



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

April 13, 2020

Applicant:

Malekian and Associates
2255 Honolulu Avenue #1A
Montrose, CA 91020

**RE: 524 Nolan Avenue
Design Review Case No. PDR 1830364**

The Director of Community Development will render a final decision on or after **April 27, 2020**, for the following project:

PROJECT DESCRIPTION: To construct a one-story, 488 square-foot addition to an existing single-story, 2,519 square-foot single-family residence with an attached two-car garage on a 7,522 square-foot lot in the R1R, District II zone. An existing in-ground swimming pool will be demolished as a result of the project. The addition will take place in this area. The project also includes an exterior remodel, changing the architectural style (including removal and replacement of exterior doors and windows) of the residence from one that contains elements of the Spanish style to a modern aesthetic.

STAFF RECOMMENDATION: APPROVE

For more information or to submit comments, please contact the case planner, Roger Kiesel, at 818-937-8152 or rkiesel@glendaleca.gov.

Comments must be received prior to **April 27, 2020**, in order to be considered by the Director.

DECISION: A decision letter will be posted online on or after the date listed above and may be accessed online at: <http://www.glendaleca.gov/planning/decisions>. You may also request notification of the decision when the decision is rendered.

Should you wish to file an appeal of the decision, the appeal must be filed within 15 days of the date of the decision as shown on the decision letter. Appeal applications are available online at <http://www.glendaleca.gov/appeals>.

Sincerely,

Roger Kiesel, AICP
Senior Planner

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

Meeting/Decision Date: April 27, 2020	Address: 524 Nolan Avenue
Review Authority: <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	APN: 5630-017-017
Case Number: PDR 1830364	Applicant: Alen Malekian
Prepared By: Roger Kiesel, AICP	Owner: Albert Babayan

Project Summary

To construct a one-story, 488 square-foot addition to an existing single-story, 2,519 square-foot single-family residence with an attached two-car garage on a 7,522 square-foot lot in the R1R, District II zone. An existing in-ground swimming pool will be demolished as a result of the project. The addition will take place in this area. The project also includes an exterior remodel, changing the architectural style (including removal and replacement of exterior doors and windows) of the residence from one that contains elements of the Spanish style to a modern aesthetic.

Existing Property/Background

The subject site is developed with a one-story single-family residence, an attached garage and a swimming pool, all constructed in 1972. A variance was granted in 1972 to permit a building 6 feet, a garage 17 feet and a deck with railing 2.5 feet from the property line.

Staff Recommendation

Approve Approve with Conditions Return for Redesign Deny

Last Date Reviewed / Decision

First time submittal for final review.
 Other:

Zone: R1RFAR District: II

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

None
 Other:

CEQA Status:

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 of the State CEQA Guidelines.
 The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption pursuant to Section 15303 of the State CEQA Guidelines.
 Other:

Site Slope and Grading

None proposed
 Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
 1500 cubic yards or greater of earth movement:

50% or greater current average slope:

Comparison of Neighborhood Survey:

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	47,837 sf	7,450 – 278,784 sf	7,522 sf
Setback	84 ft.	9 – 400ft	15 ft.
House size	3,318 sf	2,014 – 5,734 sf	3,007 sf
Floor Area Ratio	0.194	0.02 - 0.399 g	0.399
Number of stories	N/A	2 – one story, 5 – two story, 1 –three 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
- Equipment location and screening

Garage Location and Driveway

yes n/a no

If “no” select from below and explain:

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

Landscape Design

yes n/a no

If “no” select from below and explain:

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

The site currently contains 1,990 square feet (26.45% of the site area) of landscape area, including approximately 400 square feet of pool area. In the R1R zone, a minimum of 40% of the site is required to be landscaped. The subject site is legal, non-conforming in terms of the amount of landscaping on the site. The project proposes to fill in the existing pool, which is counted toward landscaping requirements, to expand the existing house. The project will provide additional landscaping for a total of 2,001 square feet by eliminating some existing concrete pathways and patios on the site.

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 site plan does not change significantly as a result of the project. Entry to the residence and garage maintain their present location. The existing swimming pool "courtyard" is infilled partially with new floor area.
- The revised landscaping will feature drought-tolerant plants and be complementary to the contemporary style of the residence.
- Retaining walls adjacent to the street will be refaced in a smooth troweled finish to complement the style of the residence.

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

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 one-story scale of the residence is maintained and reinforces the terraced development of the surrounding area.
- The design of the parapet roofs appropriately masks the existing to remain sloped roof, re-enforcing the contemporary style of the building without providing a bulky appearance.
- The front entrance to the residence is highlighted through the use of composite cladding material, which differentiates the entry from the rest of this façade, which is faced with smooth troweled stucco.

Design and Detailing

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

Overall Design and Detailing

yes n/a no

Entryway

yes n/a no

If "no" select from below and explain:

- Well integrated into design
- Avoids sense of monumentality
- Design provides appropriate focal point
- Doors appropriate to design

Windows

yes n/a no

If "no" select from below and explain:

- Appropriate to overall design
- Placement appropriate to style
- Recessed in wall, when appropriate
- Articulation appropriate to style

Privacy **yes** **n/a** **no***If “no” select from below and explain:*

- Consideration of views from “public” rooms and balconies/decks
- Avoid windows facing adjacent windows

Finish Materials and Color **yes** **n/a** **no***If “no” select from below and explain:*

- Textures and colors reinforce design
- High-quality, especially facing the street
- Respect articulation and façade hierarchy
- Wrap corners and terminate appropriately
- Natural colors used in hillside areas

Paving Materials **yes** **n/a** **no***If “no” select from below and explain:*

- Decorative material at entries/driveways
- Permeable paving when possible
- Material and color related to design

Equipment, Trash, and Drainage **yes** **n/a** **no***If “no” select from below and explain:*

- Equipment screened and well located
- Trash storage out of public view
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades
- Downspouts appropriately located

Ancillary Structures **yes** **n/a** **no***If “no” select from below and explain:*

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

Determination of Compatibility: Design and Detailing

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

- The contemporary style of the residence is reinforced through the use of parapet roofing (to hide the existing sloped roof), smooth troweled plaster facades, composite cladding, glass railings and satin-anodized aluminum doors and windows.
- The entry is modest in scale, while still being appropriately highlighted through the use of composite cladding, a differentiated parapet and small entry porch.
- Trash area is well-hidden behind the garage.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval** of the project with no conditions.

Attachments

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

SITE: 524 NOLAN AVE.

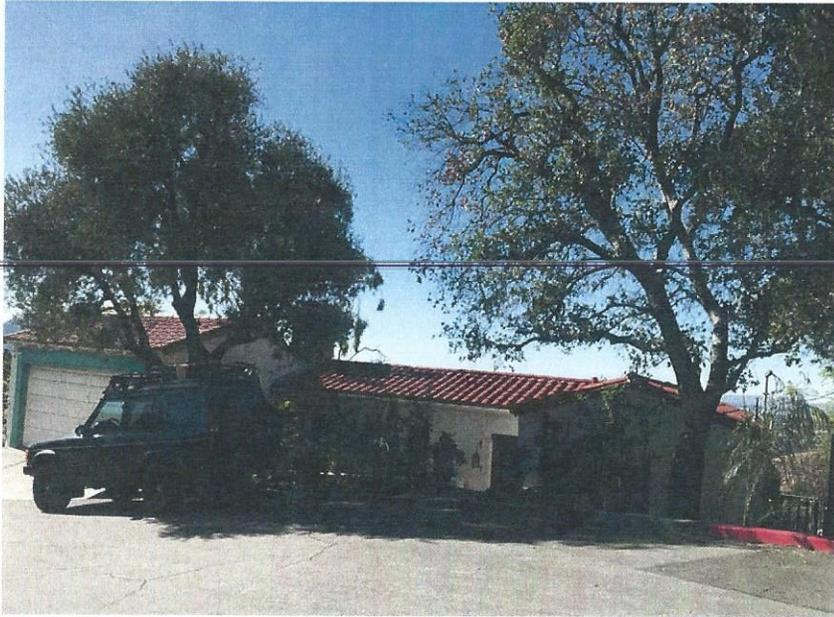
SCALE: 1=200'



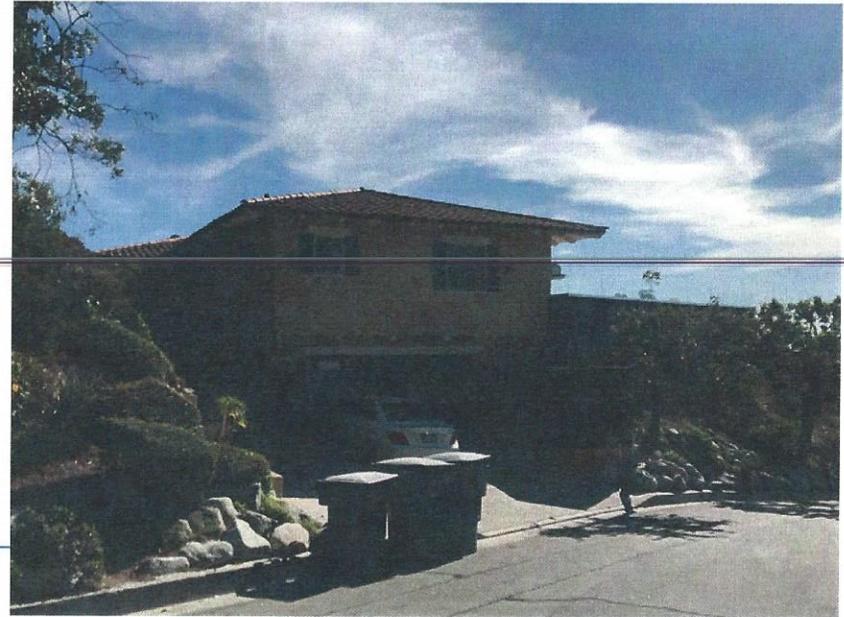
Neighborhood Key, 300'

Key	Address	Sq. Ft. Lot	Sq. Ft. Home	F/A %	Stories	Front Setback	Roof Material
Subject Pro. Existing	524 Nolan	7,522	2,519	33.49%	1	9	clay tile
Subject Pro. Proposed		7,522	3,007	39.98%	2	15	asphalt shingles
1	532 Nolan	22,194	2,791	12.6%	1	115	asphalt shingles
2	530 Nolan	278,784.0	5,734	2.1%	2	400	clay tiles
3	537 Nolan	22,390	5,615	25.1%	2	10	clay tiles
4	531 Nolan	8,277	2,900	35.0%	3	15	Built up Gravel Roof
5	515 Nolan	11,000	2,320	21.1%	2	15	clay tiles
6	510 Nolan	14,828	2,014	13.6%	2	14	clay tiles
7	2125 Maginn Dr.	17,770	2,970	16.7%	1	90	asphalt shingles
8	491 Nolan	7,450	2,200	29.5%	2	9	asphalt shingles
Neighborhood Average		47,837	3,318	6.94%	2	84	

SITE: 524 Nolan



5. 515 Nolan



6. 510 Nolan

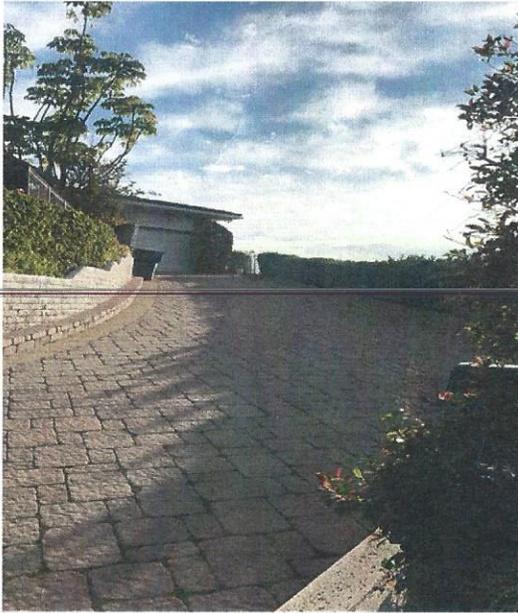


7. 2125 Maginn Dr.



8. 491 Nolan

SITE: 524 Nolan



1. 532 Nolan



2. 530 Nolan



3. 537 Nolan



4. 531 Nolan

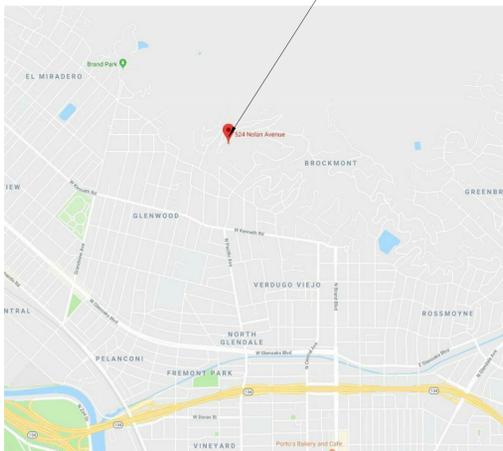
PROPOSED ADDITION & REMODEL OF 1-STORY RESIDENCE

524 NOLAN AVE. GLENDALE, CA 91202

MR. ALBERT BABAYAN



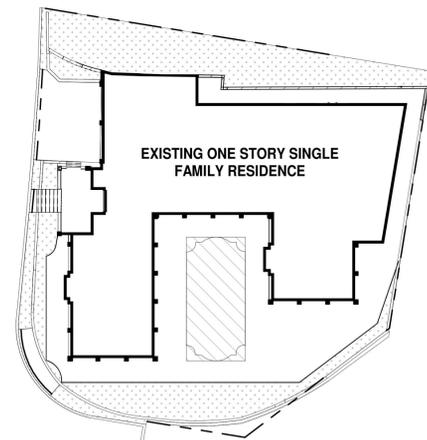
VICINITY MAP



PROJECT DATA

PROJECT ADDRESS:	524 NOLAN AVE, GLENDALE, CA 91202
ZONE:	R1R DISTRICT II
APN:	5630017017
LEGAL DESCRIPTION:	PARCEL MAP AS PER BK 8 PG 98 OF P M
PROJECT DESCRIPTION:	REMODEL OF SINGLE STORY RESIDENCE
LOT AREA:	7,522 SF
MAX. ALLOWABLE F.A.R.:	7,522 SF X 0.40 = 3,008.8 SF
PROPOSED F.A.R.:	EXISTING SINGLE STORY 2,519 SF NEW LIVING ROOM 488 SF GARAGE AREA (NOT COUNTED) 500 SF 3,007 SF
MAXIMUM ALLOWABLE LOT COVERAGE:	7,522 SF X 0.40 = 3,008.8 SF
PROPOSED LOT COVERAGE:	3,007 SF
MINIMUM LANDSCAPE REQUIRED:	7,522 SF X 0.40 = 3,008.8 SF
PROPOSED LANDSCAPE:	3,025 SF
MAXIMUM HEIGHT ALLOWED:	2 STORIES OR 32 FEET
PROPOSED MAXIMUM HEIGHT:	± 17' - 3 1/2"
HIGH FIRE ZONE:	YES

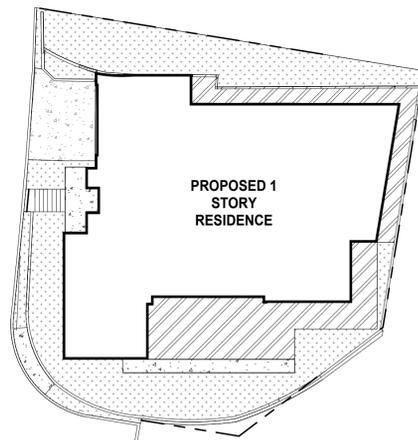
- SCOPE OF WORK :
- FACADE REMODEL
 - 488 SF AREA ADDITION
 - REMOVAL & REPLACEMENT OF (E) EXTERIOR DOORS & WINDOWS
 - ADDITION OF (N) EXTERIOR DOORS & WINDOWS
 - REMOVAL OF (E) POOL / PART OF (E) DECK
 - INTERIOR RE-LAYOUT
 - ADDITION OF NEW ROOF OVER (N) LIVING ROOM & CALIFORNIA ROOFING
 - REMOVAL OF (E) ROOF TILE & REPLACE IT W/ ASPHALT SHINGLES



2 (E) LANDSCAPE DIAGRAM
1" = 20'-0"

(E) LIVE PLANT AREA	1,588 SF	TOTAL 1,990 SF
(E) POOL	402 SF	

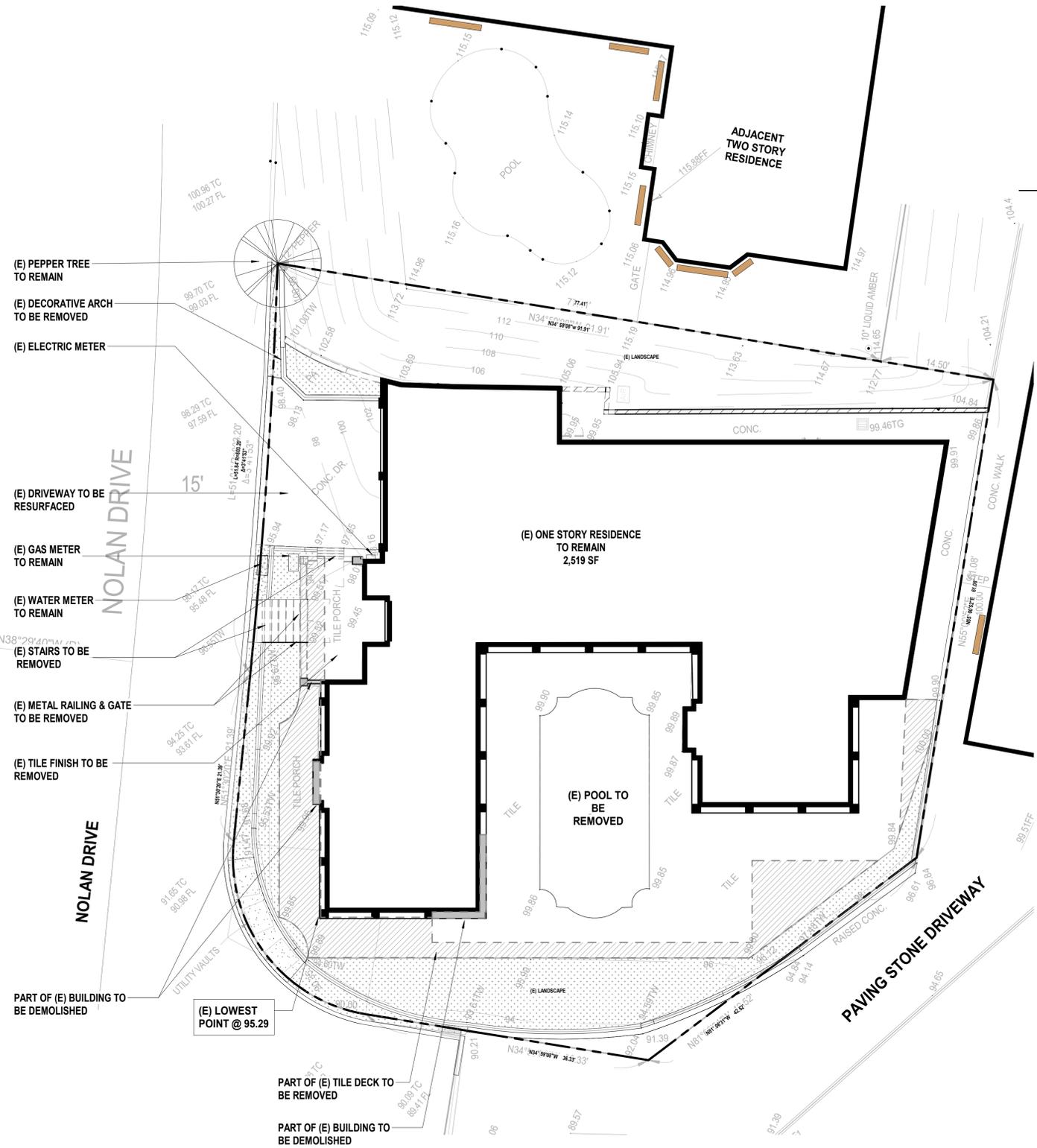
26.45% OF 7,522 SF = 1,990 SF



3 PROPOSED LANDSCAPE DIAGRAM
1" = 20'-0"

LIVE PLANT AREA	= 2,001 SF
PERMEABLE PAVERS	= 1,020 SF

26.60% OF 7,522 SF = 2,001 SF



1 EXISTING & DEMO SITE PLAN
1/8" = 1'-0"



EXISTING & DEMO SITE PLAN LEGEND

- (E) PART OF BUILDING TO BE DEMOLISHED
- (E) PART OF DECK TO BE REMOVED
- (E) WINDOWS OF NEIGHBOR

NOTE :
THERE ARE NO OAK, BAY OR SYCAMORE TREES ON THE LOT WITHIN TWENTY (20) FEET OF THE SITE

COVER SHEET

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Project Status
Project Number

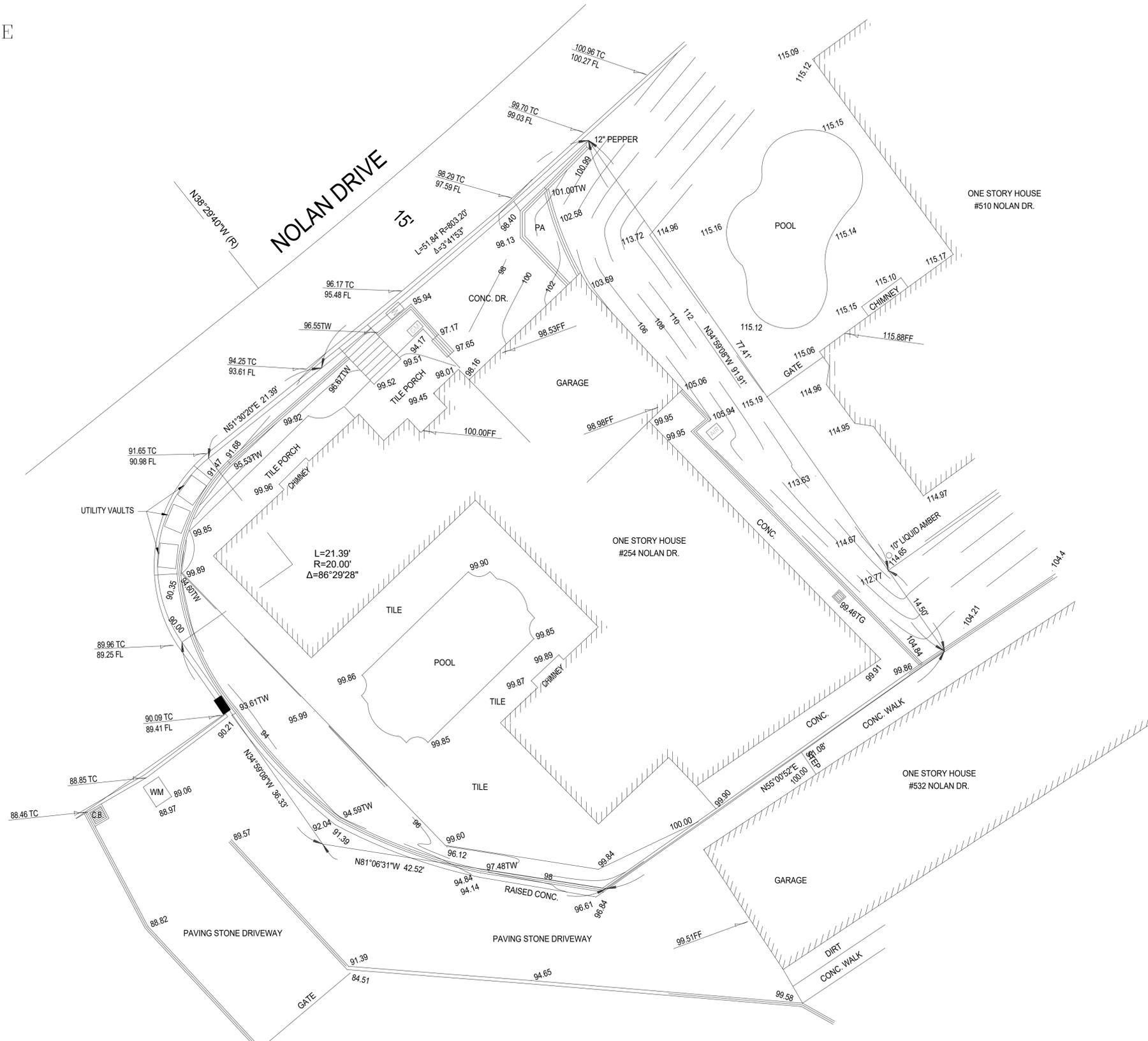
D-A1.0

Malekian & Assoc.
2255 Honolulu Ave. 15
Monterey, CA 91020
Tel: 6249-5522
Fax: 6249-5005

CALIFORNIA SURVEYING SERVICE

PARCEL B OF PARCEL MAP-GLN. NO. 990, P.M.P. 8-98

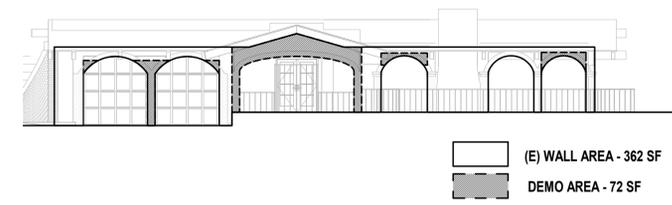
R.J. Smith - L.S. 5189
 Phone: (818) 957-3345
 Email: randall2741@att.net
 Date: April 2, 2018
 Job No. 2566



LEGEND:

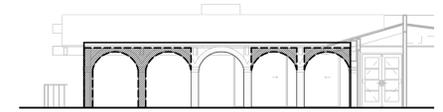
- C.B. CATCH BASIN
- CONC. CONCRETE
- E EAST
- FF FINISHED FLOOR
- FL FLOWLINE
- N NORTH
- S SOUTH
- TC TOP OF CURB
- TG TOP OF GRATE
- TW TOP OF WALL
- W WEST
- WM WATER METER
- AIR CONDITIONER
- BUILDING LINE
- CENTERLINE
- DRAIN GRATE
- EDGE OF PAVEMENT
- FENCE, WOOD
- GAS METER
- PROPERTY LINE
- SPOT ELEVATIONS
- WALL
- WATER METER

DEMO DIAGRAM



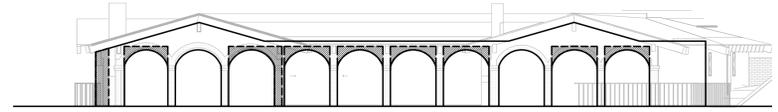
3 ELEVATION G
 3/32" = 1'-0"

(E) WALL AREA - 362 SF
 DEMO AREA - 72 SF



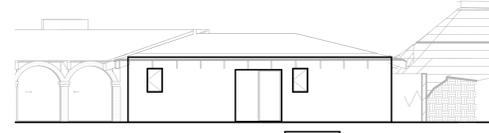
6 ELEVATION F
 3/32" = 1'-0"

(E) WALL AREA - 90 SF
 DEMO AREA - 41 SF



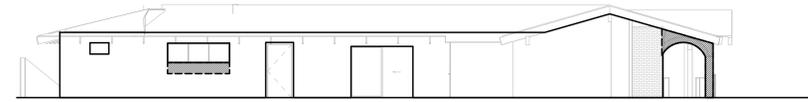
4 ELEVATION D
 3/32" = 1'-0"

(E) WALL AREA - 290 SF
 DEMO AREA - 64 SF



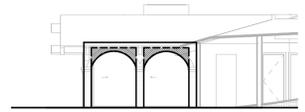
7 ELEVATION B
 3/32" = 1'-0"

(E) WALL AREA - 222 SF
 DEMO AREA - 0 SF



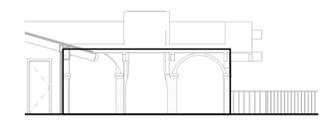
5 ELEVATION A
 3/32" = 1'-0"

(E) WALL AREA - 556 SF
 DEMO AREA - 26 SF



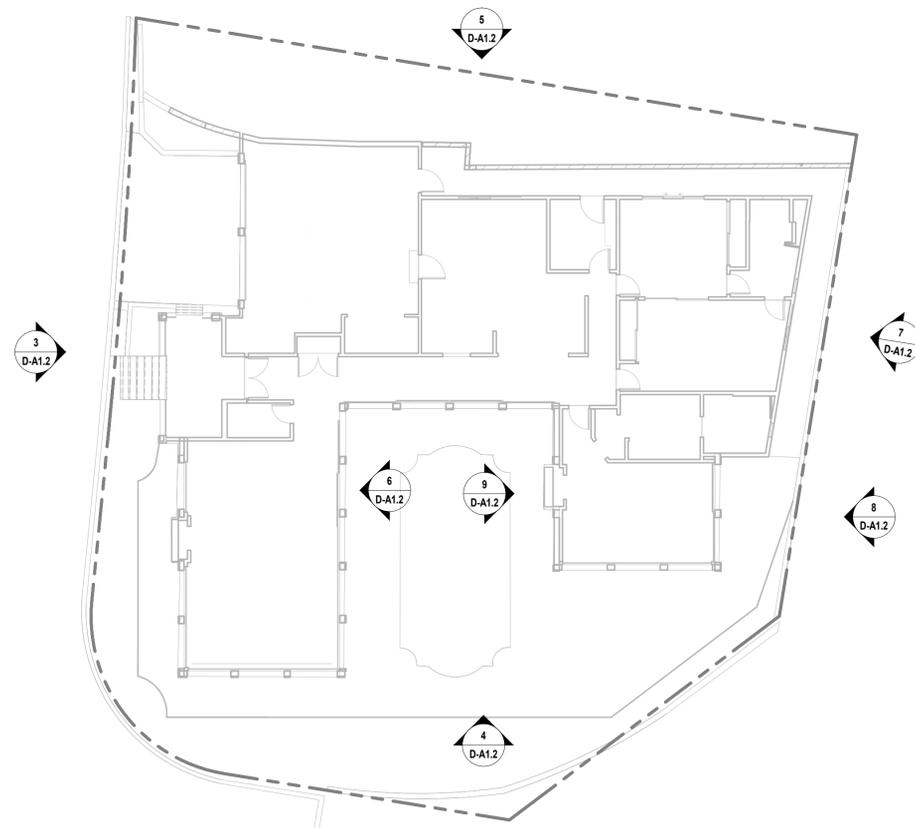
8 ELEVATION C
 3/32" = 1'-0"

(E) WALL AREA - 42 SF
 DEMO AREA - 11 SF

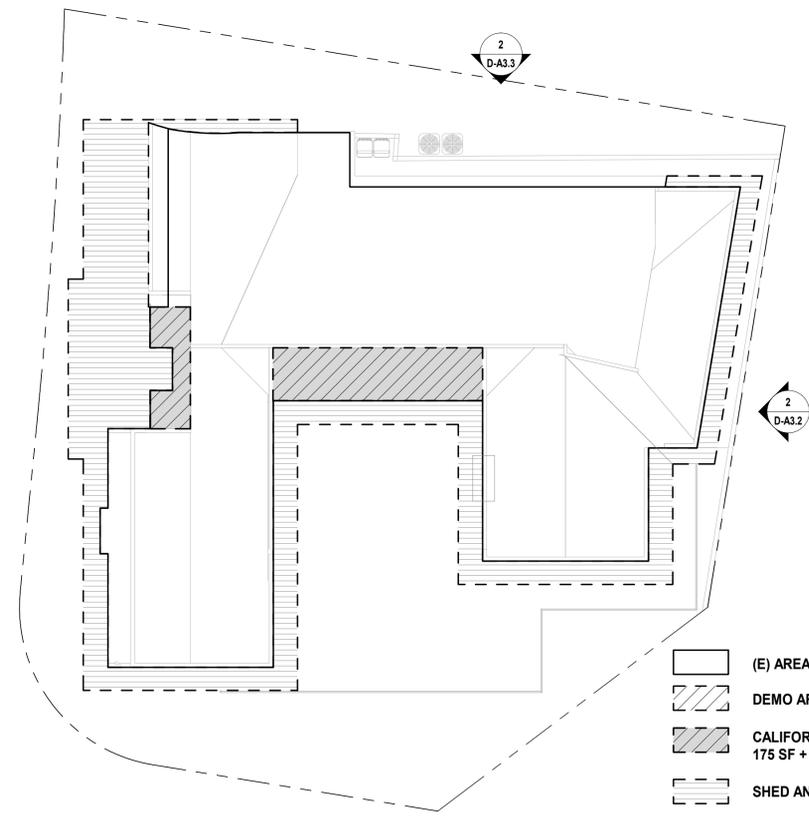


9 ELEVATION E
 3/32" = 1'-0"

(E) WALL AREA - 172 SF
 DEMO AREA - 0 SF



1 (E) FLOOR PLAN (VIEW REFERENCE)
 3/32" = 1'-0"

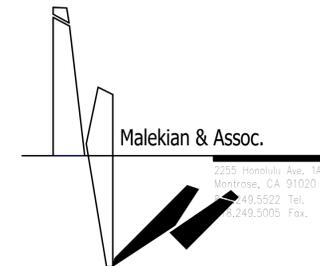


2 DEMO DIAGRAM - ROOF PLAN
 3/32" = 1'-0"

(E) AREA - 3,180 SF
 DEMO AREA - 0
 CALIFORNIA ROOF (COUNTED TOWARDS DEMO)
 175 SF + 63 SF = 238 SF
 SHED AND EAVES (NOT COUNTED)

TOTAL (E) WALL AREA = 556 + 222 + 42 + 290 + 172 + 90 + 362 = 1,734 SF > 4,914 SF
 TOTAL (E) ROOF AREA = 3,180 SF

TOTAL WALL DEMO AREA = 26 + 0 + 11 + 64 + 0 + 41 + 72 = 214 SF > 452 SF (9.19% OF EXISTING)
 TOTAL (E) ROOF DEMO AREA = 238 SF

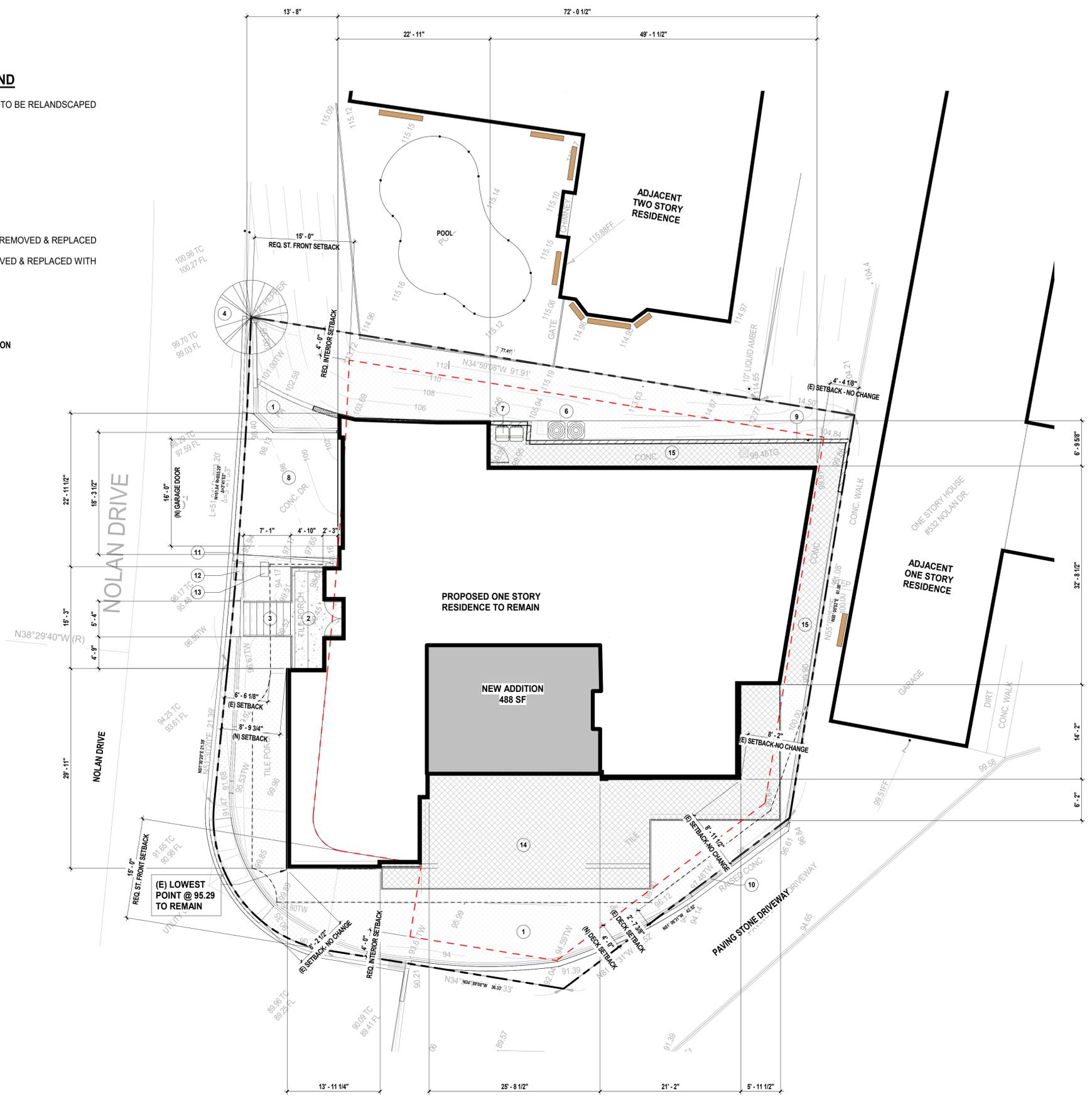


PROPOSED SITE PLAN LEGEND

1. EXISTING DESIGNATED PLANTING AREA TO BE RELANDSCAPED (SEE LANDSCAPE PLANS)
2. (N) SEALED CONCRETE FINISH
3. FLOATING CONCRETE ENTRY STEPS
4. (E) PEPPER TREE TO REMAIN
6. (N) A/C UNITS
7. TRASH & RECYCLE BINS LOCATION
8. (E) DRIVEWAY TO BE RESURFACED
9. (E) RETAINING WALL TO REMAIN
10. (E) LOW PLANTER WALL TO REMAIN
11. (E) ELECTRIC METER TO REMAIN
12. (E) WATER METER TO REMAIN
13. (E) GAS METER TO REMAIN
14. (E) TERRAZZOTA TILES ON DECK TO BE REMOVED & REPLACED WITH CONCRETE PAVERS
15. (E) CONCRETE WALKWAYS TO BE REMOVED & REPLACED WITH PERMEABLE PAVERS

— (E) WINDOWS OF NEIGHBOR

NOTE :
THERE ARE NO OAK, BAY OR SYCAMORE TREES ON THE LOT WITHIN TWENTY (20) FEET OF THE SITE



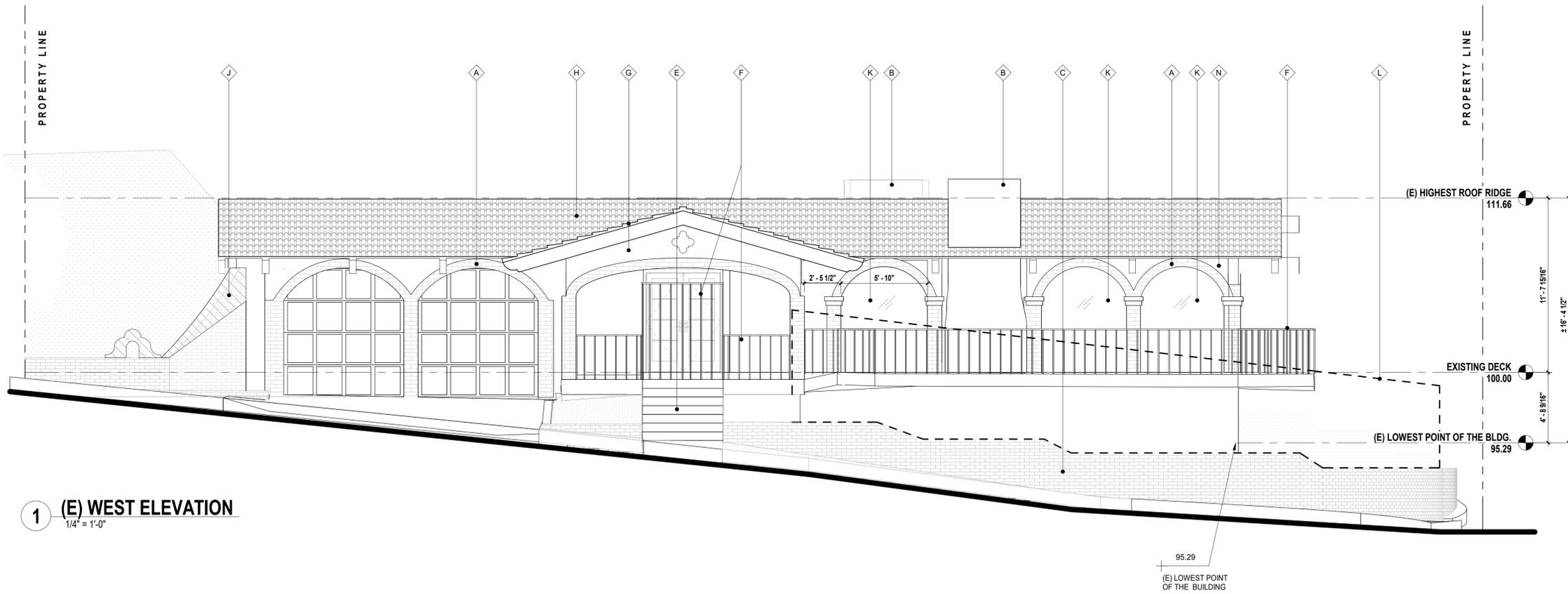
**REMODEL OF SINGLE
STORY RESIDENCE**

524 NOLAN AVE.
GLENDALE, CA 91202

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PROPOSED SITE PLAN

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

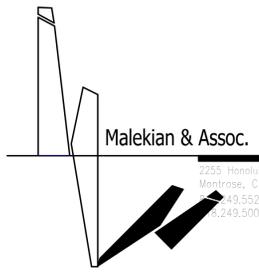


1 (E) WEST ELEVATION
1/4" = 1'-0"

ELEVATION KEYNOTES	
A	(E) DECORATIVE BRICK FINISH OF ARCHES & COLUMNS TO BE REMOVED
B	(E) CHIMNEY TO BE REMOVED
C	(E) PLANTERS & RETAINING WALLS TO REMAIN & REFINISHED
D	(E) BUILT UP ROOFING AND SHINGLES ROOFING TO REMAIN
E	(E) FRONT PORCH STEPS TO BE REMOVED & REPLACED
F	(E) METAL GATE & RAILING TO BE REMOVED
G	(E) COVERED PORCH TO BE REMOVED
H	(E) ROOF STRUCTURE & SHEETING TO REMAIN - (E) TILE FINISH TO BE REMOVED AND REFINISHED
J	(E) PART OF WALL TO BE REMOVED
K	(E) WINDOWS AND PATIO DOORS TO BE REMOVED
L	(E) HEDGE TO BE REMOVED
M	(E) PART OF ROOF EAVES - EXPOSED RAFTER TAILS TO REMAIN
N	(E) WALL TO REMAIN - STUCCO FINISH TO BE REMOVED & REFINISHED W/ SMOOTH TROWEL FINISH
P	(E) SOLAR PANELS TO REMAIN

NOTE:
FOR THE EXISTING FINISHES & COLORS REFER TO EXISTING CONDITION VIEWS / SHEET ADR-A6.0

MR. ALBERT BABAYAN



Malekian & Assoc.

2255 Honolulu Ave. 18
Menlo Park, CA 91020
Tel: 650.493.5522 Fax: 650.249.5005



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

ELEVATION KEYNOTES	
1	(E) WALL TO BE REFINISHED W/ SMOOTH TROWEL NATURAL CONCRETE LOOK
2	NOT USED
3	(E) WALL TO BE REFINISHED W/ SMOOTH TROWEL PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR: DE6370 - CHARCOAL SMUDGE
4	(E) WALL TO BE REFINISHED W/ SMOOTH TROWEL PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR: DE6367 - COVERED IN PLATINUM
5	(N) ALUMINUM / GLASS GARAGE DOOR BY CLOPAY OR APPRO. EQ. FRAME FINISH: CLEAR ALUMINUM ANODIZED
6	NOT USED
7	(N) CLEAR GLASS RAILING
8	(E) PLANTER & RETAINING WALLS TO BE REFINISHED W/ SMOOTH TROWEL PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR: DE6371 - BLACKJACK
9	(N) ALUMINUM DOORS & WINDOWS BY WESTERN OR APPRO. EQ. FRAME FINISH: SATIN ANODIZED
10	(N) CUSTOM FLUSH WOODEN ENTRY DOOR BY SIMPSON OR APPRO. EQ. COLOR: STAINED W/ DARK WALNUT
11	COMPOSITE CLADDING BY NEW TECH WOOD - OR APPRO. EQ. EUROPEAN STYLE - BRAZILIAN IPE (IP)
12	FLOATING CONCRETE STEPS
13	CONCRETE BASE W/ NO FINISH
14	(N) PARAPET W/ SMOOTH TROWEL FINISH PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR: DE6367 - COVERED IN PLATINUM
15	(N) PARAPET W/ SMOOTH TROWEL FINISH PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR: DE6370 - CHARCOAL SMUDGE
16	(E) SOLAR PANELS TO REMAIN

REMODEL OF SINGLE STORY RESIDENCE
524 NOLAN AVE.
GLENDALE, CA 91202

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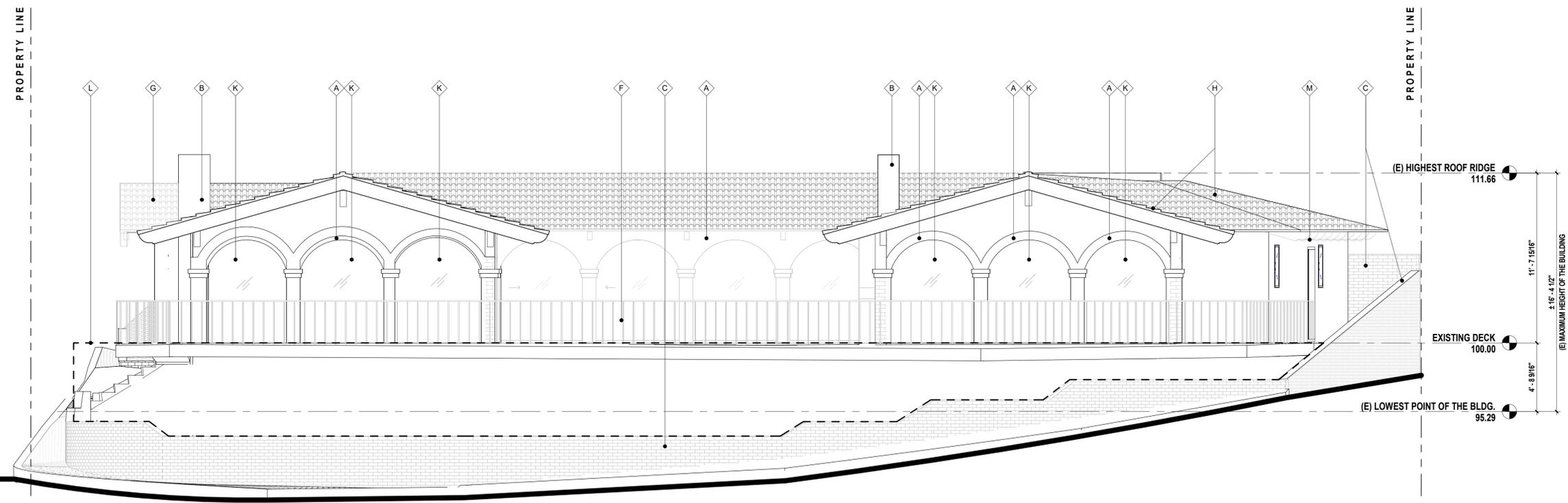
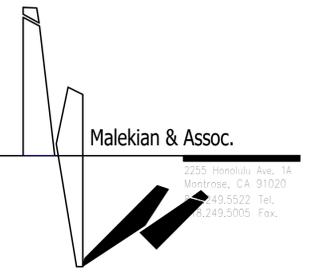
WEST ELEVATIONS

Project Status

Project Number

D-A3.0

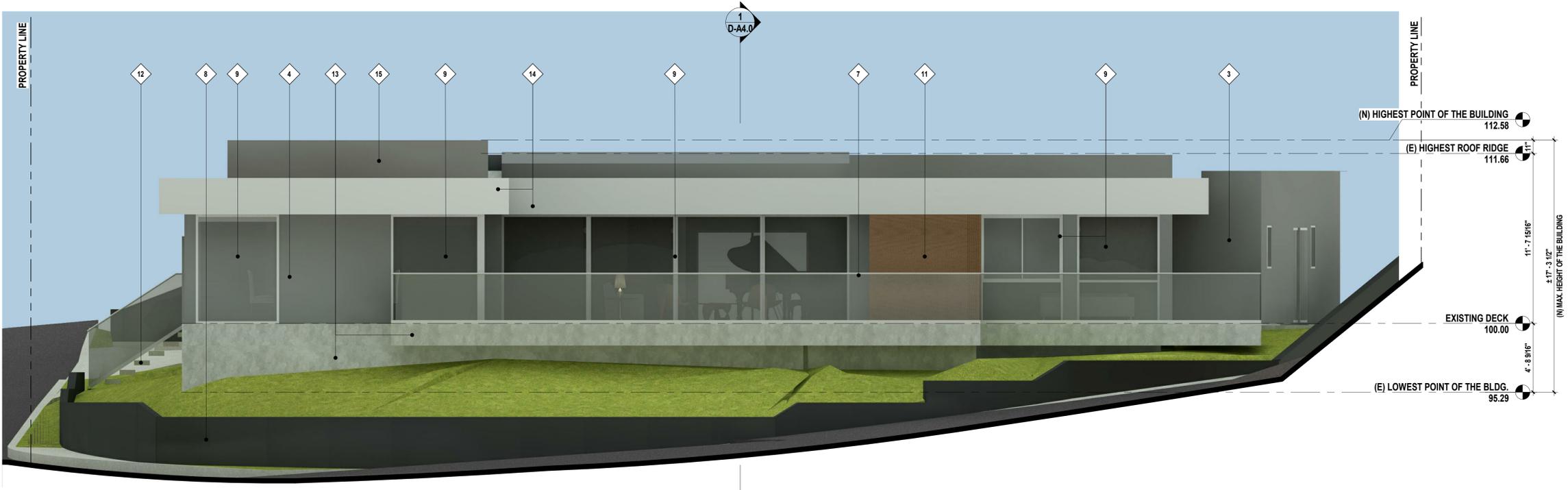
MR. ALBERT BABAYAN



ELEVATION KEYNOTES	
A	(E) DECORATIVE BRICK FINISH OF ARCHES & COLUMNS TO BE REMOVED
B	(E) CHIMNEY TO BE REMOVED
C	(E) PLANTERS & RETAINING WALLS TO REMAIN & REFINISHED
D	(E) BUILT UP ROOFING AND SHINGLES ROOFING TO REMAIN
E	(E) FRONT PORCH STEPS TO BE REMOVED & REPLACED
F	(E) METAL GATE & RAILING TO BE REMOVED
G	(E) COVERED PORCH TO BE REMOVED
H	(E) ROOF STRUCTURE & SHEETING TO REMAIN - (E) TILE FINISH TO BE REMOVED AND REFINISHED
J	(E) PART OF WALL TO BE REMOVED
K	(E) WINDOWS AND PATIO DOORS TO BE REMOVED
L	(E) HEDGE TO BE REMOVED
M	(E) PART OF ROOF EAVES - EXPOSED RAFTER TAILS TO REMAIN
N	(E) WALL TO REMAIN - STUCCO FINISH TO BE REMOVED & REFINISHED W/ SMOOTH TROWEL FINISH
P	(E) SOLAR PANELS TO REMAIN

NOTE FOR THE EXISTING FINISHES & COLORS REFER TO EXISTING CONDITION VIEWS / SHEET ADR-A6.0

1 (E) SOUTH ELEVATION
1/4" = 1'-0"



ELEVATION KEYNOTES	
1	(E) WALL TO BE REFINISHED W/ SMOOTH TROWEL NATURAL CONCRETE LOOK
2	NOT USED
3	(E) WALL TO BE REFINISHED W/ SMOOTH TROWEL PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR: DE6370 - CHARCOAL SMUDGE
4	(E) WALL TO BE REFINISHED W/ SMOOTH TROWEL PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR: DE6367 - COVERED IN PLATINUM
5	(N) ALUMINUM / GLASS GARAGE DOOR BY CLOPAY OR APPRO. EQ. FRAME FINISH : CLEAR ALUMINUM ANODIZED
6	NOT USED
7	(N) CLEAR GLASS RAILING
8	(E) PLANTER & RETAINING WALLS TO BE REFINISHED W/ SMOOTH TROWEL PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR : DE6371 - BLACKJACK
9	(N) ALUMINUM DOORS & WINDOWS BY WESTERN OR APPRO. EQ. FRAME FINISH : SATIN ANODIZED
10	(N) CUSTOM FLUSH WOODEN ENTRY DOOR BY SIMPSON OR APPRO. EQ. COLOR : STAINED W/ DARK WALNUT
11	COMPOSITE CLADDING BY NEW TECH WOOD - OR APPRO. EQ. EUROPEAN STYLE - BRAZILIAN IPE (IP)
12	FLOATING CONCRETE STEPS
13	CONCRETE BASE W/ NO FINISH
14	(N) PARAPET W/ SMOOTH TROWEL FINISH PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR: DE6367 - COVERED IN PLATINUM
15	(N) PARAPET W/ SMOOTH TROWEL FINISH PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR: DE6370 - CHARCOAL SMUDGE
16	(E) SOLAR PANELS TO REMAIN

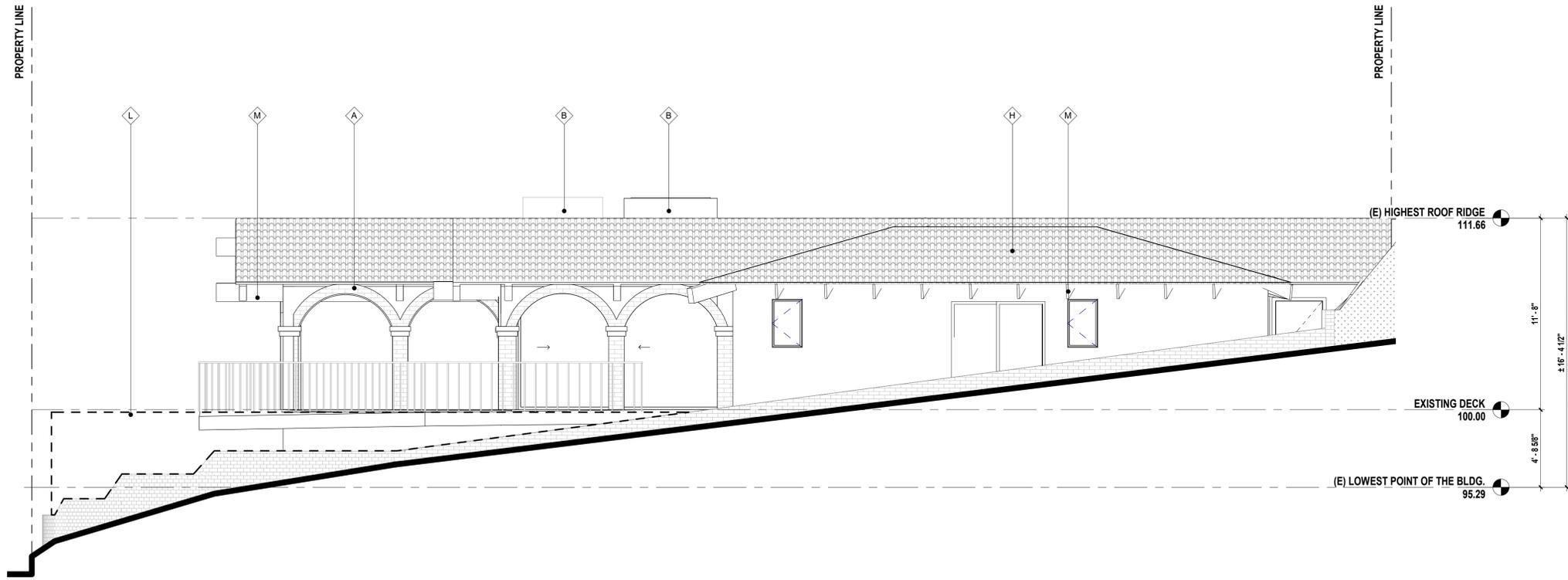
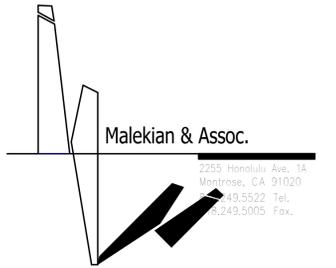
2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

REMODEL OF SINGLE STORY RESIDENCE
524 NOLAN AVE.
GLENDALE, CA 91202

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SOUTH ELEVATIONS

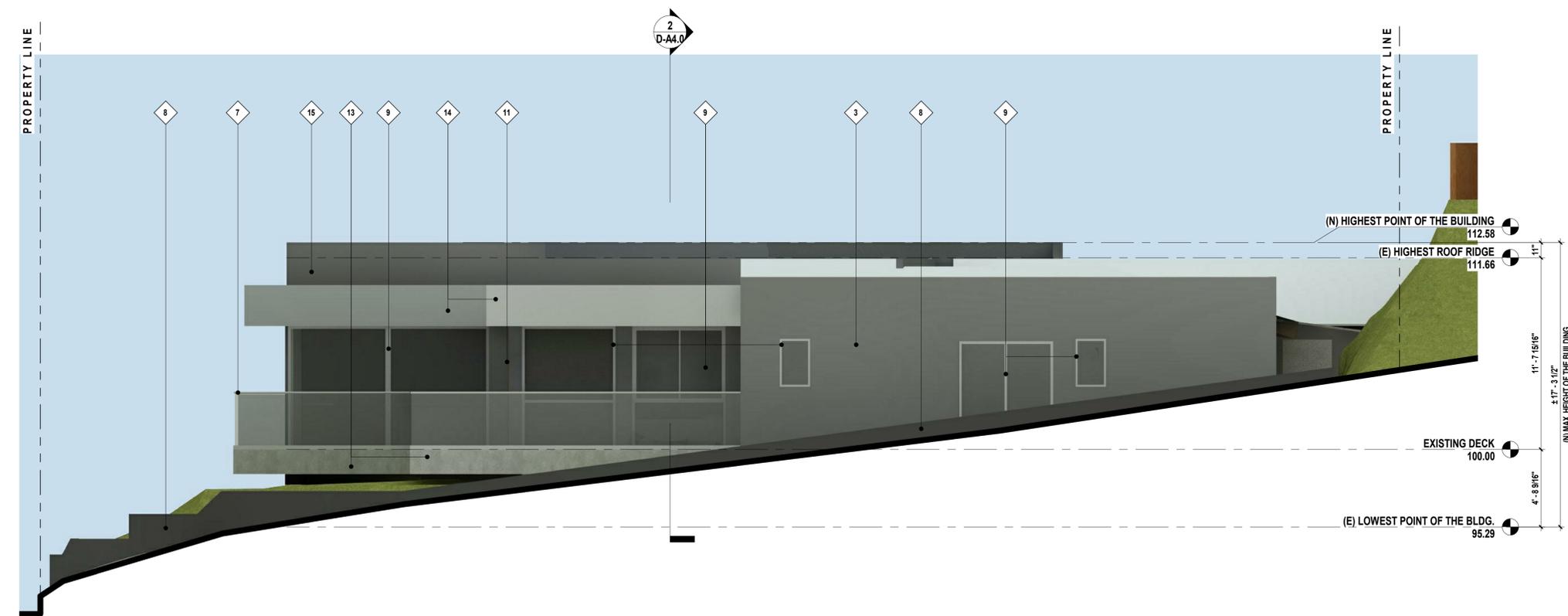
Project Status
Project Number



1 (E) EAST ELEVATION
1/4" = 1'-0"

ELEVATION KEYNOTES	
A	(E) DECORATIVE BRICK FINISH OF ARCHES & COLUMNS TO BE REMOVED
B	(E) CHIMNEY TO BE REMOVED
C	(E) PLANTERS & RETAINING WALLS TO REMAIN & REFINISHED
D	(E) BUILT UP ROOFING AND SHINGLES ROOFING TO REMAIN
E	(E) FRONT PORCH STEPS TO BE REMOVED & REPLACED
F	(E) METAL GATE & RAILING TO BE REMOVED
G	(E) COVERED PORCH TO BE REMOVED
H	(E) ROOF STRUCTURE & SHEETING TO REMAIN - (E) TILE FINISH TO BE REMOVED AND REFINISHED
J	(E) PART OF WALL TO BE REMOVED
K	(E) WINDOWS AND PATIO DOORS TO BE REMOVED
L	(E) HEDGE TO BE REMOVED
M	(E) PART OF ROOF EAVES - EXPOSED RAFTER TAILS TO REMAIN
N	(E) WALL TO REMAIN - STUCCO FINISH TO BE REMOVED & REFINISHED W/ SMOOTH TROWEL FINISH
P	(E) SOLAR PANELS TO REMAIN

NOTE
FOR THE EXISTING FINISHES & COLORS REFER TO EXISTING CONDITION VIEWS / SHEET ADR-A6.0



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

ELEVATION KEYNOTES	
1	(E) WALL TO BE REFINISHED W/ SMOOTH TROWEL NATURAL CONCRETE LOOK
2	NOT USED
3	(E) WALL TO BE REFINISHED W/ SMOOTH TROWEL PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR: DE6370 - CHARCOAL SMUDGE
4	(E) WALL TO BE REFINISHED W/ SMOOTH TROWEL PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR: DE6367 - COVERED IN PLATINUM
5	(N) ALUMINUM / GLASS GARAGE DOOR BY CLOPAY OR APPRO. EQ. FRAME FINISH : CLEAR ALUMINUM ANODIZED
6	NOT USED
7	(N) CLEAR GLASS RAILING
8	(E) PLANTER & RETAINING WALLS TO BE REFINISHED W/ SMOOTH TROWEL PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR : DE6371 - BLACKJACK
9	(N) ALUMINUM DOORS & WINDOWS BY WESTERN OR APPRO. EQ. FRAME FINISH : SATIN ANODIZED
10	(N) CUSTOM FLUSH WOODEN ENTRY DOOR BY SIMPSON OR APPRO. EQ. COLOR : STAINED W/ DARK WALNUT
11	COMPOSITE CLADDING BY NEW TECH WOOD - OR APPRO. EQ. EUROPEAN STYLE - BRAZILIAN IPE (IP)
12	FLOATING CONCRETE STEPS
13	CONCRETE BASE W/ NO FINISH
14	(N) PARAPET W/ SMOOTH TROWEL FINISH PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR: DE6367 - COVERED IN PLATINUM
15	(N) PARAPET W/ SMOOTH TROWEL FINISH PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR: DE6370 - CHARCOAL SMUDGE
16	(E) SOLAR PANELS TO REMAIN

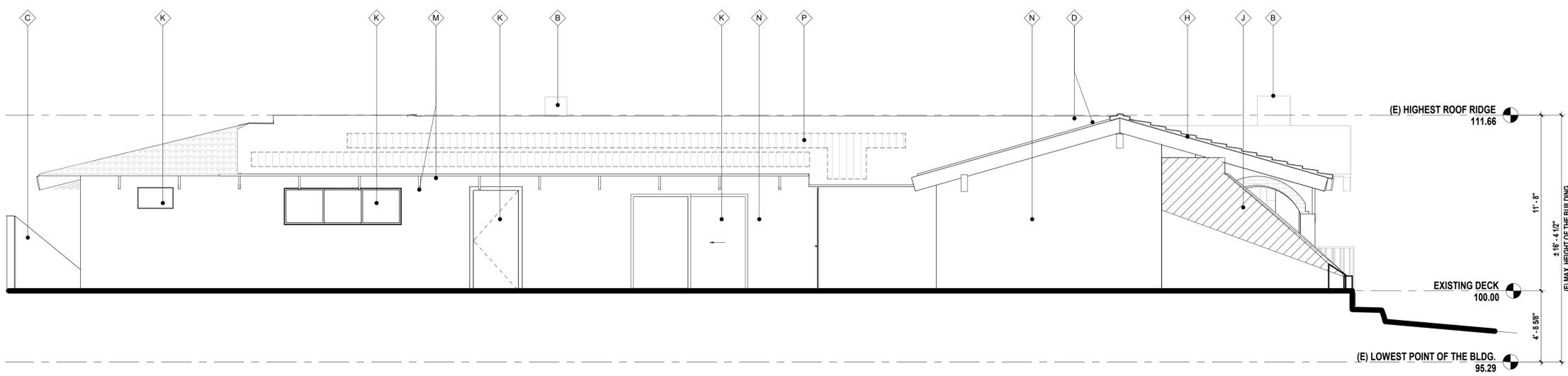
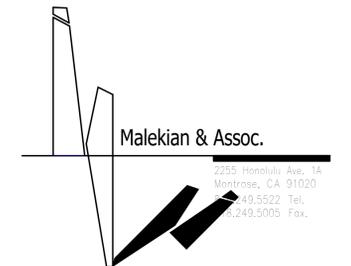
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GLENDALE, CA 91202

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EAST ELEVATIONS

Project Status
Project Number

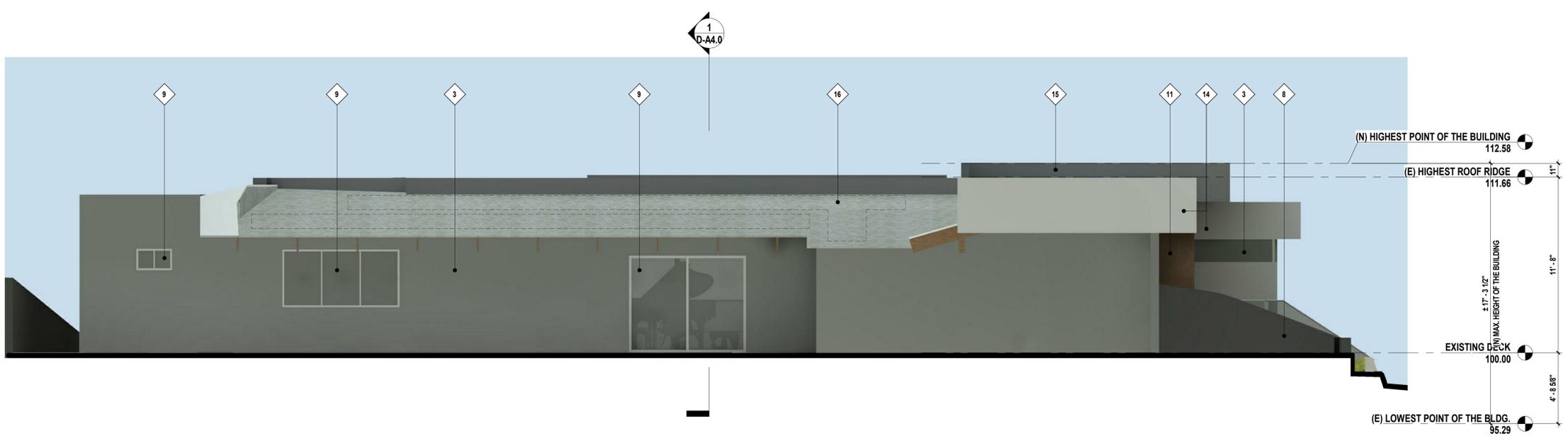
MR. ALBERT BABAYAN



1 (E) NORTH ELEVATION
1/4" = 1'-0"

ELEVATION KEYNOTES	
⬠ A	(E) DECORATIVE BRICK FINISH OF ARCHES & COLUMNS TO BE REMOVED
⬠ B	(E) CHIMNEY TO BE REMOVED
⬠ C	(E) PLANTERS & RETAINING WALLS TO REMAIN & REFINISHED
⬠ D	(E) BUILT UP ROOFING AND SHINGLES ROOFING TO REMAIN
⬠ E	(E) FRONT PORCH STEPS TO BE REMOVED & REPLACED
⬠ F	(E) METAL GATE & RAILING TO BE REMOVED
⬠ G	(E) COVERED PORCH TO BE REMOVED
⬠ H	(E) ROOF STRUCTURE & SHEETING TO REMAIN - (E) TILE FINISH TO BE REMOVED AND REFINISHED
⬠ J	(E) PART OF WALL TO BE REMOVED
⬠ K	(E) WINDOWS AND PATIO DOORS TO BE REMOVED
⬠ L	(E) HEDGE TO BE REMOVED
⬠ M	(E) PART OF ROOF EAVES - EXPOSED RAFTER TAILS TO REMAIN
⬠ N	(E) WALL TO REMAIN - STUCCO FINISH TO BE REMOVED & REFINISHED W/ SMOOTH TROWEL FINISH
⬠ P	(E) SOLAR PANELS TO REMAIN

NOTE
FOR THE EXISTING FINISHES & COLORS REFER TO EXISTING CONDITION VIEWS / SHEET ADR-A6.0



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

ELEVATION KEYNOTES	
1	(E) WALL TO BE REFINISHED W/ SMOOTH TROWEL NATURAL CONCRETE LOOK
2	NOT USED
3	(E) WALL TO BE REFINISHED W/ SMOOTH TROWEL PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR: DE6370 - CHARCOAL SMUDGE
4	(E) WALL TO BE REFINISHED W/ SMOOTH TROWEL PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR: DE6367 - COVERED IN PLATINUM
5	(N) ALUMINUM / GLASS GARAGE DOOR BY CLOPAY OR APPRO. EQ. FRAME FINISH : CLEAR ALUMINUM ANODIZED
6	NOT USED
7	(N) CLEAR GLASS RAILING
8	(E) PLANTER & RETAINING WALLS TO BE REFINISHED W/ SMOOTH TROWEL PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR : DE6371 - BLACKJACK
9	(N) ALUMINUM DOORS & WINDOWS BY WESTERN OR APPRO. EQ. FRAME FINISH : SATIN ANODIZED
10	(N) CUSTOM FLUSH WOODEN ENTRY DOOR BY SIMPSON OR APPRO. EQ. COLOR : STAINED W/ DARK WALNUT
11	COMPOSITE CLADDING BY NEW TECH WOOD - OR APPRO. EQ. EUROPEAN STYLE - BRAZILIAN IPE (IP)
12	FLOATING CONCRETE STEPS
13	CONCRETE BASE W/ NO FINISH
14	(N) PARAPET W/ SMOOTH TROWEL FINISH PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR: DE6367 - COVERED IN PLATINUM
15	(N) PARAPET W/ SMOOTH TROWEL FINISH PAINTED BY DUNN-EDWARDS OR APPRO. EQ. COLOR: DE6370 - CHARCOAL SMUDGE
16	(E) SOLAR PANELS TO REMAIN

REMODEL OF SINGLE STORY RESIDENCE

524 NOLAN AVE.
GLENDALE, CA 91202

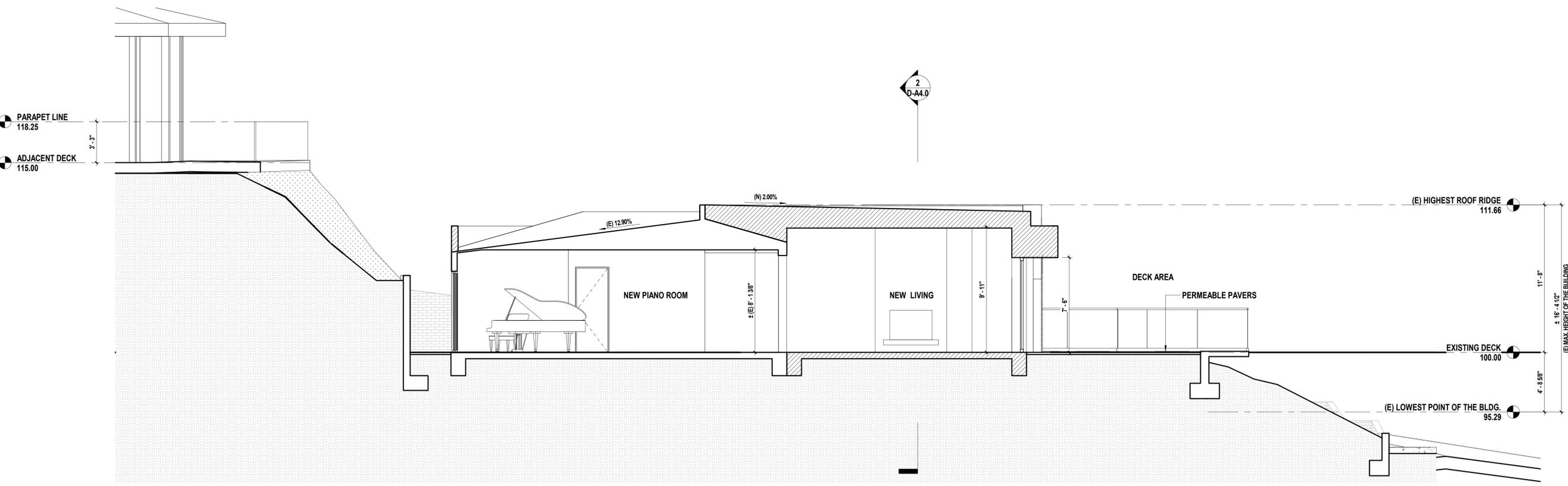
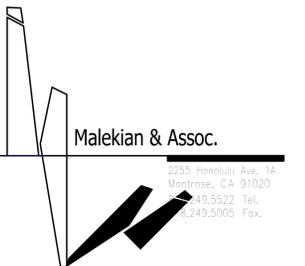
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NORTH ELEVATIONS

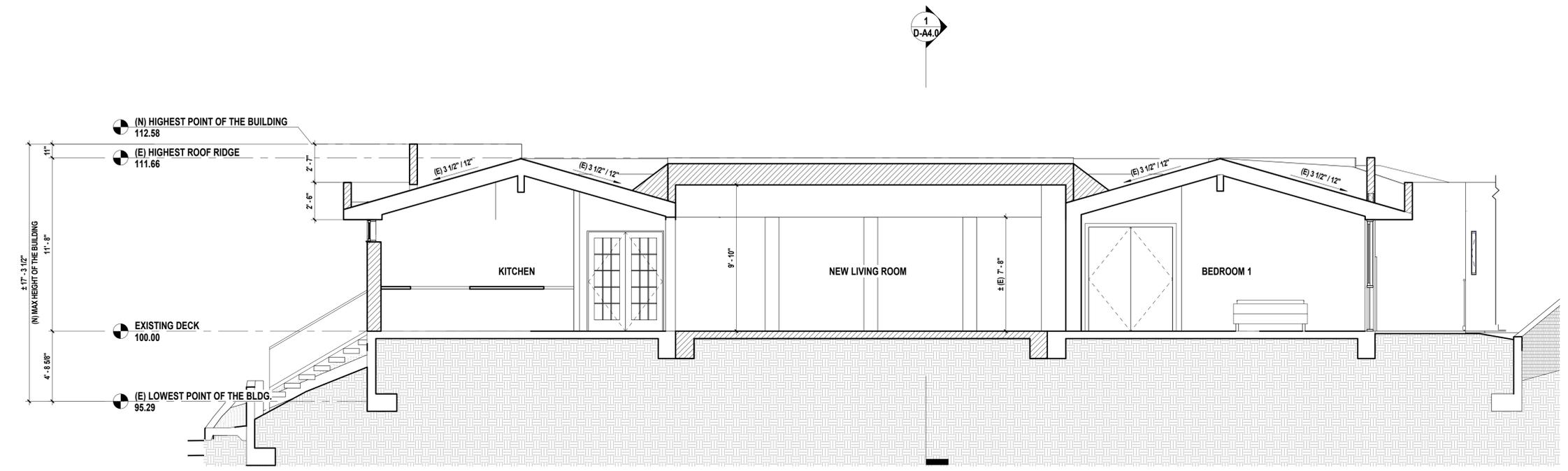
Project Status
Project Number

Malekian & Assoc.

2255 Honolulu Ave. 18
Menlo Park, CA 91020
Tel: 650-493-5522 Fax: 650-249-5005



1 Section A
1/4" = 1'-0"



2 Section B
1/4" = 1'-0"

SECTION LEGEND

-  (E) PART OF RESIDENCE TO REMAIN
-  NEW HOUSE ADDITION

REMODEL OF SINGLE
STORY RESIDENCE

524 NOLAN AVE.
GLENDALE, CA 91202

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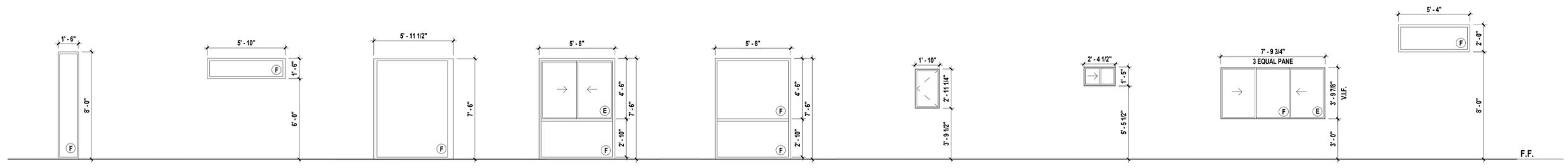
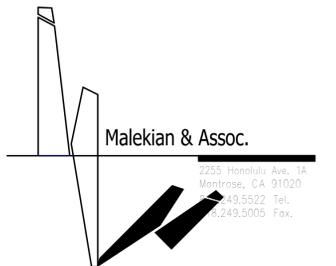
SECTIONS

Project Status
Project Number

MR. ALBERT BABAYAN

WINDOW SCHEDULE

WINDOW NUMBER	QTY.	(E) W X H	(N) W X H	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM STREET? Y/N	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (SDL) Y/N	KEEP EXISTING SILL AND FRAME Y/N	BUILD NEW SILL AND FRAME Y/N	EXISTING EDGE DETAIL	NEW EDGE DETAIL	BEDROOM? Y/N	ENERGY EFFICIENT? Y/N	TEMPERED GLASS? Y/N	FIRE HAZARD ZONE? Y/N	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR? Y/N	MANUFACTURER
W-100	1	NA	1'-6" X 8'-0"	NA	ALUMINUM	YES	NA	FIXED	BLOCK FRAME	NO	NA	YES	NA	NO	NO	YES	YES	YES	YES	WESTERN WINDOW SYSTEMS OR APRVD EQ
W-101	1	6'-4" X 7'-1 1/2"	5'-10" X 1'-6"	ALUMINUM	ALUMINUM	YES	FIXED	FIXED	BLOCK FRAME	NO	NO	YES	NO	NO	NO	YES	YES	YES	NO	WESTERN WINDOW SYSTEMS OR APRVD EQ
W-102	1	6'-3" X 7'-1 1/2"	5'-11 1/2" X 7'-6"	ALUMINUM	ALUMINUM	YES	FIXED	FIXED	BLOCK FRAME	NO	NO	YES	NO	NO	NO	YES	YES	YES	YES	WESTERN WINDOW SYSTEMS OR APRVD EQ
W-103	1	6'-3" X 7'-1 1/2"	5'-8" X 7'-6"	ALUMINUM	ALUMINUM	YES	FIXED	FIXED/SLIDING	BLOCK FRAME	NO	NO	YES	NO	NO	YES	YES	YES	YES	YES	WESTERN WINDOW SYSTEMS OR APRVD EQ
W-104	1	6'-3" X 7'-1 1/2"	5'-8" X 7'-6"	ALUMINUM	ALUMINUM	YES	FIXED	FIXED	BLOCK FRAME	NO	NO	YES	NO	NO	YES	YES	YES	YES	YES	WESTERN WINDOW SYSTEMS OR APRVD EQ
W-105	1	6'-2 1/2" X 7'-1 1/2"	5'-8" X 7'-6"	ALUMINUM	ALUMINUM	NO	FIXED	FIXED	BLOCK FRAME	NO	NO	YES	NO	NO	YES	YES	YES	YES	YES	WESTERN WINDOW SYSTEMS OR APRVD EQ
W-106	1	6'-2 1/2" X 7'-1 1/2"	5'-8" X 7'-6"	ALUMINUM	ALUMINUM	NO	FIXED	FIXED/SLIDING	BLOCK FRAME	NO	NO	YES	NO	NO	YES	YES	YES	YES	YES	WESTERN WINDOW SYSTEMS OR APRVD EQ
W-107	1	1'-10" X 2'-11 1/4"	1'-10" X 2'-11 1/4"	ALUMINUM	ALUMINUM	NO	CASEMENT	CASEMENT	BLOCK FRAME	NO	YES	NO	NO	NO	NO	YES	YES	YES	NO	WESTERN WINDOW SYSTEMS OR APRVD EQ
W-108	1	1'-10" X 2'-11 1/4"	1'-10" X 2'-11 1/4"	ALUMINUM	ALUMINUM	NO	CASEMENT	CASEMENT	BLOCK FRAME	NO	YES	NO	NO	NO	NO	YES	YES	YES	NO	WESTERN WINDOW SYSTEMS OR APRVD EQ
W-109	1	2'-4 1/2" X 1'-5"	2'-4 1/2" X 1'-5"	ALUMINUM	ALUMINUM	NO	SLIDING	SLIDING	BLOCK FRAME	NO	YES	NO	NO	NO	NO	YES	YES	YES	NO	WESTERN WINDOW SYSTEMS OR APRVD EQ
W-110	1	7'-9 3/4" X 2'-5 1/4"	7'-9 3/4" X 3'-10"	ALUMINUM	ALUMINUM	NO	SLIDING	FIXED / SLIDING	BLOCK FRAME	NO	NO	YES	NO	NO	YES	YES	YES	YES	NO	WESTERN WINDOW SYSTEMS OR APRVD EQ
W-111	1	NA	5'-4" X 2'-0"	NA	ALUMINUM	YES	NA	FIXED	BLOCK FRAME	NO	NA	YES	NA	NO	NO	YES	YES	YES	YES	WESTERN WINDOW SYSTEMS OR APRVD EQ
W-112	1	6'-3" X 7'-1 1/2"	5'-7 1/2" X 7'-6"	ALUMINUM	ALUMINUM	YES	FIXED	FIXED	BLOCK FRAME	NO	NO	YES	NO	NO	NO	YES	YES	YES	YES	WESTERN WINDOW SYSTEMS OR APRVD EQ
W-113	1	6'-3" X 7'-1 1/2"	5'-6" X 7'-6"	ALUMINUM	ALUMINUM	YES	FIXED	FIXED	BLOCK FRAME	NO	NO	YES	NO	NO	NO	YES	YES	YES	YES	WESTERN WINDOW SYSTEMS OR APRVD EQ



1 **W100**
1/4" = 1'-0"
ALUMINUM / GLASS FIXED WINDOW BY WESTERN OR APPRO. EQ. SATIN ANODIZED

2 **W101**
1/4" = 1'-0"
ALUMINUM / GLASS FIXED WINDOW BY WESTERN OR APPRO. EQ. SATIN ANODIZED

3 **W102**
1/4" = 1'-0"
ALUMINUM / GLASS FIXED WINDOW BY WESTERN OR APPRO. EQ. SATIN ANODIZED

4 **W103 & W106**
1/4" = 1'-0"
ALUMINUM / GLASS FIXED & SLIDER WINDOW BY WESTERN OR APPRO. EQ. SATIN ANODIZED

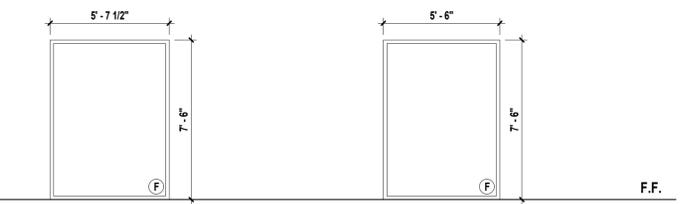
5 **W104 & W105**
1/4" = 1'-0"
ALUMINUM / GLASS FIXED WINDOW BY WESTERN OR APPRO. EQ. SATIN ANODIZED

6 **W107 & W108**
1/4" = 1'-0"
ALUMINUM / GLASS CASEMENT WINDOW BY WESTERN OR APPRO. EQ. SATIN ANODIZED

7 **W109**
1/4" = 1'-0"
ALUMINUM / GLASS SLIDER WINDOW BY WESTERN OR APPRO. EQ. SATIN ANODIZED

8 **W110**
1/4" = 1'-0"
ALUMINUM / GLASS TRIPLE SLIDING WINDOW BY WESTERN OR APPRO. EQ. SATIN ANODIZED

9 **W111**
1/4" = 1'-0"
ALUMINUM / GLASS FIXED TRANSOM WINDOW BY WESTERN OR APPRO. EQ. SATIN ANODIZED

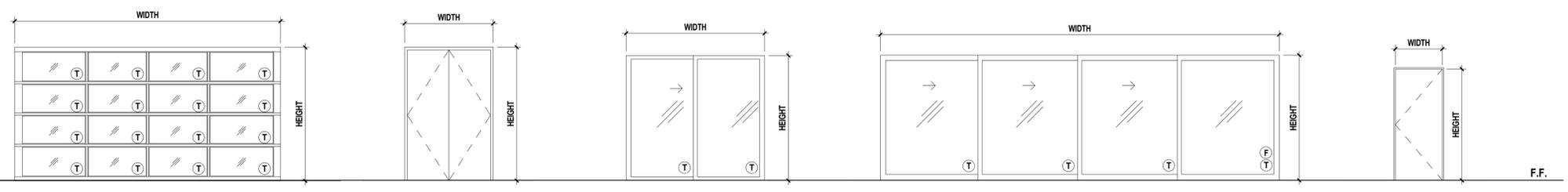


10 **W112**
1/4" = 1'-0"
ALUMINUM / GLASS FIXED WINDOW BY WESTERN OR APPRO. EQ. SATIN ANODIZED

11 **W113**
1/4" = 1'-0"
ALUMINUM / GLASS FIXED WINDOW BY WESTERN OR APPRO. EQ. SATIN ANODIZED

EXTERIOR DOOR SCHEDULE

DOOR NUMBER	TYPE MARK	WIDTH	HEIGHT	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	COMMENTS
D100	TYPE A	16'-0"	8'-0"	ALUMINUM / GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	BY CLOPAY, AVANTE COLLECTION OR APPRO. EQ.
D101	TYPE B	5'-4"	8'-0"	WOOD	STAINED	STEEL	PRIMED & PAINTED	CUSTOM DOOR BY SIMPSON OR APPRO. EQ.
D102	TYPE C	12'-5"	7'-6"	ALUMINUM / GLASS	SATIN ANODIZED	ALUMINUM	SATIN ANODIZED	BY WESTERN APPRO. EQ.
D103	TYPE D	24'-0"	7'-6"	ALUMINUM / GLASS	SATIN ANODIZED	ALUMINUM	SATIN ANODIZED	BY WESTERN APPRO. EQ.
D104	TYPE C	5'-10" (V.I.F.)	6'-7" (V.I.F.)	ALUMINUM / GLASS	SATIN ANODIZED	ALUMINUM	SATIN ANODIZED	BY WESTERN APPRO. EQ. - (E) WIDTH & HEIGHT TO REMAIN (V.I.F.)
D105	TYPE C	7'-9 1/2" (V.I.F.)	6'-7 3/4" (V.I.F.)	ALUMINUM / GLASS	SATIN ANODIZED	ALUMINUM	SATIN ANODIZED	BY WESTERN APPRO. EQ. - (E) WIDTH & HEIGHT TO REMAIN (V.I.F.)
D106	TYPE E	3'-0" (V.I.F.)	6'-8 1/2" (V.I.F.)	SOLID WOOD	PAINTED	STEEL	PRIMED & PAINTED	(E) WIDTH & HEIGHT TO REMAIN (V.I.F.)



13 **TYPE A**
1/4" = 1'-0"
ROLL-UP GARAGE DOOR

14 **TYPE B**
1/4" = 1'-0"
WOODEN DOUBLE SWING DOORS

15 **TYPE C**
1/4" = 1'-0"
SLIDING DOORS

16 **TYPE D**
1/4" = 1'-0"
MULTI-SLIDE DOORS

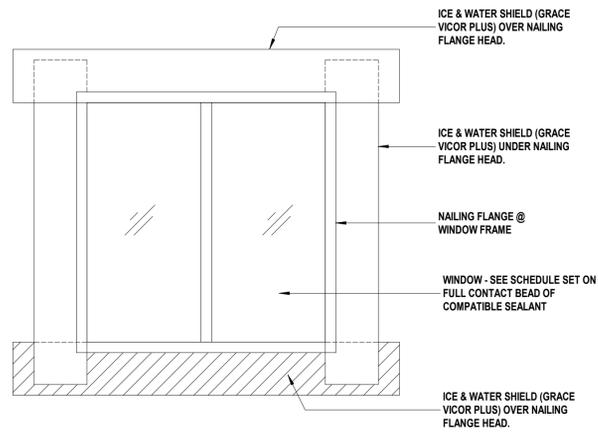
17 **TYPE E**
1/4" = 1'-0"
FLUSHED SWING DOOR

LEGEND:
 (F) = FIXED
 (E) = EGRESS

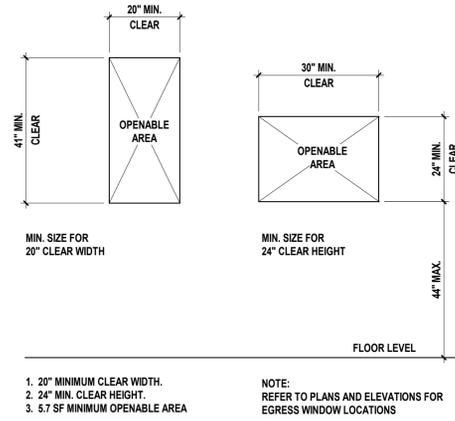
REMODEL OF SINGLE STORY RESIDENCE
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 GLENDALE, CA 91202

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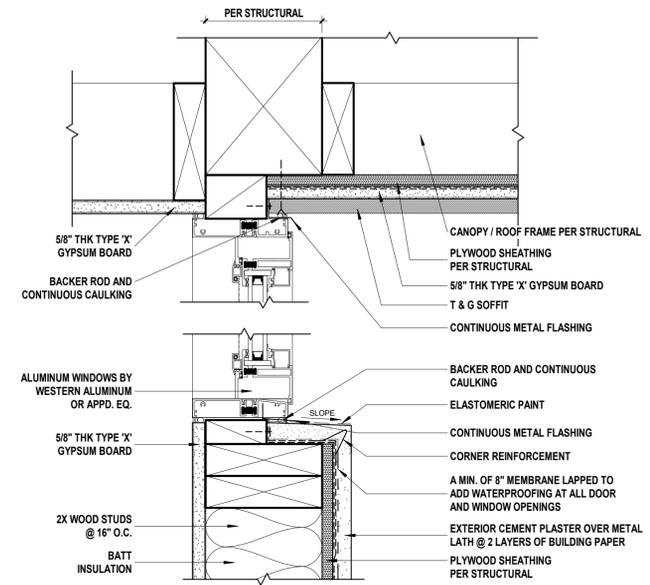
EXTERIOR DOOR & WINDOW SCHEDULE



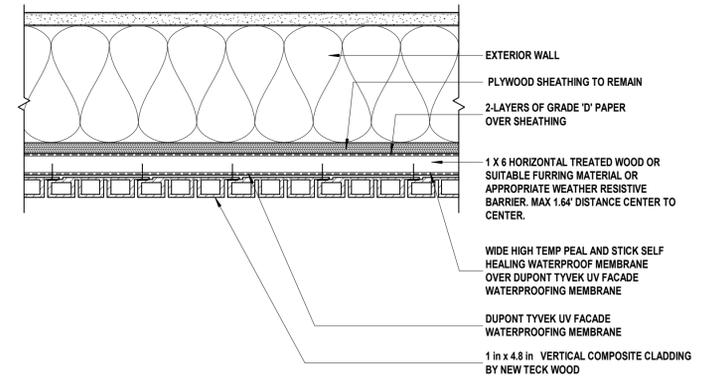
3 TYPICAL WINDOW WATERPROOFING
3" = 1'-0"



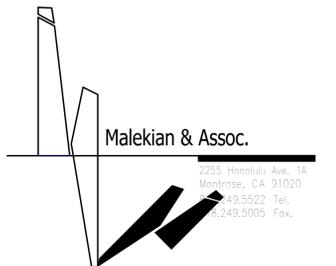
2 WINDOW EGRESS DIAGRAM
1/2" = 1'-0"



1 TYP. WINDOW SILL & HEAD DETAIL
3" = 1'-0"



4 TYP. WALL CLADDING DETAIL
3" = 1'-0"



REMODEL OF SINGLE STORY RESIDENCE
524 NOLAN AVE.
GLENDALE, CA 91202

3/30/2020 2:26:38 PM

DETAILS

Project Status

Project Number



PROPOSED VIEW @ NOLAN ST



PROPOSED VIEW @ SOUTH WEST



PROPOSED DECK VIEW @ SOUTH



(E) VIEW @ NOLAN ST

- (E) ROOF STRUCTURE & SHEETING TO REMAIN - (E) TILE FINISH TO BE REMOVED AND REFINISHED W/ SHINGLE ROOFING
- (E) COVERED PORCH/ ROOF/ STEPS / RAILING/ PLANTER WALL TO BE REMOVED
- (E) PLANTER WALL TO BE REFINISHED BY SMOOTH TROWEL FINISH
- (E) GARAGE DOORS TO BE REMOVED AND REPLACED W/ ONE GARAGE 16'-0" WIDTH DOOR
- (E) BRICK PLANTER WALL TO BE PARTIALLY REMOVED & REFINISHED BY SMOOTH TROWEL FINISH



(E) VIEW @ SOUTH WEST

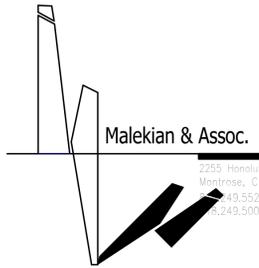
- (E) CHIMNEY TO BE REMOVED
- (E) PART OF ROOF EAVES - EXPOSED RAFTER TAILS TO BE REMOVED
- (E) DECORATIVE BRICK FINISH OF ARCHES & COLUMNS TO BE REMOVED
- (E) HEDGE TO BE REMOVED
- (E) BRICK PLANTER WALL TO BE REFINISHED



(E) POOL / DECK VIEW @ SOUTH

- (E) CHIMNEY TO BE REMOVED
- (E) PART OF ROOF EAVES & PURPOSED RAFTER TAILS TO BE REMOVED
- (E) DECORATIVE BRICK FINISH OF ARCHES & COLUMNS TO BE REMOVED
- (E) POOL TO BE REMOVED

MR. ALBERT BABAYAN



REMODEL OF SINGLE STORY RESIDENCE

524 NOLAN AVE.
GLENDALE, CA 91202

3/30/2020 2:26:48 PM

EXISTING & PROPOSED VIEWS

Project Status

Project Number