



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

April 1, 2024
Decision Date

1812 Crestmont Court
Address

Administrative Design Review (ADR)
Review Type

5652-018-002
APN

PADR-002023-2023
Case Number

Art Barsegian
Applicant

Chloe Cuffel, Planner
Case Planner

Tony Hacopian
Owner

Project Summary

The applicant is proposing to construct a 779 square-foot, single-story addition at the front, west side of the existing single-story 1,221 square-foot single-family dwelling (built in 1935) with a detached 330 square-foot garage. The existing 264 square-foot covered front porch will be demolished and replaced with a new 228 square-foot covered porch. The lot size is 6,400 square feet located in the "R1R" (Restricted Residential, Floor Area Ratio II) zone.

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 6,400 square-foot, square-shaped lot was originally developed in 1935 as a single-family residence and garage. The house was designed in the Ranch style with a side-gabled, low-pitched roof and a full-width front porch. The house features horizontal siding across the front façade and wood shutters on the larger windows.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R1R-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

Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.

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	6,200	5,200 sq. ft. – 31,800 sq. ft.	6,400 sq. ft.
Setback	22 feet	10 feet – 33 feet	20 feet
House size	1,763 sq. ft.	1,322 sq. ft. – 19,340 sq. ft.	2,000 sq. ft.
Floor Area Ratio	0.28	0.17 – 0.61	0.31
Number of stories	10 homes are 1-story & 4 homes are 2-stories	1 to 2-stories	1-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 (Existing Landscaping to Remain)

☒ **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

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

The applicant is proposing to replace the front facing portion of the perimeter gate with five-foot tall vinyl fencing. A condition has been included to use wood material instead to be consistent with the existing gate and conform to zoning code permitted materials.

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 addition wraps around the western portion of the house with the primary portion of the addition located at the rear.
- The addition to the existing house does not pose any significant alterations to the site planning. The house is sited in the middle of the lot on a pad with a gentle slope from the north to the south. No grading is proposed.

- The trash bins are located towards the rear of the property behind screening that is integrated into the building and appropriate to the site.
- The applicant is proposing to replace the front facing portion of the perimeter gate with five-foot tall vinyl fencing. A condition has been included to use wood material instead to be consistent with the existing gate and conform to zoning code permitted materials.

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 project are consistent with and appropriate to the existing neighborhood.
- The site is located in the R1R-II zone and is surrounded by a mix of single-story, single-family homes and two-story multi family buildings of various architectural styles. The proposed addition is compatible with the existing neighborhood.
- The proposal includes the addition of a front facing gable, which is appropriate to the Ranch style of the existing house and appropriately breaks up the front façade massing while remaining architecturally compatible.
- The existing 3:12 roof with a side facing gable will remain; the additions will include a rear facing gable with a 3:12 pitch and a front facing gable at 6:12, which is compatible with the style of the house and provides articulation to the front façade.

Design and Detailing

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

Overall Design and Detailing

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ 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:

- The overall design, detailing and architectural concept of the building is consistent with the Ranch design, appropriate to the site and the neighborhood.
 - The existing brick walkway from the street to the front porch will remain; the new porch floor will be concrete. The brick driveway will also remain.
 - The horizontal siding on the existing house will remain, and vertical siding will be used on the new addition, appropriate to the Ranch style of the house.
 - The existing brick fireplace will be removed.
 - The windows will be replaced with vinyl, block frame casement and hung windows. The existing wood sill and frames will remain.
 - The existing window shutters will be moved to the new addition, under the front facing gable, and will be painted grey.
 - The front door has not been identified on the plans; a condition is included to provide front door information before final Planning approval.
-

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:

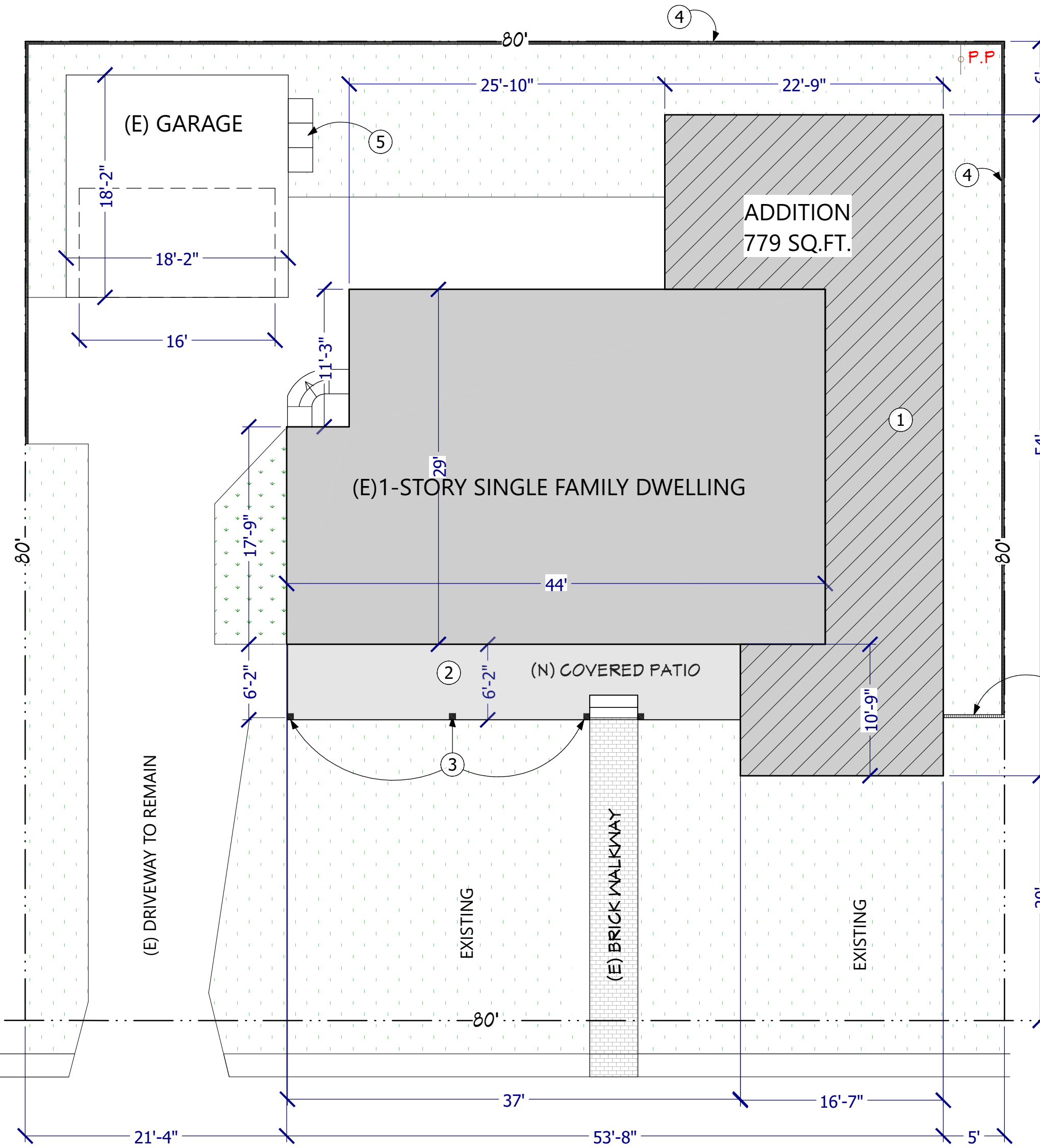
Conditions

1. Replace the proposed vinyl fence with a material approved by the zoning code (wood, masonry, or decorative metal).
 2. Provide front door information before final Planning approval. Show the location of all proposed site lighting and light fixtures on the building limited to the main entry and patio doors.
-

Attachments

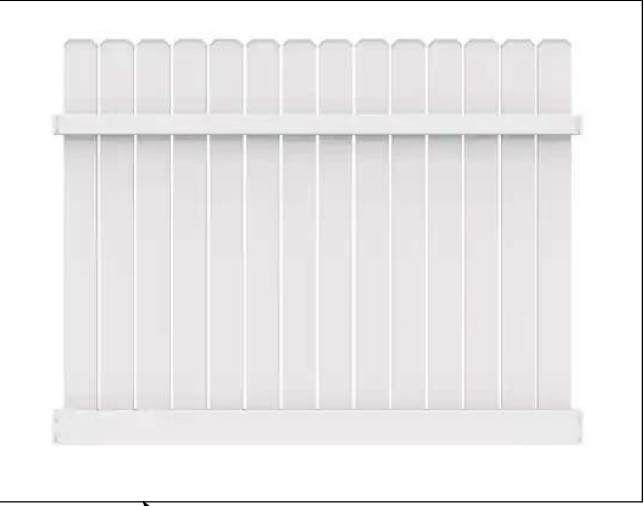
1. Reduced Plans
2. Neighborhood Survey
3. Location Map
4. Photo Survey

1818 CRESTMONT CT
1-STORY SFD
ZONE: R1R II



SITE PLAN KEYED NOTES

1. NEW ADDITION
2. NEW COVERED PATIO
3. NEW WOOD POSTS
4. NEW WHITE VINYL FENCE 5'-0" HEIGHT
5. EXISTING TRASH LOCATION
6. EXISTING WOOD FENCE TO REMAIN



1762 N VERDUGO RD
4- UNITS
ZONE: R-2250

REVISION	DATE

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Owner: Tony Hacopian & Rashel Arakisian
1812 Crestmont Ct.
Glendale, CA 91208

ARTTECH DESIGN
412 W. BROADWAY #206
GLENDALE, CA 91204
ARTTECHLA@GMAIL.COM
TEL: 818.409.8921

DATE: 2/21/2024
SCALE: 1/4"=1'-0"
Drawn By: S.A.B

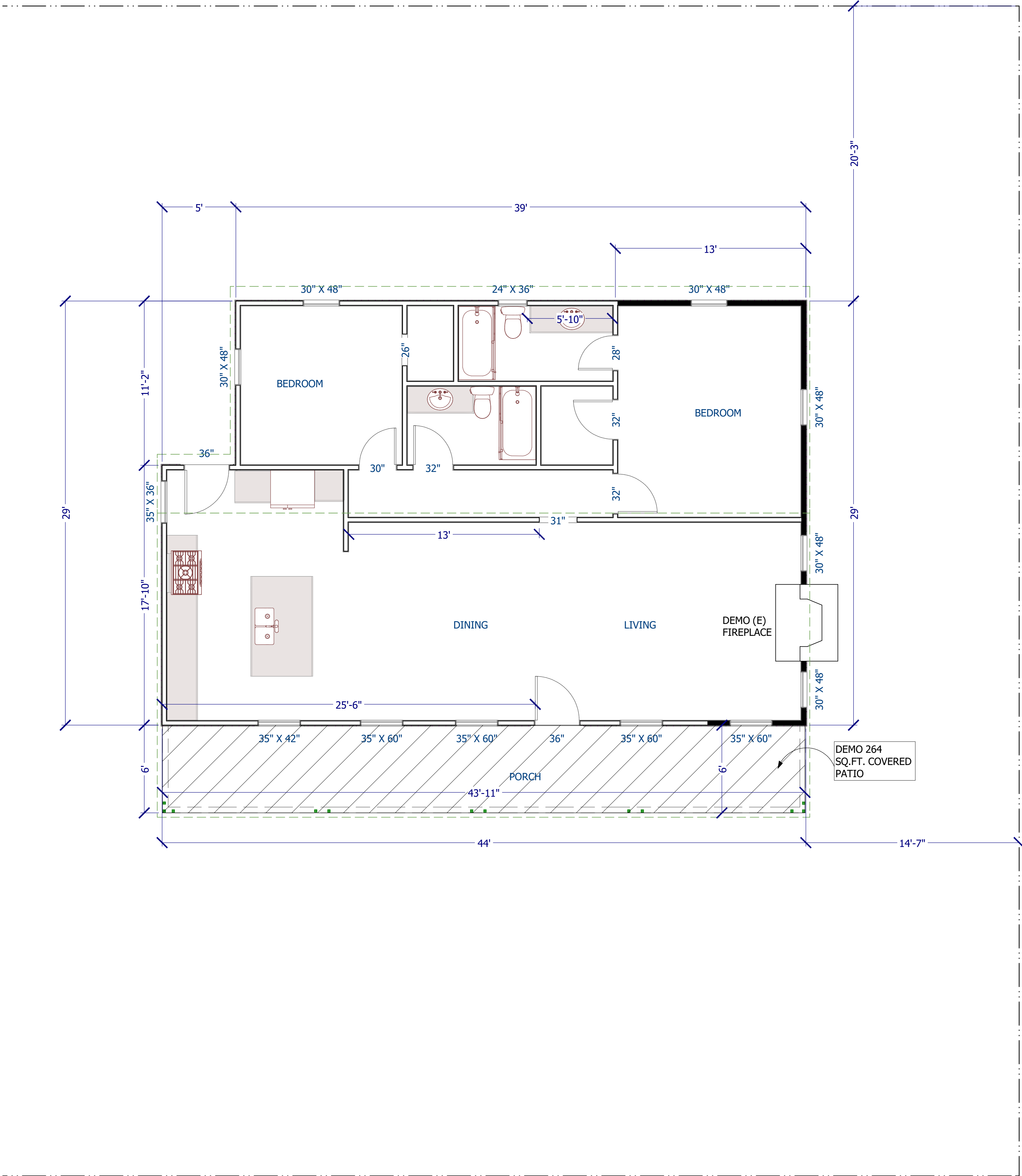
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SITE PLAN
PROPOSED

SHEET NO:
A-1

PROPOSED
SITE PLAN





WALL TO BE DEMOLISHED

EXISTING & DEMO
FLOOR PLAN



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DATE: 2/21/2024
SCALE: 1/4"=1'-0"
Drawn By: S.A.B

SHEET TITLE:

EXISTING
& DEMO
FLR PLAN

SHEET NO:
A-2

REVISION	DATE

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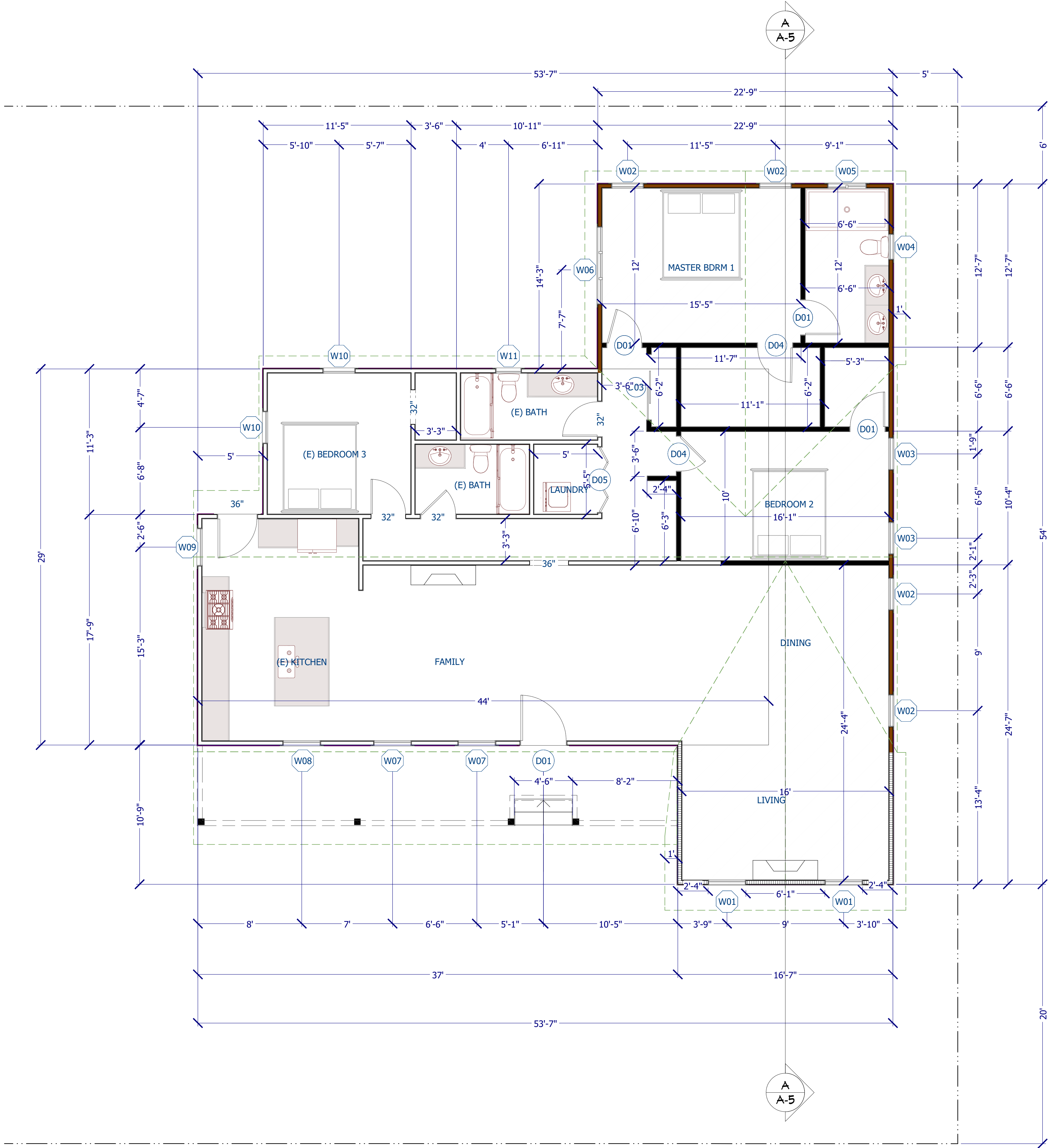


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Drawn By: S.A.B

SHEET TITLE:

PROPOSED FLOOR PLAN

SHEET NO:
A-3



ADDITION AREA - 782 SQ.FT.	
EXISTING EXTERIOR 2x WALL W/ LAP SIDING FINISH - SEE ELEVATIONS	
NEW EXTERIOR 2x WALL W/ LAP SIDING FINISH - SEE ELEVATIONS	
NEW EXTERIOR 2x WALL W/ VERTICAL SIDING (BOARD & BATTEN) FINISH - SEE ELEVATIONS	
NEW INTERIOR 2x WALL	
EXISTING INTERIOR 2x WALL	

NOTES:
◦ ALL INTERIOR SHALL HAVE 5/8" GYP.BRD.
◦ ALL ATTIC WALLS SHALL BE VERTICAL SIDING -
SEE ELEVATIONS

PROPOSED FLOOR PLAN



WINDOWS BY MILGARD - STYLE LINE

WINDOW NUMBER	QUANTITY	EXISTING WIDTH X HEIGHT (INCHES)	NEW WIDTH X HEIGHT (INCHES)	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM THE STREET? Y/N	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (SDL) Y/N	KEEP EXISTING SILL & FRAME? Y/N	BUILD NEW SILL & FRAME? Y/N	EXISTING EDGE DETAIL	NEW EDGE DETAIL	BED-ROOM? Y/N	EGRESS WINDOW	ENERGY EFFICIENT? Y/N	TEMPERED GLASS? Y/N	FIRE HAZARD ZONE? Y/N	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR?	SHGC	U-FACTOR	COMMENTS
W01	2		35" x 60"		VINYL	YES		CASEMENT	BLOCK FRAME	N		YES		WOOD	N	N	Y	YES	YES	N	0.20	0.27	EXISTING WINDOWS TO BE USED
W02	4		30" x 48"		VINYL	YES		CASEMENT	BLOCK FRAME	N		YES		WOOD	YES	N	Y	YES	YES	N	0.20	0.27	EXISTING WINDOWS TO BE USED
W03	2		30" x 48"		VINYL	YES		CASEMENT	BLOCK FRAME	N		YES		WOOD	YES	YES	Y	YES	YES	N	0.20	0.27	
W04	ONE		24" x 36"		VINYL	YES		SINGLE HUNG	BLOCK FRAME	N		YES		WOOD	N	N	Y	YES	YES	N	0.20	0.27	
W05	ONE		36" x 24"		VINYL	NO		SLIDER	BLOCK FRAME	N		YES		WOOD	N	N	Y	YES	YES	N	0.20	0.27	
W06	ONE		12" x 48"		VINYL	NO		XOX DBL CASEMENT	BLOCK FRAME	N		YES		WOOD	YES	YES	Y	YES	YES	N	0.20	0.27	
W07	2	35" x 60"	35" x 60"	WOOD	VINYL	YES	CASEMENT	CASEMENT	BLOCK FRAME	N	YES	N	WOOD	WOOD	N	N	Y	YES	YES	N	0.20	0.27	
W08	ONE	35" x 42"	35" x 42"	WOOD	VINYL	YES	CASEMENT	CASEMENT	BLOCK FRAME	N	YES	N	WOOD	WOOD	N	N	Y	YES	YES	N	0.20	0.27	
W09	ONE	35" x 36"	35" x 36"	WOOD	VINYL	YES	CASEMENT	CASEMENT	BLOCK FRAME	N	YES	N	WOOD	WOOD	N	N	Y	YES	YES	N	0.20	0.27	
W10	2	30" x 48"	30" x 48"	WOOD	VINYL	YES	CASEMENT	CASEMENT	BLOCK FRAME	N	YES	N	WOOD	WOOD	YES	YES	Y	YES	YES	N	0.20	0.27	
W11	ONE	24" x 36"	24" x 36"	WOOD	VINYL	N	SINGLE HUNG	SINGLE HUNG	BLOCK FRAME	N	YES	N	WOOD	WOOD	N	N	Y	YES	YES	N	0.20	0.27	

ALL WINDOWS TO BE TEMPERED (WINDOWS BY MILGARD - STYLE LINE)

WINDOW NOTES

1. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
2. DOUBLE-PANE IS REQUIRED FOR ALL NEW GLAZING
3. ALL EXTERIOR WINDOWS SHALL BE FULLY WEATHER STRIPPED AT HEAD, SILL AND JAMB.
4. SILL HEIGHT SHALL BE 44" (MAX.) ABOVE FINISH FLOOR FOR AT LEAST ONE WINDOW IN EACH BEDROOM.
5. AT LEAST ONE WINDOW IN EACH BEDROOM IS REQUIRED TO HAVE A MIN. CLEAR OPENING AREA OF 5.7 SQ.FT. A MIN NET HEIGHT OF 24" AND A MIN. WIDTH OF 20"
6. GLAZING IN WINDOWS WITHIN 24" OF DOOR, WITHIN 18" OF FLOOR, WITHIN 60" TUB/SHOWER FLOOR, OR WITHIN 5' OF STAIRS OR STAIR LANDING SHALL BE TEMPERED
7. WINDOWS SHALL BE MILGARD WINDOWS COLOR - WHITE
8. NO INTERNAL GRIDS PERMITTED

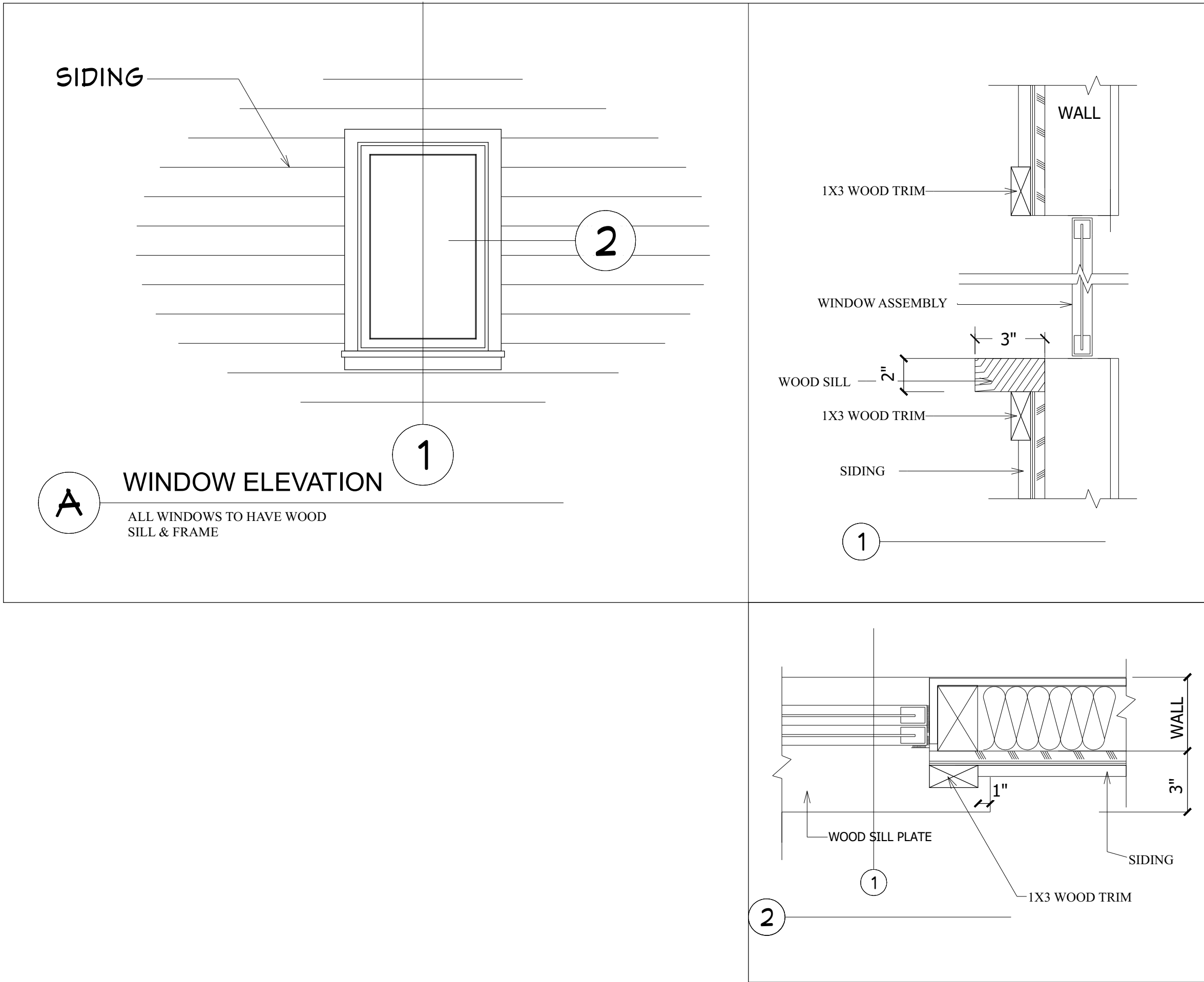
DOOR SCHEDULE

DOOR LABEL	QUANTITY	WIDTH X HEIGHT (INCHES)	TYPE	THICKNESS	GLASS	U-FACTOR	COMMENTS
D01	ONE	42" x 80"	EXTERIOR SINGLE DOOR	1 3/4"			WOOD - FRONT DOOR
D02	ONE	12" x 80"	EXTERIOR SLIDING	1 3/4"	TEMP		NOT VISIBLE FROM STREET
D03	ONE	36" x 80"	INTERIOR DOOR	1 3/8"			MASTER BEDROOM DOOR
D04	4	32" x 80"	INTERIOR DOOR	1 3/8"			
D05	ONE	60" x 80"	BIFOLD (LOUVERED)	1 3/8"			LAUNDRY DOOR SEE DOOR NOTE #7
D06	ONE	60" x 80"	INTERIOR - SLIDING	1 3/8"			CLOSET DOOR

DOOR NOTES

1. ALL EXTERIOR DOORS SHALL BE FULLY WEATHERSTRIPPED AT HEAD, SILL AND JAMB.
2. ALL DOORS AND WINDOWS SHALL HAVE ALUMINUM DRIP CAPS AT HEAD.
3. ALL EXTERIOR DOORS SHALL BE PAINTED WITH INTERIOR DOORS STAINED TO MATCH EXISTING.
4. ALL SINGLE AND DOUBLE DOORS W/SIDELIGHTS SHALL BE DUAL-GLAZED TEMPERED GLASS.
5. CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR DOOR HARDWARE AND INCLUDE THIS IN HIS BID.
6. GLAZING IN DOORS AND WINDOWS WITHIN 24" OF DOOR, WITHIN 18" OF FLOOR, WITHIN 60" OF TUB/SHOWER FLOOR, OR WITHIN 5' OF STAIRS AND STAIR LANDINGS SHALL BE TEMPERED. WINDOWS AND GLAZED DOORS SHALL BE DUAL GLAZED AND THE WINDOW U-FACTOR AND SHGC MUST BE INDICATED ON THE SCHEDULE.
7. DRYER CLOSET DOORS TO HAVE MINIMUM 100 SQ. INCH MAKE UP AIR VENT PER (CMC 504.4.1)

WINDOW SCHEDULE



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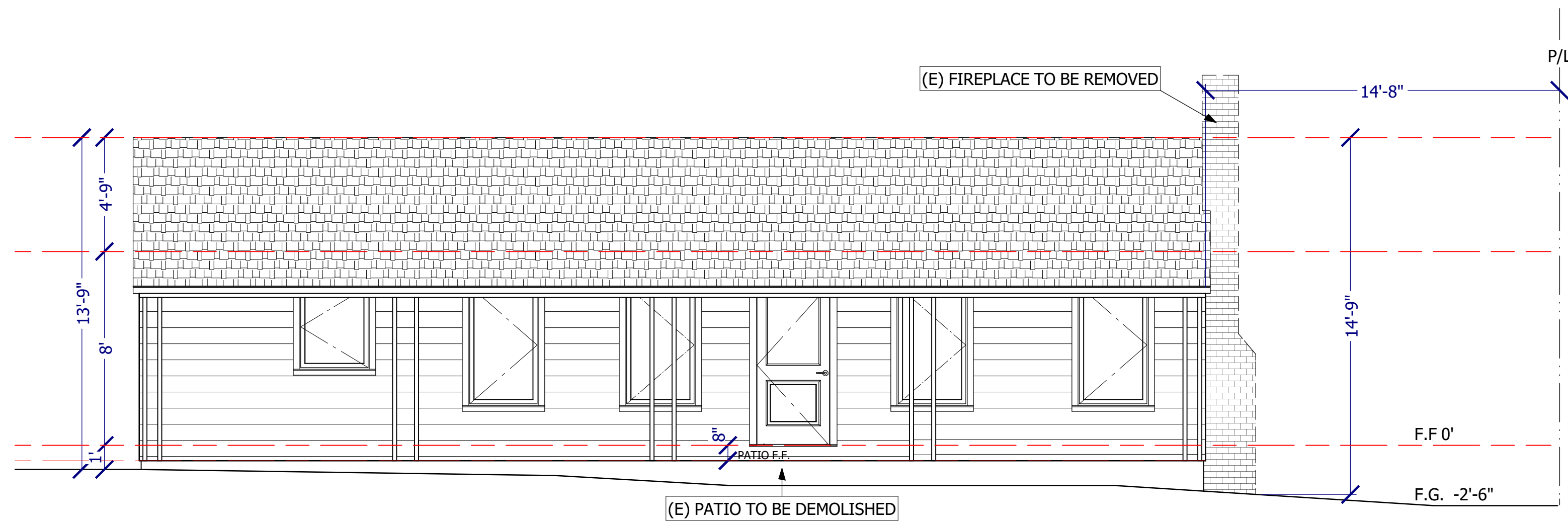


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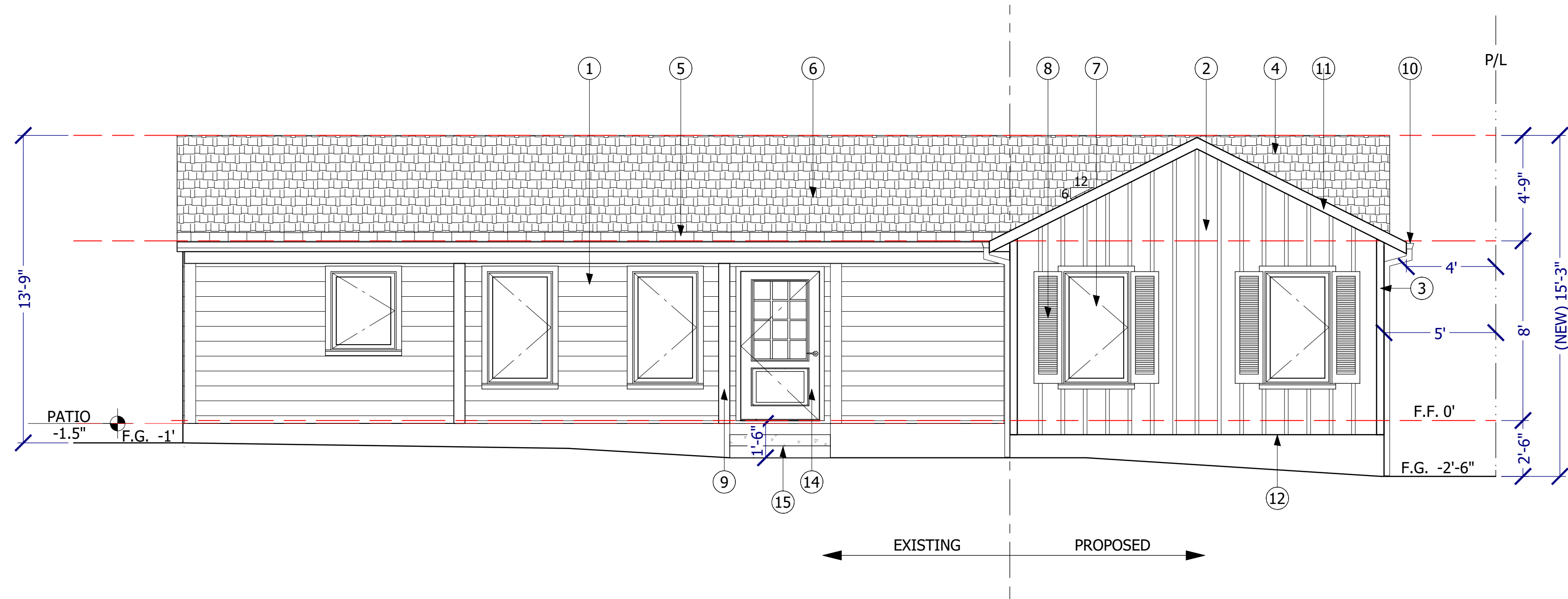
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WINDOW
& DOOR
SCHEDULE

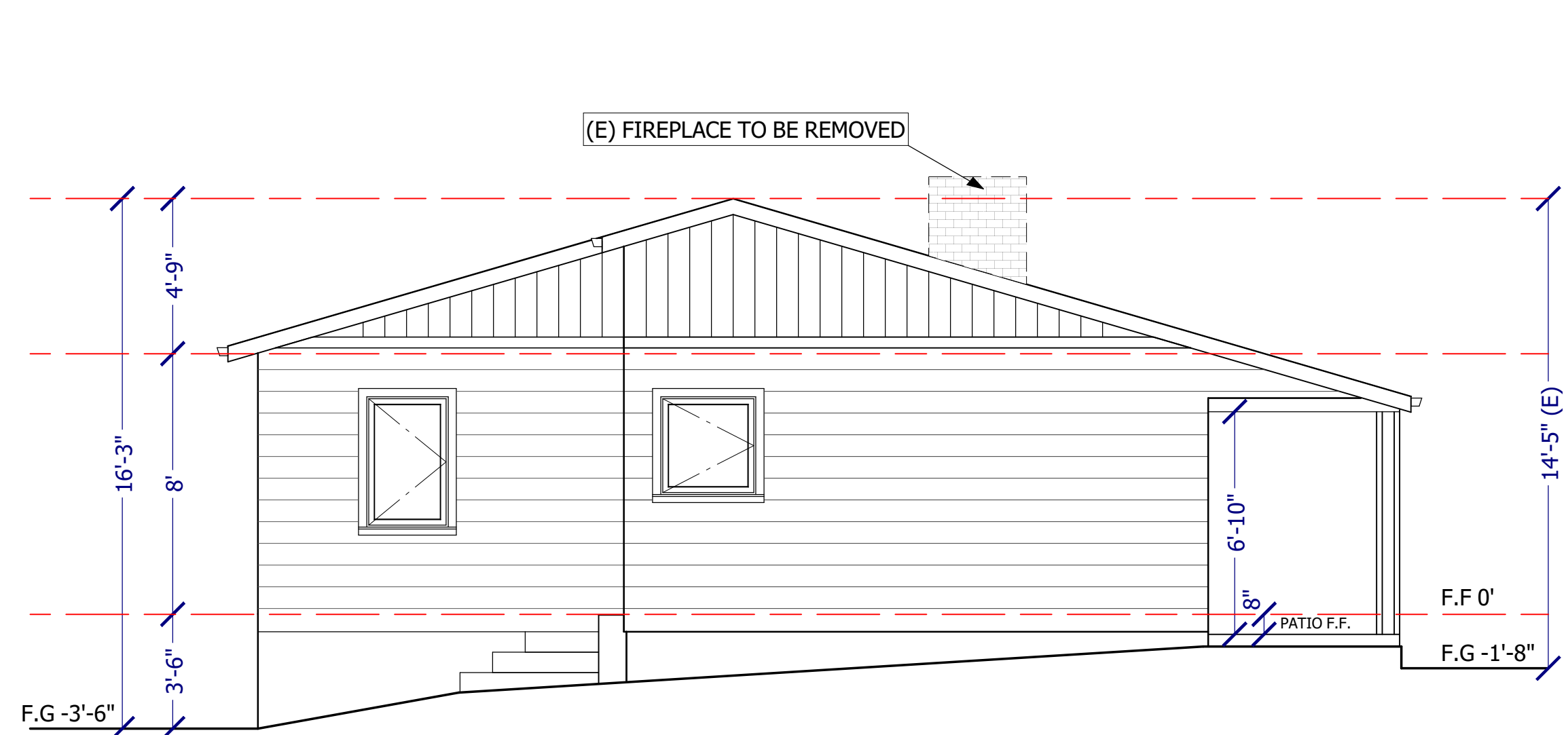
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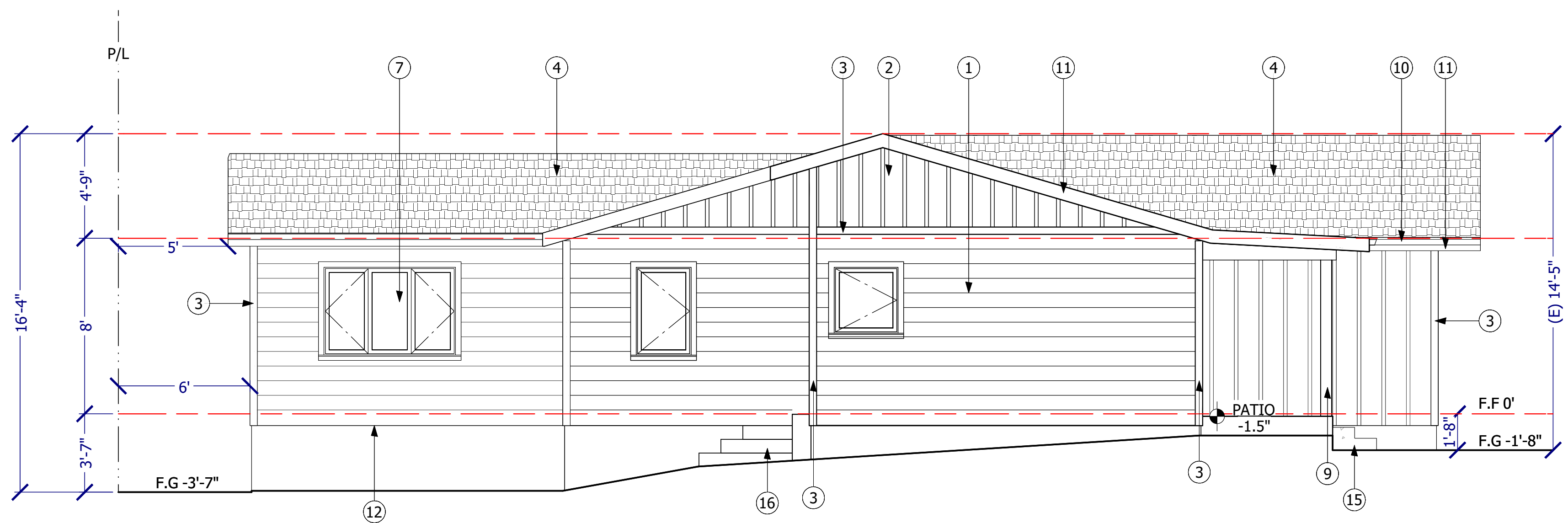
NORTH ELEVATION (FRONT) - EXISTING



NORTH ELEVATION (FRONT) - PROPOSED



WEST ELEVATION (SIDE) - EXISTING



WEST ELEVATION (SIDE) - PROPOSED

ELEVATION KEYED NOTES:

11. GUTTER & DOWNSPOUT - COLOR WHITE

12. WOOD FASCIA - COLOR WHITE

13. NO. 26 GALVANIZED SHEET GAGE WEEP SCREEN WITH 3.5" FLANGE AT STUCCO/SIDING PLACE A MIN. OF 4 INCH. ABOVE EARTH OR 2 INCH. ABOVE PAVED AREAS. (CRC R703.6.2.1)

14. FRONT DOOR COLOR - COLOR BOOTHBAY GRAY BY BENJAMIN MOORE (MATCH SHUTTERS)

15. NEW CONC. STEPS

16. EXISTING CONC. STEPS AND LANDING TO REMAIN
1. (N) JamesHardie - HARDIEPLANK LAP SIDING - CEDARMILL - ARCTIC WHITE

2. (N) JamesHardie - HARDIEPLANK VERTICAL SIDING SMOOTH (BOARD & BATTEN) - ARCTIC WHITE

3. (N) CORNER BOARDS & TRIM MOLDING BY JAMES HARDIE - COLOR - WHITE

4. (N) COMP. SHINGLE ROOF (MATCH EXISTING) CERTAINTED LANDMARK SOLARIS COLOR GRAPHITE

5. STANDING SEAM METAL ROOF COLOR TO MATCH SHINGLE

6. EXISTING ROOF

7. (N) WINDOWS BY MILGARD - COLOR WHITE

8. WINDOW SHUTTERS - COLOR BOOTHBAY GRAY BY BENJAMIN MOORE

9. (N) WOOD POST - WHITE

10. GUTTER & DOWNSPOUT - COLOR WHITE

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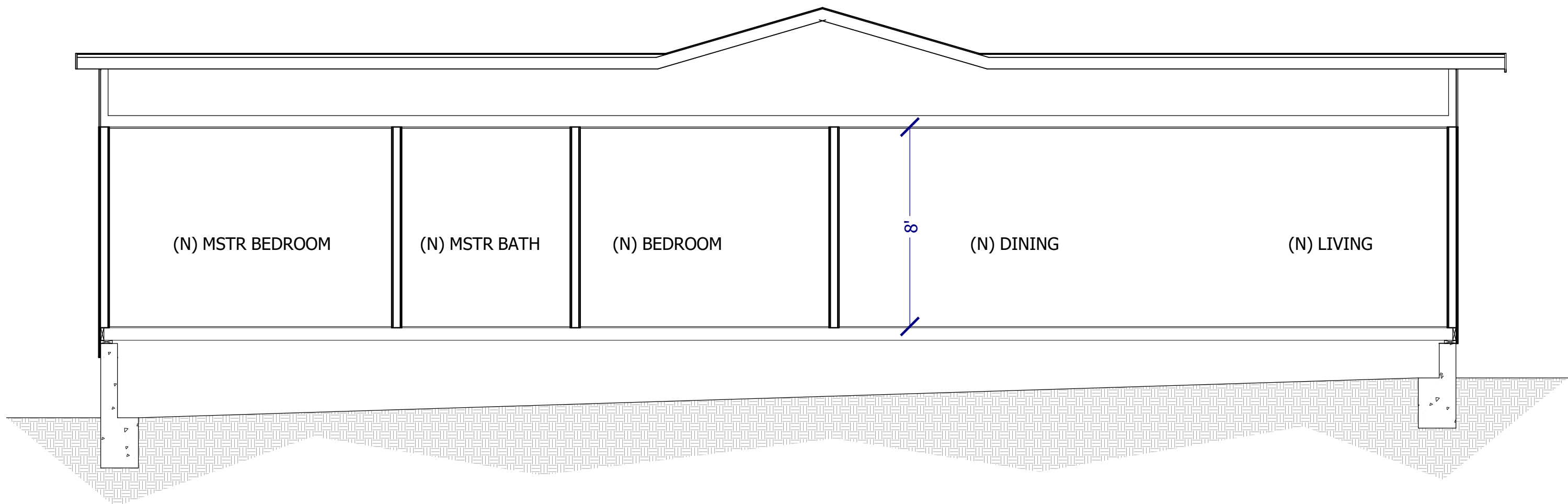
ELEVATIONS
EXISTING &
PROPOSED

SHEET NO:
A-4.0

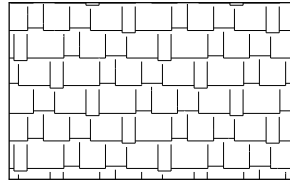
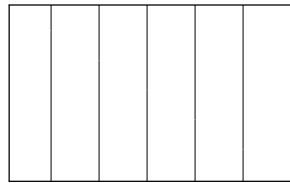
<p>Owner: Tony Hacopian & Rashel Arakisian 1812 Crestmont Ct. Glendale, CA 91208</p>	
<p>ARTTECH DESIGN 412 W. BROADWAY #206 GLENDALE, CA 91204 ARTTECHLA@GMAIL.COM TEL: 818.409.8921</p>	
	
<p>DATE: 2/21/2024 SCALE: 1/4"=1'-0" Drawn By: S.A.B</p>	
<p>SHEET TITLE:</p> <p>ELEVATIONS EXISTING & PROPOSED</p>	
<p>SHEET NO: A-4.1</p>	

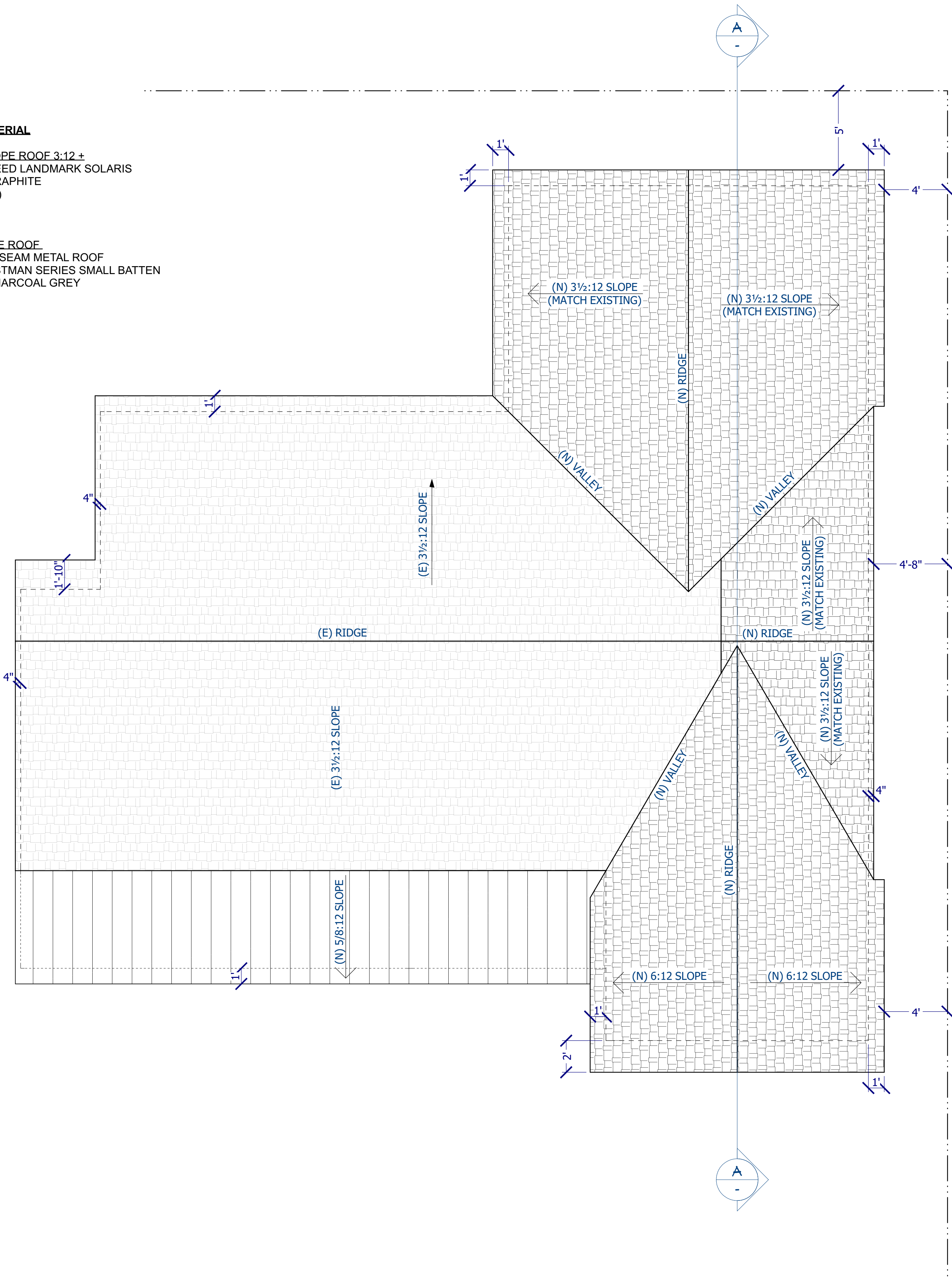
11. GUTTER & DOWNSPOUT - COLOR WHITE	1. (N) JAMES HARDIE - HARDIEPLANK VERTICAL SIDING SMOOTH (BOARD & BATTEN) - ARCTIC WHITE
12. WOOD FASCIA - COLOR WHITE	2. (N) JAMES HARDIE - HARDIEPLANK VERTICAL SIDING SMOOTH (BOARD & BATTEN) - ARCTIC WHITE
13. NO. 26 GALVANIZED SHEET GAGE WEEP SCREEN WITH 3.5" FLANGE AT STUCCO/SIDING PLACE A MIN. OF 4 INCH. ABOVE EARTH OR 2 INCH. ABOVE PAVED AREAS. (CRC R703.6.2.1)	3. (N) CORNER BOARDS & TRIM MOLDING BY JAMES HARDIE - COLOR - WHITE
14. FRONT DOOR COLOR - COLOR BOOTHBAY GRAY BY BENJAMIN MOORE (MATCH SHUTTERS)	4. (N) COMP. SHINGLE ROOF (MATCH EXISTING) CERTAINTED LANDMARK SOLARIS COLOR GRAPHITE
15. NEW CONC. STEPS	5. STANDING SEAM METAL ROOF COLOR TO MATCH SHINGLE
16. EXISTING CONC. STEPS AND LANDING TO REMAIN	6. EXISTING ROOF
	7. (N) WINDOWS BY MILGARD - COLOR WHITE
	8. WINDOW SHUTTERS - COLOR BOOTHBAY GRAY BY BENJAMIN MOORE
	9. (N) WOOD POST - WHITE
	10. GUTTER & DOWNSPOUT - COLOR WHITE





SECTION A-A

- ROOF MATERIAL**
-  **STEEP SLOPE ROOF 3:12 +**
CERTAINTED LANDMARK SOLARIS
COLOR: GRAPHITE
(CLASS "A")
-  **LOW SLOPE ROOF**
STANDING SEAM METAL ROOF
MBCI CRASTMAN SERIES SMALL BATTEN
COLOR: CHARCOAL GREY
CLASS "A"



PROPOSED ROOF PLAN
& SECTIONS



REVISION	DATE

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

Owner: Tony Hacopian & Rashel Arakisian
1812 Crestmont Ct.
Glendale, CA 91208

ARTTECH DESIGN
412 W. BROADWAY #206
GLENDALE, CA 91204
ARTTECHLA@GMAIL.COM
TEL: 818.409.8921

DATE: 2/21/2024
SCALE: 1/4"=1'-0"
Drawn By: S.A.B

SHEET TITLE:

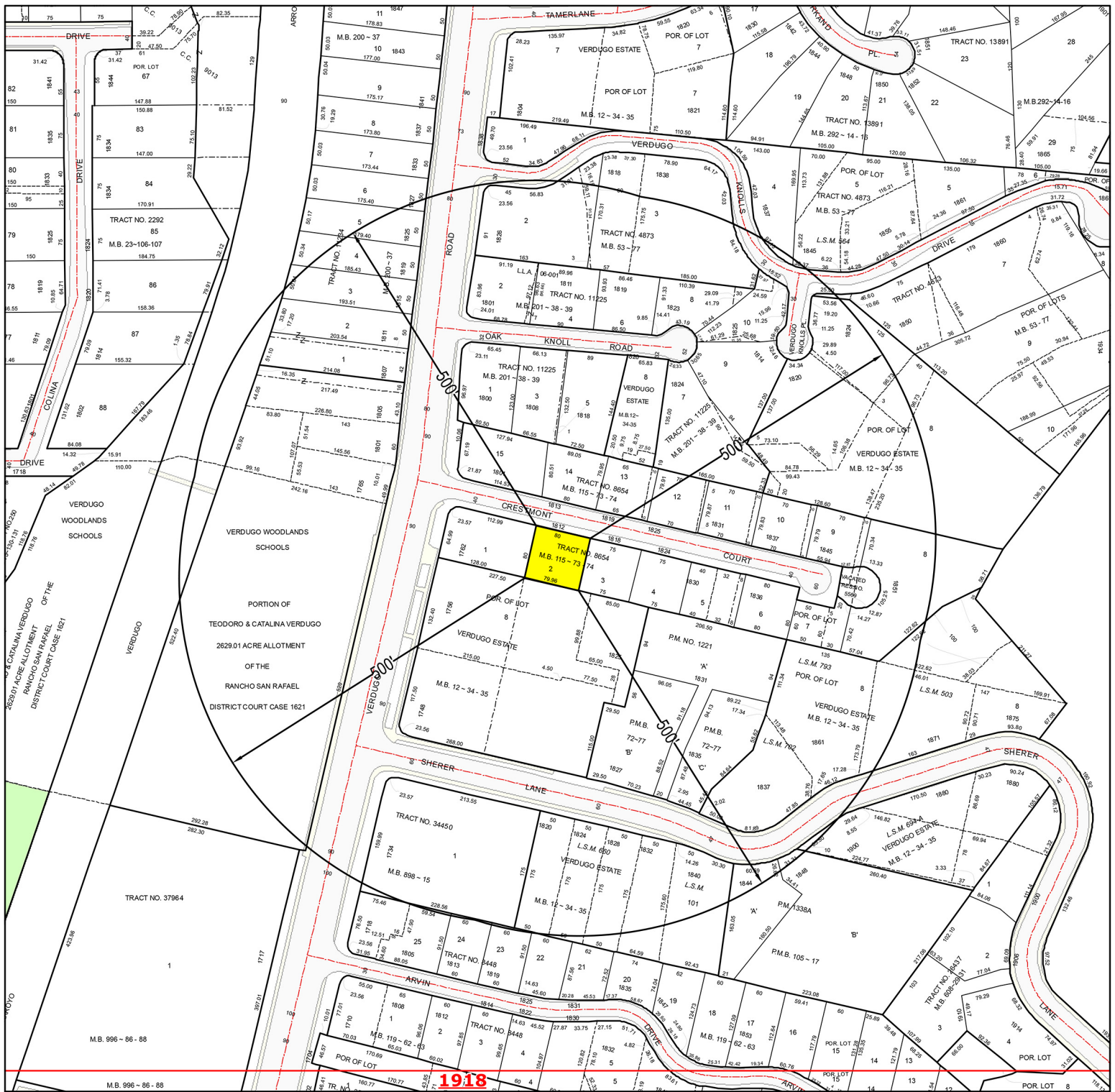
PROPOSED
ROOF PLAN
& SECTIONS

SHEET NO:
A-5

NEIGHBORHOOD SURVEY FOR:

1812 CRESTMONT CT

KEY	ADDRESS	PARCEL NUMBER	USE	LOT S.F.	HOUSE S.F.	FLOOR AREA	STORIES	ESTIMATED SETBACK (Feet)	ROOF
1(SITE)	1812 CRESTMONT CT	5652-018-002	SINGLE FAMILY	6,400	1,221	19%	1	30.6	ASPHALT SHINGLE
2	1818 CRESTMONT CT	5652-018-003	SINGLE FAMILY	6,000	1,026	17%	1	23	ASPHALT SHINGLE
3	1824 CRESTMONT CT	5652-018-004	SINGLE FAMILY	6,000	1,972	33%	1	22	ASPHALT SHINGLE
4	1830 CRESTMONT CT	5652-018-005	SINGLE FAMILY	5,760	1,747	30%	1	22	ASPHALT SHINGLE
5	1836 CRESTMONT CT	5652-018-006	SINGLE FAMILY	7,040	2,779	39%	1	20	ASPHALT SHINGLE
6	1837 CRESTMONT CT	5652-018-010	SINGLE FAMILY	6,400	1,322	21%	2	20	ASPHALT SHINGLE
7	1831 CRESTMONT CT	5652-018-011	SINGLE FAMILY	6,000	1,622	27%	1	20	ASPHALT SHINGLE
8	1825 CRESTMONT CT	5652-018-012	SINGLE FAMILY	6,400	2,461	38%	2	20	ASPHALT SHINGLE
9	1819 CRESTMONT CT	5652-018-013	SINGLE FAMILY	5,200	1,612	31%	1	20	ASPHALT SHINGLE
10	1813 CRESTMONT CT	5652-018-014	SINGLE FAMILY	6,800	1,866	27%	1	20	SPANISH TILE
11	1801 CRESTMONT CT	5652-018-015	MULTI-FAMILY	10,010	2,688	27%	1	10	ASPHALT SHINGLE
12	1765 N VERDUGO RD	5652-003-031	MULTI-FAMILY	7,900	2,205	28%	1	25	SPANISH TILE
13	1762 N VERDUGO RD	5652-018-001	MULTI-FAMILY	10,000	4,508	45%	2	33	ASPHALT SHINGLE
14	1756 N VERDUGO RD	5652-018-045	MULTI-FAMILY	31,800	19,340	61%	2	30	ASPHALT SHINGLE
AVERAGE				6,200	1,763	28%	1	22	
1 (SITE) PROPOSED	1812 CRESTMONT CT	5652-018-002	SINGLE FAMILY	6,400	2,000	31%	1	20	ASPHALT SHINGLE
NOTE: PROPOSED, #11, #12, #13 & #14 NOT CALCULATED IN AVERAGE									



500' LOCATION MAP

LEGEND

SUBJECT PROPERTY(IES)



SITE LOCATION: 1812 CRESTMONT CT
GLENDALE, CA 91208

APN:

5652-018-002

DATE: Mar 09, 2023



SCALE: 1"=200'

PREPARED BY:



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















