

**City of Glendale  
Community Development Department  
Design Review Staff Report – Multi-Family**

<b>Meeting/Decision Date:</b> February 26, 2020	<b>Address:</b> 1208 Mariposa Street
<b>Review Authority:</b> <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	<b>APN:</b> 5676-026-015
<b>Case Number:</b> PDR1911231	<b>Applicant:</b> Aydin Naghibi
<b>Prepared By:</b> Danny Manasserian, Planning Assistant	<b>Owner:</b> Ohannes Kurkcuoglu

**Project Summary**

The applicant is proposing to demolish an existing detached garage at the rear and construct a new two-story, 1,285 SF second unit above two new 2-car garages on a 7,370 SF lot. The house at the front of the property will remain.

**Existing Property/Background**

The project site is a 7,370 SF lot with frontage on Mariposa Street. Originally developed in 1912 in the Bungalow Craftsman style, the subject property features a 1,120 square-foot, one-story, single-family dwelling with a detached non-conforming two-car garage that is accessed from Mariposa Street. The property is relatively flat and has a rectangular shape similar to other properties in the neighborhood. The new two-story second unit above the two new 2-car garages will be located towards the rear of the lot; only a portion of the structure will be visible from the street. The existing residence is not currently listed on the Glendale Register of Historic Resources, but was assigned a California Historical Resource Status Code of 5S3 (appears to be individually eligible for local listing or designation through survey evaluation) in the 2018 South Glendale Historic Resource Survey.

This project was presented at the Historic Preservation Commission meeting on September 19, 2019. All Commission recommendations have been addressed by the applicant and are reflected in the current proposal.

**Staff Recommendation**

Approve     Approve with Conditions     Return for Redesign     Deny

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**Last Date Reviewed / Decision**

First time submittal for final review.  
 Other:

**Zone:** R2250 - Medium Density Residential

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  
 Other:

**CEQA Status:**

- 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 construction behind the existing house will not result in an increase of more than 10,000 square feet and all public services and utilities are available.
- The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption pursuant to Section 15303 of the State CEQA Guidelines because .

- The project is exempt from CEQA review as a Class 32 "Infill Development" exemption pursuant to Section 15332 of the State CEQA Guidelines because
- Other: The project is exempt from CEQA review as a Class 31 "Historical Resource Rehabilitation/Restoration" exemption pursuant to Section 15331 of the State CEQA Guidelines because the existing house at the front of the property will be maintained in its existing condition and the new construction at the rear will meet the Secretary of the Interior's Standards for Rehabilitation.

**Site Slope and Grading**

- None proposed
- Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
- 1500 cubic yards or greater of earth movement:
- 50% or greater current average slope:

**DESIGN ANALYSIS**

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**Site Planning**

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

**Building Location**

- yes    n/a    no

*If "no" select from below and explain:*

- Setbacks of buildings on site
- Prevailing setbacks on the street

**Yards and Usable Open Space**

- yes    n/a    no

*If "no" select from below and explain:*

- Outdoor space integrated into site design and acknowledges adjacent development
- Common space easily accessible from all units
- Appropriate separation/screening from residential units
- Discrete seating and amenity areas allow for multiple users

**Garage Location and Driveway**

- yes    n/a    no

*If "no" select from below and explain:*

- Garage fully integrated into overall structure
- Driveway and curb-cut widths minimized
- Grade-level garages and parking, if allowed, are appropriately screened from the street
- Decorative paving complements building design
- Stairs and lifts to subterranean garages incorporated into the design of the project

**Landscape Design**

- yes    n/a    no

*If "no" select from below and explain:*

- Complementary to building design
- Maintain existing trees when possible
- Provide landscaping adjacent to driveways and garages
- 20% of planting at above-grade common spaces is within 9 inches of finish floor

- Above-grade tree wells are at least 6 inches higher than box size of tree

### **Walls and Fences**

yes  n/a  no

*If "no" select from below and explain:*

- Appropriate style/color/material for building design
- Perimeter walls treated at both sides
- Retaining walls minimized
- Appropriately sized and located

### **Equipment, Trash, and Drainage**

yes  n/a  no

*If "no" select from below and explain:*

- Equipment screened and well located
- Trash storage out of public view
- All screening integrated with overall building and/or landscape design
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

### **Lighting**

yes  n/a  no

*If "no" select from below and explain:*

- Light fixtures are appropriate to the building and/or landscape design
- Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
- Utilize shielded fixtures to avoid light spillover onto adjacent properties

## **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:

- No changes are proposed to the building footprint of the historic front unit. The new rear unit and garages will be integrated with the existing site conditions and relate to the existing front dwelling and surrounding properties in the neighborhood.
- The new two-story residential dwelling unit at the rear of the property will provide adequate parking for both the existing house and the new rear unit.
- The new residential unit is designed with an L-shaped building footprint, which is appropriately setback from all property lines to reflect existing neighborhood setbacks.
- The new unit will have a 56 SF private balcony on the second floor above the garage. The balcony is over 12 feet away from the front unit and appropriately setback from the interior property lines. The location of the 2<sup>nd</sup> floor balcony above the garage is appropriate because it respects the privacy of the existing front unit and adjacent properties.
- Access to both garages will be from the existing driveway located on the east side of the property, which is consistent with the existing site conditions and other properties in the neighborhood.
- Overall, the placement of the new building at the rear of the site is appropriate because it respects the historic house and adjoining properties through setbacks as recommended by the Guidelines. Also, areas not occupied by buildings will be landscaped with the exception of the driveway and walkways.

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## **Massing and Scale**

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

**Building Relates to its Surrounding Context**

yes    n/a    no

*If "no" select from below and explain:*

- Relates to predominant pattern through 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:

- The building mass is appropriate for the site and the west portion of the second floor is stepped back to provide a transition between the two buildings, as recommended by HPC.
- The new unit at the rear will provide appropriate setbacks to avoid being overbearing towards adjacent properties.
- The building's two-story mass and height will, as conditioned, not overwhelm the historic house and will be compatible with other buildings in the neighborhood.
- A hipped roof is proposed at the second floor, which allows the overall form to be more deferential to the historic house and provide a more unified design at the rear building.

- The new unit is located behind the existing front unit with a generous setback that appropriately pushes the taller new mass toward the rear of the site.
- The building facades of the new unit consist of varying forms, appropriate setbacks, and architectural design treatment including cladding materials, color combinations, a balcony, iron details, that appropriately break up the massing.

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## Design and Detailing

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

### Overall Design and Detailing

yes    n/a    no

*If "no" select from below and explain:*

- Design is compatible with neighborhood context
- Design is stylistically consistent
- Employs consistent vocabulary of forms and materials while expressing architectural variety
- Cladding materials and

### 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
- Overall window pattern appropriate to style
- Window operation appropriate to style
- Recessed/flush window appropriate to style and/or location
- Openings are well detailed

### Privacy

yes    n/a    no

*If "no" select from below and explain:*

- Consideration of views from "public" rooms and balconies/roof 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 materials, especially facing the street
- Materials appropriately enhance articulation and façade hierarchies
- Wrap corners and terminate appropriately

- Cladding is well detailed, especially at junctions between materials
- Foam trim, finished on site, is prohibited

### **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

### **Ancillary Structures**

yes    n/a    no

If "no" select from below and explain:

- Design consistent with primary structure
- Design and materials of gates, fences, and/or walls 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 style of the new unit is appropriate to the Craftsman style of the historic house and the overall neighborhood.
- The proposed cement fiber siding and brown color are appropriate and complement the white accent color depicted on the windows and fascia. Overall, the proposed color palette for the new unit integrates well with other buildings in the neighborhood, which are painted with neutral colors.
- Fiberglass windows are proposed. Conditions are recommended to ensure that all windows are recessed in the wall, have external muntin grids, sills, and flat trim as shown on the elevations. As conditioned, the windows will be appropriate to the design and the neighborhood in terms of their operation and overall appearance.
- The roof material includes composition shingle in a style that is appropriate to its contemporary Craftsman design.
- The roof of the new unit is designed with various hipped forms, complementing the design of the building.

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## **Secretary of the Interior's Standards for Rehabilitation Analysis**

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

- The historic house will remain a single-family residence.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

- Though adding a rear unit will somewhat change the character of the property by reducing the size of the backyard, the historic character of the front house will be retained and no historic features will be removed or altered. The existing garage, which dates to the 1940s, will be demolished.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

- Though designed in a contemporary Craftsman mode, the new building will clearly be a product of its time and not create any false sense of historical development.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

- The garage proposed for demolition was built in the 1940s but does not appear to have acquired any historic significance in the intervening years.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

- The historic house will retain all existing features, finishes, and elements of craftsmanship.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

- No features of the historic house are proposed for replacement.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

- Not applicable.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

- Not applicable.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

- No historic materials that characterize the property will be destroyed as a result of the proposed addition. The new building will be clearly distinguishable from the historic house through its configuration, design, and cladding materials. Though the overall form and the height of the new building are larger than those of the historic house, its placement at the back of the lot and setback from the front house will allow it to be compatible in terms of mass and scale. The synthetic wood siding and window detailing will also make it compatible with the front house, but the overall design clearly differentiates it from the older building.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

- If the new building were removed in the future, the house would appear very much as it did in 1912.

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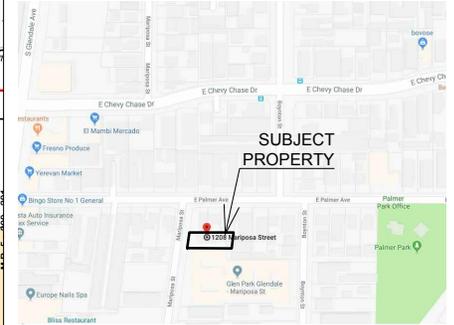
## **Recommendation / Draft Record of Decision**

Based on the above analysis, staff recommends **approval** of the project.

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## **Attachments**

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



VICINITY MAP 

N.T.S.

LEGEND

-  INDICATED SINGLE/ MULTI-FAMILY DWELLING
-  SUBJECT PROPERTY
-  INDICATES ONE SINGLE/ MULTI-FAMILY RESIDENTIAL BUILDING ON ONE LOT
-  PALMER PARK

LOCATION MAP 

SCALE: 1" = 200'

 **DYNAMIC VIEW INC**  
BUILDING PLANNING AND DESIGN BUILD

SUBJECT PROPERTY ADDRESS:

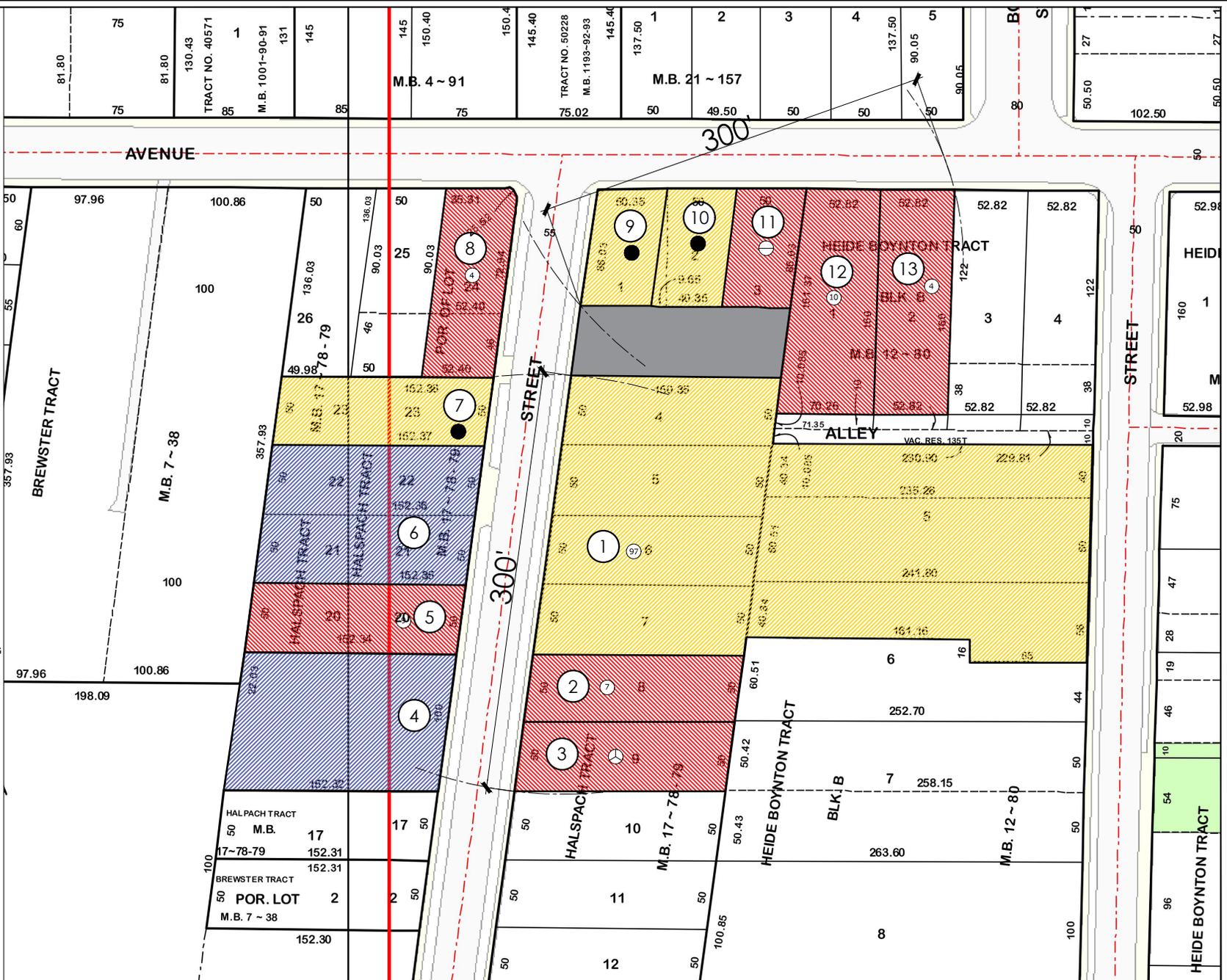
1208 MARIPOSA, GLENDALE, CA 91206

**LEGEND**

- INDICATED SINGLE FAMILY DWELLING
- ⊕ INDICATED DUPLEX DWELLING
- ⊗ INDICATED TRIPLEX DWELLING
- ④ INDICATED MULTI-FAMILY DWELLING
- SUBJECT PROPERTY
- SINGLE STORY BUILDING
- TWO STORY BUILDING
- RESIDENTIAL PARKING LOT



SCALE: 1"=100'



**DYNAMIC VIEW INC**  
 BUILDING PLANNING AND DESIGN BUILD

SUBJECT PROPERTY ADDRESS:  
 1208 MARIPOSA ST, GLENDALE CA 91205



1220 MARIPOSA ST  
Vicinity Map ID #1



1220 MARIPOSA ST  
Vicinity Map ID #1





1220 MARIPOSA ST  
Vicinity Map ID #1



1220 MARIPOSA ST  
Vicinity Map ID #1





1228 MARIPOSA ST  
Vicinity Map ID #2



1232 MARIPOSA ST  
Vicinity Map ID #3





1229 MARIPOSA ST  
Vicinity Map ID #4



1229 MARIPOSA ST  
Vicinity Map ID #4





1225 MARIPOSA ST  
Vicinity Map ID #5



1225 MARIPOSA ST  
Vicinity Map ID #5





1221 MARIPOSA ST  
Vicinity Map ID #6



1213 MARIPOSA ST  
Vicinity Map ID #7





1205-1203 MARIPOSA ST  
Vicinity Map ID #8



1205-1203 MARIPOSA ST  
Vicinity Map ID #8





500 E PALMER AVE  
Vicinity Map ID #9



500 E PALMER AVE  
Vicinity Map ID #9





504 E PALMER AVE  
Vicinity Map ID #10



504 E PALMER AVE  
Vicinity Map ID #10





508-510 E PALMER AVE  
Vicinity Map ID #11



508-510 E PALMER AVE  
Vicinity Map ID #11





514 E PALMER AVE  
Vicinity Map ID #12



514 E PALMER AVE  
Vicinity Map ID #12





516 E PALMER AVE  
Vicinity Map ID #13



516 E PALMER AVE  
Vicinity Map ID #13





1208 Mariposa St.  
Subjected Building



1208 Mariposa St.  
Subjected Building





1208 Mariposa St.  
Subjected Building



1208 Mariposa St.  
Subjected Building



REVISIONS	
PC SUBMITTAL	
PC RESUBMITTAL	

OWNER:  
OHANNES KURKCUOGLU

PROJECT ADDRESS:  
1208 MARIPOSA ST.  
GLENDALE, CA, 91205

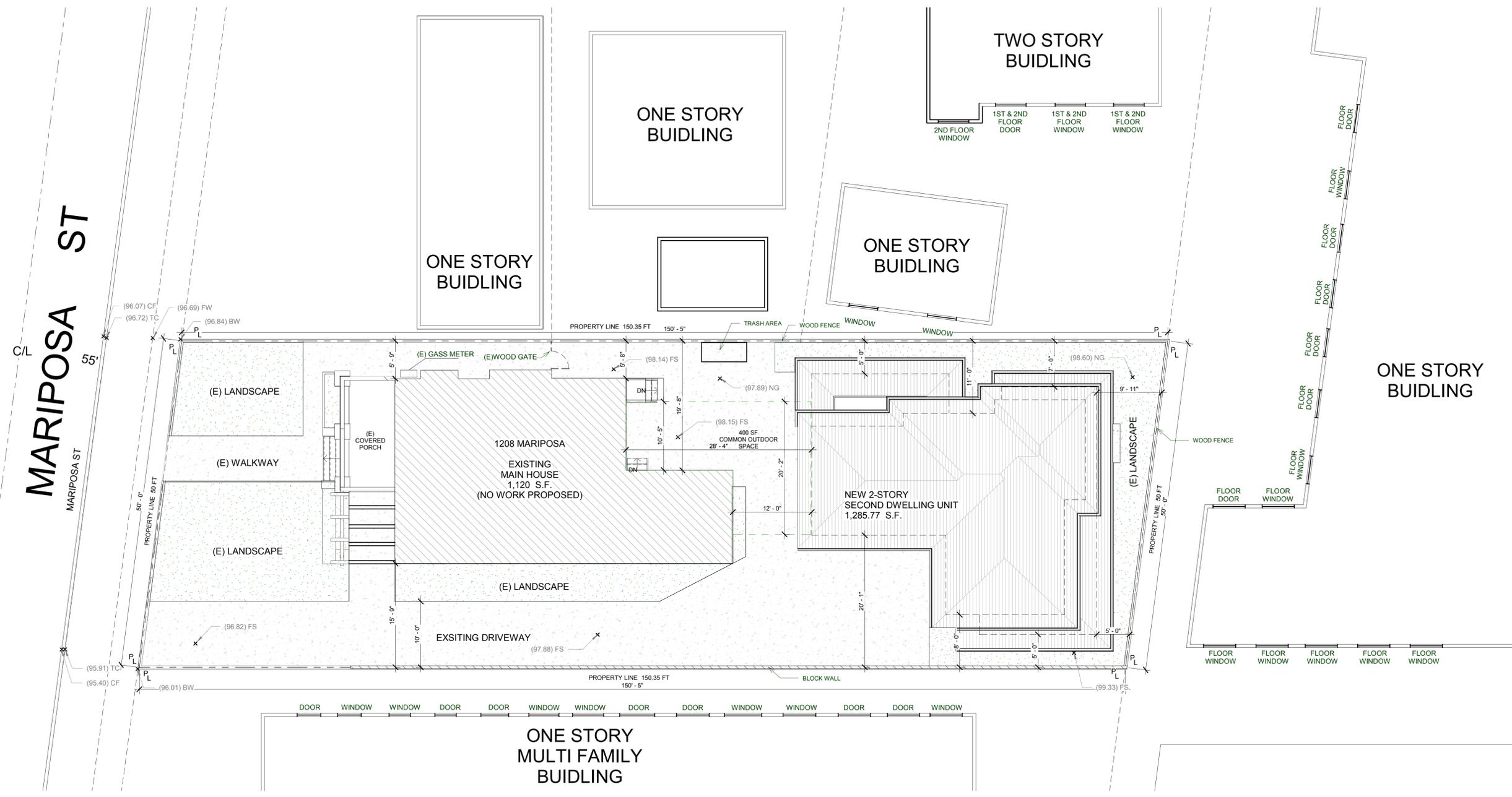
SHEET TITLE:  
**PROPOSED SITE PLAN**

**DYNAMIC VIEW INC**  
BUILDING PLANNING AND DESIGN

1201 N. PACIFIC AVE.  
STE 214  
GLENDALE, CA, 91202

TEL: (818) 696-9009  
EMAIL: PROJECTS@DYNAMICVIEWINC.COM

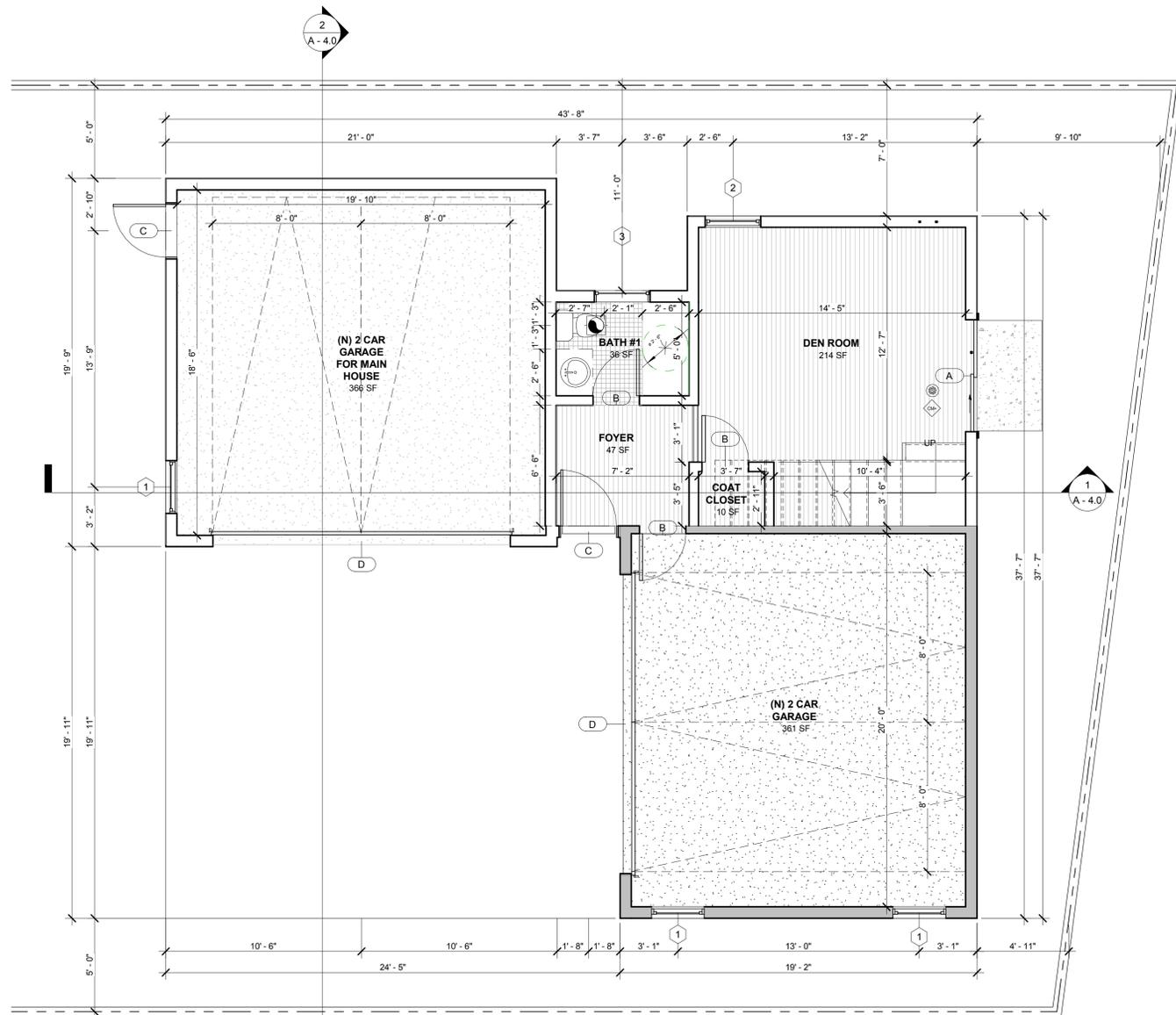
JOB NO:	1813
DATE:	JAN / 2019
DRAWN:	M.T.
CHECKED:	N/A
SCALE:	AS SHOWN



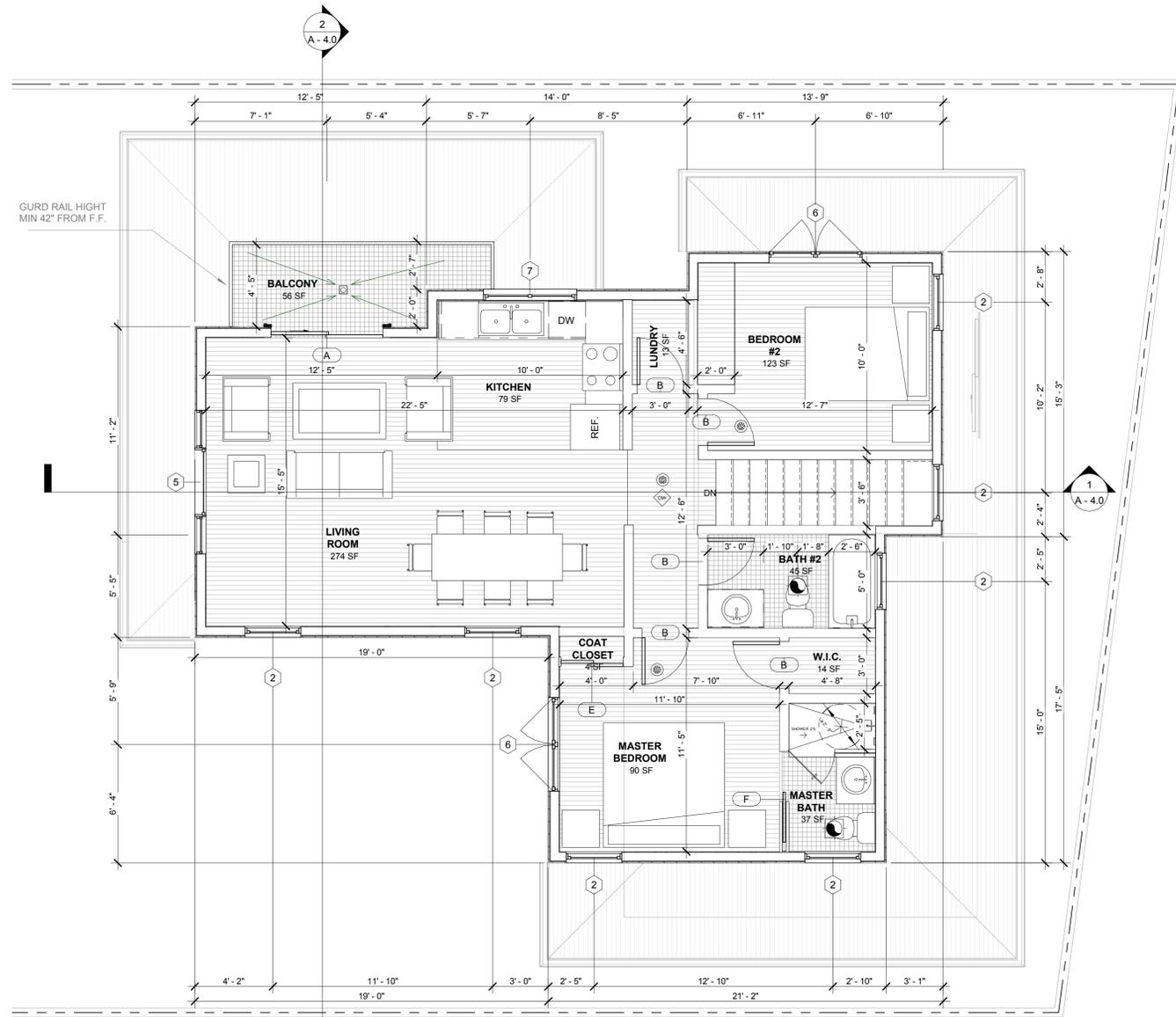
PROJECT STATISTICS	
LOT SIZE:	7370 S.F.
ALLOWABLE FAR:	85% x 7370 S.F. = 6,264.5 S.F.
EXISTING MAIN HOUSE:	1120 S.F.
PROPOSED 2ND DWELLING UNIT: FIRST FLOOR + SECOND FLOOR: FIRST FLOOR: SECOND FLOOR:	363.92 + 921.85 = 1,285.77 S.F. 363.92 S.F. 921.85 S.F.
PROPOSED FAR:	1,120 + 1,285.77 = 2,405.77 S.F. 2,405.77 / 7,370 = 32%
PROPOSED 2 CAR GARAGE: MAIN HOUSE: SECOND UNIT:	406.69 + 395.10 = 801.79 S.F. 406.69 S.F. 395.10 S.F.
ALLOWABLE LOT COVERAGE:	%50 x 7370 = 3685 S.F.
LOT COVERAGE TO LOT AREA:	1120 + 363.92 + 406.69 + 395.10 + 921.85 = 3,207.56 S.F. 3,207.56 / 7370 = 43.52%
PROPOSED LANDSCAPING:	HARDSCAPING AREAS - LOT AREA : 1,120 + 1,166 + 400 + 1,575 + 165.02 = 4,426.02 S.F. - 7370 S.F. = 2,943.98 2,943.98 / 7370 = %39.9 THEREFOR OK
PROPOSED OUTDOOR COMMON SPACE	400 SF.

- LEGEND:**
- C/L CENTER LINE
  - FF FINISH FLOOR
  - FS FINISH SURFACE
  - EP EDGE OF PAVEMENT
  - NG NATURAL GRADE
  - [Hatched Box] EXISTING MAIN HOUSE
  - [Grid Box] PROPOSED 2 STORY SECOND DWELLING UNIT
  - [Dotted Box] PROPOSED LANDSCAPING
  - [Stippled Box] EXISTING CONCRETE PAVING

**NOTE:**  
THERE ARE NO OAK, OR BAY, OR SYCAMORE TREES ON THE PROPERTY OR WITHIN 20' OF THE SITE.



1 First Floor  
1/4" = 1'-0"



2 Second Floor  
1/4" = 1'-0"

< DOOR SCHEDULE >

MARK	STYLE/TYPE	COUNT	WIDTH	HEIGHT	U FACTOR	SHGC	DESCRIPTION
A	DOUBLE PANEL SLIDING	2	6'-8"	6'-8"	0.28	0.21	NEW TEMPERED- DUEL GLAZED
B	SINGLE FLUSH	9	2'-6"	6'-8"	0.28	0.21	NEW TEMPERED- DUEL GLAZED
C	SINGLE 3 PANEL VET WOOD- GRAY COLOR	2	3'-0"	6'-8"	0.28	0.21	NEW TEMPERED- DUEL GLAZED
D	GARAGE DOOR	2	16'-0"	6'-8"	0.28	0.21	NEW TEMPERED- DUEL GLAZED
E	SLIDING CLOSET	1	3'-4"	6'-8"	0.28	0.21	NEW TEMPERED- DUEL GLAZED

< WINDOW SCHEDULE >

MARK	COUNT	WIDTH x HEIGHT	MATERIAL	VISIBLE FROM THE STREET	OPERATION	FRAME TYPE	EXTERNAL GRID (SLD)	EDGE DETAIL	BEDROOM? Y/N	ENERGY EFFICIENT? Y/N	TEMPERED GLASS? Y/N	FIRE HAZARD ZONE? Y/N	U FACTOR	SHGC	REMARKS
1	3	2'-8" x 3'-0"	FIBERGLASS	N	SINGLE HUNG	NAIL-ON	Y	STUCCO	N	Y	N	N	0.29	0.21	SINGLE PANEL
2	7	3'-0" x 3'-6"	FIBERGLASS	N	SINGLE HUNG	NAIL-ON	Y	STUCCO	Y	Y	Y	N	0.29	0.21	SINGLE PANEL
3	1	3'-0" x 2'-0"	FIBERGLASS	N	SINGLE FIXED	NAIL-ON	Y	STUCCO	N	Y	Y	N	0.29	0.21	SINGLE PANEL
4	1	5'-0" x 3'-6"	FIBERGLASS	N	SINGLE HUNG	NAIL-ON	Y	STUCCO	N	Y	N	N	0.29	0.21	DOUBLE PANEL
5	1	7'-8" x 5'-0"	FIBERGLASS	N	CASEMENT	NAIL-ON	Y	STUCCO	N	Y	Y	N	0.29	0.21	TRIPLE PANEL
6	2	5'-0" x 3'-6"	FIBERGLASS	N	CASEMENT	NAIL-ON	Y	STUCCO	Y	Y	N	N	0.29	0.21	DOUBLE PANEL
7	1	5'-0" x 3'-0"	FIBERGLASS	N	SINGLE HUNG	NAIL-ON	Y	STUCCO	N	Y	N	N	0.29	0.21	DOUBLE PANEL

**WINDOW NOTE:**  
 1. ALL GLAZING WITHIN 40" OF ENTRY DOOR HANDLE SHALL BE TEMPERED  
 2. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED  
 3. BEDROOM EGRESS ENDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.75 SF WHEN ABOVE THE GRADE FLOOR AND 5.5 SF ON THE GRADE FLOOR, A MINIMUM NET HEIGHT OF 24" AND MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR.

LEGEND:

- NEW WALL
- EXISTING WALL
- SHINGLES ASPHALT
- 120 V HARD-WIRED SMOKE ALARMS WITH BATTERY BACK-UP
- APPROVED CARBON MONOXIDE DETECTOR RECEIVING POWER FROM MAIN WIRING WITH BATTERY BACK-UP
- ENERGY STAR RATED HUMIDISTAT CONTROLLED 50 CFM EXHAUST FAN DUCTED TO THE OUTDOOR W/ R-4.2 INSULATION VALUE FOR LOUVERS OR COVERS

REVISIONS

PC SUBMITTAL
PC RESUBMITTAL

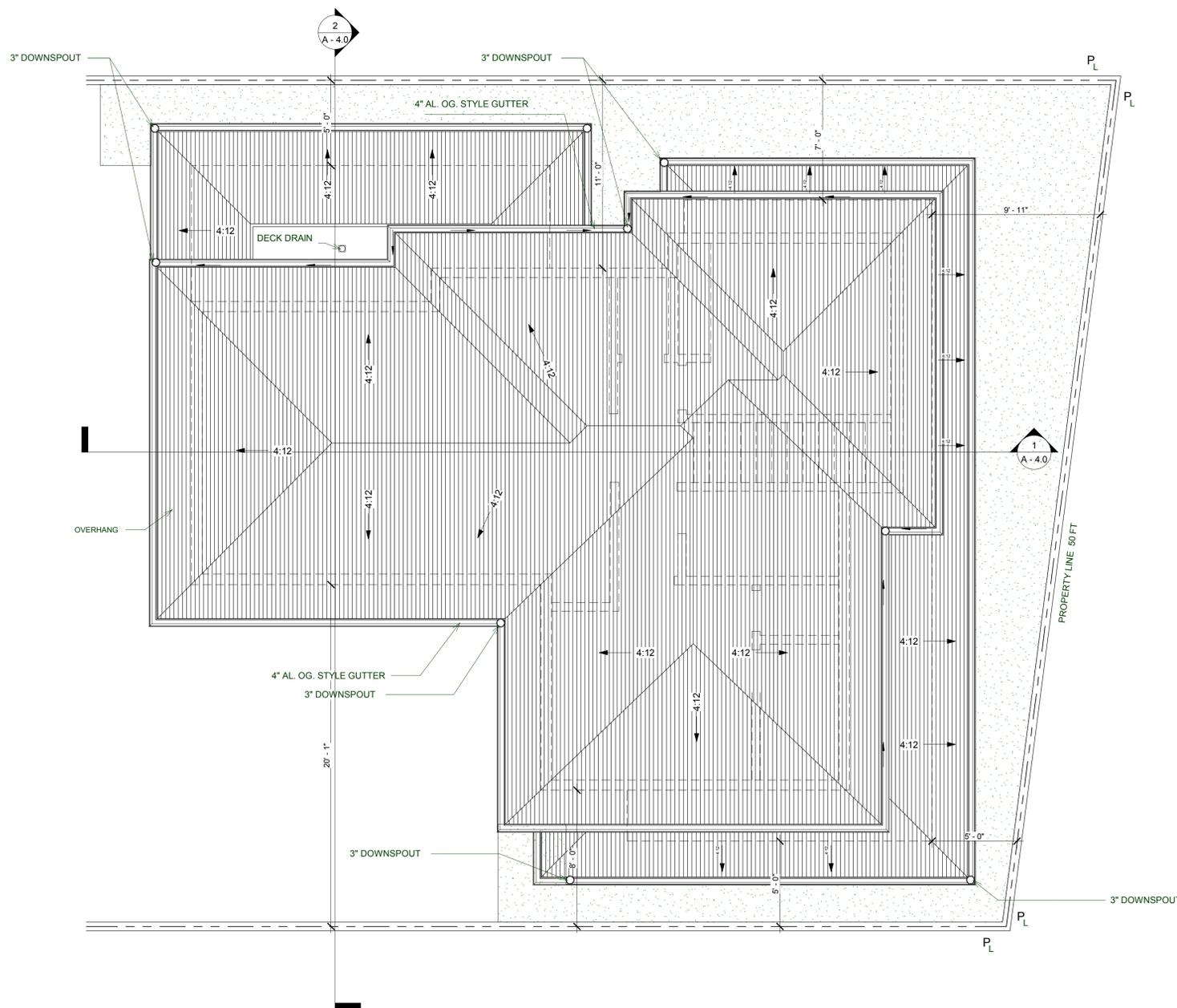
OWNER:  
OHANNES KURKCUOGLU

PROJECT ADDRESS:  
1208 MARIPOSA ST.  
GLENDALE, CA, 91205

SHEET TITLE:  
**PROPOSED FIRST AND SECOND FLOOR PLAN**

**DYNAMIC VIEW INC**  
BUILDING PLANNING AND DESIGN  
 1201 N. PACIFIC AVE., STE. 214  
GLENDALE, CA, 91202  
 TEL: (818) 696-9009  
EMAIL: PROJECTS@DYNAMICVIEWINC.COM

JOB NO: 1813  
 DATE: JAN / 2019  
 DRAWN: M.T.  
 CHECKED: N/A  
 SCALE: AS SHOWN



1 ROOF PLAN  
1/4" = 1'-0"

**ROOF LEGEND:**  
 [Pattern] CLASS-A FIRE RATED ASPHALT SHINGLES BY OWNES  
 STYLE: BLACK SABLE  
 COLOR: UMBER BROWN

REVISIONS	
PC SUBMITTAL	
PC RESUBMITTAL	

OWNER:  
OHANNES KURKCUOGLU

PROJECT ADDRESS:  
1208 MARIPOSA ST.  
GLENDALE, CA, 91205

SHEET TITLE:  
**ROOF PLAN**

**DYNAMIC VIEW INC**  
 BUILDING PLANNING AND DESIGN

1201 N. PACIFIC AVE.  
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**NEW TWO STORY SECOND DWELLING  
UNIT W/ TWO CAR GARAGE**

**EXISTING MAIN HOUSE**



② Exterior North  
3/16" = 1'-0"

**EXISTING MAIN HOUSE**

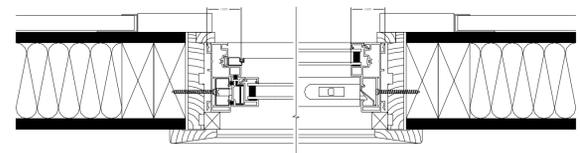
**NEW TWO STORY SECOND DWELLING  
UNIT W/ TWO CAR GARAGE**



③ Exterior South  
3/16" = 1'-0"

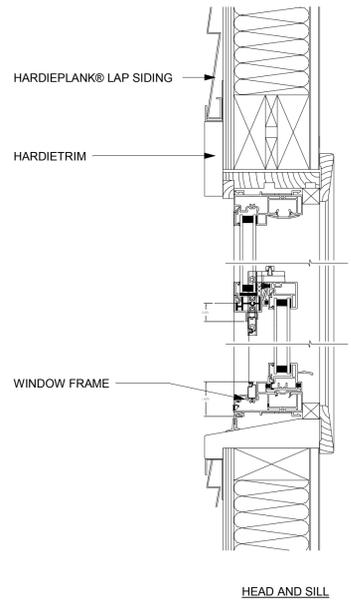
**ELEVATION KEY NOTES**

SYMBOL	DESCRIPTION
	CLASS-A FIRE RATED ASPHALT SHINGLES BY OWNES STYLE: BLACK SABLE COLOR: UMBER BROWN
	HARDIEPLANK® LAP SIDING BY JAMESHARDIE STYLE: BEADED SMOOTH COLOR: MATCHING TO EXISTING MAIN BUILDING
	FASCIA BOARD BY JAMES HARDIE STYLE: SMOOTH 7.25" COLOR: ARCTIC WHITE
	HARDIETRIM® BOARDS BY JAMESHARDIE STYLE: SMOOTH 3.5" COLOR: ARCTIC WHITE



PLAN VIEW

① WINDOW DETAILS  
3" = 1'-0"



HEAD AND SILL

REVISIONS
PC SUBMITTAL
PC RESUBMITTAL

OWNER:  
OHANNES KURKCUOGLU

PROJECT ADDRESS:  
1208 MARIPOSA ST.  
GLENDALE, CA, 91205

SHEET TITLE:  
**NORTH AND SOUTH  
ELEVATIONS**

**DYNAMIC VIEW INC**  
BUILDING PLANNING AND DESIGN  
1201 N. PACIFIC AVE.,  
STE. 214  
GLENDALE, CA, 91202  
TEL: (818) 696-9009  
EMAIL: PROJECTS@  
DYNAMICVIEWINC.COM

JOB NO: 1813  
DATE: JAN / 2019  
DRAWN: M.T.  
CHECKED: N/A  
SCALE: AS SHOWN

REVISIONS
PC SUBMITTAL
PC RESUBMITTAL

OWNER:  
OHANNES KURKCUOGLU

PROJECT ADDRESS:  
1208 MARIPOSA ST.  
GLENDALE, CA, 91205

SHEET TITLE:  
**EAST AND WEST ELEVATIONS**

**DYNAMIC VIEW INC**  
BUILDING PLANNING AND DESIGN

1201 N. PACIFIC AVE.,  
STE. 214  
GLENDALE, CA, 91202

TEL: (818) 696-9009  
EMAIL: PROJECTS@DYNAMICVIEWINC.COM

JOB NO:	1813
DATE:	JAN / 2019
DRAWN:	M.T.
CHECKED:	N/A
SCALE:	AS SHOWN

**A - 3.1**



① Exterior East  
1/4" = 1'-0"



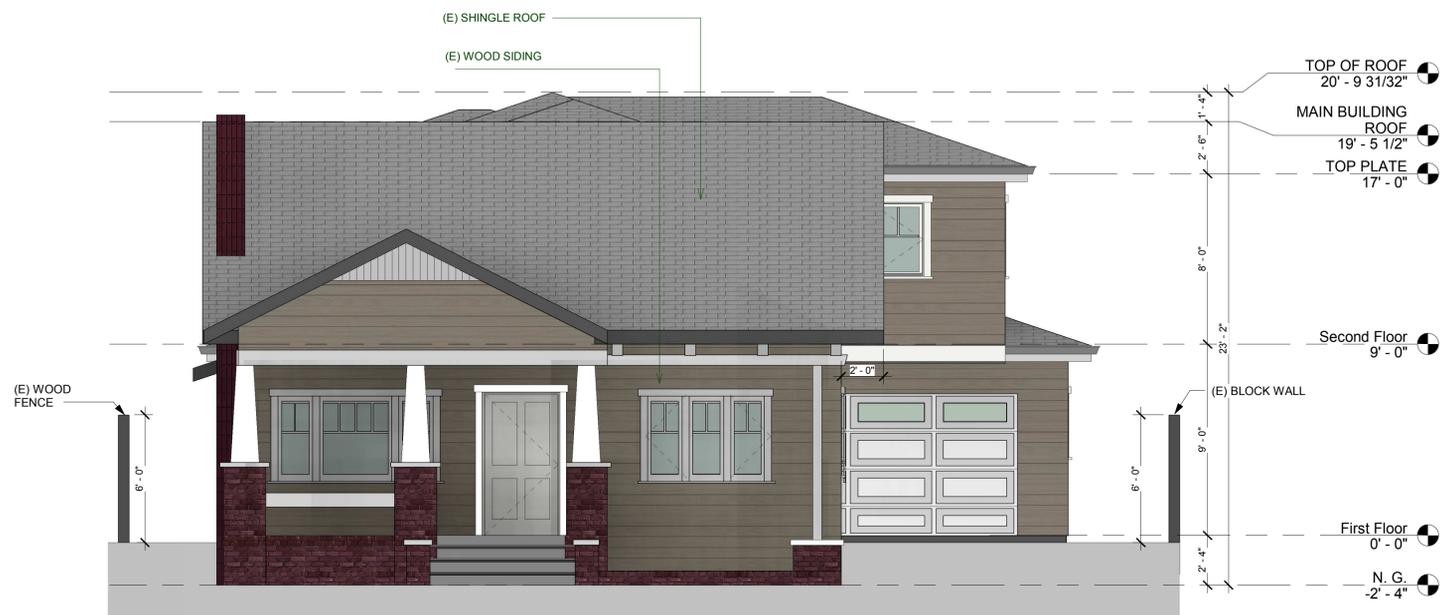
② Interior elevation looking West  
1/4" = 1'-0"

ELEVATION KEY NOTES

SYMBOL	DESCRIPTION
 1	CLASS-A FIRE RATED ASPHALT SHINGLES BY OWENS STYLE: BLACK SABLE COLOR: UMBER BROWN
 2	HARDIEPLANK® LAP SIDING BY JAMESHARDIE STYLE: BEADED SMOOTH COLOR: MATCHING TO EXISTING MAIN BUILDING
 3	FASCIA BOARD BY JAMES HARDIE STYLE: SMOOTH 7.25" COLOR: ARCTIC WHITE
 4	HARDIETRIM® BOARDS BY JAMESHARDIE STYLE: SMOOTH 3.5" COLOR: ARCTIC WHITE



① Interior elevation looking east  
1/4" = 1'-0"



② West Elevation  
1/4" = 1'-0"

REVISIONS	
PC SUBMITTAL	
PC RESUBMITTAL	

OWNER:  
OHANNES KURKCUOGLU

PROJECT ADDRESS:  
1208 MARIPOSA ST.  
GLENDALE, CA, 91205

SHEET TITLE:  
WEST ELEVATION AND  
INTERIOR ELEVATION  
LOOKING WEST

**DYNAMIC VIEW INC**  
BUILDING PLANNING AND DESIGN

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STE. 214  
GLENDALE, CA, 91202

TEL: (818) 696-9009  
EMAIL: PROJECTS@  
DYNAMICVIEWINC.COM

JOB NO:	1813
DATE:	JAN / 2019
DRAWN:	M.T.
CHECKED:	N/A
SCALE:	AS SHOWN

A - 3.2