

8738, 8738 ½, & 8740 Paso Robles Ave, Northridge, CA 91325

Master-Lease Opportunity · Three-Residence Sober-Living, Recovery-Housing, Behavioral-Health Compound

Highlights

Property Summary

- Located in the desirable **Sherwood Forest** neighborhood
- **Three separate, individually-addressed residences** on one **gated ½-acre lot** — suits gender separation, phased levels of care, or independent households.
- **10 Beds / 6 Baths Total** across a main house and two ADUs (**4,740 SF combined**).
- **Main house remodeled & two newly constructed units.**
- **Resort-style lot:** 2 entrances, private heated pool, cabana, BBQ / grass areas, outdoor fire pit & sport/pickleball court.
- **Extensive on-site parking + detached 2-car garage** — eases neighborhood & parking concerns.
- Owner actively seeks a **sober-living / recovery-housing / behavioral-health operator.**

Offering	Master Lease · all 3 residences
Combined Area	4,740 SF
Bedrooms / Baths	10 Beds / 6 Baths
Legal Addresses	3
Lot Size	24,436 SF / 0.56 Acres
Parking	Extensive + 2-car garage
Amenities	Pool · cabana · sport/pickleball court
Lease Rate	<u>FSG · NNN · Negotiable</u>



Request details or a walkthrough: Jon Raich · (661) 816-8019 · jon@rsquareddevelopment.com

NN-NNN structures considered · Operator responsible for licensing, permitted use & occupancy compliance; security & guaranty expected. Zoning LARA.



Gated Entrance

Ample Off Street
Parking

Fire Pit /
Outdoor Seating
Area

Intake /
Gym

Garden /
Farm to Table
Concept

Gazebo /
Outdoor BBQ
Area

High Hedge
Around
Whole
Property

Heated Pool

Pickleball /
Basketball / Sport
Court

2nd Gated
Entrance

Ample Off Street
Parking

Front Entrance / Secured Gate



Existing Front House & Garage



New Dwelling – Living Room & Kitchen



New Dwelling – Kitchen



New Dwelling – Bedroom



Remodeled Main House



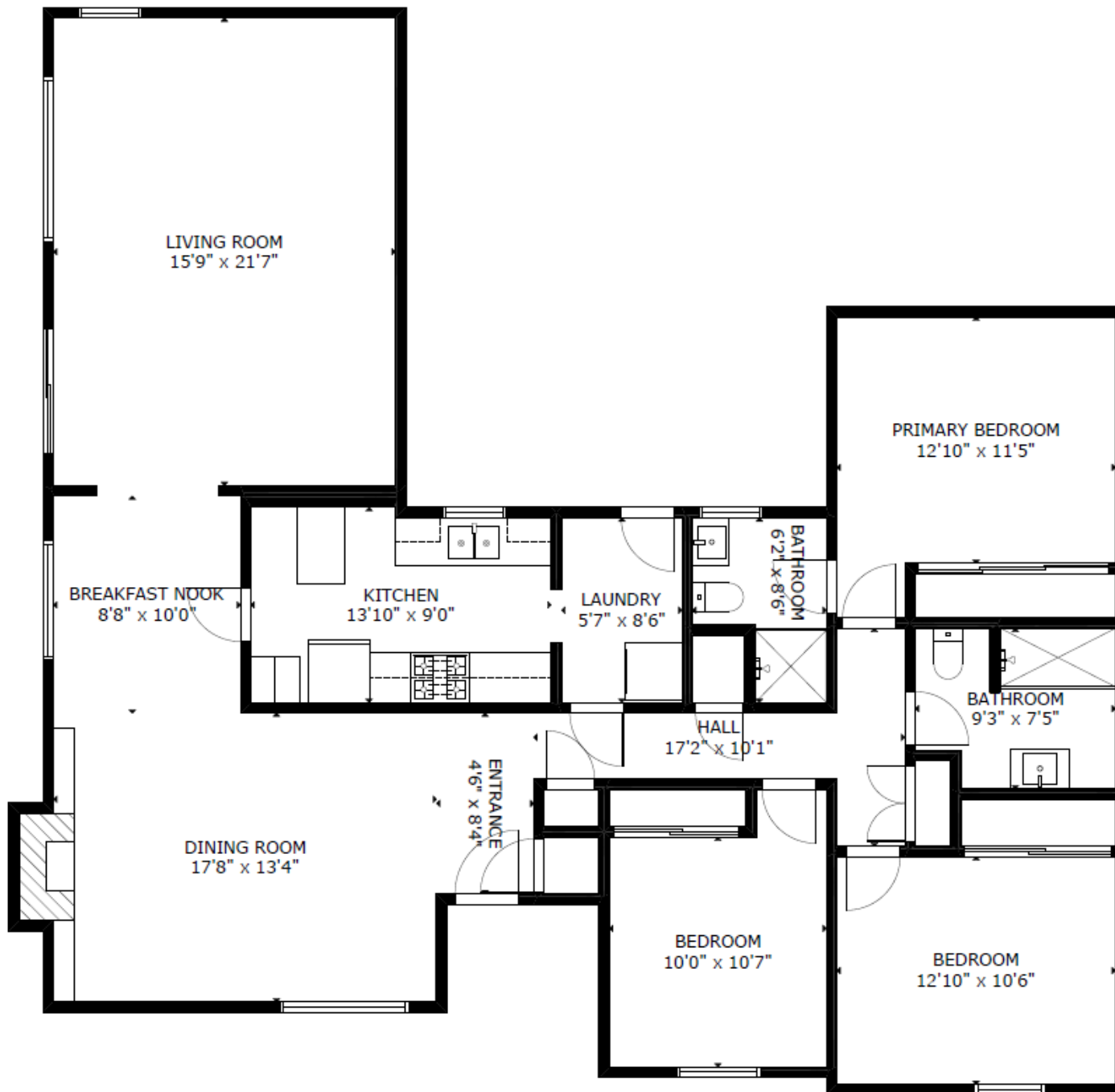
Remodeled Main House



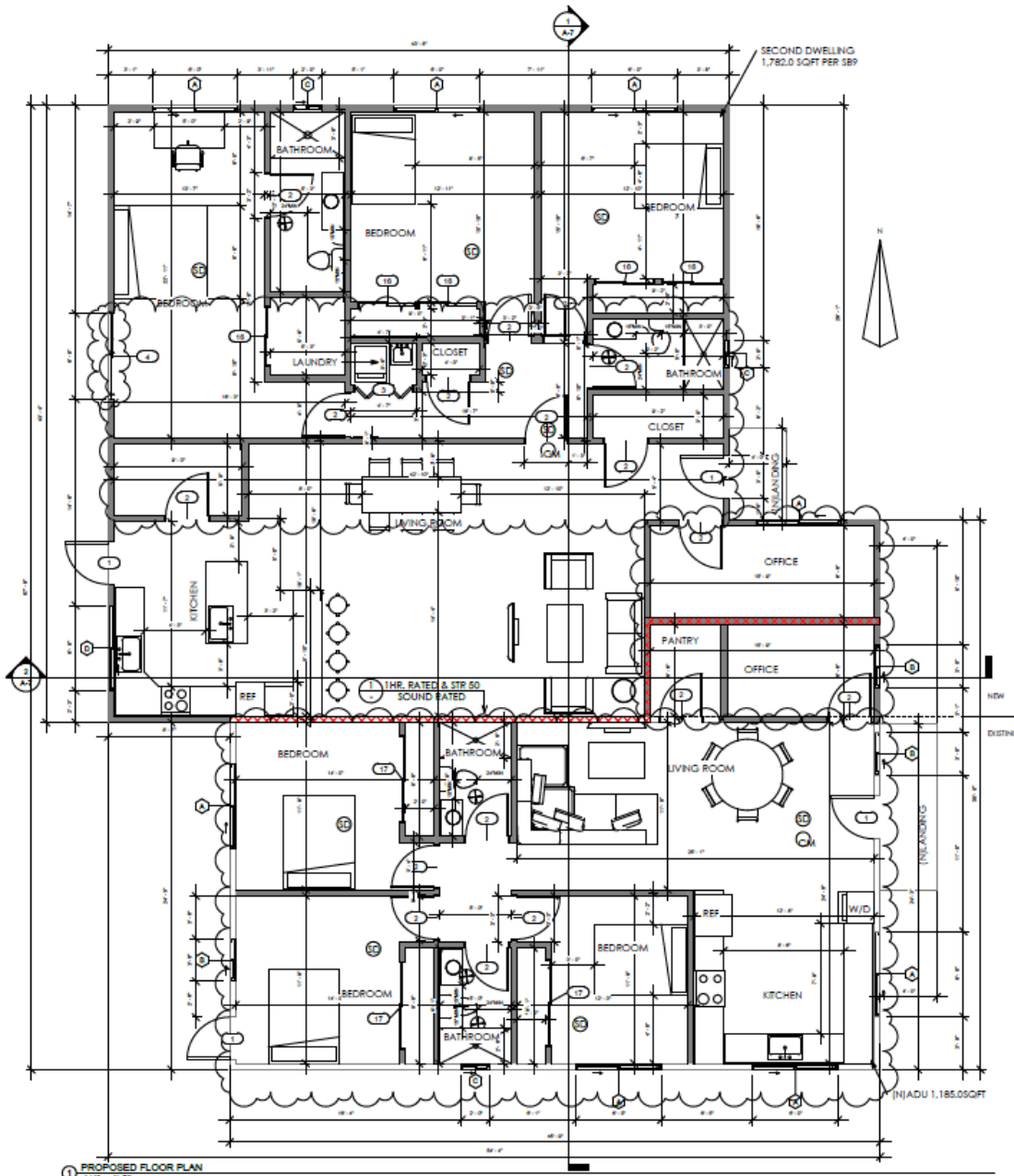
Remodeled Main House



Floor Plan of Front House



Floor Plans for 2 New Dwellings



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

LA DBS P/B/C 2017-069

STANDARD SOUND RATED PARTITION ASSEMBLIES
STC 50 - FIRE RATING AS SHOWN

1. 1 HR. FIRE RATING
1 HR. RATED LATH AND PLASTER
OR ONE LAYER OF 7 TYPE "X"
GYPSUM BOARD (5/8" THICK)

RESISTANT TO AIR OR STUCCO RESISTANT
CHANGELS - ONE SIDE

7" x 4" STUDS
AT 16" O.C.

INSULATED FIBER
INSULATION (NOTED)

An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms and on every level of a dwelling unit including basements. (R315)

An approved smoke alarm shall be installed in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back-up and low battery signal. (R314)

NOTE: MAKE UNITS ADA COMPLIANT - DOORWAYS, HALLWAYS AND BATHROOMS

WINDOW SCHEDULE

TYPE MARK	FAMILY	WIDTH	HEIGHT	SILL HEIGHT	COUNT
A	Window-Sliding-Single	4'-0"	4'-0"	3'-0"	8
B	Window-Sliding-Single	3'-0"	4'-0"	3'-0"	3
C	Window-Sliding-Single	2'-0"	1'-0"	4'-0"	3
D	Window-Sliding-Single	4'-0"	3'-0"	3'-8"	1

DOOR SCHEDULE

TYPE MARK	FAMILY	WIDTH	HEIGHT	Comments	COUNT
1	Single-Rush	3'-0"	6'-8"	<varies>	4
2	Door-Interior-Single-1_Panel-Wood	3'-0"	6'-8"		17
3	Door-Interior-K-Clara-K1020-Bifold	4'-0"	6'-8"		1
4	Door-Double-Sliding	6'-0"	6'-8"	TEMPERED GLASS	1
16	Door-Interior-Double-Sliding-2_Panel-Wood	4'-0"	6'-8"		3
17	Door-Interior-Double-Sliding-2_Panel-Wood	6'-0"	6'-8"		3

PLAN SYMBOL LEGEND

LEVEL ELEVATION SYMBOL

Level Name
Level Symbol
Elevation Above Ground
Level 0' - 0"

SECTION SYMBOL

Denotes Similar Detail
Condition
Section Number
Sheet Number

EXTERIOR ELEVATION SYMBOL

Elevation Number
Sheet Number

DETAIL CALLOUT SYMBOL

Detail Number
Sheet Number
Region of Detail

PROPERTY LINE TAG

Compare Directional
Degrees, Minutes & Seconds
Distance of Property
Line Segment

WINDOW TAG, SEE WINDOW SCHEDULE

DOOR TAG, SEE DOOR SCHEDULE

MIN 50-CFM WITH HUMIDITY SENSOR EXHAUST FAN WITH MINIMUM 5 AIR CHANGE PER HOUR. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.

SD HARD WIRED SMOKE DETECTORS WITH A BATTERY BACKUP ARE REQUIRED. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE

ALARMS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING CONSTRUCTION AREAS

INTERCONNECTED

HARD-WIRED CARBON MONOXIDE DETECTOR

INTERCONNECTED

WALL LEGEND

SECTION VIEW	FLOOR PLAN VIEW	NAME OF WALL
[Symbol]	[Symbol]	(E) 5" WALL
[Symbol]	[Symbol]	DEMO WALL
[Symbol]	[Symbol]	1HR. RATED & STR 50 SOUND WALL
[Symbol]	[Symbol]	(N) 6" EPS WALL
[Symbol]	[Symbol]	(N) 5" WALL

Date: 12/11/2024 2:55:07 PM
Job Number: Project Number

ART DESIGN
DESIGN
ARCHITECT COMPANY
18181 181ST ST
WWW.ARTDESIGNCOMPANY.COM

Designed by: VJ
Checked by: Checker

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

18181 181ST ST, LOS ANGELES, CA 90044
TEL: 310.440.1818
WWW.ARTDESIGNCOMPANY.COM

SUPPLEMENTAL TO 2024 CALIFORNIA RESIDENTIAL CODE
SECOND DWELLING AND AN INTERIOR
REMODEL, RELOCATE AND ADD DOORS
AND WINDOWS

87 W. SERRANO ST. PASADENA, CA 91106
FORBROOK, CA 91028

Project Name
Project Address
Client Name

GABRIEL VARDANYAN

A-4

SHEET NUMBER

PROPOSED FLOOR PLAN

Disclaimer & Confidentiality

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