

SCOPE OF WORK

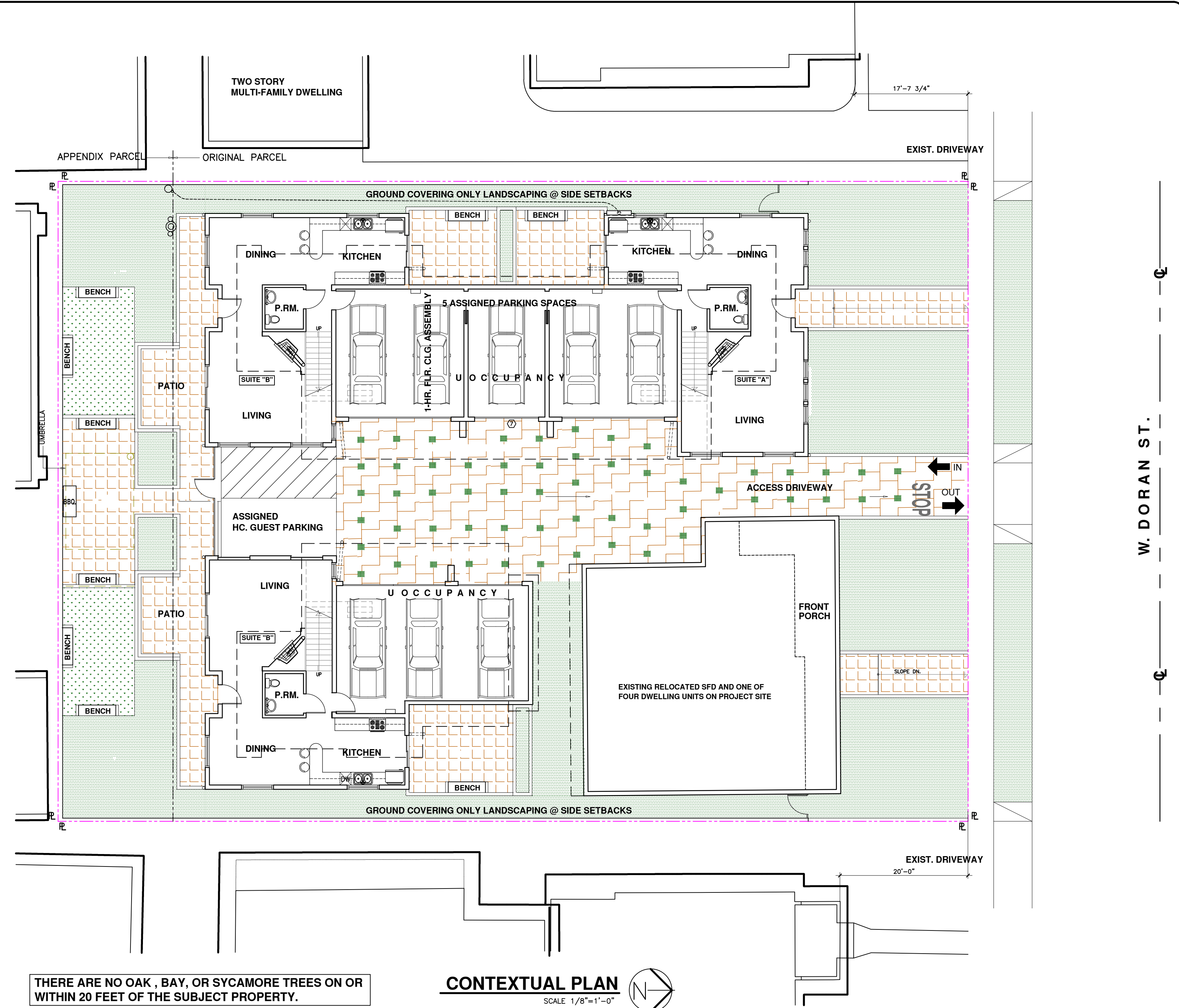
NEW 2-STORY ONE DUPLEX, ONE SFD & ONE EXISTING RELOCATED SFD
 TOTAL OF FOUR UNIFIED DWELLING COMPLEX. THIS COMPLEX DESIGN
 IS BASED ON CBC & STATE EMP 2013 EDITION.
 THIS DESIGN MEETS CALIFORNIA GREEN BUILDING CODE 2013 EDITION.

PROJECT SUMMARY

- 1 - ZONE = R-3050
- 2 - OCCUPANCY = R3/U
- 3 - TYPE OF CONSTRUCTION = V,B (FULLY SPRINKLERED)
- 4 - LOT SIZE = 100'X142.23'
- 5 - LOT AREA = 14,223.00 SQ. FT.
- 6 - TOTAL No. OF UNITS ALLOWED = 4.66 UNITS
- 7 - PROPOSED No. OF UNITS, = ONE DUPLEX/ONE SFD & ONE EXIST. SFD RELOCATED, TOTAL OF FOUR UNITS.
- 8 - No. OF STORIES, = TWO
- 9 - MAX. PROPOSED HT. MEASURED FROM LOWEST POINT = 31'-0"
- 10 - REQUIRED No. OF PARKING SPACES = 3X2.5+1 "OPEN" HC. ACCESSIBLE GUEST PARKING SPACES= 9 STALLS
- 11 - PROPOSED No. OF PARKING SPACES = 8, ALL ASSIGNED STANDARD PARKING STALLS + ONE GUEST, NO PARKING REQ'D FOR EXISTING SFD
- 12 - MAX. LOT COVERAGE, 50% = 14,223.00X0.50=7,111.00 SQ. FT.
- 13 - PROPOSED LOT COVERAGE = 5,868.00 SQ. FT.
- 14 - MAX. PERMITTED FAR = 65% = 14,223.00X0.65=9,245.0 SQ.FT.
- 15 - PROPOSED FAR = BLOCK "A" = 4,606.00 SQ.FT. BLOCK "B", FRONT EXISTING SFD = 1254, REAR SFD = 2800 = 4,054.00 SQ.FT.
- 16 - PROPOSED NET UNIT AREA (NEW)
 - a: FIRST FLOOR = 894.0 SQ. FT.
 - b: SECOND FLOOR = 844.0 SQ. FT.
 - c: TOTAL = 1,738.0 SQ. FT.
 - d: U OCCUPANCY PER UNIT = 565.0 SQ. FT.
 - e: TOTAL FAR PER UNIT (NEW) = 2,303.0 SQ.FT. < 2,311.025 OK
 - f: RATIO OF 1ST. FLR. TO TOTAL HABITABLE AREA = 51.43% > 25% OK
 - g: EXIST. SFD. UNIT AREA AFTER RELOCATION (FAR) = 1,341.00 SQ.FT., LOT COVERAGE = 1,662.00
- 17 - PROPOSED FAR = 3 x 2,303.0 + 1,532.0 = 8,441.0 SQ.FT.
- 18 - REQUIRED LANDSCAPING = 30% = 4,267.00 SQ. FT.
- 19 - PROPOSED LANDSCAPING = 4,409.00 SQ. FT. =31% (VEGETATED PAVEMENT EXCLUDED)
- 20 - REQUIRED COMMON OPEN SPACE = 4x200=800.00 SQ. FT.
- 21 - PROPOSED COMMON OPEN SPACE = 12x67= 804.0 SQ.FT. PROPOSED @ REAR SETBACK
- 22 - REQUIRED PRIVATE OPEN SPACE = 40.00 SQ. FT./UNIT.
- 23 - PROPOSED PRIVATE OPEN SPACE = 165.00 SQ. FT. MIN.
- 24 - ALL PROPOSED NEW UNITS ARE DIRECTLY ACCESSED FROM PRIVATE GARAGES.



VICINITY MAP



THERE ARE NO OAK, BAY, OR SYCAMORE TREES ON OR WITHIN 20 FEET OF THE SUBJECT PROPERTY.

CONTEXTUAL PLAN
SCALE 1/8"=1'-0"

NOTE:

- 1- PROPOSED ATTIC SPACE(S) ARE NOT DESIGNED TO BE UTILIZED FOR HUMAN OCCUPANCY OR STORAGE.
- 2- THE ENCLOSED USABLE SPACE UNDER THE STAIRS TO BE PROTECTED WITH 1/2" GYP. BRD.
- 3- THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST BE REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
- 4- A 70" HIGH NON-ABSORBENT WALL FINISH ADJACENT TO SHOWER IS REQUIRED.
- 5- GLAZING IN DOORS AND WINDOWS WITHIN 24" OF DOOR (CBC 2406.3(6)), WITHIN 18" OF FLOOR, WITHIN 60" OF TUB OR SHOWER FLOOR (CBC 2406.3(5)), OR WITHIN 5' OF STAIRS AND STAIR LANDINGS (CBC 2406.3(10)) SHALL BE TEMPERED.
- 6- NO. 26 GALVANIZED SHEET GAGE WEEP SCREED WITH 3-1/2" FLANGE AT STUCCO SIDING PLACED A MINIMUM OF 4-INCHES ABOVE EARTH OR 2-INCHES ABOVE PAVED AREAS.
- 7- A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACKS OF ALL CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION.

8- THE REQUIRED MAXIMUM FLOW RATES ARE AS FOLLOWS IN TABLE 603.2 - FIXTURE FLOW RATES^a

LAVATORY AND RESTROOM FAUCETS	1.8 GALLONS PER MINUTE (GPM) MAXIMUM
GRAVITY TANK WATER CLOSET	HIGH EFFICIENCY (HET) ^b OR DUAL FLUSH
SHOWERHEADS ^c	2.0 GALLONS PER MINUTE (GPM) MAXIMUM

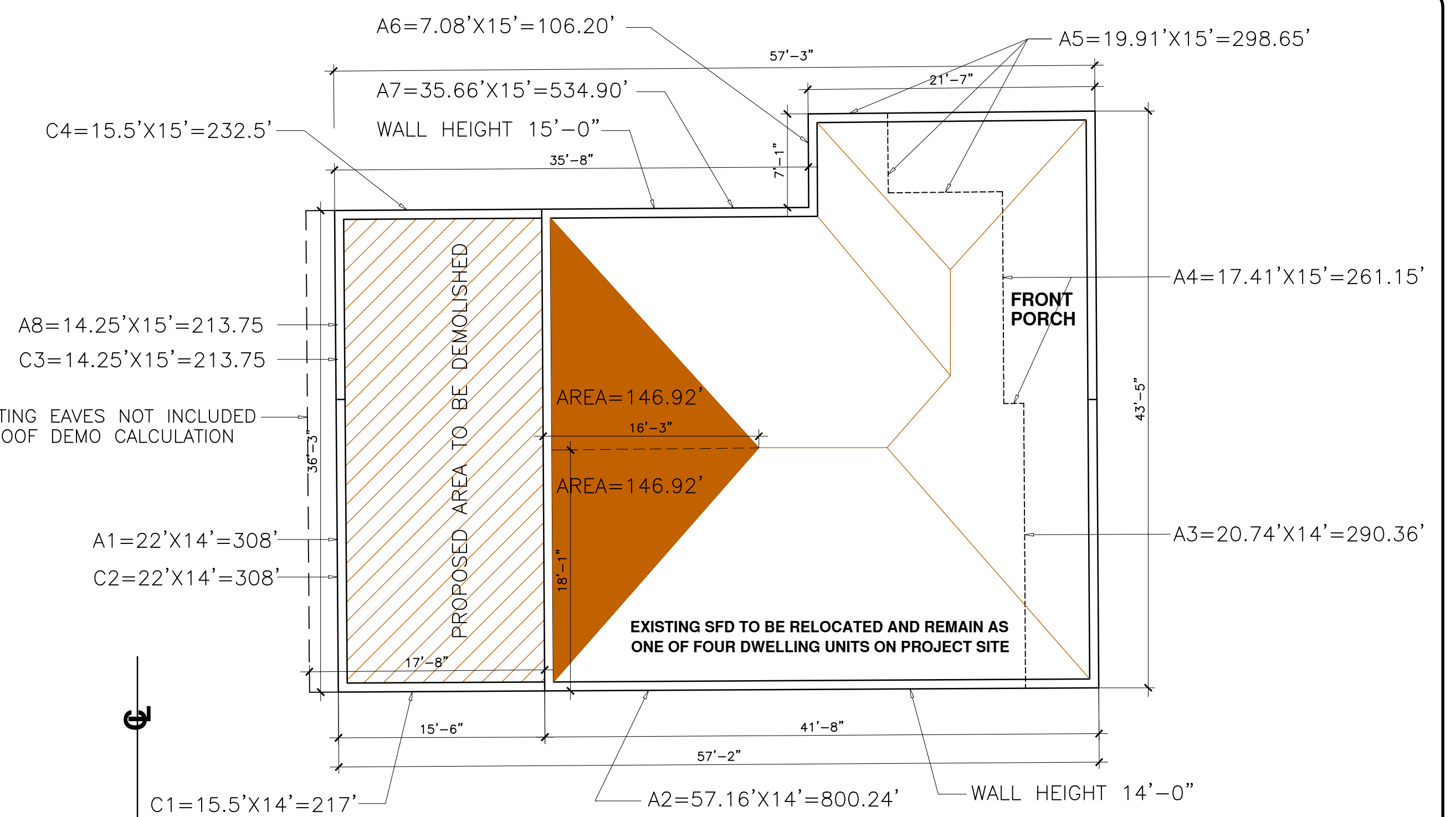
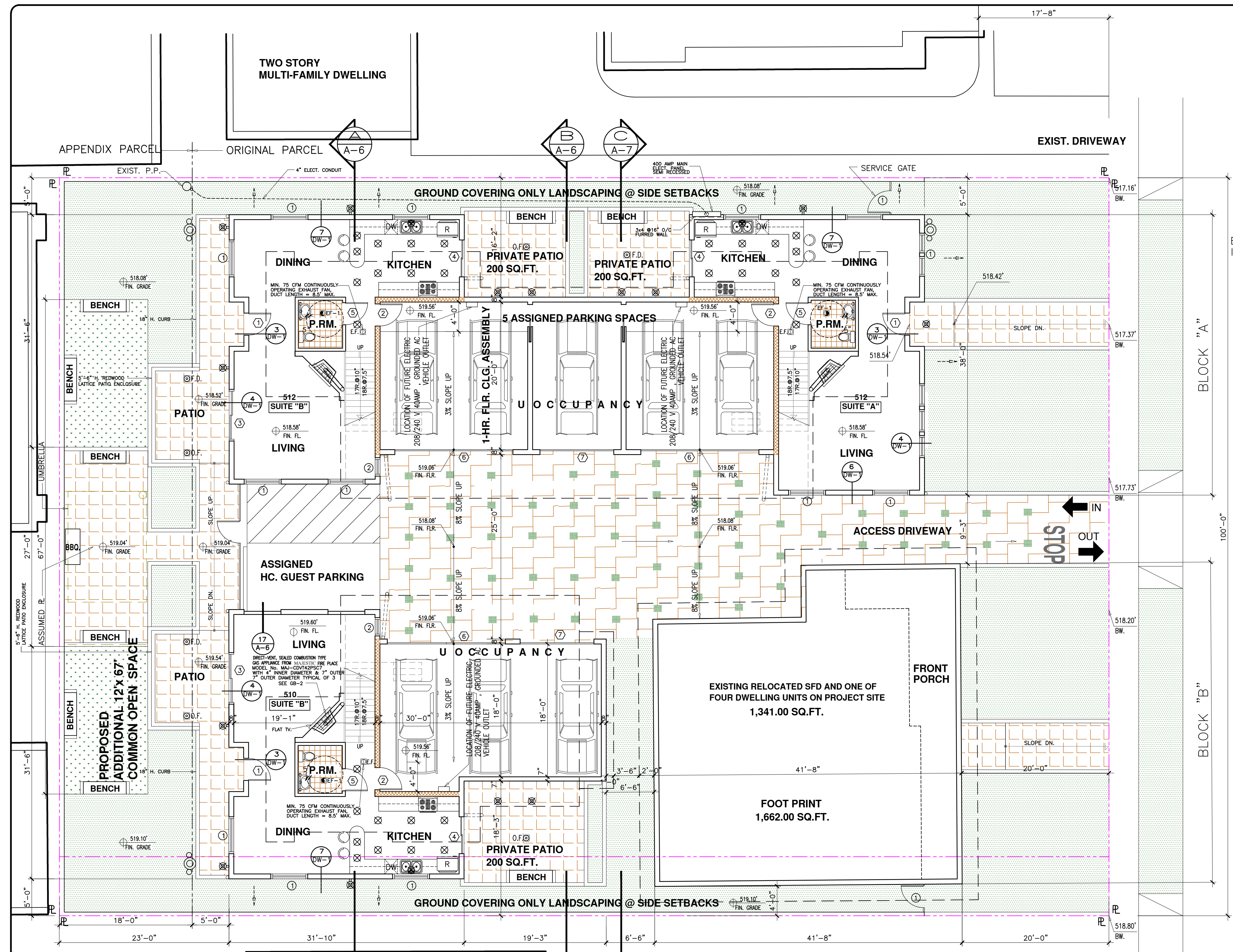
a- MAXIMUM FLOW RATES ARE IN ACCORDANCE WITH TABLE 603.2 OF THE DRAFT STATE OF CALIFORNIA 2007 GREEN BUILDING STANDARDS CODE.

b- HIGH EFFICIENCY TOILET IS DEFINED AS A WATER CLOSET THAT USES 1.28 GALLONS OF WATER PER FLUSH (GPF).
 A DUAL FLUSH TOILET IS A WATER CLOSET THAT HAS TWO FLUSH OPTIONS - 1.6 GPF (FULL FLUSH) FOR SOLIDS AND 1.1 GPF (HALF FLUSH) FOR LIQUIDS.

c- FOR SINGLE FAMILY PROJECTS, THE 2.0 GPM SHOWERHEAD IS REQUIRED.

9- ALL BATHROOMS/KITCHEN TO HAVE FLUORESCENT LIGHTING.

REVISION	DATE	BY	THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.	LEGAL DESCRIPTION: TRACT NO 1744 LOT 328 AND N 18 FT OF LOT 323 TRACT NO 1744 LOT 329 AND N 18 FT OF LOT 322	PROJECT NAME: DORAN VILLAS	DRAWN BY: A.M.	OWNER: TG AND AA LLC	LANDMARK DESIGN & CONSTRUCTION, LLC AZ CA MD NY UT WI CA. LIC. # C13791 V. SAROJIAN, ARCHITECT 128 SOUTH KENWOOD ST. GLENDALE, CA 91205 CELL. (818) 402-5264 E-MAIL LANDMARKDESIGNLLC@GMAIL.COM	SHEET No: A-0 OF SHEETS	
			THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE.	APN. # 5637-024-039 APN. # 5637-024-040	PROJECT TITLE: 4-UNIT SINGLE FAMILY DWELLING	CHECKED BY: V.S.	530 N. KENWOOD ST. #1 GLENDALE CA, 91206			CA. LIC. # C13791
					JOB ADDRESS: 510 & 512 W. DORAN ST. GLENDALE CA 91203	DATE: DEC. 2013	TEL: (818) 419-3131			TEL. (818) 247-4173 (818) 244-6405 FAX (818) 247-4610



EXISTING BUILDING DEMO PLAN
SCALE 1/8"=1'-0"
EXISTING BUILDING RECORDED FLOOR AREA = 1,904.74 SQ.FT.
AREA TO BE DEMOLISHED = 563.74 SQ.FT.
BUILDING AREA TO BE PRESERVED = 1,341.00 SQ.FT.

PERCENTAGE TABULATION OF AREA TO BE DEMOLISHED

- 1- A = TOTAL OUTSIDE WALL AREA = 308+800.24+290.36+261.15+298.65+106.20+534.90+213.75=2,813.25 SQ.FT.
- 2- B = TOTAL ROOF AREA = 2,225.00 SQ.FT.
- 3- C = TOTAL OUTSIDE WALL AREA TO BE DEMOLISHED = 217+308+213.75+232.5 = 971.25 SQ.FT.
- 4- D = TOTAL ROOF AREA TO BE DEMOLISHED = 616.23+293.84 = 910.07 SQ.FT.
- 5- X = C+D / A+B = 1,881.32 / 5,038.25 = 37.34% < 50%

LEGEND

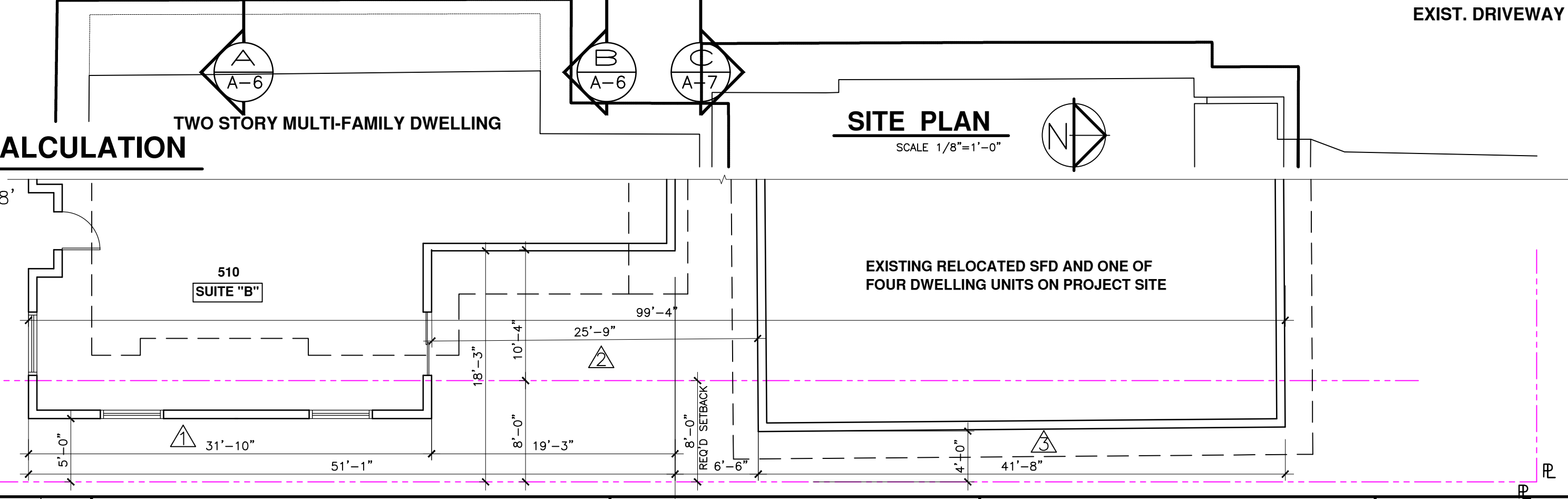
- NON POROUS PAVEMENT
- POROUS, VEGETATED PAVEMENT
- PROPOSED LANDSCAPING
- 1-HR. INTERIOR WALL
- EXTERIOR, INTERIOR NON-RATED WALL
- AUTOMATIC WEATHER BASED IRRIGATION SYSTEM CONTROLLERS
- i. FANS SHALL BE "ENERGY STAR" COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
ii. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- 4" FLOOR DRAIN (0.25"/FOOT SLOPE)
- ABOVE MIRROR FLUORESCENT LIGHT FIXTURE
- 6"x8" INDOOR THIN SET CERAMIC TILE
- HARD WIRED SMOKE DETECTORS W/ BATTERY BACKUP
- RETURN AIR GRILL
- HARD WIRED CARBON MONOXIDE DETECTORS W/ BATTERY BACKUP
- SLOPE ARROWS INDICATING GRADE SLOPE IS DIRECTED AWAY FROM BUILDING FOR DETAILED INFO. SEE GRADING PLANS.
- RECESSED OUTDOOR FLUORESCENT LIGHT FIXTURE
- RECESSED INDOOR FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED OUTDOOR FLUORESCENT LIGHT FIXTURE
- PENDANT LIGHT

NOTES:

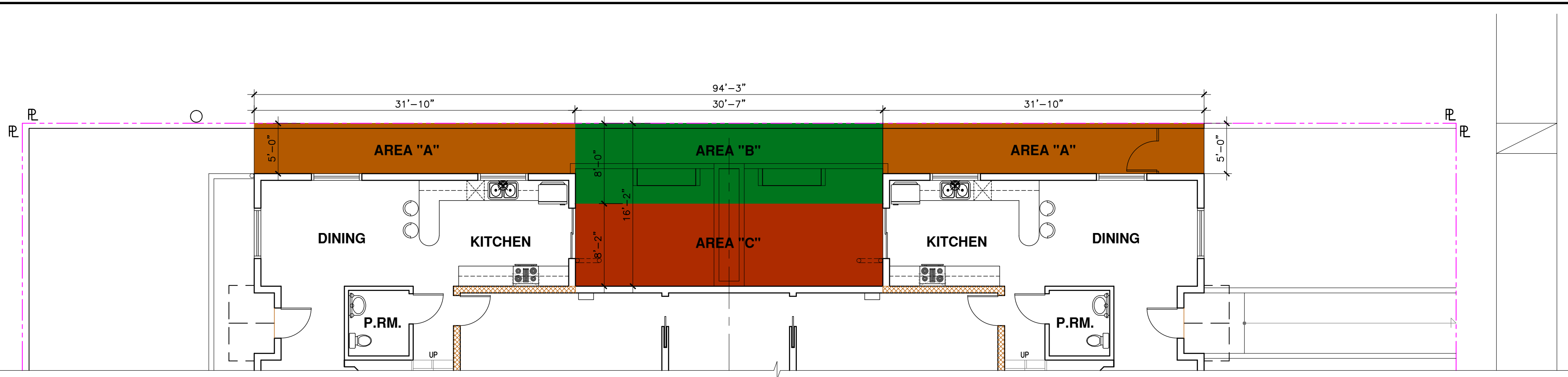
- 1- ALL PROPOSED ROOF DRAINS ARE DRAINED TOWARD PERVIOUS/LANDSCAPED SURFACES.
- 2- ALL PROPOSED LANDSCAPED AREAS TO BE EQUIPPED WITH SMART IRRIGATION CONTROLLER SYSTEM.
- 3- THE PROPOSED R3 OCCUPANCY COMPLEX IS EXEMPT FROM RECYCLING/TRASH ENCLOSURE REQUIREMENTS PER SECTION 117.1 OF 2011 GLENDALE BUILDING CODE.

AVERAGE SETBACK CALCULATION

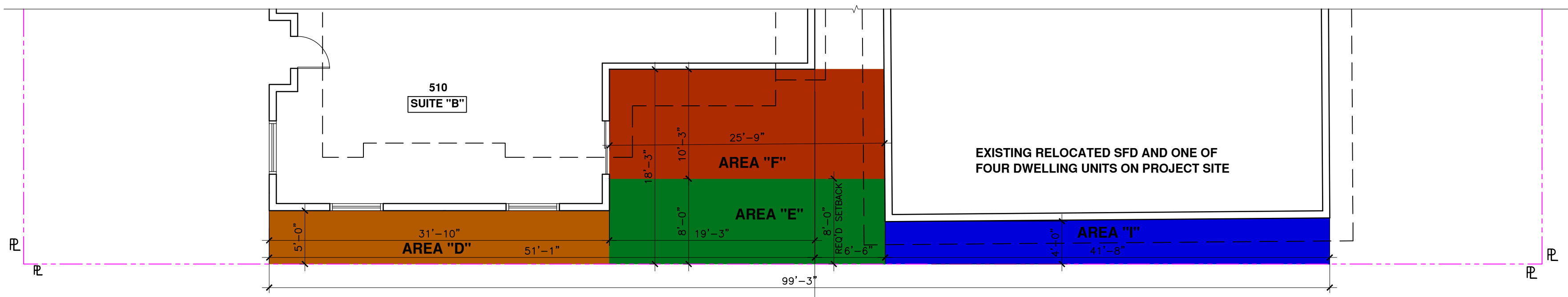
REQ'D SETBACK 99.4'x8.0'=795.28'
PROPOSED "SETBACKS"
 Δ 31.83'x5.0' = 159.15'
 Δ 25.75'x18.25' = 469.94'
 Δ 41.66'x4.0' = 166.64'
 TOTAL = 795.73' > 795.28'



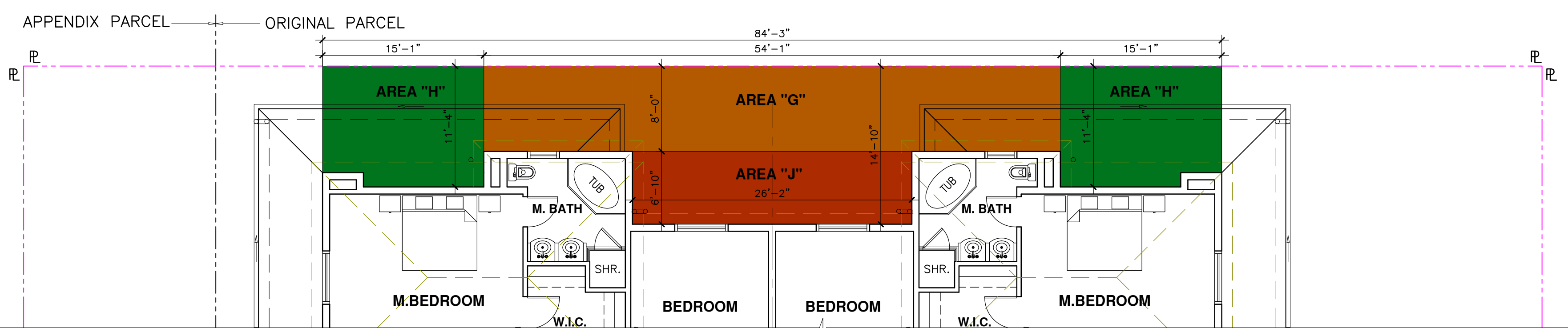
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						PROJECT TITLE: 4-UNIT SINGLE FAMILY DWELLING			CHECKED BY: V.S.
					DATE: DEC. 2013			SHEETS	
					SCALE: 1/8"=1'-0"	SHEET TITLE: SITE PLAN		OF	



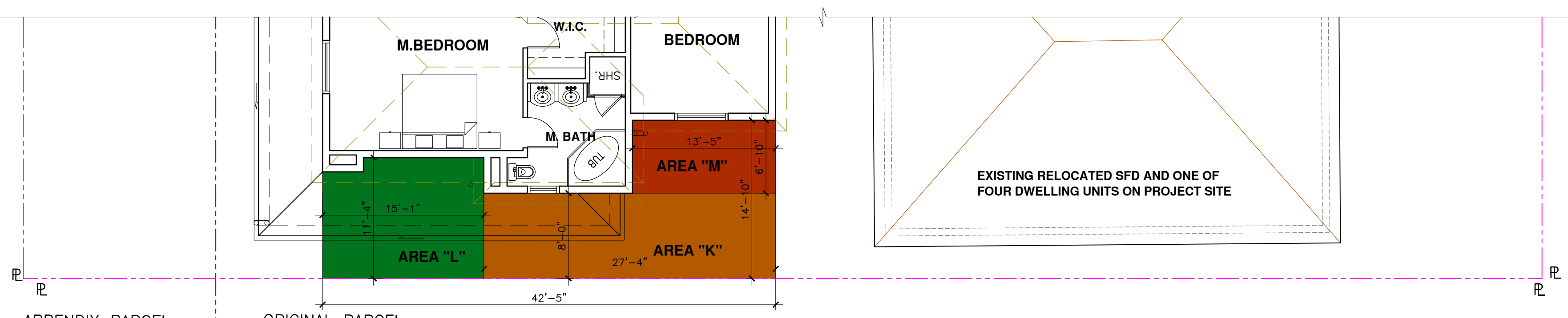
W'LY AVERAGING SETBACK TABULATION @ FIRST FLOOR
SCALE 1/8"=1'-0"



E'LY AVERAGING SETBACK TABULATION @ FIRST FLOOR
SCALE 1/8"=1'-0"



W'LY AVERAGING SETBACK TABULATION @ SECOND FLOOR
SCALE 1/8"=1'-0"



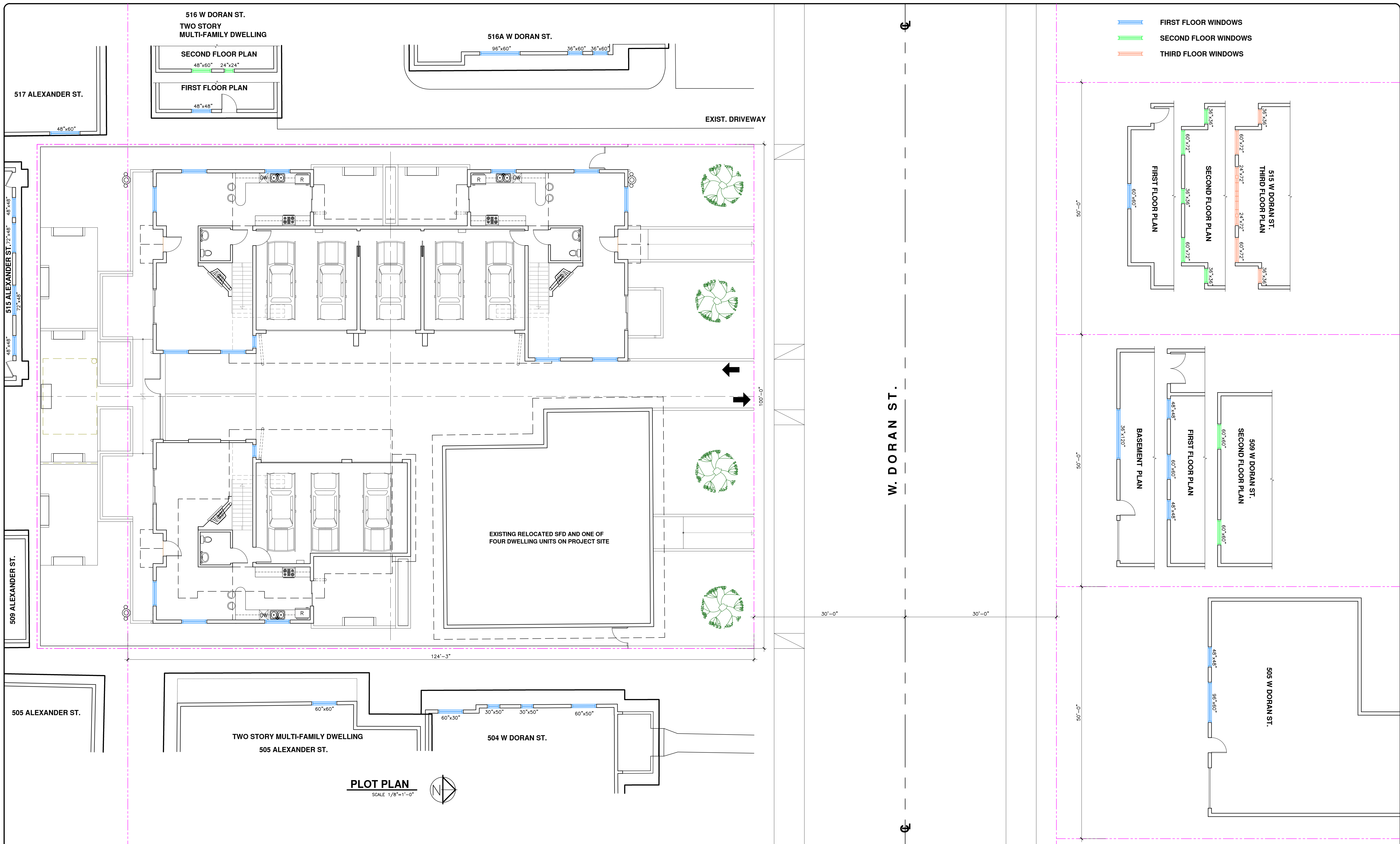
E'LY AVERAGING SETBACK TABULATION @ SECOND FLOOR
SCALE 1/8"=1'-0"

AVERAGING SETBACK TABULATION

IN 30-50 ZONE REQUIRED FRONT SETBACK IS 25'-0" THROUGHOUT, NO AVERAGING REQUIRED.

FIRST FLOOR REAR SETBACK	FIRST FLOOR W'LY SETBACK	FIRST FLOOR E'LY SETBACK	SECOND FLOOR REAR SETBACK	SECOND FLOOR W'LY SETBACK	SECOND FLOOR E'LY SETBACK
MIN. 5'-0"	MIN. 5'-0"	MIN. 5'-0"	MIN. 8'-0"	MIN. 8'-0"	MIN. 8'-0"
AVERAGE 8'-0"	AVERAGE 8'-0"	AVERAGE 8'-0"	AVERAGE 11'-0"	AVERAGE 11'-0"	AVERAGE 11'-0"
PROPOSED 23'-0"	SEE TABULATION BELOW	SEE TABULATION BELOW	PROPOSED 28'-0"	SEE TABULATION BELOW	SEE TABULATION BELOW
	<ul style="list-style-type: none"> AREA "A" MIN. 5'-0" 318 SQ.FT. AREA "B" AVG. 8'-0" 244 SQ.FT. AREA "C" PROPOSED 16'-2" 249 SQ.FT. TOTAL: 811 SQ.FT. BUILDING DEPTH: 94.25' REQ'D AVG. SETBACK: 94.25'x8= 754 SQ.FT. PROPOSED AVG. SETBACK: 811 SQ.FT.	<ul style="list-style-type: none"> AREA "D" MIN. 5'-0" 159 SQ.FT. AREA "E" AVG. 8'-0" 206 SQ.FT. AREA "F" PROPOSED 18'-3" 264 SQ.FT. AREA "I" PROPOSED 4'-0" 172 SQ.FT. TOTAL: 801 SQ.FT. BUILDING DEPTH: 99.33' REQ'D AVG. SETBACK: 99.25'x8= 794 SQ.FT. PROPOSED AVG. SETBACK: 801 SQ.FT.		<ul style="list-style-type: none"> AREA "G" MIN. 8'-0" 432 SQ.FT. AREA "H" AVG. 11'-0" 332 SQ.FT. AREA "J" PROPOSED 14'-10" 178 SQ.FT. TOTAL: 942 SQ.FT. BUILDING DEPTH: 84.25' REQ'D AVG. SETBACK: 84.25'x11= 926.75 SQ.FT. PROPOSED AVG. SETBACK: 942 SQ.FT.	<ul style="list-style-type: none"> AREA "K" MIN. 8'-0" 218 SQ.FT. AREA "L" AVG. 11'-0" 166 SQ.FT. AREA "M" PROPOSED 14'-10" 91 SQ.FT. TOTAL: 475 SQ.FT. BUILDING DEPTH: 42.50' REQ'D AVG. SETBACK: 42.50'x11= 467.50 SQ.FT. PROPOSED AVG. SETBACK: 475 SQ.FT.

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			PROJECT TITLE: 4-UNIT SINGLE FAMILY DWELLING	SHEET TITLE: AVERAGING SETBACK TABULATION			
			JOB ADDRESS: 510 & 512 W. DORAN ST. GLENDALE CA 91203	AZ CA MD NY UT WI CA LIC. # C13791 TEL: (818) 247-4173 (818) 244-6405 FAX (818) 247-4610			

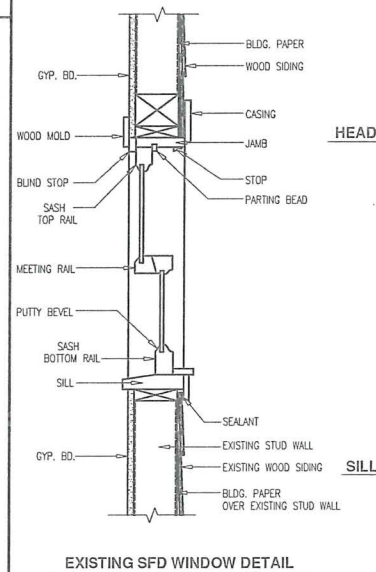
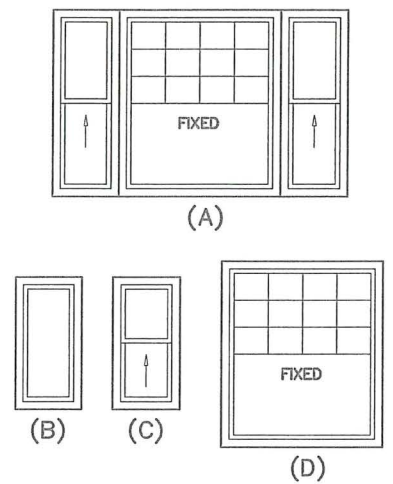


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			PROJECT TITLE: 4-UNIT SINGLE FAMILY DWELLING	SHEET TITLE: ADJACENT BUILDINGS WINDOW LOCATIONS	JOB ADDRESS: 510 & 512 W. DORAN ST. GLENDALE CA 91203		
			REVISION DATE BY				

WINDOW SCHEDULE FOR EXISTING BUILDING

SEE APPLICABLE NOTES	1	2	3	4	5	6	7	8	9	10	11	12	13	REMARKS	
SYMBOLS/No.	SIZE	AREA (SQ. FT.)	TYPE	WINDOW		SLIDER	CASEMENT	SINGLE HUNG	DBL. HUNG	FIXED	SCREEN	RADIUS WINDOW	U-FACTOR	SHGC	
				FIRE RATING IN MINUTES	MAT'L										
①	8'-0" x 7'-0"	56	A	5	●			●		●	●	*	*	*FOR WINDOW/SLIDER GLAZING INFO. SEE FENESTRATION CHARTS UNDER DOOR SCHEDULE	
②	1'-0" x 3'-0"	3.0	B	5	●					●	●	*	*	// // //	
③	3'-6" x 7'-0"	24.5	C	5	●			●			●	*	*	// // //	
④	2'-6" x 7'-0"	17.5	C	5	●			●			●	*	*	// // //	
⑤	4'-0" x 7'-0"	28.0	D	5	●					●	●	*	*	// // //	
⑥	2'-6" x 5'-0"	12.5	C	5	●			●			●	*	*	// // //	
⑦	3'-0" x 7'-0"	21.0	C	5	●			●			●	*	*	// // //	
⑦a	3'-0" x 7'-0"	21.0	C	5	●			●			●	*	*	// // //	
⑧	7'-6" x 5'-0"	37.5	A	5	●			●		●	●	*	*	// // //	
⑨	2'-6" x 4'-0"	10.0	B	5	●					●	●	*	*	// // //	

EXISTING WINDOW TYPE



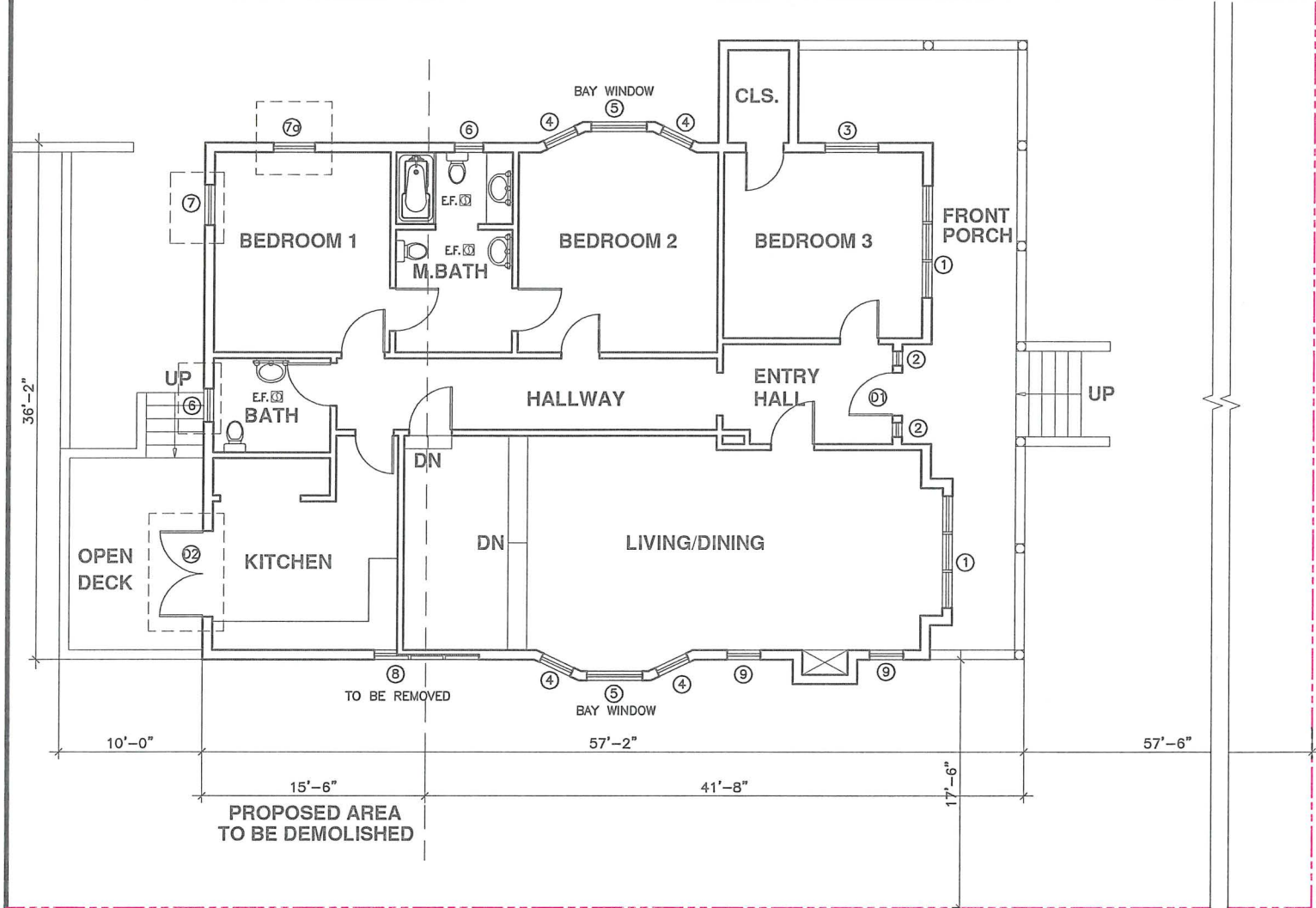
NOTES :

- NO EXTERIOR CHANGES OTHER THAN MINOR ALTERATIONS/PAINTING IS PROPOSED
 - PROPOSED SOUTH ELEVATION AFTER UNIT REDUCTION SHOULD MATCH AS SHOWN ON SEC: C-C/A-7
 - DOOR/WINDOW & INTERIOR FINISH SCHEDULE FOR THIS UNIT TO BE PREPARED @ THE PLAN CHECK STAGE
- EXISTING WINDOW ⑥ TO BE REMOVED
 EXISTING WINDOW ⑦a TO BE USED FOR THE PROPOSED KITCHEN
 EXISTING WINDOW ⑦ TO BE USED FOR THE PROPOSED M.BATHROOM
 EXISTING WINDOW ⑧ TO BE USED FOR THE PROPOSED SECOND BATHROOM @ REAR
 EXISTING DOUBLE DOOR ⑫ TO BE MODIFIED TO SERVE AS THE PROPOSED KITCHEN WINDOW OVERALL SIZE TO REMAIN UNCHANGED

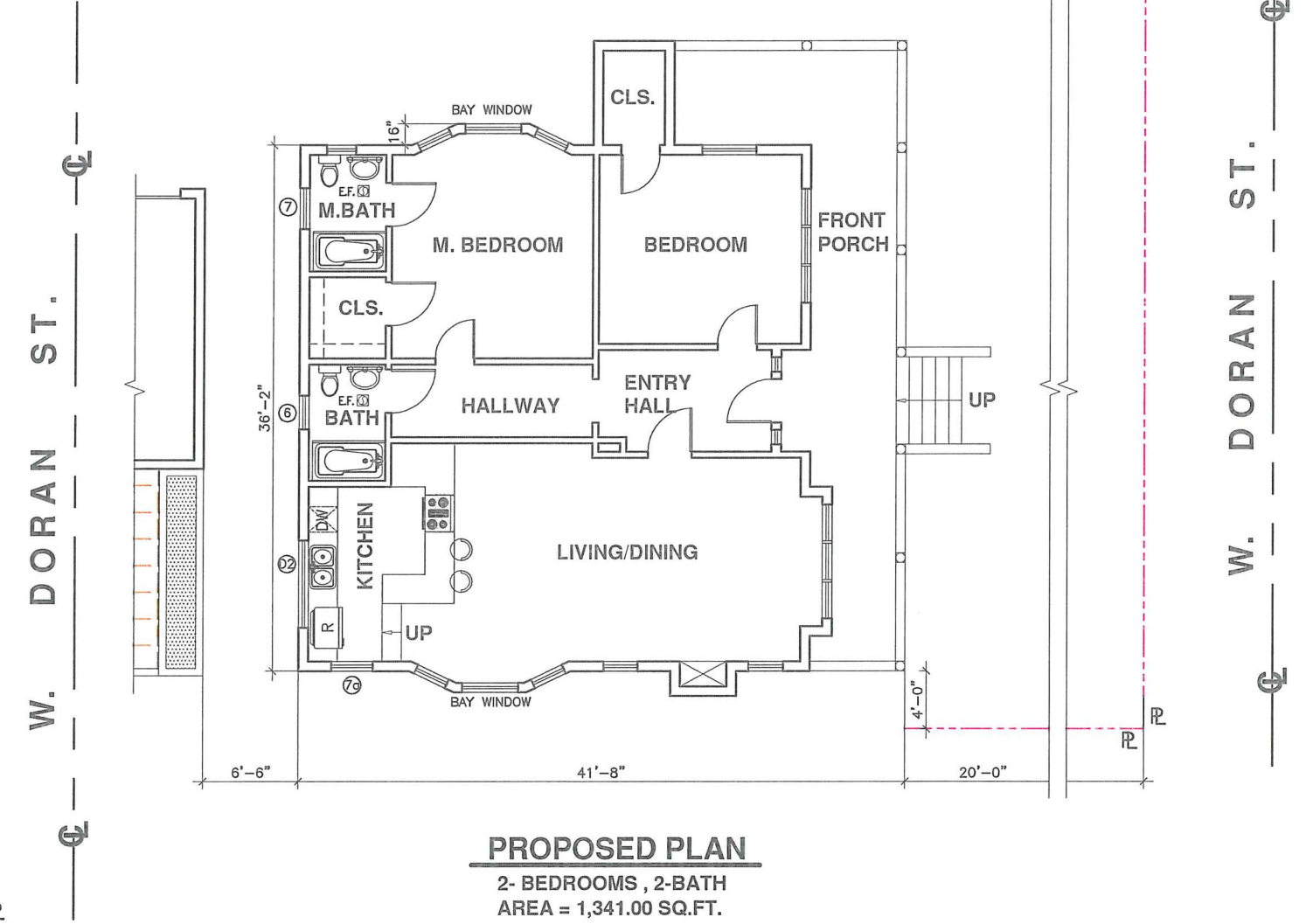
- ⑦ 3'-0" x 7'-0"
- ⑫ 6'-0" x 8'-6"

WINDOW/SLIDER MATERIAL
 1 - AL = ALUMINUM
 2 - STL = STEEL
 3 - VINL = VINYL
 4 - MTL = METAL
 5 - WD. = WOOD
 6 - NML = NON-METAL (VINYL, WOOD OR FIBER GLASS)

ALL EXISTING WINDOWS TO BE REMOVED, SANDED & REPAIRED, ALL BROKEN GLAZING TO BE REPLACED, PAINTED, COLOR PER APPROVED ELEVATIONS & REINSTALLED

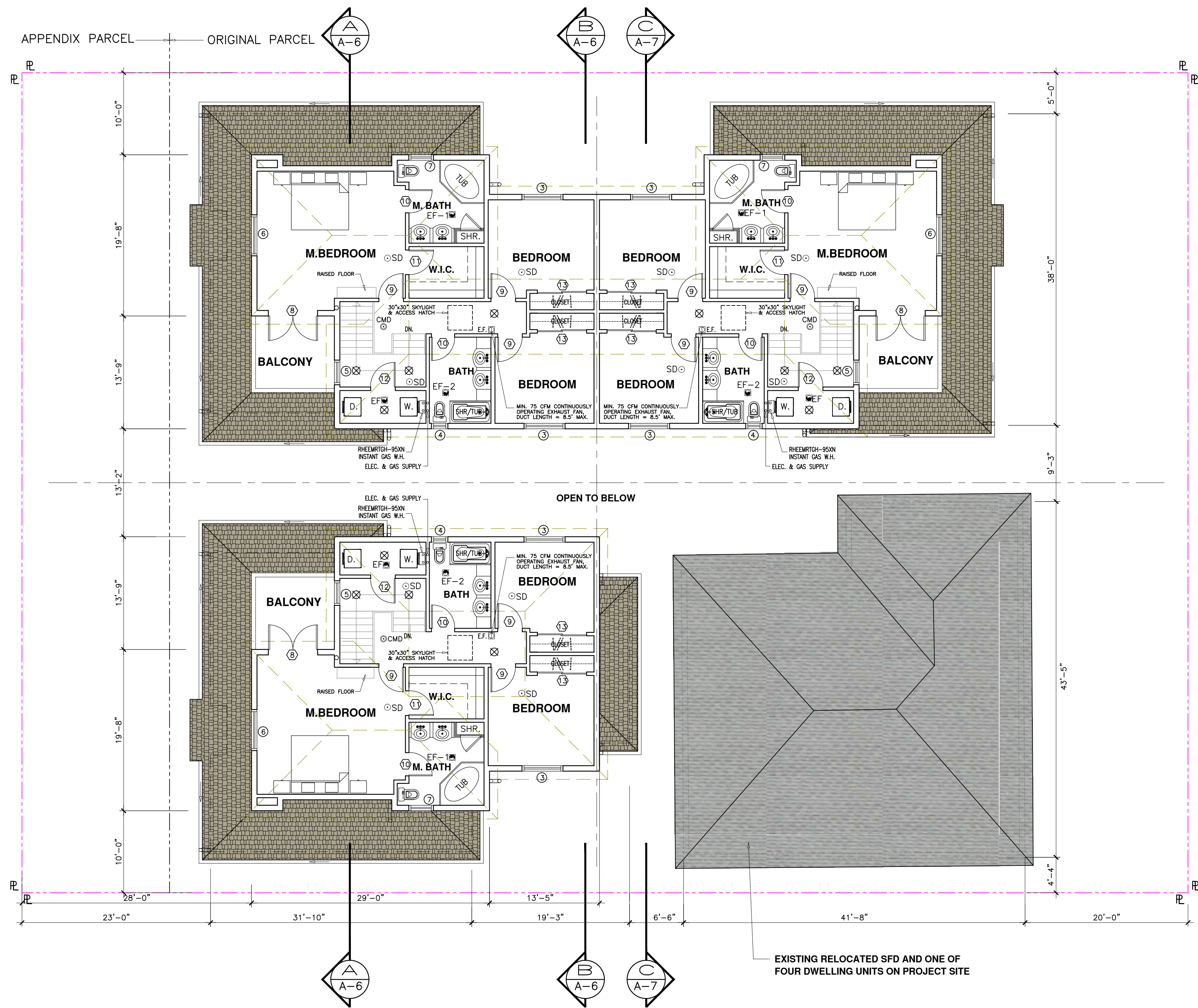


EXISTING PLAN
 3- BEDROOMS, 2-BATH
 AREA = 1,904.74 SQ.FT.



PROPOSED PLAN
 2- BEDROOMS, 2-BATH
 AREA = 1,341.00 SQ.FT.

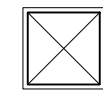
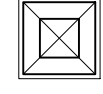
REVISION	DATE	BY	THE ABOVE DRAWINGS & SPECIFICATIONS AND NOTES, CONDITIONS AND ARRANGEMENTS REPRESENTED THEREIN ARE & SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONSULT WITH THESE DRGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.	LEGAL DESCRIPTION: TRACT NO 1744 LOT 328 AND N 18 FT OF LOT 325 TRACT NO 1744 LOT 329 AND N 18 FT OF LOT 322	PROJECT NAME: DORAN VILLAS	DRAWN BY: M.S.	OWNER: TG AND AA LLC 530 N. KENWOOD ST. #1 GLENDALE CA, 91206	LANDMARK DESIGN & CONSTRUCTION, LLC V. SAROJIAN, ARCHITECT 128 SOUTH KENWOOD ST. GLENDALE, CA 91205 CELL. (818) 402-5264 E-MAIL LANDMARKDESIGNLLC@GMAIL.COM	SHEET No: A-1c SHEETS OF
			THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN A BUILDING PERMIT FROM THE LOCAL AGENCIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL USE THEIR OWN CONSULTING FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND/OR CONSULTING OFFICE.	APN. # 5637-024-039 APN. # 5637-024-040	PROJECT TITLE: 4-UNIT SINGLE FAMILY DWELLING	CHECKED BY: V.S.	730 N. KENWOOD ST. #1 GLENDALE CA, 91206 TEL: (818) 419-3131	TEL: (818) 247-4173 (818) 244-6405 (818) 247-4610	
					JOB ADDRESS: 510 & 512 W. DORAN ST. GLENDALE CA 91203	DATE: SEP. 2015		SHEET TITLE: EXISTING SFD & PROPOSED SFD AFTER REAR 15'-6" DEMOLITION	
						SCALE: 3/16"=1'-0"			

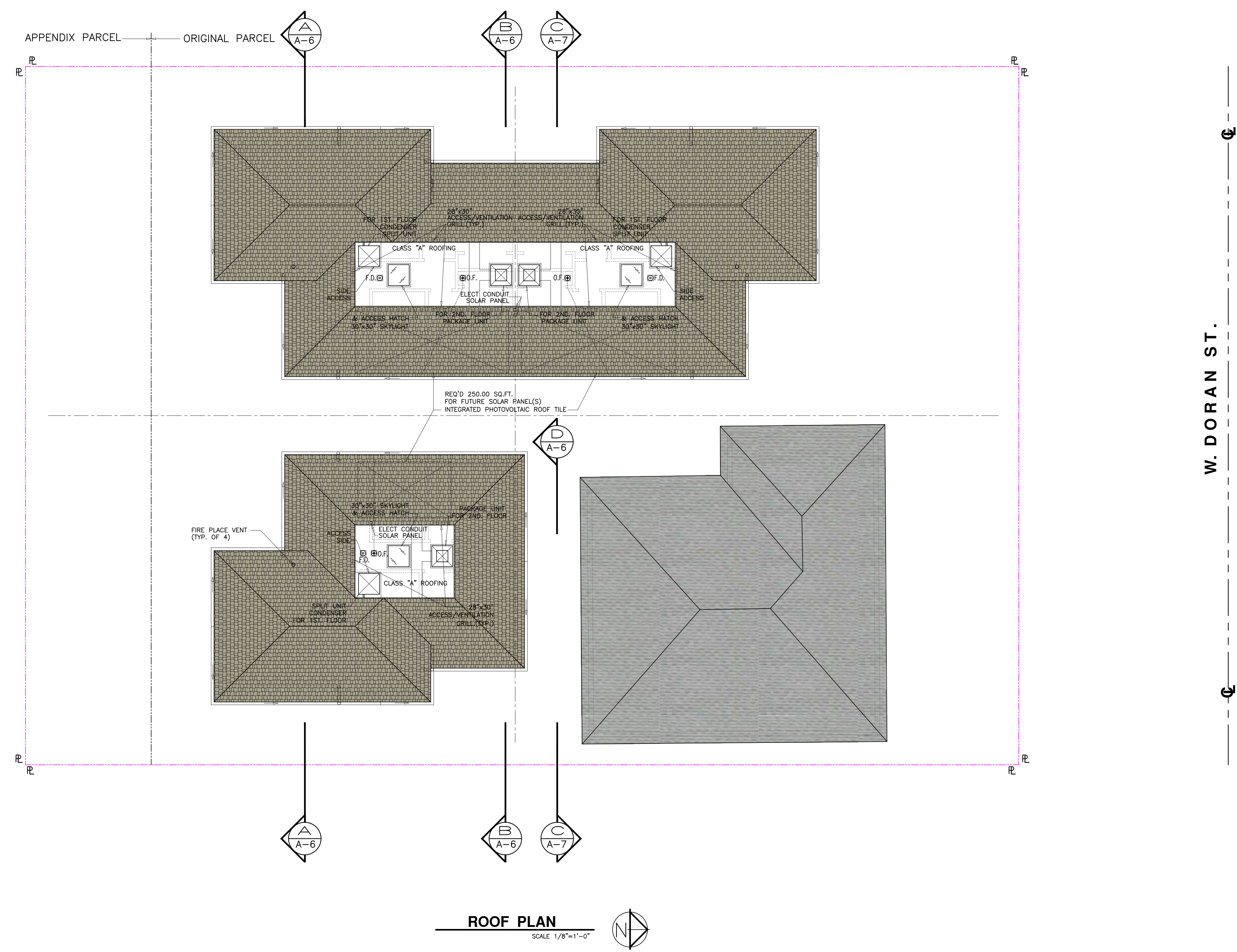


SECOND FLOOR PLAN
SCALE 1/8"=1'-0"

W. DORAN ST.

REVISION	DATE	BY	THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTRACT WITH THESE DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.	LEGAL DESCRIPTION: TRACT NO 1744 LOT 328 AND N 18 FT OF LOT 323 TRACT NO 1744 LOT 329 AND N 18 FT OF LOT 322	PROJECT NAME: DORAN VILLAS	DRAWN BY: A.M.	OWNER: ARMEN TATEVOSSIAN 530 N. KENWOOD ST. #1 GLENDALE CA, 91206 TEL: (818) 419-3131	LANDMARK DESIGN & CONSTRUCTION, LLC AZ CA MD NY UT WI CA LIC. # C13791 V. SAROJIAN, ARCHITECT 128 SOUTH KENWOOD ST. GLENDALE, CA 91205 CELL: (818) 402-5264 E-MAIL: LANDMARKDESIGNLLC@GMAIL.COM	SHEET No: A-2 SHEETS OF
1			THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNERS/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE.	APN. # 5637-024-039 APN. # 5637-024-040	PROJECT TITLE: 4-UNIT SINGLE FAMILY DWELLING	CHECKED BY: V.S. DATE: DEC. 2013 SCALE: 1/8"=1'-0"			
2					JOB ADDRESS: 510 & 512 W. DORAN ST. GLENDALE CA 91203		SHEET TITLE: SECOND FLOOR PLAN		

-  SPLIT UNIT, FAN COIL @ 2ND. FLOOR DROP CLG.
-  PACKAGE UNIT, DIRECT DUCT ACCESS THROUGH ROOF TO SUBJECT UNIT.

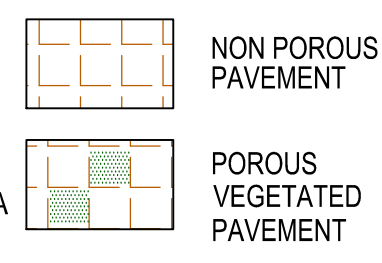
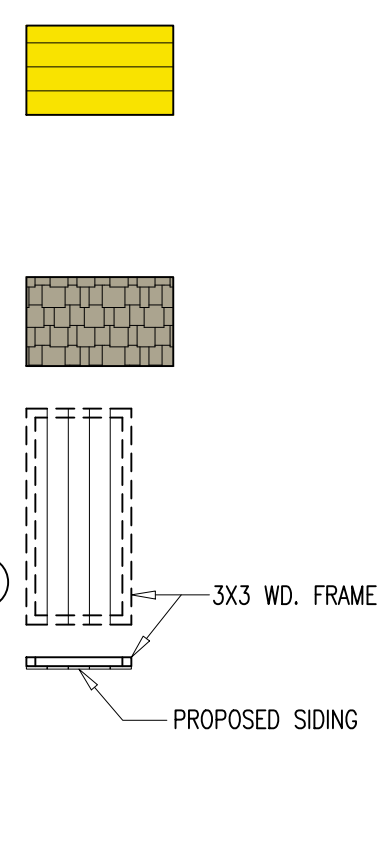


ROOF PLAN
SCALE 1/8"=1'-0"

REVISION	DATE	BY	LEGAL DESCRIPTION:	PROJECT NAME:	DRAWN BY:	OWNER:	LANDMARK DESIGN & CONSTRUCTION, LLC	SHEET No:
			TRACT NO 1744 LOT 328 AND N 18 FT OF LOT 323 TRACT NO 1744 LOT 329 AND N 18 FT OF LOT 322	DORAN VILLAS	A.M.	TG AND AA LLC 530 N. KENWOOD ST. #1 GLENDALE CA, 91206	V. SAROIAN, ARCHITECT 128 SOUTH KENWOOD ST. GLENDALE, CA 91205 CELL. (818) 402-5264 E-MAIL LANDMARKDESIGNLLC@GMAIL.COM	SHEET No: A-3
			APN. # 5637-024-039 APN. # 5637-024-040	4-UNIT SINGLE FAMILY DWELLING	V.S.	TEL: (818) 419-3131	AZ CA MD NY UT WI CA LIC. # C13791 TEL. (818) 247-4173 (818) 244-6405 FAX (818) 247-4610	SHEETS OF
			THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.	JOB ADDRESS: 510 & 512 W. DORAN ST. GLENDALE CA 91203	DEC. 2013	SHEET TITLE: ROOF PLAN		
			THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HAVE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE.		SCALE: 1/8"=1'-0"			

EXTERIOR FINISH SCHEDULE

- ① - HARDIE BOARD COLOR TO MATCH EXISTING SFD, EXTERIOR FINISH
- ② - 3"x - FASCIA BOARD COLOR AS SHOWN
- ③ - ASPHALT SHINGLES ROOFING TEXTURE / COLOR TO MATCH EXISTING SFD, ROOF TILE
- ④ - 5" ANODIZED AL. HALF ROUND GUTTER, COLOR AS SHOWN
- ⑤ - WOOD GATE COLOR AS SHOWN
- ⑥ - MOSS GREEN COLOR EXTRUDED ALUMINUM FRAME CLADDING WITH PRIMED DOUGLAS FIR INTERIOR. (ALL EXTERIOR WALLS TO BE -x6_1/2 UNO) WITH PUNCHED IN WINDOW/HUNGS TYP.)
- ⑦ - "RECESSED" LIGHTING, AMBER COLOR ENERGY STAR QUALIFIED;
- ⑧ - 5" SQUARE D.S. COLOR TO MATCH ADJACENT WOOD FASCIA / STUCCO;
- ⑨ - WOOD ENCLOSURE/ACCESS GATE TO REAR OPEN SPACE, COLOR AS SHOWN (SEE DWG. A-5)
- ⑩ - "RECESSED" ENTRY SOLID CORE DOOR W/ RAISED PANEL & FIXED GLAZING, COLOR AS SHOWN ON FRONT/REAR ELEVATIONS JAMBS/HEADER & MAIN FRAME COLOR AS SHOWN
- ⑪ - "RECESSED" WOOD GARAGE DOOR FROM "CLOPAY" MODEL 44, W/ RAISED LONG PANEL, COLOR AS SHOWN PHONE: (800) 225-6729 JAMBS/HEADER & MAIN FRAME COLOR TO MATCH GARAGE DOOR
- ⑫ - 3X- WINDOW WOOD SILL
- ⑬ - 16"x16" EXTERIOR TILE FLOORING TERRA-COTTA COLOR
- ⑭ - PROPOSED TERRA-COTTA COLOR PERFORATED INTERLOCKING PAVER DRIVEWAY, PERMEABLE HARDSCAPING > 75% OF TOTAL OPEN PAVED AREA
- ⑮ - PROPOSED BRONZE FINISH LIGHT FIXTURE AT LEAST 90% ENERGY STAR QUALIFIED, HARD-WIRED.
- ⑯ - 6" GREY COLOR SCORED FACE (BOTH SIDES) CONC. BLOCK FENCE WALL (MAX. HT. 6 FEET @ SIDE PROPERTY LINES)



FRONT ELEVATION

SCALE: 3/16"=1'-0"



EAST ELEVATION

SCALE: 3/16"=1'-0"

	REVISION	DATE	BY	<p>THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.</p> <p>THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE.</p>	<p>LEGAL DESCRIPTION: TRACT NO 1744 LOT 328 AND N 18 FT OF LOT 323 TRACT NO 1744 LOT 329 AND N 18 FT OF LOT 322 APN. # 5637-024-039 APN. # 5637-024-040</p>	<p>PROJECT NAME: DORAN VILLAS</p> <p>PROJECT TITLE: 4-UNIT SINGLE FAMILY DWELLING</p> <p>JOB ADDRESS: 510 & 512 W. DORAN ST. GLENDALE CA 91203</p>	<p>DRAWN BY: A.M. CHECKED BY: V.S. DATE: JAN. 2015 SCALE: 3/16"=1'-0"</p>	<p>OWNER: TG AND AA LLC 530 N. KENWOOD ST. #1 GLENDALE CA, 91206 TEL: (818) 419-3131</p>	<p>LANDMARK DESIGN & CONSTRUCTION, LLC V. SAROIAN, ARCHITECT 128 SOUTH KENWOOD ST. GLENDALE, CA 91205 CELL: (818) 402-5264 E-MAIL: LANDMARKDESIGNLLC@GMAIL.COM</p> <p>AZ CA MD NY UT WI CA LIC. # C13791 TEL: (818) 247-4173 (818) 244-6405 FAX: (818) 247-4610</p>	<p>SHEET No: A-4</p> <p>SHEETS OF</p>
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EXISTING



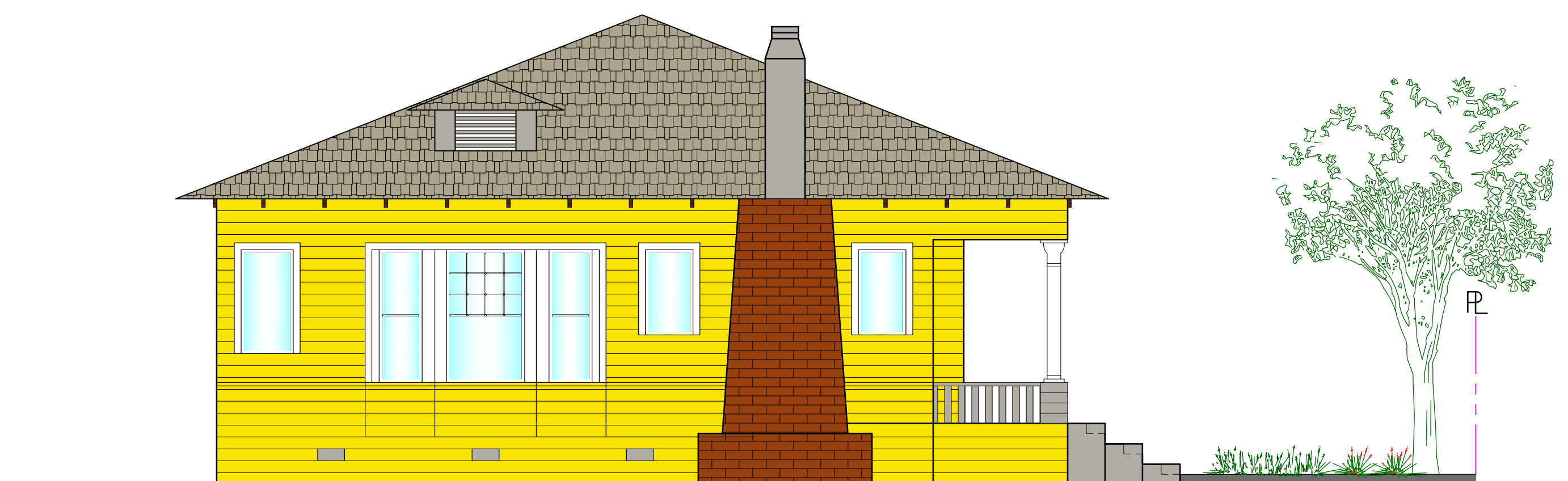
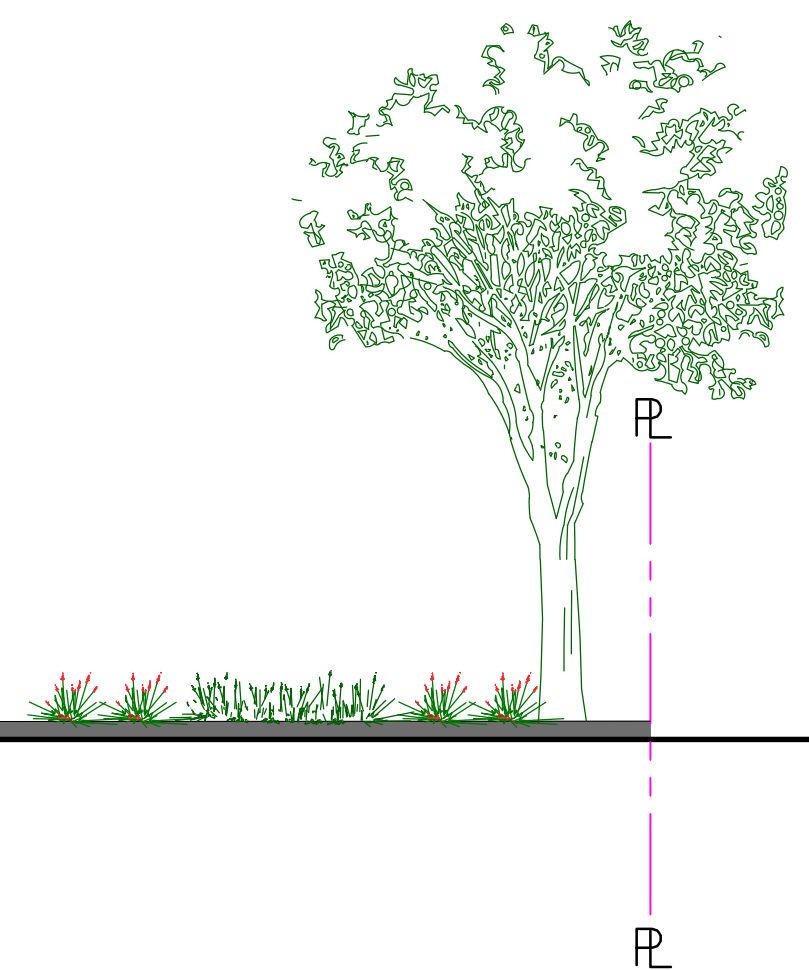
NEW

FRONT ELEVATION

SCALE: 3/16"=1'-0"



EXISTING



NEW

EAST ELEVATION

SCALE: 3/16"=1'-0"

<p>REVISION</p> <p>DATE</p> <p>BY</p>	<p>THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.</p>	<p>LEGAL DESCRIPTION:</p> <p>TRACT NO 1744 LOT 328 AND N 18 FT OF LOT 323</p> <p>TRACT NO 1744 LOT 329 AND N 18 FT OF LOT 322</p>	<p>PROJECT NAME: DORAN VILLAS</p>	<p>DRAWN BY: M.S.</p> <p>CHECKED BY: V.S.</p> <p>DATE: JAN. 2015</p> <p>SCALE: 3/16"=1'-0"</p>	<p>OWNER: TG AND AA LLC</p> <p>530 N. KENWOOD ST. #1</p> <p>GLENDALE CA, 91206</p> <p>TEL: (818) 419-3131</p>	<p>LANDMARK DESIGN & CONSTRUCTION, LLC</p> <p>V. SAROIAN, ARCHITECT</p> <p>128 SOUTH KENWOOD ST.</p> <p>GLENDALE, CA 91205</p> <p>CELL: (818) 402-5264</p> <p>E-MAIL: LANDMARKDESIGNLLC@GMAIL.COM</p>	<p>AZ CA MD NY UT WI CA LIC. # C13791</p> <p>TEL: (818) 247-4173</p> <p>(818) 244-6405</p> <p>FAX (818) 247-4610</p>	<p>SHEET No:</p> <p>A-4a</p> <p>SHEETS OF</p>					
									<p>THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT.</p> <p>OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE</p>	<p>APN. # 5637-024-039</p> <p>APN. # 5637-024-040</p>	<p>PROJECT TITLE: 4-UNIT SINGLE FAMILY DWELLING</p>	<p>JOB ADDRESS: 510 & 512 W. DORAN ST.</p> <p>GLENDALE CA 91203</p>	<p>SHEET TITLE: E./N. FRONT & EAST ELEVATION OF RELOCATED DWELLING</p>
									<p>APN. # 5637-024-039</p> <p>APN. # 5637-024-040</p>	<p>PROJECT TITLE: 4-UNIT SINGLE FAMILY DWELLING</p>	<p>JOB ADDRESS: 510 & 512 W. DORAN ST.</p> <p>GLENDALE CA 91203</p>	<p>SHEET TITLE: E./N. FRONT & EAST ELEVATION OF RELOCATED DWELLING</p>	



REAR ELEVATION

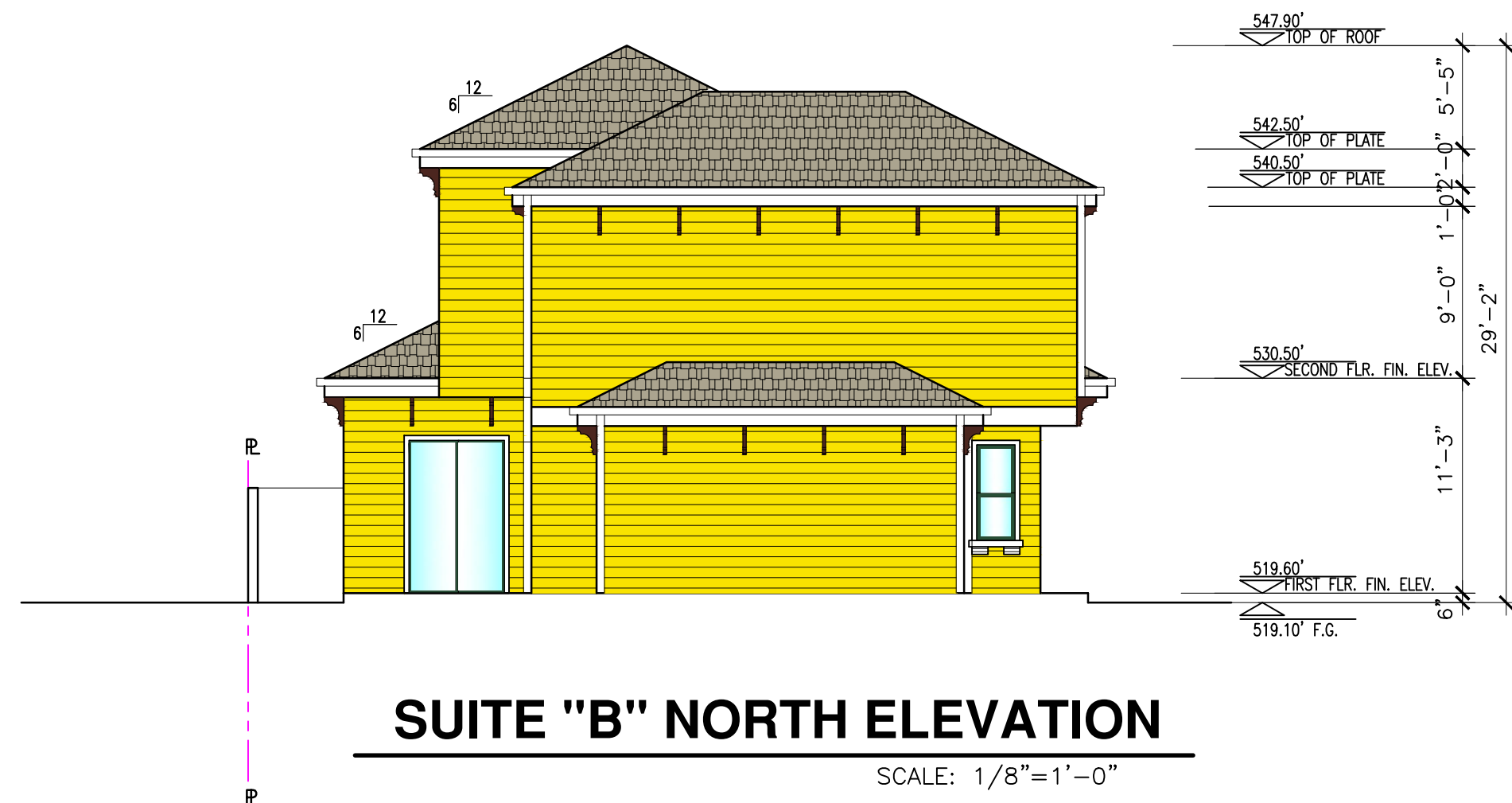
SCALE: 1/8"=1'-0"



WEST ELEVATION

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

REVISION	DATE	BY	THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.	LEGAL DESCRIPTION: TRACT NO 1744 LOT 328 AND N 18 FT OF LOT 323 TRACT NO 1744 LOT 329 AND N 18 FT OF LOT 322	PROJECT NAME: DORAN VILLAS	DRAWN BY: A.M.	OWNER: TG AND AA LLC 530 N. KENWOOD ST. #1 GLENDALE, CA, 91206	LANDMARK DESIGN & CONSTRUCTION, LLC 128 SOUTH KENWOOD ST. GLENDALE, CA 91205 CELL: (818) 402-5264 E-MAIL: LANDMARKDESIGNLLC@GMAIL.COM	AZ CA ND NY UT WI CA. LIC. # C13791 TEL: (818) 247-4173 (818) 244-6405 FAX (818) 247-4610	SHEET No:
1 2 3			THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE.	APN. # 5637-024-039 APN. # 5637-024-040	PROJECT TITLE: 4-UNIT SINGLE FAMILY DWELLING	CHECKED BY: V.S.	730 N. KENWOOD ST. #1 GLENDALE, CA, 91206 TEL: (818) 419-3131			A-5
					JOB ADDRESS: 510 & 512 W. DORAN ST. GLENDALE, CA 91203	DATE: MARCH 2013	SHEET TITLE: REAR & WEST ELEVATIONS			



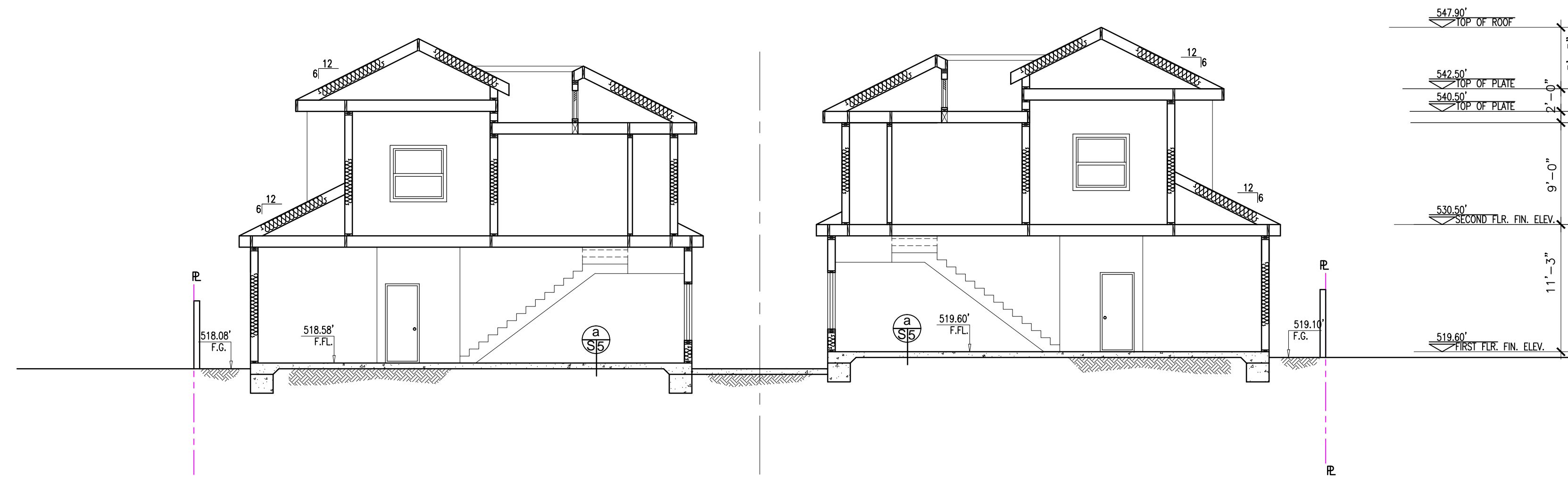
SUITE "B" NORTH ELEVATION

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



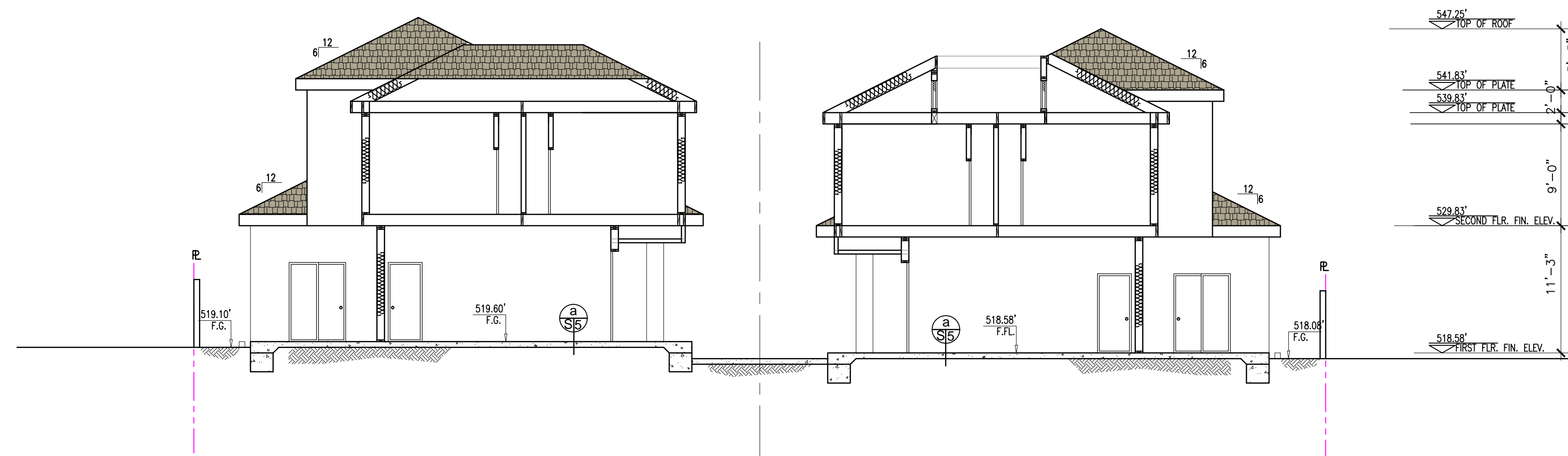
INTERIOR ELEVATION LOOKING WEST

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



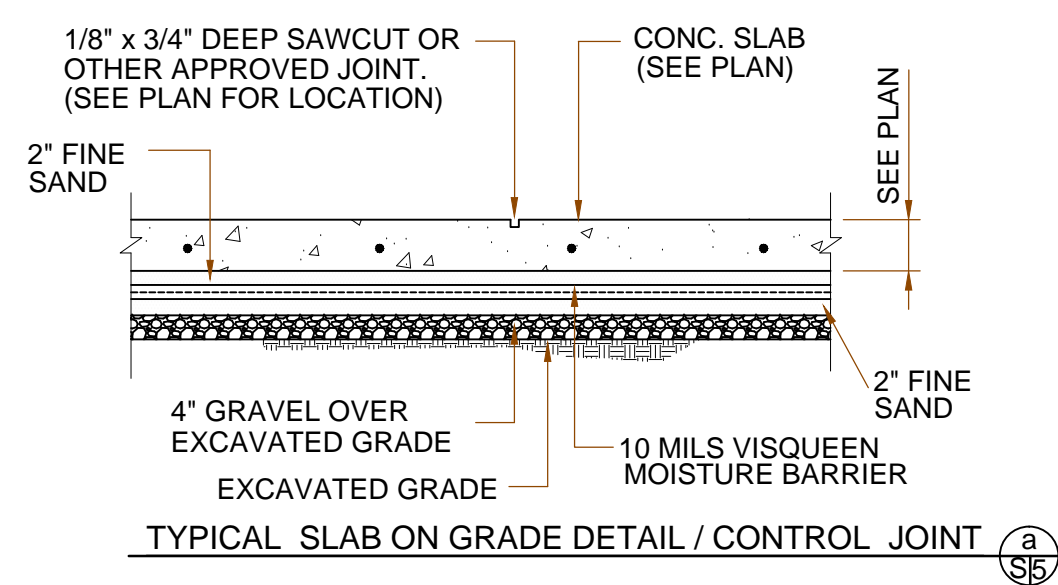
SECTION A-A

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

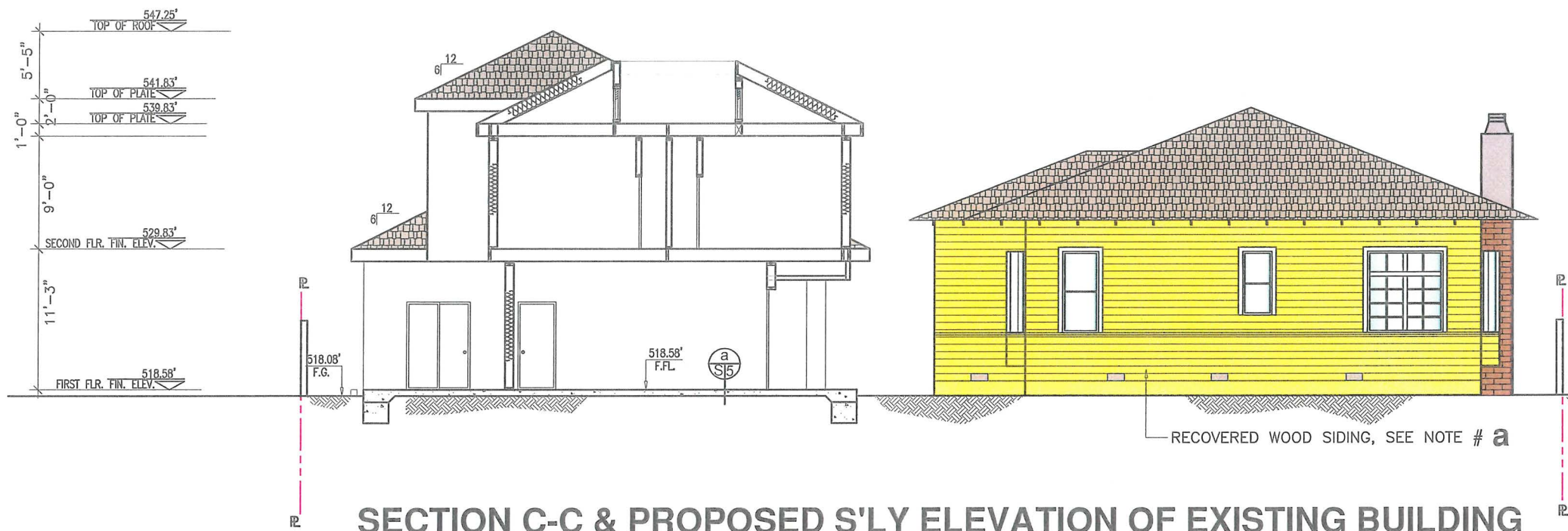


SECTION B-B

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



REVISION	DATE	BY	LEGAL DESCRIPTION:	PROJECT NAME:	DRAWN BY:	OWNER:	LANDMARK DESIGN & CONSTRUCTION, LLC	SHEET No:
1			TRACT NO 1744 LOT 328 AND N 18 FT OF LOT 323	DORAN VILLAS	A.M.	TG AND AA LLC	128 SOUTH KENWOOD ST. GLENDALE, CA 91205	1
2			TRACT NO 1744 LOT 329 AND N 18 FT OF LOT 322	4-UNIT SINGLE FAMILY DWELLING	V.S.	530 N. KENWOOD ST. #1 GLENDALE CA, 91206	128 SOUTH KENWOOD ST. GLENDALE, CA 91205	2
3			APN. # 5637-024-039	JOB ADDRESS: 510 & 512 W. DORAN ST. GLENDALE CA 91203	DEC. 2013	TEL: (818) 419-3131	128 SOUTH KENWOOD ST. GLENDALE, CA 91205	3
4			APN. # 5637-024-040		SCALE: 1/8"=1'-0"	SHEET TITLE: INTERIOR ELEVATION & SECTION A-A	CELL: (818) 402-5264 E-MAIL: LANDMARKDESIGNLLC@GMAIL.COM	4
			THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OF PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.				AZ CA MD NY UT WI CA. LIC. # C13791	A-6
			THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNERS/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE.				TEL: (818) 247-4173 (818) 244-6405 FAX (818) 247-4610	SHEETS OF



NOTE a:
 RECOVERED EXISTING WOOD SIDING FROM DEMOLISHED REAR PORTION OF EXISTING HOUSE TO BE REUSED FOR NEWLY CONSTRUCTED REAR ELEVATION & SIDE RETURNS, OR NEW WOOD PLANKS SHOULD BE MILLED TO MATCH EXISTING SIDING.

SECTION C-C & PROPOSED S'LY ELEVATION OF EXISTING BUILDING

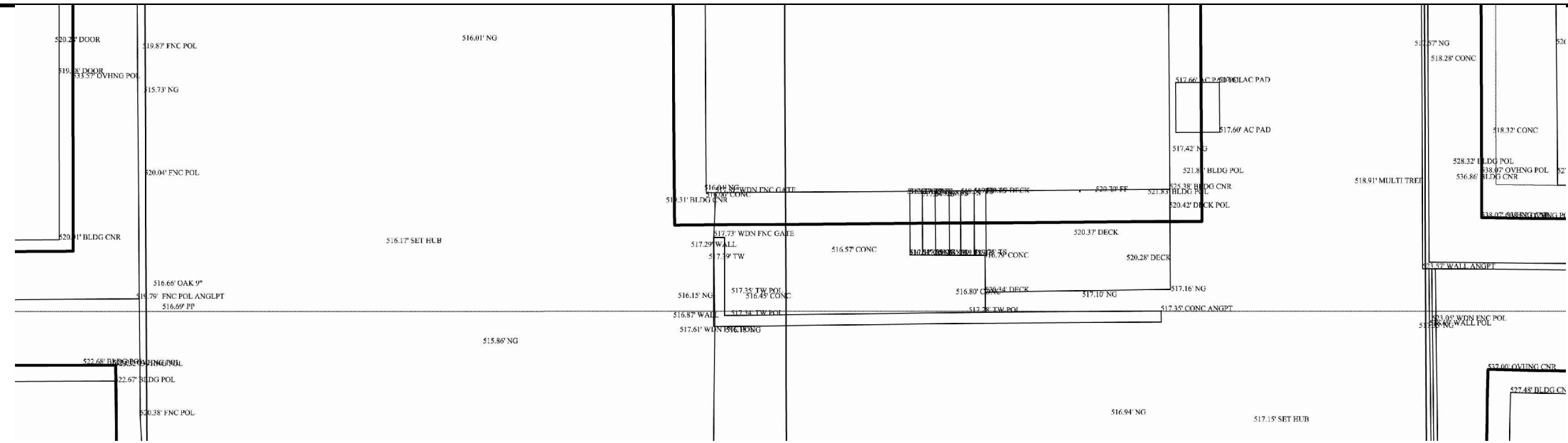
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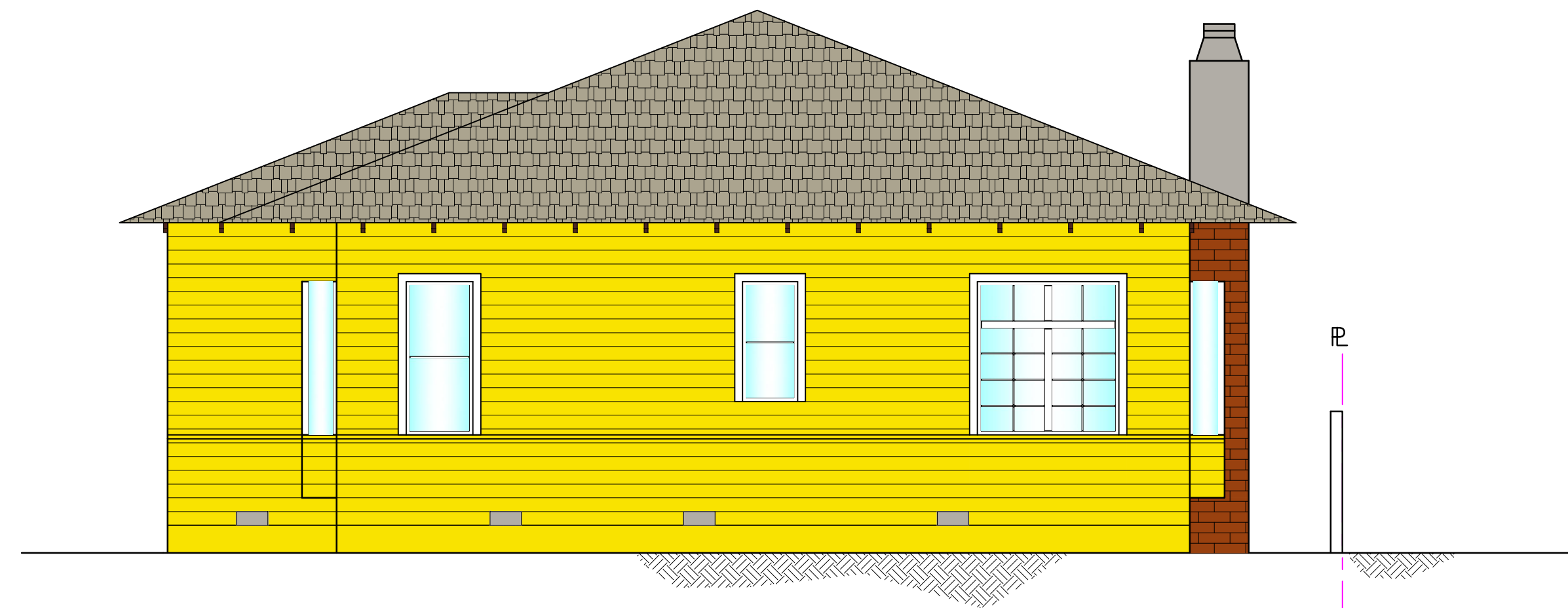
INTERIOR ELEVATION LOOKING EAST

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

	REVISION	DATE	BY	THE ABOVE DRAWINGS & SPECIFICATIONS AND NOTES, RECORDS AND ARRANGEMENTS REPRESENTED THEREBY ARE & SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, REPRODUCED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONSULT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL USE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND/OR CONSULTING OFFICE.	LEGAL DESCRIPTION: TRACT NO 1744 LOT 328 AND N 18 FT OF LOT 323 TRACT NO 1744 LOT 329 AND N 18 FT OF LOT 322 APN. # 5637-024-039 APN. # 5637-024-040	PROJECT NAME: DORAN VILLAS PROJECT TITLE: 4-UNIT SINGLE FAMILY DWELLING JOB ADDRESS: 510 & 512 W. DORAN ST. GLENDALE CA 91203	DRAWN BY: M.S. CHECKED BY: V.S. DATE: JAN. 2015 SCALE: 3/16"=1'-0"	OWNER: TG AND AA LLC 530 N. KENWOOD ST. #1 GLENDALE CA, 91206 TEL: (818) 419-3131	LANDMARK DESIGN & CONSTRUCTION, LLC V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA LIC. # C15791 128 SOUTH KENWOOD ST. GLENDALE, CA 91205 CELL. (818) 402-5264 E-MAIL LANDMARKDESIGNLLC@GMAIL.COM FAX (818) 247-4610	SHEET No: A-7 SHEETS OF	
											SHEET TITLE: SEC. C-C & INTERIOR ELEVATION



EXISTING



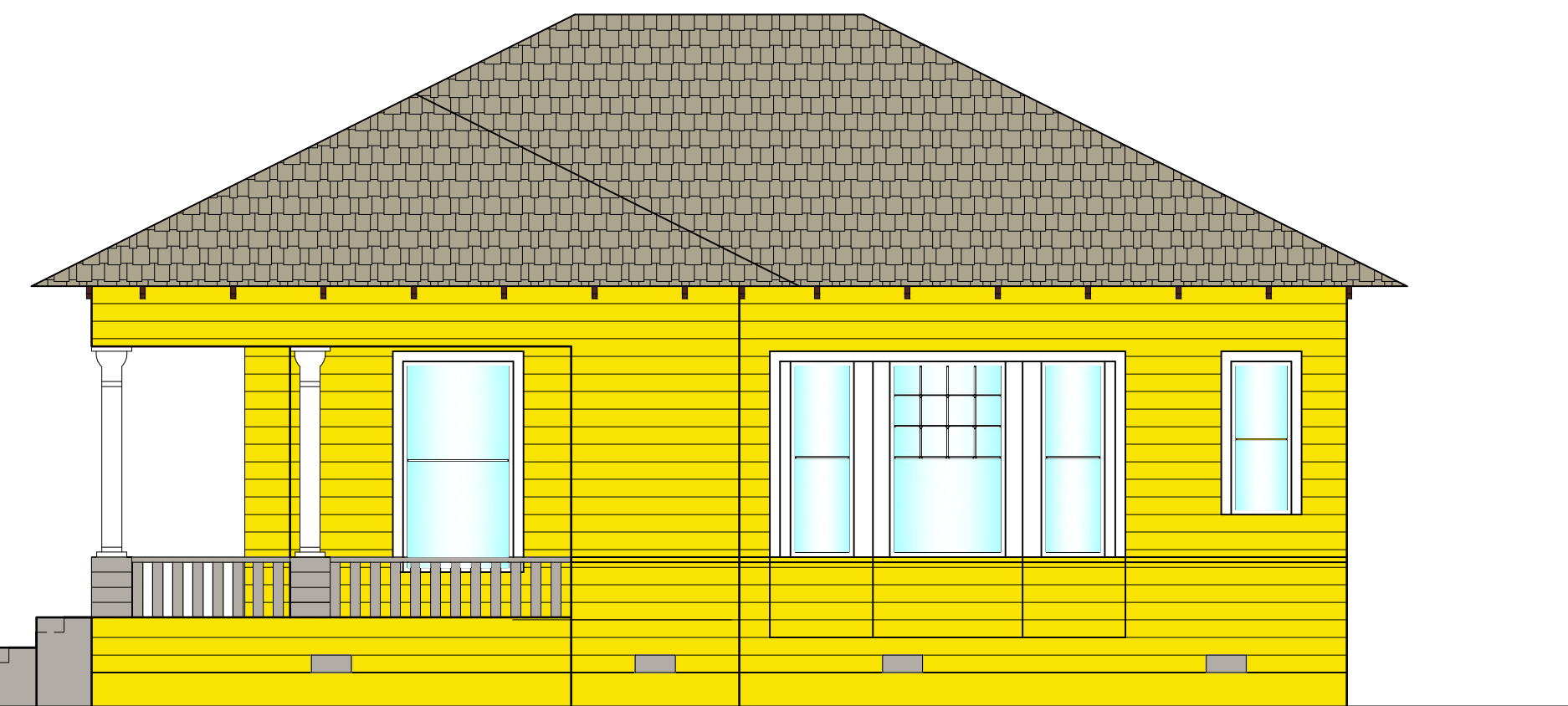
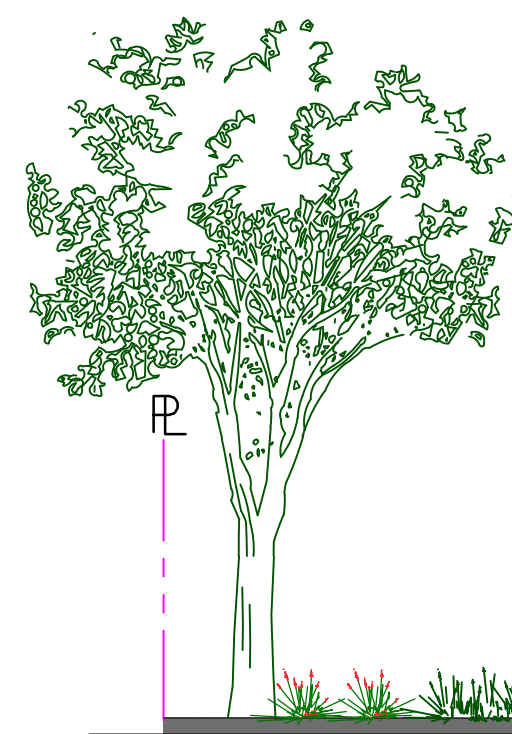
NEW

REAR ELEVATION

SCALE: 3/16"=1'-0"



EXISTING



NEW

WEST ELEVATION

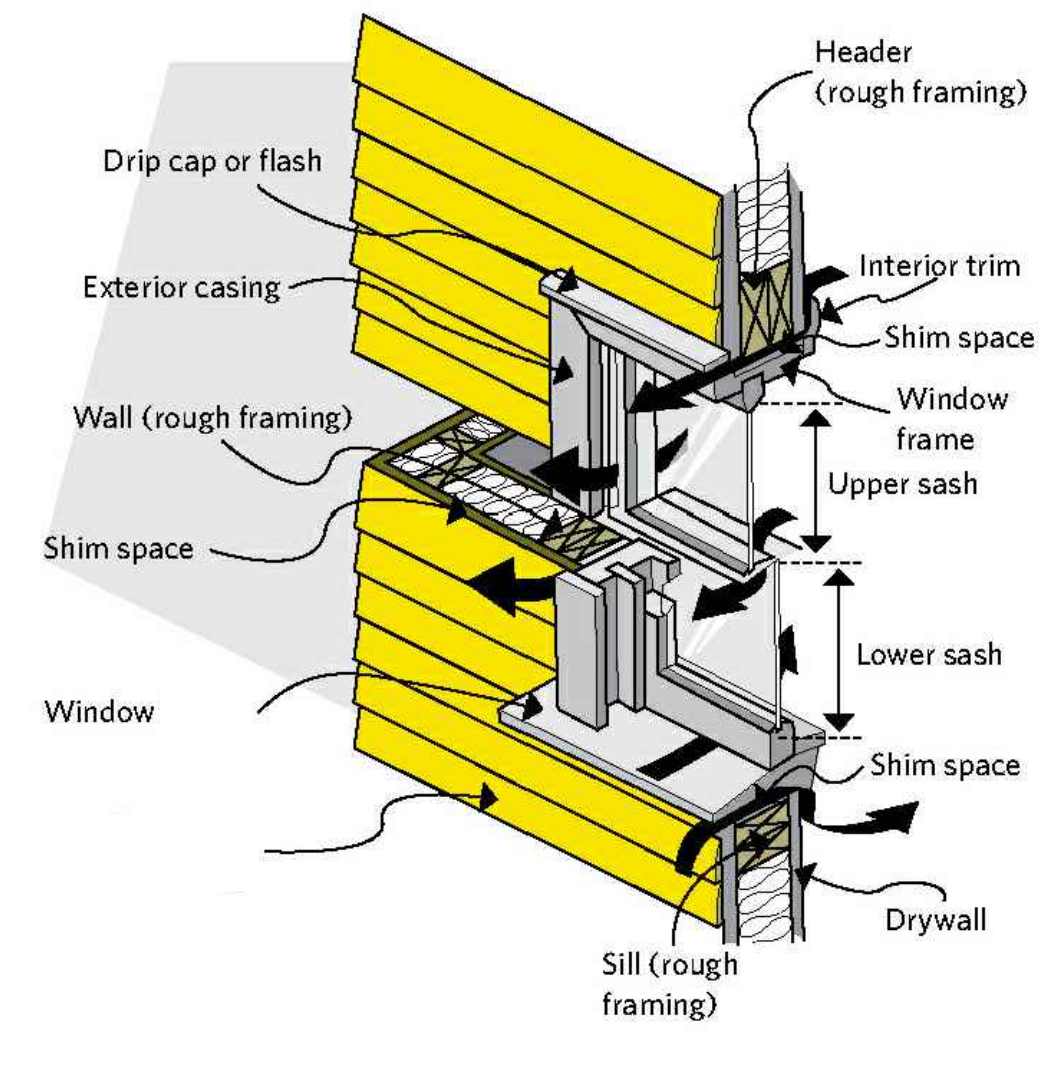
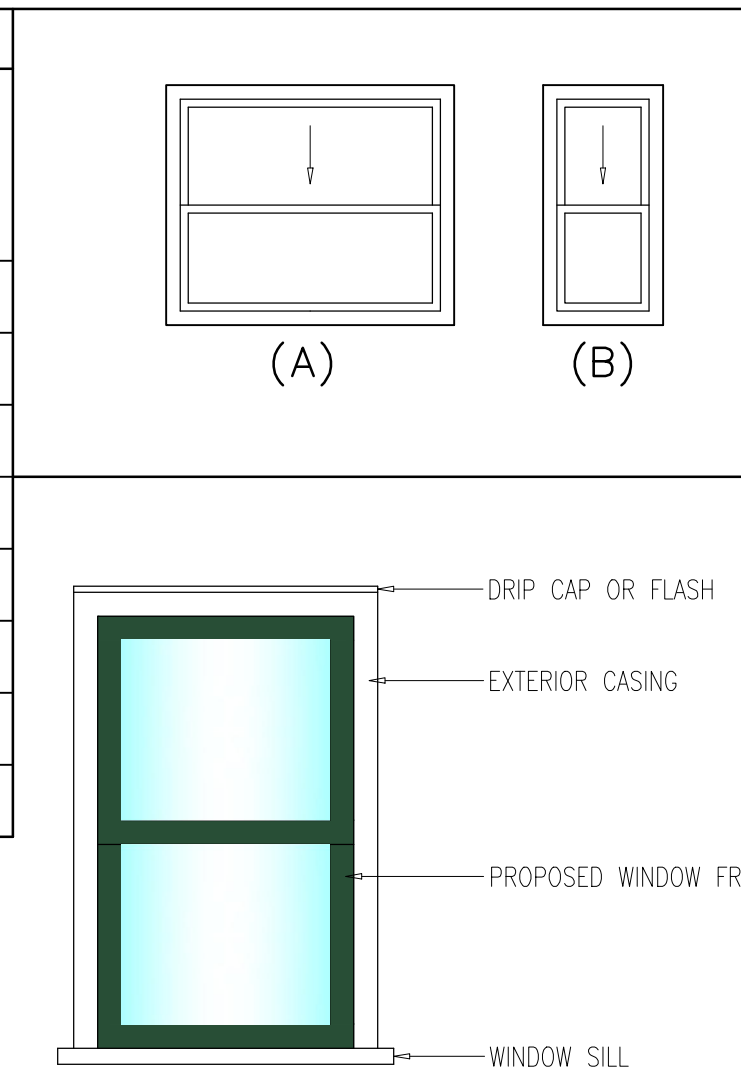
SCALE: 3/16"=1'-0"

1 2 3	REVISION	DATE	BY	THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE.	LEGAL DESCRIPTION: TRACT NO 1744 LOT 328 AND N 18 FT OF LOT 323 TRACT NO 1744 LOT 329 AND N 18 FT OF LOT 322 APN. # 5637-024-039 APN. # 5637-024-040	PROJECT NAME: DORAN VILLAS PROJECT TITLE: 4-UNIT SINGLE FAMILY DWELLING JOB ADDRESS: 510 & 512 W. DORAN ST. GLENDALE CA 91203	DRAWN BY: M.S. CHECKED BY: V.S. DATE: JAN. 2015 SCALE: 3/16"=1'-0"	OWNER: TG AND AA LLC 530 N. KENWOOD ST. #1 GLENDALE CA, 91206 TEL: (818) 419-3131	LANDMARK DESIGN & CONSTRUCTION, LLC V. SAROIAN, ARCHITECT 128 SOUTH KENWOOD ST. GLENDALE, CA 91205 CELL. (818) 402-5264 E-MAIL LANDMARKDESIGNLLC@GMAIL.COM	AZ CA MD NY UT WI CA. LIC. # C13791 TEL. (818) 247-4173 (818) 244-6405 FAX (818) 247-4610	SHEET No:						
											A-7a						
											SHEETS OF						

WINDOW SCHEDULE FOR PROPOSED UNITS

SEE APPLICABLE NOTES	1	2	3	4	5	6	7	8	9	10	11	12	13	REMARKS		
SYMBOLS/NO.	SIZE	AREA (SQ. FT.)	TYPE	FIRE RATING IN MINUTES	WINDOW MAT'L	DUAL GLAZING	SLIDER	CASEMENT	SINGLE HUNG	DBL. HUNG	FIXED	SCREEN	RADIUS WINDOW	U-FACTOR	SHGC	
1	5'-0" x 5'-0"	25	A	1	Q	●			●		●			*	*	* FOR WINDOW/SLIDER GLAZING INFO, SEE FENESTRATION CHARTS UNDER DOOR SCHEDULE
2	2'-6" x 5'-0"	12.5	B	1	Q	●			●		●			*	*	
3	5'-0" x 5'-6"	27.5	A	1	Q	●			●		●			*	*	
4	2'-0" x 4'-6"	9	B	1	Q	●			●		●			*	*	
5	3'-0" x 4'-6"	13.5	A	1	Q	●			●		●			*	*	
6	5'-0" x 4'-6"	22.5	A	1	Q	●			●		●			*	*	
7	3'-0" x 4'-6"	13.5	B	1	Q	●			●		●			*	*	

WINDOW TYPE



JAMB, HEAD/SILL DETAIL FOR PROPOSED WINDOWS "A" & "B"
N.T.S.

EXTERIOR WINDOW MATERIAL TYPE FOR PROPOSED NEW UNITS AS SPECIFIED IN EXTERIOR FINISH SCHEDULE :

- MOSS GREEN COLOR FRAME EXTRUDED ALUMINUM CLADDING WITH PRIMED DOUGLAS FIR INTERIOR.
- (ALL EXTERIOR WALLS TO BE -X6, UNO)
- WITH PUNCHED IN WINDOW/SLIDERS TYP.)

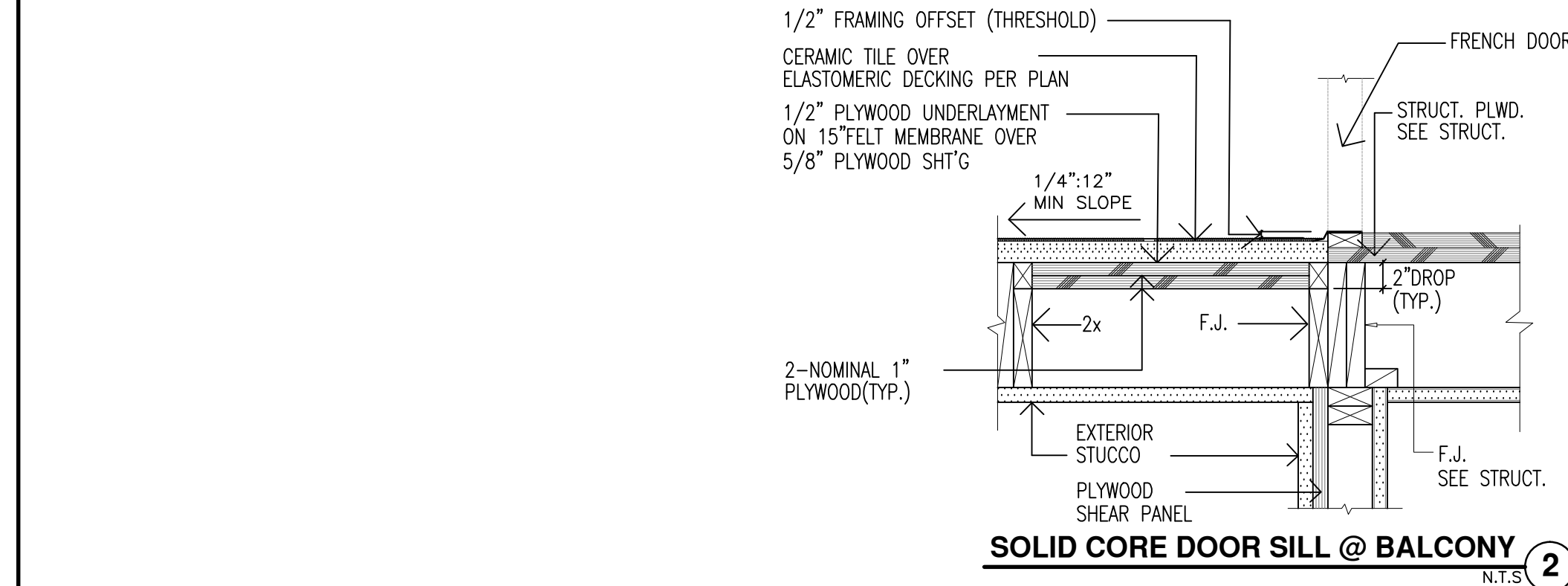
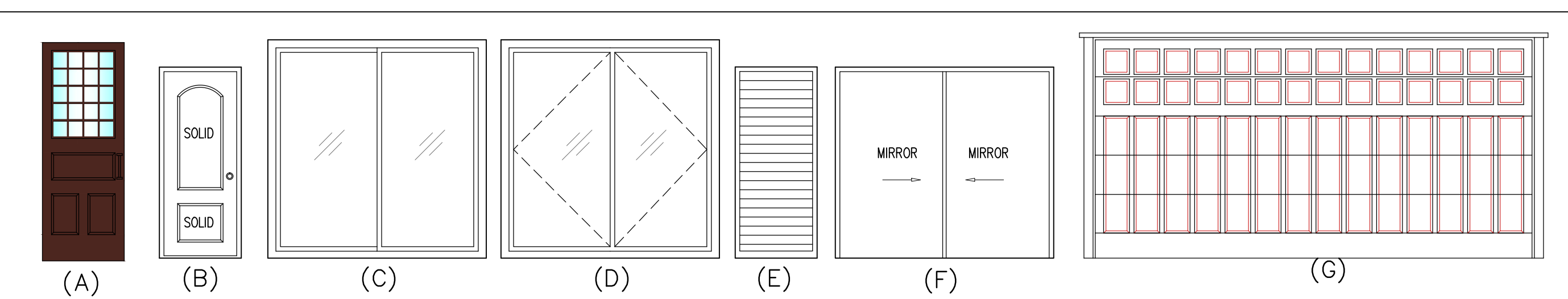
INTERIOR SCHEDULE

NO.	ROOM	FLOOR	BASE	WALL	CEILING	REMARKS		
	NAME	TILE	WOOD FLOORING	CARPET	6" WOOD	GYP. BRD.	GREEN BRD. BEHIND TUB	GYP. BRD.
1	LIVING ROOM	●	●	●	●			
2	DINING ROOM	●	●	●	●			
3	BEDROOMS	●	●	●	●			
4	LAUNDRY ROOM	●	●	●	●			
5	KITCHEN	●	●	●	●			o DROP CEILING THROUGHOUT
6	BATH/SHOWER RESTROOMS	●	●	●	●	*		* A 70" HIGH NON-ABSORBENT WALL FINISH ADJACENT TO SHOWER OR TUBS ARE REQ'D. 6"x6" CERAMIC TILE OR EQUAL
7	STAIRCASE/HALLWAY	●	●	●	●			

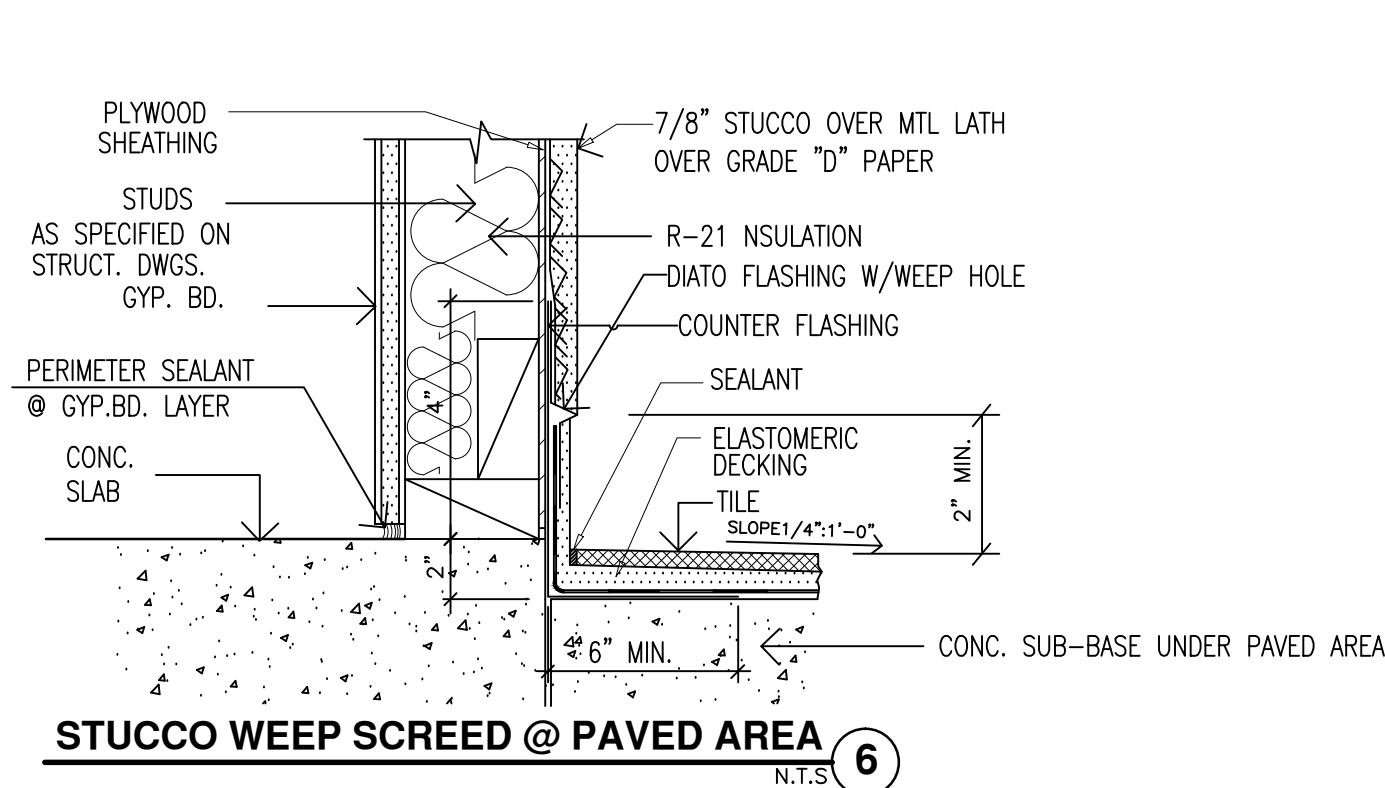
DOOR SCHEDULE

SEE APPLICABLE NOTES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	REMARKS			
SYMBOLS/NO.	SIZE	AREA (SQ. FT.)	THICKNESS	TYPE	FIRE RATING IN MINUTES	DOOR MAT'L	DUAL GLAZING	FRAME MAT'L	PAINT FINISH	HARDWARE GROUP	THRESHOLD	SELF CLOSING LIGHT TITLING	SCREEN	1/2" CIRCLE TRANSOM	U-FACTOR	SHGC	PRE-CUT	CUSTOM CUT		
1	3'-0" x 8'-0"	1 3/4"	A	4	4	3	*	e	●										* STAINED	
2	3'-0" x 7'-0"	1 3/4"	B	45	4	2	●	m	●	●									* ANODIZED ALUMINUM	
3	2, 3'-6" x 8'-0"		C	1	●	1	*	k	●	●			●	●					* ANODIZED ALUMINUM	
4	2, 2'-6" x 8'-0"		C	1	●	1	*	k	●	●			●	●					* ANODIZED ALUMINUM	
5	3'-0" x 7'-0"	1 3/4"	B	4	3	●	b													
6	16'-0" x 8'-0"		G	8	3	●														
7	10'-0" x 8'-0"		G	8	3	●														
8	2, 3'-0" x 8'-0"		D	1	●	1	*	k	●				*2	●	●				*1 ANODIZED ALUMINUM *2 MAGNETIC "SMART" SCREEN	
9	3'-0" x 7'-0"	1 3/8"	B	2	3	●	b	●												
10	2'-10" x 7'-0"	1 3/4"	B	4	3	●	b	●												
11	3'-0" x 7'-0"	1 3/8"	B	2	3	●	a	●												
12	3'-0" x 7'-0"	1 3/8"	E	2	3	●	j	●												
13	2, 3'-0" x 7'-0"		F	1	1															FULL HT. W/MIRROR SLIDER (TEMPERED)

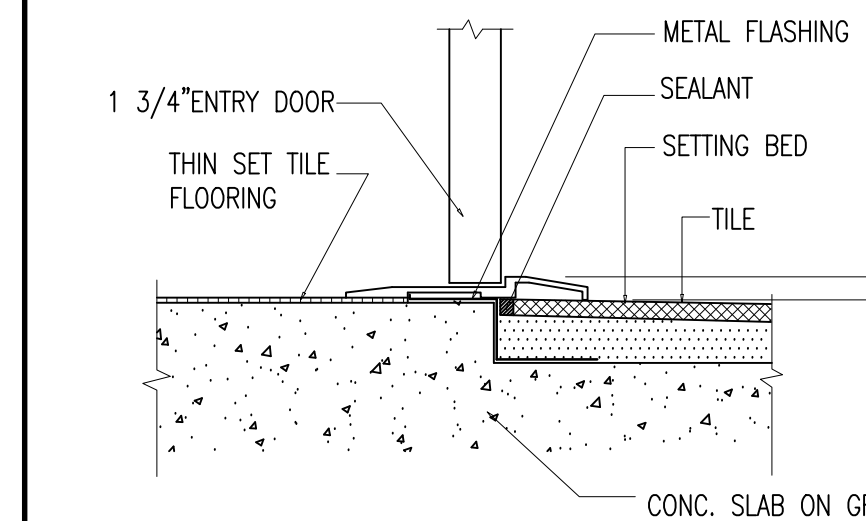
DOOR TYPE



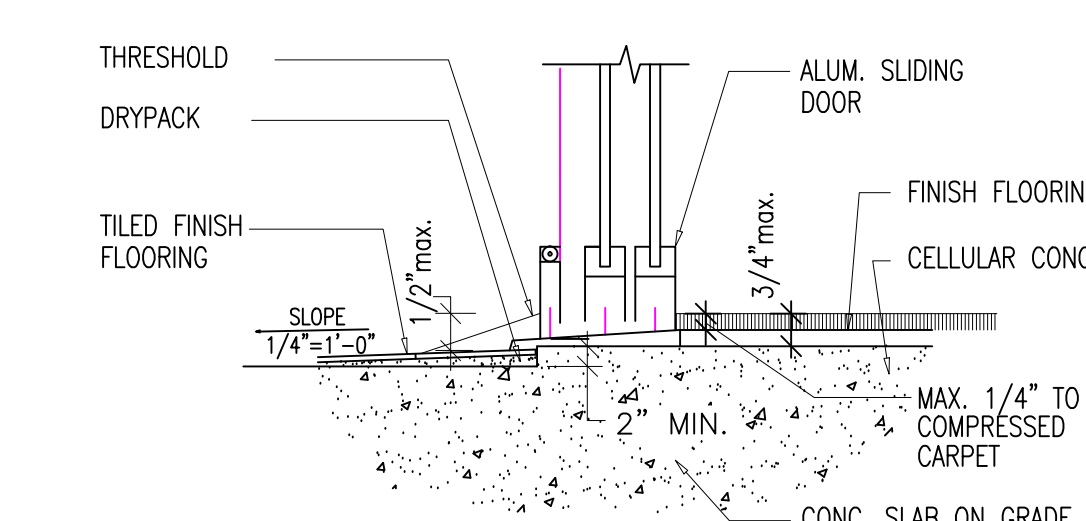
SOLID CORE DOOR SILL @ BALCONY
N.T.S.



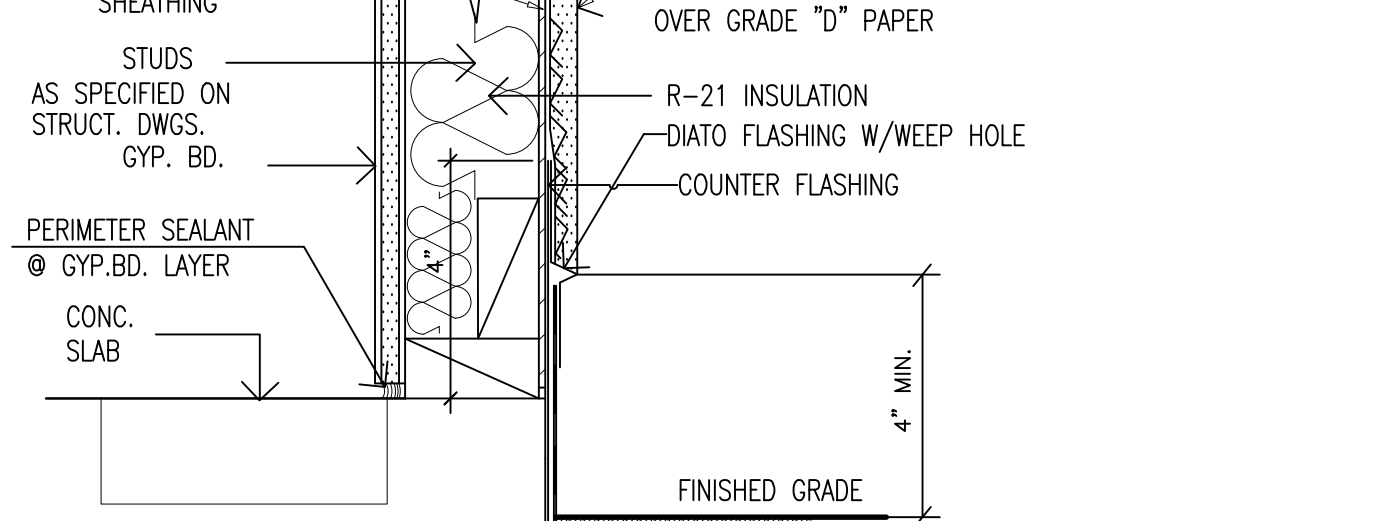
STUCCO WEEP SCREED @ PAVED AREA
N.T.S.



SOLID CORE DOOR SILL @ FIRST FLOOR
N.T.S.



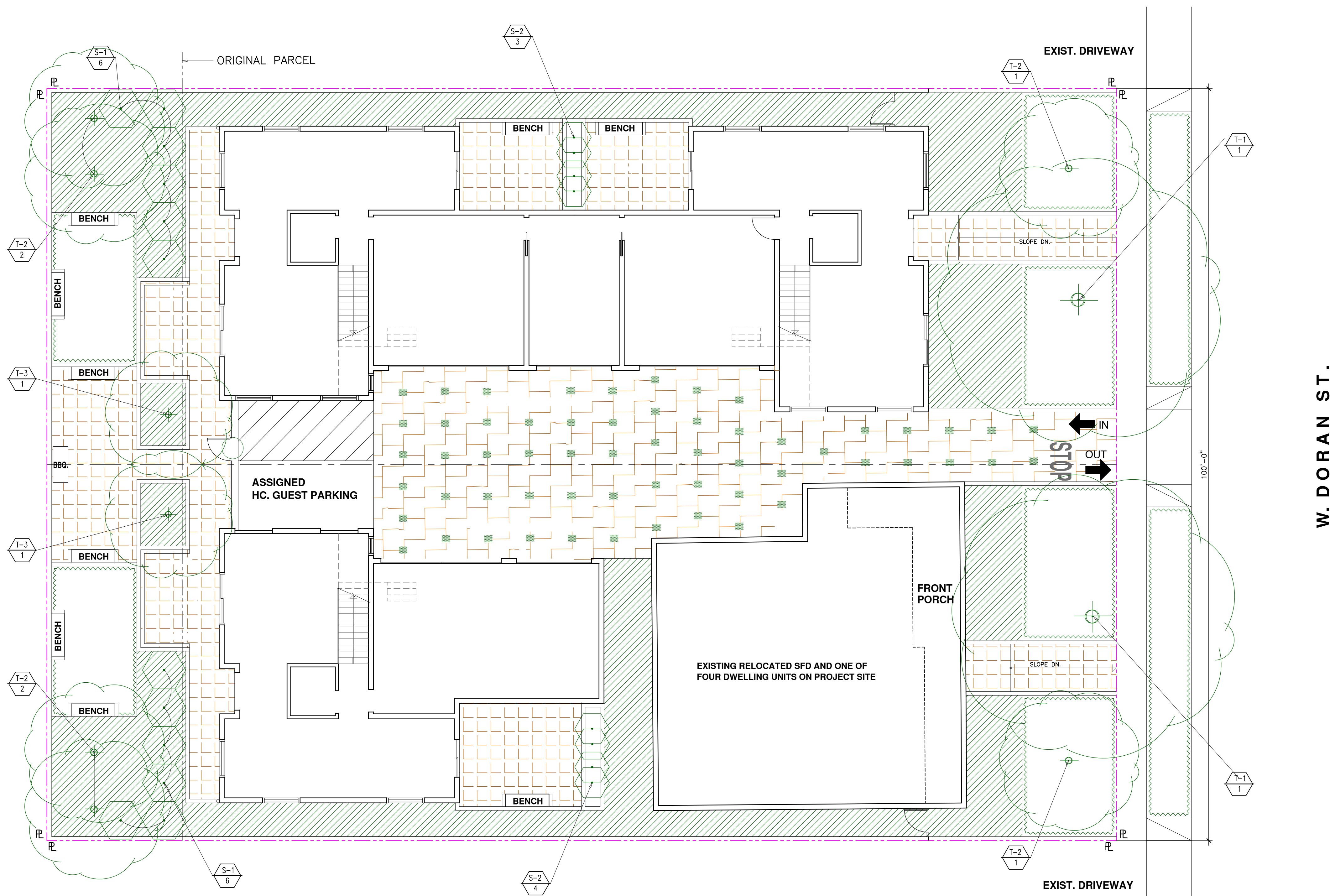
SLIDING DOOR SILL @ FIRST FLOOR
N.T.S.



STUCCO WEEP SCREED @ EARTH/LANDSCAPED AREA
N.T.S.

DOOR MATERIAL	FRAME MATERIAL	HARDWARE GROUP	GENERAL NOTES
1 - AL = ALUMINUM 2 - HC = HOLLOW CORE 3 - HM = HOLLOW METAL 4 - SC = SOLID CORE 5 - STL = STEEL 6 - VNL = VINYL 7 - MTL = METAL 8 - WD = WOOD 9 - TS = TUBULAR SECTION	1 - AL = ALUMINUM 2 - MTL = METAL - GALV. 3 - WD = WOOD 4 - WDP = WOOD (PRE HUNG) 5 - STL = STEEL 6 - VNL = VINYL 7 - TS = TUBULAR SECTION (VINYL, WOOD OR FIBER GLASS) 8 - NM = NON-METAL (VINYL, WOOD OR FIBER GLASS)	o- PASSAGE HARDWARE b- PRIVACY LOCK c- KEY REQUIRED FROM OUTSIDE d- KEY REQUIRED FROM BOTH SIDES e- INTEGRATED DBL. LOCK f- COORDINATOR g- DOOR STOP h- DOOR POOL i- PUSH/PULL KNOB k- SECURITY LOCK m- PASSAGE HARDWARE FROM INSIDE n- SECURITY LOCK FROM INSIDE p- SECURITY LOCK FROM OUTSIDE	1- ALL DOORS SHALL HAVE LEVER HANDLES UNLESS NOTED OTHERWISE. 2- 20-MINUTE RATED CORRIDOR DOORS SHALL BE PROVIDED WITH APPROVED GASKETTING MATERIAL INSTALLED TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES & THE TOP. 3- ALL DOORS INDICATED AS FIRE RATED ASSEMBLIES SHALL HAVE CLOSURES AND BE POSITIVE LATCHING. 4- MAXIMUM UNDERCUT ON ALL FIRE DOORS IS 1/2". 5- MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE FOR ALL RATED DOORS. 6- EXIT DOOR LOCKING HARDWARE: a) CORRIDOR/ UNIT DOOR DEAD BOLT AND LATCH SHALL RETRACT SIMULTANEOUSLY BY LEVER OPERATION. b) EXTERIOR EXIT DOORS & GATES SHALL HAVE FREE OPERATION INSIDE & KEY OPERATION OUTSIDE. THEY SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED. (1003.3.1.8) 7- CORRIDOR/ UNIT DOORS SHALL HAVE AN STC RATING OF 26. 8- ALL EXTERIOR DOORS SHALL HAVE WEATHER STRIPPING ALL SIDES. 9- WHEN VIEW PORTS ARE PROVIDED THEY SHALL BE 5'-0" AFF. AT HANDICAPPED ACCESSIBLE ROOMS THEY SHALL BE AT 3'-10" AFF. 10- DOORS, WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED

REVISION	DATE	BY	LEGAL DESCRIPTION:	PROJECT NAME:	DRAWN BY:	OWNER:	LANDMARK DESIGN & CONSTRUCTION, LLC	SHEET No:
1			TRACT NO 1744 LOT 328 AND N 18 FT OF LOT 323	DORAN VILLAS	A.M.	TG AND AA LLC	LANDMARK DESIGN & CONSTRUCTION, LLC	128 SOUTH KENWOOD ST.
2			TRACT NO 1744 LOT 329 AND N 18 FT OF LOT 322	4-UNIT SINGLE FAMILY DWELLING	V.S.	530 N. KENWOOD ST. #1 GLENDALE CA, 91206	V. SAROIAN, ARCHITECT	128 SOUTH KENWOOD ST.
3			APN. # 5637-024-039 APN. # 5637-024-040	510 & 512 W. DORAN ST. GLENDALE CA 91203	AUG. 2013	TEL: (818) 419-3131	AZ CA MD NY UT WI CA UC # C13791	128 SOUTH KENWOOD ST.
					N.T.S.		CELL. (818) 402-5264 E-MAIL LANDMARKDESIGNLLC@GMAIL.COM	GLENDALE, CA 91205
							FAX (818) 247-4610	GLENDALE, CA 91205
								TEL. (818) 247-4173
								CELL. (818) 244-6405
								FAX (818) 247-4610

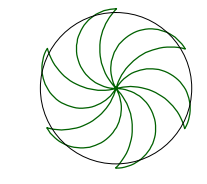
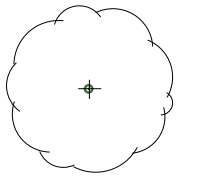
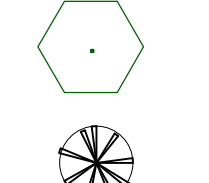
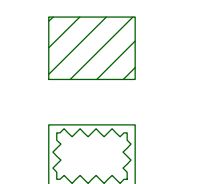
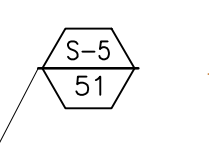






PLANTING PLAN
SCALE: 1/8"=1'-0"

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
T-1	JACARANDA MIMOSIFOLIA	JACARANDA	36"BX.	2	-
T-2	MELALEUCA LEUCADENDRON	CAJEPUT-MULT.	24"BX.	6	-
T-3	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24"BX.	2	-
S-1	PHOTINIA FRASERI	PHOTINIA	5 GAL.	12	5' o.c.
S-2	ABELIA G.'GOUCHERI	GOUCHER ABELIA	5 GAL.	8	3' o.c.
LAWN	'MARATHON THREE'	LAWN	-	-	-
GROUNDCOVER	SENECIO SERPENS	KLEINIA REPENS	FLATS	AS NEEDED	14' o.c.

LEGEND

-  **-PROPOSED TREE**
-  **-PROPOSED SHRUB**
-  **-PROPOSED ACCENT**
-  **-PROPOSED GROUNDCOVER**
-  **-PROPOSED LAWN**
-  **-PLANT SYMBOL QUANTITY**

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