



## CITY OF GLENDALE, CA

### DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

**May 31, 2023**  
*Decision Date*

**1434 E. Maple Street**  
*Address*

**Administrative Design Review (ADR)**  
*Review Type*

**5683-003-016**  
*APN*

**PADR-000877-2023**  
*Case Number*

**Brendan Cox**  
*Applicant*

**Chloe Cuffel, Planning Associate**  
*Case Planner*

**TMD Properties LLC**  
*Owner*

#### **Project Summary**

The project proposes a new two-story, 3,604 square-foot two-unit multi-family residential dwelling unit with attached garages on the ground level located at the rear of a 9,000 square-foot lot. Presently, the lot is developed with a one-story single-family-dwelling at the front of the lot, which will remain. The new two-unit structure features two, two-car attached garages (one per unit) on the ground level located behind the existing house.

**ENVIRONMENTAL DETERMINATION:** The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption, pursuant to Section 15303 (b) of the State CEQA Guidelines because the proposal is in an urbanized area and proposes the construction of a new two-unit multi-family residential building.

#### **Existing Property/Background**

Originally developed in 1950 with a single-family house, the project site is a 9,000 square-foot rectangular lot with 40-feet of frontage on E. Maple Street. The existing dwelling is a one-story, 790 square-foot single-family residence with an attached two-car garage. The subject site is located in southeast Glendale on the southern side of E. Maple Road and east of S. Verdugo Road. The neighborhood features a mix of single- and multi-family residences, with several two-story multi-family developments. The four properties directly surrounding the subject site are developed with two-story multi-family buildings.

The site contains two driveways: a 20-foot long driveway on the west side, leading directly to the attached garage of the single-family-dwelling, and a second, much longer driveway on the eastern side that leads to the rear of the property—both are accessed from E. Maple Street.

Early Glendale permit records show a new garage was constructed in 1921 and labelled as a “temporary dwelling.” An additional garage permit was pulled in 1926 at the rear of the property. The existing 1,033 square-foot house with an attached garage were built

circa 1950, and the rear part of the lot has remained vacant. The existing house does not appear to be eligible for designation at the local, state, or federal level and is therefore not considered a historic resource under CEQA.

**Staff Recommendation**

Approve with Conditions

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**Last Date Reviewed / Decision**

First time submittal for final review.

**Zone: R2250**

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

**Active/Pending Permits and Approvals**

None.

**Site Slope and Grading**

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

**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
- ☐ Building and decks follow topography
- ☐ Alteration of landform minimized

**Yards and Usable Open Space**

☒ yes   ☐ n/a   ☐ no

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

- ☐ Avoid altering landform to create flat yards
- ☐ Outdoor areas integrated into open space
- ☐ Use of retaining walls minimized
- ☐ Provide landscaping to reduce visual impact of retaining walls
- ☐ Decorative material used for retaining walls to blend into landscape and/or complement the building design

**Garage Location and Driveway**

☒ **yes**   ☐ **n/a**   ☐ **no**

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

- ☐ Consistent with predominant pattern on street
- ☐ Compatible with primary structure
- ☐ Permeable paving material
- ☐ Decorative paving

Access to the new the garage is provided from an existing concrete driveway that is accessed from E. Maple Street. As a consideration, the concrete driveway should incorporate decorative paving elements (such as brick, stone, stamped concrete) to enhance the appearance viewed from the street.

**Landscape Design**

☒ **yes**   ☐ **n/a**   ☐ **no**

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

- ☐ Complementary to building design and surrounding site
- ☐ Maintains existing trees when possible
- ☐ Maximizes permeable surfaces
- ☐ Appropriately sized and located

**Walls and Fences**

☒ **yes**   ☐ **n/a**   ☐ **no**

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

- ☐ Appropriate style/color/material
- ☐ Perimeter walls treated at both sides
- ☐ Retaining walls minimized
- ☐ Appropriately sized and located
- ☐ Stormwater runoff minimized

A wood picket fence is proposed to delineate outdoor space between the two units on the eastern side of the property.

**Determination of Compatibility: Site Planning**

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The new two-story residential building and attached garages are appropriately located at the rear of the site.
- The new units will be integrated with the existing site conditions and relate to the existing front welling and surrounding properties in the neighborhood.
- The proposed building is appropriately setback from the existing primary residence and property lines.
- The site provides the required landscaping and incorporates pavers and required private and outdoor common open space..

- Overall, the placement of the new building at the rear of the site is appropriate because it respects the front house and adjoining properties through setback as recommended by the Comprehensive Design Guidelines. Also, areas not occupied by buildings will be landscaped with the exception of the driveways 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:*

- ☐ 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

For better design integration, a condition is included to revise the roof plan to ensure that all roof eaves have the same depth and consider adding layers to the roof form to be more consistent with the primary dwelling, removing the tacked-on gables above the patios if necessary. And bring the roof on the first-story all the way to the second-story balconies for a more natural flow.

### **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 new building is located behind the existing front unit, which is appropriately setback from the street. Having this generous setback appropriately punches the taller new mass toward the rear of the site and will respect the single-family house at the front and adjoining properties.
- Overall, the proposed building's mass and scale, its overall height of approximately 24 feet, proportions, and architectural concept of the project are consistent with the existing residence and the neighborhood context.
- The facades of the new units minimize a boxy profile through the use of varying forms, offsets and recesses. A mix of materials, stucco and stone cladding at the base integrates with the existing house and the neighborhood context. design shows articulation in the building forms. The front entry doors and balconies are pushed in creating movement in the building.
- The new building is designed with a hipped roof form. For better design integration with the existing house, a condition is included to revise the roof form and provide a better overall design that more naturally match the primary dwelling.

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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:*

- ☐ Consistent architectural concept
- ☐ Proportions appropriate to project and surrounding neighborhood
- ☐ Appropriate solid/void relationships

#### **Entryway**

☒ **yes**   ☐ **n/a**   ☐ **no**

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

- ☐ Well integrated into design
- ☐ Avoids sense of monumentality
- ☐ Design provides appropriate focal point
- ☐ Doors appropriate to design

**Windows**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

- ☐ Appropriate to overall design
- ☐ Placement appropriate to style
- ☐ Recessed in wall, when appropriate

**Privacy**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

- ☐ Consideration of views from “public” rooms and balconies/decks
- ☐ Avoid windows facing adjacent windows

**Finish Materials and Color**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

- ☐ Textures and colors reinforce design
- ☐ High-quality, especially facing the street
- ☐ Respect articulation and façade hierarchy
- ☐ Wrap corners and terminate appropriately
- ☐ Natural colors appropriate to hillside area

**Paving Materials**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

- ☐ Decorative material at entries/driveways
- ☐ Permeable paving when possible
- ☐ Material and color related to design

**Lighting, Equipment, Trash, and Drainage**

☐ **yes**   ☐ **n/a**   ☒ **no**

*If “no” select from below and explain:*

- ☐ Light fixtures appropriately located/avoid spillover and over-lit facades
- ☒ Light fixture design appropriate to project
- ☐ Equipment screened and well located
- ☐ Trash storage out of public view
- ☐ Downspouts appropriately located
- ☐ Vents, utility connections integrated with design, avoid primary facades

Lighting detail is not depicted on the plans. A condition is included to provide a cut sheet corresponding to proposed light on the new building and show lighting on the new building for staff review and approval.

### 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 design and detailing of the new building at the rear are compatible with the contemporary style of the existing house through the use of architectural treatments, materials, windows, and colors.
- The new unit will feature an asphalt shingle roof material, and the exterior walls will be stucco with new stone cladding at the base and vine trellis frames on all four facades. Overall, the proposed color material palette integrates well with other buildings in the neighborhood, which are painted with neutral colors. The proposed design and materials are compatible with and appropriate to the existing style of the house on the site and the neighborhood.

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### Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval**. This determination is based on the implementation of the following recommended conditions:

#### Conditions

1. Revise the roof plan to ensure that all roof eaves have the same depth and consider adding layers to the roof form to be more consistent with the primary dwelling, removing the tacked-on gables above the patios if necessary. And bring the roof on the first-story all the way to the second-story balconies for a more natural flow.
2. That specifications (cut sheets) for the exterior lighting fixtures on the new building and locations shall be submitted to staff for review and approval prior to plan check submittal. The exterior lighting should be appropriate to and consistent with the style of the new building; limit their location to the main entry and patio doors.
3. Paint the gutters to match the adjacent wall color.
4. That all new fences/wall/gates be clearly shown on the plans for staff review and approval prior to plan check submittal.

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### Attachments

1. Reduced Plans
2. Location Map
3. Photos



## GENERAL NOTES

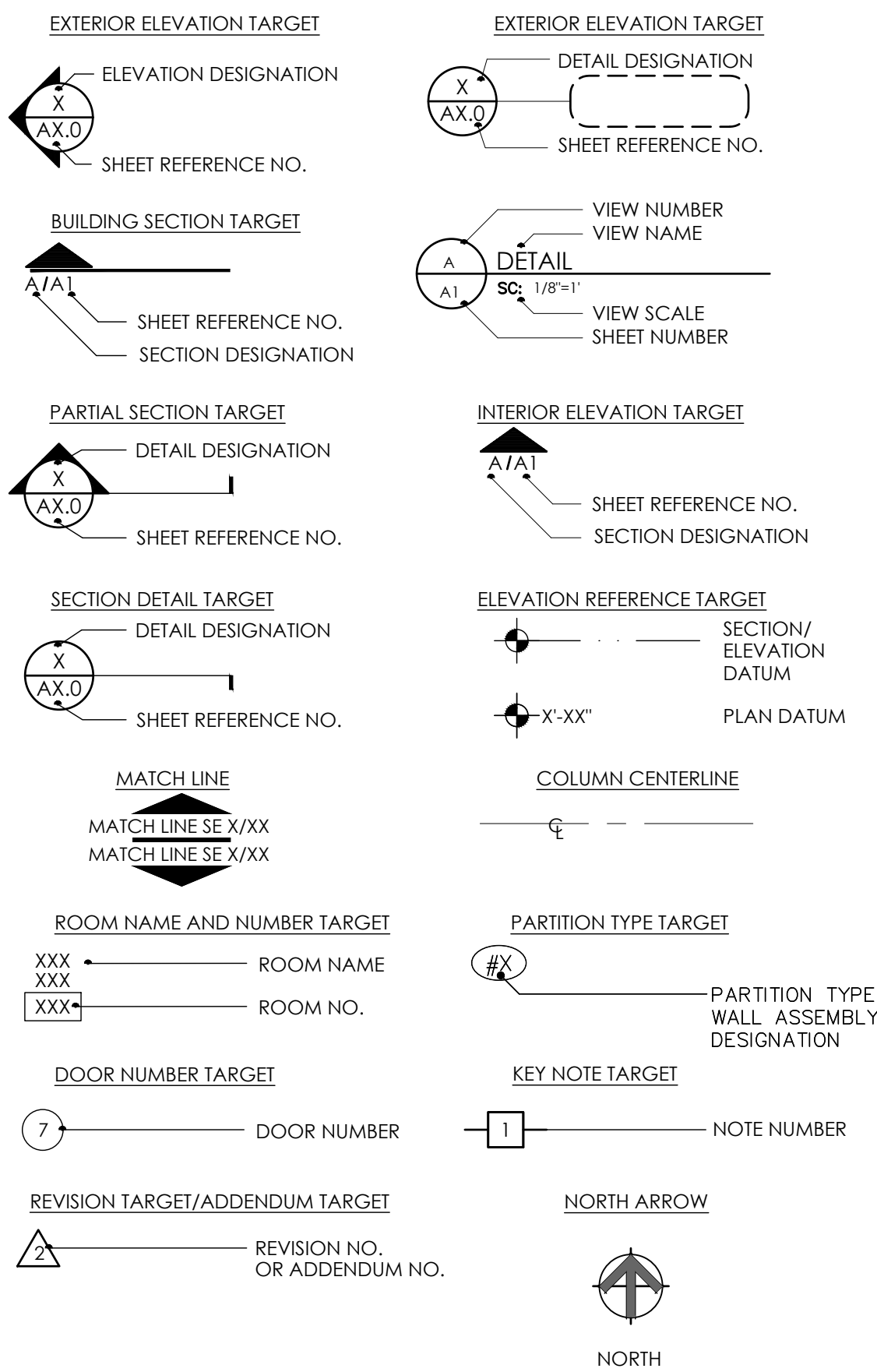
1. ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SIZE AND CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS OF EVERY TYPE WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION. ALL WORK TO BE PERFORMED IN A GOOD AND WORKSMANLIKE MANNER ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS.
2. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OF AND WILL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND OR CONSTRUCTION DOCUMENTS.
3. ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS I.E. STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. WORK WILL BE COORDINATED WITH ALL TRADES IN ORDER TO AVOID INTERFERENCE, AND AVOID OMISSIONS.
5. ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.
6. LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS WILL BE INSTALLED AS NOTED ON THE DRAWINGS.
7. EACH SUBCONTRACTOR WILL AMEND AND MAKE GOOD AT HIS OWN COST, ANY DEFECTS OR OTHER FAILURES IN HIS WORKMANSHIP AND/OR HIS SUPPLIED MATERIALS.
8. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND/OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE CONSTRUCTION MANAGER BEFORE PROCEEDING WITH THAT WORK.
9. CONTRACTORS SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS OR INFORMATION, CONTRACTOR SHALL NOTIFY ARCHITECT, FIGURED AND CALCULATED DIMENSION TAKES PRECEDENCE OVER SCALED MEASUREMENTS. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILLED OR NOTED OTHERWISE.
10. ADD SUFFICIENT BLOCKING IN STUD WALLS TO SUPPORT ALL ITEMS OR EQUIPMENT SHOWN OR TO BE ATTACHED TO THE WALLS. PROVIDE ADDITIONAL STRUCTURAL SUPPORT (ANGLES, CHANNELS, ETC.) WITHIN WALLS WHERE THE WEIGHT OF ATTACHED ITEMS OR EQUIPMENT IS TOO GREAT TO BE SUPPORTED BY METAL STUDS. PROVIDE BLOCKING FOR OWNER FURNISHED OR INSTALLED ITEMS.
11. ALL FINISHED FLOOR ELEVATIONS REFER TO ARCHITECTURAL DRAWINGS ONLY. REFER TO CIVIL DRAWINGS FOR RELATIONSHIP TO PROJECT BENCHMARK[S].
12. ANY ADDITIONS OR CHANGES TO WORK MUST BE AUTHORIZED IN WRITING BY THE CONSTRUCTION MANAGER. NO ALTERATIONS WILL BE MADE ON THIS PROJECT EXCEPT UPON WRITTEN ORDER BY THE CONSTRUCTION MANAGER.
13. WEATHER CONDITIONS: CONTRACTORS WILL PROTECT ALL PARTS OF THEIR WORK FROM WEATHER DAMAGE DUE TO FROST, RAIN, HEAT, ETC. AND WILL MAKE GOOD TO THE SATISFACTION OF THE CONSTRUCTION MANAGER AND/OR GENERAL CONTRACTOR ANY PORTION OF THE WORK WHICH MAY HAVE BECOME DAMAGED.
14. SITE SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GENERAL CONTRACTOR AND RELATED AWARDED TRADES ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PRE/ACTUAL/POST CONSTRUCTION PHASES OF THIS PROJECT.
15. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG WITH A BROOM FINISH AT THE END OF EACH WORKING DAY.
16. TRANSITION OF DIFFERENT FLOORING MATERIALS AT DOORWAYS SHALL OCCUR AT CENTERLINE OF DOORS TYPICALLY.
17. PAINT ALL WALL SURFACES, DOOR FRAMES, BULKHEADS AND CEILINGS IN ROOMS WHERE INDICATED ON ROOM FINISH SCHEDULE. PAINT BEHIND ALL MOVEABLE ITEMS ADJACENT TO WALLS RECEIVING PAINT AND RELOCATE ITEMS.
18. ALL WEATHER - EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.
19. ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF FINISHED WALLS, FACE OF MASONRY, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE.
20. VERIFY ALL ELEVATIONS AND DIMENSIONS OF STRUCTURAL ELEMENTS WITH ARCHITECTURAL DRAWINGS. IN CASE OF CONFLICT, NOTIFY ARCHITECT. THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THEM. ALL DIMENSIONAL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

## ABBREVIATIONS

			I.D. INCH INFO. INV.	INTERIOR DESIGN INCH INFORMATION INVERTED
A.B.	AND			
A.C.	AT	ANCHOR BOLT		
A.C.I.		ASPHALTIC CONCRETE		
A.C.P.		AMERICAN CONCRETE INSTITUTE	JT. or JNT	JOINT
A.D.A.A.G.		ACOUSTIC CEILING PANEL	JST.	JOIST
A.F.F.		ACT ACCESSIBILITY GUIDELINES	L	ANGLE
ALUM.		ABOVE FINISH FLOOR	LB. or #	POUNDS
A.P.A.		ALUMINUM	LOG.	LOGS
		AMERICAN PLYWOOD	MAT.	MATERIAL
		ASSOCIATION	MAX.	MAXIMUM
A.Q.T.		ABRASIVE QUARRY TILE	M.B.	MACHINE BOLT
ARCH.		ARCHITECTURAL	MEZZ.	MEZZANINE
A.S.T.M.		AMERICAN SOCIETY FOR TESTING	MIN.	MINIMUM
		MATERIALS	MISC.	MISCELLANEOUS
BLK'G	BLOCKING		MPH	MILES PER HOUR
B.N.	BOUNDARY NAIL		M.P.S.	MODULAR
BM.	BEAM			PANELBOARD SYSTEM
B.O.J.	BUILT UP JOIST		M.S.B.	MAIN SWITCH BOARD
B.U.R.	BUILT UP ROOFING		MTL.	METAL
BOIT. or (B)	BOTTOM			
C	CONDUIT		(N)	NEW
C.L. or c	CENTER LINE		NO. or #	NUMBER
C.B.B.	CEMENTITIOUS BACKER BOARD		N.I.C.	NOT IN CONTRACT
C.D.	CORE DRILL		N.T.S.	NOT TO SCALE
C.J.	CONTROL JOINT (COLD JOINT)		O.C.	ON CENTER
CLG.	CEILING		O.F.C.I.	OWNER FURNISHED,
CLR.	CLEAR			CONTRACTOR
C.M.U.	CONCRETE MASONRY UNIT		O.F.O.I.	OWNER FURNISHED,
COL.	COLUMN			OWNER INSTALLED
CONC.	CONCRETE		O.H.	OPPOSITE HAND
CONN.	CONNECTION		OPNG.	OPENING
CONST.	CONSTRUCTION			
CONST. JT.	CONSTRUCTION JOINT		P.C.	PLUMBING
CONT.	CONTINUOUS			CONTRACTOR
CONTR.	CONTRACTOR		P. LAM	PLASTIC LAMINATE C
COMP	COMPACTED (ION)			PARALLAM (BEAN
C.I.	CERAMIC TILE		PL.	PLATE
			P.L.	PROPERTY LINE
DBL.	DOUBLE		PLYWD.	PLYWOOD
DEG. or °	DEGREE		PR	PAR
DIA. or Ø	DIAMETER		PSF.	POUNDS PER SQ.
DIAG.	DIAGONAL			FOOT
DIM.	DIMENSION		PSI.	POUNDS PER SQ. INC
DR.	DOOR		Q.T.	QUARRY TILE
DWG(S)	DRAWING(S)			
(E)	EXISTING		RAD. OR (R)	RADIUS
EA.	EACH		REINF.	REINFORCEMENT
E.C.	ELECTRICAL CONTRACTOR			
E.F.	EACH FACE		S.C.	SAW-CUT JOINT
E.L.	ELEVATION		SCHED.	SCHEDULE
EN.	EDGE NAIL		SHT.	SHEET
E.O.C.	EDGE OF JOIST / EDGE OF		SIM.	SIMAR
	EQUIPMENT		SM	SHEET METAL
EQ. or =	EQUAL		SM\$	SHEET METAL SCREW
E.S.	EACH SIDE		SPEC.(S)	SPECIFICATION(S)
EXP.	EXPANSION		SQ.	SQUARE
			SQ. IN.	SQUARE INCH
FACT.	FACORY		SQ. FT.	SQUARE FOOT
F.D.	FLOOR DRAIN		S.S.	STAINLESS STEEL
FDN.	FOUNDATION		STD.	STANDARD
F.F.	FINISHED FLOOR		STL.	STEEL
F.F.L.	FINISHED FLOOR LEVEL		STRUCT.	STRUCTURAL
F.G.	FLOOR GLASS		SUSP.	SUSPENDED
F.L.	FLOOR		SYM.	SYMMETRICAL
FIN.	FINISH			
F.N.	FIELD NAIL			
F.O.B.	FACE OF BEAM	(T)		TOP
F.O.F.	FACE OF FINISH	TEMP.		TEMPERED
F.O.J.	FACE OF JOIST			(TEMPERATURE)
F.O.M.	FACE OF MASONRY	THK.		THICKNESS
F.O.P.	FACE POST	T & G		TONGUE & GROOVE
F.O.S.	FACE OF STUD	T.N.		TOE NAIL
F.R.P.	FIBERGLASS REINFORCED PANEL	T.O.B.		TOP OF BEAM
F.S.	FLOOR SINK	TOP OF CURB		TOP OF CURB
FT.	FEET	TOP OF FOOTING		TOP OF FOOTING
FIG.	FOOTING	T.O.PL.		TOP OF PLATE
		T.O.S.		TOP OF SLAB
		T.O.W.		TOP OF WALL
GA.	GAUGE (GAGE)	TYP.		TYPICAL
G.B.	GYPSUM BOARD			
G.C.	GENERAL CONTRACTOR		U.B.C.	UNIFORM BUILDING
GALV.	GALVANIZED			CODE
G.I.	GALVANIZED IRON		U.O.N.	UNLESS OTHERWISE
GLB.	GLUE-LAMINATED BEAM			NOTED
			U.S.P.	UNDER SEPARATE
H.D.	HUB DRAIN			PERMIT
HDR.	HEADER			
HDW.	HARDWARE	VERT. OR (V)		VERTICAL
HGR.	HANGER	V.W.C.		VINYL
HGT. or HT.	HEIGHT			WALLCOVERING
H.H.	HOLLOW METAL			
HORIZ. or H	HORIZONTAL	W/		WITH
H.S.B.	HIGH STRENGTH BOLT	WD.		WOOD
		W.G.B.		WATER RESISTANT
				GYPSUM BOARD
		W.I.B.		WALK-IN BOX
		WT.		WEIGHT
		WWW.		WELDED WIRE MESH

## SYMBOL LEGEND

(NOT ALL ABBREVIATIONS MAY BE USED IN THIS DOCUMENT)



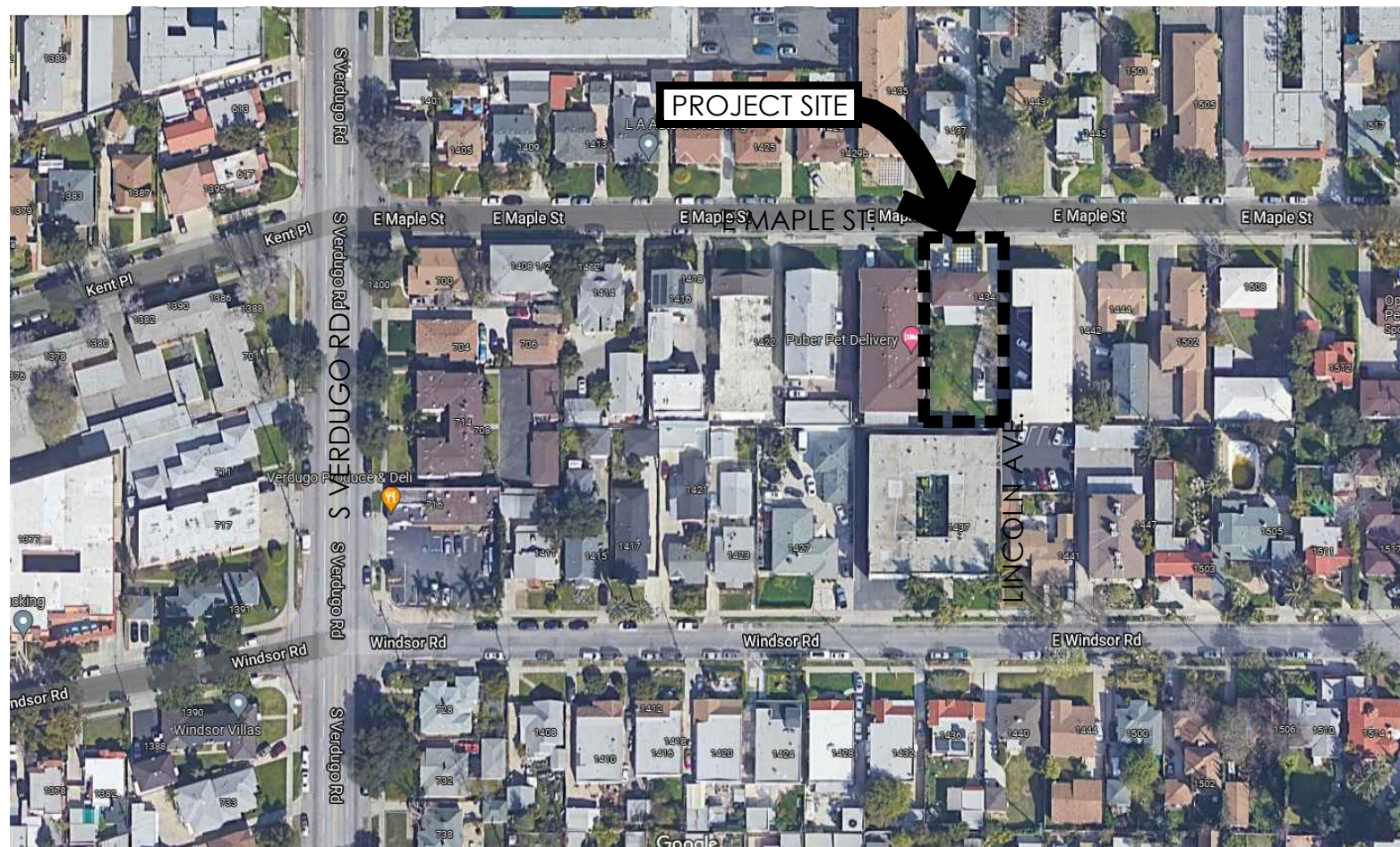
# Maple Street - 2 Unit



**CBC Development Co**



## VICINITY MAP



## PROJECT SUMMARY

SCOPE OF WORK:

A NEW SINGLE TWO-STORY BUILDING WITH TWO (2) RESIDENTIAL DWELLING UNITS TO INCLUDE INTERIOR/EXTERIOR WALLS, DOORS, WINDOWS, CEILING, ROOF, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL WORK. NEW CONCRETE DRIVEWAY,

## PROJECT DATA

GLENDALE APN: 5683003016  
 ZONING: R-2250 MEDIUM DENSITY RESIDENTIAL  
 LEGAL DESCRIPTION: TRACT # 2176 E 60 FT OF N 150 FT OF LOT 9  
 THE NORTHERLY 150 FEET OF THE EASTERLY 60 FEET OF LOT 9 OF TRACT  
 NO. 2176, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE  
 OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27,  
 PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER

OCCUPANCY: R-3  
USE: RESIDENTIAL (2 UNITS)

GROSS BUILDING AREA: 3,604 S.F.

AREA OF WORK: 1ST FLOOR : 1,852 S.F.  
2ND FLOOR : 1,752 S.F.

ZONE NAME: R-2250  
 FLOOR AREA RATIO MAX: 0.85  
 LOT SIZE: 9,000 SQ. FT.  
 PROPOSED & EXISTING BLDG: 5,644 SQ. FT.  
 FLOOR AREA RATIO TOTAL: 0.63

APPLICABLE BUILDING CODES:

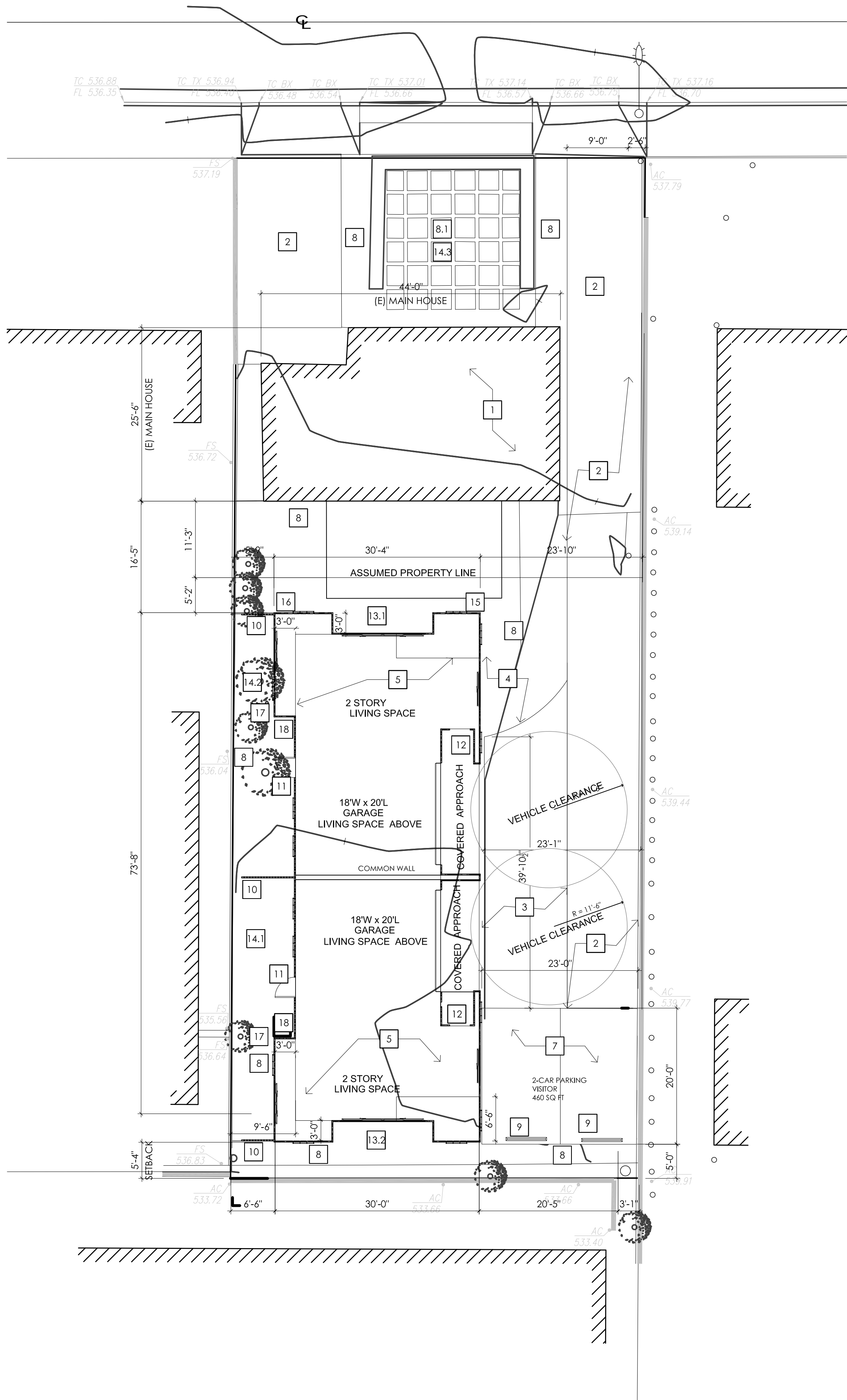
BUILDING	2019 CALIFORNIA BUILDING CODE
RESIDENTIAL	2019 CALIFORNIA RESIDENTIAL CODE
EXISTING	2019 CALIFORNIA EXISTING BUILDING CODE
FIRE	2019 CALIFORNIA FIRE CODE
PLUMBING	2019 CALIFORNIA PLUMBING CODE
MECHANICAL	2019 CALIFORNIA MECHANICAL CODE
ELECTRICAL	2019 CALIFORNIA ELECTRICAL CODE
ACCESSIBILITY	2019 CALIFORNIA BUILDING CODE
ENERGY	2019 CALIFORNIA CODE OF REGULATIONS TITLE 24
GREEN	2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
MUNICIPAL	GLENDALE MUNICIPAL CODE - TITLE 30, ZONING CODE

BUILDING DATA:

CONSTRUCTION TYPE:	V-B
AUTOMATIC SPRINKLER SYSTEM:	NO
NUMBER OF STORIES:	2



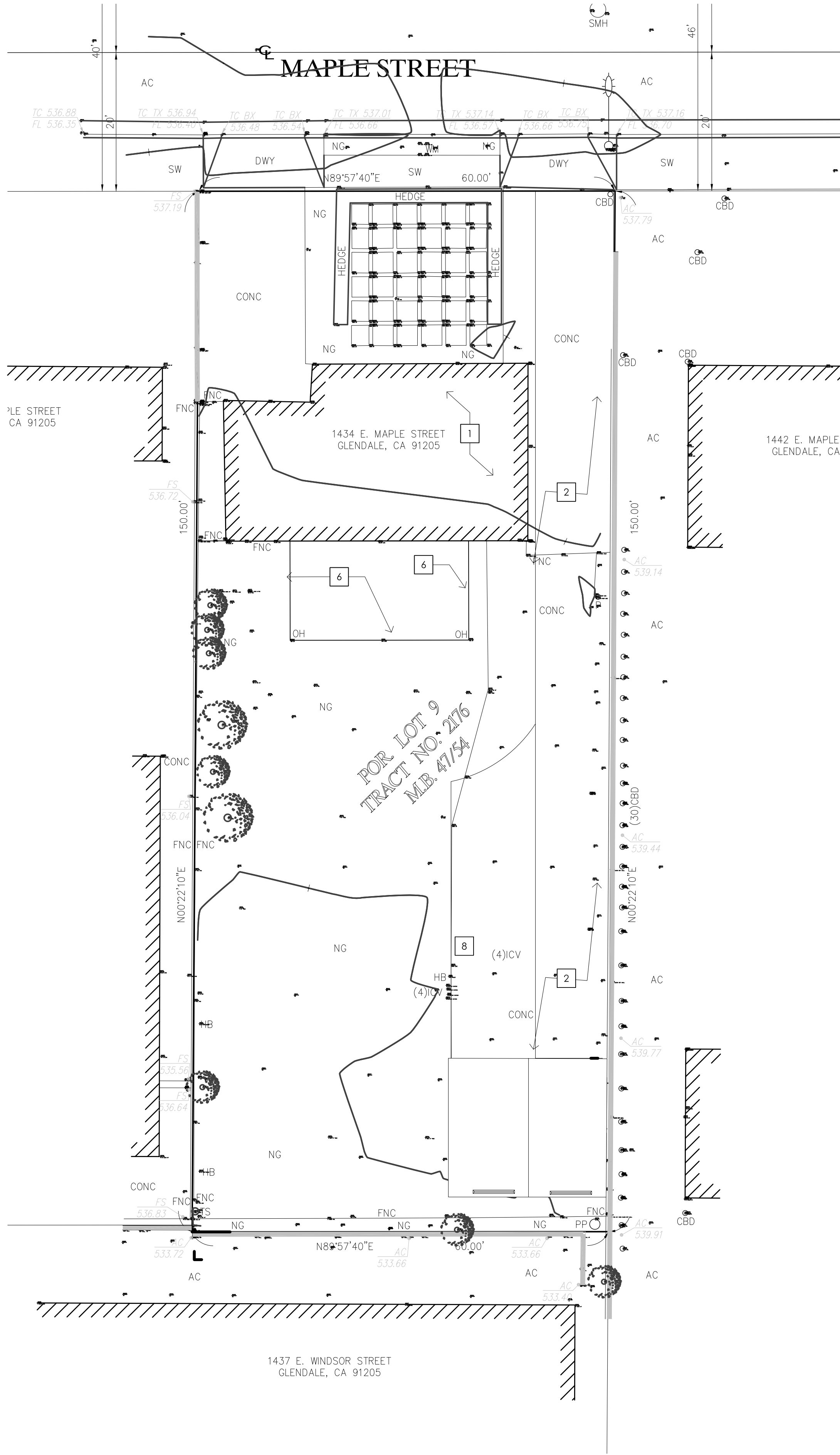
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PROPOSED SITE PLAN

2

1/8"=1'-0"



EXISTING SITE PLAN

1

1/8"=1'-0"

PROJECT DATA

NEW CONSTRUCTION BUILDING AREA CALCULATIONS:	
BUILDING TOTAL:	3,696 SQ. FT.
1ST FLOOR TOTAL:	1,845 SQ. FT.
2ND FLOOR TOTAL:	1,851 SQ. FT.
UNIT AREA CALCULATIONS:	
2 UNITS TOTAL:	2,488 SQ. FT.
1ST UNIT TOTAL:	1,244 SQ. FT.
2ND UNIT TOTAL:	1,244 SQ. FT.
GARAGE:	
2 UNITS TOTAL:	720 SQ. FT.
1ST UNIT TOTAL:	360 SQ. FT.
2ND UNIT TOTAL:	360 SQ. FT.
EXISTING RESIDENCE	
LIVING SPACE	790 SQ. FT.
SINGLE GARAGE	243 SQ. FT.

PROJECT DATA  
GLENDALE APN: 5683003016  
ZONING: R-2250  
LEGAL DESCRIPTION: TRACT # 2174 E 60 FT OF N 150 FT OF LOT 9  
OCCUPANCY: MEDIUM DENSITY RESIDENTIAL  
USE: RESIDENTIAL

BUILDING DATA:  
CONSTRUCTION TYPE: V-8  
AUTOMATIC SPRINKLER SYSTEM: NO  
NUMBER OF STORIES: 2  
GROSS BUILDING AREA:  
1ST FLOOR : 3,604 S.F.  
2ND FLOOR : 1,852 S.F.  
TOTAL : 5,456 S.F.

ZONE NAME: R-2250  
FLOOR AREA RATIO MAX: 0.85  
LOT SIZE: 9,000 SQ. FT.  
PROPOSED & EXISTING BLDG: 4,633 SQ. FT.  
FLOOR AREA RATIO (F.A.R.) TOTAL: 0.51

EXISTING 1-UNIT BLDG. FOOTPRINT: 1,049 SQ. FT.  
PROPOSED 2 UNIT BLDG FOOTPRINT: 1,852 SQ. FT.  
TOTAL BUILDING COVERAGE: 2,901 SQ. FT.  
TOTAL BUILDING COVERAGE: 0.32

(E) CONCRETE DRIVEWAY WEST - 400 SQ. FT.  
(E) CONCRETE DRIVEWAY EAST - 1180 SQ. FT.  
(N) CONCRETE PARKING PAD S/E - 400 SQ. FT.  
TOTAL HARDSCAPE 1980 SQ. FT.

(N) PRIVATE SOFTSCAPE 14.1 283 SQ. FT.  
(N) PRIVATE SOFTSCAPE 14.2 487 SQ. FT.  
(N) PRIVATE SOFTSCAPE 14.3 602 SQ. FT.  
TOTAL PRIVATE 1402 SQ. FT.

(N) COMMON SOFTSCAPE 13.1 632 SQ. FT.  
(N) COMMON SOFTSCAPE 13.2 344 SQ. FT.  
TOTAL COMMON 1016 SQ. FT.

TOTAL SOFTSCAPE 2367 SQ. FT.  
TOTAL SOFTSCAPE RATIO .26

CONSTRUCTION NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- (E) - INDICATES EXISTING CONSTRUCTION.
- (N) - INDICATES NEW CONSTRUCTION.
- RETAINING WALLS / POOLS / SPAS / JACUZZIS / BOUNDARY WALLS / FENCES / TRELLIS / PATIO COVERS REQUIRE SEPARATE PERMITS.
- NO OAK, BAY, OR SYCAMORE TREES ON OR WITHIN 20 FEET OF THE PROPERTY.
- NO CONFLICT WITH POWER-LINES OR EASEMENTS ON OR ADJACENT TO PROPERTY.

KEYNOTES

- |                                     |  |
|-------------------------------------|--|
| 1 (E) BUILDING TO REMAIN            | 11 CONCRETE LANDING  |
| 2 (E) DRIVEWAY TO REMAIN - CONCRETE | 12 COVERED ENTRY LANDING   |
| 3 (N) DRIVEWAY CONCRETE PAVING      | 13 COMMON OPEN SPACE<br>13.1 - 124 S.F.<br>13.2 - 349 S.F.                     |
| 4 (E) DRIVEWAY TO BE REMOVED        | 14 PRIVATE OPEN SPACE<br>14.1 - 293 S.F.<br>14.2 - 497 S.F.<br>14.3 - 612 S.F. |
| 5 LINE OF 2nd FLOOR                 | 15 WATER VALVES  |
| 6 (E) GAZEBO TO BE MODIFIED         | 16 UTILITY METER   |
| 7 (N) CONCRETE VISITOR PARKING PAD  | 17 ELECTRICAL PANELS/<br>MAIN FEED   |
| 8 LANDSCAPE AREA (GROUND COVER)     | 18 AC PAD  |
| 8.1 LANDSCAPE PAVERS                | 19 EXISTING PAVERS   |
| 9 (N) CONCRETE PARKING BUMPER       |  |
| 10 (N) FENCING - WOOD PICKET        |  |



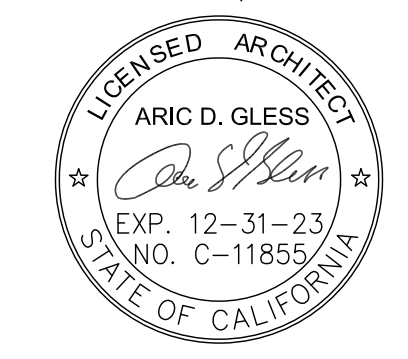
CONSULTING ENGINEERS  
STRUCTURAL, MECHANICAL, PLUMBING,  
ELECTRICAL, CIVIL, SURVEYING,  
ARCHITECTURAL  
914 E. KATELLA AVENUE  
ANAHEIM, CALIFORNIA 92805  
P (714) 385-1835, F (714) 385-1834  
www.pelco.com



CBC Development Co.

201 Santa Monica Blvd  
Santa Monica, CA 90401  
661-644-1767

Stamp:



11/19/22

CITY SUBMITTAL

BUILDING DEPARTMENT REVISIONS HAVE NOT  
BEEN ADDED TO THESE CONSTRUCTION  
DRAWINGS. THE ARCHITECT AND HIS  
CONSULTANTS ASSUME NO RESPONSIBILITY  
FOR CONSTRUCTION BIDS OR  
CONSTRUCTION PERFORMED FROM THESE  
DRAWINGS.

Project: New Residential Building:

MAPLE STREET 2 UNIT  
1434 E MAPLE STREET  
GLENDALE, CA 91205

REVISIONS

REVISIONS	ISSUE DATE
PLANNING REV 08/09/22	
PLANNING REPLY 08/12/22	
PLANNING REV 10/12/22	
PLANNING REPLY 11/16/22	

Project Manager: CR

Date: 11-3-22

Scale: AS NOTED

Project Number: A.2200161

Sheet Title: PROPOSED SITE PLAN

Sheet Number: A001

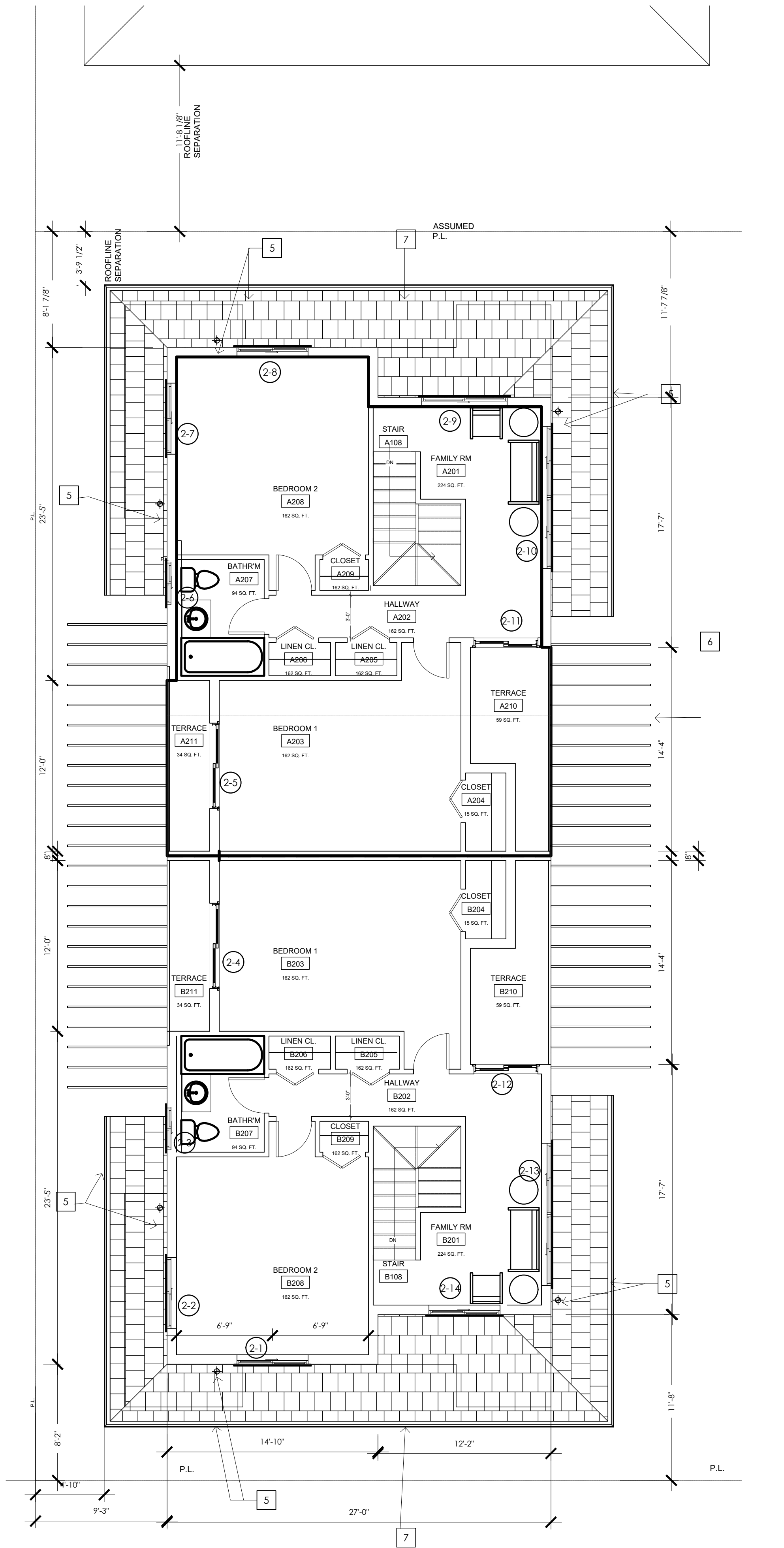
SHEET NUMBER

A001

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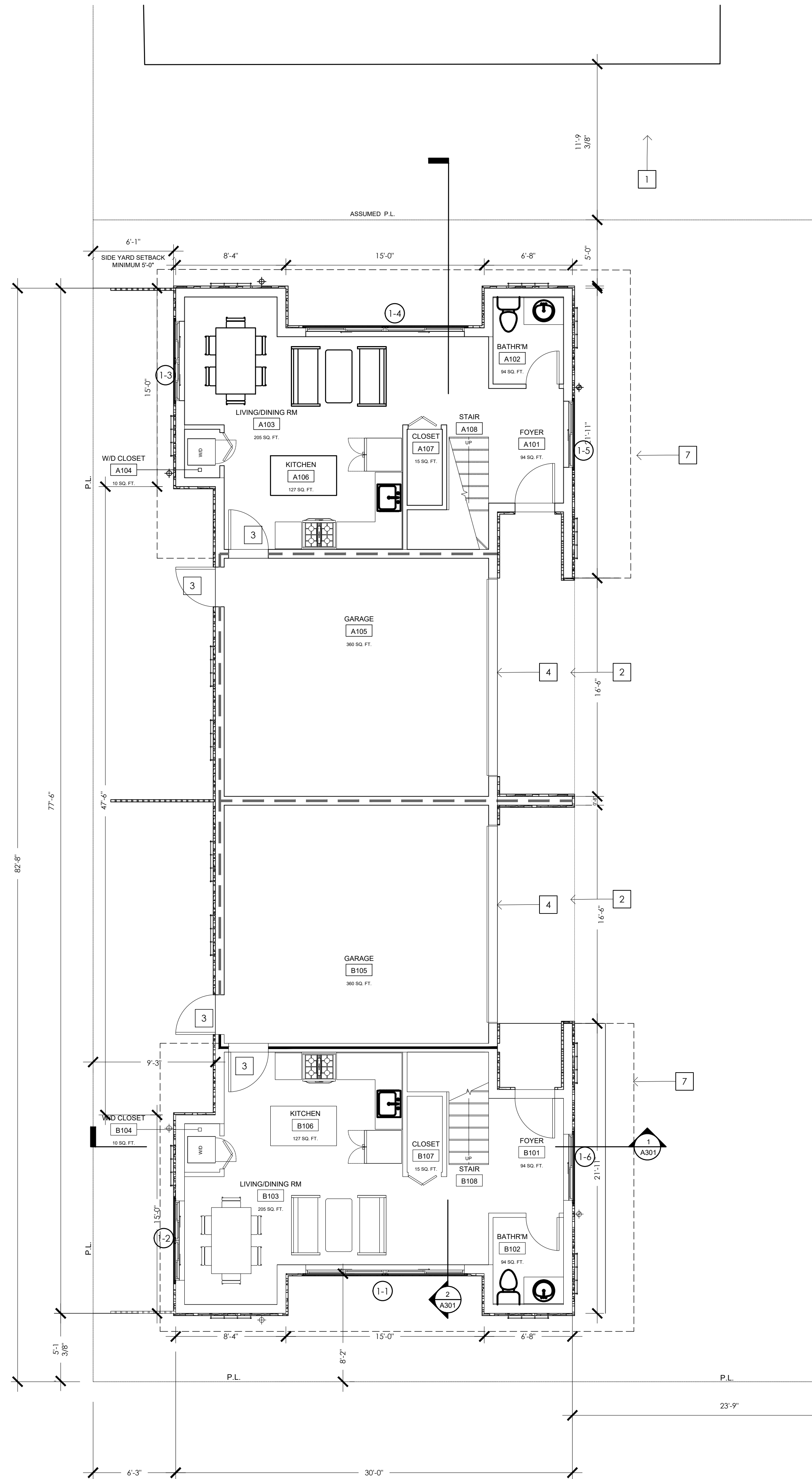
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2ND FLOOR PLAN

2

3/16"=1'-0"



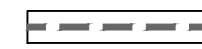
1ST FLOOR PLAN

1

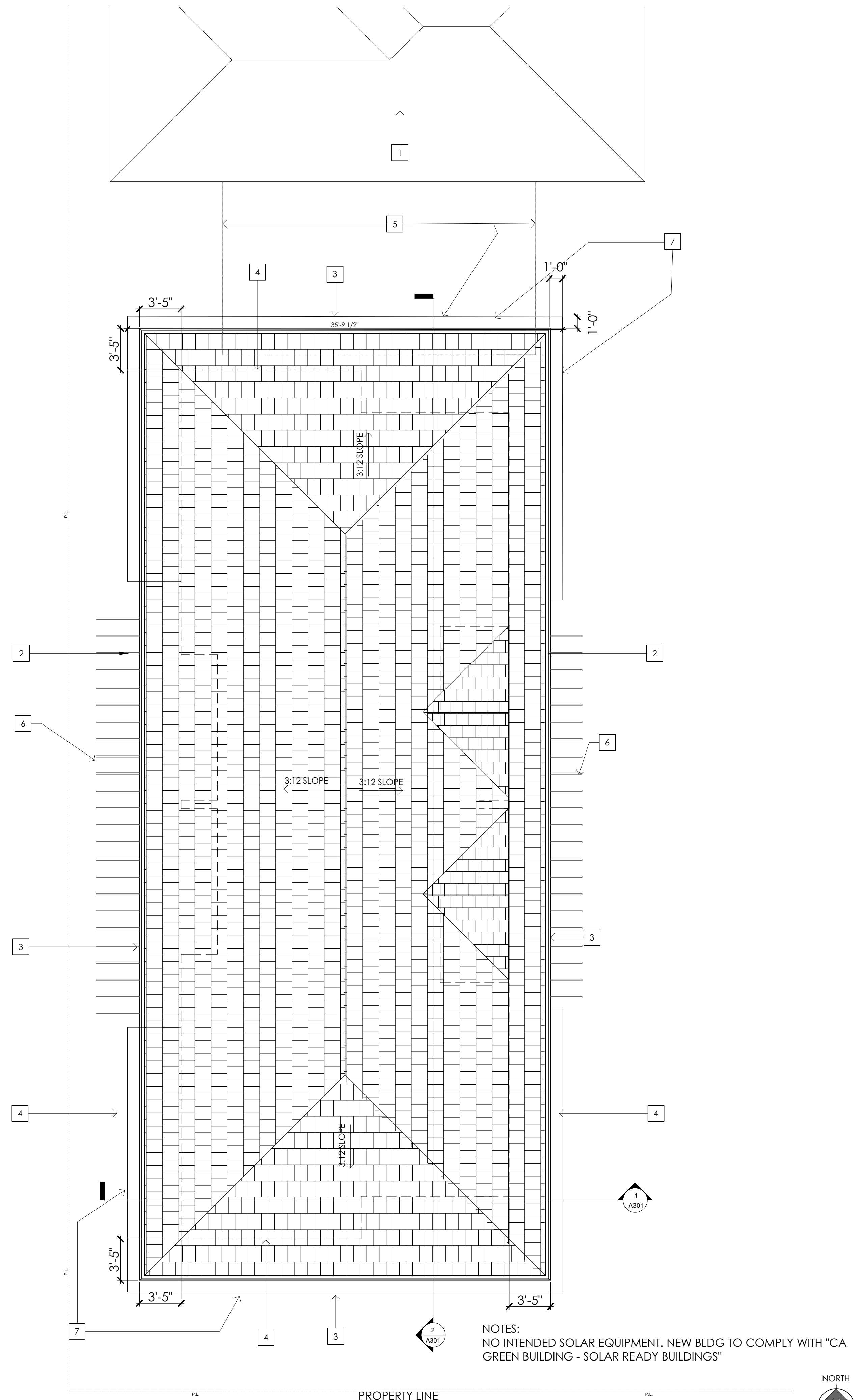
3/16"=1'-0"

- 1
- 2
- 3
- 4
- 5
- 6
- 7

LEGEND



1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. (E) - INDICATES EXISTING CONSTRUCTION.
3. (N) - INDICATES NEW CONSTRUCTION.



## ROOF PLAN

$$\frac{1}{1/4''=1'-0''}$$

## LEGEND



CBC Development Co.

201 Santa Monica Blvd  
Santa Monica, CA 9040  
661-644-1767

Stamp:



11/18/2:

## CITY SUBMITTAL

BUILDING DEPARTMENT REVISIONS HAVE NOT BEEN ADDED TO THESE CONSTRUCTION DRAWINGS. THE ARCHITECT AND HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR CONSTRUCTION BIDS OR CONSTRUCTION PERFORMED FROM THESE DRAWINGS.

Project : New Residential Building:

MAPLE STREET 2 UNIT  
1434 E MAPLE STREET  
GLENDALE, CA 91205

## REVISIONS

	ISSUE DATE
PLANNING REV	08/09/22
PLANNING REPLY	08/12/22
PLANNING REV	10/12/22
PLANNING REPLY	11/16/22

Project Manager:	CR
Date:	11-3-22
Scale:	AS NOTED

## SHEET NUMBER

# A102

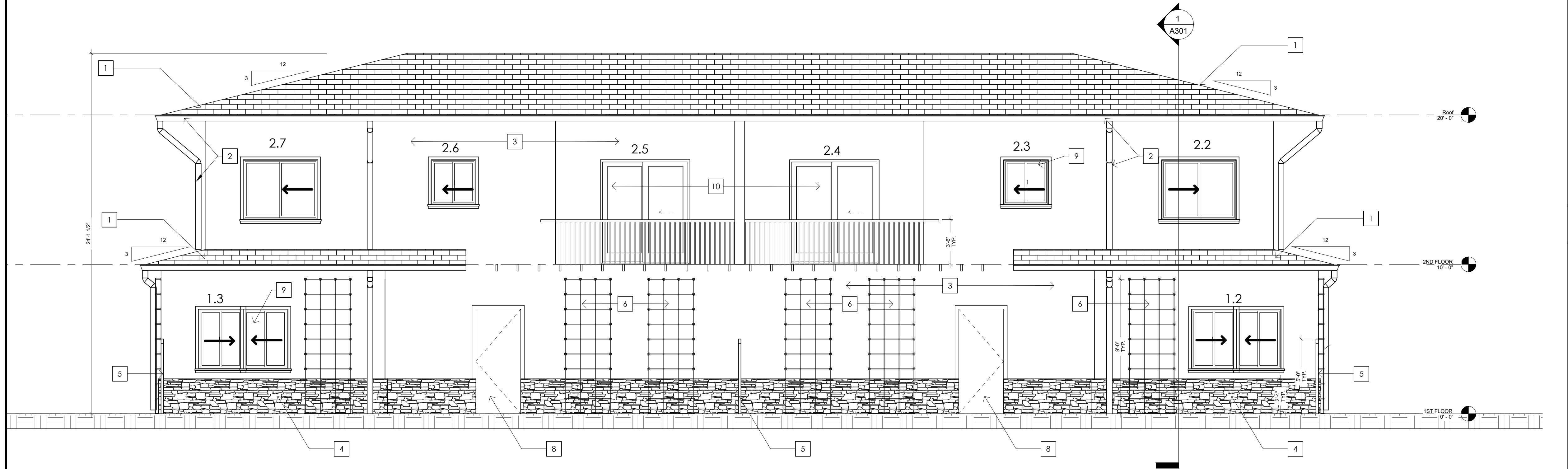
## KEYNOTES

- |   |                               |
|---|-------------------------------|
| 1 | (E) ROOF TO REMAIN            |
| 2 | (N) ASPHALT SHINGLE ROOF      |
| 3 | GUTTER AND DOWNSPOUT          |
| 4 | LINE OF 2ND FLOOR WALL BELOW  |
| 5 | (E) PATIO COVER TO BE REMOVED |
| 6 | METAL TRELLIS BELOW           |
| 7 | 1st FLOOR ROOF BELOW          |

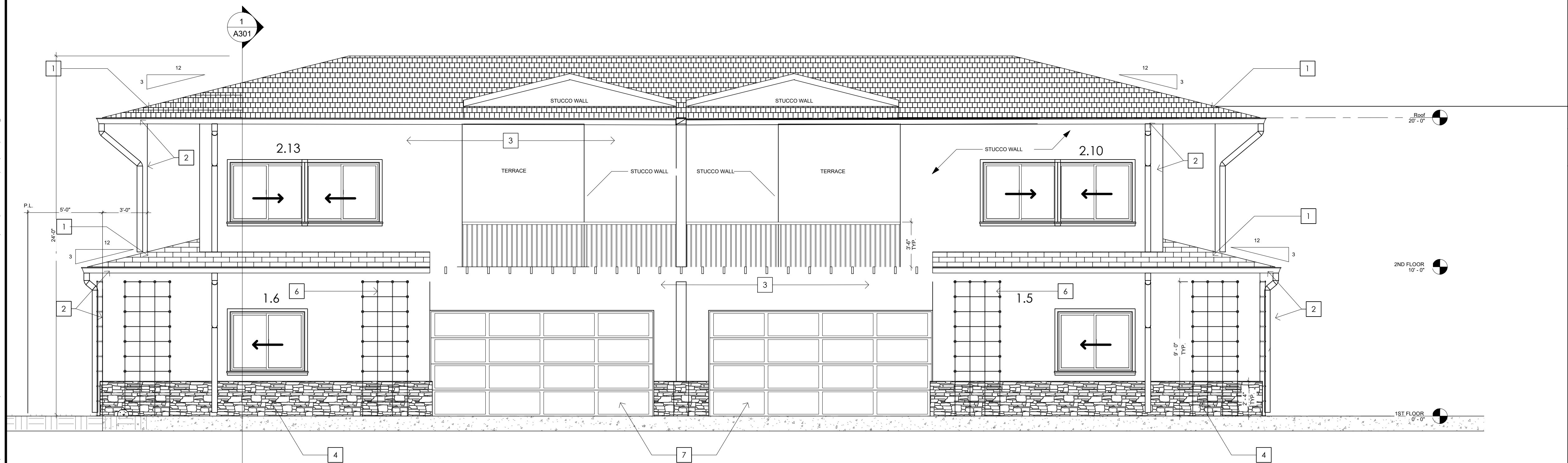
## CONSTRUCTION NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. (E) - INDICATES EXISTING CONSTRUCTION.
3. (N) - INDICATES NEW CONSTRUCTION.
4. EXTERIOR FINISH MATERIALS (PRODUCT, COLOR, FINISH) OF NEW/MODIFIED ACCESSORY BUILDINGS WILL MATCH THE MAIN HOUSE.
5. **"NO NEW ROOFTOP EQUIPMENT IS ALLOWED"**

USER NAME: C:\Users\pawpaw  
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WEST ELEVATION 2  
1/4"=1'-0"



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







1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. (E) - INDICATES EXISTING CONSTRUCTION.
3. (N) - INDICATES NEW CONSTRUCTION.



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

*More Services*

**JOE MORENO**  
(626) 350-5944  
moreservices@sbcglobal.net  
moreservicesmapping.com

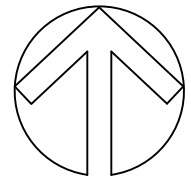
OWNERSHIP / OCCUPANTS LIST  
RADIUS MAPS - LAND USE - PLANS  
MUNICIPAL COMPLIANCE CONSULTING

12106 LAMBERT AVE. EL MONTE, CA 91732  
UPLAND, CA 91784 - (909) 256-3482

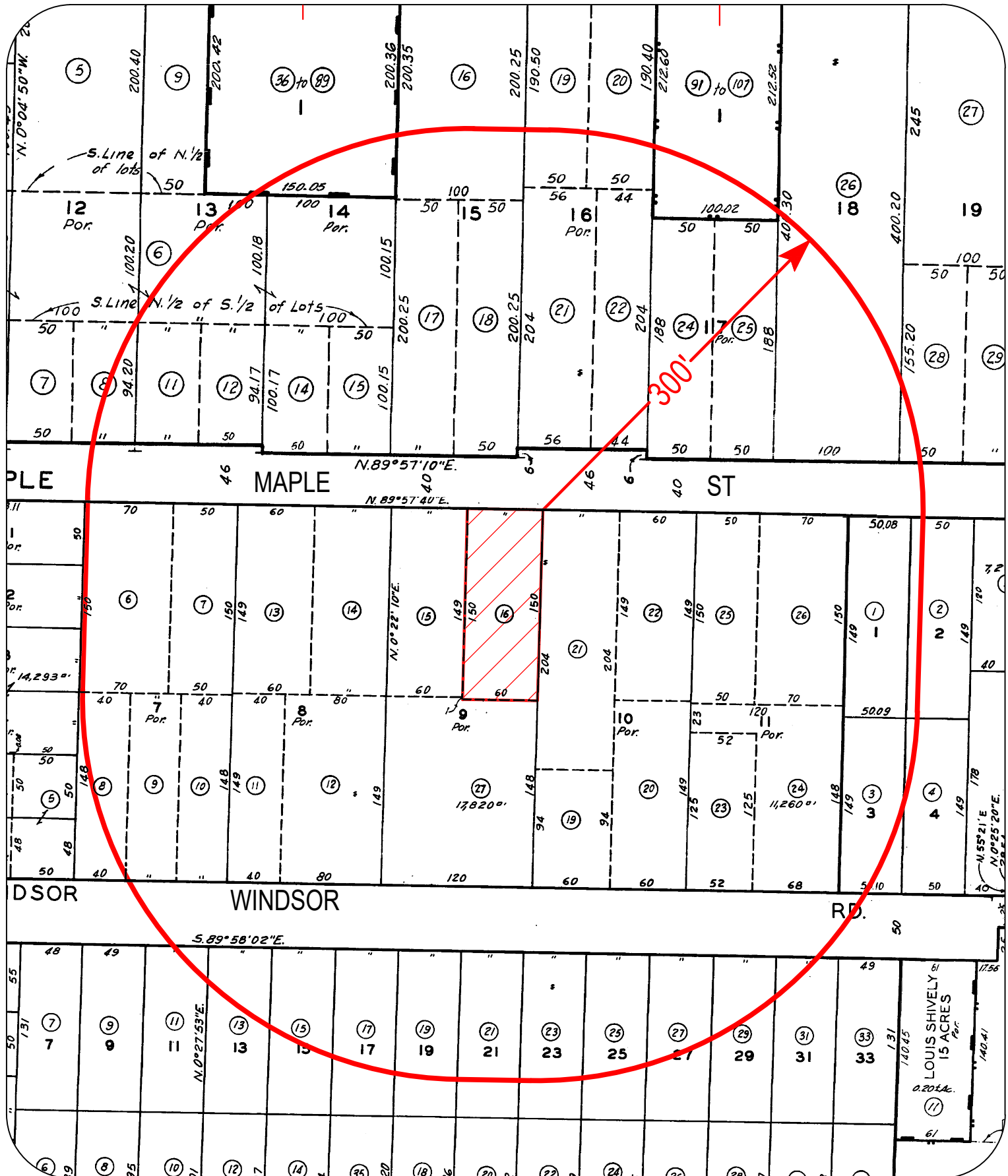
## PROJECT INFORMATION

1434 E MAPLE ST.  
GLENDALE, CA.  
23-030

300' LOCATION MAP

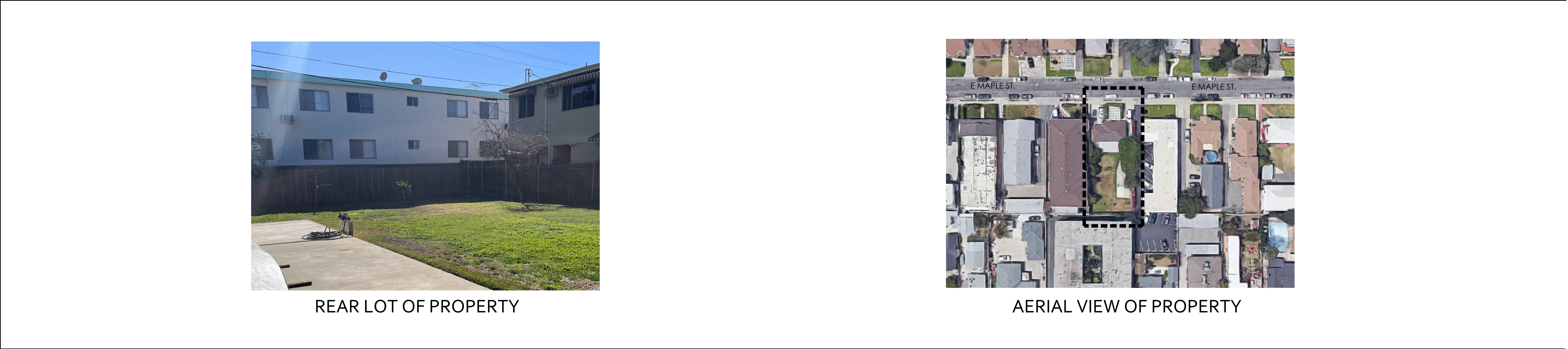


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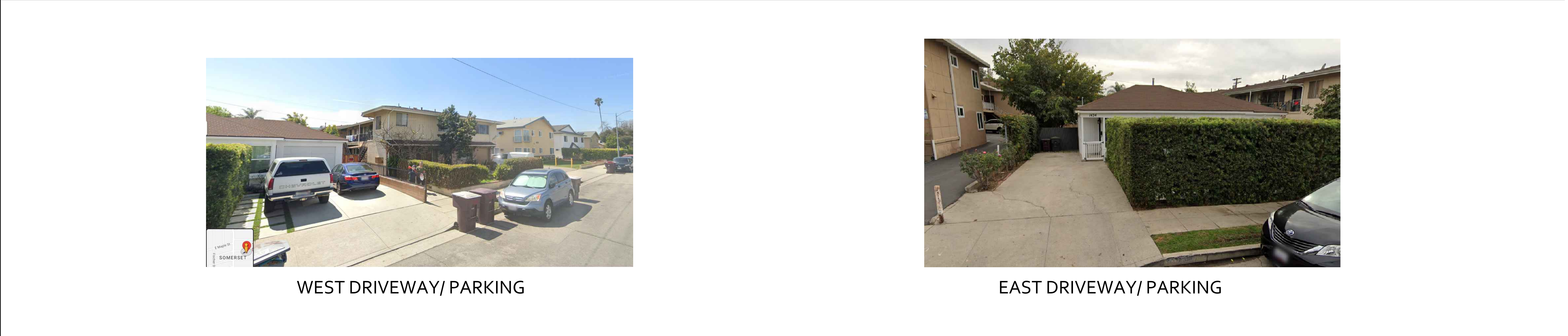




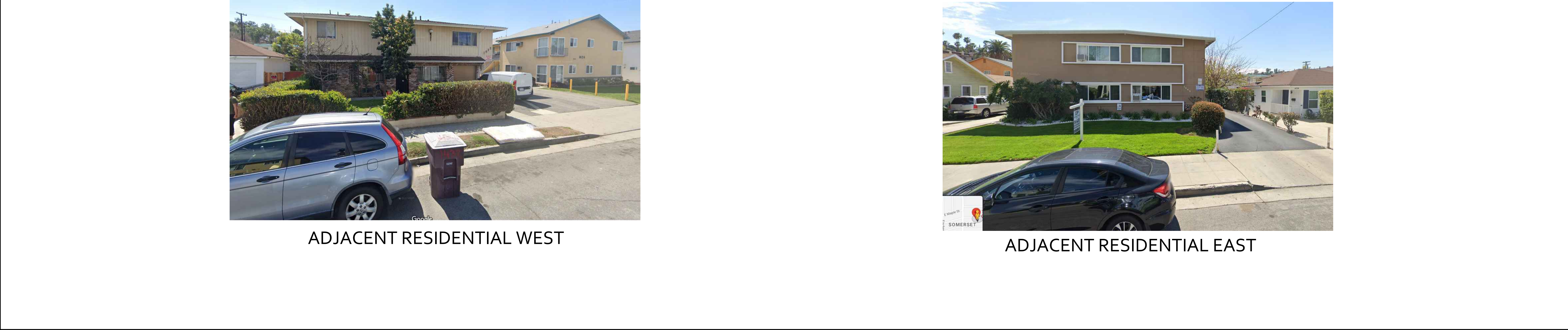
## EXISTING RESIDENTIAL DWELLING & ADU LOCATION



## EXISTING GARAGE & DRIVEWAY

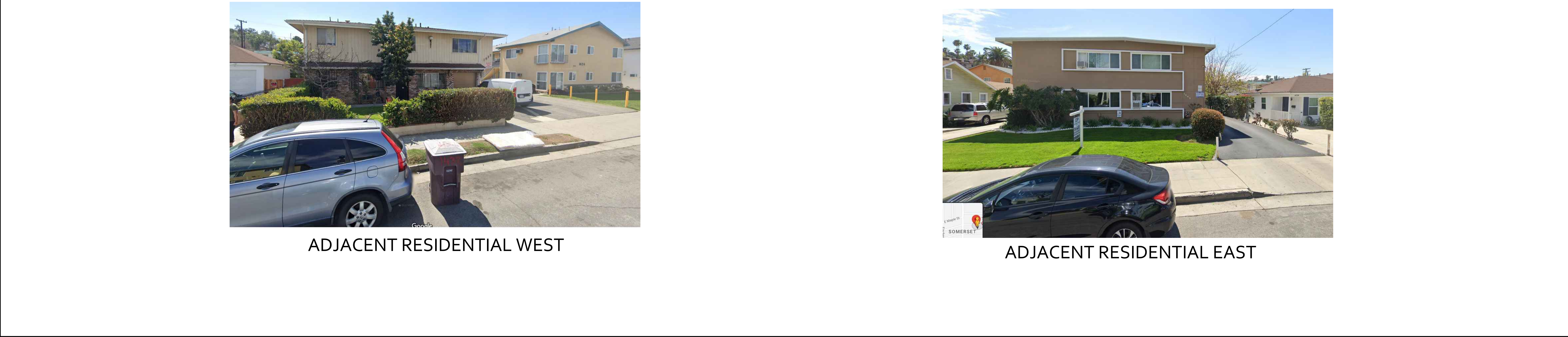


	ADJACENT RESIDENTIAL UNITS
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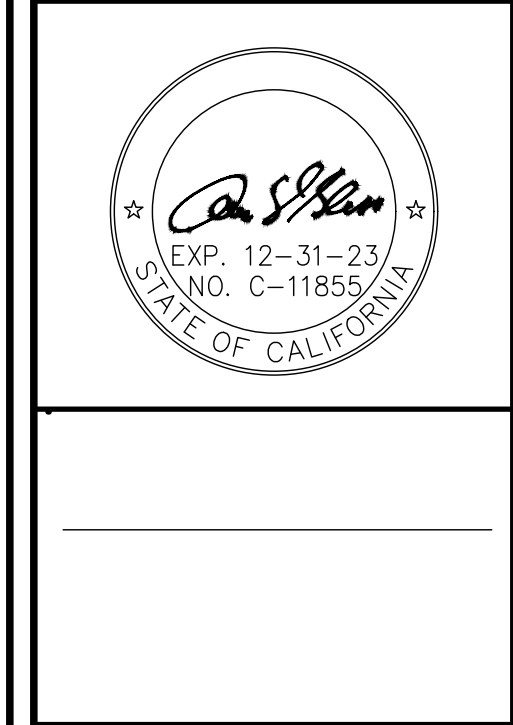
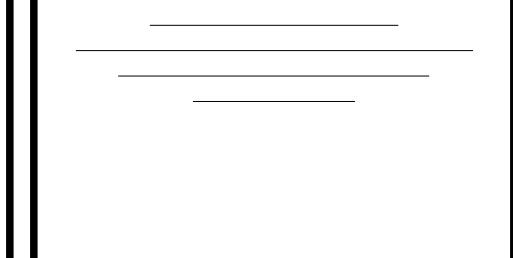
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