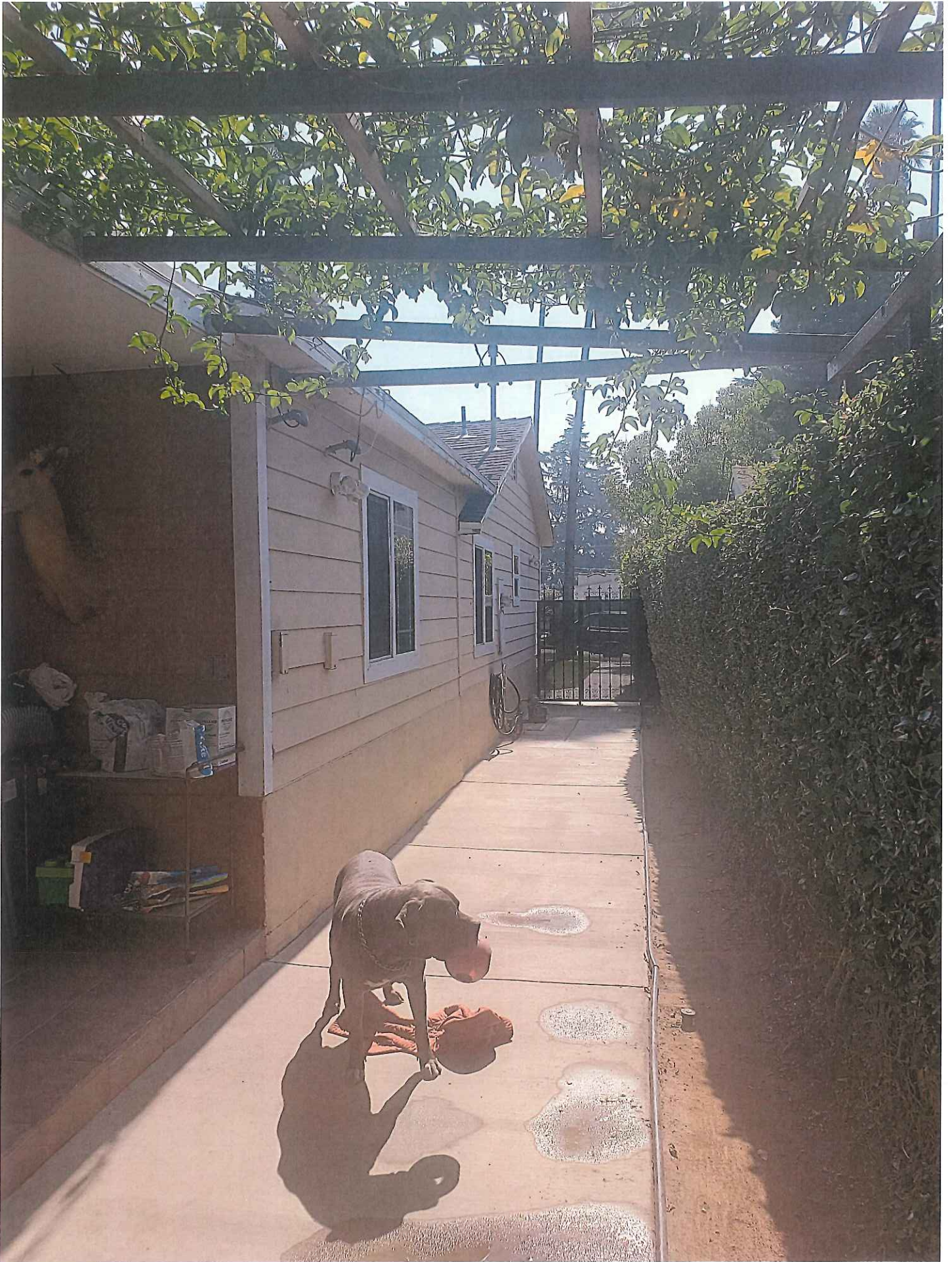




① 1257 LINDEN AVE.















MAPPING AND GIS  
SERVICES  
SCALE 1" = 100'

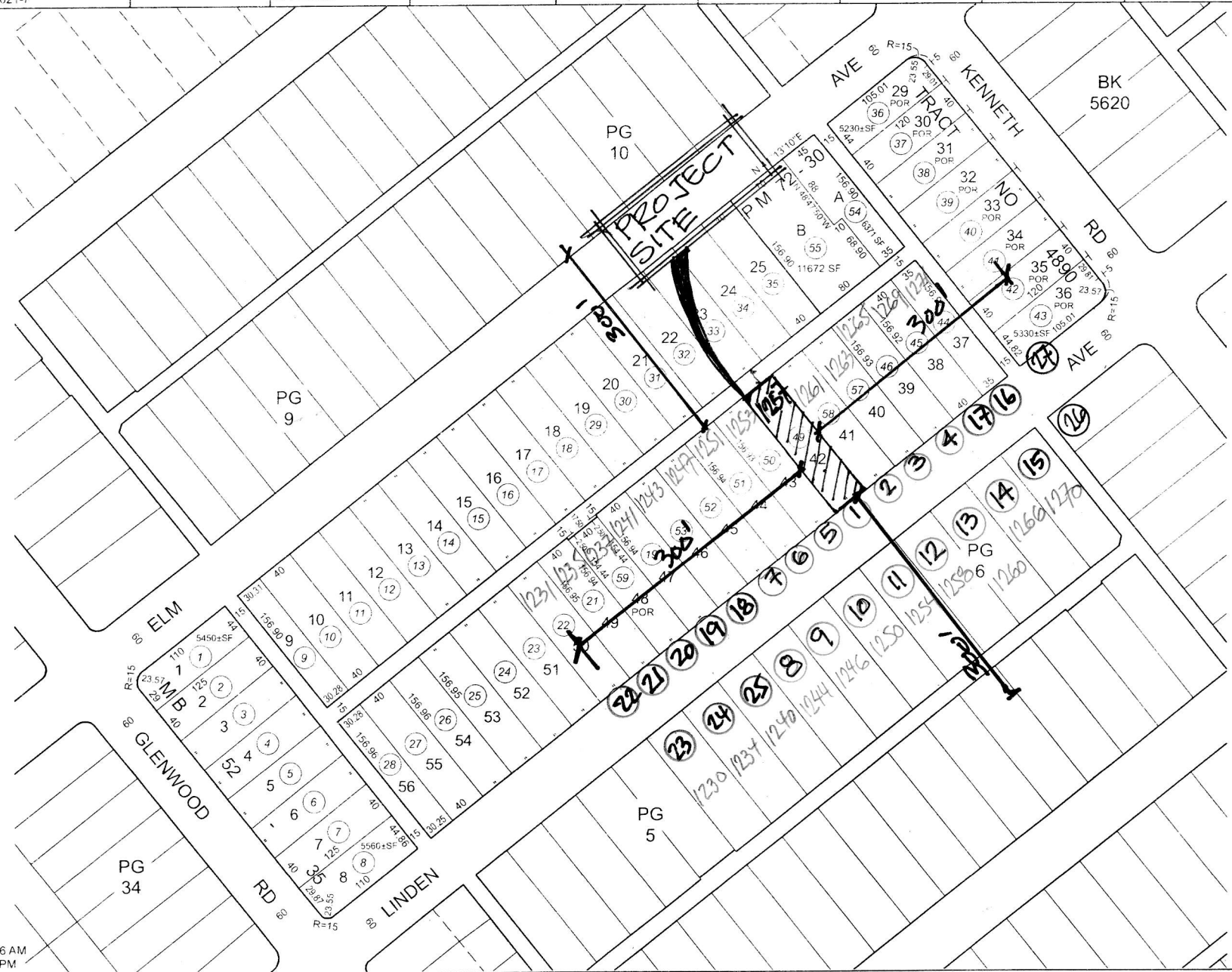
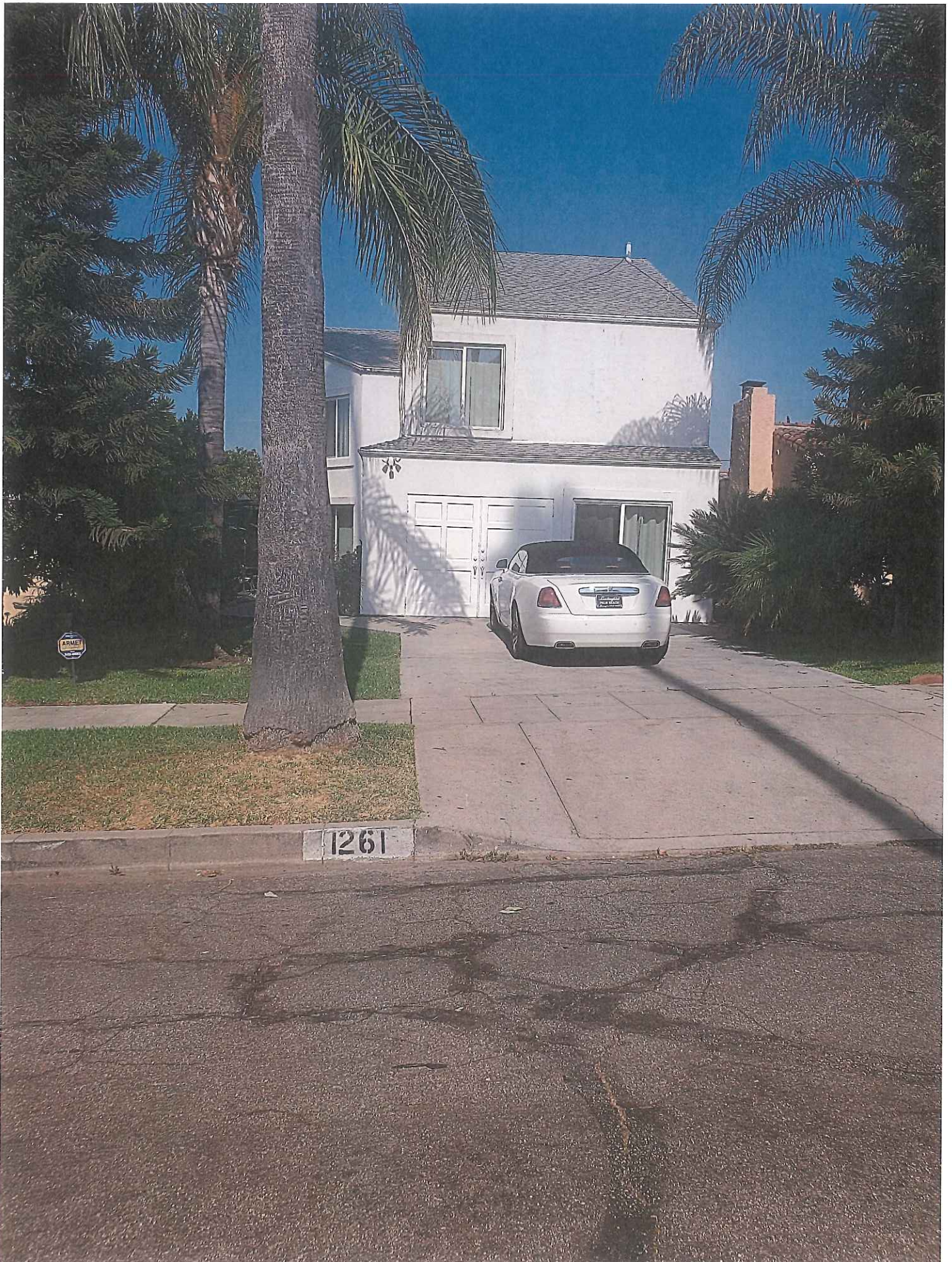


PHOTO SURVEY



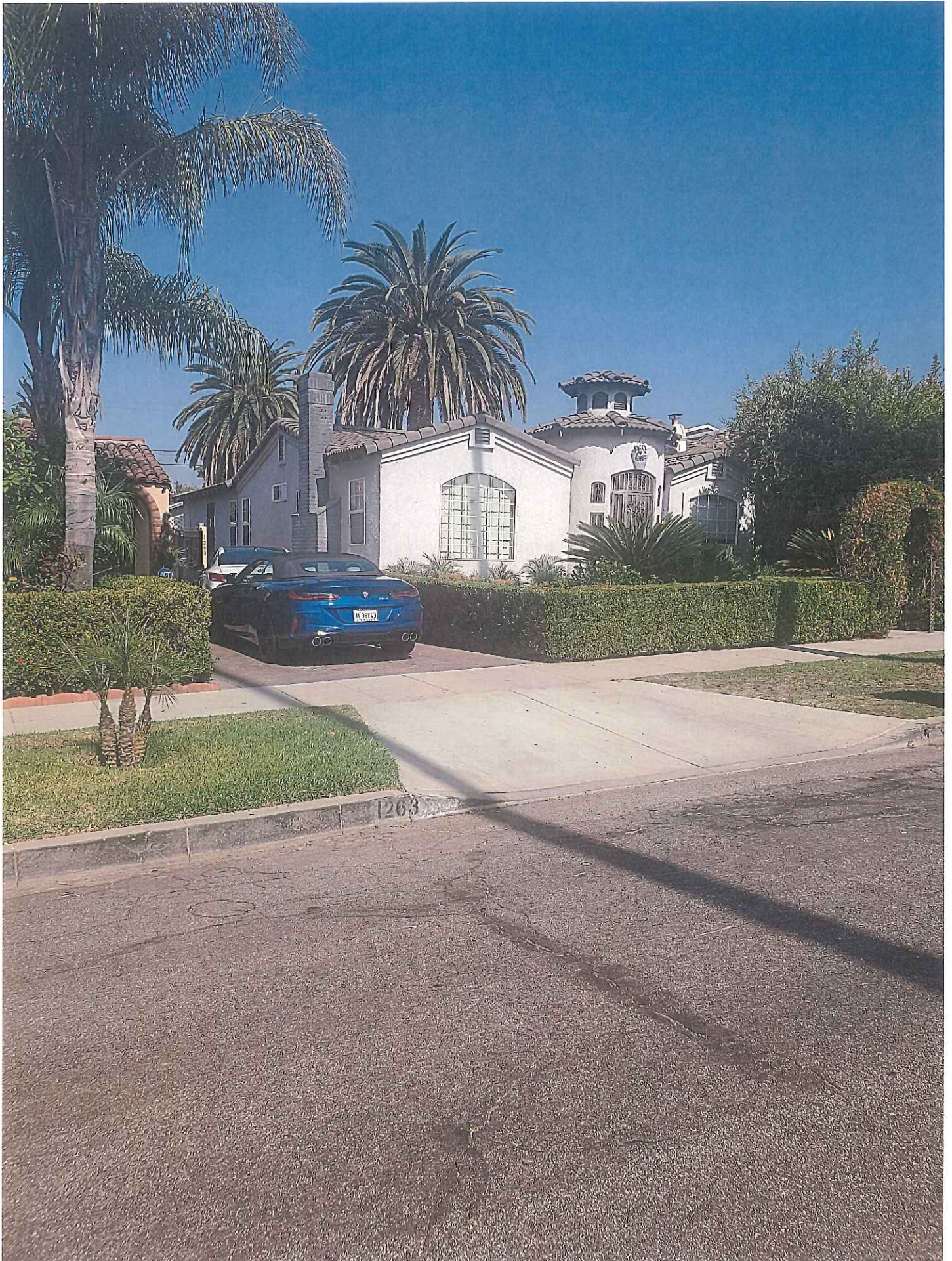
NUMBER	ADDRESS	HEIGHT/ROOF	FRONT SETBACK	F.A.R.	DWELLING SIZE	PROPERTY SIZE
1	1257 LINDEN AVE	1-STORY/ COMPOSITION SHINGLES	36'-6"	13.50	848.00	6,277.20
2	1261 LINDEN AVE	2-STORY/COMPOSITION SHINGLES	25'-0"	41.60	2,613	6,277.60
3	1263 LINDEN AVE	1-STORY/SPANISH TILES	30'-0"	26.73	1,678	6,277.60
4	1265 LINDEN AVE	1-STORY/SPANISH TILES	25'-0"	26.20	1,645	6,277.60
5	1253 LINDEN AVE	1-STORY/ COMPOSITION SHINGLES	25'-0"	12.20	766	6,277.60
6	1251 LINDEN AVE	1-STORY/ COMPOSITION SHINGLES	25'-0"	15.55	976	6,277.60
7	1247 LINDEN AVE	1-STORY/ BUILT-UP ROOFING	25'-0"	23.88	1,499	6,277.60
8	1244 LINDEN AVE	2-STORY/CONCRETE FLAT TILE	25'-0"	<del>53.56</del>	<del>4,034</del>	7,531.20
9	1246 LINDEN AVE	1-STORY/FLAT BUILT-UP ROOFING	25'-0"	21.34	1,607	7,531.20
10	1250 LINDEN AVE	1-STORY/FLAT BUILT-UP ROOFING	25'-0"	16.10	1,211	7,531.20
11	1254 LINDEN AVE	1-STORY/FLAT BUILT-UP ROOFING	25'-0"	24.54	1,848	7,531.20
12	1258 LINDEN AVE	1-STORY/ COMPOSITION SHINGLES	25'-0"	16.60	1,250	7,531.20
13	1260 LINDEN AVE	2-STORY/COMPOSITION SHINGLES	25'-0"	28.10	2,116	7,531.20
14	1266 LINDEN AVE	1-STORY/ COMPOSITION SHINGLES	25'-0"	23.36	1,759	7,531.20
15	1270 LINDEN AVE	1-STORY/ COMPOSITION SHINGLES	20'-0"	17.02	1,282	7,531.20
16	1271 LINDEN AVE	2-STORY/COMPOSITION SHINGLES	<del>60'-0" +/-</del>	27.04	1,485	5,492.20
17	1269 LINDEN AVE	1-STORY/ COMPOSITION SHINGLES	25'-0"	25.68	1,612	6,276.80
18	1243 LINDEN AVE	1-STORY/ COMPOSITION SHINGLES	25'-0"	27.24	1,710	6,276.80
19	1241 LINDEN AVE	2-STORY/SPANISH TILES/BUILT UP	25'-0"	40.93	2,569	6,276.80
20	1237 LINDEN AVE	2-STORY/SPANISH TILES	25'-0"	20.78	1,284	6,177.60
21	1235 LINDEN AVE	1-STORY/ COMPOSITION SHINGLES	25'-0"	26.34	1,654	6,278.0
22	1231 LINDEN AVE	1-STORY/ COMPOSITION SHINGLE	<del>90'-0" +/-</del>	28.86	1,812	6,278.0
23	1230 LINDEN AVE	1-STORY/ COMPOSITION SHINGLE	25'-0"	26.04	1,961	7,531.20
24	1234 LINDEN AVE	1-STORY/SPANISH TILES	25'-0"	22.52	1,696	7,531.20
25	1240 LINDEN AVE	1-STORY/ COMPOSITION SHINGLES	25'-0"	22.05	1,661	7,531.20
26	1924 W KENNETH RD	1-STORY/ COMPOSITION SHINGLES	25'-0"	22.23	1,412	6,350.00
27	1930 W KENNETH RD	1-STORY/ TILE & BUILT-UP ROOFING	25'-0"	19.75	1,053	5,330.00
		AVERAGE	25'-0"	22.4	1,513	6,723



② 1261 LINDEN AVE



③ 1263 LINDEN AVE.



④ 1265 LINDEN AVE.



⑤ 1253 LINDEN AVE



⑥ 1251 LINDEN AVE.



⑧ 1244 LINDEN AVE.



⑨ 1246 LINDEN AVE.





⑩ 1250 LINDEN AVE



11 1254 LINDEN AVE



⑫ 1258 LINDEN AVE.



1260 LINDEN AVE.

13



13 1266 LINDEN AVE.



⑭ 1266 LINDEN AVE.









17



1243



18

