

**August 29, 2016**

**Applicant:**

Edward Hagobian & Associates Architects, Inc.  
220 South Kenwood Street #210  
Glendale, CA 91205

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1614219  
3828 HILLWAY DRIVE**

The Director of Community Development will render a final decision on or after **September 8, 2016**, for the following project:

**PROJECT DESCRIPTION:** The applicant is proposing to construct a 550 square-foot second floor addition to an existing one-story 2,475 square-foot single-family house with an attached two-car garage on a lot approximately 48,748 square-feet, zoned R1R (II). The proposed second level addition will be located above the attached two-car garage located at the front of the single-family dwelling and visible from Hillway Drive.

**STAFF RECOMMENDATION: APPROVE WITH CONDITIONS**

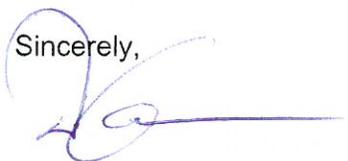
*For more information or to submit comments, please contact the case planner, Dennis Joe, at 818-937-8157 or [djoe@glendaleca.gov](mailto:djoe@glendaleca.gov)*

Comments must be received prior to September 8, 2016, 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 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,



Dennis Joe  
Planner

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

<b>Meeting/Decision Date:</b> September 8, 2016	<b>Address:</b> 3828 Hillway Drive
<b>Review Authority:</b> <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	<b>APN:</b> 5617-011-016
<b>Case Number:</b> PDR 1614219	<b>Applicant:</b> Edward Hagobian & Associates Architects, Inc.
<b>Prepared By:</b> Dennis Joe, Planner	<b>Owner:</b> Bruce Cacho Negrete

**Project Summary**

The applicant is requesting approval to allow a 550 square-foot second floor addition to an existing one-story 2,475 square-foot single-residence with an attached 427 square-foot two-car garage on a lot approximately 48,748 square-feet, zoned R1R (II). The proposed work includes:

- Addition of an approximately 550 square-feet of floor area above the attached two-car garage located at the front of the single-family dwelling to add three additional bedrooms and a bathroom.

**Existing Property/Background**

The project site is a 48,748 square-foot flag lot that is developed with a one-story 2,475 square-foot single-residence with an attached two-car garage. The lot is irregularly shaped and slopes downward towards the northern, eastern and southern portions of the property, and slopes upward to the west. The existing single-family dwelling is sited on an existing flat building pad that is centrally located of the lot. Vehicular access onto the subject lot is from a common driveway that crosses over the lot stems of the neighboring flag lots. The project does not include any new grading or alterations to existing flat building pad.

**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:** 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  
 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:

### 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	25,827 sq. ft.	8,450 sq. ft. - 43,310 sq. ft.	48,744 sq. ft.
Setback	56'-0"	10'-0" - 100'-0"	100'-0"
House size	3,119 sq. ft.	1,580 to 7,200 sq. ft.	2,445 sq. ft.
Floor Area Ratio	0.14	0.05 to 0.24	0.17
Number of stories	1-story	1-story to 2-story	1 story

## 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

#### Garage Location and Driveway

- yes    n/a    no

If "no" select from below and explain:

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

#### Landscape Design

- yes    n/a    no

If "no" select from below and explain:

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

### Walls and Fences

yes  n/a  no

If "no" select from below and explain:

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

### Determination of Compatibility: Site Planning

The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- The proposed second story addition will be constructed above an existing attached two-car garage. As a result, the project does not propose any grading and will preserve the landform of the hillside.
- The project will maintain its interior setback from its closest adjacent neighbor to the west at 27'-4".
- The existing footprint of the house will be not altered.

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### Massing and Scale

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

#### Building Relates to its Surrounding Context

yes  n/a  no

If "no" select from below and explain:

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

#### Building Relates to Existing Topography

yes  n/a  no

If "no" select from below and explain:

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

#### Consistent Architectural Concept

yes  n/a  no

If "no" select from below and explain:

Concept governs massing and height

#### Scale and Proportion

yes  n/a  no

If "no" select from below and explain:

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

Avoids sense of monumentality

### Roof Forms

yes  n/a  no

If "no" select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

### Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate to the site and its surroundings for the following reasons:

- The proposed second story addition will be constructed above an existing attached two-car garage and at portions of the building closest to the up-sloping topography. As a result, the addition will follow the topography of the hillside.
- The addition will be setback over 25 feet from the nearest property and will not be visible from most surrounding streets and properties.
- The proposed addition will keep the existing residence a single-story and is compatible in terms of mass and scale with adjacent structures.
- The form of the addition relates well with the overall building concept and surrounding context of the neighborhood.
- The roof pitch and hipped roof design for the addition will match the existing house.

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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

#### 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
- Articulation appropriate to style

The new vinyl nail-on sliding windows at the second level addition should be treated with a hardi-board edge or similar detail to match the surrounds of windows throughout the existing building.

#### 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 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

### 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 to the site and its surroundings for the following reasons:

- The project incorporates design details that are complementary to the existing style of the single-family dwelling, such as hardi-board siding, wood fascia and asphalt shingles.
- As conditioned, the new vinyl nail-on sliding windows at the second level addition should be treated with a hardi-board edge or similar detail to match the surrounds of windows throughout the existing building.

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

Based on the above analysis, staff recommends **approval** of the project.

### **Conditions**

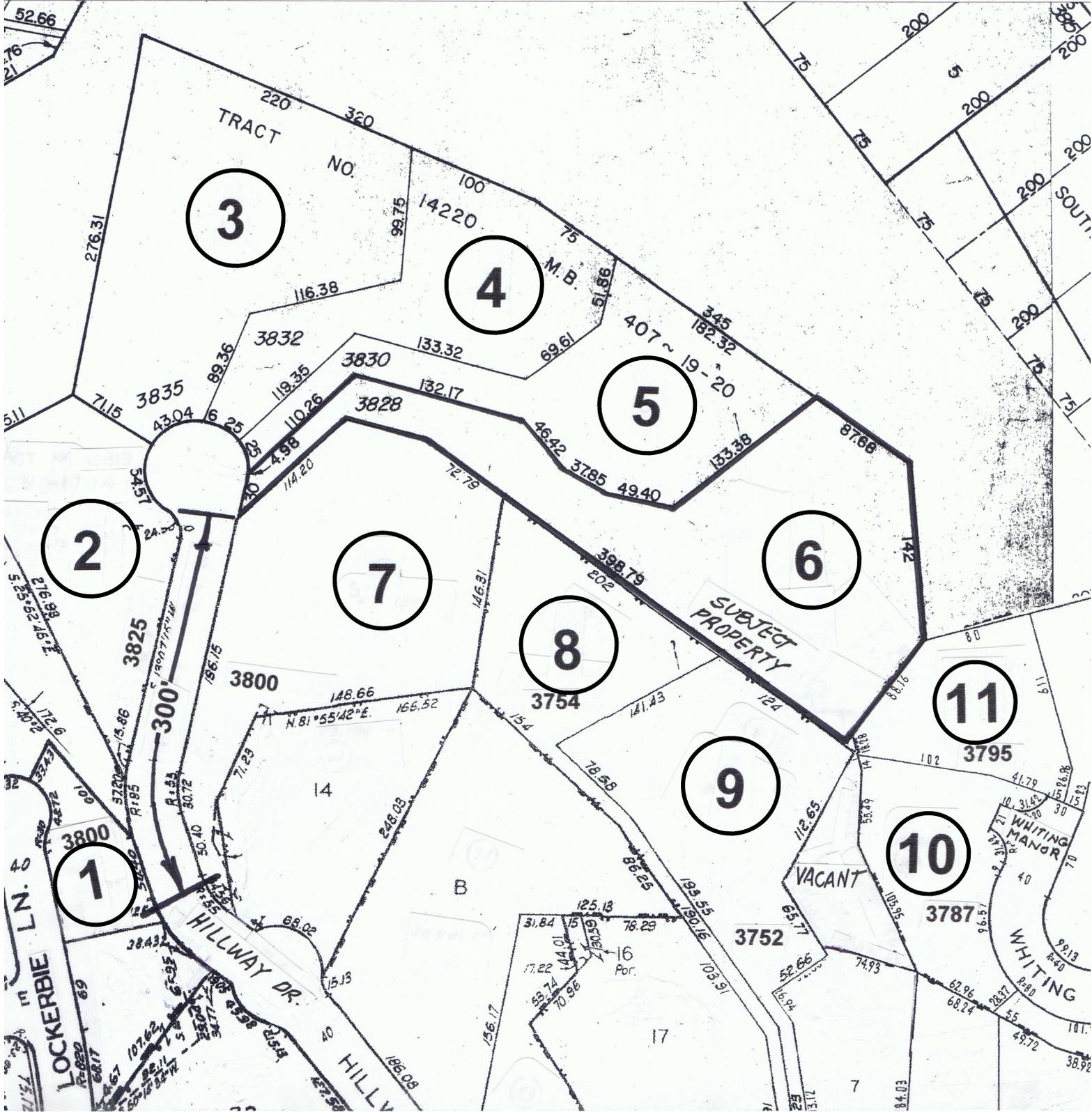
1. The new vinyl nail-on sliding windows at the second level addition should be treated with a hardi-board edge or similar detail to match the surrounds of windows throughout the existing building.

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### **Attachments**

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

DRAFT



**DESIGN REVIEW**

## VICINITY & PHOTO SURVEY

**3828 Hillway Dr.  
Glendale CA 91208  
APN: 5617-011-016**

Properties within  
300 Linear Feet of  
subject property &  
contiguous

**PROPERTY OWNER: CACHO NEGRETE BRUCE T LISE K**  
Prepared by Williams Land Use Services ~ phone 818-542-4109

**1"=200'**

**~ 3828 Hillway Dr., Glendale, CA 91208 ~ Design Review Survey List ~  
Within 300 linear feet of subject property & contiguous**

<b>PHOTO KEY</b>	<b>ADDRESS</b>	<b>ASSESSOR'S PARCEL NO.</b>	<b>HEIGHT IN STORIES</b>	<b>ROOF</b>	<b>APPROX. SETBACK</b>	<b>FLOOR AREA</b>	<b>LOT AREA</b>	<b>F. A. R.</b>
1	3800 Lockerbie Ln.	5617-013-016	1	composition	18	1,580	8,450	.19
2	3825 Hillway Dr.	5617-011-019	1	flat	10	2,934	23,190	.13
3	3835 Hillway Dr.	5617-011-013	1	composition	100+	2,400	45,390	.05
4	3832 Hillway Dr.	5617-011-014	1	composition	75	2,310	27,750	.08
5	3830 Hillway Dr.	5617-011-015	1	composition	70	1,712	27,660	.06
7	3800 Hillway Dr.	5617-011-017	2	composition	100+	4,349	43,310	.10
8	3754 Hillway Dr.	5617-011-020	1	composition	100+	3,035	22,460	.14
9	3752 Hillway Dr.	5617-011-018	2	composition	100+	7,200	30,370	.24
10	3787 Whiting Manor Dr.	5617-010-018	2	conc. shake	25	3,122	15,360	.20
11	3795 Whiting Manor Dr.	5617-010-019	2	conc. shake	30	2,543	14,332	.18
<b>TOTAL</b>	----	----	14	----	558.00	31,185	258,272	1.37
<b>Average</b>			1.3		55.8	3,118.5	25,827.2	.14

<b>6 Subject Project</b>	3828 Hillway Dr.	5617-011-016	2	composition shingle	100+	3,025.4	48,744	.06
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**Note: Subject property and vacant properties are *not* included in the average.  
Key Nos. 3,7,8 & 9 were largely inaccessible. Setback estimates were developed from using Google Earth**





4. 3832 HILLWAY DR.



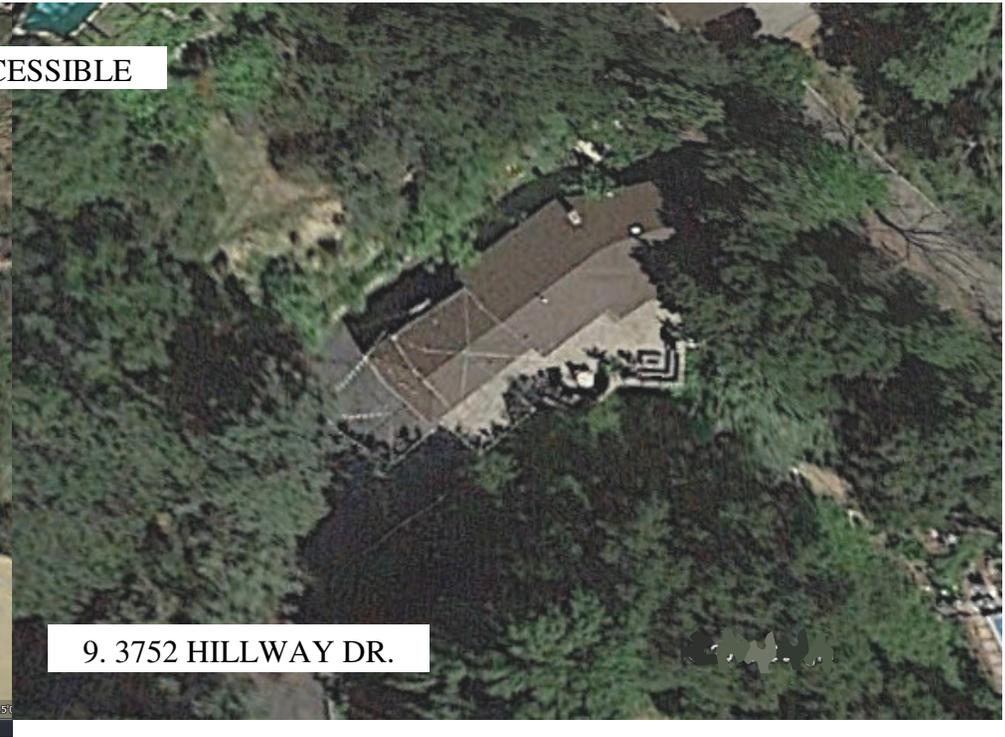
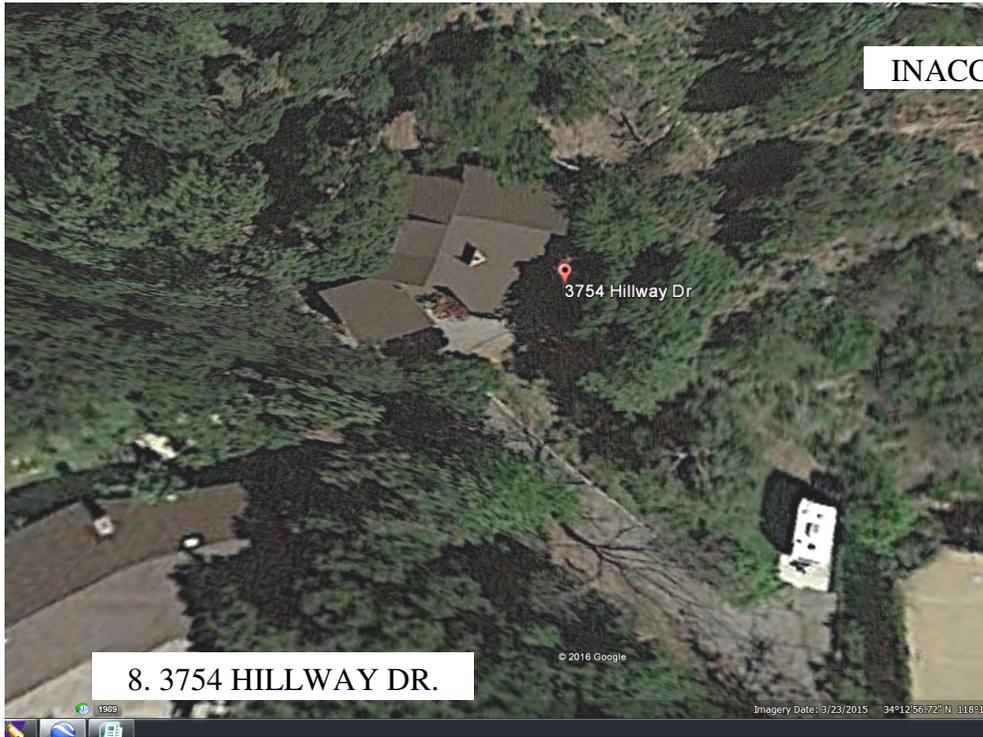
5. 3830 HILLWAY DR.



6. 3828 HILLWAY DR.



7. 3800 HILLWAY DR.





SUBJECT PROPERTY DRIVEWAY APPROACH



SUBJECT PROPERTY BREEZEWAY / FRONT



SUBJECT PROPERTY DRIVEWAY AND GARAGE / FRONT OF HOME

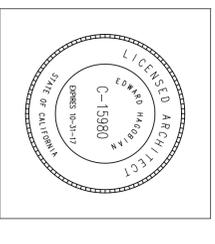
SUBJECT PROPERTY REAR OF HOME / PATIO



REAR OF SUBJECT PROPERTY

**EDWARD**  
**HAGOBIAN**  
 &  
 ASSOC.  
**INCORPORATED**  
**ARCHITECTS**  
 ARCHITECTURE / SPACE PLANNING / INTERIORS

220 S. KENWOOD ST.  
 STE. 210 GLENDALE  
 CA. 91205  
 TEL.: (818) 502-0590  
 FAX: (818) 502-0853



Project:  
**CACHO NEGRETE RESIDENCE**  
 3828 HILLWAY DR.  
 GLENDALE, CA 91208

Sheet title:  
 SITE PLAN  
 PROJECT INFO & DATA

Revisions:

JOB NO.:	15-687
SCALE:	AS SHOWN
DRAWN BY:	SHJ
DATE:	DEC. 2015
SHEET NO.:	<b>A-1</b>

**PROJECT DATA:**  
 PROJECT DESCRIPTION: NEW ADDITION OF 550.5 SQ.FT. ABOVE GARAGE. 2 BED ROOMS, 1 BATHROOM & 1 STUDY.

**OWNER:**  
 CACHO NEGRETE BRUCE T & USE K  
 3828 HILLWAY DR. GLENDALE, CA 91208  
 TEL. (818) 330-9449

**PROJECT ADDRESS:**  
 3828 HILLWAY DR. GLENDALE, CA 91208

**LEGAL DESCRIPTION:**  
 LOT 4, TRACT NO. 14220 M.B. 407-19-20  
 APN #5617-011-016

**ZONE:** R-1R DIST. II  
**TYPE OF CONSTRUCTION:** V-B  
**OCCUPANCY:** R-3/U  
**LOT SHAPE:** IRREGULAR  
**LOT AREA (BY SURVEY):** 48,748 SQ.FT.

**LOT COVERAGE:**  
 ALLOWED: MAX. 40% OF LOT AREA, 48,748 SQ.FT. x 40% = 19,500 SQ.FT.  
 AREA OF LOT COVERED BY EXISTING HOUSE: 2,475.4 SQ.FT.  
 LOT COVERAGE: (NO CHANGE) 5.0%

**FLOOR AREA RATIO ALLOWED:** 40% FOR THE FIRST 10,000 SQ.FT. (=4,000 SQ.FT.) & 10% FOR EACH ADDITIONAL SQ.FT. THEREAFTER (=3874.8 SQ.FT.)

**FLOOR AREA ALLOWED:** 7,874.8 SQ.FT.

**EXISTING HOUSE AREA:** 2,475.4 SQ.FT.  
**AREA OF NEW ADDITION:** 550.2 SQ.FT.  
**PROPOSED HOUSE AREA:** 3,025.6 SQ.FT. < 7,874.8 SQ.FT. ALLOWED

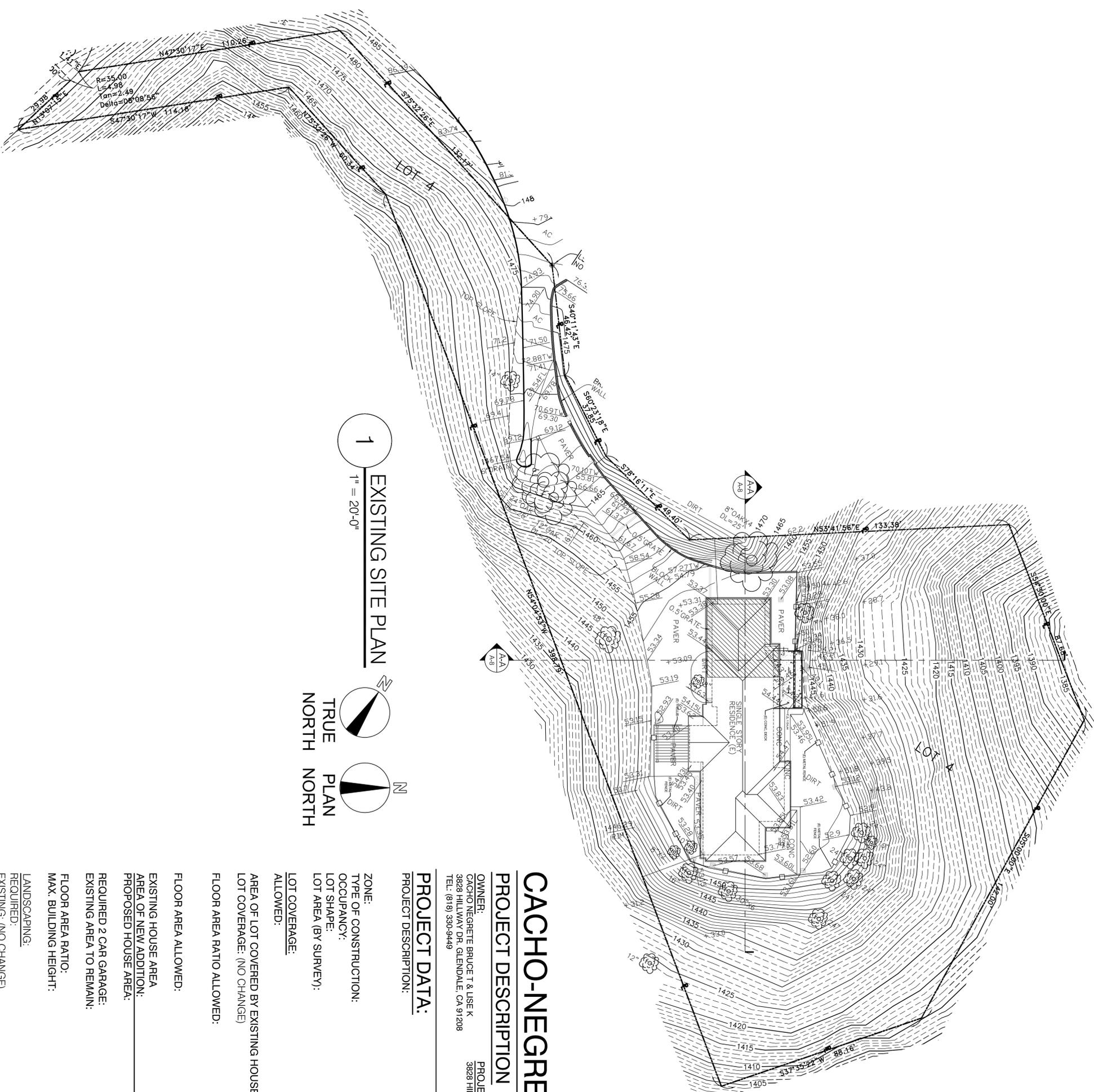
**REQUIRED 2 CAR GARAGE:** 2 CAR GARAGE PROVIDED  
**EXISTING AREA TO REMAIN:** 427 SQ.FT. (NO CHANGE)

**FLOOR AREA RATIO:** 6.2%  
**MAX. BUILDING HEIGHT:** 21'

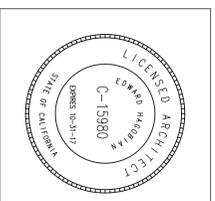
**LANDSCAPING:**  
**REQUIRED:** 40% = 19,500 SQ.FT.  
**EXISTING: (NO CHANGE)** 82.4% = 39,848 SQ.FT. > 19,500 SQ.FT.



**1**  
 EXISTING SITE PLAN  
 1" = 20'-0"





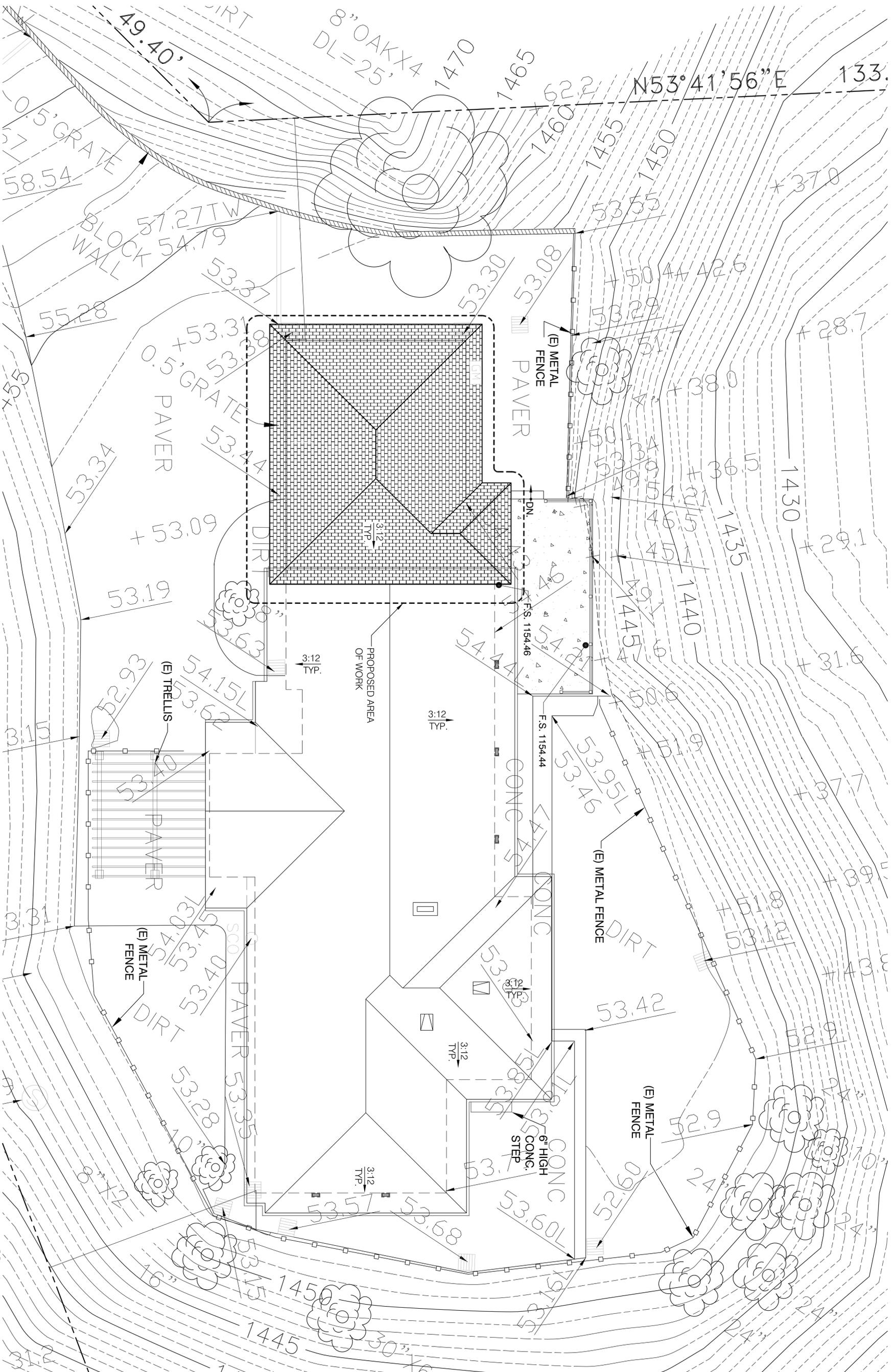


Project:  
**CACHO NEGRETTE  
RESIDENCE**  
3828 HILL LANE DR.  
GLENDALE, CA 91208

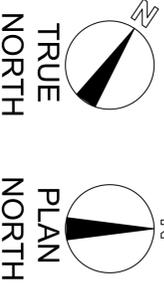
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**ENLARGED PARTIAL SITE PLAN**

Revisions:

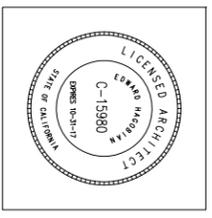
JOB NO.:	15-687
SCALE:	AS SHOWN
DRAWN BY:	SHJ
DATE:	DEC. 2015
SHEET NO.:	<b>A-2</b>



**1**  
3/16" = 1'-0"  
**PROPOSED PARTIAL SITE PLAN**



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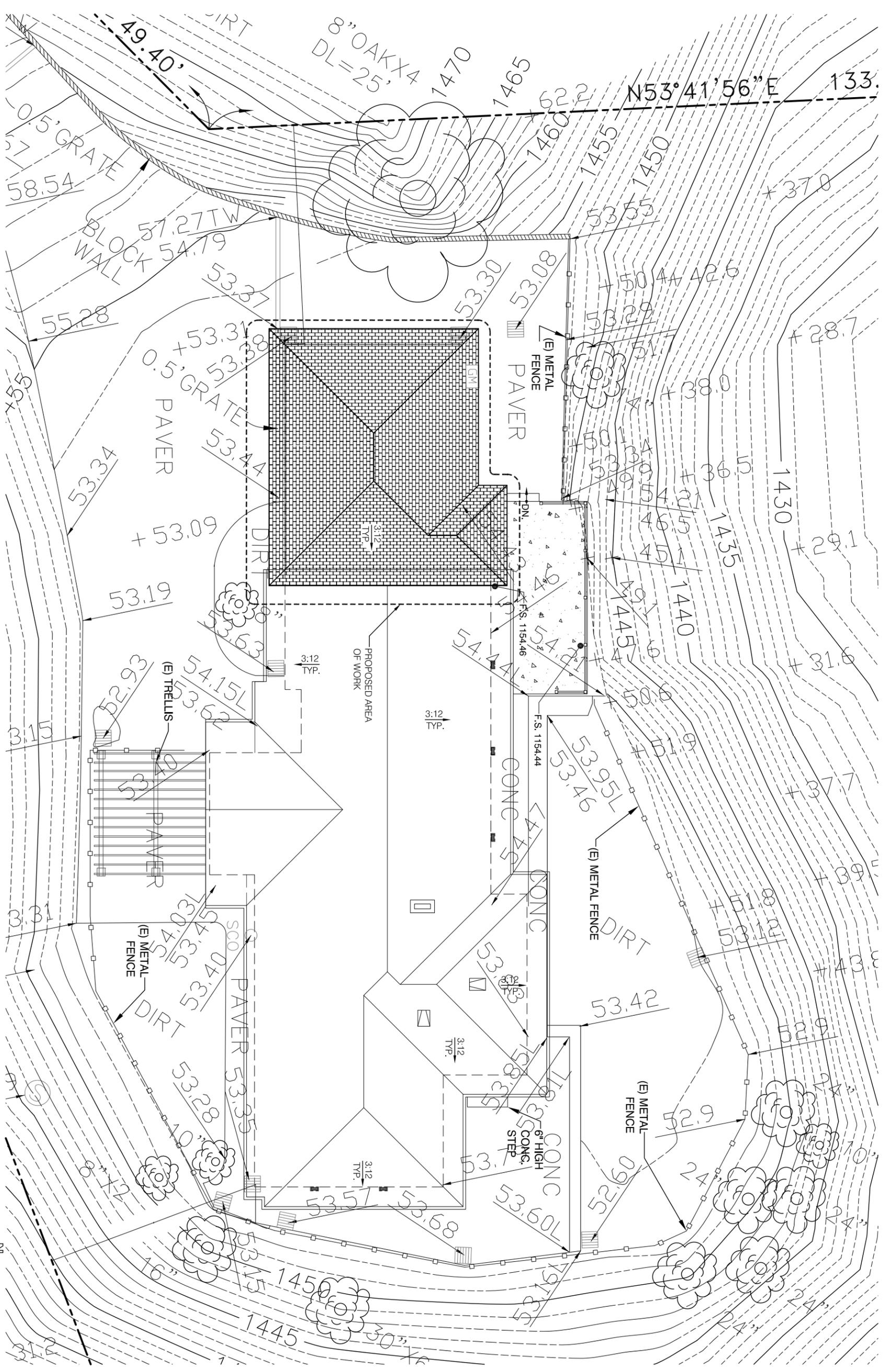


**Project:**  
CACHO NEGRETTE  
RESIDENCE  
3828 HILLWAY DR.  
GLENDALE, CA 91208

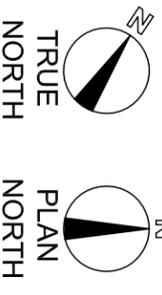
**Sheet title:**  
ENLARGED PARTIAL SITE PLAN

**Revisions:**

JOB NO.:	15-687
SCALE:	AS SHOWN
DRAWN BY:	SHJ
DATE:	DEC. 2015
SHEET NO.:	<b>A-2</b>



**1** PROPOSED PARTIAL SITE PLAN  
3/16" = 1'-0"

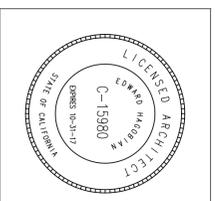










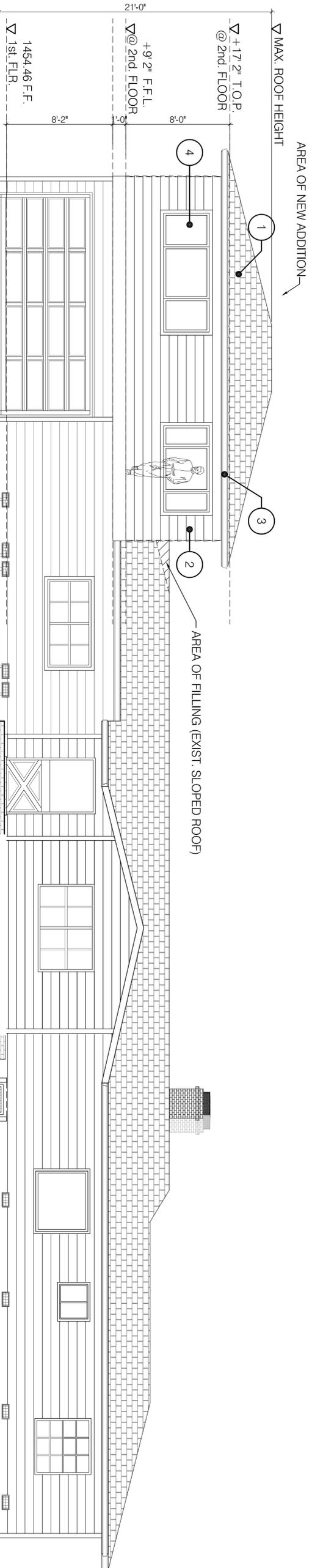


**Project:**  
CACHO NEGRETTE  
RESIDENCE  
3828 HILLWAY DR.  
GLENDALE, CA 91208

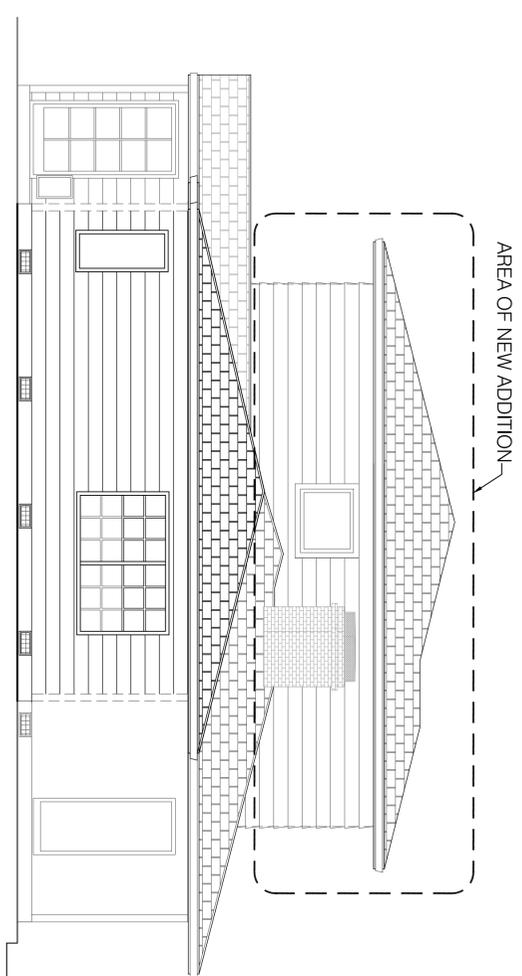
**Sheet title:**  
PROPOSED ELEVATIONS

**Revisions:**

JOB NO.:	15-687
SCALE	AS SHOWN
DRAWN BY:	AH
DATE:	DEC. 2015
SHEET NO.:	<b>A-5</b>



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

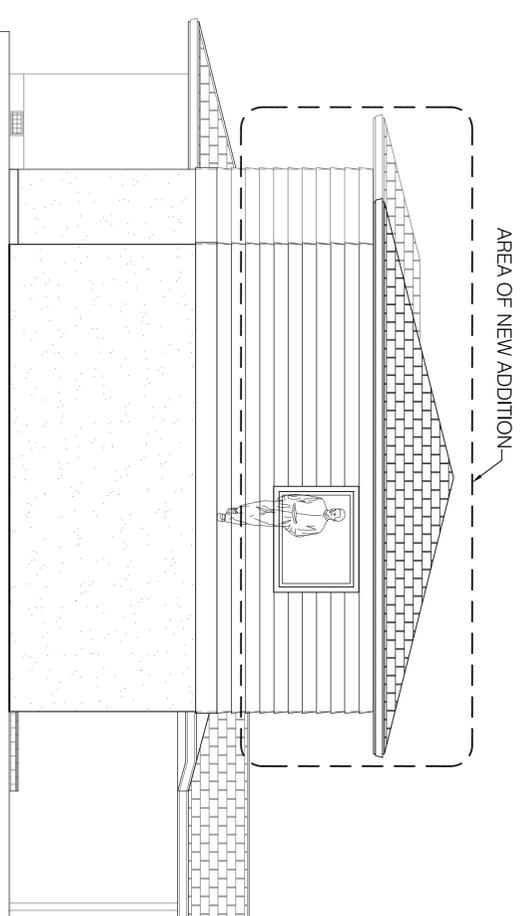


**4 EAST ELEVATION**  
1/4" = 1'-0"

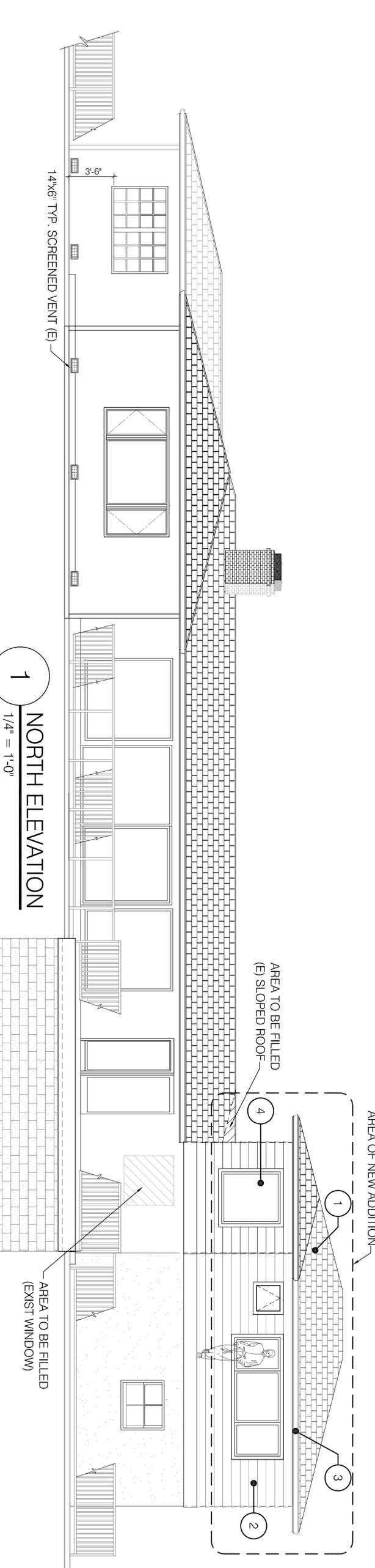
**EXTERIOR MATERIALS & FINISHES**

- 1 ROOF: ASPHALT SHINGLE
- 2 SIDING: JAMES HARDIE, COBBLE STONE
- 3 FASCIA: DARK TAUPE
- 4 WINDOWS: VINYL, WHITE

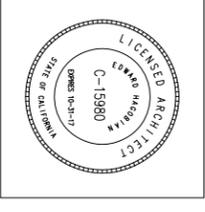
**NOTE:**  
ALL NEW CONSTRUCTION FINISHES, COLORS AND TEXTURES SHALL MATCH WITH EXISTING



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



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



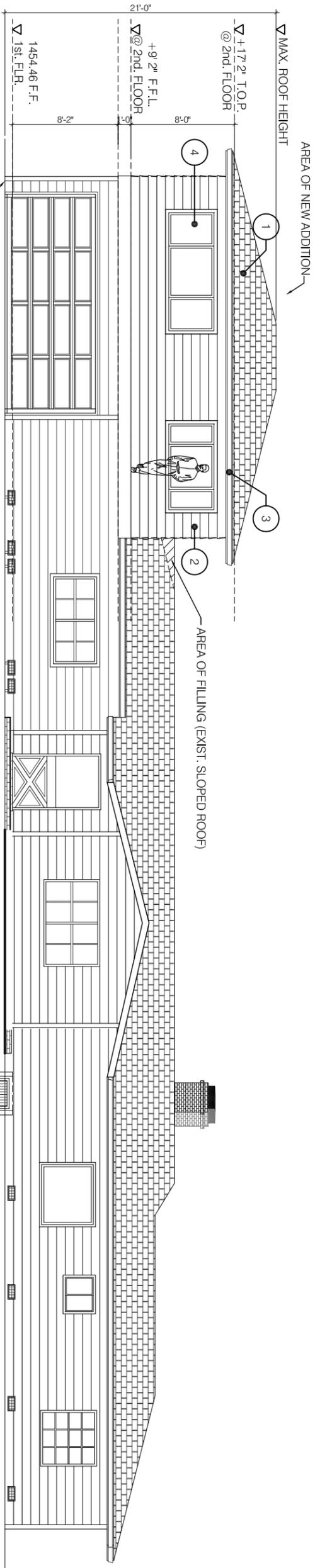
**Project:**  
**CACHO NEGRETTE**  
**RESIDENCE**  
 3828 HILLWAY DR.  
 GLENDALE, CA 91208

**Sheet title:**  
**PROPOSED ELEVATIONS**

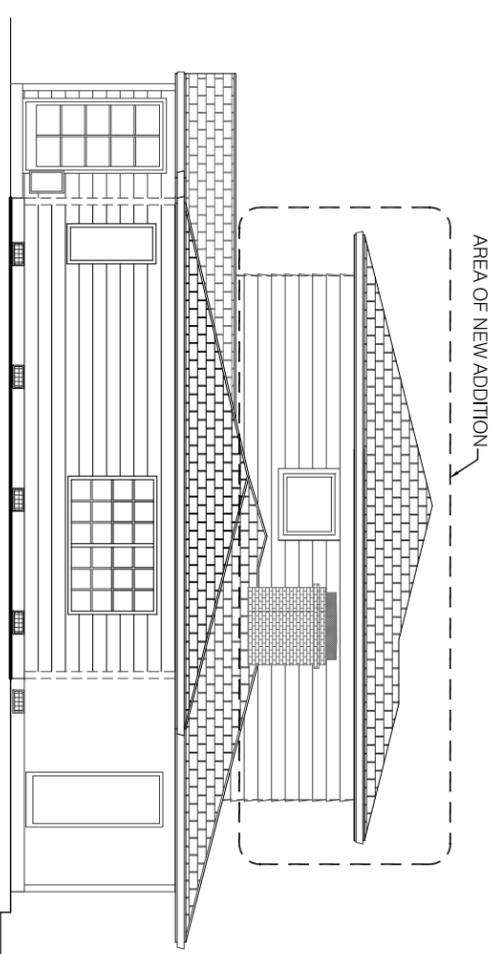
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DRAWN BY:	AH
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SHEET NO.:	<b>A-5</b>

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

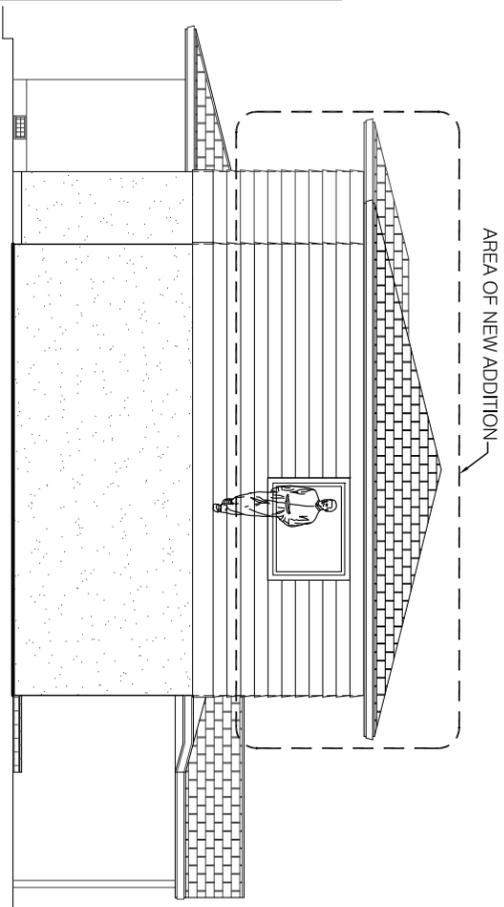


**4 EAST ELEVATION**  
 1/4" = 1'-0"

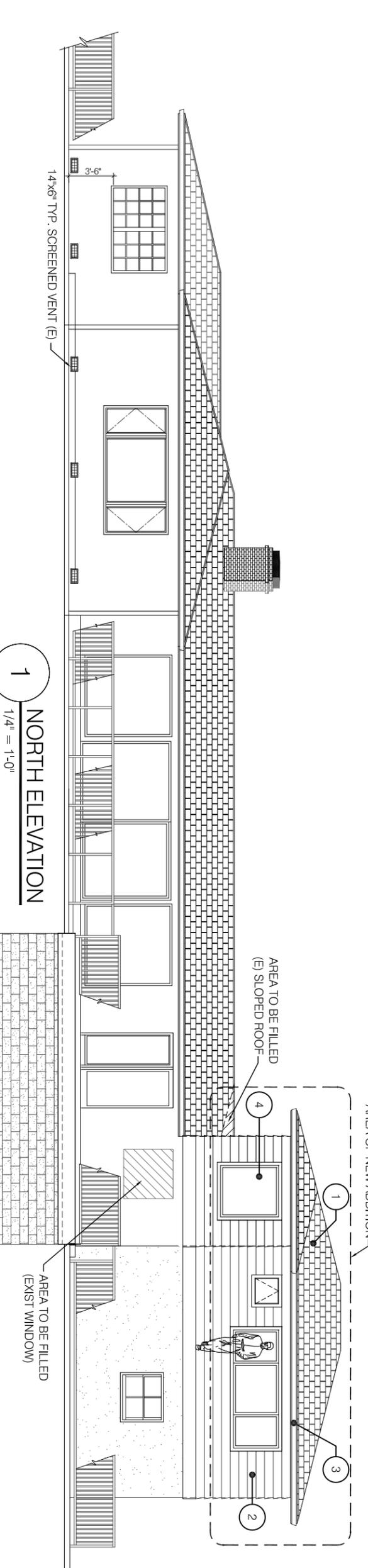
**EXTERIOR MATERIALS & FINISHES**

- 1 ROOF: ASPHALT SHINGLE
- 2 SIDING: JAMES HARDIE, COBBLE STONE
- 3 FASCIA: DARK TAUPE
- 4 WINDOWS: VINYL, WHITE

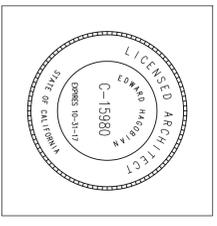
**NOTE:**  
 ALL NEW CONSTRUCTION FINISHES, COLORS AND TEXTURES SHALL MATCH WITH EXISTING



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



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



**Project:**  
**CACHO NEGRETE**  
**RESIDENCE**  
3828 HILLWAY DR.  
GLENDALE, CA 91208

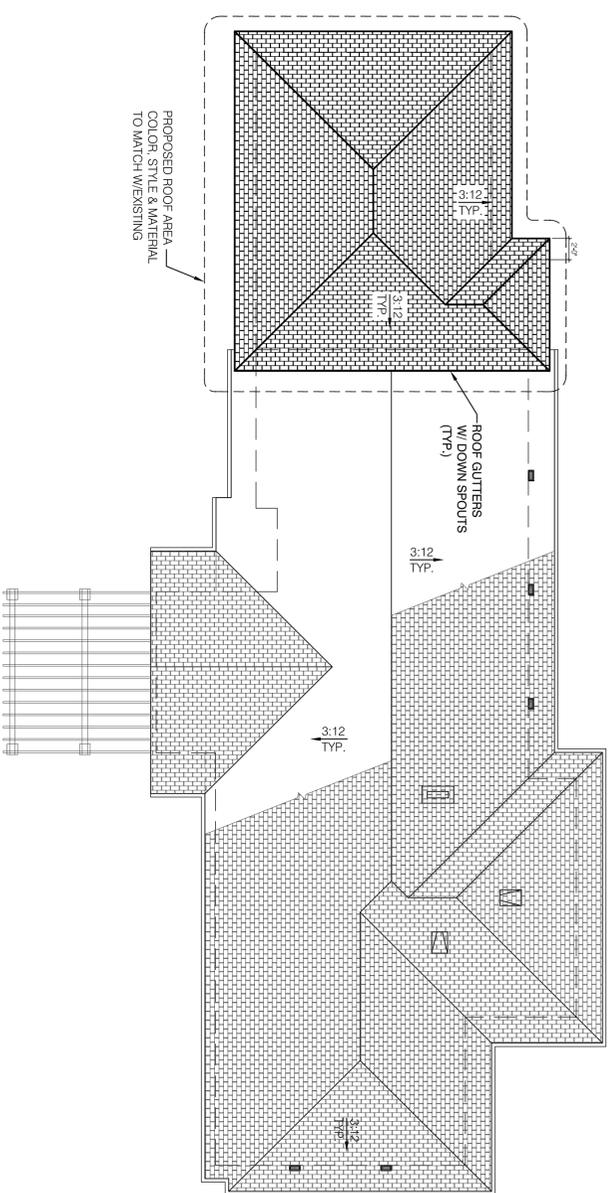
**Sheet title:**  
**DEMOLITION ROOF PLAN**  
**PROPOSED ROOF PLAN**  
**DOOR & WINDOW SCHEDULE**

**Revisions:**

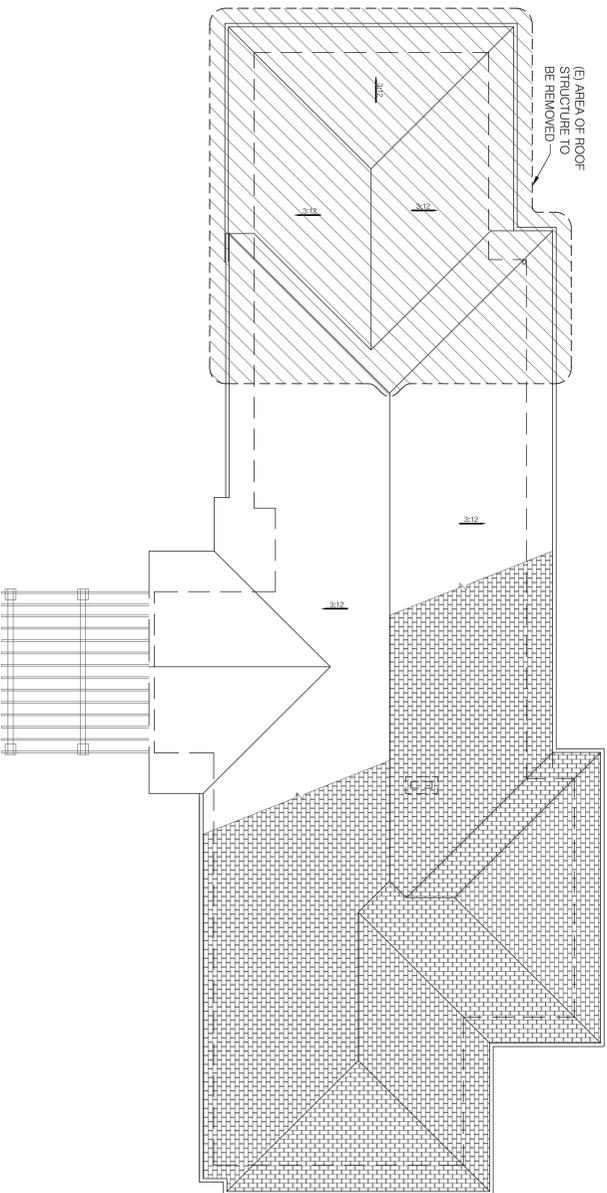
1.	

JOB NO.:	15-687
SCALE	AS SHOWN
DRAWN BY:	SHJ
DATE:	DEC. 2015
SHEET NO.:	<b>A-6</b>

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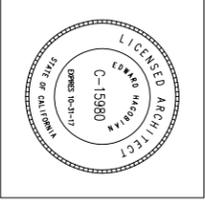
**2**  
1/8" = 1'-0"  
**PROPOSED ROOF PLAN**



**1**  
1/8" = 1'-0"  
**EXISTING/DEMOLITION ROOF PLAN**

DOOR SCHEDULE	
NO.	DESCRIPTION
<b>FIRST FLOOR</b>	
01	4'-0"x7'-0" (E) 6'-0"x7'-0" 2-PANEL ENTRY DOOR W/ SECURITY LOCK SET
02	2'-6"x6'-6" (E) HOLLOW CORE WOOD SWINGING CLOSET DOOR
03	2'-6"x6'-6" (E) HOLLOW CORE WOOD SWINGING PANTRY DOOR
04	2'-6"x6'-6" (E) SOLID CORE SWINGING DOOR
05	5'-0"x6'-6" (E) DOUBLE BIFOLD LAUNDRY ROOM DOORS
06	3'-0"x6'-6" (E) SOLID CORE SWINGING DOOR W/ SECURITY LOCK SET
07	3'-0"x7'-0" (E) SELF-CLOSING TIGHT FITTING S.C. W/1-3/8" THICK 20 MINUTE RATED DOOR AT GARAGE
08	17'-0"x7'-0" (E) GARAGE DOOR
09	3'-0"x6'-6" (E) SOLID CORE SWINGING DOOR W/ SECURITY LOCKSET
10	3'-6"x6'-6" (E) FULL GLAZED SWINGING WOOD DOOR W/ SECURITY LOCKSET
11	12'-0"x7'-0" (E) GLASS SLIDING DOOR
12	6'-0"x6'-6" (E) SLIDING DOUBLE PANEL CLOSET DOOR
13	2'-6"x6'-6" (E) H.C. WOOD SWINGING DOOR W/PRIVACY LOCK SET
14	2'-6"x6'-6" (E) SOLID COOR WOOD SWINGING DOOR W/PRIVACY LOCK SET
15	2'-6"x6'-6" (E) HOLLOW CORE SWINGING WOOD DOOR
16	2'-6"x6'-6" (E) HOLLOW CORE WOOD SWINGING DOOR W/PRIVACY LOCK SET
17	2'-6"x6'-6" (E) SOLID CORE WOOD SWINGING DOOR
18	2'-6"x6'-6" (E) SOLID CORE WOOD SWINGING DOOR
19	7'-0"x6'-6" (E) SLIDING DOUBLE PANEL CLOSET DOOR
20	2'-6"x6'-6" (E) SOLID CORE WOOD SWINGING DOOR W/PRIVACY LOCK SET
21	2'-4"x6'-6" (E) TEMPERED GLASS SHOWER DOOR
22	2'-6"x6'-6" (E) SOLID CORE WOOD SWINGING DOOR W/PRIVACY LOCK SET
23	2'-10"x6'-6" (E) SOLID CORE WOOD SWINGING DOOR W/PRIVACY LOCK SET
24	3'-0"x6'-6" (E) SOLID CORE WOOD SWINGING DOOR W/PRIVACY LOCK SET
25	2'-6"x6'-6" (E) HOLLOW CORE WOOD DOOR
26	3'-0"x6'-6" (E) HOLLOW CORE WOOD DOOR W/ DIVIDED GLAZING
27	3'-0"x7'-0" (N) SOLID CORE WOOD SWINGING DOOR
28	4'-4"x7'-0" (N) SOLID CORE MIRROR SLIDING DOUBLE DOOR
29	3'-0"x7'-0" (N) SOLID CORE WOOD SWINGING DOOR W/PRIVACY LOCK SET
30	3'-0"x7'-0" (N) SOLID CORE WOOD SWINGING DOOR W/PRIVACY LOCK SET
31	4'-10"x7'-0" (N) SOLID CORE MIRROR SLIDING DOUBLE DOOR
32	4'-10"x7'-0" (N) SOLID CORE MIRROR SLIDING DOUBLE DOOR
33	3'-6"x7'-0" (N) TEMPERED GLASS SWINGING SHOWER DOOR W/SHIELD LIGHT
34	3'-0"x7'-0" (N) SOLID CORE WOOD SWINGING DOOR W/PRIVACY LOCK SET

WINDOW SCHEDULE	
NO.	DESCRIPTION
<b>FIRST FLOOR</b>	
6'-6" x 3'-6"	(E) GLAZING TO REMAIN
3'-6" x 3'-0"	(E) GLAZING TO REMAIN
3'-0" x 3'-6"	(E) GLAZING TO BE REMOVED AND THE WALL TO BE FILLED
2'-6" x 6'-6"	(E) FIXED WINDOW SIBELIGHT TEMPERED
6'-0" x 6'-6"	(E) GLAZING TO REMAIN
6'-0" x 6'-6"	(E) GLAZING TO REMAIN
7'-0" x 5'-0"	(E) WINDOW ASSEMBLY W/ 3'-6"x5'-0" FIXED CENTER & 2'-0"x6'-6" CASEMENT ON BOTH SIDES AT LEAST ONE PANEL TEMP.
6'-6" x 4'-4"	(E) GLAZING TO REMAIN
6'-6" x 4'-4"	(E) GLAZING TO REMAIN
1'-6" x 4'-4"	(E) GLAZING TO REMAIN
4'-0" x 4'-4"	(E) GLAZING TO REMAIN
2'-8" x 2'-0"	(E) SLIDER GLAZING W/ ONE PANEL TEMPERED
5'-0" x 4'-4"	(E) FIXED GLAZING PICTURE WINDOW TEMPERED
6'-6" x 4'-4"	(E) GLAZING TO REMAIN
<b>SECOND FLOOR</b>	
7'-2" x 4'-4"	(N) WINDOW ASSEMBLY W/ 3'-6"x4'-0" FIXED CENTER & 2'-0"x4'-4" CASEMENT ON BOTH SIDES AT LEAST ONE PANEL TEMP.
9'-8" x 4'-0"	(N) WINDOW ASSEMBLY W/ 4'-0"x4'-0" FIXED CENTER & 3'-0"x4'-0" CASEMENT ON BOTH SIDES AT LEAST ONE PANEL TEMP.
3'-6" x 3'-6"	(N) GLAZING CASSEMBLY W/ TEMPERED GLASS
9'-8" x 4'-0"	(N) WINDOW ASSEMBLY W/ 4'-0"x4'-0" FIXED CENTER & 3'-0"x4'-4" CASEMENT ON BOTH SIDES AT LEAST ONE PANEL TEMP.
2'-6" x 2'-4"	(N) GLAZING AWNING W/ TEMPERED GLASS
4'-6" x 5'-4"	(N) GLAZING PICTURE
2'-6" x 3'-0"	(N) GLAZING CASSEMBLY



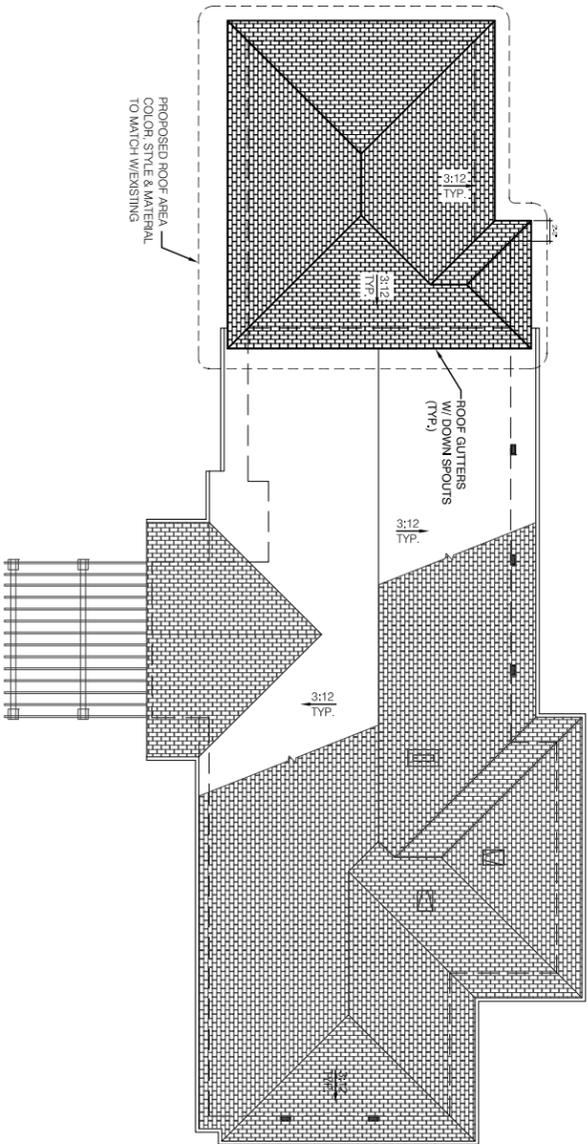
**Project:**  
**CACHO NEGRETTE**  
**RESIDENCE**  
 3828 HILLWAY DR.  
 GLENDALE, CA 91208

**Sheet title:**  
**DEMOLITION ROOF PLAN**  
**PROPOSED ROOF PLAN**  
**DOOR & WINDOW SCHEDULE**

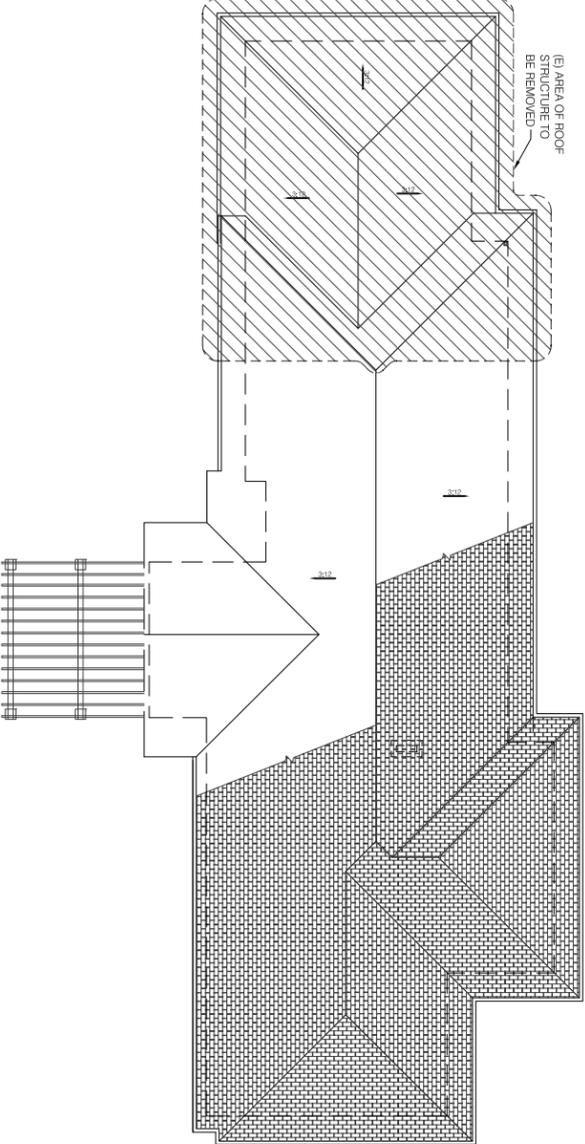
**Revisions:**


JOB NO.:	15-687
SCALE:	AS SHOWN
DRAWN BY:	SHJ
DATE:	DEC. 2015
SHEET NO.:	<b>A-6</b>

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**2**  
 1/8" = 1'-0"  
**PROPOSED ROOF PLAN**



**1**  
 1/8" = 1'-0"  
**EXISTING/DEMOLITION ROOF PLAN**

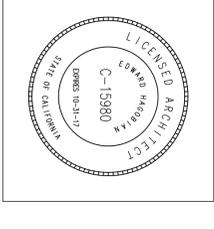
DOOR SCHEDULE		DESCRIPTION
NO.	DOOR OPENING SIZE (WxH)	
<b>FIRST FLOOR</b>		
01	4'-0" x 7'-0"	(E) 6'-0" x 7'-0" 2-PANEL ENTRY DOOR W/ SECURITY LOCK SET
02	2'-6" x 6'-6"	(E) HOLLOW CORE WOOD SWINGING CLOSET DOOR
03	2'-6" x 6'-6"	(E) HOLLOW CORE WOOD SWINGING CLOSET DOOR
04	2'-6" x 6'-6"	(E) SOLID CORE SWINGING DOOR
05	3'-0" x 6'-6"	(E) DOUBLE BE-BOLD LAUNDRY ROOM DOORS
06	3'-0" x 6'-6"	(E) SELF-CLOSING, TIGHT FITTING S. C. W/O 1-3/8" THICK 20 MINUTE RATED DOOR AT GARAGE
07	3'-0" x 7'-0"	(E) SOLID CORE SWINGING DOOR W/ SECURITY LOCK SET
08	1'-0" x 7'-0"	(E) GARAGE DOOR
09	3'-0" x 6'-6"	(E) SOLID CORE SWINGING DOOR W/ SECURITY LOCK SET
10	3'-0" x 6'-6"	(E) FULL GLAZED SWINGING WOOD DOOR W/ SECURITY LOCKSET
11	12'-0" x 7'-0"	(E) GLASS SLIDING DOOR
12	6'-0" x 6'-6"	(E) SLIDING DOUBLE PANEL CLOSET DOOR
13	2'-6" x 6'-6"	(E) H.C. WOOD SWINGING DOOR W/ PRIVACY LOCK SET
14	2'-6" x 6'-6"	(E) SOLID CORE WOOD SWINGING DOOR W/ PRIVACY LOCK SET
15	2'-6" x 6'-6"	(E) HOLLOW CORE SWINGING WOOD DOOR
16	2'-6" x 6'-6"	(E) HOLLOW CORE WOOD SWINGING DOOR W/ PRIVACY LOCK SET
17	2'-6" x 6'-6"	(E) SOLID CORE WOOD SWINGING DOOR
18	2'-6" x 6'-6"	(E) SOLID CORE WOOD SWINGING DOOR
19	7'-0" x 6'-6"	(E) SLIDING DOUBLE PANEL CLOSET DOOR
20	2'-6" x 6'-6"	(E) SOLID CORE WOOD SWINGING DOOR W/ PRIVACY LOCK SET
21	2'-6" x 6'-6"	(E) TEMPERED GLASS SHOWER DOOR
22	2'-6" x 6'-6"	(E) SOLID CORE WOOD SWINGING DOOR W/ PRIVACY LOCK SET
23	2'-10" x 6'-6"	(E) SOLID CORE WOOD SWINGING DOOR W/ PRIVACY LOCK SET
24	3'-0" x 6'-6"	(E) SOLID CORE WOOD SWINGING DOOR W/ PRIVACY LOCK SET
25	3'-0" x 6'-6"	(E) HOLLOW CORE WOOD DOOR
26	2'-6" x 6'-6"	(E) HOLLOW CORE WOOD DOOR W/ DIVIDED GLAZING
27	3'-0" x 7'-0"	(E) SOLID CORE MIRROR SLIDING DOUBLE DOOR
28	4'-0" x 7'-0"	(E) SOLID CORE MIRROR SLIDING DOUBLE DOOR
29	3'-0" x 7'-0"	(E) SOLID CORE WOOD SWINGING DOOR W/ PRIVACY LOCK SET
30	3'-0" x 7'-0"	(E) SOLID CORE MIRROR SLIDING DOUBLE DOOR
31	4'-10" x 7'-0"	(E) SOLID CORE MIRROR SLIDING DOUBLE DOOR
32	4'-10" x 7'-0"	(E) TEMPERED GLASS SWINGING SHOWER DOOR W/ SIDE LIGHT
33	3'-0" x 7'-0"	(E) SOLID CORE WOOD SWINGING DOOR W/ PRIVACY LOCK SET

WINDOW SCHEDULE		DESCRIPTION
NO.	WINDOW OPENING SIZE (WxH)	
<b>FIRST FLOOR</b>		
01	6'-0" x 3'-6"	(E) GLAZING TO REMAIN
02	3'-0" x 3'-6"	(E) GLAZING TO REMAIN
03	3'-0" x 3'-6"	(E) GLAZING TO BE REMOVED AND THE WALL TO BE FILLED
04	2'-6" x 6'-6"	(E) FIXED WINDOW SLEIGHT, TEMPERED
05	6'-0" x 6'-6"	(E) GLAZING TO REMAIN
06	6'-0" x 6'-6"	(E) GLAZING TO REMAIN
07	7'-0" x 9'-0"	(E) WINDOW ASSEMBLY W/ 6'-0" x 4'-0" FIXED CENTER & 2'-0" x 4'-0" CASSEMENT ON BOTH SIDES, AT LEAST ONE PANEL TEMP.
08	6'-0" x 4'-6"	(E) GLAZING TO REMAIN
09	6'-0" x 4'-6"	(E) GLAZING TO REMAIN
10	1'-0" x 4'-4"	(E) GLAZING TO REMAIN
11	4'-0" x 4'-6"	(E) GLAZING TO REMAIN
12	2'-6" x 2'-6"	(E) SLIDER GLAZING W/ ONE PANEL, TEMPERED
13	3'-0" x 4'-0"	(E) FIXED GLAZING PICTURE WINDOW, TEMPERED
14	6'-0" x 4'-4"	(E) GLAZING TO REMAIN
<b>SECOND FLOOR</b>		
15	7'-0" x 4'-0"	(E) WINDOW ASSEMBLY W/ 3'-0" x 4'-0" FIXED CENTER & 2'-0" x 4'-0" CASSEMENT ON BOTH SIDES, AT LEAST ONE PANEL TEMP.
16	6'-0" x 4'-0"	(E) WINDOW ASSEMBLY W/ 3'-0" x 4'-0" FIXED CENTER & 2'-0" x 4'-0" CASSEMENT ON BOTH SIDES, AT LEAST ONE PANEL TEMP.
17	3'-0" x 3'-6"	(E) WINDOW ASSEMBLY W/ 2'-0" x 2'-6" TEMPERED GLASS CASSEMENT ON BOTH SIDES, AT LEAST ONE PANEL TEMP.
18	9'-0" x 4'-0"	(E) WINDOW ASSEMBLY W/ 2'-0" x 2'-6" TEMPERED GLASS CASSEMENT ON BOTH SIDES, AT LEAST ONE PANEL TEMP.
19	2'-6" x 2'-6"	(E) GLAZING PICTURE
20	4'-0" x 3'-6"	(E) GLAZING CASSEMENT



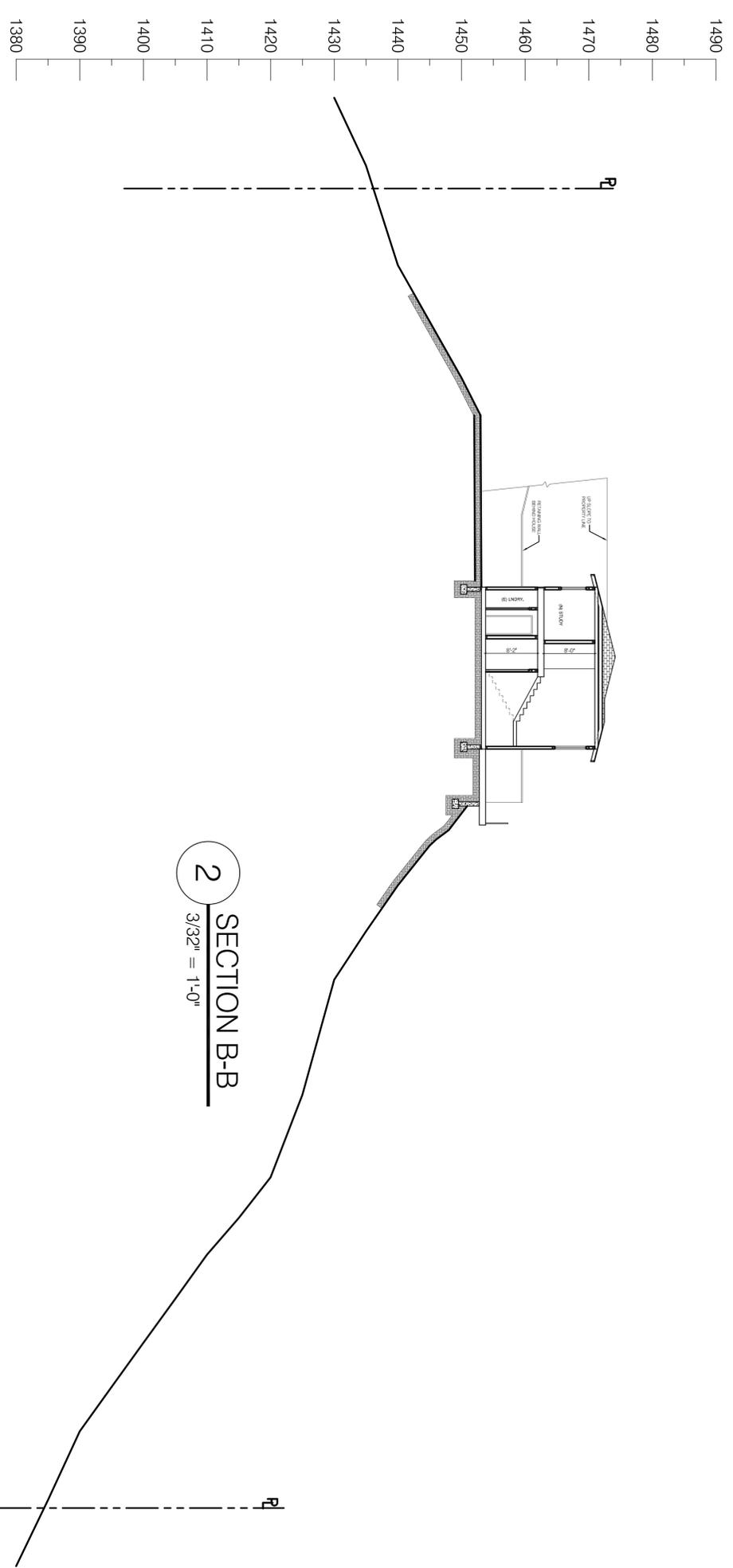


220 S. KENWOOD ST.  
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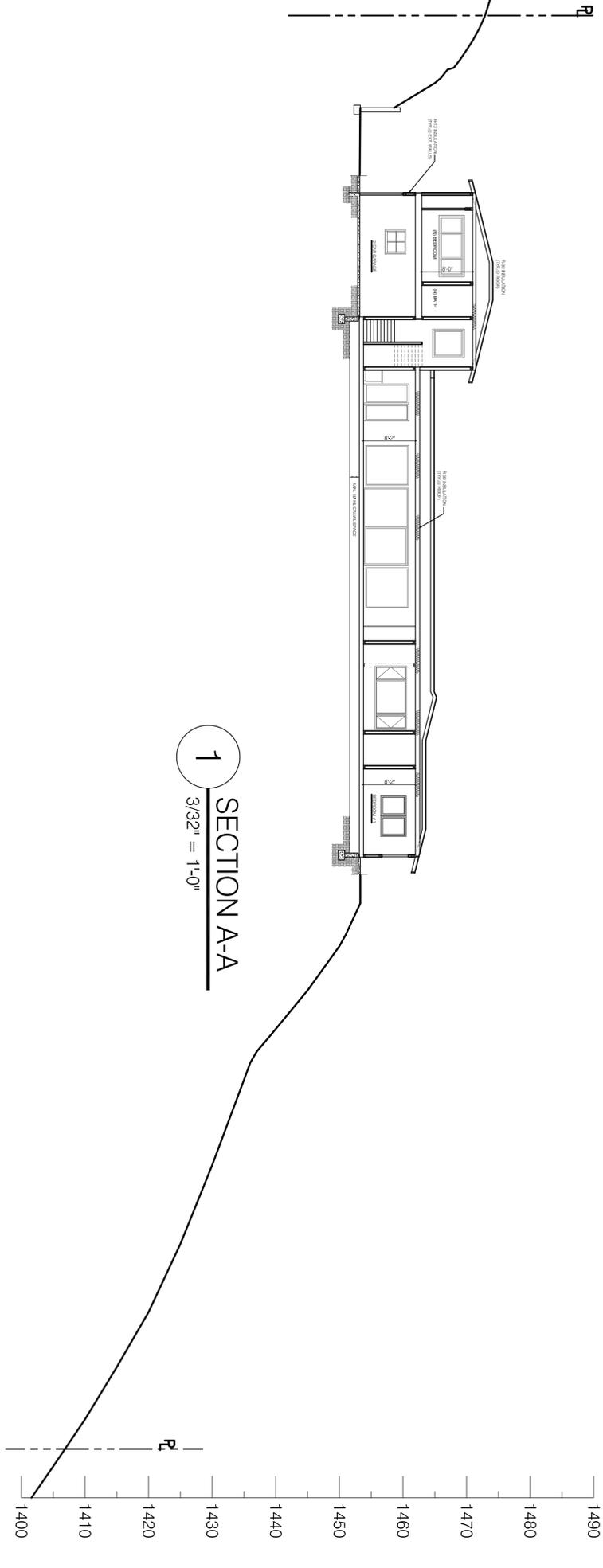


**Project:**  
 CACHO NEGRETTE  
 RESIDENCE  
 3828 HILLWAY DR.  
 GLENDALE, CA 91208

**Sheet title:**  
 SITE SECTIONS A-A & B-B



**2**  
 SECTION B-B  
 3/32" = 1'-0"



**1**  
 SECTION A-A  
 3/32" = 1'-0"

**Revisions:**


JOB NO.:	15-687
SCALE	AS SHOWN
DRAWN BY:	WM
DATE:	DEC. 2015
SHEET NO.:	<b>A-8</b>

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**1** FRONT (SOUTH) ELEVATION  
3/16" = 1'-0"



**2** LEFT (WEST) ELEVATION  
3/16" = 1'-0"



**3** REAR (NORTH) ELEVATION  
3/16" = 1'-0"



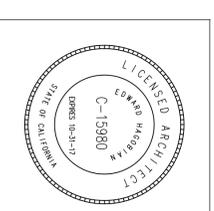
**4** RIGHT (EAST) ELEVATION  
3/16" = 1'-0"

**EDWARD  
&  
HAGOBIAN**

ASSOC.  
INCORPORATED  
ARCHITECTS

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FAX: (818) 502-0853



**Project:**  
**CACHO NEGRETE  
RESIDENCE**  
3828 HILLWAY DR.  
GLENDALE, CA 91208

**Sheet title:**  
**COLORED ELEVATIONS**

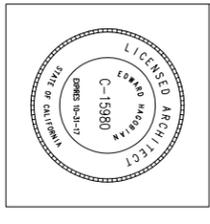
**Revisions:**


JOB NO.:	15-687
SCALE	AS SHOWN
DRAWN BY:	WM
DATE:	DEC. 2015
SHEET NO.:	<b>A-9</b>

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**1** FRONT (SOUTH) ELEVATION  
3/16" = 1'-0"



**2** LEFT (WEST) ELEVATION  
3/16" = 1'-0"



**3** REAR (NORTH) ELEVATION  
3/16" = 1'-0"



**4** RIGHT (EAST) ELEVATION  
3/16" = 1'-0"

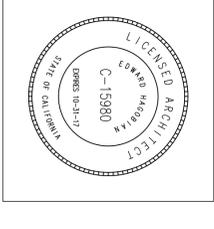
Sheet title:  
COLORED ELEVATIONS

Revisions:


JOB NO.:	15-687
SCALE	AS SHOWN
DRAWN BY:	WM
DATE:	DEC. 2015
SHEET NO.:	<b>A-9</b>

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**Project:**  
**CACHO NEGRETE  
RESIDENCE**  
3828 HILLWAY DR.  
GLENDALE, CA 91208

**Sheet title:**  
**SOUTHWEST PERSPECTIVE**

**Revisions:**

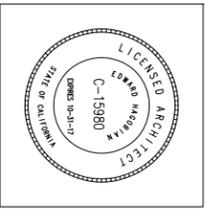



**1** SOUTHWEST PERSPECTIVE  
NTS

<b>JOB NO.:</b>	15-687
<b>SCALE</b>	AS SHOWN
<b>DRAWN BY:</b>	WM
<b>DATE:</b>	DEC. 2015
<b>SHEET NO.:</b>	<b>A-10</b>

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FAX: (818) 502-0853



**Project:**  
**CACHO NEGRETTE  
RESIDENCE**  
3828 HILLWAY DR.  
GLENDALE, CA 91208

**Sheet title:**  
**SOUTHWEST PERSPECTIVE**

**Revisions:**

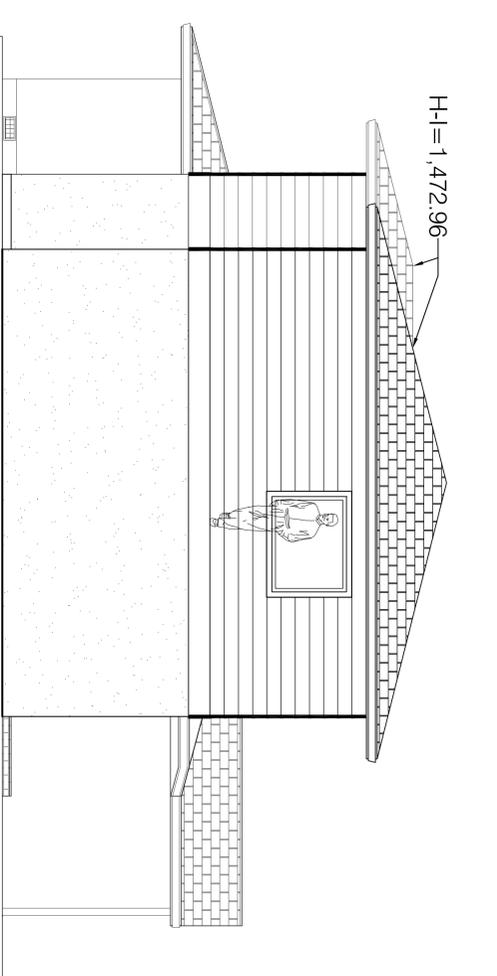
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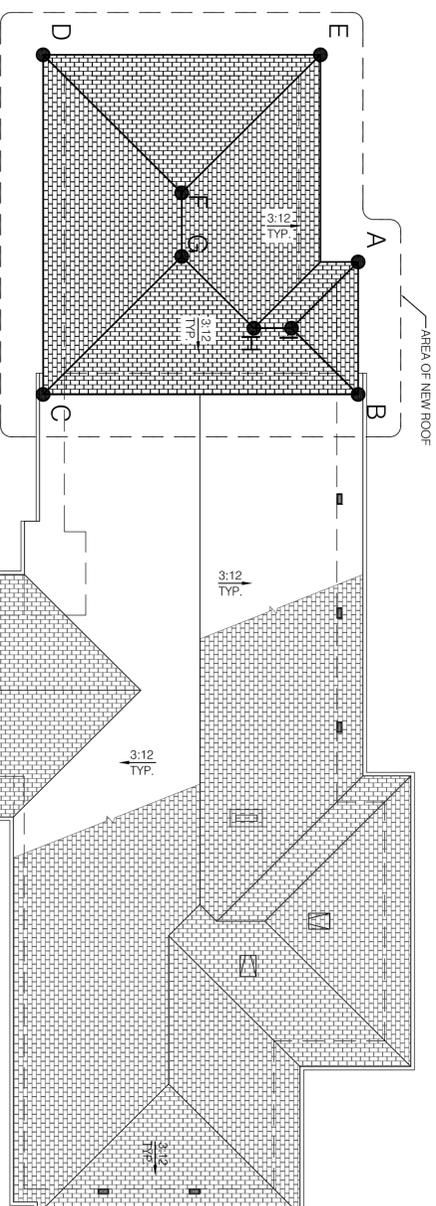
**1** SOUTHWEST PERSPECTIVE  
NTS

JOB NO.:	15-687
SCALE	AS SHOWN
DRAWN BY:	WM
DATE:	DEC. 2015
SHEET NO.:	<b>A-10</b>

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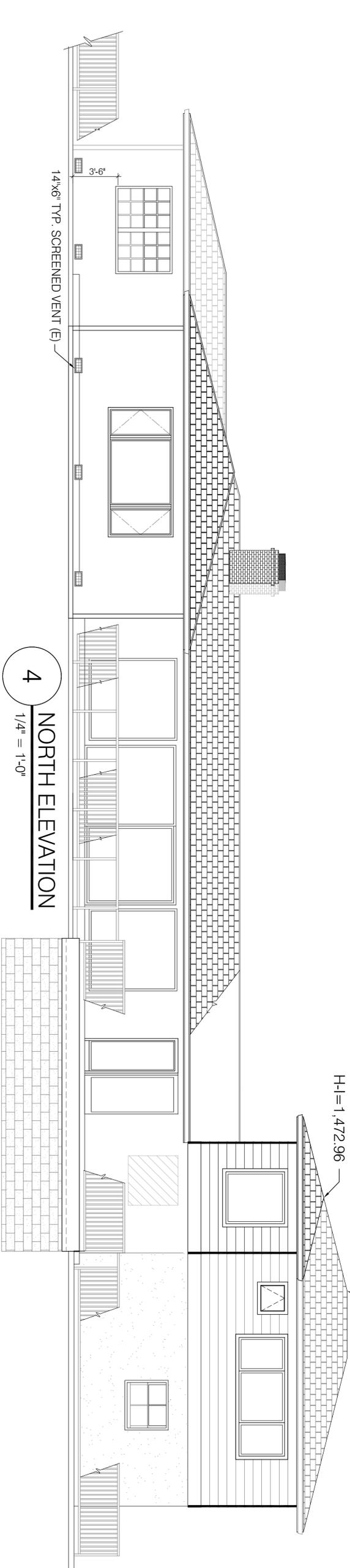
**2**  
EAST ELEVATION  
1/4" = 1'-0"



**1**  
PROPOSED STORY POLE PLAN  
1/8" = 1'-0"



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

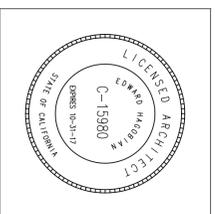


**4**  
NORTH ELEVATION  
1/4" = 1'-0"

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HAGOBIAN**  
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**Project:**  
CACHO NEGRETE  
RESIDENCE  
3828 HILLWAY DR.  
GLENDALE, CA 91208

**Sheet title:**  
STORY POLE PLAN

**Revisions:**


JOB NO.:	15-687
SCALE:	AS SHOWN
DRAWN BY:	AH
DATE:	DEC. 2015
SHEET NO.:	A-11

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