GENERAL DATA:

ZONING	R-3
CSD	LA CRESCENTA-MONTROSE
LAND USE	3
ASSESSOR PARCEL NUMBER	5807-016-015
THOMAS BROS. MAP GRID	PAGE 534-GRID-G3
NET LOT AREA	25,259 SQ. FT. (0.58 ACRE)
GROSS LOT AREA	37,416 SQ. FT. (0.85 ACRE)
DENSITY	37,416 ÷ 1980 =18.8
LOT SLOPE	5.8%
LOT COVERAGE	14,431 SQ. FT. (57.1%)
BASEMENT GARAGE AREA	16,889 SQ. FT.
FIRST FLOOR AREA	12,751 SQ. FT.
SECOND FLOOR AREA	12,454 SQ. FT.
HABITABLE GROSS FLOOR AREA	25,205 SQ. FT.
PRIVATE PATIO & BALCONY AREA	1,710 SQ. FT.
INTERIOR COURT COMMON AREA	950 SQ. FT.
REAR COMMON AREA	800 SQ. FT.
TOTAL COMMON & PRIVATE AREA	3,460 SQ. FT. (2,400 S.F. MIN.)
FRONT YARD LANDSCAPE AREA	1,855 SQ. FT. (55%) (54.2% MIN.)
INTERIOR YARDS LANDSCAPE AREA	2,169 SQ. FT.
COURT YARDS LANDSCAPE AREA	230 SQ. FT.
TOTAL LANDSCAPE AREA	4,254 SQ. FT. (16.9%)
TOTAL HARDSCAPE & PAVED AREA	6,150 SQ. FT.
REQUIRED PARKING	32 + 4 GUEST = 36 STALLS
PROVIDED PARKING	32 + 5 GUEST = 37 STALLS
SHORT-TERM BICYCLE PARKING	2
LONG-TERM BICYCLE PARKING	8
OCCUPANCY	R-2/S-2
CONSTRUCTION	TYPE V-A & I-B W/SPRINKLERS

GRADING DATA:

CUBIC YARD OF GRADING CUT	3,284 C.Y.
CUBIC YARD OF BACKFILL	375 C.Y.
TOTAL GRADING CUT & BACKFILL	3,659 C.Y.
CUBIC YARD OF EXPORT	3,009 C.Y.
CUBIC YARD OF IMPORT	100 C.Y.

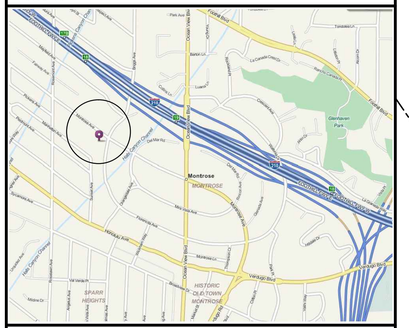
LEGAL DESCRIPTION:

LOT NO. 474 OF TRACT NO. 1701 IN THE CITY OF MONTROSE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 22 PAGES 178 TO 179 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT DESCRIPTION:

TWO STORY 16-UNIT MULTI-FAMILY RESIDENTIAL BUILDING WITH 3-BEDROOM UNITS OVER A SEMI-SUBTERRANEAN PARKING GARAGE WITH 37 PARKING SPACES.

VICINITY MAP



AREA JUSTIFICATION PER CBC-503 & 506.3

R-2 OCCUPANCY
ALLOWABLE AREA FOR TYPE V-A W/SPRINKLER=12,000X2X2=48,000 S.F.
TOTAL PROPOSED FLOOR AREA = 25,205 S.F. < 48,000 S.F.

S-2 OCCUPANCY
ALLOWABLE AREA FOR S-2 OCCUP. TYPE-I W/SPRINKLER = UNLIMITED
OR BASIC ALLOWABLE AREA FOR TYPE V-B = 13,500X3 = 40,500 S.F.
TOTAL PROPOSED FLOOR AREA = 16,889 S.F. < 40,500 S.F.

OCCUPANCY SEPARATION:
2-HR. OCCUPANCY SEPARATION BETWEEN S-2 AND R-2

OCCUPANCY LOAD PER CBC TABLE 1004.1.2

R-2 OCCUPANCY	25,205 S.F. ÷ 200 S.F. = 126
S-2 OCCUPANCY	16,889 S.F. ÷ 200 S.F. = 84

SHEET INDEX

A-1	SEMI-SUBTERRANEAN GARAGE FLOOR PLAN WITH GENERAL DATA.
A-2	SITE AND FIRST FLOOR PLAN.
A-2.1	SITE AND FIRST FLOOR SETBACK PLAN.
A-2.2	SECOND FLOOR SETBACK PLAN.
A-3	SECOND FLOOR PLAN.
A-4	ROOF FLOOR PLAN.
A-5	EXTERIOR NORTH AND SOUTH ELEVATIONS.
A-6	EXTERIOR EAST AND WEST ELEVATIONS WITH EXT. FINISH SCHEDULE.
A-7&8	SECTIONS 'A', 'B', 'C' AND 'D'.
A-15&16	GENERAL DETAILS.
A-17&18	GENERAL DETAILS.
A-19&20	GENERAL DETAILS.
A-21	DOOR, WINDOW AND INTERIOR FINISH SCHEDULE.
D-1	DEMOLITION PLAN.
L-1,2&3	PLANTING PLAN, IRRIGATION PLAN AND PLANTING/IRRIGATION DETAILS.
C-1	TOPOGRAPHIC SURVEY MAP.

GENERAL NOTES:

1. CONTRACTOR SHALL VISIT THE SITE, FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND UNDERSTAND THE REQUIREMENTS OF THE PROJECT. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS, ELEVATIONS & CONDITIONS PRIOR OF STARTING ANY WORK. CONTRACTOR SHALL NOTIFY THE CONSULTANT FOR ANY DISCREPANCY. DO NOT SCALE DRAWINGS.
2. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTIONS OF THE BUILDING CODE OR OTHER COUNTY ORDINANCE OR STATE LAW.
3. DEMOLITION OF EXISTING STRUCTURE SHALL REQUIRE A SEPARATE PERMIT.
4. CONTRACTOR SHALL OBTAIN A SEPARATE PERMIT FOR ALL FIRE SPRINKLER, ELECTRICAL, MECHANICAL, PLUMBING, DEMOLITION AND SHORING WORK INCLUDING WATER HEATER. PLAN REVIEW AND FEE SHALL BE REQUIRED.
5. ALL ROOF TOP MECHANICAL & A.C. EQUIPMENT MUST BE COMPLETELY ENCLOSED ON ALL SIDES OR SCREENED FROM VIEW OF PUBLIC-RIGHT-OF-WAY.
6. AT GARAGE A MINIMUM OF 8'-2" UNOBSTRUCTED CEIL'G. HEIGHT SHALL BE PROVIDED FOR HANDICAP ACCESSIBILITY INCLUDING ENTRANCE, DRIVEWAY, HANDICAP PARKING, TURNAROUND AND A MINIMUM OF 7'-0" UNOBSTRUCTED CEILING HEIGHT SHALL BE PROVIDED AT THE REMAINING PORTION OF THE GARAGE. MEASUREMENTS SHALL BE TAKEN ABOVE FINISH FLOOR TO BOTTOM OF ANY CEILING BEAM, GIRDER, PLUMBING PIPES ETC.
7. A CERTIFICATION OF THE BUILDING HEIGHT SHALL BE REQUIRED BY A LICENSED ENGINEER OR SURVEYOR AND MUST BE SUBMITTED TO INSPECTOR AFTER THE ROOF MATERIAL HAS BEEN INSTALLED TO VERIFY COMPLIANCE WITH THE MAXIMUM HEIGHT 35'-0".

ENCLOSED PARKING GARAGE JUSTIFICATION PER FIRE CODE 202 & CBC 202 & 406.6

BASIC ALLOWABLE AREA FOR ENCLOSED PARKING GARAGE
S-2 OCCUP. TYPE-IB = 79,000 S.F.
WITH AUTOMATIC SPRINKLER SYSTEM = 79,000 S.F. X 2 = 158,000 S.F.
GARAGE AREA = 16,889 S.F. < 158,000 S.F.

* ENCLOSED PARKING GARAGE SHALL BE PROVIDED WITH MECHANICAL VENTILATION IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.

BASEMENT STORY JUSTIFICATION PER CBC 202

STORY ABOVE GRADE PLANE:

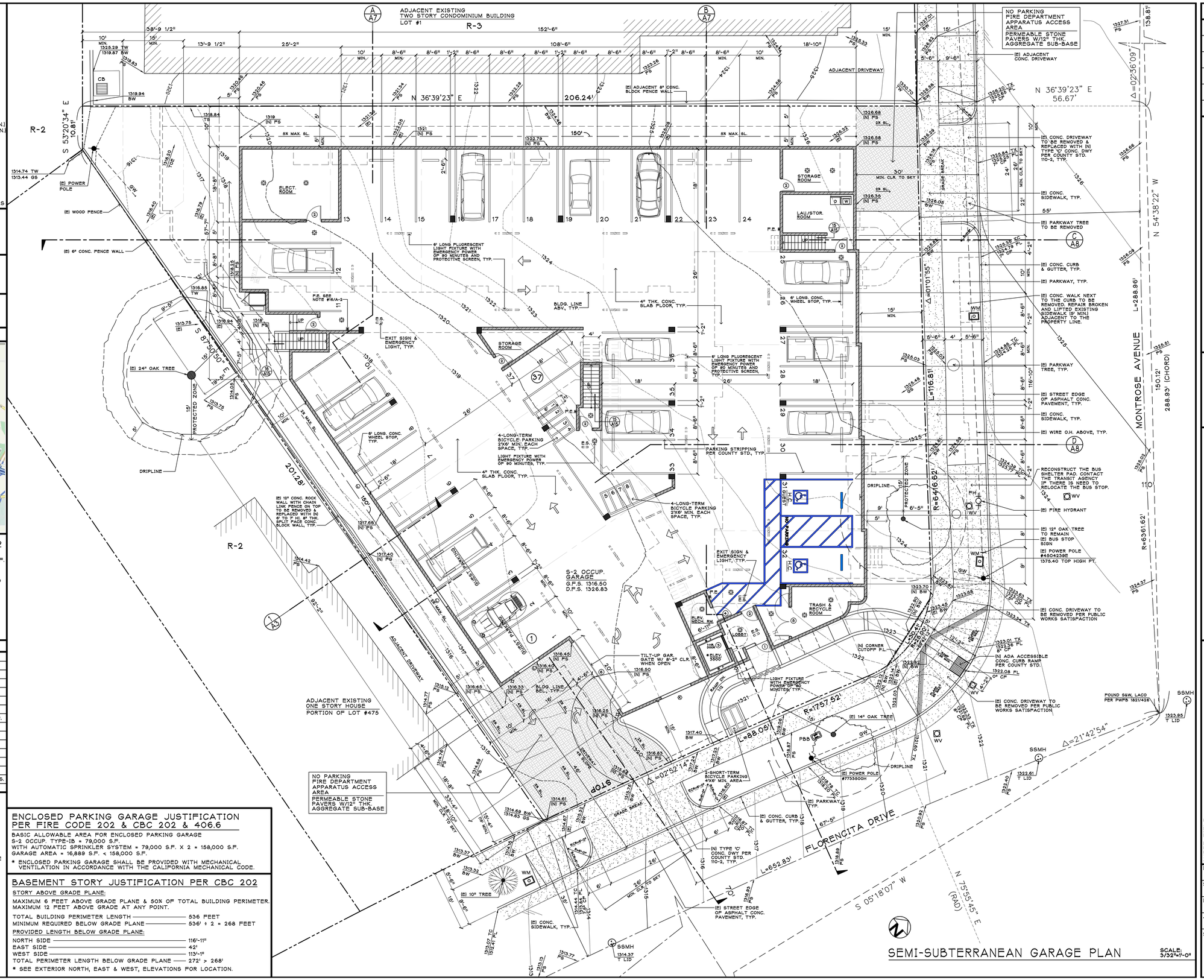
MAXIMUM 6 FEET ABOVE GRADE PLANE & 50% OF TOTAL BUILDING PERIMETER.
MAXIMUM 12 FEET ABOVE GRADE AT ANY POINT.

TOTAL BUILDING PERIMETER LENGTH	536 FEET
MINIMUM REQUIRED BELOW GRADE PLANE	536' ÷ 2 = 268 FEET

PROVIDED LENGTH BELOW GRADE PLANE:

NORTH SIDE	116'-11"
EAST SIDE	42'
WEST SIDE	113'-1"
TOTAL PERIMETER LENGTH BELOW GRADE PLANE	272' > 268'

* SEE EXTERIOR NORTH, EAST & WEST, ELEVATIONS FOR LOCATION.



REVISIONS	BY

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SHEET TITLE: SEMI-SUBTERRANEAN GARAGE PLAN.
JOB TITLE: 2-STORY 16-UNIT MULTI-FAMILY RESIDENTIAL BUILDING.
JOB ADDRESS: 2454 MONTROSE AVENUE MONTROSE, CA 91020

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UNIT SIZE DATA:

UNIT # A1 (3-BDRM. TOWNHOUSE)	1,539 S.F.
UNIT # A2 (3-BDRM. TOWNHOUSE)	1,509 S.F.
UNIT # A3 (3-BDRM. TOWNHOUSE)	1,479 S.F.
UNIT # A4 (2-BDRM. TOWNHOUSE)	1,523 S.F.
UNIT # A5 (3-BDRM. TOWNHOUSE)	1,819 S.F.
UNIT # A6 (3-BDRM. TOWNHOUSE)	1,493 S.F.
UNIT # A7 (3-BDRM. TOWNHOUSE)	1,493 S.F.
UNIT # A8 (3-BDRM. TOWNHOUSE)	1,493 S.F.
UNIT # A9 (3-BDRM. TOWNHOUSE)	1,493 S.F.
UNIT # A-10 (3-BDRM. TOWNHOUSE)	1,493 S.F.
UNIT # A11 (3-BDRM.)	1,785 S.F.
UNIT # A12 (3-BDRM.)	1,610 S.F.
UNIT # A13 (3-BDRM.)	1,666 S.F.
UNIT # A14 (3-BDRM.)	1,683 S.F.
UNIT # A15 (3-BDRM.)	1,574 S.F.
UNIT # A16 (3-BDRM.)	1,553 S.F.
TOTAL FLOOR AREA	25,205 S.F.

LANSCAPING CALCULATIONS:

FRONT YARD	1,855 SQ. FT. (54.2%)
INTERIOR SIDE & REAR YARDS	2,169 SQ. FT.
INTERIOR COURTYARD	230 SQ. FT.
TOTAL	4,254 SQ. FT. (16.9%)

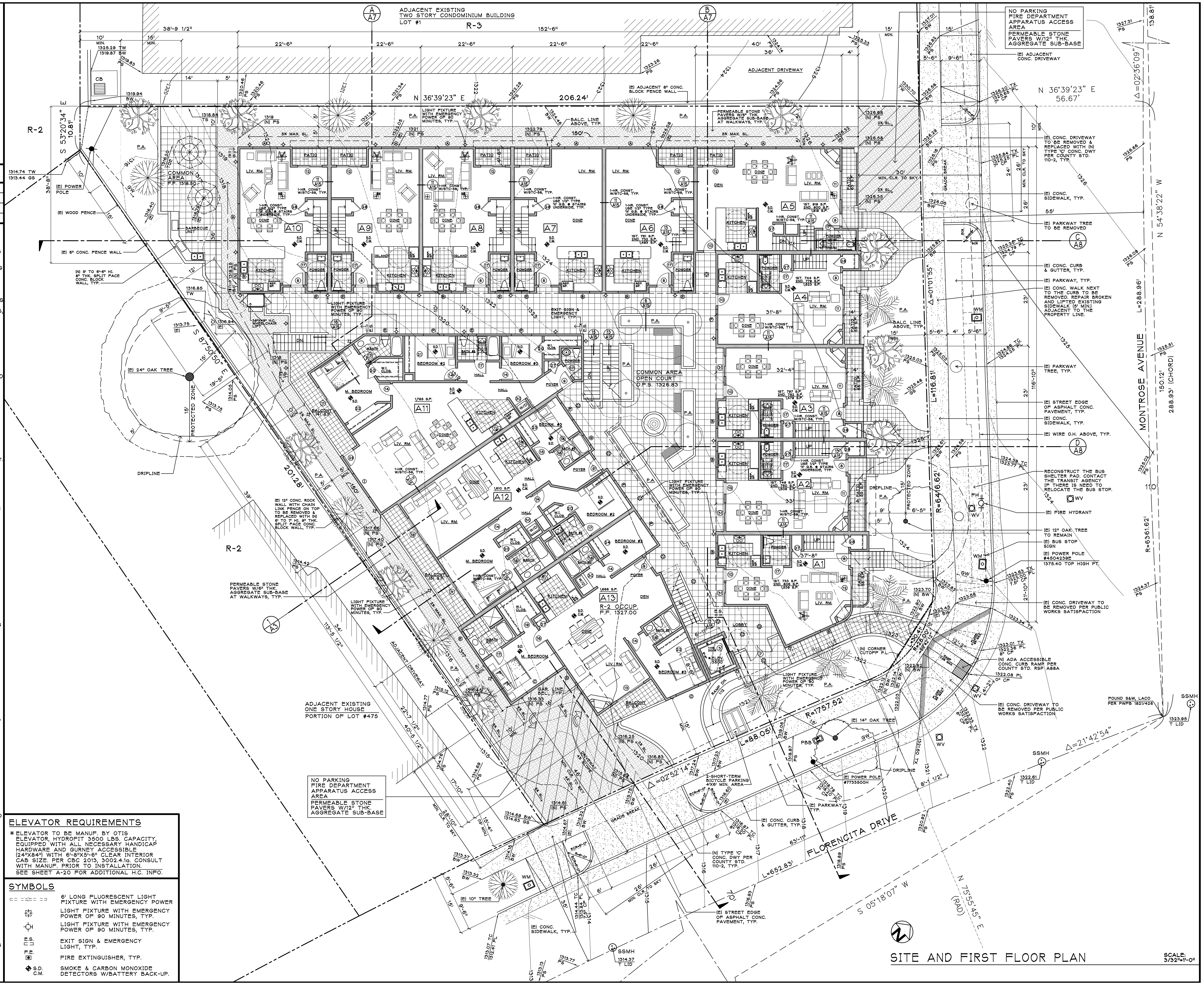
FIRE DEPARTMENT NOTES:

1. A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH CBC CHAPTER 903 AND THE RECOMMENDATIONS OF N.F.P.A. 13 AND REQUIREMENTS OF THE COUNTY OF LOS ANGELES FIRE DEPARTMENT.
2. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME IF CONSTRUCTION. FIRE CODE 501.4.
3. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICE OR MARKING THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE". SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR THE FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
4. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACE BY PERMANENT SIGNS. FIRE CODE 505.2.
5. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES. FIRE CODE 505.1.
6. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
7. THE REQUIRED FIRE FLOW FOR THIS LOCATION IS 2,000 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B.

   THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION PER BUILDING CODE	TYPE VA
FIRE FLOW CALCULATION AREA	AREA 42,094 SQ. FT.
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA	3,750 GPM
REDUCTION FOR FIRE SPRINKLES (MAXIMUM 50%)	1,750 GPM
TOTAL FIRE FLOW REQUIRED	2,000 GPM
TESTED FIRE HYDRANT FLOW RATE BY CV WATER DISTRICT	4,767 GPM

8. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2, BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
9. ELEVATORS, ESCALATORS AND MOVING WALKS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN BUILDING CODE CHAPTER 30.
10. BUILDING AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE REQUIREMENTS OF 3002.4.1A THROUGH 3002.4.7A. BUILDING CODE 3002.4A. SEE SITE PLAN FOR ADDITIONAL INFO.
11. THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2.
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNITS EQUIPMENT OR AN ON-SITE GENERATOR. BUILDING CODE 1006.3.
13. THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80 INCHES. BUILDING CODE 1008.1.1.
14. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORTS. BUILDING CODE 1008.1.9.
15. EXITS, EXIT ACCESS DOORS AND PATHS OF EGRESS TRAVEL THAT IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS SHALL BE MARKED BY AN APPROVED EXIT SIGN THAT IS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. BUILDING CODE 1011. NOTE ADDITIONAL EXIT SIGNS BE REQUIRED AT TIME OF FIELD INSPECTION. E.S.
16. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
17. DUMPSTERS AND CONTAINERS WITH INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
18. WALLS AND FLOORS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE OF NOT LESS THAN ONE-HOUR FIRE RESISTIVE CONSTRUCTION. BUILDING CODE 420.2, 420.3.
19. SINGLE OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN A GROUP R-2 REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS:
    1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
    2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
    3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
20. WHEN MORE THAN ONE SMOKE ALARMS IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT IN GROUP R-2, THE SMOKE ALARM SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. BUILDING CODE 907.2.11.3.
21. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. BUILDING CODE 907.2.11.4.
22. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN GROUP R OCCUPANCIES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN BUILDING CODE 420.6 FOR GROUP R-2 OCCUPANCIES.
23. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS WITH A SINGLE UNIT IN GROUP R-2 SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH NOT LESS THAN 1/2" TYPE 'X' GYPSUM BOARD AS REQUIRED BY THE BUILDING CODE 1009.9.4 AND RESIDENTIAL BUILDING CODE 302.7.
24. DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS, MANSARDS, OVERHANGS OR OTHER CONCEALED ROOF SPACES OF GROUP R-2 BUILDINGS WITH THREE OR MORE DWELLING UNITS. DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, SLEEPING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE. PER BUILDING CODE 714.4.2.



SITE AND FIRST FLOOR PLAN

SCALE: 3/32"=1'-0"

ELEVATOR REQUIREMENTS

* ELEVATOR TO BE MANUF. BY OTIS ELEVATOR, HYDROFIT 3500 LBS. CAPACITY, EQUIPPED WITH ALL NECESSARY HANDICAP HARDWARE AND GURNEY ACCESSIBLE (24"X84") WITH 6'-8"X5'-6" CLEAR INTERIOR CAB SIZE. PER CBC 2013, 3002.4.1a. CONSULT WITH MANUF. PRIOR TO INSTALLATION.

SEE SHEET A-20 FOR ADDITIONAL H.C. INFO.

SYMBOLS

	6' LONG FLUORESCENT LIGHT FIXTURE WITH EMERGENCY POWER
	LIGHT FIXTURE WITH EMERGENCY POWER OF 90 MINUTES, TYP.
	LIGHT FIXTURE WITH EMERGENCY POWER OF 90 MINUTES, TYP.
E.S.	EXIT SIGN & EMERGENCY LIGHT, TYP.
F.E.	FIRE EXTINGUISHER, TYP.
S.D. C.M.	SMOKE & CARBON MONOXIDE DETECTORS W/BATTERY BACK-UP.

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SHEET TITLE: SITE AND FIRST FLOOR PLAN.
JOB TITLE: 2-STORY 16-UNIT MULTI-FAMILY RESIDENTIAL BUILDING.
JOB ADDRESS: 2454 MONTROSE AVENUE MONTROSE, CA 91020

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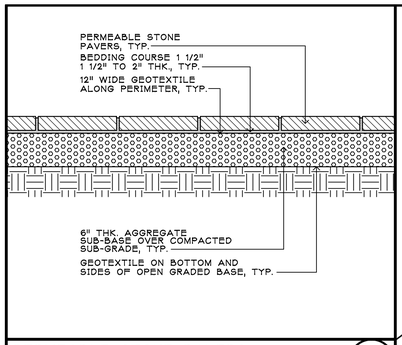
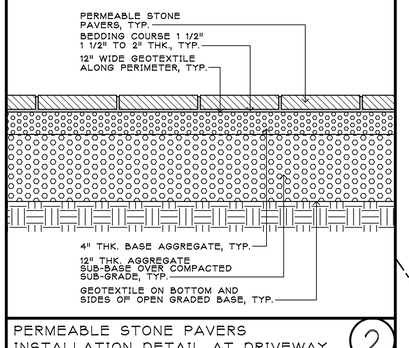
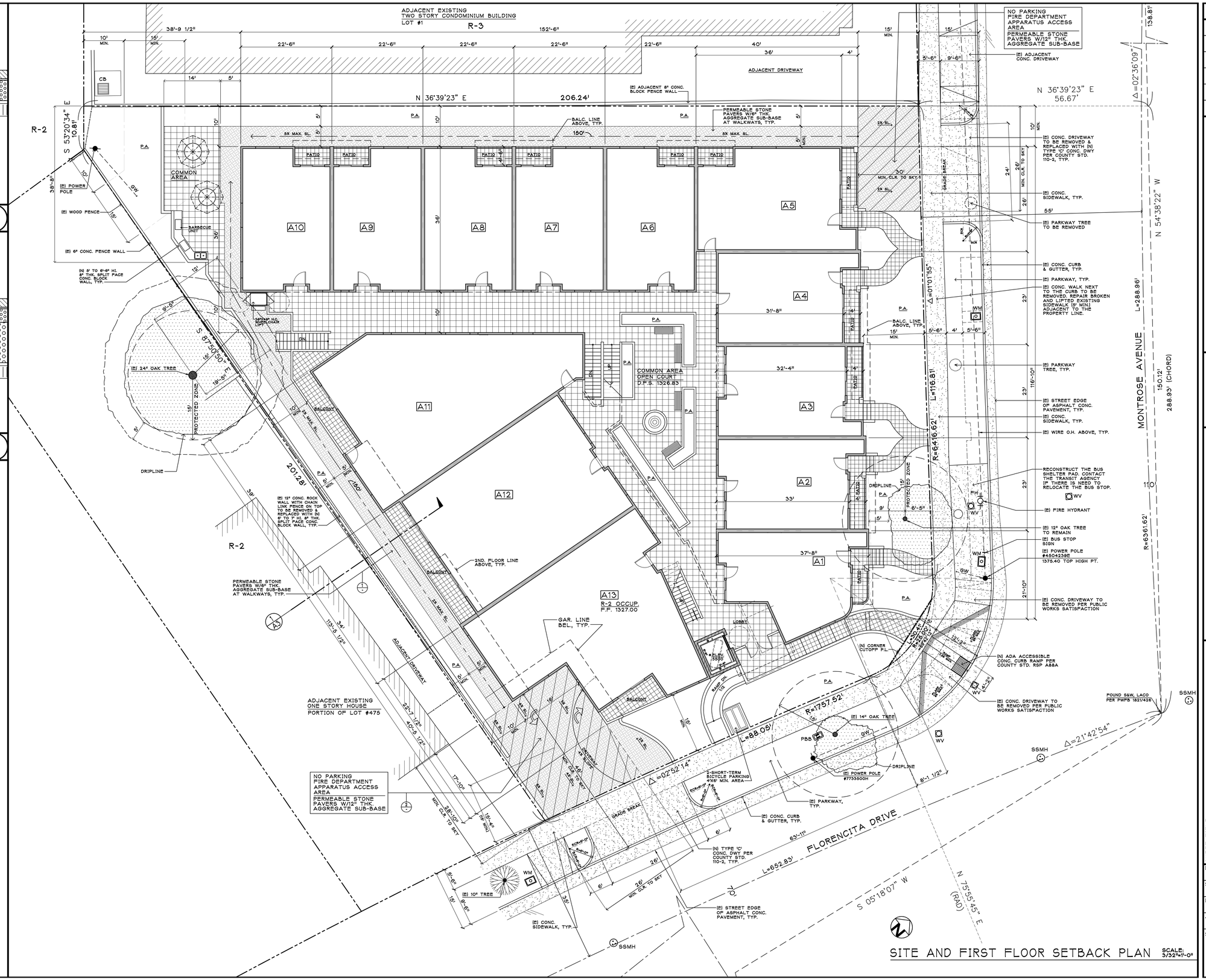


PERMEABLE STONE PAVERS INSTALLATION DETAIL AT WALKWAYS (1)



PERMEABLE STONE PAVERS INSTALLATION DETAIL AT DRIVEWAY (2)



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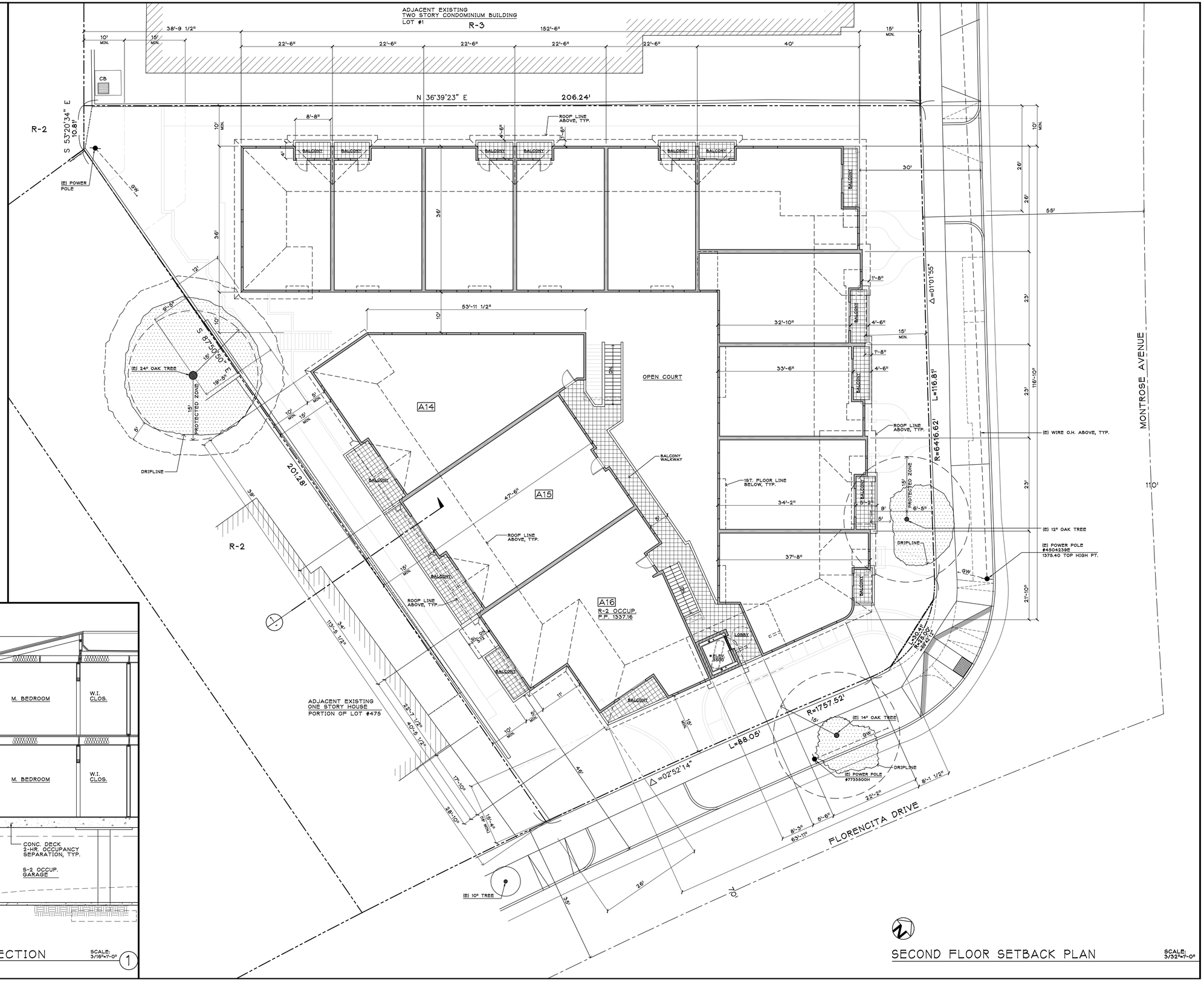

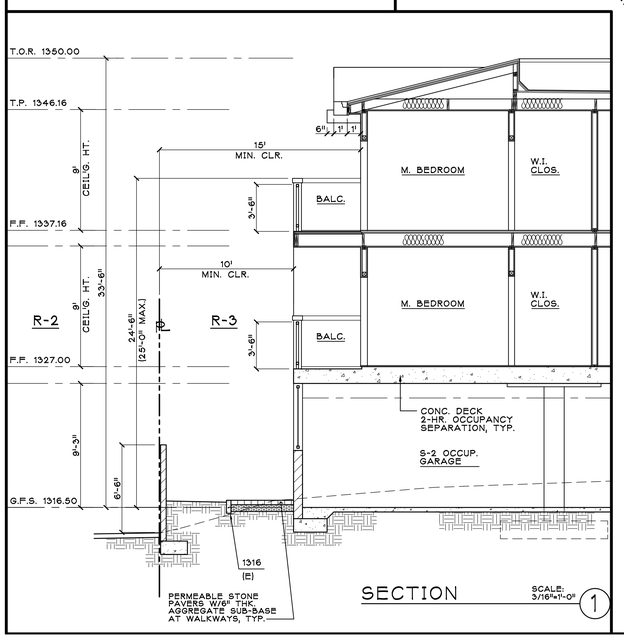

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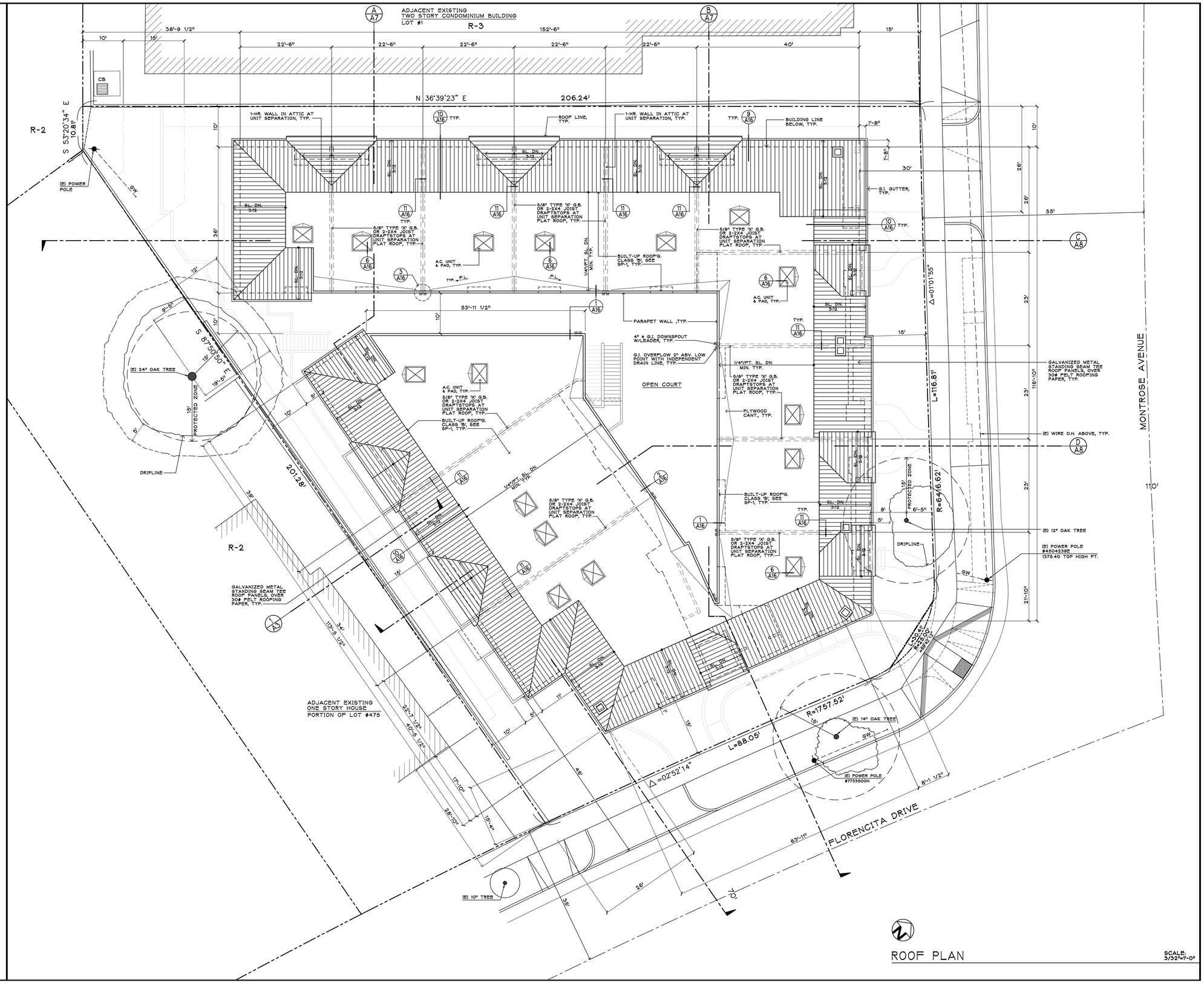

ROOF PLAN

SCALE: 3/32"=1'-0"

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SHEET TITLE: ROOF PLAN.
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JOB TITLE: 2-STORY 16-UNIT MULTI-FAMILY RESIDENTIAL BUILDING.
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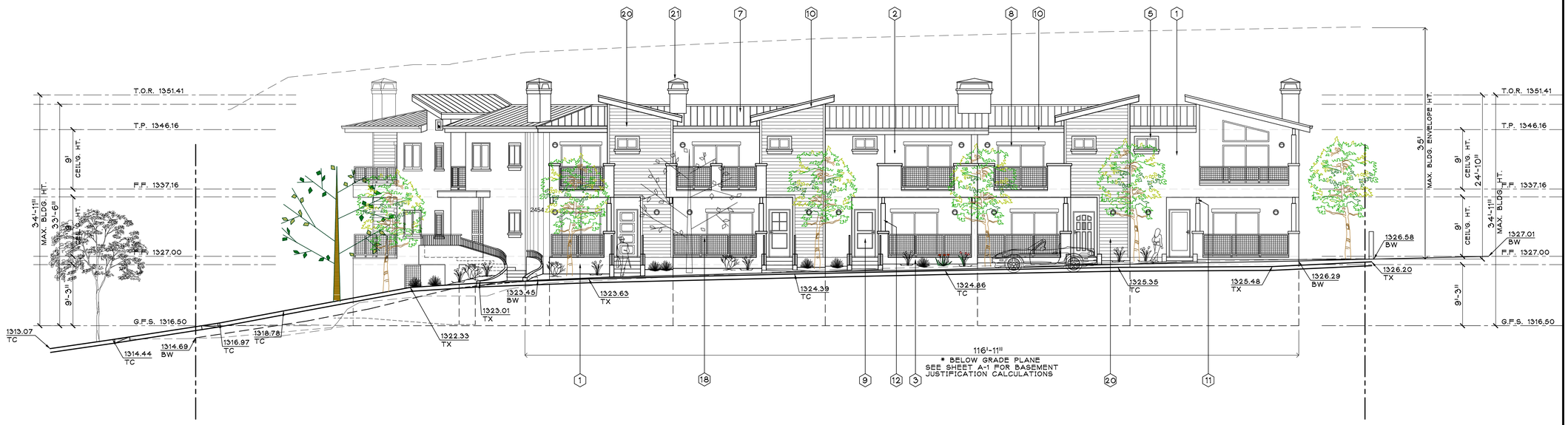
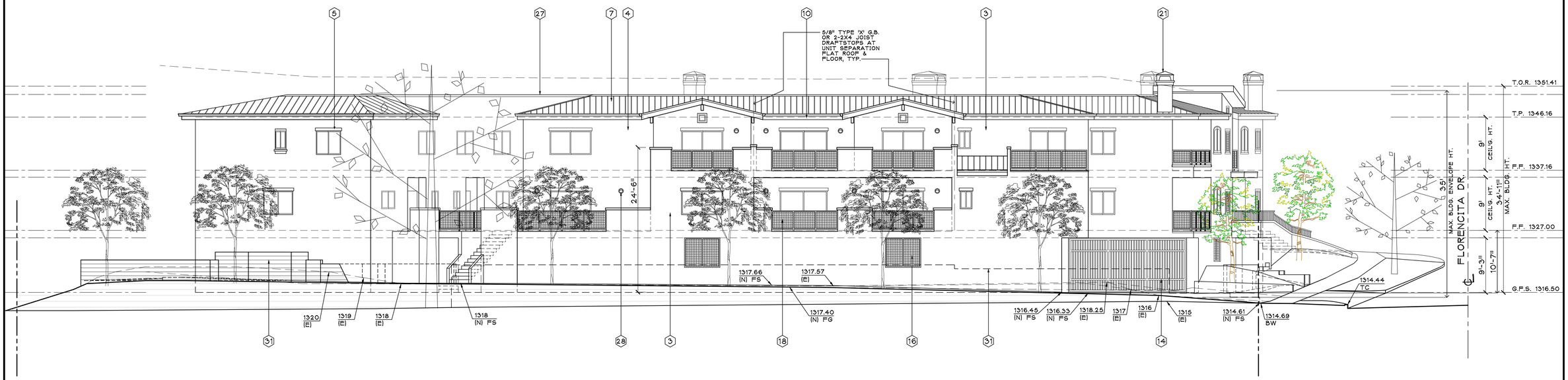


NORTH ELEVATION
(@ MONTROSE AVENUE)

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



SOUTH ELEVATION

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

REVISIONS	BY

MARDIAN AND ASSOC., INC.
416 N. Glendale Ave. Suite 212
Glendale, CA 91206
(818) 956-8205

OWNER: 2454 MONTROSE, LLC
C/O MR. VAROUJ KEOSSIAN
ADDRESS: 2441 RISA DRIVE
GLENDALE, CA 91208
PHONE: 818-281-0625

SHEET TITLE: EXTERIOR NORTH AND SOUTH ELEVATIONS.
JOB TITLE: 2-STORY 16-UNIT MULTI-FAMILY RESIDENTIAL BUILDING.
JOB ADDRESS: 2454 MONTROSE AVENUE
MONTROSE, CA 91020

Date:
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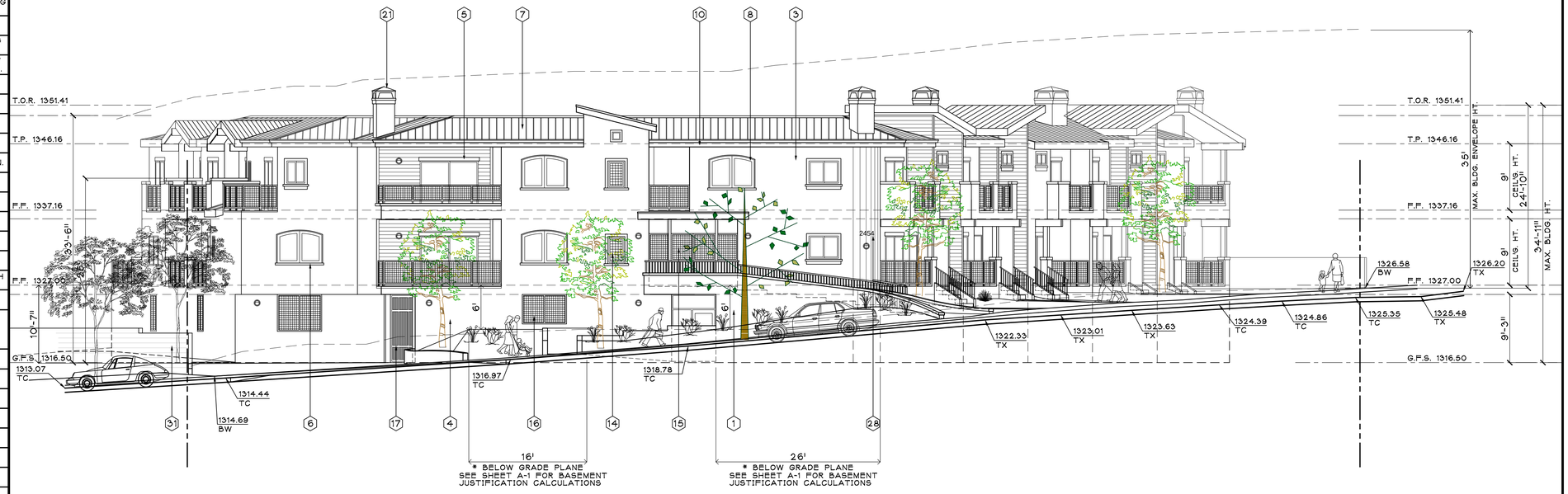
Of Sheets

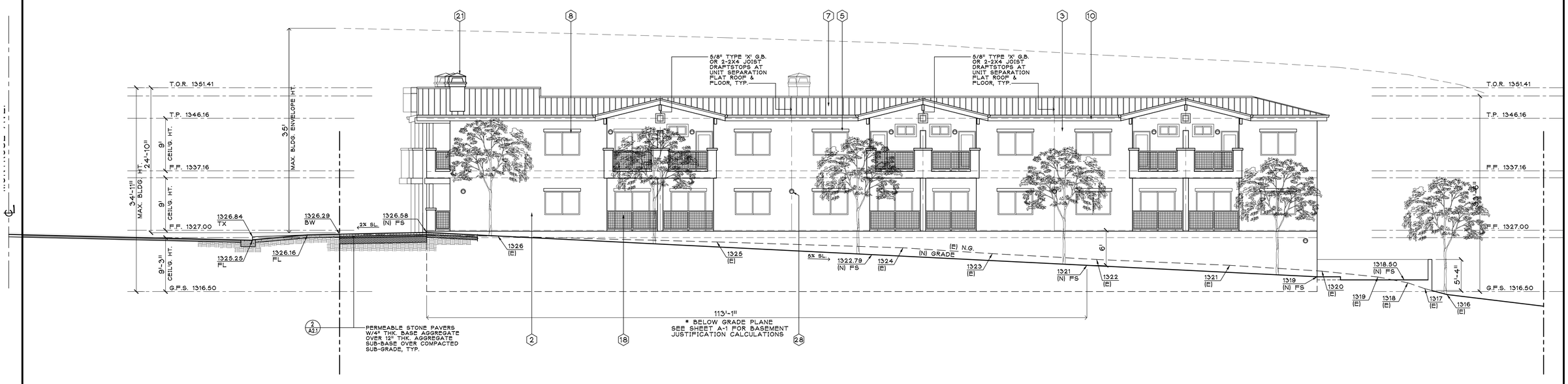
EXTERIOR FINISH SCHEDULE

1	EXTERIOR PLASTER SMOOTH FINISH (MACH. APPLY) OVER 30# FELT BUILDING PAPER & WIRE MESH, LA HABRA COLOR # X-696 SOUTHERN MOSS (BASE 200)
2	EXTERIOR PLASTER SMOOTH FINISH (MACH. APPLY) OVER 30# FELT BUILDING PAPER & WIRE MESH, LA HABRA COLOR # X-50 CRYSTAL WHITE (BASE 100).
3	EXTERIOR PLASTER SMOOTH FINISH (MACH. APPLY) OVER 30# FELT BUILDING PAPER & WIRE MESH, LA HABRA COLOR # X-12 CHABLIS (BASE 100).
4	EXTERIOR PLASTER SMOOTH FINISH (MACH. APPLY) OVER 30# FELT BUILDING PAPER & WIRE MESH, LA HABRA COLOR # X-97 PACIFIC SAND (BASE 200).
5	RAISED EXT. PLASTER WINDOW SURROUND, SMOOTH STEEL TROWEL FINISH, O/30# BLDG. PAPER & WIRE MESH, LA HABRA COLOR # X-50 WHITE.
6	RAISED EXT. PLASTER WINDOW SILL, SMOOTH STEEL TROWEL FINISH, O/30# FELT BLDG. PAPER & WIRE MESH, LA HABRA COLOR # X-50 WHITE.
7	GALVANIZED METAL STANDING SEAM TEE ROOF PANELS, COLOR ZINC GRAY BY BERRIDGE MANUF. COMPANY OR EQUAL, OVER 30# FELT ROOFING PAPER.
8	VINYL WINDOW & DOOR FRAMES, MANUFACTURED BY MILGARD OR EQUAL, COLOR WHITE.
9	EXTERIOR WOOD DOOR W/LITE INSERTS PAINT (D.E.) COLOR #SP79 NORFOLK BROWN.
10	2X WOOD FASCIA PAINT DUNN EDWARDS (D.E.) COLOR #SP1 WHITE.
11	EXPOSED WOOD BEAM PAINT (D.E.) COLOR #SP79 NORFOLK BROWN.
12	8X8 WOOD POST PAINT DUNN EDWARDS (D.E.) COLOR #SP79 NORFOLK BROWN.
13	10"X10" DECORATIVE RECESSED CERAMIC TILE.
14	6"X6" DECORATIVE RECESSED CERAMIC TILE.
15	STEEL GRILL MAIN ENTRY GATE WITH 3" SQUARE WOVEN WIRE MESH INSERT PAINT (D.E.) COLOR #SP79 NORFOLK BROWN.
16	STEEL WINDOW GRILL AND GATE WITH 3" SQUARE WOVEN WIRE MESH INSERT PAINT (D.E.) COLOR #SP79 NORFOLK BROWN.
17	3/4" ø STEEL GRILL GARAGE GATE PAINT (D.E.) COLOR #SP79 NORFOLK BROWN.
18	METAL RAILING WITH 2" SQUARE TOP RAIL & 3" SQUARE WOVEN WIRE MESH INSERT MANUF. BY McNICHOLS, PAINT (D.E.) COLOR #SP79 NORFOLK BROWN.
19	3/4" ø METAL RAIL WITH 2" SQUARE TOP RAIL PAINT (D.E.) COLOR #SP79 NORFOLK BROWN
20	JAMES HARDIE 6" WIDE ARTISAN FIBER CEMENT 5/8" THICK LAP SIDING, COLOR HARRIS CREAM, ICC-ESR-2290. APPROVED NONCOMBUSTIBLE 1-HR. RATED MATERIAL PER SFM 12-7A-1, OVER 2-LAYERS OF HARDIEWRAP WEATHER BARRIER ICC-ESR-2658 OR EQUAL.
21	G.I. SHEET METAL CHIMINEY CAP PAINT (D.E.) COLOR #SP126 ROSEWOOD WITH APPROVED SPARK ARRESTOR.
22	STONE OR STUCCO CAP COLOR WHITE.
23	G.I. FLASHING PAINT (D.E.) MATCH ADJACENT MAT'L.
24	G.I. DOWNSPOUT PAINT (D.E.) MATCH ADJ. MAT'L.
25	G.I. GUTTER PAINT (D.E.) MATCH ADJ. MAT'L.
26	G.I. WEEP SCREED.
27	G.I. COPING PAINT (D.E.) COLOR GRAY.
28	EXTERIOR LIGHT FIXTURE WALL MOUNTED, COLOR WHITE.
29	6" HIGH EUROSTILE BOLD EXTENDED RAISED ADDRESS NUMBERS LETTERS, COLOR WHITE. ADDRESS NUMBERS SHALL BE ILLUMINATED BY SOME SOURCE.
30	ROOF ACCESS LADDER PAINT (D.E.) MATCH ADJ. COLOR.
31	8"X8"X16" SPLIT FACE CONC. BLOCK WALL, BLOCK MANUFACTURED BY ANGELUS BLOCK COLOR HARVEST.



EAST ELEVATION
(@ FLORENCITA DRIVE)

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



WEST ELEVATION

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

REVISIONS	BY

MARDIAN AND ASSOC., INC.
416 N. Glendale Ave. Suite 212
Glendale, CA 91206
(818) 956-8205

OWNER: 2454 MONTROSE, LLC
C/O MR. VAROUJ KEOSSIAN
ADDRESS: 2441 RISA DRIVE
GLENDALE, CA 91208
PHONE: 818-281-0625

SHEET TITLE: EXTERIOR EAST AND WEST ELEVATIONS.
JOB TITLE: 2-STORY 16-UNIT MULTI-FAMILY RESIDENTIAL BUILDING.
JOB ADDRESS: 2454 MONTROSE AVENUE MONTROSE, CA 91020

Date:
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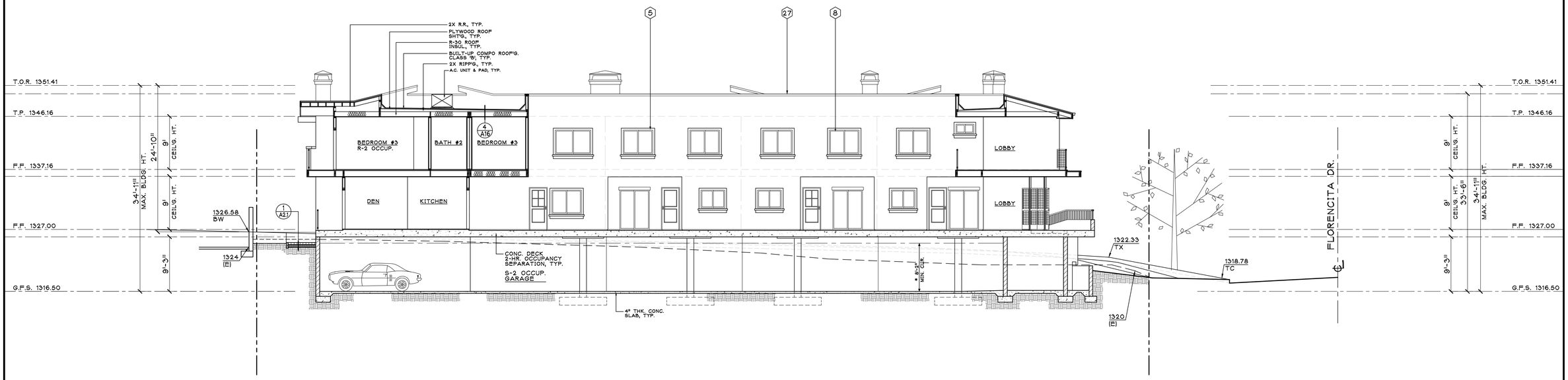
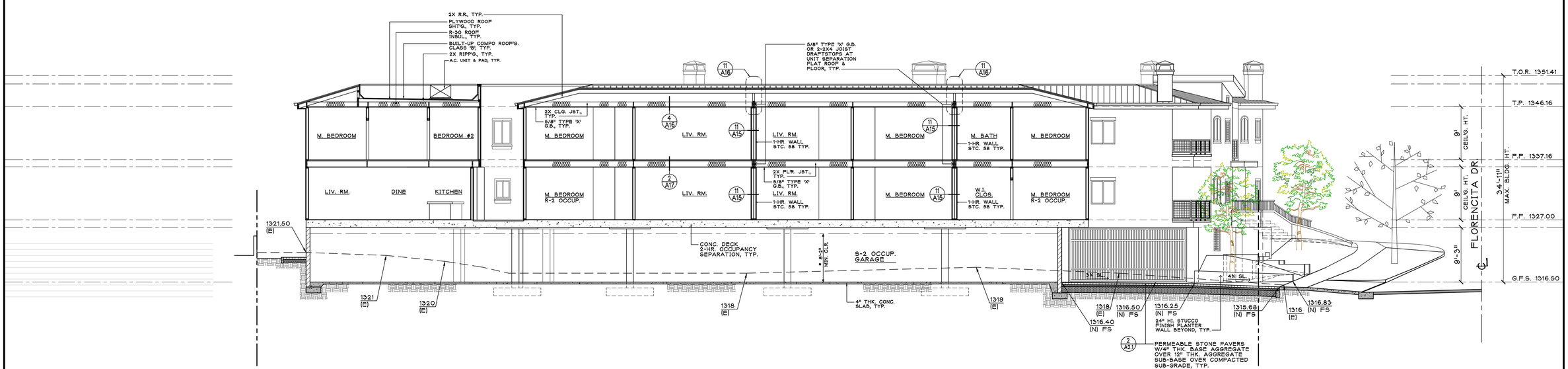
Of Sheets



SECTION

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

B



SECTION

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

A

REVISIONS	BY

MARDIAN AND ASSOC., INC.
416 N. Glendale Ave. Suite 212
Glendale, CA 91206
(818) 956-8205

OWNER: 2454 MONTROSE, LLC
C/O MR. VAROUJ KEOSSIAN
ADDRESS: 2441 RISA DRIVE
GLENDALE, CA 91208
PHONE: 818-281-0625

SHEET TITLE: SECTIONS 'A' AND 'B'.
JOB TITLE: 2-STORY 16-UNIT MULTI-FAMILY RESIDENTIAL BUILDING.
JOB ADDRESS: 2454 MONTROSE AVENUE MONTROSE, CA 91020

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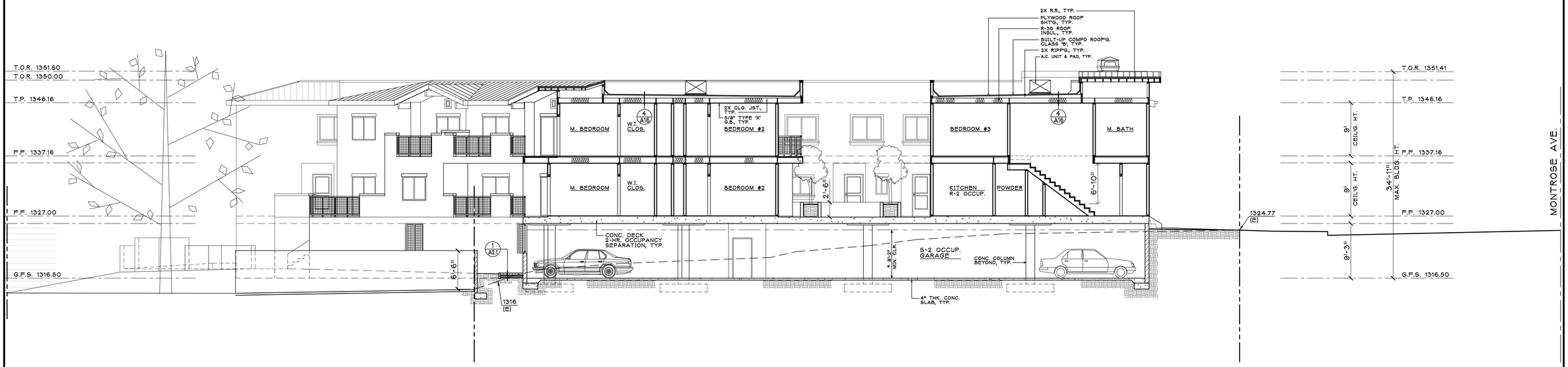
Of Sheets



SECTION D

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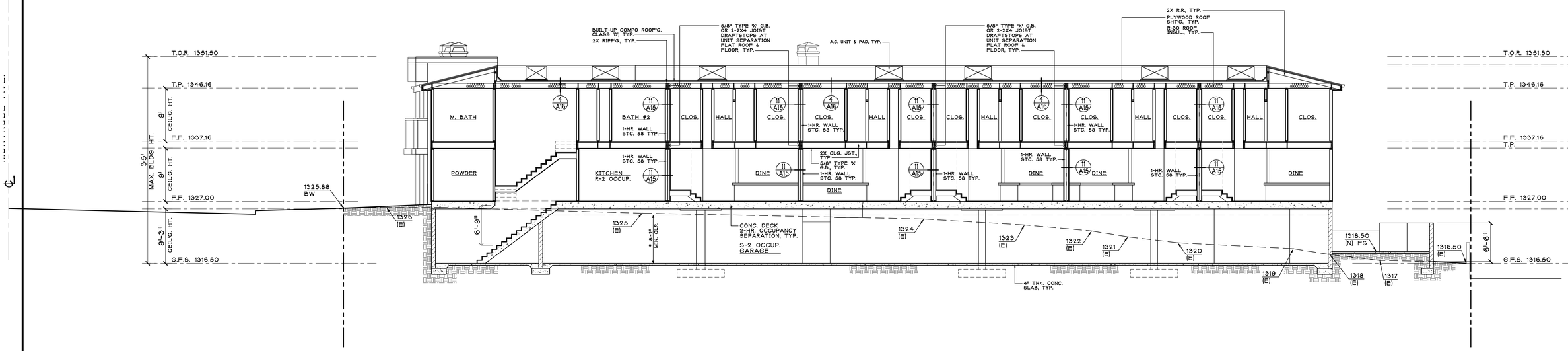

SECTION C

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

REVISIONS	BY

MARDIAN AND ASSOC., INC.
416 N. Glendale Ave. Suite 212
Glendale, CA 91206
(818) 956-8205

OWNER: 2454 MONTROSE, LLC
C/O MR. VAROUJ KEOSSIAN
ADDRESS: 2441 RISA DRIVE
GLENDALE, CA 91208
PHONE: 818-281-0625

SHEET TITLE: SECTIONS 'C' AND 'D'.
JOB TITLE: 2-STORY 16-UNIT MULTI-FAMILY RESIDENTIAL BUILDING.
JOB ADDRESS: 2454 MONTROSE AVENUE MONTROSE, CA 91020

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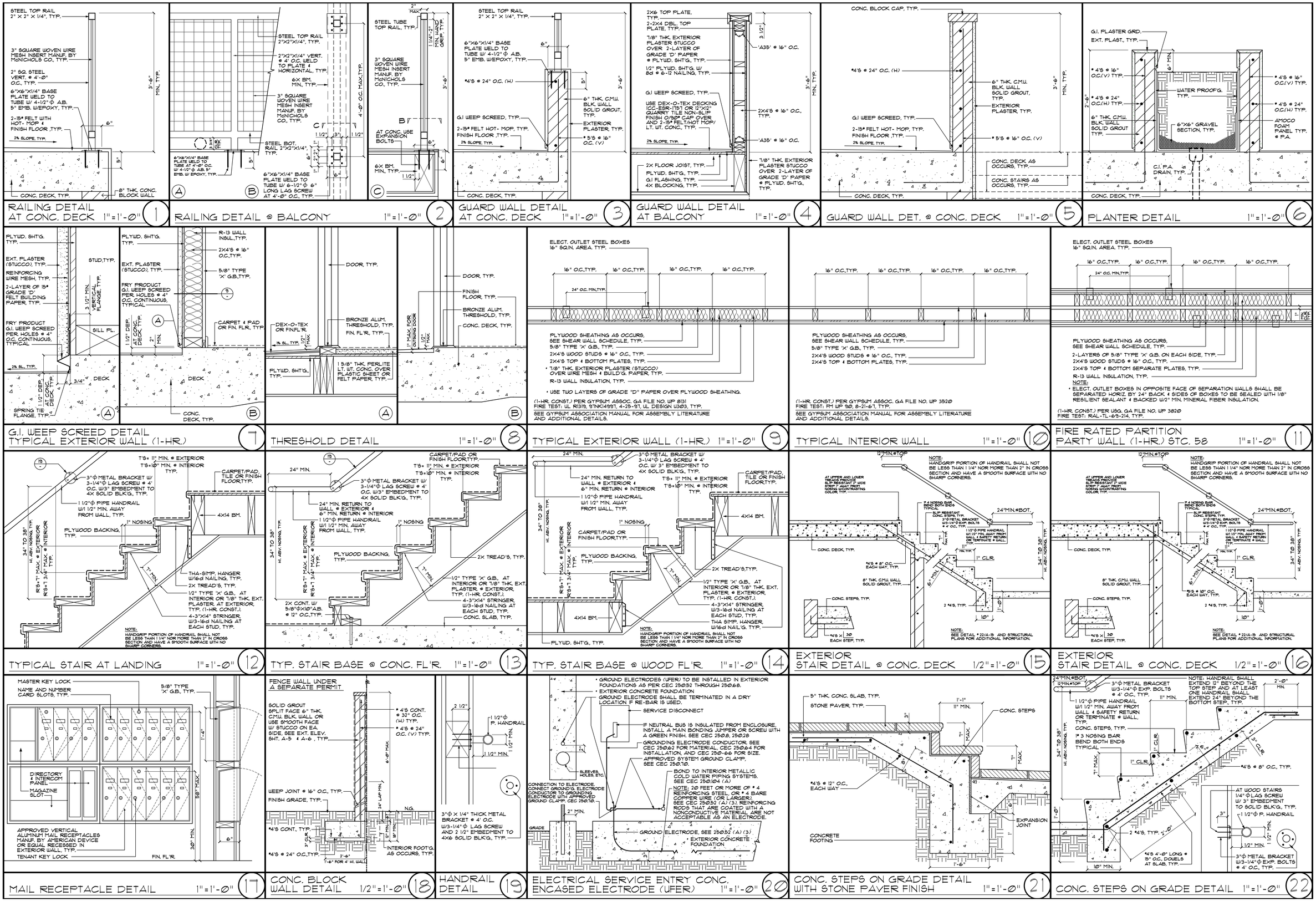
Of Sheets



REVISIONS	BY

MARDIAN AND ASSOC., INC.
416 N. Glendale Ave. Suite 212
Glendale, CA 91206
(818) 356-8205

OWNER: 2454 MONTROSE LLC
C/O MR. YAROU KEOSSIAN
ADDRESS: 2441 RIGA DRIVE
GLENDALE, CA 91208
PHONE: 818-281-0625

SHEET TITLE: GENERAL DETAILS.
JOB TITLE: 2-STORY 16-UNIT MULTI-FAMILY RESIDENTIAL BUILDING.
JOB ADDRESS: 2454 MONTROSE AVENUE MONTROSE, CA 91020

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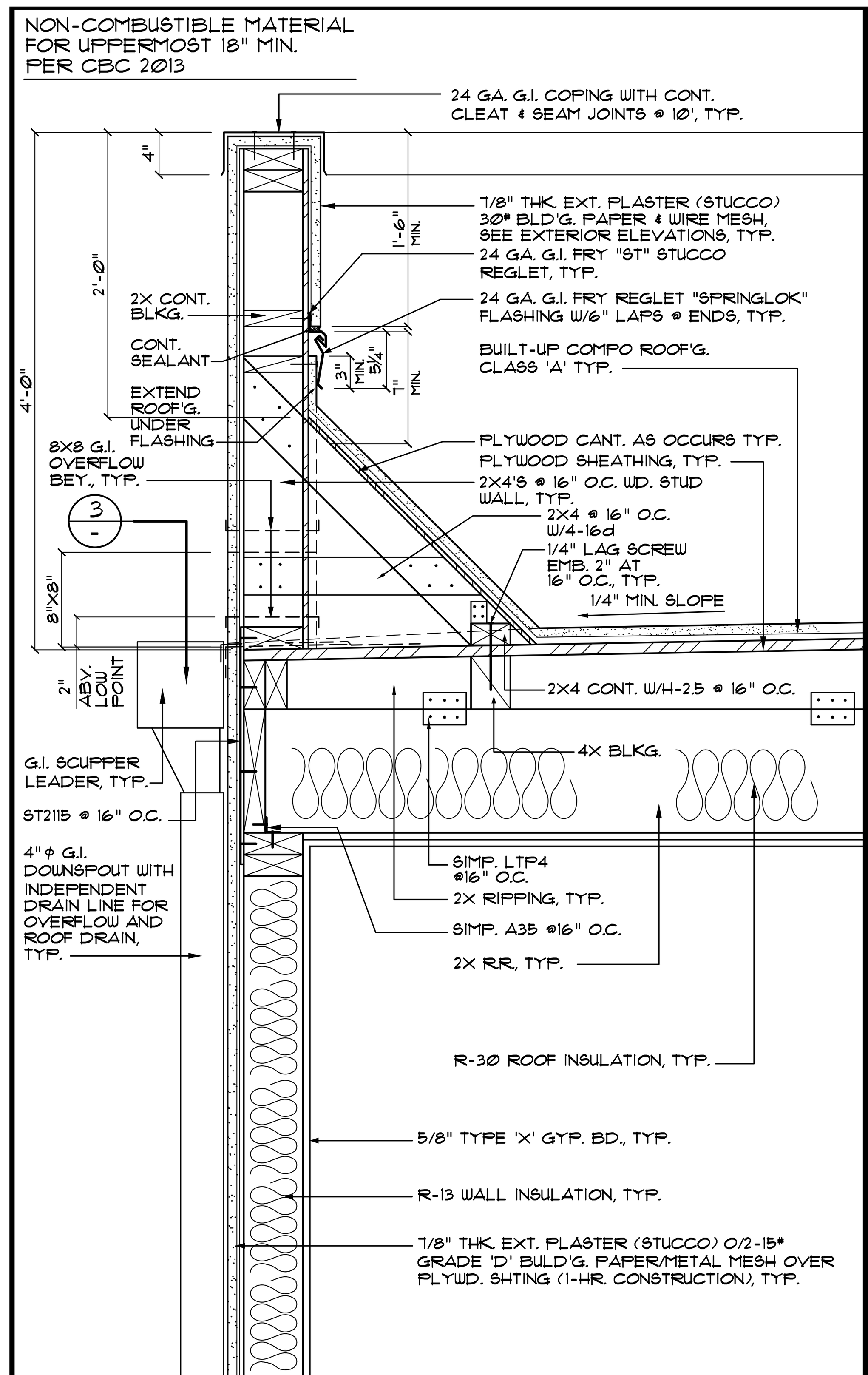
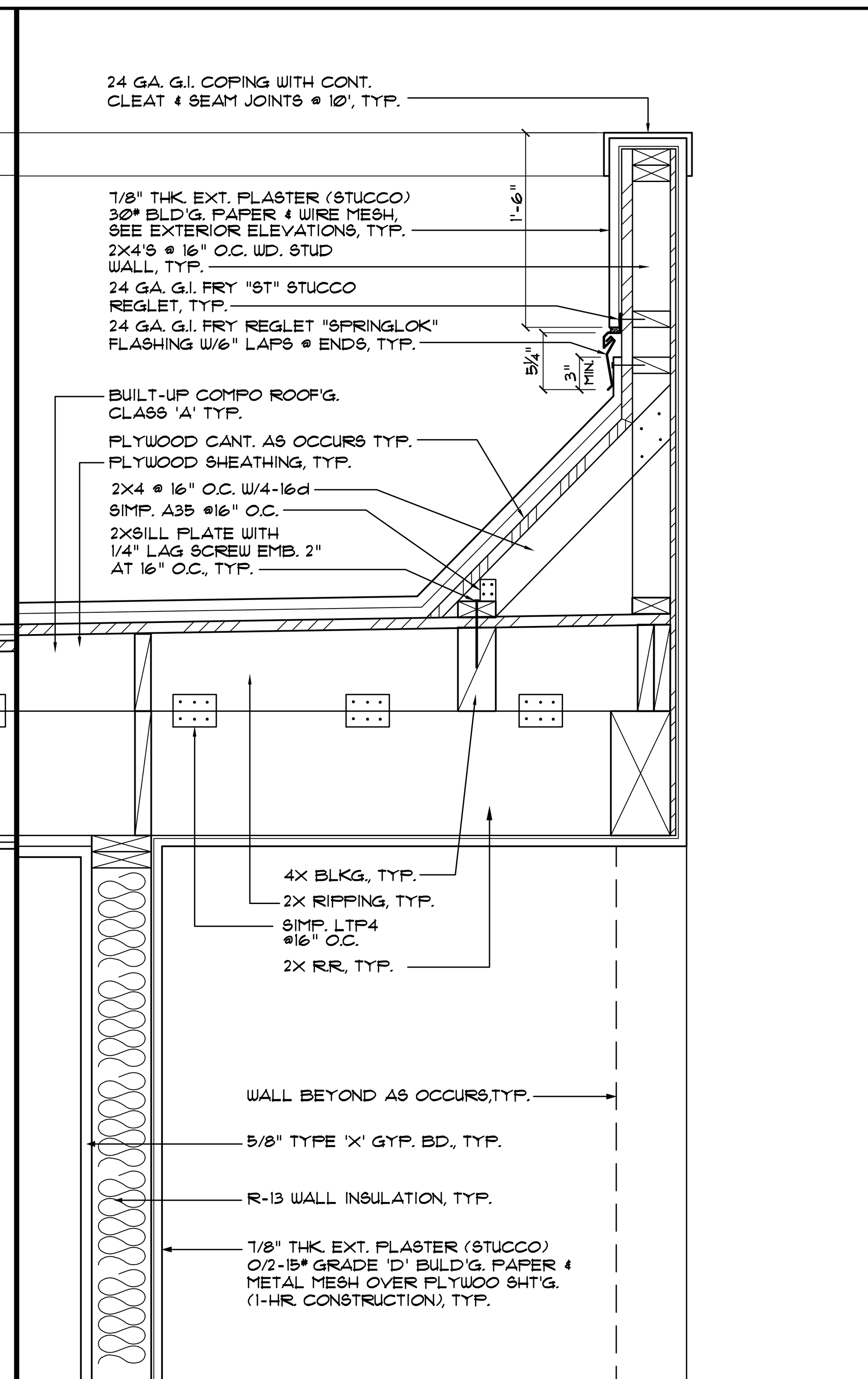


TYPICAL PARAPET DETAIL 1"=1'-0" (1)



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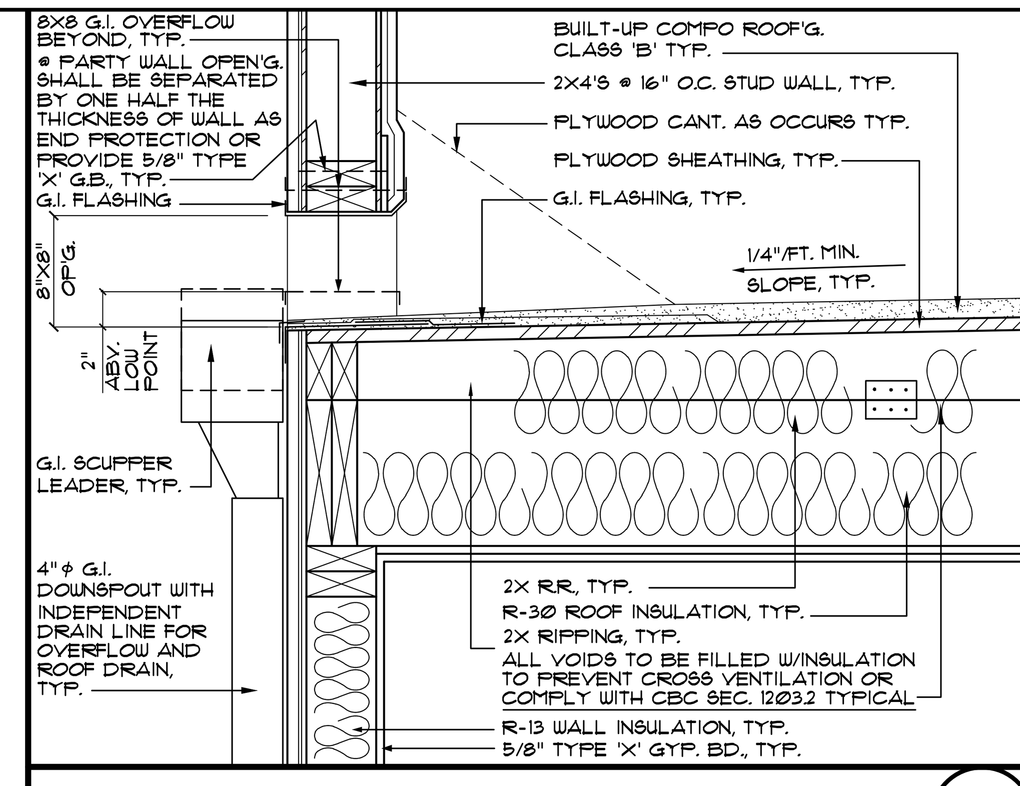
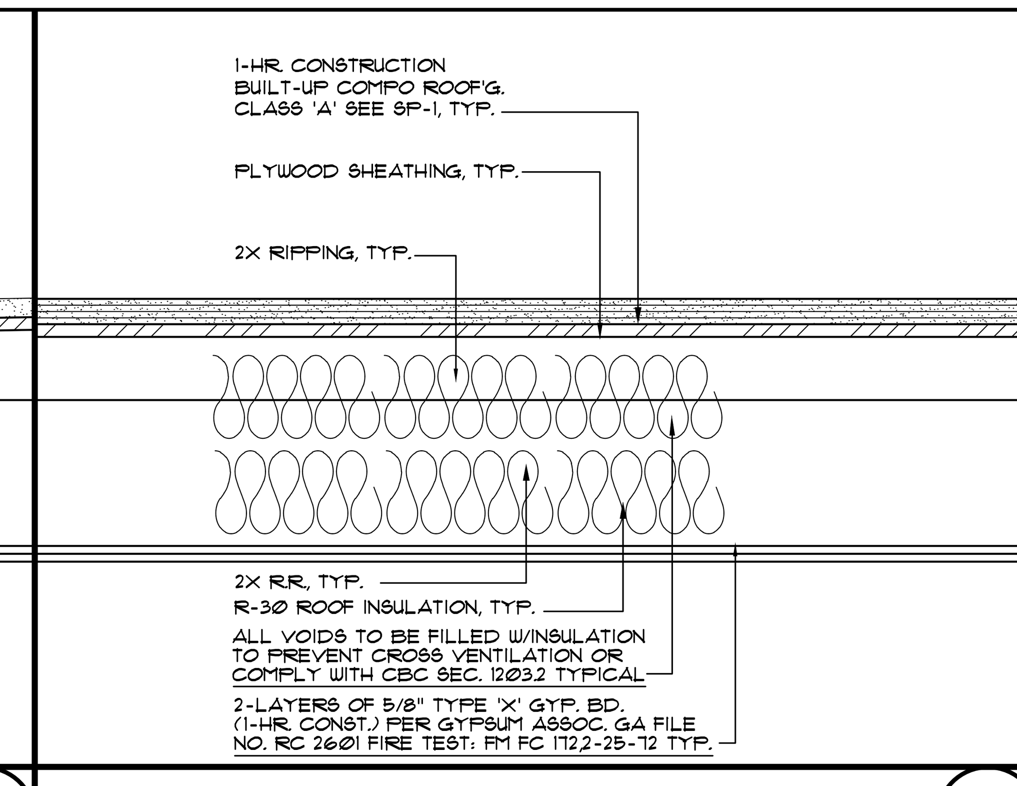
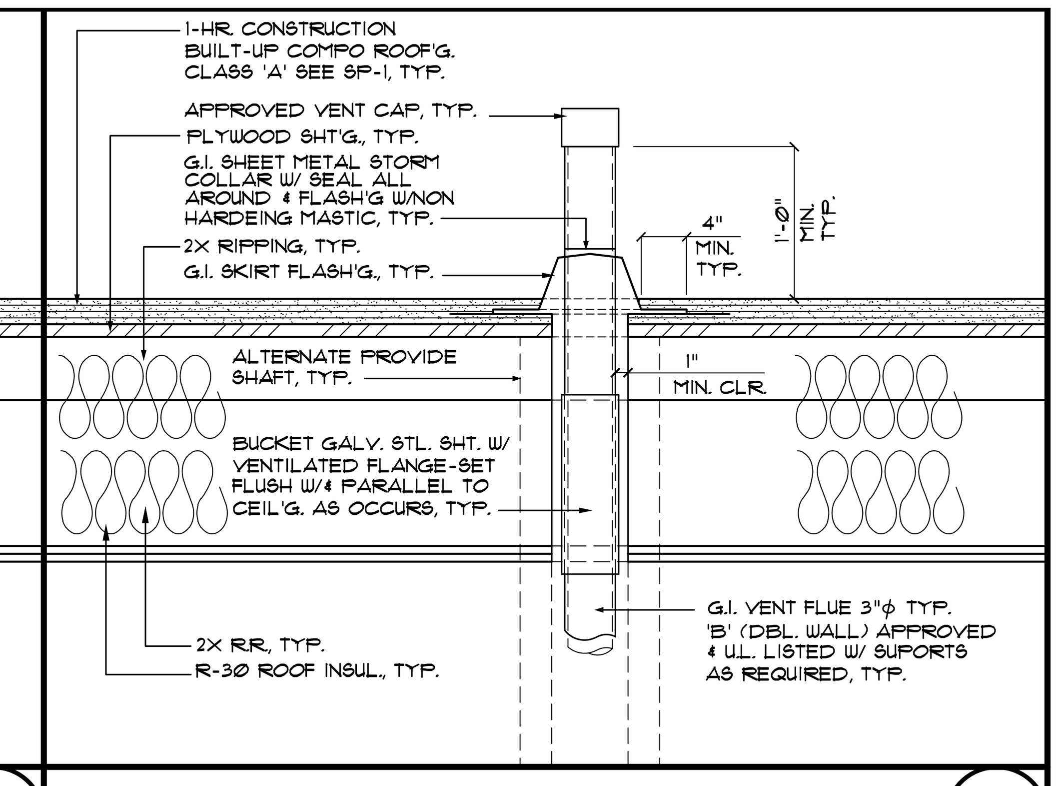


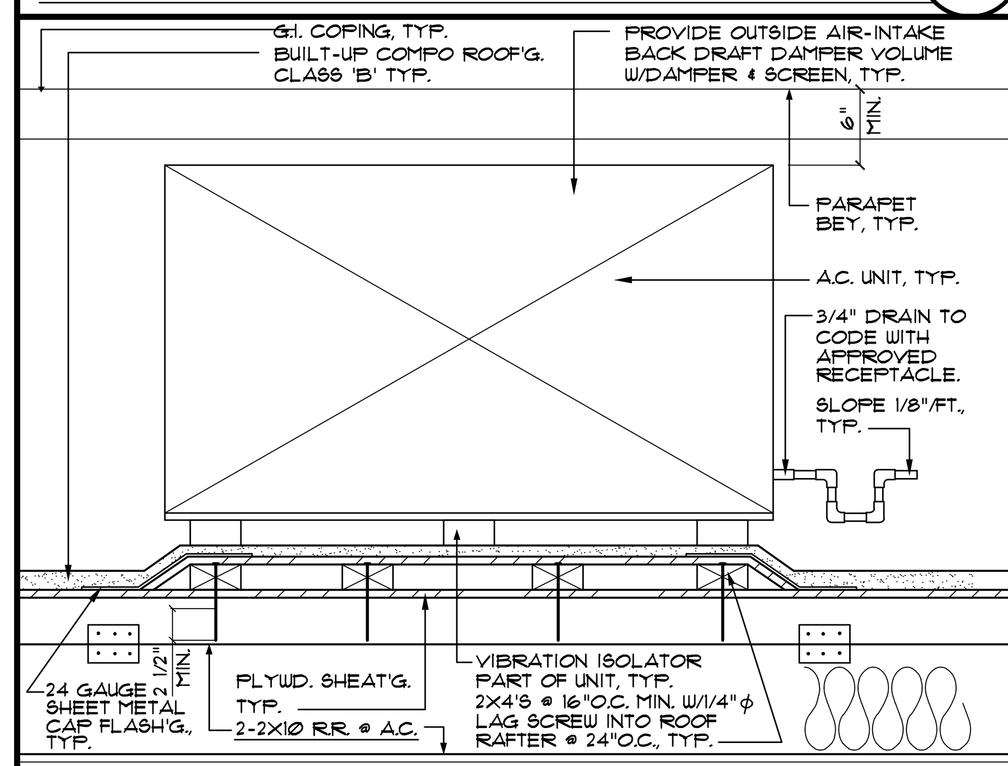
ROOF DRAIN/SCUPPER DETAIL 1"=1'-0" (3)



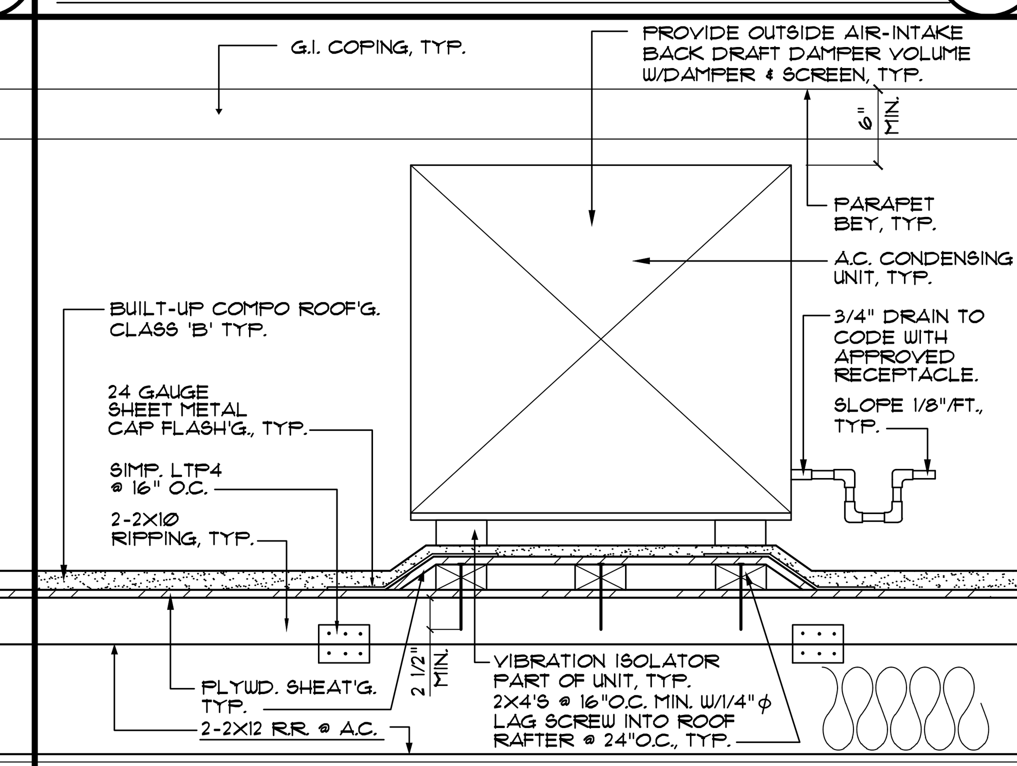
1-HR. ROOF DETAIL 1"=1'-0" (4)



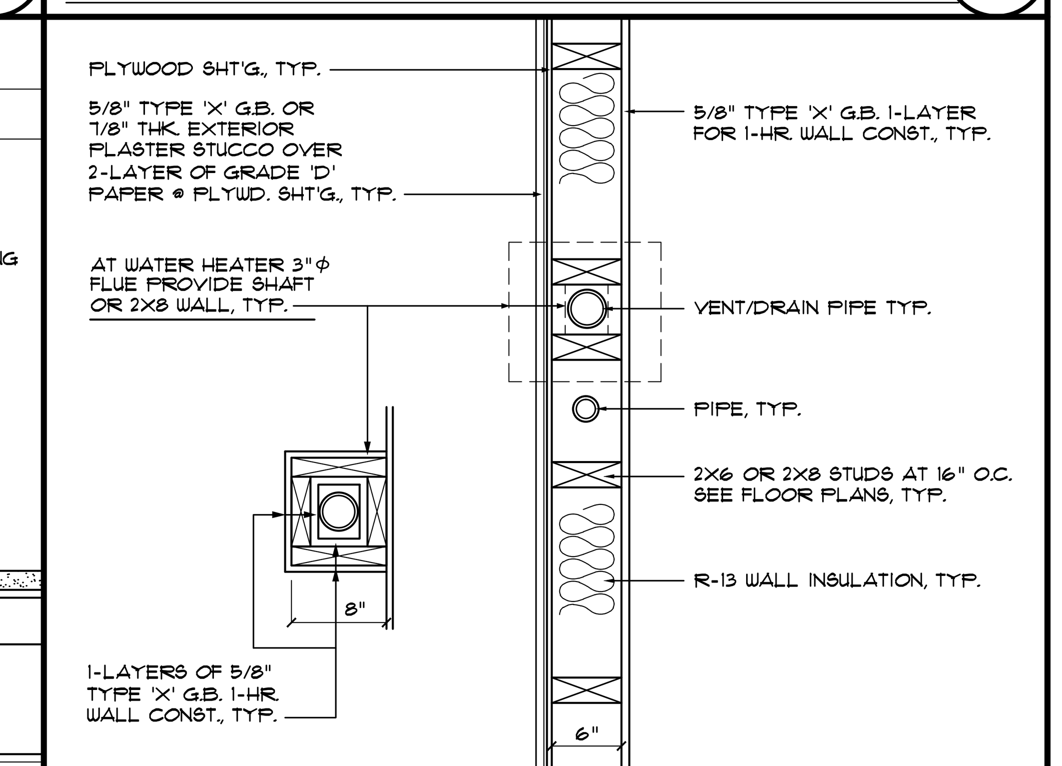
TYPICAL GAS VENT FLUE DET'L. 1"=1'-0" (5)



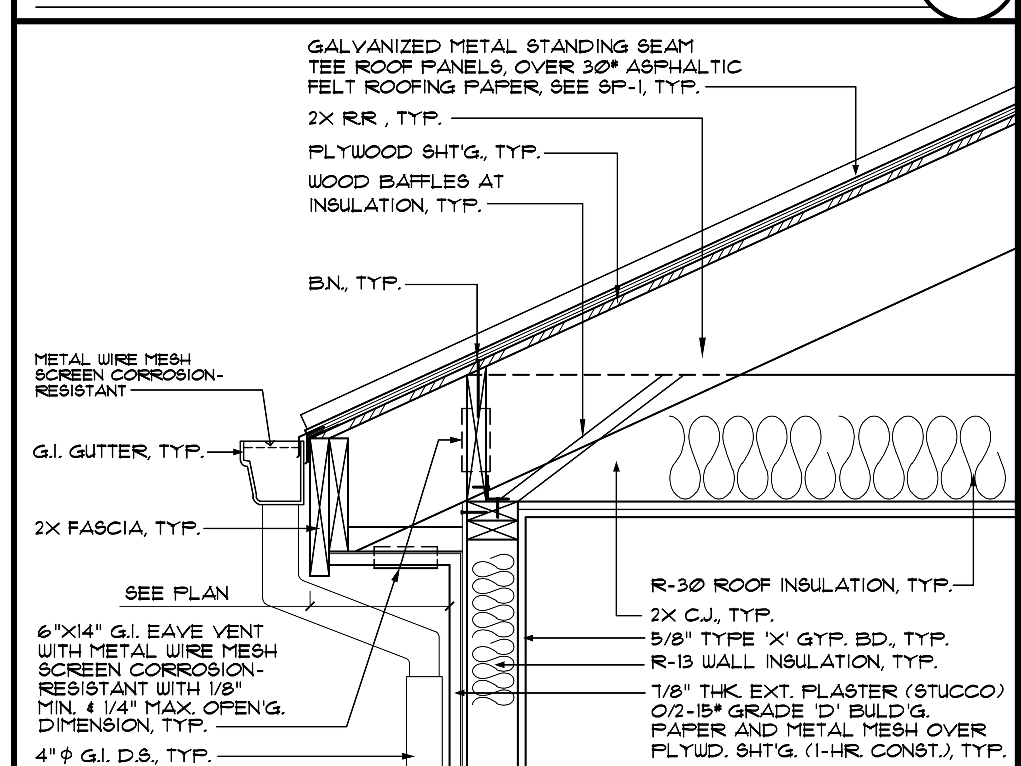
SECTION @ A.C. UNIT & PAD 1"=1'-0" (6)



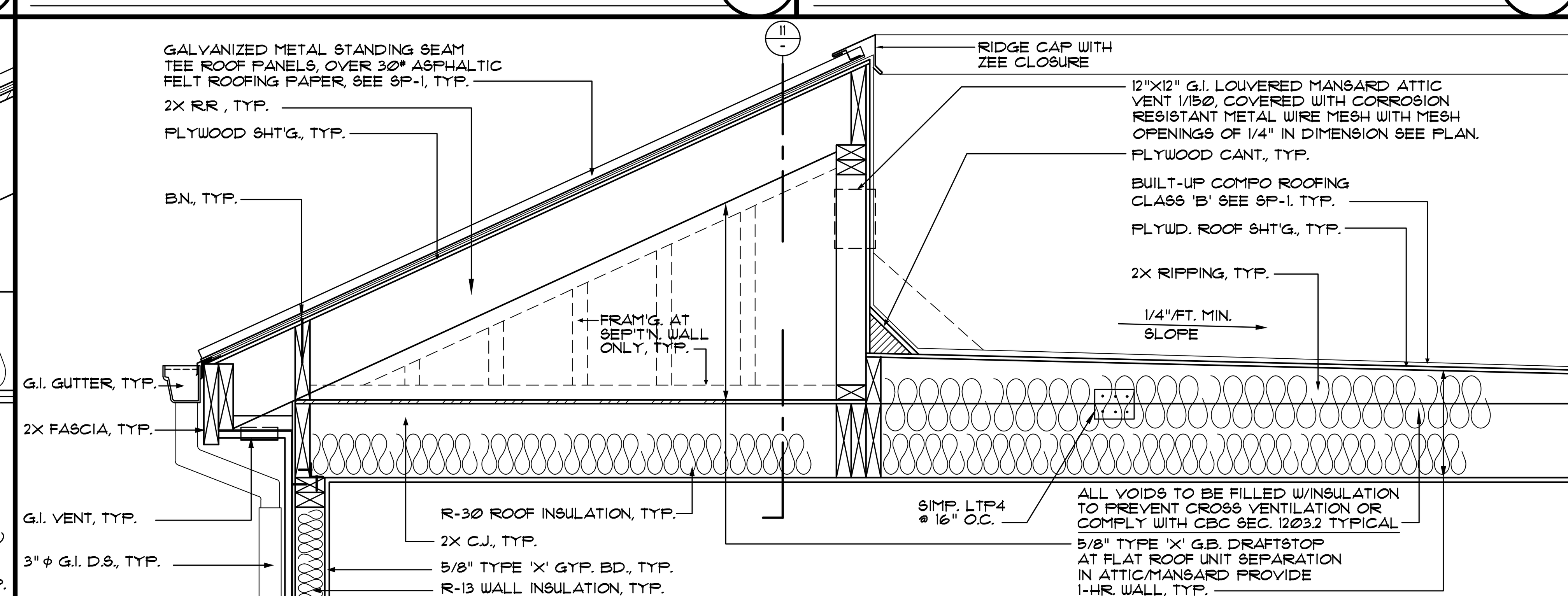
SECTION @ A.C. CONDENSING UNIT & PAD 1"=1'-0" (7)



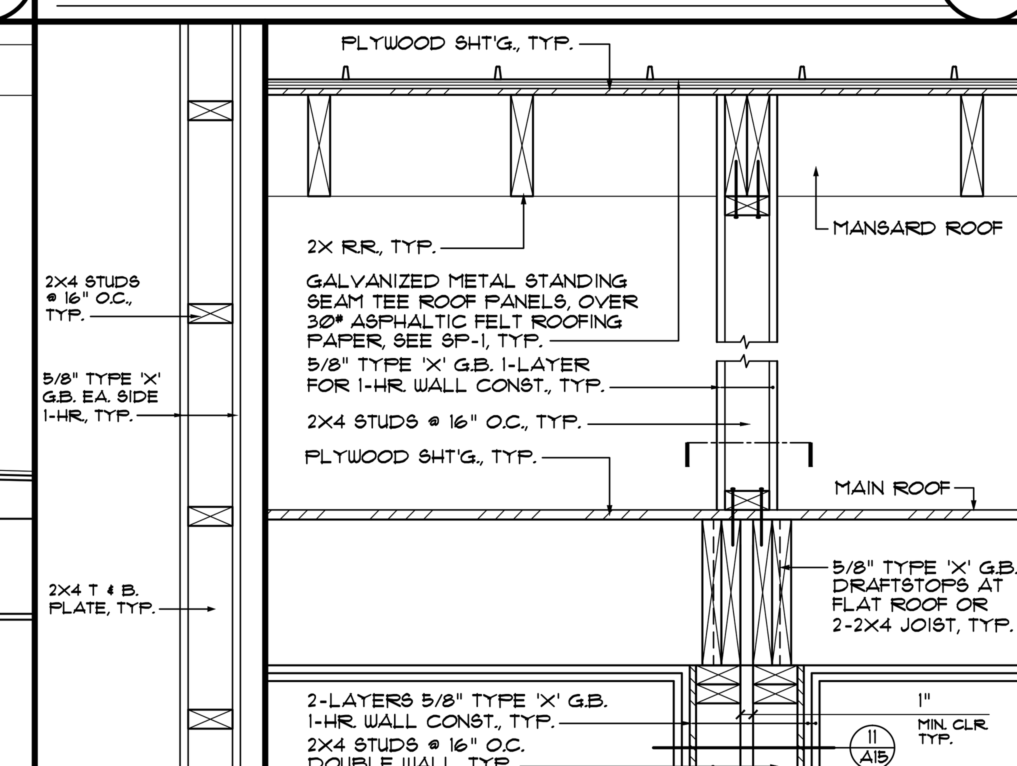
GAS VENT PIPE/FLUE & DUCT DETAIL THROUGH WALL 1"=1'-0" (8)



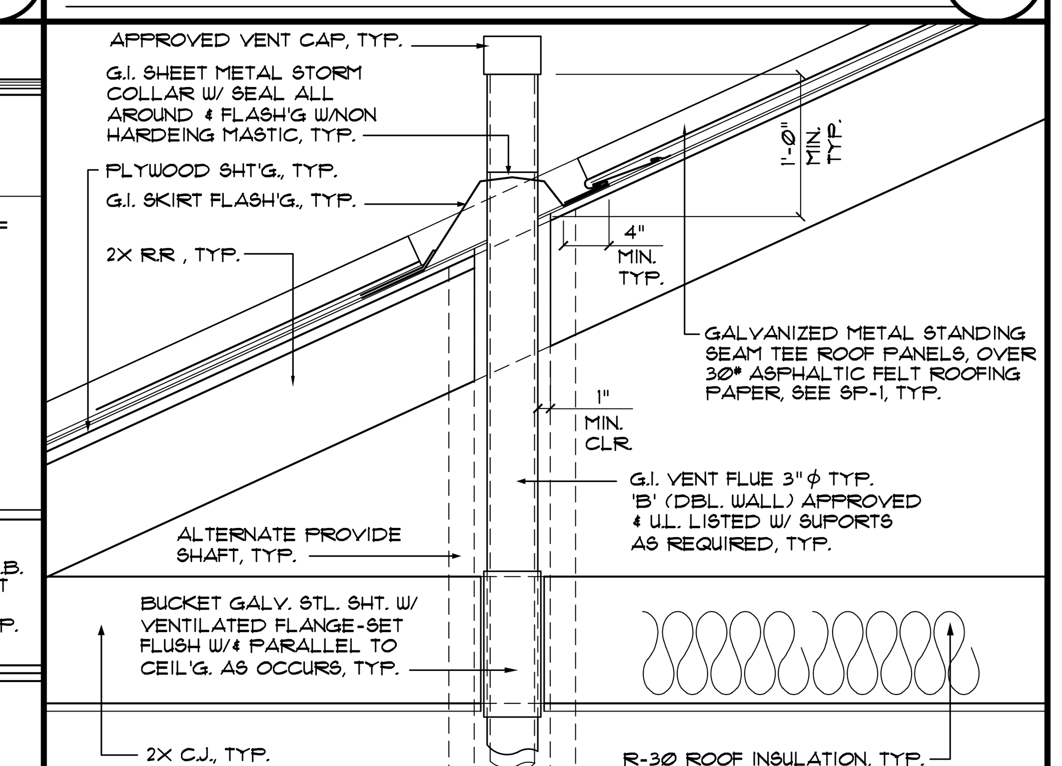
TYPICAL EAVE OVERHANG DETAIL (1-HR. CONST.) 1"=1'-0" (9)



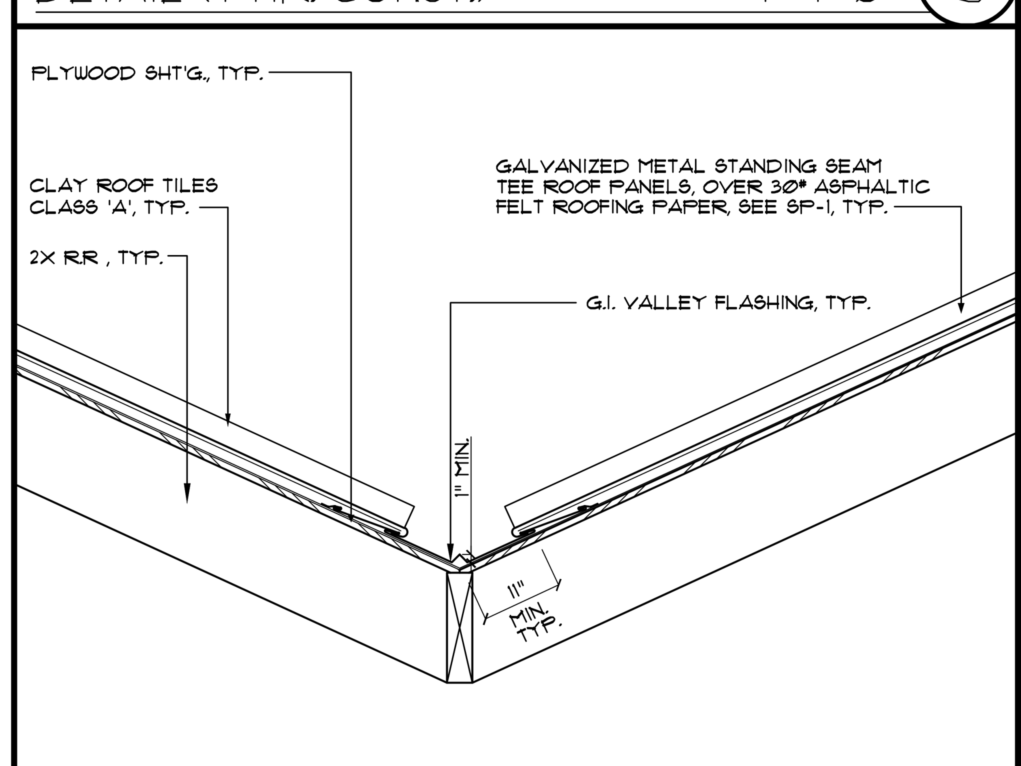
TYPICAL MANSARD AND 1-HR. ROOF DETAIL 3/4"=1'-0" (10)



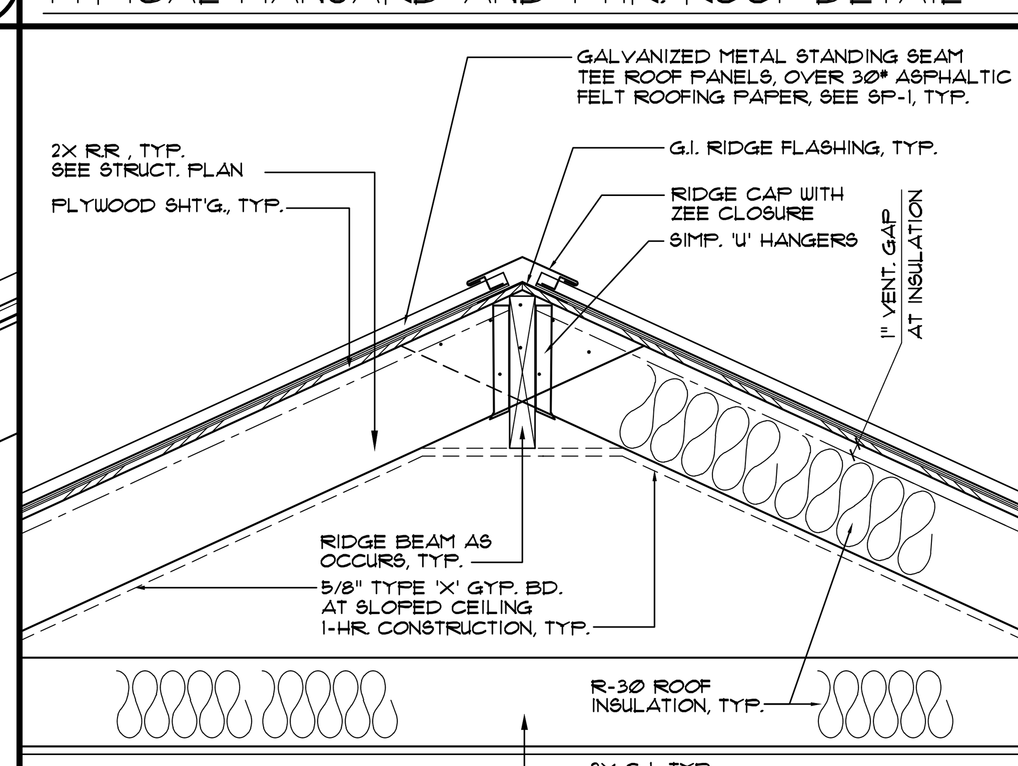
1-HR. WALL IN ATTIC (MANSARD) AT UNIT SEPARATION DETAIL. 1"=1'-0" (11)



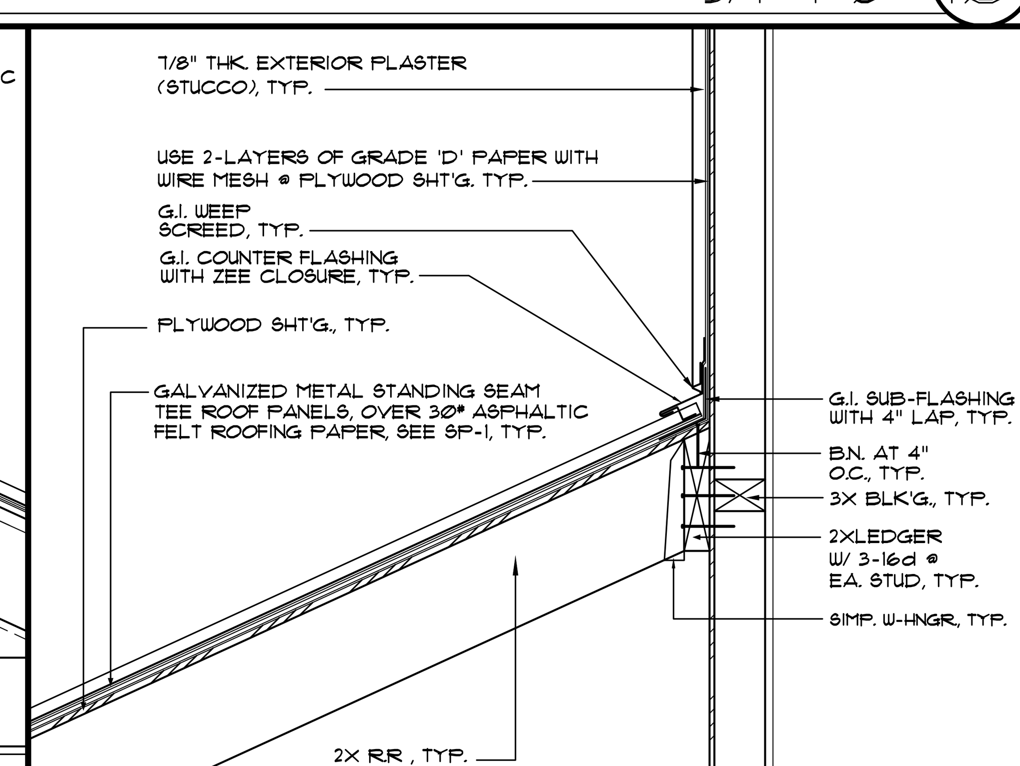
TYPICAL GAS VENT FLUE DET'L. 1"=1'-0" (12)



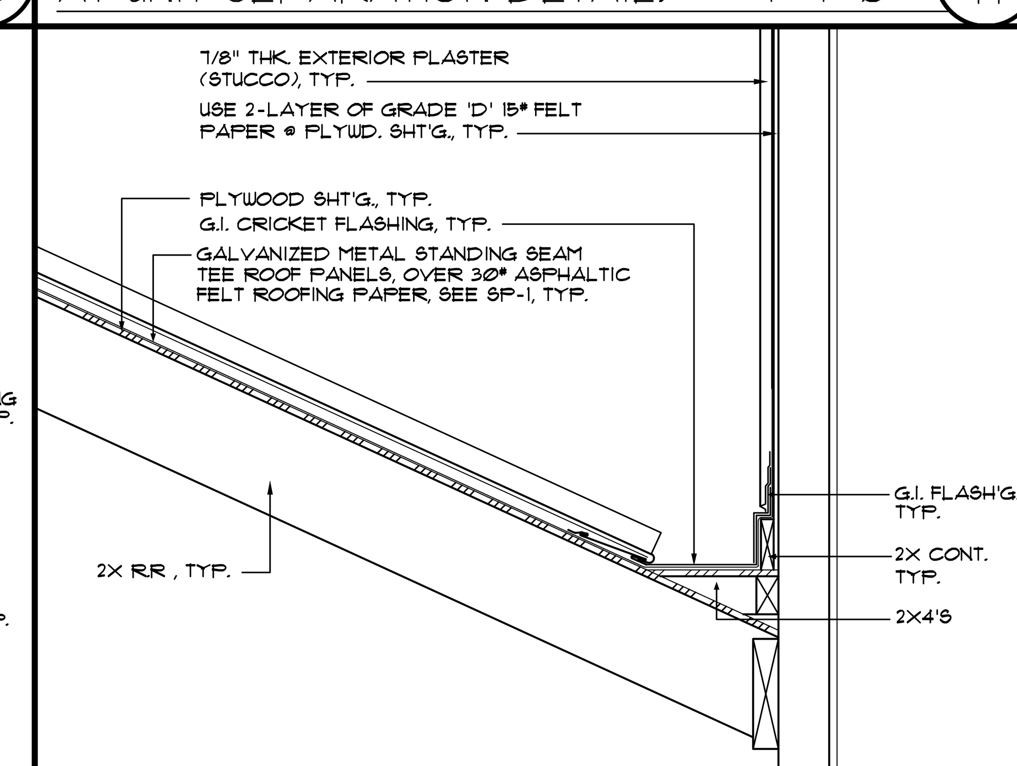
VALLEY FLASHING DETAIL 1"=1'-0" (13)



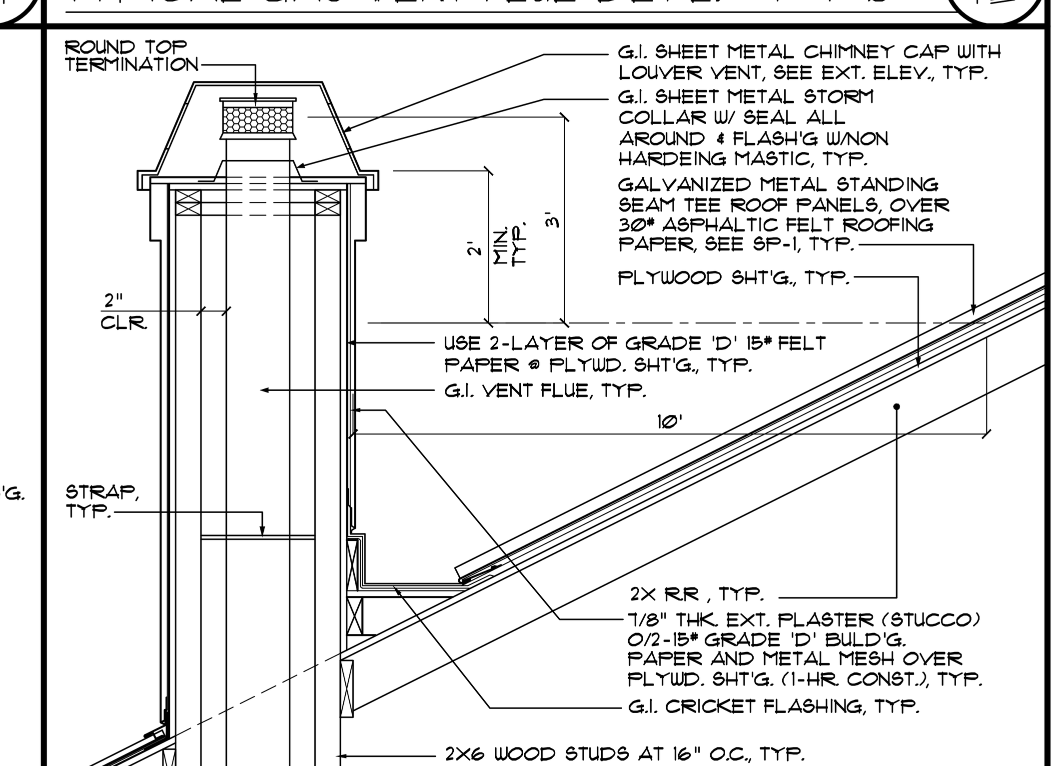
TYPICAL ROOF RIDGE DETAIL 1"=1'-0" (14)



ROOF TO WALL FLASHING 1"=1'-0" (15)



TYP.G.I. CRICKET/ROOF CHIMNEY 1"=1'-0" (16)



TYPICAL CHIMNEY CAP/FLUE DET'L. (17)

REVISIONS	BY

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416 N. Glendale Ave. Suite 212
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ADDRESS: 2441 RISA DRIVE
GLENDALE, CA 91208
PHONE: 818-281-0625

SHEET TITLE: GENERAL DETAILS.
JOB TITLE: 2-STORY 16-UNIT MULTI-FAMILY RESIDENTIAL BUILDING.
JOB ADDRESS: 2454 MONTROSE AVENUE MONTROSE, CA 91020

Date:
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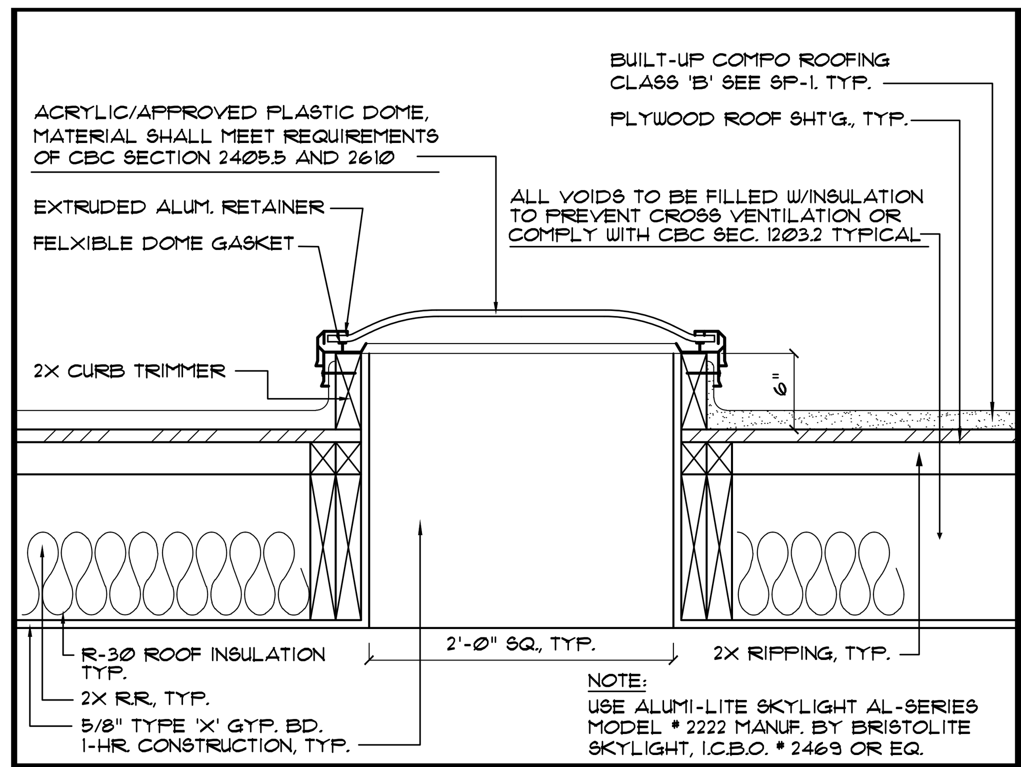
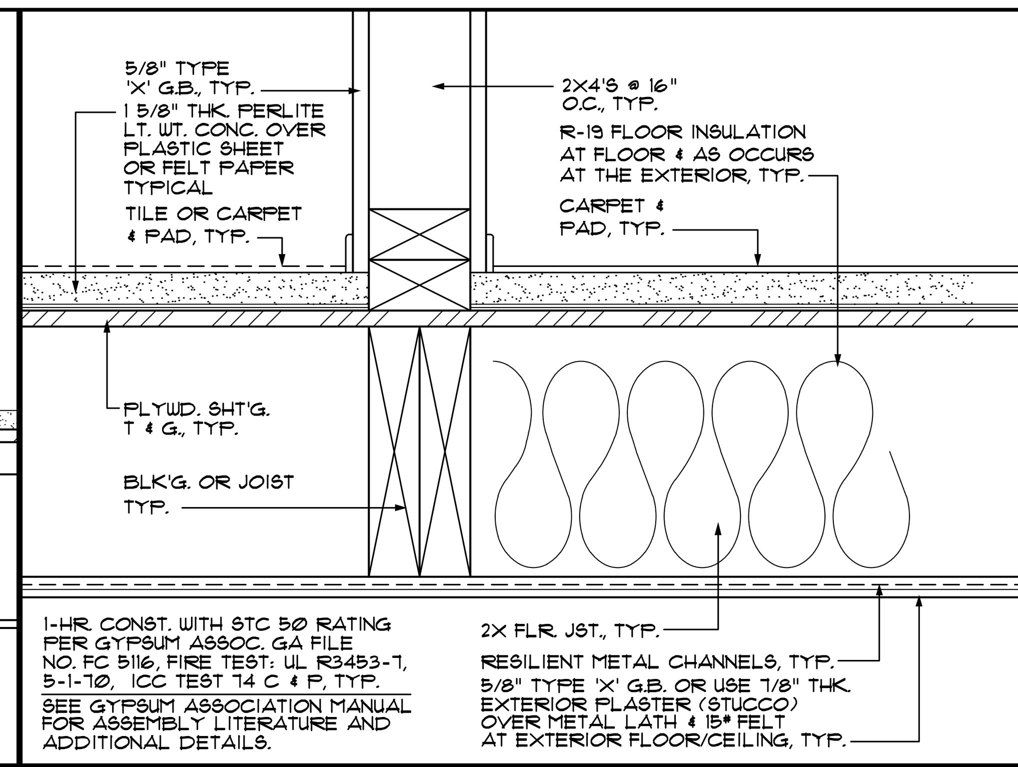
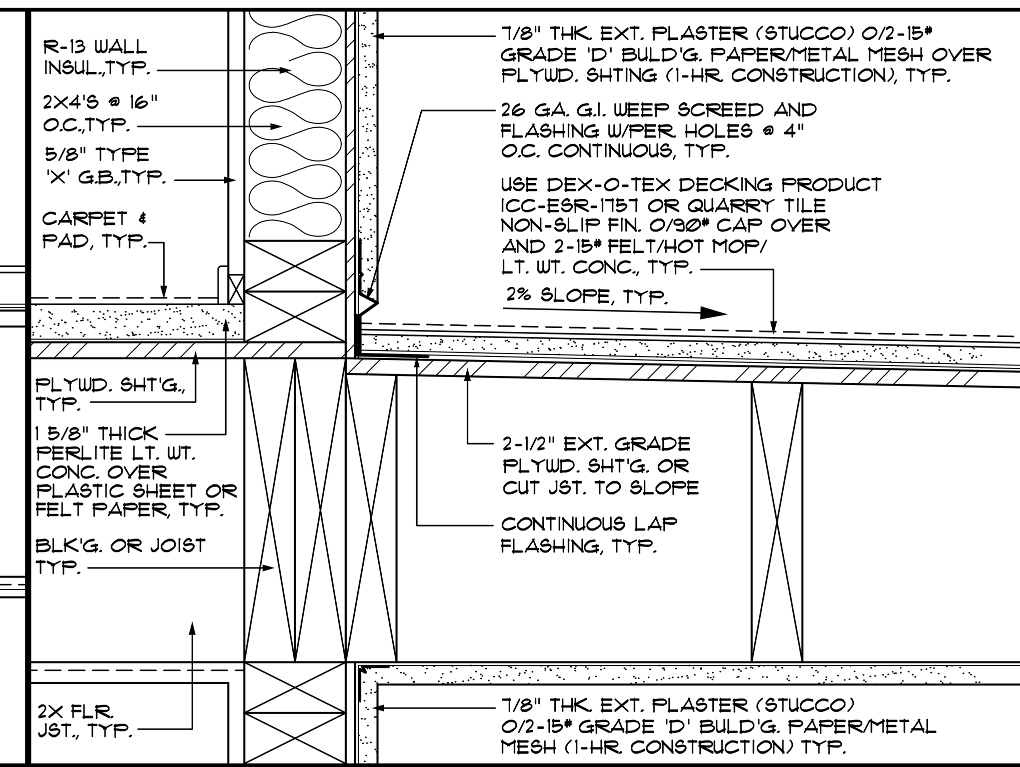


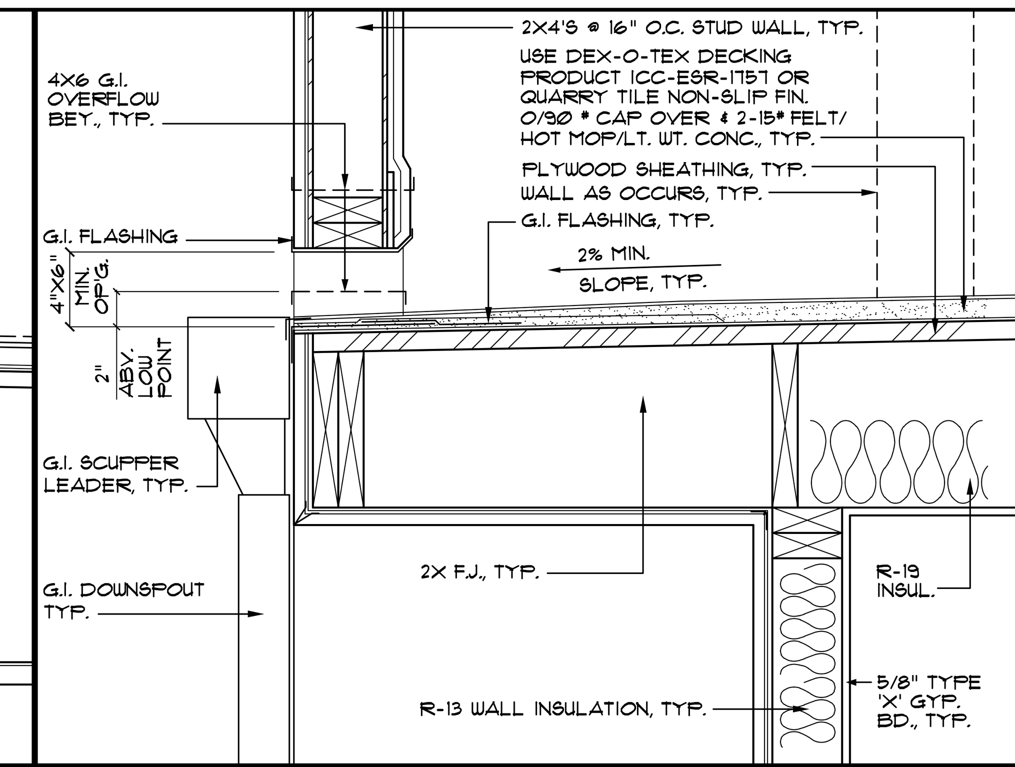
SKYLIGHT DETAIL/1-HR. SHAFT. 1"=1'-0" (1)



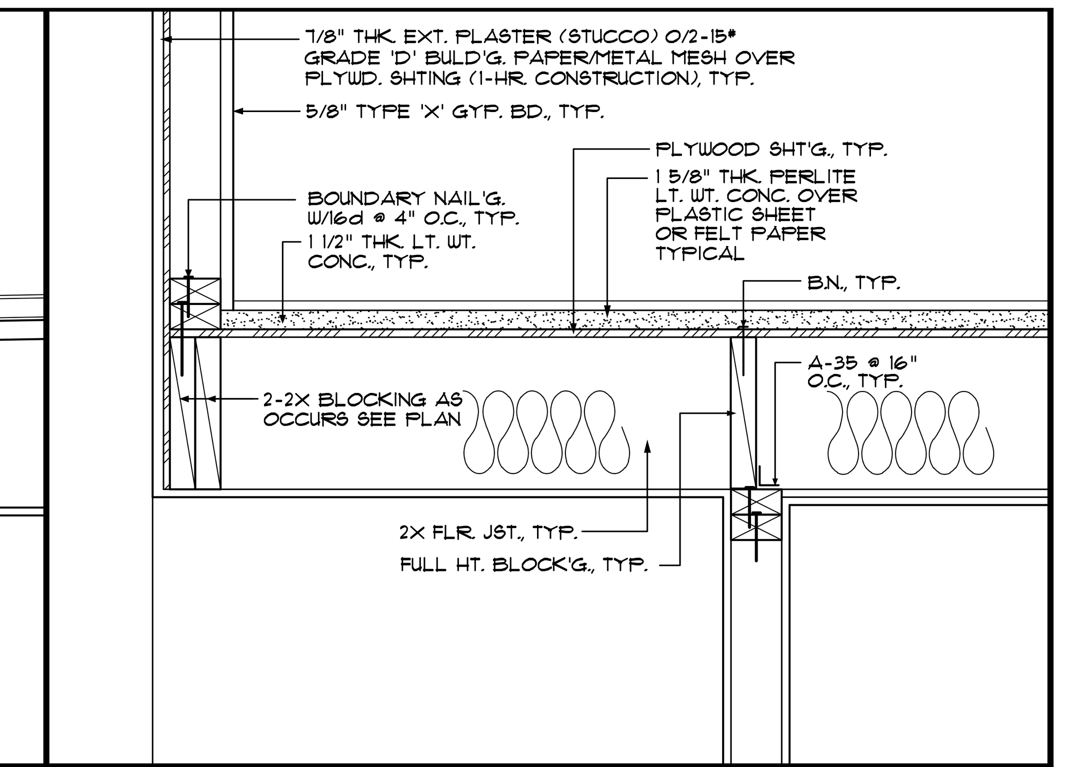
1-HR. FLOOR DETAIL (STC 58) (2)



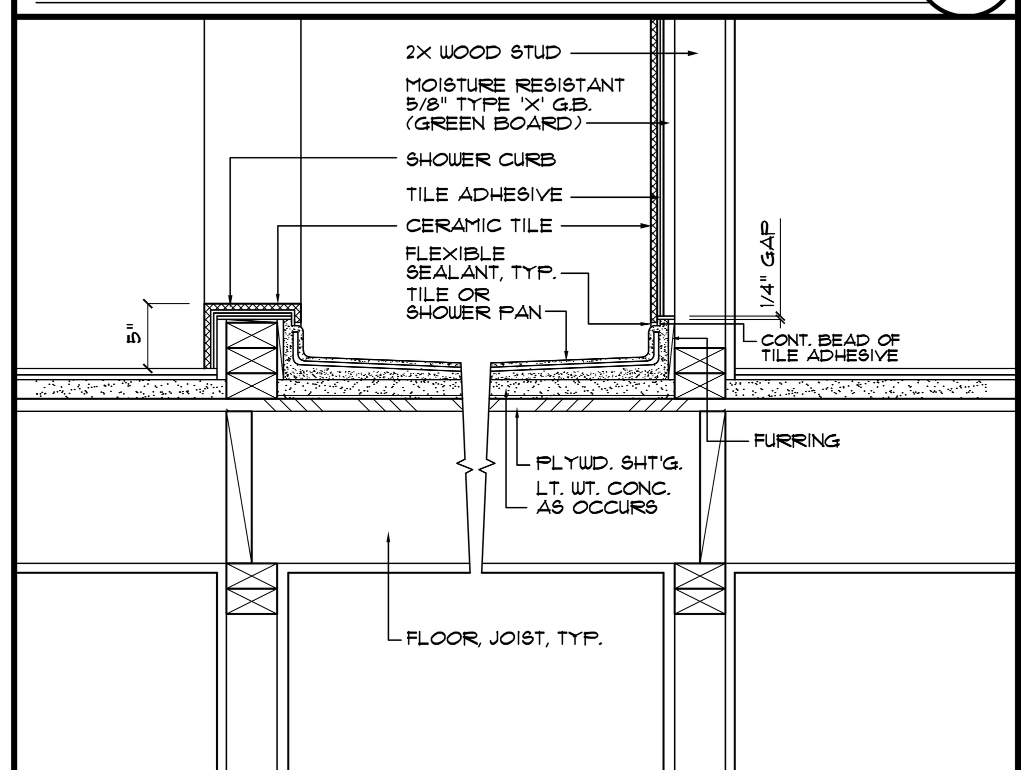
BALCONY BASE DETAIL (3)



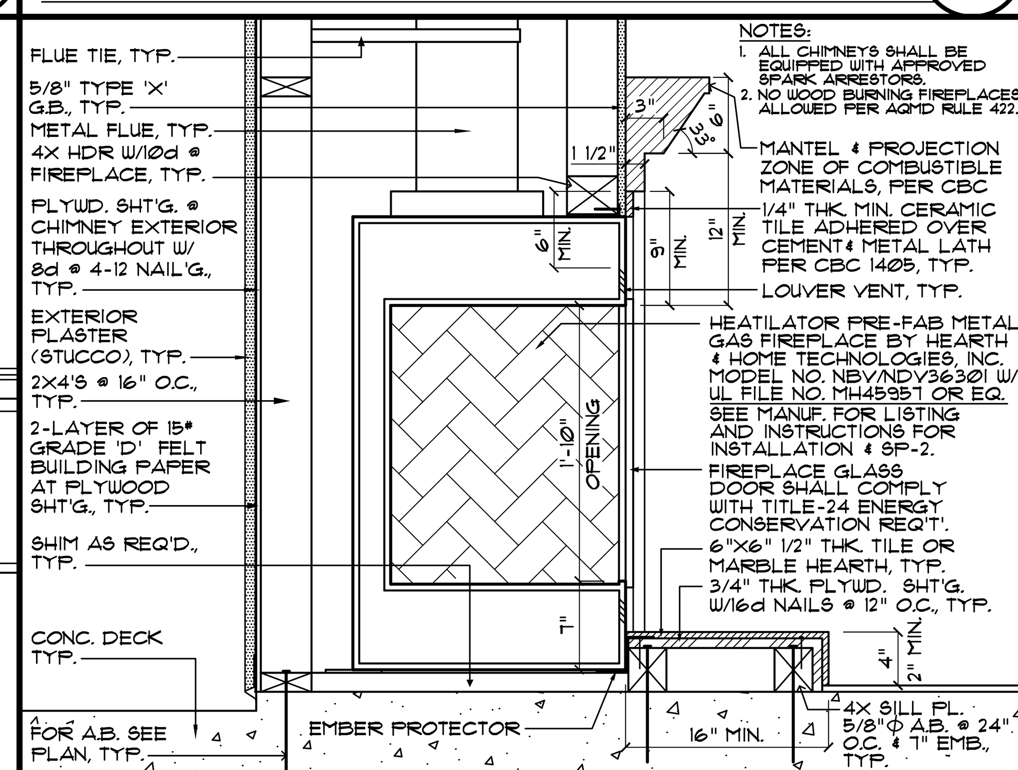
TYP. DRAIN/SCUPPER @ BALCONY 1"=1'-0" (4)



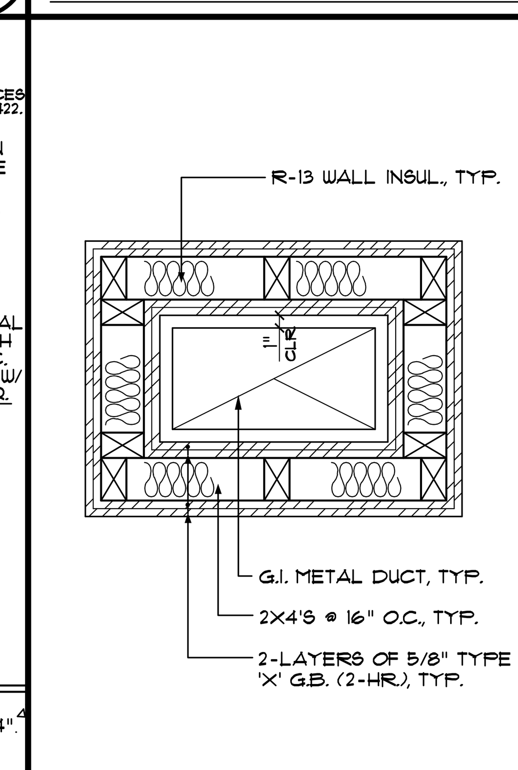
OVERHANG DETAIL 1"=1'-0" (5)



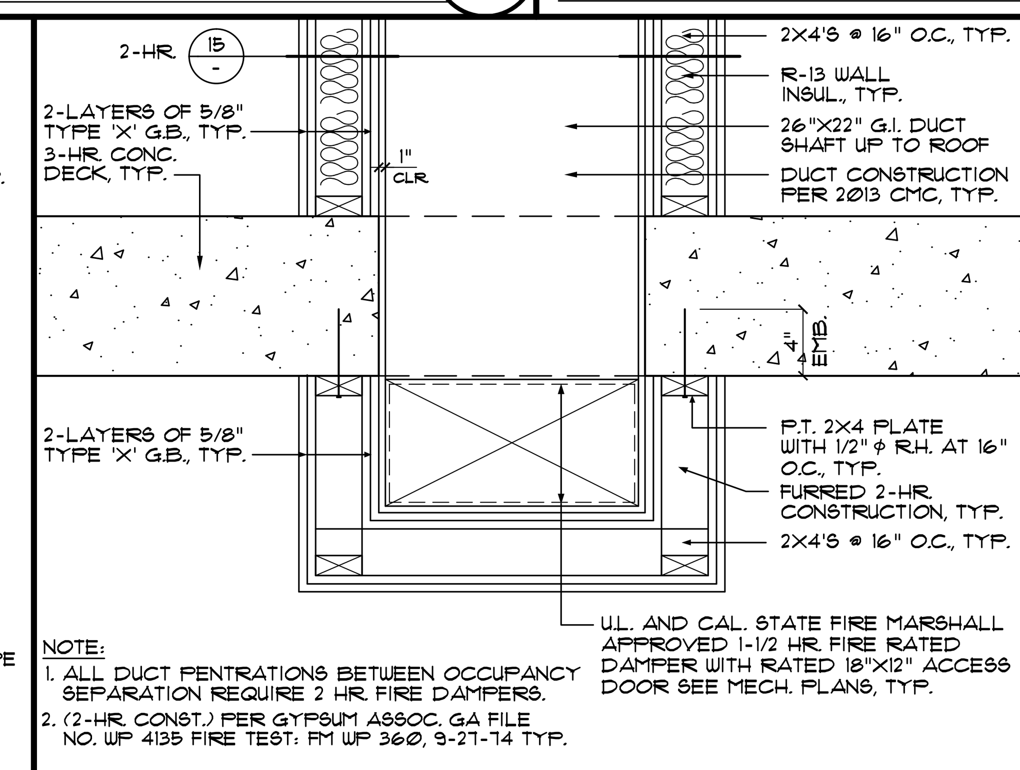
SHOWER PAN & CURB DETAIL. (6)



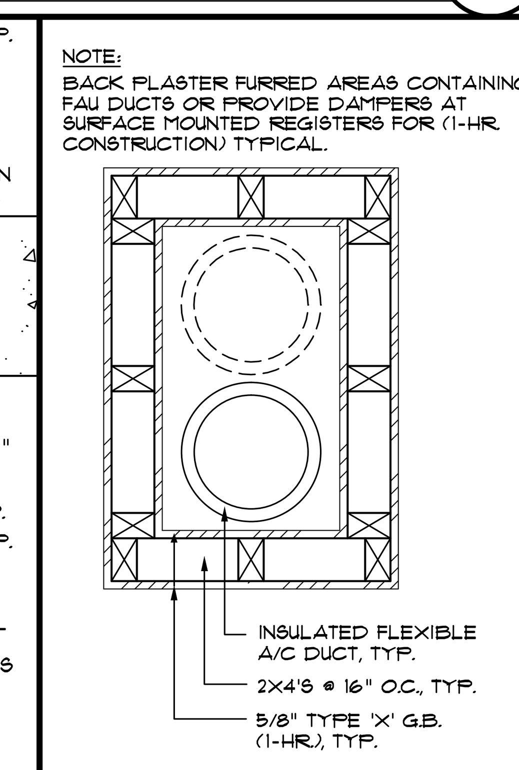
SECTION @ FIREPLACE & HEARTH 1"=1'-0" (7)



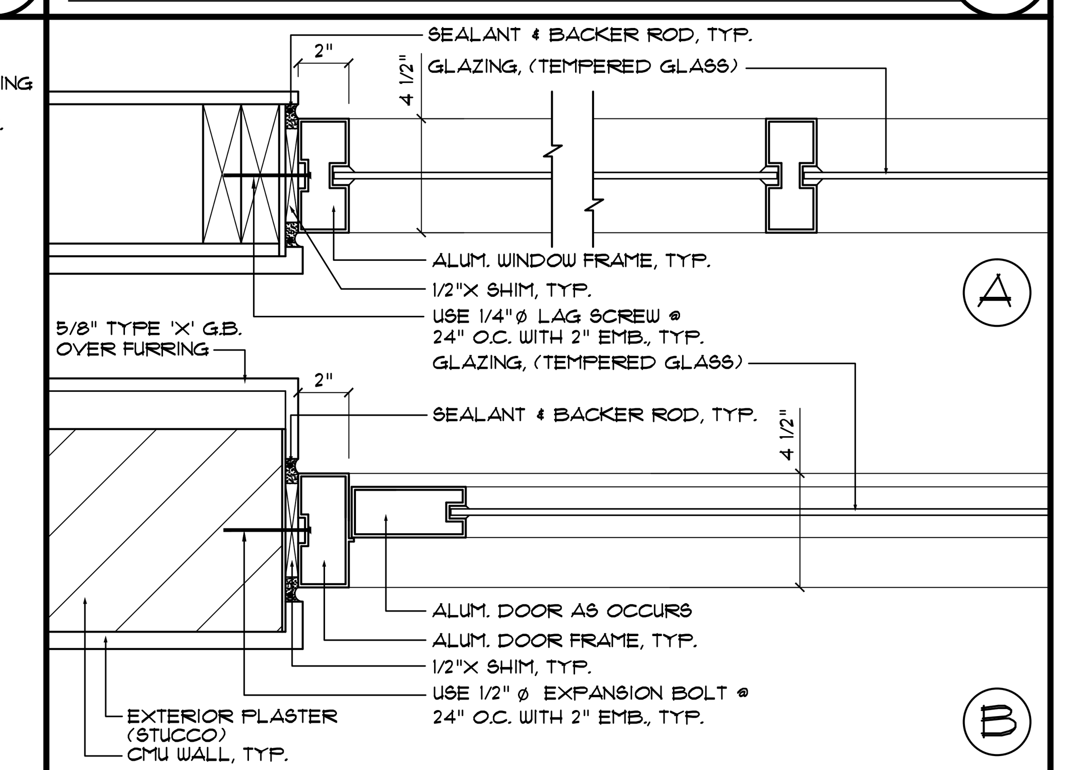
GAR. EXHAUST SHAFT DETAIL 2-HR. CONST. (8)



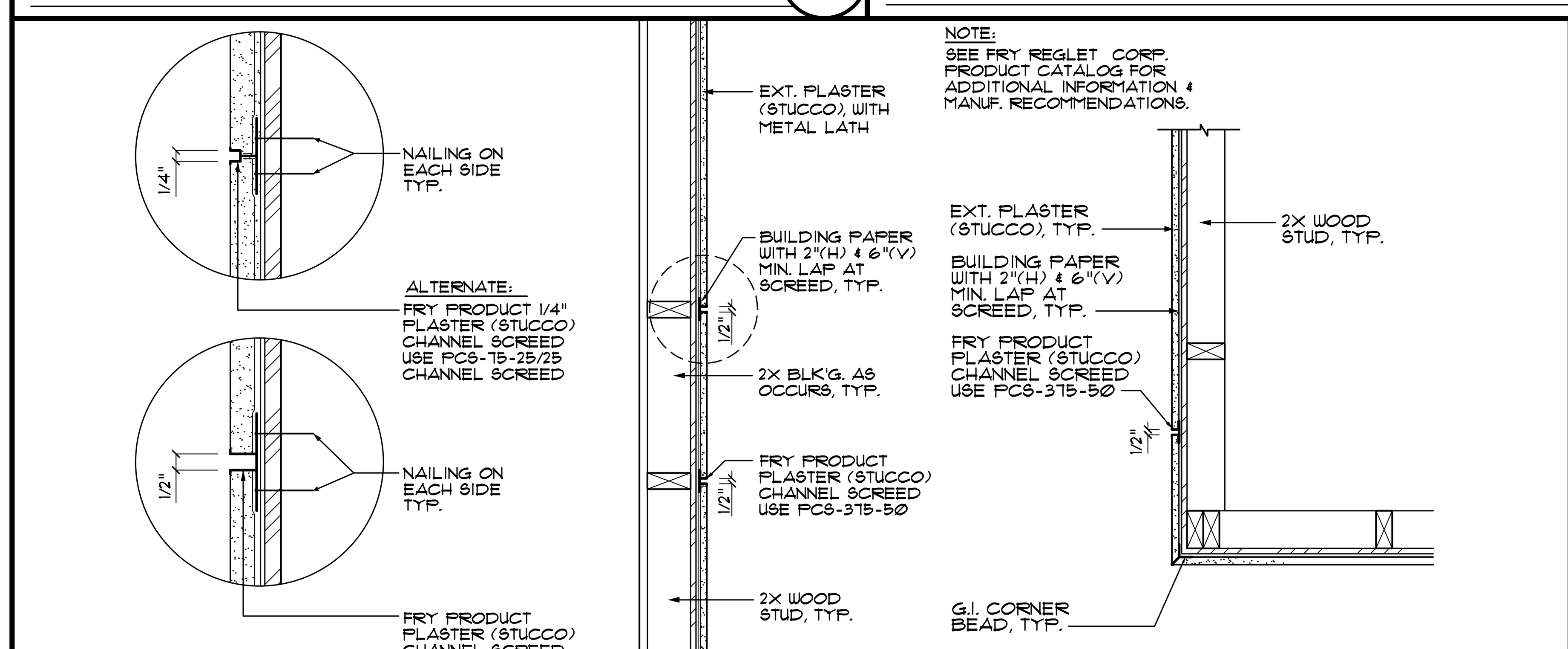
GARAGE EXHAUST SHAFT DUCT DROP DETAIL BELOW THE OPENING 2-HR. CONST. (9)



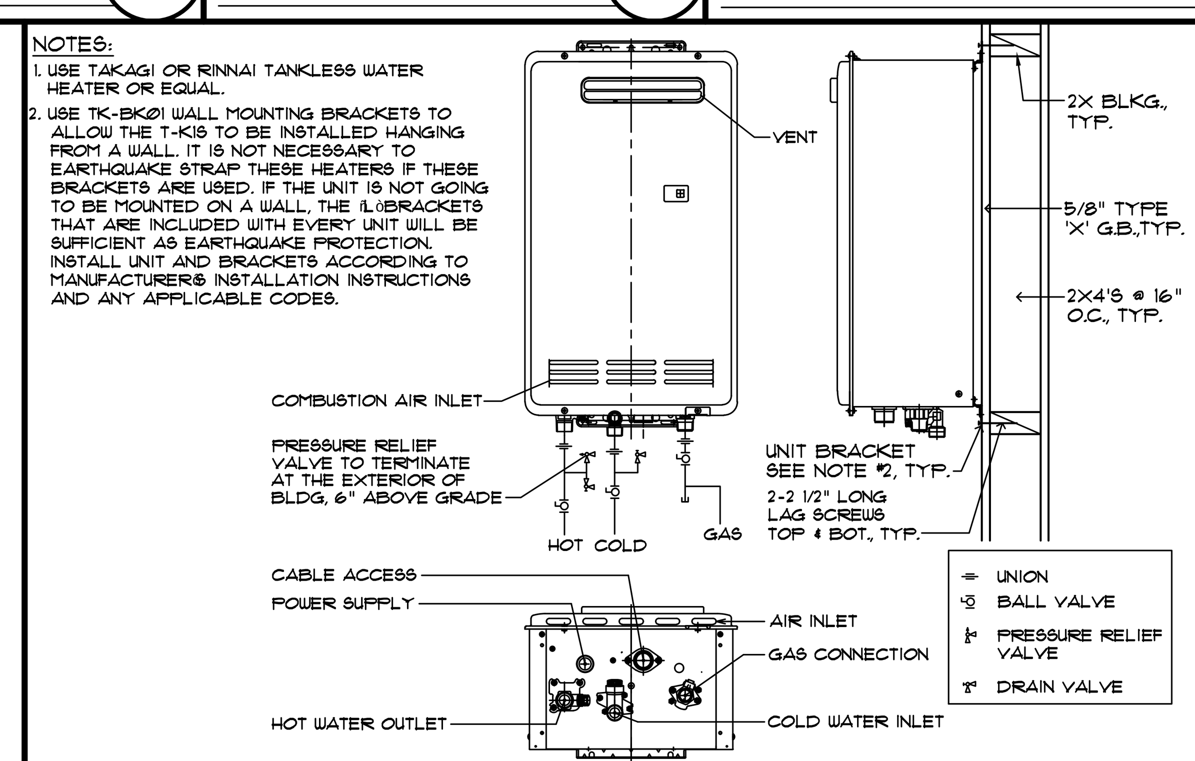
A.C. & HEATING SHAFT DETAIL (1-HR.) (10)



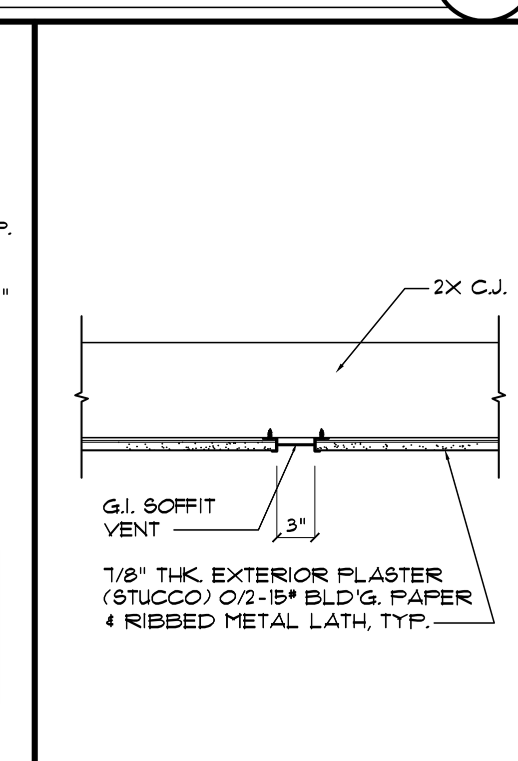
ALUMINUM WINDOW & DOOR FRAME DETAIL (11)



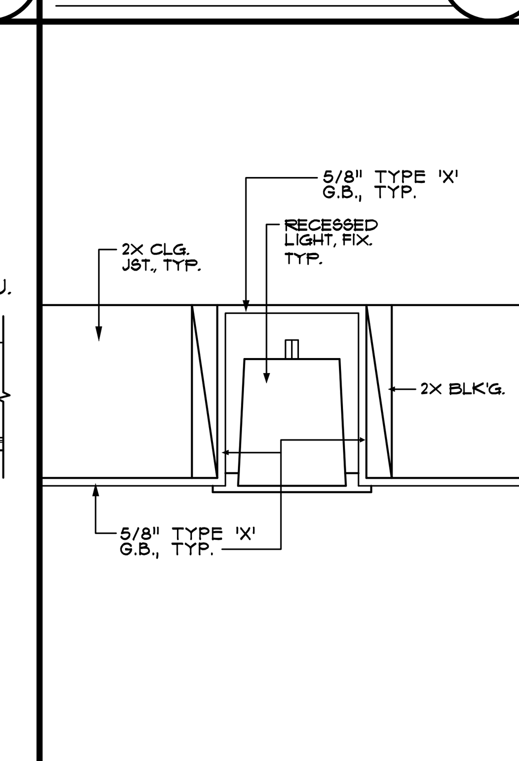
G.I. SCREED AND CORNER BEAD DETAIL 1"=1'-0" (12)



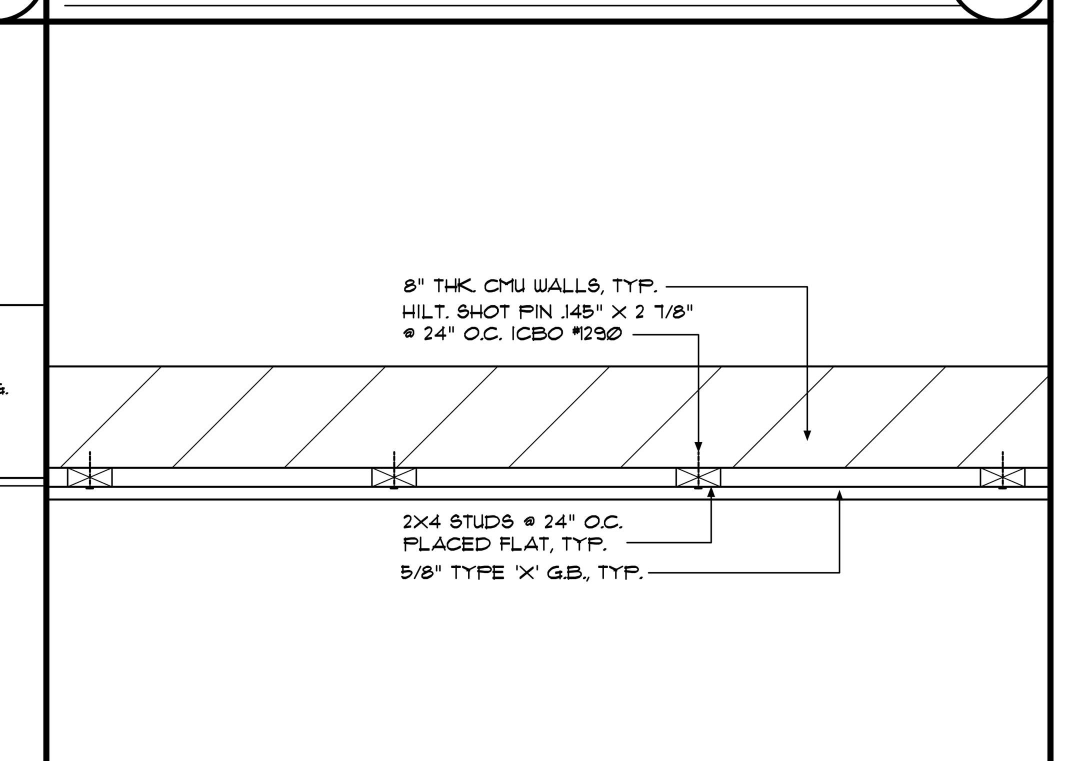
WALL MOUNTED TANKLESS INSTANTANEOUS GAS WATER HEATER DETAIL (13)



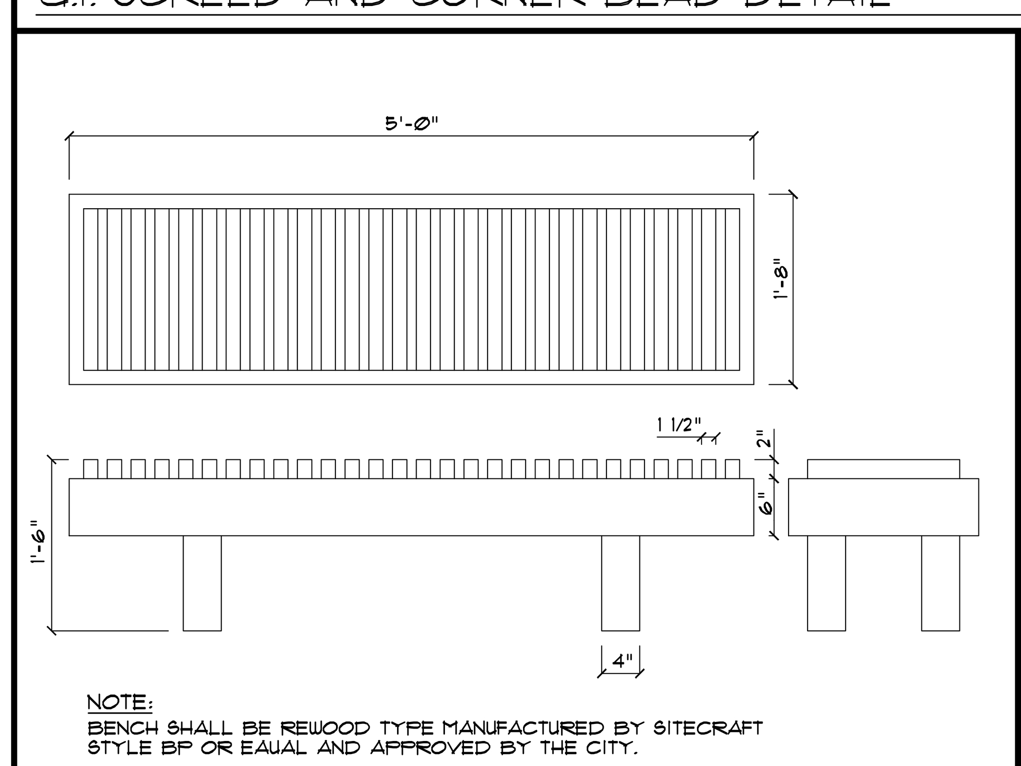
G.I. SOFFIT VENT DETAIL (14)



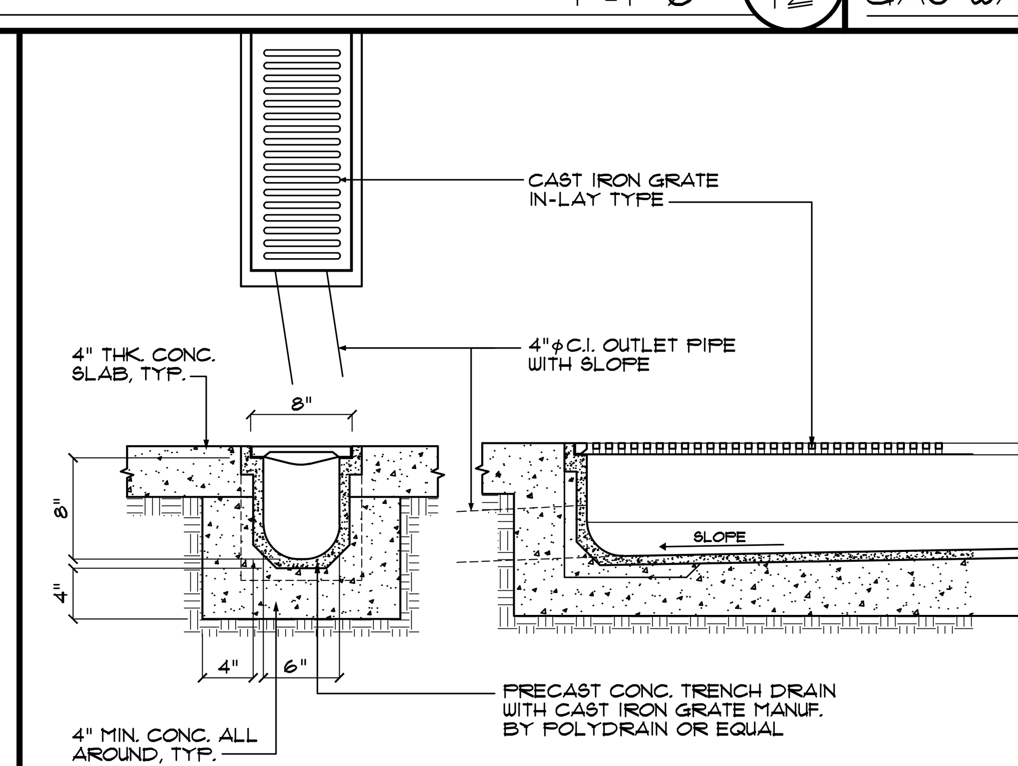
RECESSED LIGHT FIXTURE (15)



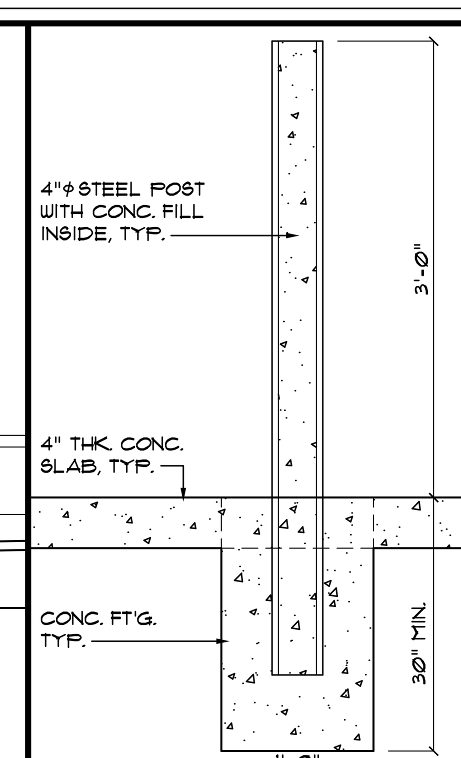
FURRED WALL DETAIL (16)



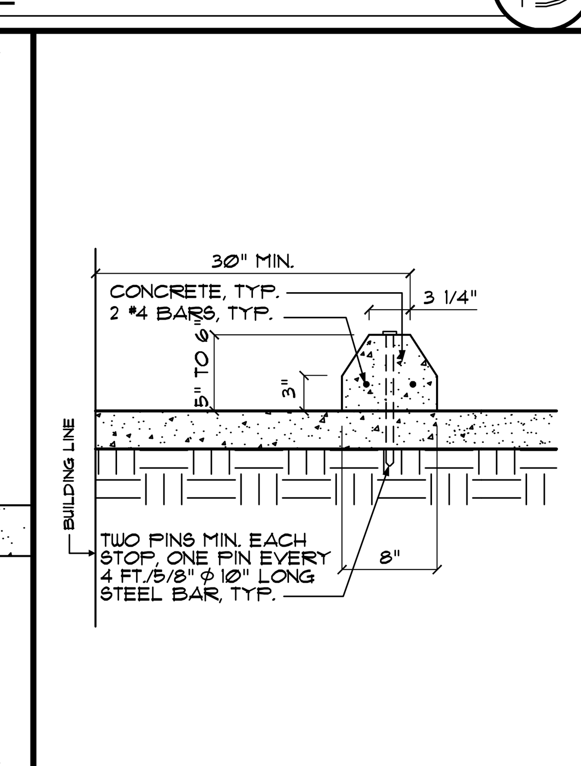
TYPICAL BENCH DETAIL 3/4"=1'-0" (17)



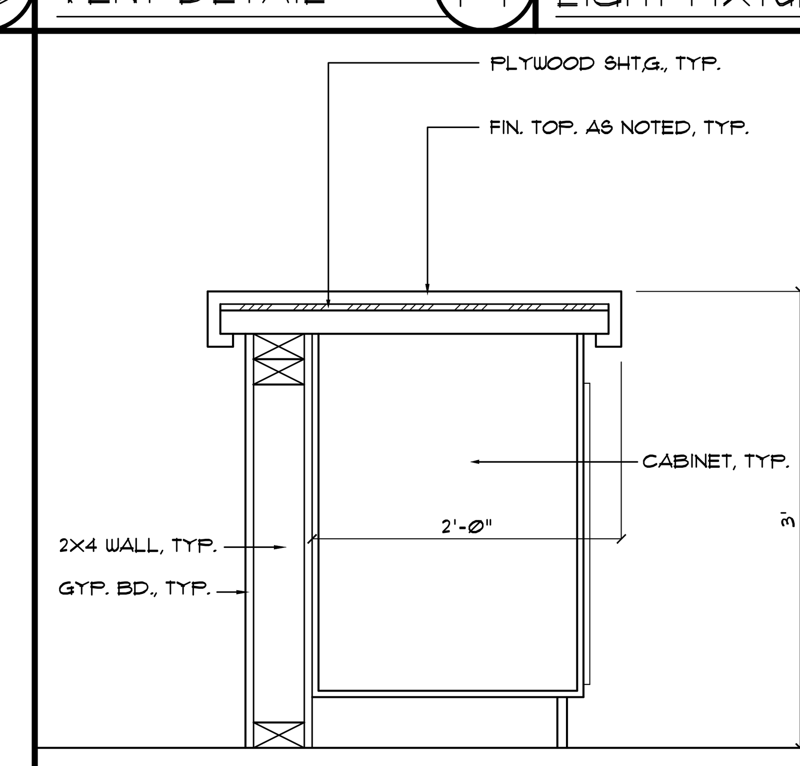
PRECAST TRENCH DRAIN DETAIL 1"=1'-0" (18)



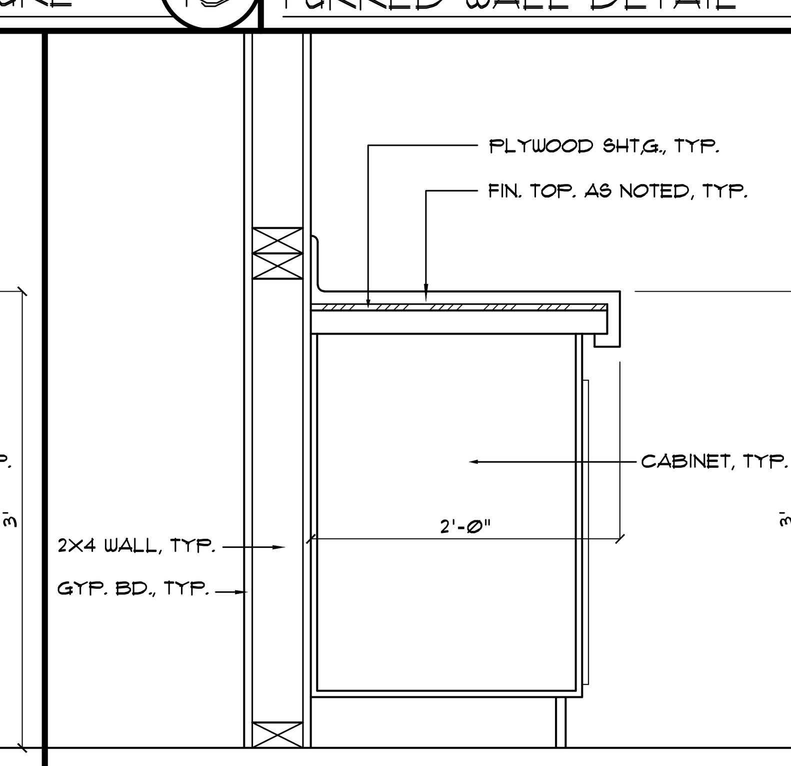
STEEL GUARD POST DET'L. (19)



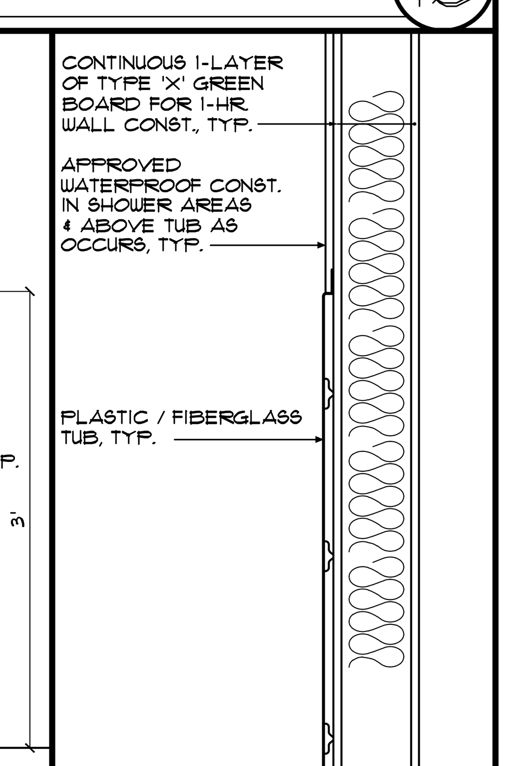
WHEEL STOPS DETAIL 1"=1'-0" (20)



KITCHEN COUNTER DETAIL (21)



KITCHEN COUNTER DETAIL (22)



1-HR. WALL AT BACK OF TUB (23)

REVISIONS	BY

MARDIAN AND ASSOC., INC.
416 N. Glendale Ave. Suite 212
Glendale, CA 91206
(818) 956-8205

OWNER: 2454 MONTROSE, LLC
C/O MR. YAROUJ KEOSSIAN
ADDRESS: 2441 RISA DRIVE
GLENDALE, CA 91208
PHONE: 818-281-0625

SHEET TITLE: GENERAL DETAILS.

JOB TITLE: 2-STORY 16-UNIT MULTI-FAMILY RESIDENTIAL BUILDING.

JOB ADDRESS: 2454 MONTROSE AVENUE MONTROSE, CA 91020

Date:

Scale:

Drawn:

Job:

Sheet A-17 Of Sheets

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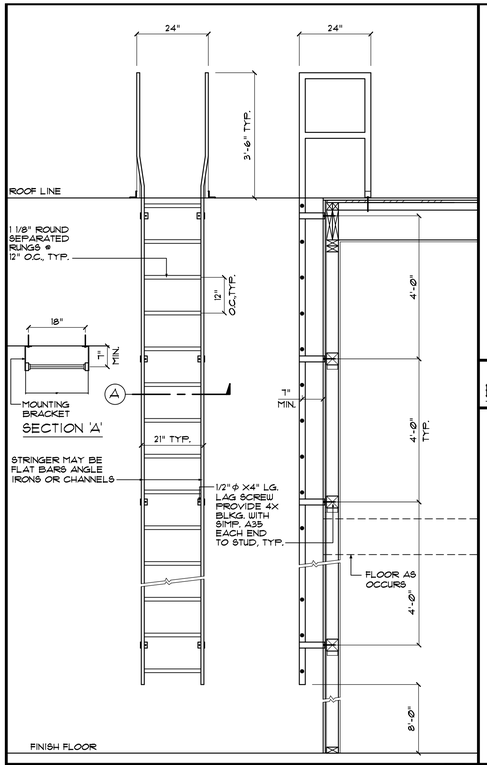
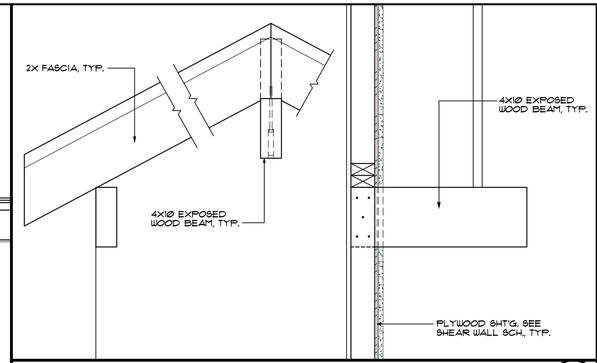
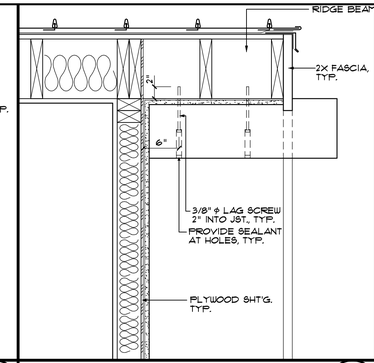


ROOF ACCESS LADDER DETAIL 1/2"=1'-0" 1



EXPOSED BEAM DETAIL & ELEVATION 1"=1'-0" 2



EXPOSED BEAM AT RIDGE DETAIL 1"=1'-0" 3

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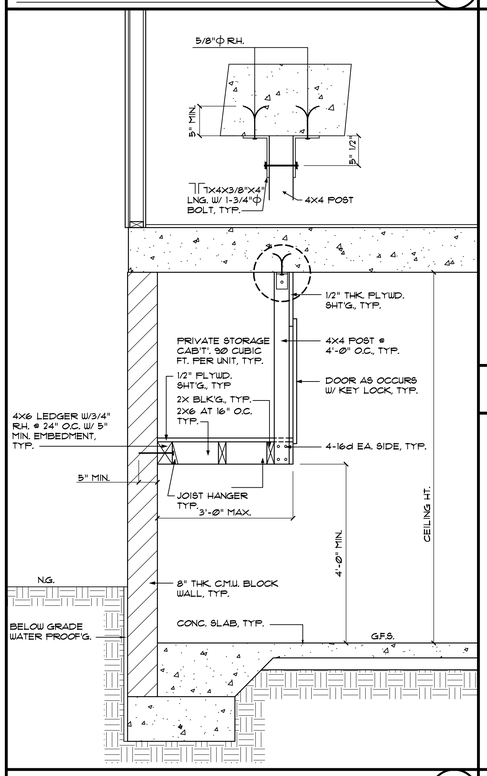

STORAGE CABINET DETAIL AT GARAGE. 14

10

11

12

13

15

16

17

18

REVISIONS	BY

MARDIAN AND ASSOC., INC.
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Date:
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Job:
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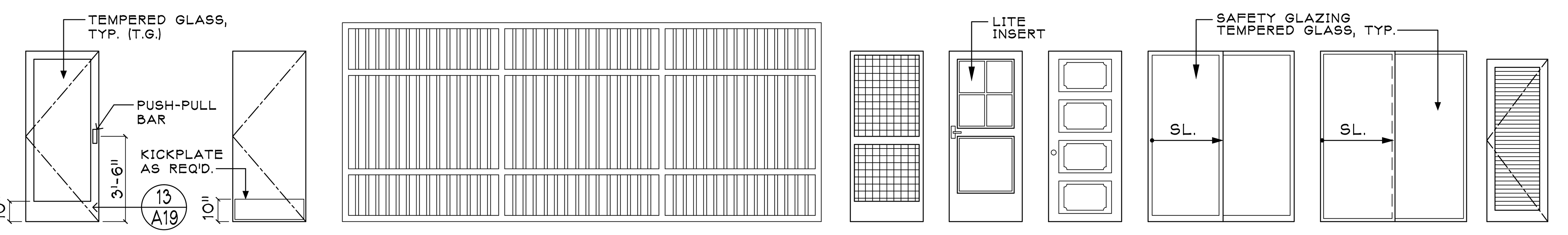
DOOR SCHEDULE

NOTE AT DOORS AND GATES:
1. ALL EGREES DOORS AND GATES LEADING TO THE PUBLIC WAY (EGREES DOORS OR GATES SHALL BE READILY OPENABLE FROM THE EGREES SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SCHLAGE EXIT LEVER LATCHING DEVICE SHALL BE PROVIDED AT ALL EXIT DOORS. PER CBC 2013 SECTION 1008.1.9.
2. ALL EXIT DOORS WITH LEVER AND LOCKING HARDWARE SHALL BE PROVIDED WITH THE APPROPRIATE TYPE OF HARDWARE WHERE THE LOCKING DEVICE IS INTEGRAL WITH THE LEVER AND WILL RETRACT UPON SINGLE MOTION OF THE LEVER.
3. AT DOORS AND GATES SHALL BE EQUIPPED WITH ACCESSIBLE OPERATING HARDWARE MOUNTED MIN. OF 30 INCHES TO 44 INCHES MAXIMUM ABOVE FINISH FLOOR PER CBC 1008 AND 1008.1.9.
4. THE FORCE TO OPERATE INTERIOR DOORS NOT TO EXCEED 5 LBS.

NO.	TYPE	DIMENSIONS WIDTH	HEIGHT	THICK	EMERGENCY ESCAPE		DOOR MATERIAL	FRAME MATERIAL	FINISH HDW INSIDE	OUTSIDE	LOCK	CLOS.	PANIC	THRES.	DETAILS HEAD	JAMB	SILL	REMARKS	FINISH	CORE	REMARKS
1	1	3'-0"	7'-0"	2"			ALUMINUM TEMP. GL.	ALUMINUM	•	•	•			•	•	•		1,2,3	ANO.	-	ANODIZED ALUM. FINISH W/TEMPERED GLASS, KEY LOCK & ALUM. THRESHOLD W/LEVER HARDWARE (SEE EXTERIOR ELEVATIONS).
2	2	3'-0"	7'-0"	1 3/4"			METAL	METAL	•	•	•			•	•	•		1,2,3	P	SC	1-HR. RATED METAL DOOR WITH SELF-CLOSING DEVICE, KEY LOCK AND LEVER HARDWARE.
3	2	3'-6"	7'-0"	1 3/4"			METAL	METAL	•	•				•	•	•			ANO.	SC	1-HR. RATED METAL SMOKE PROOF DOOR WITH SELF-CLOSING DEVICE AT ELEVATOR. PER MANUFACTURERS SPECIFICATION.
4	2	3'-6"	7'-0"	1 3/4"			METAL	METAL	•	•	•				•	•			P	SC	1-HR. RATED METAL DOOR WITH SELF-CLOSING DEVICE, KEY LOCK AND LEVER HARDWARE AT ELEVATOR MACHINE ROOM.
5	2	PR 3'-6"	7'-0"	1 3/4"			METAL	METAL	•	•					•	•			P	SC	1-HR. RATED METAL DOOR WITH SELF-CLOSING DEVICE AND LEVER HARDWARE AT TRASH AND RECYCLE ROOM.
6	3	20'-0"	8'-2"	-			ST'L. IRON	ST'L. IRON	•	•	•				•	•			P	-	TILT-UP STEEL IRON GARAGE GATE W/REMOTE CONTROL DEVICE & SPRING OIL TEMPERED STEEL CLASS 2 & 3 DIAMETER. .
7	4	PR 3'-0"	7'-0"	-			ST'L. IRON	ST'L. IRON	•	•					•	•		1,2,3	P	-	STEEL IRON GATE WITH 3" SQUARE WOVEN WIRE MESH INSERT WITH SELF-CLOSING DEVICE, KEY LOCK AND LEVER HARDWARE..
8	5	3'-0"	6'-8"	1 3/4"			WOOD	WOOD	•	•	•			•	•	•		2,3	P	SC	STAIN WITH ALUMINUM THRESHOLD, KEY LOCK, LEVER HARDWARE & LITE INSERTS (SEE EXTERIOR ELEVATIONS & DOOR TYPES).
9	6	3'-0"	6'-8"	1 3/4"			WOOD	WOOD	•	•	•			•	•	•		2,3	P	SC	STAIN WITH ALUMINUM THRESHOLD, KEY LOCK AND LEVER HARDWARE (SEE EXTERIOR ELEVATIONS & DOOR TYPES).
10	5	2'-10"	6'-8"	1 3/4"			WOOD	WOOD	•	•	•			•	•	•		2,3	P	SC	STAIN WITH ALUMINUM THRESHOLD, KEY LOCK AND LEVER HARDWARE (SEE EXTERIOR ELEVATIONS & DOOR TYPES).
11	7	7'-0"	7'-0"	-	•		VINYL TEMP. GL.	VINYL	•	•	•			•	•	•			-	-	SLIDING VINYL DOOR W/WHITE FRAMES & SAFETY GLAZING OF TEMPERED GLASS. (SEE EXTERIOR ELEVATIONS & DOOR TYPES).
12	7	6'-0"	7'-0"	-	•		VINYL TEMP. GL.	VINYL	•	•	•			•	•	•			-	-	SLIDING VINYL DOOR W/WHITE FRAMES & SAFETY GLAZING OF TEMPERED GLASS. (SEE EXTERIOR ELEVATIONS & DOOR TYPES).
13	7	8'-0"	7'-0"	-			VINYL TEMP. GL.	VINYL	•	•	•			•	•	•			-	-	SLIDING VINYL DOOR W/WHITE FRAMES & SAFETY GLAZING OF TEMPERED GLASS. (SEE EXTERIOR ELEVATIONS & DOOR TYPES).
14	2	2'-10"	6'-8"	1 3/8"			WOOD	WOOD	•	•	•				•	•		3,4	P	HC	USE PRIVACY LOCK AT BEDROOMS AND MASTER BEDROOMS.
15	2	2'-8"	6'-8"	1 3/8"			WOOD	WOOD	•	•	•				•	•		3,4	P	HC	USE PRIVACY LOCK AT BEDROOMS AND MASTER BEDROOMS.
16	2	3'-0"	6'-8"	1 3/8"			WOOD	WOOD	•	•	•				•	•		3,4	P	HC	USE PRIVACY LOCK AT BEDROOMS AND MASTER BEDROOMS.
17	2	2'-10"	6'-8"	1 3/8"			WOOD	WOOD	•	•	•				•	•		3,4	P	HC	SEMI-GLOSS. USE PRIVACY LOOK AT BATHROOMS.
18	2	2'-8"	6'-8"	1 3/8"			WOOD	WOOD	•	•	•				•	•		3,4	P	HC	SEMI-GLOSS. USE PRIVACY LOOK AT BATHROOMS.
19	2	2'-10"	6'-8"	1 3/8"			WOOD	WOOD	•	•					•	•		3,4	P	HC	WOOD DOOR PAINT SEMI-GLOSS.
20	2	2'-8"	6'-8"	1 3/8"			WOOD	WOOD	•	•					•	•		3,4	P	HC	WOOD DOOR PAINT SEMI-GLOSS.
21	8	9'-0"	7'-0"	-			ALUMINUM TEMP. GL.	ALUMINUM	•	•					•	•			ANO.	-	WARDROBE SLIDING WITH TEMPERED MIRROR AND ANODIZED ALUMINUM FRAMES.
22	8	8'-0"	7'-0"	-			ALUMINUM TEMP. GL.	ALUMINUM	•	•					•	•			ANO.	-	WARDROBE SLIDING WITH TEMPERED MIRROR AND ANODIZED ALUMINUM FRAMES.
23	8	6'-0"	7'-0"	-			ALUMINUM TEMP. GL.	ALUMINUM	•	•					•	•			ANO.	-	WARDROBE SLIDING WITH TEMPERED MIRROR AND ANODIZED ALUMINUM FRAMES.
24	8	5'-0"	7'-0"	-			ALUMINUM TEMP. GL.	ALUMINUM	•	•					•	•			ANO.	-	WARDROBE SLIDING WITH TEMPERED MIRROR AND ANODIZED ALUMINUM FRAMES.
25	8	7'-0"	7'-0"	-			ALUMINUM TEMP. GL.	ALUMINUM	•	•					•	•			ANO.	-	WARDROBE SLIDING WITH TEMPERED MIRROR AND ANODIZED ALUMINUM FRAMES.
26	8	7'-6"	7'-0"	-			ALUMINUM TEMP. GL.	ALUMINUM	•	•					•	•			ANO.	-	WARDROBE SLIDING WITH TEMPERED MIRROR AND ANODIZED ALUMINUM FRAMES.
27	2	2'-0"	6'-8"	1 3/8"			WOOD	WOOD	•	•					•	•		3,4	P	HC	WOOD DOOR PAINT SEMI-GLOSS.
28	2	2'-6"	6'-8"	1 3/8"			WOOD	WOOD	•	•					•	•		3,4	P	HC	WOOD DOOR PAINT SEMI-GLOSS.
29	1	2'-8"	6'-8"	1 3/4"			VINYL TEMP. GL.	VINYL	•	•	•			•	•	•		3	-	-	VINYL FRENCH DOOR WITH SAFETY GLAZING OF TEMPERED GLASS, STAIN WITH ALUMINUM THRESHOLD & KEY LOCK, (SEE EXTERIOR ELEVATIONS & DOOR TYPES).
30	9	1'-6" PANELS SEE PLAN	6'-8"	1 3/8"			WOOD	WOOD	•	•					•	•		3,4	P	SC	LOUVER FOLDING WOOD DOOR PAINT SEMI-GLOSS @ LAUNDRY AREA.
31	7	5'-0"	7'-0"	-			VINYL TEMP. GL.	VINYL	•	•	•			•	•	•			-	-	SLIDING VINYL DOOR W/WHITE FRAMES & SAFETY GLAZING OF TEMPERED GLASS. (SEE EXTERIOR ELEVATIONS & DOOR TYPES).
32																					
33																					
34																					
35																					
36																					

NOTE USE SAFETY GLAZING (TEMPERED GLASS): PER CBC SECTION 2406.
1. ALL GLAZING IN INGRESS, EGRESS DOORS AND ENCLOSURES FOR BATHTUBS, SHOWER COMPARTMENT, HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LEES THAN 60 INCHES ABOVE A STANDING SURFACE OR DRAIN INLET. PER CBC 2406.4, 4-5.
2. ALL GLASS WITHIN 24 INCHES OF A DOOR, WALLS ENCLOSING STAIRWAY LANDINGS AND WITHIN 60 INCHES OF THE FLOOR, & WITHIN 40 INCHES OF LOCKING MECHANISM.
3. ALL GLASS OVER 9 SQUARE FEET IN AREA WITHIN 18 INCHES OF OR 36 INCHES OF GRADE, AND GLASS DOORS IN FIXED, SLIDING PANELS OF SLIDING DOOR ASSEMBLIES, PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS & WALL PANELS. PER CBC 2406.4-7.
4. ALL GLASS ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF WALKING SURFACE AND AND 60 INCHES ABOVE WALKING SURFACE.
5. SWINGING DOORS WITH GLAZING SHALL BE PROVIDED WITH A 10" HI SMOOTH METAL PANEL AT THE BOTTOM.

DOOR TYPES



1. ENTRY 2. FLUSH 3. IRON GARAGE GATE 4. GATE 5. ENTRY 6. ENTRY 7. SLIDING DOOR 8. WARDROBE 9. LOUVER

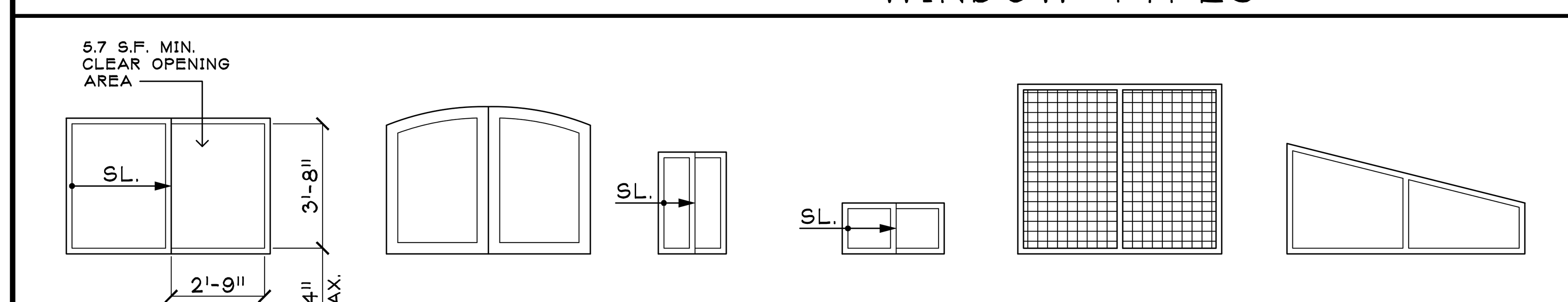
WINDOW SCHEDULE

LETTER	TYPE	SIZES WIDTH	HEIGHT	MATERIAL	FINISH	EMERGENCY ESCAPE	DOUBLE PANE GLASS	U-FACTOR DEFAULT	SHGC VALUE DEFAULT	SCREEN	DETAILS HEAD	JAMB	SILL	REMARKS
														1. SEE FLOOR PLANS FOR DOUBLE TEMPERED GLASS LOCATION 2. FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS. 3. ALL GLAZING TYPE SHALL BE LOW-E (SEE TITLE-24 CALCULATIONS ON SHEET SP-2).
A	1	6'-0"	4'-0"	VINYL	WHITE	•	•	0.32	0.25	•				WHITE VINYL WINDOW FRAMES (SEE EXTERIOR ELEVATIONS & WINDOW TYPES).
B	1	4'-0"	3'-0"	VINYL	WHITE		•	0.32	0.25	•				
C	2	6'-0"	4'-6"	VINYL	WHITE	•	•	0.32	0.25	•				
D	1	4'-0"	4-0"	VINYL	WHITE	•	•	0.32	0.25	•				
E	3	2'-0"	3'-0"	VINYL	WHITE		•	0.32	0.25	•				
F	1	5'-0"	4'-0"	VINYL	WHITE	•	•	0.32	0.25	•				
G	4	3'-0"	1'-6"	VINYL	WHITE		•	0.32	0.25	•				
H	3	2'-6"	3'-0"	VINYL	WHITE		•	0.32	0.25	•				
I	1	7'-0"	4'-0"	VINYL	WHITE	•	•	0.32	0.25	•				
J	3	3'-0"	3'-0"	VINYL	WHITE		•	0.32	0.25	•				
K	5	6'-0"	4'-0"	IRON	WHITE									
L	5	6'-0"	5'-0"	IRON	WHITE									
M	6	7'-0"	3'-3" TO 1'-6"	VINYL	WHITE		•	0.32	0.25					
N														
O														

NOTES:
1. USE AAMA APPROVED MILGARD VINYL WINDOWS OR EQUAL
2. A MINIMUM NET GLAZED AREA FOR NATURAL LIGHTING SHALL NOT BE LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED.
3. USE TEMPERED GLASS WITHIN 12 INCHES OF FLOOR.
4. WINDOWS LOCATED IN SHOWER OR TUB AREAS SHALL BE TEMPERED GLASS WHEN THE SILL HEIGHT IS IS WITHIN 60 INCHES ABOVE THE SHOWER OR TUB STANDING SURFACE.
5. WINDOWS LOCATED WITHIN 40 INCHES OF ANY DOORS LOCKING MECHANISM SHALL BE FULLY TEMPERED GLASS.
6. ALL GLASS ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF WALKING SURFACE AND 60 INCHES ABOVE WALKING SURFACE.
7. ALL GLASS ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF BOTTOM TREAD OF STAIRWAY AND EXPOSED SURFACE IS WITHIN 60 INCHES ABOVE NOSE TREAD.

BEDROOM EGRESS NOTES:
1. AT BEDROOM WINDOWS MINIMUM 5.7 SQ. FT. OPENABLE AREA.
2. MINIMUM CLEAR OPENING HEIGHT OF 24 INCHES.
3. MINIMUM CLEAR OPENING WIDTH OF 20 INCHES.
4. WINDOW OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING A MAXIMUM OF 44 INCHES ABOVE FINISHED FLOOR.

WINDOW TYPES



1. SLIDING 2. CASEMENT 3. SLIDING 4. SLIDING 5. FIXED 6. FIXED

FINISH SCHEDULE

	ROOM NAMES	BASE MATERIAL: WOOD	VINYL	TILE	CONCRETE SLAB	CONCRETE DECK	LIGHT WEIGHT CONC.	FLOOR MATERIAL: CONCRETE	VINYL	CARPET	WOOD	TILE	COLORED STAMPED CONCRETE	COLORED, PATTERED WATERPROOF DECK'G.	WALL MATERIAL: GYPSUM BOARD	5/8" TYPE 'X' G.B.	CONCRETE BLOCK	SEMI-GLOSS ENAMEL	PAINT	STUCCO	CEILING MATERIAL: GYPSUM BOARD	5/8" TYPE 'X' G.B.	STUCCO	EXPOSED FRAME	SEMI-GLOSS ENAMEL	PAINT	CONCRETE	WAINSCOT MATERIAL: TILE	REMARKS
BASEMENT GARAGE	PARKING GARAGE				•			•									•		•							•	•		
	LOBBY				•			•				•				•	•		•							•	•		
	STAIRS				•			•									•		•							•	•		
	ELEVATOR SHAFT				•			•									•												
	ELEVATOR MECH. ROOM				•			•									•		•							•	•		
	BICYCLE AREA				•			•																		•	•		
	TRASH & RECYCLE RM.				•			•									•	•							•		•		
	STORAGE ROOM				•			•										•	•							•	•		
FIRST FLOOR	LOBBY					•						•								•			•						
	STAIRS					•					•	•								•			•						
	ELEVATOR SHAFT																•												
	COMMON AREA					•						•																	
	WALKWAYS					•						•								•			•						
	ENTRY					•						•				•			•			•				•			
	LIVING ROOM					•				•						•			•			•				•			
	DINING ROOM					•				•						•			•			•				•			
	KITCHEN					•						•				•		•				•			•				
	BEDROOM					•				•						•			•			•				•			
	POWDER					•						•				•		•				•			•				
	BATHROOM					•						•				•		•				•			•				
	HALLWAY					•				•						•			•			•				•			
	CLOSET					•				•						•			•			•				•			
	LAUNDRY					•						•				•		•				•			•				
	BALCONY					•						•								•			•						
SECOND FLOOR	LOBBY	•					•					•								•			•						
	STAIRS	•					•				•	•								•			•						
	ELEVATOR SHAFT																•												
	BALCONY WALKWAYS	•					•					•								•			•						
	ENTRY	•					•					•				•			•			•				•			
	LIVING ROOM	•					•			•						•			•			•				•			
	DINING ROOM	•					•			•						•			•			•				•			
	KITCHEN	•					•					•				•		•				•			•				
	BEDROOM	•					•			•						•			•			•				•			
	POWDER	•					•					•				•		•				•			•				
	BATHROOM	•					•					•				•		•				•			•				
	HALLWAY	•					•			•						•			•			•				•			
	CLOSET	•					•			•						•			•			•				•			
	LAUNDRY	•					•					•				•		•				•			•				
	BALCONY	•					•					•								•			•						

NOTE:
ALL WALL AND CEILING FINISHES FOR S AND R-2 OCCUPANCY SHALL BE PROVIDE WITH CLASS 'C' FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450 COMPLYING WITH CBC 2013 SECTION 803, 804 AND TABLE 803.9.

NOTES:
1. VINYL FLOORS TO HAVE 15# FELT APPLIED OVER EXTERIOR GRADE PLYWOOD AND TURNED 5" UP WALLS.
2. SHOWER & TUB WALLS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE MOISTURE RESISTANT OR OTHER APPROVED MATERIAL. SUCH WALL FINISH SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE DRAIN INLET, WITH SHATTER RESISTANT ENCLOSURE.
3. ALL WALL WITHIN 2'-0" OF FRONT, SIDES & TO A HEIGHT OF 4'-0" ABOVE THE FLOOR AT LAUNDRY, TUB TO BE FINISHED WITH PORTLAND CEMENT.
4. BATHROOM FLOORS SHALL HAVE SMOOTH, HARD NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE, OR APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES.
5. USE WATER RESISTANT GYP. BD. AT WALLS & CEIL,G. BATHRMS. & KITCHEN.
6. WHERE FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF CBC 803.
7. WALL, FLOOR AND CEILING FINISHES SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC T-803.9.
8. INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH CBC 804.
9. DECORATIVE MATERIALS AND TRIM INSTALLED IN BUILDINGS GOVERNED BY THE SFM SHALL COMPLY WITH THE PROVISION OF CBC 806.

ELECTRICAL

SYMBOLS	DESCRIPTIONS
	110v WALL OUTLET
	1/2 HOT 110 WALL OUTLET
W.P.	WATERPROOF 110 OUTLET
	110v FLOOR OUTLET
	220v WALL OUTLET
	ELECTRICAL WALL SWITCH
3	3 WAY WALL SWITCH
	CEILING LIGHT
	FLUSH CEILING LIGHT
	BRACKET LIGHT
	CHIMES
	DOORBELL PUSH BUTTON
T.V.	TELEVISON
	PHONE
	CEILING HEATER
S.D.	SMOKE DETECTOR PERMANENTLY WIRED TO THE BUILDING ELECTRICAL SYSTEM PHOTO ELECT. TYPE (HARD-WIRED WITH BATTERY BACKUP), INTERCONNECTED.
	COMB. LIGHT & HEAT LIGHT
	COMB. LIGHT, FAN & HEAT.
	DOOR
	WINDOW
	2-TUBE FLUORESCENT FIXTURE (SCALE FOR LENGHT).
	1-TUBE FLUORESCENT FIXTURE (SCALE FOR LENGHT). W/PROTECTIVE METAL SCREEN
	ENERGY STAR COMPLIANT EXHAUST FAN WITH EXHAUST RATE OF A MIN. 50 CFM EQUIPPED WITH A HUMIDISTAT CONTROLS CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF < 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. FAN SHALL BE VENTED THROUGH A METAL DUCT TO OUTSIDE AIR. (DUCTLESS FANS ARE UNACCEPTABLE)

PLUMBING

FIXTURES	TYPES	REMARKS

REVISIONS	BY

MARDIAN AND ASSOC., INC.
416 N. Glendale Ave. Suite 212
Glendale, CA 91206
(818) 956-8205

OWNER: **2454 MONTROSE, LLC**
C/O MR. VAROUJ KEOSSIAN
ADDRESS: 2441 RISA DRIVE GLENDALE, CA 91208
PHONE: 818-281-0625

SHEET TITLE: DOOR, WINDOW & INTERIOR FINISH SCHEDULE.
JOB TITLE: 3-STORY 16-UNIT APARTMENT BUILDING.
JOB ADDRESS: 2454 MONTROSE AVENUE MONTROSE, CA 91020

Date:
Scale:
Drawn:
Job:
Sheet
A-21
Of Sheets

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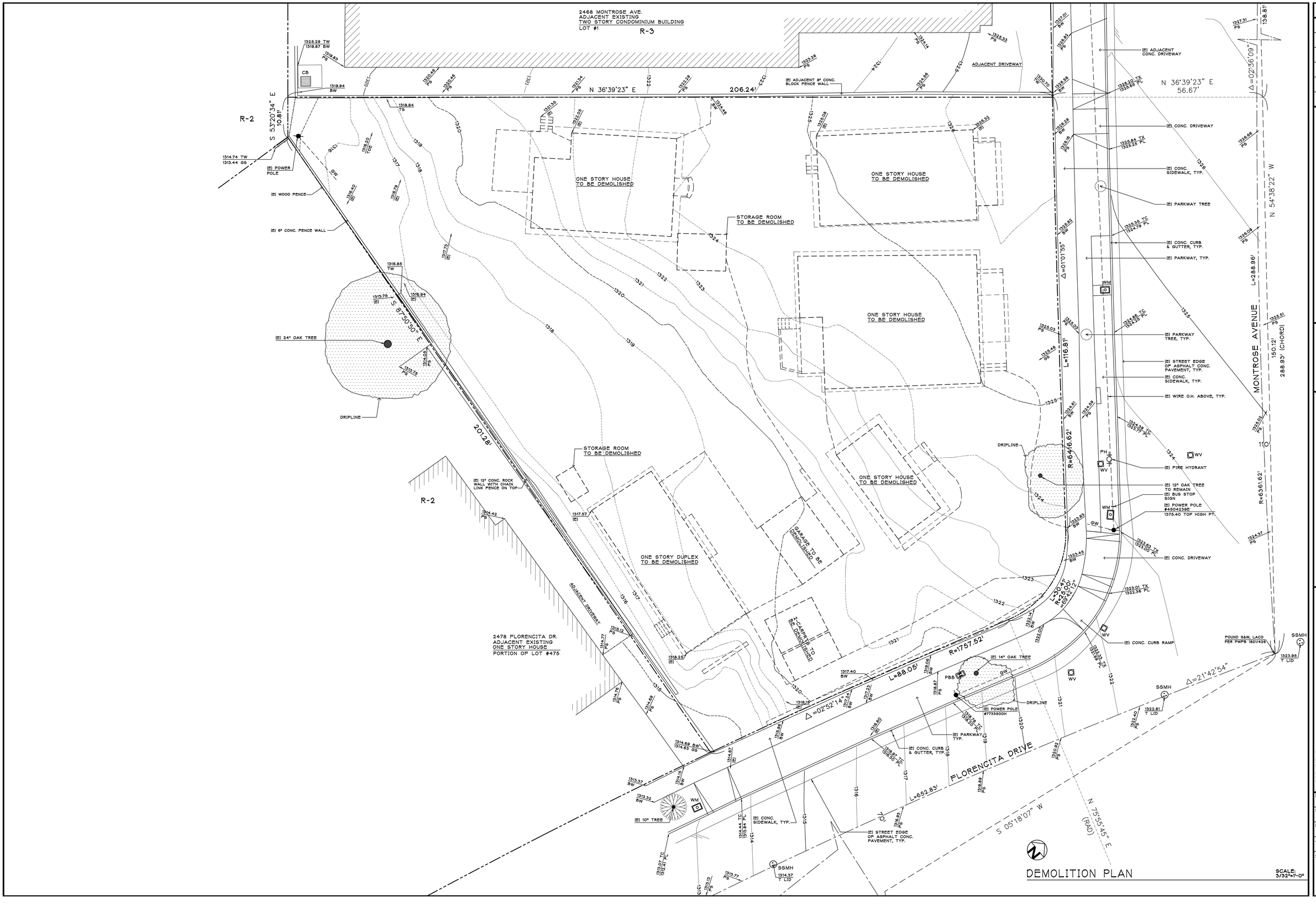

REVISIONS	BY

MARDIAN AND ASSOC., INC.
416 N. Glendale Ave. Suite 212
Glendale, CA 91206 (818) 956-8205

OWNER: 2454 MONTROSE, LLC
C/O MR. VAROUJ KEOSSIAN
ADDRESS: 2441 RISA DRIVE
GLENDALE, CA 91208
PHONE: 818-281-0625

SHEET TITLE: DEMOLITION PLAN.

JOB TITLE: EXISTING RESIDENTIAL BUILD'G. TO BE DEMOLISHED.

JOB ADDRESS: 2454 MONTROSE AVENUE
MONTROSE, CA 91020

Date:

Scale:

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Job:

Sheet: D-1

Of Sheets

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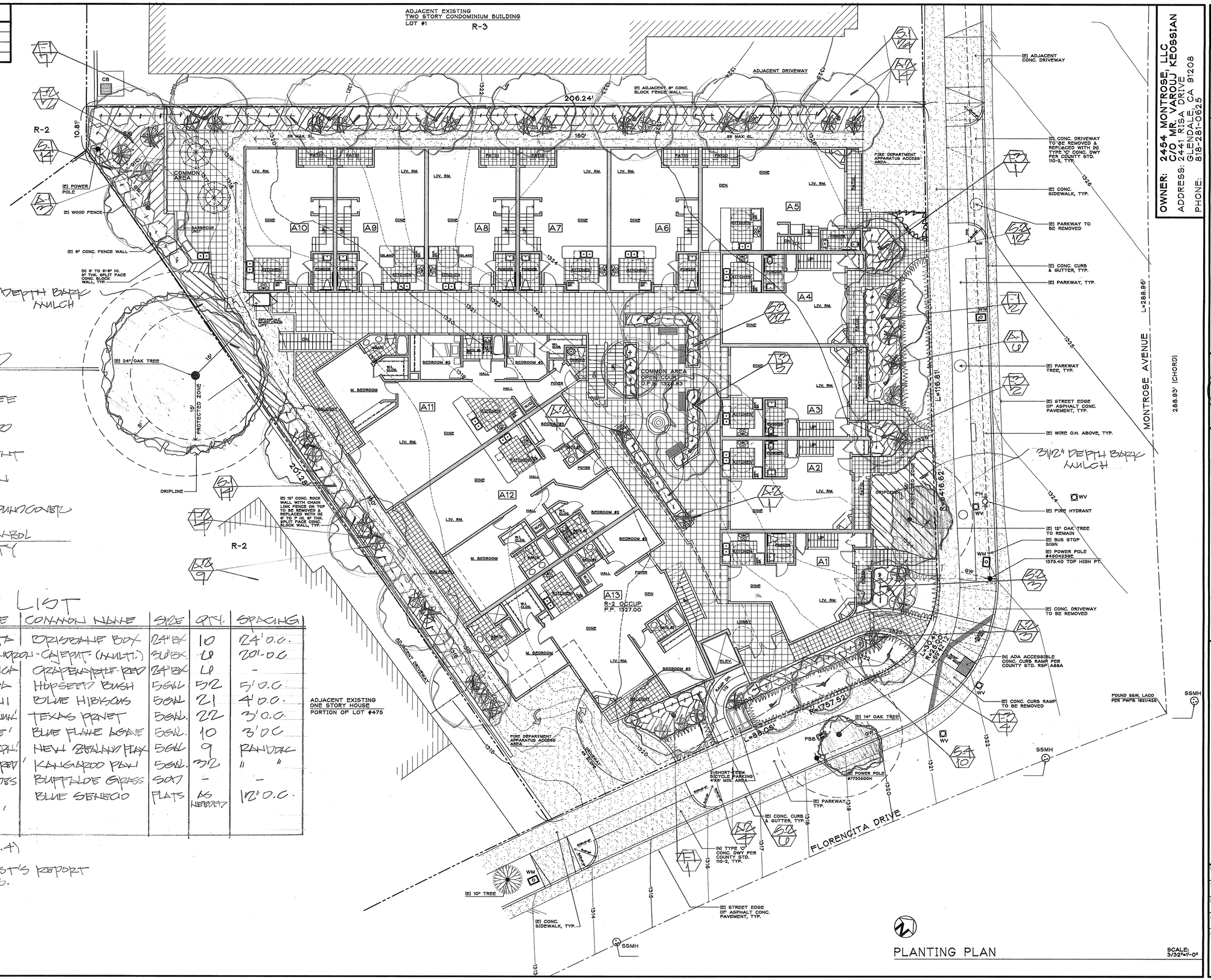
LANSCAPING CALCULATIONS:

FRONT YARD	1,855 SQ. FT. (54.2%)
INTERIOR SIDE & REAR YARDS	2,169 SQ. FT.
INTERIOR COURTYARD	230 SQ. FT.
TOTAL	4,254 SQ. FT. (16.9%)



LEGEND

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

WATER USEAGE (W/M COLS)

PLANT LIST

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
L	T-1	TRISTANIA CONFERTA	DRISDALE BOX	24" BX	10	24' O.C.
L	T-2	MELALEUCA LENCADENDRON - CAJEPUT (MULTI.)		30" BX	8	20' O.C.
L	T-3	LAGERSTROEMIA INDICA	CRAPE MYRTLE - RED	24" BX	4	-
L	S-1	DODONEA VISCOSA	HOPSEED BUSH	5 GAL	512	5' O.C.
L	S-2	ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL	21	4' O.C.
L	S-3	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	5 GAL.	22	3' O.C.
L	S-4	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL.	10	3' O.C.
L	A-1	PHORMIUM T. 'MAORI GIRL'	NEW ZEALAND FLAX	5 GAL	9	RANDOM
L	A-2	ANIGOSANTHOS BIG RED'	KANGAROO PAW	5 GAL.	312	" "
L	LAWN	BUCHLOE DACTYLOIDES	BUFFALO GRASS	SOD	-	-
L	GROUNDCOVER (ALL P.A.'S)	= SENECIO 'SERPENS'	BLUE SENECIO	FLATS	AS NEEDED	12" O.C.

L = LOW WATER USEAGE (P.F. = .4)

NOTE: · REFER TO ARBORIST'S REPORT FOR ON SITE TREES.

PLANTING PLAN

SCALE: 3/32"=1'-0"

OWNER: 2454 MONTROSE, LLC
C/O MR. VAROUJ KEOSSIAN
ADDRESS: 2441 RISA DRIVE
GLENDALE, CA 91208
PHONE: 818-281-0625

REVISIONS	BY

MARDIAN AND ASSOC., INC.
416 N. Glendale Ave. Suite 212
Glendale, CA 91206 (818) 956-8205

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A. lic. # 1844
LANDSCAPE ARCHITECTURE
314 E. Broadway, Suite D
Glendale, CA 91206 (818) 241-9169

SHEET TITLE: PLANTING PLAN.
JOB TITLE: 2-STORY 16-UNIT MULTI-FAMILY RESIDENTIAL BUILDING.
JOB ADDRESS: 2454 MONTROSE AVENUE MONTROSE, CA 91020

Date:
Scale:
Drawn:
Job:
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Of Sheets

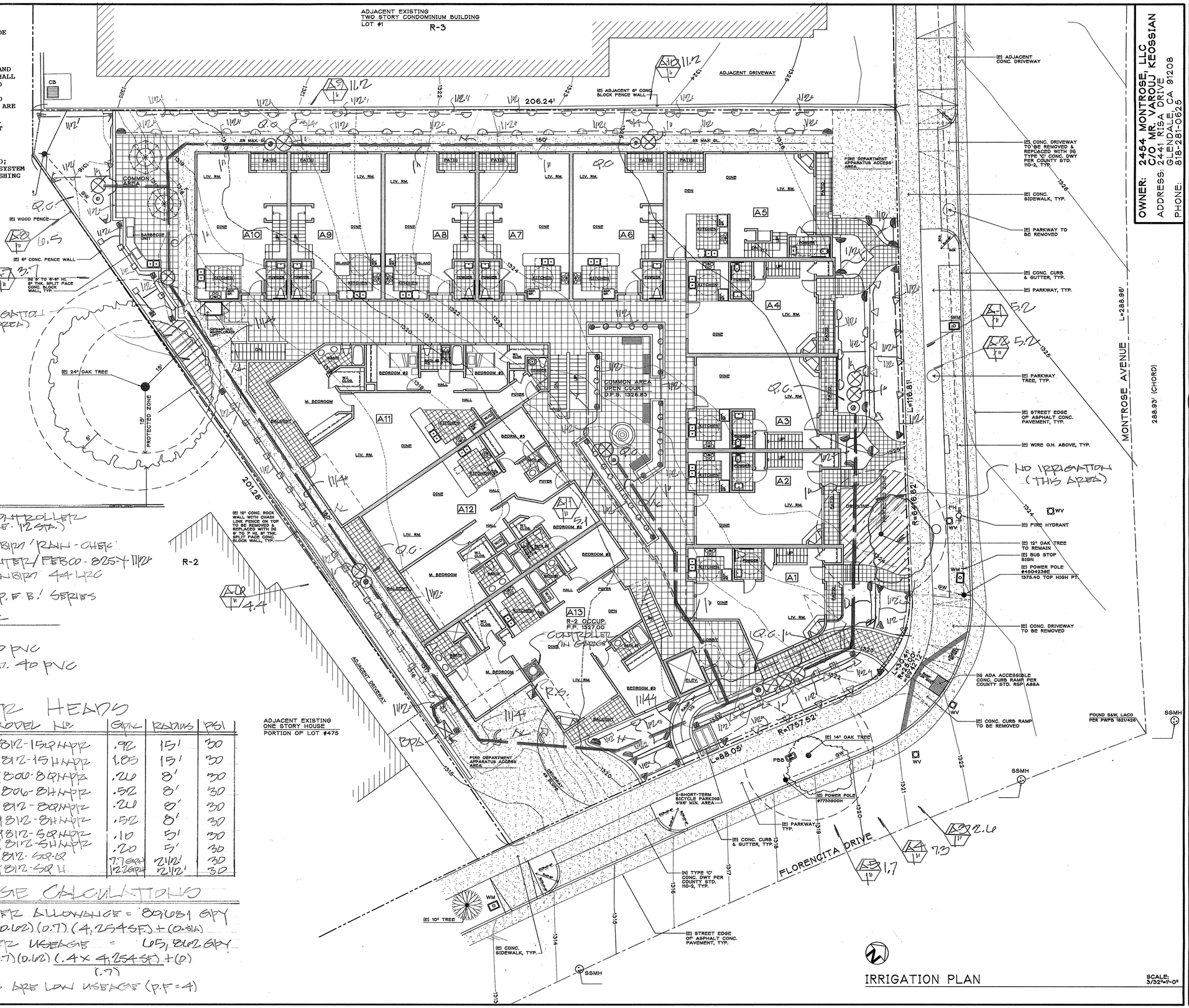
IRRIGATION CONTROLS AND ADJUSTMENTS

1. PRIOR TO FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION AUDIT CONDUCTED BY A "CERTIFIED LANDSCAPE IRRIGATION AUDITOR" AND
2. THE IRRIGATION AUDIT SHALL INCLUDE, BUT IS NOT LIMITED TO; INSPECTION; SYSTEM TUNE UP; SYSTEM TEST WITH DISTRIBUTION UNIFORMITY; REPORTING OVERSPRAY OR RUN-OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE. THE AUDIT SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT OF RECORD AND APPROVED PRIOR TO ACCEPTANCE OF JOB.
3. CONTRACTOR SHALL REPAIR OR ADJUST IRRIGATION, IF NECESSARY, TO ADDRESS ALL REPORTED DEFICIENCIES. IF REPAIRS OR ADJUSTMENTS ARE MADE, THE SYSTEM SHALL BE RE-ADJUSTED. PROVIDE REPAIRS AND ADJUSTMENTS UNTIL AN IRRIGATION AUDIT REPORTS NO DEFICIENCES.
4. THE PROJECT APPLICANT/OWNER SHALL SUBMIT THE IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE CITY.

MAINTENANCE SCHEDULE

A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE; BUT NOT LIMITED TO; ROUTINE INSPECTION; AN ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS; AERATING AND DETHATCHING TURF AREA; REPLENISHING MULCH; FERTILIZING; PRUNING; WEEDING IN ALL LANDSCAPE AREAS; AND REMOVING OBSTRUCTIONS TO EMISSION DEVICES.

A MAINTENANCE SCHEDULE IS TO BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION.



LEGEND

- WEATHER BASED CONTROLLER (RAINBIRD ESP-LXME-12 STA.)
- R.S. — RAIN SENSOR/ RAINBIRD 'RAIN-CLIK'
- BPA — BACKFLOW PREVENTER/ FEBCO-825Y-1 1/2"
- Q.C. — QUICK COUPLER/ RAINBIRD 44 LRC
- VALVE/ RAINBIRD 'P.E.B.' SERIES
- 12.0 / 1" — VALVE NO./ GPM / VALVE SIZE
- MAINLINE/ SCHD. 40 PVC
- LATERAL LINE/ SCHD. 40 PVC

SPRINKLER HEADS

SYMBOL	DESCRIPTION	MODEL NO.	GPM	RADIUS	PSI
	RAIN-BIRD POP-UP/ QTR	1812-15QPYPR	.92	15'	30
	" " "/HALF	1812-15HNPR	1.85	15'	30
	" " "/QTR	1806-8QPYPR	.26	8'	30
	" " "/HALF	1806-8HNPR	.52	8'	30
	" " "/QTR.	1812-8QPYPR	.26	8'	30
	" " "/HALF	1812-8HNPR	.52	8'	30
	" " "/QTR	1812-5QPYPR	.10	5'	30
	" " "/HALF	1812-5HNPR	.20	5'	30
	" " "/QTR	1812-5QP-Q	7.7 GPM	21'/21'	30
	" " "/HALF	1812-5QP-H	12.2 GPM	21'/21'	30

WATER USEAGE CALCULATIONS

· MAXIMUM APPLIED WATER ALLOWANCE = 801,681 GPY
(ETO)(0.62)(0.7)(L.A.)/(43.7)(0.62)(0.7)(4,254 S.F.) + (0.5LA)
· ESTIMATED TOTAL WATER USEAGE = 65,802 GPY
(ETO)(0.62)(P.F × LA)/(IE) + (SLA)/(43.7)(0.62)(.4 × 4,254 SF)/(.7) + (0)

NOTE: ALL PROPOSED PLANTS ARE LOW USEAGE (P.F = 4)

IRRIGATION PLAN

SCALE: 3/32"=1'-0"

REVISIONS	BY

OWNER: 2454 MONTROSE, LLC
C/O MR. VAROUJ KEOSSIAN
ADDRESS: 2441 RISA DRIVE
GLENDALE, CA 91208
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314 E. Broadway, Suite D
Glendale, CA 91206 (818) 241-9169

SHEET TITLE: IRRIGATION PLAN.

JOB TITLE: 2-STORY 16-UNIT MULTI-FAMILY RESIDENTIAL BUILDING.

JOB ADDRESS: 2454 MONTROSE AVENUE MONTROSE, CA 91020

Date:

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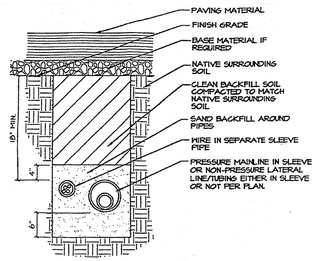
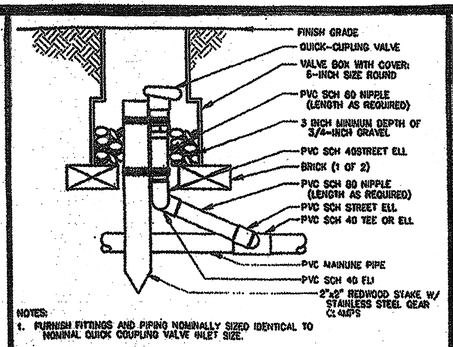


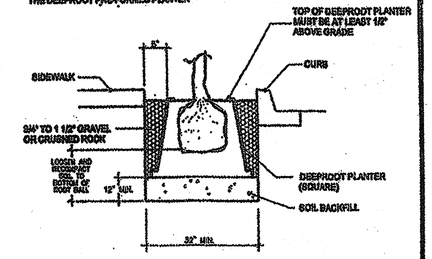
PIPE & WIRE TRENCHING



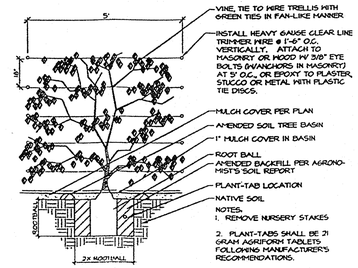
NOTES:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE OUTLET SIZE.

QUICK-COUPLING VALVE

NOTE:
A TYPICAL SURROUND PLANTING USING THE DEEPROOT PRE-FORMED PLANTER



TREE ROOT BARRIERS



VINE PLANTING DETAIL

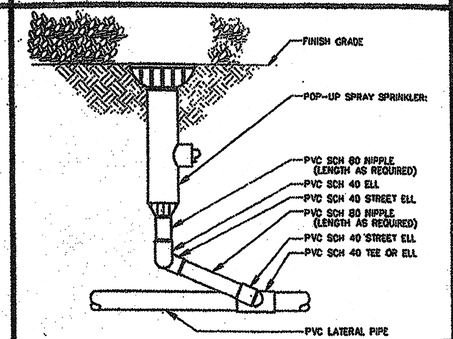
1. CONTRACTOR SHALL VERIFY PLANT COUNT FOR BIDDING PURPOSES.
2. GROUND COVER INDICATED BY ▨ SHALL BE CONTINUOS UNDER SHRUB.
3. PLANTING AREAS WHICH HAVE NO GROUND COVER INDICATED SHALL RECEIVE 2" MIN. FINE REDWOOD BARK AS A GROUND COVER.
4. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR 90 DAYS AFTER INSTALATION AND REPLACE ANY DISEASESD OR DAMAGED MATERIAL DURING THAT ONE YEAR PERIOD.
5. THE FOLLOWING AMENMENTS SHALL BE UNFORMALLY BROADCAST AND THROUGHLY INCORPORATED TO A DEPTH OF 12" MIN. BY ROTORILLER EQUAL AMOUNT PER. 1000 SQ. FT.
6. CU. YD. (2") NITROGEN STABILIZED ORGANIC AMENDMENT FROM REDWOOD SAWDUST, FIR DUST, OR FINELY GROUND BARK
   5 LBS. AMMONIUM SURFATE.

NOTE: THIS FORMULA IS A STD. MIX AND WILL CHANGE IF THERE ARE ANY UNUSUAL SOIL CONDITIONS AT THE SITE.COMPACTED BACKFILL SHALL BE 100% ON SITE SOIL.

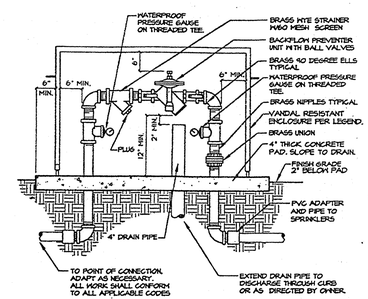
LANDSCAPE NOTES

SOIL TEXTURE	MAXIMUM PRECIPITA RATE INCH PER HOUR							
	0 to 5.0/0 SLOPE		5 to 8.0/0 SLOPE		8.0/0 SLOPE to 12.0/0 SLOPE		12.0/0 + SLOPE	
	COVER	BARE	COVER	BARE	COVER	BARE	COVER	BARE
COURSE SANDY SOIL	2.00	2.00	2.00	1.50	1.50	1.00	1.00	0.50
COURSE SANDY SOIL OVER TIGHT CONTACT LAYER	1.75	1.50	1.25	1.00	1.00	0.75	0.75	0.40
LIGHT SANDY LOAM UNIFORM	1.75	1.00	1.25	0.80	1.00	0.60	0.75	0.40
LIGHT SANDY LOAM OVER TIGHT CONTACT SOIL	1.25	0.75	1.00	0.50	0.75	0.40	0.50	0.30
UNIFORM SOIL LOAM	1.00	0.50	0.80	0.40	0.60	0.30	0.40	0.20
LIGHT LOAM OVER TIGHT CONTACT SOIL	0.80	0.30	0.50	0.25	0.40	0.15	0.30	0.10
LIGHT CLAY OVER LOAM	0.20	0.15	0.15	0.10	0.12	0.08	0.10	0.06

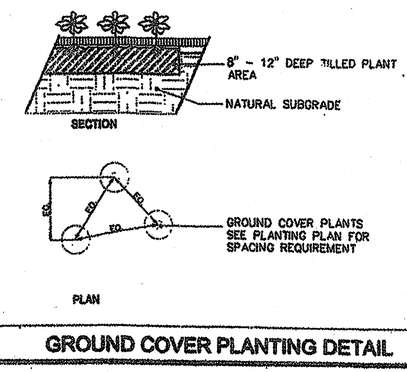
SOIL CHARACTERISTICS



POP-UP SPRAY SPRINKLER



BACKFLOW PREVENTER



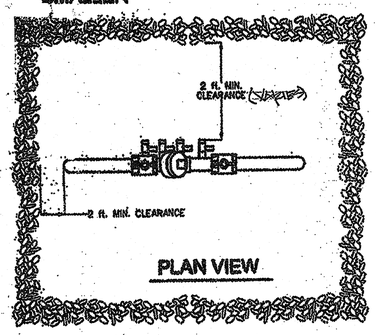
GROUND COVER PLANTING DETAIL

1. ALL IRRIGATION LINES UNDER DRIVES TO BE INSTALLED IN PVC SLEEVE @ 18" DEPTH MIN.
2. LOCATE ALL RCV'S & HB'S IN PLANTING AREAS. (TYP.)
3. JET ALL LINES AND TRENCHES UNDER PAVING 90% MIN. COMPACTION.
4. INSTALL REMOTE CONTROL VALVE IN AMETEX 12" BOX OR EQUAL (ONE VALVE PER BOX) & MARKED "IRRIGATION", LOCATED BOXES IN GROUND COVER AREAS WHENEVER POSSIBLE AND A MIN. 12": FROM PAVING OR CURBS.
5. THE CONTRACTOR SHALL PROVIDE OWNER WITH A COMPLETELY OPERATING SYSTEM AND CLEAN SET OF MARKED PRINTS AS "AS-BUILT" DRAWINGS. REFERENCE ALL TRENCHES WITH DIMENSIONS TO NEAREST BUILDING OR PAVING.
6. THE CONTRACTOR SHALL WARRANT THAT THE SYSTEM WILL BE FREE FROM DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR. ALL REPAIRS NECESSARY SHALL BE MADE AT NO COST TO THE OWNER.

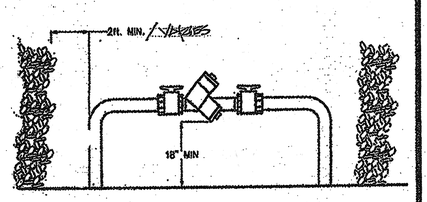
NOTE: ALL OTHER REQUIREMENTS TO BE PER CITY STANDARDS AND SPECIFICATIONS

IRRIGATION NOTES

BACKFLOW PREVENTION DEVICES SCREENING REQUIRMENTS 2-1/2" AND SMALLER

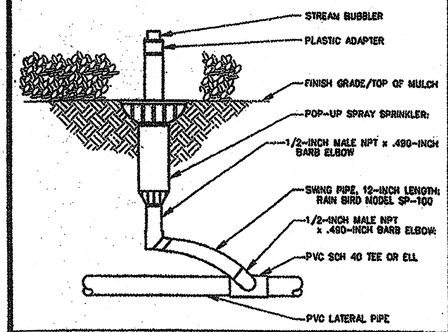


PLAN VIEW



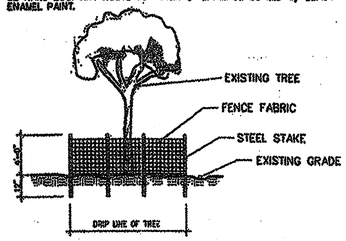
ELEVATION

BACKFLOW DEVICE SCREEING DETAIL

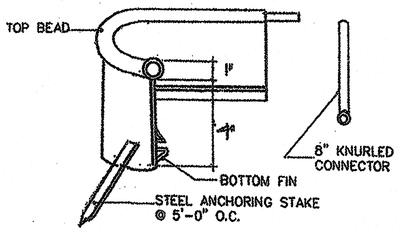


BUBBLER

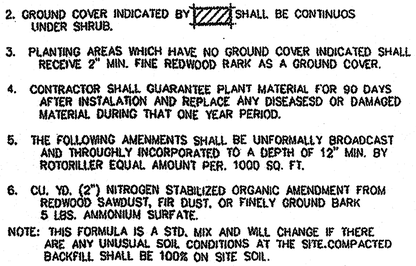
NOTE:
1. DRIPLINE OF TREE SHALL BE ENCLOSED W/ A 4'-0" HT. FENCE. FENCE FABRIC TO BE DURABLE AND BRIGHT COLOR. STAKE TO BE STEEL, MIN.1" SIZE AND INSTALLED TO A DEEPTH OF 12" MIN.
2. ANY TRINCHING REQUIRED WITHIN THE DRIPLINE OF THE TREE SHALL BE HAND DUG. ANY ROOTS CUT OVER 2" SHALL BE SEALED W/ BLACK ENAMEL PAINT.



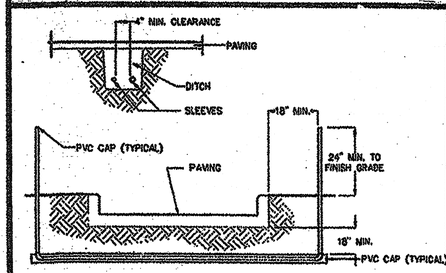
PROJECTION OF EXISTING TREE



POLYETHYLENE EDGING

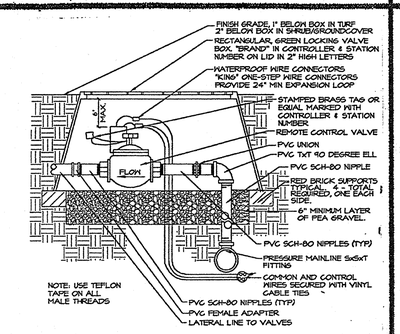


TREE STAKING DETAIL

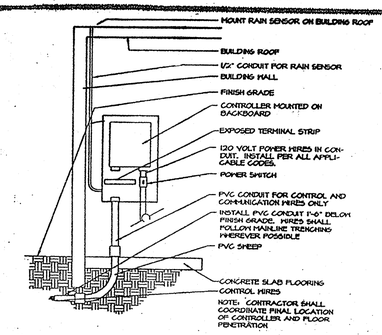


NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THEN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% COMPACTION.

SLEEVING

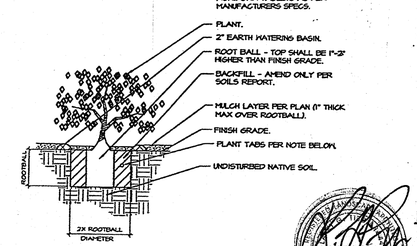


REMOTE CONTROL VALVE



SOLID-STATE CONTROLLER

NOTES:
1. SCARIFY SIDES OF PLANT PIT PRIOR TO SETTING PLANT.
2. PROVIDE & INSTALL 21 GRAM AGRIFORM TABLETS AS PER MANUFACTURERS SPECS.



SHRUB PLANTING DETAIL

#1234

REVISIONS	BY

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LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818-241-9969

NOTE: USE DETAILS AS APPLICABLE TO THIS PROJECT ONLY.

LANDSCAPE DETAIL & SPECIFICATION PLAN

DATE:

SCALE: N.T.S.

DRAWN: LGT

SHEET# L-3

TOPOGRAPHIC SURVEY MAP

0 8' 16' 32' 64'

SCALE: 1"=16'

LEGEND

	CENTER LINE
	PROPERTY LINE
—X—X—X—	CHAIN-LINK FENCE
	WOOD FENCE
	W.I. FENCE (WROUGHT IRON FENCE)
	LOT LINE
—G— G—	GAS LINE
—S— S—	SEWER LINE
—W— W—	WATER LINE
—T— T—	OVER HEAD TELEPHONE CABLE
	WOOD WALL
	CONC. WALL
	EDGE OF PVM'T
A.C.	ASPHALT CONCRETE
ACU	AIR CONDITIONING UNIT
C.C.	CONCRETE CEMENT
C.C.C.	CONCRETE CEMENT CURB
BC	BATTING CAGE
BW	BACK OF WALK/BOTTOM WALL
BBBS	BASEBALL BACKSTOP
CB	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CV	CONTROL VALVE
CW	COLDWATER LINE
DI	DRAINAGE INLET
DO	DRAINAGE OUTLET
DR	DOOR
DRWY	DRIVEWAY
DS	DOWNSPOUT
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
ET	ELECTRIC TRANSFORMER
EV	ELECTRIC VAULT
FD	FLOOR DRAIN
FL	FLOW LINE
FH	FIRE HYDRANT
FNC	FENCE
FP	FLAGPOLE / FIRE PLACE
FS	FINISH SURFACE
FWV	FIRE WATER VALVE
GS	GROUND SHOT
GV	GAS VALVE/GATE VALVE
GWA	GUY WIRE ANCHOR
ICB	IRRIGATION BOX CONTROL
LP	LIGHT POLE
MH	MANHOLE
MTL	METAL
PL	PROPERTY LINE
PP	POWER POLE
PB	PULL BOX
SSCO	SANITARY SEWAGE CLEANOUT
SS	STREET SIGN/STOP SIGN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF "X"
UA	UNDERGROUND ACCESS
WB	WATER BIB
WM	WATER METER
WV	WATER VALVE
(100.00)	RECORD DISTANCE
100.00 (m)	MEASURED DISTANCE
100.00 (c)	CALCULATED DISTANCE
(C & M)	CALCULATED AND MEASURED
	POWER POLE
	GUY WIRE ANCHOR
	CATCH BASIN
	SSMH (SANITARY SEWER MANHOLE) OR UTILITY MANHOLE
	TREE
	OAK TREE
	PINE TREE
	PALM TREE
	YUCCA TREE
	GAS METER
	FIRE HYDRANT
	PP/ELECTROLIER
	VALVE (UTILITY)
	METER
	VERTICAL & HORIZONTAL CONTROL POINT

MONUMENTS

	MONUMENT FD. OR SET (AS NOTED)

BENCH MARK

BENCHMARK # : 4730
ELEVATION : 1326.06
E= 5009.3211
N= 5087.6325
DESCRIPTION : CRESCENTA WATER CO MON IN CB RET 5M (16.4 FT) S/O BCR @ NW COR MONTROSE AVE & BRIGGS AVE.

BASIS OF BEARING

THE BEARING OF N 53°20'00" W ON MONTROSE AVE. CENTERLINE AS SHOWN IN TRACT NO. 1701 M.B. 22 PAGES 178-179, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

LEGAL DESCRIPTION

LOT 474 OF TRACT NO. 1701, IN THE CITY OF MONTROSE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 178-179 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 1 SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

RAY LOMBERA P.L.S. #7740 DATE:

REVISIONS:

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RLA Ray Lombera & Associates

LICENSED LAND SURVEYOR RAYMUNDO A. LOMBERA No. 7740 STATE OF CALIFORNIA

JOB ADDRESS:
2454 MONTROSE AVE.
MONTROSE, CA 91020

REQUESTED BY:
VAROUJ KEOSSEIAN

CHECKED BY:	R.L.
DRAWN BY:	R.D.P.
DATE:	MAY 6, 2015
SCALE:	1"=16'-0"

SHEET NO.
C-1
SHEET 1 OF 1