

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

<b>Meeting/Decision Date:</b> July 26, 2019	<b>Address:</b> 4526 New York Avenue
<b>Review Authority:</b> <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	<b>APN:</b> 5602-020-013
<b>Case Number:</b> PDR 1905877	<b>Applicant:</b> Rita Noravian
<b>Prepared By:</b> Betty Barberena, Associate Planner	<b>Owner:</b> Gary Myers

**Project Summary**

The applicant is proposing a one-story addition totaling 595 square-feet to the rear of an existing one-story, 1,244 square-foot single-family house (built in 1948) on a 8,315 square-foot corner lot located in the R1 (Residential) Zone, FAR District II. The proposed addition will comply with all current Zoning Code requirements and design guidelines.

The proposed work includes:

- Demolition of one exterior wall at the rear (north-east portion) to accommodate an addition of approximately 595 square-feet of floor area to the rear (north-east portion) of the existing one-story single family house to enlarge the family room, and add two bedrooms and one bathroom.
- Demolition of one interior wall to connect the existing kitchen to the family room.
- 6 new windows placed throughout the new addition and remodeled family room.
- Roofing material for the addition to match composite shingles on roof of existing house.
- Stucco of the addition to match the stucco finish, color, and texture of the existing house.

**Existing Property/Background**

The project site is an 8,315 square-foot corner lot fronting onto New York Avenue. The property is developed with an existing 1,244 square-foot, one-story, single-family residence with a detached 395 square-foot garage accessible from Thelma Street. The existing lot is relatively flat with a slight downward slope at the south portion of the lot toward Thelma Street.

**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:** 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 because the project involves negligible expansion of an existing use that will not result in an increase of more than 2,500 square feet.  
 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	17,935 sq. ft.	4,527 - 157,690 sq. ft.	8,135 sq. ft.
Setback	27 sf.	10 ft. - 100 ft.	25 ft.
House size	5249 sq. ft.	986 - 86,008 sq. ft.	1839 sq. ft.
Floor Area Ratio	29%	0.09 - 0.55	0.22
Number of stories	1	24 - one story	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 addition will expand the building footprint in a manner appropriate to the lot and maintain a 5' rear interior setback to the north, a 24.5' street side setback, and a 7.33' distance from the existing garage. The addition will not affect the existing street front setback.
- The landscape design will maintain existing trees, plants, and pool and will continue to complement the existing building design and neighborhood context.
- The existing detached garage and driveway will remain in their current location and are consistent with the predominant patterns along New York Avenue and Thelma Street.
- No changes are proposed to the existing boundary wall facing Thelma Street.

### Monumentality

#### 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 mass and scale of the proposed addition is modest and fits the design of the existing house and the surrounding neighborhood context.
- To achieve neighborhood compatibility, the roof form and pitches of the addition are appropriately proportional and do not raise the overall height of 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

**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 design and current appearance of the front façade will be maintained.
- The addition will include a combination of vinyl, double hung and sliding, block frame windows with new sills that fit the overall design of the existing house.
- The material for the new sills is not specified. Therefore, staff is recommending a condition of approval that all new sills be made of material matching that of the existing window sills.
- The placements of the new addition's windows avoid facing adjacent properties' windows to maximize privacy.
- The window placement on the north side of the addition in relation to the placement of the adjacent property windows is unclear. Therefore, to maximize privacy, staff is recommending a condition of approval that requires placing this specific window where it avoids facing adjacent property windows.
- The proposed new addition will incorporate the design of the existing house, including the use of materials with textures and colors that reinforce the existing design.

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

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

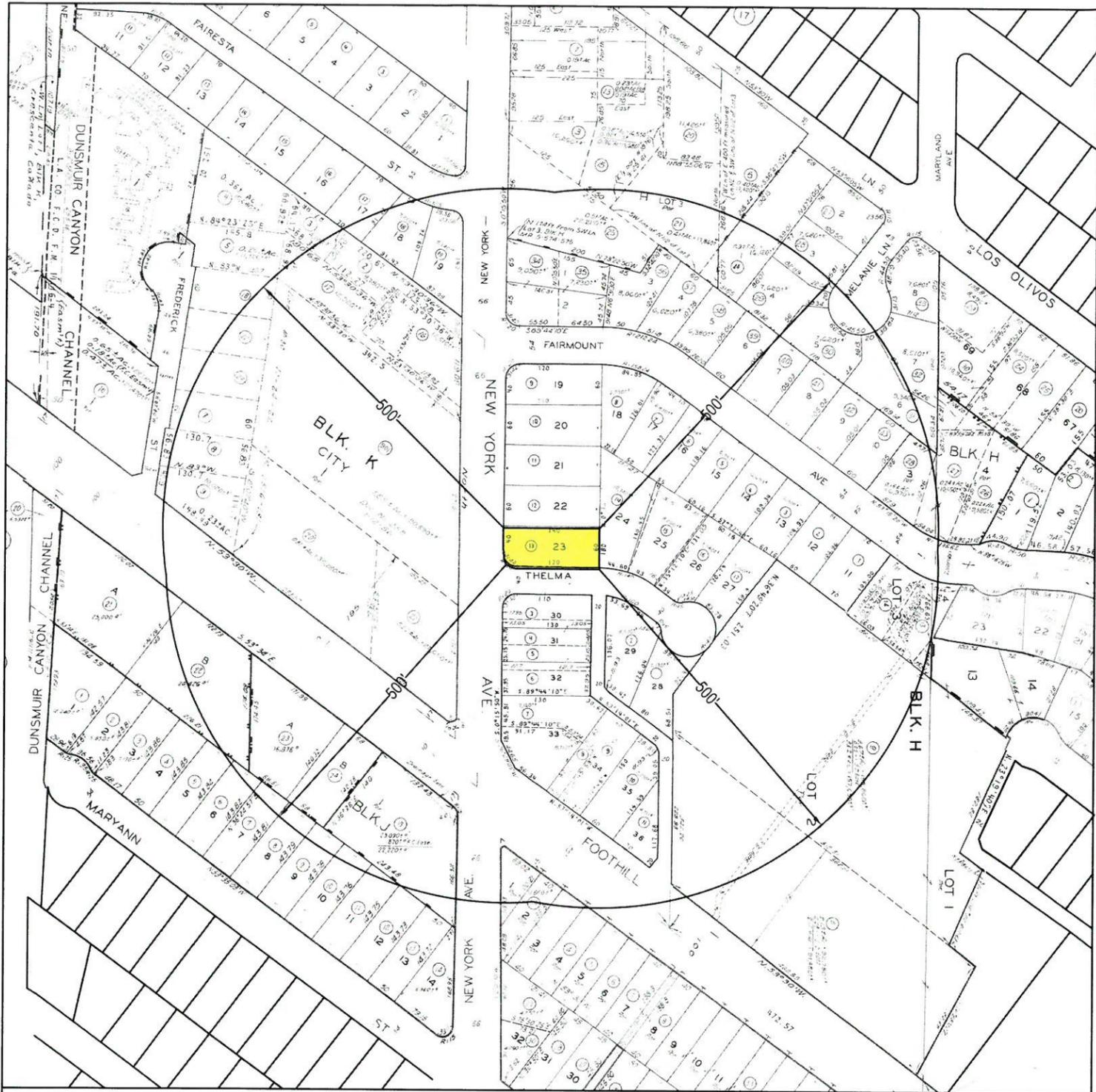
**Conditions**

1. That the new window sills will be made of material and color matching the sills of the existing windows.
2. That the placement of the window on the north side of the addition avoid facing adjacent property windows.

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**Attachments**

1. Location Map
2. Neighborhood Survey
3. Photographic Survey
4. Reduced Plans



## LOCATION MAP

**LEGEND**

SUBJECT PROPERTY(IES)

SITE LOCATION: 4526 NEW YORK AVE  
 GLENDALE, CA 91214

APN: **5602-020-013**

DATE: Mar 20, 2019

  
 SCALE: 1"=200'

**PREPARED BY:**


**409 W. BRAODWAY  
 GLENDALE CA, 91204  
 (818) 409-8921**

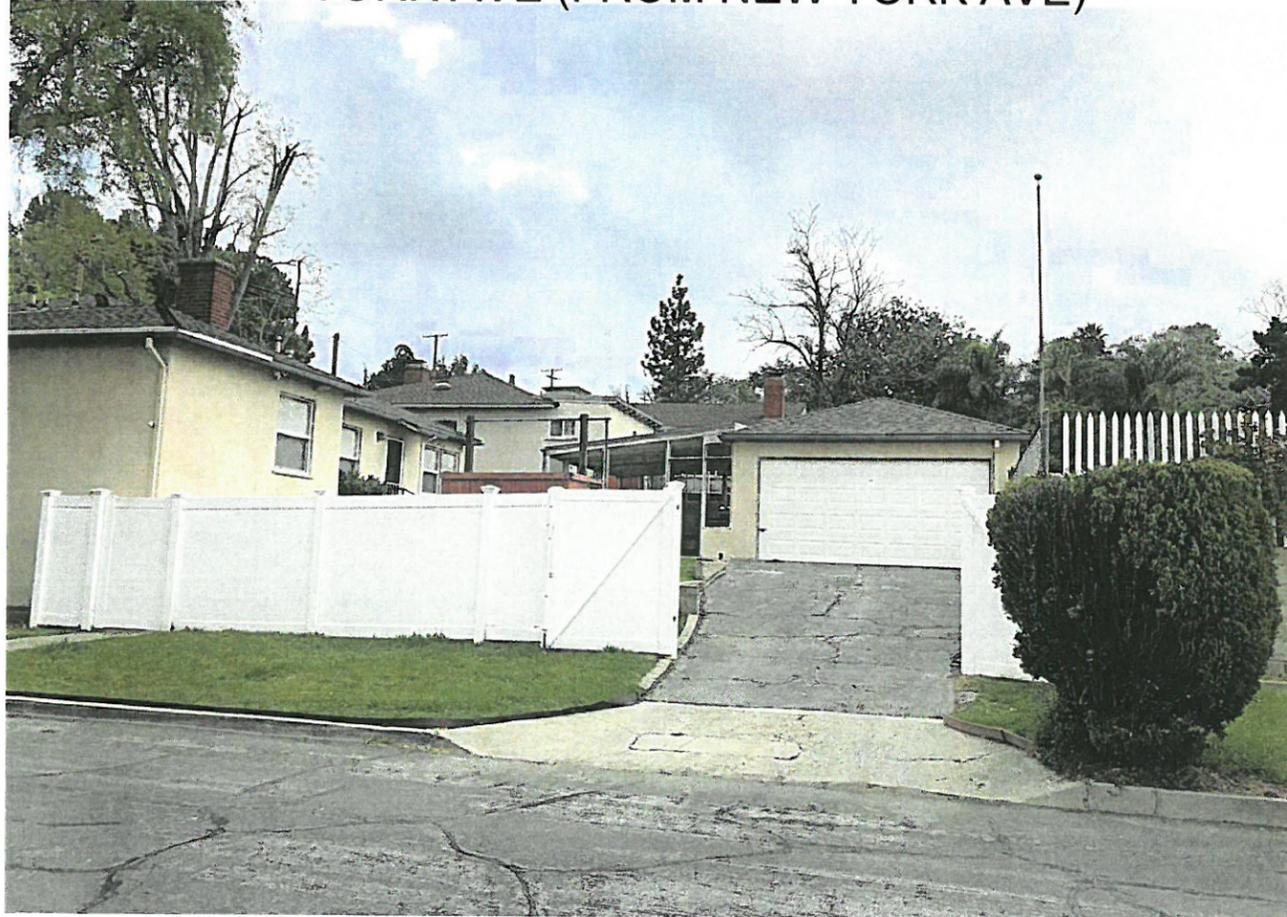
NEIGHBORHOOD SURVEY FOR:

4526 NEW YORK AVENUE

KEY	ADDRESS	PARCEL NUMBER	USE	LOT S.F.	HOUSE S.F.	FLOOR AREA	STORIES	ESTIMATED SETBACK (Feet)	ROOF
1 (SITE)	4526 NEW YORK AVE	5602-020-013	SINGLE FAMILY	8,135	1,244	15%	1	25	SHINGLE
2	3345 THELMA ST	5602-020-014	SINGLE FAMILY	10,740	986	9%	1	35	SHINGLE
3	3341 THELMA ST	5602-020-015	SINGLE FAMILY	8,260	2,067	25%	1	38	SHINGLE
4	3337 THELMA ST	5602-020-016	SINGLE FAMILY	7,740	1,250	16%	1	40	SHINGLE
5	3333 THELMA ST	5602-020-017	SINGLE FAMILY	7,160	1,562	22%	1	N/A	SHINGLE
6	3250 FAIRESTA ST	5602-022-009	MULTIFAMILY	157,690	86,008	55%	N/A	20	N/A
7	3330 THELMA ST	5602-020-001	SINGLE FAMILY	7,130	1,236	17%	1	15	SHINGLE
8	3338 THELMA ST	5602-020-002	SINGLE FAMILY	8,530	2,072	24%	1	18	SHINGLE
9	3354 THELMA ST	5602-021-003	MULTIFAMILY	4,527	1,605	35%	1	18	SHINGLE
10	4514 NEW YORK AVE	5602-021-004	MULTIFAMILY	4,927	1,406	29%	1	20	SHINGLE
11	4512 NEW YORK AVE	5602-021-005	MULTIFAMILY	4,920	1,414	29%	1	18	SHINGLE
12	4508 NEW YORK AVE	5602-021-006	MULTIFAMILY	4,933	1,406	29%	1	18	SHINGLE
13	N/A	5602-021-007	VACANT LAND	7,160	N/A	N/A	N/A	N/A	N/A
14	3361 FOOTHILL BLVD	5602-021-008	COMMERCIAL	8,710	800	9%	N/A	N/A	N/A
15	3411 FOOTHILL BLVD	5602-007-021	COMMERCIAL	22,650	1,647	7%	N/A	N/A	N/A
16	N/A	5602-007-901	OTHER	80,590	N/A	N/A	N/A	N/A	N/A
17	4539 NEW YORK AVE	5602-007-017	SINGLE FAMILY	12,920	1,392	11%	1	10	SHINGLE
18	4545 NEW YORK AVE	5602-007-016	SINGLE FAMILY	12,510	1,104	9%	1	100	SHINGLE
19	4547 NEW YORK AVE	5602-007-002	SINGLE FAMILY	8,780	1,117	13%	1	10	SHINGLE
20	3357 FAIRMONT AVE	5602-018-034	SINGLE FAMILY	9,090	2,324	26%	1	22	SHINGLE
21	4542 NEW YORK AVE	5602-020-009	SINGLE FAMILY	8,135	1,062	13%	1	28	SHINGLE
22	4536 NEW YORK AVE	5602-020-010	SINGLE FAMILY	8,400	986	12%	1	27	SHINGLE
23	4532 NEW YORK AVE	5602-020-011	SINGLE FAMILY	8,400	1,033	12%	1	28	SHINGLE
24	4528 NEW YORK AVE	5602-020-012	SINGLE FAMILY	8,400	1,756	21%	1	28	SHINGLE
AVERAGE 1 (SITE) Proposed	NOT INCLUDED IN AVERAGE: PROPOSED, 6, 9, 10, 11, 12, 13, 14, 15, 16	5602-020-013	4526 NEW YORK AVE	8,955	1,413	16%	1	30	SHINGLE
AVERAGE	1-24 INCLUDED, PROPOSED NOT INCLUDED IN AVERAGE			17,935	5,249	29%	1	27	SHINGLE



1. 4526 NEW YORK AVE (FROM NEW YORK AVE)



1. 4526 NEW YORK AVE (FROM THELMA ST)



2. 3345 THELMA ST



3. 3341 THELMA ST.



4. 3337 THELMA ST



5. 3333 THELMA ST



6. 3250 FAIRESTA ST



7. 3330 THELMA ST.



8. 3338 THELMA ST



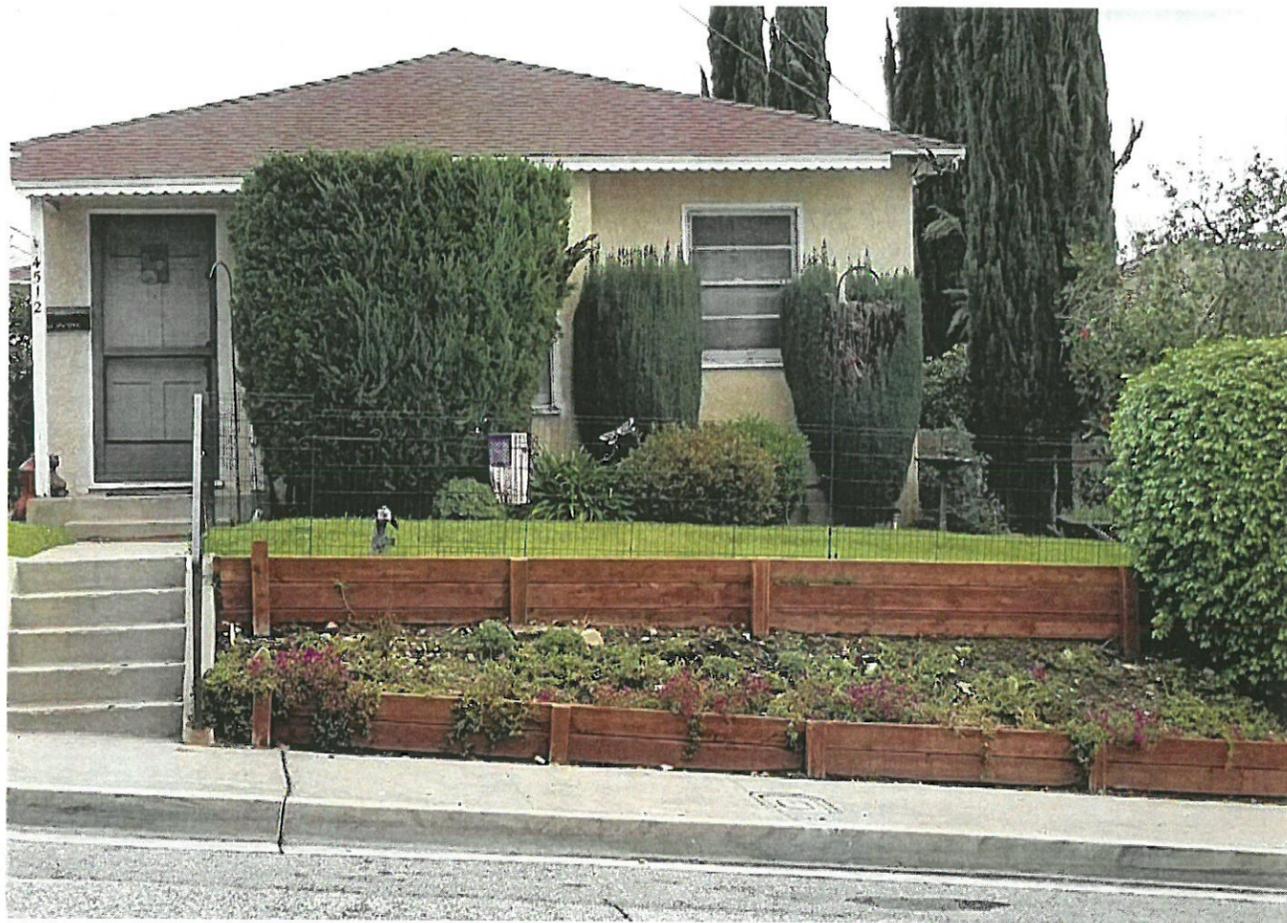
9 3354 THELMA ST (FROM THELMA ST.)



9. 3354 THELMA ST (FROM NEW YORK AVE)



10 4514 NEW YORK AVE



11. 4512 NEW YORK AVE



12. 4508 NEW YORK AVE.



13. APN# 5602-021-007



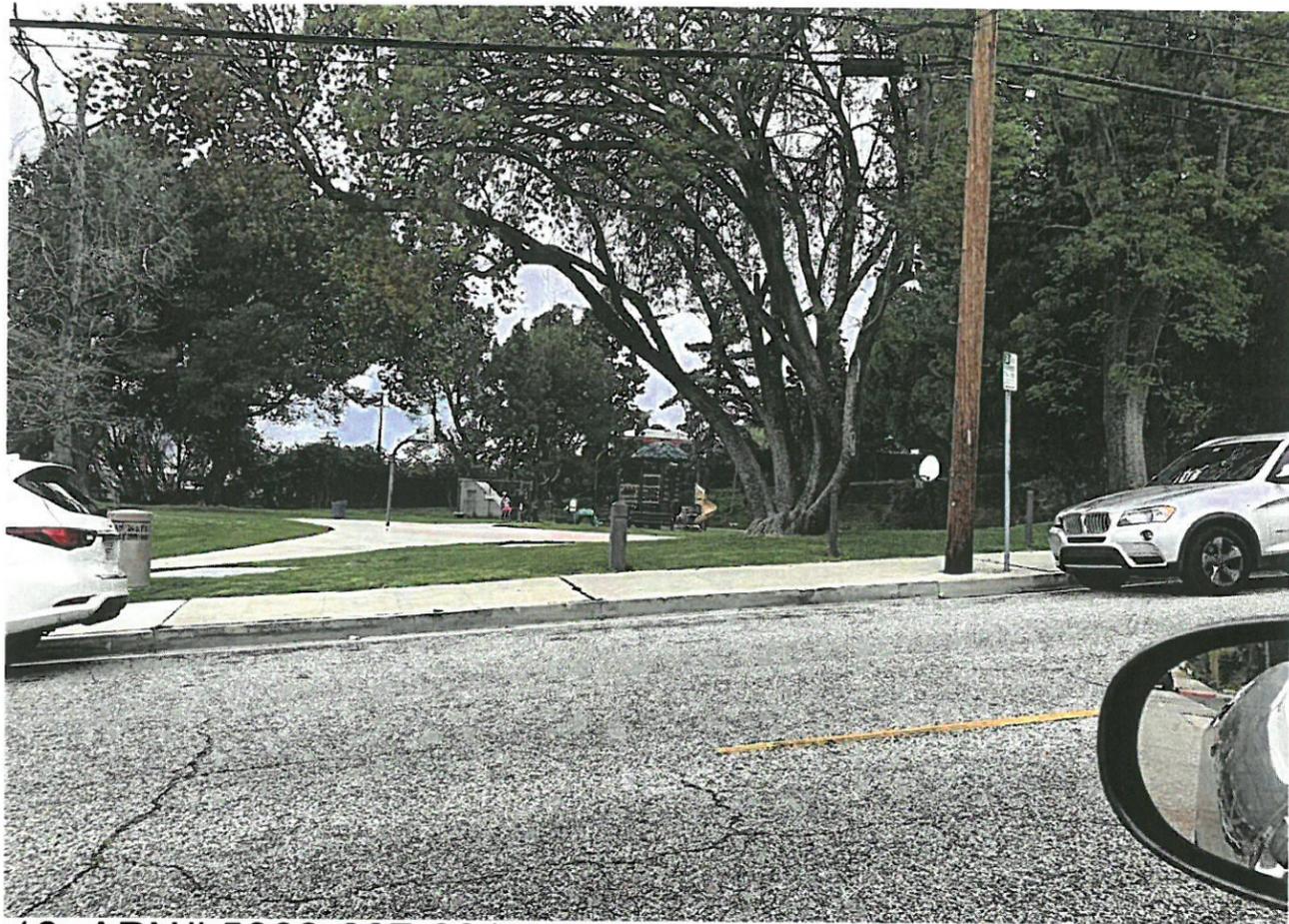
14 3361 FOOTHILL BLVD.



15. 3411 FOOTHILL BLVD



16 APN#5602 007 901



16. APN# 5602-007-901



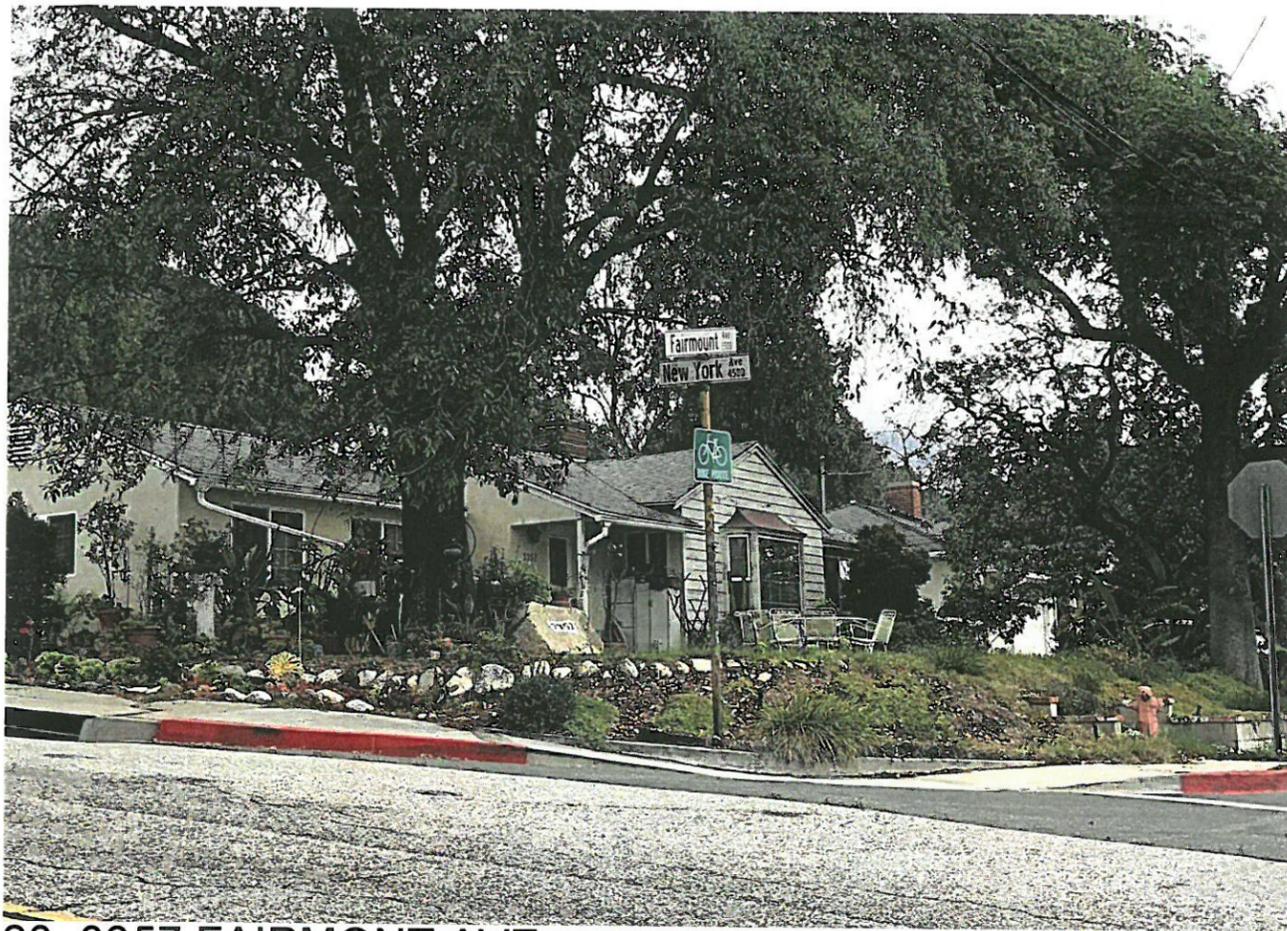
17 4539 NEW YORK AVE.



18. 4535 NEW YORK AVE



19. 4547 NEW YORK AVE.



20. 3357 FAIRMONT AVE



21. 4542 NEW YORK AVE.



22. 4536 NEW YORK AVE



23. 4532 NEW YORK AVE .



24. 4528 NEW YORK AVE

# 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 SIX (6) INCHES (152 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. FIRE SPRINKLERS: PROVIDE A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE STRUCTURE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF NFPA 13D AND THE REQUIREMENTS OF THE GLENDALE FIRE DEPARTMENT. FIRE SPRINKLER PLANS SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT.

2a. FIRE PROTECTION:

VALUATION IS EQUAL TO OR GREATER THAN 50% - A SPRINKLER SYSTEM IS REQUIRED.

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 SMOKE DETECTORS.

4. CARBON MONOXIDE DETECTORS: SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. ALARMS SHALL BE HARDWIRED FROM THE BUILDING POWER SUPPLY AND EQUIPPED WITH BATTERY BACKUP. DETECTORS SHALL MEET U.L. 2034 AND/OR NFPA 720 STANDARDS. COMPLY WITH CURRENT CRC CHAPTER 3.

5. EGRESS: ALL REQUIRED EXITS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR EFFORT.

## CONSTRUCTION WASTE MANAGEMENT

REDUCE CONSTRUCTION WASTE BY RECYCLING OR SALVAGING FOR RE-USE A MINIMUM OF 50 PERCENT OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET THE LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. CGBC 4.408.1

A CONSTRUCTION WASTE MANAGEMENT PLAN AND DOCUMENTATION DEMONSTRATING COMPLIANCE WITH THE PLAN SHALL BE SUBMITTED THAT:

- A IDENTIFIES THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE
- B SPECIFIES IF MATERIALS WILL BE SORTED ON-SITE OR MIXED FOR TRANSPORTATION TO A DIVERSION FACILITY.
- C IDENTIFIES THE DIVERSION FACILITY WHERE THE MATERIAL COLLECTION WILL BE TAKEN.
- D IDENTIFIES CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF WASTE GENERATED.
- E SPECIFIES THAT THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH. CGBC 4.408.2, 4.408.2.1

### ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES.

NON-COMPLIANT PLUMBING FIXTURES ARE DEFINED AS:  
 -ANY TOILET MANUFACTURED TO USE MORE THAN 1.6 GALLONS PER FLUSH  
 -ANY URINAL MANUFACTURED TO USE MORE THAN 1.0 GALLONS PER FLUSH  
 -ANY SHOWERHEAD MANUFACTURED TO FLOW MORE THAN 2.5 GALLONS/MINUTE  
 -ANY INTERIOR FAUCET MANUFACTURED TO FLOW MORE THAN 2.2 GALLONS/MINUTE

### ZONING NOTES:

THERE ARE NO OAK, BAY OR SYCAMORE TREES ON THE SITE OR WITHIN 20' OF THE SITE

NO NEW ROOFTOP EQUIPMENT IS ALLOWED

RETAINING WALLS, POOLS, SPAS, JACUZZIS, BOUNDARY WALLS, FENCES, TRELIS, PATIO COVERS REQUIRE A SEPERATE PERMIT.

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

APPLICABLE CODES: 2016 CRC,CBC,CMC,CPC,CGBC ALONG WITH 2008 T-24 ENERGY STANDARDS

SCOPE OF WORK:  
595 SQ.FT. ADDITION TO REAR OF (E) ONE STORY S.F.D.

BUILDING CODE DATA

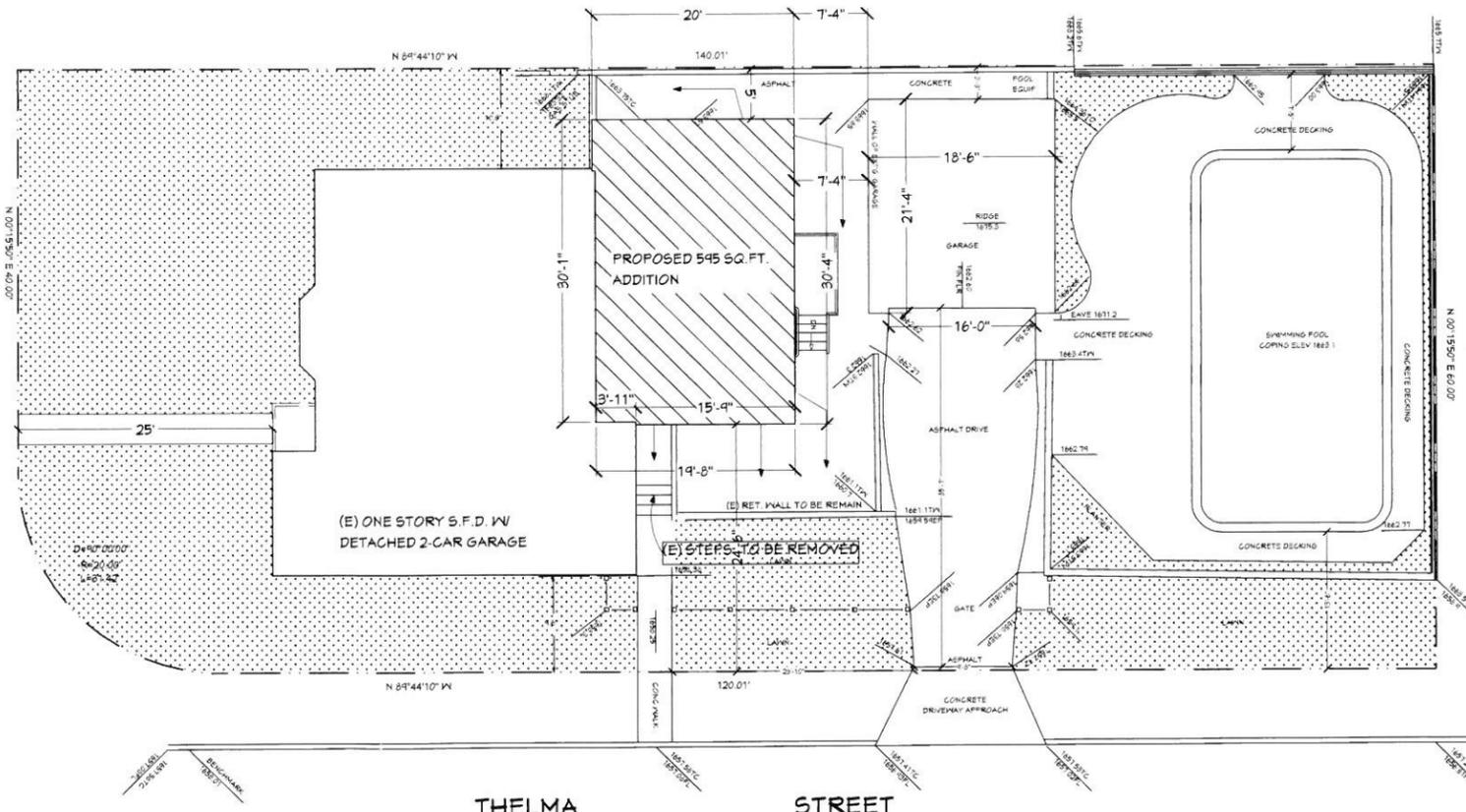
USE: SINGLE FAMILY RESIDENCE WITH DETACHED GARAGE

OCCUPANCY: R3/U

# OF STORIES: 1

TYPE OF CONSTRUCTION: VB

AREA CALCULATIONS	
ZONING	R1 II
LOT SIZE	8,315 SQ.FT.
(E) FLOOR AREA	1,244 SQ.FT.
ADDITION	595 SQ.FT.
TOTAL (N) FLOOR AREA	1,839 SQ.FT.
1,839/8,315 =	22%
(E) COVERED FRONT PORCH	20 SQ.FT.
(E) GARAGE	390 SQ.FT.
TOTAL LOT COVERAGE	2,249 SQ.FT.
2,249/8,315 =	27%
LANDSCAPE AREA	3,430 SQ.FT.
3,430/8,315 =	42%



SITE PLAN

REVISED BY	DATE

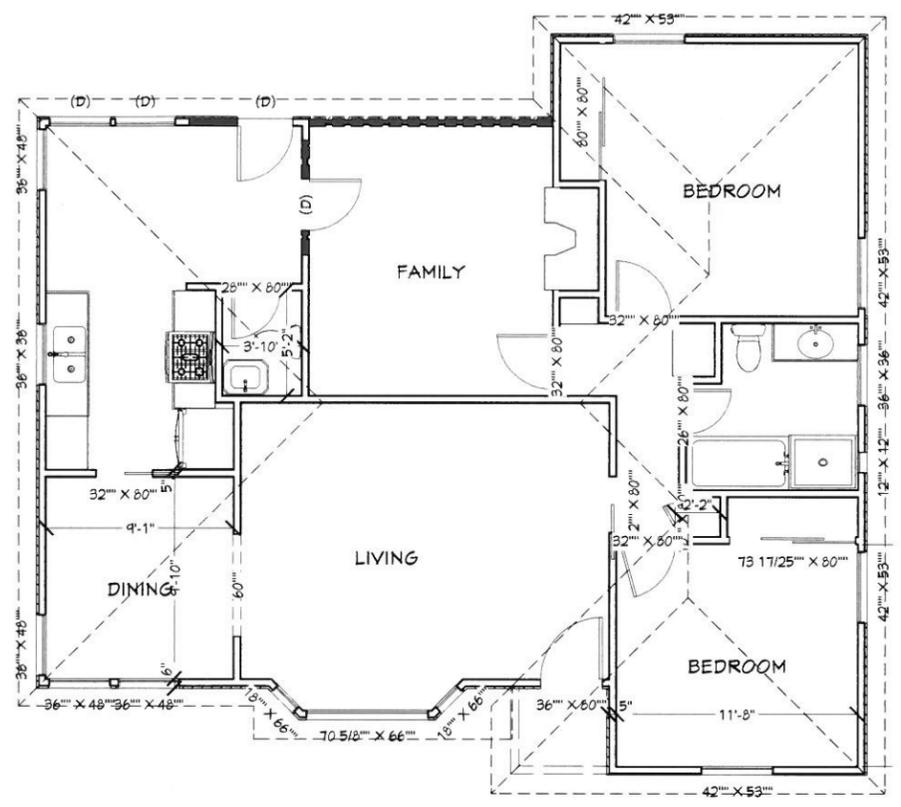
**Franco L. Noravian & Associates**  
 (818) 247-5815  
 FrancoNoravian@gmail.com  
 404 West Broadway  
 Glendale, CA 91204



CLIENT:  
**Gary Myers**  
 4526 New York Ave  
 La Crescenta, CA 91214

DATE:	3/20/2019
SCALE:	1/8"=1'-0"
SHEET:	A-1

WALL TO BE REMOVED  
 (D): WINDOW/DOOR TO BE REMOVED

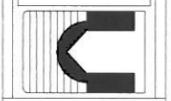


EXISTING/DEMO FLOOR PLAN

REVISED BY	DATE

The contractor shall verify all the dimensions and conditions of the job prior to starting construction and the Architect shall be notified immediately of any discrepancies or inconsistencies. Do not scale dimensions where no dimensions are provided. Contact the Architect for clarification before proceeding with work.

**Franco L. Noravian & Associates**  
 (818) 247-5815  
 FrancoNoravian@gmail.com  
 409 West Broadway  
 Glendale, CA 91204



CLIENT:  
**Gary Myers**  
 4526 New York Ave  
 La Crescenta, CA 91214

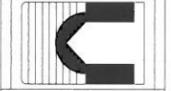
DATE:  
 3/20/2019

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

SHEET:  
 A-2

The contractor shall verify all dimensions and conditions of the job prior to starting construction and the Architect shall be notified immediately of any discrepancies or inconsistencies. Do not scale drawings. All dimensions are as shown on the drawings and shall be the Architect for clarification before proceeding with work.

**Franco L. Noravian & Associates**  
 (818) 247-5815  
 FrancoNoravian@gmail.com  
 401 West Broadway  
 Glendale, CA 91204



CLIENT:  
**Gary Myers**  
 4526 New York Ave  
 La Crescenta, CA 91214

DATE:  
 3/20/2019

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

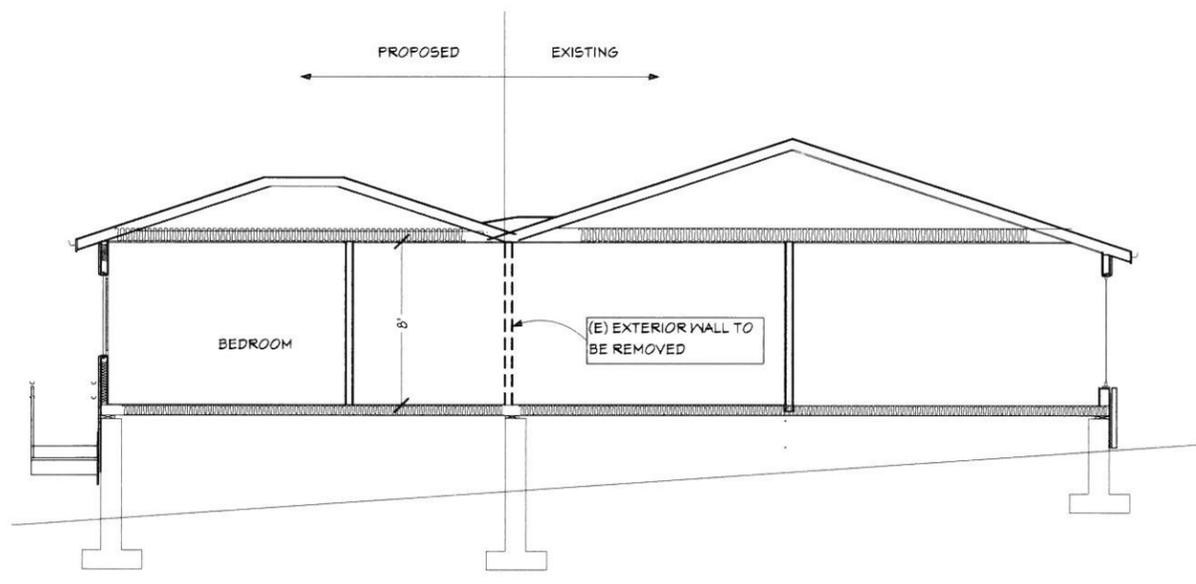
SHEET:  
 A-3

WINDOW SCHEDULE																					
WINDOW NUMBER	QUANTITY	EXISTING WIDTH X HEIGHT	NEW WIDTH X HEIGHT	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM THE STREET?	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (SD)?	KEEP EXISTING SILL & FRAME?	BUILD NEW SILL & FRAME?	EXISTING EDGE DETAIL	NEW EDGE DETAIL	BED ROOM?	ENERGY EFFICIENT?	TEMPERED GLASS?	FIRE HAZARD ZONE?	WINDOW WITHIN 18" OF FLOOR OR 48" OF DOOR?	U-FACTOR	SHGC
W01	1	24" X 12"		VINYL	VINYL	NO	SLIDER (NO)	SLIDER	BLDG	NO	YES	YES	NO TRIM	NO TRIM	NO	YES	YES	NO	NO	0.24	0.23
W02	2	72" X 42"		VINYL	VINYL	YES/NO	DOUBLE HUNG	DOUBLE HUNG	BLDG	NO	YES	YES	NO TRIM	NO TRIM	YES	YES	NO	NO	NO	0.24	0.23
W03	2	36" X 60"		VINYL	VINYL	NO	DOUBLE HUNG	DOUBLE HUNG	BLDG	NO	YES	YES	NO TRIM	NO TRIM	YES	YES	NO	NO	NO	0.24	0.23
W05	1	36" X 60"		VINYL	VINYL	YES	DOUBLE HUNG	DOUBLE HUNG	BLDG	NO	YES	YES	NO TRIM	NO TRIM	YES	YES	NO	NO	NO	0.24	0.23

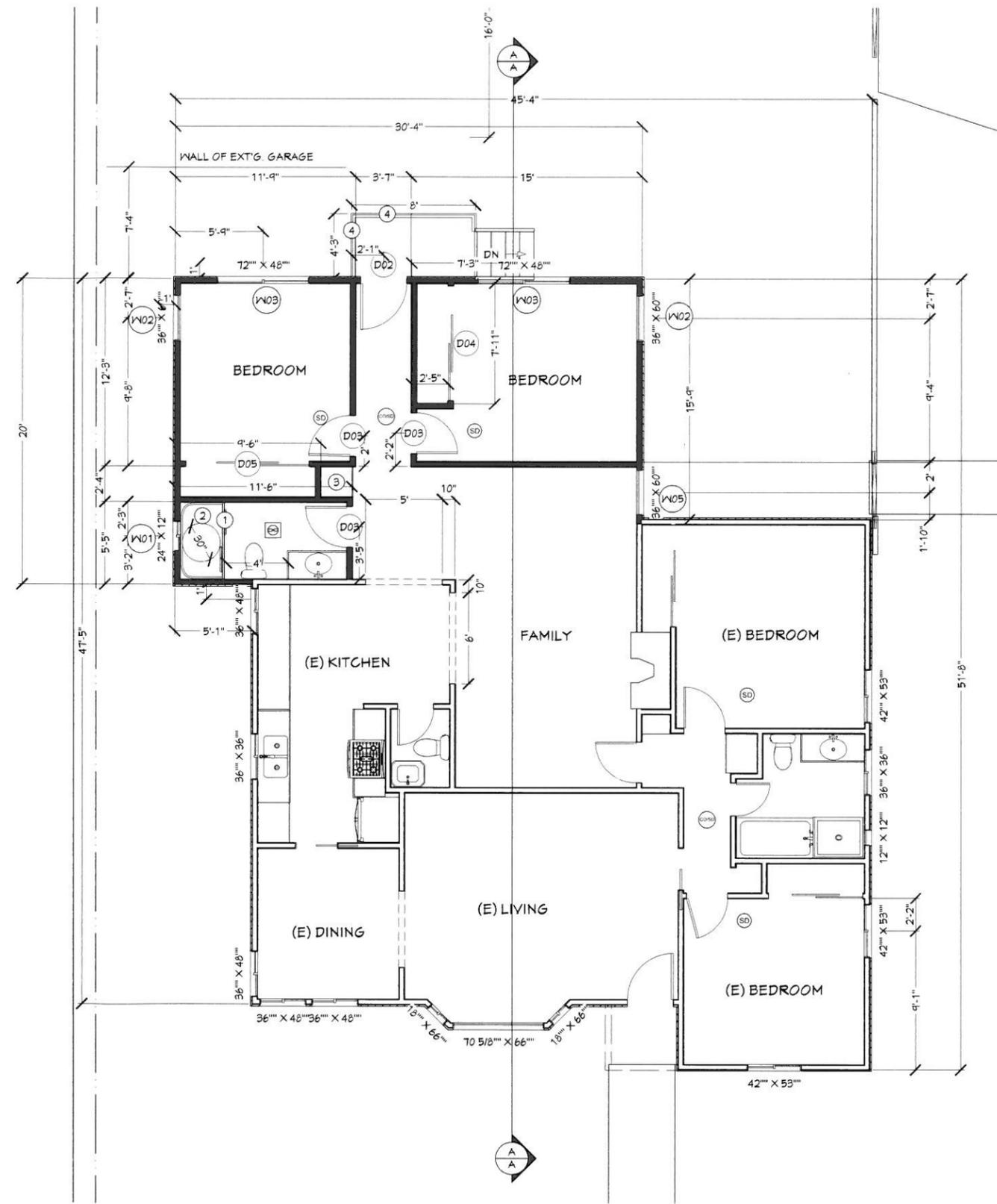
DOOR SCHEDULE								
NUMBER	QTY	WIDTH	HEIGHT	TYPE	THICKNESS	COMMENTS	U-FACTOR	SHGC
D02	1	36"	80"	HINGED	1 3/4"	TEMPERED GLASS	0.24	0.23
D03	3	32"	80"	HINGED	1 3/8"		0	0
D04	1	40"	80"	SLIDER	1 3/8"		0	0
D05	1	46"	80"	SLIDER	1 3/8"		0	0

**FLOOR PLAN KEYED NOTES**

- ⊖ EXHAUST FAN  
 \*PROVIDE MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R305.3)  
 \*FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.  
 \*FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- 🚽 LOW FLUSH TOILET 1.28 GPF.
- ① CATEGORY II (TEMPERED GLASS) SHOWER DOOR & ENCLOSURE
- ② ALL ADJACENT WALLS OF SHOWER/TUBS TO HAVE A 12" HIGH MIN. TILE WALL FINISH.
- ③ FULL HEIGHT CABINET
- ④ 42" HEIGHT RAILING



SECTION A-A



PROPOSED FLOOR PLAN



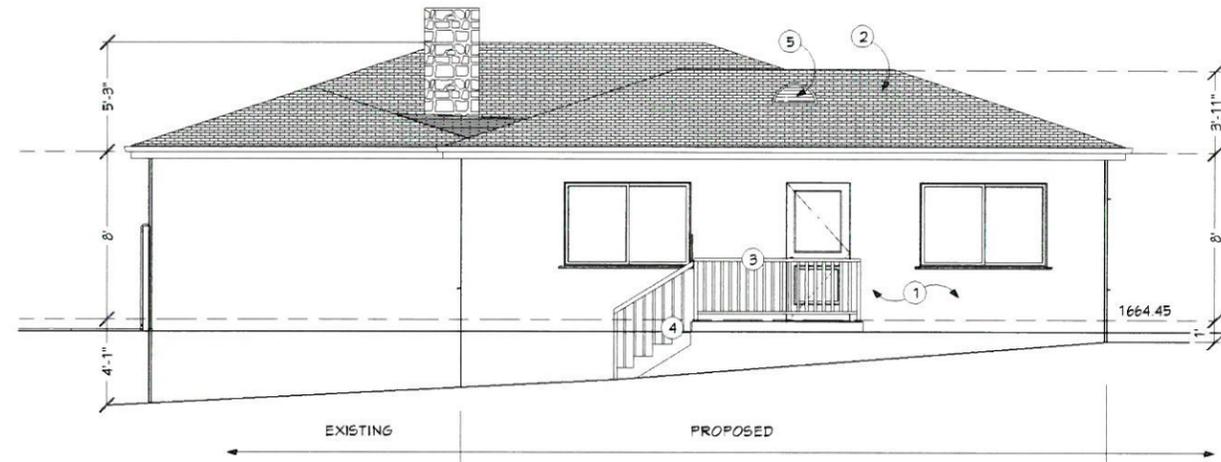
**ELEVATION KEYED NOTES**

- ① 7/8" STUCCO TO MATCH EXT'G
- ② CLASS "A" COMP. SHINGLE ROOF TO MATCH EXT'G
- ③ 42" HIGH RAILING
- ④ (N) CONC. STAIRS W/ LANDING
- ⑤ 24X12 HALF ROUND DORMER VENTS

ATTIC VENTILATION:  
595/150 = 3.96 REQUIRED

PROVIDE:

⑤ 3, 24X12 (1.57 SQ. FT.) HALF ROUND DORMER VENTS



**REAR ELEVATION**



**SIDE ELEVATION**



**SIDE ELEVATION**



**ROOF PLAN**

REVISED BY: DATE:

The contractor shall verify all dimensions and conditions of the job prior to starting construction. The architect shall be notified of any discrepancies or omissions. No dimensions are provided for items not shown. Dimensions are provided for items shown. The contractor shall verify all dimensions and conditions of the job prior to starting construction. The architect shall be notified of any discrepancies or omissions. No dimensions are provided for items not shown. Dimensions are provided for items shown.

**Franco L. Noravian & Associates**  
 (818) 247-5815  
 FrancoNoravian@gmail.com  
 409 West Broadway  
 Glendale, CA 91204



CLIENT:  
**Gary Myers**  
 4526 New York Ave  
 La Crescenta, CA 91214

DATE:  
 6/24/2019

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

SHEET:

**A-4**

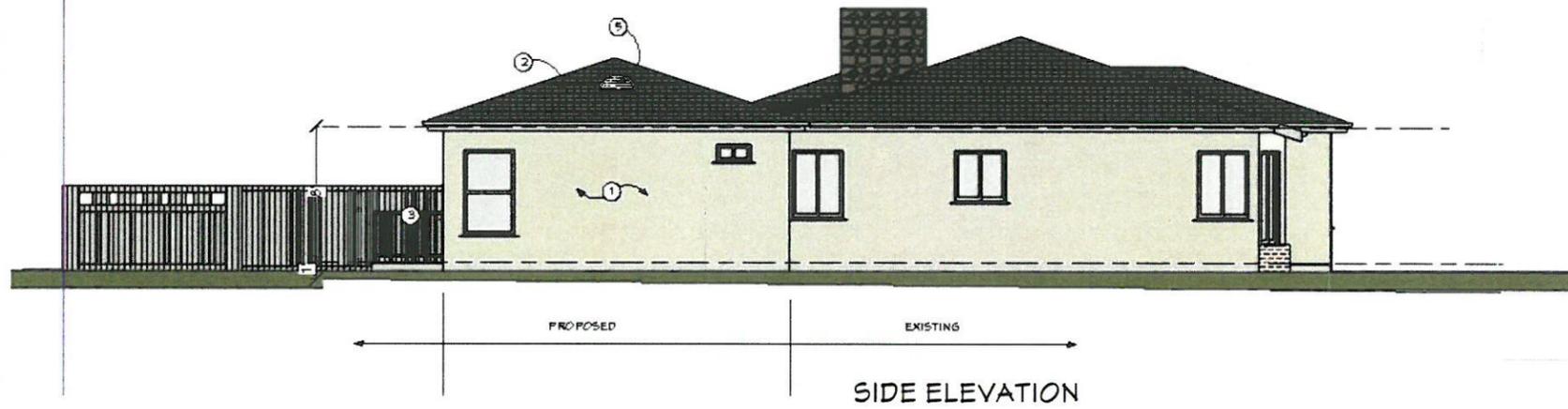
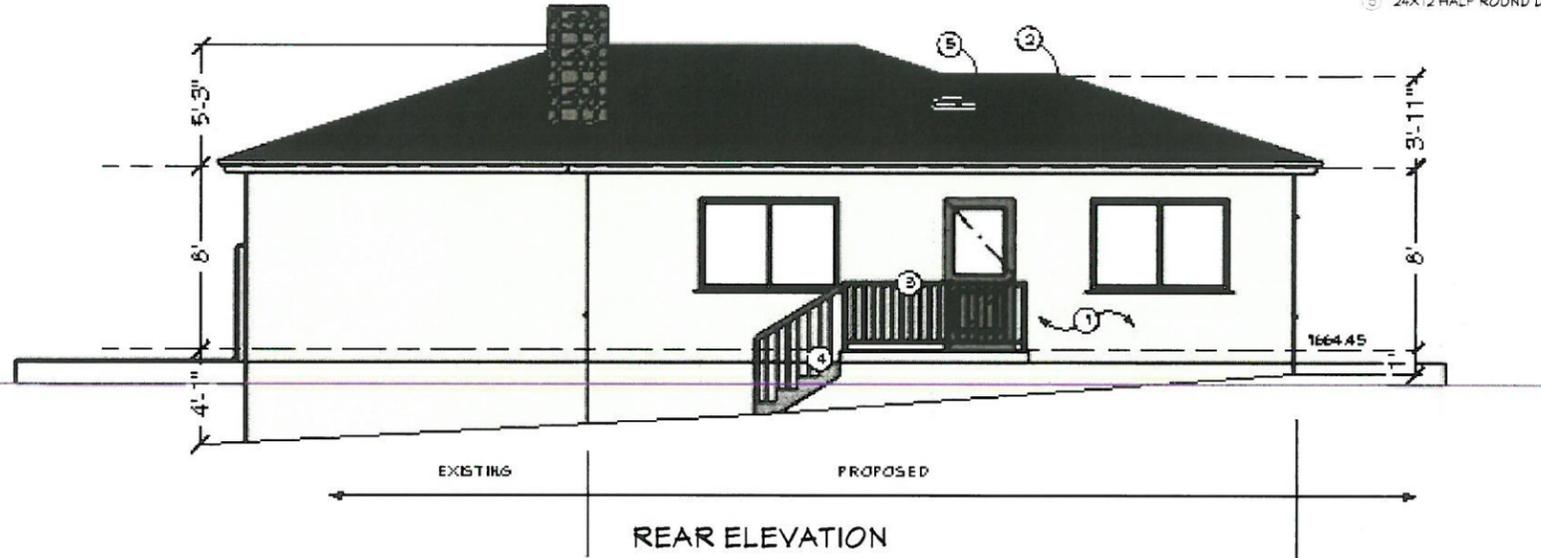
**ELEVATION KEYED NOTES**

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- ⑤ 24X12 HALF ROUND DORMER VENTS

ATTIC VENTILATION:  
595/150 = 3.96 REQUIRED

PROVIDE:

- 3, 24X12 (1.57 SQ. FT.) HALF ROUND DORMER VENTS



REVISED BY	DATE

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

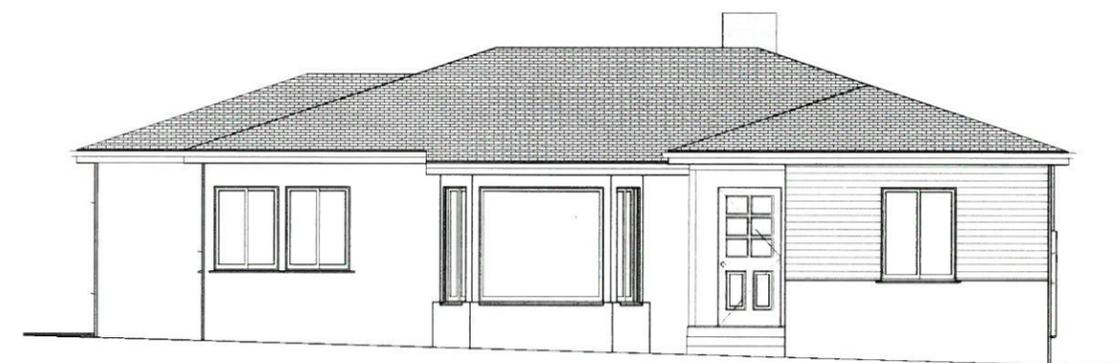
SHEET:  
**A-4.1**

The contractor shall verify all dimensions and conditions of the job prior to starting construction. All dimensions shall be modified to match actual conditions. Do not scale or dimensions where no dimensions are provided consult with the Architect for clarification before proceeding with work.

REVISED BY	DATE

The contractor shall verify all dimensions and conditions of the job prior to starting construction. It is the contractor's responsibility to resolve any discrepancies or inconsistencies. Do not scale dimensions where no dimensions are provided. Consult with the Architect for clarification before proceeding with work.

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FRONT ELEVATION



CLIENT:  
**Gary Myers**  
 4526 New York Ave  
 La Crescenta, CA 91214

DATE:  
 3/25/2019

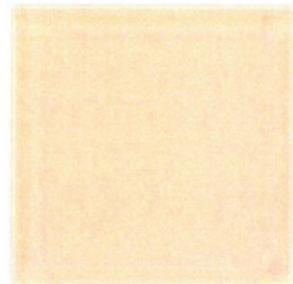
SCALE:

SHEET:  
**A-4.2**



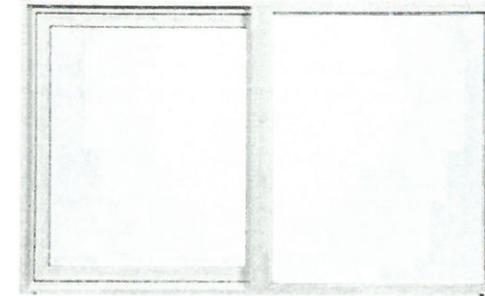
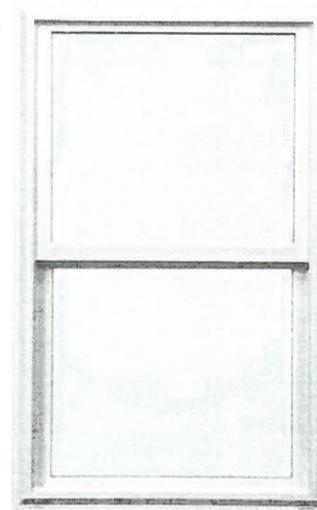
**TIMBERLINE® COOL SERIES®**  
Antique Slate

**ROOF SHINGLES:**  
TIMBERLINE COOL SERIES  
Antique Slate to match existing roof  
UL Class A, Listed to ANSI/UL 790



Alamo  
524 (43)  
Base 200

**LA HABRA STUCCO:**  
Sand Float Finish  
Alamo to match existing stucco



**WINDOWS:**  
Milgard White vinyl to match existing house  
Double Hung and Sliding



**RAILING:**  
Black Aluminum 42" High

REVISED BY: DATE:

The contractor shall verify all dimensions and conditions of the job prior to starting construction, and the Architect shall be notified immediately of any discrepancies in dimensions where no dimensions are provided consult with the Architect for clarification before proceeding with work.

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CLIENT:  
**Gary Myers**  
4526 New York Ave  
La Crescenta, CA 91214

DATE:  
3/20/2019

SCALE:

SHEET:  
A-5

