



PLANNING COMMISSION STAFF REPORT

APPLICATION: DR2018-0005 (Appeal) **AGENDA ITEM:** PH-1
PREPARED BY: Sheri Bermejo **MEETING DATE:** June 13, 2018
Planning Division Manager

SUBJECT: Neighborhood Compatibility Design Review DR2018-0005 (Appeal)
239 North Alta Vista Avenue

REQUEST: Appeal the decision of the Development Review Committee approving a Neighborhood Compatibility Design Review for the construction of a new 3,628 square foot two-story, single-family residence on a 9,720 square foot lot in the RL (Residential Low Density) zone.

APPELLANT: Alan and Kathryn Morse
159 North Alta Vista
Monrovia, CA 91016

ENVIRONMENTAL DETERMINATION: **Categorical Exemption (Class 3)**

BACKGROUND

On April 25, 2018, the Development Review Committee (DRC) reviewed and approved a development plan for the construction of a new 3,628 square foot two-story, single-family residence on a 9,720 square foot lot. At that meeting, the Commission noted that the project plans included the rehabilitation of an existing detached two-car garage with colors and materials to match the new residence. The proposed development was subject to Monrovia Municipal Code (MMC) Section 17.12.005 (Neighborhood Compatibility Design Review).

The public meeting notification process for two-story residential development subject to Neighborhood Compatibility Design Review requires the posting of a development sign and a direct mailing of the public meeting notice to property owners within a 400' radius of the subject site at least 15 days prior to the meeting. On April 9, 2018, a public meeting notice for the subject residential proposal was mailed to 74 property owners and a development sign was posted in front of the subject site.

At the April 25th DRC meeting, members of the public spoke in favor and in opposition of the proposed two-story home. The project applicant, Mr. Todd Bowden of Bowden Development, Inc., indicated that he had spent several months working with staff to achieve a new home design that is sensitive to both the site and neighborhood.

During the meeting resident and appellant, Mr. Alan Morse, spoke in opposition of the project. He stated that the proposed development would be taller and two and a half times larger than the surrounding homes in the neighborhood. After hearing from the applicant and the surrounding neighbors, the Committee approved the application subject to the conditions of approval (Exhibit "A"). Noteworthy conditions included the review of a final materials board

by the Planning Division Manager, as well as a condition that the front windows match the diamond-shaped muntin details on the original home that once occupied the site.

On May 7, 2018, Mr. Alan and Mrs. Kathryn Morse appealed the Development Review Committee's decision to the Planning Commission. The appellants' letter, included as Exhibit "B", outlines the following four specific objectives related to their appeal request:

1. *Scale back the proposed development to a size that is compatible with the neighborhood and the surrounding homes;*
2. *Bring the height of the proposed home to a size that is compatible with the surrounding homes. It should be 1 ½ stories maximum;*
3. *A review of privacy issues caused by the proposed house should be made to insure that the privacy of the neighboring homes is maintained; and*
4. *Change the existing procedures so that the proposed developments are shown in context, so that neighborhood compatibility can be ascertained.*

SUBJECT PROPERTY:

The subject site is located on the west side of North Alta Vista Avenue, between West Foothill Boulevard and West Hillcrest Boulevard. The property is designated Low Density Residential (5.8 du/acre) in the General Plan and is zoned RL (Residential Low Density). The site is surrounded by the following land uses:

North:

General Plan:	Low Density Residential (5.8 du/acre)
Zoning:	RL (Residential Low Density)
Land Use:	Single Family Residential

South:

General Plan:	Low Density Residential (5.8 du/acre)
Zoning:	RL (Residential Low Density)
Land Use:	Multiple Family Residential

East:

General Plan:	Low Density Residential (5.8 du/acre)
Zoning:	RL (Residential Low Density)
Land Use:	Single Family Residential

West:

General Plan:	Low Density Residential (5.8 du/acre)
Zoning:	RL (Residential Low Density)
Land Use:	Single Family Residential

ANALYSIS

The purpose of the Neighborhood Compatibility Design Review is "to integrate new development into the context and character of existing neighborhoods to achieve compatibility. The tools implemented to address compatibility are intended to provide an approach that balances the desires of the property owner to develop his or her property with the concerns of surrounding residents to maintain the character of their neighborhood." The review standards further state that it is not the intent of Neighborhood Compatibility Design

Review “to unreasonably restrict or regulate the right of an individual property owner to determine the type of structure or addition desired.” It is important to note that these two provisions from the ordinance point to the idea of balance.

MMC Section 2.56.030 designates the DRC as the review and decision body for residential development projects that involve either the construction of new single-story residences, two-story additions, new two-story residences, or multifamily development that are not subject to a Conditional Use Permit. The DRC evaluates project proposals based on specific Neighborhood Compatibility Design Review findings that encompass exterior material review, planning/site design, building form, architectural features/design, neighbor impact review, and neighborhood compatibility review principles. As required by MMC Section 17.12.005, the decision for approving Neighborhood Compatibility Design Review DR2018-0005 was based on the following findings:

A. The proposed development meets the zoning development standards applicable to the property.

The proposed development is located in the RL (Residential Low Density) zone and meets or exceeds all development standards in relation to building setbacks, building height, and parking as shown in the following table.

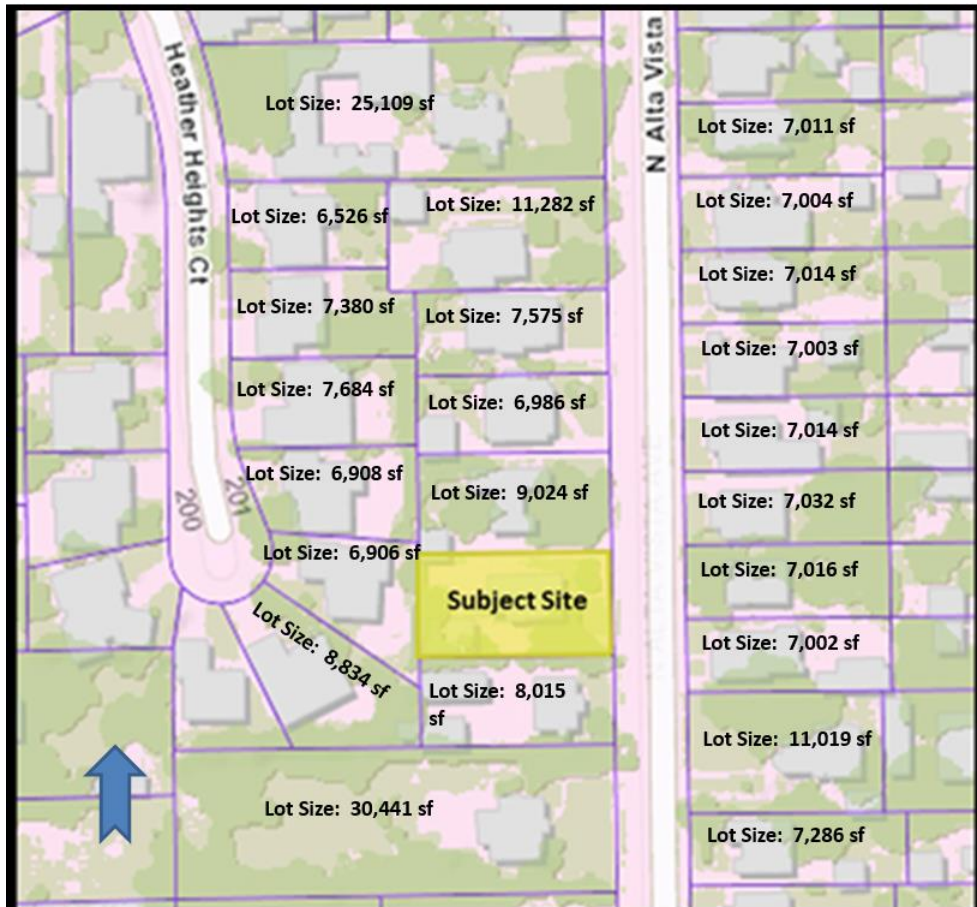
Table 1.0 – Zoning Compliance

Development Standard	Required	Proposed
FAR 40% for the first 5,000 s.f., plus 35% for the next 5,000 s.f., 15% for remaining lot area	3,652 square feet maximum	3,628 square feet
Front Setback 25' or block average, whichever is greater	36' minimum	36' minimum
Front Yard Covered Porch Encroachment	7'-0" maximum	5'-0"
Side Setback - First Floor Total of both side yard setbacks shall equal 24% of lot width, 5' minimum	16'-5" minimum (combined north and south side setbacks)	5' – 0" (North) 14' – 6" (South)
Side Setback – Second Floor	12' - 0" minimum	12' – 6" (North) 22' – 0" (South)
Rear Setback – First Floor 20% of lot depth	27' – 0" minimum	41' – 4"
Rear Setback – Second Floor 20% of lot depth	37' – 0" minimum	64' – 0"
Height	27' maximum	25' - 6"
Garage	Two-car minimum	Two-car

B. The orientation and design of the building(s) are appropriate to the size and configuration of the lot and provide a well-designed site layout.

The neighborhood within the vicinity of 239 North Alta Vista Avenue is very eclectic in terms of lot size. The following map demonstrates that lot areas within this segment of Alta Vista Avenue range widely between 7,000 and 30,000 square feet.

Figure 1.0 – Building Footprint Map



The City's zoning code standards limit house size by with a graduated Floor Area Ratio (FAR) requirement. The maximum main building size in the RL zone is determined using the following formula: 40% of the first 5,000 SF of lot area, plus 35% for the next 5,000 SF, plus 15% for the remaining square footage over 10,000.

Even though the graduated FAR standard allows for increased house size on larger lots, the Neighborhood Compatibility Review regulations still require that houses appear to be compatible size when viewed from the street. The Applicant put thoughtful consideration into the project's building orientation, building placement, garage and driveway location, and setbacks to achieve compliance with this design principle. The development proposes to maintain the existing detached garage at the rear of lot in order to preserve the neighborhood street view, which consists predominantly of minimized visible garages. Although an attached garage could have been proposed at the rear of the home, maintaining the existing detached garage within the plan eliminated the potential for long spans of wall and excess building mass

that often results when garages are attached to the residence. Lastly, larger than required building setbacks were proposed within the front, side, and rear yards to provide adequate buffers between the subject property and the neighboring homes.

It is also important to note that although a new two-story home is proposed, the home was designed to have a much smaller second floor than the first floor. The floor plan proposes 2,438 square feet on the first floor and 1,190 square feet on the second floor. This equates to the second floor totaling only a third of the entire size of the house (approximately 33%). Maintaining the majority of the floor area on the first floor further reduces massing and bulk impacts on adjacent residences and ensures that the home is fitting with the neighborhood context.

C. The proposed development is designed to be compatible with adjacent properties by reasonably minimizing impacts related to privacy and solar access.

The proposed second floor design was placed in a manner to reasonably minimize impacts to privacy and solar access on the adjacent properties. The home was designed with a generous building separation between the exterior wall of the second floor and neighboring homes. Given that North Alta Vista is developed on an inclined grade, the plan proposes a larger than required second floor setback (22'-0" instead of 12'-0") to minimize privacy and solar access impacts to the neighboring property to the south which is at a lower elevation. Incorporating larger than required setback distances into the project, provides an overall greater distance between the neighboring homes. There is a total distance of 32'-0" to the home on the lot to the north, and 34'-6" to the home to the south. Lastly, it also important to note that the second story windows on the north and south elevations do not directly face any windows on the adjacent properties which further minimize privacy impacts.

D. The proposed development is compatible with the character of the neighborhood in terms of scale, mass, height, and design.

The applicant chose to design the new home within the Craftsman architectural style, as there are many older Bungalows and Craftsman homes within this segment of North Alta Vista Avenue. The proposed home incorporates low-pitched gable roofs, with unenclosed eave overhangs, exposed rafter tails, decorative braces, and a partial-width porch at the front entry. The use of a combination of smooth plaster, James Hardie straight edge shingles, and stone further embellish the Craftsman architectural design.

Knowing that the former house on the site had special meaning to the neighborhood, the Applicant desired to incorporate some of its design elements into the new home proposal. There were two design elements found on the former home that made it unique. The original home had two entrances on the street facing elevation; one that lead into the main living room and another that lead to a bedroom. It also had beautiful windows with an intricate diamond-shaped window muntin pattern. It is for these reasons, that the home proposal includes replication of these design features.

Although not required as part of the Neighborhood Compatibility Design Review application, the Applicant prepared a Streetscape Elevation Plan upon receiving notice that the subject project was appealed to the Planning Commission (Exhibit "C"). The Streetscape Elevation Plan includes the front building elevations for the proposed

development, as well as the front elevations for the two homes to the north and the two homes to the south of the subject property. This visual analysis demonstrates that the overall scale, mass, height, and design of the new home is fitting with the neighborhood context and setting. The Streetscape Elevation Plan shows that the overall height of the home is not significantly greater than the former home on the lot. When comparing the building heights of the neighboring properties, the height of the new home is also lower than the comparison two-story homes to the north and south of the subject site, located at 227 North Alta Vista Avenue and 249 North Alta Vista Avenue. Lastly, the elevation drawings confirm that the proposed massing of the second story massing is also smaller than the comparison two-story homes.

CONCLUSION

Based on the findings outlined in the report, it is staff's opinion that the proposed two-story residential design will have minimized impacts on the context and character of the existing neighborhood. In reference to the Appellants' letter, it is important to highlight that the City's compatibility design review process gives the City very powerful tools that did not previously exist. It does not require that new homes be a "like-for-like" replacement of the former home on a lot, nor that it be a replica of an existing home in the neighborhood. Instead, the current process requires an evaluation of design and massing, which is much more restrictive than the former review process that was limited to siding, roof material, and roof overhang. This approach ensures that the compatibility standards are not applied unevenly. The standards allow staff to work with the property owner to adjust new construction so that it takes into consideration its surroundings.

Revision of City's Process

Lastly, the Appellants' letter suggests revising the existing review process to require that new development create a contextual view rendering in an effort to determine if a proposed project is fitting within the context of the neighborhood. While the review process may be refined and updated in the future, this application must be evaluated under the existing Municipal Code provisions. Evaluating new development with contextual view renderings can be a helpful tool for the public, however, the City's submittal requirements (and process) are much more substantial, longer and more expensive than they were under the previous regulations. Preparing such renderings may not be a huge financial burden to a developer, however, for many property owners who are initiating projects, it would be an added cost. A homeowner with a tight budget may likely not move forward with their home improvements, after weighing the cost of an expensive application process.

RECOMMENDATION

Based upon the above analysis, staff is recommending that the Planning Commission uphold the Development Review Committee's decision. If the Planning Commission concurs with this recommendation then, following the public hearing, the following actions would be:

1. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the Planning Commission in the exercise of its independent judgment finds that Neighborhood Compatibility Design Review DR2018-0005 (Appeal APL2018-001) is categorically exempt from CEQA under Class 3.
2. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.

3. The Planning Commission in the exercise of its independent judgment hereby makes the findings that Neighborhood Compatibility Design Review DR2018-0005 is in compliance with the City of Monrovia's Neighborhood Compatibility Ordinance (Ordinance No. 2016-08) as discussed in this Staff Report.
4. The Planning Commission denies the appeal and upholds the Development Review Committee's decision regarding Neighborhood Compatibility Design Review DRC2018-0005, subject to the attached Planning Conditions on Data Sheet No. 1 and recommendations in the Staff Report, all of which are incorporated herein by this reference.

MOTION:

Deny the appeal and uphold the Development Review Committee's decision regarding Neighborhood Compatibility Review DR2018-0005.



DEVELOPMENT REVIEW COMMITTEE (DRC) CONDITIONS

DR2018-0005

239 N Alta Vista

Todd Bowden, Bowden Development, Inc., Applicant

DEVELOPMENT REVIEW COMMITTEE STANDARD CONDITIONS

Development of the subject property and operations on the site must remain in substantial conformance at all times with the request and application forms and plans, DR2018-0005, for the development of a new single-family residence submitted by the applicant, as approved by the Development Review Committee and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Development Review Committee and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this application.

1. All approvals are subject to compliance with the Monrovia Municipal Code requirements.
2. The construction process must begin within one year of the date of this approval or the approval will expire. An extension may be filed in writing 30 days prior to expiration.
3. Approval of this request does not constitute a building permit. Obtain necessary building permits with the Building Division before starting construction.
4. Decisions of the Development Review Committee are final unless a written appeal to the Planning Commission is filed with the Planning Division within ten (10) days from said decision.
5. Any violation of these conditions of approval or the Monrovia Municipal Code may be subject to the Administrative Fine Ordinance, other available remedies and/or revocation or modification of this permit at the discretion of the City Attorney and City Prosecutor.
6. All of the conditions shall be complied with prior to commencement of the construction, unless an earlier compliance period is specified as part of a condition.
7. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.

Project Specific Conditions of Approval

8. The Applicant shall, within 30 days after approval by the Development Review Committee, submit to the Community Development Department his/her written consent to all of the conditions of approval contained in this Data Sheet. This Design Review shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.

EXHIBIT "A"

RECEIVED

MAY 07 2018

Dept Of Community Development
City Of Monrovia

RECEIVED

239 North Alta Vista Avenue: Appeal

To: Honorable Mayor and Members of the City Council

From: Alan and Kathryn Morse, residents of 159 N Alta Vista Ave. Monrovia

Date: May 7, 2018

MAY - 7 2018

Re: Appeal of Development Review Commission April 25, 2018 approval of proposed development at 239 N Alta Vista Ave. Monrovia

Office of the City Clerk
City of Monrovia

Objectives:

- 1) Scale back proposed development to a size that is compatible with the neighborhood and the surrounding homes.
- 2) Bring the height of the proposed home to a size that is compatible with the surrounding homes. It should be 1 ½ story maximum.
- 3) A review of privacy issues caused by the proposed house should be made to insure that the privacy of the neighboring homes is maintained.
- 4) Change existing procedures so that the proposed developments are shown in context, so that neighborhood compatibility can be ascertained.

Detail:

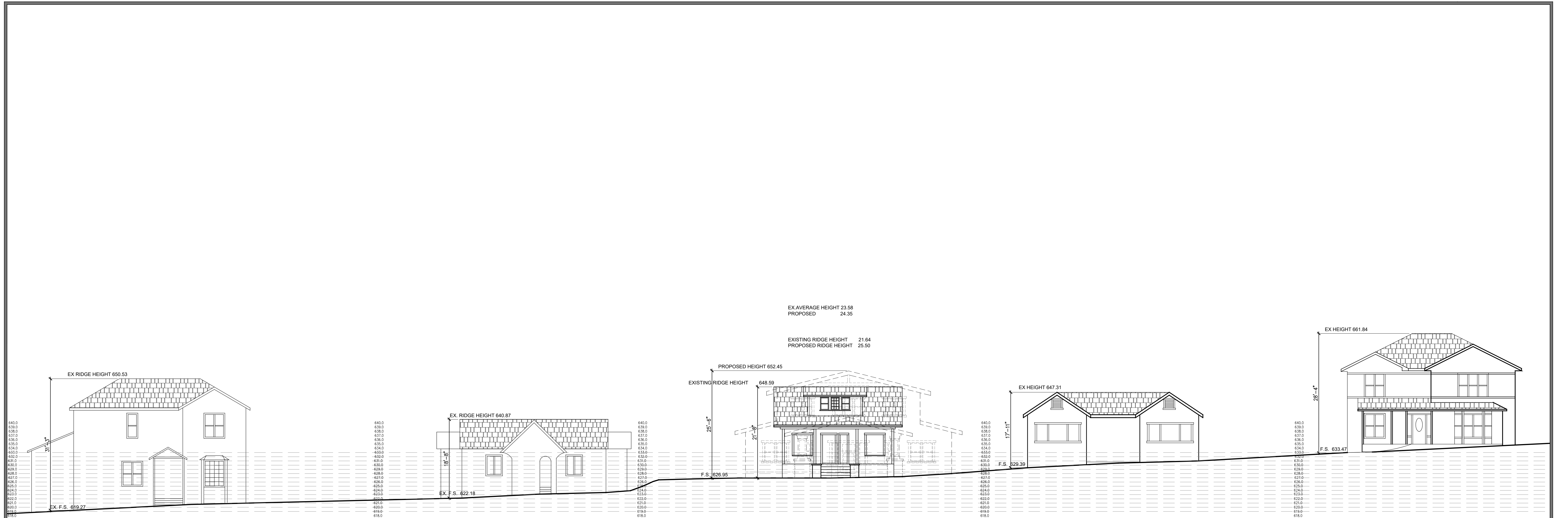
On April 25 a new development was proposed at 239 N Alta Vista Ave. that would be 3628 square feet, not counting the detached garage, and 2 story. The home that this is intended to replace was 1459 square feet and I believe 1 ½ story. The surrounding homes are 1 story, with an average of approximately 1500 square feet. Thus as proposed it would be about 2.5 times the size of the surrounding homes and substantially taller.

At the meeting, the only representations of the home showed the building against a white background, without any context to show what it would look like compared to its surroundings. We request that representations be made showing the building in context so that a judgement of compatibility could be determined.

This would appear to be a rerun of the home that was built at 122 North Alta Vista that I think most would agree was a mistake. It is larger than that home, with about the same floor area ratio. As this is one of the first new developments since the moratoria, we feel that it is essential that these issues be satisfactorily addressed.

EXHIBIT "B"

C:\GABRIEL\0018\333-ALTA-VISTA\00-SCAPE\OVERALL HEIGHTS FOR STREET SCAPE.dwg, 5/29/2018 8:11:15 PM, DWG To PDF.pc3



227 N. ALTAVISTA
1 UNIT
4 BED 2 BATH
2, 109 S.F.

233 N. ALTAVISTA
2 UNITS
2 BED 1 BATH
1 BED 1 BATH
1, 771 S.F.

239 N. ALTAVISTA
EXISTING :
4 BED 2 BATH 1, 459 S.F.
UPSTAIRS 700 S.F. (INCLUDED ON THE NUMBER ABOVE)
W/ UNPERMITTED ROOM 180 S.F.
W/ UNPERMITTED PORCH 270 S.F.
TOTAL 1, 909 S.F.
RATIO UP 37%
DOWN 43 %

PROPOSED :
4 BED 4 BATH 3, 628 S.F.
FIRST FLOOR: 2, 438 S.F.
SECOND FLOOR: 1, 190 S.F.
FAR = 38.9 %
RATIO = 32 % UPSTAIRS , 68 % DOWNSTAIRS.
LOT SIZE : 9, 322 S.F.

122 N ALTAVISTA
5 BED 4 BATH 3, 285 S.F.
2-CAR GARAGE 400 S.F.
TOTAL 3, 685 S.F.

LOT SIZE : 8, 191 S.F.
FAR = 40 %
W/ GARAGE = 45 %

245 N. ALTAVISTA
1-UNIT
3 BED 2 BATH
1, 611 S.F.

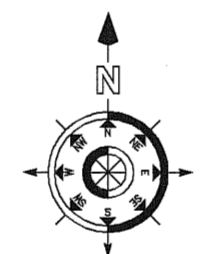
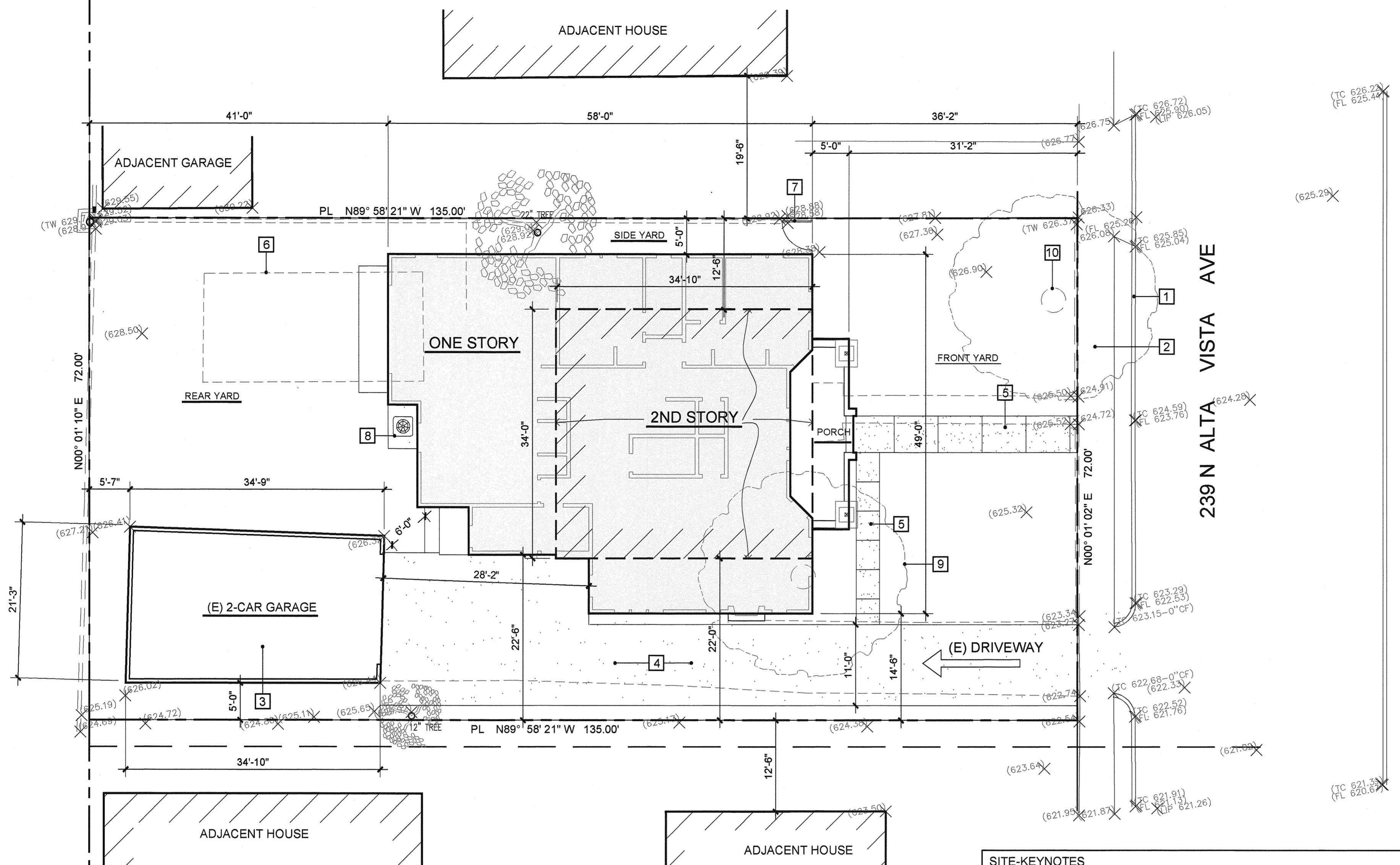
249 N. ALTAVISTA
1-UNIT
5 BED 2 BATH
3, 066 S.F. ON
6, 986 S.F. LOT
FAR = 43.9 %

STREET SCAPE ELEVATION PLAN

SCALE 3/32"=1'-0"

EXHIBIT "C"

<p>ENGINEER:</p>	<p>OWNER:</p> <p>BOWDEN DEVELOPMENT, INC.</p> <p>212 W. FOOTHILL BOULEVARD MONROVIA, CA 91016 (626) 303-7917</p>	<p>PROJECT ADDRESS :</p> <p>239 ALTAVISTA MONROVIA, CA 91016</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DATE	REMARKS	1			2			3			4			<p>MICHAEL D. ROBEY DESIGN : ENGINEERING : CONSTRUCTION</p> <p>813 S FIRST AVE, ARCADIA CA 91006 OFFICE : 626.574.7010 CELL : 818.823.3345</p>	<p>SCALE: AS NOTED DATE: MAY-29-2018 JOB NO: DESIGNED BY: MIKE ROBEY DRAWN BY: G. BOBADILLA</p>	<p>SHEET NO:</p> <p>SSE</p> <p>OF</p>
NO.	DATE	REMARKS																			
1																					
2																					
3																					
4																					



SITE PLAN

SCALE 1"=10'-0"

- SITE-KEYNOTES**
- 1 CURB
 - 2 EXISTING SIDEWALK
 - 3 EXISTING GARAGE TO REMAIN & TO BE REMODELED / FACELIFT
 - 4 EXISTING DRIVEWAY ASPHALT TO BE REMOVED PROVIDE NEW CONCRETE 4" SLAB, SLOPE TO DRAIN.
 - 5 NEW WALKWAY 4" THICK TROWELED FINISH CONCRETE SLAB, SLOPE TO DRAIN.
 - 6 EXISTING POOL TO DEMOLISHED & FILLED
 - 7 NEW 4'-0" W X 6'-0" H. WOOD GATE UNDER SEPARATE PERMIT
 - 8 PROVIDE CONCRETE PAD, 3" MIN ABOVE GRADE FOR NEW A/C CONDENSER PER CMC.
 - 9 EXISTING 40" AVOCADO TREE TO BE REMOVED
 - 10 EXISTING 40" TREE TO BE REMOVED

PROPOSED LANDSCAPE AREA > 2,500 S.F. WILL REQUIRE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE.

NOTE:
CONTRACTOR / BUILDER TO VERIFY DIMENSIONS AND CONDITIONS BEFORE COMMENCING OR STARTING CONSTRUCTION AND OWNER IS RESPONSIBLE FOR SPECIAL INSPECTION FEES, SUCH AS STRUCTURAL AND DEPUTY INSPECTION IF REQUIRED BY CITY.

OWNER

BOWDEN DEVELOPMENT, INC.
212 W. FOOTHILL BOULEVARD
MONROVIA CA 91016

PROPERTY INFORMATION

ADDRESS: 239 N ALTA VISTA AVE MONROVIA CA 91016
ASSESSOR'S ID NO: 8504-007-003
LOT AREA : 9,720 S.F.
ZONE : RESIDENTIAL LOW (RL)
FLOOR AREA PROPOSED : 3,628 S.F. (DWELLING)
40 % OF FIRST 5000 SF = 2,000 S.F.
35 % OF THE NEXT 5000 SF = (4,720) = 1,652 S.F.
MAXIMUM ALLOWED : 3,652 S.F.

GARAGED (DETACHED) = 687.5 S.F. (MAX ALLOWED 972 S.F.)
FRONT BACK SETBACK REQUIRED: PROPOSED:
SIDE YARD SETBACK REQUIRED TOTAL OF BOTH PROPOSED : 23 SIDES = 17.28
NOT LESS THAN = 5'-0"

FIRST FLOOR MAIN DWELLING
GARAGE: REQUIRED 3'-0" / PROPOSED 5'
SECOND FLOOR : REQUIRED 12'-0" / PROPOSED 15'-0" & 22'-6"

REAR YARD SETBACK:
FIRST FLOOR REQUIRED: 33.75 / PROPOSED 40'-0"
2ND FLOOR REQUIRED : 43.75 / PROPOSED 63'-0"

BUILDING HEIGHT : MAX 27'-0" PROPOSED : 25'-6"

AREA CALCULATION

HOUSE: FIRST FLOOR :	2,438 SF
2ND FLOOR :	1,190 SF
TOTAL LIVING	= 3,628 SF
TOTAL (E) GARAGES :	717 SF
FRONT PORCH:	352 SF
TOTAL	1,069 SF
TOTAL COVERAGE @ GRADE =	3,507 / 9,720 = 36 %

TYPE OF CONSTRUCTION: TYPE: V B SPRINKLERED

CODES:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 CEC
2016 CMC
2016 CPC
2016 CALIFORNIA ENERGY STANDARDS

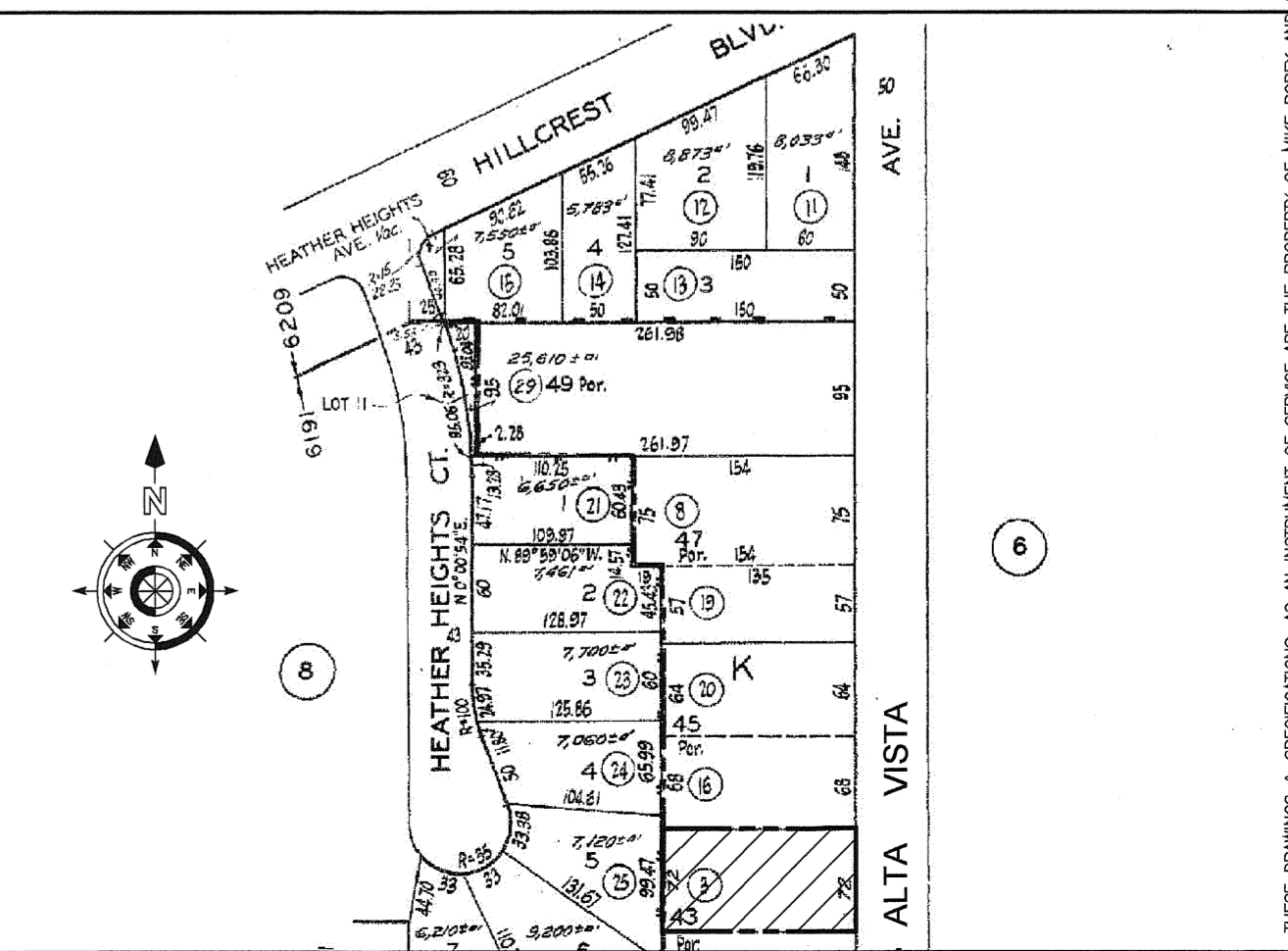
TYPE OF CONSTRUCTION : V-B
AUTOMATIC FIRE SPRINKLER SYSTEM : YES

FIRE DEPARTMENT NOTES:
PER MMC FIRE SPRINKLERS ARE REQUIRED THROUGHOUT THE STRUCTURE. PLANS SHALL BE SUBMITTED UNDER A SEPARATE PERMIT
PROPERTY IS NOT WITHIN THE HIGH FIRE HAZARD AREA OF THE CITY.

SCOPE OF WORK

PROPOSED NEW 2-STORY HOUSE.

VICINITY MAP



CONSULTANTS

DESIGN
MICHAEL D. ROBEY
813 S FIRST AVE
ARCADIA CA 91006
TEL. 626.574.7010
GABRIEL BOBADILLA
TEL. 626.510.0617
E-MAIL : BOBADILLAGABRIEL@SBCGLOBAL.NET

MPE & T-24 ENGINEER :
PERFECT DESIGN & ENGINEERING
2416 W. VALLEY BLVD.
ALHAMBRA CA 91803
TEL. 626.589.8808
FAX. 626.289.4913

**ALEX HADDAD :
STRUCTURAL ENGINEERING SERVICES**
3528 DUNE LN.,
LA VERNE CA 91750
TEL : 760.660.8525
FAX 760.324.4064

SHEET INDEX

ARCHITECTURAL PLANS	STRUCTURAL PLANS
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A3 SECOND FLOOR PLAN	S3 FIRST FLOOR FRAMING PLAN
A4 ROOF PLAN	S4 SECOND FLOOR FRAMING PLAN
A5 NORTH & EAST ELEVATIONS	S5 FRAMING DETAILS
A6 SOUTH & WEST ELEVATIONS	S6 FRAMING DETAILS
A7 A, B, C SECTIONS	S7 FASTENING SCHEDULE
ELECTRICAL	ENERGY CALCS / T-24
E-1 FIRST FLOOR ELECTRICAL PLAN	T-24 SHEET 1
E-2 SECOND FLOOR ELECTRICAL PLAN	T-24 SHEET 2

MICHAEL D. ROBEY
DESIGN : ENGINEERING : CONSTRUCTION
813 S FIRST AVE
ARCADIA CA 91006
OFFICE : 626.574.7010
CELL : 626.701.7409
PROJECT MANAGER : GABRIEL BOBADILLA Ph. 626.510.0617
E-MAIL : bobadillagabriel@sbcglobal.net

REVISIONS

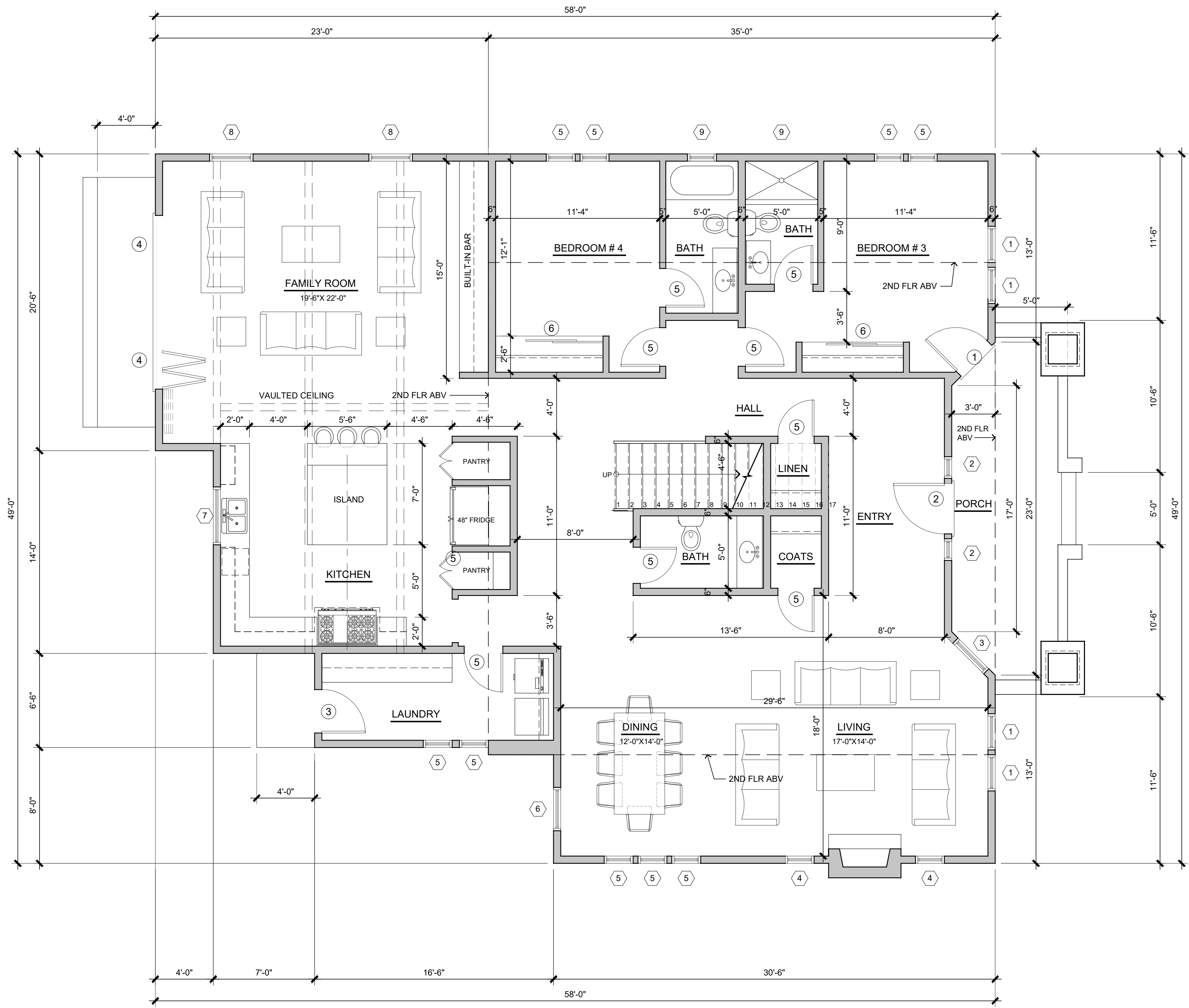
NO.	DATE	REMARKS
1	OCT 3, 2016	
2		
3		
4		

OWNER:
BOWDEN DEVELOPMENT, INC.
212 W. FOOTHILL BOULEVARD
MONROVIA, CA 91016
(626) 303-7917

SHEET TITLE:
SITE PLAN

PROJECT ADDRESS: 239 N ALTA VISTA, MONROVIA CA

SCALE: AS NOTED
DATE: JUN 6, 2018
JOB NO:
DESIGNED BY: M. ROBEY
DRAWN BY: G BOBADILLA
SHEET NO:
A-1
OF

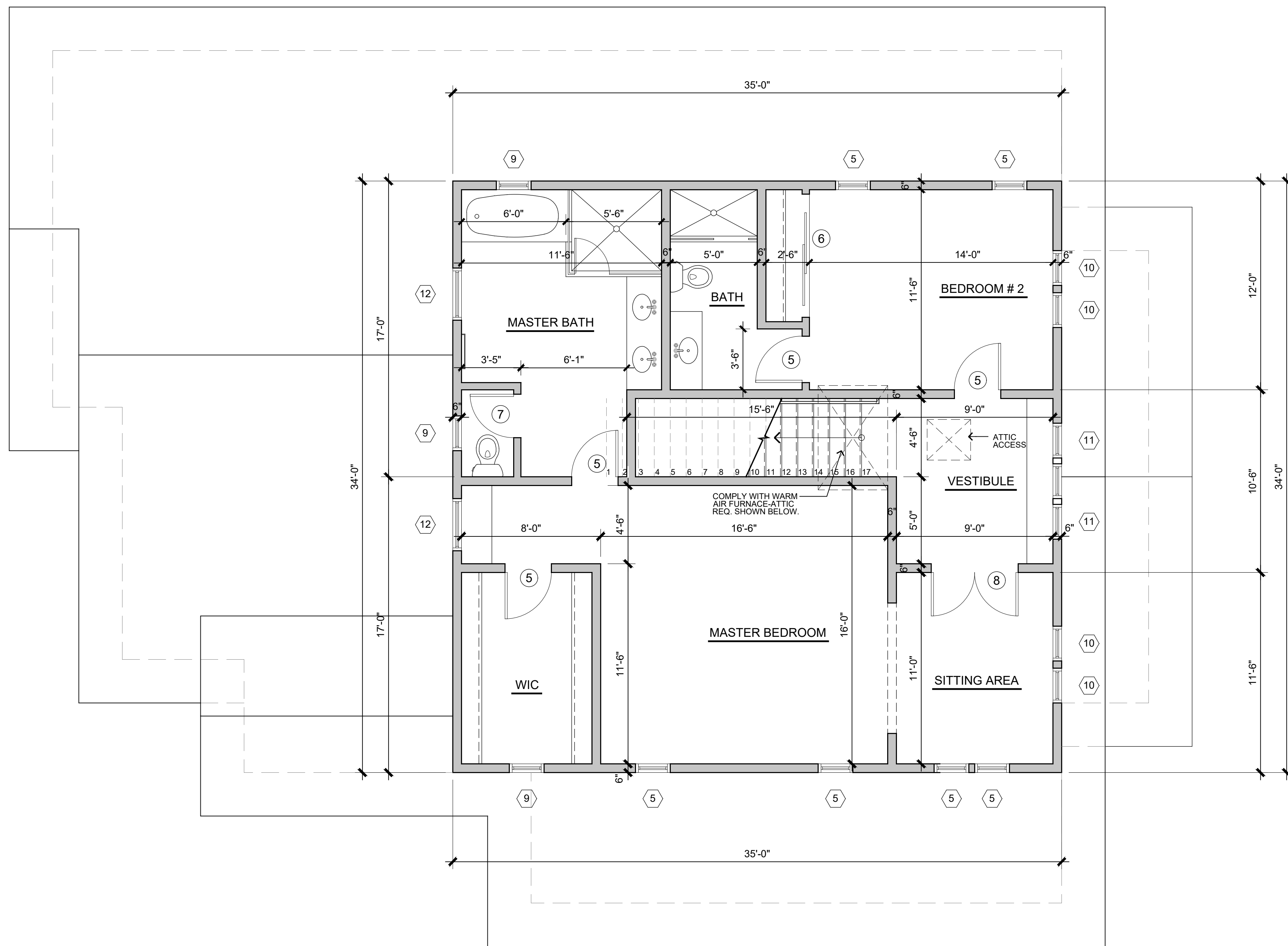


FIRST FLOOR PLAN
2,438 S.F. SCALE 1/4"=1'-0"

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OWNER:		OWNER:	
BOWDEN DEVELOPMENT, INC.		BOWDEN DEVELOPMENT, INC.	
212 W. FOOTHILL BOULEVARD MONROVIA, CA 91016 (626) 303-7917		212 W. FOOTHILL BOULEVARD MONROVIA, CA 91016 (626) 303-7917	
SHEET TITLE:		SHEET TITLE:	
FIRST FLOOR PLAN		FIRST FLOOR PLAN	
PROJECT ADDRESS: 238 N ALTA VISTA, MONROVIA CA		PROJECT ADDRESS: 238 N ALTA VISTA, MONROVIA CA	
SCALE: AS NOTED		SCALE: AS NOTED	
DATE: MARCH 20, 2018		DATE: MARCH 20, 2018	
JOB NO.:		JOB NO.:	
DESIGNED BY:		DESIGNED BY:	
DRAWN BY: G BOBADILLA		DRAWN BY: G BOBADILLA	
SHEET NO:		SHEET NO:	
A-2		A-2	
OF		OF	
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	OCT 3, 2016	1	OCT 3, 2016
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REVISIONS		REVISIONS	
NO. DATE		NO. DATE	
1 OCT 3, 2016		1 OCT 3, 2016	
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REVISIONS		REVISIONS	
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3		3	
4		4	

MICHAEL D. ROBEY
DESIGN : ENGINEERING : CONSTRUCTION
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SECOND FLOOR PLAN

1,190 S.F.

SCALE 1/4"=1'-0"

WINDOW SCHEDULE			
SYMBOL	SIZE	TYPE	REMARKS & MATERIAL
①	2'-6" X 4'-6"	D/H	DOUBLE GLAZED W/ DIAMONDS - VINYL
②	1'-6" X 7'-0"	FIXED-SIDE LIGHTS	DOUBLE GLAZED - VINYL
③	3'-0" X 7'-0"	FIXED	DOUBLE GLAZED / VINYL
④	2'-0" X 4'-6"	D/H	DOUBLE GLAZED W/ DIAMONDS - VINYL
⑤	2'-0" X 4'-0"	CASEMENT	DOUBLE GLAZED - VINYL
⑥	3'-0" X 4'-0"	CASEMENT	DOUBLE GLAZED - VINYL
⑦	4'-0" X 3'-6"	CASEMENT	DOUBLE GLAZED - VINYL
⑧	3'-0" X 5'-0"	D/H	DOUBLE GLAZED - VINYL
⑨	2'-0" X 2'-6"	CASEMENT	DOUBLE GLAZED - VINYL
⑩	2'-0" X 4'-0"	D/H	DOUBLE GLAZED W/ DIAMONDS - VINYL
⑪	2'-0" X 3'-6"	D/H	DOUBLE GLAZED W/ DIAMONDS - VINYL
⑫	3'-0" X 3'-0"	CASEMENT	DOUBLE GLAZED - VINYL

PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS, MIN. - 24" CLEAR HT., 20" CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA & 44" MAX TO CLEAR OPENING FROM F.F. ALL WINDOWS TO BE DUAL GLAZE.

DOOR SCHEDULE			
SYMBOL	SIZE	TYPE	REMARKS
①	3'-0" X 7'-0"	SINGLE FRENCH GLASS	W/ THRESHOLD & WEATHERSTRIPING
②	4'-0" X 7'-0"	ENTRY SOLID-WOOD	W/ THRESHOLD & WEATHERSTRIPING
③	3'-0" X 7'-0"	SINGLE FRENCH GLASS	W/ THRESHOLD & WEATHERSTRIPING
④	12'-0" X 7'-0"	SLIDING GLASS 3'-0" PANELS	W/ THRESHOLD, TEMPERED GLASS
⑤	2'-8" X 7'-0"	HINGE-HOLLOW CORE	INTERIOR DOOR
⑥	7'-0" X 7'-0"	SLIDING DOOR	INTERIOR DOOR / CLOSET
⑦	2'-6" X 7'-0"	HINGE-HOLLOW CORE	INTERIOR DOOR
⑧	5'-6" X 7'-0"	FRENCH DOOR	INTERIOR DOOR

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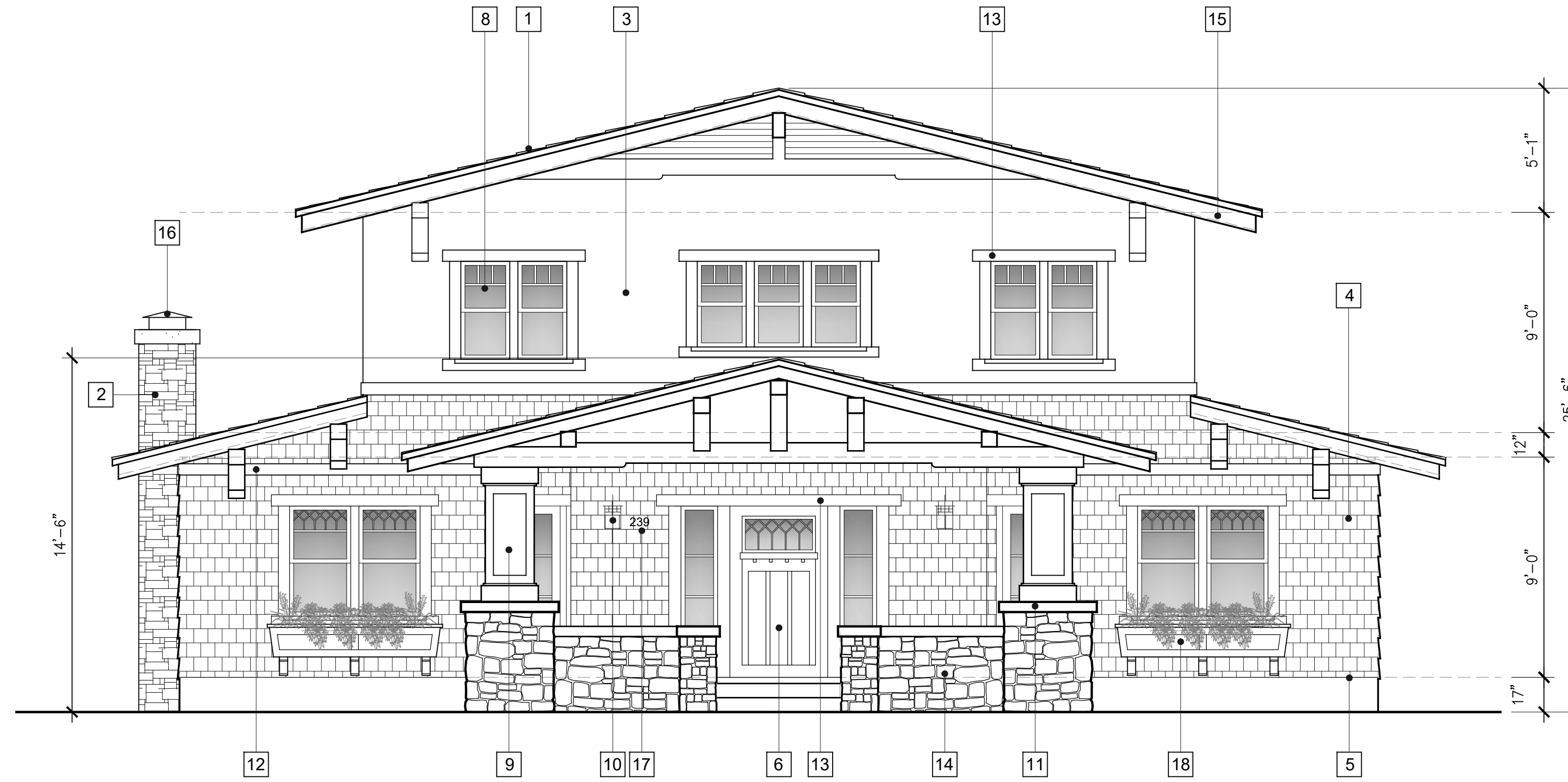
REVISIONS	NO.	DATE	REMARKS
	1	OCT 3, 2016	
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	3		
	4		

OWNER:
BOWDEN DEVELOPMENT, INC.
 212 W. FOOTHILL BOULEVARD
 MONROVIA, CA 91016
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SHEET TITLE:
SECOND FLOOR PLAN
 PROJECT ADDRESS: 239 N ALTA VISTA, MONROVIA CA

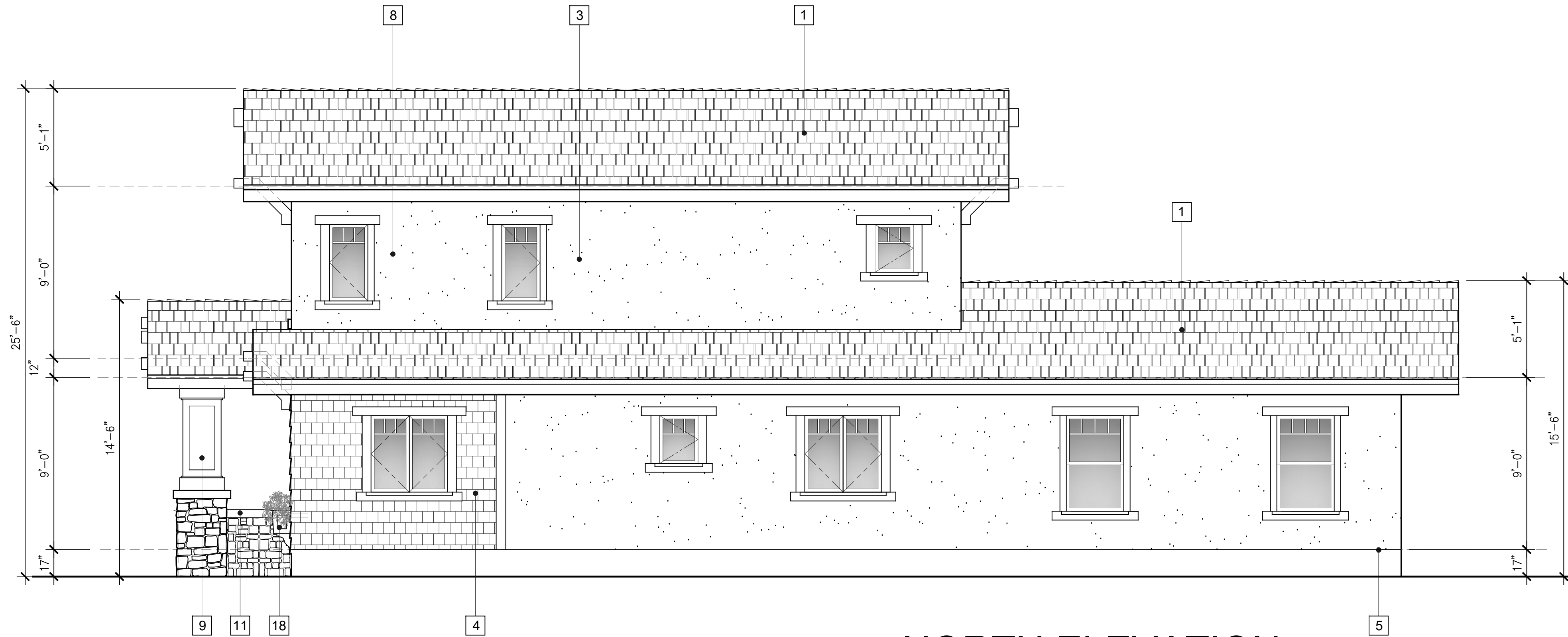
SCALE: AS NOTED
 DATE: MARCH 20, 2018
 JOB NO.
 DESIGNED BY:
 DRAWN BY: G BOBADILLA

SHEET NO:
A-3
 OF



EAST ELEVATION

SCALE 1/4"=1'-0"



NORTH ELEVATION

SCALE 1/4"=1'-0"

ELEVATION KEYNOTES

- 1 ROOFING :
"CERTAINTED" 30 YEAR, CLASS 'A' RATED 'LANDMARK SERIES' COMPOSITION SHINGLES.
INSTALL OVER 30# ROOFING PAPER PER MANUFACTURE'S SPECIFICATIONS. COLOR, SHALE
- 2 CHIMNEY W/ STONE
- 3 STUCCO : 7/8" SMOOTH STUCCO, PROVIDE 2 LAYERS OF GRADE 'D' PAPER AS THE WEATHER RESISTIVE BARRIER WHEN APPLIED OVER PLYWOOD SHEATHING
- 4 SHINGLES : PAINTED HARDIE SHINGLES (JAMES HARDIE) STRAIGHT EDGE
- 5 WEEP SCREED :
CONTINUOUS G.I. WEEP SCREED
- 6 ENTRY DOORS :
THERMA TRE' PAINTED FIBERGLASS CLASSIC CRAFT AMERICAN STYLE COLLECTION. (W/ GLASS INSERT) W. THRESHOLD AND WHEA
- 7 DOOR HARDWARE :
CRAFTSMAN STYLE LEVER W/ SCUTCHEON PLATE, OIL RUBBED BRONZE
- 8 WINDOWS :
VINYL NAIL-ON "ANDERSEN" 100 CLEARS GLASS - LOW 'E' GLAZING CASEMENT & DOUBLE HUNG.
- 9 24"x24" S.Q. DECORATIVE COLUMN
- 10 LIGHTING :
PORCH GARAGE & ENTRY LIGHTS:
'THE GREAT DOORS' SCOTTSDALE SERIES MISSION STYLE LANERS W/ HONEY OPAL GLASS
- 11 CAPS :
POURED -IN-PLACE 4" THICK STAINED CONCRETE WALL CAP
- 12 2X6 WOOD TRIM
- 13 DOOR & WINDOW WOOD TRIM.
1 D.F. APPLIED OVER BLDG EXTERIOR
- 14 NATURAL STONE
- 15 EXPOSED 2X ROOF RAFTERS
@ 24" O.C.
- 16 CHIMNEY CAP SEE C / AD1
- 17 BUILDING ADDRESS SHALL BE PROVIDED IN THE BUILDING IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF 0.5" - PER SEC. R319.1"
- 18 RED WOOD BOX PLANTERS W/ RED WOOD CORBELS

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NO.	DATE	REMARKS
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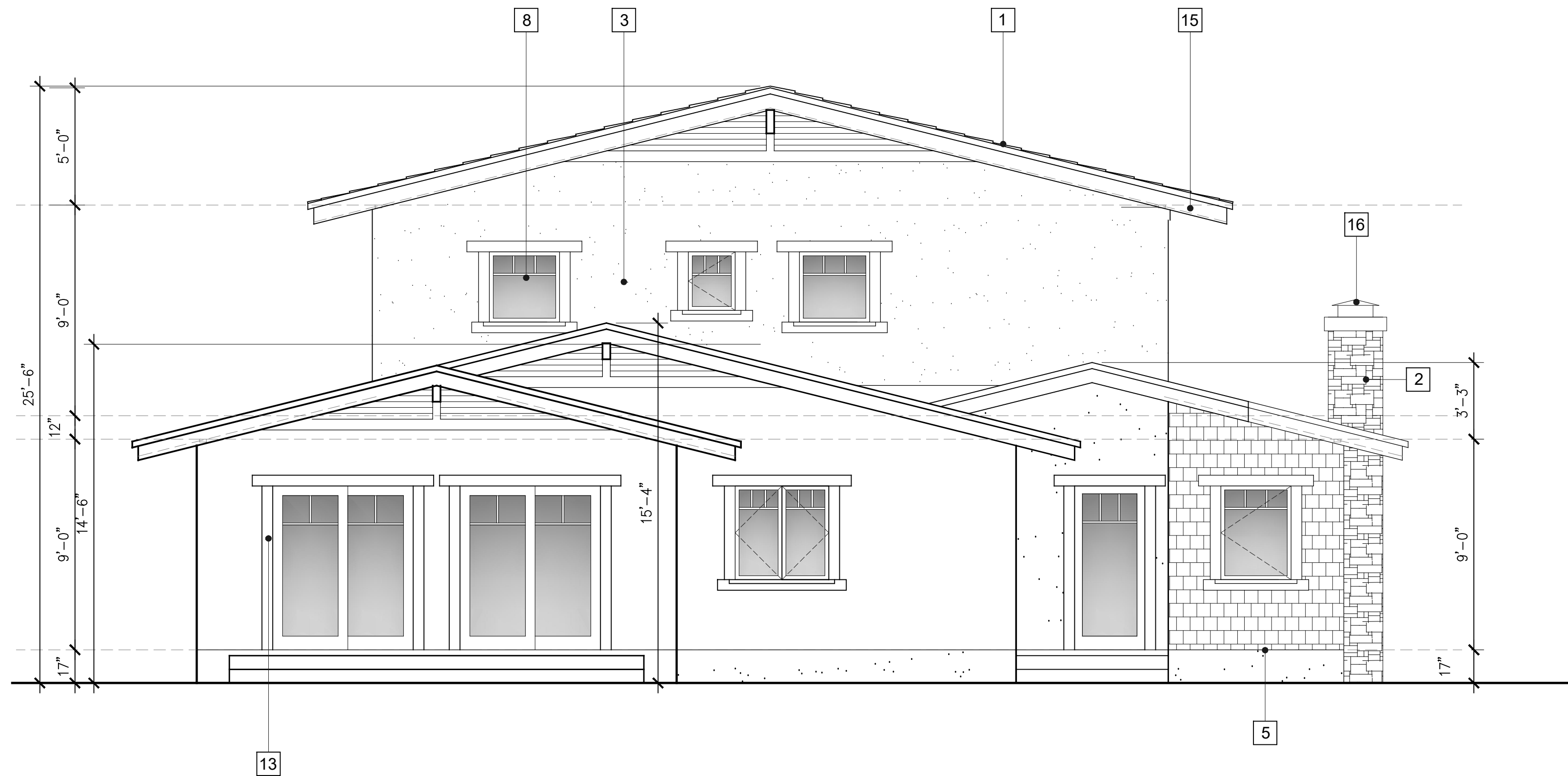
OWNER:
BOWDEN DEVELOPMENT, INC.
212 W. FOOTHILL BOULEVARD
MONROVIA, CA 91016
(626) 303-7917

SHEET TITLE:
NORTH & EAST ELEVATIONS
PROJECT ADDRESS: 239 N ALTA VISTA, MONROVIA CA

SCALE: AS NOTED
DATE: MARCH 20, 2018
JOB NO.
DESIGNED BY:
DRAWN BY: G BOBADILLA

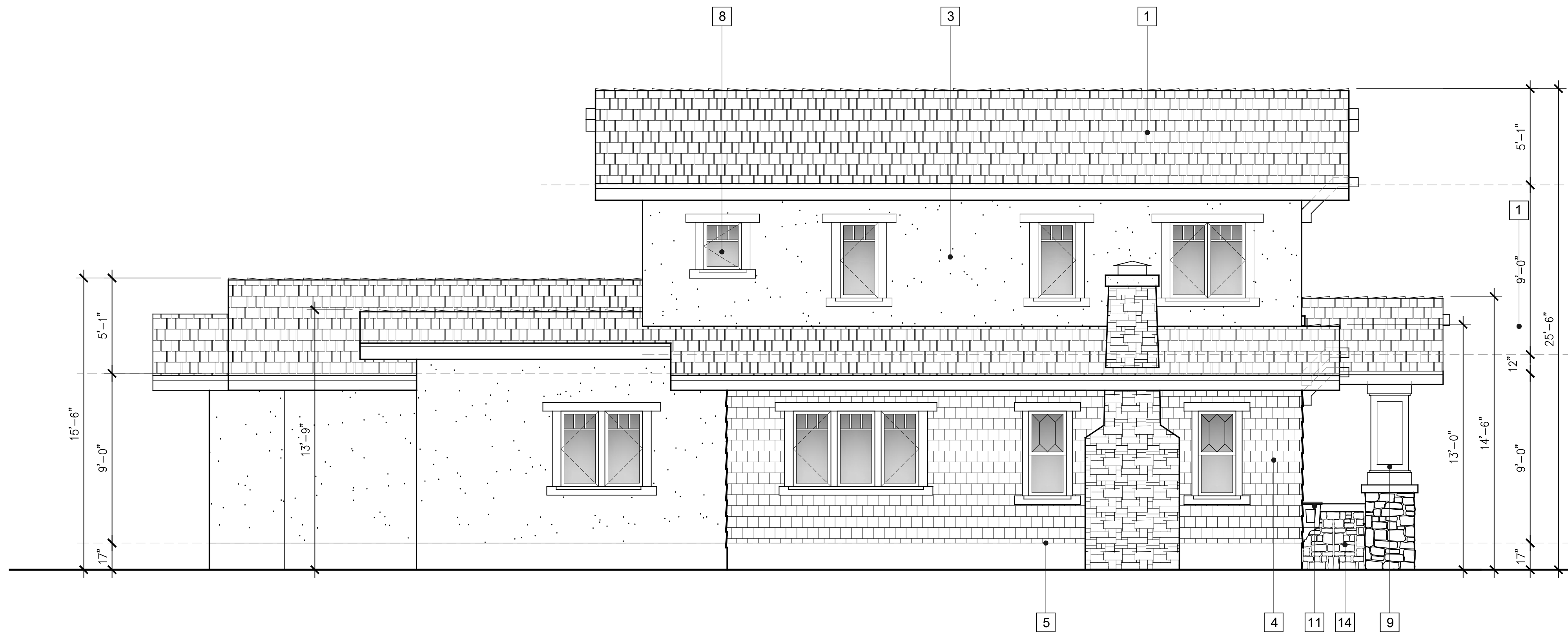
SHEET NO:
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OF

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WEST ELEVATION

SCALE 1/4"=1'-0"



SOUTH ELEVATION

SCALE 1/4"=1'-0"

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PORCH GARAGE & ENTRY LIGHTS:
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- 12 2X6 WOOD TRIM
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	3		
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SHEET TITLE:
SOUTH & WEST ELEVATIONS
PROJECT ADDRESS: 239 N ALTA VISTA, MONROVIA CA

SCALE: AS NOTED
DATE: MARCH 20, 2018
JOB NO.
DESIGNED BY:
DRAWN BY: G BOBADILLA

SHEET NO:

A-6

OF

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