

PROPOSED PROJECT SUMMARY:

ADDRESS	1900 RIVERSIDE DRIVE, GLENDALE CA 91201
EXISTING PROPERTY TYPE:	STABLES
LEGAL DESCRIPTION:	TRACT # 9792 1/2 VAC ALLEY ON SW
APN :	562-5031-008
TRACT NO:	9792
REGION / CLUSTER:	24 / 24632
BUILT:	1939-1940 1942
ZONING :	CE
FIRE HAZARD:	N/A
HILLSIDE:	N/A

GROSS LOT W/O VACATION:	39,985 SF
VACATION AREA (ALLEY):	3,190 SF (EASEMENT NEXT TO CHANNEL)
LOT AREA AFTER VACATION:	44,682 SF

TOTAL BLDG AREA:	9997 SF
CALCULATED FAR:	9,997/ 44,682 = 0.22
LOT COVERAGE REQUIRED:	N/A (TABLE 30.15-B)
LOT COVERAGE CALCULATED:	9,997/ 44,682 = 0.22 X 100% = 22%

STABLES BARN (UNDER ROOF): 4223 SF

STORAGE : 253 SF

COVERED HAY STORAGE: 96 SF

OPEN HORSE WASH: 295 SF

OUTDOOR CORRAL: 6604 SF

KENNEL BARN: 4795 SF

OPEN OUTDOOR AREA: 1600 SF

SUPPORT BUILDING: 630 SF

LANDSCAPE:	10%
PARKING REQUIRED:	
STABLES: 1 SPACE PER 4 HORSES (16 HORSES)	4
KENNEL : 2 SPACES PER 1,000 ( 4,750)	10
SUPPORT BLDG. : 2 SPACE PER 1,000 (630)	2
TOTAL:	16 STALLS

PARKING REQUIRED:	16
PARKING PROVIDED:	16( 1 HC INCLUDED) + 1 STALL (FOR 5 BIKES)

BIKE PARKING REQ :	5
BIKE PARKING PROVIDED:	5(4 SHORT TERM, 1 - LONG TERM)

REQUIRED LANDSCAPE:	CE- NOT APPLICABLE (TABLE 30.31-A)
PROVIDED LANDSCAPE:	4,800 SF

EQUESTRIAN USE AREA:	62%
KENNEL USE AREA:	38%

NOTE: INFORMATION ON THIS SHEET IS FOR  
REFERENCE ONLY PROVIDED AND  
PREPARED BY : SEABOARD ENGINEERING  
CO. SURVEY DATED: 12/15/2021

KEY NOTES

1 (E) CONCRETE SIDEWALK	17 (N) HC PARKING
2 (E) METAL FENCE TO REMAIN	18 (N) BIKE RACKS
3 (E) CONCRETE CURB AND GUTTER	19 (N) DECORATIVE METALFENCE TO MATCH EXISTING PROFILE AND CONFIGURATION
4 (N) MOTORIZED SLIDING METAL GATE TO MATCH (E) FENCING PROFILE AND CONFIGURATION	20 (N) CONDENSING UNITS
5 (E) TRAFFIC LIGHT	21 (N) PLANTER
6 (E) WATER VAULT ( FS SERVICE)	22 (N) LANDSCAPE
7 (E) CMU WALL @ ADJACENT PROPERTY	23 (N) TREE
8 (E) CONCRETE APRON	24 (N) STAMPED CONCRETE PAVING
9 (E) ASPHALT DRIVEWAY	25 (N) MOTORIZED SWING GATE TO MATCH (EXISTING PROFILE AND CONFIGURATION
10 (E) FENCE	26 (N) ENTRY WALKWAY
11 (E) PARKING STALLS	27 (N) 5' HIGH 3-RAIL WOOD FENCE & POSTS
12 (E) DIRT	28 (N) DECOMPOSED GRANITE
13 (E) PEDESTRIAN CURB CUT	29 (N) CONCRETE WALKWAY
14 (N) HIGH LANDSCAPE	30 (N) POSTS AT ENTRY
15 (N) LOW LANDSCAPE	31 (N) TRASH ENCLOSURE (SEE ELEV. @A-42)
16 (N) EXIT ONLY LOOP	

LEGENDS

1 PROPOSED PARKING STALLS #

PROPOSED SITE PLAN  
SCALE: 1" = 20'- 0"



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DESIGN REVIEW

DATE: 1/20/2023

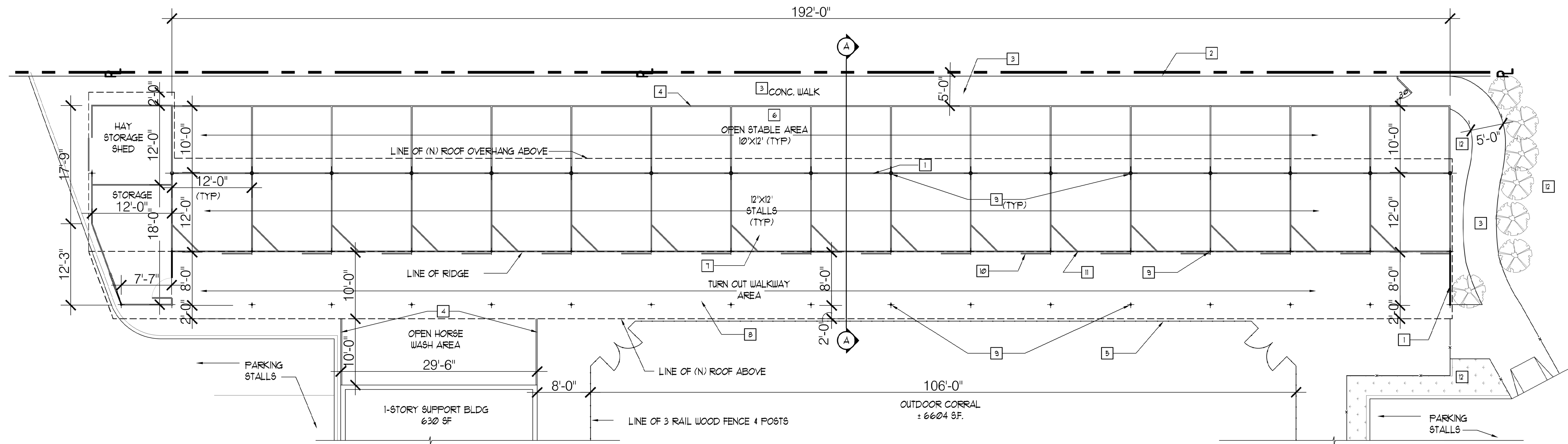
PROJECT NUMBER 558.2101.03

KARAPEDIAN FAMILY RANCH

1900 RIVERSIDE DRIVE  
GLENDALE, CA 91201

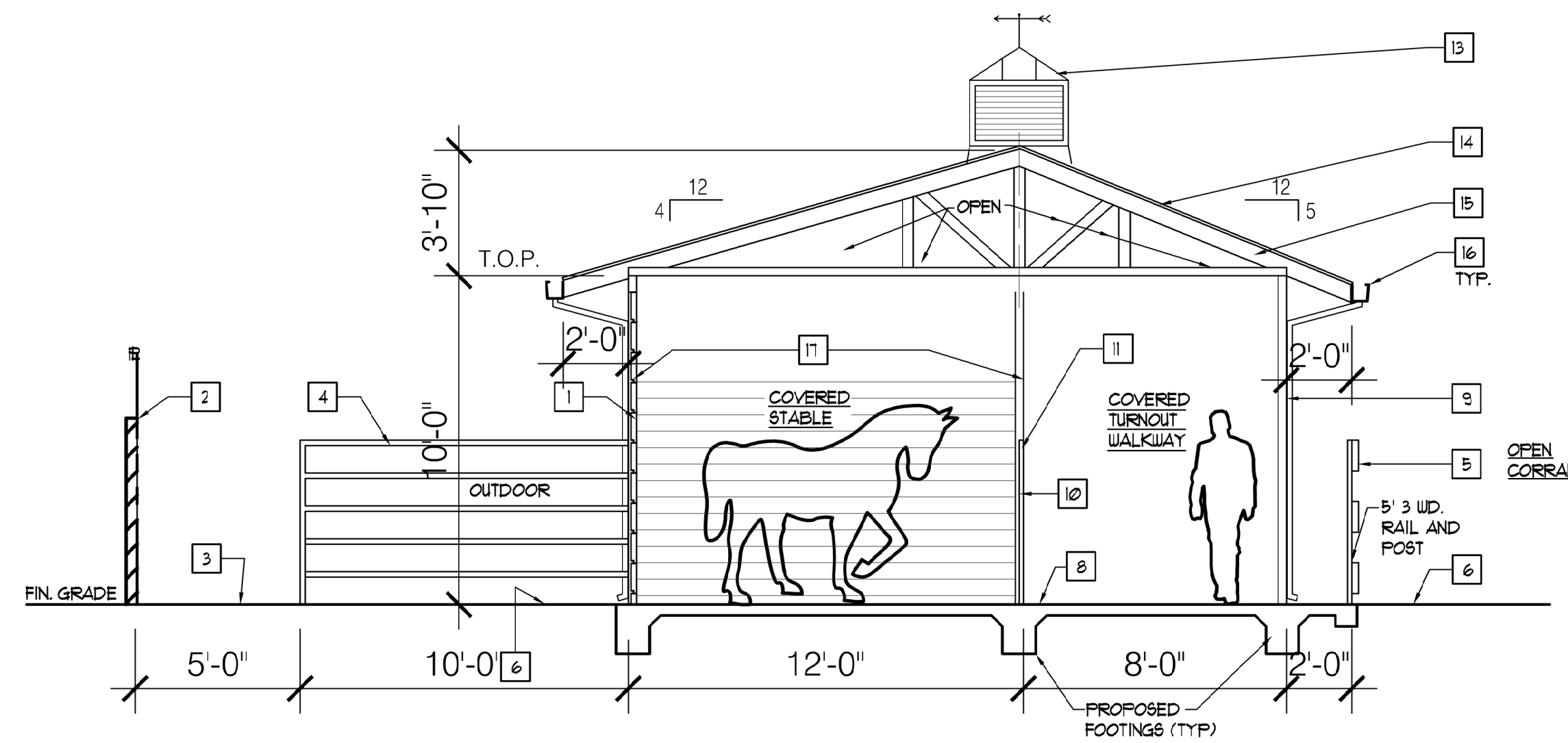
A-1





NOTE: REFER TO SHEET A-1 FOR  
OVERALL SITE PLAN  
ADDITIONAL INFORMATION.

PROPOSED  
STABLE FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
GRAPHIC SCALE



PROPOSED  
STABLE SECTION 'A - A'  
SCALE: 1/4" = 1'-0"  
GRAPHIC SCALE

#### KEY NOTES

- 1 (N) FULL HEIGHT STABLE WALL BY CASTLEBROOK
- 2 (E) 6' H. CMU WALL ADJ. PROPERTY
- 3 (N) CONC. WALK
- 4 (N) 5' HIGH METAL RAIL STABLE FENCE
- 5 (N) 5' HIGH (3) RAIL WOOD CORRAL FENCE
- 6 (N) DECOMPOSED GRANITE
- 7 (N) 12'X12' PRE-FAB STABLE STALLS BY CASTLEBROOK BARN
- 8 (N) CONCRETE SLAB
- 9 (N) ROOF OVERHANG STEEL POSTS (TYP) BY CASTLEBROOK
- 10 (N) SLIDING GATE (TYP) BY CASTLEBROOK
- 11 (N) LOW HEIGHT WALL BY CASTLEBROOK
- 12 (N) LANDSCAPE
- 13 (N) 3' X 3' METAL CUPOLA
- 14 (N) METAL STANDING SEAM ROOF BY CASTLEBROOK
- 15 (N) METAL TRUSS BY CASTLEBROOK
- 16 (N) GALV. G.I. GUTTER AND DOWNSPOUT - PAINT FINISHED
- 17 (N) STEEL FRAME W/ WOOD PANEL SIDING BY CASTLEBROOK

#### LEGEND

STEEL COLUMNS W/  
WOOD SIDING WALLS  
(BY CASTLEBROOK)

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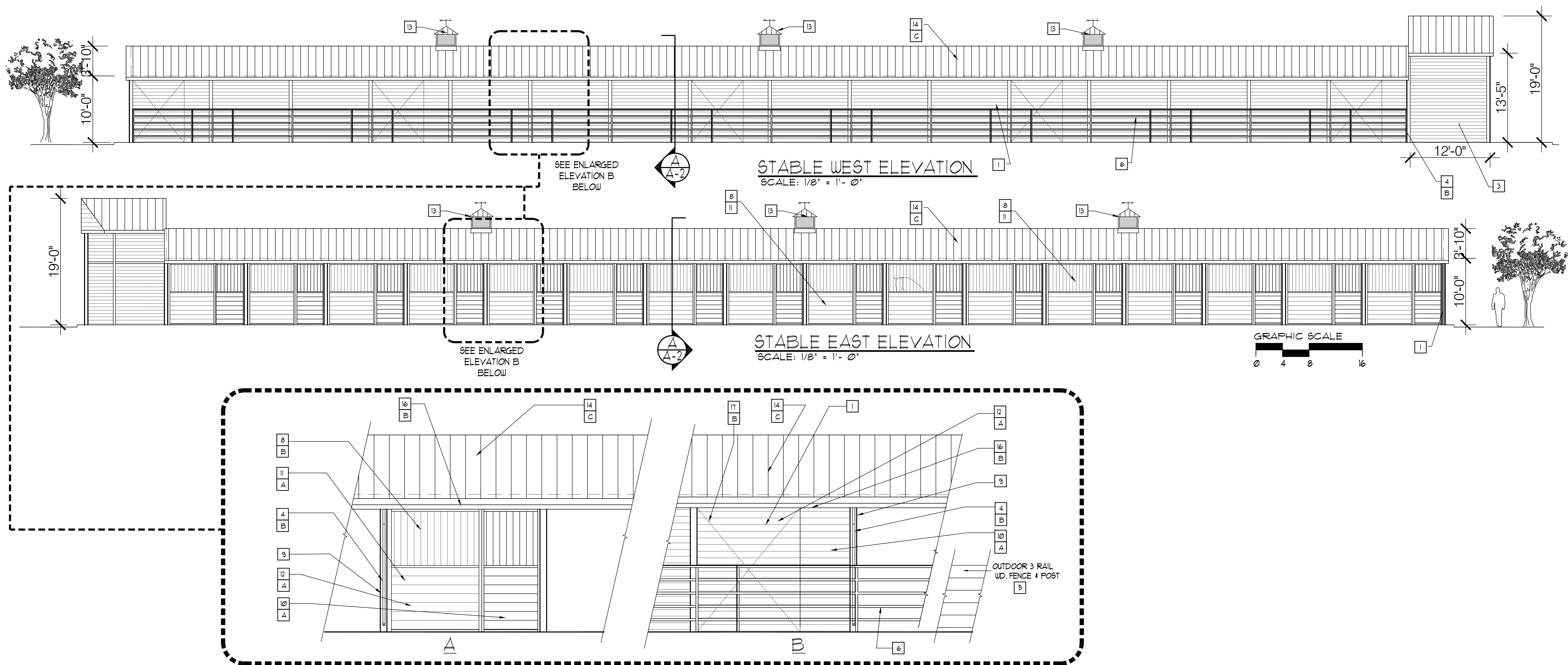
KARAPEDIAN FAMILY RANCH

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A-2

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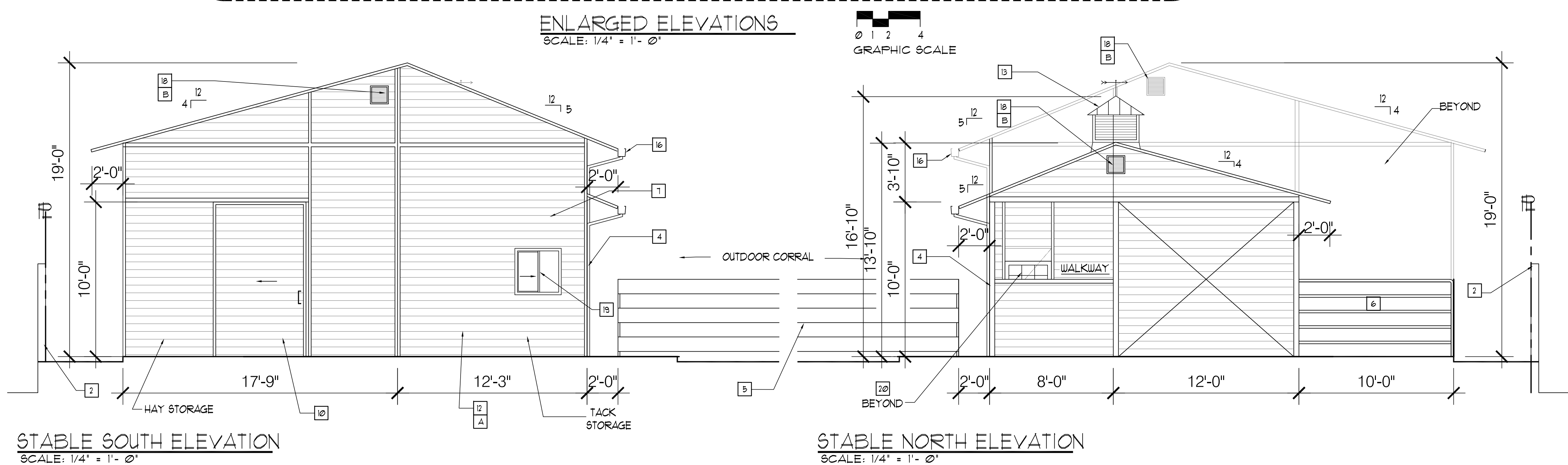


#### KEY NOTES

- 1 (N) FULL HEIGHT STABLE WALL BEYOND
- 2 (E) 6' H. CMU WALL ADJ. PROPERTY
- 3 (N) COVERED HAY STORAGE
- 4 (N) DOWN SPOUT
- 5 (N) 5' HIGH (3) RAIL WOOD FENCE
- 6 (N) 5' HIGH FENCE METAL STABLE FENCE
- 7 (N) 12'x12' PRE-FAB STABLE STALLS BY CASTLEBROOK BARNS
- 8 (N) OPEN RAILING ABOVE WALL TO CEILING
- 9 (N) STEEL POSTS (TYP) BY CASTLEBROOK
- 10 (N) STEEL FRAME WOOD SLIDING GATE (TYP) BY CASTLEBROOK
- 11 (N) LOW HEIGHT WALL
- 12 (N) TREATED WOOD BRACED & BRACKET
- 13 (N) 3' X 3' METAL CUPOLA
- 14 (N) METAL STANDING SEAM ROOF BY CASTLEBROOK
- 15 (N) METAL TRUSS BY CASTLEBROOK
- 16 (N) GALV. G.I. GUTTER, PAINTED
- 17 (N) STEEL CROSS BRACE
- 18 (N) VENT
- 19 (N) 3'x3' WINDOW BY CASTLEBROOK
- 20 (N) 3' X 7' WOOD DOOR BY CASTLEBROOK

#### COLOR LEGEND

- A OFF-WHITE  
B BLACK  
C GRAY



## STABLE ELEVATIONS

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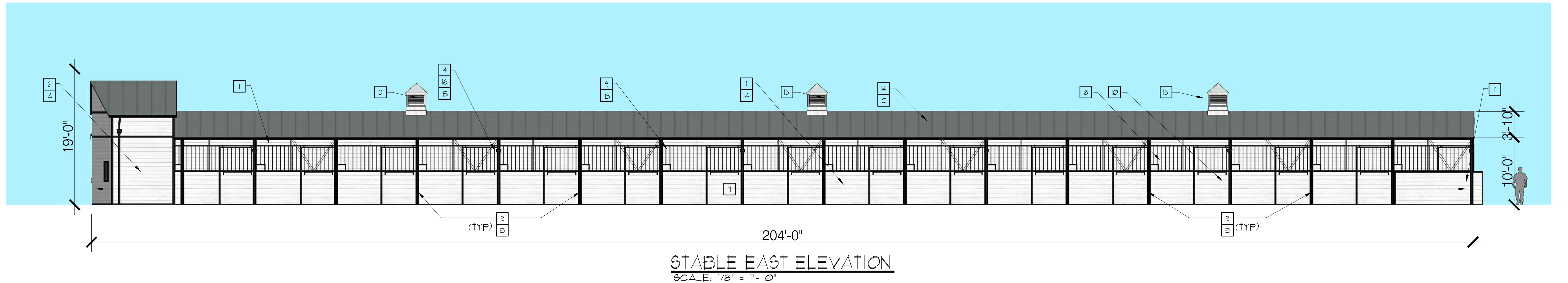
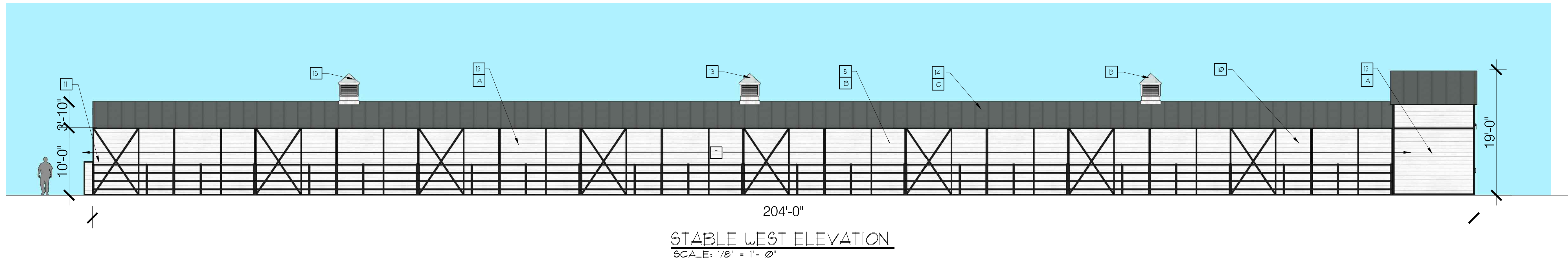
A-2.1

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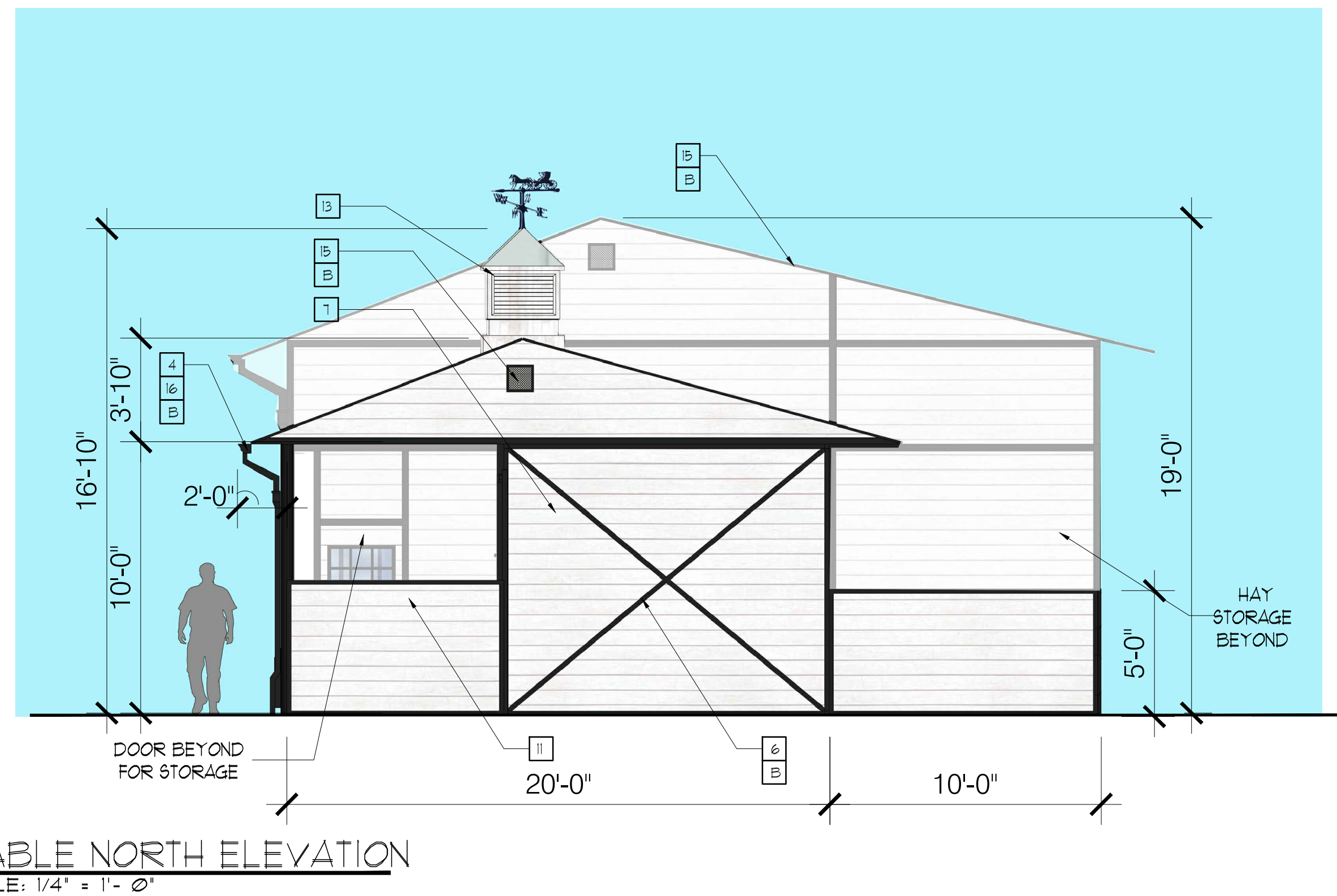
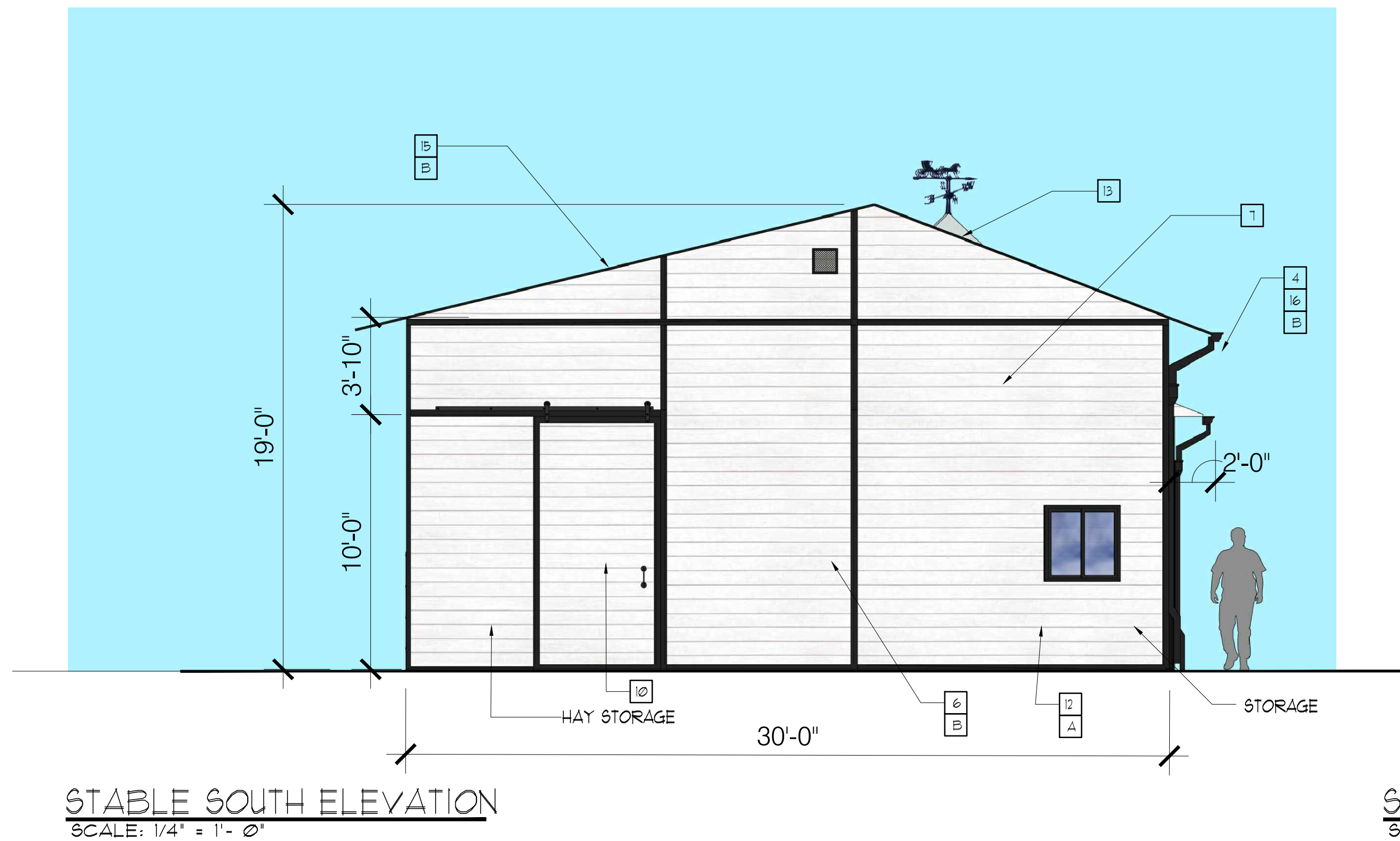


#### KEY NOTES

- 1 (N) FULL HEIGHT WALL
- 2 (E) 6' H. CMU WALL ADJ. PROPERTY
- 3 (N) HAY STORAGE
- 4 (N) DOWN SPOUT
- 5 (N) 5' HIGH (3) RAIL WOOD FENCE
- 6 (N) STEEL CROSS BRACE
- 7 (N) 12'x12' PRE-FAB STABLE STALLS BY CASTLEBROOK BARNS
- 8 (N) OPEN RAILING ABOVE WALL TO CEILING
- 9 (N) STEEL POSTS (TYP)
- 10 (N) STEEL FRAME WOOD SLIDING GATE (TYP)
- 11 (N) LOW HEIGHT WALL
- 12 (N) TREATED WOOD BRACED & BRACKET
- 13 (N) 3' X 3' METAL CUPOLA
- 14 (N) METAL STANDING SEAM ROOF
- 15 (N) VENT
- 16 (N) GALV. G.I. GUTTER, PAINTED

#### COLOR LEGEND

- A OFF-WHITE
- B BLACK
- C GRAY



### STABLE COLORED ELEVATIONS

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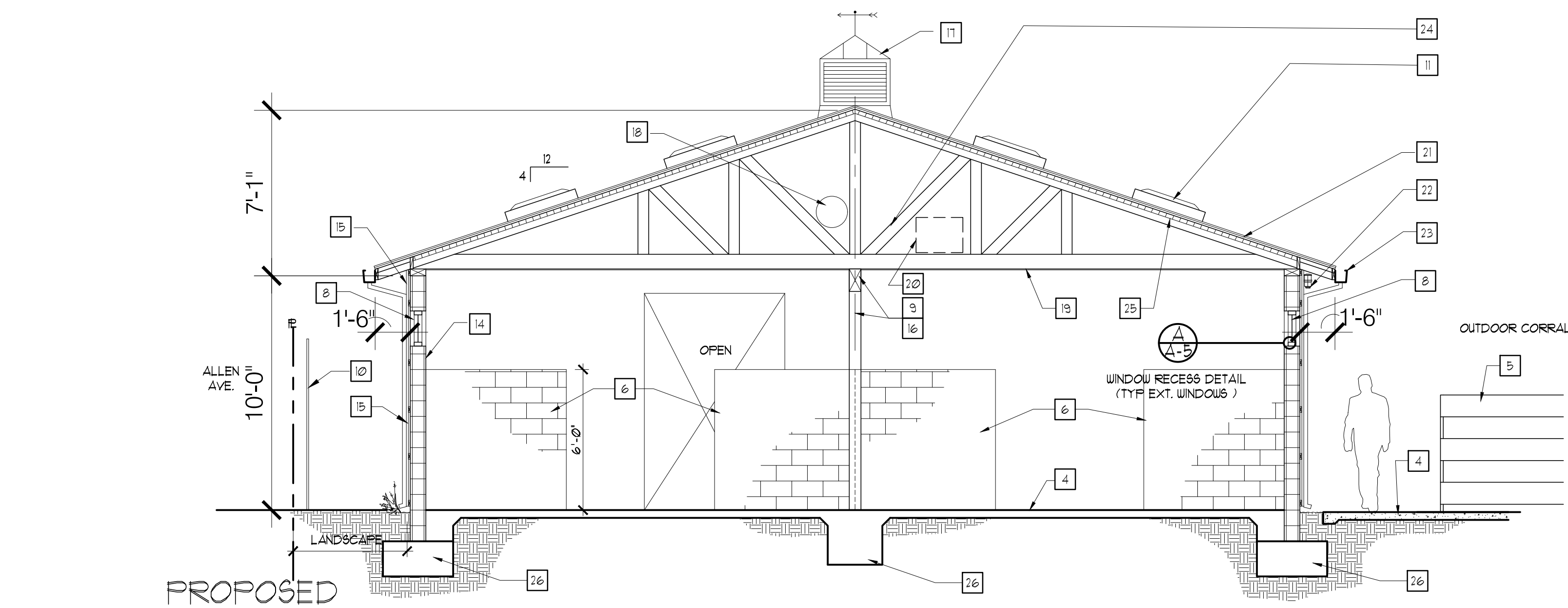
A-2.2

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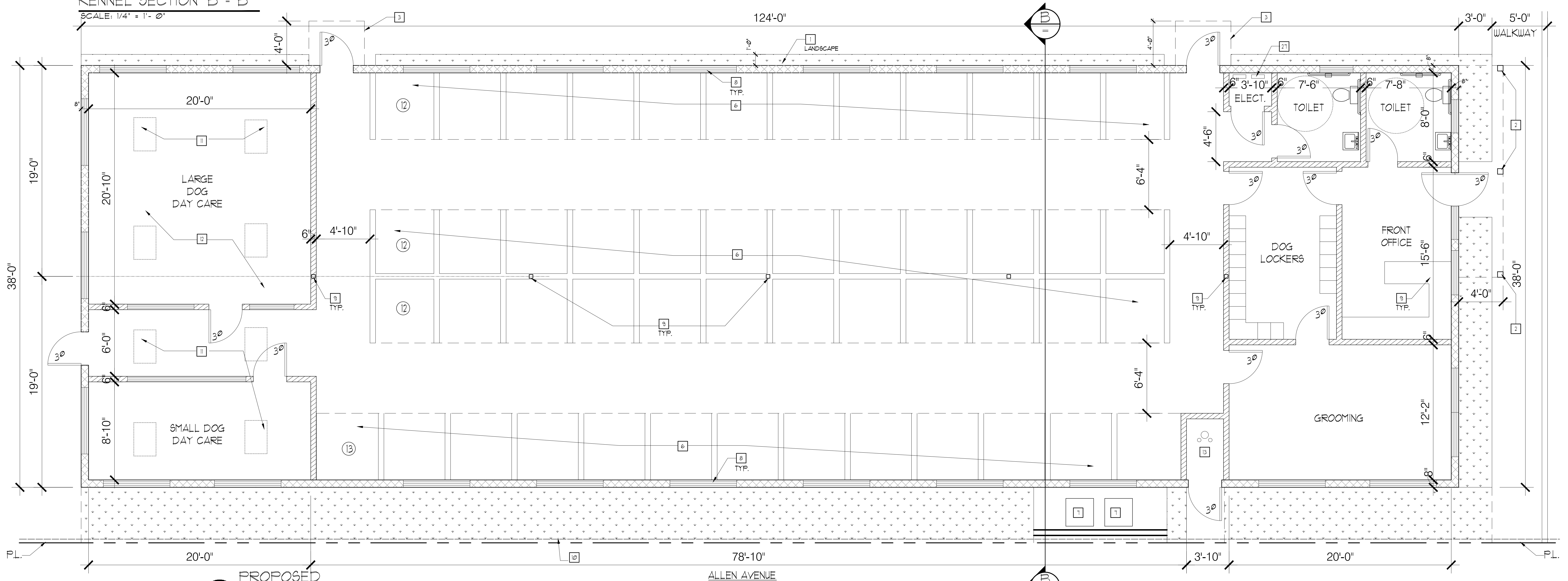
PROPOSED  
KENNEL SECTION 'B - B'  
SCALE: 1/4" = 1'-0"

KEY NOTES

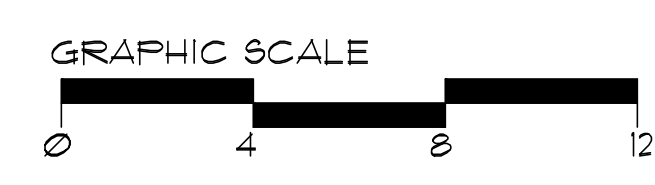
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|----|--|----|--|
| 1  | (N) LANDSCAPE  | 16 | (N) BEAM                               |
| 2  | (E) 6"x6" WOOD POSTS   | 17 | (N) 3' X 3' METAL CUPOLA               |
| 3  | (N) 4' ROOF OVERHANG   | 18 | (N) EXHAUST DUCT                       |
| 4  | (N) CONC. SLAB   | 19 | (N) DENS GLASS GYPSUM, PAINTED         |
| 5  | (N) 5' HIGH (3) WOOD FENCE RAIL  | 20 | (N) FAN COIL UNIT                      |
| 6  | (N) 6"x6' O.C. PENS (TYP)  | 21 | (N) 3/4' HIGH STANDING SEAM METAL ROOF |
| 7  | (N) CONDENSING UNITS ABOVE CEILING                                       | 22 | (N) EXTERIOR LED LIGHT FIXTURE         |
| 8  | (N) FIXED HIGH WINDOW DOUBLE PANE GLASS, LOW E (TYP) (SEE DETAIL @ A-42) | 23 | (N) GALV. G.I. GUTTER, PAINTED         |
| 9  | (N) PROPOSED COLUMNS (TYP)   | 24 | (N) PRE-FAB 'GANG NAILED' WOOD TRUSS   |
| 10 | (N) 1" METAL FENCE TO MATCH EXISTING PROFILE AND CONFIGURATION           | 25 | (N) 2" RIGID INSULATION                |
| 11 | (N) 2' X 4' FIXED WHITE ACRYLIC DOME SKYLIGHT ABOVE                      | 26 | (N) PROPOSED FOOTINGS                  |
| 12 | (N) VAULTED CEILING  | 27 | (N) ELECTRIC PANEL                     |
| 13 | (N) FIRE RISER SHUT-OFF VALVE  |    |  |
| 14 | (N) PAINTED 8' SOLID GROUTED CMU (TYP)                                   |    |  |
| 15 | (N) HARDIEWOOD PLANK BOARD 4 BATTEN WALL FINISH OVER CMU WALL            |    |  |

LEGEND

- |  |   |
|--|---|
|  | 8' SOLID GROUTED CMU EXTERIOR WALL, PAINTED         |
|  | 6' SOLID GROUTED CMU INTERIOR WALL, PAINTED         |
|  | 6' SOLID GROUTED 6' HIGH CMU INTERIOR WALL, PAINTED |



PROPOSED  
KENNEL GROUND PLAN  
SCALE: 1/4" = 1'-0"



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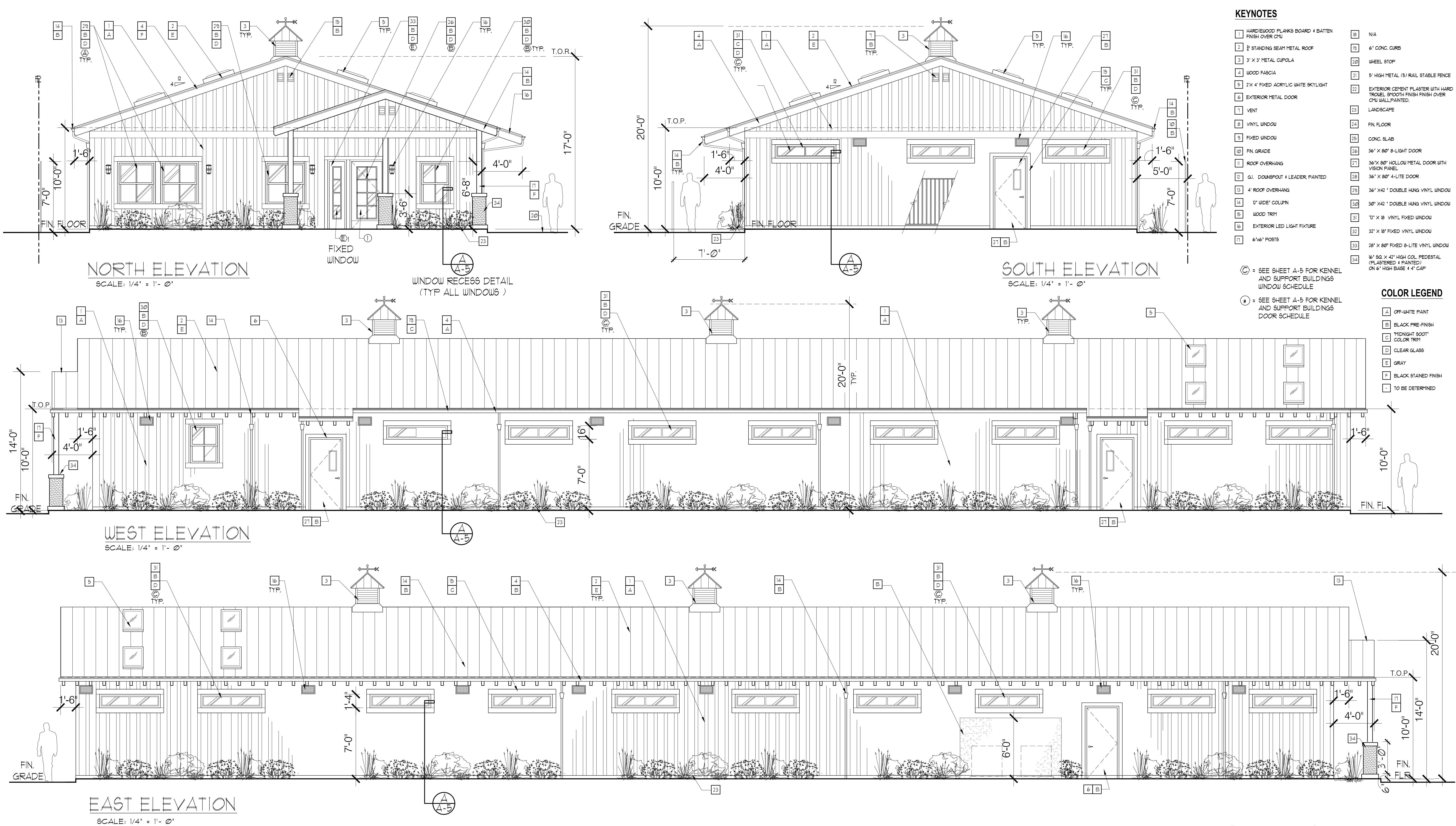
A-3

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KEYNOTES

- |   |  |
|---|--|
| 1 HARDWOOD PLANKS BOARD & BATTEN<br>FINISH OVER CHU | 18 N/A   |
| 2 3" X 3" METAL GUPOLA                              | 19 6" CONC. CURB   |
| 3 3' X 3' METAL GUPOLA                              | 20 WHEEL STOP  |
| 4 WOOD FASCIA                                       | 21 5' HIGH METAL (5) RAIL STABLE FENCE   |
| 5 2' X 4' FIXED ACRYLIC WHITE SKYLIGHT              | 22 EXTERIOR CEMENT PLASTER WITH HARD<br>TROUT. SMOOTH FINISH OVER<br>CHU WALL PAINTED.   |
| 6 EXTERIOR METAL DOOR                               | 23 LANDSCAPE   |
| 7 VENT  | 24 FIN. FLOOR  |
| 8 VINYL WINDOW                                      | 25 CONC. SLAB  |
| 9 FIXED WINDOW                                      | 26 36" X 80" 8-LITE DOOR   |
| 10 FIN. GRADE                                       | 27 36" X 80" HOLLOW METAL DOOR WITH<br>VISION PANEL                                      |
| 11 ROOF OVERHANG                                    | 28 36" X 80" 4-LITE DOOR   |
| 12 G.I. DOWNSPOUT & LEADER PAINTED                  | 29 36" X 42" DOUBLE HUNG VINYL WINDOW  |
| 13 4' ROOF OVERHANG                                 | 30 36" X 42" DOUBLE HUNG VINYL WINDOW  |
| 14 12" WIDE COLUMN                                  | 31 72" X 18" VINYL FIXED WINDOW  |
| 15 WOOD TRIM  | 32 32" X 18" FIXED VINYL WINDOW  |
| 16 EXTERIOR LED LIGHT FIXTURE                       | 33 28" X 80" FIXED 8-LITE VINYL WINDOW   |
| 17 6"x6" POSTS                                      | 34 16" SQ. X 42" HIGH COL. PEDestal<br>(PLASTERED & PAINTED)<br>ON 6" HIGH BASE & 4" CAP |

⊙ = SEE SHEET A-5 FOR KENNEL  
AND SUPPORT BUILDINGS  
WINDOW SCHEDULE

⊙ = SEE SHEET A-5 FOR KENNEL  
AND SUPPORT BUILDINGS  
DOOR SCHEDULE

COLOR LEGEND

- |   |                              |
|---|------------------------------|
| A | OFF-WHITE PAINT              |
| B | BLACK PRE-FINISH             |
| C | MIDNIGHT SMOOT<br>COLOR TRIM |
| D | CLEAR GLASS                  |
| E | GRAY                         |
| F | BLACK STAINED FINISH         |
| - | TO BE DETERMINED             |

KENNEL ELEVATIONS

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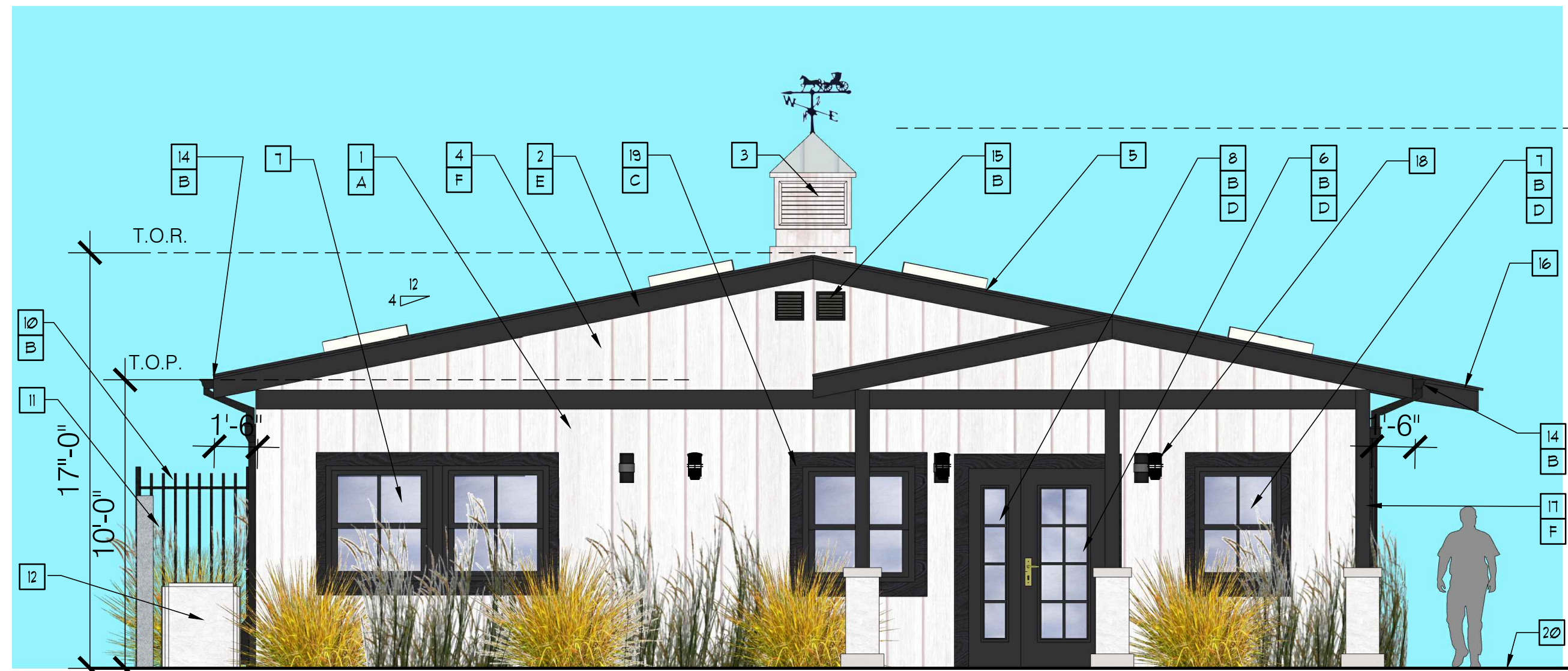
A-3.1

DESIGN | ARCHITECTURE | PLANNING

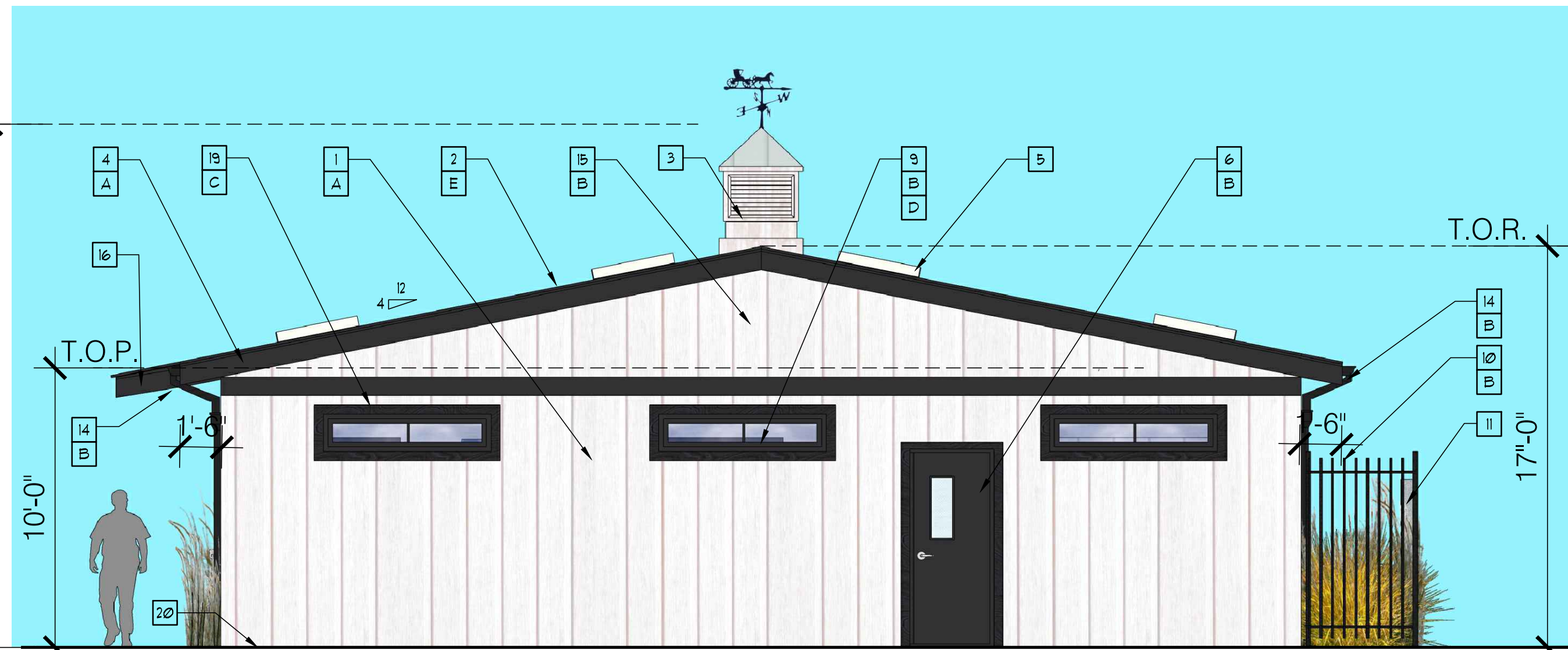
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NORTH ELEVATION  
SCALE: 1/4" = 1'- 0"



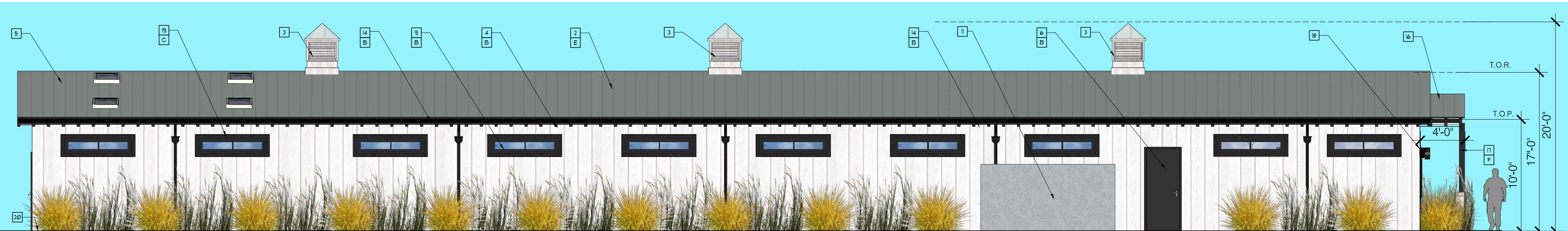
SOUTH ELEVATION  
SCALE: 1/4" = 1'- 0"

- KEYNOTES**
- |  |  |
|--|--|
| 1 HARDIE WOOD BOARD AND BATTEN FINISH OVER CMU | 11 CONCRETE WALL BARRIER   |
| 2 3/4" STANDING SEAM METAL ROOF                | 12 A.C. UNIT   |
| 3 3' X 3' METAL CUPOLA                         | 13 18" ROOF OVERHANG   |
| 4 WOOD FASCIA                                  | 14 G.I. DOWNSPOUT 4 LEADER   |
| 5 2'X4' FIXED SKYLIGHT ACRYLIC WHITE           | 15 VENT  |
| 6 EXTERIOR DOOR                                | 16 4' ROOF OVERHANG  |
| 7 DOUBLE HUNG WINDOW                           | 17 6X6 POST W/ 16" SQ. X 42" HIGH COL. PEDESTAL (PLASTERED 4 PAINTED) ON 6" HIGH BASE 4 4" STONE CAP WALL SCONCE LIGHT FIXTURE (TYP) |
| 8 SIDELIGHT WINDOW                             | 18 HARDIE WOOD TRIM  |
| 9 FIXED WINDOW                                 | 19 FIN. GRADE  |
| 10 DECORATIVE METAL FENCE                      |  |

- COLOR LEGEND**
- |   |   |
|---|---|
| A | OFF-WHITE PAINT FINISH                            |
| B | BLACK COLOR FRIE-FINISH                           |
| C | BLACK FRIE-FINISH 'MIDNIGHT SOOT' BY JAMES HARDIE |
| D | CLEAR GLASS                                       |
| E | GRAY  |
| F | BLACK STAINED FINISH                              |



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



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



## KENNEL ELEVATIONS

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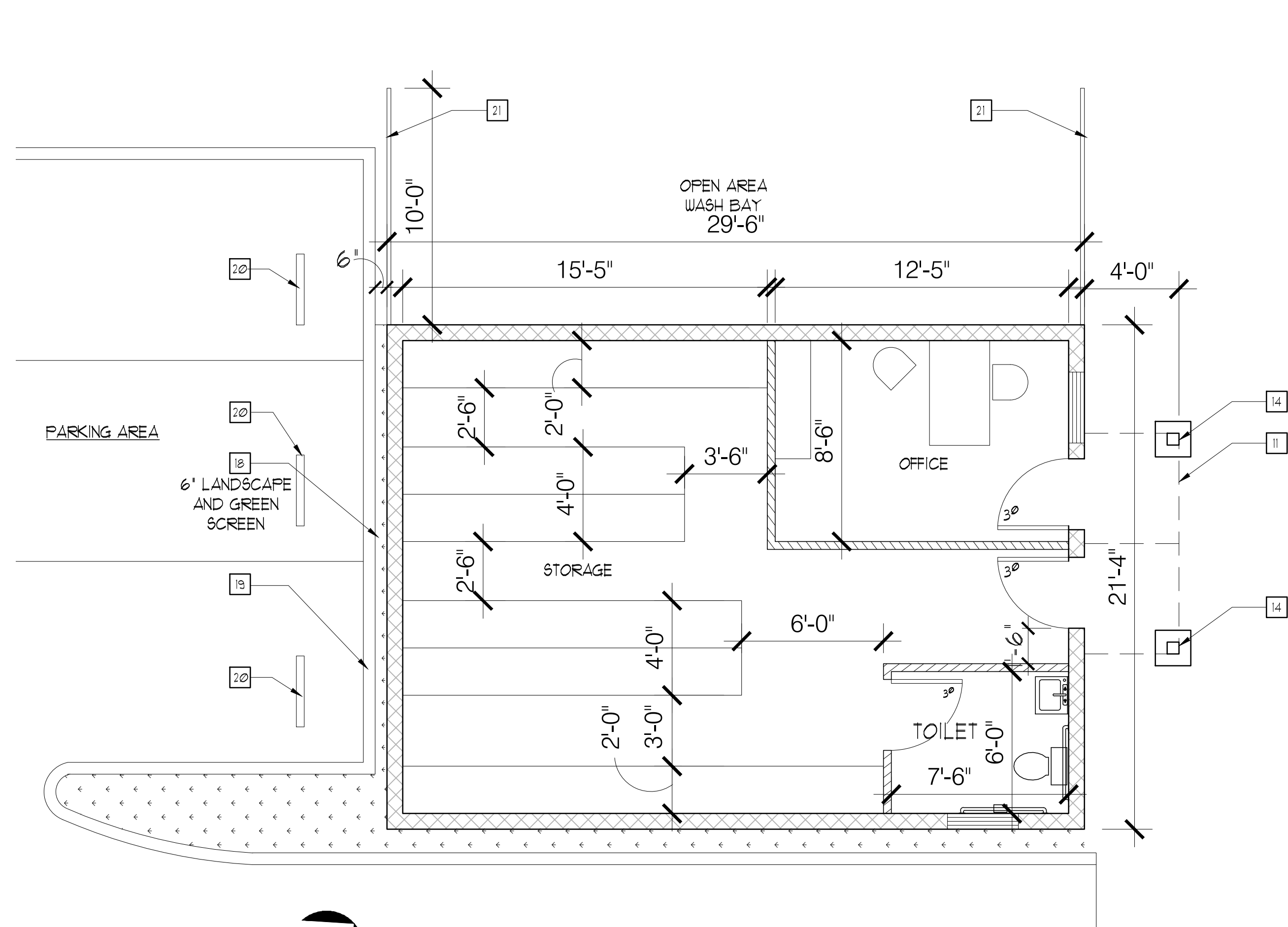
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DESIGN | ARCHITECTURE | PLANNING

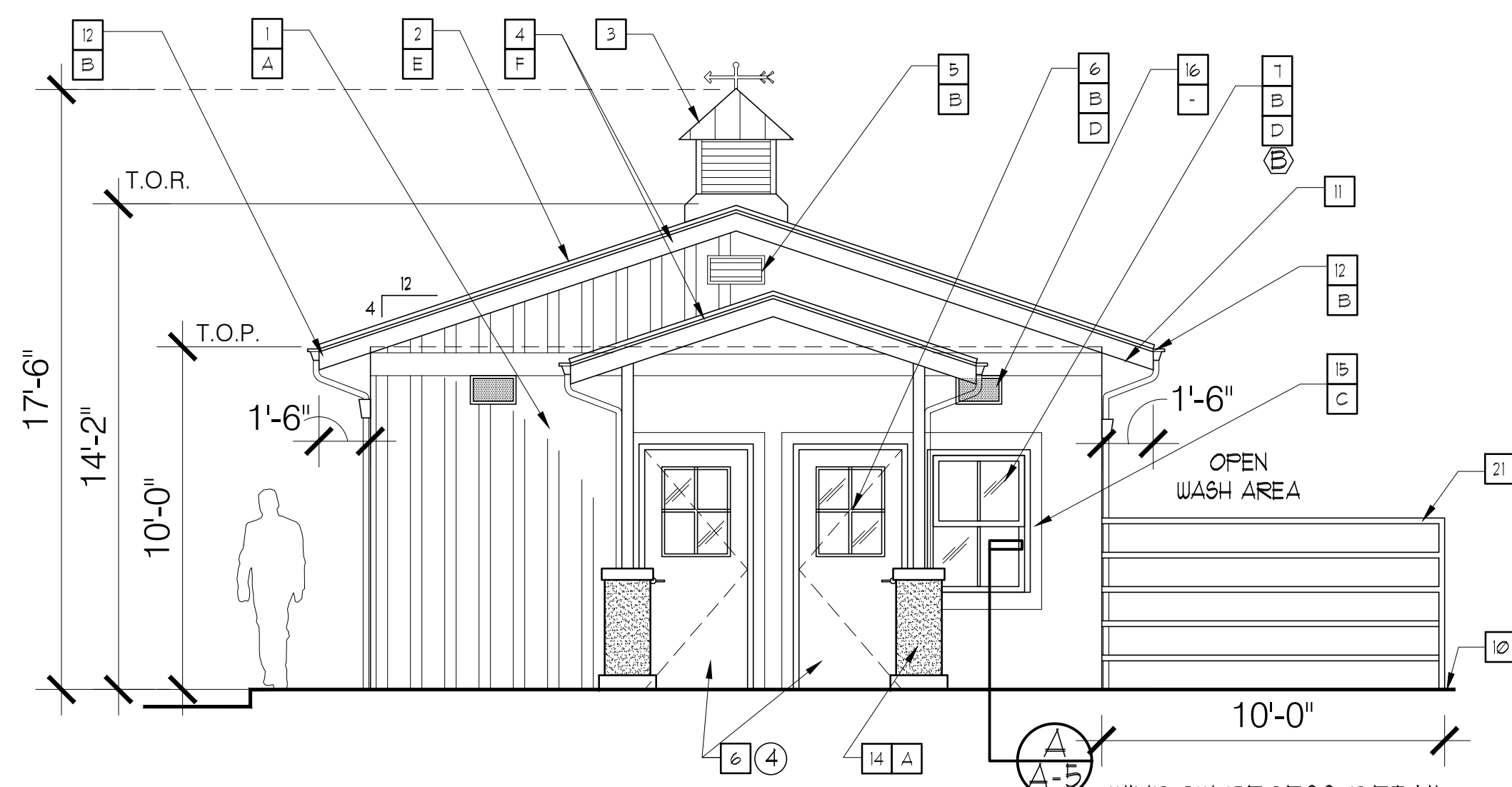
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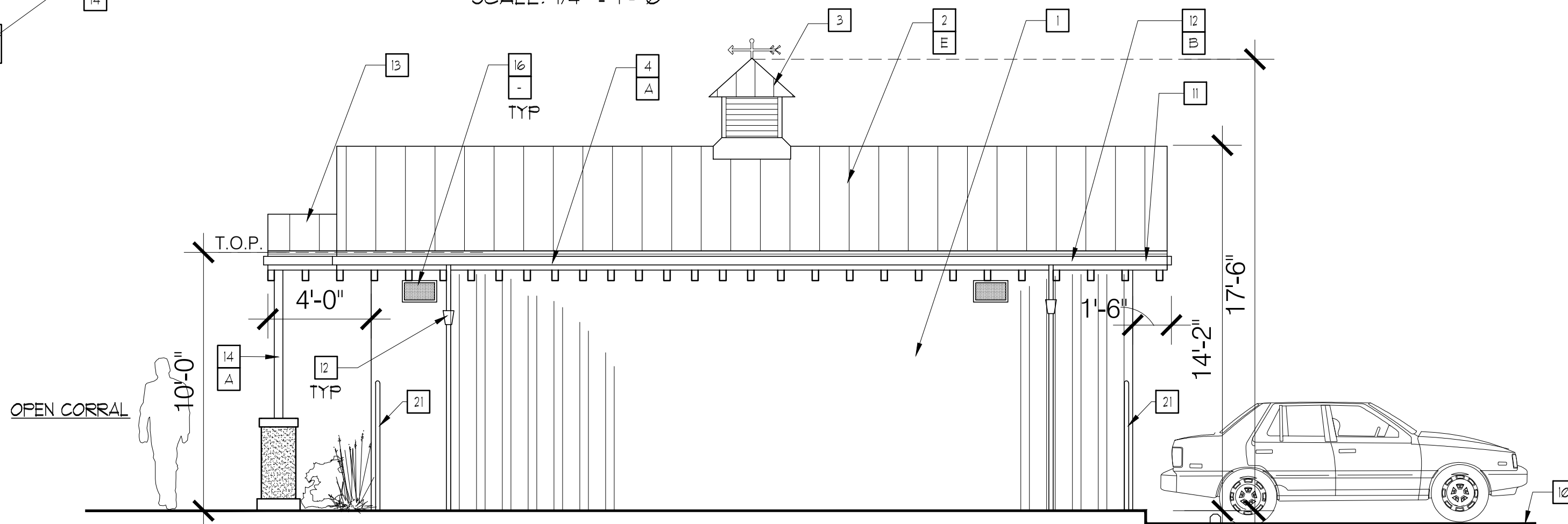




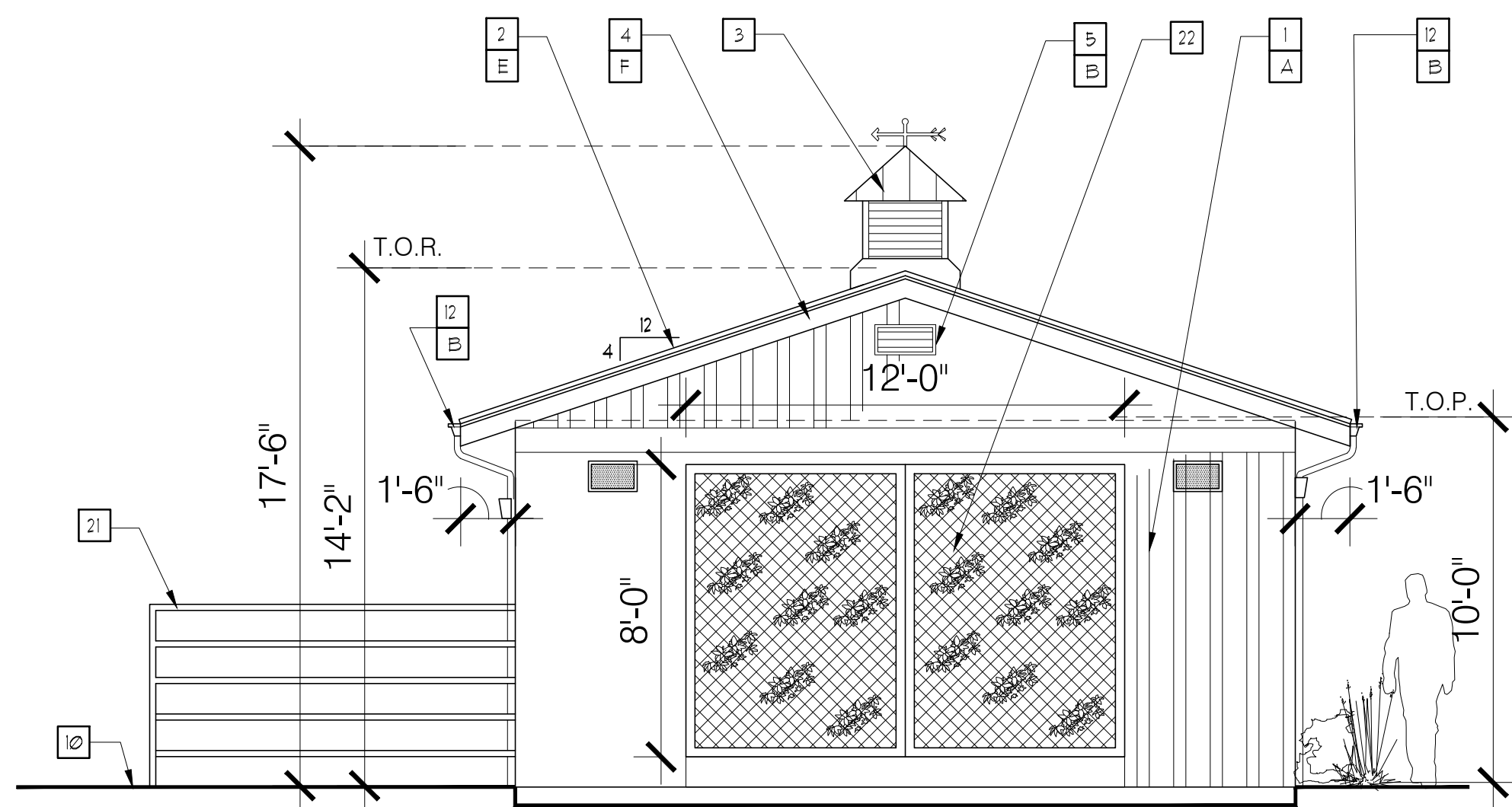
**SUPPORT BLDG PLAN**  
SCALE: 1/4" = 1'- 0"  
GRAPHIC SCALE  
0 1 2 4



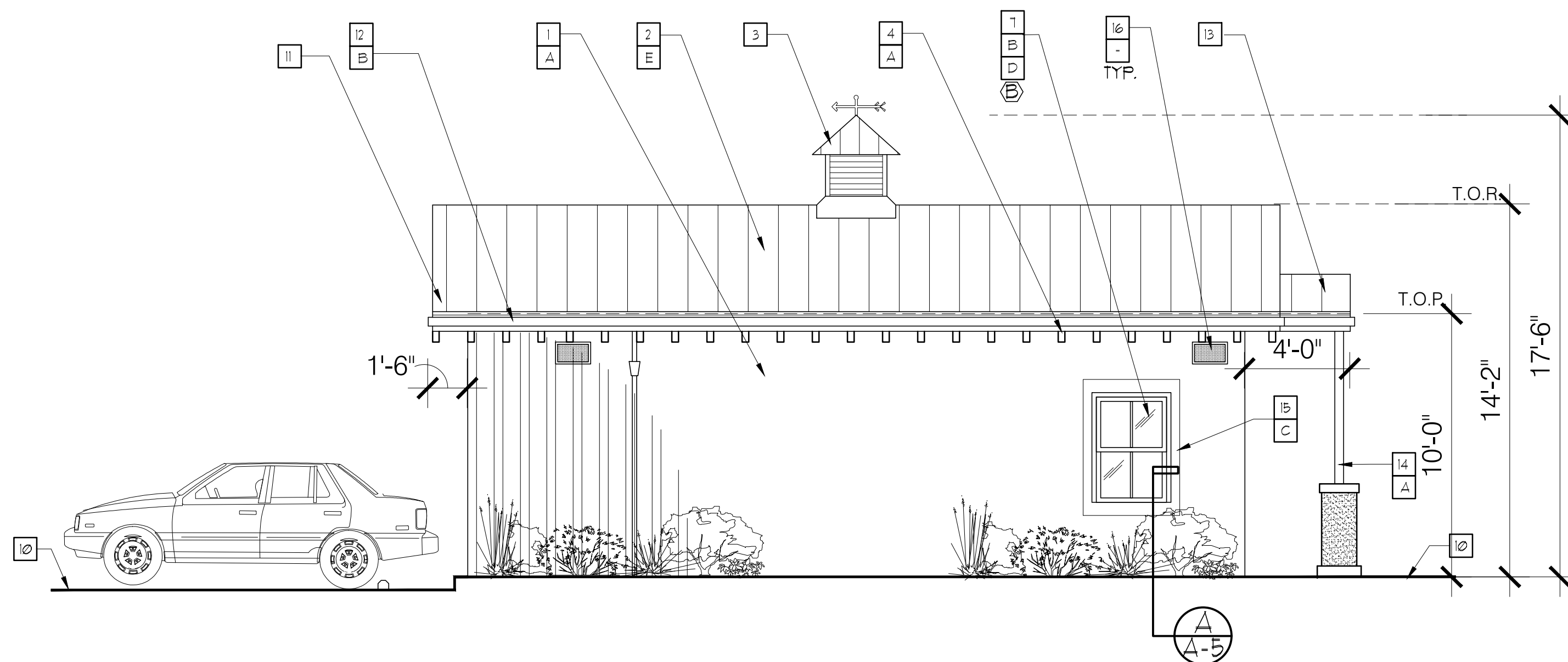
**NORTH SUPPORT BLDG ELEVATION**  
SCALE: 1/4" = 1'- 0"



**WEST SUPPORT BLDG ELEVATION**  
SCALE: 1/4" = 1'- 0"



**SOUTH SUPPORT BLDG ELEVATION**  
SCALE: 1/4" = 1'- 0"



**EAST SUPPORT BLDG ELEVATION**  
SCALE: 1/4" = 1'- 0"

## KEYNOTES

- |   |   |
|---|---|
| 1 HARDIE PLANK WOOD BOARD AND BATTEN FINISH OVER WOOD FRAME | 11 ROOF OVERHANG  |
| 2 3/4" STANDING SEAM METAL ROOF                             | 12 G1. DOWNSPOUT & LEADER, PAINTED  |
| 3 3' X 3' METAL CUPOLA                                      | 13 4' ROOF OVERHANG   |
| 4 WOOD FASCIA   | 14 6'X 6' POSTS W/ 16' SQ. X 42" HIGH COL. PEDESTAL (PLASTERED & PAINTED ON 6" HIGH BASE & 4" CAP |
| 5 VENT  | 15 WOOD TRIM  |
| 6 EXTERIOR DOOR   | 16 EXTERIOR LED LIGHT FIXTURE   |
| 7 DOUBLE HUNG WINDOW  | 17 EXTERIOR LED LIGHT FIXTURE   |
| 8 SLIDING WINDOW  | 18 LANDSCAPE  |
| 9 FIXED WINDOW  | 19 6" CONC. CURB  |
| 10 FIN. GRADE   | 20 WHEEL STOP   |
|   | 21 5' HIGH METAL (5") RAIL STABLE FENCE   |
|   | 22 GREEN SCREEN   |

## COLOR LEGEND

- |   |                             |
|---|-----------------------------|
| A | OFF-WHITE FINISH            |
| B | BLACK FINISH                |
| C | MIDNIGHT SOOT* BLACK FINISH |
| D | CLEAR GLASS                 |
| E | GRAY                        |
| F | BLACK STAINED FINISH        |
| . | TO BE DETERMINED            |

⊗ = SEE SHEET A-5 FOR KENNEL AND SUPPORT BUILDINGS WINDOW SCHEDULE

# = SEE SHEET A-5 FOR KENNEL AND SUPPORT BUILDINGS DOOR SCHEDULE

## LEGEND

- NEW EXTERIOR WALL W/ 2"x6" WOOD STUDS @ 16" O.C. W/ HARDWOOD PLANKS & 3/4" PLYWOOD, WATERPROOFING & VAPOR BARRIER ON THE OUTSIDE & 5/8" GBFC @ 60 & INSULATION ON THE INSIDE
- NEW PARTITION W/ 2"x4" WOOD STUDS @ 16" O.C. & 5/8" GBFC @ 60 ON BOTH SIDES

## SUPPORT BUILDING

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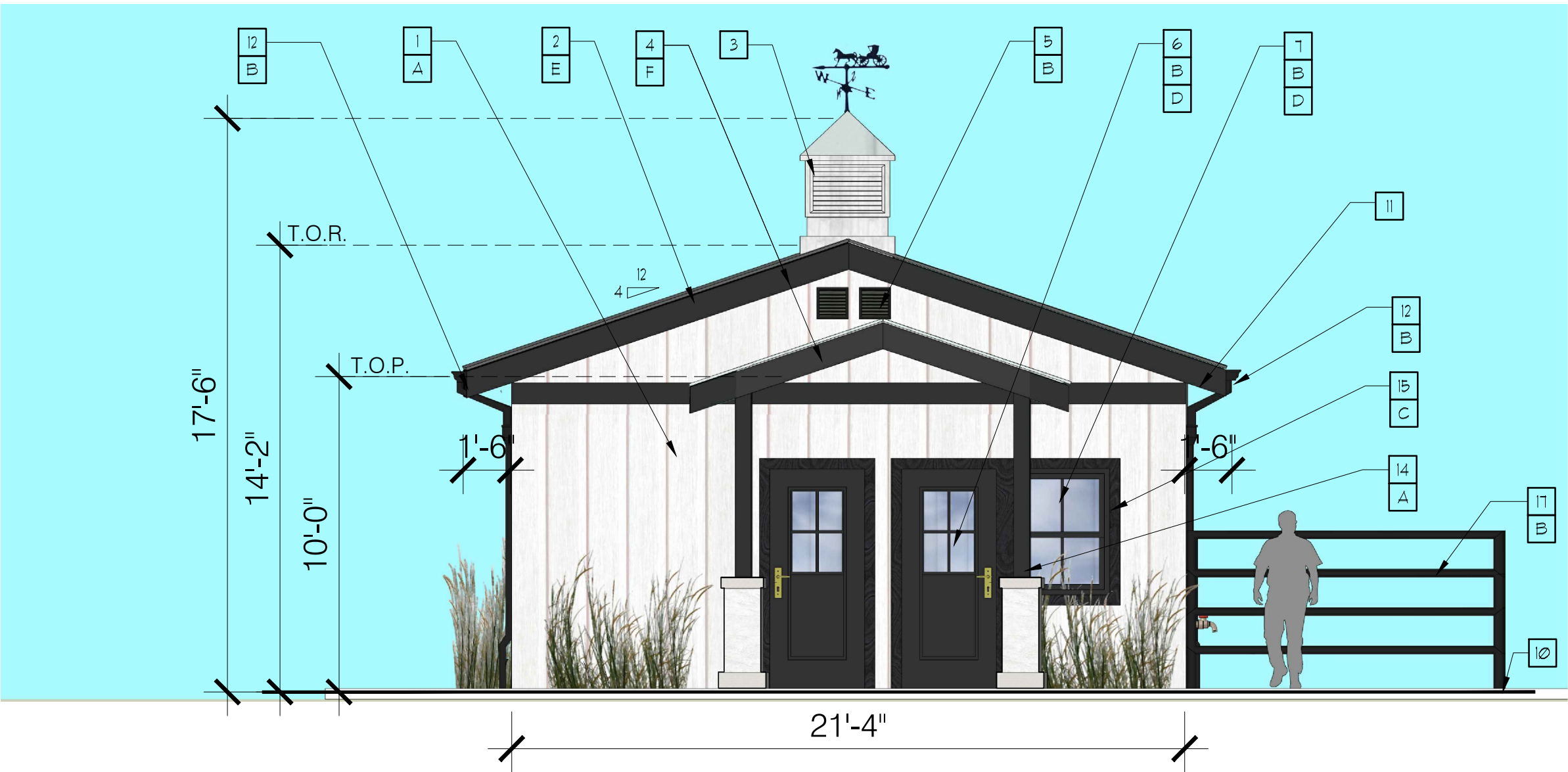
A-4

DESIGN | ARCHITECTURE | PLANNING

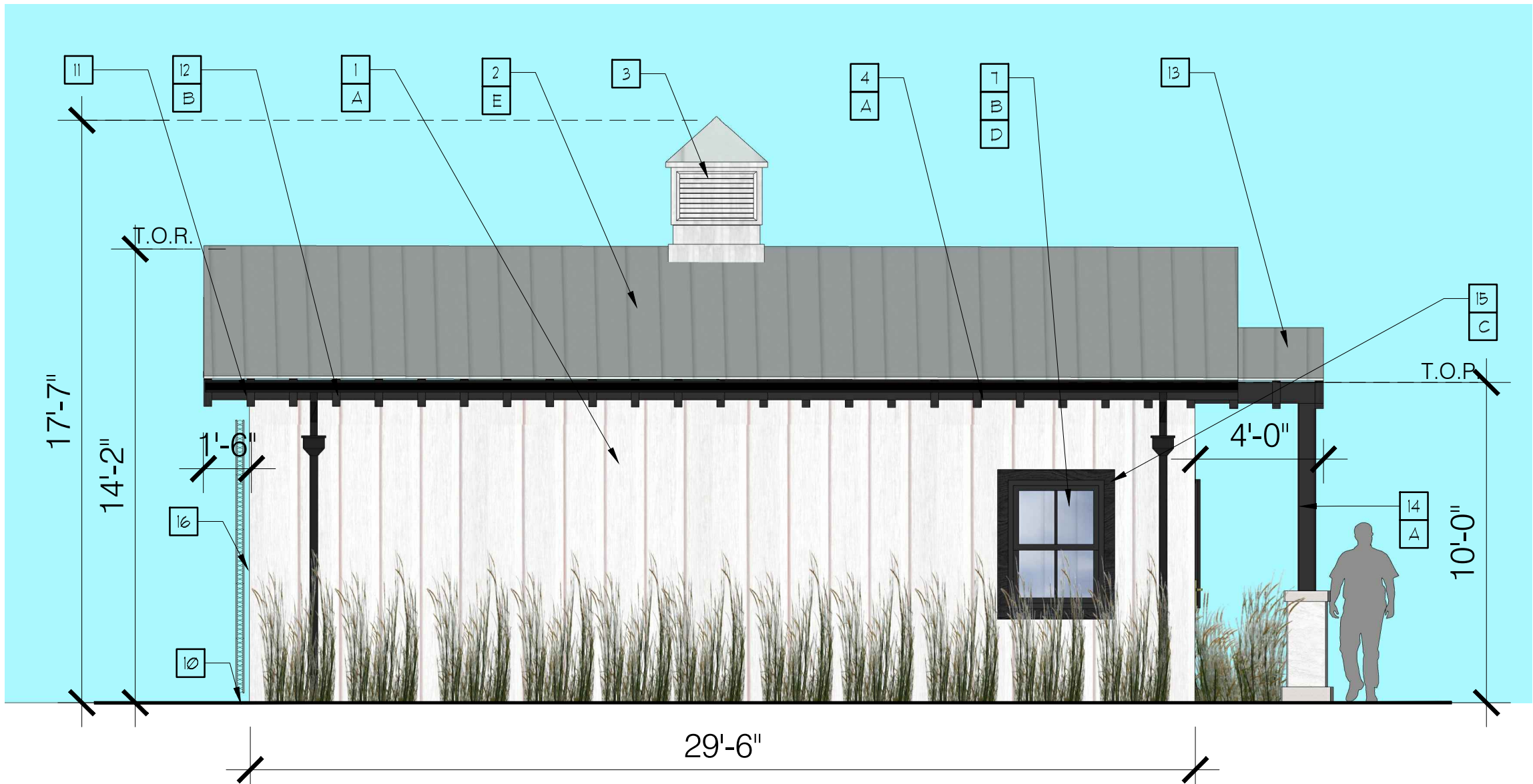
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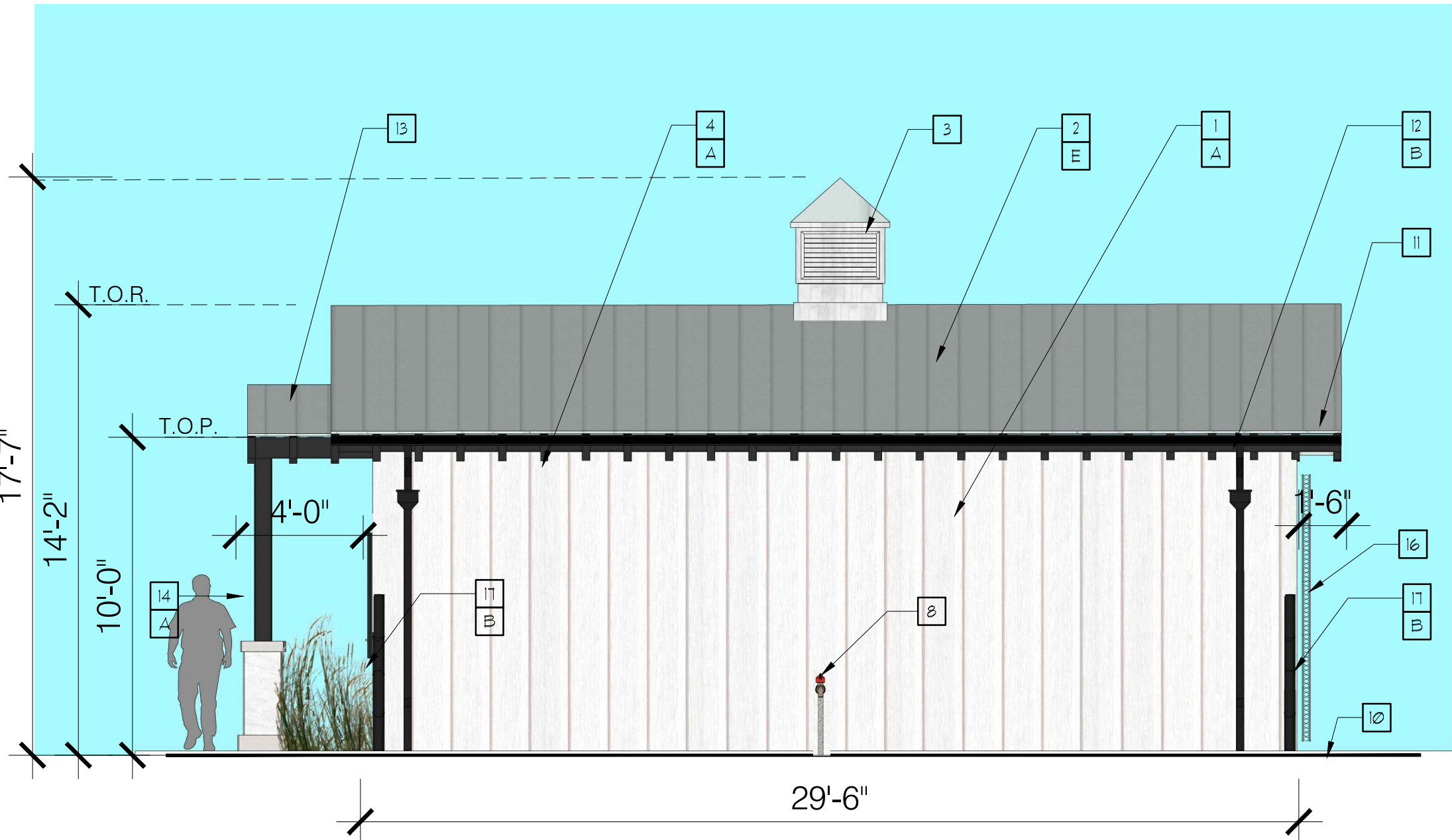




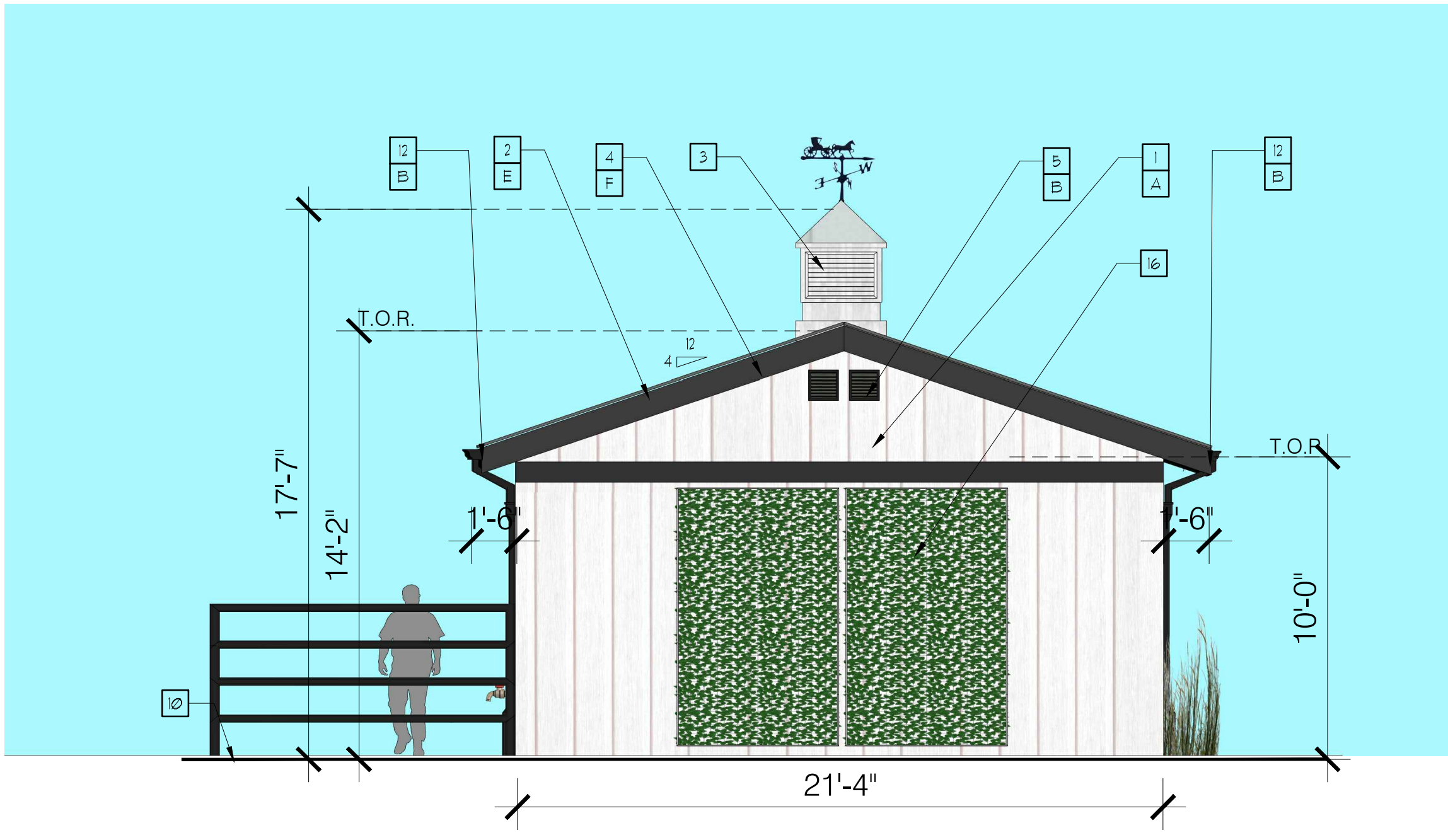
NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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

KEYNOTES

- |   |   |
|---|---|
| 1 HARDIE PLANK WOOD BOARD AND BATTEN FINISH O' WOOD FRAME | 11 18" ROOF OVERHANG  |
| 2 3" STANDING SEAM METAL ROOF                             | 12 G.L. DOWNSPOUT & LEADER  |
| 3 3' X 3' VINYL CUPOLA                                    | 13 4' ROOF OVERHANG   |
| 4 WOOD FASCIA   | 14 4" STONE CAP ON 6X6 POST W/ 16" SQ. X 42" HIGH CONC. BLOCK PEDESTAL BASE (PLASTERED & PAINTED) ON 6" HIGH BASE & |
| 5 VENT  | 15 HARDIE WOOD TRIM   |
| 6 EXTERIOR DOOR   | 16 GREEN SCREEN   |
| 7 DOUBLE HING WINDOW                                      | 17 5' H. METAL FENCE  |
| 8 EXTERIOR FAUCET   |   |
| 9 FIXED WINDOW  |   |
| 10 FIN. GRADE   |   |

COLOR LEGEND

- |   |                             |
|---|-----------------------------|
| A | OFF WHITE FINISH            |
| B | BLACK FINISH                |
| C | BLACK MIDNIGHT SOOTY FINISH |
| D | CLEAR GLASS                 |
| E | GRAY                        |
| F | BLACK STAINED FINISH        |



SUPPORT BUILDING ELEVATIONS

DESIGN REVIEW

DATE: 1/20/2023

PROJECT NUMBER 558.2101.03

KARAPEDIAN FAMILY RANCH

1900 RIVERSIDE DRIVE  
GLENDALE, CA 91201

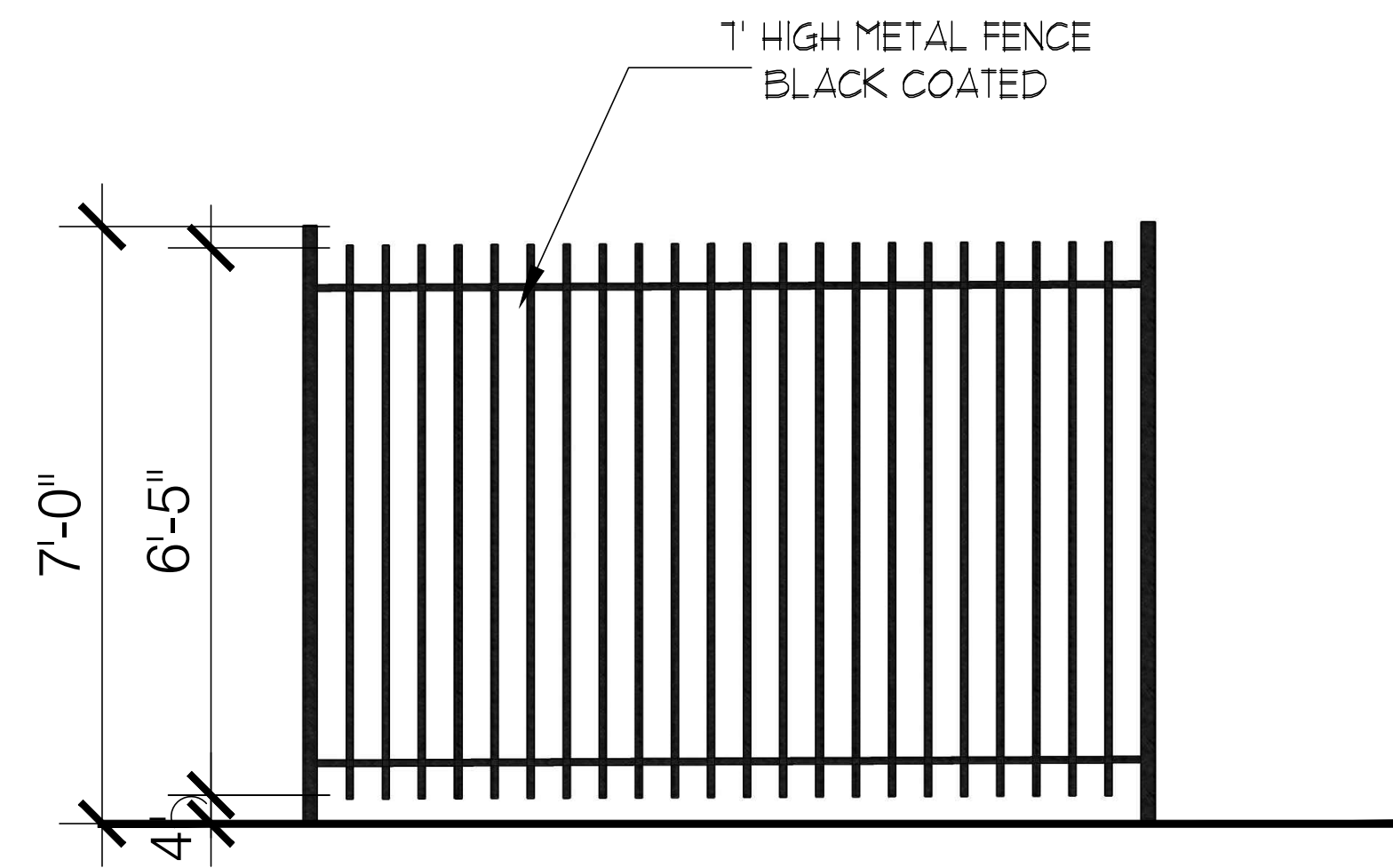
A-4.1

DESIGN | ARCHITECTURE | PLANNING

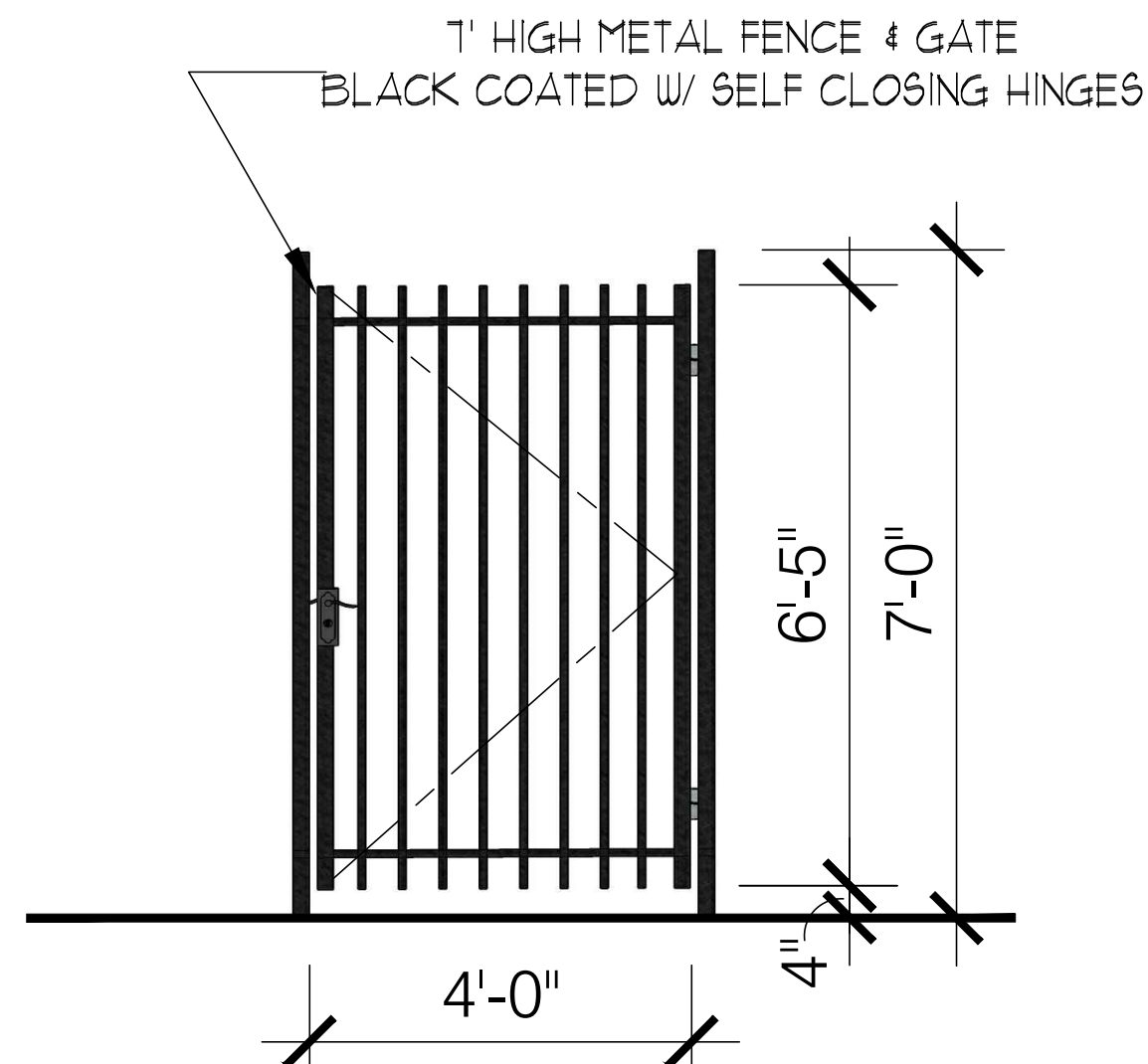
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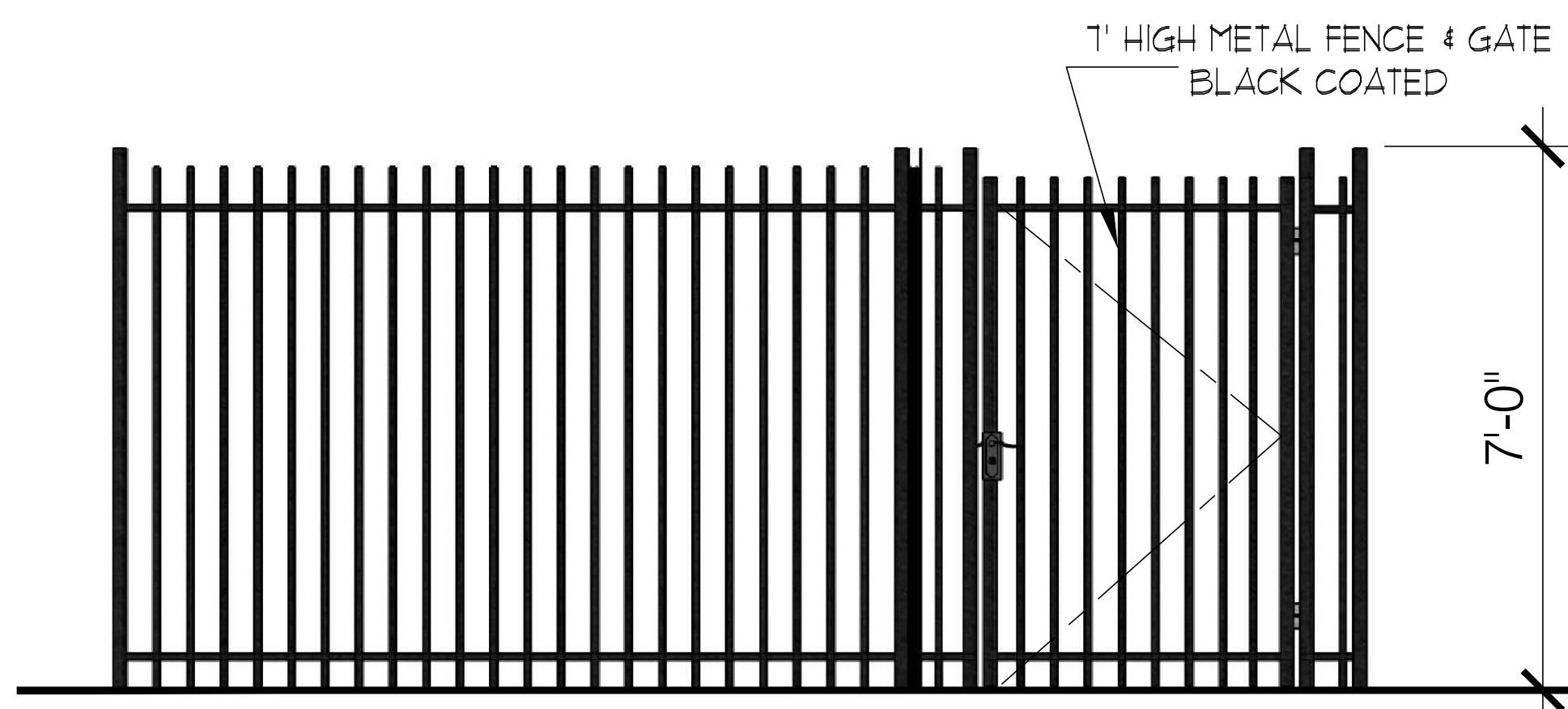




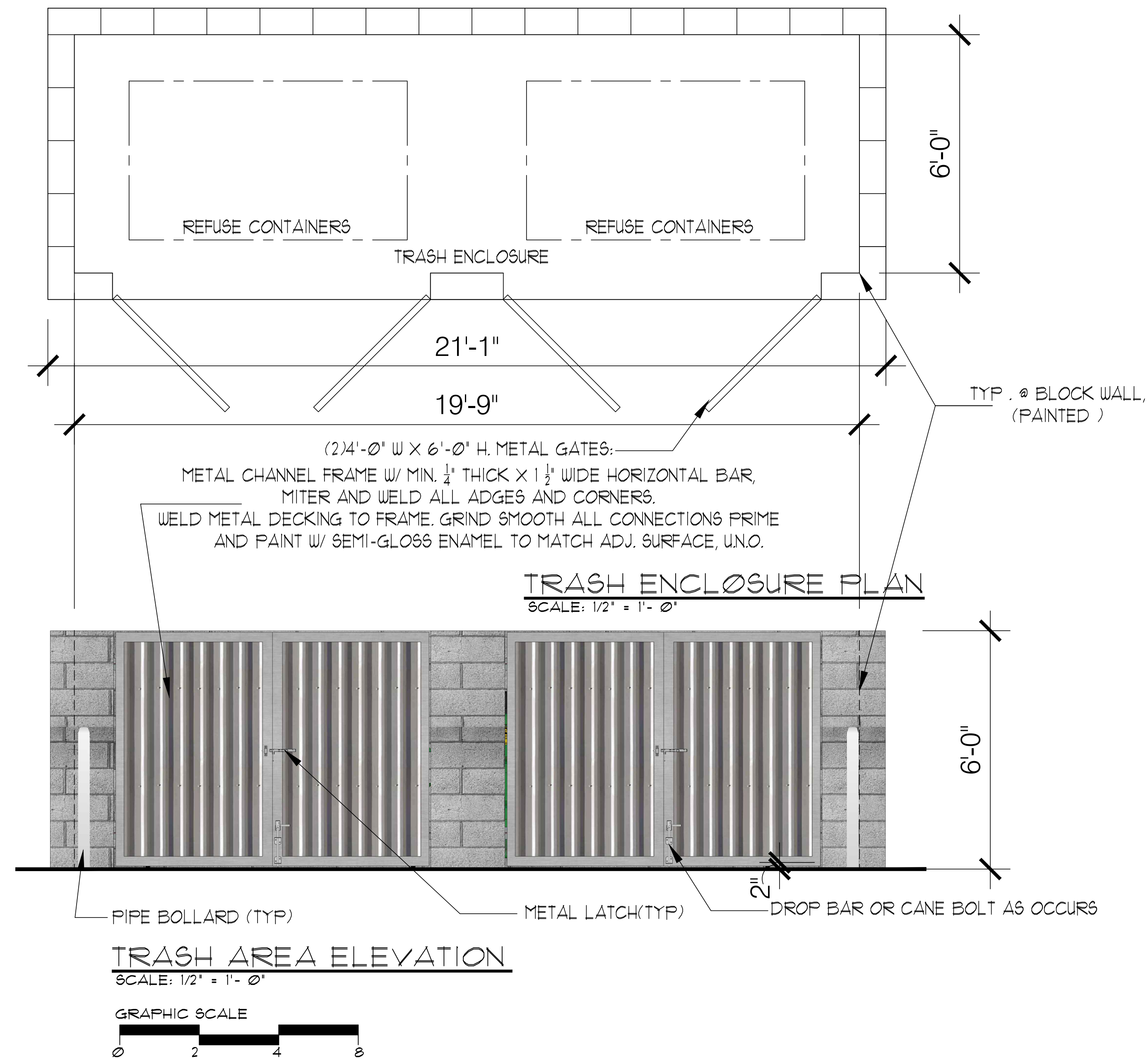
**TYPICAL METAL FENCE ELEVATION**  
SCALE: 1/2" = 1'-0"



**TYPICAL METAL GATE ELEVATION**  
SCALE: 1/2" = 1'-0"



**TYPICAL METAL SLIDING GATE ELEVATION**  
SCALE: 1/2" = 1'-0"



## TRASH AREA , TYPICAL FENCE , GATES ELEVATIONS

DESIGN REVIEW

DATE: 1/20/2023

PROJECT NUMBER 558.2101.03

**KARAPEDIAN FAMILY RANCH**

**1900 RIVERSIDE DRIVE  
GLENDALE, CA 91201**

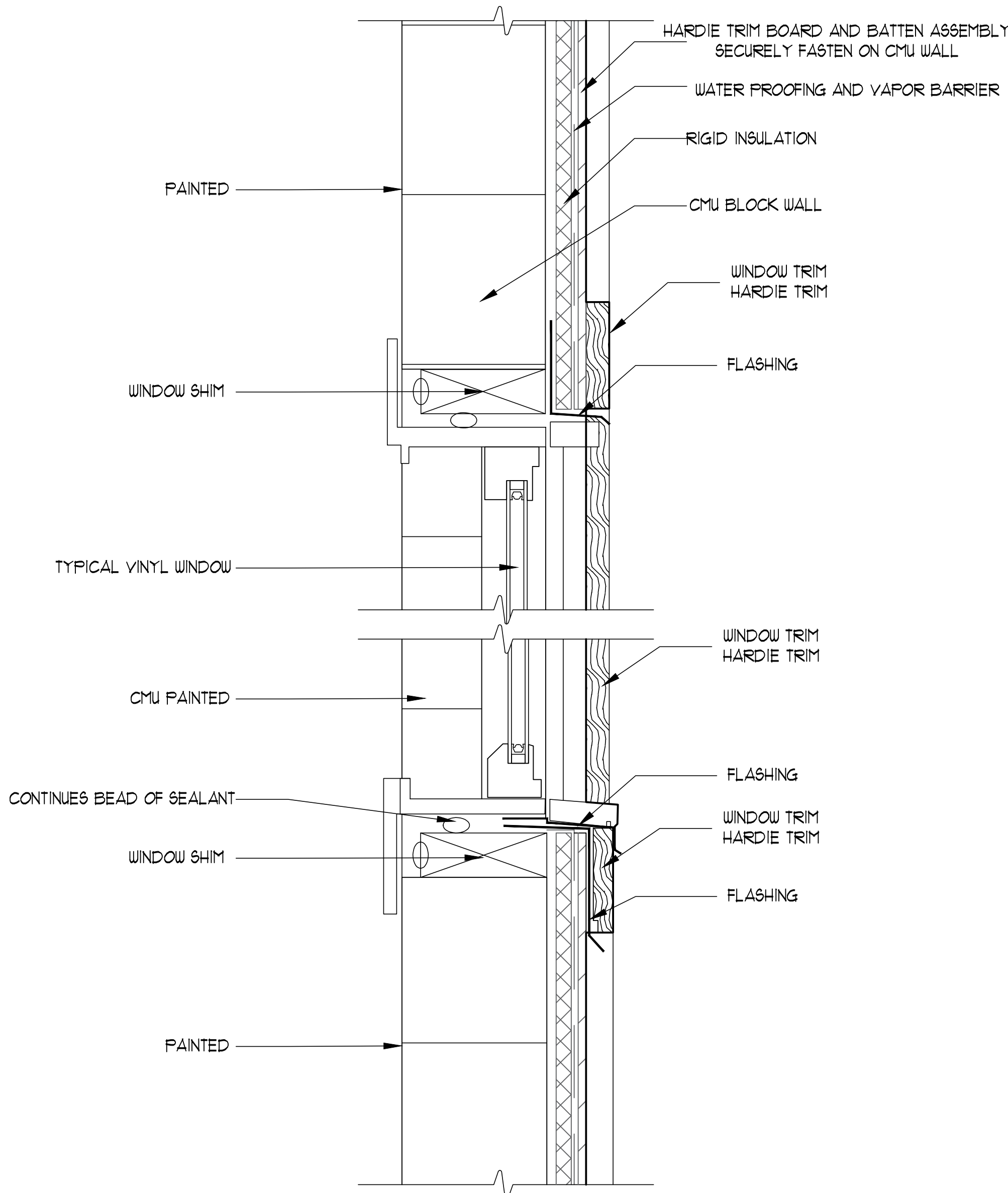
A-4.2

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A WINDOW SECTION DETAIL

WINDOW AND DOOR SCHEDULES  
FOR ALL BUILDNGS AND STREET VISIBLE  
WINDOW PROFILE DETAIL  
DESIGN REVIEW

DATE: 1/12/2023  
PROJECT NUMBER 558.2101.03

KARAPEDIAN FAMILY RANCH  
1900 RIVERSIDE DRIVE  
GLENDALE, CA 91201

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WINDOW AND DOOR SCHEDULE  
FOR KARAPEDIAN FAMILY  
RANCH

KENNEL AND SUPPORT BUILDING										WINDOW SCHEDULE KARAPEDIAN FAMILY RANCH 1900 RIVERSIDE DRIVE GLENDALE, CA									
WINDOW NUMBER	QUANTITY	CLEAR OR OBTURE GLASS C/O	NEW EXISTING WIDTH X HEIGHT	EXISTING NUMBER		VISIBLE FROM THE STREET Y/N?	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (SCL) Y/N		BUILD NEW SILL & FRAME		NEW EDGE DETAIL X	BEDRM Y/N	ENERGY EFFICIENT Y/N	TEMPERED GLASS Y/N	FIRE HAZARD ZONE1 Y/N	WINDOW WITH IN 18" OF FLOOR OR 48" OF DOOR
A	3	C	36"X42"		VINYL	Y		DBL HUNG	VINYL	Y		Y		Y	N	Y	N	-	N
B	3	O	30X42		VINYL	Y		DBL HUNG	VINYL	Y		Y		Y	N	Y	N		N
B	3	C	30X42		VINYL	Y		DBL HUNG	VINYL	Y		Y		Y	N	Y	N		N
C	21	C	60X12		VINYL	Y		FIXED	VINYL	N		Y		Y	N	Y	N		N
D	1	C	28X84		VINYL	Y		FIXED SIDE-LITE	VINYL	Y		Y		Y	N	Y	N		Y

\* REFER TO WINDOW SECTION (A)

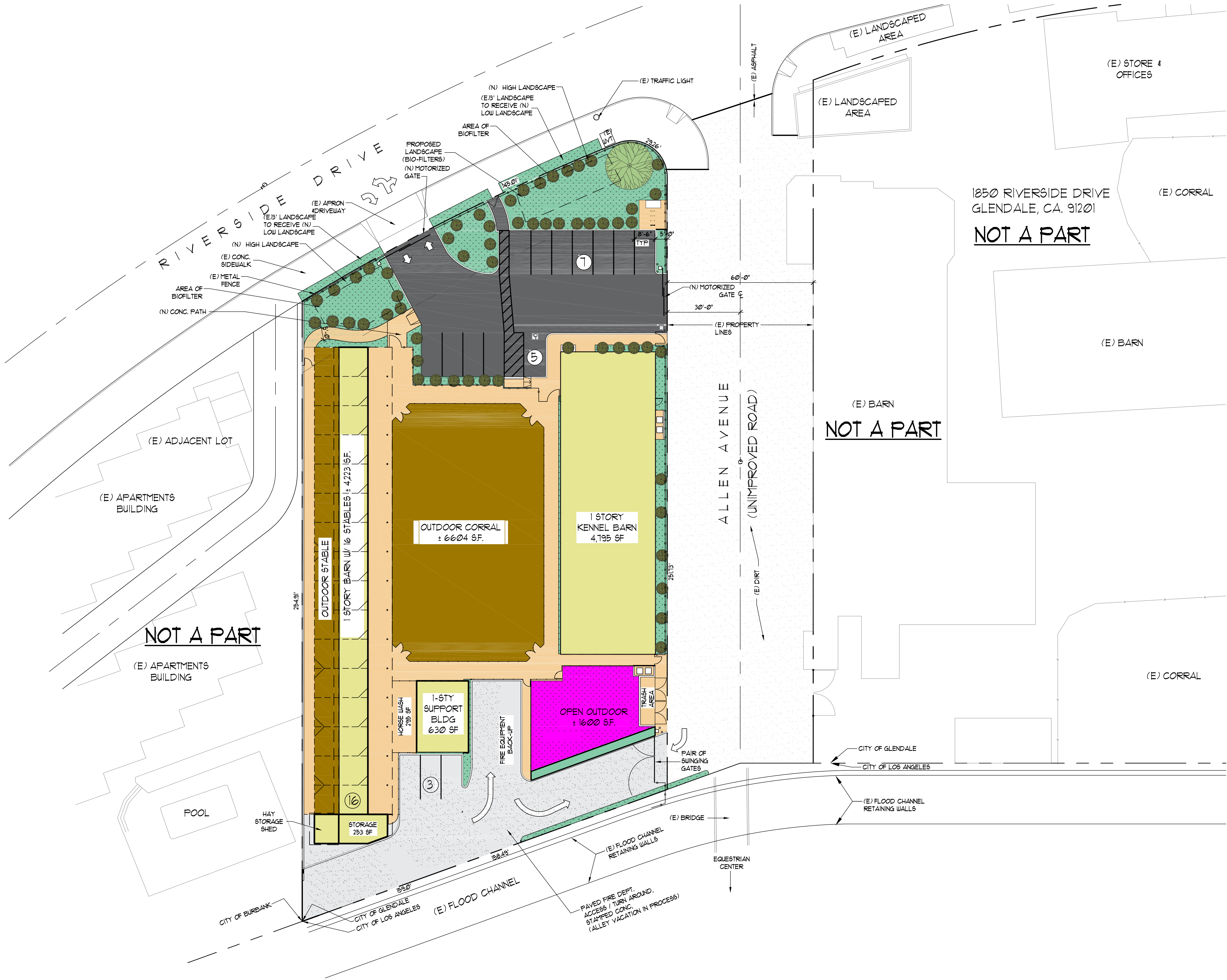
DOOR SCHEDULE KARAFEDIAN FAMILY RANCH 1900 RIVERSIDE DRIVE GLENDALE, CA																			
DOOR NUMBER	QUANTITY		NEW EXISTING WIDTH X HEIGHT		MATERIAL	VISIBLE FROM THE STREET Y/N		LITES NUMBER	NEW FRAME TYPE	EXTERNAL GRID (SCL) Y/N				NEW EDGE DETAIL		ENERGY EFFICIENT LITES Y/N	TEMPERED GLASS Y/N	FIRE HAZARD ZONE1 Y/N	WINDOW WITH OR 48" OF DOOR
①	1		36"X36'			Y		8	Y	Y				-		Y	N	-	N
②	3		36"X84'		METAL	N		VISION PANEL	Y					-		Y	N		N
③	1		30X42		METAL	N		-	Y					-		-	N		N
④	2		60X12		METAL	N		4	Y					-		Y	N		N

WINDOW SCHEDULE																			
KARAPEDIAN FAMILY RANCH 1900 RIVERSIDE DRIVE GLENDALE, CA																			
WINDOW NUMBER	QUANTITY	EXISTING WIDTH X HEIGHT	NEW EXISTING WIDTH X HEIGHT		NEW NUMBER	VISIBLE FROM THE STREET Y/N		NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID Y/N		BUILD NEW SILL & FRAME		NEW EDGE DETAIL	BEDRM Y/N	ENERGY EFFICIENT Y/N	TEMPERED GLASS Y/N	FIRE HAZARD ZONE Y/N	WINDOW WITH IN 18" OF FLOOR OR 48" OF DOOR
F			36"X36"		VINYL	N		SLIDER	VINYL			Y		N	N	Y	N	-	N

DOOR SCHEDULE																			
KARAPEDIAN FAMILY RANCH 1900 RIVERSIDE DRIVE GLENDALE, CA																			
DOOR NUMBER	QUANTITY		NEW EXISTING WIDTH X HEIGHT		MATERIAL	VISIBLE FROM THE STREET Y/N		LITES NUMBER	NEW FRAME TYPE	EXTERNAL GRID AT LITES Y/N				NEW EDGE DETAIL		ENERGY EFFICIENT LITES Y/N	TEMPERED GLASS Y/N	FIRE HAZARD ZONE Y/N	WINDOW WITH OR 48" OF DOOR
5	1		36"X84"		METAL	N		6	METAL	Y				-		Y	N		N

DESIGN | ARCHITECTURE | PLANNING





PROPOSED PROJECT SUMMARY:	
ADDRESS	1900 RIVERSIDE DRIVE, GLENDALE CA 91201
EXISTING PROPERTY TYPE:	STABLES
LEGAL DESCRIPTION:	TRACT # 9792 1/2 VAC ALLEY ON SW
APN :	562-5031-008
REGION / CLUSTER:	24 / 24632
BUILT:	1939-1940 1942
ZONING :	CE
GROSS LOT AREA W/O VACATION:	39,985 SF
VACATION AREA:	3,190 SF (EASEMENT NEXT TO CHANNEL)
LOT AREA AFTER VACATION:	44,682 SF
TOTAL BLDG AREA:	9997 SF
FAR ALLOWED:	NONE
PROPOSED FAR:	9,997/ 44,682 = 0.22
LOT COVERAGE ALLOWED:	N/A (TABLE 30.15-B)
LOT COVERAGE PROPOSED:	9,997/ 44,682 = 0.22 X 100% = 22%
STABLES BARN (UNDER ROOF):	4223 SF
STORAGE :	253 SF
COVERED HAY STORAGE:	96 SF
OPEN HORSE WASH:	295 SF
OUTDOOR CORRAL:	6604 SF
KENNEL BARN:	4795 SF
OPEN OUTDOOR AREA:	1600 SF
SUPPORT BUILDING:	630 SF
PARKING REQUIRED:	
STABLES: 1 SPACE PER 4 HORSES (16 HORSES)	4
KENNEL : 2 SPACES PER 1,000 ( 4,750)	10
SUPPORT BLDG. :2 SPACE PER 1,000 (630)	2
TOTAL:	16 STALLS
PARKING REQUIRED:	16
PARKING PROVIDED:	16( 1 HC INCLUDED) + 1 STALL (FOR 5 BIKES)
BIKE PARKING REQ :	5
BIKE PARKING PROVIDED:	5(4 SHORT TERM, 1 - LONG TERM)
REQUIRED LANDSCAPE:	CE- NOT APPLICABLE (TABLE 30.31-A)
PROVIDED LANDSCAPE:	4,800 SF
EQUESTRIAN USE AREA:	62%
KENNEL USE AREA:	38%

**LEGENDS**

DECOMPOSED GRANITE	ASPHALT
BUILDING STRUCTURE W/ CONC. SLAB	LANDSCAPE
CONCRETE	OPEN OUTDOOR
STAMPED CONCRETE (BOMANITE)	

**PROPOSED GREEN SITE PLAN**

SCALE: 1" = 20'- 0"

NOTE: DEFERRED APPROVAL LANDSCAPE & IRRIGATION PLANS

0 10 20 40

GRAPHIC SCALE

DESIGN REVIEW

DATE: 1/120/2023  
PROJECT NUMBER 558.2101.03

KARAPEDIAN FAMILY RANCH  
1900 RIVERSIDE DRIVE  
GLENDALE, CA 91201

A-6





NORTHEAST PERSPECTIVE  
NOT TO SCALE



NORTHWEST PERSPECTIVE  
NOT TO SCALE



NORTH PERSPECTIVE  
NOT TO SCALE



ALLEN AVE. PERSPECTIVE  
NOT TO SCALE



SOUTHWEST PERSPECTIVE  
NOT TO SCALE

## RENDERED PERSPECTIVES DESIGN REVIEW

DATE: 1/20/2023

PROJECT NUMBER 558.2101.03

## KARAPEDIAN FAMILY RANCH

**1900 RIVERSIDE DRIVE  
GLENDALE, CA 91201**

A-7

DESIGN | ARCHITECTURE | PLANNING

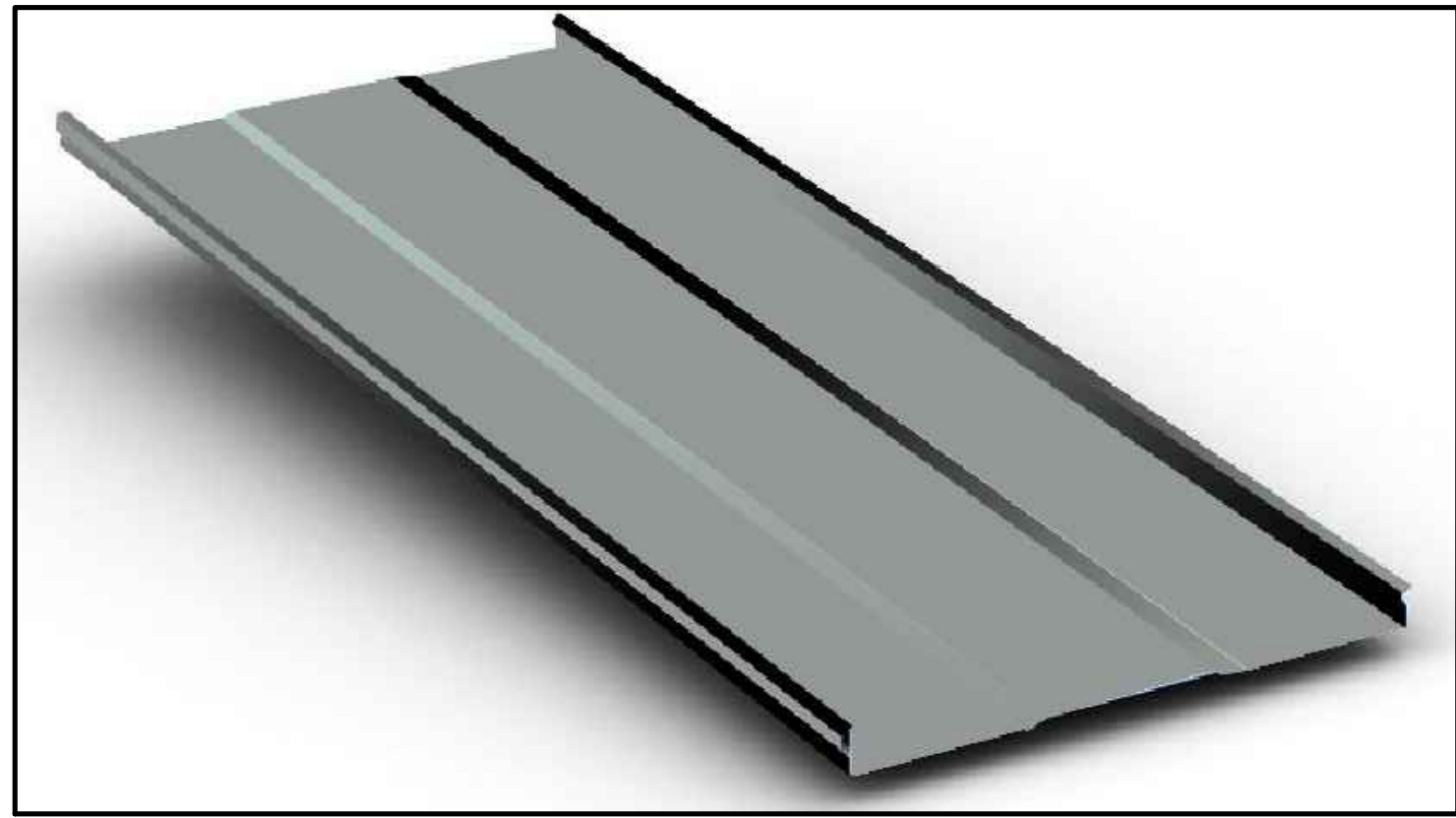
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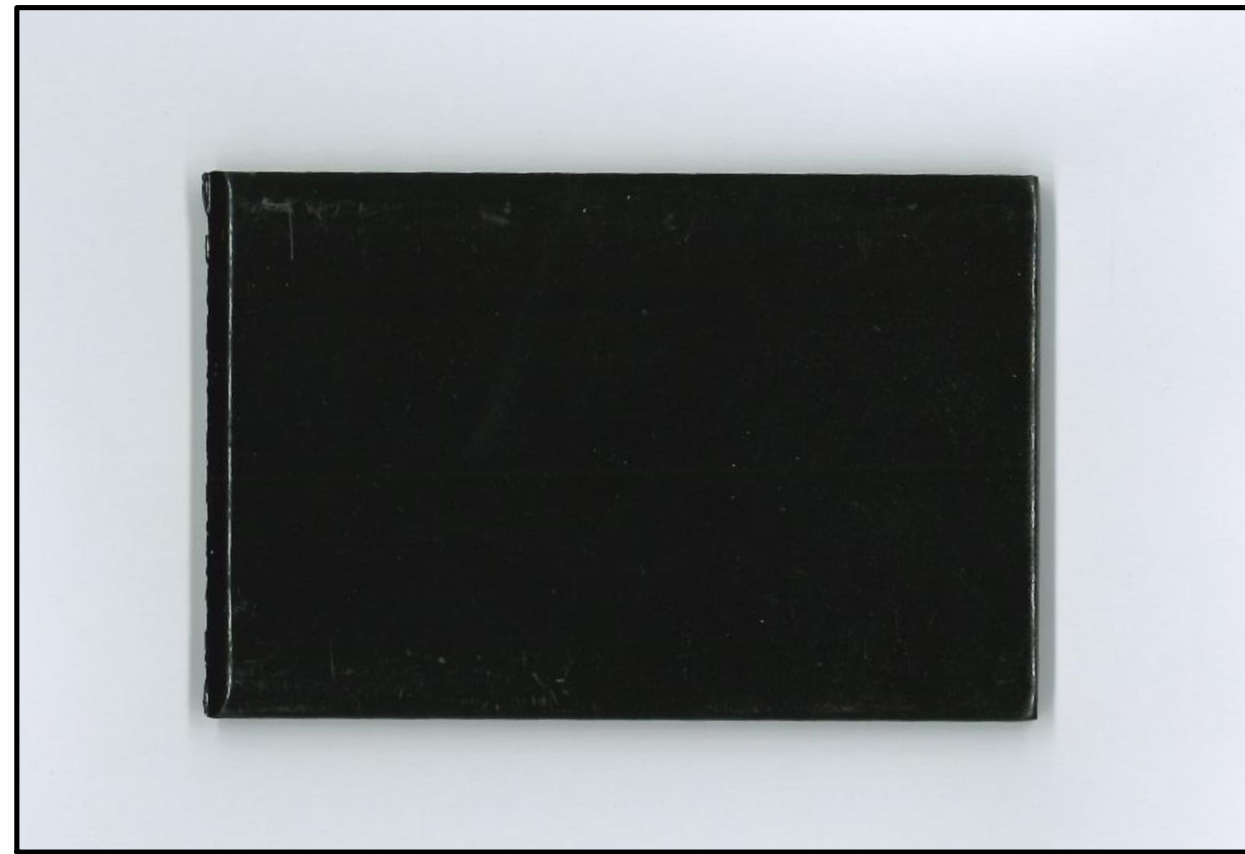




- (A) STABLE WALLS:  
TREATED WOOD T&G WOOD PANELS :  
- SELECT KILN-DRIED TONGUE AND GROOVE 2"x6" BOARDS  
- PREMIUM J GRADE SPRUCE, PINE OR FIR
- PAINT BY DUNN-EDWARDS  
COLOR : OFF-WHITE 'DROPLETS DEW381'



- (B) STABLE ROOFING :  
McELROY METAL, STANDING SEAM 'INSTALOC PLANK'  
BY 'CASTLEBROOK BARNS' COLOR: 'NUNTUCKET'  
- 26-GAUGE HIGH TENSILE ZINCALUME COATED STEEL  
- CASTLE-TEK XL STANDARD SYSTEM COLORS
- COLOR:'NUNTUCKET'



- (C) RAILING & STEEL FRAME ( COATED PAINT)  
GUTTER, DOWNSPOUT, STEEL POST, ETC.
- COLOR:'BROWN' BY CASTLEBROOK BARNS
- COLUMNS : STRUCTURAL STEEL ASTM SPECIFICATIONS A36 AND A500  $\frac{3}{8}$ " WALLS
  - FRAMEWORK : 1-1/2' TO 2-1/2' X  $\emptyset$ 65 TO 180 ALL SQUARE TUBING ASTM SPECIFICATION A500
  - DOORS : 2' X  $\frac{5}{8}$ " A36 FRAMEWORK WITH  $\frac{3}{4}$ " SQUARE TUBE GRILLED TOP

## STABLES COLOR & MATERIAL BOARD

DESIGN REVIEW

DATE: 1/20/2023

PROJECT NUMBER 558.2101.03

KARAPEDIAN FAMILY RANCH

1900 RIVERSIDE DRIVE  
GLENDALE, CA 91201

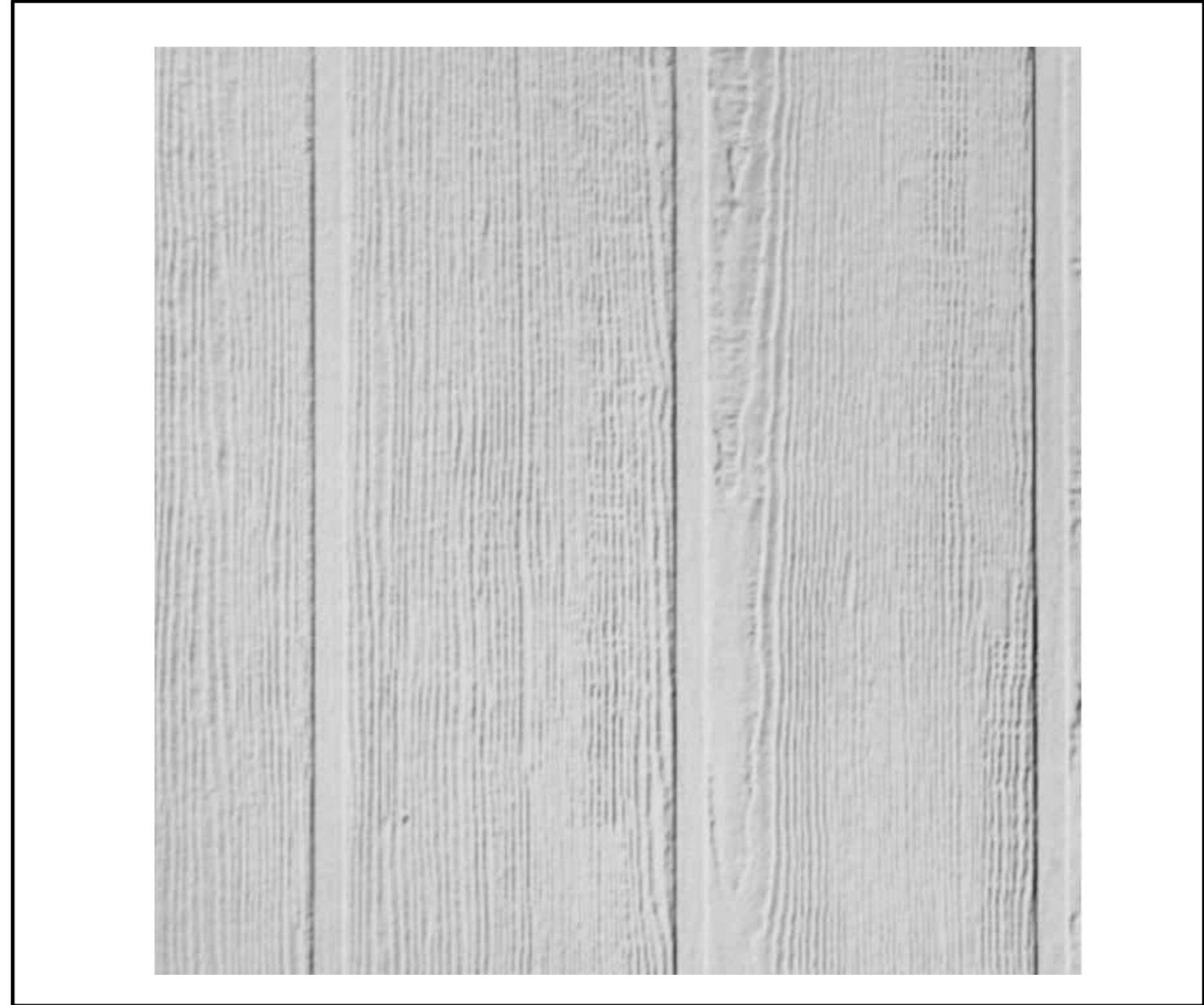
A-8

DESIGN | ARCHITECTURE | PLANNING

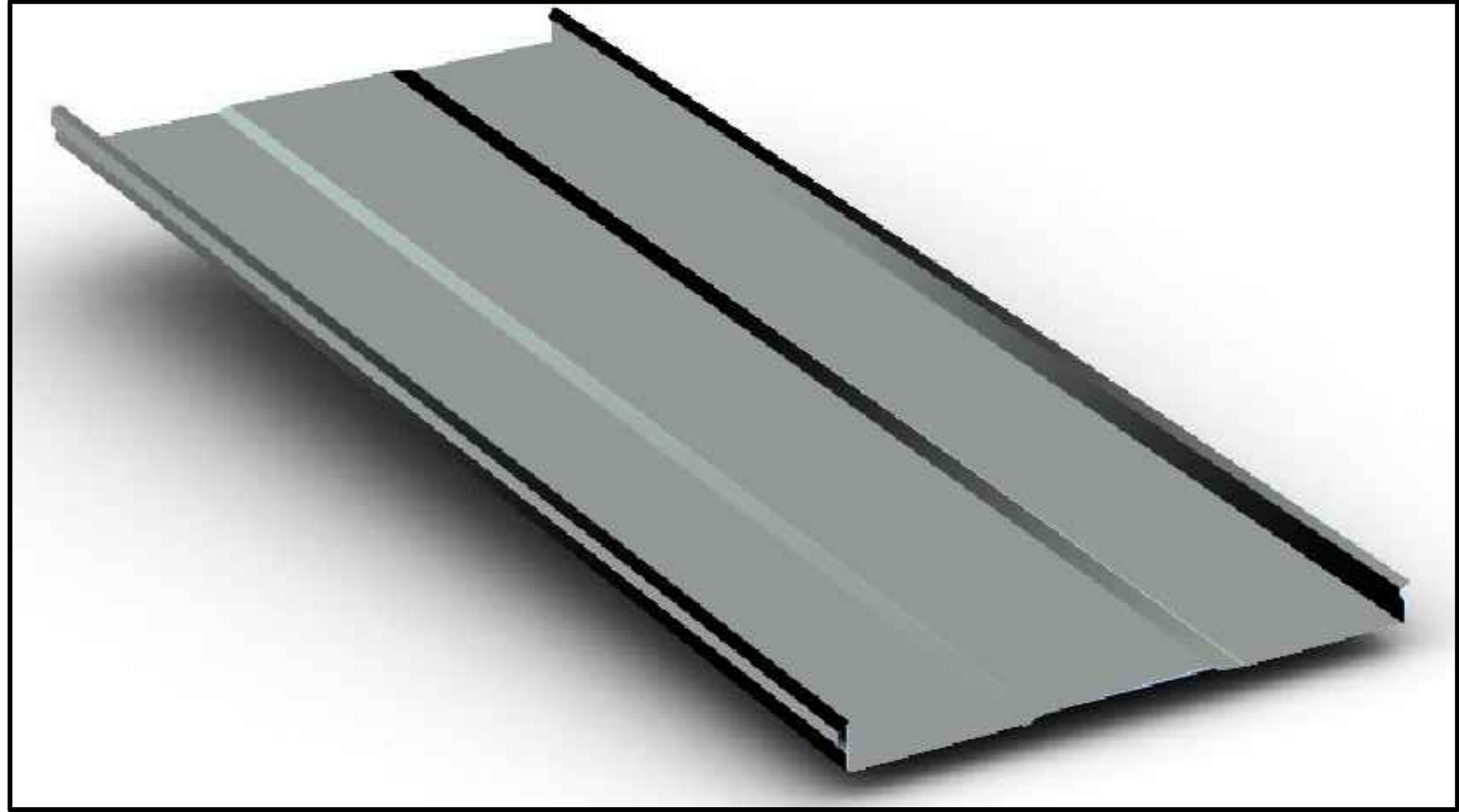
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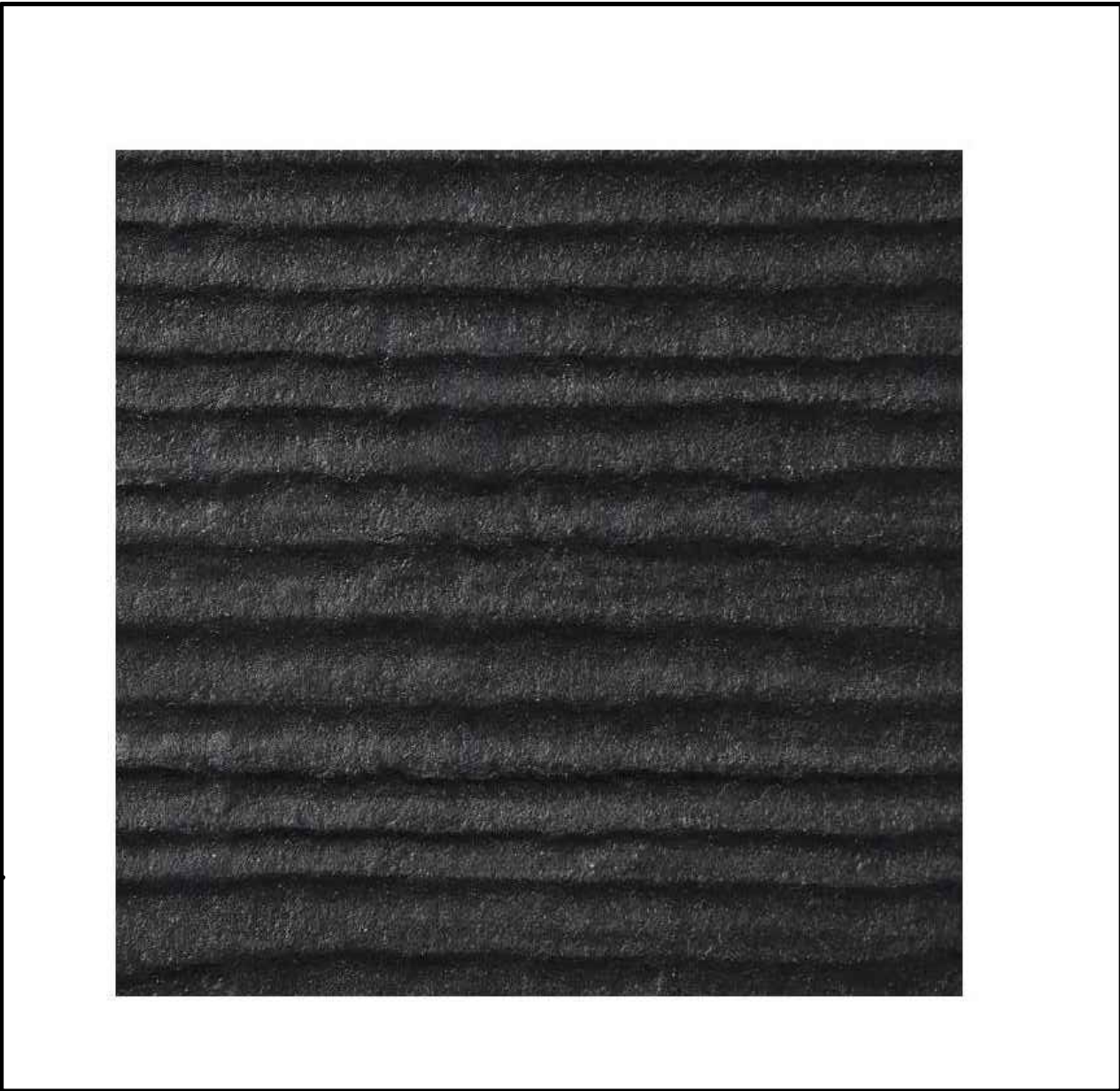




A EXTERIOR WALL FINISH (KENNEL & SUPPORT BLDG):  
HARDIE® PANEL VERTICAL SIDING (BOARD AND BATTEN)  
SIERRA 8 (PRIMED FOR PAINT) BY JAMES HARDIE



B KENNEL & SUPPORT BLDG ROOFING :  
McELROY METAL, STANDING SEAM 'INSTALOC PLANK'  
COLOR:(TO MATCH NUNTUCKET')



F WINDOW TRIM ,  
HARDIEPLANK® LAP SIDING  
BY JAMES HARDIE MAGNOLIA SERIES  
COLOR: BLACK 'MIDNIGHT SOOT'



G MILGARD : 3/4" THK INSULATED GLASS



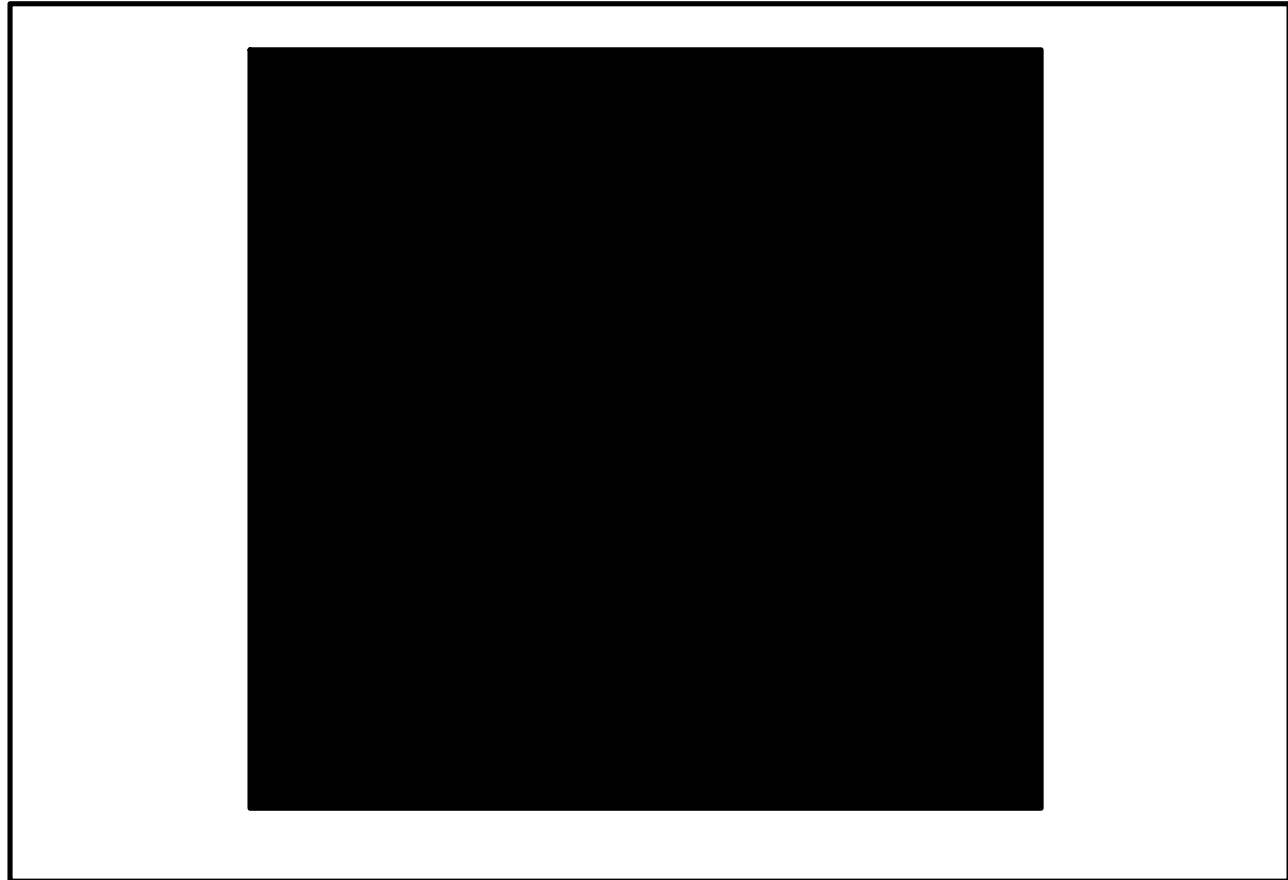
C KENNEL & SUPPORT BLDG PAINT  
EXTERIOR WALLS FOR BOARD AND BATTEN & PLASTER FINISH  
COLOR: OFF-WHITE 'DROPLETS DEW 381'  
BY DUN-EDWARDS



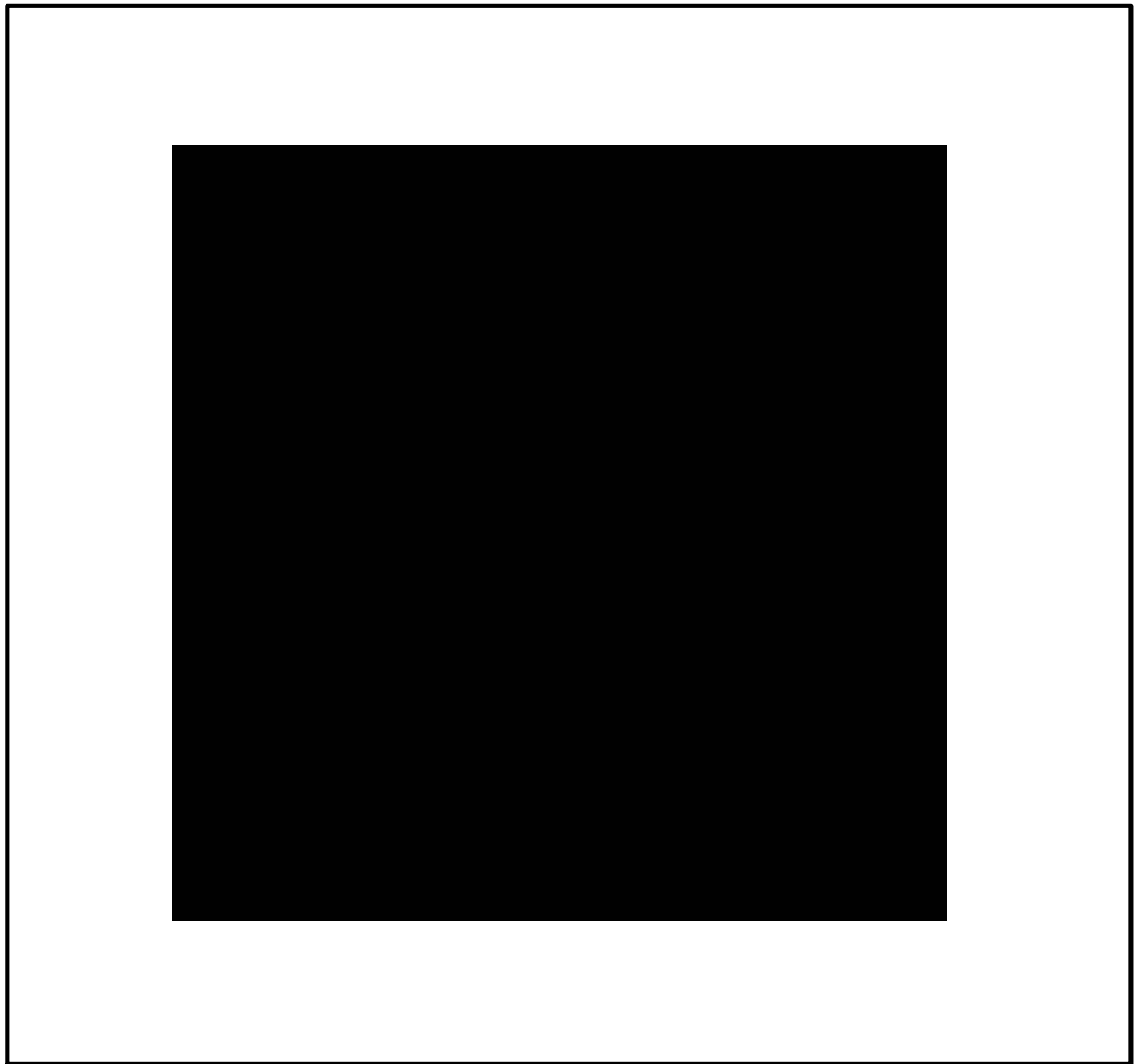
E TYPICAL MILGARD DOUBLE HUNG VINYL WINDOW ,  
SINGLE GRID



I FRONT FASCIA, WOOD POSTS, ETC.  
( KENNEL & SUPPORT BLDG) TREATED WOOD  
COLOR: BLACK STAIN



H RAILING & STEEL FRAME ( COATED PAINT)  
GUTTER, DOWNSPOUT, STEEL POST, ETC.  
COLOR:'BLACK'



D MILGARD ALL WINDOW FRAMES  
&DOORS  
COLOR: 'BRONZE'

# KENNEL & SUPPORT BLDG COLOR & MATERIAL BOARD

DESIGN REVIEW

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PROJECT NUMBER 558.2101.03

KARAPEDIAN FAMILY RANCH

1900 RIVERSIDE DRIVE  
GLENDALE, CA 91201

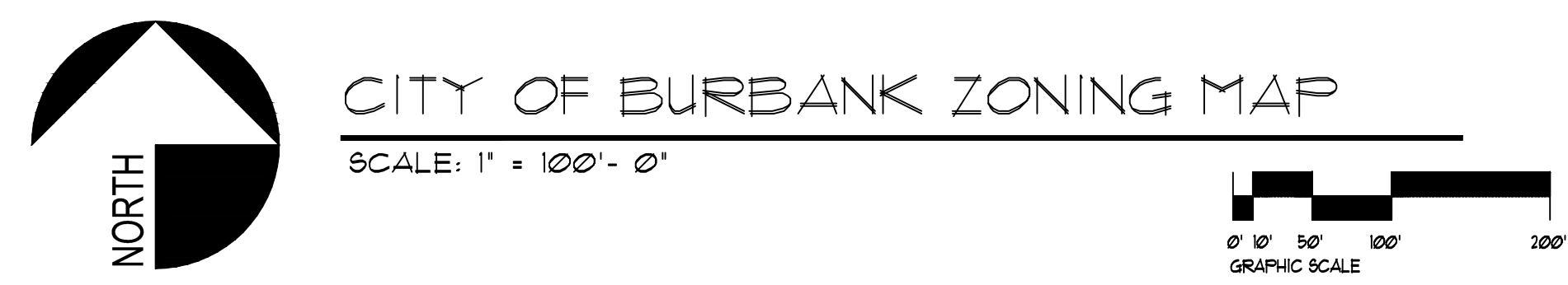
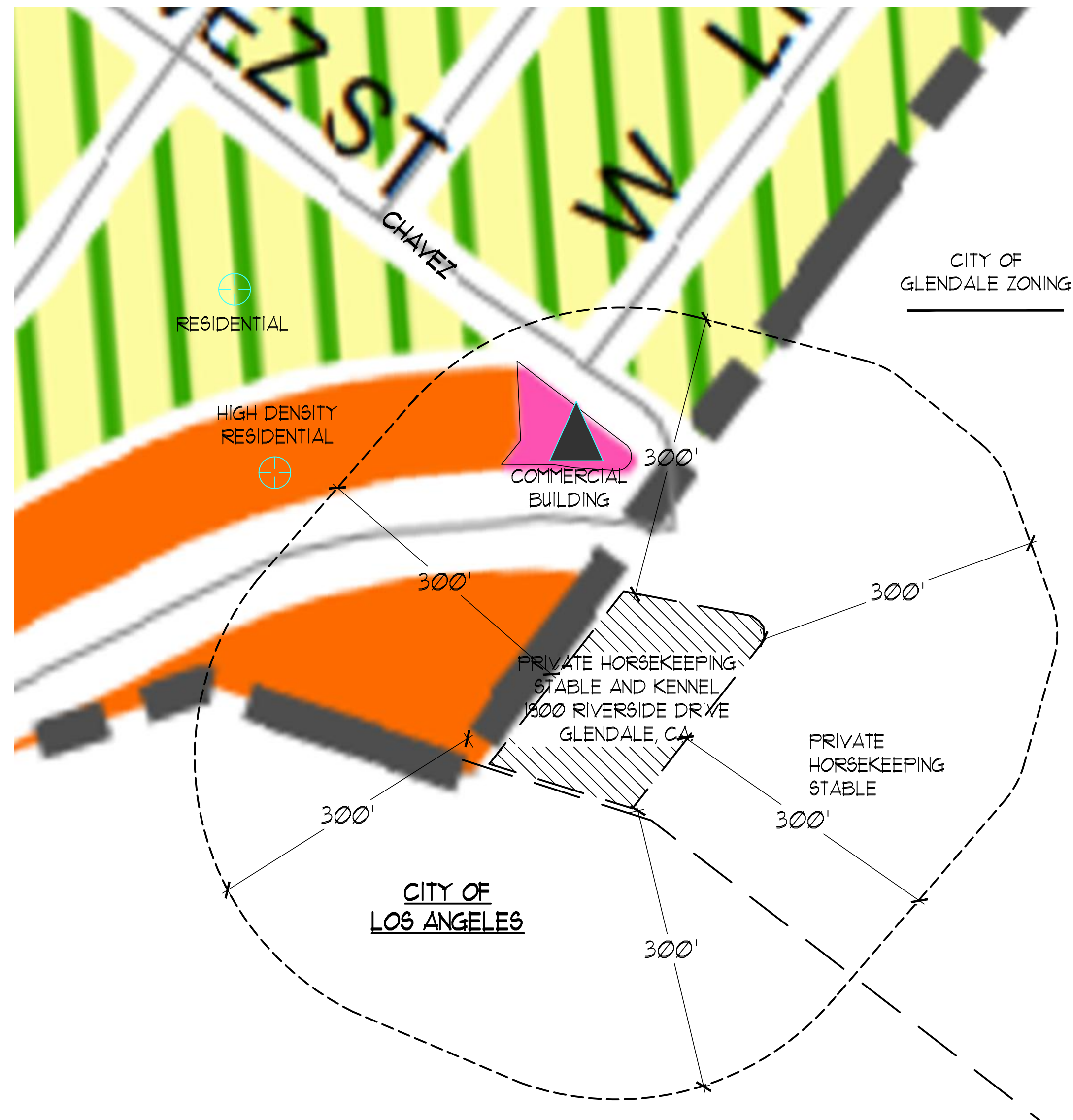
A-8.1

DESIGN | ARCHITECTURE | PLANNING

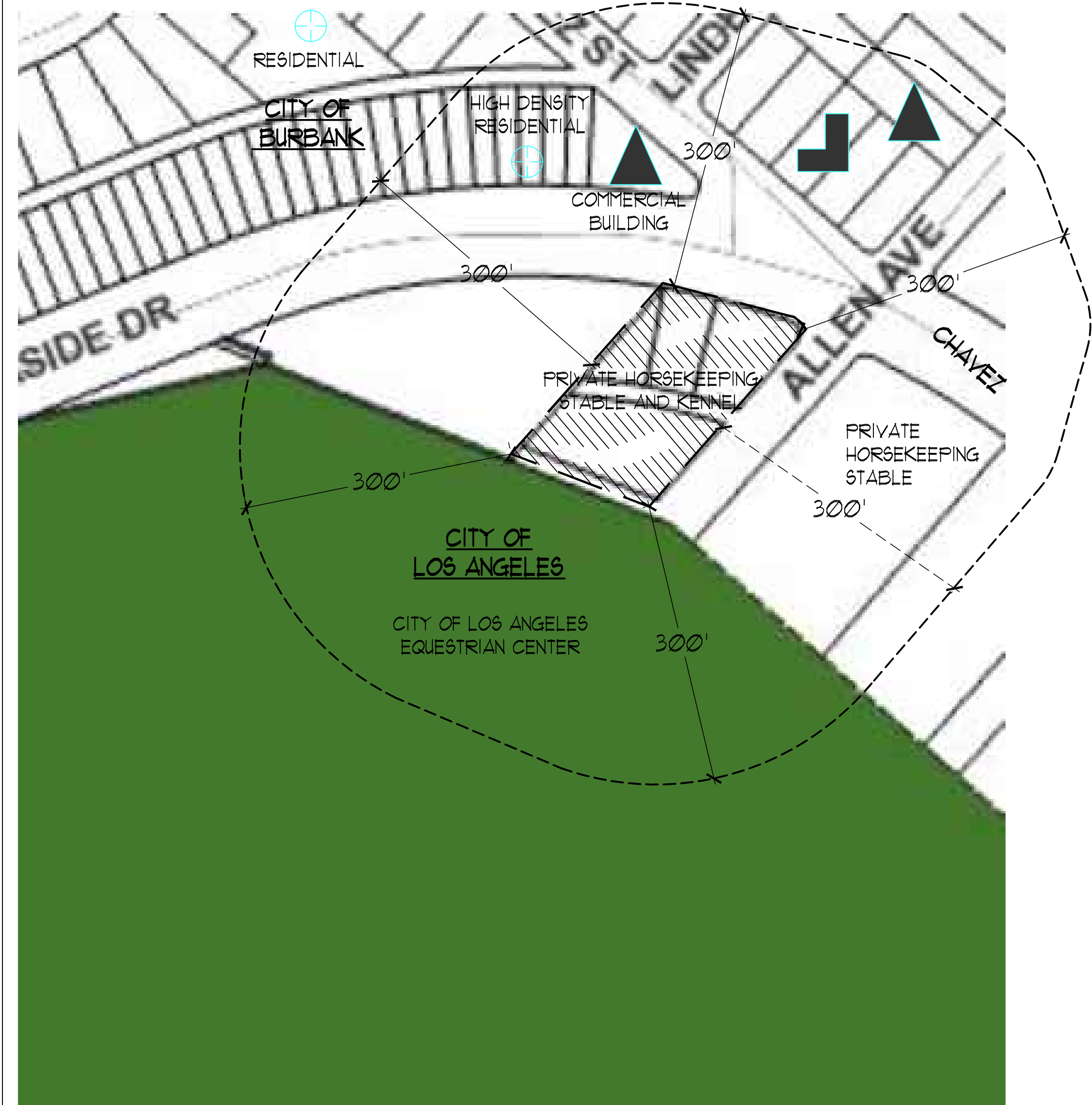
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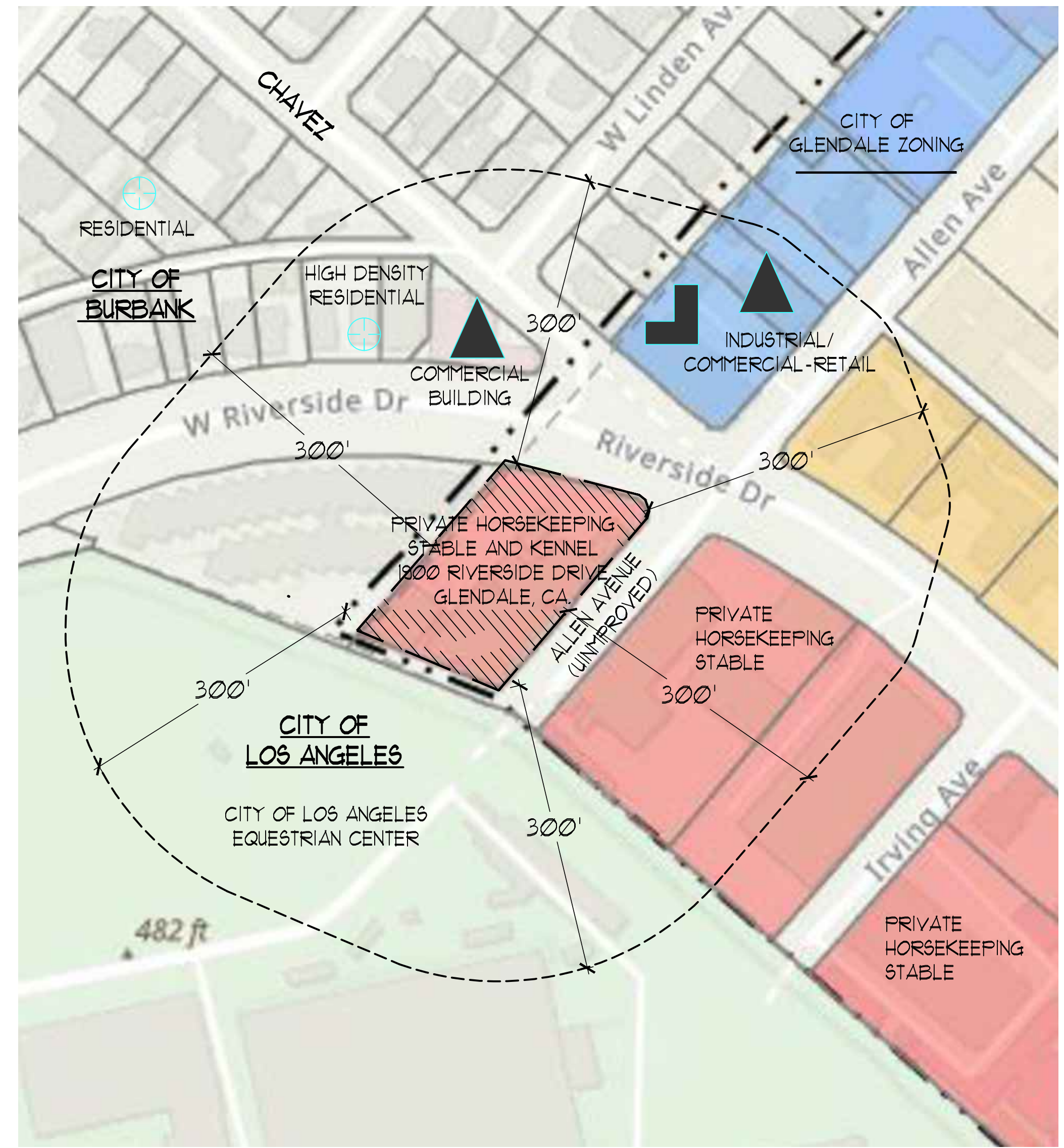




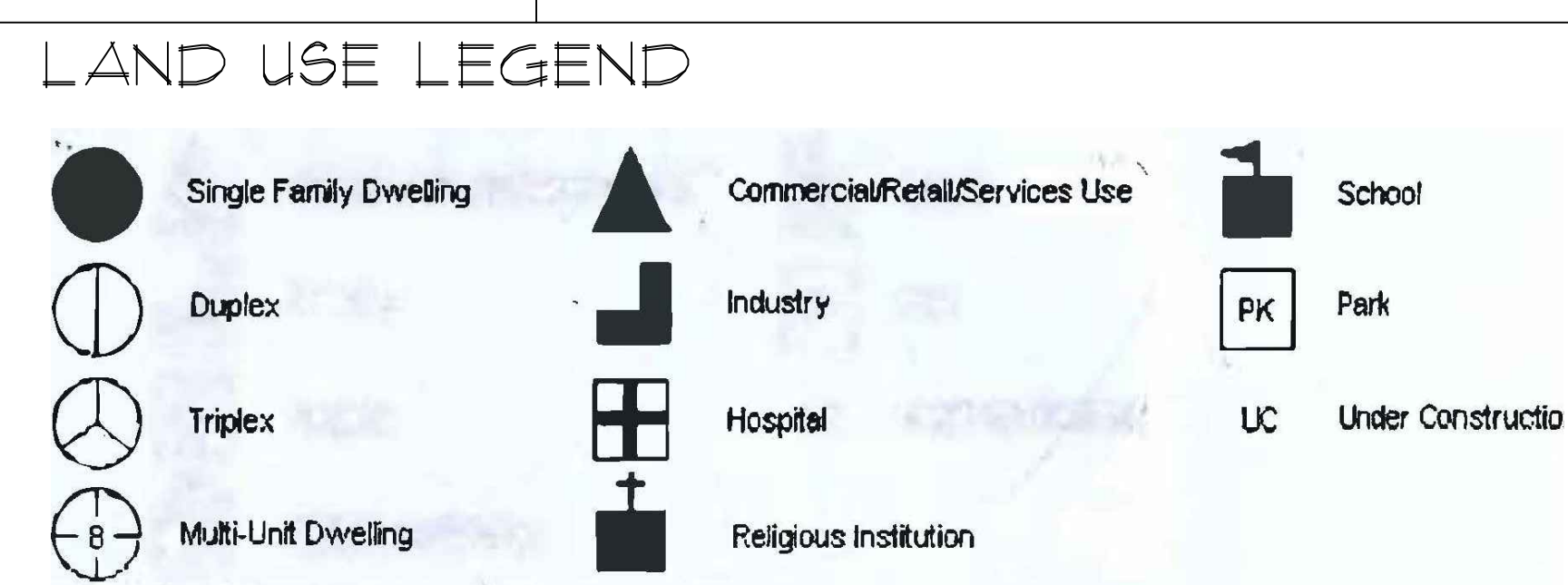
- CITY OF BURBANK ZONING MAP**  
SCALE: 1" = 100' - 0"
- COLOR LEGEND**
- R-4 HIGH DENSITY RESIDENTIAL
  - M-1 LIMITED INDUSTRIAL
  - R-1-4 SINGLE FAMILY HORSEKEEPING
  - C-3 COMMERCIAL GENERAL



- CITY OF LOS ANGELES ZONING MAP**  
SCALE: 1" = 100' - 0"
- COLOR LEGEND**
- OS IXL-RIO (OPEN SPACE)



- CITY OF GLENDALE ZONING MAP**  
SCALE: 1" = 100' - 0"
- COLOR LEGEND**
- COMMERCIAL EQUESTRIAN (CE)
  - INDUSTRIAL (IND)
  - MEDIUM DENSITY RESIDENTIAL HORSE (MD-H)



# LAND USE MAPS

CITY OF GLENDALE, LOS ANGELES & BURBANK

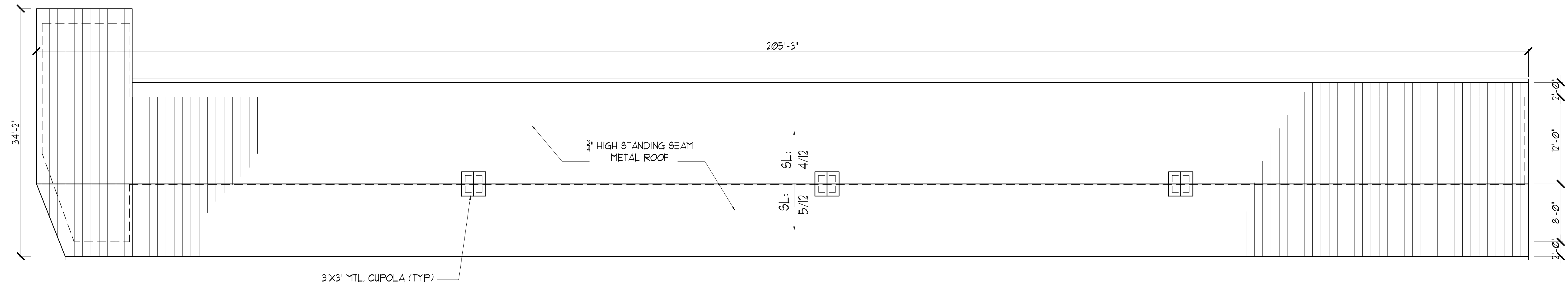
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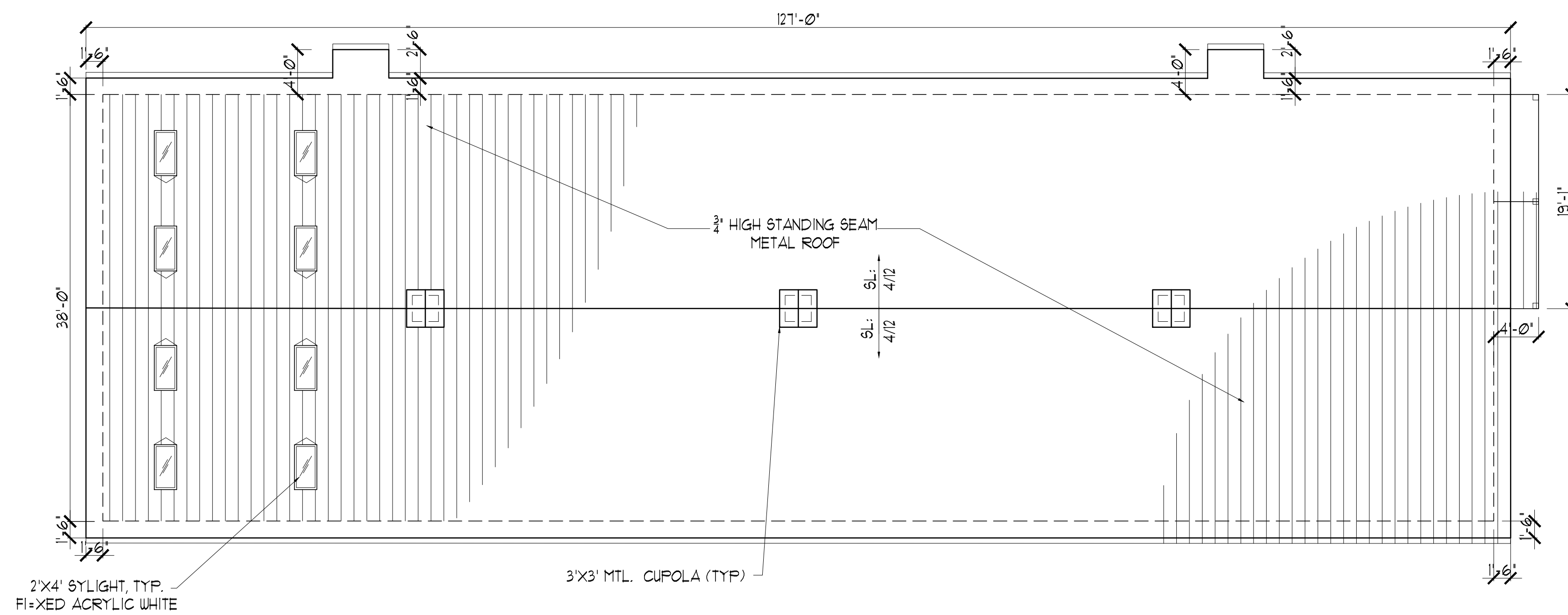
**KARAPEDIAN FAMILY RANCH**  
**1900 RIVERSIDE DRIVE**  
**GLENDALE, CA 91201**

A-9

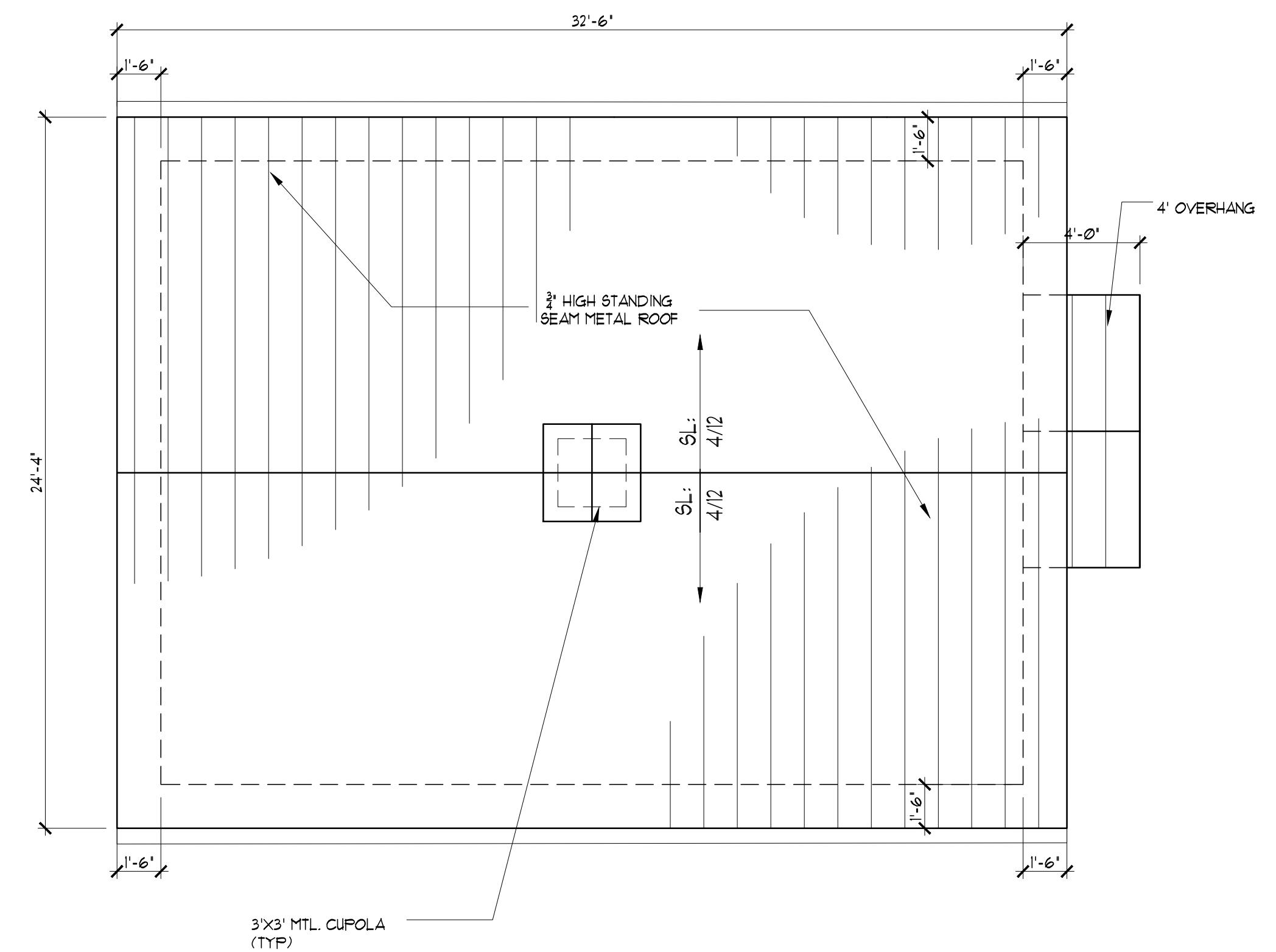




**PROPOSED  
STABLE ROOF PLAN**  
SCALE: 1/8" = 1'-0"



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



**PROPOSED  
SUPPORT BLDG ROOF PLAN**  
SCALE: 1/4" = 1'-0"

DESIGN REVIEW

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PROJECT NUMBER 558.2101.03

**KARAPEDIAN FAMILY RANCH**

**1900 RIVERSIDE DRIVE  
GLENDALE, CA 91201**

A-10

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