



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

June 21, 2022

Armen Tutundzhyan
3746 Foothill Blvd., # 311
Glendale, CA 91214

**RE: 2090 ASHINGTON DRIVE
ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 2205166**

Dear Mr. Tutundzhyan:

The Director of Community Development will render a final decision on or after July 5, 2022 for the following project:

PROJECT DESCRIPTION: To construct a new 658 square-foot, one-story addition at the front of the existing 1,854 square-foot one-story, single-family residence (built in 1967) with a new attached, two-car garage on a 10,408 square-foot lot located in the R1R - III zone (Restricted Residential - Floor Area Ratio III). The existing attached two-car garage will be demolished and replaced with a new 491 square-foot attached two-car garage.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

For more information or to submit comments, please contact the case planner, Aileen Babakhani, at 818-937-8331 or ababakhani@glendaleca.gov.

Comments must be received prior to **July 5, 2022**, in order to be considered by the Director.

DECISION: A decision letter will be posted on or after the date listed above and may be accessed online at: <http://www.glendaleca.gov/planning/decisions>

You may also request notification of the decision when the decision is rendered. Should you wish to file an appeal of the decision, the appeal must be filed within 15 days of the date of the decision as shown on the decision letter. Appeal applications are available in Permit Services, 633 E. Broadway, Room 101, Glendale, CA 91206.

Sincerely,

Aileen Babakhani
Planner

A handwritten signature in cursive script, appearing to read "Aileen", is written over a light blue circular stamp.



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY

July 5, 2022 <i>Decision Date</i>	2090 Ashington Drive <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5658-023-025 <i>APN</i>
PDR 2205166 <i>Case Number</i>	ARMEN TUTUNDZHIAN <i>Applicant</i>
Aileen Babakhani, Planner <i>Case Planner</i>	ROMIK VARDANYAN <i>Owner</i>

Project Summary

To construct a new 658 square-foot, one-story addition at the front of the existing 1,854 square-foot one-story, single-family residence (built in 1967) with a new attached, two-car garage on a 10,408 square-foot lot located in the R1R - III zone (Restricted Residential - Floor Area Ratio III). The existing attached two-car garage will be demolished and replaced with a new 491 square-foot attached two-car garage.

Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to Section 15301 of the State CEQA Guidelines, because the proposed addition to the existing structure will not result in an increase of more than 50% of the floor area of the structure before the addition.

Existing Property/Background

The project site is a 10,408 square-foot irregularly-shaped lot, located at the corner of Ashington Drive to the west and Emerald Isle Drive to the north. The lot is developed with an existing 1,854 square-foot one-story house with an attached two-car garage built in 1967. The proposal is to add a 658 square-foot one-story addition to the west side of the existing house. The existing attached two-car garage will be demolished and replaced almost in the same location, with no change to existing driveway accessed from Emerald Isle Drive. The project also involves interior remodeling and new 30 square-foot covered front patio (porch).

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RIR FAR District: III

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	13,325 sq. ft.	9,400 sq. ft. – 28,910 sq. ft.	10, 408 sq. ft.
Setback	18'-2"	10'-2" feet – 50 feet	15' – 4"
House size	2,482 sq. ft.	1,876 sq. ft. – 3,494 sq. ft.	2,512 sq. ft.
Floor Area Ratio	0.19	0.9 - 0.27	0.24
Number of stories	1- to 2-stories	1 to 2 stories (59% of homes are two-story)	one-story

DESIGN ANALYSIS**Site Planning**

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

Building Location

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Setbacks of buildings on site
- ☐ Prevailing setbacks on the street
- ☐ Building and decks follow topography
- ☐ Alteration of landform minimized

Yards and Usable Open Space

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Avoid altering landform to create flat yards
- ☐ Outdoor areas integrated into open space
- ☐ Use of retaining walls minimized
- ☐ Provide landscaping to reduce visual impact of retaining walls
- ☐ Decorative material used for retaining walls to blend into landscape and/or complement the building design

Garage Location and Driveway

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Consistent with predominant pattern on street
- ☐ 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 and surrounding site
- ☐ Maintains existing trees when possible
- ☐ Maximizes permeable surfaces
- ☒ Appropriately sized and located

There is no proposed change to the existing landscape. However, a condition of approval is added to provide a two (2)-foot wide planting strip (landscape) along the new walkway adjacent to driveway for at least seventy-five (75) percent of the length of the driveway to separate the walkway from the driveway.

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
- ☐ Stormwater runoff minimized

There is no proposed change to the existing boundary walls and fences.

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 (two new bedrooms and attached garage) will extend the existing building footprint towards Ashington Drive (west). The addition does not significantly change the existing site planning and site topography, because the addition will be built on the existing flat portion of the lot and does not require grading or any major site alteration. The proposed site plan is appropriate to the existing site and the surrounding properties.
- The addition will reduce the existing street front setback of 27 feet along Ashington Drive to 15'-4", meeting zoning code requirement and similar to the prevailing setbacks in the neighborhood.
- The existing attached two-car garage will be demolished and replaced with a new detached two-car garage in the almost same location. The location of the existing driveway and access from Emerald Isle Drive will not be changed.
- The existing landscaping and hardscaping, including the curb walls, boundary walls, and fences, will remain unchanged. A condition of approval is added to provide a minimum of two (2)-foot wide planting strip (landscape) along the new walkway adjacent to driveway for at least seventy-five (75) percent of the length of the driveway to separate the walkway from the driveway.

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
- ☐ 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 addition including new garage and front entry porch are consistent with the existing house and surrounding neighborhood, which consists of one- and two-story houses.
- There is no change to the height of the house because the one-story addition will not exceed the existing overall height of 14'-2".
- The addition's gabled roof with a pitch of three (3) feet in twelve (12) feet is compatible with the existing roof and architectural style.

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

Privacy

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

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

Finish Materials and Color

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Textures and colors reinforce design
- ☐ High-quality, especially facing the street
- ☐ Respect articulation and façade hierarchy
- ☐ Wrap corners and terminate appropriately
- ☐ Natural colors appropriate to hillside area

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, detailing, finish materials, and colors including wall smooth stucco finish, stone veneer (wainscot), roofing material (asphalt shingle), roof fascia, eave details (boxed eave), and windows and doors are consistent with the existing house and neighboring properties.
- The new entryway along with the new porch is well integrated into design.
- Stamped concrete is proposed for the existing driveway which slightly will be modified to accommodate the required 25-foot turning clearance to the new garage. However, a condition of approval is added to provide a minimum of two (2)-foot wide planting strip (landscape) along the new walkway adjacent to driveway for at least seventy-five (75) percent of the length of the driveway to separate the walkway from the driveway.
- The new windows for the area of the addition will be vinyl (recessed within the wall) with sliding and fixed operations, without grids.
- The location and design of proposed light fixtures and downspouts are appropriate.

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. Provide a minimum of two (2)-foot wide planting strip (landscape) along the new walkway adjacent to driveway for at least seventy-five (75) percent of the length of the driveway to separate the walkway from the driveway.

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. Architecture Statement (Architectural Statement)

2090 ASHINGTON DR., GLENDALE, CA 91206

(E) 1,584 S.F.
1-STORY SINGLE FAMILY RESIDENCE

(N) ATTACHED
30 S.F.
COVERED FRONT PATIO

(N) 658 S.F.
1 STORY S.F.R. ADDITION

DEMO (E) ATTACHED
437 S.F.
2 CAR GARAGE

(N) ATTACHED
491 S.F.
2 CAR GARAGE

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

REAL NORTH

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

ZONE:	R1R-FAR DISTRICT III
LOT AREA:	10,408 S.F. (NO CHANGE)
LOT COVERAGE:	$\frac{40\% \times 10,408 = 4,163.2 \text{ S.F. MAX}}{(E) \text{ S.F.R.} = 1,854 \text{ S.F.}}$ $(N) \text{ ADDITION} = 658 \text{ S.F.}$ $(N) \text{ GARAGE} = 491 \text{ S.F.}$ $(N) \text{ COVERED FRONT PATIO} = 30 \text{ S.F.}$ $\text{TOTAL} = \frac{3,033}{10,408} = 29.2 \%$
FAR: (DISTRICT III: 0.45 FOR THE 1ST 10,000 SQ. FT. OF LOT AREA AND 0.10 FOR THE PORTION OF LOT AREA THEREAFTER)	$(45\% \times 10,000 = 4,500 \text{ S.F.}) + (10\% \times 408 = 40.8 \text{ S.F.}) =$ $\underline{4,540.8 \text{ S.F. MAX FAR}}$ $(E) \text{ S.F.R.} = 1,854 \text{ S.F.}$ $(N) \text{ ADDITION} = 658 \text{ S.F.}$ $= \underline{2,512 \text{ S.F.}}$ $\text{TOTAL} = \frac{2,512}{10,408} = 25.1 \%$
LANDSCAPE RATIO:	$\frac{40\% \times 10,408 = 4,163.2 \text{ S.F. MAX}}{4,425 \text{ S.F. } / 10,408 = 42.5\%}$

CONST. TYPE:	V-B
FIRE PROTECTION:	NONE
HIGH FIRE HAZARD AREA:	YES
OCCUPANCY:	R-3
NUMBER OF STORIES:	1 (NO CHANGE)
EXISTING BEDROOMS:	3
NEW BEDROOMS:	5 (3+2)
EXISTING BATHROOMS:	2.5 (2 FULL, 1 POWDER)
NEW BATHROOMS:	3.5 (2.5+1)
MAXIMUM HEIGHT:	±14'-2" ABOVE N.G. (NO CHANGE)
(E) FLOOR AREA:	1,854 S.F.
(N) ADDITION:	658 S.F.
TOTAL S.F.R. AREA:	2,512 S.F.
(E) ATTACHED GARAGE TO BE DEMO'D:	437 S.F.
(N) ATTACHED GARAGE:	491 S.F.
(N) ATTACHED COVERED FRONT PATIO:	31 S.F.
PARKING:	
REQUIRED & PROVIDED:	2-CAR GARAGE

(N) (E)	NEW CONSTRUCTION		
(E)	EXISTING CONSTRUCTION		
	(E) 2 % SLOPE		
	(E) S.F.R.		(N) ADDITION
	N) COVERED FRONT PATIO		(N) ATTACHED 2 CAR GARAGE
	(E) LANDSCAPING		2'X2' STAMPED CONCRETE

AREA A
1,219 S.F.

AREA B
1,490 S.F.

AREA C
1,716 S.F.

TOTAL 4,425 S.F.

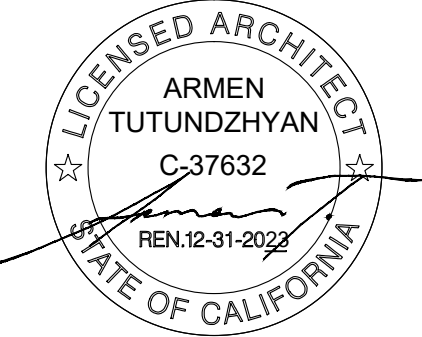
SHEET NO.	SHEET TITLE	ISSUE (SEE BOTTOM OF SHEET)				
GENERAL		A	B	C	D	
G-100	COVER SHEET, PROJECT INFO, PROPOSED SITE PLAN	X				
G-101	NEIGHBORHOOD PLAN	X				
G-102	EXISTING SITE PLAN	X				
-	SURVEY	X				
ARCHITECTURAL						
A-110	DEMO FLOOR PLAN	X				
A-111	DEMO ROOF PLAN/ELEVATIONS/CALC.	X				
A-112	EXISTING ELEVATIONS	X				
A-121	PROPOSED FLOOR PLAN	X				
A-131	PROPOSED ROOF PLAN	X				
A-201	ELEVATIONS	X				
A-202	ELEVATIONS	X				
A-301	SECTION	X				
A-302	SECTION	X				
A-501	DETAILS	X				
A-601	WINDOW & DOOR SCHEDULE	X				

G-100



PROJECT TEAM:

ARMENARC
1812 W. BURBANK BLVD #148
BURBANK, CA 91506
C.818.434.2250
ARMEN@ARMENARC.COM



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PROPERTY OWNER:
ROMIK VARDANYAN
2090 ASHINGTON DR.
GLENDALE, CA 91206
(818) 624-2871
ROMIK@SMIEXHAUST.COM

PROJECT TITLE:
2090 ASHINGTON DR.

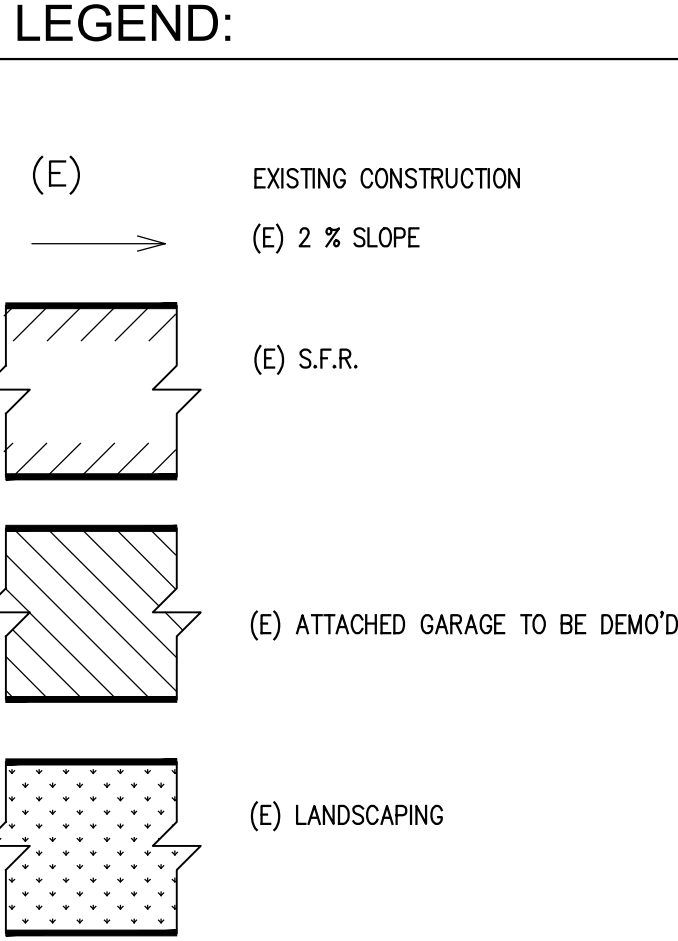
PROJECT ADDRESS:
2090 ASHINGTON DR
GLENDALE, CA 91206

NO.	ISSUED FOR:	
REV	BY:	
JOB NO.:		22023
DRAWN BY:		A.T.
CHECKED BY:		A.T.
DATE:		3-12-22

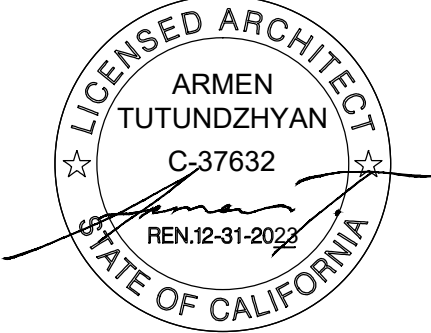
SHEET DESCRIPTION:
NEIGHBORHOOD PLAN

SHEET NUMBER:

G-101



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2090 ASHINGTON DR.

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NO.	ISSUED FOR:	
REV	BY:	
JOB NO.:	22023	
DRAWN BY:	A.T.	
CHECKED BY:	A.T.	
DATE:	3-12-22	

SHEET DESCRIPTION:
EXISTING SITE PLAN

G-102

CALIFORNIA SURVEYING SERVICE

LOT 91 OF TRACT NO. 26807, M.B. 758, PGS. 79-83

R.J. Smith - L.S. 5189
Phone: (818) 957-3345
Email: randall2741@att.net
Date: May 117, 2021
Job No. 2760



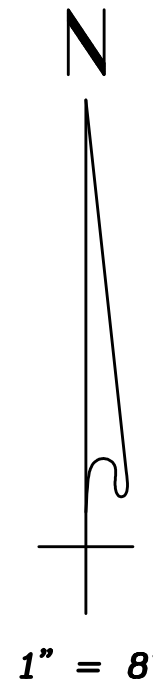
BENCH MARK:

CITY OF GLENDALE BENCH MARK NO. 1673
ROUND HEAD NAIL IN LEAD IN W'LY CURB OF ASHINGTON DR., 6.0' N'LY OF
BCR N.W.'LY CORNER OF EMERALD ISLE DR. IN S'LY END OF CATCH BASIN.

ELEVATION = 1,253.93' YEAR 2015

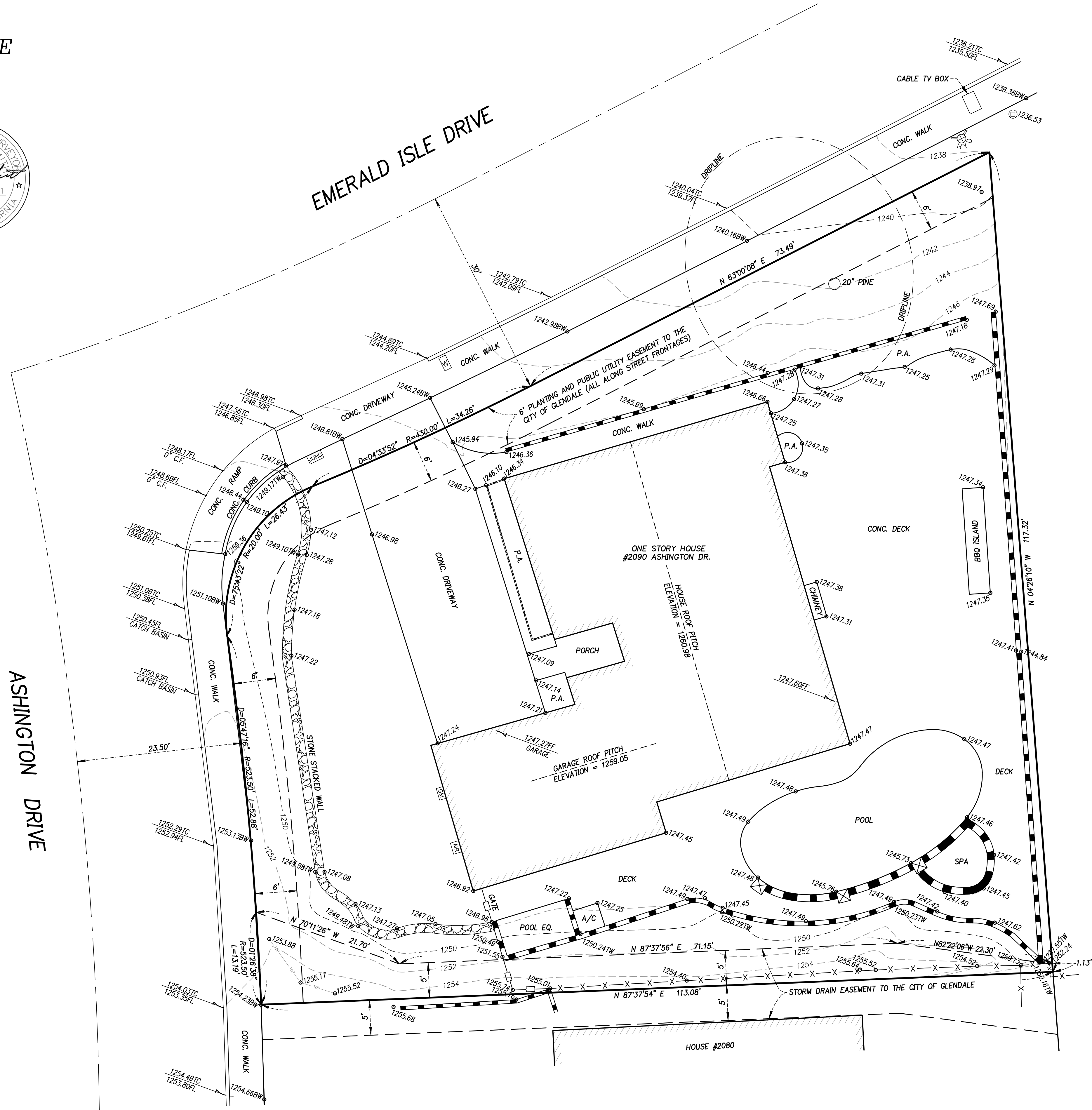
AVERAGE SLOPE

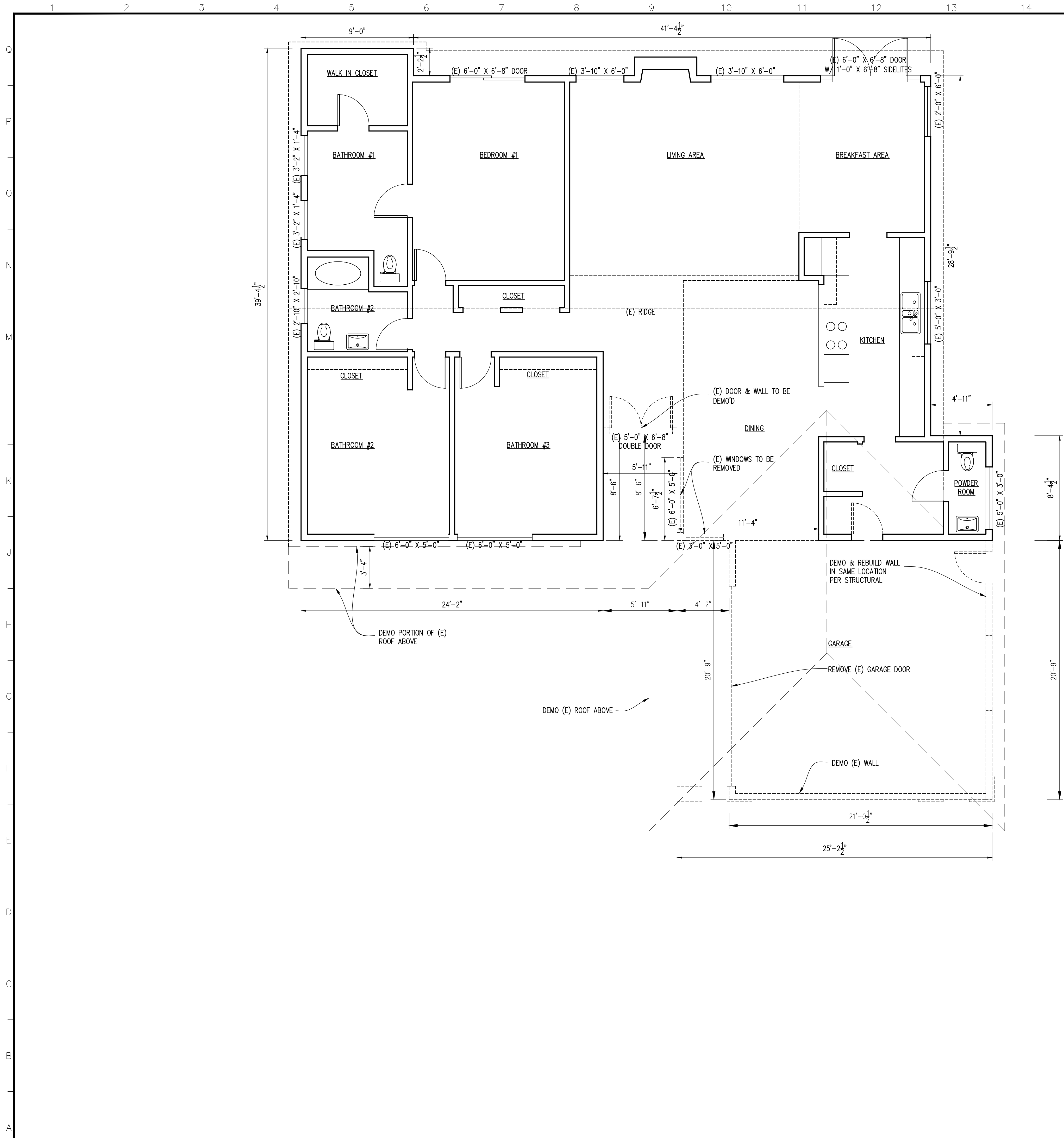
$$S = \frac{.002296 \times 2 \times 1003}{.238 \text{ AC.}} = 19.4\%$$



LEGEND:

- | | |
|-------------|------------------------|
| A/C | AIR CONDITIONER |
| BW | BACK OF WALK |
| CONC. | CONCRETE |
| E | EAST |
| FF | FINISHED FLOOR |
| FL | FLOWLINE |
| N | NORTH |
| P.A. | PLANTER AREA |
| S | SOUTH |
| TC | TOP OF CURB |
| TW | TOP OF WALL |
| W | WEST |
| <hr/> | |
| AIR | AIR CONDITIONER |
| --- | BUILDING LINE |
| --- | CENTERLINE |
| -X-X- | FENCE, CHAIN-LINK |
| -□-□- | FENCE, WOOD |
| -□-□- | FENCE, WROUGHT IRON |
| GM | GAS METER |
| --- | PROPERTY LINE |
| 52.52 52.52 | SPOT ELEVATIONS |
| JUNC | TELEPHONE JUNCTION BOX |
| --- | WALL |
| --- | WALL, ROCK |
| --- | WATER METER |





DEMOLITION NOTES:

1. VERIFY WITH OWNER ON STORAGE OR DISPOSAL OF ANY REUSABLE MATERIALS. SEE KEYNOTES/PROJECT GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
2. METHOD OF DEBRIS REMOVAL TO BE APPROVED BY BUILDING OWNER.
3. REMOVE ALL NON-REQUIRED ELECTRICAL, TEL-DATA AND RELATED CABLING/EQUIPMENT THROUGHOUT (INCLUDING ALL PATCH PANELS, PLYWOOD BACKBOARDS AND SECURITY EQUIPMENT). FALL ALL WIRING BACK TO PANEL.
4. REMOVE ALL EXISTING FLOORING & BASE (U.N.O.). CLEAN ALL GLUE FROM FLOORS. PATCH AND PREP FLOORS AND WALLS AS REQUIRED TO ACCEPT NEW FLOORING AND BASE.
5. REMOVE EXISTING THERMOSTAT IN AREAS OF DEMOLITION.
6. REMOVE ALL EXISTING SWITCHING THAT IS NOT UTILIZED IN NEW LAYOUT. PATCH AND REPAIR WALL AS REQUIRED. BLANK COVER PLATES WILL NOT BE ACCEPTED.
7. REMOVE AND REUSE EXISTING LIGHT SENSORS WHERE POSSIBLE.
8. SEE DEMO PLAN FOR AREAS OF CEILING TO BE REMOVED & REPLACED WITH NEW AND/OR THAT WILL REMAIN AS-IS.

LEGEND:

- (E) EXISTING STRUCTURE
- ===== EXISTING WALLS TO REMAIN
- EXISTING WALLS TO REMOVE

PROJECT TEAM:

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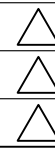
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PROJECT TITLE:
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PROJECT ADDRESS:
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GLENDALE, CA 91206

NO. ISSUED FOR:



REV BY:

JOB NO.: 22023
DRAWN BY: A.T.
CHECKED BY: A.T.
DATE: 3-12-22

SHEET DESCRIPTION:
DEMO FLOOR PLAN

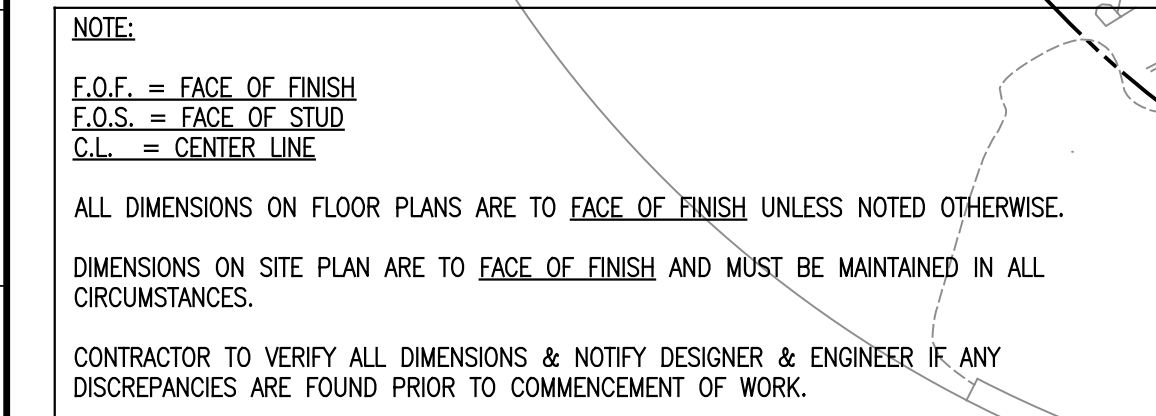
SHEET NUMBER:

A-110

DEMO FLOOR PLAN

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

1



SCALE: $\frac{1}{4}'' = 1' - 0''$ 1

- PROVIDE ULTRA LOW FLUSH WATER CLOSET FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND FIXTURES MUST BE ADAPTED FOR LOW WATER CONSUMPTION. NEWLY INSTALLED PLUMBING FIXTURES SHALL COMPLY WITH TABLE 9.303.2.
- MINIMUM 70" HGT. NON-ABSORBENT WALL (TILE) REQUIRED ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS SHALL BE PROVIDED FOR SHOWER ENCLOSURE.
- ALL NEW WINDOWS SHALL BE DOUBLE PANE UNLESS OTHERWISE NOTED.
- INSTALL GFCI OUTLETS IN NEW BATHROOMS
- SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS:
 - a. IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNALING. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, HALLWAY AND GARAGE GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLING WITH MORE THAN ONE STORY.
 - b. IN EXISTING CONSTRUCTION SMOKE DETECTORS MAY BE BATTERY OPERATED, INSTALLED IN LOCATIONS AS SPECIFIED ABOVE.
- CARBON MONOXIDE DETECTOR. INSTALL CARBON MONOXIDE DETECTOR IN THE LIVING SPACE NEAR THE BEDROOM. DETECTORS ARE REQUIRED IN DWELLINGS WHERE FUEL BURNING APPLIANCES ARE INSTALLED. CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING ELECTRICAL AND HAVE A BATTERY BACKUP. CARBON MONOXIDE DETECTORS SHALL COMPLY WITH UL2034 AND/OR NPA 720. CO DETECTORS SHALL BE INSTALLED A MINIMUM OF FIVE (5) FEET ABOVE FINISH GRADE. CA RESIDENTIAL CODE 2019 CHAPTER 3 SEC. 315
- WATER HEATER MUST BE SEISMIC STRAPPED TO WALL IN TWO PLACES. ONE, IN THE UPPER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS AND 1/2 VALVE PIPE TO THE EXTERIOR. A MINIMUM 50 SQ. INCHES VENT. IN THE TOP & BOTTOM OF THE W/H COMPARTMENT.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306).
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- ALL NEWLY INSTALLED PLUMBING FIXTURES SHALL COMPLY WITH TABLE 9.303.2
- EACH NEW APPLIANCE PROVIDED SHALL BE "ENERGY STAR" COMPLIANT.
- FLOOR SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.8)
- BATHROOM EXHAUST FAN SHALL COMPLY WITH THE FOLLOWING:
 - 14.1.FANS BE "ENERGY STAR" COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
 - 14.2.FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- THE PANEL OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED "EV CAPABLE".
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER TREATMENT S317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PROTECT, PRESERVATIVES AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
- IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

1	22" X 30" MIN. ATTIC ACCESS OPENING, MINIMUM 30" HEADROOM. 30" X 30" MIN. IF MECHANICAL EQUIPMENT PROVIDED IN ATTIC.
2	TANKLESS WATER HEATER
3	CONDENSOR
4	FAU
5	PROVIDE SAFETY GLAZING CONFORMING TO HUMAN IMPACT LOADS PER R308.4

S.D.
C.O.
C.O.

NEW SMOKE DETECTOR SEE NOTE #6.

CARBON MONOXIDE DETECTOR SEE NOTE #7

EXHAUST FAN CAPABLE OF MINIMUM 50 CFM EXHAUSTING DIRECTLY TO THE OUTSIDE, SEE NOTE #15, CONTROLLED BY HUMIDISTAT. ENERGY STAR COMPLIANT

(N) NEW CONSTRUCTION (E) EXISTING CONSTRUCTION

(N) 2X @ 16" O.C. WOOD STUDWALL, U.N.O.

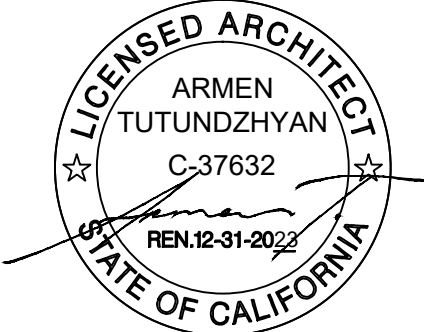
1-HR WALL ASSEMBLY, BETWEEN GARAGE & DWELLING. 5/8" TYPE "X" DRYWALL BOTH SIDES. FLOOR TO CEILING

9
A-501

NEW ADDITION AREA

NEW ATTACHED GARAGE AREA

ARMENARC
1812 W. BURBANK BLVD #148
BURBANK, CA 91506
C.818.434.2250
ARMEN@ARMENARC.COM






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(818) 624-2871
ROMIK@SMIEXHAUST.COM

2090 ASHINGTON DR.

PROJECT ADDRESS:
2090 ASHINGTON DR
GLENDALE, CA 91206

NO.	ISSUED FOR:
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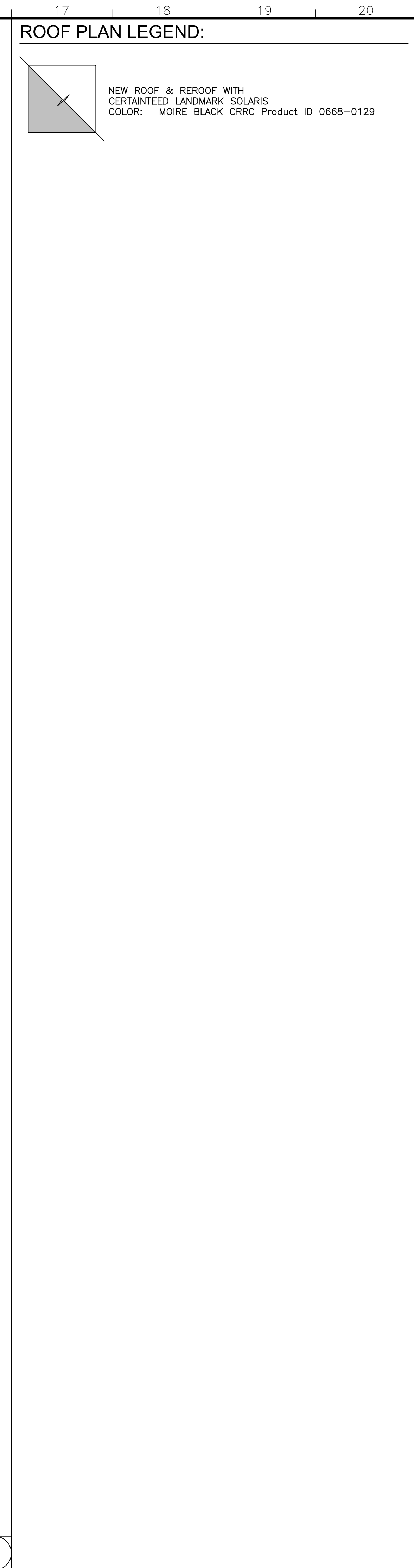
	
	
	

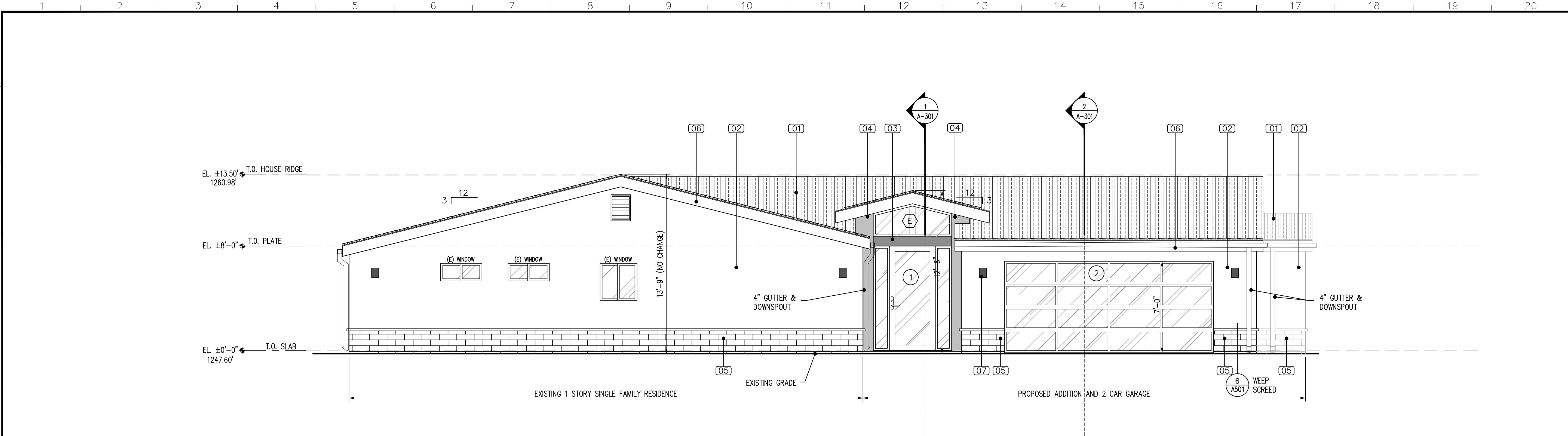
JOB NO.:	22023
DRAWN BY:	A.T.
CHECKED BY:	A.T.
DATE:	3-12-22

SHEET DESCRIPTION:
PROPOSED FLOOR PLAN

SHEET NUMBER:

A-121

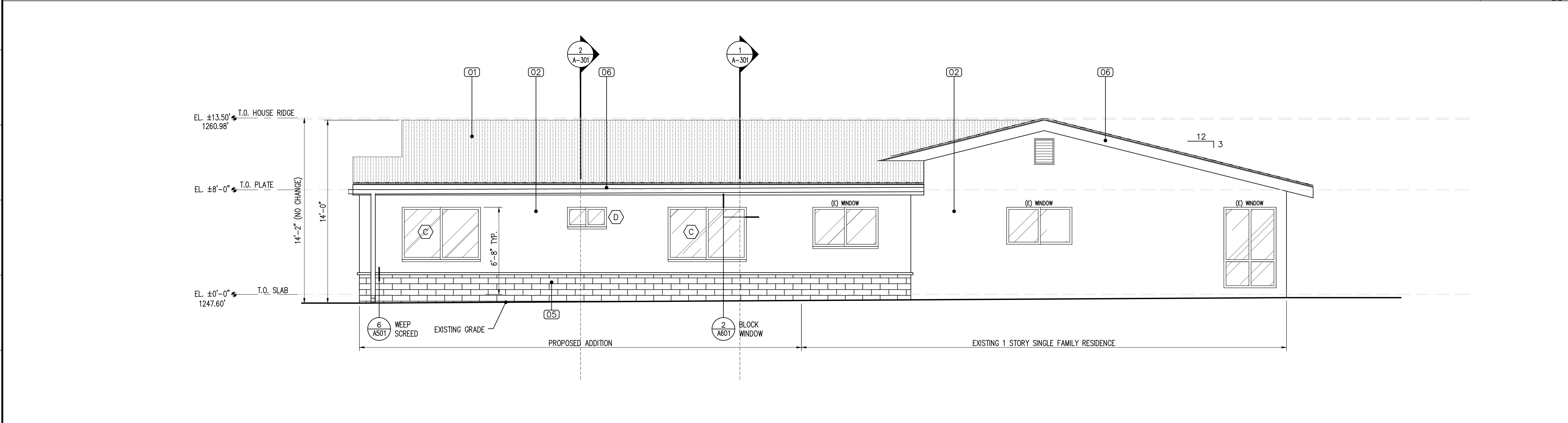




NORTH ELEVATION

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

1



SOUTH ELEVATION

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

2

EXTERIOR FINISH SCHEDULE:

TAG	MATERIAL	COLOR	MANF. / SUPPLIER
01	ASPHALT SHINGLE ROOF, SEE ROOF PLAN	PER ROOF PLAN	PER ROOF PLAN
02	7/8" SMOOTH STUCCO	VAN DE CANE DEW354 RL#073 OR EQ.	LA HABRA
03	7/8" SMOOTH STUCCO	Iron-ic DET611 OR EQ.	LA HABRA
04	BASALT STONE OR EQ.	HONED	T.B.D.
05	6" SPLIT LIMESTONE OR EQ.	SUMMIT GREY	CORONADO STONE PRODUCTS
06	PAINT	WARM WHITE DEW380 OR EQ.	DUN EDWARDS
07	LIGHT FIXTURE	BLACK	SLIM 12 WALLPACK, SEE 14/A-501
08	GARAGE DOOR	WHITE/OBSUCRE GLASS	AVANTE® (Installed) Door Model : AX OR APPROVED EQUAL. SEE 15/A-501

PROJECT TEAM:

ARMENARC
1812 W. BURBANK BLVD #148
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PROPERTY OWNER:
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PROJECT TITLE:
2090 ASHINGTON DR.

PROJECT ADDRESS:
2090 ASHINGTON DR.
GLENDALE, CA 91206

NO. ISSUED FOR:

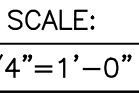
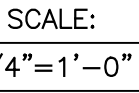
REV BY:

JOB NO.: 22023
DRAWN BY: A.T.
CHECKED BY: A.T.
DATE: 3-12-22

SHEET DESCRIPTION:
ELEVATIONS

SHEET NUMBER:

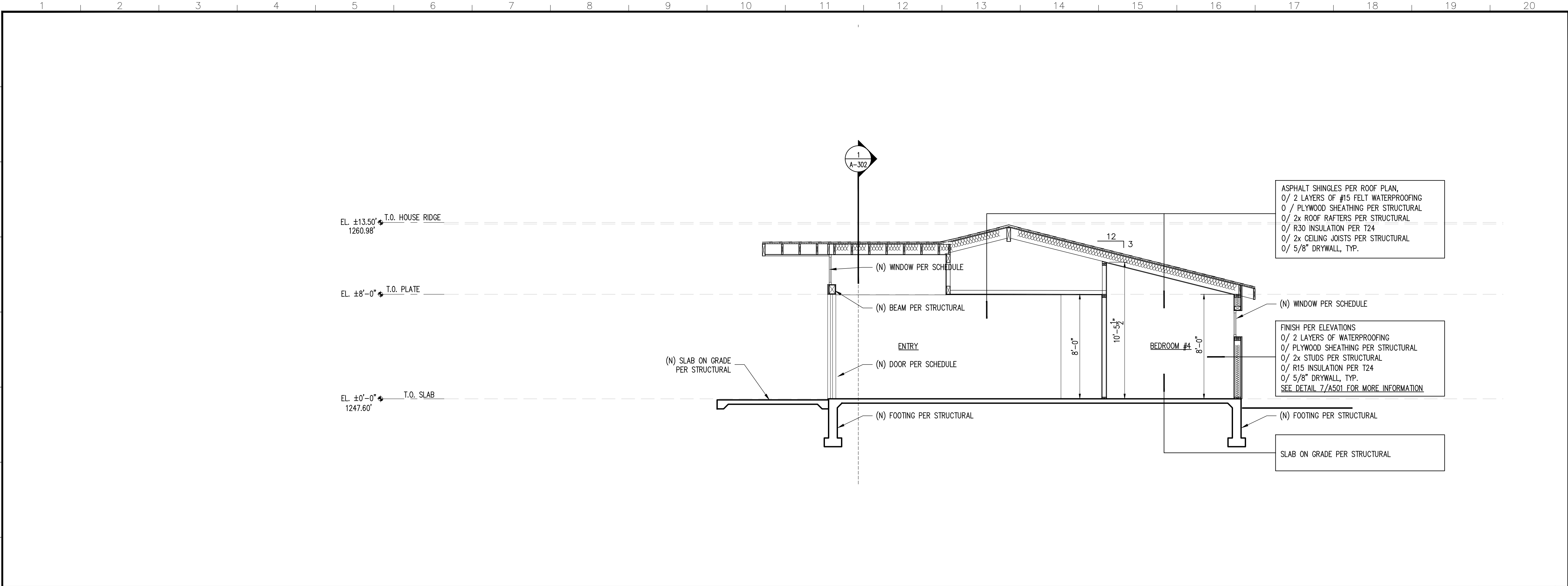
A-201



TAG	MATERIAL	COLOR	MANF. / SUPPLIER
01	ASPHALT SHINGLE ROOF, SEE ROOF PLAN	PER ROOF PLAN	PER ROOF PLAN
02	7/8" SMOOTH STUCCO	VAN DE CANE DEW354 RL#073 OR EQ.	LA HABRA
03	7/8" SMOOTH STUCCO	Iron-ic DET611 OR EQ.	LA HABRA
04	BASALT STONE OR EQ.	HONED	T.B.D.
05	6" SPLIT LIMESTONE OR EQ.	SUMMIT GREY	CORONADO STONE PRODUCTS
06	PAINT	WARM WHITE DEW380 OR EQ.	DUN EDWARDS
07	LIGHT FIXTURE	BLACK	SLIM 12 WALLPACK, SEE 14/A-501
08	GARAGE DOOR	WHITE/OBSUCRE GLASS	AVANTE® (Installed) Door Model : AX OF APPROVED EQUAL. SEE 15/A-501

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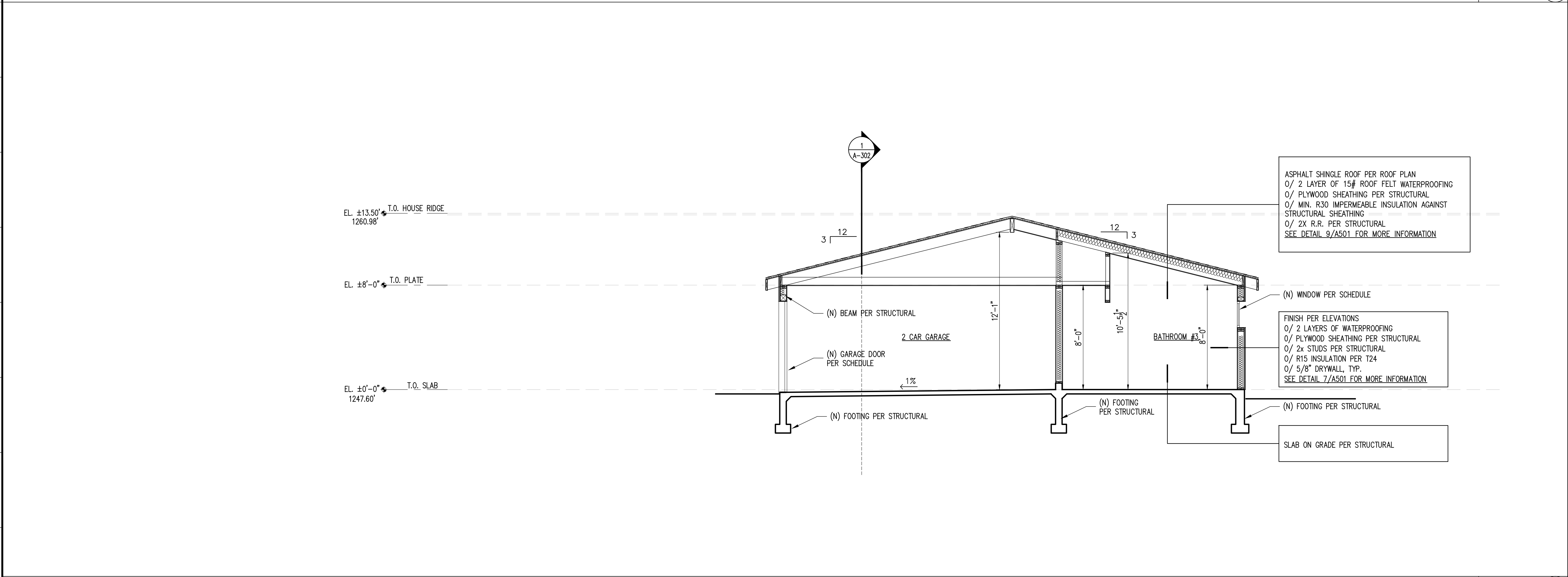
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SECTION

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

1



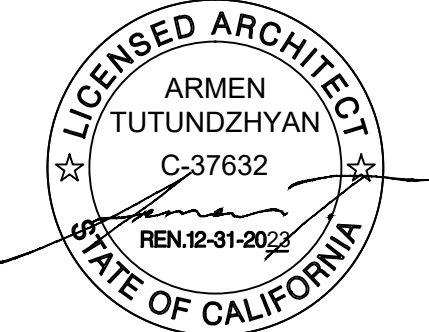
SECTION

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

2

PROJECT TEAM:

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PROJECT TITLE:
2090 ASHINGTON DR.

PROJECT ADDRESS:
2090 ASHINGTON DR.
GLENDALE, CA 91206

NO. ISSUED FOR:

△

△

△

REV BY:

JOB NO.: 22023
DRAWN BY: A.T.
CHECKED BY: A.T.
DATE: 3-12-22

SHEET DESCRIPTION:
SECTIONS

SHEET NUMBER:

A-301



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

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PROPERTY OWNER:
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PROJECT TITLE:
2090 ASHINGTON DR

PROJECT ADDRESS:
2090 ASHINGTON DR
GLENDALE, CA 91206

NO.	ISSUED FOR:
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REV	BY:
JOB NO.:	22023
DRAWN BY:	A.T.
CHECKED BY:	A.T.
DATE:	3-12-22

SHEET NUMBER:

A-302

2090 ASHINGTON DR. GLENDALE CA 91206



01
ASPHALT SHINGLE
ROOF
COLOR: MOIRE BLACK
BY CERTAINTEED
LANDMARK SOLARIS



02
SMOOTH STUCCO
COLOR: DEW354
VAN DE CANE
BY LA HABRA



03
SMOOTH STUCCO
COLOR:IRON-IC
DET611
BY LA HABRA



04
6X12 BASALT STONE
HONED FINISH

2090 ASHINGTON DR. GLENDALE CA 91206



05

6” SPLIT LIMESTONE
COLOR: SUMMIT GREY
BY CORONADO STONE
PRODUCTS



06

PAINT
COLOR: WARM WHITE
DEW80

SLIM12



12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.
Color: Bronze Weight: 4.5 lbs

07

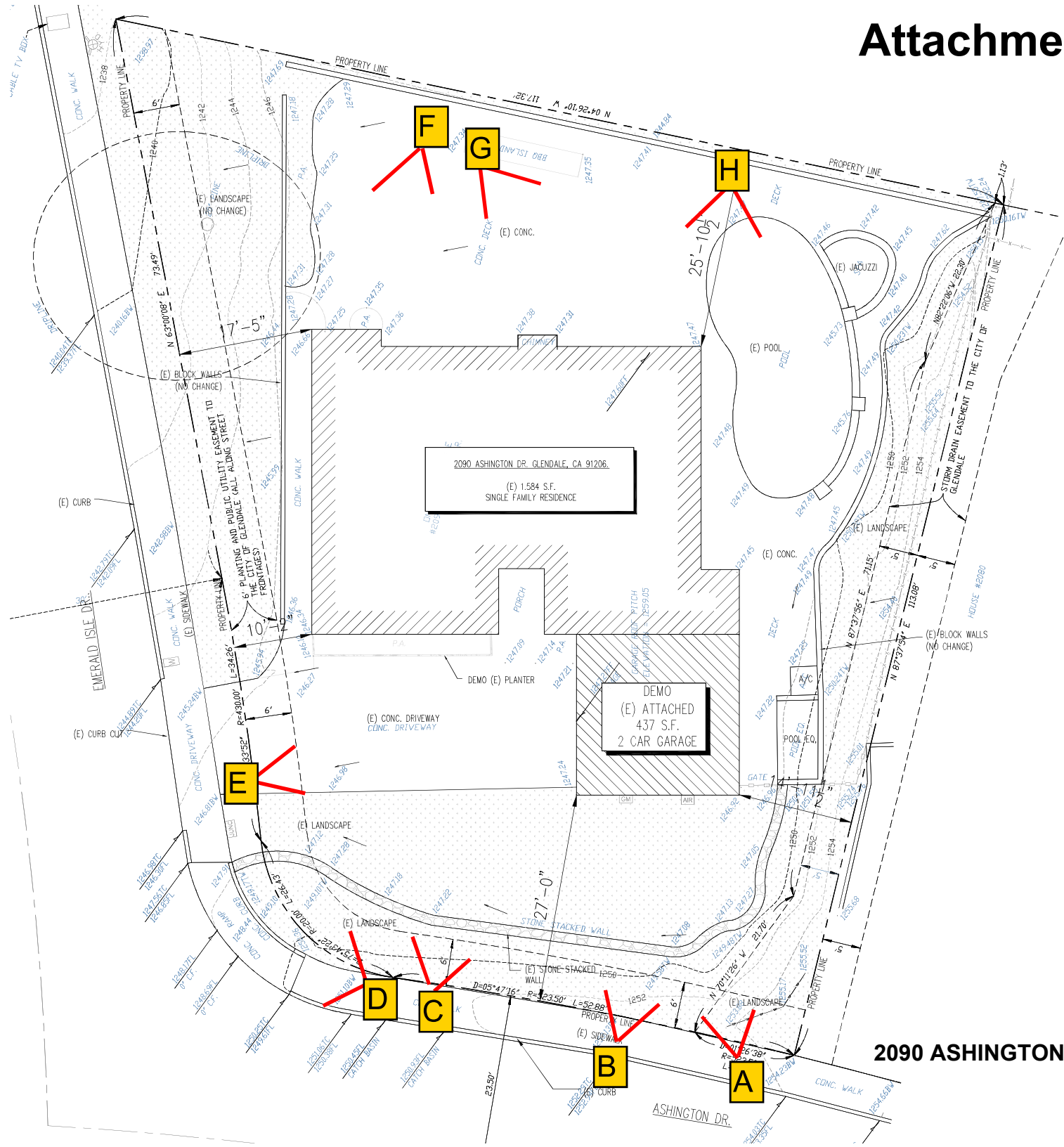
LIGHT FIXTURE
SLIM 12 WALLPACK
COLOR: BLACK



08

GARAGE DOOR
WHITE/OBSCURE GLASS
BY AVANTE AX

2090 ASHINGTON DR



VIEW A



VIEW B



VIEW C



VIEW D



VIEW E



VIEW F



VIEW G

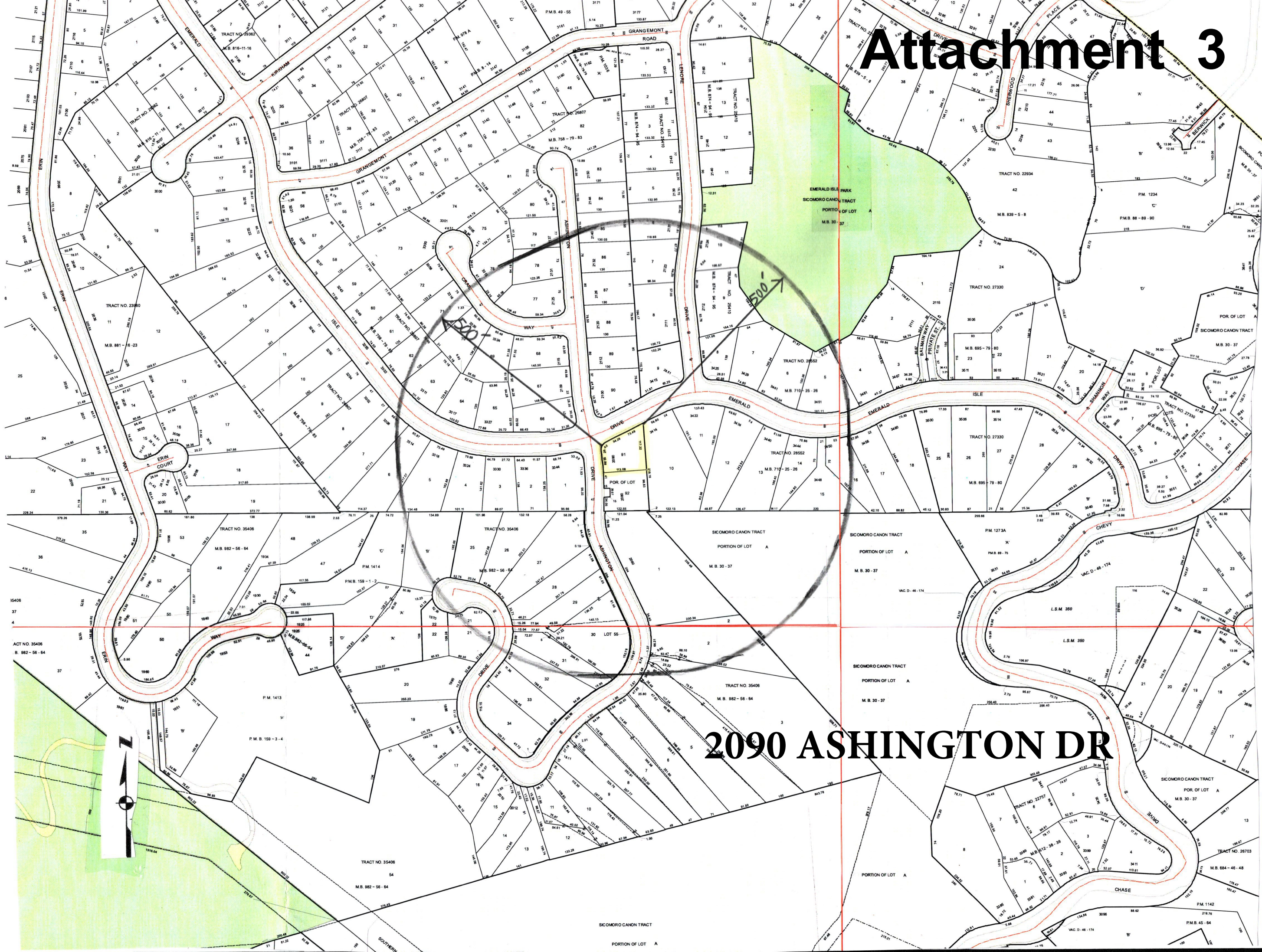


VIEW H



Attachment 3

2090 ASHINGTON DR



Attachment 4

VICINITY MAP LEGEND

1"=100'



SUBJECT PROPERTY



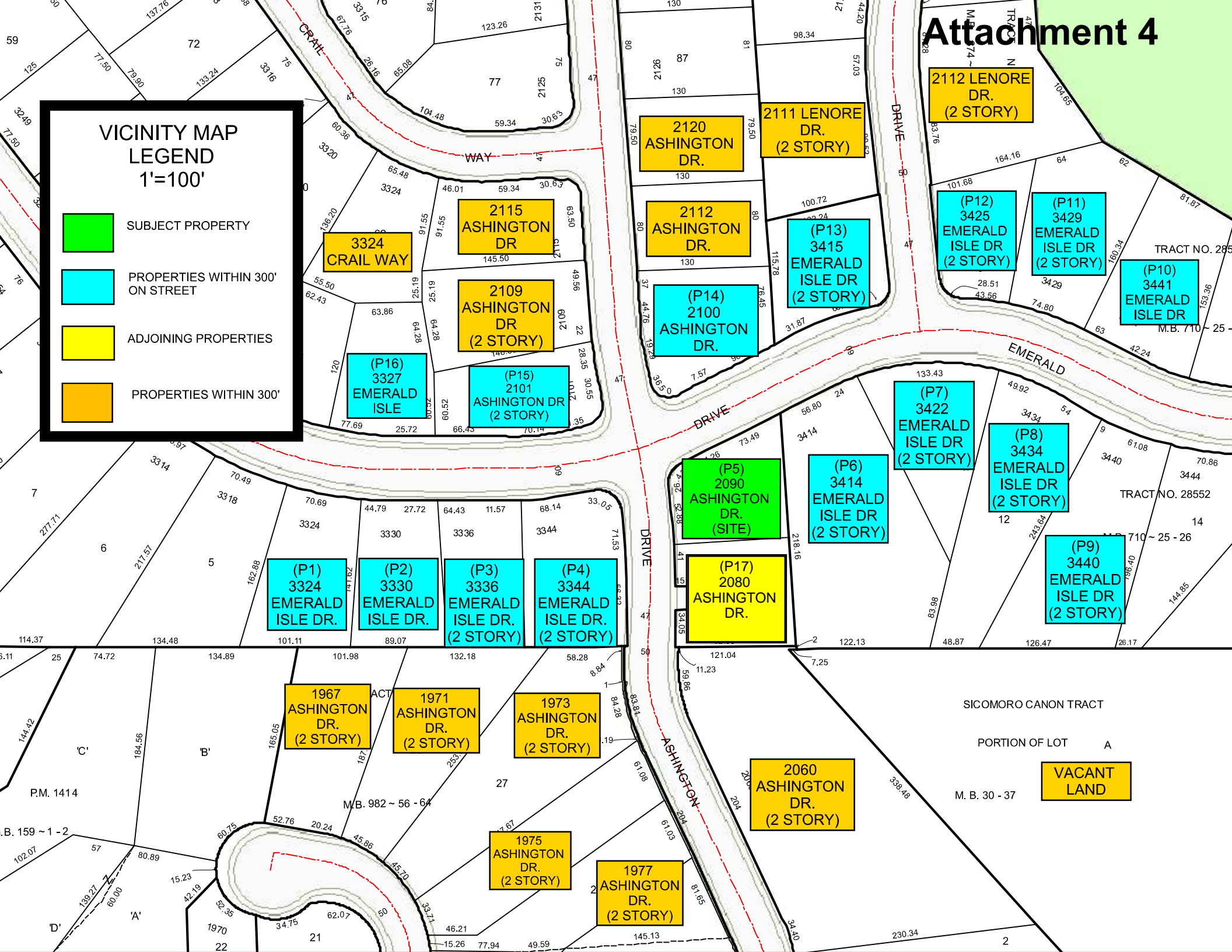
PROPERTIES WITHIN 300'
ON STREET



ADJOINING PROPERTIES



PROPERTIES WITHIN 300'



KEY	ADDRESS	LOT AREA	HOUSE AREA	FAR%	STORIES	SETBACK
Subject						
P1	3324 EMERALD ISLE DR.	12,756	2,231	17.5	1	15'-0"
P2	3330 EMERALD ISLE DR.	11,204	2,079	18.6	1	17'-0"
P3	3336 EMERALD ISLE DR.	10,143	2,520	24.8	2	15'-0"
P4	3344 EMERALD ISLE DR.	13,401	2,520	18.8	2	16'-0"
P5	2090 ASHINGTON DR. (PROJECT SITE)	10,408	2,512	24.1	1	10'-2"
P6	3414 EMERALD ISLE DR.	28,910	2,600	9.0	2	15'-0"
P7	3422 EMERALD ISLE DR.	10,950	2,600	23.7	2	14'-0"
P8	3434 EMERALD ISLE DR.	14,200	2,600	18.3	2	15'-0"
P9	3440 EMERALD ISLE DR.	17,850	3,494	19.6	2	16'-0"
P10	3441 EMERALD ISLE DR.	14,930	2,373	15.9	1	19'-0"
P11	3429 EMERALD ISLE DR.	15,600	2,762	17.7	2	20'-0"
P12	3425 EMERALD ISLE DR.	9,400	2,600	27.7	2	50'-0"
P13	3415 EMERALD ISLE DR.	11,200	2,567	22.9	2	20'-0"
P14	2100 ASHINGTON DR.	12,993	1,876	14.4	1	19'-0"
P15	2101 ASHINGTON DR.	10,957	2,520	23.0	2	17'-0"
P16	3327 EMERALD ISLE DR.	10,369	1,898	18.3	1	13'-0"
P17	2080 ASHINGTON DR. (ADJOINING)	11,254	2,439	21.7	1	18'-0"
	Neighborhood Average	13,325	2,482	19.8	NA	18'2"

PHOTOGRAPHS OF FRONT OF ALL HOMES ON BOTH SIDES OF THE STREET WITHIN 300' OF SUBJECT PROPERTY.

SEE SURVEY LIST & VICINITY AND PHOTOGRAPHIC SURVEY MAP FOR MORE INFORMATION.



P1. 3324 EMERALD ISLE DR.



P2. 3330 EMERALD ISLE DR.



P3. 3336 EMERALD ISLE DR.



P4. 3344 EMERALD ISLE DR.



P5. 2090 ASHINGTON DR. (PROJECT SITE VIEW FROM EMERALD ISLE DR)



P5. 2090 ASHINGTON DR. (PROJECT SITE VIEW FROM ASHINGTON)



P6. 3414 EMERALD ISLE DR.



P7. 3422 EMERALD ISLE DR.



P8. 3434 EMERALD ISLE DR.



P9. 3440 EMERALD ISLE DR.



P10. 3441 EMERALD ISLE DR.



P11. 3429 - EMERALD ISLE DR.



P12. 3425 EMERALD ISLE DR.



P13. 3415 EMERALD ISLE DR.



P14. 2100 ASHINGTON DR.



P15. 2101 ASHINGTON DR.



P16. 3327 EMERALD ISLE DR.



P17. 2080 ASHINGTON DR.

March 2, 2022

City of Glendale Planning Department
633 E. Broadway #103
Glendale, California 91206
Attention: Glendale Planning Department

RE: Vardanyan Residence
2090 Ashington Dr., Glendale, CA 91206

Dear City of Glendale Planning Department,

The intent of this letter is to describe how our proposed remodel & addition project located at 2090 Ashington Drive Glendale, CA 91206 will comply with the Comprehensive Design Guidelines of the City of Glendale Planning Department. The three paragraphs below address the following topics: Site Planning, Mass & Scale, Design & Detailing. Please review and contact our office if you have any questions, we will be glad to assist you. Thank you, we look forward to hearing from you.

1. The project site is located at 2090 Ashington Drive. The site is a corner lot, with the street front facing Ashington Dr. and the street side facing Emerald Isle Dr. The neighborhood is surrounded by single family residences and garages. The property has two abutting neighbors, located to the south and east. The neighbor to the south is situated on a higher plot of land and neighbor to the east it situated on a lower plot. This is due to natural topography of the mountainous area and finish grading during the original subdivision. The drainage patterns of the neighborhood vary due to changes in the topography. This is the case for our property as well, the existing house and attached garage is situated on a relatively flat area of land, but property appears elevated when from Emerald Isle Drive and depressed when viewing from the southwest corner of Ashington Drive. Many of the properties have similar street facing attached garages. This is likely due to the complexity of placing a detached garage to the rear of the mountainous terrain. Our property is in keeping with much of the neighborhood, as it too has an existing attached garage visible from the street (Ashington Dr. and Emerald Isle Dr. in our case). The existing garage has space to the west and north prior to reaching the required building setbacks, the garage is also limited to the south by the interior yard setback and garden walls. We are proposing an addition to the existing single family residence and attached garage by demolishing the existing garage and relocating it closer to the northwest corner of the property. By doing this, we have the opportunity to create a habitable area between the proposed garage and existing single family residence. The proposed structure would be similar to the

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armen@armenarc.com

existing structure and surrounding neighborhood patterns. The property does not have any protected trees, there are many palm trees planted along the corner of the lot and a pine tree facing Emerald Isle. Our property has a 6' Planting and Public Utility Easement along the two streets and a 5' Storm Drain Easement to the south, we will not be proposing any changes to these easements and the landscaping surrounding the property.

2. A windshield survey would quickly show a relatively "newer" neighborhood of Glendale. Our project site is located in a subdivision that was developed during much of the 1960's, compared to many of the 1920's developments of Glendale (Rossmoyne, Northern Glendale etc). The architecture style varies, with many of styles being inspired by the clean lines of mid-century modern. Our existing home and proposed addition/garage will keep much of the architecture that was popular during this era. The redesign will have gable roofs, glazing, rectilinear volumes similar to the existing structure mass. The addition height will not exceed the existing structure height.
3. The design and materials will reinforce the overall building design and will not conflict with the clean lines of our proposed design. Smooth stucco is a flexible finish that can be applied to many different styles of architecture. The proposed smooth stucco throughout the residence will be the backdrop for the other materials used, it will also further reinforce the contemporary design. The grey basalt stone found at the entry is a natural stone that has a relatively consistent pattern between tiles, this too further gives the project a clean aesthetic. The glass above the entry door is similar to many of the neighboring homes, this complements both our house and neighborhood. The building has a contemporary designer split limestone finish grounds the building and adds variety in texture to a relatively smooth facade. The proposed windows will be block recessed windows, with a white painted wood sill and stucco wrapped on the remaining three sides. The garage door will also complement the contemporary design with a white frame (matching the windows) and translucent panels. Overall, the building when viewed in its entirety will fit into the neighborhood fabric.

Sincerely,



Armen Tutundzhyan, Architect