LOT C - FLAG LOT
LOT SIZE : ±7,419 S.F.
FAR ALLOWED = 2,967 S.F. (40% OF LOT) (BUILDABLE AREA EXCLUDING GARAGE)
LOT COVERAGE ALLOWED = 2,967 S.F. (40% OF LOT)
LOT COVERAGE PROPOSED WITHOUT 2ND FLOOR + COVERED CARPORT = (1100 + 400) (20%)

LOT B - FLAG LOT
LOT SIZE : ±6,674 S.F.
FAR ALLOWED = 2,669 S.F. (40% OF LOT)
(BUILDABLE AREA EXCLUDING GARAGE)
LOT COVERAGE ALLOWED = 2,669 S.F. (40% OF LOT)
LOT COVERAGE PROPOSED = (1300 + 440) (26%)

(E) SFR 1 STORY

LOT A
LOT SIZE: ±5,995 S.F.
FAR ALLOWED = 2,398 S.F. (40% OF LOT) (BUILDABLE AREA EXCLUDING GARAGE)
LOT COVERAGE ALLOWED = 2,398 S.F. (40% OF LOT)
LOT COVERAGE PROPOSED = (1066-1480 + 400) (24%-31%)

93'-4" 81'-Ø" 86'-Ø"

93.33' 81.00' 86.00' (±260.35')

(E) (43') (45') (40') (62') (110')

2ND FLOOR ABOVE

(N)GARAGE W/ (N)ADU ABOVE

PROPOSED RES. ±2200 SF 2 STORY

(OPTIONAL 2ND FLOOR OVER PARKING)

PROPOSED RESIDENCE ±2600 SF 2 STORY

(E)GARAGE W/ (N)ADU ABOVE

GUEST PARKING

(N)ADU 400 S.F. 4 FT ALLOWED

OPTIONAL PARKING

(E)DRIVEWAY

EXISTING RESIDENCE TO REMAIN ±1480 SF 1 STORY (1066 SF / ASSESSOR)

REMOVE EXISTING MOTOR COURT - PROVIDE LANDSCAPING

LIBERTY AVENUE

(E) 2 STORY MULTI-FAMILY

150 FT FIRE TRUCK ACCESS

150 FT FIRE HOSE PULL

PROPOSED * PRIVATE DRIVE W/ACCESS EASEMENTS

30'-Ø" FOR FLAG LOTS

30 FT REQ'D

(N)6" CMU WALL (N)LANDSCAPE (E)6" CMU WALL

(E)DRIVEWAY

(E) 2 STORY MULTI-FAMILY

(E) SFR 1 STORY

(E) SFR 1 STORY

1. ALTERNATIVE GARAGE + ADU LOCATION
2. ALTERNATE GARAGE LOCATION W/ 2ND FLOOR ADU ABOVE
- - - - - 150 FT FIRE HOSE PULL

ZONE: R1-II
(E) LOT SIZE: ±20,089 S.F.
MIN. LOT SIZE REQUIRED: 5,500 S.F.
HEIGHT LIMIT: 25 FT

*REQUIRES PLANNING REVIEW:
LOT SPLIT/PARCEL MAP W/ONE EXCEPTION FOR A REDUCED 20' WIDTH ACCESS/DRIVEWAY STEM FOR THE TWO FLAG LOTS:

FAR = FLOOR AREA RATIO

NORTH

SCALE: 1"=20'

0 5' 10' 20' 40'

PROJECT NUMBER: 620.2601.01
DATE: 09-24-2026

DESIGN | ARCHITECTURE | PLANNING

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CONCEPTUAL SITE PLAN * SCHEME A

4021 LIBERTY AVENUE GLENDALE CA 91214