



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

March 18, 2024

Applicant:

Nareg Khodadadi
213 N. Orange Street, Unit E
Glendale, CA 91203

**RE: Design Review Case No. PADR-002557-2023
5189 Sky Ridge Drive**

The Director of Community Development will render a final decision on or after **April 3, 2024** for the following project:

PROJECT DESCRIPTION:

To construct a 1,262 square-foot addition to an existing 3,024 square-foot two-story, single-family house (built in 1996) with an existing 604 square-foot attached garage. The addition consists of 944 square feet on the ground level and a 318 square-foot loft. The total area of the house with the addition will be 4,286 square feet. Additionally, retaining walls are proposed as follows: two new walls in front of the new addition (east side) ranging in height from 2 ft., 6-inches to 5 ft., and two new walls along the north side, parallel to the street - one will be attached to the addition and the other involves modifying an existing unpermitted wall by incorporating new landscaping in front of the wall, resulting in a maximum exposed visible height of 18-inches above grade. Site improvements involve grading 180 cubic yards (90 cubic yards fill and 90 cubic yards import). The subject site is a 19,370 square-foot lot with an average current slope of 22.9% located in the ROS-III (Residential Open Space, Floor Area Ratio District III) zone.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

For more information or to submit comments, please contact the case planner, Milca Toledo, at 818-937-8181 or mitoledo@glendaleca.gov.

Comments must be received prior to **April 3, 2024**, in order to be considered by the Director.

DECISION: A decision letter will be posted online on or after the date listed above and may be accessed online at: <http://www.glendaleca.gov/planning/decisions>. You may also request notification of the decision when the decision is rendered.

Should you wish to file an appeal of the decision, the appeal must be filed within 15 days of the date of the decision as shown on the decision letter. Appeal applications are available online at <http://www.glendaleca.gov/appeals>.

Sincerely,

Milca Toledo
Senior Planner



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

April 3, 2024

Hearing Date

5189 Sky Ridge Drive

Address

Administrative Design Review (ADR)

Review Type

5601037032

APN

PADR-002557-2023

Case Number

Nareg Khodadadi

Applicant

Milca Toledo

Case Planner

Stephen Sullivan

Owner

Project Summary

To construct a 1,262 square-foot addition to an existing 3,024 square-foot two-story, single-family house (built in 1996) with an existing 604 square-foot attached garage. The addition consists of 944 square feet on the ground level and a 318 square-foot loft. The total area of the house with the addition will be 4,286 square feet. Additionally, retaining walls are proposed as follows: two new walls in front of the new addition (east side) ranging in height from 2 ft., 6-inches to 5 ft., and two new walls along the north side, parallel to the street - one will be attached to the addition and the other involves modifying an existing unpermitted wall by incorporating new landscaping in front of the wall, resulting in a maximum exposed visible height of 18-inches above grade. Site improvements involve grading 180 cubic yards (90 cubic yards fill and 90 cubic yard import). The subject site is a 19,370 square-foot lot with an average current slope of 22.9 percent located in the ROS-III (Residential Open Space, Floor Area Ratio District III) zone.

Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition to the existing house will not result in an increase of more than 10,000 square feet and all public services and facilities are available.

Existing Property/Background

The 19,370 square-foot corner lot has an irregular shape lot located at the end of a cul-de-sac. Presently, the site is developed with a 3,024 square-foot (SF), two-story single-family residence (built in 1996), an attached 604 SF, three-car garage, and a swimming pool behind the house. The area surrounding the site includes single-family residential development to the south, east and west, and undeveloped hillside open space across the street to the north. The lot has a cross slope towards the front of the lot, which slopes up (north) towards the street, and it also slopes up at the rear (west). However, the house and the new addition are located on a flat portion of the lot. A portion of the lot at the rear

is restricted due its proximity to an existing fault line. However, no work is proposed in the restricted area. Access to the existing garage is and will remain via the existing driveway at the front of the lot. There is an existing, unpermitted 44-foot, 11-inch long retaining wall along the north side of the property, sloping down from the street. This wall is proposed to be modified by incorporating new landscaping in front of the wall, thereby, reducing its exposed visible height to a maximum 18-inches above grade. Staff has determined that the property is not eligible for listing at the national, state, or local level and is therefore not a resource under CEQA.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: ROS 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. Site has a total average current slope of 22.9 percent. Project proposes 180 cubic yards of grading total as follows: 90 cubic yards of fill and 90 cubic yards of import.

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 | 11,205 SF | 8,448 SF – 13,400 SF | 19,370 SF |
| Setback | 27 ft. | 20 ft. – 40 ft. | 22 ft. |
| House size | 3,257 SF | 2,705 SF – 3,754 SF | 3,024 SF |
| Floor Area Ratio | .29 | .23 - .38 | .16 |
| Number of stories | 2 stories | 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

While most of the existing landscaping will remain, specific information regarding existing and new planting in front of the new addition and new retaining walls has not been provided. To ensure that existing planting remains and additional/new landscaping is proposed to appropriately screen the new addition and retaining walls, a condition is included to submit a landscape plan, which shows the type of species, size, location, etc.

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

Existing perimeter walls/fences are not noted on the site plan. A condition is included to note existing and/proposed perimeter fences/walls.

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 building footprint expansion along the property's north and east sides, facing the street is appropriate to the site and the neighborhood.
- Retaining walls are proposed along the property's north and east sides. One wall is part of and attached to the building addition on its north side. Also, there is an existing unpermitted retaining wall on the north side below street level located approximately 5 feet, 7-inches away from the building's north wall. The exposed visible height of the wall is proposed to be modified by introducing landscaping between the retaining and the new house addition, appropriately screening the retaining wall and reducing its exposed visible height to a maximum of 18-inches above grade. Additionally, two new retaining walls are proposed in front of the new addition (east side), including a 5-foot high wall parallel to the street and a 2-foot, 6-inch high wall perpendicular to the street. Both walls will be appropriately cladded with stone to match the existing stone base on the house. A condition is included to depict existing and/or proposed perimeter walls/fences on the site plan for staff review.
- The bulk of the house addition is concentrated along the north and east sides of the property. The addition will be appropriately setback 15 feet from the street front property line along its north side and approximately 17 feet from the northeast corner of the property. Overall, the proposed setbacks are appropriate to the site and the neighborhood.
- Access to the existing garage is and will remain from the existing driveway apron along the front, east side of the property and appropriate to the site.

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 mass and scale of the addition is compatible with those of adjoining and nearby properties in the neighborhood and appropriately relates to the surrounding context. The bulk of the addition is located along the north and east sides of the house, away from adjoining properties, overlooking the front, side and rear yards. Its scale, as seen from the north side of Sky Ridge Drive, is not overwhelming since the addition is setback 15 feet from the street front property line and a portion of the house sits below street level. Also, the roof of the addition is designed to be below the existing roof ridge of the house, sloping towards the rear similar to the existing roof slope. The existing building's height of 23 feet, 5-inches will remain unchanged and will not increase as a result of the addition. The height of the addition will be 21 feet, 4-inches, which is lower than the existing overall height of the house, integrating well with the existing house and other homes in the neighborhood.
- The new addition will provide appropriate setbacks from the street front property line. The house addition is sensitive to the existing context and considers adjacent development. The facades are appropriately articulated through the use of breaks in plane and roof line, stone cladding, design details, and fenestration. While the front (east) façade adequately mitigates the building's mass and scale with its one-story volume at the front and fenestration, the north and rear facades, however, could be further articulated. For better design articulation, a condition is included to employ the existing stone cladding currently on the base of the house on the new addition, wrapping it on the north side, terminating at an appropriate location.
- Overall, the scale and proportions of the addition are appropriate to the style of the house and the neighborhood. The roof design features thoughtfully sloped forms similar and complementary to the existing house and the neighborhood. Overall, the roof design of the addition reinforces the design of the house.

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

The existing house is designed in a contemporary style with some traditional style elements similar to other homes in the neighborhood. The house addition relates well to the site and the neighborhood. While the front façade is appropriately articulated through the use of color, stone cladding, fenestration, and roof design, however, additional articulation is suggested at the north side and rear facades to help avoid solid blank walls. For better design articulation, a condition is included to employ the stone cladding currently on the base of the house on the addition, wrapping it along the north side, terminating at an appropriate location.

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

The front entry will remain in its current form. A condition is included to keep the existing stone cladding currently at the base of the entry columns as shown on the colored renderings submitted by the applicant.

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

As shown on the colored renderings, the new addition will match the existing house, including stucco color, texture and finish, stone cladding and other design details. A condition is included to continue the existing stone clad at the base of the house on the new addition, wrapping along the north of the house.

Paving Materials

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

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

Lighting, Equipment, Trash, and Drainage

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

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

Ancillary Structures

☐ yes ☒ n/a ☐ no

If “no” select from below and explain:

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

Determination of Compatibility: Design and Detailing

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

- Overall, the addition’s design and detailing are compatible with the style of the house through the use of architectural treatments, materials, cladding, windows, and colors.

- The addition features a contemporary design with Traditional elements that employs colors and details to match and complement the existing house. The building's proportions are appropriate and relate well to the site and the neighborhood. While the front façade is appropriately articulated through the use of color, fenestration, cladding and design details, however, a condition is included to extend the existing stone cladding at the base of the house, wrapping it on the north side and terminating at an appropriate location to avoid solid blank facades.
 - The front entry will remain in its current form. A condition is included to keep the existing stone cladding at the base of the building as well as the entry porch column details and stone cladding as depicted on the colored renderings.
 - The new vinyl windows on the addition will be similar to the existing windows currently on the house. Their operation includes a combination of single-hung and fixed and feature a trim around the windows to match existing. New window shutters are proposed at the front window, matching the existing shutters currently on the front, second floor window. The windows on the rest of the house are proposed to remain unchanged. A condition is included that the new edge detail and trim around the new windows match existing window surround. Overall, the windows on the addition are appropriate to the house in terms of its style and operation.
 - The beige color stucco finish for the walls, roof material and stone cladding at the base will match existing, appropriate to the site and the neighborhood.
 - The design of the house addition appropriately integrates with the existing house and features architectural details consistent with the existing house and the neighborhood.
-

Recommendation / Draft Record of Decision

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

Conditions

1. Show all existing and/or proposed perimeter walls/fences on the site.
 2. Keep the existing stone cladding at the base of the building and existing design details featured on the front porch columns as shown on the colored elevations and rendering. Revise the elevation drawings to accurately depict and label existing design details currently on the house (i.e., stone cladding and trim at the base, window trim, front porch column cladding, etc.) to remain.
 3. Extend the existing stone cladding and trim at the base of the house, wrapping it on the north side, terminating at an appropriate location.
 4. Specify the window edge detail/surround for the new windows to match existing window trim currently on the house; show this information on the window schedule and label it on the elevation drawings. Do not use foam moldings.
 5. Submit a landscape plan, specifically to show existing and new planting to screen the new retaining walls along the north and east sides of the property for staff review and approval prior to plan check submittal.
-

Attachments

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

THIS DOCUMENT IS PROPERTY OF designNRK. IT SHALL NOT BE USED IN REGARD TO ANY PROJECT OTHER THAN THAT DESIGNATED HEREIN WITHOUT THE WRITTEN PERMISSION OF designNRK. — NOTE: CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS & CONDITION OF BUILDING BEFORE ANY CONSTRUCTION WORK.

NEW ADDITION

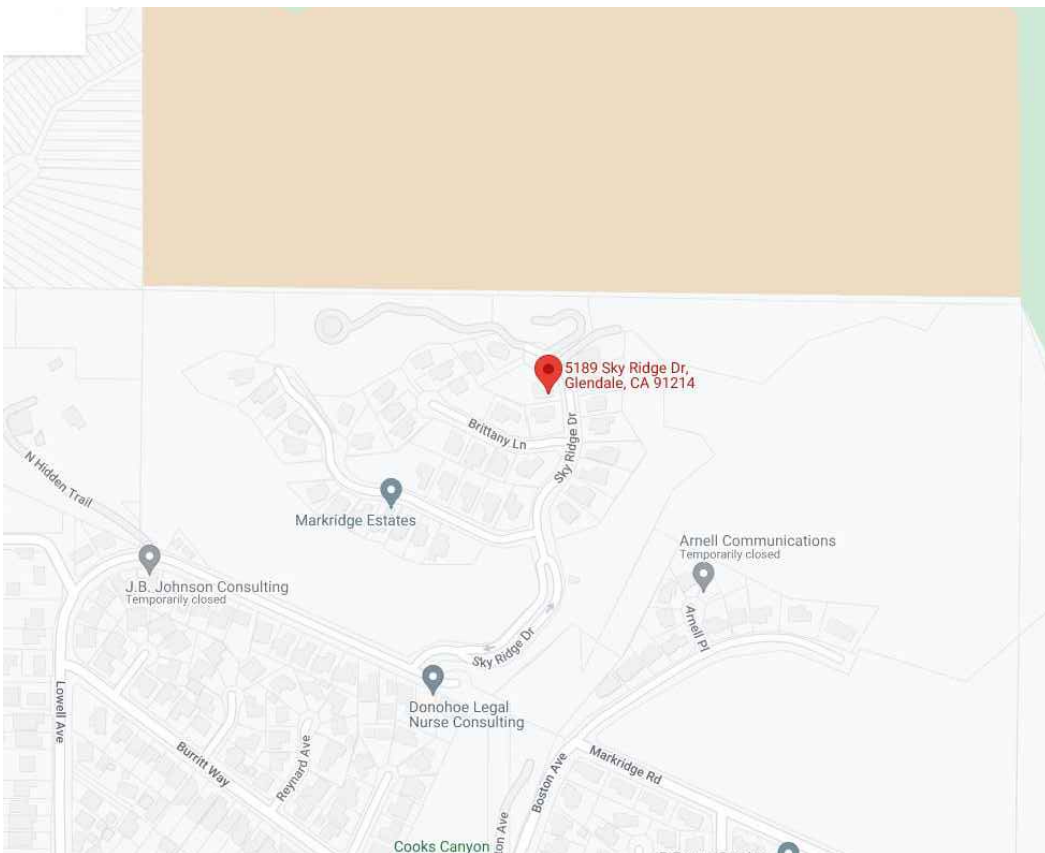
SULLIVAN RESIDENCE

5189 SKY RIDGE DR., GLENDALE, CA 91214

SCOPE OF WORK

- NEW ADDITION (1,262 SQ. FT. TOTAL INC. LOFT) TO EXT'G TWO STORY RESIDENCE (3,024 SQ. FT.) WITH TWO BATHROOMS, GAME ROOM AND A LOFT AREA (318 SQ. FT.)
- NEW 30" HT. PLANTER WALL

SITE MAP



CITY OF GLENDALE PLANNING NOTES

RETAINING WALLS, POOLS, SPAS, JACUZZIS, FENCES, REQUIRE SEPARATE PERMIT.

NO NEW ROOFTOP EQUIPMENT ALLOWED

THERE ARE PROTECTED TREES, OAK, BAY OR SYCAMORE TREES ON OR WITHIN 20 FEET OF THE SITE

NOTES

A. SEPARATE PERMIT IS REQUIRED FOR THE FOLLOWING :

1. RETAINING WALL OF BLOCK FENCE WALL
2. GRADING WORK
3. SWIMMING POOL
4. A SEPARATE STRUCTURE
5. SHORING
6. DEMOLITION

BUILDING & SAFETY NOTES

- a. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE- FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- b. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM. (R306.3)
- c. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY. (R306.4)
- d. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R307.2)
- e. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- f. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
- g. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS, OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)
- h. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- i. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

PROJECT FLOOR PLAN AREA & DATA

| | |
|--------------------------------------|----------------|
| LOT AREA | 19,370 SQ. FT. |
| EXT'G RESIDENCE | 3,024 SQ. FT. |
| FIRST FLOOR - 1,439 SQ. FT. | |
| SECOND FLOOR - 1,585 SQ. FT. | |
| EXT'G 3 CAR GARAGE | 604 SQ. FT. |
| EXT'G POOL | 521 SQ. FT. |
| EXT'G FRONT PORCH | 66 SQ. FT. |
| NEW ADDITION (INC. LOFT 318 SQ. FT.) | 1,262 SQ. FT. |
| TOTAL LIVING AREA | 4,286 SQ. FT. |

| | | |
|------------------------------|------------------------------|------|
| FLOOR AREA RATIO | TOTAL LIVING (4,286 SQ. FT.) | 22 % |
| MAX. 45% | LOT AREA (19,370 SQ. FT.) | |
| FIRST 10,000 - 4,500 SQ. FT. | | |
| THEN 10% - 937 SQ. FT. | | |
| TOTAL : 5,437 SQ. FT. | | |

| | | |
|--------------------------|--------------------------------|------|
| LOT COVERAGE RATIO | FIRST FLOOR (1,439 SQ. FT.) | 16 % |
| MAX. 40% - 7,748 SQ. FT. | 3 CAR GARAGE (604 SQ. FT.) | |
| | EXT'G FRONT PORCH (66 SQ. FT.) | |
| | NEW ADDITION (944 SQ. FT.) | |
| | TOTAL (3,053 SQ. FT.) | |
| | LOT AREA (19,370 SQ. FT.) | |

| | | |
|--------------------------|--|------|
| LANDSCAPE RATIO | TOTAL LANDSCAPED AREA (10,296 SQ. FT.) | 53 % |
| MIN. 40% - 7,748 SQ. FT. | LOT AREA (19,370 SQ. FT.) | |

SITE SLOPE : 22.9 %

CUT & EXPORT INFO :

| |
|-------------------|
| CUT: 0.00 CUYD |
| EXPORT: 0.00 CUYD |
| FILL: 94 CUYD |
| IMPORT: 94 CUYD |

| | |
|-------------------|-----------------|
| LEGAL DESCRIPTION | TR=42836 LOT 32 |
| ZONING | ROS III |
| APN | 5601-037-032 |
| OCCUPANCY | RESIDENCE R-3 |
| | GARAGE U |
| CONSTRUCTION TYPE | V-B |
| YEAR BUILT | 1996 |
| NUMBER OF STORIES | 2 |
| FIRE ZONE | YES |
| FIRE SPRINKLERS | YES |
| CA CLIMATE ZONE | 9 |

APPLICABLE CODES

PROJECT SHALL COMPLY W/ THE 2022 CBC, CMG, CEC, CPC, GFD & CALIFORNIA ENERGY CODE AS WELL AS THE 2023 GLENDALE BUILDING & SAFETY CODE. CBC SECTION 106.1.1

HERS TESTING REQUIRED

QUALITY INSULATION
INSTALLED (QII) REQUIRED

DUCT LEAKAGE TEST
REQUIRED

SHEET INDEX

ARCHITECTURAL SHEETS:

| | |
|------|---|
| A0.1 | COVER SHEET |
| A0.2 | SECURITY NOTES & GREEN NOTES |
| A1.1 | SITE PLAN AND ROOF PLAN |
| A2.1 | PROPOSED FLOOR PLAN DOOR / WINDOW SCHEDULE |
| A3.1 | PROPOSED ELEVATIONS |
| A3.2 | PROPOSED ELEVATIONS |
| A4.1 | PROPOSED SECTIONS |

MECHANICAL SHEETS:

| | |
|----|----------|
| T1 | TITLE 24 |
| T2 | TITLE 24 |

STRUCTURAL SHEETS :

| | |
|----|------------------|
| S1 | GENERAL NOTES |
| S2 | STANDARD DETAILS |
| S3 | DETAILS |
| S4 | FOUNDATION PLAN |
| S5 | FRAMING PLAN |
| S6 | DETAILS |

PROJECT INFORMATION

| | |
|------------------------------|------------------------------|
| PROJECT LOCATION | OWNER |
| 5189 SKY RIDGE DR. | SULLIVAN |
| GLENDALE, CA 91214 | 5189 SKY RIDGE DR. |
| | GLENDALE, CA 91214 |
| ENERGY CALCULATIONS | STRUCTURAL ENGINEER |
| SK DESIGN | KAZARIANS ENG. SERVICES INC. |
| 2333 MIRA VISTA AVE. APT #26 | 1528 CANADA BLVD SUITE 206 |
| MONTEROSE, CA 91020 | GLENDALE CA 91208 |
| MOBILE : 818.512.9231 | TEL : 818.240.8763 |
| SKDESIGN.SEVAG@GMAIL.COM | ARTOKAZARIANS@KAZENG.COM |

PROJECT DESIGNER

DESIGNNRK
213 N. ORANGE ST. UNIT: E
GLENDALE, CA 91203
OFFICE : 818.823.7286
FAX : 888.424.8125
INFO@DESIGNNRK.COM

FIRE DEPT. NOTES

1. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

2. FIRE SPRINKLERS: EXTENSION OF EXISTING - PROVIDE A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE STRUCTURE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF NFPA 13D AND THE REQUIREMENTS OF THE GLENDALE FIRE DEPARTMENT. FIRE SPRINKLER PLANS SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT.

3. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER SMOKE DETECTORS.

4. CARBON MONOXIDE DETECTORS: SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM (S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. ALARMS SHALL BE HARDWIRED FROM THE BUILDING POWER SUPPLY AND EQUIPPED WITH BATTERY BACKUP. DETECTORS SHALL MEET U.L. 2034 AND /OR NFPA 720 STANDARDS. 2019 CALIFORNIA RESIDENTIAL CODE

5. EGRESS: ALL REQUIRED EXITS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT KEY OR SPECIAL KNOWLEDGE OR EFFORT.

6. REQUIRED FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE LISTED BELOW. FOR ALL INSPECTIONS, CALL 818-548-4810

☒ FIRE SPRINKLER OVERHEAD/UNDERGROUND ROUGH AND FLUSH (BEFORE COVERING ANY PIPING)

☒ FIRE SPRINKLER FINAL

☒ FIRE PREVENTION BUREAU FINAL (ADDRESS SIGNS, EGRESS, FIRE DEPARTMENT ACCESS, SMOKE DETECTORS, FUEL MODIFICATION, ETC.)

8. ADDITIONAL REQUIRED GFD INSPECTIONS: FOR INSPECTIONS, CALL 818-548-4810. FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE: FIRE PREVENTION BUREAU FINAL (ADDRESS SIGNS, EGRESS FIRE DEPARTMENT ACCESS, SMOKE DETECTORS.

GENERAL NOTES

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, GRADES, EXISTING STRUCTURES, AND FIELD CONDITIONS AT THE SITE, BEFORE COMMENCING WORK.
HE SHALL IMMEDIATELY NOTIFY THE DESIGNER AND/OR OWNER.

TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION. WHERE NO DETAILS ARE GIVEN, THE CONSTRUCTION SHALL BE AS FOR SIMILAR WORK. OMISSIONS AND/ OR CONFLICTS AMONG THE VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, SPECIFICATIONS, EXISTING STRUCTURES, AND/ OR FIELD CONDITIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER, BEFORE PROCEEDING WITH THE WORK SO INVOLVED.

CONSTRUCTION WORK SHALL NOT CREATE DUST, DIRT, OR OTHER SUCH INCONVENIENCES TO THE OTHER TENANTS.

CONSTRUCTION OPERATION SHALL NOT BLOCK WALKWAYS, OR OTHER MEANS OF EGRESS.

"ALL DOORS & WINDOWS SHALL MEET CITY OF GLENDALE SECURITY ORDINANCE"

THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCE OR STATE LAW.

TEMPORARY TOILET FACILITIES TO BE PROVIDED. (GSBC 118.)

"THE CONTRACTOR MUST PROVIDE PUBLIC PROTECTION IN ACCORDANCE WITH CBC SECTION 3306.1 FOR WORK ON ANY BUILDING AND STRUCTURE ADJACENT TO THE PUBLIC WAY."



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COVER SHEET

SULLIVAN RESIDENCE

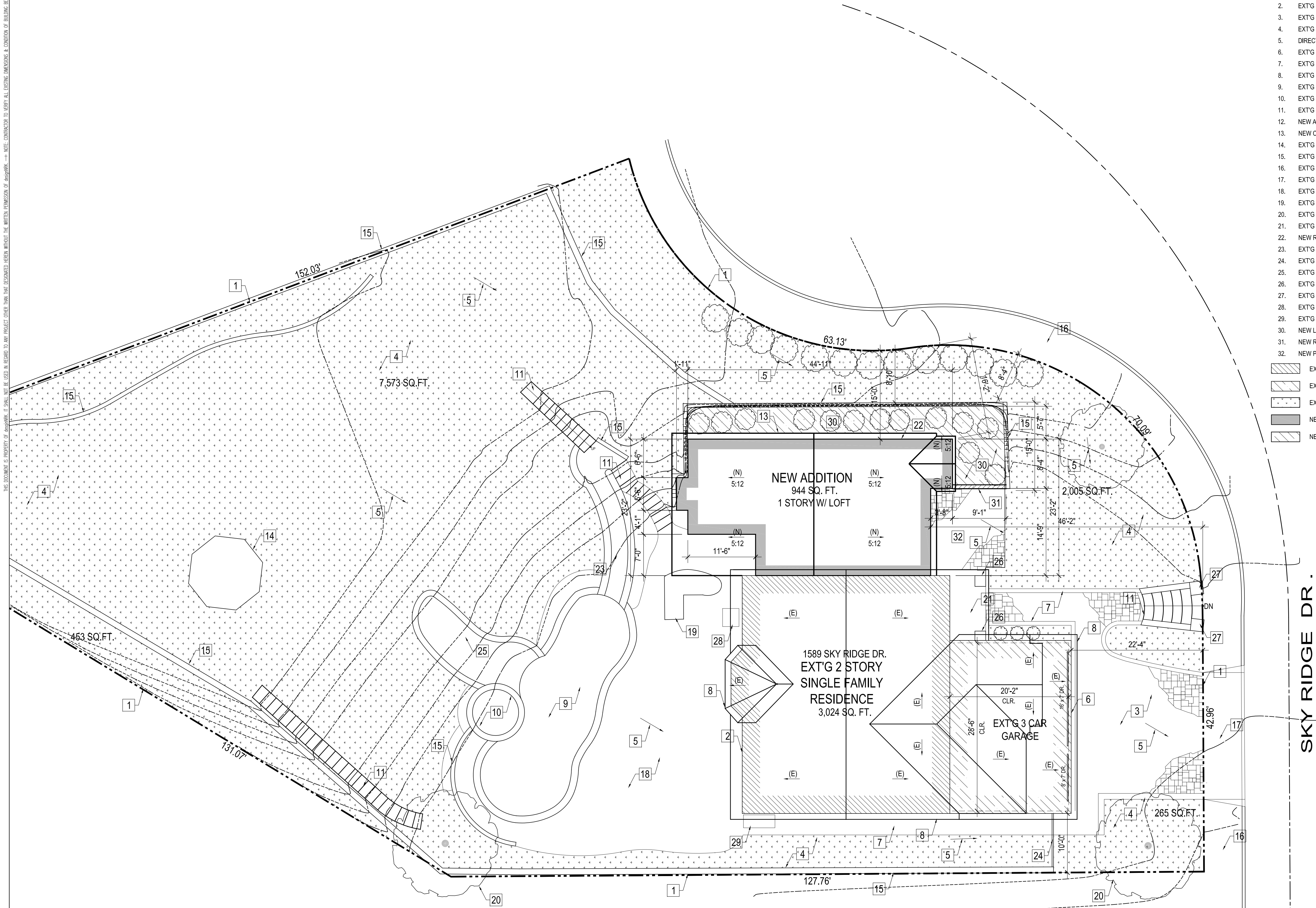
5189 SKY RIDGE DR., GLENDALE, CA 91214

DATE: 09/2023
DRAWN BY: NRK
JOB NO. 21088

SHEET NO.

A0.1

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SITE PLAN KEYED NOTES

1. PROPERTY LINE
2. EXT'G FLOOR WALL LINE
3. EXT'G PAVED DRIVEWAY TO REMAIN
4. EXT'G LANDSCAPING TO REMAIN
5. DIRECTION OF SHEET FLOW MIN 2%
6. EXT'G GARAGE FLOOR WALL LINE
7. EXT'G PAVED WALK-WAY
8. EXT'G ROOF LINE
9. EXT'G POOL
10. EXT'G SPA
11. EXT'G CONCRETE STAIRS
12. NEW ADDITION WALL LINE
13. NEW CLASS 'A' ROOF LINE
14. EXT'G GAZEBO
15. EXT'G RETAINING WALL
16. EXT'G SIDEWALK
17. EXT'G APRON
18. EXT'G HARDSCAPE
19. EXT'G BBQ AREA
20. EXT'G OAK TREE TO REMAIN
21. EXT'G PORCH
22. NEW RETAINING WALL
23. EXT'G WATER SLIDE
24. EXT'G GATE
25. EXT'G FOUNTAIN
26. EXT'G COLUMNS
27. EXT'G LIGHT & PILASTER
28. EXT'G AC UNIT LOCATION
29. EXT'G POOL EQUIPMENT LOCATION
30. NEW LANDSCAPING
31. NEW RETAINING WALL - 5' HT. MAX.
32. NEW PAVING AREA

- EXT'G FLOOR AREA
- EXT'G 3 CAR GARAGE
- EXT'G LANDSCAPING
- NEW ADDITION
- NEW LANDSCAPING



SITE PLAN & ROOF PLAN

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

REVISIONS:

| | |
|----|--|
| 1. | |
| 2. | |
| 3. | |
| 4. | |
| 5. | |

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SITE PLAN AND ROOF PLAN

SULLIVAN RESIDENCE

5189 SKY RIDGE DR., GLENDALE, CA 91214

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WINDOW SCHEDULE

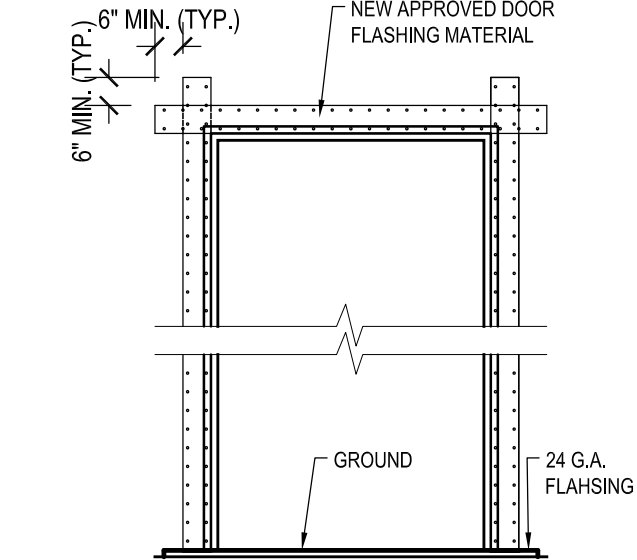
| MARK | NO. OF UNIT | EXT'G SIZE | | PROPOSED SIZE | | EXT'G MATERIAL | NEW MATERIAL | EXT'G OPERATION | NEW OPERATION | NEW FRAME TYPE | GLAZE | | BEDROOM Y/N | COLOR | VISIBLE FROM THE STREET Y/N | EXTERNAL GRID (SDL) Y/N | KEEP EXISTING SILL & FRAME Y/N | BUILD NEW SILL & FRAME Y/N | EXT'G EDGE DETAIL Y/N | NEW EDGE DETAIL | FIRE HAZARD ZONE Y/N | WINDOW W/IN 18" OF FLOOR OR 40" OF DOOR Y/N | U-FACTOR | SHGC FACTOR | NOTE |
|------|-------------|------------|--------|---------------|--------|----------------|--------------|-----------------|---------------|----------------|-------|------|-------------|-------|-----------------------------|-------------------------|--------------------------------|----------------------------|-----------------------|-----------------|----------------------|---|----------|-------------|------|
| | | WIDTH | HEIGHT | WIDTH | HEIGHT | | | | | | DUAL | TEMP | | | | | | | | | | | | | |
| (A) | 1 | — | — | 6'-0" | 5'-0" | — | VINYL | — | FIXED | NAIL-ON | • | • | NO | WHITE | YES | YES | — | YES | — | — | YES | NO | 0.30 | 0.23 | |
| (B) | 1 | — | — | 2'-0" | 3'-0" | — | VINYL | — | SINGLE HUNG | NAIL-ON | • | • | NO | WHITE | NO | YES | — | YES | — | — | YES | NO | 0.30 | 0.23 | |
| (C) | 1 | — | — | 4'-0" | 5'-0" | — | VINYL | — | SINGLE HUNG | NAIL-ON | • | • | NO | WHITE | NO | YES | — | YES | — | — | YES | NO | 0.30 | 0.23 | |
| (D) | 1 | — | — | 4'-0" | 5'-0" | — | VINYL | — | FIXED | NAIL-ON | • | • | NO | WHITE | NO | YES | — | YES | — | — | YES | NO | 0.30 | 0.23 | |

DOOR SCHEDULE

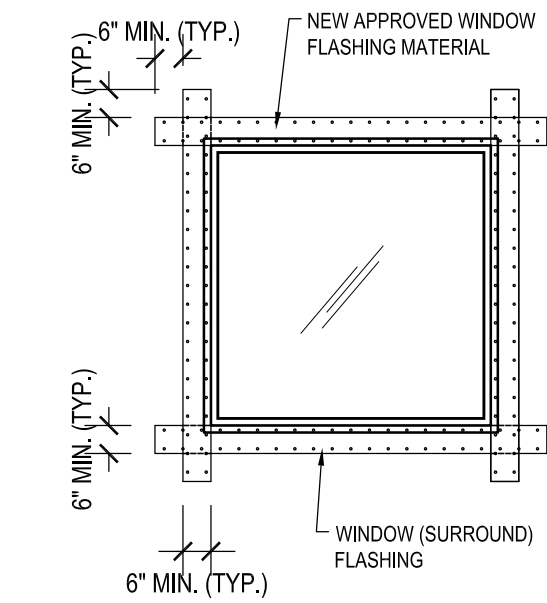
| MARK | NO. OF UNIT | DOOR | | | FINISH | NOTES |
|------|-------------|---------------|--------|------|---------|------------------------------|
| | | SIZE | GLAZE | TEMP | | |
| (1) | 1 | 6'-0" x 6'-8" | 1 3/8" | | PAINTED | INTERIOR DOUBLE POCKET DOORS |
| (2) | 1 | 5'-4" x 6'-8" | 1 3/4" | | PAINTED | CLOSET DOUBLE DOORS |
| (3) | 1 | 2'-8" x 6'-8" | 1 3/4" | | PAINTED | INTERIOR DOOR |
| (4) | 1 | 3'-0" x 6'-8" | 1 3/4" | | PAINTED | EXTERIOR DOOR |
| (5) | 1 | 5'-0" x 6'-8" | 1 3/4" | | PAINTED | SLIDER DOOR |
| (6) | 1 | 6'-0" x 6'-8" | 1 3/4" | | PAINTED | POCKET DOORS |

NEW WINDOW & DOOR FLASHING

DETAIL - 1



TYPICAL DOOR



TYPICAL WINDOW

FLOOR PLAN KEYED NOTES

(S.B.O.) SELECTED BY OWNER OR CONTRACTOR

- NEW WALL
- NEW RETAINING WALL
- LOFT FLOOR LINE
- NEW BASE AND UPPER CABINETS
- NEW BAR SINK (S.B.O.)
- NEW TOILET (S.B.O.)
- NEW SINK (S.B.O.)
- NEW SHOWER (TILE TO CEILING)
- CATEGORY II (TEMPERED GLASS) SHOWER DOOR & ENCL. FRAMELESS & SLIDER
- NEW STAIRCASE
- NEW GUARDRAIL (MIN. 42" HT)
- EXT'G WALL TO REMAIN
- EXT'G WINDOW / DOOR TO REMAIN
- EXT'G RETAINING WALL TO REMAIN - 18" EXPOSED ABOVE GRADE
- PROPERTY LINE
- EXT'G COLUMN TO REMAIN
- EXT'G DOOR TO REMAIN
- NEW LINEN CLOSET
- NEW FAUX INSERT & WINDOW - SEE ELEVATION ON A3.1
- CEILING LINE
- NEW RETAINING WALL - MAX. 30" HT.
- NEW LANDSCAPING

WALL / SYMBOL LEGEND

- NEW WALLS
- WALLS TO REMAIN
- EXT'G WALLS TO BE REMOVED
- NEW RETAINING WALL
- EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR - 50 CFM
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR SHALL BE INTERCONNECTED HARD-WIRED W/ BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- 24"X36" WATER CLOSET CLEARANCE

ADDITIONAL GREEN NOTES

- EXISTING NON-COMPLIANT PLUMBING FIXTURES MUST BE REPLACED WITH WATER CONSERVING FIXTURES.
- NEW PLUMBING FIXTURES MUST BE WATER CONSERVING. (CGBC 301.1.1, 4.303)
- COVER DUCT OPENINGS AND PROTECT MECHANICAL EQUIPMENT DURING CONSTRUCTION. (CGBC 4.504)
- FINISH MATERIALS, I.E. ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOLS, ETC. MUST NOT EXCEED THE MAXIMUM ALLOWABLE VOC LIMITS. (CGBC 4.504)

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PROPOSED FIRST FLOOR PLAN/DOOR & WINDOW SCHEDULE

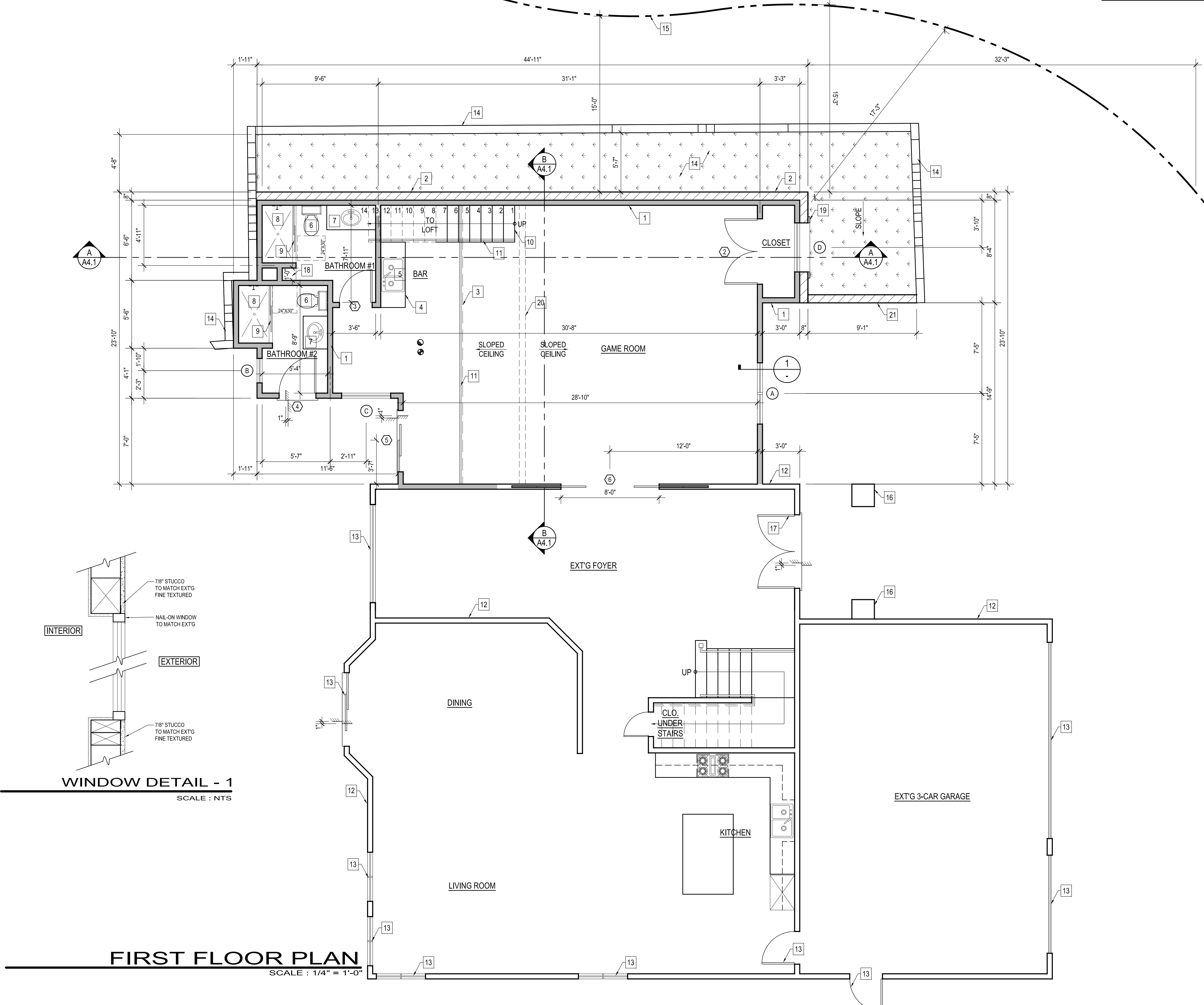
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A2.1

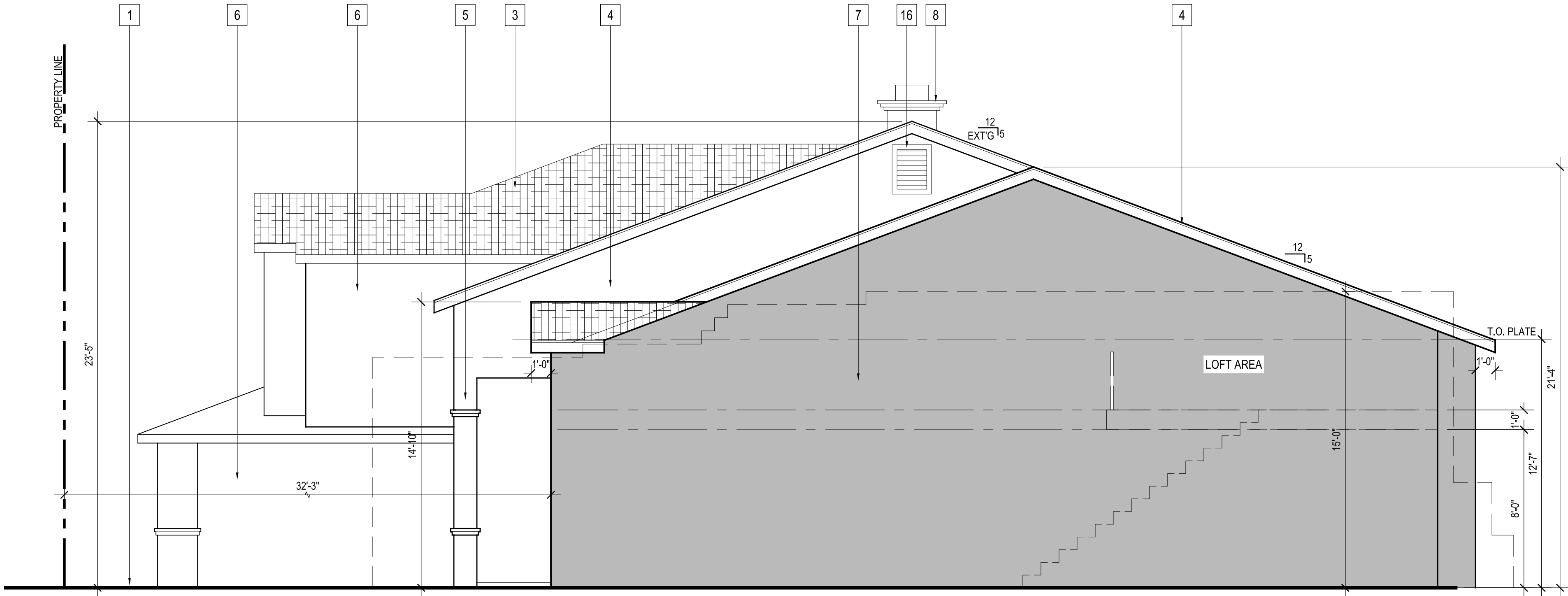


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PROPOSED EAST (FRONT) ELEVATION

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



PROPOSED NORTH ELEVATION

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

ELEVATION KEYED NOTES

- EXT'G GRADE
- EXT'G GARAGE DOOR TO REMAIN
- EXT'G ROOF TO REMAIN
- NEW CLASS 'A' ROOF TO MATCH EXT'G
- EXT'G COLUMNS
- EXT'G STUCCO TO REMAIN
- NEW 7/8" SMOOTH STUCCO - FINISH & COLOR TO MATCH EXT'G RESIDENCE
- EXT'G CHIMNEY TO REMAIN
- NEW WINDOW (SEE SCHEDULE)
- EXT'G WINDOW TO REMAIN
- EXT'G DOOR TO REMAIN
- EXT'G 15'-0" HT. RETAINING WALL
- NEW SHUTTERS TO MATCH EXT'G
- NEW GUTTERS
- NEW DOOR (SEE SCHEDULE)
- EXT'G VENT
- EXT'G GUTTERS
- FAUX RECESSED INSERT
- NEW FILL GRADE / HILLSIDE W/ LANDSCAPING
- NEW PLANTER WALL 30" MAX.

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PROPOSED ELEVATIONS

SULLIVAN RESIDENCE

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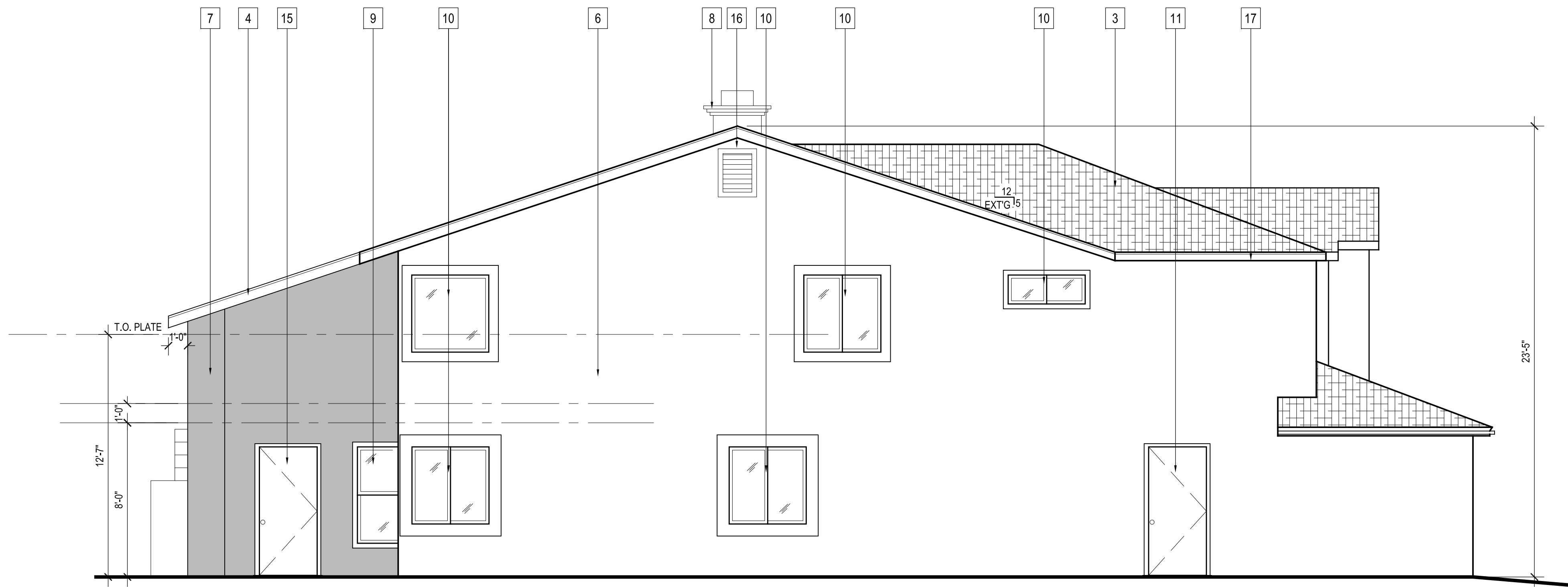
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A3.1

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PROPOSED WEST (REAR) ELEVATION

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



PROPOSED SOUTH ELEVATION

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

ELEVATION KEYED NOTES

- EXT'G GRADE
- EXT'G GARAGE DOOR TO REMAIN
- EXT'G ROOF TO REMAIN
- NEW CLASS 'A' ROOF TO MATCH EXT'G
- EXT'G COLUMNS
- EXT'G STUCCO TO REMAIN
- NEW 7/8" SMOOTH STUCCO - FINISH & COLOR TO MATCH EXT'G RESIDENCE
- EXT'G CHIMNEY TO REMAIN
- NEW WINDOW (SEE SCHEDULE)
- EXT'G WINDOW TO REMAIN
- EXT'G DOOR TO REMAIN
- EXT'G 15'-0" HT. RETAINING WALL
- NEW SHUTTERS TO MATCH EXT'G
- NEW GUTTERS
- NEW DOOR (SEE SCHEDULE)
- EXT'G VENT
- EXT'G GUTTERS
- FAUX RECESSED INSERT
- NEW FILL GRADE / HILLSIDE W/ LANDSCAPING
- NEW PLANTER WALL 30" MAX.

| REVISIONS: | |
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PROPOSED ELEVATIONS

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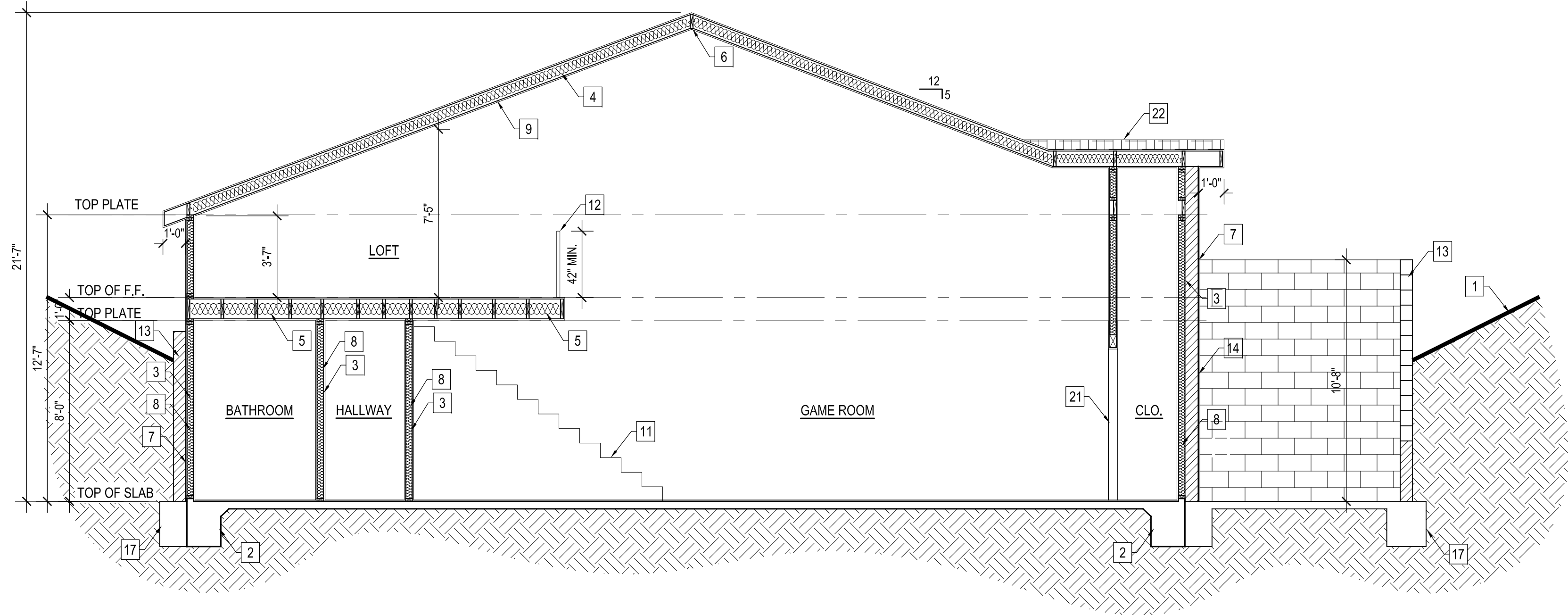
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SHEET NO.

A3.2

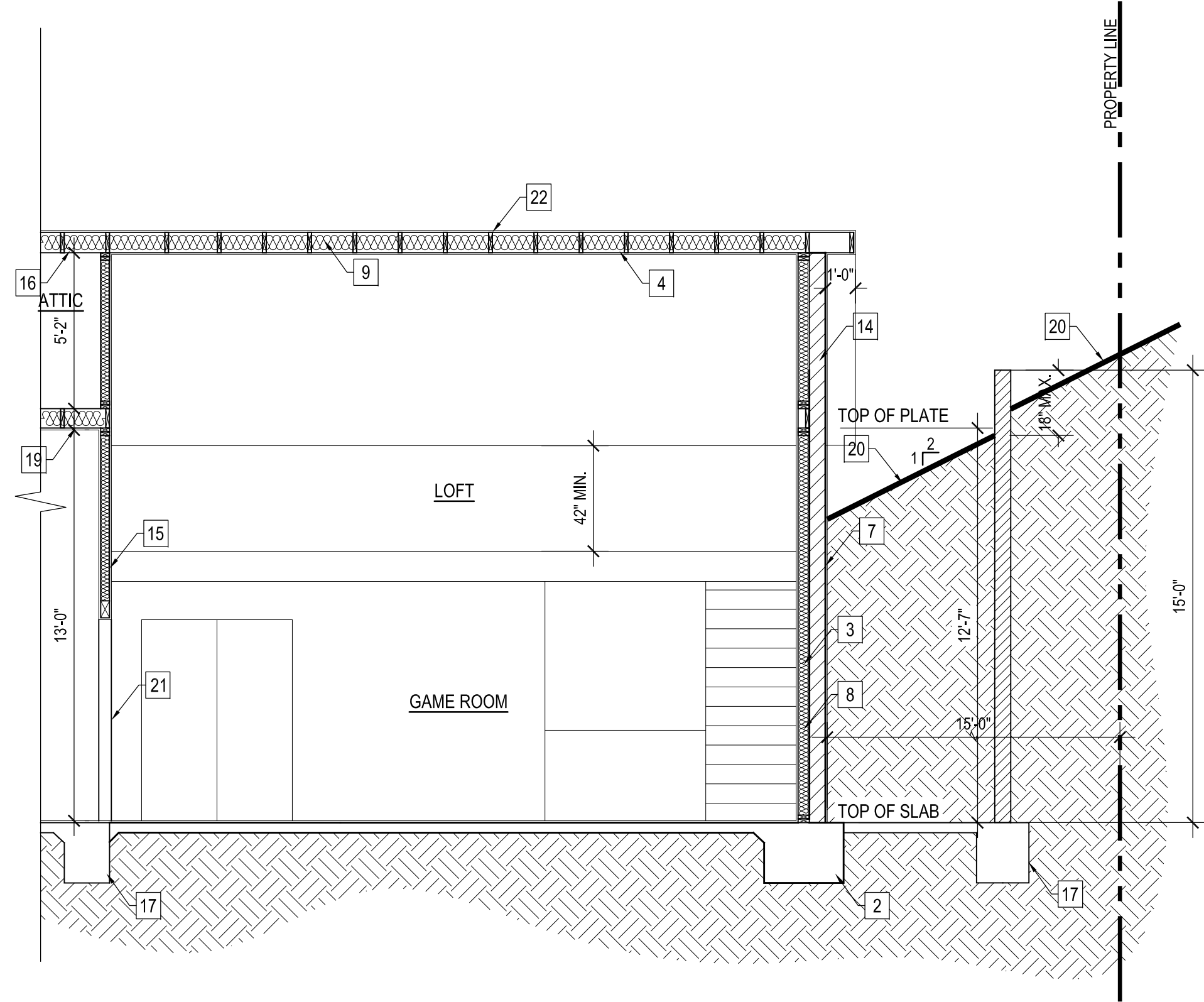
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CROSS SECTION KEY NOTES

1. EXT'G GRADE
2. NEW FOUNDATION PER PLAN
3. NEW STUD WALL
4. NEW 2" x 10" ROOF RAFTERS
5. NEW 2" x 8" CEILING JOISTS
6. NEW RIDGE BOARD
7. NEW STUCCO
8. NEW INSULATION R- WALL
9. NEW INSULATION R- ROOF
10. NEW DOOR/WINDOW OPENING
11. NEW STAIRCASE
12. NEW GUARDRAIL (MIN. 42" HT)
13. EXT'G RETAINING WALL
14. NEW RETAINING WALL
15. EXT'G STUD WALL TO REMAIN
16. EXT'G ROOF RAFTERS
17. EXT'G FOUNDATION
18. EXT'G STUCCO
19. EXT'G CEILING JOISTS
20. NEW FILL GRADE / HILLSIDE W/ LANDSCAPING
21. NEW DOOR / WINDOW OPENING
22. NEW CLASS 'A' ROOF TO MATCH EXT'G RESIDENCE

NOTE:
SEE TITLE 24 SHEETS FOR INSULATION



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PROPOSED SECTIONS

SULLIVAN RESIDENCE

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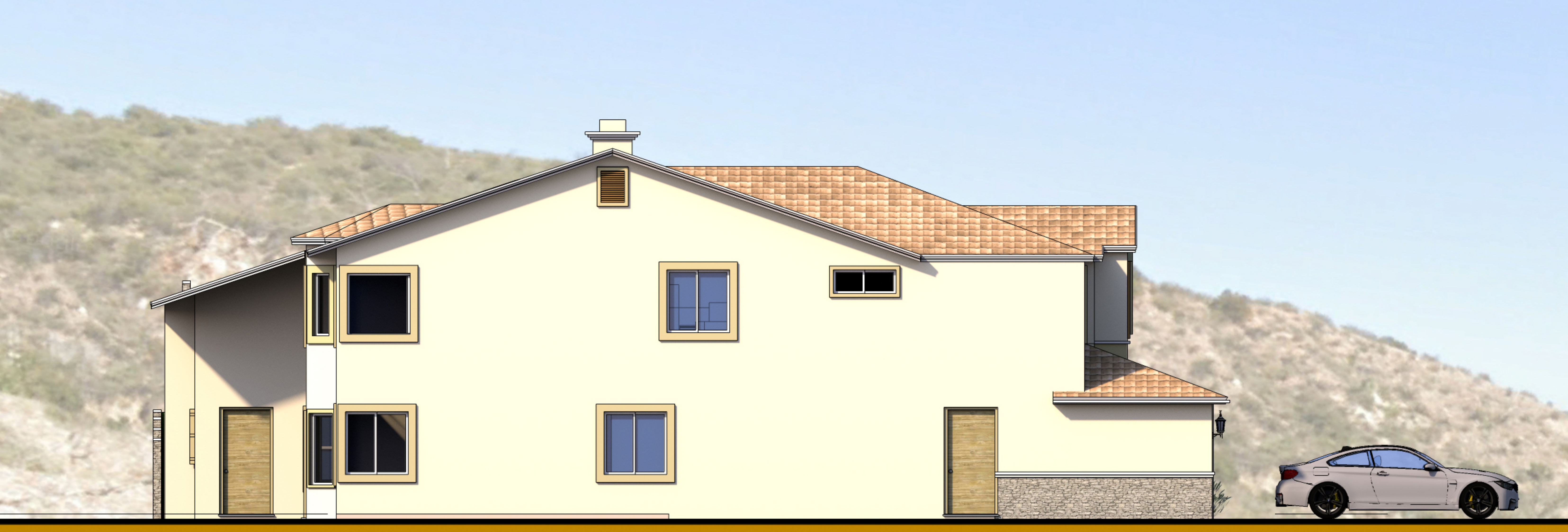
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SHEET NO.

A4.1



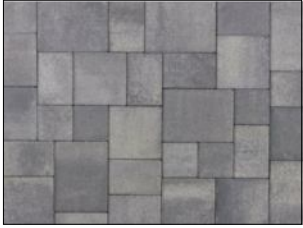




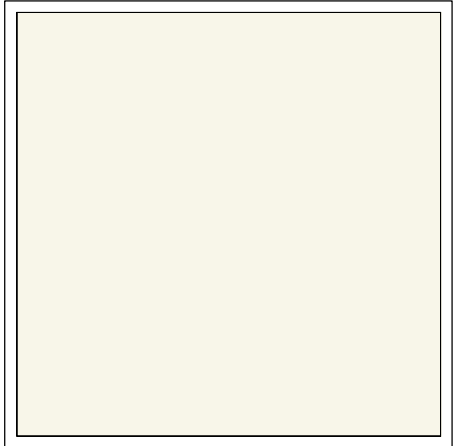
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PAVERS:
ANGELUS PAVING STONES
GRAY BLEND
MATCH EXT'G PAVERS



STUCCO:
DUNN EDWARDS
COLOR - MATCH EXT'G HOUSE



ROOF:
BORAL ROOF CO.
SAXONY 900 SLATE - EBONY
APPALACHIAN BLEND - MATCH EXT'G



EXTERIOR STONE:
TETON GREY MANUFACTURED STONE
VENEER
MATCH EXT'G HOUSE



WINDOWS:
MILGARD FIBERGLASS
COLOR: WHITE



LIGHTING:
MODERN OUTDOOR LIGHTING
DESTINATION LIGHTING
COLOR: PAINTED BLACK

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IMAGE - 1



IMAGE - 2



IMAGE - 3



IMAGE - 4



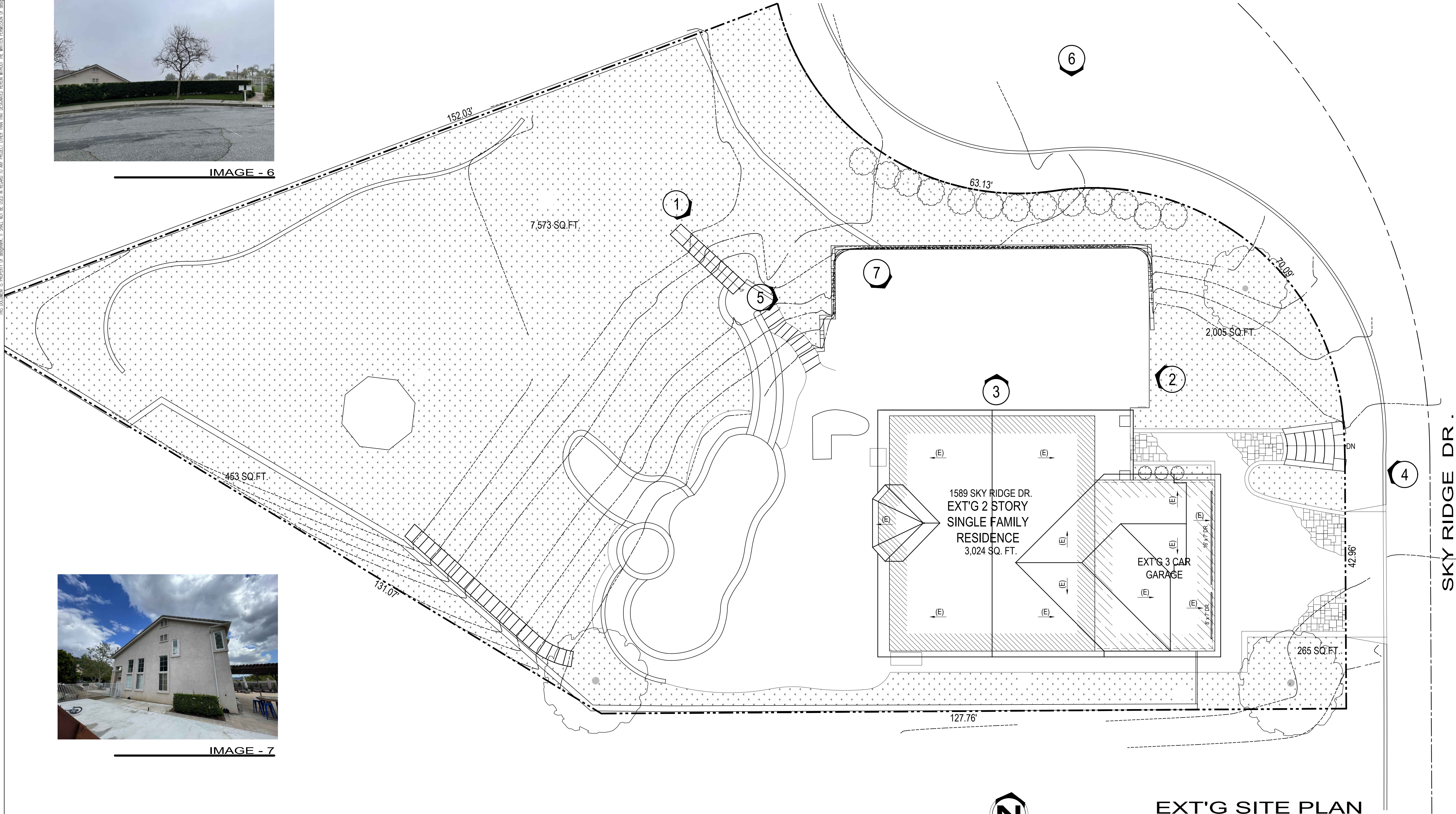
IMAGE - 5



IMAGE - 6



IMAGE - 7



EXT'G SITE PLAN
SCALE : 1/8" = 1'-0"

| |
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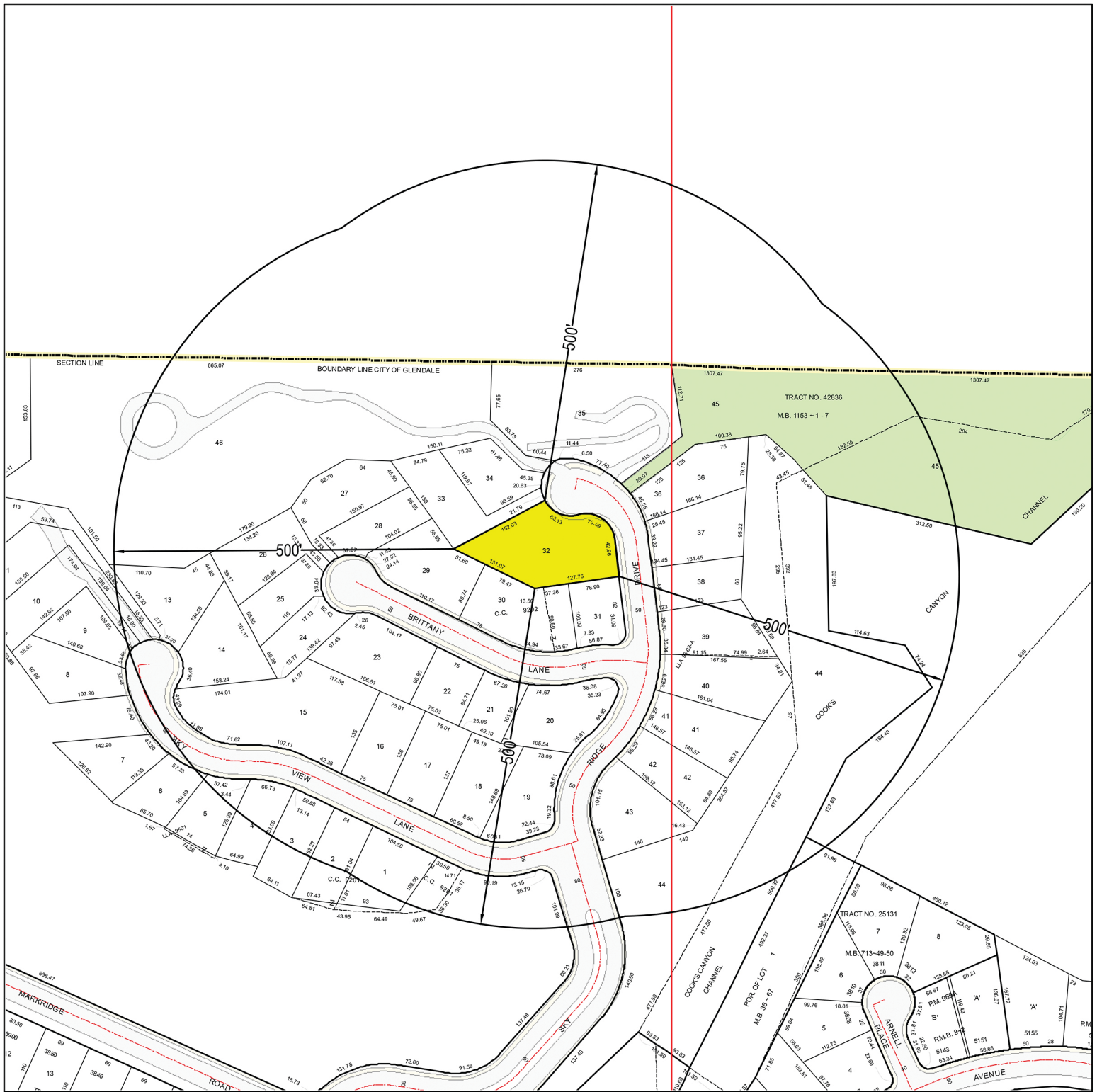
SITE PLAN AND ROOF PLAN

SULLIVAN RESIDENCE

5189 SKY RIDGE DR., GLENDALE, CA 91214

| | |
|-----------|---------|
| DATE: | 09/2023 |
| DRAWN BY: | NRK |
| JOB NO. | 21088 |

SHEET NO.
A1.2



500' LOCATION MAP

LEGEND

SUBJECT PROPERTY(IES)



SITE LOCATION: 5189 SKY RIDGE DR
GLENDALE, CA 91214

APN:

5601-037-032

DATE: Nov 12, 2023



SCALE: 1"=200'

PREPARED BY:



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

NEIGHBORHOOD SURVEY FOR: 5189 SKY RIDGE DR

| KEY | ADDRESS | PARCEL NUMBER | PROPERTY TYPE | LOT S.F. | HOUSE S.F. | FLOOR AREA | STORIES | ESTIMATED SETBACK (Feet) | ROOF |
|----------------|-------------------|---------------|---------------|---------------|--------------|------------|----------|--------------------------|--------------|
| 1(SITE) | 5189 SKY RIDGE DR | 5601-037-032 | SFD | 19,370 | 3,024 | 16% | 2 | 22 | TILE |
| 2 | 5179 SKY RIDGE DR | 5601-037-038 | SFD | 11,413 | 3,171 | 28% | 2 | 22 | TILE |
| 3 | 3811 BRITTANY LN | 5601-037-037 | SFD | 9,724 | 2,705 | 28% | 2 | 20 | SPANISH TILE |
| 4 | 3823 BRITTANY LN | 5601-037-029 | SFD | 13,400 | 3,024 | 23% | 2 | 25 | TILE |
| 5 | 3812 BRITTANY LN | 5601-037-020 | SFD | 12,927 | 3,754 | 29% | 2 | 20 | SPANISH TILE |
| 6 | 3805 SKY VIEW LN | 5601-037-019 | SFD | 11,324 | 3,618 | 32% | 2 | 20 | SPANISH TILE |
| 7 | 5148 SKY RIDGE DR | 5601-038-008 | SFD | 8,906 | 3,171 | 36% | 2 | 25 | SPANISH TILE |
| 8 | 5160 SKY RIDGE DR | 5601-038-007 | SFD | 10,500 | 3,499 | 33% | 2 | 22 | SPANISH TILE |
| 9 | 5164 SKY RIDGE DR | 5601-038-006 | SFD | 8,400 | 3,526 | 42% | 2 | 22 | SPANISH TILE |
| 10 | 5168 SKY RIDGE DR | 5601-038-005 | SFD | 9,462 | 3,556 | 38% | 2 | 22 | SPANISH TILE |
| 11 | 5172 SKY RIDGE DR | 5601-038-011 | SFD | 10,700 | 3,171 | 30% | 2 | 22 | SPANISH TILE |
| 12 | 5178 SKY RIDGE DR | 5601-038-003 | SFD | 8,448 | 3,024 | 36% | 2 | 22 | SPANISH TILE |
| 13 | 5184 SKY RIDGE DR | 5601-038-002 | SFD | 11,200 | 3,334 | 30% | 2 | 22 | SPANISH TILE |
| 14 | 5188 SKY RIDGE DR | 5601-038-001 | SFD | 12,375 | 3,334 | 27% | 2 | 22 | TILE |
| 15 | 5195 SKY RIDGE DR | 5601-037-034 | SFD | 9,044 | 3,024 | 33% | 2 | 40 | SPANISH TILE |
| 16 | 5193 SKY RIDGE DR | 5601-037-033 | SFD | 12,080 | 3,171 | 26% | 2 | 40 | TILE |
| 17 | N/A | 5601-037-035 | VACANT LAND | 130,680 | N/A | N/A | N/A | N/A | N/A |
| 18 | GOV. OWNED PROP. | 5601-037-900 | VACANT LAND | 40,209 | N/A | N/A | N/A | N/A | N/A |
| 19 | GOV. OWNEED | 5601-033-903 | VACANT LAND | 319,294 | N/A | N/A | N/A | N/A | N/A |
| AVERAGE | | | | 11,205 | 3,257 | 29% | 2 | 27 | |

NOTE: 17-18 NOT CALCULATED IN AVERAGE



1.5189 SKY RIDGE DR



2.5179 SKY RIDGE DR



5.3812 BRITTANY LN



6.3805 SKY VIEW LN



7.5148 SKY RIDGE DR



8.5160 SKY RIDGE DR



9.5164 SKY RIDGE DR



10.5168 SKY RIDGE DR



11.5172 SKY RIDGE DR



12.5178 SKY RIDGE DR



13. 5184 SKY RIDGE DR



14. 5188 SKY RIDGE DR & 19. APN# 5601-033-903



15.5195 SKY RIDGE DR & 16.5193 SKY RIDGE DR



17. APN # 5601-037-035 & 18. APN#5601-037-900