



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – MULTI-FAMILY / MIXED USE

June 14, 2021

Decision Date

426 Ivy Street

Address

Administrative Design Review (ADR)

Review Type

5695-007-009

APN

PDR2105036

Case Number

Haykanush Ananyan

Applicant

Danny Manasserian

Case Planner

Suren Zakaryan

Owner

Project Summary

The applicant is proposing to demolish an existing 1,984 SF two-story, single family house (built in 1910) and construct a new four-unit, multi-family residential building on a 6,250 SF lot in the R-1250 (High Density Residential) Zone, located at 426 Ivy Street.

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 applicant is proposing a residential structure totaling no more than four dwelling units.

Existing Property/Background

The site is currently developed with a two-story 1,984 SF single family house built in 1910. Building Permit No. 81375 was finalized in 1981 for a 4-car carport, however, at some point it was demolished. There is no garage or carport on the site today. The project site is a 6,250 SF lot with 50 feet of street frontage. The existing lot is relatively flat and irregular in shape.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R1250 - High 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.

Site Slope and Grading

None proposed.

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

Provide a landscape plan

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 new four-unit, townhouse-style, multi-family building will face 426 Ivy Street and will have a minimum street front setback of 23’-6”, complying with Zoning Code requirements. Interior setbacks will be consistent with its design and streetscape. The subject lot is located between two existing multi-family developed lots.

- The open space areas are well integrated and are complementary to the design of the site. Sufficient common open space is provided in terms of Zoning Code requirements and accessibility for users.
- The new semi-subterranean parking garage accessed from 426 Ivy Street is consistent with the proposed design and rhythm of the front façade. The placement of the garage is subordinate to the proposed structure. The driveway has the minimum width of 11'-0" to minimize pedestrian conflicts. Pedestrian access to the semi-subterranean parking garage is from the easterly portion of the building towards the front elevators and stairs, which are appropriately incorporated into the overall design of the building.
- The proposed landscaping plan is complementary to the development of the site, with new landscaping used to create functional and usable outdoor spaces. A condition of approval has been added to insure proposed landscaping will be drought tolerant.
- The location of the screening is setback from the building wall, helping reduce the overall massing and break up the volumes.
- The trash enclosure is located in the semi-subterranean garage and is adequately screened from public view.

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 property is located in a multi-family zone where the neighborhood is mainly comprised of two-story residential buildings in a variety of architectural styles. The building’s massing and articulation is compatible with the existing neighborhood.
- The building’s form and profile follow the lot’s flat topography.
- The architectural concept is executed with rigor and consistency since there is one main idea that governs the massing and design decisions. Its contemporary design emphasizes the separate units due to the use of massing fluctuation techniques throughout the building.
- The massing is broken up by recessed building forms and geometric volumes which assist in diminishing its size and mass. The building is expressed in a series of separate volumes, shown along the east and west façades to break up its mass and accentuate the design to minimize a boxy profile. The emphasis of horizontal and vertical elements throughout the building contributes to lessening its monumentality.
- The building maintains a flat roof design with an overall height of 26’-0”. The proposed roof form is consistent with the building’s design and reinforces the overall architectural idea since it is a modern type of construction. The overall height is not overbearing in relation to adjacent properties.

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 features such as balconies, canopies, and trim elements enhance the architectural concept and are applied around the building

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

Window details are missing from plans. Applicant shall revise window schedule to show the material, frame type, and sill and frame detail for staff review.

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

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 new multi-family project reflects a common vocabulary of building mass, forms, and elements and materials, while at the same time expressing architectural variation by employing a diverse palette of materials that work well together. Its design elements recognize that the building is 3-dimensional by taking all elevations into consideration and recessing the volumes.
- The entry is properly scaled and well integrated into the overall architecture of the structure by having elements such as overhangs, railings, properly located windows, and recessed volumes.
- All new windows will be a combination of casement (only at the front façade), fixed, and slider operations. The proposed fenestration is compatible with the modern style of the building. A condition of approval has been added to revise the window schedule to show the material, frame type, and sill and frame detail for staff review.
- The design of the project is reinforced with color, material, and detail. A combination of cement fiber siding and stucco is proposed throughout the building to reinforce its modern design. The placement of cement fiber siding provides visual interest by avoiding the repetition of architectural elements. The stucco has a textured finish in a light color to diversify the buildings color palette. The placement of the horizontal steel railings assists in diminishing the building’s overall monumentality so portions of the building don’t look top-heavy.

Recommendation / Draft Record of Decision

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

Conditions

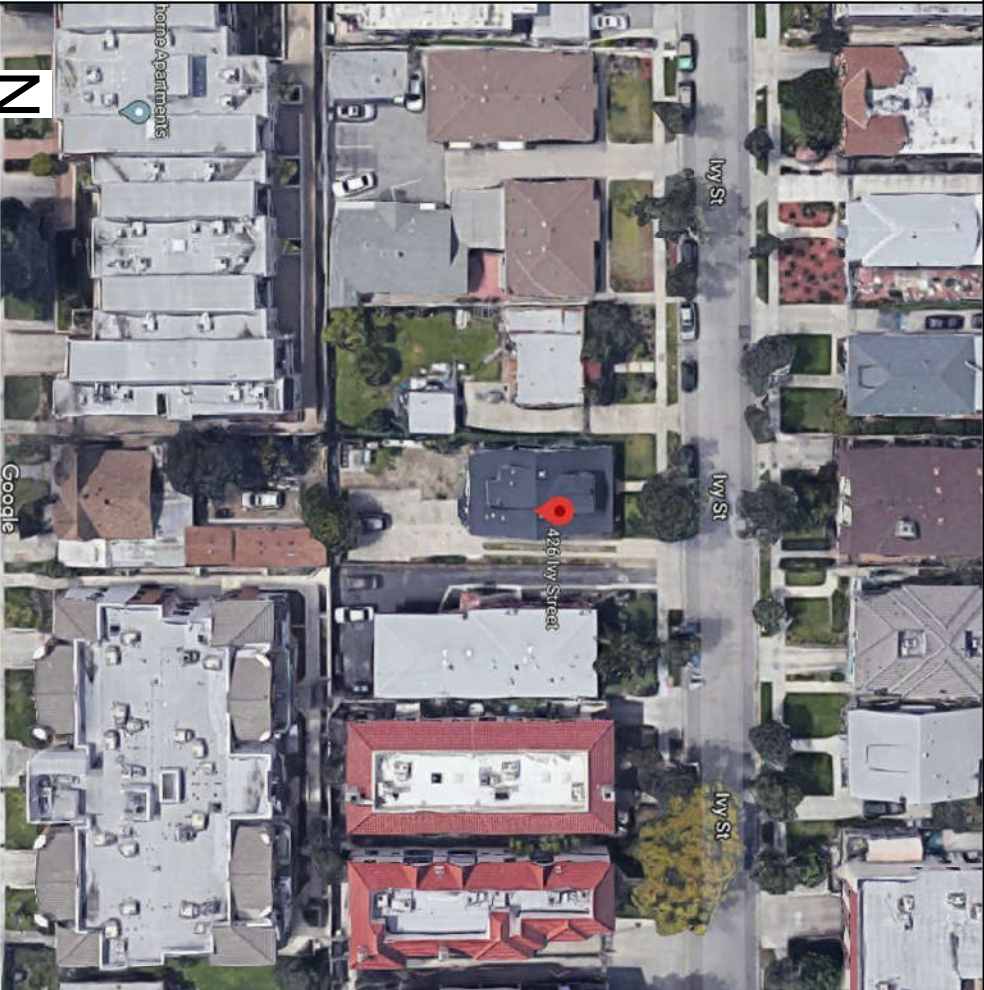
1. New landscaping to be drought tolerant.
2. Revise window schedule to show the material, frame type, and sill and frame detail for staff review.


Attachments

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

426 IVY ST., GLENDALE, CA 91204

AERIAL VIEW





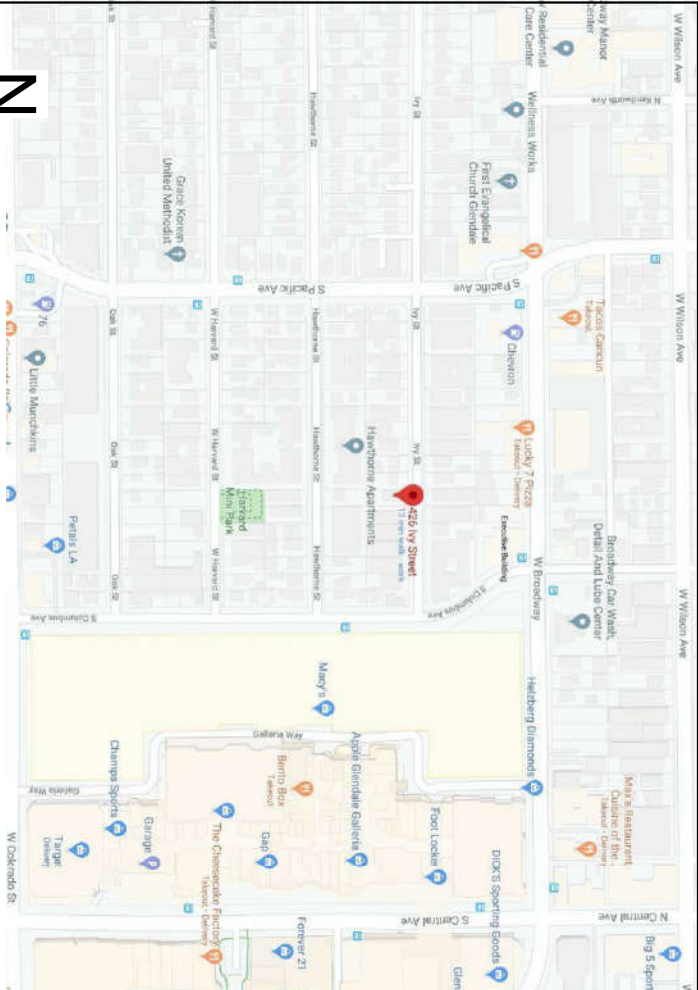
ARPA Technology Group
Structural Engineering
Risk Mitigation

802 Peridot Ave.
Glendale, CA 91206
Tel: (818) 281-7654
Fax: (818) 282-1200
Web: www.arpagroup.com

3/8/2021 8:42:01 PM

REVISIONS

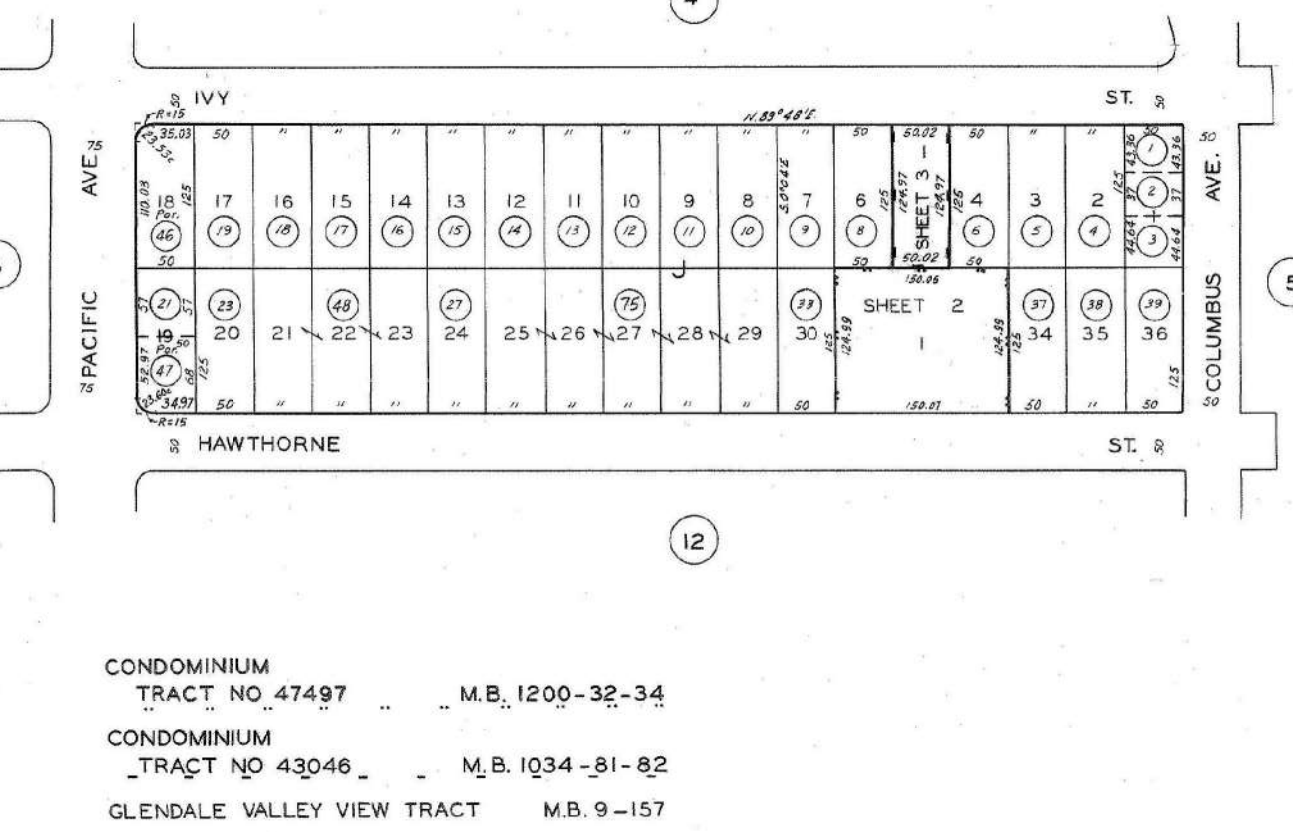
NO.	REVISIONS	BY



VICINITY MAP



ASSESSOR MAP



PROJECT TITLE:
Project Name 2 STORY 4 UNIT CONDOMINIUM APARTMENT BUILDING
426 Ivy St Glendale, CA 91204

PROJECT OWNER:

PROJECT ADDRESS: 426 IVY ST
GLENDALE, CA 91204

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2020

JOB NO.:	2020-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	SITE PLAN

A-1.0

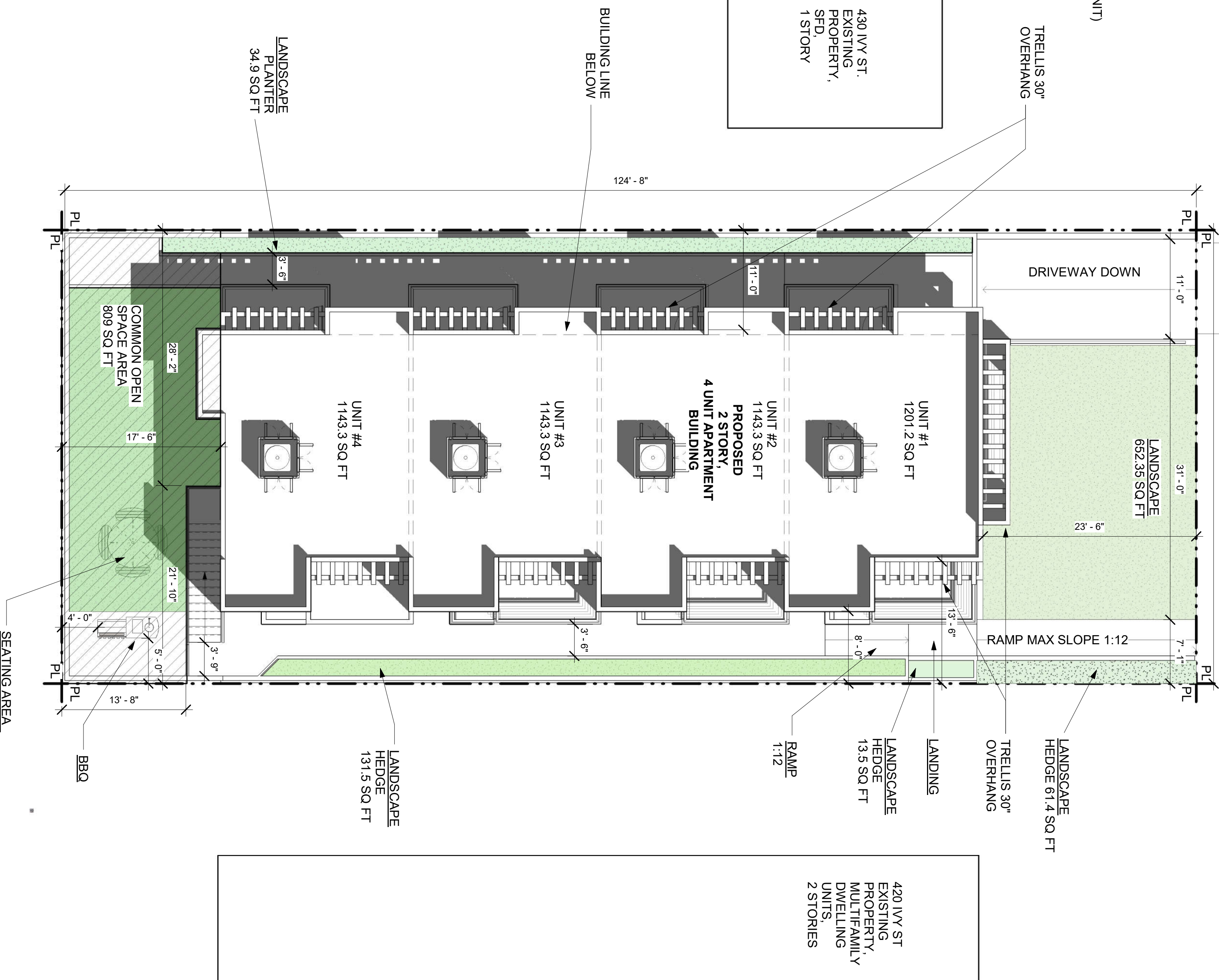
SHEETS OF

CITY OF GLENDALE CODE DATA

LOT AREA	6250 SQ. FT.	
RESIDENTIAL DENSITY MAXIMUM	<u>REQUIRED</u>	<u>PROVIDED</u>
AREA RATIO MAXIMUM	6250/1250= 5 UNITS	4 UNITS
LOT COVERAGE	1.2	$\frac{4631.1}{6250} = 0.74 < 1.2$
PRIVATE OUTDOOR SPACE	50%	$\frac{2975}{6250} = 0.476 = 48\% < 50\%$
PARKING SPACES	40 SQ. FT. PER DWELLING UNIT	130 SQ. FT.
COMMON OPEN SPACE AREA	$9 (2 + 0.25 = 2.25 \text{ PER DWELLING UNIT})$	9
LANDSCAPE/ LOT:	810 SQ. FT., REQUIRED 800 SQ. FT. (200 SQ. FT. PER UNIT)	
	$(652.35 + 61.4 + 13.5 + 131.5 + 34.9 + 809) / 6250 = 1.70265$	$6250 \times 0.27 = 27\%$

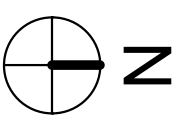
	FAR	COVERED PORCH	OPEN BALCONIES	STAIRCASE (COUNT ONCE)
UNIT #1	1-ST FLOOR AREA 694.0	44 (EXEMPT)	178 (EXEMPT)	41.1 (EXEMPT)
UNIT #2	1-ST FLOOR AREA 636.1	44 (EXEMPT)	130 (EXEMPT)	41.1 (EXEMPT)
UNIT #3	1-ST FLOOR AREA 636.1	44 (EXEMPT)	130 (EXEMPT)	41.1 (EXEMPT)
UNIT #4	1-ST FLOOR AREA 636.1	44 (EXEMPT)	170 (EXEMPT)	41.1 (EXEMPT)
BASEMENT LEVEL	2-ND FLOOR AREA 507.2	44 (EXEMPT)	170 (EXEMPT)	41.1 (EXEMPT)
TOTAL FAR-	4631.1 SQ. FT.	3148.5 (EXEMPT)		

FAR CALCULATIONS



1 SITE PLAN

1/8" = 1'-0"



LEGAL DESCRIPTION		
Site Address	426 IVY ST 91204	
ZIP Code		
Assessor Parcel No. (APN)	5695007009	
Lot	7	
LEGAL DESCRIPTION		
GLENDALE VALLEY VIEW TRACT		
Zoning	R 1250	
Zone Description	HIGH DENSITY RESIDENTIAL	
Year Built	1910	
Number of Units	1	
Number of Bedrooms	7	
Number of Bathrooms	2	
WORK DESCRIPTION		
2 STORY 4 UNIT CONDOMINIUM APARTMENT BUILDING W/SEMI-SUBTERRANEAN PARKING FOR 9 CARS		
GOVERNING CODES		
2020 CITY OF GLENDALE BUILDING AND SAFETY CODE 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA GREEN CODE (CGC) 2019 CALIFORNIA FIRE CODE (CFC) 2019 CALIFORNIA ENERGY CODE (CEC)		
SHEET INDEX		
SHEET NO	SHEET NAME	COMMENT \$
A-1.0	SITE PLAN	
A-1.1	CODE ANALYSIS & BUILDING MODULATION	
A-2.0	PARKING LEVEL FLOOR PLAN	
A-2.1	1-ST FLOOR PLAN	
A-2.2	2-ND FLOOR PLAN	
A-2.3	ROOF PLAN	
A-3.0	ELEVATIONS	
A-3.1	ELEVATIONS	
A-4.0	SECTIONS	
A-5	RENDERINGS	
A-6.1	LOCATION MAP	
A-6.2	PROPERTIES WITHIN 300 LINEAR FEET OF THE SUBJECT PROPERTY	
A-6.3	PROPERTIES WITHIN 300 LINEAR FEET OF THE SUBJECT PROPERTY	
A-6.4	426 Ivy St, Glendale Ca 91204, Subject Property	
A-6.5	PHOTOGRAPHIC SURVEY	
A-6.6	PHOTOGRAPHIC SURVEY	
A-6.7	PHOTOGRAPHIC SURVEY	
A-6.8	PHOTOGRAPHIC SURVEY	
A-6.9	PHOTOGRAPHIC SURVEY	
A-6.10	PHOTOGRAPHIC SURVEY	
A-6.11	PHOTOGRAPHIC SURVEY	
A-6.12	PHOTOGRAPHIC SURVEY	
A-6.13	PHOTOGRAPHIC SURVEY	
A-6.14	PHOTOGRAPHIC SURVEY	
A-6.15	PHOTOGRAPHIC SURVEY	
A-6.16	PHOTOGRAPHIC SURVEY	
A-6.17	PHOTOGRAPHIC SURVEY	

CONSULTANTS

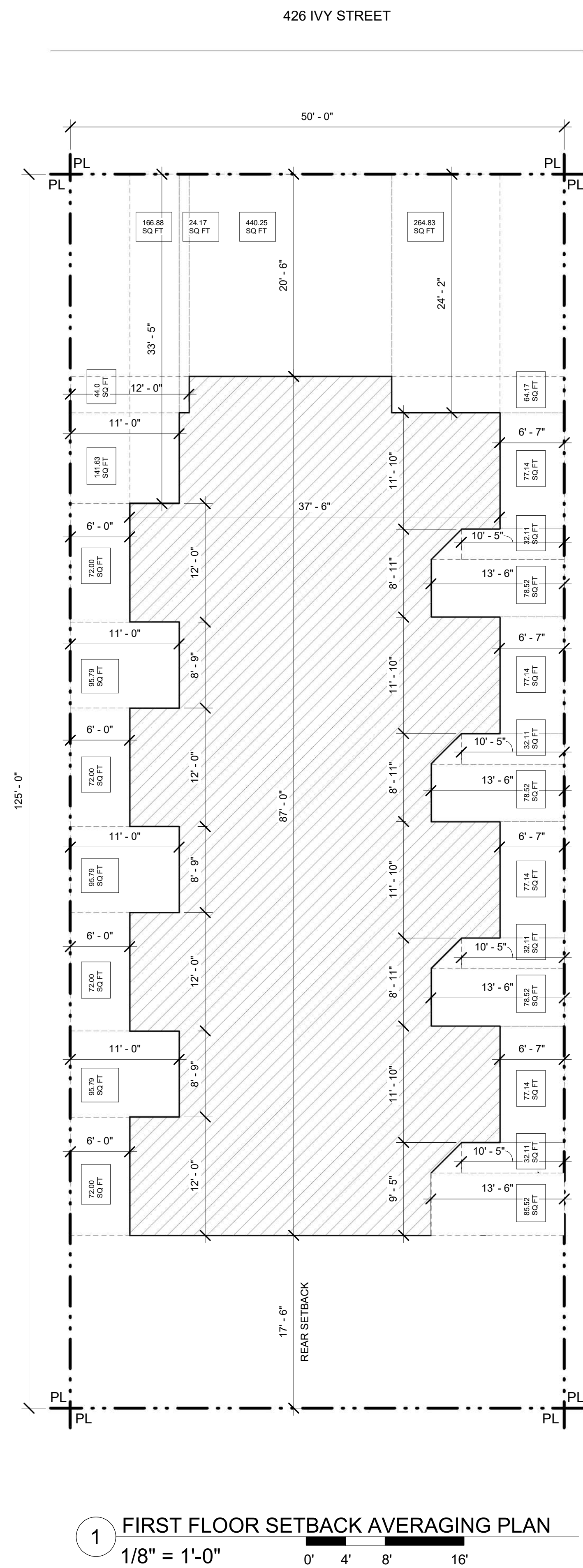
STRUCTURAL ENGINEER
ARPA TECHNOLOGY GROUP
Structural engineering, Risk Mitigation

CONTACT: ARMEN MARTIROSYAN
ADDRESS: 635 W. COLORADO BLVD., #201
TEI. NO: GLENDALE, CA 91204
EMAIL: (818) 864-4277
AMARTIROSYAN@GMAIL.COM

Simkit Simonian, PE
Protech Engineering Inc.
(818) 281-7054
www.FollowedEngineering.com

CONSULTANTS

STRUCTURAL ENGINEER
ARPA TECHNOLOGY GROUP
Structural engineering, Risk Mitigation
CONTACT: ARMEN MARTIROSYAN
ADDRESS: 635 W. COLORADO BLVD., #201
GLENDALE, CA 91204
TEL NO: (818) 864-0277
EMAIL: AMARTIROSYAN@GMAIL.COM
Slmirk Simonian, PE
ProMech Engineering Inc.
(818) 281-7654
www.ProMechEngineering.com



FIRST FLOOR, FRONT SETBACK

$$\frac{166.88 + 24.17 + 440.25 + 264.83}{37.6} = \frac{896.13}{37.6} = 23.8' > 23'$$

FIRST FLOOR, WEST SIDE SETBACK

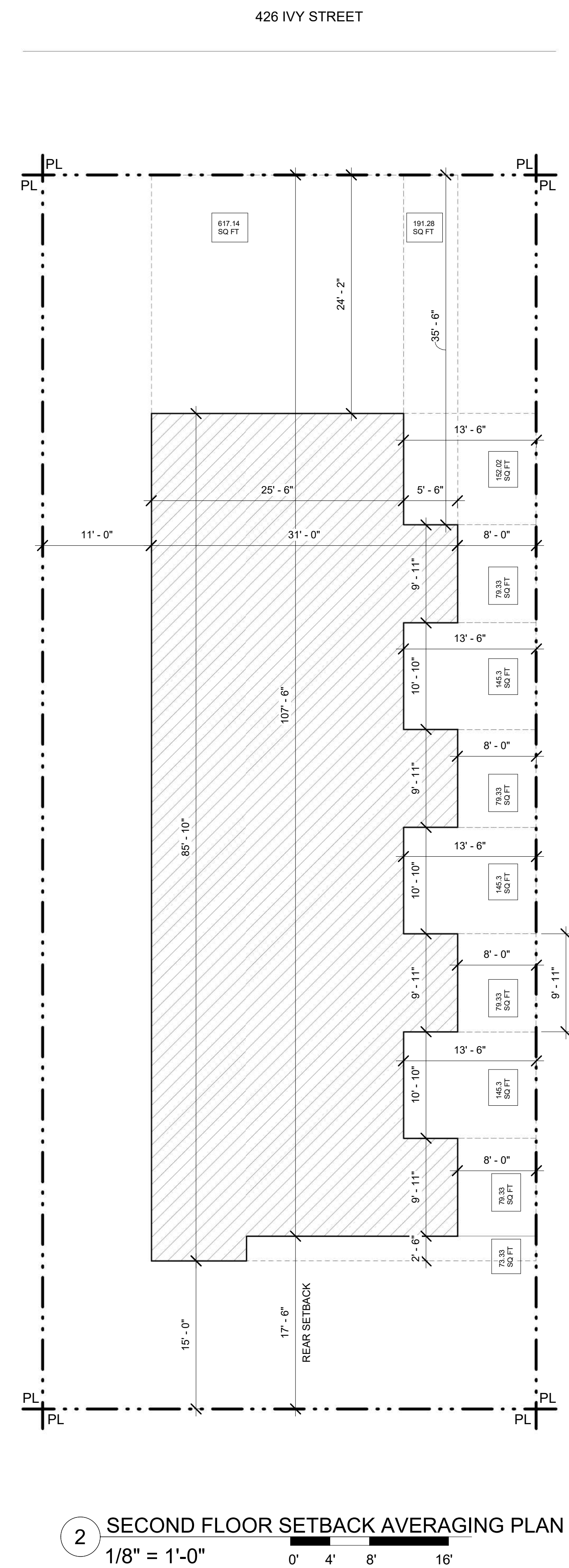
$$\frac{44.0 + 141.63 + (72.0 \times 4) + (95.79 \times 3)}{87.0} =$$

$$= \frac{185.63 + 288.0 + 287.37}{87.0} = \frac{760.9}{87.0} = 8.74 > 8$$

FIRST FLOOR, EAST SIDE SETBACK

$$\frac{64.17 + 85.52 + (32.11 \times 4) + (77.14 \times 4) + (78.52 \times 3)}{87.0} =$$

$$= \frac{64.17 + 85.52 + 128.44 + 308.56 + 235.56}{87.0} = \frac{822.25}{87.0} = 9.45 > 8$$



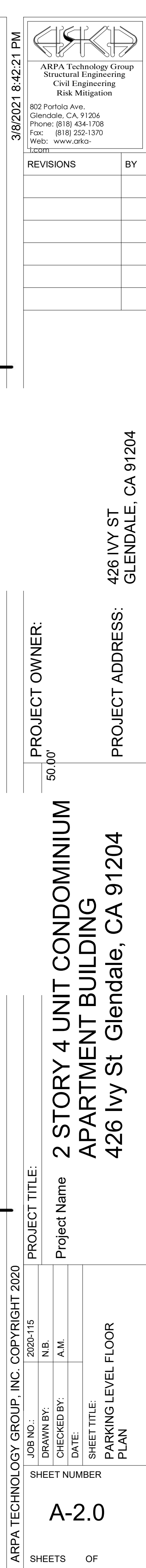
SECOND FLOOR, FRONT SETBACK

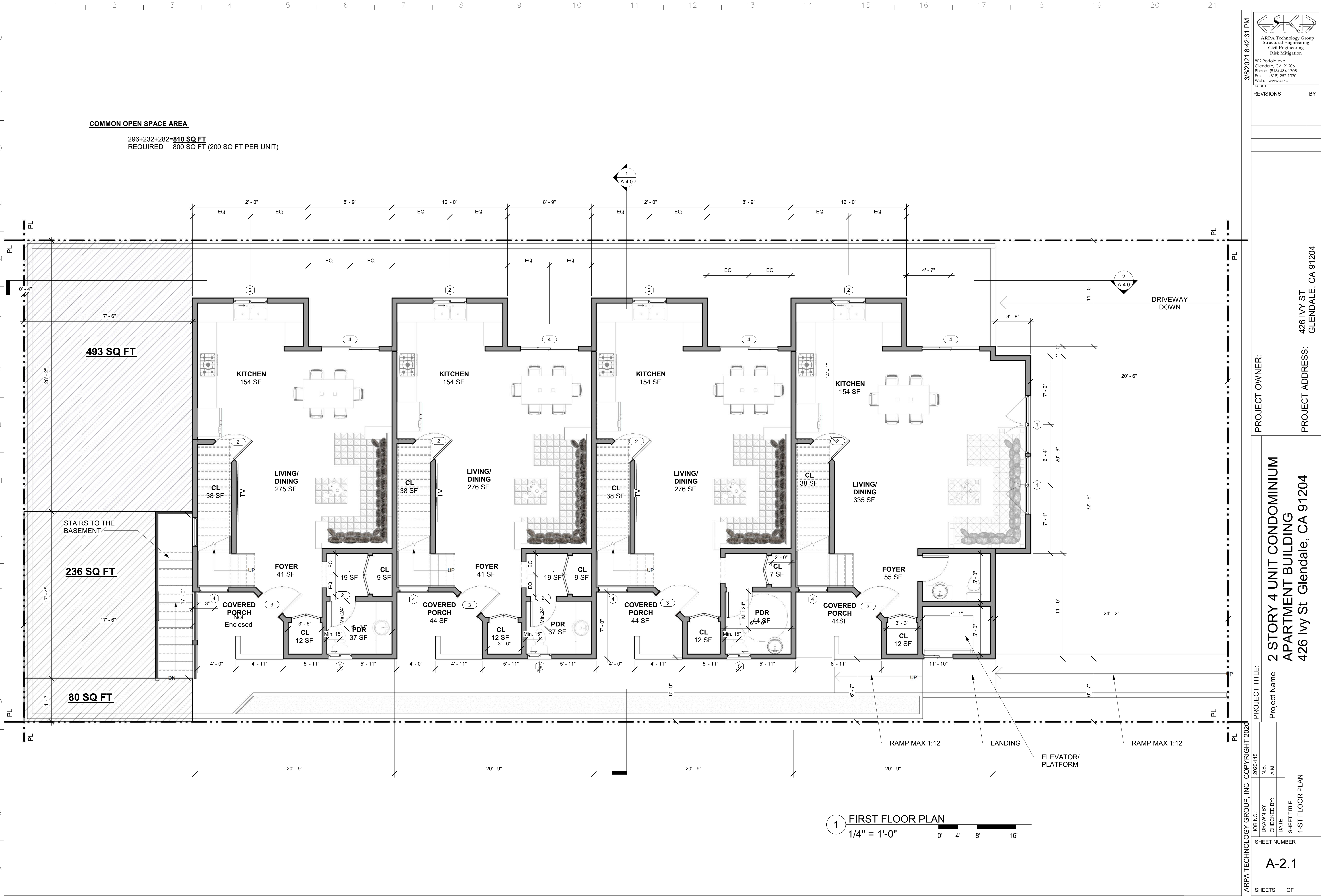
$$\frac{617.14+193.71}{31.0} = \frac{808.42}{31.0} = 26.16 > 26'$$

SECOND FLOOR, EAST SIDE SETBACK

$$\frac{(79.33 \times 4) + (145.3 \times 3) + 152.02 + 73.33}{85.75} =$$

$$= \frac{317.32 + 435.9 + 152.02 + 73.33}{85.75} = \frac{978.57}{85.75} = 11.4 > 11'$$





3/8/2021 8:42:31 PM

ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation

802 Portola Ave,
Glendale, CA, 91204
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arpa-
t.com

REVISIONS	BY

PROJECT OWNER:

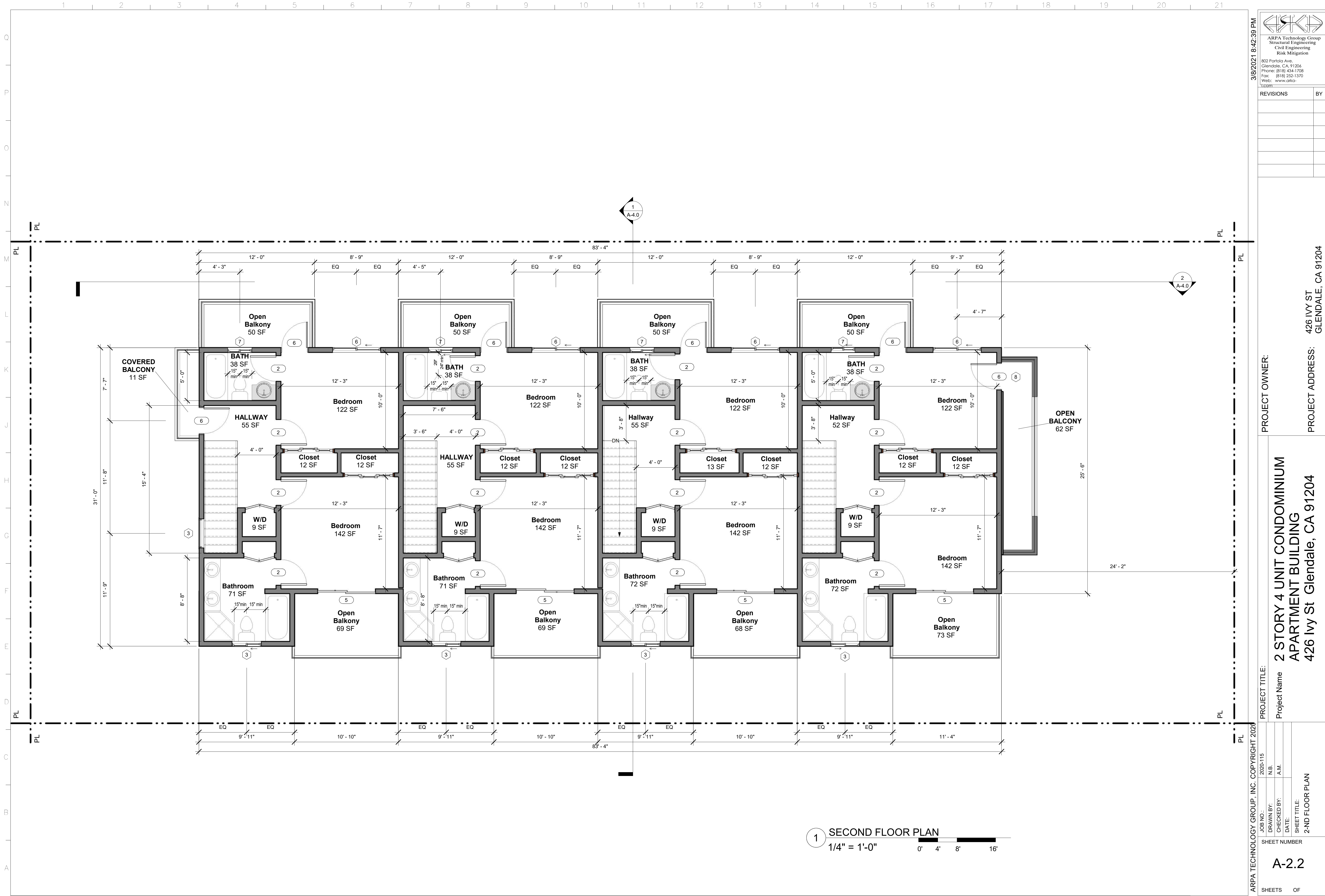
PROJECT ADDRESS:

PROJECT TITLE:

Project Name

2 STORY 4 UNIT CONDOMINIUM
APARTMENT BUILDING
426 Ivy St Glendale, CA 91204

JOB NO.:	2020-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	1-ST FLOOR PLAN
SHEET NUMBER	
A-2.1	
SHEETS	OF



ARPA Technology Group, Inc. COPYRIGHT 2020

JOB NO.: 2020-115

DRAWN BY: N.B.

CHECKED BY: A.M.

DATE:

SHEET TITLE: 2-ND FLOOR PLAN

SHEET NUMBER

ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation

802 Portola Ave.
Glendale, CA 91206
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arpa-t.com

PROJECT OWNER:

2 STORY 4 UNIT CONDOMINIUM
APARTMENT BUILDING
426 Ivy St Glendale, CA 91204

PROJECT ADDRESS:

426 IVY ST
GLENDALE, CA 91204

REVISIONS

BY

3/8/2021 8:42:39 PM

1

A-4.0

2

A-4.0

1

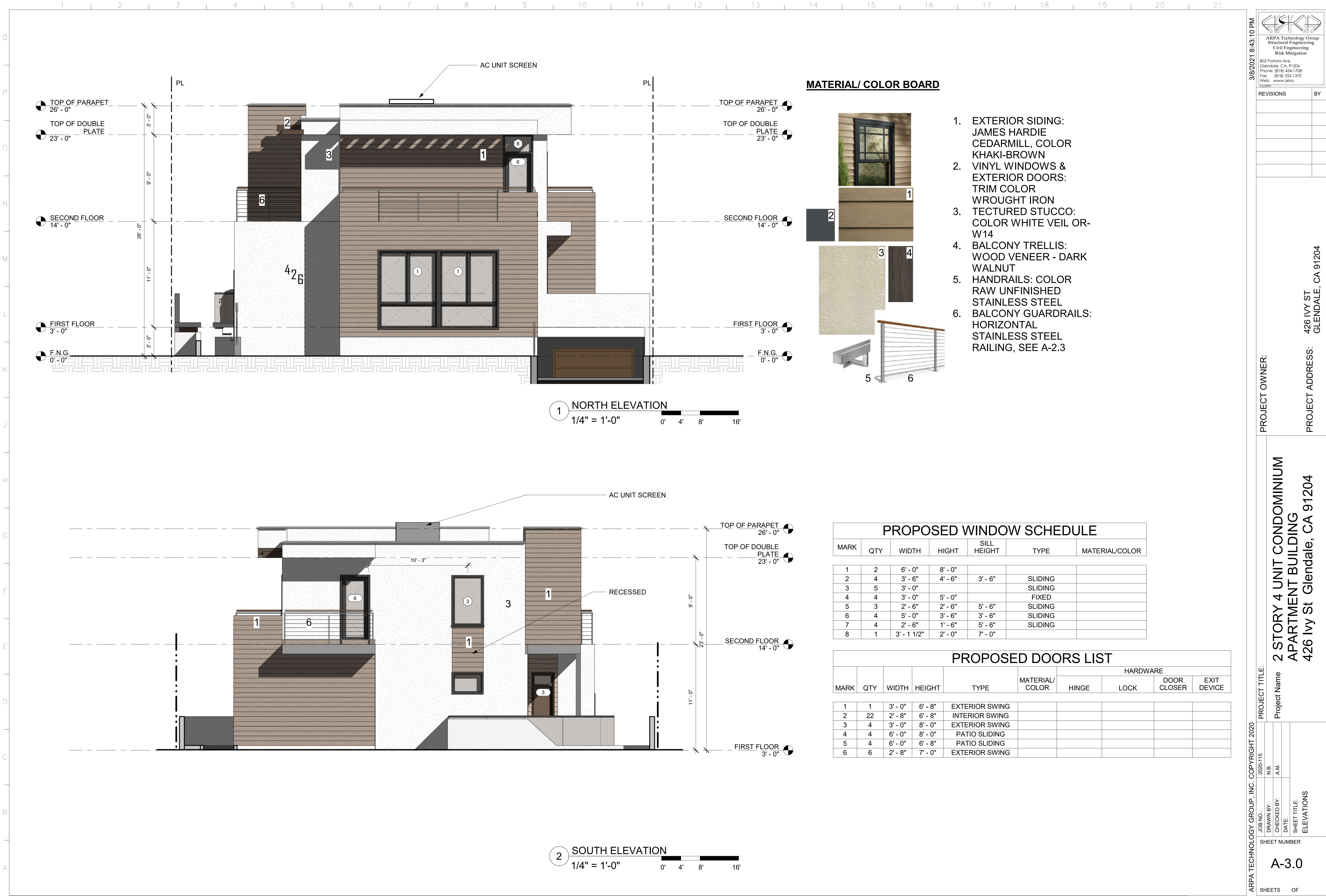
SECOND FLOOR PLAN

1/4" = 1'-0"

0' 4' 8' 16'

A-2.2

SHEETS OF



3/8/2021 8:43:10 PM

ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation

802 Portola Ave,
Glendale, CA, 91204
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arpa-t.com

REVISIONS

BY

PROJECT OWNER:

PROJECT ADDRESS:

PROJECT TITLE:

Project Name

2 STORY 4 UNIT CONDOMINIUM
APARTMENT BUILDING
426 Ivy St Glendale, CA 91204

JOB NO.:

2020-115

DRAWN BY:

N.B.

CHECKED BY:

A.M.

DATE:

SHEET TITLE:

ELEVATIONS

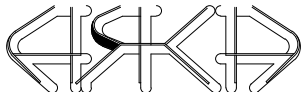
SHEET NUMBER

A-3.0

SHEETS

OF





ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation
802 Portola Ave.
Glendale, CA 91206
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arpa-t.com

REVISIONS	BY

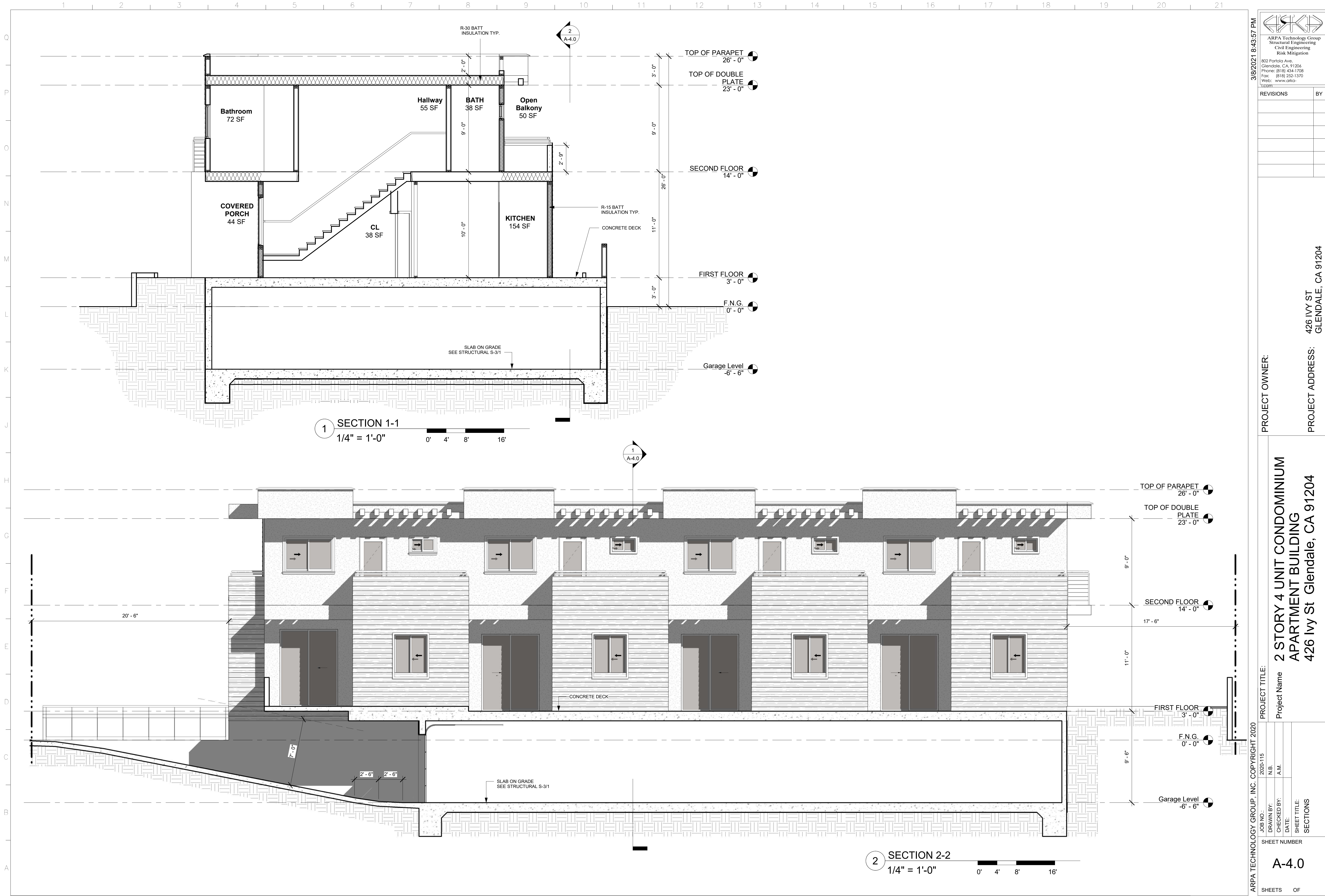
PROJECT OWNER:

PROJECT ADDRESS: 426 IVY ST
GLENDALE, CA 91204

PROJECT TITLE:	
JOB NO.:	2020-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE: ELEVATIONS	
SHEET NUMBER	

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2020

SHEETS OF



ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation
802 Portola Ave.
Glendale, CA 91204
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arpa-t.com

3/8/2021 8:43:57 PM

REVISIONS	BY

PROJECT OWNER:

PROJECT ADDRESS:

PROJECT TITLE:

Project Name

2 STORY 4 UNIT CONDOMINIUM
APARTMENT BUILDING
426 Ivy St Glendale, CA 91204

JOB NO.:	2020-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	SECTIONS
SHEET NUMBER	

A-4.0

SHEETS OF

Q

P

O

N

M

L

K

J

H

G

F

E

D

C

B

A

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

3D RENDERINGS VIEW LEGEND

1

FRONT STREET VIEW

2

FRONT STREET VIEW

3

REAR VIEW

4

SIDE WEST VIEW

5

REAR/ SIDE EAST VIEW

6

FRONT STREET/ SIDE EAST VIEW

7

SIDE WEST VIEW



1



2



3



4



5



6



7

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2020

3/8/2021 8:43:59 PM

ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation

802 Portola Ave.
Glendale, CA, 91206
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arpa-t.com

REVISIONS

BY

PROJECT OWNER:

PROJECT ADDRESS:

PROJECT TITLE:

Project Name

2 STORY 4 UNIT CONDOMINIUM
APARTMENT BUILDING
426 Ivy St Glendale, CA 91204

JOB NO.:
2020-115

DRAWN BY:
N.B.

CHECKED BY:
A.M.

DATE:

SHEET TITLE:
RENDERINGS

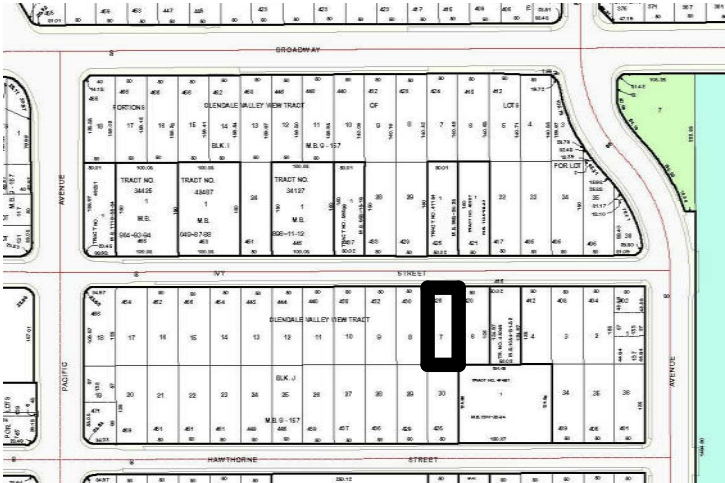
SHEET NUMBER

A-5

SHEETS OF



8. 426 IVY ST., GLENDALE, CA 91204, "SUBJECT PROPERTY"



PHOTOGRAPHIC SURVEY KEY MAP



ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation

802 Portola Ave.
Glendale, CA, 91206
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arka-i.com

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2021

PROJECT TITLE:

2 STORY 4 UNIT
APARTMENT
426 Ivy St
Glendale, CA 91204

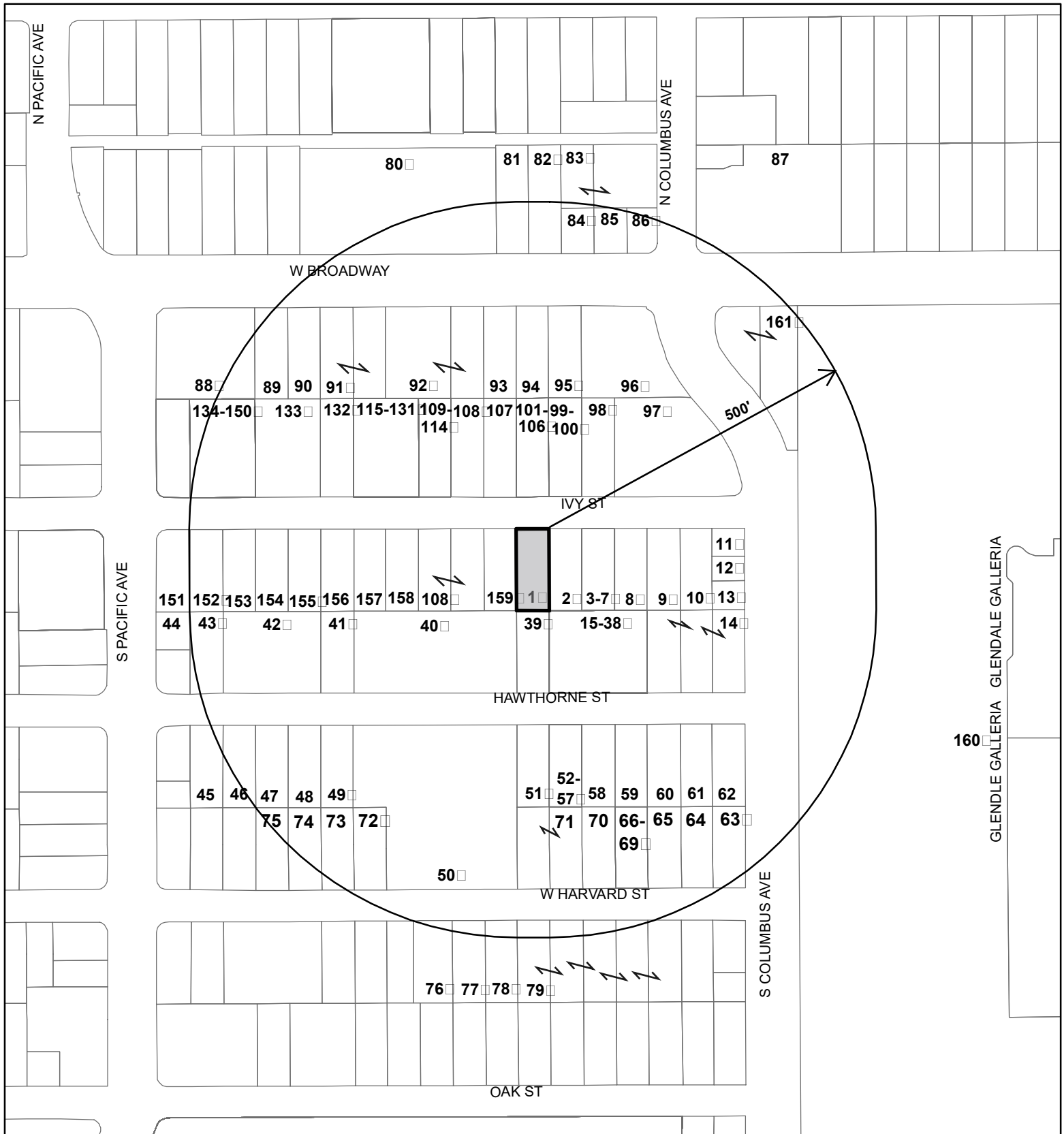
JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	

SHEET TITLE:
426 Ivy St, Glendale Ca 91204,
Subject Property

SHEET NUMBER

A-6.4

SHEETS OF



RADIUS MAP
 426 IVY ST
 GLENDALE, CA 91204
 APN: 5695-007-009
 500' RADIUS
 DATE: 02-10-2021

SCALE: 1" = 200'



426 IVY ST., GLENDALE, CA 91204
PHOTOGRAPHIC SURVEY

PROPERTIES IDENTIFIED WITHIN 300 LINEAR FEET OF THE SUBJECT
PROPERTY- ON BOTH SIDES OF IVY STREET

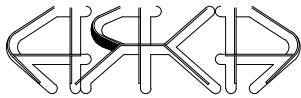
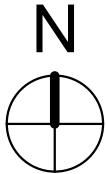


1

LOCATION MAP

1" = 100'-0"

0' 4' 8' 16'



ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation

802 Portola Ave.
Glendale, CA, 91206
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arka-i.com

PROJECT TITLE:

2 STORY 4 UNIT
APARTMENT
426 Ivy St
Glendale, CA 91204

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2021

JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	

SHEET TITLE:
LOCATION MAP

SHEET NUMBER

A-6.1

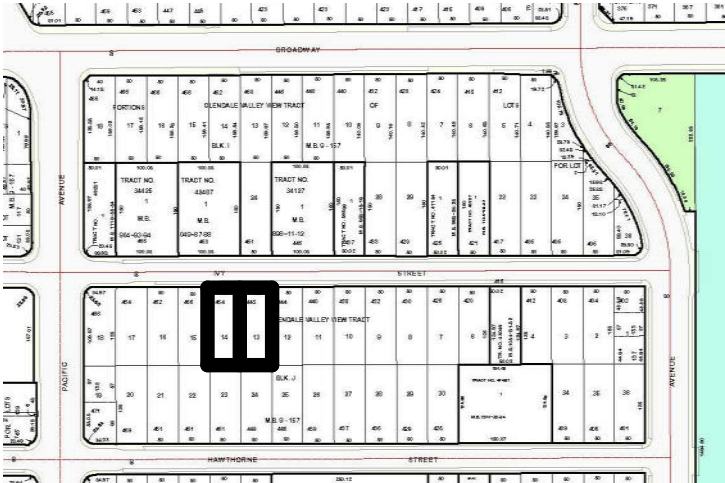
SHEETS OF



1. 454 IVY ST.,
GLENDALE, CA 91204

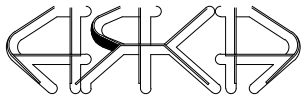


2. 448 IVY ST., GLENDALE, CA 91204



PHOTOGRAPHIC SURVEY KEY MAP

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2021

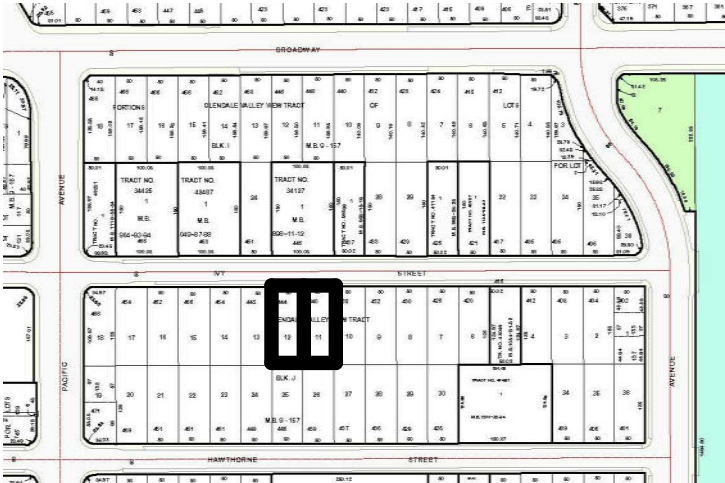
<div><p>ARPA Technology Group Structural Engineering Civil Engineering Risk Mitigation</p><p>802 Portola Ave. Glendale, CA, 91206 Phone: (818) 434-1708 Fax: (818) 252-1370 Web: www.arka-i.com</p></div>			
PROJECT TITLE: 2 STORY 4 UNIT APARTMENT 426 Ivy St Glendale, CA 91204			
JOB NO.:	2018-115	SHEET TITLE: PHOTOGRAPHIC SURVEY	
DRAWN BY:	N.B.		
CHECKED BY:	A.M.		
DATE:			
SHEET NUMBER			
A-6.5			
SHEETS		OF	



3. 444 IVY ST., GLENDALE, CA 91204



4. 440 IVY ST., GLENDALE, CA 91204



PHOTOGRAPHIC SURVEY KEY MAP



ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation

802 Portola Ave.
Glendale, CA, 91206
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arka-i.com

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2021

PROJECT TITLE:

2 STORY 4 UNIT
APARTMENT
426 Ivy St
Glendale, CA 91204

JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	

SHEET TITLE:	PHOTOGRAPHIC SURVEY
--------------	---------------------

SHEET NUMBER

A-6.6

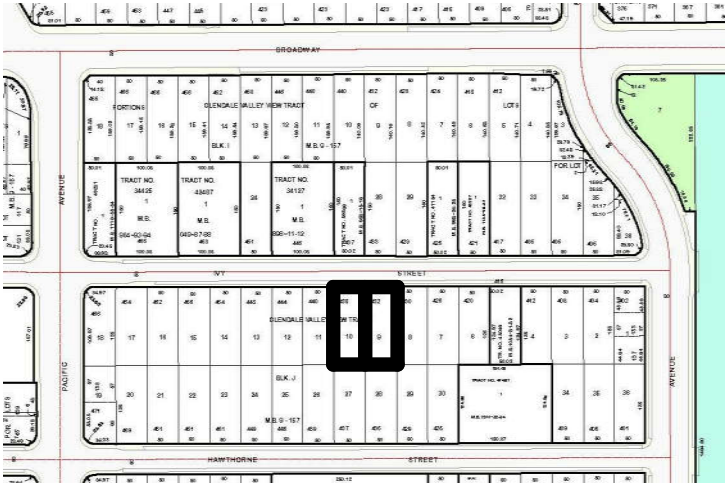
SHEETS OF



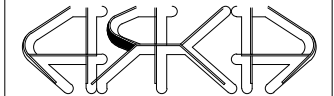
5. 438 IVY ST., GLENDALE, CA 91204



6. 432 IVY ST., GLENDALE, CA 91204



PHOTOGRAPHIC SURVEY KEY MAP



ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation

802 Portola Ave.
Glendale, CA, 91206
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arka-i.com

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2021

PROJECT TITLE:

2 STORY 4 UNIT
APARTMENT
426 Ivy St
Glendale, CA 91204

JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	

SHEET TITLE:	PHOTOGRAPHIC SURVEY
--------------	---------------------

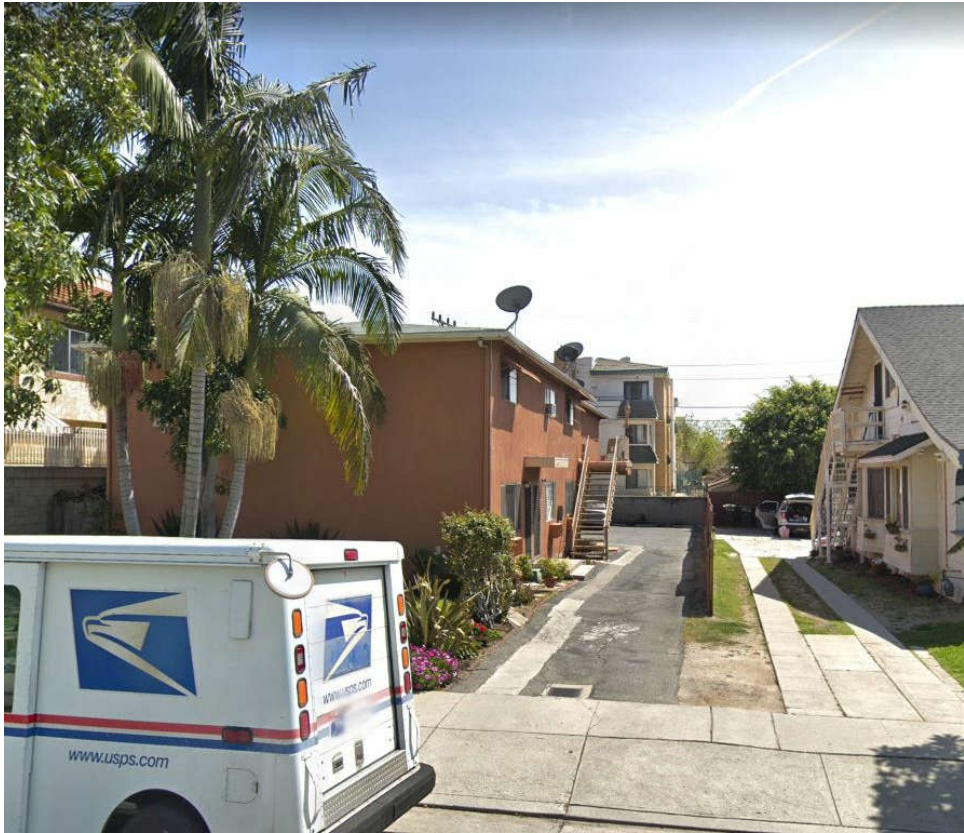
SHEET NUMBER

A-6.7

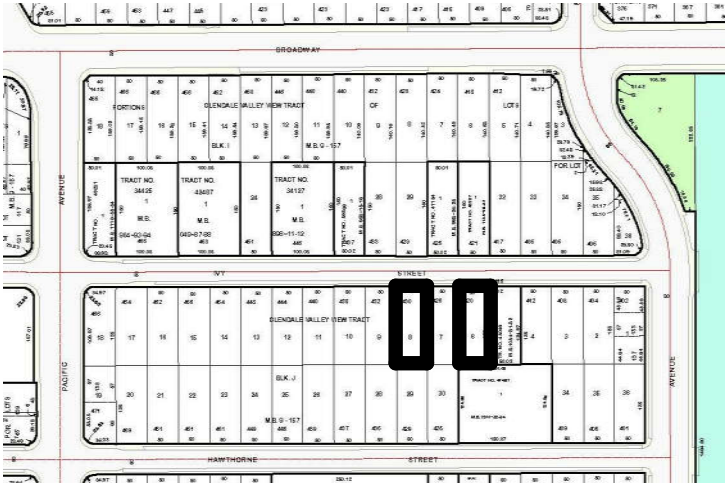
SHEETS OF



7. 430 IVY ST., GLENDALE, CA 91204



9. 420 IVY ST., GLENDALE, CA 91204



PHOTOGRAPHIC SURVEY KEY MAP



ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation

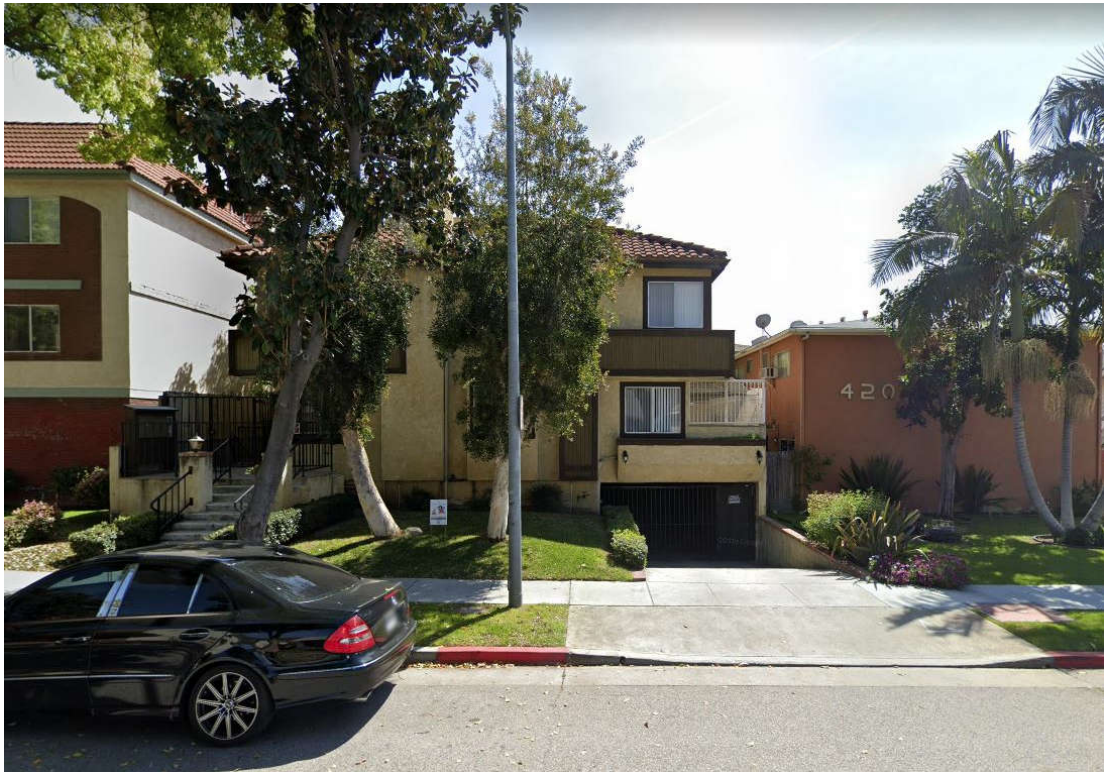
802 Portola Ave.
Glendale, CA, 91206
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arka-i.com

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2021

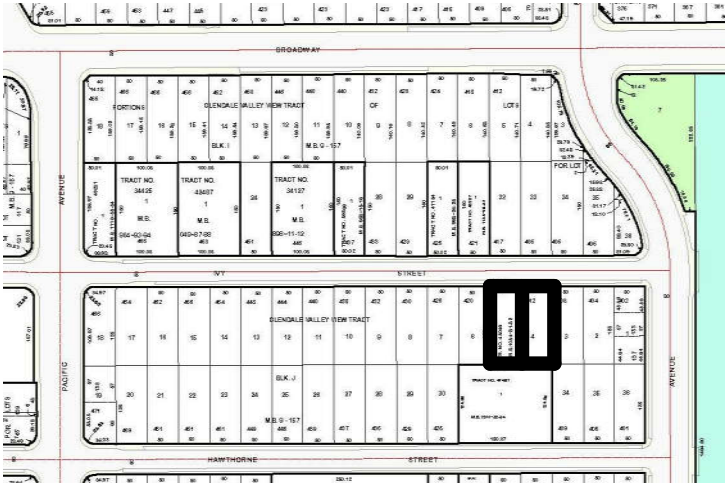
PROJECT TITLE:

2 STORY 4 UNIT
APARTMENT
426 Ivy St
Glendale, CA 91204

JOB NO.:	2018-115	SHEET TITLE: PHOTOGRAPHIC SURVEY	
DRAWN BY:	N.B.		
CHECKED BY:	A.M.		
DATE:			
SHEET NUMBER		A-6.8	
SHEETS		OF	



10. 416 IVY ST., GLENDALE, CA 91204

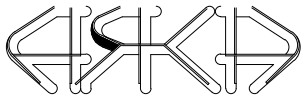


PHOTOGRAPHIC SURVEY KEY MAP



11. 412 IVY ST.,
GLENDALE, CA 91204

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2021



ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation

802 Portola Ave.
Glendale, CA, 91206
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arka-i.com

PROJECT TITLE:

2 STORY 4 UNIT
APARTMENT
426 Ivy St
Glendale, CA 91204

JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	
SHEET TITLE:	PHOTOGRAPHIC SURVEY

SHEET NUMBER

A-6.9

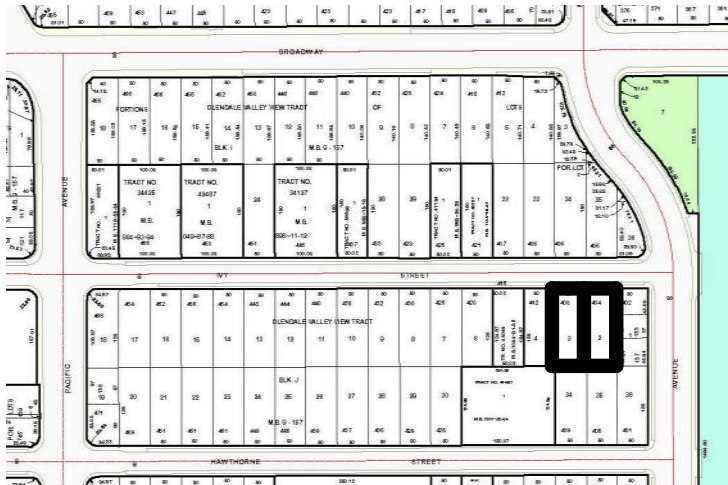
SHEETS OF



13. 404 IVY ST., GLENDALE, CA 91204



12. 408 IVY ST.,
GLENDALE, CA 91204



PHOTOGRAPHIC SURVEY KEY MAP



ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation

802 Portola Ave.
Glendale, CA, 91206
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arka-i.com

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2021

PROJECT TITLE:

2 STORY 4 UNIT
APARTMENT
426 Ivy St
Glendale, CA 91204

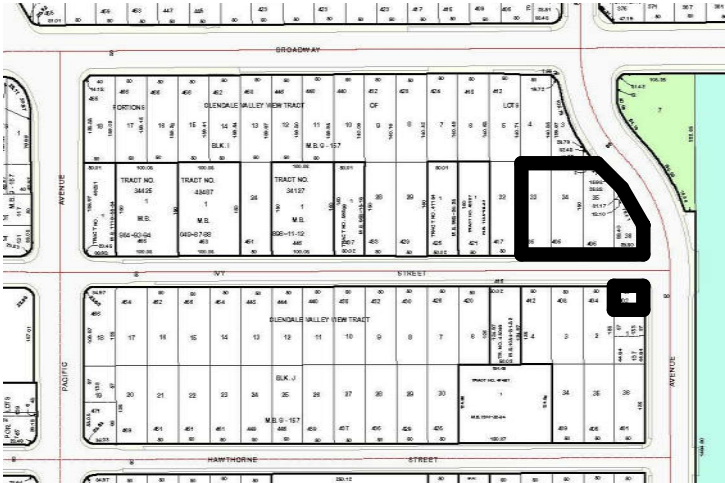
JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	

SHEET TITLE:	PHOTOGRAPHIC SURVEY
--------------	---------------------

SHEET NUMBER

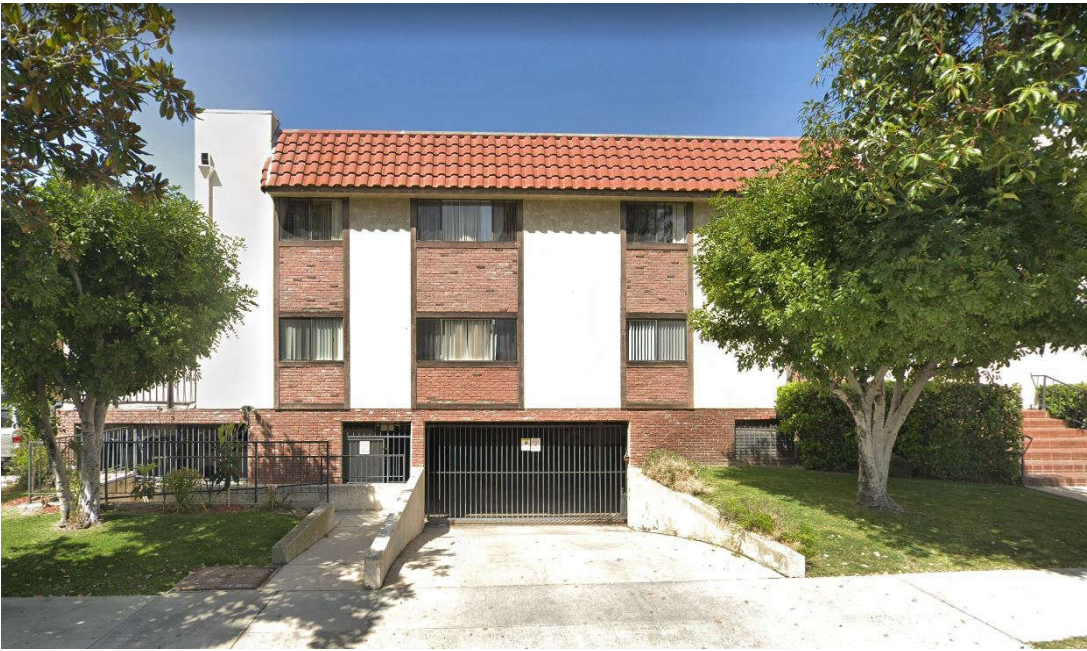
A-6.10

SHEETS OF



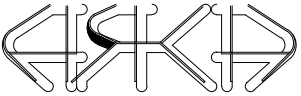
PHOTOGRAPHIC SURVEY KEY MAP

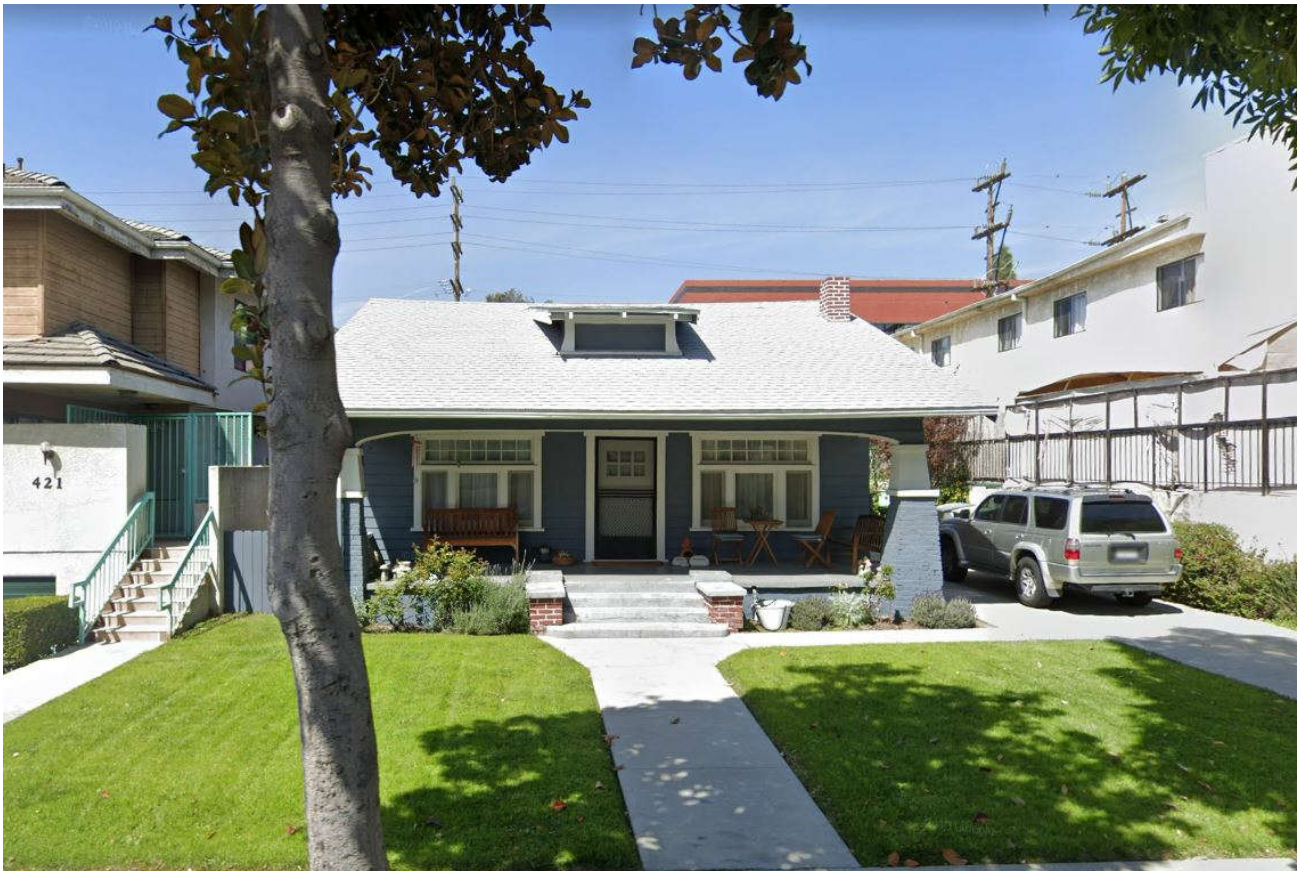
14. 402 IVY ST., GLENDALE, CA 91204



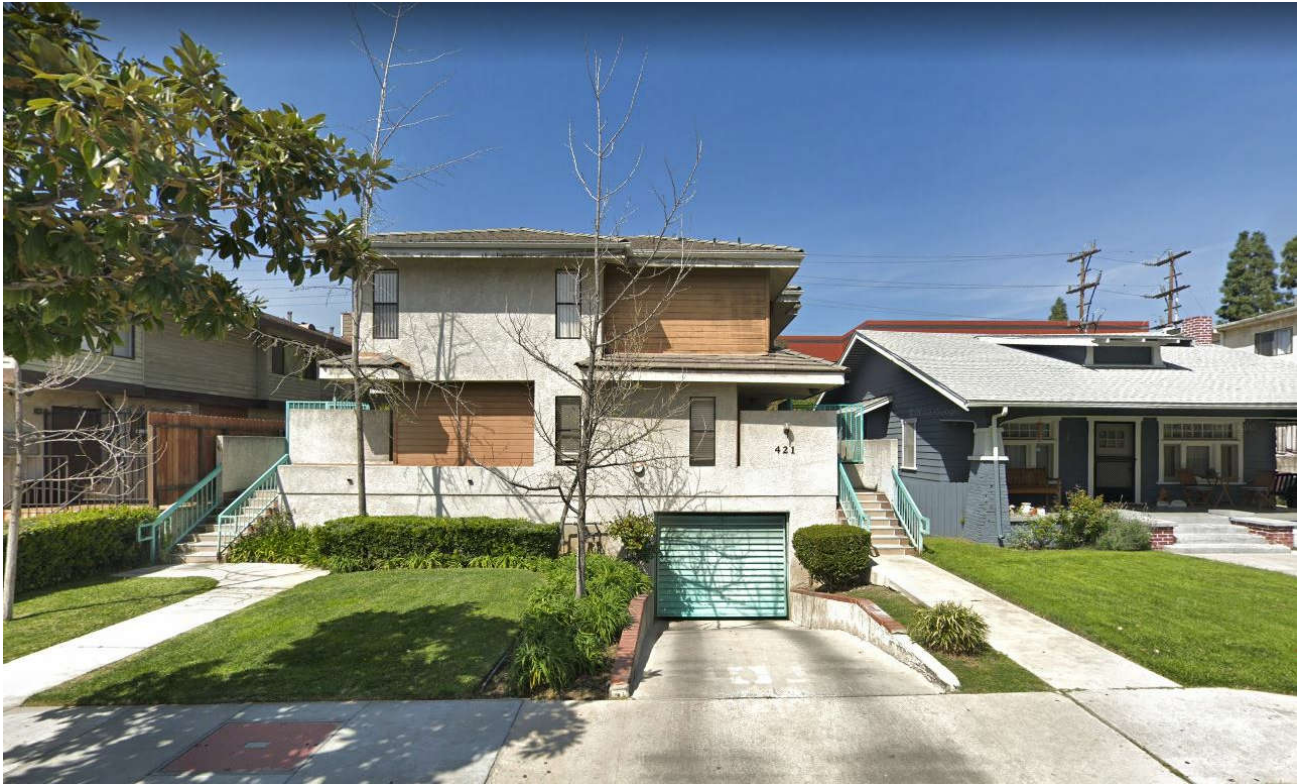
15. 405 IVY ST., GLENDALE, CA 91204

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2021

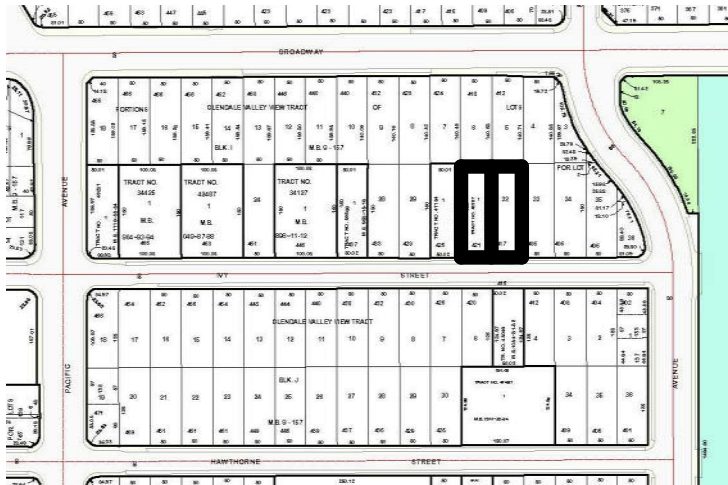
			
ARPA Technology Group Structural Engineering Civil Engineering Risk Mitigation			
802 Portola Ave. Glendale, CA, 91206 Phone: (818) 434-1708 Fax: (818) 252-1370 Web: www.arka-i.com			
PROJECT TITLE: 2 STORY 4 UNIT APARTMENT 426 Ivy St Glendale, CA 91204			
JOB NO.:	2018-115	SHEET TITLE: PHOTOGRAPHIC SURVEY	
DRAWN BY:	N.B.		
CHECKED BY:	A.M.		
DATE:			
SHEET NUMBER		A-6.11	
SHEETS		OF	



16. 417 IVY ST., GLENDALE, CA 91204



17. 421 IVY ST., GLENDALE, CA 91204



PHOTOGRAPHIC SURVEY KEY MAP



ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation

802 Portola Ave.
Glendale, CA, 91206
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arka-i.com

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2021

PROJECT TITLE:

2 STORY 4 UNIT
APARTMENT
426 Ivy St
Glendale, CA 91204

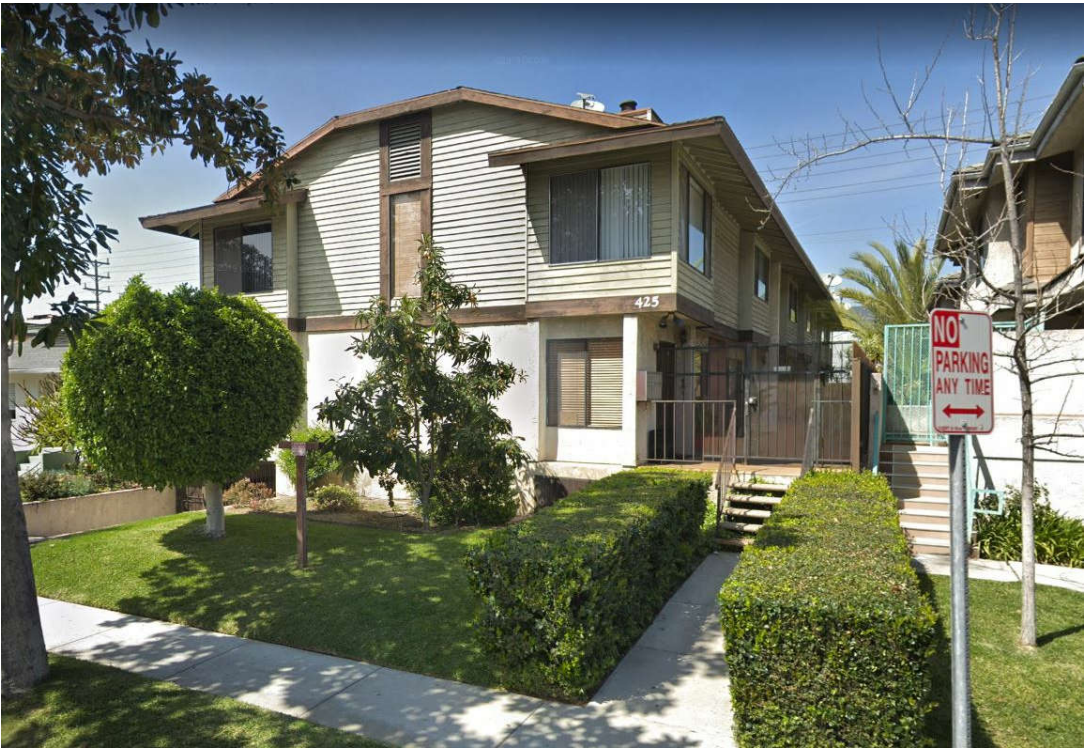
JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	

SHEET TITLE:	PHOTOGRAPHIC SURVEY
--------------	---------------------

SHEET NUMBER

A-6.12

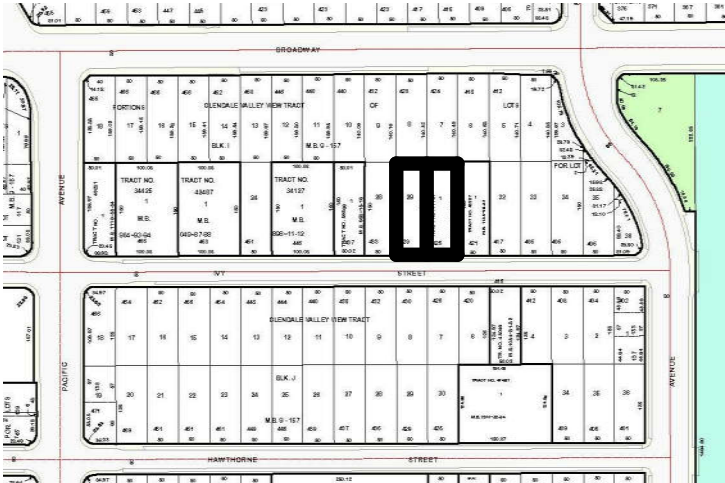
SHEETS OF



18. 425 IVY ST., GLENDALE, CA 91204



19. 429 IVY ST., GLENDALE, CA 91204



PHOTOGRAPHIC SURVEY KEY MAP



ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation

802 Portola Ave.
Glendale, CA, 91206
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arka-i.com

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2021

PROJECT TITLE:

2 STORY 4 UNIT
APARTMENT
426 Ivy St
Glendale, CA 91204

JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	

SHEET TITLE:	PHOTOGRAPHIC SURVEY
--------------	---------------------

SHEET NUMBER

A-6.13

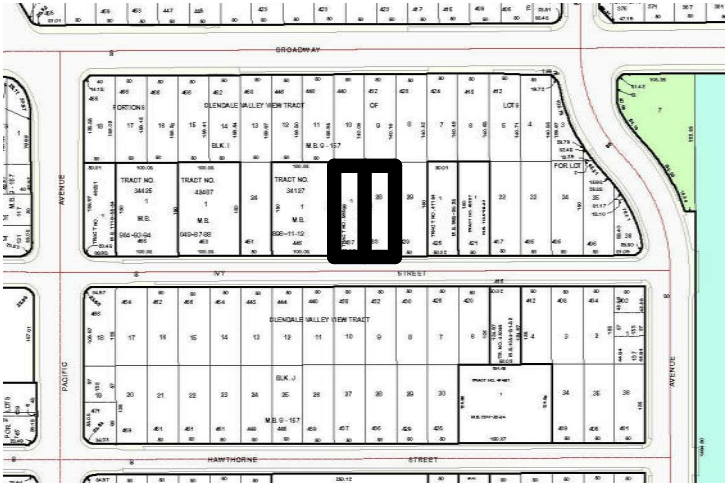
SHEETS OF



20. 433 IVY ST., GLENDALE, CA 91204



21. 437 IVY ST., GLENDALE, CA 91204



PHOTOGRAPHIC SURVEY KEY MAP



ARPA Technology Group
Structural Engineering
Civil Engineering
Risk Mitigation

802 Portola Ave.
Glendale, CA, 91206
Phone: (818) 434-1708
Fax: (818) 252-1370
Web: www.arka-i.com

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2021

PROJECT TITLE:

2 STORY 4 UNIT
APARTMENT
426 Ivy St
Glendale, CA 91204

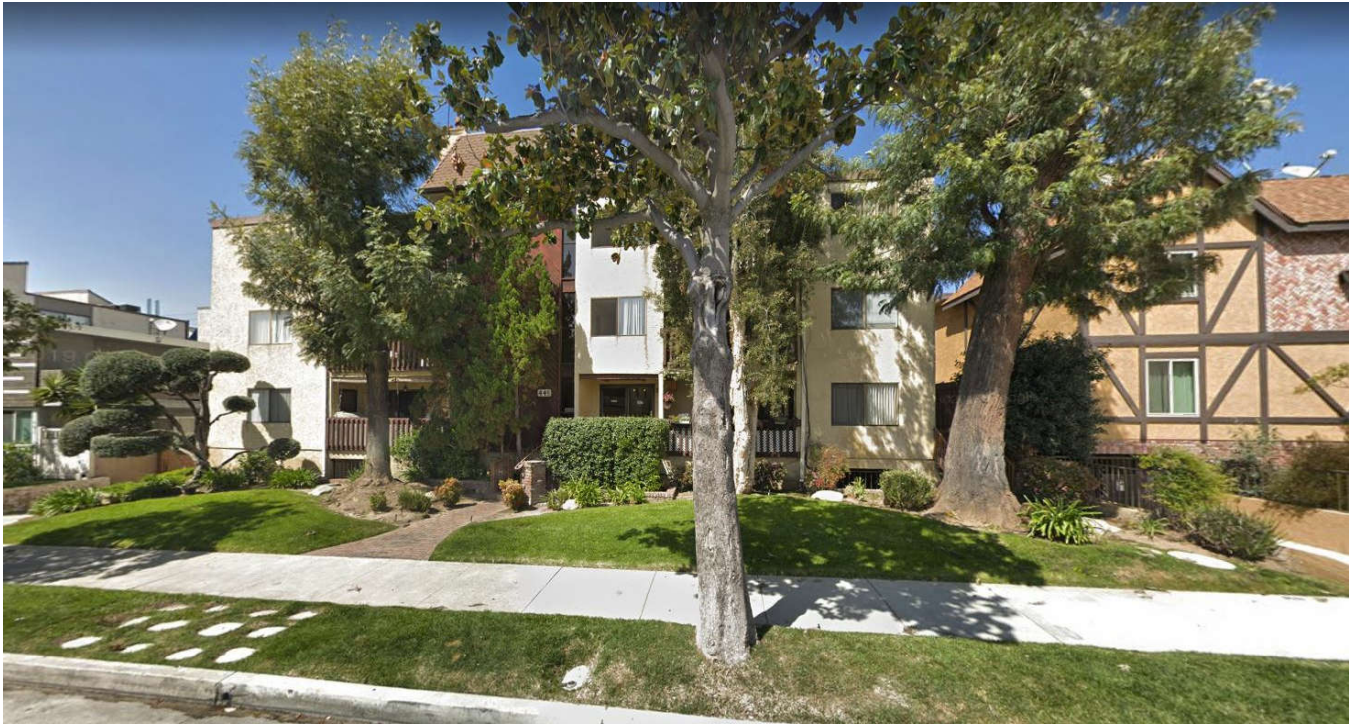
JOB NO.:	2018-115
DRAWN BY:	N.B.
CHECKED BY:	A.M.
DATE:	

SHEET TITLE:	PHOTOGRAPHIC SURVEY
--------------	---------------------

SHEET NUMBER

A-6.14

SHEETS OF

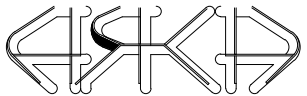


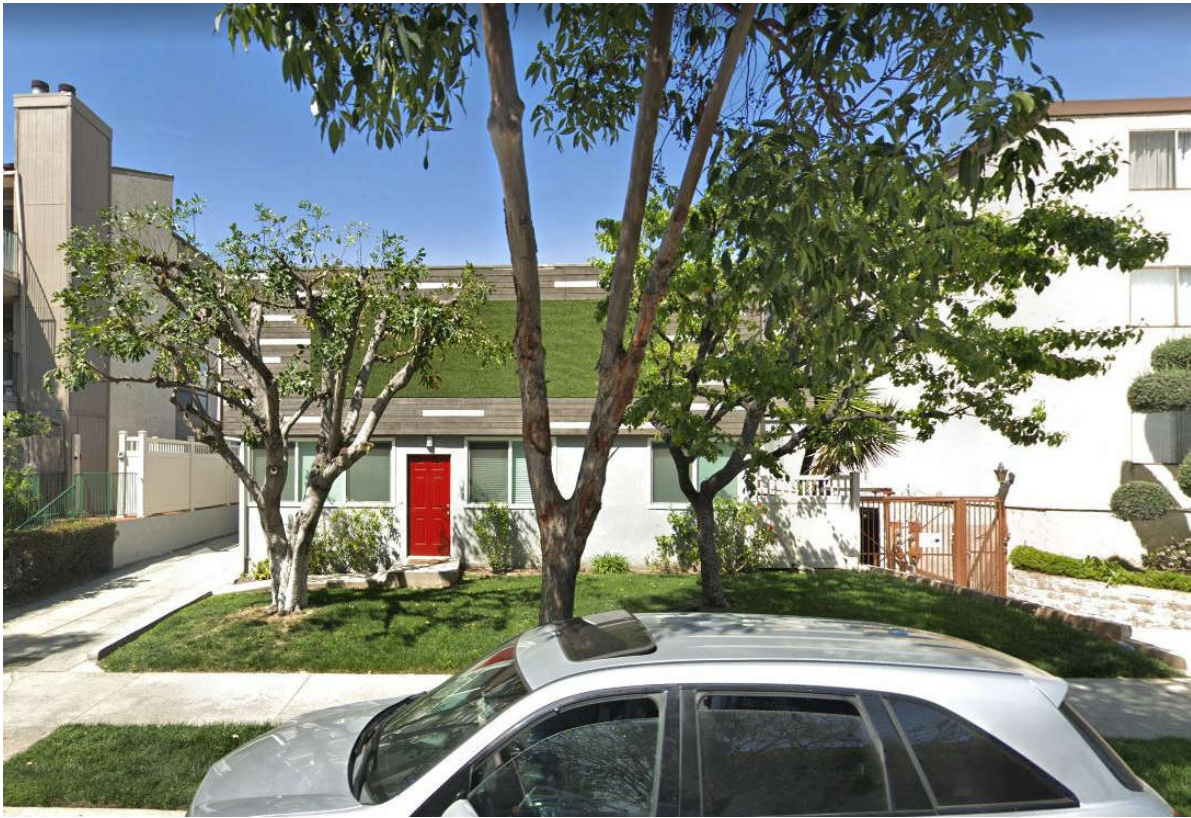
22. 445 IVY ST., GLENDALE, CA 91204



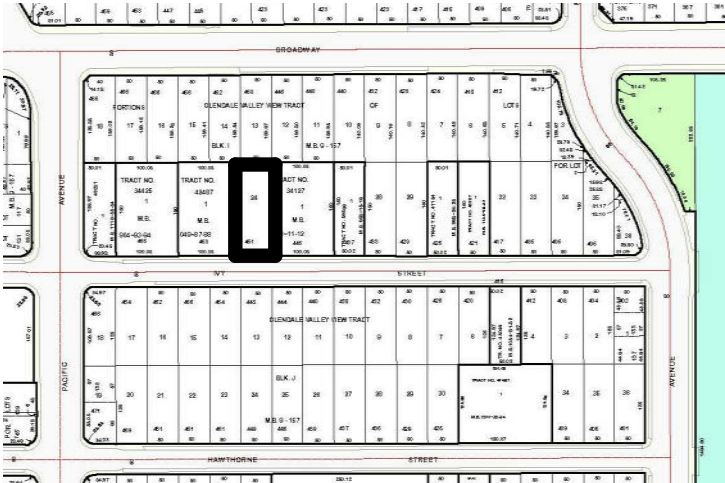
PHOTOGRAPHIC SURVEY KEY MAP

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2021

<div><p>ARPA Technology Group Structural Engineering Civil Engineering Risk Mitigation</p><p>802 Portola Ave. Glendale, CA, 91206 Phone: (818) 434-1708 Fax: (818) 252-1370 Web: www.arka-i.com</p></div>			
PROJECT TITLE: 2 STORY 4 UNIT APARTMENT 426 Ivy St Glendale, CA 91204			
JOB NO.:	2018-115	SHEET TITLE: PHOTOGRAPHIC SURVEY	
DRAWN BY:	N.B.		
CHECKED BY:	A.M.		
DATE:			
SHEET NUMBER			
A-6.15			
SHEETS		OF	

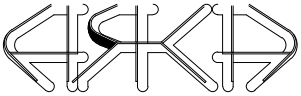


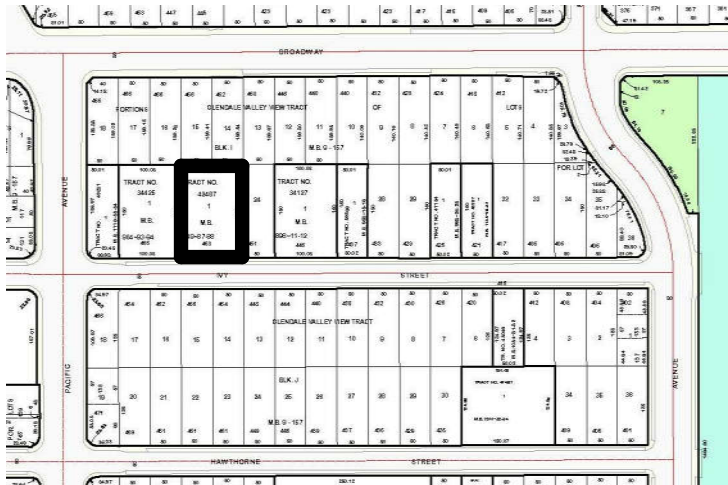
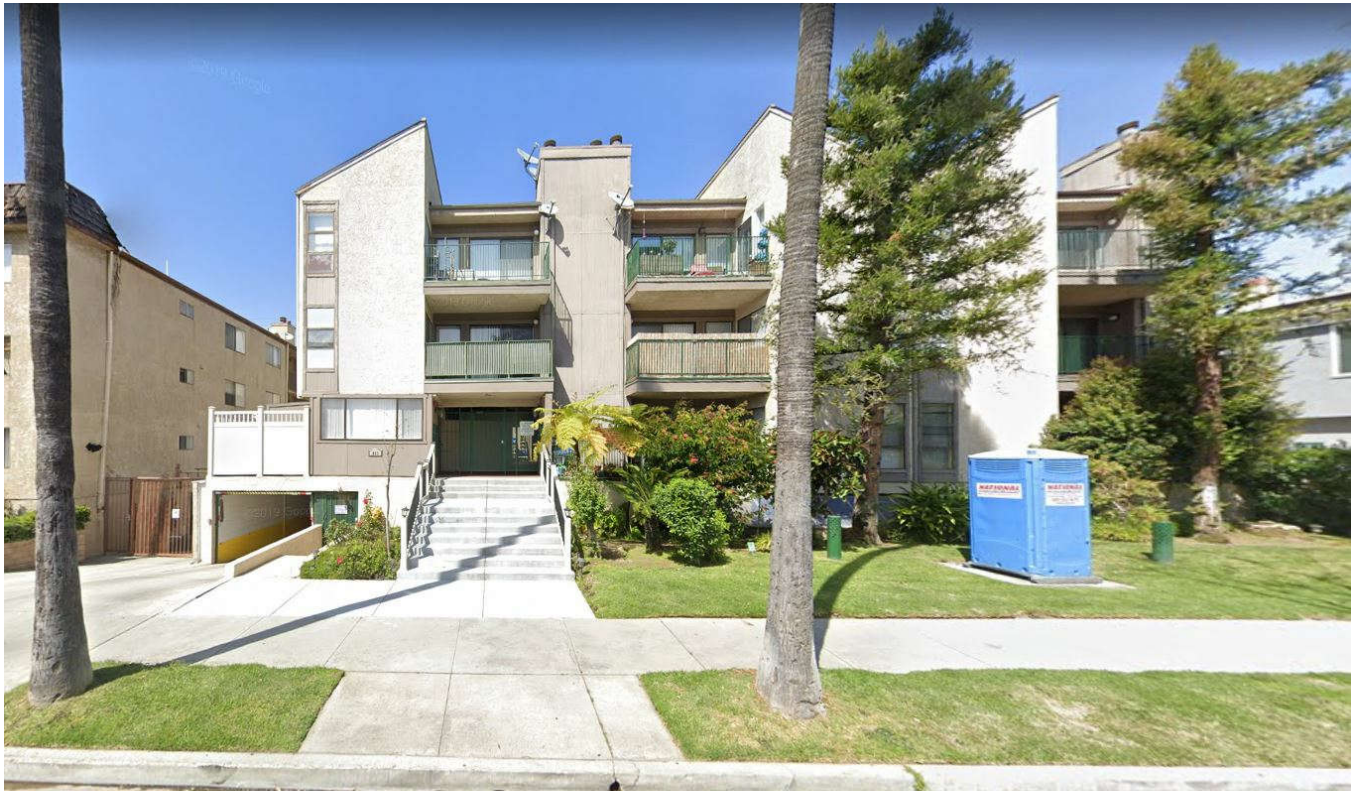
23. 451 IVY ST., GLENDALE, CA 91204



PHOTOGRAPHIC SURVEY KEY MAP

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2021

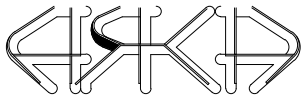
<div> ARPA Technology Group Structural Engineering Civil Engineering Risk Mitigation 802 Portola Ave. Glendale, CA, 91206 Phone: (818) 434-1708 Fax: (818) 252-1370 Web: www.arka-i.com</div>			
PROJECT TITLE: 2 STORY 4 UNIT APARTMENT 426 Ivy St Glendale, CA 91204			
JOB NO.:	2018-115	SHEET TITLE: PHOTOGRAPHIC SURVEY	
DRAWN BY:	N.B.		
CHECKED BY:	A.M.		
DATE:			
SHEET NUMBER			
A-6.16			
SHEETS		OF	



PHOTOGRAPHIC SURVEY KEY MAP

24. 453 IVY ST., GLENDALE, CA 91204

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2021

			
ARPA Technology Group Structural Engineering Civil Engineering Risk Mitigation			
802 Portola Ave. Glendale, CA, 91206 Phone: (818) 434-1708 Fax: (818) 252-1370 Web: www.arka-i.com			
PROJECT TITLE: 2 STORY 4 UNIT APARTMENT 426 Ivy St Glendale, CA 91204			
JOB NO.: 2018-115	DRAWN BY: N.B.	CHECKED BY: A.M.	SHEET TITLE: PHOTOGRAPHIC SURVEY
DATE:			
SHEET NUMBER A-6.17			
SHEETS OF			