CITY OF GLENDALE, CA

ADMINISTRATIVE DESIGN REVIEW STAFF REPORT – MULTI-FAMILY

November 18, 2021 *Decision Date*	**1037 Ruberta Avenue** *Address*
Administrative Design Review (ADR) *Review Type*	**5623-027-013** *APN*
PDR2115117 *Case Number*	**Louis Romero** *Applicant*
Minjee Hahm *Case Planner*	**Vartan Bursalyan** *Owner*

Project Summary
The applicant is proposing to demolish an existing 1,010 square-foot (SF) dwelling (built in 1925) with a detached, one-car garage and construct two detached dwelling units (1,765 square-feet and 1,746 square-feet respectively) with attached two-car garages on a 7,275 square-foot lot, located in the R-2250 (Medium Density Residential) Zone.

Environmental Review
The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption pursuant to Section 15303 of the State CEQA Guidelines because the project involves the development of not more than six dwelling units.

Existing Property/Background
The project site is a 7,275SF, rectangular lot on the northwestern side of Ruberta Avenue. The site is currently developed with an approximately 1,010 square-foot, one-story, single-family residence (constructed in 1925) with a detached garage. The surrounding neighborhood features a mix of multi-family and single-family developments in a variety of architectural styles, with building heights ranging from one- to two-stories.

The project was reviewed by the City’s historic preservation planner. It was found to not be eligible for historic designation at the local, state, or federal level because of extensive alterations, including the addition of stucco cladding. It is therefore not considered a historic resource under CEQA.

Staff Recommendation
Approve with Conditions

Last Date Reviewed / Decision
First time submittal for final review.

Zone: R2250 - Medium Density Residential
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
None proposed.

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

Yards and Usable Open Space
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Outdoor space integrated into site design and acknowledges adjacent development
- ☐ Common space easily accessible from all units
- ☐ Appropriate separation/screening from residential units
- ☐ Discrete seating and amenity areas allow for multiple users

Garage Location and Driveway
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Garage fully integrated into overall structure
- ☐ Driveway and curb-cut widths minimized
- ☐ Grade-level garages and parking, if allowed, are appropriately screened from the street
- ☐ Decorative paving complements building design
- ☐ Stairs and lifts to subterranean garages incorporated into the design of the project

Landscape Design
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Complementary to building design
☐ Maintain existing trees when possible
☐ Provide landscaping adjacent to driveways and garages
☐ 20% of planting at above-grade common spaces is within 9 inches of finish floor
☐ Above-grade tree wells are at least 6 inches higher than box size of tree

Walls and Fences
☐ yes ☐ n/a ☒ no

If "no" select from below and explain:
☐ Appropriate style/color/material for building design
☐ Perimeter walls treated at both sides
☐ Retaining walls minimized
☒ Appropriately sized and located

The applicant proposes brick-finished posts and gate at the right side of the front unit. A condition is included requiring the applicant clarify that the posts/gate are set back behind the building façade of Unit A.

Equipment, Trash, and Drainage
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Equipment screened and well located
☐ Trash storage out of public view
☐ All screening integrated with overall building and/or landscape design
☐ Downspouts appropriately located
☐ Vents, utility connections integrated with design, avoid primary facades

The proposed equipments and trash storage areas are located appropriately and screened from public view. The downspouts for both units are located appropriately and well-integrated into the overall design as shown on elevation drawings.

Lighting
☐ yes ☐ n/a ☒ no

If "no" select from below and explain:
☒ Light fixtures are appropriate to the building and/or landscape design
☐ Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
☐ Utilize shielded fixtures to avoid light spillover onto adjacent properties

Proposed exterior light fixtures are appropriate to the building and placed at logical locations, such as entry ways, garages, and balconies without over-lighting facades. However, a condition of approval has been included requiring the application to provide cut sheets of the proposed fixtures.

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 siting and building footprint for the new dwelling units are designed to address the minimum and average interior setback requirements per the Zoning Code, and does not affect the prevailing street front setbacks on Ruberta Avenue.
- The new, detached, two-story dwelling units with attached, two-car garages are designed to resemble single-family homes and are placed in such a way that the front unit (Unit A) will be facing Ruberta Avenue, while the rear unit (Unit B) will be hidden from street view; the two dwellings are separated by a hardscape area that serves both as a driveway and maneuvering area for the dwelling units' residents.
- The attached garages for both dwelling units are fully integrated into the respective dwellings and are appropriate for the narrow property. Unit A is designed with a garage that faces the rear of the property, while Unit B is designed with a front-facing garage. These garages will be accessible from Ruberta Avenue by a newly improved, 10-foot driveway.
- Common open space totaling 586 SF (split into two areas, 345 SF at the side of Unit A and 241 SF at the side of Unit B) with landscaping and benches is proposed and will be easily accessible from both units.
- The proposed landscaping plan is complementary to the development of the site and complies with the minimum landscaping requirement for the zone.
- The applicant proposes brick-finished posts and a gate at the right side of the front unit. A condition is included requiring the applicant clarify that the posts/gate are located behind the building facade of Unit A.
- The proposed equipment and trash storage areas are located appropriately and screened from public view. The downspouts for both units are located appropriately and well-integrated into the overall design as shown on the elevation drawings.
- Proposed exterior light fixtures are appropriate to the building and placed at logical locations, such as entry ways, garages, and balconies without over-lighting facades. However, a condition of approval has been included requiring the application to provide cut sheets of the proposed fixtures of the new dwelling units.

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:

☐ Relates to predominant pattern through 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 property is located in a multi-family zone where the neighborhood is predominantly comprised of two-story multi-family developments and a few single-family homes that are designed in a variety of architectural styles.
- The new dwelling units will have heights of 21-feet, 2-inches (Unit A) and 21-feet, 8-inches (Unit B), which is less than the 26 feet maximum permitted in the R-2250 zone.
- The proposed floor area ratio for both units combined is 0.6, where a maximum of 0.85 is allowed by Code.
- The varied height of gable, cross gable and shed roofs, a mix of cladding materials including stone veneer and wood siding, and offset walls help break up the overall massing for the proposed dwelling units in a manner that creates visual interest and lessens the impact of two-story buildings on the street. The proposed dwelling units are compatible with the scale of the neighborhood.
- The proposed dwellings will utilize gable, cross gable and shed roof forms. The rear unit employs a 4:12 pitch throughout the whole building, and the front unit integrates both 4:12 and 3:12 pitches in order to create more meaningful breaks in walls that work well with the overall design of the dwelling unit.

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:

☐ Design is compatible with neighborhood context

☐ Design is stylistically consistent

☐ Employs consistent vocabulary of forms and materials while expressing architectural variety

☐ Cladding materials and features such as balconies, canopies, and trim elements enhance the architectural concept and are applied around the building

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

☒ Overall window pattern appropriate to style

☐ Window operation appropriate to style

☐ Recessed/flush window appropriate to style and/or location

☒ Openings are well detailed

The new windows will have black fiberglass frames with combination of casement, fixed, sliding, and single hung operations with external grids. The windows are complementary to the style of the new dwellings and will be recessed with new sills and trim. Overall, the proposed windows on the building are appropriate for the design of the new units. However, a condition is added requiring that the provided vertical window section detail be revised to clearly show the new sills and trim, as shown on elevations and renderings. In addition, the proposed window grid pattern is inconsistent, showing vertical, horizontal, and square patterns. A condition is included requiring the applicant to restudy the window sizes for more consistency and to provide revised drawings for staff review and approval prior to submittal.

Finish Materials and Color

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Textures and colors reinforce design

☐ High-quality materials, especially facing the street
☐ Materials appropriately enhance articulation and façade hierarchies
☐ Wrap corners and terminate appropriately
☐ Cladding is well detailed, especially at junctions between materials
☐ Foam trim, finished on site, is prohibited

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

Ancillary Structures
☐ yes ☒ n/a ☐ no

If "no" select from below and explain:
☐ Design consistent with primary structure
☐ Design and materials of gates, fences, and/or walls 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 surrounding neighborhood features a mix of architectural styles. The contemporary style of the proposed new units with attached garages that are hidden from street view are appropriate for the site and neighborhood.
- Entryway porches for the new dwelling units are nicely integrated and highlight the entryways.
- The new windows will be black colored fiberglass frames with a combination of casement, fixed, sliding, and single hung operations with external grids. The windows are complementary to the style of the new dwellings and will be recessed with new sills and trim. Overall, the proposed windows on the building are appropriate for the design of the new units. However, a condition is added requiring that the provided vertical window section detail be revised to clearly show the new sills and trim, as shown on elevations and renderings. In addition, the proposed window grid pattern is inconsistent, showing vertical, horizontal, and square patterns. A condition is included requiring the applicant to restudy the window sizes for more consistency and to provide revised drawings for staff review and approval prior to submittal.
- The proposed materials include grey standing seam metal roof, grey manufactured stone veneer, light-colored stucco, and light-colored cement vertical siding, which are suitable for the proposed design. Because the proposed material board lacks information for other materials that are shown on elevations and renderings, a

condition is included requiring the applicant to provide information for all proposed materials.

- Both units feature balconies. The front unit (Unit A) features two balconies on the second floor. The front-facing balcony is 22 square-feet and the side balcony is 50 square-feet. These balconies are fully integrated into the unit and feature dark horizontal railings. Neither of the two balconies appear to pose a privacy issue, as the front-facing balcony has an ample street-front setback and southwestern interior setback due to the driveway, and the side-facing balcony also is adequately set back from the northeastern interior property line.

  The rear unit (Unit B) also features two balconies on the second floor. The front-facing balcony is 24.75 square-feet and the rear balcony is 30.25 square feet. These balconies are also fully integrated into the unit and features dark horizontal railings. Similar to the front unit, neither of the two balconies appear to pose a privacy issue as the front-facing balcony looks out toward the front unit, and the rear balcony is adequately set back from the rear property line. However, a condition is included requiring the applicant to provide details for the proposed railing material on the material board.

- Decorative permeable paving materials are proposed for the driveway, consistent with the City's Design Guidelines.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follow:

Conditions:

1. Clarify that the posts/gate are located behind building façade of Unit A.
2. Revise vertical window section detail to show sills and trim.
3. Restudy window grid patterns and provide revised drawings for staff review prior to submittal.
4. Provide information and details for: proposed railings, gate, driveway gate, posts, light fixtures on the material board or provide call-outs for all exterior material on elevations.
5. Exterior cladding material to wrap at interior corners of Unit A on north and east elevations.

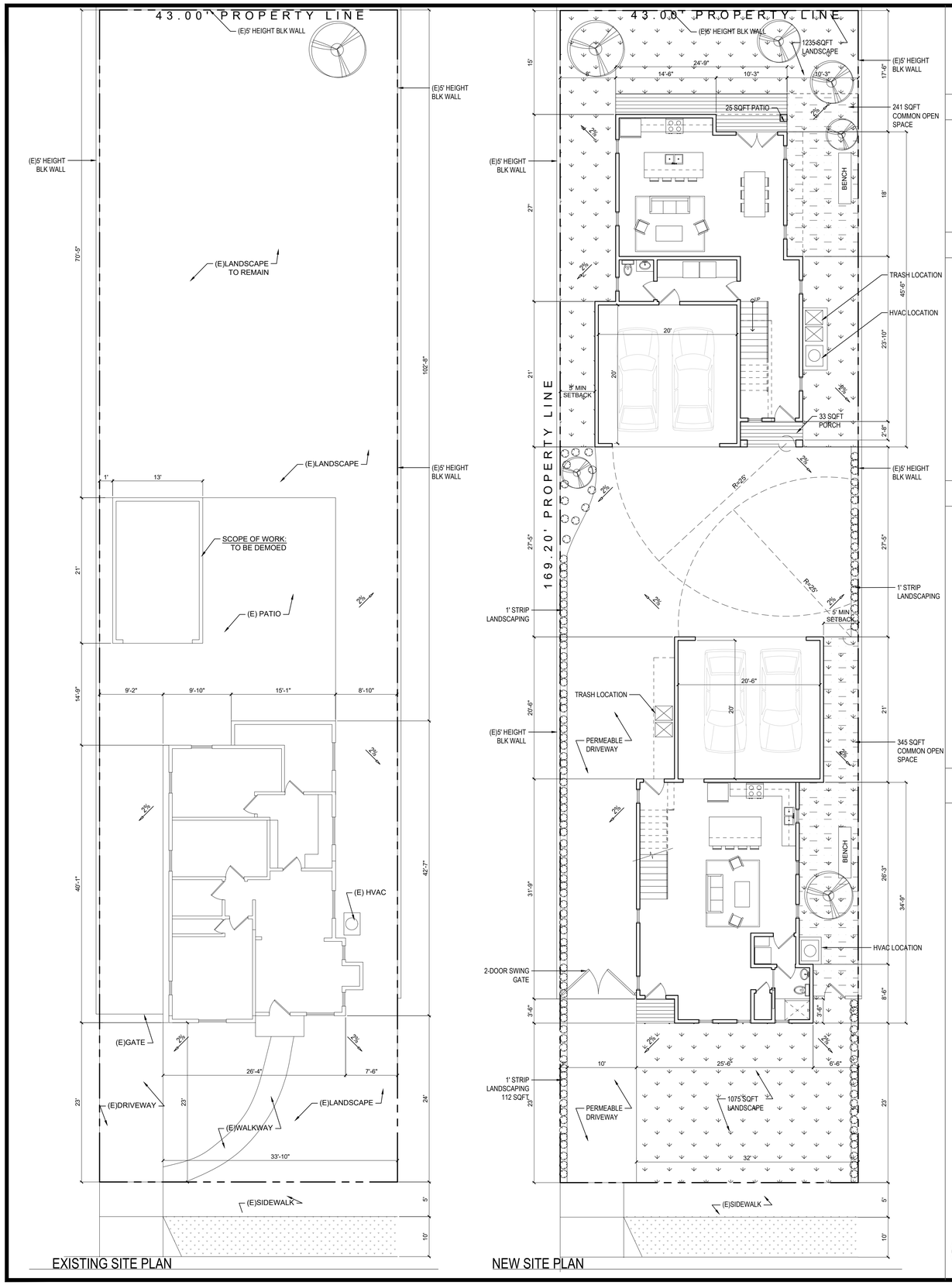
Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Vicinity and Photographic Survey
4. Location Map

ATTACHMENT 1

1037 RUBERTA AVE

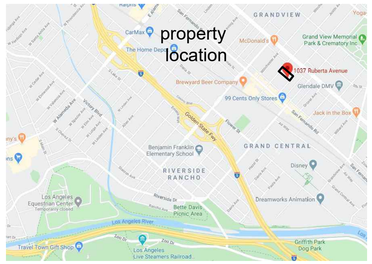
APN: 2623-027-013



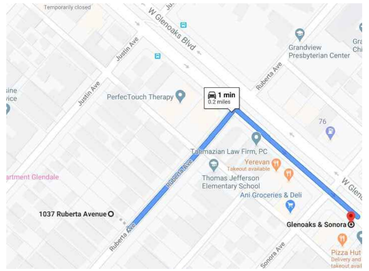
SHEET INDEX

A1.1	-	SITE PLAN	A3.2	-	ELEVATIONS - UNIT B
A1.2	-	ROOF PLAN			
A1.3	-	SITE PLAN (NEIGHBORHOOD)			
A1.4	-	SITE PLAN SET BACKS			
A2.1	-	FLOOR PLAN - UNIT A			
A2.1.1	-	UNIT A - DOOR & WINDOW SCHEDULE			
A2.2	-	FLOOR PLAN - UNIT B			
A2.2.1	-	UNIT B - DOOR & WINDOW SCHEDULE			
A3.1	-	ELEVATIONS - UNIT A			

VICINITY MAP



PUBLIC TRANSIT > .5 MILES



CODES

CBC 2019 EDITION
CMC 2019 EDITION
CPC 2019 EDITION
CEC 2019 EDITION
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN CODE

SQUARE FOOTAGE

	ZONING	2250
	LOT SIZE	7275
	EXISTING LIVING AREA	1010
	EXISTING GARAGE	275
	LANDSCAPE (39%)	2896
A	GARAGE UNIT A	446
B	FIRST FLOOR UNIT A	821
C	SECOND FLOOR UNIT A	944
D	TOTAL LIVING AREA UNIT A	1765
E	PORCH UNIT A	19
F	BALCONYS UNIT A	72
G	GARAGE UNIT B	432
H	FIRST FLOOR UNIT B	821
I	SECOND FLOOR UNIT B	925
J	TOTAL LIVING AREA UNIT B	1746
K	PORCH UNIT B	33
L	PATIO UNIT B	25
M	BALCONYS UNIT B	55
	LOT COVERAGE AREA (A+B+E+G+H+K+L)	2597
	LOT COVERAGE RATIO	35%
	FLOOR AREA (A+D+G+J)	4389
	FLOOR AREA RATIO	60%

PROJECT INFORMATION

PROJECT ADDRESS:	1037 RUBERTA AVE GLENDALE, CA 91201
PROJECT OWNER:	VARTAN BURSALYAN
A.P.N.:	2623-027-013
YEAR BUILT:	1925
LOT SIZE FT:	7,275 SQFT
LOT SIZE (ACRES):	.16 ACRES
LEGAL DESCRIPTION:	TR=3196 SW 43 FT OF LOT 80
(E) STRUCTURE SQ FOOTAGE:	1,010 SQFT
CONST. BLD TYPE (PER SEC 602.1):	V-B
ZONE DESCRIPTION:	SINGLE-FAMILY RESIDENCE
ZONE:	R-2250
OCCUPANCY:	R-3/U-1
SPRINKLERS:	NO

NOTE:
FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AFTER CONSTRUCTION. NEW LANDSCAPE: 0 SQFT

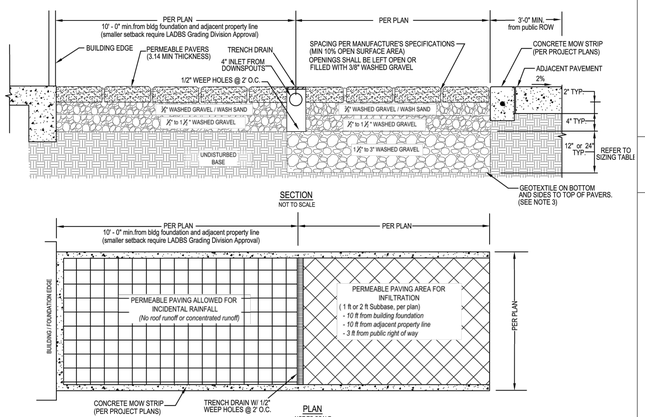
SCOPE OF WORK

DEMO EXISTING RESIDENCE, BUILD TWO NEW UNITS

CITY OF GLENDALE NOTES

1. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN ONE (1) YEAR FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)
2. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OF IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR THE EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL.
3. FIRE SPRINKLER PLANS STAMPED APPROVED BY THE CITY OF GLENDALE'S FIRE DEPARTMENT SHALL BE PROVIDED AT THE SITE AT TIME OF FRAMING INSPECTION.
4. WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION ON NOT MORE THAN 1.6 GALLONS OF WATER PER FLUSH, 1.28 GALLONS PER FLUSH AFTER JULY 1, 2011. (401.3 CPC)
5. URINALS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF OF NOT MORE THAN 1.0 GALLONS OF WATER PER FLUSH, 0.5 GALLONS PER FLUSH AFTER JULY 1, 2011. (401.3 CPC)
6. SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 2.5 GALLONS PER MINUTE. (401.3 CPC)
7. FAUCETS IN KITCHENS, WET BARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 2.2 GALLONS PER MINUTE. (401.3 CPC)
8. WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SECTION 604.1 OF THE CALIFORNIA PLUMBING CODE. PEX CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 604 OF THE CPC, INSTALLATION STANDARDS OF APPENDIX I OF THE CPC AND MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED INSPECTION 604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE.

PERMEABLE DRIVEWAY DETAIL



NOTES:

1. SITE SOILS SHALL HAVE ADEQUATE DRAINAGE (AT LEAST 0.5 INCHES PER HOUR).
2. INFILTRATION SHALL NOT CAUSE GEOTECHNICAL HAZARDS RELATED TO EXPANSIVE SOIL MOVEMENT, TUNNEL EROSION, OR SLOPE STABILITY.
3. IF INFILTRATION HARZARDS ARE A CONCERN, AN UNDERDRAIN SHALL BE INSTALLED TO DRAIN WATER INTO STORM DRAIN INLET OR ONSITE BMP.
4. ANY OVERFLOW SHALL BE DISCHARGED PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS.
5. SLOPE IS NOT GREATER THAN 3 PERCENT.
6. FLOW DIRECTED TO PERMEABLE PAVEMENT SHALL BE DISPERSED SO AS NOT TO BE CONCENTRATED AT A SMALL AREA OF PAVEMENT.
7. PRE-FABRICATED PRODUCTS HAVE BEEN INSTALLED PER ALL APPROPRIATE MANUFACTURER'S SPECIFICATIONS. IF REQUIRED, SUB-GRADE SOIL SHALL BE COMPACTED IN ACCORDANCE WITH PRODUCT INSTALLATION SPECIFICATION.
8. SEE PERMEABLE PAVERS FACT SHEET FOR MORE INFORMATION.

NORTH

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
7. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
8. CONSTRUCTION WORK WITHIN 300FT OF A RESIDENTIAL PROPERTY IS LIMITED TO THE HOURS OF 7AM - 7PM., MONDAY-FRIDAY, AND 8AM - 6PM ON SATURDAY. NO WORK SHALL BE PERFORMED ON THE FOLLOWING PUBLIC \ HOLIDAYS: NEW YEARS DAY, INDEPENDENCE DAY, THANKSGIVING, CHRISTMAS, MEMORIAL DAY AND LABOR DAY. SCMC 11.44.080

LOUIS DESIGN STUDIO
PLANNING+DEVELOPMENT

Design + Planning + Development
24270 WALNUT STREET
SANTA CLARITA, CA 91321
C. + 661 510 7232 | W. + 661 312 4453
LOUISDESIGNSTUDIO@GMAIL.COM
LOUIS-DESIGNSTUDIO.COM

CONSULTANT'S STAMP

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE:

NEW RESIDENCE
1037 RUBERTA AVE
GLENDALE CA 91201

DATE: APRIL 2021

DESIGNED BY: L.ROMERO

DRAWN BY: R.ROMERO

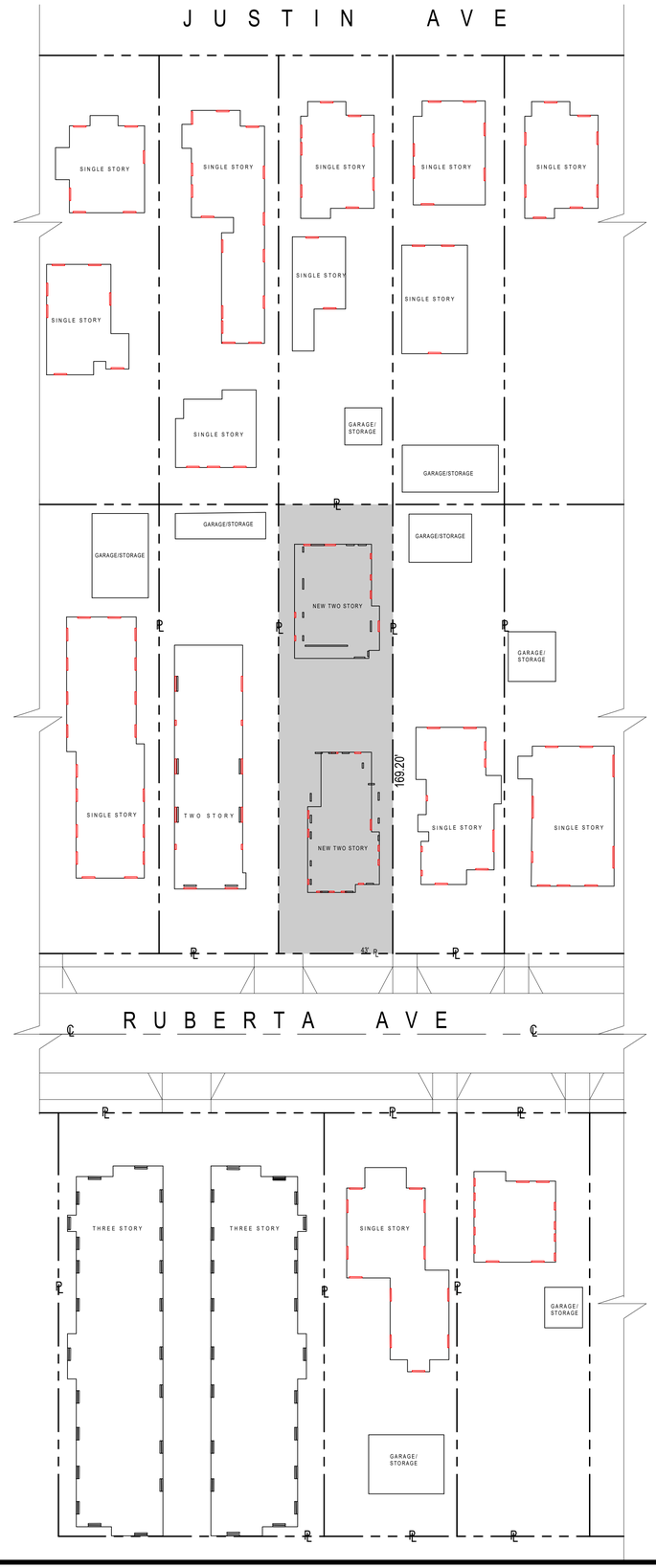
PERMIT NUMBER:

SHEET TITLE:

SITE PLAN + INFORMATION

SHEET NUMBER:

A1.1



WINDOW LEGEND

- 3RD FLOOR WINDOW
- 2ND FLOOR WINDOW
- 1ST FLOOR WINDOW

NEW SITE PLAN - NEIGHBORHOOD
NOT TO SCALE

NORTH

LOUIS DESIGN STUDIO
PLANNING+DEVELOPMENT

Design + Planning + Development

24270 WALNUT STREET
SANTA CLARITA, CA 91321

C. + 661 510 7232

LOUISDESIGNSTUDIO@GMAIL.COM

LOUIS-DESIGNSTUDIO.COM

CONSULTANT'S STAMP

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE:

NEW RESIDENCE

1037 RUBERTA AVE
GLENDALE CA 91201

DATE: January 2020

DESIGNED BY: L.ROMERO

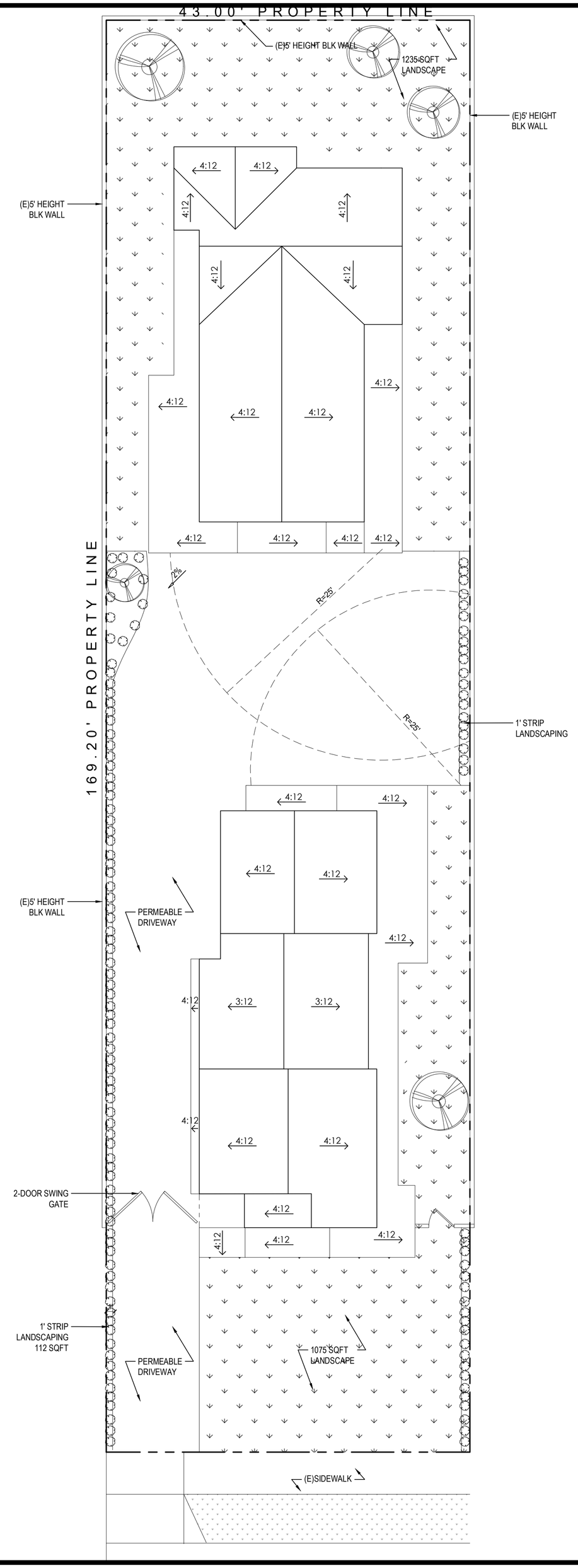
DRAWN BY: R.ROMERO

PERMIT NUMBER:

NEIGHBORHOOD SITEPLAN

SHEET NUMBER:

A1.3



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

NORTH

LOUIS DESIGN STUDIO
PLANNING+DEVELOPMENT

Design + Planning + Development
24270 WALNUT STREET
SANTA CLARITA, CA 91321
C. + 661 510 7232 | W. + 661 312 4453
LOUISDESIGNSTUDIO@GMAIL.COM
LOUIS-DESIGNSTUDIO.COM

CONSULTANT'S STAMP

REVISIONS

NO.	DATE	DESCRIPTION

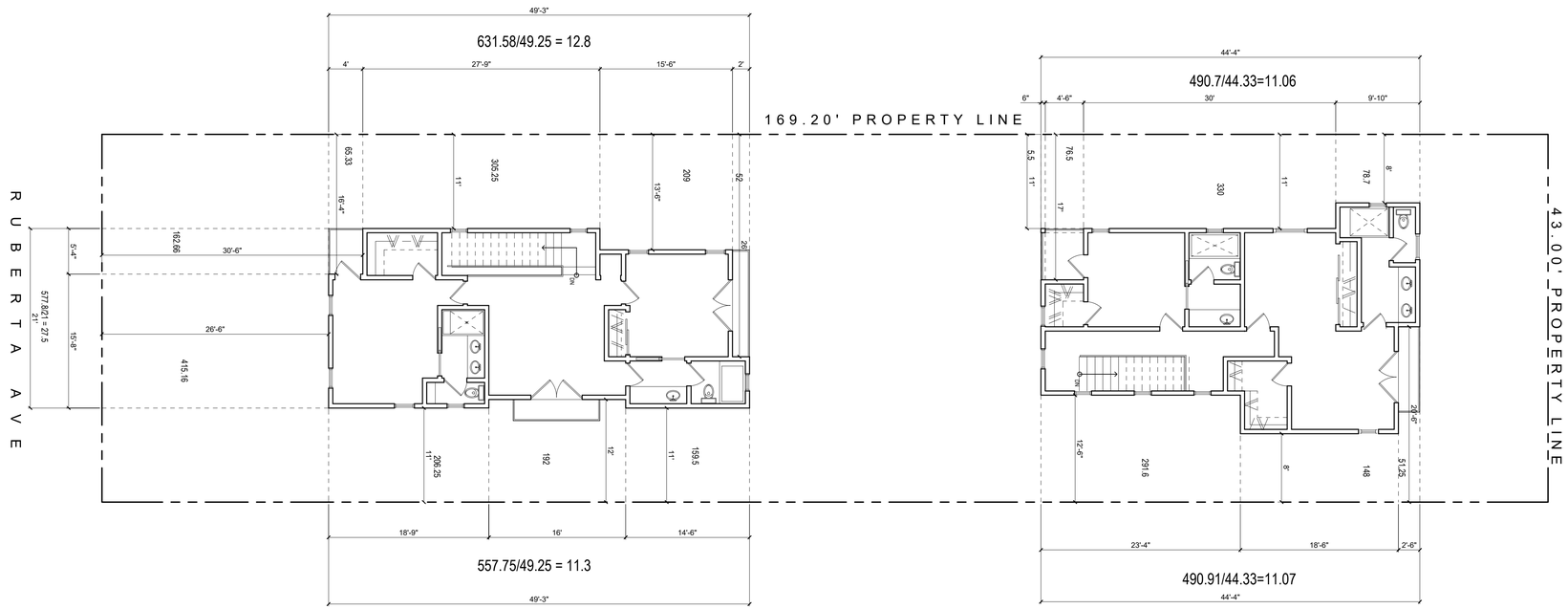
PROJECT TITLE:

NEW RESIDENCE
1037 RUBERTA AVE
GLENDALE CA 91201

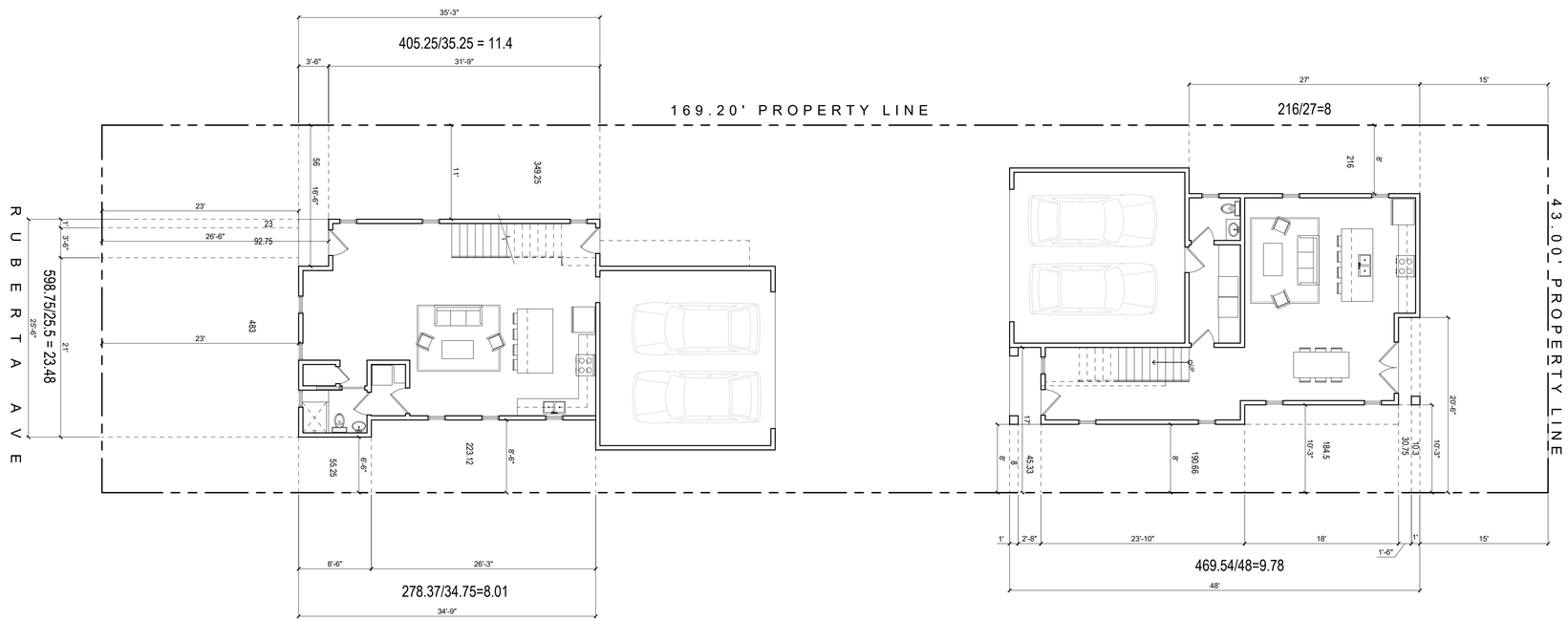
DATE: APRIL 2021
DESIGNED BY: L.ROMERO
DRAWN BY: R.ROMERO
PERMIT NUMBER:

SHEET TITLE: **ROOF PLAN**

SHEET NUMBER: A1.2



2nf FLOOR SET BACKS
SCALE: 1/8" = 1'-0"



1st FLOOR SET BACKS
SCALE: 1/8" = 1'-0"

NORTH

LOUIS DESIGN STUDIO
PLANNING+DEVELOPMENT

Design + Planning + Development
24270 WALNUT STREET
SANTA CLARITA, CA 91321
C. + 661 510 7232 | W. + 661 312 4453
LOUISDESIGNSTUDIO@GMAIL.COM
LOUIS-DESIGNSTUDIO.COM

CONSULTANT'S STAMP

REVISIONS

NO.	DATE	DESCRIPTION

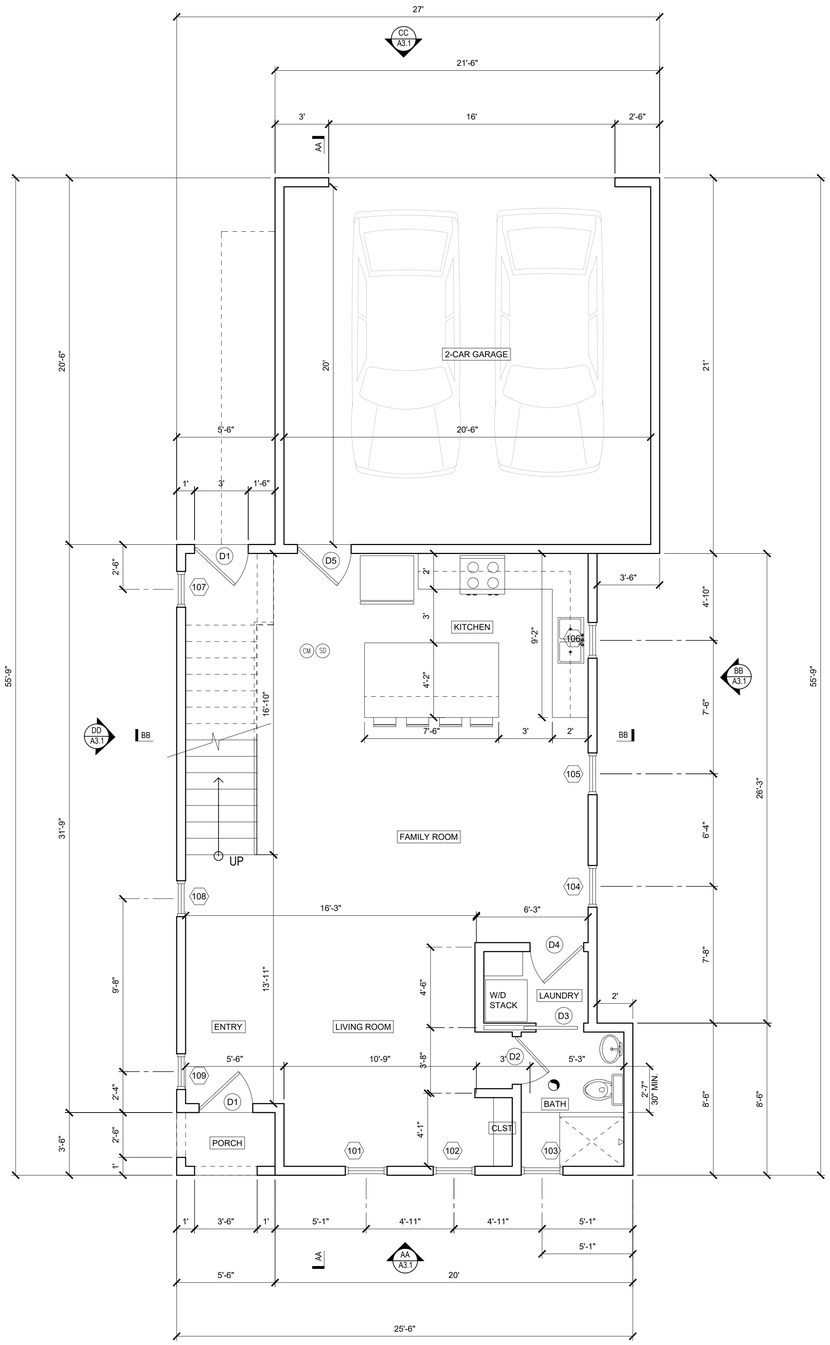
PROJECT TITLE:

NEW RESIDENCE
1037 RUBERTA AVE
GLENDALE CA 91201

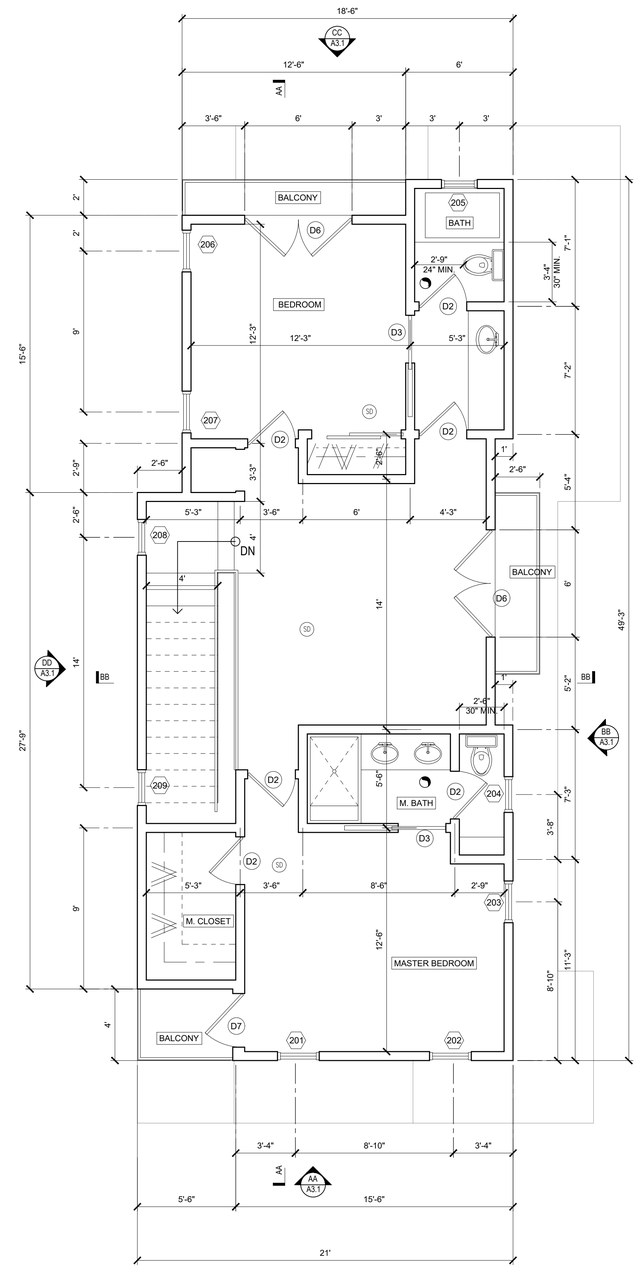
DATE: APRIL 2021
DESIGNED BY: L.ROMERO
DRAWN BY: R.ROMERO
PERMIT NUMBER:

SHEET TITLE:
SETBACKS

SHEET NUMBER:
A1.4



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

NORTH

LOUIS DESIGN STUDIO
PLANNING+DEVELOPMENT

Design + Planning + Development
24270 WALNUT STREET
SANTA CLARITA, CA 91321

C. + 661 510 7232 | W. + 661 312 4453

LOUISDESIGNSTUDIO@GMAIL.COM

LOUIS-DESIGNSTUDIO.COM

CONSULTANT'S STAMP

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE:

NEW RESIDENCE

1037 RUBERTA AVE
GLENDALE CA 91201

DATE: APRIL 2021

DESIGNED BY: L.ROMERO

DRAWN BY: R.ROMERO

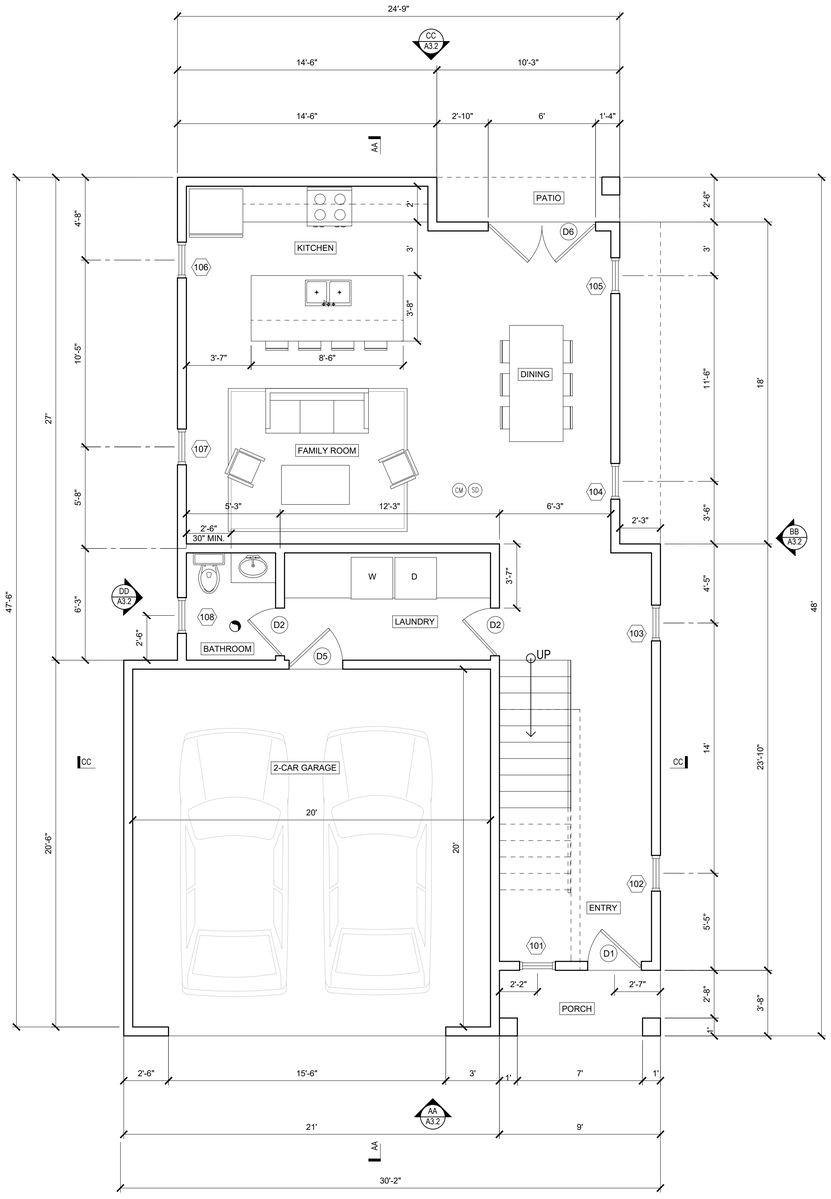
PERMIT NUMBER:

SHEET TITLE:

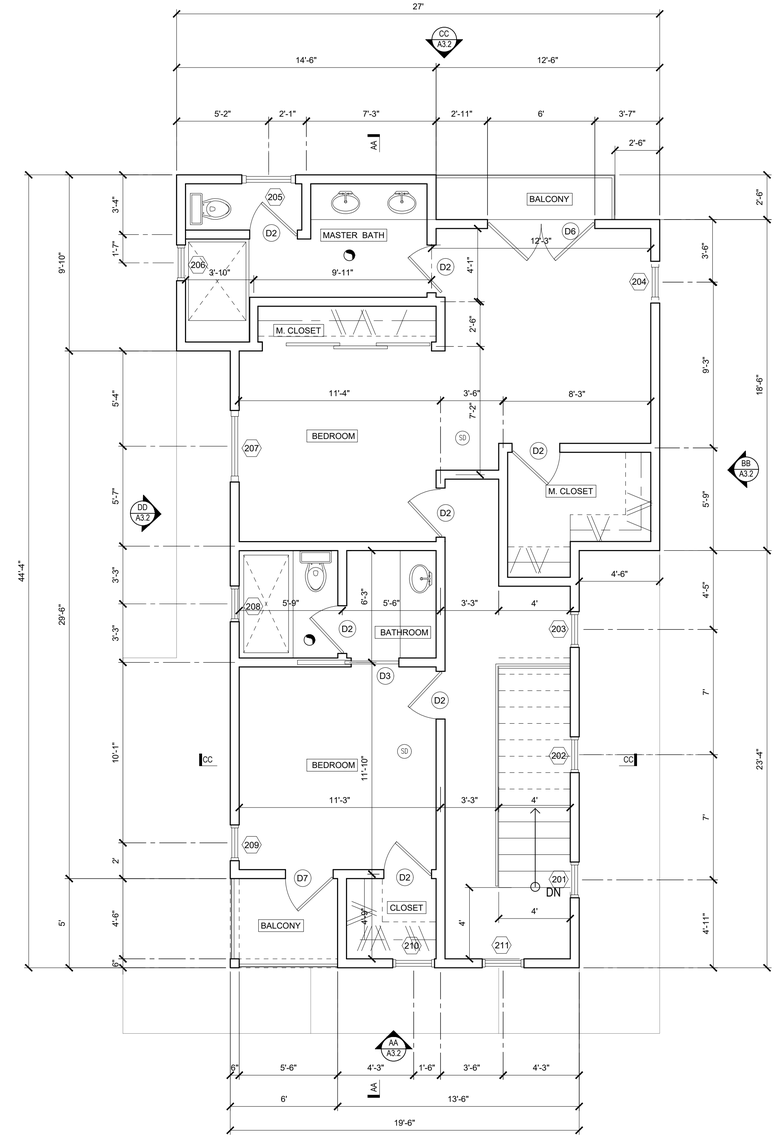
FLOOR PLAN - UNIT A

SHEET NUMBER:

A2.1



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

NORTH

LOUIS DESIGN STUDIO
PLANNING+DEVELOPMENT

Design + Planning + Development
24270 WALNUT STREET
SANTA CLARITA, CA 91321
C. + 661 510 7232 | W. + 661 312 4453
LOUISDESIGNSTUDIO@GMAIL.COM
LOUIS-DESIGNSTUDIO.COM

CONSULTANT'S STAMP

REVISIONS

NO.	DATE	DESCRIPTION

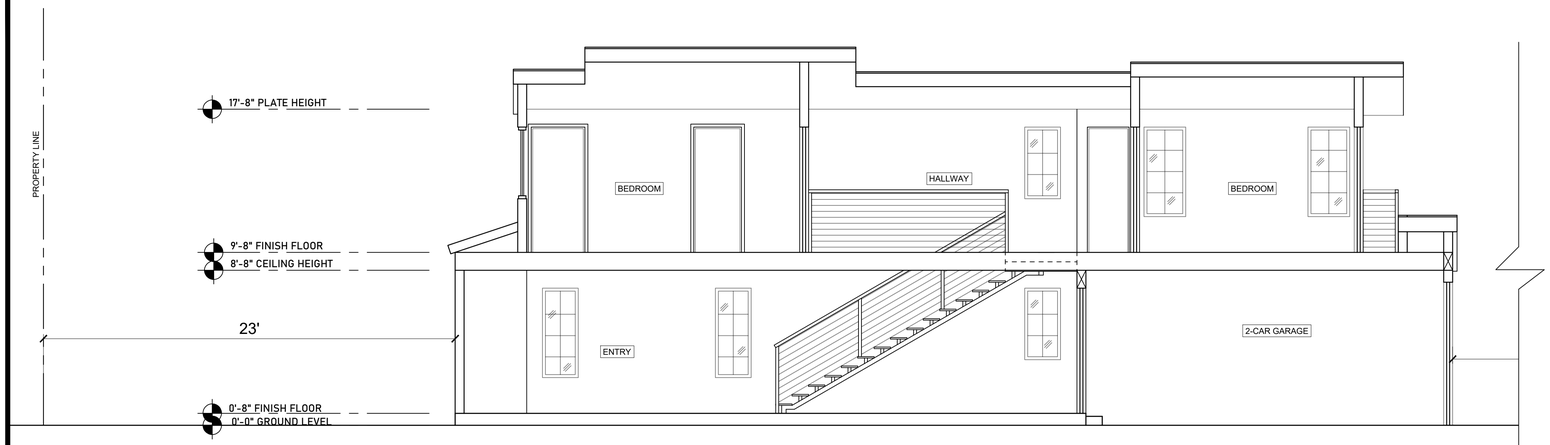
PROJECT TITLE:

NEW RESIDENCE
1037 RUBERTA AVE
GLENDALE CA 91201

DATE: APRIL 2021
DESIGNED BY: L.ROMERO
DRAWN BY: R.ROMERO
PERMIT NUMBER:

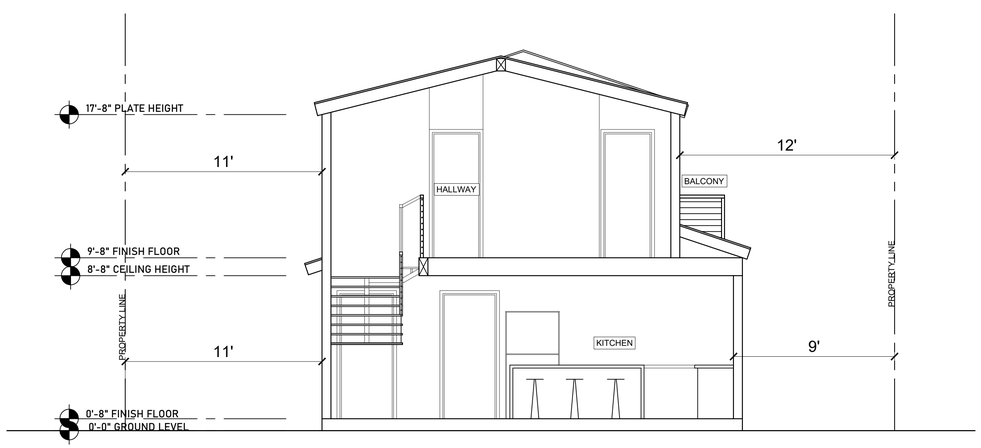
SHEET TITLE:
FLOOR PLAN - UNIT B

SHEET NUMBER:
A2.2

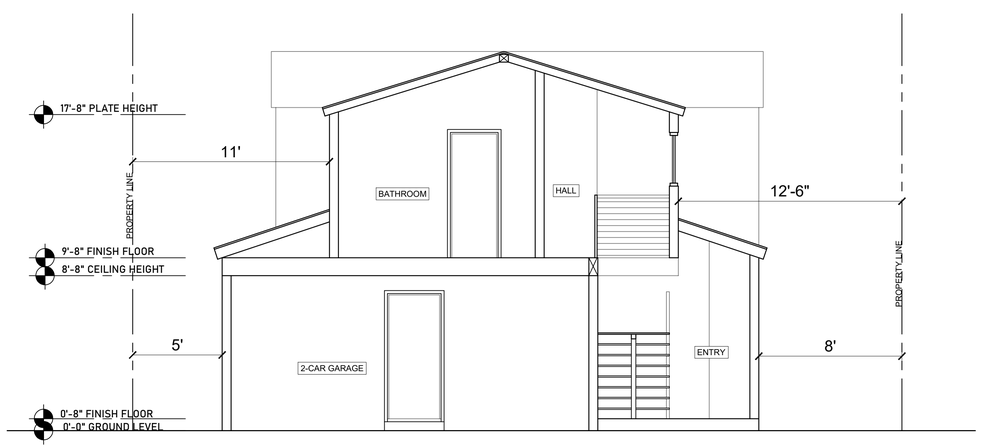


SECTION - AA
SCALE: 1/4" = 1'-0"

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



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



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

LOUIS DESIGN STUDIO
PLANNING+DEVELOPMENT

Design + Planning + Development
24270 WALNUT STREET
SANTA CLARITA, CA 91321
C. + 661 510 7232 | W. + 661 312 4453
LOUISDESIGNSTUDIO@GMAIL.COM
LOUIS-DESIGNSTUDIO.COM

CONSULTANT'S STAMP

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE:

NEW RESIDENCE
1037 RUBERTA AVE
GLENDALE CA 91201

DATE:	APRIL 2021
DESIGNED BY:	L.ROMERO
DRAWN BY:	R.ROMERO
PERMIT NUMBER:	

SHEET TITLE:

SECTIONS

SHEET NUMBER:

A4.1

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

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

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

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

LEGEND

ROOF MATERIAL:

CUSTOM - BILT METALS
STANDING SEAM METAL ROOF
COLOR: STORM GRAY

SIDING MATERIAL:

HARDIEPANEL
HARDIEPANEL LAP FIBER CEMENT
VERTICAL SIDING (SMOOTH)
COLOR: ARCTIC WHITE

CULTURED STONE
MANUFACTURED STONE VENEER
SCULPTED ASHLAR
COLOR: SILVER SHORE

STUCCO
COLOR: WHITE/BEIGE

LOUIS DESIGN STUDIO
PLANNING+DEVELOPMENT

Design + Planning + Development
24270 WALNUT STREET
SANTA CLARITA, CA 91321
C. + 661 510 7232 | W. + 661 312 4453
LOUISDESIGNSTUDIO@GMAIL.COM
LOUIS-DESIGNSTUDIO.COM

CONSULTANT'S STAMP

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE:

NEW RESIDENCE
1037 RUBERTA AVE
GLENDALE CA 91201

DATE: APRIL 2021
DESIGNED BY: L.ROMERO
DRAWN BY: R.ROMERO
PERMIT NUMBER:

SHEET TITLE:
ELEVATIONS - UNIT A

SHEET NUMBER:
A3.1

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

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

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

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

LEGEND

ROOF MATERIAL:

CUSTOM - BILT METALS
STANDING SEAM METAL ROOF
COLOR: STORM GRAY

SIDING MATERIAL:

HARDIEPANEL
HARDIEPANEL LAP FIBER CEMENT
VERTICAL SIDING (SMOOTH)
COLOR: ARCTIC WHITE

CULTURED STONE
MANUFACTURED STONE VENEER
SCULPTED ASHLAR
COLOR: SILVER SHORE

STUCCO
COLOR: WHITE/BEIGE

LOUIS DESIGN STUDIO
PLANNING+DEVELOPMENT

Design + Planning + Development
24270 WALNUT STREET
SANTA CLARITA, CA 91321
C. + 661 510 7232 | W. + 661 312 4453
LOUISDESIGNSTUDIO@GMAIL.COM
LOUIS-DESIGNSTUDIO.COM

CONSULTANT'S STAMP

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE:

NEW RESIDENCE
1037 RUBERTA AVE
GLENDALE CA 91201

DATE: APRIL 2021
DESIGNED BY: L.ROMERO
DRAWN BY: R.ROMERO
PERMIT NUMBER:

SHEET TITLE:
ELEVATIONS - UNIT B

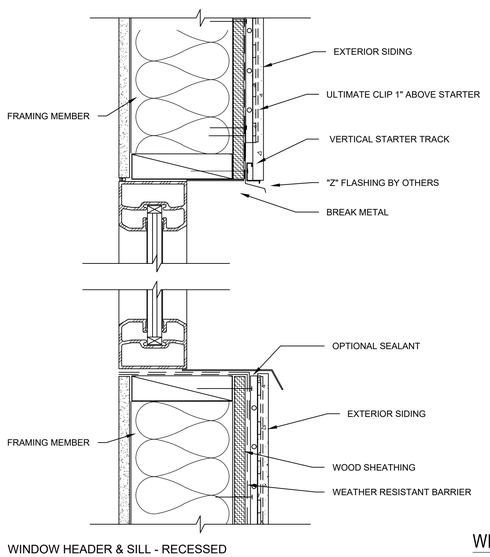
SHEET NUMBER:
A3.2

WINDOW SCHEDULE

WINDOW NUMBER	MANFACTURE	TYPE	WIDTH	HEIGHT	MATERIAL	VISIBLE FROM STREET? (Y/N)	OPERATION	FRAME TYPE	EXTERNAL GRID	KEEP SILL AND FRAME? (Y/N)	BUILD NEW SILL AND FRAME? (Y/N)	EDGE DETAIL	BEDROOM? (Y/N)	ENERGY EFFICIENT (Y/N)	TEMPERED GLASS? (Y/N)	FIRE HAZARD ZONE? (Y/N)	WINDOW W/IN 18" OF FLOOR OR 40" OF DOOR
101	MILGARD - TUSCANY SERIES |V400	A	2'-4"	4'-0"	Fiberglass	YES	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO
102	MILGARD - TUSCANY SERIES |V400	A	2'-4"	4'-0"	Fiberglass	YES	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO
103	MILGARD - TUSCANY SERIES |V400	A	2'-4"	4'-0"	Fiberglass	YES	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	NO	YES	YES	NO	NO
104	MILGARD - TUSCANY SERIES |V400	A	2'-4"	4'-0"	Fiberglass	YES	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO
105	MILGARD - TUSCANY SERIES |V400	A	2'-4"	4'-0"	Fiberglass	NO	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO
106	MILGARD - TUSCANY SERIES |V400	B	2'-0"	3'-6"	Fiberglass	NO	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO
107	MILGARD - TUSCANY SERIES |V400	A	2'-0"	4'-0"	Fiberglass	NO	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	NO	YES	YES	NO	YES
108	MILGARD - TUSCANY SERIES |V400	C	2'-0"	3'-0"	Fiberglass	NO	FIXED	NAIL-IN	YES	NO	YES	FLAT	NO	YES	YES	NO	NO
109	MILGARD - TUSCANY SERIES |V400	D	2'-0"	5'-0"	Fiberglass	NO	FIXED	NAIL-IN	YES	NO	YES	FLAT	NO	YES	YES	NO	NO
201	MILGARD - TUSCANY SERIES |V400	E	2'-4"	3'-0"	Fiberglass	NO	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	YES	YES	NO	NO	NO
202	MILGARD - TUSCANY SERIES |V400	E	2'-4"	3'-0"	Fiberglass	NO	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	YES	YES	NO	NO	NO
203	MILGARD - TUSCANY SERIES |V400	E	2'-4"	3'-0"	Fiberglass	NO	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	YES	YES	NO	NO	NO
204	MILGARD - TUSCANY SERIES |V400	F	2'-0"	2'-0"	Fiberglass	NO	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	NO	YES	YES	NO	NO
205	MILGARD - TUSCANY SERIES |V400	F	2'-0"	2'-0"	Fiberglass	NO	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	NO	YES	YES	NO	NO
206	MILGARD - TUSCANY SERIES |V400	G	2'-4"	5'-0"	Fiberglass	NO	SINGLE HUNG	NAIL-IN	YES	NO	YES	FLAT	YES	YES	NO	NO	NO
207	MILGARD - TUSCANY SERIES |V400	G	2'-4"	5'-0"	Fiberglass	NO	SINGLE HUNG	NAIL-IN	YES	NO	YES	FLAT	YES	YES	NO	NO	NO
208	MILGARD - TUSCANY SERIES |V400	A	2'-0"	4'-0"	Fiberglass	NO	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO
209	MILGARD - TUSCANY SERIES |V400	A	2'-0"	4'-0"	Fiberglass	NO	FIX	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO

DOOR SCHEDULE

SYMBOL	QUANITY	WIDTH	HEIGHT	MATERIAL	OPERATION	TEMPERED GLASS? (Y/N)	REMARKS
D1	2	3'-0"	7'-0"	VINYL / GLASS	SWING	YES	
D2	7	2'-8"	7'-0"	HOLLOW CORE	SWING	NO	
D3	3	2'-8'	7'-0"	HOLLOW CORE	POCKET	NO	
D4	1	3'-0"	7'-0"	VINYL / GLASS	SWING	YES	
D5	1	3'-0"	7'-0"	SOLID CORE	SWING	NO	
D6	2	6'-0"	7'-0"	VINYL / GLASS	SWING	YES	
D7	1	3'-0"	7'-0"	VINYL / GLASS	SWING	YES	



WINDOW HEADER & SILL - RECESSED

WINDOW SECTION

LOUIS DESIGN STUDIO
PLANNING+DEVELOPMENT

Design + Planning + Development
24270 WALNUT STREET
SANTA CLARITA, CA 91321

C. + 661 510 7232 | W. + 661 312 4453

LOUISDESIGNSTUDIO@GMAIL.COM

LOUIS-DESIGNSTUDIO.COM

CONSULTANT'S STAMP

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE:

NEW RESIDENCE

1037 RUBERTA AVE
GLENDALE CA 91201

DATE: APRIL 2021

DESIGNED BY: L.ROMERO

DRAWN BY: R.ROMERO

PERMIT NUMBER:

SHEET TITLE:

DOOR AND WINDOW SCHEDULE - UNIT A

SHEET NUMBER:

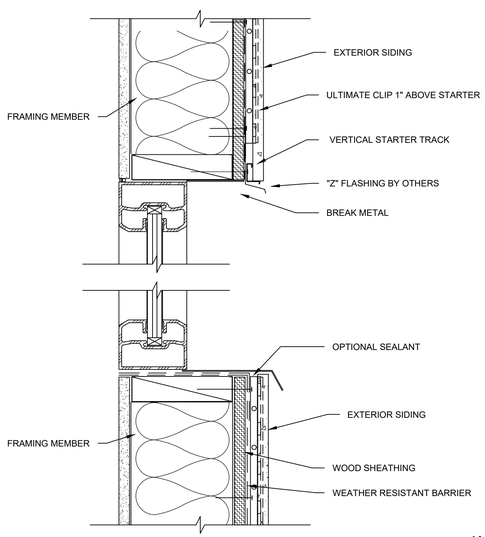
A2.1.1

WINDOW SCHEDULE

WINDOW NUMBER	MANFACTURE	TYPE	WIDTH	HEIGHT	MATERIAL	VISIBLE FROM STREET? (Y/N)	OPERATION	FRAME TYPE	EXTERNAL GRID	KEEP SILL AND FRAME? (Y/N)	BUILD NEW SILL AND FRAME? (Y/N)	EDGE DETAIL	BEDROOM? (Y/N)	ENERGY EFFICIENT (Y/N)	TEMPERED GLASS? (Y/N)	FIRE HAZARD ZONE? (Y/N)	WINDOW W/IN 18" OF FLOOR OR 40" OF DOOR
101	MILGARD - TUSCANY SERIES |V400		2'-0"	5'-0"	Fiberglass	NO	FIXED	NAIL-IN	YES	NO	YES	FLAT	NO	YES	YES	NO	YES
102	MILGARD - TUSCANY SERIES |V400		2'-0"	5'-0"	Fiberglass	NO	SINGLE HUNG	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO
103	MILGARD - TUSCANY SERIES |V400		2'-0"	5'-0"	Fiberglass	NO	SINGLE HUNG	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO
104	MILGARD - TUSCANY SERIES |V400		2'-0"	5'-0"	Fiberglass	NO	SINGLE HUNG	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO
105	MILGARD - TUSCANY SERIES |V400		2'-0"	5'-0"	Fiberglass	NO	SINGLE HUNG	NAIL-IN	YES	NO	YES	FLAT	NO	YES	YES	NO	YES
106	MILGARD - TUSCANY SERIES |V400		2'-0"	5'-0"	Fiberglass	NO	SINGLE HUNG	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO
107	MILGARD - TUSCANY SERIES |V400		2'-0"	5'-0"	Fiberglass	NO	SINGLE HUNG	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO
108	MILGARD - TUSCANY SERIES |V400		2'-0"	3'-0"	Fiberglass	NO	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	NO	YES	YES	NO	NO
201	MILGARD - TUSCANY SERIES |V400		2'-0"	3'-0"	Fiberglass	NO	FIXED	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO
202	MILGARD - TUSCANY SERIES |V400		2'-0"	3'-0"	Fiberglass	NO	FIXED	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO
203	MILGARD - TUSCANY SERIES |V400		2'-0"	3'-0"	Fiberglass	NO	FIXED	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO
204	MILGARD - TUSCANY SERIES |V400		2'-4"	5'-0"	Fiberglass	NO	SINGLE HUNG	NAIL-IN	YES	NO	YES	FLAT	YES	YES	NO	NO	NO
205	MILGARD - TUSCANY SERIES |V400		3'-0"	2'-0"	Fiberglass	NO	SLIDER	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO
206	MILGARD - TUSCANY SERIES |V400		2'-0"	2'-0"	Fiberglass	NO	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	NO	YES	YES	NO	NO
207	MILGARD - TUSCANY SERIES |V400		4'-0"	3'-6"	Fiberglass	NO	SLIDER	NAIL-IN	YES	NO	YES	FLAT	YES	YES	NO	NO	NO
208	MILGARD - TUSCANY SERIES |V400		2'-0"	2'-0"	Fiberglass	NO	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	NO	YES	YES	NO	NO
209	MILGARD - TUSCANY SERIES |V400		2'-0"	3'-6"	Fiberglass	NO	SINGLE HUNG	NAIL-IN	YES	NO	YES	FLAT	YES	YES	NO	NO	NO
210	MILGARD - TUSCANY SERIES |V400		2'-4"	4'-0"	Fiberglass	NO	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO
211	MILGARD - TUSCANY SERIES |V400		2'-4"	4'-0"	Fiberglass	NO	CASEMENT	NAIL-IN	YES	NO	YES	FLAT	NO	YES	NO	NO	NO

DOOR SCHEDULE

SYMBOL	QUANITY	WIDTH	HEIGHT	MATERIAL	OPERATION	TEMPERED GLASS? (Y/N)	REMARKS
D1	1	3'-0"	7'-0"	VINYL / GLASS	SWING	YES	
D2	9	2'-8"	7'-0"	HOLLOW CORE	SWING	NO	
D3	1	2'-8'	7'-0"	HOLLOW CORE	POCKET	NO	
D4	-	3'-0"	7'-0"	VINYL / GLASS	SWING	YES	
D5	1	3'-0"	7'-0"	SOLID CORE	SWING	NO	
D6	2	6'-0"	7'-0"	VINYL / GLASS	SWING	YES	
D7	1	3'-0"	7'-0"	VINYL / GLASS	SWING	YES	



WINDOW HEADER & SILL - RECESSED

WINDOW SECTION

LOUIS DESIGN STUDIO
PLANNING+DEVELOPMENT

Design + Planning + Development
24270 WALNUT STREET
SANTA CLARITA, CA 91321

C. + 661 510 7232 | W. + 661 312 4453

LOUISDESIGNSTUDIO@GMAIL.COM

LOUIS-DESIGNSTUDIO.COM

CONSULTANT'S STAMP

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE:

NEW RESIDENCE

1037 RUBERTA AVE
GLENDALE CA 91201

DATE: APRIL 2021

DESIGNED BY: L.ROMERO

DRAWN BY: R.ROMERO

PERMIT NUMBER:

SHEET TITLE:

DOOR AND WINDOW SCHEDULE - UNIT B

SHEET NUMBER:

A2.2.1

FRONT RESIDENCE - UNIT A
FRONT STREET VIEW

FRONT RESIDENCE - UNIT A
FRONT STREET VIEW

FRONT RESIDENCE - UNIT A
REAR VIEW

FRONT RESIDENCE - UNIT A
REAR VIEW

LOUIS DESIGN STUDIO
PLANNING+DEVELOPMENT

Design + Planning + Development
24270 WALNUT STREET
SANTA CLARITA, CA 91321

C. + 661 510 7232 | W. + 661 312 4453

LOUISDESIGNSTUDIO@GMAIL.COM

LOUIS-DESIGNSTUDIO.COM

CONSULTANT'S STAMP

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE:

NEW RESIDENCE

1037 RUBERTA AVE
GLENDALE CA 91201

DATE:	APRIL 2021
DESIGNED BY:	L.ROMERO
DRAWN BY:	R.ROMERO
PERMIT NUMBER:	

SHEET TITLE:

RENDERS - UNIT A

SHEET NUMBER:

A3.1.1

REAR RESIDENCE - UNIT B
FRONT VIEW

REAR RESIDENCE - UNIT B
FRONT VIEW

REAR RESIDENCE - UNIT B
REAR VIEW

REAR RESIDENCE - UNIT B
REAR VIEW

LOUIS DESIGN STUDIO
PLANNING+DEVELOPMENT

Design + Planning + Development
24270 WALNUT STREET
SANTA CLARITA, CA 91321

C. + 661 510 7232 | W. + 661 312 4453

LOUISDESIGNSTUDIO@GMAIL.COM

LOUIS-DESIGNSTUDIO.COM

CONSULTANT'S STAMP

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE:

NEW RESIDENCE

1037 RUBERTA AVE
GLENDALE CA 91201

DATE:	APRIL 2021
DESIGNED BY:	L.ROMERO
DRAWN BY:	R.ROMERO
PERMIT NUMBER:	

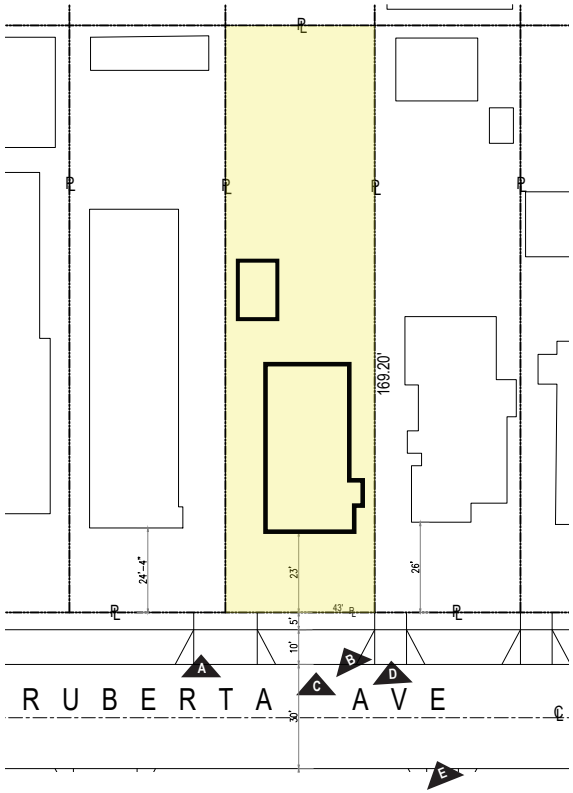
SHEET TITLE:

RENDERS - UNIT B

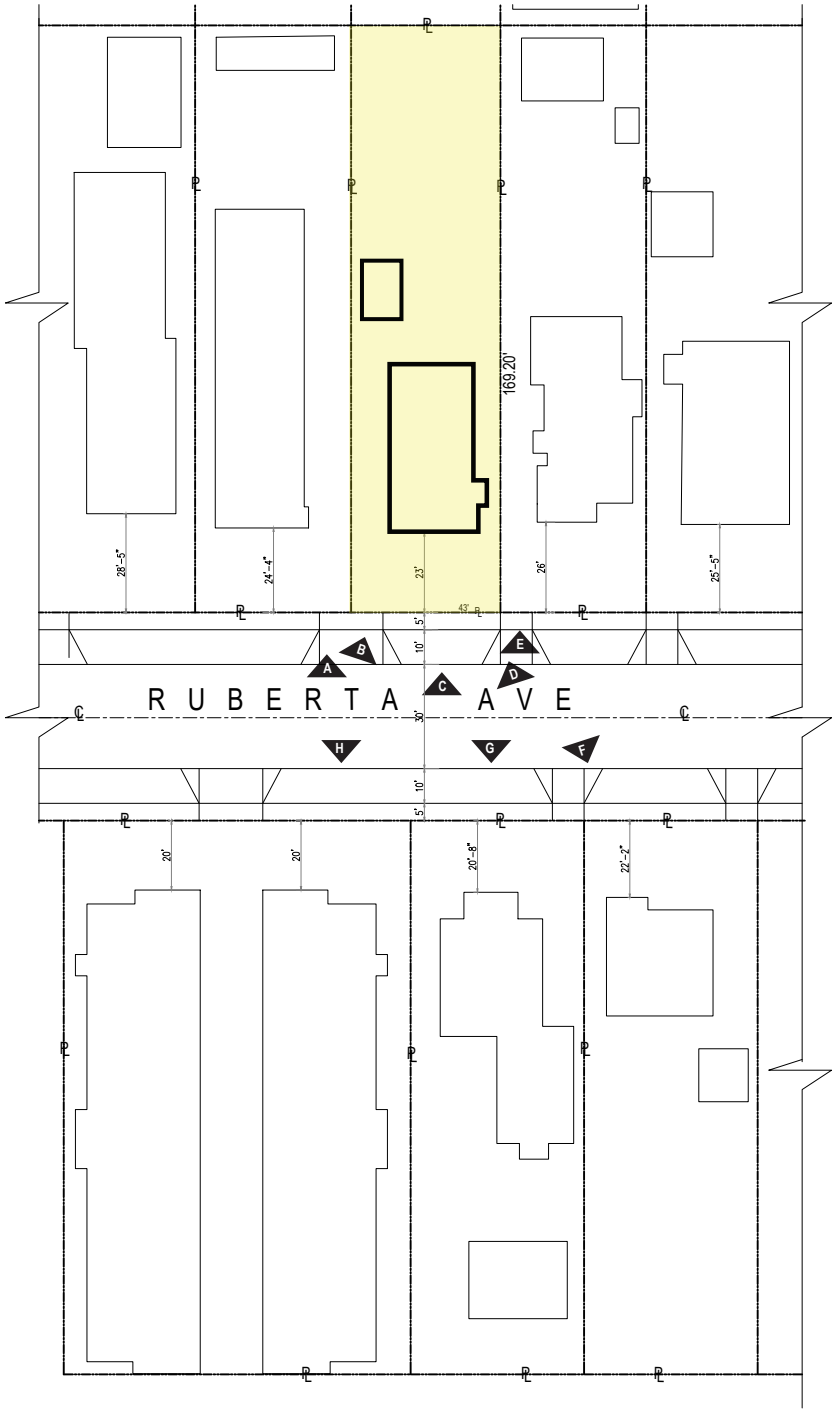
SHEET NUMBER:

A3.2.1

ATTACHMENT 2



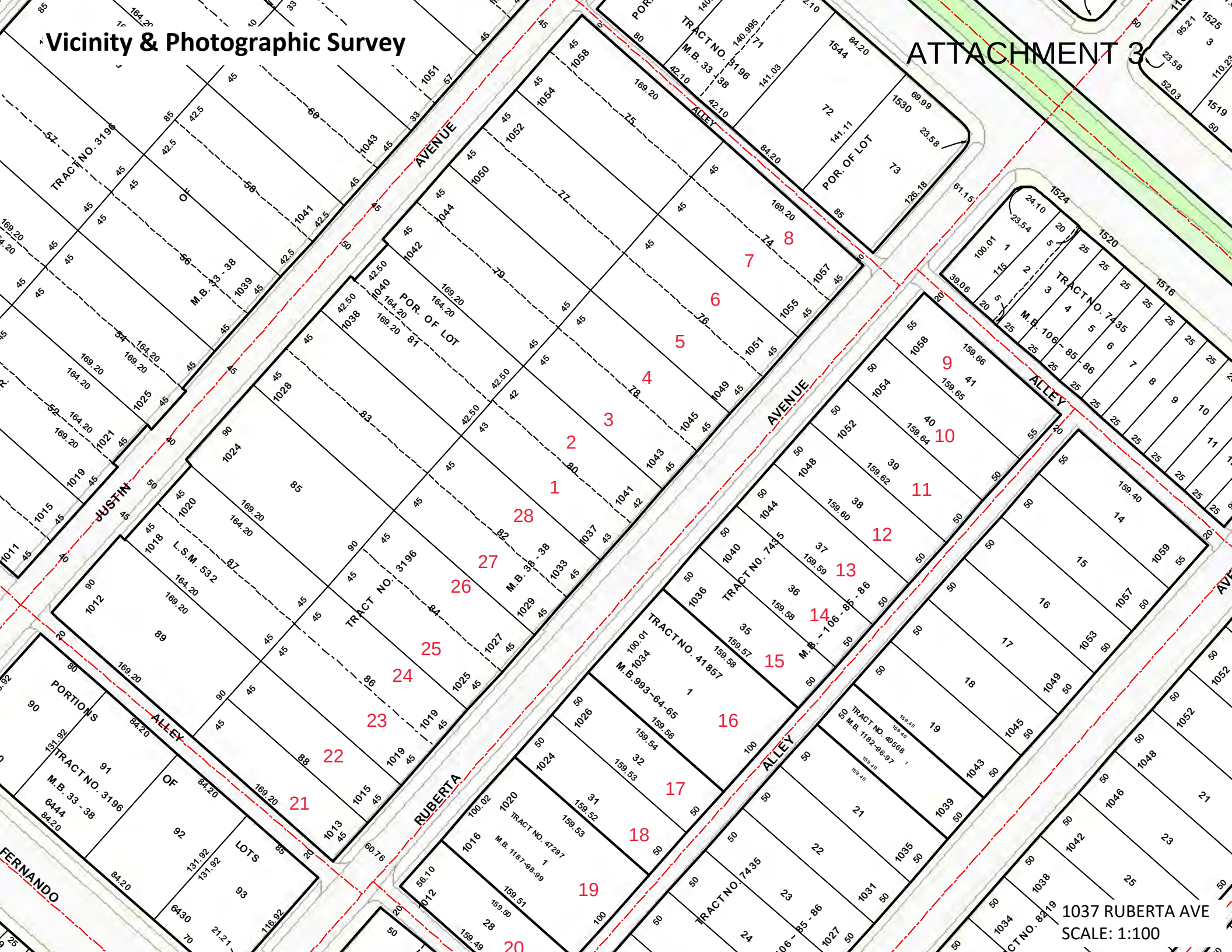
1037 RUBERTA AVE



PHOTOGRAPHS 2 OF 2

Vicinity & Photographic Survey

ATTACHMENT 3



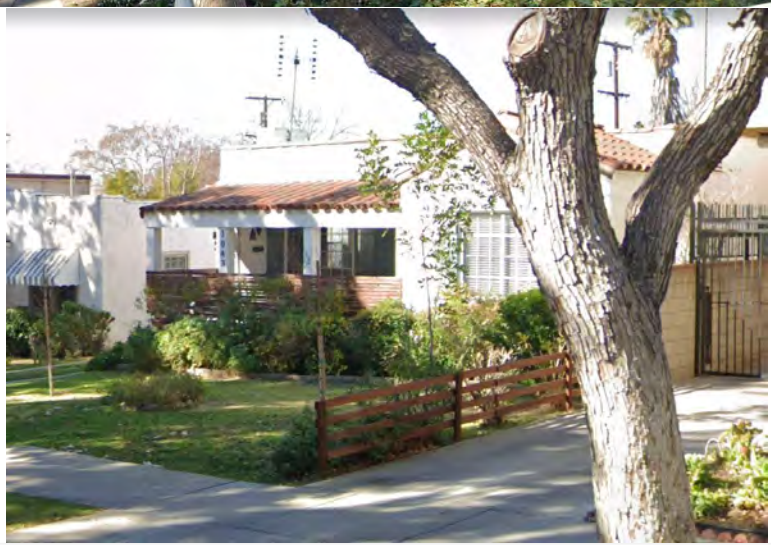
Vicinity & Phtographic Survey

1037 RUBERTA AVE, GLENDALE, CA 91201

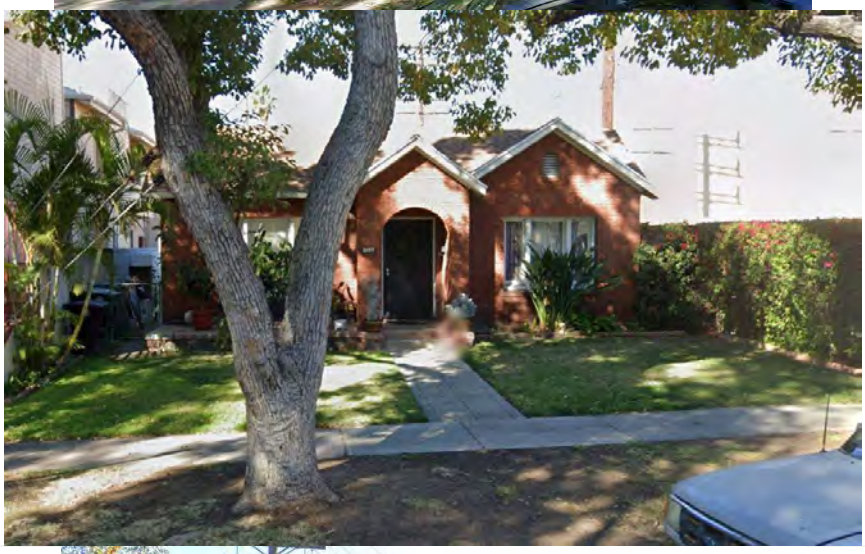
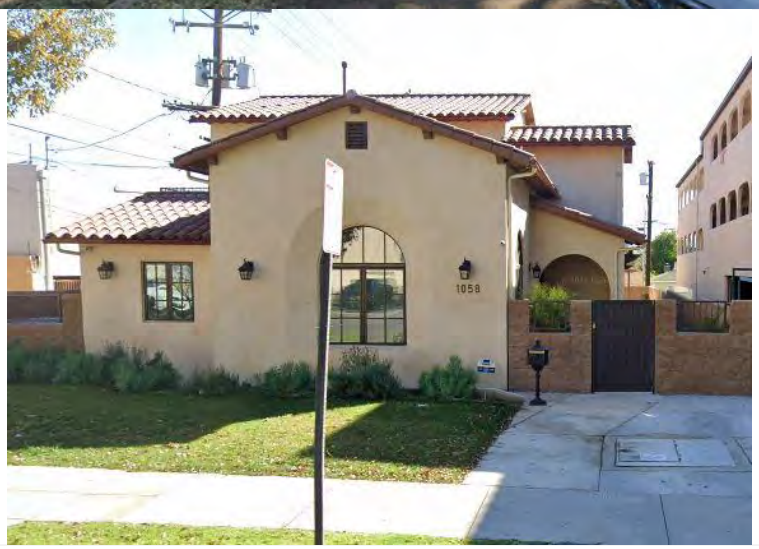
1

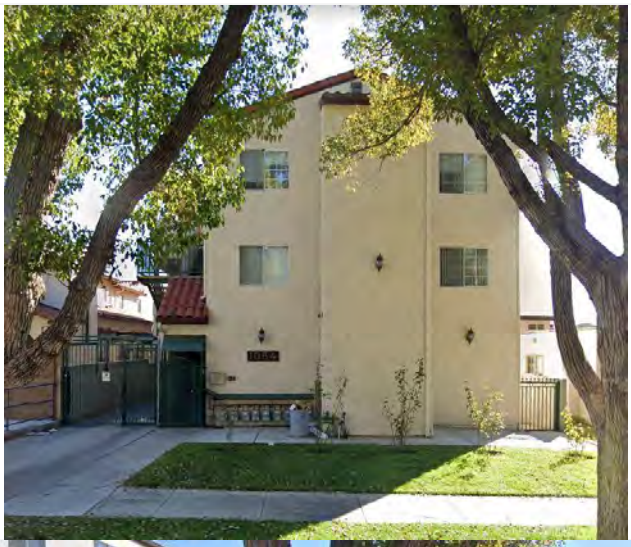
2

3



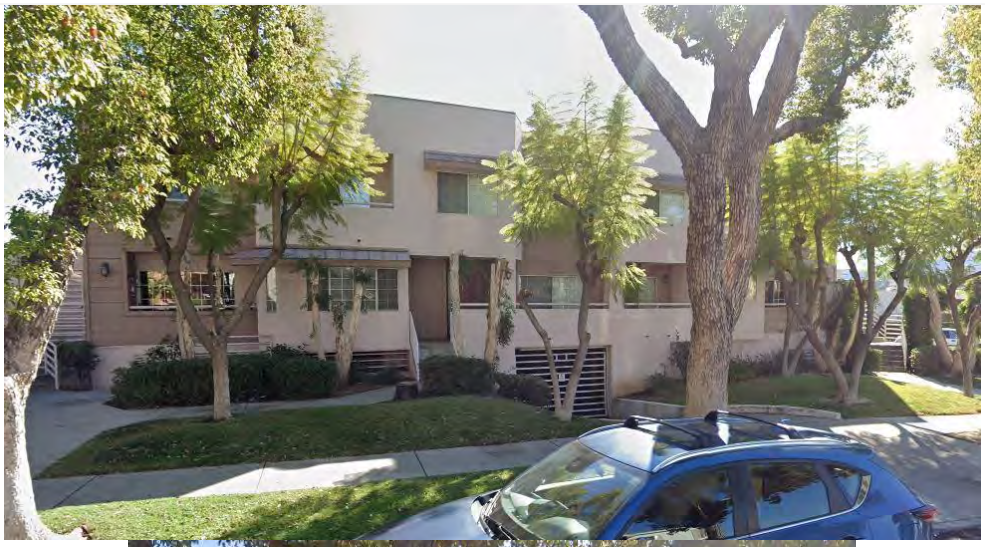
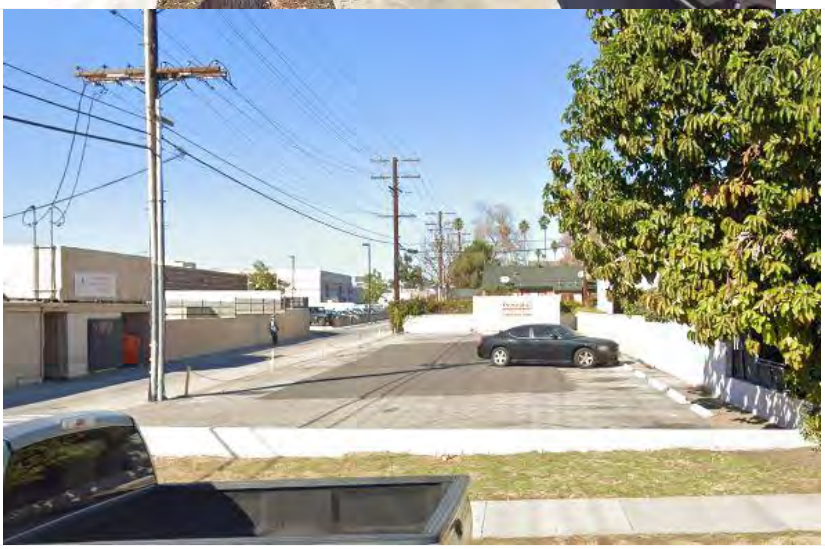
4		
5		
6		

7	
8	
9	

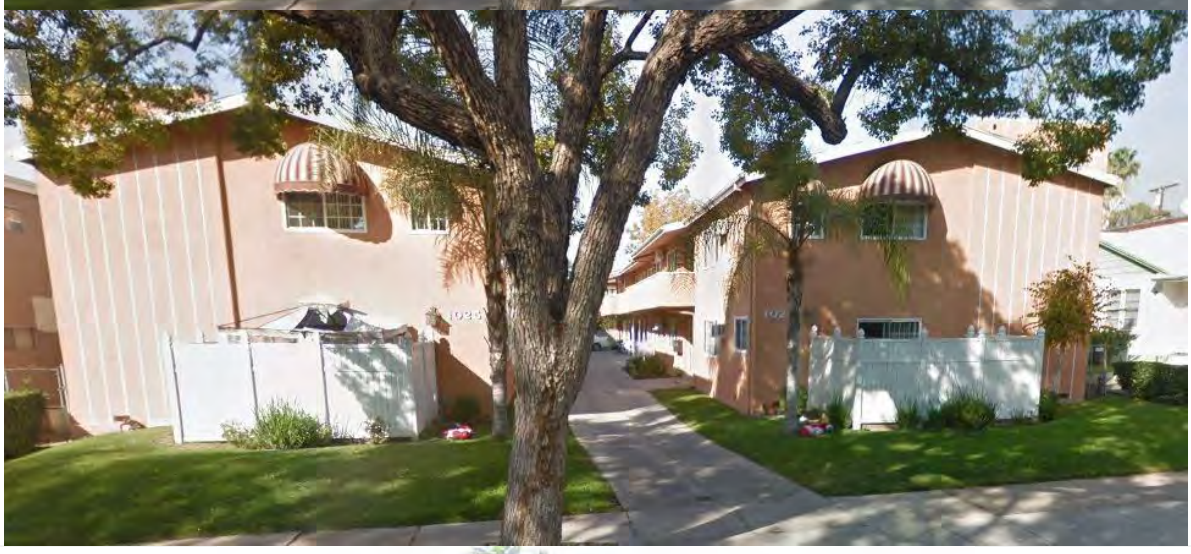
10	
11	
12	

13	
14	
15	

16	
17	
18	

19	
20	
21	

22	
23	
24	

25	
26	
27	

28			

ATTACHMENT 4

RADIUS MAP
1037 RUBERTA AVE, GLENDALE CA 91201
APN: 2623-027-013
500' RADIUS