



CITY OF GLENDALE, CALIFORNIA  
Community Development  
Planning

633 E. Broadway, Suite 103  
Glendale, CA 91206-4311  
Tel. (818) 548-2140 Fax (818) 240-0392  
glendaleca.gov

October 25, 2019

Mr. Edward Hagobian  
Edward Hagobian & Assoc. Architect  
220 S Kenwood St # 210  
Glendale, CA 91205

**RE: 321 KEMPTON ROAD  
ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1920109**

Dear Mr. Hagobian:

The Director of Community Development will render a final decision on or after **November 7, 2019** for the following project:

**PROJECT DESCRIPTION:** To construct a total of 492 square-foot one-story addition at the side and rear of the existing one-story, 1,680 square-foot, single-family residence (built in 1953) with the existing attached two-car garage on a 15,520 square-foot lot, zoned R1R-II (Restricted Residential -Floor Area Ratio District II). The proposed addition will match the existing house in terms of architectural style and materials.

**STAFF RECOMMENDATION: APPROVE WITH CONDITIONS**

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

Comments must be received prior to **November 7, 2019**, 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,

A handwritten signature in blue ink, appearing to read "Aileen Babakhani".

Aileen Babakhani  
Planner

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

<b>Meeting/Decision Date:</b> November 7, 2019	<b>Address:</b> 321 Kempton Rd.
<b>Review Authority:</b> <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	<b>APN:</b> 5632-003-003
<b>Case Number:</b> PDR 1920109	<b>Applicant:</b> Edward Hagobian
<b>Prepared By:</b> Aileen Babakhani, Planner	<b>Owner:</b> Siroun Shahinian

**Project Summary**

The applicant is proposing to construct a total of 492 square-foot one-story addition at the side and rear of an existing one-story, 1,680 square-foot, single-family residence (built in 1953) with an existing attached two-car garage on a 15,520 square-foot lot, zoned R1R-II (Restricted Residential-Floor Area Ratio District II). The proposed addition will match the existing house in terms of architectural style and materials.

The proposed work includes:

- Construction of a new 434 square-foot, one-story addition (new bedroom) at northeast corner of the existing residence.
- Construction of a new 58 square-foot, one-story addition at the southwest corner of the existing house (to extend the existing dining room) by partially enclosing the existing patio cover located at the southwest corner of the existing residence.
- Construction of a new entry porch.
- An approximately 100 square-foot deck addition and construction of new retaining walls (not more than five feet in height).

**Existing Property/Background**

The project site is a 15,520 square-foot irregularly shaped lot with frontage on Kempton Road. The hillside lot has an average current slope of 43.70% (according to the City's records) and slopes up from the street. The existing 1,680 square-foot one-story single-family residence and attached two-car garage (built in 1953) are located on the flat portion of the lot and are partially visible from the street. The garage is located at the southeast corner of the property and accessed via an 11'-0" wide driveway from Kempton Road. There are no proposed changes to the existing garage or driveway. The primary facade of the residence faces the rear (north) and is not visible from the street. The proposed additions will enlarge the existing dining and living room at the southwest corner of the house (side/street facing facade) and add a new entryway (porch) and bedroom at the northeast corner of the residence (primary/rear and side facade). The proposal will remove or abandon less than 50 percent of the existing roofs and exterior walls.

The project site contains an oak tree (six inches in diameter), located at the southeast corner of the lot, further from the area of the construction. As indicated on the proposed plans, the indigenous tree will be preserved and the applicant/owner is required to obtain the City's Urban Forestry approval and comply with protection measures as required by the City's Urban Forestry.

**Staff Recommendation**

Approve    Approve with Conditions    Return for Redesign    Deny

**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 because the proposed addition to the existing structure will not result in an increase of more than 2,500 square feet of floor area.
- 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	7,713 sq.ft.	3,595 to 32,315 sq.ft.	15,520 sq.ft.
Setback	18.5'	3' to 30'	18.5'
House size	2,207 sq.ft.	756 to 4,412 sq.ft.	2,172 sq.ft.
Floor Area Ratio	0.19	0.07 to 0.37	0.14
Number of stories	1 and 2-story	1 to 2 stories (48 % of homes are one-story)	one-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
- Alteration of landform minimized

**Yards and Usable Open Space**

- yes  n/a  no

If "no" select from below and explain:

- Avoid altering landform to create flat yards
- Outdoor areas integrated into open space
- Use of retaining walls minimized
- Provide landscaping to reduce visual impact of retaining walls

- Decorative material used for retaining walls to blend into landscape and/or complement the building design

**Garage Location and Driveway**

- yes  n/a  no

If "no" select from below and explain:

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

**Landscape/Hardscape Design**

- yes  n/a  no

If "no" select from below and explain:

- Complementary to building design and surrounding site
- Maintain existing trees when possible
- Appropriately sized and located
- Maximize permeable surfaces
  
- Stormwater runoff minimized

The proposed project will preserve the existing landscape including the existing oak tree (six inches in diameter). The applicant/owner is required to obtain the City's Urban Forestry approval and adhere with the all protection measures as required by the City's Urban Forestry.

**Walls and Fences**

- yes  n/a  no

If "no" select from below and explain:

- Front yard maintains sense of openness
- Appropriate style/color/material
- 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 proposed additions will not significantly change the existing site planning and are consistent with the surroundings because the additions will be built on the existing flat pad with minor changes to the existing natural landform.
- The proposed outdoor space alterations, near the construction area at the northeast corner of the house, include a new on-grade deck (98 sq.ft.) to provide pedestrian access to the side/front yard, a new gate, a split face block retaining wall (less than five feet in height), and a new iron guard railing (42 inches in height). The proposed alterations are appropriate to the site and surroundings because they follow the topography and match the existing development.
- The proposed 434 square-foot addition to the primary facade will have an appropriate setback of approximately 25 feet from the north property line (adjacent neighbor) at the rear.
- The additions will be appropriately setback from the street-front property line and will not change the street front setback along Kempton Road.
- There are no proposed changes to the existing attached garage and driveway.

- The proposed project will preserve the existing landscape including an existing oak tree (six inches in diameter). The applicant/owner is required to obtain the City's Urban Forestry approval and comply with protection measures as required by the City's Urban Forestry.

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### Massing and Scale

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

#### Building Relates to its Surrounding Context

yes  n/a  no

If "no" select from below and explain:

- Appropriate proportions and transitions
- Impact of larger building minimized

#### Building Relates to Existing Topography

yes  n/a  no

If "no" select from below and explain:

- Form and profile follow topography
- Alteration of existing landform 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 additions are appropriate to the existing residence and surroundings and will not significantly change the existing building's mass and scale.

- The additions will appropriately infill the recessed areas of the existing residence and will not change the overall height of the building.
- Due to the site topography, the additions will be partially visible from the street and will not overlook the neighboring properties.
- The new hipped roofs follow the existing roof forms and are appropriate to the overall design.
- The new entry porch is not visible from the street.

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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, detailing, finish materials, and colors of the proposed additions match the architecture of the existing residence and are appropriate to the site and surroundings.
- The additions will not affect the privacy of the neighboring properties due to the site topography.
- The new aluminum windows (in the area of the additions) will feature a combination of casement, hung, and fixed windows, appropriate to the design and existing windows.

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**Recommendation / Draft Record of Decision**

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

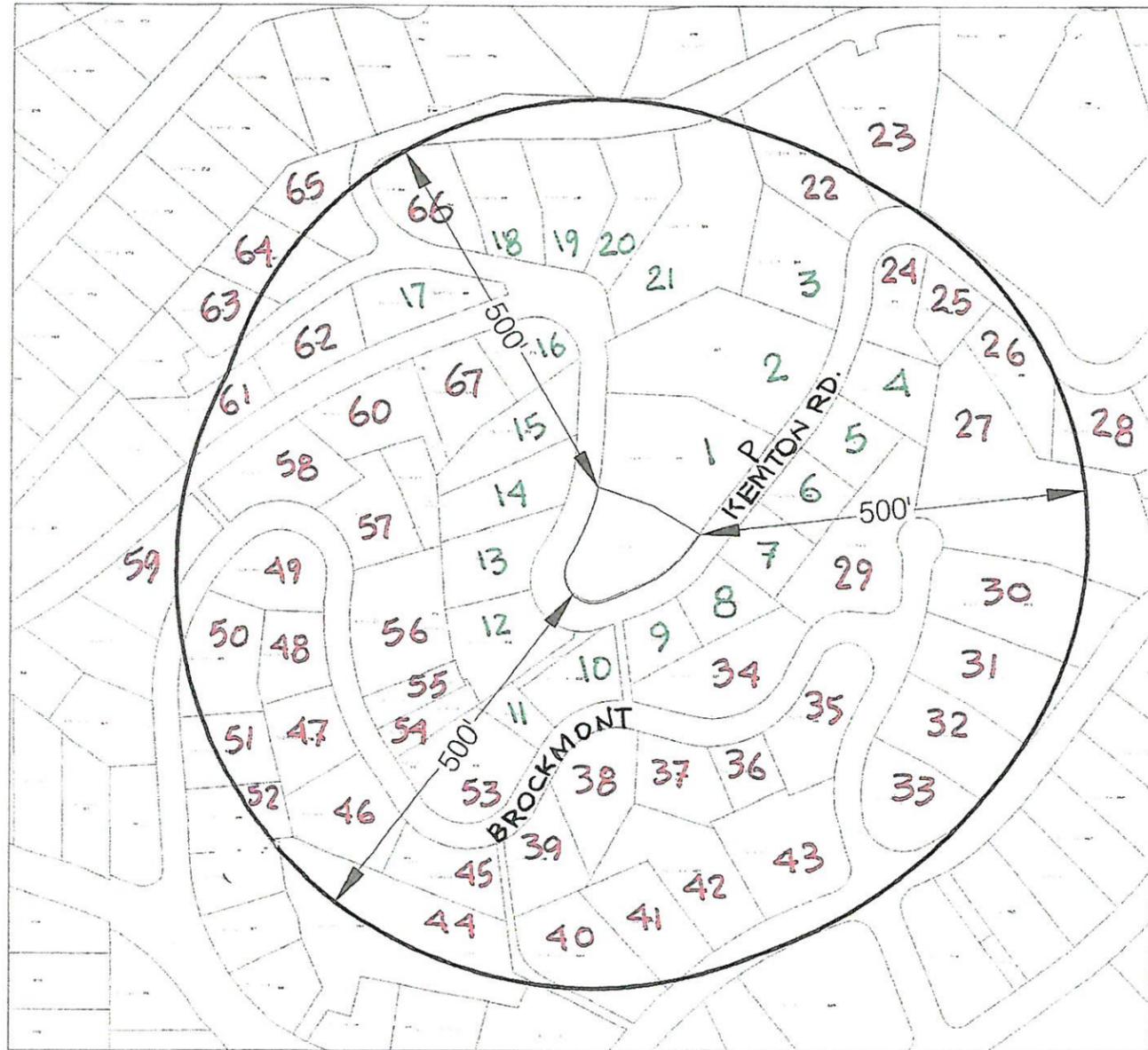
**Conditions:**

1. Obtain the City's Urban Forestry approval and comply with protection measures as required by the City's Urban Forestry for the existing oak tree on the site.

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**Attachments**

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



**LOCATION MAP 500' RADIUS (SEE LABELS)**

(Scale 1"=200')

Address: 321 Kempton Road, Glendale, CA 91201

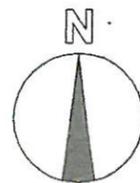
Owner: Siroun & Hovsep Shahinian

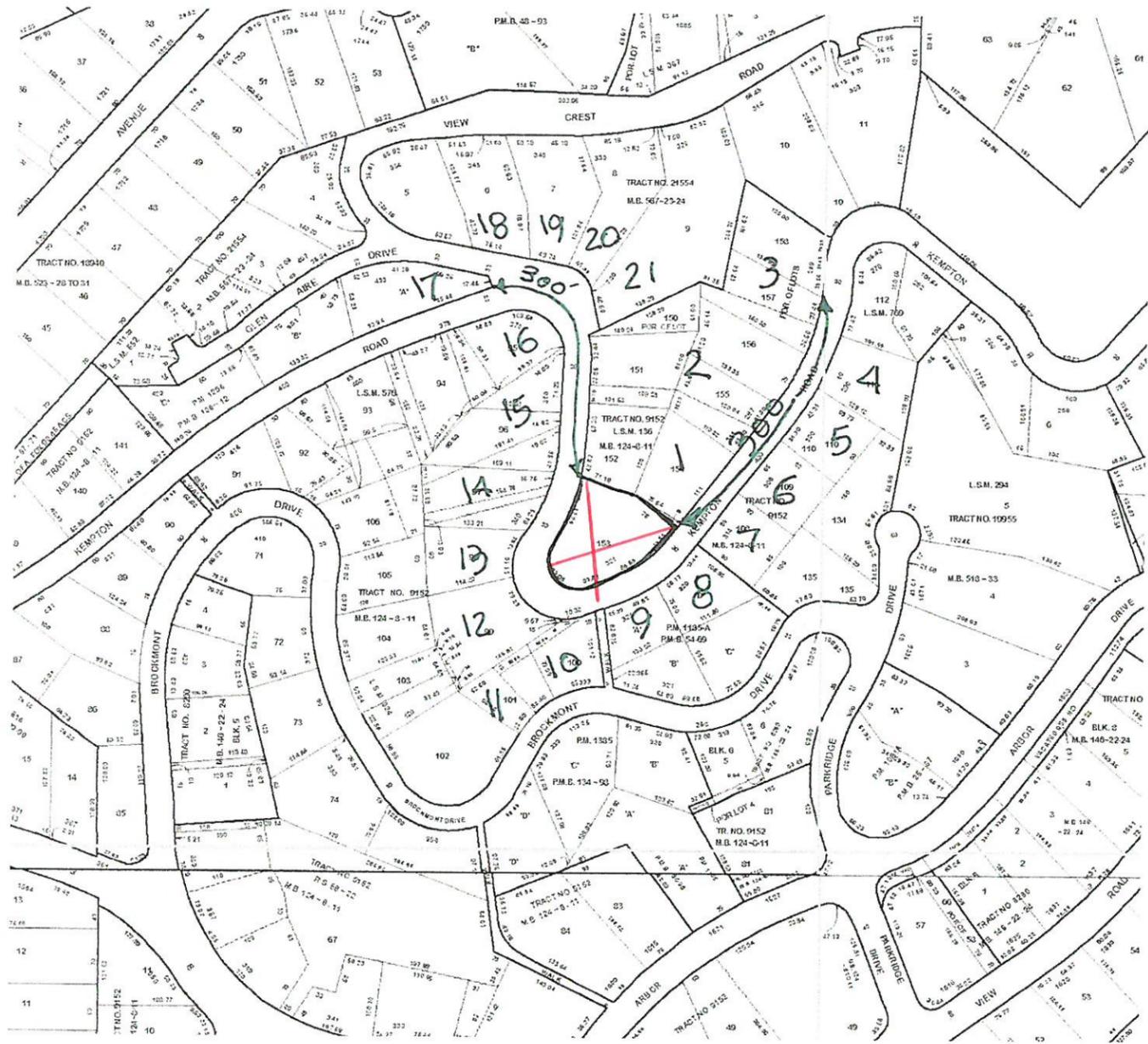
Applicant: Edward Hagobian & Assoc. Inc.

220 S. Kenwood Street #210

Glendale, CA 91205

Phone No: (818) 502-0590





VICINITY PHOTOPOGRAPHIC SURVEY  
sc. 1"=100'

Address: 321 Kempton Rd. Glendale, CA 91202

Owner: Siroun Shahinian

Applicant: Edward Hagobian & Assoc. Inc.

220 S. Kenwood #210 GL CA 91205

(818)502-0590

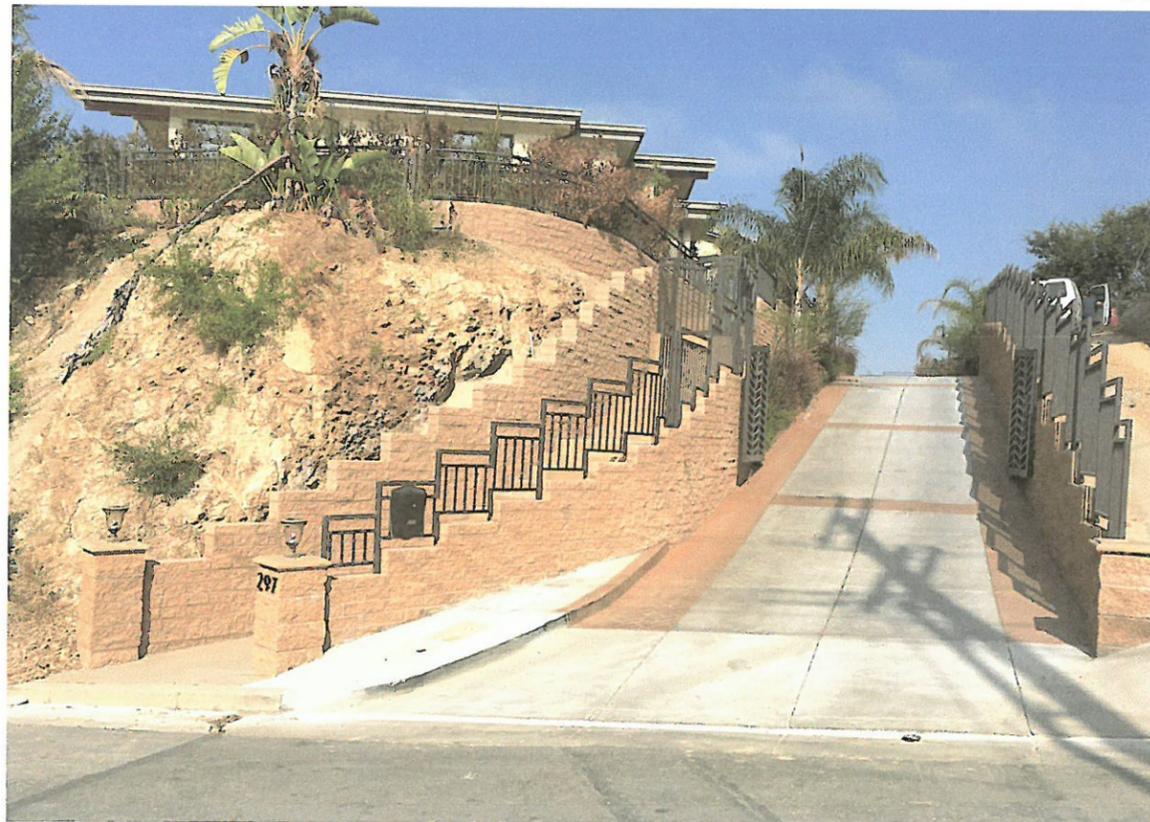
**Neighborhood Key**

Key	Address	Sq. Ft. Lot	Sq. Ft. of House	L/C %	F/A %	Stories	Setback	Roof
Subject Property	321 Kempton Rd. Gl. Ca. 91202	15,520.00	2172		14.00%		18.5	asphalt Shingle
1	311 Kempton Rd	25,139	4,950		20%		20	Asphalt shingle
2	297 Kempton Rd	32,315	2,869		9%		18	Metal
3	289 Kempton Rd.	15,834	1,461		9.0%		30	Asphalt shingle
4	290 Kempton Rd.	9,953	2,212		22.0%		5	Asphalt shingle
5	300 Kempton Rd	8,001	2,074		26.0%		6	Conc. tile
6	308 Kempton Rd	7,675	1,545		20%		11	Asphalt shingle
7	314 Kempton Rd.	7,610	1,452		22.0%		6	Built up
8	320 Kempton Rd	7,618	2,170		28.0%		3	Built up
9	326 Kempton Rd	6,326	2,331		37.00%		5	Asphalt shingle
10	333 Brockmont Dr.	8,720	1,637		19.00%		8	Asphalt shingle
11	330 Kempton Rd	3,595	0		0.00%			
12	336 Kempton Rd	12,996	4,412		33%		20	Asphalt shingle
13	340 Kempton Rd.	11,144	756		7%		25	Asphalt shingle
14	340 Kempton Rd	11,683	2,004		17%		10	Asphalt shingle
15	360 Kempton Rd.	12,199	2,962		21.00%		10	Built up
16	370 Kempton Rd.	8,203	2,160		26.0%		19	Asphalt shingle
17	400 Glen Air Dr.	11,006	2,694		24.0%		6	Asphalt shingle
18	346 View Crest Rd	12,385	1,978		16%		18	Asphalt shingle
19	340 View Crest Rd	13,686	2,394		17%		18	Asphalt shingle
20	330 View Crest Rd	13,159	1,753		13%		18	Asphalt shingle
21	326 View Crest Rd	29,269	2,531		9%		18	Asphalt shingle
Average		7,713	2,207		19.00%		18.5	



1

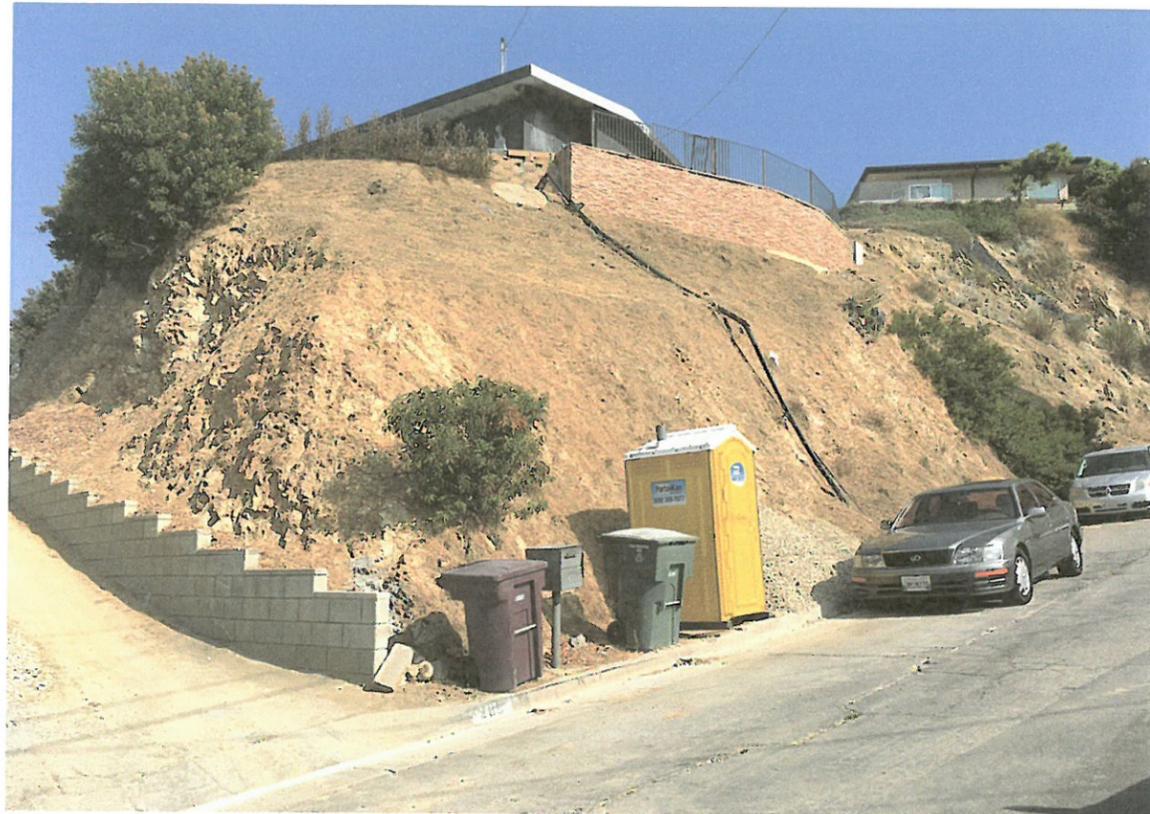
311 Kempton Rd.



2

297 Kempton Rd.

VICINITY PHOTOGRAPHIC SURVEY  
Address: 321 Kempton Rd. Glendale, CA 91202  
Owner: Siroun Shahinian  
Applicant: Edward Hagobian & Assoc. Inc.  
220 S. Kenwood #210 GL CA 91205  
(818)502-0590



3

289 Kempton Rd.



4

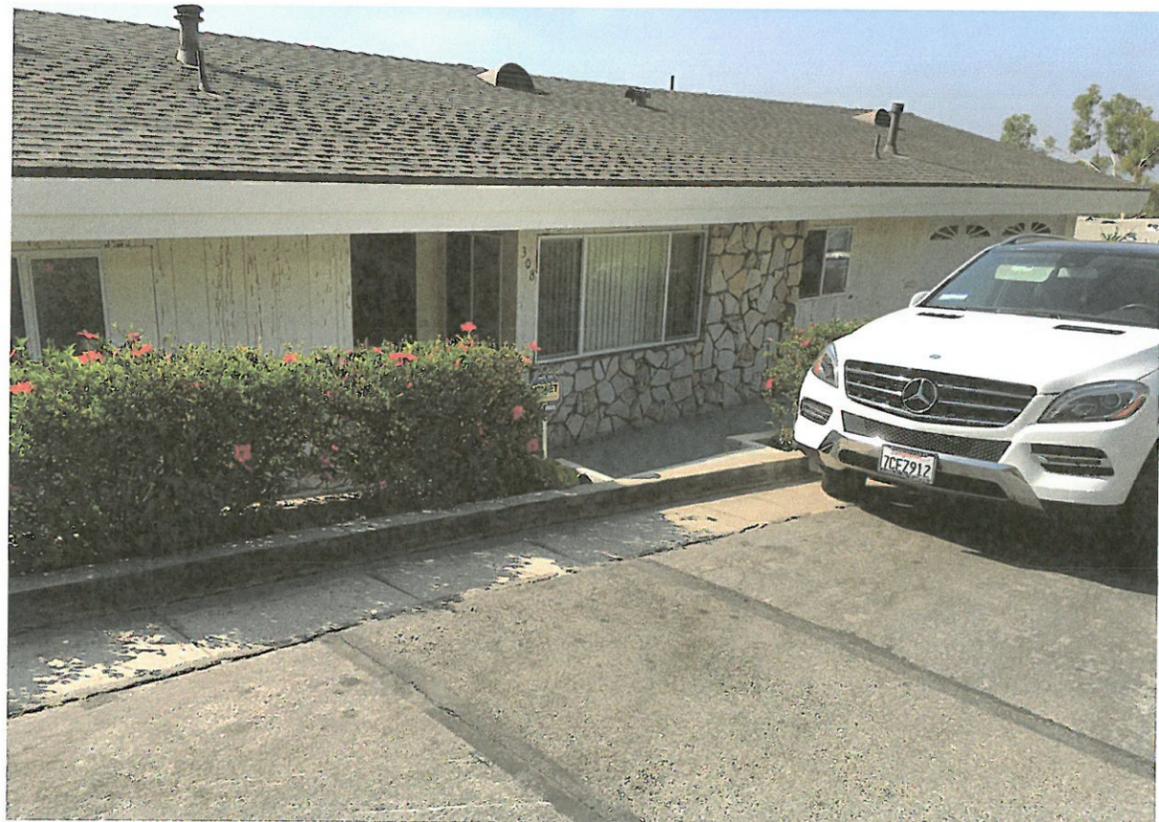
290 Kempton Rd.

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5

300 Kempton Rd.



6

308 Kempton Rd.

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7

314 Kempton Ed.



8

320 Kempton Rd.

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9

326 Kempton Rd.



10

333 Brockmont Dr.

VICINITY PHOTOGRAPHIC SURVEY  
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11

330 Kempton Rd.



12

336 Kempton Rd.

VICINITY PHOTOGRAPHIC SURVEY  
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13 & 14  
340 Kempton Rd.



15  
360 Kempton Rd.

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16

370 Kempton Rd.



17

400 Glen Air Dr.

VICINITY PHOTOGRAPHIC SURVEY  
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(818)502-0590



18

346 View Crest Rd.



19

340 View Crest Rd.

VICINITY PHOTOGRAPHIC SURVEY  
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20

330 View Crest Rd.



21

326 View Crest Rd.

VICINITY PHOTOGRAPHIC SURVEY  
Address: 321 Kempton Rd. Glendale, CA 91202  
Owner: Siroun Shahinian  
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1

321 Kempton Rd.



2

321 Kempton Rd.

VICINITY PHOTOPOGRAPHIC SURVEY  
Address: 321 Kempton Rd. Glendale, CA 91202  
Owner: Siroun Shahinian  
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3

321 Kempton Rd.



4

321 Kempton Rd.

VICINITY PHOTOGRAPHIC SURVEY  
Address: 321 Kempton Rd. Glendale, CA 91202  
Owner: Siroun Shahinian  
Applicant: Edward Hagobian & Assoc. Inc.  
220 S. Kenwood #210 GL CA 91205  
(818)502-0590

# SHAHINIAN RESIDENCE

## PROJECT DESCRIPTION

**OWNER:**  
SIROUN SHAHINIAN  
321 KEMPTON RD. GLENDALE, CA 91202  
TEL: (818)

**PROJECT ADDRESS:**  
321 KEMPTON RD, GLENDALE CA 91202

**LEGAL DESCRIPTION:**  
TRACT NO 9152, LOT 153  
APN NO: 5632-003-003

**PROJECT DATA:**  
PROJECT DESCRIPTION: ADDITION TO EXISTING SINGLE STORY HOUSE  
ADDING NEW DECK AND NEW RETAINING WALL

ZONE: R1R- II  
OCCUPANCY: R-3/U  
LOT SHAPE: IRREGULAR  
LOT AREA : 15,520 SQ.FT. (PER SURVEY)  
CONSTRUCTION TYPE: V-B  
FIRE SPRINKLERS: NO / NOT REQUIRED

**F.A.R. :**  
FLOOR AREA RATIO ALLOWED: 30% FOR THE FIRST 10,000 SQ.FT.  
& 10% FOR EACH ADDITIONAL SQ.FT. THEREAFTER

LOT AREA = 15,520 SQ.FT.  
10,000 SQ.FT. / 30% = 3,000 SQ.FT.  
5,520 SQ.FT. / 10% = 552 SQ.FT.  
MAX. FLOOR AREA ALLOWED : 3,552 SQ.FT.

AREA OF (E) HOUSE: 1,680 SQ.FT.  
AREA OF (E) GARAGE : 483 SQ.FT.

PROPOSED TOTAL AREA:  
EXISTING: 1,680 SQ.FT.  
PROPOSED ADDITION: 492 SQ.FT.  
TOTAL 2,172 SQ.FT.  
F.A.R = 2,172 SQ.FT. / 15,520 SQ.FT. x 100 = 14%

**LOT COVERAGE:**  
MAX 40% OF LOT AREA  
LOT AREA: 15,520 SQ.FT. x 40% = 6,208 SQ.FT. ALLOWED

EXISTING: 2,360 SQ.FT. / 15,520 SQ.FT. = 15%  
(1,680 SQ.FT. HOUSE + 483 SQ.FT. GARAGE + 133.6 SQ.FT. PATIO + 62 SQ.FT. ENTRY PORCH)  
PROPOSED: 2844 SQ.FT. / 15,520 SQ.FT. = 18%  
(2,172 SQ.FT. HOUSE + 483 SQ.FT. GARAGE + 75.6 SQ.FT. PATIO + 113.4 SQ.FT. ENTRY ORCH)

**LANDSCAPE:**  
REQUIRED: 40% OF LOT AREA, 15,520 SQ.FT. x 40% = 6,208 SQ.FT.  
EXISTING: 8,500 SQ.FT.  
PROPOSED: 7,400 SQ.FT.

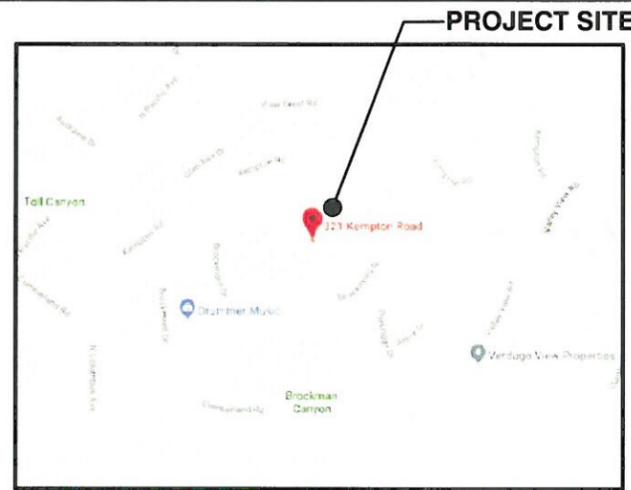
RATIO OF LANDSCAPE AREA = 7,400 SQ.FT. / 15,520 SQ.FT. = 47%

## DESIGN TEAM:

**ARCHITECT:**  
EDWARD HAGOBIAN & ASSOC. INC.  
220 S. KENWOOD ST. STE. #210  
GLENDALE, CA. 91205  
TEL: (818) 502-0590  
FAX: (818) 502-0853  
ehagobian@sbcglobal.net

**MECHANICAL (TITLE 24):**  
PERFECT DESIGN & ENGINEERING INC.  
2416 W. VALLEY BLVD.  
ALHAMBRA, CA 91803  
TEL: (626) 289-8808  
FAX: (626) 289-4913

**STRUCTURAL**  
SDG STRUCTURAL ENGINEERING GROUP  
7136 HASKELL AVE. #301  
VAN NUYS, CA 91406  
TEL: (818) 988-4236  
FAX: (818) 402-0534  
info@sdgseinc.com



**VICINITY MAP:**

## NOTES:

- ALL INFORMATION REGARDING THE EXISTING CONDITIONS OF THE LOT, INCLUDING SLOPES, CONTOURS, PROPERTY LINES AND SIZES, TREES, SIDEWALK/STREET, LOCATION OF POWER POLES AND ITS RESTRICTED SPACE, EASEMENTS, DEDICATIONS AND OTHER INFORMATION, ARE PREPARED BY THE SURVEYOR. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ITS ACCURACY.
- OAK TREES ARE FOUND WITHIN THE SUBJECT PROPERTY AND SHOWN ON PLANS. NO TREES BEYOND 20' OF PROPERTY LINES.
- RETAINING WALLS, POOLS, SPAS, JACUZZIS, FENCES, AND PATIO COVERS REQUIRE A SEPARATE PERMIT.
- NO NEW ROOF TOP MECHANICAL EQUIPMENT IS ALLOWED.

## SHEET INDEX:

### ARCHITECTURAL:

- A-00 COVER SHEET/PROJECT INFO & DATA
- A-1 EXISTING SITE PLAN /(N) DECK & RET. WALL
- A-2 PROPOSED SITE PLAN
- A-3 EXISTING FLOOR PLAN
- A-4 EXISTING ELEVATIONS
- A-5 EXISTING ROOF PLAN
- A-6 PROPOSED FLOOR PLAN
- A-7 PROPOSED ELEVATIONS
- A-7.1 PROPOSED COLORED ELEVATIONS
- A-8 PROPOSED ROOF PLAN
- A-9 DOOR & WINDOW SCHEDULE
- A-10 SECTIONS A-A & B-B
- A-10.1 SITE SECTIONS C-C & D-D
- A-12 PERSPECTIVE VIEW

## ABBREVIATIONS:

W/	WITH	GA.	GAGE, GAUGE		
WO/	WITHOUT	GALV.	GALVANIZE(D)	RAD.	RADIUS
#	NUMBER	GL.	GLASS, GLAZING	REF.	REFER(ENCE)
&	AND	G.B.	GRADE BEAM	REQ.	REQUIRE(D)
APPROX.	APPROXIMATE(LY)	GLB.	GLUED LAMINATED BEAM	REV.	REVISE(ION)
ARCH.	ARCHITECT(URAL)	GYP.	GYPSPUM	RFG.	ROOFING
BRG.	BEARING	GYPBD	GYPBOARD	RM.	ROOM
BM.	BEAM	HDR.	HEADER	SCHED.	SCHEDULE
BLK.	BLOCK	H.V.A.C.	HEATING/VENTILATION/AIR CONDITIONING	SEC.	SECTION
BLKG.	BLOCKING	HT.	HEIGHT	SIM.	SIMILAR
B.O.	BOTTOM OF	INCL.	INCLUDE(D)(ING)	SPC.	SPACE(R)(D)(ING)
B.O.F.	BOTTOM OF FOOTING	I.D.	INSIDE DIAMETER	SPEC.	SPECIFICATION
BLDG.	BUILDING	IN.	INCHES	SQ.	SQUARE
CNTR.	CENTER(ED)	INS.	INSULATE(D)(ING)	STAG.	STAGGER(ED)
CLR.	CLEAR(ANCE)	INSP.	INSPECT(ING)(ION)	STL.	STEEL
COL.	COLUMN(S)	INT.	INTERIOR	STD.	STANDARD
CONC.	CONCRETE	L.	LENGTH	STRL.	STRUCTURAL
CONT.	CONTINUE(OUS)	LAM.	LAMINATE(D)	SYM.	SYMMETRICAL
CONTR.	CONTRACT(OR)	LDGR.	LEDGER	T.O.	TOP OF
C.F.	CUBIC FOOT	LH.	LEFT HAND	TOC.	TOP OF CONCRETE
C.Y.	CUBIC YARD	N.	NORTH	TOCB.	TOP OF CURB
DBL.	DOUBLE	(N)	NEW	TOF.	TOP OF FOOTING
DTL.	DETAIL(S)	N.I.C.	NOT IN CONTRACT	TOG.	TOP OF GRADE
DIAG.	DIAGONAL	N.T.S.	NOT TO SCALE	TOM.	TOP OF MASONRY
DIA.	DIAMETER	O.C.	ON CENTER	TOP.	TOP OF PAVING
DIM.	DIMENSION(S)	OPNG.	OPENING	TOPL.	TOP OF PLATE
DN.	DOWN	O.D.	OUTSIDE DIAMETER	TOS.	TOP OF SLAB
EA.	EACH	PNL.	PANEL	TOSHTG.	TOP OF SHEATHING
(E)	EXISTING	PAR.	PARALLEL	TOW.	TOP OF WALL
ELEV.	ELEVATION	PARTN.	PARTITION	TYP.	TYPICAL
EQ.	EQUAL	PVMT.	PAVEMENT	U.N.O.	UNLESS NOTED OTHERWISE
EXP.	EXPOSE(D)	PERF.	PERFORATE	V.B.	VAPOR BARRIER
EXT.	EXTERIOR	PLY.	PLYWOOD	VNR.	VENEER
FOS.	FACE OF STUD	PT.	POINT	WP.	WATERPROOFING
FIN.	FINISH	PREFAB.	PREFABRICATE(D)	W.	WIDTH OR WIDE
FFE.	FINISH FLOOR ELEVATION	PREFIN.	PREFINISH(ED)	WD.	WOOD
FLR.	FLOOR	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR	W.I.	WROUGHT IRON
FT.	FOOT, FEET			WM.	WIRE MESH
FTG.	FOOTING				
FDN.	FOUNDATION				

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**PROJECT:**  
SHAHINIAN RESIDENCE

321 KEMPTON RD.  
GLENDALE, CA. 91202

**SHEET TITLE:**  
COVER SHEET  
PROJECT INFO & DATA

Revisions:


JOB NO.:	19-739
SCALE:	AS SHOWN
DRAWN BY:	TT
DATE:	AGUST-2019
SHEET NO.:	<b>A-00</b>

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**PROJECT:  
SHAHINIAN RESIDENCE**

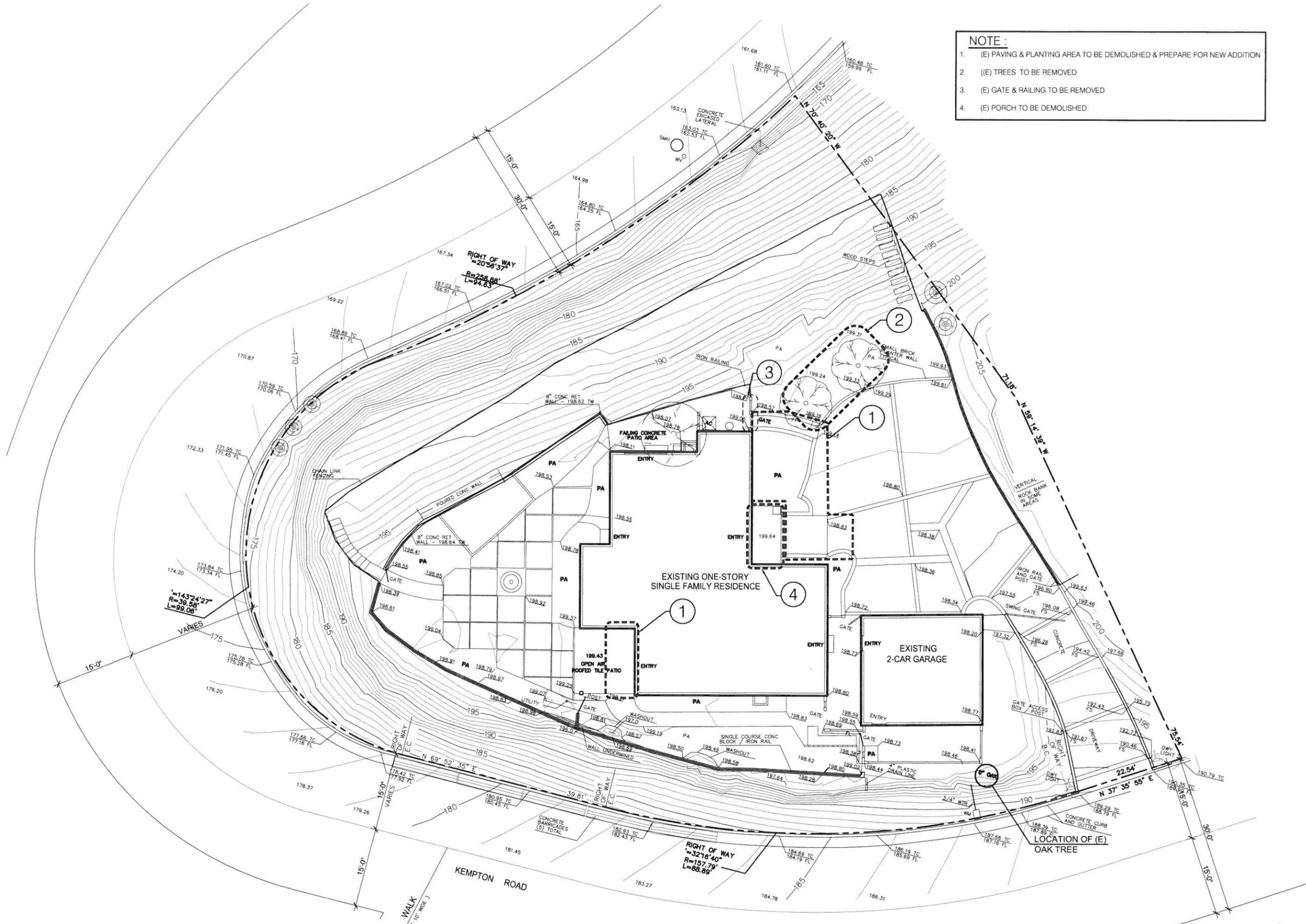
321 KEMPTON RD.  
GLENDALE, CA. 91202

**SHEET TITLE:  
EXISTING SITE PLAN/  
(N) DECK & RET. WALL**

Revisions:

1	

- NOTE :**
- (E) PAVING & PLANTING AREA TO BE DEMOLISHED & PREPARE FOR NEW ADDITION
  - ((E) TREES TO BE REMOVED
  - (E) GATE & RAILING TO BE REMOVED
  - (E) PORCH TO BE DEMOLISHED

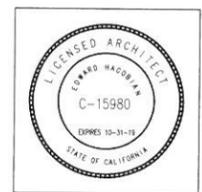


**1** EXISTING SITE PLAN/(N) DECK & RET. WALL  
1/8" = 1'-0"



JOB NO.:	19-739
SCALE:	AS SHOWN
DRAWN BY:	TT
DATE:	AGUST-2019
SHEET NO.:	<b>A-1</b>

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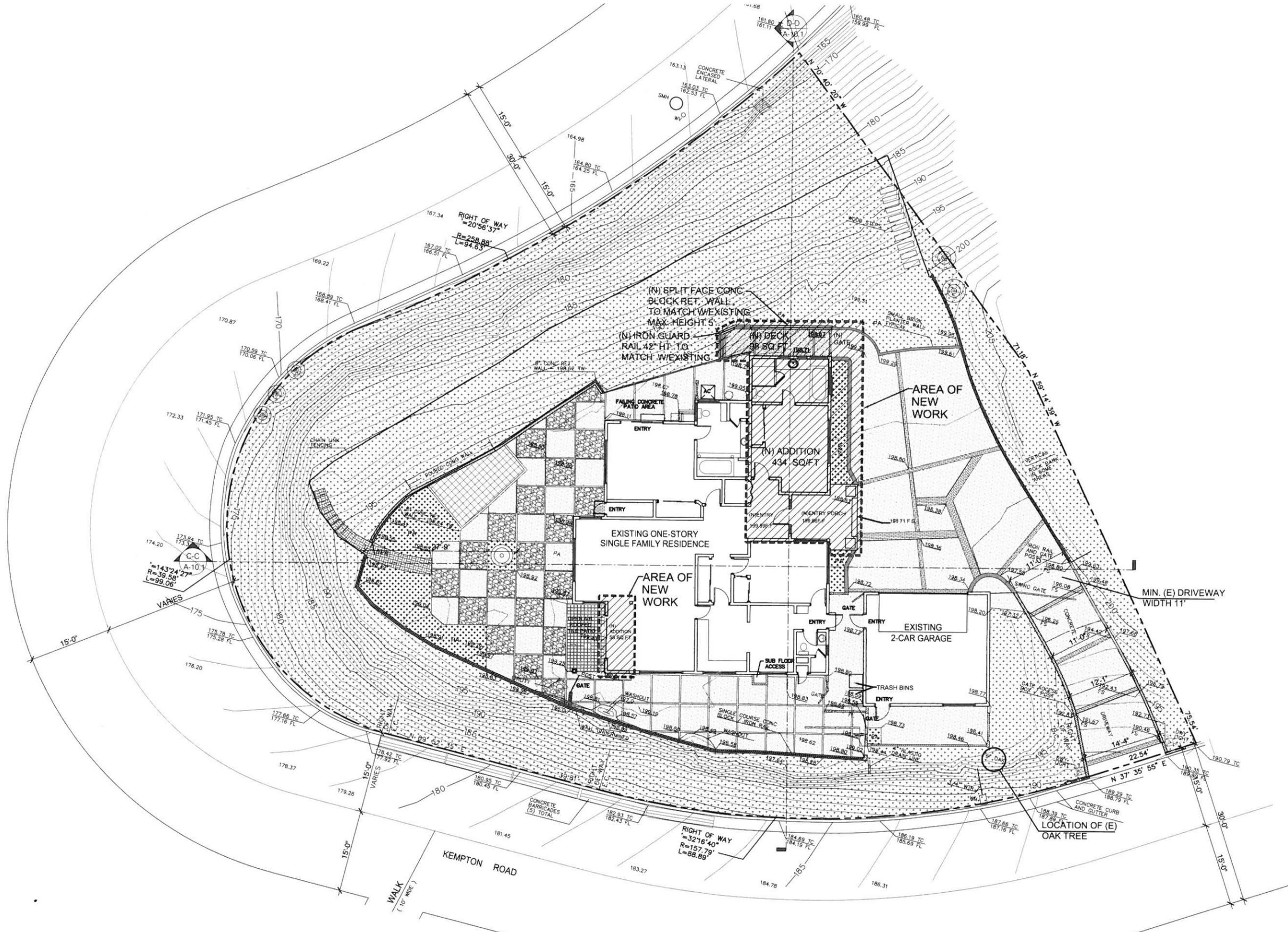
**PROJECT:  
SHAHINIAN RESIDENCE**

321 KEMPTON RD.  
GLENDALE, CA. 91202

**SHEET TITLE:  
PROPOSED SITE PLAN**

Revisions:

1	



**1 PROPOSED SITE PLAN**  
1/8" = 1'-0"



JOB NO.:	19-739
SCALE:	AS SHOWN
DRAWN BY:	TT
DATE:	AGUST-2019
SHEET NO.:	<b>A-2</b>

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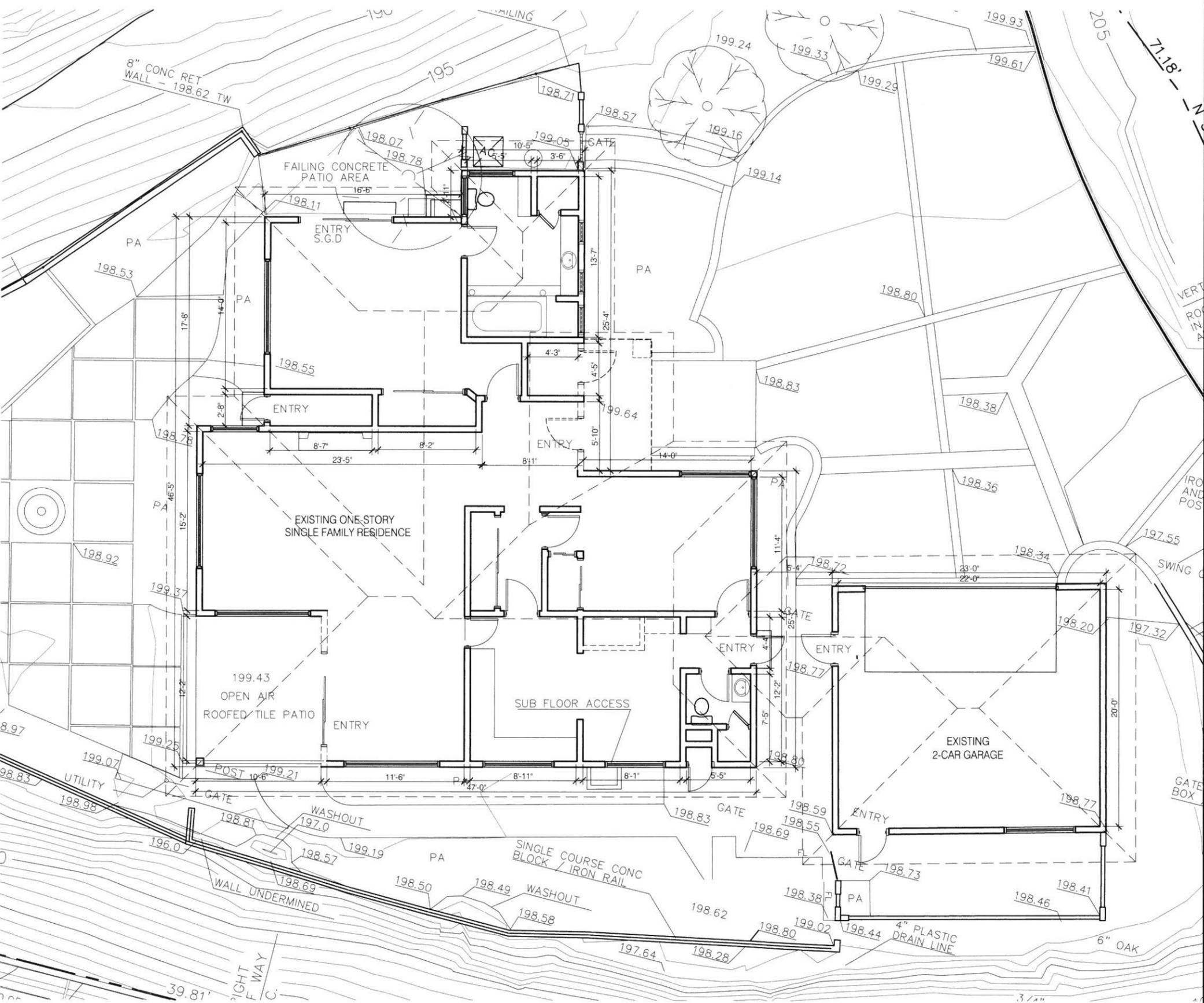
**PROJECT:**  
**SHAHINIAN RESIDENCE**

321 KEMPTON RD.  
GLENDALE, CA. 91202

**SHEET TITLE:**  
**EXISTING / DEMOLITION  
FLOOR PLAN**

Revisions:

1	



**CONSTRUCTION LEGEND:**

- (E) STUD WALL
- DEMOLITION WALL
- (E) DOOR TO REMAIN
- DEMOLITION DOOR
- (E) WINDOW TO REMAIN
- DEMOLITION WINDOW

**1** EXISTING / DEMOLITION FLOOR PLAN  
1/4" = 1'-0"

JOB NO:	19-739
SCALE:	AS SHOWN
DRAWN BY:	TT
DATE:	AGUST-2019
SHEET NO:	<b>A-3</b>

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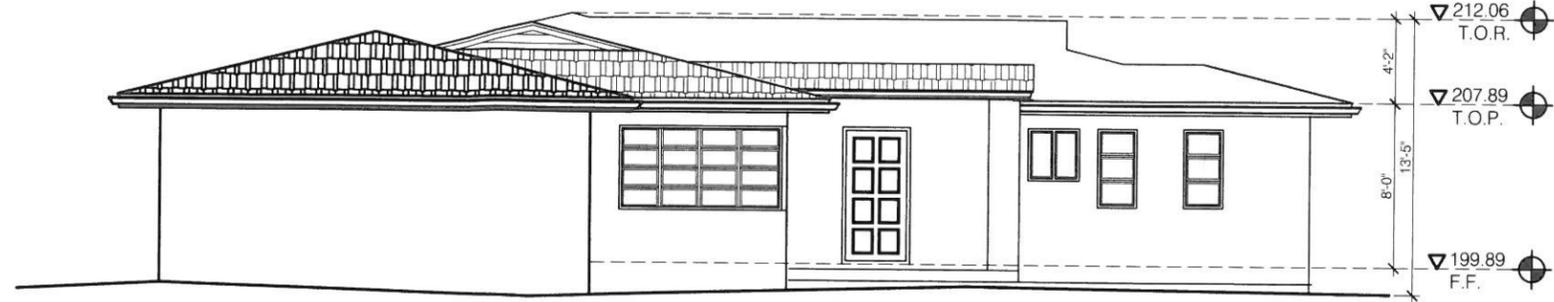
**PROJECT:  
SHAHINIAN RESIDENCE**

321 KEMPTON RD  
GLENDALE, CA 91202

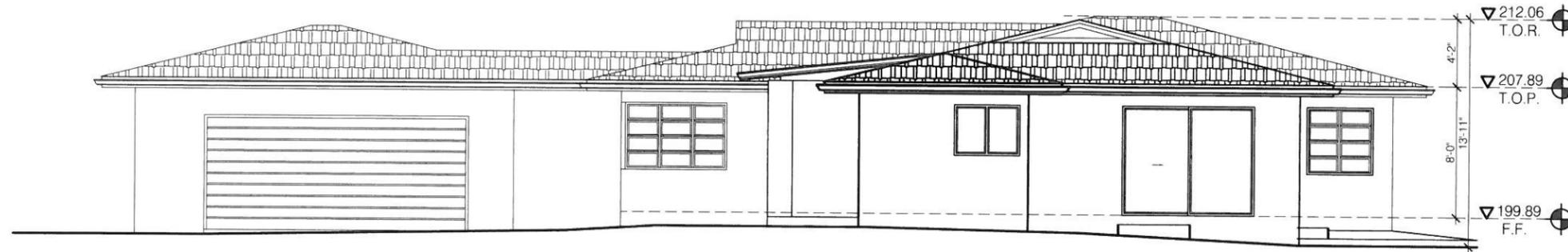
**SHEET TITLE:  
EXISTING ELEVATIONS**

Revisions:

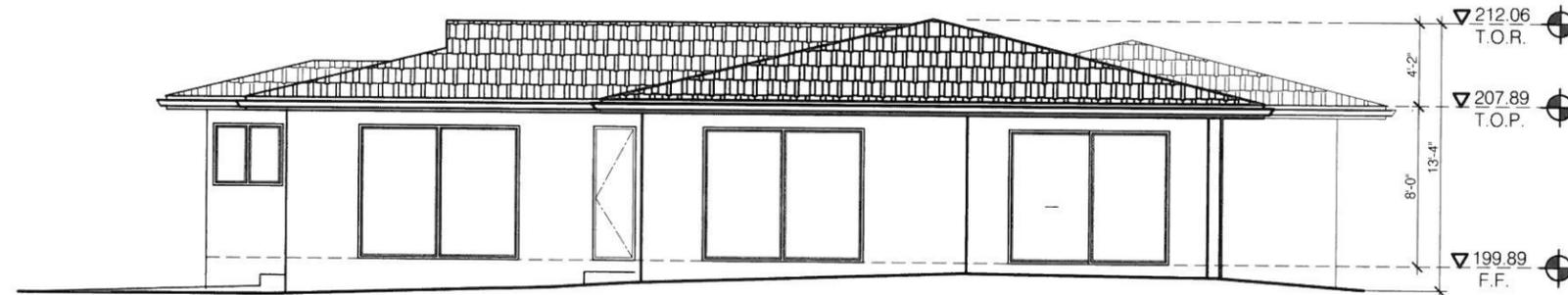
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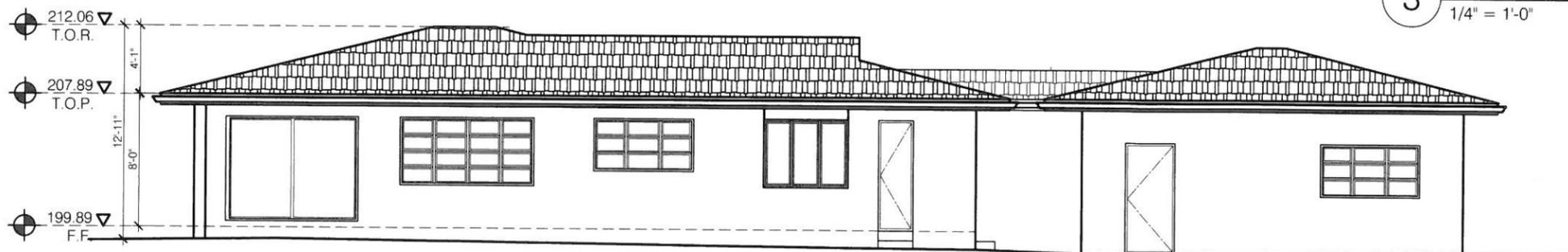
**1** EXISTING NORTH-EAST ELEVATION  
1/4" = 1'-0"



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



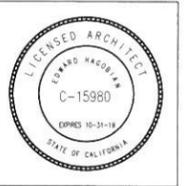
**3** EXISTING SOUTH-EAST ELEVATION  
1/4" = 1'-0"



**4** EXISTING SOUTH-WEST ELEVATION  
1/4" = 1'-0"

JOB NO.:	19-739
SCALE:	AS SHOWN
DRAWN BY:	TT
DATE:	MAY-2019
SHEET NO.:	<b>A-4</b>

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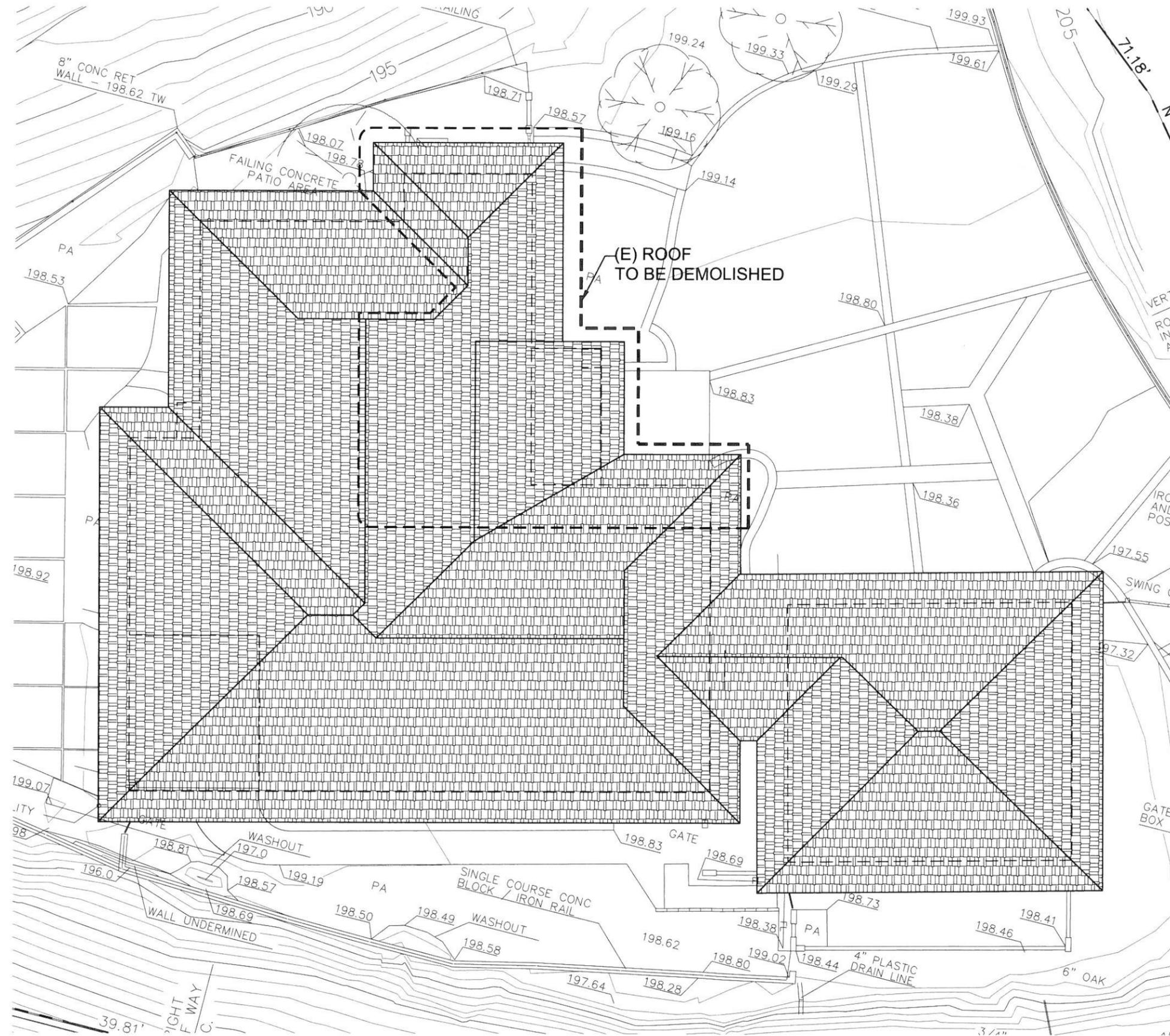
**PROJECT:**  
**SHAHINIAN RESIDENCE**

321 KEMPTON RD.  
GLENDALE, CA. 91202

**SHEET TITLE:**  
**EXISTING ROOF PLAN**

Revisions:

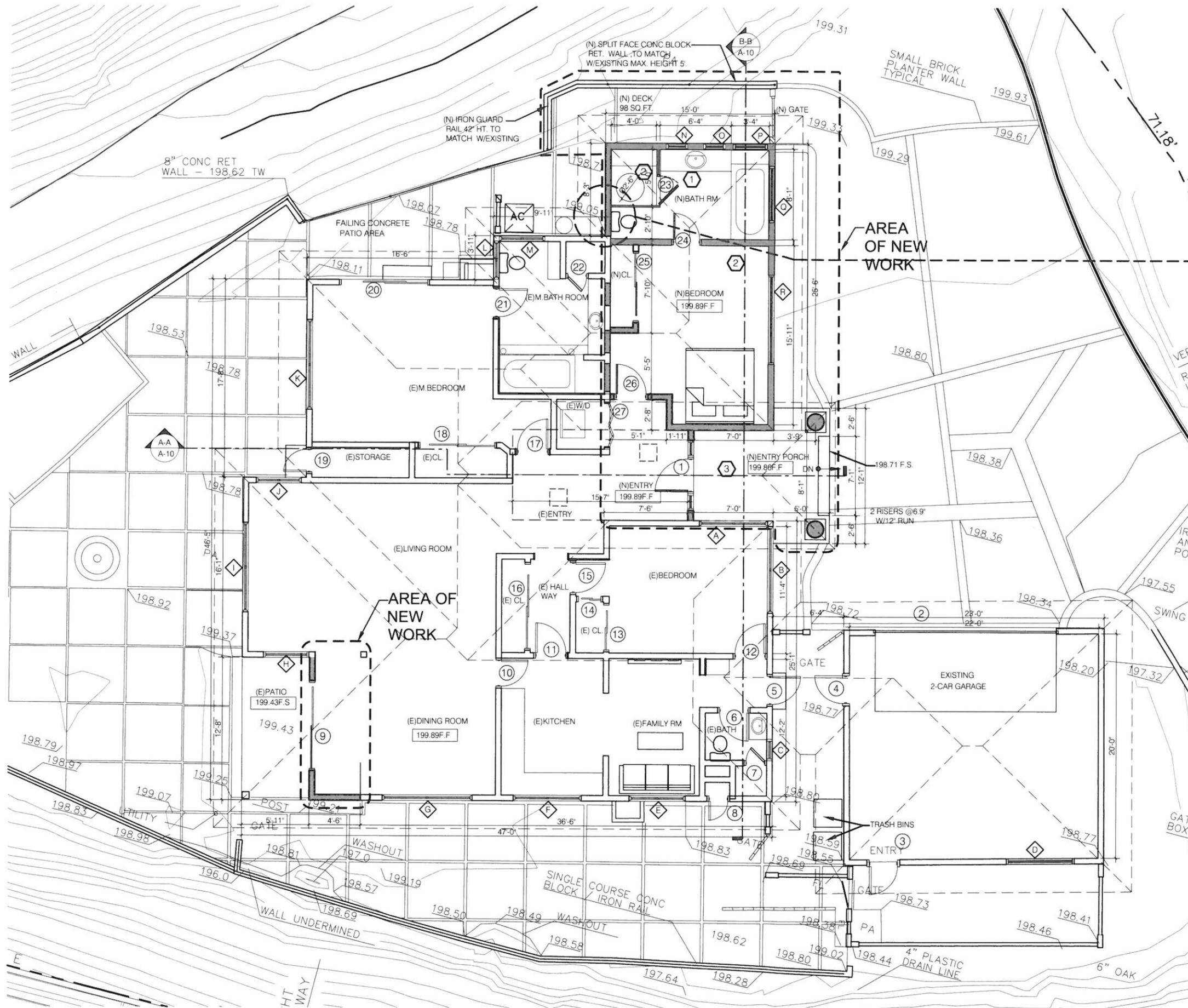
△	



**1** EXISTING ROOF PLAN  
1/4" = 1'-0"

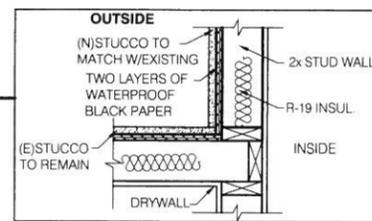
JOB NO:	19-739
SCALE:	AS SHOWN
DRAWN BY:	TT
DATE:	AGUST-2019
SHEET NO:	<b>A-5</b>

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**CONSTRUCTION LEGEND**

- (N) STUD WALL
- (E) STUD WALL TO REMAIN
- (N) DOOR
- (E) DOOR
- (N) GLAZING



**(E) & (N) STUCCO EDGE DETAIL**

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**PROJECT:**

321 KEMPTON RD  
GLENDALE, CA 91202

**SHEET TITLE:**  
PROPOSED  
FLOOR PLAN

**Revisions:**

1	

JOB NO.:	19-739
SCALE:	AS SHOWN
DRAWN BY:	TT
DATE:	MAY-2019
SHEET NO.:	<b>A-6</b>

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

**1 PROPOSED FLOOR PLAN**  
1/4" = 1'-0"





**PROJECT:**

321 KEMPTON RD  
GLENDALE, CA 91202

**SHEET TITLE:**

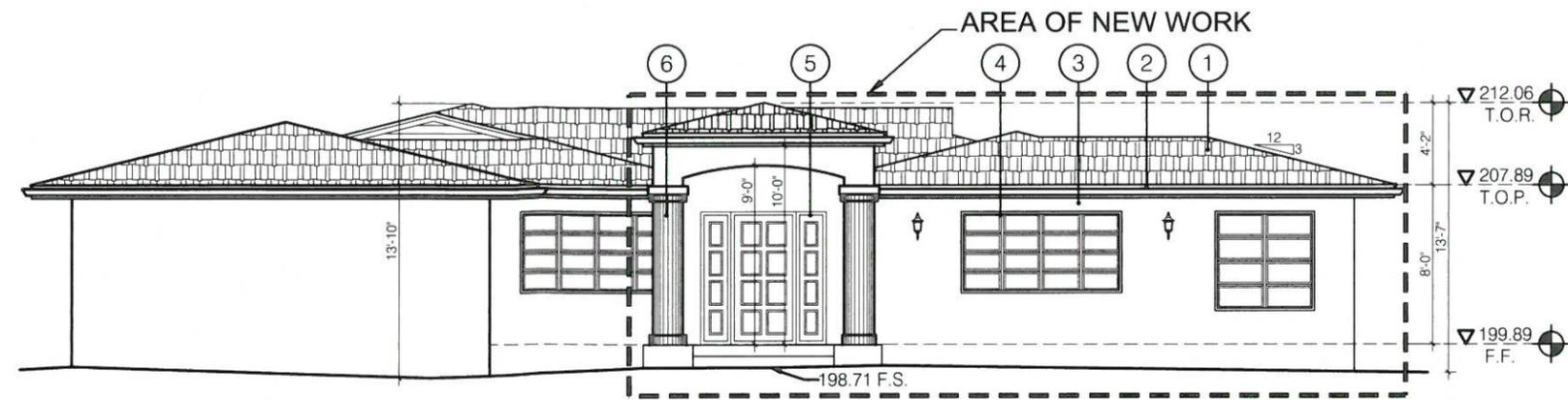
PROPOSED ELEVATIONS

**Revisions:**

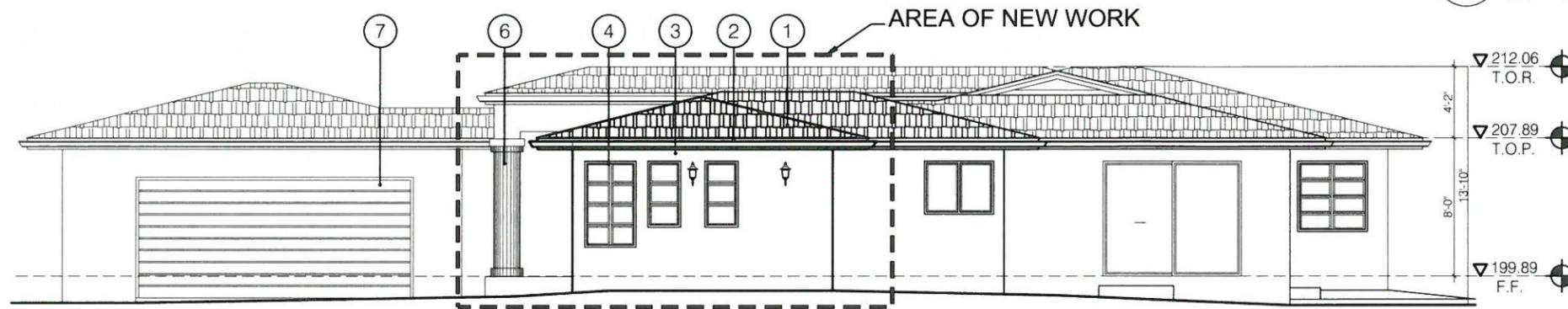
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JOB NO.:	19-739
SCALE:	AS SHOWN
DRAWN BY:	TT
DATE:	MAY-2019
SHEET NO.:	<b>A-7</b>

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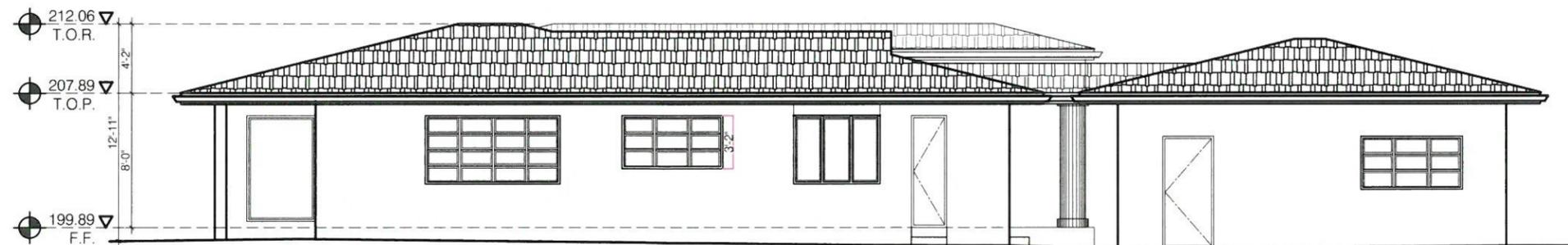


**1 PROPOSED NORTH-EAST ELEVATION**  
1/4" = 1'-0"

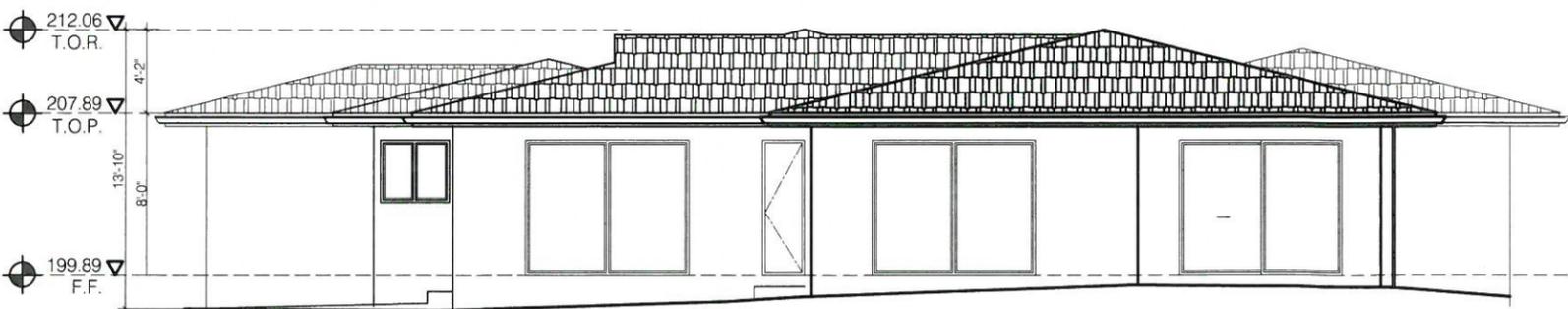


**2 PROPOSED NORTH-WEST ELEVATION**  
1/4" = 1'-0"

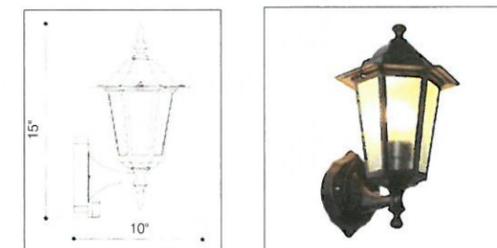
1	ROOF:	ASPHALT SHINGLE ROOF (BROWN) TO MATCH W/ EXISTING.
2	FASCIA:	FASCIA (WHITE) TO MATCH W/ EXISTING.
3	STUCCO:	STUCCO (YELLOW) TO MATCH W/ EXISTING.
4	DOORS & WINDOWS:	METAL (WHITE), TO MATCH W/ EXISTING.
5	ENTRY DOOR:	THE EXISTING ENTRY DOOR WILL BE RELOCATED AND RE USED.
6	COLUMN:	WHITE/ PRECAST.
7	GARAGE DOOR:	EXISTING TO REMAIN.



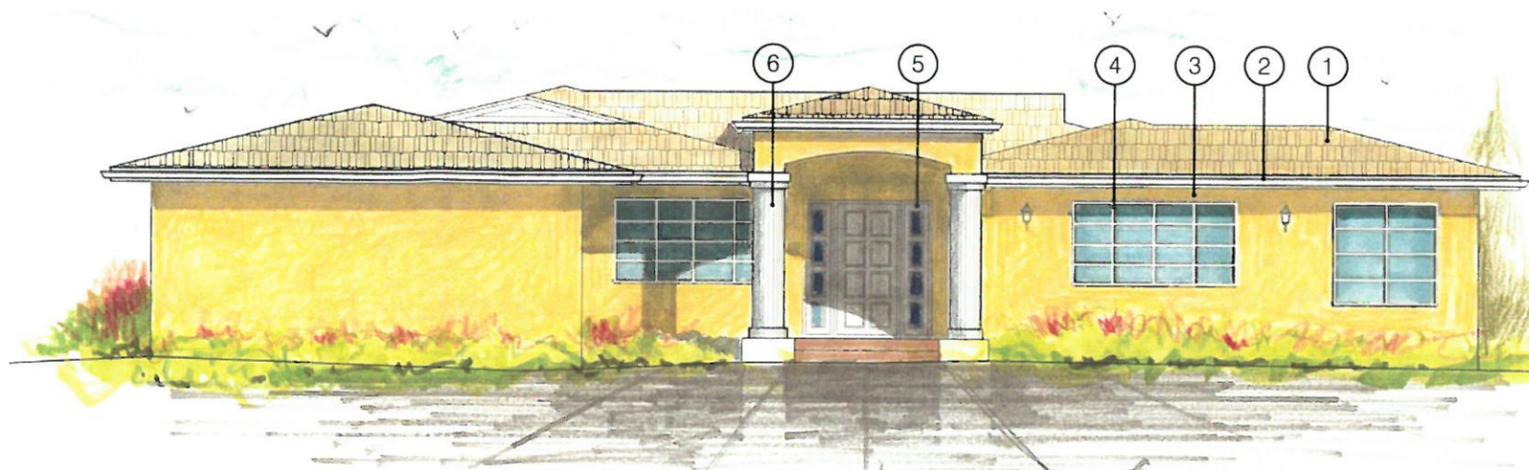
**3 PROPOSED SOUTH-EAST ELEVATION**  
1/4" = 1'-0"



**4 PROPOSED SOUTH-WEST ELEVATION**  
1/4" = 1'-0"

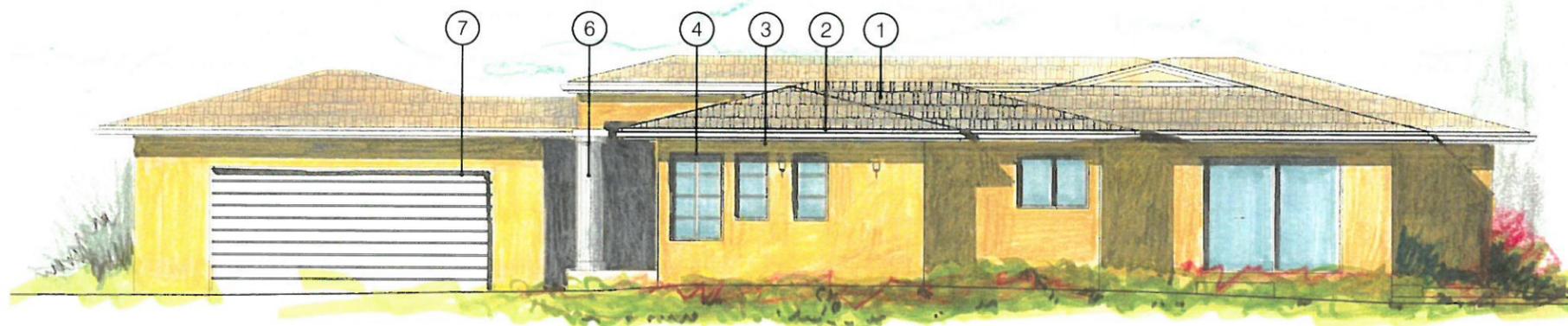


**OUTDOOR LAMP (OR SIMILAR)**



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

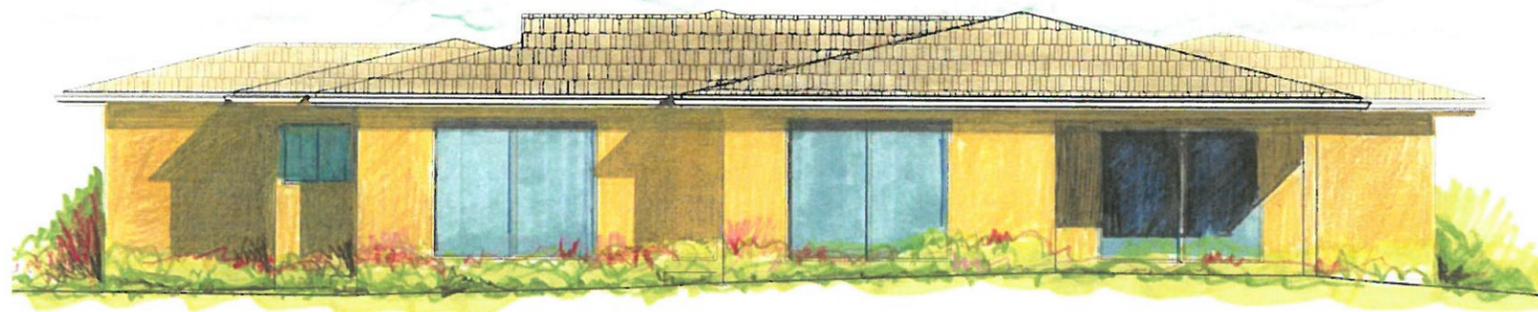
1	ROOF:	ASPHALT SHINGLE ROOF (BROWN) TO MATCH W/ EXISTING.
2	FASCIA:	FASCIA (WHITE) TO MATCH W/ EXISTING.
3	STUCCO:	STUCCO (YELLOW) TO MATCH W/ EXISTING.
4	DOORS & WINDOWS:	METAL (WHITE), TO MATCH W/ EXISTING.
5	ENTRY DOOR:	THE EXISTING ENTRY DOOR WILL BE RELOCATED AND RE USED.
6	COLUMN:	WHITE/ PRECAST.
7	GARAGE DOOR:	EXISTING TO REMAIN.



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

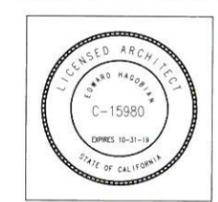


**3** PROPOSED SOUTH-EAST ELEVATION  
1/4" = 1'-0"



**4** PROPOSED SOUTH-WEST ELEVATION  
1/4" = 1'-0"

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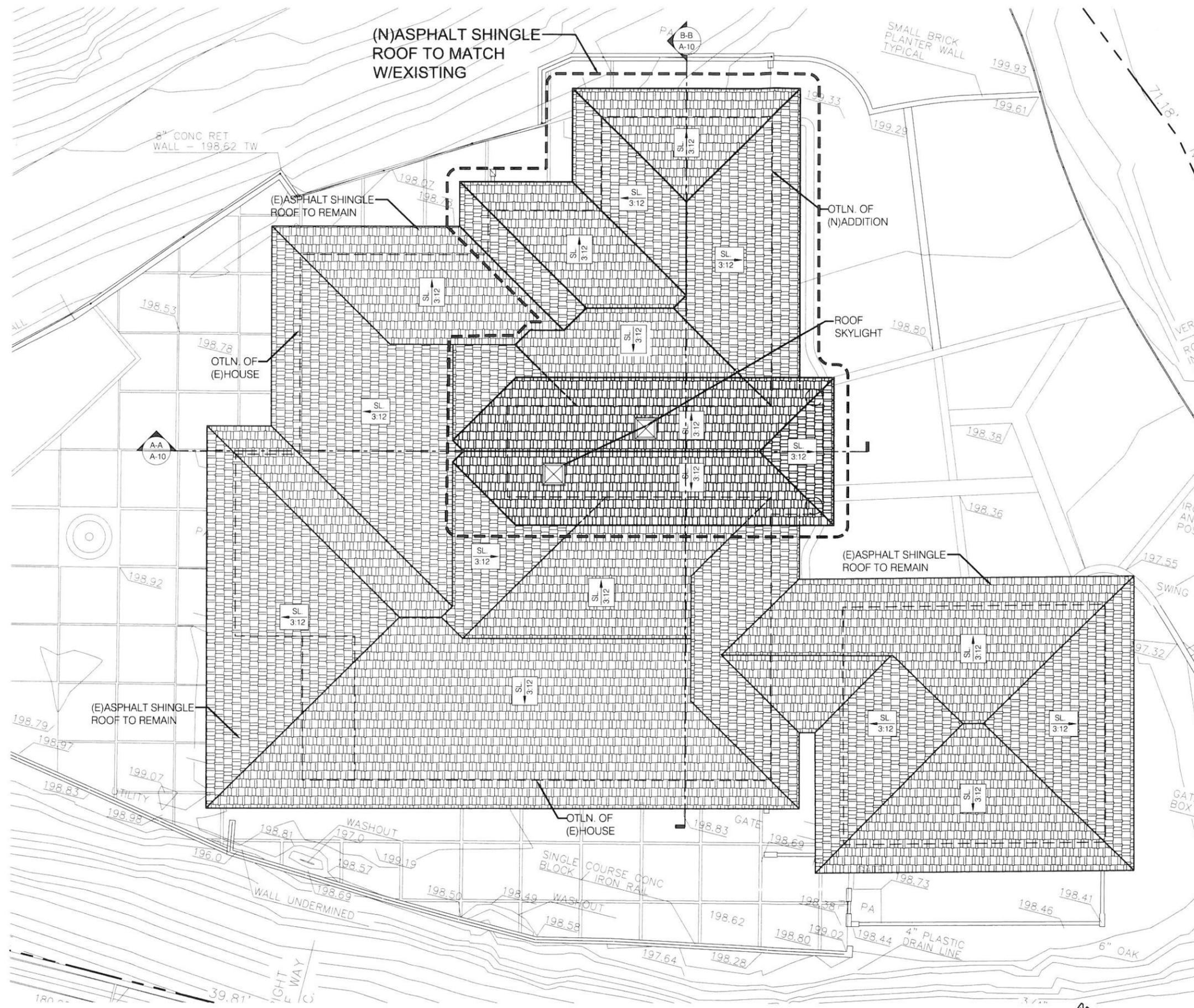


**PROJECT:**  
321 KEMPTON RD  
GLENDALE, CA 91202  
**SHEET TITLE:**  
PROPOSED COLORED  
ELEVATIONS

**Revisions:**  
 1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

JOB NO.:	19-739
SCALE:	AS SHOWN
DRAWN BY:	TT
DATE:	MAY-2019
SHEET NO.:	<b>A-7.1</b>

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**NOTES:**  
 ROOFING MATERIALS FOR ALL ROOFS SHALL BE A CLASS "A" RATING MANUF. LIKE OR BETTER (TAMKO) ASPHALT SHINGLES UL 790/ ASTM E 108

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 ehagobian@sbcglobal.net



**PROJECT:**

321 KEMPTON RD  
 GLENDALE, CA 91202

**SHEET TITLE:**  
 PROPOSED ROOF PLAN

**Revisions:**

1	

**1 PROPOSED ROOF PLAN**  
 1/4" = 1'-0"

JOB NO.:	19-739
SCALE:	AS SHOWN
DRAWN BY:	TT
DATE:	MAY-2019
SHEET NO.:	<b>A-8</b>

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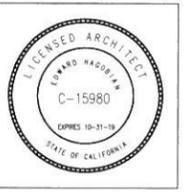
321 KEMPTON RD. GLENDALE, CA 91202																	
WINDOW NO	QUANTITY	(E) WIDTH x HEIGHT	(N) WIDTH x HEIGHT (OPENING SIZE)	(E) MATERIAL	(N) MATERIAL	VISIBLE FROM STREET Y/N	(E) OPERATION	(N) OPERATION	(N) FRAME TYPE	EXTERNAL GRID (SDL) Y/N	BUILD (N) SILL & FRAME Y/N	(E) EDGE DETAIL	BEDROOM Y/N	ENERGY EFFICIENT Y/N	TEMPERED GLASS Y/N	FIRE HAZARD ZONE Y/N	WINDOW WITHIN 18' OF FLOOR OR 24' OF DOOR
FIRST FLOOR																	
1	1	6'-0"x4'-0"	(E) TO REMAIN	ALUMINUM	(E) TO REMAIN	N	CASEMENT ON EACH SIDE W/FIXED CENTER	(E) TO REMAIN	(E) TO REMAIN NAIL ON RECESS	Y	Y	STUCCO	Y EGRESS COMPLIANT	N	N	N	-
2	1	7'-9"x4'-0"	(E) TO REMAIN	ALUMINUM	(E) TO REMAIN	N	CASEMENT ON EACH SIDE W/FIXED CENTER	(E) TO REMAIN	(E) TO REMAIN NAIL ON RECESS	Y	Y	STUCCO	Y EGRESS COMPLIANT	N	N	N	-
3	1	7'-9"x4'-0"	(E) TO REMAIN	ALUMINUM	(E) TO REMAIN	N	CASEMENT ON EACH SIDE W/FIXED CENTER	(E) TO REMAIN	(E) TO REMAIN NAIL ON RECESS	Y	Y	STUCCO	N	N	N	N	-
4	1	6'-0"x3'-0"	(E) TO REMAIN	ALUMINUM	(E) TO REMAIN	Y	CASEMENT ON EACH SIDE W/FIXED CENTER	(E) TO REMAIN	(E) TO REMAIN NAIL ON RECESS	Y	Y	STUCCO	N	N	N	N	-
5	1	5'-0"x4'-0"	(E) TO REMAIN	ALUMINUM	(E) TO REMAIN	Y	CASEMENT ON EACH SIDE W/FIXED CENTER	(E) TO REMAIN	(E) TO REMAIN NAIL ON RECESS	Y	Y	STUCCO	N	N	N	N	-
6	1	6'-0"x3'-6"	(E) TO REMAIN	ALUMINUM	(E) TO REMAIN	Y	CASEMENT ON EACH SIDE W/FIXED CENTER	(E) TO REMAIN	(E) TO REMAIN NAIL ON RECESS	Y	Y	STUCCO	N	N	N	N	-
7	1	8'-0"x4'-0"	(E) TO REMAIN	ALUMINUM	(E) TO REMAIN	Y	CASEMENT ON EACH SIDE W/FIXED CENTER	(E) TO REMAIN	(E) TO REMAIN NAIL ON RECESS	Y	Y	STUCCO	N	N	N	N	-
8	1	8'-0"x6'-8"	4'-0"x6'-8"	ALUMINUM	ALUMINUM	N	SLIDING	PICTURE	NAIL ON RECESS	Y	Y	STUCCO	N	Y	Y	Y	-
9	1	8'-0"x6'-8"	(E) TO REMAIN	ALUMINUM	(E) TO REMAIN	N	PICTURE	(E) TO REMAIN	(E) TO REMAIN NAIL ON RECESS	Y	Y	STUCCO	N	N	N	N	-
10	1	4'-0"x4'-0"	(E) TO REMAIN	ALUMINUM	(E) TO REMAIN	N	PICTURE	(E) TO REMAIN	(E) TO REMAIN NAIL ON RECESS	Y	Y	STUCCO	N	N	N	N	-
11	1	8'-0"x6'-8"	(E) TO REMAIN	ALUMINUM	(E) TO REMAIN	N	PICTURE	(E) TO REMAIN	(E) TO REMAIN NAIL ON RECESS	Y	Y	STUCCO	Y	N	N	N	-
12	1	3'-5"x3'-0"	(E) TO REMAIN	ALUMINUM	(E) TO REMAIN	N	DOUBLE CASEMENT OUT SWING	(E) TO REMAIN	(E) TO REMAIN NAIL ON RECESS	Y	Y	STUCCO	N	N	N	N	-
13	1	4'-0"x3'-0"	(E) TO REMAIN	ALUMINUM	(E) TO REMAIN	N	DOUBLE CASEMENT OUT SWING	(E) TO REMAIN	(E) TO REMAIN NAIL ON RECESS	Y	Y	STUCCO	N	N	N	N	-
14	1	2'-0"x4'-0"	(E) TO BE RELOCATED AND RE USED	ALUMINUM	ALUMINUM	N	SINGLE HUNG	SINGLE HUNG	NAIL ON RECESS	Y	Y	STUCCO	N	N	N	N	-
15	1	2'-0"x4'-0"	(E) TO BE RELOCATED AND RE USED	ALUMINUM	ALUMINUM	N	SINGLE HUNG	SINGLE HUNG	NAIL ON RECESS	Y	Y	STUCCO	N	N	N	N	-
16	1	N/A	3'-0"x5'-0"	N/A	ALUMINUM	N	N/A	PICTURE	NAIL ON RECESS	Y	Y	STUCCO	N	Y	Y	Y	-
17	1	N/A	5'-0"x5'-0"	N/A	ALUMINUM	N	N/A	PICTURE	NAIL ON RECESS	Y	Y	STUCCO	N	Y	Y	Y	-
18	1	N/A	8'-0"x4'-0"	N/A	ALUMINUM	N	N/A	CASEMENT ON EACH SIDE W/FIXED CENTER	NAIL ON RECESS	Y	Y	STUCCO	Y EGRESS COMPLIANT	Y	Y	Y	-

321 KEMPTON RD. GLENDALE, CA 91202																
DOOR NO	QUANTITY	(E) WIDTH x HEIGHT	(N) WIDTH x HEIGHT	(E) MATERIAL	(N) MATERIAL	VISIBLE FROM STREET Y/N	(N) OPERATION	NOTES								
FIRST FLOOR																
11	1	N/A	3'-0"x6'-8"	WOOD/SOLID CORE	WOOD/SOLID CORE	N	SWINGING ENTRY DOOR W/SECURITY LOCK SET	EXISTING DOOR TO BE REPLACED								
12	1	16'-0"x7'-0"	N/A	ALUMINUM SECTIONAL	N/A	N	GARAGE DOOR									
13	1	2'-6"x6'-8"	N/A	WOOD/SOLID CORE	N/A	Y	OUT SWINGING DOOR W/SECURITY LOCK SET									
14	1	2'-6"x6'-8"	N/A	WOOD/SOLID CORE	N/A	N	OUT SWINGING DOOR W/SECURITY LOCK SET									
15	1	2'-6"x6'-8"	N/A	WOOD/SOLID CORE	N/A	N	OUT SWINGING DOOR W/SECURITY LOCK SET									
16	1	2'-6"x6'-8"	N/A	WOOD/SOLID CORE	N/A	N	SWINGING DOOR W/SECURITY LOCK SET									
17	1	2'-0"x6'-8"	N/A	TEMPERED GLASS	N/A	N	OUT SWINGING SHOWER DOOR									
18	1	2'-0"x6'-8"	N/A	WOOD/SOLID CORE	N/A	Y	OUT SWINGING DOOR W/SECURITY LOCK SET									
19	1	6'-0"x8'-0"	6'-0"x8'-0"	TEMPERED GLASS	TEMPERED GLASS	N	SLIDING W/SECURITY LOCK SET									
20	1	2'-8"x6'-8"	N/A	WOOD/SOLID CORE	N/A	N	SWINGING DOOR W/SECURITY LOCK SET									
21	1	3'-0"x6'-8"	N/A	WOOD/SOLID CORE	N/A	N	SWINGING DOOR W/SECURITY LOCK SET									
22	1															
23	1	4'-0"x6'-8"	N/A	WOOD	N/A	N	SLIDER DOUBLE PANEL CLOSET DOOR									
24	1	2'-0"x6'-8"	N/A	WOOD	N/A	N	SLIDER DOUBLE PANEL CLOSET DOOR									
25	1	2'-8"x6'-8"	N/A	WOOD/SOLID CORE	N/A	N	SWINGING DOOR W/SECURITY LOCK SET									
26	1	7'-6"x6'-8"	N/A	WOOD	N/A	N	SLIDER DOUBLE PANEL CLOSET DOOR									
27	1	2'-8"x6'-8"	N/A	WOOD/SOLID CORE	N/A	N	SWINGING DOOR W/SECURITY LOCK SET									
28	1	6'-6"x6'-8"	N/A	WOOD	N/A	N	SLIDER DOUBLE PANEL CLOSET DOOR									
29	1	2'-0"x6'-8"	N/A	WOOD/SOLID CORE	N/A	N	OUT SWINGING DOOR W/SECURITY LOCK SET									
30	1	6'-0"x8'-0"	N/A	TEMPERED GLASS	N/A	N	SLIDING W/SECURITY LOCK SET									
31	1	2'-6"x6'-8"	N/A	WOOD/SOLID CORE	N/A	N	SWINGING DOOR W/SECURITY LOCK SET									
32	1	2'-0"x6'-8"	N/A	TEMPERED GLASS	N/A	N	OUT SWINGING SHOWER DOOR									
33	1	N/A	2'-6"x6'-8"	N/A	TEMPERED GLASS	N	OUT SWINGING SHOWER DOOR									
34	1	N/A	2'-8"x6'-8"	N/A	WOOD/SOLID CORE	N	SWINGING DOOR W/SECURITY LOCK SET									
35	1	N/A	4'-0"x6'-8"	N/A	WOOD	N	SLIDER DOUBLE PANEL CLOSET DOOR									
36	1	N/A	2'-8"x6'-8"	N/A	WOOD/SOLID CORE	N	SWINGING DOOR W/SECURITY LOCK SET									
37	1	N/A	4'-0"x6'-8"	N/A	WOOD	N	FOLDING CLOSET DOOR									

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PROJECT:

321 KEMPTON RD  
GLENDALE, CA 91202

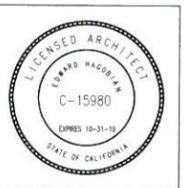
SHEET TITLE:  
DOOR & WINDOW  
SCHEDULE

Revisions:

1	

JOB NO.:	19-739
SCALE:	AS SHOWN
DRAWN BY:	TT
DATE:	MAY-2019
SHEET NO.:	<b>A-9</b>

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**PROJECT:**

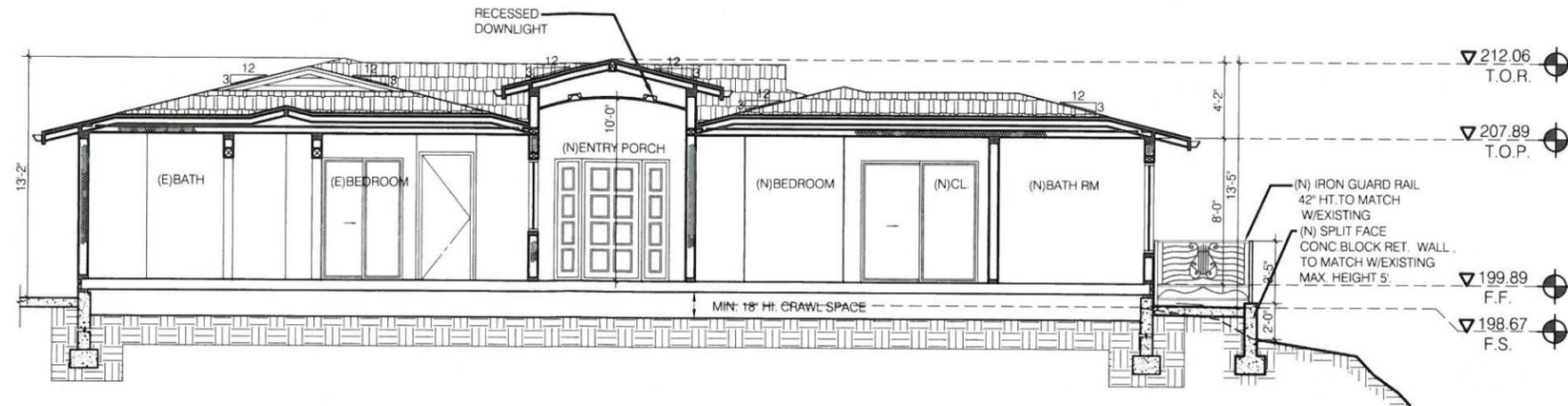
321 KEMPTON RD  
GLENDALE, CA 91202

**SHEET TITLE:**

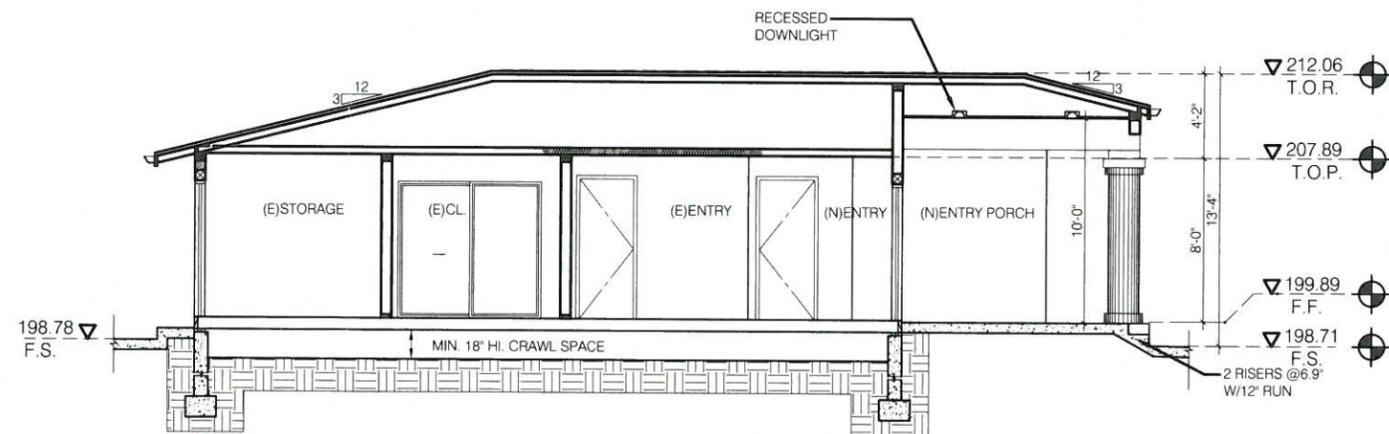
SECTIONS A-A, B-B

**Revisions:**

1	



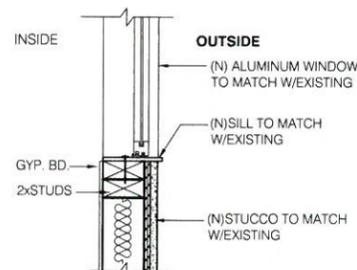
**1 SECTION A-A**  
1/4" = 1'-0"



**2 SECTION B-B**  
1/4" = 1'-0"



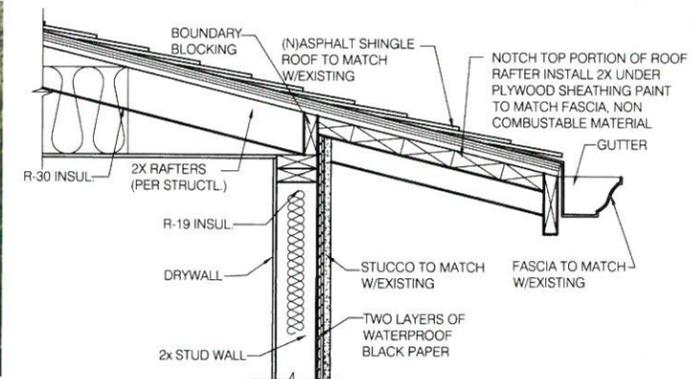
**(E) WINDOW**



**(N) WINDOW DETAIL  
TO MATCH W/EXISTING**

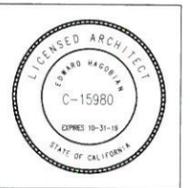


**(E) EVE AND FACIA**



**(N) EVE AND FACIA DETAIL  
TO MATCH W/EXISTING**

JOB NO.:	19-739
SCALE:	AS SHOWN
DRAWN BY:	TT
DATE:	MAY-2019
SHEET NO.:	<b>A-10</b>



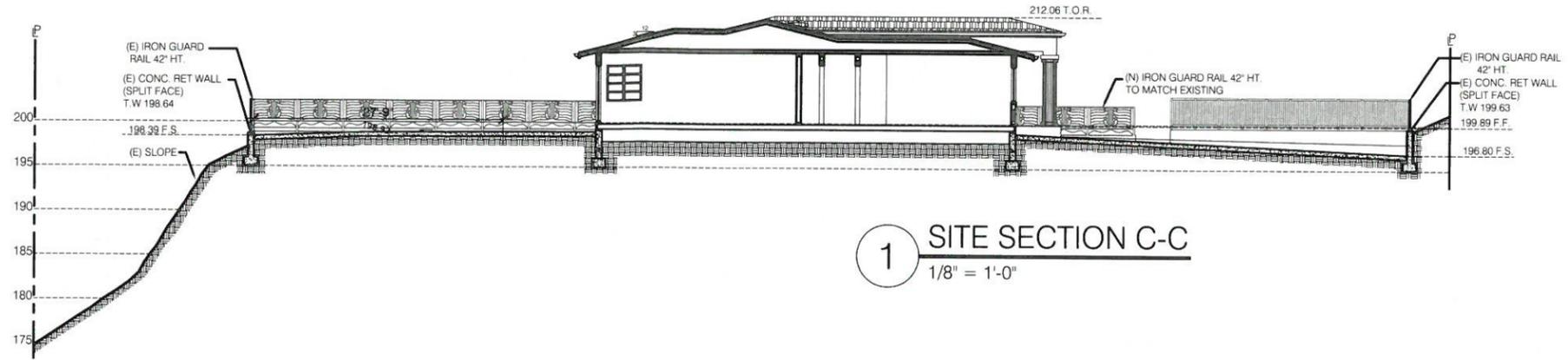
**PROJECT:**

321 KEMPTON RD  
GLENDALE, CA 91202

**SHEET TITLE:**  
SITE SECTIONS C-C, D-D

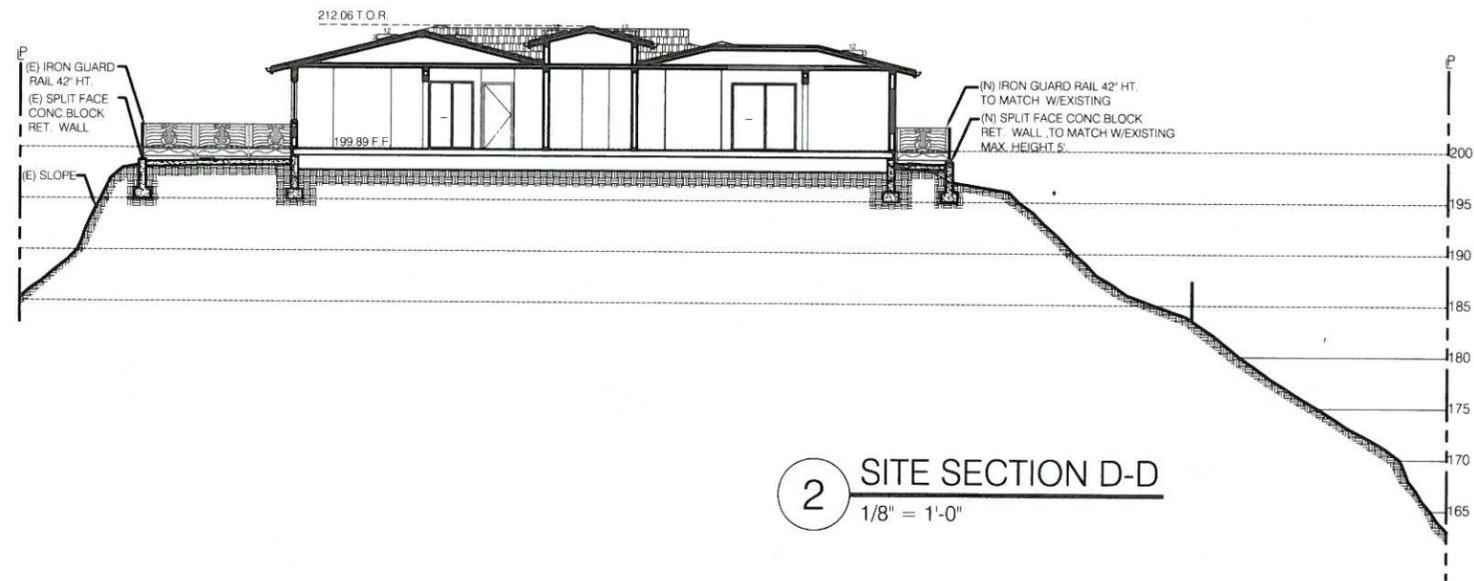
**Revisions:**

1	



**1** SITE SECTION C-C  
1/8" = 1'-0"

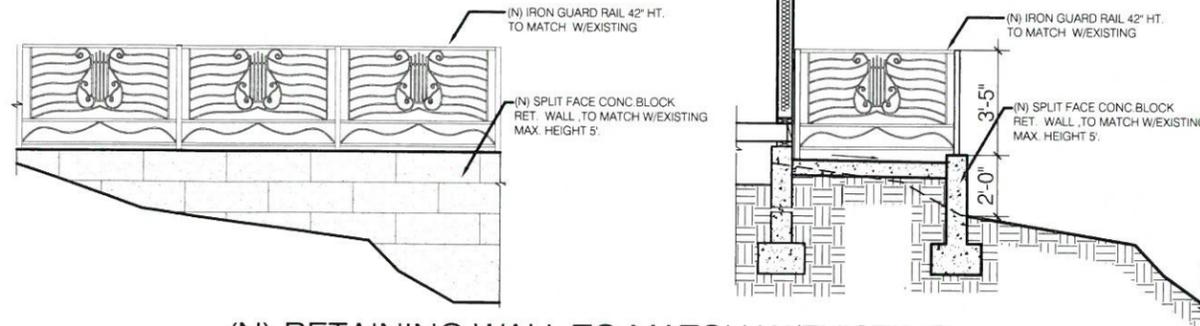
**NOTE:**  
SITE SECTION HAS BEEN DRAWN BY  
USING SURVEY MAP.



**2** SITE SECTION D-D  
1/8" = 1'-0"



**(E) RETAINING WALL**



**(N) RETAINING WALL TO MATCH W/EXISTING**  
ELEVATION SECTION 3/8" = 1'-0"

JOB NO.:	19-739
SCALE:	AS SHOWN
DRAWN BY:	TT
DATE:	MAY-2019
SHEET NO.:	<b>A-10.1</b>

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**PROJECT:**

321 KEMPTON RD  
GLENDALE, CA 91202

**SHEET TITLE:**

PERSPECTIVE VIEW

**Revisions:**

△	



**1** PERSPECTIVE VIEW  
NTS

JOB NO.:	19-739
SCALE:	AS SHOWN
DRAWN BY:	TT
DATE:	MAY-2019
SHEET NO.:	<b>A-11</b>

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