



## CITY OF GLENDALE, CA

### DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

**March 31, 2022**

*Decision Date*

**3332 Reta Street**

*Address*

**Administrative Design Review (ADR)**

*Review Type*

**5602-015-015**

*APN*

**PDR 2116053**

*Case Number*

**Marine Demirjian**

*Applicant*

**Vista Ezzati**

*Case Planner*

**Narbeh and Lena Harutunian**

*Owner*

#### Project Summary

The applicant is proposing a 560 square-foot addition to the front of an existing one-story, 1,660 square-foot single-family residence (originally constructed in 1954) with an attached two-car garage on a 6,240 square-foot lot located in the R1 (FAR District II) Zone.

#### Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 (e)(1) of the State CEQA Guidelines because the proposed addition to the existing structure will not result in an increase of more than 2,500 square-feet of floor area.

#### Existing Property/Background

Originally developed in 1954, the project site is a 6,240 square-foot interior lot with frontage on Reta Street. The site is currently developed with a 1,660 square-foot single-family residence with an attached two-car garage located at the front of the house and directly facing the street. Access to the existing garage is from a driveway located along Reta Street that will be maintained. The lot features a gradual slope downward from Reta Street towards the rear of the property which is common in this area.

#### Staff Recommendation

Approve with Conditions

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#### Last Date Reviewed / Decision

First time submittal for final review.

**Zone: RI      FAR District: II**

Although this design review does not convey final zoning approval, the project has been

reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

### Active/Pending Permits and Approvals

None.

### 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	6,900 sq. ft.	5,630 sq. ft. – 9,284 sq. ft.	6,240 sq. ft.
Setback	24.64 feet	6 feet – 40 feet	25'-0"
House size	1,956 sq. ft.	1,291 sq. ft. – 5,968 sq. ft.	2,220 sq. ft.
Floor Area Ratio	0.29	0.15 – 0.80	0.36
Number of stories	16 homes are 1-story & 5 homes are 2-stories	1 to 2-stories	1-story

## DESIGN ANALYSIS

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### 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



### **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

### **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 proposed addition to the front of the house modifies the original building footprint in an appropriate manner with the house centrally sited on the lot.
- The addition will infill an existing recessed area along the front façade and bring the entry and living area closer to the street.
- The addition to the house will be setback 25’-0” from the front property line. Currently, the living area of the house has a 36’-0” street-front setback, and the existing garage to remain is setback 25’-0”.
- The existing landscaping is proposed to be maintained as part of the proposal, and no other site changes are proposed.

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### **Massing and Scale**

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

#### **Building Relates to its Surrounding Context**

☒ **yes**    ☐ **n/a**    ☐ **no**

*If “no” select from below and explain:*

- ☐ Appropriate proportions and transitions
- ☐ 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:

- Overall, the mass, height, proportions and architectural concept of the proposal is consistent with the existing residence.
- The massing of the addition is broken up by changes in the façade planes, with the addition setback a minimum of 25'-0", and additional setbacks of 1'-0" and 3'-0".
- The immediate neighborhood features a combination of one- and two- story single-family residences and the subject property will remain one-story.
- The addition features a Dutch gable roof that is designed to match the existing house, and a new gable roof with detailing that complements the overall building design. The design will maintain the existing 3:12 roof pitch for the addition.

- Overall, the roof forms reinforce the design concept, with the exception of the siding in the center gable that is designed to mimic the detailing of the Dutch gable roof forms. Staff is recommending a condition of approval that the horizontal siding in the center gable continues down and terminates where it meets with the adjacent roof form.

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## Design and Detailing

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

### Overall Design and Detailing

☒ **yes**   ☐ **n/a**   ☐ **no**

*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

### 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

The window schedule indicates that a new sill and frame will be built, but no other information is provided. Staff is recommending a condition of approval that the applicant provide vertical and horizontal window section details for staff review and approval that show a recess, wood sill, and frame that matches the Traditional style of the residence.

### 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

**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

**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:

- Overall, the addition’s design and detailing are compatible with the appearance of the existing, Traditional-styled house and consistent with the existing style through the use of similar materials, windows and colors.

- The new entry is recessed and integrated appropriately in the design, and avoids a sense of monumentality. The new wood panel door is compatible with the design of the house.
  - The new windows are vinyl, with a combination of single-hung, casement and fixed. One slider window is proposed along the east elevation to accommodate egress requirements for Building and Safety, however, this window will have limited visibility. Staff is recommending a condition of approval that the applicant provide vertical and horizontal window section details that show the required recess, sill, and frame.
  - The addition will feature a composite shingle roof and stucco finishes to match the existing house. The new roof forms will feature wood siding in the gables to match the current condition of the house, and a new stone veneer wainscoting.
  - At the entry, a new walkway is proposed with decorative concrete pavers that complement the overall design.
  - The proposal does not include any exterior lighting, and the existing equipment is adequately screened.
  - The new downspouts for the addition are appropriately located.
- 

### **Recommendation / Draft Record of Decision**

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

#### **Conditions**

1. Revise the design of the center gable so that the horizontal siding continues down and terminates appropriately.
  2. Provide vertical and horizontal window section details that show the required recess, sill, and frame.
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### **Attachments**

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



# HARUTUNIAN RESIDENCE

3 3 3 2 R E T A S T R E E T , G L E N D A L E , C A 9 1 2 1 4



## SURVEYOR

CAL LAND ENGINEERING, INC.

576 Lambert Road, Brea, CA 92821  
p. 714.671.1050 | e. jason@callandeng.com

## ARCHITECT/DESIGNER

LIPPICH DESIGN ARCHITECTS  
PROJECT MANAGER: MARINE DEMIRJIAN

14044 Ventura Blvd., Suite 301, Sherman Oaks, CA 91423  
p. 818.836.8588 | e. marine.lippichdesigngroup@gmail.com

## OWNER

LENA & NARBEH HARUTUNIAN

3332 Reta Street, Glendale, CA 91214  
p. 626.429.7544 | e. layvazian@gmail.com

## DEVELOPMENT STANDARDS

### REQUIREMENTS:

FLOOR AREA RATIO ALLOWED (.40 FAR): (.40 x 6,240 sq. ft.)	2,496 SF
LOT COVERAGE (40%): (.40 x 6,240 sq. ft.)	2,496 SF
PERMANENTLY LANDSCAPE OPEN SPACE (.40 FAR): (.40 x 6,240 sq. ft.)	2,496 SF
FRONT SETBACK:	25'
SIDE SETBACK:	4'

### PROPOSED:

STORIES:	1 STORY
1ST FLOOR ADDITION:	560 SF
EXISTING FLOOR AREA:	1,660 SF
NEW PROPOSED LOT COVERAGE:	2,220 SF (36%)
EXISTING LANDSCAPED OPEN SPACE TO REMAIN:	2,539 SF (40.6%)
FRONT SETBACK:	25'
SIDE SETBACK:	4' (EXISTING)

## PARKING TABULATION

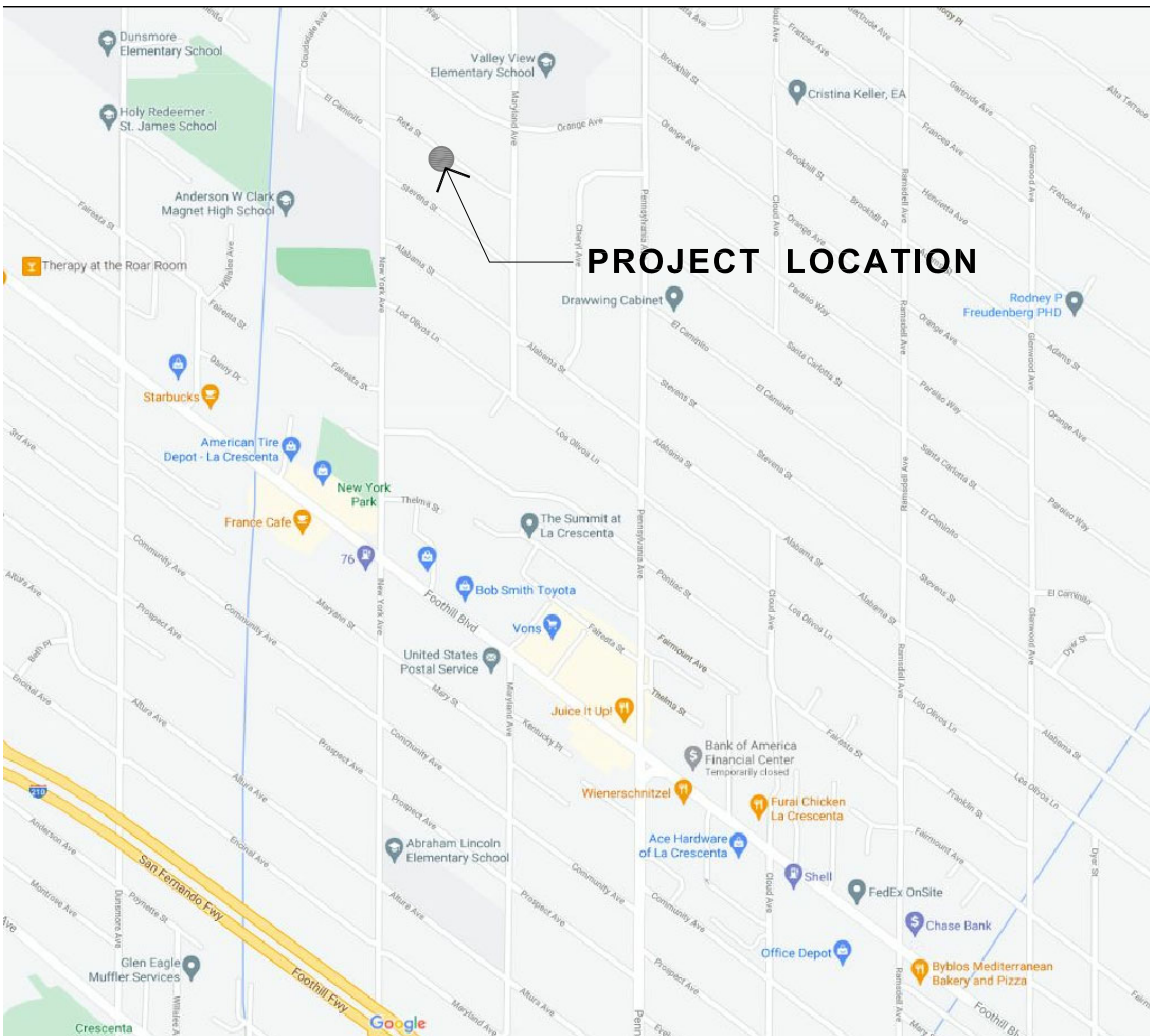
### PARKING REQUIRED:

2 COVERED SPACE(S)

### PARKING PROVIDED:

2 COVERED SPACE(S)

## VICINITY MAP



## PROJECT INFORMATION

### PROJECT ADDRESS:

3332 RETA STREET  
GLENDALE, CA

### A.P.N.:

5602-015-015

### PROJECT DESCRIPTION:

DEMOLISHING OF EXISTING KITCHEN. REMODEL OF ALL MUTUAL WALLS. ADDITION OF 560 SF. ADDITION INCLUDES NEW KITCHEN, NEW POWDER ROOM AND NEW MASTER SUITE WITH A BATHROOM.

### LEGAL DESCRIPTION:

A PORTION OF LOT 10 OF TRACT NO. 10239, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 146 PAGES 28 AND 29 OF MAPS, IN THE OFFICE OF COUNTY RECORDED OF SAID COUNTY.

### ZONING

R1-II

### TYPE OF CONSTRUCTION:

V-B

### TYPE OF OCCUPANCY:

R-3

### STORIES:

1 STORY

### BUILDING HEIGHT LIMIT:

25 FEET

### LOT AREA:

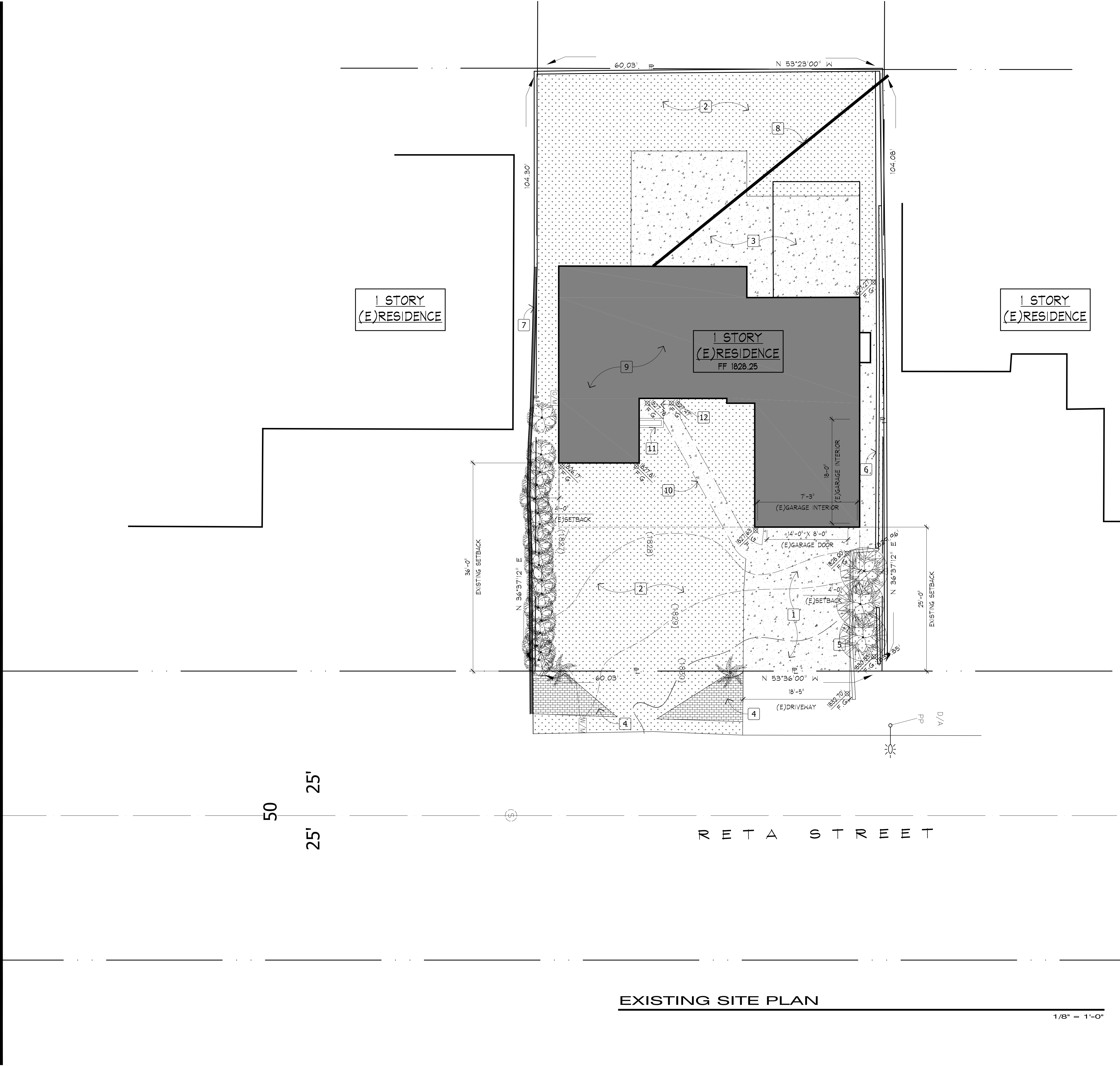
6,240 SQ. FT. (0.143 ACRE)

## SHEET INDEX

### ARCHITECTURAL

- A101 EXISTING SITE PLAN
- A102 PROPOSED SITE PLAN
- A103 SURVEY
- A104 PLOT PLAN
- A111 EXISTING FLOOR PLAN
- A112 PROPOSED FLOOR PLAN
- A121 EXISTING ROOF PLAN
- A122 PROPOSED ROOF PLAN
- A201 EXISTING F & R EXTERIOR ELEVATIONS
- A202 EXISTING R & L EXTERIOR ELEVATIONS
- A211 PROPOSED F & R EXTERIOR ELEVATIONS
- A212 PROPOSED R & L EXTERIOR ELEVATIONS
- A301 BUILDING SECTIONS A & B
- A401 ARCHITECTURAL DETAILS





SITE PLAN NOTES

- 1 EXISTING DRIVEWAY TO REMAIN.
- 2 EXISTING LANDSCAPE TO REMAIN.
- 3 EXISTING CONCRETE PLATFORM TO REMAIN.
- 4 EXISTING BRICK PAVERS TO REMAIN.
- 5 EXISTING 2' HIGH RETAINING WALL TO REMAIN.
- 6 EXISTING RETAINING WALL WITH WOOD FENCE TO REMAIN.
- 7 EXISTING 2' RETAINING WALL WITH 5' WOOD FENCE ON NEIGHBOR PROPERTY.
- 8 EXISTING POWER LINE TO BUILDING.
- 9 EXISTING BUILDING TO REMAIN. INTERIOR REMODEL.
- 10 EXISTING WALK WAY TO BE DEMOLISHED.
- 11 EXISTING PLANTER TO BE DEMOLISHED.
- 12 EXISTING CONCRETE PLATFORM TO BE DEMOLISHED.

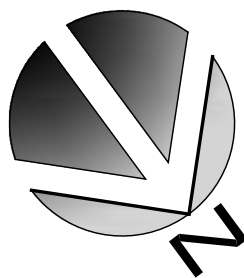
LANDSCAPE LEGEND

- COLUMNAR TREE
- PALM TREE
- DECIDUOUS TREE

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

EXISTING SITE PLAN

1/8" = 1'-0"



LESLEIE LIPPICH ARCHITECT

ARCHITECTURE + DESIGN + PLANNING  
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SHEET TITLE

SITE PLAN

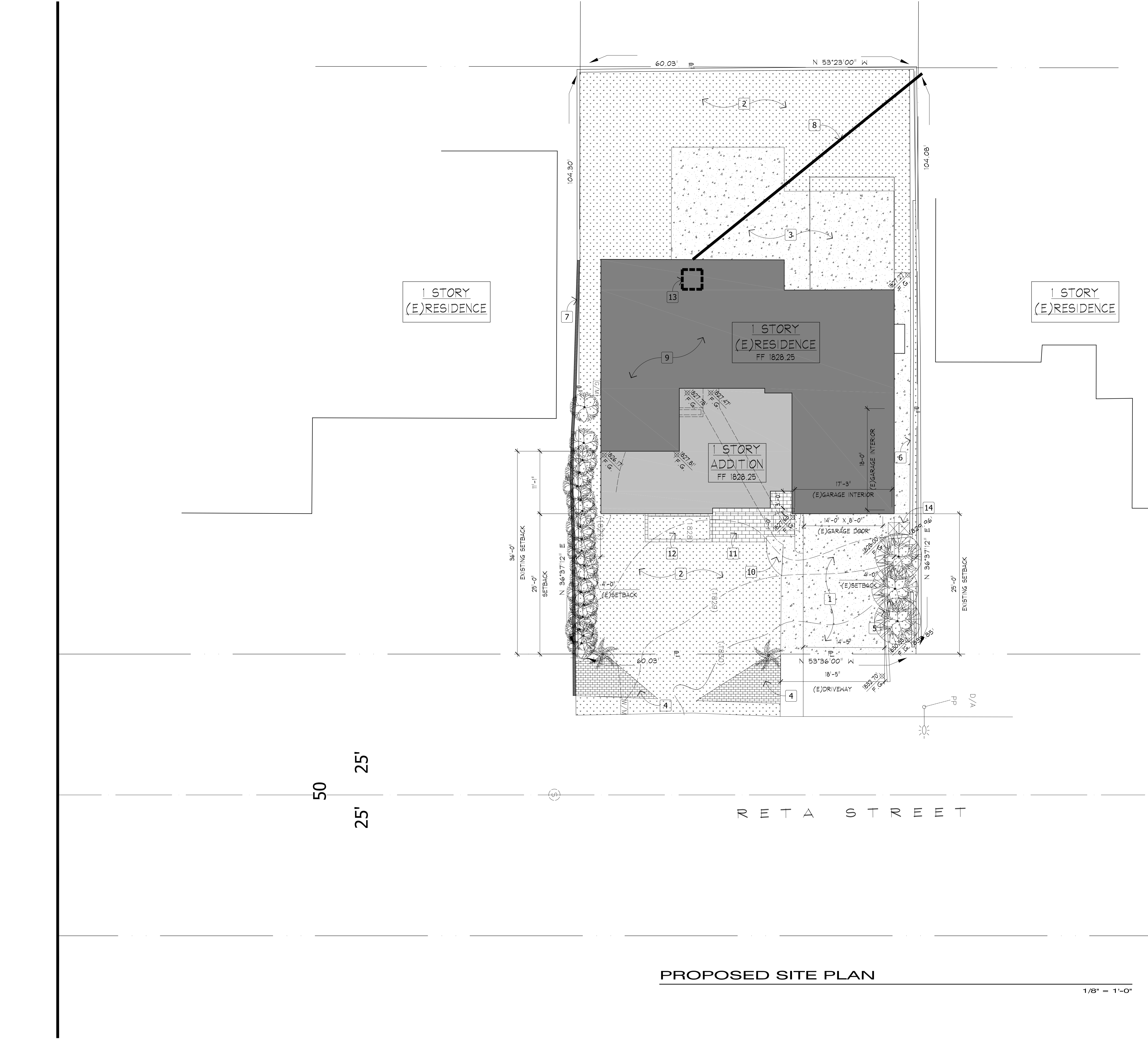
REVISIONS

JOB NO : 108  
DATE : 04.06.2021  
DRAWN :

HARUTUNIAN  
RESIDENCE  
ADDITION  
3332 RETA ST.  
GLENDALE, CA 91214

SHEET NO

A101



SITE PLAN NOTES

- 1 EXISTING DRIVEWAY TO REMAIN.
- 2 EXISTING LANDSCAPE TO REMAIN.
- 3 EXISTING CONCRETE PLATFORM TO REMAIN.
- 4 EXISTING BRICK PAVERS TO REMAIN.
- 5 EXISTING 2' HIGH RETAINING WALL TO REMAIN.
- 6 EXISTING RETAINING WALL WITH WOOD FENCE TO REMAIN.
- 7 EXISTING 2' RETAINING WALL WITH 5' WOOD FENCE ON NEIGHBOR PROPERTY.
- 8 EXISTING POWER LINE TO BUILDING.
- 9 EXISTING BUILDING TO REMAIN. INTERIOR REMODEL.
- 10 NEW WALKWAY.
- 11 NEW PLATFORM WITH SLATE TILE.
- 12 NEW PLANTER.
- 13 EXISTING AC UNIT ON ROOF TO REMAIN.
- 14 EXISTING TRASH LOCATION TO REMAIN.

LANDSCAPE LEGEND

- COLUMNAR TREE
- PALM TREE
- DECIDUOUS TREE

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

LESLEIE LIPPICH ARCHITECT

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SHEET TITLE	SITE PLAN	
	JOB NO :	REVISIONS
	108	
	DATE :	10.15.2021
	DRAWN :	

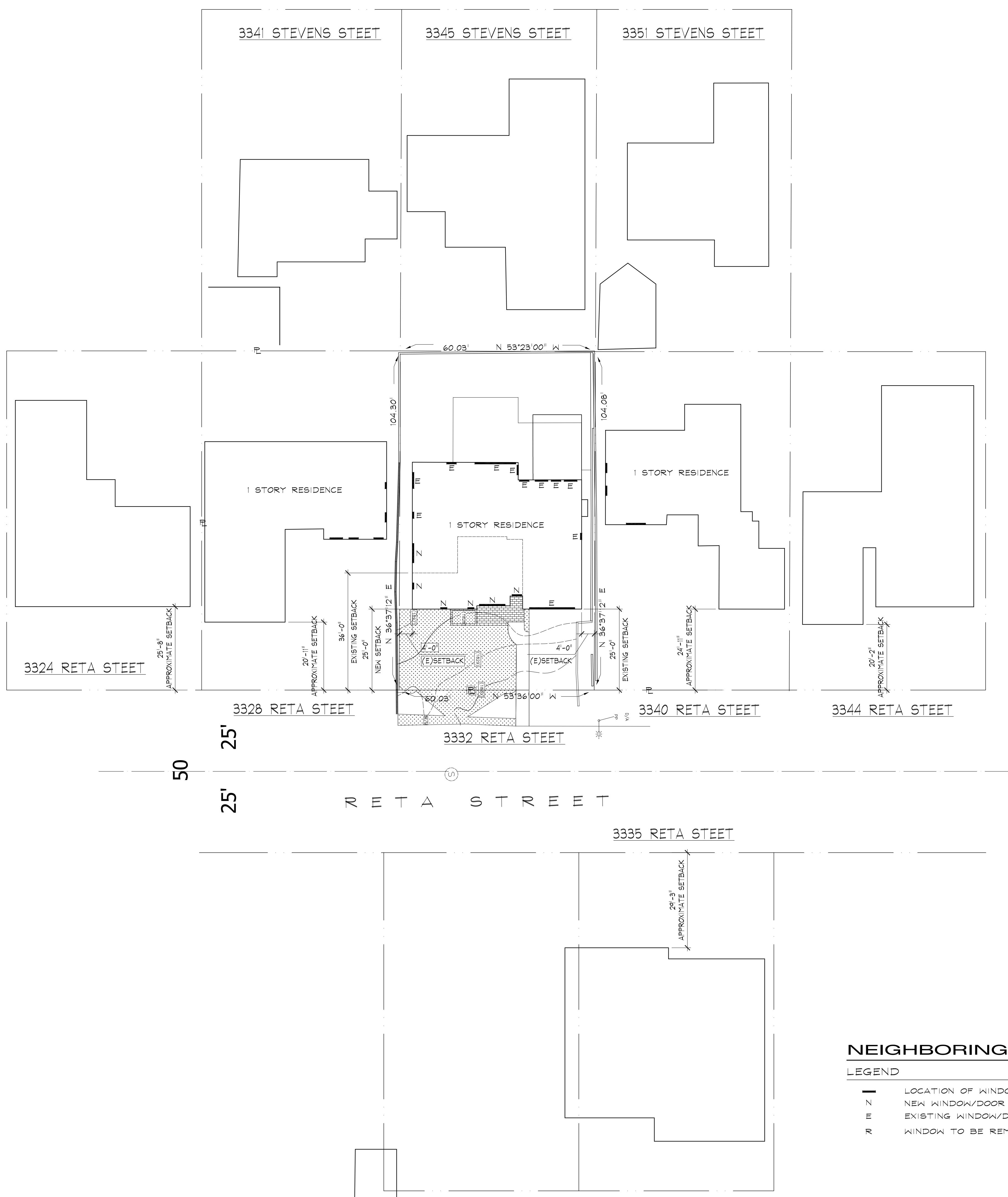
HARUTUNIAN RESIDENCE ADDITION

3332 RETA ST.  
GLENDALE, CA 91214

SHEET NO

A102



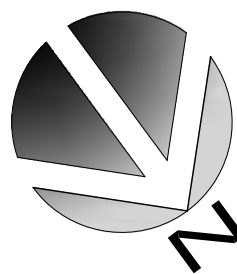


NEIGHBORING PROPERTIES

LEGEND

- LOCATION OF WINDOW/DOOR
- N NEW WINDOW/DOOR
- EXISTING WINDOW/DOOR
- WINDOW TO BE REMODELED

1/16" = 1'-0"



HARUTUNIAN  
RESIDENCE  
ADDITION

3332 RETA ST.  
GLENDALE, CA 91214

PLOT PLAN

SHEET  
TITLE

REVISIONS

JOB NO : 108  
DATE : 08.09.2021  
DRAWN :

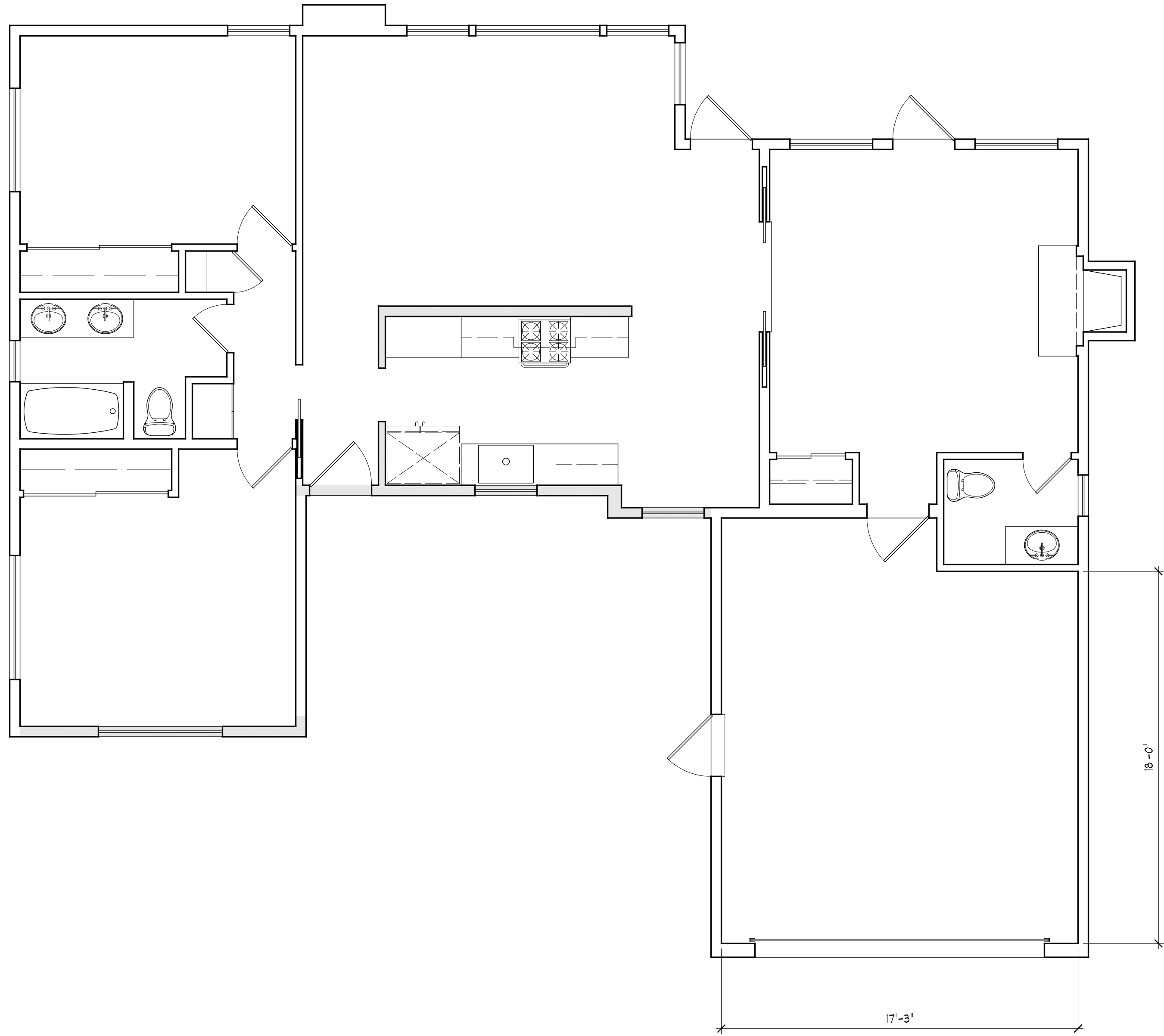
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SHEET NO

A104



EXISTING FLOOR PLAN

LEGEND

AREA OF DEMO

1/4" = 1'-0"

DEMOLITION CALCULATION

A = 26 SF  
(AREA OF EXISTING WALLS TO BE DEMOLISHED)

B= 271 SF  
(AREA OF EXISTING ROOF TO DE DEMOLISHED)

C= 152 SF  
(TOTAL AREA OF EXISTING WALLS)

D= 2,001 SF  
(TOTAL AREA OF EXISTING ROOF)

$(A+B)/(C+D) = X$   
 $(26+271) / (152+2001)$   
 $297 / 2153 = 14\%$

SHEET TITLE	EXISTING FLOOR PLAN	
	JOB NO : 108	REVISIONS
	DATE : 04.28.2021	
	DRAWN :	

HARUTUNIAN  
RESIDENCE  
ADDITION  
3332 RETA ST.  
GLENDALE, CA

SHEET NO

A111

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WINDOW SCHEDULE

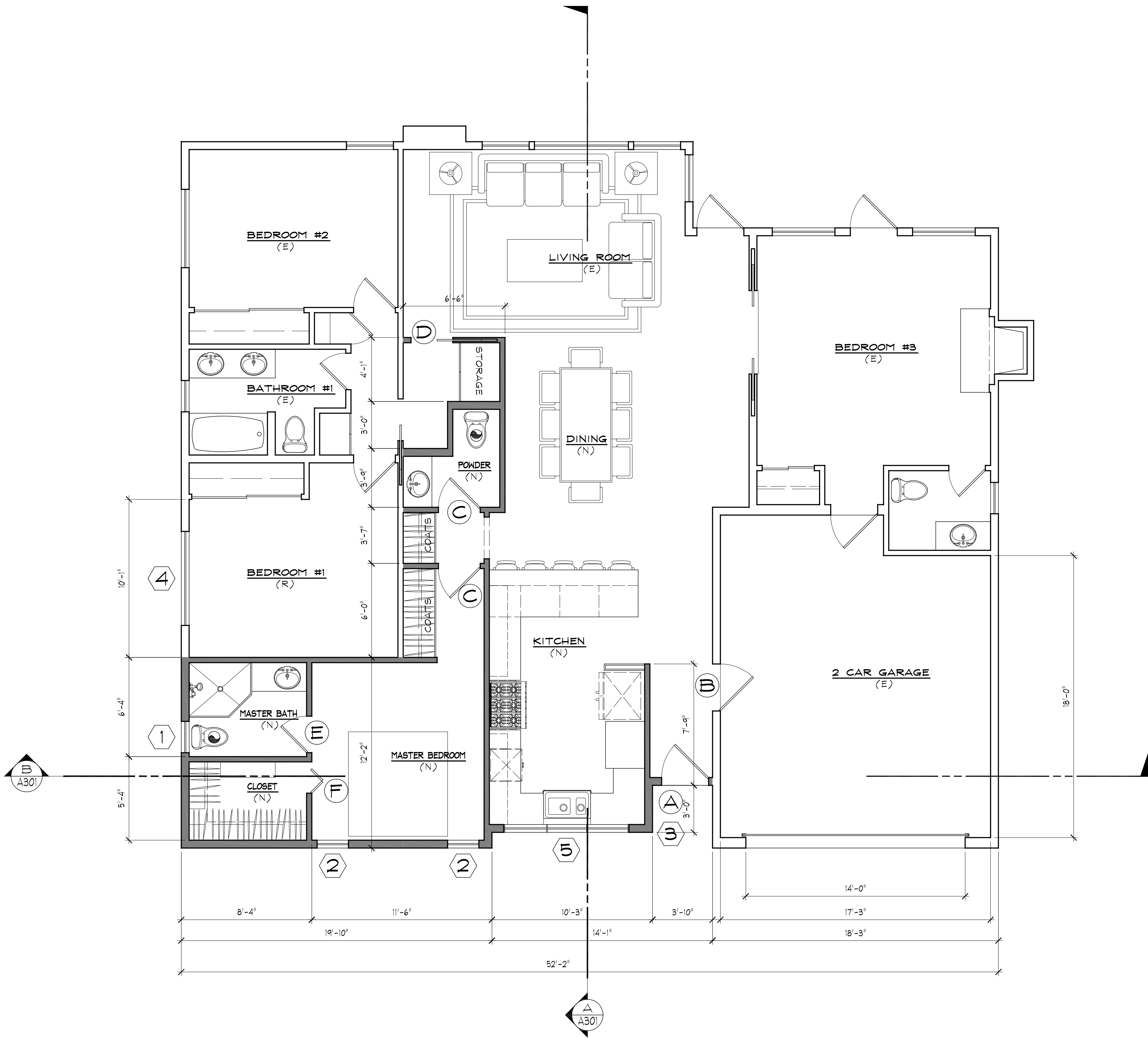
NO.	QUANTITY	NEW WIDTH X HEIGHT	NEW MATERIAL	VISIBLE FROM STREET Y/N	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (SDL) Y/N	NEW SILL # FRAME Y/N	NEW EDGE DETAIL	BEDROOM Y/N	ENERGY EFFICIENT Y/N	TEMPERED GLASS Y/N	FIRE HAZARD ZONE Y/N	MIN WIN 18" OF FLOOR OR 40" OF DOOR
1	1	2'-0"x3'-0"	VINYL	N	SINGLE HUNG	NAIL IN	N	Y	FLAT WOOD	N	Y	N	N	N
2	2	2'-0"x4'-6"	VINYL	Y	CASEMENT	NAIL IN	N	Y	FLAT WOOD	Y	Y	N	N	N
3	1	3'-0"x1'-0"	VINYL	Y	PICTURE TOP LIGHT	NAIL IN	N	Y	FLAT WOOD	N	Y	Y	N	Y
4	1	6'-0"x4'-0"	VINYL	N	SLIDING	Z-BAR	N	Y	FLAT WOOD	Y	Y	N	N	N
5	1	8'-0"x3'-6"	VINYL	Y	TRIPLE SINGLE HUNG	NAIL IN	N	Y	FLAT WOOD	N	Y	N	N	N

DOOR SCHEDULE

NO.	SIZE	RATING	TYPE	REMARKS
A	3'-0"x6'-8"	1HR	SOLID CORE	1,3,4,5
B	3'-0"x6'-8"	1HR	SOLID CORE	1,3,5
C	2'-8"x6'-8"	-	FRENCH DOOR	2
D	2'-8"x6'-8"	-	POCKET DOOR	2
E	2'-4"x6'-8"	-	FRENCH DOOR	2
F	2'-0"x6'-8"	-	BIFOLD DOOR	2

DOOR NOTES

- EXTERIOR DOOR (MAX. OPERATING FORCE SHALL NOT EXCEED 5 LBS)
- INTERIOR DOOR (MAX OPERATING FORCE SHALL NOT EXCEED 5 LBS)
- SECURITY OPENING
- MULLED WITH SIDELIGHT. SEE EXTERIOR ELEVATIONS.
- PROVIDE & INSTALL WEATHER STRIPING. ALL DOORS & MOISTURE PROTECTION SHALL BE INSTALLED PER DOOR MANUFACTURER'S SPECIFICATIONS. PROVIDE ASTRAGAL WHEN PAIRS OF DOORS ARE USED.

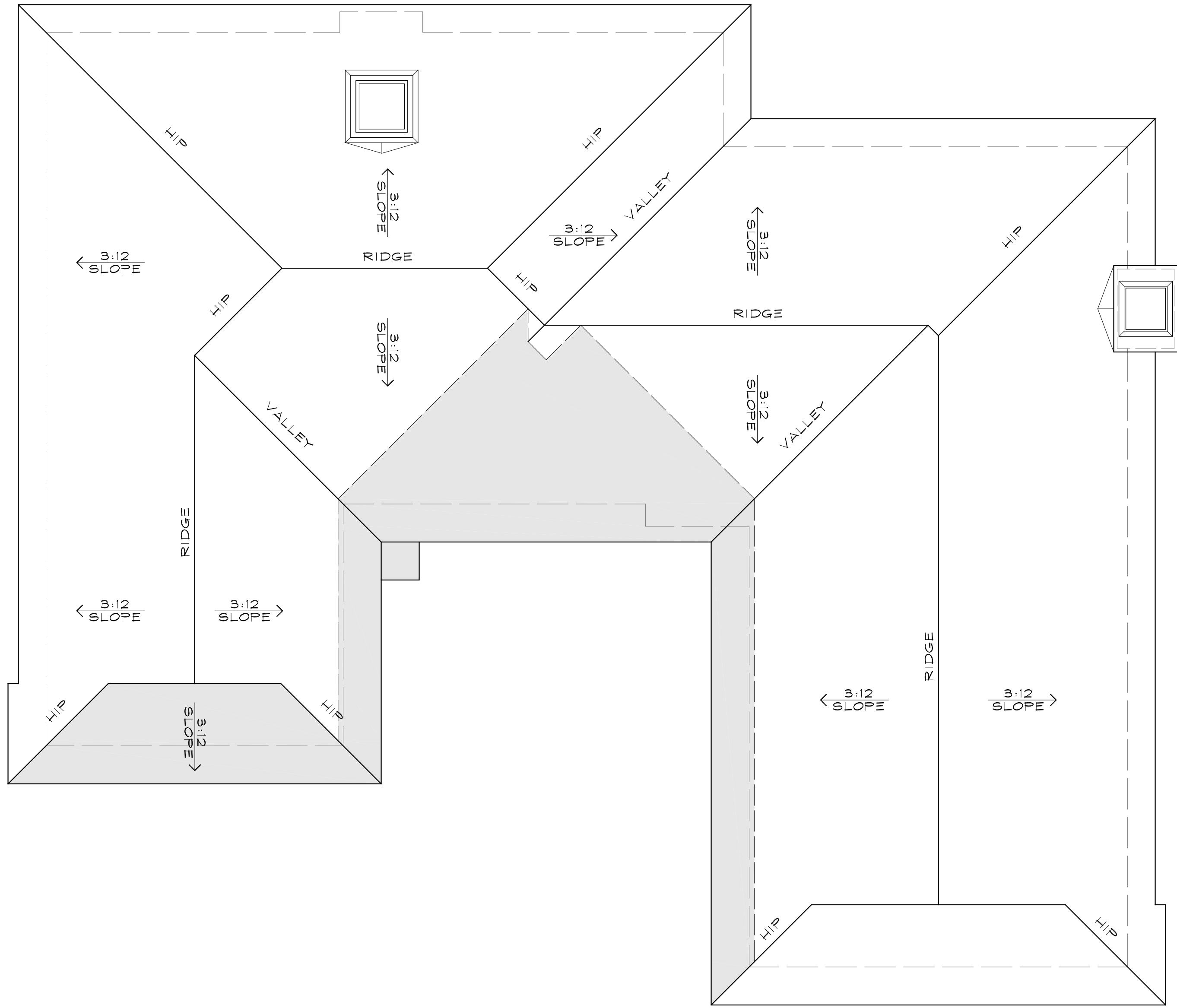


PROPOSED FLOOR PLAN

ADDITION : 585 SQ.FT.

WALL LEGEND

- TO BE DEMOLISHED
- EXISTING TO REMAIN
- NEW 2X4 STUDS @ 16" O.C.
- NEW 2X6 STUDS @ 16" O.C. PLUMBING WALL



### EXISTING FLOOR PLAN

#### LEGEND

- LINE OF DEMO BOUNDARIES
- AREA OF REMODEL AND DEMO

DEMO ROOF AREA : 272 SQ.FT.

1/4" = 1'-0"

### DEMOLITION CALCULATION

A = 26 SF  
(AREA OF EXISTING WALLS TO BE DEMOLISHED)

B = 271 SF  
(AREA OF EXISTING ROOF TO DE DEMOLISHED)

C = 152 SF  
(TOTAL AREA OF EXISTING WALLS)

D = 2,001 SF  
(TOTAL AREA OF EXISTING ROOF)

$(A+B)/(C+D) = X$   
 $(26+271) / (152+2001)$   
 $297 / 2153 = 14\%$

HARUTUNIAN  
RESIDENCE  
ADDITION  
3332 RETA ST.  
GLENDALE, CA

SHEET NO

A121

SHEET TITLE EXISTING ROOF PLAN

JOB NO : 108

DATE : 4.28.2020

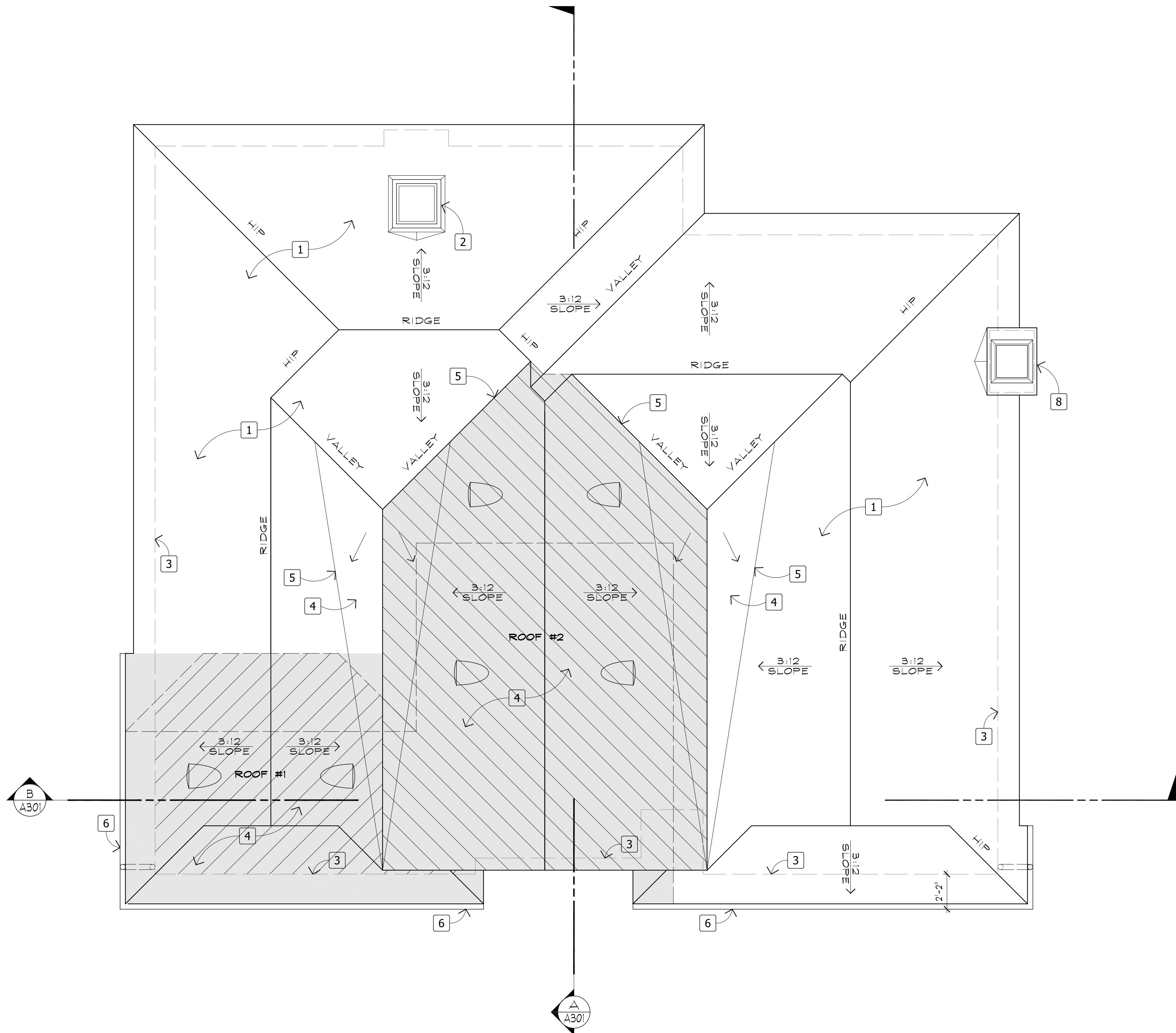
DRAWN :

REVISIONS

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PROPOSED FLOOR PLAN

NEW ROOF : 733 SQ.FT.

LEGEND

- LINE OF PREVIOUS ROOF
- ===== AREA OF NEW ROOF

1/4" = 1'-0"

ROOF PLAN NOTES

- 1 EXISTING ROOF TO REMAIN.
- 2 EXISTING AC UNIT TO REMAIN.
- 3 LINE OF EXTERIOR WALL BELOW.
- 4 NEW ROOF TO MATCH EXISTING, BY OWEN CORNING, LAMINATE ARCHITECTURAL ROOFING SHINGLES IN OAKRIDGE DESSERT TAN.
- 5 VALLEY FLASHING, TYPICAL THROUGHOUT.
- 6 PAINTED WHITE ALUMINUM GUTTER CONTINUOUS AT PERIMETER OF ROOF WITH PAINTED WHITE ALUMINUM DOWNSPOUTS
- 7 SIDEWALL FLASHING.
- 8 EXISTING FIREPLACE TO REMAIN.

ATTIC VENTILATION TABULATION

OPENINGS SHALL HAVE 1/8" CORROSION RESISTANT METAL MESH COVERING. EACH DORMER VENT PROVIDES 1.0 SQ.FT. OF NET FREE AREA. THE DORMER VENTS SHOWN HERE ARE SYMBOLIC. LOCATION OF VENTS SHALL BE VERIFIED BY CONTRACTOR PER ABOVE SPECIFICATION & ATTIC VENTILATION TABLE BELOW.

ROOF #1: 186 SQ. FT. 1/20 = 1.24 SQ. FT. / 1 SQ. FT. PER ATTIC VENT  
2 ATTIC VENTS REQUIRED  
ROOF #2: 547 SQ. FT. 1/10 = 3.65 SQ. FT. / 1 SQ. FT. PER ATTIC VENT  
4 ATTIC VENTS REQUIRED

HARUTUNIAN  
RESIDENCE  
ADDITION  
3332 RETA ST.  
GLENDALE, CA

PROPOSED ROOF PLAN

SHEET  
TITLE

REVISIONS

JOB NO : 108

DATE : 10.15.2021

DRAWN :

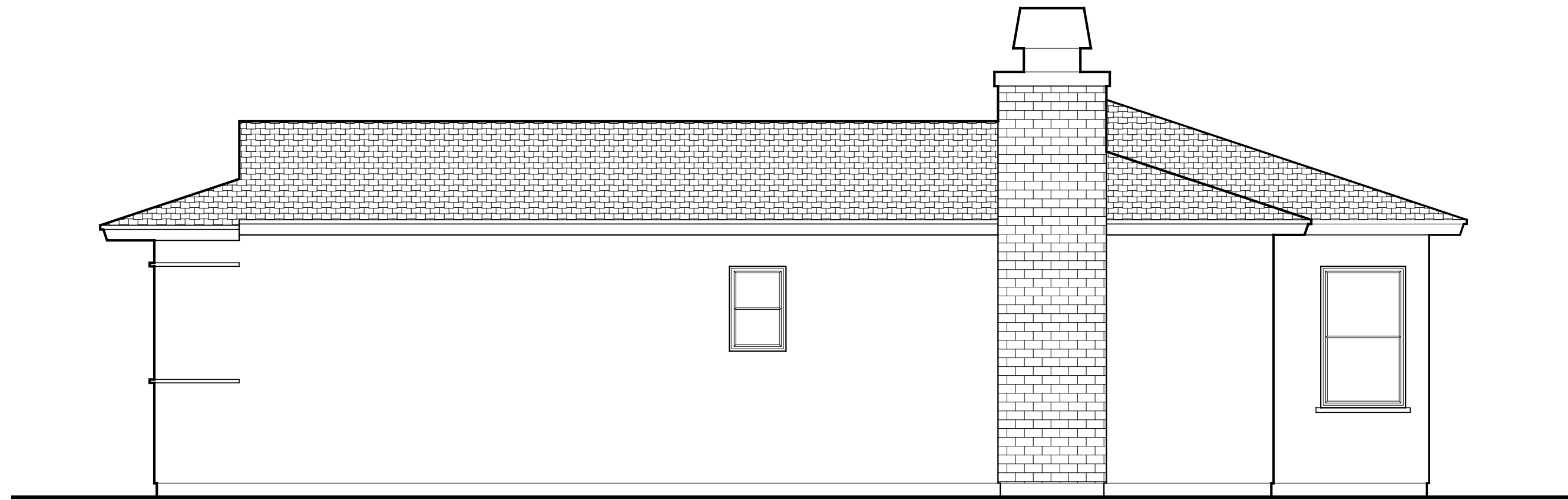
LESLIE LIPPICH ARCHITECT

ARCHITECTURE + DESIGN + PLANNING

14044 Ventura Boulevard, Suite 301, Sherman Oaks California 91423  
p. 818.591.2655 | f. 818.465.3711 | e. lippicharchitect@msh.com

SHEET NO

A122



EXISTING RIGHT ELEVATION

1/4" = 1'-0"



EXISTING FRONT ELEVATION

1/4" = 1'-0"

HARUTOUNIAN  
RESIDENCE  
ADDITION  
3332 RETA ST.  
GLENDALE, CA

EXTERIOR ELEVATIONS

REVISIONS

JOB NO : 108

DATE : 04.28.2021

DRAWN :

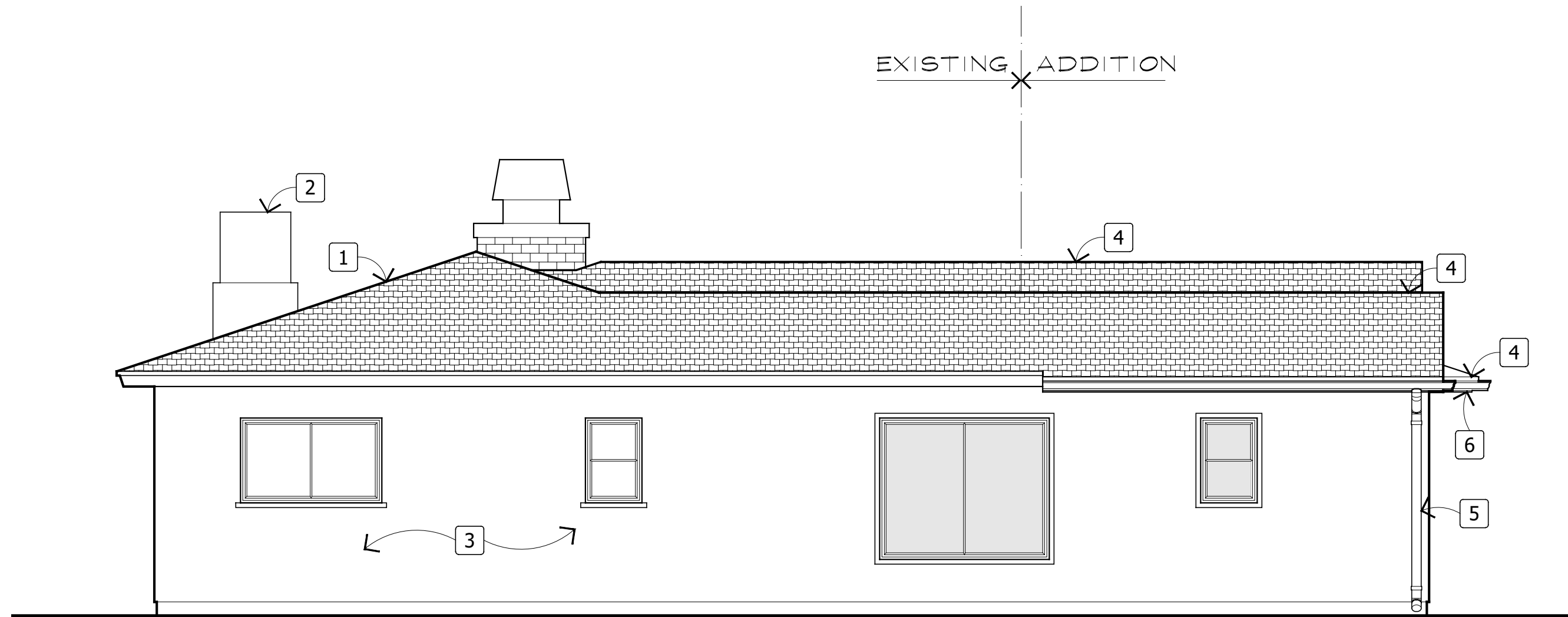
LESLIE LIPPICH ARCHITECT

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14044 Ventura Boulevard, Suite 301, Sherman Oaks California 91423  
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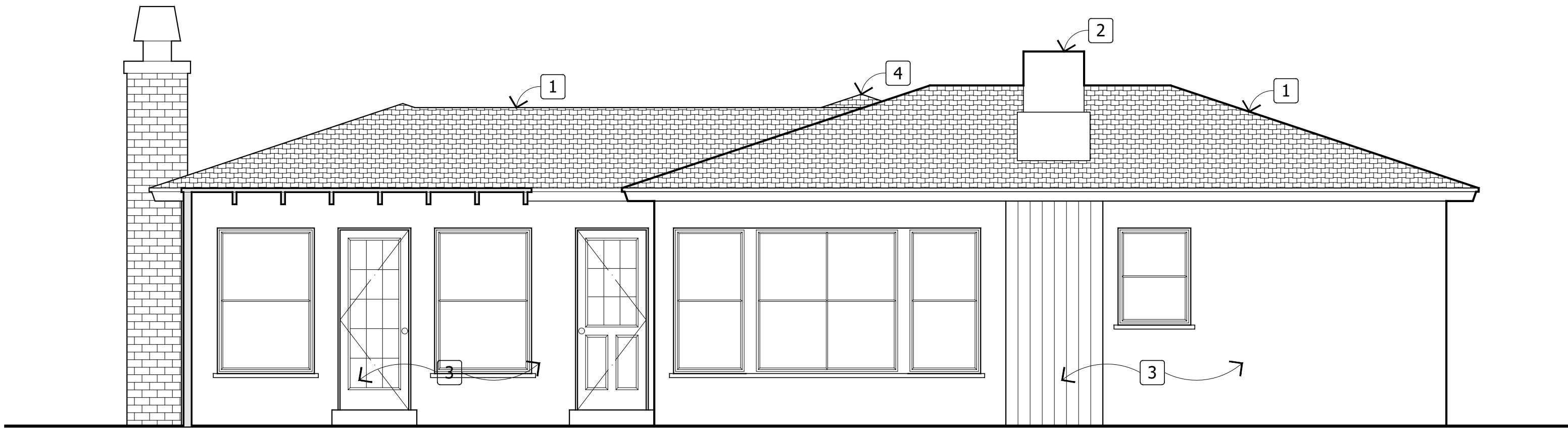
SHEET NO

A201



PROPOSED LEFT ELEVATION

1/4" = 1'-0"



PROPOSED REAR ELEVATION

1/4" = 1'-0"

ELEVATION NOTES

- EXISTING ROOF TO REMAIN.
- EXISTING AC UNIT TO REMAIN.
- EXISTING BUILDING TO REMAIN.
- NEW ROOF TO MATCH EXISTING, BY OWEN CORNING, LAMINATE ARCHITECTURAL ROOFING SHINGLES IN OAKRIDGE DESSERT TAN.
- PAINTED WHITE ALUMINUM GUTTER CONTINUOUS AT PERIMETER OF ROOF WITH PAINTED WHITE ALUMINUM DOWNSPOUTS
- FASCIA, PAINTED WHITE WOOD.
- WOOD STAINED IN "WEATHERED OAK" TRIM. SEE DETAIL.
- STONE VENEER IN RANDOM ASHLAR PATTERN IN CHARCOAL COUNTRY COLOR BY FOND DU LUC STONE INC.
- STUCCO PAINTED "ASH, PPG1076-2" BY GLIDDEN.
- SLATE STONE FLOOR TO MATCH EXISTING.
- STONE CAP IN SLATE STONE TO MATCH EXISTING.

LESLE LIPPICH ARCHITECT

ARCHITECTURE + DESIGN + PLANNING

14044 Ventura Boulevard, Suite 301, Sherman Oaks California 91423  
p. 818.691.2655 | f. 818.465.3711 | e. lippicharchitect@msh.com

EXTERIOR ELEVATIONS

REVISIONS

JOB NO : 108

DATE : 08.09.2021

DRAWN :

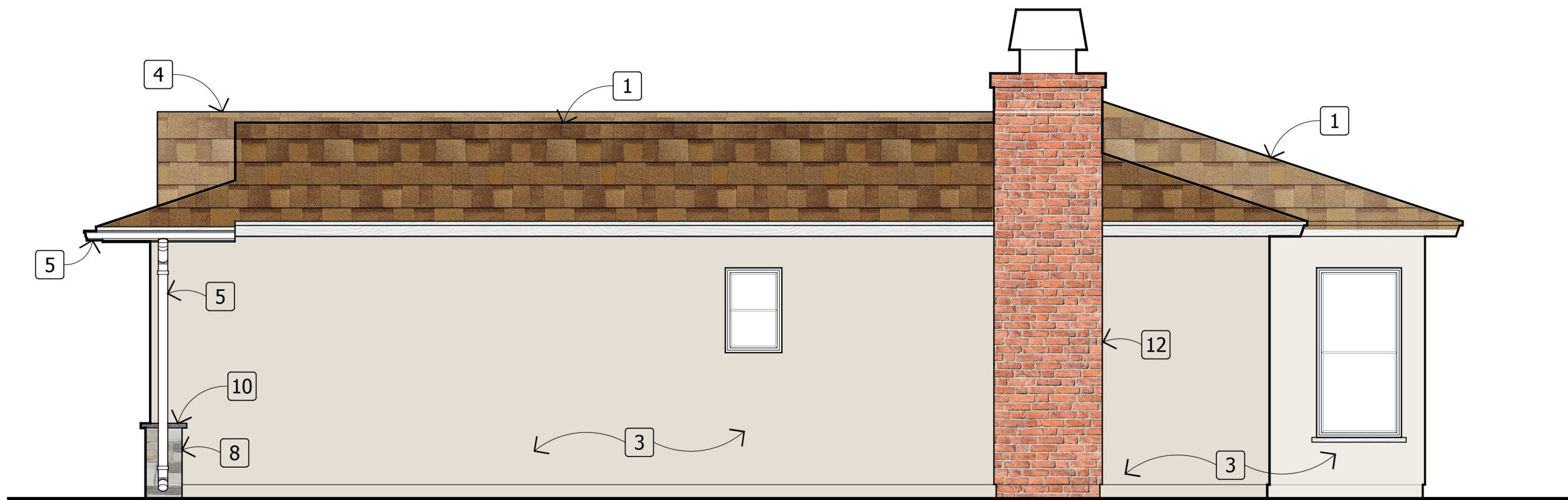
HARUTOUNIAN  
RESIDENCE  
ADDITION

3332 RETA ST.  
GLENDALE, CA

SHEET NO

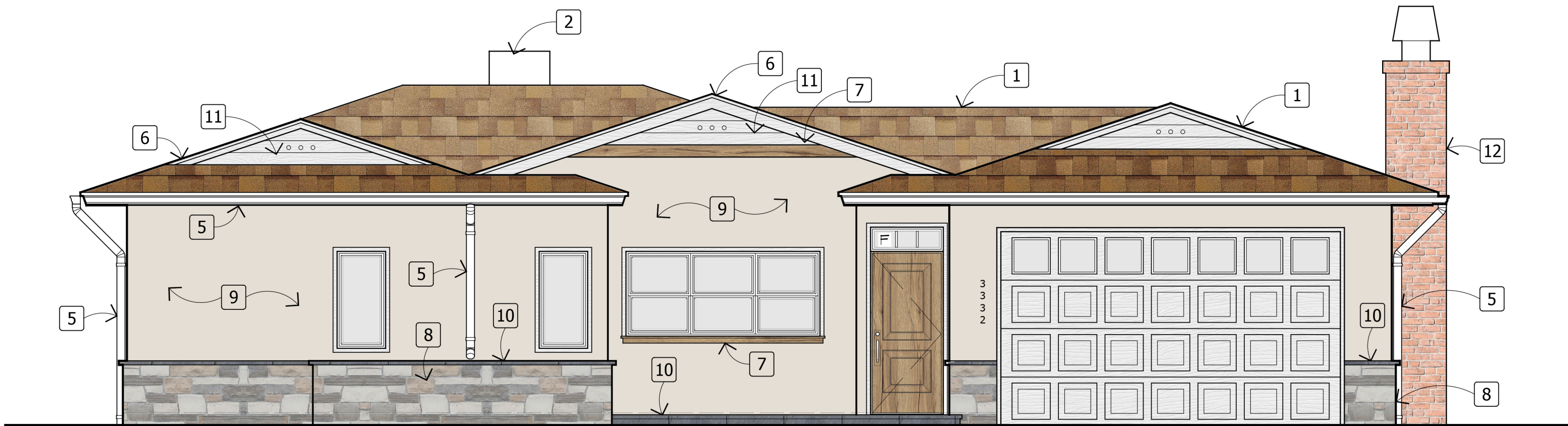
A212





PROPOSED RIGHT ELEVATION

1/4" = 1'-0"



PROPOSED FRONT ELEVATION

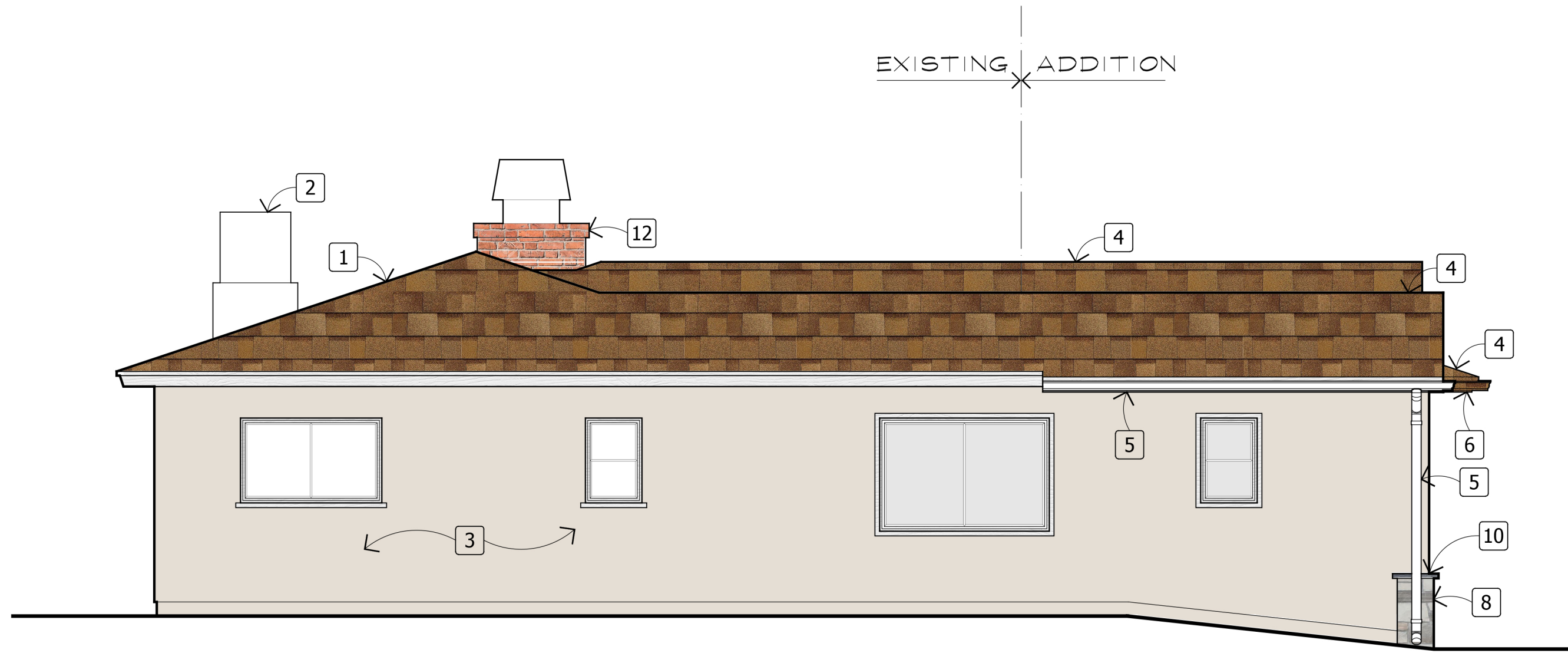
1/4" = 1'-0"

ELEVATION NOTES

- 1 EXISTING ROOF TO REMAIN.
- 2 EXISTING AC UNIT TO REMAIN.
- 3 EXISTING BUILDING TO REMAIN.
- 4 NEW ROOF TO MATCH EXISTING, BY OWEN CORNING, LAMINATE ARCHITECTURAL ROOFING SHINGLES IN OAKRIDGE DESSERT TAN.
- 5 WHITE PAINTED ALUMINUM GUTTER CONTINUOUS AT PERIMETER OF NEW ROOF WITH WHITE PAINTED ALUMINUM DOWNSPOUTS
- 6 FASCIA, PAINTED WOOD IN WHITE TO MATCH EXISTING.
- 7 WOOD STAINED IN "WEATHERED OAK" TRIM. SEE DETAIL.
- 8 STONE VENEER IN RANDOM ASHLAR PATTERN IN CHARCOAL COUNTRY COLOR BY FOND DU LUC STONE INC.
- 9 STUCCO PAINTED "ASH, PPG1076-2" BY GLIDDEN.
- 10 GRAY DUTCH STONE CONCRETE PAVERS BY NANTUCKET PAVERS.
- 11 WHITE WOOD SIDING TO MATCH EXISTING.
- 12 EXISTING FIREPLACE TO REMAIN.

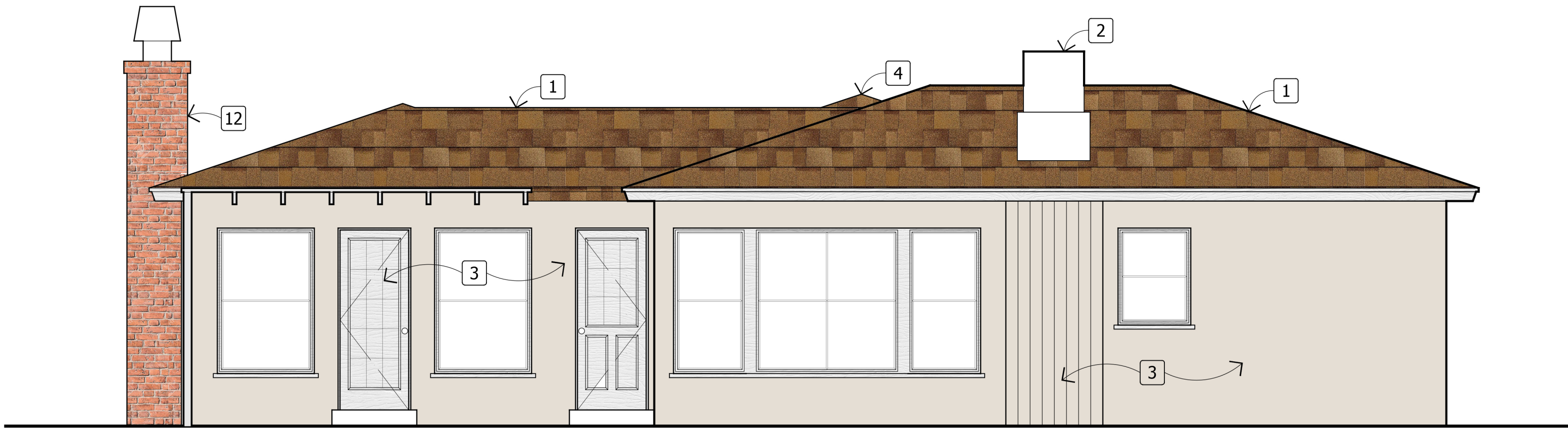
SHEET TITLE	EXTERIOR ELEVATIONS	
	JOB NO : 108	REVISIONS
	DATE : 10.15.2021	
	DRAWN :	





PROPOSED LEFT ELEVATION

1/4" = 1'-0"



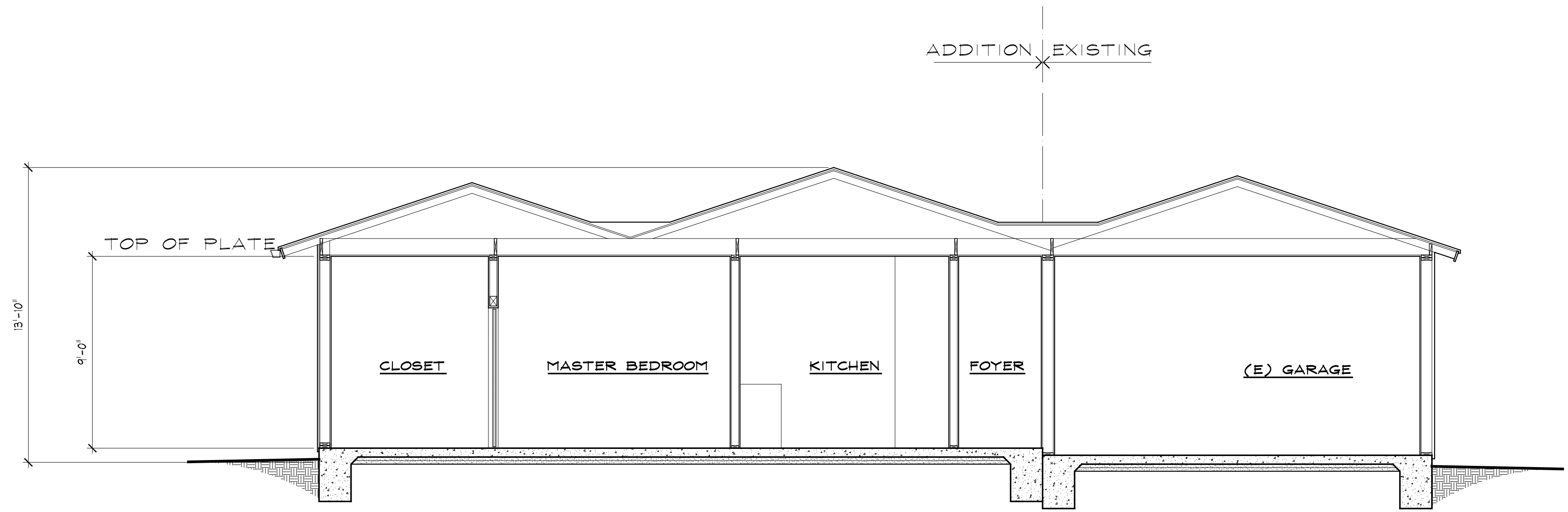
PROPOSED REAR ELEVATION

1/4" = 1'-0"

ELEVATION NOTES

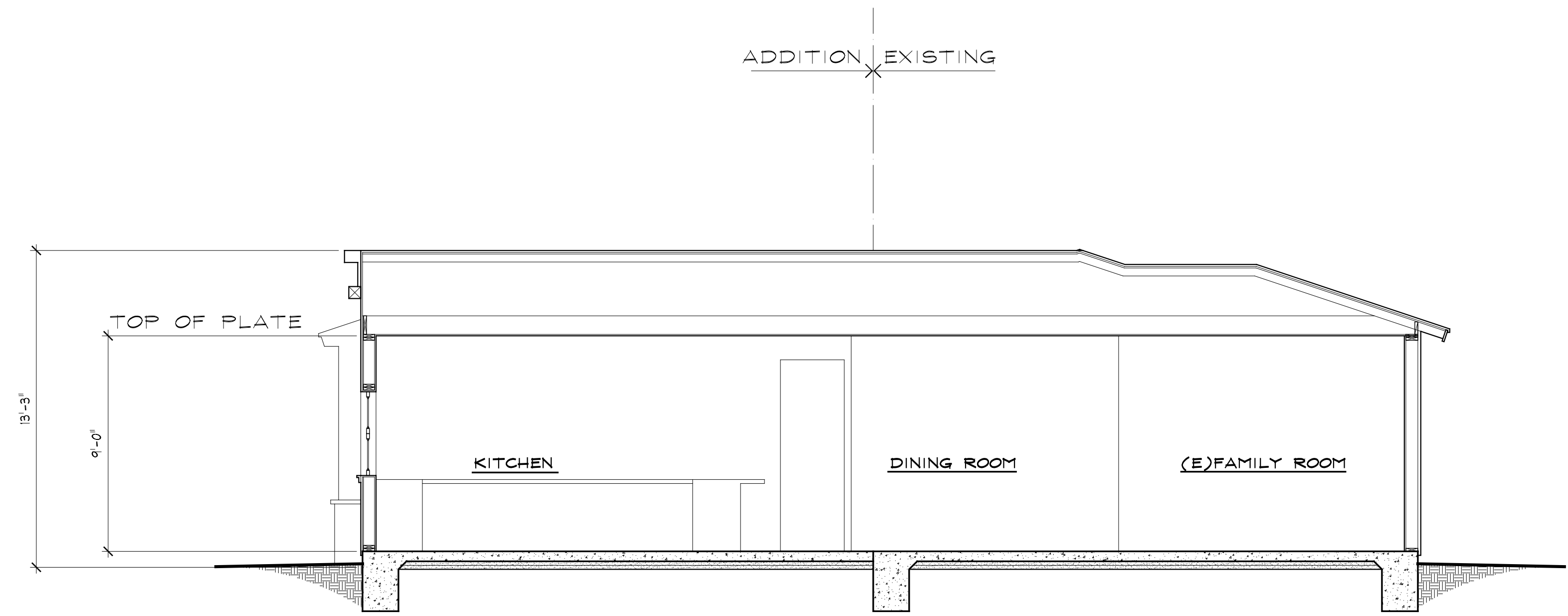
- 1 EXISTING ROOF TO REMAIN.
- 2 EXISTING AC UNIT TO REMAIN.
- 3 EXISTING BUILDING TO REMAIN.
- 4 NEW ROOF TO MATCH EXISTING, BY OWEN CORNING, LAMINATE ARCHITECTURAL ROOFING SHINGLES IN OAKRIDGE DESSERT TAN.
- 5 WHITE PAINTED ALUMINUM GUTTER CONTINUOUS AT PERIMETER OF NEW ROOF WITH WHITE PAINTED ALUMINUM DOWNSPOUTS
- 6 FASCIA, PAINTED WOOD IN WHITE TO MATCH EXISTING.
- 7 WOOD STAINED IN "WEATHERED OAK" TRIM. SEE DETAIL.
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- 9 STUCCO PAINTED "ASH, PPG1076-2" BY GLIDDEN.
- 10 GRAY DUTCH STONE CONCRETE PAVERS BY NANTUCKET PAVERS.
- 11 WHITE WOOD SIDING TO MATCH EXISTING.
- 12 EXISTING FIREPLACE TO REMAIN.

SHEET TITLE	EXTERIOR ELEVATIONS	
	JOB NO : 108	REVISIONS
	DATE : 10.15.2021	
	DRAWN :	



SECTION A

1/4" = 1'-0"



SECTION B

1/4" = 1'-0"

HARUTOUNIAN  
RESIDENCE  
ADDITION  
3332 RETA ST.  
GLENDALE, CA

BUILDING SECTIONS

SHEET TITLE	JOB NO : 108		REVISIONS	
	DATE : 10.15.2021			
	DRAWN :			

LESLIE LIPPICH ARCHITECT

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14044 Ventura Boulevard, Suite 301, Sherman Oaks California 91423  
p. 818.591.2655 | f. 818.465.3711 | e. lippicharchitect@msh.com

SHEET NO

A301



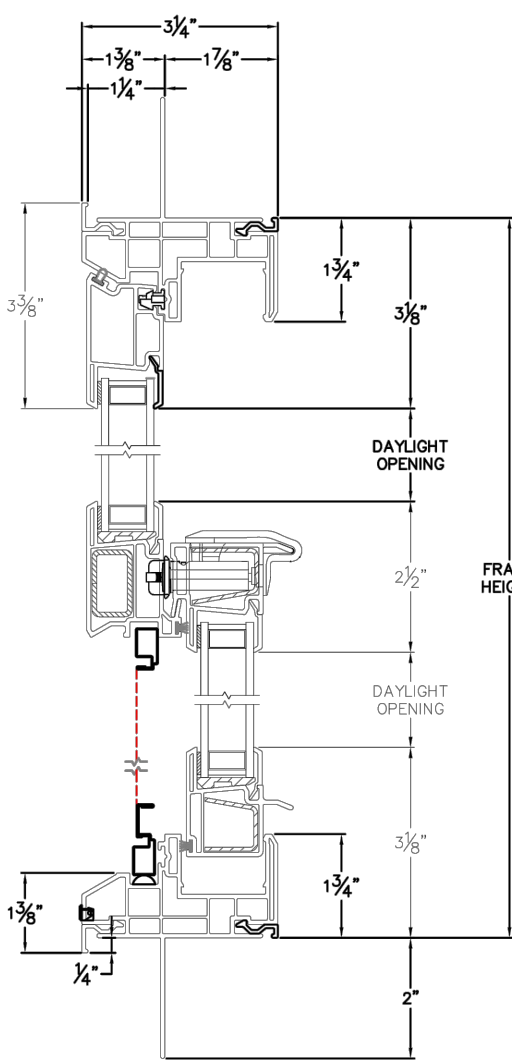
Cross Section Drawing

Tuscany Single Hung Window  
1 3/8" Nailfin Setback Accessory Groove Frame , Stucco Key Accessory



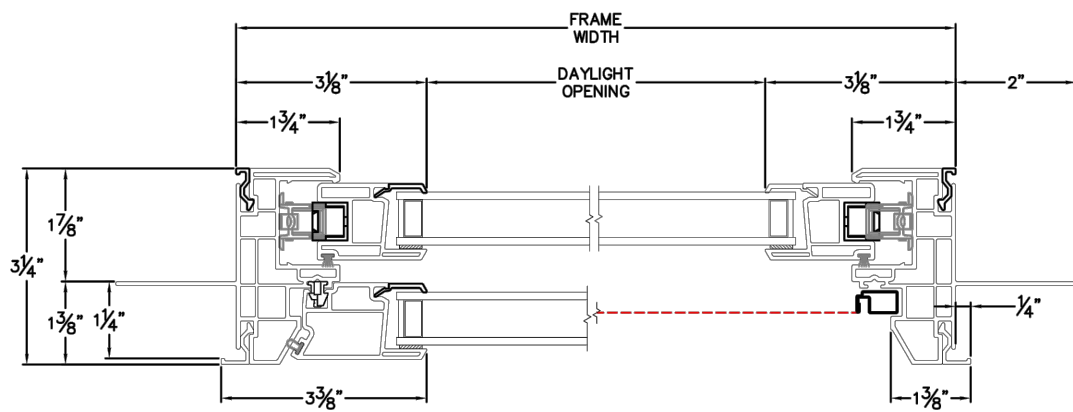
CAD File Scale	View	File Name	Units	Revision
NTS	Horizontal & Vertical	Tuscany_8240_SH_1.375in_stucco	Inch	6/2015

More Technical Documents can be found at [milgard.com/professionals](http://milgard.com/professionals)  
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HEAD & SILL

SINGLE HUNG  
SERIES 8240



JAMBS

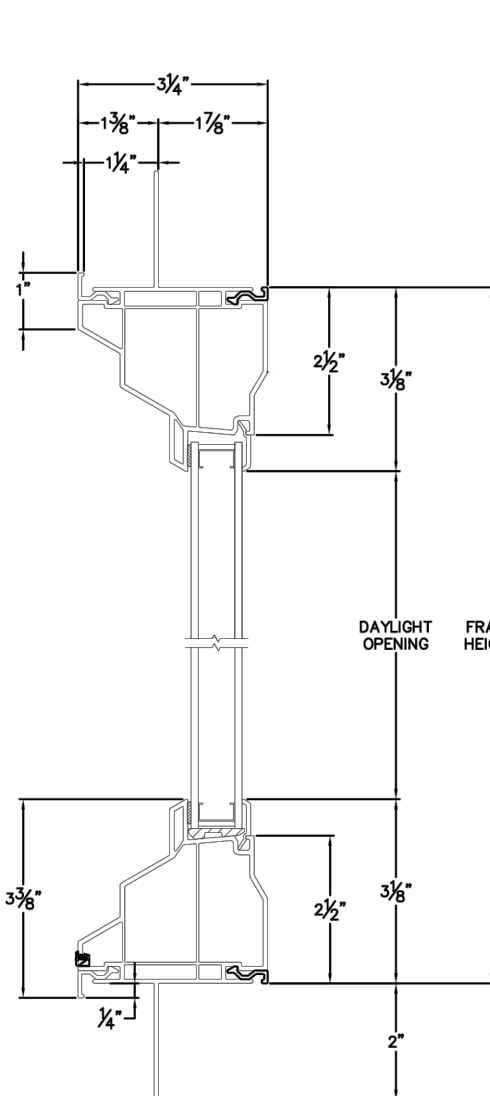
Cross Section Drawing

Tuscany Picture Window  
1 3/8" Nailfin Setback Accessory Groove Frame, Stucco Key Accessory



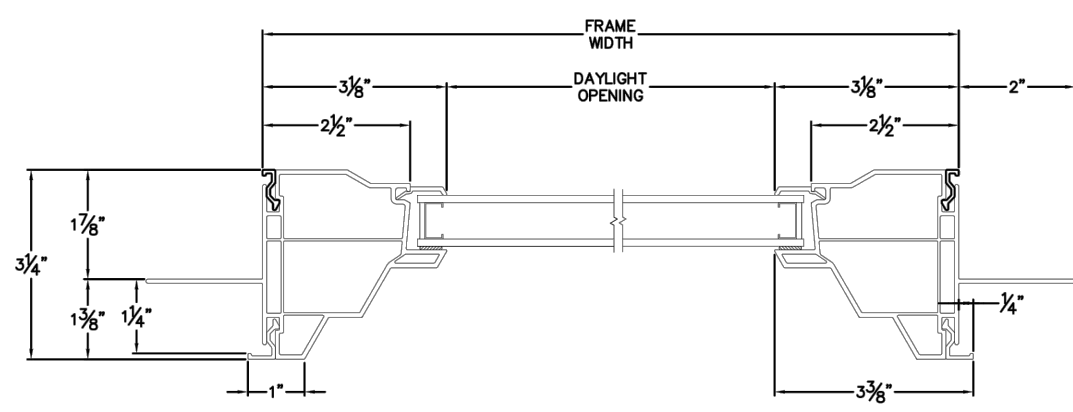
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NTS	Horizontal & Vertical	Tuscany_8340_PW_1.375in_stucco	Inch	6/2015

More Technical Documents can be found at [milgard.com/professionals](http://milgard.com/professionals)  
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HEAD & SILL

PICTURE WINDOW  
SERIES 8340



JAMBS

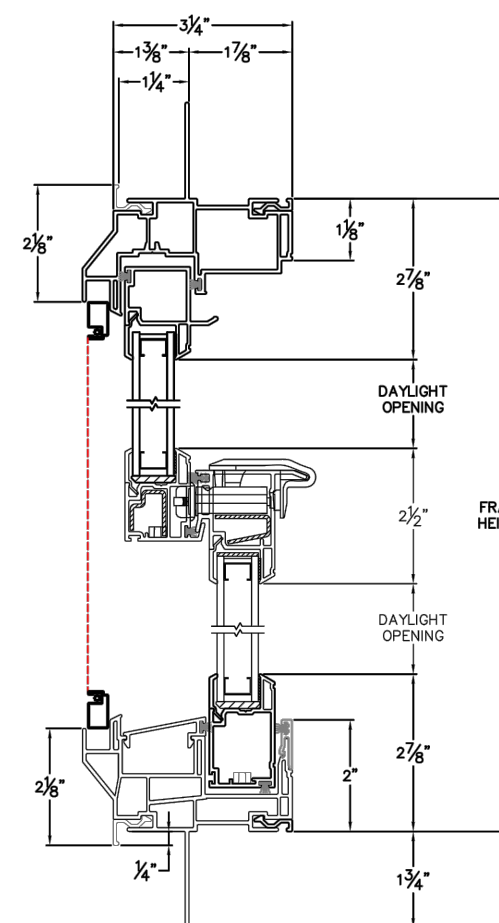
Cross Section Drawing

Tuscany Double Hung Window  
1 3/8" Fin Setback Accessory Groove Frame, Stucco Key Accessory



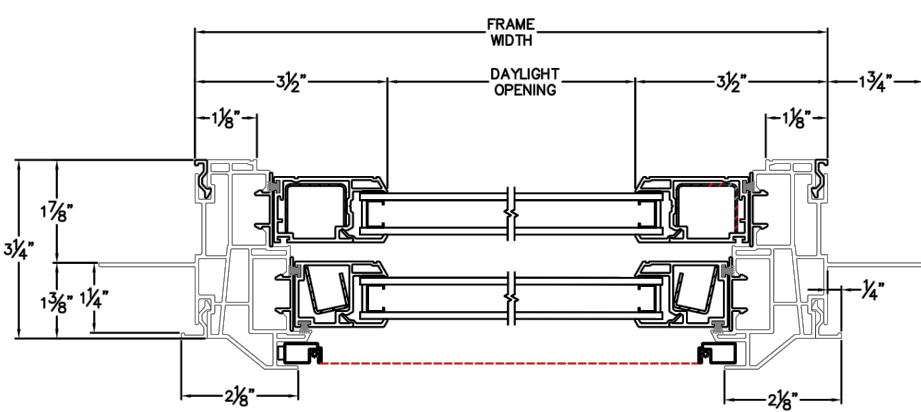
CAD File Scale	View	File Name	Units	Revision
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More Technical Documents can be found at [milgard.com/professionals](http://milgard.com/professionals)  
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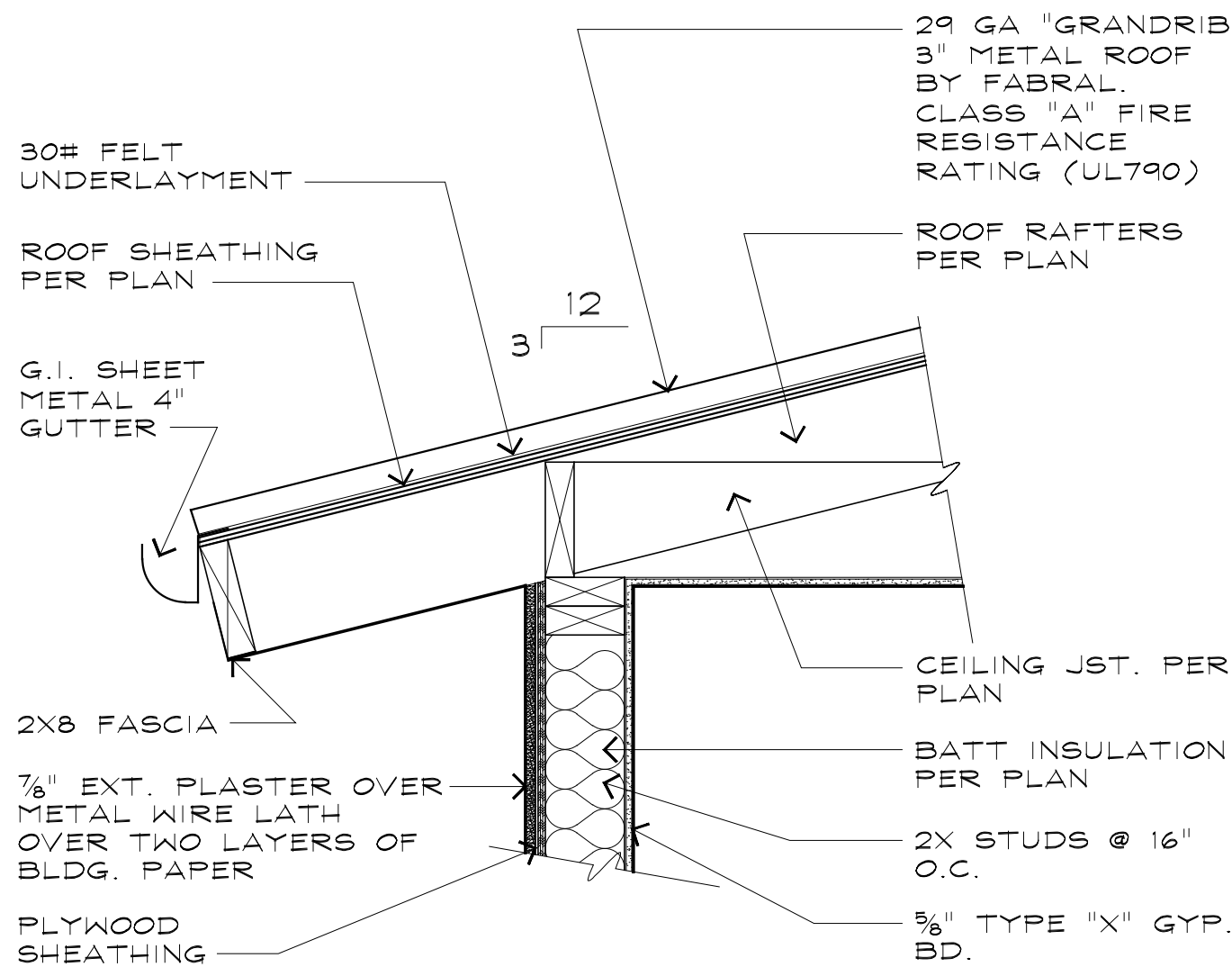


HEAD & SILL

DOUBLE HUNG  
SERIES 8225

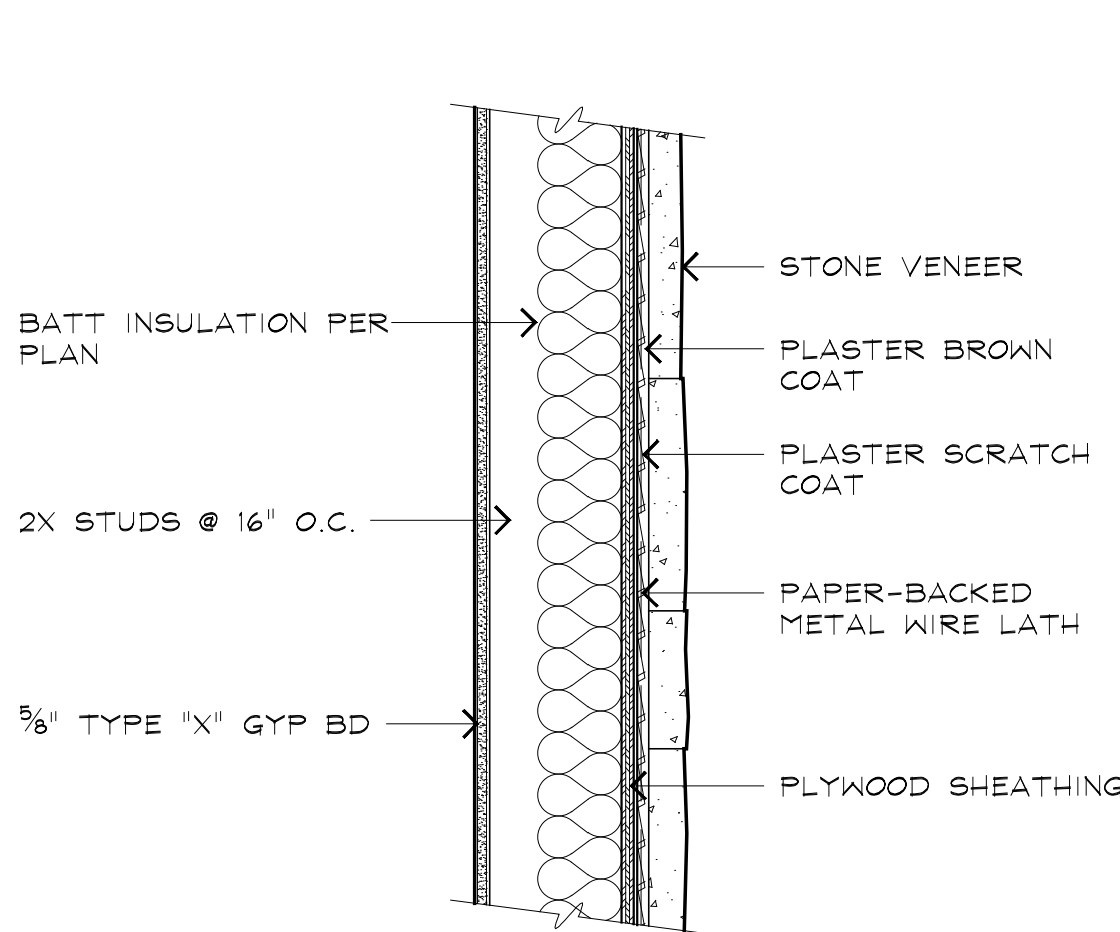


JAMBS



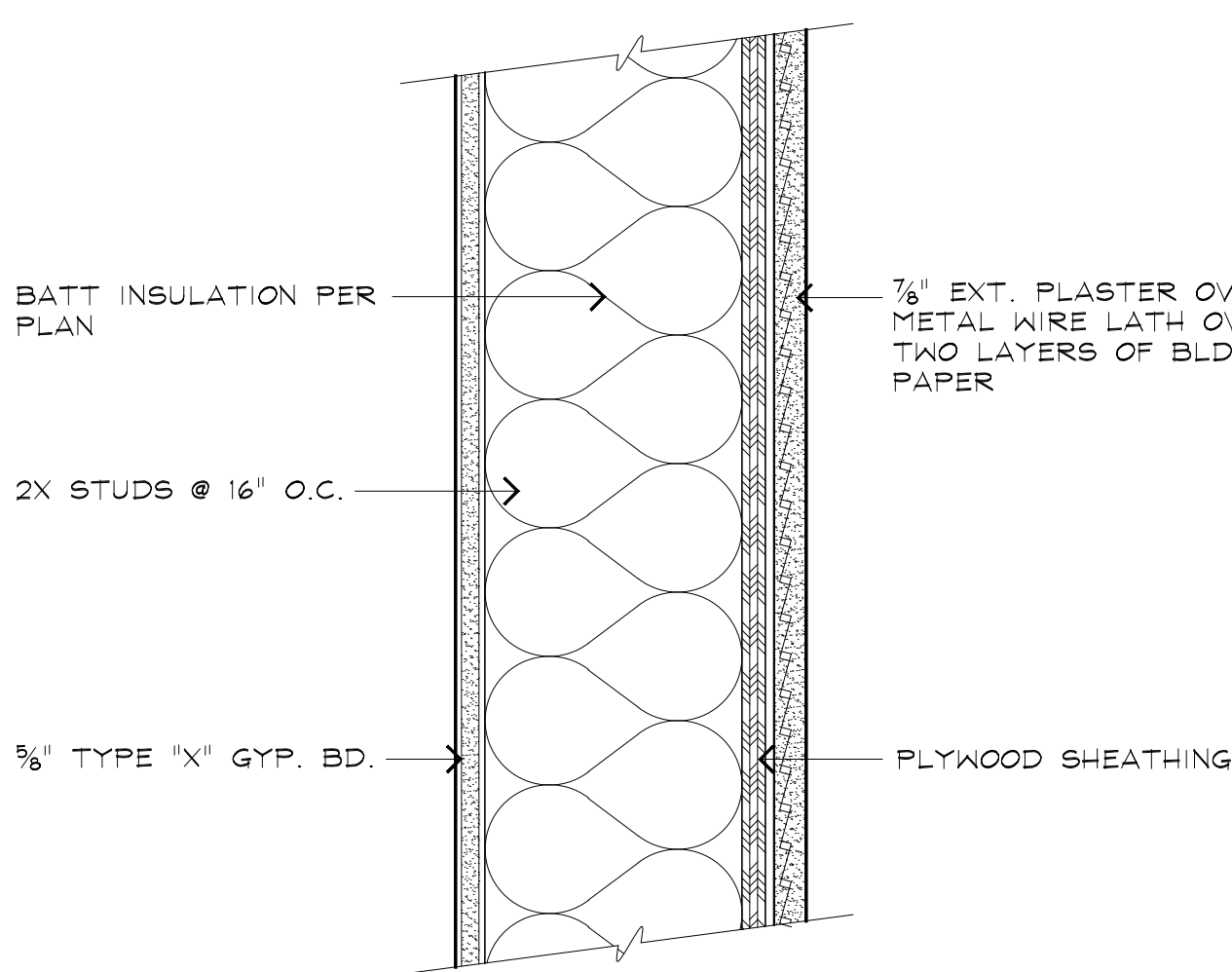
4 ROOF EAVE

SCALE: 1" = 1' - 0"



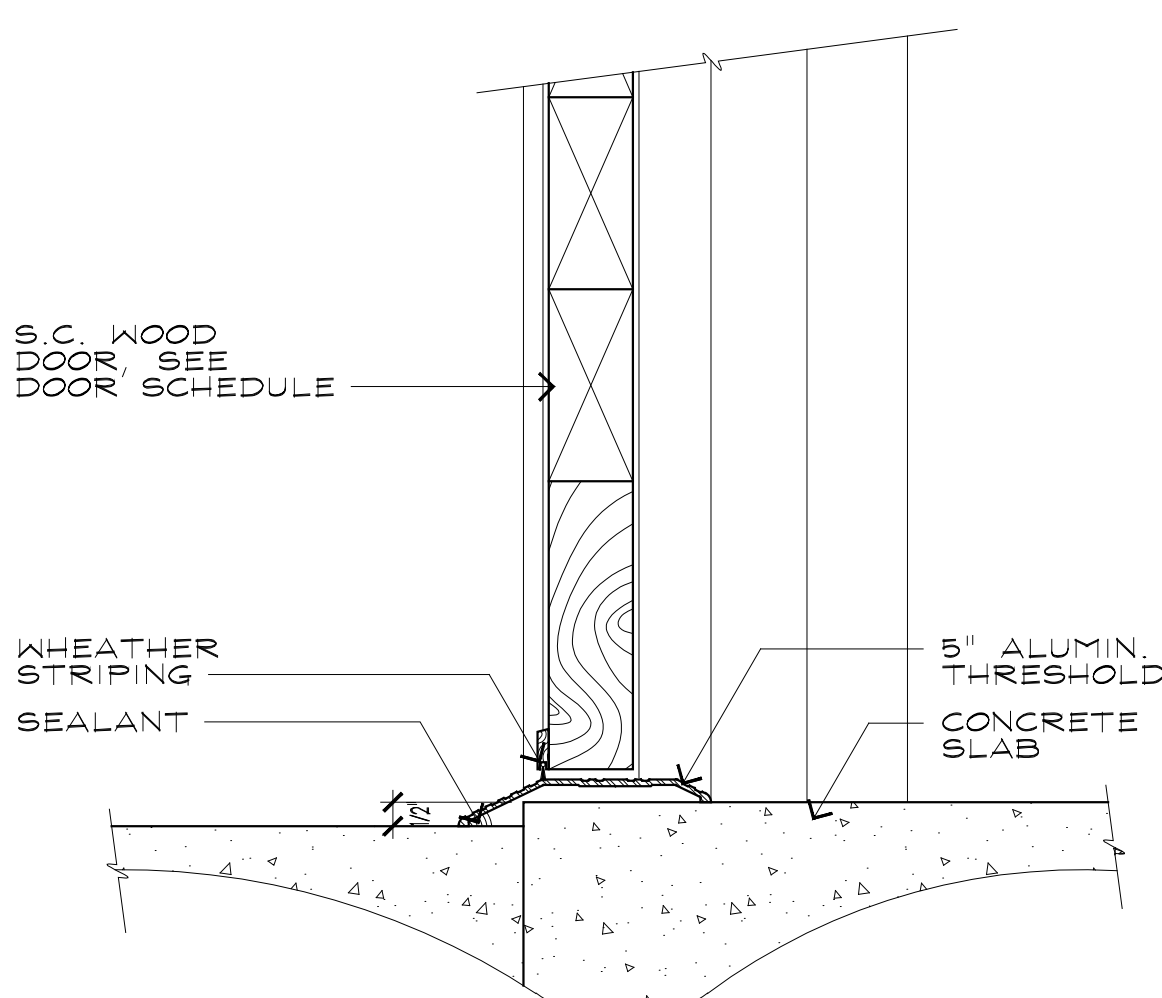
3 STONE VENEER

SCALE: 1 1/2" = 1' - 0"



2 EXTERIOR WALL

SCALE: 3" = 1' - 0"



1 EXTERIOR WALL

SCALE: 3" = 1' - 0"

HARUTUNIAN  
RESIDENCE  
ADDITION  
3332 REFA ST.  
GLENDALE, CA

SHEET NO

A401

ARCHITECTURAL DETAILS

REVISIONS

JOB NO : 108

DATE : 04-30-2021

DRAWN :

LESLIE LIPPICH ARCHITECT

ARCHITECTURE + DESIGN + PLANNING

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---

**LESLIE LIPPICH ARCHITECT**

818.836.8588

marine.lippichdesigngroup@gmail.com

**PROJECT ADDRESS:**

3332 RETA STREET

GLENDALE, CA 91214

The subject property is designed with the site plan in consideration by carefully analyzing the existing features of the property. Most of the existing landscaping is untouched. The larger mature trees are staying undisturbed. The addition is taking space from the property that was inconspicuous.

The subject property respects the mass and scale of the neighborhood by limiting the addition to one story. As well as keeping the one story to a similar height of the existing building on site. By keeping the addition in proportion with the existing house we are avoiding disrupting the balance in scale. The new roof was designed in the best possible way to keep drainage flowing properly and still match the existing roof style. The garage roof gable is mimicked symmetrically.

The architectural design style of the subject property is a modern country house. The new ashlar pattern stone introduced into the design is bringing a country aesthetic in a modern way. The second new material is the stained wood which gives a warmth and natural characteristic to the overall design. The materials were carefully chosen to both match the existing roof and bring a new and fresh design to the property. Ultimately making the neighborhood also have a refreshing look.

Thank you for reviewing our design.

Marine Demirjian

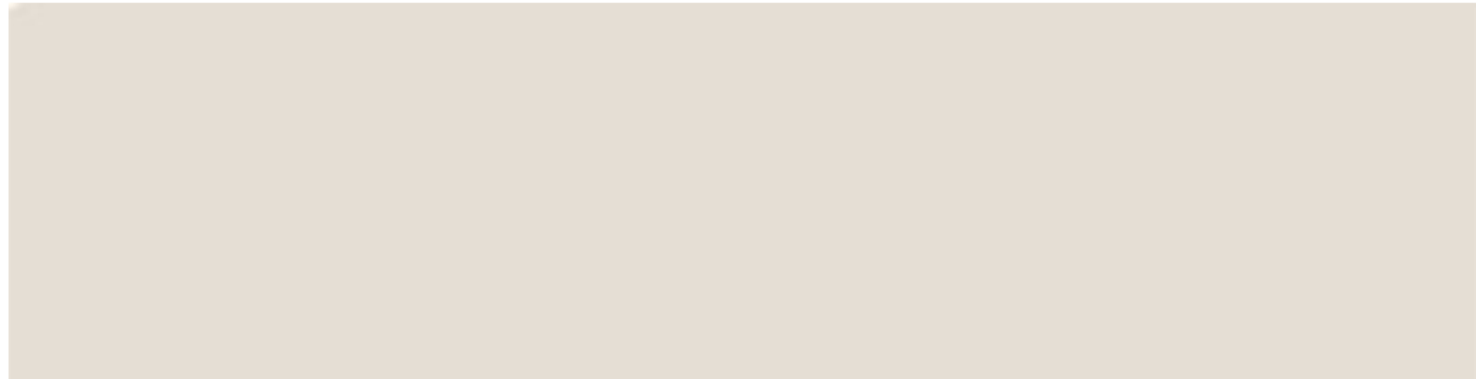




PAINTED WHITE SIDING



OAKRIDGE DESSERT TAN BY OWEN CORNINGS - NEW ROOF TO MATCH EXISTING



ASH PPG1076 -2 BY GLIDDEN- STUCCO COLOR



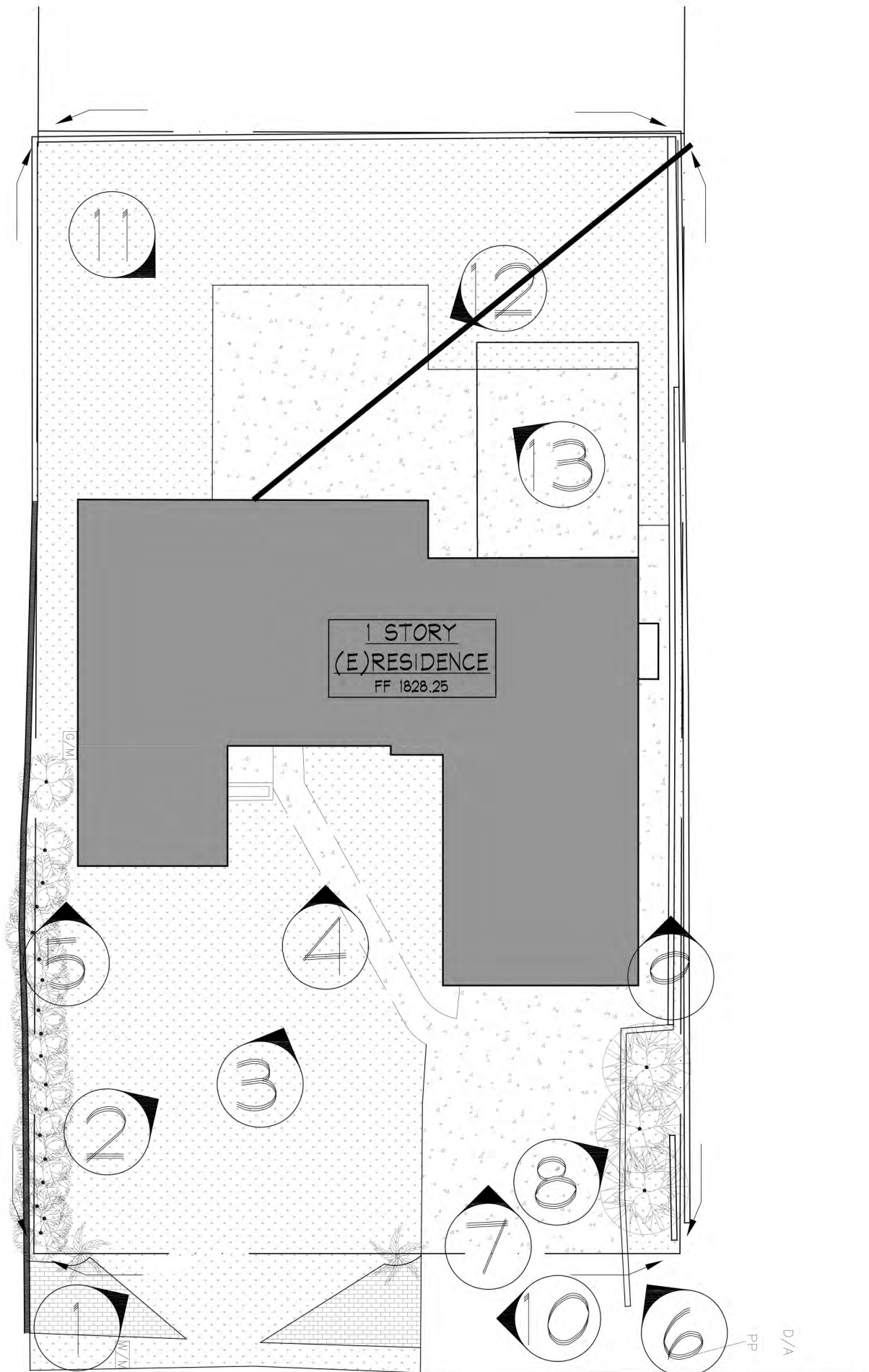
STAINED WEATHERED OAK -WINDOW SILL TRIM, ENTRY DOOR, ACCENT TRIM



RANDOM ASHLAR PATTERN IN CHARCOAL COUNTRY BY FON DU LUC STONE



GRAY DUTCH STONE CONCRETE PAVERS BY NUNTUCKET PAVERS - CAP & PAVERS



SITE PLAN

3332 RETA STREET

LESLIE LIPPICH ARCHITECT





VIEW 2



VIEW 1

3332 RETA STREET





**VIEW 3**

**3332 RETA STREET**





**VIEW 4**

**3332 RETA STREET**





VIEW 5

3332 RETA STREET





VIEW 6

3332 RETA STREET





**VIEW 7**

**3332 RETA STREET**

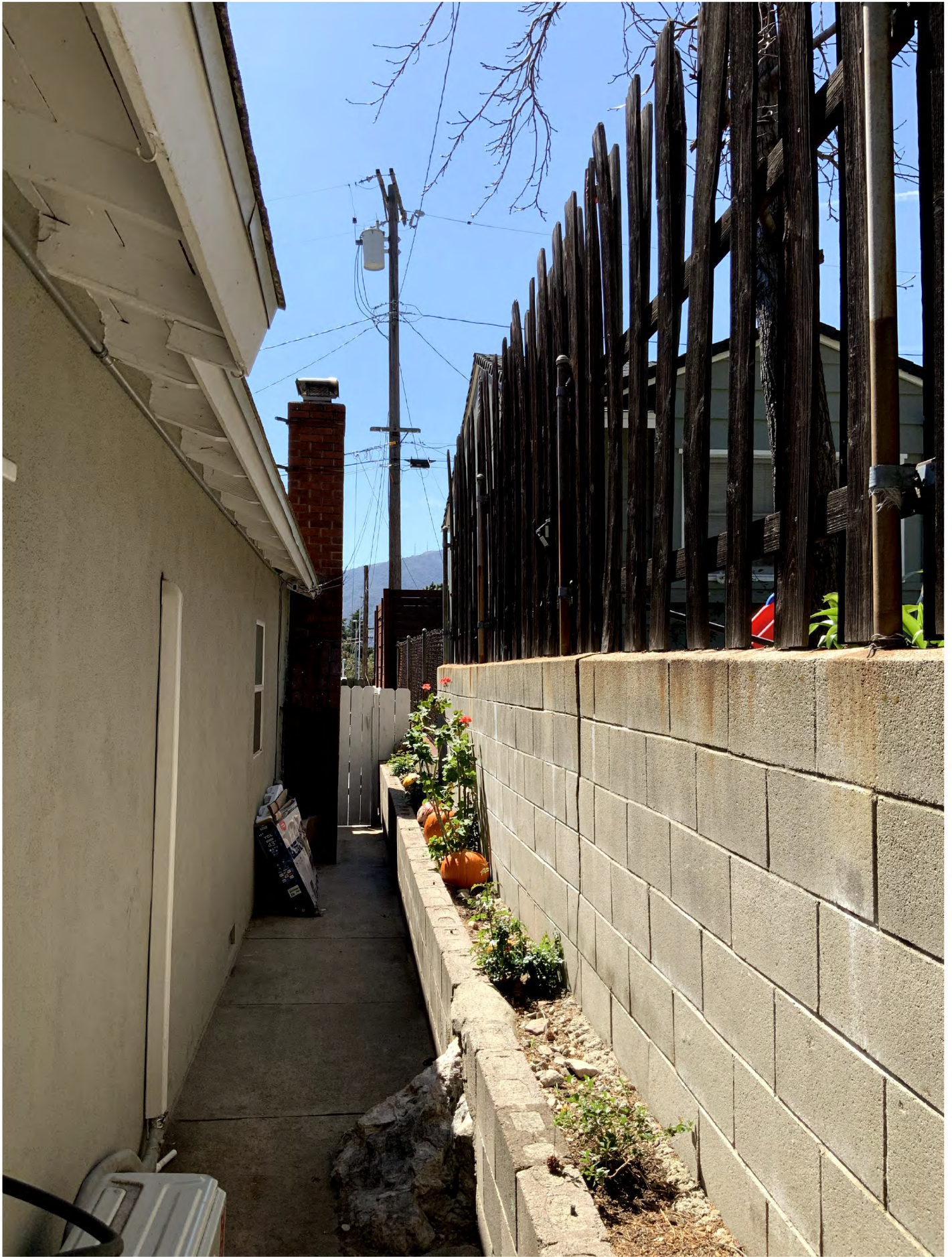




**VIEW 8**

**3332 RETA STREET**

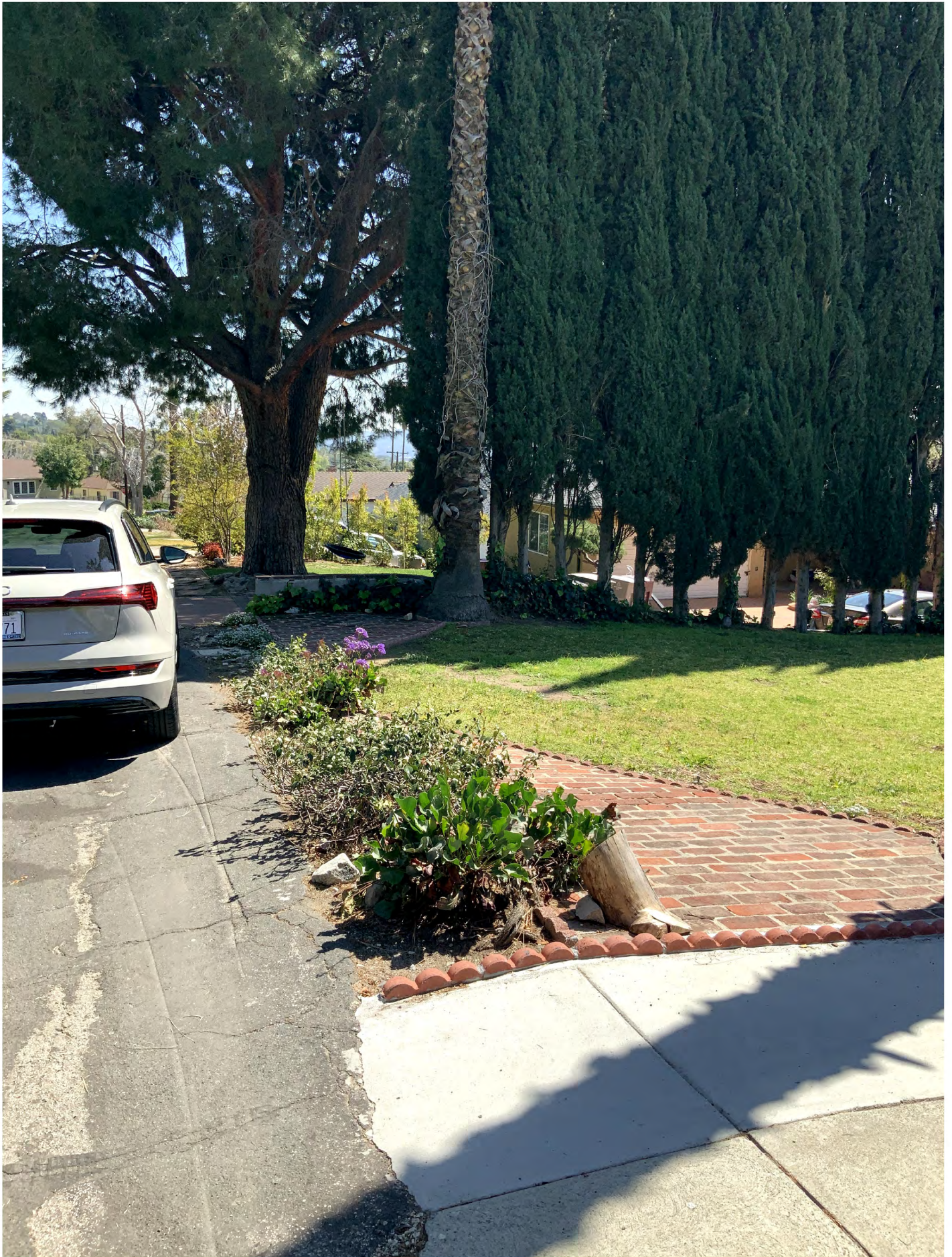




VIEW 9

3332 RETA STREET





VIEW 10

3332 RETA STREET





VIEW 11



VIEW 12

3332 RETA STREET





VIEW 13

3332 RETA STREET



# MAILING LABEL MAP

## LEGEND

MAILING LABEL

#

SUBJECT PROPERTY(IES)



SITE LOCATION: 3332 RETA ST  
GLENDALE, CA 91214

APN:

5602-015-015

DATE: Oct 11, 2021



SCALE: 1"=200'

PREPARED BY:



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

# NEIGHBORHOOD SURVEY



Map No.	Address	Stories	Front Setback	Floor Area	Lot Size	Ratio
1	3354 Reta Street	1	12'	1,641 SF	6,097 SF	0.27
2	3350 Reta Street	2	40'	2,154 SF	9,026 SF	0.24
3	3346 Reta Street	1	25'	1,498 SF	6,455 SF	0.23
4	3344 Reta Street	1	26'	1,460 SF	5,984 SF	0.24
5	3340 Reta Street	1	24'	1,366 SF	6,132 SF	0.22
6	3332 Reta Street	1	25'	2,220 SF	6,113 SF	0.36
7	3328 Reta Street	1	25'	1,291 SF	6,137 SF	0.21
8	3324 Reta Street	1	27'	1,588 SF	6,158 SF	0.26
9	3320 Reta Street	1	26'	1,552 SF	6,088 SF	0.25
10	3314 Reta Street	1	26'	1,552 SF	6,189 SF	0.25
11	3310 Reta Street	1	26'	1,616 SF	6,100 SF	0.26
12	3306 Reta Street	1	26'	2,335 SF	9,581 SF	0.24
13	3311 Reta Street	1	28'	1,488 SF	8,639 SF	0.17
14	3321 Reta Street	1	32'	1,488 SF	8,672 SF	0.17
15	3323 Reta Street	1	32'	1,374 SF	9,284 SF	0.15
16	vacant lot					
17	3335 Reta Street	2	27'	3,102 SF	6,182 SF	0.50
18	3341 & 3347 Reta Street	2	28'	5,968 SF	7496 SF	0.80
19	3349 Reta Street	2	27'	3,244 SF	5,909 SF	0.55
20	3351 Reta Street	2	27'	1,327 SF	5,630 SF	0.24
21	3355 Reta Street	1	6'	1,515 SF	6,882 SF	0.22
22	4828 Reta Street	1	27'	1,291 SF	6,137 SF	0.21
Neighborhood Average		1	24.64'	1,956 SF	6,900 SF	0.29



## Neighborhood Album



Map Photo No 1



## Neighborhood Album



Map Photo No 2



## Neighborhood Album



Map Photo No 3



## Neighborhood Album



Map Photo No 4



## Neighborhood Album



Map Photo No 5



## Neighborhood Album



Map Photo No 6



## Neighborhood Album



Map Photo No 7



## Neighborhood Album



Map Photo No 8



## Neighborhood Album



Map Photo No 9



## Neighborhood Album



Map Photo No 10



## Neighborhood Album



Map Photo No 11



## Neighborhood Album



Map Photo No 12



## Neighborhood Album



Map Photo No 13



## Neighborhood Album



Map Photo No 14



## Neighborhood Album



Map Photo No 15



## Neighborhood Album



Map Photo No 16



## Neighborhood Album



Map Photo No 17



## Neighborhood Album



Map Photo No 18



## Neighborhood Album



Map Photo No 19



## Neighborhood Album



Map Photo No 20



## Neighborhood Album



Map Photo No 21



## Neighborhood Album



Map Photo No 22