



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

| | |
|---|--|
| November 4, 2024 <i>Decision Date</i> | 1555 Valley View Road <i>Address</i> |
| Administrative Design Review (ADR) <i>Review Type</i> | 5632-012-002 <i>APN</i> |
| PADR 003006-2024 <i>Case Number</i> | Efrain Olivares <i>Applicant</i> |
| Roger Kiesel <i>Case Planner</i> | Erick Yepes <i>Owner</i> |

Project Summary

To construct a 1,228 SF addition to an existing 2,399 SF single story, single-family residence. The house, after the proposed addition, will be 3,627 SF. The existing tennis court located in the rear of the lot adjacent to Arbor Drive will be demolished. The existing detached garage located in the middle of the site with access from Valley View Drive will remain and will be expanded to include a third car tandem bay. The subject site is zoned R1R, FAR District II with an HD (historic district overlay). The house is located in the Historic Brockmont Park Historic District and is a contributor in this District.

Environmental Review

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 the construction of an addition to a single-family house. The property is within the Historic Brockmont Park Historic District and is a contributor to this District with a Status Code 5D1.

Existing Property/Background

The subject site contains a one-story single-family residence, built in 1954, with a detached garage and a tennis court.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RIR FAR District: II

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

Active/Pending Permits and Approvals

None.

Site Slope and Grading

None proposed.

Neighborhood Survey

| | Average of Properties within 300 linear feet of subject property | Range of Properties within 300 linear feet of subject property | Subject Property Proposal |
|-------------------|--|--|---------------------------|
| Lot size | 18,770 SF | 10,332 – 30,030 SF | 15,370 SF |
| Setback | 30 FT | 20 – 40 FT | 31 FT |
| House size | 3,684 SF | 2,972 – 4,380 SF | 3,627 SF |
| Floor Area Ratio | 0.22 | 0.10 – 0.34 | 0.24 |
| Number of stories | N/A | 1 – one-story, 8 – two-stories | One |

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

The applicant shall provide landscape plans for the area of the subject site between Arbor Drive and the proposed addition.

Walls and Fences

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

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

Determination of Compatibility: Site Planning

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

- Although the subject site is a double frontage lot, the front of the residence and the front door is facing Valley View. No changes to the site planning are propose in this area. Area adjacent to Arbor Drive on the subject site is the de facto rear yard and currently contains a tennis court, which will be demolished to allow the addition to the house.
- As conditioned, the applicant shall provide landscape plans for the area of the subject site between Arbor Drive and the proposed addition.
- The existing large trees and rock wall that surrounds the street front and street side yards will remain.

Massing and Scale

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

Building Relates to its Surrounding Context

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Appropriate proportions and transitions
- ☐ Relates to predominant pattern
- ☐ Impact of larger building minimized

Building Relates to Existing Topography

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Form and profile follow topography
- ☐ Alteration of existing land form minimized
- ☐ Retaining walls terrace with slope

Consistent Architectural Concept

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Concept governs massing and height

Scale and Proportion

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Scale and proportion fit context
- ☐ Articulation avoids overbearing forms
- ☐ Appropriate solid/void relationships
- ☐ Entry and major features well located
- ☐ Avoids sense of monumentality

Roof Forms

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Roof reinforces design concept
- ☐ Configuration appropriate to context

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The project site and surrounding area was graded as the neighborhood developed.
- No changes to the front of the residences facing Valley View are proposed.
- The one-story addition does not significantly alter the mass and scale of the house, as it existing today.
- The new roof forms, as a result of the addition, are appropriate.

Design and Detailing

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

Overall Design and Detailing

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

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

Entryway

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

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

Windows

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

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

Privacy

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

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

Finish Materials and Color

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

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

Paving Materials

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

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

Lighting, Equipment, Trash, and Drainage

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

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

Ancillary Structures

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Design consistent with primary structure
- ☐ Design and materials of gates complement primary structure

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The addition to the rear of the detached garage will not be visible from Valley View Road.
- No privacy issues will result from the project.
- Existing metal windows will be refurbished and repainted.
- No changes to the entryway of the residence at Valley View is proposed.

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

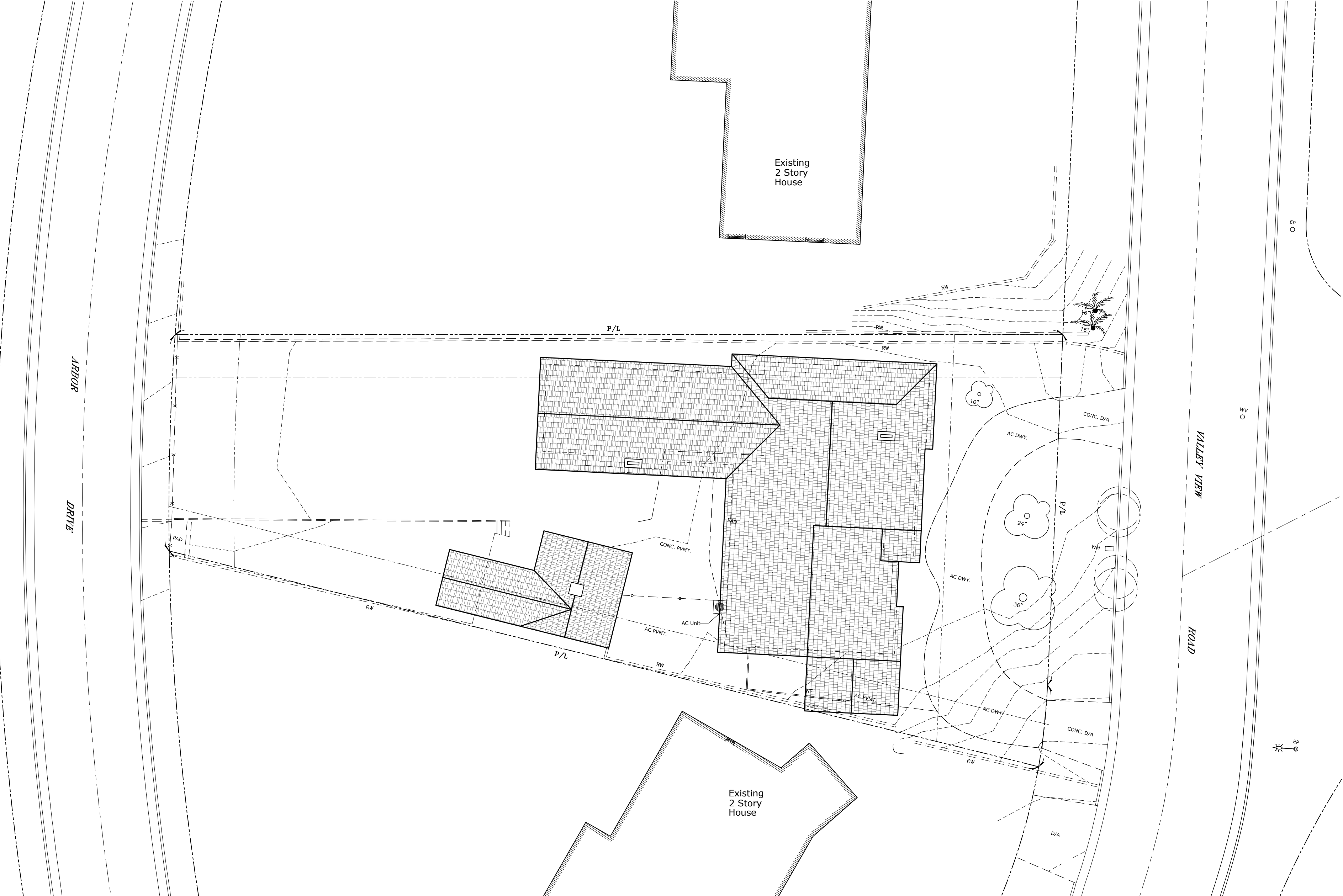
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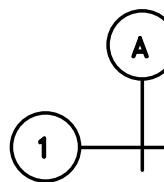











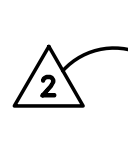

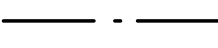
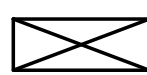

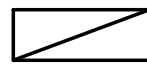


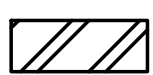


Attachments

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

ABBREVIATIONS

| | | | |
|------------|-----------------------|-------------|---------------------|
| ADJC. | ADJACENT | JT. | JOINT |
| ADJ. | ADJUSTABLE | JST. | JOIST |
| ALT. | ALTERNATE | LAM. | LAMINATE(D) |
| AL. | ALUMINUM | LAV. | LAVATORY |
| A.B. | ANCHOR BOLT | L.H. | LEFT HAND |
| < | ANGLE | L.T. | LIGHT |
| ARCH. | ARCHITECT(URAL) | L. | LONG |
| AUTO. | AUTOMATIC | M.B. | MACHINE BOLT |
| BETW. | BETWEEN | MFR. | MANUFACTURER |
| BLK(G). | BLOCK(ING) | M.O. | MASONRY OPENING |
| BD. | BOARD | MATL. | MATERIAL |
| B.S. | BOTH SIDES | MAX. | MAXIMUM |
| BOT. | BOTTOM | MET. | METAL |
| BRZ. | BRONZE | MIN. | MINIMUM, MINUTES |
| BLDG. | BUILDING | MISC. | MISCELLANEOUS |
| B.U.R. | BUILT UP ROOF(ING) | MTD. | MOUNTED |
| C.I. | CAST IRON | N.I.C. | NOT IN CONTRACT |
| C.B. | CATCH BASIN | N.T.S. | NOT TO SCALE |
| CLKG. | CAULKING | NO. | NUMBER |
| CLG. | CEILING | O.C. | ON CENTER |
| C. | CENTER LINE | OPP. | OPPOSITE |
| C.T. | CERAMIC TILE | O.T.O. | OUTSIDE TO OUTSIDE |
| CIR. | CIRCLE | O.V. | OVER |
| C.O. | CLEAN OUT | O.H. | OVERHEAD |
| CLR. | CLEAR | PNT. | PAINT |
| COL. | COLUMN | PLAS. | PLASTER |
| CONC. | CONCRETE | PL. | PLATE |
| C.M.U. | CONCRETE MASONRY UNIT | PLYWD. | PLYWOOD |
| CONSTR. | CONSTRUCTION | PT. | POINT |
| CONT. | CONTINUOUS | P.O.C. | POINT OF CONNECTION |
| CONTR. | CONTRACTOR | PVC. | POLYVINYL CHLORIDE |
| C.Y. | CUBIC YARD | PND. | POUND |
| DEMO. | DEMOLISH, DEMOLITION | P.C.F. | POUNDS/CUBIC FOOT |
| DET. | DETAIL | P.L.F. | POUNDS/LINEAL FOOT |
| DIAG. | DIAGONAL | P.S.F. | POUNDS/SQUARE FOOT |
| DIA. Ø | DIAMETER | P.S.I. | POUNDS/SQUARE INCH |
| DISP. | DISPENSER | R. | PROPERTY LINE |
| DIV. | DIVISION | RAD. | RADIUS |
| DBL. | DOUBLE | REF. (ENCE) | REFERENCE |
| DN. | DOWN | REINFC. | REINFORCE(D) |
| D.F. | DOUGLAS FIR | REFR. | REFRIGERATOR |
| DS. | DOWNSPOUT | REFR. | REFRIGERATOR |
| DWG. | DRAWING | REQ'D. | REQUIRED |
| EA. | EACH | R.A. | RETURN AIR |
| E.W. | EACH WAY | R.H. | RIGHT HAND |
| ELEC. | ELECTRIC(AL) | R. | RISER |
| EL. | ELEVATION | R.D. | ROOF DRAIN |
| ELEV. | ELEVATOR | RM. | ROOM |
| EQ. | EQUIPMENT | R.O. | ROUGH OPENING |
| EQUIP. | EQUIPMENT | S.S. | SANITARY SEWER |
| EXIST. (E) | EXISTING | SHT. | SHEET |
| EXP. JT. | EXPANSION JOINT | SHTG. | SHEATHING |
| EXT. | EXTERIOR | SIM. | SIMILAR |
| F.O.C. | FACE OF CONCRETE | SL. | SLIDING |
| F.O.S. | FACE OF STUDS | S.C. | SOLID CORE |
| FT. | FEET | SPEC. | SPECIFICATION(S) |
| FIN. | FINISH | SQ. | SQUARE |
| F.F.L. | FINISH FLOOR LEVEL | SSTL | STAINLESS STEEL |



| Legend | |
|---|---|
|  | Column/Grid Line |
|  | Work Point or Control Point |
|  | Building Section Sheet Where Drawn |
|  | Keynote |
|  | Exterior Elevation Sheet Where Drawn |
|  | Window Number |
|  | Interior Elevation Sheet Where Drawn |
|  | Door Number |
|  | Detail Number Sheet Where Drawn |
|  | Equipment Number |
|  | Detail Number Sheet Where Drawn |
|  | |
|  | Revision |
|  | Break Line |
|  | Center Line |
|  | Continuous Wood Framing |
|  | Concrete |
|  | Wood Blocking |
|  | Brick |
|  | Finish Lumber/ Woodwork |
|  | Steel |
|  | Concrete Masonry Unit |
|  | Earth |

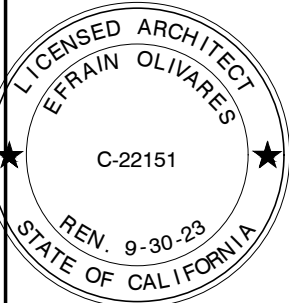
| GENERAL NOTES | |
|---------------|--|
| 1. | The contractor shall, to the full extent permitted by law, defend, indemnify and save harmless the owner, tenant and Architect Inc. and their respective directors, officers, partners, employees, and agents from any and all claims directly or indirectly arising or alleged to arise out of the performance of the failure to perform the work or conditions of the work, and from any and all claims by workmen, suppliers or subcontractors involved in performance of the work. |
| 2. | The obligations set forth in this paragraph shall specifically include, but shall not be limited to, all claims directly or indirectly arising or alleged to arise under any scaffolding, structural work or safe place law, but shall not include any claims arising solely from the active negligence of the party asking to be defended. Indemnified or saved harmless. |
| 3. | The Contractor shall visit the site and be knowledgeable of conditions thereof. He shall investigate, verify and be responsible for all conditions of the project and shall notify the Architect of any condition requiring modifications before proceeding with the work. |
| 4. | All dimensions shall be verified in field before proceeding with the work. The Architect shall be notified of any correction required. |
| 5. | The contractor shall conform to all codes, ordinances, etc., which have jurisdiction over this work. The contractor shall retain responsibility for compliance with latest revisions of all other applicable codes and ordinances. |
| 6. | All symbols and abbreviations used on the drawings are considered construction standards. If the contractor has questions regarding same, or their exact meaning, Architect Inc. shall be notified for clarification. |
| 7. | Dimensions are to be considered "Nominal" unless otherwise noted. All wall dimensions are finished face of wall unless otherwise noted. |
| 8. | All dimensions shall have preference over scale, do not scale drawings. Large scale details govern over small details. |
| 9. | Provide access panels as required by applicable codes and as required for mechanical, electrical and plumbing equipment. All access panels shall be concealed and locations shall be reviewed with the Architect. |
| 10. | Refer to mechanical and electrical contractor's drawings and manufacturer's template drawings for all mechanical and electrical equipment supports, bolt setting templates, isolations, spring isolations, etc., not shown on drawings. |
| 11. | The Contractor shall provide all the necessary blocking, backing, framing, hangers, or other support for all fixtures, equipment, cabinetry, furnishings and all other items requiring the same. |
| 12. | Contractor shall provide adequate bracing, where required, for all elements during construction. |
| 13. | Remove demolished items from the site and dispose of them in a legal manner. |
| 14. | All materials and finished indicated on the contract documents shall be new and unused, unless noted otherwise. |
| 15. | Contractor shall provide for temporary toilet facilities during the course of construction. |
| 16. | The act of starting any specific operation will be deemed as evidence acceptance by the Contractor of all related existing conditions as being satisfactory for such work. |
| 17. | All requests for clarification of these drawings shall be directed to the Architect. All approvals and instructions to contractor shall be issued through the Architect. |
| 18. | Specifications, along with these drawings, shall form a part of the Construction Document package. |
| 19. | Separate permits are required for a separate structure, grading work, block walls, retaining walls, demolition, electrical, mechanical, & plumbing work. |

| FIRE DEPARTMENT NOTES | |
|---|---|
| 1. | Provide Fire Sprinklers in area of construction, calculate to most demanding building hydraulic location, cap off and prepare for future expansion. |
| 2. | Provide fire extinguishers per fire dept. field review. |
| 3. | Provide off site reporting connections for the fire sprinkler system. |
| 4. | Provide address viewable and legible from the public way. |
| ARCHITECTURAL NOTES: | |
| 1. | Not used |
| 2. | Plastered surfaces on walls, ceiling and roof soffits exposed to the weather shall have exterior lath and plaster conforming to 4708 and 4706 respectively. Exterior plaster reinforced per 4706-c may be applied over gypsum lath on ceiling and roof soffits. |
| 3. | Inspection is required for all interior and exterior in-place lath and/or wallboard before any plastering is applied or any joints and fasteners have been taped and finished. |
| 4. | A corrosion resistant weep screed which will allow trapped water to drain to the exterior of the building is required below the stucco at the foundation plate line. |
| 5. | Interior wall finish in all rooms shall have a minimum flame spread classification of III. (T 42-A) |
| 6. | Flame spread rating for all finish materials shall comply with latest codes. |
| PLUMBING & BATHROOM NOTES: | |
| 1. | Wall covering at showers shall be finished to a height of not less than 70" above the drain. Materials other than structural elements used in such walls shall be of a type which is not adversely affected by moisture, or approved prefab's tubs and showers. Net area of shower receptor to be not less than 1,024 sq.in of floor area and encompass a 30 in. diameter circle. |
| 2. | Where used, glass enclosure doors and panels must be 3/16" fully tempered, 1/4" laminated, or of an approved plastic. Swing door outward. |
| 3. | Shower heads, lavatory faucets, and sink faucets shall be equipped with flow control devices to limit total flow to 3g.p.m. |
| 4. | Provide rodent and insect proofing where all plumbing, wiring and vents pass through the framing plates. |
| 5. | Provide ventilation of 5 air changes per hour where mechanical ventilation is required. |
| APPLICABLE CODES | |
| All work on this contract shall conform to the latest Codes, Regulations, and Local Ordinances including, but not limited to the following: | |
| 2022 California Building Code | |
| California Electrical Code-Part 3, Title 24) | |
| California Mechanical Code-Part 4, Title 24) | |
| California Plumbing Code-Part 5, Title 24) | |
| California Green Building Standards Code (Title 24) | |
| (California Fire Code-Part 9, Title 24) | |
| 2022 California Fire Code | |
| California Energy Code-Part 6, Title 24) | |
| 2022 California Energy Code | |
| 2022 Glendale Building and Safety Code | |

| SAFETY GLAZING NOTES: | |
|--|--|
| 1. | The following locations shall be provided with safety glazing: a. All glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers and glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of glazing is less than 60 inches above a standing surface or drain inlet. b. All glazing within 24 inches of a door and within 60 inches of the floor c. All glass over 9 square feet in area within 18 inches of the floor or 36 inches of grade, and glass doors and wall panels. |
| SECURITY NOTES: | |
| 1. | Windows and door lights within 40 inches of the locking device of the door shall be fully tempered/approved burglar resistant. |
| 2. | Door hinge pins accessible from the outside shall be non-removable. |
| 3. | Sliding glass doors and sliding glass windows shall bear forced-entry-resistant labels. |
| 4. | Door stops of wood jambs of in-swinging doors shall be of one piece construction or joined by rabbet. |
| 5. | Entry doors shall be equipped with a dead bolt and a dead locking latch, both key operated from the outside. Dead bolt shall have a hardened insert, 1 inch minimum throw and 5/8 inch minimum embedment into jamb. |
| 6. | All pin-type door hinges accessible from outside shall have non-removable hinge pins. Hinges shall have min. 1/4" dia. steel jamb stud with w/4" min. projection. The strike plate for latches and holding device for projecting dead bolts in wood construction shall be secured to the jamb and the wall framing with screws no less than 2-1/2" long. |
| 7. | Cylinder guards shall be installed on all cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. |
| 8. | Mullions shall be considered a part of adjacent panels unless sized as required herein for stiles and rails except mullions not over 18 inches long may have an overall width of not less than 2 inches. |
| 9. | Other openable windows shall be provided with substantial locking devices. In B Occupancies, such devices shall be glide bars, bolts, cross-bars, and (or) padlocks with minimum 9/32" hardened steel shackles and bolted, hardened steel hasps. |
| SCOPE OF WORK: | |
| New addition to the rear of existing single family home and convert existing 2 car garage to 3 car garage. | |
| ZONING INFO: | |

| PROJECT INFORMATION | |
|------------------------------------|--|
| Owner: | Erick Yepes |
| Project Address: | 1555 Valley View Rd. Glendale, CA 91202 |
| Architect: | Efra Partners LLC |
| Firm Address: | 1763 Blake Ave, Los Angeles, Ca 90031 |
| BUILDING LIMITATION/ CODE ANALYSIS | |
| Assessor's ID No. | 5632-012-002 |
| Zone: | R1R District 2 |
| Legal Description: | Portion of lot 49 of tract no. 9152, in the city of Glendale, County of Los Angeles, State of California, as per map recorded in book 124 pages 8-11 of maps, in the office of the county recorder of said county. |
| Occupancy Type: | R-3 |
| Construction Type: | 5-B |
| Lot Size: | 15,370 sq. ft. Per Count Assessors |
| Number of stories: | 1 |
| CA Climate Zone: | 9 |
| Fire Hazard Zone: | Yes |

| VICINITY MAP | |
|-------------------|-------------------------------|
| | |
| INDEX OF DRAWINGS | |
| ARCHITECTURAL | |
| A0.0 | Cover Sheet |
| A0.2 | Survey |
| A0.4 | Existing Site Demolition Plan |
| A1.0 | Existing Site Plan |
| A1.1 | Proposed Site/Roof Plan |
| A1.2 | Landscape Area Diagram |
| A1.3 | Landscape Plan |
| A1.4 | Proposed Roof Plan |
| A2.0 | Existing Floor Plan |
| A2.1 | Proposed Floor Plan |
| A2.2 | Garage Floor Plan |
| A3.0 | Elevations |
| A3.1 | Elevations |
| A3.2 | Garage Elevations |
| A3.4 | Existing Elevations |
| A3.5 | Existing Elevations |
| A4.0 | Sections |
| A6.0 | Details |
| A6.1 | Details |

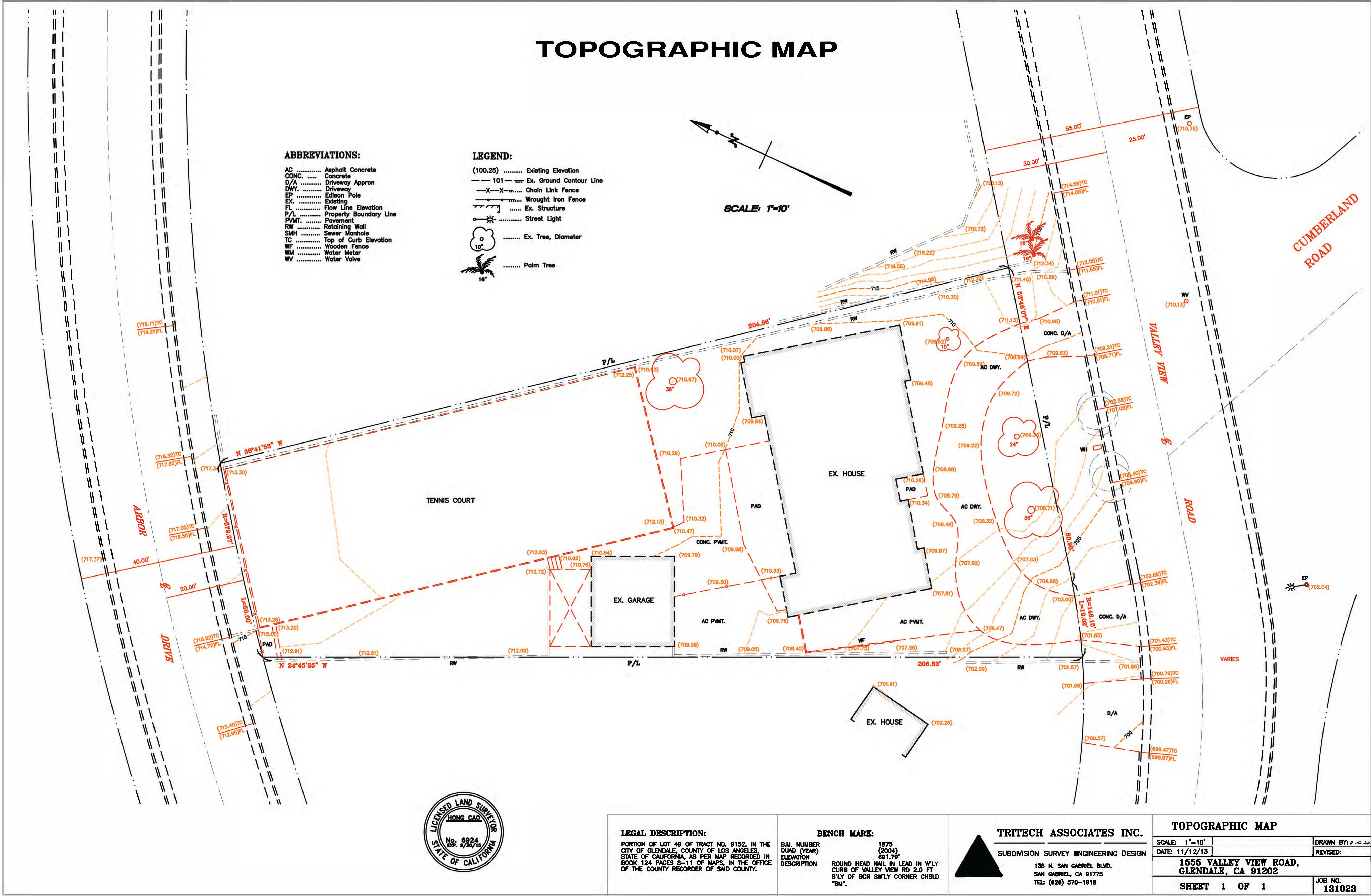


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| <div>EFRA</div> <div>partners</div> | | Architecture Development Planning | Efrain Olivares AIA | info@efrapartners.com (323) 665-5760 | |
| <div>Yepes Valley View Residence</div> <div>1555 Valley View Road, Glendale, CA 91202</div> | | | | | 202010 |

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| Date | Issued for: |
| 10.23.2024 | Administrative Review |
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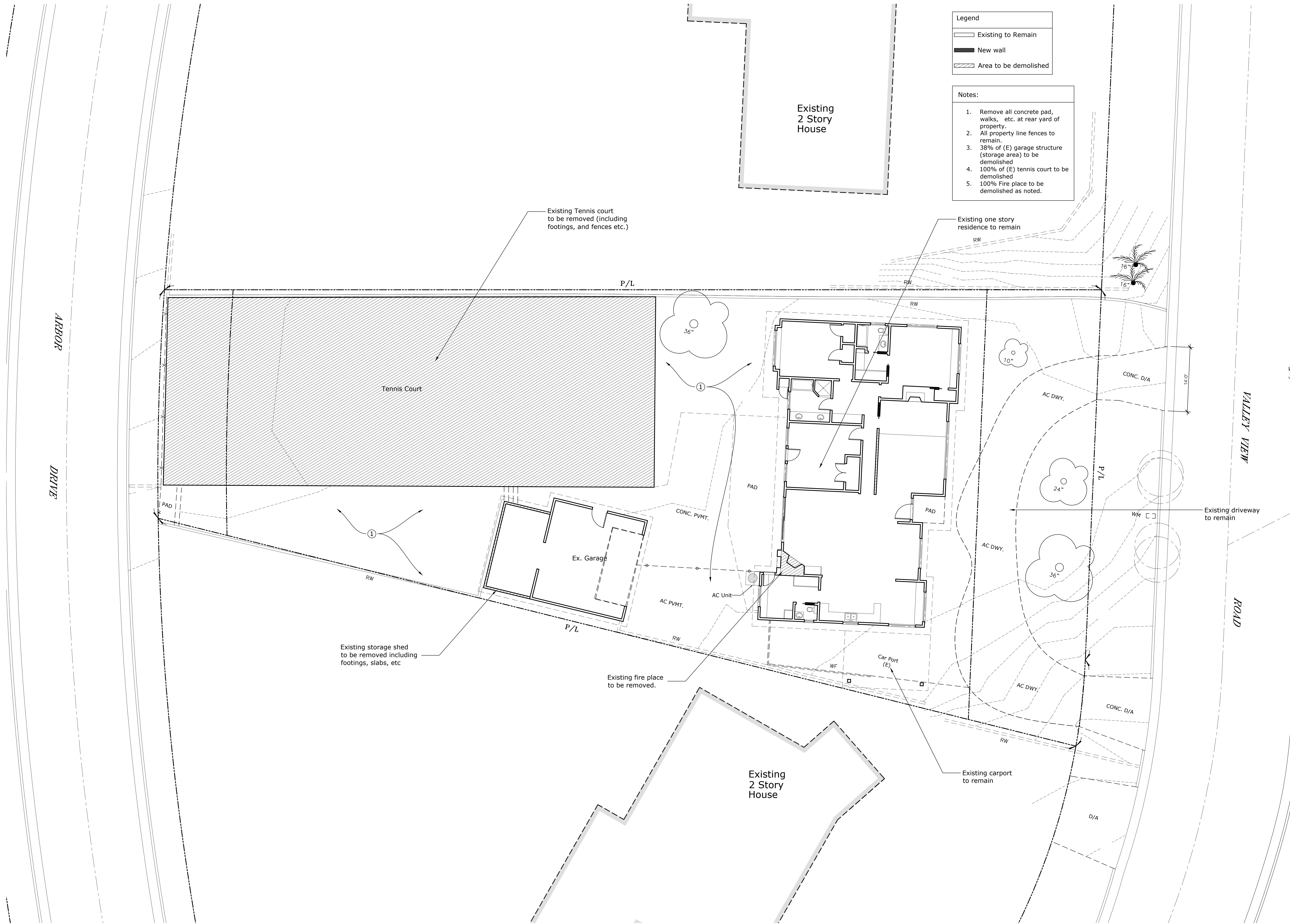
Cover Sheet

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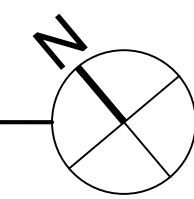
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| EFRA partners | Architecture Development Planning | Efrain Olivares AIA | info@efrapartners.com (323) 665-5760 |
| | Yepes Valley View Home 1555 Valley View Road, Glendale, CA 91202 | | |
| 202010 | | | |

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|------------|-----------------------|
| Date | Issued for: |
| 10.23.2024 | Administrative Review |
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Site Demolition Plan

Scale: 1/4" = 1'-0"



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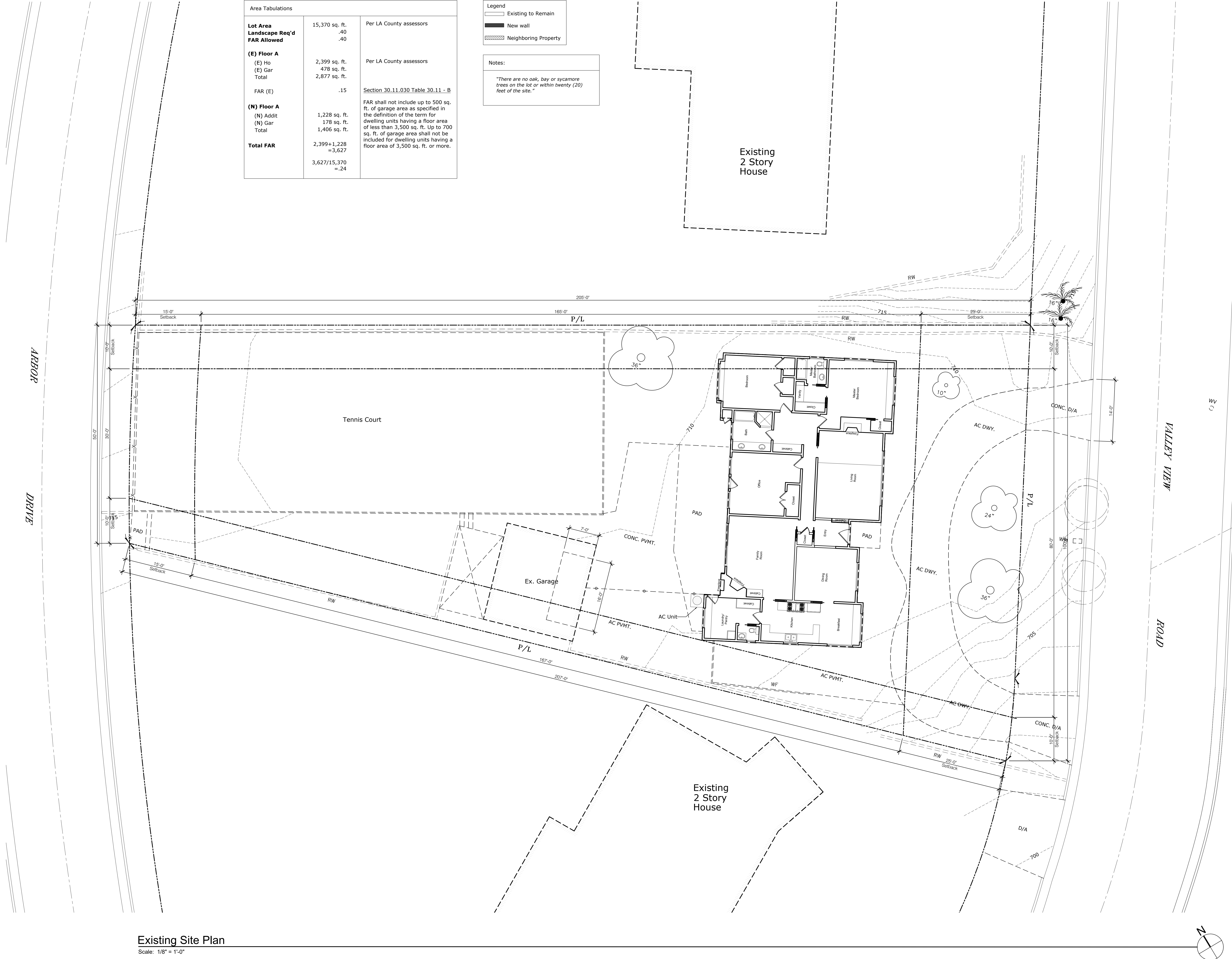
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Yepes Valley View Residence
1555 Valley View Road, Glendale, CA 91202

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Existing Site/
Demolition Plan

A0.4



Existing Site Plan
Scale: 1/8" = 1'-0"

| Area Tabulations | | |
|--|---|---|
| Lot Area Landscape Req'd FAR Allowed | 15,370 sq. ft. | Per LA County assessors |
| | .40 .40 | |
| (E) Floor A (E) Ho (E) Gar Total | 2,399 sq. ft. 478 sq. ft. 2,877 sq. ft. | Per LA County assessors |
| FAR (E) | .15 | Section 30.11.030 Table 30.11 - B |
| (N) Floor A (N) Addit (N) Gar Total | 1,228 sq. ft. 178 sq. ft. 1,406 sq. ft. | FAR shall not include up to 500 sq. ft. of garage area as specified in the definition of the term for dwelling units having a floor area of less than 3,500 sq. ft. Up to 700 sq. ft. of garage area shall not be included for dwelling units having a floor area of 3,500 sq. ft. or more. |
| Total FAR | 2,399+1,228 =3,627 3,627/15,370 =.24 | |

| Legend |
|----------------------|
| Existing to Remain |
| New wall |
| Neighboring Property |

Notes:

"There are no oak, bay or sycamore trees on the lot or within twenty (20) feet of the site."

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Existing
Site Plan

A1.0

Date

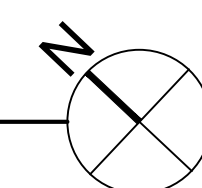
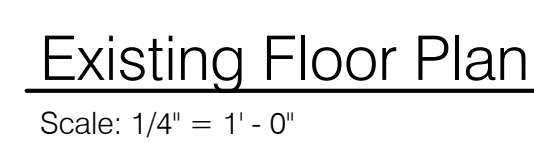
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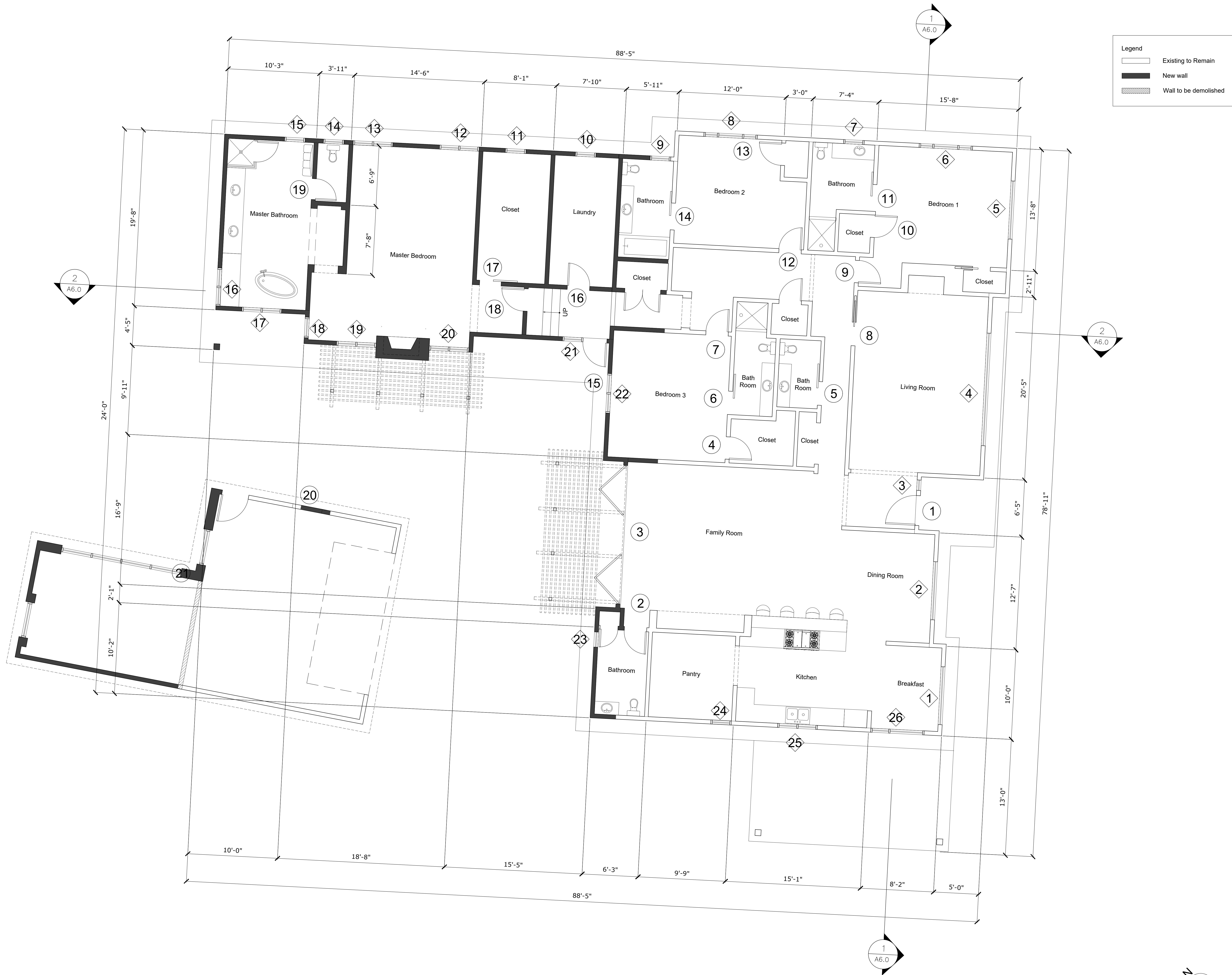
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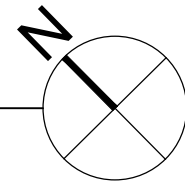
Existing
Floor Plan

A2.0



Proposed Floor Plan

Scale: 1/4" = 1'-0"



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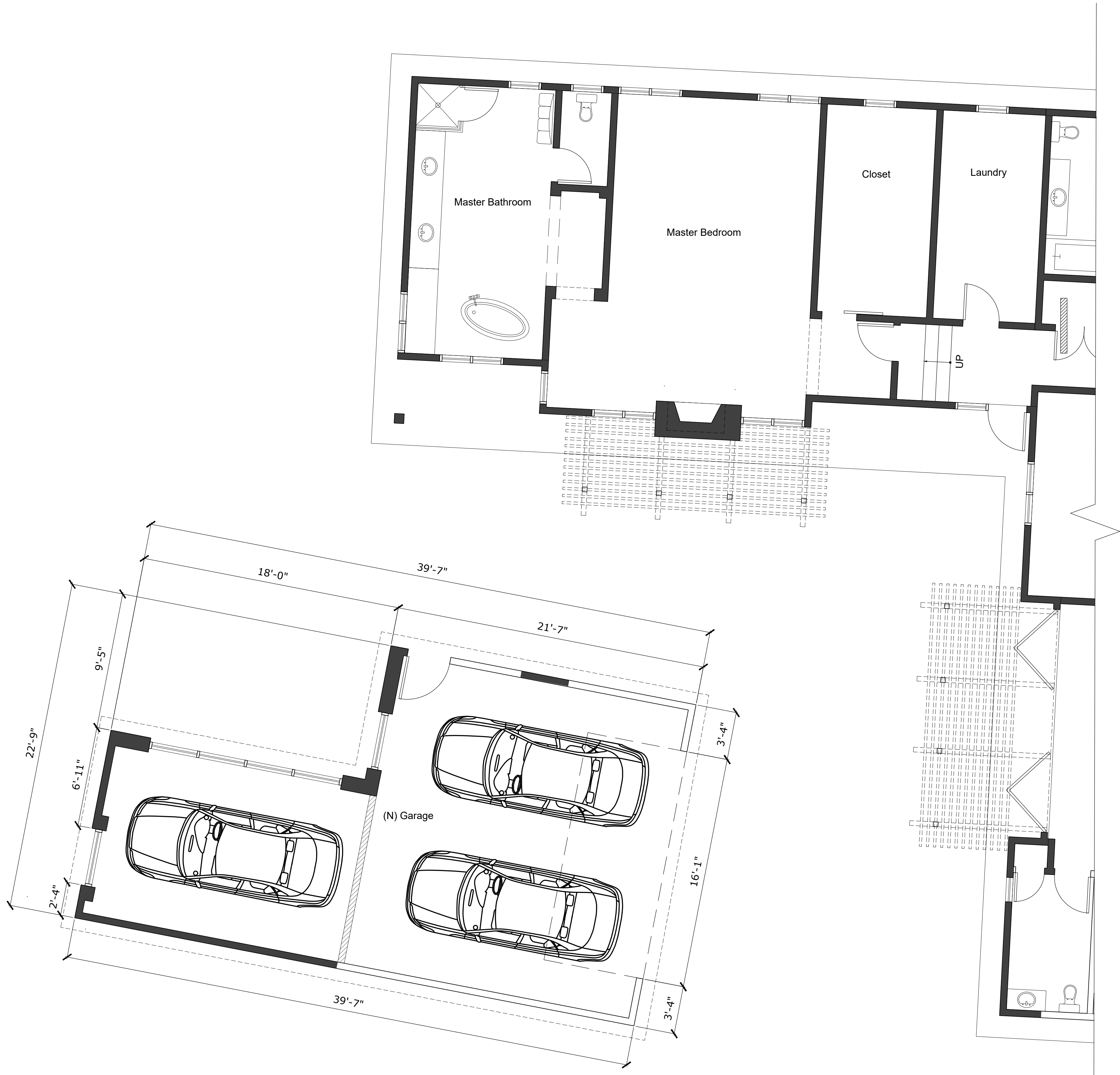
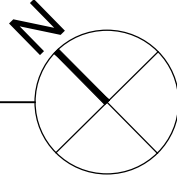
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Proposed
Floor Plan

A2.1

Garage Floor Plan

Scale: 1/4" = 1'-0"



Legend

- Existing to Remain
- New wall
- Wall to be demolished

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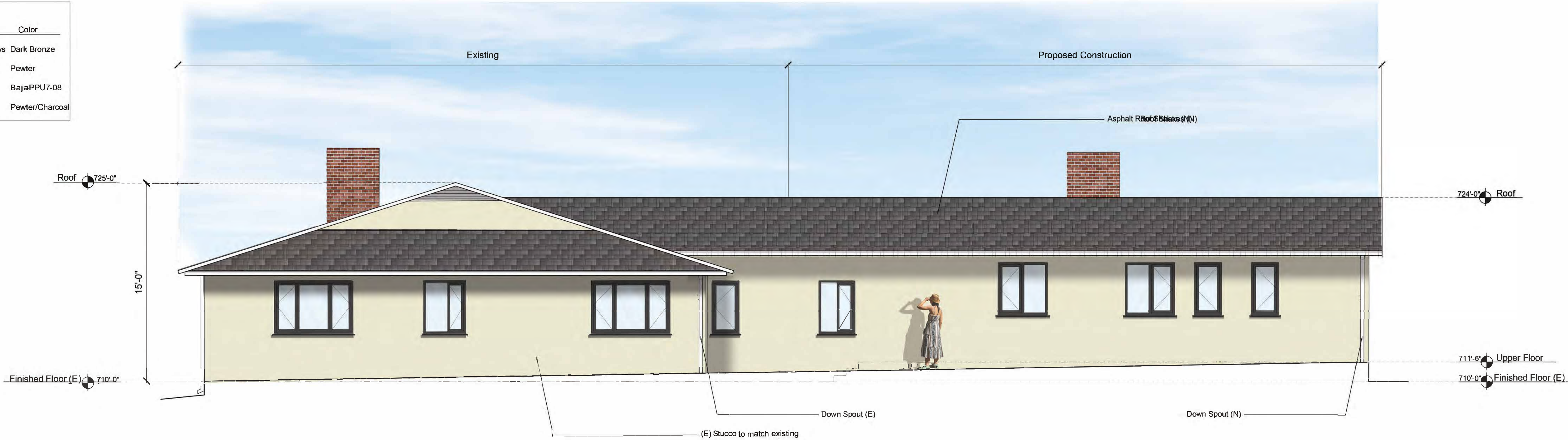
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| Materials | | |
|-----------------------|-----------------|-----------------|
| Product | Manufacturer | Color |
| 1. Door/Window Frames | Lincoln Windows | Dark Bronze |
| 2. Roof | Atlas Roofing | Pewter |
| 3. Walls | Behr | BajaPPU7-08 |
| 4. Pavers | Angelus | Pewter/Charcoal |



North Elevation
Scale: 1/4" = 1' - 0"

2



East Elevations (Existing to Remain)
Scale: 1/4" = 1' - 0"

1

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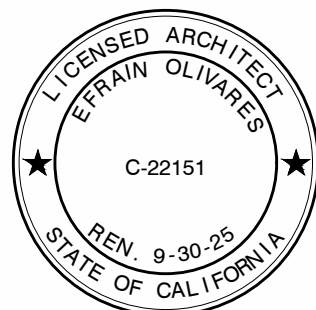
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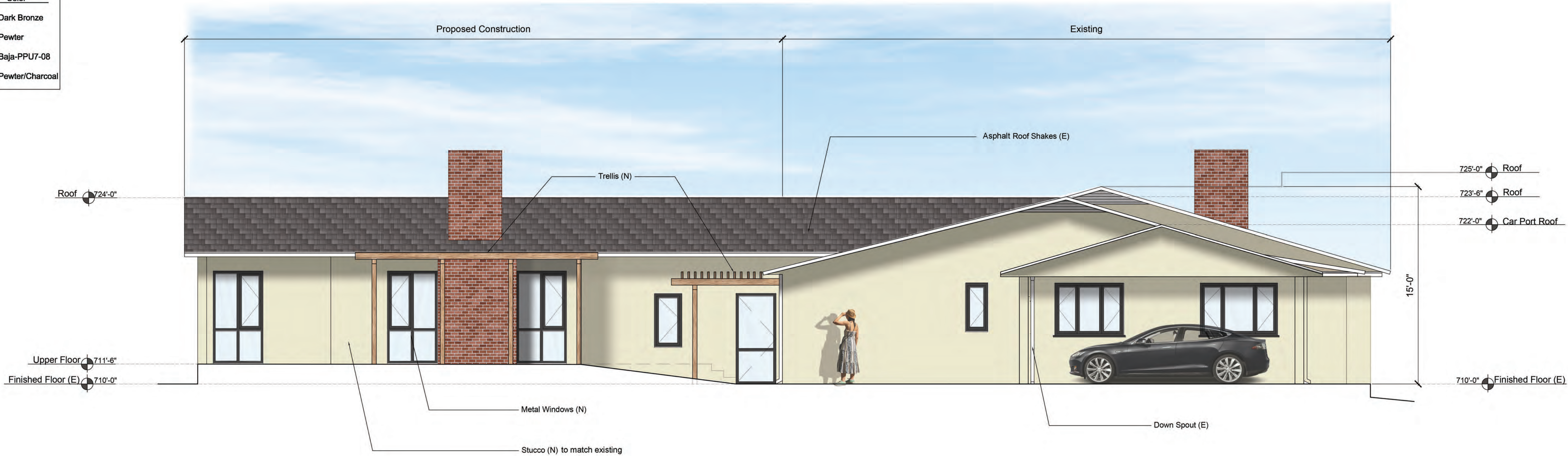
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Elevations

A3.0

| Materials | | |
|-----------------------|-----------------|-----------------|
| Product | Manufacturer | Color |
| 1. Door/Window Frames | Lincoln Windows | Dark Bronze |
| 2. Roof | Atlas Roofing | Pewter |
| 3. Walls | Behr | Baja-PPU7-08 |
| 4. Pavers | Angelus | Pewter/Charcoal |



South Elevation
Scale: 1/4" = 1' - 0"

2



West Elevation
Scale: 1/4" = 1' - 0"

1

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Date

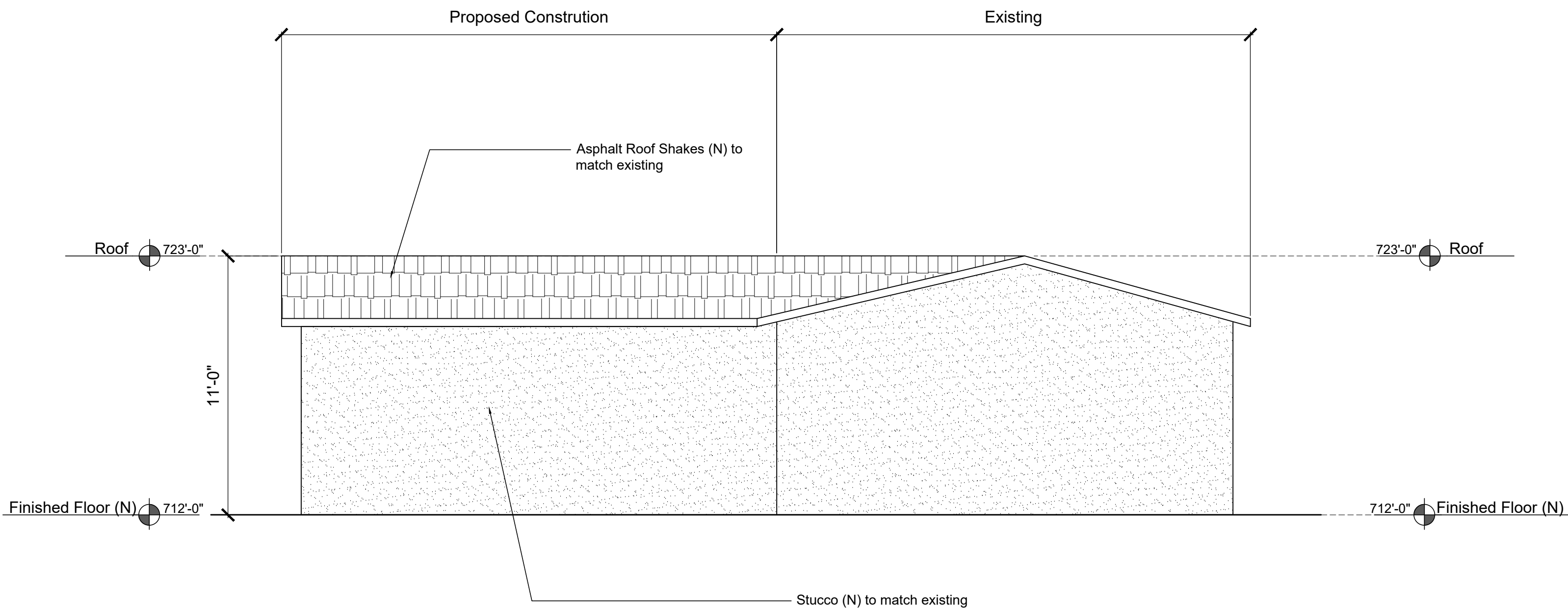
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Elevations

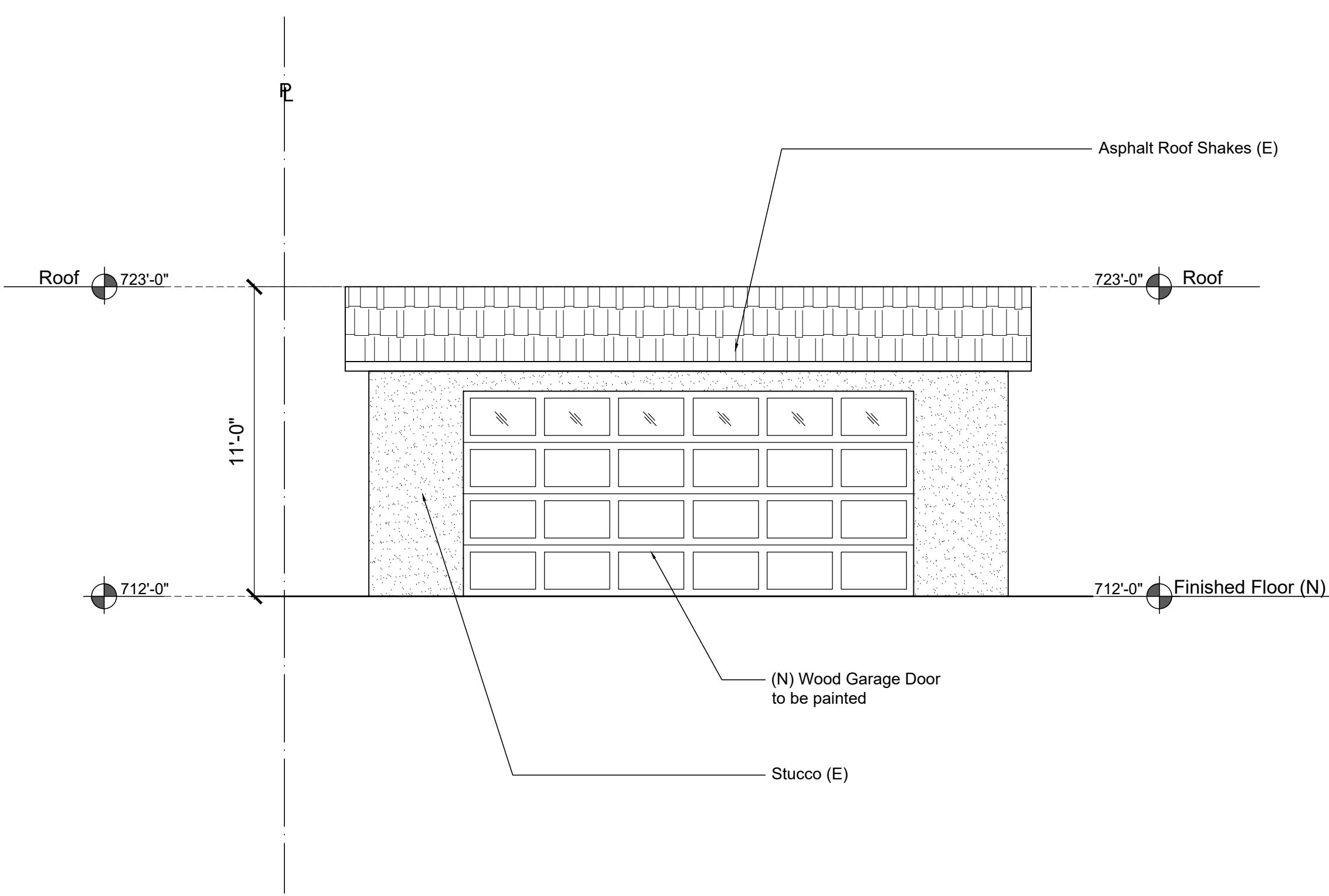
A3.1



West Elevation

Scale: 1/4" = 1' - 0"

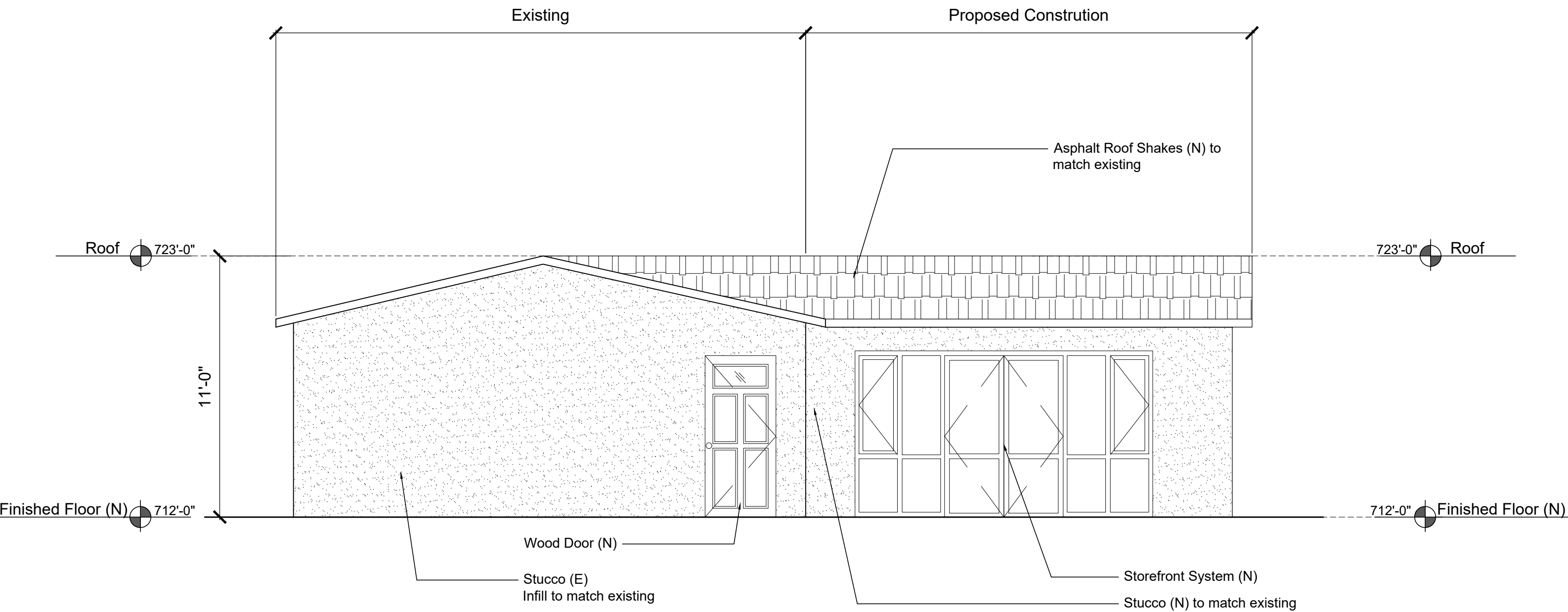
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South Elevation

Scale: 1/4" = 1' - 0"

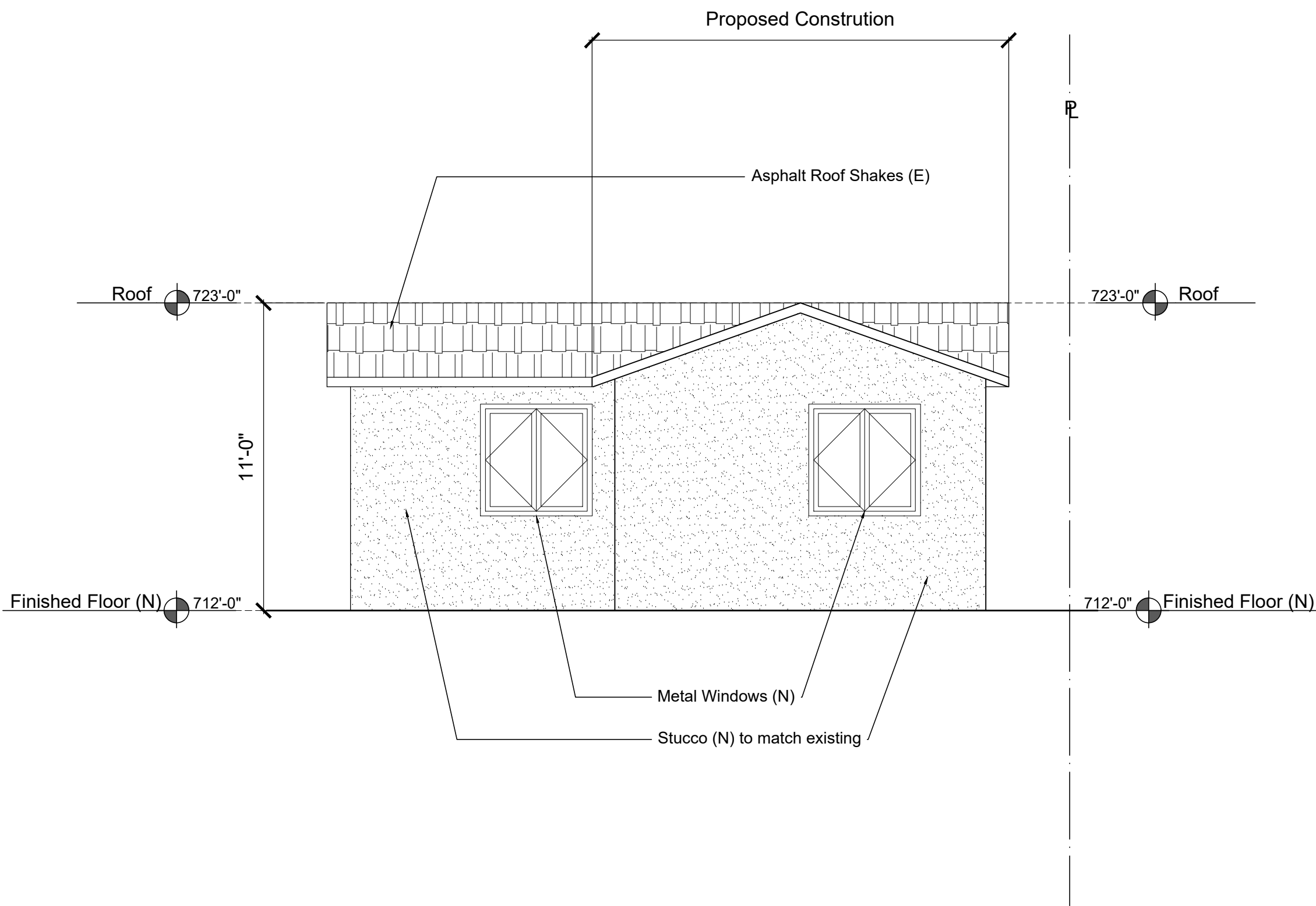
2



East Elevation

Scale: 1/4" = 1' - 0"

3



North Elevation

Scale: 1/4" = 1' - 0"

1

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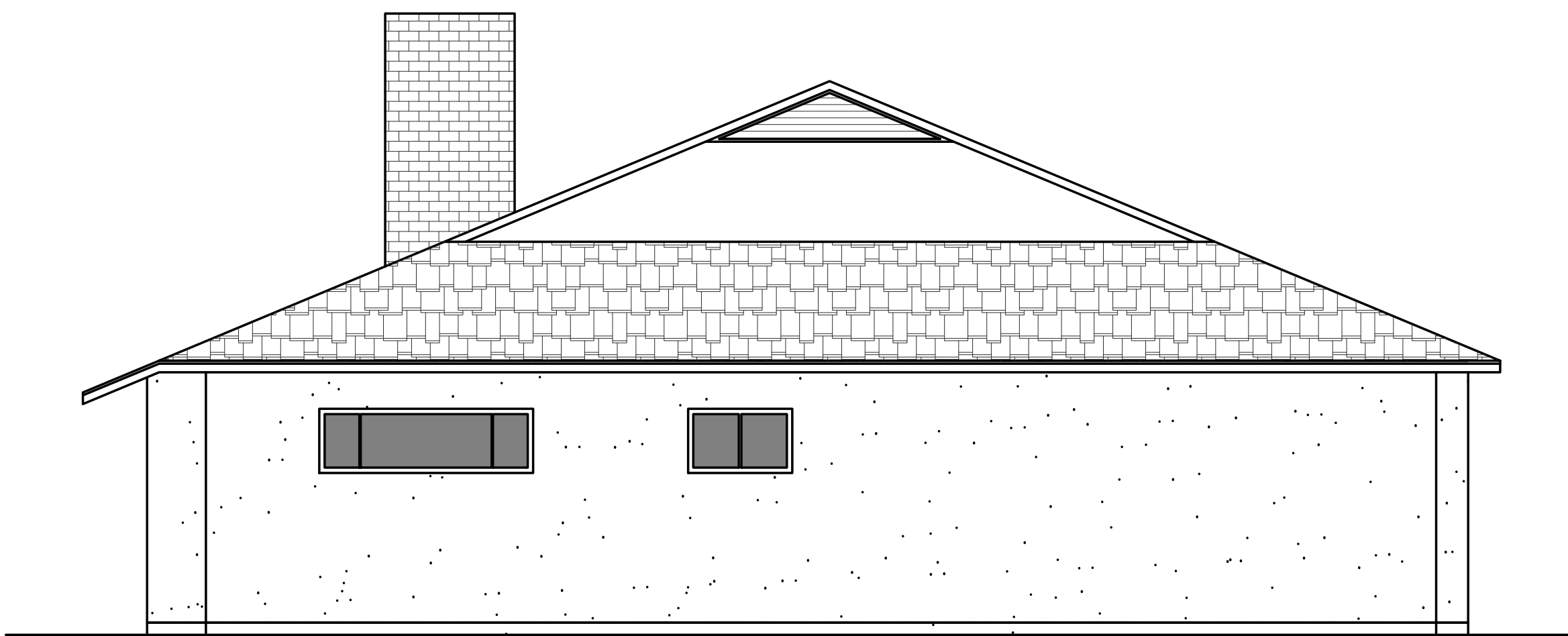
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Garage
Elevation

A3.2



North Elevation

Scale: 1/4" = 1' - 0"

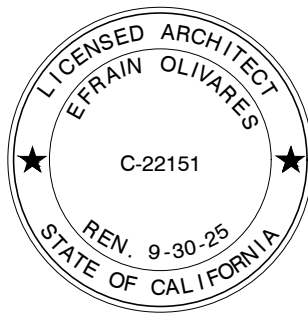
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East Elevations (Existing to Remain)

Scale: 1/4" = 1' - 0"

1



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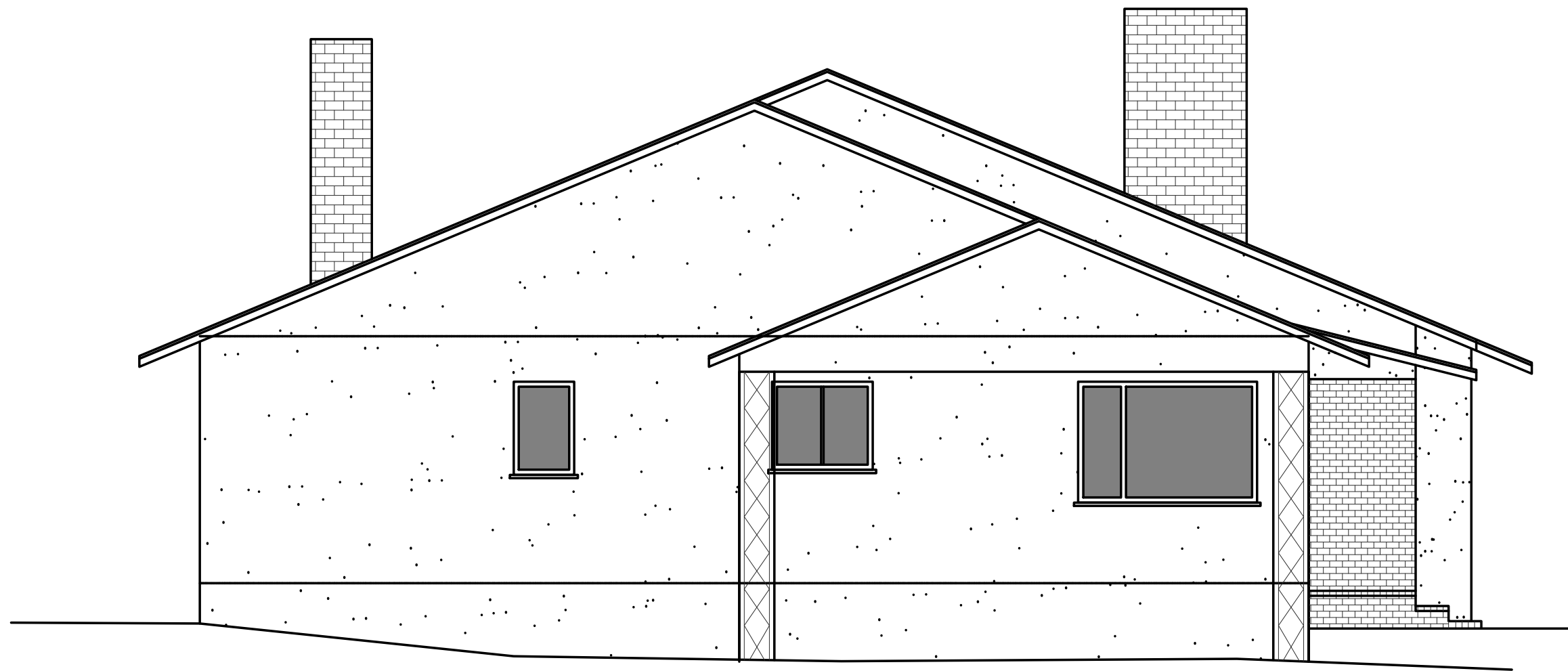
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Existing Elevations

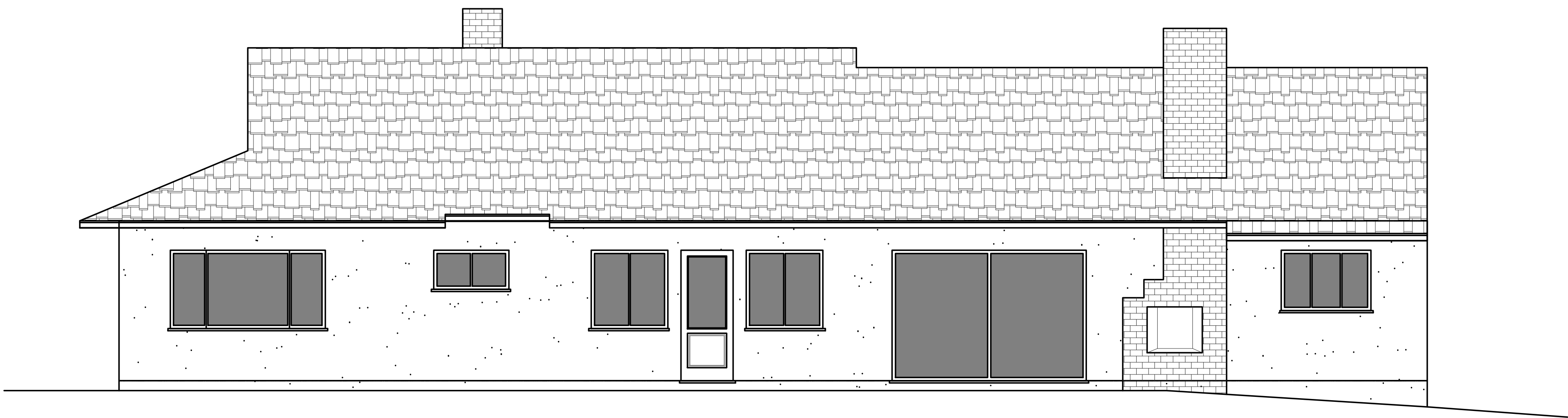
A3.4



South Elevation

Scale: 1/4" = 1' - 0"

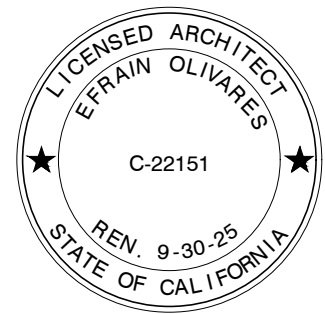
2



West Elevation

Scale: 1/4" = 1' - 0"

1



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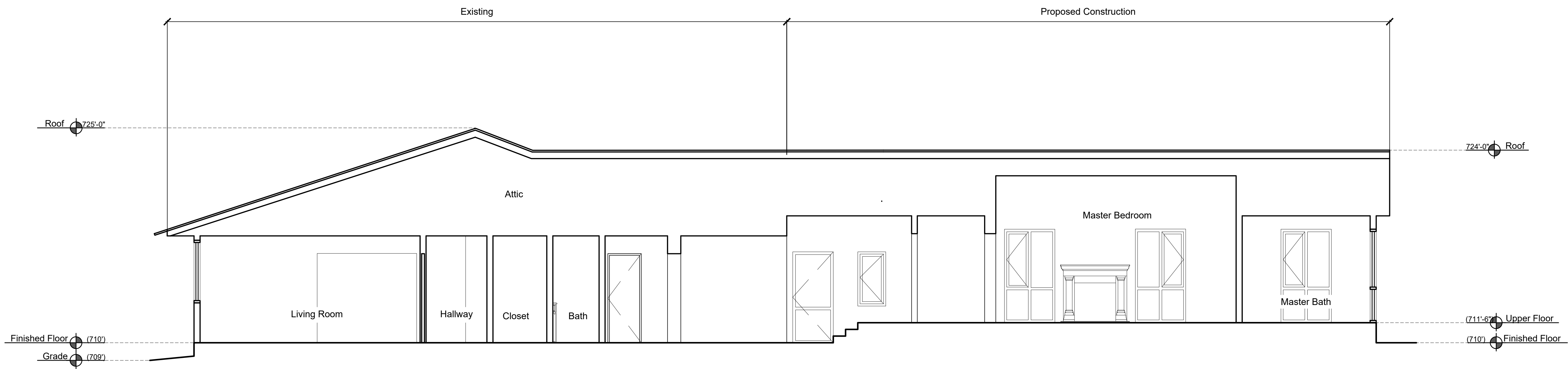
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Existing
Elevations

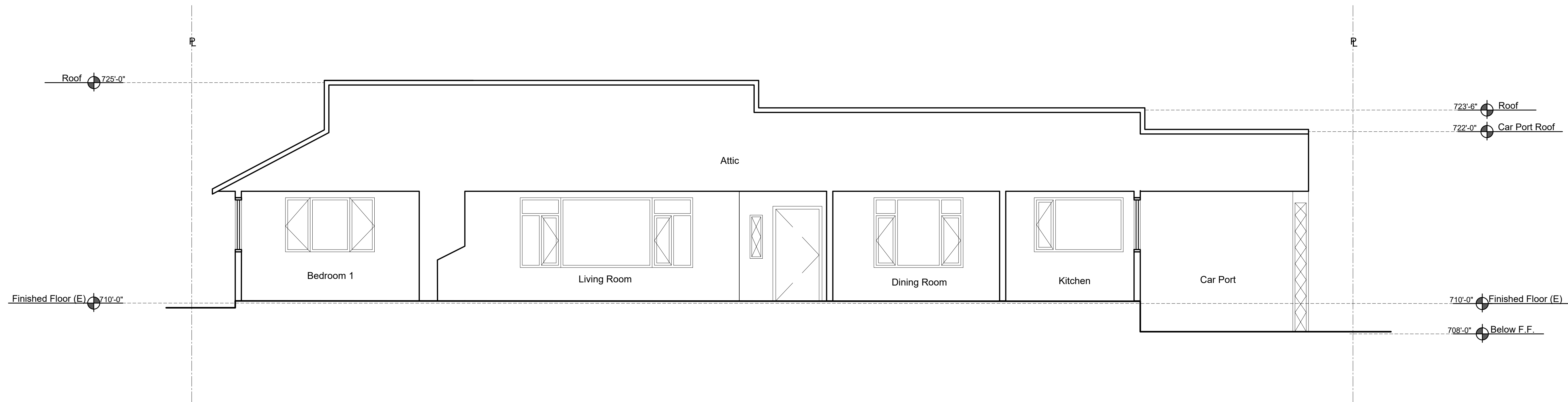
A3.5



East to West Section (Looking South)

Scale: 1/4" = 1' - 0"

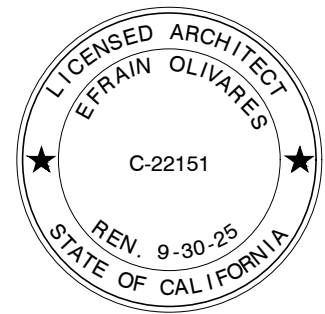
2



North to South Section (Looking East)

Scale: 1/4" = 1' - 0"

1



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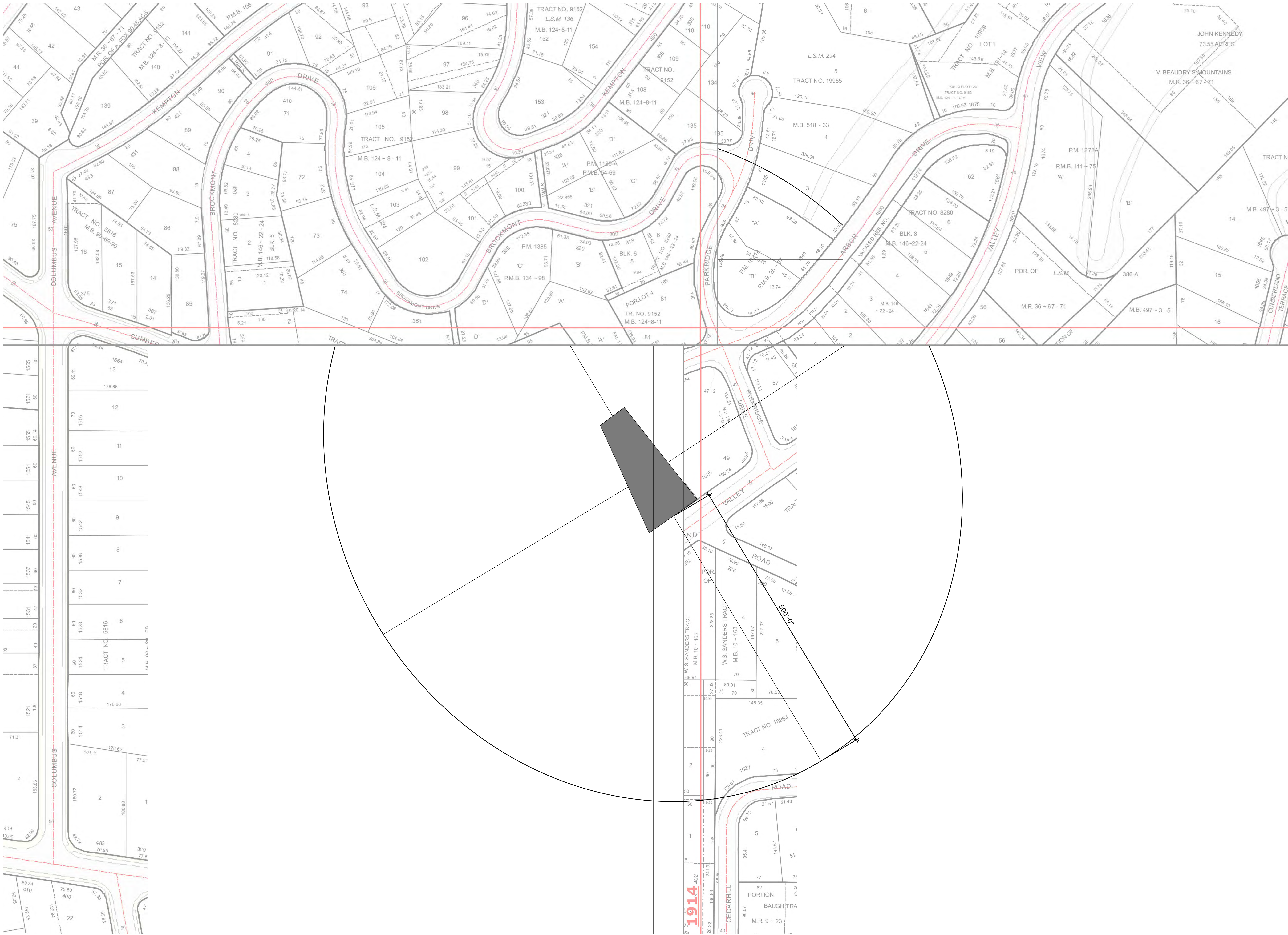
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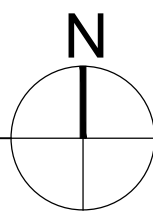
Sections

A4.0



Location and Zoning Map

Scale: 1/64" = 1'-0"



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Location and
Zoning Map





1



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3



4



10



5



9



8



7



6

1555 Valley View Rd. Survey List

| Address | Height & Roof Survey | Setback Survey | Floor Area Ratio | House Size | Lot Size |
|-------------------------|-------------------------|-------------------|---------------------|---------------|-------------|
| 1. 301 Cumberland Rd. | 2 | 40' | .15 | 3,536 SF | 23,095 SF |
| 2. 1605 Valley View Rd. | 2 | 45' | .10 | 3,066 SF | 28,750 SF |
| 3. 1619 Parkridge Dr. | 2 | 25' | .27 | 3,371 SF | 12,186 SF |
| 4. 1625 Valley View Rd. | 2 | 25' | .34 | 3,604 SF | 10,332 SF |
| 5. 1620 Valley View Rd. | 2 | 20' | .14 | 4,380 SF | 30,030 SF |
| 6. 1600 Valley View Rd. | 2 | 40' | .16 | 2,972 SF | 17,980 SF |
| 7. 292 Cumberland Rd. | 2 | 25' | .24 | 3,910 SF | 16,206 SF |
| 8. 1542 Valley View Rd. | 2 | 20' | .32 | 3,546 SF | 10,800 SF |
| 9. 300 Cumberland Rd. | 1 | 30' | .19 | 4,011 SF | 20,787 SF |
| 10. 314 Cumberland Rd. | 2 | 25' | .25 | 4,458 SF | 17,538 SF |