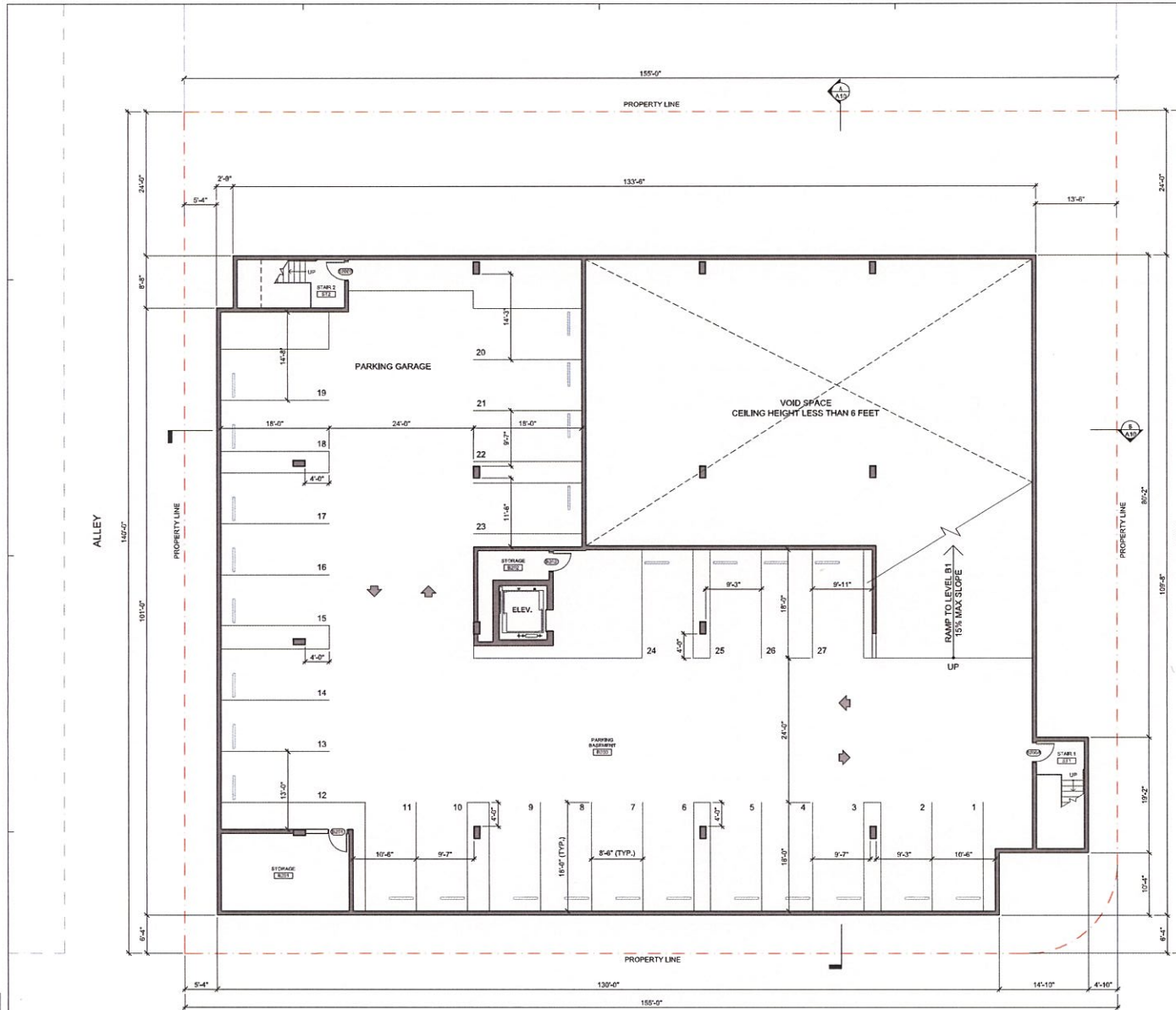


2.00-PRODCTS\6.912\_1813-MCT\_DEV\_GLENN\VS4\_DOCUMENTS\01\_2018-REVENUE\643-2018-MY\_PROD-AV-O-DWG [11-11-18 1:22:32PM] Printed by User

## A1



**NOTE-**  
INTERIOR ADJACENT TO RESIDENTIAL ZONE  
7'-0" MINIMUM SETBACK AND AVERAGE 10'-0"  
SETBACK FOR BUILDING

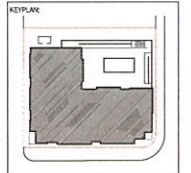
# 1633 VICTORY GLENDALE, CA

**APPLICANT:** 1633 VICTORY BLVD, LLC  
2014 N. HAYLAND AVENUE  
LOS ANGELES, CA 90008  
TEL: 323.251.8918

**ARCHITECT:** MLOOLURES INC. ARCHITECTS  
10105 C ADDISON DRIVE, SUITE 200  
BIRMINGHAM, AL 35244  
TEL: 205.335.7334

**SITE SURVEY:** J.C. SURVEY  
710 S. BAY BLVD.  
ASTORIA, OR 97103  
TEL: 503.325.0111

**LANDSCAPE:** CLARK & THOMPSON & ASSOCIATES  
1701 KIMBLE AVENUE  
SANTA ANA, CA 92705  
TEL: 714.835.0083



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**SHEET INFORMATION:**

PROJECT NO.: 16,012

DRAWN BY: NK

APPROVED BY: NK

NO.	DATE	DESCRIPTION
1	09/21/2017	DRG SUBMITTAL
2	09/13/2018	DRG RE-SUBMITTAL
3	10/11/2018	DRG RE-SUBMITTAL

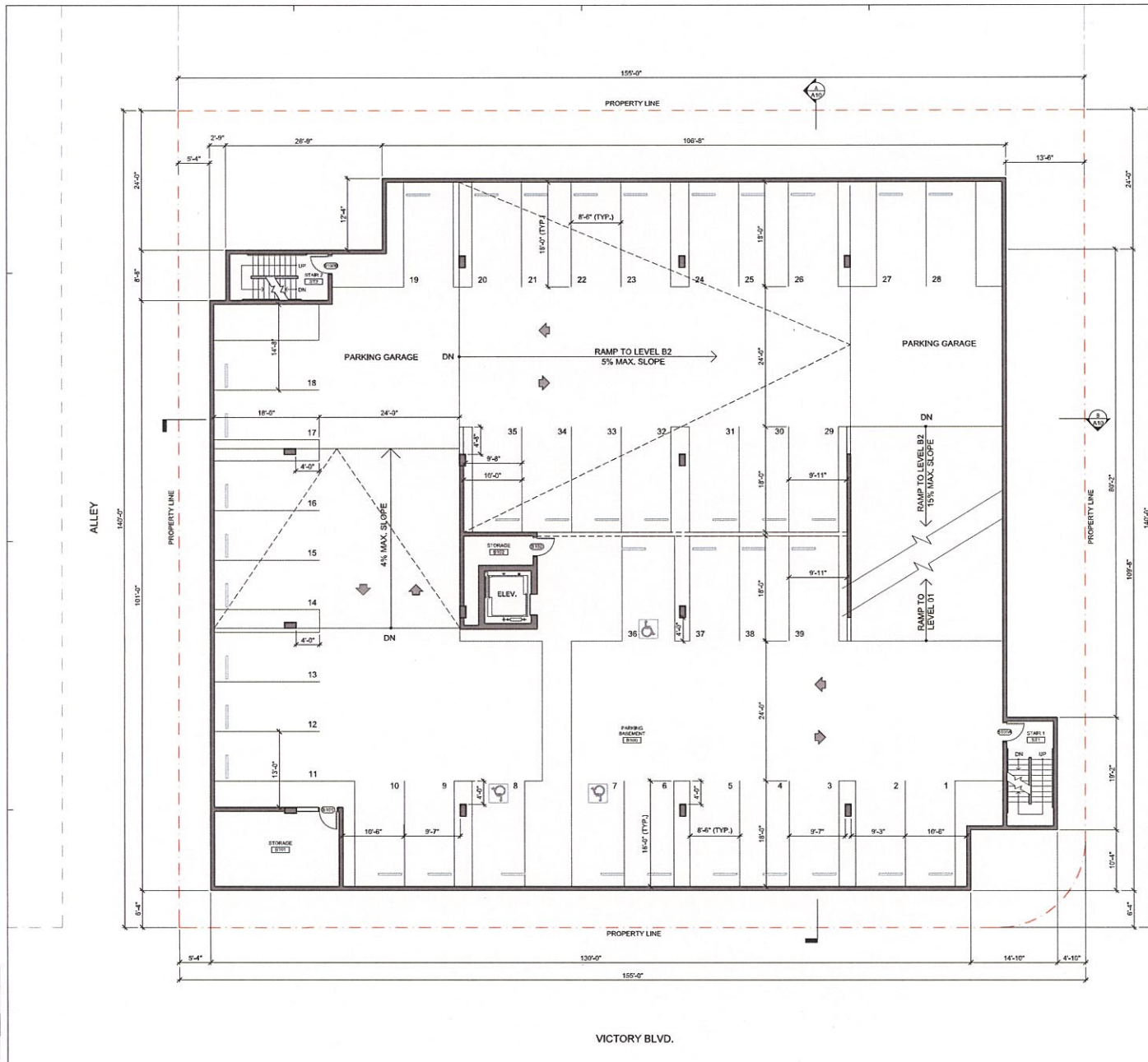
FULL SIZE PRINT: 24" x 36"

## PROPOSED BASEMENT 2 PLAN

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

SHEET NO.: A2

Z:\05-PROJECTS\1633-1633-VICTORY-GLD\DWG\1633-001-FR-BASEMENT-1.dwg (12-11-18 12:28:59PM) Printed by: User



**NOTE-**  
INTERIOR ADJACENT TO RESIDENTIAL ZONE  
7'-0" MINIMUM SETBACK AND AVERAGE 10'-0"  
SETBACK FOR BUILDING

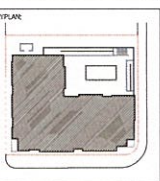
**1633 VICTORY**  
GLENDALE, CA

**APPLICANT:** 1633 VICTORY BLVD. LLC  
2514 N. HUNTERLAND AVENUE  
LOS ANGELES, CA 90008  
TEL: 323.751.1818

**ARCHITECT:** WALDOUSIER INC. ARCHITECTS  
10550 C. 10000 FIELD BLVD., #200  
BIRMINGHAM, CA 90044  
TEL: 323.330.7334

**SITE SURVEY:** J.C. BURNEY  
P.O. BOX 94  
ACTON, CA 94601  
TEL: 916.575.0111

**LANDSCAPE:** CHARLES THOMAS DESIGN & ARTISTS  
11901 KIMMEL AVENUE  
SANTA ANA, CA 92705  
TEL: 714.553.3469



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**SHEET INFORMATION:**

PROJECT NO.:	16,012
DRAWN BY:	
APPROVED BY:	NK

NO.	DATE	DESCRIPTION
1	09/21/2017	DRS SUBMITTAL
2	09/13/2018	DRS RE-SUBMITTAL
3	12/11/2018	DRS RE-SUBMITTAL

FULL SIZE PRINT: 34" x 30"

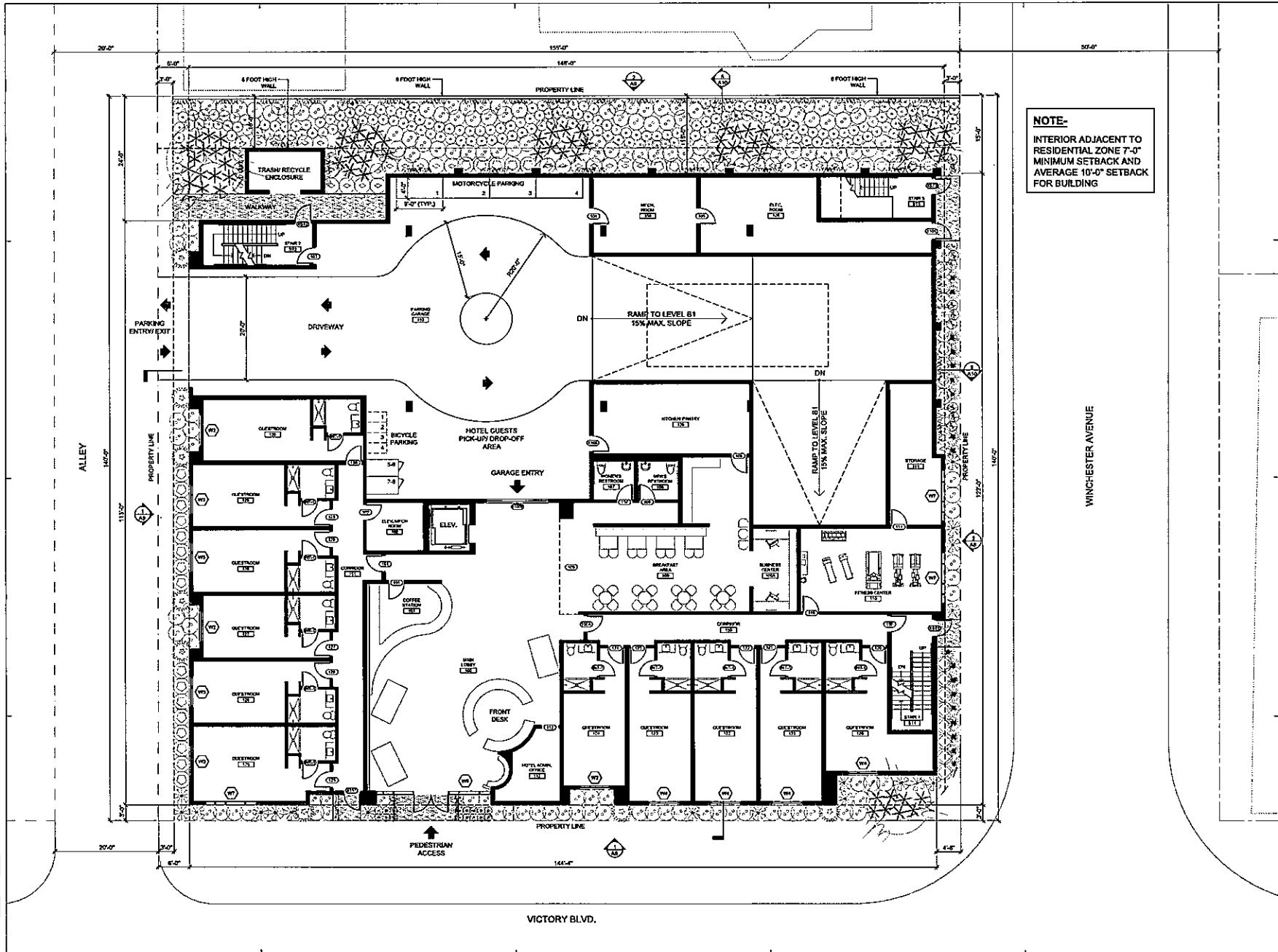
**PROPOSED  
BASEMENT 1 PLAN**

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

SHEET NO.:

**A3**





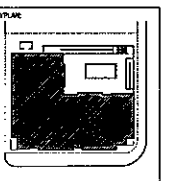
# 1633 VICTORY CLEVELAND, CA

APPLICANT: 1633 VICTORY BLVD. LLC,  
200 N. HIGHLAND AVENUE,  
LOS ANGELES, CA 90012  
TEL: 213.778.1111

ARCHITECT: H&M DESIGN INC., ARCHITECTS  
2000 N. HIGHLAND AVENUE, SUITE  
200, LOS ANGELES, CA 90012  
TEL: 213.778.1111

SITE SURVEY: J.C. SMITH  
P.O. BOX 100  
ACTON, CA 94001  
TEL: 415.531.1111

LANDSCAPE: CHARLES TOWNSEND & ASSOCIATES  
1700 DONNELLY AVENUE,  
SANTA ANA, CA 92705  
TEL: 714.333.1111



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SHEET INFORMATION		
PROJECT NO.:	1633	
DRAWN BY:	H&M	
APPROVED BY:	H&M	
NO.	DATE	DESCRIPTION
1	09/21/2017	DRW SUBMITTAL
2	09/13/2018	DRW RE-SUBMITTAL
3	12/21/2018	DRW RE-SUBMITTAL
FULL SIZE PRINT: 24" x 36"		

PROPOSED  
LEVEL 01 PLAN

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

SHEET NO.  
A4

## A5

ACOUSTICAL PANELS AT  
SCREEN WALL

ACOUSTICAL SOLUTIONS  
AlphaPerf COLOR OPTIONS  
[www.acousticalsolutions.com](http://www.acousticalsolutions.com)  
800.782.5742

## A6

**NOTE-**  
INTERIOR ADJACENT TO  
RESIDENTIAL ZONE 7'-0"  
MINIMUM SETBACK AND  
AVERAGE 10'-0" SETBACK  
FOR BUILDING

## A7

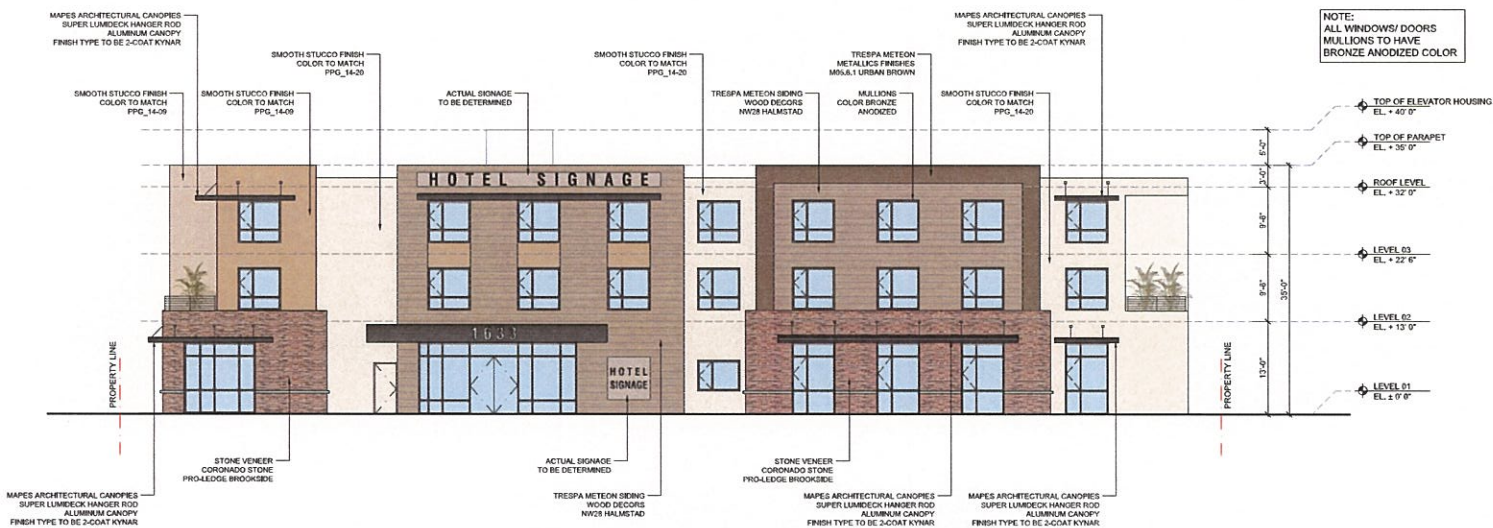


Z:\05-PROJECTS\16.012\_1633\_VICTORY BLVD\05\_DRAWINGS\01\_CONCEPT\02\_02B-REVISED\1633-02B-FRONT ELEVATION.dwg (12/11/18 12:22:29PM) Printed by: User



EAST ELEVATION- SIDE (WINCHESTER AVE.)

1/8" = 1'-0" 2



SOUTH ELEVATION- FRONT (VICTORY BLVD.)

1/8" = 1'-0" 1

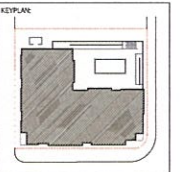
1633 VICTORY  
GLENDALE, CA

APPLICANT: 1633 VICTORY BLVD, LLC  
3516 N. HIGHLAND AVENUE,  
LOS ANGELES, CA 90018  
TEL: 323.291.9111

ARCHITECT: MLOOSES INC. ARCHITECTS  
10335 CROOKFIELD BLVD., #200  
BIRMINGHAM, CA 90045  
TEL: 323.395.7334

SITE SURVEY: J.C. BURLEY  
P.O. BOX 96  
ACTON, CA 94810  
TEL: 415.291.2111

LANDSCAPE: CHARLES W. THOMPSON & ASSOCIATES  
11001 KIMMEL AVENUE,  
SANTA ANA, CA 92705  
TEL: 714.833.5491



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SHEET INFORMATION:  
PROJECT NO.: 16.012  
DRAWN BY: NK  
APPROVED BY: NK

NO.	DATE	DESCRIPTION
1	09/21/2017	DRS SUBMITTAL
2	09/13/2018	DRS RE-SUBMITTAL
3	10/11/2018	DRS RE-SUBMITTAL

FULL SIZE PRINT: 24" x 36"  
SHEET NAME:

EXTERIOR  
ELEVATIONS

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

SHEET NO.:  
A8





DOOR NO.	ROOM NAME	WIDTH	HEIGHT	THK.	TYPE	FIRE RATING	DOOR		FRAME		DETAIL			HARDWARE	REMARKS
							NATIONAL	FINISH	NATIONAL	FINISH	HEAD	JAMB	THRESHOLD		
LEVEL 02 (CONTINUED)															
236	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
237	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
238	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
239	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
240	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
241	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
242	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
243	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
244	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
245	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
250A	STAIR 1	3'-0"	7'-0"	1-3/4"	90 MIN.	HMMT/L	PTD.	MTL	PTD.						
X250	CORRIDOR	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
250B	STAIR 2	3'-0"	7'-0"	1-3/4"	90 MIN.	HMMT/L	PTD.	MTL	PTD.						
INT-1	GUESTROOM BATH RM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
LEVEL 03															
300	STORAGE	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
320	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
321	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
322	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
323	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
324	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
325	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
326	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
327	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
328	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
329	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
330	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
331	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
332	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
333	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
334	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L	PTD.	MTL	PTD.						
335	GUESTROOM	3'-0"	7'-0"	1-3/4"	20 MIN.	HMMT/L									

DOOR NO.	ROOM NAME	WIDTH	HEIGHT	THICK.	TYPE	FIRE RATING	DOOR			FRAME			DETAIL			HARDWARE	REMARKS
							MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	THRESHOLD				
<b>BASEMENT LEVEL B2</b>																	
B200A	STAIR 1	3'-0"	7'-0"	1-3/4"		90 MIN.	HM/MTL	PTD.	MTL	PTD.							
B200B	STAIR 2	3'-0"	7'-0"	1-3/4"		90 MIN.	HM/MTL	PTD.	MTL	PTD.							
B201	STORAGE	3'-0"	7'-0"	1-3/4"		20 MIN.	HM/MTL	PTD.	MTL	PTD.							
B202	STORAGE	3'-0"	7'-0"	1-3/4"		20 MIN.	HM/MTL	PTD.	MTL	PTD.							
<b>BASEMENT LEVEL B1</b>																	
B100A	STAIR 1	3'-0"	7'-0"	1-3/4"		90 MIN.	HM/MTL	PTD.	MTL	PTD.							
B100B	STAIR 2	3'-0"	7'-0"	1-3/4"		90 MIN.	HM/MTL	PTD.	MTL	PTD.							
B101	STORAGE	3'-0"	7'-0"	1-3/4"		20 MIN.	HM/MTL	PTD.	MTL	PTD.							
B102	STORAGE	3'-0"	7'-0"	1-3/4"		20 MIN.	HM/MTL	PTD.	MTL	PTD.							
<b>LEVEL 01</b>																	
X1000	MAIN LOBBY	8'-0"	7'-0"	1-3/4"		20 MIN.	HM/MTL	PTD.	MTL	PTD.							
101	COFFEE BAR	3'-0"	7'-0"	1-3/4"		20 MIN.	HM/MTL	PTD.	MTL	PTD.							
102	ELEV. MECH. ROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HM/MTL	PTD.	MTL	PTD.							
103	STAIR 2	3'-0"	7'-0"	1-3/4"		90 MIN.	HM/MTL	PTD.	MTL	PTD.							
XST2	STAIR 2	3'-0"	7'-0"	1-3/4"		90 MIN.	HM/MTL	PTD.	MTL	PTD.							
104	MECH. ROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HM/MTL	PTD.	MTL	PTD.							
105	ELEC. ROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HM/MTL	PTD.	MTL	PTD.							
XST3	STAIR 3	3'-0"	7'-0"	1-3/4"		90 MIN.	HM/MTL	PTD.	MTL	PTD.							
106	KITCHEN PANTRY	3'-0"	7'-0"	1-3/4"		20 MIN.	HM/MTL	PTD.	MTL	PTD.							
X106	KITCHEN PANTRY	3'-0"	7'-0"	1-3/4"		20 MIN.	HM/MTL	PTD.	MTL	PTD.							
107	WOMEN'S RESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HM/MTL	PTD.	MTL	PTD.							
108	MEN'S RESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HM/MTL	PTD.	MTL	PTD.							
109	BREAKFAST AREA	3'-0"	7'-0"	1-3/4"		20 MIN.	HM/MTL	PTD.	MTL	PTD.							
110	FITNESS CENTER	3'-0"	7'-0"	1-3/4"		20 MIN.	HM/MTL	PTD.	MTL								

GL	-	GLASS
NM	-	HOLLOW METAL
WD	-	WOOD
STL	-	STEEL
MTL	-	METAL
M/G	-	METAL AND GLASS
W/G	-	WOOD AND GLASS
SC	-	SOLID CORE WOOD
TM	-	TEMPERED GLASS
PTD	-	PAINTED
FF	-	FACTORY PRE-FINISH

KEY PLAN

The key plan shows a rectangular building layout. A large area on the left is labeled 'RESEARCH CENTER' and is filled with a dense cross-hatch pattern. To the right of this area is a smaller, white rectangular area labeled 'LABORATORY'. The building is surrounded by a parking lot, indicated by several small rectangles representing cars. The entire plan is enclosed in a rectangular border with rounded corners.

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**SHEET INFORMATION:**

---

PROJECT NO.: 16.012

---

DRAWN BY:

---

APPROVED BY: NIK

NO.	DATE	DESCRIPTION
1	09/21/2017	ORIS SUBMITTAL
2	09/13/2018	ORIS RE-SUBMITTAL
3	12/11/2018	ORIS RE-SUBMITTAL

FULL SIZE FRONT: 24" x 36"

DOOR  
SCHEDULE

SCALE: 1" = 1'-0"

SHEET NO.:

A11





Z:\00-PROJECTS\1633-1633-VICTORY-GLD\DWG\1633-000-PRG-1633-000.dwg (16-11-18 12:43:34PM) Plotted by: user



VIEW ALONG VICTORY BLVD. AND WINCHESTER AVE.

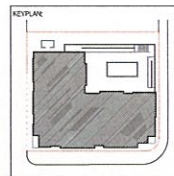
# 1633 VICTORY GLENDALE, CA

APPLICANT: 1633 VICTORY BLVD. LLC  
2016 N. HIGHLAND AVENUE  
LOS ANGELES, CA 90008  
TEL: 323.242.1818

ARCHITECT: WALDOUIS INC. ARCHITECTS  
10800 P. O. BOX 1000, 4TH FLOOR  
BIRMINGHAM, AL 35202  
TEL: 205.330.7344

SITE SURVEY: J.C. SURVEY  
P.O. BOX 100  
ACTON, CA 94601  
TEL: 916.231.2111

LANDSCAPE: CHARLES THOMAS & ASSOC.  
1701 KONGUE AVENUE  
SANTA ANA, CA 92705  
TEL: 714.833.8889



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SHEET INFORMATION:  
PROJECT NO.: 16.012  
DRAWN BY:  
APPROVED BY: NK

NO.	DATE	DESCRIPTION
1	09/21/2017	DRB SUBMITTAL
2	09/13/2018	DRB RESUBMITTAL
3	12/11/2018	DRB RESUBMITTAL

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

EXTERIOR  
RENDERING

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

SHEET NO.

A13



<b>APPLICANT:</b>	1633 VICTORY BLVD, LLC 2216 N. HOPLAND AVENUE LOS ANGELES, CA 90068 TEL: 323.266.1816
<b>ARCHITECT:</b>	MOLOSURES INC. ARCHITECTS 1656-C ROODFIELD BLVD. #200 IRVINE, CA 92618 TEL: 323.358.7334
<b>SITE SURVEY:</b>	J.C. SURVEY P.O. BOX 86 ACTION, CA 95101 TEL: 661.282.2711
<b>LANDSCAPE:</b>	CHARLES THORNBURG & ASSOC. 17921 ROMELENE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3493

**KEYPLAN**



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#### SHEET INFORMATION:

PROJECT NO.:	16,012
DRAWN BY:	
APPROVED BY:	NK

NO.	DATE	DESCRIPTION
1	09/21/2017	DRB SUBMITTAL
2	09/13/2018	DRB RE-SUBMITTAL
3	12/11/2018	DRB RE-SUBMITTAL

FULL SIZE PRINT: 24" x 36"

EXTERIOR  
RENDERING

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

Sheet No.:

A14



**AERIAL VIEW OF VICTORY BLVD. AND ALLEY**





## A15

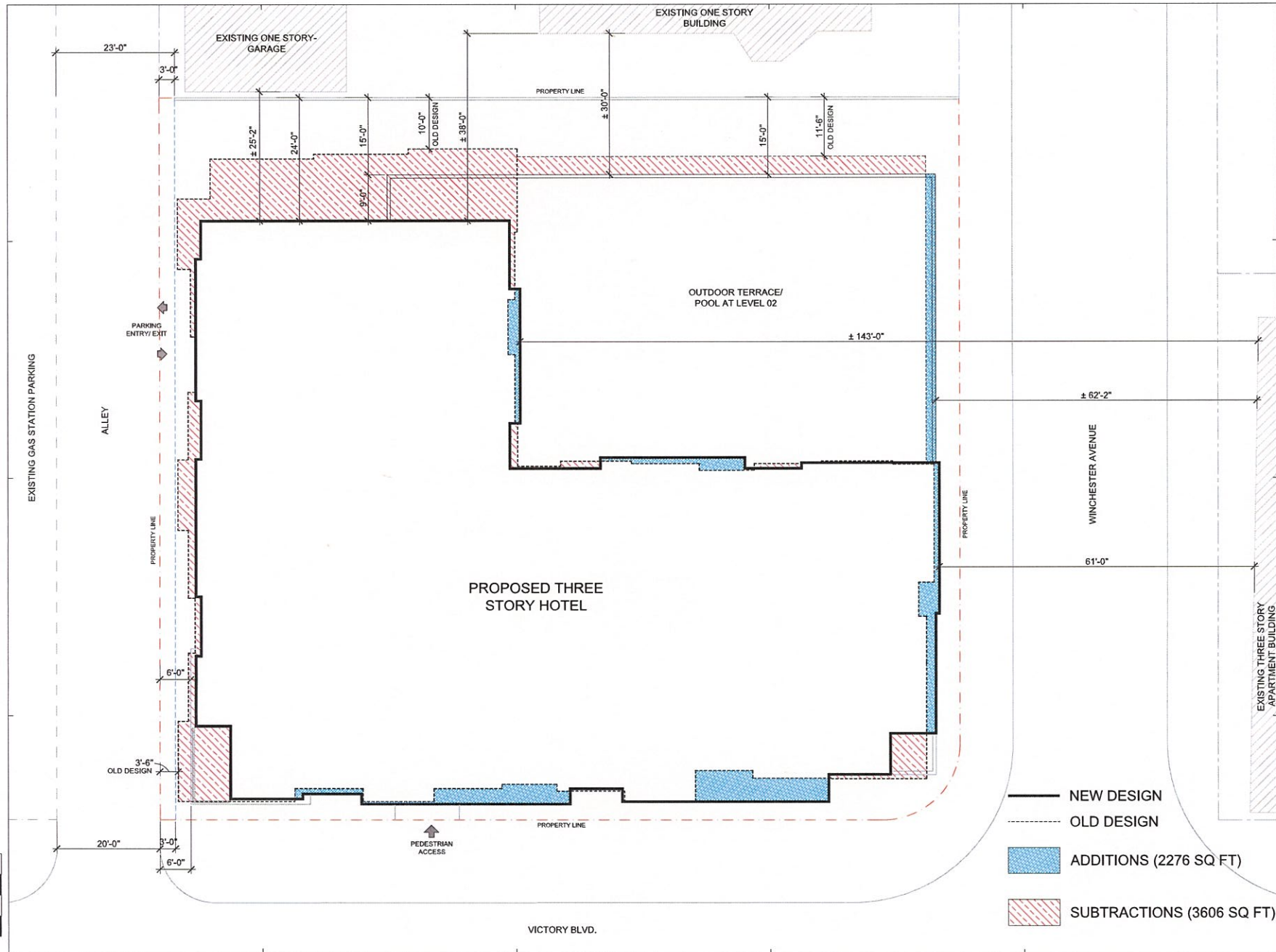
**LANDSCAPE:** CHARLES TROWBRIDGE & ASSOC.  
17901 FOMELLE AVENUE  
SANTA ANA, CA 92705  
TEL: 714.532.5089







Z:\04-PROJECTS\16.012\_1633-VICTORY-GLendale\04-DRAWINGS\1633-000-PTN-DRAWINGS.dwg (09-11-18 14:23:04) Plotted by: dlm



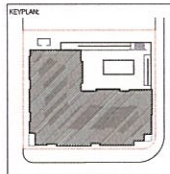
# 1633 VICTORY GLENDALE, CA

APPLICANT: 1633 VICTORY BLVD, LLC  
2700 N. HIGHWAY AVENUE  
LOS ANGELES, CA 90001  
TEL: 323.276.1818

ARCHITECT: MLOURES INC. ARCHITECTS  
11800 CROCKETT BLVD., SUITE 100  
BUNIC, CA 90011  
TEL: 323.390.7334

SITE SURVEY: J.C. BARTLEY  
P.O. BOX 100  
ACTON, CA 95010  
TEL: 916.520.5714

LANDSCAPE: CHARLES THOMAS & ASSOC.  
1700 KIMBLE AVENUE  
SANTA ANA, CA 92705  
TEL: 714.833.3803



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SHEET INFORMATION:  
PROJECT NO.: 16.012  
DRAWN BY:  
APPROVED BY: NK

NO.	DATE	DESCRIPTION
1	09/12/2017	DRB SUBMITTAL
2	09/13/2018	DRB RE-SUBMITTAL

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

DESIGN  
COMPARISON

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

SHEET NO.:

A17

**1633 VICTORY**  
GLENDALE, CA

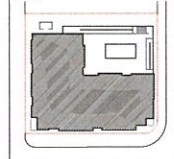
**APPLICANT:** 1633 VICTORY BLVD, LLC  
2010 N. HIGHLAND AVENUE  
LOS ANGELES, CA 90046  
TEL: 323.296.9818

**ARCHITECT:** NKLOSURES INC. ARCHITECTS  
15555-C ROCKFELD BLVD., #205  
IRVINE, CA 92618  
TEL.: 949.260.7304

**SITE SURVEY:** J.C. SURVEY  
P.O. BOX 86,  
ACTON, CA 95510

**LANDSCAPE:** CHARLES TROWBRIDGE & ASSOC.  
17951 RIMMELLE AVENUE  
SANTA ANA, CA 92705  
TEL: 714.532.5063

**KEYPLAN**



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FULL SIZE PRINT: 24" x 36"

SHEET NAME:

## DESIGN COMPARISON

SCALE: 1" = 20'-0"

SHEET NO.:

A18



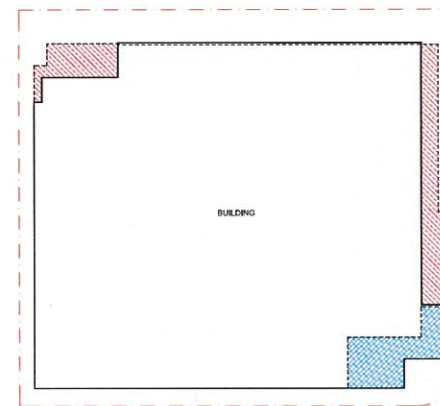
----- OLD DESIGN

----- NEW DESIGN

 ADDITIONS (650 SQ FT)

 SUBTRACTIONS (1472 SQ FT)

LEVEL 02 PLAN- COMPARISON

$$1/8" = 1'-0"$$


----- OLD DESIGN

----- NEW DESIGN

 ADDITIONS (567 SQ. FT.)

 SUBTRACTIONS (974 SQ. FT.)

BASEMENT B1 PLAN- COMPARISON

$$1/8" = 1'-0"$$


----- OLD DESIGN

----- NEW DESIGN

ADDITIONS (707 SQ FT)

SUBTRACTIONS (1187 SQ FT)

LEVEL 03 PLAN- COMPARISON

$$1/8^{\circ} = 1'-0''$$

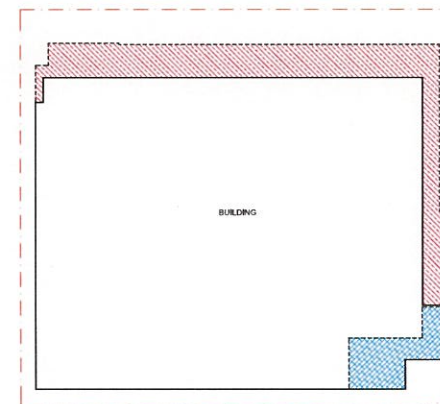

----- OLD DESIGN

NEW DESIGN

ADDITIONS (919 SQ FT)

SUBTRACTIONS (947 SQ FT)

## LEVEL 01 PLAN- COMPARISON

$$1/8^{\circ} = 1'-0^{\circ}$$


----- OLD DESIGN

NEW DESIGN

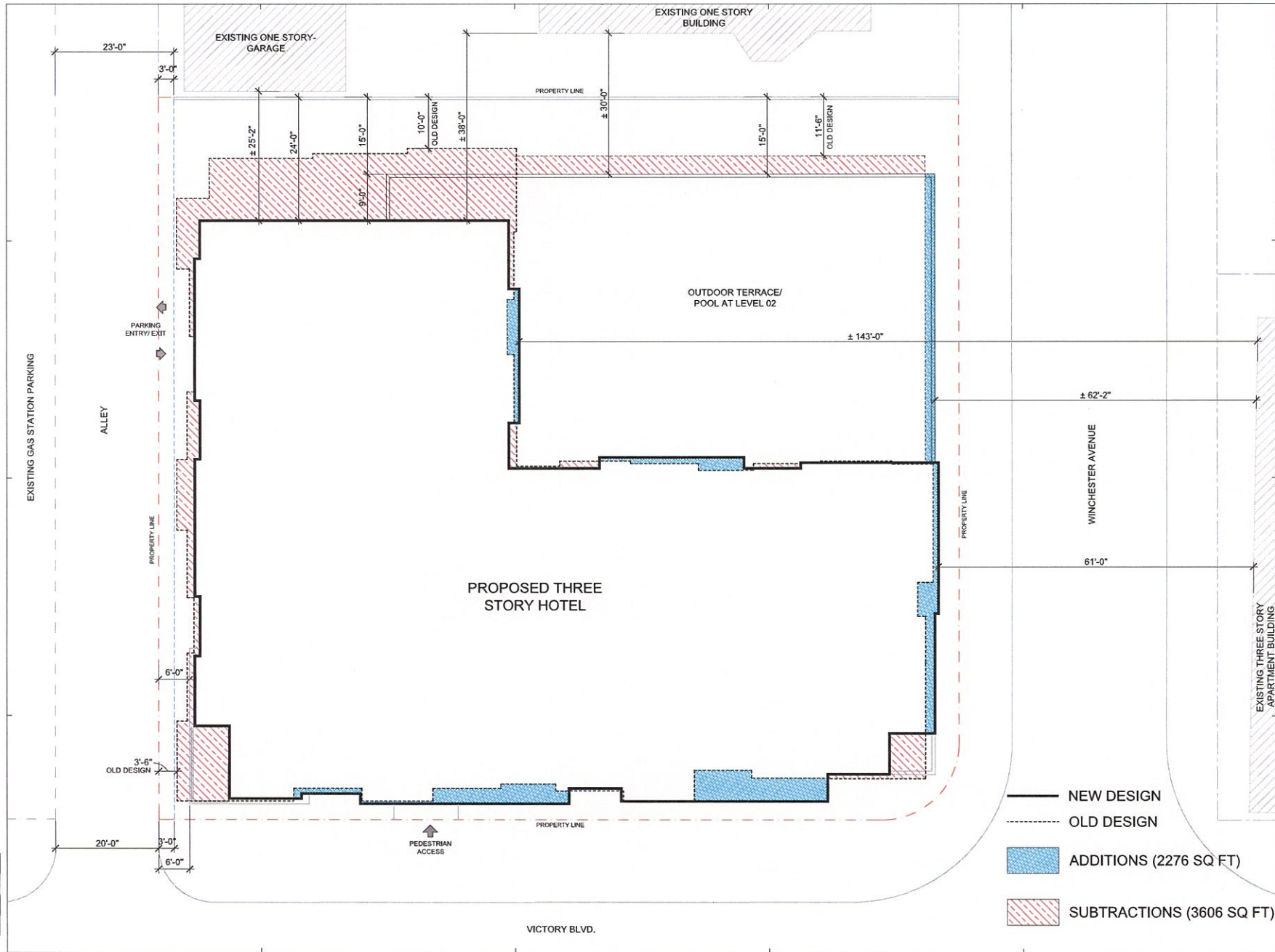
ADDITIONS (567 SQ FT)

SUBTRACTIONS (2215 SQ FT)

### BASEMENT B2 PLAN- COMPARISON

$$1/8" = 1'-0"$$

Z:\05-PROJECTS\16.012\_1633\_VICTORY\_GLendale\05\_DRAWINGS\01\_CONCEPT\02\_008-REVISED\1633-008-FULL-DRAWINGS.dwg (09-12-18 14:33PM) Plotted by: admin



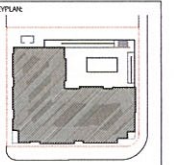
# **1633 VICTORY** GLENDALE, CA

**APPLICANT:** 1633 VICTORY BLVD, LLC  
2514 N. HIGHLAND AVENUE  
LOS ANGELES, CA 90028  
TEL: 213.276.1919

**ARCHITECT:** MLOQUES INC. ARCHITECTS  
10860 CRENSHAW BLVD., #200  
BAYVIEW, CA 90261  
TEL: 310.360.7334

**SITE SURVEY:** J.C. SURVEY  
P.O. BOX 88  
ACTON, CA 94910  
TEL: 415.937.0711

**LANDSCAPE:** CHARLES THOMAS & ASSOC.  
1789 KIMBLE AVENUE  
SANTA ANA, CA 92705  
TEL: 714.935.9863



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**DESIGN  
COMPARISON**

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