



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

July 10, 2024 <i>Hearing Date</i>	4341 Boston Avenue <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5604-007-041 <i>APN</i>
PADR-003097-2024 <i>Case Number</i>	Sepou Ohanian <i>Applicant</i>
Eric Ji, Planning Associate <i>Case Planner</i>	Sepou Ohanian <i>Owner</i>

Project Summary

To add a new 758 square-foot (SF) second story and add 790 SF to the first floor of an existing one-story, 964 SF house (built in 1952) with an attached 400 SF 2-car garage on an 8,050 SF lot zoned R1 (Floor Area District II).

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 it is a minor addition to an existing building.

Existing Property/Background

Originally developed in 1952, the project site is an 8,050 SF interior lot with frontage on Boston Avenue. The site is currently developed with a 964 SF, one-story, single-family residence with an attached two-car garage. The project site is accessed from Boston Avenue via an existing driveway. The project is a rectangular shaped lot that slopes down from the street. The existing house is located on the relatively flat portion of the lot, and the new second-story will be located at the rear of the building.

Staff Recommendation

Approve

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R1 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	6,517 SF	4,130 SF – 12,110 SF	8,050 SF
Setback	19'-0"	5'-0" – 35'-0"	25'
House size	1,508 SF	849 SF – 2,732 SF	2,912 SF
Floor Area Ratio	0.23	0.17 – 0.31	36%
Number of stories	1-story	1-story	2-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

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:

- Overall, the site planning is appropriate and remains relatively unchanged with the house centrally sited on the lot.
- At the first floor, there will be a 202 SF addition at the front elevation that extends beyond the existing building wall by approximately 6'-0". There are no prevailing setbacks along this street and the addition complies with the minimum street-front setback requirement. The addition at the first floor also includes 588 SF at the rear of the house, with the new 758 SF second-story located above.
- The existing attached 2-car garage and the driveway will remain as existing.
- The existing gravel will be replaced with drought tolerant landscaping that complements the design of the house, and the new walkway will use stamped concrete to match the stone veneer of the home.
- The existing chainlink fence on the north side facing Boston Avenue will be replaced with a 6 feet tall rectangular steel tube fence and gate in the same location.

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:

- While the immediate surrounding neighborhood features one-story single-family residences, the new two-story addition is proposed towards the rear (east side) of the property and will be setback approximately 41 feet from the street and approximately 16 feet from the north adjacent property to minimize the visual mass and scale.
- In addition to the upper floor setbacks, the massing of the addition is broken up by changes in the façade planes.
- The addition will feature a flat roof that matches the existing single-family residence.

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

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 appropriate and consistent with the existing style of the residence through the use of the same materials and colors.
- The addition will feature a sand finish stucco in a light gray color and stone veneer wainscoting that matches the existing conditions.
- The proposed second-story addition does not include any windows facing north and south and the property is setback approximately 29 feet - 6 inches from the east to avoid any potential privacy concerns.
- The new entryway features a single door with side lights and will be parallel to the street. It is appropriately integrated into the overall design of the house.
- The new windows will be white, aluminum clad wood windows with a nailing fin installation. The operation of the windows that are visible from the public street will also change from sliding to casement windows. The existing molded vinyl edge detail will also be replaced with molded aluminum edge detail.
- The roof of the proposed addition will match the existing flat roof design.
- The proposed wall sconces have a simple vertical design and will complement the rectilinear geometry of the home and are appropriately placed at the entry to avoid over-lit façades.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval**.

[Click or tap here to enter text.](#)

Attachments

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

Project Data:

Lot Size	8,050 SF
Existing 1st Story Building	964 SF
Proposed 1st Story Addition	790 SF
Proposed 2nd Story Addition	758 SF
Existing Garage (20'x20')	400 SF
Total Addition	1,548 SF
Total Floor Area	2,512 SF
Floor Area Ratio	
Existing	972 SF 12.0%
Existing + Addition	2,512 SF 31.2%
Lot Coverage	
Existing Building	964 SF 17.0%
Existing Garage (20'x20')	400 SF
Proposed Addition Front Yard	202 SF
Proposed Addition Backyard	588 SF
Total Lot Coverage	2,154 SF 26.8%
Landscaping/ Ratio	
Existing	5,710 SF 70.9%
Proposed	4,840 SF 60.0%
Proposed Building Height	21'-6"

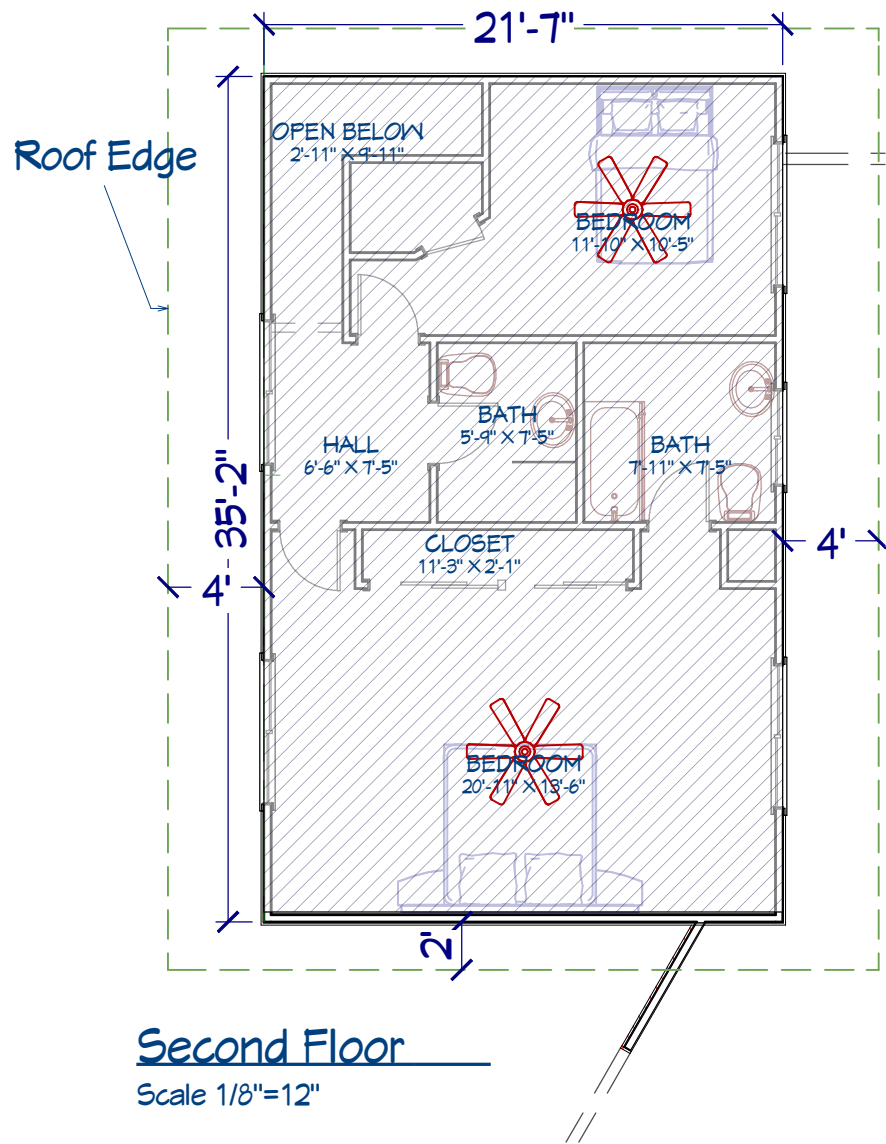
Zoning Requirments

ZONING R1 II
FAR MAXIMUM 3,220 SF
MAXIMUM LOT COVERAGE 3,220
REQUIRED SETBACK 25 FEET STREET FRONT
REQUIRED SETBACK 6 FEET INTERIOR
MAXIMUM HEIGHT 25 FEET PLUS 3 FEET
FOR ROOF PITCH WITH
MINIMUM 3:12 ROOF PITCH
MINIMUM REQUIRED LANDSCAPED
OPEN SPACE 3,220 SF

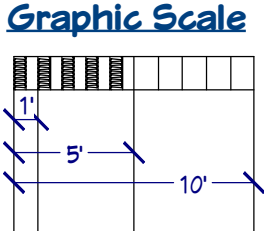


Vicinity Map

4341 Boston Ave



NOTE:
NO POWER LINES ON THE PROPERTY
OR ADJACENT TO THE PROPERTY.
NO UTILITY EASEMENT IS RECORDED
PER THE COUNTY ASSESSOR'S RECORD.

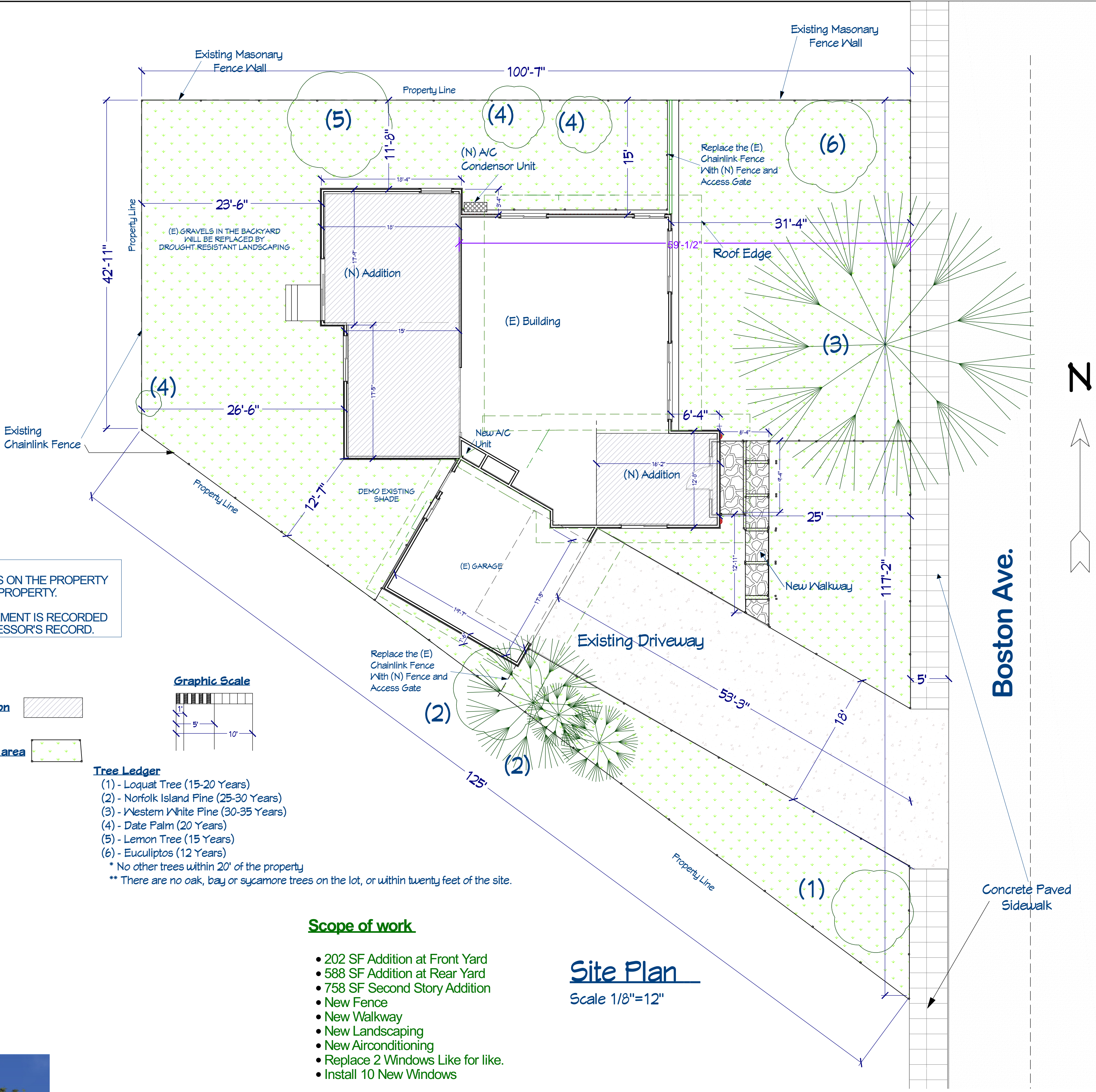


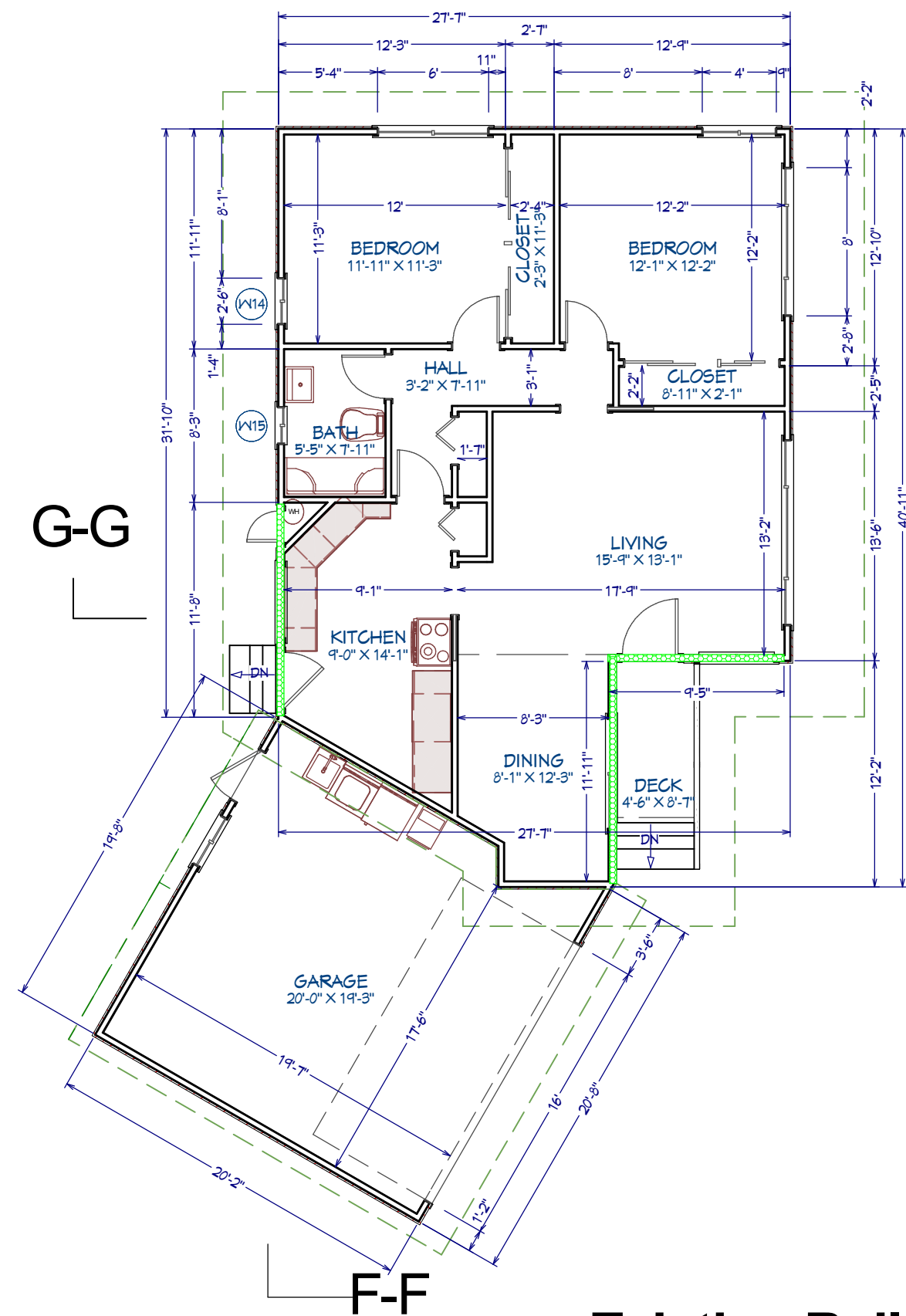
- Tree Ledger**
- (1) - Loquat Tree (15-20 Years)
 - (2) - Norfolk Island Pine (25-30 Years)
 - (3) - Western White Pine (30-35 Years)
 - (4) - Date Palm (20 Years)
 - (5) - Lemon Tree (15 Years)
 - (6) - Eucaliptos (12 Years)
- * No other trees within 20' of the property
** There are no oak, bay or sycamore trees on the lot, or within twenty feet of the site.

Scope of work

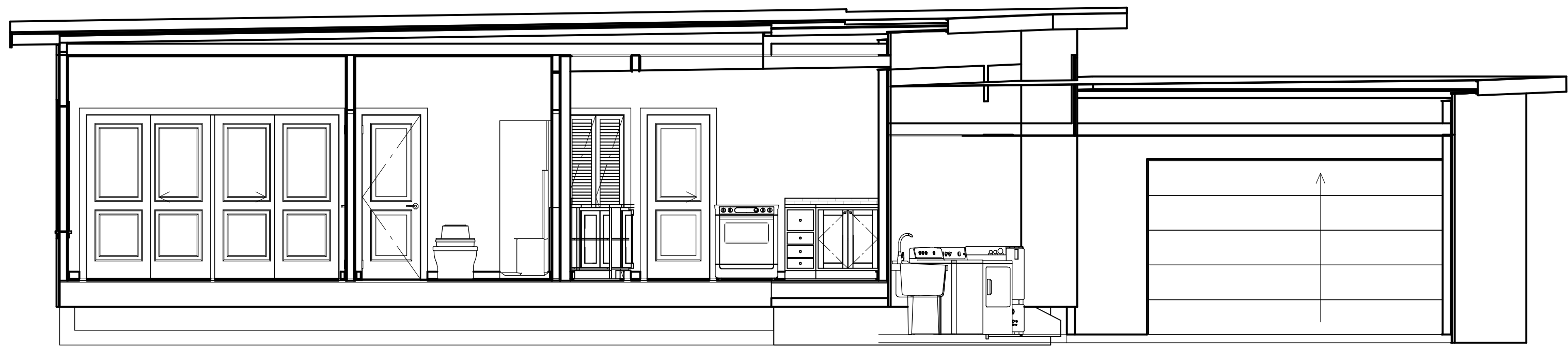
- 202 SF Addition at Front Yard
- 588 SF Addition at Rear Yard
- 758 SF Second Story Addition
- New Fence
- New Walkway
- New Landscaping
- New Airconditioning
- Replace 2 Windows Like for like.
- Install 10 New Windows

Site Plan
Scale 1/8"=12"

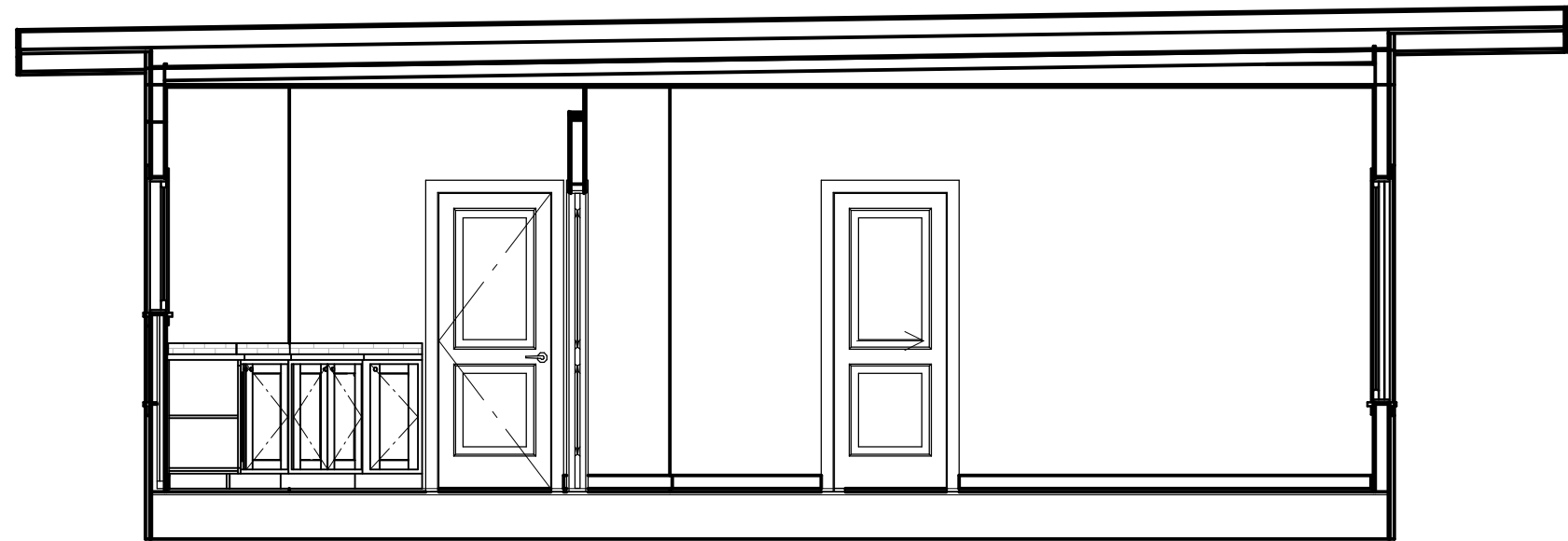




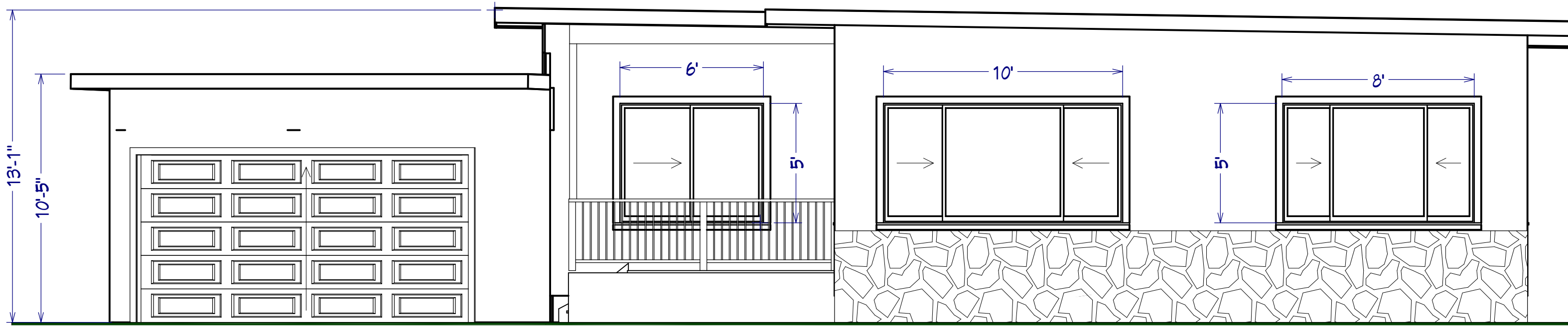
Existing Building's Floor Plan
Scale: 1/16"=12"



Existing Building's Cross Section F-F
Scale: 1/8"=12"



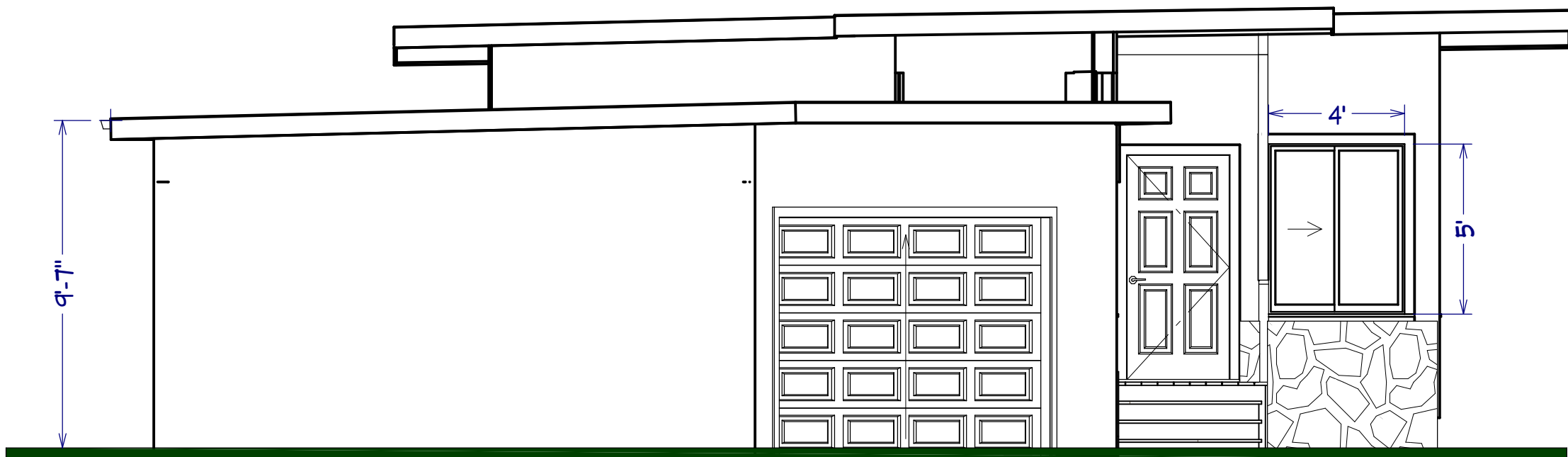
Existing Building's Cross Section G-G
Scale: 1/8"=12"



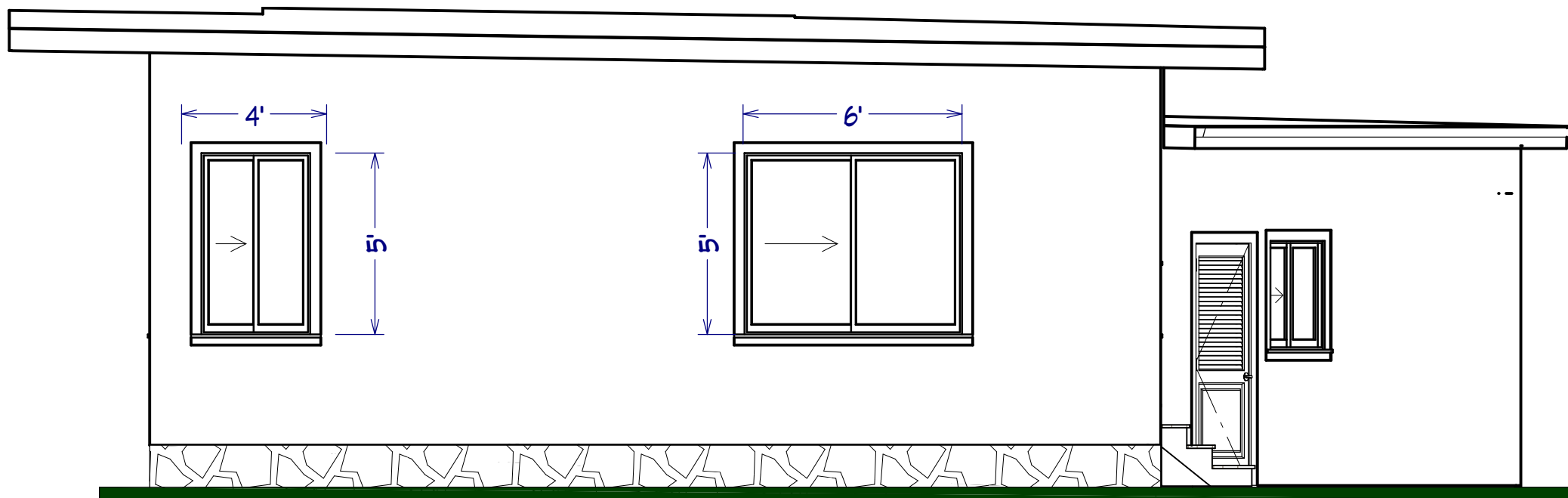
Existing Building East Elevation



Existing Building West Elevation
Scale : 1/4"=12"



Existing Building South Elevation
Scale : 1/4"=12"



Existing Building East Elevation
Scale : 1/4"=12"

NO.	DESCRIPTION	BY	DATE
R-1	Revised Plans	SJO	01/28/2024
R-2	Revised Plans	SJO	01/28/2024

SHEET TITLE:

PROJECT DESCRIPTION:
4341 Boston Ave., Glendale, CA 91214

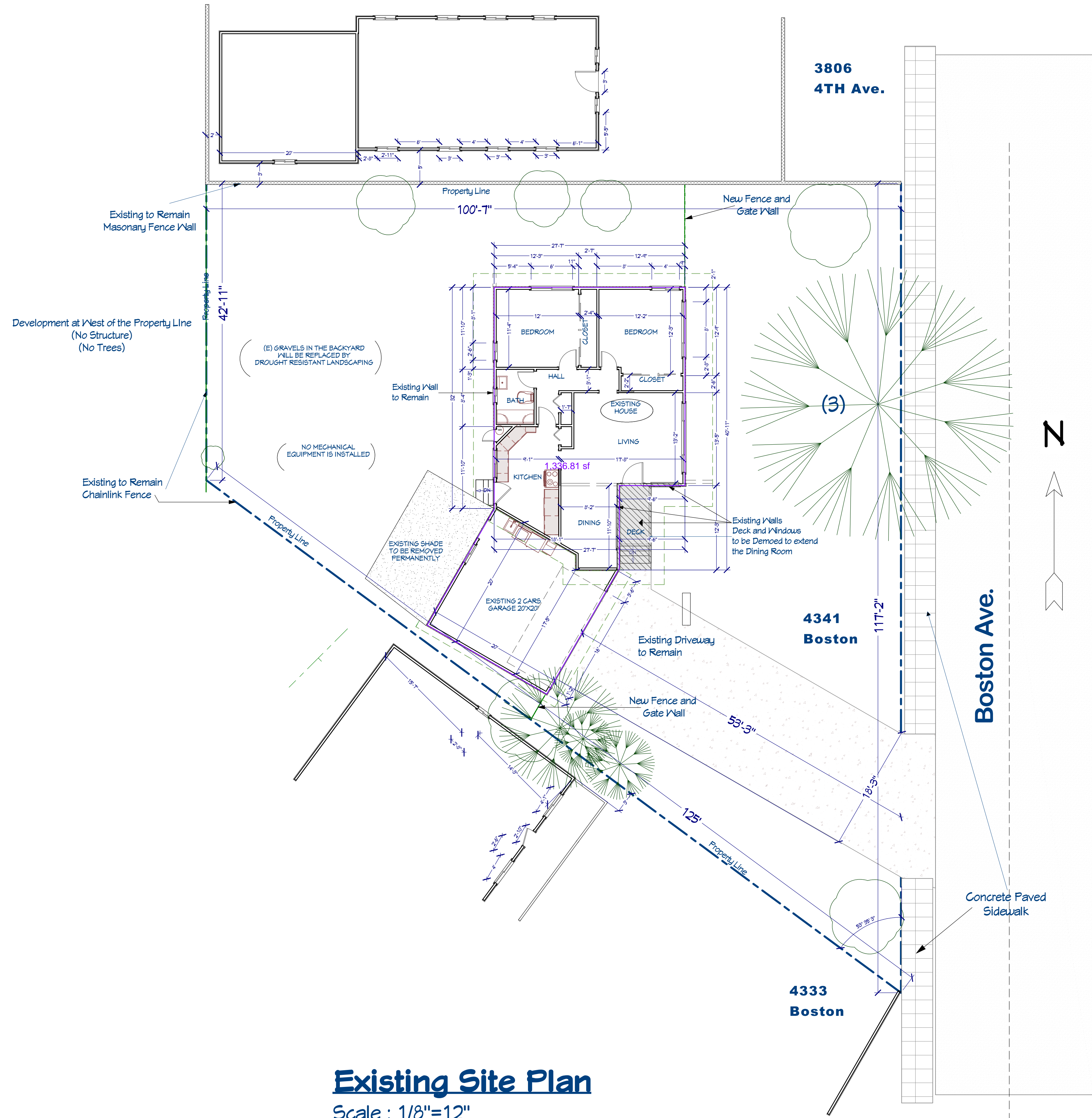
DRAWINGS PROVIDED BY:
CM/PM + Construction Management/ Project Management + Inspection

DATE:

SCALE:

SHEET:

A-1.1



NO.	DESCRIPTION	BY	DATE
R-1	Revised Plans	SJO	01/28/2024
R-2	Revised Plans	SJO	01/28/2024

SHEET TITLE:

PROJECT DESCRIPTION:
4341 Boston Ave.,
 New 2 Story Addition
 Glendale, CA 91214

DRAWINGS PROVIDED BY:
CM/PM +
 Construction Management/ Project Management + Inspection

DATE:

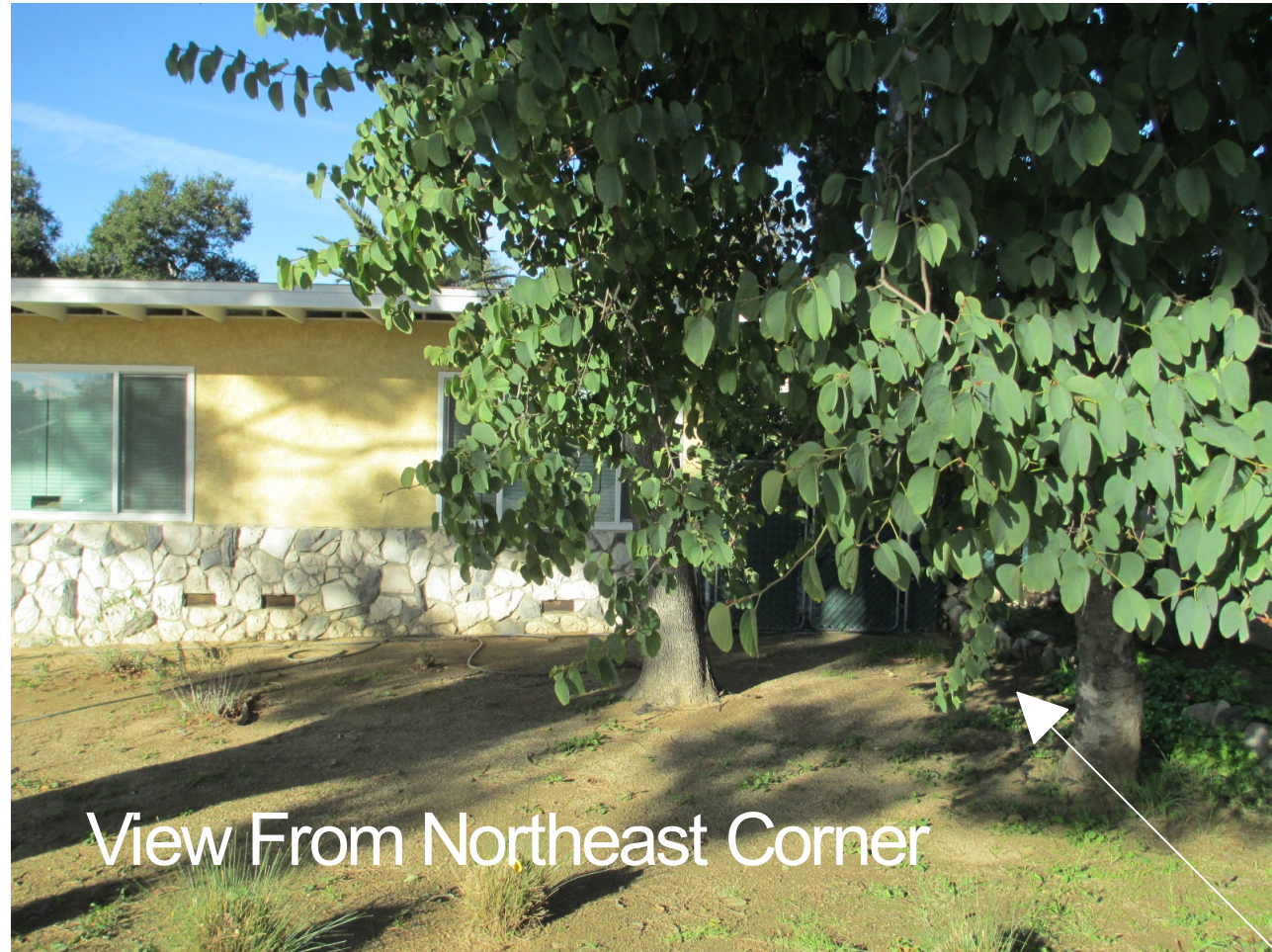
SCALE:

SHEET:

A-1.2

Window Number		Quantity	Existing Width x Height	New Width x Height	Existing Material	New Material	Visible from the street? Y/N	Existing operation	New Operation	Color	New Frame Type	External Grid (SL)? * Y/N	Keep Existing Sill & Frame? Y/N	Build New Sill & Frame? Y/N	Existing Edge Detail	New Edge Detail	Bedroom? Y/N	Energy Efficient Y/N	Tempered Glass? Y/N	Fire Hazard Zone? Y/N	Window within 18" of floor or 40" of door?
W1	Replace	1	96x60	96x60	Vinyl	Aluminum	Y	Triple Slider	Triple Casement	White	Nailing Fin	N	N	Y	Molded Vinyl	Molded Aluminum	Y	Y	N	N	N
W2	Replace	1	120x60	120x60	Vinyl	Aluminum	Y	Triple Slider	Triple Casement	White	Nailing Fin	N	N	Y	Molded Vinyl	Molded Aluminum	N	Y	N	N	N
W3	New	2	-	16x80	-	Aluminum	Y	N/A	Fix Glass	White	Nailing Fin	N	-	Y	-	Molded Aluminum	N	Y	Y	N	N
W4	New	1	-	72x60	-	Aluminum	Y	N/A	Fix Glass	White	Nailing Fin	N	-	Y	-	Molded Aluminum	N	Y	N	N	N
W5	Existing to Remain	1	36x36	-	Vinyl	-	N	Slider	-	White	-	N	Y	N	Molded Vinyl	-	N	Y	N	N	N
W6	New	1	-	72X44	-	Aluminum	N	-	Slider	White	Nailing Fin	N	-	Y	-	Molded Aluminum	N	Y	N	N	N
W7	New	1	-	48x72	-	Aluminum	Y	N/A	Fix Glass	White	Nailing Fin	N	-	Y	-	Molded Aluminum	N	Y	N	N	N
W8	Existing to Remain	1	72x60	-	Vinyl	-	N	Slider	-	White	-	N	Y	N	Molded Vinyl	-	N	Y	N	N	N
W9	Existing to Remain	1	48x60	-	Vinyl	-	N	Slider	-	White	-	N	Y	N	Molded Vinyl	-	N	Y	N	N	N
W10	New	2	-	72x60	-	Aluminum	Y	-	Double Slider	White	Nailing Fin	N	-	Y	-	Molded Aluminum	Y	Y	N	N	N
W11	New	1	-	48X24	-	Aluminum	Y	-	Single Hopper	White	Nailing Fin	N	-	Y	-	Molded Aluminum	N	Y	N	N	N
W12	New	1	-	72x60	-	Aluminum	N	-	Double Slider	White	Nailing Fin	N	-	Y	-	Molded Aluminum	N	Y	N	N	N
W13	New	1	-	72x60	-	Aluminum	N	-	Double Slider	White	Nailing Fin	N	-	Y	-	Molded Aluminum	Y	Y	N	N	N
W14	Existing to Demo	1	-	30x60	-	-	N	-	Slider	White	-	N	-	-	-	-	Y	Y	N	N	N
W15	Existing to Demo	1	-	24x24	-	-	N	-	Slider	White	-	N	-	-	-	-	N	Y	N	N	N

VIEW OF EXISTING WINDOWS FROM BOSTON AVE.



NO.	DESCRIPTION	BY	DATE
R-1	Revised Plans	SJO	01/28/2024
R-2	Revised Plans	SJO	01/28/2024

SHEET TITLE:

PROJECT DESCRIPTION:
**4341 Boston Ave.,
Glendale, CA 91214**
New 2 Story Addition
to Existing Building

DRAWINGS PROVIDED BY:
CM/PM +
Construction Management/ Project Management + Inspection

DATE:

SCALE:

SHEET:

A-1.3

100 SERIES PRODUCT PERFORMANCE



NFRC Certified Total Unit Performance

For current performance information, please visit nrc.org.

Andersen® Product	High-Performance Dual-Pane Glass Type	U-Factor¹	SHGC²	VT³
100 Series Casement Windows AND-N-84 2.2 mm glass	Without Grilles	0.28	0.26	0.48
	Simulated Divided Light Grilles	0.28	0.25	0.43
	Freightlight® Grilles	0.28	0.25	0.43
	Freightlight With Exterior Applied Grilles	0.28	0.25	0.43
	Full Divided Light Grilles	0.29	0.25	0.43
	Without Grilles	0.28	0.27	0.47
	Simulated Divided Light Grilles	0.28	0.25	0.42
	Freightlight Grilles	0.28	0.25	0.42
	Freightlight With Exterior Applied Grilles	0.26	0.25	0.42
	Without Grilles	0.27	0.26	0.43
	Simulated Divided Light Grilles	0.27	0.17	0.39
	Freightlight Grilles	0.27	0.17	0.39
100 Series Single-Hung Windows AND-N-80 2.2 mm glass	Without Grilles	0.30	0.31	0.54
	Simulated Divided Light Grilles	0.30	0.28	0.48
	Freightlight® Grilles	0.30	0.28	0.48
	Freightlight With Exterior Applied Grilles	0.30	0.28	0.48
	Full Divided Light Grilles	0.31	0.28	0.48
	Without Grilles	0.28	0.28	0.53
	Simulated Divided Light Grilles	0.28	0.28	0.47
	Freightlight Grilles	0.28	0.28	0.47
	Freightlight With Exterior Applied Grilles	0.28	0.28	0.47
	Without Grilles	0.29	0.21	0.49
	Simulated Divided Light Grilles	0.29	0.19	0.43
	Freightlight Grilles	0.29	0.19	0.43
100 Series Awning Windows AND-N-85 2.2 mm glass	Without Grilles	0.30	0.31	0.54
	Simulated Divided Light Grilles	0.30	0.28	0.48
	Freightlight® Grilles	0.30	0.28	0.48
	Freightlight With Exterior Applied Grilles	0.30	0.28	0.48
	Full Divided Light Grilles	0.31	0.28	0.48
	Without Grilles	0.28	0.28	0.53
	Simulated Divided Light Grilles	0.28	0.28	0.47
	Freightlight Grilles	0.28	0.28	0.47
	Freightlight With Exterior Applied Grilles	0.28	0.28	0.47
	Without Grilles	0.29	0.21	0.49
	Simulated Divided Light Grilles	0.29	0.19	0.43
	Freightlight Grilles	0.29	0.19	0.43

1) U-Factor defines the amount of heat loss through the total unit in BTU/h·ft²·°F. The lower the value, the less heat is lost through the entire product. Window values represent non-tempered glass. Use of tempered glass can increase U-Factor ratings. See andersenwindows.com/nrc for specific performance values. 2) Solar Heat Gain Coefficient (SHGC) defines the fraction of solar radiation admitted through the glass directly transmitted, as well as absorbed and subsequently released inward. The lower the value, the less heat is transmitted through the product. 3) Visible Transmittance (VT) measures how much light comes through a product (glass and frame). The higher the value, from 0 to 1, the more daylight the product lets in over the product's total unit area. Visible light transmittance is measured over the 380 to 760 nanometer portion of the solar spectrum. *NRC ratings are based on modeling by a third-party agency as validated by an independent test lab in compliance with NRC program and procedural requirements. *This data is accurate as of August 2023. Due to ongoing product changes, updated test results, or new industry standards or requirements, this data may change over time. Ratings are for sizes specified by NRC for testing and certification. Ratings may vary depending on unit size, use of tempered glass, different grille options, glass for high altitudes, etc. *Values are for single units with given pane thickness and 1/2" (19 mm) grilles for windows and 1/2" (25 mm) grilles for door products.

100 SERIES PRODUCT PERFORMANCE



NFRC Certified Total Unit Performance

For current performance information, please visit nrc.org.

Andersen® Product	High-Performance Dual-Pane Glass Type	U-Factor¹	SHGC²	VT³
100 Series Picture & Specialty Windows 1-1/2" Flange Sidelights, No Flange and Recess Frames AND-N-82 2.2 mm glass	Without Grilles	0.27	0.32	0.56
	Simulated Divided Light Grilles	0.27	0.29	0.50
	Freightlight® Grilles	0.27	0.29	0.50
	Freightlight With Exterior Applied Grilles	0.27	0.29	0.50
	Full Divided Light Grilles	0.29	0.29	0.50
	Without Grilles	0.28	0.31	0.56
	Simulated Divided Light Grilles	0.28	0.29	0.49
	Freightlight Grilles	0.28	0.29	0.49
	Freightlight With Exterior Applied Grilles	0.28	0.29	0.49
	Full Divided Light Grilles	0.29	0.21	0.43
	Without Grilles	0.27	0.20	0.45
	Freightlight Grilles	0.27	0.20	0.45
100 Series Transom Windows AND-N-83 3.0 mm glass	Without Grilles	0.30	0.32	0.56
	Simulated Divided Light Grilles	0.29	0.29	0.50
	Freightlight® Grilles	0.29	0.29	0.50
	Freightlight With Exterior Applied Grilles	0.29	0.29	0.50
	Full Divided Light Grilles	0.30	0.29	0.50
	Without Grilles	0.28	0.31	0.56
	Simulated Divided Light Grilles	0.28	0.29	0.49
	Freightlight Grilles	0.28	0.29	0.49
	Freightlight With Exterior Applied Grilles	0.28	0.29	0.49
	Full Divided Light Grilles	0.29	0.21	0.43
	Without Grilles	0.27	0.20	0.45
	Freightlight Grilles	0.27	0.20	0.45
100 Series Gliding Windows AND-N-81 2.2 mm glass	Without Grilles	0.30	0.31	0.54
	Simulated Divided Light Grilles	0.30	0.28	0.48
	Freightlight® Grilles	0.30	0.28	0.48
	Freightlight With Exterior Applied Grilles	0.30	0.28	0.48
	Full Divided Light Grilles	0.31	0.28	0.48
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	Freightlight With Exterior Applied Grilles	0.28	0.28	0.47
	Without Grilles	0.29	0.21	0.49
	Simulated Divided Light Grilles	0.29	0.19	0.43
	Freightlight Grilles	0.29	0.19	0.43

1) U-Factor defines the amount of heat loss through the total unit in BTU/h·ft²·°F. The lower the value, the less heat is lost through the entire product. Window values represent non-tempered glass. Use of tempered glass can increase U-Factor ratings. See andersenwindows.com/nrc for specific performance values. 2) Solar Heat Gain Coefficient (SHGC) defines the fraction of solar radiation admitted through the glass directly transmitted, as well as absorbed and subsequently released inward. The lower the value, the less heat is transmitted through the product. 3) Visible Transmittance (VT) measures how much light comes through a product (glass and frame). The higher the value, from 0 to 1, the more daylight the product lets in over the product's total unit area. Visible light transmittance is measured over the 380 to 760 nanometer portion of the solar spectrum. *NRC ratings are based on modeling by a third-party agency as validated by an independent test lab in compliance with NRC program and procedural requirements. *This data is accurate as of August 2023. Due to ongoing product changes, updated test results, or new industry standards or requirements, this data may change over time. Ratings are for sizes specified by NRC for testing and certification. Ratings may vary depending on unit size, use of tempered glass, different grille options, glass for high altitudes, etc. *Values are for single units with given pane thickness and 1/2" (19 mm) grilles for windows and 1/2" (25 mm) grilles for door products.

100 SERIES PRODUCT PERFORMANCE



NFRC Certified Total Unit Performance

For current performance information, please visit nrc.org.

Andersen® Product	High-Performance Dual-Pane Glass Type	U-Factor¹	SHGC²	VT³
100 Series Picture & Specialty Windows 1-1/2" Flange Sidelights, No Flange and Recess Frames AND-N-82 2.2 mm glass	Without Grilles	0.27	0.32	0.56
	Simulated Divided Light Grilles	0.27	0.29	0.50
	Freightlight® Grilles	0.27	0.29	0.50
	Freightlight With Exterior Applied Grilles	0.27	0.29	0.50
	Full Divided Light Grilles	0.29	0.29	0.50
	Without Grilles	0.28	0.31	0.56
	Simulated Divided Light Grilles	0.28	0.29	0.49
	Freightlight Grilles	0.28	0.29	0.49
	Freightlight With Exterior Applied Grilles	0.28	0.29	0.49
	Full Divided Light Grilles	0.29	0.21	0.43
	Without Grilles	0.27	0.20	0.45
	Freightlight Grilles	0.27	0.20	0.45
100 Series Transom Windows AND-N-83 3.0 mm glass	Without Grilles	0.30	0.32	0.56
	Simulated Divided Light Grilles	0.29	0.29	0.50
	Freightlight® Grilles	0.29	0.29	0.50
	Freightlight With Exterior Applied Grilles	0.29	0.29	0.50
	Full Divided Light Grilles	0.30	0.29	0.50
	Without Grilles	0.28	0.31	0.56
	Simulated Divided Light Grilles	0.28	0.29	0.49
	Freightlight Grilles	0.28	0.29	0.49
	Freightlight With Exterior Applied Grilles	0.28	0.29	0.49
	Full Divided Light Grilles	0.29	0.21	0.43
	Without Grilles	0.27	0.20	0.45
	Freightlight Grilles	0.27	0.20	0.45
100 Series Gliding Windows AND-N-81 2.2 mm glass	Without Grilles	0.30	0.31	0.54
	Simulated Divided Light Grilles	0.30	0.28	0.48
	Freightlight® Grilles	0.30	0.28	0.48
	Freightlight With Exterior Applied Grilles	0.30	0.28	0.48
	Full Divided Light Grilles	0.31	0.28	0.48
	Without Grilles	0.28	0.28	0.53
	Simulated Divided Light Grilles	0.28	0.28	0.47
	Freightlight Grilles	0.28	0.28	0.47
	Freightlight With Exterior Applied Grilles	0.28	0.28	0.47
	Without Grilles	0.29	0.21	0.49
	Simulated Divided Light Grilles	0.29	0.19	0.43
	Freightlight Grilles	0.29	0.19	0.43

1) U-Factor defines the amount of heat loss through the total unit in BTU/h·ft²·°F. The lower the value, the less heat is lost through the entire product. Window values represent non-tempered glass. Use of tempered glass can increase U-Factor ratings. See andersenwindows.com/nrc for specific performance values. 2) Solar Heat Gain Coefficient (SHGC) defines the fraction of solar radiation admitted through the glass directly transmitted, as well as absorbed and subsequently released inward. The lower the value, the less heat is transmitted through the product. 3) Visible Transmittance (VT) measures how much light comes through a product (glass and frame). The higher the value, from 0 to 1, the more daylight the product lets in over the product's total unit area. Visible light transmittance is measured over the 380 to 760 nanometer portion of the solar spectrum. *NRC ratings are based on modeling by a third-party agency as validated by an independent test lab in compliance with NRC program and procedural requirements. *This data is accurate as of August 2023. Due to ongoing product changes, updated test results, or new industry standards or requirements, this data may change over time. Ratings are for sizes specified by NRC for testing and certification. Ratings may vary depending on unit size, use of tempered glass, different grille options, glass for high altitudes, etc. *Values are for single units with given pane thickness and 1/2" (19 mm) grilles for windows and 1/2" (25 mm) grilles for door products.

100 SERIES PRODUCT PERFORMANCE

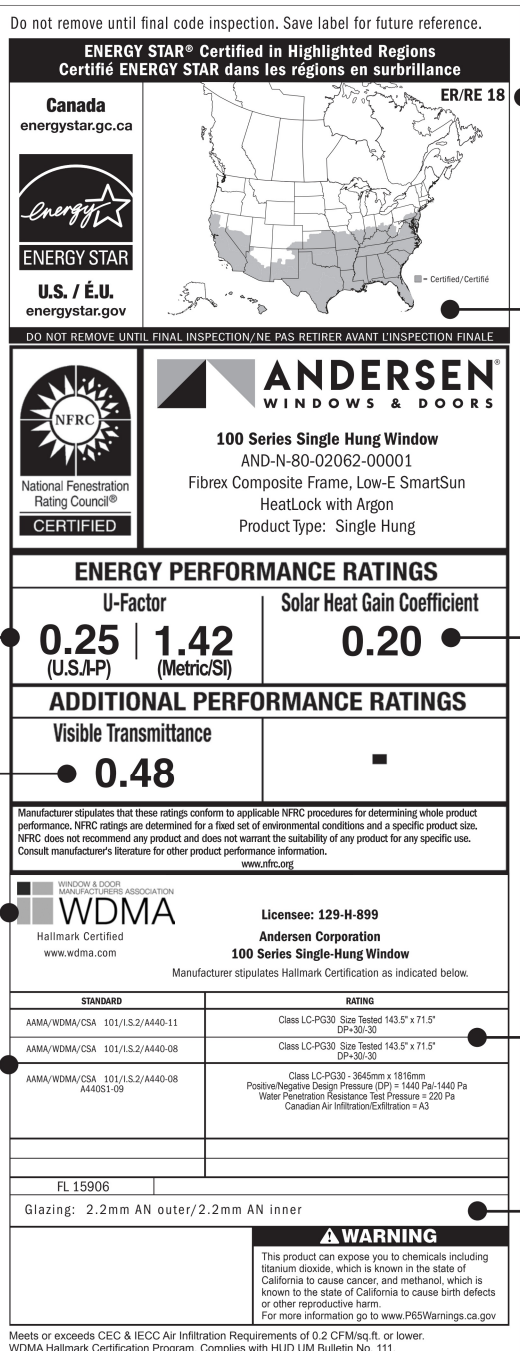


About the Label

Look for this certification label on every window and patio door you buy. The NRC section was designed by the National Fenestration Rating Council to provide accurate information that helps you promote the energy efficiency of the homes you build. These ratings allow you - and your customers - to measure and compare the energy performance of similar products. If the product does not have this label, the NRC has not verified its claims.

About the NRC

The National Fenestration Rating Council (NRC) is a nonpartisan coalition of professionals whose purpose is to provide fair, accurate and credible energy performance ratings for fenestration products. NRC's membership includes manufacturers, suppliers, designers, specifiers, utility companies, government agencies and other building industry representatives. Andersen Corporation is a founding member of the NRC and continues to support its work by providing fair, accurate and credible energy performance ratings to consumers and the building industry. If you have any questions about the NRC, its program or energy performance ratings, write them at: NRC, 6305 Ivy Lane, Suite 410, Greenbelt, MD 20770. Phone: 301-589-1776. Website: nrc.org



U-Factor indicates how well a product prevents heat from escaping (the lower the number, the better).

Visible Transmittance refers to how much visible light comes through a product (the closer to 1.0, the more light is transmitted).

WDMA Hallmark Certification verifies the performance ratings of this product were tested by an independent testing laboratory and verified by a third-party certification program.

Test Standards

Glass Construction used with this product type.

*NRC ratings are based on modeling by a third-party agency as validated by an independent test lab in compliance with NRC program and procedural requirements.

*ENERGY STAR is a registered trademark of the U.S. Environmental Protection Agency.

100 Series Casement Windows (2008 to Present)

W I N D O W S



Standard and Custom Windows

Unit Sizes

Unit Size Chart - Standard Windows

Note: Unit Dimension refers to overall outside-to-outside frame. Unobstructed Glass refers to visible glass dimensions. See unit [Product Details](#). See [Measuring Visible Glass Video](#).

Casement - Single	Unit Dimensions	U-Factor¹	SHGC²	VT³
Without Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.28	0.26	0.48
Freightlight® Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.28	0.25	0.43
Freightlight With Exterior Applied Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.28	0.25	0.43
Full Divided Light Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.29	0.25	0.43
Without Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.28	0.27	0.47
Simulated Divided Light Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.28	0.25	0.42
Freightlight Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.28	0.25	0.42
Freightlight With Exterior Applied Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.26	0.25	0.42
Without Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.27	0.26	0.43
Simulated Divided Light Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.27	0.17	0.39
Freightlight Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.27	0.17	0.39
Freightlight With Exterior Applied Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.26	0.16	0.24
Without Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.28	0.16	0.24
Simulated Divided Light Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.28	0.16	0.24
Freightlight Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.28	0.16	0.24
Freightlight With Exterior Applied Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.29	0.16	0.24
Without Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.28	0.48	0.53
Simulated Divided Light Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.28	0.42	0.47
Freightlight Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.28	0.42	0.47
Freightlight With Exterior Applied Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.29	0.42	0.47
Without Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.42	0.52	0.55
Simulated Divided Light Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.42	0.48	0.49
Freightlight Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.42	0.48	0.49
Freightlight With Exterior Applied Grilles	2'-0 1/2" x 2'-11 1/2" (614) (1997)	0.42	0.48	0.49

100 Series Casement Standard Window Sizes

Unit viewed from exterior.

100 Series Casement Windows (2008 to Present)

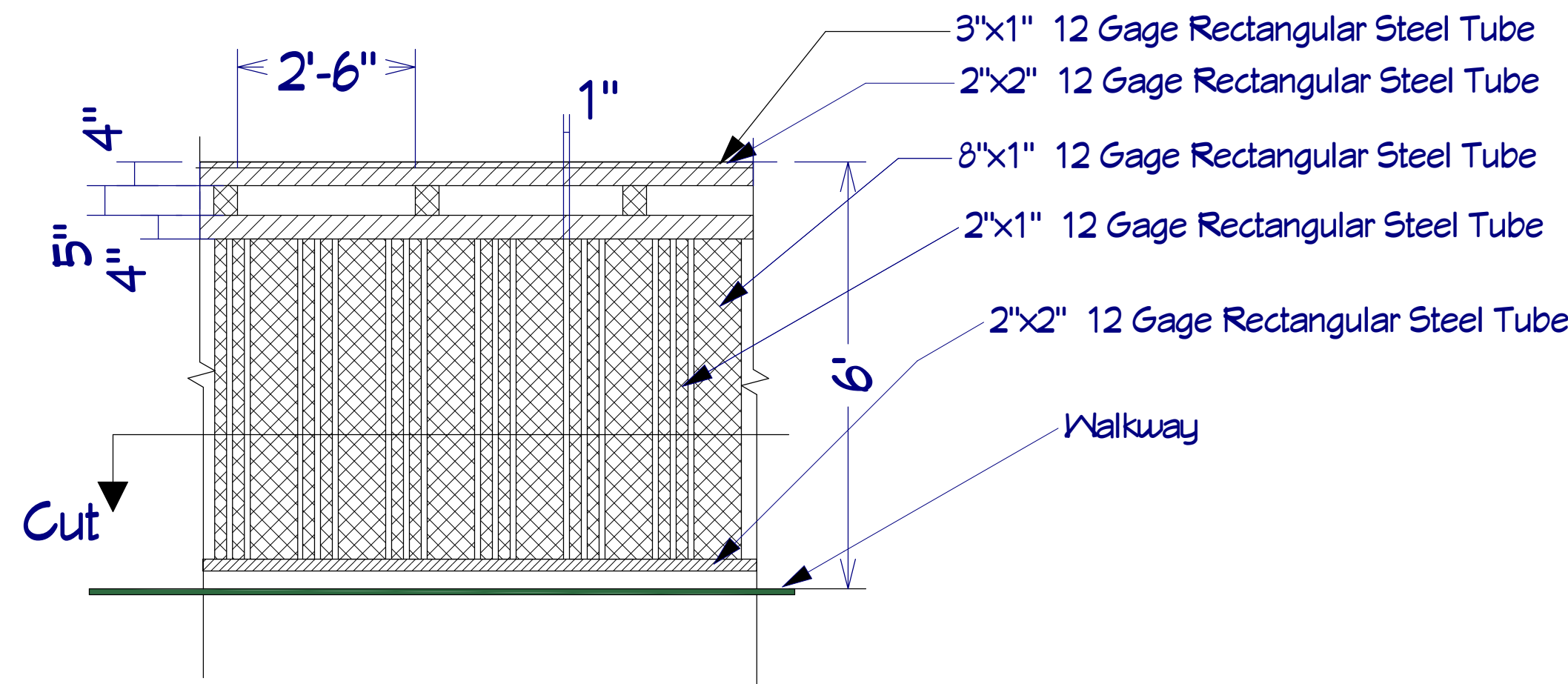
Standard and Custom Windows

Unit Sizes

Unit Size Chart - Standard Windows

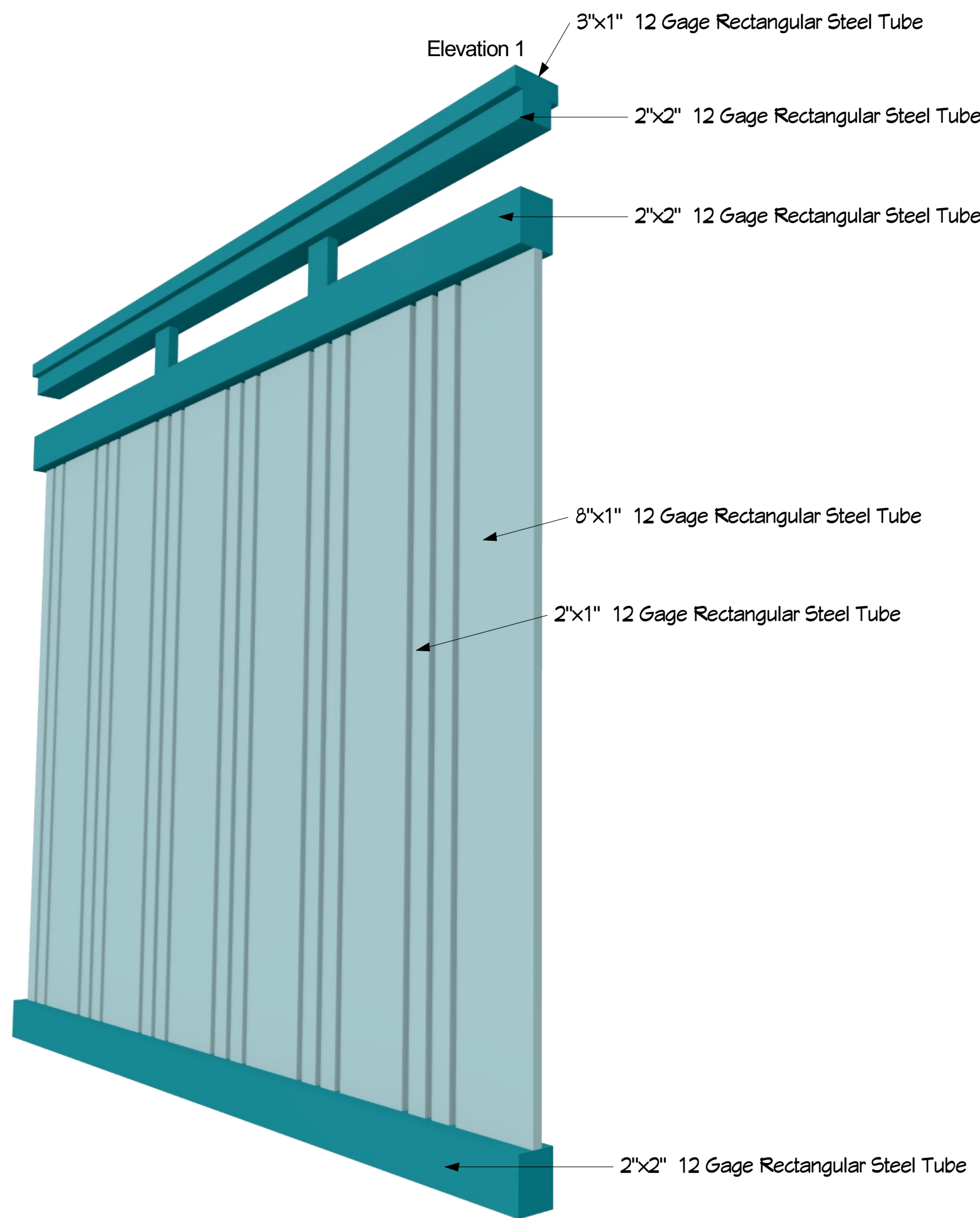
Note: Unit Dimension refers to overall outside-to-outside frame. Unobstructed Glass refers to visible glass dimensions. See unit [Product Details](#). See [Measuring Visible Glass Video](#).

9'x11 1/2" (3043)	11'x11 1/2" (3643)
18'-0" (5484)	12'-0" (3658)
25-5010-26	30-6010-30
25-5015-26	30-6016-30
25-5020-26	30-6020-30
25-5020-26	30-6020-30
25-5025-26	30-6025-30
25-5030-26	30-6030-30
25-5035-26	30-6035-30 *
25-5040-26 *	30-6040-30 *
25-5045-26 *	30-6045-30 *
25-5050-26 *	30-6050-30 *
25-5055-26 *	30-6055-30 *



Fence and Gate
Scale: 1/2"= 12"

Fence and Gate Cross Section
Scale: 1/2"= 12"



Landscape Area Calculation

Lot Size	8,050 SF
Lot Coverage	
Existing Building	964 SF
Existing Garage (20'x20')	400 SF
Existing Concrete Driveway	958 SF
Proposed Addition Front Yard	202 SF
Proposed Addition Backyard	588 SF
Total	3,112 SF

Landscaping Area 4,938 SF

Tree Ledger

- (1) - Loquat Tree (15-20 Years)
- (2) - Norfolk Island Pine (25-30 Years)
- (3) - Western White Pine (30-35 Years)
- (4) - Date Palm (20 Years)
- (5) - Lemon Tree (15 Years)
- (6) - Eucalyptus (12 Years)

* No other trees within 20' of the property
** There are no oak, bay or sycamore trees on the lot, or within twenty feet of the site.

GMC 30.31.010 (D)

When drought tolerant landscaping is used, the live plant material requirement shall be calculated at mature growth of the drought tolerant plants. However, the live plant material calculation for tree canopies shall only include the canopy area as it exists at the time of planting.

Proposed Drought Tolerant Plants

The new landscaping consists of drought tolerant perennials such as California Yarrow, California Mountain Lilac, Woolly Blue Curls, White Sagebrush, Agave attenuata, Sempervivum. It will also include succulents such as Echeveria, Blue Fingers, Kalanchoe, Mint Saucer Aeonium, Sempervivum (Hens & Chicks), Sticks on Fire Pencil Cactus.



Common Yarrow
Achillea Millefolium



Mountain Lilac
Ceanothus



Woolly Blue Curls
Trichostema lanatum



White Sagebrush



Agave 'Blue Glow'



Sempervivum



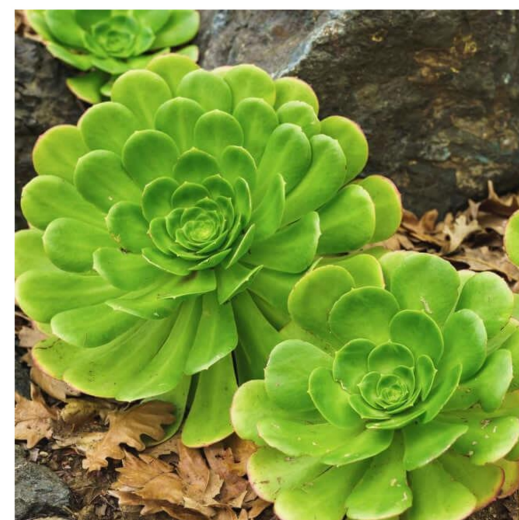
Echeveria



Blue Fingers
Curio repens



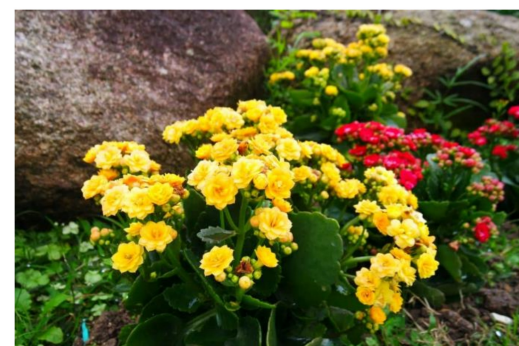
Mint Saucer Aeonium



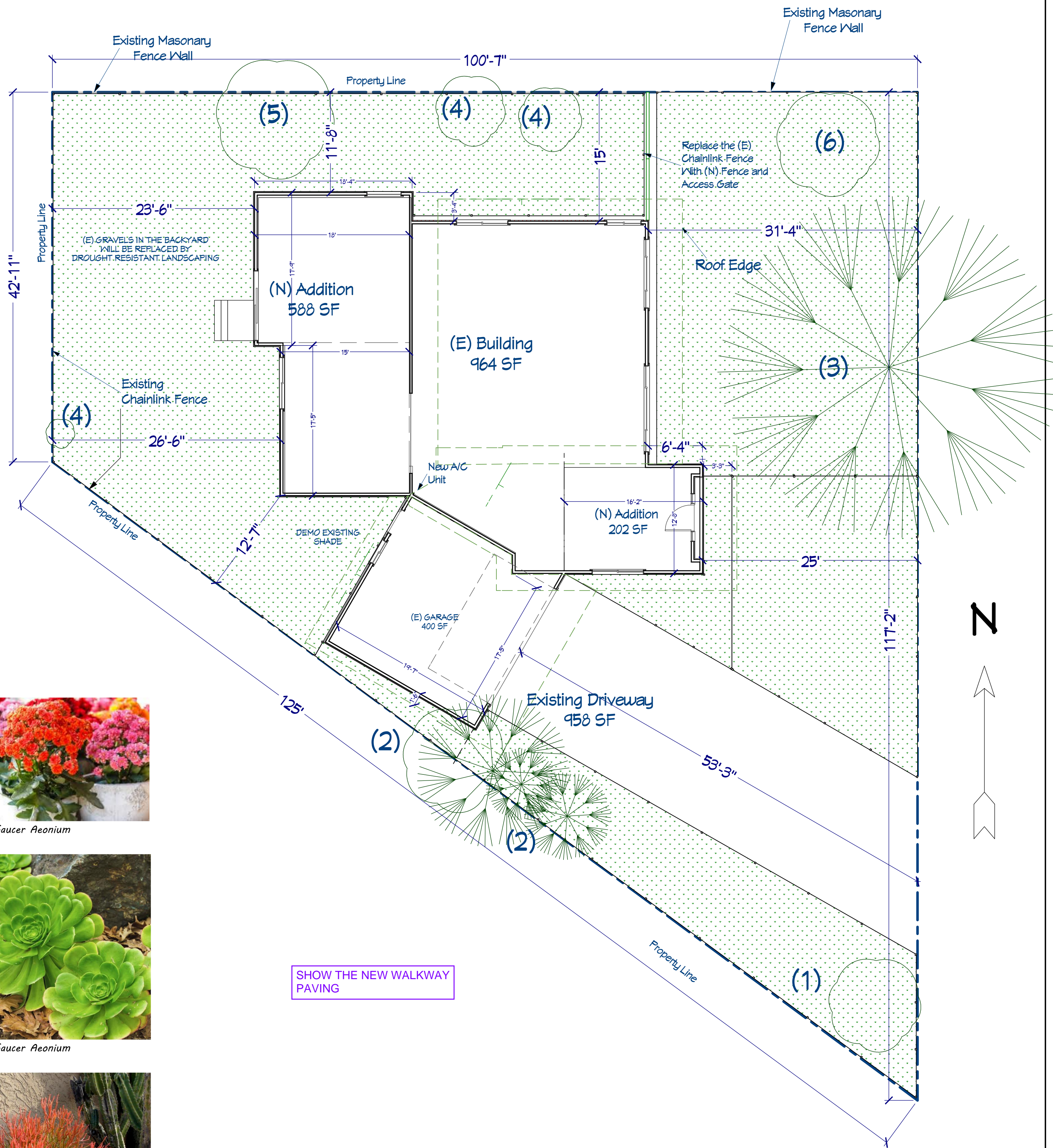
Mint Saucer Aeonium



Sticks on Fire Pencil Cactus
Euphorbia Tirucalli



Kalanchoe



SHOW THE NEW WALKWAY PAVING

Proposed & Existing Building

Proposed New Landscape area

Landscape Area Calculation

Scale 1/8"=12"

NO.	DESCRIPTION	BY	DATE
R-1	Revised Plans	SJO	01/28/2024
R-2	Revised Plans	SJO	01/28/2024

PROJECT DESCRIPTION:
4341 Boston Ave.,
Glendale, CA 91214
New 2 Story Addition
to Existing Building

DRAWINGS PROVIDED BY:
CM/PM +
Construction Management/ Project Management + Inspection

DATE:

SCALE:

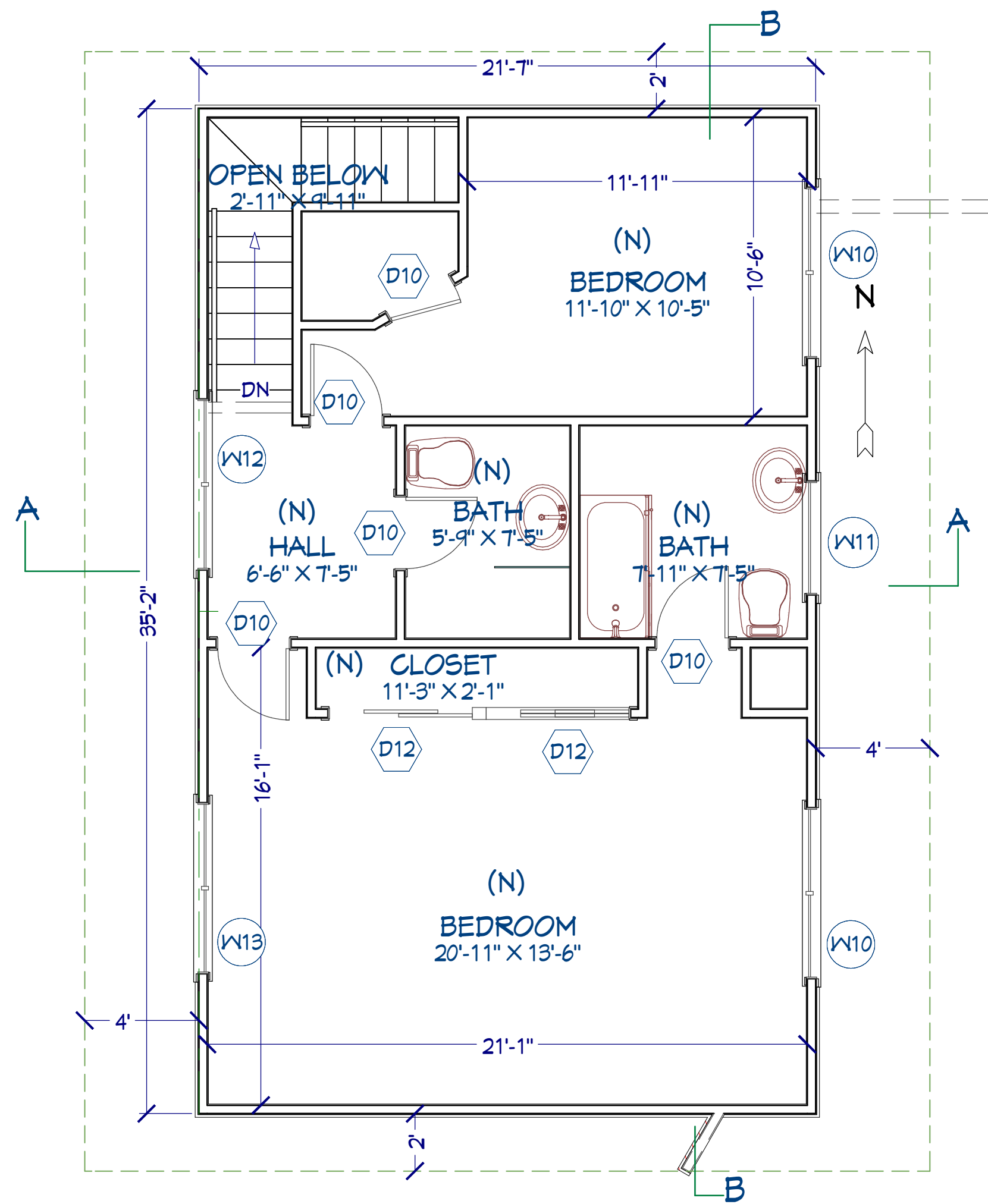
SHEET:

A-1.5

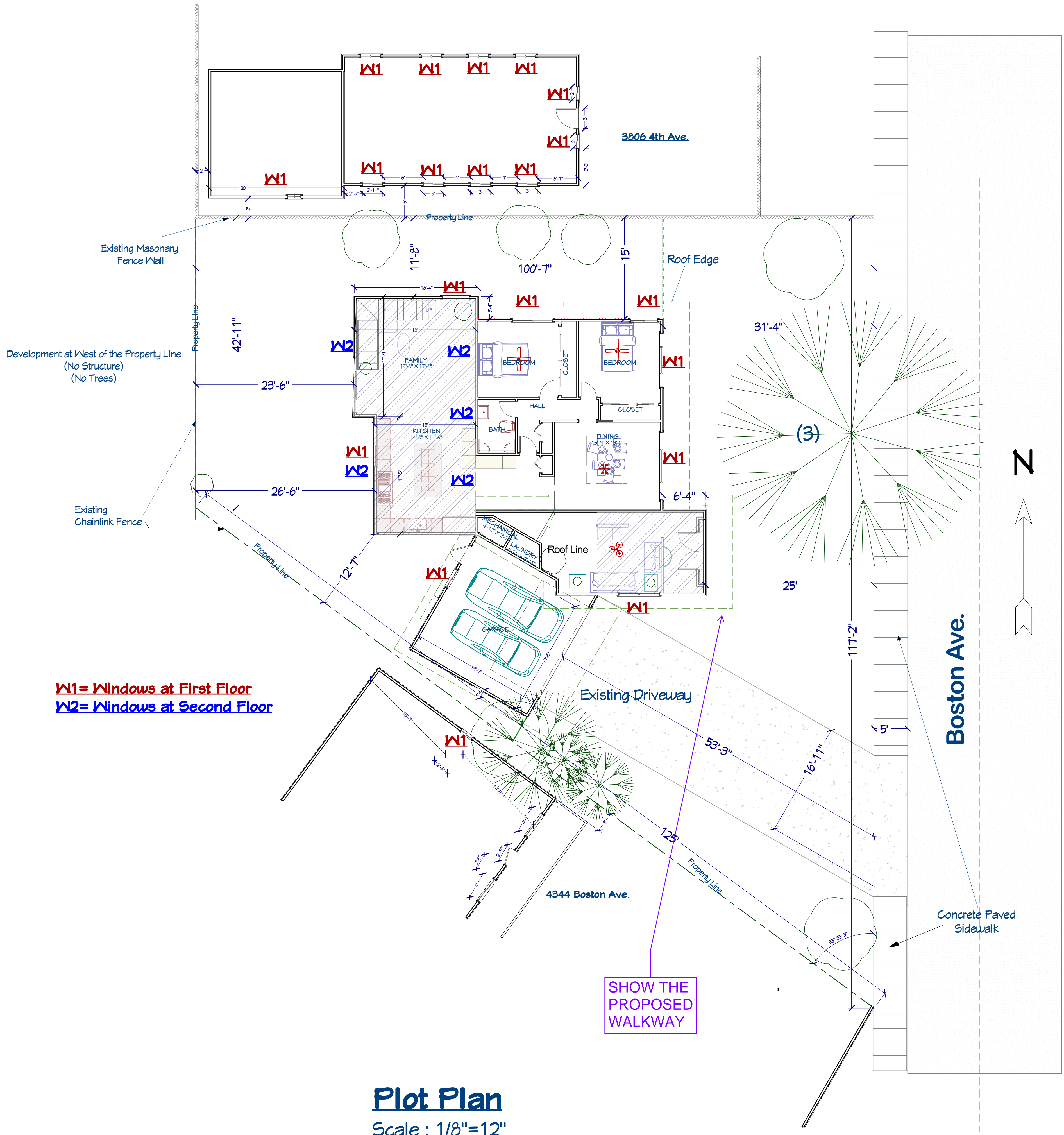
A-2

D. Door Schedule

Door Number	Floor	New/ Existing	Door Size	Type	Quantity
D1	1	New Entry Glass Door	36"x80"x1 3/4"	Exterior Hinged-Door	1
D2	1	New Closet Door	(2) 25"x80"x1 3/4"	Slider-Glass Panel	1
D3	1	Existing to remain	30"x80"x1 3/8"	Pocket-Slab	1
D4	1	Existing to remain	(2) 12"x80"x1 3/8"	2 Dr. Bifold-Slab	3
D5	1	Existing to remain	30"x80"x1 3/8"	Hinged-Slab	4
D6	1	New	30"x80"x1 3/8"	Hinged-Slab	2
D7	1	Existing to remain	(2) 24"x80"x1 3/8"	Slider-Slab	4
D8	1	Existing to remain	184"x96"x1 3/4"	Garage-Garage Door CHD04	1
D9	1	Existing to remain	36"x80"x1 3/4"	ext. Hinged-Door E21	1
D10	1	New	96"x80"x1 3/4"	ext. Slider-Glass Panel	1
D11	1	New	30"x80"x1 3/8"	Hinged-Door P04	5
D12	2	New	(2) 31"x80"x1 3/8"	Slider-Door P04	3



Proposed Addition Second Floor
Scale : 1/4"=12"



Plot Plan
Scale : 1/8"=12"

NO.	DESCRIPTION	BY	DATE
R-1	Revised Plans	SJO	01/18/2024
R-2	Revised Plans	SJO	03/08/2024
R-3	Revised Plans	SJO	04/22/2024

SHEET TITLE:

4341 Boston Ave.,
Glendale, CA 91214
New 2 Story Addition
to Existing Building

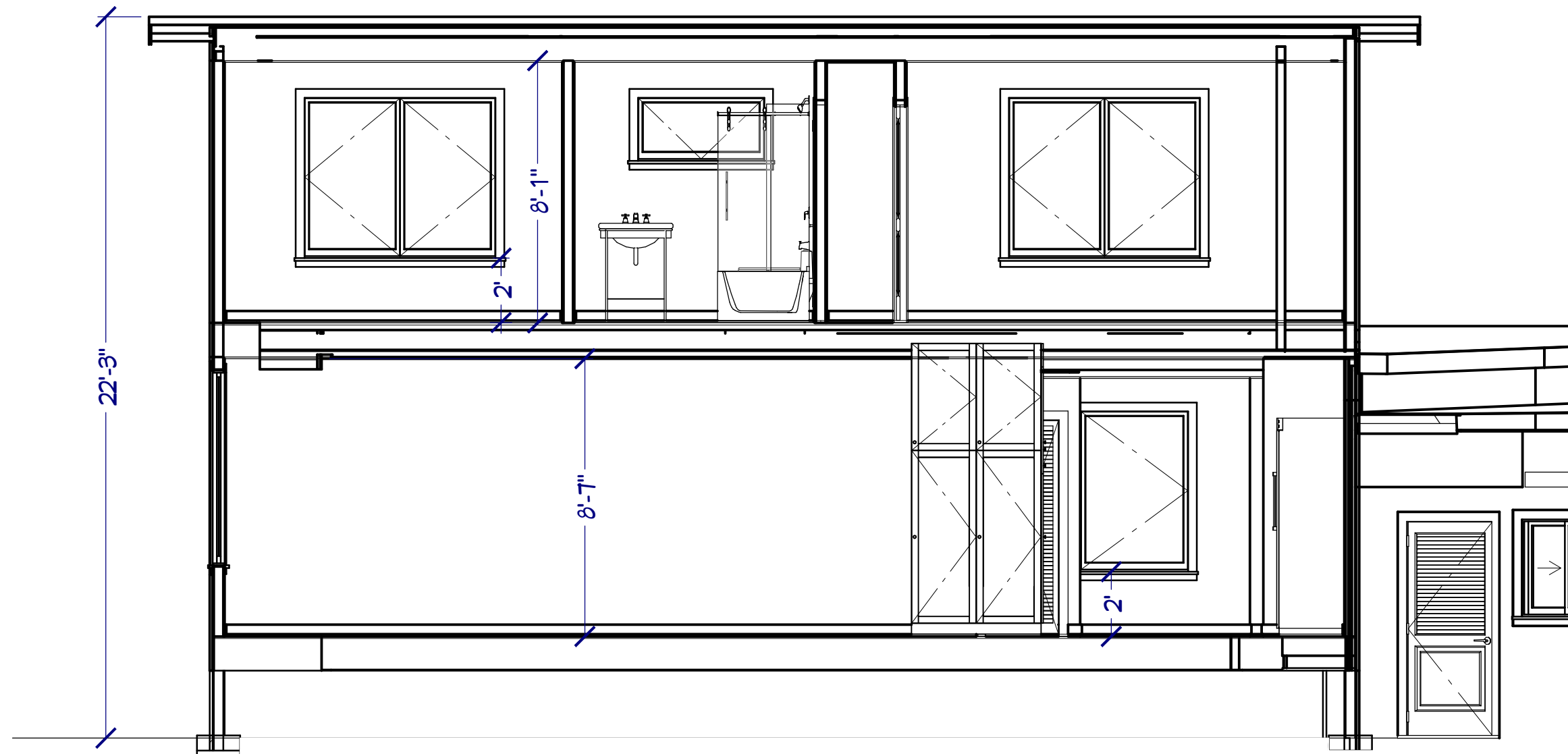
DRAWINGS PROVIDED BY:
CM/PM+
Construction Management/ Project Management + Inspection

DATE:
11/14/2023

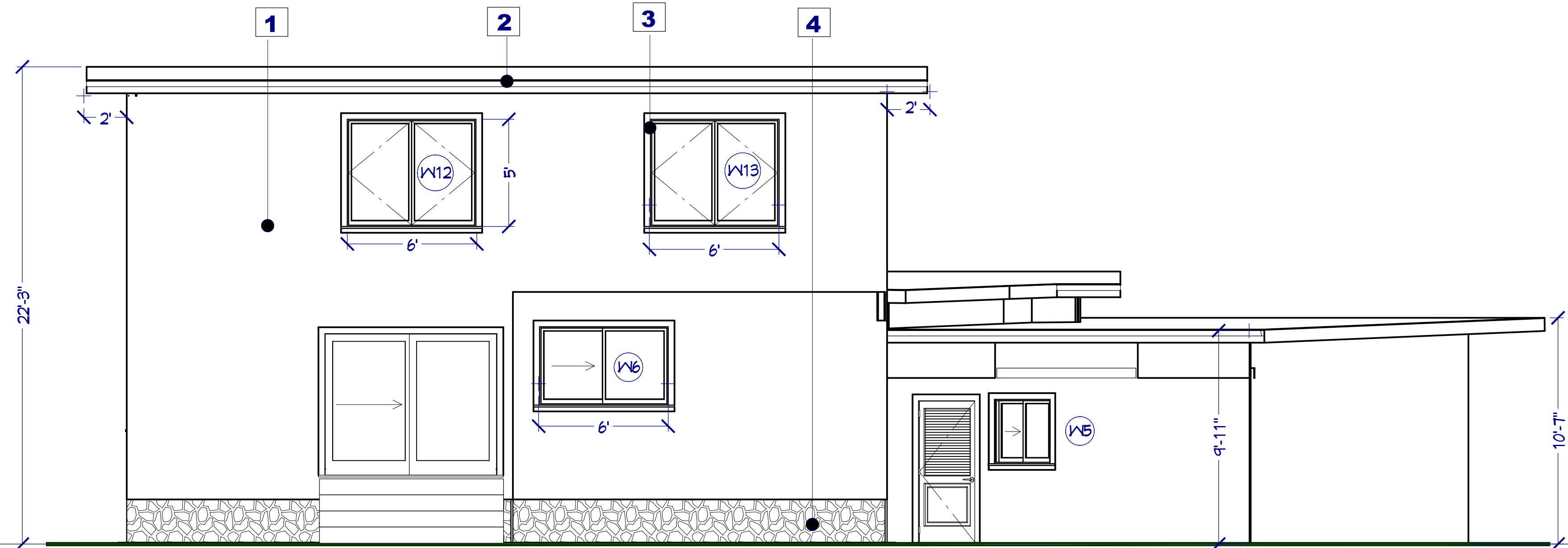
SCALE:

SHEET:

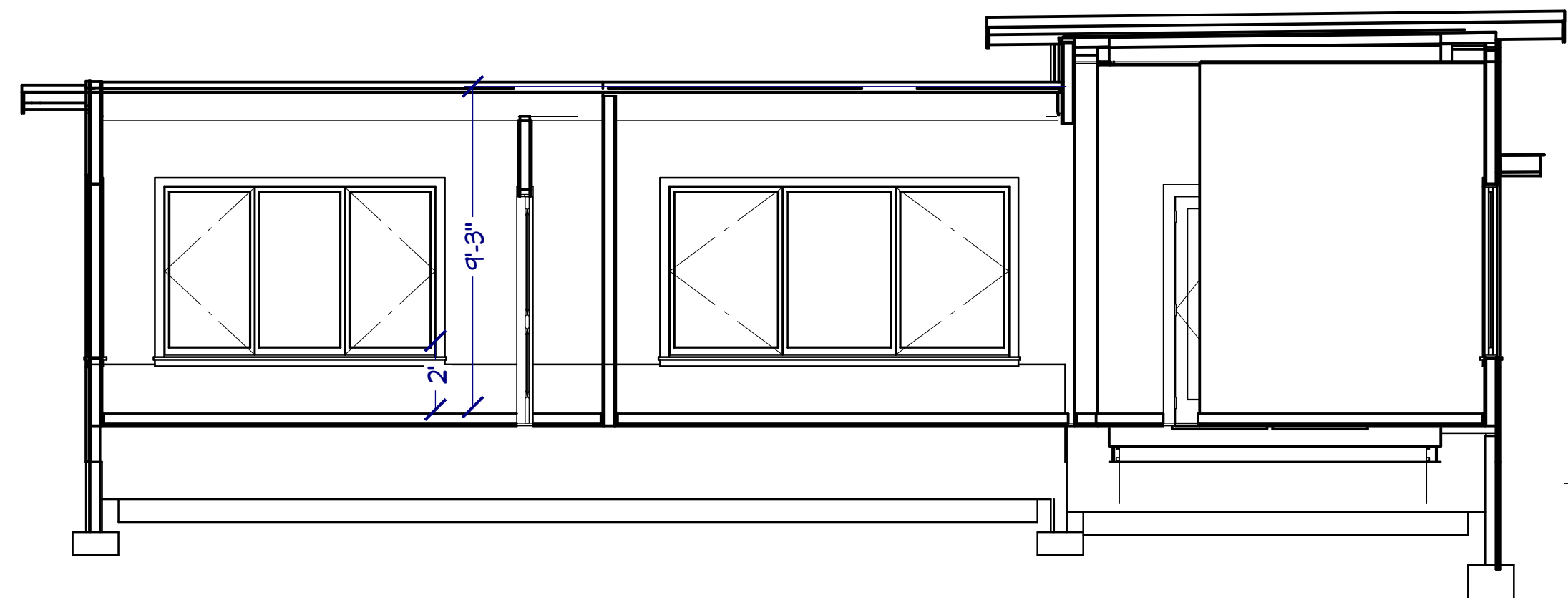
A-3



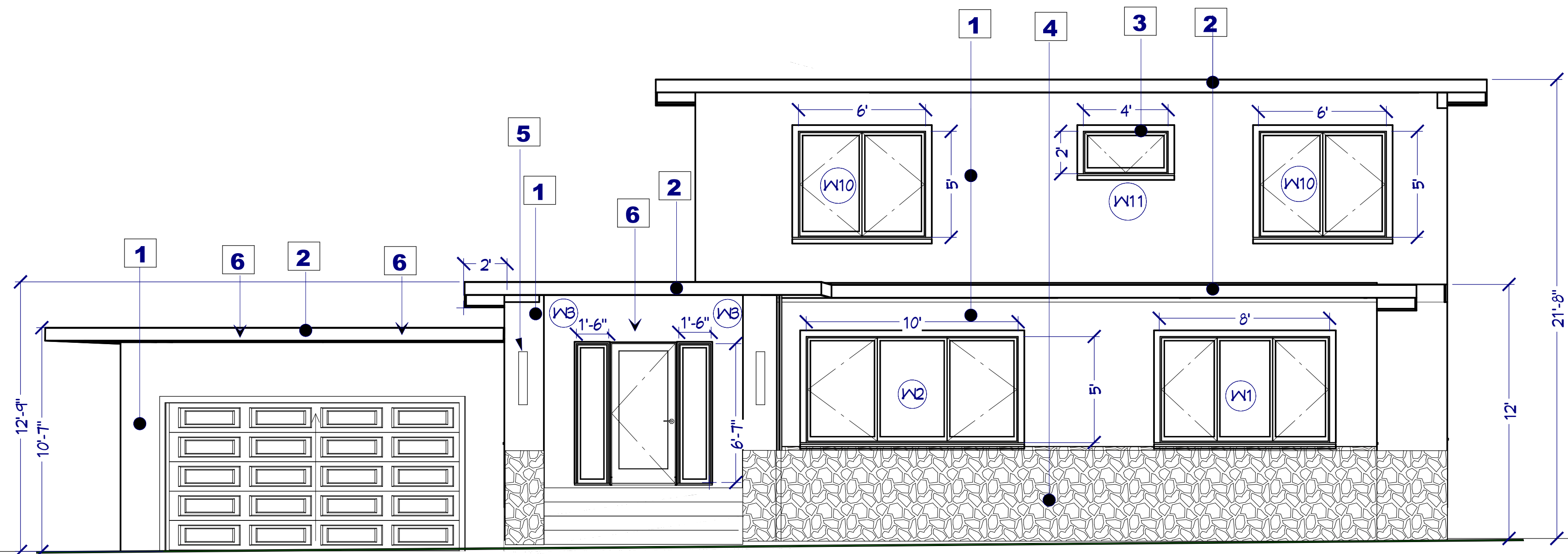
B-B West/ East Cross Section
Scale : 1/4"=12"



West Elevation
Scale : 1/4"=12"



C-C East/ West Cross Section
Scale : 1/4"=12"



East Elevation
Scale : 1/4"=12"

Exterior Ledger					
CALLOUT IF EXISTING OR NEW	INCLUDE THESE	1	Stucco Sand Finish	Light Gray	Dove Gray LaHabra
	GUTTER	2	Fecia Board	White	Snowbond Sherwin Williams
	WALKWAY PAVING	3	Windows	White	Aluminum
		4	Wall Contrast	Natural Stone Veneer	Black/White
		5	Wall Sconce	Mate Black	Aluminum
		6	Resessed Lights	In the Ceiling	LED Light

5

Modern Design
Black Powder Coating
Sleek LED Lighting

LEEKI

23.5 in

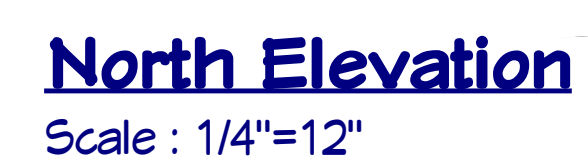
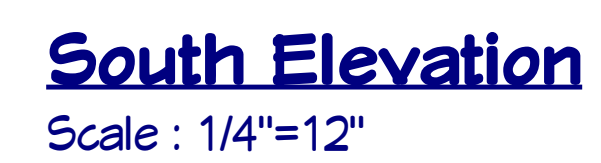
1.9 in

1.8 in

LIGHT DIMENSIONS

Wall Sconce Overview

- Durable and waterproof, this premium wall light features an aluminum lamp holder, acrylic light shell, and energy-efficient LED, suitable for entryways, garage fronts, and patios.
- Create a cozy ambiance with a soft and eye friendly.
- Modern Design - This wall fixtures adopts a stylish and simple appearance design, which adds a modern sense to the building wall, presents a unique lighting effect when lighting, and creates a warm and warm atmosphere.



NO.	DESCRIPTION	BY	DATE
R-1	Revised Plans	SJO	01/28/2024
R-2	Revised Plans	SJO	03/08/2024
R-3	Revised Plans	SJO	04/22/2024

**4341 DUSTY AVE.,
Glendale, CA 91214**

CM/PM+
Construction Management/ Project Management + Inspection

DATE: /14/2023

SCALE:

SHEET:

A-5



4341 Boston Ave. Side yard (South)



[4341 Boston Ave. Backyard \(West\)](#)



4341 Boston Ave. Side yard (North)

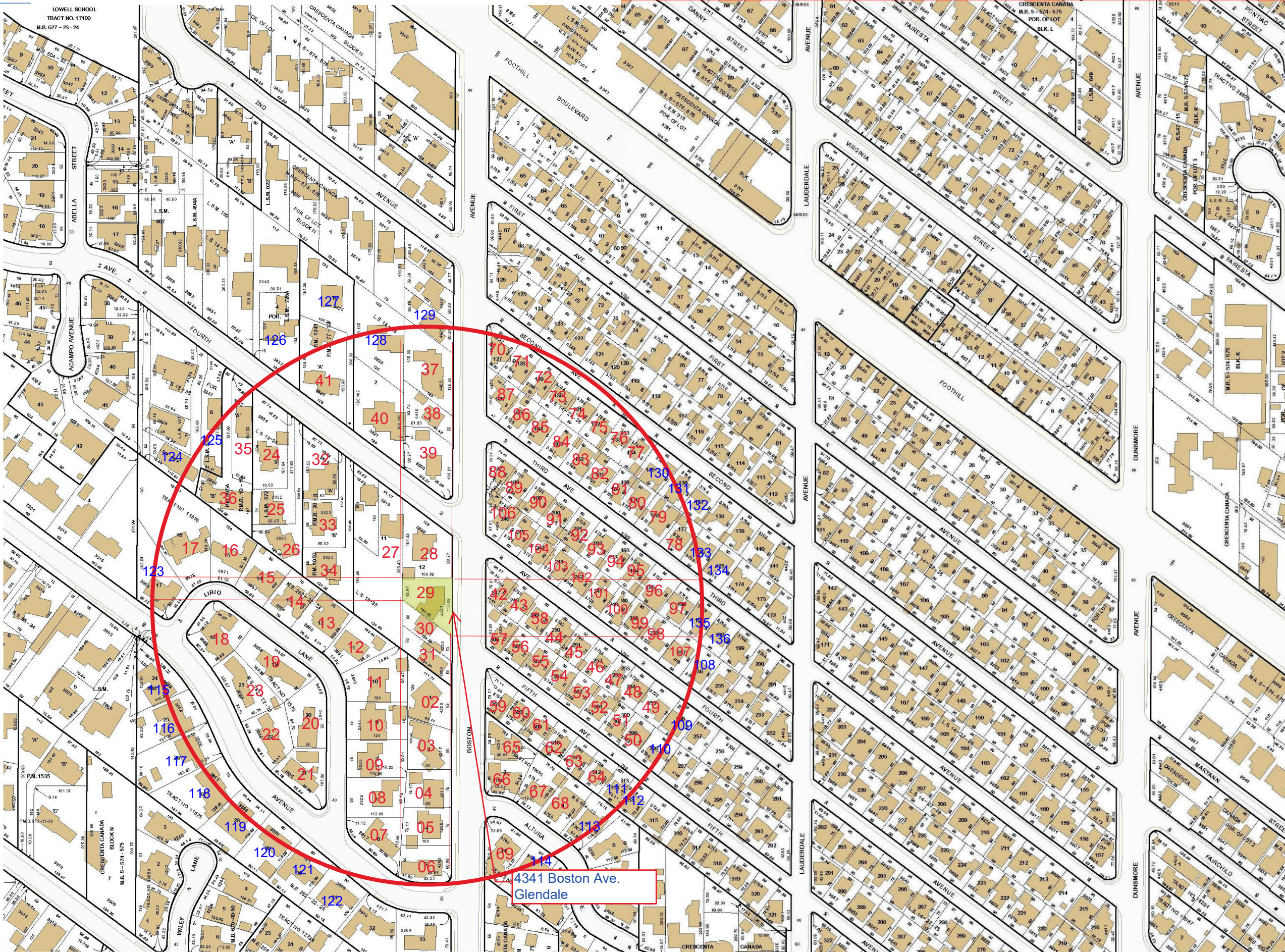


4341 Boston Ave. Fron yard (East)









Survey List

	Property Address	Floor area	Lot Size	Floor Ratio	Number of Stories	Front setback	Main House Setback
①	3806 4th Ave	2,732	12,110	22.6%	1	10'	25'
②	3809 4h Ave.	2,328	10,730	21.7%	1	20'	
③	3754 3rd Ave.	974	4,750	20.5%	1	20'	
④	4404 Boston Ave.	1,264	4,288	29.5%	1	10'	20'
⑤	3754 4th Ave.	1,008	4,260	23.7%	1	11'	
⑥	4334 Boston Ave.	1,088	4,250	25.6%	1	12'	23'
⑦	3756 5th Ave.	1,254	4,130	30.4%	1	20'	
⑧	4320 Boston Ave.	1,574	5,800	27.1%	1	5'	10'
⑨	4317 Boston Ave.	1,740	8,383	20.8%	1	20'	
⑩	4323 Boston Ave.	2,129	9,450	22.5%	1	35'	
⑪	4329 Boston Ave.	1,166	5,031	23.2%	1	27'	
⑫	4333 Boston Ave.	849	5,031	16.9%	1	35'	60'



① 3806 Forth Ave



① 3806 Forth Ave



② 3809 Forth Ave.



③ 3754 Third Ave.



③ 3754 Third Ave.



④ 4404 Boston Ave.



⑤ 3754 Forth Ave.



⑥ 4334 Boston Ave.



⑦ 3756 Fifth Ave.



⑧ 4320 Boston Ave.



⑨ 4317 Boston Ave.



⑩ 4323 Boston Ave.



⑪ 4329 Boston Ave.



⑫ 4333 Boston Ave.



4341 Boston Ave. Side yard (South)



4341 Boston Ave. Backyard (West)



4341 Boston Ave. Side yard (North)



4341 Boston Ave. Fron yard (East)