



## 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

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**January 12, 2024**

**Applicant:**

Demery Matthews  
3404 Buena Vista Avenue,  
Glendale, CA 91208

**RE: Design Review Case No. PADR-002240-2023  
3636 Glenwood Avenue**

The Director of Community Development will render a final decision on or after **January 31, 2024** for the following project:

**PROJECT DESCRIPTION:**

To construct a 795 square-foot addition at the rear of the existing one-story, 1,454 square-foot single-family house (built in 1938) with an existing 237 square-foot attached garage on a 10,875 square-foot lot located in the R1-II (Low Density Residential, Floor Area Ratio District II) zone.

**STAFF RECOMMENDATION: APPROVE WITH CONDITIONS**

*For more information or to submit comments, please contact the case planner, Milca Toledo, at 818-937-8181 or [mitoledo@glendaleca.gov](mailto:mitoledo@glendaleca.gov).*

Comments must be received prior to **January 31, 2024**, in order to be considered by the Director.

**DECISION:** A decision letter will be posted online 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 online at <http://www.glendaleca.gov/appeals>.

Sincerely,

Milca Toledo  
Senior Planner



## CITY OF GLENDALE, CA

### DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

**January 31, 2024**

*Hearing Date*

**3636 Glenwood Avenue**

*Address*

**Administrative Design Review (ADR)**

*Review Type*

**5617002013**

*APN*

**PADR-002240-2023**

*Case Number*

**Demery Matthews**

*Applicant*

**Milca Toledo**

*Case Planner*

**Annette Postelwait**

*Owner*

#### **Project Summary**

To construct a 795 square-foot addition at the rear of the existing one-story, 1,454 square-foot single-family house (built in 1938) with an existing 237 square-foot attached garage on a 10,875 square-foot lot located in the R1-II (Low Density Residential, Floor Area Ratio District II) zone.

The proposal involves an interior remodel, including expanding the existing floor area at the rear of the house, including: removing and rebuilding 320 square feet of the existing kitchen and dining room at the rear, removing an unpermitted sunroom and constructing a 475 square-foot addition at the rear, northwest portion of the house (approximately 320 square feet visible from the street) and setback approximately 64 feet from the street front property line. The total combined area of the addition will be 795 square feet. When completed, the house will be 2,249 square feet total floor area within one level.

#### **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 house will not result in an increase of more than 10,000 square feet and all public services and facilities are available.

#### **Existing Property/Background**

The 10,875 square-foot lot is located on the north side of Glenwood Avenue, west of La Crescenta Avenue, and south of Sycamore Avenue. The lot has a rectangular shape with 75 feet of street frontage and a length/depth of 145 feet. The lot is currently developed with a one-story, 1,454 square-foot single-family house and an attached, approximate 237 square-foot (assessor records shows 240 SF) one-car garage constructed in 1948. Originally, the house was built with an attached two-car garage but subsequently, a permit was issued to convert the garage into habitable floor area and construct a new, one-car garage on the east side of the property. Presently, the existing 237 square-foot, one-car



garage serves the existing residence, which is accessible via an existing driveway along the east side of the property.

The lot has gently sloping terrain at the front with a portion of the house situated on a relatively flat portion of the lot. The site is characterized by its large mature oak trees including one oak tree located immediately behind the existing garage, another located directly behind the house, and there is an oak tree in the public right of way adjacent to the street. The existing house is setback 27 feet from the street front property line, 3 feet, 6-inches from the east property line adjacent to the attached garage, and the addition will be setback seven feet from the west property line.

Staff has determined that the property is not eligible for listing at the national, state, or local level and is therefore not a resource under CEQA.

### **Staff Recommendation**

Approve with Conditions

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### **Last Date Reviewed / Decision**

First time submittal for final review.

### **Zone: RI 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**

On November 2, 2022, the Planning Hearing Officer approved with conditions a variance application request (case No. PVAR 2205681) to allow the construction of a 795 square-foot addition to the existing single-family house without providing the required two-car garage.

### **Site Slope and Grading**

No grading is proposed. The lot has gently sloping terrain at the front but the building footprint is situated on a relatively flat portion of the lot.

### **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	10,912 SF	4,380 SF – 15,232 SF	10,875 SF
Setback	31 ft.	25 ft. – 50 ft.	27 ft.
House size	2,017 SF	1,141 SF – 3,062 SF	2,249 SF
Floor Area Ratio	.18	.13 - .26	.21
Number of stories	1 story	1 story	1 story

## DESIGN ANALYSIS

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### 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

The existing driveway is proposed to remain in its present form at the front of the house. However, a portion of the driveway awkwardly terminates at the front façade, adjacent to the front bedroom wall. To better address this condition and to soften the look of the front façade adjacent to the driveway, a condition is included to introduce a landscape planter in front of said bedroom wall.

#### 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

## 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 site plan remains relatively unchanged with the exception of portions of the rear of the existing house that are proposed to be removed and reconstructed, expanding the existing floor area towards the rear.
- The new addition will be setback seven feet from the west interior property line and approximately 64 feet from the street front property line along the west side of the house; a portion of the addition (approximately 340 square feet) will be visible from the street. Overall, the proposed setbacks are appropriate to the site and the neighborhood.
- Existing protected oak trees on the property will remain in place. No changes are proposed to the oak trees as a result of the proposed floor area expansion to the existing house.
- The existing driveway and the garage will remain in its current form. To better address the driveway's awkward termination at the front façade, adjacent to the front bedroom wall and to soften this portion of the house from the street, a condition is included to introduce a landscape planter in front of the bedroom wall.

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## 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 project are consistent with the existing residence.
- The house addition is proposed at the rear, however, a portion will be visible at a significant distance (approximately 64 feet) from the street. The mass and scale of the addition at the rear of the house are compatible with those of adjoining and nearby properties in the neighborhood.
- The existing house is and will remain one story. The mass and scale of the addition appropriately relate to the existing house and surrounding context. The height of the addition will be approximately 11 feet, 10-inches.
- The addition will provide appropriate setbacks from the east and west interior property lines, appropriate to the site and the neighborhood.
- The roof reinforces the design concept, which is appropriate to the existing house and the neighborhood.
- The proportions of the addition are modest, appropriate to the site and the neighborhood. Overall, the facades are appropriately articulated through setbacks, stepping back the addition from the sides, breaks in plane, roof forms, use of fenestration, and architectural details. The building’s proper use of design elements appropriately complements and integrates with the existing house and the neighborhood.

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### Design and Detailing

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

#### Overall Design and Detailing

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

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

### **Entryway**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

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

### **Windows**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

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

### **Privacy**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

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

### **Finish Materials and Color**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

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

### **Paving Materials**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

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

### **Lighting, Equipment, Trash, and Drainage**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

- ☐ Light fixtures appropriately located/avoid spillover and over-lit facades

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

### **Ancillary Structures**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If "no" select from below and explain:*

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

### **Determination of Compatibility: Design and Detailing**

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

- Overall, the addition's design and detailing are compatible with the traditional style of the house through the use of architectural treatments, materials, windows, and colors to match existing.
- The front entry will remain in its present form, no changes are proposed.
- The new (aluminum) clad wood windows for the addition are appropriate to the existing windows currently on the house. Their operation includes a combination of casement and fixed operations, and they will be recessed within the framed opening with and sill underneath. The existing windows on the rest of the house are proposed to remain unchanged.
- The proposed stucco color, texture and finish will match existing, which is appropriate for the house and the neighborhood.

### **Recommendation / Draft Record of Decision**

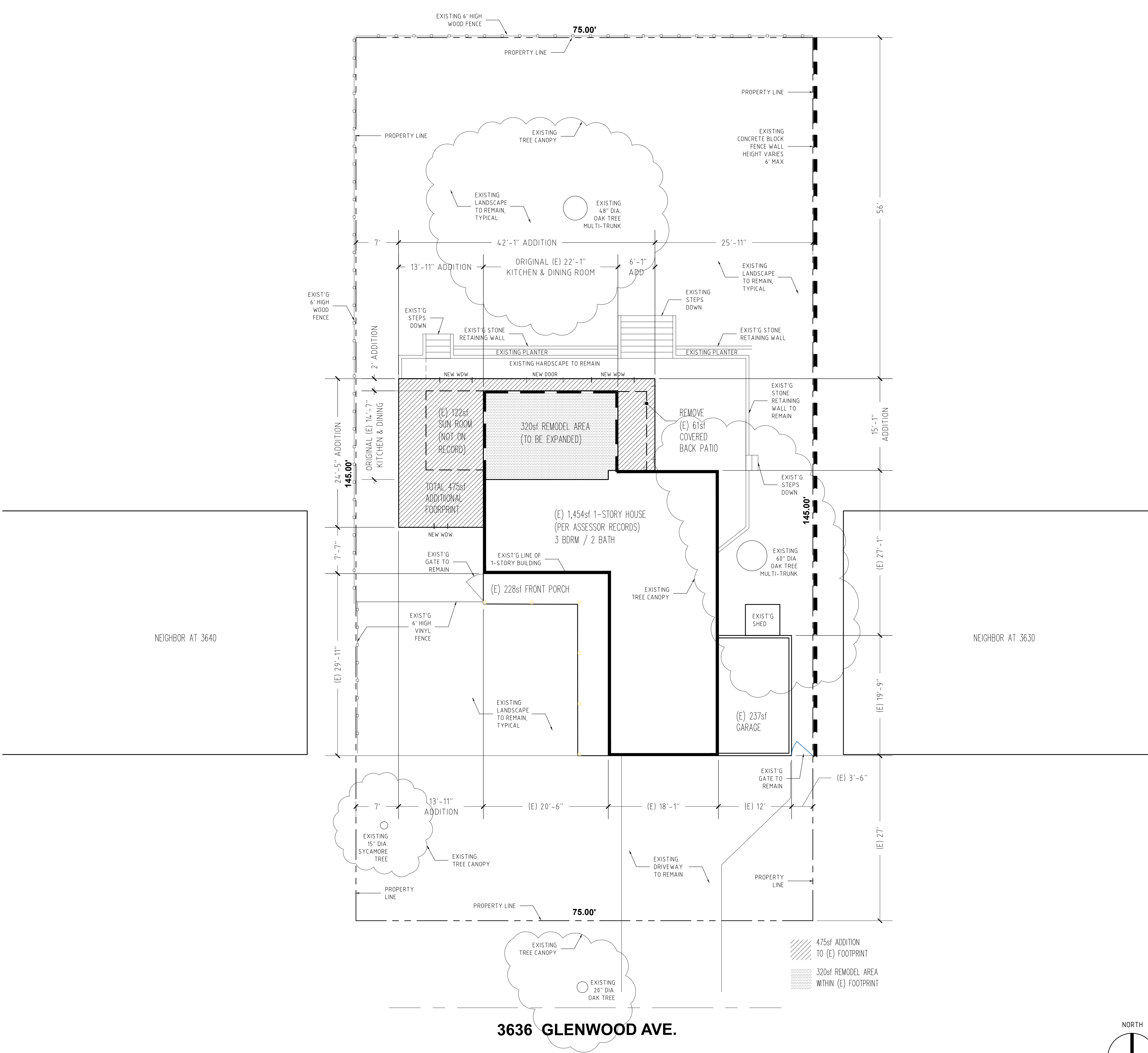
Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

#### **Conditions**

1. Show all existing and proposed exterior site and lighting on the building.
2. Introduce a landscape planter at the front façade, at the base of the front bedroom wall adjacent to the driveway.
3. Show existing shutters at the front of the house, adjacent to the front bedroom window.

### **Attachments**

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



PROJECT SCOPE			
DEMOLISH 122 SQ. FT. NON-PERMITTED SUNROOM			
REMODEL 320 SQ. FT. EXISTING KITCHEN & DINING ROOM			
ADD 475 SQ. FT. TO ENLARGE KITCHEN & DINING ROOM (INCLUDES NEW LAUNDRY ROOM & PANTRY).			
PROJECT			
ADDRESS	3636 GLENWOOD AVENUE, GLENDALE, 91208		
BEDROOMS / BATHROOMS	(E) 3 BD / 2 BA (NO CHANGE)		
(E) HOUSE HEIGHT	14'-6"		
(N) HOUSE HEIGHT	NO CHANGE		
ZONE	R1-II	CA CLIMATE ZONE	-
OCCUPANCY / USE	R-3, U / S.F.D.	FIRE ZONE	NO
CONSTRUCTION TYPE	Type V-B	FIRE SPRINKLERS	NO
DESCRIPTION			
APN	5617-002-013	LOT SIZE	10,875sf
LEGAL	TRACT 11306, LOT 6		145' x 75'
YEAR BUILT	1938		

PROJECT DATA			
(E) HOUSE	1,454sf		
(E) GARAGE	237sf		
(E) STORAGE SHED	29sf		
(E) COVERED FRONT PORCH	228sf		
(E) COVERED BACK PORCH	61sf		
TOTAL	2,009sf		
DEMOLISH			
UN-PERMITTED SUN ROOM	122sf (NOT INCLUDED IN EXISTING AREA)		
REMODEL			
KITCHEN & DINING ROOM	320sf		
HOUSE ADDITION			
	475sf (340sf Street Visible per 13'-11" x 24'-5")		
	+ 1,454sf (EXISTING HOUSE)	/ 10,875sf = 0.134 = 13% (E) F.A.R.	
	1,929sf	/ 10,875sf = 0.177 = 18% (N) F.A.R.	
LOT COVERAGE			
(E) 2,009sf		/ 10,875sf = 0.185 = 19% (INCLUDES 320sf REMODEL AREA)	
- 61sf (REMOVE COVERED BACK PORCH)			
+ 475sf (ADDITIONAL FLOOR AREA)			
2,423sf		/ 10,875sf = .223 = 22% (PROPOSED)	
LANDSCAPING			
EXISTING	7,167sf	/ 10,875sf = 0.659 = 66%	
PROPOSED	6,977sf	/ 10,875sf = 0.642 = 64%	

AREA CALCULATIONS			
OWNERS:			
	Walt & Annette Postelwait		
	3636 Glenwood Avenue	T (818) 378-1934	
	Glendale, CA 91208		
APPLICANT			
	Demery R. Matthews		
	3404 Buena Vista Ave.	C (626) 826-8319	DEMERYM@ME.COM
	Glendale, CA 91208		
DESIGNER:			
	Ned Kalanter		
	5315 Palm Drive	T (818) 952-7029	NEDKAL@CHARTER.NET
	La Canada, CA 91011		
STRUCTURAL ENGINEER:			
	T.B.D.		
SOIL ENGINEER:			
	T.B.D.		
ENERGY CONSULTANT:			
	T.B.D.		
BUILDING DEPARTMENT:			
	City of Glendale	T (818) 548-3200	
	633 East Broadway	T (818) 548-2140	
	Glendale, CA 91206		

PROJECT DIRECTORY	
SHEET 1	GENERAL INFORMATION AND PLOT PLAN
SHEET 2	EXISTING / DEMOLITION PLAN
SHEET 3	EXTERIOR WALL & ROOF DEMOLITION DIAGRAMS AND CALCULATIONS
SHEET 4	PROPOSED FLOOR PLAN
SHEET 5	PROPOSED ROOF PLAN
SHEET 6	EXTERIOR ELEVATIONS
SHEET 7	BUILDING SECTIONS
SHEET 8	WINDOW SCHEDULE & DETAILS

SHEET INDEX	
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REVISIONS

BY

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DEMERY R. MATTHEWS  
DESIGNER  
3404 Buena Vista Avenue  
Glendale, CA 91208

POSTELWAIT RESIDENCE  
GROUND FLOOR ADDITION & REMODEL

3636 Glenwood Avenue  
Glendale, CA 91208

GENERAL

INFO

AND

PLOT PLAN

Date

06.19.2023

Scale

AS NOTED

Drawn

DRM

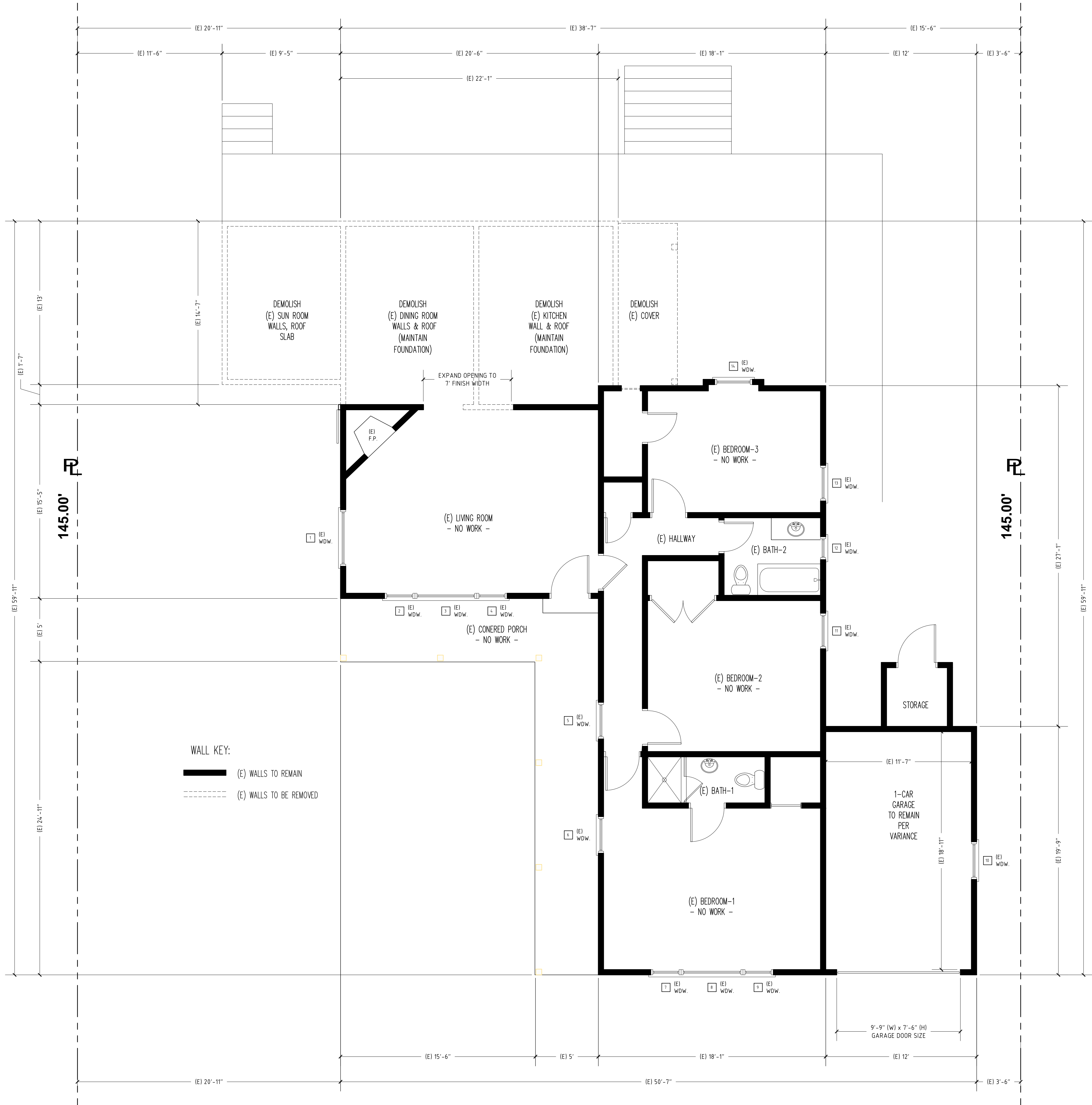
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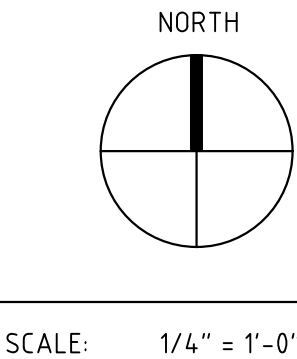
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1





EXISTING FLOOR PLAN WITH DEMOLITION



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DESIGNER  
3404 Buena Vista Avenue  
Glendale, CA 91208

POSTELWAIT RESIDENCE  
GROUND FLOOR ADDITION & REMODEL  
3636 Glenwood Avenue  
Glendale, CA 91208

EXISTING  
FLOORPLAN  
WITH  
DEMOLITION

Date	06 . 19 . 2023
Scale	AS NOTED
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Job	-
Sheet	2

EXISTING WALLS TO REMAIN

$16'-6'' + 12'-0'' + 27'-1'' + 19'-9'' + 12'-0'' + 18'-1'' + 20'-6'' + 29'-11'' + 15'-5''$   
 $= 171'-3''$

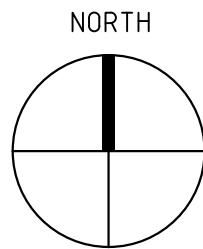
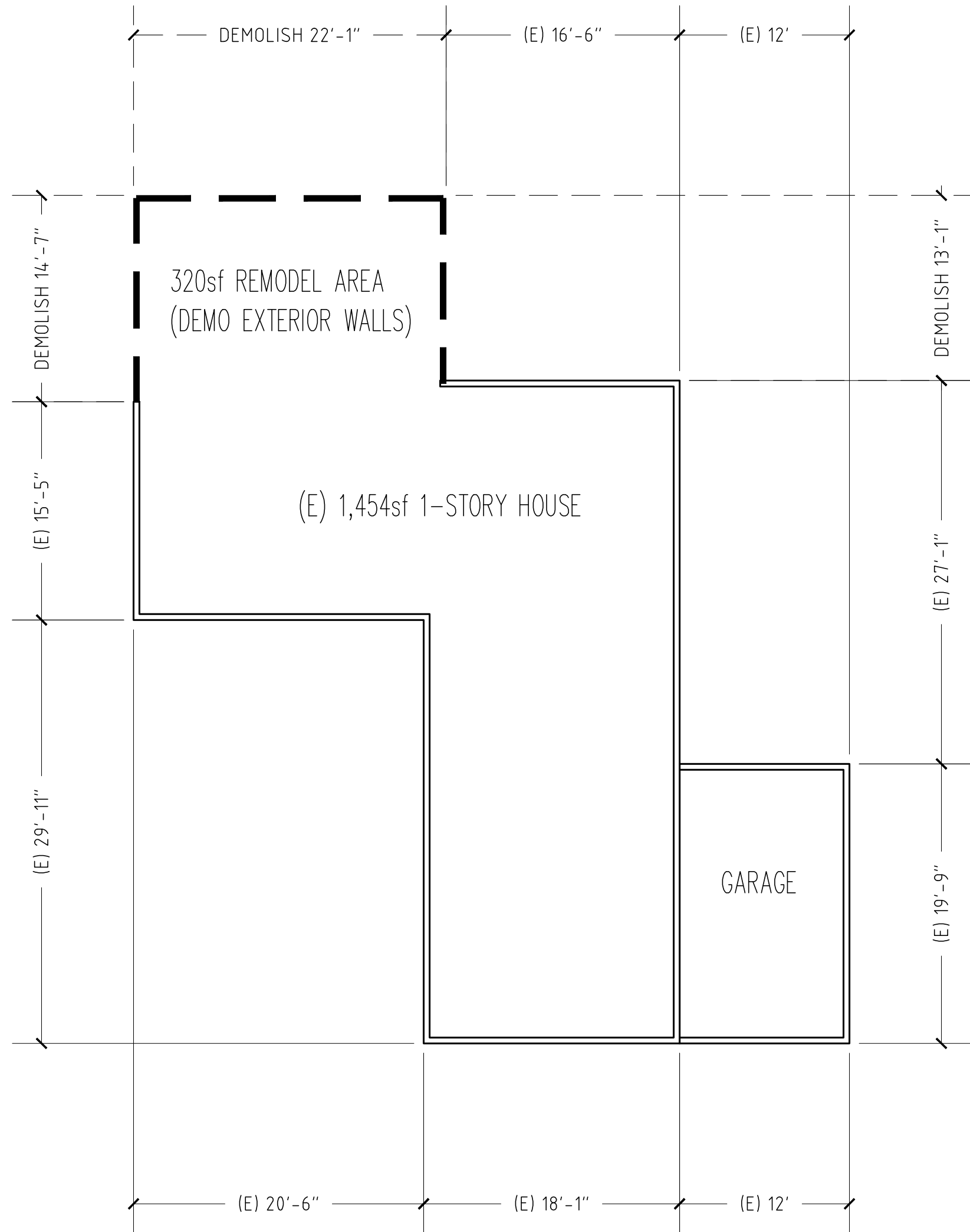
DEMOLISH EXTERIOR WALLS

$14'-7'' + 22'-1'' + 13'-1''$   
 $= 49'-9''$

TOTAL EXISTING WALLS

$171'-3'' + 49'-9''$   
 $= 221'-0''$

$171'-3'' / 221'-0'' = 77\%$  EXISTING WALLS TO REMAIN  
 $49'-9'' / 221'-0'' = 23\%$  EXISTING WALLS TO BE DEMOLISHED < 50%



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

EXISTING EXTERIOR WALL DEMOLITION DIAGRAM

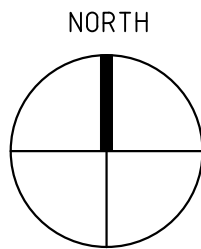
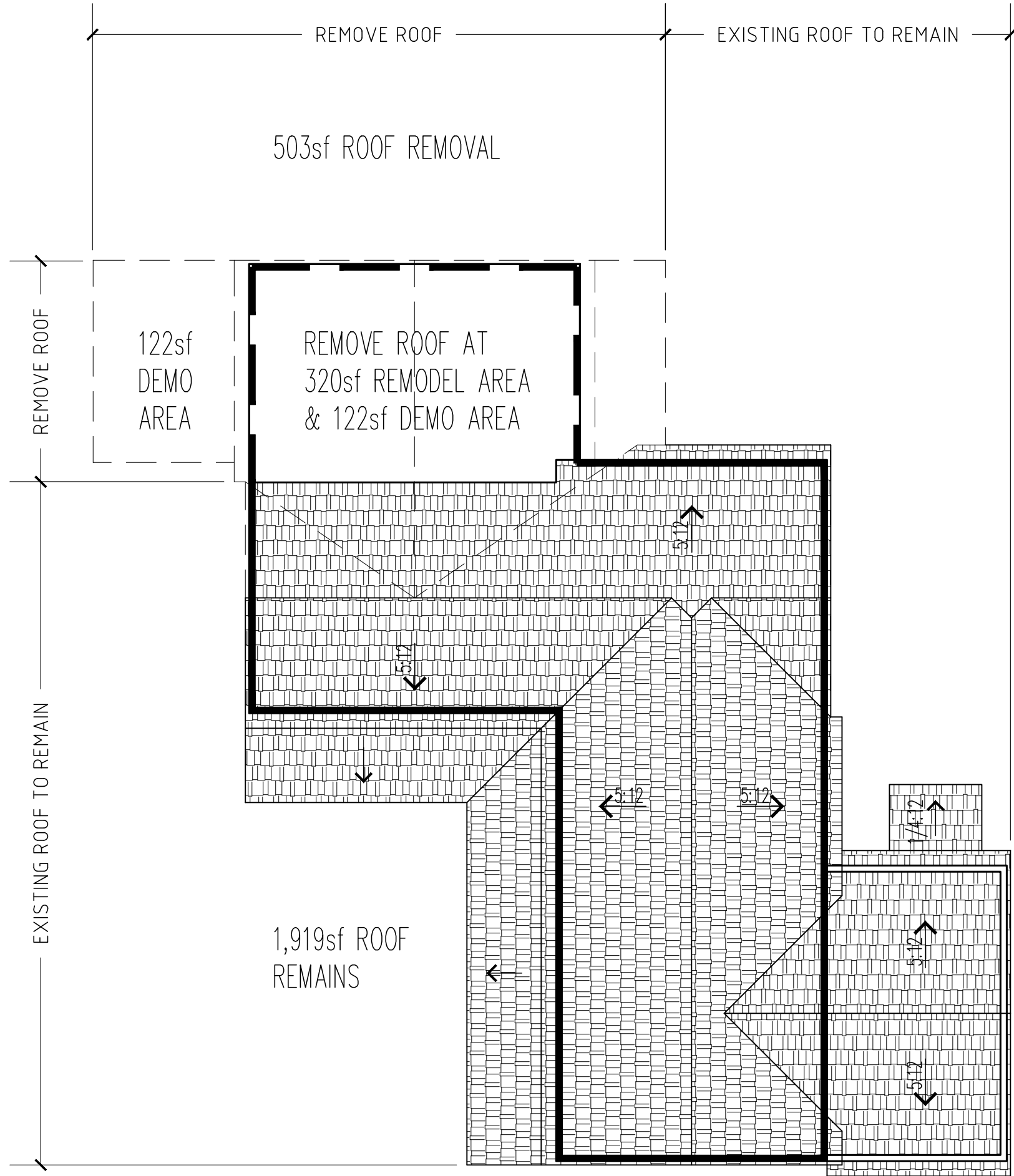
EXISTING ROOF TO REMAIN (OVER 1,454sf HOUSE, 228sf FRONT PORCH, 237sf GARAGE)  
1,919sf

DEMOLISH ROOF (OVER 122sf SUN ROOM, 320sf REMODEL AREA, AND 61sf BACK PATIO)  
503sf

TOTAL EXISTING ROOF

$1,919 + 503$   
 $= 2,422sf$

$1,919 / 2,422 = 79\%$  EXISTING ROOF TO REMAIN  
 $503 / 2,422 = 21\%$  EXISTING ROOF TO BE DEMOLISHED < 50%



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

EXISTING ROOF & DEMOLITION DIAGRAM

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DEMERY R. MATTHEWS  
DESIGNER  
3404 Buena Vista Avenue  
Glendale, CA 91208

POSTELWAIT RESIDENCE  
GROUND FLOOR ADDITION & REMODEL  
3636 Glenwood Avenue  
Glendale, CA 91208

ROOF &  
WALL

DEMOLITION  
DIAGRAMS

Date	06.19.2023
Scale	AS NOTED
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Job	-
Sheet	3

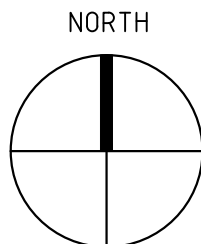
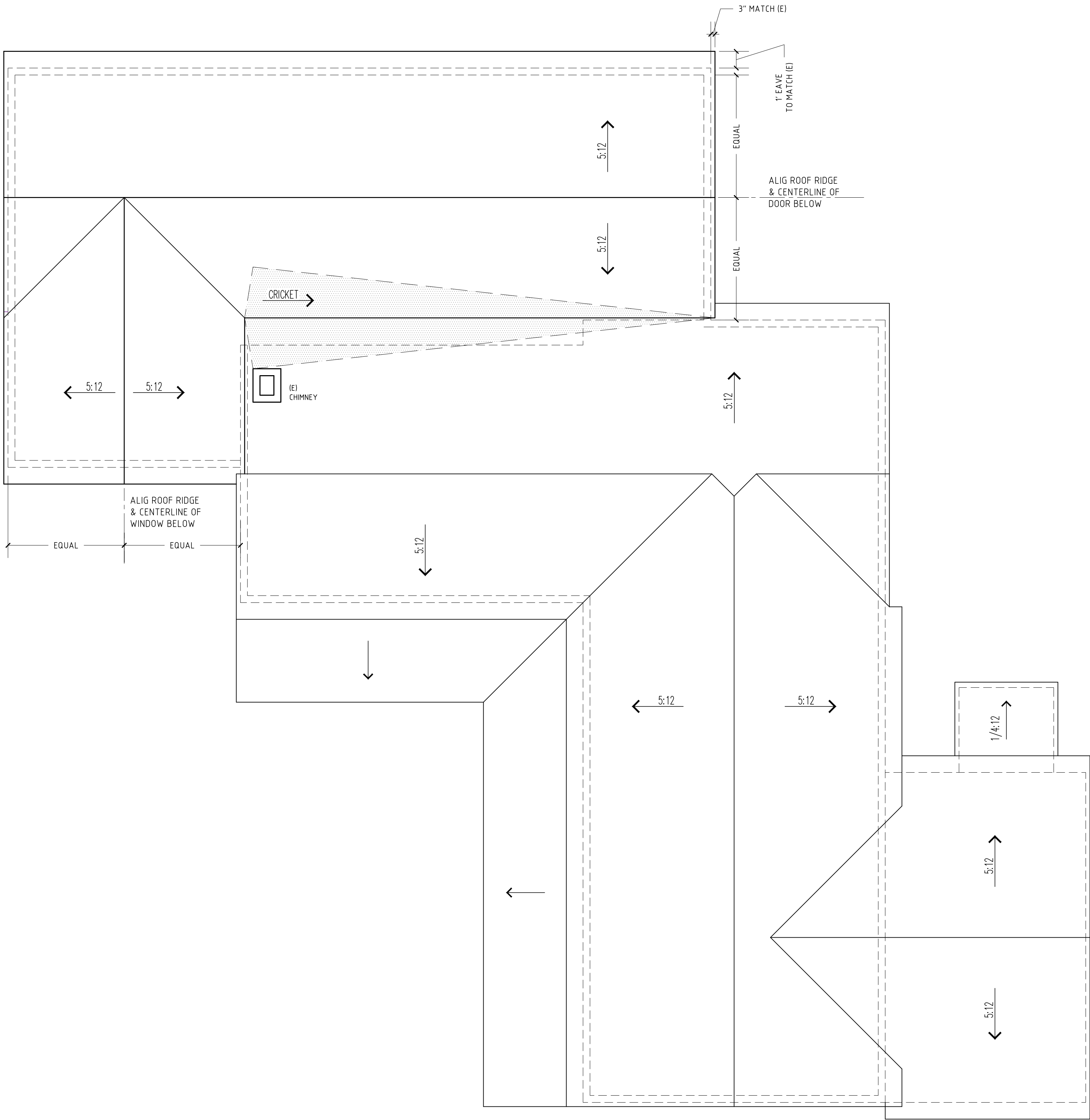


SCALE: 1/4" = 1'-0'

POSTELWAIT RESIDENCE  
GROUND FLOOR ADDITION & REMODEL

PROPOSED  
FLOORPLAN

Date	06 . 19 . 2023
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Job	—
Sheet	



PROPOSED ROOF PLAN

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

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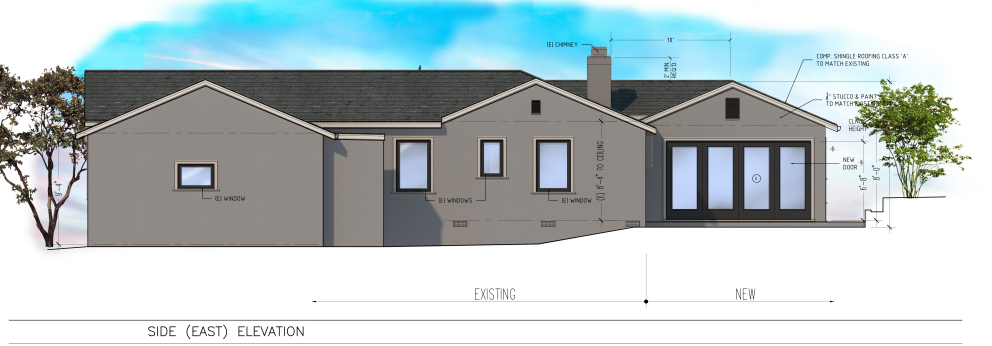
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DEMERY R. MATTHEWS  
DESIGNER  
3404 Buena Vista Avenue  
Glendale, CA 91208

POSTELWAIT RESIDENCE  
GROUND FLOOR ADDITION & REMODEL  
3636 Glenwood Avenue  
Glendale, CA 91208

PROPOSED  
ROOF PLAN

Date	06.19.2023
Scale	AS NOTED
Drawn	DRM
Job	-
Sheet	5



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**DOHERTY MATTHEWS**  
DESIGNER  
36556 Glenwood Avenue  
Glenடை, CA 91208

**POSTELWAIT RESIDENCE**  
**GROUND FLOOR ADDITION & REMODEL**  
36556 Glenwood Avenue  
Glenடை, CA 91208

EXTERIOR  
ELEVATIONS

Date: 06.19.2023

Scale: 1/2" = 1'-0"

Drawn: DRM

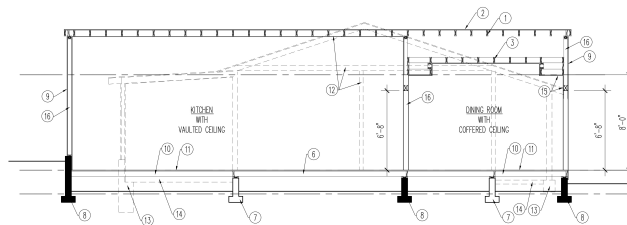
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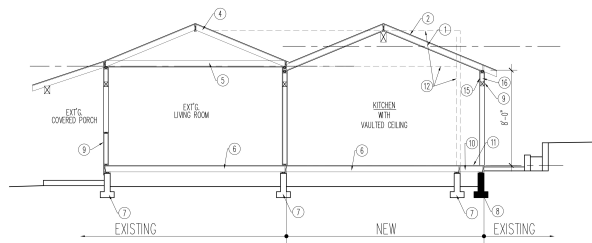
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BACK ELEVATION



SECTION A-A



SECTION B-B

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DOHERTY & MATTHEWS  
DESIGN  
3636 Glenwood Avenue  
Glendale, CA 91208

POSTLEWANT RESIDENCE  
GROUND FLOOR ADDITION & REMODEL  
3636 Glenwood Avenue  
Glendale, CA 91208

BACK  
ELEVATION  
AND  
SECTIONS

Date: 06.19.2023  
Scale: 1/2" = 1'-0"  
Drawn: DRM  
Job: --  
Sheet: 7



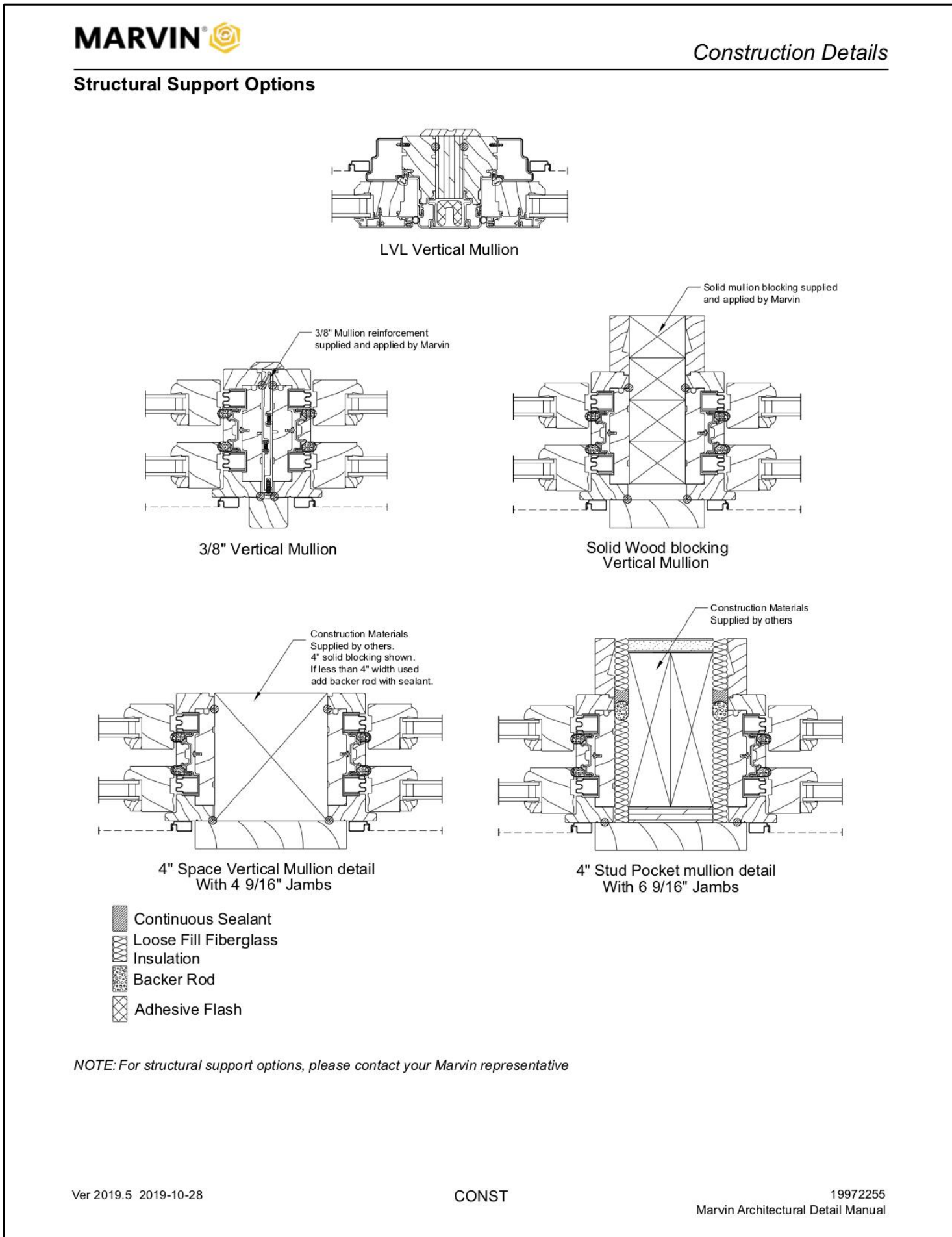
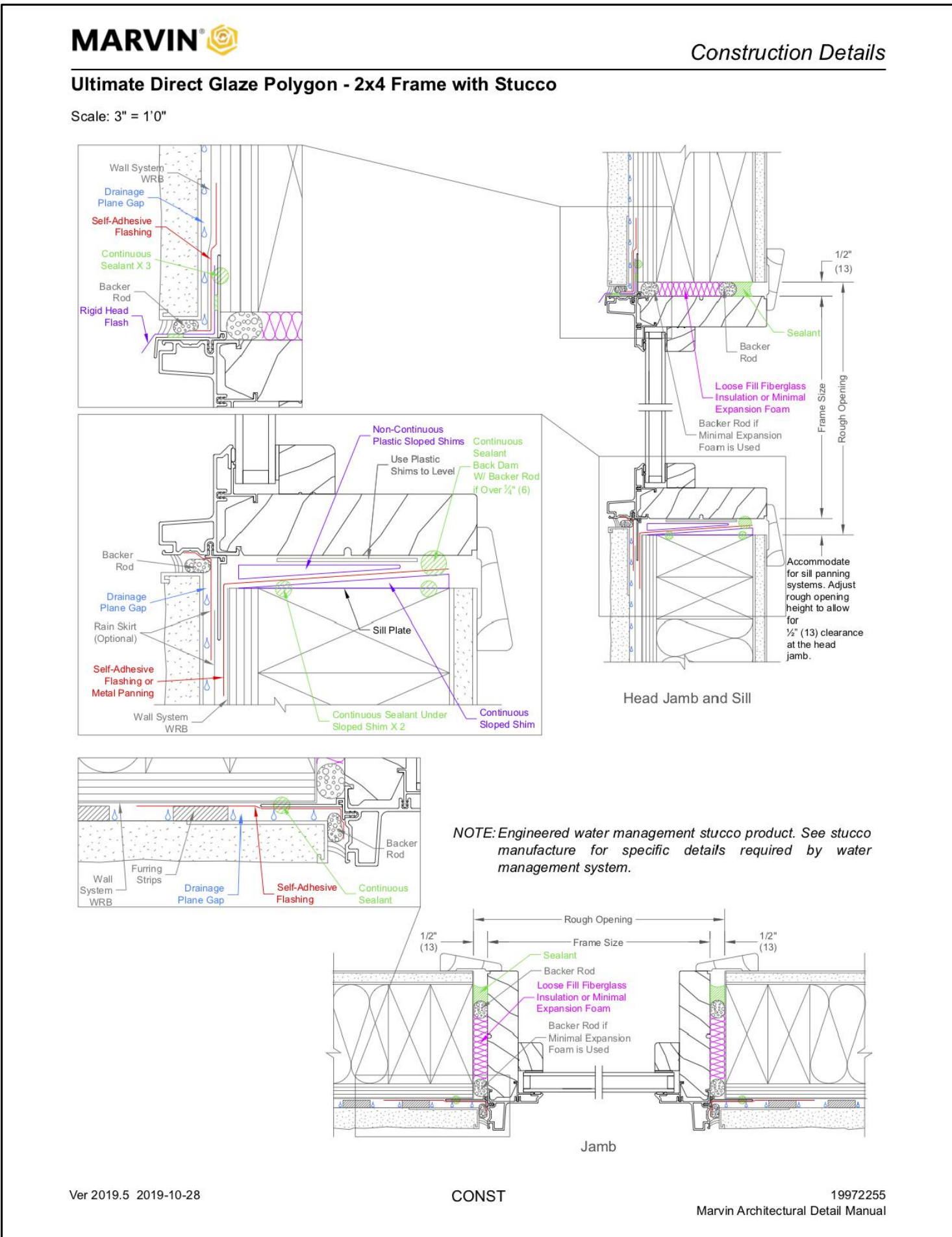
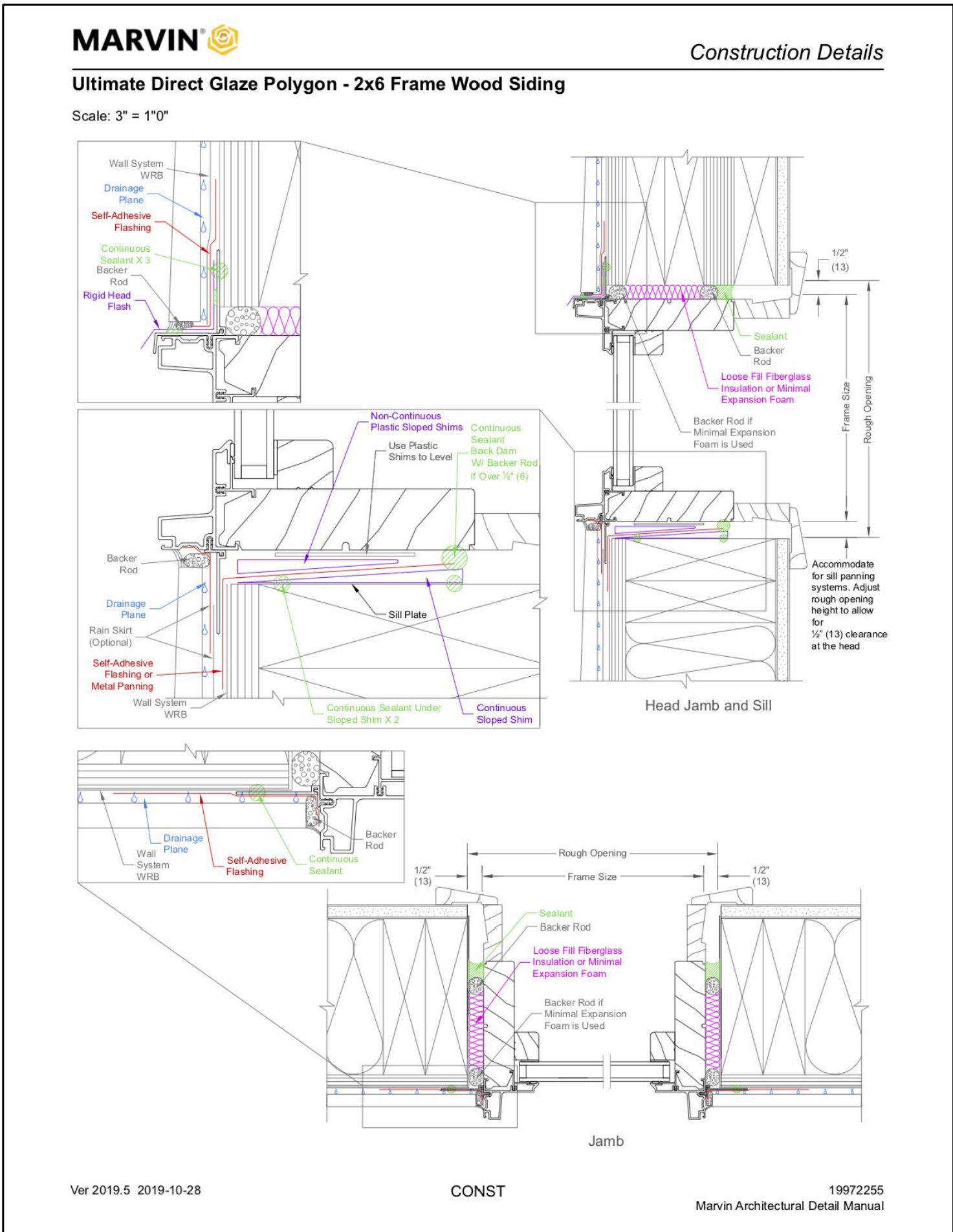
#	WINDOW LOCATION	REPLACE or NEW	SIZE W x H	WINDOW MATERIAL	STREET VISABLE ?	OPERATION	FRAME TYPE	EXTERNAL GRID	SILL	EDGE	HEADER HEIGHT	BEDROOM EGRESS	TRIM MATERIAL	TEMPERED GLASS	18" of FLR. or DOOR	FIRE HAZ. ZONE	MANUFACTURER SPECIFICATION	DETAIL	COLOR	ENERGY EFFICIENT	U-FACTOR	SHGC	NFRC LABEL	LOW E	SCREEN	DUAL GLAZE	HARDWARE	REMARKS
1	(E) LIVING ROOM	N/A	(2) 21" x 30"	WOOD	NO	FR. CASEMENT	EXISTING TO REMAIN	NO	(E)	(E)	(E)	NO	WOOD	(E)	(E)	NO	(E)	N/A	(E) WHITE	(E)	(E)	(E)	N/A	N/A	YES	YES	-	-
2	(E) LIVING ROOM	N/A	30" x 58"	VINYL	YES	SLIDER	EXISTING TO REMAIN	NO	(E)	(E)	(E)	NO	WOOD	(E)	(E)	NO	(E)	N/A	(E) WHITE	(E)	(E)	(E)	N/A	N/A	YES	YES	-	-
3		N/A	55" x 41"	VINYL	YES	FIXED	EXISTING TO REMAIN	NO	(E)	(E)	(E)	NO	WOOD	(E)	(E)	NO	(E)	N/A	(E) WHITE	(E)	(E)	(E)	N/A	N/A	NO	YES	-	-
4		N/A	30" x 58"	VINYL	YES	SLIDER	EXISTING TO REMAIN	NO	(E)	(E)	(E)	NO	WOOD	(E)	(E)	NO	(E)	N/A	(E) WHITE	(E)	(E)	(E)	N/A	N/A	YES	YES	-	-
5	(E) HALLWAY	N/A	34" x 50"	VINYL	YES	SINGLE-HUNG	EXISTING TO REMAIN	NO	(E)	(E)	(E)	NO	WOOD	(E)	(E)	NO	(E)	N/A	(E) WHITE	(E)	(E)	(E)	N/A	N/A	YES	YES	-	-
6	(E) BEDROOM 1	N/A	34" x 50"	VINYL	YES	SINGLE-HUNG	EXISTING TO REMAIN	NO	(E)	(E)	(E)	YES	WOOD	(E)	(E)	NO	(E)	N/A	(E) WHITE	(E)	(E)	(E)	N/A	N/A	YES	YES	-	-
7	(E) BEDROOM 1	N/A	30" x 58"	VINYL	YES	SLIDER	EXISTING TO REMAIN	NO	(E)	(E)	(E)	YES	WOOD	(E)	(E)	NO	(E)	N/A	(E) WHITE	(E)	(E)	(E)	N/A	N/A	YES	YES	-	-
8		N/A	56" x 58"	VINYL	YES	FIXED	EXISTING TO REMAIN	NO	(E)	(E)	(E)	n/a	WOOD	(E)	(E)	NO	(E)	N/A	(E) WHITE	(E)	(E)	(E)	N/A	N/A	NO	YES	-	-
9		N/A	30" x 58"	VINYL	YES	SLIDER	EXISTING TO REMAIN	NO	(E)	(E)	(E)	YES	WOOD	(E)	(E)	NO	(E)	N/A	(E) WHITE	(E)	(E)	(E)	N/A	N/A	YES	YES	-	-
10	(E) GARAGE	N/A	36" x 24"	WOOD	NO	FIXED	EXISTING TO REMAIN	NO	(E)	(E)	(E)	NO	WOOD	(E)	(E)	NO	(E)	N/A	(E) WHITE	(E)	(E)	(E)	N/A	N/A	NO	YES	-	-
11	(E) BEDROOM 2	N/A	35" x 52"	VINYL	NO	CASEMENT	EXISTING TO REMAIN	NO	(E)	(E)	(E)	YES	WOOD	(E)	(E)	NO	(E)	N/A	(E) WHITE	(E)	(E)	(E)	N/A	N/A	YES	YES	-	-
12	(E) BATHROOM	N/A	22" x 35"	VINYL	NO	DOUBLE HUNG	EXISTING TO REMAIN	NO	(E)	(E)	(E)	NO	WOOD	(E)	(E)	NO	(E)	N/A	(E) WHITE	(E)	(E)	(E)	N/A	N/A	YES	YES	-	-
13	(E) BEDROOM 3	N/A	(2) 18" x 24"	WOOD	NO	FR. CASEMENT	EXISTING TO REMAIN	NO	(E)	(E)	(E)	YES	WOOD	(E)	(E)	NO	(E)	N/A	(E) WHITE	(E)	(E)	(E)	N/A	N/A	YES	YES	-	-
14	(E) BEDROOM 3	N/A	35" x 52"	VINYL	NO	CASEMENT	EXISTING TO REMAIN	NO	(E)	(E)	(E)	YES	WOOD	(E)	(E)	NO	(E)	N/A	(E) WHITE	(E)	(E)	(E)	N/A	N/A	YES	YES	-	-
15	DINING ROOM	NEW	7'-0" x 5'-2"	CLAD/WD	NO	FIXED	NAIL-IN, RECESSED w/ SILL	NO	1'-6"	-	6'-8"	NO	WOOD	NO	NO	NO	MARVIN	THIS SHEET	WHITE	YES	-	-	-	-	YES	YES	-	-
16	KITCHEN	NEW	2'-6" x 3'-2"	CLAD/WD	NO	CASEMENT	NAIL-IN, RECESSED w/ SILL	NO	3'-6"	-	6'-8"	NO	WOOD	NO	NO	NO	MARVIN	THIS SHEET	WHITE	YES	-	-	-	-	YES	YES	-	-
17	KITCHEN	NEW	2'-6" x 3'-2"	CLAD/WD	NO	CASEMENT	NAIL-IN, RECESSED w/ SILL	NO	3'-6"	-	6'-8"	NO	WOOD	NO	NO	NO	MARVN	THIS SHEET	WHITE	YES	-	-	-	-	YES	YES	-	-
18	LAUNDRY ROOM	NEW	2'-0" x 3'-2"	CLAD/WD	YES	CASEMENT	NAIL-IN, RECESSED w/ SILL	NO	3'-6"	-	6'-8"	NO	WOOD	NO	NO	NO	MARVIN	THIS SHEET	WHITE	YES	-	-	-	-	YES	YES	-	-

WINDOW SCHEDULE FOR EXISTING AND NEW WINDOWS

#	DOOR	REPLACE or NEW	DESCRIPTION	SECURITY	SIZE W x H	HEADER HEIGHT	DOOR THICKNESS	DOOR MATERIAL	TRIM MATERIAL	OPERATION	MANUFACTURER SPECIFICATION	EXTERIOR GRID	DETAIL	DOOR COLOR	STREET VISIBLE	U-FACTOR	SHGC	NFRC LABEL	HARDWARE	HARDWARE FINISH	DUAL GLAZE	TEMPERED GLASS	FIRE HAZ.
A	FRENCH DOORS	NEW	PAIR OF FRENCH SWING DOORS	☼	6'-0" x 6'-8"	6'-8"	1-1/2"	PTD. WD, GLASS	WOOD, PAINTED	PAIR of SWING	T.B.D.	NO	-	WHITE	NO	-	-	-	DEADBOLT	-	YES	YES	NO
B	BI-FOLD DOORS	NEW	(4) PANEL BI-FOLD DOORS	☼	12'-0" x 6'-8"	6'-8"	1-1/2"	PTD. WD, GLASS	WOOD, PAINTED	PAIR of BI-FOLD	T.B.D.	NO	-	WHITE	NO	-	-	-	DEADBOLT	-	YES	YES	NO
C	(N) PANTRY DOOR	NEW	HOLLOW CORE	N/A	2'-8" x 6'-8"	6'-8"	1-1/2"	PAINTED WOOD	WOOD, PAINTED	SWING	T.B.D.	N/A	-	WHITE	NO	N/A	N/A	N/A	-	-	N/A	N/A	NO
D	(N) UTILITY DOOR	NEW	HOLLOW CORE	N/A	2'-8" x 6'-8"	6'-8"	1-1/2"	PAINTED WOOD	WOOD, PAINTED	POCKET	T.B.D.	N/A	-	WHITE	NO	N/A	N/A	N/A	-	-	N/A	N/A	NO
E	(N) LIV'G RM. DRS.	NEW	(2) INTERIOR FR. POCKET DRS.	N/A	7'-0" x 6'-8"	6'-8"	1-1/2"	PAINTED WOOD	WOOD, PAINTED	PAIR of POCKET	T.B.D.	N/A	-	WHITE	NO	N/A	N/A	N/A	-	-	N/A	YES	NO

DOOR SCHEDULE FOR NEW DOORS ONLY

ALL EXIT DOORS TO E OPENABLE FROM THE INSIDE WITHOUT THE USE F KEY OR SPECIAL KNOWLEDGE  
NATURAL LIGHT: THE MINIMUM NET GLAZED AREA SHALL NOT BE LESS THAN 10% IF THE FLOOR AREA OF THE ROOM SERVED.  
NATURAL VENTILATION: THE MINIM OPERABLE AREA TO THE OUTDOORS SHALL BE 5% OF THE FLOOR AREA BEING VENTILATED.  
All glazing in hazardous locations must be identified by a label (permanent if Tempered) as safety glazing. [2406]  
- Ingress and egress doors.  
- Fixed & sliding panels of sliding door assemblies & panels in swinging doors.  
- Doors and enclosures for hot tubs, whirlpools, saunas, steam room, bathtubs and showers and in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface drain inlet.  
- If w/in 2' of vertical edge of closed door & 5' of standing surface



REVISIONS	BY

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DEMERY R. MATTHEWS  
DESIGNER  
3404 Buena Vista Avenue  
Glendale, CA 91208

POSTELWAIT RESIDENCE  
GROUND FLOOR ADDITION & REMODEL  
3636 Glenwood Avenue  
Glendale, CA 91208

WINDOW SCHEDULE

Date	06.19.2023
Scale	1/4" = 1'-0"
Drawn	DRM
Job	-
Sheet	8



Generation Lighting

## Jamestown 1-Light Black Outdoor Traditional Wall Lantern Sconce

★★★★★ (52) ✓ Questions & Answers (19)



Screen shot











SUBJECT PROPERTY: FRONT  
ADDRESS: 3636 Glenwood Ave.





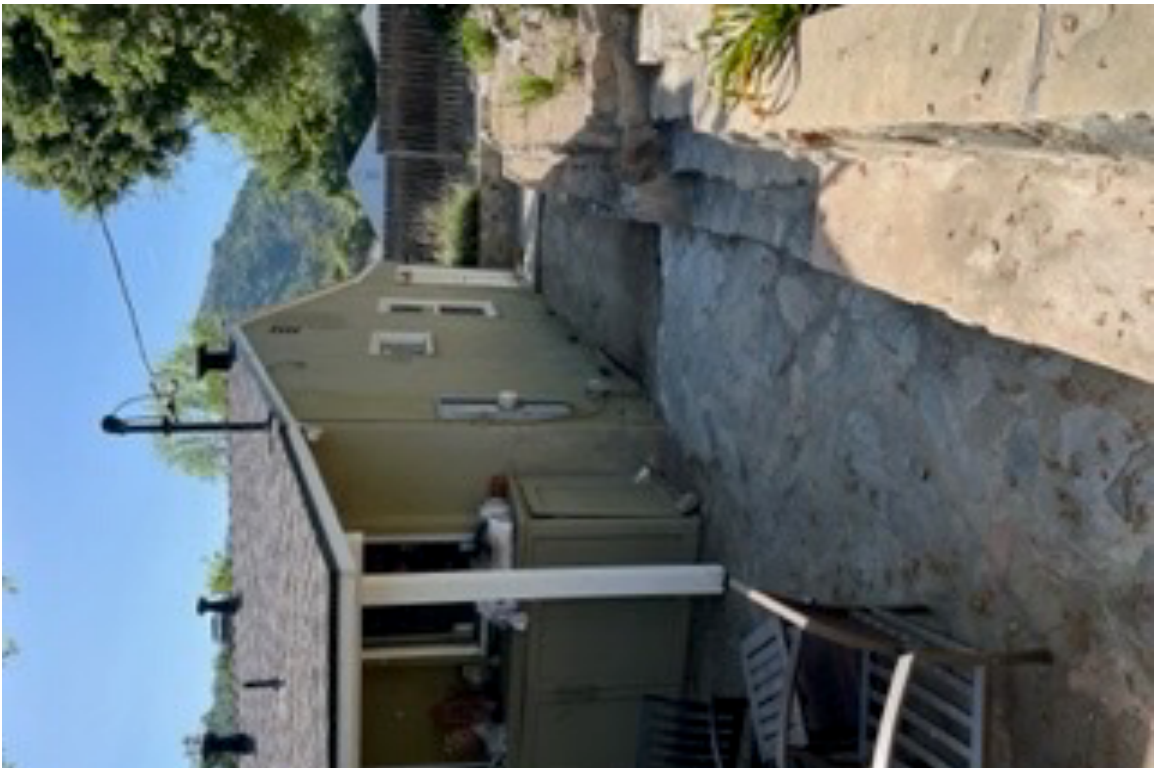
SUBJECT PROPERTY: BACK  
ADDRESS: 3636 Glenwood Ave.







SUBJECT PROPERTY: BACK  
ADDRESS: 3636 Glenwood Ave.



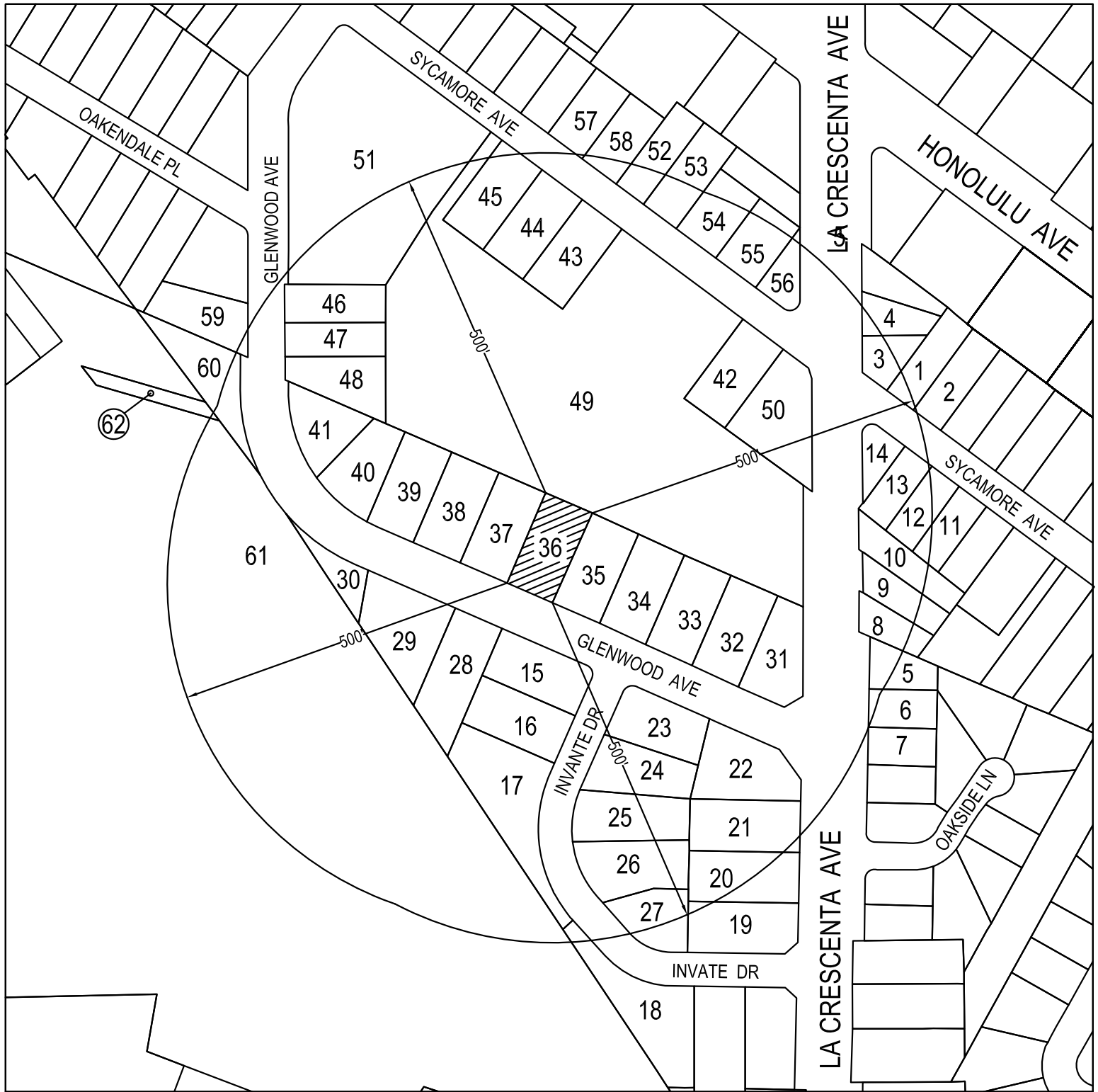


SUBJECT PROPERTY: BACK (NE CORNER)  
ADDRESS: 3636 Glenwood Ave.



SUBJECT PROPERTY: FRONT (SW CORNER)





# MAILING LABEL MAP

## LEGEND

MAILING LABEL

#

SUBJECT PROPERTY(IES)



SITE LOCATION: 3636 GLENWOOD AVE  
GLENDALE, CA 91208

APN:

5617-002-013

DATE: Apr 01, 2022



SCALE: 1"=200'

PREPARED BY:



412 W. BROADWAY STE 206  
GLENDALE, CA 91204  
818-409-8921



## 300' LOCATION MAP

## LEGEND

SUBJECT PROPERTY(IES)

SITE LOCATION: 3636 GLENWOOD AVE GLENDALE, CA 91208
--

APN:

5617-002-013

DATE : Apr 01, 2022



SCALE: 1"=100'

**PREPARED BY:**



412 W. BROADWAY STE 206  
GLENDALE, CA 91204  
818-409-8921

# 300 FOOT NEIGHBORHOOD SURVEY

	PROPERTY ADDRESS	# OF UNITS	# OF STORIES	FRONT SETBACK	F.A.R. %	BLDG. SIZE	LOT SIZE
A	3661 Glenwood Avenue Glendale, CA 91208	1 / S.F.R.	1 STORY	25'-0" ±	26%	1,141 SF	4,380 SF
B	3651 Glenwood Avenue Glendale, CA 91208	1 / M.F.R.	1 STORY	25'-0" ±	20%	3,062 SF	15,232 SF
C	3641 Glenwood Avenue Glendale, CA 91208	1 / S.F.R.	1 STORY	25'-0" ±	16%	2,231 SF	13,600 SF
D	3629 Glenwood Avenue Glendale, CA 91208	1 / S.F.R.	1 STORY	25'-0" ±	22%	2,518 SF	11,250 SF
E	3619 Glenwood Avenue Glendale, CA 91208	1 / S.F.R.	1 STORY	25'-0" ±	22%	2,405 SF	10,890 SF
F	3612 Glenwood Avenue Glendale, CA 91208	1 / S.F.R.	1 STORY	25'-0" ±	20%	2,136 SF	10,875 SF
G	3618 Glenwood Avenue Glendale, CA 91208	1 / S.F.R.	1 STORY	25'-0" ±	23%	2,516 SF	10,875 SF
H	3624 Glenwood Avenue Glendale, CA 91208	1 / S.F.R.	1 STORY	25'-0" ±	20%	2,126 SF	10,875 SF
I	3630 Glenwood Avenue Glendale, CA 91208	1 / S.F.R.	1 STORY	25'-0" ±	18%	1,950 SF	10,875 SF
J	<b>3636 Glenwood Avenue Glendale, CA 91208</b>	<b>1 / S.F.R.</b>	<b>1 STORY</b>	<b>27'-0"</b>	<b>13% 18%</b>	<b>1,454 SF (E) 1,929 SF</b>	<b>10,875 SF</b>
K	3640 Glenwood Avenue Glendale, CA 91208	1 / S.F.R.	1 STORY	25'-0" ±	14%	1,469 SF	10,875 SF
L	3648 Glenwood Avenue Glendale, CA 91208	1 / S.F.R.	1 STORY	50'-0" ±	16%	1,787 SF	10,875 SF
M	3654 Glenwood Avenue Glendale, CA 91208	1 / S.F.R.	1 STORY	25'-0" ±	19%	2,081 SF	10,875 SF
N	3664 Glenwood Avenue Glendale, CA 91208	1 / S.F.R.	1 STORY	25'-0" ±	13%	1,356 SF	10,412 SF
TOTALS:					18%	28,232 SF	152,764 SF
AVERAGES:					18%	2,017 SF	10,912 SF

## POSTELWAIT RESIDENCE GROUND FLOOR ADDITION & REMODEL

3636 Glenwood Avenue, Glendale, CA 91208

CASE NO:

SCALE: N/A

DATE: 5/17/23



300-FOOT NEIGHBORHOOD SURVEY FOR PROJECT AT:  
3636 Glenwood Avenue, Glendale, CA  
Subject to Design Review



PROPERTY: A  
ADDRESS: 3661 Glenwood Ave.



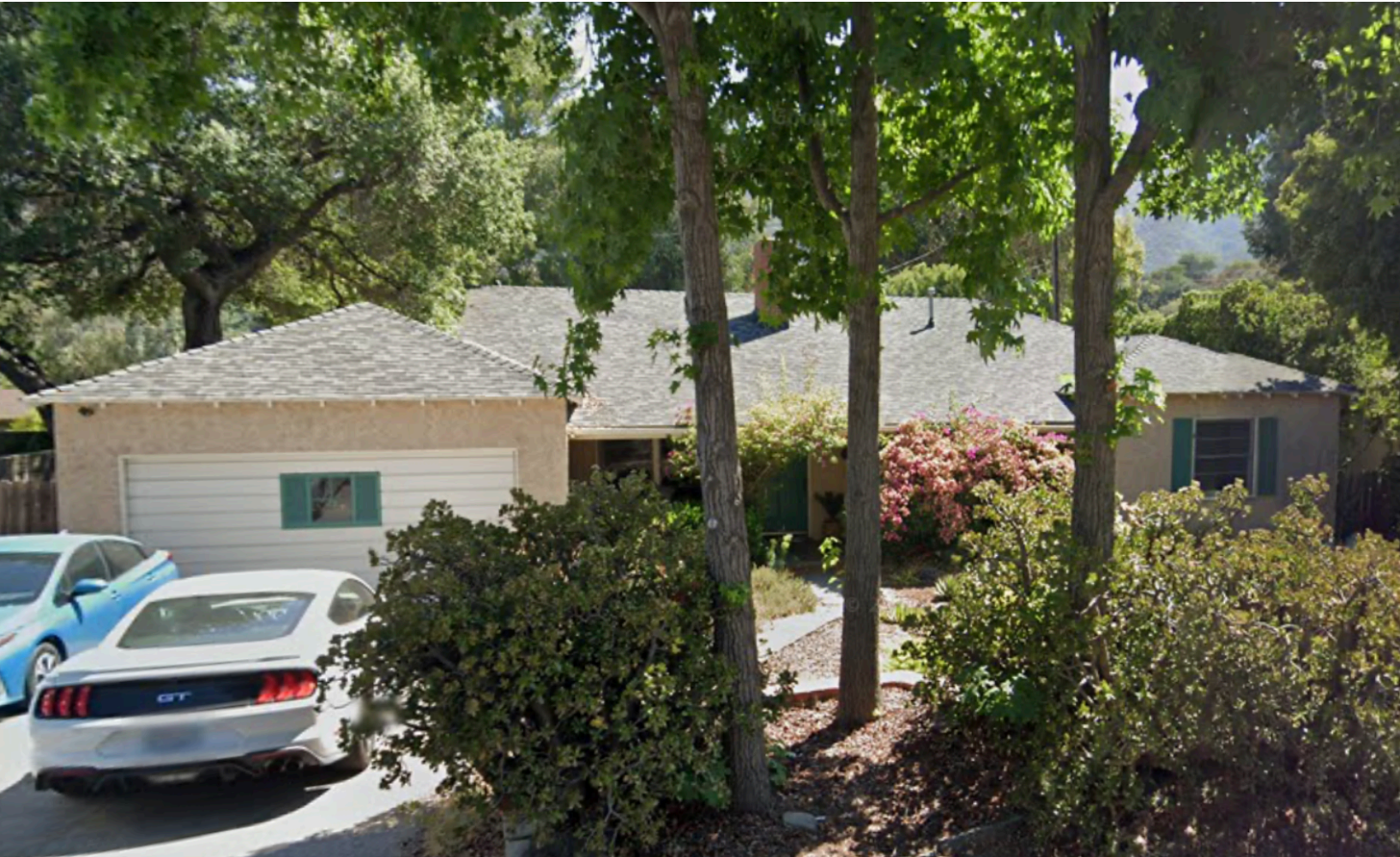
300-FOOT NEIGHBORHOOD SURVEY FOR PROJECT AT:  
3636 Glenwood Avenue, Glendale, CA  
Subject to Design Review



PROPERTY: B  
ADDRESS: 3651 Glenwood Ave.



300-FOOT NEIGHBORHOOD SURVEY FOR PROJECT AT:  
3636 Glenwood Avenue, Glendale, CA  
Subject to Design Review



PROPERTY: C  
ADDRESS: 3641 Glenwood Ave.



300-FOOT NEIGHBORHOOD SURVEY FOR PROJECT AT:  
3636 Glenwood Avenue, Glendale, CA  
Subject to Design Review



PROPERTY: D  
ADDRESS: 3629 Glenwood Ave.



300-FOOT NEIGHBORHOOD SURVEY FOR PROJECT AT:  
3636 Glenwood Avenue, Glendale, CA  
Subject to Design Review



PROPERTY: E  
ADDRESS: 3619 Glenwood Ave.



300-FOOT NEIGHBORHOOD SURVEY FOR PROJECT AT:  
3636 Glenwood Avenue, Glendale, CA  
Subject to Design Review



PROPERTY: F  
ADDRESS: 3612 Glenwood Ave.



300-FOOT NEIGHBORHOOD SURVEY FOR PROJECT AT:  
3636 Glenwood Avenue, Glendale, CA  
Subject to Design Review



PROPERTY: G  
ADDRESS: 3618 Glenwood Ave.



300-FOOT NEIGHBORHOOD SURVEY FOR PROJECT AT:  
3636 Glenwood Avenue, Glendale, CA  
Subject to Design Review



PROPERTY: H  
ADDRESS: 3624 Glenwood Ave.

300-FOOT NEIGHBORHOOD SURVEY FOR PROJECT AT:  
3636 Glenwood Avenue, Glendale, CA  
Subject to Design Review



PROPERTY: I  
ADDRESS: 3630 Glenwood Ave.



300-FOOT NEIGHBORHOOD SURVEY FOR PROJECT AT:  
3636 Glenwood Avenue, Glendale, CA  
Subject to Design Review



SUBJECT PROPERTY: J  
ADDRESS: 3636 Glenwood Ave.



300-FOOT NEIGHBORHOOD SURVEY FOR PROJECT AT:  
3636 Glenwood Avenue, Glendale, CA  
Subject to Design Review



PROPERTY: K  
ADDRESS: 3640 Glenwood Ave.



300-FOOT NEIGHBORHOOD SURVEY FOR PROJECT AT:  
3636 Glenwood Avenue, Glendale, CA  
Subject to Design Review



PROPERTY: L  
ADDRESS: 3648 Glenwood Ave.



300-FOOT NEIGHBORHOOD SURVEY FOR PROJECT AT:  
3636 Glenwood Avenue, Glendale, CA  
Subject to Design Review



PROPERTY: M  
ADDRESS: 3654 Glenwood Ave.



300-FOOT NEIGHBORHOOD SURVEY FOR PROJECT AT:  
3636 Glenwood Avenue, Glendale, CA  
Subject to Design Review



PROPERTY: N  
ADDRESS: 3664 Glenwood Ave.