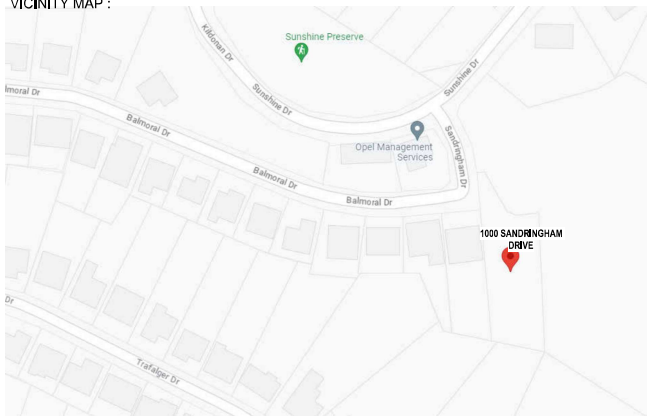


PROPOSED 2-STORY RESIDENCE

1000 SANDRINGHAM DRIVE
GLENDALE, CA 91207



VICINITY MAP :



SHEET INDEX

- ARCHITECTURAL:
- T1.0 COVER SHEET
 - A0.0 SURVEY
 - A0.1 DIAGRAMS
 - A1.1 SITE PLAN
 - A1.2 SITE SECTIONS
 - A1.3 SITE ELEVATIONS
 - A2.0 FLOOR PLANS
 - A2.1 FLOOR PLANS
 - A3.0 ELEVATIONS
 - A3.1 ELEVATIONS
 - A4.0 SECTIONS
 - A5.0 WINDOW SCHEDULE
 - A5.1 DOOR SCHEDULE
 - A6.0 3D VIEWS & MATERIALS

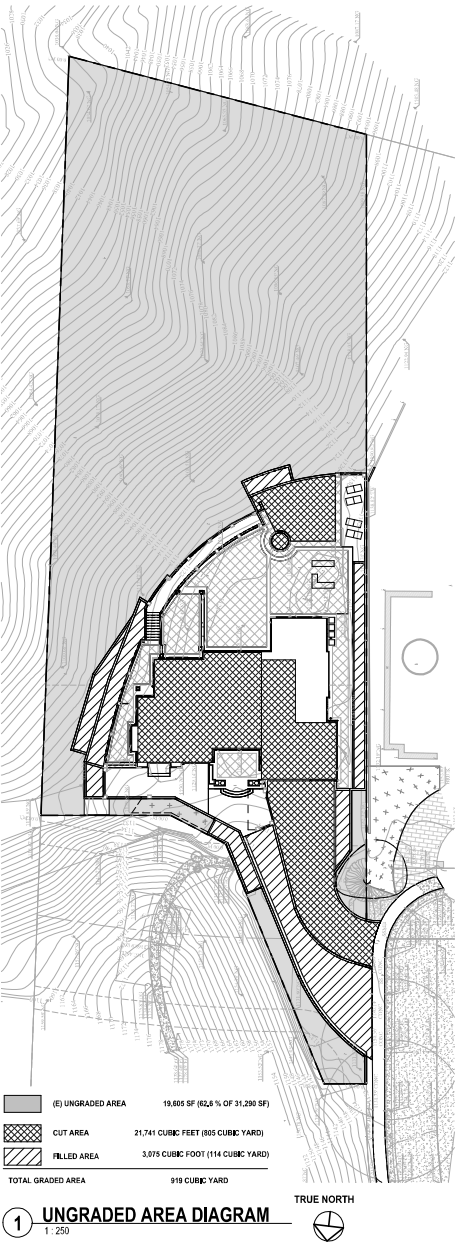
- LANDSCAPE :
- L1.1 PRELIMINARY LANDSCAPE PLAN

PROJECT TEAM

- PROPERTY OWNER: GARNIK HOVSEPYAN
1400 GREENBRIER ROAD
GLENDALE, CA 91207
- PROJECT ARCHITECT: MALEKIAN AND ASSOCIATES, INC.
Alen Malekian, AIA, NCARB
2255 HONOLULU AVE, SUITE 1A
MONTROSE, CA 91208
TEL: (818) 248-6522
EMAIL: ALEN@MALEKIAN.COM

PROJECT DATA

PROJECT ADDRESS:	1000 SANDRINGHAM DRIVE GLENDALE, CA 91207
APN NO:	5650-001-017
ZONING:	RFR III
LOT SIZE:	31,290 SF PER SURVEY
AVERAGE SLOPE:	+40%
MAX. ALLOWABLE FAR : (FOR LOTS AVERAGE SLOPE OF 40% OR MORE)	10,000 X 0.30 = 3,000 SF 21,290 X 0.10 = 2,129 SF TOTAL = 5,129 SF
PROPOSED FAR:	FIRST FLOOR AREA 2,880 SF SECOND FLOOR AREA 2,187 SF BASEMENT FLOOR AREA GARAGE AREA 751-700(NOT COUNTED) 51 SF STORAGE (1,463 SF NOT COUNTED; 5'-10" HEADROOM) 5,118 SF
MINIMUM LANDSCAPED AREA REQ'D:	31,290 SF X 0.40 = 12,516 SF
PROPOSED LANDSCAPED AREA:	21,769 SF (69.57% OF THE LOT)
MAXIMUM ALLOWABLE LOT COVERAGE	31,290 SF X 0.40 = 12,516 SF
PROPOSED LOT COVERAGE	3,678 SF (11.75% OF THE LOT)
MAXIMUM HEIGHT ALLOWABLE	32 FT + 3FT WITH A ROOF SLOPE OF 3:12 OR STEEPER = 35 FT
PROPOSED MAXIMUM HEIGHT OF THE BLDG.	35' - 0" FROM GARAGE ELEVATION
MINIMUM UNGRADED OPEN AREA REQ'D	31,290SF X 0.40 = 12,516 SF
PROPOSED UNGRADED OPEN AREA	19,605 SF (62.6% OF THE LOT)
RFR ZONE	YES



GARNIK
HOVSEPYAN



PROPOSED 2 STOREY
RESIDENCE
1000, SANDRINGHAM
DR,
GLENDALE, CA, 91207

COVER PAGE

T1.0

NOTES:

A. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

B. IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR REVIEW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC-OWNED.

C. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR SUBJECTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL, OF LAND.

D. THIS PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ENCUMBRANCES OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

LEGAL DESCRIPTION:

PORTION OF PARCEL "A" OF PARCEL MAP - GLEN NO. 1777 IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54, PAGES 8 AND 5 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N. 5650-001-017.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N0°23'00"E OF A CORNER IN THE CENTERLINE OF BALMORAL DRIVE, AS SHOWN ON THE MAP OF TRACT NO. 3674, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90, PAGES 15 THROUGH 19 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

KILDONAN DRIVE AND BALMORAL DRIVE, B.M. NO. 2137.
DESCRIPTION: BRASS DISK 7 1/2" CURS. STATIONED 78.10 FT. SLY. OF ST. Y.
TOP "X" WCB S 4 1/2" LY. CORNER @ 815 ± 1670 KILDONAN DR., STAMPED TBM 2137
SET 2004, 2005, ACTIVE, ELEV. 1039.212.

DATE OF SURVEY:

JUNE 30, 2023.

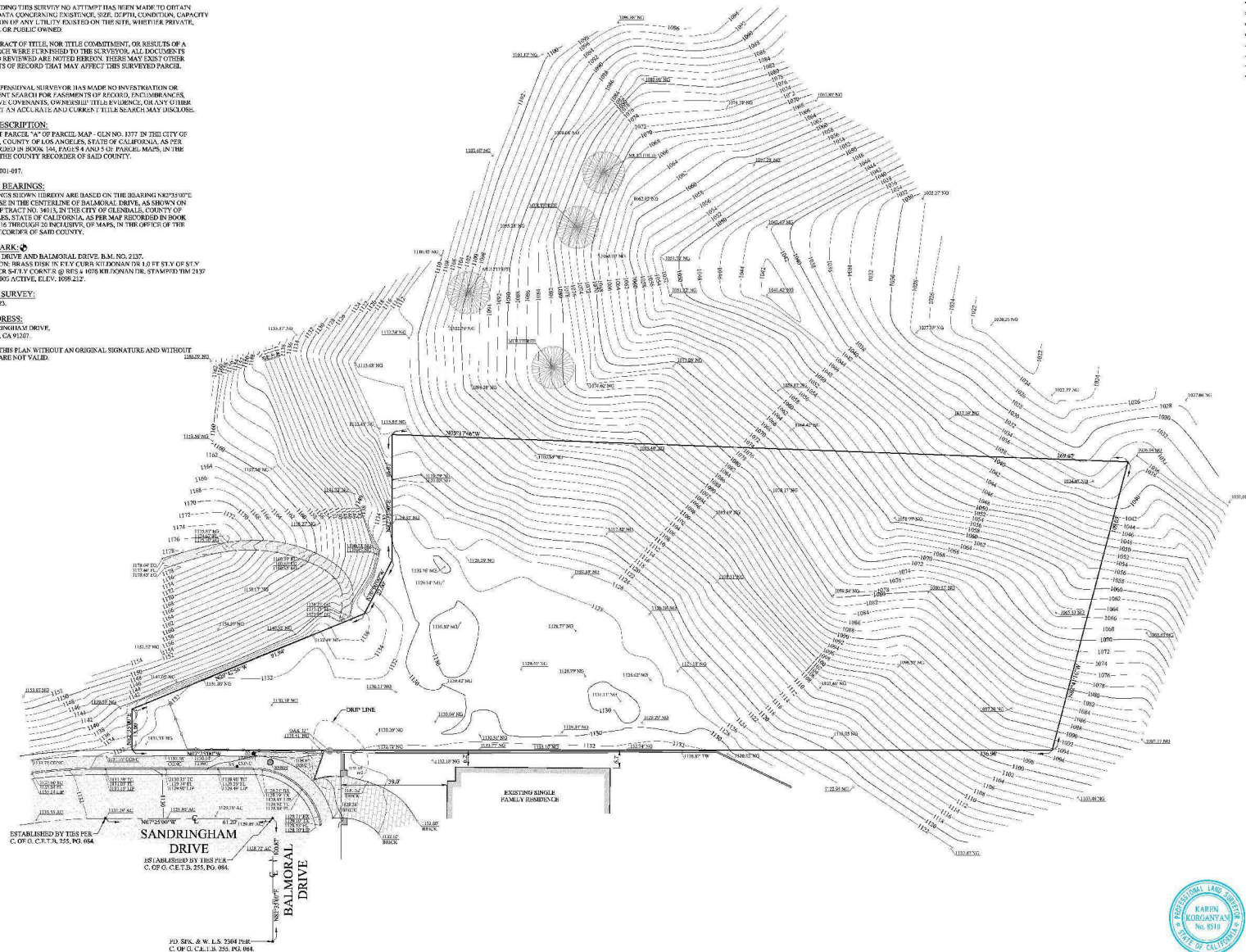
SITE ADDRESS:

1900 SANDRINGHAM DRIVE,
GLENDALE, CA 91207.

COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND WITHOUT
WET SEAL ARE NOT VALID.

LEGEND:

- CONCRETE WALL
- BLOCK WALL
- STONE WALL
- STUCCO WALL
- CHAIN LINK FENCE
- WOODEN FENCE
- CENTER LINE
- LOT LINE
- CONCRETE
- TRAIL
- BEGIN OF CURVE
- END OF CURVE
- EDGE OF GUTTER
- EDGE OF PAVEMENT
- ELEVATION
- NATURAL GRADE
- POINT ON CURVE
- POINT ON LINE
- TOP OF WALL
- TOP OF SLOPE
- MAIL BOX
- WATER METER
- ELECTRICAL METER
- ELECTRICAL BOX
- PULL BOX
- MEASURED DISTANCE
- COMPUTED DISTANCE
- RECORDED DISTANCE



PREPARED UNDER THE DIRECTION OF:

KAREN KORGANYAN PLS 8510

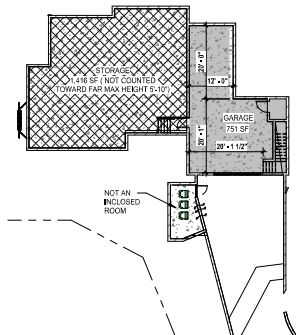
KKI Surveying, Inc.

PREPARED EXCLUSIVELY FOR:

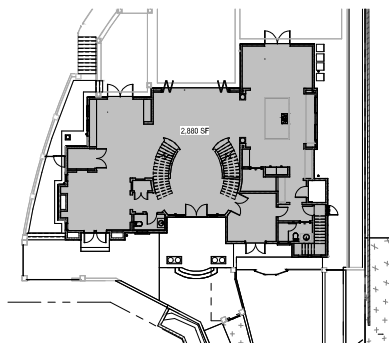
TOPOGRAPHIC SURVEY MAP

SHEET TITLE

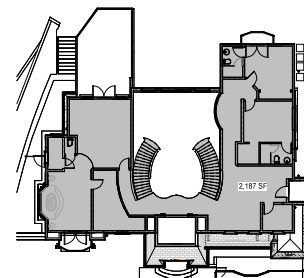
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SHEET NO: 1
JOB NO:



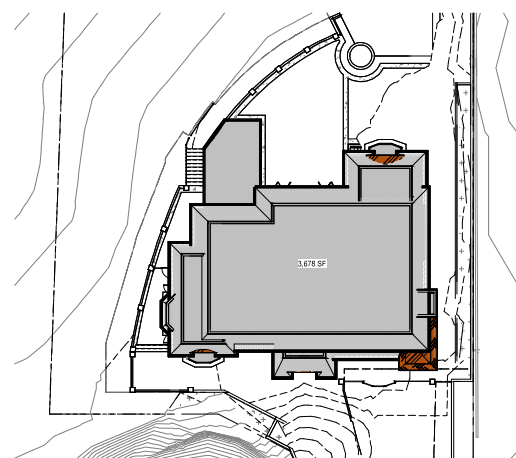
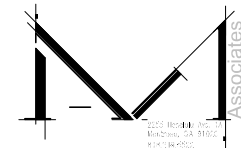
1 FAR - BASEMENT
1/16" = 1'-0"



2 FAR - LEVEL 1
1/16" = 1'-0"



3 FAR - LEVEL 2
1/16" = 1'-0"

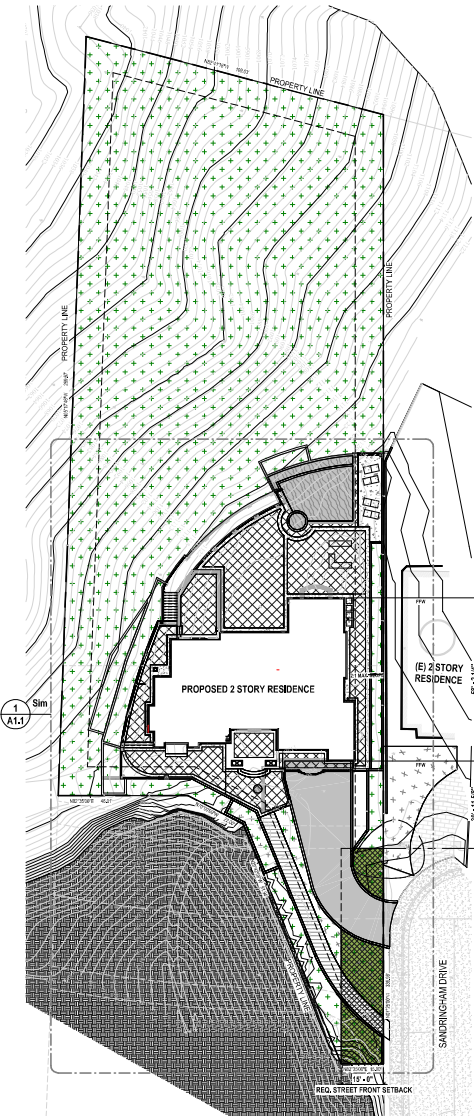


4 COVERAGE DIAGRAM
1/16" = 1'-0"

PROPOSED 2 STOREY
RESIDENCE
1000, SANDRINGHAM DR.
GLENDALE, CA. 91207

DIAGRAMS

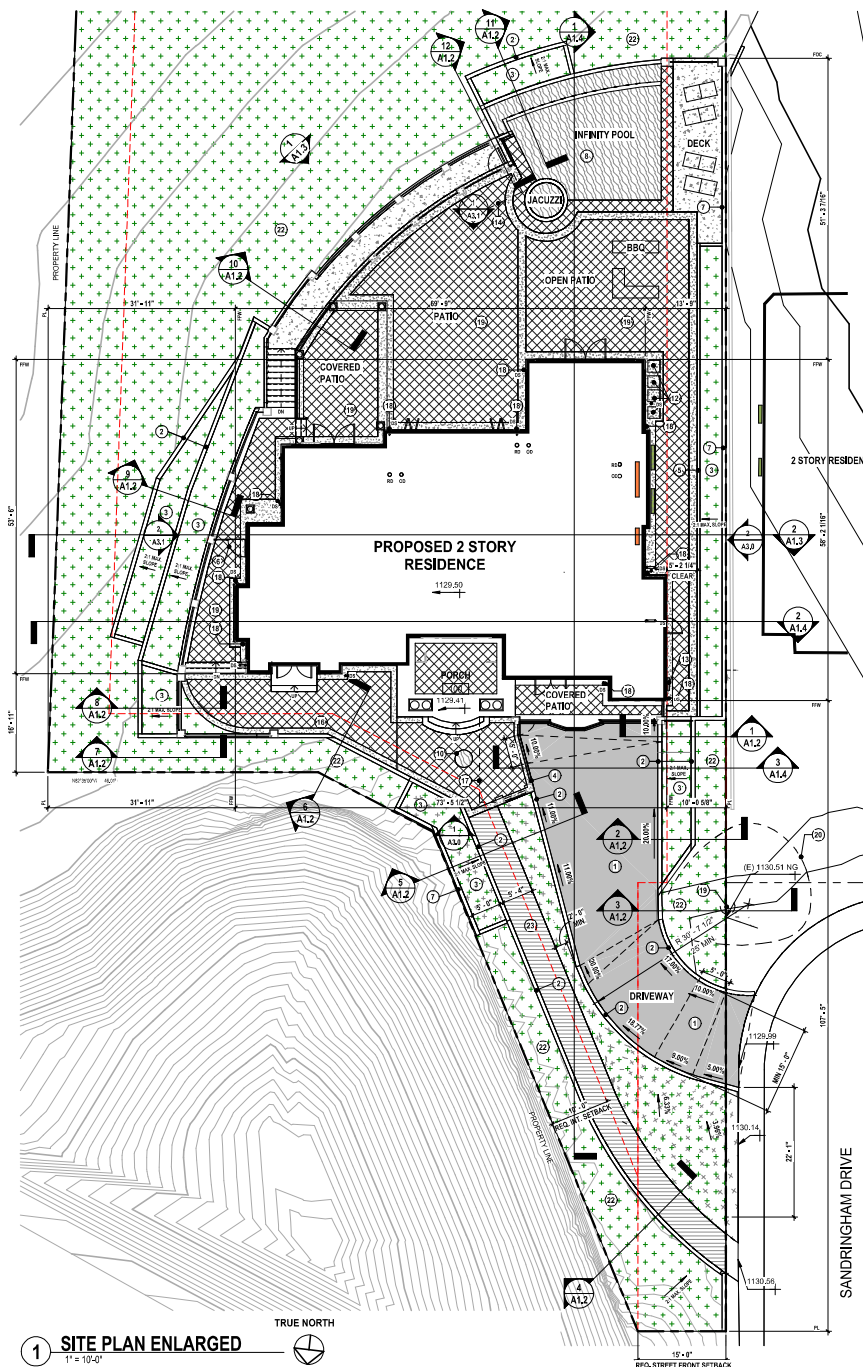
Project Status	Architect
Project Number	Project Name
Project Number	Project Name
Project Number	Project Name
Project Number	Project Name



	LIVE PLANTING AREA
	POOL & POND AREA
	STREET FRONT SETBACK AREA EXCEPT DRIVEWAY-817 SF
	LIVE PLANTING AREA WITHIN STREET FRONT SETBACK-587 SF

MIN. REQUIRED LANDSCAPED AREA	
MIN. LANDSCAPE AREA REQUIRED:	40% OF 31,290 SF = 12,516 SF
MIN. LIVE PLANT MATERIAL:	50% OF 12,560 SF = 6,280 SF
PROPOSED LANDSCAPED AREA	
LIVE PLANTING AREA:	21,245 SF
POOL & POND AREA:	524 SF
TOTAL:	21,769 SF
LANDSCAPED AREA WITHIN STREET FRONT SETBACK	
MIN. LANDSCAPE AREA REQUIRED:	50% OF 817 SF = 408.5 SF
LIVE LANDSCAPE AREA PROVIDED:	687 SF = 84% OF FRONT SETBACK AREA

2 SITE PLAN
1" = 250'



1 SITE PLAN ENLARGED
1" = 10'-0"

SITE KEYNOTES

- DECORATIVE DRIVEWAY PAVERS/ SEE MATERIAL E @ A4.1
- (N) MASONRY RETAINING WALL 5 FT MAX VISIBLE HEIGHT
- AREA TO BE REGRADED TO 2:1 MAX SLOPE
- (N) MASONRY RETAINING WALL
- (N) 3 FT LOW WALL / PLANTER
- (N) STEEL MAN GATE
- (N) MASONRY RETAINING WALL 3 FT MAX VISIBLE HEIGHT
- POOL
- SPA
- WATER FEATURE
- STEEL GUARDRAIL WITH DECORATIVE PEDESTAL
- AC UNITS
- ELECTRIC PANEL LOCATION
- POOL EQUIPMENT LOCATION / BENEATH THE DECK
- PERMEABLE PAVERS WITH ACCENT BORDERS
- STEPPING STONES
- TRASH BINS AREA / BENEATH THE DECK
- DOWNSPOUTS FROM ROOF GUTTERS
- TILE FLOORING WITH ACCENT BORDERS
- (E) OAK TREE WITHIN 20 FEET OF PROPERTY LINE
- (E) OAK TREE'S DROPLINE
- (E) NATURAL GRADE TO REMAIN
- NEW PERMEABLE PAVERS-

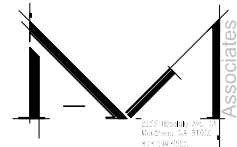
SITE LEGEND

- LANDSCAPE / LAWN
- STEPPING STONE
- DECORATIVE DRIVEWAY PAVERS
- WATER FEATURE / POOL
- TILE FLOORING WITH ACCENT BORDERS
- NEW PERMEABLE PAVERS-
- WINDOWS FIRST FLOOR
- WINDOWS SECOND FLOOR

SITE PLAN NOTES:

- NO ROOFTOP EQUIPMENT IS ALLOWED IN THIS ZONE.
- ALL RETAINING WALLS, BOUNDARY WALLS, FENCES, GATES, PATIO COVERS / TRELLISES AND SPA / POOL JACOZZI SHALL REQUIRE SEPARATE PERMITS.
- ALL RAINWATER SHALL BE CONDUCTED TO THE STREET VIA NON-EROSIVE DEVICES.

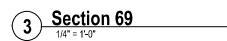
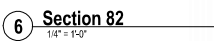
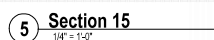
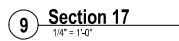
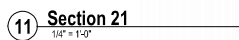
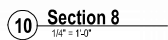
GARNIK HOVSEPYAN



PROPOSED 2 STOREY RESIDENCE
1000, SANDRINGHAM DR.
GLENDALE, CA. 91207

SITE PLAN

A1.1



2255 Heald Ave. St.
 Markham, ON L3R 9H2
 Tel: 905.477.9900
 Fax: 905.477.9901

[illegible]

SITE SECTIONS

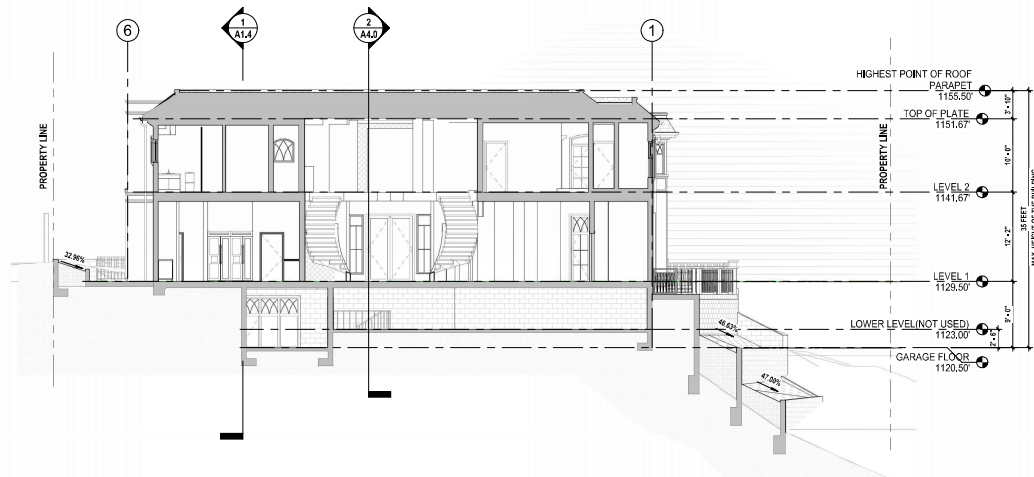
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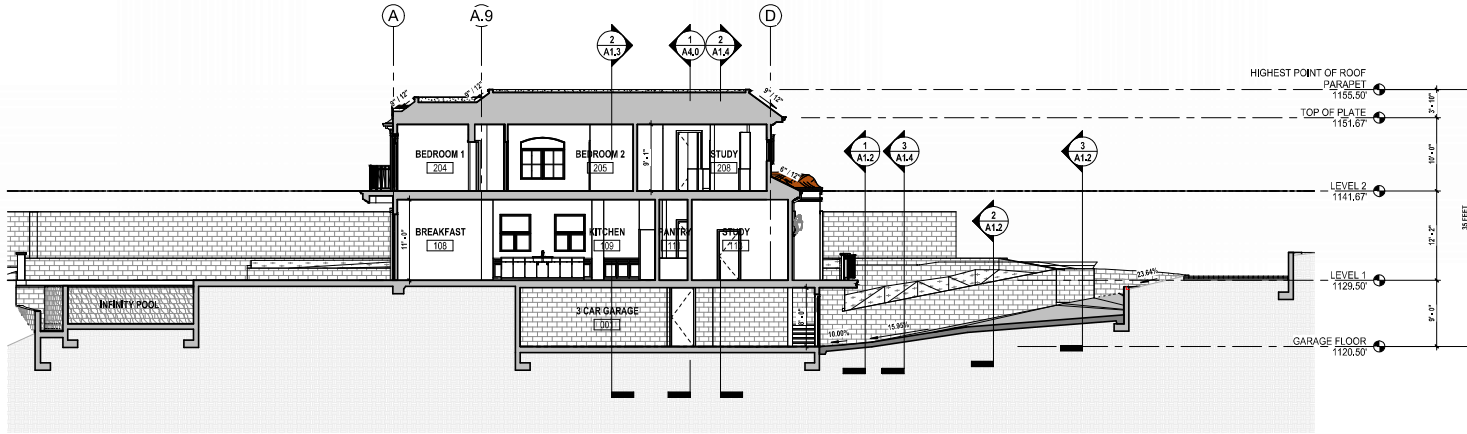
Age Group	Yes (%)	No (%)
18-24	85	15
25-34	80	20
35-44	75	25
45-54	70	30
55-64	65	35
65+	60	40

Category	Sub-category	Percentage
Project Status	On Hold	35%
	In Progress	45%
	Completed	20%
Project Number	1-10	60%
	11-20	40%

1 SITE ELEVATION A
3/16" = 1'-0"



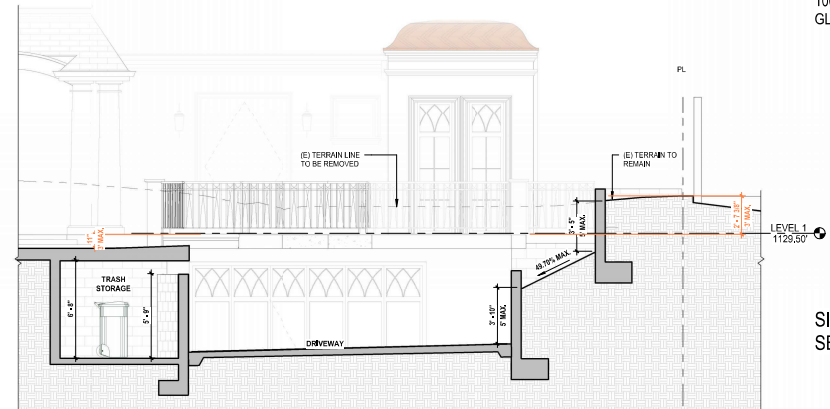
2 SITE SECTION B1
1/8" = 1'-0"



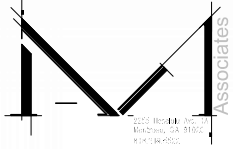
1 SITE SECTION B2
1/8" = 1'-0"



2 SITE SECTION B3
1/8" = 1'-0"

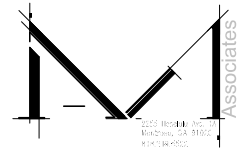


3 Section Detail
1/4" = 1'-0"



PROPOSED 2 STOREY
RESIDENCE
1000. SANDRINGHAM DR.
GLENDALE, CA. 91207

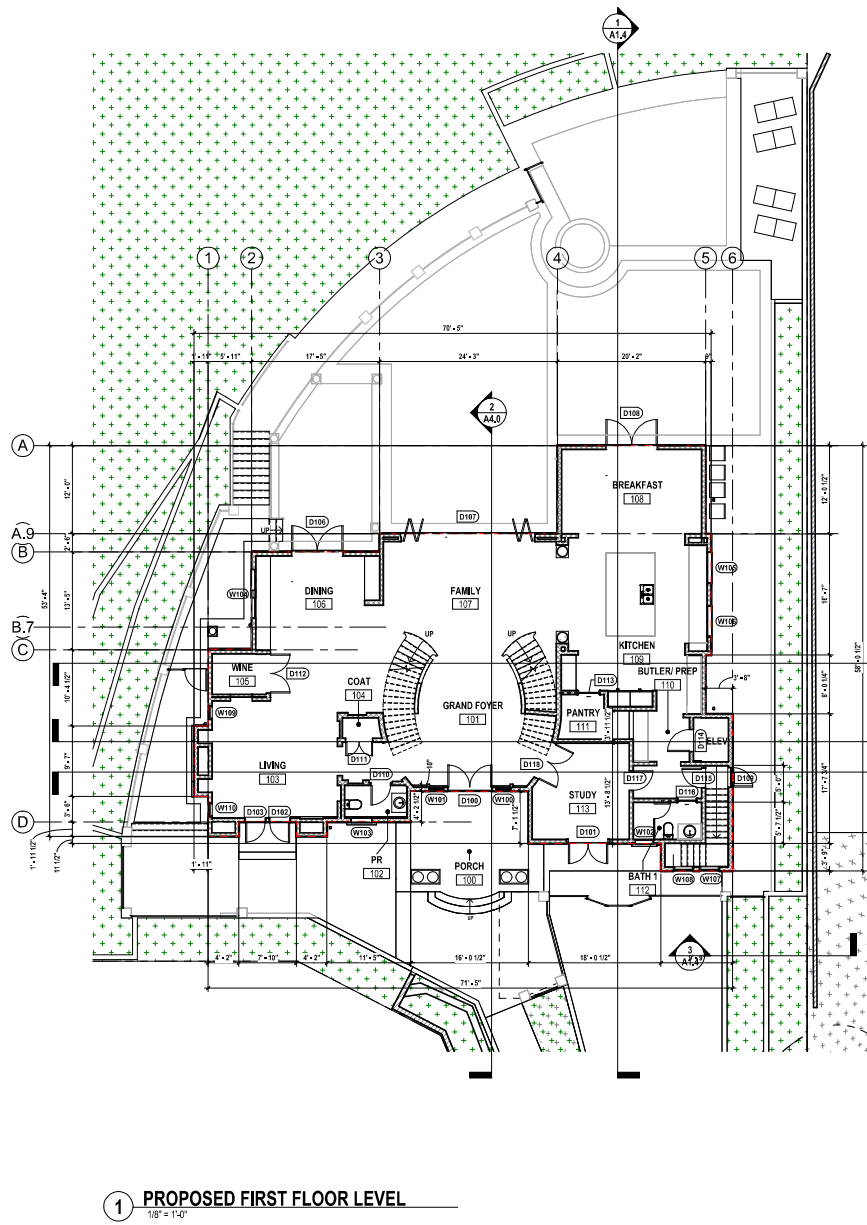
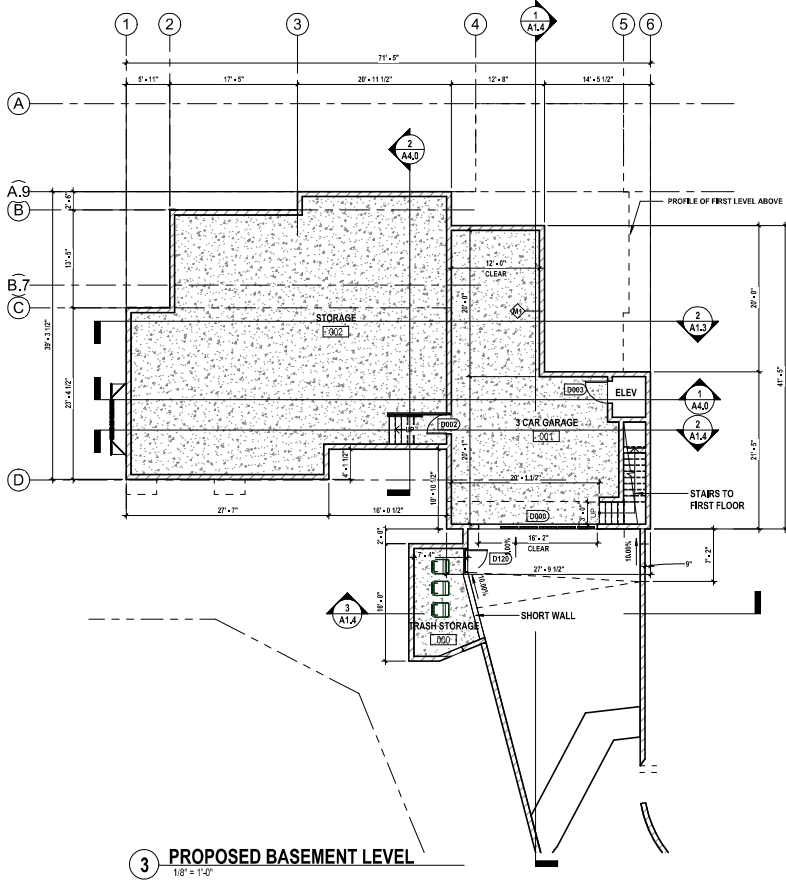
SITE ELEVATION /
SECTION

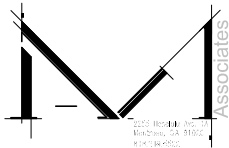


PROPOSED 2 STOREY RESIDENCE
1000. SANDRINGHAM DR.
GLENDALE, CA. 91207

FLOOR PLANS

Project Name	1000. SANDRINGHAM DR.
Project Number	1000. SANDRINGHAM DR.
Project Address	1000. SANDRINGHAM DR.
Project City	GLENDALE, CA
Project State	CA
Project Zip	91207



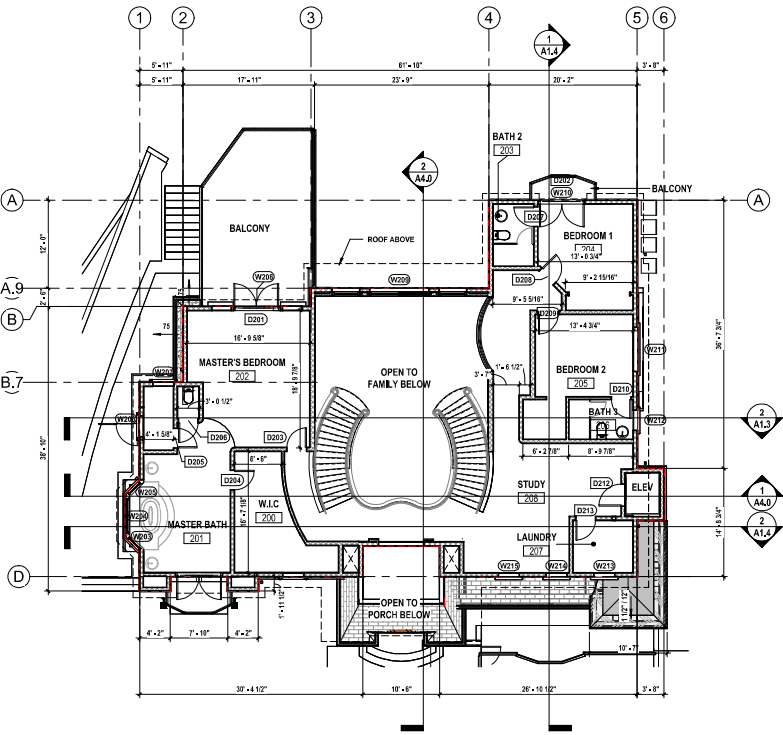


PROPOSED 2 STOREY
RESIDENCE
1000. SANDRINGHAM DR.
GLENDALE, CA. 91207

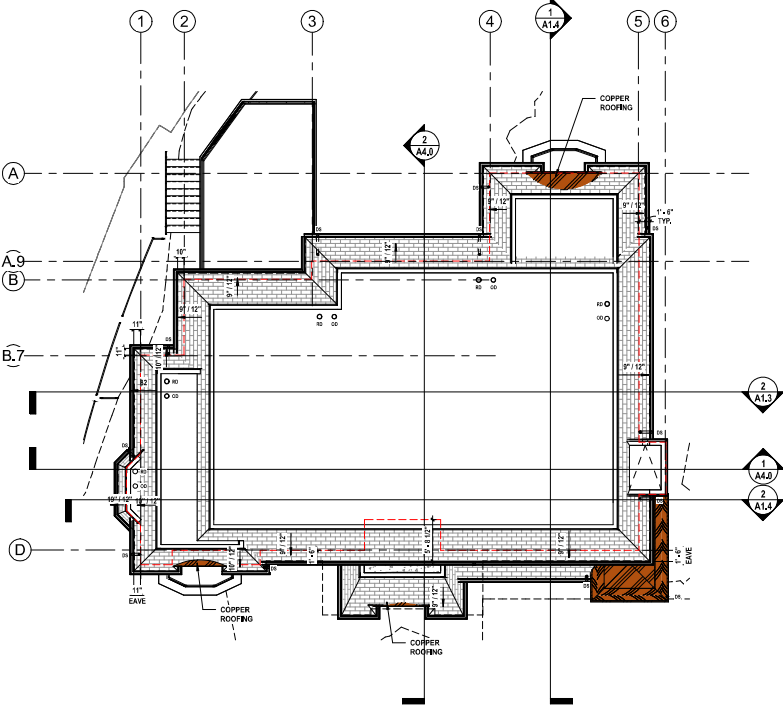
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FLOOR PLANS

Project Status: []
Project Number: []
Sheet Number: []



2 PROPOSED SECOND FLOOR LEVEL
1/8" = 1'-0"

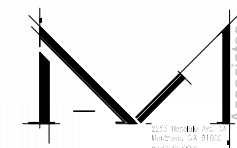


1 PROPOSED ROOF PLAN
1/8" = 1'-0"



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

ELEVATION KEYNOTES	
◊	SMOOTH EXTERIOR STUCCO FINISH COLOR - LIGHT YELLOW (AKROTIQUE #7 BY OMEGA)
◊	SMOOTH EXTERIOR STUCCO FINISH COLOR - LIGHT BROWN (AKROTIQUE #7 BY OMEGA)
◊	SMOOTH STUCCO - PRECAST CORNICE COLOR - LIGHT YELLOW (AKROTIQUE #12 BY OMEGA)
◊	EPS WINDOW FRAMES & SILLBOARDS, COLOR - LIGHT BROWN (AKROTIQUE #7 BY OMEGA)
◊	CLASS 'A' SLATE ROOF, COLOR: CHARCOAL BY: TRUSLATE
◊	COPPER ROOFING FINISH: MATTE ANTIQUE PATINA FINISH
◊	CLEAR GLAZING ON FIBERGLASS WINDOW BY ANDERSON - A SERIES W/ SOL GRILLS FRAME COLOR: DARK BRONZE
◊	OBSCURE GLAZING ON FIBERGLASS WINDOW BY ANDERSON - A SERIES W/ SOL WINDOW GRILLS FRAME COLOR: DARK BRONZE
◊	CLEAR GLAZING ON FIBERGLASS PATIO DOOR BY ANDERSON - A SERIES W/ SOL WINDOW GRILLS FRAME COLOR: DARK BRONZE
◊	PAINTED WROUGHT IRON RAILINGS WITH FRAMED GLASS & GRILLEWORKS COLOR: CHOCOLATE BRONZE BY DUNN EDWARDS
◊	PRECAST CONCRETE COLUMNS COLOR - LIGHT BROWN (AKROTIQUE #7 BY OMEGA)
◊	PRECAST ACCENTS
◊	WROUGHT IRON DOORS WITH GLASS AND GRILLEWORK BY HUBBARD FRAME COLOR: CAVERNOUS DES39
◊	CUSTOM GARAGE DOOR BY CLOPAY COLOR: BLACK FOX BY SHERMAN WILLIAMS - SW202
◊	DECORATIVE STONE VENEER ON RETAINING WALL COLOR: MEDIUM BROWN
◊	PRECAST GUYS COLOR - LIGHT BROWN (AKROTIQUE #7 BY OMEGA)
◊	EXTERIOR WALL SCONES BRAND - KENROY HOME OR APPROVED EQUAL - COLOR: BLACK
◊	SPLIT FACE CMU BRAND - ANGLUS OR APPROVED EQUAL - COLOR - LIGHT BEIGE
◊	METAL GUTTER & ROUND DOWN SPOUT TO BE PAINTED COLOR: CAVERNOUS DES39

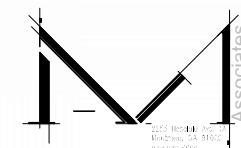


PROPOSED 2 STOREY
RESIDENCE
1000. SANDRINGHAM DR.
GLENDALE, CA. 91207

ELEVATIONS



2 WEST ELEVATION
1/4" = 1'-0"



**PROPOSED 2 STOREY
RESIDENCE**
1000, SANDRINGHAM DR.
GLENDALE, CA, 91207

ELEVATIONS

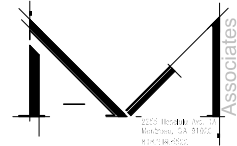
A3.1



ELEVATION KEYNOTES	
1	SMOOTH EXTERIOR STUCCO FINISH COLOR - LIGHT YELLOW (AKROTIQUE #12 BY OMEGA)
2	SMOOTH EXTERIOR STUCCO FINISH COLOR - LIGHT BROWN (AKROTIQUE #7 BY OMEGA)
3	SMOOTH STUCCO PRECAST CORNICE COLOR - LIGHT YELLOW (AKROTIQUE #12 BY OMEGA)
4	EPS WINDOW FRAMES & SILLBORDERS, COLOR - LIGHT BROWN (AKROTIQUE #7 BY OMEGA)
5	CLASS 'W' SLATE ROOF, COLOR: CHARCOAL BY TRUSLATE
6	COPPER ROOFING FINISH: MATTE ANTIQUE PATINA FINISH
7	CLEAR GLAZING ON FIBERGLASS WINDOW BY ANDERSON - A SERIES W SOL WINDOW GRILLS FRAME COLOR: DARK BRONZE
8	OBSCURE GLAZING ON FIBERGLASS WINDOW BY ANDERSON - A SERIES W SOL WINDOW GRILLS FRAME COLOR: DARK BRONZE
9	CLEAR GLAZING ON FIBERGLASS PATIO DOOR BY ANDERSON - A SERIES W SOL WINDOW GRILLS FRAME COLOR: DARK BRONZE
10	PAINTED WROUGHT IRON RAILINGS WITH FRAMED GLASS & GRILLEWORKS COLOR: CHOCOLATE BRONZE BY DUNN EDWARDS
11	PRECAST CONCRETE COLUMNS COLOR - LIGHT BROWN (AKROTIQUE #7 BY OMEGA)
12	PRECAST ACCENTS
13	WROUGHT IRON DOORS WITH GLASS AND GRILLEWORK BY HUBBARD FRAME COLOR: CAVERNOUS DESIGN
14	CUSTOM GARAGE DOOR BY CLOPAY COLOR: BLACK FOX BY SHERMAN WILLIAMS - SW7202
15	DECORATIVE STONE VENEER ON RETAINING WALL COLOR - MEDIUM BROWN
16	PRECAST GLAND COLOR - LIGHT BROWN (AKROTIQUE #7 BY OMEGA)
17	EXTERIOR WALL SCIENCE BRAND - KENROY HOME OR APPROVED EQUAL - COLOR: BLACK
18	SPLIT FACE CMU BRAND - ANGELUS OR APPROVED EQUAL - COLOR: LIGHT BEIGE
19	METAL GUTTER & ROUND DOWN SPOUT TO BE PAINTED COLOR: CAVERNOUS DESIGN



Project Status: ☐ ARCHITECT
Project Status: ☐ ENGINEER
Project Status: ☐ LANDSCAPE ARCHITECT
Project Status: ☐ INTERIOR DESIGNER
Project Status: ☐ OTHER

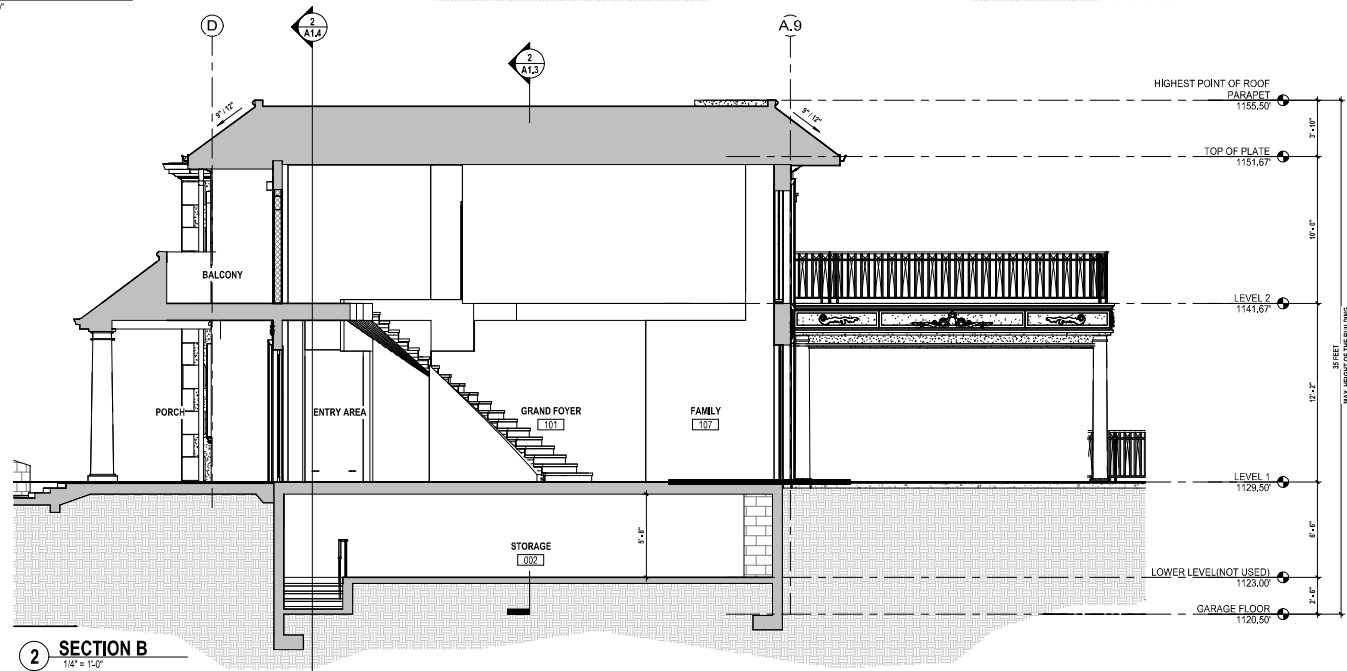
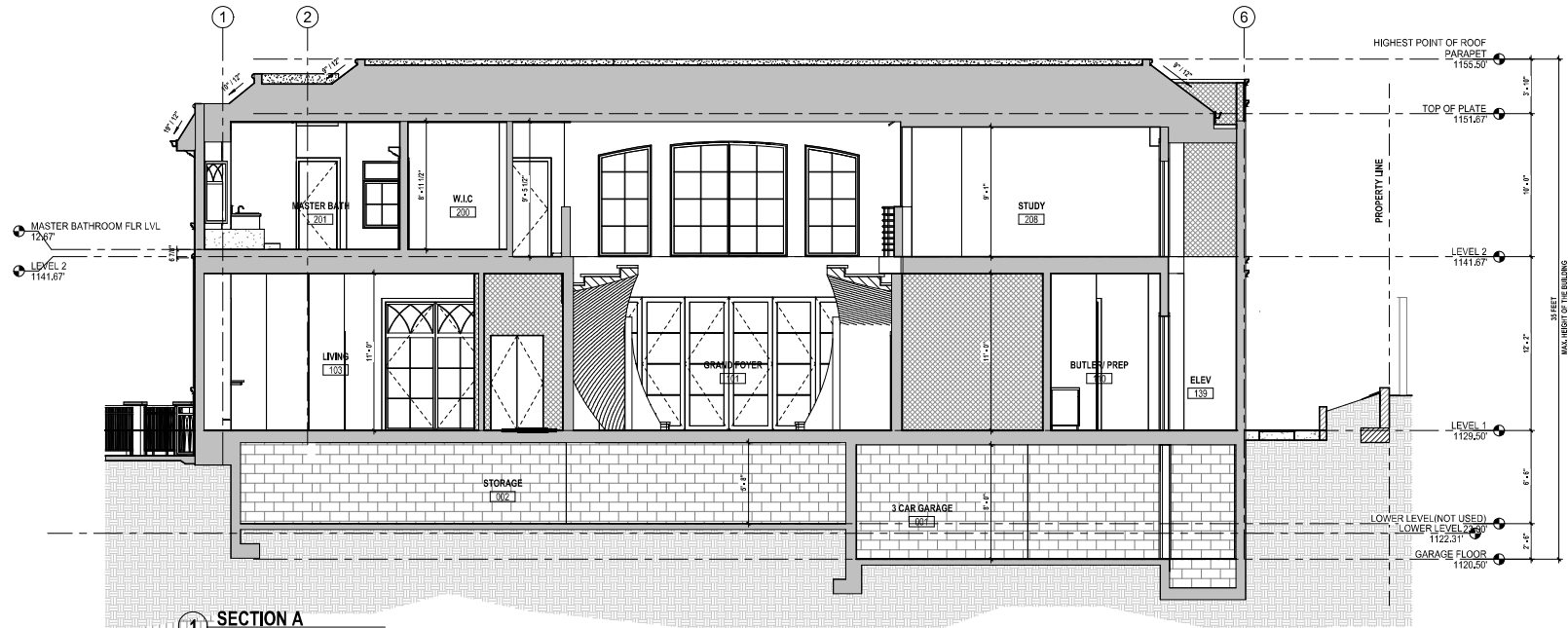


PROPOSED 2 STOREY
RESIDENCE
1000, SANDRINGHAM DR.
GLENDALE, CA. 91207

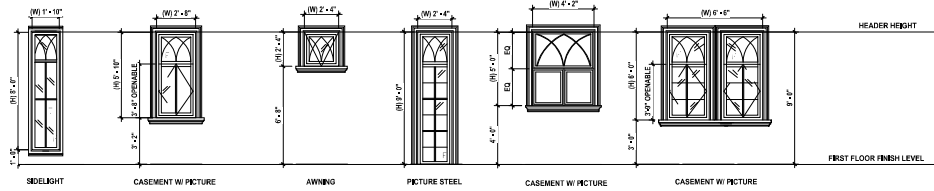
SECTIONS

Project Status	Architect
Project Number	2024-001
Client Name	Mr. & Mrs. John Doe
Client Address	1000 Sandringham Dr., Glendale, CA 91207
Client Phone	(818) 555-1234
Client Email	john.doe@example.com

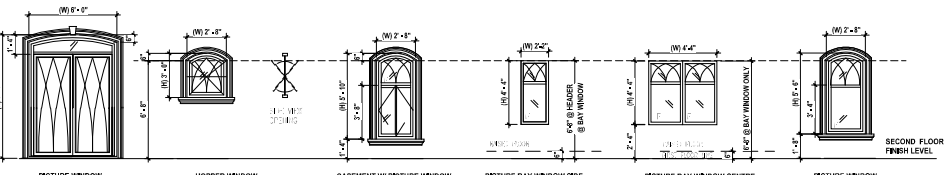
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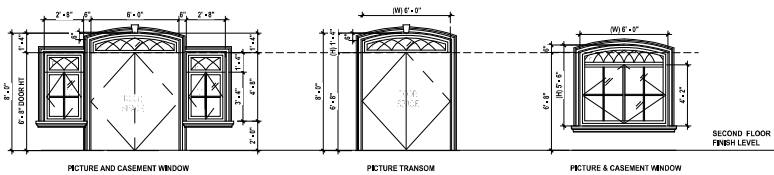
Window Schedule																	
WINDOW NO	QTY	GROUP	W x H	Material	VISIBLE FROM STREET	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (ISL) Y/N	BUILD NEW SILL & FRAME Y/N	NEW EDGE DETAIL	BEDROOM Y/N	ENERGY EFFICIENT Y/N	TEMPERED GLASS Y/N	FIRE HAZARD ZONE	WINDOW WITHIN 18" OF FLOOR OR 48" OF DOOR Y/N	MANUFACTURER	REMARKS
W100	1	A	1'-0" X 6'-0"	Fiberglass/glass	YES	FIXED	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	SEELIGHT
W101	1	A	1'-0" X 6'-0"	Fiberglass/glass	YES	FIXED	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	SEELIGHT
W102	1	C	2'-0" X 2'-0"	Fiberglass/glass	YES	AWNING											
W103	1	B	2'-0" X 2'-0"	Fiberglass/glass	YES	FIXED/CASEMENT	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	NO	ANDERSEN A-SERIES OR APPROVED EQUAL	
W104	1	F	6'-0" X 6'-0"	Fiberglass/glass	NO	CASEMENT	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	NO	ANDERSEN A-SERIES OR APPROVED EQUAL	
W105	1	E	6'-0" X 6'-0"	Fiberglass/glass	NO	CASEMENT	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	NO	ANDERSEN A-SERIES OR APPROVED EQUAL	
W106	1	E	6'-0" X 6'-0"	Fiberglass/glass	NO	CASEMENT	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	NO	ANDERSEN A-SERIES OR APPROVED EQUAL	
W107	1	D	2'-0" X 6'-0"	Steel/glass	YES	FIXED						NO	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	
W108	1	D	2'-0" X 6'-0"	Steel/glass	YES	FIXED						NO	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	
W109	1	A	1'-0" X 6'-0"	Fiberglass/glass	NO	FIXED	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	
W110	1	A	1'-0" X 6'-0"	Fiberglass/glass	NO	FIXED	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	
W120	1	G	6'-0" X 6'-0"	Fiberglass/glass	YES	CASEMENT	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	
W121	1	K	2'-0" X 6'-0"	Fiberglass/glass	NO	FIXED	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	
W124	1	K	4'-0" X 6'-0"	Fiberglass/glass	NO	FIXED	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	
W205	1	K	2'-0" X 6'-0"	Fiberglass/glass	NO	FIXED	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	
W206	1	L	2'-0" X 6'-0"	Fiberglass/glass	NO	FIXED	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	
W207	1	L	2'-0" X 6'-0"	Fiberglass/glass	NO	FIXED	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	
W208	1	M	AS SHOWN	Fiberglass/glass	NO	FIXED/CASEMENT	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	YES	YES	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	DOOR WINDOW SET
W209	1	P	AS SHOWN	Fiberglass/glass	NO	FIXED	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	WINDOW SET
W210	1	N	6'-0" X 1'-0"	Fiberglass/glass	NO	FIXED	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	YES	YES	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	TRANSOM
W211	1	O	6'-0" X 2'-0"	Fiberglass/glass	NO	FIXED/CASEMENT	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	YES	YES	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	
W212	1	H	2'-0" X 2'-0"	Fiberglass/glass	NO	SIDE VIEW OPENING	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	
W213	1	H	2'-0" X 2'-0"	Fiberglass/glass	YES	SIDE VIEW OPENING	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	NO	ANDERSEN A-SERIES OR APPROVED EQUAL	
W214	1	H	2'-0" X 2'-0"	Fiberglass/glass	YES	SIDE VIEW OPENING	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	NO	ANDERSEN A-SERIES OR APPROVED EQUAL	
W215	1	H	2'-0" X 2'-0"	Fiberglass/glass	YES	SIDE VIEW OPENING	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	NO	ANDERSEN A-SERIES OR APPROVED EQUAL	
W217	1	J	2'-0" X 6'-0"	Fiberglass/glass	YES	CASEMENT	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	NO	ANDERSEN A-SERIES OR APPROVED EQUAL	
W219	1	N	6'-0" X 1'-0"	Fiberglass/glass	YES	FIXED	BLOCK FRAME	YES	YES	SFS TRIM AND SILL	NO	YES	YES	YES	YES	ANDERSEN A-SERIES OR APPROVED EQUAL	TRANSOM



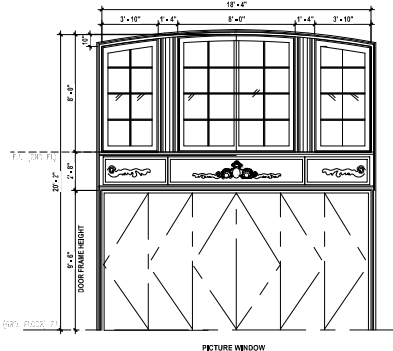
1 TYPE A 1/4" = 1'-0"
2 TYPE B 1/4" = 1'-0"
3 TYPE C 1/4" = 1'-0"
4 TYPE D 1/4" = 1'-0"
5 TYPE E 1/4" = 1'-0"
6 TYPE F 1/4" = 1'-0"



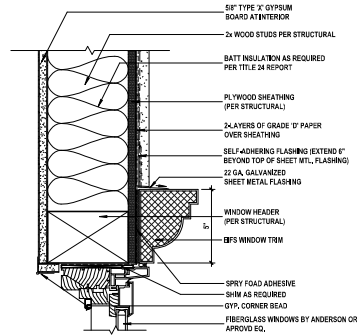
7 TYPE G 1/4" = 1'-0"
8 TYPE H 1/4" = 1'-0"
9 TYPE J 1/4" = 1'-0"
10 TYPE K 1/4" = 1'-0"
11 TYPE K1 1/4" = 1'-0"
12 TYPE L 1/4" = 1'-0"



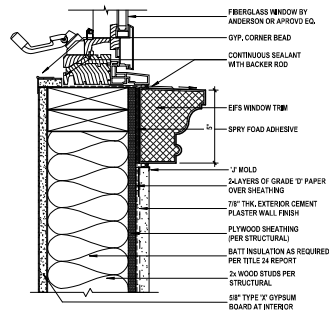
13 TYPE M 1/4" = 1'-0"
14 TYPE N 1/4" = 1'-0"
15 TYPE O 1/4" = 1'-0"



16 TYPE P 1/4" = 1'-0"

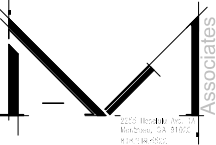


17 WINDOW HEAD 3/4" = 1'-0"



18 WINDOW SILL 3/4" = 1'-0"

GARNIK HOVSEPYAN

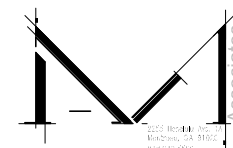


PROPOSED 2 STOREY RESIDENCE
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GLENDALE, CA. 91207

WINDOW SCHEDULE

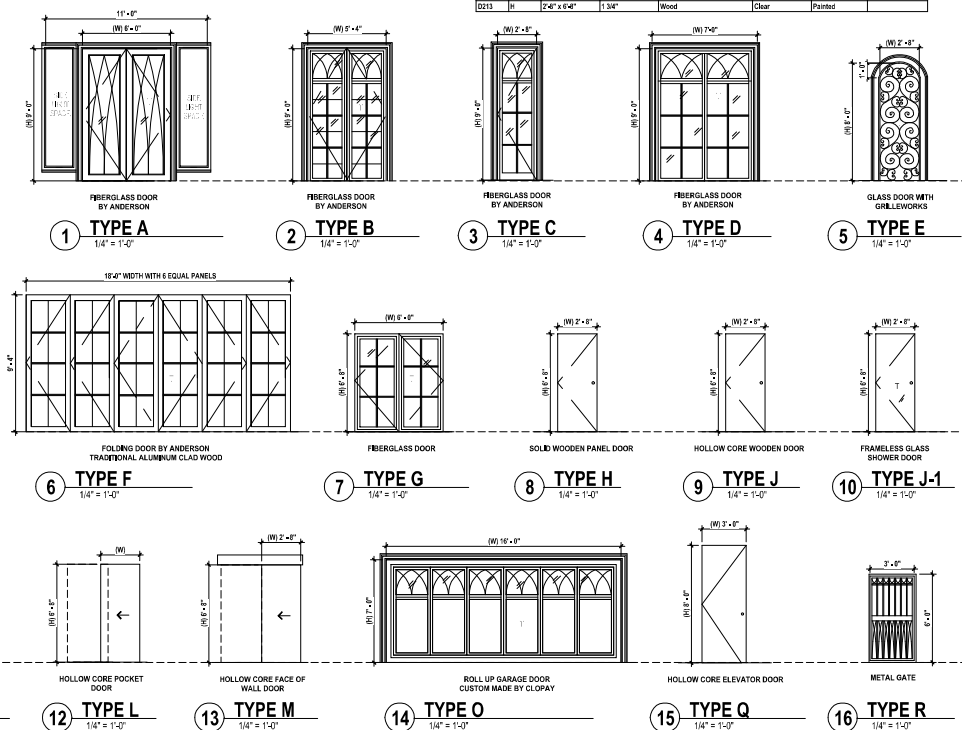
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DOOR NOTES:	GENERAL NOTES:
<ol style="list-style-type: none"> EXIT DOORS MAY BE PROVIDED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL, OR SPECIAL KNOWLEDGE OR EFFORT, AND MOUNTED AT A HEIGHT NOT TO EXCEED 66 INCHES ABOVE THE FINISHED FLOOR. EXTERIOR DOORS SHALL BE WEATHER-TIGHT. HINGES, PINES AND PINS SHALL BE INSTALLED IN A MANNER WHICH PREVENTS REMOVAL WHEN THE DOOR IS CLOSED AND LOCKED. EXTERIOR DOORS MUST HAVE A MINIMUM CLEAR OPENING OF 32 INCHES. WOODEN DOORS MUST BE SOLID PANEL DOORS. HOLLOW CORE WOOD DOORS ARE NOT ACCEPTABLE. ALL DOORS SHALL BE AS PER DOOR SCHEDULE OR EQUIVALENT FINISH AS APPROVED BY THE CONTRACTING OFFICE. DOOR HARDWARE SHALL HAVE DOOR HANDLES OR DOOR PULLS WITH HEAVY WEIGHT HINGES. ALL DOORS SHALL HAVE CORRESPONDING DOOR STOPS (WALL OR FLOOR MOUNTED). ALL WOOD DOORS AND FRAMES TO BE STAINED/GRANITE. ALL DOOR GLAZING SHALL BE DUAL GLAZED WITH INTERIOR PANE TEMPERED. ALL EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS AS PER 2015 CBC: <ol style="list-style-type: none"> BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING. BE CONSTRUCTED OF GLASS BLOCK UNITS. HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SP-12A-2. ALL EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS AS PER 2015 CBC CHAPTER 7A-708.04: <ol style="list-style-type: none"> THE EXTERIOR SURFACE OR GLAZING SHALL BE NON-COMBUSTIBLE OR FENTION RESISTANT MATERIAL. SHALL BE CONSTRUCTED OF SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK. SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252. GLAZED SOLID CORE DOORS HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES MAY HAVE UNTESTED GLAZING THAT COMPLES WITH SECTION 708A.2. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF STANDARD SP-12A-2. 	<ol style="list-style-type: none"> ALL WINDOW AND DOOR OPENINGS SHALL BE FIELD VERIFY PRIOR TO ANY FABRICATION

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DOOR SCHEDULE

Door Schedule						
DOOR NO.	TYPE	W X H	DOOR THK	MATERIAL	FINISH	FRAME FINISH
D001	D	16'-0" X 7'-0"	-	Metal glbns	Clear	Painted
D002	J 1	2'-0" X 7'-0"	1 3/4"	Wood	Clear	Painted
D003	Q	2'-0" X 7'-0"	-	Metal	Painted	-
D006	G	6'-0" X 6'-0"	1 3/4"	Wood & Glass	Clear	Painted
D007	I	-	-	-	-	-
D100	A	6'-0" X 9'-0"	1 3/4"	ALUMINUM/CLAD WOOD	Clear	Painted
D101	B	5'-0" X 9'-0"	1 3/4"	Wood & Glass	Clear	Painted
D102	C	2'-0" X 9'-0"	1 3/4"	Wood & Glass	Clear	Clear
D103	C	2'-0" X 9'-0"	1 3/4"	Wood & Glass	Clear	Clear
D106	D	7'-0" X 9'-0"	1 3/4"	Wood & Glass	Clear	Clear
D107	F	As shown	-	Wood & Glass	Clear	Clear
D108	D	7'-0" X 9'-0"	1 3/4"	Wood & Glass	Clear	Clear
D109	E	2'-0" X 6'-0"	1 3/4"	Metal & Glass	Clear	Clear
D110	J 1	2'-0" X 6'-0"	1 3/4"	Wood	Clear	Painted
D111	K	2'-0" X 6'-0"	1 3/4"	Wood	Painted	Painted
D112	K	2'-0" X 6'-0"	1 3/4"	Wood	Painted	Painted
D113	L	2'-0" X 6'-0"	1 3/4"	Wood	Painted	Clear
D114	Q	2'-0" X 6'-0"	-	Metal	Painted	-
D115	J	2'-0" X 6'-0"	1 3/4"	Wood	Clear	Painted
D116	L	2'-0" X 6'-0"	1 3/4"	Wood	Painted	Painted
D117	J	2'-0" X 6'-0"	1 3/4"	Wood	Clear	Painted
D118	K	2'-0" X 6'-0"	1 3/4"	Wood	Painted	Painted
D120	R	3'-0"	-	Metal	Painted	Painted
D001	G	6'-0" X 6'-0"	1 3/4"	Wood & Glass	Clear	Painted
D002	G	6'-0" X 6'-0"	1 3/4"	Wood & Glass	Clear	Painted
D003	H	2'-0" X 6'-0"	1 3/4"	Wood	Clear	Painted
D004	J	2'-0" X 6'-0"	1 3/4"	Wood	Clear	Painted
D005	J 1	2'-0" X 6'-0"	1 3/4"	Glass	Painted	-
D006	J	2'-0" X 6'-0"	1 3/4"	Wood	Clear	Painted
D007	J	2'-0" X 6'-0"	1 3/4"	Wood	Clear	Painted
D008	H	2'-0" X 6'-0"	1 3/4"	Wood	Clear	Painted
D009	H	2'-0" X 6'-0"	1 3/4"	Wood	Clear	Painted
D010	J	2'-0" X 6'-0"	1 3/4"	Wood	Clear	Painted
D012	Q	2'-0" X 6'-0"	-	Metal	Painted	-
D013	H	2'-0" X 6'-0"	1 3/4"	Wood	Clear	Painted



WINDOW NOTES:

1. WINDOW GLAZING MANUFACTURER SHALL VERIFY ALL OPENING SIZES ON SITE AND SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION.
2. EACH TYPE OF MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL HAVE A PERMANENT LABEL INDICATING SAFETY GLAZING USED FOR THOSE INSTALLATIONS, LABELS FOR TEMPERED GLASS.
3. WINDOW GLAZING SHALL BE FIRE-RESISTANT DUAL GLAZING WITH INTERIOR PANE TEMPERED.
4. EXTERIOR WINDOWS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
 - A. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2108 SAFETY GLAZING.
 - B. BE CONSTRUCTED OF GLASS BLOCK UNITS.
 - C. HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.
 - D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SP-12-142.


GENERAL NOTES:

- A. ALL WINDOW AND DOOR OPENINGS SHALL BE FIELD VERIFIED PRIOR TO ANY FABRICATION


3D VIEWS




MATERIALS AND FINISHES




A. SMOOTH EXTERIOR STUCCO FINISH
BRAND - #12 AKROTIQUE BY OMEGA
COLOR - LIGHT YELLOW




B. SMOOTH EXTERIOR STUCCO FINISH
BRAND - #7 AKROTIQUE BY OMEGA
COLOR - LIGHT BROWN




C. WROUGHT IRON RAILING /
DOWNSPOUT & GUTTER COLOR
BRAND - DUNN EDWARDS
COLOR - CAVERNOUS DE5359




D. CLASS A SLATE ROOF
BRAND - TRUSLATE
COLOR - CHARCOAL



E. DRIVEWAY PAVERS
BRAND - BELGARD OR APPROVED EQUAL
MODEL - HOLLAND
COLOR - RIO
PATTERN - HERRINGBONE OR BASKET WEAVE (TBD)



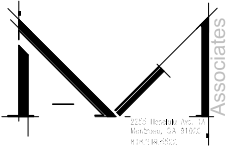
F. SPLIT FACE CMU
BRAND - ANGELUS OR APPROVED EQUAL
COLOR - LIGHT BEIGE



G. EXTERIOR WALL SCONCE
BRAND - KENROY HOME OR APPROVED EQUAL
COLOR - BLACK



GARNIK HOVSEPYAN



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3D VIEWS & MATERIALS