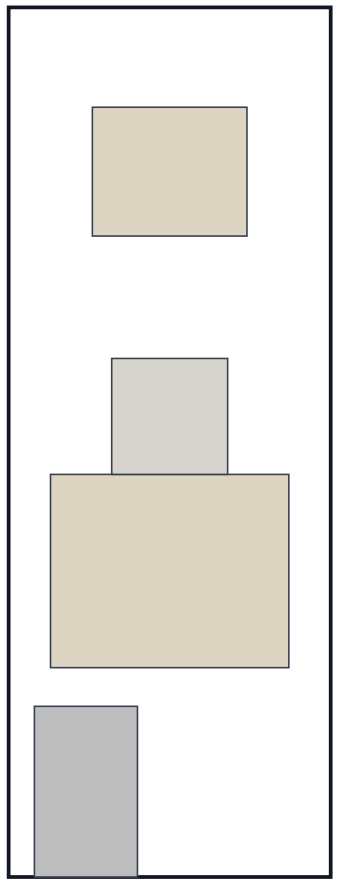
CONCEPTUAL SITE PLAN SET

Sample Ridge Residence + ADU

1428 Sample Ridge Dr, Glendale, CA 91207 (Sample – fictional property) · Los Angeles County

APN 5600-123-045



Key plan — not to scale

PREPARED BY
Buildora IQ — Sample Preparer
hello@buildoraiq.com

PREPARED FOR
Sample Homeowner

DATE
11/20/2026

PLAN VERSION
v1

SHEET INDEX

G-001	Cover
G-002	Property & Zoning Summary
C-101	Site Plan
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PRELIMINARY — PROFESSIONAL REVIEW REQUIRED

Buildora IQ

Conceptual use only. Not a survey, zoning determination, or permit-ready drawing. Confirm boundaries with a licensed surveyor and rules with the local planning department.

PROPERTY & ZONING SUMMARY

G-002

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ITEM	VALUE	SOURCE / BASIS
Property address	1428 Sample Ridge Dr, Glendale, CA 91207 (Sample – fictional property)	Property report
APN	5600-123-045	County parcel record
County	Los Angeles County	Property report
Lot area (outline)	6,750 sq ft (0.15 ac)	County parcel outline (sample)
Lot area (record)	6,750 sq ft	Parcel record
Lot line lengths	50.0 ft · 135.0 ft · 50.0 ft · 135.0 ft	Measured from the saved outline
Zoning district	R1	Property report
Front setback	25 ft	Official Glendale code — Glendale Municipal Code § 30.11.030, Table 30.11-B (and § 30.11.040E, § 30.11.060)
Rear setback	6 ft	Official Glendale code — Glendale Municipal Code § 30.11.030, Table 30.11-B (and § 30.11.040E, § 30.11.060)
Side setback	6 ft	Official Glendale code — Glendale Municipal Code § 30.11.030, Table 30.11-B (and § 30.11.040E, § 30.11.060)
Lot coverage limit	40% of lot (2,700 sq ft)	Official Glendale code — Glendale Municipal Code § 30.11.030, Table 30.11-B (and § 30.11.040E, § 30.11.060)
Street side	south edge (Sample Ridge Dr)	Owner selection
FEMA flood zone	Zone X	FEMA National Flood Hazard Layer
Average slope	11.4%	USGS 3DEP elevation (sample)

Figures are copied from saved records and the saved outline; "Not on file" means no saved figure exists. Estimates and assumptions are labeled as such and are not verified rules.

Preliminary Site Plan — Professional Review Needed

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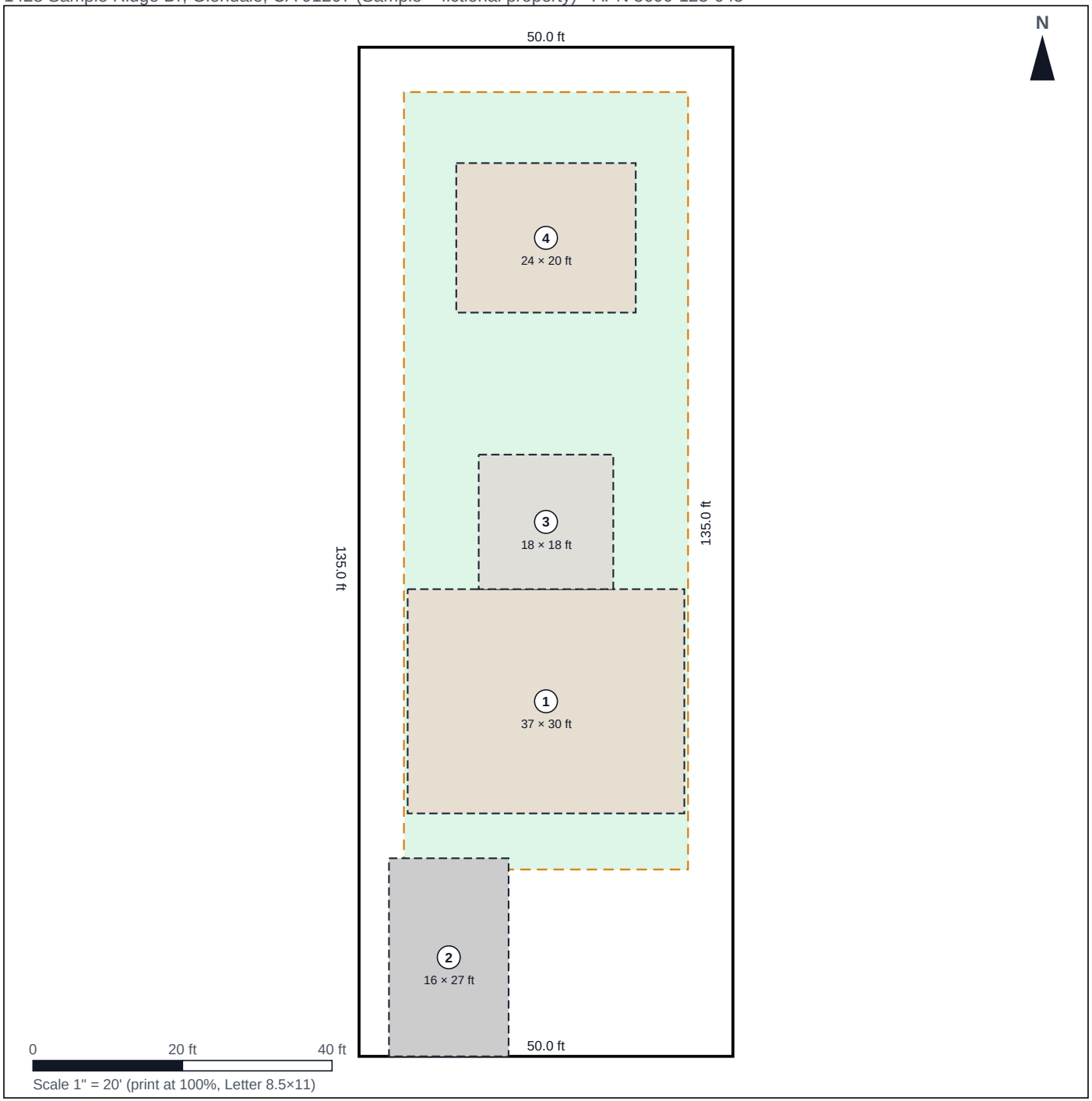

SITE PLAN — SHEET C-101

Sample Ridge Residence + ADU

Prepared by: Buildora IQ — Sample Preparer

Prepared for: Sample Homeowner

Version v1 · Scale 1" = 20'

1428 Sample Ridge Dr, Glendale, CA 91207 (Sample – fictional property)

APN 5600-123-045

Created 11/20/2026

Structures and features

1. Main Home · 37 × 30 ft · 1,110 sq ft
2. Driveway · 16 × 27 ft · 424 sq ft
3. Rear Patio · 18 × 18 ft · 324 sq ft
4. ADU · 24 × 20 ft · 480 sq ft

Legend

- Proposed (dashed)
- Existing, retained
- Existing, proposed removal
- Parcel boundary (record)
- Setback line (derived) · shaded = buildable area

Street side: south edge (Sample Ridge Dr)

Data sources

Sample – fictional property

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Conceptual use only. Not a survey, zoning determination, or permit-ready drawing. Locations, dimensions and boundaries are approximate; confirm with a licensed surveyor and the local planning department.

COVERAGE & DISTANCES

C-102

Sample Ridge Residence + ADU · 1428 Sample Ridge Dr, Glendale, CA 91207 (Sample – fictional property) · APN 5600-123-045

LOT COVERAGE (building footprints)

Lot area	**6,750 sq ft**
Existing buildings kept	**0 sq ft**
Proposed buildings	**1,590 sq ft**
Total footprint	**1,590 sq ft**
Lot coverage	**23.6% (limit not confirmed)**
Open lot area left	**5,160 sq ft (76.4%)**

Covered patios, decks, pools and paving are not counted. Pergolas, porches and roof overhangs may count locally — confirm with the city.

BUILDINGS

#	STRUCTURE	STATUS	FOOTPRINT	NEAREST LINE	FRONT	REAR	SIDE
1	Main Home · 37 × 30 ft	Proposed	1,110 sf	6.5 ft	32.5 ft	72.5 ft	6.5 ft
4	ADU · 24 × 20 ft	Proposed	480 sf	13.0 ft	99.5 ft	15.5 ft	13.0 ft

Distances are measured on the drawing from each building outline to the parcel lines (approximate — not a survey). Front, rear and side follow the street side picked by the owner.

GENERAL NOTES

Sample Ridge Residence + ADU · 1428 Sample Ridge Dr, Glendale, CA 91207 (Sample – fictional property) · APN 5600-123-045

1. This is a preliminary, conceptual site plan for planning and feasibility discussion only. It is not a survey, a zoning determination, or a permit-ready or construction drawing.
2. Parcel boundaries come from the source named on the Property Summary sheet and are not a survey. Confirm boundaries, corners and easements with a licensed land surveyor.
3. Setbacks, lot coverage, height and use limits must be confirmed with the local planning department before design or purchase decisions.
4. Utilities, easements, rights-of-way, trees, drainage and grading are not shown unless drawn by the user. Locate all utilities before any work (call 811).
5. Building sizes and positions are user-entered concepts. Distances on sheet C-102 are measured from the drawing and are approximate.
6. Flood zone and slope figures are screening information from public data, not an engineering or geotechnical finding.
7. Review by a licensed architect, engineer or designer is required before permit submission.

Data sources

• Sample – fictional property