

## GENERAL NOTES

1. TAKE CAREFUL NOTE OF ALL REQUIREMENTS UNDER DIVISION I - GENERAL REQUIREMENTS THAT ARE MADE A PART OF THE CONTRACT, INCLUDING PROJECT REQUIREMENTS, GENERAL REQUIREMENTS, PROJECTION AND SPECIAL PRECAUTIONS, AND THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSS-CHECK DETAILS AND DIMENSIONS ON THE CONSTRUCTION DOCUMENTS WITH RELATED DISCIPLINES SUCH AS ARCHITECTURAL, MECHANICAL AND ELECTRICAL CONSULTANTS. FLOOR OPENINGS, SLEEVES AND OTHER ARCHITECTURAL, MECHANICAL, AND ELECTRICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
3. ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY AND STATE CODES, LOCAL REGULATIONS AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS. REGULATIONS AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN.
4. ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATION OF PLANS SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT, IN THE EVENT SUCH MATTERS ARE NOT ADEQUATELY COVERED IN PLANS.
5. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DISCREPANCIES ARE TO BE CALLED TO THE ATTENTION OF THE OWNER.
6. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED.
7. THE CONTRACTOR SHALL FURNISH WATER, SEWER, GAS AND ELECTRIC SERVICE TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, OR AS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL VERIFY LOCATION OF AFFECTED EXISTING MECHANICAL DUCTS AND ELECTRICAL SYSTEMS.
9. ALL SUBSTITUTIONS OF PRODUCTS SPECIFIED OR DEVIATIONS TO THE DRAWINGS OR SPECIFICATIONS MUST BE SUBMITTED TO THE OWNER FOR APPROVAL.
10. VERIFY EXACT LOCATION OF CEILING ACCESS PANELS WITH MECHANICAL CONTRACTOR. PROVIDE ACCESS PANELS WHERE REQUIRED.
11. PATCHING AND REPAIR SHALL BE PERFORMED TO CREATE A CONTINUOUS AND UNIFORM SURFACE.
12. CEILING HEIGHTS SHOWN ON REFLECTED CEILING PLANS ARE FROM FINISH FLOOR TO FINISH CEILING.
13. PROVIDE DRYWALL SCREED OR PLASTER GROUND ON ALL END WALL CONDITIONS AND MAINTAIN SEPARATION FROM NON-COMPATIBLE MATERIAL. INFORM OWNER IMMEDIATELY OF ANY DISCREPANCIES.
14. EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS, PARTITIONS SHALL BE 2X4 STUDS AT 16" O.C. WITH SILL AND PLATES AS SHOWN IN THE APPLICABLE DETAILS, OR AS REQUIRED BY LOCAL GOVERNING REGULATIONS.
15. ALL DRYWALL SHALL BE 5/8" THICK TYPE 'X' GYPSUM BOARD, EXCEPT WHERE NOTED.
16. ALL CONSTRUCTION, WHERE APPLICABLE BY CODE, SHALL CONFORM TO THE MOST RESTRICTIVE REQUIREMENTS OF THE CITY OF GLENDALE, BUILDING AND SAFETY DISABLED REQUIREMENTS, ALL STATE OF CALIFORNIA ACCESSIBILITY STANDARDS FOR THE PHYSICALLY HANDICAPPED, AND THE LATEST EDITION OF AMERICANS WITH DISABILITIES ACT.
17. FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS REQUIRED BY THE CITY OF GLENDALE FIRE DEPARTMENT. THE CONTRACTOR SHALL ARRANGE FOR THE INSPECTION BY THE FIRE DEPARTMENT AND INSTALLATION IN ACCORDANCE WITH THE LOCATIONS AND SPECIFICATIONS, AS REQUIRED. ONLY APPROVED TYPE FIRE EXTINGUISHERS SHALL BE USED.
18. ALL INTERIOR FINISHES SHALL HAVE A FLAME SPREAD RATING OF T5 OR BETTER AND SHALL CONFORM TO SECTION 804 & TABLE 8-A & 8-B OF 2013 UBC.
19. CONTRACTOR WARRANTS THAT ALL WORK AND MATERIALS SHALL CONFORM TO THE CONTRACT DOCUMENTS AND NO SUBSTITUTION SHALL BE PERMITTED UNLESS SUBMITTED TO THE ARCHITECT IN WRITING WITH THREE COPIES OF LITERATURE AND SPECIFICATIONS AND FORMALLY APPROVED BY THE ARCHITECT AND OWNER.
20. IF THE CONTRACTOR ENCOUNTERS ASBESTOS OR OTHER TOXIC MATERIALS, THE WORK SHALL IMMEDIATELY CEASE AND THE OWNER SHALL BE INFORMED OF THE PRESENCE OF THESE MATERIALS FOR IMMEDIATE ACTION.
21. LEVERS AND LOCK SETS (ALL HARDWARE) SHALL BE IN ACCORDANCE TO THE TITLE 24 OF THE STATE OF CALIFORNIA AND THE LATEST EDITION OF AMERICANS WITH DISABILITIES ACT FOR ALL COMMON AREAS.
22. VERIFY TITLE 24 REQUIREMENTS ENERGY CALCULATIONS PRIOR TO ORDERING LIGHT FIXTURES. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATION OF FIXTURES ONLY.
23. CONTRACTOR IS RESPONSIBLE FOR TITLE 24 ENERGY CALCULATIONS IF A DEVIATION IN DESIGN IS REQUESTED. SUBMIT ANY REQUESTS FOR DEVIATION TO THE ARCHITECT FOR APPROVAL.

24. PROVIDE APPROVED FIRE DAMPERS FOR ALL DUCTS PENETRATING FIRE RATED WALLS AND FLOORS.
25. ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME PROOFED IN APPROVED MANNER.
26. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 5" FROM FINISH WALL TO FINISH JAMB.
27. ALL LEGAL EXIT DOORS SHALL BE OPEN ABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
28. ALL WALL MOUNTED TELEPHONE AND ELECTRICAL OUTLETS SHALL BE INSTALLED AT 15" A.F.F., UNLESS OTHERWISE NOTED.
29. ALL LIGHT FIXTURES SHALL BE LOCATED EXACTLY AS INDICATED, CEILING SHALL BE CUT AND REMORKED AS REQUIRED TO ACCOMMODATE LIGHT FIXTURES AND OTHER ITEMS NOTED WITH A SPECIFIC LOCATION.
30. REFER TO THE ELECTRICAL DRAWINGS FOR LOCATION OF EXIT SIGNS, UNLESS OTHERWISE NOTED.
31. FOR PLUMBING ACCESS PANEL LOCATIONS REFER TO THE PLUMBING DRAWINGS.
32. FOR MECHANICAL ACCESS PANEL LOCATIONS REFER TO THE MECHANICAL DRAWINGS.
33. ONE HOUR FIRE-RESISTIVE PARTITIONS SHALL EXTEND FROM FLOOR SLAB TO UNDERSIDE OF FLOOR CONSTRUCTION ABOVE WITH 5/8" THICK TYPE 'X' GYPSUM BOARD ON BOTH SIDES AS REQUIRED FOR ONE HOUR FIRE-RESISTIVE CONSTRUCTION.
34. ALL ACCESSIBLE ENTRANCES, IN COMMON AREAS, SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
35. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
36. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 33" AND 44" ABOVE THE FLOOR.

37. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR IN COMMON AREAS SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
38. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS, IN COMMON AREAS, SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.

39. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BEVELED WITH A SLOPE NO GREATER THAN 1:2.
40. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

41. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8-1/2 LBS FOR EXTERIOR DOORS AND 5 LB. FOR INTERIOR DOORS. SUCH FULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 LB..

42. STREET ADDRESS MUST BE PROVIDED ON FRONT OF OF THE BUILDING. NUMBERS MUST BE VISIBLE FROM THE STREET, MUST BE OF A COLOR WHICH CONTRASTS WITH THE BACKGROUND AND MUST BE AT LEAST 4-INCHES IN HEIGHT AND 2-INCHES IN WIDTH. SEC. 502 AND P.A.C. CHAPTER 12.20.

43. PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HEIGHT BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND AT ALL REQUIRED COMMON AREAS PER PLAN.

44. EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.

45. THIS PROJECT IS REQUIRES TO HAVE AUTOMATIC FIRE SPRINKLERS THROUGHOUT ALL AREAS OF THE STRUCTURE PER FMC 14.25.050.

46. "OBTAIN US POST OFFICE APPROVAL OF THE MAIL BOX LOCATION AND TYPE PRIOR TO INSTALLATION", THE CITY OF GLENDALE DOES NOT REGULATE THE LOCATION OF MAIL BOXES IN A PROJECT. THIS IS THE SOLE RESPONSIBILITY OF THE OWNER AND THEIR DESIGNER(S). THE LOCATION MAY AFFECT OTHER AREAS THAT THE CITY OF GLENDALE DOES REGULATE.

# ROADWAY APARTMENTS

1642 S. CENTRAL AVE. GLENDALE, CA 91204



## AREA ANALYSIS & BUILDING DATA:

LOT AREA : 9,958 SQ. FT.

ZONE : SFMU

EXISTING BUILDINGS TO BE DEMOLISHED: 2,251 SQ. FT.

SUBTERRANEAN PARKING AREA: 8,790 SQ. FT.

GROUND FLOOR AREA: 6,655 SQ. FT.

2ND FLOOR AREA: 8,760 SQ. FT.

3RD FLOOR AREA: 8,275 SQ. FT.

4TH FLOOR AREA: 8,275 SQ. FT.

5TH FLOOR AREA: 8,275 SQ. FT.

TOTAL BLDG AREA(GARAGE EXCLUDED): 40,240 SQ. FT.

F.A.R: 40,240 / 9,958 = 4.0

2ND FLOOR COMMON OPEN SPACE: 473 SQ. FT.

ROOF DECK COMMON OPEN SPACE: 2,700 SQ. FT.

TOTAL COMMON OPEN SPACE: 473 + 2700 = 3,173 SQ. FT.

LANDSCAPE AREA: 1,431 / 9,958= 14.3 %

TOTAL PARKING SPACES REQUIRED: 0.5 CAR PER BEDROOM = 0.5 X 35 = 17.5 CARS

TOTAL PARKING SPACES PROVIDED: 16 PARKING SPACES + 12 SHORT TERM BICYCLE SPACES

## CONSULTANT INFORMATION

### ARCHITECT

ALAJAJIAN-MARCOOSI ARCHITECTS INC.  
320 W. ARDEN AVENUE, SUITE 120  
GLENDALE, CA 91203  
TEL: (818) 244-5130 FAX: (818) 551-1613  
E-MAIL: ARAM@AMAINCS.COM

### SURVEY

RAY LOMBERA & ASSOCIATES INC.  
135 S. JACKSON ST. SUITE 202  
GLENDALE, CA 91205  
TEL: (323) 257-9771 FAX: (323) 257-9865  
WWW.RAYLOMBERA.COM

### LANDSCAPE

COURTLAND STUDIO  
505 E COLORADO BLVD. MEZZANINE C  
PASADENA, CA 91101  
T: (818) 788-9382  
F: (818) 788-3217

### STRUCTURAL

### ELECTRICAL

### MECHANICAL / PLUMBING

## SCOPE OF WORKS

TO DEMOLISH EXISTING STRUCTURES AND CONSTRUCT A NEW 5 STORY MULTI-FAMILY PROJECT OVER ONE LEVEL OF SUBTERRANEAN GARAGE.

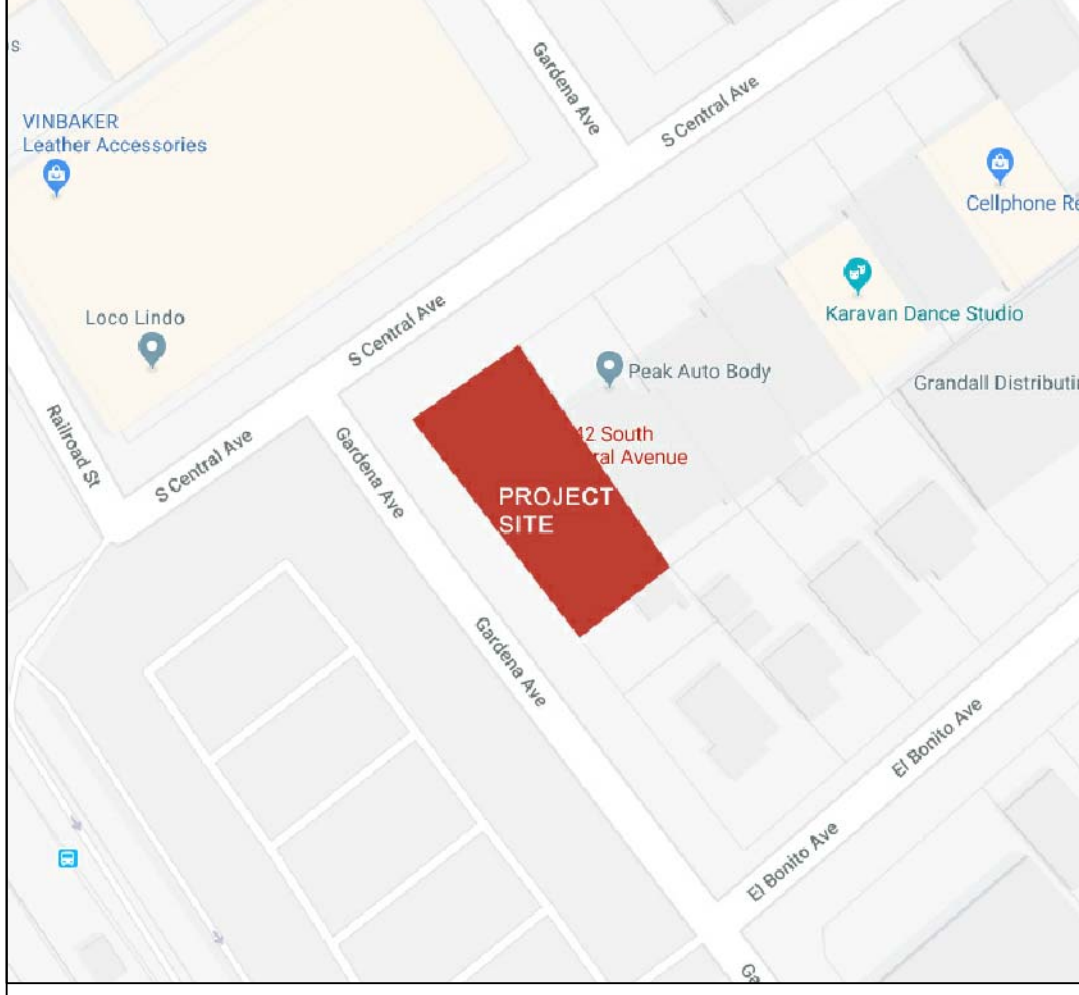
## LEGAL DESCRIPTION

TRACT NO 910 LOT 12 BLK 4

### ASSESSORS INFORMATION ON EXISTING PROPERTY

ASSESSOR'S ID NO.	5640-029-014
SITE ADDRESS	1642 S. CENTRAL AVE. GLENDALE CA 91204
PROPERTY TYPE	MULTI FAMILY RESIDENTIAL
REGION / CLUSTER	03 / 03413
TAX RATE AREA	(TRA) 11689

## VICINITY MAP



## SHEET INDEX

### ARCHITECTURAL:

- A-0.1 COVER SHEET
- C-1 SURVEY
- A-1.1 SITE / ROOF PLAN
- A-2.0 SUBTERRANEAN PARKING PLAN PI
- A-2.1 1ST FLOOR PLAN
- A-2.2 2ND FLOOR PLAN
- A-2.3 3RD FLOOR PLAN
- A-2.4 4TH FLOOR PLAN
- A-2.5 5TH FLOOR PLAN
- A-3.1 WEST ELEVATION
- A-3.2 SOUTH AND NORTH ELEVATION
- A-3.3 EAST ELEVATION
- A-3.4 WEST ELEVATION COLOR
- A-3.5 SOUTH AND NORTH COLOR ELEVATION
- A-3.6 EAST ELEVATION COLOR
- A-4.1 SECTION
- A-4.2 SECTION
- A-5.1 SCHEDULES
- A-5.2 SCHEDULES
- A-5.3 SCHEDULES
- A-8.1 PERSPECTIVE
- A-8.2 PERSPECTIVE

### LANDSCAPE:

- L-1.0 1ST FLOOR LANDSCAPE PLAN
- L-1.1 2ND FLOOR LANDSCAPE PLAN
- L-1.2 ROOF FLOOR LANDSCAPE PLAN

### UNIT TYPE AND QUANTITIES ON EACH FLOOR.

UNIT TYPE	3 BEDROOM	2 BEDROOM	1 BEDROOM	TOTAL # OF UNITS
FIRST FLOOR	0	0	3	3
SECOND FLOOR	0	1	6	7
THIRD FLOOR	0	1	6	7
FOURTH FLOOR	0	1	6	7
FIFTH FLOOR	0	1	6	7
TOTALS	0	4	21	31

AVERAGE ONE BEDROOM UNIT AREA: 20,900 / 21 = 714 SQ F.T

AVERAGE TWO BEDROOM UNIT AREA: 3,600 / 4 = 900 SQ F.T

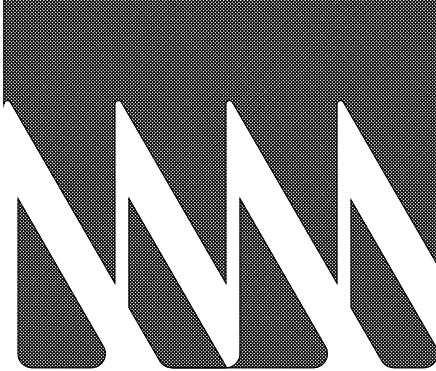
### FLOOR AREA & UNIT TYPE

		1ST FLOOR	2ND FLOOR			3RD FLOOR			4TH FLOOR			5TH FLOOR
UNIT #	UNIT TYPE	AREA	AREA	UNIT #	UNIT TYPE	AREA	UNIT #	UNIT TYPE	AREA	UNIT #	UNIT TYPE	AREA
101	1 BDR.	745 SQ. FT.										
102	1 BDR.	745 SQ. FT.										
103	1 BDR.	790 SQ. FT.										
201	2 BDR.		900 SQ. FT.	301	2 BDR.	900 SQ. FT.	401	2 BDR.	900 SQ. FT.	501	2 BDR.	900 SQ. FT.
202	1 BDR.		725 SQ. FT.	302	1 BDR.	725 SQ. FT.	402	1 BDR.	725 SQ. FT.	502	1 BDR.	725 SQ. FT.
203	1 BDR.		725 SQ. FT.	303	1 BDR.	725 SQ. FT.	403	1 BDR.	725 SQ. FT.	503	1 BDR.	725 SQ. FT.
204	1 BDR.		725 SQ. FT.	304	1 BDR.	725 SQ. FT.	404	1 BDR.	725 SQ. FT.	504	1 BDR.	725 SQ. FT.
205	1 BDR.		820 SQ. FT.	305	1 BDR.	820 SQ. FT.	405	1 BDR.	820 SQ. FT.	505	1 BDR.	820 SQ. FT.
206	1 BDR.		725 SQ. FT.	306	1 BDR.	725 SQ. FT.	406	1 BDR.	725 SQ. FT.	506	1 BDR.	725 SQ. FT.
207	1 BDR.		935 SQ. FT.	307	1 BDR.	935 SQ. FT.	407	1 BDR.	935 SQ. FT.	507	1 BDR.	935 SQ. FT.

TOTAL RESIDENTIAL FLOOR AREA : 24,500 SQ. FT.

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Owner:

**Souren Tutunjian**

Owner Address:

**6033 TEESDALE AVE.  
NORTH HOLLYWOOD, CA 91808**

Project Name:

**ROADWAY APARTMENTS**

Project Address:

**1642 S. CENTRAL AVE.  
GLENDALE, CA 91204**

## COVER SHEET

Scale: N/A

- APPROVED
- APPROVED
- REVISION 09.28.20
- REVISION
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- SHEET NO

# A-0.1



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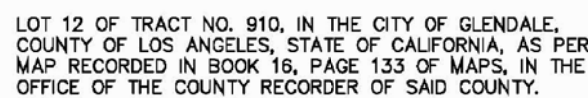


Owner:  
**SOUREN  
TUTUNJIAN**

# ROADWAY APARTMENTS

## Scale: NA

- C-1**



**JOB ADDRESS:**  
1642 S. CENTRAL AVENUE  
GLENDALE, CA 91204

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**REQUESTED BY:**  
ARAM ALAJAJIAN

CHECKED BY:  
R.L.  
DRAWN BY:  
M.C.S.  
DATE:  
OCT. 31, 2019  
SCALE:  
1"=10'-0"  
SHEET NO.  
**C-1**  
SHEET 1 OF 1



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Owner:  
**SOUREN TUTUNJIAN**

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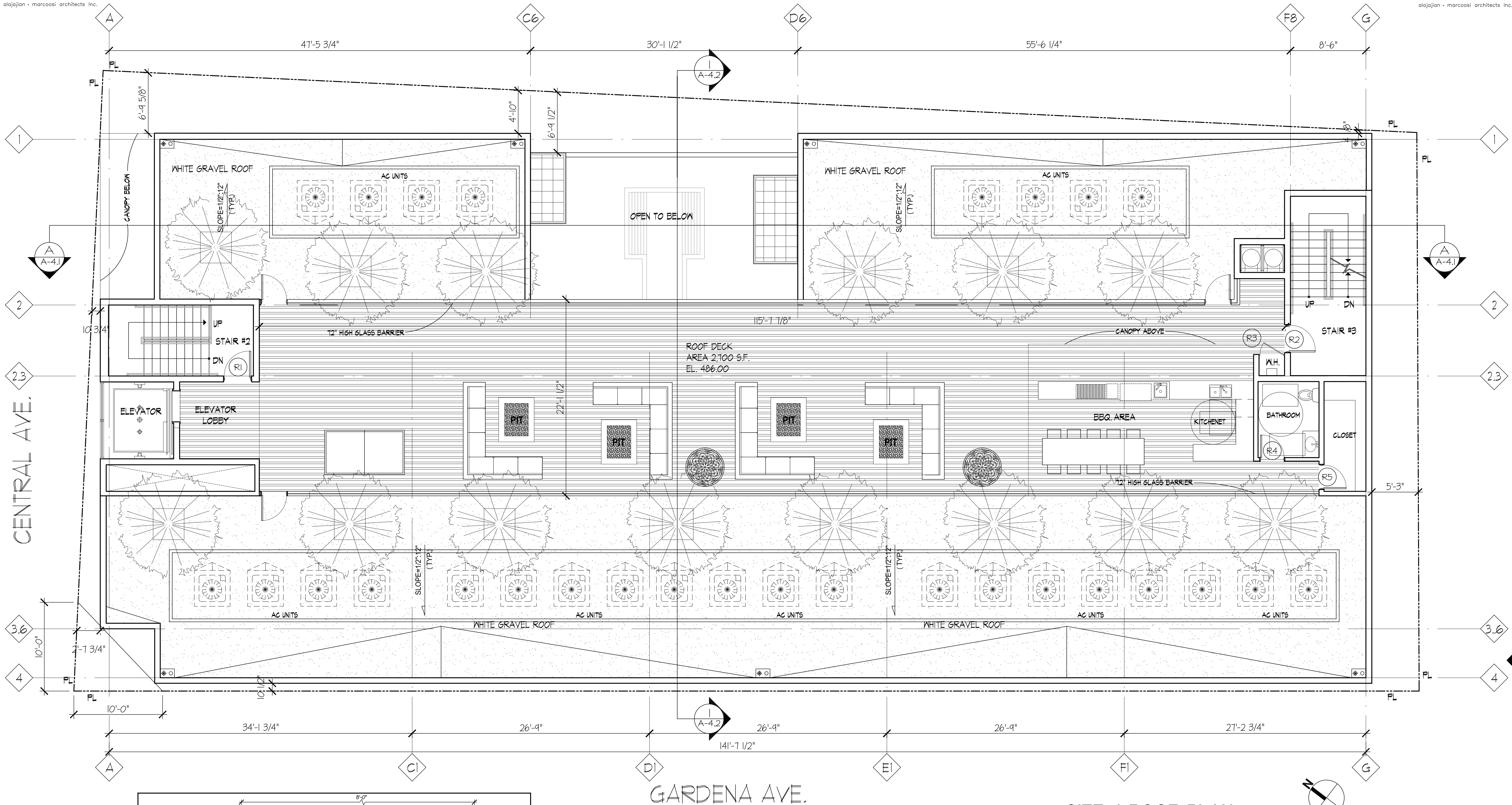
Project Address:  
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## SITE / ROOF PLAN

Scale: NA

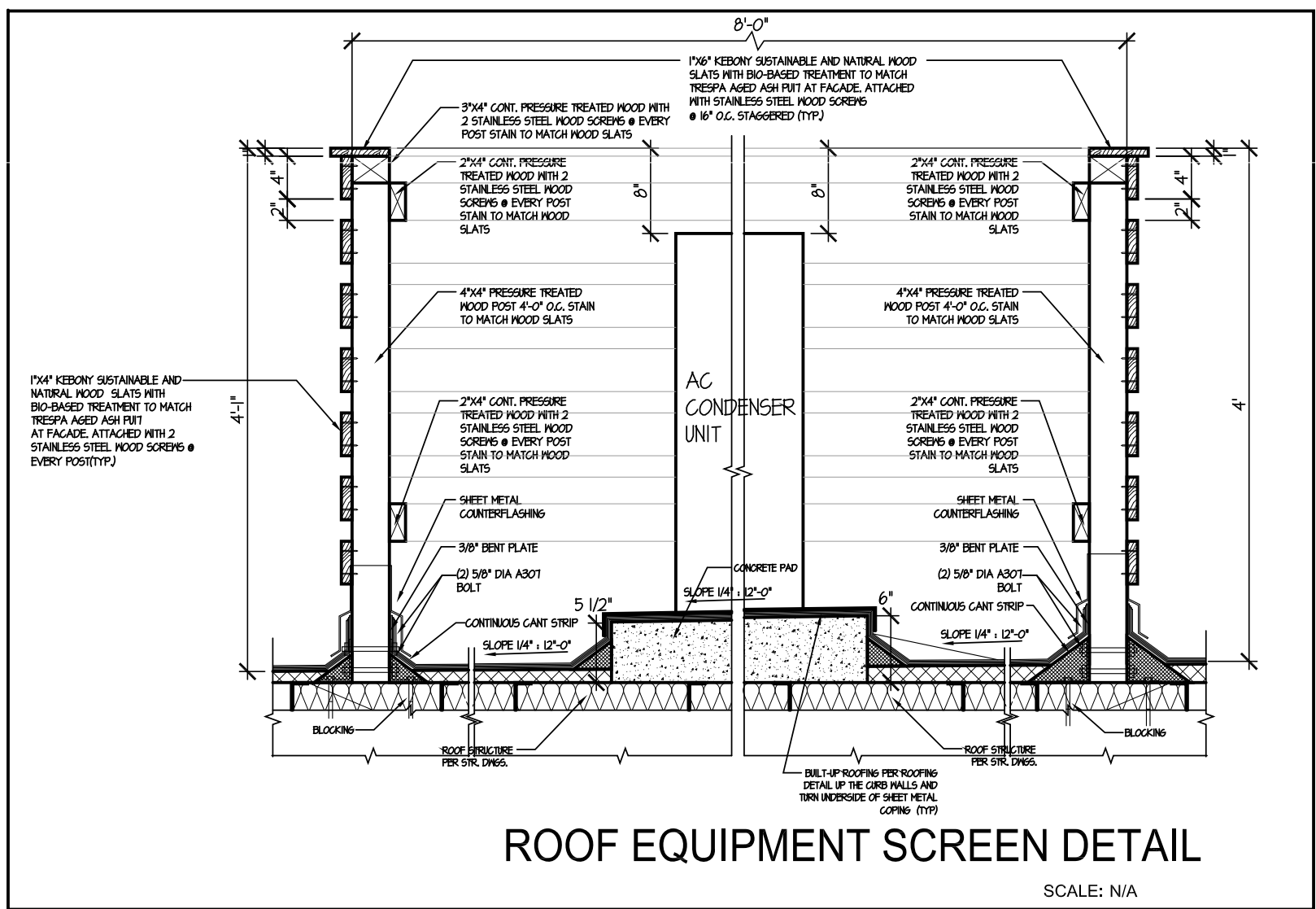
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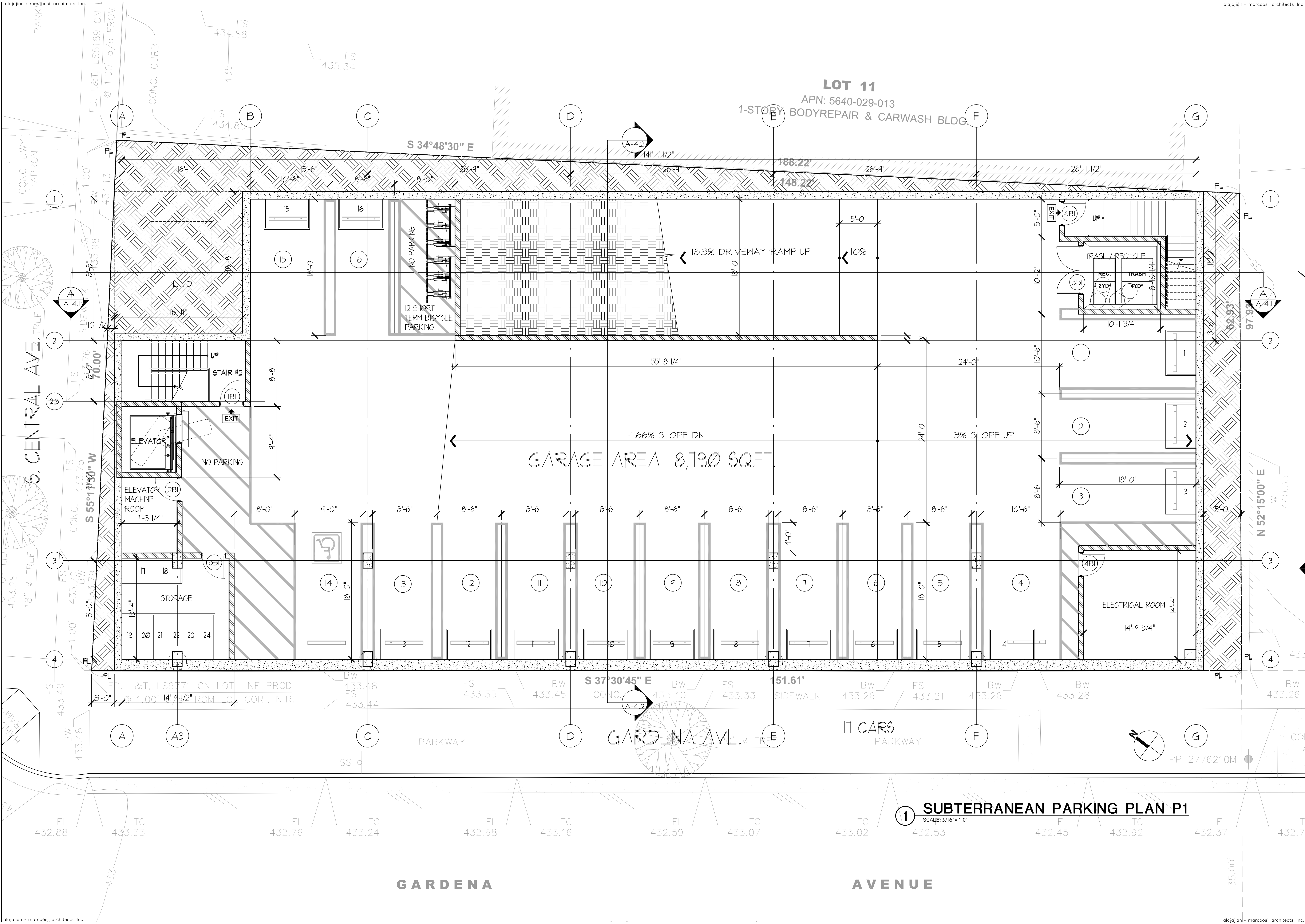
## 1 SITE / ROOF PLAN

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



ROOF EQUIPMENT SCREEN DETAIL

SCALE: N/A



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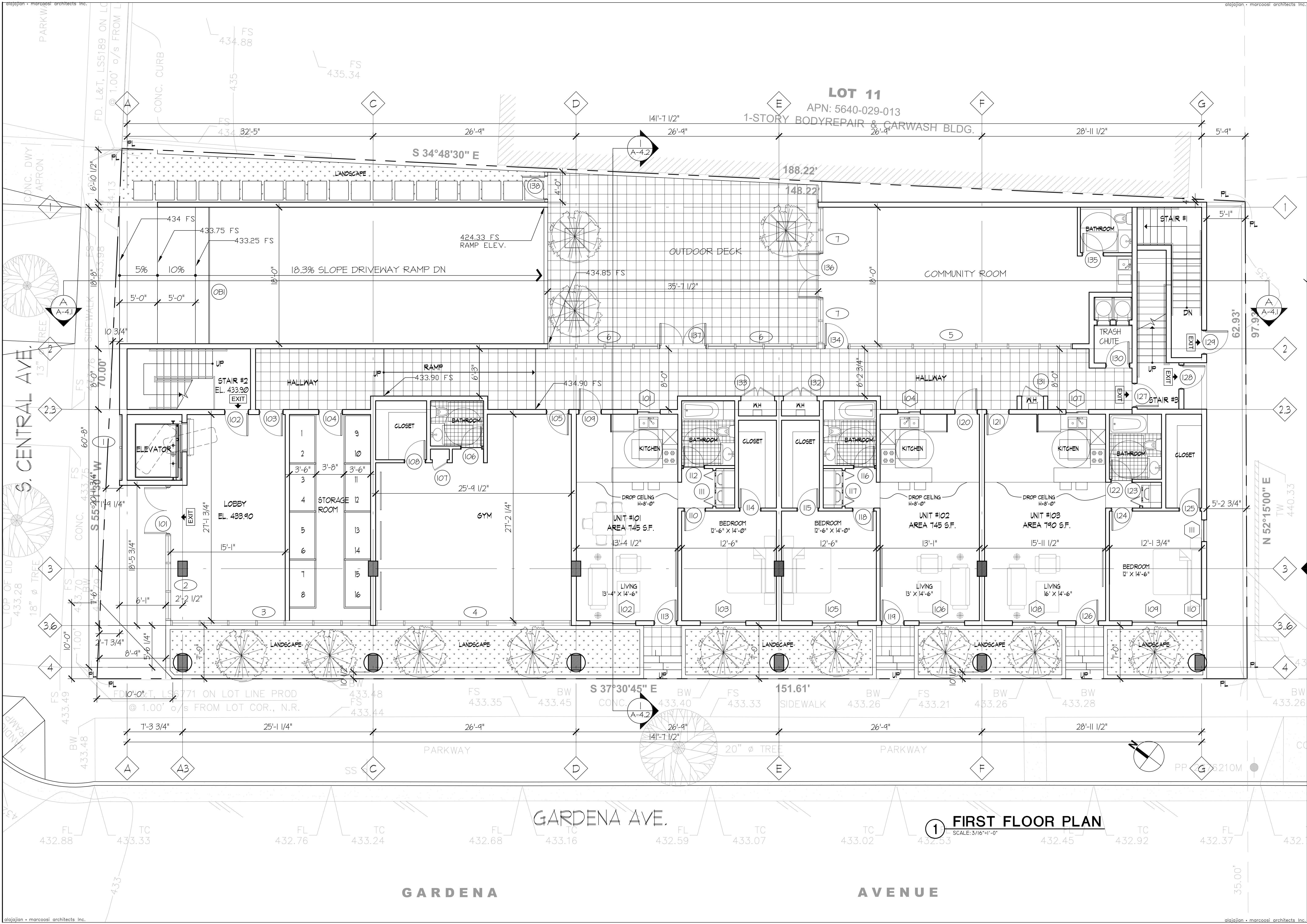
**SUBTERRANEAN  
PARKING PLAN P1**

Scale: NA

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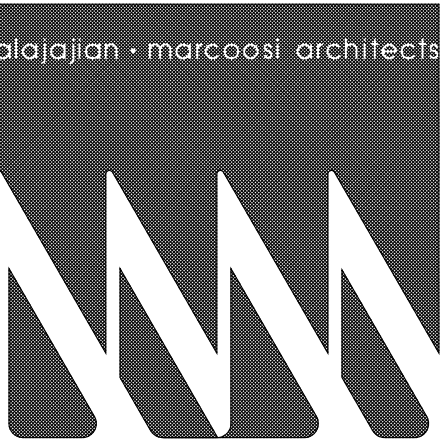
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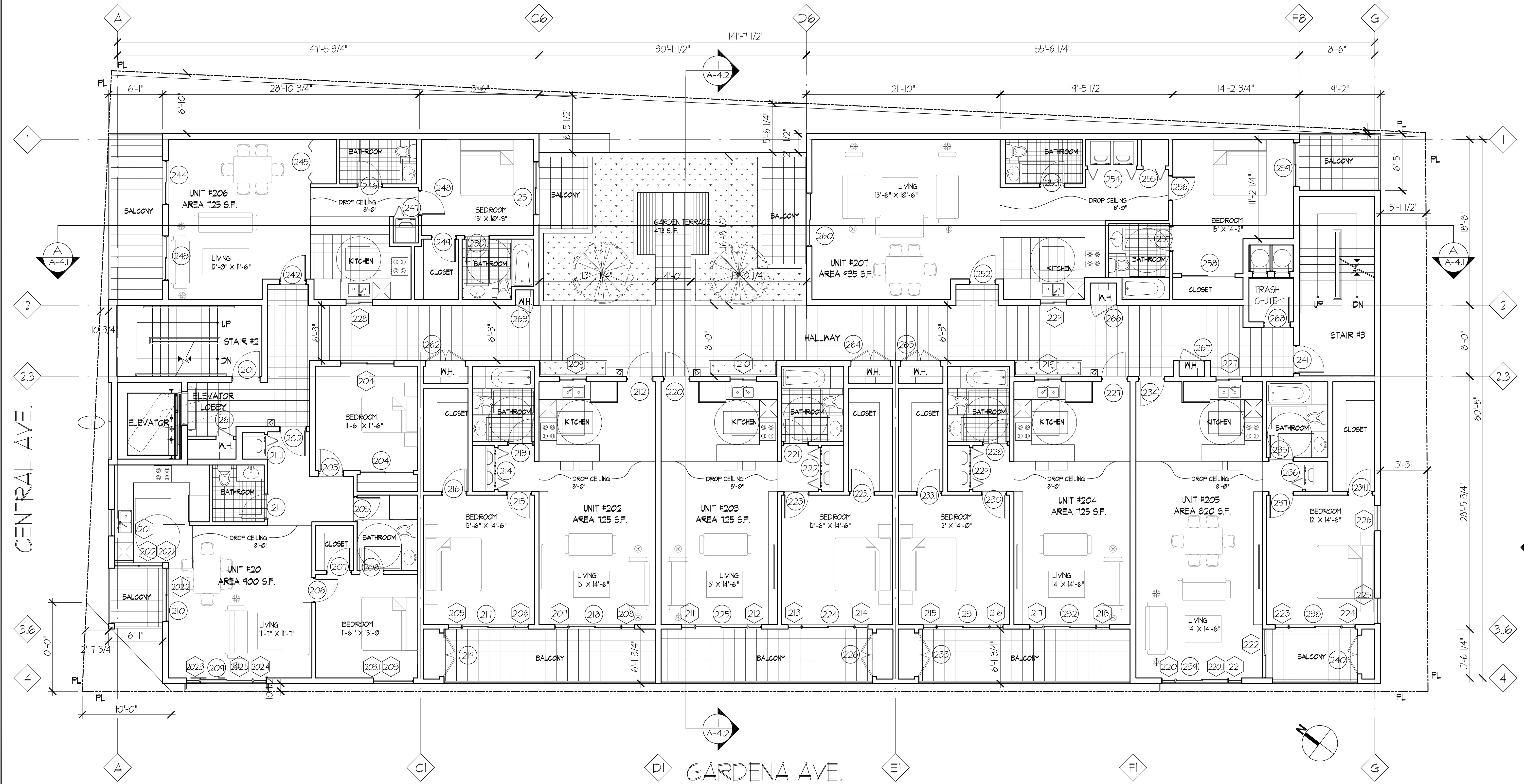
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Project Name:  
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## SECOND FLOOR PLAN

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A-2.2



1 SECOND FLOOR PLAN  
SCALE: 3/16"=1'-0"



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Owner:

**Souren  
Tutunjian**

Owner Address:  
**6033 TEESDALE AVE.  
NORTH HOLLYWOOD, CA 91608**

Project Name:  
**ROADWAY  
APARTMENTS**

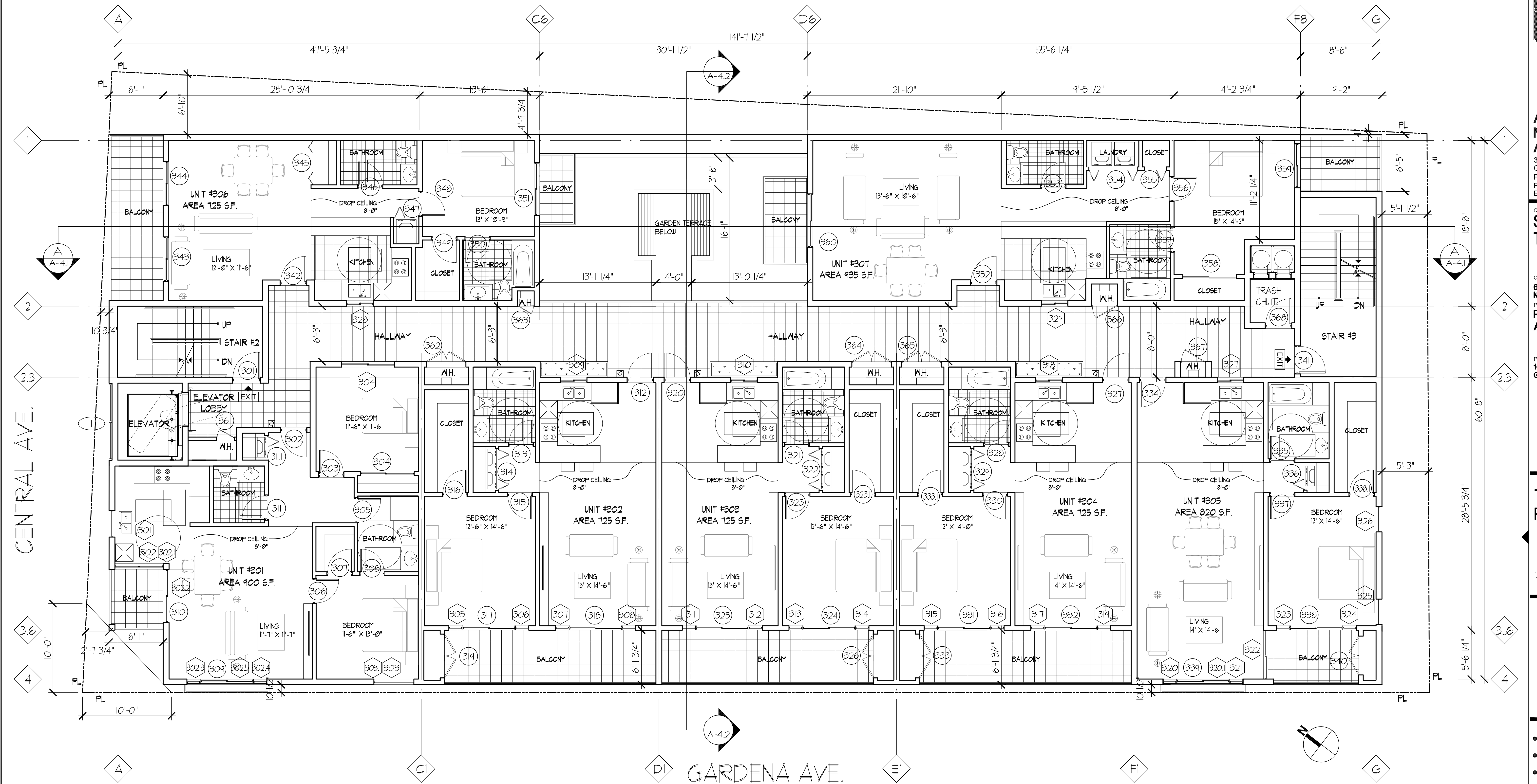
Project Address:  
**1642 S. CENTRAL AVE.  
GLENDALE, CA 91204**

**THIRD FLOOR  
PLAN**

Scale: NA

- APPROVED
- APPROVED
- REVISION 09.28.20
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 01.02.20
- JOB NO
- SHEET NO

**A-2.3**



**1 THIRD FLOOR PLAN**  
SCALE: 3/16"=1'-0"



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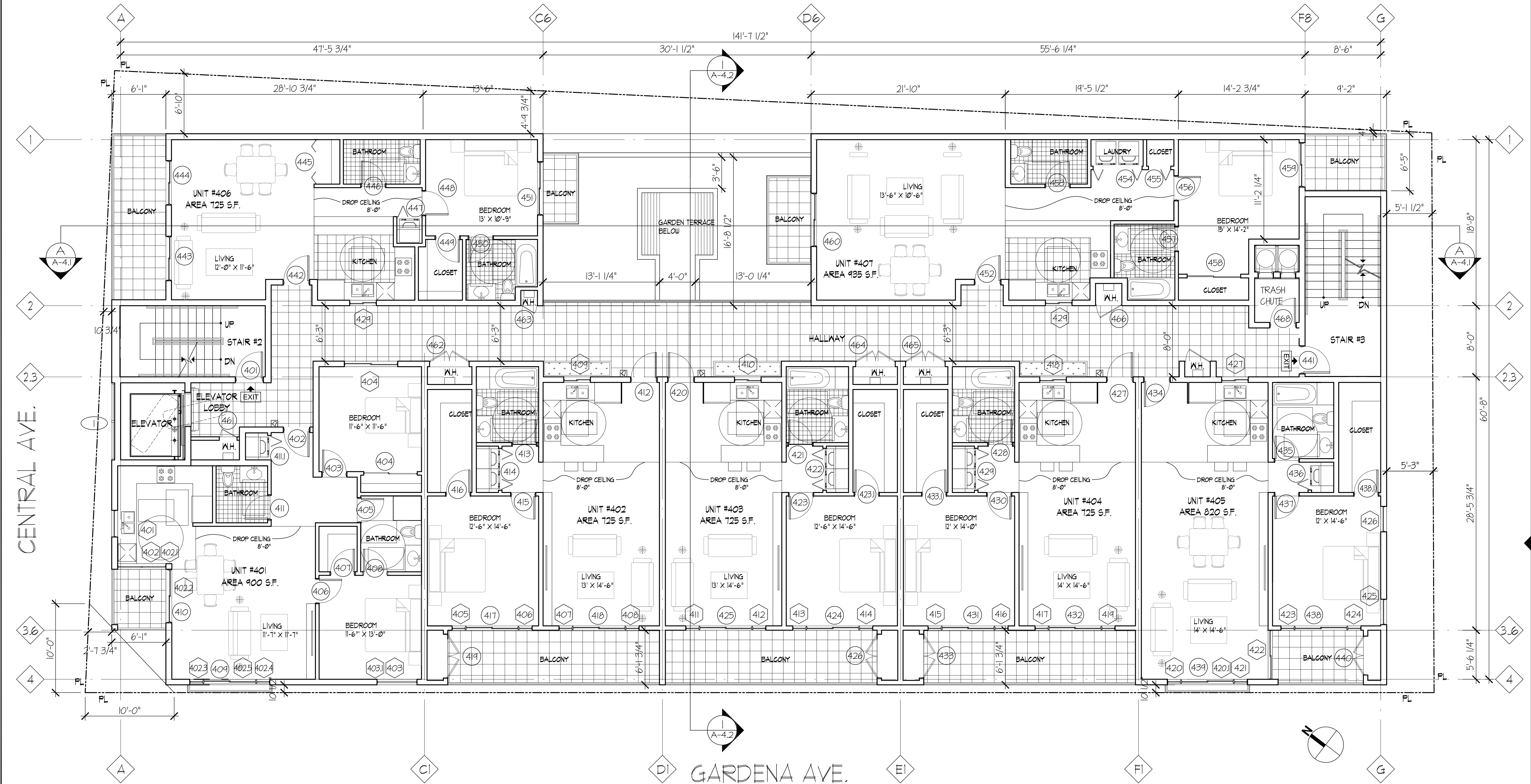
Owner:  
**Souren Tutunjian**  
  
Owner Address:  
**6033 TEESDALE AVE.  
NORTH HOLLYWOOD, CA 91606**  
  
Project Name:  
**ROADWAY APARTMENTS**  
  
Project Address:  
**1642 S. CENTRAL AVE.  
GLENDALE, CA 91204**

## FOURTH FLOOR PLAN

Scale: NA

- APPROVED
- APPROVED
- REVISION 09.28.20
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 01.02.20
- JOB NO
- SHEET NO

A-2.4

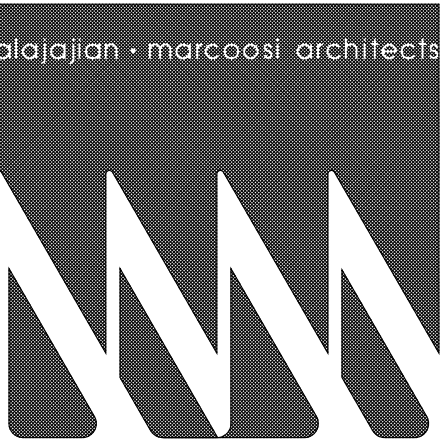


## 1 FOURTH FLOOR PLAN

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



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Owner Address:  
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Project Name:  
**ROADWAY APARTMENTS**

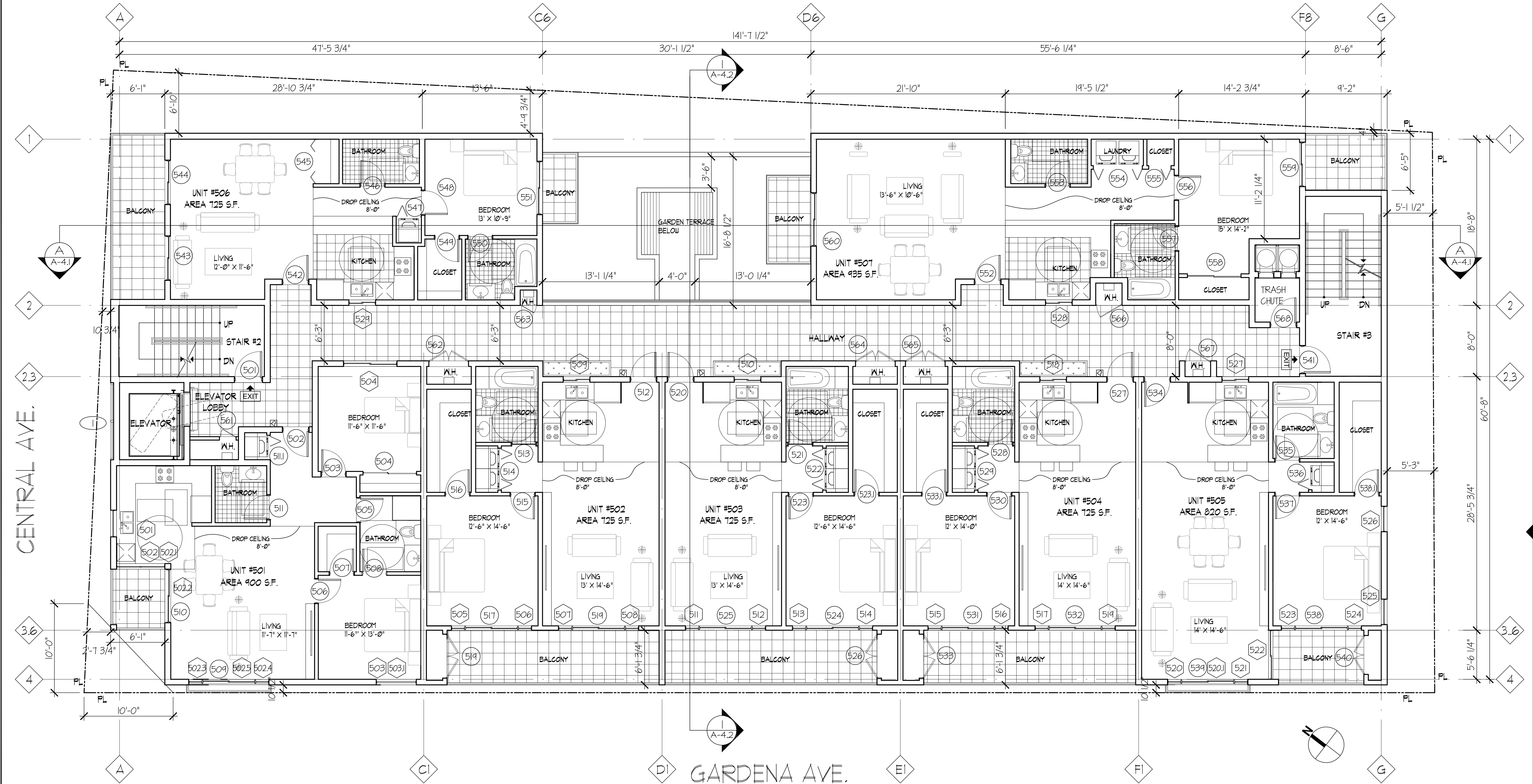
Project Address:  
**1642 S. CENTRAL AVE.  
GLENDALE, CA 91204**

## FIFTH FLOOR PLAN

Scale: NA

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- REVISION 09.28.20
- REVISION
- REVISION
- DRAWN BY
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- JOB NO
- SHEET NO

A-2.5



**1 FIFTH FLOOR PLAN**  
SCALE: 3/16"=1'-0"



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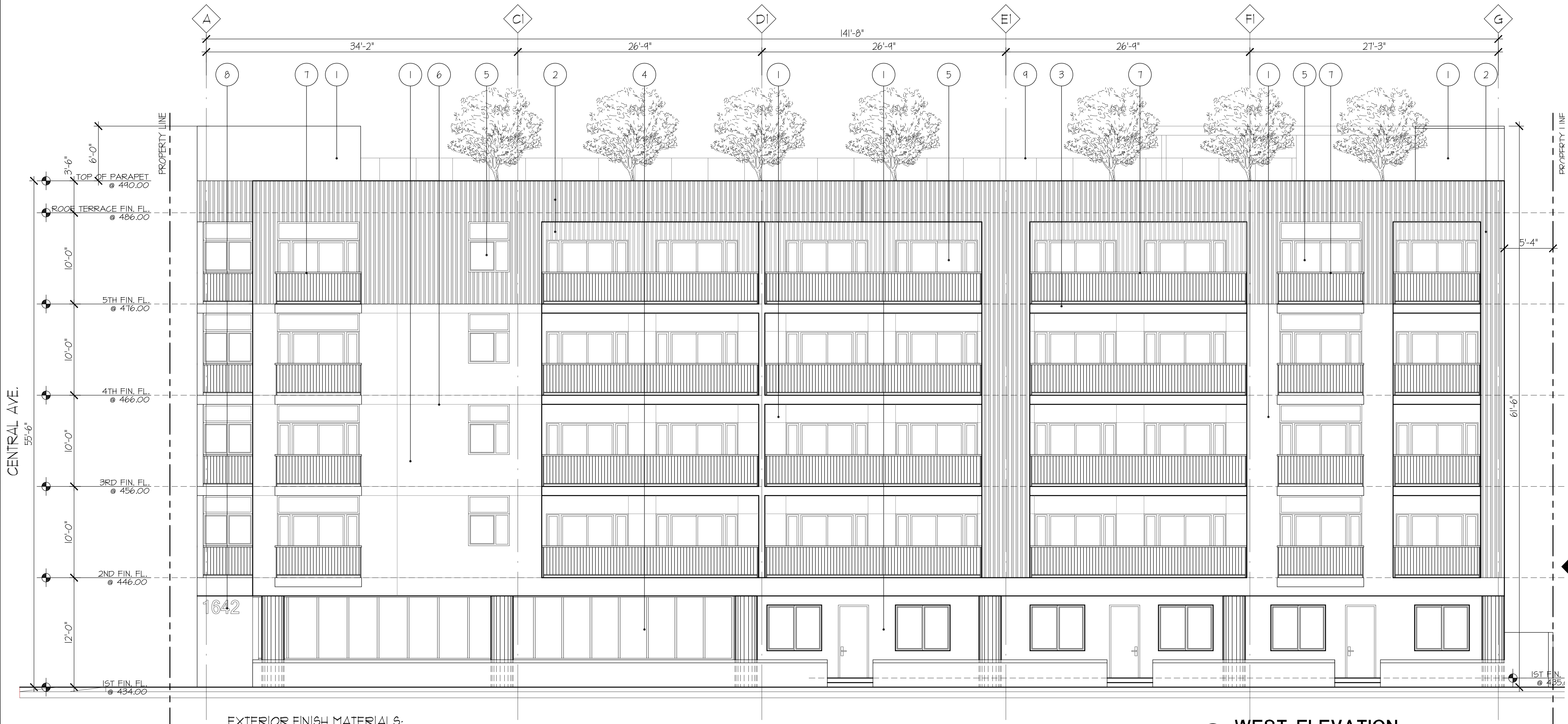
**WEST  
ELEVATION**

Scale: "1"=1'-0"

**KEYPLAN**

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- REVISION
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- PRINT DATE 01.02.20
- JOB NO
- SHEET NO

**A-3.1**



**EXTERIOR FINISH MATERIALS:**

- 1/8" THK. STEEL TRAWLED SMOOTH FINISH CEMENT PLASTER, "OMEGA PRODUCTS INTERNATIONAL" COLOR BIRCH WHITE # 15
- CORRUGATED METAL SIDING (CHAMPAGNE METALLIC COLOR)
- METAL PANEL TRIM AND FASCIA, "ALPOLIC" OR EQUAL CHAMPAGNE METALLIC COLOR(TYP.).
- DUAL GLAZED LOW "E" VISION GLASS, ANODIZED FRAME CURTAIN WALL ASSEMBLY(TYP.).
- ANODIZED ALUMINUM DOOR AND WINDOWS W/ DUAL GLAZED LOW "E" VISION GLASS.
- 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
- 42" HIGH, STEEL RAILING PAINTED DUNN EDWARDS DEC751 ASH GRAY.
- 12" HIGH, 1" STROKE, STAINLESS STEEL ADDRESS NUMBERS
- 12" HIGH, GLASS WALL

**1 WEST ELEVATION**

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



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Project Name:  
**ROADWAY APARTMENTS**

Project Address:  
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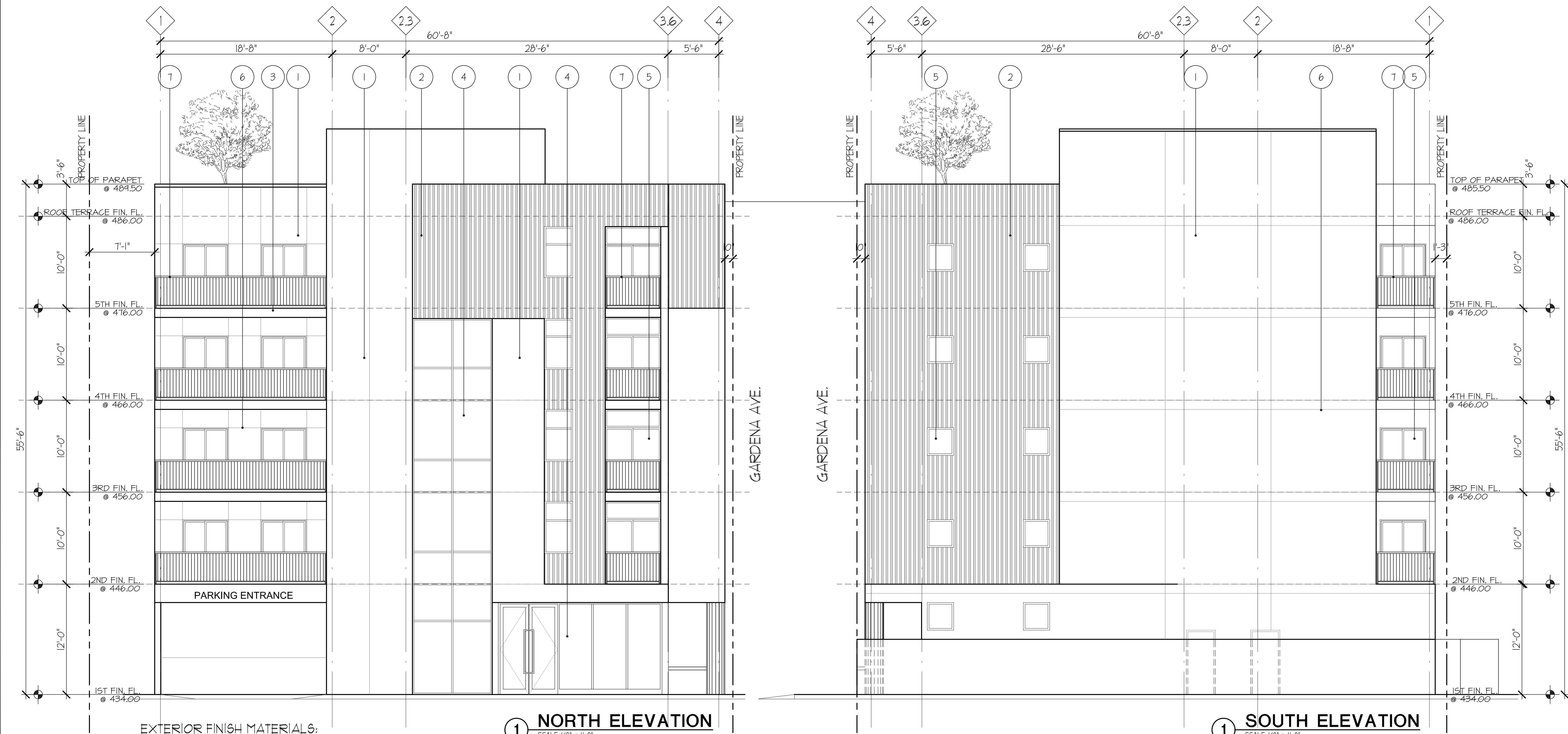
## SOUTH AND NORTH ELEVATIONS

Scale: "1"=1'-0"

### KEYPLAN

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- APPROVED
- REVISION 09.28.20
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- REVISION
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- PRINT DATE 01.02.20
- JOB NO
- SHEET NO

# A-3.2



### EXTERIOR FINISH MATERIALS:

- 1/8" THK. STEEL TRAWLED SMOOTH FINISH CEMENT PLASTER, "OMEGA PRODUCTS INTERNATIONAL" COLOR BIRCH WHITE # 15
- CORRUGATED METAL SIDING (CHAMPAGNE METALLIC COLOR)
- METAL PANEL TRIM AND FASCIA, "ALPOLIC" OR EQUAL CHAMPAGNE METALLIC COLOR(TYP.).
- DUAL GLAZED LOW "E" VISION GLASS, ANODIZED FRAME CURTAIN WALL ASSEMBLY(TYP.).

### 1 NORTH ELEVATION

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

- ANODIZED ALUMINUM DOOR AND WINDOWS W/ DUAL GLAZED LOW "E" VISION GLASS.
- 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
- 42" HIGH, STEEL RAILING PAINTED DUNN EDWARDS DEC751 ASH GRAY.
- 12" HIGH, 1" STROKE, STAINLESS STEEL ADDRESS NUMBERS
- 72" HIGH, GLASS WALL

### 1 SOUTH ELEVATION

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



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Owner Address:  
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Project Name:  
**Roadway  
Apartments**  
  
Project Address:  
**1642 S. Central Ave.  
Glendale, CA 91204**

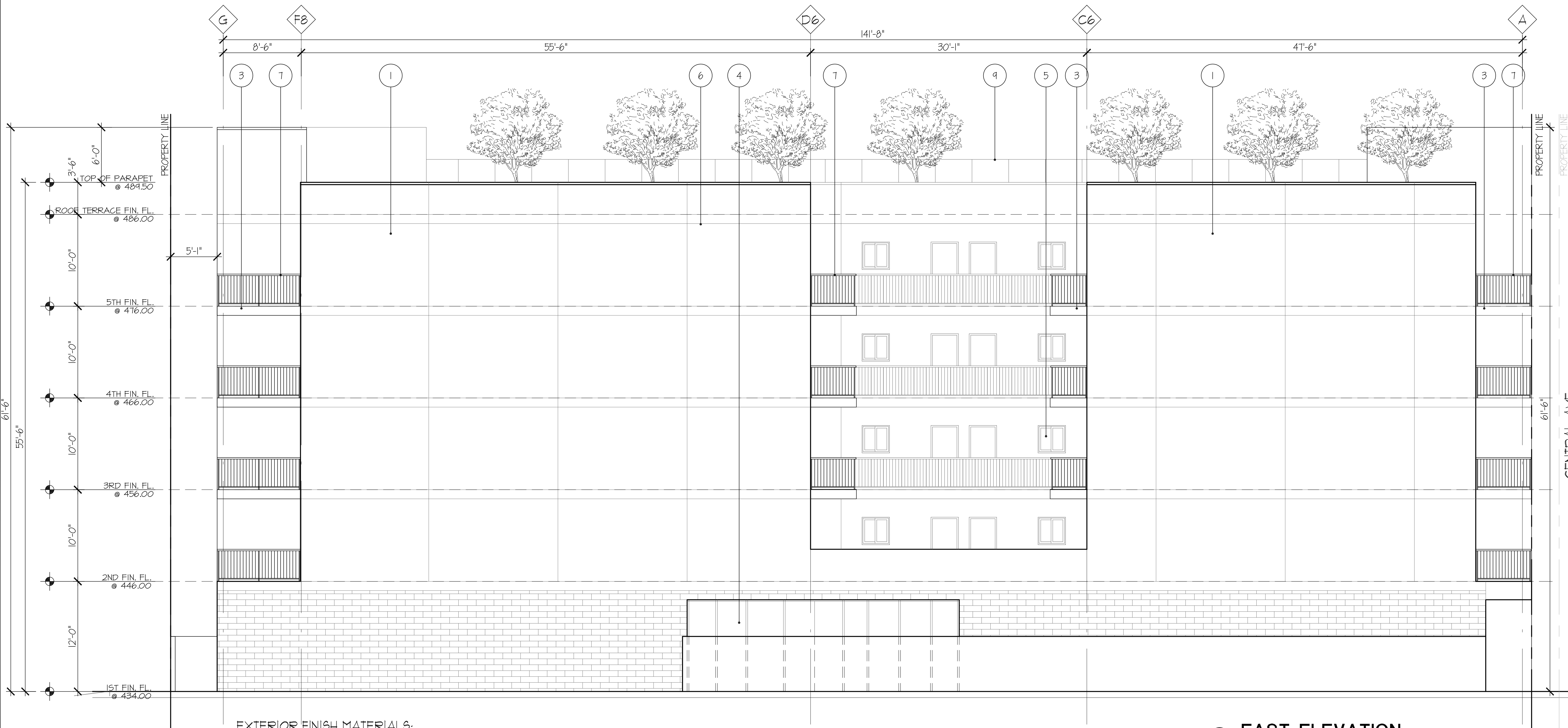
## EAST ELEVATION

Scale: " = 1'-0"

### KEYPLAN

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- APPROVED
- REVISION 09.28.20
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 01.02.20
- JOB NO
- SHEET NO

# A-3.3



### EXTERIOR FINISH MATERIALS:

- 1/8" THK. STEEL TRAWLED SMOOTH FINISH CEMENT PLASTER, "OMEGA PRODUCTS INTERNATIONAL" COLOR BIRCH WHITE # 15
- CORRUGATED METAL SIDING (CHAMPAGNE METALLIC COLOR)
- METAL PANEL TRIM AND FASCIA, "ALPOLIC" OR EQUAL CHAMPAGNE METALLIC COLOR(TYP.).
- DUAL GLAZED LOW "E" VISION GLASS, ANODIZED FRAME CURTAIN WALL ASSEMBLY(TYP.).
- ANODIZED ALUMINUM DOOR AND WINDOWS W/ DUAL GLAZED LOW "E" VISION GLASS.
- 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
- 42" HIGH, STEEL RAILING PAINTED DUNN EDWARDS DEC751 ASH GRAY.
- 12" HIGH, 1" STROKE, STAINLESS STEEL ADDRESS NUMBERS
- 72" HIGH, GLASS WALL

## 1 EAST ELEVATION

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



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Project Name:  
**Roadway  
Apartments**

Project Address:  
**1642 S. Central Ave.  
Glendale, CA 91204**

## WEST ELEVATION

Scale: "1"=1'-0"

### KEYPLAN

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- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 01.02.20
- JOB NO
- SHEET NO

A-3.4



### EXTERIOR FINISH MATERIALS:

- 1/8" THK. STEEL TRAWLED SMOOTH FINISH CEMENT PLASTER, "OMEGA PRODUCTS INTERNATIONAL" COLOR BIRCH WHITE # 15
- CORRUGATED METAL SIDING (CHAMPAGNE METALLIC COLOR)
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- 12" HIGH, 1" STROKE, STAINLESS STEEL ADDRESS NUMBERS
- 12" HIGH, GLASS WALL

## 1 WEST ELEVATION

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



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Glendale, CA 91204**

## SOUTH AND NORTH ELEVATIONS

Scale: " = 1'-0"

### KEYPLAN

- APPROVED
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- REVISION 09.28.20
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- REVISION
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- JOB NO
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# A-3.5



### EXTERIOR FINISH MATERIALS:

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- CORRUGATED METAL SIDING (CHAMPAGNE METALLIC COLOR)
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- DUAL GLAZED LOW "E" VISION GLASS, ANODIZED FRAME CURTAIN WALL ASSEMBLY(TYP.).

## 1 NORTH ELEVATION

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

- ANODIZED ALUMINUM DOOR AND WINDOWS W/ DUAL GLAZED LOW "E" VISION GLASS.
- 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
- 42" HIGH, STEEL RAILING PAINTED DUNN EDWARDS DEC751 ASH GRAY.
- 12" HIGH, 1" STROKE, STAINLESS STEEL ADDRESS NUMBERS
- 72" HIGH, GLASS WALL



## 1 SOUTH ELEVATION

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



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Project Name:

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Apartments**

Project Address:

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Glendale, CA 91204**

**EAST  
ELEVATION**

Scale: " = 1'-0"

**KEYPLAN**



**EXTERIOR FINISH MATERIALS:**

- 1/8" THK. STEEL TRAWLED SMOOTH FINISH CEMENT PLASTER, "OMEGA PRODUCTS INTERNATIONAL" COLOR BIRCH WHITE # 15
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- 12" HIGH, 1" STROKE, STAINLESS STEEL ADDRESS NUMBERS
- 72" HIGH, GLASS WALL

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

- APPROVED
- APPROVED
- REVISION 09.28.20
- REVISION
- REVISION
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- JOB NO
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**A-3.6**



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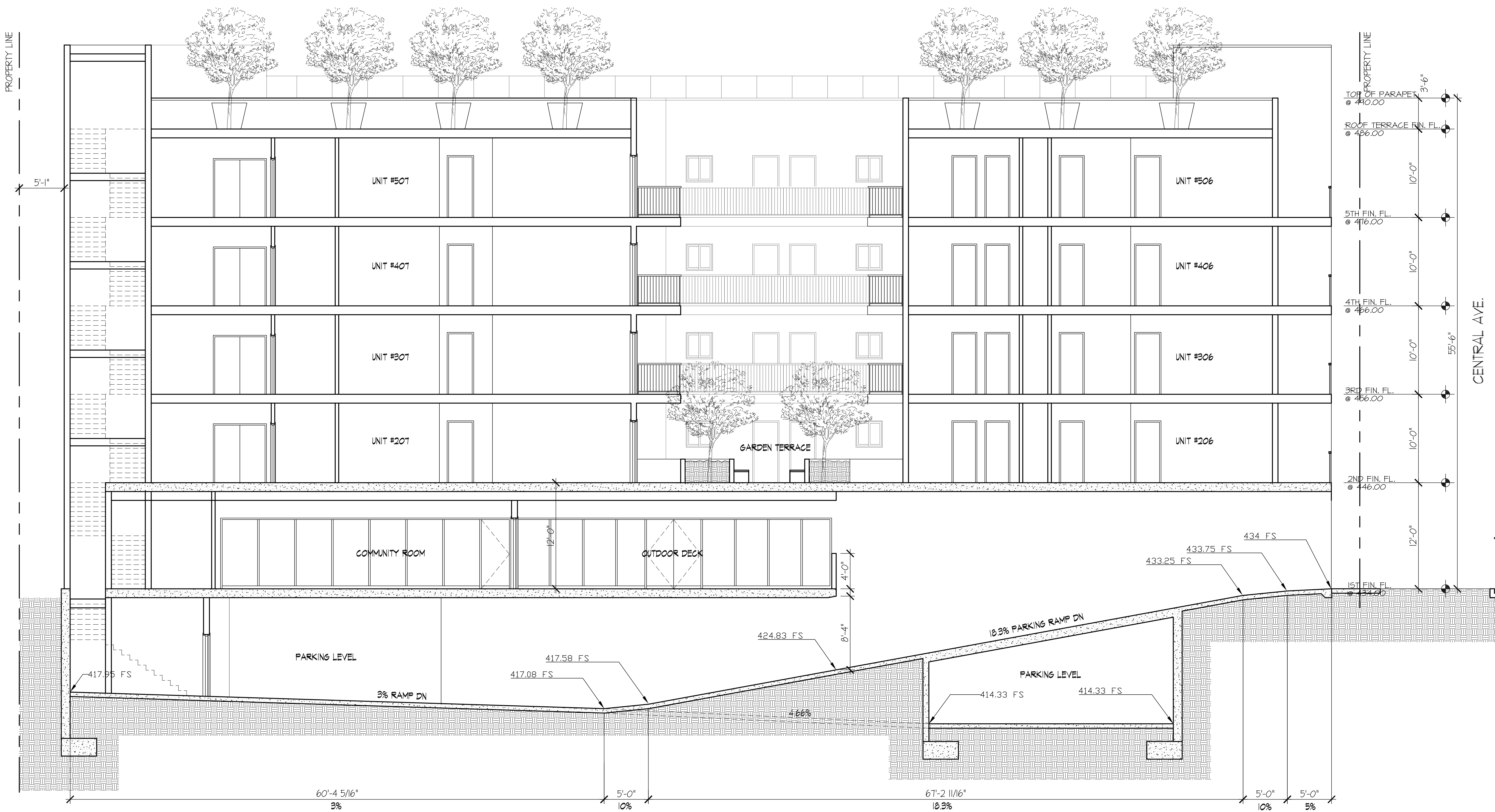
## SECTION A-A

Scale: " = 1'-0"

## KEYPLAN

- APPROVED
- APPROVED
- REVISION 05.14.20
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 01.02.20
- JOB NO
- SHEET NO

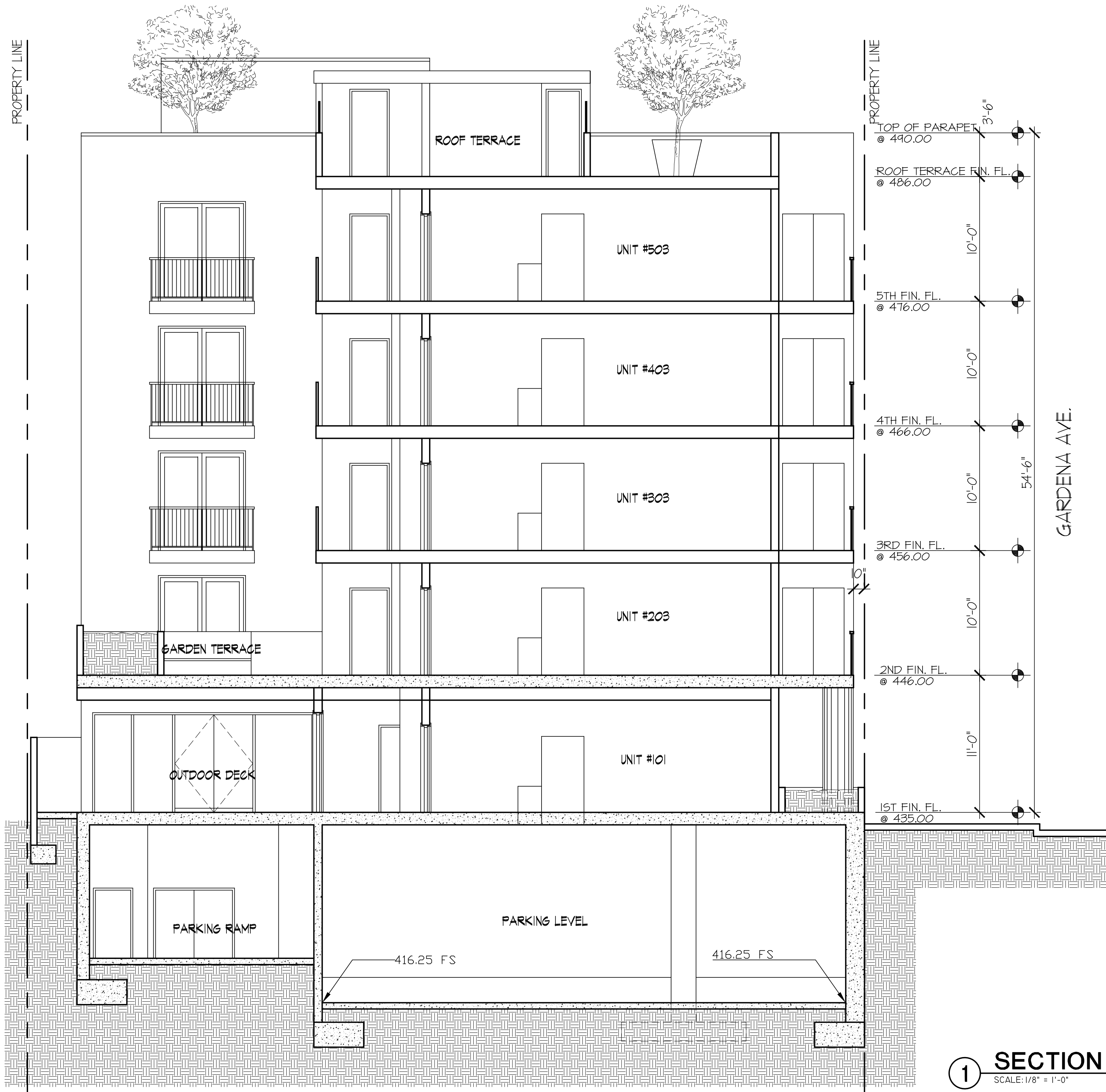
# A-4.1



## SECTION A-A

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





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

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.

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## SECTION 1-1

Scale: " = 1'-0"

### KEYPLAN

- APPROVED
- APPROVED
- REVISION 09.28.20
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 01.02.20
- JOB NO
- SHEET NO

**A-4.2**

[illegible]

## A-5.1

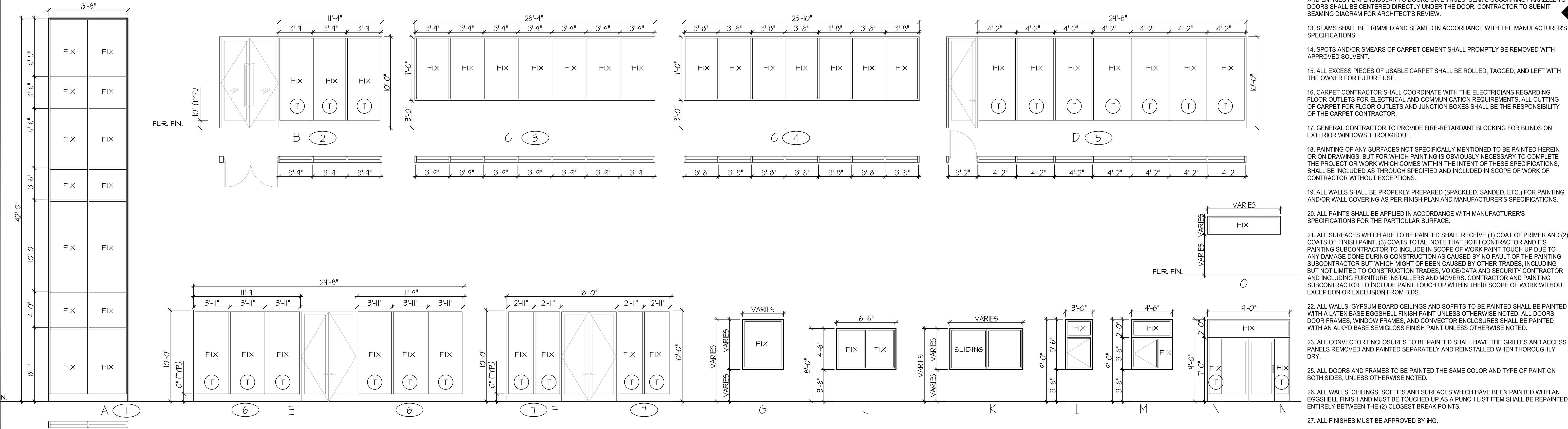


DOOR SYMBOL															DOOR SCHEDULE												
UNIT #	QTY	NUMBER	LOCATION	DOOR SIZE			FIRE RATING			MATERIAL		GLASS		DOOR TYPE	H/SET	REMARKS											
				WIDTH	HEIGHT	THK.	90 MIN	60 MIN	45 MIN	20 MIN	FRAME	DOOR	SINGLE DUAL				TEMP. FLOAT										
UNIT #401	I	R1	EXIT STAIRS #2	3'-0"	7'-0"	1 3/4"	●			METAL	S.C.M	NONE	NONE	G	H/IN-3	SELF CLOSING, LEVER TYPE HARDWARE											
	I	R2	EXIT STAIRS #3	3'-0"	7'-0"	1 3/4"	●			METAL	S.C.M	NONE	NONE	G	H/IN-3	SELF CLOSING, LEVER TYPE HARDWARE											
	I	R3	W.H. CLOSET	2'-0"	6'-8"	1 3/4"				WOOD	H.C.M	NONE	NONE	O	-	PAINT											
	I	R4	BATHROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT											
	I	R5	STORAGE	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT											

DOOR SYMBOL										DOOR SCHEDULE												
UNIT #	QTY	NUMBER	LOCATION	DOOR SIZE			FIRE RATING			MATERIAL		GLASS		DOOR TYPE	H/SET	REMARKS						
				WIDTH	HEIGHT	THK.	90 MIN	120 MIN	180 MIN	FRAME	DOOR	SINGLE DUAL	TEMP. FLOAT									
UNIT #401	I	401	EXIT STAIRS #2	3'-0"	7'-0"	1 3/4"	●			METAL	S.C.M			G	H/IN-3	SELF CLOSING, LEVER TYPE HARDWARE						
	I	402	ENTRY	3'-0"	8'-0"	1 3/4"	●			METAL	S.C.W	NONE	NONE	E	-	PLASTIC LAMINATE FINISH, HORIZONTAL WOOD GRAIN*						
	I	403	BEDROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	404	CLOSET / BEDROOM	2X3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	MIRROR	NONE	K	-	SLIDING, GLASS						
	I	405	BATHROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	406	BEDROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	407	WALK-IN CLOSET	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	408	BATHROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	409	FRENCH BALCONY	6'-0"	7'-0"	1 3/4"				ALUM.	GLASS	DUAL	TEMP.	H	-	10" KICK PLATE MANUF. SPEC. HDWRE.						
	I	410	BALCONY	2X3'-0"	7'-0"	1 3/4"				ALUM.	GLASS	DUAL	TEMP.	J	-	10" KICK PLATE MANUF. SPEC. HDWRE.						
UNIT #402	I	411	BATHROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	411J	LAUNDRY CLOSET	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	M	-	FOLDING, PAINT						
	I	412	ENTRY	3'-0"	8'-0"	1 3/4"	●			METAL	S.C.W	NONE	NONE	E	-	PLASTIC LAMINATE FINISH, HORIZONTAL WOOD GRAIN*						
	I	413	BATHROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	414	LAUNDRY CLOSET	2X2'-6"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	N	-	FOLDING, PAINT						
	I	415	BEDROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	416	WALK-IN CLOSET	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	417	BALCONY	6'-0"	7'-0"	1 3/4"				ALUM.	GLASS	DUAL	TEMP.	H	-	10" KICK PLATE MANUF. SPEC. HDWRE.						
	I	418	BALCONY	6'-0"	7'-0"	1 3/4"				ALUM.	GLASS	DUAL	TEMP.	H	-	10" KICK PLATE MANUF. SPEC. HDWRE.						
	I	419	BALCONY / STORAGE	2X2'-6"	7'-0"	1 3/4"				ALUM.	S.C.W	NONE	NONE	L	-	PAINT						
UNIT #403	I	420	ENTRY	3'-0"	8'-0"	1 3/4"	●			METAL	S.C.W	NONE	NONE	E	-	PLASTIC LAMINATE FINISH, HORIZONTAL WOOD GRAIN*						
	I	421	BATHROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	422	LAUNDRY CLOSET	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	M	-	FOLDING, PAINT						
	I	423	BEDROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	423J	WALK-IN CLOSET	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	424	BALCONY	6'-0"	7'-0"	1 3/4"				ALUM.	GLASS	DUAL	TEMP.	H	-	10" KICK PLATE MANUF. SPEC. HDWRE.						
	I	425	BALCONY	6'-0"	7'-0"	1 3/4"				ALUM.	GLASS	DUAL	TEMP.	H	-	10" KICK PLATE MANUF. SPEC. HDWRE.						
	I	426	BALCONY / STORAGE	2X2'-6"	7'-0"	1 3/4"				ALUM.	S.C.W	NONE	NONE	L	-	PAINT						
	I	427	ENTRY	3'-0"	8'-0"	1 3/4"	●			METAL	S.C.W	NONE	NONE	E	-	PLASTIC LAMINATE FINISH, HORIZONTAL WOOD GRAIN*						
	I	428	BATHROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
UNIT #404	I	429	LAUNDRY CLOSET	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	M	-	FOLDING, PAINT						
	I	230	BEDROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	431	BALCONY	6'-0"	7'-0"	1 3/4"				ALUM.	GLASS	DUAL	TEMP.	H	-	10" KICK PLATE MANUF. SPEC. HDWRE.						
	I	432	BALCONY	6'-0"	7'-0"	1 3/4"				ALUM.	GLASS	DUAL	TEMP.	H	-	10" KICK PLATE MANUF. SPEC. HDWRE.						
	I	433	BALCONY / STORAGE	2X2'-6"	7'-0"	1 3/4"				ALUM.	S.C.W	NONE	NONE	L	-	PAINT						
	I	433J	WALK-IN CLOSET	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	434	ENTRY	3'-0"	8'-0"	1 3/4"	●			METAL	S.C.W	NONE	NONE	E	-	PLASTIC LAMINATE FINISH, HORIZONTAL WOOD GRAIN*						
	I	435	BATHROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	436	LAUNDRY CLOSET	2X1'-6"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	M	-	FOLDING, PAINT						
	I	437	BEDROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
UNIT #405	I	438	BALCONY	6'-0"	7'-0"	1 3/4"				ALUM.	GLASS	DUAL	TEMP.	H	-	10" KICK PLATE MANUF. SPEC. HDWRE.						
	I	439	BALCONY	6'-0"	7'-0"	1 3/4"				ALUM.	GLASS	DUAL	TEMP.	H	-	10" KICK PLATE MANUF. SPEC. HDWRE.						
	I	439J	WALK-IN CLOSET	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	440	BALCONY / STORAGE	2X2'-6"	7'-0"	1 3/4"				ALUM.	S.C.W	NONE	NONE	L	-	PAINT						
	I	441	EXIT STAIRS #3	3'-0"	7'-0"	1 3/4"	●			METAL	S.C.M	DUAL	TEMP.	G	H/IN-3	SELF CLOSING, LEVER TYPE HARDWARE						
	I	442	ENTRY	3'-0"	8'-0"	1 3/4"	●			METAL	S.C.W	NONE	NONE	E	-	PLASTIC LAMINATE FINISH, HORIZONTAL WOOD GRAIN*						
	I	443	BALCONY	6'-0"	7'-0"	1 3/4"				ALUM.	S.C.W	DUAL	TEMP.	J	-	10" KICK PLATE MANUF. SPEC. HDWRE.						
	I	444	BALCONY	6'-0"	7'-0"	1 3/4"				ALUM.	S.C.W	DUAL	TEMP.	J	-	10" KICK PLATE MANUF. SPEC. HDWRE.						
	I	445	CLOSET / LIVING RM	2X2'-6"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	M	-	FOLDING, PAINT						
	I	446	BATHROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
UNIT #406	I	447	LAUNDRY CLOSET	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	M	-	FOLDING, PAINT						
	I	448	BEDROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	449	WALK-IN CLOSET	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	450	BATHROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	451	BALCONY	7'-0"	7'-0"	1 3/4"				ALUM.	S.C.W	DUAL	TEMP.	J	-	10" KICK PLATE MANUF. SPEC. HDWRE.						
	I	452	ENTRY	3'-0"	8'-0"	1 3/4"	●			METAL	S.C.W	NONE	NONE	E	-	PLASTIC LAMINATE FINISH, HORIZONTAL WOOD GRAIN*						
	I	453	BATHROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	454	LAUNDRY CLOSET	2X2'-9"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	M	-	FOLDING, PAINT						
	I	455	CLOSET / HALLWAY	2'-6"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	M	-	FOLDING, PAINT						
	I	456	BEDROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
UNIT #407	I	457	BATHROOM	3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	NONE	NONE	F	-	PAINT						
	I	458	CLOSET / BEDROOM	2X3'-0"	6'-8"	1 3/4"				WOOD	S.C.W	MIRROR	NONE	K	-	SLIDING, GLASS						
	I	459	BALCONY / BEDROOM	2X2'-6"	7'-0"	1 3/4"				ALUM.	S.C.W	DUAL	TEMP.	J	-	10" KICK PLATE MANUF. SPEC. HDWRE.						
	I	460	BALCONY / LIVING	2X3'-0"	7'-0"	1 3/4"				ALUM.	S.C.W	DUAL	TEMP.	J	-	10" KICK PLATE MANUF. SPEC. HDWRE.						
	I	461	W.H. CLOSET	2'-0"	6'-8"	1 3/4"				WOOD	H.C.M	NONE	NONE	O	-	PAINT						
	I	462	W.H. CLOSET	2X2'-3"	6'-8"	1 3/4"				WOOD	H.C.M	NONE	NONE	P	-	PAINT						
	I	463	W.H. CLOSET	2'-0"	6'-8"	1 3/4"				WOOD	H.C.M	NONE	NONE	O	-	PAINT						
	I	464	W.H. CLOSET	2X2'-3"	6'-8"	1 3/4"				WOOD	H.C.M	NONE	NONE	P	-	PAINT						
	I	465	W.H. CLOSET	2X2'-3"	6'-8"	1 3/4"				WOOD	H.C.M	NONE	NONE	P	-	PAINT						
	I	466	W.H. CLOSET	3'-0"	6'-8"	1 3/4"				WOOD	H.C.M	NONE	NONE	O	-	PAINT						
I	467	W.H. CLOSET	3'-0"	6'-8"	1 3/4"				WOOD	H.C.M	NONE	NONE	O	-	PAINT							
I	468	TRASH CHUTE	3'-0"	7'-0"	1 3/4"	●			METAL	S.C.M	NONE	NONE	F	-	SELF CLOSING, LEVER TYPE HARDWARE							



WINDOW SYMBOL										WINDOW SCHEDULE									
	TYPE	WINDOW NUMBER	LOCATION	WINDOW SIZE			SILL HT.	MATERIAL		GLAZING		FIRE RATING FRAME/ GLASS	QTY	REMARKS					
				WIDTH	HEIGHT	THICK.		FRAME	WINDOW	SINGLE DUAL	TEMP PLATE								
FIRST FLOOR PLAN		A	1	WEST FACADE/ELEV.	42'-0"	8'-8"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL	TEMP		1	SPANDREL				
		B	2	LOBBY	11'-0"	10'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL	TEMP		1	STORE FRONT				
		C	3	LOBBY/STORAGE	26'-4"	7'-0"	MFG SPECS	3'-0"	ALUM	GLASS	DUAL	TEMP		1	STORE FRONT				
		C	4	GYM	25'-10"	7'-0"	MFG SPECS	3'-0"	ALUM	GLASS	DUAL	TEMP		1	STORE FRONT				
		D	5	COMMUNITY ROOM	24'-6"	10'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL	TEMP		1	STORE FRONT				
		E	6	OUTDOOR DECK	24'-8"	10'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL	TEMP		1	STORE FRONT				
		F	7	COMMUNITY ROOM	18'-0"	10'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL	TEMP		1	STORE FRONT				
	UNIT 101	K	101	KITCHEN	3'-0"	4'-6"	MFG SPECS	3'-6"	ALUM	GLASS	DUAL			1	SLIDING				
		K	102	LIVING ROOM	6'-0"	5'-0"	MFG SPECS	3'-0"	ALUM	GLASS	DUAL	TEMP		1	SLIDING				
		K	103	BEDROOM	6'-0"	5'-0"	MFG SPECS	3'-0"	ALUM	GLASS	DUAL	TEMP		1	SLIDING				
	UNIT 102	K	104	KITCHEN	3'-0"	4'-6"	MFG SPECS	3'-6"	ALUM	GLASS	DUAL			1	SLIDING				
		K	105	BEDROOM	6'-0"	5'-0"	MFG SPECS	3'-0"	ALUM	GLASS	DUAL	TEMP		1	SLIDING				
		K	106	LIVING ROOM	6'-0"	5'-0"	MFG SPECS	3'-0"	ALUM	GLASS	DUAL	TEMP		1	SLIDING				
	UNIT 103	K	107	KITCHEN	3'-0"	4'-6"	MFG SPECS	3'-6"	ALUM	GLASS	DUAL			1	SLIDING				
		K	108	LIVING ROOM	6'-0"	5'-0"	MFG SPECS	3'-0"	ALUM	GLASS	DUAL	TEMP		1	SLIDING				
		K	109	BEDROOM	6'-0"	5'-0"	MFG SPECS	3'-0"	ALUM	GLASS	DUAL	TEMP		1	SLIDING				
		K	110	BEDROOM	3'-0"	3'-0"	MFG SPECS	4'-0"	ALUM	GLASS	DUAL	TEMP		1	FIX				
	K	111	BEDROOM	3'-0"	3'-0"	MFG SPECS	4'-0"	ALUM	GLASS	DUAL	TEMP		1	FIX					
SECOND FLOOR PLAN (TYPICAL PLANS)	UNIT 201	L	201	KITCHEN	3'-0"	5'-6"	MFG SPECS	3'-6"	ALUM	GLASS	DUAL			1	CASEMENT				
		K	202	KITCHEN	5'-6"	3'-6"	MFG SPECS	3'-6"	ALUM	GLASS	DUAL			1	SLIDING				
		O	202.1	KITCHEN	5'-6"	2'-0"	MFG SPECS	7'-0"	ALUM	GLASS	DUAL			1	FIX				
		O	202.2	LIVING ROOM	6'-0"	2'-0"	MFG SPECS	7'-0"	ALUM	GLASS	DUAL			1	SLIDING				
		N	202.3	LIVING ROOM	1'-8"	7'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL			1	FIX				
		N	202.4	LIVING ROOM	1'-8"	7'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL			1	FIX				
		O	202.5	LIVING ROOM	4'-0"	2'-0"	MFG SPECS	7'-0"	ALUM	GLASS	DUAL			1	FIX				
		M	203	BEDROOM	4'-6"	3'-6"	MFG SPECS	3'-6"	ALUM	GLASS	DUAL			1	CASEMENT/FIX				
		O	203.1	BEDROOM	4'-6"	2'-0"	MFG SPECS	7'-0"	ALUM	GLASS	DUAL			1	FIX				
	UNIT 202	K	204	BEDROOM	6'-0"	3'-6"	MFG SPECS	3'-6"	ALUM	GLASS	DUAL			1	SLIDING				
		N	205	BEDROOM	1'-8"	7'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL			1	FIX				
		N	206	BEDROOM	1'-8"	7'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL			1	FIX				
		N	207	LIVING ROOM	1'-8"	7'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL			1	FIX				
		N	208	LIVING ROOM	1'-8"	7'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL			1	FIX				
		K	209	KITCHEN	3'-0"	4'-6"	MFG SPECS	3'-6"	ALUM	GLASS	DUAL			1	SLIDING				
	UNIT 203	K	210	KITCHEN	3'-0"	4'-6"	MFG SPECS	3'-6"	ALUM	GLASS	DUAL			1	SLIDING				
		N	211	LIVING ROOM	1'-8"	7'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL			1	FIX				
		N	212	LIVING ROOM	1'-8"	7'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL			1	FIX				
		N	213	BEDROOM	1'-8"	7'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL			1	FIX				
		N	214	BEDROOM	1'-8"	7'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL			1	FIX				
	UNIT 204	N	215	BEDROOM	1'-8"	7'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL			1	FIX				
	N	216	BEDROOM	1'-8"	7'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL			1	FIX					
	N	217	LIVING ROOM	1'-8"	7'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL			1	FIX					
	N	218	LIVING ROOM	1'-8"	7'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL			1	FIX					
	K	219	KITCHEN	3'-0"	4'-6"	MFG SPECS	3'-6"	ALUM	GLASS	DUAL			1	SLIDING					



		WINDOW SYMBOL		WINDOW SCHEDULE												
	TYPE	WINDOW		LOCATION	WINDOW SIZE			SILL HT.	MATERIAL		GLAZING		FIRE RATING FRAME/ GLASS	QTY	REMARKS	
		NUMBER			WIDTH	HEIGHT	THICK.		FRAME	WINDOW	SINGLE DUAL	TEMP. PLATE				
SECOND FLOOR PLAN (TYPICAL PLANS)	UNIT 205	N	220	LIVING ROOM	1'-8"	7'-0"	SPECS	0'-0"	ALUM	GLASS	DUAL				1	FIX
		O	220.1	BEDROOM	4'-0"	2'-0"	MFG SPECS	7'-0"	ALUM	GLASS	DUAL				1	FIX
		N	221	LIVING ROOM	1'-8"	7'-0"	SPECS	0'-0"	ALUM	GLASS	DUAL				1	FIX
		K	222	LIVING ROOM	5'-6"	5'-6"	MFG SPECS	3'-6"	ALUM	GLASS	DUAL				1	SLIDING
		N	223	BEDROOM	1'-8"	7'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL				1	FIX
		N	224	BEDROOM	1'-8"	7'-0"	MFG SPECS	0'-0"	ALUM	GLASS	DUAL				1	FIX
		G	225	BEDROOM	3'-0"	3'-0"	MFG SPECS	4'-0"	ALUM	GLASS	DUAL				1	FIX
		G	226	BEDROOM	3'-0"	3'-0"	MFG SPECS	4'-0"	ALUM	GLASS	DUAL				1	FIX
		K	227	KITCHEN	3'-0"	4'-6"	MFG SPECS	3'-6"	ALUM	GLASS	DUAL				1	SLIDING
	UNIT 206	K	228	KITCHEN	3'-0"	4'-6"	SPECS	3'-6"	ALUM	GLASS	DUAL				1	SLIDING
		UNIT 207	K	229	KITCHEN	3'-0"	4'-6"	SPECS	3'-6"	ALUM	GLASS	DUAL				1

### GLASS AND GLAZING NOTES AND SYMBOLS

① TEMPERED 1/4" DUAL PANE GLASS

\* U = 0.41 SHGC = 0.31 VT = 0.58, SEE T-24 DWG5.

\*\*\* STOREFRONT - CRL-U.S. ALUMINUM, 450-S CENTERED GLAZED

\*\*\* MAIN ENTRANCE STOREFRONT ONLY - CRL-U.S. ALUMINUM, HERCULITE WEDGE-LOCK DOOR WITH 3/4" GLASS, CRL 4" TALL TAPERED SIDELITE RAIL

\*\*\*\* FIXED WINDOWS - CRL-U.S. ALUMINUM, 8100 SERIES, CLEAR ANODIZED

\*\*\*\*\* CURTAIN WALL - CRL-U.S. ALUMINUM, 4500 SERIES

1. SILL HEIGHT BASED ON WINDOW PACKAGE UNIT 16" HEIGHT AND 4" CLEARANCE AT FINISH FLR. SEE MECH DWG5, AND MANUF. RECOMMENDATIONS.

2. VIRACON ASSEMBLY CONSISTING OF A 1-1/16" INSULATED GLAZING UNIT WITH 1/4" GLASS, 7/16" AIRSPACE, 3/16" GLASS, 0.90" PVB AND 3/16" GLASS IS 51C-40 AND 01TC-33.

3. WINDOWS (LIGHTS) WITHIN 40" OF A REQUIRED LOCKING DEVICE ON A DOOR WHEN IN THE CLOSED AND LOCKED POSITION AND OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SHALL BE FULLY TEMPERED GLASS, LAMINATED GLASS OF AT LEAST 1/4" THICKNESS.

4. WINDOWS (LIGHTS) WITH A LEAST DIMENSION GREATER THAN 6" BUT LESS THAN 48" IN GROUPS BF, M AND S OCCUPANCIES SHALL BE FULLY TEMPERED GLASS, LAMINATED GLASS OF AT LEAST 1/4" THICKNESS.

5. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATION

6. GLAZING SHALL BE TEMPERED ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE PLANE OF THE ADJACENT WALKING SURFACE.

7. GLAZING SHALL BE TEMPERED GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).

FINISH SCHEDULE						
	NAME	FLOOR	BASE	WALL	CEILING	COMMENTS/NOTES
PARKING LEVEL BI	STORAGE	EXP-CONC	-	EXP-CONC/ CMU	EXP-CONC	
	ELEC. TRANSFORMER VAULT	EXP-CONC	-	EXP-CONC/ CMU	EXP-CONC	
	PARKING	EXP-CONC	-	EXP-CONC/ CMU	EXP-CONC	
	STAIRCASE	EXP-CONC	-	EXP-CONC/ CMU	EXP-CONC	
FIRST FLOOR LEVEL	LOBBY	EXP-T	EXP-CB	PT	SEE RCP	
	STORAGE	EXP-T	EXP-CB	EXP-INC	SEE RCP	
	HALLWAY	EXP-T	EXP-CB	PT	SEE RCP	
	GUESTROOM	EXP-CPT	EXP-MDB	EXP-INC	SEE RCP	
TYPICAL FLOOR LEVEL	COMMUNITY ROOM	EXP-CPT	EXP-B	EXP-PT	SEE RCP	
	OUTDOOR DECK	EXP-T	--	--	SEE RCP	
SECOND FLOOR LEVEL	STAIRS	EXP-C	--	EXP-PT	EXP-PT	
	LAUNDRY	EXP-T	EXP-CB	EXP-PT	EXP-PT	
	CORRIDOR	EXP-CPT	EXP-CB	EXP-INC	SEE RCP	
	GUESTROOM	EXP-CPT	EXP-MDB	EXP-INC	SEE RCP	
ROOF-TOF LEVEL	GUEST BATHROOM	EXP-T	EXP-MB	PT	EXP-PT	
	BALCONIES	EXP-T	--	--	SEE RCP	

### FINISHES SCHEDULE ABBREVIATIONS.

ACT OR AT = ACOUSTICAL CEILING TILE  
CB = COVE BASE  
CONC = CONCRETE  
CPT OR CP = CARPET  
EXP = EXPOSED  
FRP = FIBERGLASS REINFORCED PANELS  
GT = GLASS TILE  
HND = HARDWOOD  
PT OR P = PAINT  
QT = QUARRY TILE  
QTB = QUARRY TILE BASE  
T = TILE  
ST = STONE PAVERS  
MB = MALL BORDER  
MDB = WOOD BASE  
INC OR H = MALL COVERING  
G.B. = GYPSUM BOARD

### FINISHES PLAN NOTES

- GENERAL CONTRACTOR SHALL FLASH PATCH AND PREPARE ALL FLOORS AS REQUIRED TO RECEIVE SPECIFIED FLOORING MATERIAL.
- CARPET CONTRACTOR SHALL INSPECT THE SUBFLOOR PRIOR TO COMMENCEMENT OF WORK. THEY SHALL NOTIFY THE ARCHITECT AND/OR THE TENANT'S REPRESENTATIVE IN WRITING OF ANY CONDITIONS WHICH WILL PREVENT THEM FROM PRODUCING SATISFACTORY FINISH WORK.
- FLOORS MUST BE FREE OF DUST, OIL AND ALL FOREIGN MATTER. BUILDING MUST BE PREPARED TO A MINIMUM OF 65° 24 HOURS PRIOR TO INSTALLATION OF FLOOR COVERING. CRACKS 1/16" OR MORE, HOLES, AND OTHER UNEVENNESS MUST BE FILLED WITH A LATEX BASE FLOOR FILLER. HIGH SPOTS MUST BE LEVELLED. FLOOR MUST BE SWEPT CLEAN, WET MOPPED WITH WARM WATER AND SWEPT AGAIN. IF SWEEPING LEAVES A RESIDUE, FLOORS SHALL BE VACUUMED.
- CARPET CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY UNACCEPTABLE FINISH WORK CAUSED BY SUBFLOOR CONDITIONS.
- GENERAL CONTRACTOR SHALL INSTALL NEW 4" FLAT VINYL WALL BASE ON ALL WALLS IN CARPETED AREAS, AND 4" VINYL COVE BASE IN ALL VINYL FLOOR TILE AREAS TYPICAL THROUGHOUT EXCEPT WHEN STONE OR CERAMIC TILE FLOORING IS SPECIFIED OR WHERE OTHERWISE NOTED. G.C. SHALL THOROUGHLY CLEAN ALL VINYL BASE AFTER INSTALLATION IS COMPLETED.
- ALL VINYL OR RUBBER BASE TO BE CONTINUOUS ROLL TYPE WITH SEAMING TO OCCUR ONLY ON INSIDE CORNERS OR AT LEAST 12" FROM WRAPPED OUTSIDE CORNER.
- CARPET CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY VINYL REDUCING STRIPS AND/OR METAL SADDLES AS REQUIRED AT ALL CARPET/MATERIAL TRANSITION POINTS. COLOR SPECIFICATION BY ARCHITECT.
- GENERAL CONTRACTOR TO PROVIDE AND INSTALL ALL METAL ANGLES AND/OR MARBLE REDUCING SADDLES PER DETAILS. IN ADDITION TO ANY FLOOR LEVELING AS MAY BE REQUIRED FOR SMOOTH TRANSITION AT ALL STONE OR TILE FLOORING/MATERIAL TRANSITION POINTS.
- WHERE STONE, MARBLE, LIMESTONE AND HARD SURFACE FLOORING IS SPECIFIED, G.C. SHALL BE RESPONSIBLE FOR PROVIDING/APPLYING SEALANT AS SPECIFIED OR AS RECOMMENDED BY SUPPLIER, FOR A CLEAN, LASTING SURFACE.
- FLOOR COVERING IN CLOSETS SHALL BE THE SAME AS THAT OF THE SPACE ONTO WHICH THE CLOSET OPENS UNLESS OTHERWISE NOTED.
- WHEN A GLUE DOWN INSTALLATION IS SPECIFIED, CARPETS SHALL BE LAID WITH TIGHT BUTT SEAMS LAID TRUE WITH AN APPROVED BRAND OF WATERPROOF QUICK RELEASE CEMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- CROSS JOINTS NECESSARY DUE TO LENGTH OF ROLLS RECEIVED, SHALL BE PLACED TO AVOID OCCURRENCE AT CONSPICUOUS LOCATIONS NEAR DOOR OR AT DOORWAYS AND ENTRIES PERPENDICULAR TO DOORS OR ENTRIES. SEAMS OCCURRING PARALLEL TO DOORS SHALL BE CENTERED DIRECTLY UNDER THE DOOR. CONTRACTOR TO SUBMIT SEAMING DIAGRAM FOR ARCHITECT'S REVIEW.
- SEAMS SHALL BE TRIMMED AND SEAMED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- SPOTS AND/OR SMEARS OF CARPET CEMENT SHALL PROMPTLY BE REMOVED WITH APPROVED SOLVENT.
- ALL EXCESS PIECES OF USABLE CARPET SHALL BE ROLLED, TAGGED, AND LEFT WITH THE OWNER FOR FUTURE USE.
- CARPET CONTRACTOR SHALL COORDINATE WITH THE ELECTRICIANS REGARDING FLOOR OUTLETS FOR ELECTRICAL AND COMMUNICATION REQUIREMENTS. ALL CUTTING OF CARPET FOR FLOOR OUTLETS AND JUNCTION BOXES SHALL BE THE RESPONSIBILITY OF THE CARPET CONTRACTOR.
- GENERAL CONTRACTOR TO PROVIDE FIRE-RETARDANT BLOCKING FOR BLINDS ON EXTERIOR WINDOWS THROUGHOUT.
- PAINTING OF ANY SURFACES NOT SPECIFICALLY MENTIONED TO BE PAINTED HEREIN OR ON DRAWINGS, BUT FOR WHICH PAINTING IS OBVIOUSLY NECESSARY TO COMPLETE THE PROJECT OR WORK WHICH COMES WITHIN THE INTENT OF THESE SPECIFICATIONS, SHALL BE INCLUDED AS THROUGH SPECIFIED AND INCLUDED IN SCOPE OF WORK OF CONTRACTOR WITHOUT EXCEPTIONS.
- ALL WALLS SHALL BE PROPERLY PREPARED (SPACKLED, SANDED, ETC.) FOR PAINTING AND/OR WALL COVERING AS PER FINISH PLAN AND MANUFACTURER'S SPECIFICATIONS.
- ALL SURFACES WHICH ARE TO BE PAINTED SHALL RECEIVE (1) COAT OF PRIMER AND (2) COATS OF FINISH PAINT. (3) COATS TOTAL. NOTE THAT BOTH CONTRACTOR AND ITS PAINTING SUBCONTRACTOR TO INCLUDE IN SCOPE OF WORK PAINT TOUCH UP DUE TO ANY DAMAGE DONE DURING CONSTRUCTION AS CAUSED BY NO FAULT OF THE PAINTING SUBCONTRACT





1 **VIEW FROM SOUTH**  
SCALE: N/A



2 **VIEW FROM WEST**  
SCALE: N/A

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Project Name:  
**ROADWAY  
APARTMENTS**

Project Address:  
**1642 S. CENTRAL AVE.  
GLENDALE, CA 91204**

## PERSPECTIVES

Scale: NA

- APPROVED
- APPROVED
- REVISION 09.28.20
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 01.02.20
- JOB NO
- SHEET NO

**A-8.1**





1 VIEW FROM NORTH  
SCALE: N/A



2 VIEW FROM EAST  
SCALE: N/A

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Scale: NA

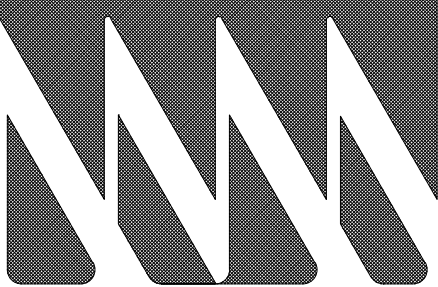
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**A-8.2**



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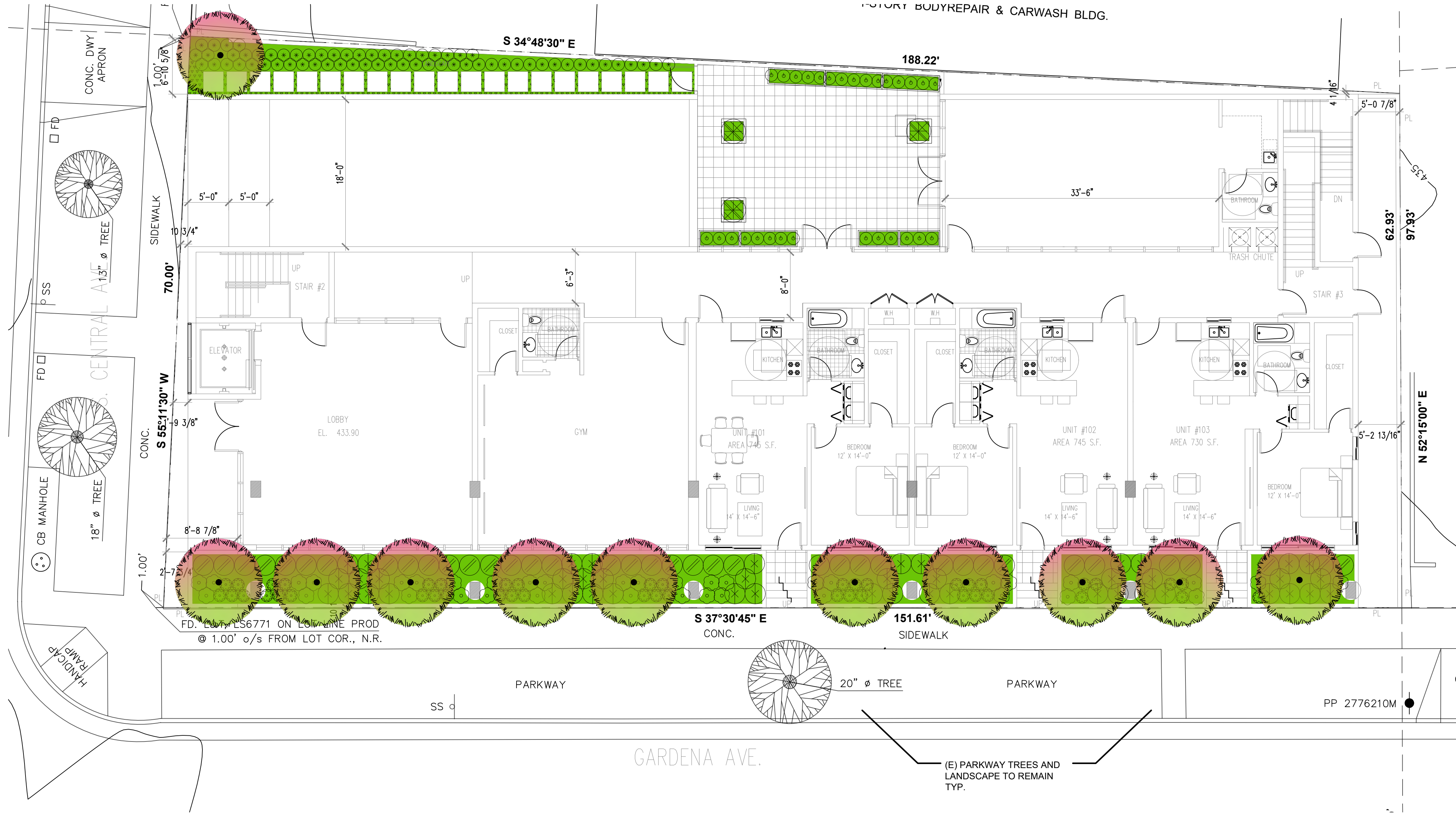
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FIRST FLOOR  
LANDSCAPE  
PLAN

Scale: NA

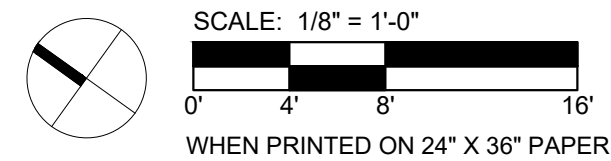
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## PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
<b>TREES</b>					
	Acer palmatum 'Sango Kaku' / Coral Bark Japanese Maple	5	36" Box	M	multi-trunk
	Cercidium 'Desert Museum' / Thornless Palo Verde	13	36" Box	VL	multi-trunk
	Lagerstroemia indica 'Watermelon Red' / Watermelon Red Crape Myrtle	11	24" Box	M	multi-trunk
<b>SHRUBS</b>					
	Asparagus densiflorus 'Myers' / Myers asparagus @ 18" o.c.	64	1g	M	
	Aspidistra elatior / Cast iron plant @ 18" o.c.	29	5g	M	
	Bulbine frutescens / Stalked Bulbine @ 18" o.c.	44	1g	L	
	Calandrinia spectabilis / Rock purslane @ 24" o.c.	37	1g	L	
	Heuchera maxima / Island Alum Root 68 sf @ 12" o.c.	68	1g	L	
	Leymus condensatus 'Canyon Prince' / Canyon rye grass, @ 30" o.c.	46	1g	L	
	Philodendron 'Xanadu' / Xanadu philodendron @ 24" o.c.	37	5g	M	
	Salvia leucantha / Mexican sage @ 30" o.c.	38	5g	L	
	Sansevieria trifasciata / Mother-in-laws Tongue 508 sf @ 12" o.c.	508	5g	L	
	Schefflera arboricola / Umbrella plant @ 36" o.c.	3	24" Box	M	
<b>GROUND COVER</b>					
	Ajuga reptans / Carpet bugle 41 sf @ 12" o.c. = 41 plants	3	4" flats	M	
	Teucrium chamaedrys / Wall germander 137 sf @ 12" o.c.	137	1g	L	
	Vinca minor / Periwinkle 27 @ 12" o.c. = 27 plants	2	4" flats	M	



## SD PLANS - COLOR LANDSCAPING

- LANDSCAPE AREAS
- GREEN ROOF TRAYS

## TREES



Acer palmatum 'Sango Kaku' / Coral Bark Japanese Maple



Cercidium 'Desert Museum' / Thornless Palo Verde



Lagerstroemia indica 'Watermelon Red' / Watermelon Red Crape Myrtle

## SHRUBS



Asparagus densiflorus 'Myers' / Myers asparagus



Aspidistra elatior / Cast iron plant



Bulbine frutescens / Stalked Bulbine



Calandrinia spectabilis / Rock purslane



Heuchera maxima / Island Alum Root

## GROUND COVER



Leymus condensatus 'Canyon Prince' / Canyon rye grass



Philodendron 'Xanadu' / Xanadu philodendron



Salvia leucantha / Mexican sage



Sansevieria trifasciata / Mother-in-laws Tongue



Schefflera arboricola / Umbrella plant



Ajuga reptans / Carpet bugle



Teucrium chamaedrys / Wall germander



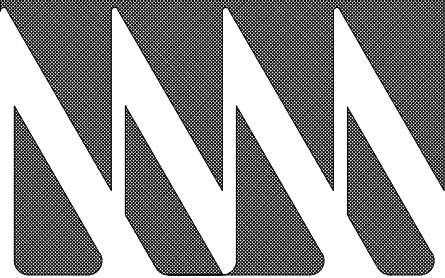
Vinca minor / Periwinkle





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SECOND FLOOR  
LANDSCAPE  
PLAN

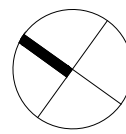
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## PLANTING LEGEND

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SCALE: 1/8" = 1'-0"  
0' 4' 8' 16'  
WHEN PRINTED ON 24" X 36" PAPER.

SD PLANS - COLOR LANDSCAPING

LANDSCAPE AREAS

GREEN ROOF TRAYS

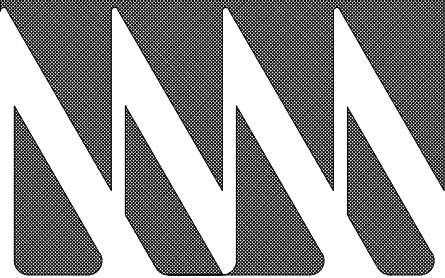


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ROOF FLOOR  
LANDSCAPE  
PLAN

Scale: NA

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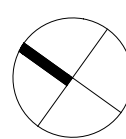
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## PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
TREES					
	Acer palmatum 'Sango Kaku' / Coral Bark Japanese Maple	5	36" Box	M	multi-trunk
	Cercidium 'Desert Museum' / Thornless Palo Verde	13	36" Box	VL	multi-trunk
	Lagerstroemia indica 'Watermelon Red' / Watermelon Red Crape Myrtle	11	24" Box	M	multi-trunk
SHRUBS					
	Asparagus densiflorus 'Myers' / Myers asparagus @ 18" o.c.	64	1g	M	
	Aspidistra elatior / Cast iron plant @ 18" o.c.	29	5g	M	
	Bulbine frutescens / Stalked Bulbine @ 18" o.c.	44	1g	L	
	Calandrinia spectabilis / Rock purslane @ 24" o.c.	37	1g	L	
	Heuchera maxima / Island Alum Root 68 sf @ 12" o.c.	68	1g	L	
	Leymus condensatus 'Canyon Prince' / Canyon rye grass, @ 30" o.c.	46	1g	L	
	Philodendron 'Xanadu' / Xanadu philodendron @ 24" o.c.	37	5g	M	
	Salvia leucantha / Mexican sage @ 30" o.c.	38	5g	L	
	Sansevieria trifasciata / Mother-in-laws Tongue 508 sf @ 12" o.c.	508	5g	L	
	Schefflera arboricola / Umbrella plant @ 36" o.c.	3	24" Box	M	
GROUND COVER					
	Ajuga reptans / Carpet bugle 41 sf @ 12" o.c. = 41 plants	3	4" flats	M	
	Teucrium chamaedrys / Wall germander 137 sf @ 12" o.c.	137	1g	L	
	Vinca minor / Periwinkle 27 @ 12" o.c. = 27 plants	2	4" flats	M	

## GREEN ROOF

Symbol	Botanical Name/Common Name	Quantity	Size	Remarks
	Green Living Roof mix to include: Achillea millefolium Carex praegracilis Chondropetalum tectorum Festuca glauca Phormium dwarf var. 'Jack Spratt' Sesleria autumnalis Sesleria caerulea	1,456 sf	6" deep trays	contract grown by Green Living Roof 760-250-0357 contact: Santiago Rosales www.greenlivingroof.com



SCALE: 1/8" = 1'-0"  
0' 4' 8' 16'  
WHEN PRINTED ON 24" X 36" PAPER.

SD PLANS - COLOR LANDSCAPING

- LANDSCAPE AREAS
- GREEN ROOF TRAYS

