



## CITY OF GLENDALE, CALIFORNIA

Community Development  
Planning

633 E. Broadway, Suite 103

Glendale, CA 91206-4311

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glendaleca.gov

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March 26, 2024

Nareg Khodadadi  
213 N. Orange Street, Unit E  
Glendale, CA 91203

**RE: 2101 RIMCREST DRIVE  
ADMINISTRATIVE DESIGN REVIEW CASE NO. PADR-002506-2023**

Dear Applicant:

The Director of Community Development will render a final decision on or after April 5, 2024, for the following project:

**PROJECT DESCRIPTION:** Façade remodel and architectural style change of an existing 6,268 square-foot, three-story single-family residence, originally built in 1986 with an existing attached three-car garage on a 42,689 square-foot lot, located in the R1R-II zone (Restricted Residential - Floor Area Ratio II). The project includes a new 433 square-foot balcony at the front and window and door replacements throughout the house.

**For more information or to submit comments, please contact the case planner, Aileen Babakhani, at 818-937-8331 or [ababakhani@glendaleca.gov](mailto:ababakhani@glendaleca.gov).**

Comments must be received prior to April 4, 2024, in order to be considered by the Director.

**DECISION:** A decision letter will be posted on or after the date listed above and may be accessed online at: <http://www.glendaleca.gov/planning/decisions>

You may also request notification of the decision when the decision is rendered. Should you wish to file an appeal of the decision, the appeal must be filed online within 15 days of the date of the decision as shown on the decision letter. Appeal applications are available in Permit Services, 633 E. Broadway, Room 101, Glendale, CA 91206.

Sincerely,

Aileen Babakhani  
Planner

A handwritten signature in black ink, appearing to read "Aileen" followed by a surname.



## CITY OF GLENDALE, CA

### DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY

<b>April 5, 2024</b>	<b>2101 Rimcrest Drive</b>
<i>Decision Date</i>	<i>Address</i>
<b>Administrative Design Review (ADR)</b>	<b>5648-032-011</b>
<i>Review Type</i>	<i>APN</i>
<b>PADR-002506-2023</b>	<b>Nareg Khodadadi</b>
<i>Case Number</i>	<i>Applicant</i>
<b>Aileen Babakhani, Planner</b>	<b>Arman Sahakyan</b>
<i>Case Planner</i>	<i>Owner</i>

#### Project Summary

Façade remodel and architectural style change of an existing 6,268 square-foot, three-story single-family residence, originally built in 1986 with an existing attached three-car garage on a 42,689 square-foot lot, located in the R1R-II zone (Restricted Residential - Floor Area Ratio II). The project includes a new 433 square-foot balcony at the front and window and door replacements throughout the house.

#### Environmental Review

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301(a) of the State CEQA Guidelines, because the proposed project only involves exterior alterations.

#### Existing Property/Background

The project site is a 42,689 square-foot hillside lot, which is irregular in shape and located on the east side of Rimcrest Drive. The lot was originally developed in 1986 with the existing 6,268 square-foot three-story house and an attached three-car garage. The proposed project is to remodel the facades of the house and add a new 433 square-foot balcony at the front, above the garage and replace windows and doors throughout the house.

There is no change to the existing driveway, footprint of the house, or landscaping.

#### Staff Recommendation

Approve with Conditions

**Last Date Reviewed / Decision**

First time submittal for final review.

**Zone: RIR    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	28,056 sq. ft.	7,600 sq. ft. – 95,060 sq. ft.	42,689 sq. ft.
Setback	17 feet	15 feet – 25 feet	25 feet (no change)
House size	5,705 sq. ft.	3,229 sq. ft. – 7,483 sq. ft.	6,268 sq. ft. (no change)
Floor Area Ratio	0.20	0.06 - 0.85	0.15 (no change)
Number of stories	2 to 3-stories	2 to 3 stories	three-story (no change)

**DESIGN ANALYSIS****Site Planning**

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

**Building Location**

yes     n/a     no

*If "no" select from below and explain:*

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

**Yards and Usable Open Space**

yes     n/a     no

*If "no" select from below and explain:*

- Avoid altering landform to create flat yards
- Outdoor areas integrated into open space
- Use of retaining walls minimized
- Provide landscaping to reduce visual impact of retaining walls
- Decorative material used for retaining walls to blend into landscape and/or complement the building design

#### **Garage Location and Driveway**

yes     n/a     no

*If "no" select from below and explain:*

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

#### **Landscape Design**

yes     n/a     no

*If "no" select from below and explain:*

- Complementary to building design and surrounding site
- Maintains existing trees when possible
- Maximizes permeable surfaces
- Appropriately sized and located

#### **Walls and Fences**

yes     n/a     no

*If "no" select from below and explain:*

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

#### **Determination of Compatibility: Site Planning**

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

- There is no proposed change to the existing site planning since the project only involves the façade remodeling, a new balcony, and window and door change out.

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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
- 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

Overall, the proposed façade remodel, architectural style change, new balcony, and new doors and windows are consistent with the existing building's scale and its surrounding context. A condition of approval is added to enlarge and adjust the size the new single balcony door to be proportioned in relation to the scale and size of other new doors and windows.

### **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 proposed façade remodel does not alter the mass and scale significantly since the project only involves an architectural style change from an 80's contemporary style to a Modern architectural style.
- The existing height will remain unchanged and the proposed balcony at the front façade (facing the street) does not increase the building's mass and scale, because it is designed within the existing footprint of the house. The proposed remodel creates balanced proportions and streamlined forms by using horizontal bands and grooves (lines) on the exterior walls, generous use of glass surfaces, boxed window/door trims, and raised roof parapets. These alterations are appropriate to the existing building, consistent with the architectural concept, and also fit into the surrounding context of various architectural styles. A condition of approval is added to enlarge and adjust the size the new single balcony door (front façade) to be proportioned in relation to the scale and size of other new doors and windows.
- The existing roof forms will not be changed; however, the façade remodel includes the proposed raised roof parapets along the four facades to conceal the existing pitched roofs. This helps the proposed design transition from the existing contemporary style to the proposed Modern style without altering the existing roofs.

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### **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

A condition of approval is added to provide a vertical window section drawing to show the placement of the new window frames within the exterior walls, appropriate to the overall design and remodel.

### **Privacy**

- yes     n/a     no

*If "no" select from below and explain:*

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

### **Finish Materials and Color**

- yes     n/a     no

*If "no" select from below and explain:*

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

### **Paving Materials**

- yes     n/a     no

*If "no" select from below and explain:*

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

There is no proposed change to the existing concrete driveway.

### **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

A condition of approval is added to update the proposed project's plans to show the design and location of any exterior light fixtures, appropriate to the design and remodel. The light fixture must avoid spillover and over-lit 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 remodel includes:
  - Architectural style change from an 80's contemporary style to a Modern architectural style
  - Removal of existing stone veneer and horizontal siding and replace with new smooth stucco (white (snow) and grey (formal gray)).
  - Enlargement of windows and exterior doors on the front façade
  - Replacement of windows and doors on the side and rear façade
  - New stucco trims around the doors and windows on the front façade. The trims are 9 inches in width and one inch in depth.
  - New front entry and new garage door
  - Remolding of the side chimney cap
  - Removal of existing roof eaves and build new raised roof parapet
  - Removal of existing tile roofing material and replace with new metal roofing (charcoal grey)
  - Removal of the pitched roof above the attached garage and construct a new balcony (433 SF)
  - Replace all second and third floor metal railings with glass railings
- Overall, the proposed remodel utilizes the elements of the streamlined modern architectural style, which fits into the existing house and its surrounding context of various architectural styles.
- The new front entry door and garage door (aluminum tempered glass) are appropriate to the proposed design. The location of the doors will remain unchanged.
- The new windows will be aluminum clad (charcoal grey color) with an appropriate combination of fixed, casement, and horizontal sliding windows. All windows and door on the front façade will have exterior stucco trims. A condition of approval is added to provide a vertical window section drawing to show the placement of the window frame within the exterior walls, appropriate to the overall design and

remodel. For the Modern style buildings, flush and recessed windows, both are appropriate.

- The new balcony will not create privacy conflict with the adjacent neighbors because it does not directly face the adjacent windows of the adjacent neighboring properties and due the street's slope, the balcony will not overlook the front yard of the two-story home on the north since the subject property is sited at a lower elevation than the neighboring home. Furthermore, a planter box is designed at north side of the balcony to create view buffer.
  - The location and design of any new light fixtures are not shown on the architectural plans. A condition of approval is added to update the proposed project's plans to show the design and location of any exterior light fixtures, appropriate to the proposed design and remodel. The light fixture must avoid spillover and over-lit facades.
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### **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 conditions:

#### **Conditions**

1. Enlarge and adjust the size the new single balcony door (front façade) to be proportioned in relation to the scale and size of other new doors and windows.
2. Update plans to show the design and location of any exterior light fixtures, appropriate to the design and remodel. The light fixture must avoid spillover and over-lit facades.
3. Provide a vertical window section drawing to show the placement of the window frame within the exterior walls, appropriate to the overall design and remodel.

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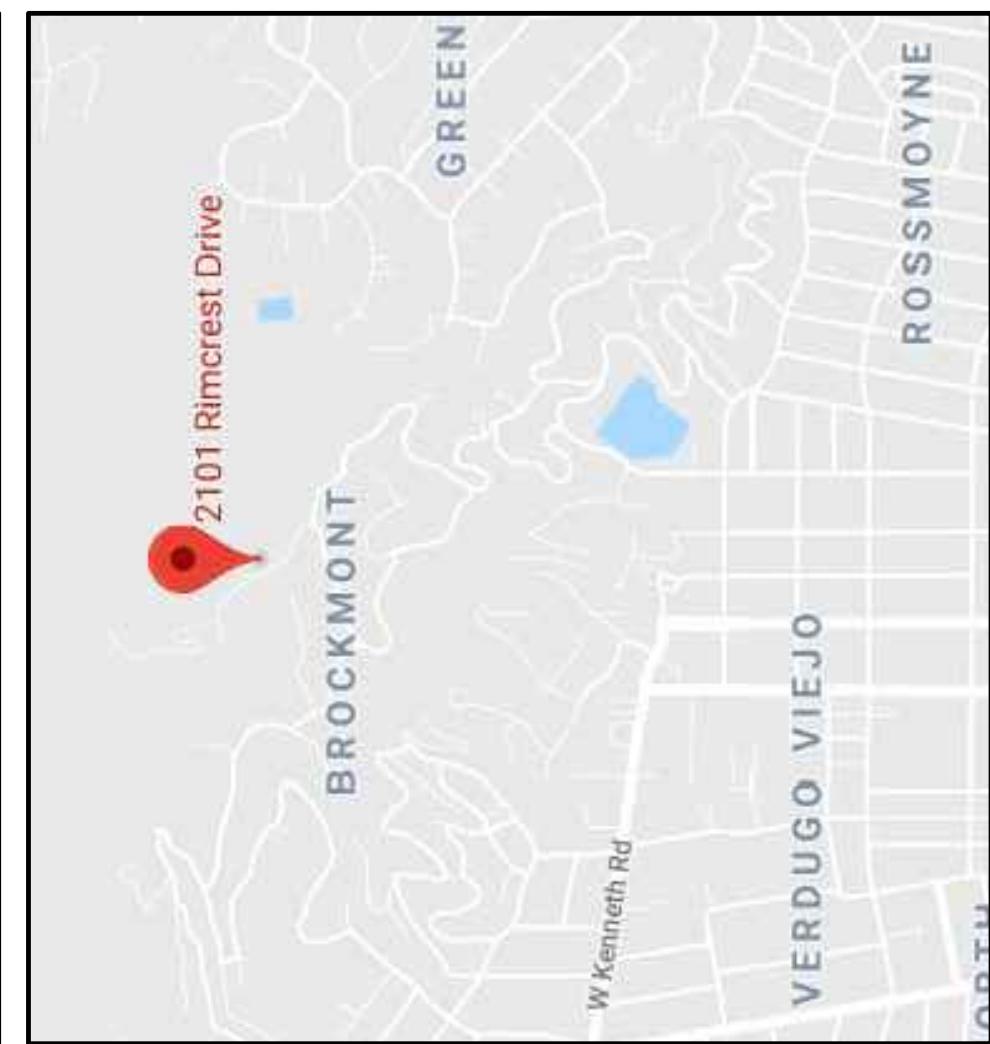
#### **Attachments**

1. Project's Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey

# SAHAKYAN RESIDENCE

2101 RIMCREST DR., GLENDALE, CA 91207

## SITE MAP



## SCOPE OF WORK

-FAÇADE REMODEL (REPLACE ENTIRE EXTG SIDING WITH NEW SMOOTH STUCCO) AND NEW BALCONY (433 SQ. FT.) ABOVE EXTG GARAGE AND -REPLACE EXTG CLASS A SHINGLE ROOF WITH NEW CLASS A METAL ROOF (2,783 SQ. FT.) AND ALL NEW WINDOWS, DOORS AND 2 NEW GARAGE DOORS

## SHEET INDEX

### ARCHITECTURAL SHEETS:

- A0.1 COVER SHEET, SITE PLAN & ROOF PLAN
- A0.2 SECURITY NOTES
- A1.1 NEIGHBORHOOD SITE PLAN
- A2.0 EXTG FLOOR PLANS
- A2.1 PROPOSED FLOOR PLANS /DOOR & WINDOW SCHEDULE
- A3.1 EXTG AND PROPOSED ELEVATIONS
- A3.2 PROPOSED DETAIL
- A3.3 PROPOSED ELEVATIONS & DETAIL
- A3.3 PROPOSED ELEVATION

## PROJECT INFORMATION

PROJECT LOCATION  
SAHAKYAN FAMILY  
2101 RIMCREST DR.  
GLENDALE, CA 91207

PROJECT DESIGNER  
DESIGNNRK  
213 N. ORANGE ST. UNIT E  
GLENDALE, CA 91203  
OFFICE : 818.823.7296  
FAX : 866.424.8125  
E-MAIL : INFO@DESIGNNRK.COM

## NOTES

- A. SEPARATE PERMIT IS REQUIRED FOR THE FOLLOWING :
1. RETAINING WALL OF BLOCK FENCE WALL
  2. GRAVING WORK
  3. SWIMMING POOL
  4. A SEPARATE STRUCTURE
  5. SHORING
  6. DEMOLITION

## PROJECT FLOOR PLAN AREA & DATA

LOT AREA	42,889 SQ. FT.
EXTG RESIDENCE (NO CHANGE)	6,268 SQ. FT.
EXTG 2 CAR GARAGE (NO CHANGE)	650 SQ. FT.
ZONING	R1R III
APN	5648-032-011
TRACK	TR - 31888
OCCUPANCY	RESIDENCE - R3
CONSTRUCTION TYPE	GARAGE - U
YEAR BUILT	1986
FIRE SPRINKLERS	NO
NUMBER OF STORIES	3
FIRE ZONE	YES
CA CLIMATE ZONE	9

PROJECT SHALL COMPLY W/ THE 2016 CBC, CMC, CEC, CPC, GFD & CALIFORNIA ENERGY CODE AS WELL AS THE 2017 GLENDALE BUILDING & SAFETY CODE. CBC SECTION 06.1.1

**CITY OF GLENDALE PLANNING NOTES**

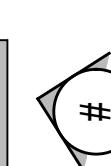
"NO OAK, BAY OR SYCAMORE TREES ARE ON THE PROPERTY OR WITHIN 20 FEET OF THE PROPERTY"

RETAINING WALLS, POOLS, SPAS, JACUZZIS, FENCES.  
REQUIRE SEPARATE PERMIT  
NO ROOF TOP EQUIPMENT ALLOWED

## NOTES

- APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN ONE (1) YEAR FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 80 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING PRIOR TO EXPIRATION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL.

IMAGE VIEW



N

## SITE PLAN & ROOF PLAN

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

DATE: 01/2023  
DRAWN BY: NRK  
JOB NO. 18027

SHEET NO.

**A0.1**

REVISIONS:  
1

213 m. range st. se: e  
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**designNRK**

design  
commercial +  
residential

# SAHAKYAN RESIDENCE

COVER SHEET, SITE PLAN & ROOF PLAN

2101 RIMCREST DR, GLENDALE, CA 91207

DATE: 01/2023  
DRAWN BY: NRK  
JOB NO. 18027

SHEET NO.

**A0.1**



NEIGHBORHOOD SITE PLAN  
SCALE : 1/16" = 1'-0"

## SAHAKYAN RESIDENCE

NEIGHBORHOOD MAP

2101 RIMCREST DR. GLENDALE, CA 91207

DATE: 01/2023  
DRAWN BY: NRK  
JOB NO. 18027

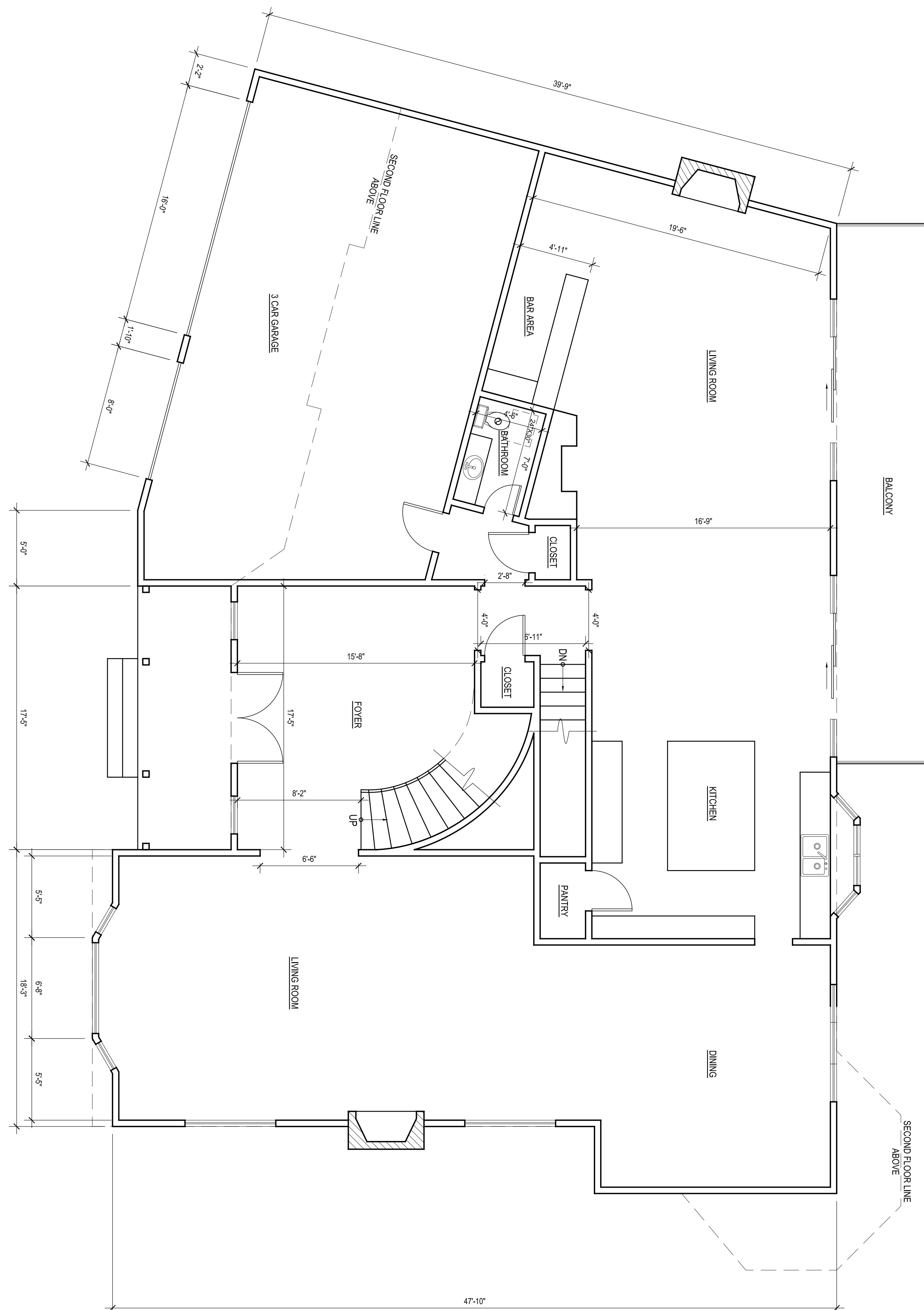
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A1.1

REVISIONS:  
△  
213 n. orange st. ste. e  
glendale, ca 91203  
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[www.designNRK.com](http://www.designNRK.com)  
[info@designNRK.com](mailto:info@designNRK.com)

# EXT'G FIRST FLOOR PLAN

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



## EXT'G SECOND FLOOR PLAN

# SAHAKYAN RESIDENCE

2101 RIMCREST DR. GLENDALE, CA 91207

# designNRK

residential +  
commercial  
design

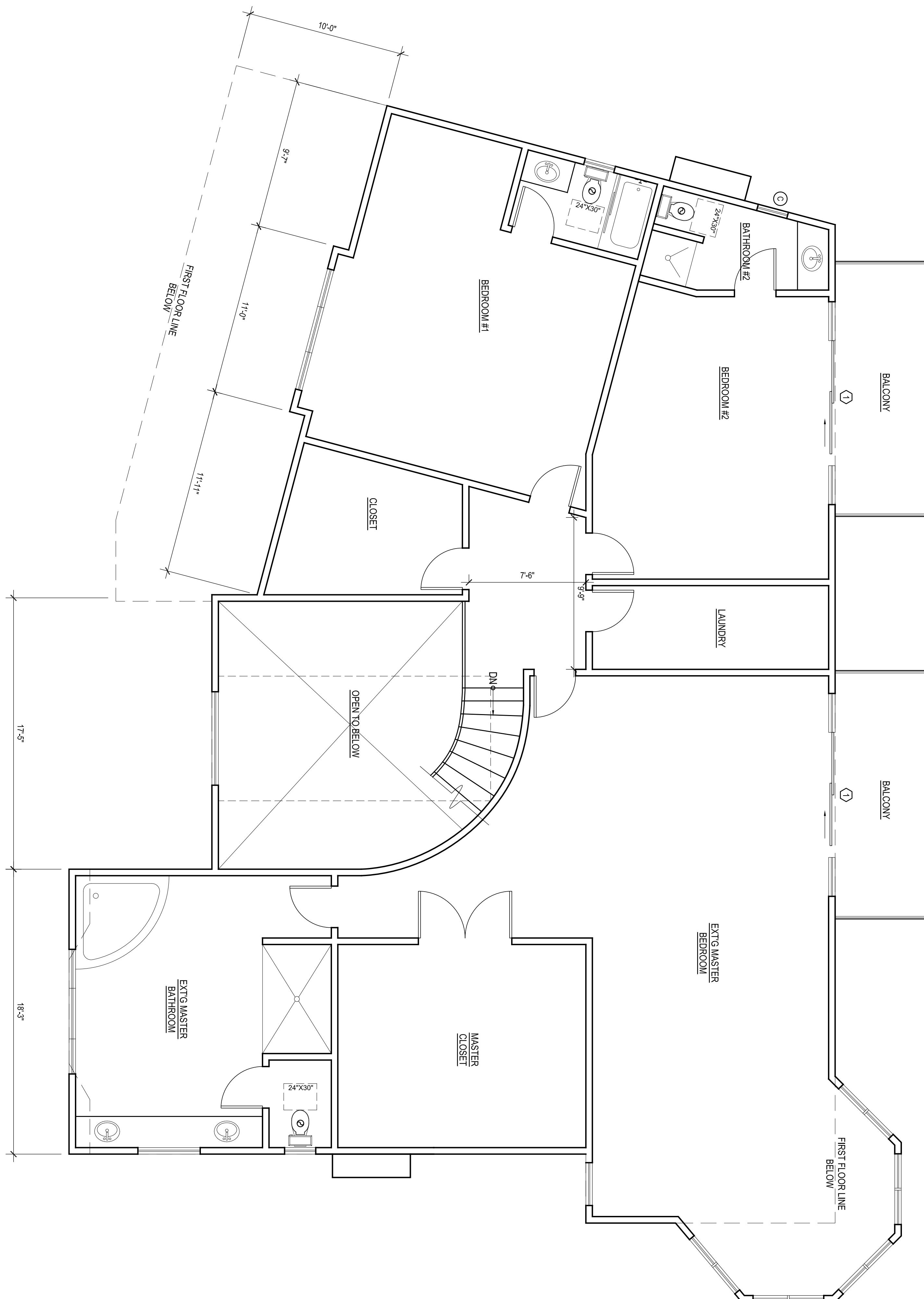
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**REVISIONS:**

A2.0

## EXT'G SECOND FLOOR PLAN

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



PROPOSED FIRST FLOOR PLAN  
**SAHAKYAN RESIDENCE**  
2101 RIMCREST DR. GLENDALE, CA 91207

**designNRK**  
residential +  
commercial  
design

213 n. orange st. ste: e  
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REVISIONS:  
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A2.1  
SHEET NO.

DATE:  
01/2023  
DRAWN BY:  
NRK  
JOB NO.:  
18022

## WINDOW SCHEDULE - FIRST FLOOR

MARK	NO. OF UNIT	EXT'G SIZE		PROPOSED SIZE		EXT'G MATERIAL	NEW MATERIAL	EXT'G OPERATION	NEW OPERATION	NEW FRAME TYPE	GLAZE		BEDROOM Y/N	COLOR	VISIBLE FROM THE STREET Y/N	EXTERNAL GRID (SDL) Y/N	KEEP EXISTING SILL & FRAME Y/N	BUILD NEW SILL & FRAME Y/N	EXT'G EDGE DETAIL Y/N	NEW EDGE DETAIL	FIRE HAZARD ZONE Y/N	WINDOW W/IN 18" OF FLOOR OR 40" OF DOOR Y/N	U-FACTOR	SHGC FACTOR	NOTE
		WIDTH	HEIGHT	WIDTH	HEIGHT						DUAL	TEMP													
A	4	1'-9"	4'-0"	2'-6"	4'-0"	FIBERGLASS	ALUM. CLAD	FIXED	CASEMENT	NAIL-ON	●	●	NO	BLACK	YES	NO	—	NO	—	4" X 1" STUCCO TRIM	YES	YES	0.32	0.25	
B	1	6'-0"	4'-0"	4'-6"	4'-0"	FIBERGLASS	ALUM. CLAD	SLIDER	FIXED	NAIL-ON	●	●	NO	BLACK	YES	NO	—	NO	—	4" X 1" STUCCO TRIM	YES	NO	0.32	0.25	2'-6" CASEMENT ON EACH SIDE OF 3'-0" FIXED
C	3	2'-6"	6'-4"	2'-6"	9'-9"	FIBERGLASS	ALUM. CLAD	FIXED	FIXED	NAIL-ON	●	●	NO	BLACK	YES	NO	—	NO	—	4" X 1" STUCCO TRIM	YES	NO	0.32	0.25	
D	2	2'-0"	3'-0"	2'-0"	3'-0"	FIBERGLASS	ALUM. CLAD	FIXED	FIXED	NAIL-ON	●	●	NO	BLACK	YES	NO	—	NO	—	4" X 1" STUCCO TRIM	YES	NO	0.32	0.25	
E	1	4'-0"	3'-0"	4'-0"	3'-0"	FIBERGLASS	ALUM. CLAD	SLIDER	SLIDER	NAIL-ON	●	●	NO	BLACK	YES	NO	—	NO	—	4" X 1" STUCCO TRIM	YES	NO	0.32	0.25	
F	1	2'-6"	4'-0"	2'-6"	4'-0"	FIBERGLASS	ALUM. CLAD	FIXED	FIXED	NAIL-ON	●	●	NO	BLACK	YES	NO	—	NO	—	4" X 1" STUCCO TRIM	YES	NO	0.32	0.25	
G	1	8'-0"	4'-0"	8'-0"	4'-0"	FIBERGLASS	ALUM. CLAD	SLIDER	SLIDER	NAIL-ON	●	●	NO	BLACK	YES	NO	—	NO	—	4" X 1" STUCCO TRIM	YES	NO	0.32	0.25	SLIDER - FIXED - SLIDER
H	1	2'-9"	3'-9"	2'-9"	3'-9"	FIBERGLASS	ALUM. CLAD	FIXED	FIXED	NAIL-ON	●	●	NO	BLACK	YES	NO	—	NO	—	4" X 1" STUCCO TRIM	YES	NO	0.32	0.25	
I	2	6'-0"	4'-0"	6'-0"	4'-0"	FIBERGLASS	ALUM. CLAD	FIXED	SLIDER	NAIL-ON	●	●	NO	BLACK	YES	NO	—	NO	—	4" X 1" STUCCO TRIM	YES	NO	0.32	0.25	

# **DOOR SCHEDULE - FIRST FLOOR**

MARK	NO. OF UNIT	DOOR					NOTES	
		SIZE		GLAZE		FINISH		
		WD	HGT	THK	DUAL	TEMP		
1	1	6'-0"	10'-0"	1 3/4"	●	●	BRONZE ENTRY DOOR (IRON OR WOOD W/ GLASS INSERT)	
2	2	7'-0"	6'-8"	1 3/4"	●	●	ALUM. EXTERIOR SLIDING DR. WITH 2'-6" SIDE LITES ON EACH SIDE	
3	1	16'-0"	7'-0"	1 3/4"	●	●	ALUM. GARAGE DOOR - ALUMINUM W/ TEMPERED GLASS	
4	1	8'-0"	7'-0"	1 3/4"	●	●	ALUM. GARAGE DOOR - ALUMINUM W/ TEMPERED GLASS	

## WINDOW NOTE:

TERIOR GLAZING SHALL BE MULTI-PANE UNITS WITH A  
IMUM OF ONE TEMPERED PANE, OR GLASS BLOCK  
NTS OR MINIMUM 20-MIN, RATED PER. TITLE-24  
CALCULATIONS - ALL GLAZING TO HAVE NON-METAL  
RAMES.

ER. TITLE-24 - ALL GLAZING WILL HAVE EXTERIOR  
SHADING DEVICES, VIA BUG SCREENS PER. SHGC IN THE  
CALCULATIONS.

EDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR PENDING AREA OF 5.7 s.f., A MINIMUM NET HEIGHT OF 24"

ND MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT NOT  
MORE THAN 44" MAXIMUM ABOVE THE FINISH FLOOR.

PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS. (6304.1)

THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS

**DO NOT REMOVE THE UNIT FROM THE SITE  
UNTIL THE FINAL INSPECTION  
HAS BEEN COMPLETED**

## NO GRIDS ON WINDOWS

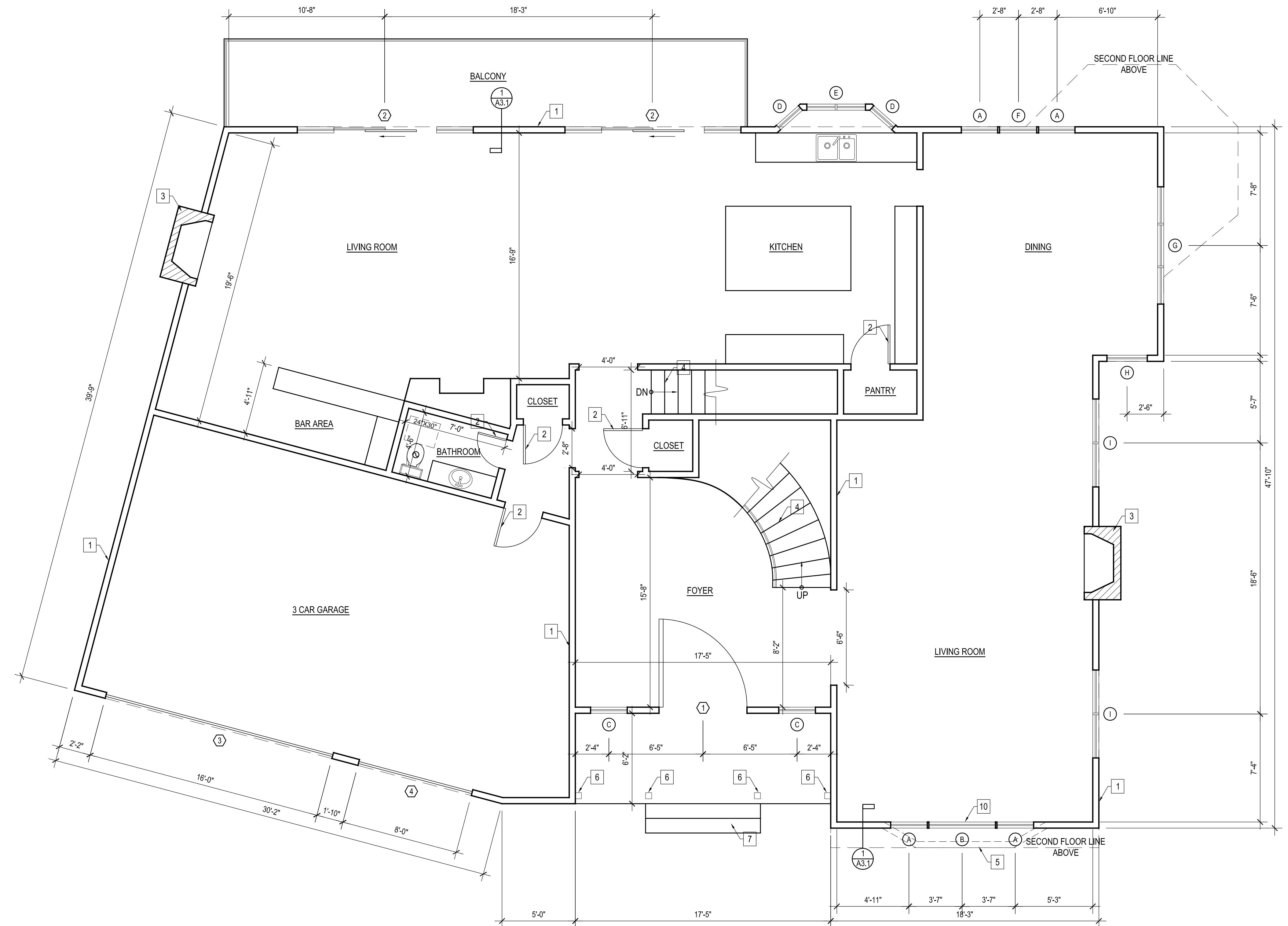
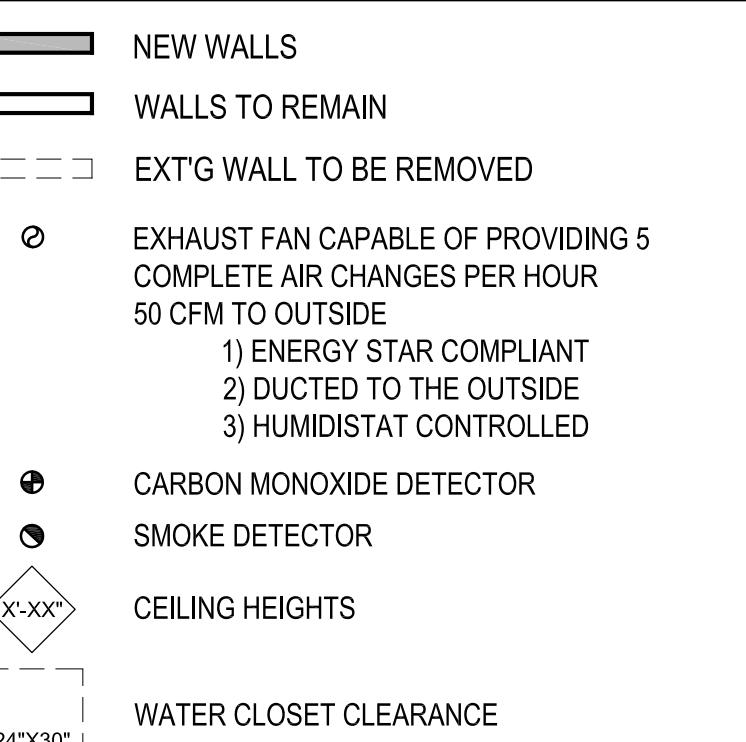
## FLOOR PLAN KEYED NOTES :

## **FLOOR PLAN KEYED NOTES :**

- .B.O.) SELECTED BY OWNER OR CONTRACTOR

EXT'G WALLS TO REMAIN  
EXT'G DOOR TO REMAIN  
EXT'G FIREPLACE TO REMAIN  
EXT'G STAIRS TO REMAIN  
EXT'G WALL TO BE REMOVED  
EXT'G POSTS TO BE REMOVED  
EXT'G CONC. STEPS TO REMAIN

## ALL / SYMBOL LEGEND

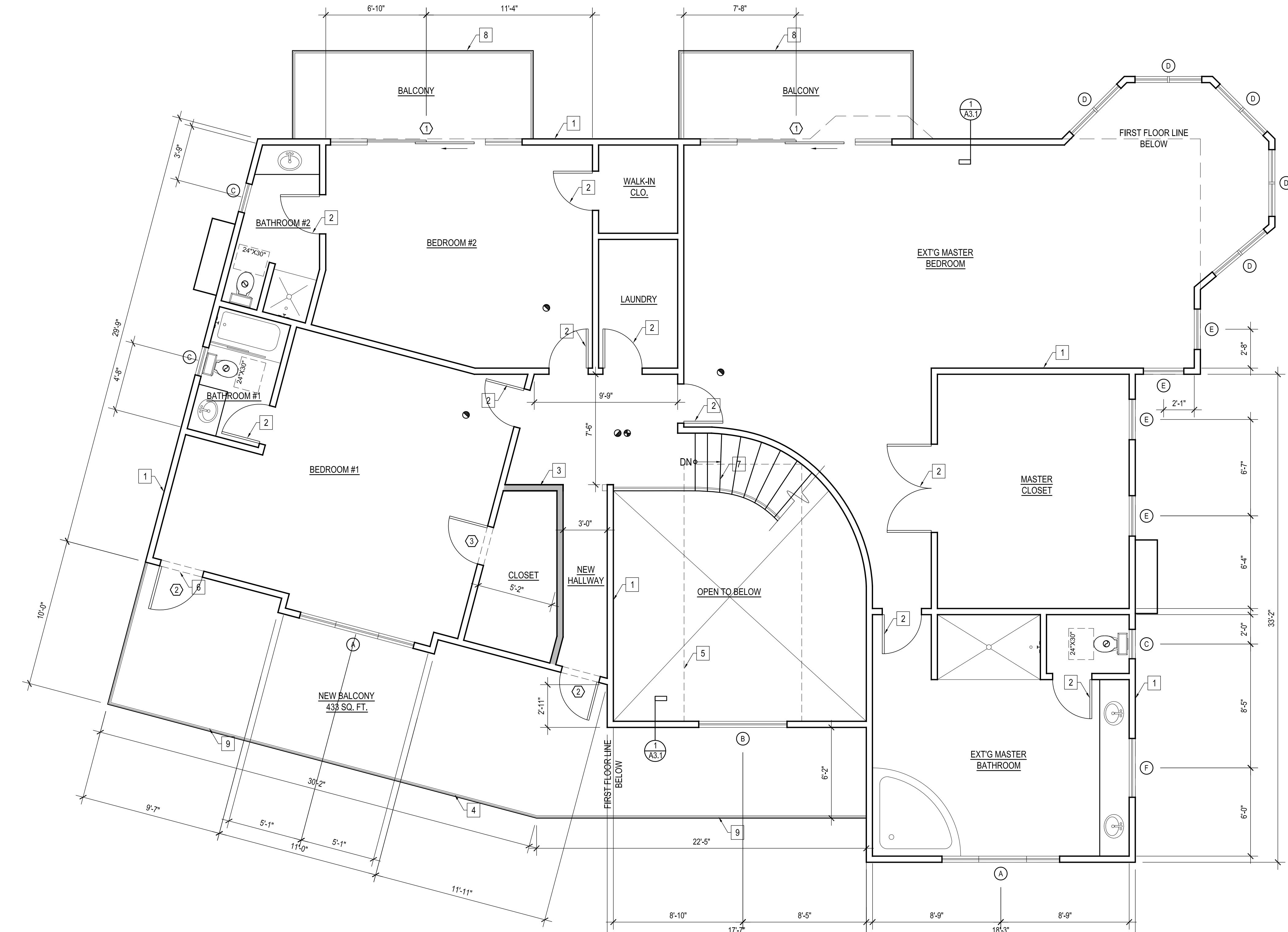


# PROPOSED FIRST FLOOR PLAN

**SCALE : 1/4" = 1'-0"**

WINDOW SCHEDULE - SECOND FLOOR																									
MARK	NO. OF UNIT	EXT'G SIZE		PROPOSED SIZE		EXTG MATERIAL	NEW MATERIAL	EXTG OPERATION	NEW OPERATION	FRAME TYPE	GLAZE		BEDROOM Y/N	VISIBLE FROM THE STREET Y/N	EXTERNAL GRID (SDL) Y/N	KEEP EXISTING SILL & FRAME Y/N	BUILD NEW SILL & FRAME Y/N	EXTG EDGE DETAIL Y/N	NEW EDGE DETAIL	FIRE HAZARD ZONE Y/N	WINDOW WIN 18" OF FLOOR OR 40" OF DOOR Y/N	U-FACTOR	SHGC FACTOR	NOTE	
		WIDTH	HEIGHT	WIDTH	HEIGHT						DUAL	TEMP													
(A)	2	8'-0"	4'-0"	8'-0"	4'-0"	FIBERGLASS	ALUM. CLAD	SLIDER (XOX)	CASEMENT(XOX)	NAIL-ON	•	•	YES/NO	BLACK	YES	NO	—	—	4" X 1" STUCCO TRIM	YES	NO	0.32	0.25	2'-6" CASEMENT ON EACH SIDE OF 3'-0" FIXED	
(B)	1	6'-0"	4'-0"	6'-0"	4'-0"	FIBERGLASS	ALUM. CLAD	FIXED	FIXED	NAIL-ON	•	•	NO	BLACK	YES	NO	—	NO	—	4" X 1" STUCCO TRIM	YES	NO	0.32	0.25	
(C)	3	2'-0"	3'-0"	2'-0"	3'-0"	FIBERGLASS	ALUM. CLAD	SINGLE HUNG	NAIL-ON	•	•	NO	BLACK	NO	NO	—	NO	—	4" X 1" STUCCO TRIM	YES	NO	0.32	0.25		
(D)	5	5'-0"	3'-9"	5'-0"	3'-9"	FIBERGLASS	ALUM. CLAD	SLIDER	SLIDER	NAIL-ON	•	•	NO	BLACK	YES	NO	—	NO	—	4" X 1" STUCCO TRIM	YES	NO	0.32	0.25	
(E)	4	2'-9"	3'-9"	2'-9"	3'-9"	FIBERGLASS	ALUM. CLAD	FIXED	FIXED	NAIL-ON	•	•	NO	BLACK	YES	NO	—	NO	—	4" X 1" STUCCO TRIM	YES	NO	0.32	0.25	
(F)	1	4'-0"	4'-0"	4'-0"	4'-0"	FIBERGLASS	ALUM. CLAD	SLIDER (XOX)	CASEMENT(XOX)	NAIL-ON	•	•	NO	BLACK	YES	NO	—	NO	—	4" X 1" STUCCO TRIM	YES	NO	0.32	0.25	
(G)	1	8'-0"	4'-0"	8'-0"	4'-0"	FIBERGLASS	ALUM. CLAD	SLIDER	SLIDER	NAIL-ON	•	•	NO	BLACK	YES	NO	—	NO	—	4" X 1" STUCCO TRIM	YES	NO	0.32	0.25	LOCATED ON BOTTOM LEVEL
(H)	1	6'-0"	4'-0"	6'-0"	4'-0"	FIBERGLASS	ALUM. CLAD	SLIDER	SLIDER	NAIL-ON	•	•	NO	BLACK	YES	NO	—	NO	—	4" X 1" STUCCO TRIM	YES	NO	0.32	0.25	LOCATED ON BOTTOM LEVEL

DOOR SCHEDULE - SECOND FLOOR										
MARK	NO. OF UNIT	DOOR					NOTES			
		SIZE	GLAZE	FINISH	DUAL	TEMP				
(1)	6	7'-0"	6'-8"	1 3/4"	•	•	BRONZE	EXTERIOR SLIDING DR. WITH 2'-6" SIDE LITES ON EACH SIDE		
(2)	2	3'-0"	6'-8"	1 3/4"	•	•	ALUM.	EXTERIOR DOORS		
(3)	1	2'-8"	6'-8"	1 3/4"	•	•	WOOD	INTERIOR CLOSET DOOR		



PROPOSED SECOND FLOOR PLAN

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

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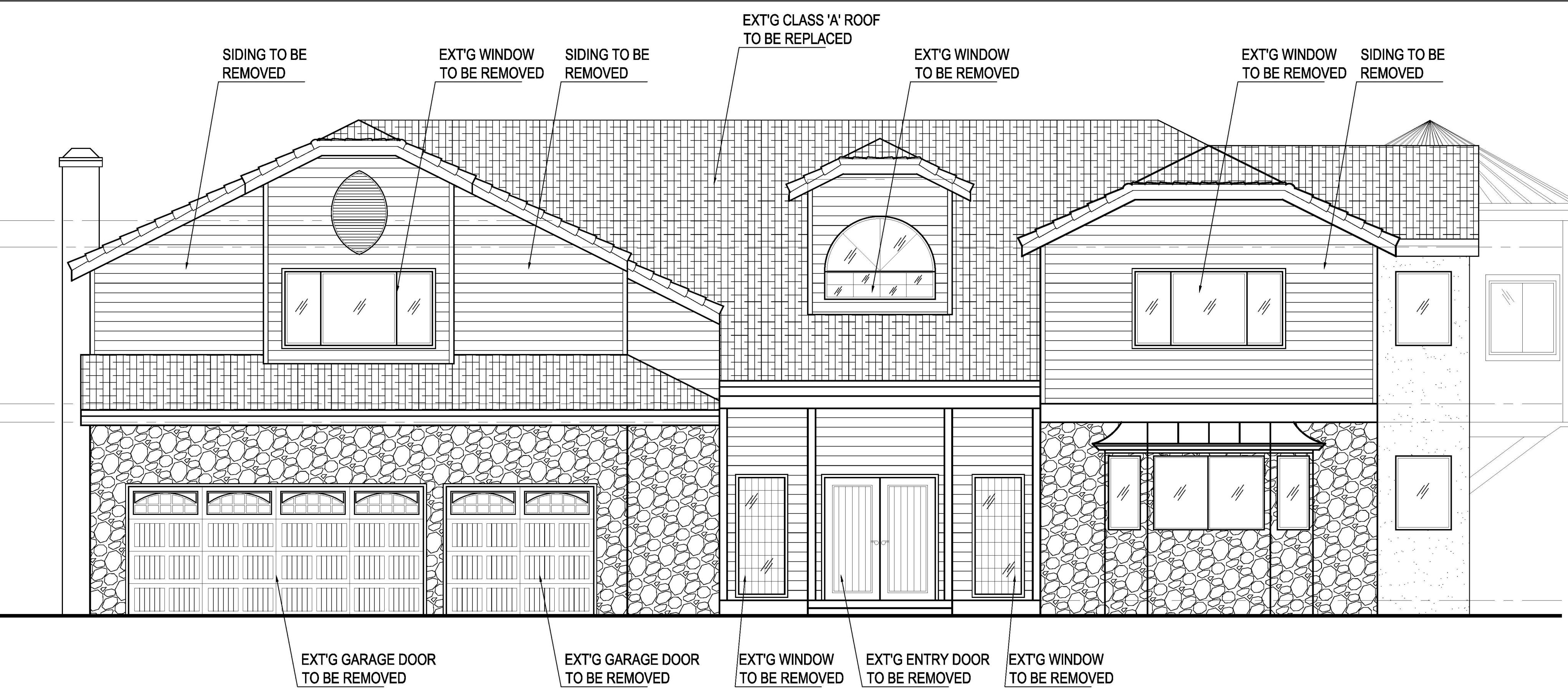
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PROPOSED SECOND FLOOR PLAN / DOOR & WINDOW SCHEDULE  
**SAHAKYAN RESIDENCE**  
2101 RIMCREST DR. GLENDALE, CA 91207

DATE: 01/2023  
DRAWN BY: NRK  
JOB NO. 18022

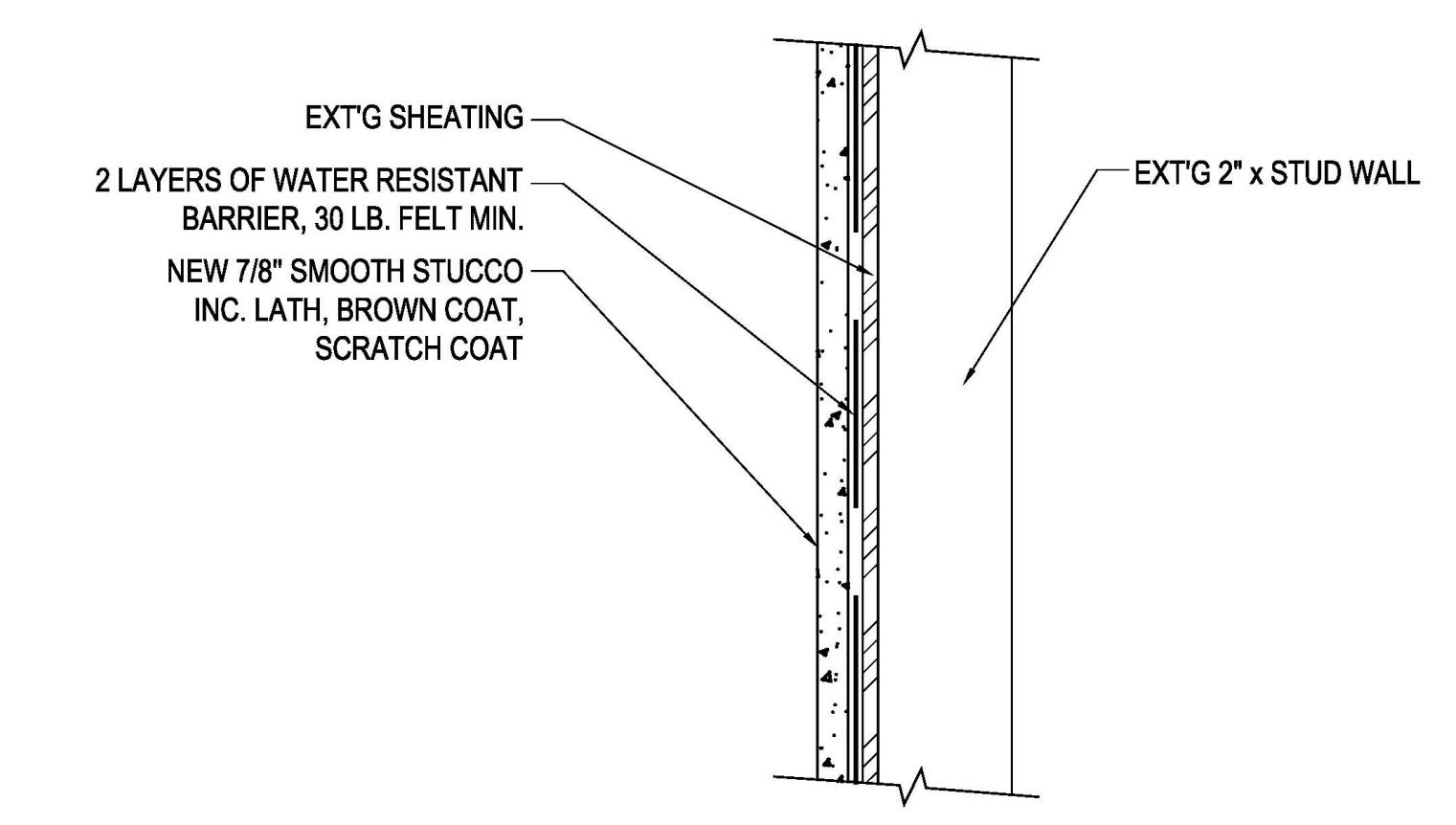
SHEET NO.

A2.3



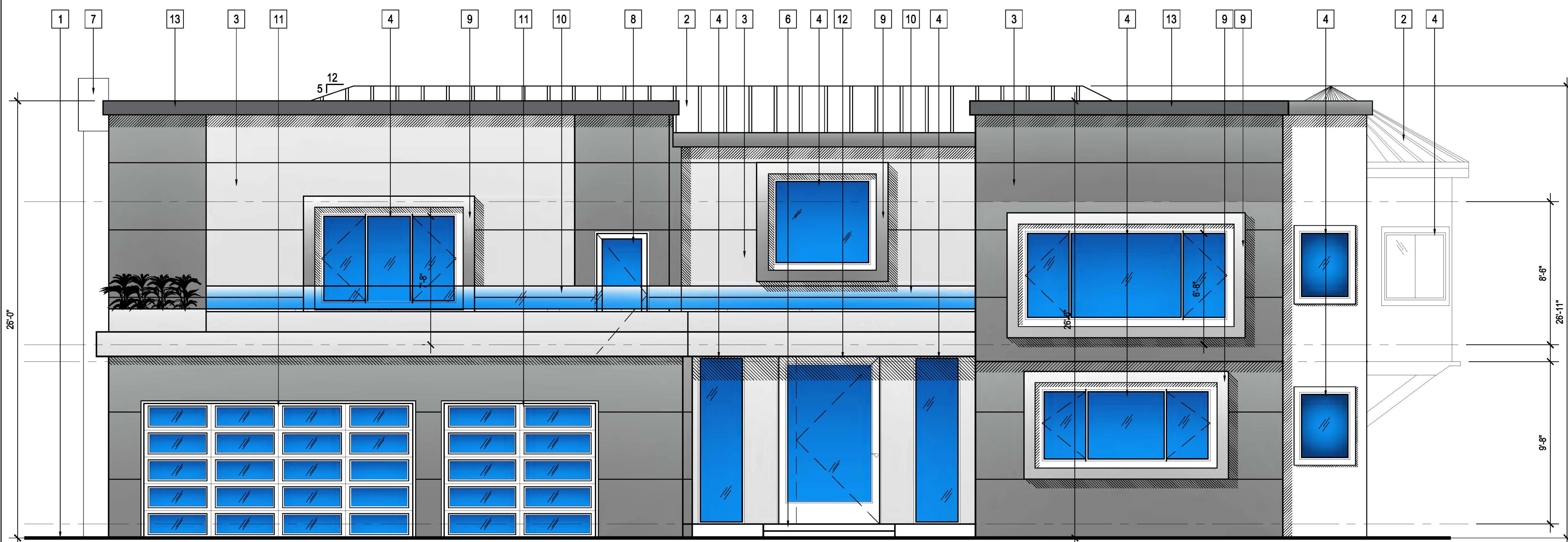
**EXT'G FRONT ELEVATION**

SCALE : 3/16" = 1'-0"



**NEW STUCCO DETAIL - 1**

SCALE : 1" = 1'-0"



**PROPOSED SOUTH ELEVATION**

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

**ELEVATION KEYED NOTES**

1. Ext'g grade
2. New Class 'A' metal roof
3. New 7/8" smooth stucco light gray color (see New Stucco Detail-A3.1)
4. New window (see schedule) aluminum clad black color
5. Ext'g conc. steps to remain
6. Ext'g conc. landing & steps
7. Ext'g chimney to remain
8. New door (see schedule)
9. New 9"x1" trim around windows smooth stucco finish - dark bronze color
10. New glass deck railing 42" min. ht.
11. New garage doors - aluminum w/ tempered glass
12. New entry door
13. New parapet (see detail 2 on A3.2)

**SAHAKYAN RESIDENCE**

2101 RIMCREST DR. GLENDALE, CA 91207

EXT'G AND PROPOSED ELEVATIONS / DETAIL

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DATE: 01/2023  
 DRAWN BY: NRK  
 JOB NO. 18027

SHEET NO.

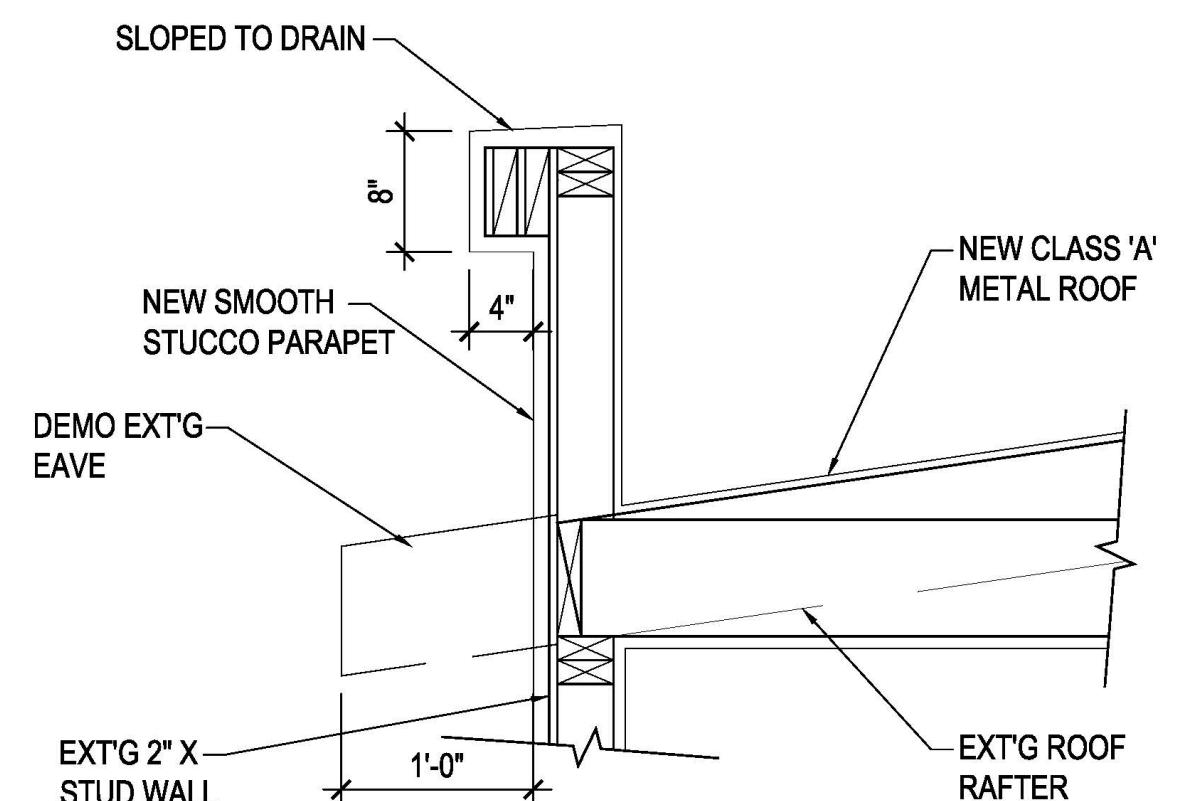
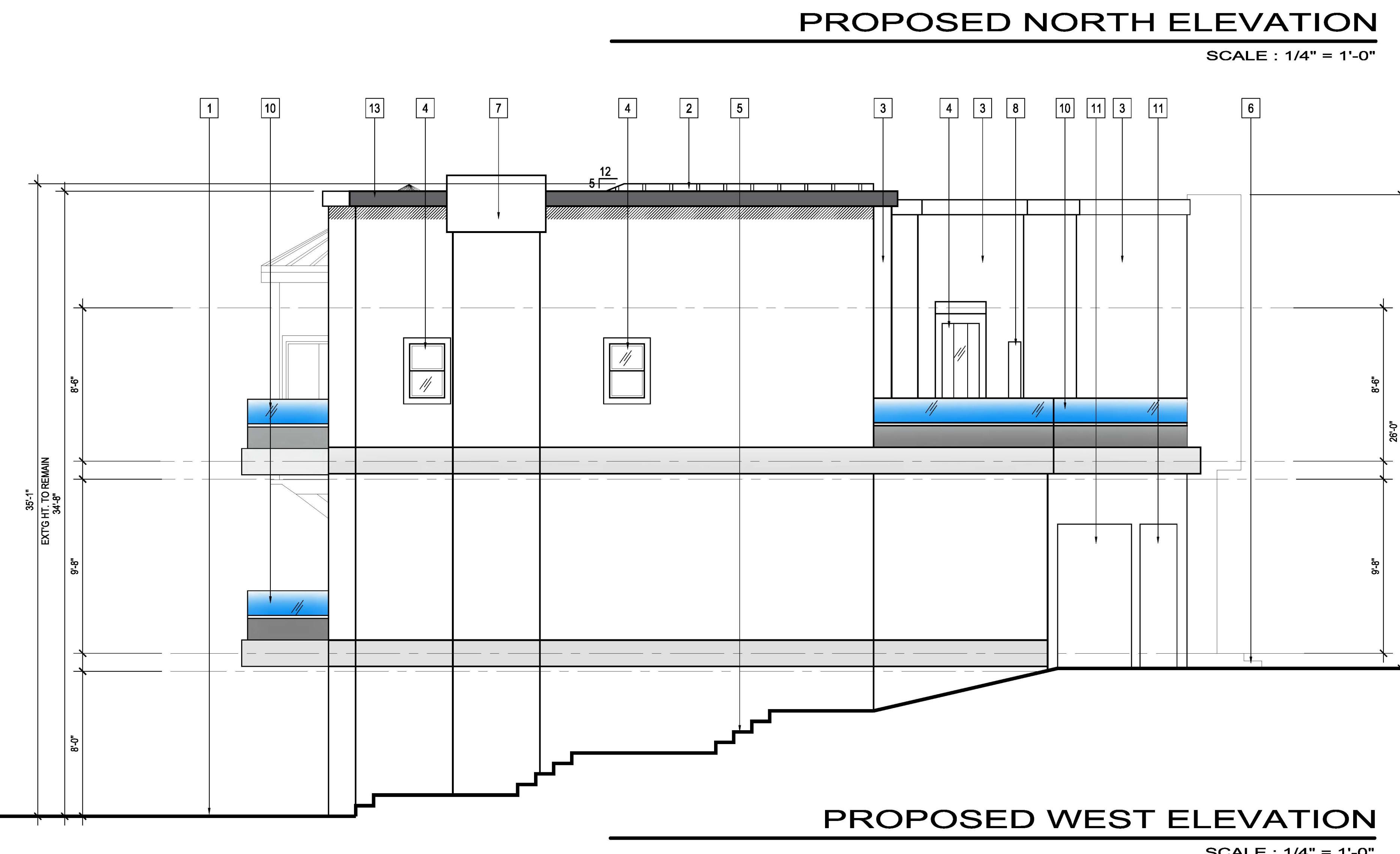
**A3.1**

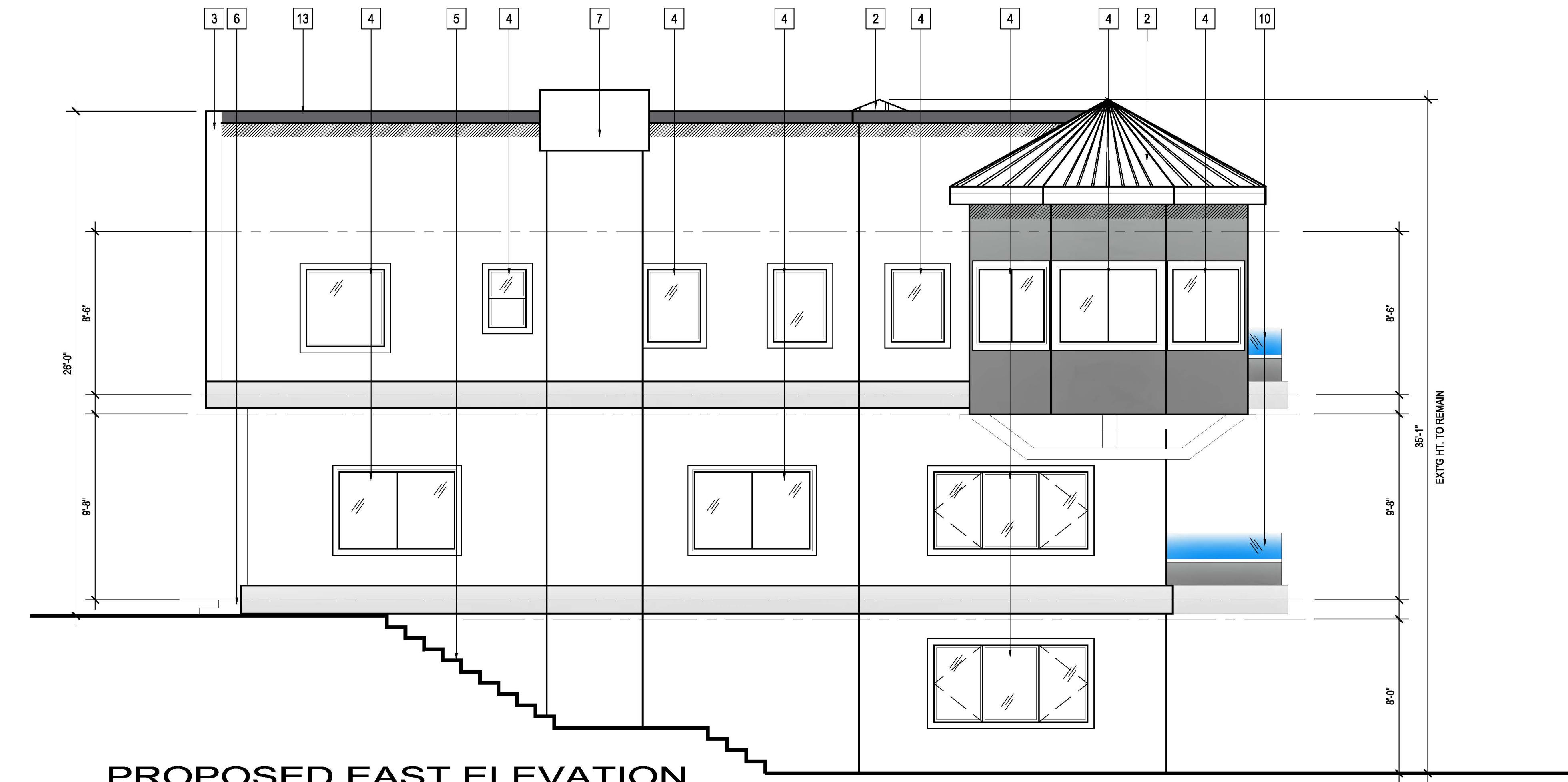


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ELEVATION KEYED NOTES

1. EXT'G GRADE
2. NEW CLASS 'A' METAL ROOF
3. NEW 7/8" SMOOTH STUCCO LIGHT GRAY COLOR (SEE NEW STUCCO DETAIL-A3.1)
4. NEW WINDOW (SEE SCHEDULE) ALUMINUM CLAD BLACK COLOR
5. EXT'G CONC. STEPS TO REMAIN
6. EXT'G CONC. LANDING & STEPS
7. EXT'G CHIMNEY TO REMAIN
8. NEW DOOR (SEE SCHEDULE)
9. NEW 9"x1" TRIM AROUND WINDOWS SMOOTH STUCCO FINISH - DARK BRONZE COLOR
10. NEW GLASS DECK RAILING 42" MIN. HT.
11. NEW GARAGE DOORS - ALUMINUM W/ TEMPERED GLASS
12. NEW ENTRY DOOR
13. NEW PARAPET (SEE DETAIL 2 ON A3.2)

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PROPOSED ELEVATION

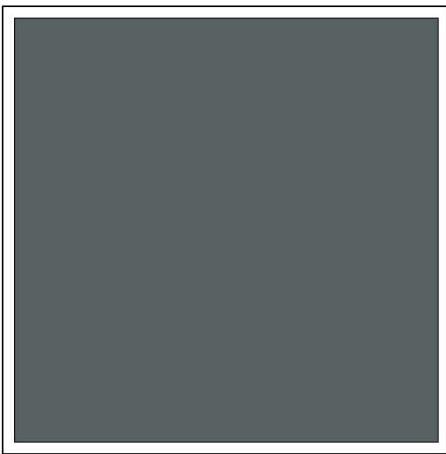
DATE: 01/2023  
DRAWN BY: NRK  
JOB NO. 18027

SHEET NO.

**A3.3**

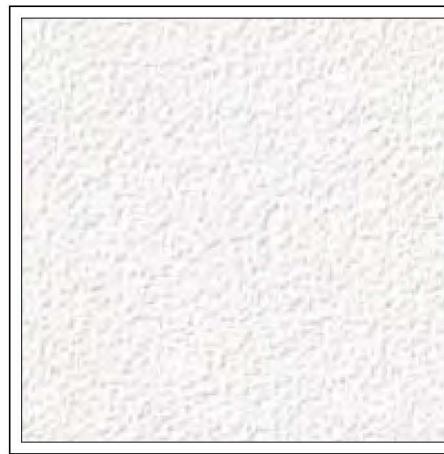
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ROOF:

NAME: ATAS INTERNATIONAL, INC.  
MATERIAL: METAL -  
THE COLONIAL SEAM  
COLOR: CHARCOAL GREY



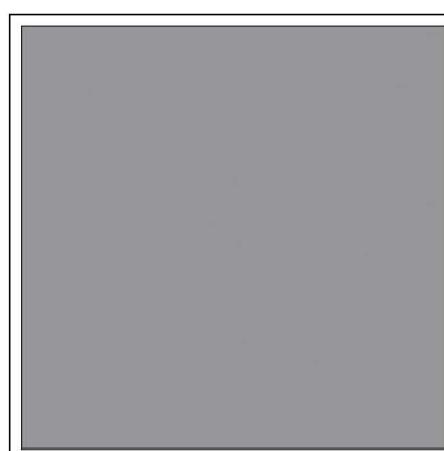
STUCCO  
COLOR:

COLOR: OMEGA SMOOTH STUCCO  
SNOW



WINDOWS:

WINDSOR  
ALUMINUM CLAD W/ WOOD INSIDE  
COLOR: CHARCOAL GREY



STUCCO  
COLOR:

COLOR: OMEGA SMOOTH STUCCO  
FORMAL GRAY

2101 RIMCREST DR.  
GLENDALE, CA 91201  
DESIGNNRK  
213 N. ORANGE ST. STE: E GLENDALE, CA 91203

**IMAGE 1**



**IMAGEE 2**



**IMAGE 3**



IMAGE 4



**IMAGE 5**



**IMAGE 6**



IMAGE 7

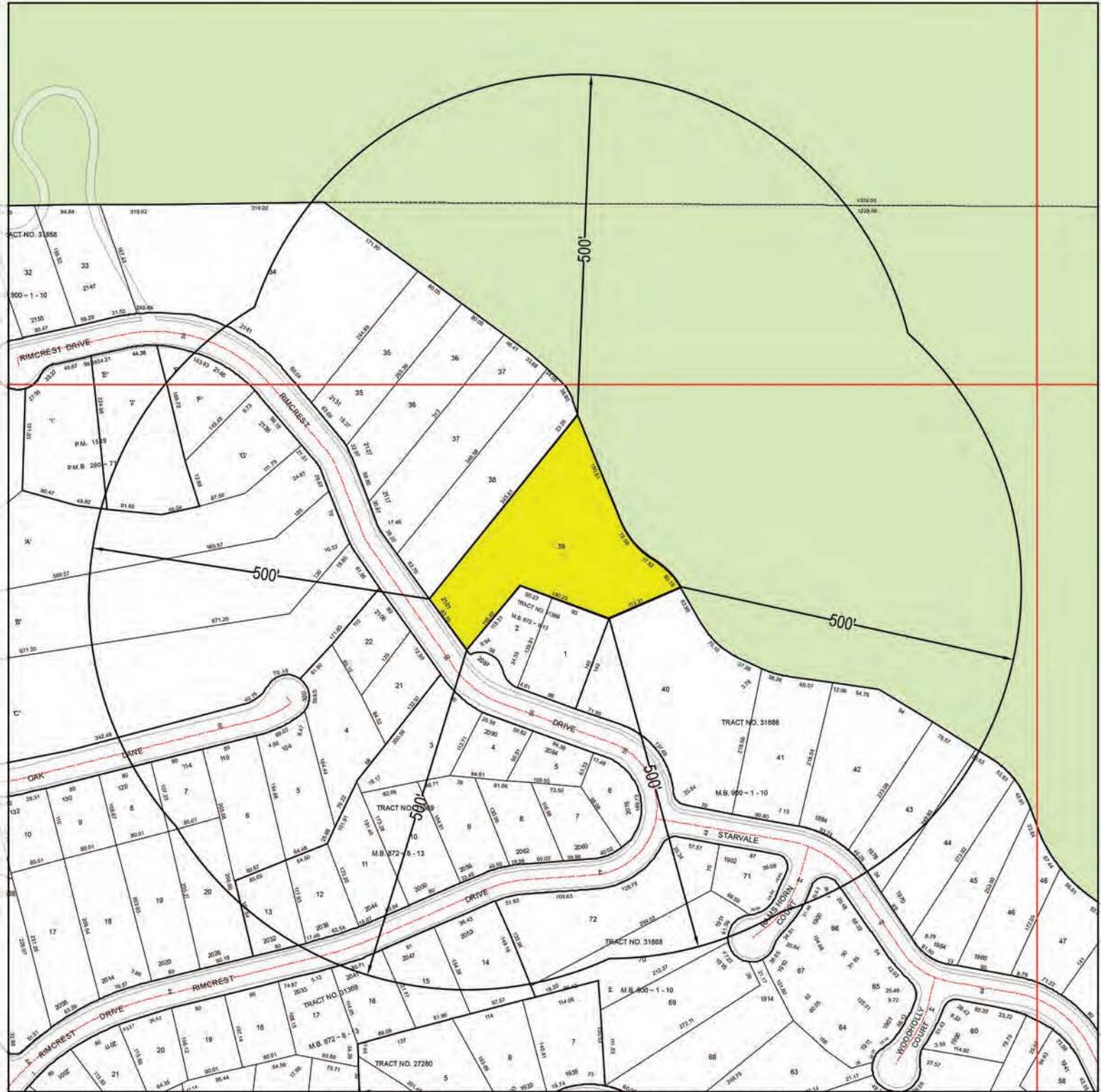


# IMAGE 8



# IMAGE 9





## 500' LOCATION MAP

### LEGEND

SUBJECT PROPERTY (IES)



SITE LOCATION: 2101 RIMCREST DR  
GLENDALE, CA 91207

APN:

5648-032-011



SCALE: 1"=200'

DATE: Nov 08, 2023

PREPARED BY:

**artTECH DESIGN** 412 W. BROADWAY STE 206  
GLENDALE, CA 91204  
818-409-8921

# VICINITY & PHOTOGRAPHIC SURVEY MAP

- A. 2101 Rimcrest Dr. (PROJECT SITE)
- B. 2111 Rimcrest Dr
- C. 2117 Rimcrest Dr
- D. 2127 Rimcrest Dr
- E. 2131 Rimcrest Dr
- F. 2136 Rimcrest Dr
- G. 2126 Rimcrest Dr
- H. 2120 Rimcrest Dr
- I. 2116 Rimcrest Dr
- J. 2106 Rimcrest Dr
- K. 2100 Rimcrest Dr
- L. 2096 Rimcrest Dr
- M. 2090 Rimcrest Dr
- N. 2084 Rimcrest Dr
- O. 2076 Rimcrest Dr
- P. 2000 Starvale Rd
- Q. 2093 Rimcrest Dr
- R. 2097 Rimcrest Dr

## LEGEND

PHOTO & SURVEY LABEL A - R

SUBJECT PROPERTY(IES) "A"

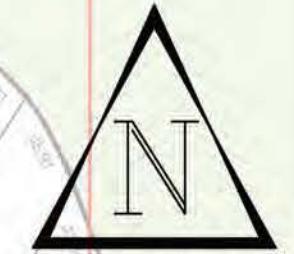
2+STORY



SITE LOCATION:  
1990 STARVALE RD  
GLENDALE, CA 91207

5648-032-013

DATE: Nov 07, 2023

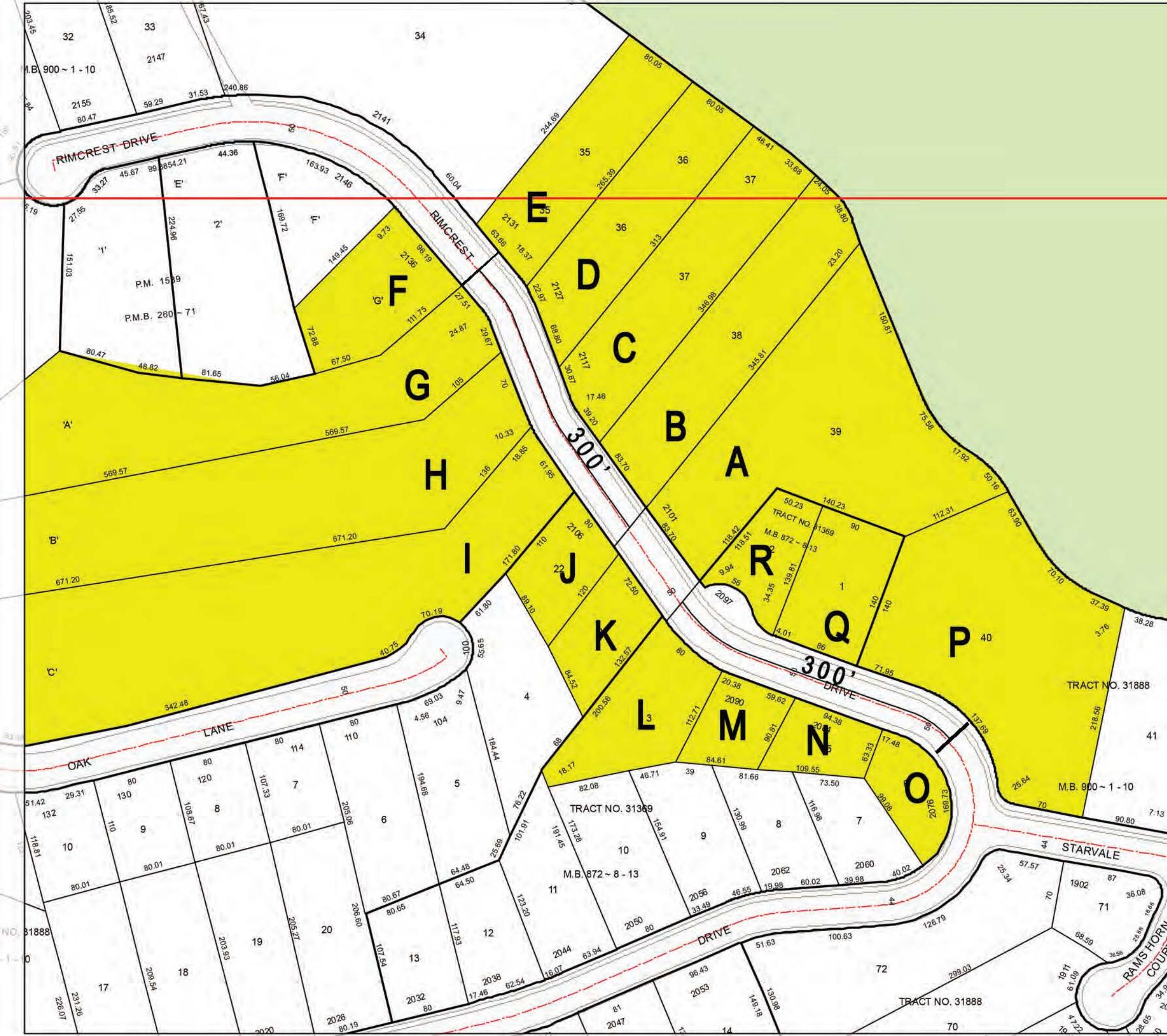


SCALE: 1"=100'

PREPARED BY:

**artTECH  
DESIGN**

412 W. BROADWAY STE 206  
GLENDALE, CA 91204  
818-409-8921



# NEIGHBORHOOD SURVEY FOR: 2101 RIMCREST DR

KEY	ADDRESS	PARCEL NUMBER	LOT S.F.	HOUSE S.F.	FLOOR AREA	STORIES	ESTIMATED SETBACK (Feet)	ROOF
A(SITE)	2101 RIMCREST DR	5648-032-011	42,689	6,268	15%	2	25	SHINGLE
B	2111 RIMCREST DR	5648-032-010	29,064	5,999	21%	2	15	METAL
C	2117 RIMCREST DR	5648-032-009	26,950	6,975	26%	2	15	SPANISH TILE
D	2127 RIMCREST DR	5648-032-008	23,120	5,488	24%	2	20	SPANISH TILE
E	2131 RIMCREST DR	5648-032-007	20,390	5,522	27%	2	20	TILE
F	2136 RIMCREST DR	5632-025-054	15,900	3,855	24%	2	15	FLAT
G	2126 RIMCREST DR	5632-025-048	54,000	5,696	11%	2	20	TILE
H	2120 RIMCREST DR	5632-025-049	72,618	7,483	10%	2	15	SPANISH TILE
I	2116 RIMCREST DR	5632-025-050	95,060	5,893	6%	2	15	SPANISH TILE
J	2106 RIMCREST DR	5632-025-038	9,350	6,070	65%	2	15	TILE
K	2100 RIMCREST DR	5632-025-037	9,576	6,151	64%	2	15	SHINGLE
L	2096 RIMCREST DR	5632-025-003	15,444	5,427	35%	2	20	FLAT
M	2090 RIMCREST DR	5632-025-004	8,051	5,830	72%	2	15	SPANISH TILE
N	2084 RIMCREST DR	5632-025-005	7,600	5,913	78%	2	15	SPANISH TILE
O	2076 RIMCREST DR	5632-025-006	7,744	4,141	53%	2	15	TILE
P	2000 STARVALE RD	5648-032-012	46,750	5,804	12%	2	15	TILE
Q	2093 RIMCREST DR	5648-032-001	12,556	3,229	26%	2	15	SPANISH TILE
R	2097 RIMCREST DR	5648-032-002	8,140	6,949	85%	2	20	SPANISH TILE
AVERAGE			28,056	5,705	20%	2	17	



A. 2101 Rimcrest Dr. (PROJECT SITE)



B. 2111 Rimcrest Dr



C. 2117 Rimcrest Dr



D. 2127 Rimcrest Dr



E. 2131 Rimcrest Dr



F. 2136 Rimcrest Dr



G. 2126 Rimcrest Dr



H. 2120 Rimcrest Dr



I. 2116 Rimcrest Dr



J. 2106 Rimcrest Dr



K. 2100 Rimcrest Dr



L. 2096 Rimcrest Dr



M. 2090 Rimcrest Dr



2084 Rimcrest Dr



O. 2076 Rimcrest Dr



P. 2000 Starvale Rd



Q. 2093 Rimcrest Dr



R. 2097 Rimcrest Dr