



**CITY OF GLENDALE, CA
REPORT TO THE DESIGN REVIEW BOARD**

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

| | |
|---|---|
| July 9, 2020 <i>Decision Date</i> | 1130 Highland Avenue <i>Address</i> |
| Administrative Design Review (ADR) <i>Review Type</i> | 5634-017-034 <i>APN</i> |
| PDR2006158 <i>Case Number</i> | Edward Cavanaugh <i>Applicant</i> |
| Minjee Hahm <i>Case Planner</i> | Edward Cavanaugh <i>Owner</i> |

Project Summary

The applicant is proposing to construct a 68 square-foot first level addition and 352 square-foot second level addition (total 420 square-foot) at the side and rear of an existing, two-story, 2,054 square-foot single-family dwelling located on an approximately 8,247 square-foot lot in the R1-I(Low Density Residential, Floor Area District I) 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 project involves an addition to an existing single-family dwelling.

Existing Property/Background

The subject site is an 8,247 square-foot lot located on the northeastern corner of Highland Avenue and South Street, located in the R1-I Zone. The wedge-shaped corner lot is improved with an existing, two-story 2,054 square-foot, single-family dwelling (constructed in 1936) with a detached, 400 square-foot, two-car garage. Vehicular access is taken from South Street. No protected tree species have been identified on or near the site. The project does not include any new grading and will comply with all current Zoning Code requirements and Design Guidelines.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RI FAR District: I

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 | 6,286.7 sq. ft. | 5,139 – 9,518 sq. ft. | 8,246.8 sq. ft. |
| Setback | 24.3 ft. | 13 – 33.7 ft. | 40.3 ft. |
| House size | 1,625.3 sq. ft. | 957 – 2,650 sq. ft. | 2,474 sq. ft. |
| Floor Area Ratio | 0.26 | 0.17 – 0.34 | 0.3 |
| Number of stories | 1 and 2-stories | 1 and 2-stories | 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 reason:

- The existing single-family dwelling is centrally located on the property with a detached garage in the rear interior corner. The proposed two-story addition will be constructed within the existing footprint of the dwelling and does not propose any significant alterations to the existing site planning. All prevailing street and interior setbacks will remain unchanged.

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

The drawings incorrectly identify all existing and proposed roof pitches as 5:12. The existing roof at the one-story rear portion of the house actually has a shallower pitch, which will be maintained at the new second-floor addition above this area. A condition is added requiring that the drawings be corrected to reflect the accurate existing and proposed roof pitches at the rear. As corrected, the proposed roof forms will be appropriate to the style and appearance of the house.

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 overall massing of the project will be compatible with the adjacent dwellings in terms of scale and proportion. The proposed two-story addition will not affect the existing overall height of the dwelling.
- The form of the addition relates well with the overall building concept and surrounding context of the neighborhood. The addition will be located at the side and rear of the building, and constructed within the existing footprint of the building to avoid an overbearing presence on the street or toward the immediate neighbors.
- The proposed 68 square-foot first level addition and 352 square-foot second level addition (total 420 square-foot) will be at the rear half of the existing dwelling. The second level addition will be set back 18 inches from either side to maintain the existing roofline of the first floor. The addition will have a new shed roof with a pitch that matches the existing roof pitch at the one-story rear portion of the house, which is shallower than the roof over the two-story front volume. The shallower pitch and shed roof design are appropriate because these, along with the 18 inch inset at each

side, will allow the addition to resemble a dormer, which is appropriate to the style of the house and allows the existing rooflines to remain legible.

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

The new windows at the addition will be white, wood nail-on frames that will be recessed into the wall with new wood sills. All new windows will be hung windows with external grids in a six-over-one configuration to match the other windows, which are proposed to remain. Staff is recommending a condition of approval that the applicant provide a vertical window section detail and a more detailed window schedule prior to plan check submittal.

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

The stucco sample depicted on the drawings for the walls of the addition has a very rough texture that does not match the existing stucco on the house. A condition is added requiring that all references to new stucco indicate that it will match the existing in texture, application method, and overall appearance, and that the image depicting the new stucco be changed to reflect this goal.

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

The proposed plans and elevations do not show existing and proposed locations of gutters and downspouts. Staff will require revised plans and elevations to show existing and proposed locations of gutters and downspouts prior to plan check submittal.

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 surrounding neighborhood features a mix of architectural styles. The proposed addition to the side and rear is compatible with the neighborhood context, as the addition does not propose substantial changes to the Colonial style of the existing dwelling.
 - The proposed approximately 86 square-foot second-floor balcony will not have any privacy concerns, as it is well tucked into the existing building footprint and does not directly overlook the adjacent neighbors.
 - The proposed plans and elevations do not show existing and proposed locations of gutters and downspouts. Staff will require drawings to show existing and proposed locations of gutters and downspouts prior to plan check submittal.
 - The new windows at the addition will be white, wood nail-on frames that will be recessed into the wall with new wood sills. All new windows will be hung windows with external grids in a six-over-one configuration to match the other windows, which are proposed to remain. Staff is recommending a condition of approval that the applicant provide a vertical window section detail and a more detailed window schedule prior to plan check submittal
 - Color and materials for the addition include grey-colored composite roof shingles, grey-colored stucco, and white windows and trim. The stucco sample depicted on the drawings for the walls of the addition has a very rough texture that does not match the existing stucco on the house. A condition is added requiring that all references to new stucco indicate that it will match the existing in texture, application method, and overall appearance, and that the image depicting the new stucco be changed to reflect this goal.
-

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. Revise drawings to correctly depict all existing and proposed roof pitches, indicating that roof over second floor addition will have the same pitch as the roof over the existing one-story portion at the rear of the house.
 2. Revise drawings to indicate that all new stucco cladding will match the existing stucco in terms of texture, application method, and overall appearance. In addition, the image of the proposed stucco shall be replaced with one that accurately reflects this goal.
 3. Revise drawings to show existing and proposed locations of gutters and downspouts for staff review and approval prior to plan check submittal.
 4. Revise site plan to show existing interior and street setbacks.
 5. Provide a vertical window section detail and a detailed window schedule.
-

Attachments

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



1130 HIGHLAND AVE

THIS SET IS NOT TO BE USED FOR CONSTRUCTION AND IS INTENDED FOR DESIGN PURPOSES ONLY

| # | BY | DATE |
|---|----|------|
| | | |

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STAMP

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

EDWARD CAVANAUGH
 1130 HIGHLAND AVE,
 GLENDALE, CA, 91202

PROJECT INFO

JOB NO. A_2019-035
 START DATE 11-7-2019
 DRAWN BY Author
 CHECKED BY Checker

ISSUED FOR

CLIENT APPROVAL
 CITY SUBMITTAL
 BIDDING
 CONSTRUCTION

SHEET DESCRIPTION

RENDERED PERSPECTIVE

SHEET NUMBER

A-0

SHEET OF

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|---|----|------|
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1130 HIGHLAND AVE,
GLENDALE, CA, 91202

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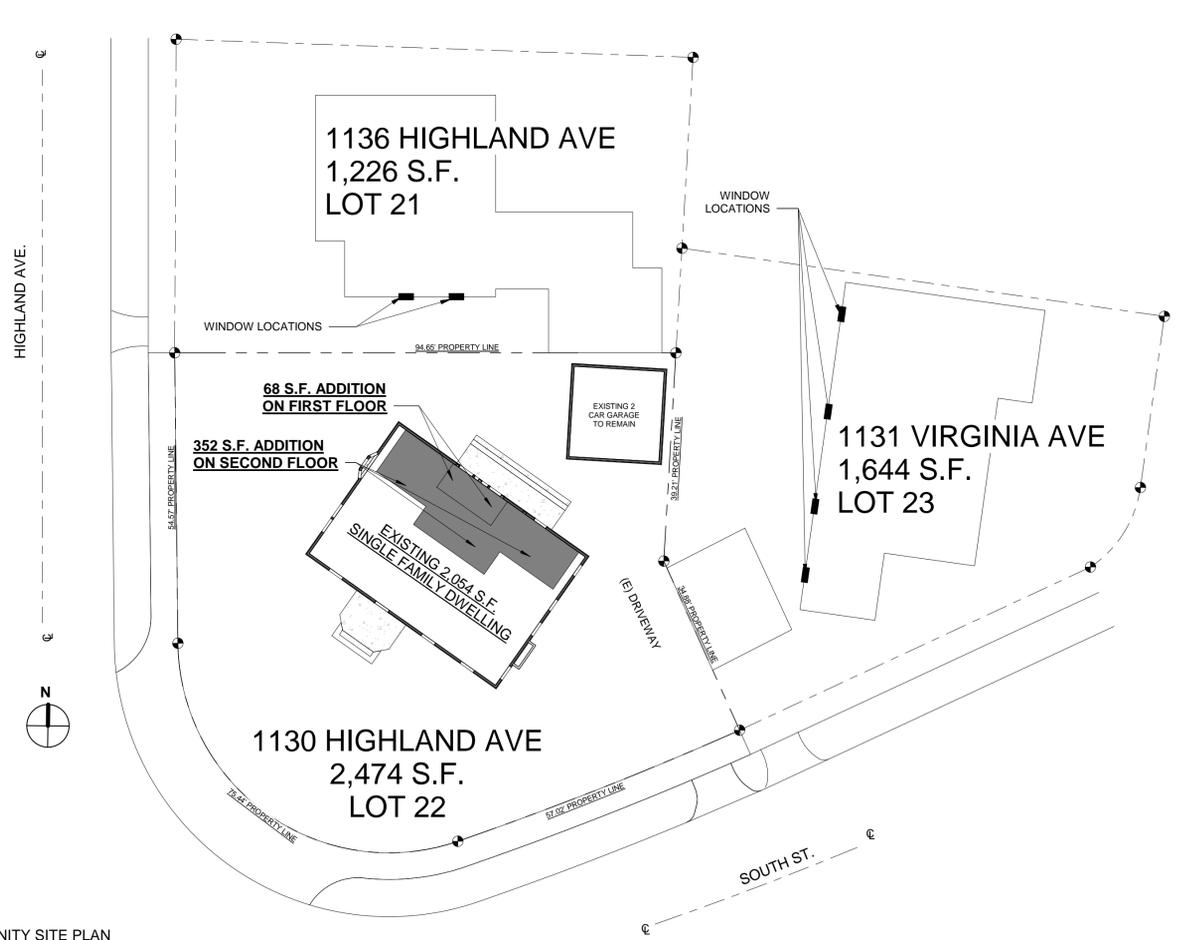
ISSUED FOR

CLIENT APPROVAL
CITY SUBMITTAL
BIDDING
CONSTRUCTION
SHEET DESCRIPTION

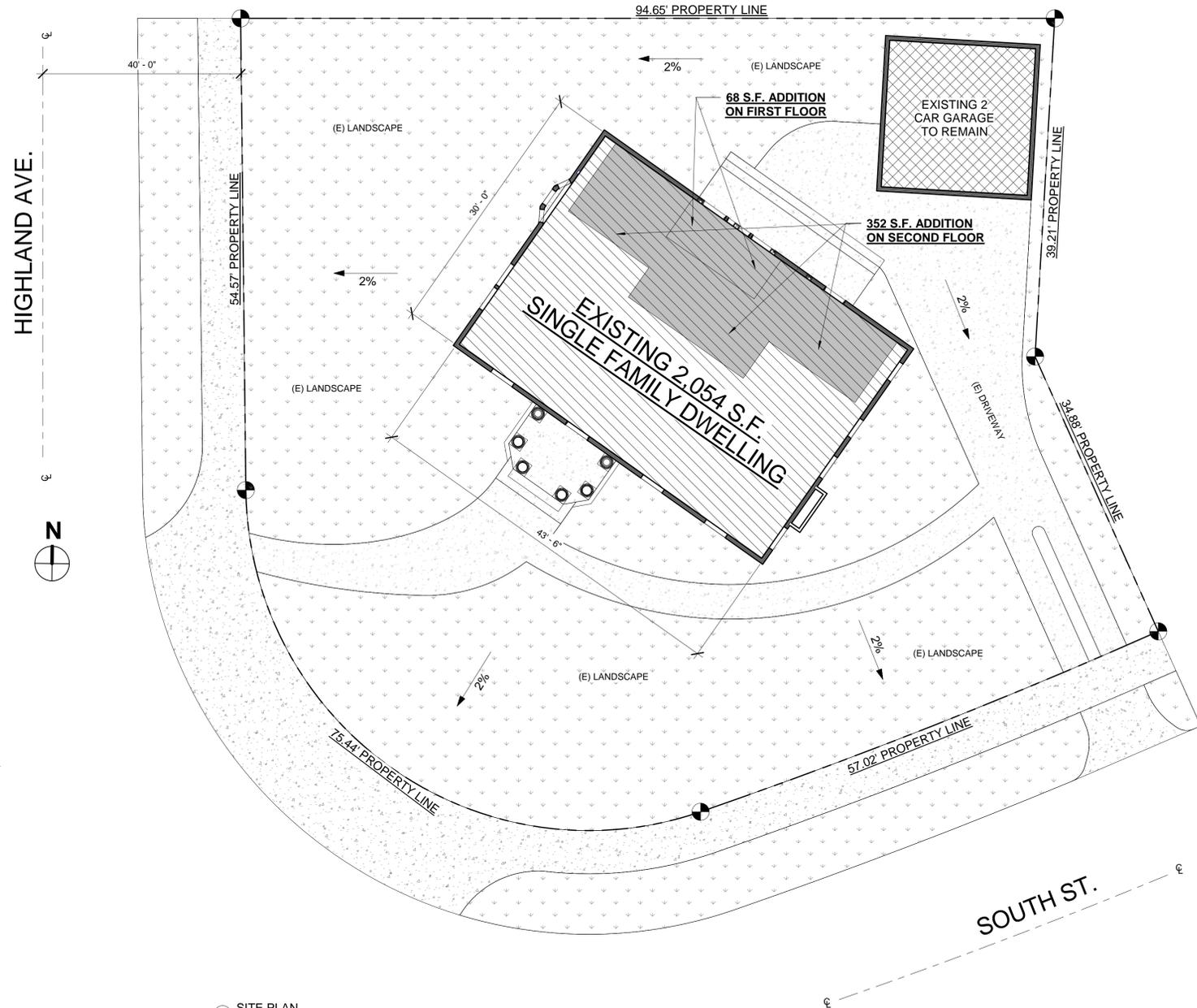
SITE PLAN

SHEET NUMBER

A-1.0



2 VICINITY SITE PLAN
1/16" = 1'-0"



1 SITE PLAN
1/8" = 1'-0"

GENERAL REQUIREMENTS:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, EXT.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY, FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.(PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED.)
3. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL ACTIVATE WITHIN 7 SECONDS AND SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SEC. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHOULD BE AT LEAST 54" ABOVE THE FLOOR. (3109.4.1.8)
4. SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ANSI / APSP-7 (3109.5)
5. RETAINING WALLS, SPAS, JACUZZIS, FENCES, AND PATIO COVERS REQUIRE SEPARATE PERMIT.
6. NO NEW ROOFTOP EQUIPMENT IS ALLOWED.
7. PURSUANT TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS, THE MUNICIPAL STORM WATER AND URBAN RUN-OFF DISCHARGE PERMIT REQUIRES THE OWNER/DEVELOPER TO INCLUDE IN THE BUILDING PLAN THE STANDARD CONDITIONS NECESSARY TO CONTROL STORM WATER POLLUTION CAUSED BY SEDIMENTS, EROSION, AND CONSTRUCTION SITE ACTIVITIES.
8. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL ACTIVATE WITHIN 7 SECINDS AND SOUND CONTINUOSL FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (3109.4.1.8)
9. IF ANY OAK, BAY, OR SYCAMORE TREES ON THE LOT OR WITHIN TWENTY(20') OF THE LOT PLEASE CALL JEREMY CAWN (818) 548 - 3950 FOR APPROVAL PRIOR TO ZONING APPROVAL.

SITE LEGEND

| | |
|--|-------------------------|
| | (E) EXISTING S.F.D |
| | PROPOSED ADDITION |
| | (E) GARAGE |
| | LANDSCAPE |
| | ROOF OUTLINE |
| | DECK DRAINAGE DIRECTION |

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| # | BY | DATE |
|---|----|------|
| | | |

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EDWARD CAVANAUGH
3604 ROSEMARY AVE, GLENDALE, CA, 91208

PROJECT INFO

JOB NO. A_2019-035
START DATE 11-7-2019
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CHECKED BY Checker

ISSUED FOR

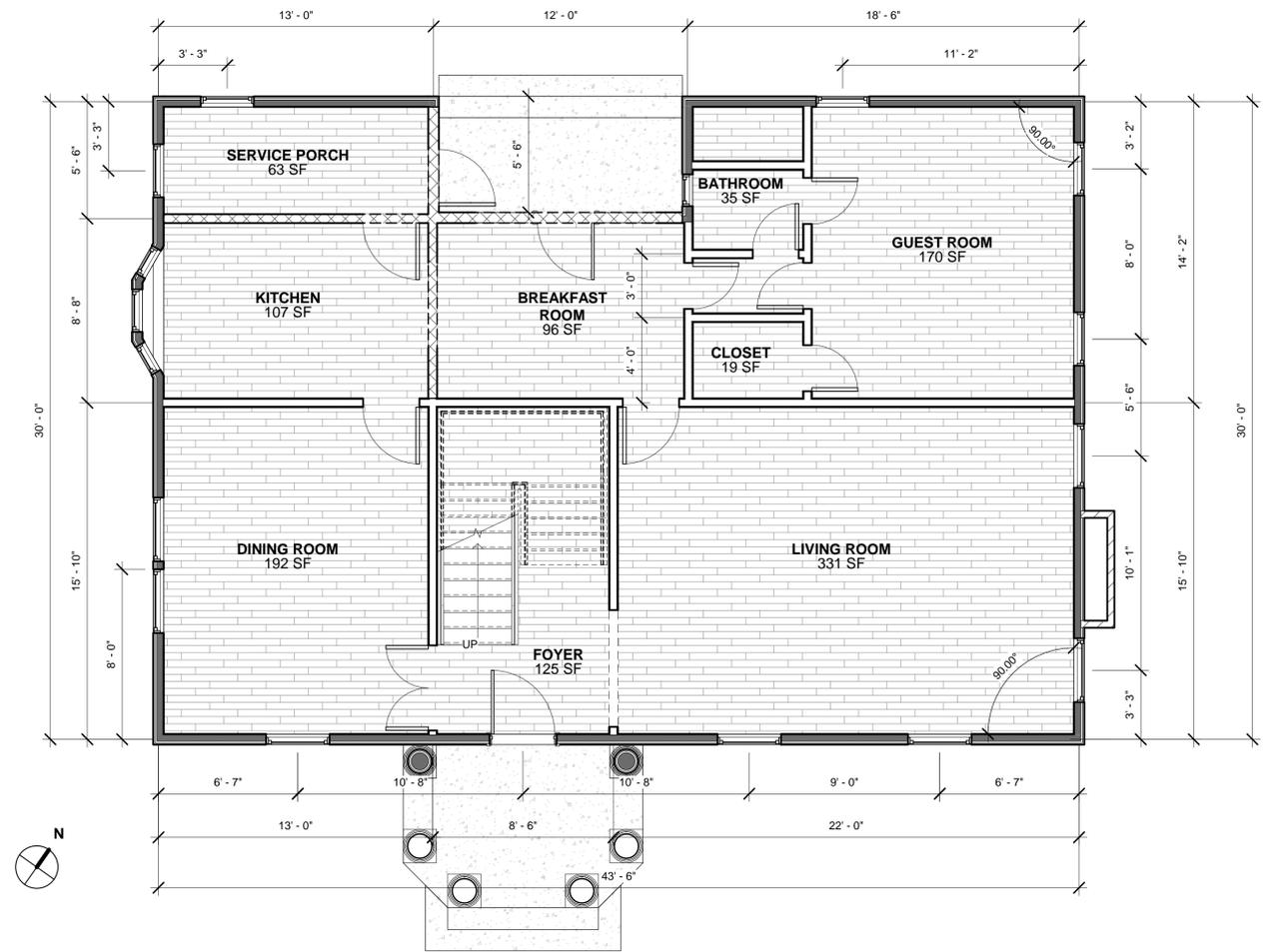
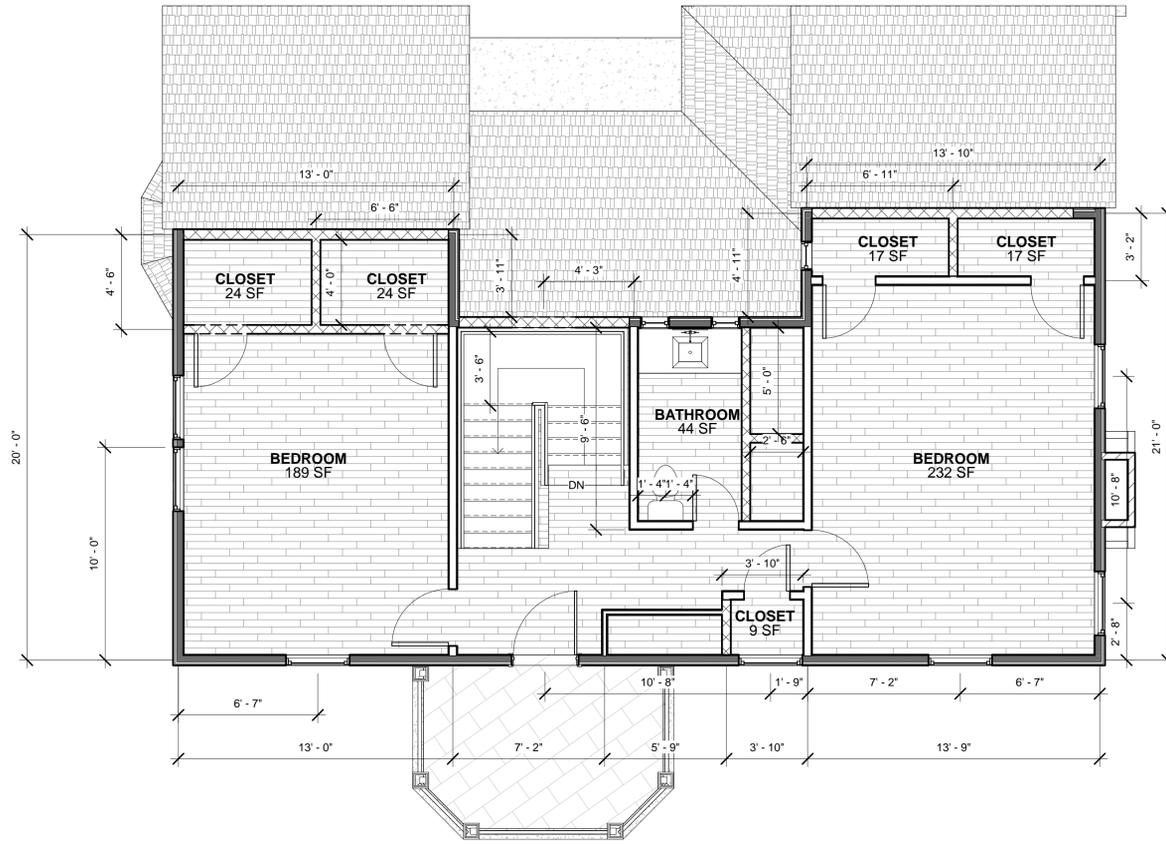
CLIENT APPROVAL
CITY SUBMITTAL
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SHEET DESCRIPTION

EXISTING FLOOR PLANS

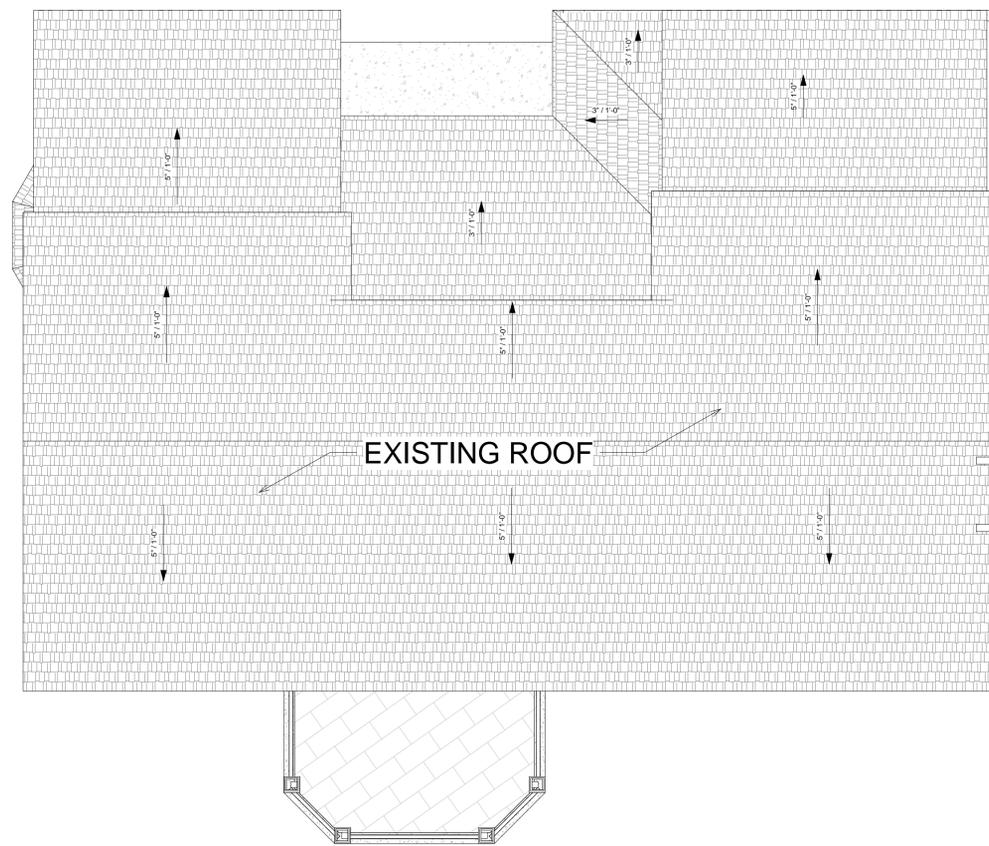
SHEET NUMBER

A-2.0

SHEET OF



| WALL LEGEND | |
|-------------|-----------------------------------|
| | EXISTING 2X4 EXTERIOR STUCCO WALL |
| | EXISTING 2X4 INTERIOR WALL |
| | WALL TO BE DEMOLISHED |



4/26/2020 2:12:59 PM

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EDWARD CAVANAUGH
3604 ROSEMARY AVE., GLENDALE, CA, 91208

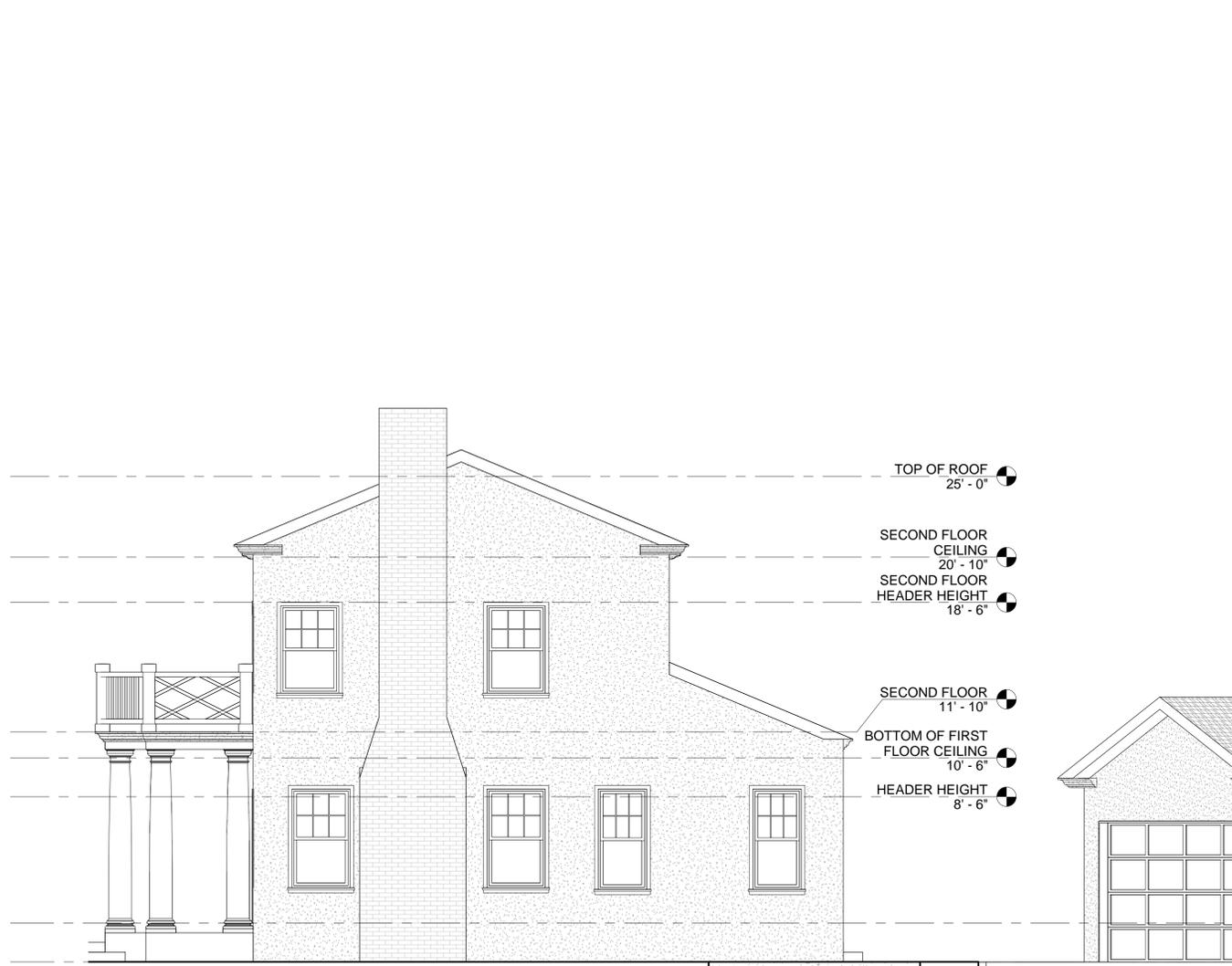
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| DRAWN BY | Author |
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| ISSUED FOR | |
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| CITY SUBMITTAL | |
| BIDDING | |
| CONSTRUCTION | |
| SHEET DESCRIPTION | |
| EXISTING ELEVATIONS | |
| SHEET NUMBER | |
| A-3.0 | |



3 Elevation 3 - a
1/4" = 1'-0"



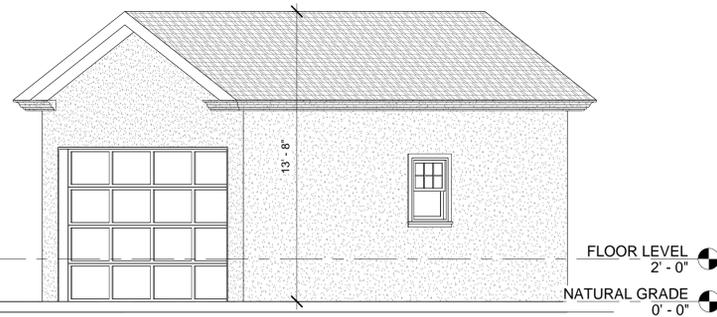
1 Elevation 1 - a
1/4" = 1'-0"



2 Elevation 2 - a
1/4" = 1'-0"



4 Elevation 4 - a
1/4" = 1'-0"



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| CITY SUBMITTAL | |
| BIDDING | |
| CONSTRUCTION | |
| SHEET DESCRIPTION | |
| | |

NEW ELEVATIONS

SHEET NUMBER

A-3.1

SHEET 5 OF 7



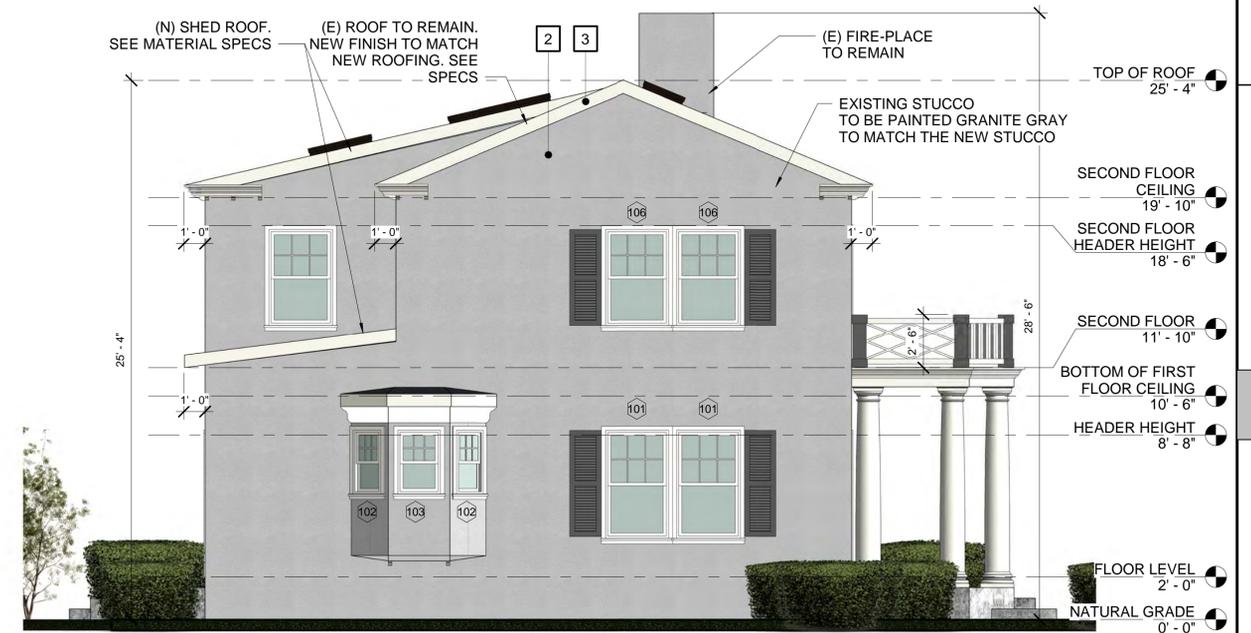
1 NORTH ELEVATION
1/4" = 1'-0"



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

| MATERIAL SCHEDULE | | | |
|-------------------|-------------------------|----------------|--------------------|
| NUMBER | NAME/TYPE | MANUFACTURER | COLOR |
| 1 | ASPHALT SHINGLE ROOFING | OWENS CORNING | MYSTIC GRAY |
| 2 | ROUGH STUCCO | LA HABRA | GRANITE GRAY |
| 3 | PAINT | BENAJMIN MOORE | SOFT CHAMOIS OC-13 |

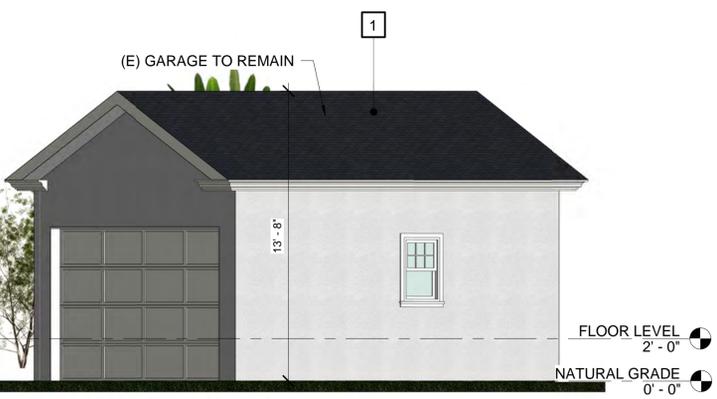
| Duration* | Tu/Definition* | Material | 0890-0005 | 0.28 | 0.91 | 30 |
|--------------|----------------|------------------|-----------|-------|--------|------|
| Premium COOL | | Frosted Oak** | 0890-0005 | 0.28 | 0.91 | 30 |
| | | Harbor Fog** | 0890-0004 | 0.30 | 0.90 | 32 |
| | | Sage** | 0890-0003 | 0.29 | 0.88 | 30 |
| | | Sunrise** | 0890-0006 | 0.28 | 0.91 | 30 |
| | | Cliffside Gray** | 0890-0031 | 0.20* | 0.91** | 20** |
| | | Copper Trail** | 0890-0030 | 0.21* | 0.92** | 21** |
| | | Golden Meadow** | 0890-0033 | 0.21* | 0.94** | 22** |
| | | Mystic Gray** | 0890-0032 | 0.21* | 0.93** | 22** |
| | | Indire Wood** | 0890-0035 | 0.20* | 0.92** | 20** |
| | | Holling Stone** | 0890-0034 | 0.21* | 0.93** | 22** |
| | | Amber** | 0890-0009 | 0.23 | 0.92 | 24 |
| | | Oyster Shell** | 0890-0012 | 0.22 | 0.93 | 23 |
| | | Shasta White** | 0890-0008 | 0.29 | 0.87 | 29 |
| | | Sierra Gray** | 0890-0013 | 0.20 | 0.92 | 20 |



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



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



FLOOR LEVEL 2'-0"
NATURAL GRADE 0'-0"

STAMP

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GLENDALE, CA, 91202

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ISSUED FOR

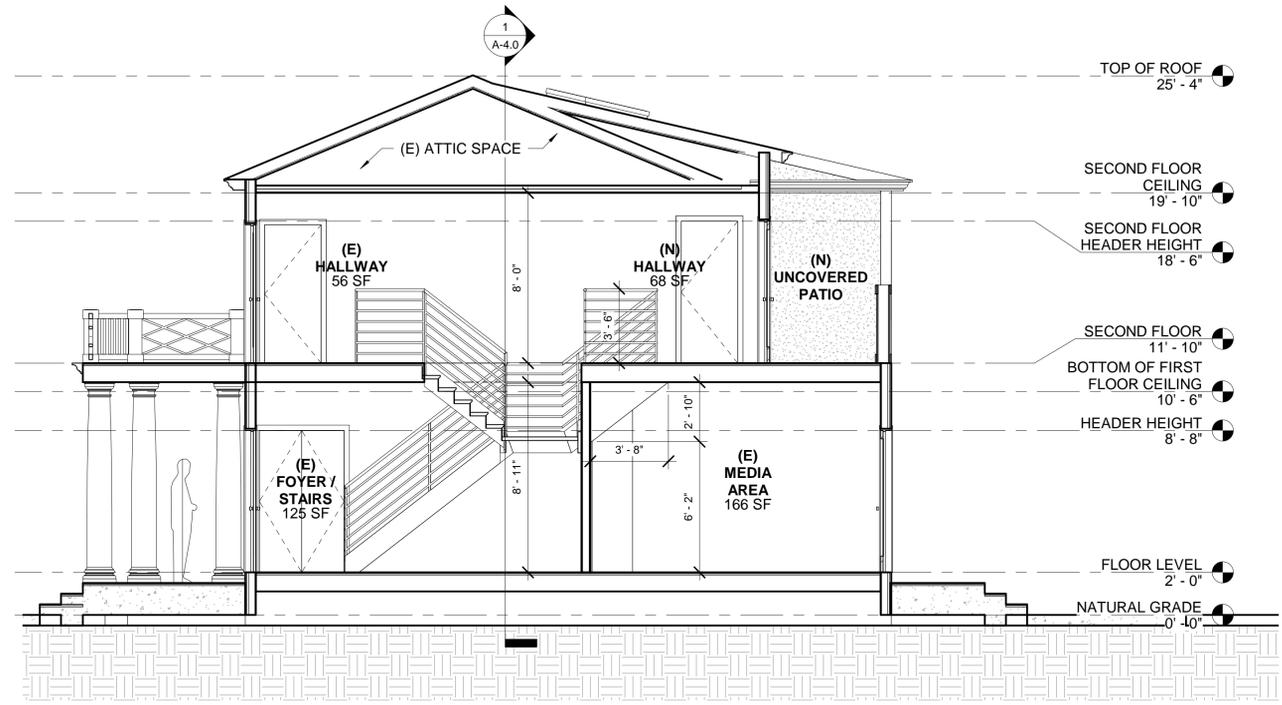
CLIENT APPROVAL
CITY SUBMITTAL
BIDDING
CONSTRUCTION

SHEET DESCRIPTION

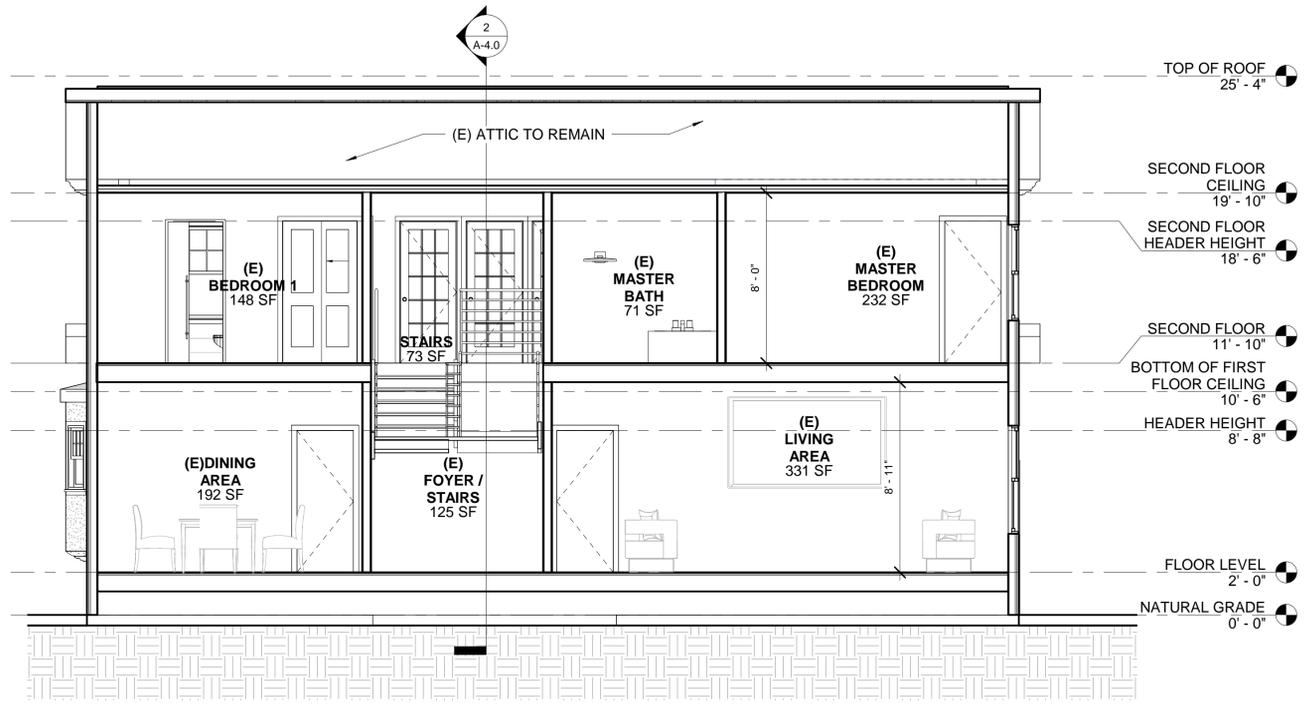
SECTIONS

SHEET NUMBER

A-4.0



2 Section 2
1/4" = 1'-0"



1 Section 1
1/4" = 1'-0"

1130 Highland Avenue - Property Photos



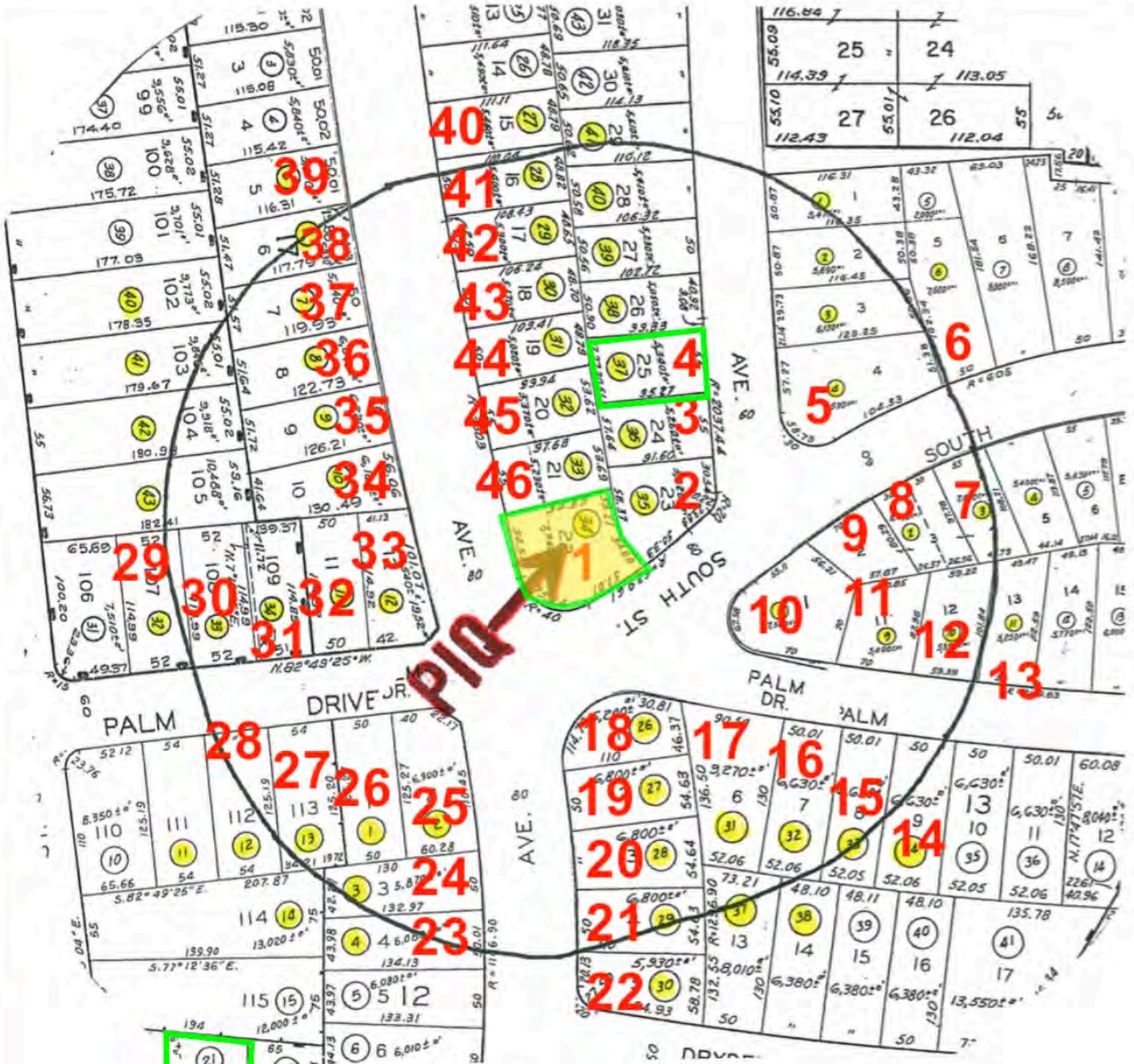
Front Elevation



Rear Elevation



Side Elevation



1108 Alma St



Lawyers Title

PHOTOGRAPHIC SURVEY MAP

PREPARED FOR:
Property Owner
1130 N Highland Ave
Glendale, CA 91202

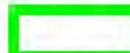
SITE LOCATION:
1130 N Highland Ave
Glendale, CA 91202

APN NUMBER:
5634-017-034

SUBJECT PROPERTY(IES):



TWO STORIES:



SCALE: 1"=100'

Prepared by: CATHERINE JAQUEZ
Reference: 500FT RADIUS
Account Rep: GREG LANE



1) 1130 Highland Dr Glendale CA 91202 **SUBJECT PROPERTY**



2) 1131 Virginia Ave Glendale CA 91202



3) 1135 Virginia Ave Glendale CA 91202



4) 1141 Virginia Ave Glendale CA 91202



5) 1138 Virginia Ave Glendale CA 91202



6) 803 South St Glendale CA 91202



7) 800 South St Glendale CA 91202



8) 806 South St Glendale CA 91202



9) 812 South St Glendale CA 91202



10) 833 Palm Dr Glendale CA 91202



11) 823 Palm Dr Glendale CA 91202



12) 817 Palm Dr Glendale CA 91202



13) 813 Palm Dr Glendale CA 91202



14) 816 Palm Dr Glendale CA 9120



15) 820 Palm Dr Glendale CA 91202



16) 824 Palm Dr Glendale CA 91202



17) 830 Palm Dr Glendale CA 91202



18) 1114 Highland Ave Glendale CA 91202



19) 1110 Highland Ave Glendale CA 91202



20) 1106 Highland Ave Glendale CA 91202



21) 1102 Highland Ave Glendale CA 91202



22) 1100 Highland Ave Glendale CA 91202



23) 1101 Highland Ave Glendale CA 91202



24) 1105 Highland Ave Glendale CA 91202



25) 1115 Highland Ave Glendale CA 91202



26) 906 Palm Drive Glendale CA 91202



27) 910 Palm Drive Glendale CA 91202



28) 914 Palm Drive Glendale CA 91202



29) 919 Palm Dr Glendale CA 91202



30) 915 Palm Dr Glendale CA 91202



31) 911 Palm Dr Glendale CA 91202



32) 907 Palm Dr Glendale CA 91202



33) 1129 Highland Dr Glendale CA 91202



34) 1139 Highland Dr Glendale CA 91202



35) 1143 Highland Dr Glendale CA 91202



36) 1147 Highland Dr Glendale CA 91202



37) 1151 Highland Dr Glendale CA 91202



38) 1155 Highland Dr Glendale CA 91202



39) 1159 Highland Dr Glendale CA 91202



40) 1202 Highland Dr Glendale CA 91202



41) 1158 Highland Dr Glendale CA 91202



42) 1154 Highland Dr Glendale CA 91202



43) 1150 Highland Dr Glendale CA 91202



44) 1146 Highland Dr Glendale CA 91202



45) 1140 Highland Dr Glendale CA 91202



46) 1136 Highland Dr Glendale CA 91202



Lawyers Title®

LOCATION MAP

PREPARED FOR:
 Property Owner
 1130 N Highland Ave
 Glendale, CA 91202

SITE LOCATION:
 1130 N Highland Ave
 Glendale, CA 91202

APN NUMBER:
 5634-017-034



SCALE: 1"=200'

SUBJECT PROPERTY(IES):



Prepared by: CATHERINE JAQUEZ
 Reference: 500FT RADIUS
 Account Rep: GREG LANE

| Key | Address | Sq. Ft. Lot | Sq. Ft. House | F/A % | Stories | Setback (in ft) | Roof |
|------|----------------------|-------------|---------------|----------|---------|-----------------|-------|
| SUBJ | 1 1130 Highland Ave | 8247 | 2474 | 0.299987 | 2 | 40.3 | Comp |
| | 2 1131 Virginia Ave | 5877 | 1644 | 0.279735 | 1 | 31.3 | Comp |
| | 3 1135 Virginia Ave | 5139 | 1406 | 0.273594 | 1 | 23 | Tile |
| | 4 1141 Virginia Ave | 5379 | 1803 | 0.335192 | 2 | 33.2 | Comp |
| | 5 1138 Virginia Ave | 9518 | 1919 | 0.201618 | 1 | 23.6 | Comp |
| | 6 803 South | 7982 | 2283 | 0.286019 | 1 | 27.8 | Tile |
| | 7 800 South | 5517 | 1340 | 0.242886 | 1 | 32.4 | Comp |
| | 8 806 South St | 7747 | 2650 | 0.342068 | 1 | 27.2 | Comp |
| | 9 812 South St | 6717 | 1257 | 0.187137 | 1 | 16.5 | Comp |
| | 10 833 Palm Dr | 7820 | 2222 | 0.284143 | 1 | 23.5 | Tile |
| | 11 823 Palm Dr | 5421 | 1596 | 0.294411 | 1 | 23.4 | Tile |
| | 12 817 Palm | 5567 | 1476 | 0.265134 | 1 | 24.7 | Tile |
| | 13 813 Palm | 5242 | 1662 | 0.317055 | 1 | 24.3 | Tile |
| | 14 816 Palm | 6649 | 1569 | 0.235975 | 1 | 25.3 | Comp |
| | 15 820 Palm Dr | 6745 | 1602 | 0.237509 | 1 | 22 | Tile |
| | 16 824 Palm Dr | 6591 | 1516 | 0.230011 | 1 | 24.2 | Tile |
| | 17 830 Palm Dr | 9160 | 1978 | 0.215939 | 1 | 39 | Comp |
| | 18 1114 Highland Ave | 5509 | 1815 | 0.329461 | 1 | 13 | Comp |
| | 19 1110 Highland Ave | 5940 | 1496 | 0.251852 | 1 | 14.6 | Comp |
| | 20 1106 Highland Ave | 5659 | 1582 | 0.279555 | 1 | 18 | Comp |
| | 21 1102 Highland Ave | 5655 | 1430 | 0.252874 | 1 | 17.8 | Tile |
| | 22 1100 Highland Ave | 5198 | 1391 | 0.267603 | 1 | 14 | Tile |
| | 23 1101 Highland Ave | 6440 | 1831 | 0.284317 | 1 | 33.3 | Tile |
| | 24 1105 Highland Ave | 6289 | 1554 | 0.247098 | 1 | 33.7 | Comp |
| | 25 1115 Highland Ave | 7333 | 2148 | 0.292922 | 1 | 19 | Comp |
| | 26 906 Palm Dr | 6244 | 1432 | 0.22934 | 1 | 24.7 | Comp |
| | 27 910 Palm Dr | 6395 | 1360 | 0.212666 | 1 | 27.8 | Comp |
| | 28 914 Palm Dr | 6581 | 1632 | 0.247987 | 1 | 26 | Comp |
| | 29 919 Palm Dr | 6113 | 1726 | 0.282349 | 1 | 29 | Comp |
| | 30 915 Palm Dr | 6196 | 1608 | 0.259522 | 1 | 24 | Comp |
| | 31 911 Palm Dr | 5707 | 1401 | 0.245488 | 1 | 30.6 | Comp |
| | 32 907 Palm Dr | 5987 | 1774 | 0.296309 | 1 | 26 | Tile |
| | 33 1129 Highland Ave | 5583 | 1516 | 0.271539 | 1 | 19 | Tile |
| | 34 1139 Highland Ave | 6253 | 1458 | 0.233168 | 1 | 24 | Shake |
| | 35 1143 Highland Ave | 6465 | 1561 | 0.241454 | 1 | 27.4 | Tile |
| | 36 1147 Highland Ave | 6156 | 1644 | 0.267057 | 1 | 28 | Tile |
| | 37 1151 Highland Ave | 6134 | 1526 | 0.248777 | 1 | 23.5 | Tile |
| | 38 1155 Highland Ave | 5918 | 1904 | 0.32173 | 1 | 26 | Tile |
| | 39 1159 Highland Ave | 5899 | 1690 | 0.286489 | 1 | 25 | Tile |
| | 40 1202 Highland Ave | 5492 | 1320 | 0.24035 | 1 | 16.4 | Comp |
| | 41 1158 Highland Ave | 5490 | 1320 | 0.240437 | 1 | 16.6 | Comp |
| | 42 1154 Highland Ave | 5316 | 1326 | 0.249436 | 1 | 16.5 | Comp |
| | 43 1150 Highland Ave | 5207 | 1344 | 0.258114 | 1 | 16 | Comp |
| | 44 1146 Highland Ave | 5157 | 1302 | 0.252472 | 1 | 20 | Tile |
| | 45 1140 Highland Ave | 5332 | 957 | 0.179482 | 1 | 24 | Tile |
| | 46 1136 Highland Ave | 5230 | 1226 | 0.234417 | 1 | 25 | Comp |

| | | | | | |
|----------------------|----------|----------|----------|---|-------------|
| 47 1108 Alma St | 8886 | 2149 | 0.241841 | 2 | 23 Comp |
| Neighborhood Average | 6286.766 | 1625.532 | 0.259834 | 1 | 24.33191489 |