



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

DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY

September 15, 2020 <i>Decision Date</i>	2737 East Chevy Chase Drive <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5663-021-015 & 5663-021-016 & 5663-021-011 <i>APN</i>
PDR2009697 <i>Case Number</i>	Armen Hogtanian <i>Applicant</i>
Aileen Babakhani, Planner <i>Case Planner</i>	Steven and Ayuko Siegel <i>Owner</i>

Project Summary

To construct a 235 square-foot two-story addition to the side of an existing two-story, 2,857 square-foot single-family residence (built in 1928/1934) with two existing detached two-car garages on three combined lots for a total of 22,832 square feet in area, zoned R1R-II (Restricted Residential - Floor Area Ratio District II). The addition will match the existing house in terms of architectural style and materials.

Environmental Review

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 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 consists of three irregularly shaped lots for a total of 22,832 square feet and with double frontage on Chevy Chase Drive and Kennington Drive. The hillside site has an average current slope of approximately 23% and slopes slightly upwards from Chevy Chase Drive. The primary facade of the residence faces Chevy Chase Drive to the east and two detached two-car garages with two separate vehicular accesses face Kennington Drive to the west. There are no proposed changes to the existing garages or driveways.

The project site contains several indigenous protected trees. As proposed, all indigenous trees will be preserved and the applicant/owner is required to obtain the City’s Urban Forestry approval and comply with protection measures as required by the City’s Urban Forestry prior to building permit issuance.

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

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

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	15,780 sq.ft.	7,896 to 21,748 sq.ft.	22,832 sq.ft.
Setback	19'-7"	5' to 52'	23'-8 3/4"(no change)
House size	2,449 sq.ft.	1,578 to 5,011 sq.ft.	3,092 sq.ft.
Floor Area Ratio	0.21	0.03 to 0.36	0.16
Number of stories	1 and 2- and 3-story	1, 2, and 3 stories (26 % of homes are one-story, 54% are 2-story, and 20% of homes are 3-story)	Two-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
- Alteration of landform minimized

Yards and Usable Open Space

yes **n/a** **no**

If "no" select from below and explain:

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

Garage Location and Driveway

yes **n/a** **no**

If "no" select from below and explain:

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

Landscape Design

yes **n/a** **no**

If "no" select from below and explain:

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

Walls and Fences

yes **n/a** **no**

If "no" select from below and explain:

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

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 two-story addition (235 sq.ft) will be located at the side of the house and will be visible from the street. The addition includes a new breakfast area at the first floor and new laundry area with a new entry door at the second floor. The new door will connect the second floor of the existing house to the garage through the existing breezeway. The addition is consistent with the surroundings and will not change the existing site planning and natural landform because the addition will replace an existing sunroom at the side of the house.
- The first floor of the proposed two-story addition will have an appropriate setback of 13-feet from the side property line (adjacent neighbor).
- As proposed, there are no changes to the existing detached garages and driveways.
- The proposal will not change the existing open space and landscape. All indigenous protected trees on the site will be preserved. The applicant/owner is required to obtain the City's Urban Forestry approval/permit and comply with protection measures as required by the City's Urban Forestry.

Massing and Scale

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

Building Relates to its Surrounding Context

yes **n/a** **no**

If "no" select from below and explain:

- Appropriate proportions and transitions
- Impact of larger building minimized

Building Relates to Existing Topography

yes **n/a** **no**

If "no" select from below and explain:

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

Consistent Architectural Concept

yes **n/a** **no**

If "no" select from below and explain:

- Concept governs massing and height

Scale and Proportion

yes **n/a** **no**

If "no" select from below and explain:

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

Roof Forms

yes **n/a** **no**

If “no” select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

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 mass and scale of the proposed two-story addition is appropriate to the existing house and surroundings and will not significantly change the existing building’s mass and scale because the addition is small in size.
- The addition will not change the overall height of the building.
- Due to the site topography, the addition will not overlook the neighboring properties.
- The new hipped roofs follow the existing roof forms and are well integrated into the existing roof forms.

Design and Detailing

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

Overall Design and Detailing

yes **n/a** **no**

If “no” select from below and explain:

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

Entryway

yes **n/a** **no**

If “no” select from below and explain:

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

Windows

yes **n/a** **no**

If “no” select from below and explain:

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

Privacy

yes **n/a** **no**

If “no” select from below and explain:

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

Finish Materials and Color

yes **n/a** **no**

If “no” select from below and explain:

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

Paving Materials

yes **n/a** **no**

If “no” select from below and explain:

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

Lighting, Equipment, Trash, and Drainage

yes **n/a** **no**

If “no” select from below and explain:

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

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 design, detailing, colors, and finish materials of the proposed two-story addition match the architecture of the existing house (Tudor Revival) and are appropriate to the site and surroundings.
- The additions will not affect the privacy of the neighboring properties due to the site topography.
- The new wood windows (in the area of the addition and several window replacements) will feature a combination of casement, hung, and fixed windows, in keeping with the design and details of the existing windows.

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 the City's Urban Forestry approval and comply with protection measures as required by the City's Urban Forestry prior to building permit issuance.

Attachments

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



plot plan 2

building data					
	existing	required/allowed	addition/subtraction	provided	notes & comments
lot size	22832.00			n/a	Lots 61, 62 & 57
first floor area	1616.00		106.00	1722.00	
playroom	200.62		0	200.62	
basement	250.70		0	250.70	ceiling height above 6', not habitable
second floor area	1241.00		129.00	1370.00	
garage floor area	352.16		0	352.16	(e) 2 car garage
2nd garage floor area	432.00			432.00	
not used	0				
total house floor area	2857.00	4283.20	235.00	3092.00	basement & playroom not included
landscape	13727.50	40%	0	60.12	no change
FAR (floor area ratio)	0.146364	0.30		0.16	2 Garages less 500 sq.ft. included, basement included
lot coverage	10.51%	40%		10.98%	both garages are included
number of parking	4	2	0	4	
building height	38'-8 1/4"	35'-0"	0	38'-8 1/4"	as per section 30.11.040 article E, new addition
front yard	11'-8"	15'-0"	no change		
side yard	5'-1 1/2"	10'-0"	no change		
rear yard	10'-0"	10'-0"	10'-0"	32'-0"	

Note: Existing house floor area is 2,857 sq.ft. This area includes first floor and second floor. It does not include basement, glass enclosure, gym and playroom.

Applicable codes:

- 2016 California Building Code
- 2016 California Residential Code
- 2016 California Existing Building Code
- 2016 California Plumbing Code
- 2016 California Mechanical Code
- 2016 California Electrical Code
- 2016 California Fire Code
- 2016 California Green Building Standards Code
- 2016 California Energy Code
- 2017 Glendale Building Code

Property information

Project Address:
2737 E. Chevy Chase Dr.
Glendale, CA 91206

Zone:
R1R-II

Legal Description:

TRACT # 8842 LOT 62 AND LOT COM AT MOST S COR OF LOT 63 BLK 1 TH N 25°53' E 2 FT TH N 61°38'39" W 64.15 FT TH N 30°21'20" E 3.41 FT TH N 11°42'50" W TO NW LINE OF ... SEE MAPBOOK FOR MISSING PORTION ... PART OF LOT 63 BLK 1

Fire Zone:

High Fire Zone

Fire Sprinklers:

not required

Construction Type:

V3

Occupancy:

R3

Project Directory

Owner:
Steven and Ayuko Seigel
2737 E. Chevy Chase Dr.
Glendale, CA 91206

Designer:
Shenq, Inc.
Armen Hognatian
2930 1/2 Via Acosta
Montebello, CA 90640
ph: (626) 703-8367
email: hogtaniandesign@gmail.com

Surveyor:
California land services inc.
13317 Ventura blvd ste F-1
Sherman oaks
818-986-4225
Email: wrastocky@yahoo.com

Work description

remodel and renovation of the existing kitchen addition of 10'x12' breakfast area on the ground floor level, addition of 130 square feet of back entry and laundry area on the second floor.

legal description

Lot 57

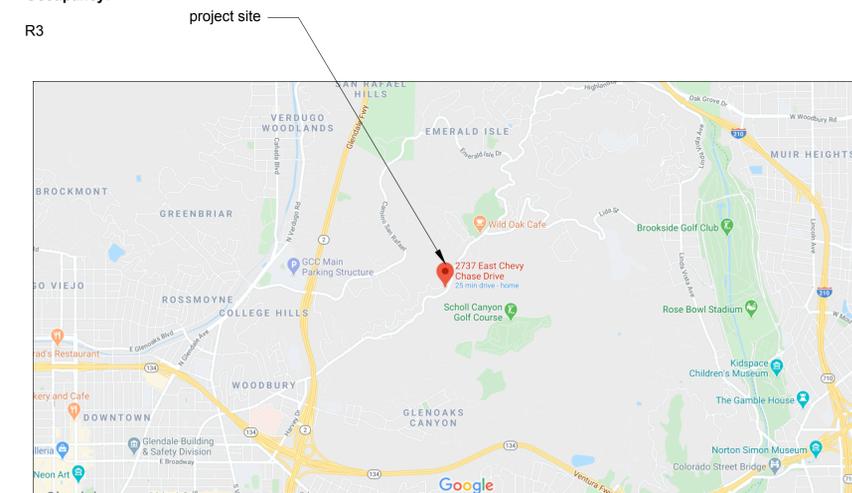
tract # 8842 lot com at most s cor of lot 57 blk 1 th ne on nw line of Chevy Chase dr 85 ft th n 44°02'04" w 95 ft th n 5°36'50" w 4.9 ft th s 46°38'41" ... see mapbook for missing portion ...lot 61 blk 1

Lot 61

tract # 8842 lot com at most n cor of lot 61 blk 1 th se on sw line of Kennington dr 98.82 ft th s 5°36'50" e 48.49 ft th s 46°38'41" w 63.47 ft th n 30°05'10" w 111.3 ft to beg part of lots 57 and lot 61 blk 1

Lot 62

tract # 8842 lot 62 and lot com at most s cor of lot 63 blk 1 th n 25°53' e 2 ft th n 61°38'39" w 64.15 ft th n 30°21'20" e 3.41 ft th n 11°42'50" w to nw line of ... see map book for missing portion ...part of lot 63 blk 1



scale n.t.s.

sheet index	
architectural drawings	
a0.0	cover sheet
a0.1	
a0.2	
a0.3	
a0.4	
survey	
a1.0	site plan
a1.1	site plan w/ adjacent properties
A1.2	site sections
a2.0	existing basement plan
a2.1	existing/demolition 1st floor plan
a2.2	existing/demolition 2nd floor plan
a2.3	existing/demolition roof plan
a2.4	existing/demolition elevations
a2.5	proposed 1st floor plan
a2.6	proposed 2nd floor plan
a2.7	proposed roof plan
a3.1	exterior elevations
a3.2	exterior elevations
a4.1	building sections
a7.1	
a8.0	Schedules
a8.1	
structural drawings	

site plan 1

SD	00.00.20
plan check	00.00.20
pricing	00.00.20

Shenq, Inc.
2930 1/2 via acosta
montebello, ca 90640
hogtaniandesign@gmail.com

Addition to & Remodel of
2737 E. Chevy Chase Dr
Glendale, CA 91206

cover sheet,
plot plan

a0.0

NOTES:
 SITE ADDRESS : 2737 E. CHEVY CHASE DR., GLENDALE, CA 91206.
 T.G. 565 A2, A.P.N. 5663-021-016
 LEGAL DESCRIPTION:
 LOT 62 AND PORTION OF LOT 63 IN BLOCK 1 OF TRACT NO. 8842 AS PER MAP RECORDED IN BOOK 118 PAGES 83-94 OF MAPS, RECORDS OF LOS ANGELES COUNTY.
 BENCH MARK:
 SPIKE AND WASHER ON CENTERLINE P.I. CHEVY CHASE DR. 334 FT. SOUTHWEST OF INTERSECTION KENNINGTON DR.
 ELEVATION : 111.585 FT. ASSUMED.
 FOR CITY OF GLENDALE SLOPE, AVERAGE CURRENT CALCULATION PURPOSES.
 THE BEARING OF N00°53'00"E OF THE CENTERLINE OF CHEVY CHASE DR. AS SHOWN ON TRACT NO. 8842, BOOK 118, PAGES 83-94 OF MAPS, RECORDS OF LOS ANGELES COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
 LAND SURVEYOR : ERIC CHIANG, P.L.S. 6671
 301 W. OAKMONT DR., MONTEBELLO, CA 90640
 (323) 888-8687
 PARCEL AREA = 9,839 SQ. FT. = 0.2259 AC.
 SLOPE, AVERAGE CURRENT:
 THE GRADIENT IN PERCENT OF THE CURRENT LAND BEFORE ANY CURRENT GRADING OR OTHER TERRAIN MODIFICATION IS COMMENCED. THE AVERAGE SLOPE OF A PARCEL OF LAND OR ANY PORTION THEREOF SHALL BE COMPUTED BY APPLYING THE FORMULA

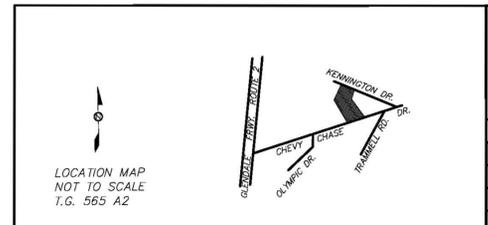
$S = 0.00229 \times I \times L / A$
 $S = \text{AVERAGE PERCENT CURRENT SLOPE}$
 $I = \text{CONTOUR INTERVAL, IN FEET} = 2$
 $L = \text{SUMMATION OF LENGTH OF CONTOUR LINES WITHIN THE BOUNDARY OF THE PROJECT IN FEET.} = 1119 \text{ FT.}$
 $A = \text{GROSS AREA OF THE PROJECT, IN ACRES.} = 0.2259 \text{ AC.}$

2' CONTOUR INTERVAL, IN FT.	CONTOUR LINE LENGTH, IN FT.
106'	60'
108'	111'
110'	105'
112'	100'
114'	92'
116'	86'
118'	92'
120'	70'
122'	82'
124'	84'
126'	93'
128'	73'
130'	46'
132'	25'
TOTAL LENGTH = 1119'	

$S = 0.00229 \times I \times L / A$
 $S = 0.00229 \times 2 \times 1119 / 0.2259 = 22.7 \%$

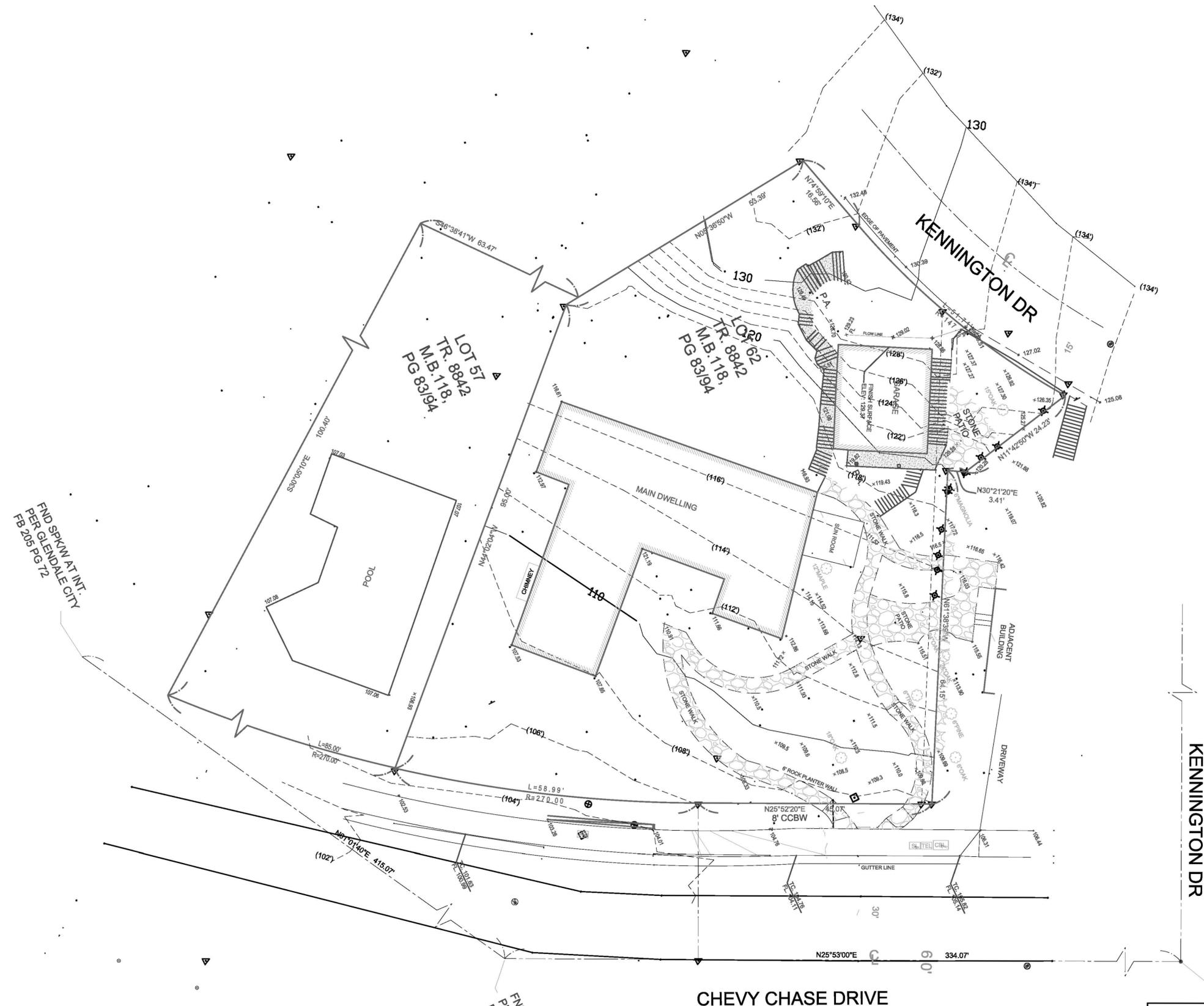


SCALE: 1" = 10'
 CONTOUR INTERVAL: 2'



TOPOGRAPHIC AND BOUNDARY SURVEY MAP
 FOR SLOPE, AVERAGE CURRENT CALCULATION
 2737 E. CHEVY CHASE DR.
 GLENDALE, CA 91206.

PROJECT NO:	200411	SCALE:	1" = 10'
DRAWN BY:	EKC	DATE:	04/11/20
CHECKED BY:		SHT:	OF:
APPROVED BY:		1 OF 1	



FIND SPIK/W AT INT.
 PER GLENDALE CITY
 FB 205 PG 72

FIND SPIK/W AT PI
 PER GLENDALE CITY
 FB 205 PG 74

FIND SPIK/W AT INT.
 PER GLENDALE CITY
 FB 205 PG 75

LOCATION MAP
 NOT TO SCALE
 T.G. 565 A2

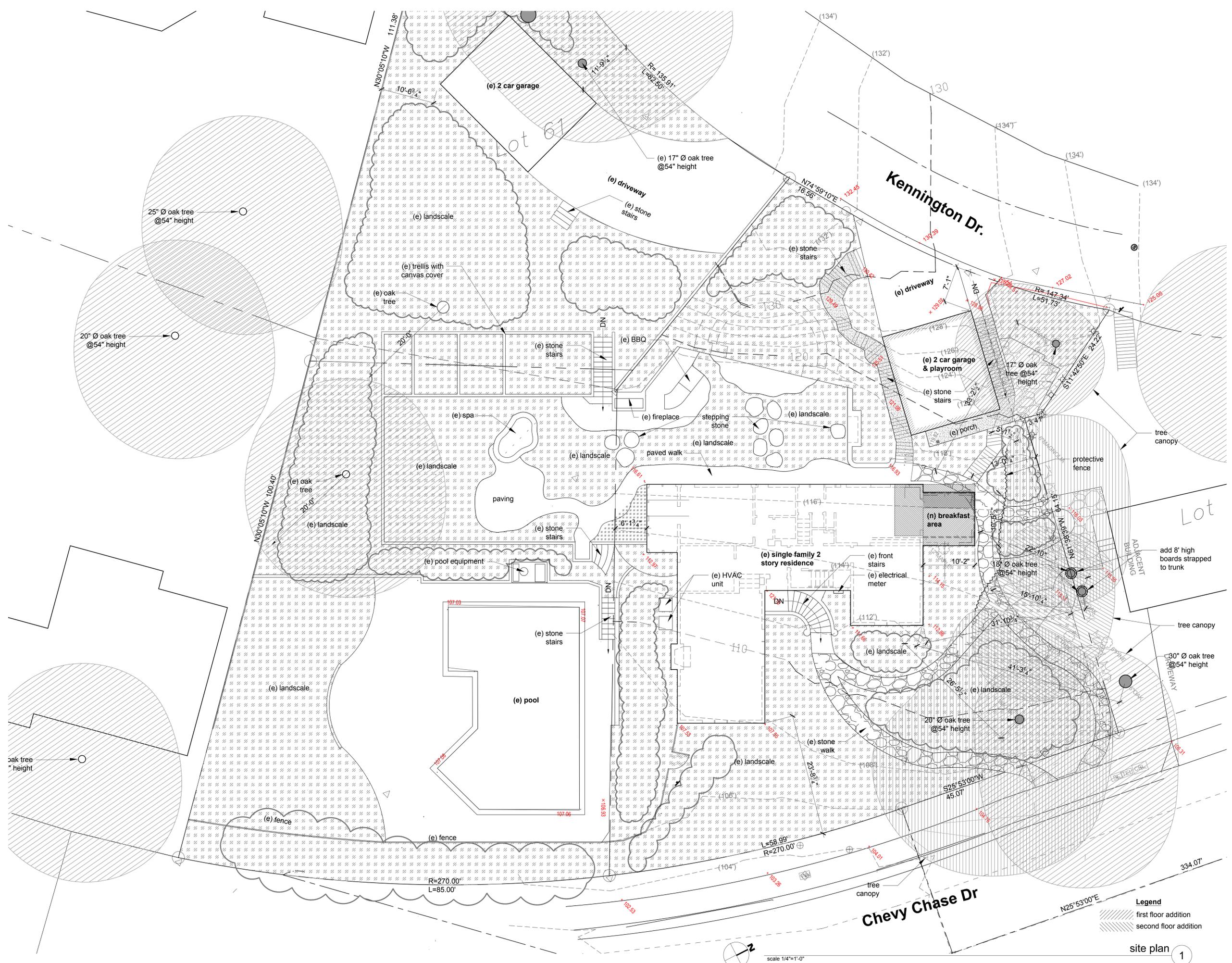
SD	00.00.20
plan check	00.00.20
pricing	00.00.20

Shenq, Inc.
 2930 1/2 via acosta
 montebello, ca 90640
 hogtaniandesign@gmail.com

Addition to & Remodel of
 2737 E. Chevy Chase Dr
 Glendale, CA 91206

site plan

a1.0



Legend
 [Hatched Box] first floor addition
 [Cross-hatched Box] second floor addition

site plan 1

scale 1/4"=1'-0"



Chevy Chase Dr.

Kennington Dr.

Legend
 — windows at 1st floor
 — windows at 2nd floor



scale 1/16"=1'-0"

site plan 1

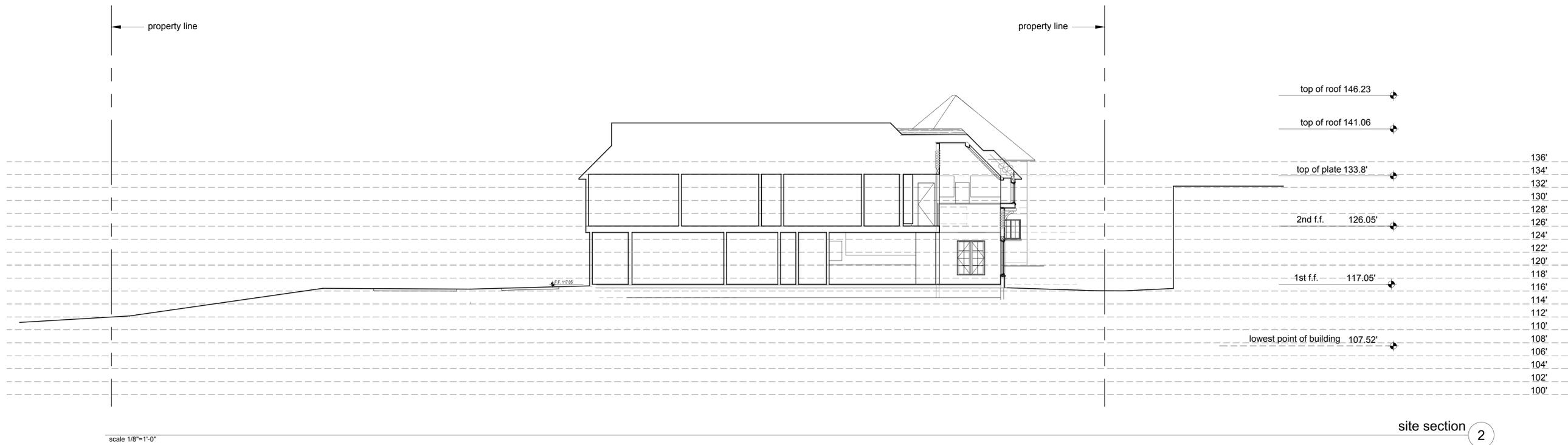
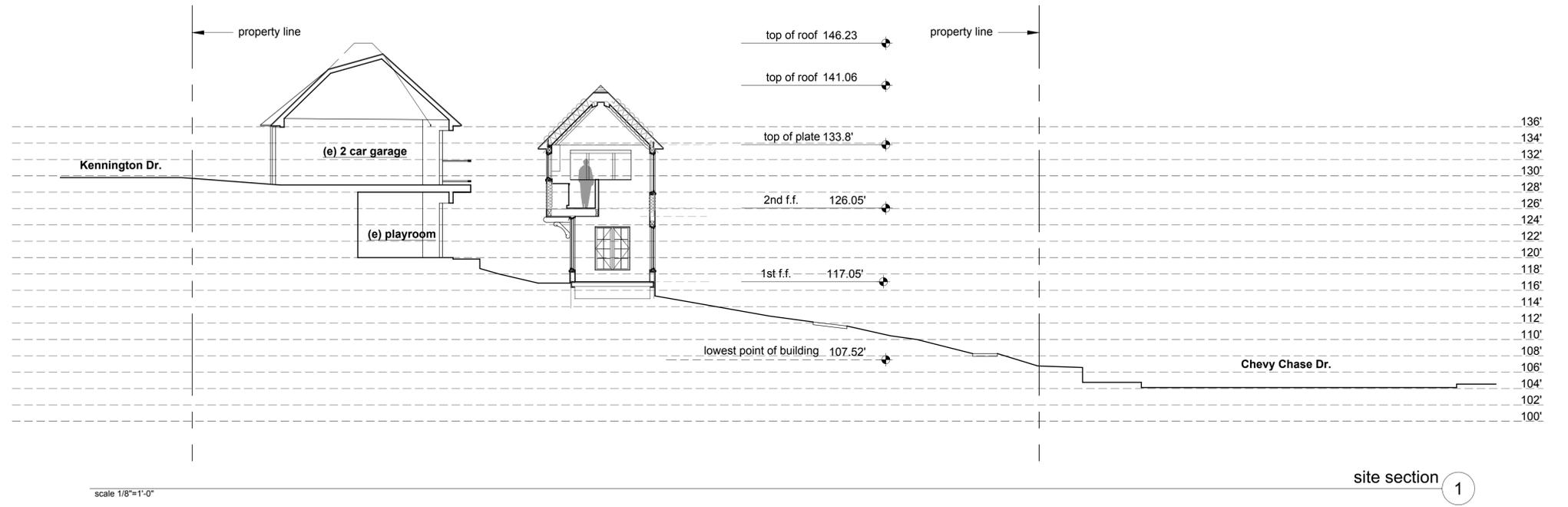
SD	00.00.20
plan check	00.00.20
pricing	00.00.20

Sheng, Inc.
 2930½ via acosta
 montebello, ca 90640
 hogtaniandesign@gmail.com

Addition to & Remodel of
 2737 E. Chevy Chase Dr
 Glendale, CA 91206

site plan w/
 adjacent
 properties

a1.1



SD	00.00.20
plan check	00.00.20
pricing	00.00.20

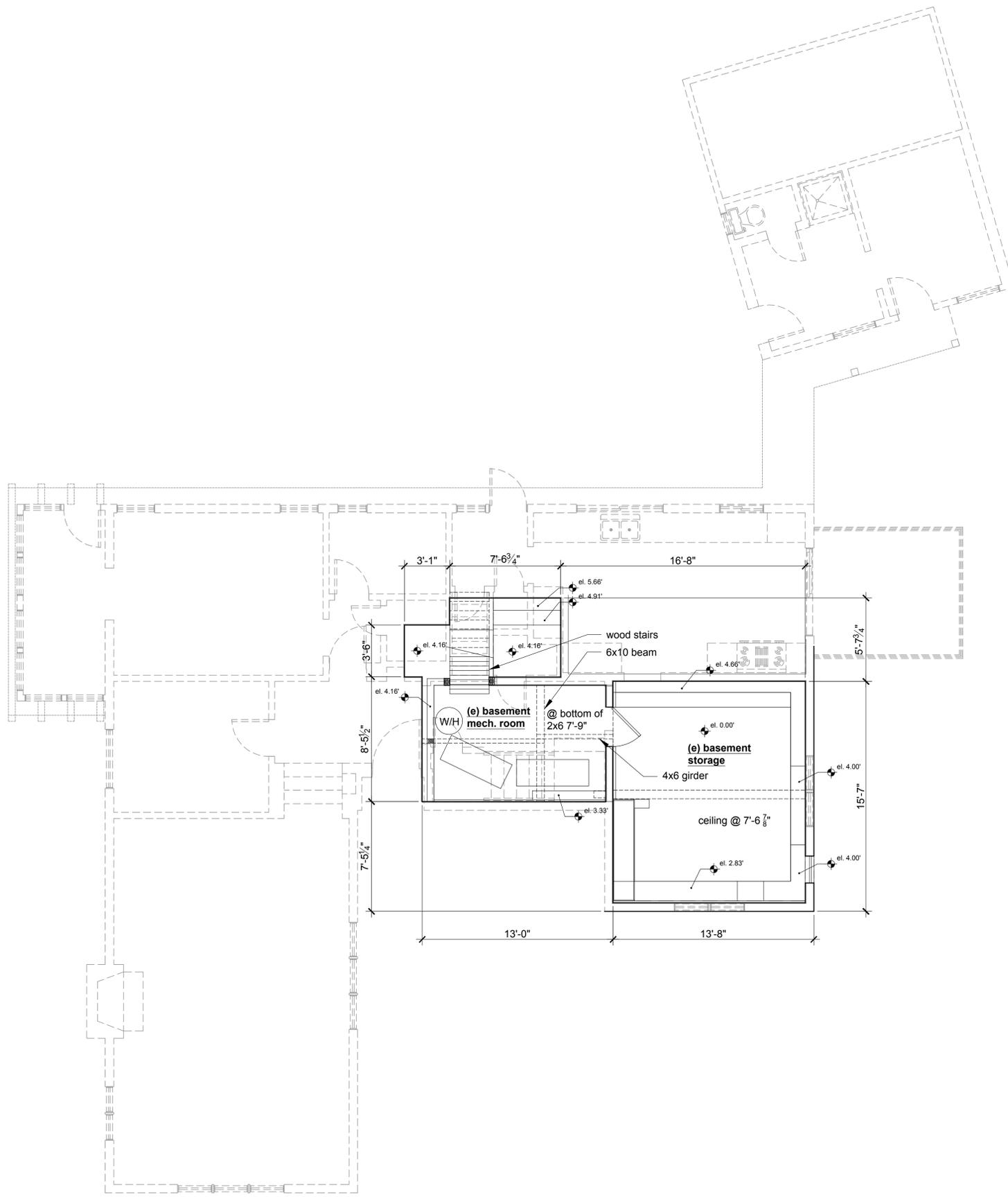
Sheng, Inc.
 2930 1/2 via acosta
 montebello, ca 90640
 hogtaniandesign@gmail.com

Addition to & Remodel of
 2737 E. Chevy Chase Dr
 Glendale, CA 91206

site section

a1.2

SD	00.00.20
plan check	00.00.20
pricing	00.00.20



Note: No change in basement



scale 1/4"=1'-0"

existing basement plan 1

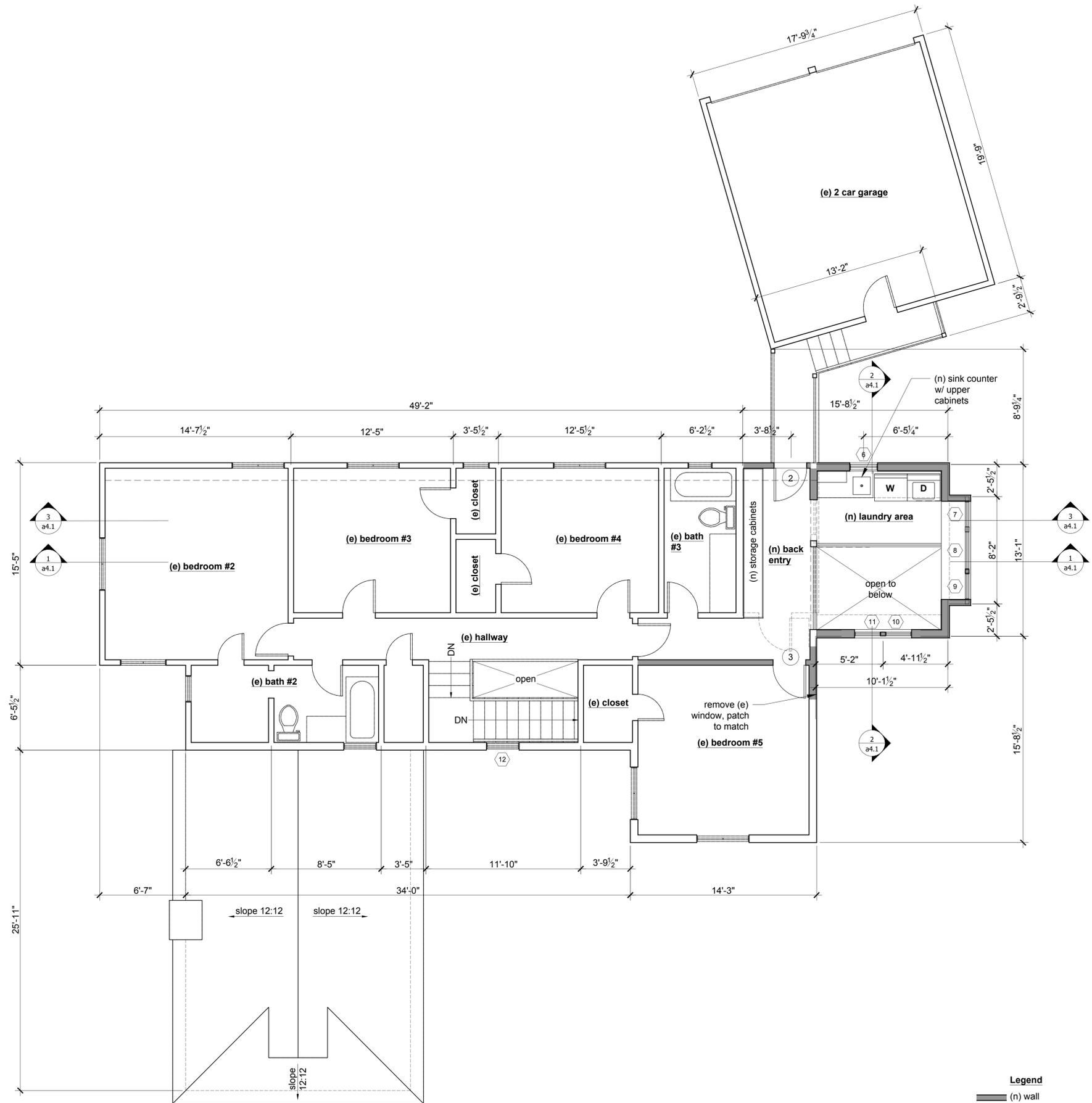
Shenq, Inc.
 2930 1/2 Via Acosta
 Montebello, CA 90640
 hogtaniandesign@gmail.com

Addition to & Remodel of
 2737 E. Chevy Chase Dr
 Glendale, CA 91206

basement
 plan

a2.0

SD	00.00.20
plan check	00.00.20
pricing	00.00.20



Legend
 (n) wall
 (e) wall to remain
 (e) wall to be removed



scale 1/4"=1'-0"

proposed 2nd floor plan 1

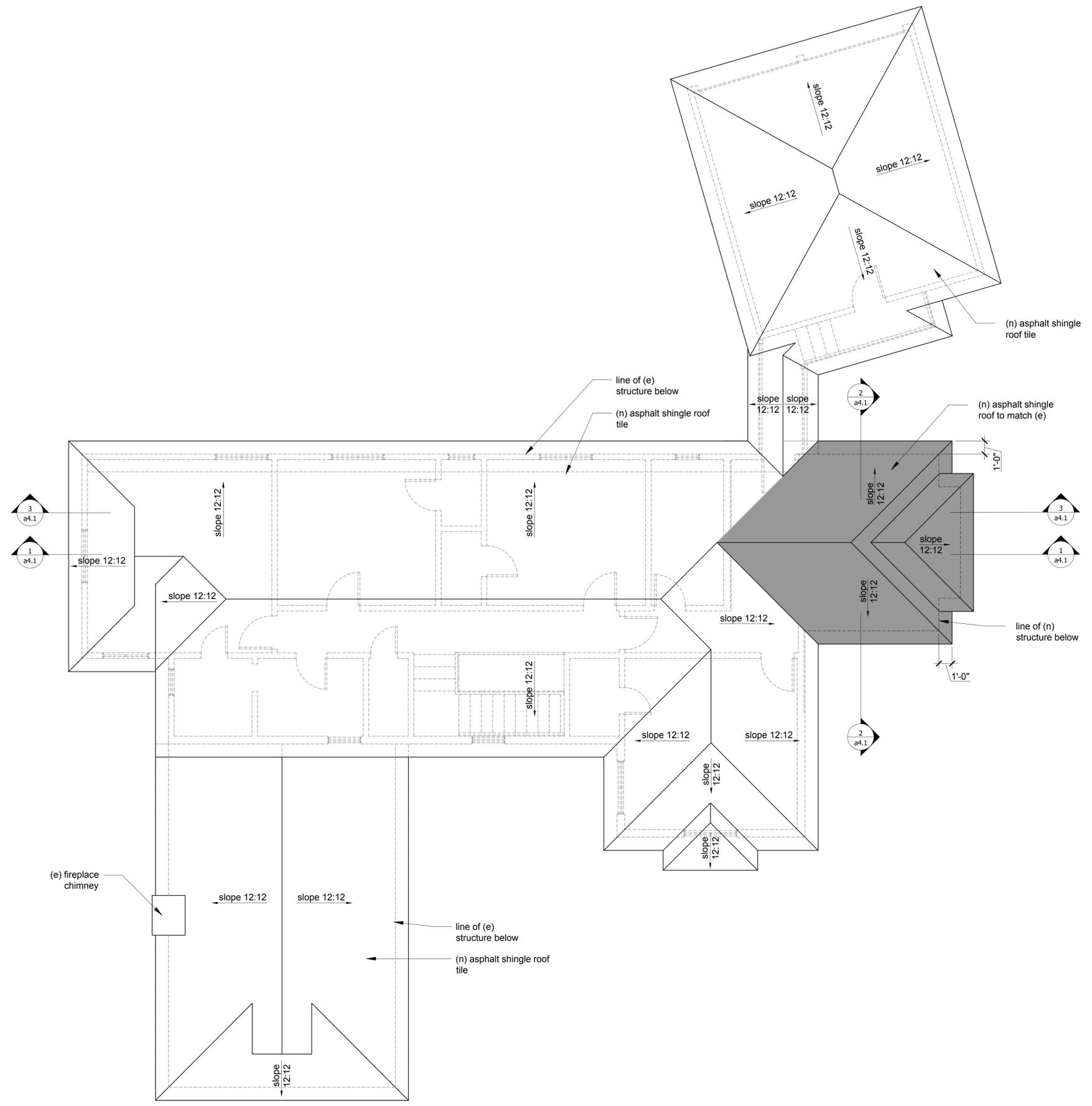
Sheng, Inc.
 2930 1/2 via acosta
 montebello, ca 90640
 hogtaniandesign@gmail.com

Addition to & Remodel of
 2737 E. Chevy Chase Dr
 Glendale, CA 91206

proposed 2nd floor plan

a2.5

SD	00.00.20
plan check	00.00.20
pricing	00.00.20



Sheng, Inc.
 2930½ via acosta
 montebello, ca 90640
 hogtaniandesign@gmail.com

Addition to & Remodel of
 2737 E. Chevy Chase Dr
 Glendale, CA 91206

proposed
 roof plan

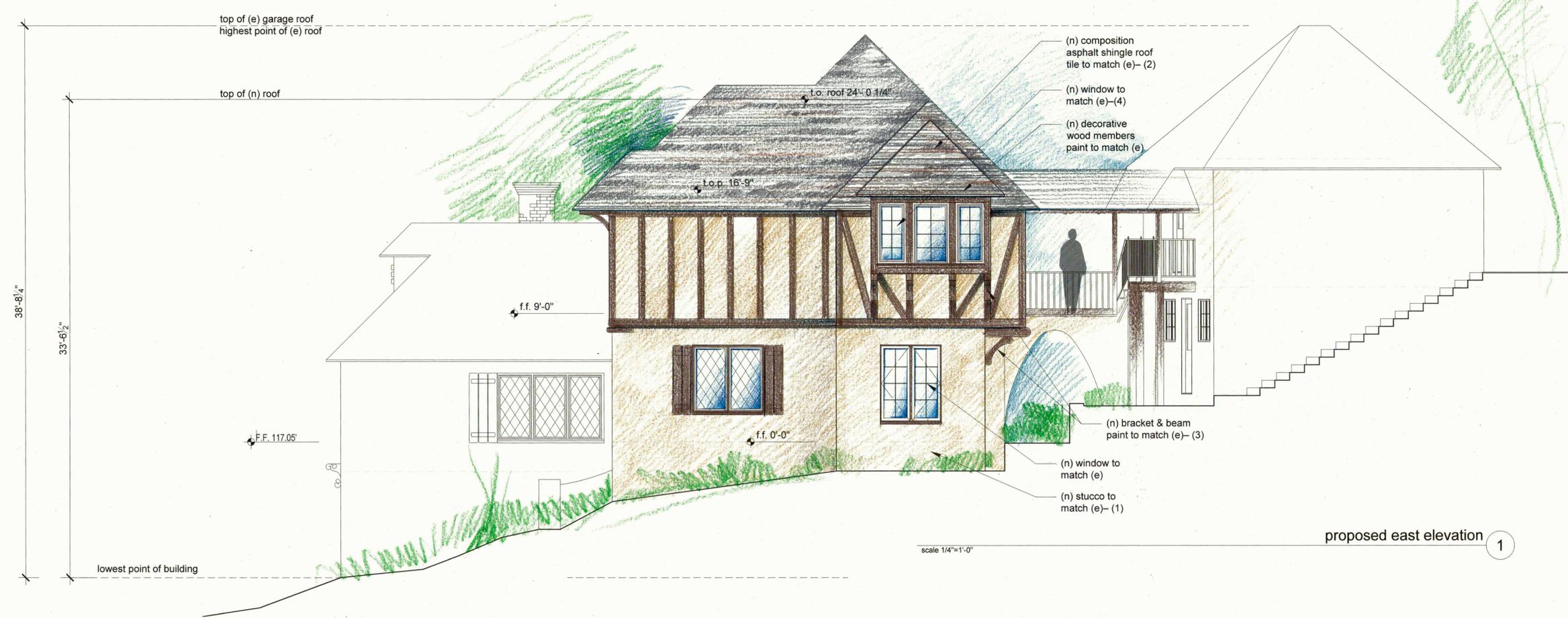
a2.7



proposed roof plan 1

Material and color

- (1) Exterior Plaster: La Habra stucco, P-5o5 Agate to match (e)
- (2) Roof Tile: GAF composition asphalt shingle, Royal Sovereign to match (e)
- (3) Wood trim & half-timber boards paint to match (e)-Dunn Edwards Bear in Mind DE6042
- (4) New wood window: T.M. Cobb Company, paint finish to match (e) - Dunn Edwards Bear in Mind DE6042



SD	00.00.20
plan check	00.00.20
pricing	00.00.20

Sheng, Inc.
2930 1/2 via acosta
montebello, ca 90640
hogtaniandesign@gmail.com

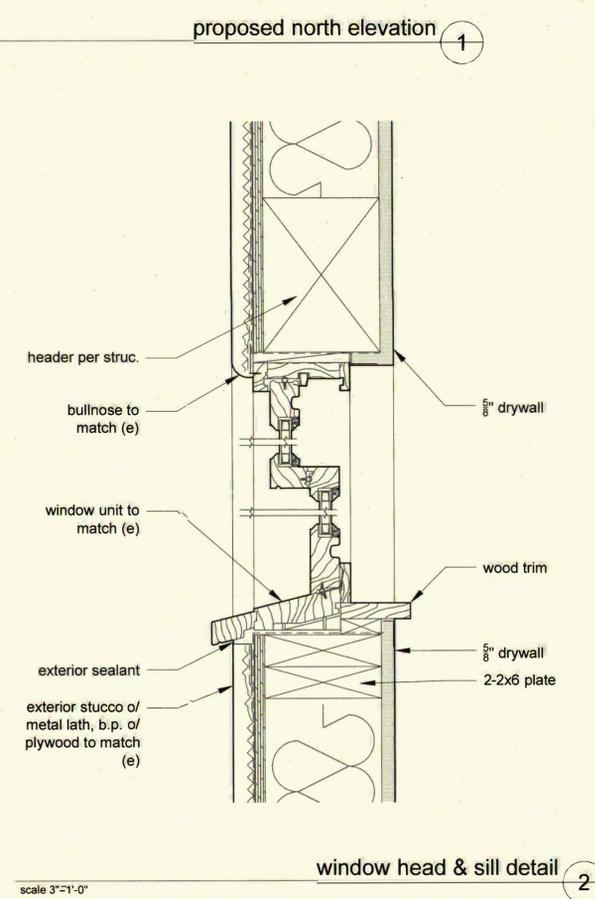
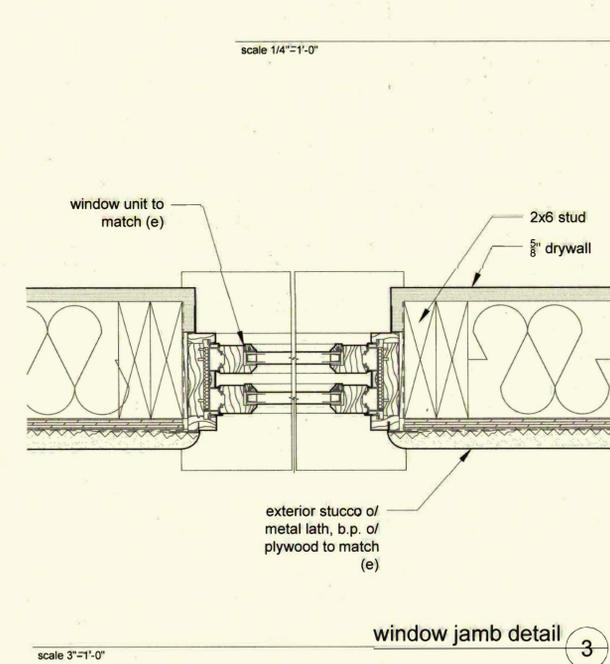
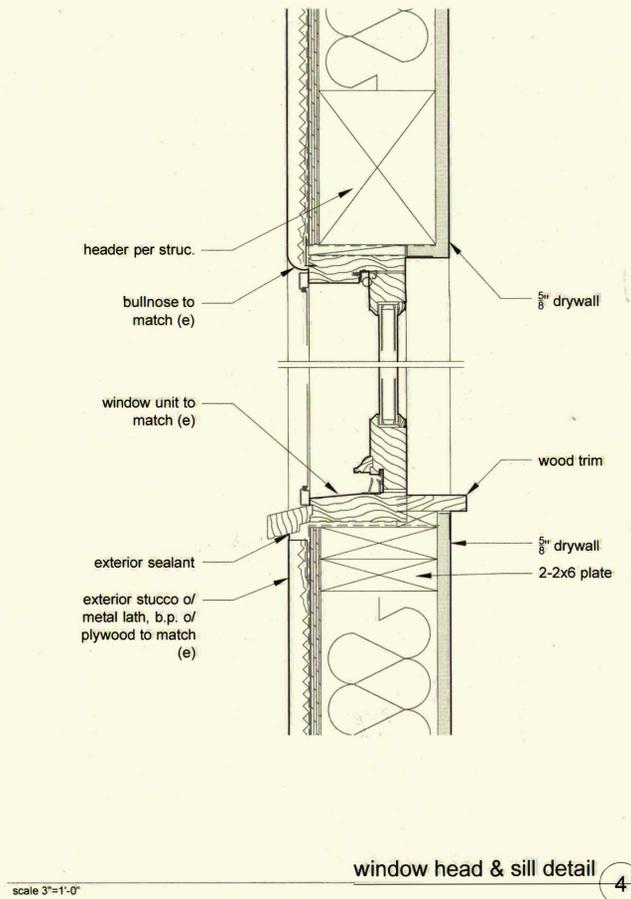
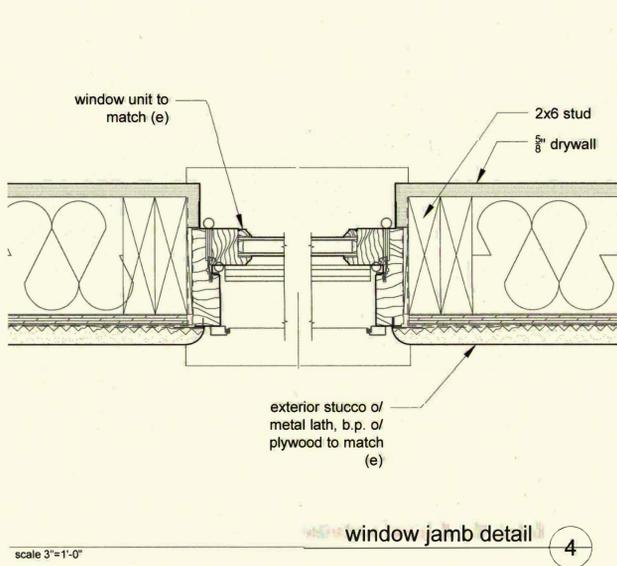
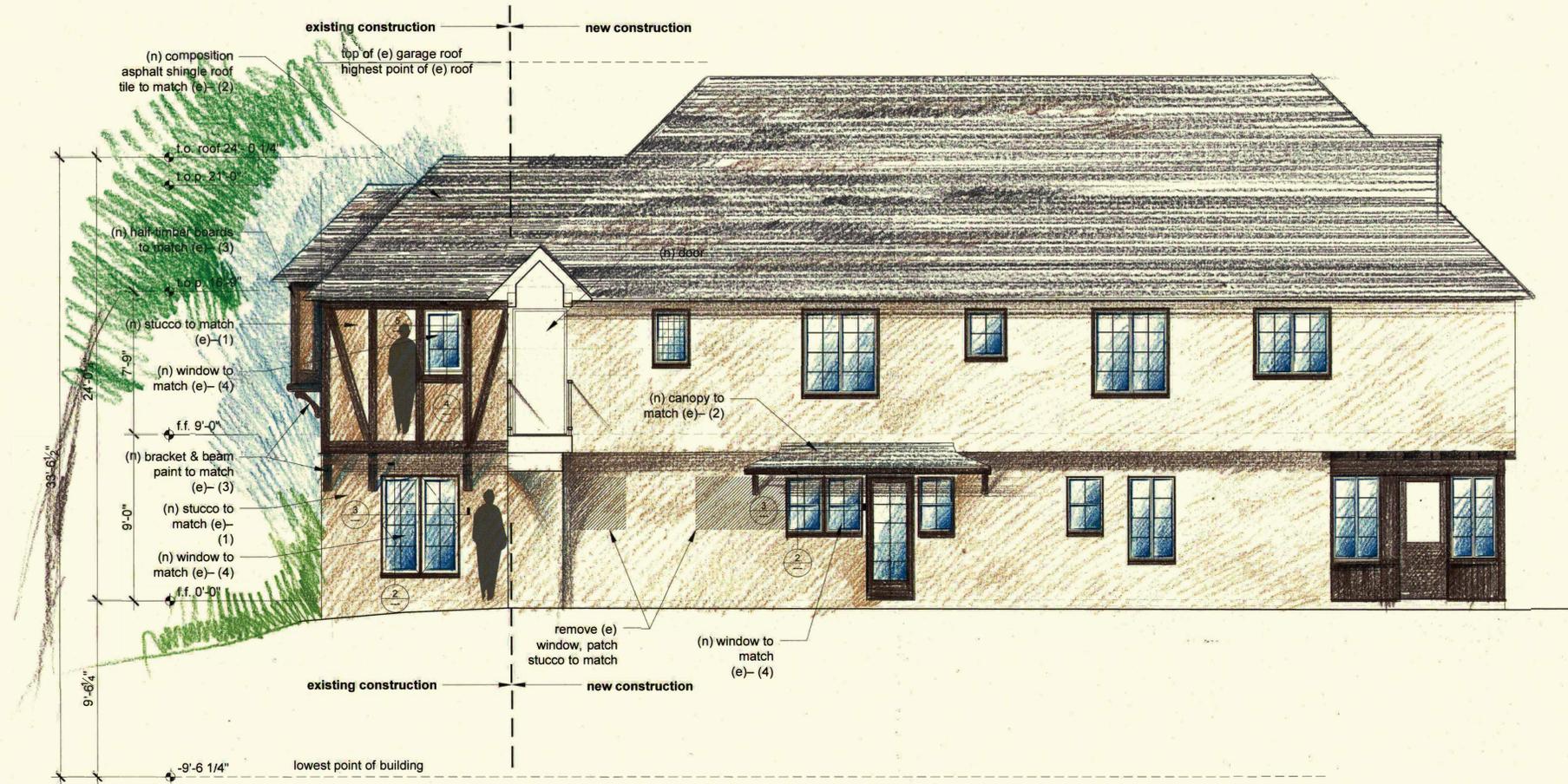
Addition to & Remodel of
2737 E. Chevy Chase Dr
Glendale, CA 91206

exterior elevations

a3.0

Material and color

- (1) Exterior Plaster: La Habra stucco, P-5o5 Agate to match (e)
- (2) Roof Tile: GAF composition asphalt shingle, Royal Sovereign to match (e)
- (3) Wood trim & half-timber boards paint to match (e) - Dunn Edwards Bear in Mind DE6042
- (4) New wood window: T.M. Cobb Company, paint finish to match (e) - Dunn Edwards Bear in Mind DE6042

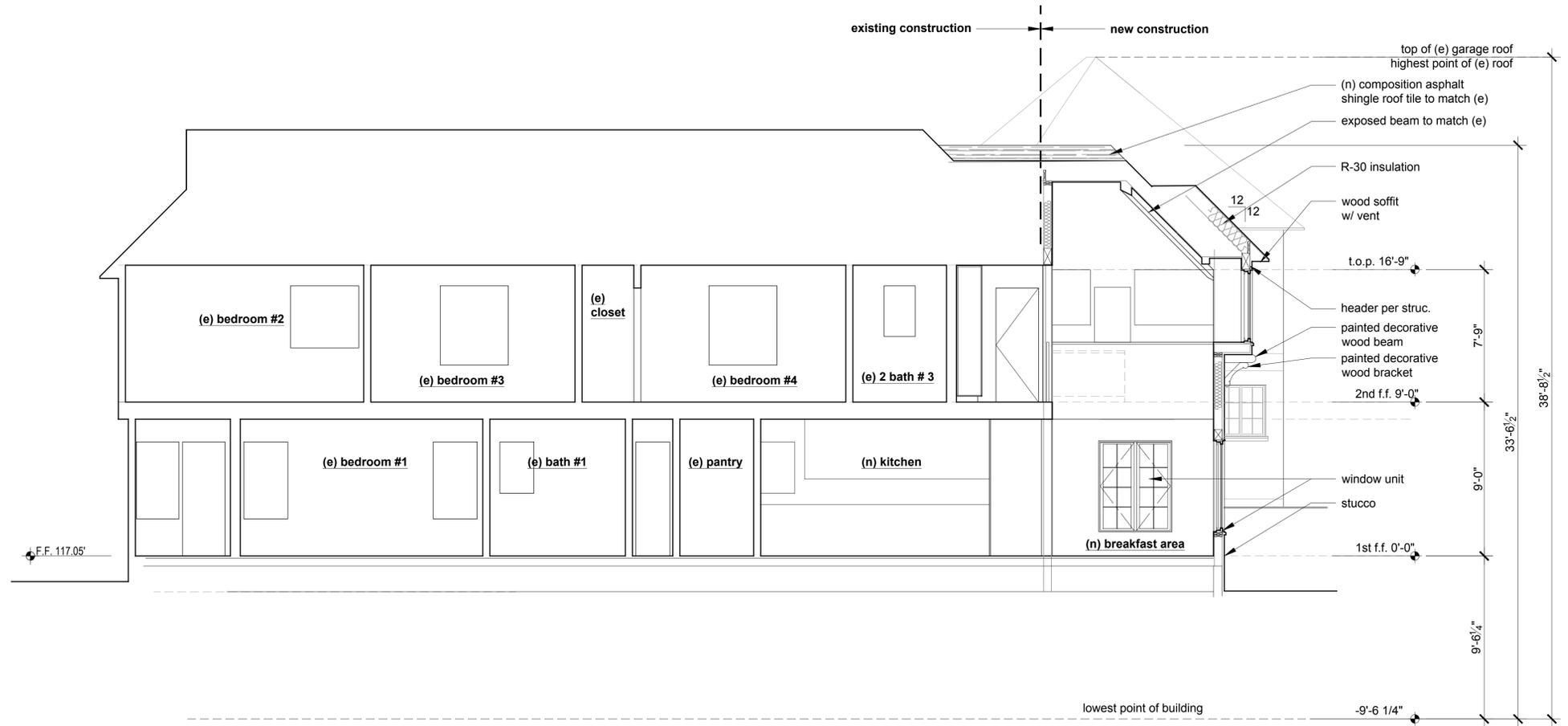


Shenq, Inc.
 2930 1/2 via acosta
 montebello, ca 90640
 hogtaniandesign@gmail.com

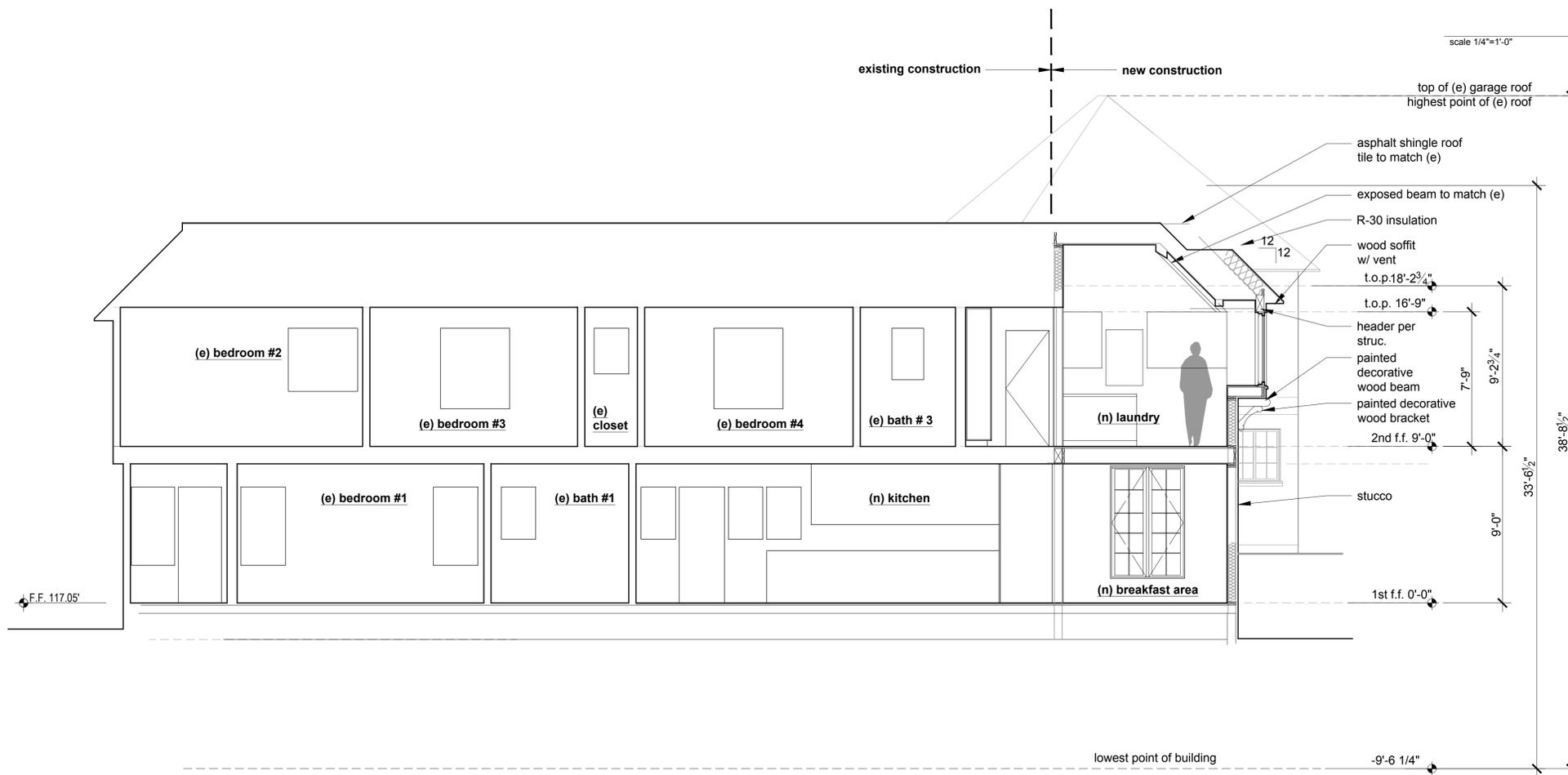
Addition to & Remodel of
 2737 E. Chevy Chase Dr
 Glendale, CA 91206

exterior elevations

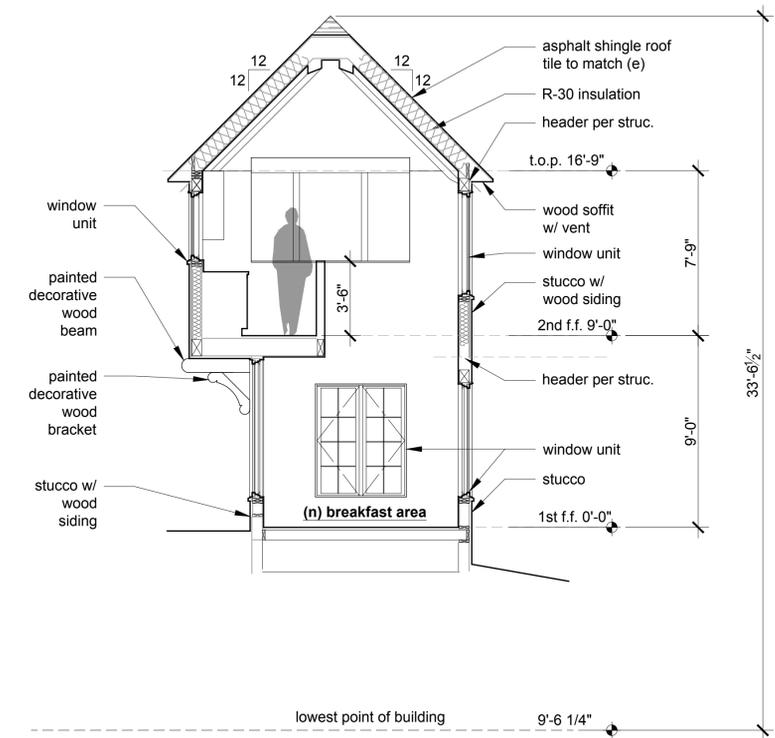
SD	00.00.20
plan check	00.00.20
pricing	00.00.20



building section 1



building section 3



building section 2

SD	00.00.20
plan check	00.00.20
pricing	00.00.20

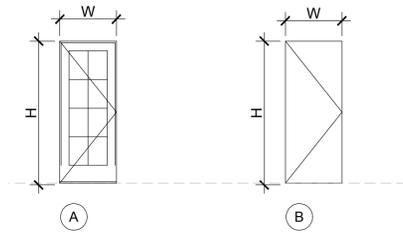
Shenq, Inc.
2930 1/2 via acosta
montebello, ca 90640
hogtaniandesign@gmail.com

Addition to & Remodel of
2737 E. Chevy Chase Dr
Glendale, CA 91206

exterior
elevations

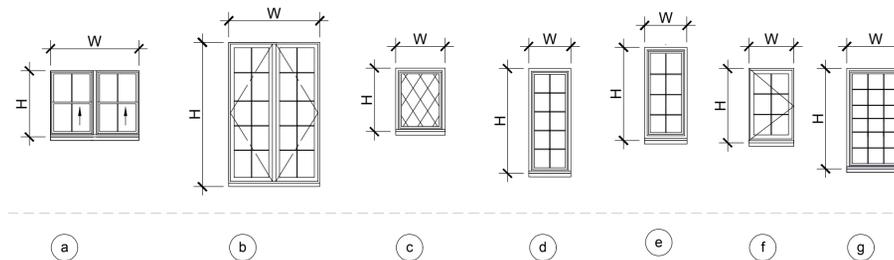
a4.1

door schedule															
door #	location	type	size (WxH)	frame	door	door thickness	glass			fire rating	egress	hardware type	U factor	SHGC	notes & remarks
							glazing	temp.	lam.						
1	(n) kitchen	A	3'-0"x6'-8"	wood	s.c.	1 3/8"	dual	yes			entry	TBD	TBD	single hinged	
2	(n) back entry	A	3'-0"x6'-8"	wood	s.c.	1 3/8"	dual	yes			entry			single hinged	
3	(e) bedroom #5	B	2'-8"x6'-8"	wood	s.c.	1 3/8"	no				privacy			single hinged	



Note: All exterior wood doors by T.M. Cobb

window schedule											
window #	location	type	size (WxH)	material	glass			egress	U factor	SHGC	notes & remarks
					glazing	temp.	lam.				
1	(n) kitchen	b	4'-6"-0" x 3'-0"	wood	dual	●			TBD	TBD	pair of single hung
2	(n) breakfast area	a	4'-3" x 6'-9"	wood	dual	●			TBD	TBD	pair of inswing hinged
3	(n) breakfast area	a	4'-3" x 6'-9"	wood	dual	●			TBD	TBD	pair of inswing hinged
4	(n) breakfast area	a	4'-3" x 6'-9"	wood	dual	●			TBD	TBD	pair of inswing hinged
5	(e) stairs	c	2'-4" x 3'-0"	wood	dual	●			TBD	TBD	fixed
6	(n) laundry/open	f	2'-1" x 3'-6"	wood	dual	●			TBD	TBD	outswing casement
7	(n) laundry area	e	2'-0" x 4'-4 1/2"	wood	dual	●			TBD	TBD	fixed
8	(n) laundry area	e	2'-7" x 4'-4 1/2"	wood	dual	●			TBD	TBD	fixed
9	(n) laundry/open	e	2'-0" x 4'-4 1/2"	wood	dual	●			TBD	TBD	fixed
10	(n) laundry/open	d	2'-7" x 5'-0"	wood	dual	●			TBD	TBD	fixed
11	(n) laundry/open	d	2'-7" x 5'-0"	wood	dual	●			TBD	TBD	fixed
12	(e) stairs	g	2'-9" x 4'-8"	wood	dual	●			TBD	TBD	fixed



Note: All wood windows by T.M. Cobb



perspective elevation (east)

2737 E. Chevy Chase Dr., Glendale, CA



perspective elevation (south)

2737 E. Chevy Chase Dr., Glendale, CA



perspective elevation (north)

2737 E. Chevy Chase Dr., Glendale, CA



perspective elevation (north)

2737 E. Chevy Chase Dr., Glendale, CA

Sample Board

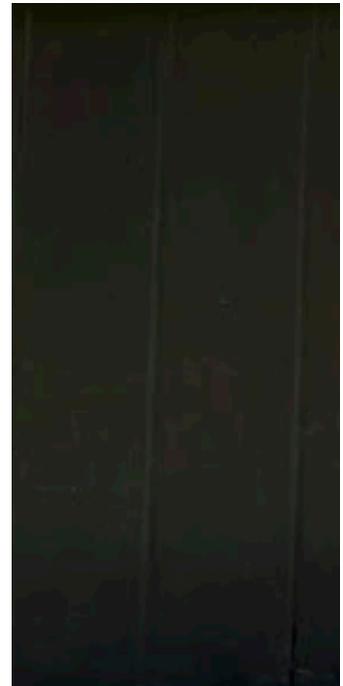
2737 E. Chevy Chase Dr., Glendale, CA



(1) Exterior Plaster: Lahabra stucco, P-5o5 Agate to match (e)



(2) Roof Tile: GAF composition asphalt shingle, Royal Sovereign to match (e)



(3) Wood trim & half-timber boards paint to match (e) – Dunn Edwards Bear in Mind DE6042

Casement Windows

Equally, our casement window has undergone the same evolution as the double hung window. Exact engineering features make it one of the leading casement windows on the market today. Tested to meet our high standards, and yours. Old world French paired casements also add to the charm of this traditional window. Truly one of the best.

Exclusive Features:

- 1 Full 4-1/8" or 4-1/2" Jamb (Wider Jamb Optional)
- 2 Completely Weatherstripped with Bulb Weatherseal to Form a Double Weatherstripped System for Added Performance
- 3 Sash is a Full 1-3/8" Thick in VG Douglas Fir
- 4 Shown in Single Glazed. Insulated Glass Optional. (Other Options are Available)
- 5 Truth[®] Entry Guard Hardware
- 6 One Piece Redwood Sill
- 7 Sill Pans to Protect Against Moisture Intrusion
- 8 Wide Selection of Exterior Trim

(4) New wood window: T.M. Cobb Company, paint finish to match (e) – Dunn Edwards Bear in Mind DE6042

PROJECT INFORMATION

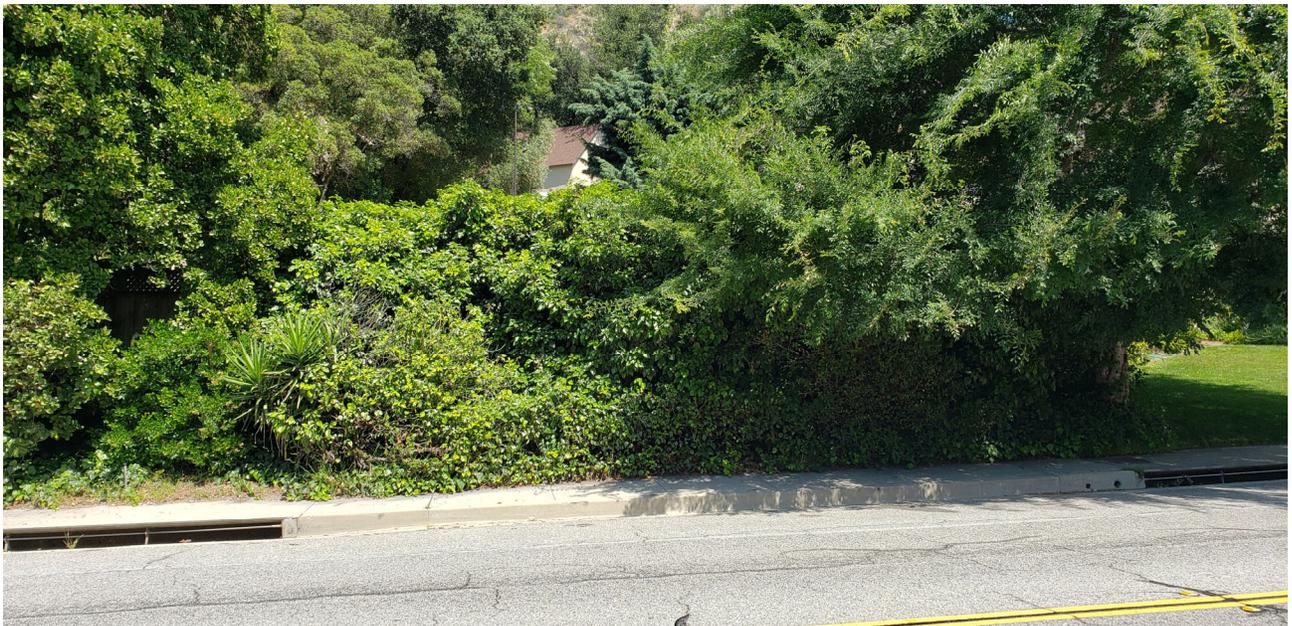
2737 E. CHEVY CHASE DR
GLENDALE, CA.

SHEET 1 OF 10



1

**SUBJECT PROPERTY: 2731 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING NORTH-WEST**



1

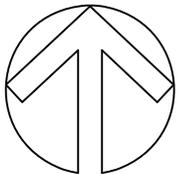
**SUBJECT PROPERTY: 2731 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING NORTH-WEST**

PROJECT INFORMATION

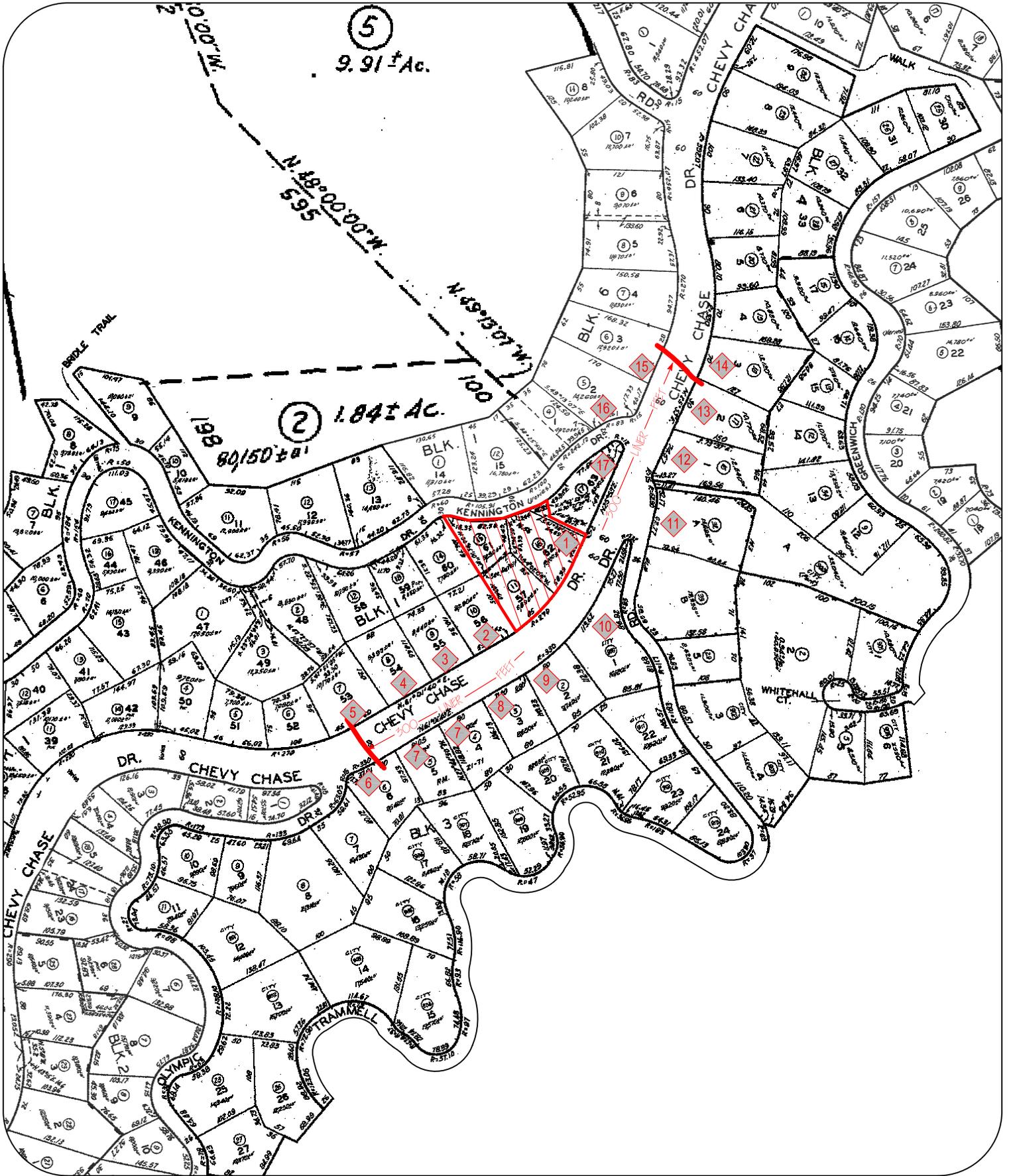
2737 E. CHEVY CHASE DR.

GLENDALE, CA.

20-204



SURVEY MAP
SCALE 1" = 200'



SURVEY LIST FOR 2737 E. CHEVY CHASE DR												
PHOTO #	ASSESSOR PARCEL NUMBER	OWNER	ADDRESS	CITY	STATE	ZIP	LOT SQ.FT.	BLDG AREA	FLOOR AREA RATIO	BLDG HEIGHT FT.*	# OF STORIES	SET BACK FT.
1	5663-021-011,015,0	SIEGEL STEVEN AND AYUKO TRS	2731 E CHEVY CHASE DR	GLENDALE	CA	91206	21,748	3289	15.12%	38'-8"	2	24'
2	5663-021-010	SIADAT SOUFI	2721 E CHEVY CHASE DR	GLENDALE	CA	91206	8,240	1,836	22.28%	14'-0"/19'-6"	2	26'
3	5663-021-009	MEYERS ERIC & SANDRA F	2715 E CHEVY CHASE DR	GLENDALE	CA	91206	8,383	2,434	29.03%	17'-0"	2	26'
4	5663-021-008	DEBLOIS DEAN	2709 E CHEVY CHASE DR	GLENDALE	CA	91206	9,585	2,466	25.73%	24'-0"/33'-0"	2/3	52'
5	5663-021-007	LAU BERT Y & CECILIA C	2707 E CHEVY CHASE DR	GLENDALE	CA	91206	10,516	1,621	15.41%	11'-6"	1	11'
6	5662-021-006	REYES SUSANA M	2700 E CHEVY CHASE DR	GLENDALE	CA	91206	9,497	1,578	16.62%	17'-3"	2	11'
7	5662-021-004,005	TAYLOR CHRISTOPHER L & JENNY N	2712 E CHEVY CHASE DR	GLENDALE	CA	91206	20,415	2,359	11.56%	15'-6"/28'-10"	2/3	5'
8	5662-021-003	REED BRANT A AND REGINA C TRS	2720 E CHEVY CHASE DR	GLENDALE	CA	91206	9,052	3,385	37.40%	25'-9"	2	18'
9	5662-021-002	ZARGARYAN ZAREH & ANGELINA	2724 E CHEVY CHASE DR	GLENDALE	CA	91206	9,437	3,385	35.87%	22'-0"/26'-9"	2/3	18'
10	5662-021-900	GLENDALE CITY	VACANT LOT	GLENDALE	CA	91206	15,512		0.00%	X	X	X
11	5660-024-009,012,0	GRONER MARK P	2750 E CHEVY CHASE DR	GLENDALE	CA	91206	49,854	1671	3.35%	NO ACCESS	NO A	NO ACCESS
12	5660-024-016	CHRAGHCHIAN PATRICK	2800 E CHEVY CHASE DR	GLENDALE	CA	91206	11,847	3,067	25.89%	14'	1	NO ACCESS
13	5660-024-017	KUBICEK THOMAS AND CHRISTIE TRS	2808 E CHEVY CHASE DR	GLENDALE	CA	91206	10,560	1,972	18.67%	26'	2	20'
14	5660-024-015,018,0	COLVIN DEAN E AND THERESA R TRS	2816 E CHEVY CHASE DR	GLENDALE	CA	91206	33,851	2777	8.20%	24'-6"	2	20'
15	5663-022-006	DORTCH JONATHAN	2807 E CHEVY CHASE DR	GLENDALE	CA	91206	13,033	2,639	20.25%	14'-0"	1	10'
16	5663-022-004,005	MOON ROBERT	2801 E CHEVY CHASE DR	GLENDALE	CA	91206	18,838	5011	26.60%	12'-6"	1	X
17	5663-021-017	YOON HYUK J & EUN O	2749 E CHEVY CHASE DR	GLENDALE	CA	91206	7,896	2,136	27.05%	19'-9"	SPLIT(2)	13'
NOTES												
* INCLUDES GRADE DIFFERENTIAL AT ENTRIES.												

PROJECT INFORMATION

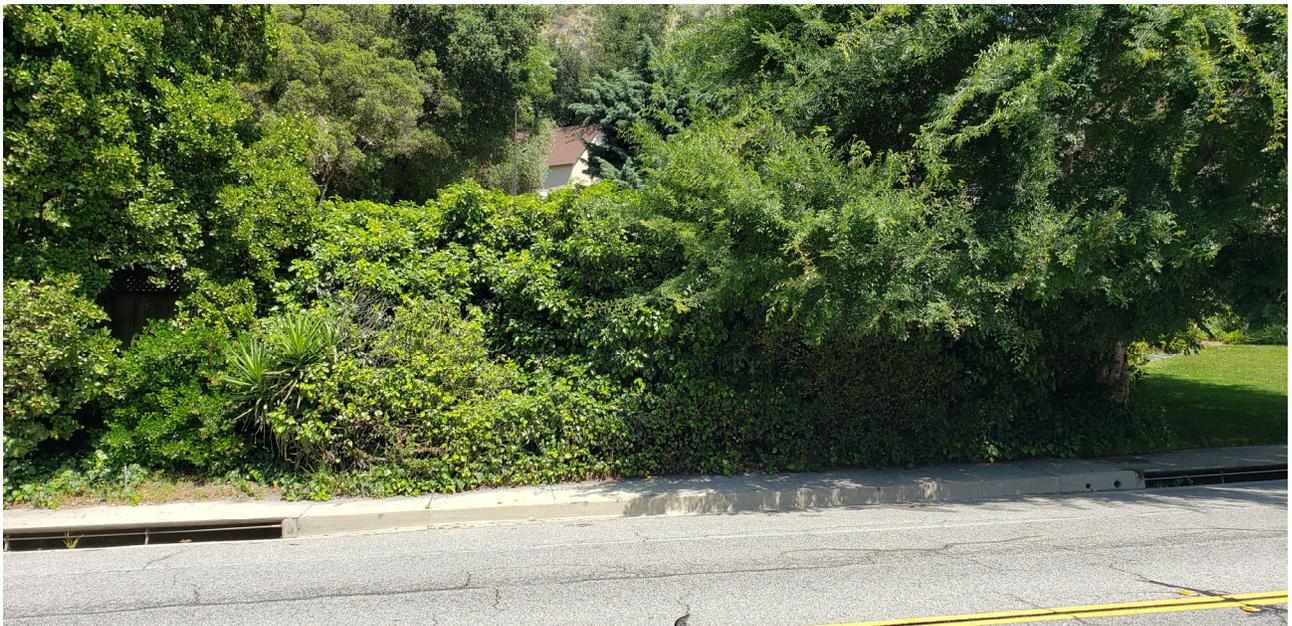
2737 E. CHEVY CHASE DR
GLENDALE, CA.

SHEET 1 OF 10



1

**SUBJECT PROPERTY: 2731 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING NORTH-WEST**



1

**SUBJECT PROPERTY: 2731 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING NORTH-WEST**

PROJECT INFORMATION

2737 E. CHEVY CHASE DR
GLENDALE, CA.

SHEET 2 OF 10



2

2721 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING NORTH-WEST



3

2715 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING NORTH-WEST

PROJECT INFORMATION

2737 E. CHEVY CHASE DR
GLENDALE, CA.

SHEET 3 OF 10



4

2709 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING NORTH-WEST



5

2707 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING NORTH-WEST

PROJECT INFORMATION

2737 E. CHEVY CHASE DR
GLENDALE, CA.

SHEET 4 OF 10



6

2700 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING SOUTH-EAST



7

2712 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING SOUTH-EAST

PROJECT INFORMATION

2737 E. CHEVY CHASE DR
GLENDALE, CA.

SHEET 5 OF 10



7

2712 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING SOUTH-EAST



8

2720 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING SOUTH-EAST

PROJECT INFORMATION

2737 E. CHEVY CHASE DR
GLENDALE, CA.

SHEET 6 OF 10



9

2724 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING SOUTH-EAST



10

VACANT LOT ON E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING EAST

PROJECT INFORMATION

2737 E. CHEVY CHASE DR
GLENDALE, CA.

SHEET 7 OF 10



11

2750 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING SOUTH-EAST



12

2800 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING EAST

PROJECT INFORMATION

2737 E. CHEVY CHASE DR
GLENDALE, CA.

SHEET 8 OF 10



13

2808 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING SOUTH-EAST



14

2816 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING EAST

PROJECT INFORMATION

2737 E. CHEVY CHASE DR
GLENDALE, CA.

SHEET 9 OF 10



14

2816 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING SOUTH-EAST



15

2807 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING WEST

PROJECT INFORMATION

2737 E. CHEVY CHASE DR
GLENDALE, CA.

SHEET 10 OF 10



16

2801 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING SOUTH-EAST



17

2749 E CHEVY CHASE DR
VIEW FROM CHEVY CHASE, LOOKING WEST