

**City of Glendale
Community Development Department
Design Review Staff Report – Multi-Family**

Meeting/Decision Date: October 11, 2021	Address: 3419 Montrose Avenue
Review Authority: <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	APN: 5607-004-032
Case Number: PDR2106786	Applicant: Helbert Moradian
Prepared By: Danny Manasserian, Planning Associate	Owner: Arbita Nersesian

Project Summary

The applicant is proposing to construct additions at the front and rear of the existing house, build a new two-story residential unit and garages behind the house, and demolish the existing garage. The property is located in the R-3050 (Moderate Density Residential) zone.

The proposed work includes:

- Constructing a new 1,140 SF, two-story, residential unit with an attached 800 SF two-car garage at the rear of the property. The new unit proposes 500 square feet on the first floor and 640 square feet on the second floor with an attached 800 square-foot, two-car garage (two spaces serving the front unit).
- Demolishing the existing two-car garage
- Additions totaling 266 SF to the front and rear of the existing 864 SF single-family house
- Façade remodel to front house
- An accessory dwelling unit (ADU) is proposed at the rear of the lot, which will be processed under a separate permit.

Existing Property/Background

The site is currently developed with a one-story 864 square-foot single-family house and a detached two-car garage accessed by a driveway along the west side of the property.

Staff Recommendation

Approve Approve with Conditions Return for Redesign Deny

Last Date Reviewed / Decision

First time submittal for final review.
 Other:

Zone: R3050 - Moderate Density Residential

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
 Other:

CEQA Status:

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 project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption pursuant to Section 15303 of the State CEQA Guidelines because this project involves an addition to the main house and an addition of a second dwelling unit.
- The project is exempt from CEQA review as a Class 32 “Infill Development” exemption pursuant to Section 15332 of the State CEQA Guidelines because .
- Other:

Site Slope and Grading

- None proposed
- Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
- 1500 cubic yards or greater of earth movement:
- 50% or greater current average slope:

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

Yards and Usable Open Space

- yes n/a no

If “no” select from below and explain:

- Outdoor space integrated into site design and acknowledges adjacent development
- Common space easily accessible from all units
- Appropriate separation/screening from residential units
- Discrete seating and amenity areas allow for multiple users

Garage Location and Driveway

- yes n/a no

If “no” select from below and explain:

- Garage fully integrated into overall structure
- Driveway and curb-cut widths minimized
- Grade-level garages and parking, if allowed, are appropriately screened from the street
- Decorative paving complements building design
- Stairs and lifts to subterranean garages incorporated into the design of the project

Landscape Design

- yes n/a no

If “no” select from below and explain:

- Complementary to building design
- Maintain existing trees when possible
- Provide landscaping adjacent to driveways and garages

- 20% of planting at above-grade common spaces is within 9 inches of finish floor
- Above-grade tree wells are at least 6 inches higher than box size of tree

Walls and Fences

yes n/a no

If “no” select from below and explain:

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

Equipment, Trash, and Drainage

yes n/a no

If “no” select from below and explain:

- Equipment screened and well located
- Trash storage out of public view
- All screening integrated with overall building and/or landscape design
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

Lighting

yes n/a no

If “no” select from below and explain:

- Light fixtures are appropriate to the building and/or landscape design
- Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
- Utilize shielded fixtures to avoid light spillover onto adjacent properties

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 new two-story residential dwelling unit at the rear of the property will have an attached four-car garage. This garage will serve the new residential unit as well as the existing single-family house.
- The building footprint of the existing single-family house will change with the front addition bringing the west side of the house closer to Montrose Avenue (30'-9" existing setback to 27'-1" new street front setback). The existing 24'-4" setback at the east side will remain and the new footprint will not disrupt the prevailing setback pattern.
- The new unit will be integrated with the existing site conditions and relate to the existing front dwelling and surrounding properties in the neighborhood.
- The new residential unit and garage is designed with an L-shape building footprint, which is appropriately setback from all property lines to reflect existing neighborhood setbacks.
- Access to the new garage for the existing single-family house and new rear unit will be from the existing driveway located on the west side of the property, which is consistent with the existing site conditions and other properties in the neighborhood.
- Overall, the placement of the new building at the rear of the site is appropriate because it respects the front house and adjoining properties through setbacks as recommended by the Comprehensive Guidelines. Also, areas not occupied by buildings will be landscaped with the exception of the driveway and walkways.

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:

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

Building Relates to Existing Topography

yes n/a no

If “no” select from below and explain:

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

Consistent Architectural Concept

yes n/a no

If “no” select from below and explain:

- Concept governs massing and height

Scale and Proportion

yes n/a no

If “no” select from below and explain:

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

Roof Forms

yes n/a no

If “no” select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

Determination of Compatibility: Mass and Scale

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

- The roof design, building mass and proportions of the new unit at the rear is consistent with the style of the existing single-family house and neighborhood context. The west portion of the second floor is stepped back by 3'-0" to break up the mass. The new unit at the rear will provide appropriate setbacks to avoid being overbearing towards adjacent properties.
- The addition's volumes are well articulated and set behind the new four-car garage, helping break up the overall mass.
- The new building's two-story mass and overall height of 21'-2" fits well with the existing front house and the surrounding one and two-story buildings in the neighborhood.

- The new unit is located behind the existing front unit, which is appropriately setback from the street. Having this generous setback appropriately pushes the taller new mass toward the rear of the site and will respect the single-family house at the front and adjoining properties.
- The facades of the new unit minimize a boxy profile through the use of varying forms and offsets. A mix of materials, stucco and horizontal siding integrate well with the existing front house and the neighborhood context.
- The roof of the new unit is designed with various hipped forms, which are appropriate for the traditional style proposed.

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:

- Design is compatible with neighborhood context
- Design is stylistically consistent
- Employs consistent vocabulary of forms and materials while expressing architectural variety
- Cladding materials and

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
- Overall window pattern appropriate to style
- Window operation appropriate to style
- Recessed/flush window appropriate to style and/or location
- Openings are well detailed

Privacy

yes n/a no

If "no" select from below and explain:

- Consideration of views from "public" rooms and balconies/roof 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 materials, especially facing the street
- Materials appropriately enhance articulation and façade hierarchies

- Wrap corners and terminate appropriately
- Cladding is well detailed, especially at junctions between materials
- Foam trim, finished on site, is prohibited

The design will be enhanced if the siding color is somewhat darker, rather than the same as, the color of the walls. A condition to this effect is added.

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

Ancillary Structures

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

If "no" select from below and explain:

- Design consistent with primary structure
- Design and materials of gates, fences, and/or walls 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 traditional design of the new unit is appropriate to the neighborhood and the existing house.
- The placement of the proposed cement fiber siding on the new unit is appropriate, however, as proposed, the color is the same as the stucco. A condition has been added to choose a somewhat darker color to complement the white stucco.
- All windows will be vinyl, recessed with a wood sill and frame to match the proposed windows on the front house. As proposed, the windows are appropriate to the design and the neighborhood in terms of their operation and overall appearance.
- The roof material includes brown composition shingle, matching the front house.

Recommendation / Draft Record of Decision

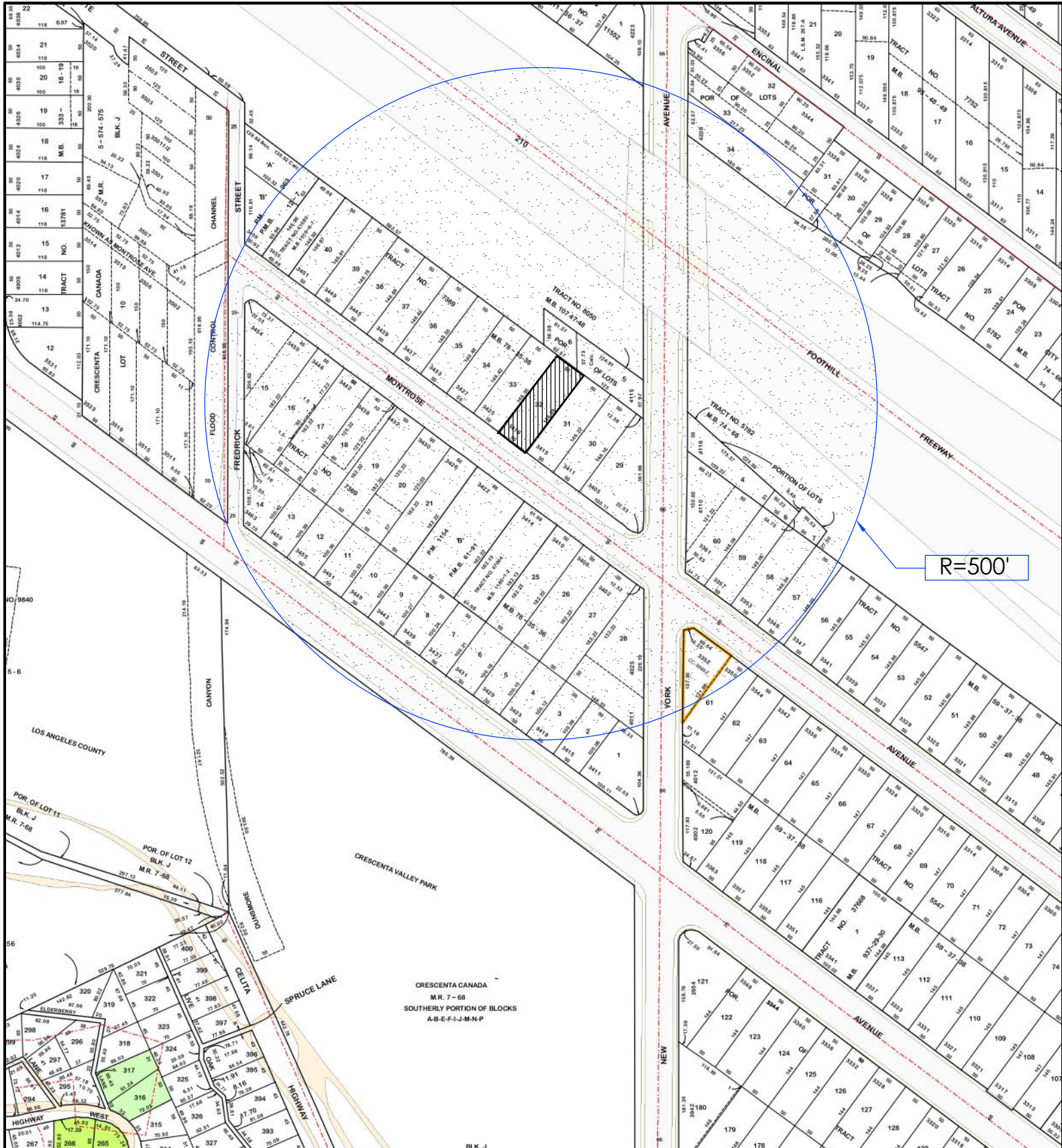
Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follow:

Conditions

1. Propose somewhat darker color for cement fiber siding at new unit for staff review.

Attachments

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



K&M ENGINEERING AND DESIGN, CORP.



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6854 FOOTHILL BLVD. TUJUNGA, CA 91042



PROJECT LOCATION:
 3419 MONTROSE AVE.,
 GLENDALE, CA 91214

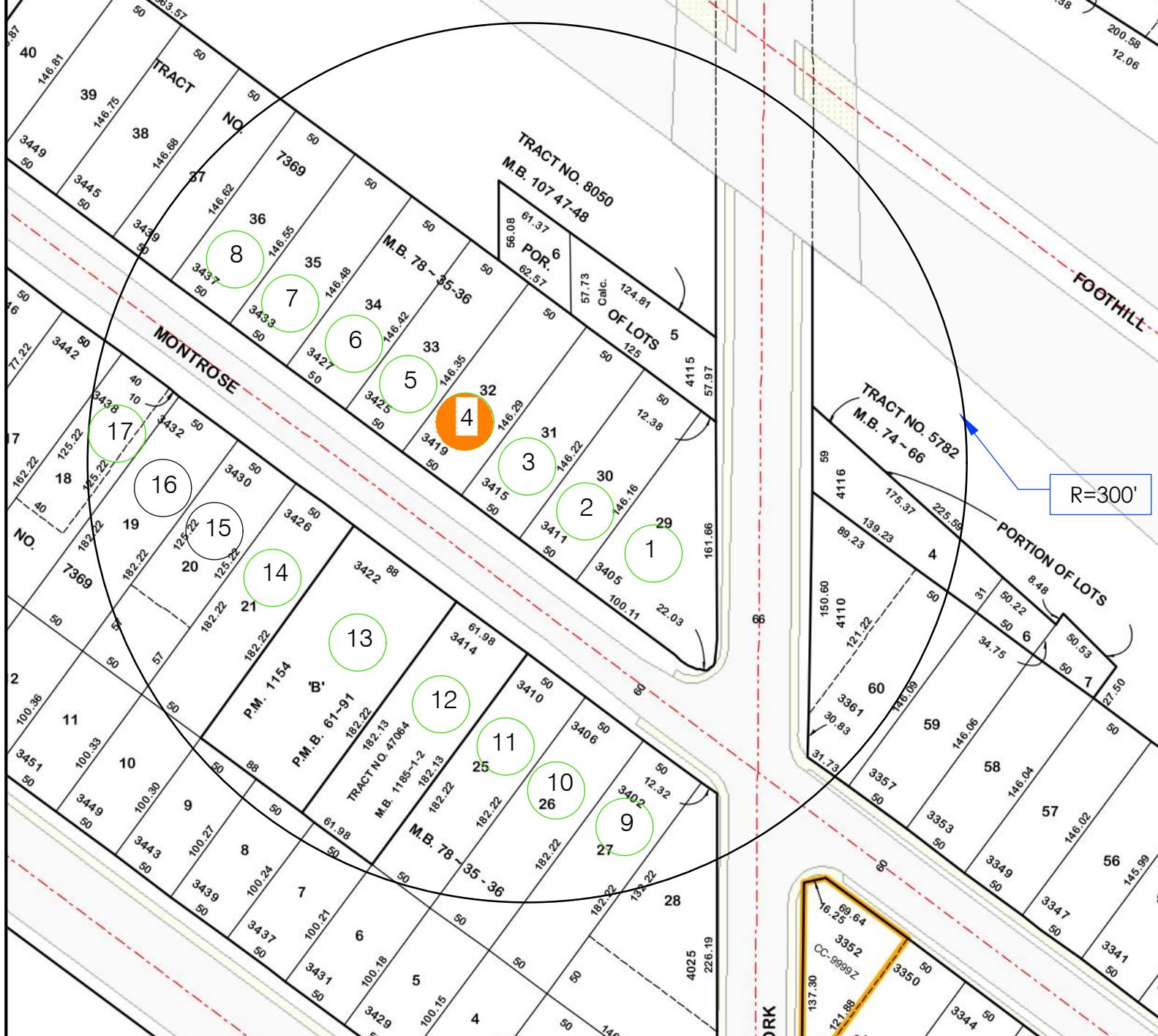
OWNER:
 ARTIN BABAIAN

PROJECT DESCRIPTION:
 (N) ADDITION TO (E)
 SFD, (N) TWO-STORY
 UNIT, (N) ADU AND
 (N) 4-CAR GARAGE

DRAWING TITLE:
 LOCATION MAP

DATE: 04-29-2021
 SCALE: NTS
 JOB NO.: 2020-079
 SHEET:

A9.0



LEGEND:

	SUBJECT PROPERTY
	RESIDENTIAL PROPERTY
	RESIDENTIAL 2 STORY PROPERTY

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 (N) ADDITION TO (E) SFD, (N) TWO-STORY UNIT, (N) ADU AND (N) 4-CAR GARAGE

DRAWING TITLE:
 VICINITY AND PHOTOGRAPHIC SURVEY MAP

DATE: 04-29-2021

SCALE: NTS

JOB NO.: 2020-079

SHEET:

A10



1

ADDRESS : 3405 MONTROSE AVE.
APN : 5607-004-029



2

ADDRESS : 3411 MONTROSE AVE.
APN : 5607-004-030



3

ADDRESS : 3415 MONTROSE AVE.
APN : 5607-004-031



4

ADDRESS : 3419 MONTROSE AVE.
APN : 5607-004-032



5

ADDRESS : 3425 MONTROSE AVE.
APN : 5607-004-033



6

ADDRESS : 3427 MONTROSE AVE.
APN : 5607-004-034



7

ADDRESS : 3433-3433B MONTROSE AVE.
APN : 5607-004-035



8

ADDRESS : 3435-3437 MONTROSE AVE.
APN : 5607-004-036



9

ADDRESS : 3402 MONTROSE AVE.
APN : 5607-004-026



10

ADDRESS : 3406 MONTROSE AVE.
APN : 5607-004-025



11

ADDRESS : 3410 MONTROSE AVE.
APN : 5607-004-024



12

ADDRESS : 3414 MONTROSE AVE.
APN : 5607-004-054-58



13

ADDRESS : 3422 MONTROSE AVE.
APN : 5607-004-046



14

ADDRESS : 3426 MONTROSE AVE.
APN : 5607-004-021



15

ADDRESS : 3430 MONTROSE AVE.
APN : 5607-004-020



16

ADDRESS : 3434 MONTROSE AVE.
APN : 5607-004-019



17

ADDRESS : 3438 MONTROSE AVE.
APN : 5607-004-018



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PROJECT DESCRIPTION:
(N) ADDITION TO (E)
SFD, (N) TWO-STORY
UNIT, (N) ADU AND
(N) 4-CAR GARAGE

DRAWING TITLE:
PHOTOGRAPHS

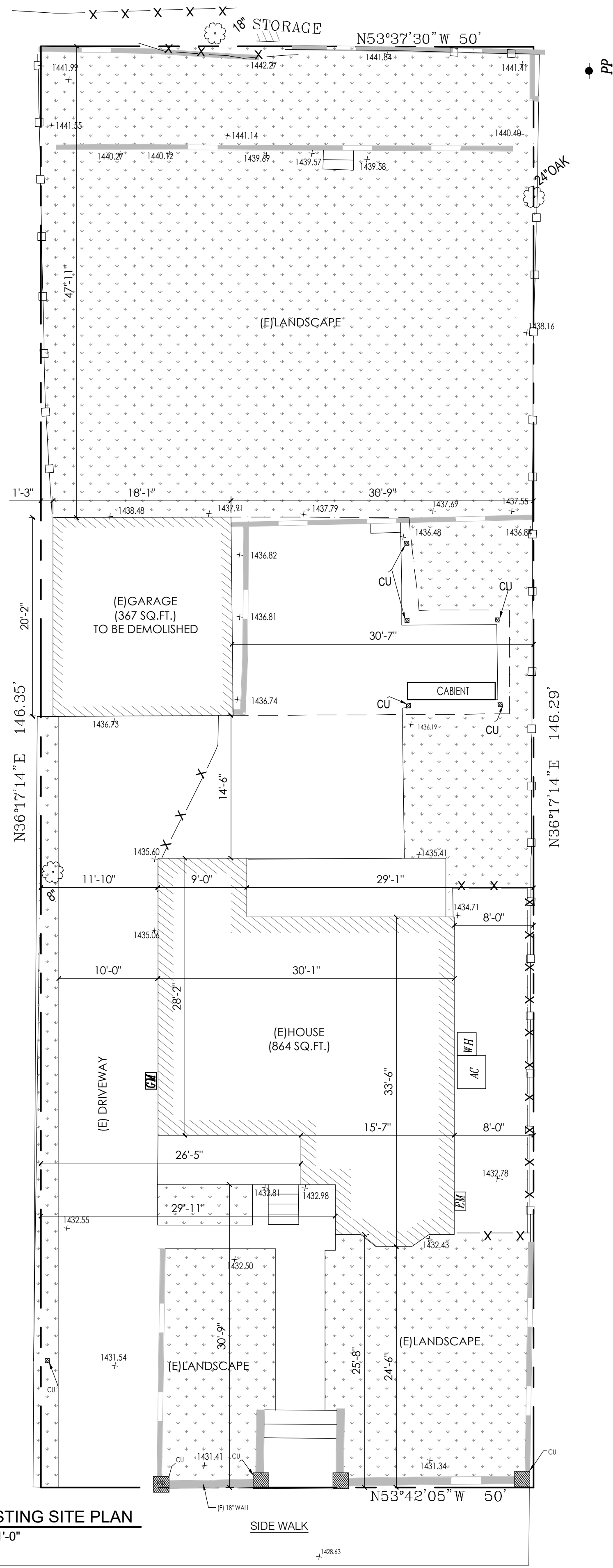
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SCALE: NTS

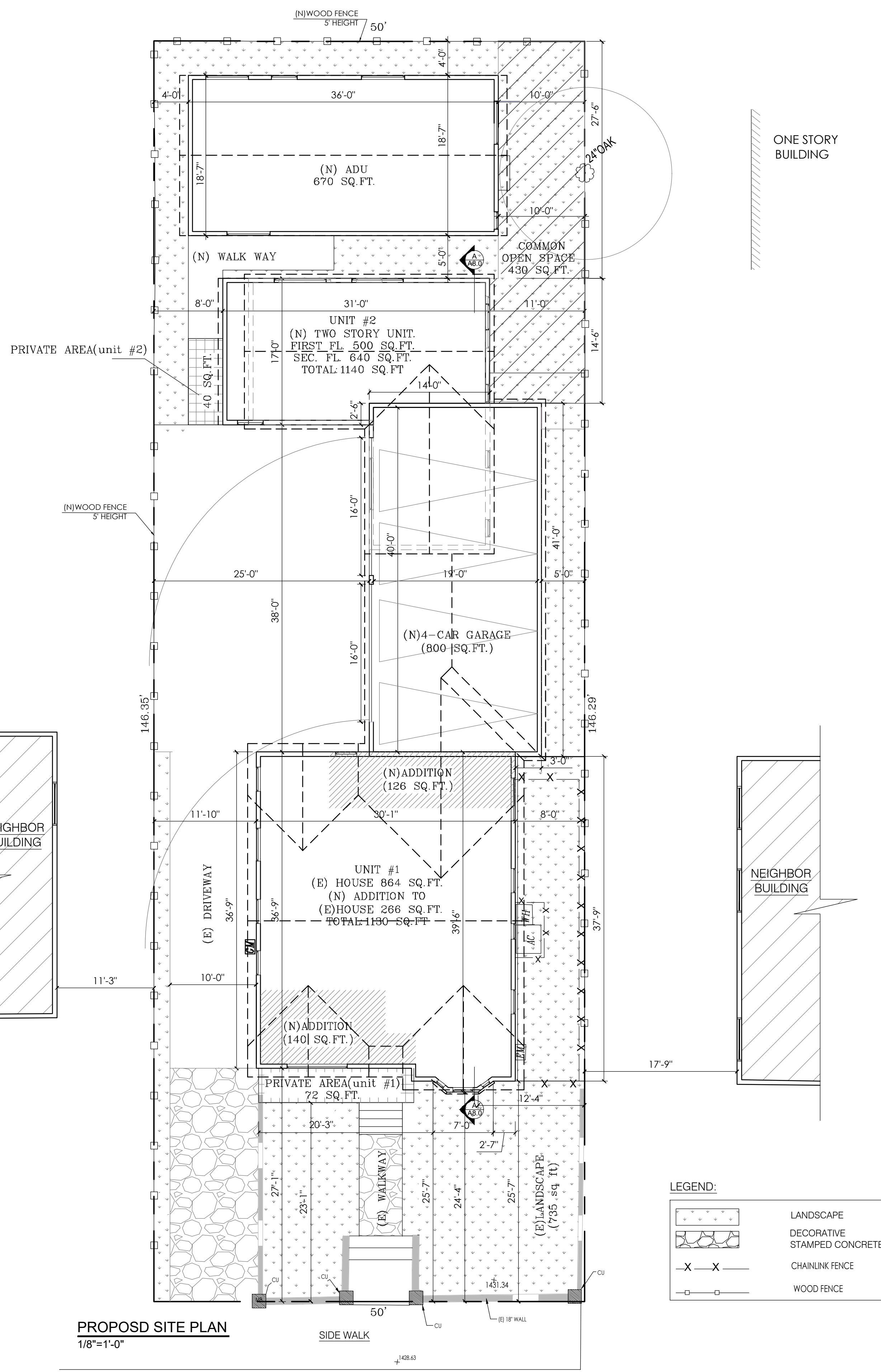
JOB NO.: 2020-079

SHEET:

A11



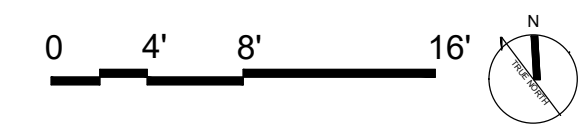
EXISTING SITE PLAN
1/8"=1'-0"



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

LEGEND:

	LANDSCAPE
	DECORATIVE STAMPED CONCRETE
	CHAINLINK FENCE
	WOOD FENCE



ANALYSIS

LOT AREA:	7320 SQ. FT. (PER ASSESSOR MAP)
AREA CALCULATION	
EXISTING	
(E) HOUSE	864 SQ. FT.
(E) GARAGE (TO BE DEMOLISHED)	367 SQ. FT.
PROPOSED	
(N) ADDITION TO (E) HOUSE	266 SQ. FT.
(N) 4-CAR GARAGE	800 SQ. FT.
(N) TWO-STORY UNIT	1140 SQ. FT.
(N)ADU	670 SQ. FT.

FAR AND LOT COVERAGE SUMMARY

MAX ALLOW FAR 65% OF LOT AREA= 4758 SQ. FT.
 (E) HOUSE 864 S.F.+ ADDITION TO (E)HOUSE 266 S.F.+ (N)TWO-STORY UNIT 1140 S.F.+ (N) ADU 670 S.F.
 + (N) 4 CAR GARAGE (800 S.F. - 500 S.F.)=3240 SQ. FT.=44.2%

LOT COVERAGE

MAX. ALLOWABLE LOT COVERAGE 50% OF LOT AREA = 3660 S.F.
 (E) HOUSE (864 S.F.)+ ADDITION TO (E)HOUSE (266 S.F.)+(N)TWO-STORY UNIT (FIRST FL. 500 S.F.)
 + (N) ADU (670 S.F.) + (N) 4-CAR GARAGE (800 S.F.)=3100 SQ. FT. = 42.3% OF LOT AREA OK

LANDSCAPING

REQUIRED LANDSCAPE 30 % = 2196 SQ. FT.
 PROPOSED LANDSCAPE = 2200 SQ. FT. 30%

PRIVATE OPEN SPACE AREA

REQUIRED OPEN SPACE AREA = 40 SQ. FT. PER DWELLING UNIT
 PROPOSED
 UNIT #1 : 72 SQ. FT.
 UNIT #2 : 40 SQ. FT.

COMMON OPEN SPACE AREA

REQUIRED COMMON OPEN SPACE AREA = 200 SQ. FT. PER DWELLING UNIT
 PROPOSED =430 SQ. FT.

OWNER

ARTIN BABAIA
 3419 MONTROSE AVE., GLENDALE, CA 91214

ENGINEER / DESIGNER

K&M ENGINEERING AND DESIGN CORP.
 6854 FOOTHILL BLVD. TUNJUNGA, CA 91042

SCOPE OF WORK

266 SQ. FT. (N)ADDITION TO (E) HOUSE (REMODEL),
 (N) TWO-STORY UNIT(1140 SQ. FT.), (N) ADU(670 SQ. FT.) AND (N) 4-CAR GARAGE (800 SQ. FT.)

LEGAL DESCRIPTION

ASSESSOR'S ID NO: 5607004032
 ADDRESS: 3419 MONTROSE AVE., GLENDALE, CA 91214
 PROPERTY TYPE: RESIDENTIAL
 ZONE: R3050
 TRACT: 7369
 LOT: 32
 BLOCK: NONE
 CONSTRUCTION TYPE: V-B

SHEET INDEX

A1.0	SITE PLAN
A2.0	(E)HOUSE FLOOR PLAN (REMODEL)
A3.0	(E) HOUSE ROOF PLAN
A4.0	(E) HOUSE (E) & (N) ELEVATIONS
A5.0	(N) TOW-STORY UNIT FLOOR & ROOF PLANS
A6.0	(N) TWO-STORY ELEVATIONS
A7.0	(N) ADU FLOOR, ROOF PLANS AND ELEVATIONS
A8.0	SECTIONS
A9.0	LOCATION MAP
A10.0	VICINITY AND SURVEY MAP
A11	PHOTOGRAPHS

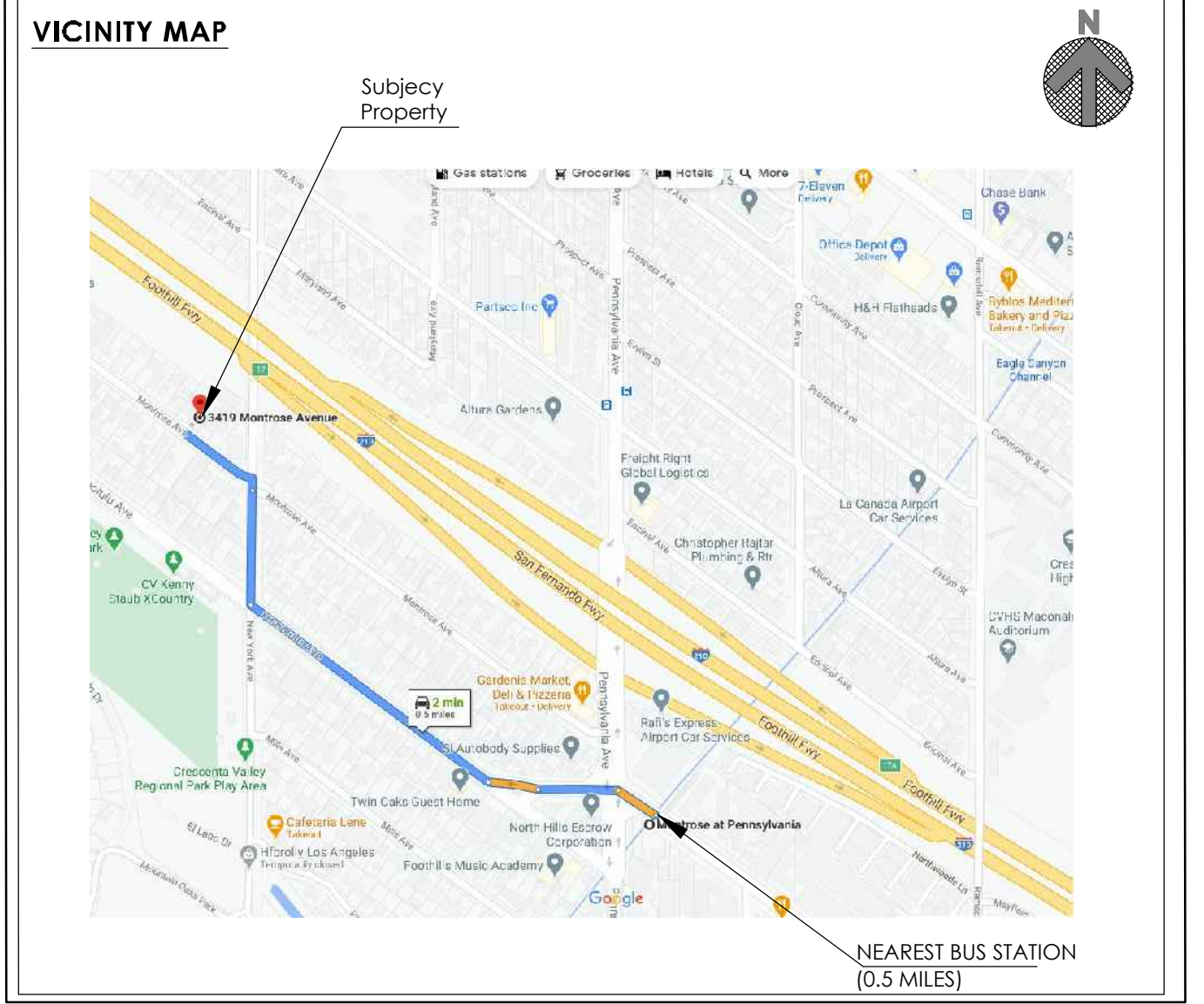
ZONING NOTE

-No new rooftop equipment is allowed in this zone.
 -Retaining walls, pools, spas, Jacuzzis, fences, and patio covers require separate permits.
 -There are no oak, bay, or sycamore trees on the lot or within twenty (20) feet of the site.

BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND. BE ARABIC OR ALPHABETICAL LETTERS AND BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE OF 1/2" (R19.1 CRC)

LIST APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH:	2020 CITY OF GLENDALE MUNICIPAL CODE
2019 CALIFORNIA BUILDING CODE	2020 CITY OF GLENDALE ZONING CODE
2019 CALIFORNIA RESIDENTIAL CODE	2019 CPC, CMC, CEC, CGSBC, CRC, CENC, CGSBC,
2019 ENERGY STANDARDS	



REVISIONS:

NO.	

PROJECT

LOCATION:
**3419 MONTROSE AVE.,
 GLENDALE, CA 91214**

DESCRIPTION:
 (N) ADDITION TO (E) SFD, (N) TWO-STORY UNIT, (N) ADU AND (N) 4-CAR GARAGE

OWNER:
ARTIN BABAIA

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DRAWN BY: VK
 CHECKED BY: HM
 DATE: 11-23-20
 SCALE: AS NOTED
 JOB NO.: 2020-079

SITE PLAN

SHEET:
A1.0

REVISIONS:

NO.	

PROJECT

LOCATION:
**3419 MONTROSE AVE.,
GLENDALE, CA 91214**

DESCRIPTION:
(N) ADDITION TO (E) SFD, (N) TWO-STORY UNIT, (N) ADU AND (N) 4-CAR GARAGE

OWNER:
ARTIN BABAIA

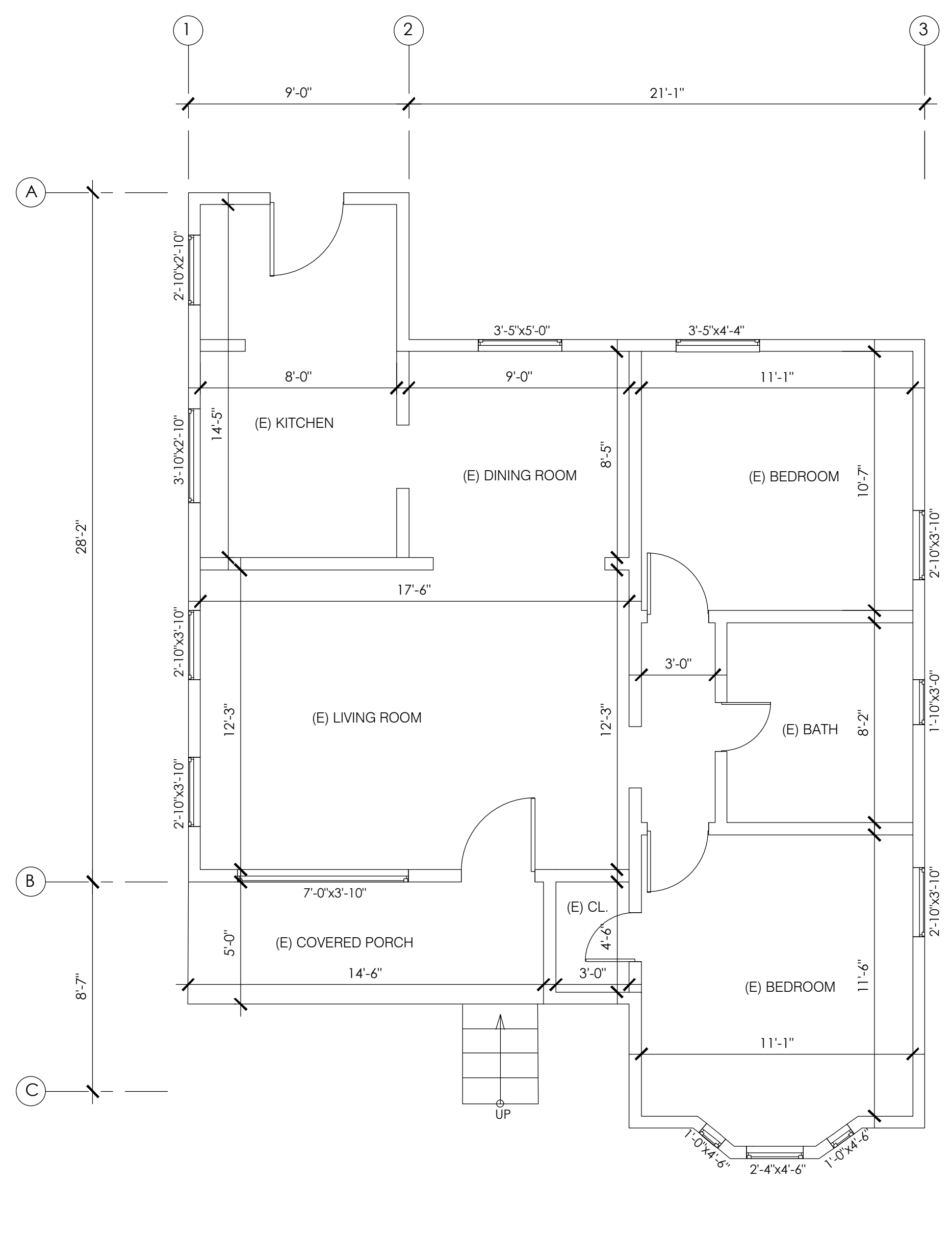
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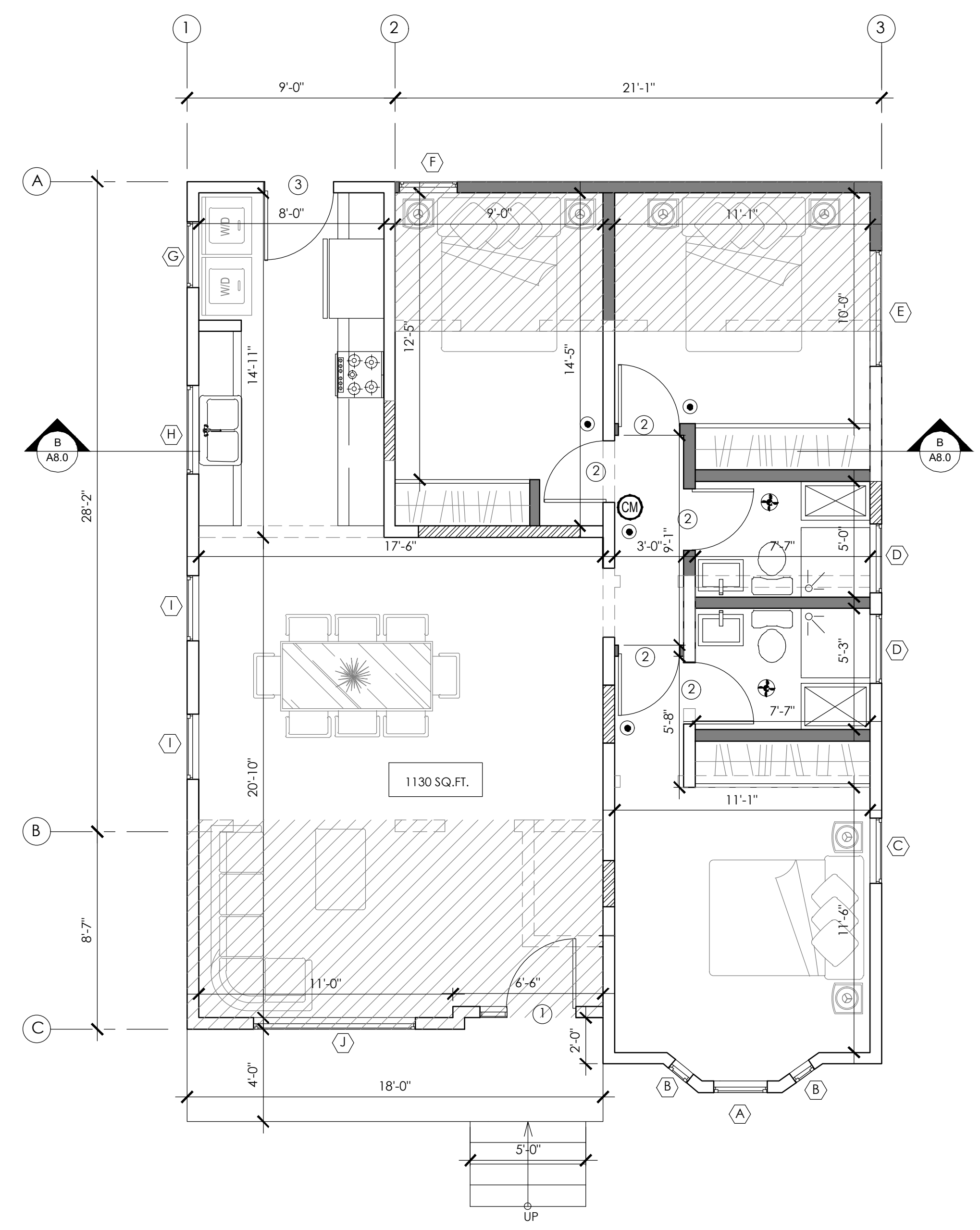
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DATE: 11-23-2020
SCALE: AS NOTED
JOB NO.: 2020-79

PLANS

SHEET:
A2.0



EXISTING FLOOR PLAN (UNIT #1)
1/4"=1'-0"



PROPOSED FLOOR PLAN (UNIT #1)
1/4"=1'-0"

LEGEND:

- (E) WALL
- NEW WALL
- TO BE FILLED
- TO BE DEMOLISHED
- ADDITION
- WINDOW
- DOOR
- INTERCONNECTED HARD-WIRED "SMOKE ALARM" WITH BATTERY BACKUP
- CARBON MONOXIDE DETECTORS WITH BATTERY BACK-UP INTERCONNECTED HARD-WIRED
- 5 MIN. FAN AIR CHANGES/HR 50 CFM (SEE GREEN NOTES).

-FANS SHALL BE ENERGY STAR COMPLIANT w/ HUMID START AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING
-FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
-KITCHEN FAN TO BE 100 CFM, 3 SONE MAX.

DOOR SCHEDULE

NO.	SIZE	QTY.	THCK.	MATERIAL	TYPE	REMARKS	CONDITION
①	6'-5"x6'-8"	1	STD	WOOD	EXTERIOR	DOUBLE SWINGING	NEW
②	2'-8"x6'-8"	5	STD	WOOD	INTERIOR	SWINGING	NEW
③	3'-0"x6'-8"	1	STD	WOOD	EXTERIOR	SWINGING	EXISTING

WINDOW SCHEDULE

WINDOW NUMBER	QUANTITY	EXISTING WIDTH X HEIGHT	NEW WIDTH X HEIGHT	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM THE STREET? Y/N	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (SDL) Y/N	KEEP EXISTING SILL & FRAME? Y/N	BUILD NEW SILL & FRAME? Y/N	E/ EDGE DETAIL	N/ 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? Y/N	EXISTING WINDOW	U-FACTOR	SHGC
(A)	1	2'-4"x4'-6"	2'-4"x4'-6"	VINYL	-	Y	SINGLE HUNG	-	BLOCK	N	Y	N	-	-	Y	Y	Y	N	Y	0.32	0.25	
(B)	2	1'-0"x4'-6"	1'-0"x4'-6"	VINYL	-	Y	SINGLE HUNG	-	BLOCK	N	Y	N	-	-	Y	Y	Y	N	Y	0.32	0.25	
(C)	1	2'-10"x3'-10"	2'-10"x3'-10"	VINYL	-	N	SINGLE HUNG	-	BLOCK	N	Y	N	-	-	Y	Y	Y	N	Y	0.32	0.25	
(D)	2	-	3'-0"x1'-0"	-	VINYL	N	-	SLIDING	BLOCK	N	-	Y	-	-	N	Y	Y	N	N	0.32	0.25	
(E)	1	-	5'-0"x3'-0"	-	VINYL	N	-	SLIDING	BLOCK	N	-	Y	-	-	Y	Y	Y	N	N	0.32	0.25	
(F)	1	-	2'-6"x6'-0"	-	VINYL	N	-	CASEMENT/FIX	BLOCK	N	-	Y	-	-	Y	Y	Y	N	N	0.32	0.25	
(G)	1	2'-10"x2'-10"	2'-10"x2'-10"	VINYL	-	N	SLIDING	-	BLOCK	N	Y	N	-	-	N	Y	Y	N	Y	0.32	0.25	
(H)	1	4'-0"x3'-0"	3'-10"x2'-10"	VINYL	-	N	SLIDING	SINGLE HUNG	BLOCK	N	Y	N	-	-	N	Y	Y	N	Y	0.32	0.25	
(I)	2	2'-10"x3'-10"	2'-10"x3'-10"	VINYL	-	N	SLIDING	SINGLE HUNG	BLOCK	N	Y	N	-	-	N	Y	Y	N	Y	0.32	0.25	
(J)	1	-	6'-0"x4'-0"	-	VINYL	Y	-	S HUNG/FIX /S HUNG	BLOCK	N	-	Y	-	-	N	Y	Y	N	N	0.32	0.25	

ALL DOORS & WINDOWS SHALL MEET CITY OF GLENDALE'S SECURITY ORDINANCE.

EXISTING PLAN/ PERCENTAGE OF DEMO CALC

WALL / ROOF AREA EXISTING	AREA REMOVED
NORTH	264
SOUTH	340 S.F.
EAST	455 S.F.
WEST	455 S.F.
ROOF	1150 S.F.
TOTAL	2664 S.F.
AREA REMOVED	319 S.F.
PERCENTAGE	12%

REVISIONS:

NO.	

PROJECT

LOCATION:

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GLENDALE, CA 91214

DESCRIPTION:
(N) ADDITION TO (E) SFD, (N) TWO-STORY UNIT, (N) ADU AND (N) 4-CAR GARAGE

OWNER:
ARTIN BABAIAN

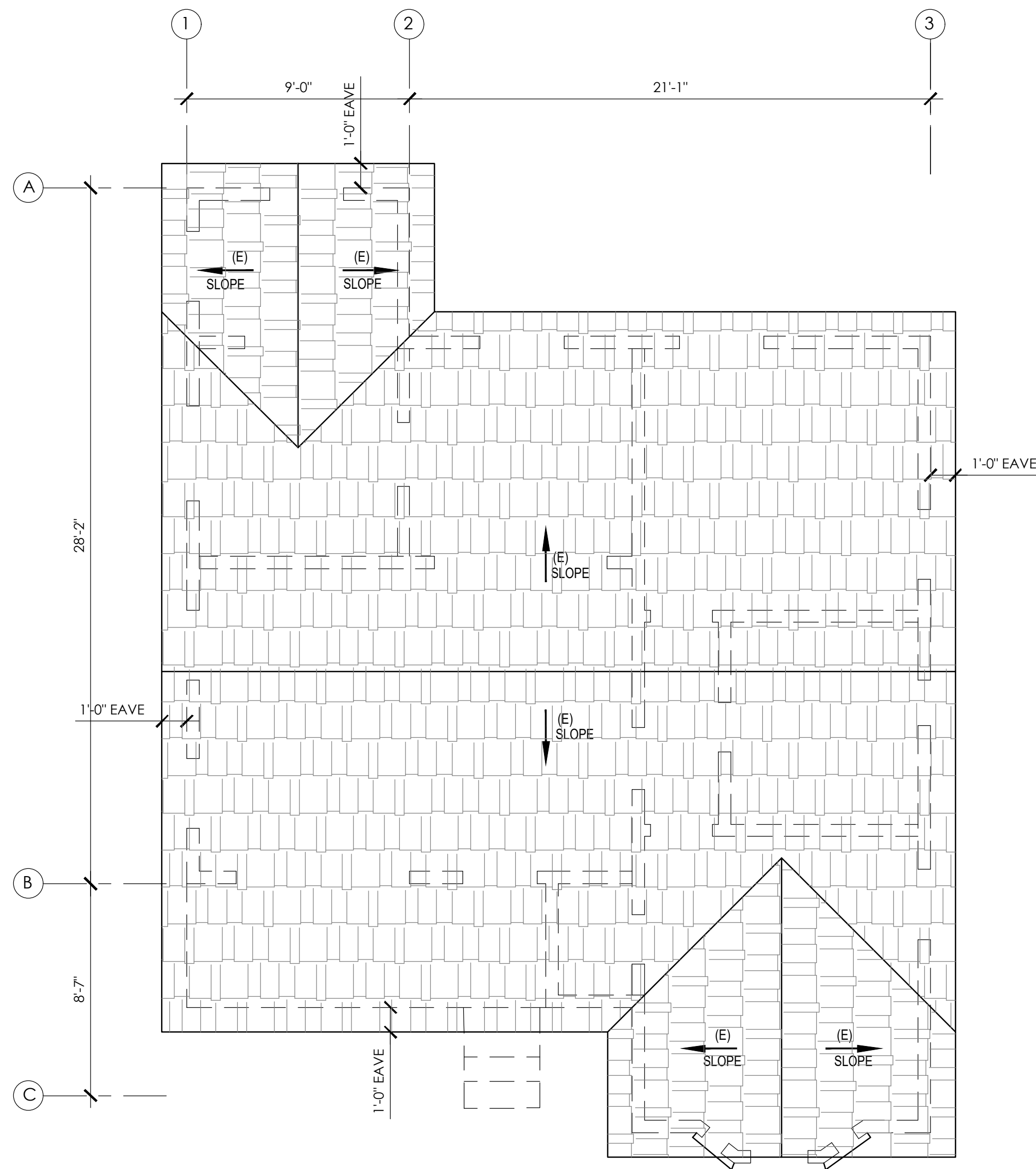
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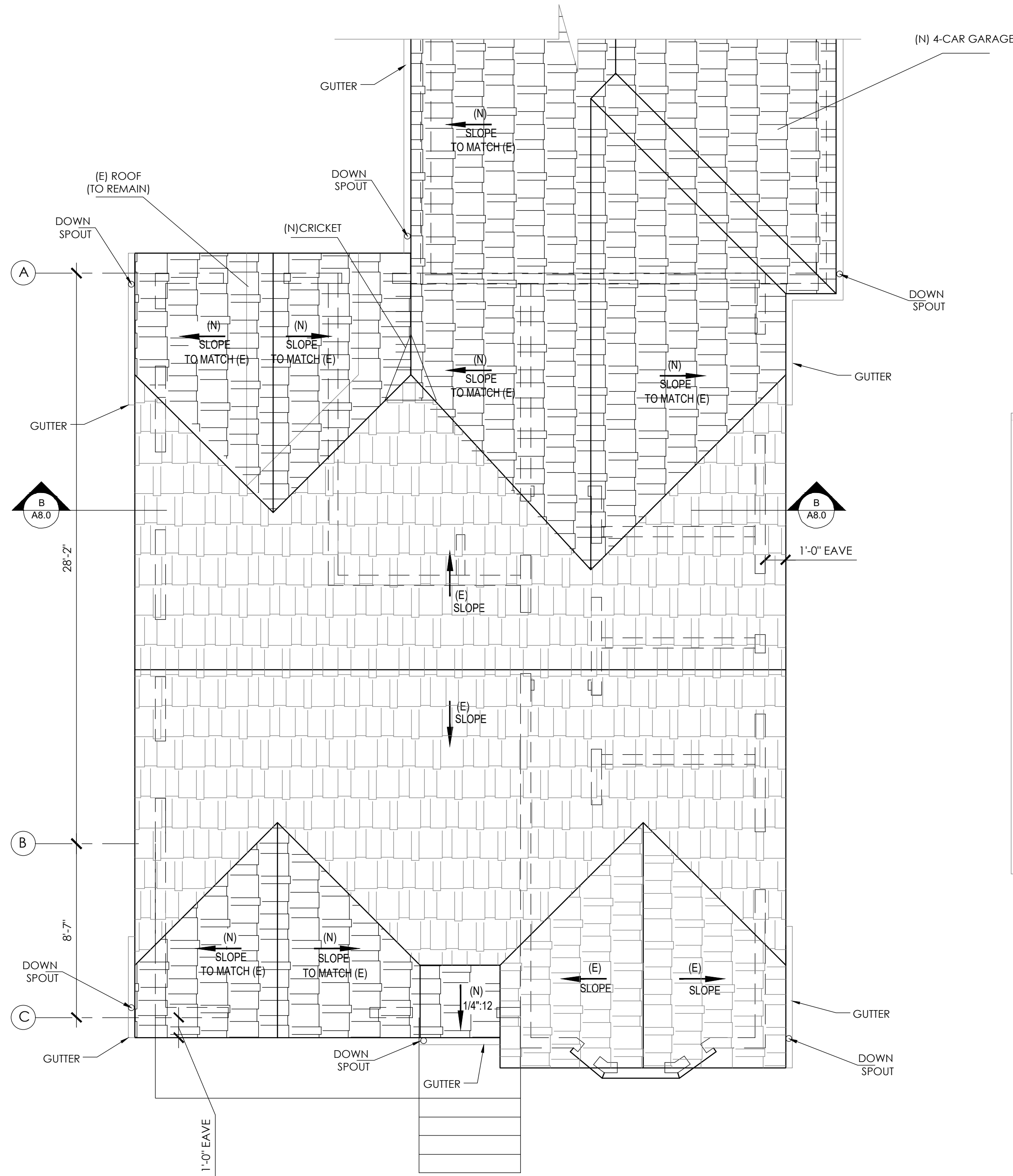
DRAWN BY: VK
CHECKED BY: HM
DATE: 11-23-2020
SCALE: AS NOTED
JOB NO.: 2020-79

PLANS

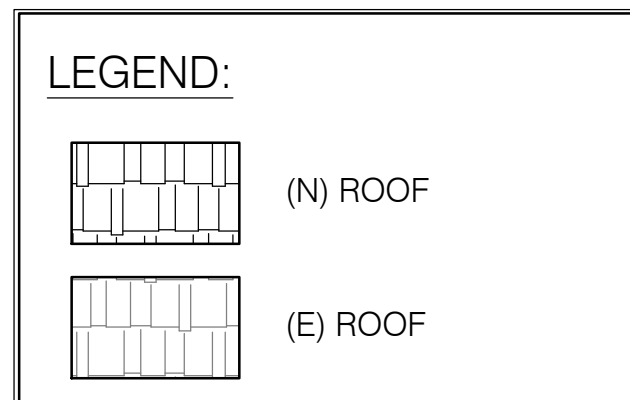
SHEET:
A3.0



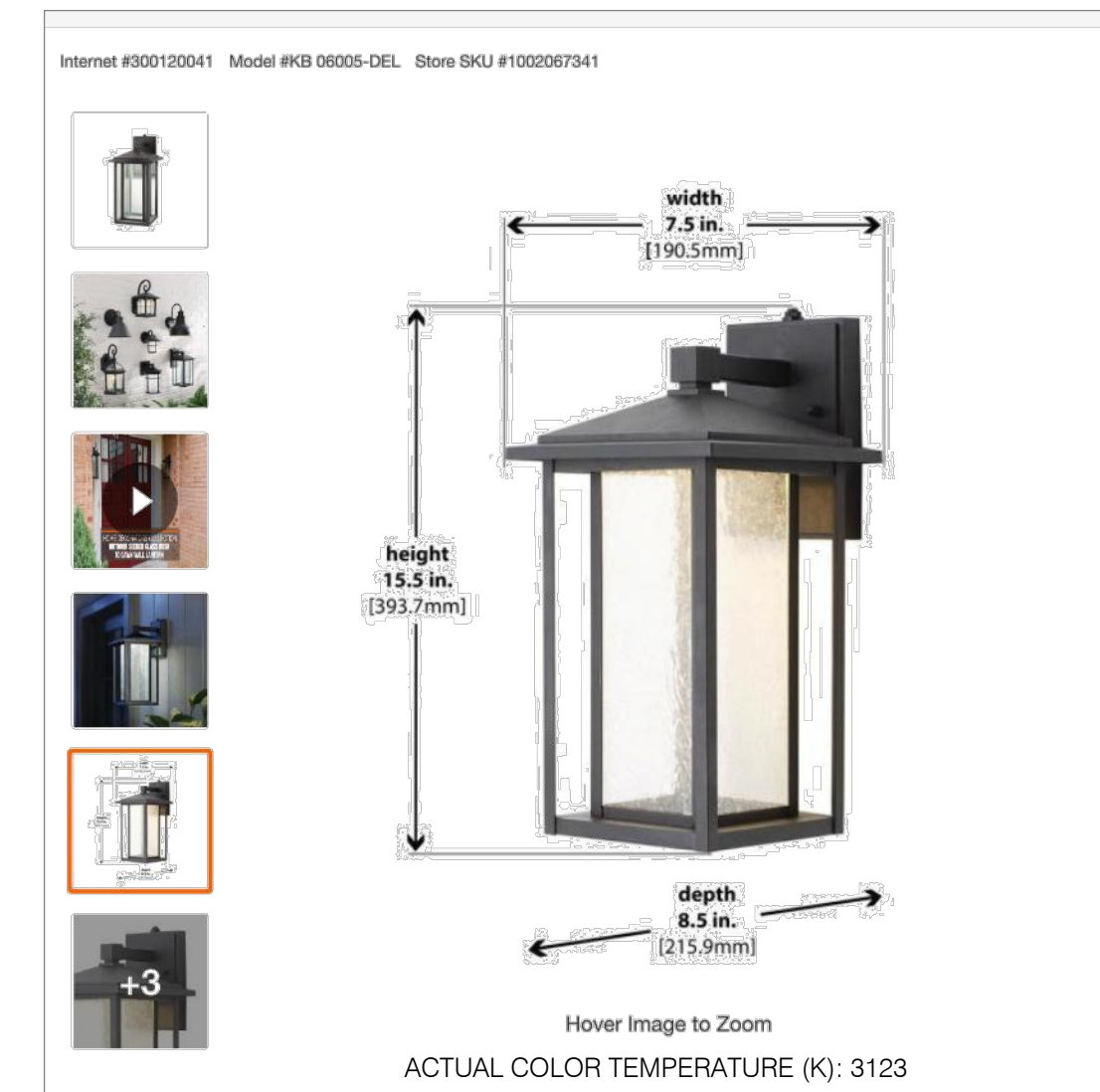
EXISTING ROOF PLAN (UNIT #1)
1/4"=1'-0"



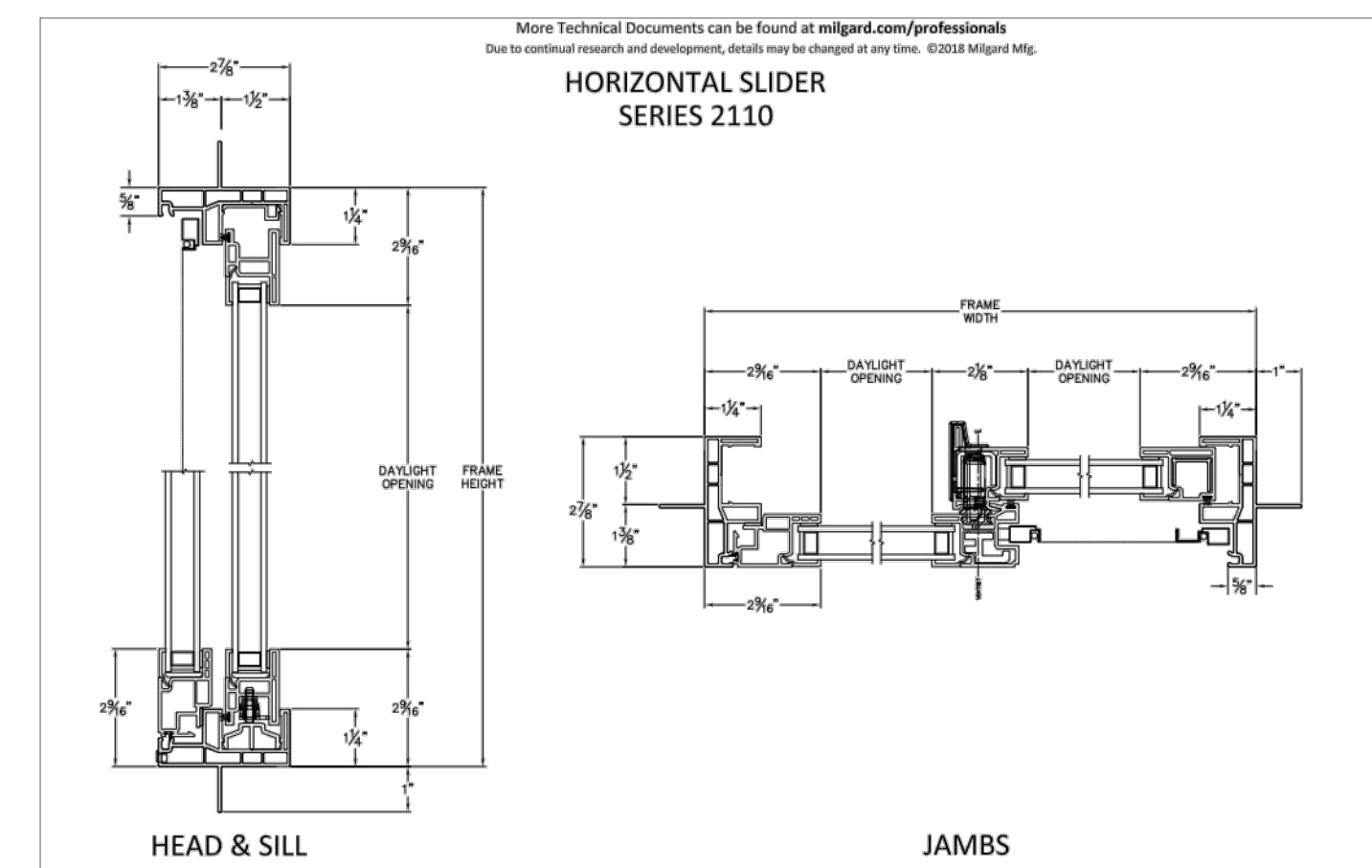
PROPOSED ROOF PLAN (UNIT#1)
1/4"=1'-0"



LIGHT FIXTURE ARE FROM HOME DEPOT



MILGARD TUSCANY SERIES



REVISIONS:

NO.	

PROJECT

LOCATION:
**3419 MONTROSE AVE.,
GLENDALE, CA 91214**

DESCRIPTION:
(N) ADDITION TO (E) SFD, (N) TWO-STORY UNIT, (N) ADU AND (N) 4-CAR GARAGE
OWNER:
ARTIN BABAIA

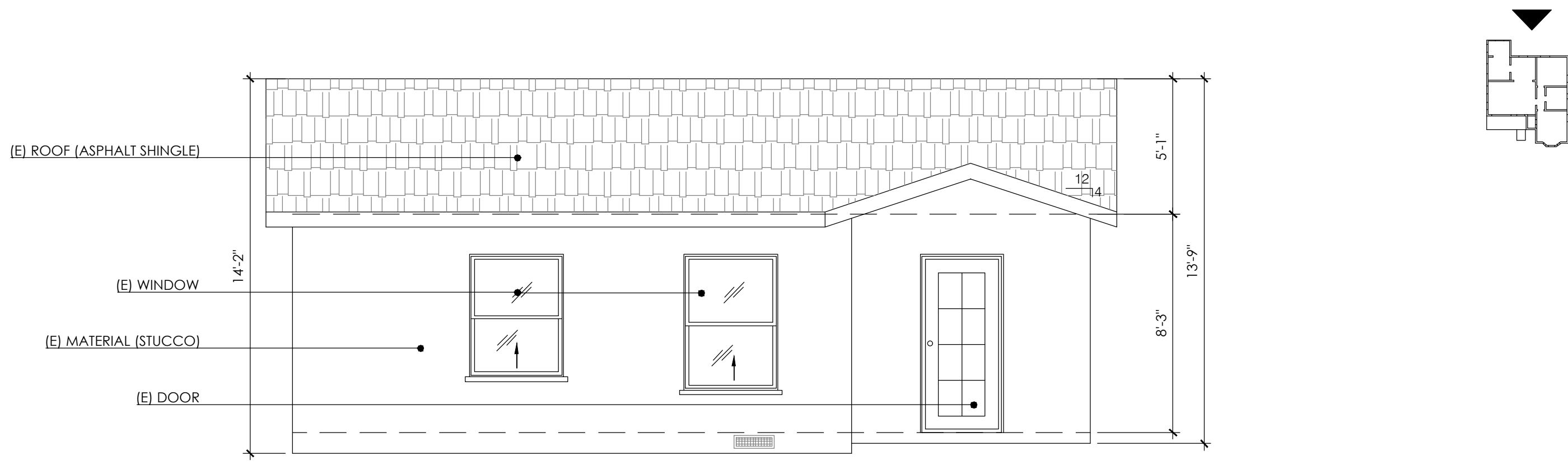
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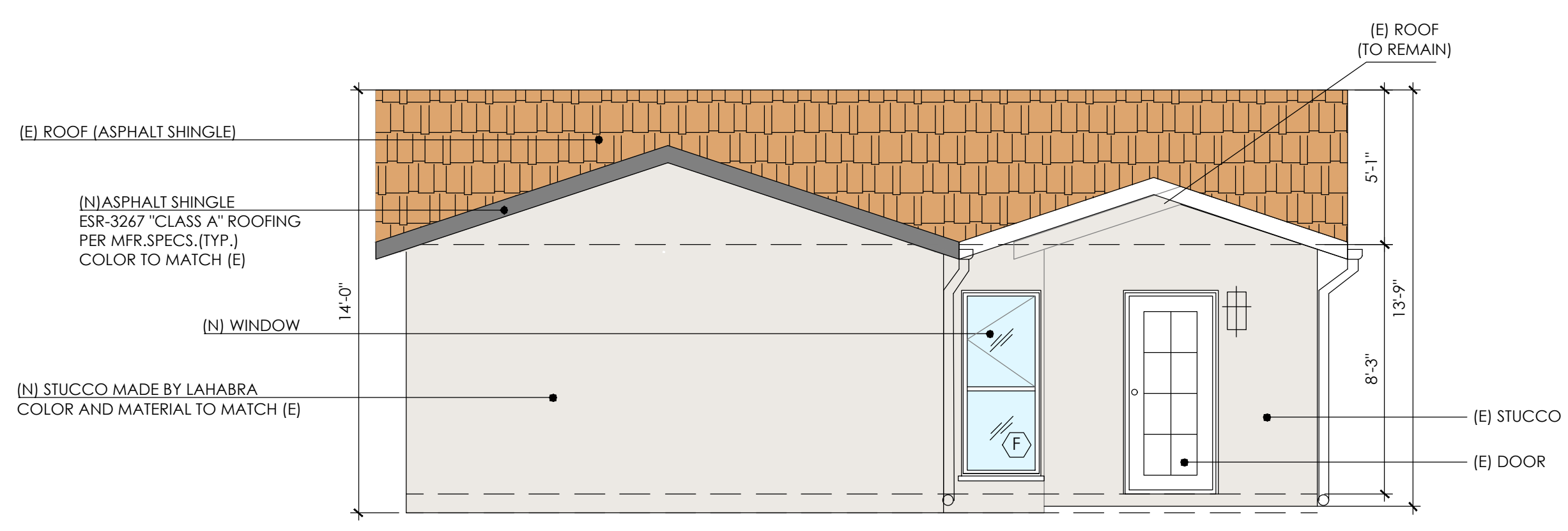
DRAWN BY: VK
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DATE: 11-23-2020
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ELEVATIONS

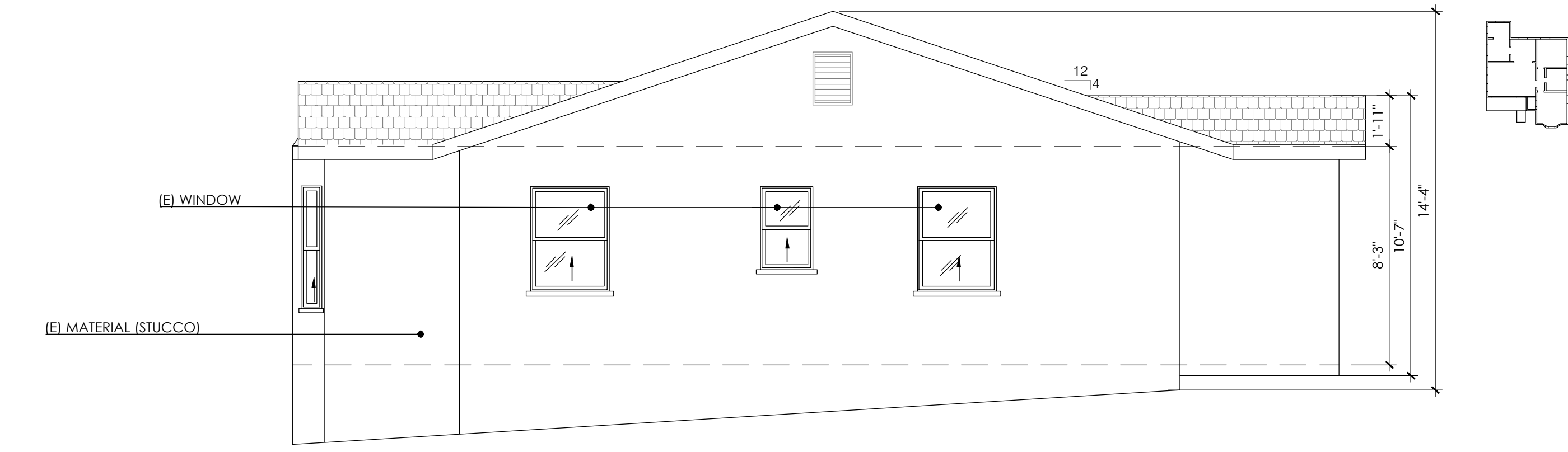
SHEET:
A4.0



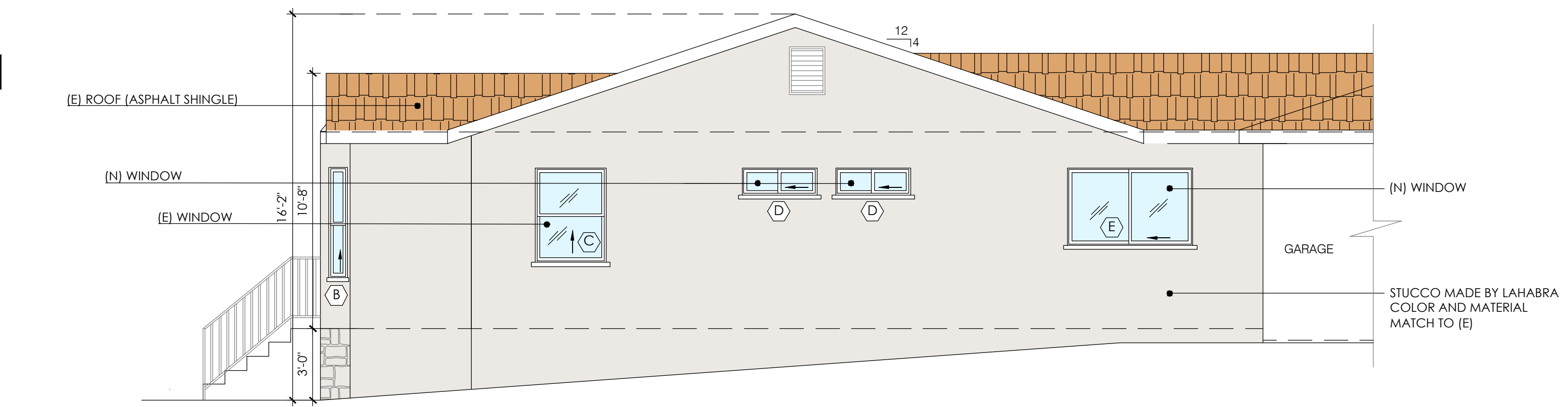
EXISTING NORTH ELEVATION
1/4"=1'-0"



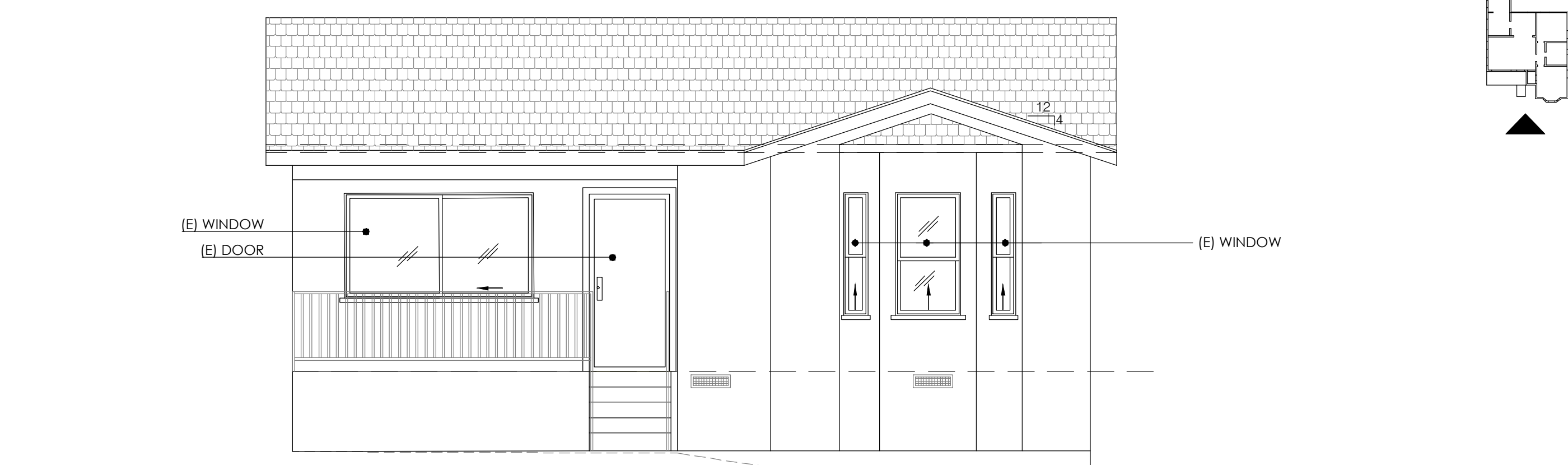
PROPOSED NORTH ELEVATION
1/4"=1'-0"



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



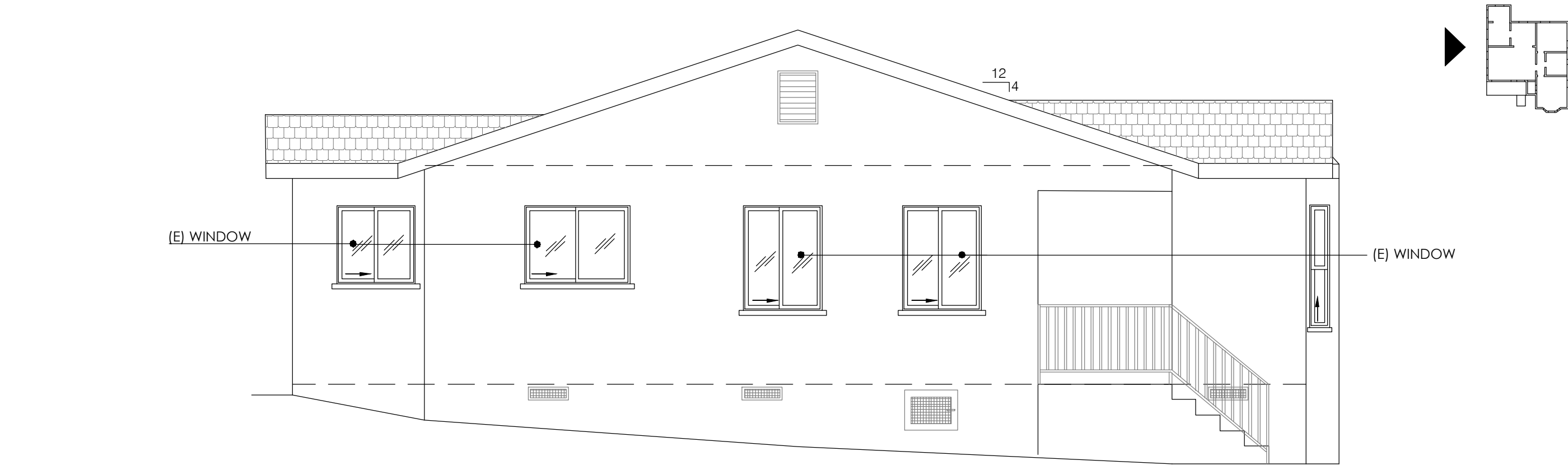
PROPOSED EAST ELEVATION
1/4"=1'-0"



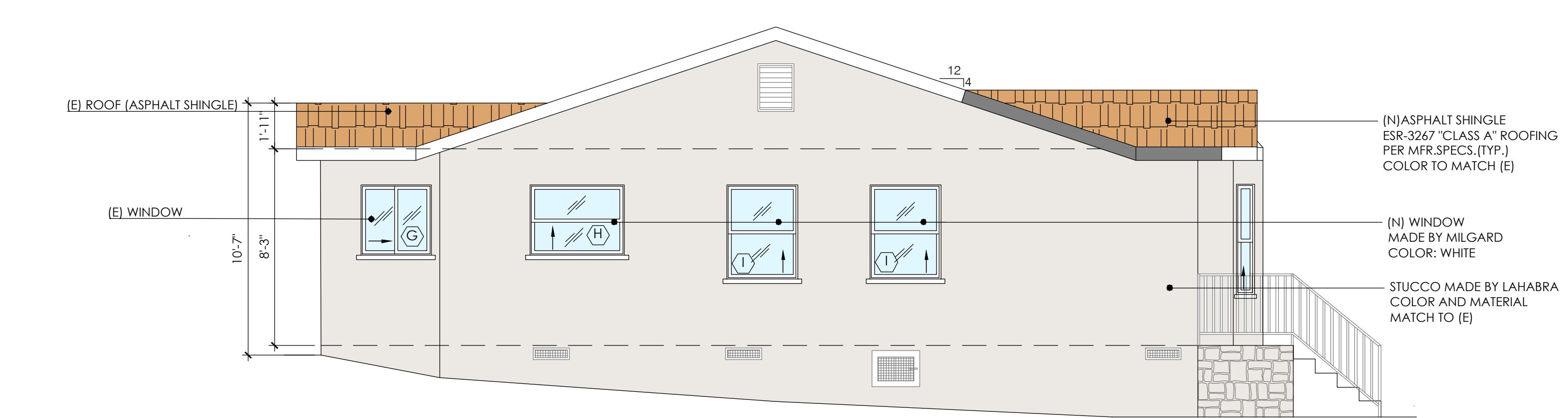
EXISTING SOUTH ELEVATION
1/4"=1'-0"



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



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



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

REVISIONS:

NO.	

PROJECT

LOCATION:
**3419 MONTROSE AVE.,
GLENDALE, CA 91214**

DESCRIPTION:
(N) ADDITION TO (E) SFD, (N) TWO-STORY UNIT, (N) ADU AND (N) 4-CAR GARAGE

OWNER:
ARTIN BABAIAN

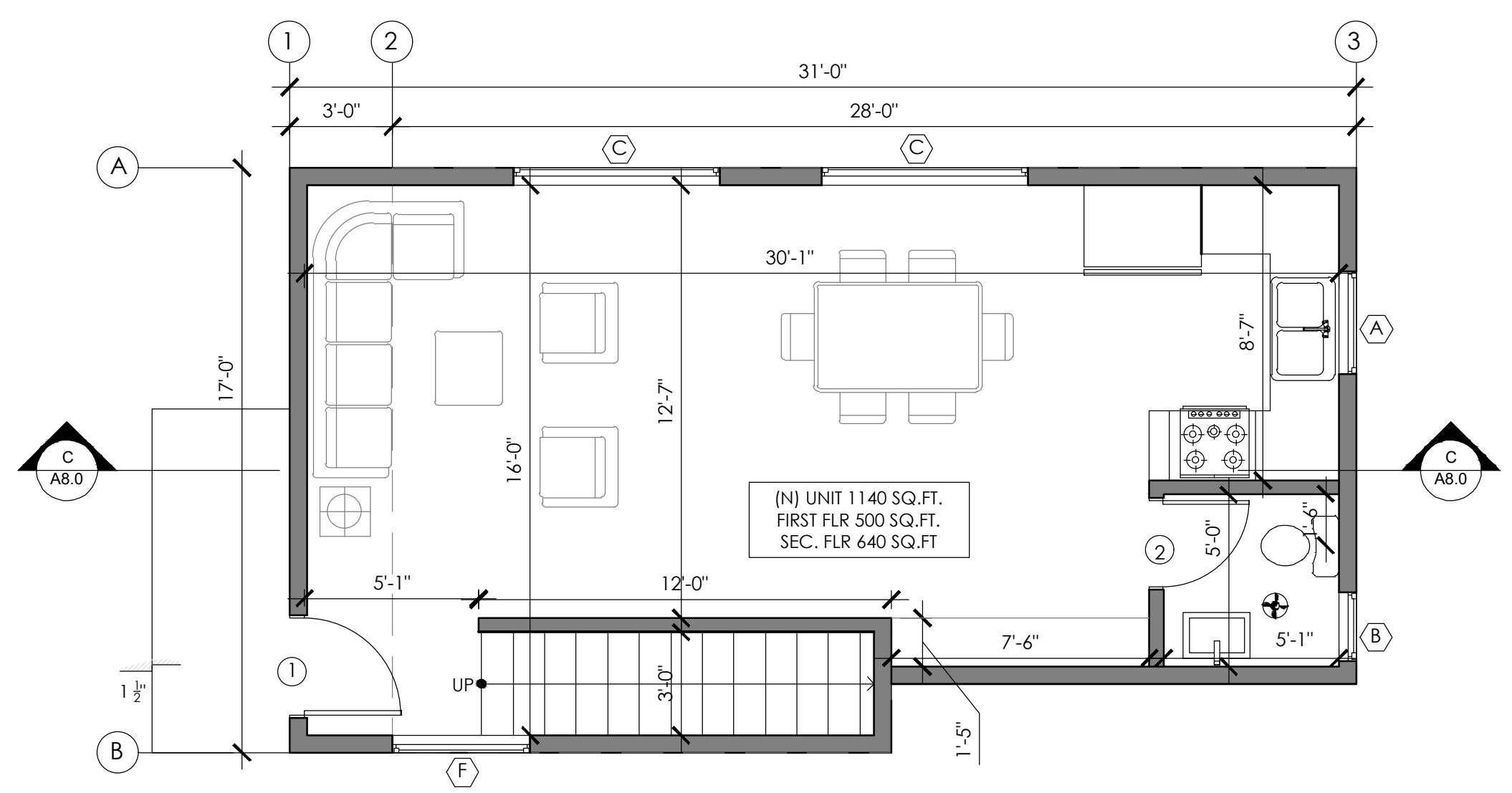
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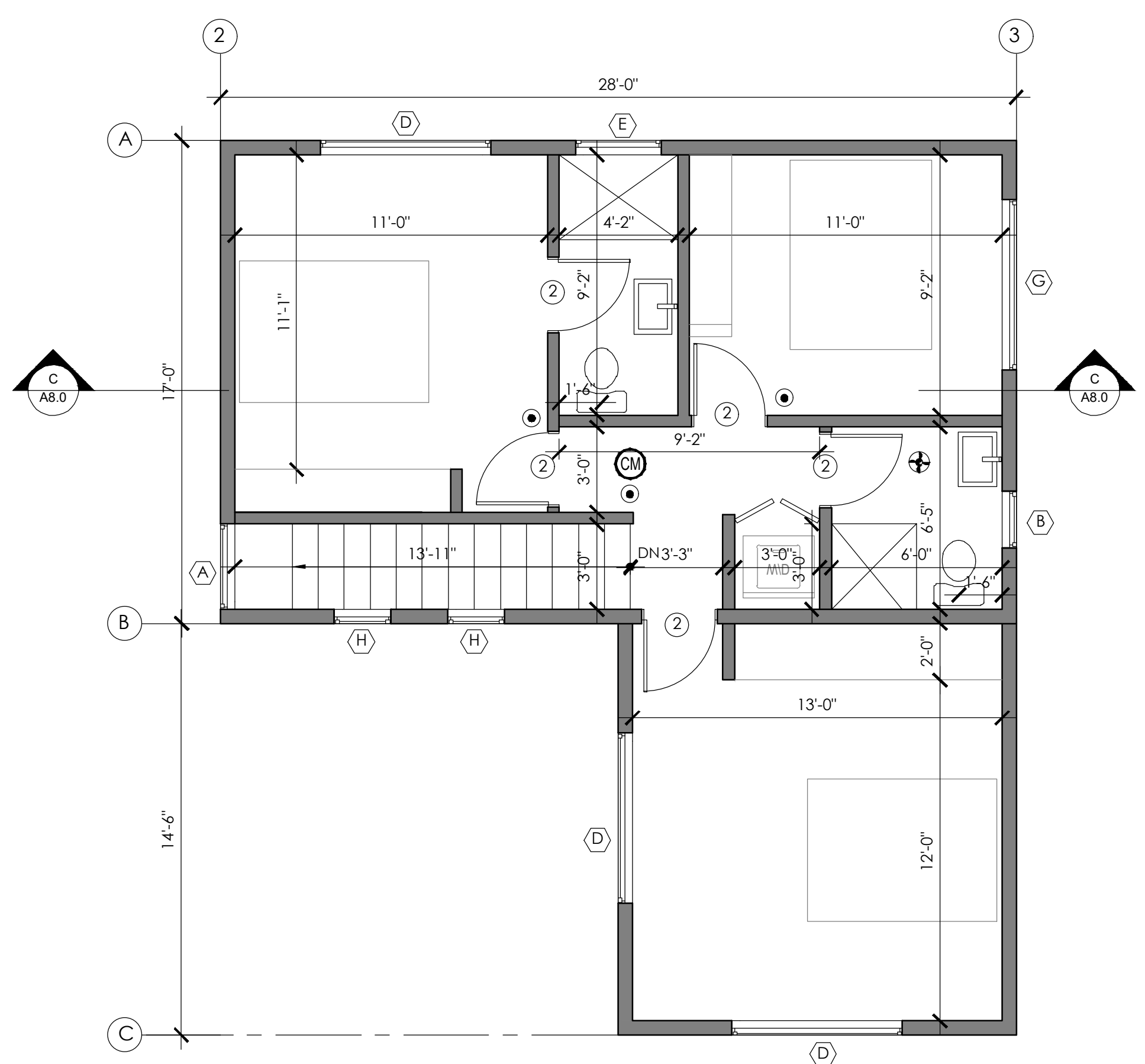
DRAWN BY: VK
CHECKED BY: HM
DATE: 11-23-2020
SCALE: AS NOTED
JOB NO.: 2020-79

UNIT PLANS

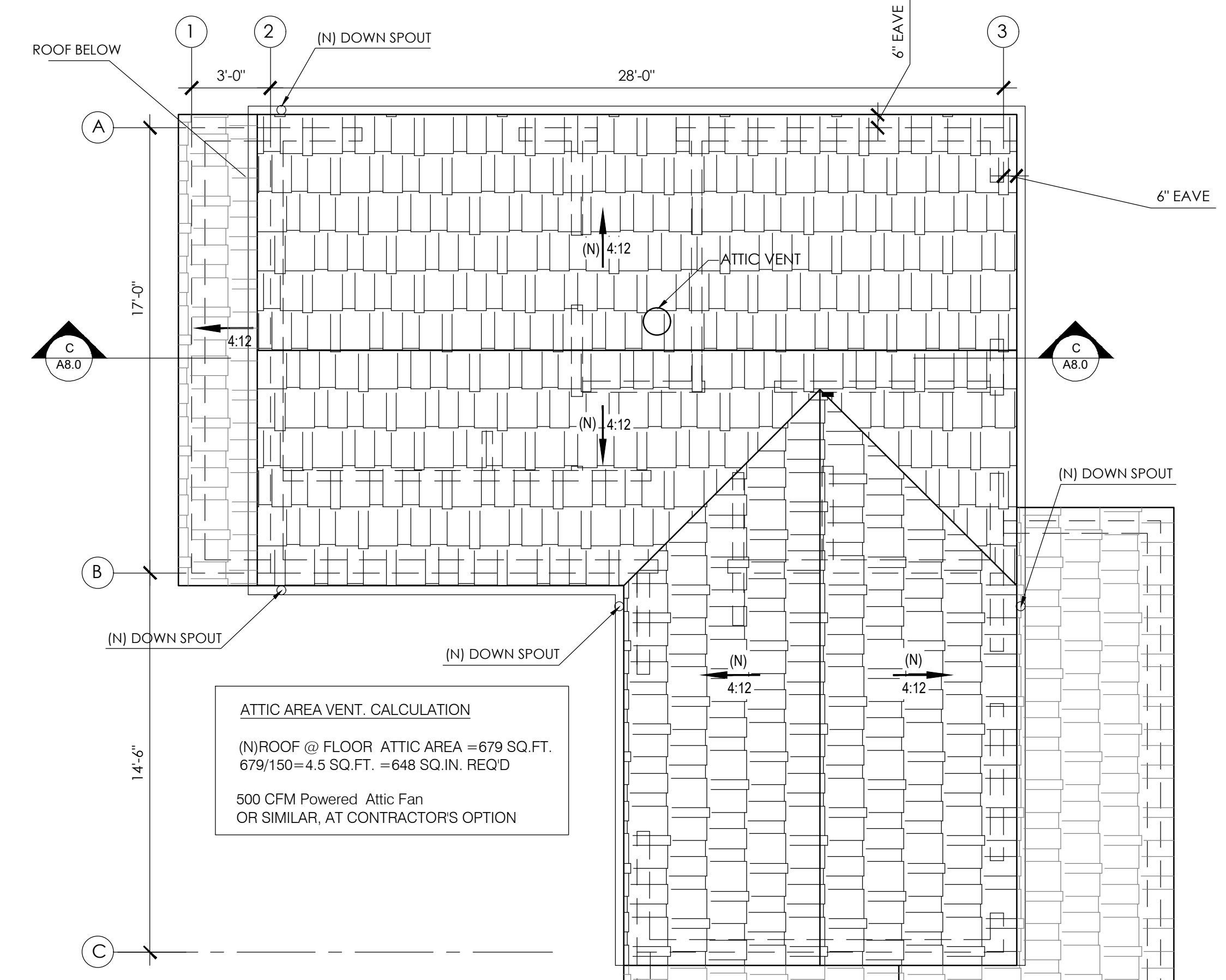
SHEET:
A5.0



PROPOSED FIRST FLOOR (UNIT#2)
1/4"=1'-0"



PROPOSED SECOND FLOOR (UNIT#2)
1/4"=1'-0"



PROPOSED ROOF PLAN (UNIT#2 AND GARAGE)
1/4"=1'-0"

LEGEND:

- NEW WALL
- WINDOW
- DOOR
- INTERCONNECTED HARD-WIRED "SMOKE ALARM" WITH BATTERY BACKUP
- CARBON MONOXIDE DETECTORS WITH BATTERY BACK-UP INTERCONNECTED HARD-WIRED
- 5 MIN. FAN AIR CHANGES/HR 50 CFM (SEE GREEN NOTES)

-FANS SHALL BE ENERGY STAR COMPLIANT w/ HUMID START AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
-FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
-KITCHEN FAN TO BE 100 CFM, 3 SONE MAX.

DOOR SCHEDULE

NO.	SIZE	QTY.	THCK.	MATERIAL	TYPE	REMARKS	CONDITION
①	3'-5"x6'-8"	1	STD	WOOD	EXTERIOR	SWINGING	NEW
②	2'-8"x6'-8"	4	STD	WOOD	INTERIOR	SWINGING	NEW

WINDOW SCHEDULE

WINDOW NUMBER	QUANTITY	EXISTING WIDTH x HEIGHT	NEW WIDTH x HEIGHT	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM THE STREET? Y/N	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID(S) Y/N	KEEP EXISTING SILL & FRAME? Y/N	BUILD NEW SILL & FRAME? Y/N	(E) EDGE DETAIL	NEW 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? Y/N	EXISTING WINDOW	U-FACTOR	SHGC
(A)	2	-	3'-0"x3'-0"	-	VINYL	N	-	SLIDING	BLOCK	N	-	Y	-	-	N	Y	Y	Y	N	N	0.32	0.25
(B)	2	-	2'-0"x3'-0"	-	VINYL	N	-	SINGLE HUNG	BLOCK	N	-	Y	-	-	N	Y	Y	Y	N	N	0.32	0.25
(C)	2	-	6'-0"x4'-0"	-	VINYL	N	-	SLIDING	BLOCK	N	-	Y	-	-	N	Y	Y	Y	N	N	0.32	0.25
(D)	3	-	6'-0"x3'-0"	-	VINYL	N	-	SLIDING	BLOCK	N	-	Y	-	-	Y	Y	Y	Y	N	N	0.32	0.25
(E)	1	-	3'-0"x1'-0"	-	VINYL	N	-	SLIDING	BLOCK	N	-	Y	-	-	N	Y	Y	Y	N	N	0.32	0.25
(F)	1	-	4'-0"x3'-0"	-	VINYL	N	-	SLIDING	BLOCK	N	-	Y	-	-	N	Y	Y	Y	N	N	0.32	0.25
(G)	1	-	6'-0"x3'-0"	-	VINYL	N	-	S.H./FIX/S.H.	BLOCK	N	-	Y	-	-	Y	Y	Y	Y	N	N	0.32	0.25
(H)	2	-	2'-0"x2'-0"	-	VINYL	N	-	FIX	BLOCK	N	-	Y	-	-	N	Y	Y	Y	N	N	0.32	0.25

ALL DOORS & WINDOWS SHALL MEET CITY OF GLENDALE 'S SECURITY ORDINANCE.

REVISIONS:

NO.	

PROJECT

LOCATION:
**3419 MONTROSE AVE.,
GLENDALE, CA 91214**

DESCRIPTION:
(N) ADDITION TO (E) SFD, (N) TWO-STORY UNIT, (N) ADU AND (N) 4-CAR GARAGE

OWNER:
ARTIN BABAIAN

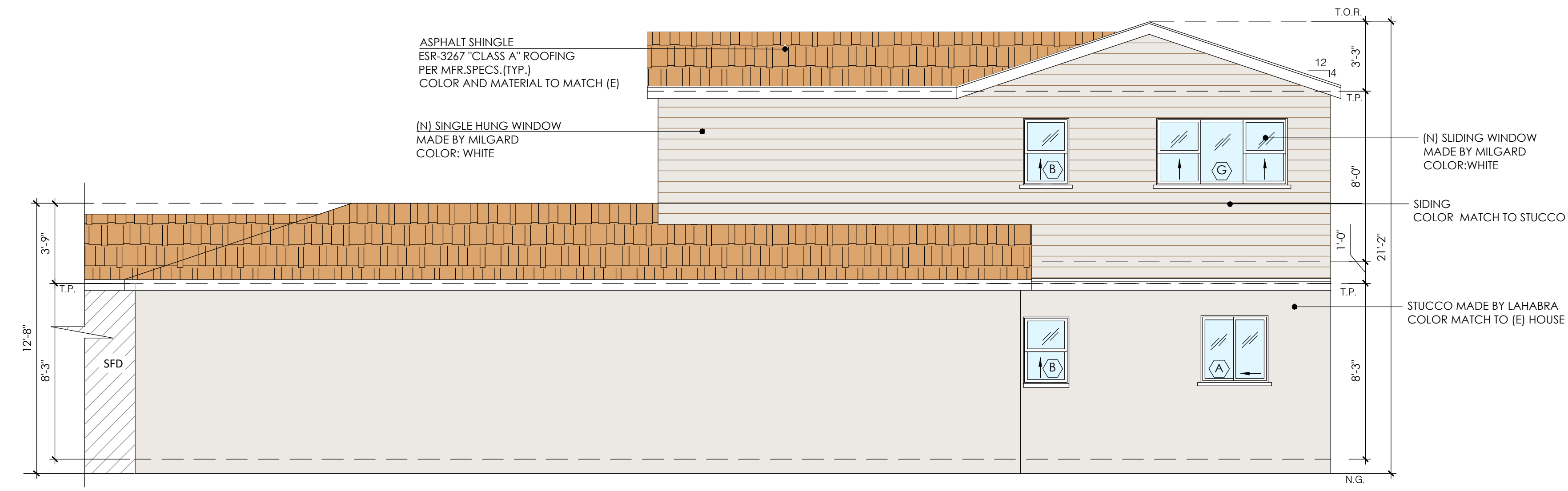
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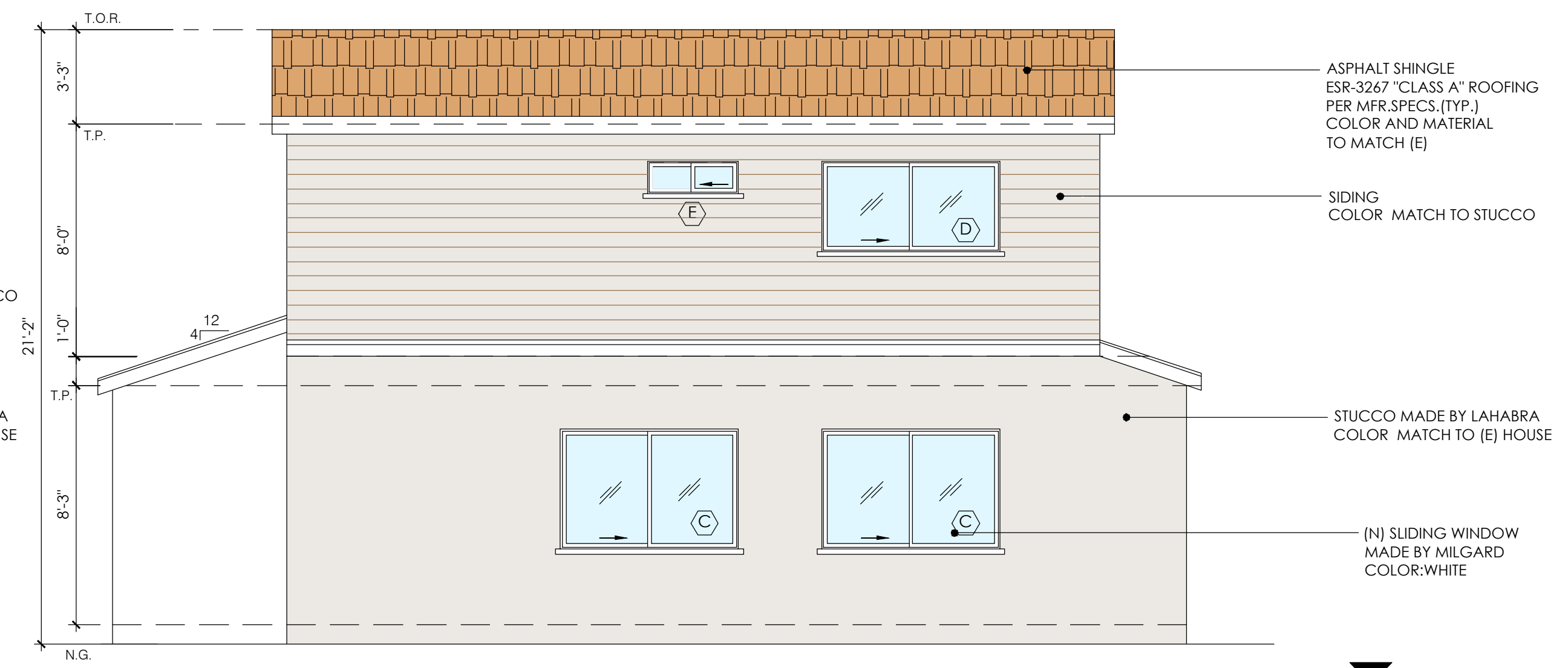
DRAWN BY: VK
CHECKED BY: HM
DATE: 11-23-2020
SCALE: AS NOTED
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UNIT ELEVATIONS

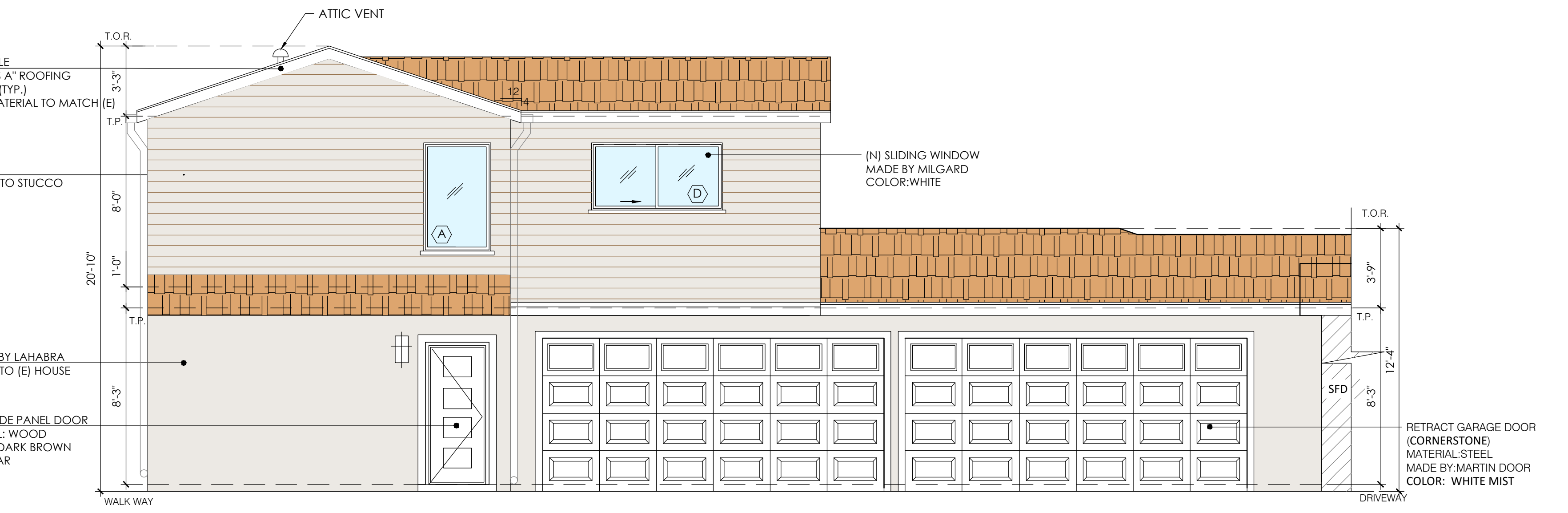
SHEET:
A6.0



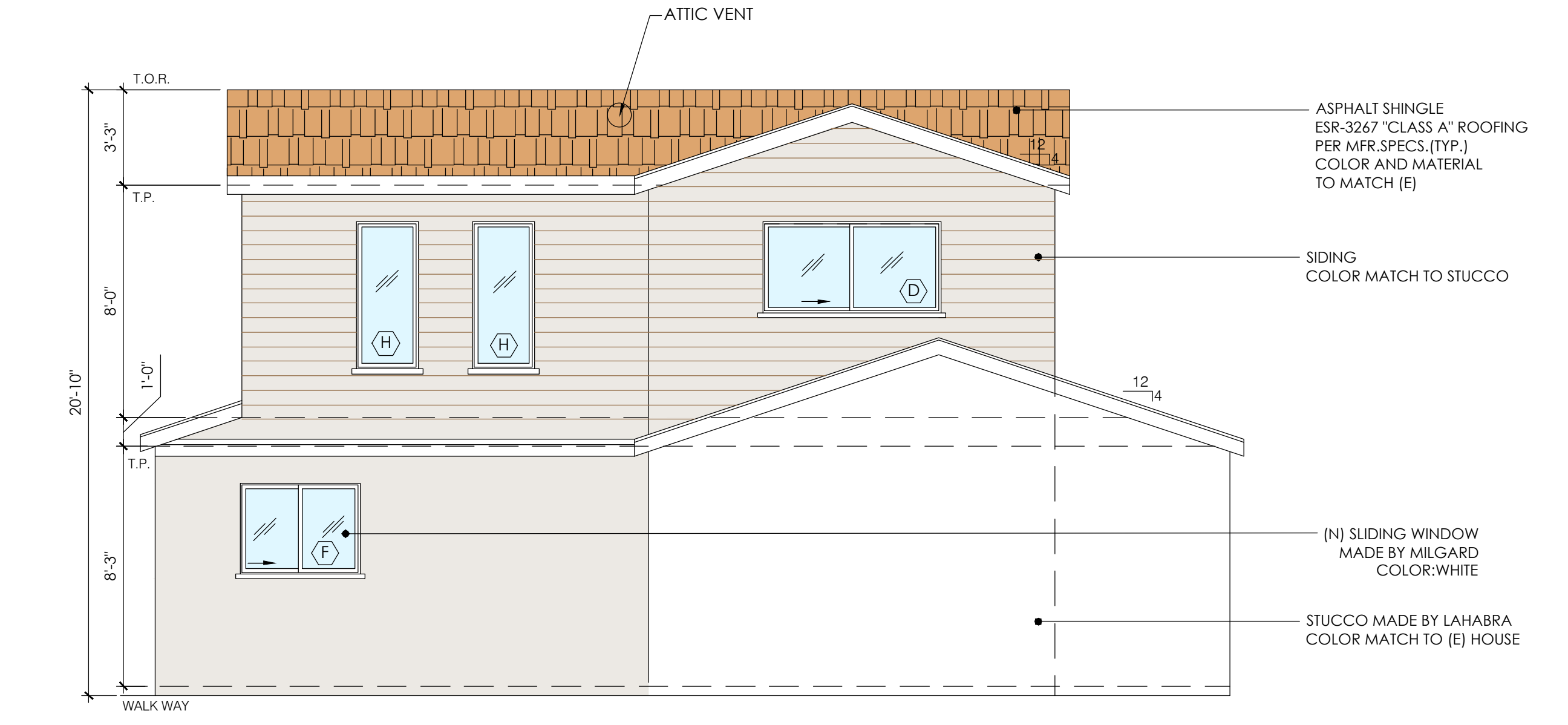
PROPOSED EAST ELEVATION
1/4"=1'-0"



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



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



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

 STUCCO MADE BY: LAHABRA COLOR: SILVER GRAY OR SIMILAR TO MATCH (E) HOUSE	 ASPHALT SHINGLES MADE BY: OAKRIDGE OR SIMILAR COLOR: BARKWOOD OR SIMILAR TO MATCH (E) HOUSE
---	--

REVISIONS:

NO.	

PROJECT

LOCATION:

**3419 MONTROSE AVE.,
GLENDALE, CA 91214**

DESCRIPTION:
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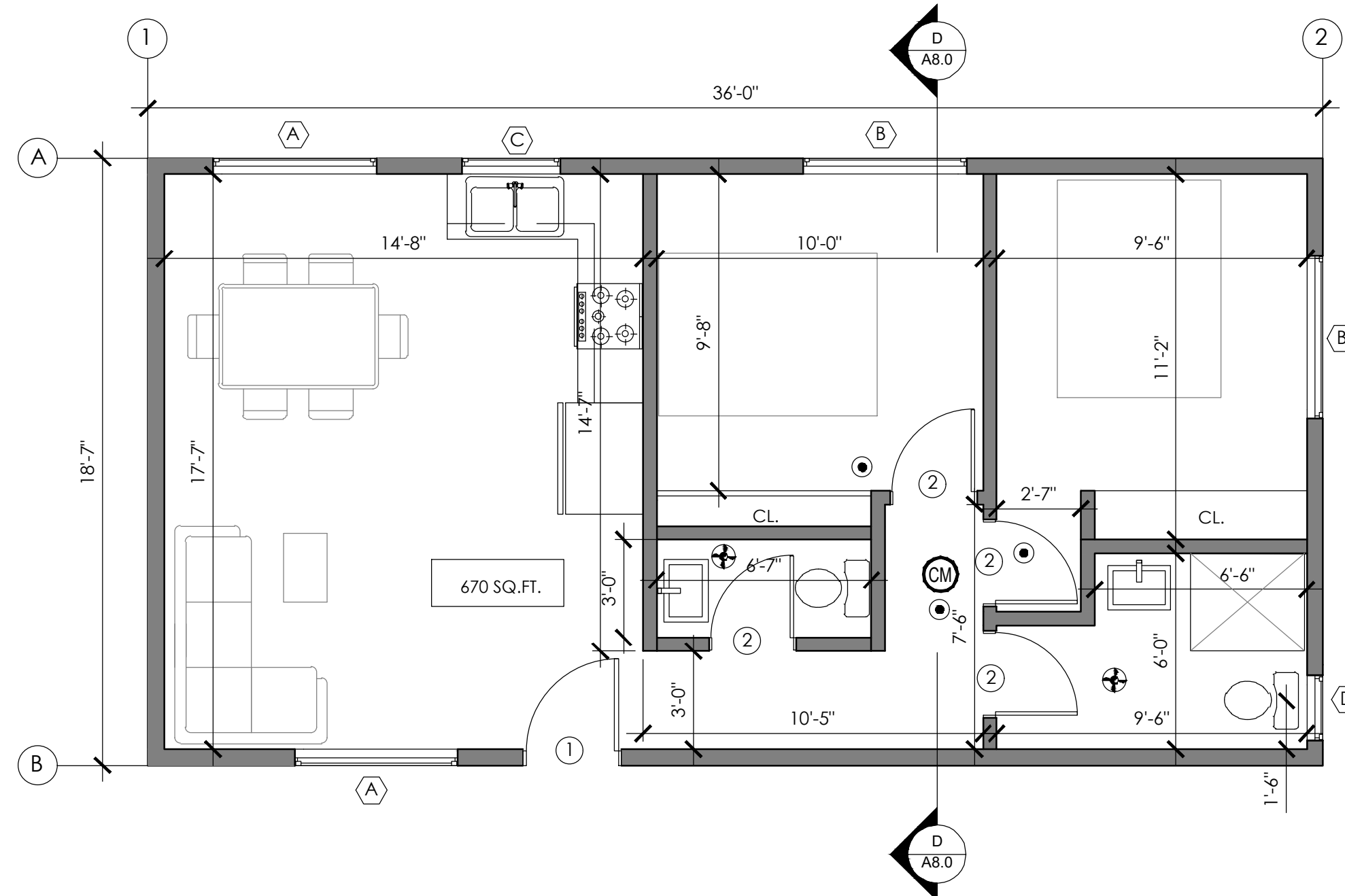
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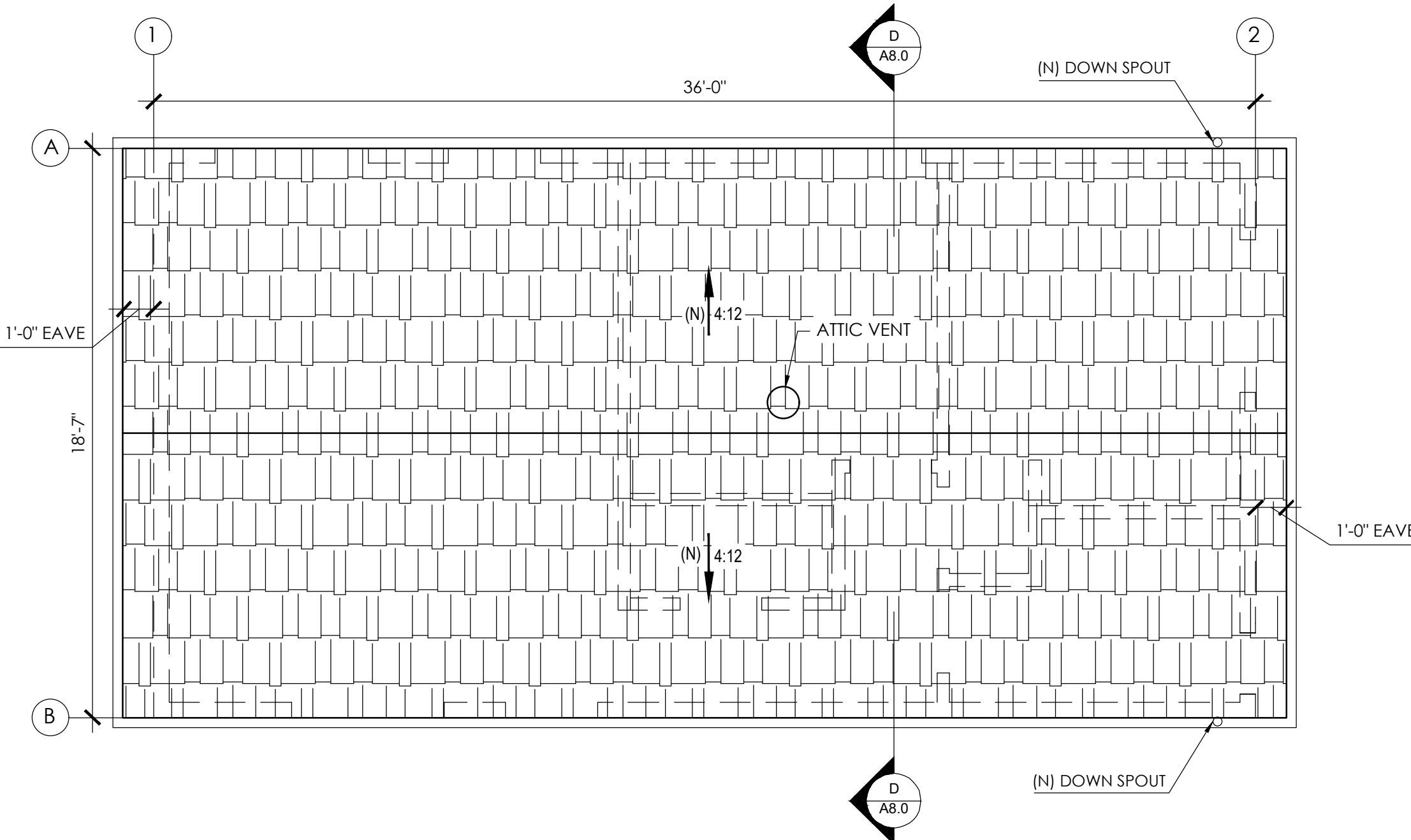
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SCALE: AS NOTED
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ADU PLANS, ELEVATIONS

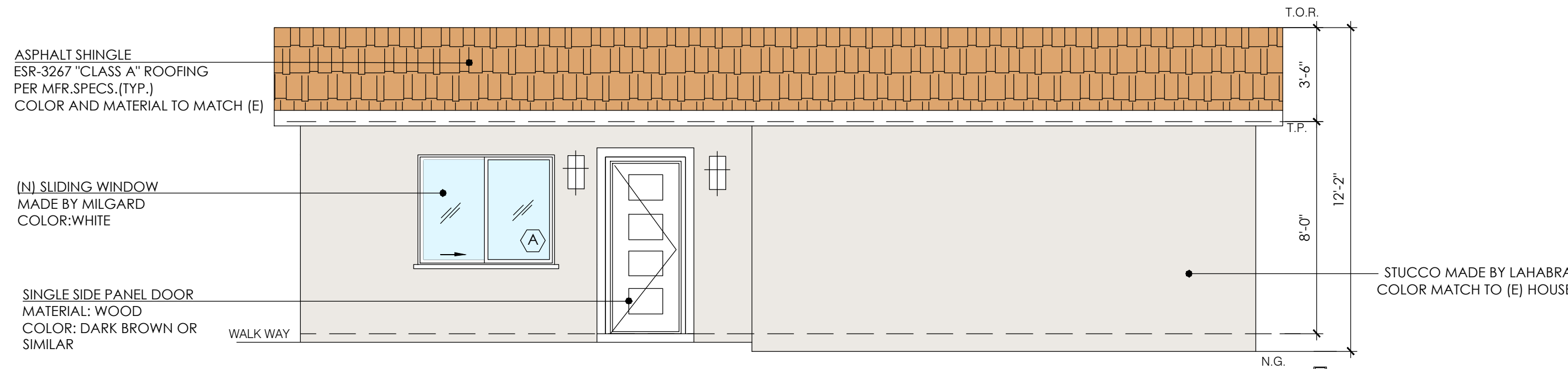
SHEET:
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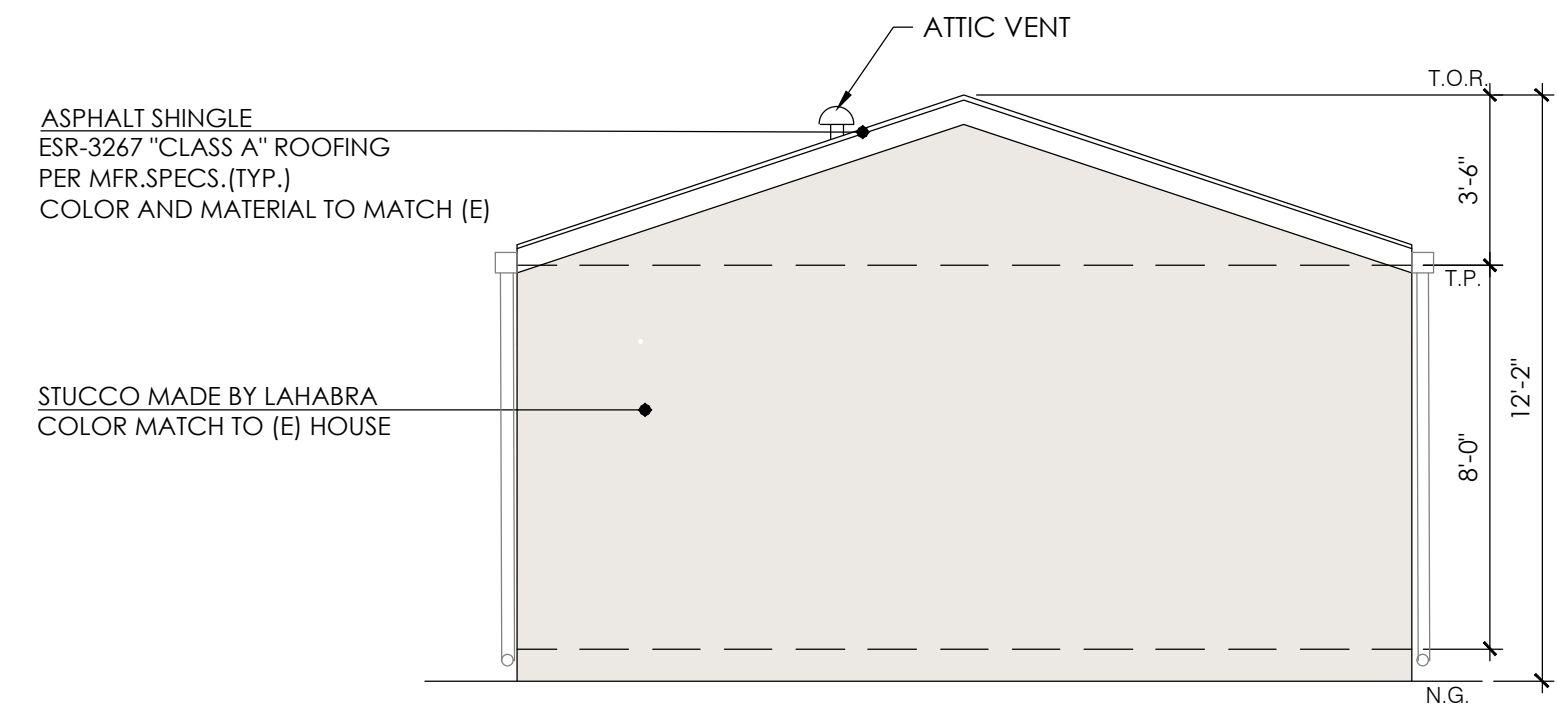
PROPOSED ADU PLAN
1/4"=1'-0"



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



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

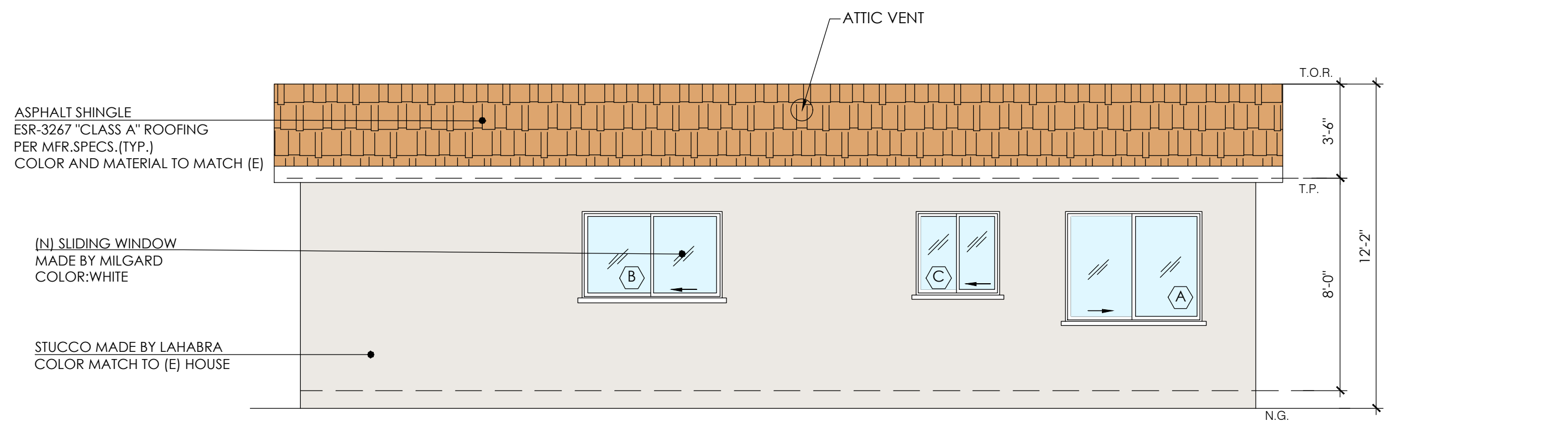


PROPOSED WEST ELEVATION
1/4"=1'-0"

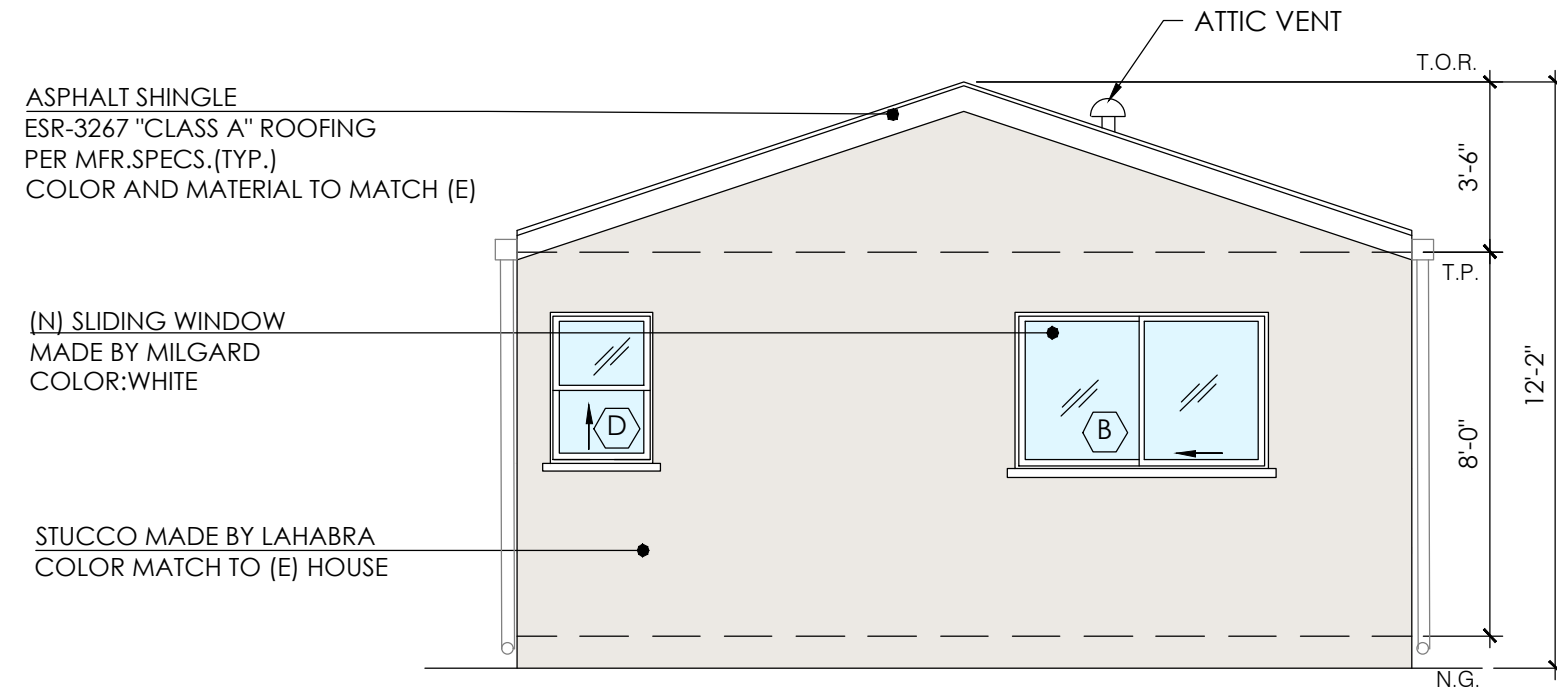
ATTIC AREA VENT. CALCULATION
(N) ROOF @ FLOOR ATTIC AREA = 670 SQ.FT.
670/150 = 4.4 SQ.FT. = 633.6 SQ.IN. REQD
500 CFM Powered Attic Fan
OR SIMILAR, AT CONTRACTOR'S OPTION

LEGEND:

- NEW WALL
 - WINDOW
 - DOOR
 - INTERCONNECTED HARD-WIRED "SMOKE ALARM" WITH BATTERY BACKUP
 - CARBON MONOXIDE DETECTORS WITH BATTERY BACK-UP INTERCONNECTED HARD-WIRED (SEE GREEN NOTES).
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PROPOSED NORTH ELEVATION
1/4"=1'-0"



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

DOOR SCHEDULE

NO.	SIZE	QTY.	THCK.	MATERIAL	TYPE	REMARKS	CONDITION
①	3'-0"x6'-8"	1	STD	WOOD	EXTERIOR SWINGING		NEW
②	2'-8"x6'-8"	4	STD	WOOD	INTERIOR SWINGING		NEW

WINDOW SCHEDULE

WINDOW NUMBER	QUANTITY	EXISTING WIDTH x HEIGHT	NEW WIDTH x HEIGHT	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM THE STREET?	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID(S) Y/N	KEEP EXISTING SILL & FRAME?	BUILD NEW SILL & FRAME? Y/N	EDGE DETAIL	NEW 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? Y/N	EXISTING WINDOW	U-FACTOR	SHGC
(A)	2	-	5'-0"x4'-0"	-	VINYL	N	-	SLIDING	BLOCK	N	-	Y	-	-	N	Y	Y	Y	N	N	0.32	0.25
(B)	2	-	5'-0"x3'-0"	-	VINYL	N	-	SLIDING	BLOCK	N	-	Y	-	-	Y	Y	Y	Y	N	N	0.32	0.25
(C)	1	-	3'-0"x3'-0"	-	VINYL	N	-	SLIDING	BLOCK	N	-	Y	-	-	N	Y	Y	Y	N	N	0.32	0.25
(D)	1	-	2'-0"x3'-0"	-	VINYL	N	-	SINGLE HUNG	BLOCK	N	-	Y	-	-	N	Y	Y	Y	N	N	0.32	0.25

STUCCO MADE BY LAHABRA COLOR: SILVER GRAY OR SIMILAR TO MATCH (E) HOUSE

ASPHALT SHINGLES MADE BY OAKRIDGE OR SIMILAR TO MATCH (E) HOUSE

ALL DOORS & WINDOWS SHALL MEET CITY OF GLENDALE'S SECURITY ORDINANCE.

REVISIONS:

NO.	

PROJECT

LOCATION:

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DESCRIPTION:
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OWNER:
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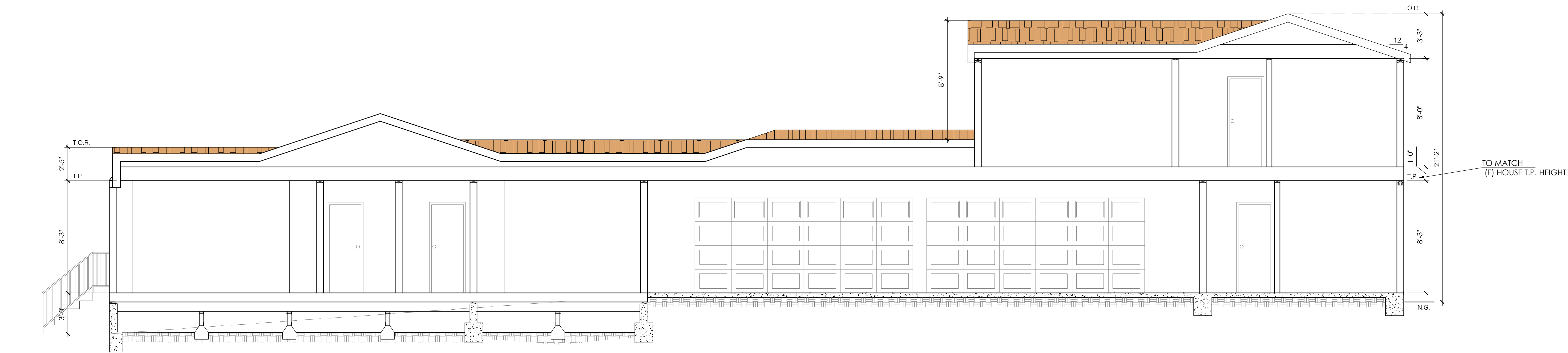
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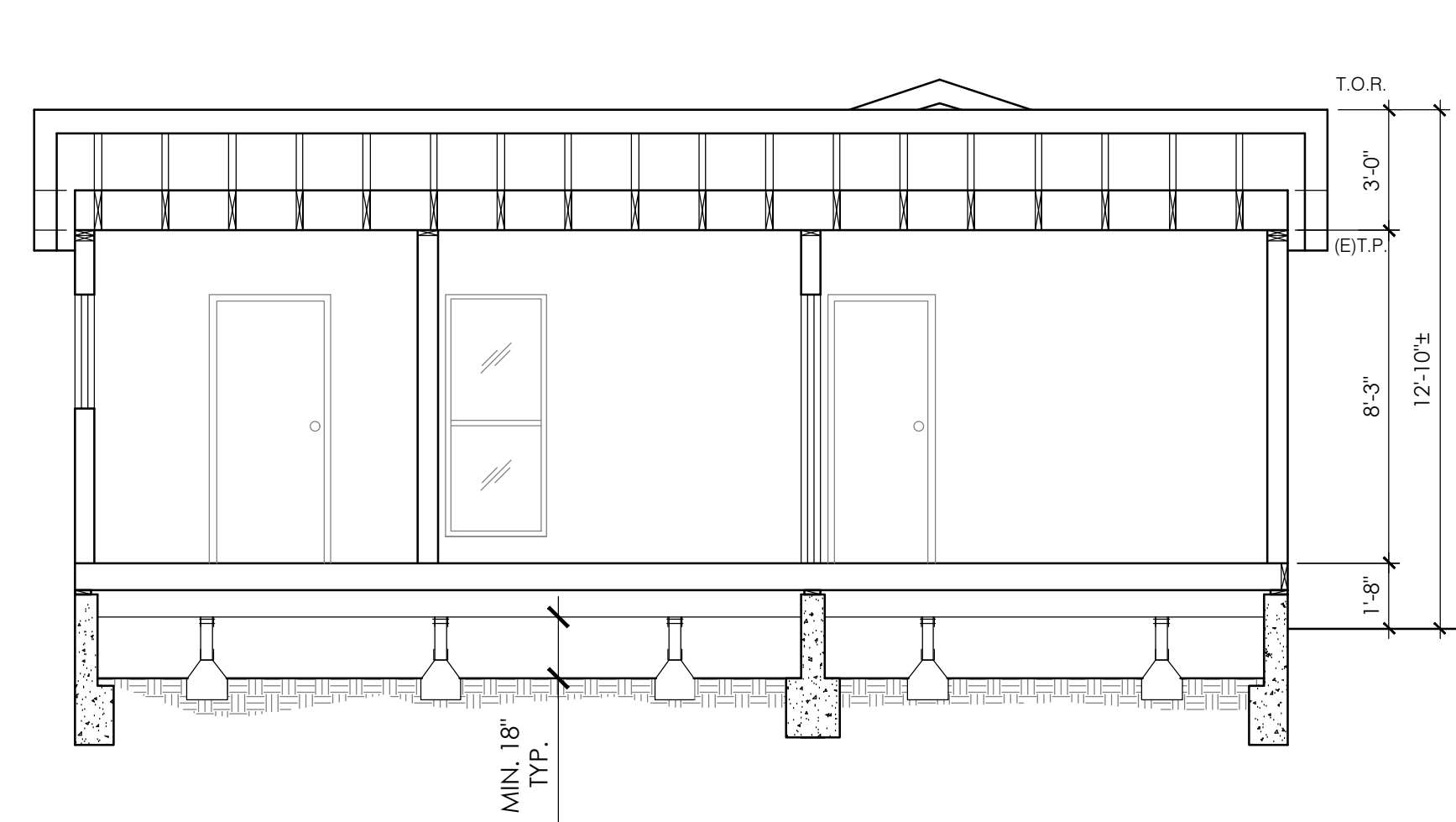
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SECTIONS

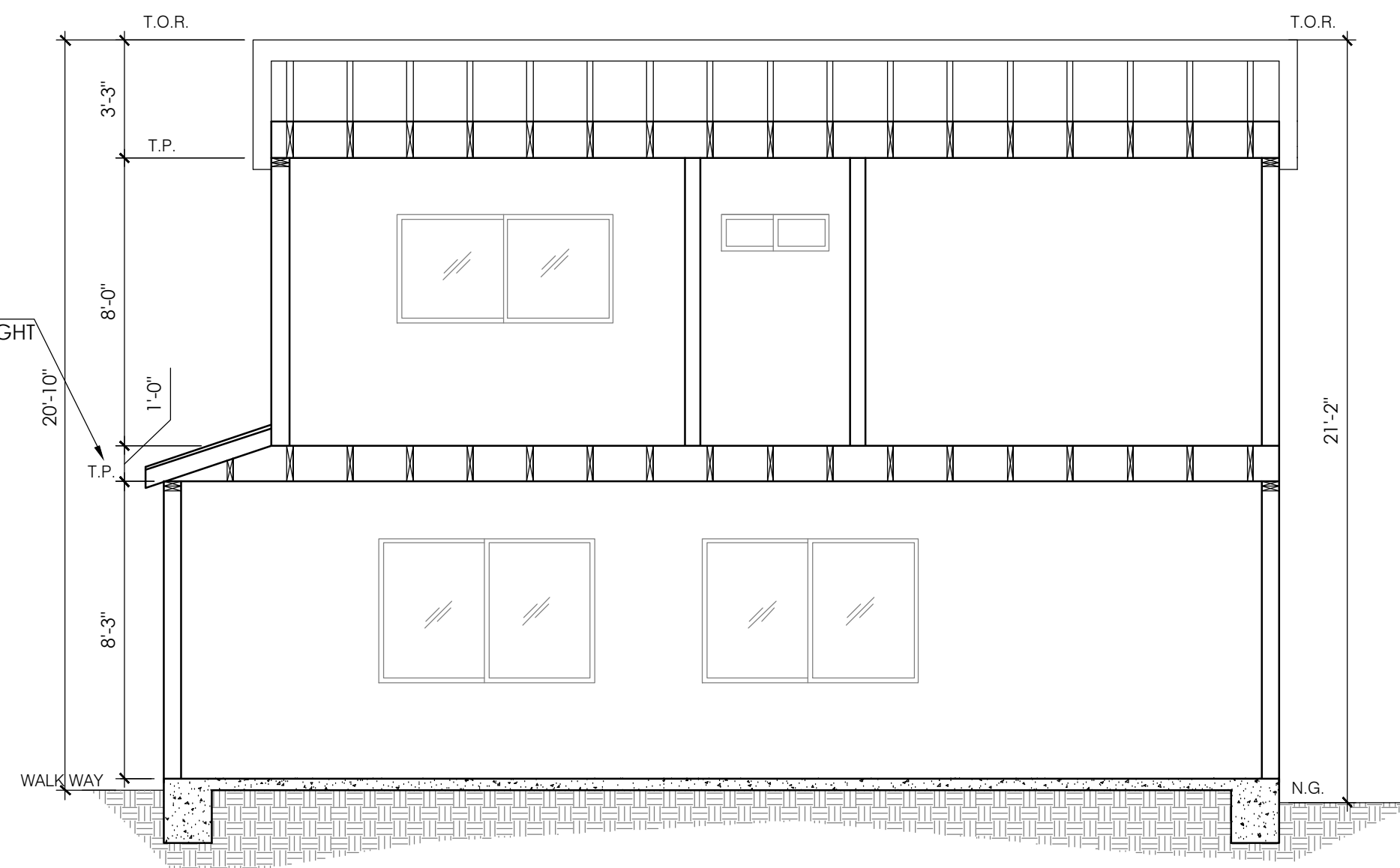
SHEET:
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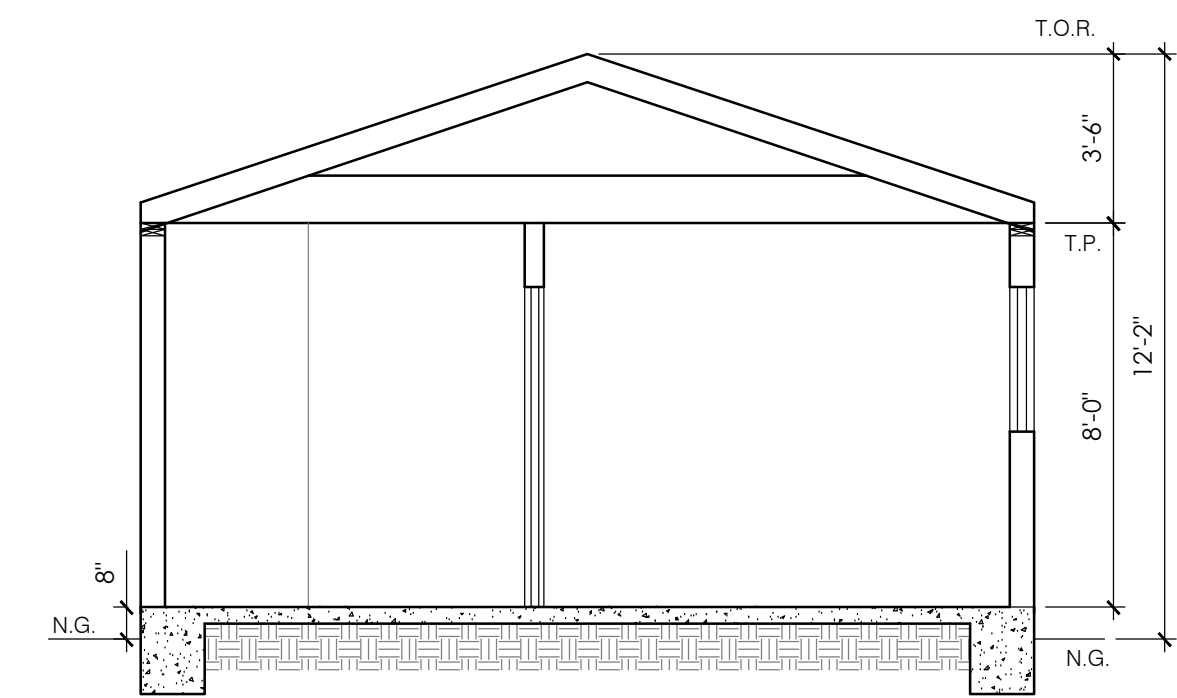
SECTION A-A
1/4"=1'-0"



SECTION B-B (MAIN HOUSE)
1/4"=1'-0"



SECTION C-C (NEW UNIT)
1/4"=1'-0"



SECTION D-D (NEW ADU)
1/4"=1'-0"





