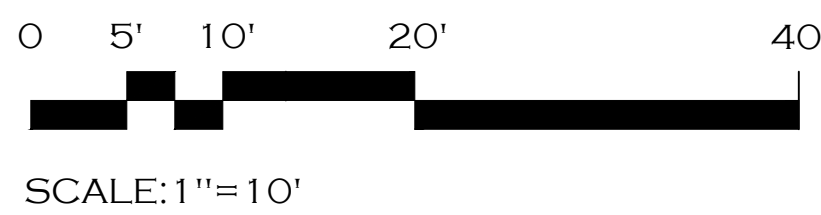


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1018	122.43
1020	125.00
1022	128.16
1024	131.92
1026	135.92
1028	141.00
1030	135.92
1032	141.00
1034	147.23
1036	154.70
1038	159.75
1040	163.00
1042	166.70
1044	169.91
1046	173.00
1048	175.96
1050	180.00
1052	187.00
1054	190.00
1056	194.00
1058	198.10
1060	201.00
1062	206.23
1064	209.55
1066	199.99
1068	186.00
1070	18.00
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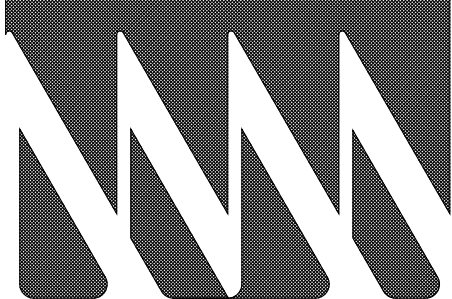
S= 39.53 %



CHECKED BY:	R.L.
DRAWN BY:	R.D.P.
DATE:	FEB. 5, 2020
SCALE:	1"= 10'-0"
SHEET NO.	
C-1	
SHEET 1 OF 1	

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**Alajajan
Marcoosi
Architects Inc.**
320 W. Arden Ave. Suite 120
Glendale, CA 91203
Phone: (818) 244-5130
Fax: (818) 551-1613
E-mail: aramar@worldnet.att.net

Owner:
JACK DEMERCHIAN

Owner Address:
**1766 CIELITO DR
GLENDALE, CA 91207**
Project Name:
**SINGLE FAMILY
DWELLING**

Project Address:
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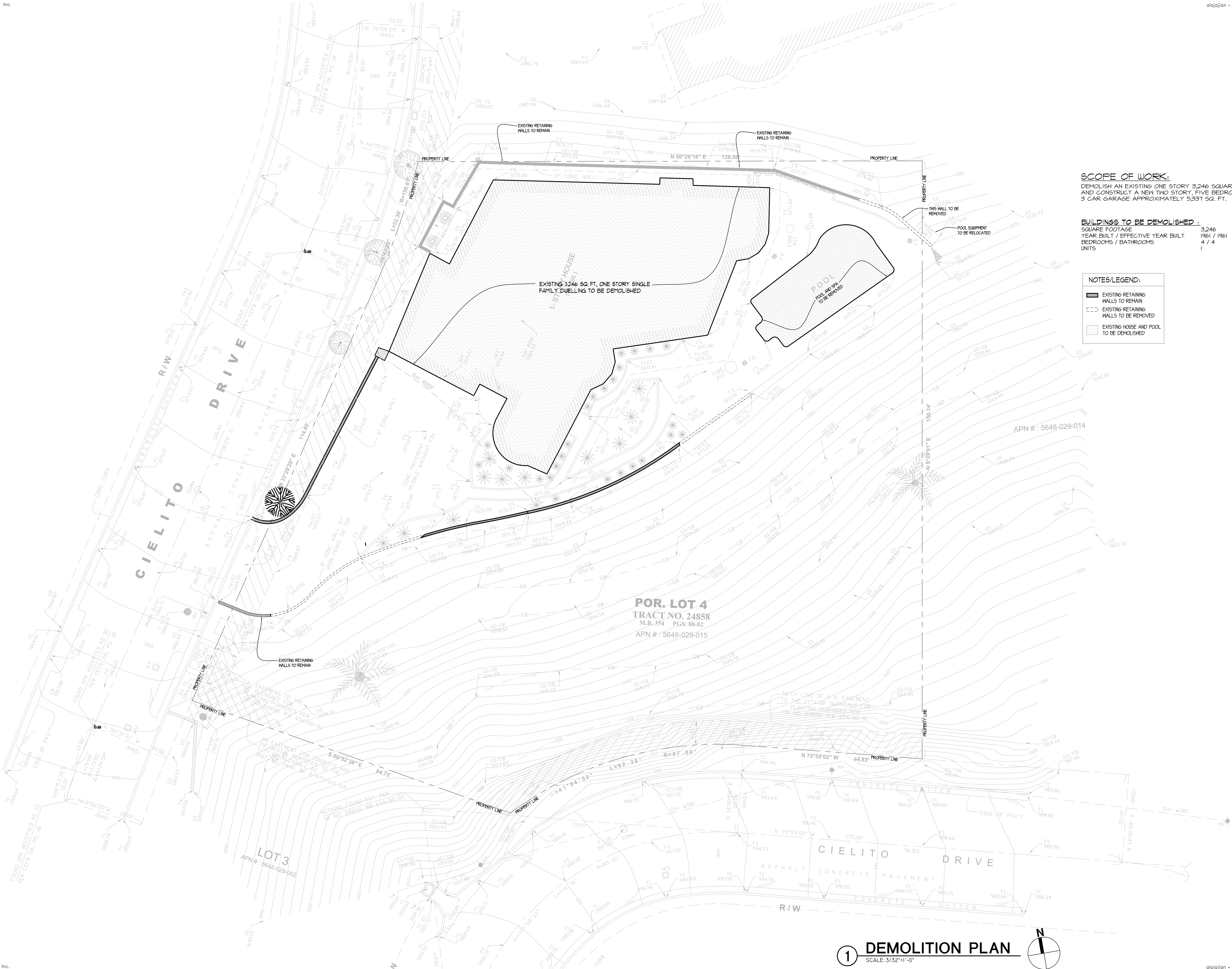
DEMOLITION PLAN

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

KEYPLAN

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- REVISION
- REVISION
- DRAWN BY
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EXCAVATION PLAN

Scale: N/A

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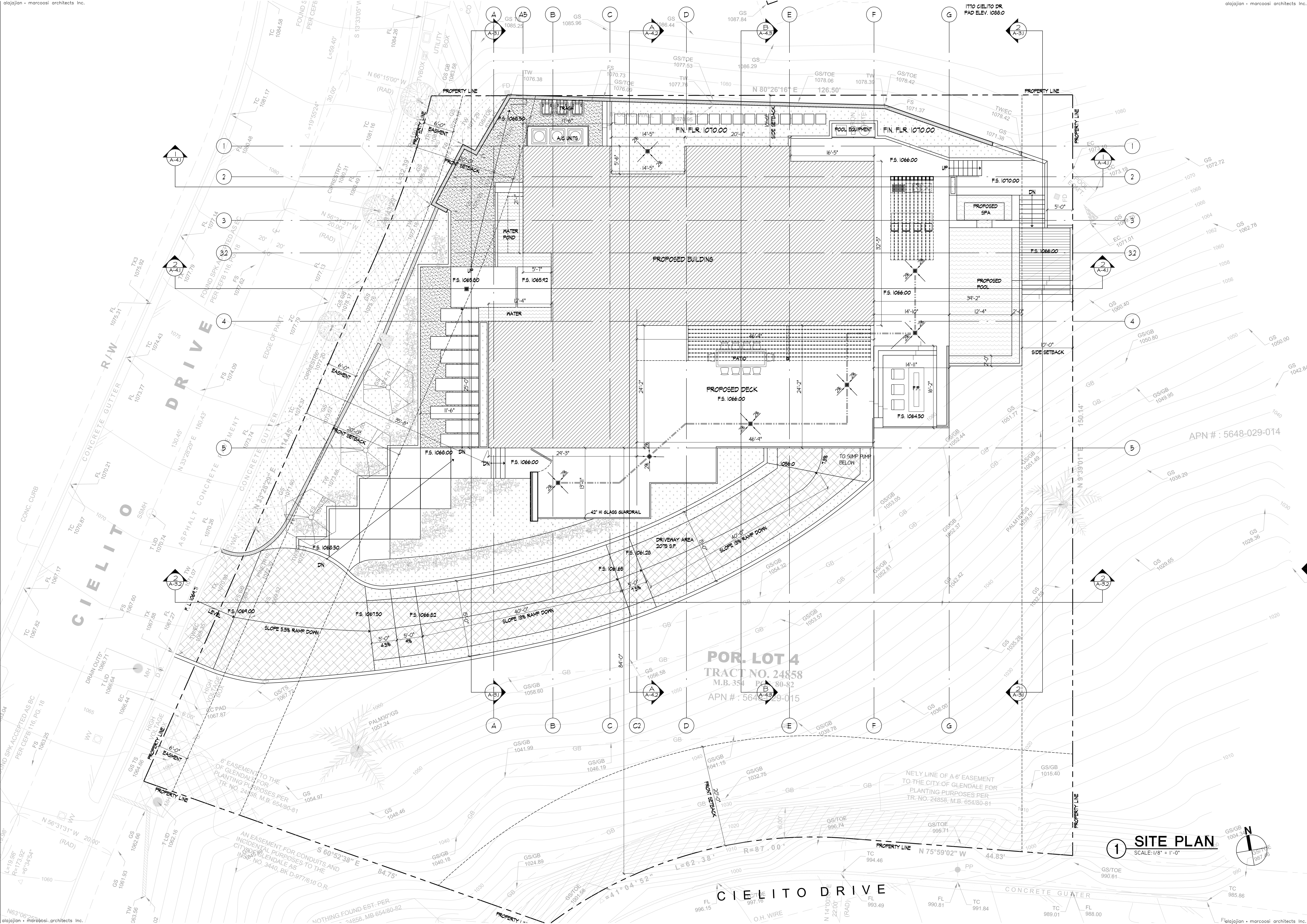
SITE PLAN

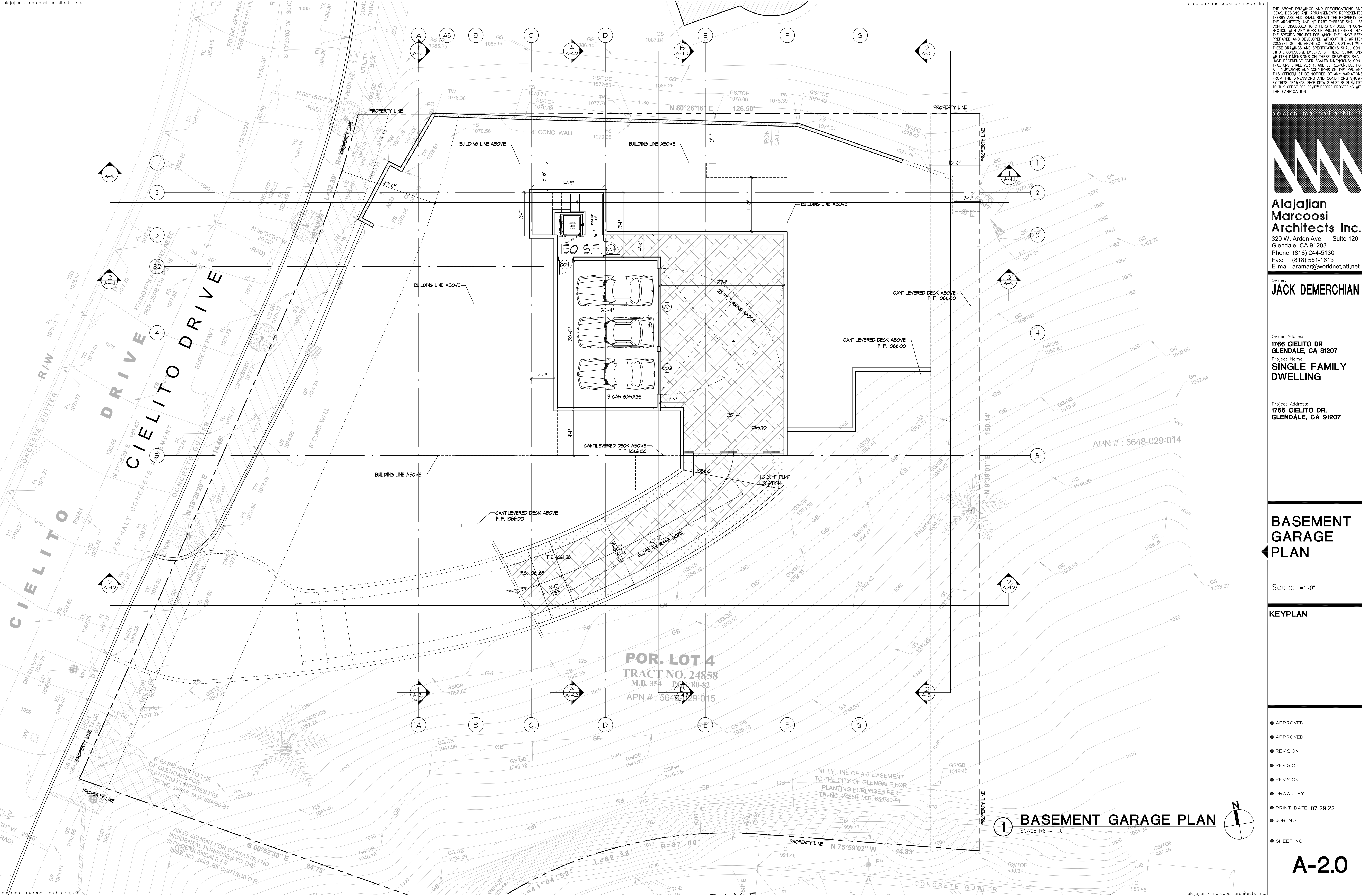
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APN #: 5648-029-014

BASEMENT GARAGE PLAN

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

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SHEN, Y., 2001, *Journal of Environmental Management*, **59**, 111-118.

1. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

KEYPLAN

A-2.1





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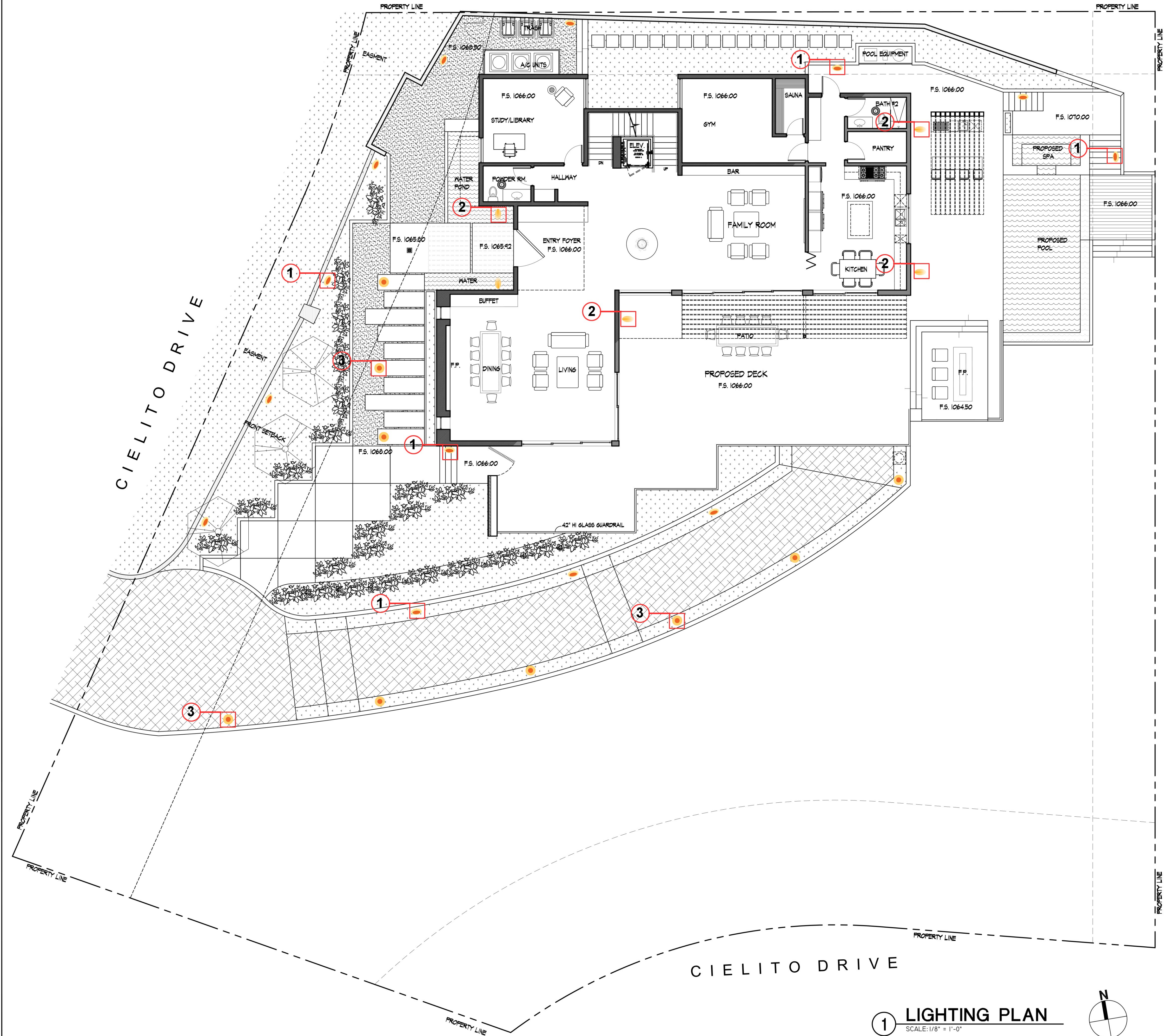
2ND FLOOR PLAN

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

KEYPLAN

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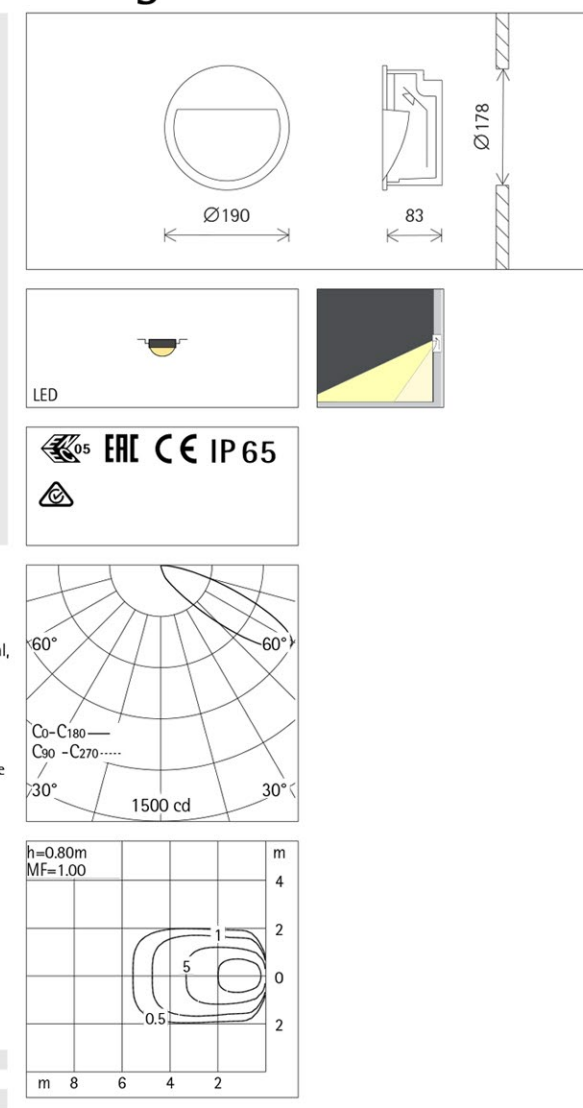
1 LIGHTING PLAN
SCALE: 1/8" = 1'-0"

ERCO

Visor Floor washlight



34728.000	LED module: 6W 630lm 3000K warm white	Product description
Switchable	Version 3	Housing: polymer, black
Control gear	Control gear	Mounting ring for recessed mounting in brickwork and drill partitions: stainless steel. Mounting bracket: metal, hot-dip galvanized. Clamp extension: 1-30mm.
Dimming method	Dimming method	Control gear: Connection cable: 3x1mm ² , L: 450mm.
Energy efficiency class	Energy efficiency class	LED module: high-power LEDs on metal-core PCB. Collimating lens made of optical polymer.
Standby power per control gear	Standby power per control gear	Cover: corrosion-resistant cast aluminium. No-Rise surface treatment.
Luminaires per circuit breaker 816	Luminaires per circuit breaker 816	Graphite m, double powder-coated. Protection mode IP65: dust-proof and water jet-proof.
Weight	Weight	Weight: 1.42kg
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.	Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.	
Luminous flux of the luminaire	Luminous flux of the luminaire	37lm
Connected load	Connected load	7.5W
Luminaire efficacy	Luminaire efficacy	48lm/W
Colour deviation	Colour deviation	1.5 SDCM
Colour rendition index	Colour rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	Lumen maintenance (LED manufacturer specifications)	L90B10 >50000h
LED failure rate	LED failure rate	L90 >100000h
Dimming range	Dimming range	0.1% <50000h
Dimming method	Dimming method	---
LMF	LMF	E
Energy efficiency class	Energy efficiency class	---
Standby power per control gear	Standby power per control gear	---
Luminaires per circuit breaker 816	Luminaires per circuit breaker 816	48

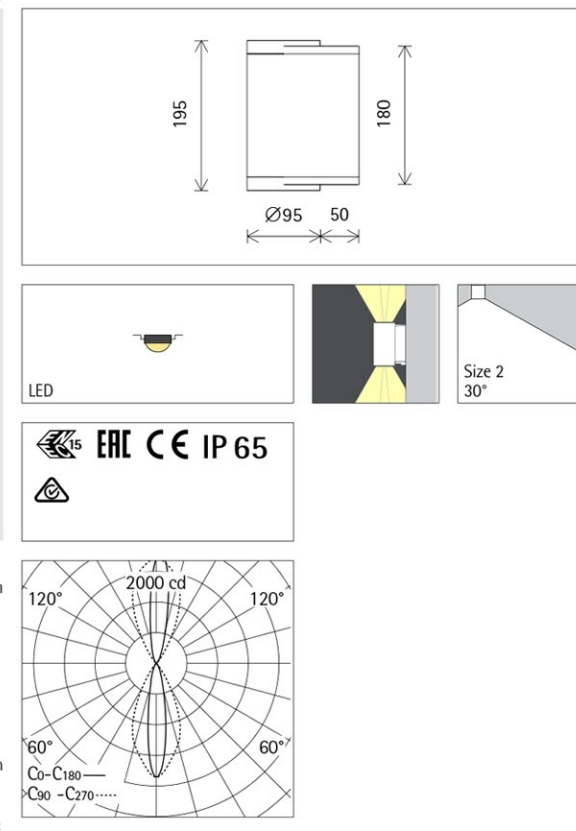


ERCO

Cylinder Façade luminaire



85108.000	Graphite m	Product description
LED module: 12W 1260lm 3000K warm white	LED module: 12W 1260lm 3000K warm white	Housing: corrosion-resistant aluminium profile. No-Rise surface treatment.
Switchable	Switchable	Double powder-coated. Optimised surface for reduced accumulation of dirt. Tamper-proof screw.
Version 6	Version 6	Cover and wall fixture: corrosion-resistant cast aluminium.
Size 2	Size 2	Control gear: Direct/indirect is only switchable together. 2 cable entries. Through-wiring possible. 3-pole plug-in terminal.
Spherulic lens, oval flood	Spherulic lens, oval flood	LED module: high-power LEDs on metal-core PCB. Collimating lens made of optical polymer.
Luminous flux of the luminaire	Luminous flux of the luminaire	943lm
Connected load	Connected load	14.0W
Luminaire efficacy	Luminaire efficacy	67lm/W
Colour deviation	Colour deviation	1.5 SDCM
Colour rendition index	Colour rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	Lumen maintenance (LED manufacturer specifications)	L90B10 >50000h
LED failure rate	LED failure rate	L90 >100000h
Dimming range	Dimming range	0.1% <50000h
Dimming method	Dimming method	---
LMF	LMF	E
Energy efficiency class	Energy efficiency class	---
Standby power per control gear	Standby power per control gear	---
Luminaires per circuit breaker 816	Luminaires per circuit breaker 816	50

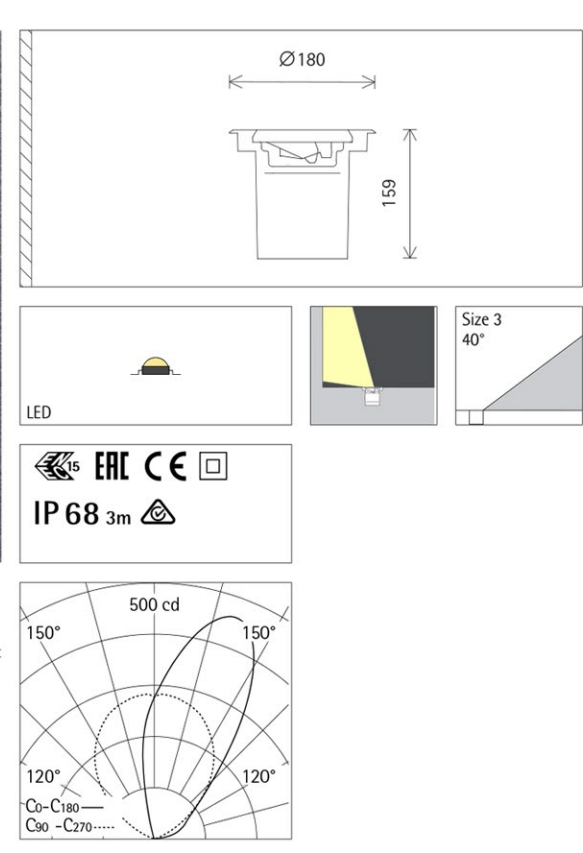


ERCO

Tesis In-ground luminaire



33424.000	LED module: 6W 630lm 3000K warm white	Product description
Switchable	Switchable	Housing: polymer, black
Version 9	Version 9	Control gear: Longitudinally watertight cable 3x1.5mm ² , L: 1800mm.
Size 3	Size 3	LED module: high-power LEDs on metal-core PCB. Rotatable through 360°. Lens system made of optical polymer.
Covered mounting detail	Covered mounting detail	Weather reflector: polymer, aluminium vaporized, silver, ribbed, partially black lacquered, with lower diffuser. Optical cut-off 40°.
Lens system, wallwash	Lens system, wallwash	Screw-fastened cover ring with flush safety glass: stainless steel. Safety glass: 15mm, clear.
Luminous flux of the luminaire	Luminous flux of the luminaire	480lm
Connected load	Connected load	10.0W
Luminaire efficacy	Luminaire efficacy	47lm/W
Colour deviation	Colour deviation	1.5 SDCM
Colour rendition index	Colour rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	Lumen maintenance (LED manufacturer specifications)	L90B10 >50000h
LED failure rate	LED failure rate	L90 >100000h
Dimming range	Dimming range	0.1% <50000h
Dimming method	Dimming method	---
LMF	LMF	E
Energy efficiency class	Energy efficiency class	---
Standby power per control gear	Standby power per control gear	---
Luminaires per circuit breaker 816	Luminaires per circuit breaker 816	32
Temperature on the light aperture	Temperature on the light aperture	38°C



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320 W. Arden Ave. Suite 120
Glendale, CA 91203
Phone: (818) 244-5130
Fax: (818) 551-1613
E-mail: aramar@worldnet.att.net

Owner:
JACK DEMERCHIAN

Owner Address:
**1766 CIELITO DR
GLENDALE, CA 91207**
Project Name:
SINGLE FAMILY DWELLING

Project Address:
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GLENDALE, CA 91207**

LIGHTING PLAN

Scale: "1"=1'-0"

KEYPLAN

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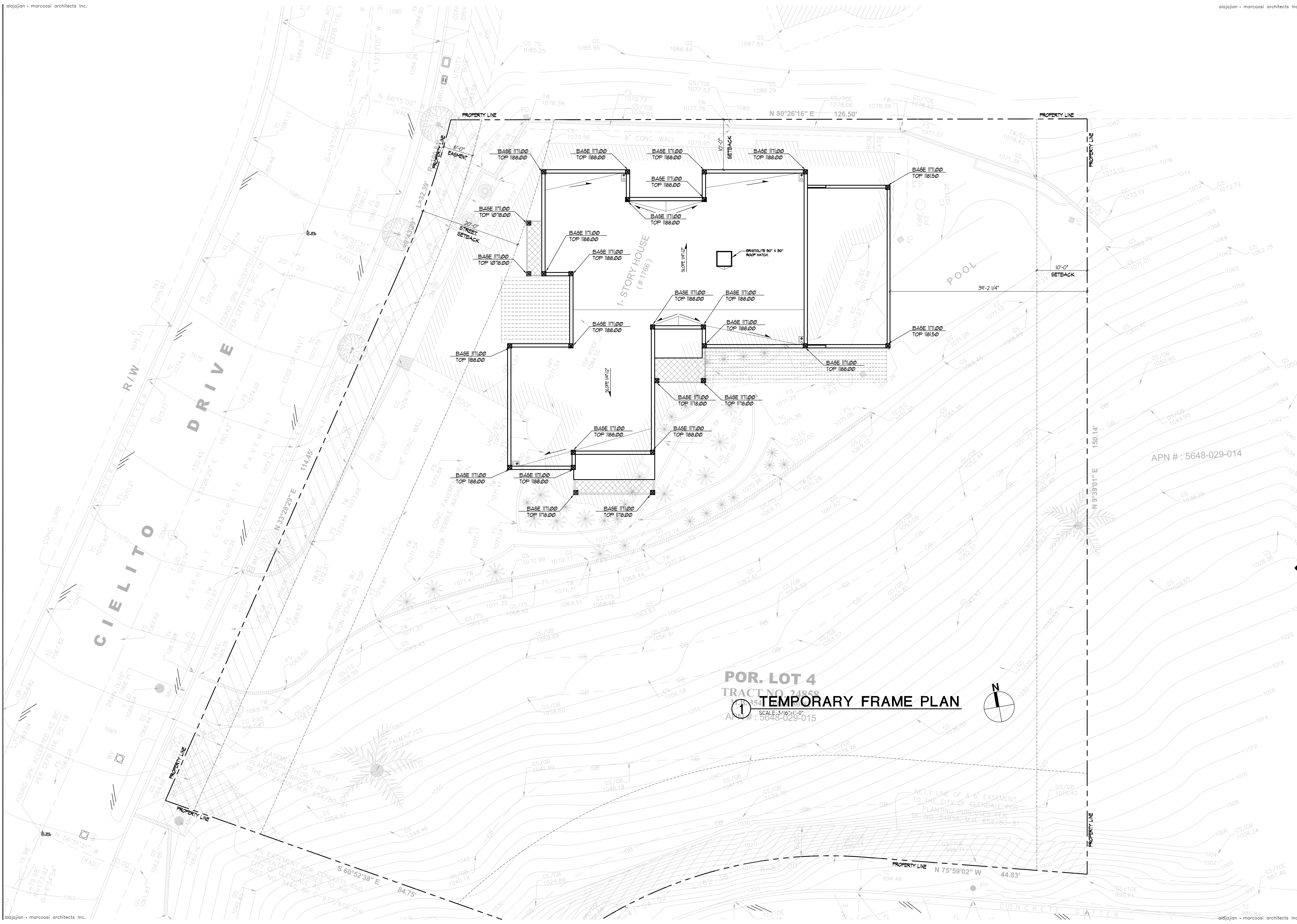
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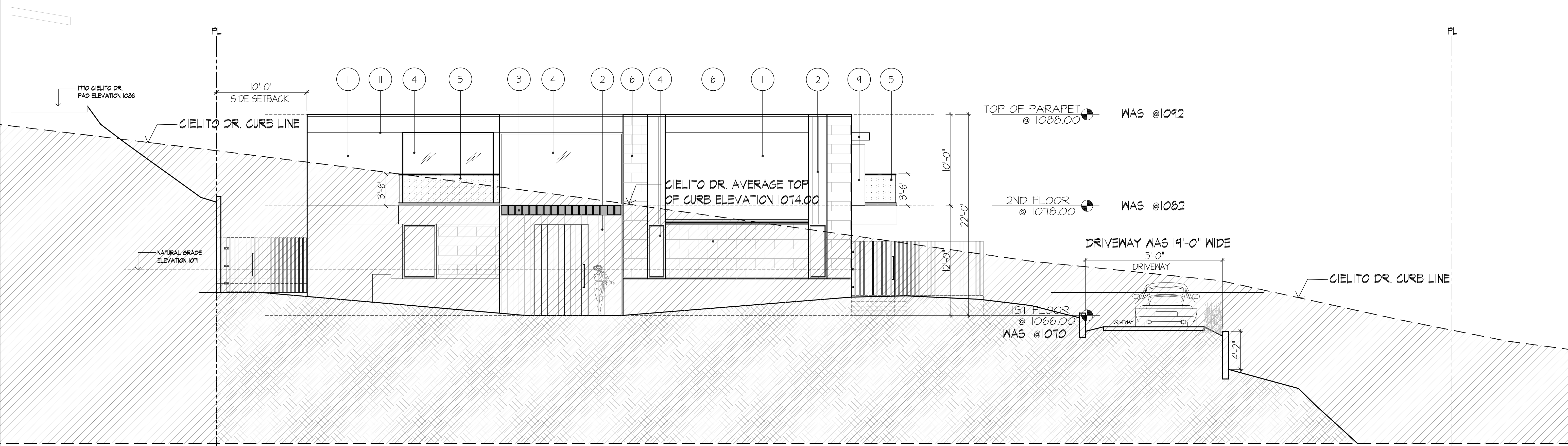
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Scale: 3/16"=1'-0"

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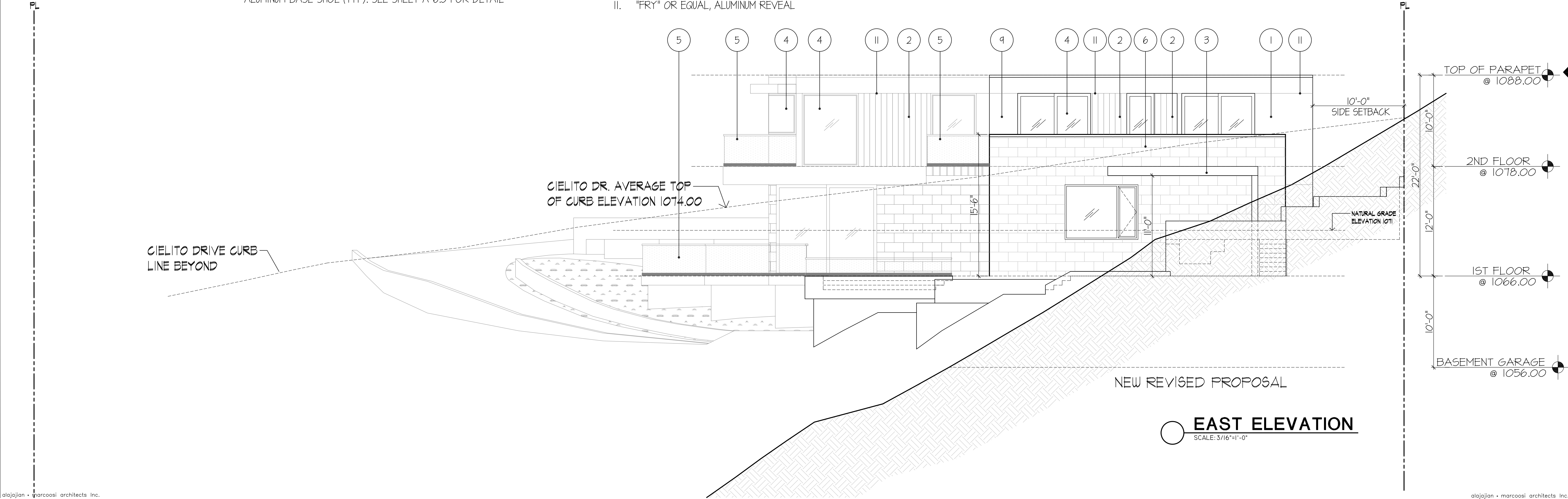




EXTERIOR FINISH MATERIALS:

1. 7/8"THK. SMOOTH FINISH CEMENT PLASTER, "OMEGA PRODUCTS INTERNATIONAL" OMEGA FLEX FINE # 9211
2. BRAZILIAN HARDWOOD PLANK SIDING 6" W X 3/4" THICK, EXTERIOR GRADE.
3. 8"x12" STEEL TUBE TRELLIS
4. WINDOW TRICORN COLOR "SW 6258" ANODIZED ALUMINUM DOOR AND WINDOW FRAME W DUAL GLAZED LOW "E" VISION GLASS BY MARVIN OR EQUAL
5. 1/2" THICK TEMPERED GLASS RAILING W/ BRUSHED CLEAR ANODIZED ALUMINUM BASE SHOE (TYP). SEE SHEET A-6.3 FOR DETAIL
6. 3/4" TO 1-1/2" THK. FRENCH NATURAL LIMESTONE MASONRY VENEER DRY SET OVER CEMENT PLASTER BACKING.
7. 9" HIGH, 3/4" STROKE, STAINLESS STEEL INDIVIDUAL ADDRESS NUMBERS ON CONTRASTING STONE VENEER BACKGROUND.
8. TRICORN COLOR "SW 6258" ALUMINUM GARAGE DOOR FRAME WITH FROSTED GLASS.
9. COMPOSITE ALUMINUM CLADDING, "ALUCOBOND" OR EQ. NATURAL ANODIZED ALUMINUM.
10. 6"x10" STEEL TUBE TRELLIS
11. "FRY" OR EQUAL, ALUMINUM REVEAL

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



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

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WEST AND EAST
ELEVATIONS

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

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WEST AND EAST ELEVATIONS

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

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11. "FRY" OR EQUAL, ALUMINUM REVEAL

NEW REVISED PROPOSAL

WEST ELEVATION

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

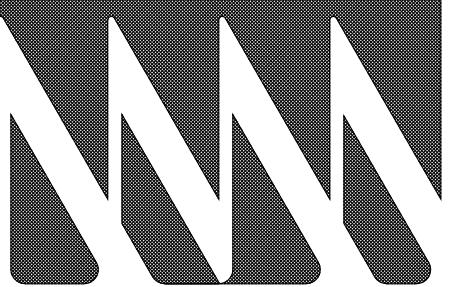


NEW REVISED PROPOSAL

EAST ELEVATION

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

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Phone: (818) 244-5130
Fax: (818) 551-1613
E-mail: aramar@worldnet.att.net

Owner Address:
1766 CIELITO DR
GLENDALE, CA 91207

Project Address:
1766 CIELITO DR.
GLENDALE, CA 91207

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

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DRAWN BY

PRINT DATE 07.29.22

JOB NO

SHEET NO

A-3.2



1. 7/8"THK. SMOOTH FINISH CEMENT PLASTER, "OMEGA PRODUCTS INTERNATIONAL" OMEGA FLEX FINE # 9211
2. BRAZILIAN HARDWOOD PLANK SIDING 6" W X 3/4" THICK, EXTERIOR GRADE.
3. 8"X12" STEEL TUBE TRELLIS
4. WINDOW TRICORN COLOR "SW 6258" ANODIZED ALUMINUM DOOR AND WINDOW FRAME W/ DUAL GLAZED LOW "E" VISION GLASS BY MARVIN OR EQUAL
5. 1/2" THICK TEMPERED GLASS RAILING W/ BRUSHED CLEAR ANODIZED ALUMINUM BASE SHOE (TYP). SEE SHEET A-6.3 FOR DETAIL
6. 3/4" TO 1-1/2" THK. FRENCH NATURAL LIMESTONE MASONRY VENEER DRY SET OVER CEMENT PLASTER BACKING.
7. 9" HIGH, 3/4" STROKE, STAINLESS STEEL INDIVIDUAL ADDRESS NUMBERS ON CONTRASTING STONE VENEER BACKGROUND.
8. TRICORN COLOR "SW 6258" ALUMINUM GARAGE DOOR FRAME WITH FROSTED GLASS.
9. COMPOSITE ALUMINUM CLADDING, "ALUCOBOND" OR EQ. NATURAL ANODIZED ALUMINUM.
10. 6"X10" STEEL TUBE TRELLIS
11. "FRY" OR EQUAL, ALUMINUM REVEAL



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**Alajajian
Marcoosi
Architects Inc.**

320 W. Arden Ave. Suite 120
Glendale, CA 91203
Phone: (818) 244-5130
Fax: (818) 551-1613
E-mail: aramar@worldnet.att.net

Owner:
JACK DEMERCHIAN

Owner Address:
**1766 CIELITO DR
GLENDALE, CA 91207**

Project Name:
**SINGLE FAMILY
DWELLING**

Project Address:
**1766 CIELITO DR.
GLENDALE, CA 91207**

**NORTH AND
SOUTH
ELEVATIONS**

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

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A-3.2a



EXTERIOR FINISH MATERIALS:

1. 7/8" THK. SMOOTH FINISH CEMENT PLASTER, "OMEGA PRODUCTS INTERNATIONAL" OMEGA FLEX FINE # 9211
2. BRAZILIAN HARDWOOD PLANK SIDING 6" W X 3/4" THICK, EXTERIOR GRADE.
3. 8"X12" STEEL TUBE TRELLIS
4. WINDOW TRICORN COLOR "SW 6258" ANODIZED ALUMINUM DOOR AND WINDOW FRAME W DUAL GLAZED LOW "E" VISION GLASS BY MARVIN OR EQUAL
5. 1/2" THICK TEMPERED GLASS RAILING W BRUSHED CLEAR ANODIZED ALUMINUM BASE SHOE (TYP). SEE SHEET A-6.3 FOR DETAIL
6. 3/4" TO 1-1/2" THK. FRENCH NATURAL LIMESTONE MASONRY VENEER DRY SET OVER CEMENT PLASTER BACKING.
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9. COMPOSITE ALUMINUM CLADDING, "ALUCOBOND" OR EQ. NATURAL ANODIZED ALUMINUM.
10. 6"X10" STEEL TUBE TRELLIS
- II. "FRY" OR EQUAL, ALUMINUM REVEAL

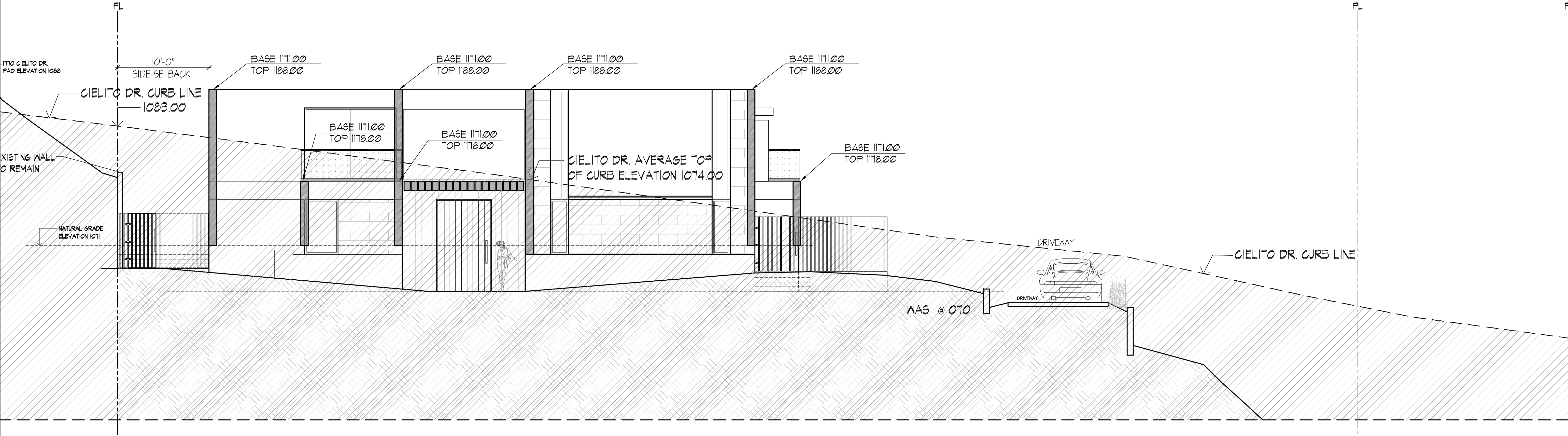
NEW REVISED PROPOSAL

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

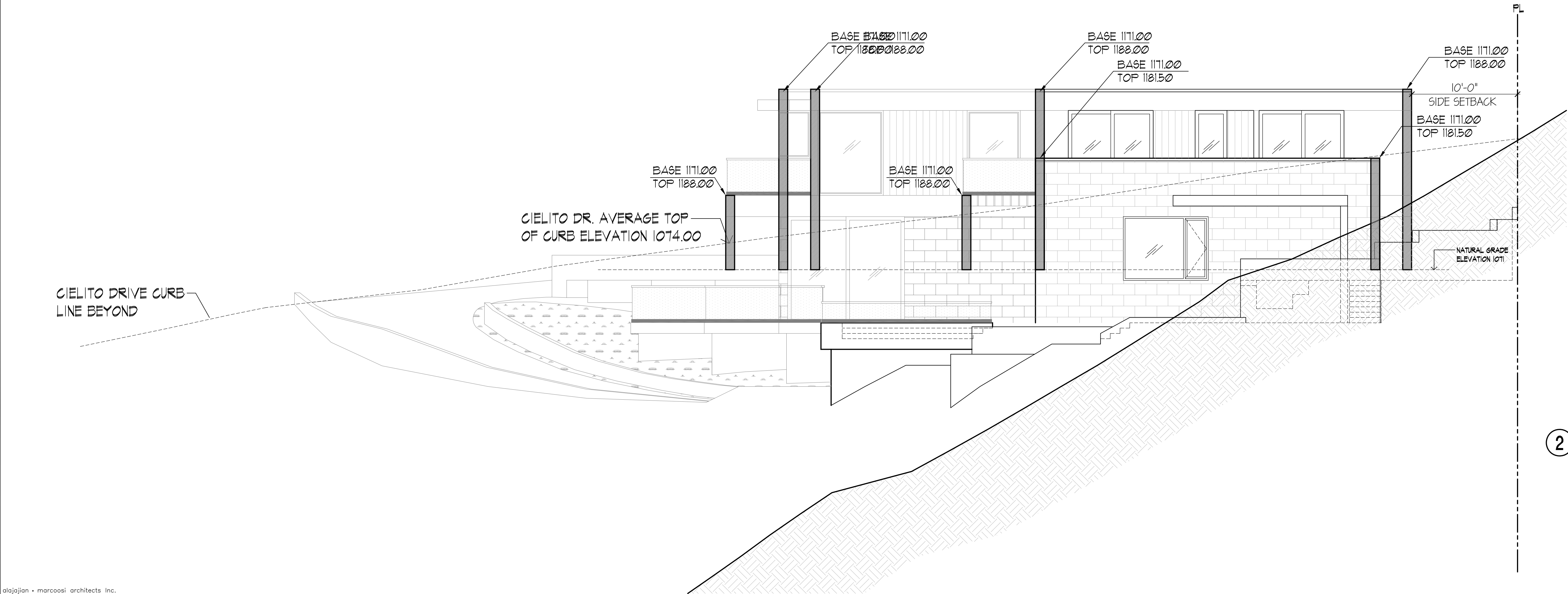


NEW REVISED PROPOSAL

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



① WEST ELEVATION
SCALE: 3/16"=1'-0"



② EAST ELEVATION
SCALE: 3/16"=1'-0"

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Alajajian Marcoosi Architects Inc.
320 W. Arden Ave. Suite 120
Glendale, CA 91203
Phone: (818) 244-5130
Fax: (818) 551-1613
E-mail: aramar@worldnet.att.net

Owner:
JACK DEMERCHIAN

Owner Address:
**1766 CIELITO DR
GLENDALE, CA 91207**
Project Name:
SINGLE FAMILY DWELLING

Project Address:
**1766 CIELITO DR.
GLENDALE, CA 91207**

TEMPORARY FRAME ELEVATIONS

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

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Owner:

Owner Address:
1766 CIELITO DR
GLENDALE, CA 91207

Project Address:
1766 CIELITO DR.
GLENDALE, CA 91207

Scale: $\frac{3}{16}'' = 1'-0''$

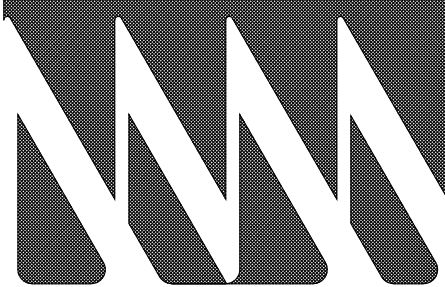
KEYPLAN

A-3.4



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**Alajajian
Marcoosi
Architects Inc.**

320 W. Arden Ave. Suite 120
Glendale, CA 91203
Phone: (818) 244-5130
Fax: (818) 551-1613
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Owner:
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**1766 CIELITO DR
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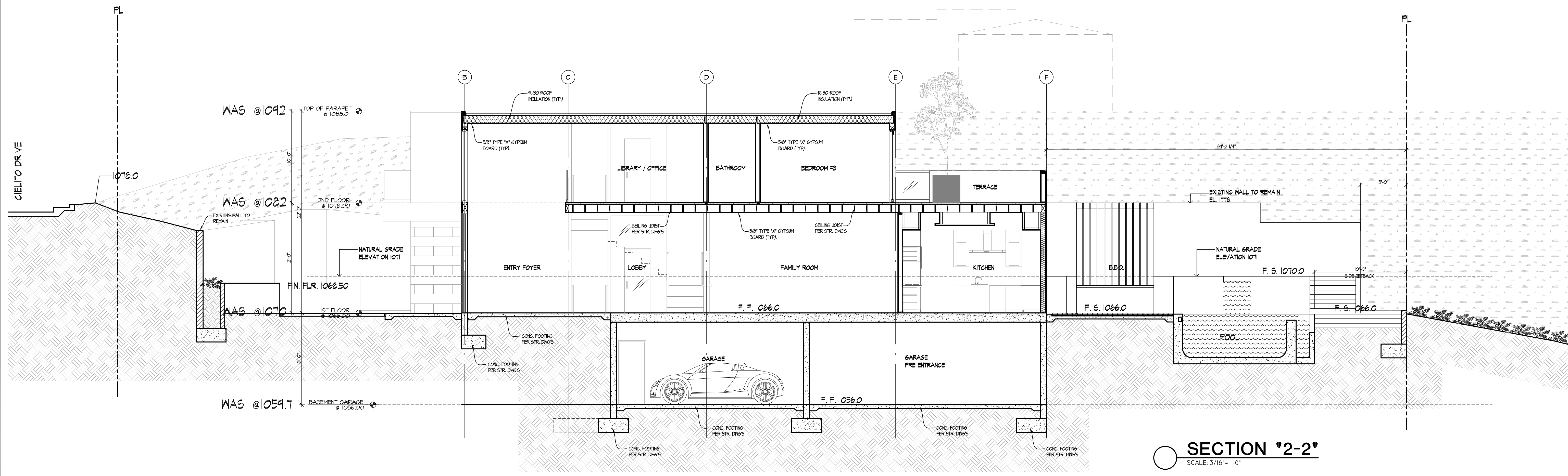
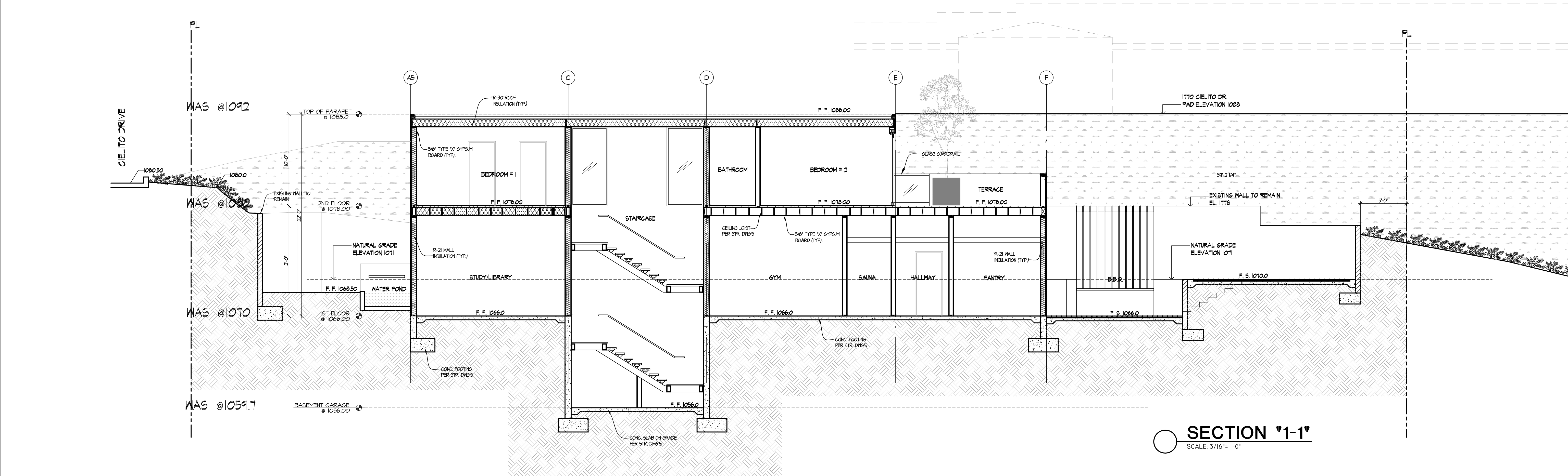
SECTION

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

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A-4.1



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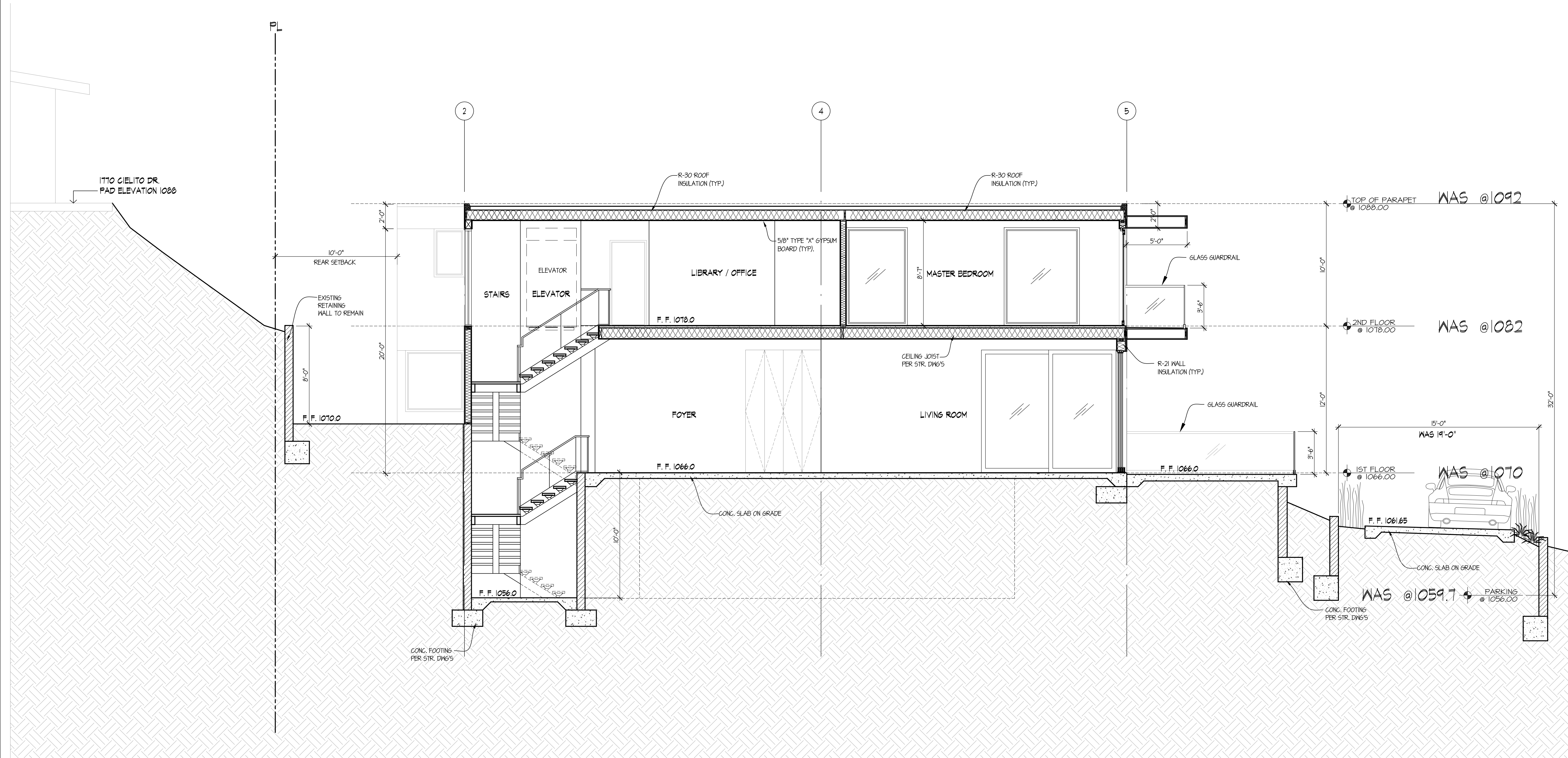
SECTION A-A

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

KEYPLAN

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SECTION A-A

SCALE: 1/4"=1'-0"

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**Alajajian
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320 W. Arden Ave. Suite 120
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Phone: (818) 244-5130
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Owner:
JACK DEMERCHIAN

Owner Address:
**1766 CIELITO DR
GLENDALE, CA 91207**
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**1766 CIELITO DR.
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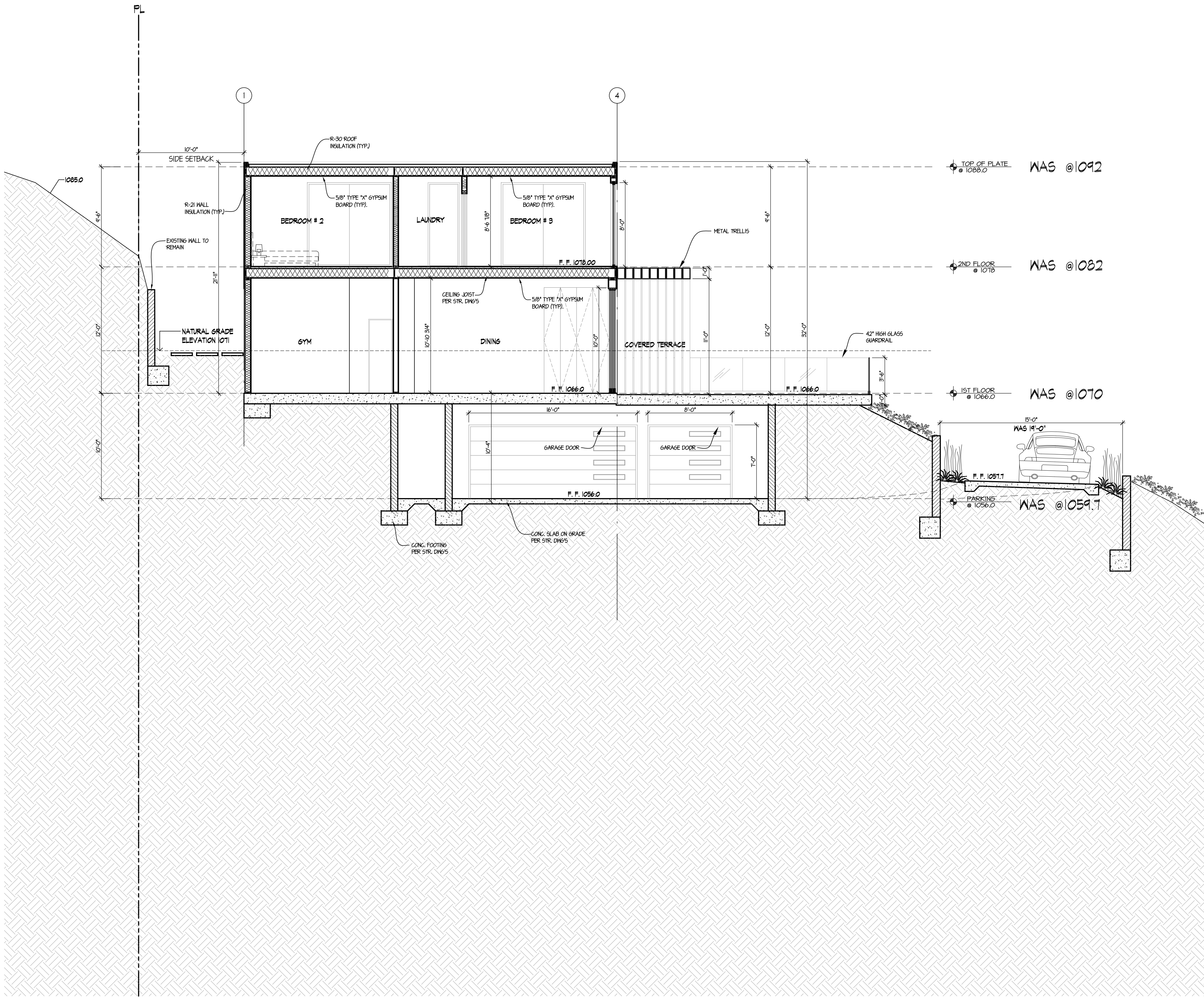
SECTION B-B

Scale: 1/4"=1'-0"

KEYPLAN

- APPROVED
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- DRAWN BY
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- JOB NO
- SHEET NO

A-4.3



1 SECTION B-B

SCALE: 1/4"=1'-0"

DOOR SYMBOL											DOOR SCHEDULE										
	ROOM NUMBER	LOCATION	DOOR SIZE			FIRE RATING			MATERIAL		GLASS		QTY	DOOR TYPE	REMARKS	DOOR NOTES	SECURITY OPENING				
			WIDTH	HEIGHT	THK.	1 1/2" HR.	1" HR.	20" MIN.	FRAME	DOOR	SINGLE DUAL	TEMP. FLOAT									
BASEMENT	001	GARAGE	16'-0"	7'-0"	MANUF. SPECS.				●	ALUM.	ALUM			1	K	MANUF. SPEC. HDY.WRE.	1, 3, 4, 6, 8, 11, 13	★			
	002	GARAGE	8'-0"	7'-0"	MANUF. SPECS.				●	ALUM.	ALUM			1	L	MANUF. SPEC. HDY.WRE.	1, 3, 4, 6, 8, 11, 13	★			
	003	GARAGE	3'-0"	6'-8"	1 3/4"				●	WOOD	S.CORE WOOD			1	H	PAINT FINISH	2, 5, 8, 9	★			
	004	ELEVATOR LOBBY	3'-0"	6'-8"	1 3/4"				●	WOOD	S.CORE WOOD			1	H	PAINT FINISH	2, 5, 8, 9	★			
FIRST FLOOR	101	ENTRY	6'-0"	10'-0"	MANUF. SPECS.					WOOD	WOOD			1	A	MANUF. SPEC. HDY.WRE.	1, 3, 4, 8, 11, 13	★			
	102	LIVING ROOM	14'-5"	10'-0"	MANUF. SPECS.					ALUM.	GLASS	DUAL	TEMP.	1	B	SLIDING DOORS	2, 13	★			
	103	LIVING ROOM	11'-0"	10'-0"	MANUF. SPECS.					ALUM.	GLASS	DUAL	TEMP.	1	D	SLIDING DOORS	2, 13	★			
	104	FAMILY ROOM	19'-4"	10'-0"	MANUF. SPECS.					ALUM.	GLASS	DUAL	TEMP.	1	C	SLIDING DOORS	2, 13	★			
	105	KITCHEN	10'-4"	10'-0"	MANUF. SPECS.					ALUM.	GLASS	DUAL	TEMP.	1	D	SLIDING DOORS	2, 13	★			
	106	PANTRY	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	G	PAINT FINISH					
	107	BATHROOM #2	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	H	PAINT FINISH					
	108	GYM	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	H	PAINT FINISH					
	109	SAUNA	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	G	PAINT FINISH					
	110	NORTH HALLWAY	3'-0"	7'-0"	MANUF. SPECS.					WOOD	S.CORE WOOD			1	G	PAINT FINISH	2, 13	★			
	111	STUDY/LIBRARY	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	G	PAINT FINISH					
	112	POWDER ROOM	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	H	PAINT FINISH					
	113	SIDE GATE	3'-3"	6'-0"	1 3/4"					WOOD	WOOD FLANKS			1	J	STAINED	2, 13	★			
SECOND FLOOR	201	BEDROOM #1	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	G	PAINT FINISH	2, 13				
	202	BEDROOM #1	10'-0"	8'-0"	MANUF. SPECS.					ALUM.	GLASS	DUAL	TEMP.	1	D	SLIDING DOORS	2, 13	★			
	203	BATHROOM #1	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	G	PAINT FINISH	2, 8				
	204	CLOSET	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	G	PAINT FINISH	2, 8				
	205	OFFICE / STUDY	8'-0"	8'-0"	MANUF. SPECS.					ALUM.	GLASS	DUAL	TEMP.	1	D	SLIDING DOORS	2, 13				
	206	MASTER BED	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	G	PAINT FINISH	2, 8				
	207	MASTER BALCONY	10'-0"	8'-0"	MANUF. SPECS.					ALUM.	GLASS	DUAL	TEMP.	1	D	SLIDING DOORS	2, 13	★			
	208	MASTER BATH	3'-0"	7'-0"	1"					ALUM.	GLASS	DUAL	TEMP.	1	H	PAINT FINISH	2, 8				
	209	MASTER BATH	3'-0"	7'-0"	1"					ALUM.	GLASS	DUAL	TEMP.	1	H	PAINT FINISH	2, 8				
	210	BEDROOM #3	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	G	PAINT FINISH	2, 8				
	211	CLOSET	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	G	PAINT FINISH	2, 8				
	212	BATHROOM #3	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	G	PAINT FINISH	2, 8				
	213	BEDROOM #3	8'-0"	8'-0"	MANUF. SPECS.					ALUM.	GLASS	DUAL	TEMP.	1	D	SLIDING DOORS	2, 13	★			
	214	LAUNDRY/TERRACE	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	G	PAINT FINISH	2, 8				
	215	LAUNDRY/HALLWAY	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	G	PAINT FINISH	2, 8				
	216	BEDROOM #2	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	G	PAINT FINISH	2, 8				
	217	CLOSET	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	G	PAINT FINISH	2, 8				
	218	BATHROOM #2	3'-0"	7'-0"	1 3/4"					WOOD	S.CORE WOOD			1	G	PAINT FINISH	2, 8				
	219	BEDROOM #2	8'-0"	8'-0"	MANUF. SPECS.					ALUM.	GLASS	DUAL	TEMP.	1	D	SLIDING DOORS	2, 13	★			

DOOR AND WINDOW NOTES

- CONTRACTOR TO VERIFY EXACT WIDTH AND HEIGHT OF DOOR AND WINDOW ROUGH OPENINGS ON JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF AFOREMENTIONED ASSEMBLIES.
1. PROVIDE A MINIMUM OF ONE EXTERIOR LAYER OF **TEMPERED GLASS** (1/4" THK. MIN.) AT ALL DUAL, GLAZED EXTERIOR DOORS AND WINDOWS PER **SECTION R321.8.2.1, ITEM 1, OF 2010 CALIFORNIA RESIDENTIAL CODE**
 2. PROVIDE PASSAGE WITH LOCKING DEVICE FROM INSIDE
 3. PROVIDE KEY LOCK ON OPPOSITE SIDE OF DIRECTION OF EXIT AND DEAD BOLT ON STATIONARY SIDE OF DOUBLE DOORS ONLY
 4. PROVIDE PRIVACY LOCK, KEYPED FROM OUTSIDE WITH MORTISE LOCK RELEASE FROM INSIDE WITH LEVER ACTION
 5. PROVIDE DEAD BOLT WITH KEYPED LOCKING CAPABILITY.
 6. PROVIDE LEVER TYPE HARDWARE
 7. PROVIDE SECURITY LOCK, SHIELD ON EXTERIOR SIDE.
 8. PROVIDE WALL OR FLOOR MOUNTED DOOR STOP AS APPLICABLE.
 9. PROVIDE SELF CLOSING DEVICE
 10. PROVIDE SMOKE PROOF GASKET AT DOOR FRAME.
 11. PROVIDE THRESHOLD AND WEATHER STRIPPING
 12. PROVIDE PULL HARDWARE AT SLIDING WARDROBE DOORS
 13. MANUFACTURER'S SPECIFIED STANDARD HARDWARE SELECTED BY ARCHITECT

EXTERIOR WINDOWS AND DOORS (CBC 708A)

1. WINDOWS AND GLAZED DOORS: CONSTRUCTED OF MULTIPANE GLAZING WITH MINIMUM OF ONE TEMPERED FLAKE, GLASS BLOCK UNITS, 20 MIN. FIRE-RESISTANT RATINGS OR SFS STANDARD 12-TA-2
2. DOORS: NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, SOLID WOOD CORE 1-3/8 INCH MINIMUM WIDTH, 20 MINUTE FIRE-RESISTANT RATING, SFM STANDARD 12-TA-1.

GLAZING NOTE:
ALL GLAZING SHALL BE CLEAR DUAL GLAZED, TEMPERED WHERE REQUIRED BY CODE.
PER 2010 CBC SEC. R321.8

RESIDENTIAL SECURITY NOTE:
ALL DOORS AND WINDOWS MARKED BY ★ ARE SECURITY OPENINGS AND SHALL COMPLY WITH ORDINANCE NO. 5581, VOLUME VII, SEE ALSO SECURITY NOTES ON SHEET A-12

PER SECTION 310.4 CBC ESCAPE OR RESCUE WINDOW SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MIN. NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

ALL RESCUE WINDOWS SHALL BE HORIZONTAL SLIDERS, SINGLE OR DOUBLE HUNG CASEMENT TYPE WINDOWS. VENT TYPE WINDOWS ARE NOT ACCEPTABLE FOR RESCUE WINDOWS.

FINISH NOTES

- 1- USE FINE BROOM FINISH @ STAIR WELLS, PEDESTRIAN WALKS, LANDINGS & RAMPS.
- 2- SKIM COAT PLASTER ONLY @ WALLS. OF STAIRS TO BASEMENT
- 3- PROVIDE SMOOTH FINISH AT ALL INTERIOR FLOOR TO RECEIVE FUTURE FINISH FLOORING
- 4- PROVIDE REQD. NUMBER OF GYP. BRD., TAPED & PRIMED PER PLANS & SPEC'S @ FRAMED STRUCTURES & EXPOSED CONCRETE ELSEWHERE.
- 5- USE SEMI-GLOSS PAINT @ EXPOSED SURFACES OF WALLS & CEILING (WHERE APPLICABLE)
- 6- PROVIDE 5/8" HAT CHANNELS @ 16" O.C. @ CONCRETE OR CMU SURFACES PRIOR TO INSTALLATION OF DRYWALL (TYF) WHERE DRYWALL SPECIFIED
- 7- PROVIDE G.I. SHEET METAL PAN AT FLOOR W/ 4" DEEP WALLS UP THE LAUNDRY WALLS 1" @ DOOR W/ 2" DRAIN CONNECTED TO DRAINAGE SYSTEM

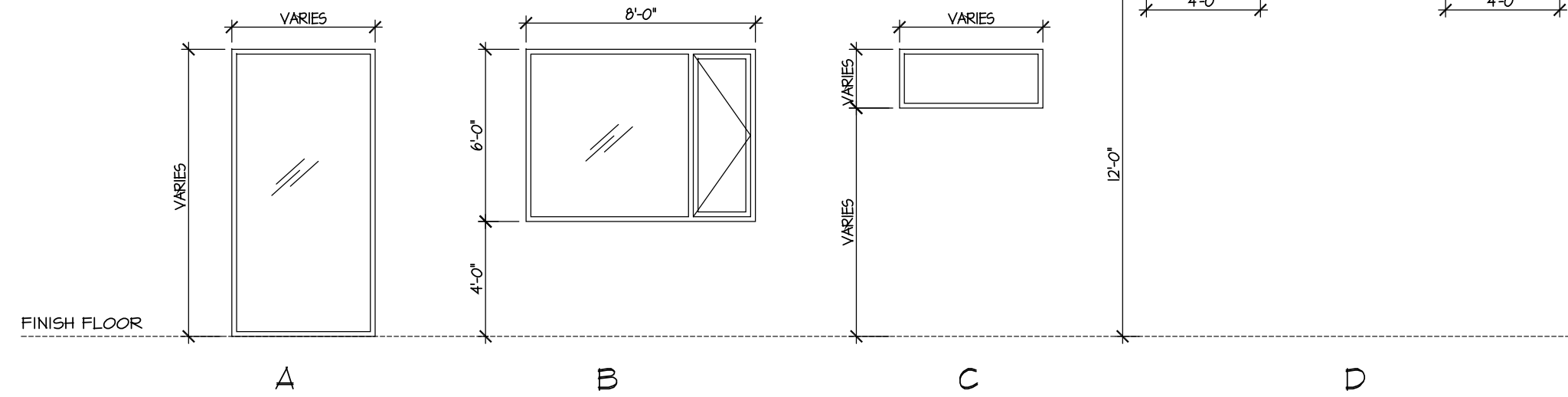
PAINT FINISH:
METAL DOORS AND FRAMES:
ONE COAT OF METAL PRIMER W/ TWO COATS OF OIL BASE SEMI-GLOSS FINISH-COLOR TO BE MATCH ELEVATION SPECIFICATIONS.

WOOD DOOR AND FRAME:
ONE COAT OF WOOD PRIMER W/ TWO COATS OF SEMI-GLOSS DUNN EDWARDS ACRYLIC BASE PAINT @ ALL INTERIOR DOORS UNO.

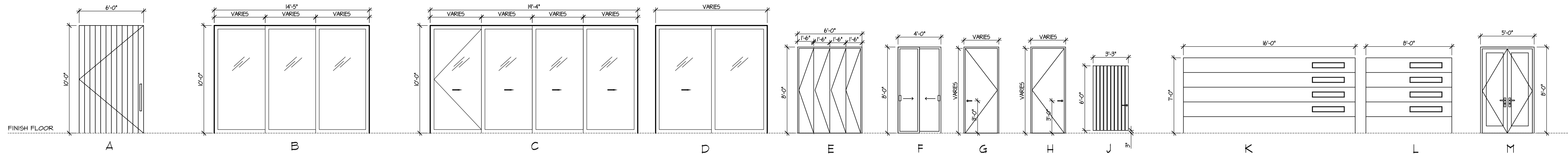
ENTRY WOOD DOORS:
SANDED W/ FINEST SANDPAPER AND CLEAN AND PREPARE FOR STAIN FINISH APPLICATION PER SPECIFICATIONS ON ELEVATIONS.

NOTE:
ALL ALUMINUM DOORS AND WINDOWS ARE FLEETWOOD OR EQUAL

WINDOW TYPES



DOOR TYPES



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**Alajajian
Marcoosi
Architects Inc.**

320 W. Arden Ave. Suite 120
Glendale, CA 91203
Phone: (818) 244-5130
Fax: (818) 551-1613
E-mail: aramar@worldnet.att.net

Owner:
JACK DEMERCHIAN

Owner Address:
**1786 CIELITO DR
GLENDALE, CA 91207**
Project Name:
**SINGLE FAMILY
DWELLING**

Project Address:
**1786 CIELITO DR.
GLENDALE, CA 91207**

DOOR WINDOW SCHEDULES

Scale: N/A

- APPROVED
- APPROVED
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A-5.1

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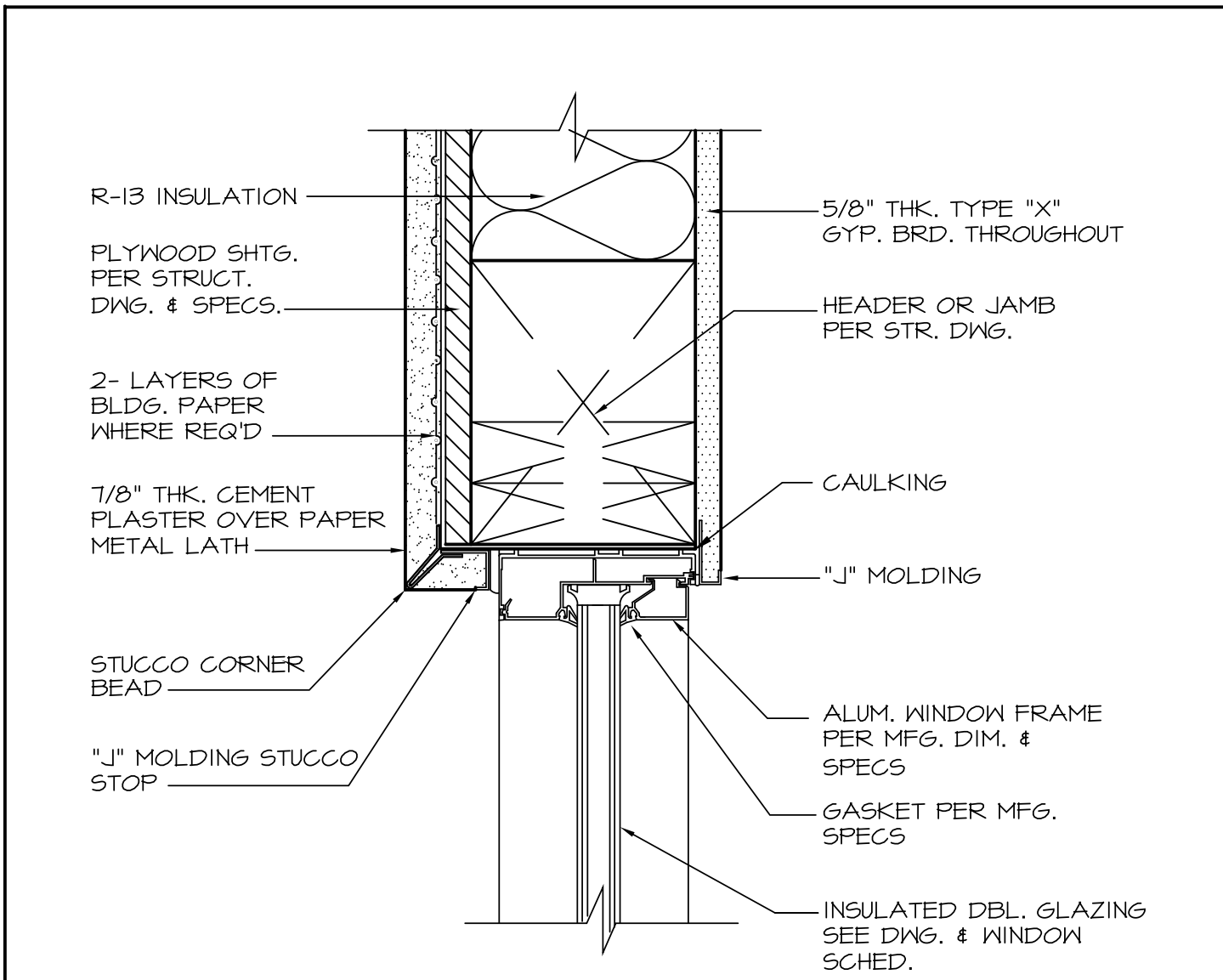
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GLENDALE, CA 91207**

DETAILS

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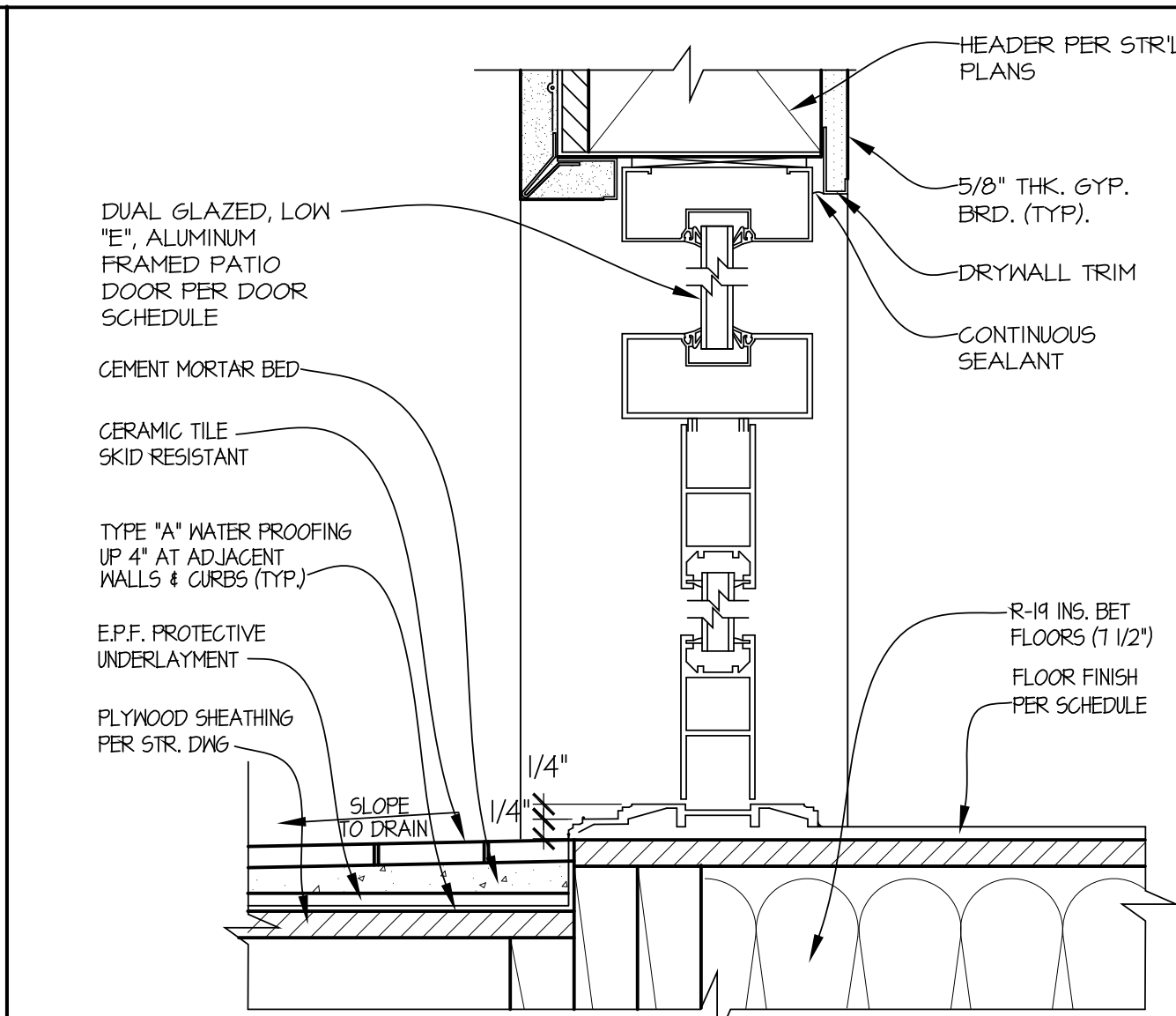
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WINDOW HEAD DETAIL

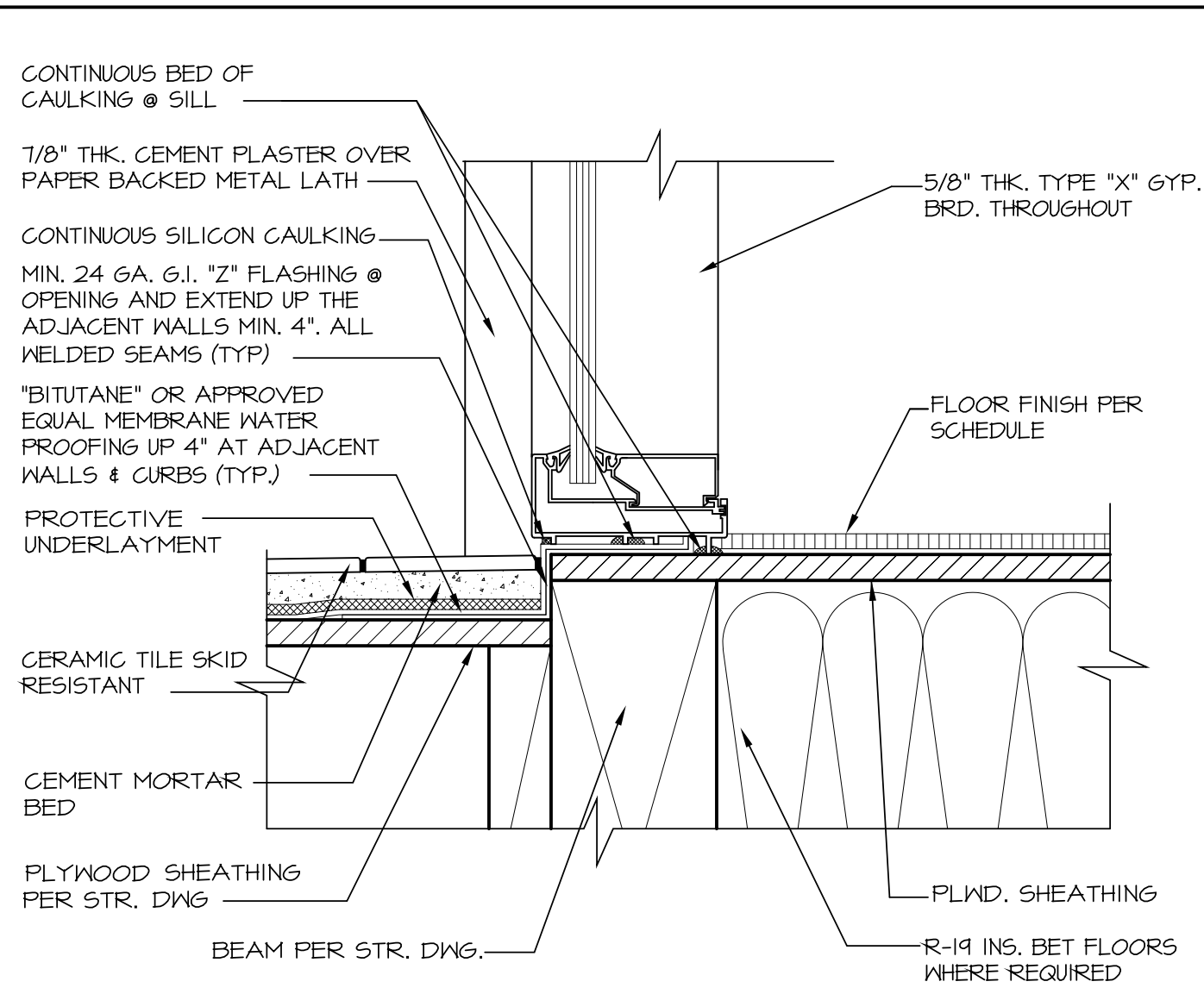
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SCALE: 3"=1'-0"



**GLASS DOOR SILL, HEAD @ BALCONY
DETAIL**

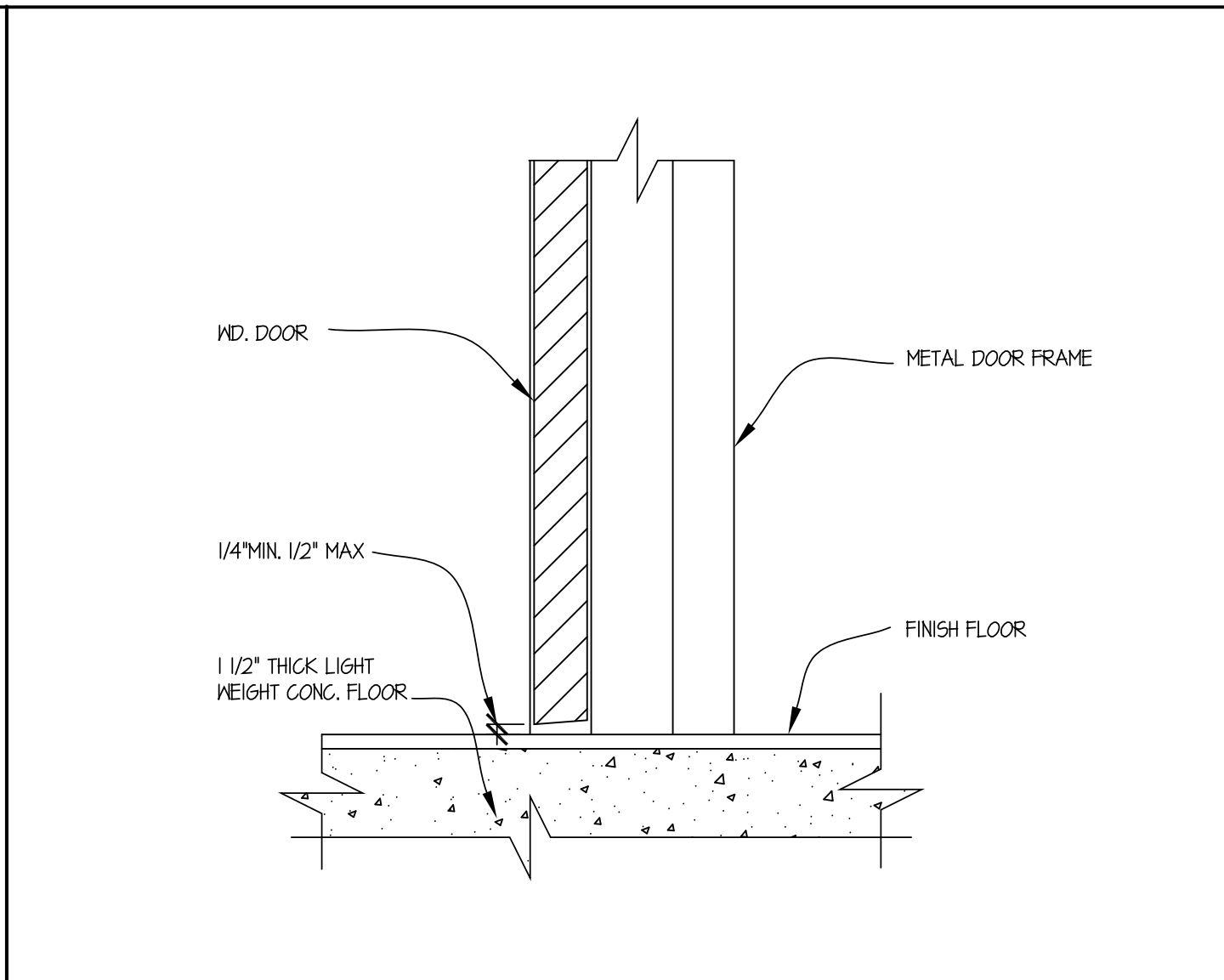
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FIXED GLAZING SILL @ BALCONY DETAIL

D-000003

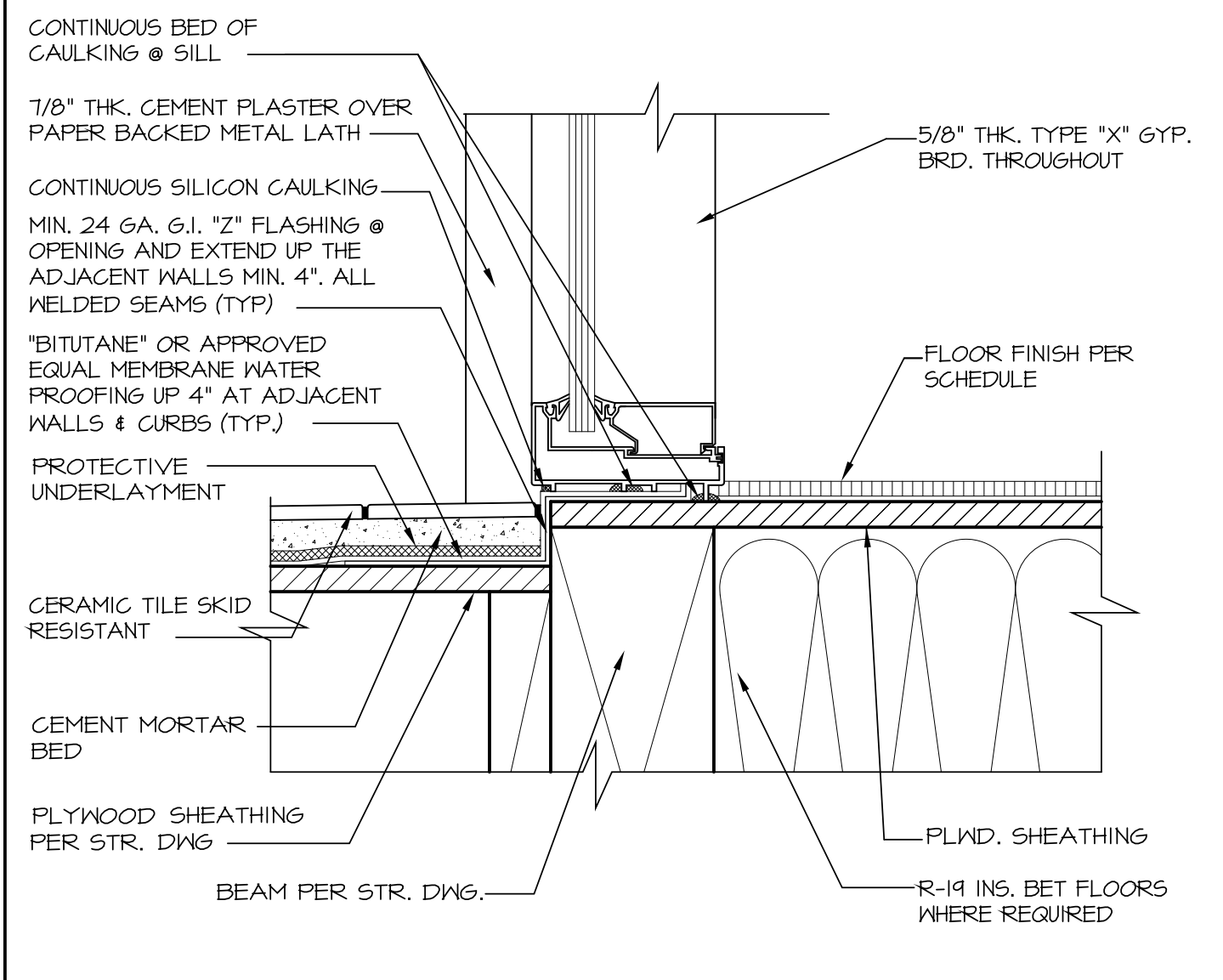
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INTERIOR DOOR SILL DETAIL

D-6

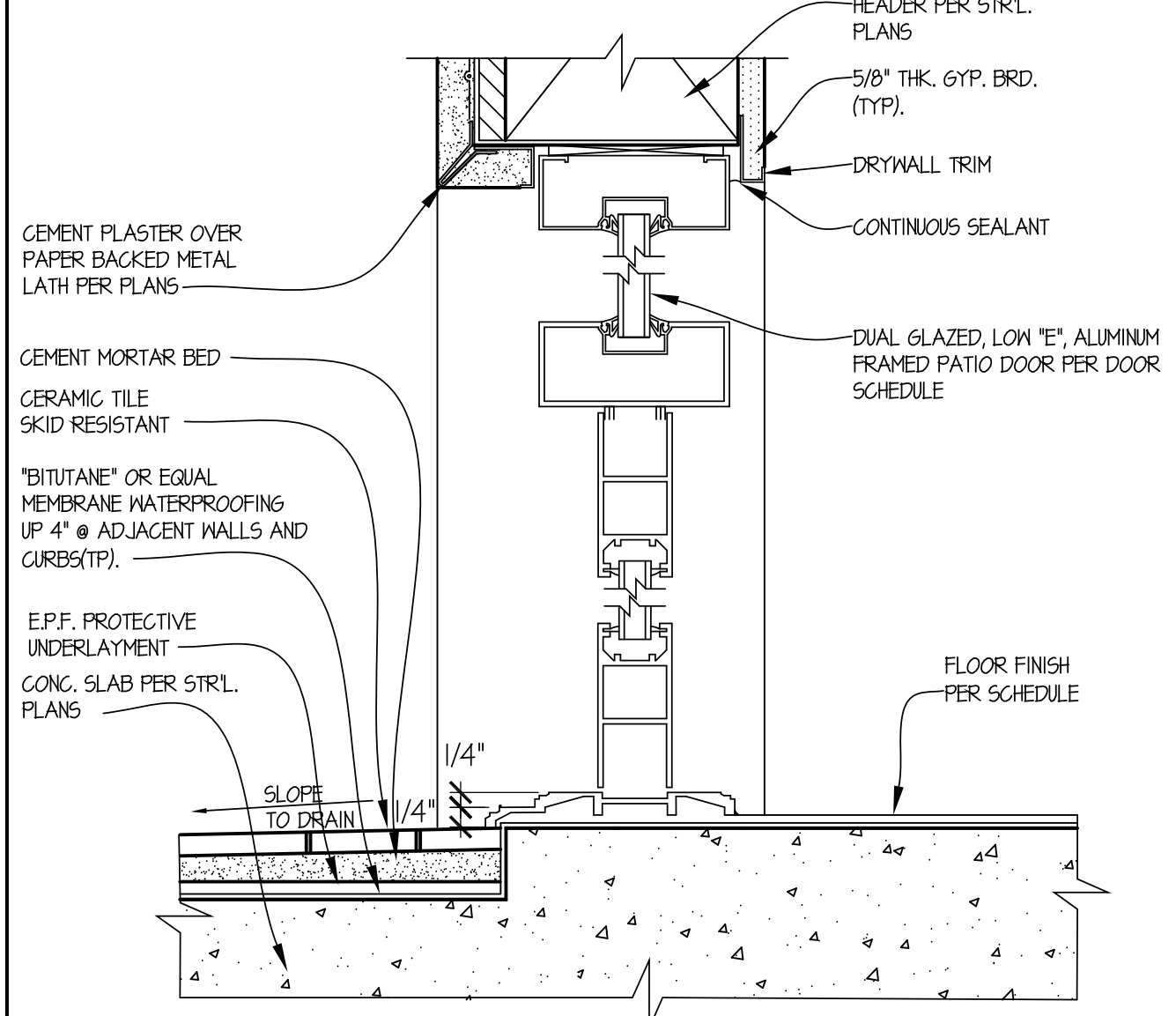
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FIXED GLAZING SILL @ BALCONY DETAIL

D-000003

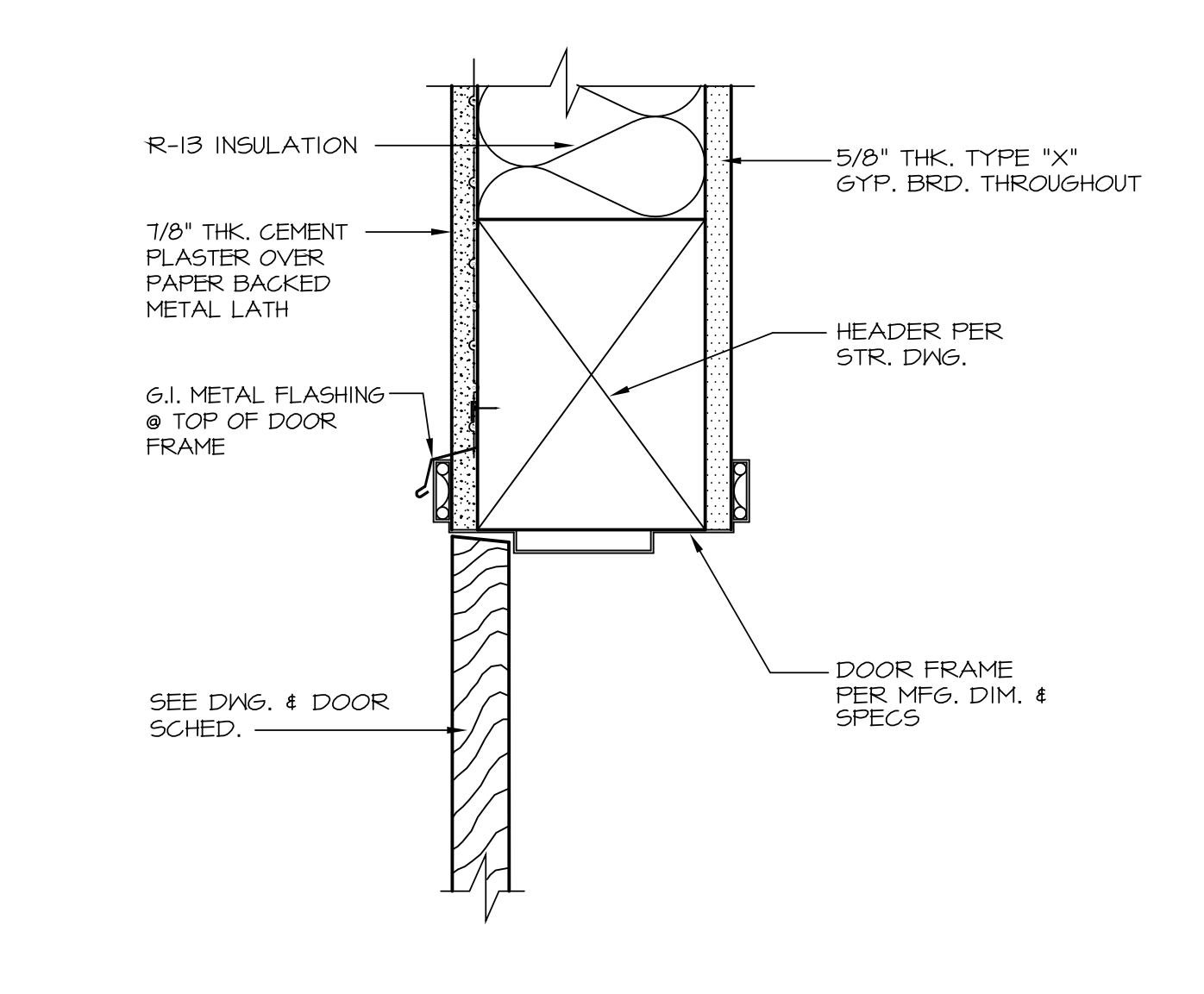
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GLASS PATIO DOOR SILL, HEAD DETAIL

D-000020

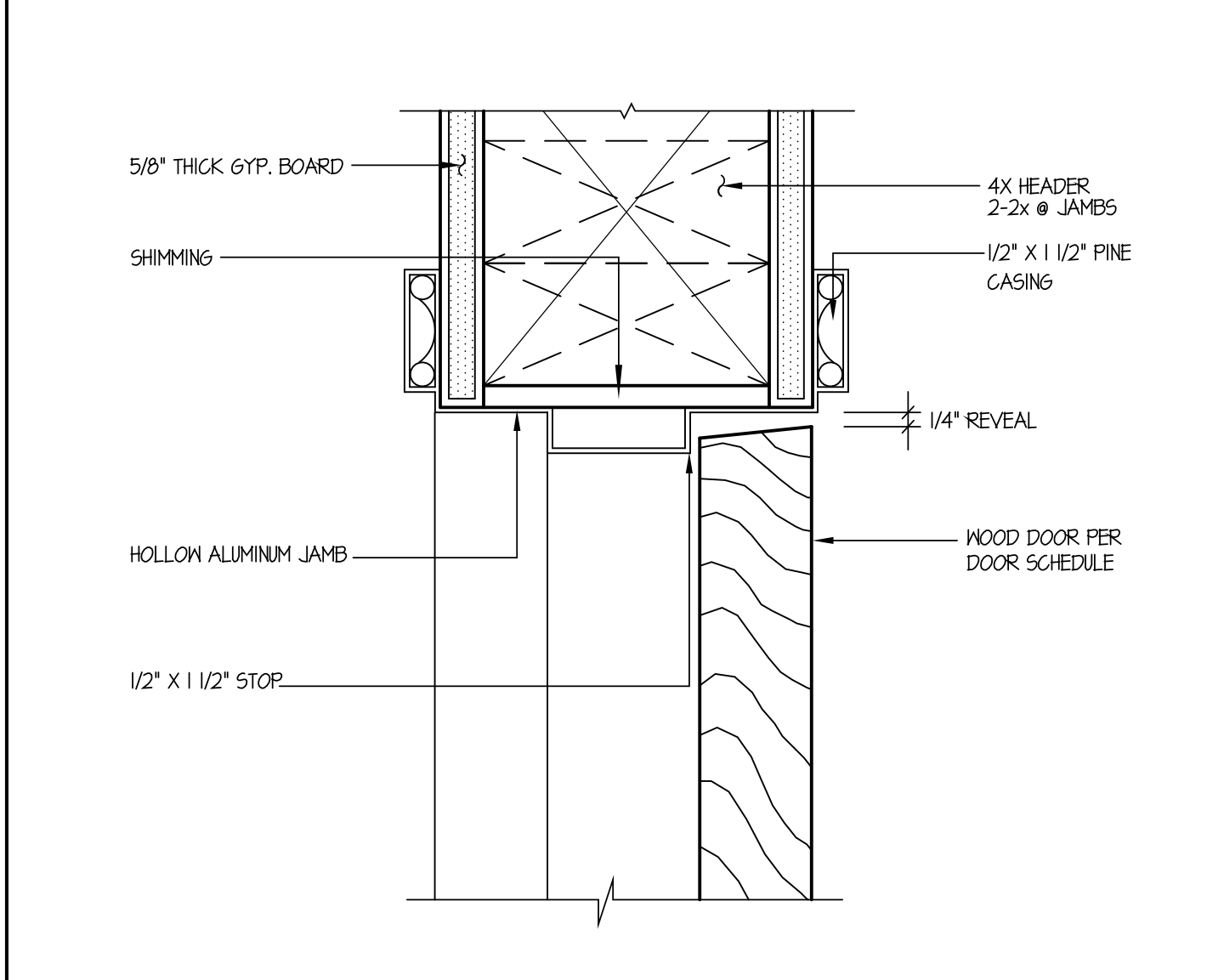
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EXTERIOR DOOR JAMB, HEAD DETAIL

D-

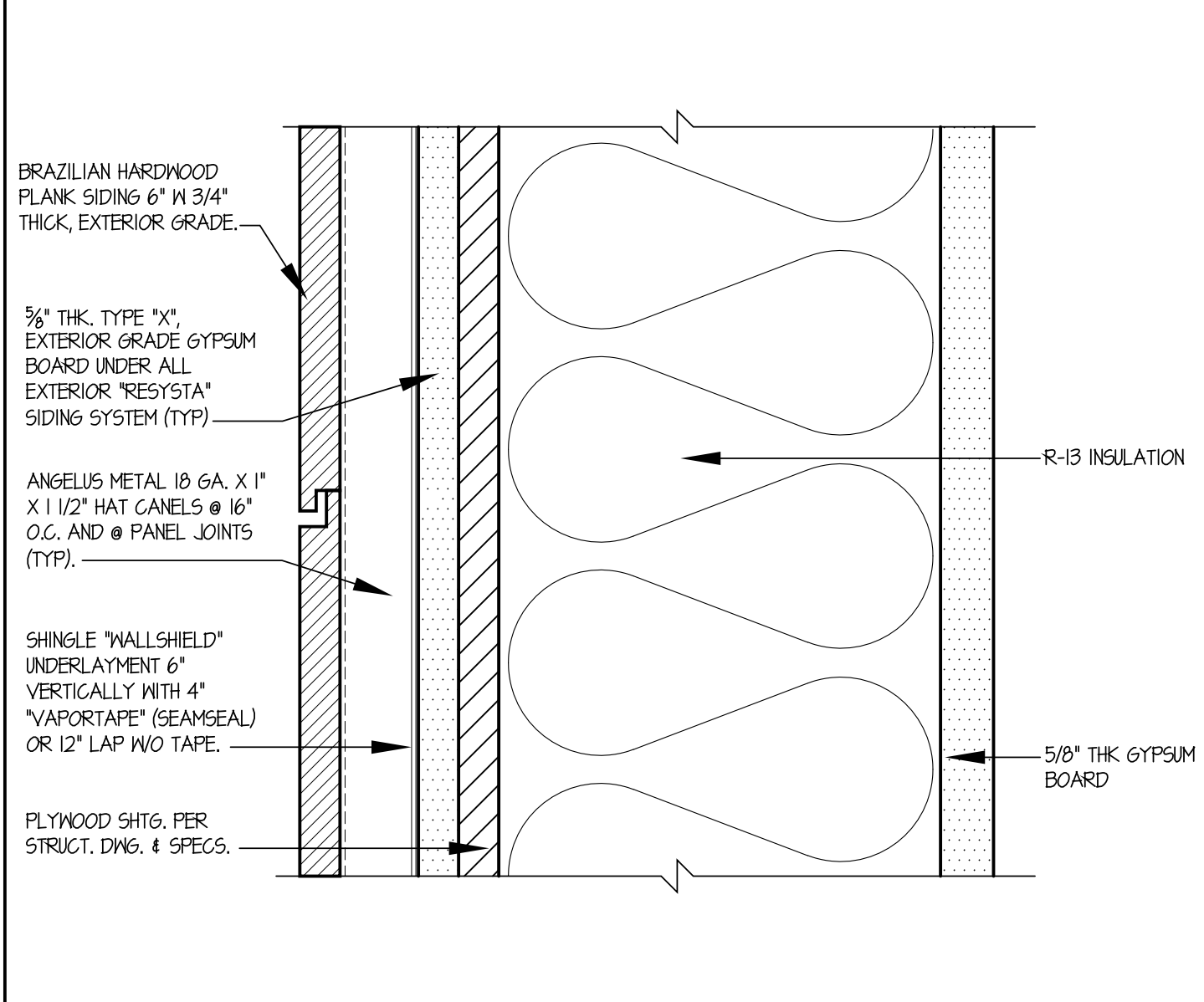
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INTERIOR DOOR HEAD & JAMB

D-000014

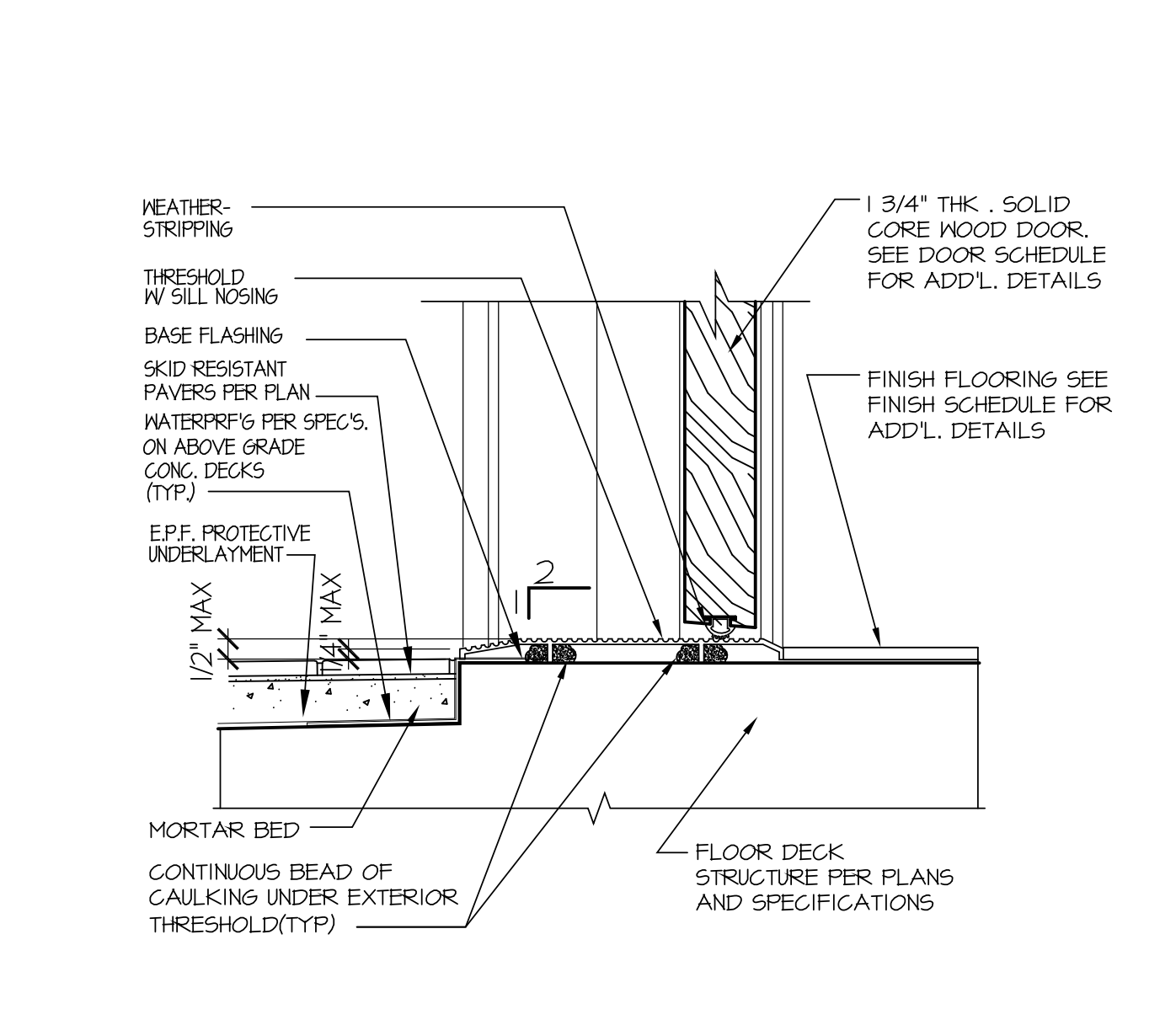
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COMPOSITE WOOD VENEER WALL DETAIL

D-000065

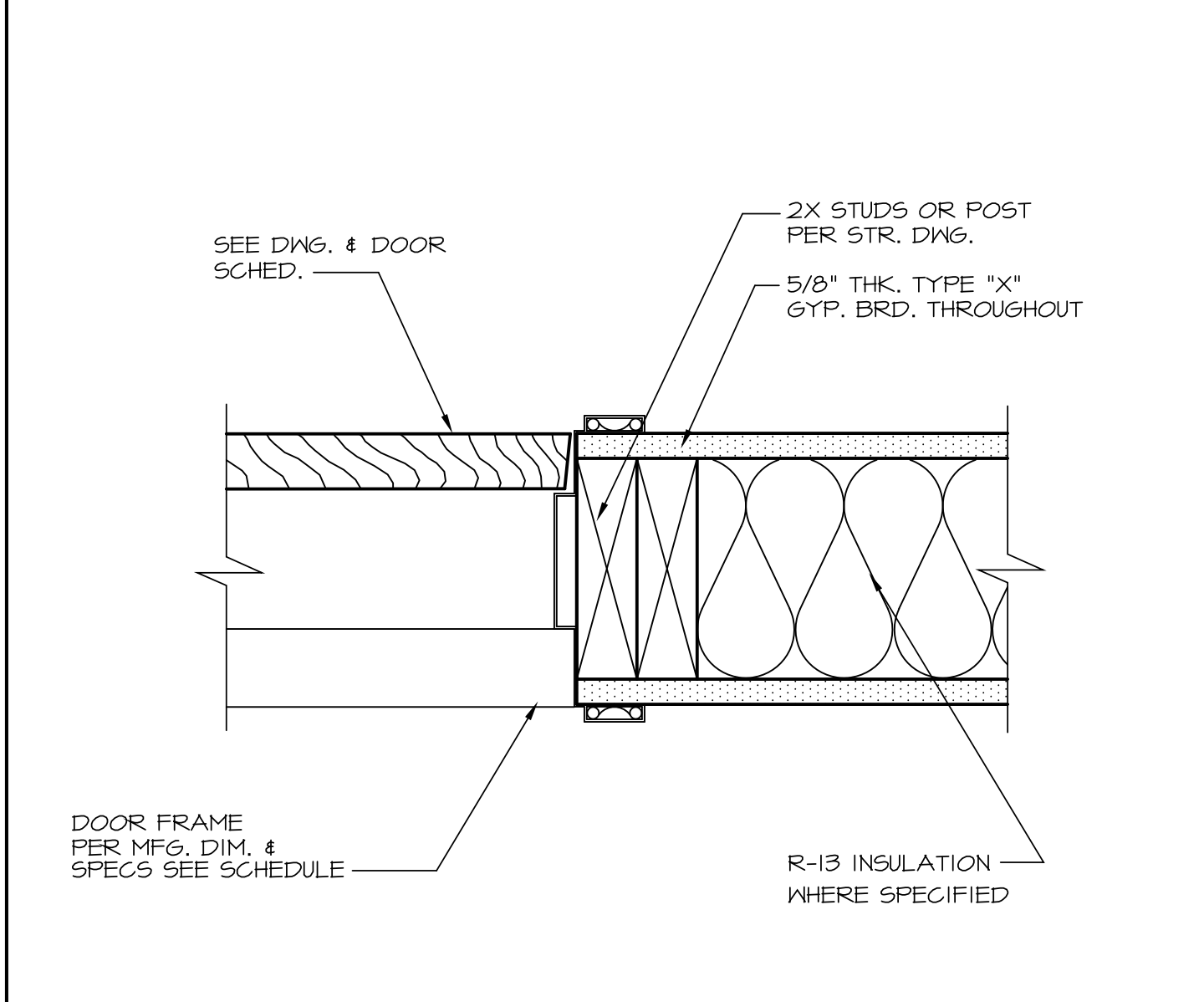
SCALE: 6"=1'-0"



EXTERIOR DOOR SILL DETAIL

D-000025

SCALE: 3"=1'-0"



INTERIOR DOOR JAMB DETAIL

SCALE: 3"=1'-0"

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A-6.2

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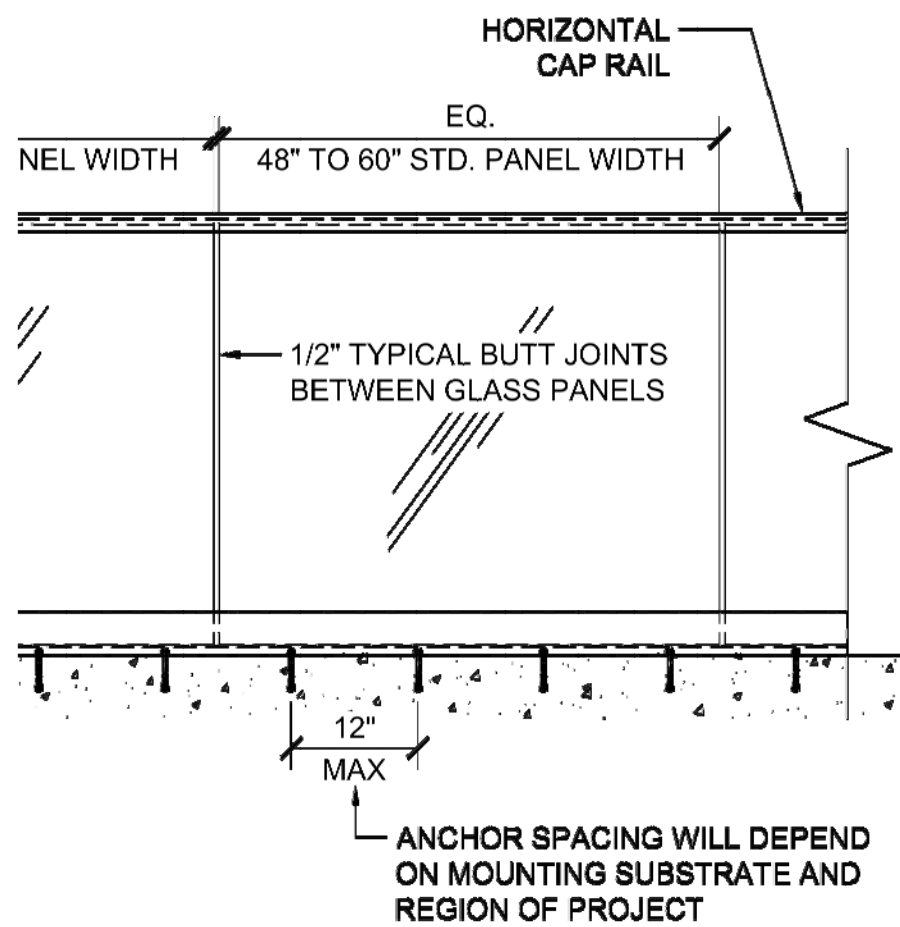
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DETAILS

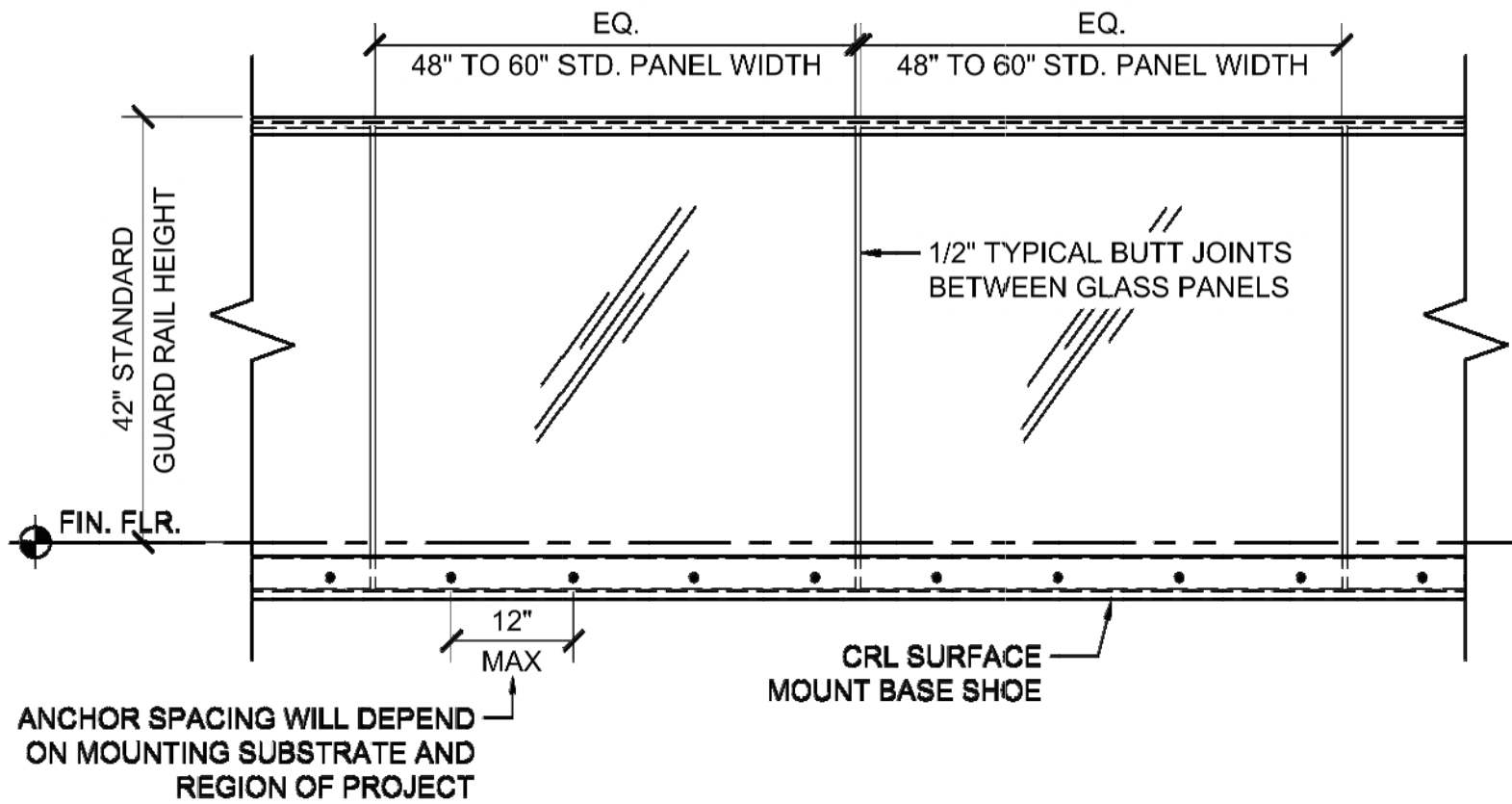
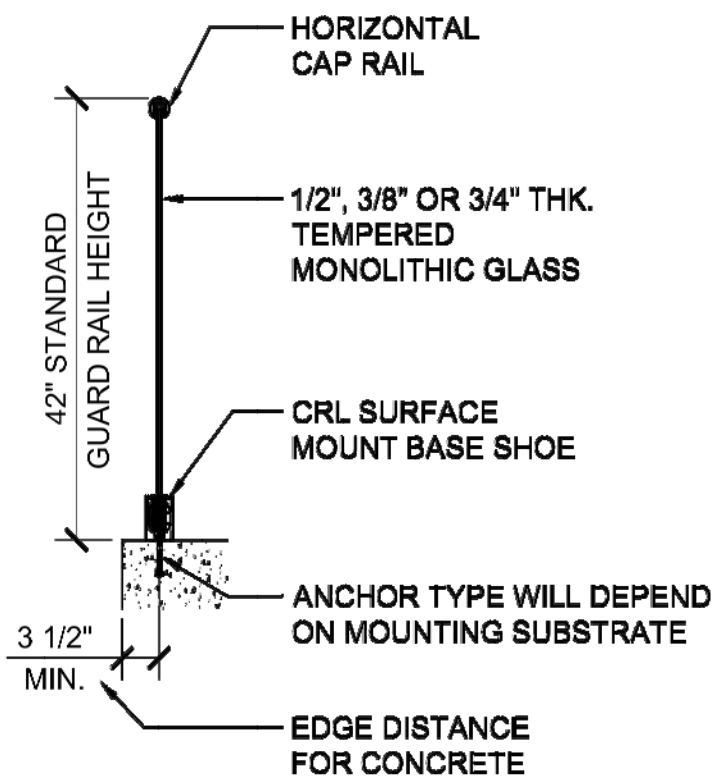
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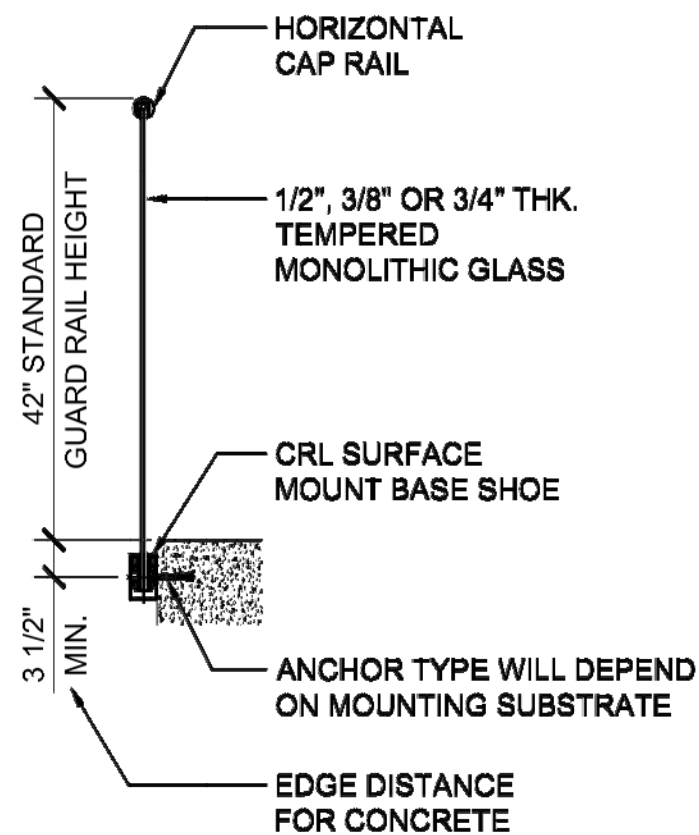
A-6.3



NG ELEVATION VIEW - SURFACE MOUNT



TYPICAL GRS GLASS RAILING ELEVATION VIEW - FASCIA MOUNT



MENTS USING THE 8B SERIES BASE SHOE WITH TAPER-LOC ® SYSTEM

HK. TEMPERED
OLITHIC GLASS

3SG SERIES - BLACK TOP
IER GLAZING GASKET

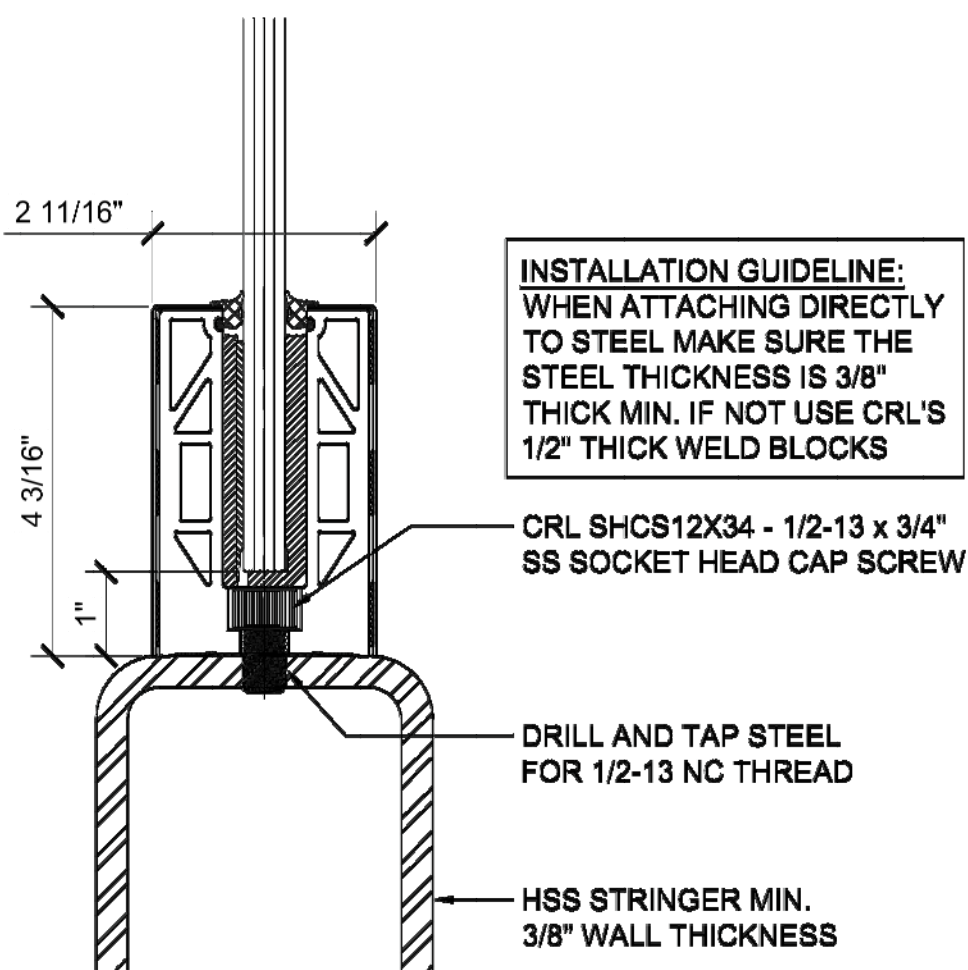
20GA SS SM CLADDING,
IHED STAINLESS FINISH SET W/
AT234 - .045" x 3/4" VHB TAPE

1B SERIES SQUARE
1LE SURFACE MOUNT
ALUMINUM BASE SHOE

TL5X10 - TAPER-LOC ®
R SET

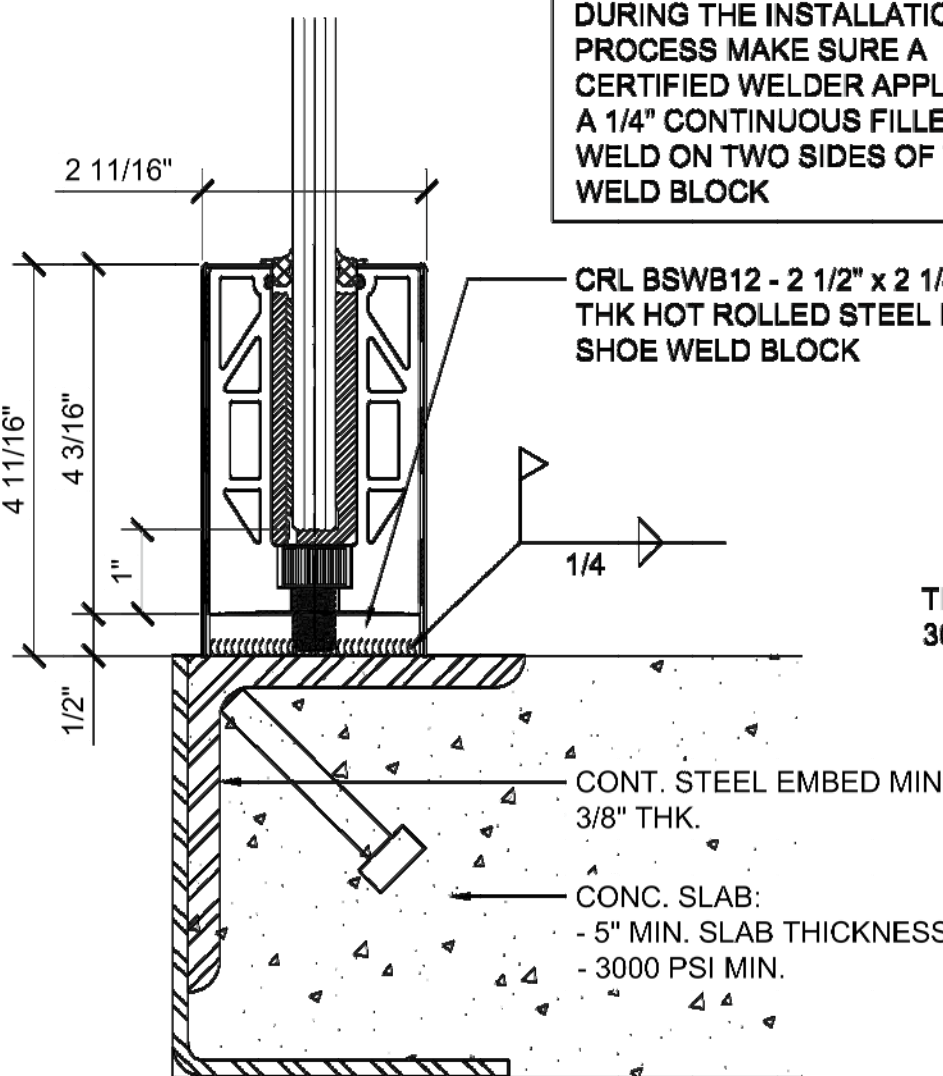
EBA334 - HILTI M8
* EXPANSION
HOR BOLT

C. SLAB:
1IN. SLAB THICKNESS
0 PSI MIN.



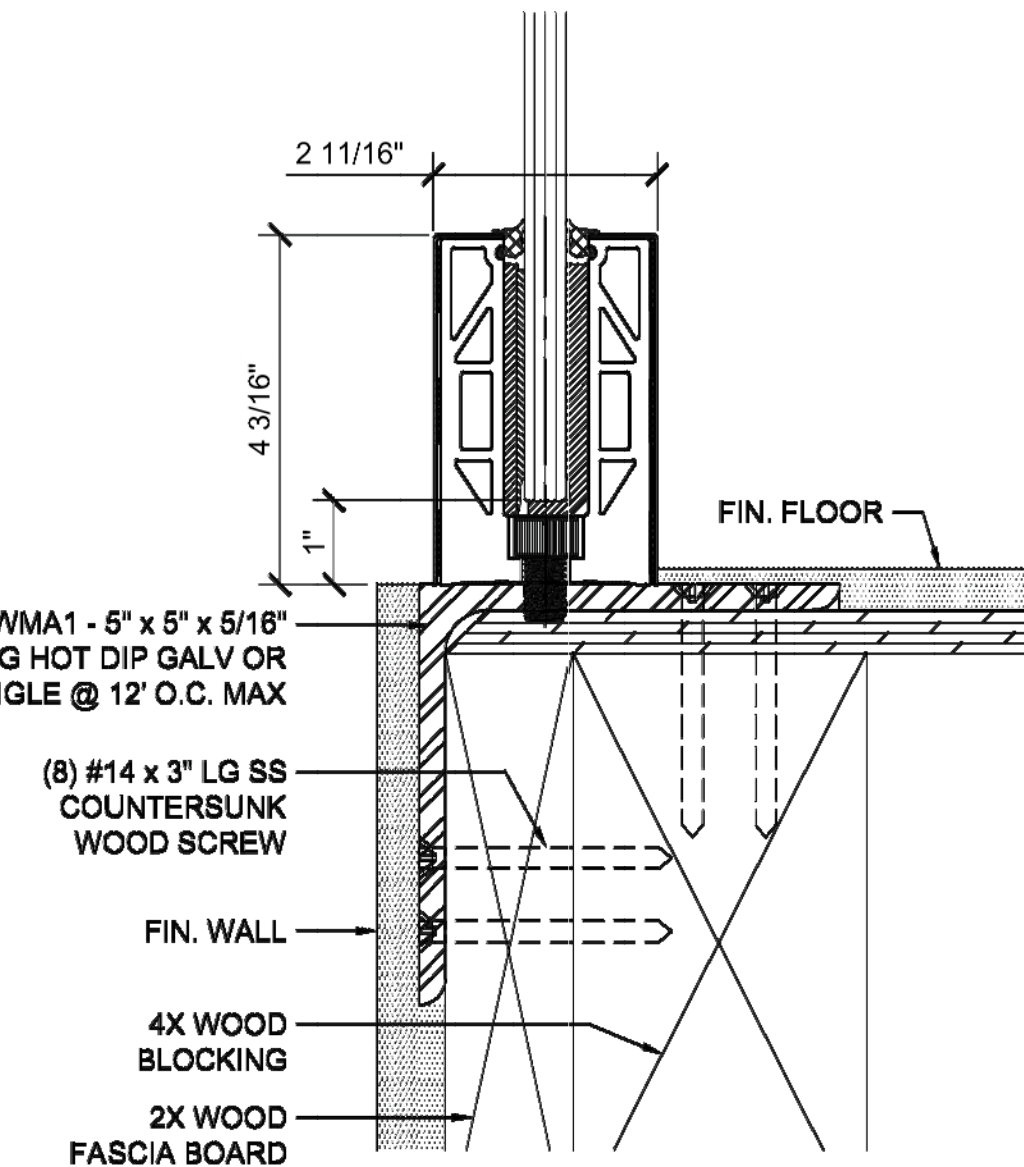
SURFACE MOUNT DETAIL
STEEL SUBSTRATE

12" ON CENTER ANCHOR SPACING



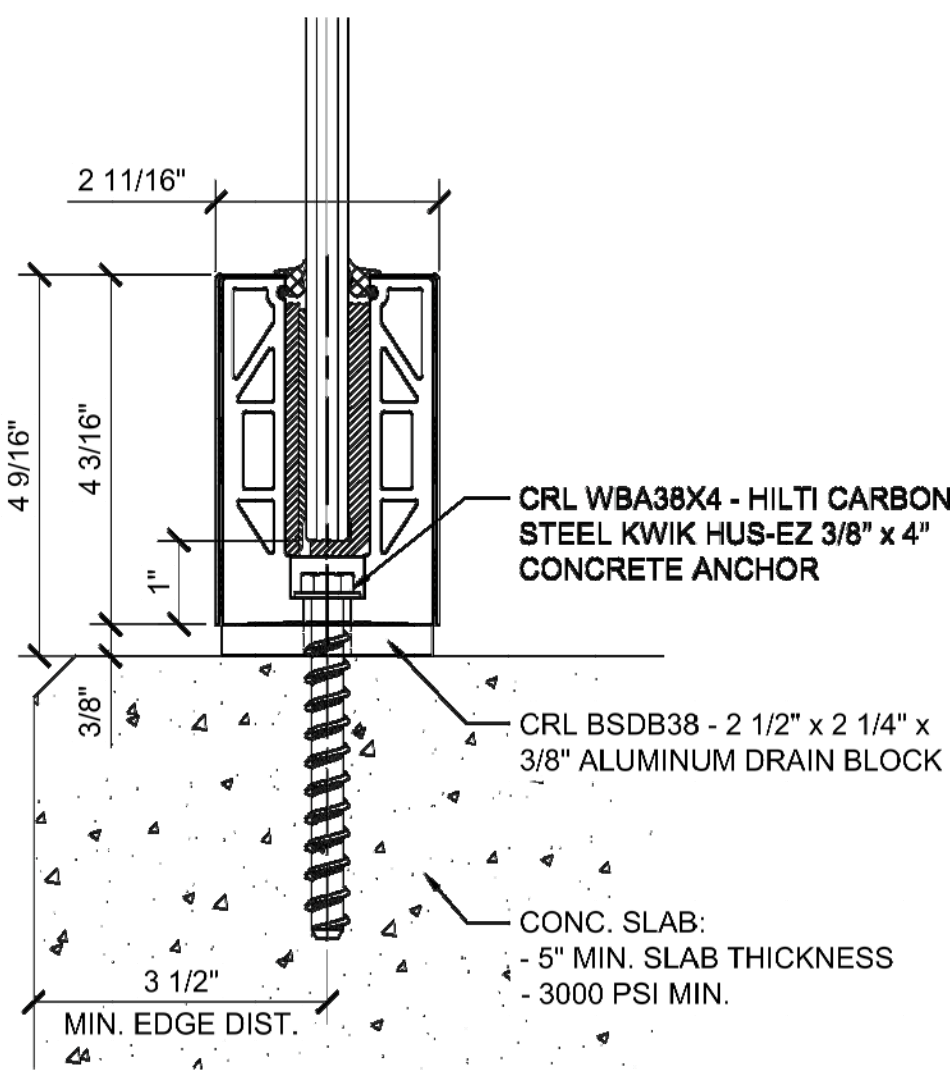
SURFACE MOUNT DETAIL
STEEL SUBSTRATE W/ WELD BLOCK

12" ON CENTER ANCHOR SPACING



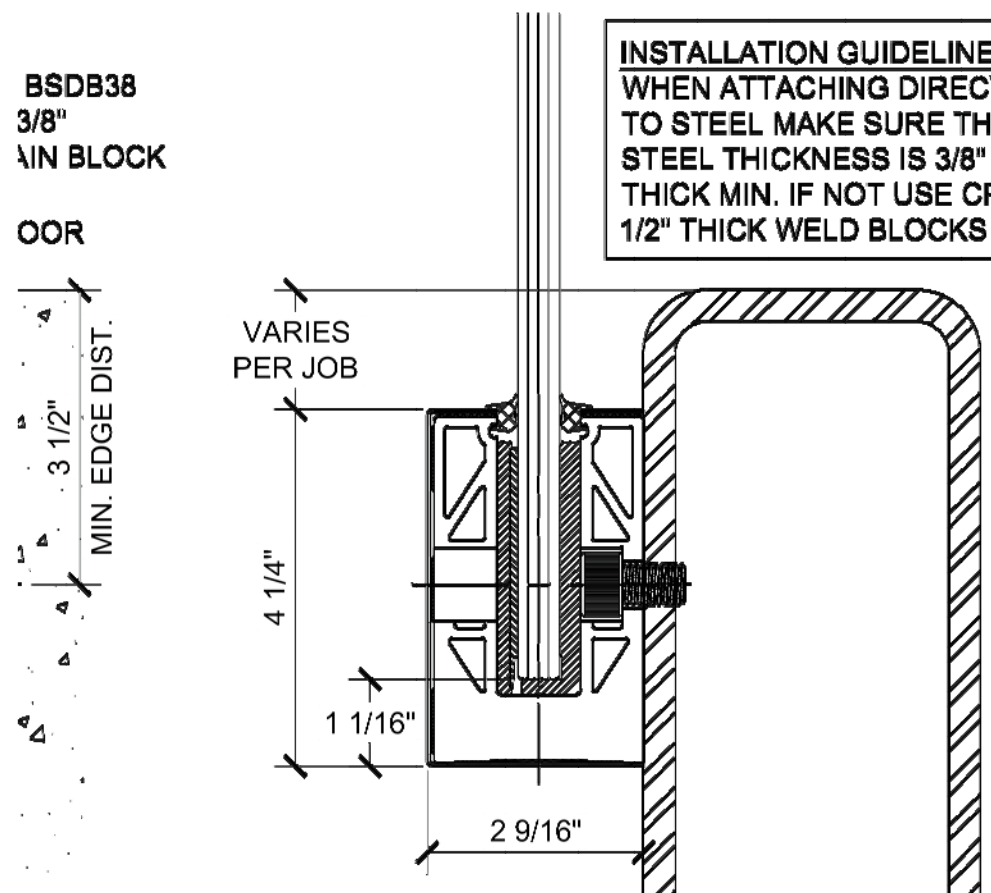
SURFACE MOUNT DETAIL
WOOD SUBSTRATE

12" ON CENTER ANCHOR SPACING



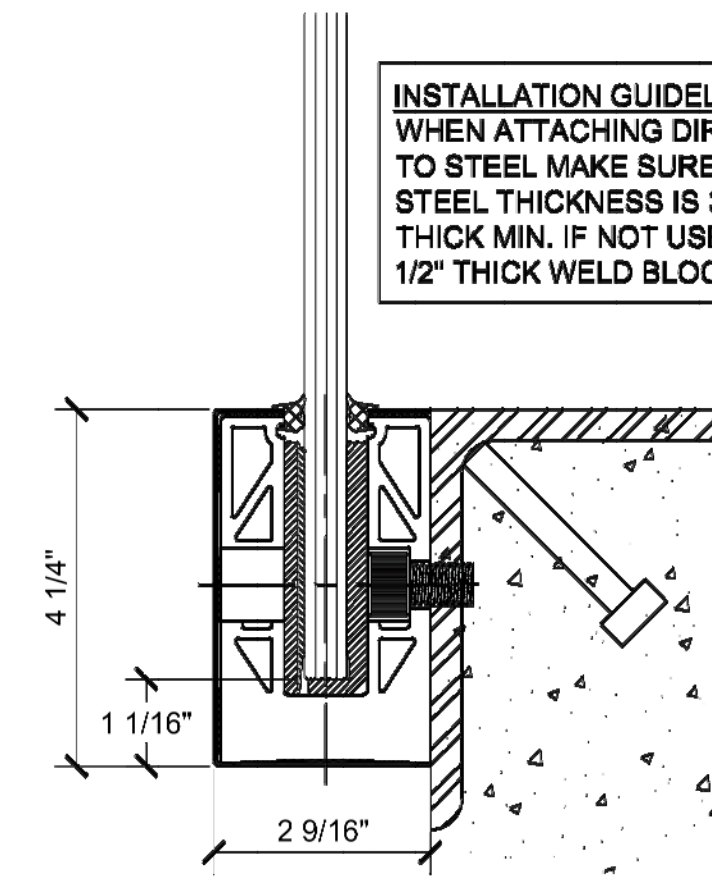
SURFACE MOUNT DETAIL
CONCRETE SUBSTRATE W/ DRAIN BLOCK

ANCHOR SPACING WILL DEPEND ON MOUNTING
SUBSTRATE AND REGION OF PROJECT



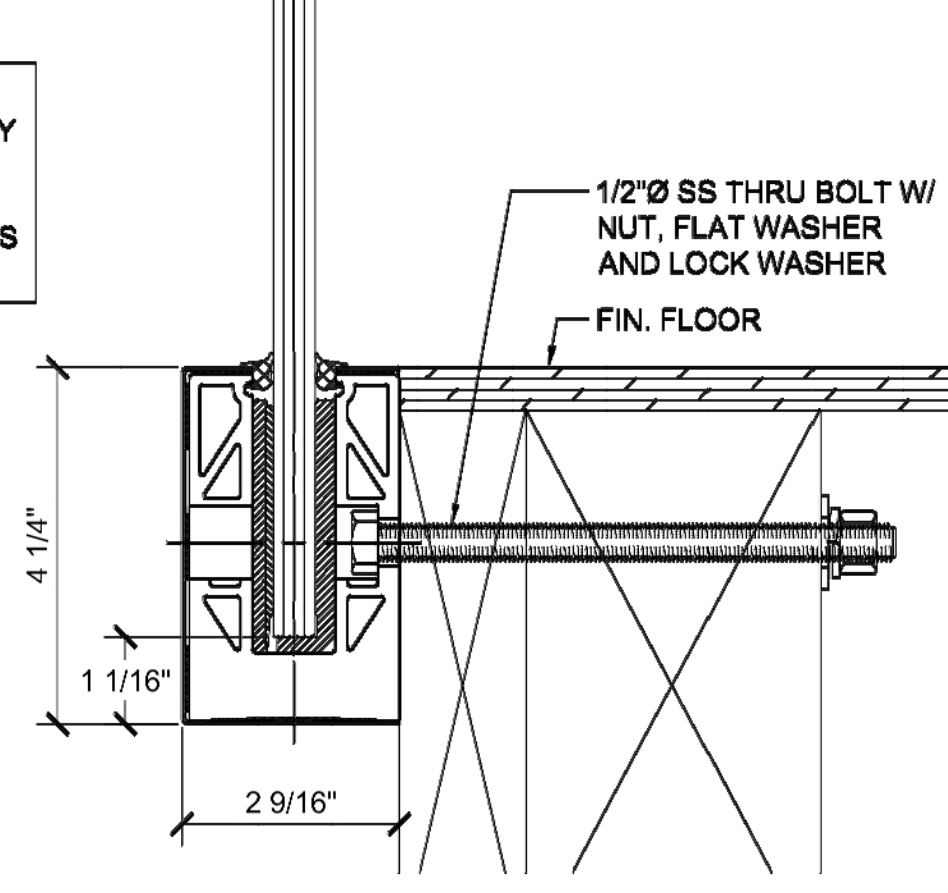
FASCIA MOUNT DETAIL
STEEL SUBSTRATE

12" ON CENTER ANCHOR SPACING



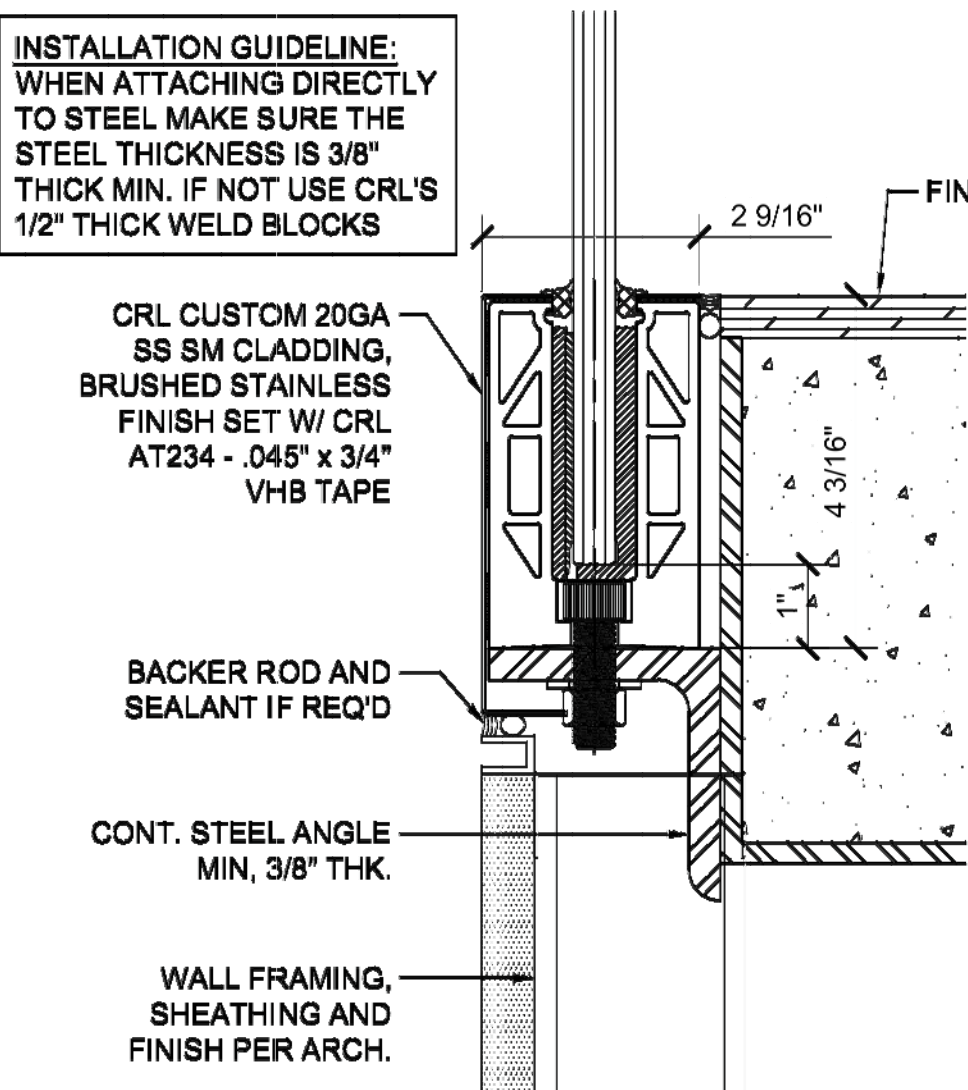
FASCIA MOUNT DETAIL
STEEL SUBSTRATE

12" ON CENTER ANCHOR SPACING



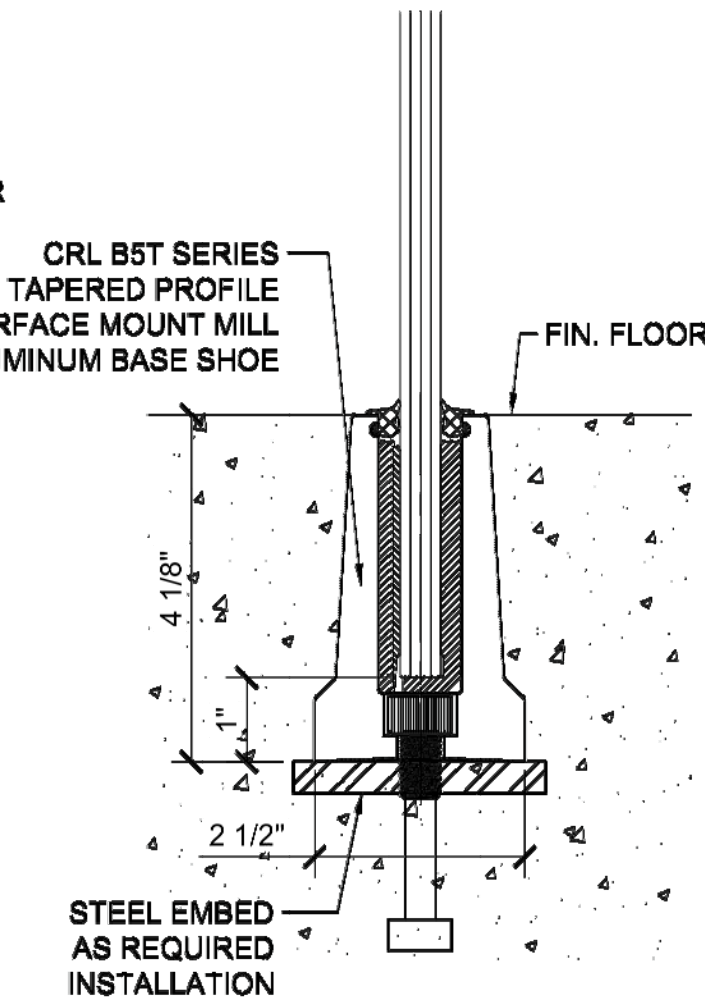
FASCIA MOUNT DETAIL
WOOD SUBSTRATE

ANCHOR SPACING WILL DEPEND ON MOUNTING
SUBSTRATE AND REGION OF PROJECT



SURFACE MOUNT DETAIL
STEEL SUBSTRATE W/ CUSTOM CLADDING

12" ON CENTER ANCHOR SPACING



EMBED MOUNT
CONCRETE SUBSTRATE

ANCHOR SPACING WILL DEPEND ON MOUNTING
SUBSTRATE AND REGION OF PROJECT

Revisions By:



Description:
**GRS
GLASS RAILING SYSTEM
FOR TEMPERED MONOLITHIC
1/2", 5/8" & 3/4" THK. GLASS**

ELEVATIONS AND DETAILS
**SURFACE MOUNT AND
FASCIA MOUNT OPTIONS**

Drawn By: JG

Date: 12/15/2015

Scale: AS NOTED

File Name:

CRL GRS Monolithic Glass Railing System.dwg

Sheet

1



2 STREET VIEW OF FRONT ELEVATION
SCALE:



3 FROM CIELITO DRIVE
SCALE:



1 EAST ELEVATION FACADE
SCALE:



1 VIEW FROM DRIVEWAY ENTRANCE
SCALE:

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RENDERINGS

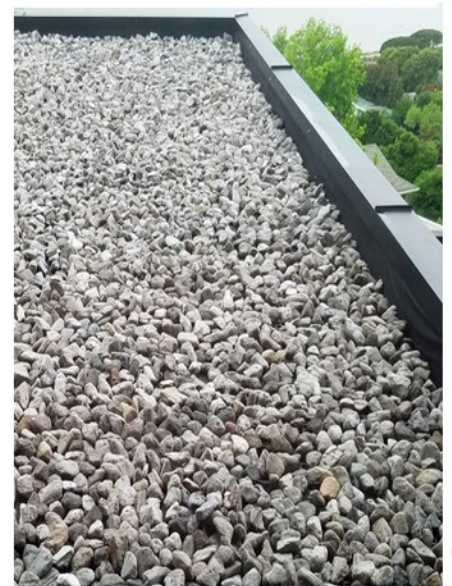
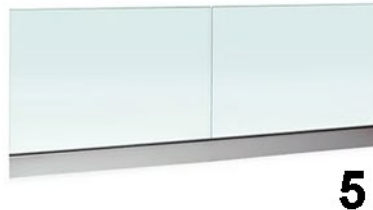
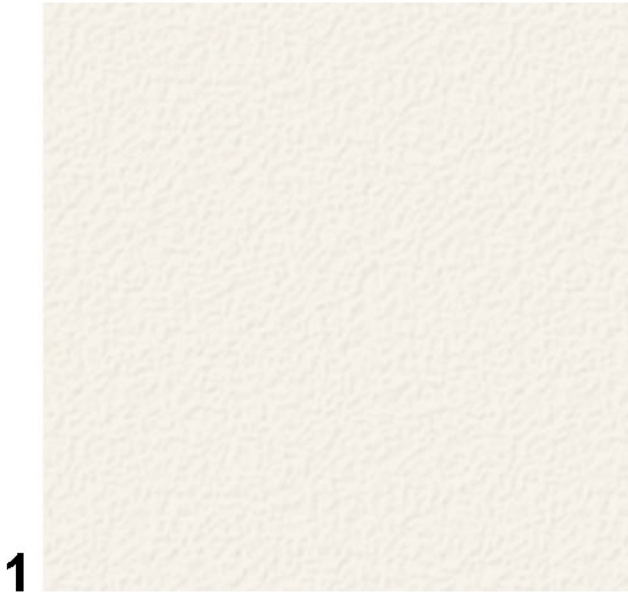
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A-8.1

MATERIAL BOARD

1766 CIELITO DRIVE, GLENDALE, CA 91207



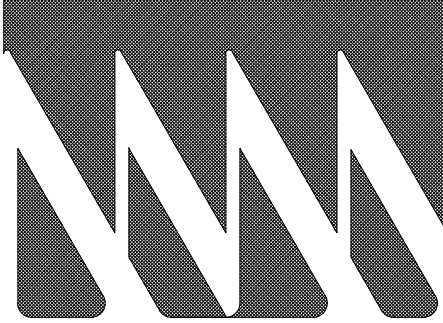
MATERIAL BOARD

1. 7/8" THK. SMOOTH FINISH CEMENT PLASTER, "OMEGA PRODUCTS INTERNATIONAL" OMEGA FLEX FINE # 9211
2. BRAZILIAN HARDWOOD PLANK SIDING 6" W X 3/4" THICK, EXTERIOR GRADE.
3. 3/4" TO 1-1/2" THK. FRENCH NATURAL LIMESTONE MASONRY VENEER DRY SET OVER CEMENT PLASTER BACKING
4. WINDOW TRICORN COLOR "SW 6258" ANODIZED ALUMINUM DOOR AND WINDOW FRAME W/ DUAL GLAZED LOW "E" VISION GLASS BY MARVIN OR EQUAL
5. 1/2" THICK TEMPERED GLASS RAILING W/ BRUSHED CLEAR ANODIZED ALUMINUM BASE SHOE (TYP).
6. 3/4" TO 1-1/2" THK. FRENCH NATURAL LIMESTONE MASONRY VENEER DRY SET OVER CEMENT PLASTER BACKING
7. FEATHEROCK 2" GRAVEL OR EQUAL AS ROOF COVERING
8. TRICORN COLOR "SW 6258" ALUMINUM GARAGE DOOR FRAME WITH FROSTED GLASS.



COURTLAND STUDIO, LLC
505 E Colorado Blvd. Mezz C
Pasadena CA 91101
P: 818-788-9382
F: 818-788-3217
Licensed Landscape Architect #9320

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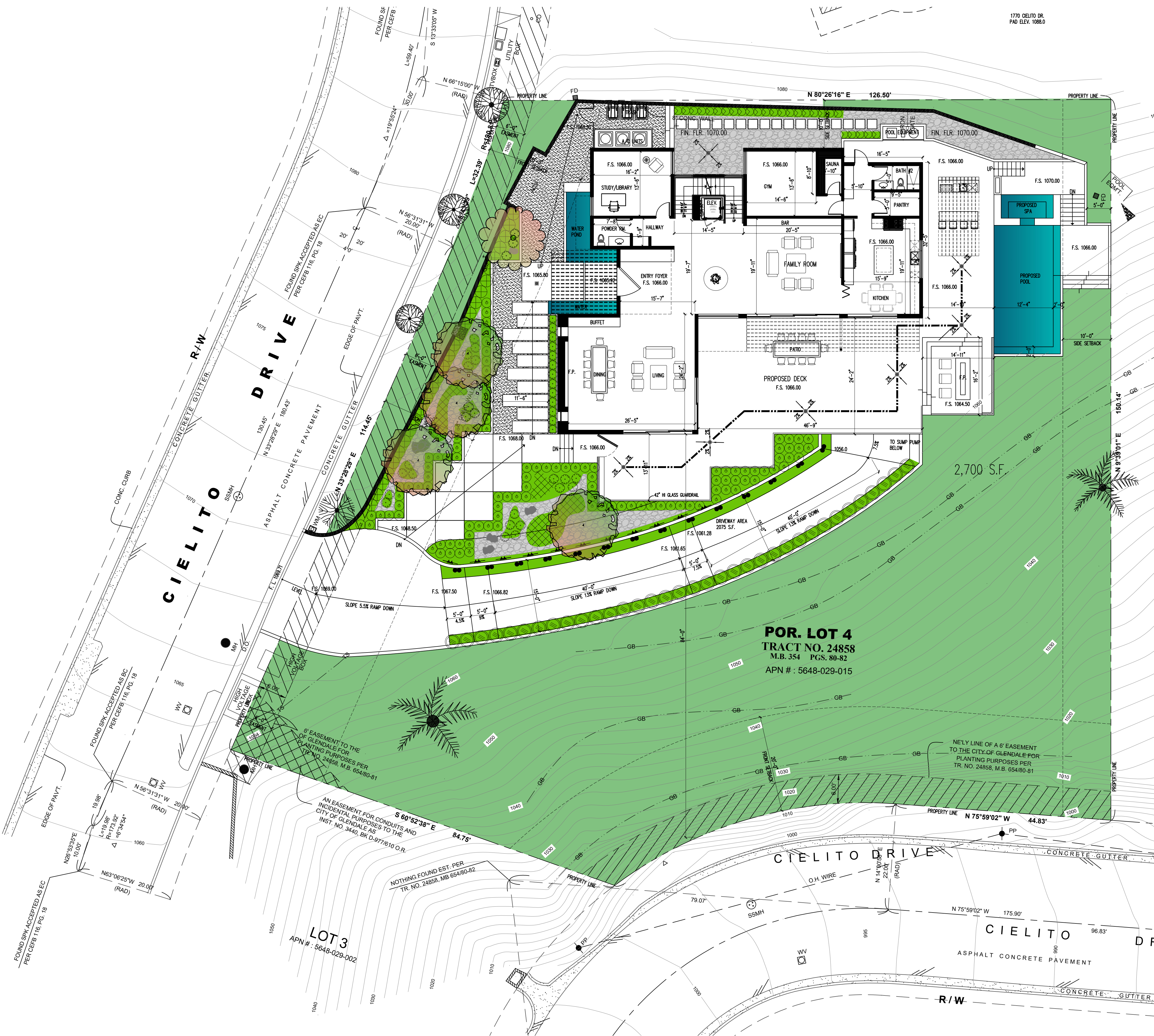
1766 CIELITO DR.
GLENDALE, CA 91207

LANDSCAPE PLAN

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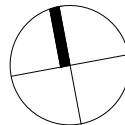
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- REVISION
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- PRINT DATE
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- SHEET NO

L-1.0



SITE PLAN

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



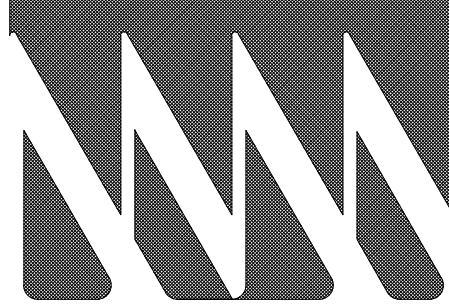
SCALE: 3/32" = 1'-0"



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LANDSCAPE PLAN

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

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APPROVED

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REVISION

REVISION

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ENLARGED LANDSCAPE PLAN

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

TREES



Cotinus coggygria /
Smoke tree



Magnolia x soulangeana /
Saucer magnolia



Pinus thunbergii /
Japanese black pine

SHRUBS



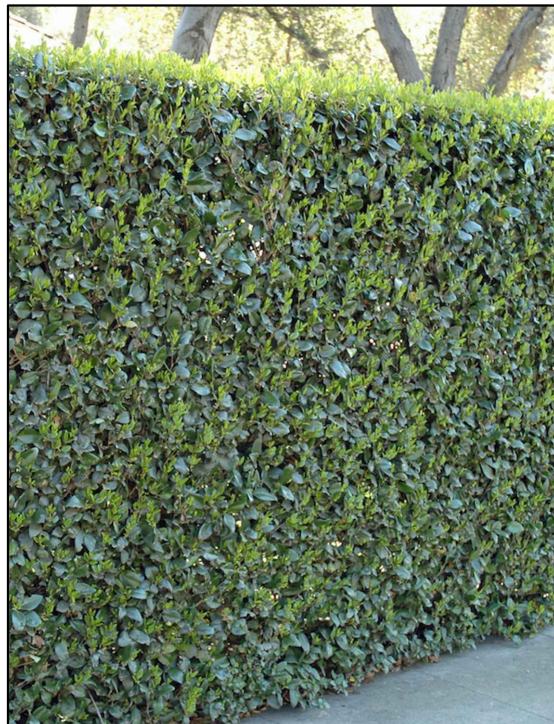
Cyperus papyrus /
Paper Reed



Hakonechloa macra /
Hakone grass



Juncus patens /
California gray rush



Ligustrum japonicum 'Texanum' /
Waxleaf privet

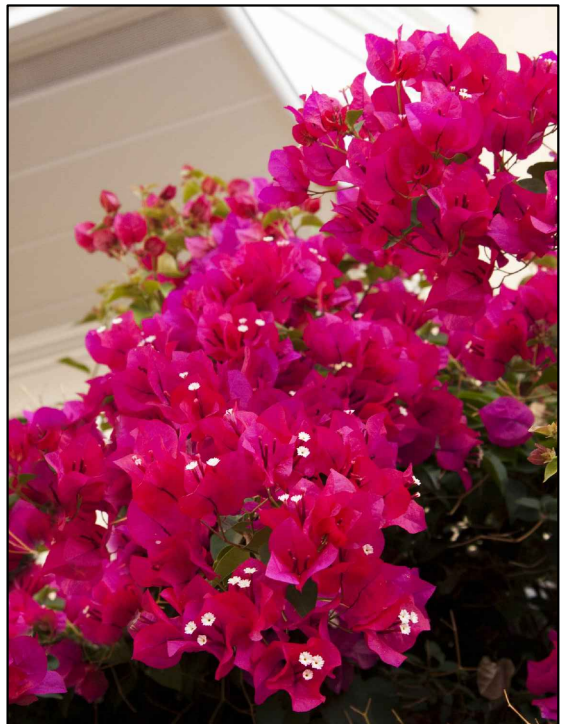


Lomandra longifolia 'LM300' /
Breeze Dwarf Mat Rush



Nandina domestica /
Heavenly bamboo

VINE



Bougainvillea 'Barbara Kurst' /
Red bougainvillea

GROUND COVER



Ficus pumila /
Creeping fig



Juniperus horizontalis /
Creeping juniper

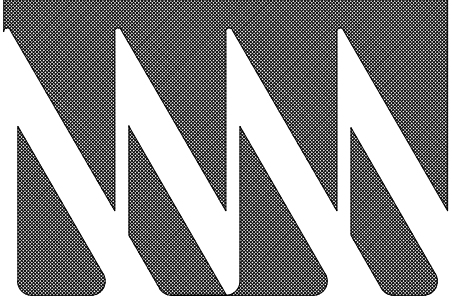
PLANTING LEGEND

Symbol	Botanical Name/Common Name
TREES	
	Cotinus coggygria / Smoke tree
	Magnolia x soulangeana / Saucer magnolia
	Pinus thunbergii / Japanese black pine
SHRUBS	
	Cyperus papyrus / Paper Reed
	Hakonechloa macra / Hakone grass @ 24" o.c.
	Juncus patens / California gray rush @ 18" o.c.
	Ligustrum japonicum 'Texanum' / Waxleaf privet @ 36" o.c.
	Lomandra longifolia 'LM300' / Breeze Dwarf Mat Rush @ 24" o.c.
	Nandina domestica / Heavenly bamboo @ 30" o.c.
VINES	
	Bougainvillea 'Barbara Kurst' / Red bougainvillea @ 60" o.c.
	Ficus pumila / Creeping Fig @ 60" o.c.
GROUND COVER	
	Juniperus horizontalis / Creeping juniper 237 sf @ 48" o.c.
	Decorative Gravel - 952 sf



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS; CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

alajajian • marcoosi architects



Alajajian
Marcoosi
Architects Inc.
320 W. Arden Ave., Suite 120
Glendale, CA 91203
Phone: (818) 244-5130
Fax: (818) 551-1613
E-mail: aramar@worldnet.att.net

Owner:
JACK DEMIRCHIAN

Owner Address:
1766 CIELITO DR
GLENDALE, CA
Project Name:
SINGLE FAMILY
DWELLING

Project Address:
1766 CIELITO DR.
GLENDALE, CA 91207

PLANT
PHOTOS

Scale: " = 1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
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- DRAWN BY
- PRINT DATE
- JOB NO
- SHEET NO

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