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. CALLED TO THE ATTENTION OF THE OWNER.

5. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DISCREPANCIES ARE TO BE 6. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED. 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 IO. VERIFY EXACT LOCATION OF CEILING ACCESS PANELS WITH MECHANICAL

CONTRACTOR. PROVIDE ACCESS PANELS WHERE REQUIRED. II. 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 OA 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 LA, 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 LOS ANGELES 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 75 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.

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.

20. IF THE CONTRACTOR ENCOUNTERS ASBESTOS OR OTHER TOXIC MATERIALS, THE WORK SHALL IMMEDIATELY CEASE AND THE OWNER SHALL BE INFORMED OF

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 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. " PAST THE STRIKE EDGE FOR INTERIOR DOORS.

Plans

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 SMING 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 SMINGS, IN COMMON AREAS, SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR

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 IO" 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 41. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8-1/2 LBS FOR EXTERIOR DOORS AND 5 LB. FOR INTERIOR DOORS. SUCH PULL 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 PMC 14.25.050.

SAPPITRE

1524-1530 N. WESTERN AVE.



STANDARD ABBR	REVIATIONS	LEGEND OF SY	MBOLS	SHEET INDEX
A.B. ANCHOR BOLT A.D. AREA DRAIN A.D. AREA DRAIN A.D. ADJICIONAL ADJ. ADJICIONAL ADJ. ADJICENT A.F. ABOVE FINISH FLOOR ALUM. ALUMINIM APPROX. APPROXIMATELY ARCH. ARCHITECT A.S. ASPHALTIC CONCRETE ASSY. ASSEMBLY B.O. BOTTOM OF BD. BOARD BIT. BITUMEN(OUS) BIT. BITUMEN(OUS) BLDG. BUILDING BLKG. BLOCKING BM. BEAM CAB. CABINET C.B. CATCH BASIN C.T. CERAMIC TILE CEM. CEMENT CLE. CENTER LINE CLG. CEILING CLG. CEILING CONC. CONCRETE CONSTRUCTION CONC. CONSTRUCTION CONT. CONTRACTOR CPT. CARPET CPT. CAR	OPPOSITE OUTSIDE FACE OF FINISH WALL PROPERTY LINE PAPER BACKED LATH PRESSURE TREATED PARTITION PLASTER PLYWOOD PAIR PARAPET PAINTED ROUGH OPENING RADIUS REFLECTED CEILING PLAN ROOF DRAIN REFERENCE REINFORCEMENT REQUIRED ROOM SANDBLASTED STORM DRAIN SOLID CORE STAINLESS STEEL SCHEDULE SHEET SIMILAR SPECIFICATION SPECIFIED SQUARE STANDARD T. STRUCTURAL SUSPENDED TERNE COATED STINC TEMPERED TOP OF TERNE COATED STEEL TERNE COATED STINC TEMPERED THICK TYPICAL UNIFORM BUILDING CODE UNLESS OTHERWISE NOTED VERTICAL	METAL PLYMOOD GYPSUM WALLBOARD CONCRETE FINISH MOOD BATT INSULATION ACOUSTICAL TILE WOOD BLOCKING CONT. MOOD BLOCKING CARPET SECTION DETAIL NUMBER SHEET ON WHICH DETAIL OCCURS AA ROOM FINISH NOTE 102 DOOR NUMBER TO DOOR NUMBER ROOM NUMBER SURVEYO RAY LOMBERA & ASSO 5015 EAGLE ROCK LOS ANGELES, CA TEL. (618) 244-5130 FA E-MAIL: ARAMAR.	RCHITECTS INC. SUITE 120 91203 K: (818) 551-1613 ATT.NET R OCIATES, INC. BLVD. #120	ARCHITECTURAL: A-O.1 COVER SHEET C-1 SURVEY A-O.2 DEMOLITION PLAN A-O.3 FAR DIAGRAMS A-O.4 OPEN SPACE DIAGRAMS A-O.5 TRANSPARENCY AND FORM DIAGRAMS A-O.6 SHADON STUDY A-I.1 SITE PLAN A-2.2 PARENCE PLAN A-2.3 2ND FLOOR PLAN A-2.4 SED FLOOR PLAN A-2.5 4TH FLOOR PLAN A-2.5 ATH FLOOR PLAN A-3.1 ELEVATIONS A-3.1 ELEVATIONS A-3.2 ELEVATIONS A-3.2 ELEVATIONS A-3.2 RESERTION A-1.1 REDDERINGS A-1.1 RENDERINGS A-1.1.2 RENDERINGS LANDSCAPE: L-I.0 IST FLOOR LANDSCAPE PLAN L-I.1 2ND FLOOR LANDSCAPE PLAN L-I.2 ROOF PLAN L-I.2 ROOF LANDSCAPE PLAN L-I.2 ROOF LANDSCAPE PLAN L-I.2 ROOF LANDSCAPE PLAN L-I.2 ROOF LANDSCAPE PLAN

PROJECT SUMMARY

SCOPE OF WORKS: CONSTRUCTION OF A NEW 60'-O" HEIGHT 4 STORY BUILDING WITH 36 HOTEL ROOMS, IO APARTMENTS AND SEPARATE ROOF TOP LOUNGE AREAS.

CODE ANALYSIS: ZONE: C2-1 LOT SIZE: 14,478 SQ.FT. OCCUPANCY: CONSTRUCTION TYPE: PROPOSED HEIGHT: 4 STORIES, 60'-0"

TYPE III-M MODIFIED SPRINKLED: TOTAL FAR: 30,180/14,478=2.08 FAR HOTEL - 36 KEYS / APARTMENT-10 UNITS

FIRST FLOOR - RESIDENTIAL LOBBY 300 SQ.FT. HOTEL LOBBY/SECURITY OFFICE 990 SQ.FT. 2ND FLOOR - 5 ONE BEDROOM AND 5 STUDIO UNITS - 10 UNITS, FLOOR AREA 8,100 SQ.FT. HOTEL LOBBY 2600 SQ.FT. 3RD FLOORS - HOTEL GUEST ROOMS - 19 KEYS, FLOOR AREA 8,690 SQ.FT.

4TH FLOORS - HOTEL GUEST ROOMS - 17 KEYS FLOOR AREA 8,690 SQ.FT. TOTAL RESIDENTIAL FLOOR AREA - 8,100 SQ.FT. / 14478 SQ.FT. F.A.R. .60

TOTAL HOTEL FLOOR AREA - 17,380 SQ.FT. / 14,478 SQ.Ft. F.A.R. 1.2 26,080 SQ.FT

SNAP PROJE	ECT PARKING REQUI	REMENTS
	RESIDENTIAL	
	REQUIRED	PROPOSED
5 ONE BEDROOM 5 STUDIO	I SPACE PER UNIT	10
	I/4 PARKING FOR EACH UNIT AS GUEST PARKING	2
TOTAL	12	12
	HOTEL	
	2 DADKING	

TOTAL PARKING REQUIRED FOR THE PROJECT PER SNAP 12+35=47 SPACES

TOTAL PARKING PROVIDED: 47 SPACES 35 HOTEL (INCLUDES 5 SHARED GUEST PARKING)

STANDARD PARKING PROVIDED: 22 SPACES COMPACT PARKING PROVIDED: 21 SPACES HANDICAPPED PARKING PROVIDED: 2 SPACES ELECTRICAL CHARGING STATION: 2 SPACES

RESIDENTIAL OPEN SPACE IST FLOOR: HOTEL LOBBY: **CALCULATION** APARTMENT LOBBY: **OPEN SPACE REQUIRED** MANAGERS OFFICE: BREAK ROOM: UNIT TYPE QUANTITY REQUIRED TOTAL REQUIRED LAUNDRY ROOM: 100 SF 500 SF ELECTRIC/MECH. ROOM: 100 S.F. BEDROOM 5 500 SF 100 SF REQUIRED OPEN SPACE 2ND FLOOR PROGRAM: GARDEN SPACE: OPEN SPACE PROVIDED - COMMON (ROOF DECK) ROOF DECK OPEN SPACE KITCHEN: OPEN SPACE PROVIDED - PRIVATE (EXTERIOR) PRIVATE BALCONIES 110+54+112+112+112+80= 580 SF LANDSCAPE OPEN SPACE PLANTING AREA (PROVIDED) 2ND FLOOR DECK AREA ROOF DECK OPEN SPACE NOTE (PER LAMC) MIN.25% OF THE COMMON OPEN SPACE SHALL BE PLANTED: |TOTAL PROVIDED OPEN SPACE LANDSCAPE | 1,090 SF STORAGE #1: REQUIRED USABLE OPEN SPACE: 10 UNITS X 100 S.F. = 1,000 S.F. REQUIRED COMMON OPEN SPACE: 1,000 S.F. - 300 S.F. = 700 S.F. PROVIDED COMMON OPEN SPACE: ROOF DECK AREA = 163 S.F. BICYCLE CALCULATION

HOTEL

RESIDENTIAL

REQUIRED - IT MIN.

REQUIRED - 5 MIN.

PROVIDED - 6

PROVIDED - 18

400 S.F BREAKFAST AREA: CONFERENCE ROOM: **10 APARTMENTS:** 5,193 S.F <u>OUTDOOR SEATING:</u> 620 S.F 3RD FLOOR PROGRAM: 19 HOTEL ROOMS: 44 S.F. 4TH FLOOR PROGRAM: HOTEL ROOMS: 5,804 S.F. STORAGE #1: 44 S.F 380 S.F GYM: DECK AREA HOTEL ROOF DECK 2,082 S.F COMMON OPEN SPACE 800 S.F

INTERIOR

I.S.F.M.

HORIZONTAL

INSIDE DIAMETER

INSIDE OF FINISH WALL

INFORMATION INSULATION

> APARTMENTS @ 2ND FLOOR OF UNITS SQ.FT. SUITES 2ND FLOOR STUDIO TYPE A | 485 S.F. | 2 STUDIO TYPE B 322 S.F. STUDIO TYPE C | 258 S.F. | 2 ONE BEDROOM 680 S.F. 4 TYPE B ONE BEDROOM 665 S.F. TYPE A 10 TOTAL UNITS

MITH

MITHIN

WATER PROOF

WATER RESISTANT

WALL THICKNESS

HOTEL	ROOMS @	3RD AND	4TH FLO	ORS .	;
TYPE OF SUITES	5Q.FT.	NUMBER OF KEYS ON EACH FLOOR			TOTAL
			3RD FLOOR	4TH FL <i>OO</i> R	TOTAL KEYS
KING SUITE TYPE D	280 S.F.		2		2
KING SUITE TYPE A	320 S.F.		4	4	8
KING SUITE TYPE C	325 S.F.		4	4	8
KING SUITE TYPE B	375 S.F.		2	2	4
QQ SUITE TYPE A	325 S.F.		4	4	8
SINGLE Q TYPE B	250 S.F.		2	2	4
QQ ADA SUITE	394 S.F.		1	1	2
TOTAL KEYS			19	17	36
			T <i>O</i> 1	TAL KEYS	36

LEGAL DESCRIPTION

TEL: 323-257-9771 FAX: 323-257-9865

LANDSCAPE ARCHITECT

COURTLAND STUDIO, LLC

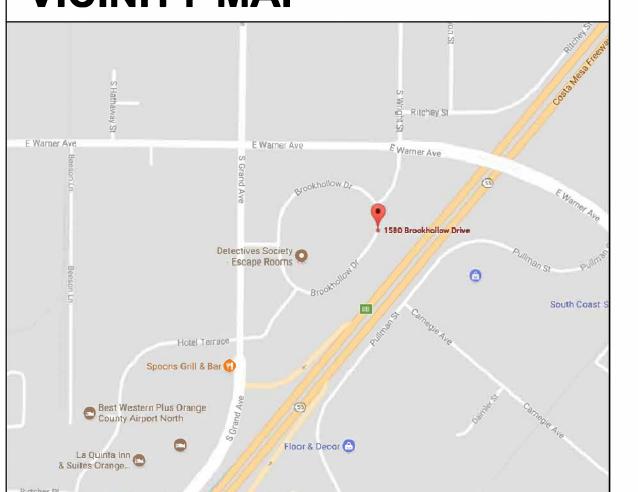
505 E. COLORADO BLVD. #C

PASADENA, CA 91101 TEL: (818) 788-9382 FAX: (818) 788-3217

LOT 9, POR. LOT 10 & POR. LOT 11 OF TRACT NO. 62786, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1347, PAGES 10-11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID

APN #: 5544-022-029, DOC. #: 000143178 5544-022-030, DDC. #: 000143178

VICINITY MAP



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THERBY 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 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 THIMSE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRCEDENCE OVER SCALED DIMENSIONS; CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICEMUST BE NOTIFIED OF ANY VARIATIONS SHOULD AND CONDITIONS SHOULD SHOULD BE SHOWN. FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH

HE FABRICATION. jajian • marcoosi≥archite:

Alajajian Marcoosi Architects Inc.

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

PHIL PATEL

1536 N. WESTERN AVE.

Project Name: SAPPHIRE

1524-1530 N. WESTERN AVE

Scale:

COVER SHEET

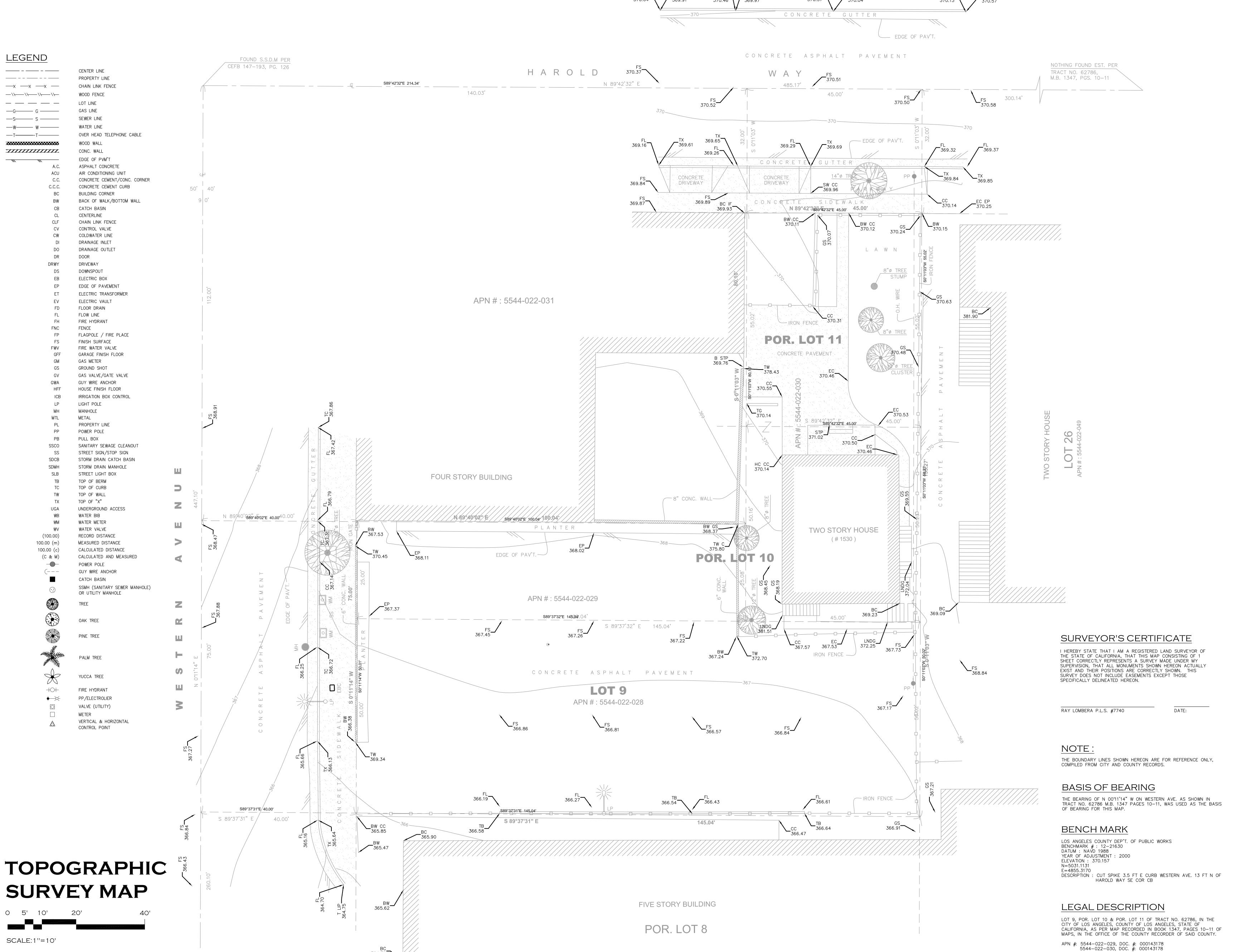
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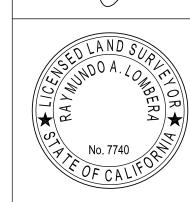
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Associates,



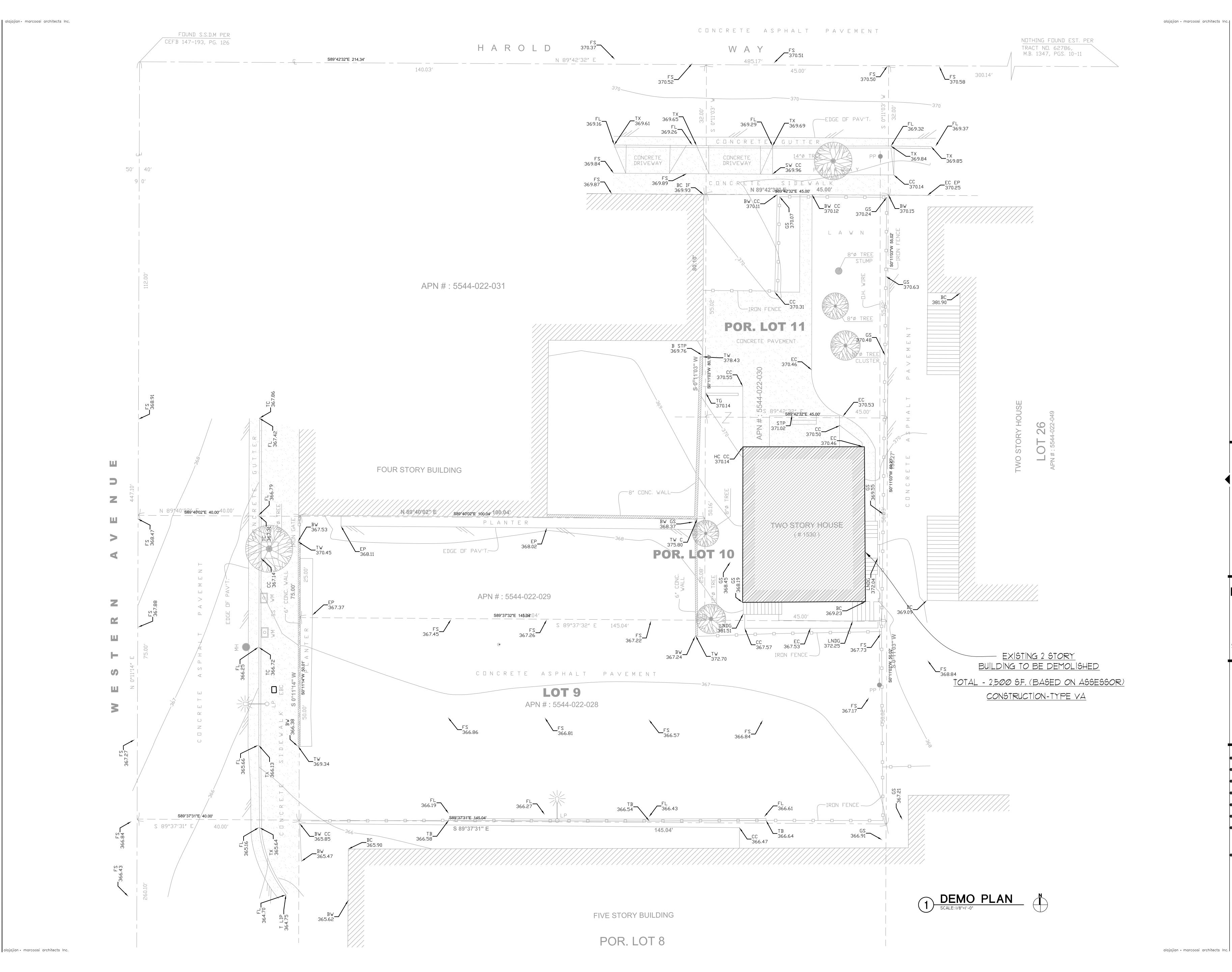
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CHECKED BY:

R.L. DRAWN BY: R.D.P.

APRIL 3, 2017

1''=10'-0'' SHEET NO. SHEET 1 OF 1



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Alajajian Marcoosi Architects Inc. 320 W. Arden Ave. Suite 120 Glendale, CA 91203

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PHIL PATEL

1536 N. WESTERN AVE.

SAPPHIRE

Project Address: 1524-1530 N. WESTERN AVE

Scale:

DEMO PLAN

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

• APPROVED

• APPROVED

• REVISION

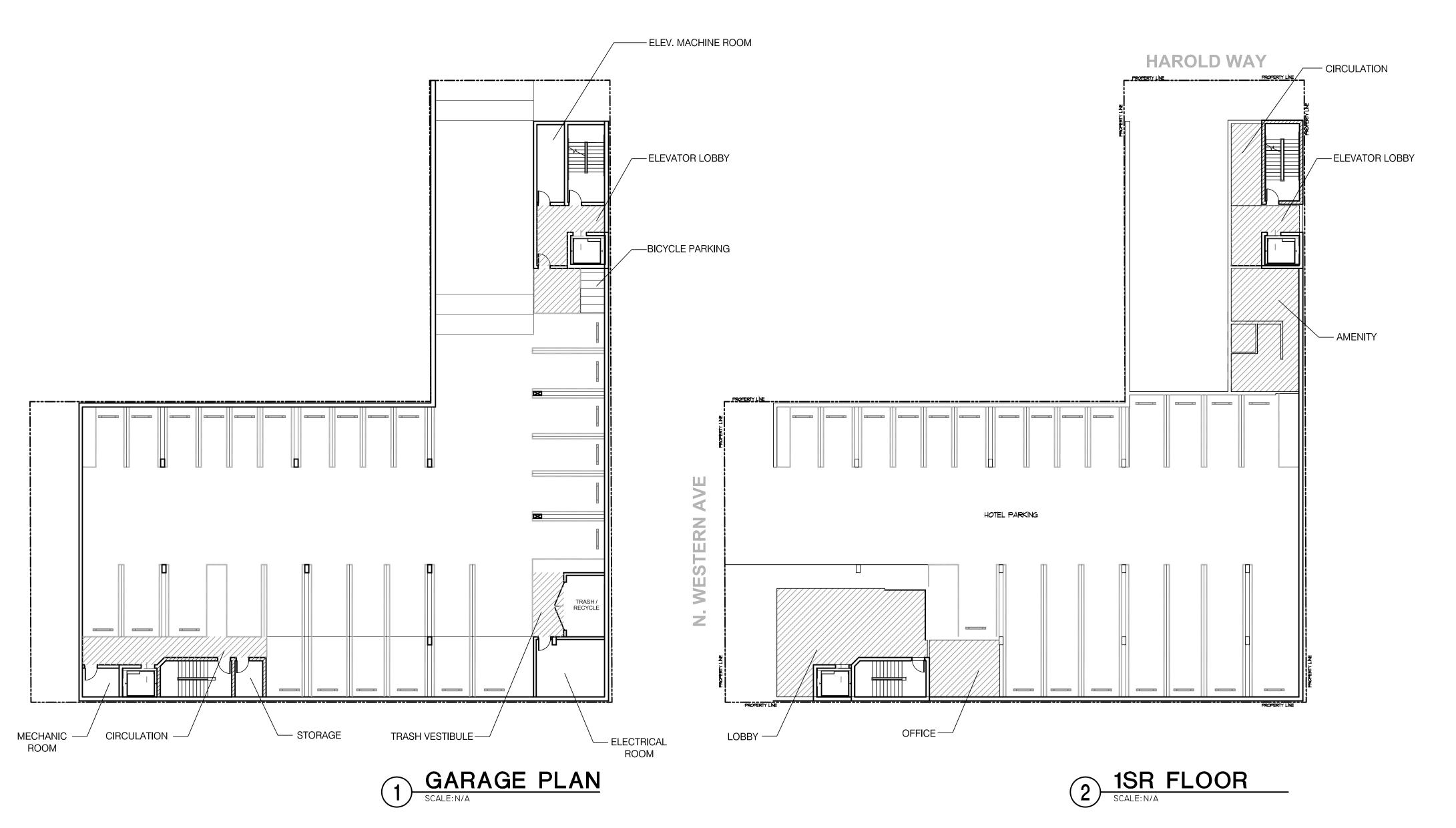
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• PRINT DATE 6-28-19

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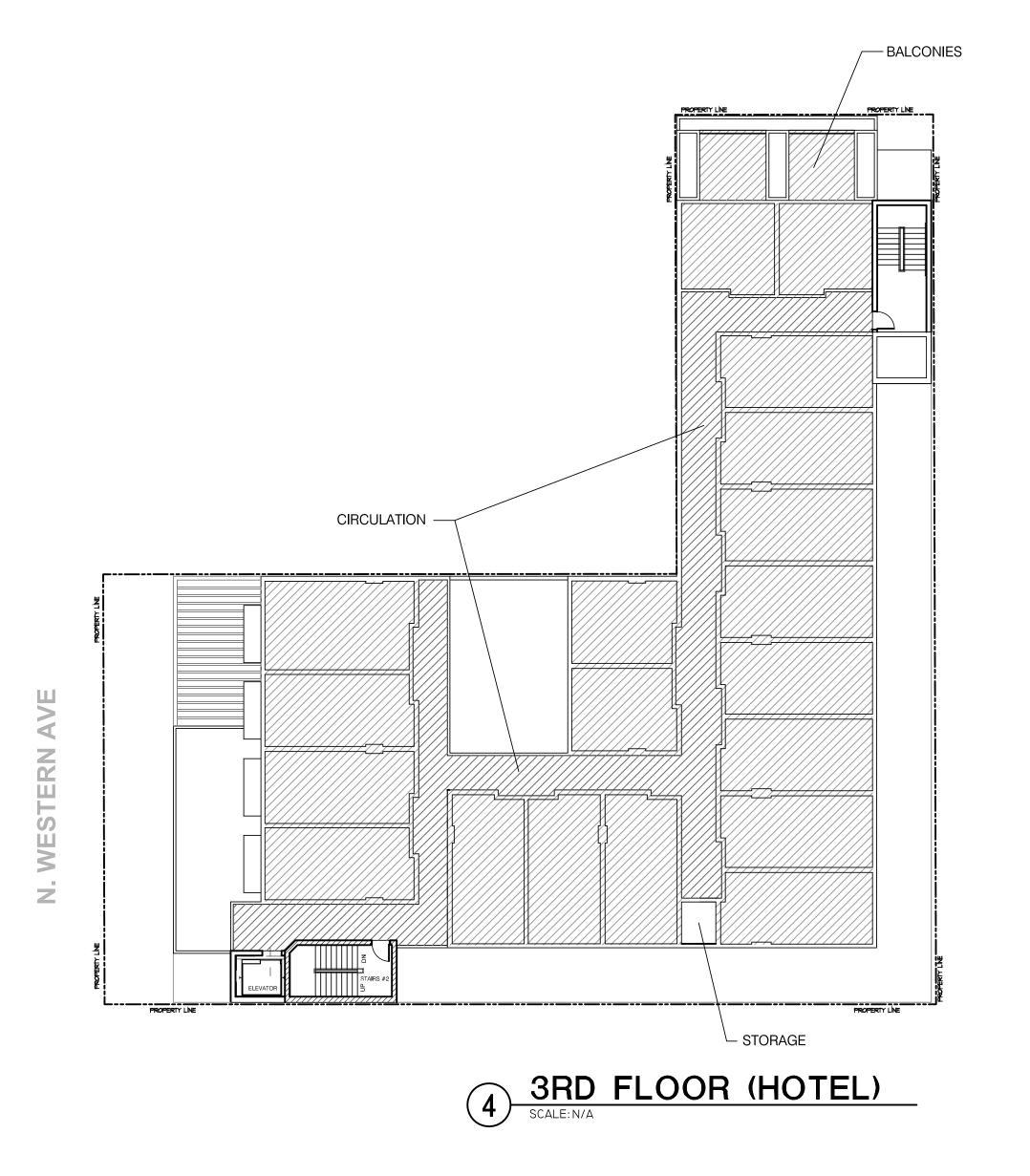
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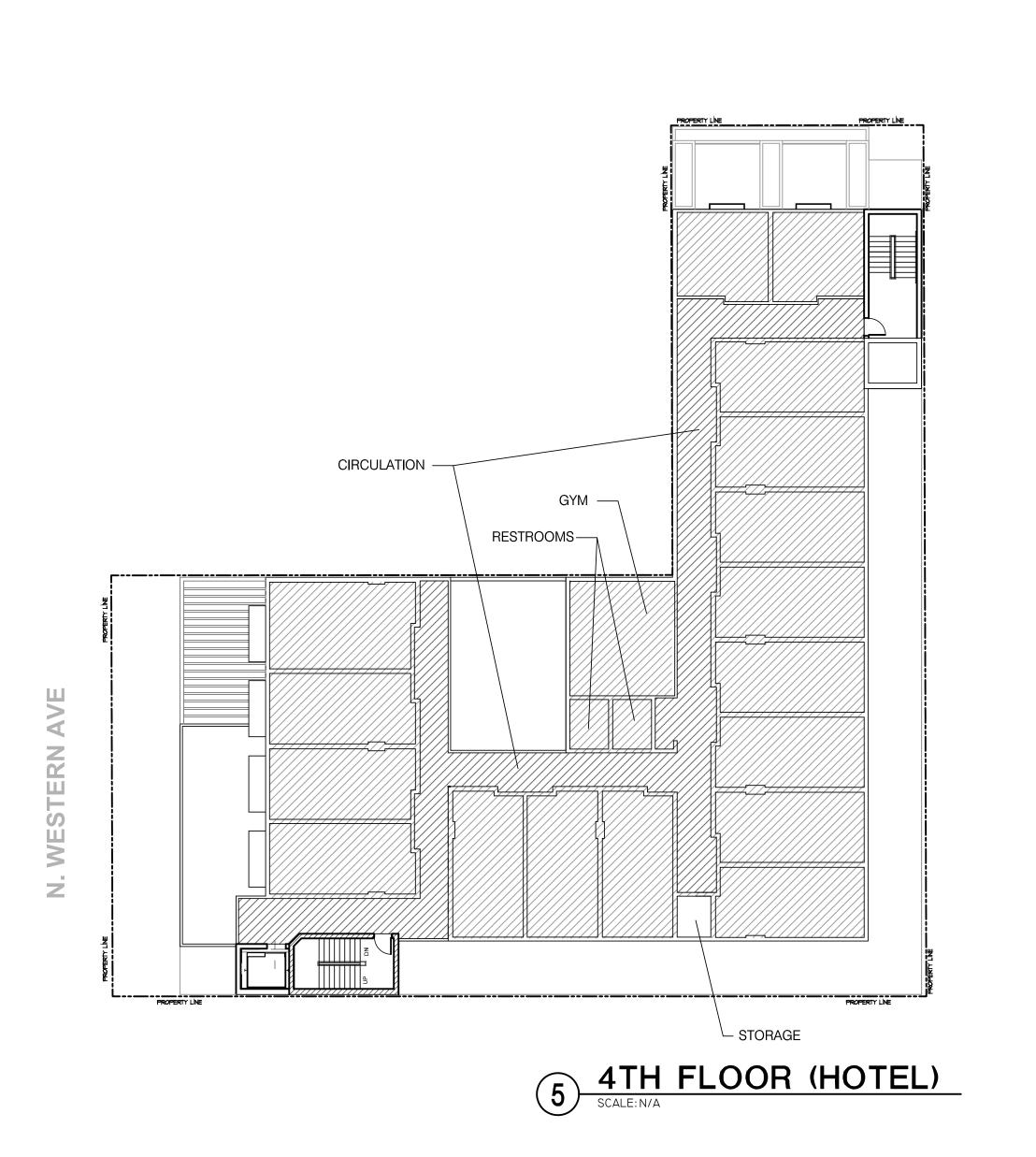
| MODE FLOOR MEAN
| SECRETAL MARIS OF THE PROPERTY OF THE TOTAL
| SECRETAL COMPONERS |
| SECRETAL COMPONER

NOTE:

I. FLOOR AREA FAR (LAMC ZONING CODE) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS, (LAMC CHI. ARTICLE 2 SEC.I2.03 DEFINITIONS)

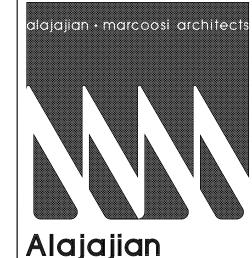
TOTAL PROJECT FA	R
AMENITY	519 SF
CIRCULATION	416 SF
CORRIDOR	3,647 SF
LOBBY	3,790 SF
RESIDENTIAL UNITS	5,193 SF
BALCONIES	868 SF
HOTEL ROOMS	11,888 SF
OFFICE	256 SF
GYM	375 SF
RESTROOMS	145 SF
TOTAL FLOOR AREA	27,098 SF





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alajajian • marcoosi architects Inc.



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Fax: (818) 551-1613 Email: aramar@att.net

PHIL PATEL

1536 N. WESTERN AVE.

Project Name: **SAPPHIRE**

Project Address: 1524-1530 N. WESTERN AVE

Scale:

FAR DIAGRAM

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

APPROVED
 APPROVED

APPROVED
 REVISION

• REVISION

REVISION

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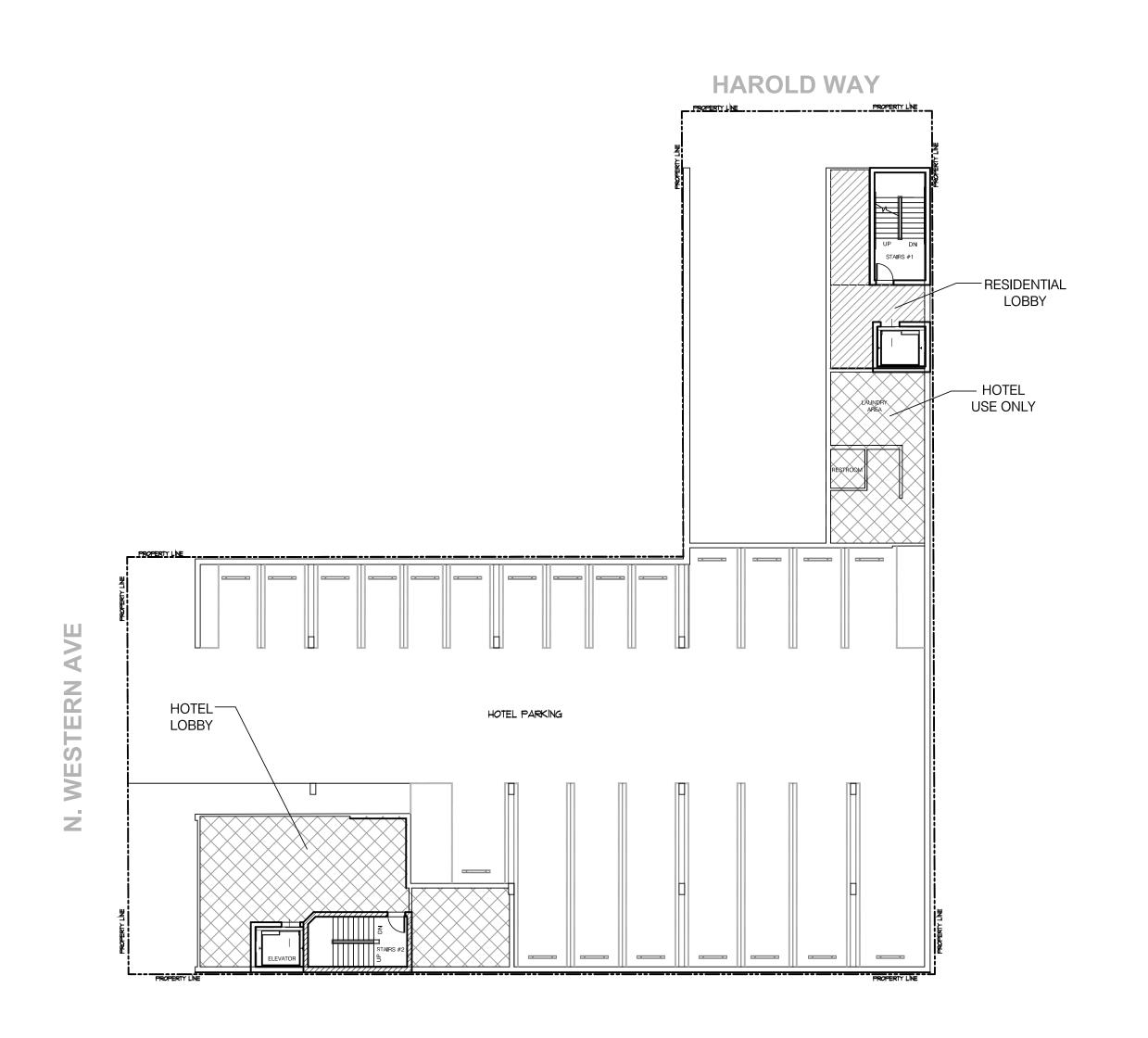
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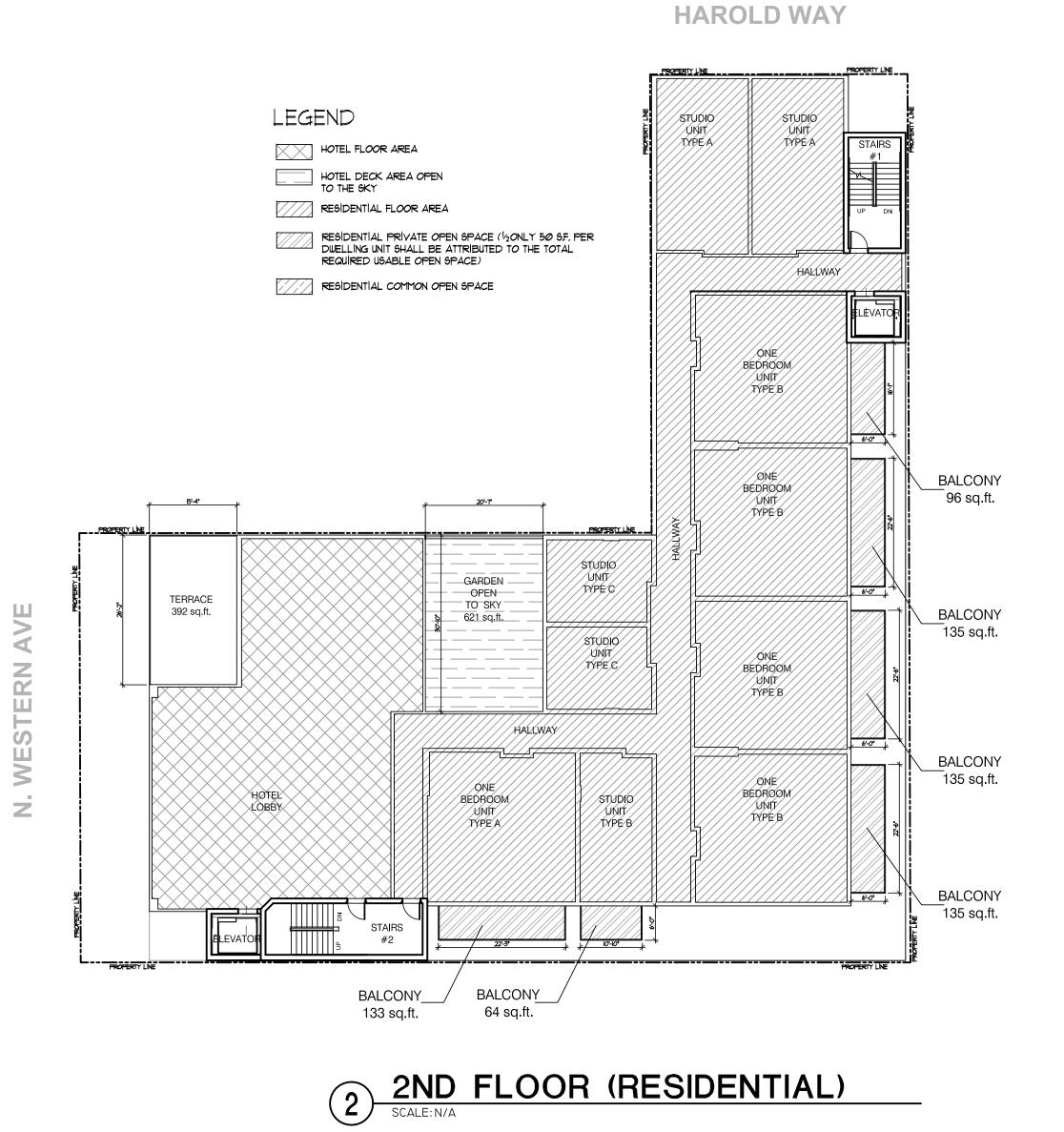
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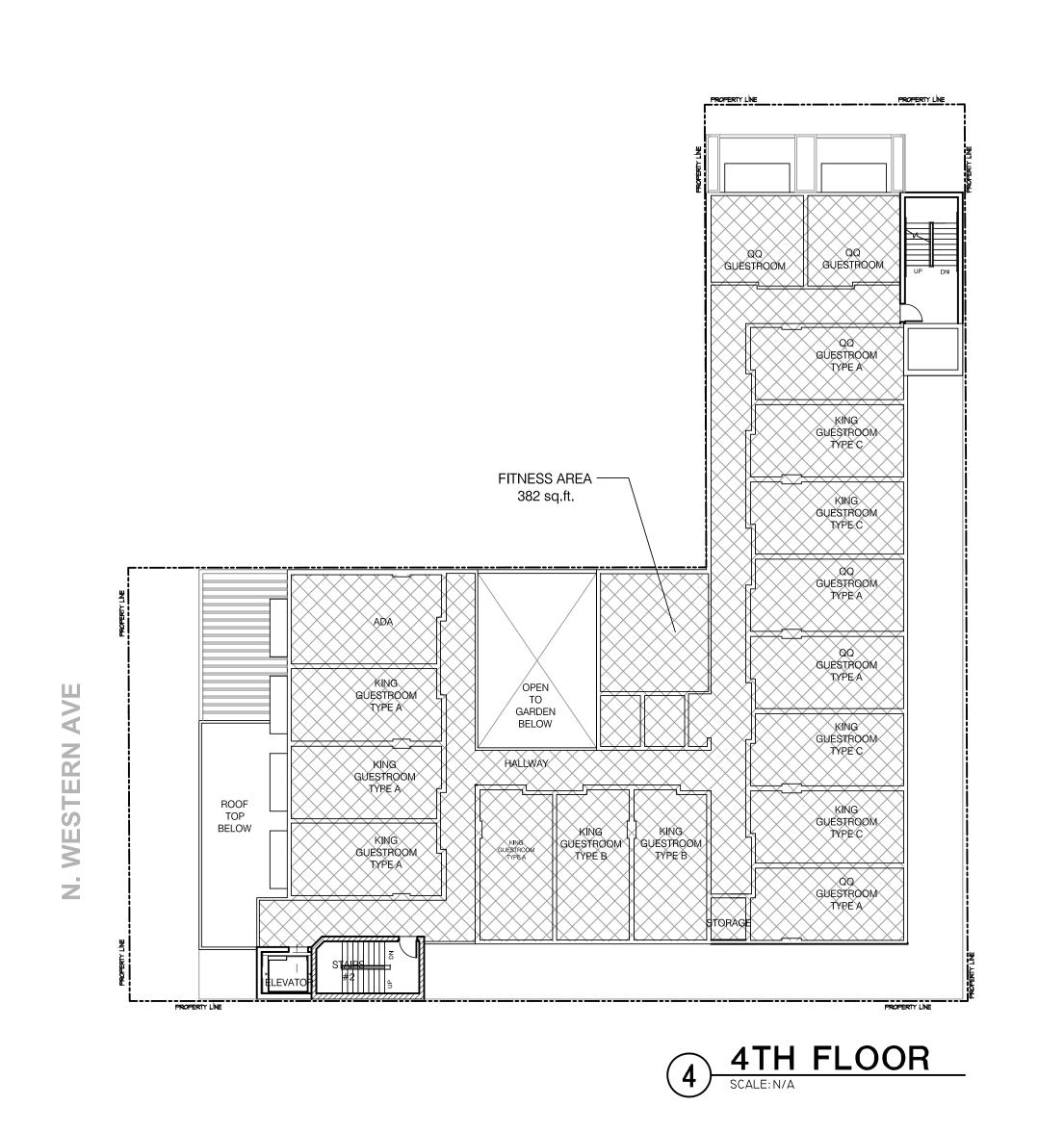


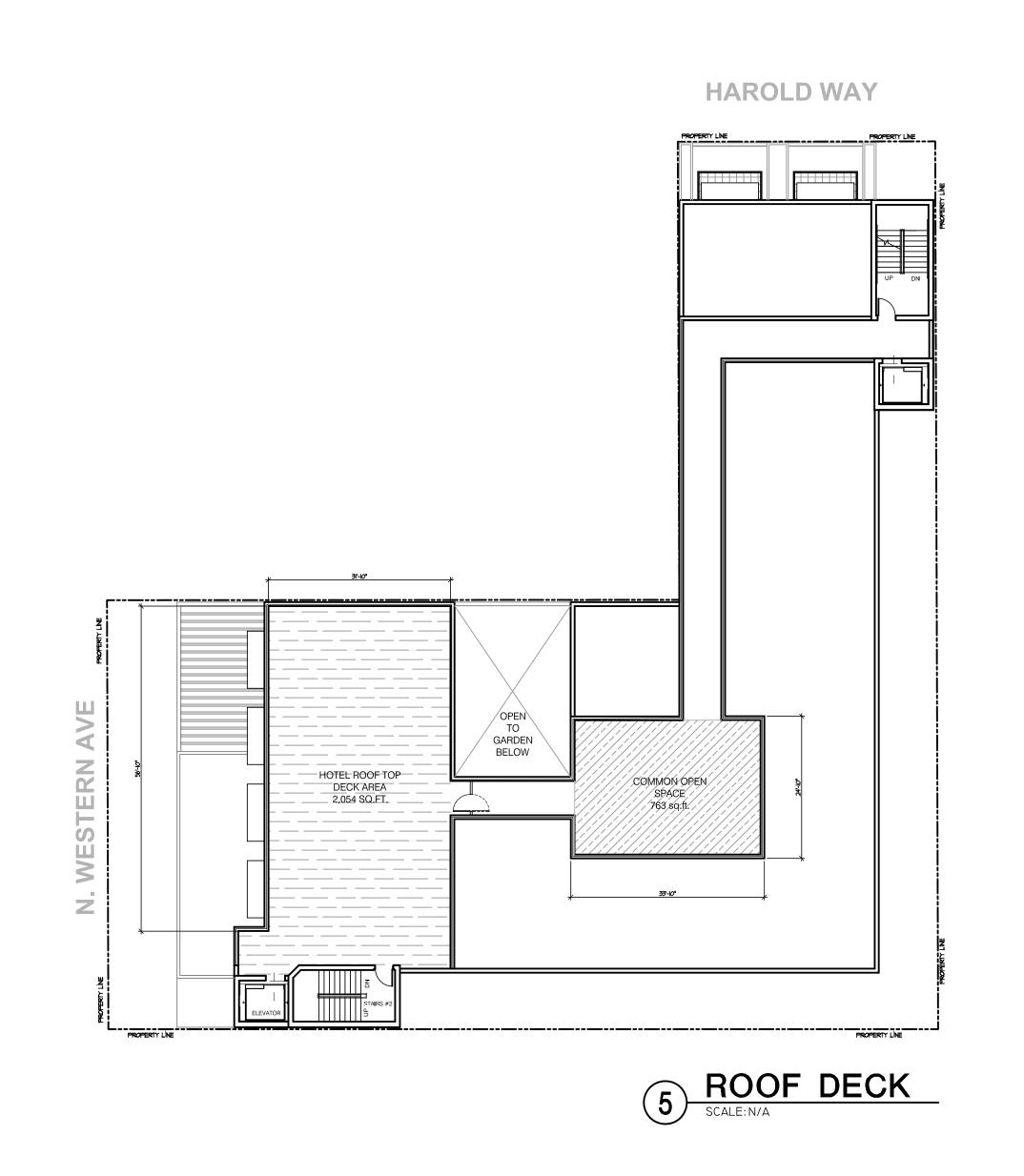
3 SCALE: N/A

CALCUL	ATION		
	OPEN SPA	CE REQUIRED	
UNIT TYPE	QUANTITY	REQUIRED	TOTAL REQUIRE
STUDIO	5	100 SF	500 SF
I BEDROOM	5	100 SF	500 SF
REQUIRED OF	EN SPACE		1,000 SF
OPEN SF	PACE PROVIDED -	COMMON (ROOF D	DECK)
ROOF DECK OPEN SPACE			763 SF
OPEN S	PACE PROVIDED	- PRIVATE (EXTER	IOR)
PRIVATE BAL	CONIES 133+64	.+135+135+135+9 <i>6</i>	833 SF
LANDSCA	PE OPEN SPAC	E PLANTING AF	REA (PROVIDED)
2ND FLOOR I	DECK AREA		883 SF
ROOF DECK OPEN SPACE			190 SF
NOTE (PER LA	AMC)		•
MIN.25% OF T	THE COMMON O	PEN SPACE SHA	ALL BE PLANTED:
TOTAL BROWN	DED OPEN SPA	CE LANDSCAPE	I,073 SF

PROVIDED COMMON OPEN SPACE: ROOF DECK AREA = 763 S.F.

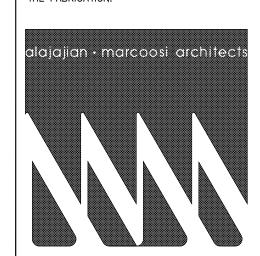
1 SCALE: N/A





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

PHIL PATEL

1536 N. WESTERN AVE.

SAPPHIRE

Project Address: 1524-1530 N. WESTERN AVE

Scale:

OPEN SPACE DIAGRAM

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

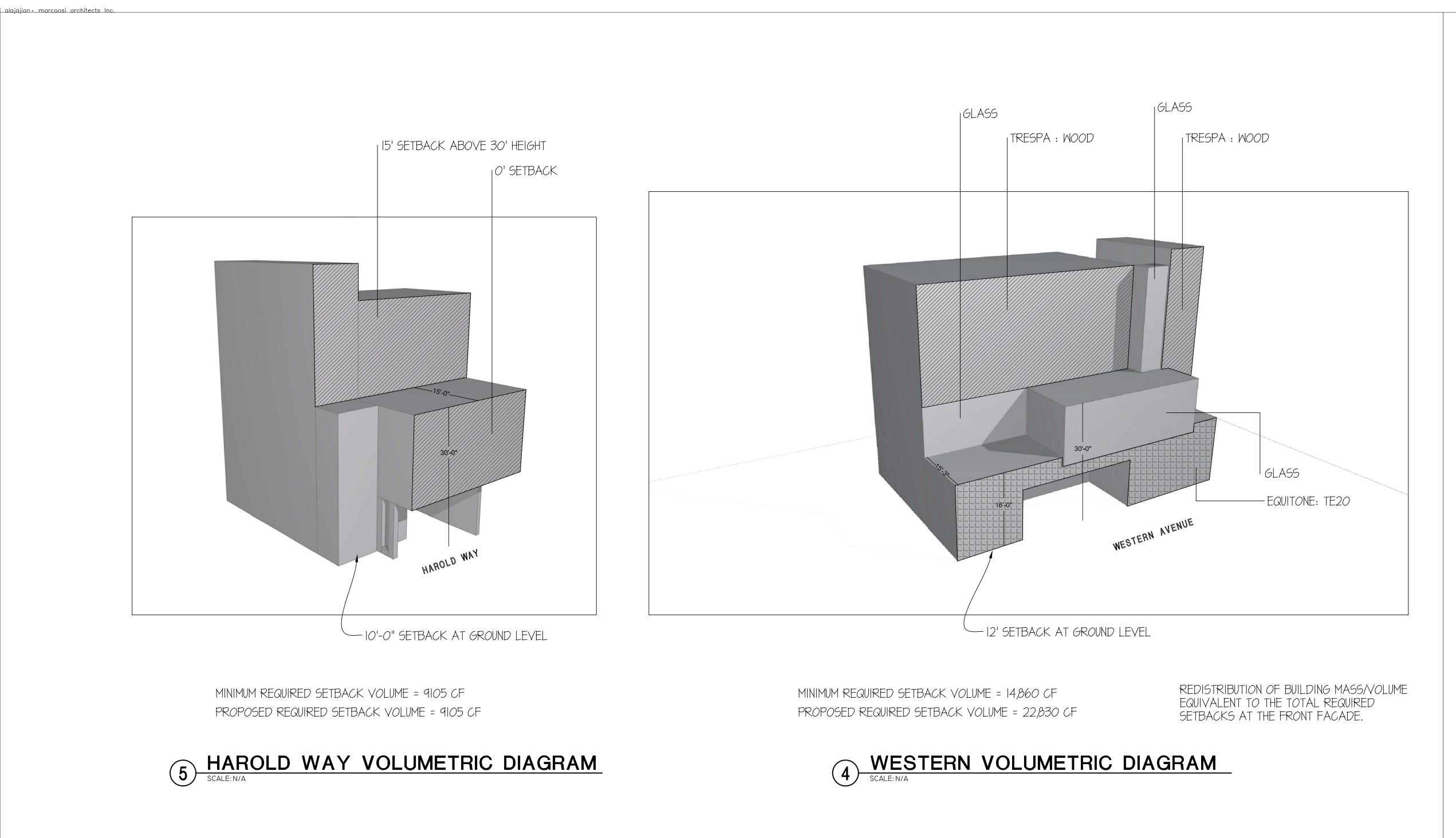
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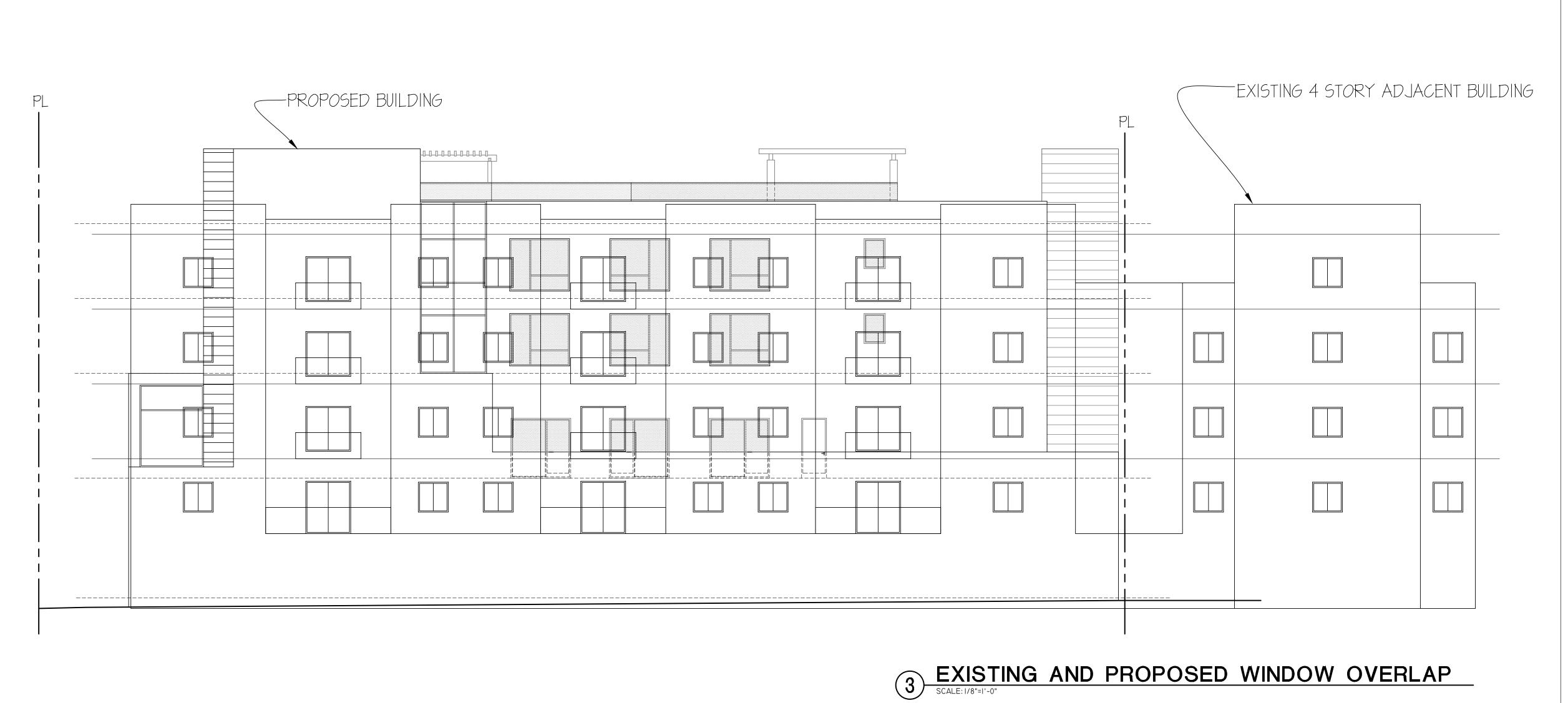
● REVISION

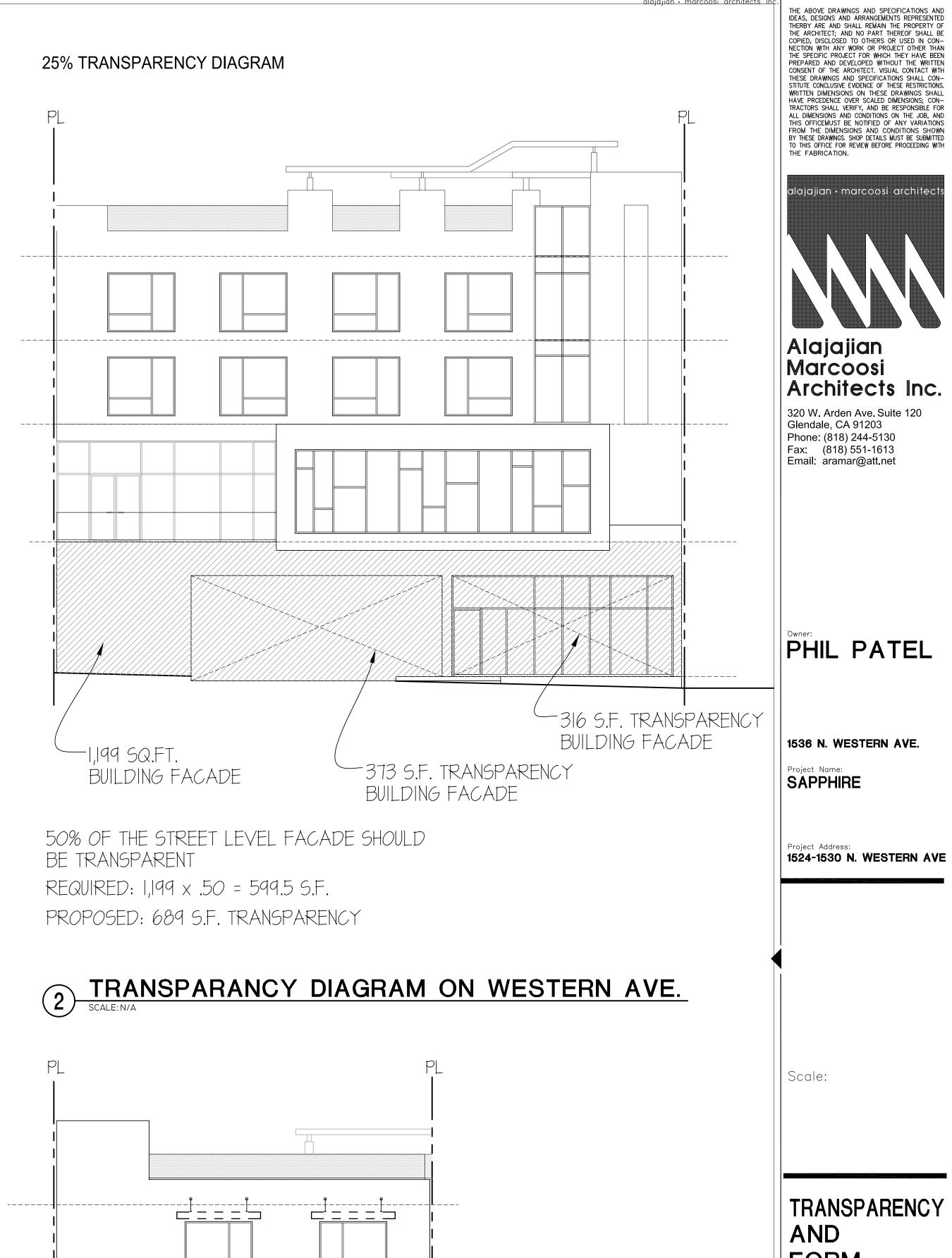
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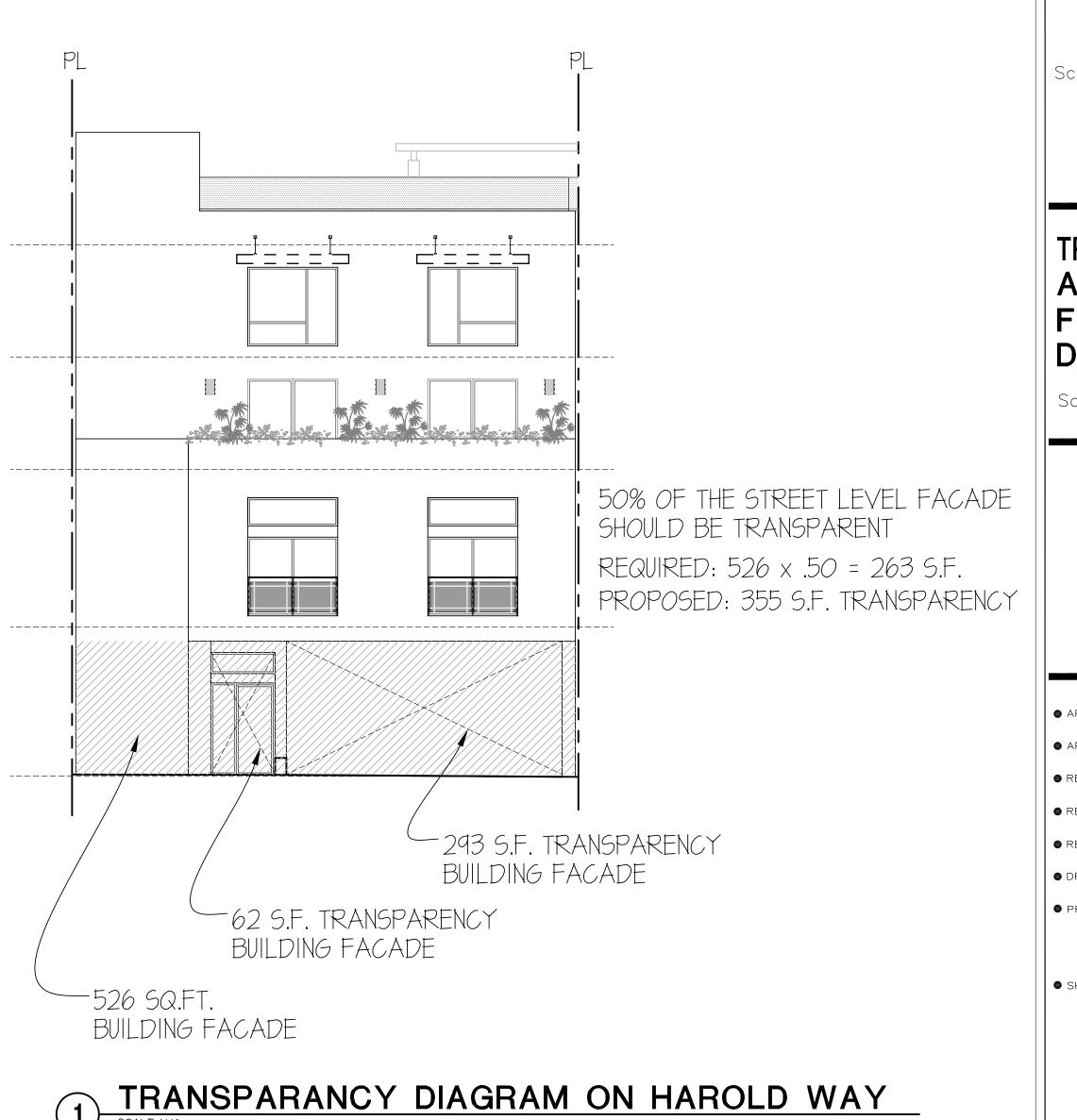
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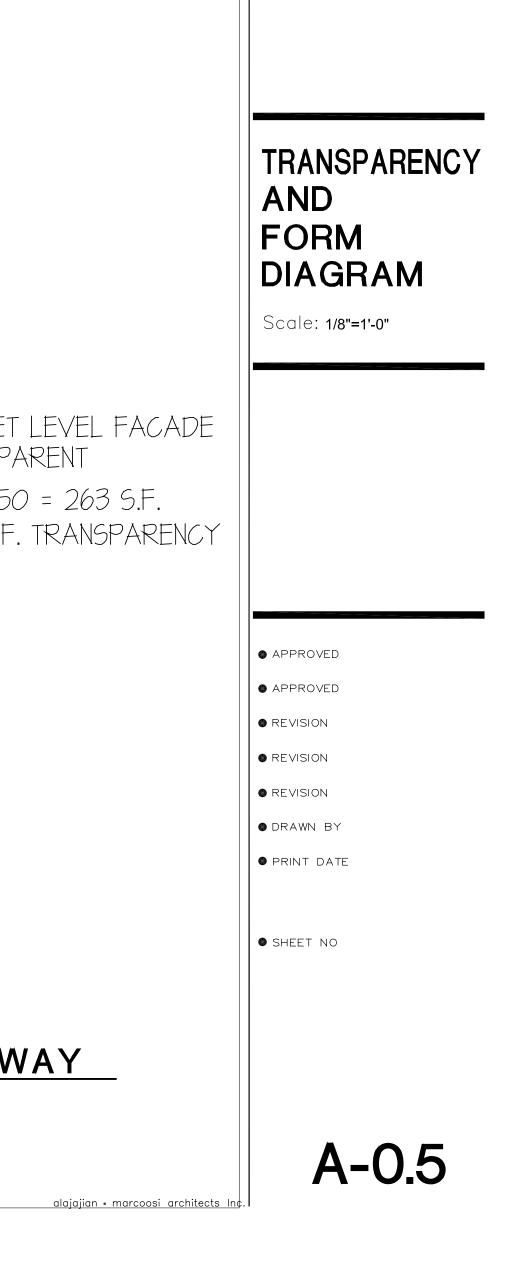
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PHIL PATEL

1536 N. WESTERN AVE.

Project Address:
1524-1530 N. WESTERN AVE

Scale:

SITE PLAN

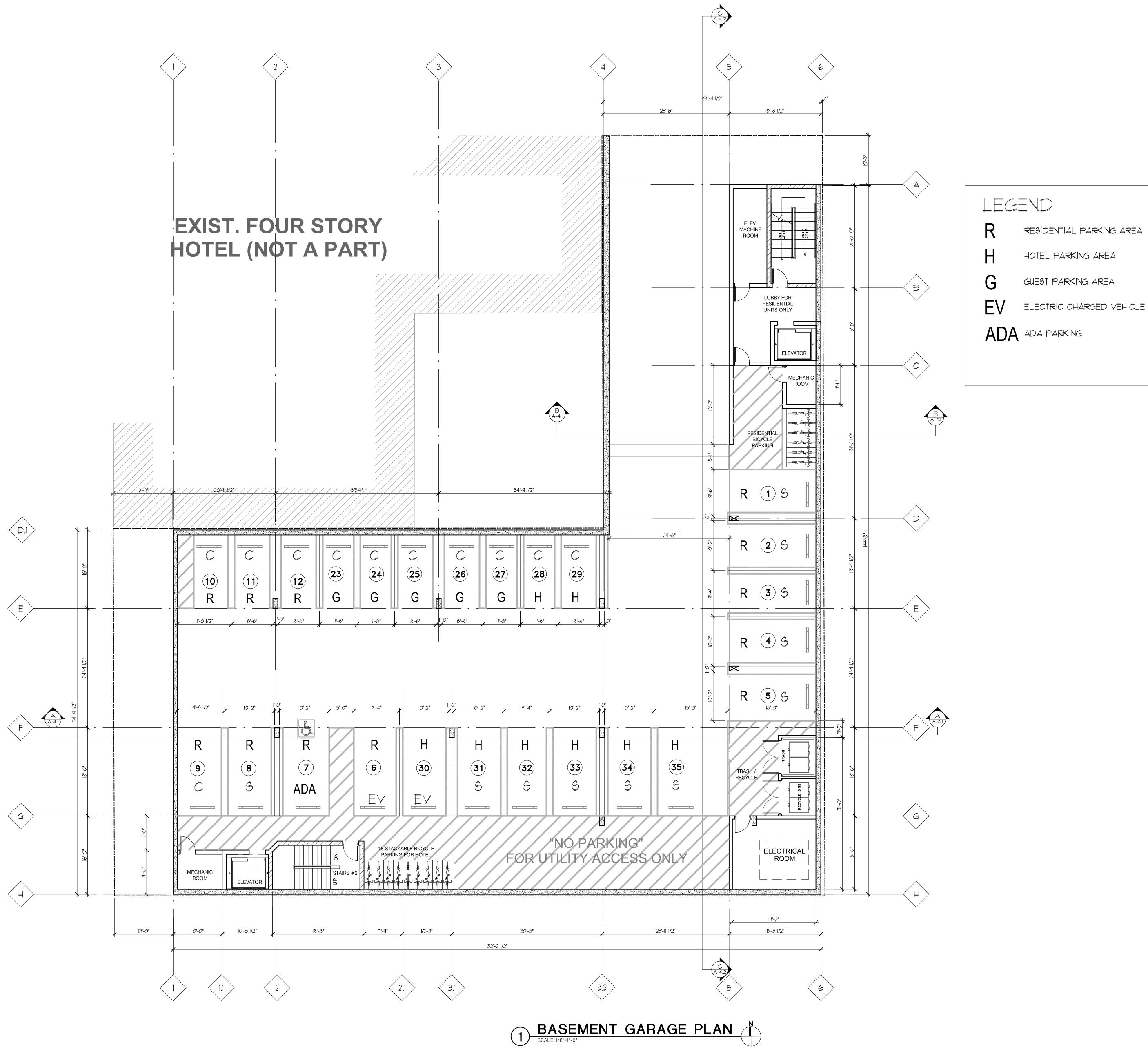
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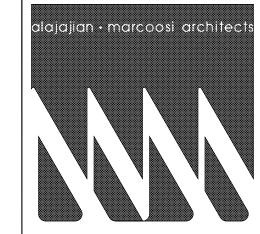
ODRAWN BY • PRINT DATE 6-28-19

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PHIL PATEL

1536 N. WESTERN AVE.

SAPPHIRE

Project Address: 1524-1530 N. WESTERN AVE

Scale:

BASEMENT GARAGE PLAN

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

APPROVED

APPROVED REVISION

REVISION

● REVISION ODRAWN BY

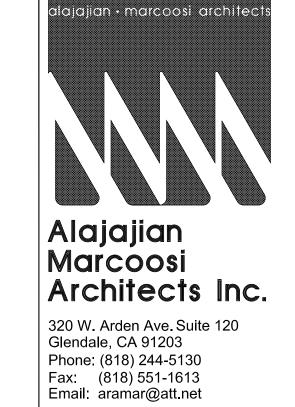
● PRINT DATE 1-27-21

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PHIL PATEL

1536 N. WESTERN AVE.

Project Name:

Project Address:
1524-1530 N. WESTERN AVE

Scale:

FIRST FLOOR PLAN

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

APPROVED
 APPROVED

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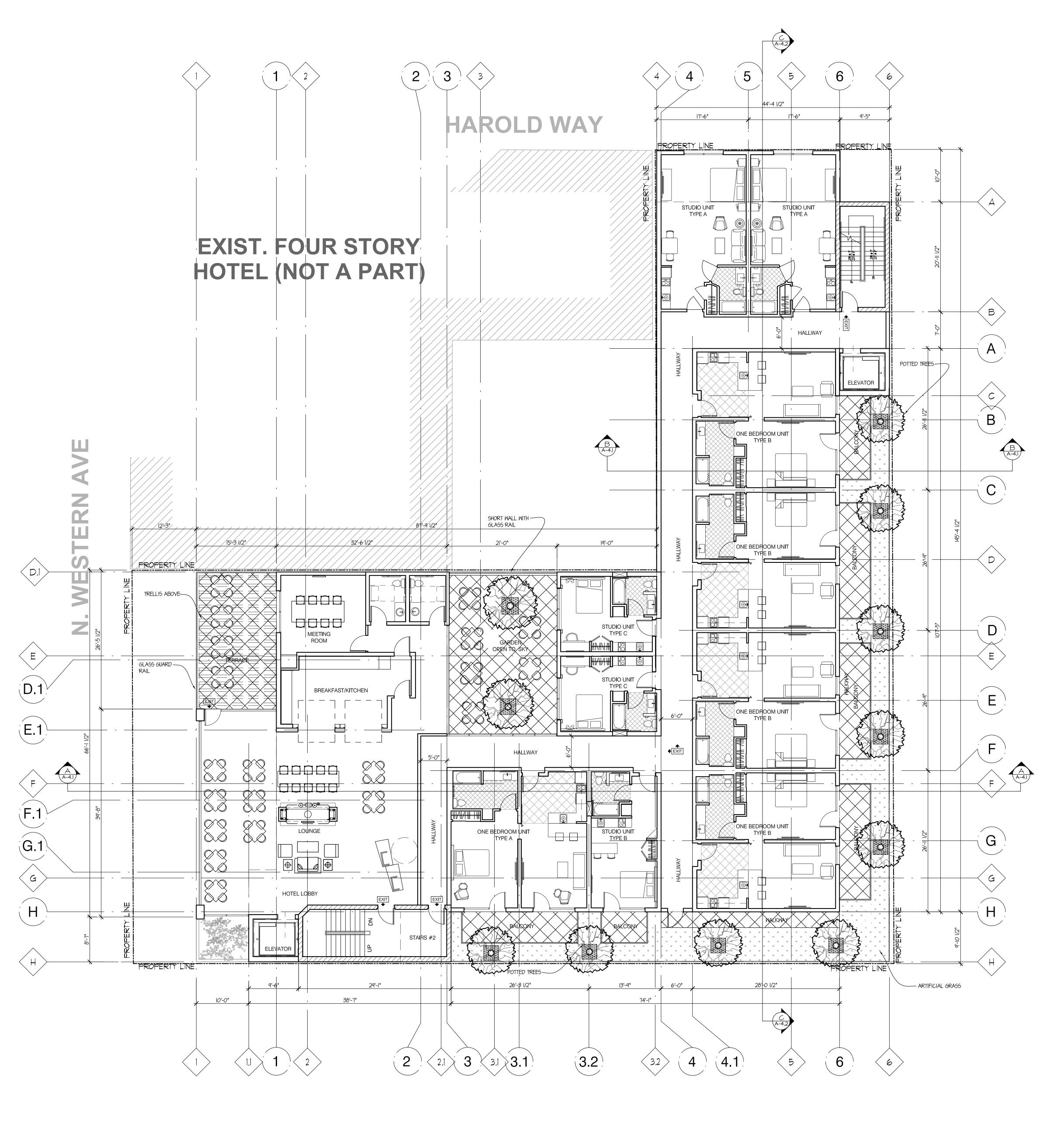
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• PRINT DATE 1-27-21

• SHEET NO

FIRST FLOOR PLAN

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



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Fax: (818) 551-1613 Email: aramar@att.net

PHIL PATEL

1536 N. WESTERN AVE.

Project Name: **SAPPHIRE**

Project Address:
1524-1530 N. WESTERN AVE

Scale:

SECOND FLOOR PLAN

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

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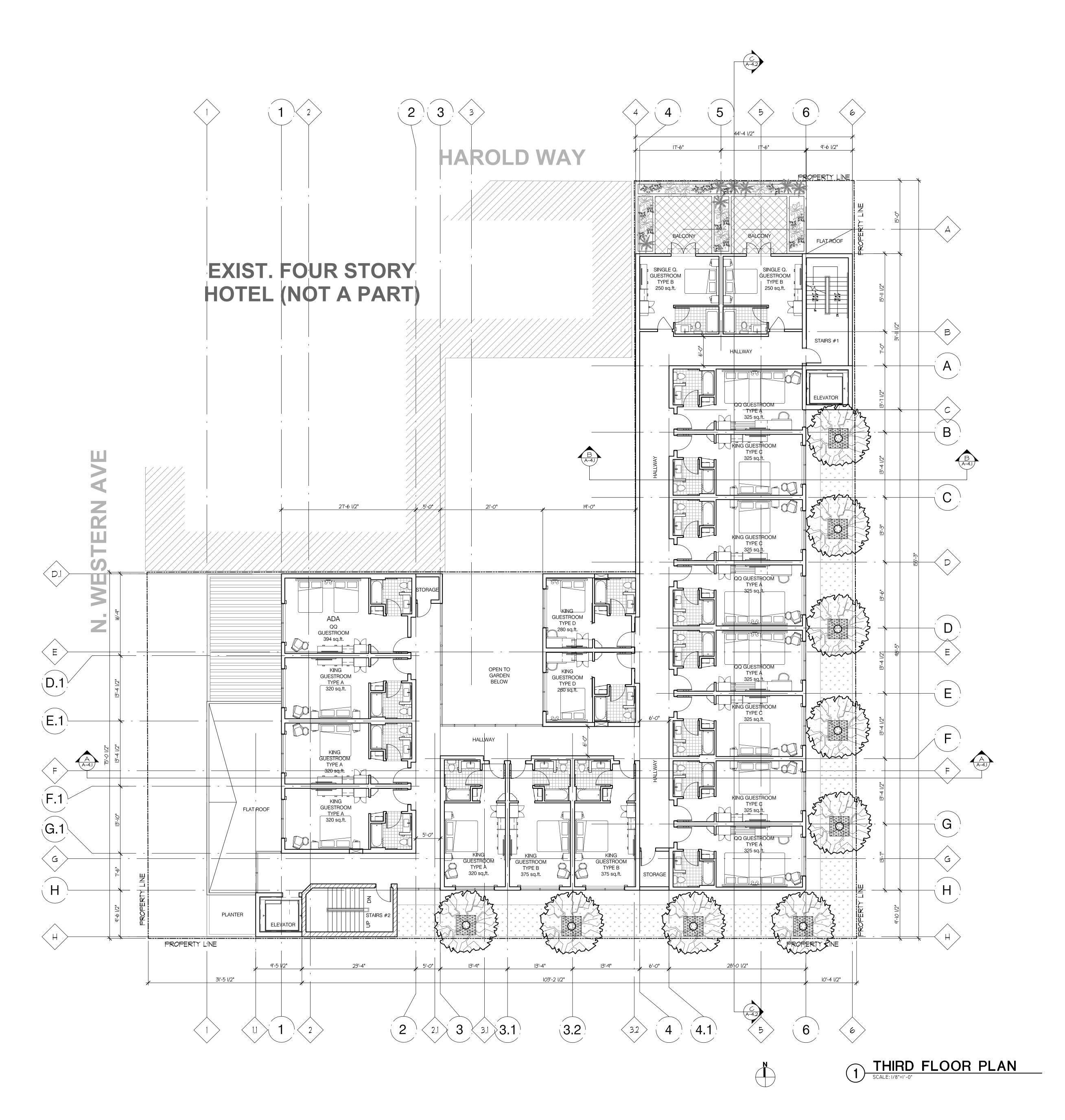
• PRINT DATE 6-28-19

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SECOND FLOOR PLAN

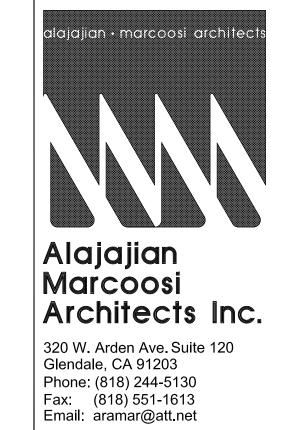
SCALE: 1/8"=1'-0"



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PHIL PATEL

1536 N. WESTERN AVE.

Project Name: SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

THIRD FLOOR PLAN

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

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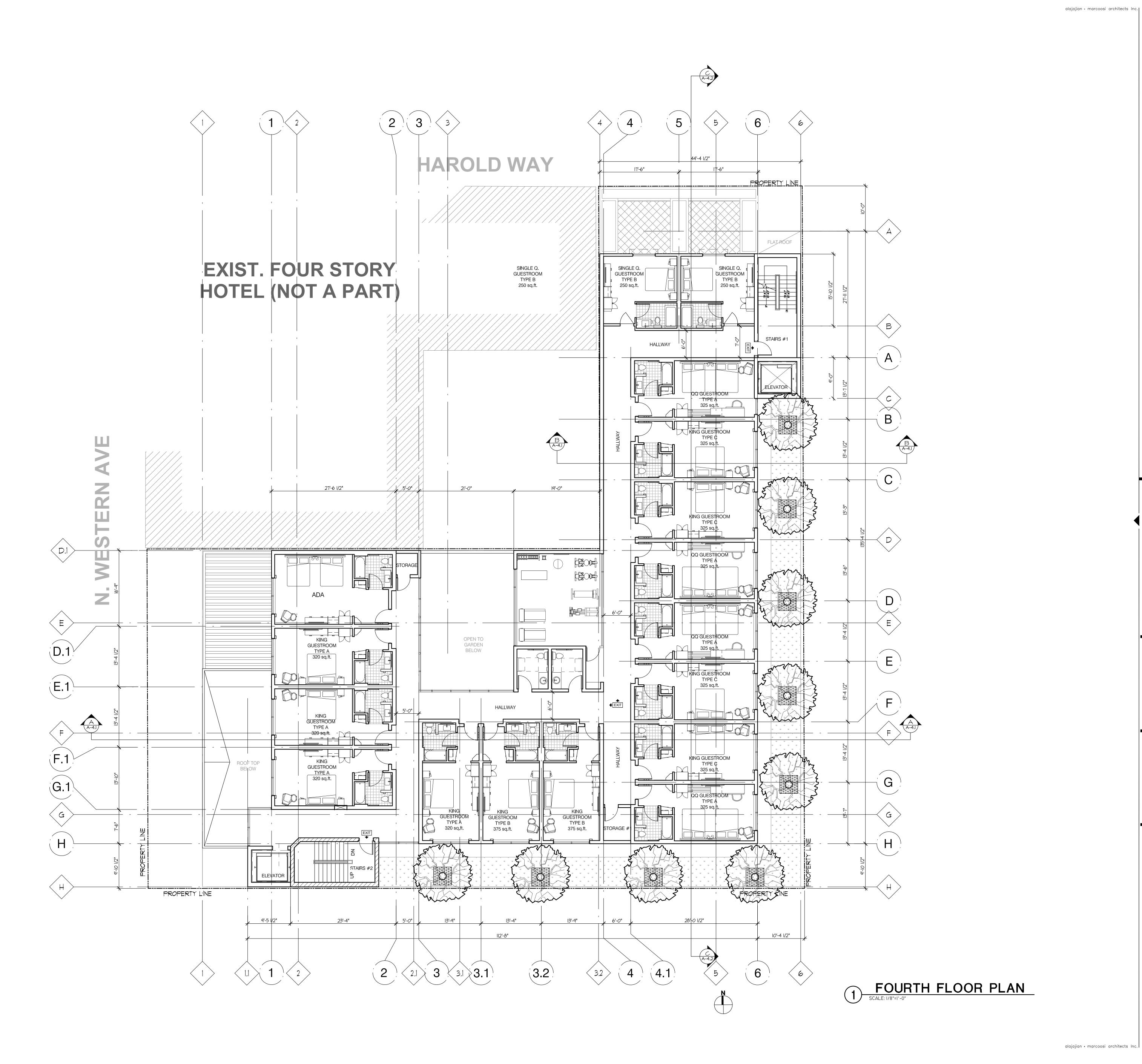
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• PRINT DATE 6-28-19

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A-2.3



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PHIL PATEL

1536 N. WESTERN AVE.

SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

FOURTH FLOOR PLAN

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

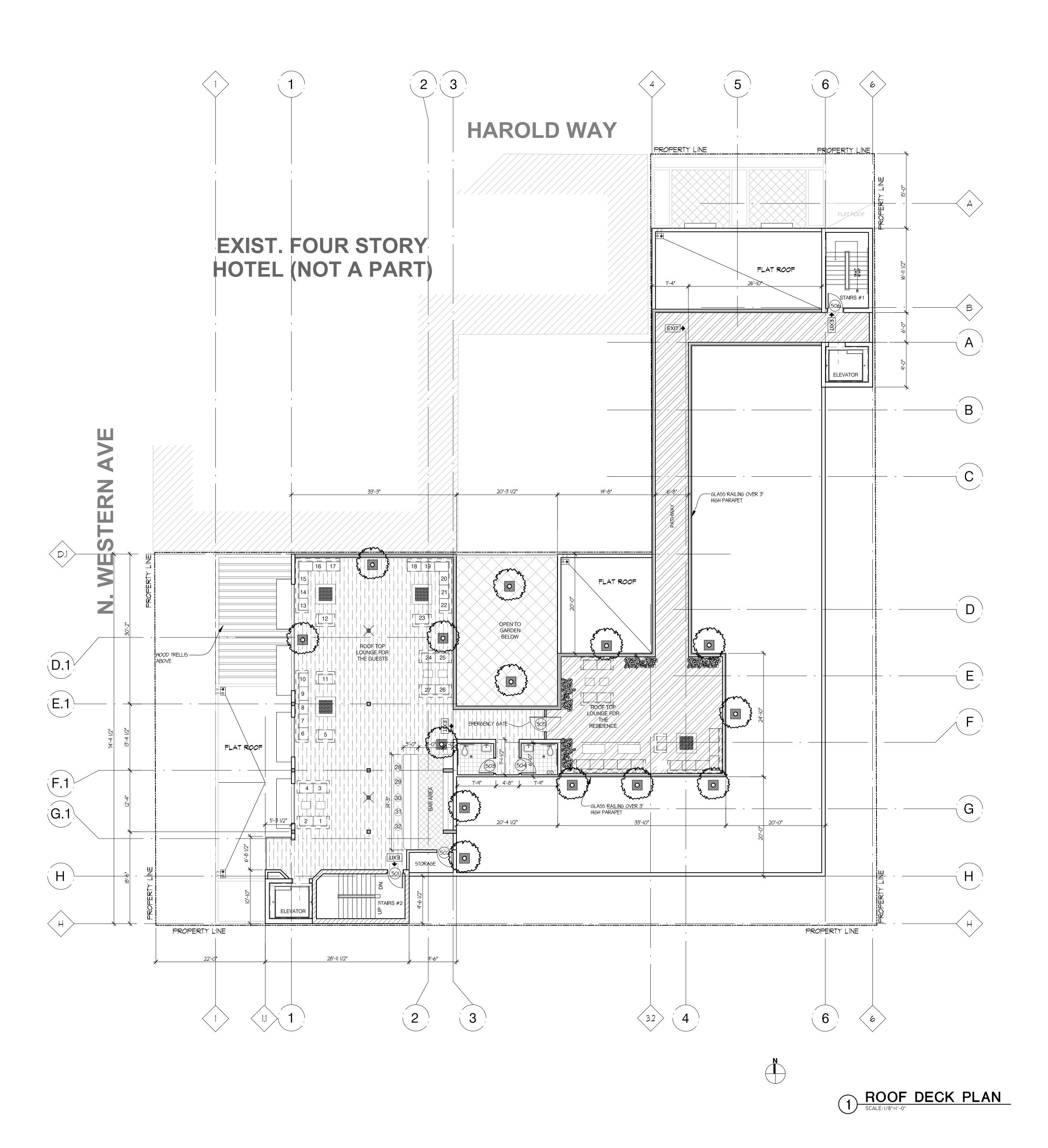
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● PRINT DATE 6-28-19

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PHIL PATEL

Project Name:
SUPER 8 MOTEL

Project Address:

1536 N. WESTERN AVE.

Scale:

ROOF DECK PLAN

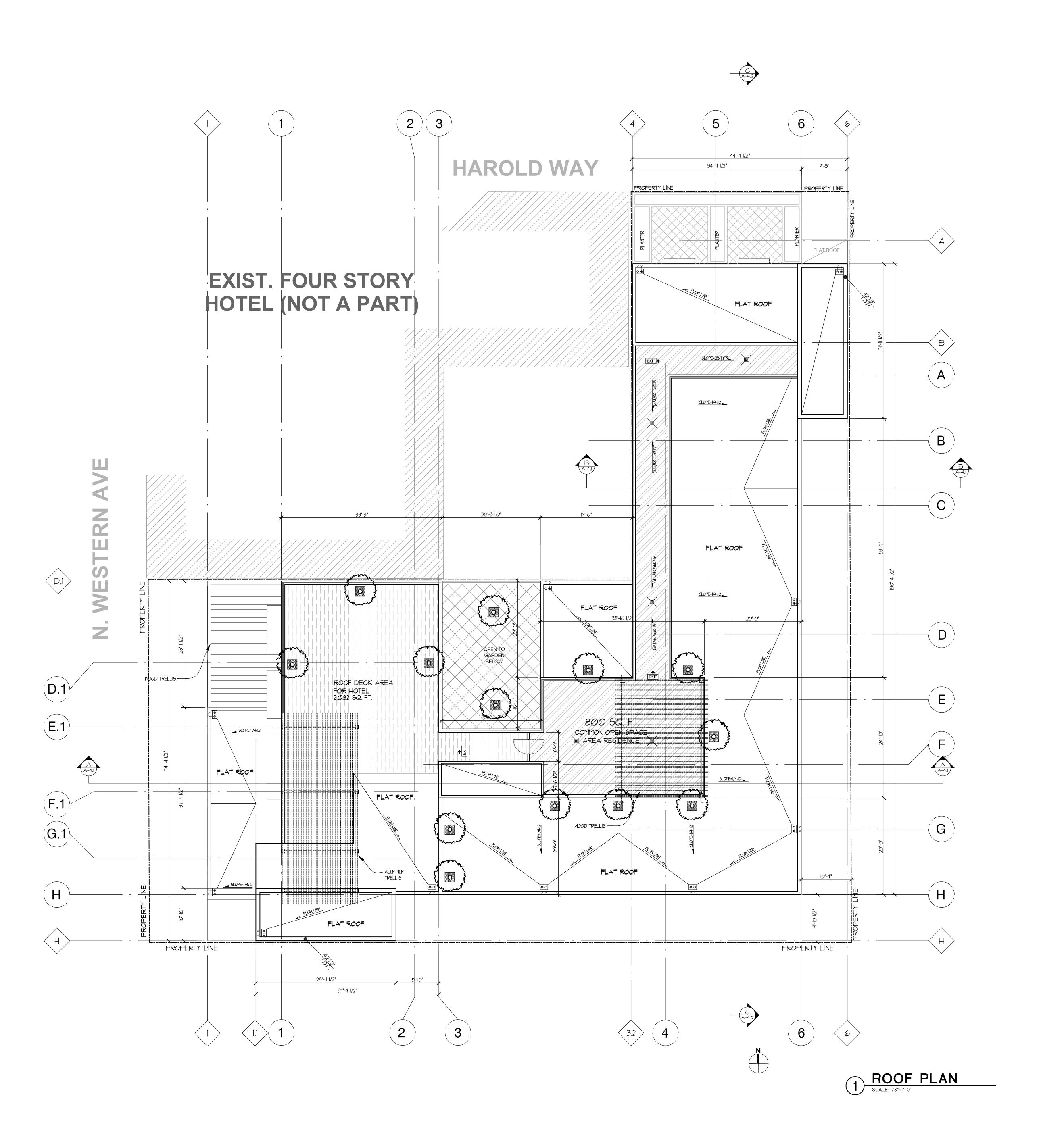
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PRINT DATE

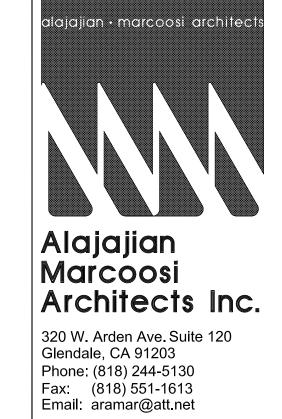
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PHIL PATEL

1536 N. WESTERN AVE.

Project Name: **SAPPHIRE**

Project Address: 1524-1530 N. WESTERN AVE

Scale:

ROOF PLAN

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

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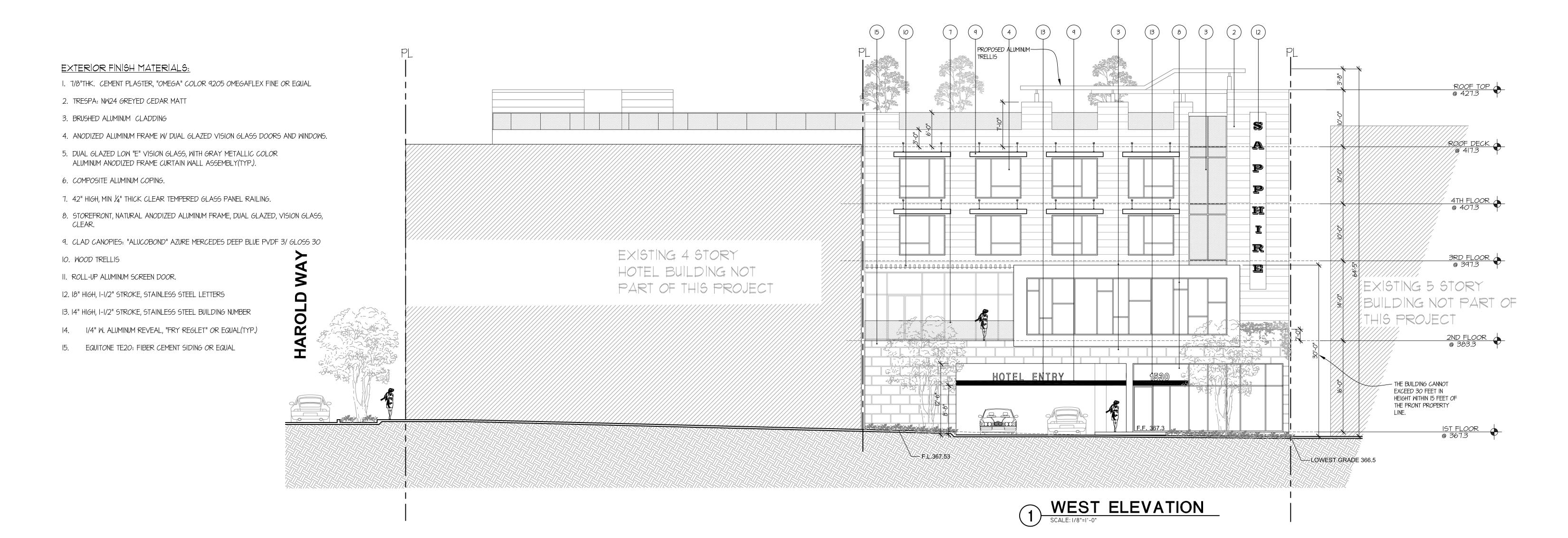
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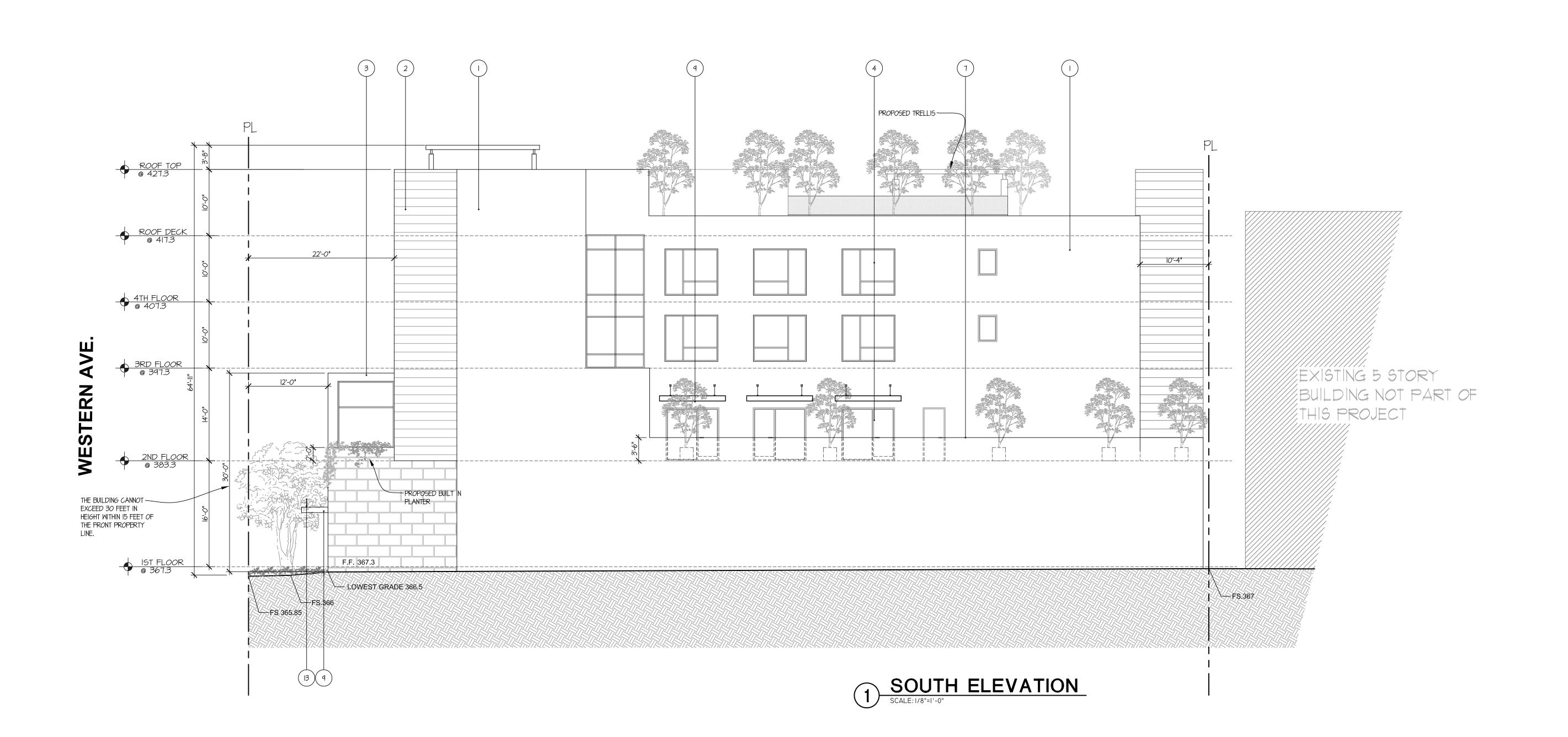
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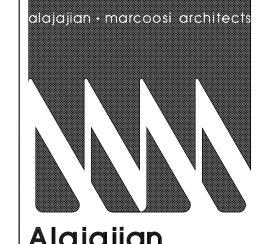
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PHIL PATEL

1536 N. WESTERN AVE.

SAPPHIRE

Project Address: 1524-1530 N. WESTERN AVE

ELEVATIONS

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

Scale:

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 REVISION

• REVISION

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PRINT DATE

SHEET NO

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A-3.1

EXTERIOR FINISH MATERIALS:

I. 7/8"THK. CEMENT PLASTER, "OMEGA" COLOR 9205 OMEGAFLEX FINE OR EQUAL

- 2. TRESPA: NW24 GREYED CEDAR MATT
- 3. BRUSHED ALUMINUM CLADDING
- 4. ANODIZED ALUMINUM FRAME W/ DUAL GLAZED VISION GLASS DOORS AND WINDOWS.
- 5. DUAL GLAZED LOW "E" VISION GLASS, WITH GRAY METALLIC COLOR ALUMINUM ANODIZED FRAME CURTAIN WALL ASSEMBLY(TYP.).
- 6. COMPOSITE ALUMINUM COPING.
- 7. 42" HIGH, MIN ½" THICK CLEAR TEMPERED GLASS PANEL RAILING.
- 8. STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS, CLEAR.
- 9. CLAD CANOPIES: "ALUCOBOND" AZURE MERCEDES DEEP BLUE PVDF 3/ GLOSS 30
- IO. WOOD TRELLIS
- II. ROLL-UP ALUMINUM SCREEN DOOR.
- 12. 18" HIGH, I-1/2" STROKE, STAINLESS STEEL LETTERS
- 13. 14" HIGH, I-1/2" STROKE, STAINLESS STEEL BUILDING NUMBER
- 14. 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
- 15. EQUITONE TE20: FIBER CEMENT SIDING OR EQUAL



WEST ELEVATION

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



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PHIL PATEL

1536 N. WESTERN AVE.

SAPPHIRE

Project Address: 1524-1530 N. WESTERN AVE

Scale:

ELEVATIONS

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

APPROVED
 APPROVED

• REVISION

• REVISION

REVISION

 DRAWN BY

PRINT DATE

SHEET NO

EXTERIOR FINISH MATERIALS:

1. 1/8"THK. CEMENT PLASTER, "OMEGA" COLOR 9205 OMEGAFLEX FINE OR EQUAL

2. TRESPA: NW24 GREYED CEDAR MATT

3. BRUSHED ALUMINUM CLADDING

4. ANODIZED ALUMINUM FRAME W/ DUAL GLAZED VISION GLASS DOORS AND WINDOWS.

5. DUAL GLAZED LOW "E" VISION GLASS, WITH GRAY METALLIC COLOR ALUMINUM ANODIZED FRAME CURTAIN WALL ASSEMBLY(TYP.).

6. COMPOSITE ALUMINUM COPING.

7. 42" HIGH, MIN ¼" THICK CLEAR TEMPERED GLASS PANEL RAILING.

8. STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS, CLEAR.

9. CLAD CANOPIES: "ALUCOBOND" AZURE MERCEDES DEEP BLUE PVDF 3/ GLOSS 30

IO. WOOD TRELLIS

II. ROLL-UP ALUMINUM SCREEN DOOR.

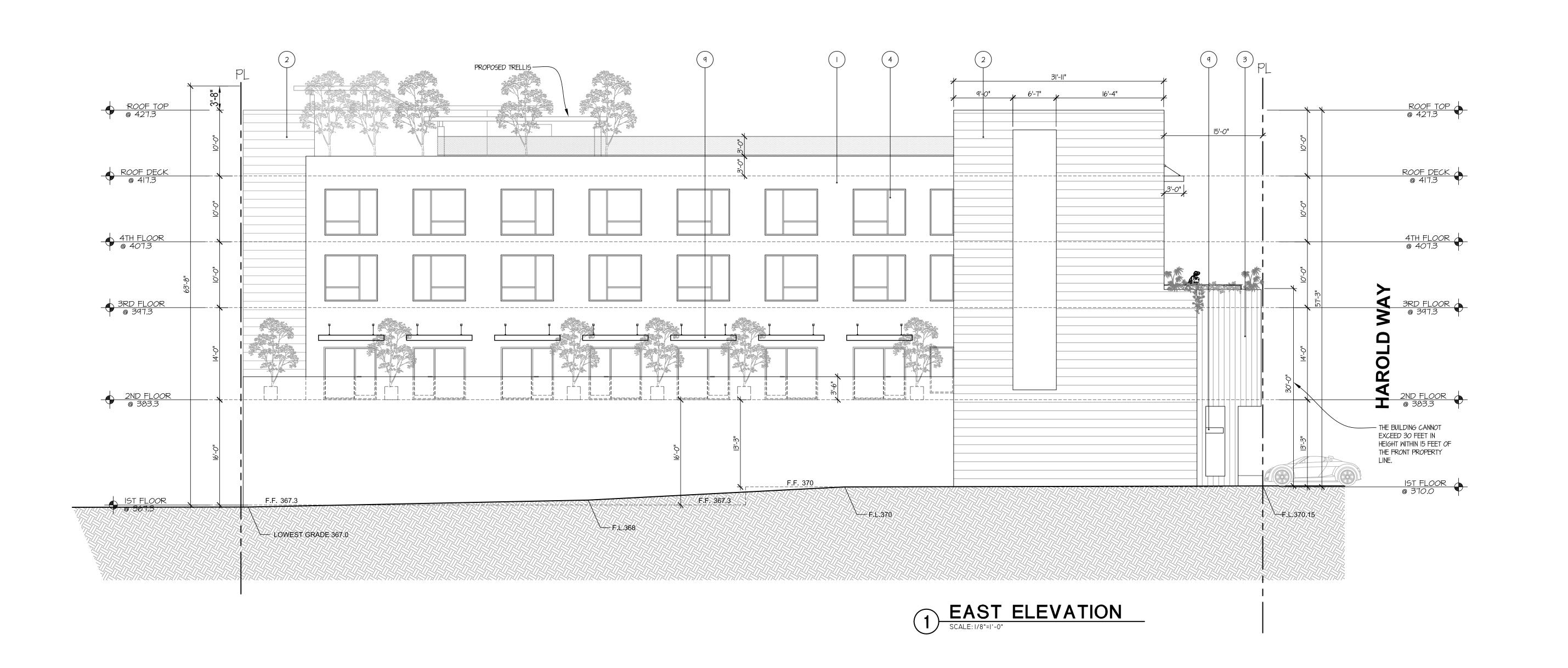
12. 18" HIGH, I-1/2" STROKE, STAINLESS STEEL LETTERS

13. 14" HIGH, 1-1/2" STROKE, STAINLESS STEEL BUILDING NUMBER

14. 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)

15. EQUITONE TE20: FIBER CEMENT SIDING OR EQUAL





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

PHIL PATEL

1536 N. WESTERN AVE.

Project Name: **SAPPHIRE**

Project Address: 1524-1530 N. WESTERN AVE

Scale:

ELEVATIONS

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

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• REVISION

REVISION

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• PRINT DATE

• SHEET NO

A-3.2

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EXTERIOR FINISH MATERIALS:

- I. 7/8"THK. CEMENT PLASTER, "OMEGA" COLOR 9205 OMEGAFLEX FINE OR EQUAL
- 2. TRESPA: NW24 GREYED CEDAR MATT
- 3. BRUSHED ALUMINUM CLADDING
- 4. ANODIZED ALUMINUM FRAME W/ DUAL GLAZED VISION GLASS DOORS AND WINDOWS.
- 5. DUAL GLAZED LOW "E" VISION GLASS, WITH GRAY METALLIC COLOR
- ALUMINUM ANODIZED FRAME CURTAIN WALL ASSEMBLY(TYP.).

 6. COMPOSITE ALUMINUM COPING.
- 7. 42" HIGH, MIN ¼" THICK CLEAR TEMPERED GLASS PANEL RAILING.
- 8. STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS, CLEAR.
- 9. CLAD CANOPIES: "ALUCOBOND" AZURE MERCEDES DEEP BLUE PVDF 3/ GLOSS 30
- IO. WOOD TRELLIS
- II. ROLL-UP ALUMINUM SCREEN DOOR.
- 12. 18" HIGH, I-1/2" STROKE, STAINLESS STEEL LETTERS
- 13. 14" HIGH, I-1/2" STROKE, STAINLESS STEEL BUILDING NUMBER
- 14. 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
- 15. EQUITONE TE20: FIBER CEMENT SIDING OR EQUAL
- 16. BRUSHED ALUMINUM PANEL



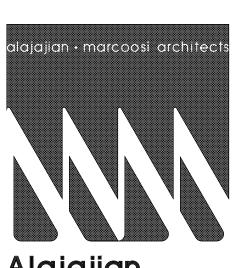
NORTH ELEVATION

SCALE: 1/8"=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 Email: aramar@att.net

PHIL PATEL

1536 N. WESTERN AVE.

Project Name: **SAPPHIRE**

Project Address:
1524-1530 N. WESTERN AVE

Scale:

ELEVATIONS

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

APPROVEDAPPROVED

REVISION
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• REVISION

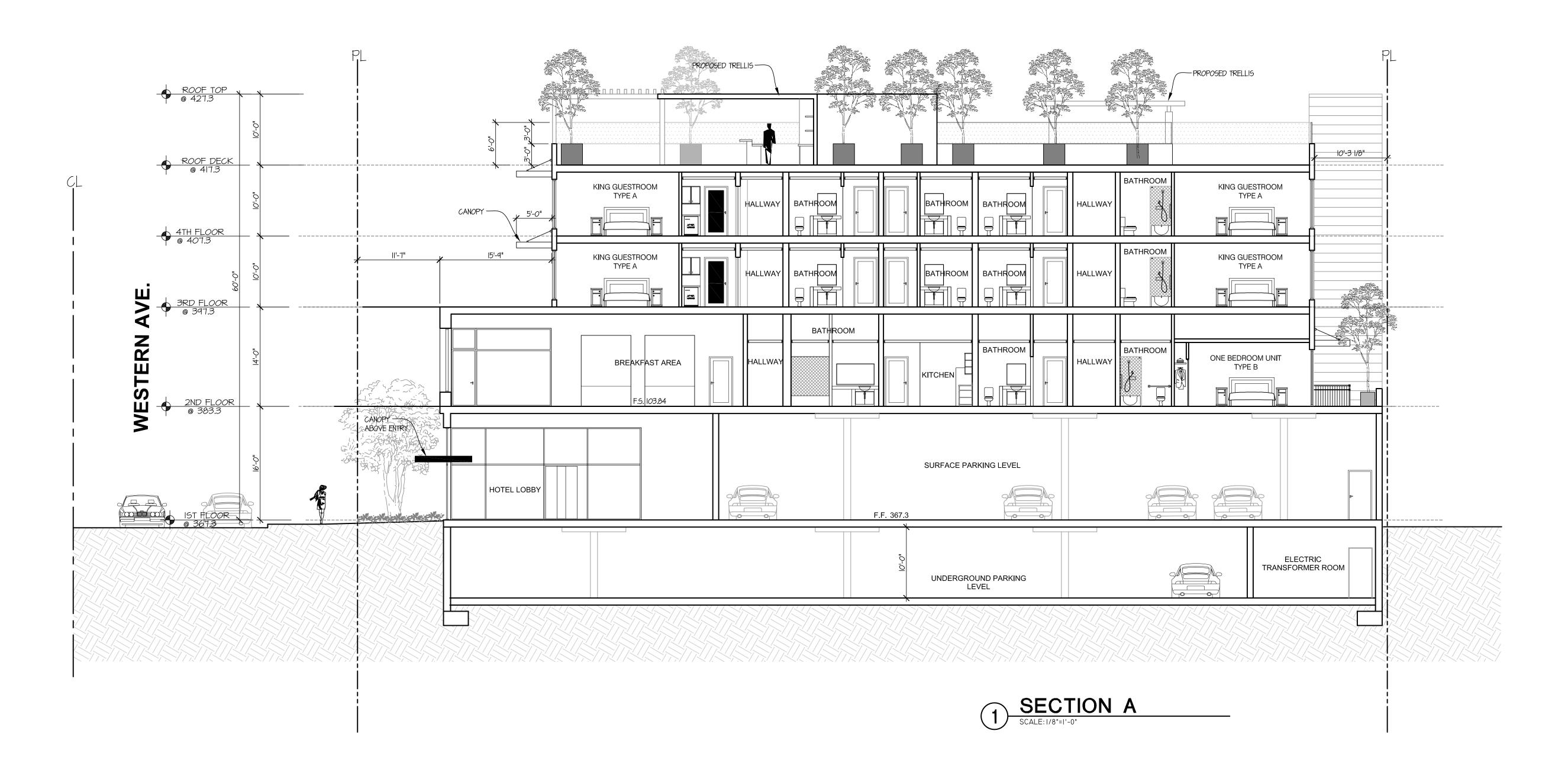
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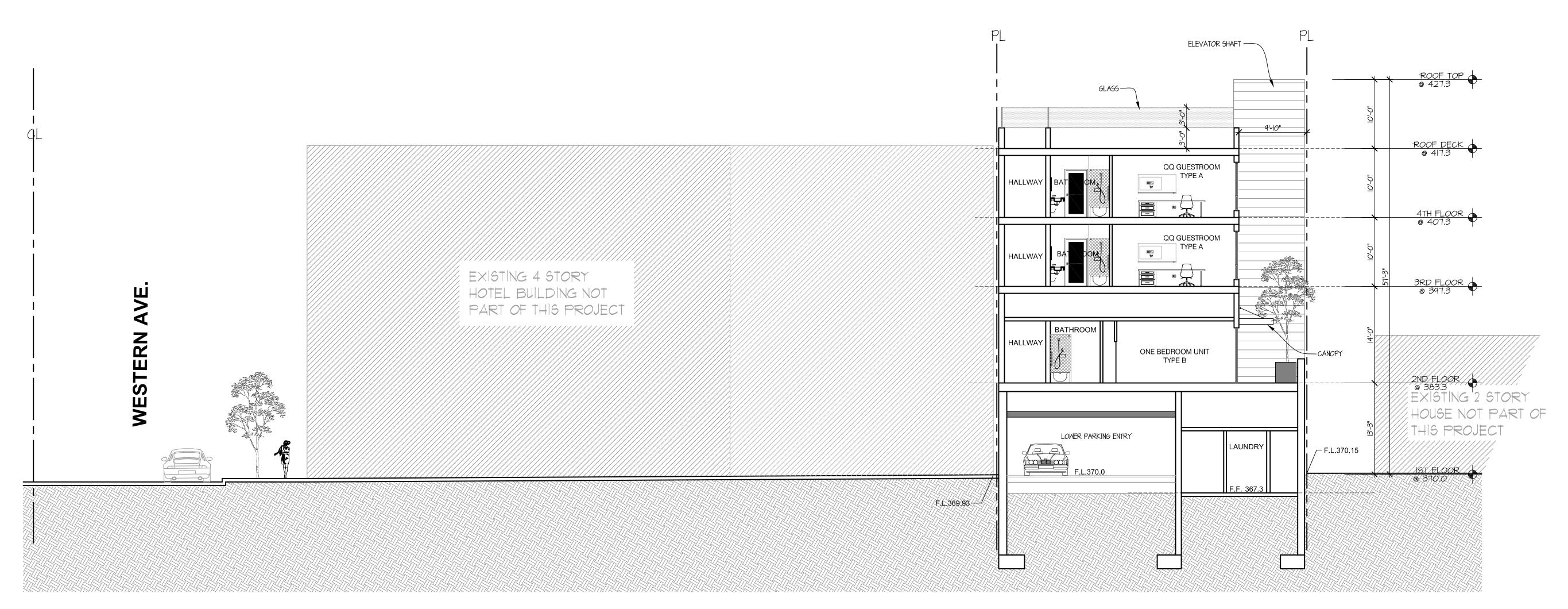
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A-3.2a



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SECTION B

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

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PHIL PATEL

1536 N. WESTERN AVE.

Project Name: **SAPPHIRE**

Project Address: 1524-1530 N. WESTERN AVE

Scale:

SECTIONS A AND B

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

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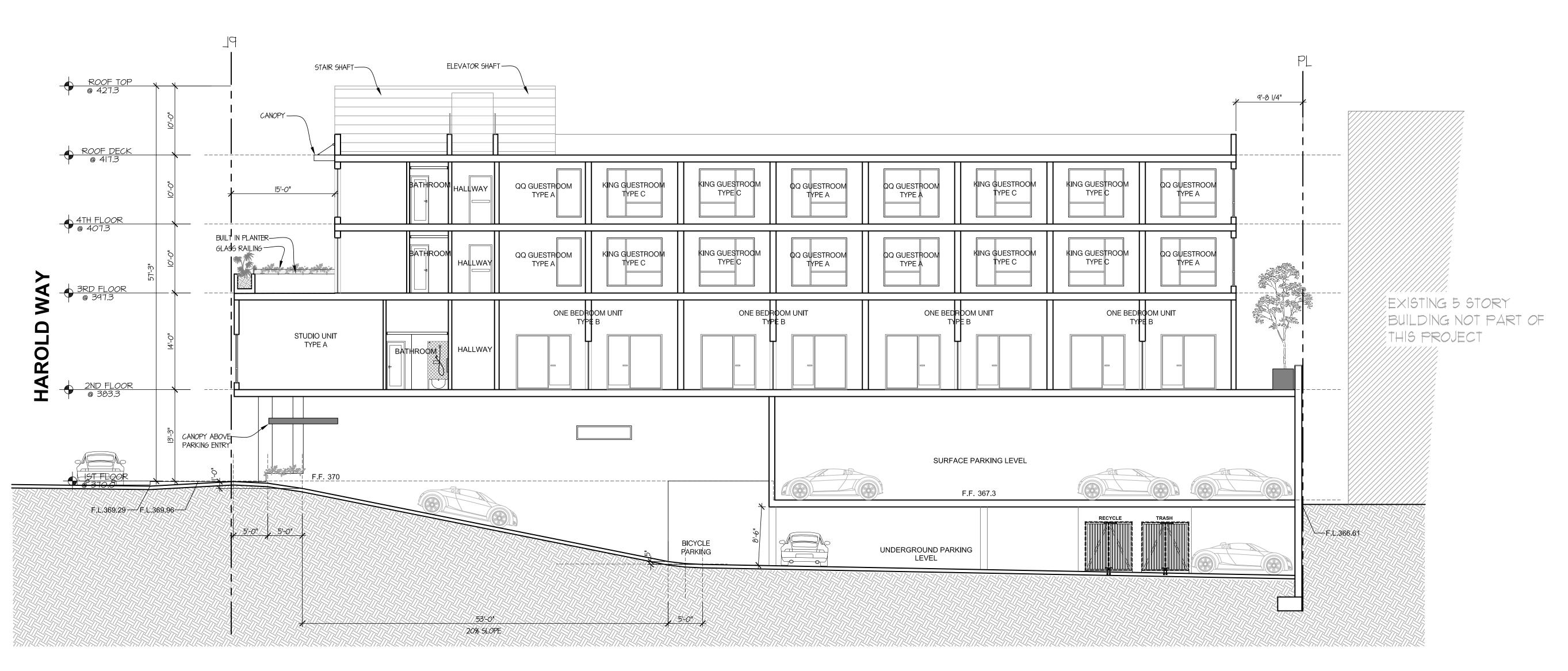
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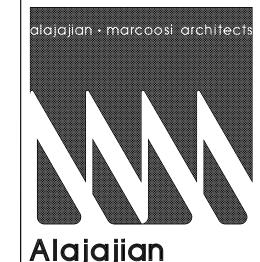


SECTION C

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

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PHIL PATEL

1536 N. WESTERN AVE.

Project Name: **SAPPHIRE**

Project Address:
1524-1530 N. WESTERN AVE

Scale:

SECTION "C"

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

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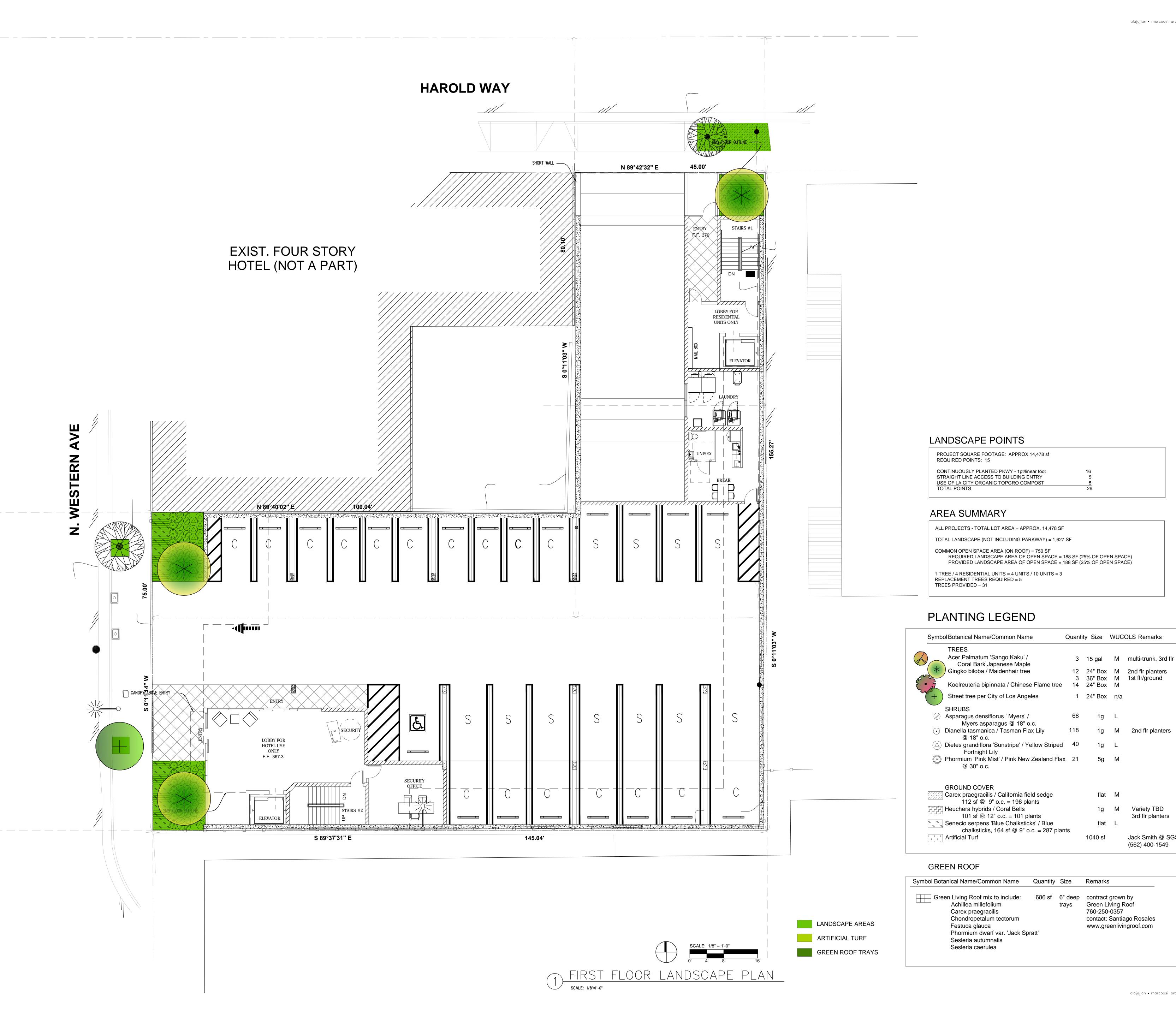
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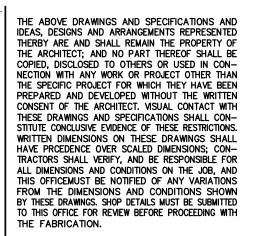
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1536 N. WESTERN AVE.

524-1530 N. WESTERN AVE



COURTLAND STUDIO, LLC 505 E Colorado Blvd. Mezz C Pasadena CA 91101 P: 818-788-9382 F: 818-788-3217 Licensed Landscape Architect #3620 Renewal Date 2/28/19

PLAN

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

APPROVED

Variety TBD

3rd flr planters

(562) 400-1549

Jack Smith @ SGS Turf

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APPROVED

REVISION 02-28-19 Add street tree

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536 N. WESTERN AVE.

1524-1530 N. WESTERN AVE



2nd FLOOR LANDSCAPE PLAN

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

CHALKSTICKS' / BLUE CHALKSTICKS

TREES

PROPERTY LINE

ONE BEDROOM UNIT

ONE BEDROOM UNIT

ONE BEDROOM UNIT

ONE BEDROOM UNIT

SECOND FLOOR LANDSCAPE PLAN

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

LANDSCAPE AREAS

GREEN ROOF TRAYS

ARTIFICIAL TURF

HAROLD WAY

21'-0"

ONE BEDROOM UNIT

STUDIO UNIT TYPE B

EXIST. FOUR STORY

HOTEL (NOT A PART)

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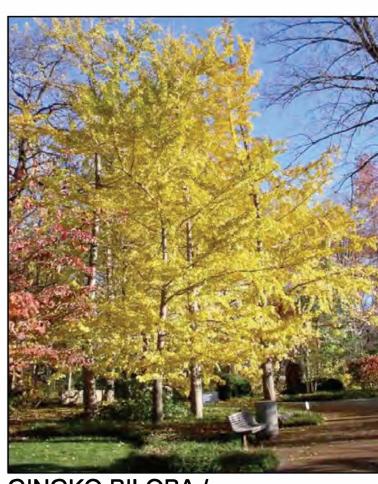
HOTEL LOBBY

BREAKFAST/KITCHEN



ACER PALMATUM 'SANGO KAKU' / CORAL BARK JAPANESE MAPLE

SHRUBS



GINGKO BILOBA/ MAIDENHAIR TREE



KOELREUTERIA BIPINNATA / CHINESE FLAME TREE



ASPARAGUS DENSIFLORUS' MYERS' / MYERS ASPARAGUS



FLAX LILY



'SUNSTRIPE' / YELLOW STRIPED FORTNIGHT LILY



PHORMIUM 'PINK MIST' / PINK NEW ZEALAND FLAX

GROUNDCOVERS



CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE



HEUCHERA HYBRID / CORAL BELLS (VAR. TBD)



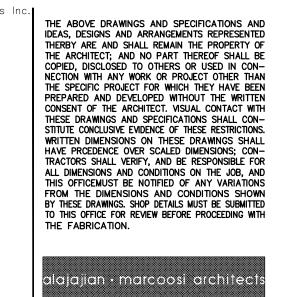
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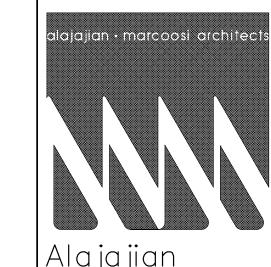
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PHIL PATEL

1536 N. WESTERN AVE.

Project Name: SAPPHIRE

Project Address: 1524—1530 N. WESTERN AVE



ROOF LANDSCAPE PLAN

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

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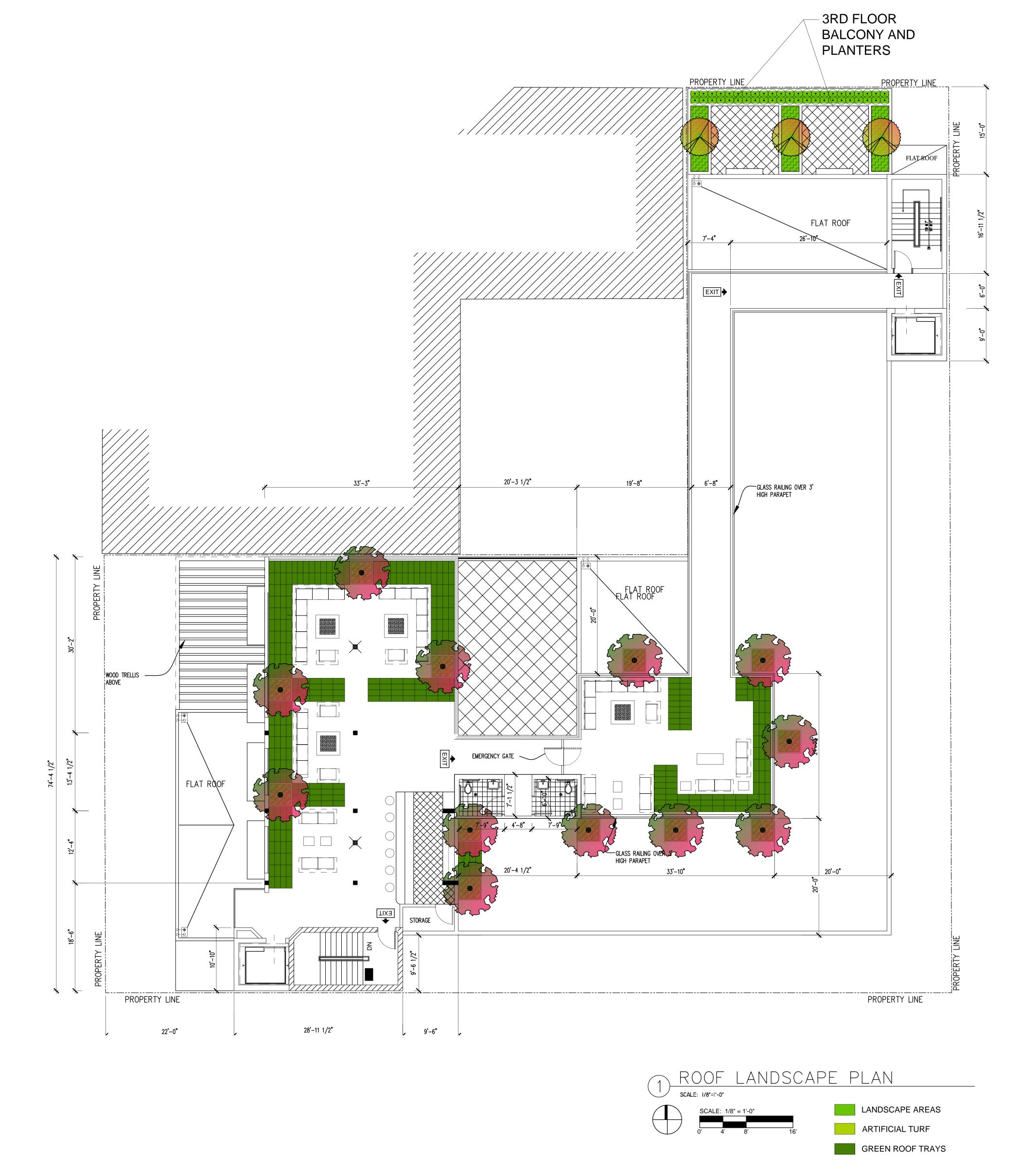
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