

PROPOSED 3 STORY RESIDENCE

521 NOLAN AVE,
Glendale, CA 91202

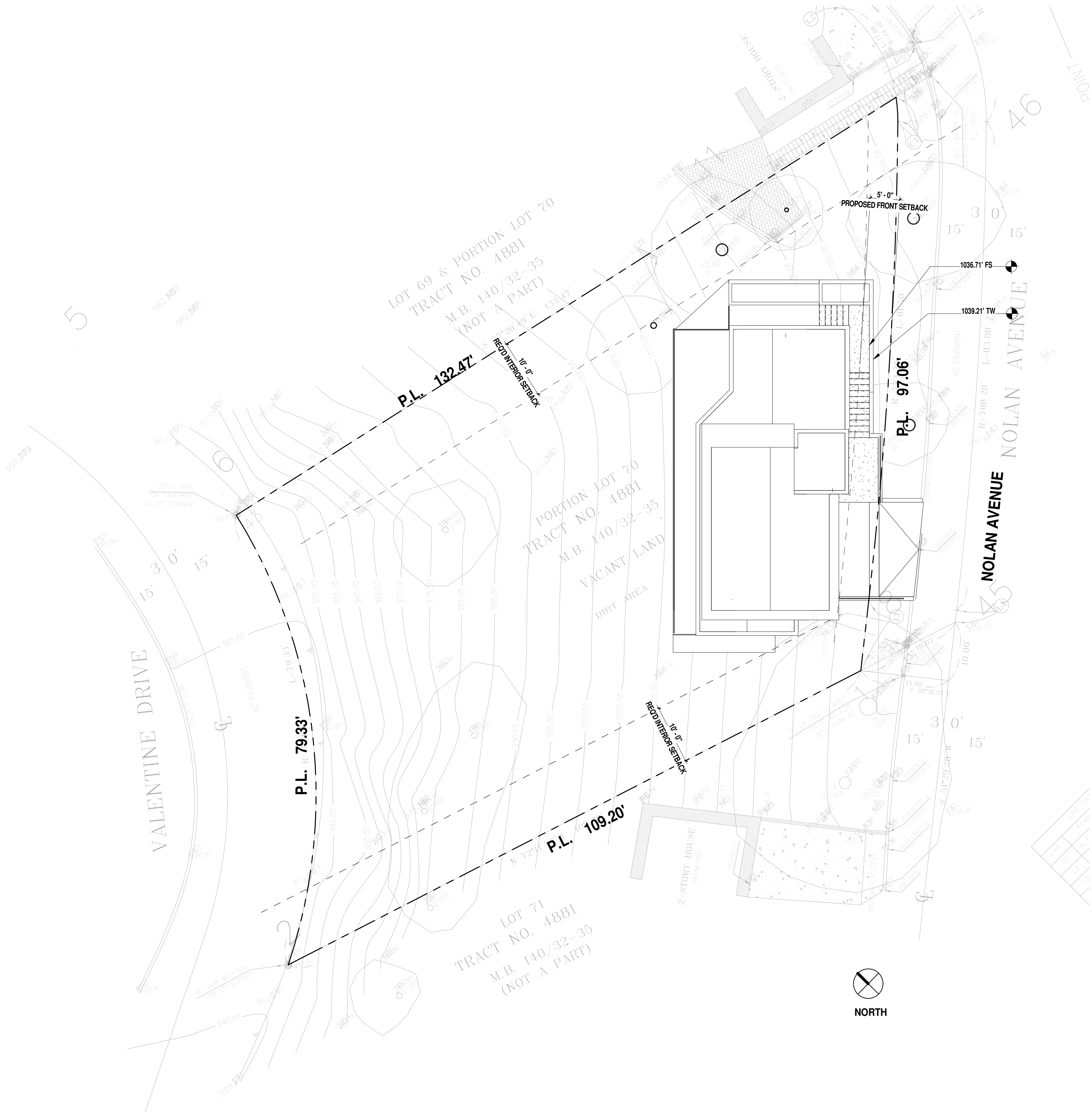
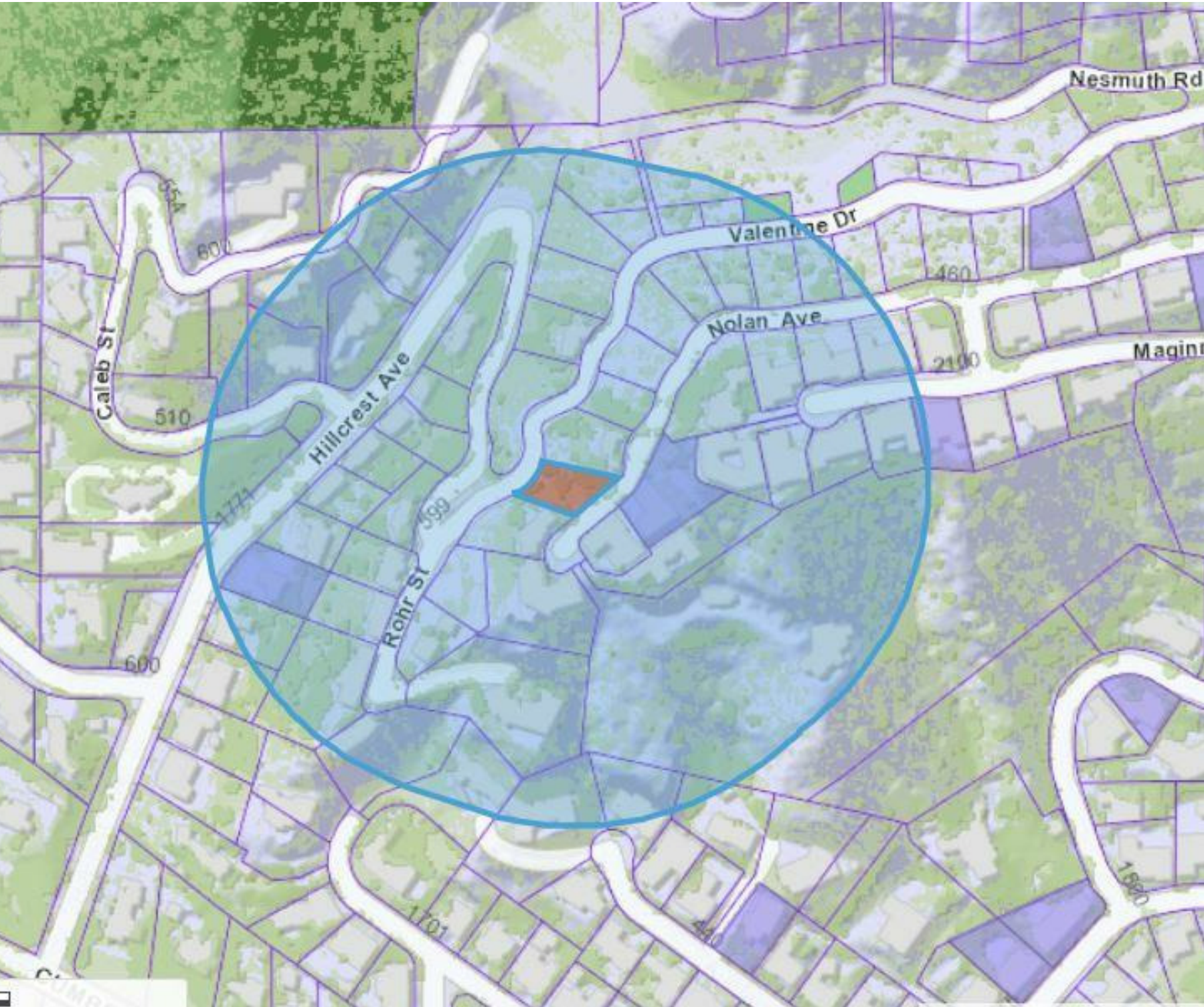
PROJECT DATA

PROJECT ADDRESS:	521 NOLAN AVE. GLENDALE, CA 91202
ASSESSOR ID:	5630-011-035
ZONE:	RIR DISTRICT II
LOT SIZE:	8,790 PER ASSESSOR
MAXIMUM ALLOWABLE FAR:	8,790 X 0.30 = 2,637 SF
PROPOSED FAR:	
GARAGE LEVEL -	
BLDG -	182 SF
GARAGE -	447 SF (NOT INCLUDED)
LOWER LEVEL -	1,012 SF
LOWER LEVEL 2 -	1,292 SF
2,486 SF	

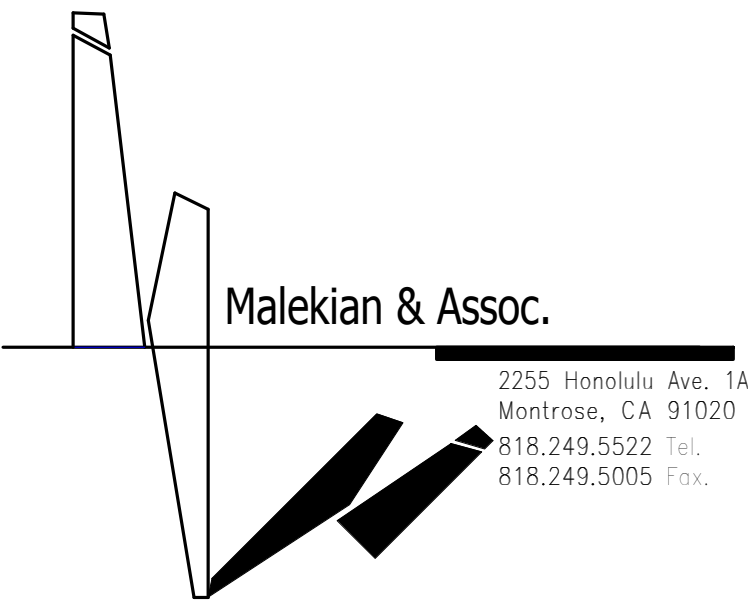
S= 0.00229 IL/A
I= 1 FOOT
L= 1,192' FEET
A= 1,407.5469 SQ.FT= 0.03231283057851 ACRES
S= 0.00229 x 2.72968 (IL) 0.032312 (A)
0.00229/0.0362312
0.00229/0.0362312= 84.478
S= 84.5%

PREVAILING SETBACKS
515 NOLAN - 7 FT
491 NOLAN - 15 FT
510 NOLAN - 10 FT
524 NOLAN - 4 FT
537 NOLAN - 4 FT
531 NOLAN - 14 FT

PROPOSED SETBACK - 5 FEET
MAXIMUM ALLOWABLE HEIGHT - 32 FEET + 3 FEET IF ROOF SLOPE IS 3:12 MIN.
PROPOSED HEIGHT - 36 FEET



1 PROPOSED SITE PLAN
1" = 10'-0"

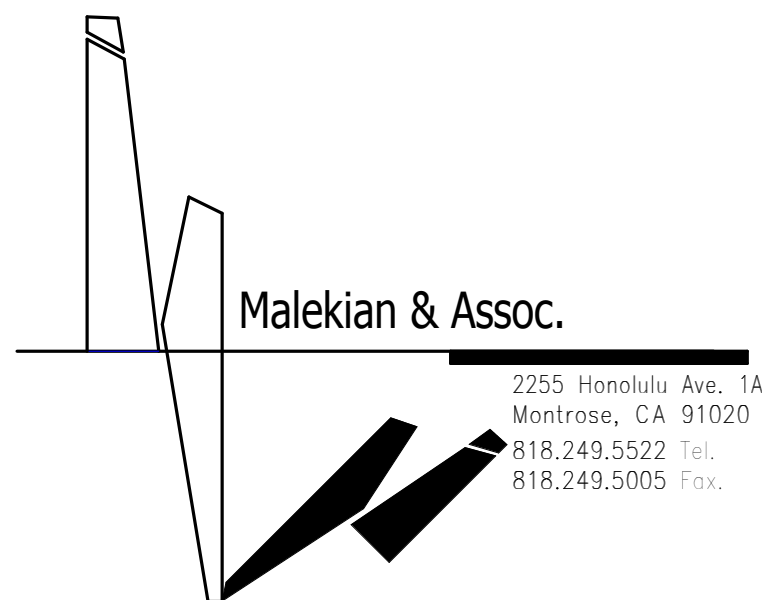


PROPOSED 2-STORY
RESIDENCE
521 Nolan Avenue
Glendale, CA 91202

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PROJECT DATA AND
SITE PLAN

Project Number



LEGEND:

- LANDSCAPE
- HARDSCAPE
- BUILDING

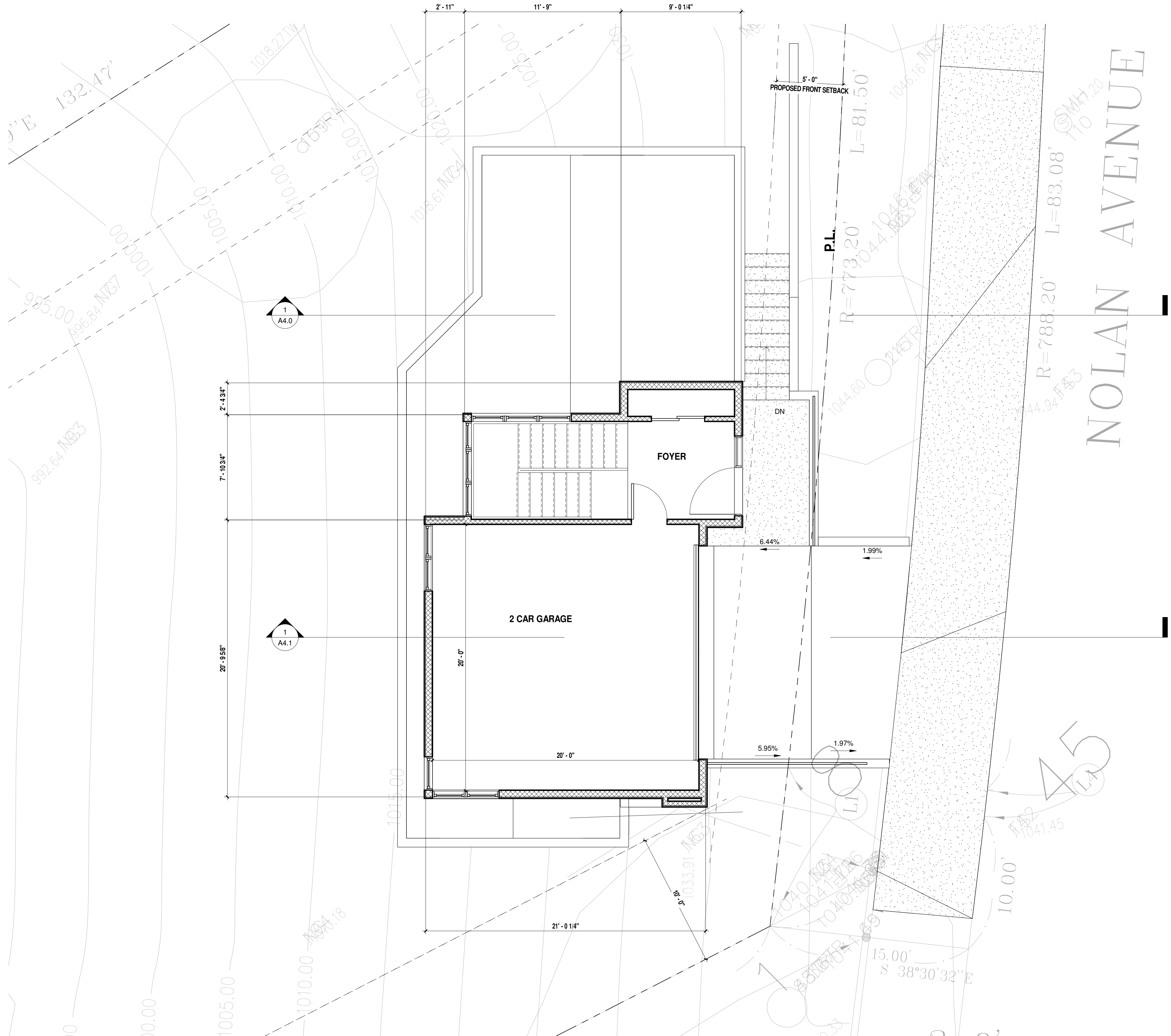
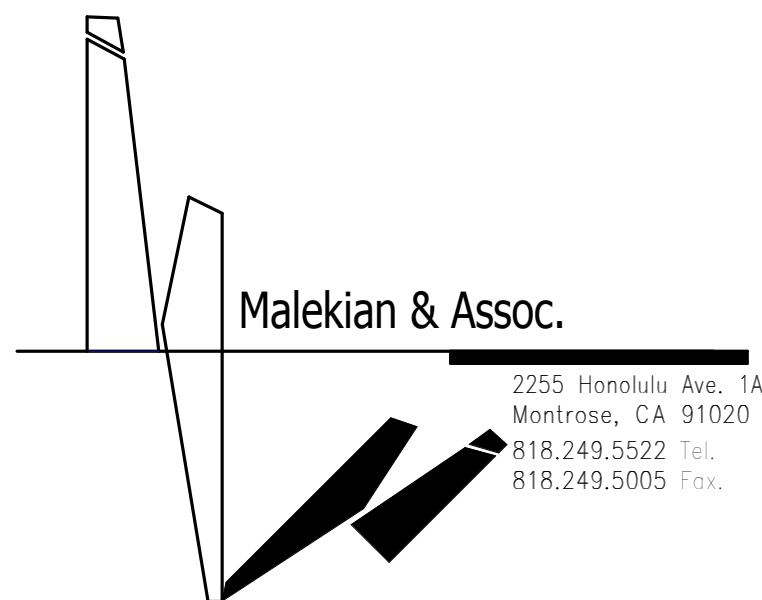
1 PROPOSED SITE PLAN Copy 1
1" = 10'-0"

**PROPOSED 2-STORY
RESIDENCE**
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COLORED PLOT PLAN

Project Number



1 PROPOSED GARAGE LEVEL
1/4" = 1'-0"



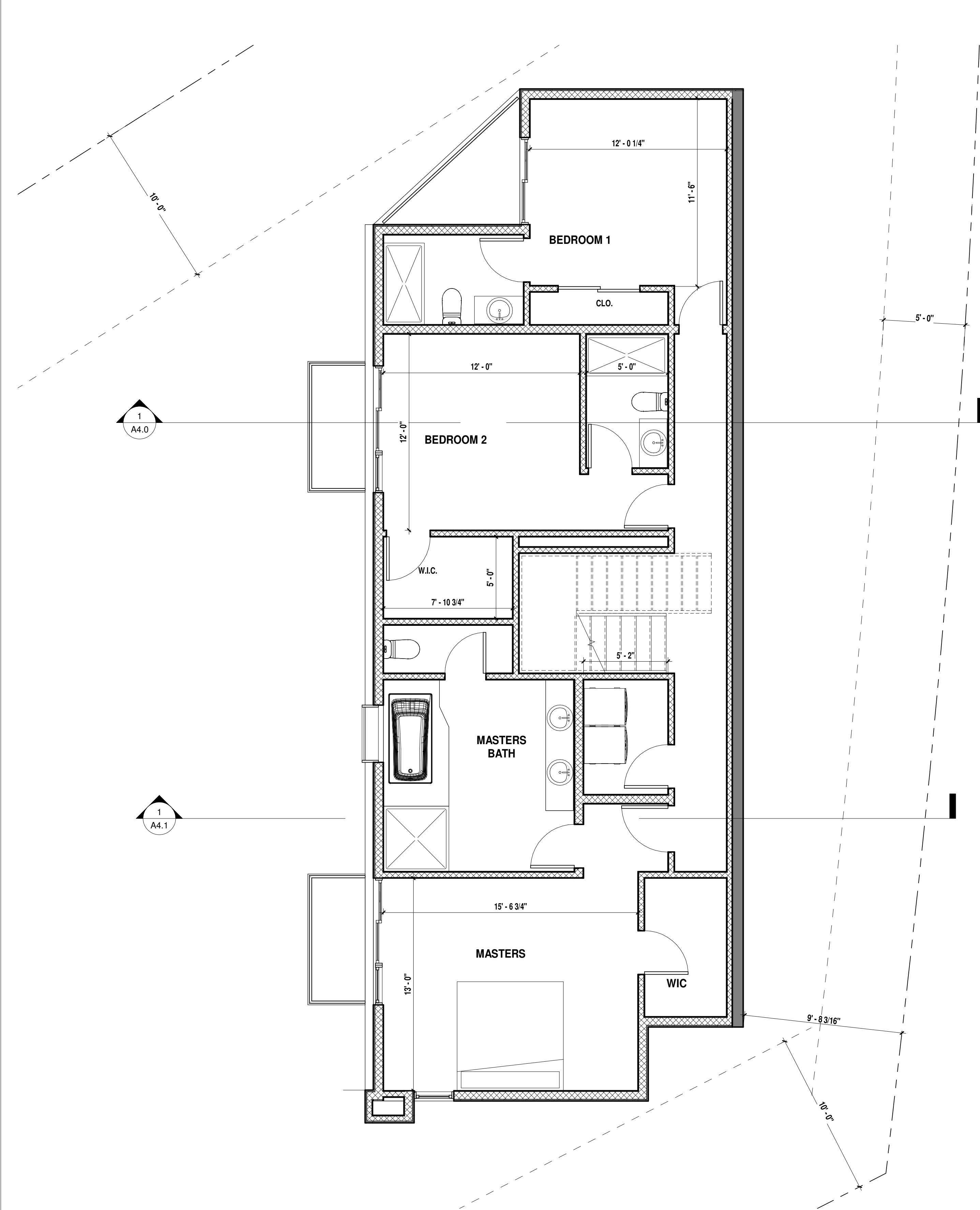
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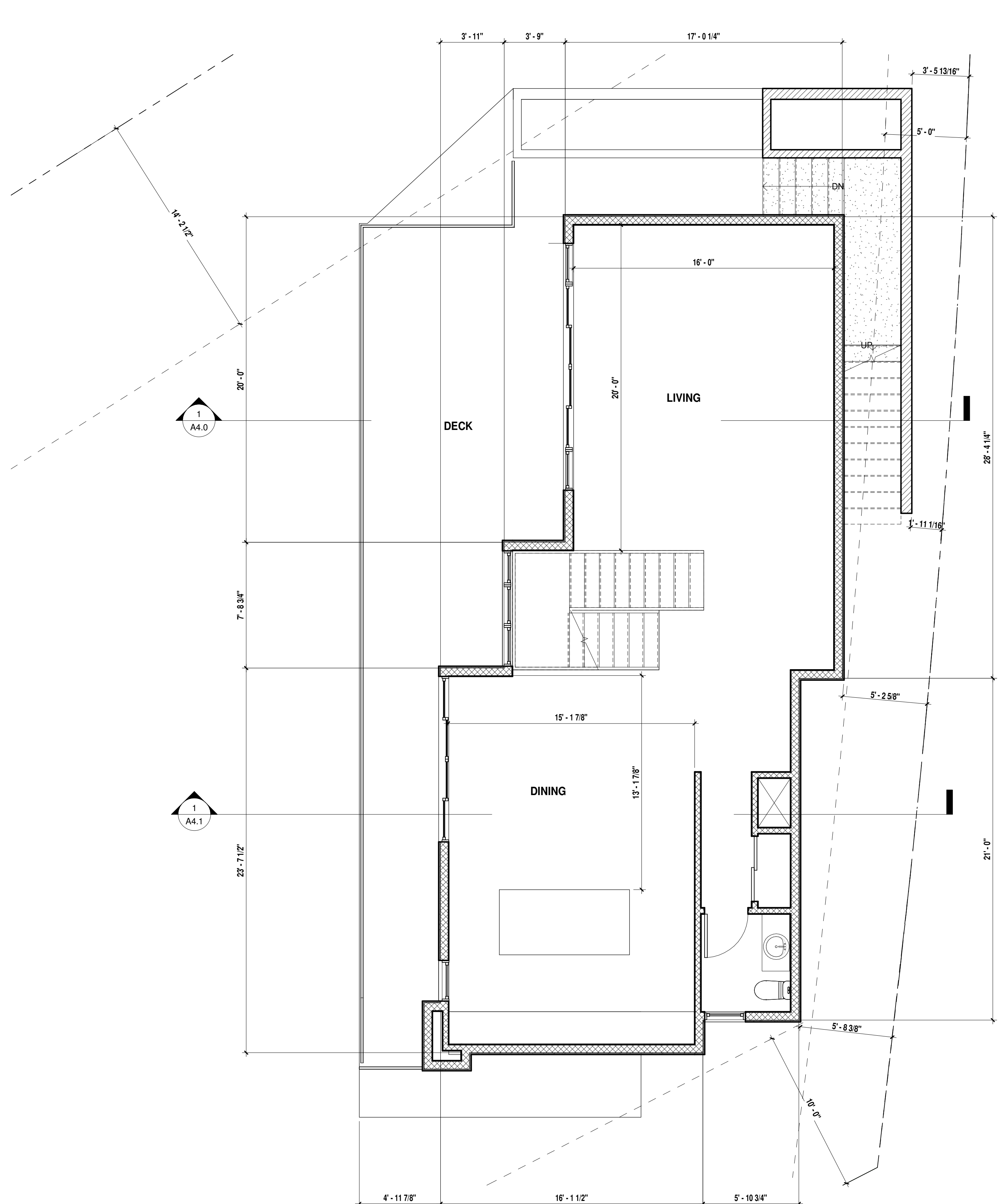
PROPOSED GARAGE
LEVEL PLAN

Project Number
DRAWN BY
CHECKED BY

A2.0



2 PROPOSED LOWER LEVEL 2 PLAN
1/4" = 1'-0"



1 PROPOSED LOWER LEVEL PLAN
1/4" = 1'-0"



Malekian & Assoc.
2255 Honolulu Ave., 1A
Montrose, CA 91020
818.249.5522 Tel.
818.249.5005 Fax.

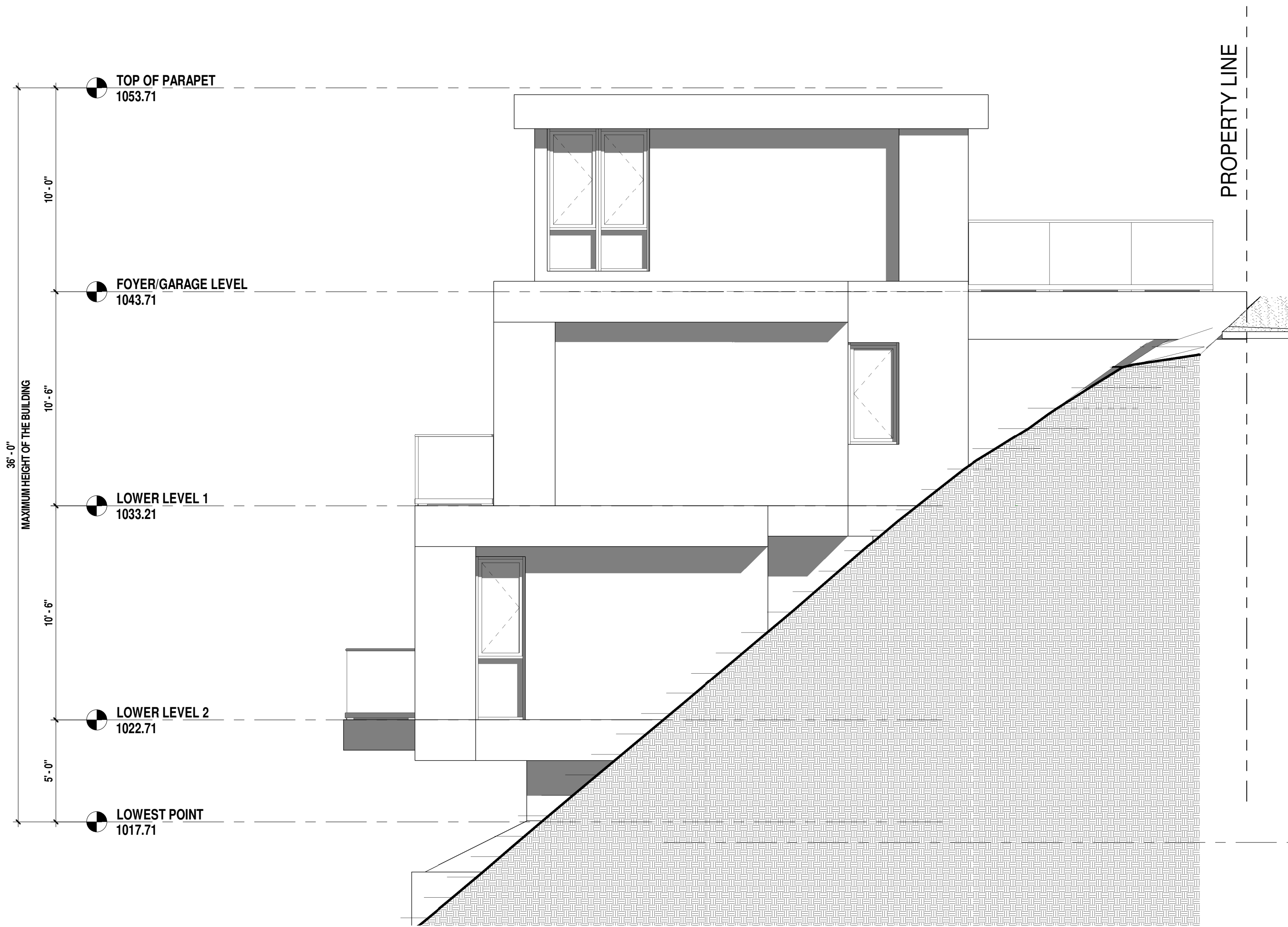
PROPOSED 2-STORY
RESIDENCE
521 Nolan Avenue
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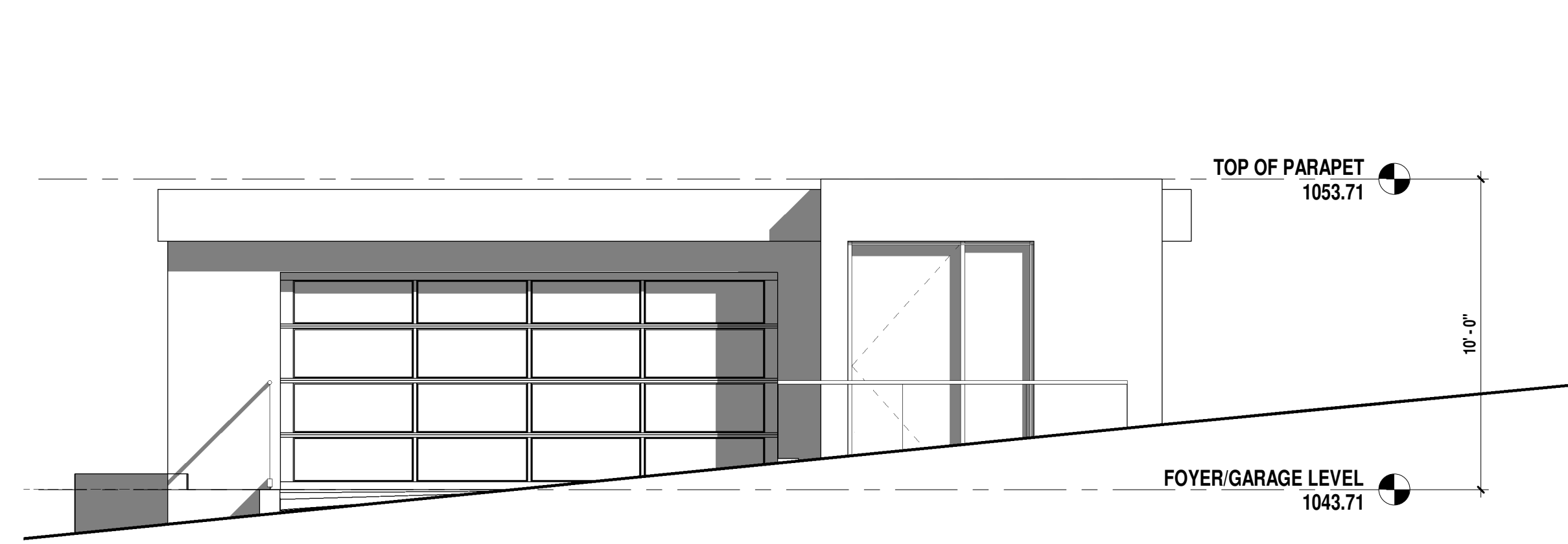
PROPOSED LOWER
LEVEL PLAN

Project Number

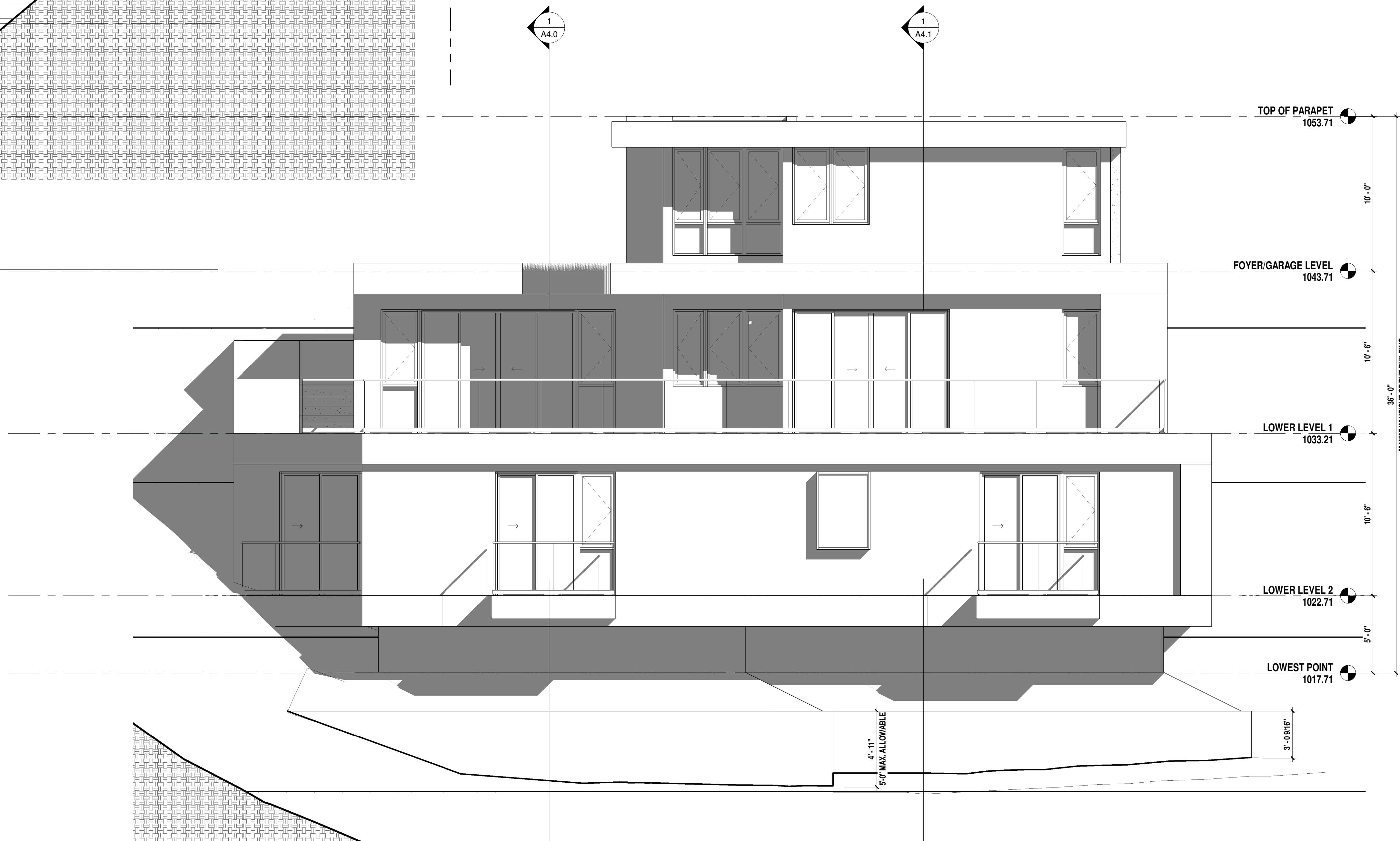
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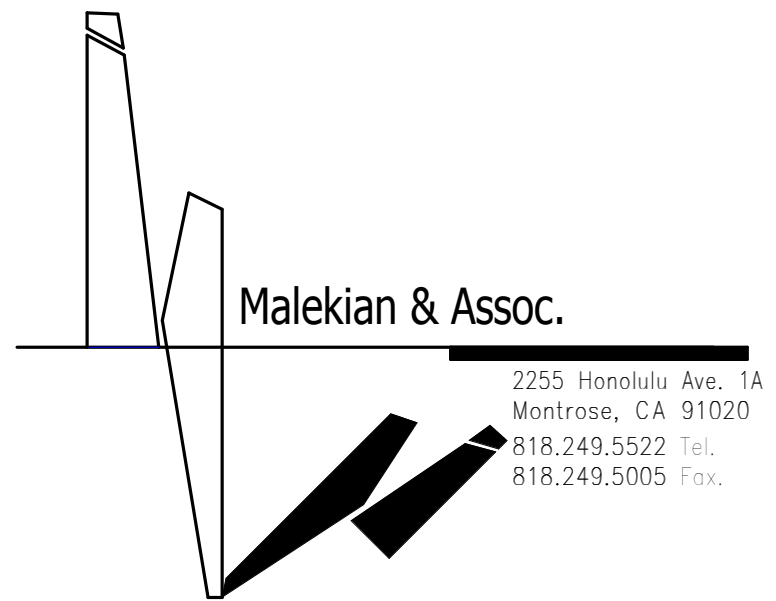
2 WEST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



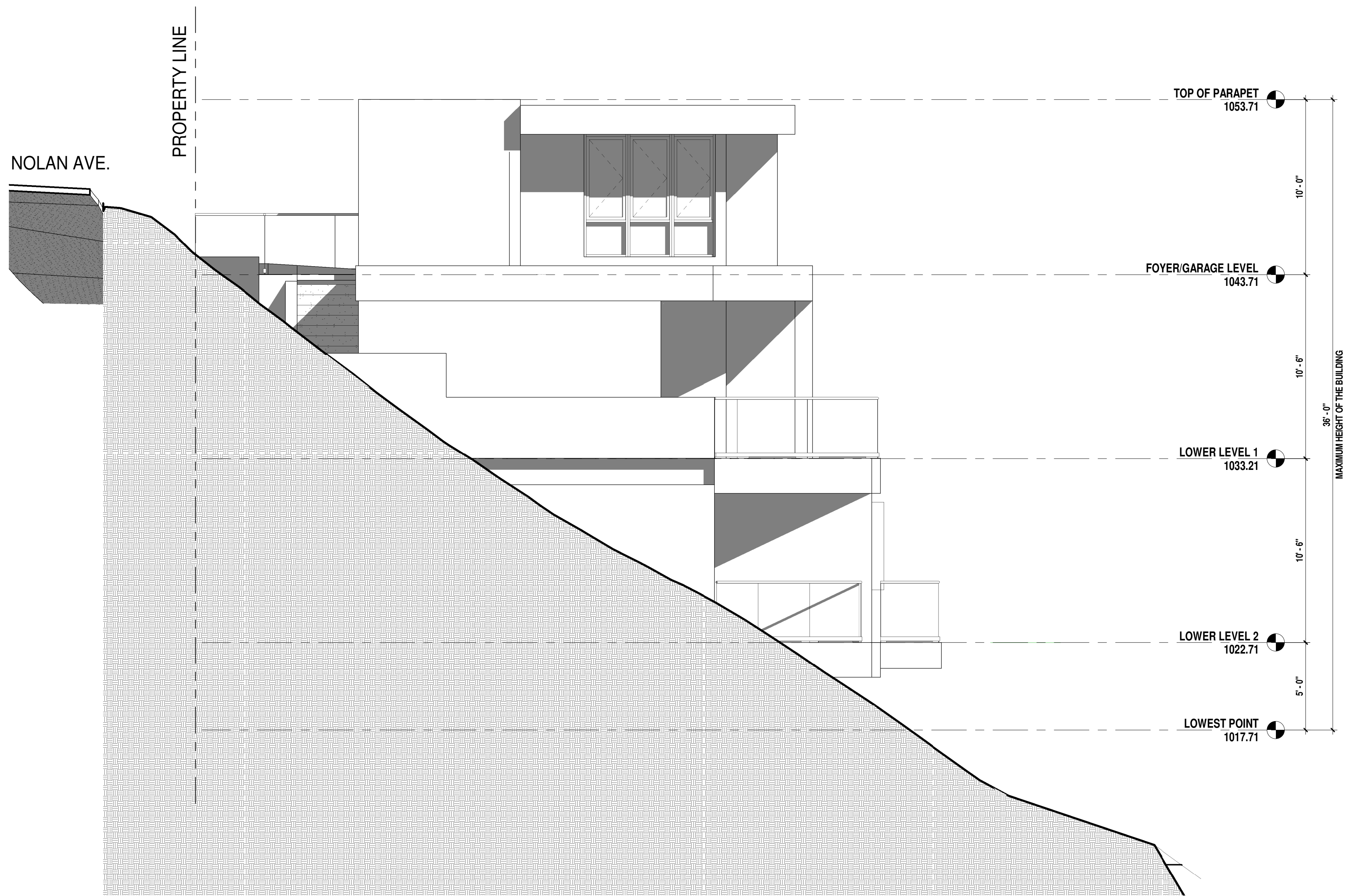
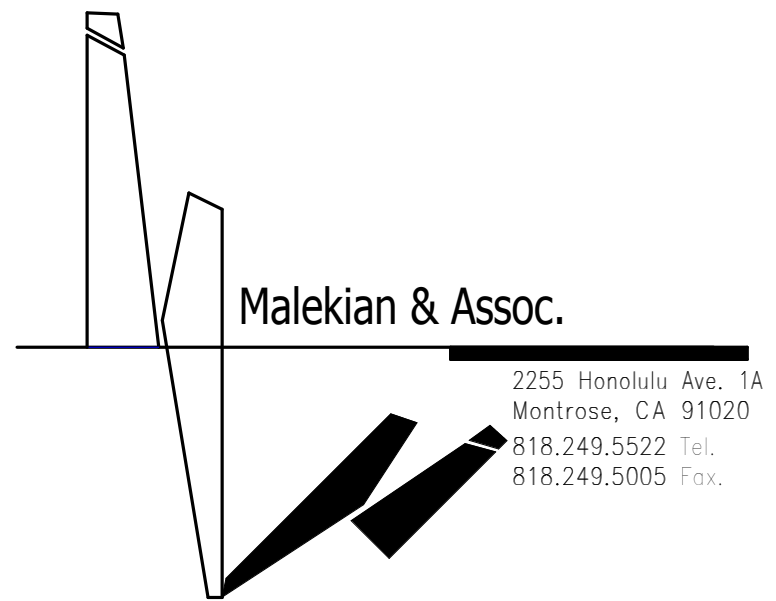
PROPOSED 2-STORY
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ELEVATIONS

Project Number

A3.0



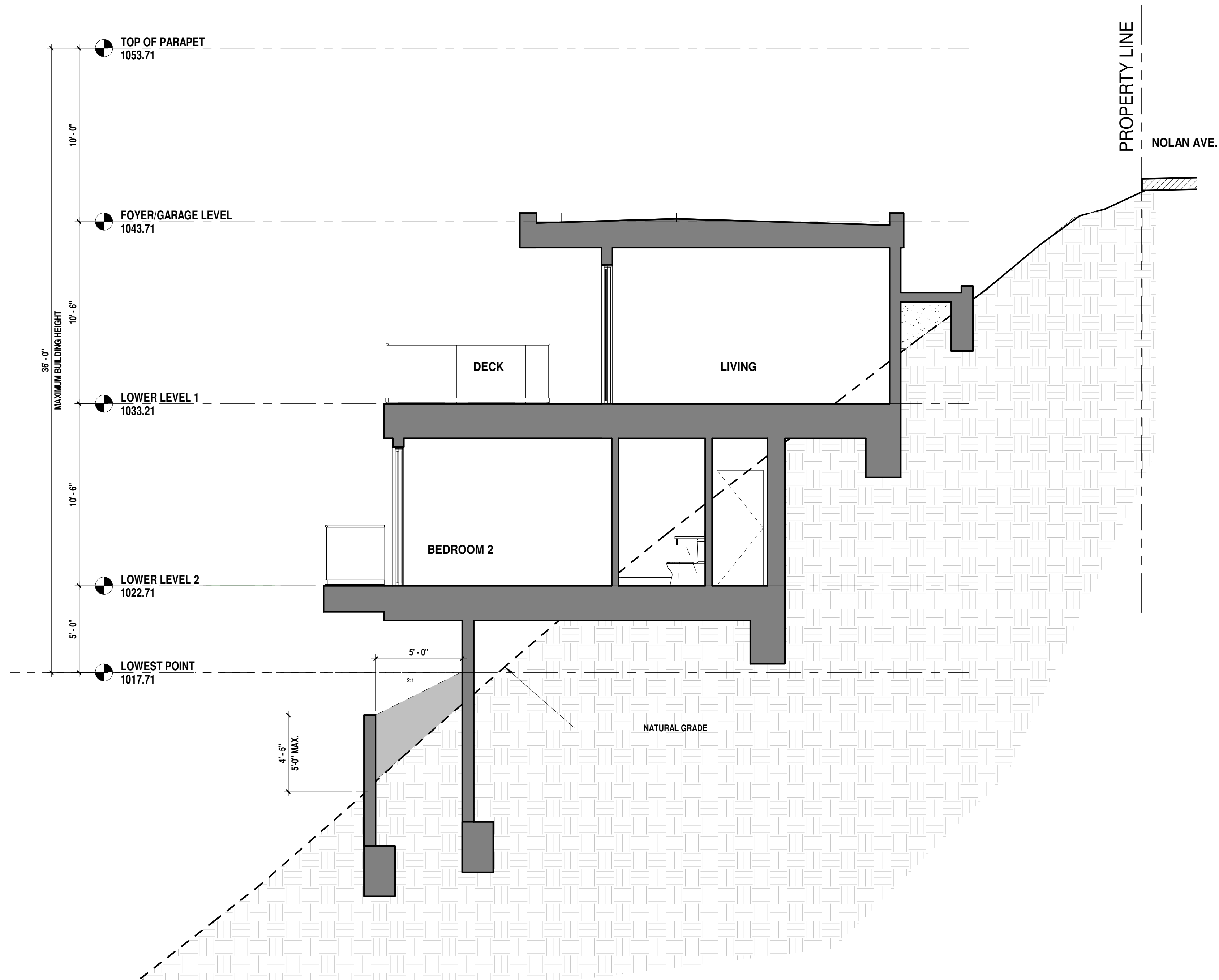
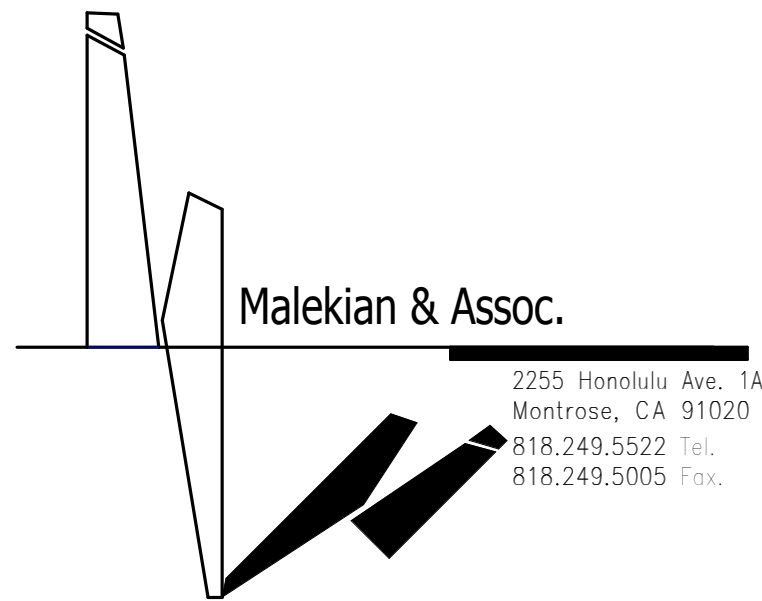
1 EAST ELEVATION
1/4" = 1'-0"

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ELEVATION

Project Number



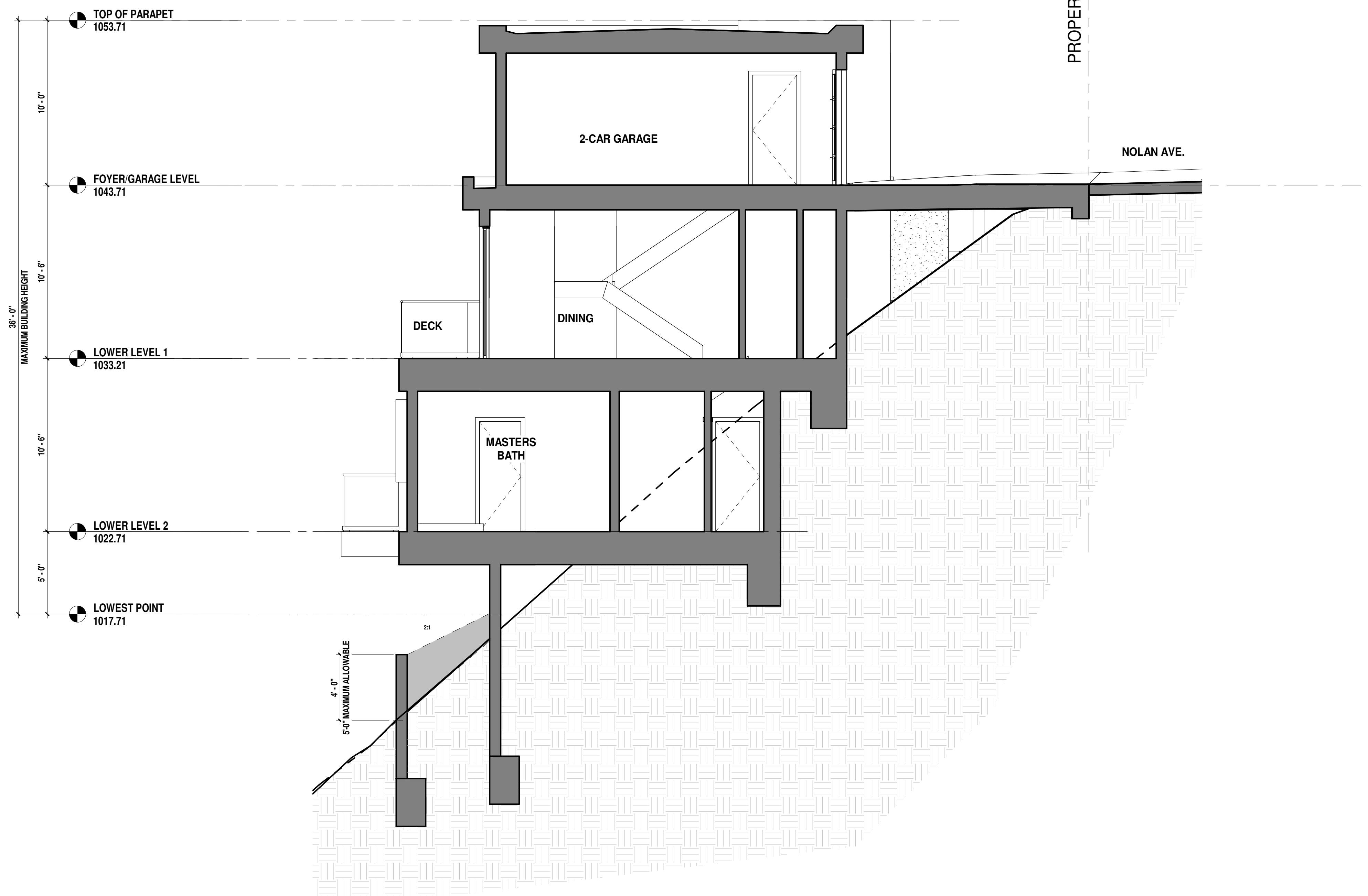
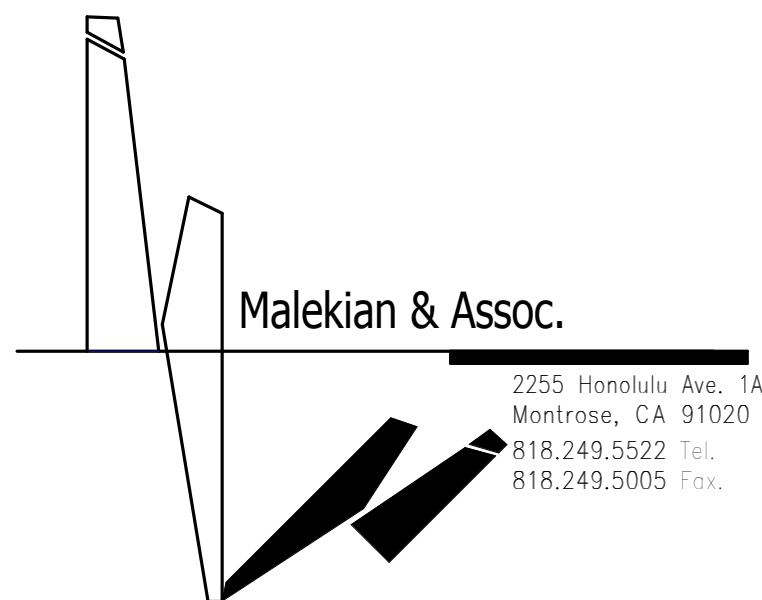
1 SECTION A
1/4" = 1'-0"

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SECTION A

Project Number



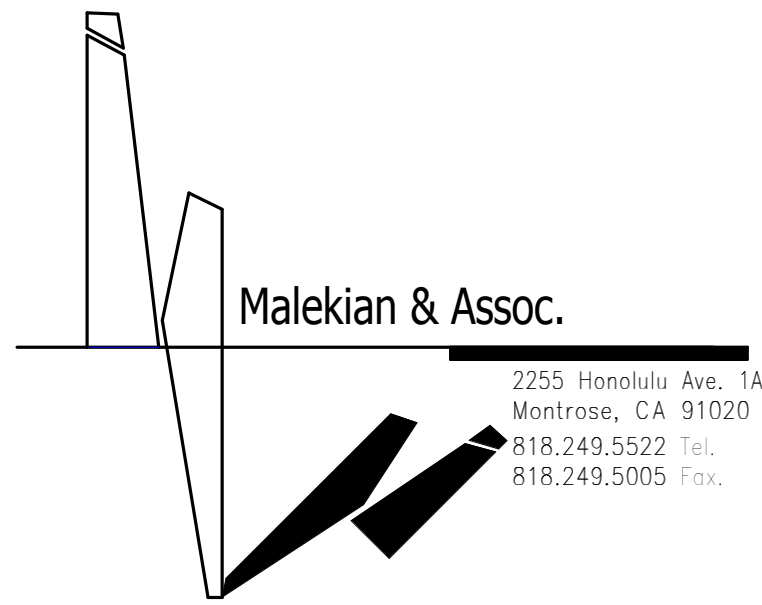
1 SECTION B
1/4" = 1'-0"

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SECTION B

Project Number



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3D VIEWS

Project Number