

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

Meeting/Decision Date: April 25, 2020	Address: 1154 Rosedale Avenue
Review Authority: <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	APN: 5623-001-013
Case Number: PDR2001066	Applicant: Art Barsegian
Prepared By: Minjee Hahm, Planning Associate	Owner: Venera Kostanyan

Project Summary

The applicant is proposing to demolish an existing, detached, one-car garage and construct a new two-car garage attached to an existing, single-family residence (built in 1936), and to construct a new two-story, 1,515 square-foot, detached unit with its own attached, two-car garage at the rear of the 7,929 square-foot lot, located in the R-2250 (Medium Density Residential) Zone.

Existing Property/Background

The project site is a 7,930 square-foot, rectangular lot on the eastern side of Rosedale Avenue. The site is currently developed with a 1,540 square-foot, one-story, single-family residence (constructed in 1936) with a 288 square-foot, detached, one-car garage. The surrounding neighborhood features a mix of multi-family and single-family developments in a variety of architectural styles, with building heights ranging from one to two stories.

Staff Recommendation

Approve Approve with Conditions Return for Redesign Deny

Last Date Reviewed / Decision

First time submittal for final review.
 Other:

Zone: R2250 - Medium Density Residential

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: PAE1901505 was granted with conditions to allow minor deviations for driveway width, interior setback, and turning radius for the existing residence

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:

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

Yards and Usable Open Space

yes n/a no

If "no" select from below and explain:

- Outdoor space integrated into site design and acknowledges adjacent development
- Common space easily accessible from all units
- Appropriate separation/screening from residential units
- Discrete seating and amenity areas allow for multiple users

Garage Location and Driveway

yes n/a no

If "no" select from below and explain:

- Garage fully integrated into overall structure
- Driveway and curb-cut widths minimized
- Grade-level garages and parking, if allowed, are appropriately screened from the street
- Decorative paving complements building design
- Stairs and lifts to subterranean garages incorporated into the design of the project

Landscape Design

yes n/a no

If "no" select from below and explain:

- Complementary to building design
- Maintain existing trees when possible
- Provide landscaping adjacent to driveways and garages
- 20% of planting at above-grade common spaces is within 9 inches of finish floor
- Above-grade tree wells are at least 6 inches higher than box size of tree

The proposed landscape design does not provide landscaping adjacent to the existing driveway, nor accounts for the space required for vehicles to back out of the garage for the second unit. Staff will require applicant to revise the plans to show shrubbery adjacent to the existing driveway and also eliminate adequate portion of landscaping adjacent to the driveway (for the second unit) to allow for reasonable vehicle back up.

Walls and Fences

yes n/a no

If "no" select from below and explain:

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

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
- All screening integrated with overall building and/or landscape design
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

Lighting

yes n/a no

If "no" select from below and explain:

- Light fixtures are appropriate to the building and/or landscape design
- Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
- Utilize shielded fixtures to avoid light spillover onto adjacent properties

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 existing residence at the front of the property will be maintained, while the existing detached, one-car garage will be demolished to make way for a new, extended common driveway. A new, attached two-car garage is proposed at the rear of the existing residence.
- The proposed attached two-car garage for the existing residence will have an interior setback of four feet (where five feet is required) and the property will maintain the existing, eight-foot, five-inch width driveway (where ten feet is required) per the approved Administrative Exception No. PAE1901505.
- The siting and building footprint for the second dwelling unit is designed to address the minimum and average setback requirements per the Zoning Code, and is considerate of the prevailing setbacks on the street.
- The new two-story dwelling unit with an attached two-car garage will be sited at the rear of the property and be accessed from the extended driveway.
- The proposed landscape design does not provide landscaping adjacent to the existing driveway, nor accounts for the space required for vehicles to back out of the garage for the second unit. Staff will require applicant to revise the plans to show shrubbery adjacent to the existing driveway and also eliminate adequate portion of landscaping adjacent to the driveway (for the second unit) to allow for reasonable vehicle back up.
- A new 401 square-foot common area with landscaping and amenities is proposed between the two units, and will be easily accessible from both units. The project will feature 2,288 square-feet (30%) of landscaped area, where a minimum of 25% is required in the R-2250 zone.

- The proposed trash storage area will be screened from public view and placed behind a new gate for the new unit. The new gate will match the existing driveway gate.

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:

- Relates to predominant pattern through 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 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 new detached, two-story second unit is situated at the rear of the lot and behind the existing one-story residence. The addition of the attached, two-car garage to the existing residence will be at the rear. Therefore, the project's massing is reduced from the street.
- The new dwelling unit's height is approximately 25 feet, which is less than the 26 feet maximum permitted in the R-2250 zone.
- The proposed floor area ratio for both units combined is 50.02%, when a maximum of 85% is allowed by Code.
- The various roof forms, cladding materials, and front porch help break up the overall massing for the proposed second dwelling unit in a manner that is consistent with the architectural style of the existing residence on property. The proposed second unit is compatible with the scale of the neighborhood, which features a mix of one-story, single-family residences and two-story multifamily buildings.
- The proposed second unit will have its second floor set back on the sides from the first floor to modulate the east, west and south façades, while the overhang at the front (west) elevation will provide a bit of undulation to the façade.

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

If "no" select from below and explain:

- Design is compatible with neighborhood context
- Design is stylistically consistent
- Employs consistent vocabulary of forms and materials while expressing architectural variety
- Cladding materials and

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
- Overall window pattern appropriate to style
- Window operation appropriate to style
- Recessed/flush window appropriate to style and/or location
- Openings are well detailed

The new unit will have vinyl, nail-in windows with trim and wood sills to match the style of the existing windows for the front unit. Window openings on the second floor facing neighboring properties are minimized for privacy. Windows in public view will all be single-hung, while the windows at the sides and rear will be a combination of single-hung and sliders. Staff will require applicant to revise the plans to show single-hung windows at all proposed window locations for consistency.

Privacy

yes n/a no

If “no” select from below and explain:

- Consideration of views from “public” rooms and balconies/roof 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 materials, especially facing the street
- Materials appropriately enhance articulation and façade hierarchies
- Wrap corners and terminate appropriately
- Cladding is well detailed, especially at junctions between materials
- Foam trim, finished on site, is prohibited

While the proposed finish materials and color are specified to match the existing unit, the plans lack detail regarding the existing finish and color for the stone veneer. Staff will require applicant to provide a sample of the veneer material and a detail showing a cap stone on the stone veneer for review and approval.

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

Ancillary Structures

yes n/a no

If “no” select from below and explain:

- Design consistent with primary structure
- Design and materials of gates, fences, and/or walls 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 simple design of the proposed two-story unit and attached garage is compatible with the style of the existing residence at the front, and is appropriate for the site and neighborhood.
- The new unit will have vinyl, nail-in windows with trim and wood sills to match the style of the existing windows for the front unit. Window openings on the second floor facing neighboring properties are minimized for privacy. Windows in public view will all be single-hung, while the windows out of public view and at the sides and rear will be a combination of single-hung and sliders.
- Materials and colors for the new addition include fiber cement lap siding in beige, dark green/gray composition shingles for the roof, light yellow smooth stucco, and tan vinyl windows. The proposed materials and color are compatible with the surrounding developments.

Recommendation / Draft Record of Decision

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

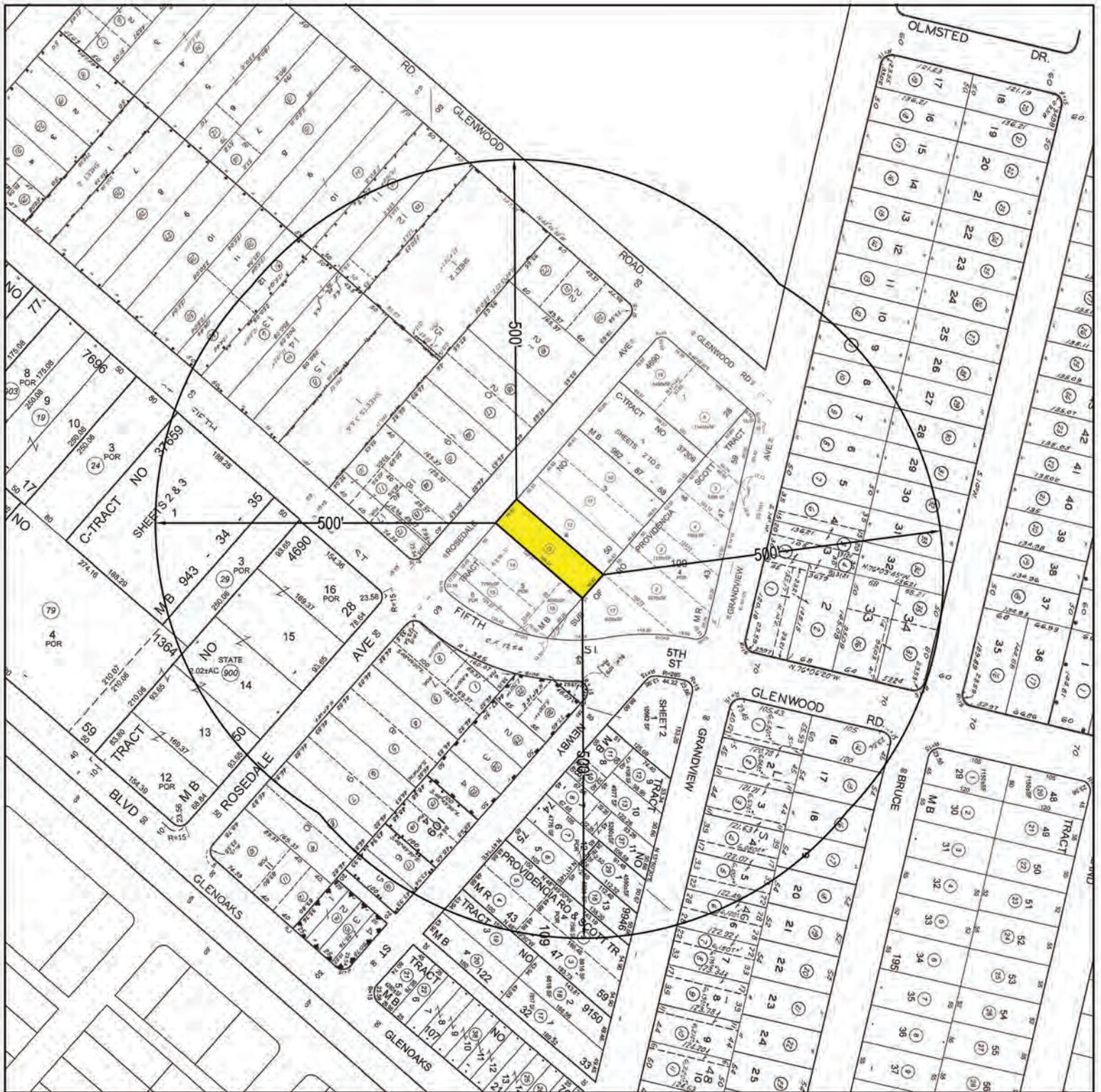
Conditions:

1. Provide a sample of the veneer material and a detail showing a cap stone on the stone veneer for staff review and approval.
2. Revise plans and window schedule to show single-hung windows at all proposed window locations for consistency.
3. Revise plans to show shrubbery adjacent to the existing driveway and also eliminate adequate portion of landscaping adjacent to the driveway (for the second unit) to allow for reasonable vehicle back up.

Attachments

1. Location Map
2. Photos of Existing Property
3. Reduced Plan

DRAFT



LOCATION MAP

LEGEND

SUBJECT PROPERTY(IES) 

SITE LOCATION: 1154 ROSEDALE AVE
GLENDALE, CA 91201

APN: 5623-001-013



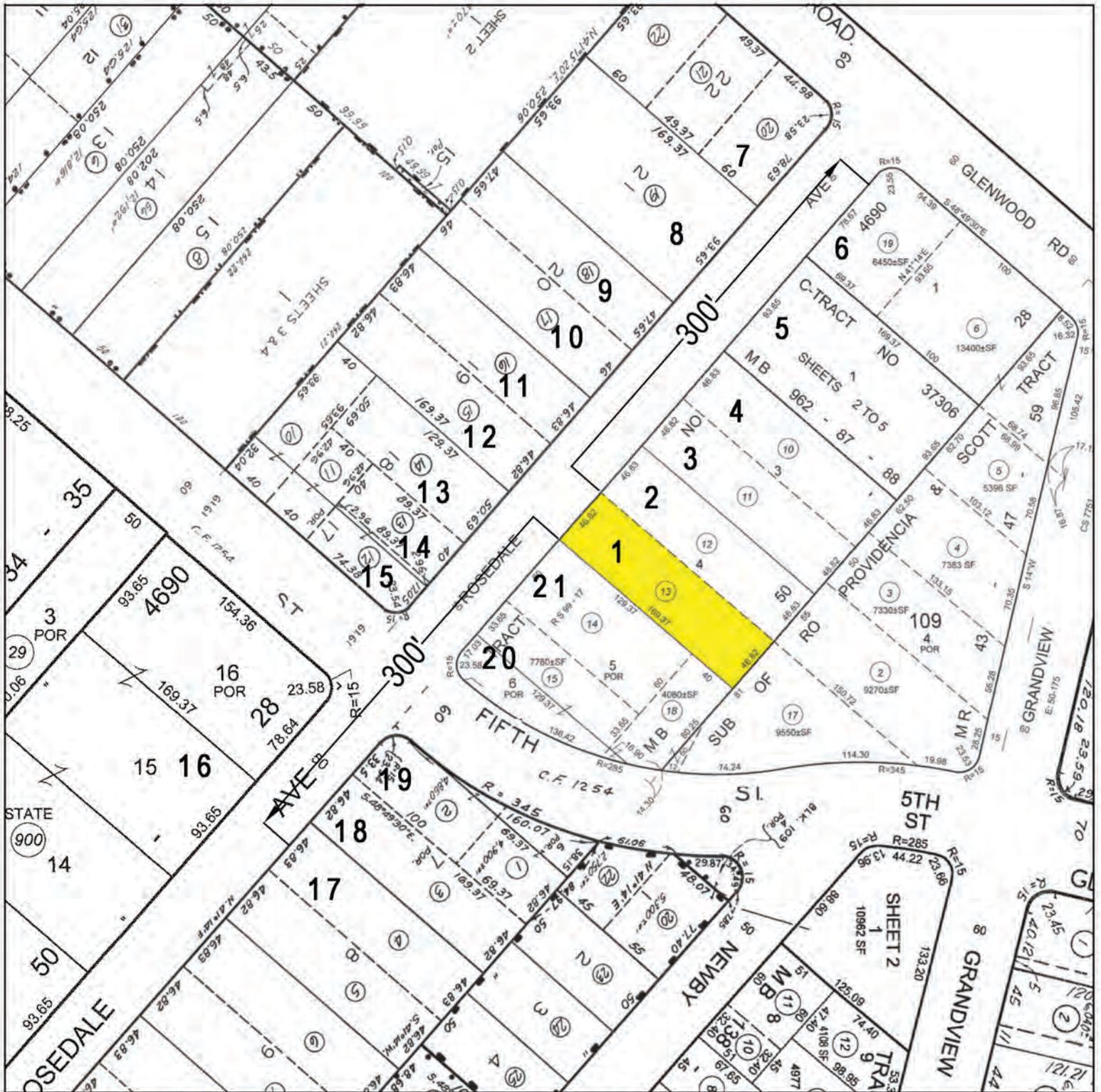
SCALE: 1"=200'

DATE: Jan 08, 2020

PREPARED BY:



412 W. BROADWAY STE 212
GLENDALE, CA 91204
818-409-8921



PHOTOGRAPHIC SURVEY MAP

LEGEND

PHOTO LABEL #

SUBJECT PROPERTY(IES)

SITE LOCATION: 1154 ROSEDALE AVE
GLENDALE CA 91201

APN: 5623-001-013

DATE: Jan 09, 2020



SCALE: 1"=100'

PREPARED BY:



412 W. BROADWAY STE 212
GLENDALE, CA 91204
818-409-8921



1. 1154 ROSEDALE AVE



2. 1156 ROSEDALE AVE



3. 1158 ROSEDALE AVE



4. 1162 ROSEDALE AVE



5. 1166 ROSEDALE AVE



6. APN: 5623-001-019 (NO ADDRESS AVAILABLE)



7. 1320 GLENWOOD RD



8. 1169 ROSEDALE AVE



9. 1163 ROSEDALE AVE



10. 1161 ROSEDALE AVE



11. 1157 ROSEDALE AVE



12. 1151 ROSEDALE AVE



13. 1149 ROSEDALE AVE



14. 1147 ROSEDALE AVE



15. 1143 ROSEDALE AVE



16. APN 5623-005-900 (NO ADDRESS AVAILABLE)



17. 1126 ROSEDALE AVE



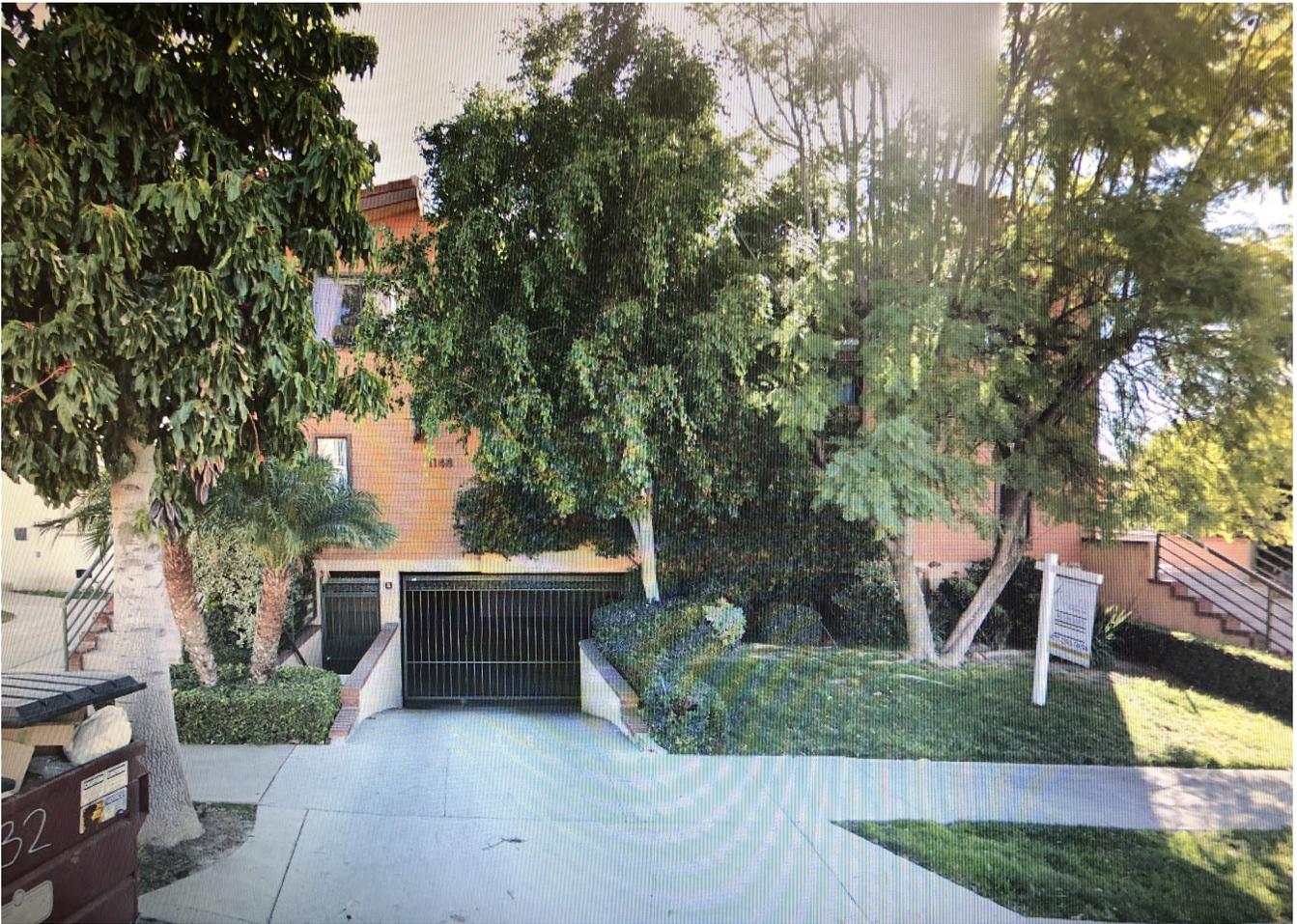
18. 1132 ROSEDALE AVE



19. 1312 5TH ST



20. 1313 5TH ST



21. 1148 ROSEDALE AVE

Notes:

- * THERE ARE NO OAK BAY OR SYCAMORE TREES ON THIS LOT OR WITHIN 20' OF THE LOT.
- * THERE IS NO ROOF TOP EQUIPMENT ALLOWED OR PROPOSED.
- * RETAINING WALLS, POOLS, SPAS, JACUZZIS, FENCES, AND PATIO COVERS REQUIRE SEPARATE PERMIT.

Scope Of Work:

- * DEMO (E) GARAGE
- * ADD 105 SQ.FT. TO MAIN HOUSE
- * NEW 2-CAR GARAGE 361 SQ.FT.
- * NEW 2-STORY BUILDING 1,457 SQ.FT. WITH 2-CAR GARAGE 423 SQ.FT.

Legal Description

Site Address: 1154 Rosedale Ave. Glendale, CA 91201	
PARCEL NUMBER	5623-001-013
AREA (CALCULATED)	7929.9 sq ft
THOMAS BROS. GRID:	PAGE -
CENSUS TRACT	3021.013
MAP REFERENCE	-
TRACT	4690
LOT NUMBER	4
ZONE:	R2250

Area Calculations

ZONING	R2250
LOT SIZE	7929.9 SQ.FT.
EXISTING LIVING AREA (UNIT A)	1,540 SQ. FT.
EXISTING GARAGE (TO BE DEMOLISHED)	288 SQ. FT.
NEW 2-CAR GARAGE FOR UNIT A	489 SQ. FT.
(E) COVERED ENTRY (UNIT A)	105 SQ. FT.
(E) COVERED PORCH	44 SQ. FT.
FIRST FLOOR UNIT B	618 SQ. FT.
SECOND FLOOR UNIT B	897 SQ. FT.
TOTAL LIVING AREA UNIT B	1,515 SQ. FT.
COVERED ENTRY FOR UNIT B (UNDER BALCONY)	45 SQ. FT.
2-CAR GARAGE FOR UNIT B	423 SQ. FT.
LOT COVERAGE AREA	3,305 SQ. FT.
LOT COVERAGE RATIO	41.67 %
LANDSCAPE AREA	2,576 SQ. FT.
LANDSCAPE AREA RATIO	32.4 %
FLOOR AREA	3,055 SQ. FT.
FLOOR AREA RATIO	38.52 %

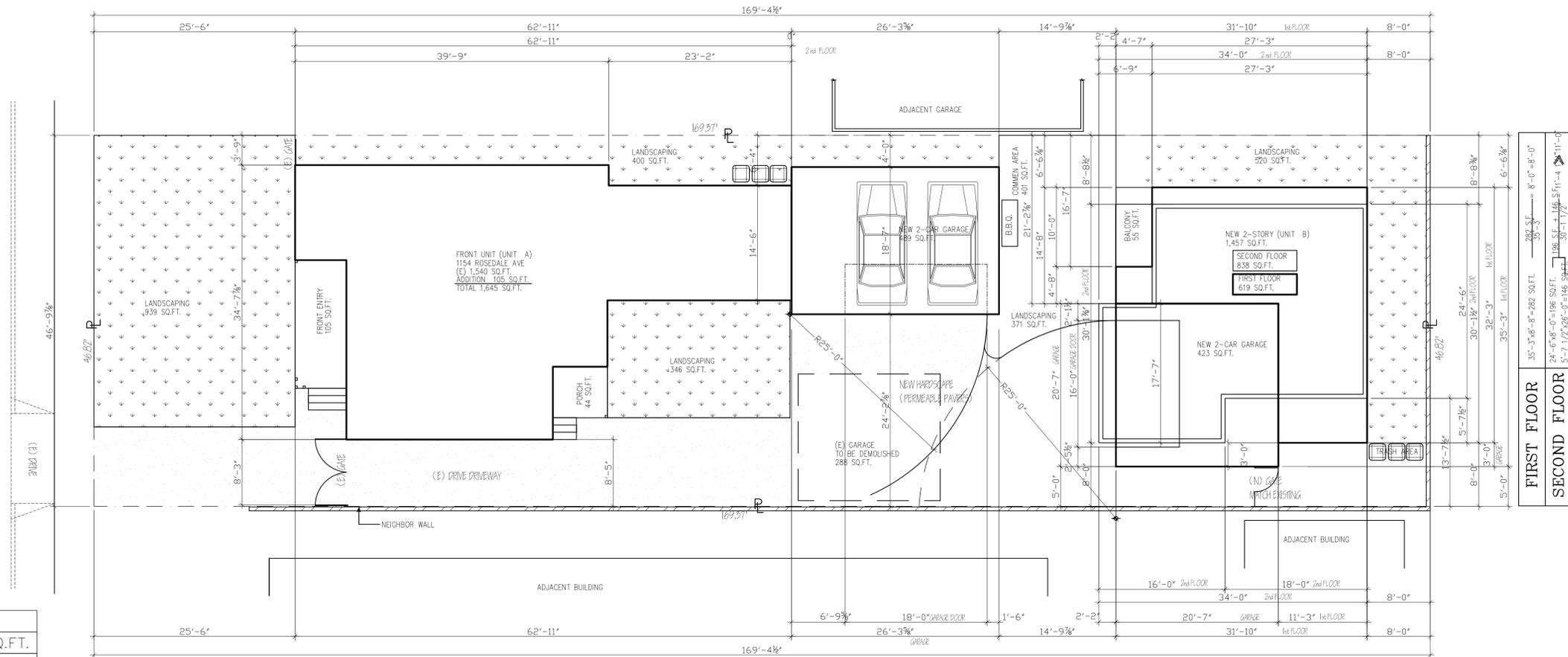
TYP "VB" CONSTRUCTION 2-STORY OCCUPANCY GROUP R-3/U

NOTE:

Drainage water shall be away from structure, maintaining existing drainage course, and shall be diverted to street and will be not be permitted to go into adjacent property. Use 2% min. slope for 5'-0" away structure and 1% min. for the lot to street.

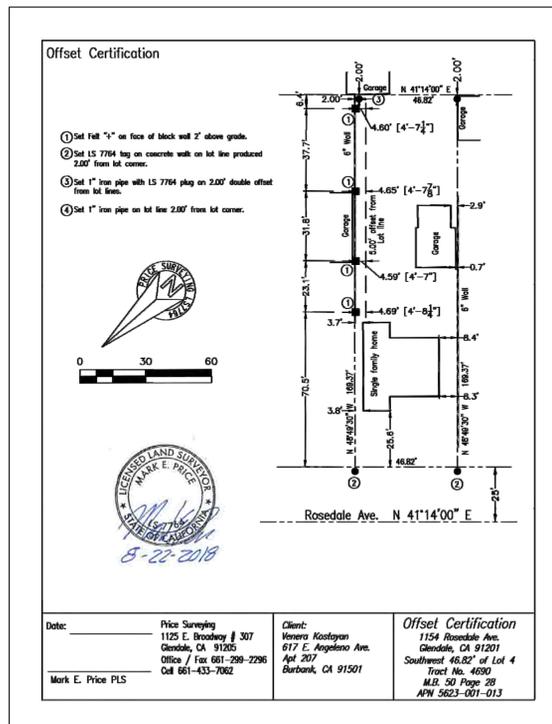
THE PROJECT SHALL COMELY WITH THE 2016 CBC, CMC, CEC, AND CPC AS WELL AS THE 2016 GLENDALE BUILDING & SAFETY CODE. CBC SECTION 107.2.1.

FIRST FLOOR	27'-3"x6'-6 7/8"=179 SQ.FT. 179 S.F. + 76 S.F. 8'-0" 1/2" 8'-0" 4'-7"x16'-7"=76 SQ.FT. 31'-10"
SECOND FLOOR	27'-3"x8'-8 3/8"=237 SQ.FT. 237 S.F. + 144 S.F. 11'-2" 34'-0" 6'-9"x21'-2 7/8"=144 SQ.FT. 34'-0"



PLOT PLAN
SCALE: 1/8" = 1'-0"

- NEW UNIT FIRST FLOOR
- NEW UNIT SECOND FLOOR
- NEW ADDITION @ UNIT #A
- (E) HOUSE / GARAGE
- NEW GARAGE
- CONCRETE / STONE AREA
- LANDSCAPE AREA



FIRST FLOOR	11'-3"x8'-0"=90 SQ.FT. 90 S.F. 8'-0" 8'-0" 11'-3"
SECOND FLOOR	16'-0"x8'-0"=129 SQ.FT. 129 S.F. + 246 S.F. 11'-0" 37'-0" 18'-0"x13'-7 1/2"=246 SQ.FT. 34'-0"

PROJECT DIRECTORY

OWNER: Venera Kostanyan
1154 Rosedale Ave. Glendale TEL: (818) 644-9030
DESIGNER: Arttech Design
412 W.Broadway #206 Glendale 91204 TEL: (818) 409-8921
ENGINEER: -----

SHEET INDEX

No.	Sheet Title	Rev.	DATE
A-1	SITE PLAN	0	SCALE 1/8" = 1'-0"
A-2	1154 "A" ROSEDALE AVE	0	ARCH DESIGNER
A-3	EXISTING FLR PLAN	0	Arttech design
A-4	PROPOSED FLR PLAN	0	
A-5	ELEVATIONS	0	
A-6	ROOF PLAN	0	
A-7	1154 "B" ROSEDALE AVE	0	
A-8	PROPOSED FLR PLANS		JOB
L-1	WINDOW/DOOR SCHEDULE		SHEET TITLE
	ELEVATIONS		PLOT PLAN
	ROOF PLAN/SECTIONS		
	LANDSCAPE PLAN		SHEET NO



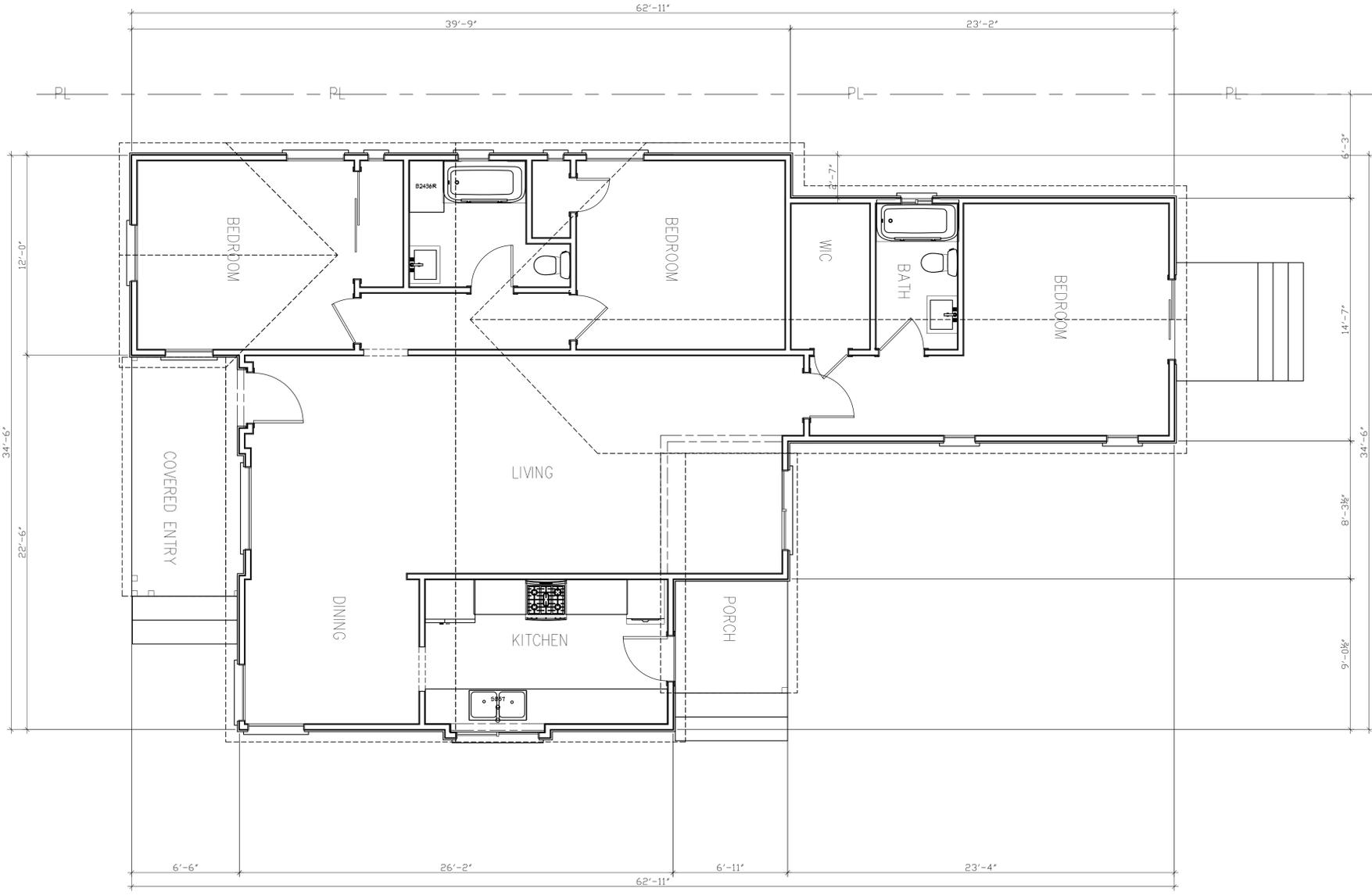
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OWNER: Venera Kostanyan
PROJECT ADDRESS: 1154 Rosedale Ave. Glendale, CA. 91201

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB PRIOR TO STARTING CONSTRUCTION AND THE OWNER, DESIGNER OR ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES. WHERE NO DIMENSIONS ARE PROVIDED, CONSULT WITH OWNER, DESIGNER OR ENGINEER FOR CLARIFICATION BEFORE PROCEEDING.

A-1

REVISION		
NO	BY	DATE
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WINDOW SCHEDULE						
NUMBER	QTY	WIDTH	HEIGHT	TYPE	COMMENTS	
W01	2	12"	20"	SINGLE CASEMENT		
W02	1	23"	23"	LEFT SLIDING		
W03	1	23"	35"	DOUBLE HUNG		
W04	2	23"	53"	DOUBLE HUNG		
W05	1	35"	55"	DOUBLE HUNG		
W06	2	41"	48"	DOUBLE HUNG		
W07	1	41"	55"	DOUBLE HUNG		
W08	2	42"	62"	DOUBLE HUNG		
W09	1	58"	51"	LEFT SLIDING		
W10	1	60"	48"	LEFT SLIDING		
W11	1	60"	55"	FIXED GLASS		

DOOR SCHEDULE						
NUMBER	QTY	WIDTH	HEIGHT	TYPE	THICKNESS	COMMENTS
D01	2	24"	80"	HINGED	1 3/8"	
D02	1	30"	80"	HINGED	1 3/8"	
D03	1	32"	80"	HINGED	1 3/4"	
D04	4	32"	80"	HINGED	1 3/8"	
D05	1	36"	80"	HINGED	1 3/4"	
D06	1	57"	80"	SLIDER	1 3/4"	
D07	1	77"	80"	SLIDER	1 3/8"	

EXISTING FLOOR PLAN
 EXISTING 1,540 SQ.FT.



OWNER: Venera Kostanyan
PROJECT ADDRESS:
 1154 Rosedale Ave. Glendale, CA. 91201

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DATE

SCALE 1/4"=12"

ARCH DESIGNER
Arttech design

JOB

SHEET TITLE
EXISTING MAIN HOUSE

SHEET NO
A-2

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OWNER: Venera Kostanyan
PROJECT ADDRESS:
 1154 Rosedale Ave. Glendale, CA. 91201

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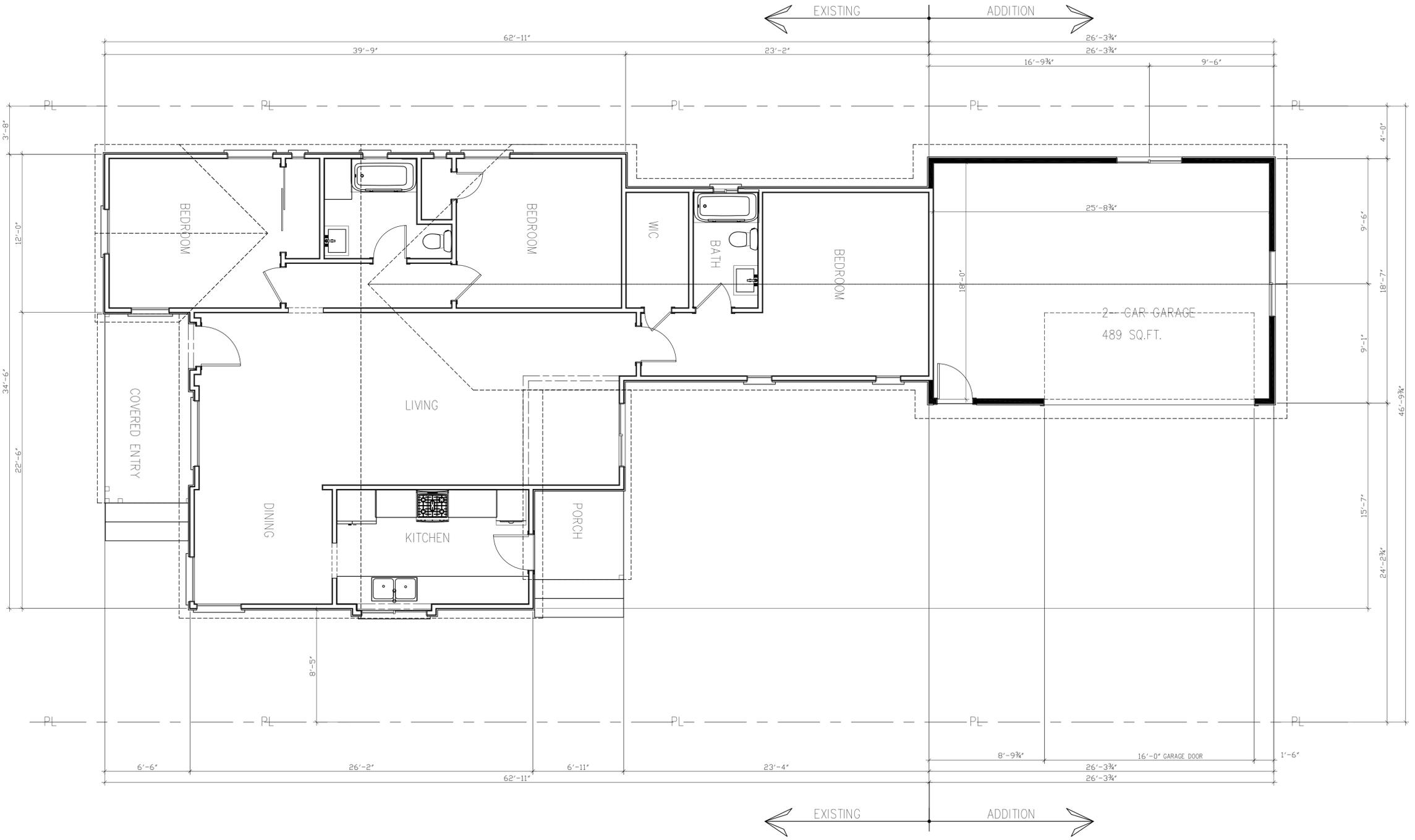
DATE

SCALE 1/4" = 12"

ARCH DESIGNER
Arttech design

JOB
 SHEET TITLE
PROPOSED MAIN HOUSE FLOOR PLAN

SHEET NO
A-3



PROPOSED FLOOR PLAN

2- CAR GARAGE 489 SQ.FT. EXISTING 1,540 SQ.FT.



EXISTING WALLS
 NEW WALLS

WINDOW SCHEDULE					
NUMBER	QTY	WIDTH	HEIGHT	TYPE	COMMENTS
W01	2	12"	20"	SINGLE CASEMENT	
W02	1	23"	23"	LEFT SLIDING	
W03	1	23"	35"	DOUBLE HUNG	
W04	2	23"	53"	DOUBLE HUNG	
W05	1	35"	55"	DOUBLE HUNG	
W06	2	41"	48"	DOUBLE HUNG	
W07	1	41"	55"	DOUBLE HUNG	
W08	2	42"	62"	DOUBLE HUNG	
W09	1	58"	51"	LEFT SLIDING	
W10	3	60"	48"	LEFT SLIDING	
W11	1	60"	55"	FIXED GLASS	

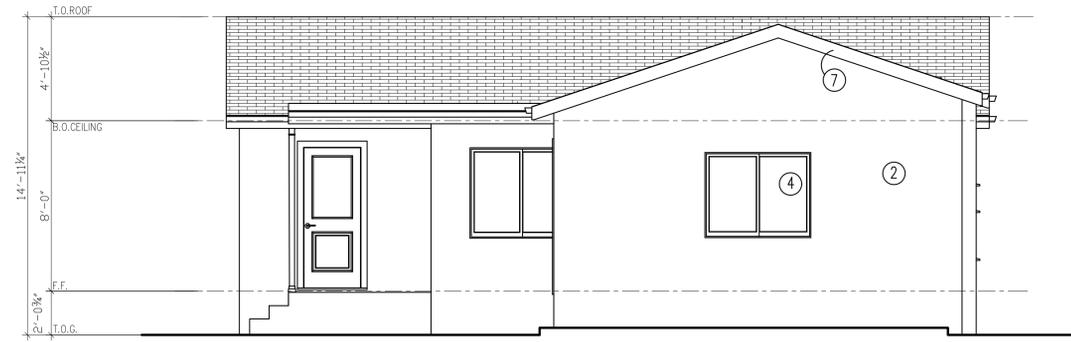
DOOR SCHEDULE						
NUMBER	QTY	WIDTH	HEIGHT	TYPE	THICKNESS	COMMENTS
D01	2	24"	80"	HINGED	1 3/8"	
D02	1	72"	80"	SLIDER	1 3/8"	
D03	1	32"	80"	HINGED	1 3/4"	
D04	1	30"	80"	HINGED	1 3/8"	
D05	4	32"	80"	HINGED	1 3/8"	
D06	1	142"	84"	GARAGE	1 3/4"	
D09	1	36"	80"	HINGED	1 3/4"	

ELEVATION KEYED NOTES			
①	SIDING BY JAMES HARDIE COLOR: SAIL CLOTH	⑥	RAILING__COLOR: WHITE
②	SMOOTH STUCCO COLOR: BEJR MERINGUE P900-2	⑦	FASCIA__"WHITE"
③	CLASS "A" COMP SHINGLE BY OWENS CORNING SERIES: TRUDEFINITION DURATION COLOR: MOUNTAINSIDE	⑧	GABLE VENTS
④	MILGARD WINDOWS & DOORS__COLOR: TAN	⑨	STONE VENNER (MATCH EXISTING UNIT)
⑤	6X10 CORBELS__COLOR: TAN		

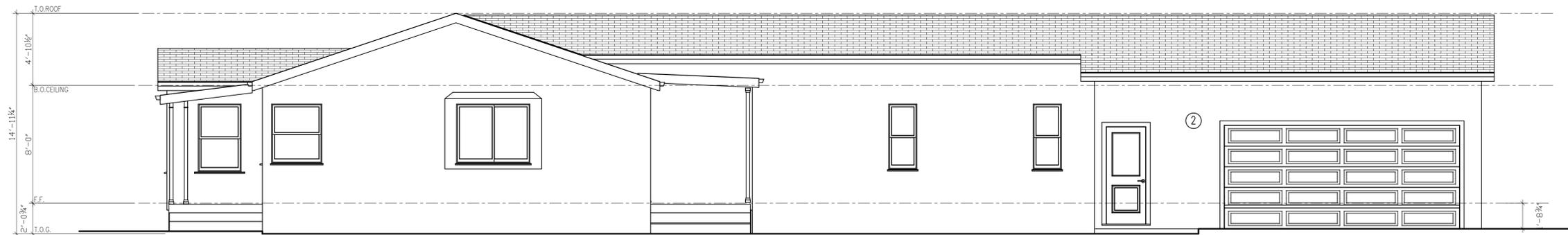
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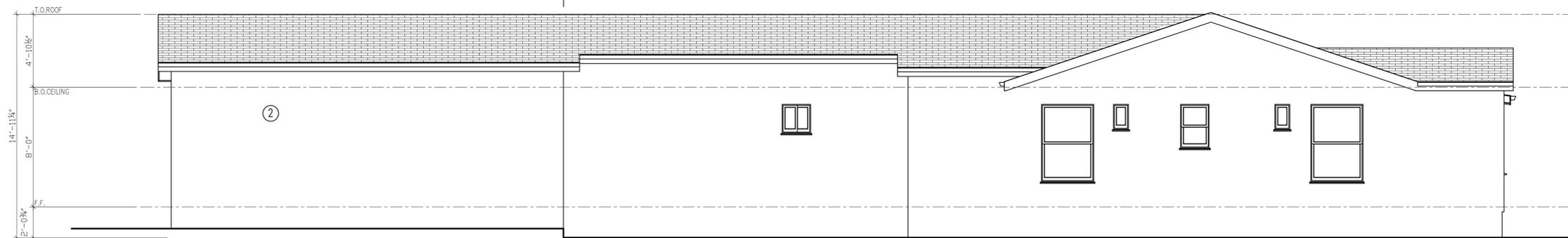
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

OWNER: Venera Kostanyan
PROJECT ADDRESS: 1154 Rosedale Ave. Glendale, CA. 91201

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DATE

SCALE 1/4"=12"

ARCH DESIGNER

Arttech design

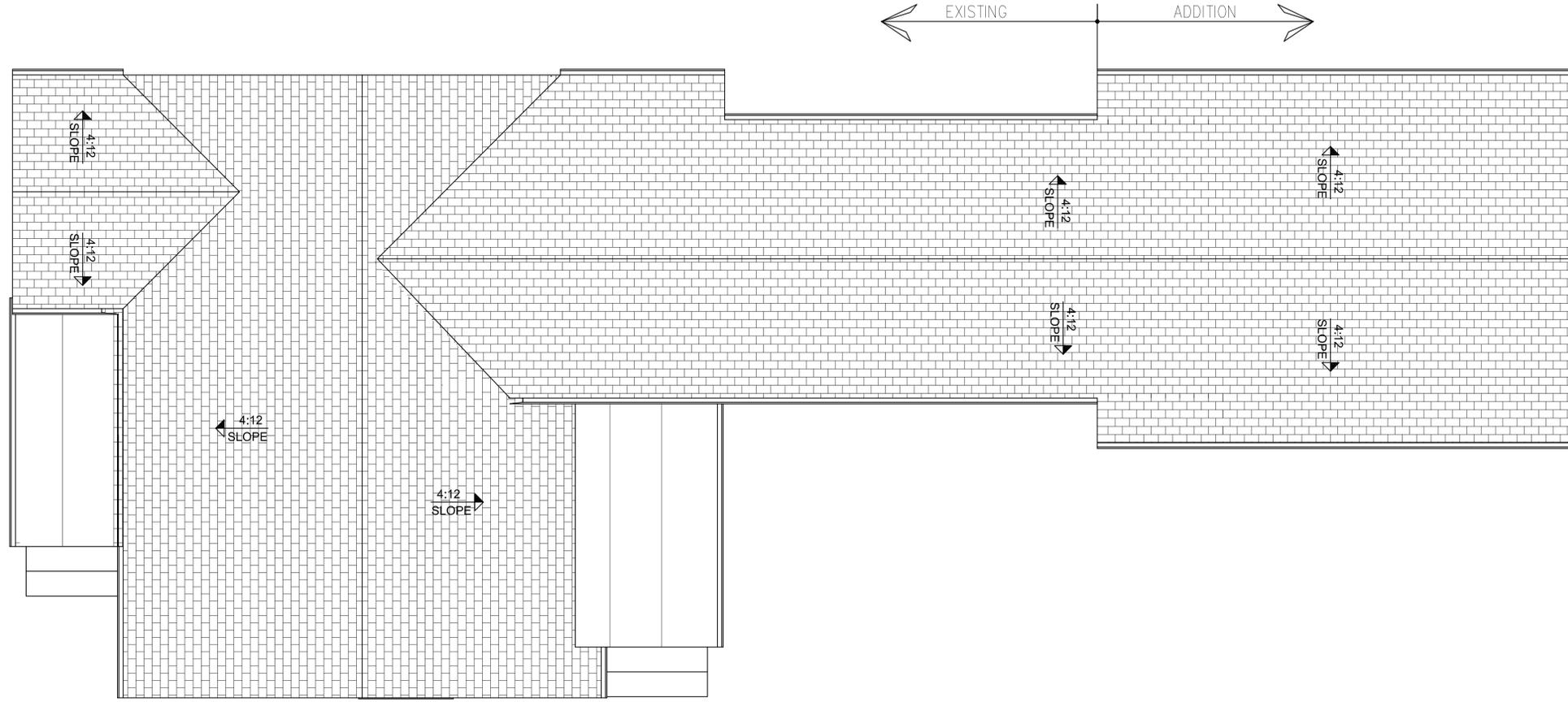
JOB

SHEET TITLE

**ELEVATIONS
MAIN HOUSE**

SHEET NO

A-4



ROOF PLAN

EXISTING 1,540 SQ.FT.



REVISION		
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△		

OWNER: Venera Kostanyan
PROJECT ADDRESS:
 1154 Rosedale Ave. Glendale, CA. 91201

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB PRIOR STARTING CONSTRUCTION AND THE OWNER, DESIGNER OR ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES. DO NOT SCALE DIMENSIONS. WHERE NO DIMENSIONS ARE PROVIDED, CONSULT WITH OWNER, DESIGNER OR ENGINEER FOR CLARIFICATION BEFORE PROCEEDING

DATE

SCALE 1/4" = 12"

ARCH DESIGNER
Arttech design

JOB
 SHEET TITLE

**ROOF PLAN
 MAIN HOUSE**

SHEET NO
A-5

REVISION

NO	BY	DATE
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△		

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DATE

SCALE 1/4"=12"

ARCH DESIGNER

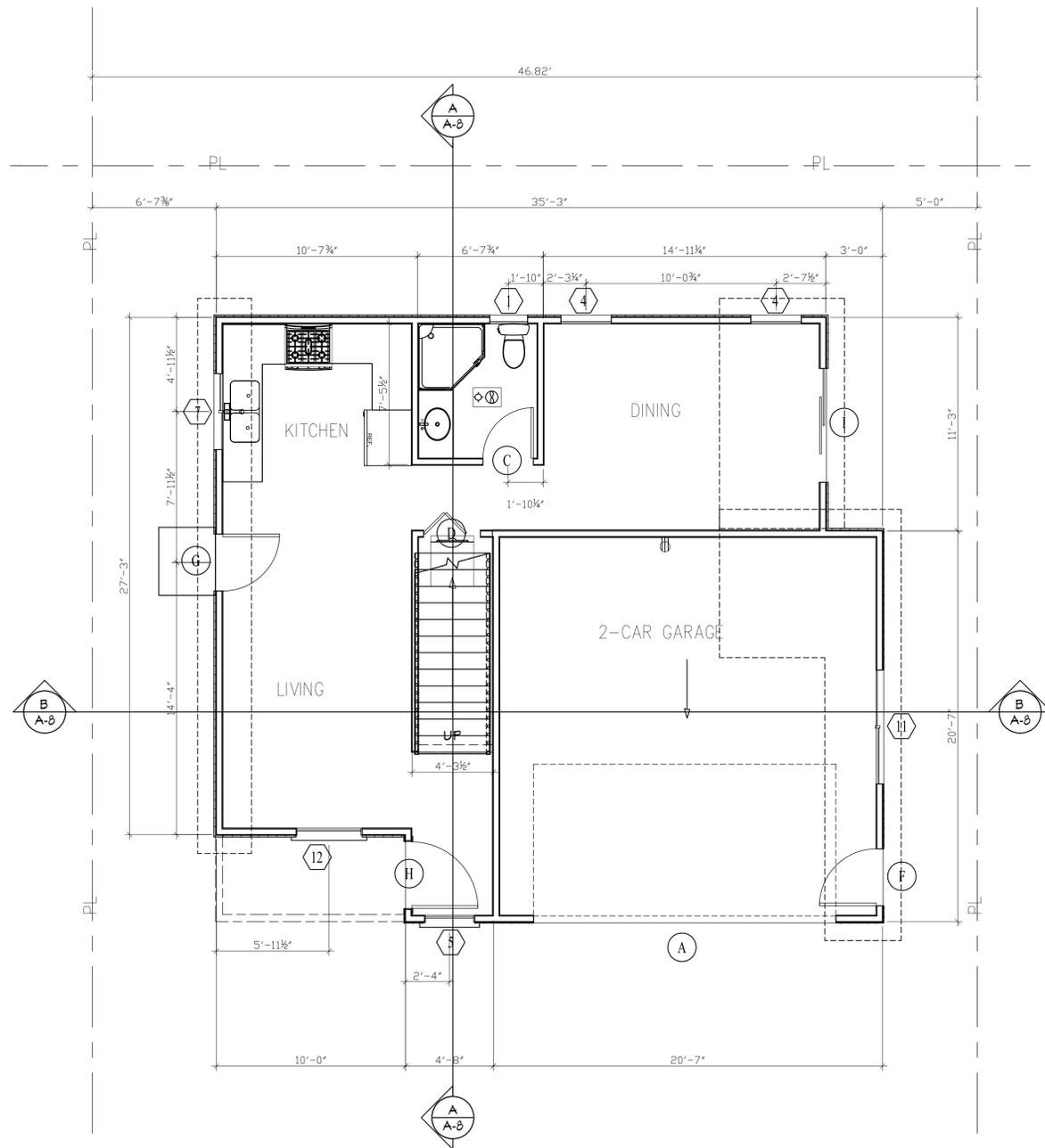
Arttech design

JOB

SHEET TITLE
**FLOOR PLANS
 NEW UNITS**

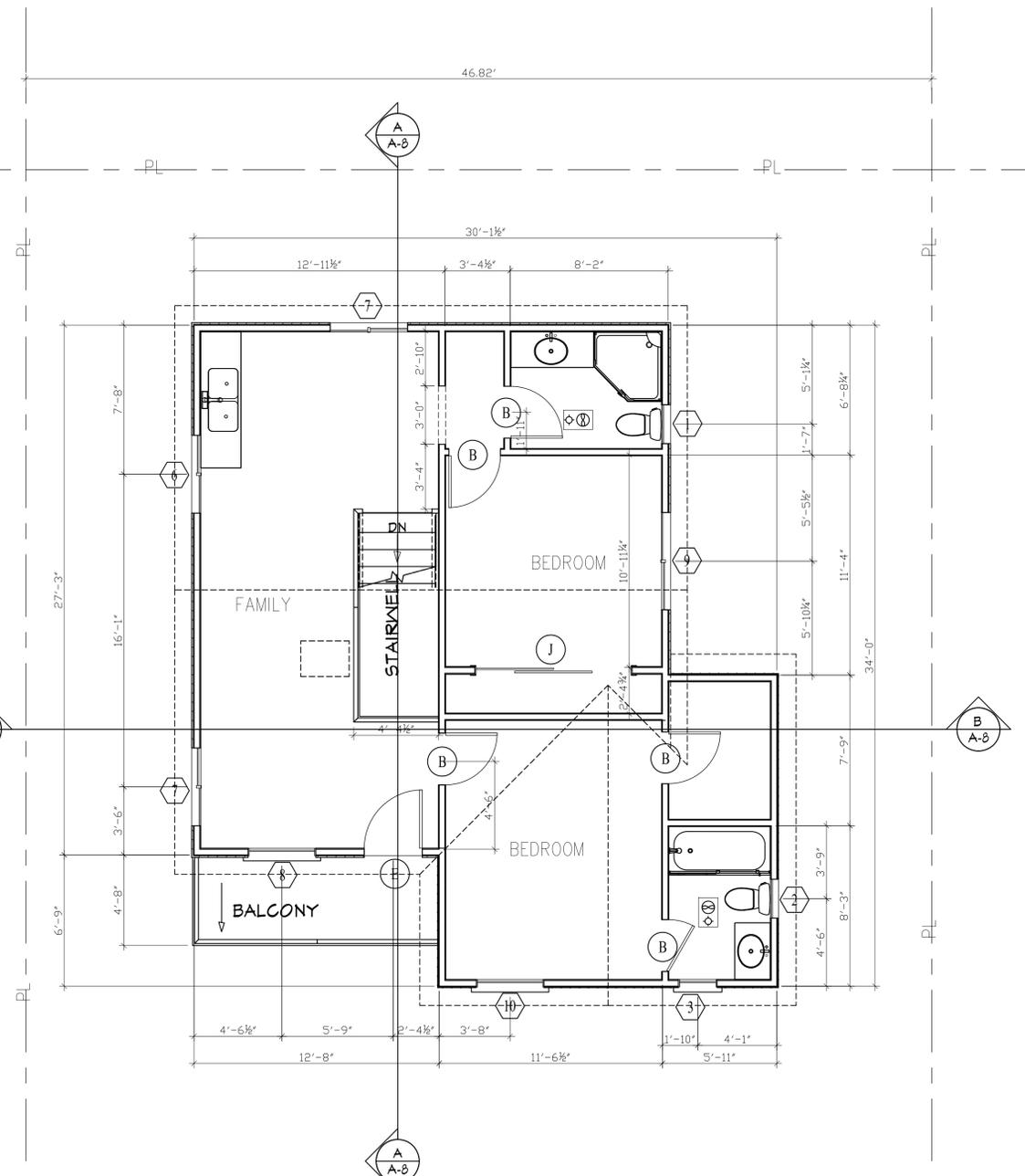
SHEET NO

A-6



PROPOSED FIRST FLR

2-CAR GARAGE 435 SQ.FT. FIRST FLOOR 577 SQ.FT.



PROPOSED SECOND FLR

SECOND FLOOR 720 SQ.FT.



SEE A-6.1 FOR WINDOW/DOOR SCHEDULE

WINDOW SCHEDULE

WINDOW NUMBER	QUANTITY	EXISTING WIDTH x HEIGHT	NEW WIDTH x HEIGHT	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM THE STREET? Y/N	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (SDL) Y/N	KEEP (E) SILL & FRAME? Y/N	BUILD NEW SILL & 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
1	2		24 X 36		VINYL	N		SINGLE HUNG	NAIL ON	N		N		STUCCO	N	Y	Y	N	N
2	ONE		24 X 36		VINYL	N		SINGLE HUNG	NAIL ON	N		N		SIDING	N	Y	Y	N	N
3	ONE		24 X 36		VINYL	Y		SINGLE HUNG	NAIL ON	N		Y		SIDING	N	Y	Y	N	N
4	2		32 X 48		VINYL	N		SINGLE HUNG	NAIL ON	N		N		STUCCO	N	Y	N	N	N
5	ONE		32 X 48		VINYL	Y		SINGLE HUNG	NAIL ON	N		Y		STUCCO	N	Y	N	N	N
6	ONE		48 X 30		VINYL	N		SLIDING	NAIL ON	N		N		STUCCO	N	Y	N	N	N
7	3		48 X 48		VINYL	N		SLIDING	NAIL ON	N		N		STUCCO	N	Y	N	N	N
8	3		42 X 54		VINYL	Y		SINGLE HUNG	NAIL ON	N		N		STUCCO	Y	Y	N	N	N
9	ONE		60 X 36		VINYL	N		SLIDING	NAIL ON	N		N		STUCCO	Y	Y	N	N	N
10	ONE		72 X 48		VINYL	N		SLIDING	NAIL ON	N		N		SIDING	N	Y	N	N	N

ENERGY EFFICIENCY STANDARDS
 NEW WINDOWS MUST MEET FOLLOWING REQUIREMENTS:
 * 0.32 MAXIMUM U-FACTOR (PER CALIFORNIA ENERGY CODE 2013)
 * 0.25 MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) (PER CALIFORNIA ENERGY CODE 2013)
 * SINGLE-PANE WINDOWS ONLY PERMITTED IF THESE STANDARDS ARE MET (GENERALLY THROUGH APPLICATION OF E-COATING)
 * OWNER MUST LEAVE NFRC LABEL ON WINDOWS FOR INSPECTION.

DOOR SCHEDULE

NUMBER	QTY	WIDTH	HEIGHT	TYPE	THICKNESS	COMMENTS
A	1	142"	96"	GARAGE	1 3/4"	
B	5	32"	80"	HINGED	1 3/8"	
C	1	32"	96"	HINGED	1 3/8"	
D	1	36"	80"	2 DR. BIFOLD	1 3/8"	
E	1	36"	80"	HINGED	1 3/4"	TEMP.
F	1	36"	90"	HINGED	1 3/4"	
G	1	36"	96"	HINGED	1 3/4"	TEMP.
H	1	42"	96"	HINGED	1 3/4"	
I	1	72"	96"	SLIDER	1 3/4"	TEMP.
J	1	96"	80"	SLIDER	1 3/8"	

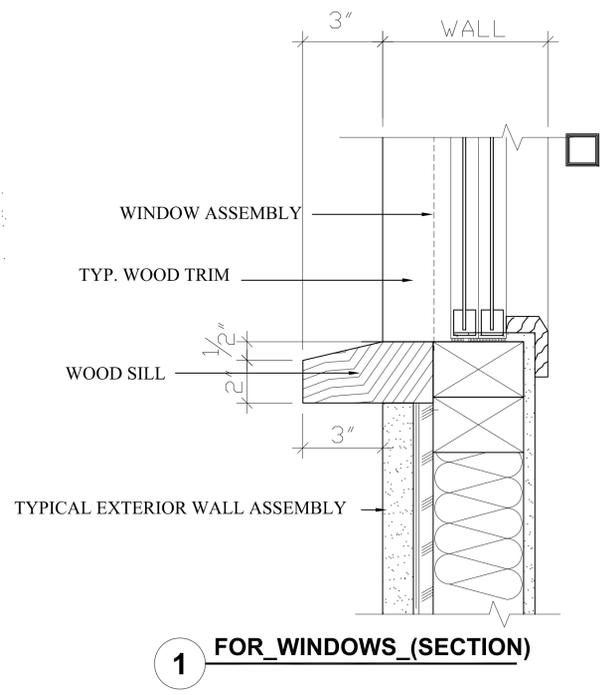
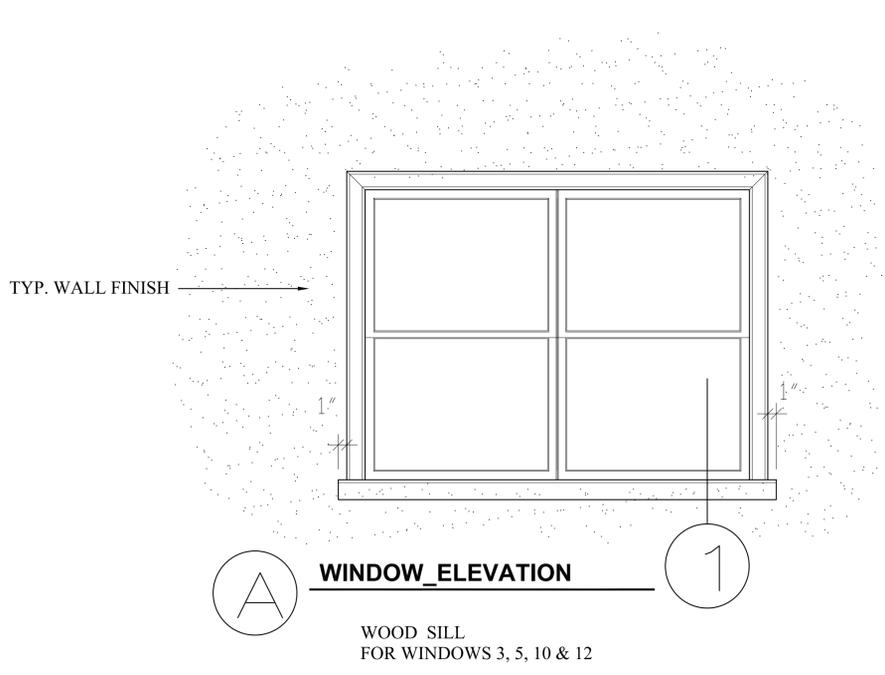
412 W. BROADWAY #206
 GLENDALE, CA 91204
 TEL. 818.409.8921
 arttechla@gmail.com

REVISION		
NO	BY	DATE
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DATE _____
 SCALE 1/4"=12"
 ARCH DESIGNER
Arttech design
 JOB _____
 SHEET TITLE
DOOR/WINDOW SCHEDULE
 SHEET NO
A-6.1



REVISION		
NO	BY	DATE
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SCALE 1/4"=12"

ARCH DESIGNER

Arttech design

JOB

SHEET TITLE

**ELEVATIONS
 NEW UNITS**

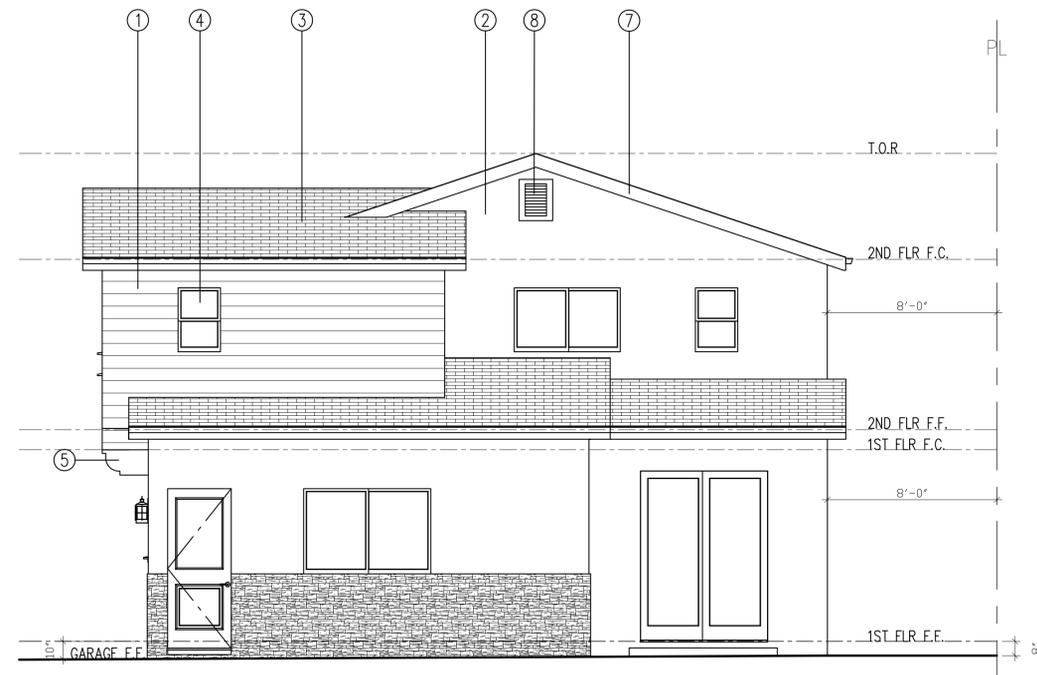
SHEET NO

A-7

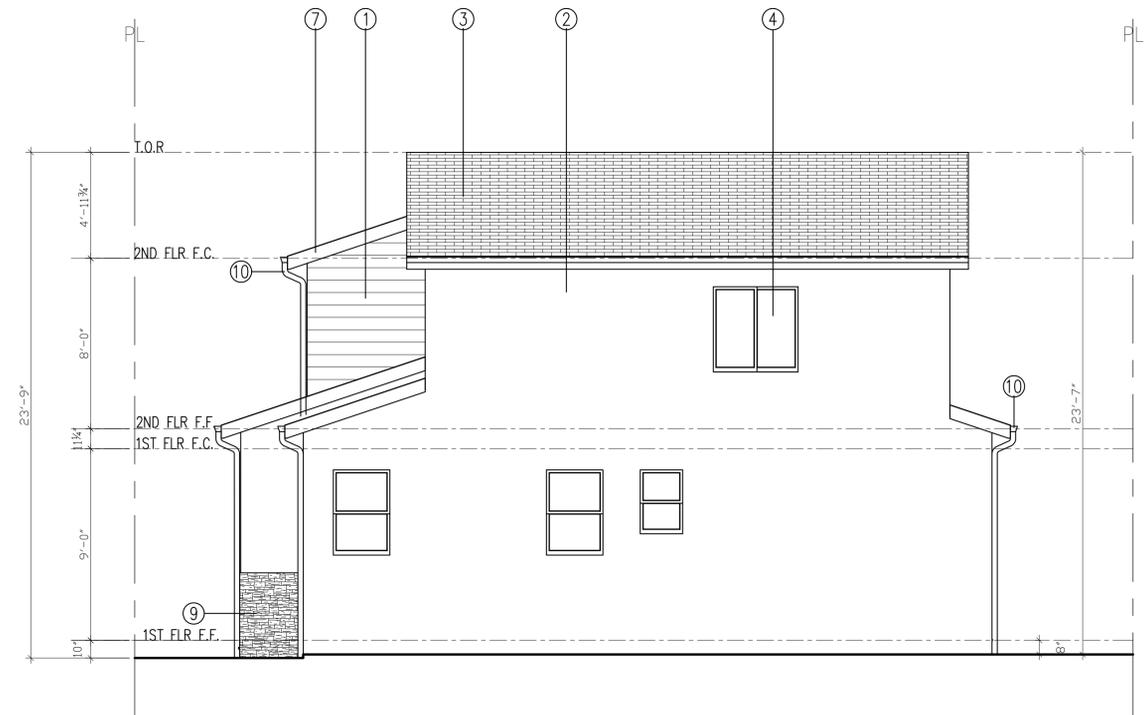


9.5 in. 2-Light Oil-Rubbed Bronze LED Decorative Water Glass Outdoor Wall Lantern Sconce with Fixed Flame Tip by Hamilton Bay (Typical)

WEST ELEVATION



SOUTH ELEVATION



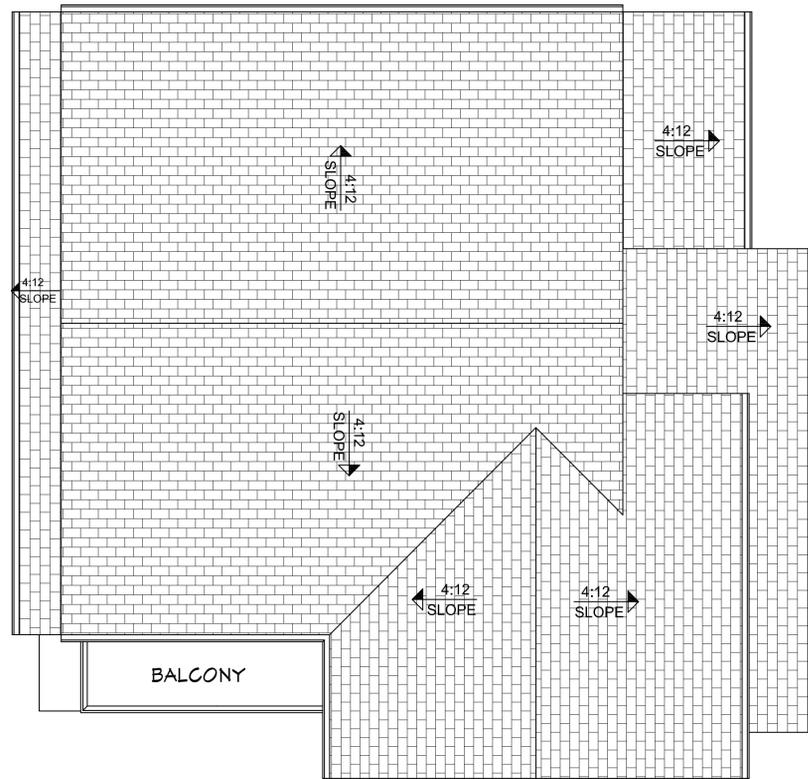
EAST ELEVATION



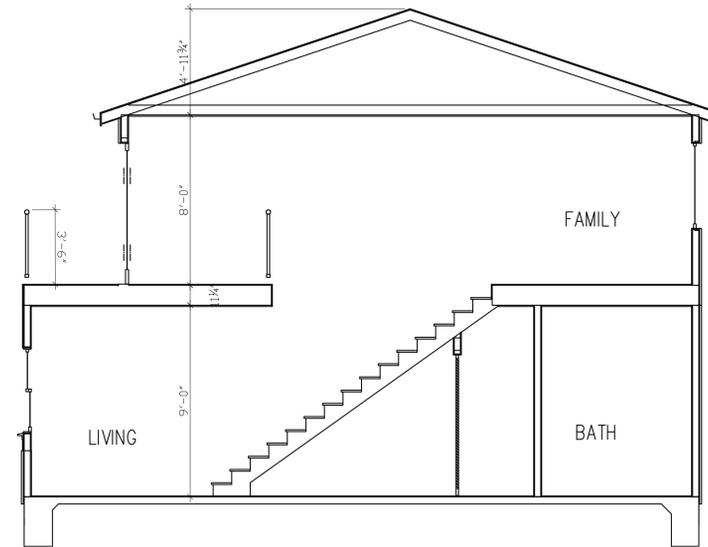
NORTH ELEVATION

ELEVATION KEYED NOTES

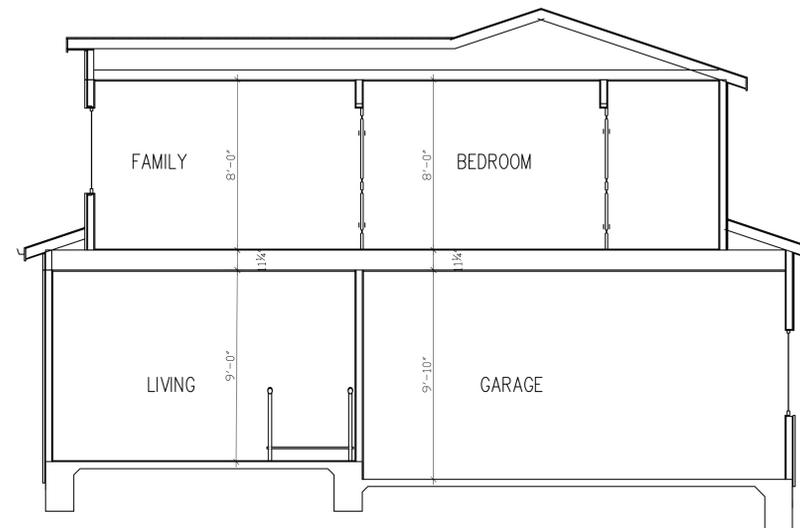
- | | |
|--|--------------------------------------|
| ① SIDING BY JAMES HARDIE
COLOR: SAIL CLOTH | ⑤ 6X10 CORBELS___COLOR: TAN |
| ② SMOOTH STUCCO
COLOR: BEJR MERINGUE P900-2 | ⑥ RAILING___COLOR: WHITE |
| ③ CLASS "A" COMP SHINGLE BY OWENS CORNING
SERIES: TRUDEFINITION DURATION
COLOR: MOUNTAINSIDE | ⑦ FASCIA___"WHITE" |
| ④ MILGARD WINDOWS & DOORS___COLOR: TAN | ⑧ GABLE VENTS |
| | ⑨ STONE VANNER (MATCH EXISTING UNIT) |
| | ⑩ GUTTER DOWNSPOUT - WHITE |



ROOF PLAN



SECTION A-A



SECTION B-B

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ARCH DESIGNER

Arttech design

JOB

SHEET TITLE
**ROOF PLAN/
 SECTIONS/
 NEW UNITS**

SHEET NO

A-8

REVISION		
NO	BY	DATE
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SCALE 1/8" = 1'-0"

ARCH DESIGNER
Arttech design

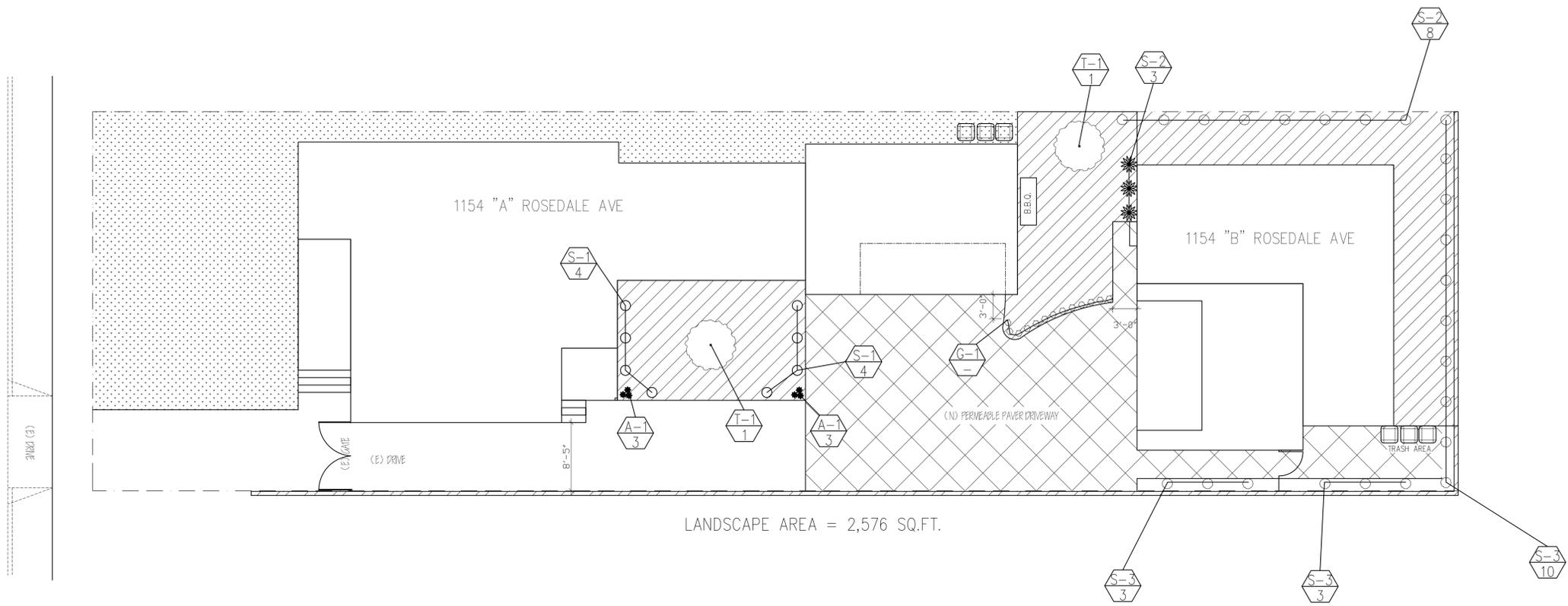
JOB
 SHEET TITLE

LANDSCAPE

SHEET NO
L-1

LEGEND

-  FRUITLESS OLIVE
-  HOPSEED BUSH
-  BLUE FAME AGAVE
-  FORTNIGHT LILY
-  COYOTE BUSH
-  ITALIAN CYPRESS
-  BUFFALO GRASS
-  EXISTING LANDSCAPE
-  NEW PERMEABLE PAVER
-  PLANT SYMBOL QUANTITY



LANDSCAPE AREA = 2,576 SQ.FT.

LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

PLANT LIST

WATER USAGE	SYMBOL	COMMON NAME	SIZE	QTY.	SPACING
LW	T-1	FRUITLESS OLIVE	5 GAL.	2	-
LW	S-1	HOPSEED BUSH	5 GAL.	6	4' O.C.
LW	S-2	BLUE FAME AGAVE	5 GAL.	3	3' O.C.
LW	S-3	ITALIAN CYPRESS	2 GAL.	24	5' O.C.
LW	A-1	FORTNIGHT LILY	5 GAL.	6	RANDOM
LW	G-1	COYOTE BUSH	FLATS	AS NEEDED	18" O.C.
MW	LAWN	BUFFALO GRASS	-----	-	-

LW - LOW WATER USAGE/0.3
 MW - MODERATE WATER USAGE/0.5