



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

August 20,2020 <i>Decision Date</i>	1652 Capistrano Avenue <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5614-011-004 <i>APN</i>
PDR 2007307 <i>Case Number</i>	Nareg Khodadadi <i>Applicant</i>
Roger Kiesel, AICP <i>Case Planner</i>	Ararat Fallah and Rita Zakarian <i>Owner</i>

Project Summary

The applicant is proposing an interior remodel and a 1,182 square-foot one-story addition to an existing one-story, 1,909 square-foot single family residence, with an attached two-car garage on a 13,804 square-foot lot. The project will also include a new front porch and a new rear covered patio along with a new wood entry door and new fiberglass windows. The existing house was built in 1963.

Environmental Review

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 the project is the construction of an addition to a single-family residence.

Existing Property/Background

The subject site currently contains a one-story 1,909 square-foot single-family residence with an attached two-car garage built in 1963.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R1 FAR District: I

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

Active/Pending Permits and Approvals

None.

Site Slope and Grading

None proposed.

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	11,862 sf.	8,190 – 16,137 sf.	13,875 sf.
Setback	29 ft.	20 – 35 ft.	40 ft.
House size	2,164 sf.	1,461 – 3,223 sf.	3,091 sf.
Floor Area Ratio	0.18	0.11 – 0.35	0.22
Number of stories	N/A	1-story – 13; 2-story - 4	1

DESIGN ANALYSIS

Site Planning

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

Building Location

yes n/a no

If "no" select from below and explain:

- Setbacks of buildings on site
- Prevailing setbacks on the street
- Building and decks follow topography

Garage Location and Driveway

yes n/a no

If "no" select from below and explain:

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

The existing driveway is very wide and extends well beyond the door opening of the garage. The site plan of the project shall be revised to reduce the width of the driveway such that a landscape area is incorporated between the adjacent property and the driveway and the driveway does not extend the garage door opening. Revised plans shall be reviewed and approved by staff.

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

While most of the proposed addition to the house is in the rear yard, a small area at the existing recessed front entry is being filled in. Exterior alterations to the front façade, including window change outs and façade refacing are also proposed. The changes will likely adversely impact the condition of the front yard landscaping, the majority of which is currently lawn. The applicant shall submit landscaping plans for the front yard to improve the appearance of this area. The landscape plans shall include foundation plantings to soften the appearance of the house from the street.

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 front yard setback remains 40 feet deep. Setbacks in the neighborhood vary widely. The existing recessed entry is filled in and a new front porch is added. Neither of these features projects in front of the existing setback.
- No changes to the garage location are proposed. The neighborhood contains a mix of front-loaded and rear garages. The existing house has a front-loaded garage.
- As conditioned, the driveway shall be reduced in width.
- As conditioned, the applicant will submit landscape plans for review and approval by staff to improve the appearance of the property and from the street.

Massing and Scale

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

Building Relates to its Surrounding Context

yes n/a no

If "no" select from below and explain:

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

Building Relates to Existing Topography

yes **n/a** **no**

If “no” select from below and explain:

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

Consistent Architectural Concept

yes **n/a** **no**

If “no” select from below and explain:

- Concept governs massing and height

Scale and Proportion

yes **n/a** **no**

If “no” select from below and explain:

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

Roof Forms

yes **n/a** **no**

If “no” select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

Determination of Compatibility: Mass and Scale

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

- The project includes a large addition, which will make the house one of the largest in the neighborhood. However, the majority of the addition is proposed at the rear of the residence, not visible from the street, and the house will remain one-story.
- The revised entryway appropriately highlights the entrance to the home without being monumental in nature.

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:

- Consistent architectural concept
- Proportions appropriate to project and surrounding neighborhood
- Appropriate solid/void relationships

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

The proportions of the entry door and sidelight shall be as shown on the elevations. The transom window shown above the entry shall be removed, as shown on the revised detail, as a header will be located above the entry door.

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

The front of the residence is presently faced with siding. The proposed design maintains the siding at the garage but eliminates it from the remainder of the front façade aside from a “border” around the western-most window, replacing it with smooth stucco. Placement of the siding in this manner does not allow appropriate termination of this material. Also, additional siding shall be incorporated into the front façade to soften the appearance and add more texture to the front of the residence.

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

As previously mentioned, the existing driveway is very wide and extends beyond the width of the garage door. the site plan shall be revised to show a reduced driveway width.

Lighting, Equipment, Trash, and Drainage

yes n/a no

If “no” select from below and explain:

- Light fixtures appropriately located/avoid spillover and over-lit facades
- Light fixture design appropriate to project
- 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 project updates the existing traditional ranch home with materials such as smooth stucco and ipe wood siding to provide a more contemporary aesthetic to the residence.
- The residence remains one-story and, therefore, infringement of privacy of adjacent neighbors should not be a concern.
- As conditioned, additional siding shall be incorporated into the front façade to soften the appearance of and provide additional texture to the residence.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

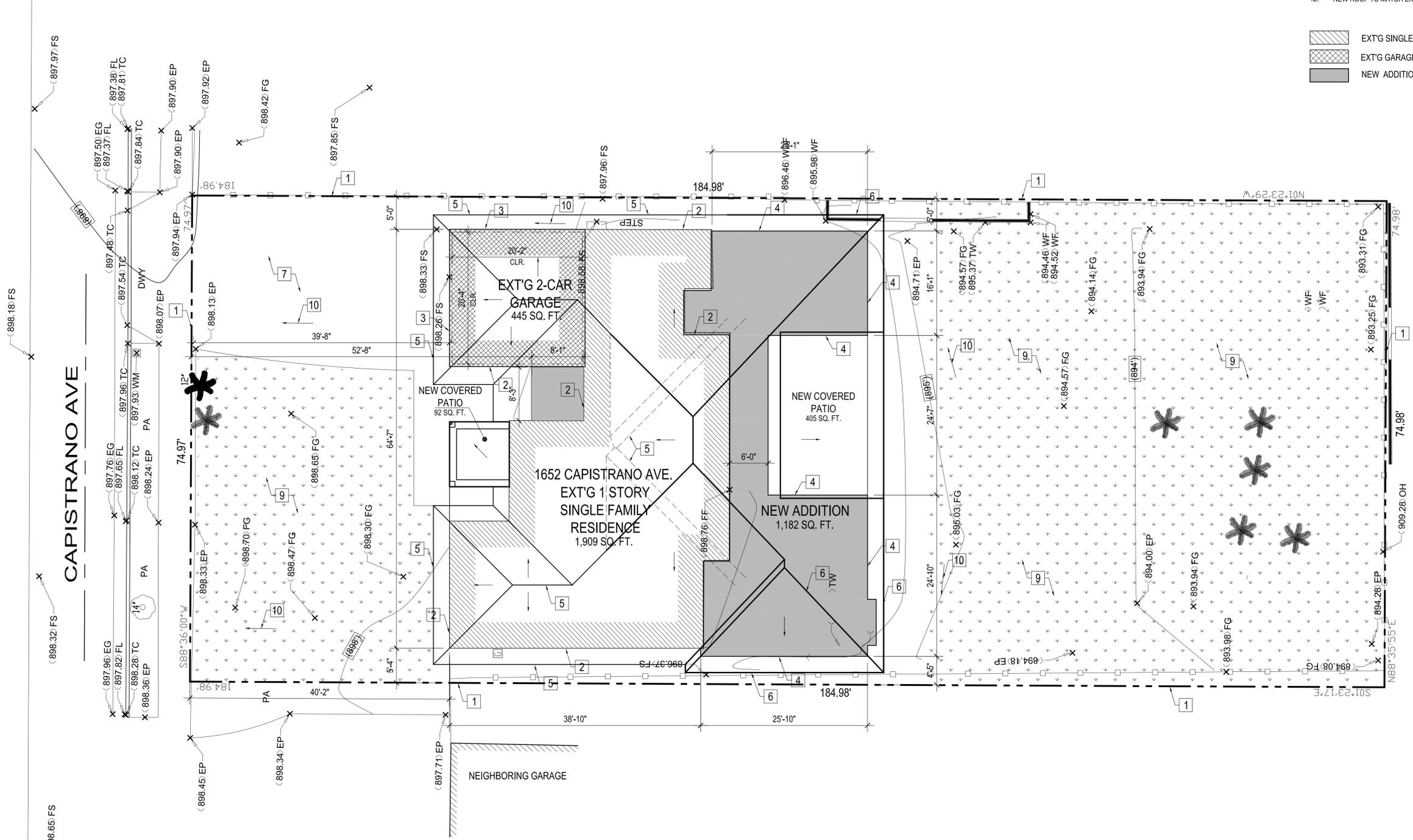
Conditions

1. The site plan of the project shall be revised to reduce the width of the driveway such that a landscape area is incorporated between the adjacent property and the driveway and the driveway does not extend the garage door opening. Revised plans shall be reviewed and approved by staff.
2. Proportions of the entry door and sidelight shall be as shown on the elevations. The transom window shown above the entry shall be removed, as shown on the revised detail.
3. Landscape plans for the front yard shall be submitted for review and approval by staff.
4. Revise the front façade of the residence to incorporate additional siding.

Attachments

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

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SITE PLAN/ROOF PLAN KEYED NOTES

1. PROPERTY LINE
2. EXT'G RESIDENCE WALL LINE
3. EXT'G GARAGE WALL LINE
4. NEW ADDITION TO SFD
5. EXT'G ROOF LINE
6. NEW ROOF LINE
7. EXT'G CONCRETE DRIVEWAY TO REMAIN
8. EXT'G CONC. DRIVEWAY TO REMAIN
9. EXT'G LAWN LANDSCAPING TO REMAIN
10. DIRECTION OF SHEET FLOW
11. EXT'G ROOF LINE
12. NEW ROOF TO MATCH EXT'G

	EXT'G SINGLE FAMILY DWELLING
	EXT'G GARAGE
	NEW ADDITION TO SFD

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SITE PLAN

ZAKARIAN RESIDENCE

1652 CAPISTRANO AVE, GLENDALE 91208

DATE:	12/2019
DRAWN BY:	NRK
JOB NO.	19046

SHEET NO.
A1.1



SITE PLAN & ROOF PLAN

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

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WINDOW SCHEDULE

MARK	NO. OF UNIT	EXT'G SIZE		PROPOSED SIZE		EXT'G MATERIAL	NEW MATERIAL	EXT'G OPERATION	NEW OPERATION	NEW FRAME TYPE	GLAZE		BEDROOM Y/N	COLOR	VISIBLE FROM THE STREET Y/N	EXTERNAL GRID (SDL) Y/N	KEEP EXISTING SILL & FRAME Y/N	BUILD NEW SILL & FRAME Y/N	EXT'G EDGE DETAIL Y/N	NEW EDGE DETAIL	FIRE HAZARD ZONE Y/N	WINDOW WIN 18" OF FLOOR OR 40" OF DOOR Y/N	U-FACTOR	SHGC FACTOR	NOTE
		WIDTH	HEIGHT	WIDTH	HEIGHT						DUAL	TEMP													
(A)	1	—	—	6'-0"	2'-0"	—	FIBERGLASS	—	SLIDER	NAIL ON	•	•	YES	WHITE	YES	NO	—	NO	—	WOOD	YES	NO	0.32	0.25	
(B)	1	—	—	4'-0"	3'-0"	—	FIBERGLASS	—	DOUBLE CASEMENT	NAIL ON	•	•	NO	WHITE	YES	NO	—	NO	—	WOOD	YES	NO	0.32	0.25	
(C)	1	—	—	2'-0"	3'-0"	—	FIBERGLASS	—	CASEMENT	NAIL ON	•	•	NO	WHITE	YES	NO	—	NO	—	WOOD	YES	NO	0.32	0.25	
(D)	1	3'-0"	3'-0"	3'-0"	3'-0"	VINYL	FIBERGLASS	SLIDER	SINGLE HUNG	NAIL ON	•	•	NO	WHITE	NO	NO	NO	NO	WOOD	WOOD	YES	NO	0.32	0.25	
(E)	2	—	—	2'-0"	3'-0"	—	FIBERGLASS	—	SINGLE HUNG	NAIL ON	•	•	NO	WHITE	NO	NO	—	NO	—	WOOD	YES	NO	0.32	0.25	OBSCURED GLASS
(F)	5	—	—	3'-0"	5'-0"	—	FIBERGLASS	—	SINGLE HUNG	NAIL ON	•	•	YES	WHITE	NO	NO	—	NO	—	WOOD	YES	NO	0.32	0.25	
(G)	1	—	—	5'-0"	3'-0"	—	FIBERGLASS	—	SLIDER	NAIL ON	•	•	NO	WHITE	NO	NO	—	NO	—	WOOD	YES	NO	0.32	0.25	
(H)	2	—	—	3'-0"	4'-0"	—	FIBERGLASS	—	SINGLE HUNG	NAIL ON	•	•	YES	WHITE	NO	NO	—	NO	—	WOOD	YES	NO	0.32	0.25	OBSCURED GLASS IN BATHROOM
(J)	1	—	—	5'-0"	5'-0"	—	FIBERGLASS	—	FIXED	NAIL ON	•	•	NO	WHITE	NO	NO	—	NO	—	WOOD	YES	NO	0.32	0.25	
(K)	2	—	—	4'-0"	1'-6"	—	FIBERGLASS	—	SLIDER	NAIL ON	•	•	NO	WHITE	NO	NO	—	NO	—	WOOD	YES	NO	0.32	0.25	OBSCURED GLASS

DOOR SCHEDULE

MARK	NO. OF UNIT	DOOR			GLAZE		FINISH	NOTES
		SIZE	HT	THK	DUAL	TEMP		
(1)	1	7'-0"	8'-0"	1 3/4"	•	•	PAINTED	5' WIDE PIVOT DOOR W/ 2' SIDELITE AND 7'x1' TRANSOM WIN.
(2)	1	12'-0"	7'-0"	1 3/4"	•	•	PAINTED	EXTERIOR FOLDING DOORS
(3)	1	13'-0"	7'-0"	1 3/4"	•	•	PAINTED	EXTERIOR FOLDING DOORS
(4)	1	9'-0"	7'-0"	1 3/4"	•	•	PAINTED	EXTERIOR FOLDING DOORS
(5)	1	10'-0"	7'-0"	1 3/4"	•	•	PAINTED	6'-0" WIDE FRENCH DOORS WITH 24" SIDELITE ON EACH SIDE
(6)	8	2'-8"	7'-0"	1 3/8"			PAINTED	INTERIOR DOOR
(7)	2	2'-6"	7'-0"	1 3/8"			PAINTED	INTERIOR DOOR - POCKET DOOR
(8)	3	3'-0"	7'-0"	1 3/8"			PAINTED	INTERIOR DOOR
(9)	2	3'-0"	7'-0"	1 3/8"			PAINTED	POCKET DOOR
(10)	1	2'-8"	7'-0"	1 3/8"			PAINTED	BARN DOOR
(11)	1	2'-0"	7'-0"	1 3/8"			PAINTED	POCKET DOOR
(12)	1	8'-6"	7'-0"	1 3/8"			PAINTED	DOUBLE BARN DOOR
(13)	1	3'-6"	7'-0"	1 3/8"			PAINTED	DOUBLE DOOR
(14)	1	4'-0"	7'-0"	1 3/8"			PAINTED	SLIDING CLOSET DOOR
(15)	1	3'-0"	7'-0"	1 3/8"			PAINTED	20-MIN FIRE RATED DOOR
(16)	1	16'-0"	7'-0"	1 3/4"			PAINTED	GARAGE DOOR
(17)	1	2'-8"	6'-8"	1 3/8"			PAINTED	INTERIOR DOOR POCKET DOOR

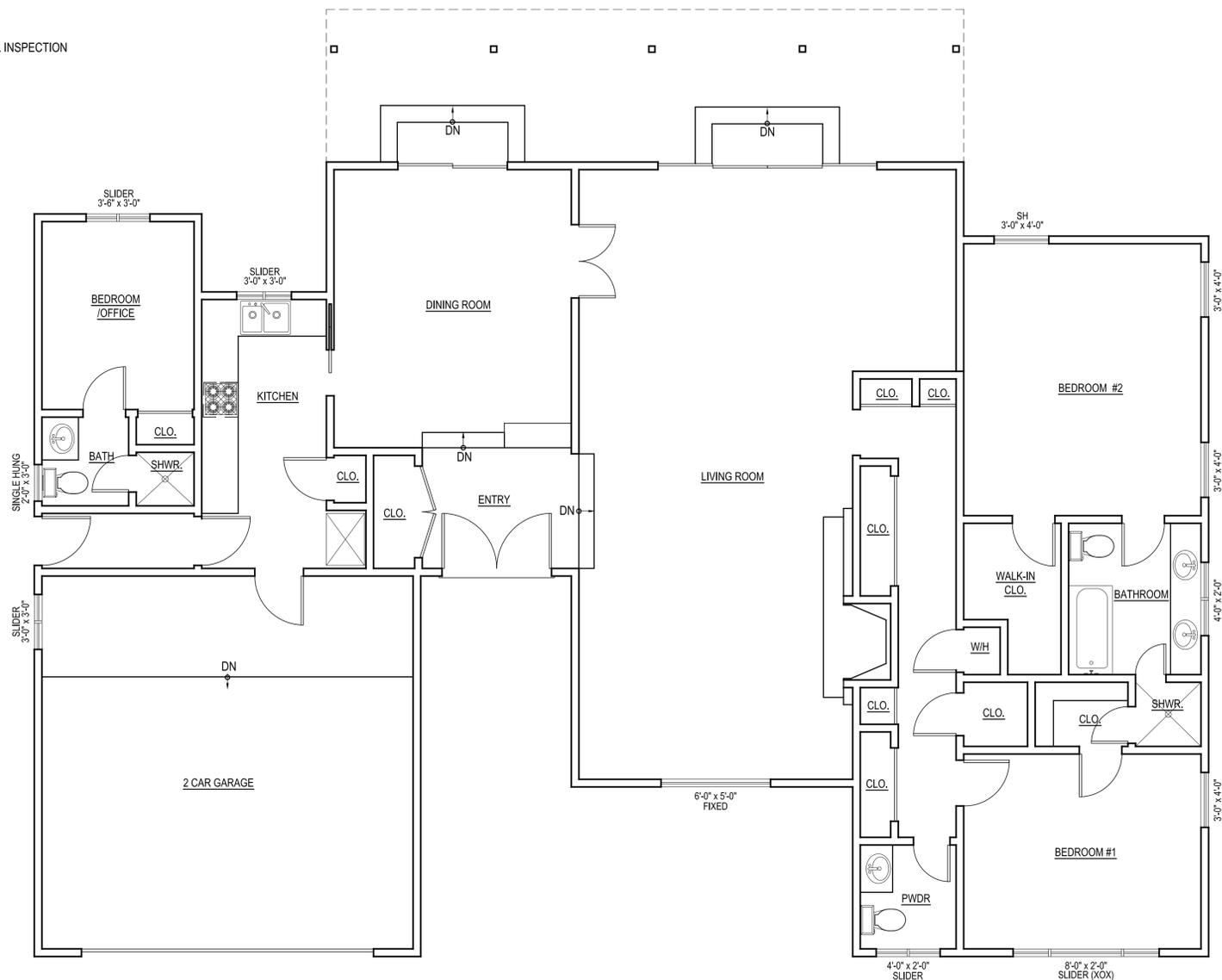
WINDOW NOTE:

EXTERIOR GLAZING SHALL BE MULTI-PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS OR MINIMUM 20-MIN, RATED PER TITLE-24 CALCULATIONS - ALL GLAZING TO HAVE NON-METAL FRAMES. PER TITLE-24 - ALL GLAZING WILL HAVE EXTERIOR SHADING DEVICES, VIA BUG SCREENS PER SHGC IN THE CALCULATIONS.

BEDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 s.f., A MINIMUM NET HEIGHT OF 24" AND MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT NOT MORE THAN 44" MAXIMUM ABOVE THE FINISH FLOOR.

PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS. (6304.1)

THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL THE FINAL INSPECTION HAS BEEN COMPLETED



EXT'G & DMEQ FLOOR PLAN

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

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EXT'G FLOOR PLANS

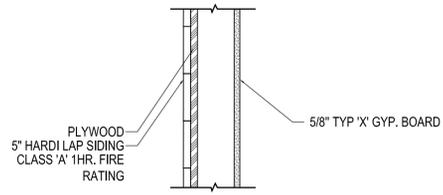
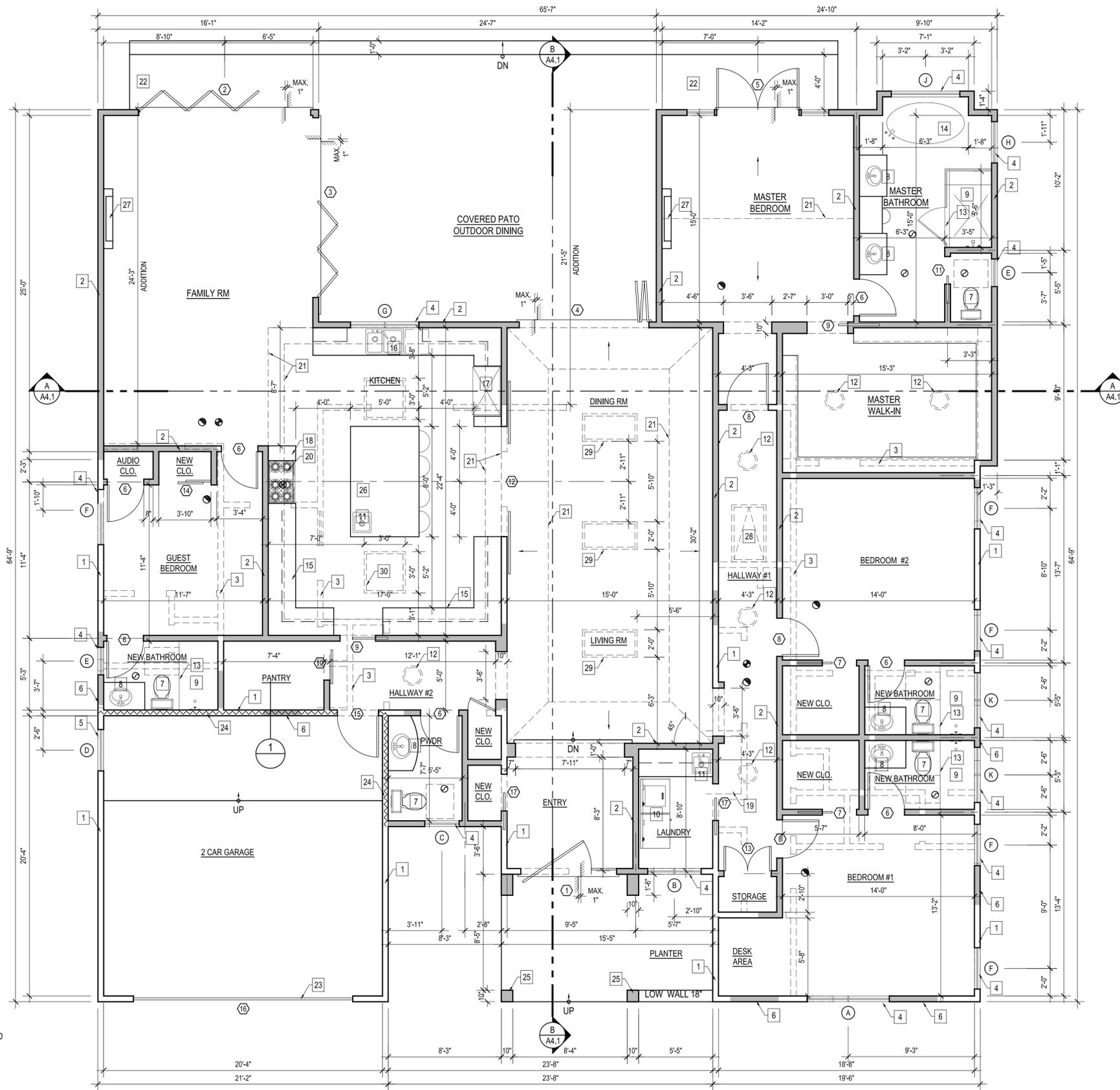
ZAKARIAN RESIDENCE

1652 CAPISTRANO AVE. GLENDALE, CA 91208

DATE: 07/2019
DRAWN BY: NRK
JOB NO. 19046

SHEET NO.
A2.0

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1 - HOUR FIRE WALL - 1
SCALE : NTS

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

FLOOR PLAN KEYED NOTES :
(S.B.O.) SELECTED BY OWNER OR CONTRACTOR

1. EXT'G WALLS TO REMAIN
2. NEW WALLS
3. EXT'G WALLS TO BE REMOVED
4. NEW WINDOW
5. EXT'G WINDOW TO BE REPLACED
6. EXT'G DOOR / WINDOW OPENING TO BE CLOSED
7. NEW TOILET (S.B.O.)
8. NEW SINK (S.B.O.)
9. NEW TUB OR SHOWER (TILE TO CEILING)
10. NEW WASHER AND DRYER
11. NEW UTILITY SINK
12. 12" SOLAR TUBE
13. CATEGORY II (TEMPERED GLASS) SHOWER DOOR & ENCL.FRAMELESS & SLIDER
14. NEW FREESTANDING TUB
15. NEW BASE AND UPPER CABINETS
16. NEW DOUBLE SINK
17. NEW RANGE
18. NEW REFRIGERATOR
19. EXT'G FIREPLACE TO BE REMOVED
20. RANGE EXHAUST FAN (S.B.O.) MIN. 100 CFM
21. CEILING LINE
22. NEW MIN. 3'-0" CONC. EXTERIOR LANDING
23. EXT'G GARAGE DOOR TO BE REPLACED
24. EXT'G FIRE RATED WALL
25. NEW POST
26. NEW ISLAND
27. WALL MOUNTED FIRE PLACE
28. DROP DOWN ATTIC ACCESS
29. NEW SKYLIGHT 2' x 4'
30. NEW SKYLIGHT 3' x 3'

WALL / SYMBOL LEGEND

- NEW WALL
- WALLS TO REMAIN
- EXT'G WALL TO BE REMOVED
- FIRE RATED WALL
- EXT'G GARGAE FIRE WALL TO REMAIN
- EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR - 50 CFM
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR SHALL BE INTERCONNECTED HARD-WIRED W/ BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- CEILING HEIGHTS
- WATER CLOSET CLEARANCE

NEW WATER FIXTURE NOTES

EFFECTIVE JANUARY 1 2014, AS A CONDITION OF FINAL PERMIT APPROVAL BY BUILDING & SAFETY THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES W/ WATER CONSERVING PLUMBING FIXTURE (SENATE BILL 407)

NON-COMPLIANT PLUMBING FIXTURES ARE DEFINED AS :

- A) ANY TOILET MANUFACTURED TO USE MORE THAN 1.28 GALLONS PER FLUSH.
- B) ANY URINAL MANUFACTURED TO USE MORE THAN 1.0 GALLONS PER FLUSH.
- C) ANY SHOWER HEAD MANUFACTURED TO FLOW MORE THAN 2.0 GALLONS / MIN.
- D) ANY INTERIOR FAUCET MANUFACTURED TO FLOW MORE THAN 1.8 GALLONS / MIN.
- E) ANY LAVATORY FAUCETS ARE TO FLOW MORE THAN 1.5 GALLONS / MIN.

TITLE-24 ENERGY REQUIREMENTS

GARAGES, LAUNDRY OR UTILITY ROOMS MUST HAVE FLUORESCENT OR HIGH EFFICACY LIGHTING, AND CONTROLLED BY AN OCCUPANT SENSOR.
BEDROOMS, LIVING ROOMS, FAMILY ROOMS, AND OTHER ROOMS USED FOR LIVING AND SLEEPING MUST HAVE FLUORESCENT OR HIGH EFFICACY LIGHTING, OR AN OCCUPANT SENSOR, OR DIMMERS MAY BE INSTALLED.
EXTERIOR LIGHTING MUST BE FLUORESCENT OR HIGH EFFICACY, OR AN OCCUPANT SENSOR WITH AN INTEGRAL PHOTO CONTROL MAY BE INSTALLED.
100% OF THE LUMINAIRES IN A KITCHEN MUST BE FLUORESCENT OR HIGH EFFICACY.
INSULATION TYPES :
EXTERIOR WALL - R-15
RAISED FLOOR - R-19
CEILING - R-30

REVISIONS:

1	
2	
3	
4	
5	

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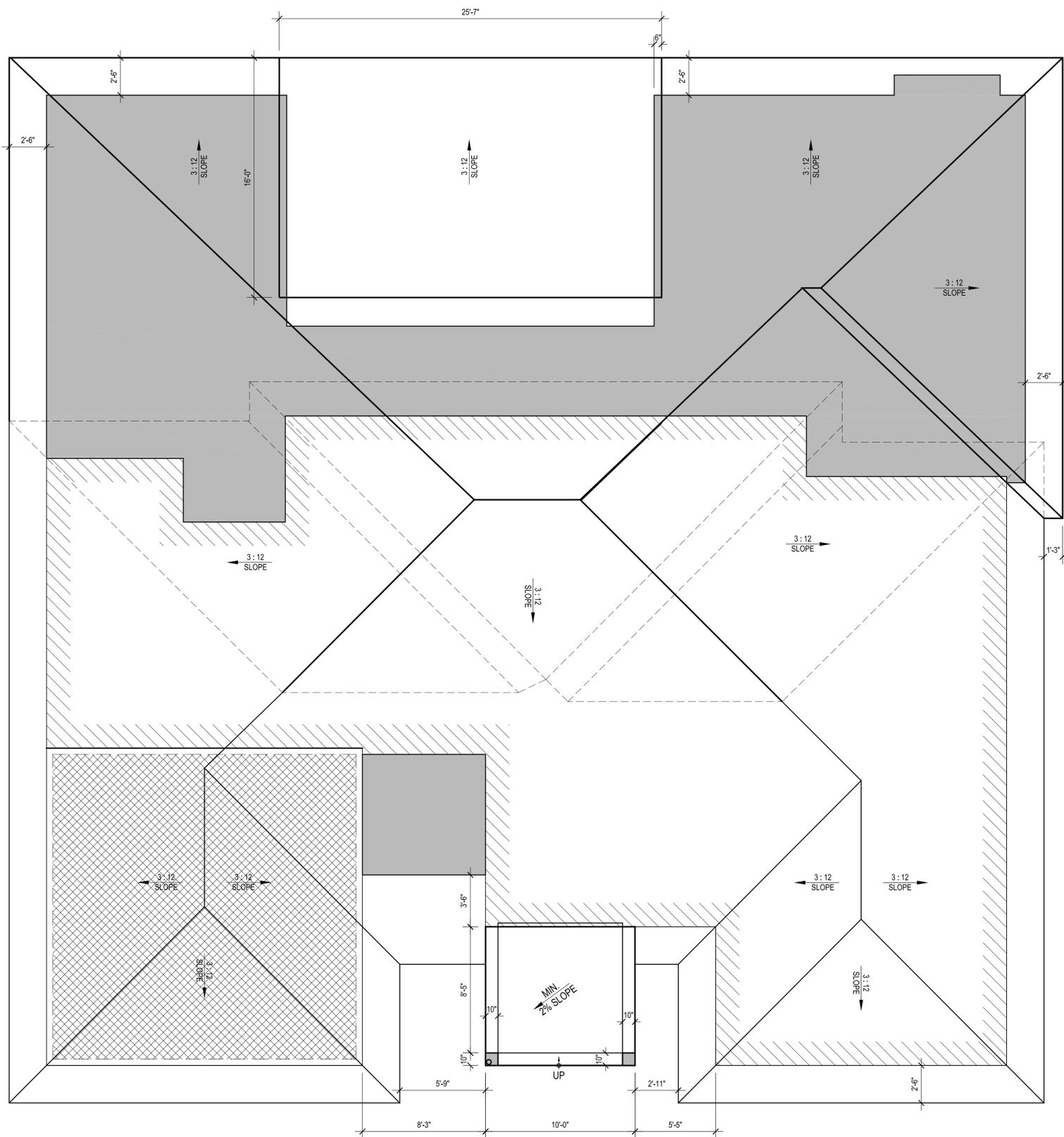
PROPOSED FLOOR PLAN

ZAKARIAN RESIDENCE
1652 CAPISTRANO AVE. GLENDALE, CA 91208

DATE: 02/2018
DRAWN BY: NRK
JOB NO. 19046

SHEET NO.
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- EXT'G FLOOR AREA
- EXT'G 2 CAR GARAGE
- NEW ADDITION

PROPOSED ROOF PLAN

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

REVISIONS:	

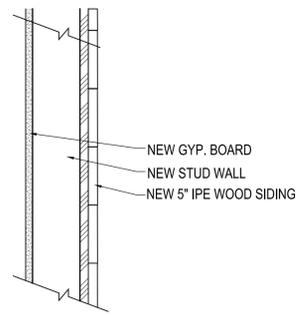
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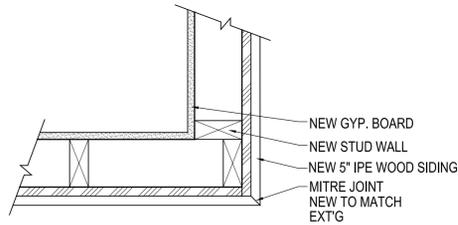
ROOF PLAN
ZAKARIAN RESIDENCE
1652 CAPISTRANO AVE. GLENDALE, CA 91208

DATE:	07/2019
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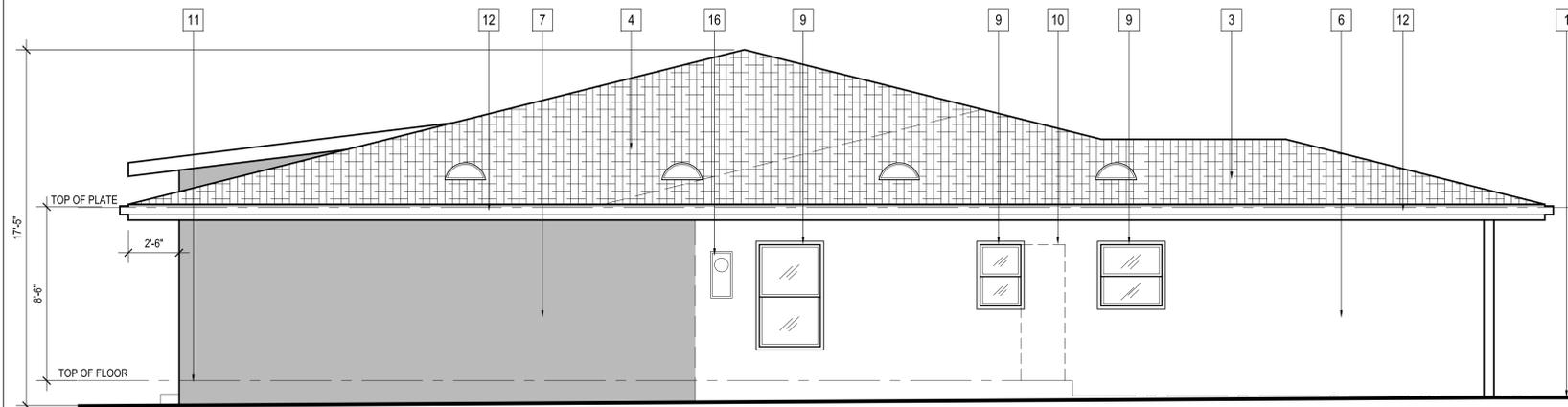
SIDING DETAIL - 1
SCALE : NTS



SIDING DETAIL - 2
CORNER CONNECTION
SCALE : NTS



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



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

ELEVATION KEYED NOTES

1. EXT'G GRADE
2. EXT'G CHIMNEY TO BE REMOVED
3. EXT'G ROOF TO REMAIN
4. NEW CLASS 'A' ROOF TO MATCH EXT'G
5. NEW WOOD SIDING
6. EXT'G STUCCO TO REMAIN
7. NEW SMOOTH STUCCO
8. NEW DOOR (SEE SCHEDULE)
9. NEW WINDOW (SEE SCHEDULE)
10. EXT'G WINDOW / DOOR OPENING TO BE COVERED
11. NEW CONC. LANDING (AND STEPS)
12. GUTTER
13. NEW SQUARE 10" COLUMN W/ SMOOTH STUCCO
14. NEW 18" H. WALL
15. NEW GALV. Z - FLASHING
16. ELECTRICAL PANEL LOCATION TO REMAIN

REVISIONS:

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888.424.8125 f.
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ELEVATIONS

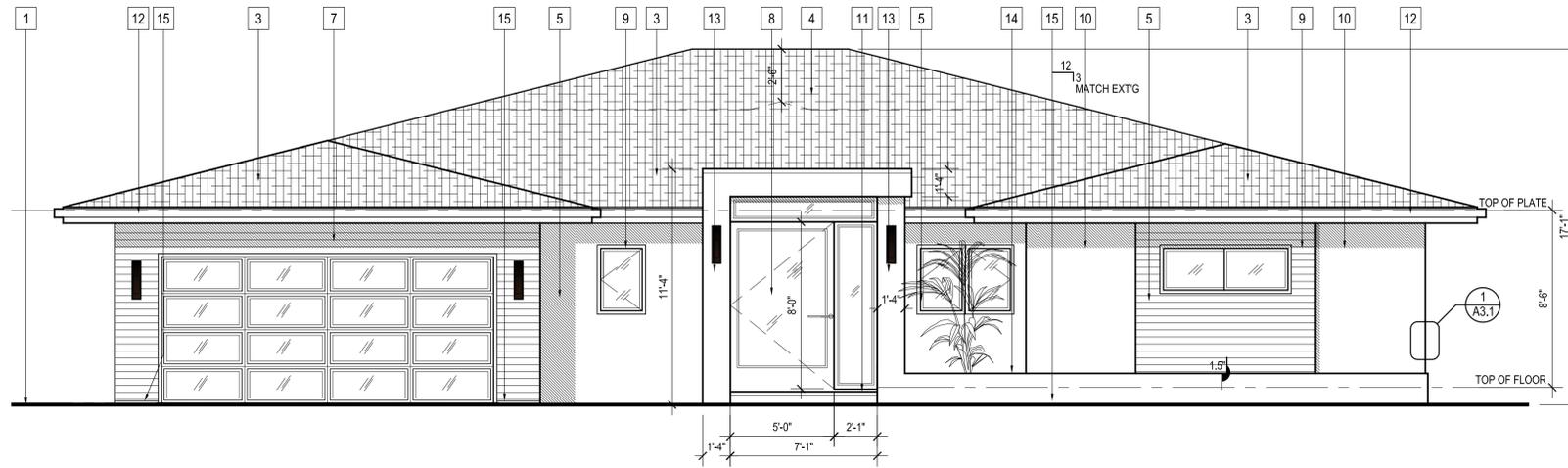
ZAKARIAN RESIDENCE

1652 CAPISTRANO AVE. GLENDALE, CA 91208

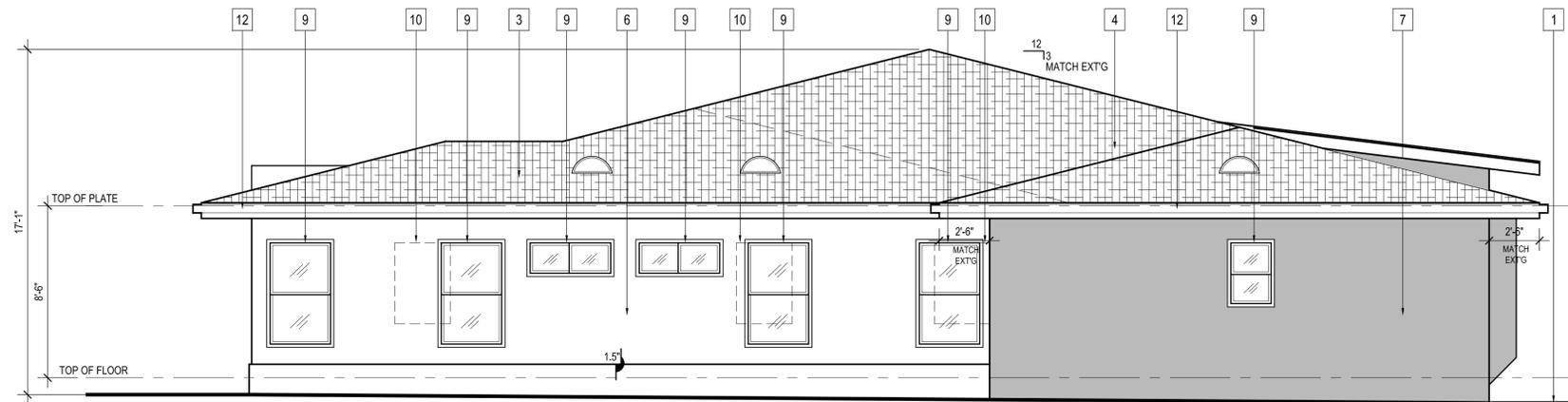
DATE:	07/2019
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SHEET NO.
A3.2

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



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

ELEVATION KEYED NOTES

1. EXT'G GRADE
2. EXT'G CHIMNEY TO BE REMOVED
3. EXT'G ROOF TO REMAIN
4. NEW CLASS 'A' ROOF TO MATCH EXT'G
5. NEW WOOD SIDING
6. EXT'G STUCCO TO REMAIN
7. NEW SMOOTH STUCCO
8. NEW DOOR (SEE SCHEDULE)
9. NEW WINDOW (SEE SCHEDULE)
10. EXT'G WINDOW / DOOR OPENING TO BE COVERED
11. NEW CONC. LANDING (AND STEPS)
12. GUTTER
13. NEW SQUARE 10" COLUMN W/ SMOOTH STUCCO
14. NEW 18" H. WALL
15. NEW GALV. Z - FLASHING
16. ELECTRICAL PANEL LOCATION TO REMAIN

REVISIONS:

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ELEVATIONS

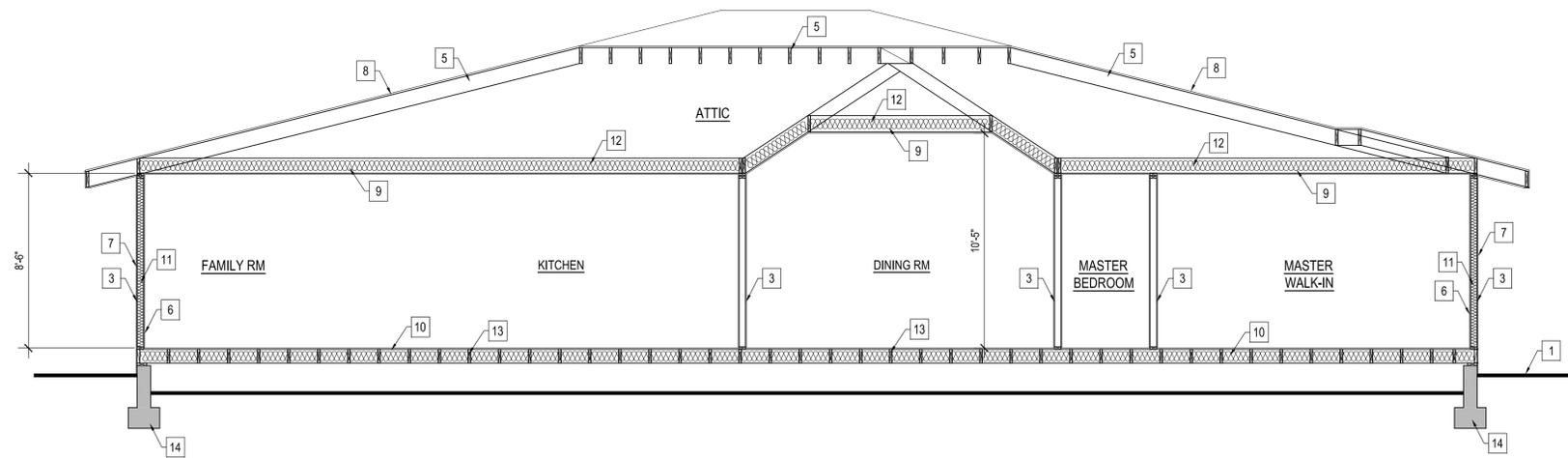
ZAKARIAN RESIDENCE

1652 CAPISTRANO AVE. GLENDALE, CA 91208

DATE:	07/2019
DRAWN BY:	NRK
JOB NO.	19046

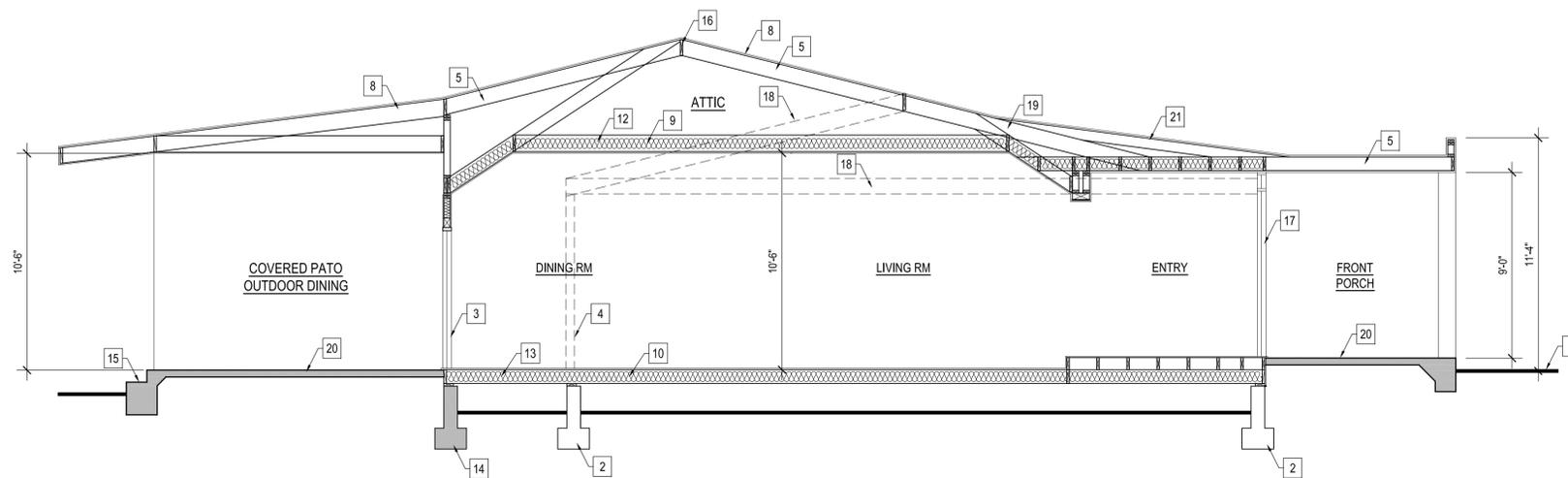
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SECTION A-A

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



SECTION B-B

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

CROSS SECTION KEY NOTES

1. EXT'G GRADE
2. EXT'G CONC. FOUNDATION
3. NEW 2" x 4" STUD WALL
4. EXT'G WALL TO BE REMOVED
5. NEW 2" x ROOF RAFTER
6. NEW 5/8" GYP. BOARD
7. NEW 7/8" SMOOTH STUCCO TO MATCH EXT'G TO MATCH EXT'G
8. NEW CLASS 'A' ROOF ASPHALT SHINGLE TO MATCH EXT'G
9. NEW R- -- INSULATION
10. NEW R- -- INSULATION
11. NEW R- -- INSULATION
12. NEW 2" x CEILING JOISTS
13. NEW 2" FLOOR JOIST
14. NEW CONC. FOOTING PER PLAN
15. NEW CONC. STEPS
16. NEW RIDGE BOARD
17. EXT'G WALL TO REMAIN
18. EXT'G ROOF AND CEILING LINE
19. EXT'G ROOF RAFTERS
20. NEW CONC. LANDING
21. NEW 2" x ROOF CRICKET

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SECTIONS

ZAKARIAN RESIDENCE

1652 CAPISTRANO AVE. GLENDALE, CA 91208

DATE: 02/2018
DRAWN BY: NRK
JOB NO. 18009

SHEET NO.
A4.1

1652 Capistrano Avenue – Property Photos



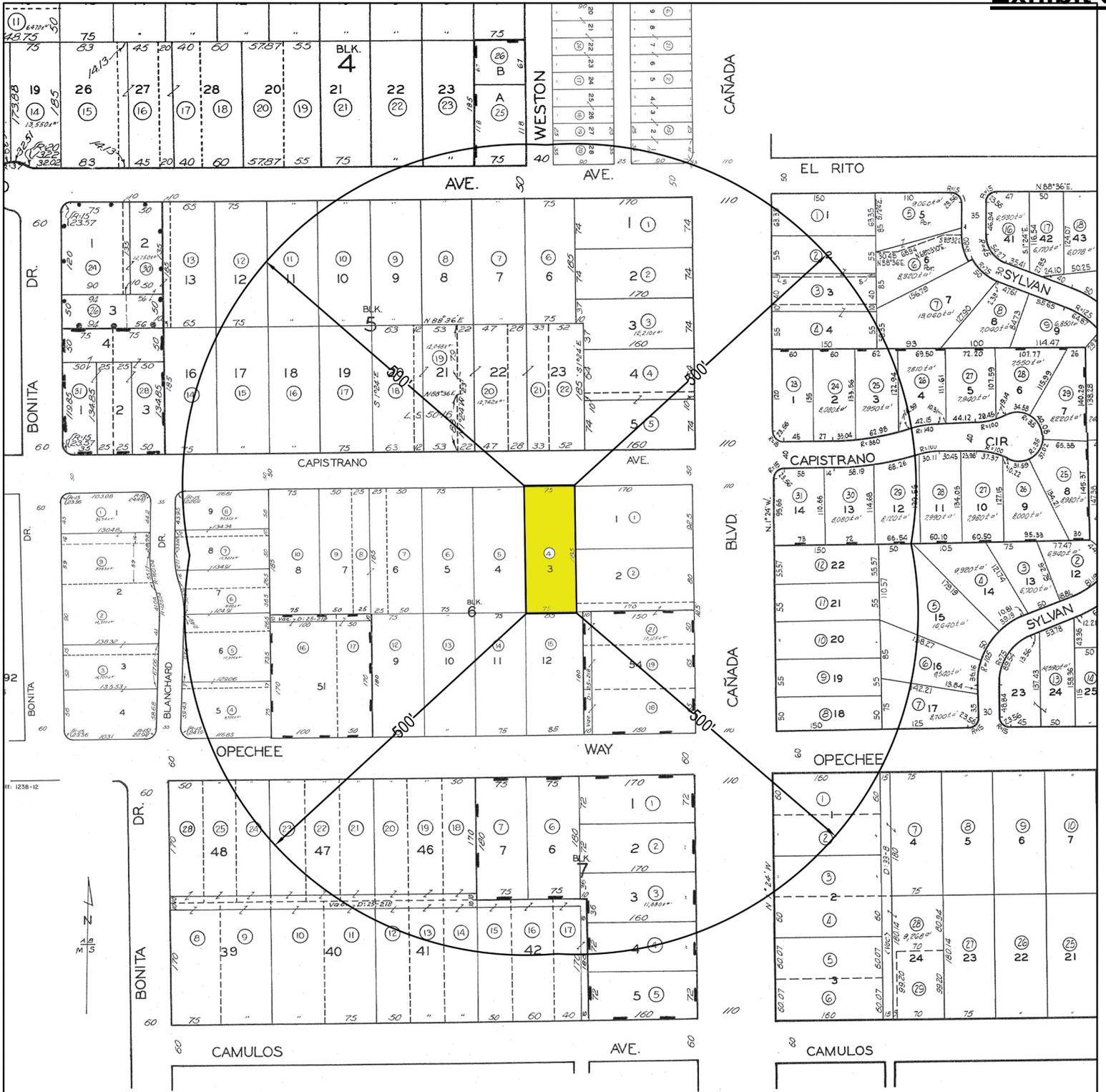












LOCATION MAP

LEGEND

SUBJECT PROPERTY(IES)

SITE LOCATION: 1652 CAPISTRANO AVE
GLENDALE, CA 91208

APN: 5614-011-004



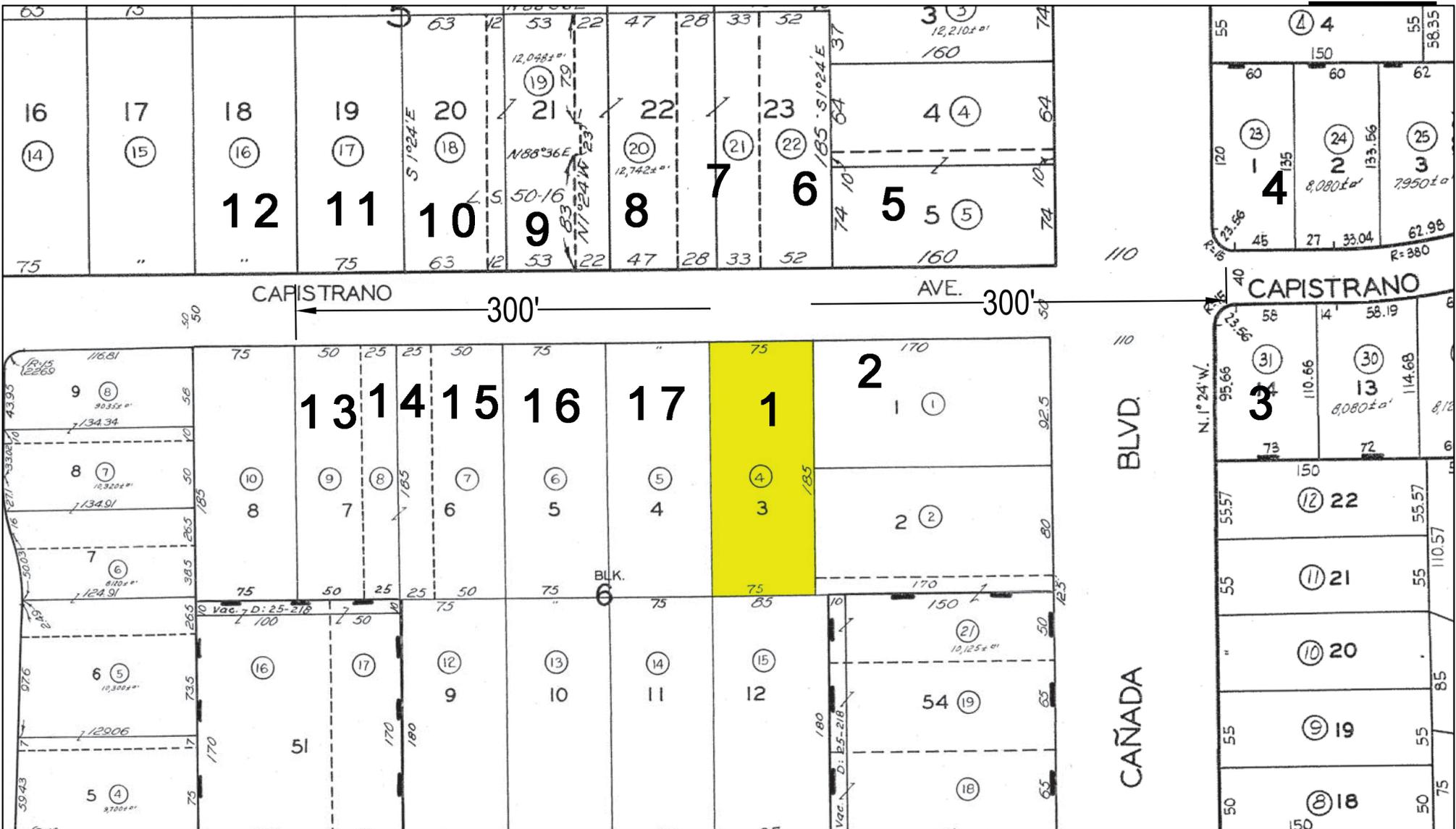
SCALE: 1"=200'

DATE: Apr 28, 2020

PREPARED BY:



412 W. BROADWAY STE 206
GLENDALE, CA 91204
818-409-8921



PHOTOGRAPHIC SURVEY MAP

LEGEND	
PHOTO LABEL	#
SUBJECT PROPERTY(IES)	

SITE LOCATION: 1652 CAPISTRANO AVE
 GLENDALE, CA 91208

APN: 5614-011-004



SCALE: 1"=100'

DATE: Apr 28, 2020

artTECH DESIGN
 412 W. BROADWAY STE 206
 GLENDALE, CA 91204
 818-409-8921

ADDRESS: 1652 CAPISTRANO AVE

SURVEY LIST 300 LINEAR FEET.

PHOTO KEY	APN	ADDRESS	HIGHT IN STORIES	ROOF MATERIAL	FRONT SETBACK (Est.)	FLOOR AREA (SQ.FT.)	LOT SIZE (SQ.FT)	FLOOR AREA RATIO (DEC.)
1 (SITE)	5614-011-004	1652 CAPISTRANO AVE	1	COMP. SHINGLE	39.66	1,909	13,875	0.14
2	5614-011-001	2325 CANADA BLVD	1	WOOD SHAKE	20	1,966	16,137	0.12
3	5653-015-031	1700 CAPISTRANO AVE	1	COMP. SHINGLE	30	2,086	8,560	0.24
4	5653-014-023	1701 CAPISTRANO AVE	1	COMP. SHINGLE	25	1,924	8,190	0.23
5	5614-009-005	1661 CAPISTRANO AVE	1	COMP. SHINGLE	20	2,067	13,286	0.16
6	5614-009-022	1655 CAPISTRANO AVE	2	COMP. SHINGLE	35	2,903	9,450	0.31
7	5614-009-021	1651 CAPISTRANO AVE	1	COMP. SHINGLE	30	2,554	11,078	0.23
8	5614-009-020	1647 CAPISTRANO AVE	1	COMP. SHINGLE	30	1,461	12,804	0.11
9	5614-009-019	1641 CAPISTRANO AVE	1	COMP. SHINGLE	25	1,558	12,150	0.13
10	5614-009-018	1637 CAPISTRANO AVE	1	COMP. SHINGLE	30	1,997	11,625	0.17
11	5614-009-017	1631 CAPISTRANO AVE	1	SPANISH TILE	30	2,398	13,914	0.17
12	5614-009-016	1625 CAPISTRANO AVE	1	SPANISH TILE	35	2,099	14,178	0.15
13	5614-011-009	1630 CAPISTRANO AVE	2	SPANISH TILE	35	3,223	9,186	0.35
14	5614-011-008	1634 CAPISTRANO AVE	2	COMP. SHINGLE	35	2,660	9,422	0.28
15	5614-011-007	1638 CAPISTRANO AVE	1	COMP. SHINGLE	35	1,591	9,426	0.17
16	5614-011-006	1642 CAPISTRANO AVE	2	TILE	35	2,865	14,159	0.20
17	5614-011-005	1650 CAPISTRANO AVE	1	SPANISH TILE	35	1,534	14,221	0.11
AVERAGE			1		29	2,164	11,862	0.18
PROPOSED	5614-011-004	1652 CAPISTRANO AVE	1	COMP. SHINGLE	39.66	3,091	13,875	0.22

NOTE: PROPOSED NOT IN AVERAGE



1. 1652 CAPISTRANO AVE



2. 2325 CANADA BLVD



3. 1700 CAPISTRANO AVE



4. 1701 CAPISTRANO AVE



5. 1661 CAPISTRANO AVE



6. 1655 CAPISTRANO AVE



7. 1651 CAPISTRANO AVE



8. 1647 CAPISTRANO AVE



9. 1641 CAPISTRANO AVE



10. 1637 CAPISTRANO AVE



11. 1631 CAPISTRANO AVE



12. 1625 CAPISTRANO AVE



13. 1630 CAPISTRANO AVE



14. 1634 CAPISTRANO AVE



15. 1638 CAPISTRANO AVE



16. 1642 CAPISTRANO AVE



17. 1650 CAPISTRANO AVE