



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

September 30, 2021 <i>Decision Date</i>	3575 East Chevy Chase Drive <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5658-017-038 <i>APN</i>
PDR2019832 <i>Case Number</i>	Hamlet Zohrabians <i>Applicant</i>
Cassandra Pruet, AICP <i>Case Planner</i>	Housik Megerdichian & Talin Golestanian <i>Owner</i>

Project Summary

The applicant is proposing to add a 1,255 square-foot (SF), two-story addition to an existing 2,026 SF, two-story single-family dwelling (originally constructed in 1969), located on an approximately 22,230 SF lot in the R1R-III Zone (Restricted Residential, Floor Area Ratio District III). The addition includes a 629 SF, first-story deck, a 169 SF, second-story balcony, and a façade remodel to modernize the style of the residence.

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 10,000 SF of floor area in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and which is not environmentally sensitive.

Existing Property/Background

The project site is an approximately 22,230 SF, irregularly shaped flag lot with an over 100-foot long driveway, resulting in the house having limited visibility from the street. The site slopes down gently from the street, resulting in the street level nearly aligning with the top of the first story of the house. The site is developed with a two-story, 2,026 SF single-family home with an attached two-car garage. The existing house does not appear to be eligible for designation at the local, state, or federal level and is therefore not considered a historic resource under CEQA.

Staff Recommendation

Approve

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RIR FAR District: III

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	23,195 SF	8,150 SF – 121,968 SF	22,230 SF
Setback	58'	5' - 160'	109'
House size	2,251 SF	1,387 SF – 3,415 SF	3,281 SF
Floor Area Ratio	0.16	0.10 - 0.38	0.15
Number of stories	1.56 (7 one-story, 9 two-story)	1 to 2 stories	2 stories

DESIGN ANALYSIS**Site Planning**

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

Building Location

yes n/a no

If "no" select from below and explain:

- Setbacks of buildings on site
- Prevailing setbacks on the street
- Building and decks follow topography

Garage Location and Driveway

yes n/a no

If "no" select from below and explain:

- Predominant pattern on block

- Compatible with primary structure
- Permeable paving material
- Decorative paving

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 addition expands the existing building footprint from the rear corner, and utilizes an existing relatively flat area of the site. The topography in the flat area varies by approximately one foot and contains no trees.
- The building is located near the center of the flag lot, behind another property, so has limited visibility from the street.
- The addition and decks are located approximately 40 feet, on average, from all interior property lines.
- The first floor deck is primarily a replacement of the existing deck, moved over to compensate for the addition, and slightly extended toward the south to align with the front façade.
- Existing oak trees will be maintained.

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:

- The existing two-story building is 24'-10" in height, with a large first-floor deck wrapping the rear corner of the house. The proposed addition extends the building massing to the west by about 18 feet, with a total proposed height of 27'-3"; however, the height increase takes place mostly at the ground level (where the site

slopes down) and therefore the highest point of the addition will be only slightly higher than the existing house.

- The building size is being increased from 2,026 SF to 3,281 SF, which is higher than the neighborhood average of 2,251 SF; however, the total floor area ratio is 15%, which is lower than the neighborhood average of 16%. The large lot, its configuration as a flag lot, the over 100' long driveway to the front façade, the limited visibility from the street, the extensive setbacks to the addition, and placement on the site all contribute to the massing and scale being appropriate for this particular site.
- The first floor deck and second-story balcony extend westward from the main building mass. They utilize open railings and widely spaced columns, reducing their massing.
- The addition, deck and balcony are located toward the rear corner of this large lot with ample setbacks, reducing their visibility from and impact on neighboring properties.

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:

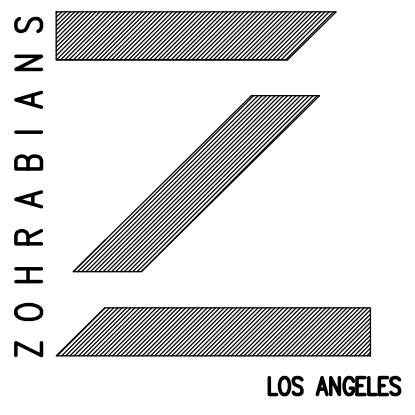
- The project involves a façade remodel to modernize the style. The existing house was built in 1969 and is of a traditional style. It has a large gable roof with an inset balcony at the second floor, a brick chimney, a large bay window and brick veneer on the front façade, and a recessed entryway. The rest of the building has stucco siding. The remodel includes replacing the existing asphalt shingle and brick veneer with the same material in a different color, reducing the size of the inset balcony, plastering over the brick chimney, and using stucco siding on the addition. The bay window will be removed and replaced with a large fixed window. The entryway will be aligned with the front façade and the front door replaced with a larger door with less detail. The garage door will be replaced with one of a simpler pattern. Although these changes result in a net decrease in design detailing and variation, the simplification provides a more contemporary aesthetic to the house while retaining some textural and color variation.
- The addition uses the same exterior finish materials as the adjoining walls, allowing it to blend well with the existing volumes.
- Exterior materials are varied and of high quality, including asphalt shingle roofing, smooth stucco siding, fiberglass Marvin windows and doors, brick veneer tiles, painted redwood deck and balcony railings, and painted metal gates and fences. The contemporary color scheme primarily consists of dark gray/black and white.
- The new front door, garage door and front picture window are consistent with the new contemporary style.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval**. [Click or tap here to enter text.](#)

Attachments

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



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 www.zohrabians.com



PROJECT DESCRIPTION:
 PROPOSED 471 s.f. GROUND FLOOR, 784 s.f. SECOND FLOOR,
 629 s.f. GROUND FLOOR DECK AND 169 s.f. SECOND FLOOR BALCONY
 ADDITION TO EXISTING TWO STORY HOUSE
 W/ TWO-CAR ATTACHED GARAGE

LEGAL DESCRIPTION:
 FOR DESC SEE ASSESSOR'S MAPS FOR LOT A
 MB 30-37 AND POR OF LOT 2 TR = 27330

APN = 5658 - 017 - 038
 ZONE = R1R- III
 OCCUPANCY = R-3 / U
 TYPE OF CONSTRUCTION = V-B (FULLY SPRINKLERED)
 NUMBER OF STORIES = 2
 CA CLIMATE ZONE = 9
 HIGH FIRE ZONE = YES
 FIRE SPRINKLER = YES
 EXISTING LOT AREA = 22,230 s.f.

FLOOR AREA:
 ALLOWABLE FLOOR AREA = (%45) 10,000 s.f. + (10%) 12,230 = 5,723 s.f.
 EXISTING GROUND FLOOR LIVING AREA = 1,181 s.f.
 EXISTING GARAGE AREA = 425 s.f.
 EXISTING SECOND FLOOR AREA = 845 s.f.
 EXISTING TOTAL FLOOR AREA = 2,451 s.f.
 EXISTING NET FLOOR AREA LESS GARAGE = 2,026 s.f.

PROPOSED FLOOR ADDITION:
 GROUND FLOOR ADDITION AREA = 471 s.f.
 SECOND FLOOR ADDITION AREA = 784 s.f.
 TOTAL PROPOSED ADDITION AREA = 1,255 s.f.

FINAL BUILDING FLOOR AREA LESS GARAGE = 3,281 s.f.

LOT COVERAGE:
 ALLOWABLE LOT COVERAGE = (%40) 22,230 s.f. = 8,892 s.f.
 EXISTING BUILDING AND GARAGE FOOT PRINT = 1,606 s.f.
 PROPOSED GROUND FLOOR ADDITION = 471 s.f.
 EXISTING GROUND FLOOR DECK (TO REMAIN) = 600 s.f.
 PROPOSED GROUND FLOOR DECK = 615 s.f.
 PROPOSED ENTRY CANOPY = 66 s.f.
 TOTAL PROPOSED LOT COVERAGE = 3,358 s.f. = 15.1%

FRONT SET BACK:
 REQUIRED FRONT SET BACK = 15'-0"
 PROPOSED FRONT SET BACK = 105'-4" (Unchanged)

BUILDING HEIGHT:
 ALLOWABLE MAX. BUILDING HEIGHT = 32 FT. + 3' FOR ROOFS W/ MIN. 3:12 = 35'-0"
 PROPOSED MAX. BUILDING HEIGHT = 26'-9"

LANDSCAPE:
 REQUIRED OPEN LANDSCAPED AREA = 40% = 7,672 s.f.
 FINAL PROPOSED BUILDING FOOT PRINT = 2,077 s.f.
 PROPOSED AND EXISTING DECK AREA = 1,215 s.f.
 EXISTING STAIR LANDING = 124 s.f.
 EXISTING SWIMMING POOL AND DECK AREA = 1,593 s.f.
 EXISTING PAVED DRIVEWAY = 2,503 s.f.

TOTAL PROPOSED OPEN LANDSCAPED AREA = 22,230 - 7,512 = 14,718 s.f. = 66.20%

PARKING GARAGE:
 EXISTING 2-CAR DETACHED GARAGE AREA = 425 s.f.

NOTE:
 FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY
 FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE
 OF 10 FEET

ZONING NOTES:
 1- NO NEW ROOFTOP EQUIPMENT IS ALLOWED
 2- THE FOLLOWING ITEMS SHALL BE ON A SEPARATE PERMIT:
 * RETAINING WALLS / BOUNDARY WALLS
 * POOLS / SPAS / JACUZZIS
 * FENCES / TRELLIS / PATIO COVERS
 * GRADING / DRAINAGE / EROSION
 * FIRE SPRINKLERS

LEGEND:
 A.D. AREA DRAIN
 4"Ø DRAIN PIPE TO STREET
 2% MIN. SLOPE (TYP)
 DS DOWN SPOUT
 PROPOSED ADDITION
 PROPOSED DECK ADDITION

STAMP:

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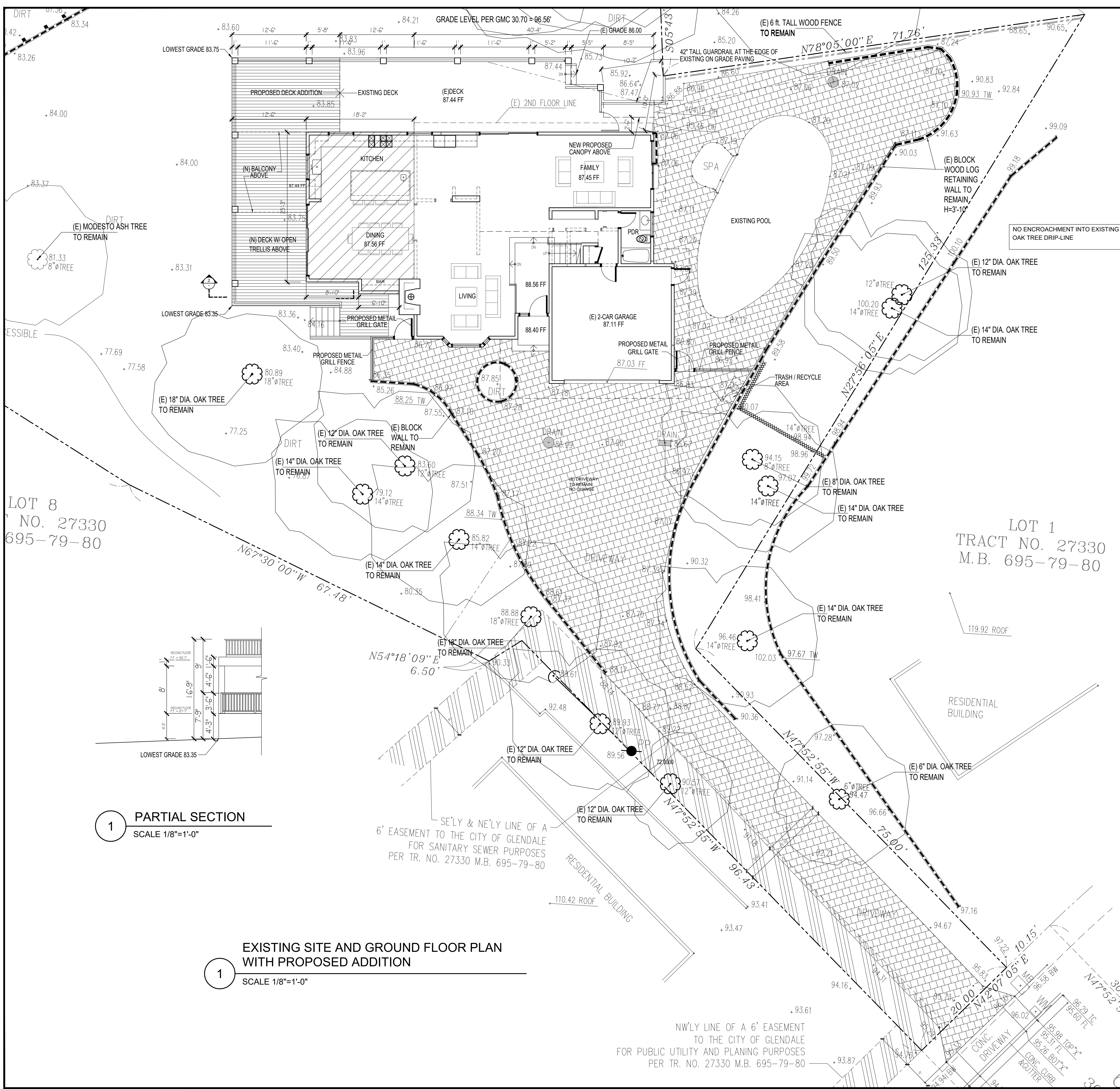
CLIENT:
 Mr. & Mrs. Megerdichian
 3575 E Chevy Chase Dr.
 Glendale, Ca. 91206

PROJECT:
 Megerdichian Residence
 Addition and Remodel
 3575 E Chevy Chase Dr.
 Glendale, Ca. 91206

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
 EXISTING SITE AND PROPOSED ADDITION

DATE	07/14/21
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	050319
SHEET	A2



1 PARTIAL SECTION
 SCALE 1/8"=1'-0"

1 EXISTING SITE AND GROUND FLOOR PLAN WITH PROPOSED ADDITION
 SCALE 1/8"=1'-0"

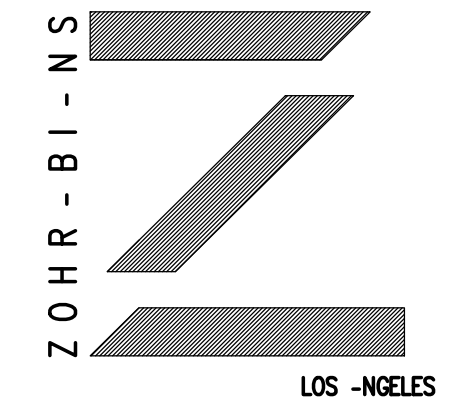
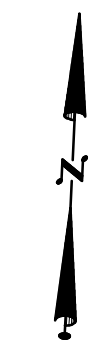
NWLY LINE OF A 6' EASEMENT TO THE CITY OF GLENDALE FOR PUBLIC UTILITY AND PLANING PURPOSES PER TR. NO. 27330 M.B. 695-79-80

SE'LY & NE'LY LINE OF A 6' EASEMENT TO THE CITY OF GLENDALE FOR SANITARY SEWER PURPOSES PER TR. NO. 27330 M.B. 695-79-80

E CHEVY CHASE DR.

LOT 8
 NO. 27330
 695-79-80

LOT 1
 TRACT NO. 27330
 M.B. 695-79-80



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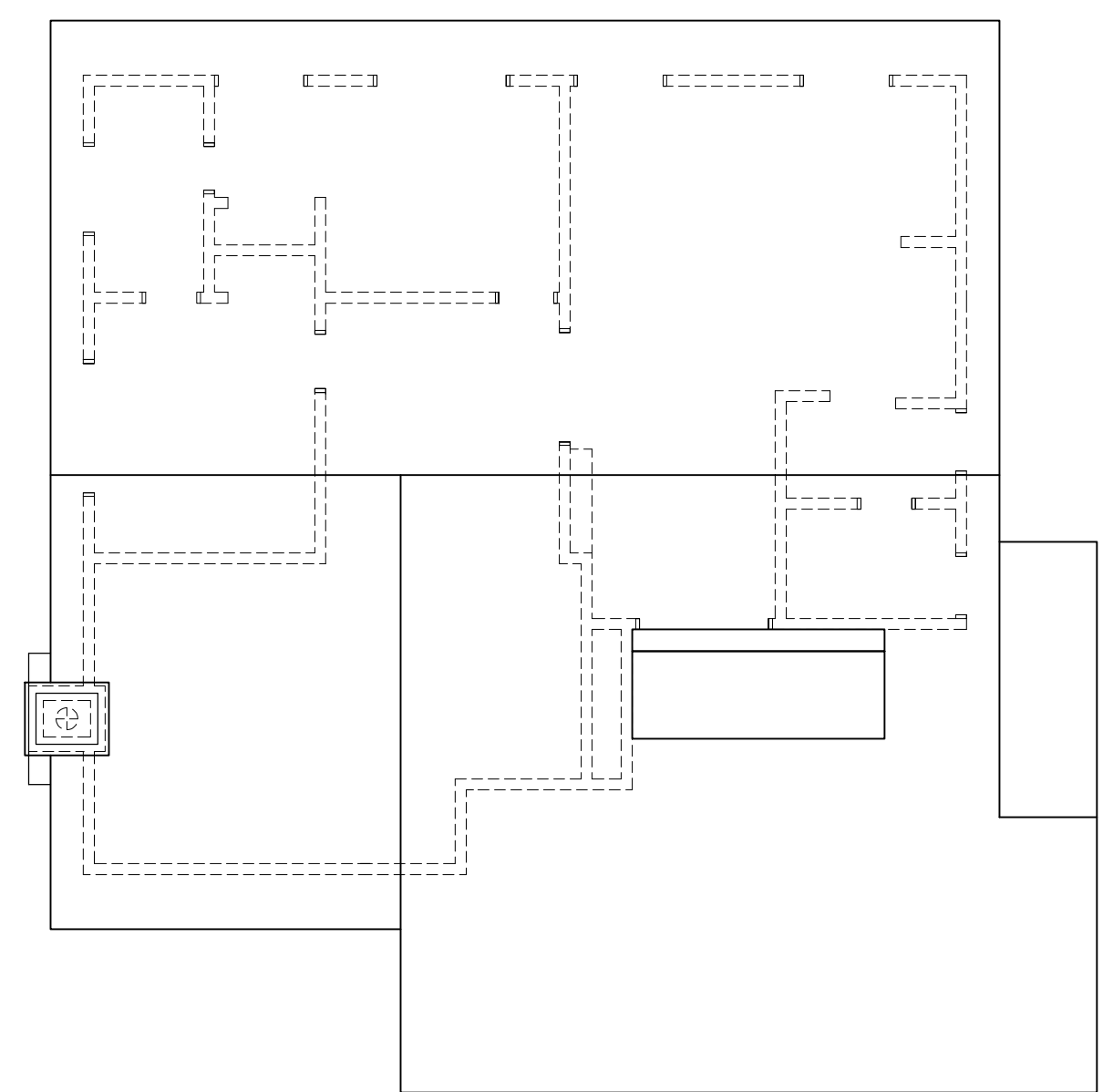
PROJECT:
**Megerdichian Residence
 Addition and Remodel**
 3575 E Chevy Chase Dr.
 Glendale, Ca. 91206

REVISIONS		
DESCRIPTION	DATE	BY

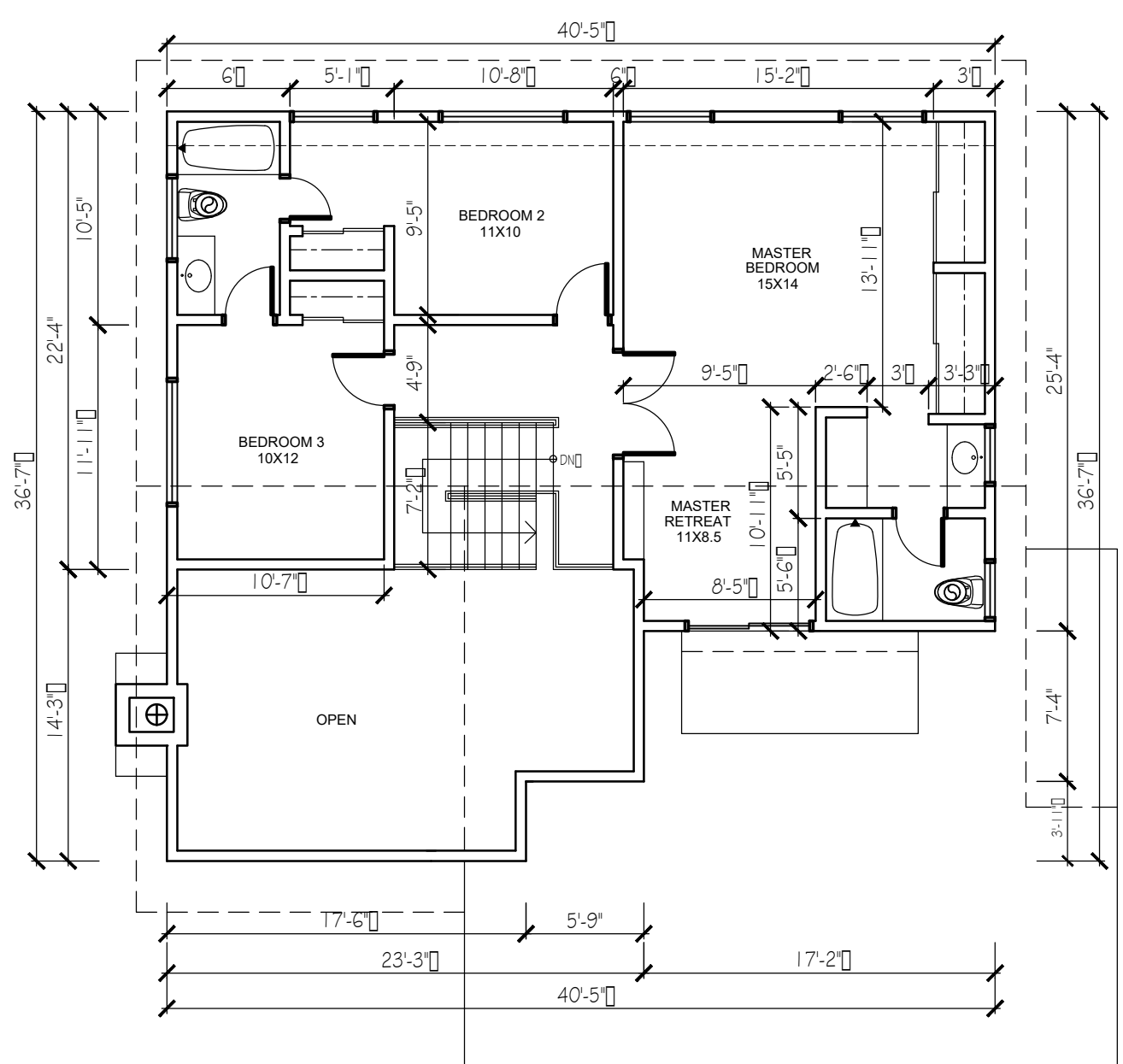
SHEET TITLE:
**EXISTING
 FLOOR PLANS**

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SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	050319
SHEET	

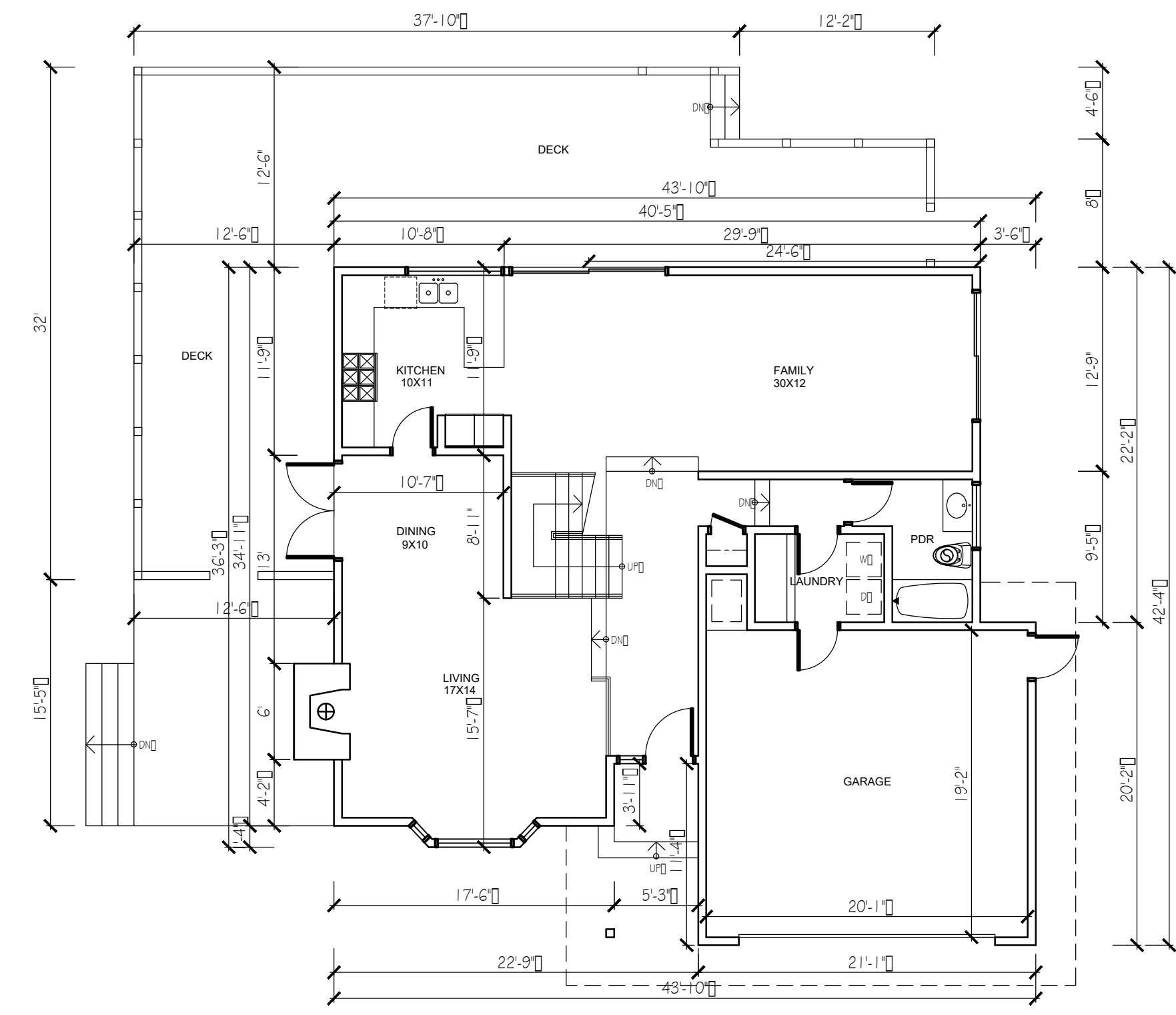
A2.1



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



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



1 EXISTING GROUND FLOOR PLAN
 SCALE 1/4"=1'-0"

KEY NOTES :

E = EXISTING (TO REMAIN)
R = REMOVE EXISTING
N = PROPOSED

- 1- 1" SMOOTH TROWLED FINISH CEMENT PLASTER OVER PAPER BACKED METAL LATH OVER PLYWOOD SHEATHING ON EXTERIOR SIDE OF 2 x 6 AT 16" O.C. AND A LAYER OF 5/8" GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-15 INSULATION IN STUD SPACE COLOR : X-72 Adobe (La Habra)
- 3- BRICK VENEER OVER PLASTER
COLOR : Brown / Red
- 4- VINYL WINDOW
COLOR : White
- 5- PAINTED WOOD FASCIA
COLOR : White
- 6- COMPOSITION SHINGLES ROOF COVERING OVER 2 - 40# ROOFING PAPER
- 7- ANODIZED ALUMINUM FRAMED WINDOW
COLOR : Dark Brown
- 8- PAINTED WOOD FRAMED GLASS ENTRY DOOR
COLOR : Dark Brown
- 9- ANODIZED ALUMINUM FRAMED GLASS DOOR
COLOR : Dark Brown
- 10- PAINTED WOOD POST
COLOR : Dark Brown
- 11- PAINTED WOOD DOOR
COLOR : Dark Brown
- 12- PRE-FINISHED METAL LANTERN
COLOR : Dark Bronze
- 13- 1X6 WOOD FENCE AND GATE
COLOR : Dark Bronze
- 14- PAINTED WOOD GUARD RAIL
COLOR : Dark Bronze
- 15- CONCRETE STEPS
COLOR : Honey Oat
- 16- PAINTED METAL CHIMNEY CAP
COLOR : Dark Bronze
- 17- PRE-PAINTED METAL SECTIONAL GARAGE DOOR
COLOR : Dark Brown
- 18- METAL ADDRESS NUMBERS (Illuminated by exterior lighting)
COLOR : Dark Brown
- 19- PAINTED METAL LOUVERED VENT
COLOR : Dark Brown
- 20- PAINTED WOOD TRELLIS
COLOR : Dark Brown

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3575 E Chevy Chase Dr.
Glendale, Ca. 91206

PROJECT:

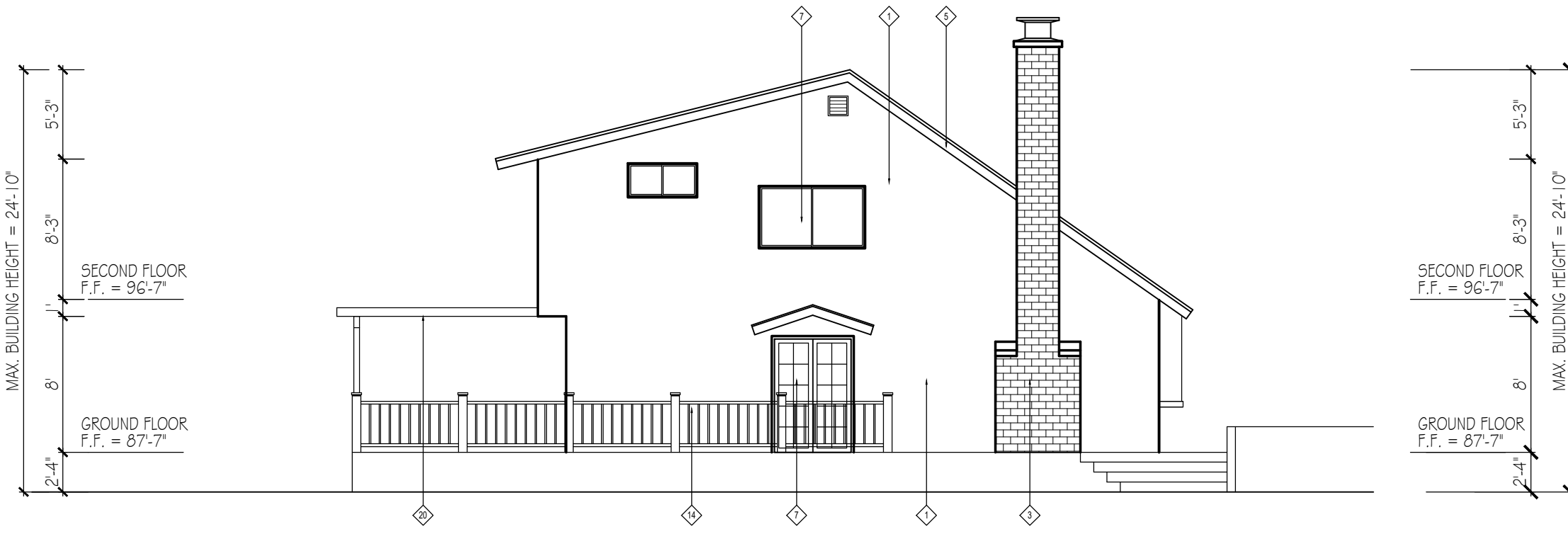
**Megerdichian Residence
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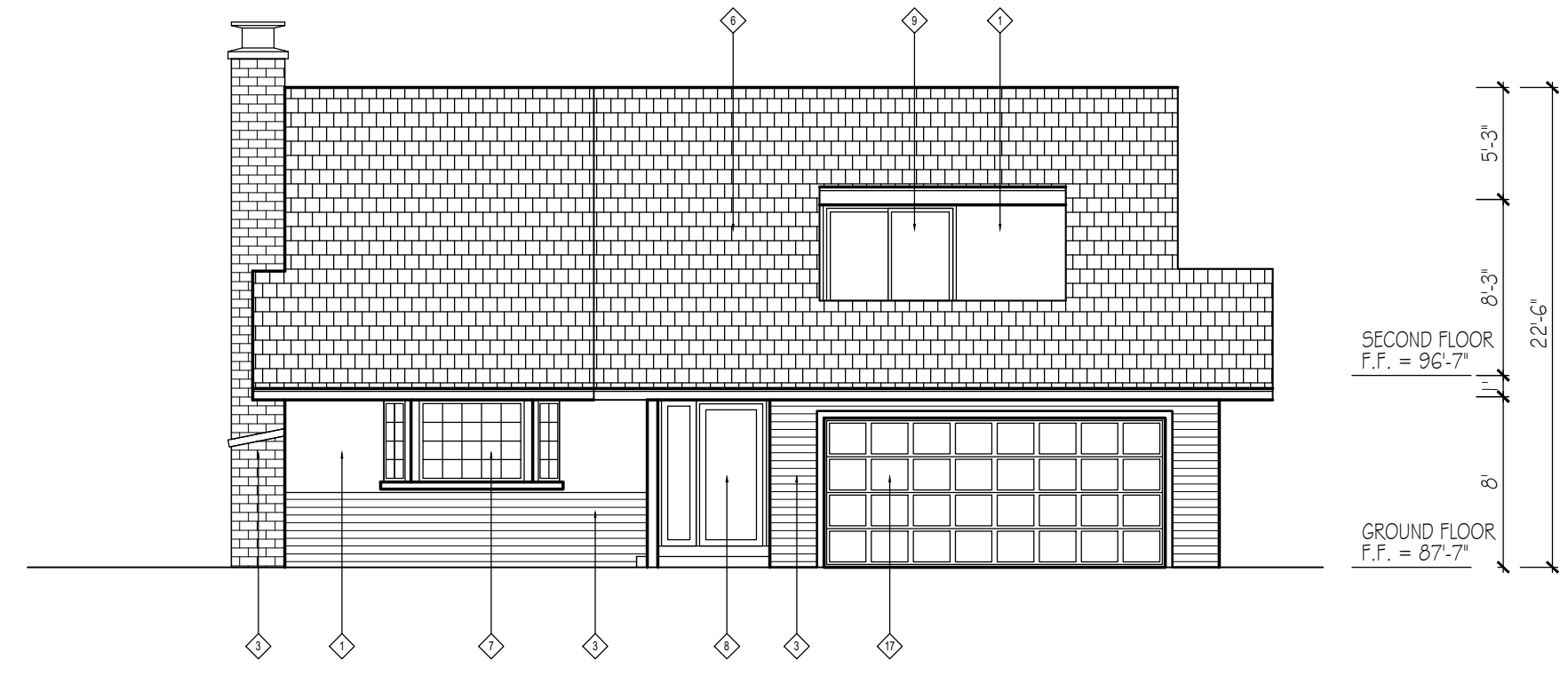
SHEET TITLE:
**EXISTING
ELEVATIONS**

DATE	06.14.21
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	050319
SHEET	

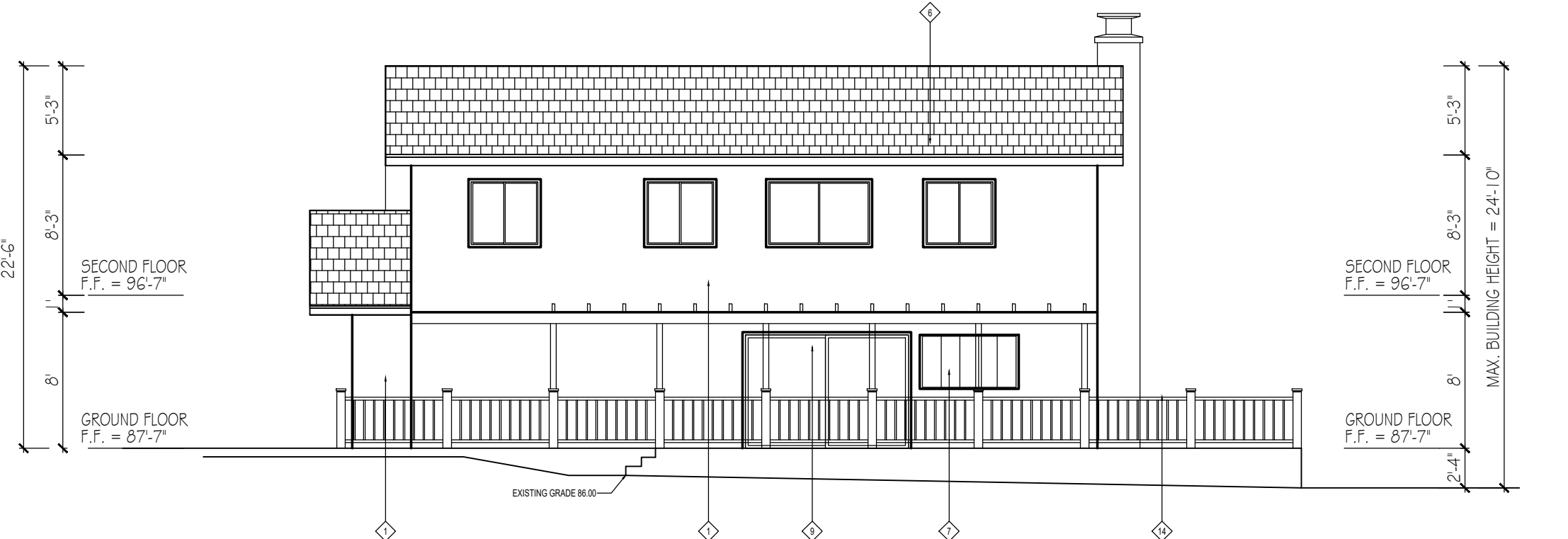
A2.2



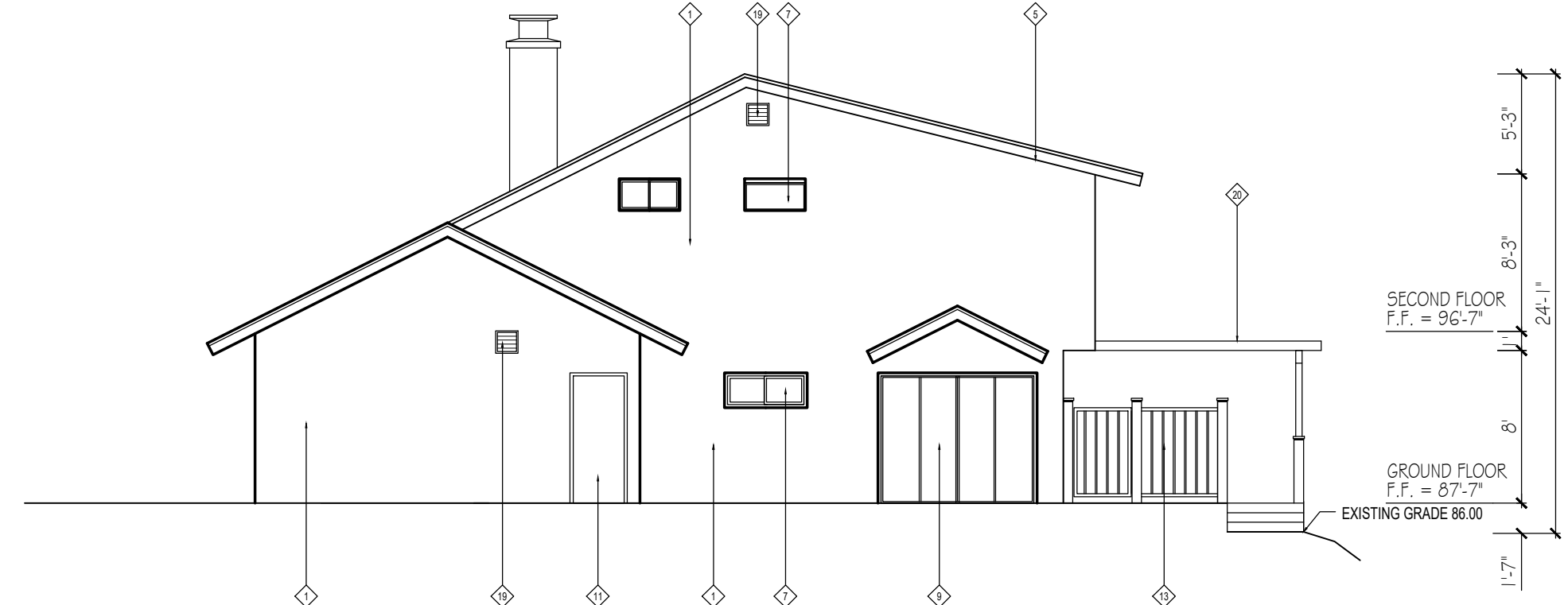
2 EXISTING BUILDING WEST ELEVATION
SCALE 1/8"=1'-0"



1 EXISTING BUILDING SOUTH ELEVATION
SCALE 1/8"=1'-0"



3 EXISTING BUILDING NORTH ELEVATION
SCALE 1/8"=1'-0"



4 EXISTING BUILDING EAST ELEVATION
SCALE 1/8"=1'-0"

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Glendale, Ca. 91206

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

EXISTING SITE PLAN

DATE 06.14.21

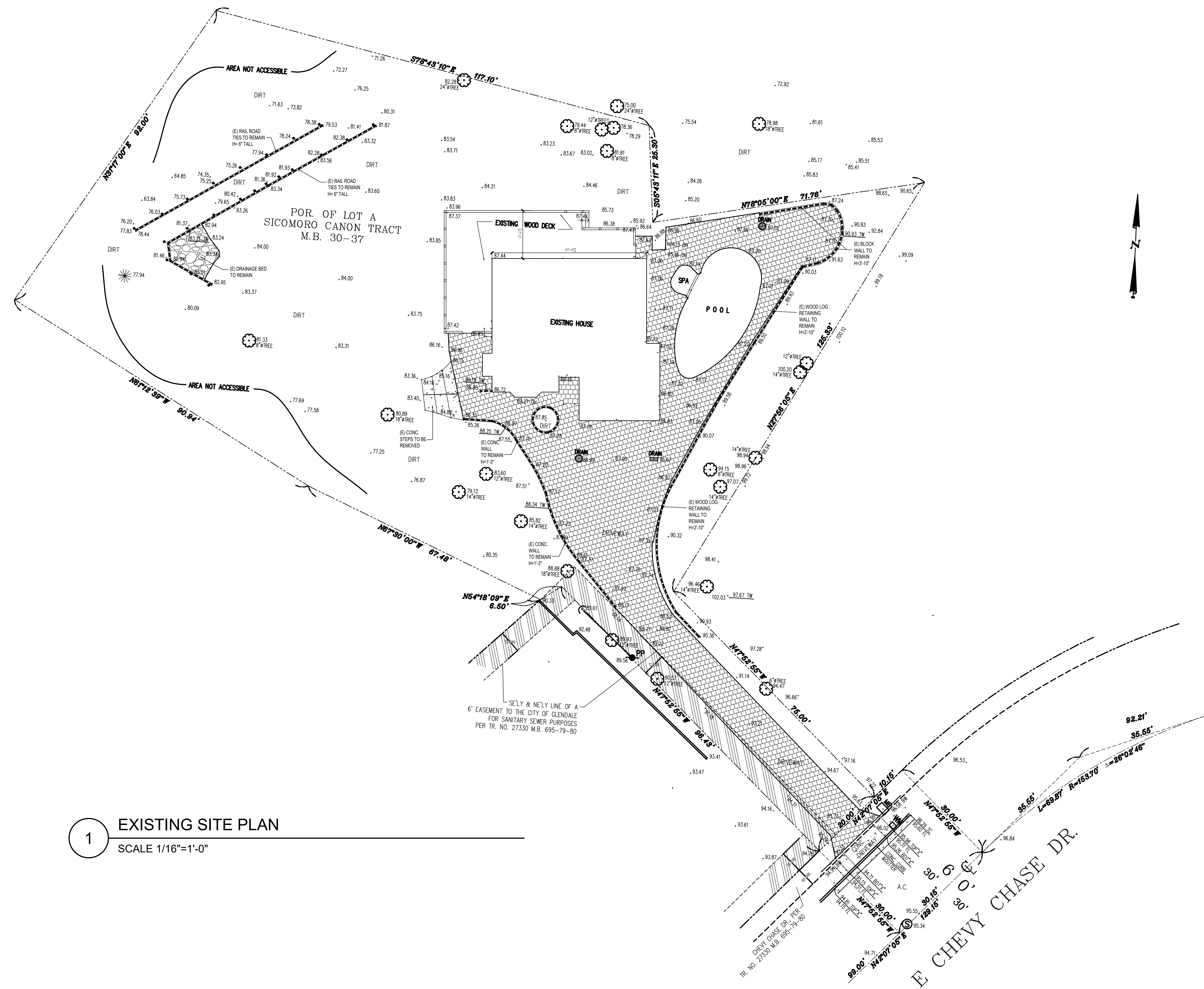
SCALE 1/16" = 1'-0"

DRAWN BY HZ

JOB NUMBER 050319

SHEET

A2.3a



1 EXISTING SITE PLAN
SCALE 1/16" = 1'-0"

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Megerdichian Residence
Addition and Remodel
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REVISIONS

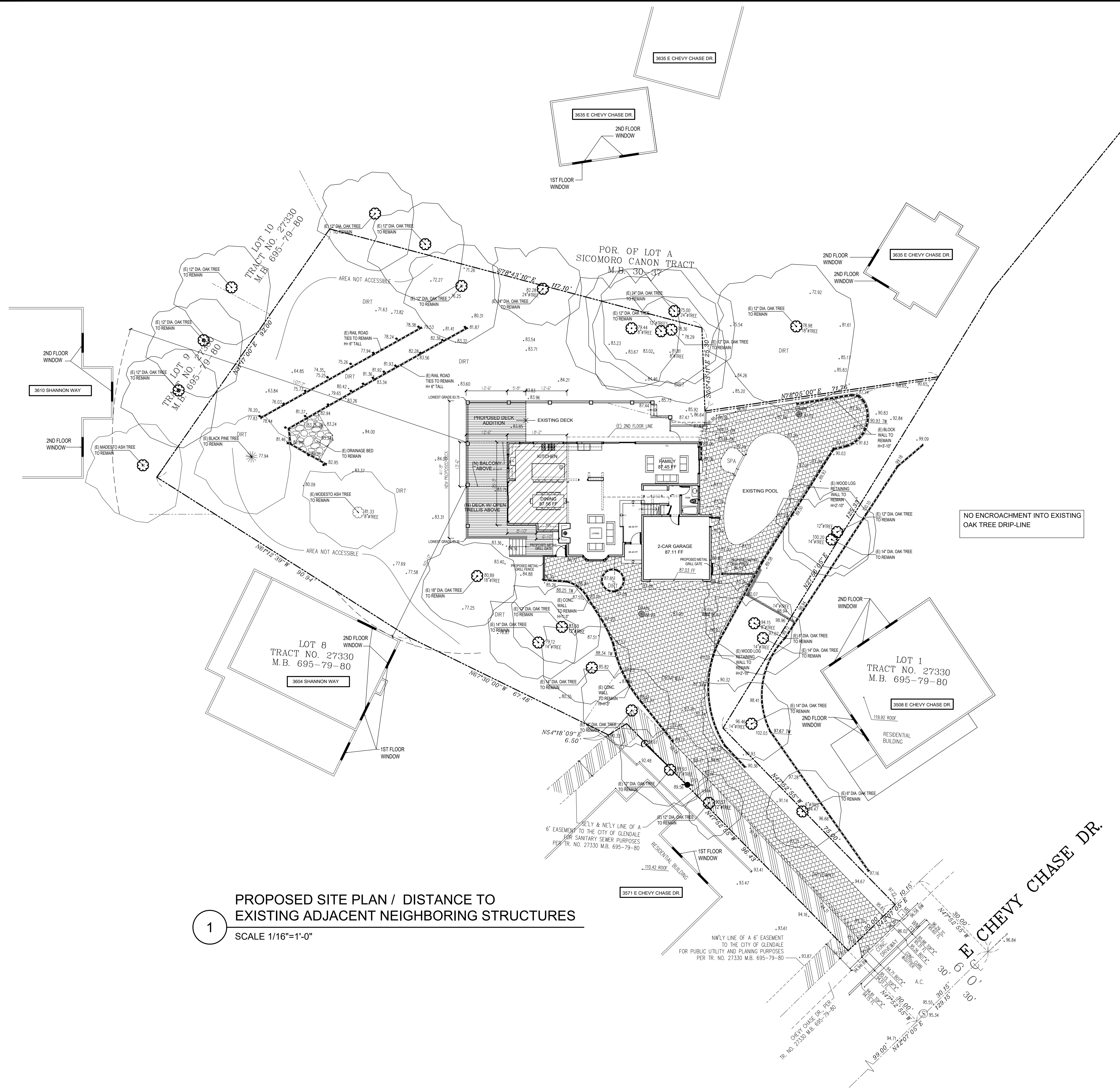
DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED SITE PLAN
DISTANCE TO EXISTING
ADJACENT NEIGHBORING
STRUCTURES

DATE	03/18/21
SCALE	1/16" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	050319
SHEET	

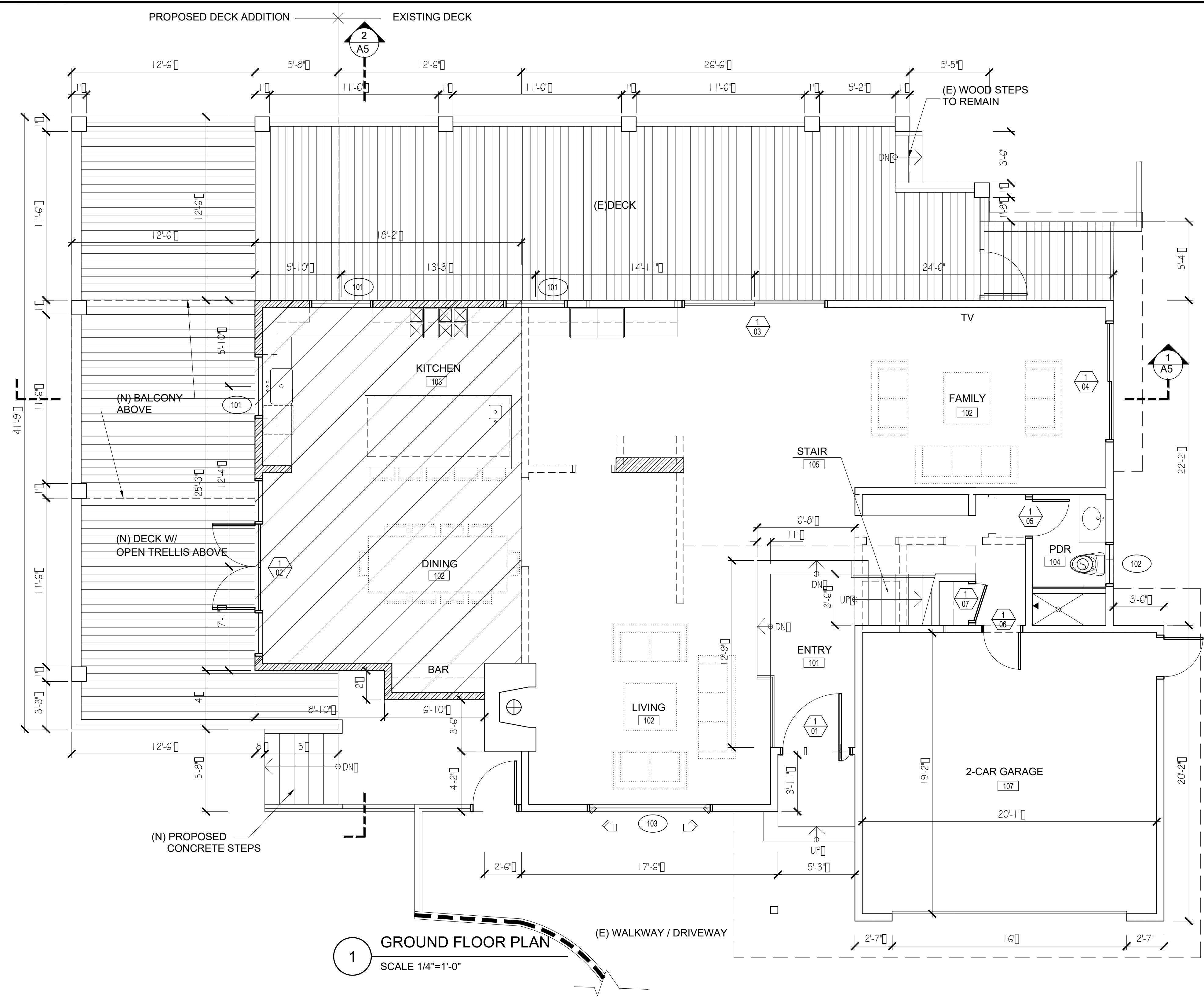
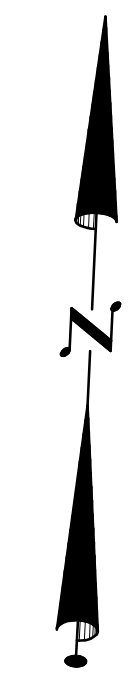
A2.3b



PROPOSED SITE PLAN / DISTANCE TO EXISTING ADJACENT NEIGHBORING STRUCTURES

SCALE 1/16"=1'-0"

1



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

LOCAL EXHAUST KITCHEN VENTILATION RATE SUMMARY
ENTER THE REQUIRED FAN FLOW RATE (CFM)
KITCHEN FAN FLOW (CFM) = 100 (# OF KITCHEN 1)
USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM TABLE 7.1.
DUCT SIZE (IN) = 5"
MAXIMUM ALLOWABLE DUCT LENGTH (FT) = 35'

LOCAL EXHAUST BATHROOM VENTILATION RATE SUMMARY
ENTER THE REQUIRED FAN FLOW RATE (CFM)
BATHROOM FAN FLOW (CFM) = 50 (# OF BATHROOMS 6)
USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM TABLE 7.1.
DUCT SIZE (IN) = 4"
MAXIMUM ALLOWABLE DUCT LENGTH (FT) = 70'

WHOLE-BUILDING VENTILATION RATE SUMMARY
ENTER THE REQUIRED FAN FLOW RATE (CFM)
CONTINUOUS FAN FLOW (CFM) = 100
USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE WHOLE-BUILDING VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE WHOLE-BUILDING VENTILATION SYSTEM FROM TABLE 7.1.
DUCT SIZE (IN) = 5"
MAXIMUM ALLOWABLE DUCT LENGTH (FT) = 35'

ASHRAE STANDARD EQUATION
$$Q_{fan} = 0.01A_{floor} + 7.5(N + 1)$$

$$Q_{fan} = 0.01(4519) + 7.5(6)$$

$$Q_{fan} = 90$$

PROVIDE CONTINUOUSLY OPERATING WHOLE-BUILDING EXHAUST FAN.
By: *Songreng Wang* #0 cfm, Model # PV020-30

- KEY NOTES:**
1. CEMENT PLASTER OVER PAPER BACKED METAL LATH OVER PLYWOOD SHEATHING ON EXTERIOR SIDE OF 2X6 AT 16" O.C. AND 5/8" GYP. BD. R SIDE PROVIDE R13 INSULATION IN STUD SPACE.
 2. PREFABRICATED GAS FIREPLACE BY: SPARK MODERN FIRES (DIRECT VENT) (OMNI-TESTED LABORATORIES: ANSI Z21.88-2009/CSA 2.33-2009)
 3. GRANT COUNTER TOPS AND 18" SPLASH OVER MAPLE WOOD CABINETS
 4. DOUBLE STAINLESS STEEL SINKS W/ GARBAGE DISPOSAL
 5. WOOD UPPER CABINETS
 6. STOVE/OVEN WITH 100 CFM FAN
 7. REFRIGERATOR/FREEZER
 8. WOOD CABINETS/SHelves FOR ENTERTAINMENT CENTER
 9. DISH WASHER
 10. WASHER
 11. DRYER
 12. W.C. AND VENT ABOVE
 13. GRANT COUNTER OVER WOOD CABINET W/ UNDER COUNTER SINK
 14. FREE STANDING TUB
 15. TILED SHOWER AND SEAT W/ TEMPERED GLASS SHOWER DOORS
 16. TUB SHOWER
 17. THIN SET CERAMIC TILES OVER WATER PROOFING. (MIN. 1/4" 12" SLOPE TO DRAIN)

- WALL LEGEND:**
- CONCRETE BLOCK WALL
 - EXTERIOR WOOD FRAMED WALLS: 1" SMOOTH TROWLED FINISH CEMENT PLASTER OVER PAPER BACKED METAL LATH OVER PLYWOOD SHEATHING ON EXTERIOR SIDE OF 2 X 6 AT 16" O.C. AND A LAYER OF 5/8" GYP. BOARD ON THE INTERIOR SIDE. PROVIDE R-13 INSULATION IN STUD SPACE.
 - INTERIOR WOOD FRAMED PARTITIONS: ONE LAYER OF 5/8" TYPE "X" GYP. BD. EA. SIDE OF 2X @ 16" O.C. PROVIDE 2X6 STUDS @ PLUMBING WALLS W/ R15 INSULATION
 - EXISTING WALL TO BE REMOVED
 - SMOKE DETECTOR (INTERCONNECTED HARD WIRED W/ BATTERY BACK-UP) (SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.)
 - CARBON MONOXIDE ALARM (INTERCONNECTED HARD WIRED W/ BATTERY BACK-UP)
 - EXHAUST FAN (50 CFM INTERMITTENT OR 25 CFM CONTINUOUS)
 - 1/4" 12" MAX. @ FLOOR THRESHOLD
 - PROVIDE CONTINUOUSLY OPERATING WHOLE-BUILDING EXHAUST FAN. By: *Songreng Wang* #0 cfm, Model # PV020-30
 - PROPOSED ADDITION

STAMP:

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The Preliminary drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

CLIENT:
Mr. & Mrs. Megerdichian
3575 Chevy Chase Dr.
Glendale, Ca. 91206

PROJECT:
Megerdichian Residence Addition and Remodel
3575 Chevy Chase Dr.
Glendale, Ca. 91206

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
PROPOSED GROUND FLOOR PLAN

DATE	06.14.21
SCALE	1/4" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	050319
SHEET	A3.1

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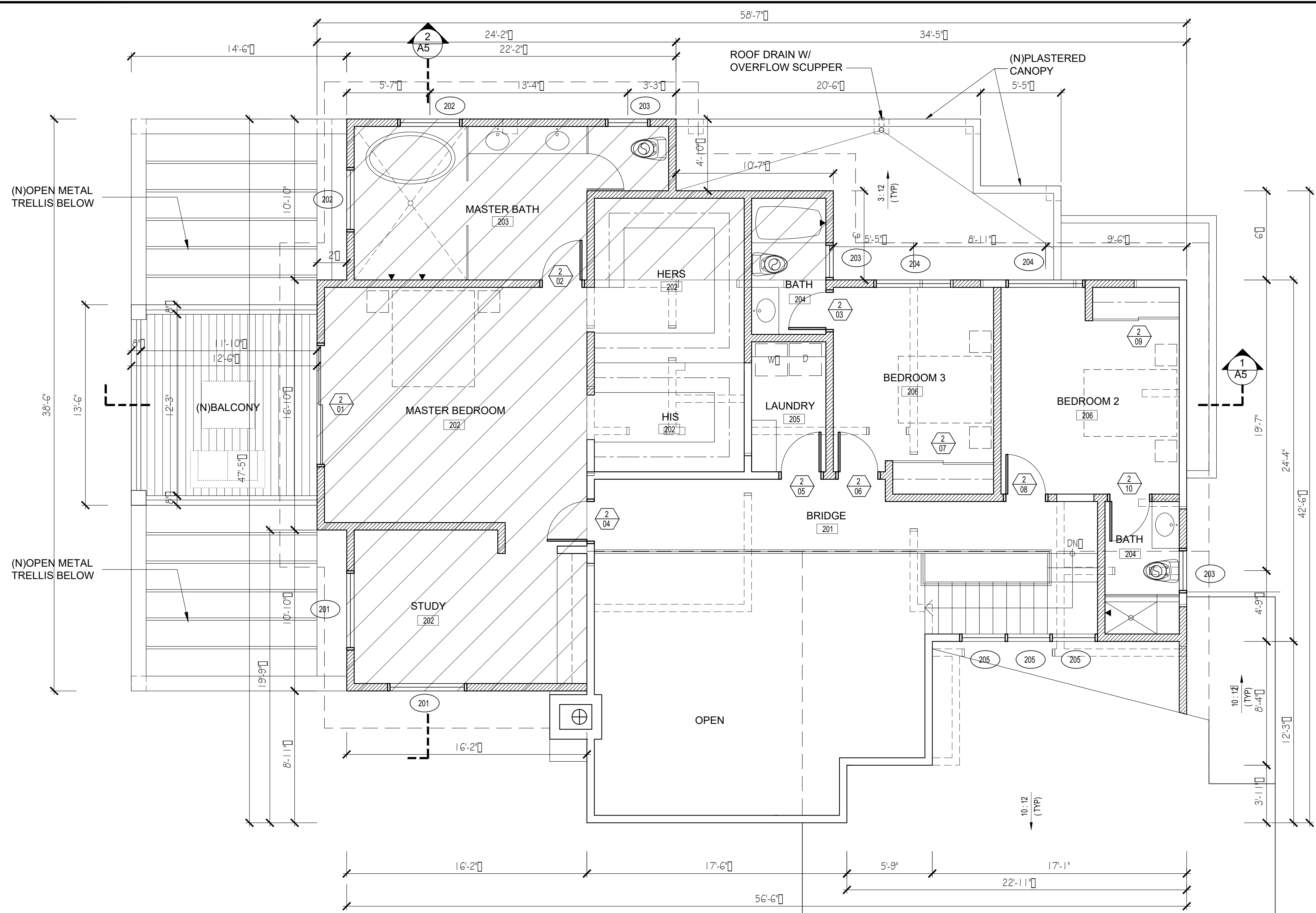
CLIENT:
Mr. & Mrs. Megerdichian
3575 Chevy Chase Dr.
Glendale, Ca. 91206

PROJECT:
**Megerdichian Residence
Addition and Remodel**
3575 Chevy Chase Dr.
Glendale, Ca. 91206

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
**PROPOSED
SECOND FLOOR PLAN**

DATE	09.25.19
SCALE	1/4" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	050319
SHEET	A3.2



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

LOCAL EXHAUST KITCHEN VENTILATION RATE SUMMARY
ENTER THE REQUIRED FAN FLOW RATE (CFM)
KITCHEN FAN FLOW (CFM) = 100 (# OF KITCHEN 1)
USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM TABLE 7.1.
DUCT SIZE (IN) = 5"
MAXIMUM ALLOWABLE DUCT LENGTH (FT) = 35'

LOCAL EXHAUST BATHROOM VENTILATION RATE SUMMARY
ENTER THE REQUIRED FAN FLOW RATE (CFM)
BATHROOM FAN FLOW (CFM) = 50 (# OF BATHROOMS 6)
USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM TABLE 7.1.
DUCT SIZE (IN) = 4"
MAXIMUM ALLOWABLE DUCT LENGTH (FT) = 70'

WHOLE-BUILDING VENTILATION RATE SUMMARY
ENTER THE REQUIRED FAN FLOW RATE (CFM)
CONTINUOUS FAN FLOW (CFM) = 100
USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE WHOLE-BUILDING VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE WHOLE-BUILDING VENTILATION SYSTEM FROM TABLE 7.1.
DUCT SIZE (IN) = 5"
MAXIMUM ALLOWABLE DUCT LENGTH (FT) = 35'

ASHRAE STANDARD EQUATION

$$Q_{fan} = 0.01A_{floor} + 7.5(N + 1)$$

$$Q_{fan} = 0.01(4519) + 7.5(6)$$

$$Q_{fan} = 90$$

PROVIDE CONTINUOUSLY OPERATING WHOLE-BUILDING EXHAUST FAN;
By "Progress Lighting" White 80 cfm, Sone rating Ventilation Fan Model # PV020-30

- KEY NOTES:**
- PLYWOOD SHEATHING ON EXTERIOR SIDE OF 2X6 AT 16" O.C. AND 5/8" GYP. BD. ON INTERIOR SIDE. PROVIDE R13 INSULATION IN STUD SPACE.
 - PREFABRICATED GAS FIREPLACE BY SPARK MODERN FIRES (DIRECT VENT) OMNI-TESTED LABORATORIES - ANSI Z1188-2008/CSA 2.33-2009
 - GRANT COUNTER TOPS AND 18" SPLASH OVER MAPLE WOOD CABINETS
 - DOUBLE STAINLESS STEEL SINKS W/ GARBAGE DISPOSAL
 - WOOD UPPER CABINETS
 - STOVE/OVEN WITH 100 CFM FAN
 - REFRIGERATOR/FREEZER
 - WOOD CABINET/SHELVES FOR ENTERTAINMENT CENTER
 - DISH WASHER
 - WASHER
 - DRYER
 - W.C. AND VENT ABOVE
 - GRANT COUNTER OVER WOOD CABINET W/ UNDER COUNTER SINK
 - FREE STANDING TUB
 - TILED SHOWER AND SEAT W/ TEMPERED GLASS SHOWER DOORS
 - TUB/SHOWER
 - THIN SET CERAMIC TILES OVER WATER PROOFING. (MIN. 1/4" 12" SLOPE TO DRAIN)

- WALL LEGEND:**
- CONCRETE BLOCK WALL
 - EXTERIOR WOOD FRAMED WALLS: 1" SMOOTH TROWLED FINISH CEMENT PLASTER OVER PAPER BACKED METAL LATH OVER PLYWOOD SHEATHING ON EXTERIOR SIDE OF 2 x 6 AT 16" O.C. AND A LAYER OF 5/8" GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-13 INSULATION IN STUD SPACE.
 - INTERIOR WOOD FRAMED PARTITIONS: ONE LAYER OF 5/8" TYPE "X" GYP. BD. EA. SIDE OF 2X @ 16" O.C. PROVIDE 2X6 STUDS @ PLUMBING WALLS W/ R13 INSULATION
 - EXISTING WALL TO BE REMOVED
 - SMOKE DETECTOR (INTERCONNECTED HARD WIRED W/ BATTERY BACK-UP) (SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.)
 - CARBON MONOXIDE ALARM (INTERCONNECTED HARD WIRED W/ BATTERY BACK-UP)
 - EXHAUST FAN (50 CFM INTERMITTENT OR 25 CFM CONTINUOUS)
 - 1/4" - 1/2" MAX. @ FLOOR THRESHOLD
 - PROVIDE CONTINUOUSLY OPERATING WHOLE-BUILDING EXHAUST FAN; By "Progress Lighting" White 80 cfm, Sone rating Ventilation Fan Model # PV020-30
 - PROPOSED ADDITION

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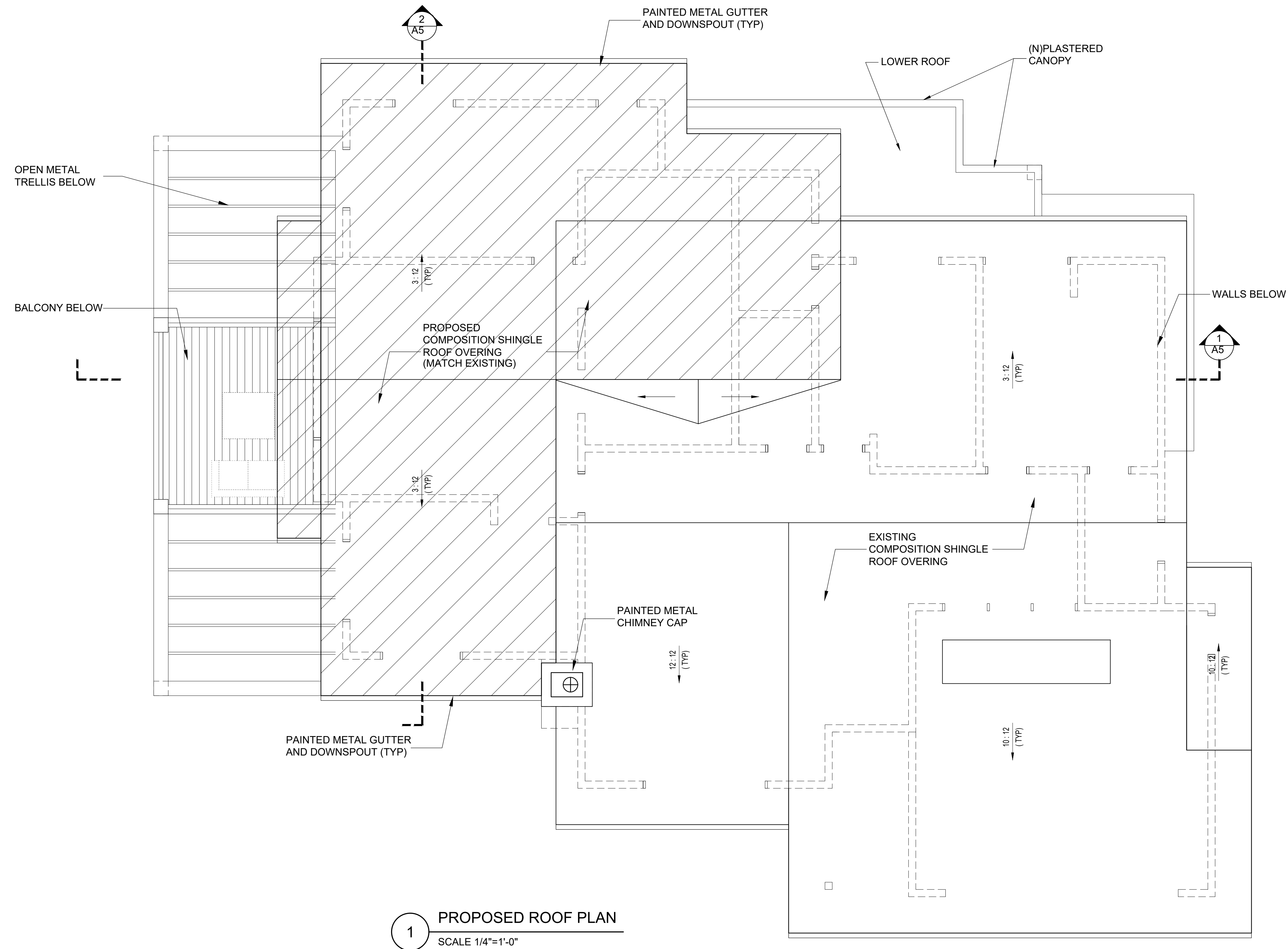
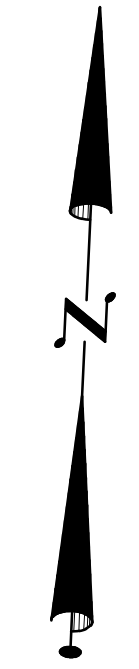
PROJECT:
Megerdichian Residence Addition and Remodel
3575 Chevy Chase Dr.
Glendale, Ca. 91206

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
PROPOSED BUILDING ROOF PLAN

DATE	09.25.19
SCALE	1/4" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	050319
SHEET	

A3.3



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

ATTIC VENTILATION
TOTAL ATTIC AREA TO BE VENTED = 437 s.f.
TOTAL REQUIRED VENT AREA = 437 / 150 = 2.92 s.f.
PROVIDE:
1 LOUVERED ACCESS PANEL = (30" X 24") = 5 s.f.
2 LOUVERED ROOF ATTIC VENTS = 2(14" X 14") = 3.59 s.f.
TOTAL = 8.59 s.f.

NOTE:
1" AIRSPACE IS REQUIRED BETWEEN INSULATION AND ROOF SHEATHING.

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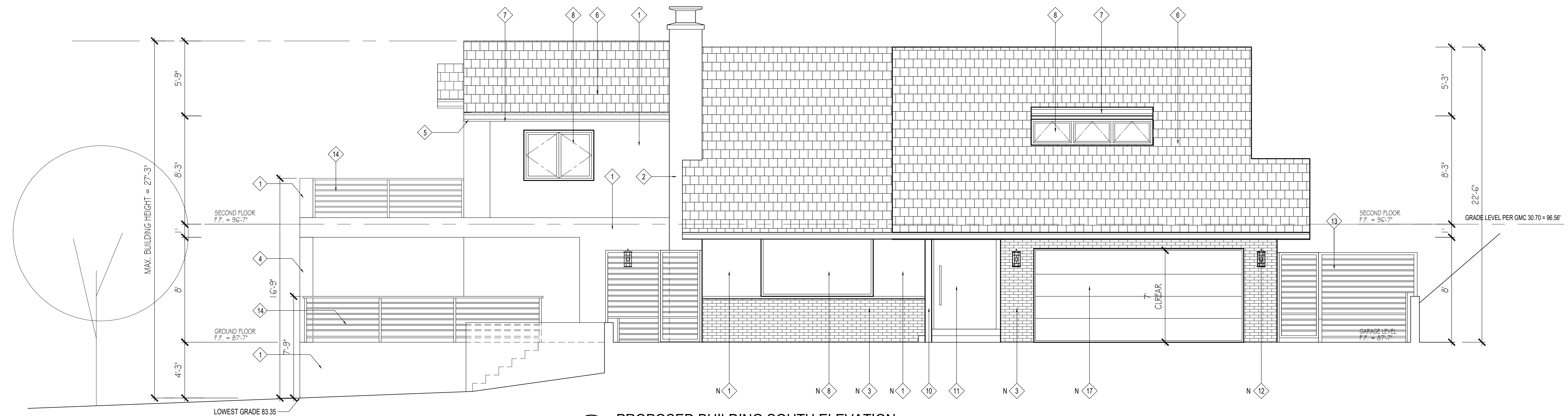
PROJECT:
Megerdichian Residence
Addition and Remodel
3575 Chevy Chase Dr.
Glendale, Ca. 91206

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
PROPOSED BUILDING
SOUTH AND WEST
ELEVATIONS

DATE	07/14/21
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	050319
SHEET	

A4.1

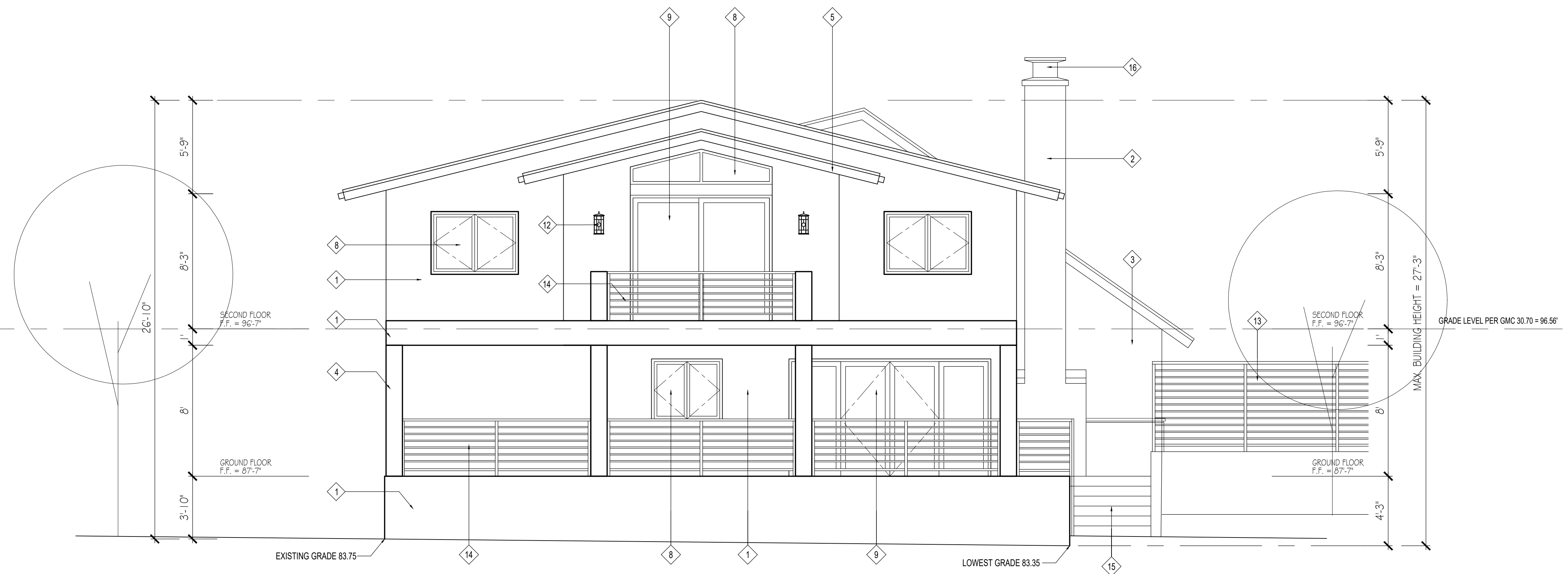


1 PROPOSED BUILDING SOUTH ELEVATION
SCALE 1/4"=1'-0"

KEY NOTES :

E = EXISTING (TO REMAIN)
R = REMOVE EXISTING
N = PROPOSED

- 1" SMOOTH TROWLED FINISH CEMENT PLASTER OVER PAPER BACKED METAL LATH OVER PLYWOOD SHEATHING ON EXTERIOR SIDE OF 2 x 6 AT 16" O.C. AND A LAYER OF 5/8" GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-15 INSULATION IN STUD SPACE
COLOR : LAHARBA "Crystal White"
 - 1" SMOOTH TROWLED FINISH CEMENT PLASTER OVER CONCRETE BLOCK OR MASONRY WALL.
COLOR : LAHABRA "Crystal White"
 - BRICK VENEER TILES OVER EXISTING WALLS
"Capella Stone" Brick Veneer
COLOR : Off-White (matte finish)
 - PLASTERED RECTANGULAR COLUMN
COLOR : LAHABRA "Crystal White"
 - PAINTED WOOD FASCIA
COLOR : Dunn Edwards "Black Tie"
 - COMPOSITION SHINGLES ROOF COVERING OVER 2 - 40# ROOFING PAPER
COLOR : Charcoal
ICBO# - ES 3523
 - PRE-PAINTED METAL GUTTER AND DOWN SPOUT
COLOR : Black
 - FIBER GLASS FRAMED DUAL GLAZED WINDOW
COLOR : Black (Marvin All Ultrex -Ebony)
 - FIBER GLASS FRAMED DUAL GLAZED DOORS
COLOR : Black (Marvin All Ultrex -Ebony)
 - PAINTED WOOD POST
COLOR : Dunn Edwards "Black Tie"
 - HOLLOW METAL PIVOT DOOR
COLOR : Dunn Edwards "Black Tie"
 - PRE-FINISHED WALL LIGHT FIXTURE
COLOR : Black
 - PAINTED METAL FENCE / GATE
COLOR : Dunn Edwards "Black Tie"
 - PAINTED METAL CHIMNEY CAP
COLOR : Dunn Edwards "Black Tie"
 - PRE-PAINTED SMOTH HOLLOW METAL SECTIONAL GARAGE DOOR
COLOR : Dunn Edwards "Black Tie"
 - METAL ADDRESS NUMBERS (Illuminated by exterior lighting)
COLOR : Black
 - PAINTED METAL LOUVERED VENT
COLOR : Black
 - PLASTERED CANOPY
COLOR : LAHABRA "Crystal White"
- EW = ESCAPE WINDOW



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

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Glendale, Ca. 91206

PROJECT:
Megerdichian Residence Addition and Remodel
3575 Chevy Chase Dr.
Glendale, Ca. 91206

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
PROPOSED BUILDING NORTH AND EAST ELEVATIONS

DATE	07/14/21
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	050319
SHEET	

A4.2

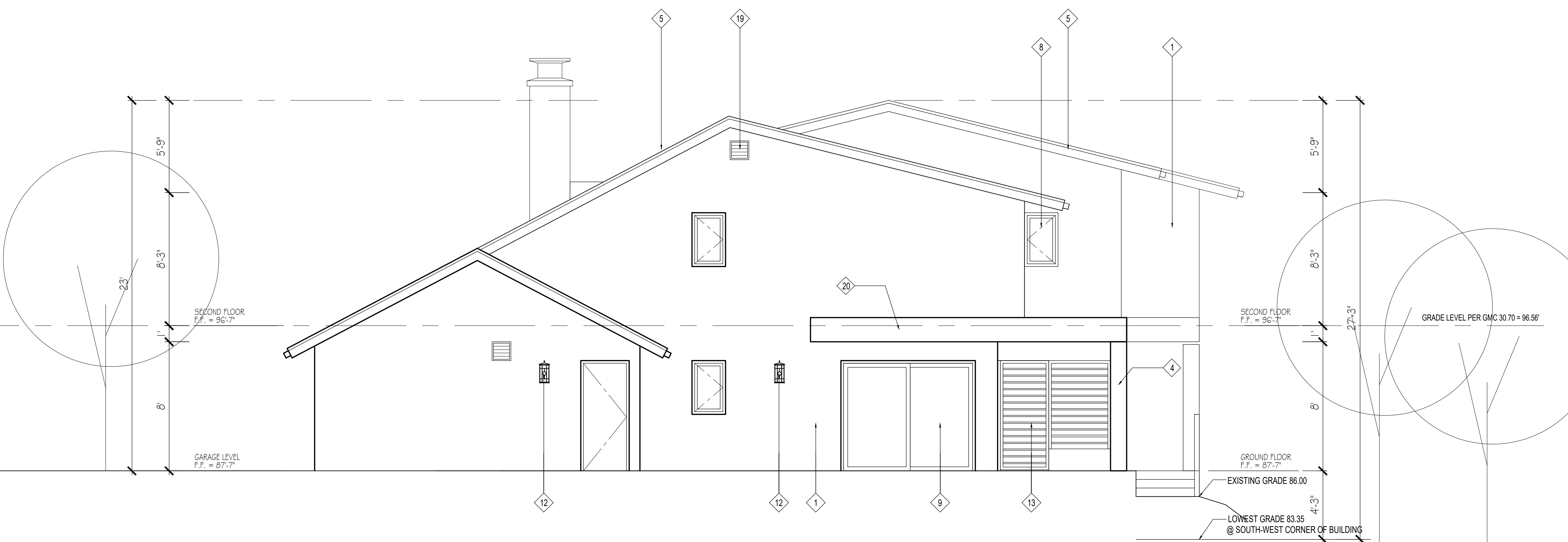


1 PROPOSED BUILDING NORTH ELEVATION
SCALE 1/4"=1'-0"

KEY NOTES :

- E = EXISTING (TO REMAIN)
- R = REMOVE EXISTING
- N = PROPOSED

- 1- 1" SMOOTH TROWLED FINISH CEMENT PLASTER OVER PAPER BACKED METAL LATH OVER PLYWOOD SHEATHING ON EXTERIOR SIDE OF 2 x 6 AT 16" O.C. AND A LAYER OF 5/8" GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-15 INSULATION IN STUD SPACE COLOR : LAHARBA "Crystal White"
 - 2- 1" SMOOTH TROWLED FINISH CEMENT PLASTER OVER CONCRETE BLOCK OR MASONRY WALL. COLOR : LAHABRA "Crystal White"
 - 3- BRICK VENEER TILES OVER EXISTING WALLS "Capella Stone" Brick Veneer COLOR : Off-White (matte finish)
 - 4- PLASTERED RECTANGULAR COLUMN COLOR : LAHABRA "Crystal White"
 - 5- PAINTED WOOD FASCIA COLOR : Dunn Edwards "Black Tie"
 - 6- COMPOSITION SHINGLES ROOF COVERING OVER 2 - 40# ROOFING PAPER COLOR : Charcoal ICBO# - ES 3523
 - 7- PRE-PAINTED METAL GUTTER AND DOWN SPOUT COLOR : Black
 - 8- FIBER GLASS FRAMED DUAL GLAZED WINDOW COLOR : Black (Marvin All Ultrex -Ebony)
 - 9- FIBER GLASS FRAMED DUAL GLAZED DOORS COLOR : Black (Marvin All Ultrex -Ebony)
 - 10- PAINTED WOOD POST COLOR : Dunn Edwards "Black Tie"
 - 11- HOLLOW METAL PIVOT DOOR COLOR : Dunn Edwards "Black Tie"
 - 12- PRE-FINISHED WALL LIGHT FIXTURE COLOR : Black
 - 13- PAINTED METAL FENCE / GATE COLOR : Dunn Edwards "Black Tie"
 - 14- PAINTED REDWOOD GUARD RAIL COLOR : Dunn Edwards "Black Tie"
 - 15- PRE- CAST CONCRETE STEPS COLOR : Natural Concrete
 - 16- PAINTED METAL CHIMNEY CAP COLOR : Dunn Edwards "Black Tie"
 - 17- PRE-PAINTED SMOTH HOLLOW METAL SECTIONAL GARAGE DOOR COLOR : Dunn Edwards "Black Tie"
 - 18- METAL ADDRESS NUMBERS (Illuminated by exterior lighting) COLOR : Black
 - 19- PAINTED METAL LOUVERED VENT COLOR : Black
 - 20- PLASTERED CANOPY COLOR : LAHABRA "Crystal White"
- EW = ESCAPE WINDOW



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

STAMP:

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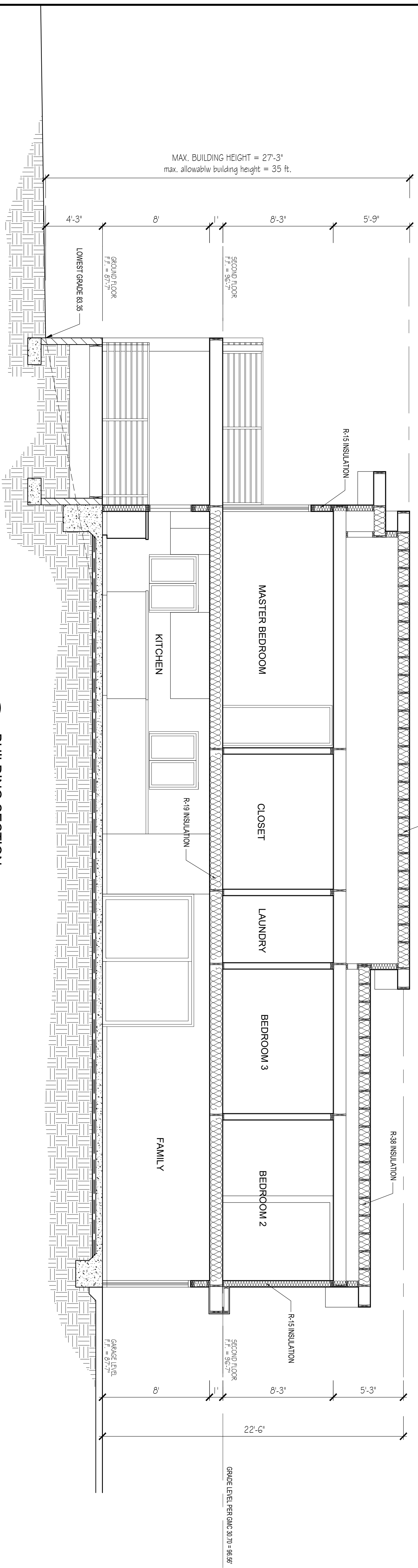
CLIENT:
Mr. & Mrs. Megerdichian
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Glendale, Ca. 91206

PROJECT:
**Megerdichian Residence
Addition and Remodel**
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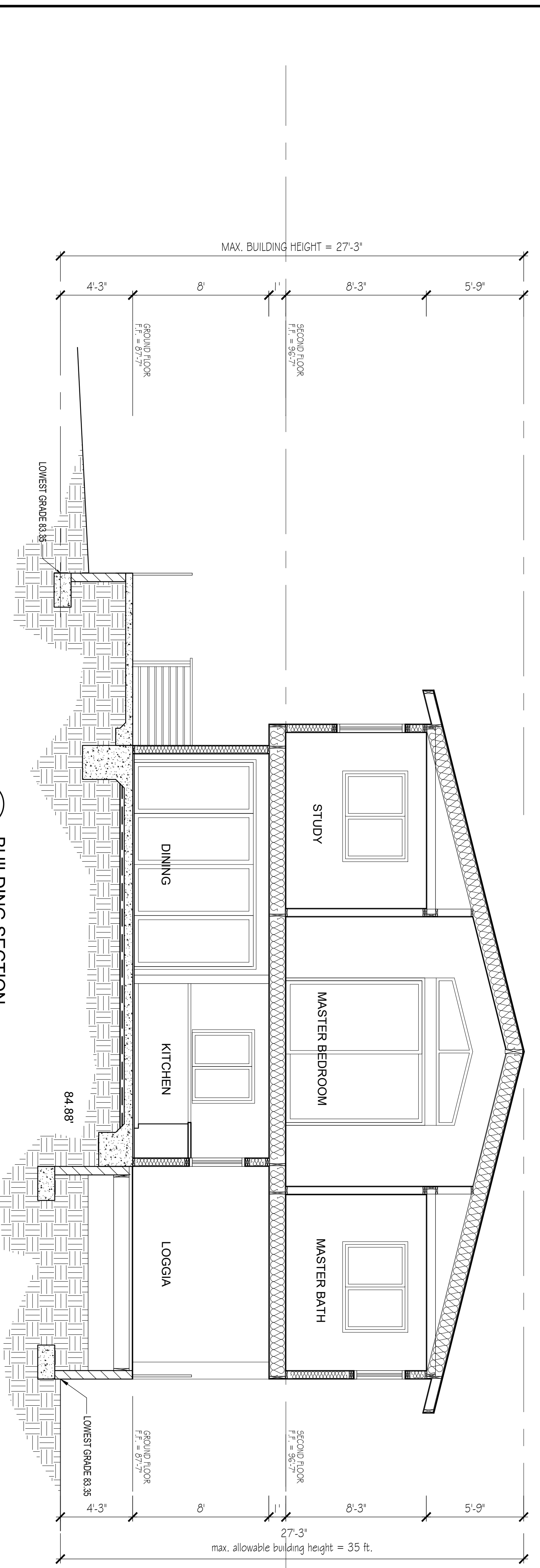
REVISIONS	DATE	BY

SHEET TITLE:
**PROPOSED BUILDING
SECTIONS**

DATE	06/14/21
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	050319
SHEET	



1
BUILDING SECTION
SCALE 1/4"=1'-0"



2
BUILDING SECTION
SCALE 1/4"=1'-0"

EXTERIOR DOOR AND WINDOW REPLACEMENT SCHEDULE (Glendale City Format)

LEVEL	NO.	QUANTITY	EXISTING WIDTH X HEIGHT	NEW WIDTH X HEIGHT	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM THE STREET	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (SDL)	KEEP EXISTING SILL AND FRAME	BUILT NEW SILL AND FRAME	EXISTING EDGE DETAIL	NEW EDGE DETAIL	REMARKS
WINDOW	101	3	N/A	4'-0" X 3'-6"	N/A	FIBERGLASS / GLASS	N	N/A	SLIDING	NAIL-IN	N	N/A	N	N/A	STUCCO	DUAL PANE GLASS WITH A MINIMUM OF ONE TEMPERED GLASS PANE
	102	1	4'-0" X 1'-6"	4'-0" X 1'-6"	ALUMINUM	FIBERGLASS / GLASS	N	SLIDING	SLIDING	NAIL-IN	N	N	N	N/A	STUCCO	DUAL PANE GLASS WITH A MINIMUM OF ONE TEMPERED GLASS PANE
	103	1	N/A	8'-0" X 4'-0"	N/A	FIBERGLASS / GLASS	Y	N/A	FIXED	NAIL-IN	N	N/A	N	N/A	STUCCO	DUAL PANE GLASS WITH A MINIMUM OF ONE TEMPERED GLASS PANE
	201	6	N/A	5'-0" X 3'-6"	N/A	FIBERGLASS / GLASS	Y	N/A	SLIDING	NAIL-IN	N	N/A	N	N/A	STUCCO	DUAL PANE GLASS WITH A MINIMUM OF ONE TEMPERED GLASS PANE
	202	3	N/A	2'-6" X 3'-6"	N/A	FIBERGLASS / GLASS	N	N/A	CASEMENT	NAIL-IN	N	N/A	N	N/A	STUCCO	DUAL PANE GLASS WITH A MINIMUM OF ONE TEMPERED GLASS PANE
DOOR	101	1	N/A	5'-0" X 6'-8"	N/A	FIBERGLASS / GLASS	Y	N/A	CASEMENT	NAIL-IN	N	N	N	N/A	STUCCO	DUAL PANE GLASS WITH A MINIMUM OF ONE TEMPERED GLASS PANE
	102	1	N/A	12'-0" X 6'-8"	N/A	FIBERGLASS / GLASS	N	N/A	SLIDING	NAIL-IN	N	N/A	N	N/A	STUCCO	DUAL PANE GLASS WITH A MINIMUM OF ONE TEMPERED GLASS PANE
	103	1	10'-0" X 6'-8"	10'-0" X 6'-8"	ALUMINUM / GLASS	FIBERGLASS / GLASS	N	SLIDING	CASEMENT	NAIL-IN	N	N/A	N	N/A	STUCCO	DUAL PANE GLASS WITH A MINIMUM OF ONE TEMPERED GLASS PANE
	104	1	8'-0" X 6'-8"	8'-0" X 6'-8"	ALUMINUM / GLASS	FIBERGLASS / GLASS	N	SLIDING	CASEMENT	NAIL-IN	N	N/A	N	N/A	STUCCO	DUAL PANE GLASS WITH A MINIMUM OF ONE TEMPERED GLASS PANE
	201	1	N/A	8'-0" X 8'-0"	N/A	FIBERGLASS / GLASS	N	N/A	SLIDING	NAIL-IN	N	N/A	N	N/A	STUCCO	DUAL PANE GLASS WITH A MINIMUM OF ONE TEMPERED GLASS PANE

DOOR SCHEDULE

LEVEL	NO.	TYPE	PAIR	WIDTH	HEIGHT	THICK	DOOR		FRAME			HARDWARE GROUP	FIRE RATING	DETAILS SHEET - A-		
							MATERIALS	FINISH	MATERIALS	FINISH	SCREEN			HEAD	JAMB	SILL
GROUND FLOOR	101	B	PAIR	5'-0"	6'-8"	1-3/4"	FIBER GLASS / TEMPERED GLASS	MFR.	FIBERGLASS	MFR.		1	---			
	102	E	PAIR	12'-0"	6'-8"	1-3/4"	FIBER GLASS / TEMPERED GLASS	MFR.	FIBERGLASS	MFR.		4	---			
	103	C	PAIR	10'-0"	6'-8"	1-3/4"	FIBER GLASS / TEMPERED GLASS	MFR.	FIBERGLASS	MFR.		4	---			
	104	C	PAIR	8'-0"	6'-8"	1-3/4"	FIBER GLASS / TEMPERED GLASS	MFR.	FIBERGLASS	MFR.		4	---			
	105	A	--	2'-8"	6'-8"	1-3/4"	SC / WOOD	PAINT	WOOD	PAINT		2	---			
	106	A	--	3'-0"	6'-8"	1-3/4"	SC / WOOD	PAINT	WOOD	PAINT		1	20 min.			
	107	A	--	2'-8"	6'-8"	1-3/4"	SC / WOOD	PAINT	WOOD	PAINT		3	---			
SECOND FLOOR	201	C	PR	8'-0"	8'-0"	1-3/4"	FIBER GLASS / TEMPERED GLASS	MFR.	FIBERGLASS	MFR.		4	---			
	202	A	--	3'-0"	6'-8"	1-3/4"	SC / WOOD	PAINT	WOOD	PAINT		2	---			
	203	A	--	3'-0"	6'-8"	1-3/4"	SC / WOOD	PAINT	WOOD	PAINT		2	---			
	204	A	--	2'-8"	6'-8"	1-3/4"	SC / WOOD	PAINT	WOOD	PAINT		2	---			
	205	A	--	3'-0"	6'-8"	1-3/4"	SC / WOOD	PAINT	WOOD	PAINT		3	---			
	206	A	--	3'-0"	6'-8"	1-3/4"	SC / WOOD	PAINT	WOOD	PAINT		2	---			
	207	D	--	6'-0"	6'-8"	1-3/4"	ALUMINUM / MIRROR	PAINT	WOOD	PAINT		-	---			
	208	A	--	3'-0"	6'-8"	1-3/4"	SC / WOOD	PAINT	WOOD	PAINT		2	---			
	209	D	--	6'-0"	6'-8"	1-3/4"	ALUMINUM / MIRROR	PAINT	WOOD	PAINT		-	---			
	210	A	--	2'-8"	6'-8"	1-3/4"	SC / WOOD	PAINT	WOOD	PAINT		2	---			

1 - UNLOCKED BY KEY FROM OUTSIDE
2 - UNLOCKED BY KEY FROM OUTSIDE AND LOCK
3 - UNLOCKED BY KEY FROM OUTSIDE AND LOCK AND INSIDE TURN BUTTON LOCKING
4 - UNLOCKED BY KEY FROM OUTSIDE AND LOCK AND INSIDE TURN BUTTON LOCKING
5 - REMOTE CONTROLLED

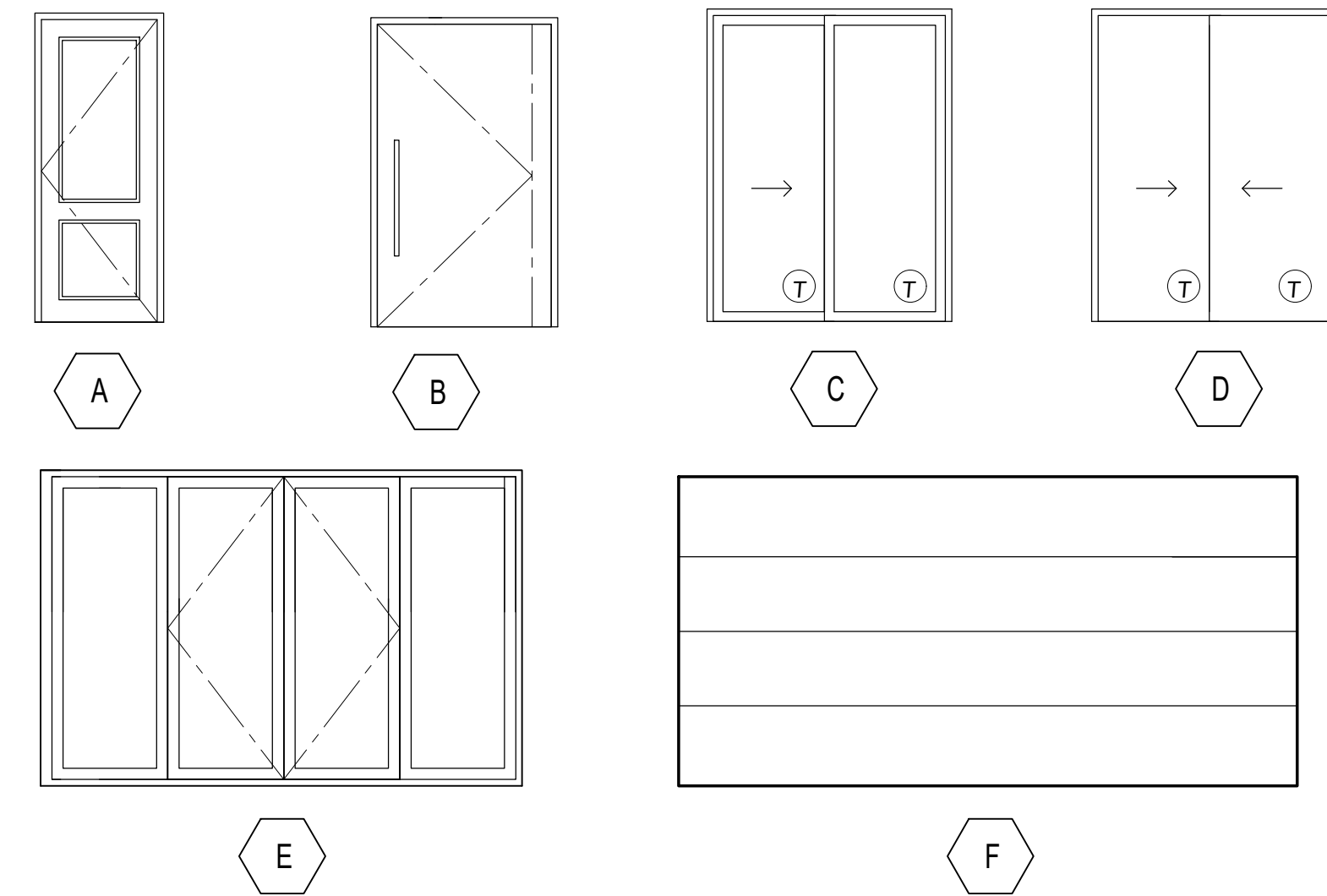
WINDOW SCHEDULE

LEVEL	NO.	TYPE	WIDTH	HEIGHT	THICK	GLASS			FRAME		DETAILS			REMARKS
						TYPE	TINT	SCREEN	MATERIALS	FINISH	HEAD	JAMB	SILL	
GROUND FLOOR	101	A	4'-0"	3'-6"	1-3/4"	DUAL GLAZED (TEMPERED)	LOW-E	YES	FIBER GLASS	MFR.				
	102	B	2'-6"	3'-0"	1-3/4"	DUAL GLAZED (TEMPERED)	LOW-E	-	FIBER GLASS	MFR.				
	103	E	8'-0"	4'-0"	1-3/4"	DUAL GLAZED (TEMPERED)	LOW-E	-	FIBER GLASS	MFR.				
SECOND FLOOR	201	A	5'-0"	3'-6"	1-3/4"	DUAL GLAZED (TEMPERED)	LOW-E	YES	FIBER GLASS	MFR.				
	202	B	2'-6"	3'-0"	1-3/4"	DUAL GLAZED (TEMPERED)	LOW-E	YES	FIBER GLASS	MFR.				
	203	D	8'-0"	2'-2"	1-3/4"	DUAL GLAZED (TEMPERED)	LOW-E	YES	FIBER GLASS	MFR.				FIXED TRANSUM
	204	A	5'-0"	3'-6"	1-3/4"	DUAL GLAZED (TEMPERED)	LOW-E	YES	FIBER GLASS	MFR.				
	205	F	3'-0"	2'-0"	1-3/4"	DUAL GLAZED (TEMPERED)	LOW-E	YES	FIBER GLASS	MFR.				

ROOM FINISH SCHEDULE

LEVEL	ROOM		FLOOR				WALL				BASE				CEILING				CEILING-HT	REMARKS	
			HARDWOOD	STONE TILE	CERAMIC TILES		PAINTED GYPSUM BD. (FLAT)	PAINTED GYPSUM BD. (SEMI-GLOSS)	STONE TILES	CERAMIC TILES	PAINTED WOOD (SEMI-GLOSS)	CERAMIC TILES	PAINTED GYPSUM BOARD (FLAT)	PAINTED GYPSUM BOARD (SEMI-GLOSS)							
GROUND FLOOR	101	ENTRY																			
	102	LIVING / DINING / FAMILY																			
	103	KITCHEN																			
	104	PDR																			
	105	STAIR																			
SECOND FLOOR	201	BRIDGE																			
	202	MASTER BEDROOM / STUDY / HIS AND HER CLOSETS																			
	203	MASTER BATH																			
	204	BATH																			
	205	LAUNDRY																			
	206	BEDROOM 2 AND BEDROOM 3																			

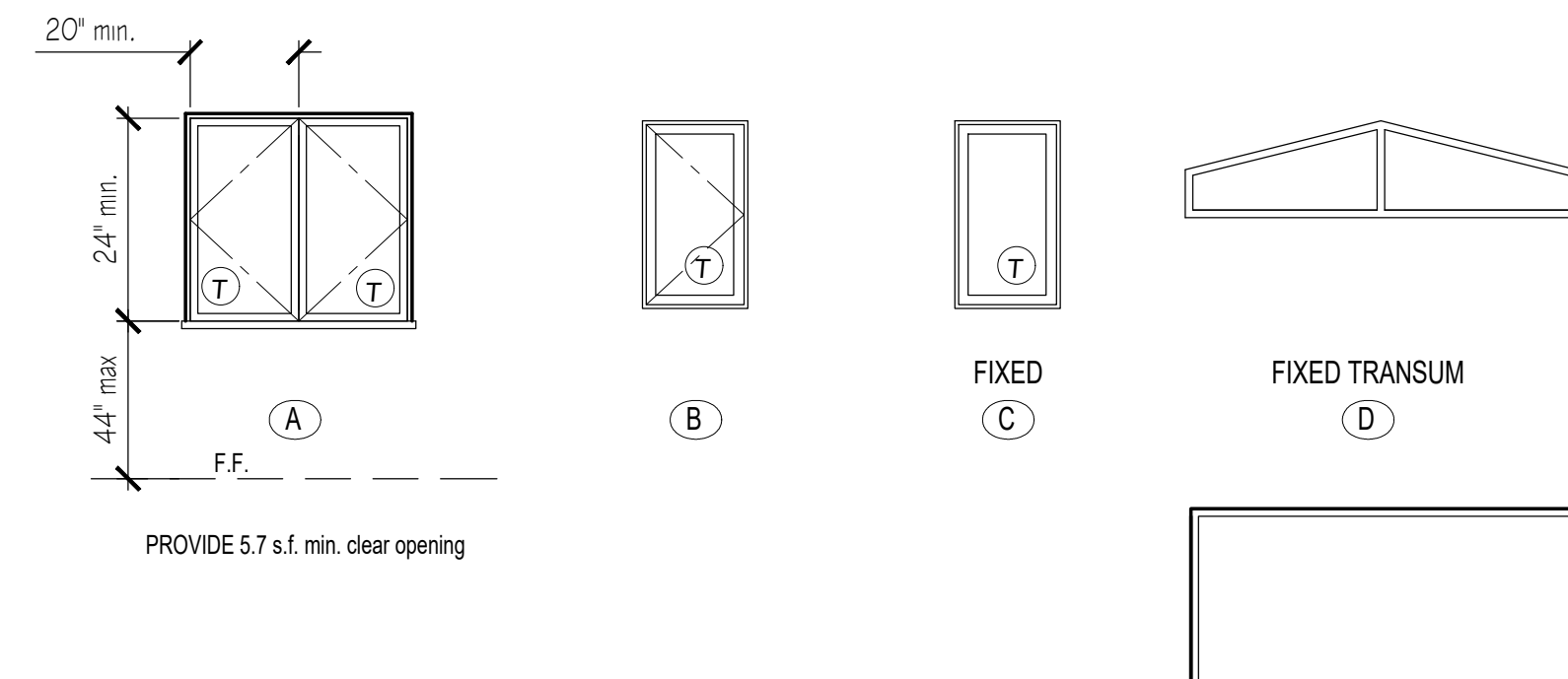
DOOR TYPES



HC - HOLLOW CORE
SC - SOLID CORE
WD - WOOD
GL - GLASS
MFR - MANUFACTURED
T - TEMPERED

NOTE:
ALL EXTERIOR DOORS SHALL BE SOLID CORE WOOD MINIMUM 1-3/8" THICK IN THE INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4".

WINDOW TYPES



DG = DUAL GLAZED
T = TEMPERED GLASS
L = LAMINATED GLASS
MFR = MANUFACTURED
PC = PRE-CAST
HDR = HEADER
SUR = SURROUND
SILL = WINDOW SILL
I = INSIDE
O = OUTSIDE

NOTE:
ALL EXTERIOR GLAZING SHALL BE MULTI-PANE UNIT WITH A MINIMUM OF ONE TEMPERED PANE OR GLASS NAIL-IN UNITS, MINIMUM 20 MIN. RATED OR COMPLIES WITH SFM 12-7A-2

STAMP:

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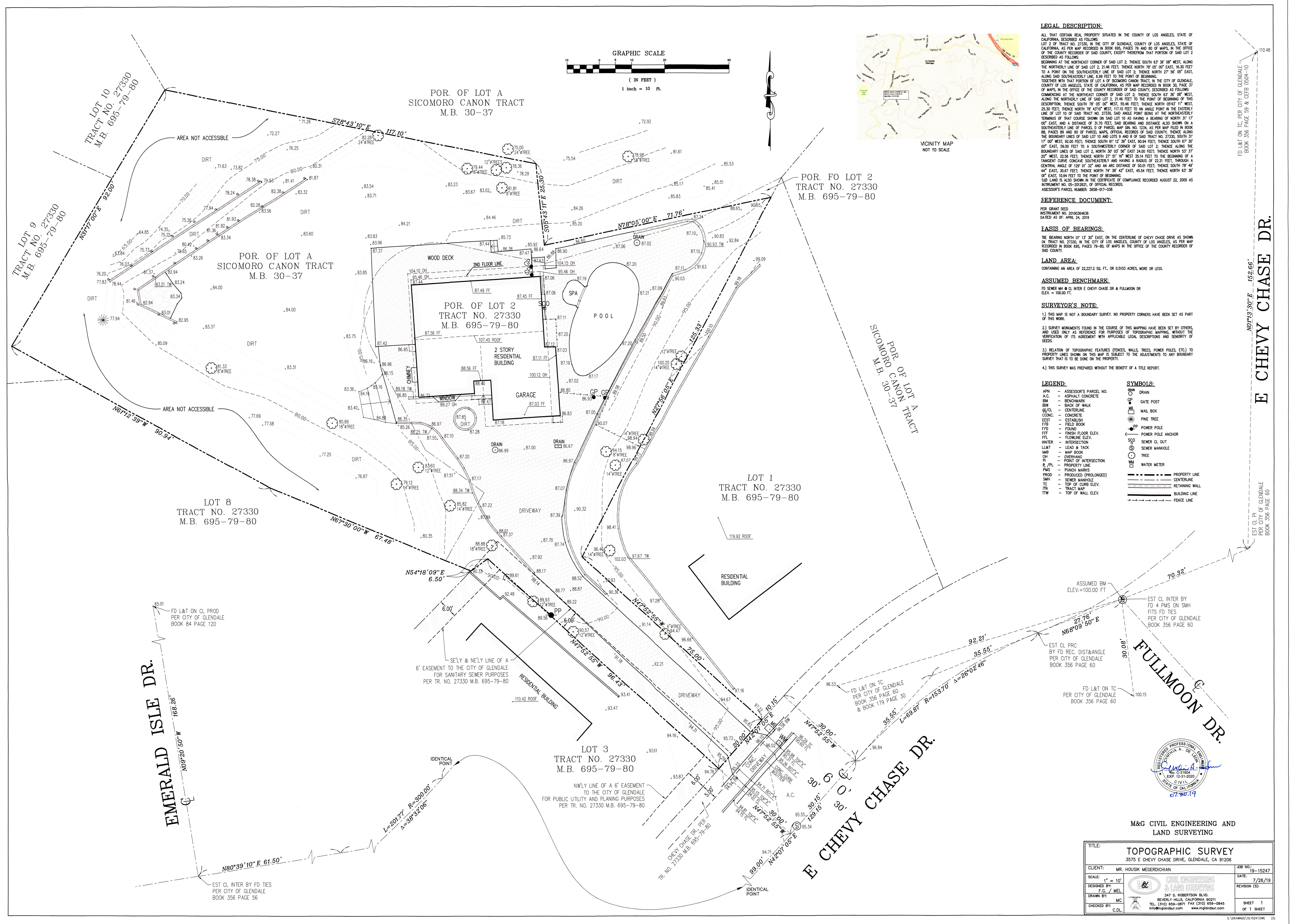
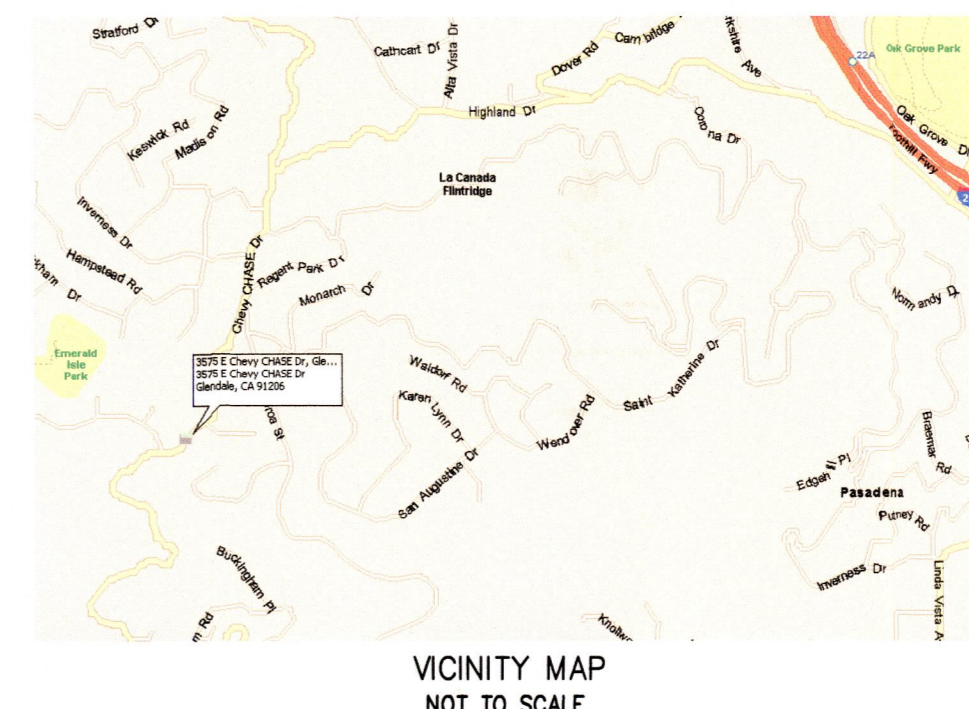
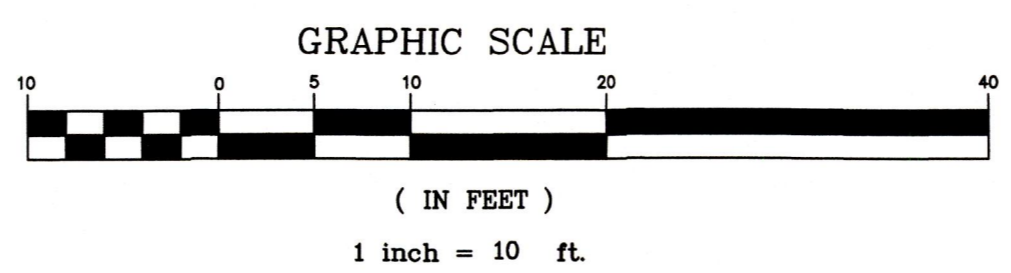
CLIENT:
Mr. & Mrs. Megerdichian
3575 E Chevy Chase Dr.
Glendale, Ca. 91206

PROJECT:
Megerdichian Residence Addition and Remodel
3575 E Chevy Chase Dr.
Glendale, Ca. 91206

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
PROPOSED EXTERIOR DOORS AND WINDOW SCHEDULES

DATE	09.25.19
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	050319
SHEET	



LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 2 OF TRACT NO. 27330, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 695, PAGES 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THAT PORTION OF SAID LOT 2 DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 83°30' WEST, ALONG THE NORTHERLY LINE OF SAID LOT 2, 21.46 FEET; THENCE NORTH 78°05'00" EAST, 16.30 FEET TO A POINT ON THE SOUTHEASTLY LINE OF SAID LOT 2; THENCE NORTH 27°54'05" EAST, ALONG SAID SOUTHEASTLY LINE, 6.99 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH THAT PORTION OF LOT A SICOMORO CANON TRACT, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 83°30' WEST, ALONG THE NORTHERLY LINE OF SAID LOT 2, 21.46 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 78°05'00" WEST, 54.46 FEET; THENCE NORTH 05°17' WEST, 25.30 FEET; THENCE NORTH 78°45'00" WEST, 117.10 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF LOT 10 OF SAID TRACT NO. 27330; SAID ANGLE POINT BEING AT THE NORTHEASTLY TERMINUS OF THAT COURSE SHOWN ON SAID LOT 10 AS HAVING A BEARING OF NORTH 31°17'00" EAST, AND A DISTANCE OF 31.70 FEET, SAID BEARING AND DISTANCE ALSO SHOWN ON A SOUTHEASTLY LINE OF PARCEL D OF PARCEL MAP ON NO. 1234, AS PER MAP FILED IN BOOK 88, PAGES 88 AND 89 OF MAPS; OPTICAL RECORDS OF SAID COUNTY, THENCE ALONG THE BOUNDARY LINES OF SAID LOT 10 AND LOTS 9 AND 8 OF SAID TRACT NO. 27330, SOUTH 31°17'00" WEST, 62.00 FEET; THENCE SOUTH 81°12'30" EAST, 18.94 FEET; THENCE SOUTH 87°30'00" EAST, 68.00 FEET TO A SOUTHWESTLY CORNER OF SAID LOT 2; THENCE ALONG THE BOUNDARY LINES OF SAID LOT 2, NORTH 30°03'56" EAST, 24.00 FEET; THENCE NORTH 53°37'20" WEST, 22.56 FEET; THENCE NORTH 27°51'18" WEST, 35.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONVEX SOUTHEASTWARD HAVING A RADIUS OF 222.21 FEET, THROUGH A CENTRAL ANGLE OF 128°01'32" AND AN ARC DISTANCE OF 50.01 FEET; THENCE SOUTH 78°49'44" EAST, 30.67 FEET; THENCE NORTH 74°38'42" WEST, 45.54 FEET; THENCE NORTH 83°36'00" EAST, 10.84 FEET TO THE POINT OF BEGINNING.
SAID LAND IS ALSO SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED AUGUST 22, 2005 AS INSTRUMENT NO. 05-203282, OF OPTICAL RECORDS, ASSESSOR'S PARCEL NUMBER: 5658-017-038.

REFERENCE DOCUMENT:

PER GRANT REED INSTRUMENT NO. 2019038436 DATED AS OF APRIL 24, 2019

BASIS OF BEARINGS:

THE BEARING NORTH 01°15'30" EAST, ON THE CENTERLINE OF CHEVY CHASE DRIVE AS SHOWN ON TRACT NO. 27330, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 695, PAGES 79-80, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

CONTAINING AN AREA OF 22,227.2 SQ. FT., OR 0.5103 ACRES, MORE OR LESS.

ASSUMED BENCHMARK:

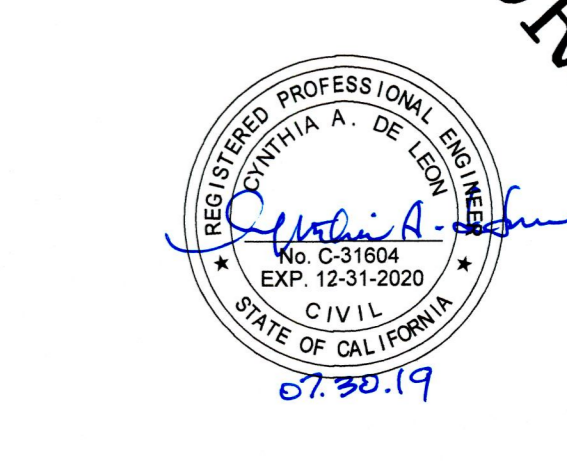
TO SEWER MAIN 8" CL INTER E CHEVY CHASE DR & FULLMOON DR ELEV = 100.00 FT.

SURVEYOR'S NOTE:

- 1.) THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.
- 2.) SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS, AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING, WITHOUT THE VERIFICATION OF ITS AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.
- 3.) RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.
- 4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

LEGEND:

- APN - ASSESSOR'S PARCEL NO.
 - A.C. - ASPHALT CONCRETE
 - BM - BENCHMARK
 - BW - BACK OF WALK
 - (E)/CL - CENTERLINE
 - CONC. - CONCRETE
 - ESTAB. - ESTABLISH
 - F.B. - FIELD BOOK
 - F.F. - FOUND
 - FFF - FINISH FLOOR ELEV.
 - FL - FLOWLINE ELEV.
 - INT. - INTERSECTION
 - LL&T - LEAD & TACK
 - M.B. - MAP BOOK
 - OH - OVERHANG
 - PI - POINT OF INTERSECTION
 - PL - PROPERTY LINE
 - PMS - PUNCH MARKS
 - PROD. - PRODUCED (PROLONGED)
 - SMH - SEMER MANHOLE
 - TC - TOP OF CURB ELEV.
 - T.M. - TRACT MAP
 - T.W. - TOP OF WALL ELEV.
- DRAIN
 - GATE POST
 - MAIL BOX
 - PINE TREE
 - POWER POLE
 - POWER POLE ANCHOR
 - SEMER CL OUT
 - SEMER MANHOLE
 - TREE
 - WATER METER
- - - - - PROPERTY LINE
 - - - - - CENTERLINE
 - - - - - RETAINING WALL
 - - - - - BUILDING LINE
 - - - - - FENCE LINE



M&G CIVIL ENGINEERING AND LAND SURVEYING

TITLE: TOPOGRAPHIC SURVEY		
3575 E CHEVY CHASE DRIVE, GLENDALE, CA 91206		
CLIENT: MR. HOUSK NEGERDICHIAN	JOB NO: 19-15247	DATE: 7/26/19
SCALE: 1" = 10'	DESIGNED BY: G.C./MEL	DRAWN BY: MC
CHECKED BY: C.D.L.	REVISED (S):	SHEET 1 OF 1 SHEET

FD L&T ON TC PER CITY OF GLENDALE BOOK 356 PAGE 59 & CETERA 0304-10
EST CL INT. BY FD REC. DIST & ANGLE PER CITY OF GLENDALE BOOK 356 PAGE 60
EST CL INTER BY FD L&T ON CL PROD PER CITY OF GLENDALE BOOK 84 PAGE 120
EST CL INT. BY FD REC. DIST & ANGLE PER CITY OF GLENDALE BOOK 356 PAGE 60
EST CL INT. BY FD L&T ON TC PER CITY OF GLENDALE BOOK 356 PAGE 60
EST CL INT. BY FD L&T ON TC PER CITY OF GLENDALE BOOK 356 PAGE 60
E CHEVY CHASE DR. N01°13'30"E, 152.66'
FULLMOON DR. N08°09'50"E, 30.08'

STAMP:

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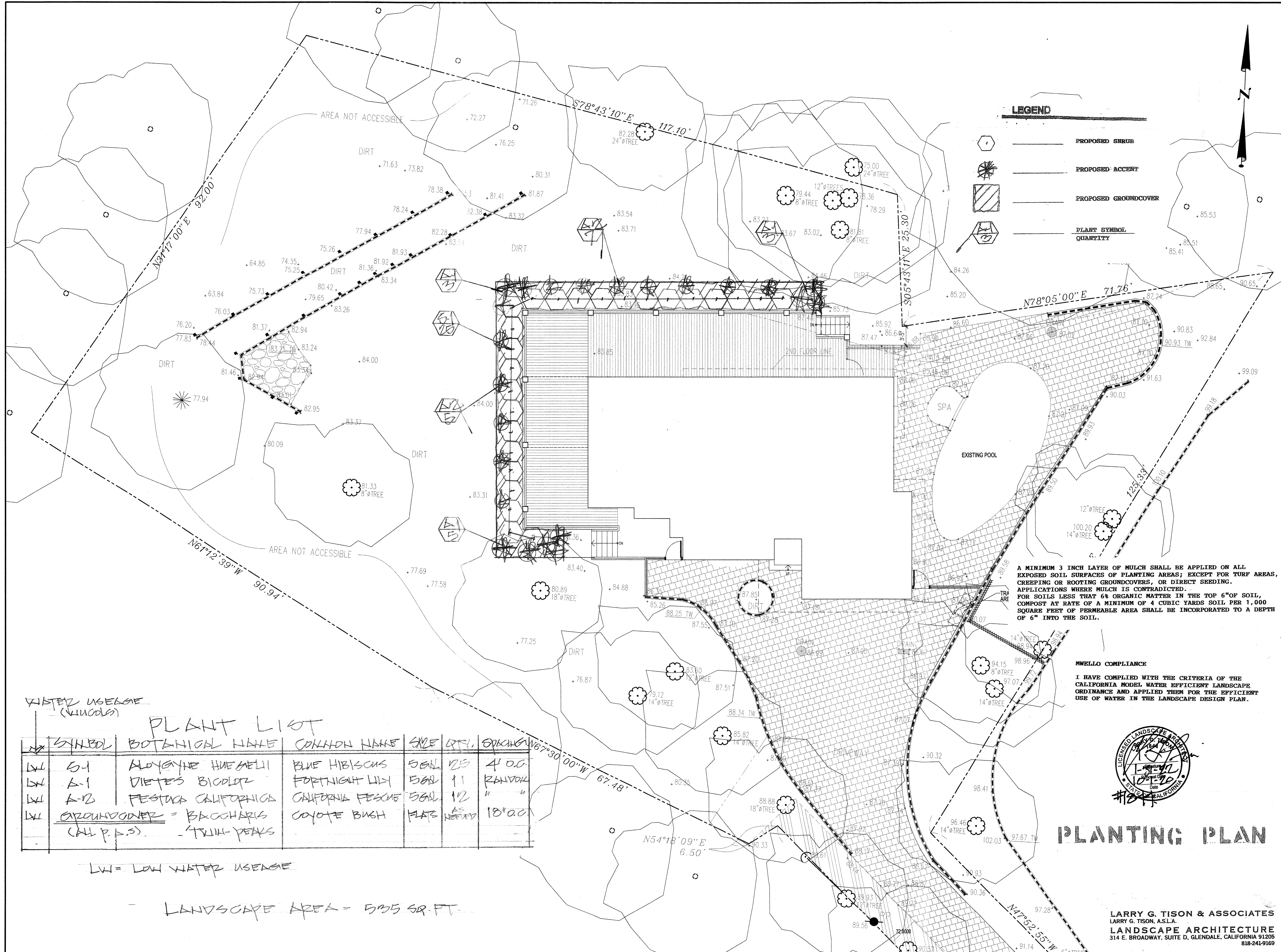
CLIENT:
Mr. & Mrs. Megerdichian
3575 Chevy Chase Dr.
Glendale, Ca. 91206

PROJECT:
Megerdichian Residence Addition and Remodel
3575 Chevy Chase Dr.
Glendale, Ca. 91206

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:

DATE	09.25.19
SCALE	1/8" = 1'-0"
DRAWN BY	HZ/LEA
JOB NUMBER	050319
SHEET	



STAMP:

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CLIENT:
Mr. & Mrs. Megerdichian
3575 Chevy Chase Dr.
Glendale, Ca. 91206

PROJECT:
**Megerdichian Residence
Addition and Remodel**
3575 Chevy Chase Dr.
Glendale, Ca. 91206

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:

DATE	09.25.19
SCALE	1/8" = 1'-0"
DRAWN BY	HZ/Lea
JOB NUMBER	060319
SHEET	

Reference Evapotranspiration (ETo) / 43.7

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETRF (PFIE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
L-1/24" 1/3	B	.81	.37	.29	2100	96.21	2100
L-2/24" 1/3	B	.81	.37	.29	2100	101.8	2100
Totals						525	190
						(A)	(B)
						(C)	
Special Landscape Areas						(D)	
						ETWU Total	
						5300	
						7925	
						Maximum Allowed Water Allowance (MAWA)	

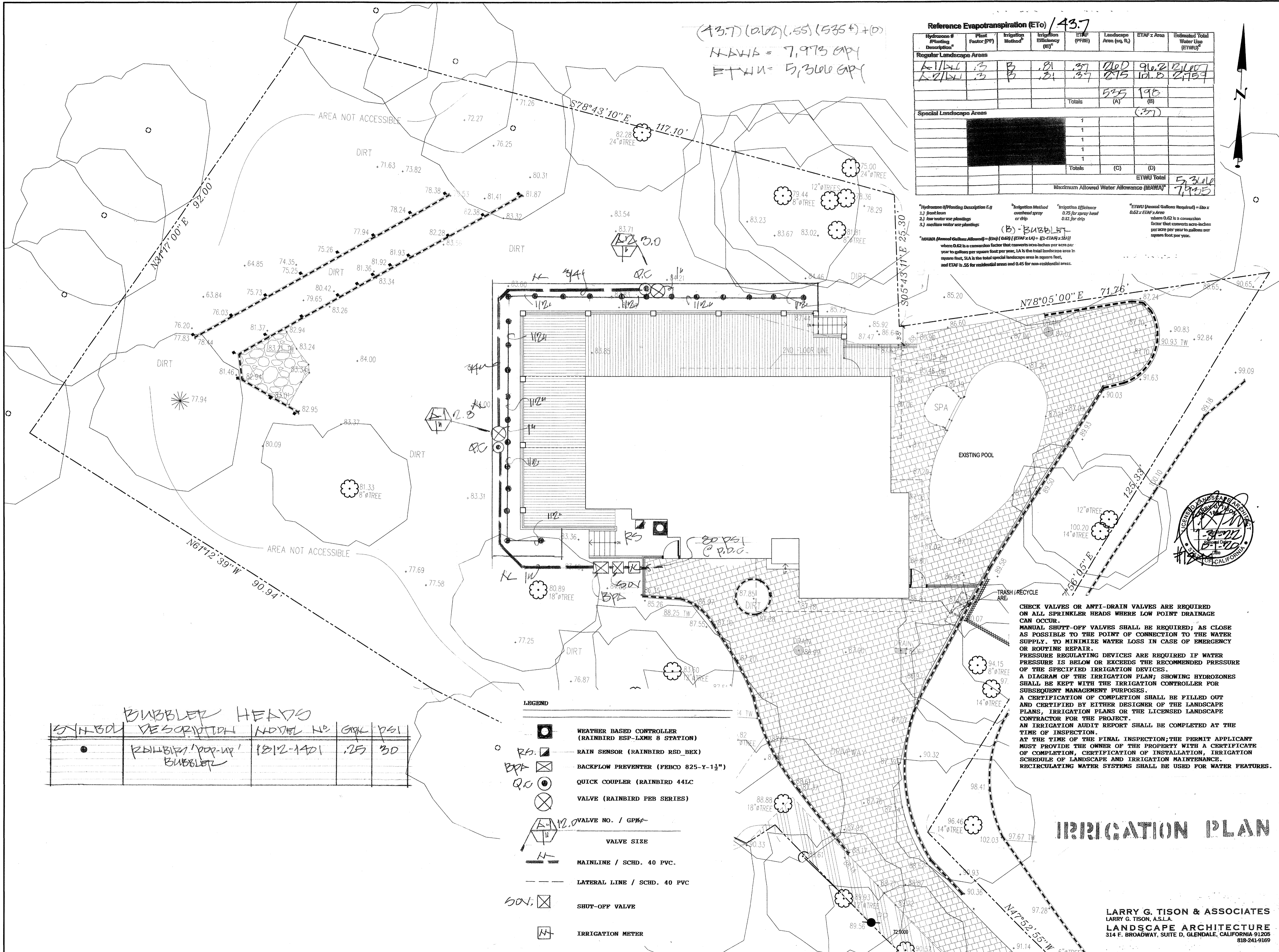
Hydrozone #/Planting Description E.g.
1) front lawn
2) low water use plantings
3) medium water use plantings

Irrigation Method
covered spray
or drip

Irrigation Efficiency
0.75 for spray head
0.63 for drip

ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and .65 for non-residential areas.

(B) - BUBBLER



BUBBLER HEADS

SYMBOL	DESCRIPTION	MODEL NO.	QPK	PSI
●	RAINBIRD 'POP-UP' BUBBLER	1812-1401	.25	30

- LEGEND
- ☐ WEATHER BASED CONTROLLER (RAINBIRD ESP-LXME 8 STATION)
 - ☐ RAIN SENSOR (RAINBIRD RSD_BEX)
 - ☐ BACKFLOW PREVENTER (FEBCO 825-Y-1 1/2")
 - ☐ QUICK COUPLER (RAINBIRD 44LC)
 - ☐ VALVE (RAINBIRD PEB SERIES)
 - ☐ VALVE NO. / GPM
 - ☐ VALVE SIZE
 - MAINLINE / SCHD. 40 PVC.
 - - - LATERAL LINE / SCHD. 40 PVC
 - ☐ SHUT-OFF VALVE
 - ☐ IRRIGATION METER

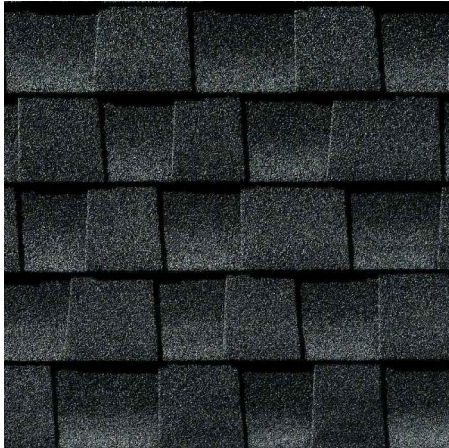
CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE CAN OCCUR.
MANUAL SHUT-OFF VALVES SHALL BE REQUIRED; AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY. TO MINIMIZE WATER LOSS IN CASE OF EMERGENCY OR ROUTINE REPAIR.
PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
A DIAGRAM OF THE IRRIGATION PLAN, SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
A CERTIFICATION OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF INSPECTION.
AT THE TIME OF THE FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

IRRIGATION PLAN

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818-241-9169

ZOHRABIANS ARCHITECTS
3467 OCEAN VIEW BLVD. SUITE B
GLENDALE, CA. 91208
T.818.236.3619

PROJECT ADDRESS: 3575 E. CHEVY CHASE DR. GLENDALE CA 91206



COMPOSITION SHINGLES ROOF COVERING
CHARCOAL



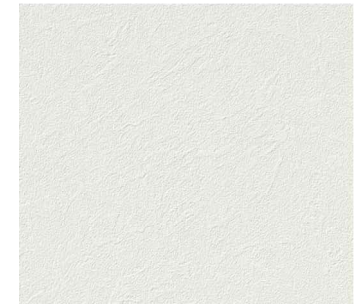
DOUBLE BOX 15 1/2" HIGH CLEAR GLASS
BLACK FRAME WALL LIGHT



WOOD AND METAL TRIMS
WOOD WINDOW SILL, ROOF FASCIA BOARD
METAL GUTTER AND DOWNSPOUTS, CHIMNEY
CAP, RAILING, FENCE WALL RAILING



CAPELLA WHITE BRICK 2"x10"
MATTE FINISH



LAHABRA STUCCO
SMOOTH FINISH - CRYSTAL WHITE
CANOPY BEAMS
(MATCH STUCCO COLOR)



PRE-PAINTED SMOOTH HOLLOW METAL
SECTIONAL GARAGE DOOR
COLOR : Dunn Edwards "Black Tie"



ENTRY PIVOT DOOR
FIBERGLASS SLAB - BLACK



MARVIN DOORS AND WINDOWS
ALL ULTREX - EBONY (BLACK)



View from the South (entrance)



View from East



View from West



View from North



LOCATION MAP
 3575 E CHEVY CHASE DR
 GLENDALE, CA 91206
 APN: 5658-017-038
 500' RADIUS

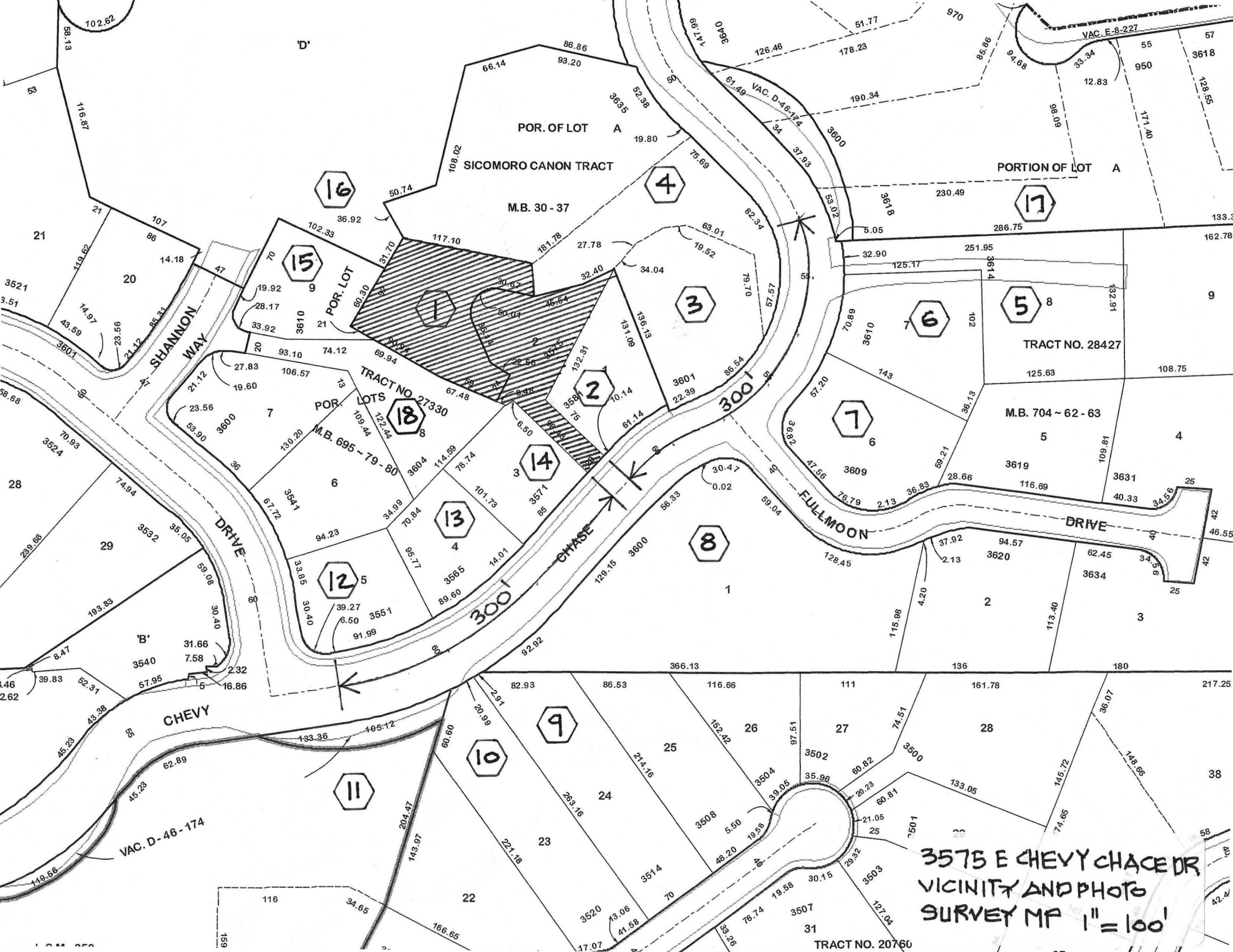
SCALE: 1" = 200'



3575 Chevy Case Dr. Glendale, 91206

Neighborhood Survey List

Address	Address	Stories	Roof Type	Set Back	Lot Area	Floor Area	FAR
1 (Proposed)	3575 E Chevy Chase	2	Comp. Shingles	109	22,230	3,281	0.15
1 (Existing)	3575 E Chevy Chase	2	Comp. Shingles	109	22,230	2,026	0.09
2	3581 E Chevy Chase	2	Comp. Shingles	44	9,080	2,257	0.25
3	3601 E Chevy Chase	2	Comp. Shingles	38	14,810	2,452	0.17
4	3635 E Chevy Chase	2	Clay tiles	110	43,995	1,387	0.03
5	3641 E Chevy Chase	2	Comp. Shingles	114	20,120	2,340	0.12
6	3610 E Chevy Chase	1	Comp. Shingles	45	14,080	2,080	0.15
7	3609 E Chevy chase	1	Comp. Shingles	48	14,340	2,080	0.15
8	3600 E Chevy Chase	1	Comp. Shingles	70	45,738	2,096	0.05
9	3514 Saint Elizabeth	1	Comp. Shingles	20	16,710	1,624	0.1
10	3520 Saint Elizabeth	1	Comp. Shingles	20	18,300	1,624	0.09
11	Vacant Land				07,070		
12	3551 E Chevy Chase	1	Comp. Shingles	40	10,090	1,848	0.18
13	3565 E Chevy Chase	2	Comp. Shingles	42	8,450	2,388	0.28
14	3571 E Chevy Chase	1	Comp. Shingles	40	8,320	1,742	0.21
15	3610 Shannon Way	2	Comp. Shingles	22	8,150	3,060	0.38
16	3641 E Chevy Chase	2	Comp. Shingles	160	121,968	3,231	0.03
17	960 Norham	2	Comp. Shingles	5	22,216	3,415	0.15
18	3604 Shannon Way	2	Clay tiles	110	11,760	2,388	0.2
	Average	1.56	Comp. Shingles	58	24,258 23,195	2,251	0.16



3575 E CHEVY CHACE DR
VICINITY AND PHOTO
SURVEY MP 1" = 100'

TRACT NO. 20760



1) 3575 E. Chevy Chase Dr. Glendale, CA 91206



2) 3581 E. Chevy Chase Dr. Glendale, CA 91206



3) 3601 E. Chevy Chase Dr. Glendale, CA 91206



4) 3635 E. Chevy Chase Dr. Glendale, CA 91206



5) 3614 E. Chevy Chase Dr. Glendale, CA 91206



6) 3610 E. Chevy Chase Dr. Glendale, CA 91206



7) 3609 Fullmoon Dr. Glendale, CA 91206



8) 3600 Fullmoon Dr. Glendale, CA 91206



9) Vacant Lot



10) 3551 E. Chevy Chase Dr. Glendale, CA 91206



11) 3565 E. Chevy Chase Dr. Glendale, CA 91206



12) 3571 E. Chevy Chase Dr. Glendale, CA 91206



13) 3610 Shannon Way Glendale, CA 91206