glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

633 E. Broadway, Room 103
Glendale, CA 91206-4311
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July 1, 2016

Applicant:
Aram Alajajian
320 Arden #120
Glendale, CA 91203

RE: 1000 Avonoak Terrace
Design Review PDR 1608723

The Director of Community Development will render a final decision on or after **July 11, 2016**, for the following project:

PROJECT DESCRIPTION: The applicant is proposing to add a new 634 square foot second story addition toward the rear of an existing 2,152 square foot single story house. The square footage of the house will be 2,786 square feet, plus a 2-car attached garage on a 9,300 square foot lot in the RIR (Restricted Residential) Zone, Floor Area Ratio District I. The existing swimming pool is to be demolished and the rear yard enlarged with the addition of retaining walls and a Jacuzzi.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

For more information or to submit comments, please contact the case planner, Kathy Duarte, at 818-937-8163 or kduarte@glendaleca.gov.

Comments must be received prior to **July 11, 2016**, in order to be considered by the Director.

DECISION: A decision letter will be posted online 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 within 15 days of the date of the decision as shown on the decision letter. Appeal applications are available at the Permit Services Center, 633 E. Broadway, Room 101, Glendale, CA 91206 or online at http://www.glendaleca.gov/appeals.

Sincerely,

Kathy Duarte
Planner

City of Glendale
Community Development Department
Design Review Staff Report – Single Family

Meeting/Decision Date: July 11, 2016	**Address:** 1000 Avonoak Terrace
Review Authority: ☐DRB ☒ADR ☐HPC ☐CC	**APN:** 5665-007-003
Case Number: PDR1608723	**Applicant:** Aram Alajajian
Prepared By: Kathy Duarte	**Owner:** Leslie Nishanian

Project Summary
The applicant is proposing to add a new 634 square foot second story addition toward the rear of an existing 2,152 square foot single story house. The square footage of the house will be 2,786 square feet, plus a 2-car attached garage. The existing swimming pool is to be demolished and the side/rear yard enlarged with the addition of retaining walls and a Jacuzzi. The proposed design keeps the modern architectural style, and adds exterior materials to include cement plaster and natural wood. The property is located on a 9,300 square foot lot in the RIR (Restricted Residential) Zone, Floor Area Ratio District I.

The proposed work includes:

- Modify Existing 1st Level
  - Construct stairway to second level
  - Raise the existing ceiling height of the reconfigured living room/dining room by 3 feet
  - Redesign and raise the existing ceiling height of the front entry by 6 feet, add entry stairs and new landscaping
  - Add wood and cement plaster finishes and a new metal garage door
- Add New 2nd Level with balcony and wood trellis
  - Master bedroom/bath suite
  - Nursery
- New retaining walls, Jacuzzi, barbeque and seating areas in the side/back yard

Existing Property/Background
The property is located approximately .2 miles north of East Glenoaks Boulevard at the intersection of Sweetbriar Drive and Avonoak Terrace. The lot is irregularly shaped with a 73-foot wide frontage on Avonoak Terrace and an approximately 68-foot wide rear property dimension, with side property lengths of about 108 and 134 feet. The property slopes up to the side and rear, with the garage about 5 feet, and house about 10 feet above the street level, respectively. The approximately 9,300 square foot lot is smaller than the average neighborhood lot size of 15,597 square feet.

The existing one-story, 2,152 square foot house and attached garage were built in 1968 when the property was zoned R1 (One-family Zone) and required a 25-foot street front setback. In 1967, Case No. 4420-S was granted with conditions to allow a building and garage to be erected 20 feet from the front property line. The existing house has a 21-foot, 2 ½ -inch street front setback. The house is setback about 16 feet from the west interior property line, 6 feet from the east interior property line, and 25 feet from the south property line. The house is a simple modern style box form with a flat roof, high and low elements, and large glazed openings. There are no existing oak, bay or sycamore trees on this lot or within 20 feet of the lot.

Staff Recommendation
☐ Approve ☒ Approve with Conditions ☐ Return for Redesign ☐ Deny

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Last Date Reviewed / Decision
☒ First time submittal for final review.
☐ Other:

Zone: R1R **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
☐ 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.
☐ 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.
☐ 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:

The existing swimming pool will be removed and the side/back yard will be enlarged with the addition of retaining walls and a Jacuzzi.

Comparison of 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	15,597 sq. ft.	8,700 to 42,689 sq. ft.	9,300 sq. ft.
Setback	27'- 0"	14' to 75'	21'- 2"
House size	3,015 sq. ft.	1,993 to 4,895 sq. ft.	2,786 sq. ft.
Floor Area Ratio	.25	.7 to .48	.30
Number of stories	52% of homes are 1 story	1 to 2 stories	2

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
☐Equipment location and screening

A partial second floor addition is proposed above an existing one-story structure. No changes are proposed to the existing building footprint.

Garage Location and Driveway
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:

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

The garage/driveway location remains unchanged

Landscape Design
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

☒Complementary to building design
☐Maintains existing trees when possible
☐Maximizes permeable surfaces
☐Appropriately sized and located

The proposed landscaping is complementary to the building design. However, staff is also recommending a condition that the landscaping on the backyard slopes be replanted with drought tolerant and MWELO compliant landscaping to match or complement the new proposed landscaping and be included on the landscaping plans.

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

Site sections through the rear yard where it is being expanded do not appear to accuately show the steepness of the existing topography. Staff is recommending a condition to verify the property line, steepness of slope and retaining wall height.

Finish materials for retaining walls/planters are not provided on the drawings. Walls are to be constructed of a decorative material, such as split face block, when located at property lines. Staff is recommending a condition that the selected material be reviewed by staff.

Determination of Compatibility: Site Planning

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

- The existing footprint remains unchanged.
- The new 634 square foot second story addition is appropriately placed toward the rear of the existing house; set back about 27 feet from the front of the house and over the existing first floor.
- The second story is located approximately 19 feet from the neighbor's house to the east; about 65 feet from the neighbor's house to the west, and about 28 feet from the neighbor's house to the south; and other existing setbacks are maintained.
- The existing landscaping on the backyard sloped areas of the property will be replanted with drought tolerant and MWELO compliant landscaping to match or complement the new proposed landscaping.
- The new retaining walls along the side yard terrace with the slope and the 10-foot wall is hidden from view from the public street by the primary structure.

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

The neighborhood is made up of a mixture of one and two-story structures. Since the city does not have a view protection policy, the proposed addition, set back significantly from the front façade, appears to be appropriate with a few exceptions. To maintain the sense of scale of the existing structure, staff recommends the following conditions:

Staff recommends at the front elevation: that the proposed increase in height at the reconfigured open living room/dining room be limited to a 10-foot ceiling height; that the proposed height increase at the front entry and stairs be reduced to a 10-foot ceiling height (to align with the living/dining room); that the existing height of the fascia be verified and maintained throughout the project; that the area designated vertical shaft be eliminated and the wall and roof notched to break up the mass.

Staff also recommends a condition that fenestration be added at the second story front addition to minimize the blank stucco wall.

Staff recommends a condition to reduce the second floor ceiling height to be 8 feet.

Staff also recommends a condition to remove the boxed-out fascia framing at the rear roof deck. A less bulky trellis structure is acceptable.

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

Staff is recommending conditions for approval to reduce height and mass at the front façade, the ceiling height of the second floor, and also unnecessary visual mass at the rear roof deck. Staff believes the recommended conditions for approval (outlined above) along with the substantial setback proposed for the second floor addition would yield an acceptable building profile that more closely follows the topography and reduces the overall mass.

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

In general, the proposed structure maintains the sense of scale and proportions of the existing structure with a few exceptions. To ensure maintained compatibility of scale, conditions are recommended.

- Staff recommends a reduction in ceiling heights to a 10-foot maximum ceiling height, to provide a consistent intermediate roof level above the front entry and reconfigured living room/dining room.

- Staff recommends elimination of the vertical shaft at the front façade that adds unnessary mass to the addition and recommends the addtion of fenestration to add more detail to the blank stucco walls.

- Staff recommends no additional height be added to the exisitng fascia height and the original dimension be verified and maintained throughout the project.

- Staff recommends a reduction of the ceiling height at the second floor to be 8 feet maximum.

- Staff recommends the elimination of the boxed-out framing/fascia above the second floor deck to visually reduce the overall scale of the building.

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

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

- The majority of the single story house is maintained and the new second story is located towards the rear of the house, thereby minimizing any impact to the street.
- The architectural concept will be consistent throughout.
- Staff is recommending conditions to maintain the proportions of the existing structure.

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**

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

The proposed design raises the ceilng height at the entry to appoximately 14 feet. Staff is recommending a condition that the ceiling height not exceed 10 feet to avoid monumental proportions and ensure better integration into the overall frontage of the structure.

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
- ☐Articulation appropriate to style

Staff is requiring that a vertical window section/detail be provided.

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

Staff is recommending that the stairwell window, particularly at the 2nd floor, be minimized or obscured glass used to maintain privacy between neighbor's.

Staff is recommending that the second floor deck be reoriented or a permanet barrier established to avoid views into the neighbors bedroom 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 used in hillside areas

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

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
- ☐Downspouts appropriately located
- ☐Vents, utility connections integrated with design, avoid primary facades
- ☐Downspouts appropriately located

A roof drainage plan and elevations showing downspout locations have not been provided. Staff is recommending a condition for documentation and final review by staff for both items.

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 design of the addition maintains the overall character of the 1960s modern style simple box form with flat roofs, deep eaves, prominent fascia, and large glazed openings.
- With the staff recommended condition to lower the ceiling heights, the updated entry and new entry stairs will provide a focal point that will be proportional with the existing features and addition.
- The architectural style and details will be consistent throughout.
- New materials (wood, steel travel finish cement plaster) enhance the modern style of the house.
- New windows and doors will be aluminum to match the existing windows and are appropriately placed.
- New stucco walls will match the existing stucco walls.
- The cream, brown and grey colors are compatible with the residences in the neighborhood and the natural environment.
- The new roof material will match the existing roofing material.
- The front gate will be wood to match the new wood on the front façade.
- The second floor stairwell window will be minimized or obscured glass specified to provide privacy for the neighbor to the east.
- The proposed deck should be reoriented or a visual barrier created to prevent direct views into the neighbor's bedroom to the west.

Recommendation / Draft Record of Decision

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

Conditions

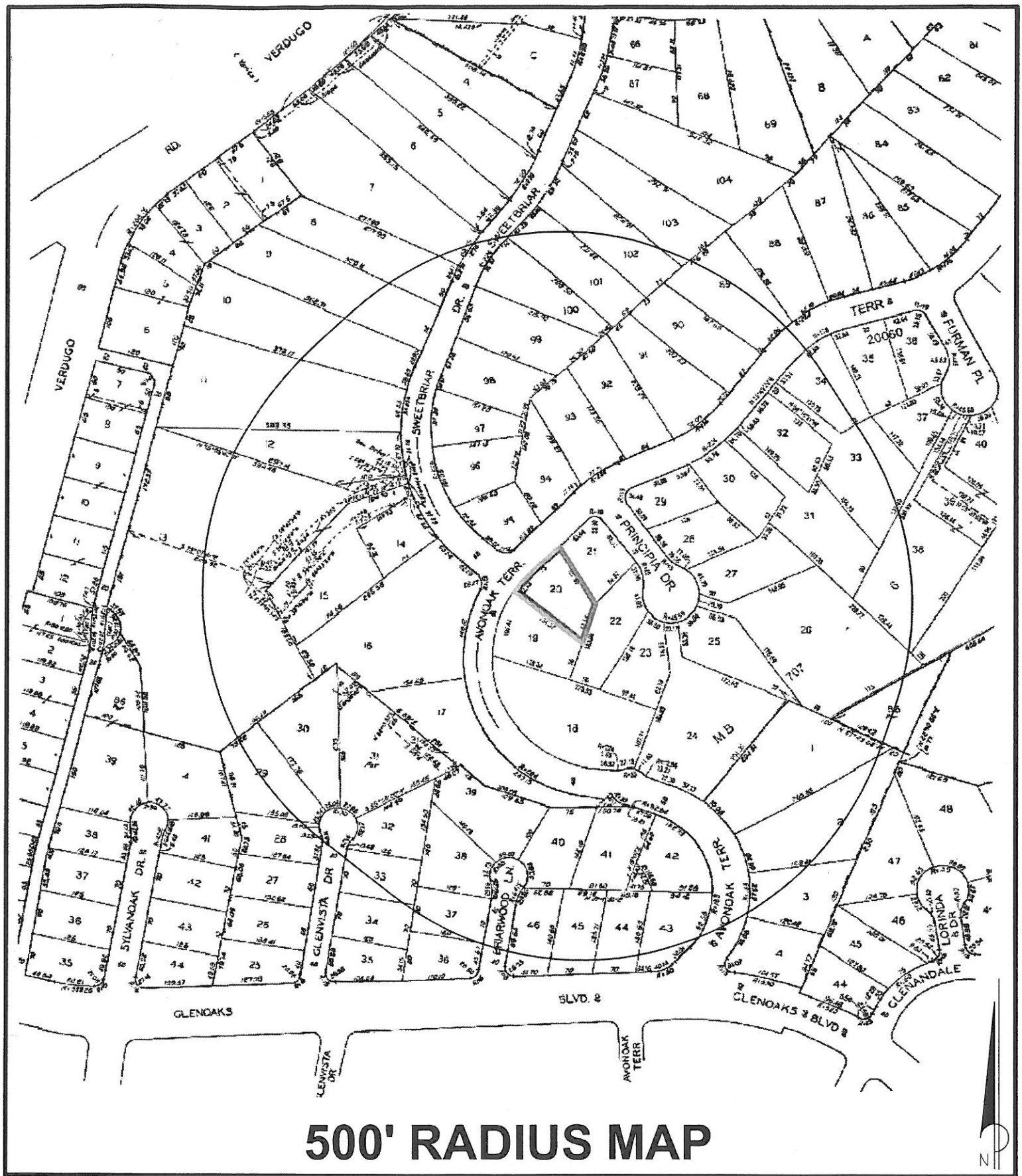
1. The existing fascia height dimension appears to be incorrect on the drawings. Verify the dimension and maintain this height throughout on the proposed design.
2. Reduce the ceiling height of the reconfigured open living /dining rooms from the proposed 11-foot height to a 1o-foot maximum ceiling height. Adjust the height of the chimney to be proportional.
3. Reduce the ceiling height at the front entry stairs/hall to match the conditioned 10-foot ceiling height of the living /dining room to establish a consistent intermediate roof line at the front façade and to avoid monumental proportions.
4. Reduce the height of the proposed second floor ceiling to be 8-feet maximum to reduce the overall mass of the addition.
5. Minimize the glass area in the new stair well to avoid direct view towards the neighbors at the second floor or use obscured glass. Consider orienting glass towards the front elevation.
6. Eliminate the area designated as a vertical shaft (adjacent to the front elevation) to reduce the bulk of the building. Notch the roof and wall to minimize the mass.
7. Add fenestration to the front façade at the second floor to minimize the expansive, blank stucco walls.
8. Eliminate the boxed –out fascia outlining the second floor deck to reduce the apparent mass of the new second floor addition.
9. Clarify the roof drainage plan and show exposed downspouts on building elevations.
10. Provide cut sheets for all building and site lighting fixtures. Use shielding on fixtures to orient light downwards.

11. Provide a vertical window section/detail.
12. Reorient or redesign the proposed second floor deck to avoid direct views into the adjacent properties bedroom windows.
13. Retaining wall/planters at property lines should use a decorative material, such as split face block, on the neighbor's side.
14. Grading at rear yard retaining walls appears steeper than drawn. Provide sections to verify location of the property line, grading and height of retaining walls.
15. Landscaping on the backyard slopes is to be replanted with drought tolerant and MWELO compliant landscaping to match or complement the new proposed landscaping and be included on the landscaping plans.

Attachments

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

DRAFT

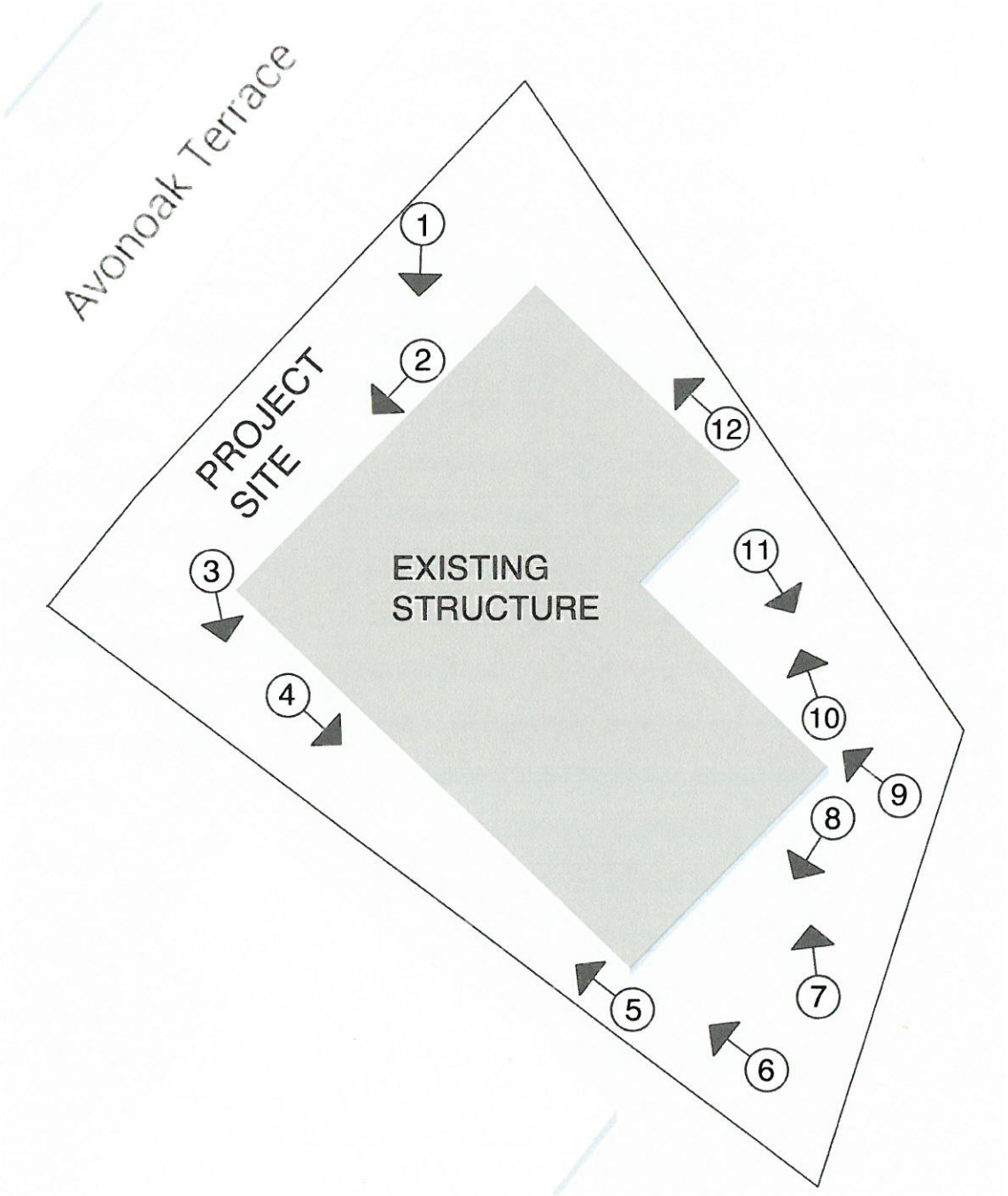


500' RADIUS MAP

L.A. MAPPING SERVICE 71 DEER CREEK ROAD POMONA, CA 91766 (909) 595-0903		CASE NO. DATE: 3 - 24 - 16 SCALE: 1" = 200' **LOCATION MAP**

SURVEY LIST

	PROPERTY ADDRESS	SETBACK	STORY	HOUSE SIZE	LOT AREA	FLOOR AREA RATIO
1	950 AVONOAK	75'-0"	2	4,444	29,300	47.7%
2	960 AVONOAK	25'-0"	2	2,698	10,800	34.2%
3	SUBJECT PROPERTY	21'-2 1/2"	1	2,152	9,300	23%
4	1010 AVONOAK	21'-0"	1	2,014	8,700	23%
5	1007 PRINCIPIA DR.	22'-0"	1	3,675	11,700	31%
6	1003 PRINCIPIA DR.	23'-0"	2	3,924	9,900	40%
7	1001 PRINCIPIA DR.	75'-0"	1	3,384	30,700	11%
8	1000 PRINCIPIA DR.	20'-0"	1	2,370	11,800	20%
9	1002 PRINCIPIA DR.	75'-0"	2	2,649	39,640	7%
10	1004 PRINCIPIA DR.	20'-0"	2	2,942	12,700	23%
11	1010 PRINCIPIA DR.	24'-0"	1	2,363	10,500	22%
12	1020 AVONOAK	20'-0"	1	2,405	8,900	27%
13	1028 AVONOAK	14'-0"	1	3,099	11,000	28%
14	1033 AVONOAK	20'-0"	2	4,895	16,700	29%
15	1021 AVONOAK	20'-0"	2	4,007	16,020	25%
16	1015 AVONOAK	20'-0"	2	4,498	12,900	35%
17	1011 AVONOAK	20'-0"	2	3,870	10,400	37%
18	1001 AVONOAK	15'-0"	1	3,534	9,200	38%
19	1114 SWEETBRIAR	25'-0"	2	2,676	10,800	25%
20	1120 SWEETBRIAR	20'-0"	2	2,944	8,900	33%
21	1128 SWEETBRIAR	22'-0"	2	2,594	13,300	19%
22	1111 SWEETBRIAR	16'-0"	1	2,254	9,400	24%
23	955 AVONOAK	14'-0"	2	3,546	42,689	8%
24	949 AVONOAK	15'-0"	1	2,031	25,260	8%
25	917 BRIARWOOD LN	31'-0"	1	2,013	15,800	13%
26	912 BRIARWOOD LN	37'-0"	1	1,993	10,800	18%
27	927 AVONOAK	25'-0"	1	2,426	14,000	17%
AVERAGE		27'-0"	1.4	3,015	15,597	25%



SITE PHOTO SURVEY

VIEW #1

VIEW #2

VIEW #3

VIEW #4

VIEW #5

VIEW #6

VIEW #7

VIEW #8

VIEW #9

VIEW #10

VIEW #11

VIEW #12

GENERAL NOTES

1. TAKE CAREFUL NOTE OF ALL REQUIREMENTS UNDER DIVISION 1 - GENERAL REQUIREMENTS THAT ARE MADE A PART OF THE CONTRACT, INCLUDING PROJECT REQUIREMENTS, GENERAL REQUIREMENTS, PROJECTION AND SPECIAL PRECAUTIONS, AND THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSSCHECK DETAILS AND DIMENSIONS ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. FLOOR OPENINGS, SLEEVES AND OTHER ARCHITECTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.

3. ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLIGABLE CITY, COUNTY AND STATE CODES, LOCAL REGULATIONS AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS, REGULATIONS AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN.

4. ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATION OF PLANS SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT, IN THE EVENT SUCH MATTERS ARE NOT ADEQUATELY COVERED IN PLANS.

5. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DISCREPANCIES ARE TO BE CALLED TO THE ATTENTION OF THE ARCHITECT.

6. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED.

7. THE CONTRACTOR SHALL FURNISH WATER, SEWER, GAS AND ELECTRIC SERVICE TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, OR AS NECESSARY TO COMPLETE THE WORK.

8. THE CONTRACTOR SHALL VERIFY LOCATION OF AFFECTED EXISTING MECHANICAL DUCTS AND ELECTRICAL SYSTEMS.

9. ALL SUBSTITUTIONS OF PRODUCTS SPECIFIED OR DEVIATIONS TO THE DRAWINGS OR SPECIFICATIONS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.

10. VERIFY EXACT LOCATION OF CEILING ACCESS PANELS WITH MECHANICAL CONTRACTOR. PROVIDE ACCESS PANELS WHERE REQUIRED.

11. PATCHING AND REPAIR SHALL BE PERFORMED TO CREATE A CONTINUOUS AND UNIFORM SURFACE WHERE REQUIRED.

12. CEILING HEIGHTS SHOWN ON REFLECTED CEILING PLANS ARE FROM FINISH FLOOR TO FINISH CEILING.

13. PROVIDE DRYWALL SCREED OR PLASTER GROUND ON ALL END WALL CONDITIONS AND MAINTAIN SEPARATION FROM NON-COMPATIBLE MATERIAL. INFORM ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

14. EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS, PARTITIONS SHALL BE 2X4 WOOD STUDS AT 16" O.C. WITH SILL AND PLATES AS SHOWN IN THE APPLIGABLE DETAILS, OR AS REQUIRED BY LOCAL GOVERNING REGULATIONS.

15. ALL DRYWALL SHALL BE 5/8" THICK GYPSUM BOARD, EXCEPT WHERE NOTED OTHERWISE.

16. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE REQUIREMENTS OF THE CITY OF GLENDALE BUILDING AND SAFETY AND 2014 CMC AND CBC.

17. FIRE EXTINGUISHERS (WHEN REQUIRED) SHALL BE RECESSED IN LOCATIONS APPROVED BY THE CITY OF GLENDALE FIRE DEPARTMENT. ONLY APPROVED TYPE FIRE EXTINGUISHERS SHALL BE USED.

18. NOT USED.

19. CONTRACTOR WARRANTS THAT ALL WORK AND MATERIALS SHALL CONFORM TO THE CONTRACT DOCUMENTS AND NO SUBSTITUTION SHALL BE PERMITTED UNLESS SUBMITTED TO THE ARCHITECT IN WRITING WITH THREE COPIES OF LITERATURE AND SPECIFICATIONS AND FORMALLY APPROVED BY THE ARCHITECT AND OWNER.

20. IF THE CONTRACTOR ENCOUNTERS ASBESTOS OR OTHER TOXIC MATERIALS, THE WORK SHALL IMMEDIATELY CEASE AND THE OWNER AND ARCHITECT SHALL BE INFORMED OF THE PRESENCE OF THESE MATERIALS FOR IMMEDIATE ACTION.

21. LEVERS AND LOCKSETS (ALL HARDWARE) SHALL MEET CITY OF GLENDALE SECURITY REQUIREMENTS AND SELECTED BY OWNER AND HAVE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.

22. NOT USED.

23. CONTRACTOR IS RESPONSIBLE FOR TITLE 24 ENERGY CALCULATIONS IF A DEVIATION IN DESIGN IS REQUESTED. SUBMIT ANY REQUESTS FOR DEVIATION TO THE ARCHITECT FOR APPROVAL.

24. PROVIDE APPROVED FIRE DAMPERS FOR ALL DUCTS PENETRATING FIRE RATED WALLS AND FLOORS.

25. NOT USED.

26. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 5" FROM FINISH WALL TO FINISH JAMB.

27. NOT USED.

28. ALL WALL MOUNTED TELEPHONE AND ELECTRICAL OUTLETS SHALL BE INSTALLED AT 15" A.F.F., UNLESS OTHERWISE NOTED.

29. ALL LIGHT FIXTURES SHALL BE LOCATED EXACTLY AS INDICATED ON CEILING PLANS

30. NOT USED

31. FOR PLUMBING ACCESS PANEL LOCATIONS REFER TO THE FLOOR PLAN DRAWINGS.

32. FOR MECHANICAL ACCESS PANEL LOCATIONS REFER TO THE FLOOR PLAN DRAWINGS.

33. ONE HOUR FIRE-RESISTIVE PARTITIONS SHALL EXTEND FROM FLOOR SLAB TO UNDERSIDE OF FLOOR CONSTRUCTION ABOVE WITH ⅝" THICK TYPE 'X' GYPSUM BOARD ON BOTH SIDES AS REQUIRED FOR ONE HOUR FIRE-RESISTIVE CONSTRUCTION.

34. TEMPORARY TOILET FACILITIES TO BE PROVIDED BY G.C. PER CITY OF GLENDALE MUNICIPAL CODE.

35. THERE SHALL BE NO TRENCHES OR EXCAVATION 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.

36. THE CONSTRUCTIONOR DEMOLITION OF ANY BUILDING STRUCTURE, SCAFFOLDING OR FASWARK MORE THAN 3 STORIES OR 36' IN HEIGHT REQUIRES A PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

FIRE DEPARTMENT NOTES:

1. **ADDRESS NUMBERS:** APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

2. **ADDITION/ REMODEL UNDER 50% VALUATION:** FIRE SPRINKLERS ARE NOT REQUIRED FOR THE _HOUSE_ BASED ON THE PERCENTAGE VALUATION OF THE REMODEL/ ADDITION CALCULATED AT $448. NO ADDITIONAL SCOPE OF WORK PERMITTED WITH RE-EVALUATION BY BUILDING AND SAFETY.

3. **SMOKE DETECTORS:** SMOKE DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS IN THE BUILDING.

4. **EGRESS:** ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.

5. **REQUIRED GFD INSPECTIONS:** FOR ALL INSPECTIONS, CALL 818-548-4810 FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE:

☐ FIRE PREVENTION FINAL; ADDRESS SIGNS, EGRESS FIRE DEPARTMENT ACCESS, SMOKE DETECTORS, FULE MODIFICATION, ETC.

PLAN NOTES:

1. THE APPROVAL OF PLANS AND SPECIFICATION DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCE OR STATE LAW.

2. PROVIDE TEMPORARY TOILET FACILITIES AT THE JOB SITE PER GLENDALE MUNICIPAL CODE.

3. SHOWER AREAS TO BE FINISHED TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN. MATERIALS OTHER THAN STRUCTURAL ELEMENTS USED IN SUCH WALLS SHALL BE OF TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE. 807.1.3.

4. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MIN. FINISHED INTERIOR AREA OF 1,024 SQ. IN. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING 30" DIAMETER CIRCLE. UPC 410.4

5. ALL NEW SHOWERS SHALL BE EQUIPPED WITH LOW-FLOW SHOWERHEAD (MAXIMUM FLOW RATE OF THREE GALLONS PER MINUTE AND MEET THE LATEST APPLIANCE EFFICIENCY STANDARD OF CALIFORNIA ADMINISTRATION CODE, TITLE 20). FURTHERMORE, ALL WATER CLOSETS SHALL BE EQUIPPED WITH FLUSHOMETER VALVES WHICH FLUSH WATER CLOSETS WITH A MAXIMUM OF 1.6 GALLONS OR WATER CLOSETS FLUSH-REDUCTION DEVICES.

6. ROOFTOP EQUIPMENT IS PROHIBITED IN THIS (R 1-R) ZONE
7. A SEPARATE PERMIT IS REQUIRED FOR ALL NEW FENCES, WALLS, SPAS, JACUZZIS, POOLS AND PATIO COVERS.

8. **THERE ARE NO OAK, BAY OR SYCAMORE TREES ON THE PROPERTY OR WITHIN 20 FEET OF THE PROPERTY.**

1000 AVONOAK TERRACE
GLENDALE CA 91208

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH:
2014 CITY OF GLENDALE BUILDING AND SAFETY CODE.
2013 CALIFORNIA BUILDING CODE,
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA MECHANICAL CODE,
2013 CALIFORNIA PLUMBING CODE,
2013 CALIFORNIA ELECTRICAL CODE,
CALIFORNIA GREEN BUILDING STANDARDS CODE,
2013 CALIFORNIA ENERGY CODE (T-24),

LEGEND OF SYMBOLS

- METAL
- PLYWOOD
- GYPSUM WALLBOARD
- CONCRETE
- FINISH WOOD
- BATT INSULATION
- ACOUSTICAL TILE
- WOOD BLOCKING
- CONT. WOOD BLOCKING
- CARPET SECTION
- DETAIL NUMBER
- SHEET ON WHICH DETAIL OCCURS
- AA ROOM FINISH NOTE
- 103 DOOR NUMBER
- 102 ROOM NUMBER
- NORTH ARROW
- 3 A4.2 SECTION
- 3 GRID LINE
- MATCH LINE
- ELEVATION
- DIRECTION OF SLOPE
- 3 DRAWING NUMBER
- B A6.4 INTERIOR ELEVATION
- UNN 101 110 ROOM NUMBER
- 120 STOREFRONT
- 3 DOOR
- W WINDOW
- ℄ CENTERLINE

STANDARD ABBREVIATIONS

@	AT
A.B.	ANCHOR BOLT
A.D.	AREA DRAIN
ADDN'L.	ADDITIONAL
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
APPROX.	APPROXIMATELY
ARCH.	ARCHITECT
A.S.	ASPHALTIC CONCRETE
ASSY.	ASSEMBLY
B.O.	BOTTOM OF
BD.	BOARD
BIT.	BITUMEN(OUS)
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
CAB.	CABINET
C.B.	CATCH BASIN
C.T.	CERAMIC TILE
CEM.	CEMENT
CL.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CPT.	CARPET
CTR.	CENTER
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DTL.	DETAIL
DWG.	DRAWING
EA.	EACH
ELEC.	ELECTRICAL
EL.	ELEVATION
ENCL.	ENCLOSURE
EQ.	EQUAL
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
EXTR.	EXTRUDED
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
FIN.	FINISH
FL.	FLOOR
FLASH'G.	FLASHING
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S	FACE OF STUD
FRMG.	FRAMING
FT.	FOOT / FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HDR.	HEADER
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
I.S.F.W.	INSIDE OF FINISH WALL
JT.	JOINT
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MBR.	MEMBER
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NAT.	NATURAL
NOM.	NOMINAL
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OVER HEAD
OPENG.	OPENING
OPP.	OPPOSITE
O.S.F.W.	OUTSIDE FACE OF FINISH WALL
P.L.	PROPERTY LINE
P. LAM.	PLASTIC LAMINATE
P.B.L.	PAPER BACKED LATH
P.T.	PRESSURE TREATED
PARTN.	PARTITION
PLAST.	PLASTER
PLY.	PLYWOOD
PR.	PAIR
PRPT.	PARAPET
PTD.	PAINTED
R.O.	ROUGH OPENING
R.	RADIUS
R.C.P.	REFLECTED CEILING PLAN
RD.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCEMENT
REQ'D.	REQUIRED
RFG.	ROOFING
RM.	ROOM
S.B.	SANDBLASTED
S.D.	STORM DRAIN
S.C.	SOLID CORE
S.S.	STAINLESS STEEL
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SPECD.	SPECIFIED
SQ.	SQUARE
STD.	STANDARD
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T.	TEMPERED
T.O.	TOP OF
T.C.S.	TERNE COATED STEEL
T.C.Z.	TERNE COATED ZINC
TEMP.	TEMPERED
THK.	THICK
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
W.C.	WATER CLOSET
W/O	WITHOUT
W/	WITH
W/I	WITHIN
W.P.	WATER PROOF
W.R.	WATER RESISTANT
WD.	WOOD
W.T.	WALL THICKNESS

SHEET INDEX

ARCHITECTURAL:

A-0.1 COVER SHEET
A-1.1 SITE & ROOF PLAN
A-1.2 SITE ANALYSIS
A-1.3 STORY POLE PLAN
A-2.0 EXISTING SITE PLAN
A-2.1 FIRST FLOOR PLAN
A-2.2 SECOND FLOOR PLAN
A-3.1 BUILDING ELEVATIONS
A-3.1a BUILDING COLOR ELEVATIONS
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A-3.2a BUILDING COLOR ELEVATIONS
A-3.3 RENDERINGS
A-4.1 BUILDING SECTIONS
A-4.2 COMBINED SITE SECTIONS

LANDSCAPING:

L-1 PLANTING SPECS AND PLAN
L-2 IRRIGATION PLAN
L-3 LANDSCAPING DETAILS

PROJECT SUMMARY

SCOPE OF WORKS:
FACADE AND INTERIOR REMODELING AND SECOND FLOOR ADDITION TO AN EXISTING SINGLE FAMILY HOME.

AREA ANALYSIS & BUILDING DATA:

LOT AREA :	9,300 SQ. FT.
ZONE :	RR-1
CONSTRUCTION TYPE:	V-N
ALLOWABLE MAX LOT COVERAGE :	3240 / 9300 =0.35 =35% > 40% OK
ALLOWABLE MAX F.A.R. :	2,790
PROPOSED F.A.R. :	2,786 / 9300 =0.30 = 30% OK
EXISTING FLOOR AREA:	2,152 SQ. FT.
2ND FLOOR ADDITION:	634 SQ. FT.
PROPOSED TOTAL FLOOR AREA:	2,786 SQ.FT.
LANDSCAPING AREA :	3725 / 9300 =0.4 = 40% = 40% OK
EXISTING HEIGHT:	16'-0"
ALLOWABLE MAX HEIGHT :	25'-0"
PROPOSED HEIGHT:	22'-0"
EXISTING GARAGE:	2 PARKING SPACES

LEGAL DESCRIPTION

ASSESSOR'S ID NO.	5665 -007-003
PROPERTY BOUNDARY DESCRIPTION:	TRACT NO 20060 LOT 20

Building Description:

IMPROVEMENT	1
SQUARE FOOTAGE	2,152
YEAR BUILT / EFFECTIVE YEAR BUILT	1967 / 1967
BEDROOMS / BATHROOMS	2 /2
UNIT	1

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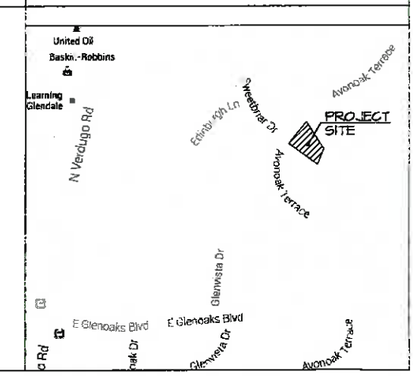
VICINITY MAP



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E-mail: aramar@worldnet.att.net

Owner:
LESLIE NISHANIAN

Project Name:

Project Adress:
1000 AVONOAK TERRACE
GLENDALE CA 91208

COVER SHEET

Scale: N/A

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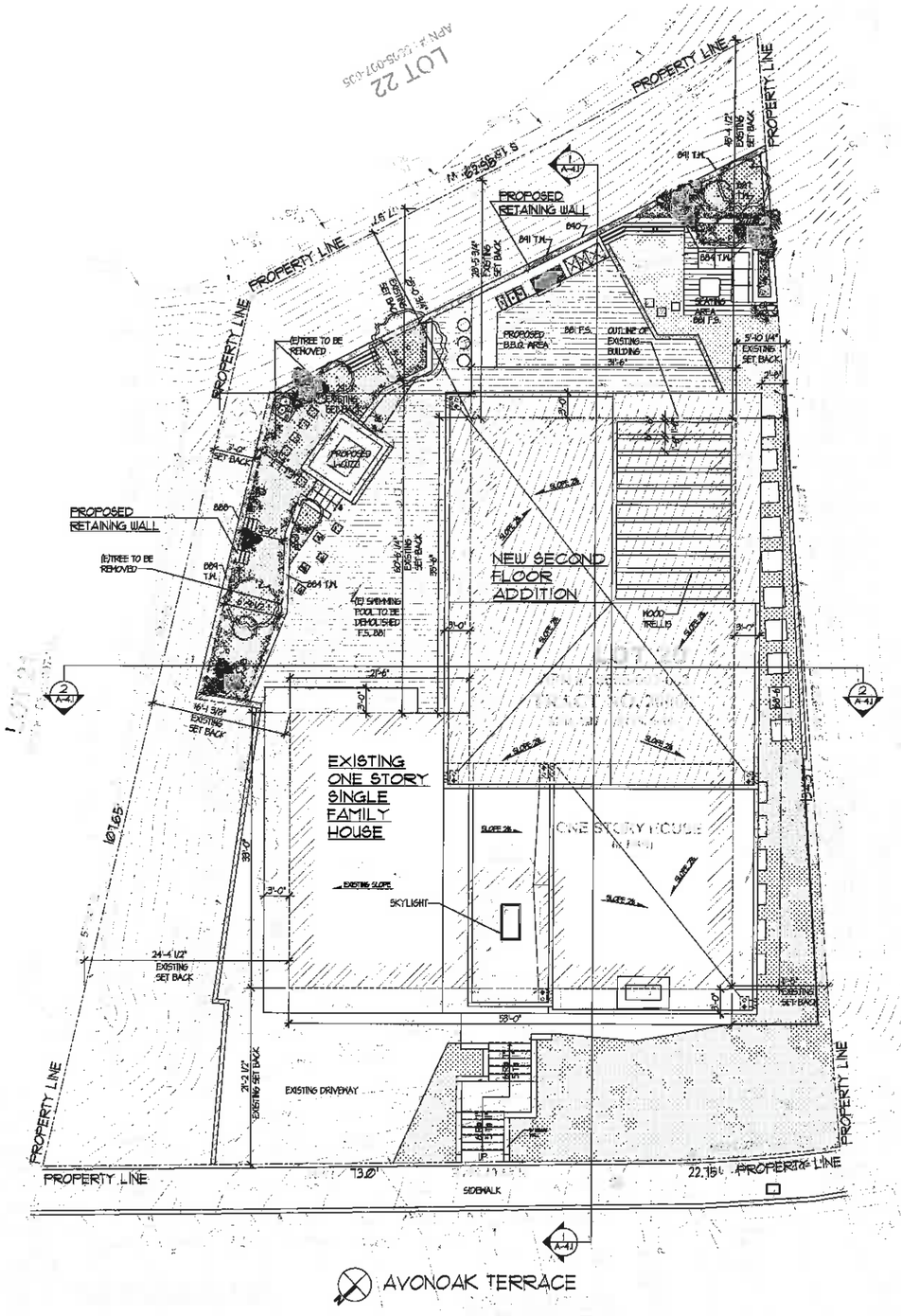

1 SITE PLAN
SCALE: 1/8"=1'-0"

NOTE:

* THERE ARE NO OAK, BAY OR SYCAMORE TREE ON THE LOT OR WITHIN TWENTY (20) FEET OF SITE.

* NO ROOFTOP EQUIPMENT

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Project Name:

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SITE PLAN

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

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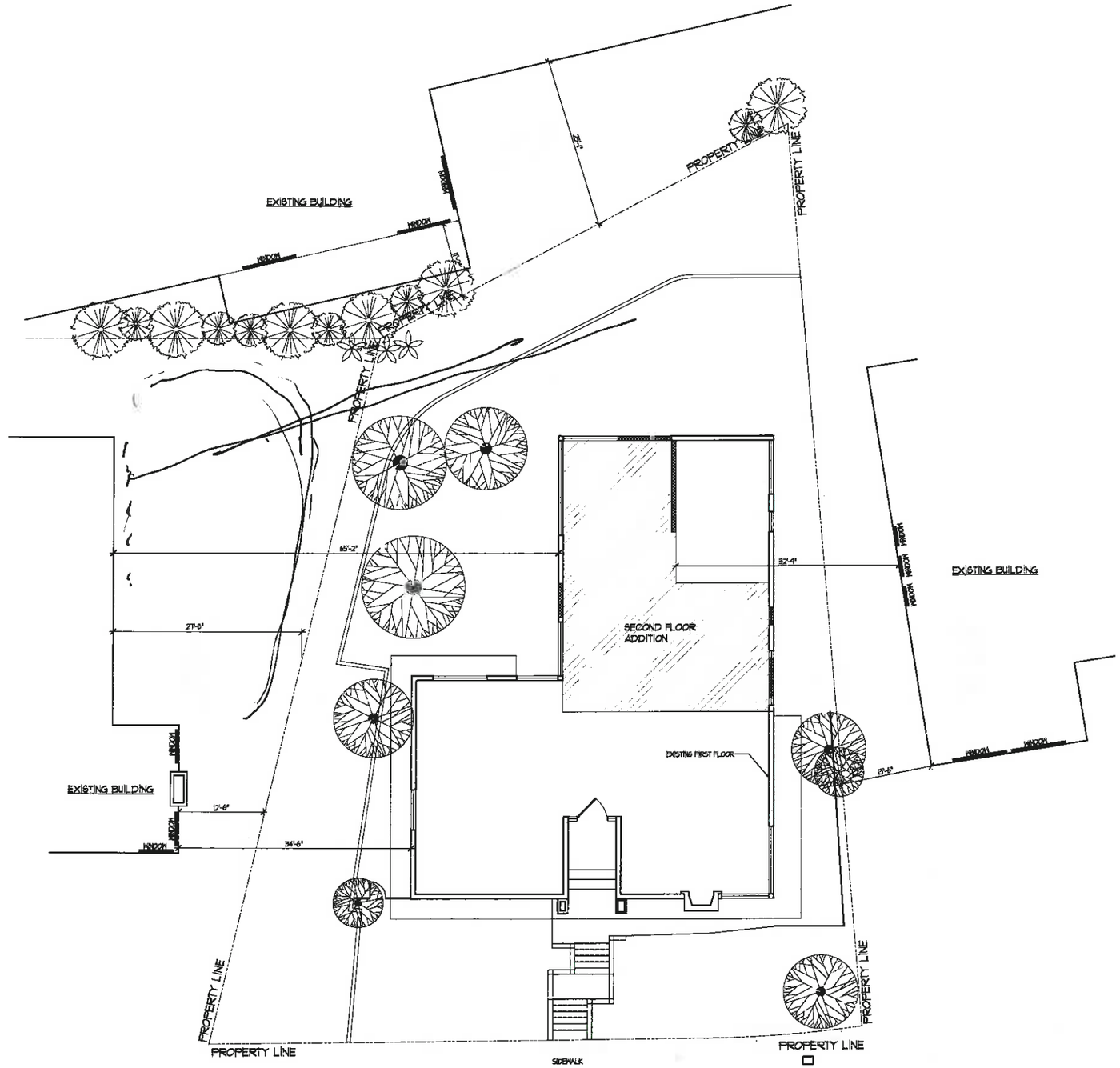
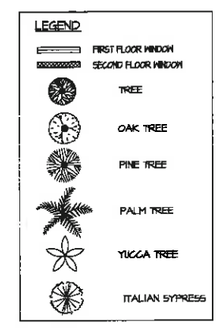


AVONOAK TERRACE



1 **SITE ANALYSIS**
SCALE: 1/8" = 1'-0"

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Project Adress:
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SITE ANALYSIS

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

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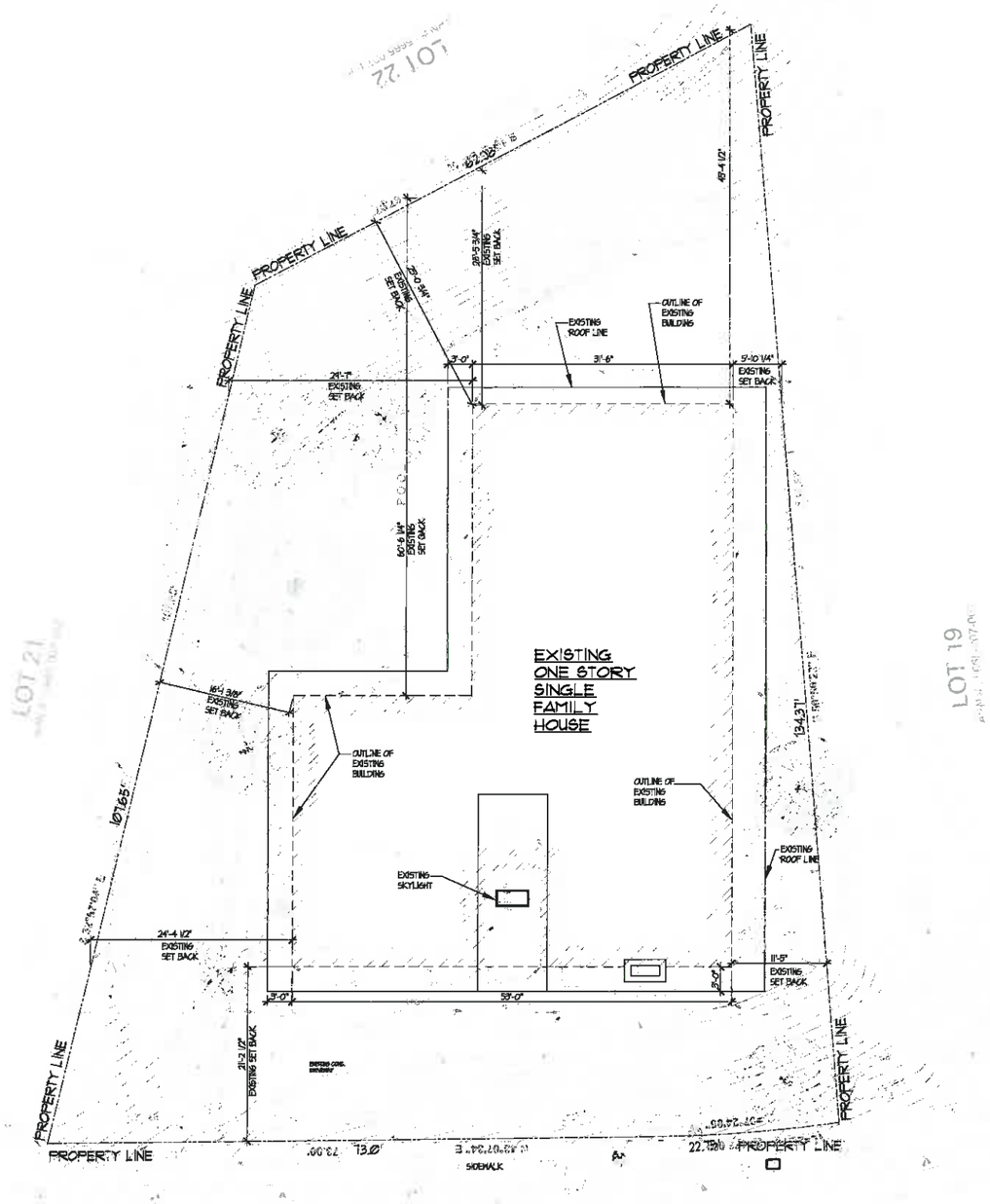

1 **EXISTING SITE PLAN**
SCALE: 1/8" = 1'-0"

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Project Name:

Project Adress:
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EXISTING SITE PLAN

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

KEYPLAN

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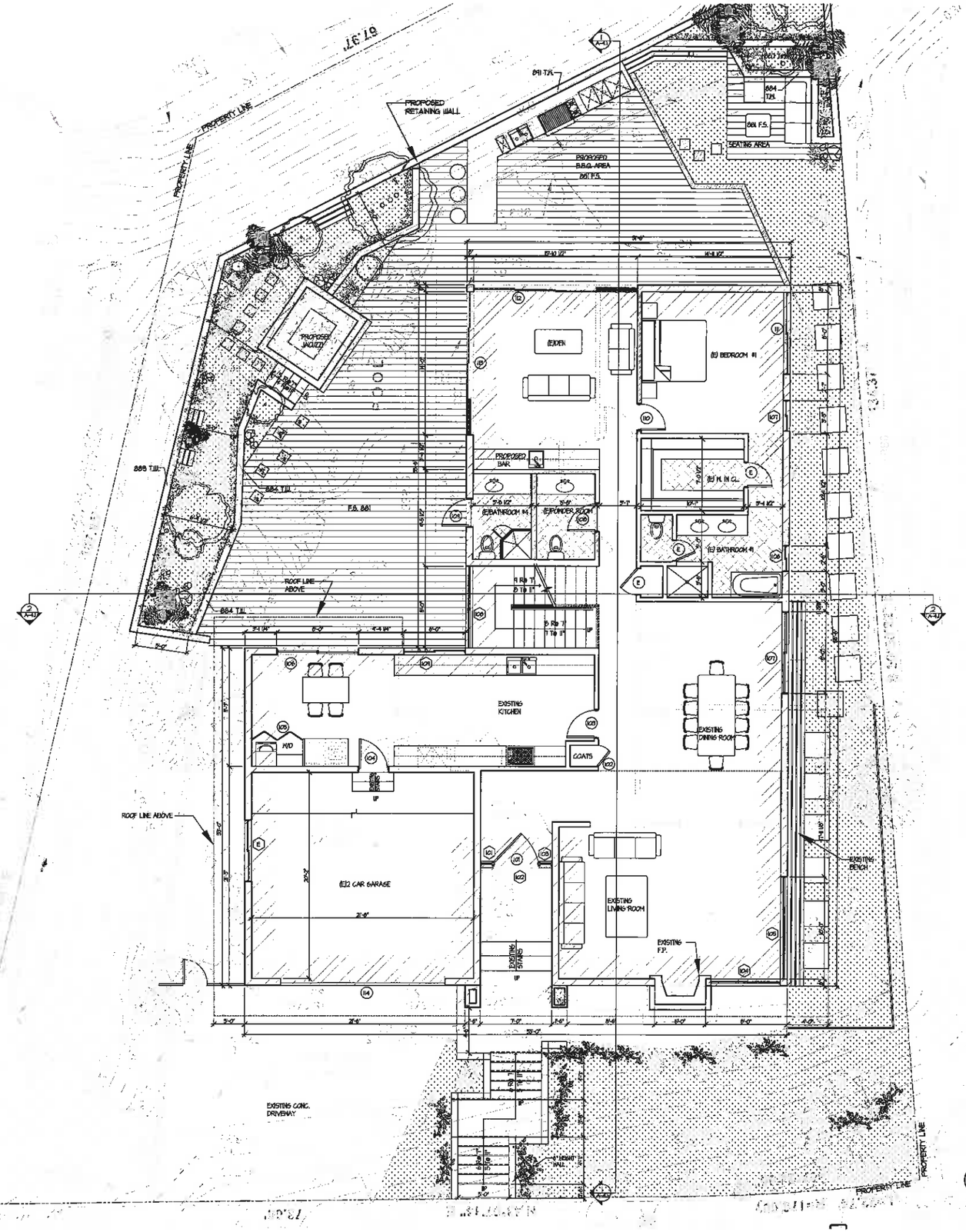

WALL LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL

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

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PROPOSED FIRST FLOOR PLAN

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

KEYPLAN

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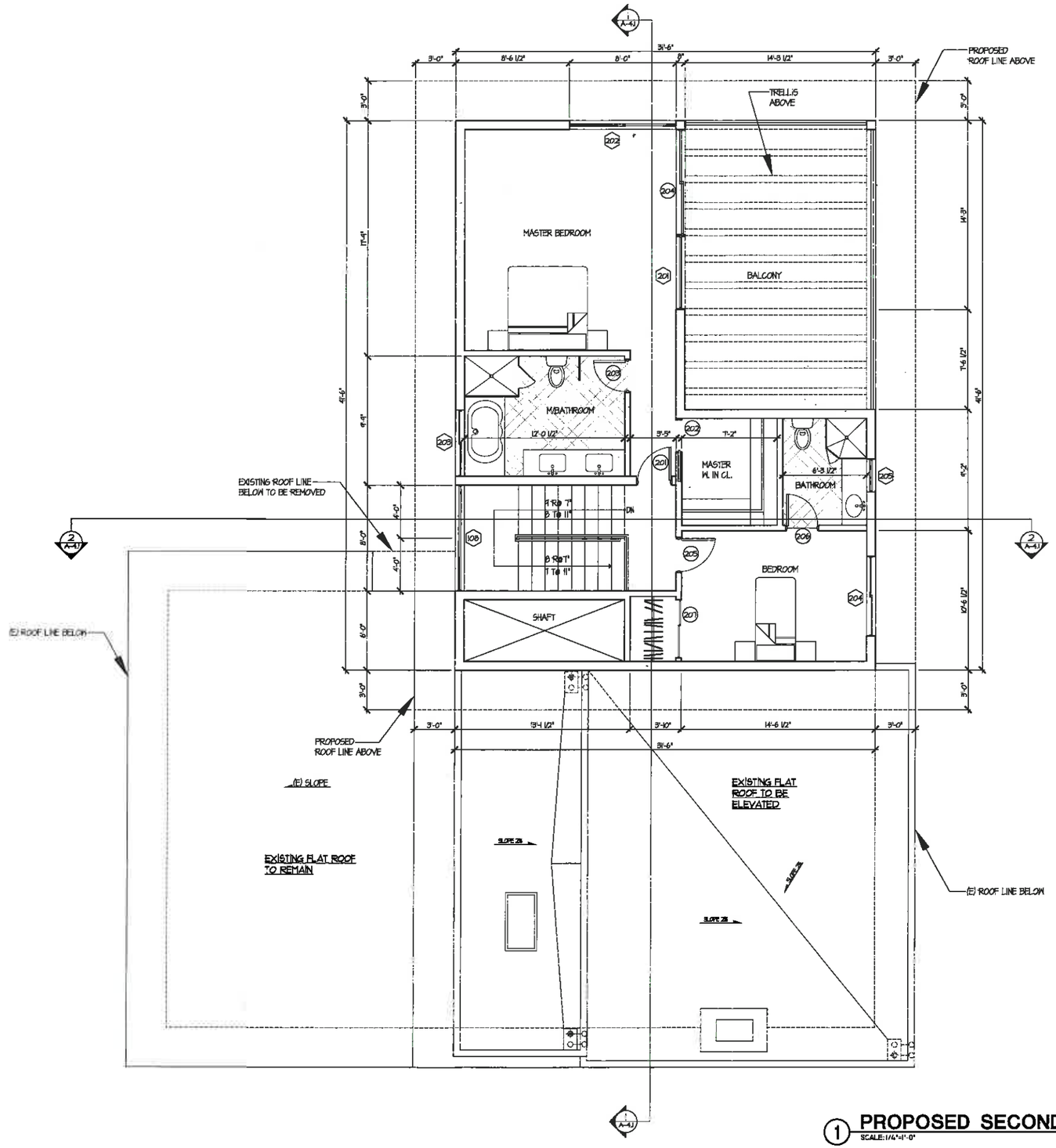

1 PROPOSED SECOND FLOOR PLAN

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

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PROPOSED 2ND FLOOR PLAN

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

KEYPLAN

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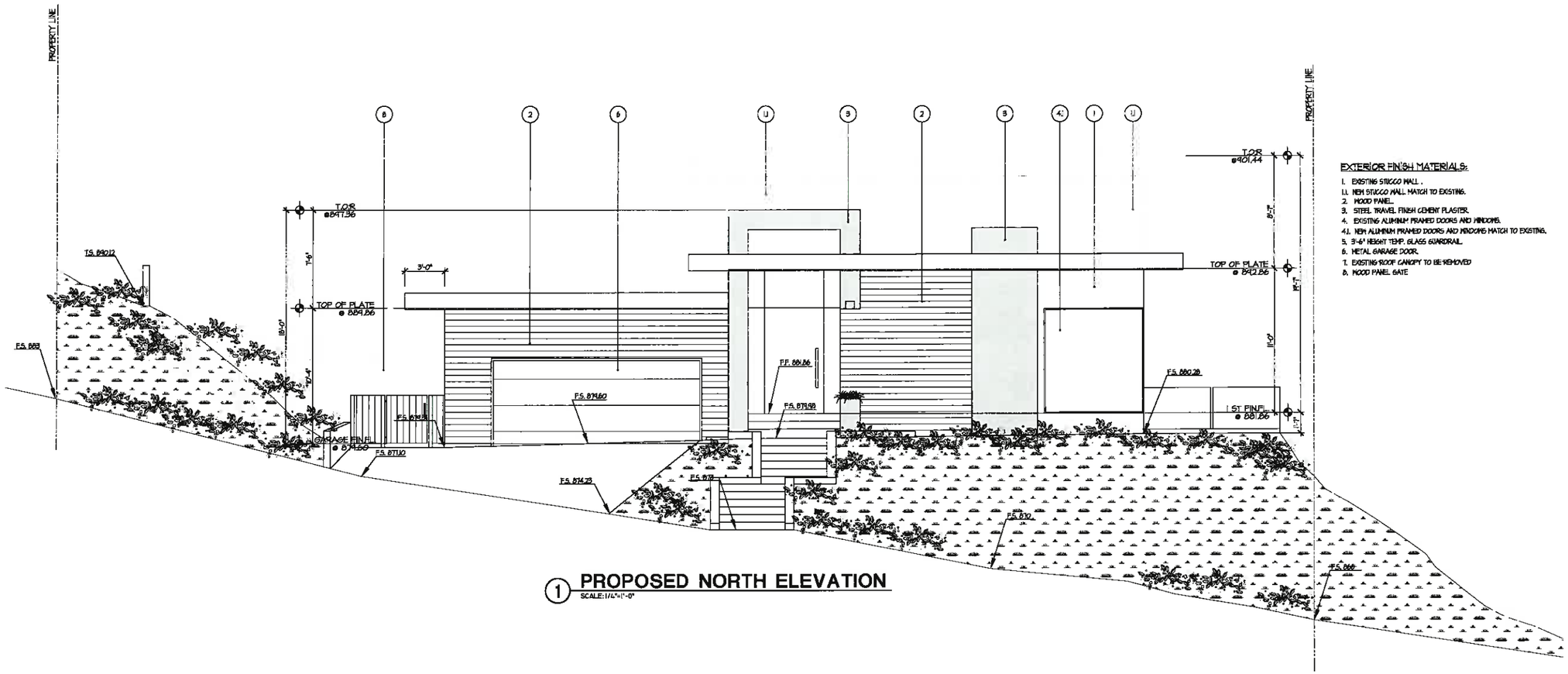
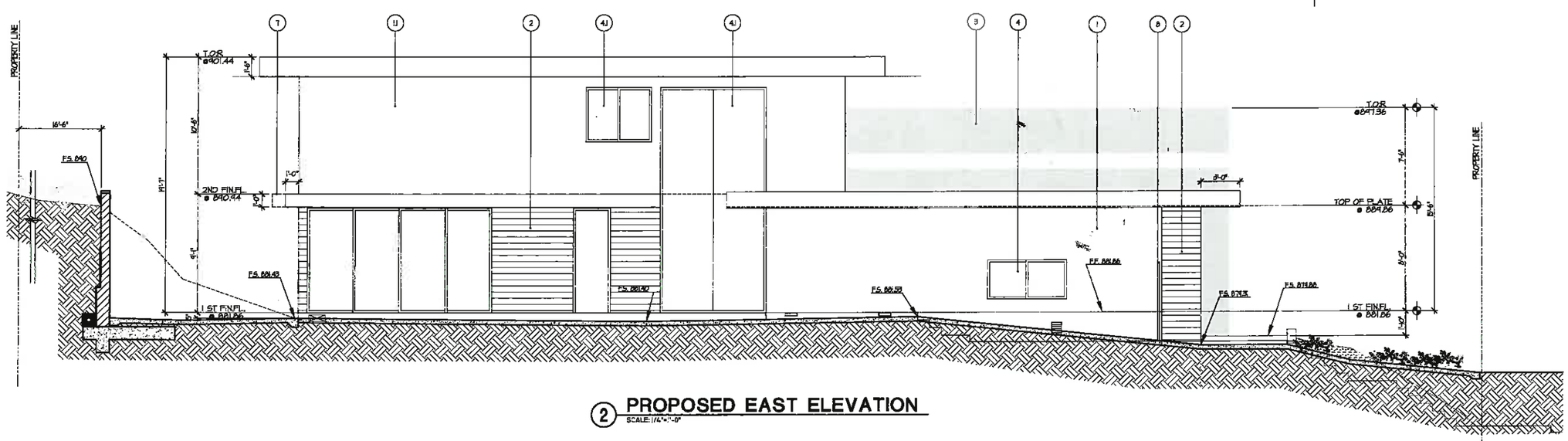


1 PROPOSED NORTH ELEVATION

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



2 PROPOSED EAST ELEVATION

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

EXTERIOR FINISH MATERIALS:

1. EXISTING STUCCO WALL.
1.1. NEW STUCCO WALL MATCH TO EXISTING.
2. WOOD PANEL.
3. STEEL TRAVEL FINISH CEMENT PLASTER.
4. EXISTING ALUMINUM FRAMED DOORS AND WINDOWS.
4.1. NEW ALUMINUM FRAMED DOORS AND WINDOWS MATCH TO EXISTING.
5. 3'-6" HEIGHT TEMP. GLASS GUARDRAIL.
6. METAL GARAGE DOOR.
7. EXISTING ROOF CANOPY TO BE REMOVED
8. WOOD PANEL GATE

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THOSE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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Glendale, CA 91203
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Fax: (818) 551-1613
E-mail: araman@worldnet.att.net

Owner:
LESLIE NISHANIAN

Project Name:

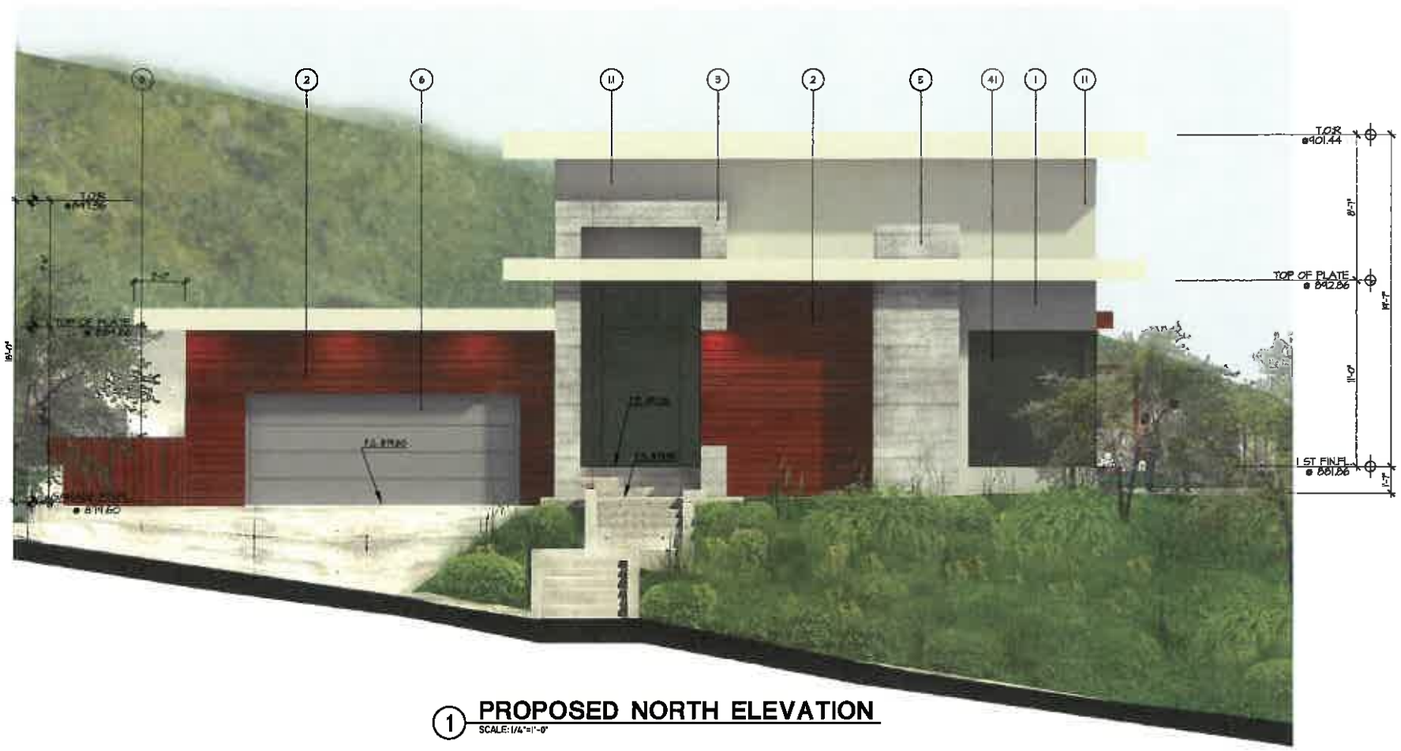
Project Adress:
1000 AVONDAK TERRACE GLENDALE CA 91208

PROPOSED ELEVATIONS

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- JOB NO
- SHEET NO

A-3.1

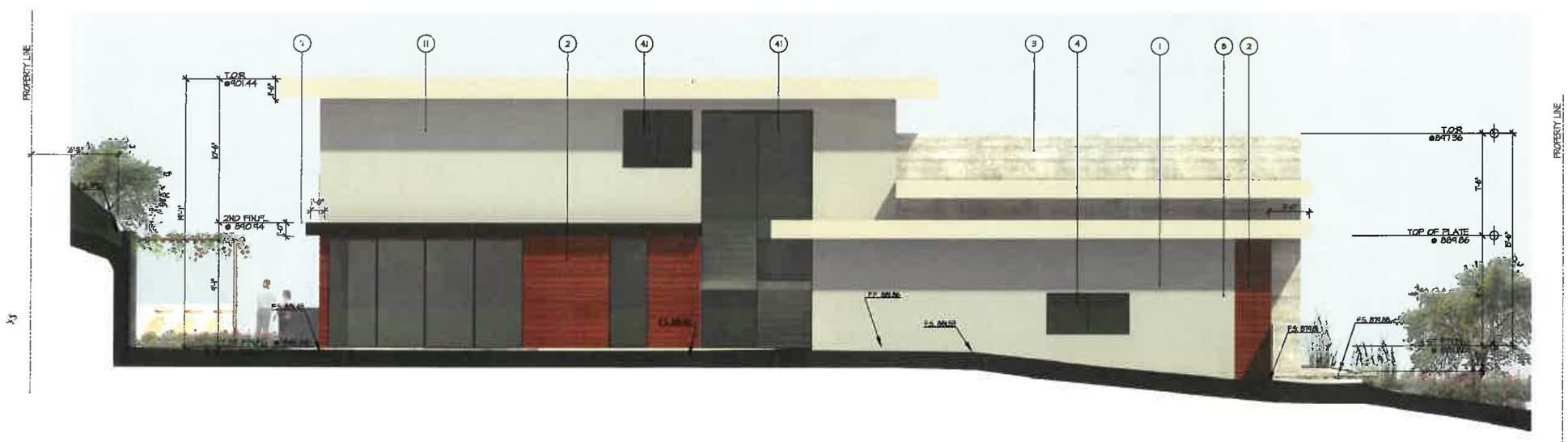


1 PROPOSED NORTH ELEVATION

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

EXTERIOR FINISH MATERIALS:

1. EXISTING STUCCO WALL .
11. NEW STUCCO WALL MATCH TO EXISTING.
2. WOOD PANEL.
3. STEEL TRAVEL FINISH CEMENT PLASTER.
4. EXISTING ALUMINUM FRAMED DOORS AND WINDOWS.
41. NEW ALUMINUM FRAMED DOORS AND WINDOWS MATCH TO EXISTING.
5. 3'-6" HEIGHT TEMP. GLASS GUARDRAIL.
6. METAL GARAGE DOOR.
7. EXISTING ROOF CANOPY TO BE REMOVED
8. WOOD PANEL GATE



2 PROPOSED EAST ELEVATION

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

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Owner:
LESLIE NISHANIAN

Project Name:

Project Adress:
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GLENDALE CA 91208

PROPOSED ELEVATIONS

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- JOB NO
- SHEET NO

A-3.1a

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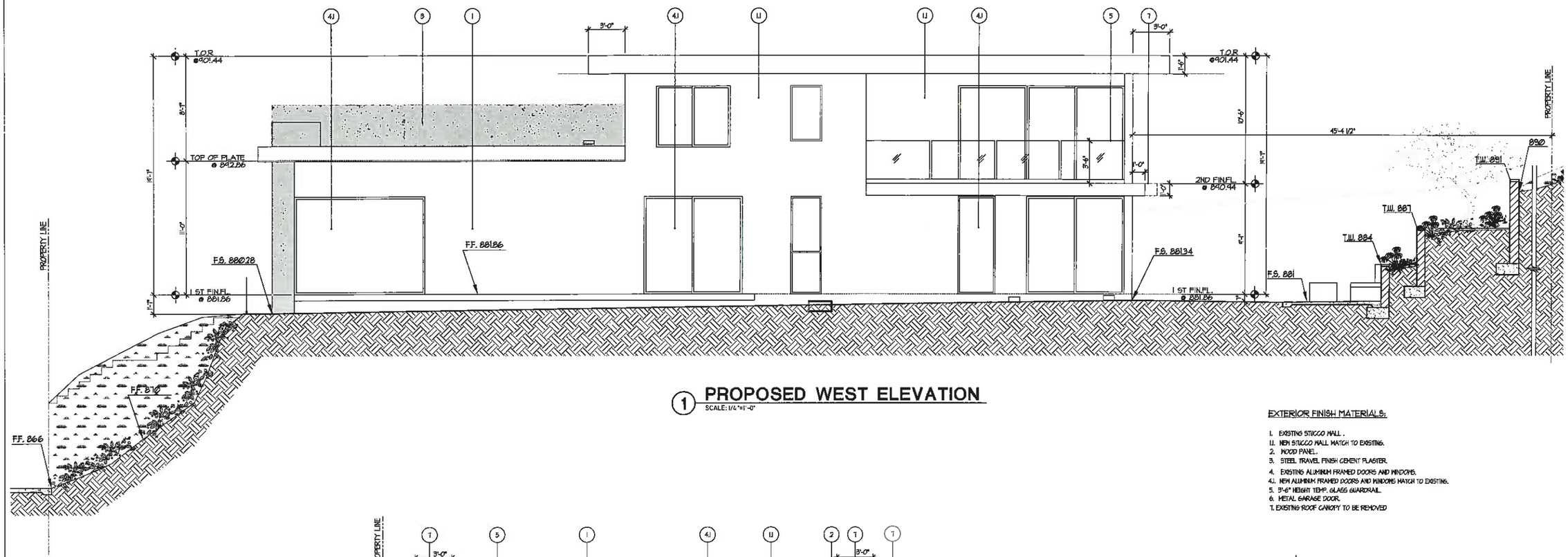
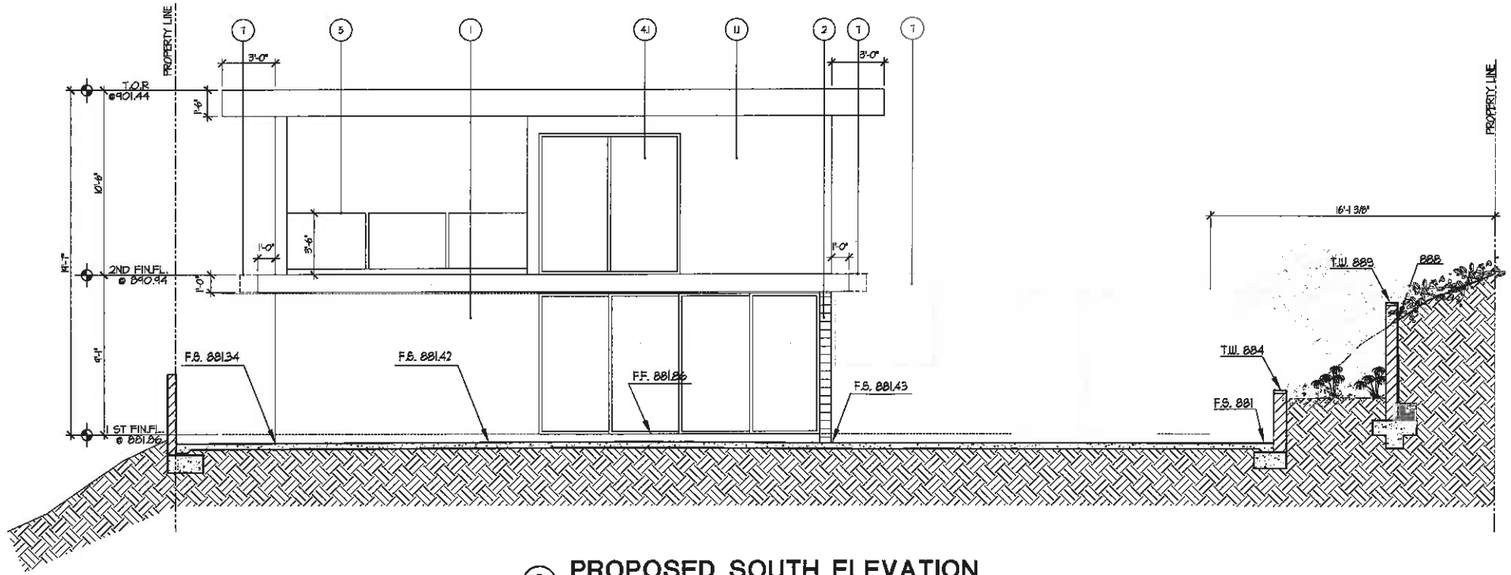


1 PROPOSED WEST ELEVATION

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



2 PROPOSED SOUTH ELEVATION

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

EXTERIOR FINISH MATERIALS:

1. EXISTING STUCCO WALL.
11. NEW STUCCO WALL MATCH TO EXISTING.
2. WOOD PANEL.
3. STEEL TRAVEL FINISH CEMENT PLASTER.
4. EXISTING ALUMINUM FRAMED DOORS AND WINDOWS.
4). NEW ALUMINUM FRAMED DOORS AND WINDOWS MATCH TO EXISTING.
5. 3'-6" HEIGHT TEMP. GLASS GUARDRAIL.
6. METAL GARAGE DOOR.
7. EXISTING ROOF CANOPY TO BE REMOVED

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LESLIE NISHANIAN

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GLENDALE CA 91208

PROPOSED ELEVATIONS

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

2006 MAY -4 PM 4:44
PLANNING DIVISION

- APPROVED
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- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- JOB NO
- SHEET NO

A-3.2

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1 PROPOSED WEST ELEVATION

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

EXTERIOR FINISH MATERIALS:

I. EXISTING STUCCO WALL .
II. NEW STUCCO WALL MATCH TO EXISTING.
2. WOOD PANEL.
3. STEEL TRAVEL FINISH CEMENT PLASTER.
4. EXISTING ALUMINUM FRAMED DOORS AND WINDOWS.
4I. NEW ALUMINUM FRAMED DOORS AND WINDOWS MATCH TO EXISTING.
5. 3'-6" HEIGHT TEMP. GLASS GUARDRAIL.
6. METAL GARAGE DOOR.
7. EXISTING ROOF CANOPY TO BE REMOVED
8. WOOD PANEL GATE

2 PROPOSED SOUTH ELEVATION

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

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LESLIE
NISHANIAN

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GLENDALE CA 91206

PROPOSED ELEVATIONS

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

- APPROVED
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- REVISION
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- PRINT DATE
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- SHEET NO

A-3.2a

1 NORTH VIEW
SCALE: NTS

2 NORTHWEST VIEW
SCALE: NTS

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LESLIE NISHANIAN

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Project Address:
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GLENDALE CA 91208

RENDERINGS

Scale: N/A

- APPROVED
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- REVISION
- REVISION
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- PRINT DATE
- JOB NO
- SHEET NO

A-3.3

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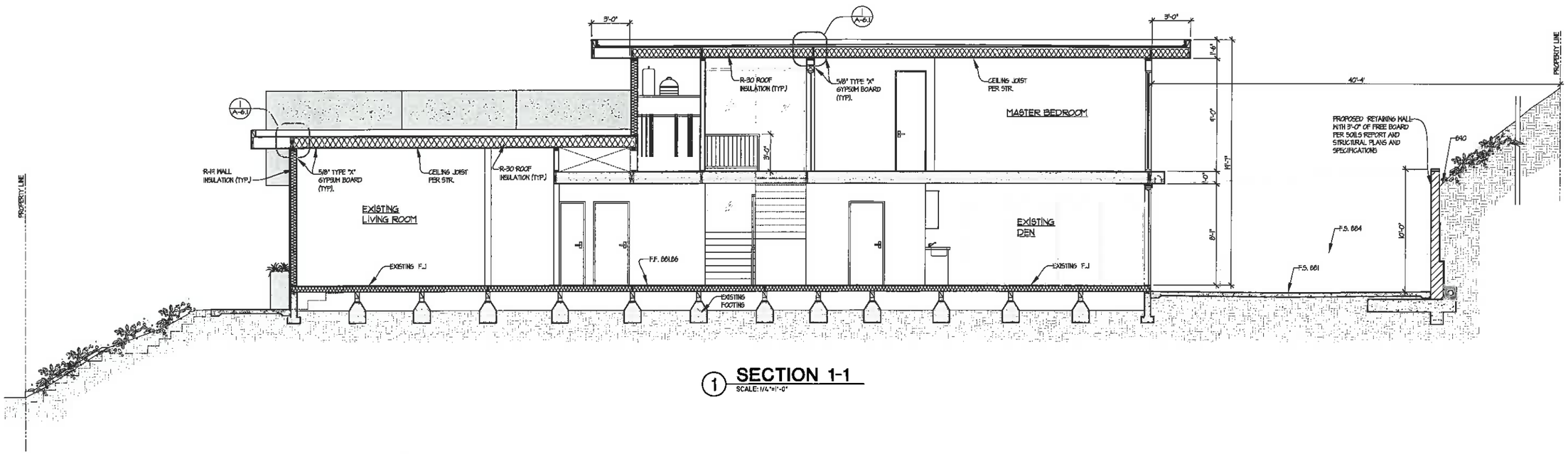
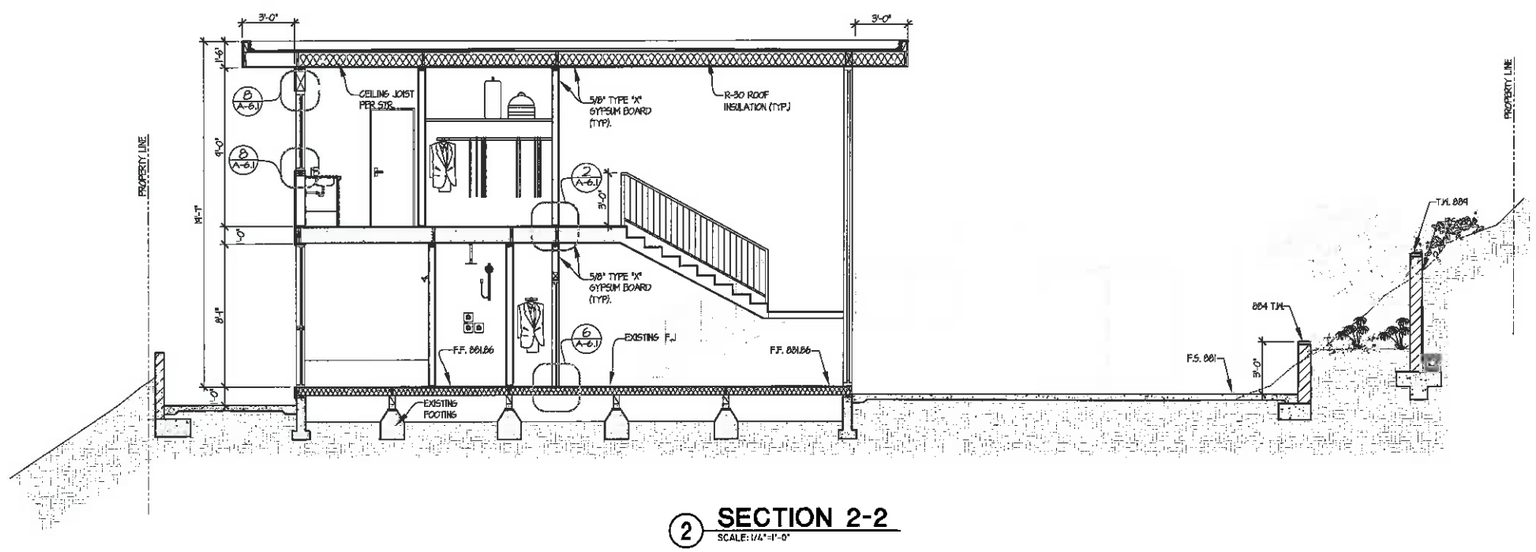


1 SECTION 1-1

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



2 SECTION 2-2

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

LEGEND
EXISTING STRUCTURE

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GLENDALE CA 91206

SECTION

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

2016 MAY -4 PM 4:46
PLANNING DIVISION

- APPROVED
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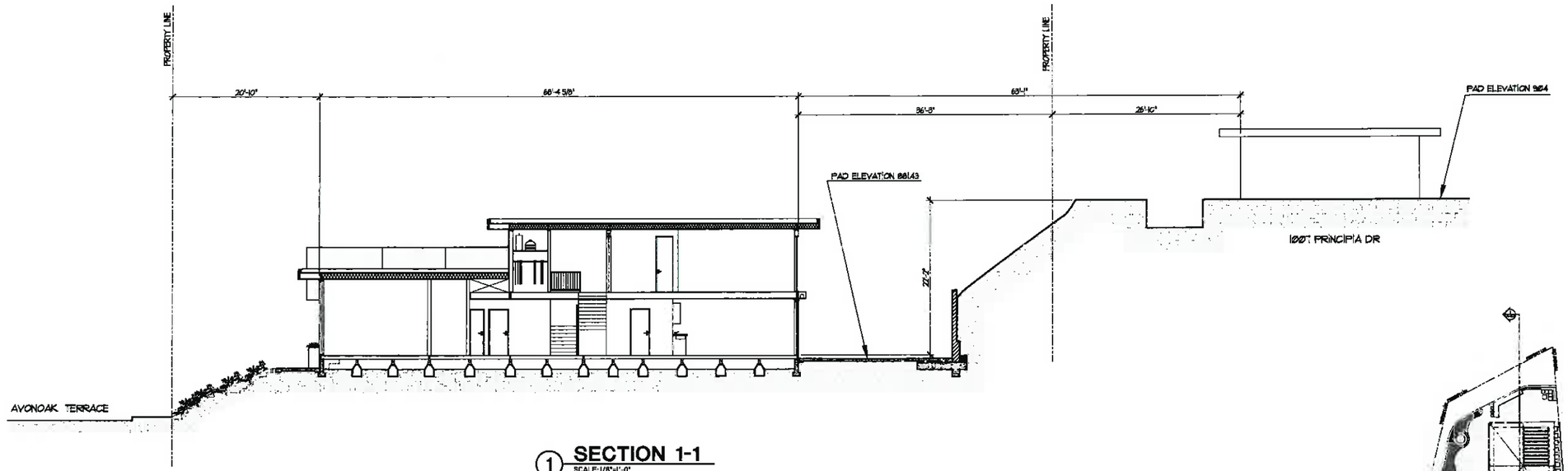
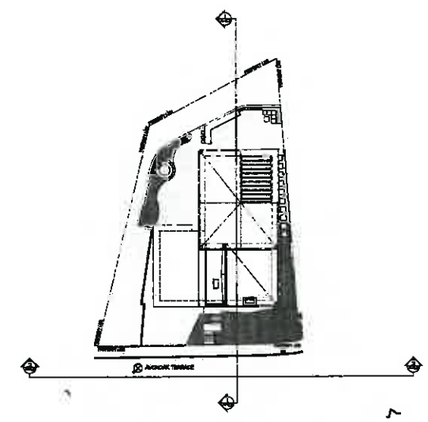
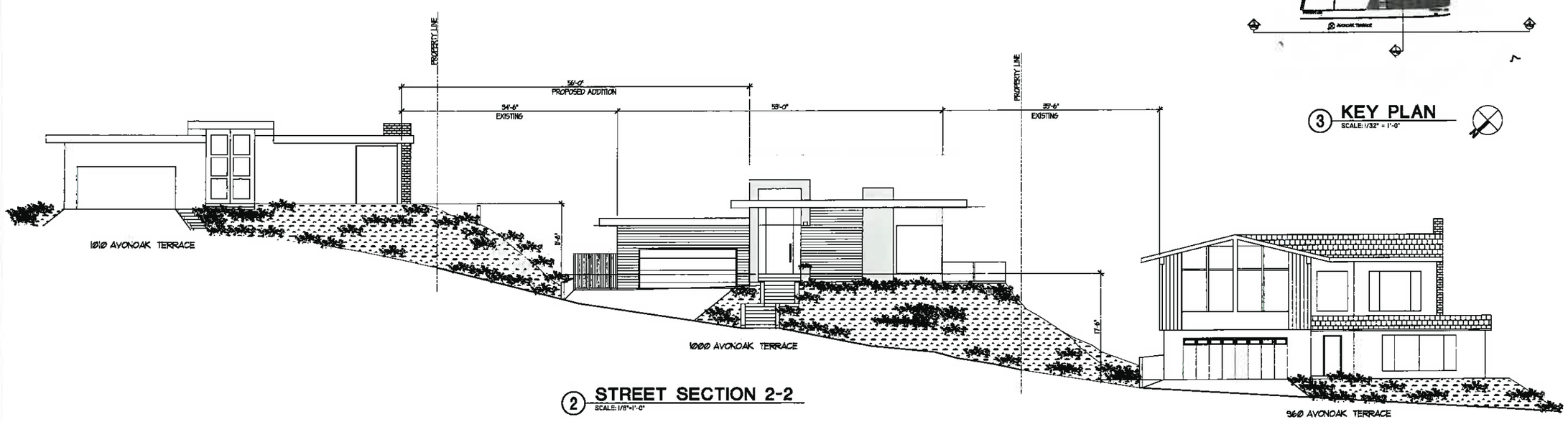


1 **SECTION 1-1**
SCALE: 1/8"=1'-0"



3 **KEY PLAN**
SCALE: 1/32" = 1'-0"



2 **STREET SECTION 2-2**
SCALE: 1/8"=1'-0"

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LESLIE NISHANIAN

Project Name:

Project Address:
1000 AVONOAK TERRACE GLENDALE CA 91208

COMBINED SITE SECTION

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- JOB NO
- SHEET NO

A-4.2

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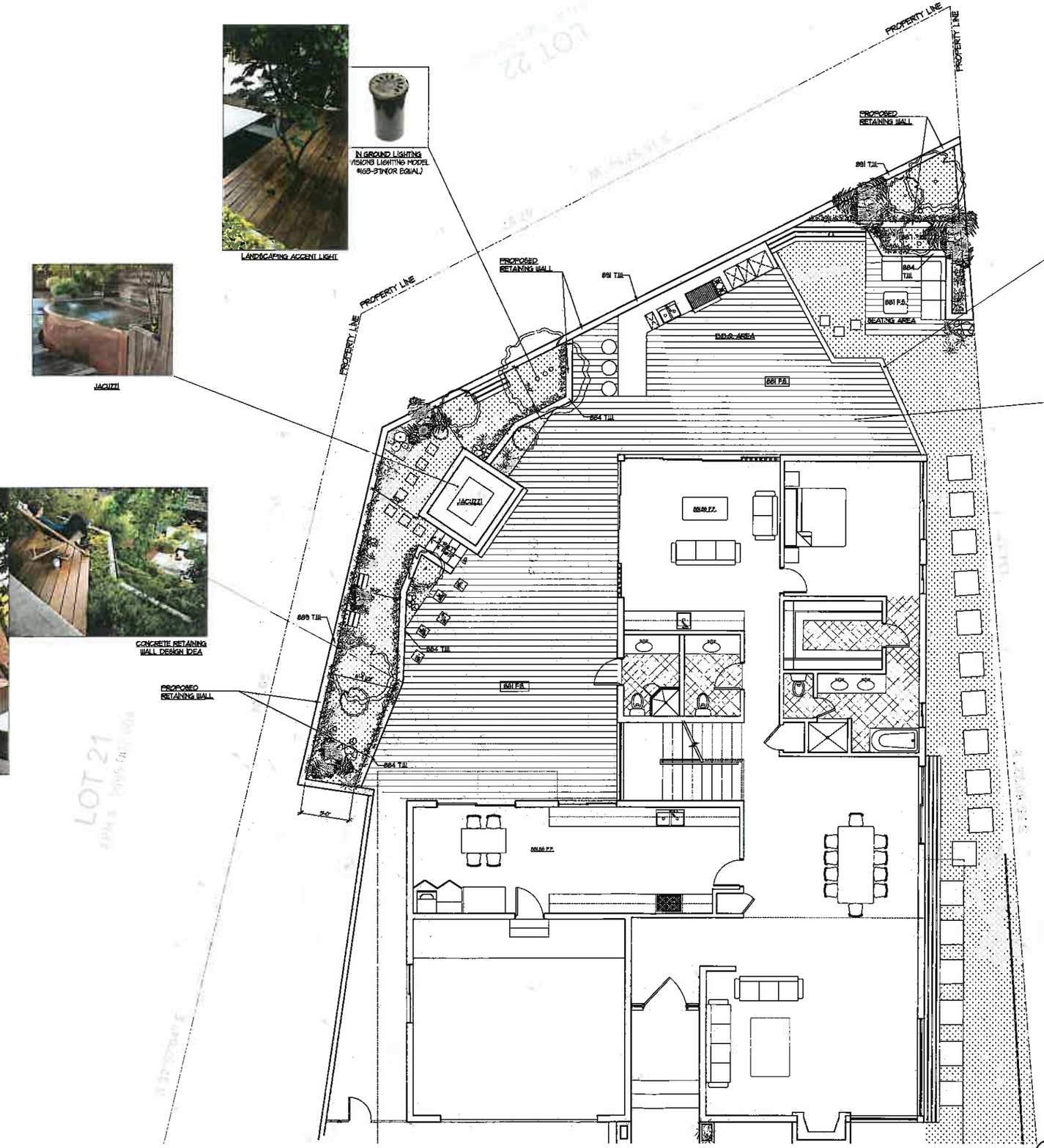
LANDSCAPING ACCENT LIGHT

IN GROUND LIGHTING
VISIONS LIGHTING MODEL
#163-3TIN(OR EQUAL)

JACUZZI

CONCRETE RETAINING WALL DESIGN IDEA



LANDSCAPE AND HARDSCAPE
DIVIDER CONCEPT

OUTDOOR FLOOR
TEXTURE DECK TILE

1 SITE AND SEATING ARAE LAYOUT
SCALE: 1/4" = 1'-0"

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Owner:
LESLIE NISHANIAN

Project Name:

Project Adress:
1000 AVONOAK TERRACE
GLENDALE CA 91208

SITE AND SEATING AREA LAYOUT

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

KEYPLAN

2016 MAY -4 PM 4:16
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- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
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- PRINT DATE
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- SHEET NO

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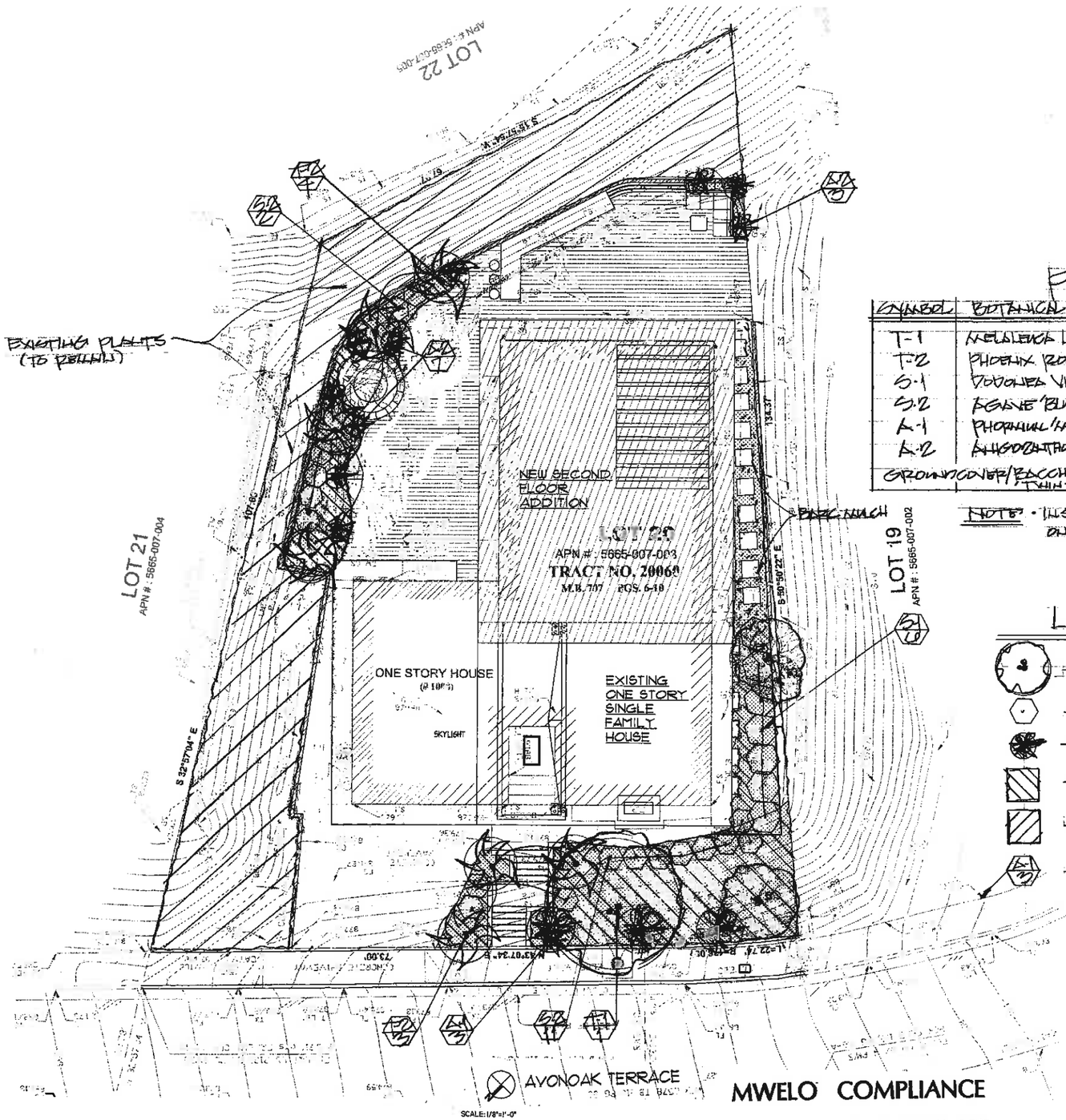

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
T-1	MELALEUCA LEUCADENDRON	CAJEPUT-MULTI.	36"BX	1	-
T-2	PHOENIX ROEBELLINI	PYGMY DATE PALM	15GAL	7	-
S-1	DODONEA VISCOSA	HOPSEED BUSH	5GAL	6	5'O.C.
S-2	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5GAL	13	2'O.C.
A-1	PHORMIUM 'MAOTI QUEEN'	NEW ZEALAND FLAX	5GAL	3	RANDOM
A-2	ANIGOZANTHOS 'BIG RED'	KANGAROO PAW	5GAL	9	" "
GROUNDCOVER/BACCHARIS 'TWIN-PEAKS'		COYOTE BUSH	FLATS	AS NEEDED	12"O.C.

NOTE: • INSTALL FIRE RETARDANT JUTE MESH ON ALL SLOPE AREAS TO BE PLANTED.

LEGEND

- PROPOSED TREE / PROPOSED PALM
- PROPOSED SHRUB
- PROPOSED ACCENT
- PROPOSED GROUNDCOVER
- EXISTING PLANTS / TO REMAIN
- PLANT SYMBOL / QUANTITY

NOTE:

* THERE ARE NO OAK, BAY OR SYCAMORE TREE ON THE LOT OR WITHIN TWENTY (20) FEET OF SITE.
* NO ROOFTOP EQUIPMENT

PLANTING PLAN

MWELO COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

#1844

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818-241-9169

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Project Adress:
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GLENDALE CA 91206

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

- APPROVED
- APPROVED
- REVISION
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- REVISION
- DRAWN BY LGT
- PRINT DATE 4-20-16
- JOB NO
- SHEET NO

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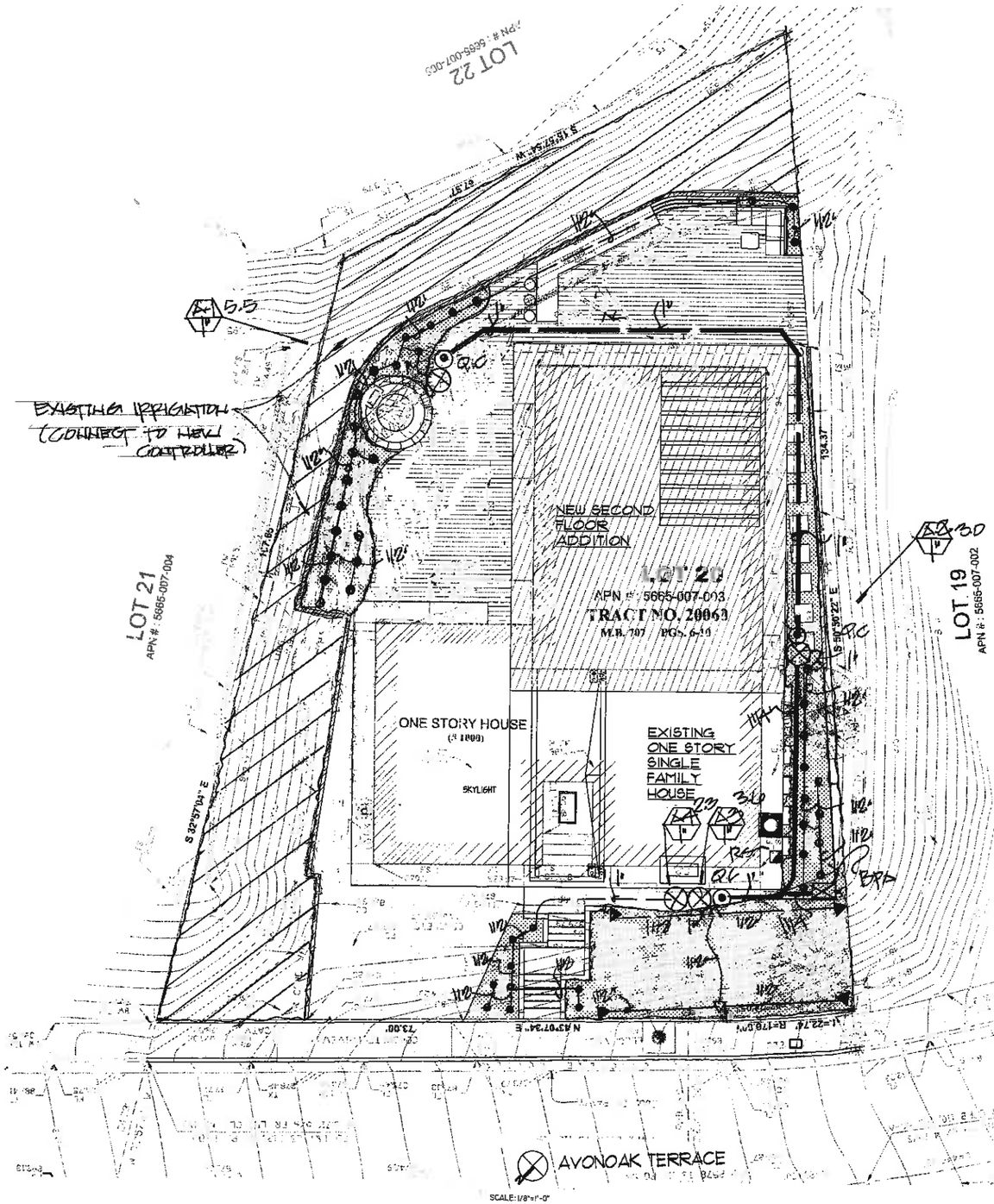


IRRIGATION CONTROLS AND ADJUSTMENTS

1. PRIOR TO FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION AUDIT CONDUCTED BY A "CERTIFIED LANDSCAPE IRRIGATION AUDITOR" AND
2. THE IRRIGATION AUDIT SHALL INCLUDE, BUT IS NOT LIMITED TO; INSPECTION; SYSTEM TUNE UP; SYSTEM TEST WITH DISTRIBUTION UNIFORMITY; REPORTING OVERSPRAY OR RUN-OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE. THE AUDIT SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT OF RECORD AND APPROVED PRIOR TO ACCEPTANCE OF JOB.
3. CONTRACTOR SHALL REPAIR OR ADJUST IRRIGATION, IF NECESSARY, TO ADDRESS ALL REPORTED DEFICIENCIES. IF REPAIRS OR ADJUSTMENTS ARE MADE, THE SYSTEM SHALL BE RE-ADJUSTED. PROVIDE REPAIRS AND ADJUSTMENTS UNTIL AN IRRIGATION AUDIT REPORTS NO DEFICIENCES.
4. THE PROJECT APPLICANT/OWNER SHALL SUBMIT THE IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE CITY.

MAINTENANCE SCHEDULE

A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE; BUT NOT LIMITED TO; ROUTINE INSPECTION; AN ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS; AERATING AND DEVATCHING TURF AREA; REPLENISHING MULCH; FERTILIZING; PRUNING; WEEDING IN ALL LANDSCAPE AREAS; AND REMOVING OBSTRUCTIONS TO EMISSION DEVICES.

A MAINTENANCE SCHEDULE IS TO BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION.

SPRINKLER HEADS

SYMBOL	DESCRIPTION	MODEL NO.	GPM	RADIUS	PSI
▼	RAINBIRD POP-UP/QTR	1812-15QNPR	.89	15'	30
▽	" " "/HALF	1812-15HNPR	1.0	15'	30
●	" " BUBBLER	1812-1401	.25	-	30

LEGEND

- WEATHER BASED CONTROLLER (RAINBIRD ESP-LXME 8 STA)
- RAIN SENSOR/RAINBIRD RAIN-CHECK
- BFP — BACKFLOW PREVENTER/FEBCO 825Y 1"
- QC — QUICK COUPLER/RAINBIRD 44LRC
- VALVE/RAINBIRD PEB SERIES
- VALVE NO. SIZE / VALVE SIZE
- MAINLINE SCH. 40 PVC / LATERAL LINE SCH. 40 PVC

WATER USEAGE CALCULATIONS

• MAXIMUM APPLIED WATER ALLOWANCE = 55,435 GPY
(45.7)(0.62)(.55)(3,720 SF) + (0)

• ESTIMATED TOTAL WATER USEAGE = 55,755 GPY
(45.7)(0.62)(.4 × 3,720 SF) + (0)
0.75

NOTE: ALL PROPOSED PLANTS ARE LOW USEAGE/P.F. .4

NOTE:

* THERE ARE NO OAK, BAY OR SYCAMORE TREE ON THE LOT OR WITHIN TWENTY (20) FEET OF SITE.

* NO ROOFTOP EQUIPMENT

IRRIGATION PLAN

#1344

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818-241-9189

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIT ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

Alajajian Marcoosi Architects Inc.
320 W. Arden Ave. Suite 120
Glendale, CA 91203
Phone: (818) 244-5130
Fax (818) 551-1613
E-mail: aramar@worldnet.att.net

Owner:

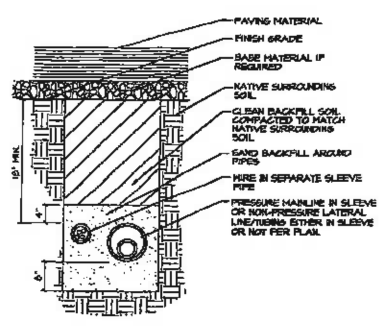
Project Name:

Project Address:
1000 AVONOAK TERRACE
GLENDALE CA 91206

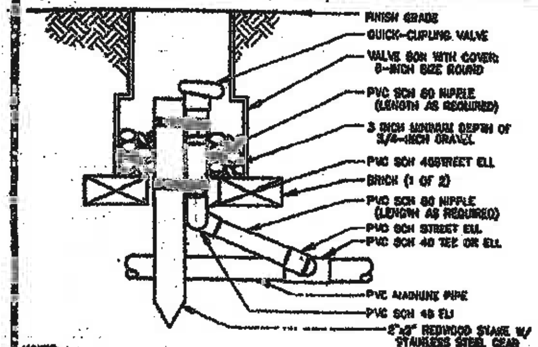
Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY LGT
- PRINT DATE 4-20-16
- JOB NO
- SHEET NO

L-2



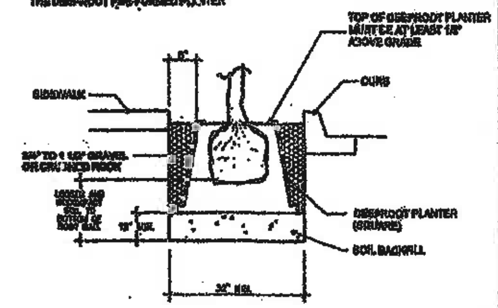
PIPE & WIRE TRENCHING



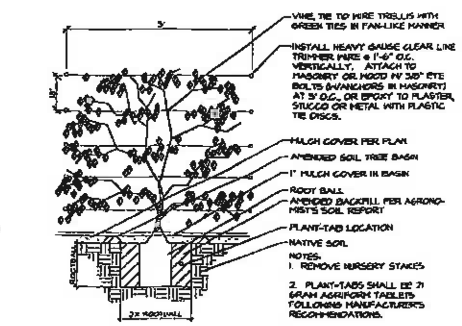
NOTES:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK-COUPLING VALVE

NOTE:
A TYPICAL SURROUND PLANTING USING THE DEEPROOT PRE-FORMED PLANTER



TREE ROOT BARRIERS



VINE PLANTING DETAIL

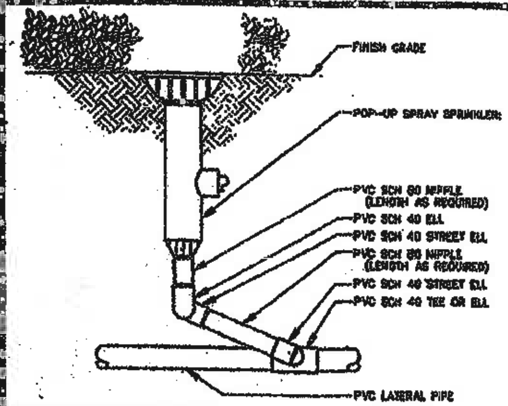
1. CONTRACTOR SHALL VERIFY PLANT COUNT FOR BIDDING PURPOSES.
2. GROUND COVER INDICATED BY [hatched symbol] SHALL BE CONTINUOS UNDER SHRUB.
3. PLANTING AREAS WHICH HAVE NO GROUND COVER INDICATED SHALL RECEIVE 2" MIN. FINE REDWOOD BARK AS A GROUND COVER.
4. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR 90 DAYS AFTER INSTALATION AND REPLACE ANY DISEASESD OR DAMAGED MATERIAL DURING THAT ONE YEAR PERIOD.
5. THE FOLLOWING AMENMENTS SHALL BE UNFORMALLY BROADCAST AND THROUGHLY INCORPORATED TO A DEPTH OF 12" MIN. BY ROTORILLER EQUAL AMOUNT PER. 1000 SQ. FT.
6. CU. YD. (2") NITROGEN STABILIZED ORGANIC AMENDMENT FROM REDWOOD SAWDUST, FIR DUST, OR FINELY GROUND BARK 5 LBS. AMMONIUM SURFATE.

NOTE: THIS FORMULA IS A STD. MIX AND WILL CHANGE IF THERE ARE ANY UNUSUAL SOIL CONDITIONS AT THE SITE.COMPACTED BACKFILL SHALL BE 100% ON SITE SOIL.

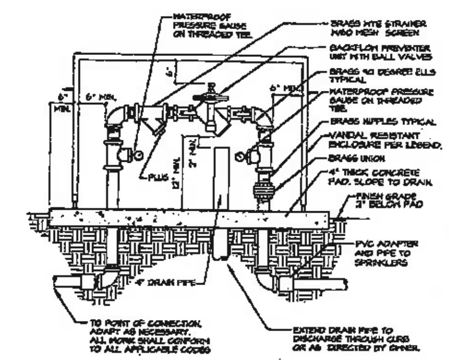
LANDSCAPE NOTES

SOIL TEXTURE	MAXIMUM PRECIPITATION RATE: INCH PER HOUR							
	[illegible] SLOPE		[illegible] SLOPE		[illegible] SLOPE		[illegible] SLOPE	
	COVER	BARE	COVER	BARE	COVER	BARE	COVER	BARE
COURSE SANDY SOIL	2.00	2.00	2.00	1.50	1.50	1.00	1.00	0.50
COURSE SANDY SOIL OVER COMPACT LOAM	1.75	1.50	1.25	1.00	1.00	0.75	0.75	0.40
LIGHT SANDY LOAM UNIFORM	1.75	1.00	1.25	0.80	1.00	0.60	0.75	0.40
LIGHT SANDY LOAM OVER COMPACT SUBSOIL	1.00	0.75	1.00	0.50	0.75	0.40	0.50	0.30
UNIFORM SOFT LOAM	1.00	0.50	0.60	0.40	0.60	0.30	0.40	0.20
LIGHT LOAM OVER COMPACT SOIL	0.50	0.30	0.50	0.25	0.40	0.15	0.30	0.10
LIGHT CLAY OVER LOAM	0.20	0.15	0.15	0.10	0.12	0.08	0.10	0.06

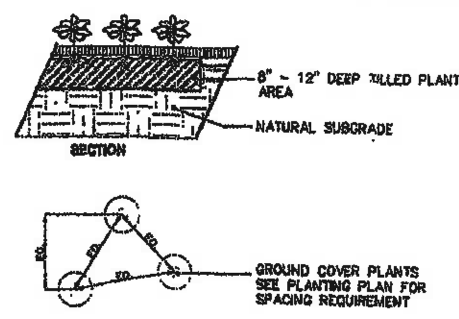
SOIL CHARACTERISTICS



POP-UP SPRAY SPRINKLER



BACKFLOW PREVENTER



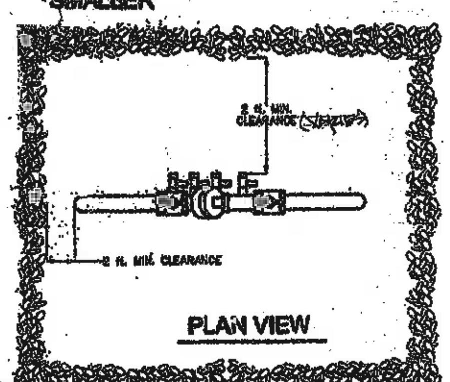
GROUND COVER PLANTING DETAIL

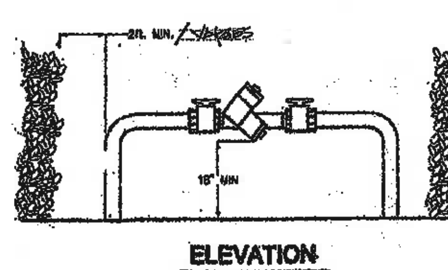
1. ALL IRRIGATION LINES UNDER DRIVES TO BE INSTALLED IN PVC SLEEVE @ 18" DEPTH MIN.
2. LOCATE ALL RCV'S & HB'S IN PLANTING AREAS. (TYP.)
3. JET ALL LINES AND TRENCHES UNDER PAVING 90% MIN. COMPACTION.
4. INSTALL REMOTE CONTROL VALVE IN AMETEX 12" BOX OR EQUAL (ONE VALVE PER BOX) & MARKED "IRRIGATION", LOCATED BOXES IN GROUND COVER AREAS WHENEVER POSSIBLE AND A MIN. 12": FROM PAVING OR CURBS.
5. THE CONTRACTOR SHALL PROVIDE OWNER WITH A COMPLETELY OPERATING SYSTEM AND CLEAN SET OF MARKED PRINTS AS "AS-BUILT" DRAWINGS. REFERENCE ALL TRENCHES WITH DIMENSIONS TO NEAREST BUILDING OR PAVING.
6. THE CONTRACTOR SHALL WARRANT THAT THE SYSTEM WILL BE FREE FROM DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR. ALL REPAIRS NECESSARY SHALL BE MADE AT NO COST TO THE OWNER.

NOTE: ALL OTHER REQUIREMENTS TO BE PER CITY STANDARDS AND SPECIFICATIONS

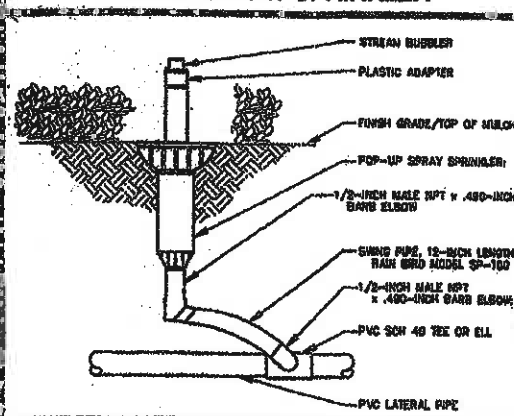
IRRIGATION NOTES

BACKFLOW PREVENTION DEVICES SCREENING REQUIRMENTS 2-1/2" AND SMALLER

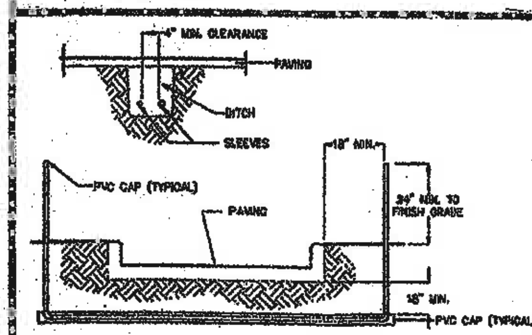




BACKFLOW DEVICE SCREEING DETAIL



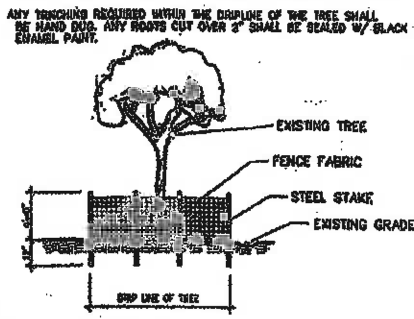
BUBBLER



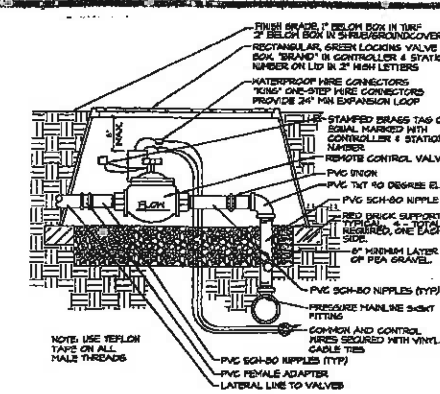
NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THEN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% COMPACTION.

SLEEVING

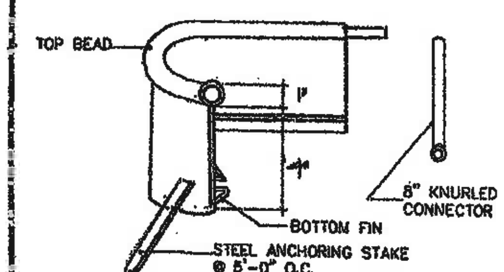
NOTE:
1. DRIPLINE OF TREE SHALL BE ENCLOSED W/ A 4'-0" HT. FENCE. FENCE FABRIC TO BE DURABLE AND BRIGHT COLOR. STAKE TO BE STEEL. MIN.1" SIZE AND INSTALLED TO A DEEPTH OF 12" MIN.
2. ANY TRNCHING REQUIRED WITHIN THE DRIPLINE OF THE TREE SHALL BE HAND DUG. ANY ROOTS CUT OVER 2" SHALL BE SEALED W/ BLACK ENAMEL PAINT.



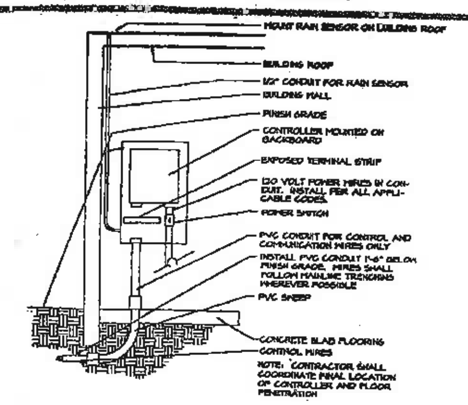
PROJECTION OF EXISTING TREE



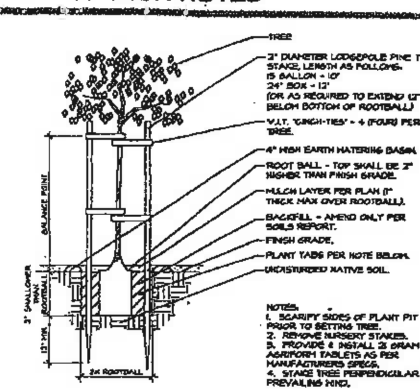
REMOTE CONTROL VALVE



POLYETHYLENE EDGING

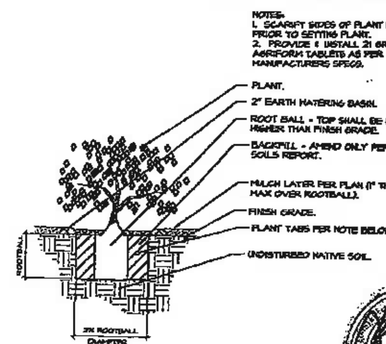


SOLID-STATE CONTROLLER



TREE STAKING DETAIL

NOTES:
1. SCARIFY SIDES OF PLANT PIT PRIOR TO SETTING PLANT.
2. PROVIDE & INSTALL 21 GRAM AGRIFORM TABLETS AS PER MANUFACTURERS SPECS.



SHRUB PLANTING DETAIL

#1844

REVISIONS | BY

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LANDSCAPE ARCHITECTURE
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818-241-9169

NOTE: USE DETAILS AS APPLICABLE TO THIS PROJECT ONLY.

LANDSCAPE DETAIL & SPECIFICATION PLAN

DATE:

SCALE: N.T.S.

DRAWN: LGT

SHEET# L-3