

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

Meeting/Decision Date: April 15, 2019	Address: 1325 Sonora Avenue
Review Authority: <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	APN: 5622-022-032
Case Number: PDR1828390	Applicant: Aram Mnatsakanian
Prepared By: Cassandra Pruet	Owner: Yervand Minasyan

Project Summary

The applicant is proposing a 332 square-foot (SF), one-story addition at the southwest (left) façade of an existing one-story, 1,523 SF single-family house (built in 1925) and located on a 9,576 SF lot zoned R1-I.

Existing Property/Background

The subject property is a 9,576 SF interior lot on the west side of Sonora Avenue. The lot is rectangular in shape and relatively flat. The property is improved with an existing one-story, 1,523 SF single-family house with a detached two-car garage. The proposed project is in the R1-I (Residential) Zone, Floor Area Ratio District I and complies with all current Zoning Code requirements, including setbacks, lot coverage, floor area ratio, parking, and landscaping.

Staff Recommendation

Approve Approve with Conditions Return for Redesign Deny

Last Date Reviewed / Decision

First time submittal for final review.
 Other:

Zone: R1 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 because the proposed project is an addition to an existing structure that will not result in an increase of more than 50 percent of the floor area before the addition, or 2,500 square feet, whichever is less.
 The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because
 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	9,271	7,030-11,732 SF	9,576
Setback	40'	27'-7" - 58'-3"	35'
House size	1,654 SF	960 - 2,758 SF	1,855
Floor Area Ratio	18%	8 - 29%	20%
Number of stories	1.2 13 one-story houses 3 two-story houses	1 - 2	1

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

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

- The 332 SF addition is an up to nine-foot wide addition for the length of the existing house that maintains the required four-foot interior setback.
- The addition maintains the prevailing street-front setback, and its placement is consistent with neighboring houses that have front facades extending the full width of the property.

Massing and Scale

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

Building Relates to its Surrounding Context

yes n/a no

If "no" select from below and explain:

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

Building Relates to Existing Topography

yes n/a no

If "no" select from below and explain:

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

Consistent Architectural Concept

yes n/a no

If "no" select from below and explain:

Concept governs massing and height

Scale and Proportion

yes n/a no

If "no" select from below and explain:

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

Roof Forms

yes n/a no

If "no" select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

Determination of Compatibility: Mass and Scale

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

- The minor addition consists of an extension of the front façade by approximately five feet.
- The addition continues the existing roof and wall line at the front and the decorative roof and wing wall forms at the location of the addition. These roof and wall forms break up the massing and are consistent with the existing Spanish Revival style.
- The addition on the southwest façade (facing the neighbor) maintains a variation in planes to help break up the massing.

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

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

Ancillary Structures

yes n/a no

If "no" select from below and explain:

- Design consistent with primary structure
- Design and materials of gates complement primary structure

Determination of Compatibility: Design and Detailing

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

- The proposed modifications are consistent with the existing Spanish Revival style house. The stucco on the entire house is being updated to a smooth finish with a light gray color which, along with the Spanish tile roofing on the parapet, will continue onto the addition.
- The new front façade window duplicates the existing adjacent window in style and appearance, including the arched stucco imprint above the window which is a common Spanish Revival feature.
- All new and replacement windows visible from the street are recessed with wood trim and sill to match the original windows on the house.
- New window locations are staggered from windows on the adjacent house to preserve privacy.

Recommendation / Draft Record of Decision

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

Conditions

1. Replace any existing windows visible from the street that are sliding, or have internal grids, in order to comply with the Window Replacement Design Guidelines. Maintain window operation of all existing double casement windows visible from street, unless required by Building Code to be single casement.

Attachments

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

SURVEY LIST

	ADDRESS	HEIGHT (STORIES)	FAR	SETBACK	HOUSE SIZE (SQFT.)	LOT SIZE (SQFT.)
1	1501 W. KENNETH RD.	1	0.16	50'-9"	1,749	10,754
2	1315 SONORA AVE.	1	0.17	42'-11"	1,580	9,189
3	1321 SONORA AVE.	1	0.19	41'-1"	1,819	9,562
4	1329 SONORA AVE.	1	0.13	42'-10"	1,268	9,574
5	1335 SONORA AVE.	1	0.18	40'-8"	1,713	9,549
6	1339 SONORA AVE.	1	0.16	41'-2"	1,534	9,564
7	1343 SONORA AVE.	2	0.15	41'-5"	1,482	9,653
8	1347 SONORA AVE.	2	0.29	38'-7"	2,758	9,453
9	1348 SONORA AVE.	1	0.23	27'-7"	1,248	5,525
10	1342 SONORA AVE.	1	0.27	27'-10"	1,928	7,030
11	1338 SONORA AVE.	1	0.21	36'-6"	1,584	7,611
12	1332 SONORA AVE.	1	0.20	37'-3"	1,742	8,555
13	1328 SONORA AVE.	1	0.16	46'-5"	1,566	9,502
14	1322 SONORA AVE.	1	0.16	35'-9"	1,548	9,857
15	1318 SONORA AVE.	2	0.18	38'-6"	1,987	11,229
16	1314 SONORA AVE.	1	0.08	58'-3"	960	11,732
17	1435 KENNETH RD. (NON RESIDENTIAL)	1	0.09	0'-0"	640	7,464

AVG

1-17
2-3

.18

40'

1,654

9,271



SUBJECT PROPERTY FROM SONORA AVE.



ENTRY VIEW



①



WEST ELEVATION



EAST ELEVATION



BACKYARD_1



BACKYARD_2

ARCHDESIGN
& CONSTRUCTION

DRAWING INDEX

A-1	INDEX, INFORMATION, SCOPE OF WORK, PLOT PLAN
A-1.1	SITE PLAN W/ CONTEXT (1/8" SCALE)
A-2	EXISTING FLOOR PLAN, PROPOSED FLOOR PLAN
A-3	SECTIONS, ROOF PLAN
A-4.1	COLORED ELEVATIONS
A-4.2	COLORED ELEVATIONS
A-4.3	ELEVATIONS, WINDOW SCHEDULE
A-4.4	ELEVATIONS
L-1	LANDSCAPING PLAN

LEGAL DESCRIPTION

APN: 5622022032
 TAX RATE AREA (TRA): 04045
 TRACT #: 6165
 LOT: 84
 ZONE: RT 1

SCOPE OF WORK

332 S.F. ADDITION TO EX. SFD

BUILDING TYPE

TYPE V-B
 MAX HEIGHT 15'-0"
 Y.B. 1925/1935

BUILDING USE

SINLGE FAMILY RESIDENTIAL R-3

FAR CALCULATION

PROPERTY 9,576 S.F.
 EX. HOUSE 1,523 S.F.
 EX. FRONT PORCH 113 S.F.
 EX. GARAGE 539 S.F.
 PROPOSED ADDITION 332.2 S.F.
 TOTAL HOUSE 1,855.2 S.F.

MAX FAR ALLOWABLE:
 $9,576 * 30\% = 2,872.8$ S.F.
 $(1,855.2 + 539 - 500) = 1,894.2/9576 = 19.8\%$
 $1,894.2 < 2,872.8$

LOT COVERAGE

$9,576 * 40\% = 3,830$ S.F.
 $1,855.2 + 113 + 539 = 2,607.2$
 $2,607.2 < 3,830$

LANDSCAPING

$9,576 * 40\% = 3,830$ S.F.
 LANDSCAPING : A = 1793.7 S.F.
 B = 2347.5 S.F.
 C = 106 S.F.
 $1793.7 + 2347.5 + 106 = 4247.2$ S.F.
 $4247.2 > 3830$

ARCH-DESIGN
 & CONSTRUCTION CO., INC.

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 archdesignandcon@aol.com

409 IRVING DR.
 BURBANK, CA 91504

OWNER YERVAND MINASYAN 818-631-6008

PROJECT ADDITION TO EXISTING 1 STORY S.F.D.

LOCATION 1325 SONORA AVE., GLENDALE, CA 91201

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ARCH DESIGN & CONSTRUCTION. 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 ARCH DESIGN & CONSTRUCTION. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH WORK.

REVISIONS

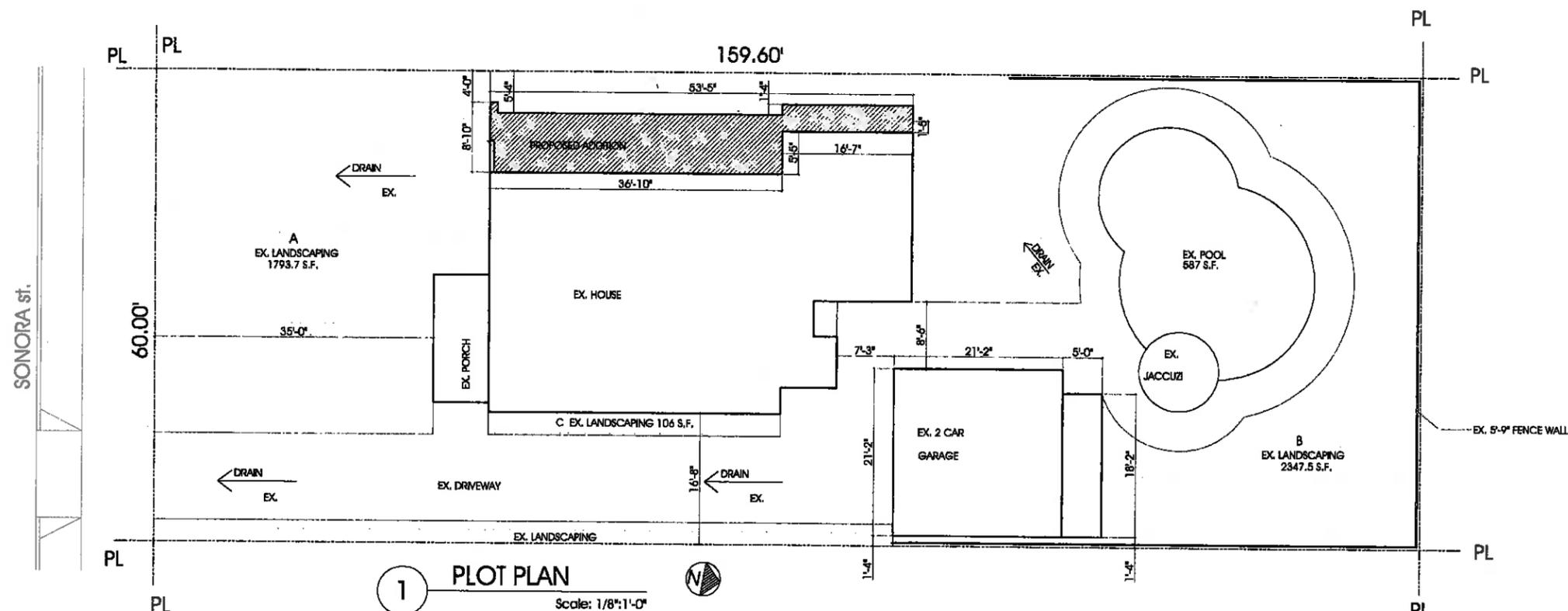
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SHEET NUMBER:

A-1

OF SHEETS





NOTE: FOR EXISTING TREE TYPE AND SIZE SEE L-1

LEGAL DESCRIPTION

APN: 6622022032
 TAX RATE AREA (TRA): 04046
 TRACT #: 6165
 LOT: 84
 ZONE: R1 1

SCOPE OF WORK

332 S.F. ADDITION TO EX. SFD

FAR CALCULATION

PROPERTY	9,576 S.F.
EX. HOUSE	1,523 S.F.
EX. FRONT PORCH	113 S.F.
EX. GARAGE	539 S.F.
PROPOSED ADDITION	332.2 S.F.
TOTAL HOUSE	1,968.2 S.F.

MAX FAR ALLOWABLE:
 $9,576 * 30\% = 2,872.8$ S.F.
 $(1,855.2 + 639 - 500) = 1,894.2 / 9,576 = 19.8\%$
 $1,894.2 < 2,872.8$

LOT COVERAGE

$9,576 * 40\% = 3,830$ S.F.
 $1,865.2 + 113 + 539 = 2,507.2$
 $2,507.2 < 3,830$

LANDSCAPING

$9,576 * 40\% = 3,830$ S.F.
 LANDSCAPING : A = 1793.7 S.F.,
 B = 2347.6 S.F.,
 C = 106 S.F.
 $1,793.7 + 2,347.6 + 106 = 4,247.2$ S.F.
 $4,247.2 > 3,830$

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102 E. PROSPECT AVE.,
BURBANK, CA 91502

OWNER: YERVAND MINASYAN 818-631-6008

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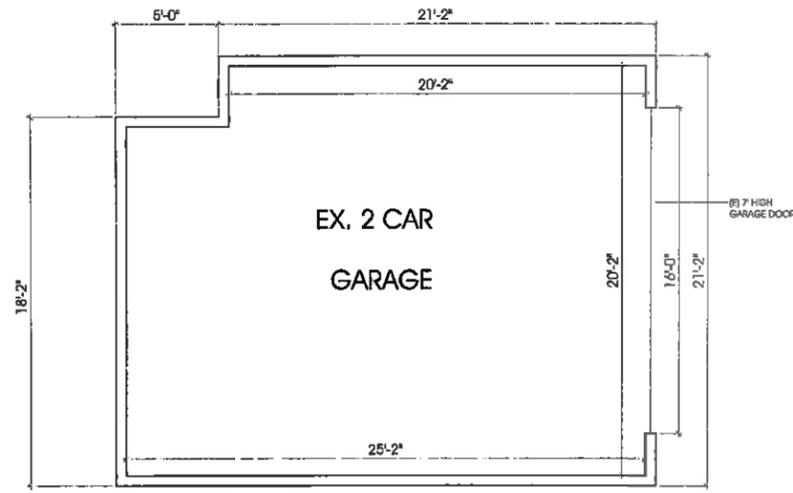
THERE ARE NO PROTECTED BAY, OAK, OR SYCAMORE TREES ON THE PROPERTY, ONLY CITY TREES LOCATED ADJACENT TO THE SUBJECT PROPERTY.

CITY TREE NOTE: ALL CITY STREET TREES TO BE PRESERVED IN PLACE WITH NO IMPACT FROM CONSTRUCTION

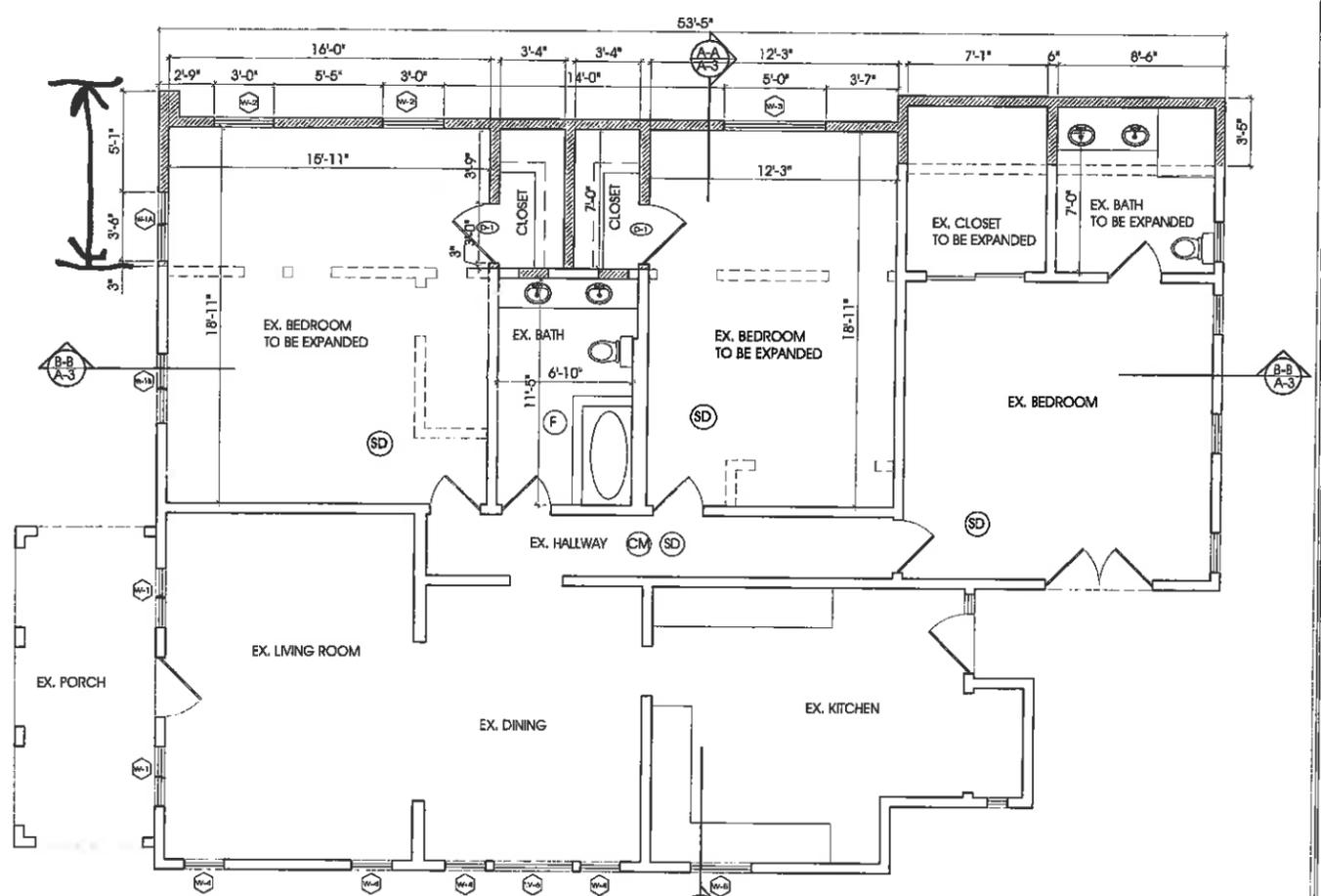
1 SITE PLAN



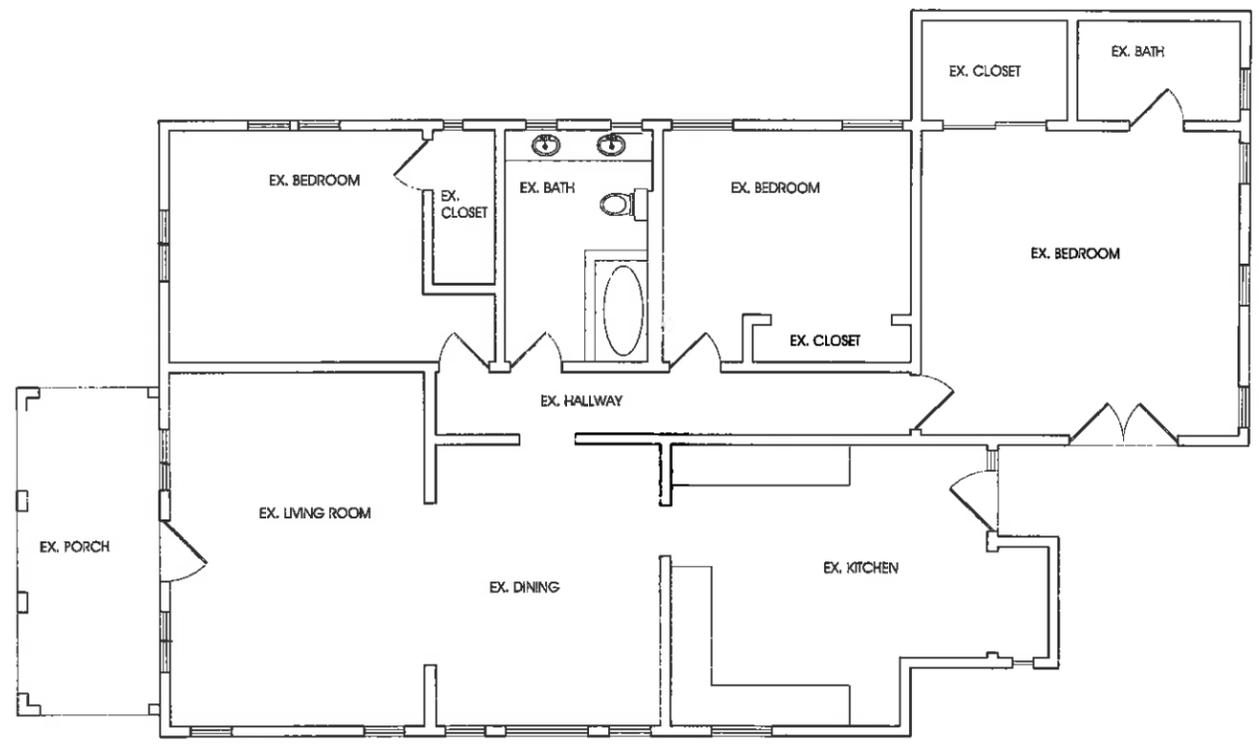
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1.1 EXISTING GARAGE FLOOR PLAN
Scale: 1/4"=1'-0"



2 PROPOSED FLOOR PLAN
Scale: 1/4"=1'-0"



1 EXISTING FLOOR PLAN
Scale: 1/4"=1'-0"

LEGEND

- EX. WALL TO REMAIN
- PROPOSED WALL
- EX. WALL TO BE REMOVED

(SD) HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK UP. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA. BATTERY OPERATED SMOKE DETECTOR PERMITTED IN EXISTING CONSTRUCTION.

(F) ELECTRICAL FAN WITH MIN. 5 AIR CHANGE PER HOUR TO OUTSIDE. ELECTRICAL FAN MUST BE CONNECTED TO THE LIGHT SWITCH.

(CM) CARBON MONOXIDE DETECTOR

(N-1) PROVIDE 7" NON-ABSORBENT WALL SURFACE IN ALL BATH-TUB AND SHOWER COMPARTMENTS.

(W) WINDOW SYMBOL. SEE A-4.3 FOR WINDOW SCHEDULE

(D) DOOR SYMBOL.

NEW DOOR SCHEDULE

#	DOOR SIZE		MAT.	TYPE	REMARKS
	WIDTH	HEIGHT			
1	2'-8"	6'-8"	HOLLOW CORE	SWING	

NOTE: ALL DOORS & WINDOWS SHALL MEET CITY OF GLENDALES SECURITY ORDINANCE.

ARCH-DESIGN & CONSTRUCTION CO., INC.
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BURBANK, CA 91504

CLIENT: YERVAND MINASYAN 818-631-6008
PROJECT: ADDITION TO EXISTING 1 STORY S.F.D.
LOCATION: 1325 SONORA AVE., GLENDALE, CA 91201

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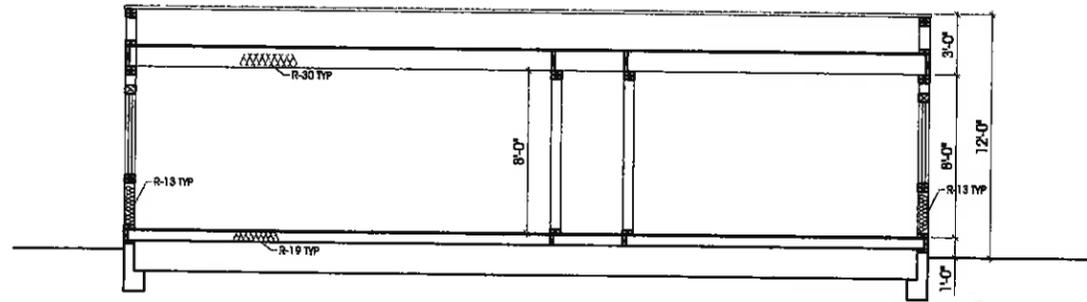
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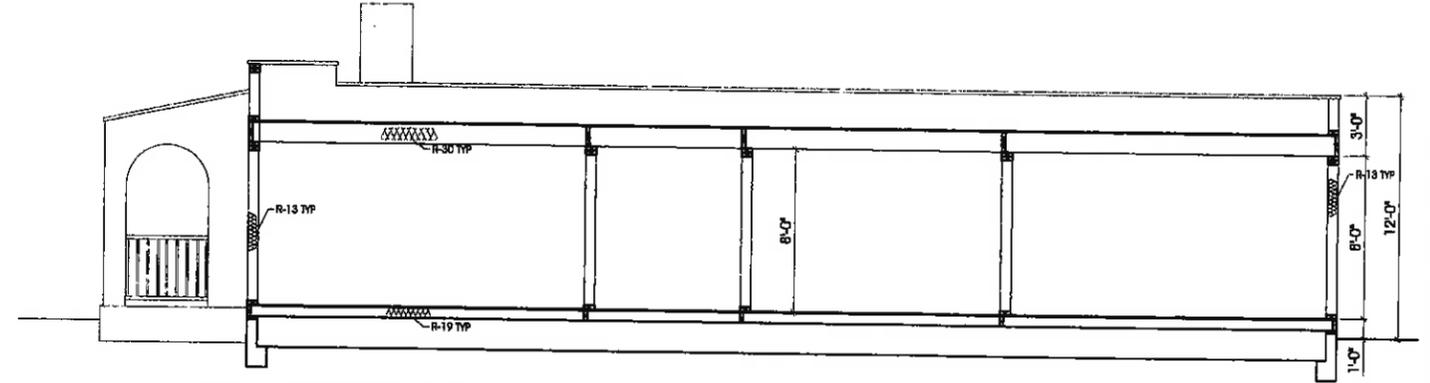
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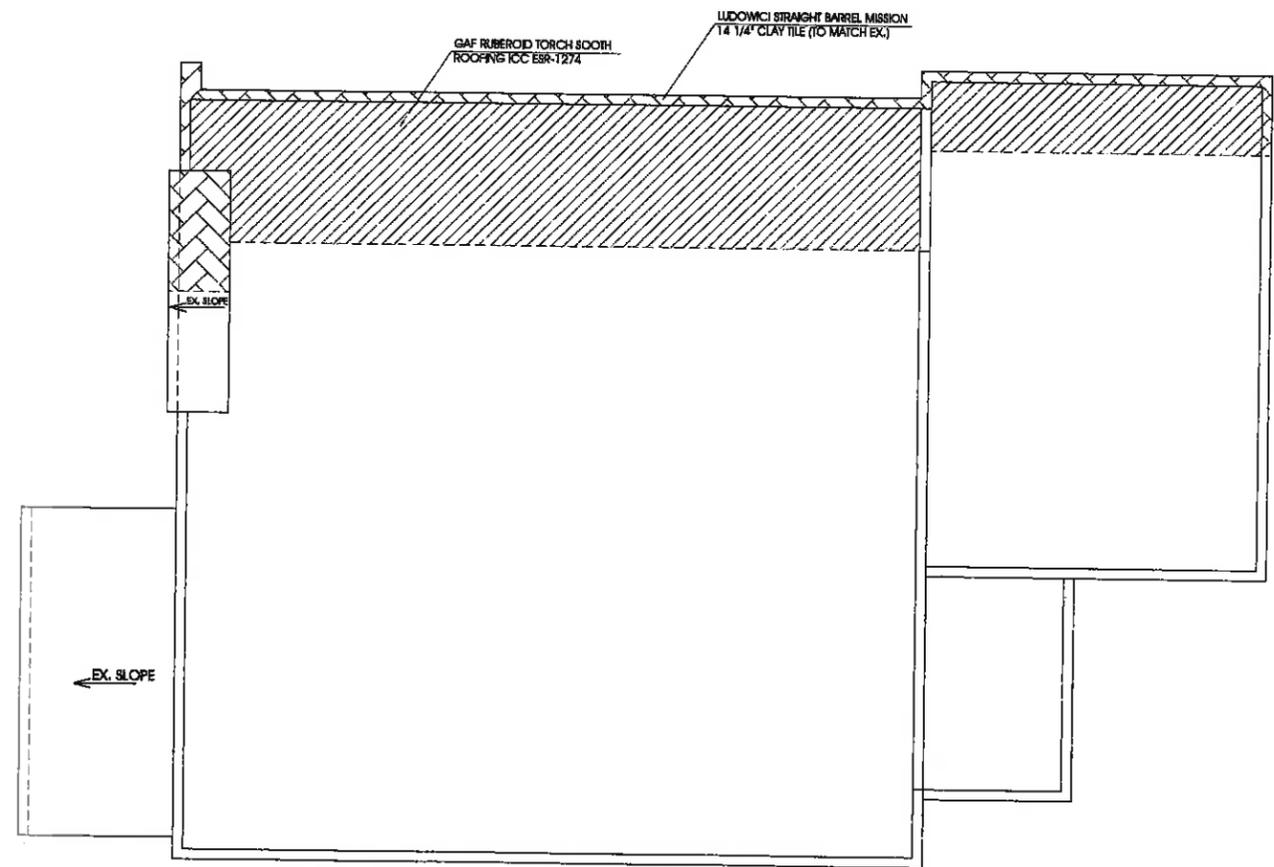
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A-2
OF SHEETS



1 SECTION A-A
Scale: 1/4":1'-0"



2 SECTION B-B
Scale: 1/4":1'-0"



3 ROOF PLAN
Scale: 1/4":1'-0"

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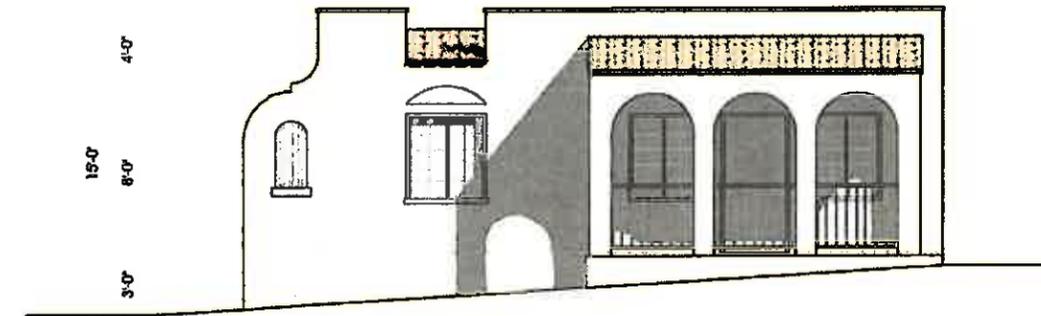
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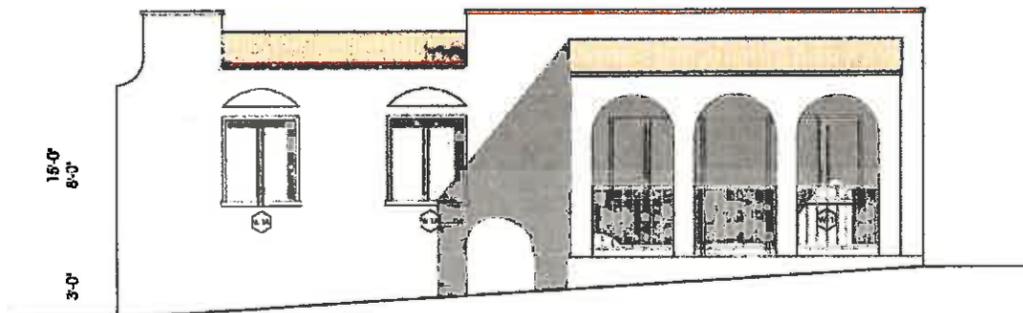
A-3
OF SHEETS



1 EX. SOUTH ELEVATION
Scale: 1/4"=1'-0"

FR. LA HABRA STUCCO
SILVER GRAY SMOOTH FINISH

FR. LUDOWICI STRAIGHT BARREL
MISSION 14 1/4" CLAY TILE TO MATCH EX.



2 PROPOSED SOUTH ELEVATION
Scale: 1/4"=1'-0"

YERVAND MINASYAN 818-631-6008

ADDITION TO EXISTING 1 STORY S.F.D.

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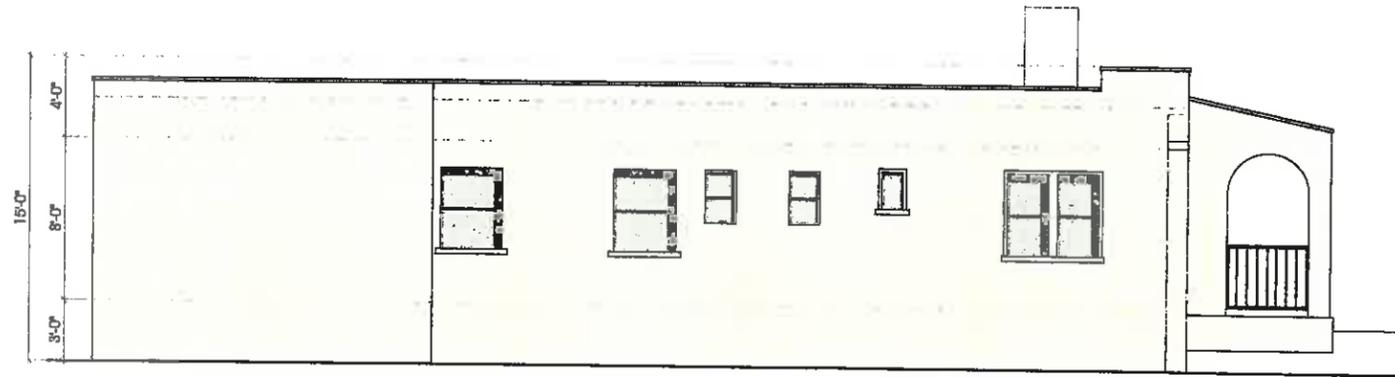
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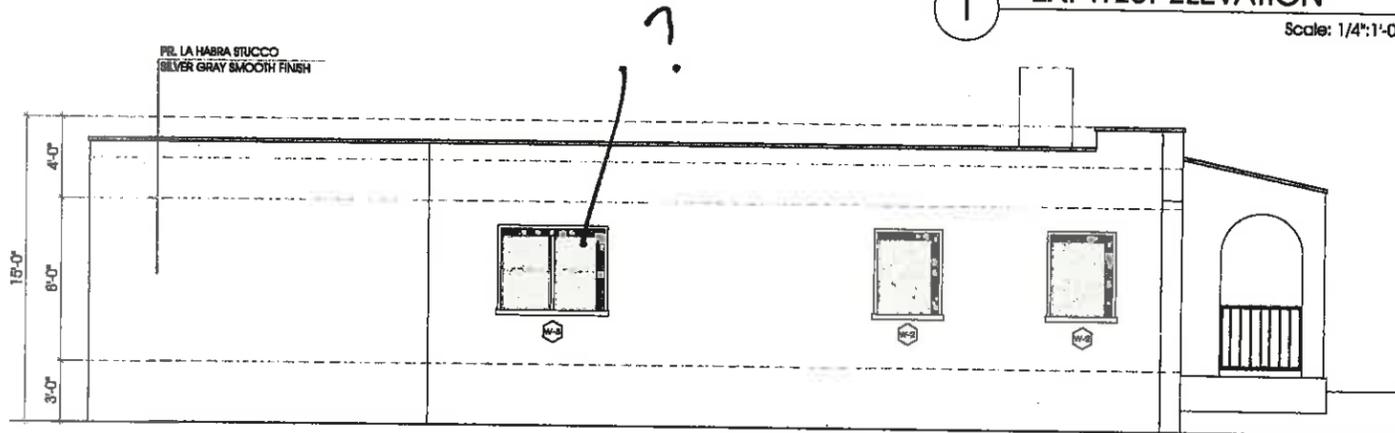
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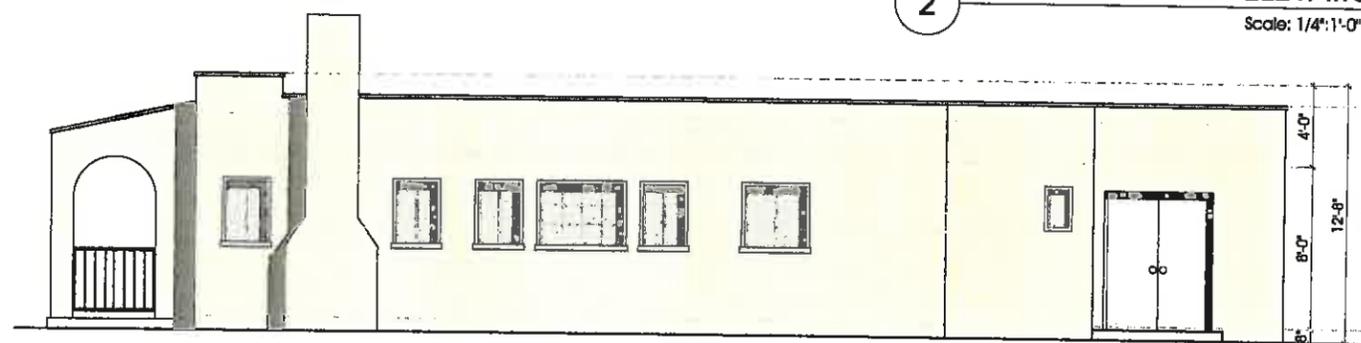
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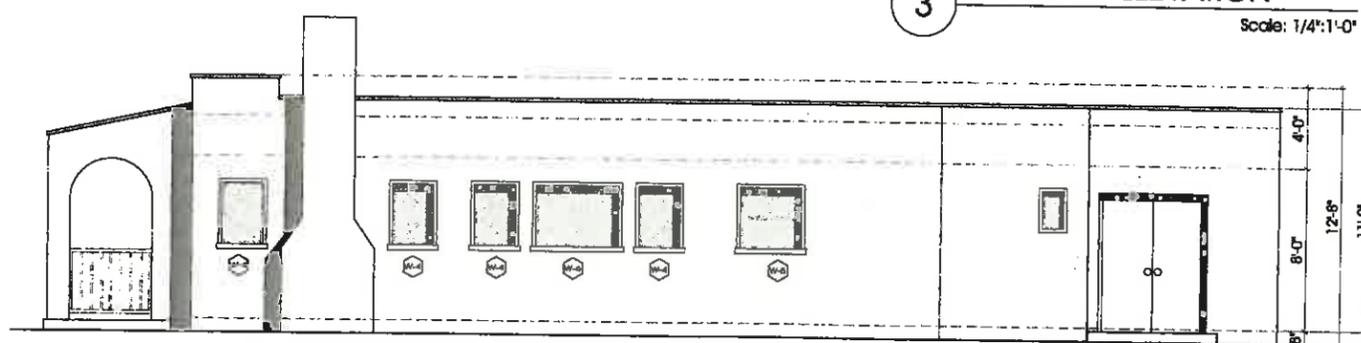
1 EX. WEST ELEVATION
Scale: 1/4":1'-0"



2 PROPOSED WEST ELEVATION
Scale: 1/4":1'-0"



3 EX. EAST ELEVATION
Scale: 1/4":1'-0"



4 PROPOSED EAST ELEVATION
Scale: 1/4":1'-0"

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SHEET NUMBER:
A-4.2
OF SHEETS

NOTE: SEE SHEET A-4.3 FOR WINDOW SCHEDULE



1 EX. SOUTH ELEVATION
Scale: 1/4"=1'-0"



2 PROPOSED SOUTH ELEVATION
Scale: 1/4"=1'-0"

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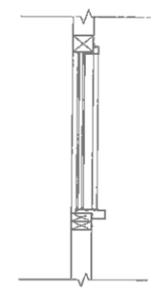
REVISIONS		
NO.	ISSUE	BY
2	02.13.19	AM
3	02.20.19	AM
4	03.25.19	AM

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CHECKED BY	ARAM M.
DESIGN BY	ARAM M.
SCALE	
DATE	
JOB NO.	

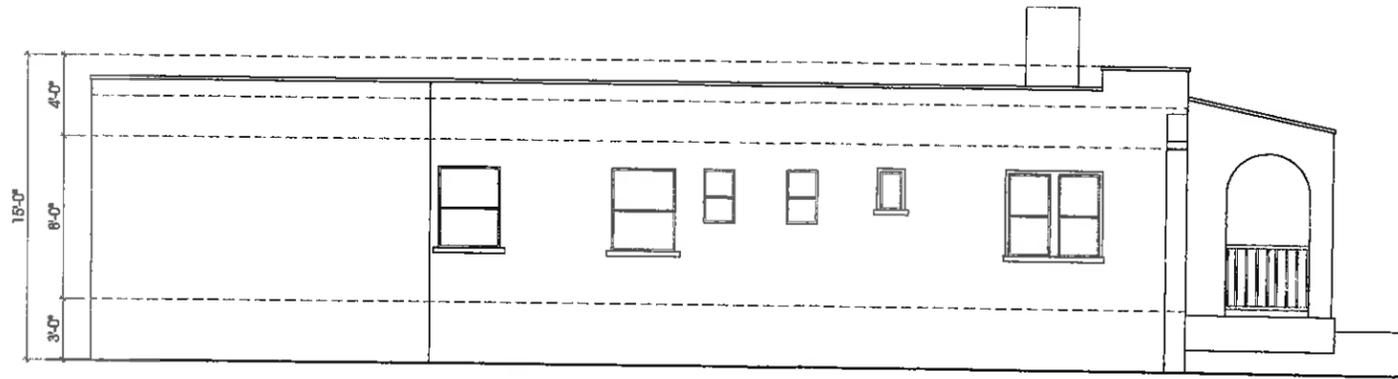
SHEET NUMBER:
A-4.3
OF SHEETS

NEW WINDOW SCHEDULE																			
WINDOW NUMBER	QUANTITY	EXISTING WIDTH X HEIGHT	NEW WIDTH X HEIGHT	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM STREET?	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (SDL)	KEEP EXISTING SILL & FRAME?	BUILD NEW SILL & FRAME?	EXISTING EDGE DETAIL	NEW EDGE DETAIL	BEDROOM EGRESS	ENERGY EFFICIENT	TEMPERED GLASS	FIRE HAZARD ZONE	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR
W-1	2	3'-6" X 4'-0"	3'-6" X 4'-0"	VINYL	VINYL	Y	UNKNOWN	DBL. CASEMENT	BLOCK	N	Y	N	WOOD	WOOD	N	Y	Y	N	Y
W-1A	1	-	3'-6" X 4'-0"	-	VINYL	Y	-	DBL. CASEMENT	BLOCK	N	-	Y	-	WOOD	Y	Y	N	N	N
W-1B	1	3'-6" X 4'-0"	3'-6" X 4'-0"	VINYL	VINYL	Y	UNKNOWN	DBL. CASEMENT	BLOCK	N	Y	N	WOOD	WOOD	Y	Y	N	N	N
W-2	2	-	3'-0" X 4'-0"	-	VINYL	Y	-	CASEMENT	BLOCK	N	-	Y	-	WOOD	Y	Y	N	N	N
W-3	1	-	5'-0" X 4'-0"	-	VINYL	Y	-	SINGLE HUNG	BLOCK	N	-	Y	-	WOOD	Y	Y	N	N	N
W-4	4	2'-0" X 3'-0"	2'-0" X 3'-0"	VINYL	VINYL	Y	UNKNOWN	CASEMENT	BLOCK	N	Y	N	WOOD	WOOD	N	Y	Y	N	N
W-5	1	3'-0" X 3'-0"	3'-0" X 3'-0"	VINYL	VINYL	Y	UNKNOWN	SINGLE HUNG	BLOCK	N	Y	N	WOOD	WOOD	N	Y	N	N	N
W-6	1	4'-0" X 3'-0"	4'-0" X 3'-0"	WOOD	VINYL	Y	FIXED	FIXED	BLOCK	N	Y	N	WOOD	WOOD	N	Y	N	N	N

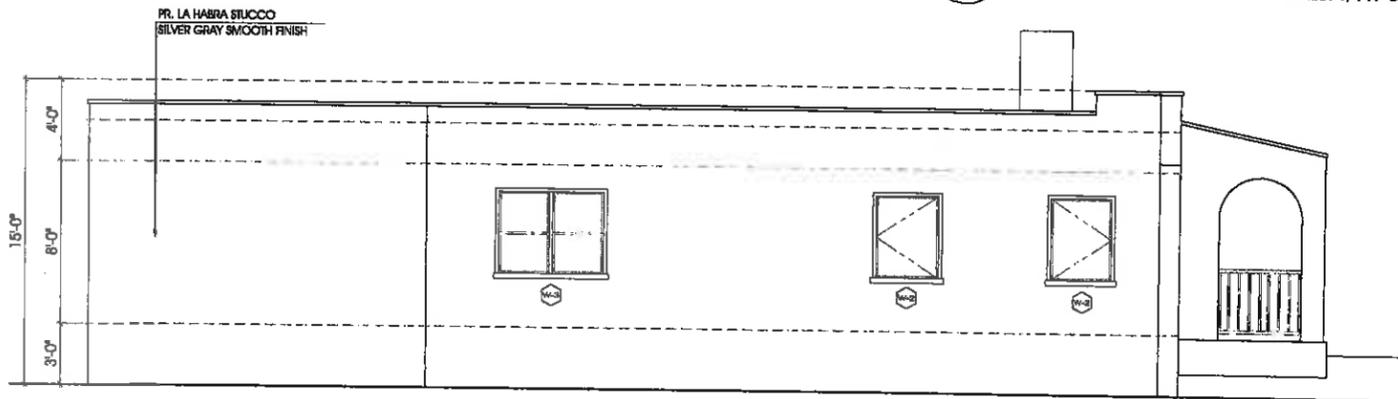
WINDOW SCHEDULE NOTES:
1. ALL WINDOWS 0.32 MAX U-FACTOR AND 0.25 MAX SHGC
2. FOR WINDOW SECTION DETAIL FOR ALL WINDOWS SEE DET. 3 ON THIS PAGE
3. NO INTERNAL GRIDS ALLOWED



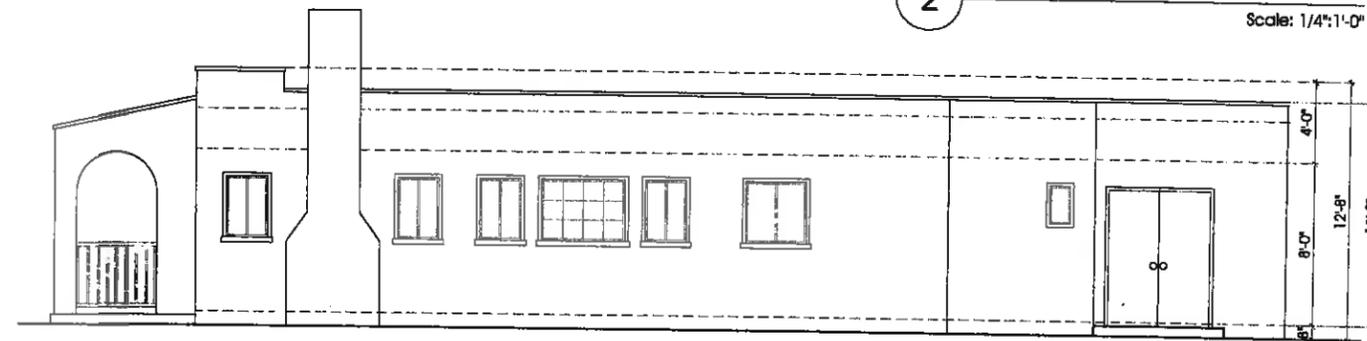
3 WINDOW SECTION TYP.
Scale: 1/2"=1'-0"



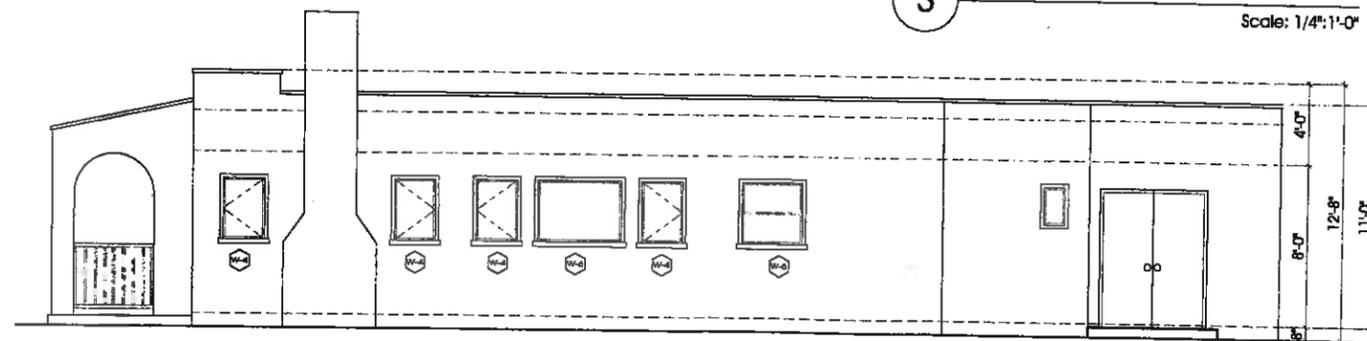
1 EX. WEST ELEVATION
Scale: 1/4"=1'-0"



2 PROPOSED WEST ELEVATION
Scale: 1/4"=1'-0"



3 EX. EAST ELEVATION
Scale: 1/4"=1'-0"



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

ARCH-DESIGN
& CONSTRUCTION CO., INC.

TEL (818) 517-5224
archdesignandcon@yahoo.com

409 IRVING DR.
BURBANK, CA 91504

OWNER: YERVAND MINASYAN 818-631-6008
PROJECT: ADDITION TO EXISTING 1 STORY S.F.D.
LOCATION: 1325 SONORA AVE., GLENDALE, CA 91201

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NO.	ISSUE	BY
2	02.13.19	AM

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CHECKED BY: ARAM M.
DESIGN BY: ARAM M.
SCALE: _____
DATE: _____
JOB NO.: _____

SHEET NUMBER:
A-4.4
OF SHEETS

NOTE: SEE SHEET A-4.3 FOR WINDOW SCHEDULE

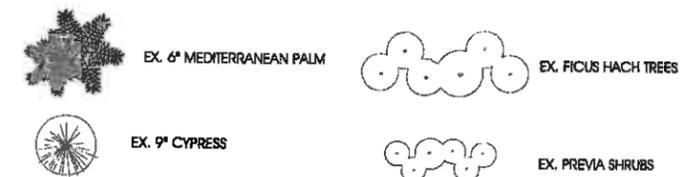
OWNER YERVAND MINASYAN

PROJECT PROPOSED ADDITION TO EX. S.F.D.

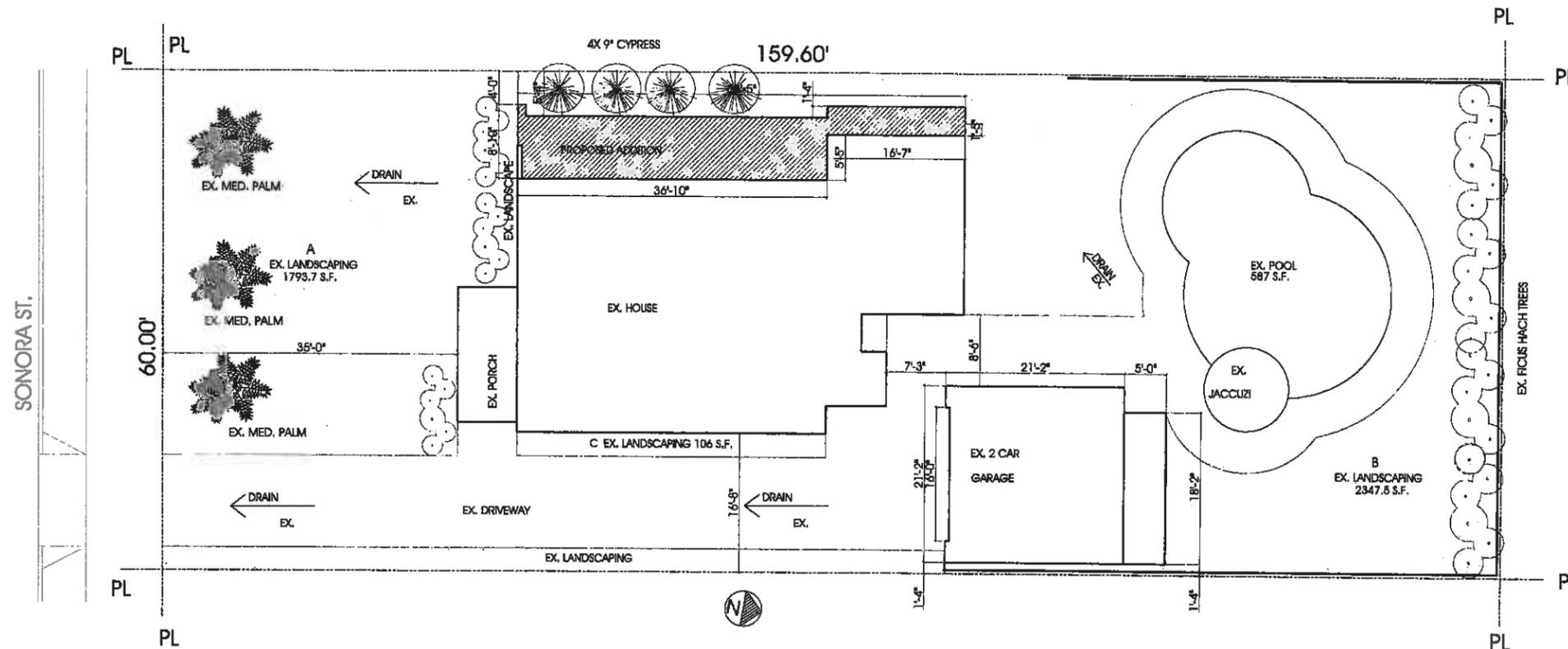
LOCATION 1325 SONORA AVE. GLENDALE, CA 91202

AVE.

LEGEND



NOTE: ALL EXISTING LANDSCAPING TO REMAIN. (NO CHANGES)



1 EXISTING LANDSCAPING PLAN Scale: 1/8"=1'-0"

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REVISIONS		
NO.	ISSUE	BY
2	02.13.19	AM

DRAWN BY	ANM
CHECKED BY	ARAM M.
DESIGN BY	ARAM M.
SCALE	
DATE	
JOB NO.	
SHEET NUMBER:	

L-1



RENDERED PERSPECTIVE

PROJECT: 1325 SONORA AVE. GLENDALE, CA 91201





RENDERED PERSPECTIVE

PROJECT: 1325 SONORA AVE. GLENDALE, CA 91201

