



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

October 28, 2022

Andrei Pogany
6375 North Ave 46
Los Angeles, CA 90042

**RE: 1417 OAK CIRCLE DR
Administrative Design Review Case No. PDR2208285**

Dear Applicant:

The Director of Community Development will render a final decision on or after **November 7, 2022** for the following project:

PROJECT DESCRIPTION: To construct a 511 square-foot, one-story addition at the front, and 50 square-foot, one-story addition at the rear of the existing 1,264 square-foot one-story, single-family residence (built in 1948) with an existing detached, two-car garage on an approximately 5,560 square-foot lot in the R1-II zone (Low Density Residential - Floor Area Ratio II).

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

For more information or to submit comments, please contact the case planner, Aileen Babakhani, at 818-937-8331 or ababakhani@glendaleca.gov.

Comments must be received prior to **November 7, 2022**, in order to be considered by the Director.

DECISION: A decision letter will be posted on or after the date listed above and may be accessed online at: <http://www.glendaleca.gov/planning/decisions>

You may also request notification of the decision when the decision is rendered. Should you wish to file an appeal of the decision, the appeal must be filed within 15 days of the date of the decision as shown on the decision letter. Appeal applications are available in Permit Services, 633 E. Broadway, Room 101, Glendale, CA 91206.

Sincerely,

A handwritten signature in black ink, appearing to read "Aileen", is written over a light blue circular stamp.

Aileen Babakhani
Planner



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

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

November 7, 2022 <i>Hearing Date</i>	1417 OAK CIRCLE DRIVE <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5611-013-015 <i>APN</i>
PDR2208285 <i>Case Number</i>	Andrei Pogany <i>Applicant</i>
Aileen Babakhani, Planner <i>Case Planner</i>	HOLLY SCHONAU & JACOB SCHONAUTAYLOR <i>Owner</i>

Project Summary

To construct a 511 square-foot, one-story addition at the front, and 50 square-foot, one-story addition at the rear of the existing 1,264 square-foot one-story, single-family residence (built in 1948) with an existing detached, two-car garage on an approximately 5,560 square-foot lot in the R1-II zone (Low Density Residential - Floor Area Ratio II).

Environmental Review

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 (e)(1) of the State CEQA Guidelines, because the proposed addition to the existing structure will not result in an increase of more than 2,500 square feet of floor area.

Existing Property/Background

The project site is an approximately 5,560 square-foot interior, irregularly-shaped lot, located at the north side Oak Circle Drive. The lot is developed with an existing 1,264 square-foot one-story house with a detached two-car garage built in 1948. The proposed project adds a total of 561 square-foot one-story addition to the existing house (511 square feet at the front and a 50 square feet at the rear). There is no change to the existing detached garage and driveway. The project also involves interior remodeling.

The property does not appear eligible for historic designation at the federal, state, or local level and is therefore not considered a historic resource under the California Environmental Quality Act (CEQA).

There are two street trees adjacent to the property, a cork oak (*Quercus suber*) and a coast live oak (*Quercus agrifolia*). The street trees are both in good condition. Per Urban Forestry, the project will cause limited impact to the protected street trees. However, the project should follow City Standard Street Tree Protection Measures and depict the street trees on the site plan accurately. A condition of approval is added to reflect the Urban Forestry requirements.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RI FAR District: II
Zone:R-3050 (Moderate Density Residential)

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

Active/Pending Permits and Approvals

None.

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	7,972 sq. ft.	5,168 sq. ft. – 14,262 sq. ft.	5,560 sq. ft.
Setback	25.6 feet	22 feet – 29.1 feet	25 feet
House size	1,631 sq. ft.	884 sq. ft. – 3,024 sq. ft.	1,825 sq. ft.

Floor Area Ratio	0.21	0.10 – 0.33	0.32
Number of stories	One- and two-story (95 percent of the houses are one-story)	One and two-story (95 percent of the houses are one-story)	one-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

There is no change to the location of the existing garage or driveway.

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

There is no proposed change to the existing fences and walls.

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 proposed 511 square-foot, one-story addition at the front of the house will extend the existing building footprint towards the street and does not change the existing site planning significantly, because there are no other changes to the existing building footprint and the proposed 50 square-foot addition at the rear infills the existing covered patio.
- The proposed site planning is appropriate to the existing site and its surrounding neighboring properties, because the front addition will set back 25 feet away from the street side frontage (along Oak Circle Drive), consistent with the predominant street setback and average street front setback of 25.6 feet in the neighborhood.
- There is no change to the location of the existing detached two-car garage and no change is proposed to the existing vehicular access from Oak Circle Drive.
- The existing landscaping will remain unchanged. A condition of approval is added for the project to meet the Urban Forestry requirements for the two protected street trees, a cork oak (*Quercus suber*) and a coast live oak (*Quercus agrifolia*); and obtain required permits to protect the street trees during construction.

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:

- Overall, the mass, height, proportions and architectural concept of the addition at the front of the house is consistent with the existing house and surroundings. The addition creates a front façade consistent with the existing front façade by replicating the existing front bay window and the primary entrance in almost the same form.

- The proposed addition will increase the overall height of the existing house from 16'-2" to 17'-2", while the design will maintain the existing roof and adds primarily a new shed roof (with a 2.25:12 roof pitch) along with new gabled and hipped roofs, consistent with the existing roofs and architectural style.

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

The proposed plans currently show the location of a light fixture at the front elevation, adjacent to the front entry. A condition of approval is added to provide a cut sheet of the exterior (shielded) light fixture, appropriate to the design; and if any new light fixtures are proposed at the side elevations, revise the drawings to show the proposed locations and provide cut sheets to indicate the facades will not be overlit and that the fixtures will be shielded to avoid light spillover to the adjoining property.

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 addition's design and detailing are consistent with the existing architectural concept and surrounding neighborhood. The exterior materials include smooth stucco (gray color), brick veneer to match existing, and asphalt shingles for roofing to match the existing roofing material and color.
- The new primary entryway (front door) is well integrated into design and replicates the location and design of the existing primary entryway.
- The new windows are wood clad (white color) with an appropriate combination of hung and fixed windows.
- The proposed plans currently show the location of a light fixture at the front elevation, adjacent to the front entry. A condition of approval is added to provide a cut sheet of the exterior (shielded) light fixture, appropriate to the design; and if any new light fixtures are proposed at the side elevations, revise the drawings to show the proposed locations and provide cut sheets to indicate the facades will not be overlit and that the fixtures will be shielded to avoid light spillover to the adjoining property.

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. Obtain required permits from Urban Forestry to protect the street trees and depict the street trees on the site plan accurately.
2. Provide cut sheet(s) of exterior (shielded) light fixture appropriate to the design at the front façade; and if any new light fixtures are proposed at the side elevations, revise the drawings to show the proposed locations and provide cut sheets to indicate the facades will not be overlit and that the fixtures will be shielded to avoid light spillover to the adjoining property.

Attachments

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

1417 OAK CIRCLE DRIVE, GLENDALE, CA. 91208

NO.	DATE	ISSUE
1	10/14/2021	INITIAL PLANNING MEETING
2	12/14/2021	PRE APPLICATION READY
3	06/02/2022	DESIGN REVIEW
4	07/18/2022	DESIGN REVIEW

PROJECT SUMMARY:

OCCUPANCY: 'R3' AT SFR AND 'U' AT THE GARAGE
 TYPE OF CONSTRUCTION: V-B
 SETBACKS FOR SFR: FRONT YARD: 25 FT
 SIDE YARD: 4 FT
 REAR YARD: 15 FT
 PARKING: REQUIRED : 2 SPACES
 PROVIDED: 2 SPACES
 ZONE: R-1 DISTRICT II
 HEIGHTS: SFR 16'-3 1/2" (NO CHANGE) MEASURED FROM LOWEST ADJACENT GRADE.
 MAX FLOOR AREA: .40 X 5,558 SF = 2,223.2 SQ FT
 A.P.N.: 561-101-3015
 LOT AREA: 5,558 SQ FT
 LOT COVERAGE = 2,182 SQ FT / 5,558 SQ FT =39.2% OK
 LANDSCAPE = 2,626 SQ FT NO CHANGE

LEGAL DESCRIPTION:

LOT 57 IN BLOCK NONE OF TRACT # 13026 EX OF ST, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 276, PAGES 7-8 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SHEET INDEX:

ARCHITECTURAL TITLE			
A701	SITE PLAN, ADJACENT NEIGHBOR SITE PLAN, AND PROJECT INFO	A702	RENDERED PERSPECTIVES
A000	EXISTING AND PROPOSED SITE PLAN		DOOR AND WINDOW DETAILS
A100	EXISTING AND PROPOSED FLOOR PLAN		
A102	EXISTING AND PROPOSED ROOF PLAN		
A200	EXISTING ELEVATIONS		
A201	PROPOSED ELEVATIONS		
A201.1	RENDERED ELEVATIONS AND WINDOW SCHEDULE		
A300	PROPOSED SECTIONS		

SCOPE OF WORK:

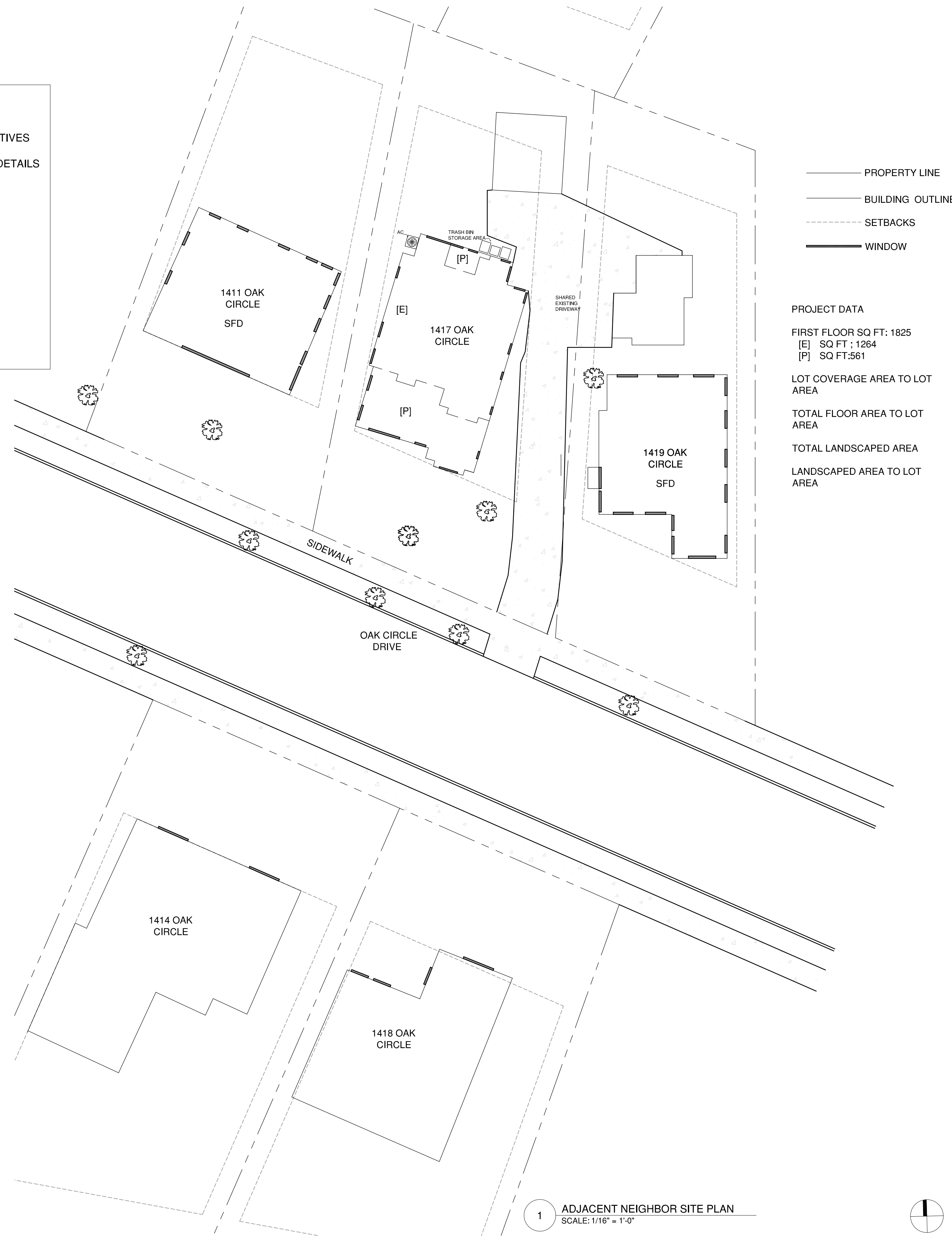
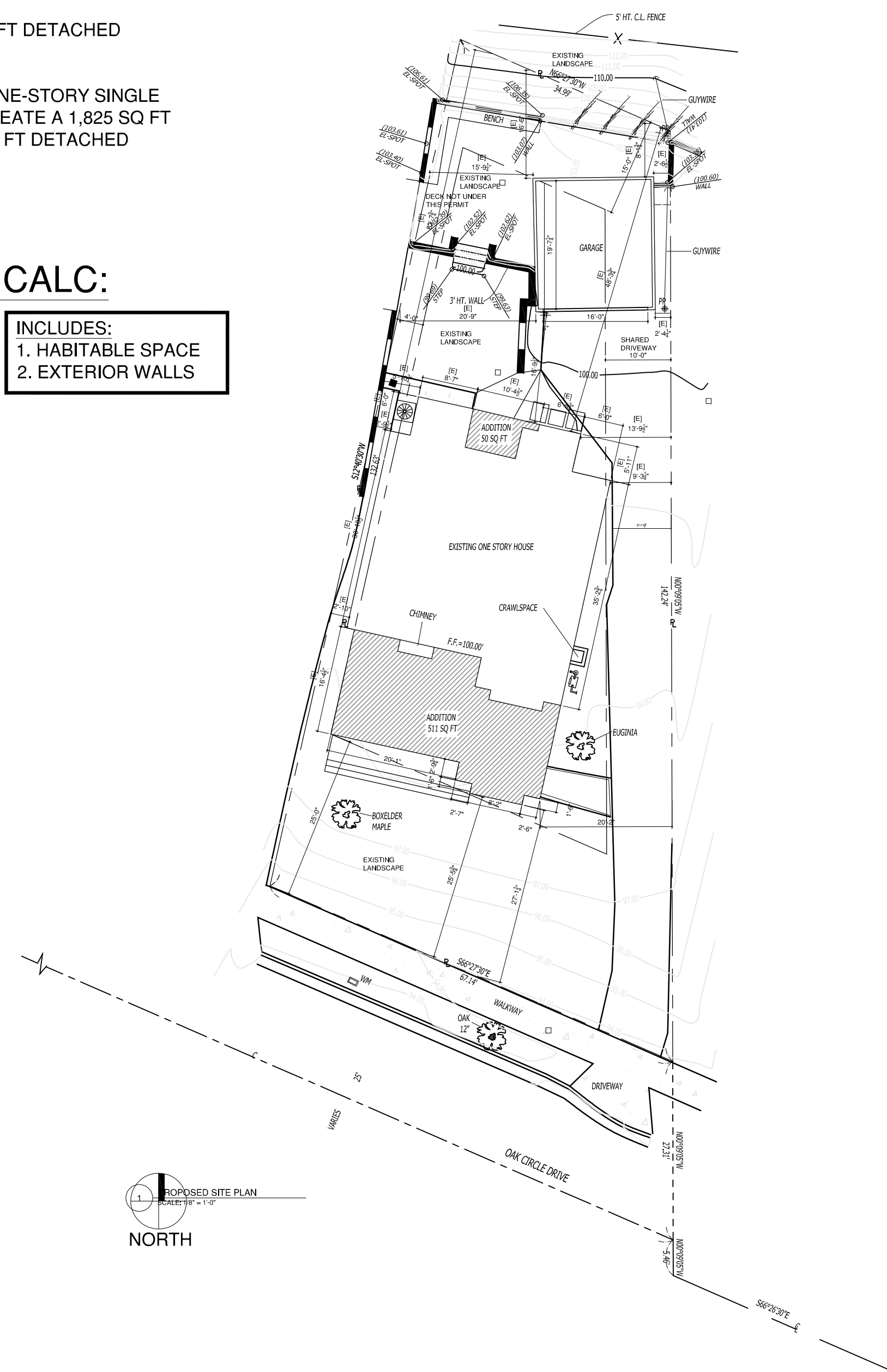
EXISTING: 1,264 SQ FT ONE-STORY SFR WITH A 374 SQ FT DETACHED GARAGE

PROPOSED: INTERIOR REMODEL OF THE 1,264 SQ FT ONE-STORY SINGLE FAMILY RESIDENCE AND ADDITION OF 561 SQ FT TO CREATE A 1,825 SQ FT ONE STORY SINGLE FAMILY RESIDENCE WITH A 374 SQ FT DETACHED GARAGE

FLOOR AREA RATIO (F.A.R.) CALC:

PROPOSED R.F.A.	AREA	SQ FT
EXISTING SFR		1,264
EXISTING GARAGE (374- DEDUCTION)		0
FRONT ADDITION		511
REAR ADDITION		50
		1,825

INCLUDES:
 1. HABITABLE SPACE
 2. EXTERIOR WALLS



PROPERTY LINE
 BUILDING OUTLINE
 SETBACKS
 WINDOW

PROJECT DATA
 FIRST FLOOR SQ FT: 1825
 [E] SQ FT : 1264
 [P] SQ FT:561
 LOT COVERAGE AREA TO LOT AREA
 TOTAL FLOOR AREA TO LOT AREA
 TOTAL LANDSCAPED AREA
 LANDSCAPED AREA TO LOT AREA

PIN # -
 LOT/PARCEL AREA: 5,558 SF
 THOMAS BROTHER'S GRID: -
 ASSESSORS PARCEL #: 5611013015
 TRACT: TR 13026
 MAP REFERENCE: -
 BLOCK: -
 LOT: 57
 ARB: -
 MAP SHEET: -
 ZONING: R1-2
 LOW DENSITY RESIDENTIAL

EXISTING CONSTRUCTION TO REMAIN
 PROPOSED CONSTRUCTION
 DEMOLISHED

NOTE:
 1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO START OF WORK.

1417 Oak Circle Dr.
 GLENDALE, CA 91208

CONTACTS

Jacob and Holly Schonau-Taylor 1417 Oak Circle Dr., Glendale, CA 91208	Owner
Andrei Pogany 6375 N. Figueroa St. LA, CA 90042	Drafting
-	Structural Engineer
-	Surveyor
-	Interior Designer
-	Energy Consultant

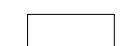
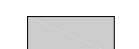
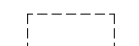
PROJECT INFO, INDEX, AND SITE PLAN

SCALE: AS NOTED

TITLE

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ARB: -
MAP SHEET: -
ZONING: R1-2
LOW DENSITY RESIDENTIAL

-  EXISTING CONSTRUCTION TO REMAIN
-  PROPOSED CONSTRUCTION
-  DEMOLISHED

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GLENDALE, CA 91208

CONTACTS

Jacob and Holly Schonau-Taylor
1417 Oak Circle Dr., Glendale, CA 91208

Owner

Andrei Pogany
6375 N. Figueroa St. LA, CA 90042

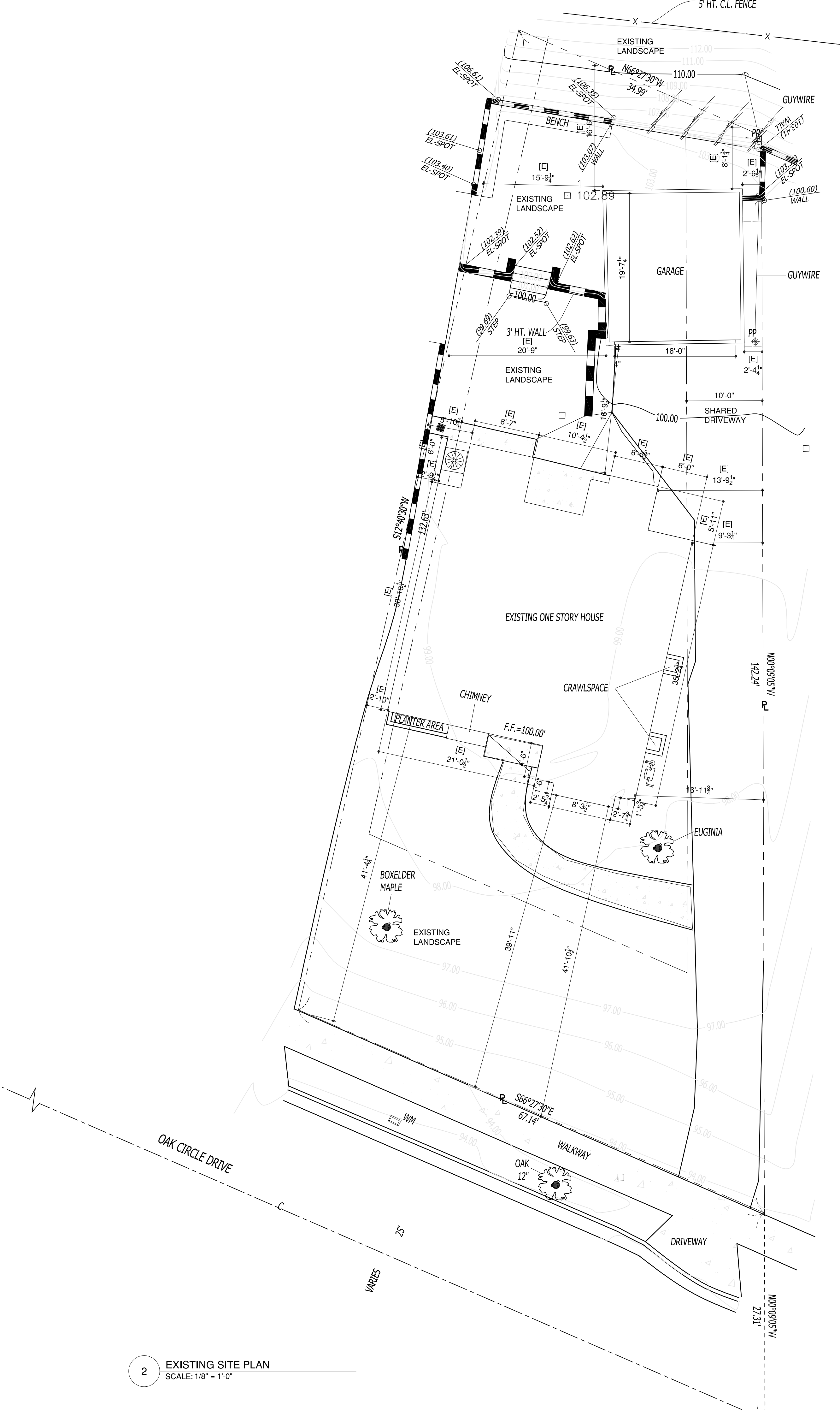
Drafting

- Structural Engineer
- Surveyor
- Interior Designer
- Energy Consultant

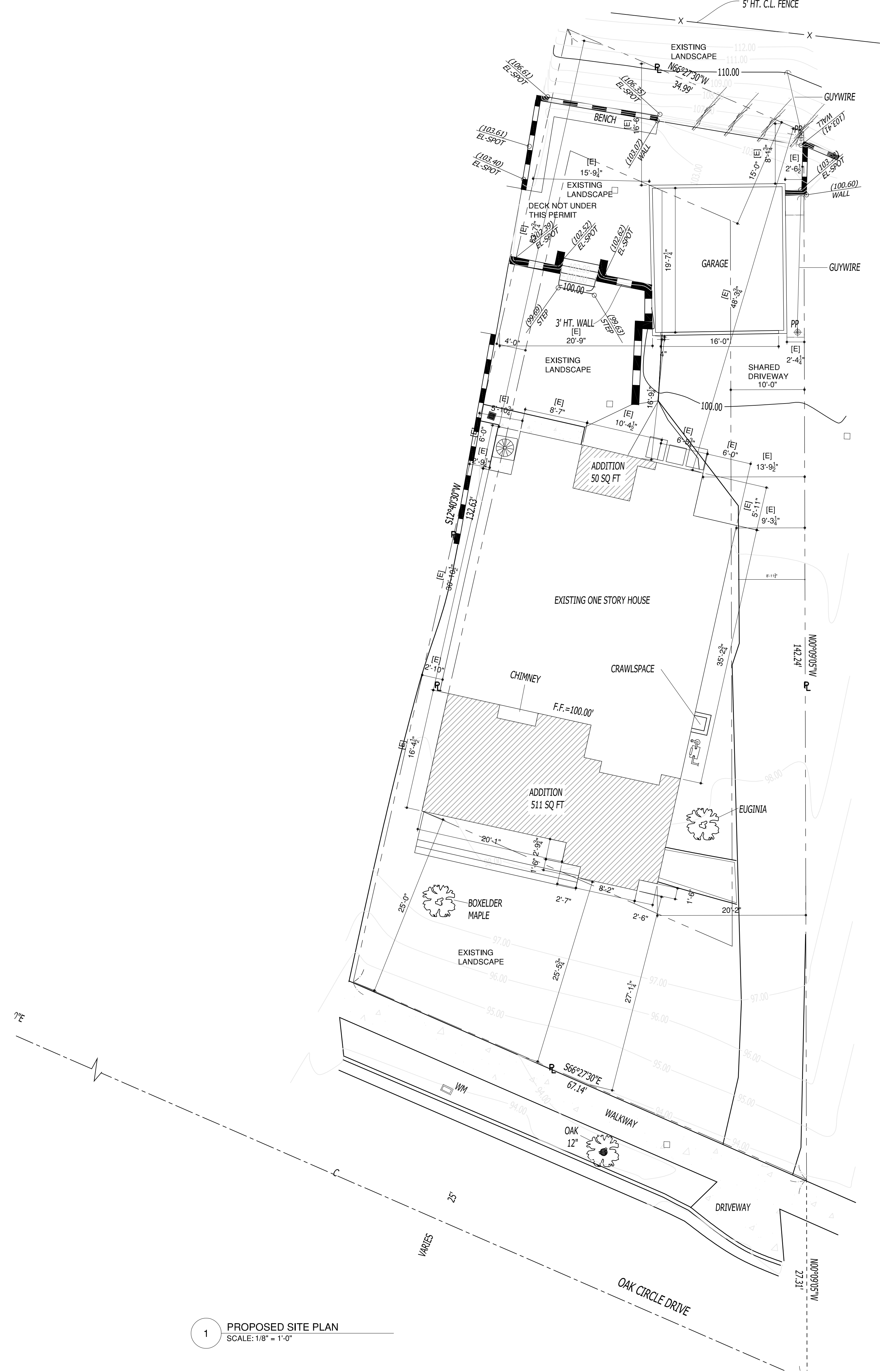
EXISTING AND PROPOSED SITE PLAN

SCALE: 1/18" = 1'-0"

A000



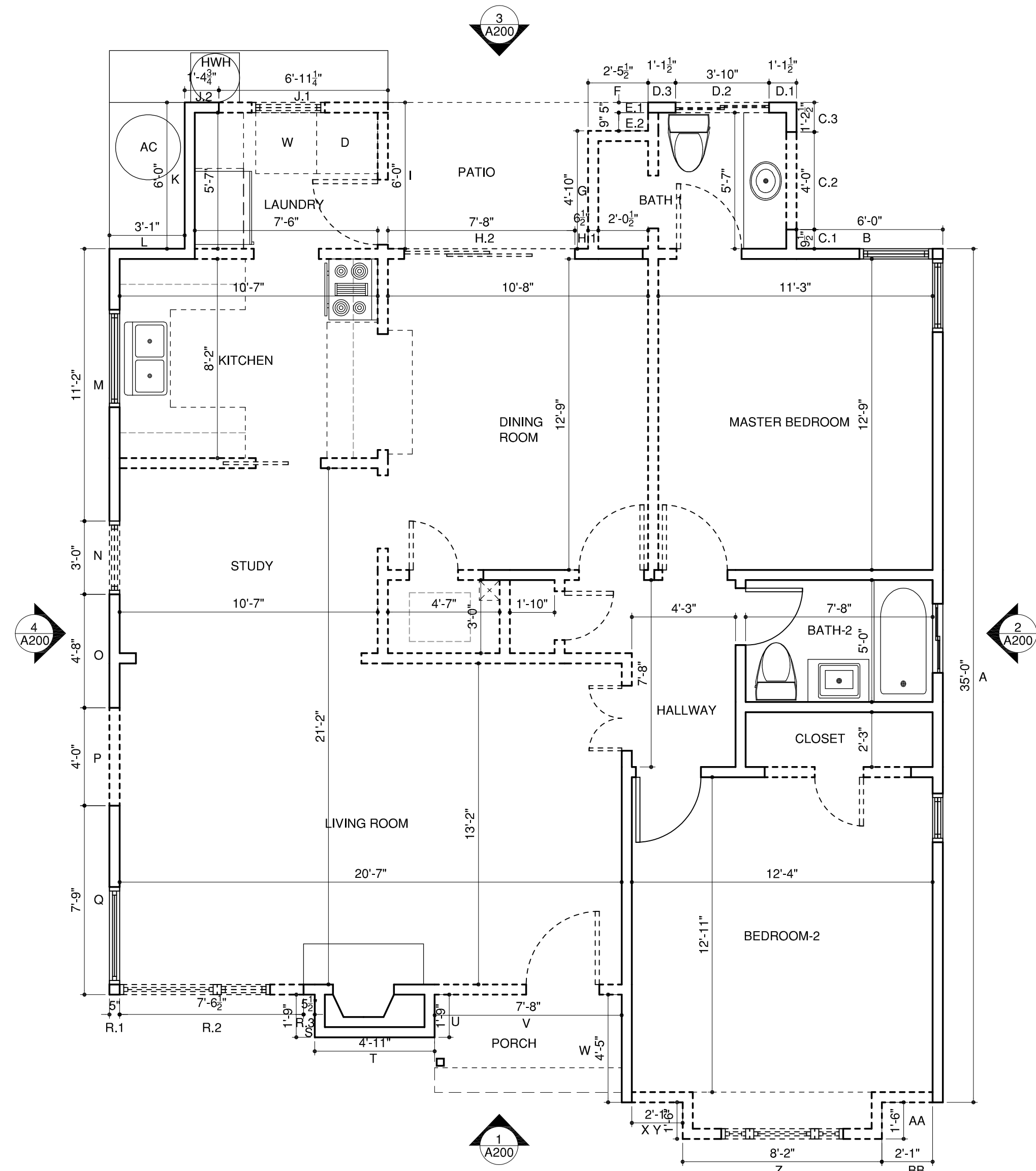
2 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

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ARB: -
MAP SHEET: -
ZONING: R1-2
LOW DENSITY RESIDENTIAL



2 EXISTING FLOOR PLAN / DEMO PLAN
SCALE: 1/4" = 1'-0"

EXISTING (E) WALL LENGTHS

- A = 35'-0"
- B = 6'-0"
- C.1 = 9'-2"
- C.2 = 4'-0"
- C.3 = 1'-2 1/2"
- D.1 = 1'-1 1/2"
- D.2 = 3'-10"
- D.3 = 1'-1 1/2"
- E.1 = 5'-0"
- E.2 = 9'-0"
- F = 2'-5 1/2"
- G = 4'-10"
- H.1 = 6'-2"
- H.2 = 7'-8"
- I = 6'-0"
- J.1 = 6'-11 1/2"
- J.2 = 1'-4 1/2"
- K = 6'-0"
- L = 3'-1"
- M = 11'-2"
- N = 3'-0"
- O = 4'-8"
- P = 4'-0"
- Q = 7'-9"
- R.1 = 5'-0"
- R.2 = 7'-6 1/2"
- R.3 = 5'-2"
- S = 1'-9"
- T = 4'-11"
- U = 1'-9"
- V = 7'-8"
- W = 4'-5"
- X = 2'-1"
- Y = 1'-6"
- Z = 8'-2"
- AA = 1'-6"
- BB = 2'-1"

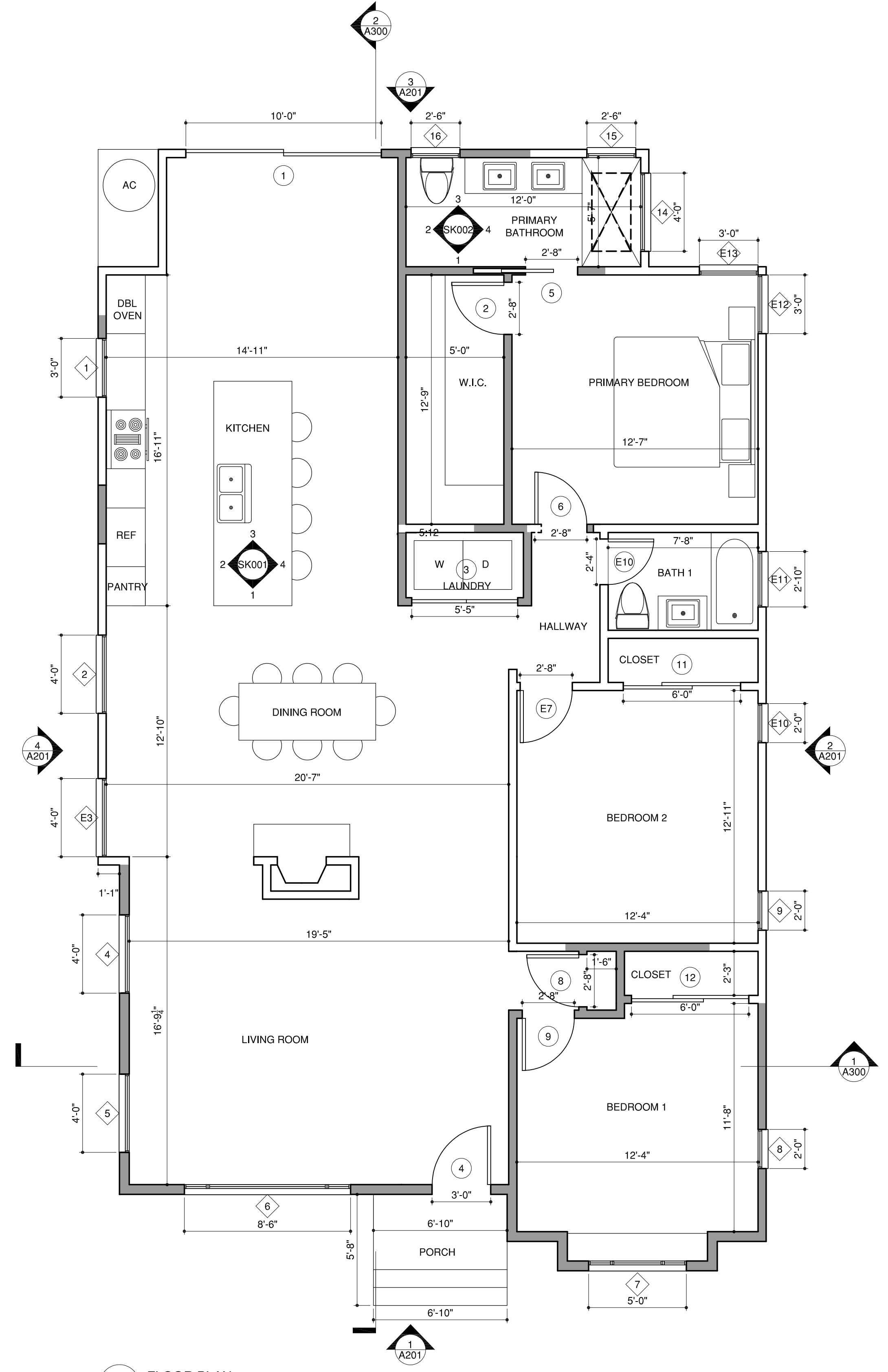
TOTAL LENGTH 168'-9"
TOTAL WALL AREA = 1,551 SQ FT

DEMOLITION (E) WALL LENGTHS / AREA

- C.2 = 4'-0" X 3'-8" = 14'-8" SQ FT
- D.2 = 3'-10" X 2'-10" = 10'-10" SQ FT
- E.2 = 9' X 10' = 9 SQ FT
- F = 2'-5 1/2" X 8'-10" = 22 SQ FT
- G = 4'-10" X 8'-10" = 42'-7" SQ FT
- H.2 = 7'-8" X 8'-10" = 67'-8" SQ FT
- I = 6'-0" X 8'-10" = 53 SQ FT
- J.1 = 6'-11 1/2" X 7'-10" = 54'-4" SQ FT
- N = 3'-0" X 5' = 15 SQ FT
- P = 4'-0" X 5' = 20 SQ FT
- R.2 = 7'-6 1/2" X 9'-3" = 69'-4" SQ FT
- V = 7'-8" X 9'-5" = 72'-5" SQ FT
- X = 2'-1" X 9'-3" = 19'-7" SQ FT
- Y = 1'-6" X 8'-5" = 12'-7" SQ FT
- Z = 8'-2" X 7'-10" = 64 SQ FT
- AA = 1'-6" X 8'-5" = 12'-7" SQ FT
- BB = 2'-1" X 9'-3" = 19'-7" SQ FT

TOTAL AREA 579.13 SQ FT
EXISTING ROOF AREA = 1374.5 SQ FT
ROOF TO BE "DEMOLISHED" = 422 SQ FT

DEMOLITION CALCULATION
(579.13+422)/(1551 + 1374.5) = 1001.13/2925.5
34.2% TO BE DEMOLISHED



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

- EXISTING CONSTRUCTION TO REMAIN
- PROPOSED CONSTRUCTION
- DEMOLISHED

NOTE:
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1417 Oak Circle Dr.
GLENDALE, CA 91208

CONTACTS

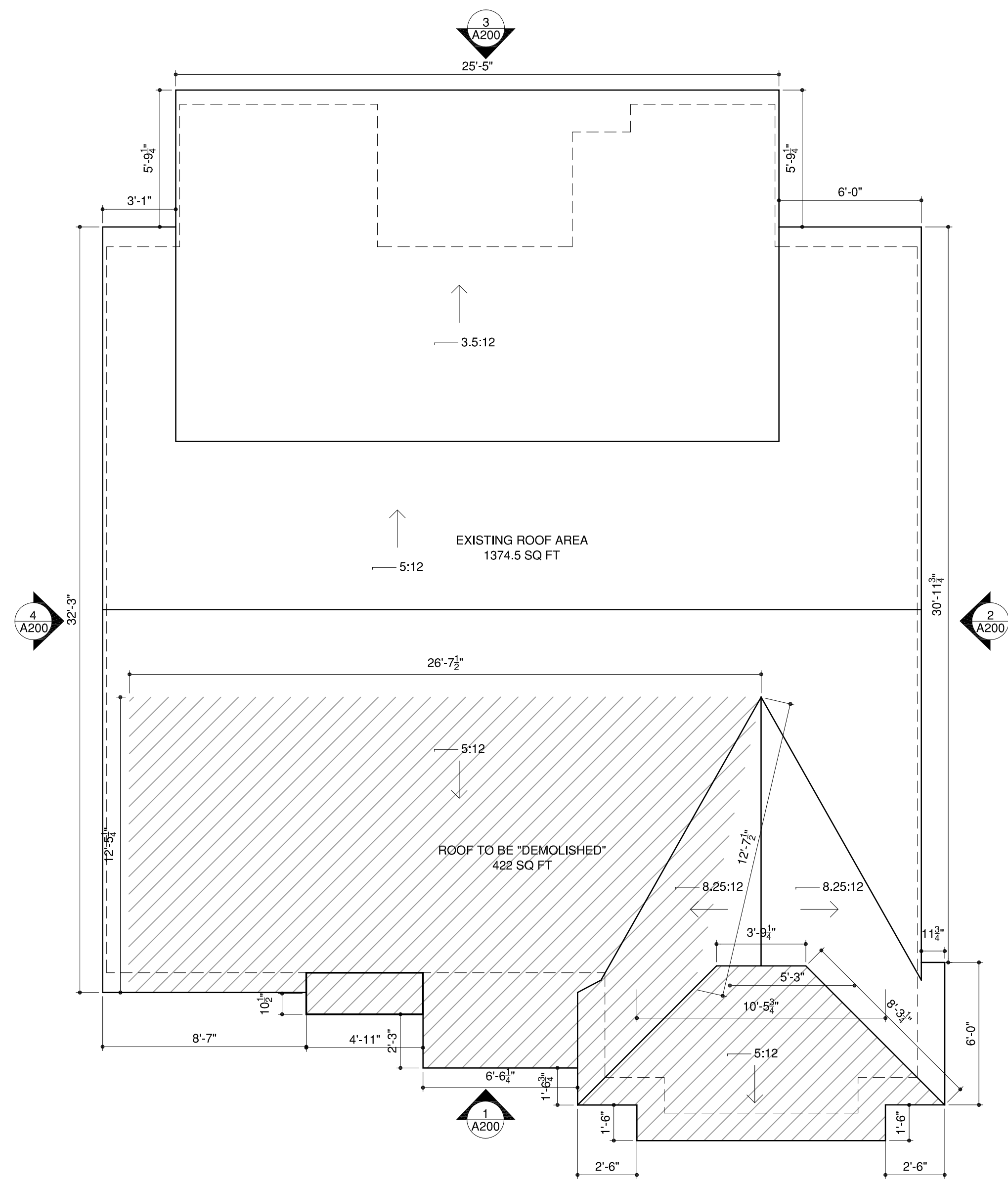
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Andrei Pogory 6375 N. Figueroa St. LA, CA 90042	Drafting
-	Structural Engineer
-	Surveyor
-	Interior Designer
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EXISTING AND PROPOSED FLOOR PLANS

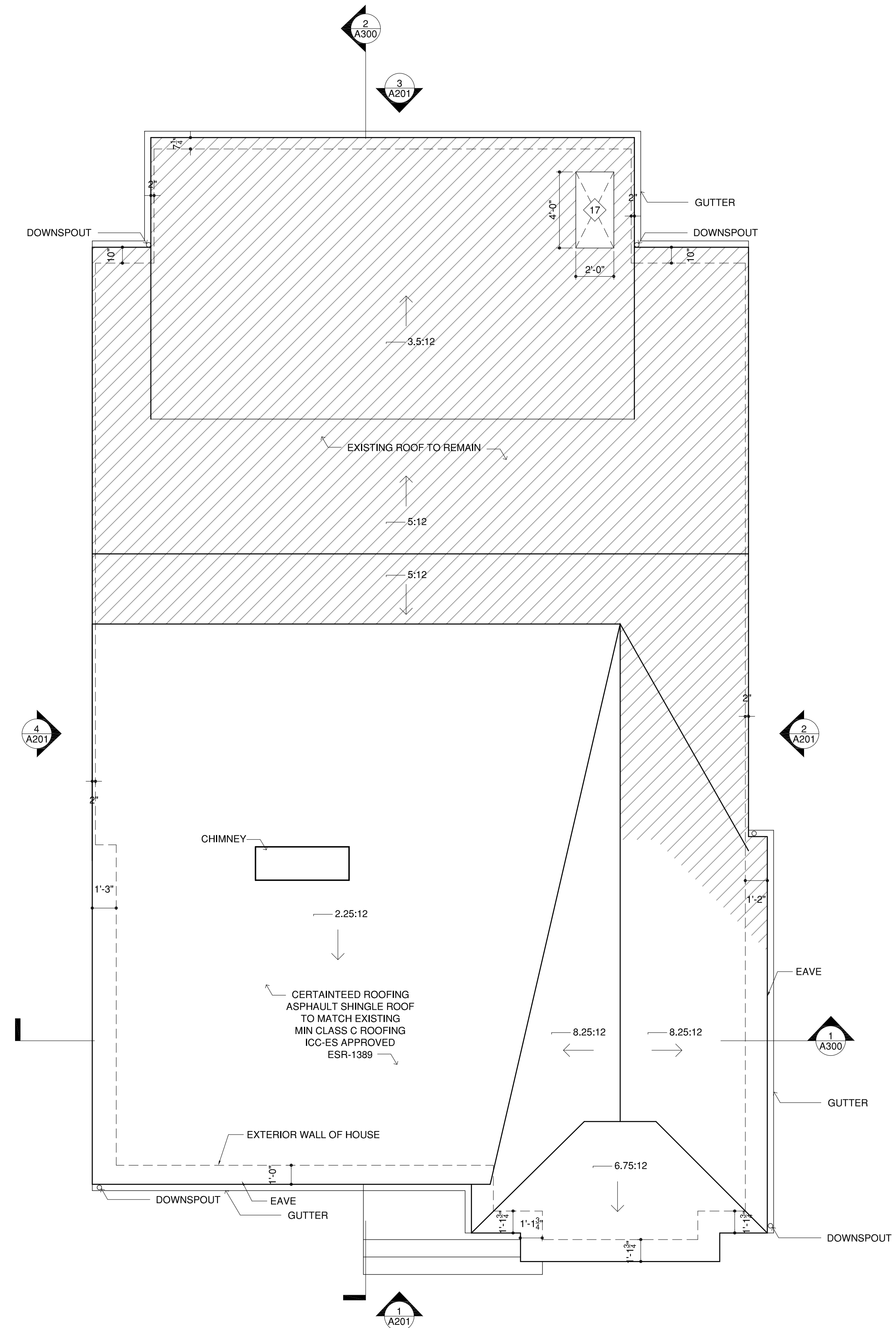
SCALE: 1/4" = 1'-0"

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ARB:-
MAP SHEET:-
ZONING: R1-2
LOW DENSITY RESIDENTIAL



2 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

- EXISTING CONSTRUCTION TO REMAIN
- PROPOSED CONSTRUCTION
- DEMOLISHED

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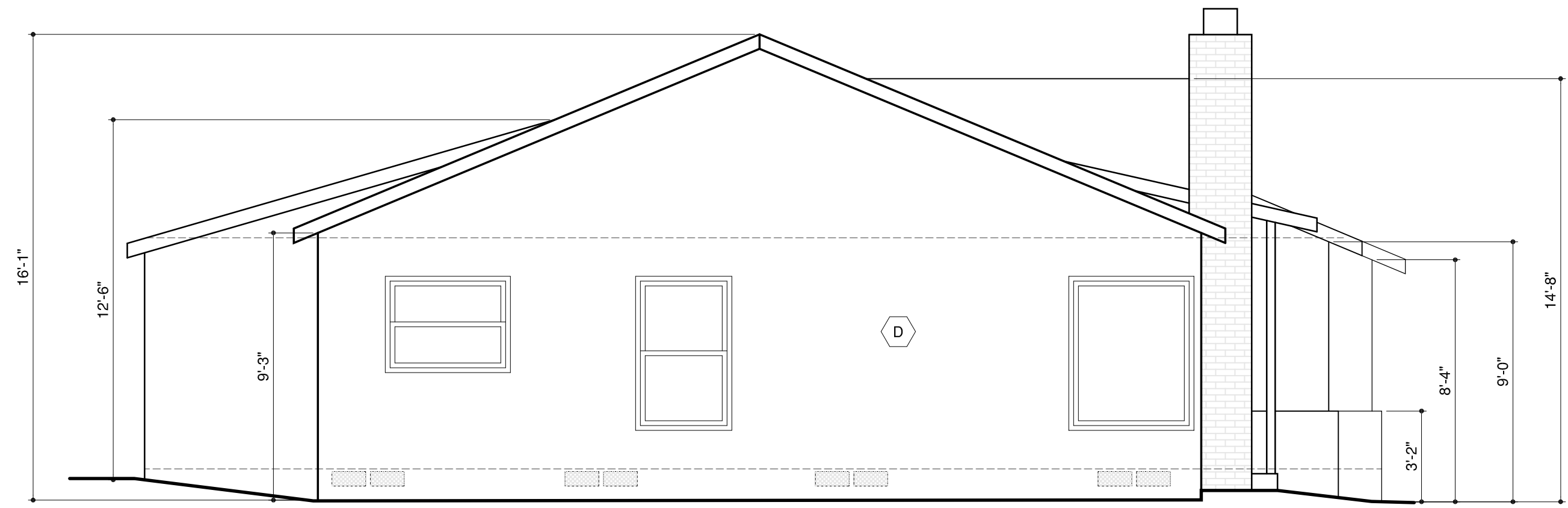
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EXISTING AND PROPOSED ROOF PLAN

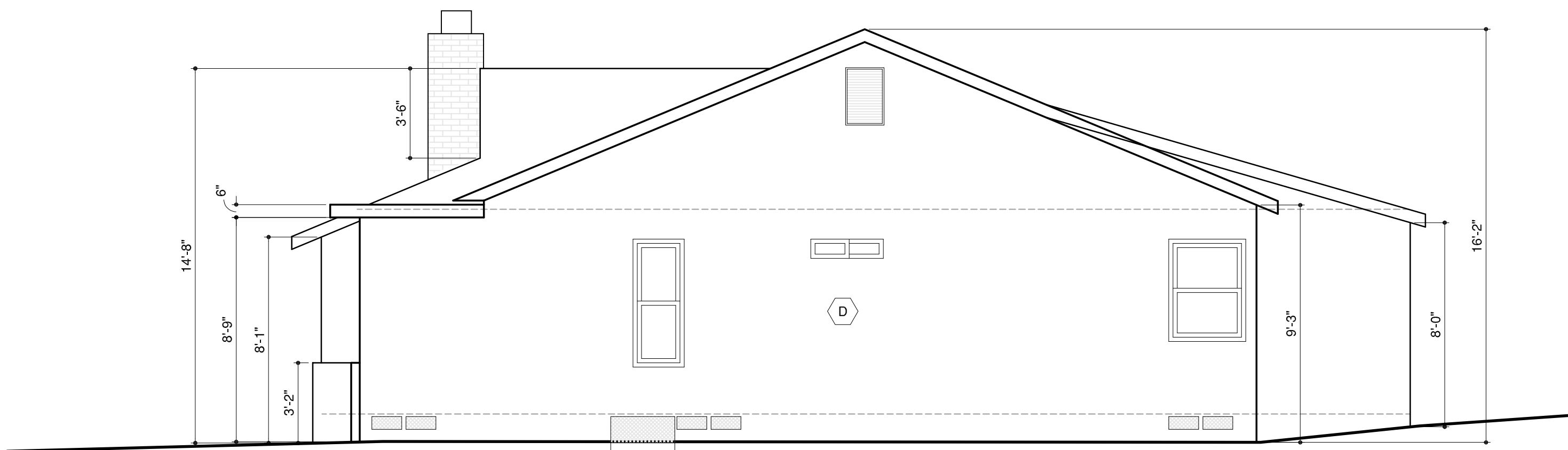
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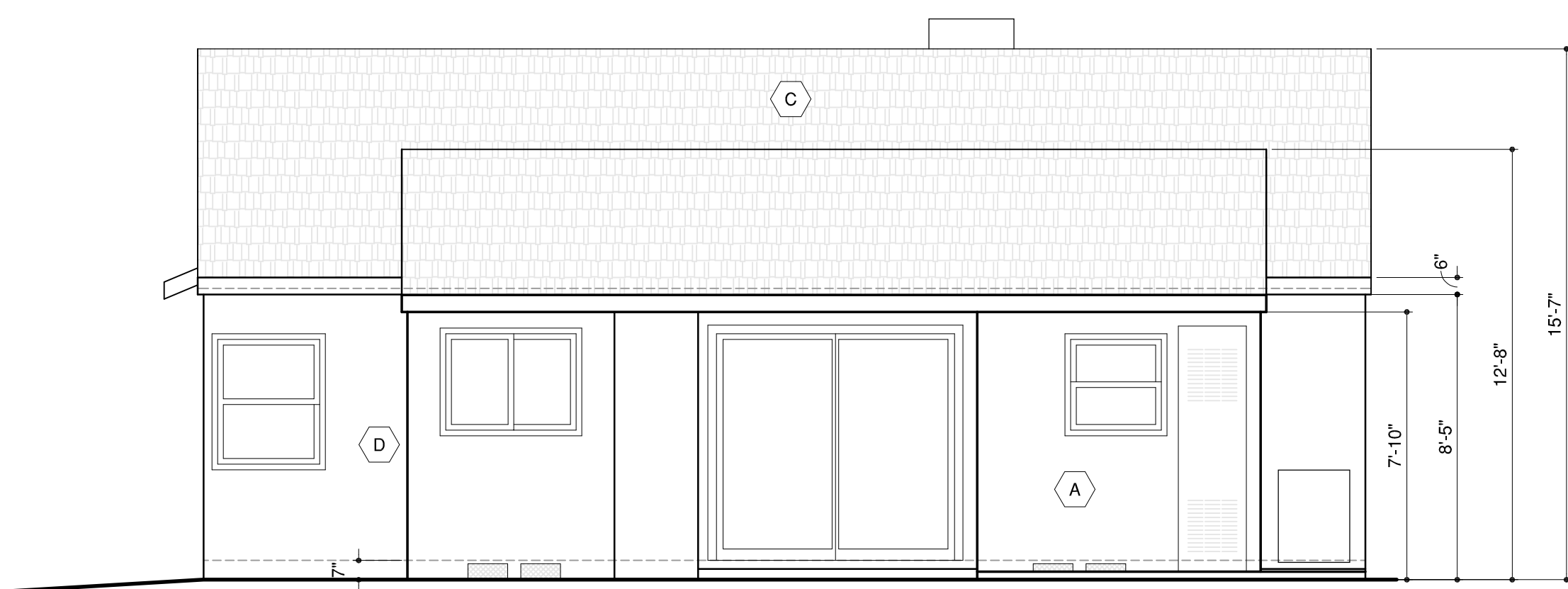
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LOT/PARCEL AREA: 5,558 SF
THOMAS BROTHER'S GRID:-
ASSESSORS PARCEL #: 5611013015
TRACT: TR 13026
MAP REFERENCE:-
BLOCK:-
LOT: 57
ARB:-
MAP SHEET:-
ZONING: R1-2
LOW DENSITY RESIDENTIAL



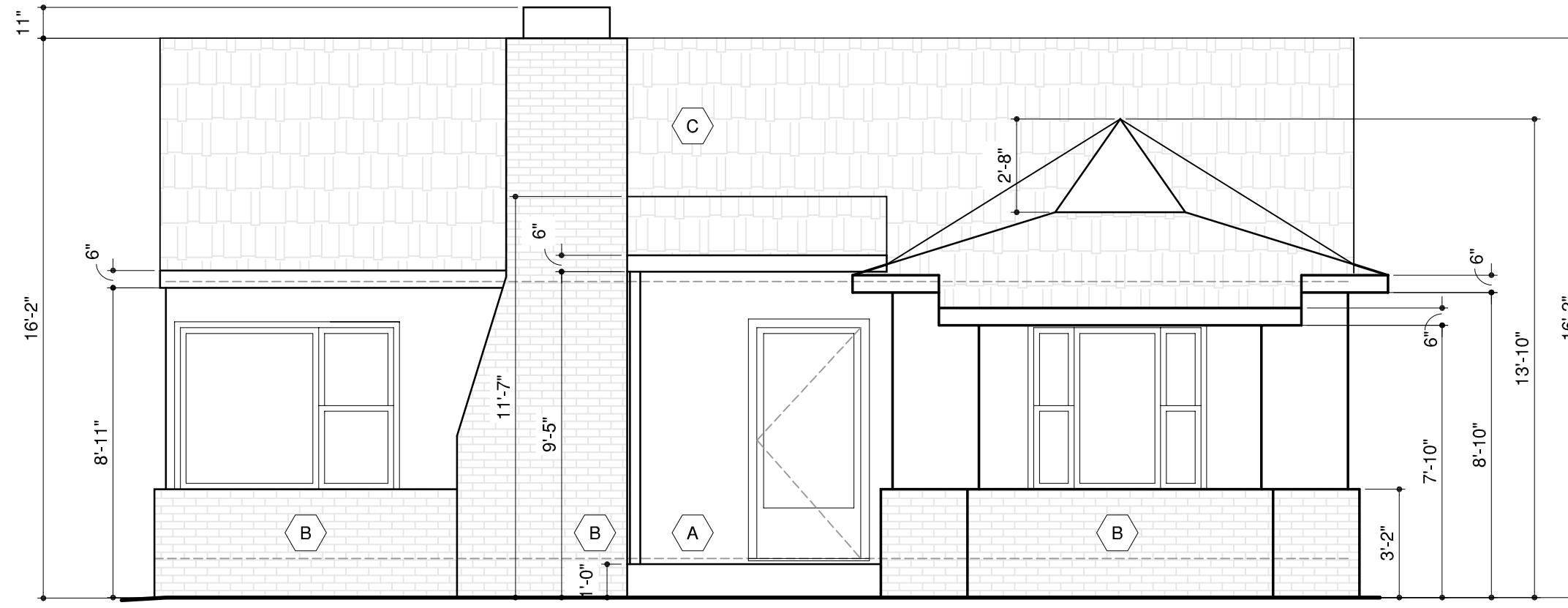
4 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

(A)	STUCCO TO BE PAINTED IN GRAY - BENJAMIN MOORE FEATHER GRAY #2127-60
(B)	BRICK VENEER
(C)	EXISTING ASPHALT SHINGLE ROOF
(D)	EXISTING STUCCO TO BE SMOOTHED AND PAINTED BENJAMIN MOORE FEATHER GRAY #2127-60

- EXISTING CONSTRUCTION TO REMAIN
- PROPOSED CONSTRUCTION
- DEMOLISHED

NOTE:
1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO START OF WORK.

1417 Oak Circle Dr.
GLENDALE, CA 91208

CONTACTS

Jacob and Holly Schonau-Taylor
1417 Oak Circle Dr., Glendale, CA 91208

Owner

Andrei Pogary
6375 N. Figueroa St. LA, CA 90042

Drafting

-
-
-
-
-
-
-

Structural

Engineer

Surveyor

Interior

Designer

Energy

Consultant

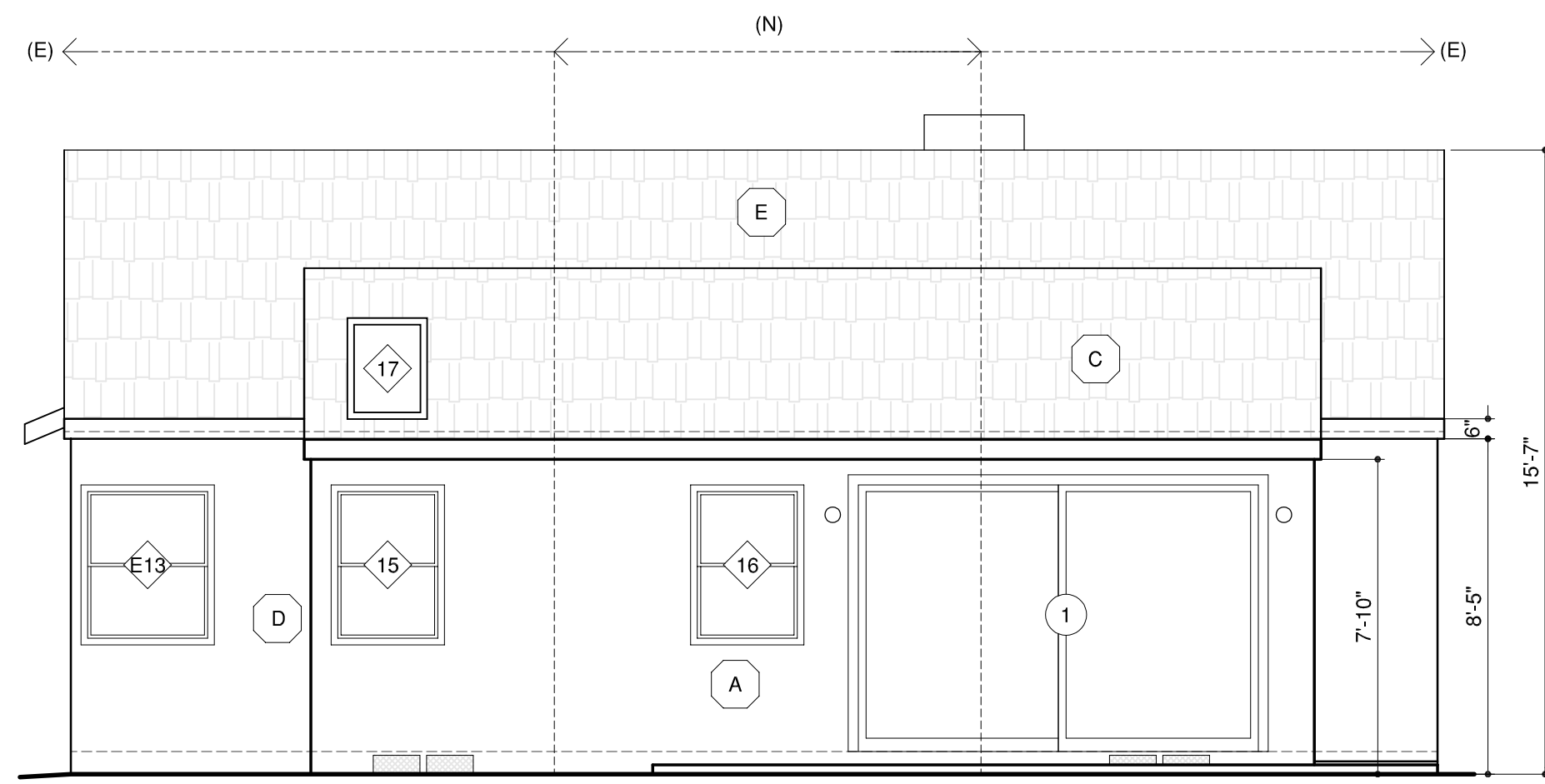
EXISTING ELEVATIONS

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

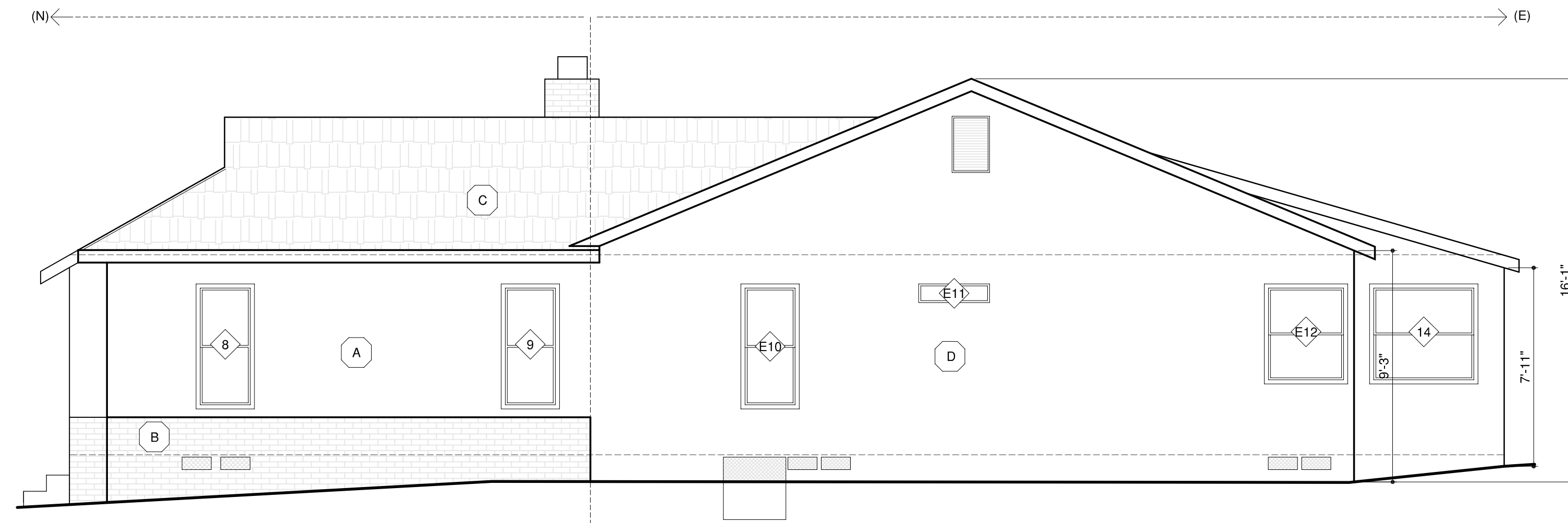
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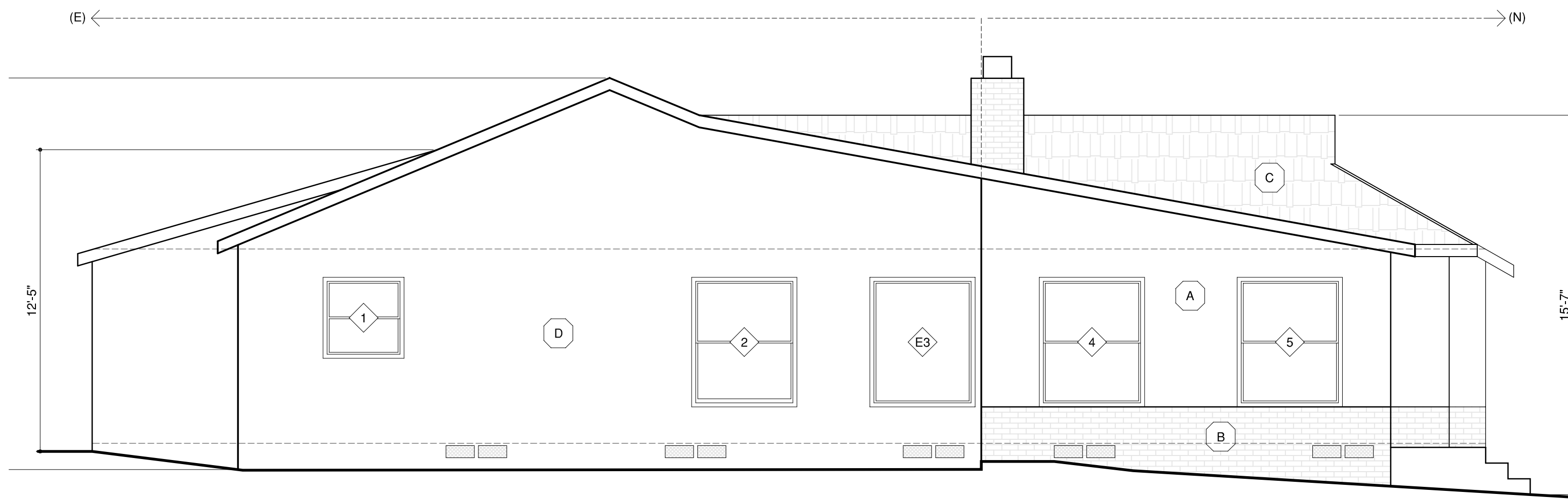
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 TRACT: TR 13026
 MAP REFERENCE: -
 BLOCK: -
 LOT: 57
 ARB: -
 MAP SHEET: -
 ZONING: R1-2
 LOW DENSITY RESIDENTIAL



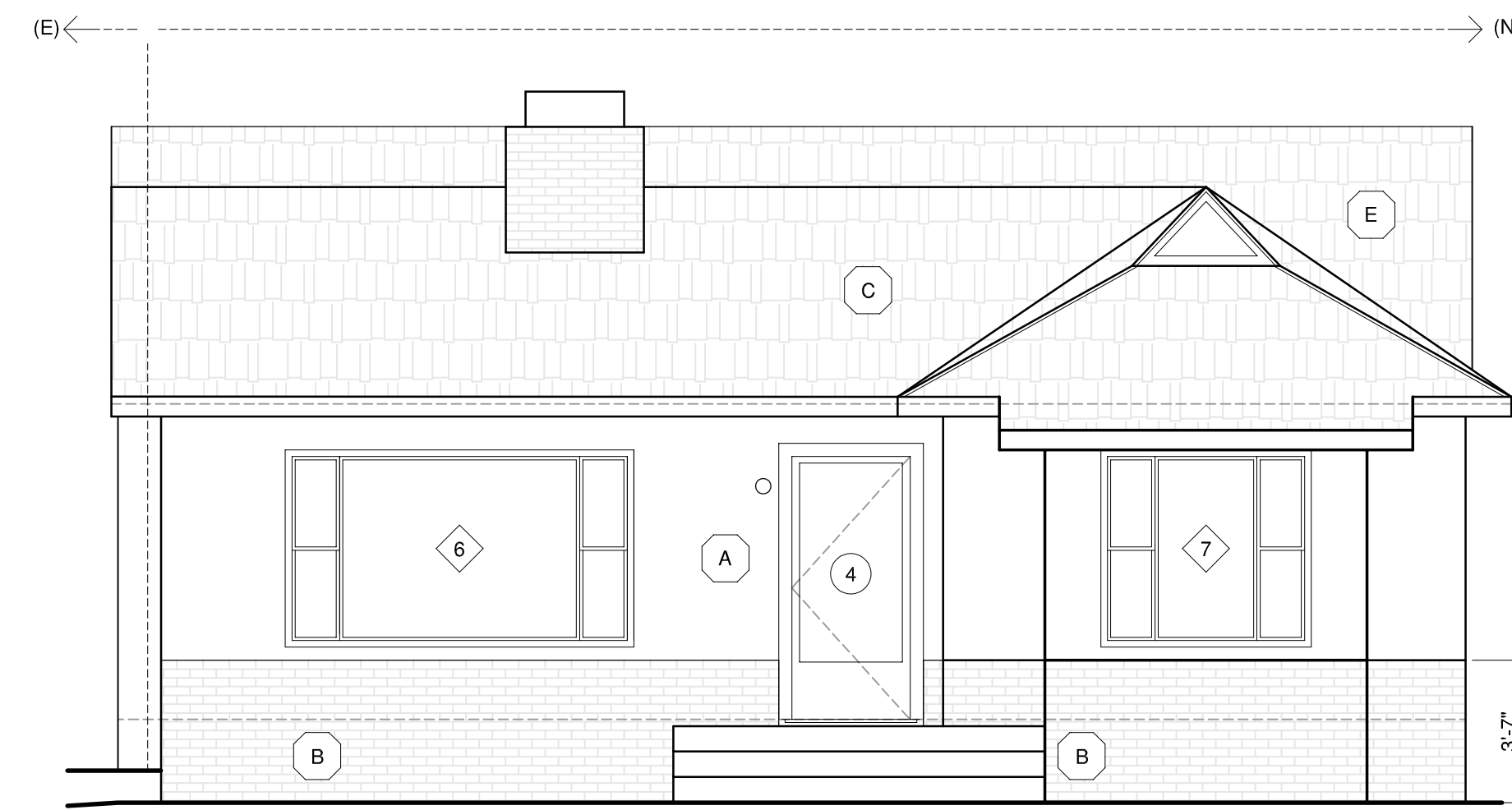
3 PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

- EXISTING CONSTRUCTION TO REMAIN
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- DEMOLISHED

NOTE:
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 GLENDALE, CA 91208

CONTACTS

Jacob and Holly Schonau-Taylor Owner
 1417 Oak Circle Dr., Glendale, CA 91208

Andrei Pogany Drafting
 6375 N. Figueroa St. LA, CA 90042

- Structural Engineer

- Surveyor

- Interior Designer

- Energy Consultant

-

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MATERIAL LEGEND

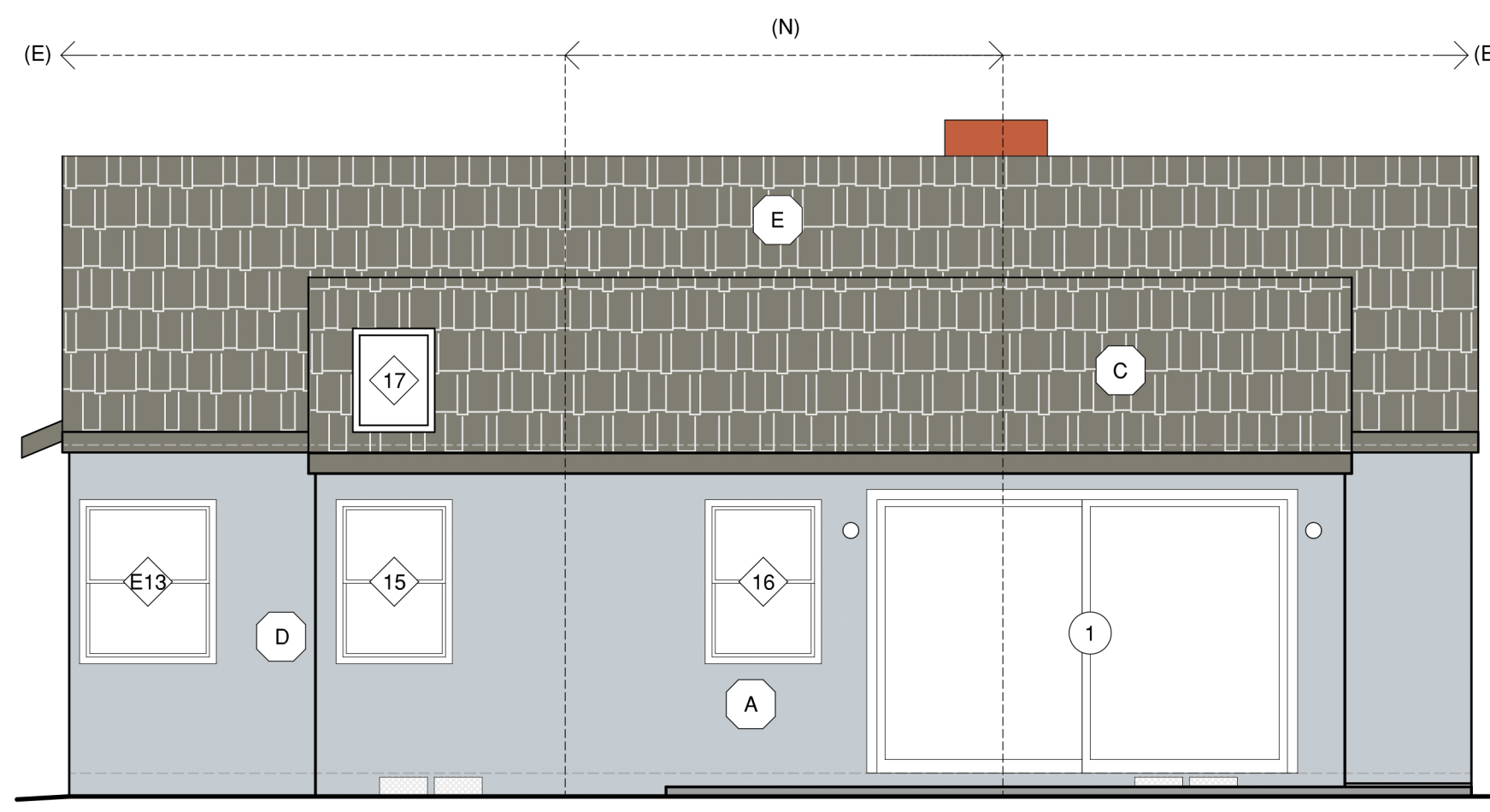
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	BRICK VENEER TO MATCH EXISTING PATTERN
	CERTAINTEED ROOFING ASPHALT SHINGLE ROOF TO MATCH EXISTING
	EXISTING STUCCO TO BE SMOOTHED AND PAINTED BENJAMIN MOORE # 2127-60
	EXISTING ASPHALT SHINGLE ROOF
	EXTERIOR LIGHT FIXTURE TBD

PROPOSED ELEVATIONS

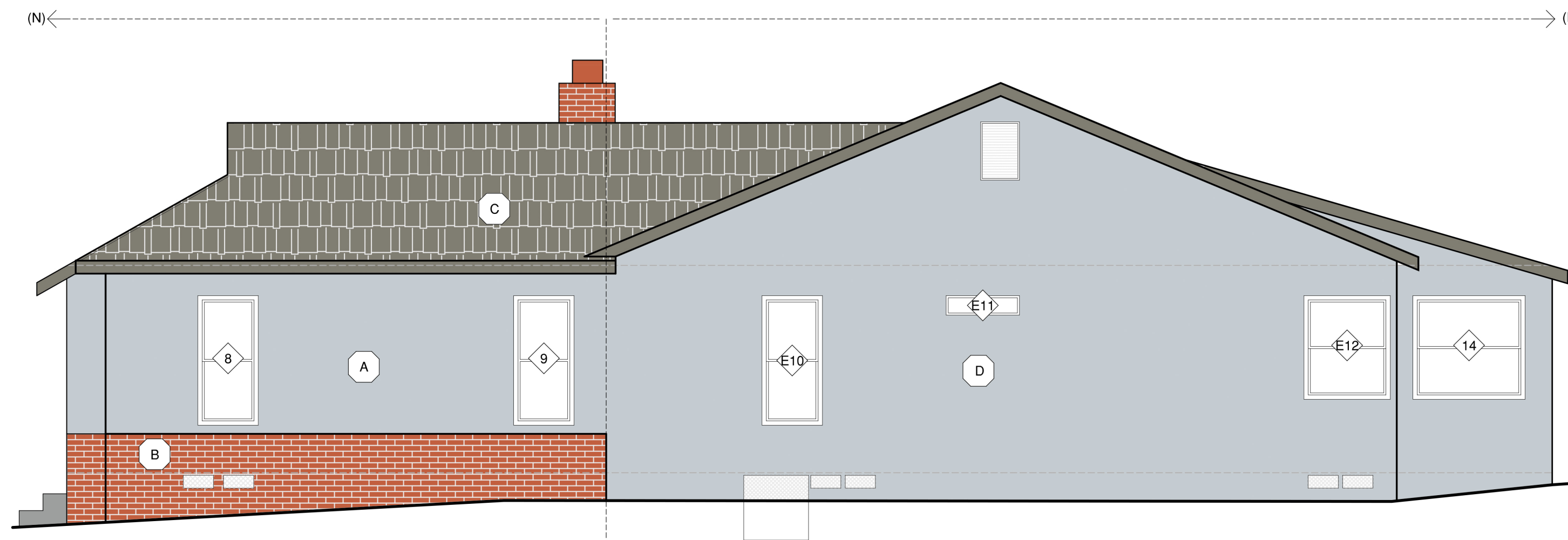
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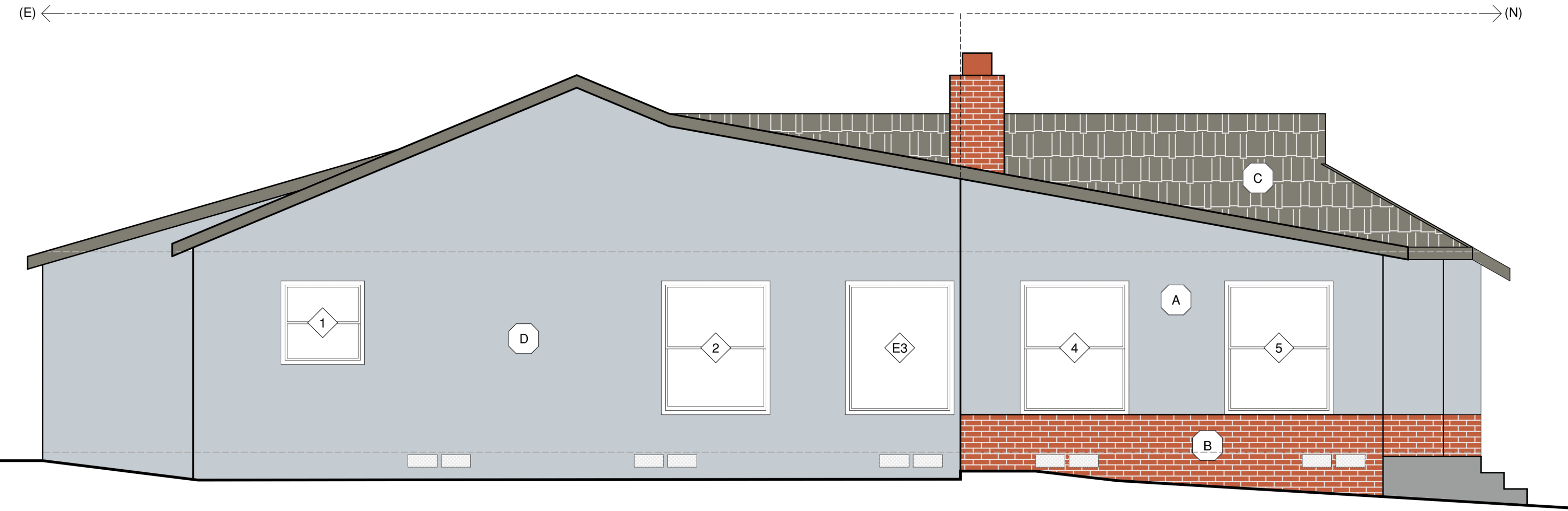
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ZONING: R1-2
LOW DENSITY RESIDENTIAL



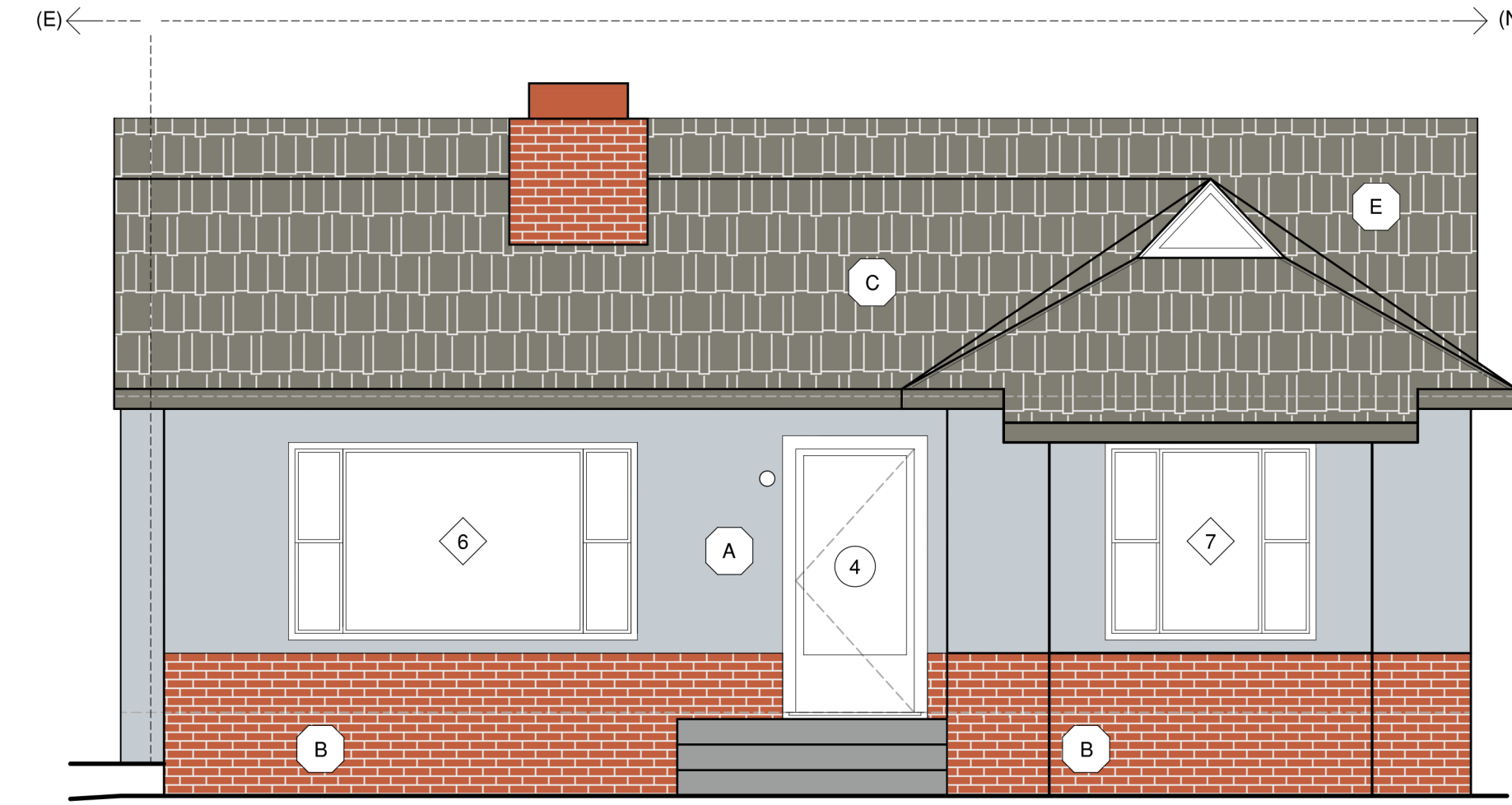
3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

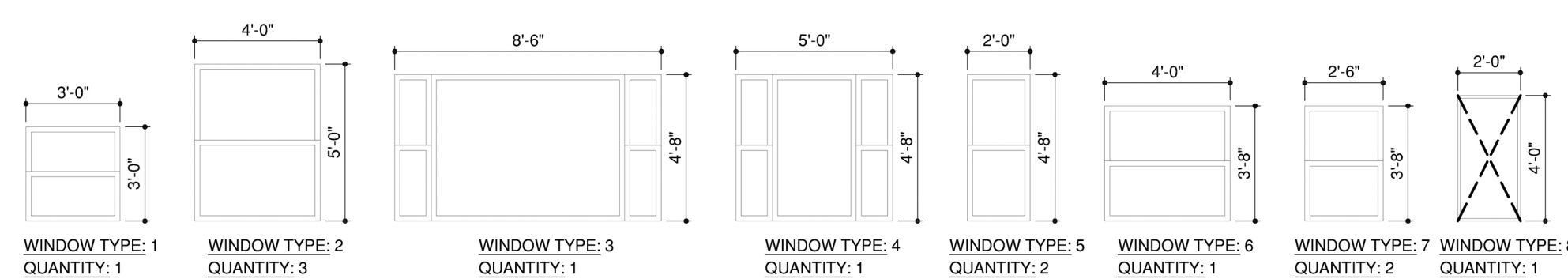
- EXISTING CONSTRUCTION TO REMAIN
- PROPOSED CONSTRUCTION
- DEMOLISHED

NOTE:
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#	QUANTITY	[E] WIDTH X HEIGHT	[N] WIDTH X HEIGHT	[E] MATERIAL	[N] MATERIAL	VISIBLE FROM STREET	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (SDL)	KEEP EXISTING SILL AND FRAME	BUILD NEW SILL AND FRAME	EXISTING EDGE DETAIL	NEW EDGE DETAIL	BEDROOM	ENERGY EFFICIENT	TEMPERED GLASS	FIRE HAZARD ZONE	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR	AREA	LOCATION	WINDOW AND GLASS TYPE	COLOR	U-FACTOR	SHGG
1	1	4'-0" x 3'-0"	3'-0" x 3'-0"	N/A	WOOD	YES	SINGLE HUNG	SINGLE HUNG	BLOCK FRAME	NO	NO	YES	EASED DROP EDGE W/ DOG EAR	EASED DROP EDGE W/ DOG EAR	NO	YES	NO	NO	NO	9 SQ FT	KITCHEN	WINDOWS TYPE 1, LOW-E INSULATED, DBL GLAZED	WHITE	.3	.23
2	1	3'-0" x 5'-0"	4'-0" x 5'-0"	N/A	WOOD	YES	SINGLE HUNG	SINGLE HUNG	BLOCK FRAME	NO	NO	YES	EASED DROP EDGE W/ DOG EAR	EASED DROP EDGE W/ DOG EAR	NO	YES	NO	NO	NO	20 SQ FT	DINING ROOM	WINDOWS TYPE 2, LOW-E INSULATED, DBL GLAZED	WHITE	.3	.23
E3	1	4'-0" x 5'-0"	EXISTING TO REMAIN	WOOD	EXISTING TO REMAIN	YES	FIXED	EXISTING TO REMAIN	N/A	NO	YES	NO	EASED DROP EDGE W/ DOG EAR	EXISTING TO REMAIN	NO		NO	NO	NO	20 SQ FT	DINING ROOM	WINDOWS TYPE E1	WHITE	N/A	N/A
4	1	N/A	4'-0" x 5'-0"	N/A	WOOD	YES	N/A	SINGLE HUNG	BLOCK FRAME	NO	NO	YES	N/A	EASED DROP EDGE W/ DOG EAR	NO		NO	NO	NO	20 SQ FT	LIVING ROOM	WINDOWS TYPE 3, LOW-E INSULATED, DBL GLAZED	WHITE	.3	.23
5	1	N/A	4'-0" x 5'-0"	N/A	WOOD	YES	N/A	SINGLE HUNG	BLOCK FRAME	NO	NO	YES	N/A	EASED DROP EDGE W/ DOG EAR	NO		NO	NO	NO	20 SQ FT	LIVING ROOM	WINDOWS TYPE 2, LOW-E INSULATED, DBL GLAZED	WHITE	.3	.23
6	1	N/A	8'-6" x 4'-8"	N/A	WOOD	YES	N/A	SINGLE HUNG	BLOCK FRAME	NO	NO	YES	N/A	EASED DROP EDGE W/ DOG EAR	NO		NO	NO	NO	39.7 SQ FT	LIVING ROOM	WINDOWS TYPE 3, LOW-E INSULATED, DBL GLAZED	WHITE	.3	.23
7	1	N/A	5'-0" x 4'-8"	N/A	WOOD	YES	N/A	SINGLE HUNG	BLOCK FRAME	NO	NO	YES	N/A	EASED DROP EDGE W/ DOG EAR	YES		NO	NO	NO	23.3 SQ FT	BEDROOM 1	WINDOWS TYPE 4, LOW-E INSULATED, DBL GLAZED	WHITE	.3	.23
8	1	N/A	2'-0" x 4'-8"	N/A	WOOD	YES	N/A	SINGLE HUNG	BLOCK FRAME	NO	NO	YES	N/A	EASED DROP EDGE W/ DOG EAR	YES		NO	NO	NO	9.3 SQ FT	BEDROOM 1	WINDOWS TYPE 5, LOW-E INSULATED, DBL GLAZED	WHITE	.3	.23
9	1	N/A	2'-0" x 4'-8"	N/A	WOOD	YES	N/A	SINGLE HUNG	BLOCK FRAME	NO	NO	YES	N/A	EASED DROP EDGE W/ DOG EAR	YES		NO	NO	NO	9.3 SQ FT	BEDROOM 2	WINDOWS TYPE 5, LOW-E INSULATED, DBL GLAZED	WHITE	.3	.23
E10	1	2'-0" x 4'-8"	EXISTING TO REMAIN	WOOD	EXISTING TO REMAIN	YES	SINGLE HUNG	EXISTING TO REMAIN	N/A	NO	YES	NO	EASED DROP EDGE W/ DOG EAR	EXISTING TO REMAIN	YES		NO	NO	NO	9.3 SQ FT	BEDROOM 2	WINDOWS TYPE E2	WHITE	N/A	N/A
E11	1	2'-10" x 0'-9"	EXISTING TO REMAIN	WOOD	EXISTING TO REMAIN	YES	SINGLE HUNG	EXISTING TO REMAIN	N/A	NO	YES	NO	EASED DROP EDGE W/ DOG EAR	EXISTING TO REMAIN	NO		NO	NO	NO	2.1 SQ FT	BATH 1	WINDOWS TYPE E3	WHITE	N/A	N/A
E12	1	3'-0" x 3'-8"	EXISTING TO REMAIN	WOOD	EXISTING TO REMAIN	YES	SINGLE HUNG	EXISTING TO REMAIN	N/A	NO	YES	NO	EASED DROP EDGE W/ DOG EAR	EXISTING TO REMAIN	YES		NO	NO	NO	11 SQ FT	PRIMARY BEDROOM	WINDOWS TYPE E4	WHITE	N/A	N/A
E13	1	3'-0" x 3'-8"	EXISTING TO REMAIN	WOOD	EXISTING TO REMAIN	NO	SINGLE HUNG	EXISTING TO REMAIN	N/A	NO	YES	NO	EASED DROP EDGE W/ DOG EAR	EXISTING TO REMAIN	YES		NO	NO	NO	11 SQ FT	PRIMARY BEDROOM	WINDOWS TYPE E5	WHITE	N/A	N/A
14	1	N/A	4'-0" x 3'-8"	N/A	WOOD	YES	N/A	SINGLE HUNG	BLOCK FRAME	NO	NO	YES	N/A	EASED DROP EDGE W/ DOG EAR	YES		NO	NO	NO	14.7 SQ FT	PRIMARY BATHROOM	WINDOWS TYPE 6, LOW-E INSULATED, DBL GLAZED	WHITE	.3	.23
15	1	N/A	2'-6" x 3'-8"	N/A	WOOD	NO	N/A	SINGLE HUNG	BLOCK FRAME	NO	NO	YES	N/A	EASED DROP EDGE W/ DOG EAR	YES		NO	NO	NO	9.2 SQ FT	PRIMARY BATHROOM	WINDOWS TYPE 7, LOW-E INSULATED, DBL GLAZED	WHITE	.3	.23
16	1	N/A	2'-6" x 3'-8"	N/A	WOOD	NO	N/A	SINGLE HUNG	BLOCK FRAME	NO	NO	YES	N/A	EASED DROP EDGE W/ DOG EAR	YES		YES	NO	YES	9.2 SQ FT	PRIMARY BATHROOM	WINDOWS TYPE 7, LOW-E INSULATED, DBL GLAZED	WHITE		
17	1	N/A	4'-0" x 2'-0"	N/A	WOOD	YES	N/A	FIXED SKYLIGHT	BLOCK FRAME	NO	NO	YES	N/A	EASED DROP EDGE W/ DOG EAR	YES		NO	NO	NO	8 SQ FT	PRIMARY BATHROOM	WINDOWS TYPE 8, LOW-E INSULATED, DBL GLAZED	ALUM		

MATERIAL LEGEND

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- BRICK VENEER TO MATCH EXISTING PATTERN
- CERTAINTED ROOFING ASPHALT SHINGLE ROOF TO MATCH EXISTING
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1417 Oak Circle Dr.
GLENDALE, CA 91208

CONTACTS

Jacob and Holly Schonau-Taylor
1417 Oak Circle Dr. Glendale, CA 91208

Owner

Andrei Pogory
6375 N. Figueroa St. LA, CA 90042

Drafting

-

Structural Engineer

-

Surveyor

-

Interior Designer

-

Energy Consultant

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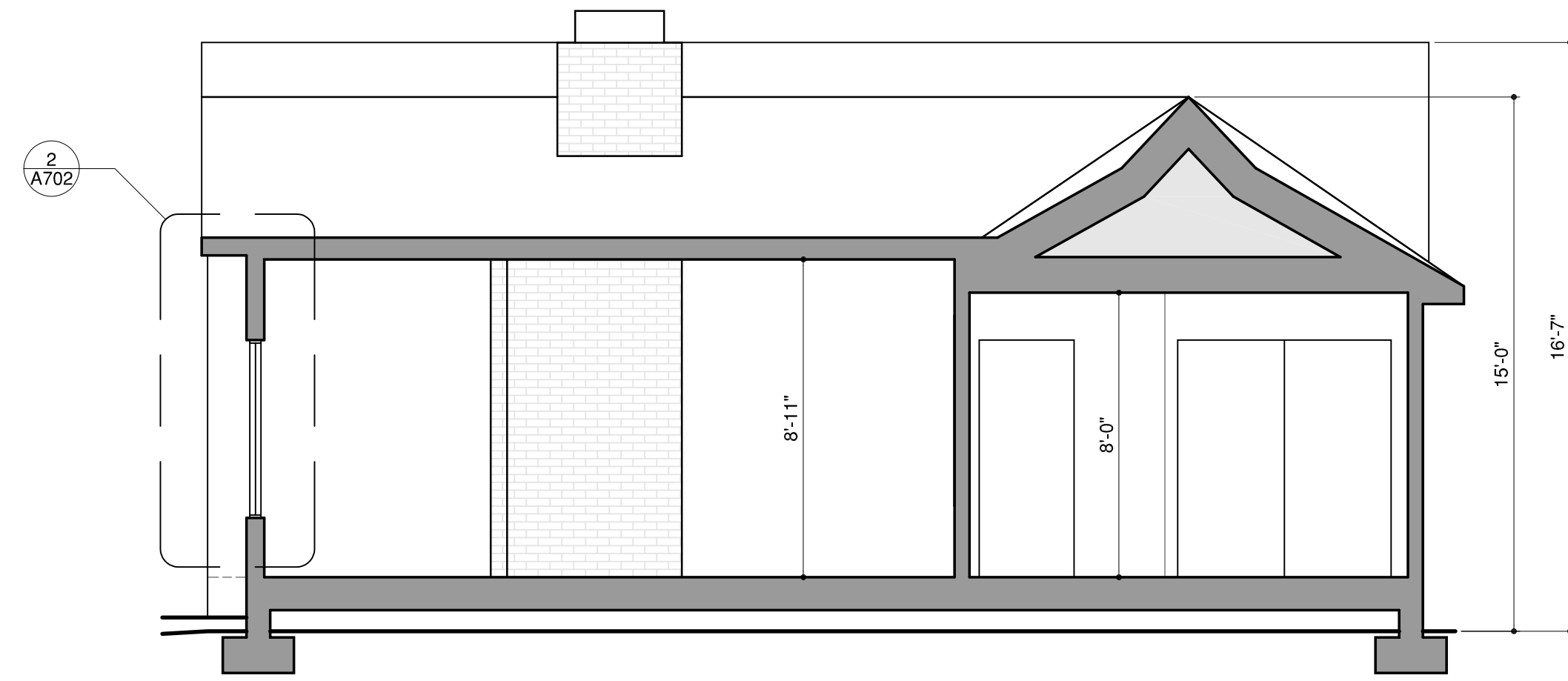
RENDERED ELEVATIONS & WINDOW SCHEDULE

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

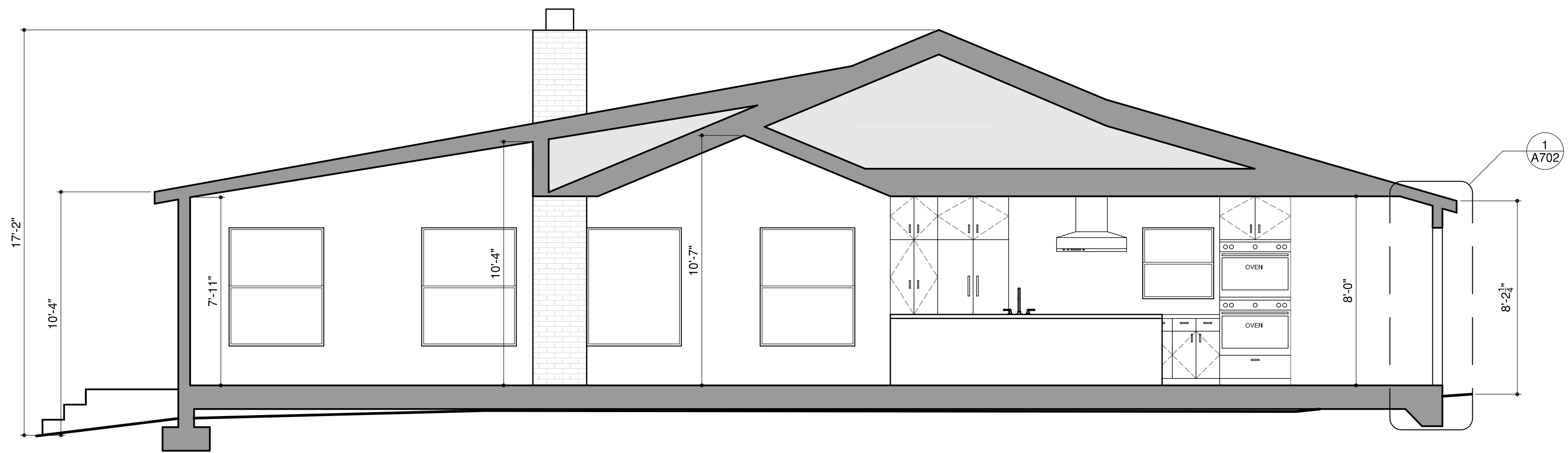
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 MAP REFERENCE: -
 BLOCK: -
 LOT: 57
 ARB: -
 MAP SHEET: -
 ZONING: R1-2
 LOW DENSITY RESIDENTIAL



1 PROPOSED E/W SECTION
SCALE: 1/4" = 1'-0"



2 PROPOSED N/S SECTION
SCALE: 1/4" = 1'-0"

- EXISTING CONSTRUCTION TO REMAIN
- PROPOSED CONSTRUCTION
- DEMOLISHED

NOTE:
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CONTACTS

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Drafting

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- Structural Engineer
- Surveyor
- Interior Designer
- Energy Consultant

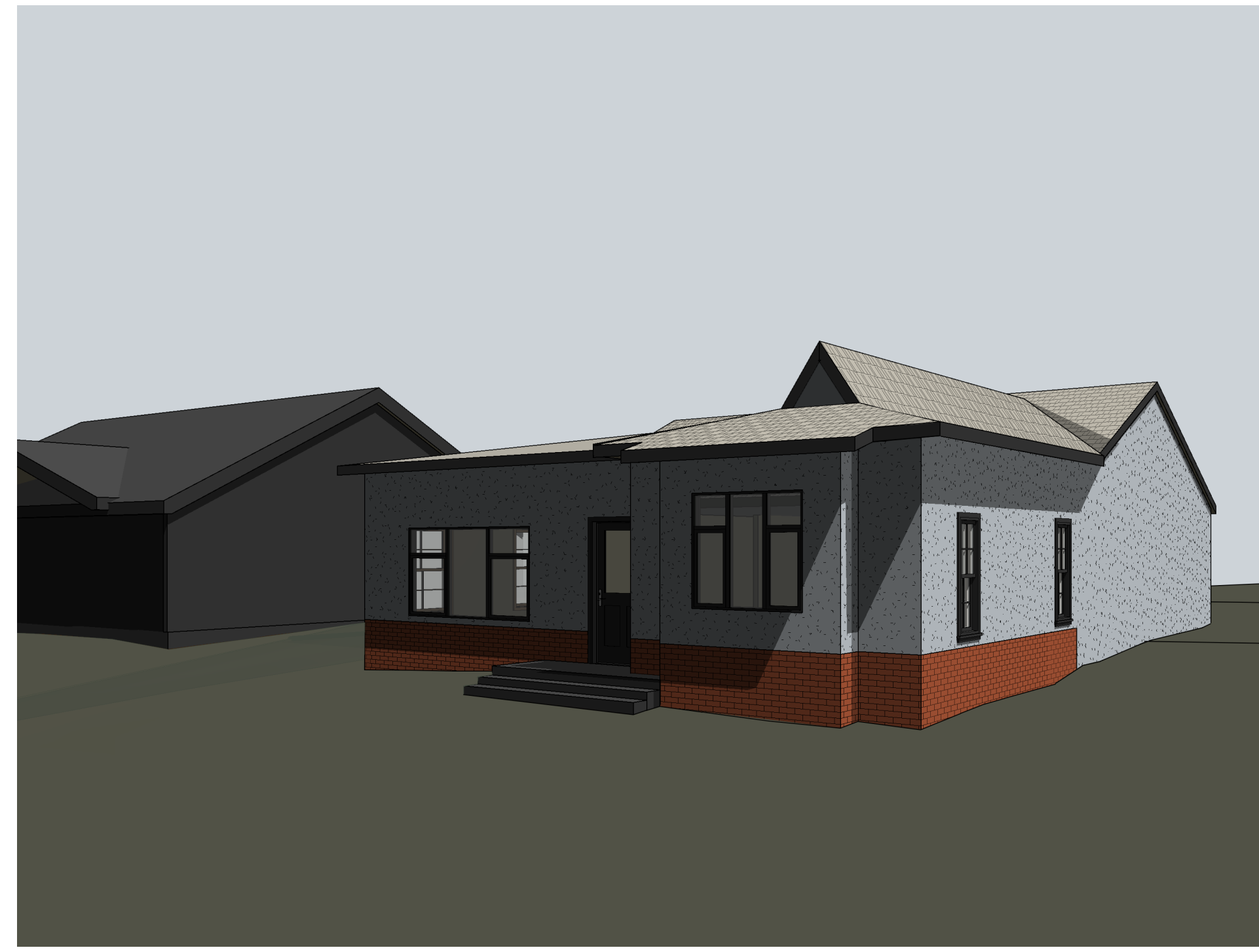
PROPOSED SECTIONS

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

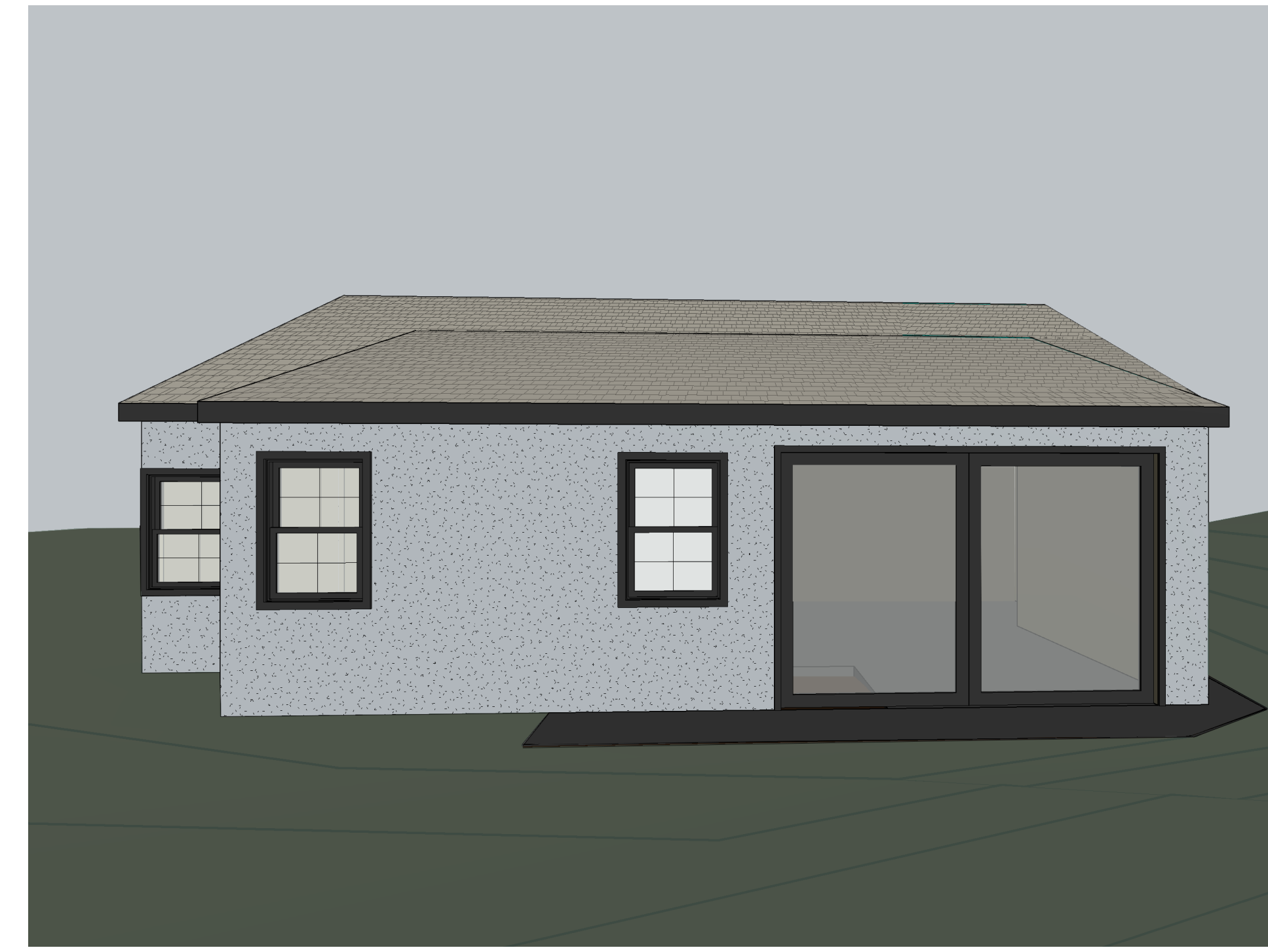
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 MAP SHEET:-
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 LOW DENSITY RESIDENTIAL



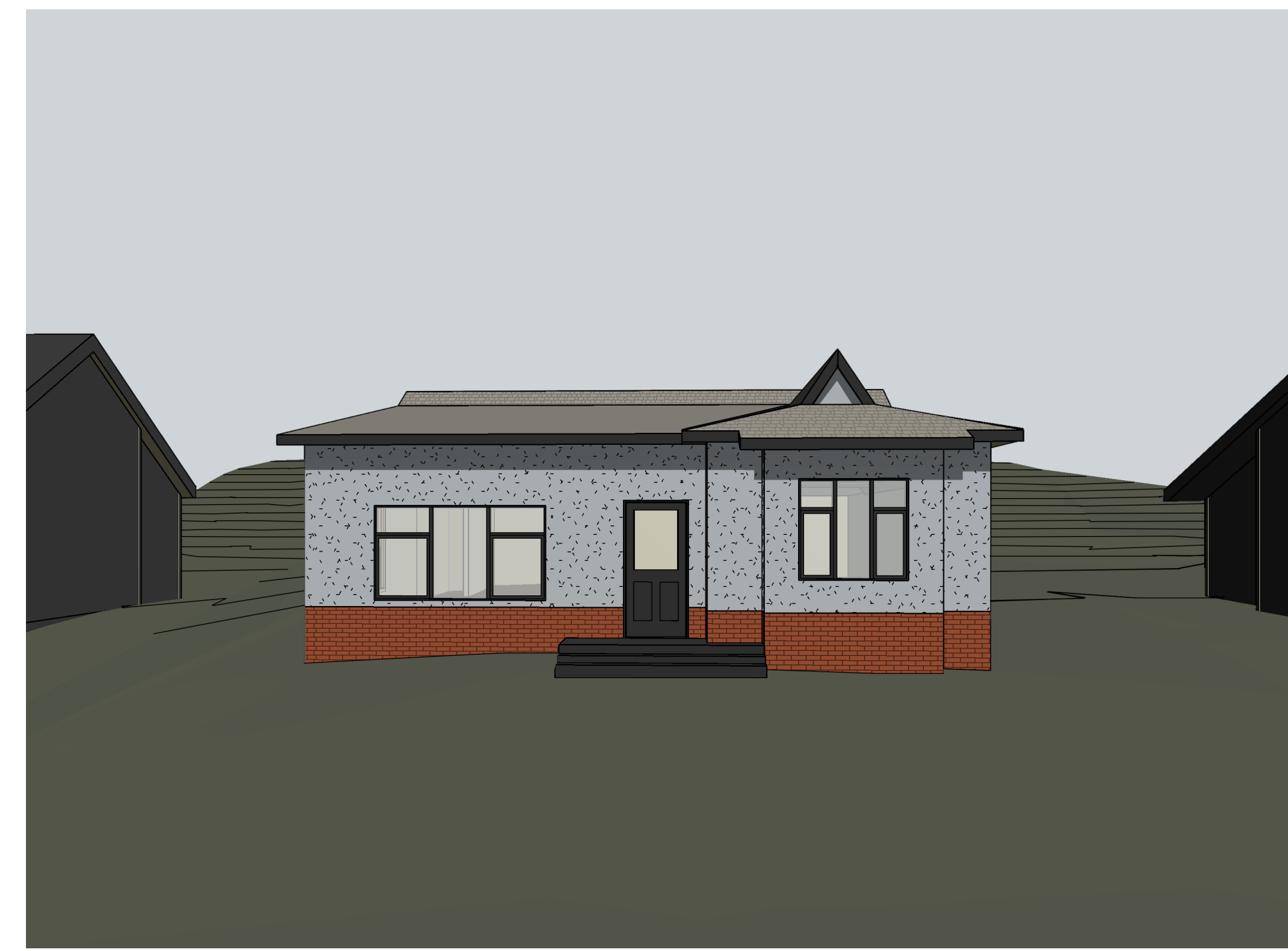
4 RENDER PERSECTIVE



2 RENDER PERSECTIVE



3 RENDER PERSECTIVE



1 RENDER PERSECTIVE

- EXISTING CONSTRUCTION TO REMAIN
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- DEMOLISHED

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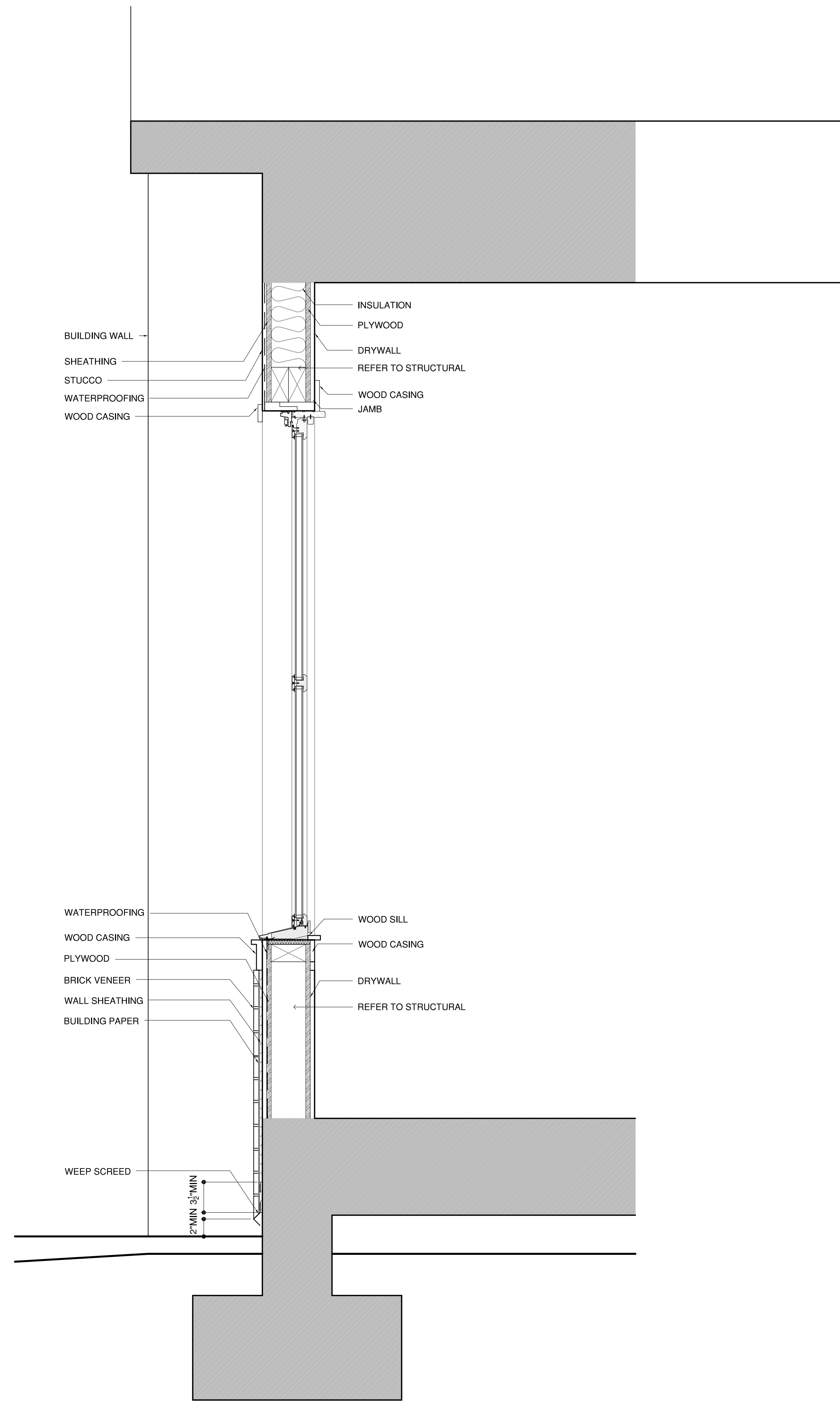
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|--|---------------------|
| Jacob and Holly Schonau-Taylor
1417 Oak Circle Dr. Glendale, CA 91208 | Owner |
| Andrei Pogany
6375 N. Figueroa St. LA, CA 90042 | Drafting |
| - | Structural Engineer |
| - | Surveyor |
| - | Interior Designer |
| - | Energy Consultant |

RENDERED PERSPECTIVES

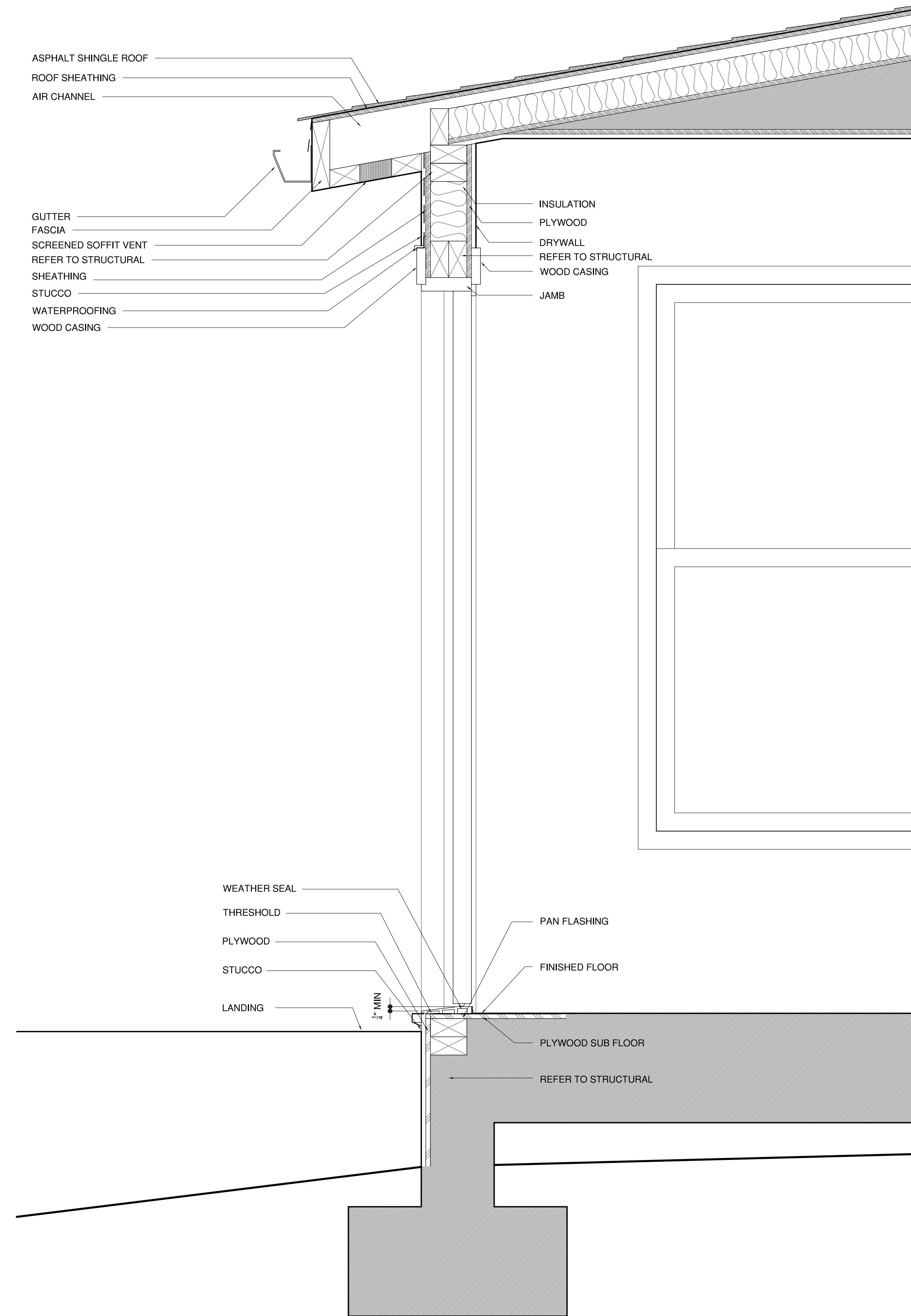
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MAP SHEET: -
ZONING: R1-2
LOW DENSITY RESIDENTIAL



2 WINDOW 5 DETAIL
SCALE: 1/2" = 1'-0"



1 DOOR 4 DETAIL
SCALE: 1/2" = 1'-0"

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Andrei Pogany 6375 N. Figueroa St. LA, CA 90042	Drafting
-	Structural Engineer
-	Surveyor
-	Interior Designer
-	Energy Consultant

DOOR AND WINDOW DETAILS

SCALE: 1/8" = 1'-0"



1417 Oak Cir Dr,
Glendale, CA 91208

Oak Cir Dr

Oak Cir Dr

Oak Cir Dr

1407

1411

1419

1421

3703

3713

1410

2602



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3



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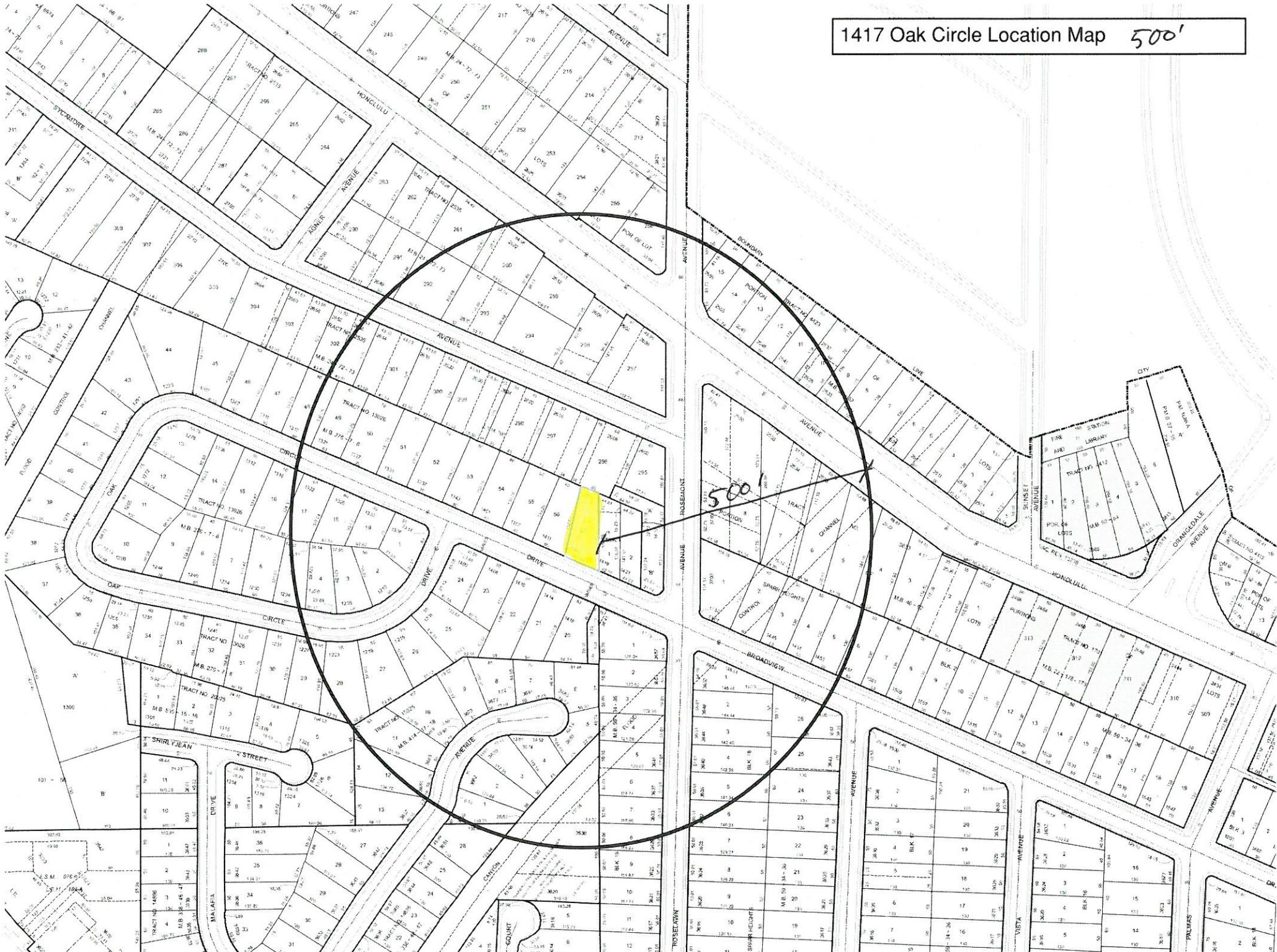


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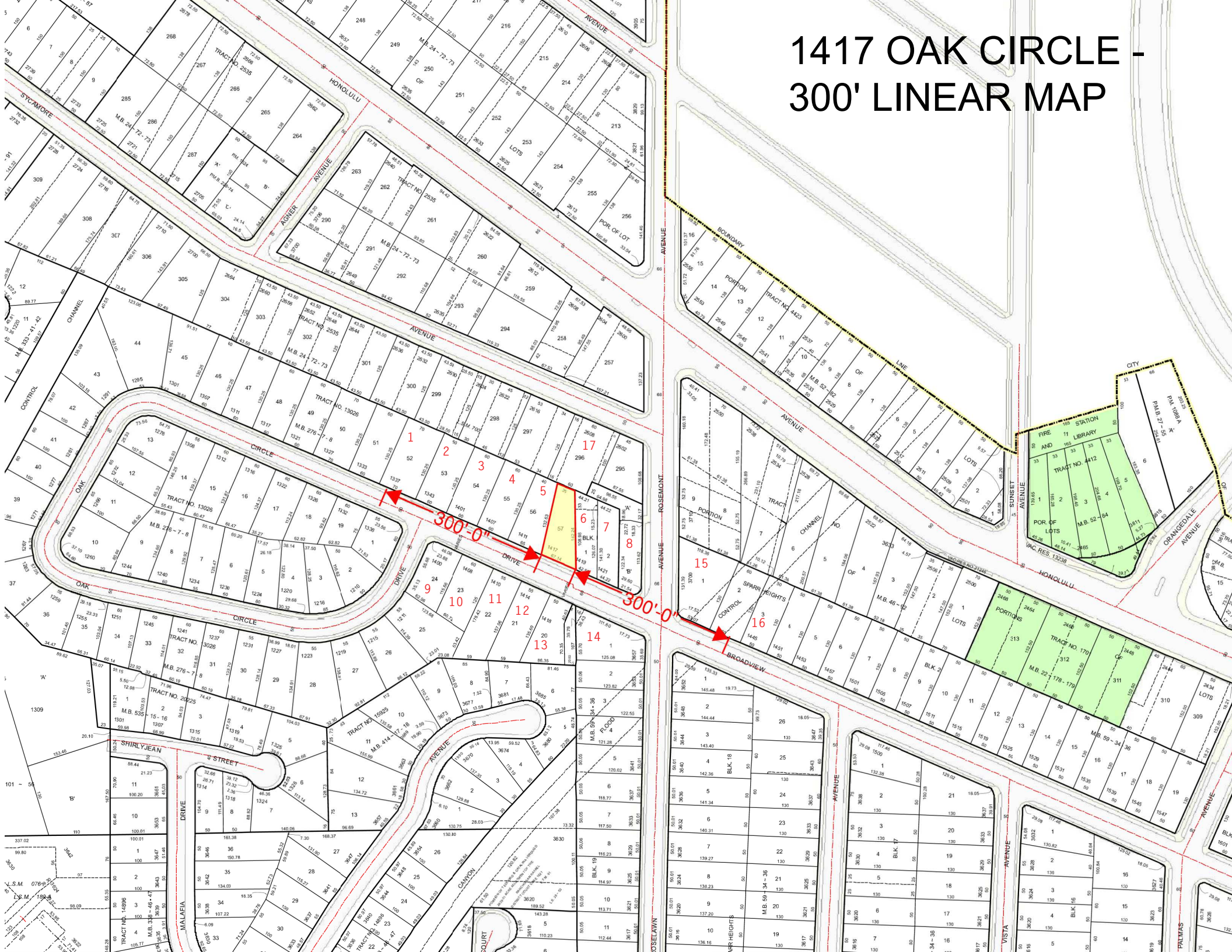


12

1417 Oak Circle Location Map 500'



1417 OAK CIRCLE - 300' LINEAR MAP

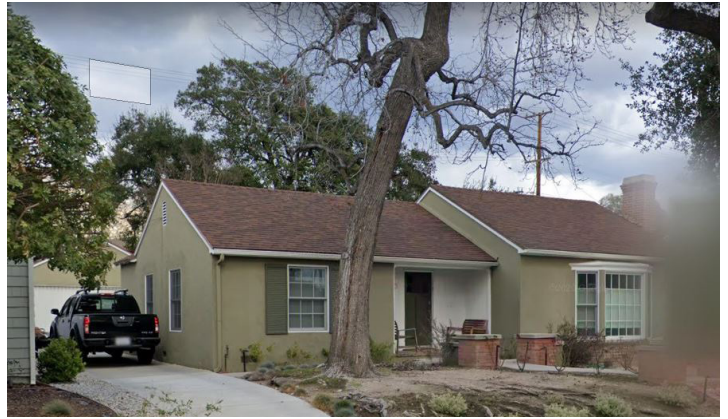


SURVEY LIST

Number	Address	Stories	Approx Setback (ft)	Floor Area Ratio	House Size (sf)	Lot Size (sf)
1	1337 Oak Circle Dr.	1	26.4	0.33	3,024	9,090
2	1343 Oak Circle Dr.	1	23.4	0.22	1,692	7,721
3	1401 Oak Circle Dr.	1	24.6	0.22	1,720	7,692
4	1407 Oak Circle Dr.	2	22.9	0.28	2,190	7,743
5	1411 Oak Circle Dr.	1	22.7	0.19	1,312	6,884
6	1419 Oak Circle Dr.	1	29.3	0.18	1,008	5,523
7	1421 Broadview Dr.	1	22	0.25	1,350	5,439
8	3703 Roselawn Ave.	1	26.7	0.21	1,085	5,168
9	1400 Oak Circle Dr.	1	24.6	0.30	2,093	7,007
10	1408 Oak Circle Dr.	1	23.7	0.23	1,640	7,275
11	1410 Oak Circle Dr.	1	26.2	0.19	1,763	9,321
12	1414 Oak Circle Dr.	1	26.6	0.21	1,665	8,108
13	1418 Oak Circle Dr.	1	29.1	0.18	1,240	6,803
14	3657 Roselawn Ave.	1	28.7	0.10	884	8,445
15	3700 Roselawn Ave.	1	24.1	0.19	2,227	11,506
16	1445 Broadview Dr.	1	28.7	0.12	1,748	14,262
17	2608 Sycamore Ave.	1	24.7	0.14	1,091	7,539
Averages			25.6	0.21	1,631	7,972



1. 1337 Oak Circle Dr.



2. 1343 Oak Circle Dr.



3. 1401 Oak Circle Dr.



4. 1407 Oak Circle Dr.



5. 1411 Oak Circle Dr.



6. 1419 Oak Circle Dr.



7. 1421 Broadview Dr.



8. 3703 Roselawn Ave.



9. 1400 Oak Circle Dr.



10. 1408 Oak Circle Dr.



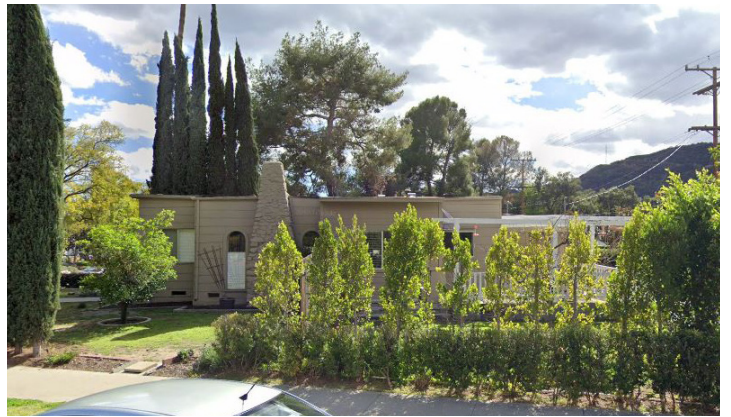
11. 1410 Oak Circle Dr.



12. 1414 Oak Circle Dr.



13. 1418 Oak Circle Dr.



14. 3657 Roselawn Ave.



15. 3700 Roselawn Ave.



16. 1445 Broadview Dr.



17. 2608 Sycamore Ave.