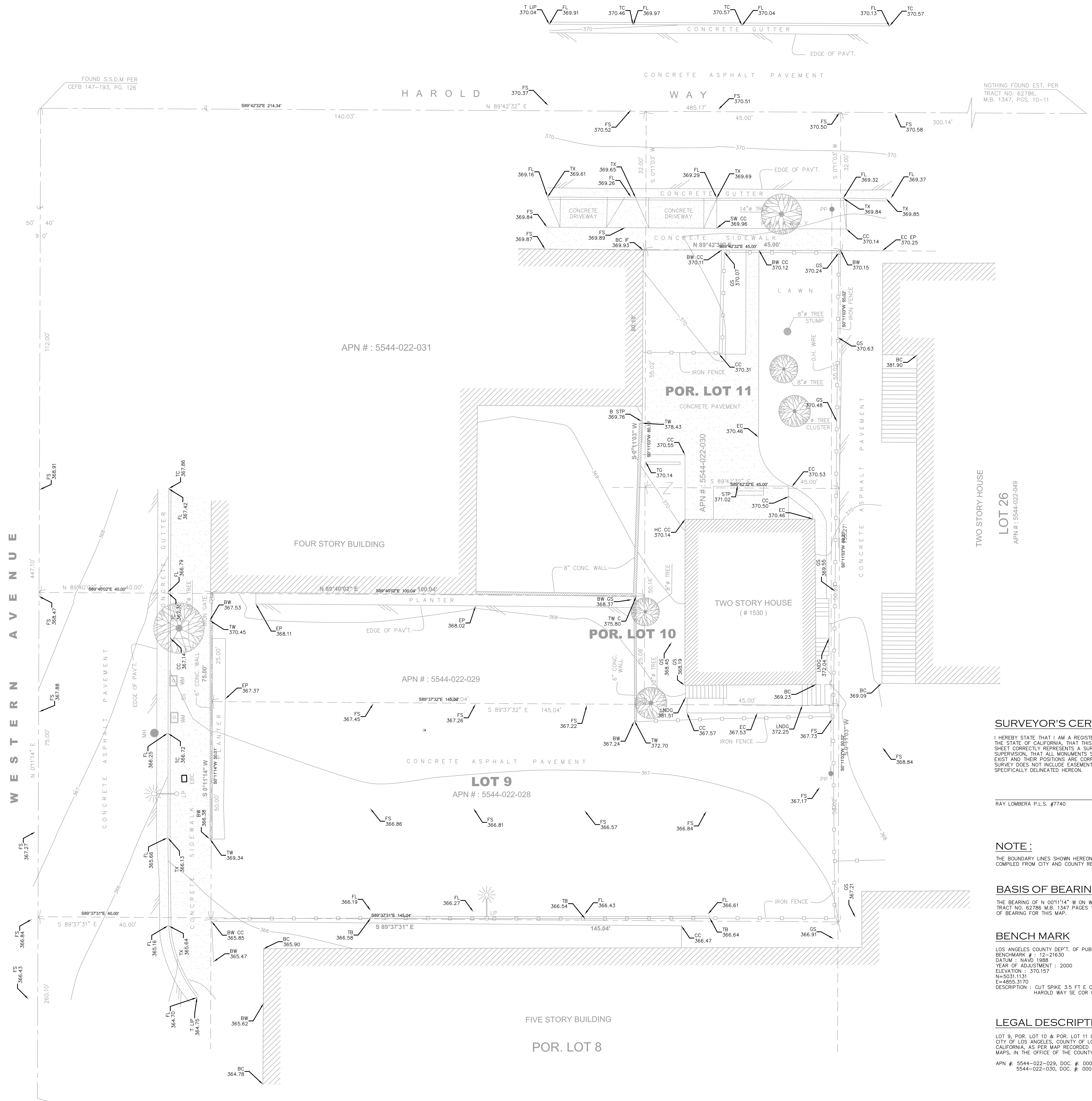
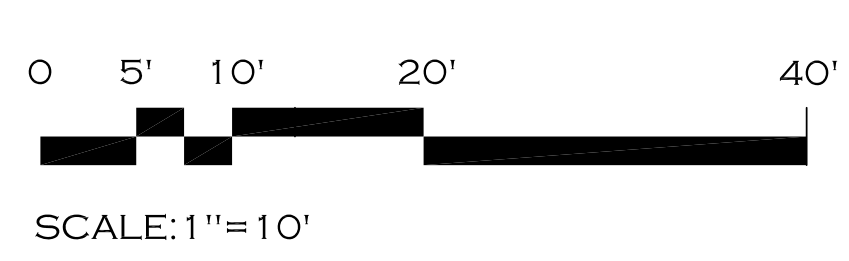




**LEGEND**

- CENTER LINE
- - - - PROPERTY LINE
- x - x - CHAIN LINK FENCE
- / - / - WOOD FENCE
- - - - LOT LINE
- G - G - GAS LINE
- S - S - SEWER LINE
- W - W - WATER LINE
- T - T - OVER HEAD TELEPHONE CABLE
- ▨ WOOD WALL
- ▨ CONC. WALL
- ▨ EDGE OF PAVT
- A.C. ASPHALT CONCRETE
- ACU AIR CONDITIONING UNIT
- C.C.C. CONCRETE CEMENT/CONC. CORNER
- BC BUILDING CORNER
- BW BACK OF WALK/BOTTOM WALL
- CB CATCH BASIN
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- CV CONTROL VALVE
- CW COLDWATER LINE
- DI DRAINAGE INLET
- DO DRAINAGE OUTLET
- DR DOOR
- DRWY DRIVEWAY
- DS DOWNSPOUT
- EB ELECTRIC BOX
- EP EDGE OF PAVEMENT
- ET ELECTRIC TRANSFORMER
- EV ELECTRIC VAULT
- FD FLOOR DRAIN
- FL FLOW LINE
- FH FIRE HYDRANT
- FNC FENCE
- FP FLAPIOLE / FIRE PLACE
- FS FINISH SURFACE
- FWV FIRE WATER VALVE
- GFF GARAGE FINISH FLOOR
- GM GAS METER
- GS GROUND SHOT
- GV GAS VALVE/GATE VALVE
- GWA GUY WIRE ANCHOR
- HFT HOUSE FINISH FLOOR
- ICB IRRIGATION BOX CONTROL
- LP LIGHT POLE
- MH MANHOLE
- MTL METAL
- PL PROPERTY LINE
- PP POWER POLE
- PB PULL BOX
- SSCO SANITARY SEWAGE CLEANOUT
- SS STREET SIGN/STOP SIGN
- SDCB STORM DRAIN CATCH BASIN
- SDMH STORM DRAIN MANHOLE
- SLB STREET LIGHT BOX
- TB TOP OF BERM
- TC TOP OF CURB
- TW TOP OF WALL
- TX TOP OF "X"
- UGA UNDERGROUND ACCESS
- WB WATER BIB
- WM WATER METER
- WV WATER VALVE
- (100.00) RECORD DISTANCE
- 100.00 (m) MEASURED DISTANCE
- 100.00 (c) CALCULATED DISTANCE
- (C & M) CALCULATED AND MEASURED
- POWER POLE
- GUY WIRE ANCHOR
- CATCH BASIN
- SMH (SANITARY SEWER MANHOLE) OR UTILITY MANHOLE
- TREE
- OAK TREE
- PINE TREE
- PALM TREE
- YUCCA TREE
- FIRE HYDRANT
- PP/ELECTROLIER
- VALVE (UTILITY)
- METER
- VERTICAL & HORIZONTAL CONTROL POINT

**TOPOGRAPHIC SURVEY MAP**



NOTHING FOUND EST. PER TRACT NO. 62786, M.B. 1347, PGS. 10-11

LOT 26  
APN #: 5544-022-049

**SURVEYOR'S CERTIFICATE**

I HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 1 SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

RAY LOMBERA P.L.S. #7740 DATE: \_\_\_\_\_

**NOTE:**

THE BOUNDARY LINES SHOWN HEREON ARE FOR REFERENCE ONLY, COMPILED FROM CITY AND COUNTY RECORDS.

**BASIS OF BEARING**

THE BEARING OF N 00°11'14" W ON WESTERN AVE. AS SHOWN IN TRACT NO. 62786 M.B. 1347 PAGES 10-11, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

**BENCH MARK**

LOS ANGELES COUNTY DEPT. OF PUBLIC WORKS  
BENCHMARK #: 12-21630  
DATUM: NAVD 1988  
YEAR OF ADJUSTMENT: 2000  
ELEVATION: 370.157  
N=5031.131  
E=4855.3170  
DESCRIPTION: CUT SPIKE 3.5 FT E. CURB WESTERN AVE. 13 FT N OF HAROLD WAY SE COR CB

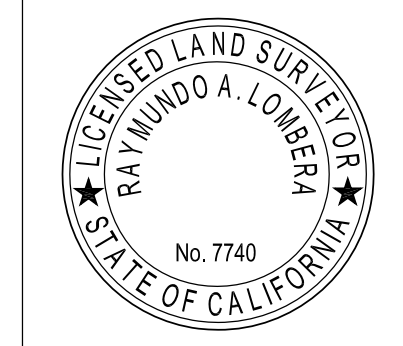
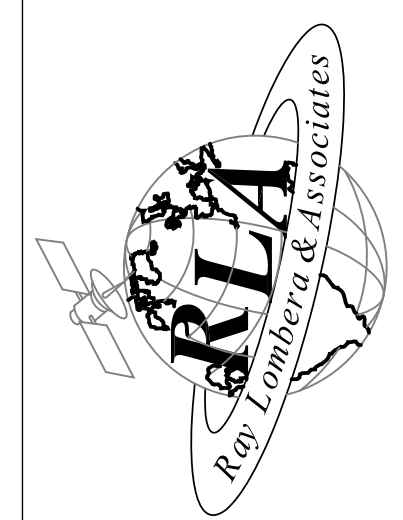
**LEGAL DESCRIPTION**

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 COUNTY.

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

**REVISIONS:**


**Ray Lombera & Associates, Inc.**  
Land Surveying Planning Land Development  
135 S. JACKSON ST., STE. 202, GLENDALE, CALIFORNIA 91205  
TEL. (323) 257-9771 FAX. (323) 257-9865 WWW.RAYLOMBERA.COM

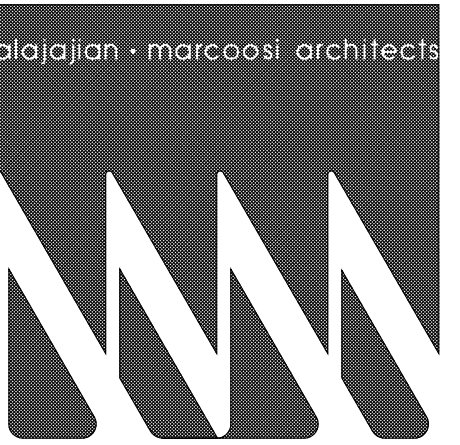


**JOB ADDRESS:**  
1530 N. WESTERN AVE. LOS ANGELES, CA 90027

**REQUESTED BY:**  
PHIL PATEL

**CHECKED BY:**  
R.L.  
**DRAWN BY:**  
R.D.P.  
**DATE:**  
APRIL 3, 2017  
**SCALE:**  
1"=10'-0"  
**SHEET NO.**  
C-1  
SHEET 1 OF 1

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGN AND ARRANGEMENTS REPRESENTED THEREIN 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 CHANGES OR REVISIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE WILL 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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320 W. Arden Ave, Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
Email: aramar@att.net

Owner:  
**PHIL PATEL**

**1630 N. WESTERN AVE.**  
Project Name:  
**SAPPHIRE**

Project Address:  
**1524-1530 N. WESTERN AVE**

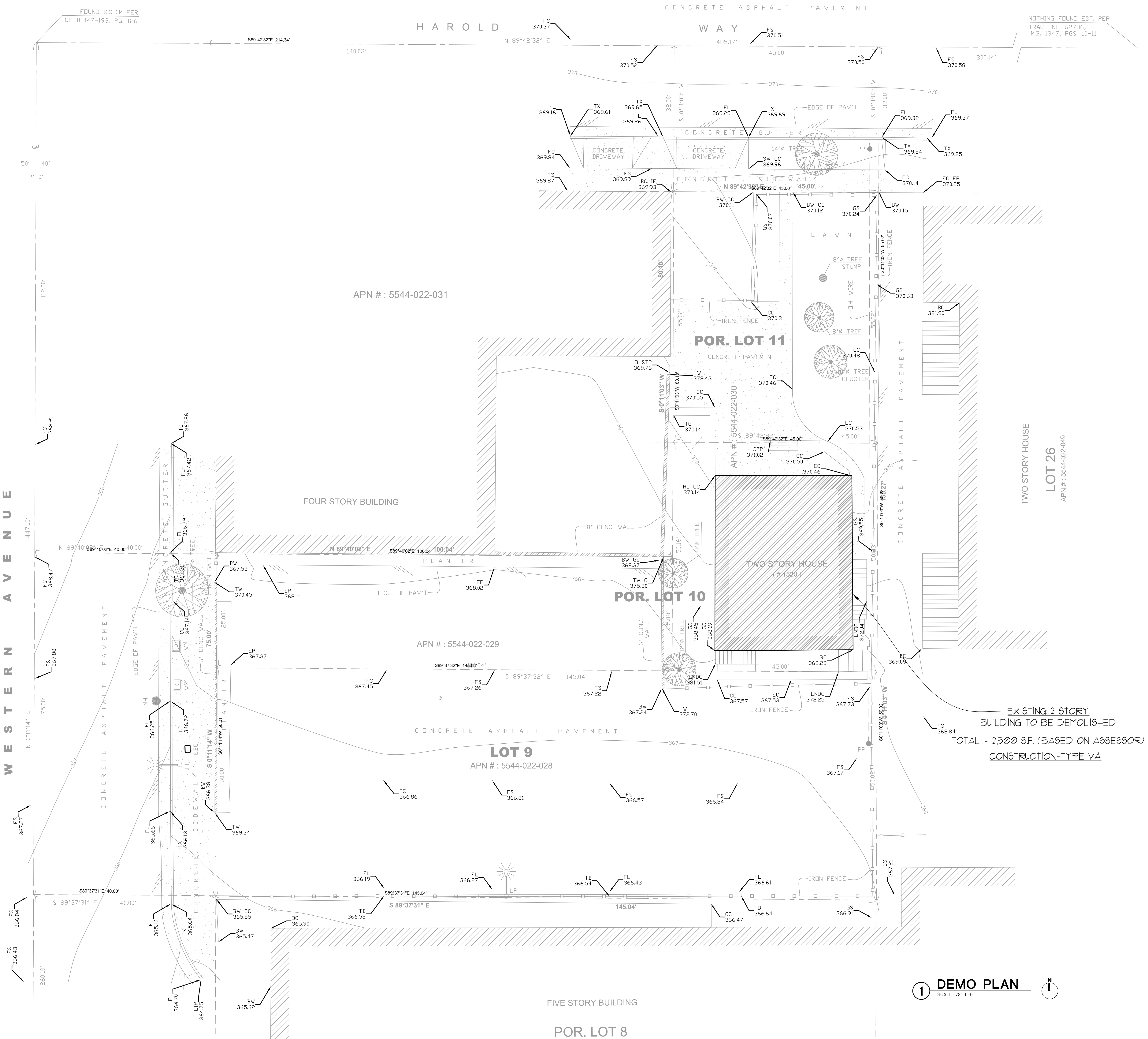
Scale:

**DEMO PLAN**

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

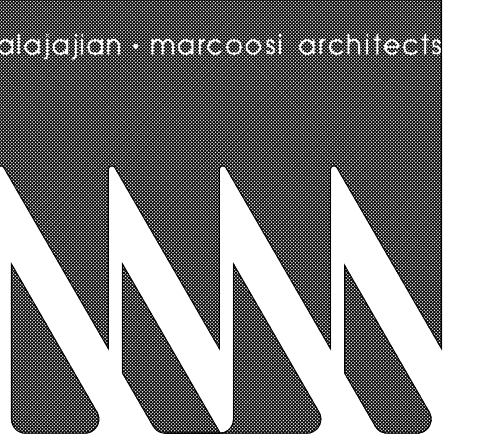
- APPROVED
- APPROVED
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 6-28-19
- SHEET NO

**A-0.2**



**1 DEMO PLAN**  
SCALE: 1/8"=1'-0"

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 IDEAS, DESIGN 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 CON-  
 NECTION WITH ANY WORK OR PROJECT OTHER THAN  
 THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN  
 PREPARED AND DELIVERED. WITHOUT THE WRITTEN  
 CONSENT OF THE ARCHITECT, VISUAL CONTACT WITH  
 THESE DRAWINGS AND SPECIFICATIONS SHALL CON-  
 STITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.  
 WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL  
 HAVE PRECEDENCE OVER SCALED DIMENSIONS. CON-  
 TRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR  
 ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND  
 THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS  
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 BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED  
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 Fax: (818) 551-1813  
 Email: aramar@at.net

Owner:  
**PHIL PATEL**

1536 N. WESTERN AVE.  
 Project Name:  
**SAPPHIRE**

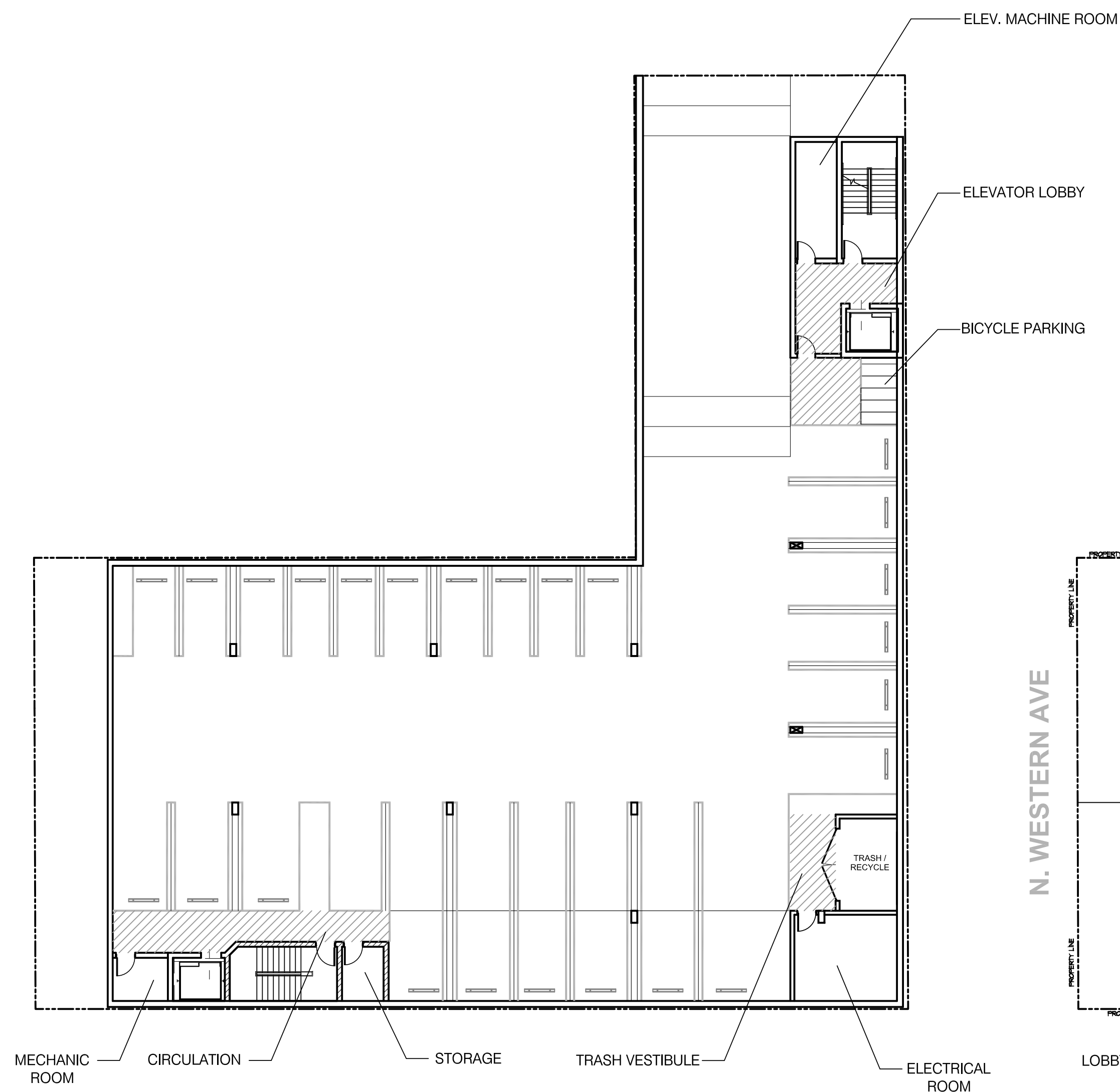
Project Address:  
**1524-1530 N. WESTERN AVE**

Scale:

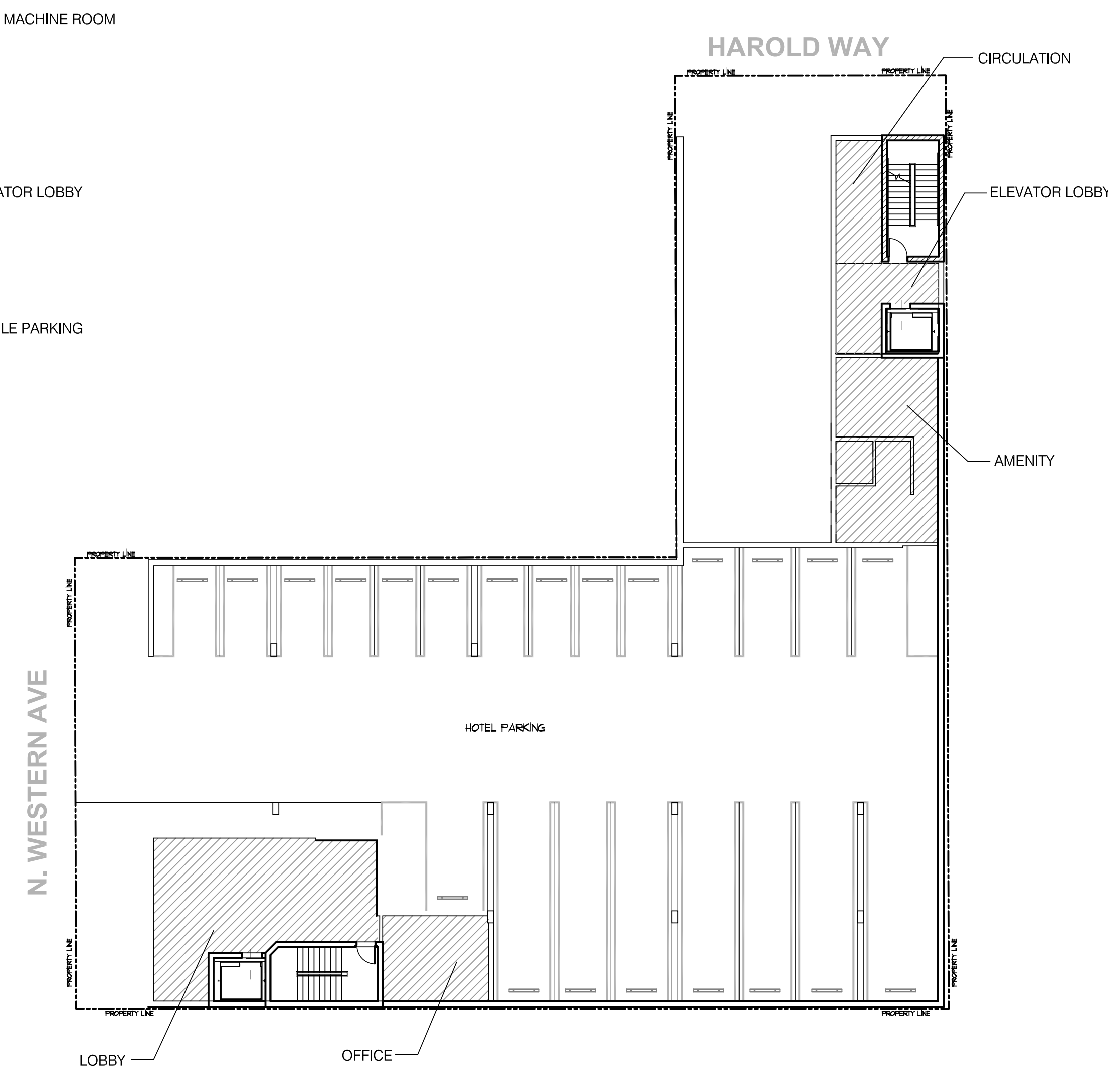
**FAR  
 DIAGRAM**

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

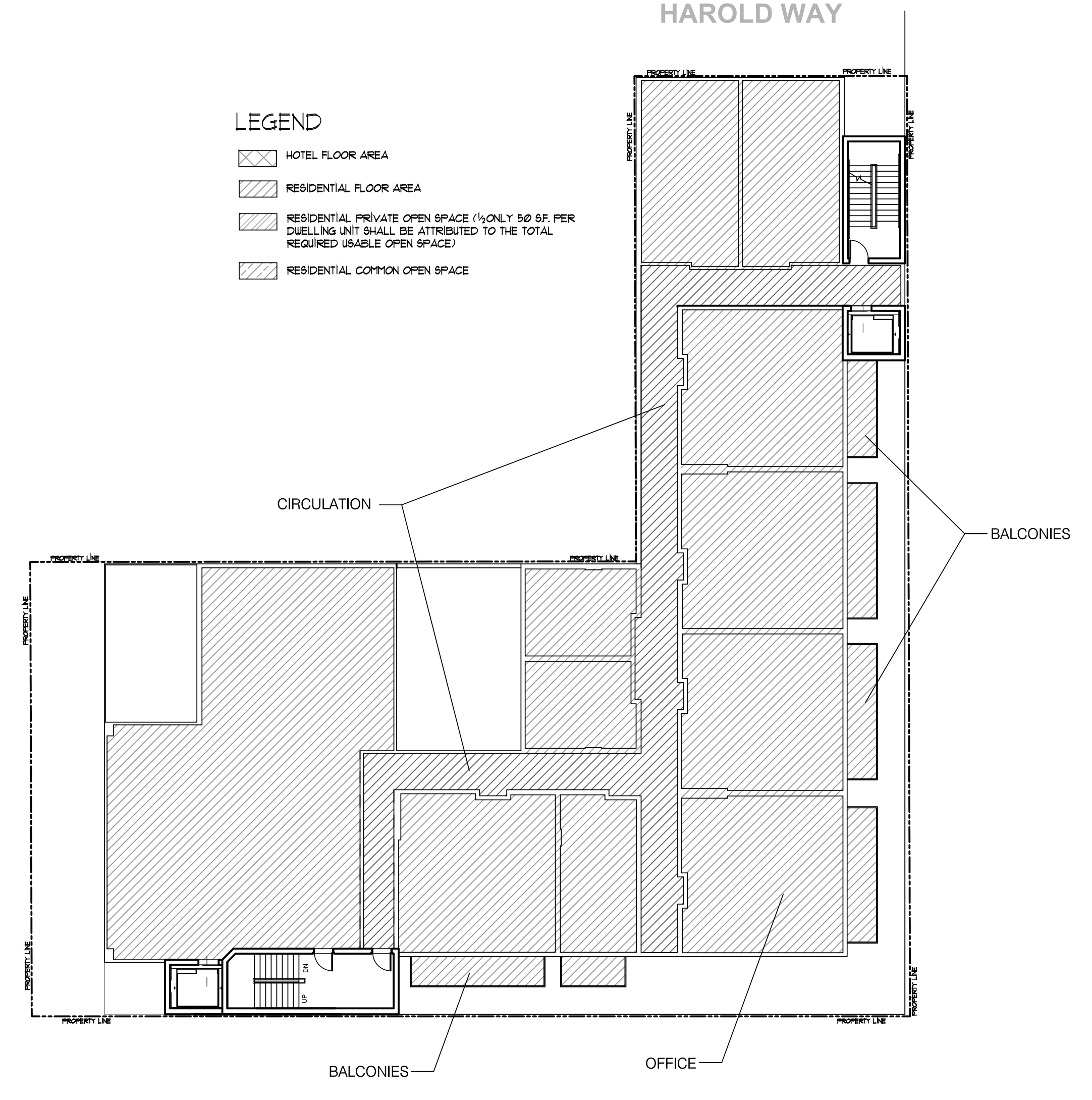
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- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- SHEET NO



**1 GARAGE PLAN**  
 SCALE: N/A



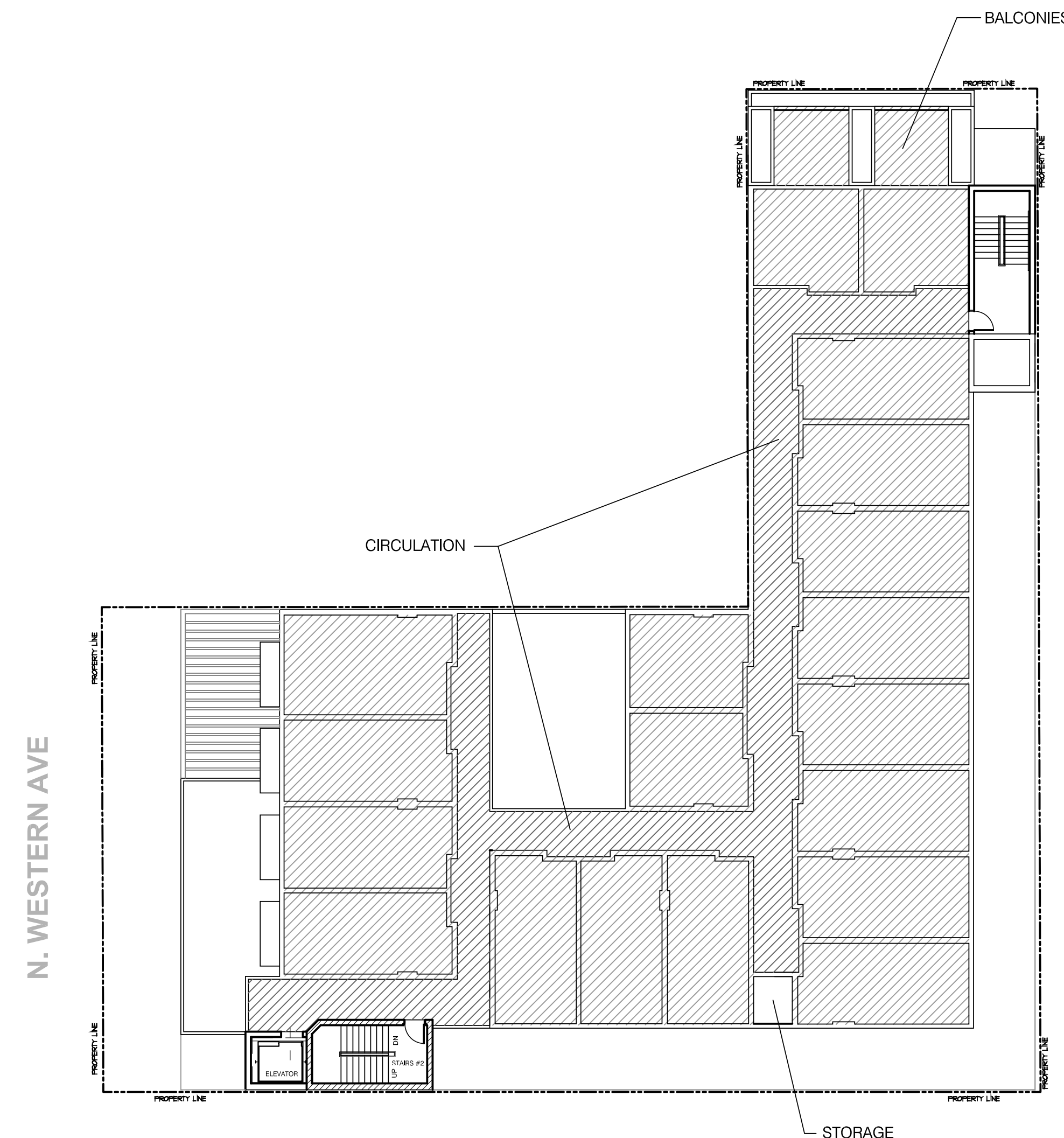
**2 1ST FLOOR**  
 SCALE: N/A



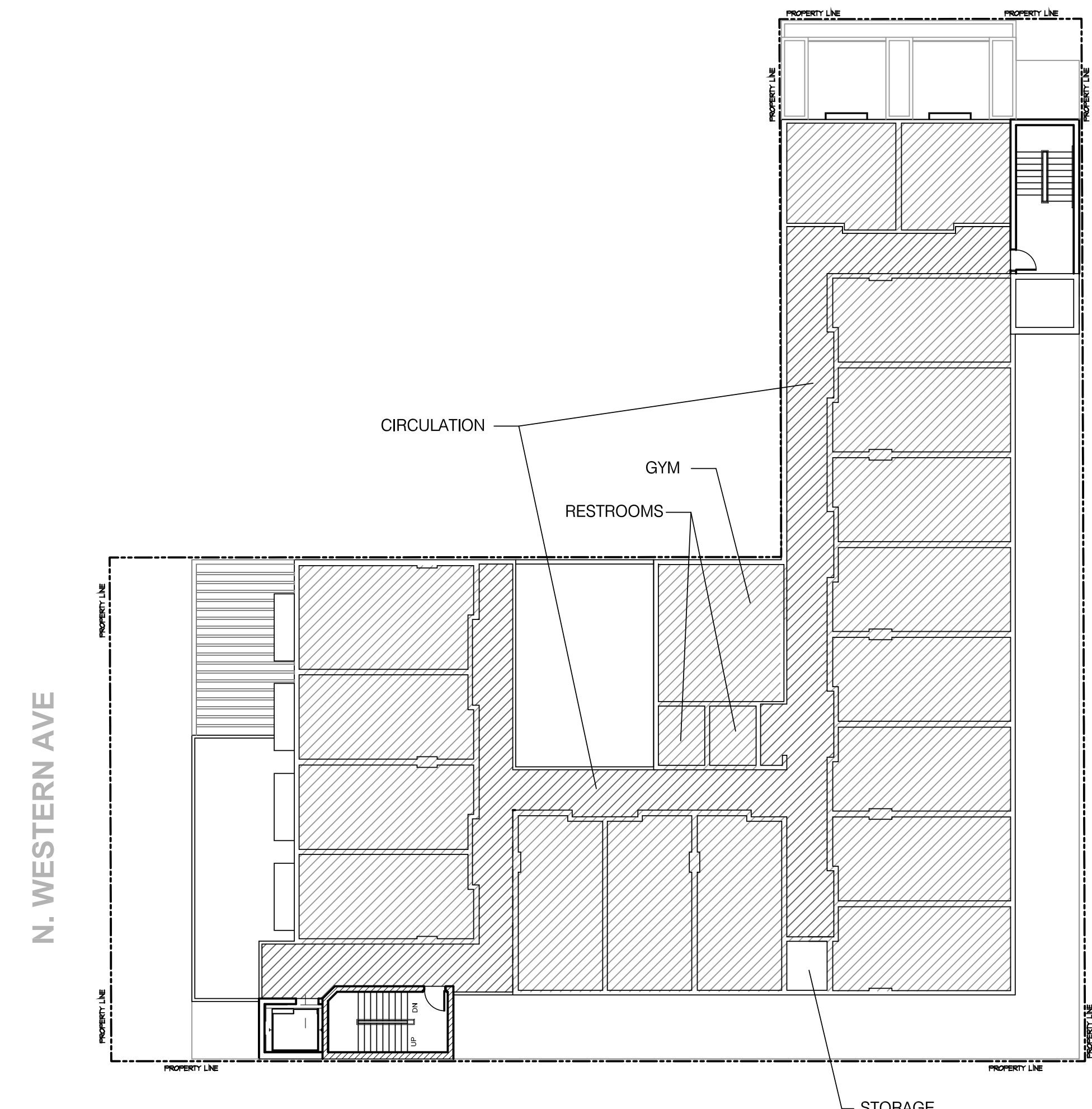
**3 2ND FLOOR (RESIDENTIAL)**  
 SCALE: N/A

NOTE:  
 1. 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 CHL. ARTICLE 2 SEC.12.03  
 DEFINITIONS)

TOTAL PROJECT FAR	
AMENITY	519 SF
CIRCULATION	416 SF
CORRIDOR	3,641 SF
LOBBY	3,140 SF
RESIDENTIAL UNITS	5,143 SF
BALCONIES	868 SF
HOTEL ROOMS	11,888 SF
OFFICE	256 SF
GYM	375 SF
RESTROOMS	145 SF
TOTAL FLOOR AREA	27,098 SF

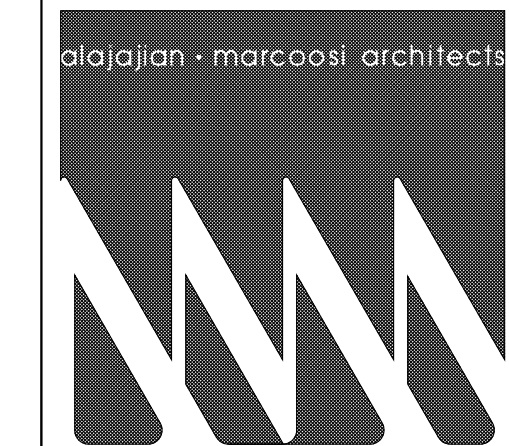


**4 3RD FLOOR (HOTEL)**  
 SCALE: N/A



**5 4TH FLOOR (HOTEL)**  
 SCALE: N/A

THE ABOVE DRAWINGS AND SPECIFICATIONS AND SCALE SECTIONS AND ARRANGMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, REPRODUCED 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 SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE SHALL 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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Phone: (818) 244-5130  
Fax: (818) 551-1613  
Email: aram@att.net

Owner:  
**PHIL PATEL**

1536 N. WESTERN AVE.

Project Name:  
**SAPPHIRE**

Project Address:  
**1524-1530 N. WESTERN AVE**

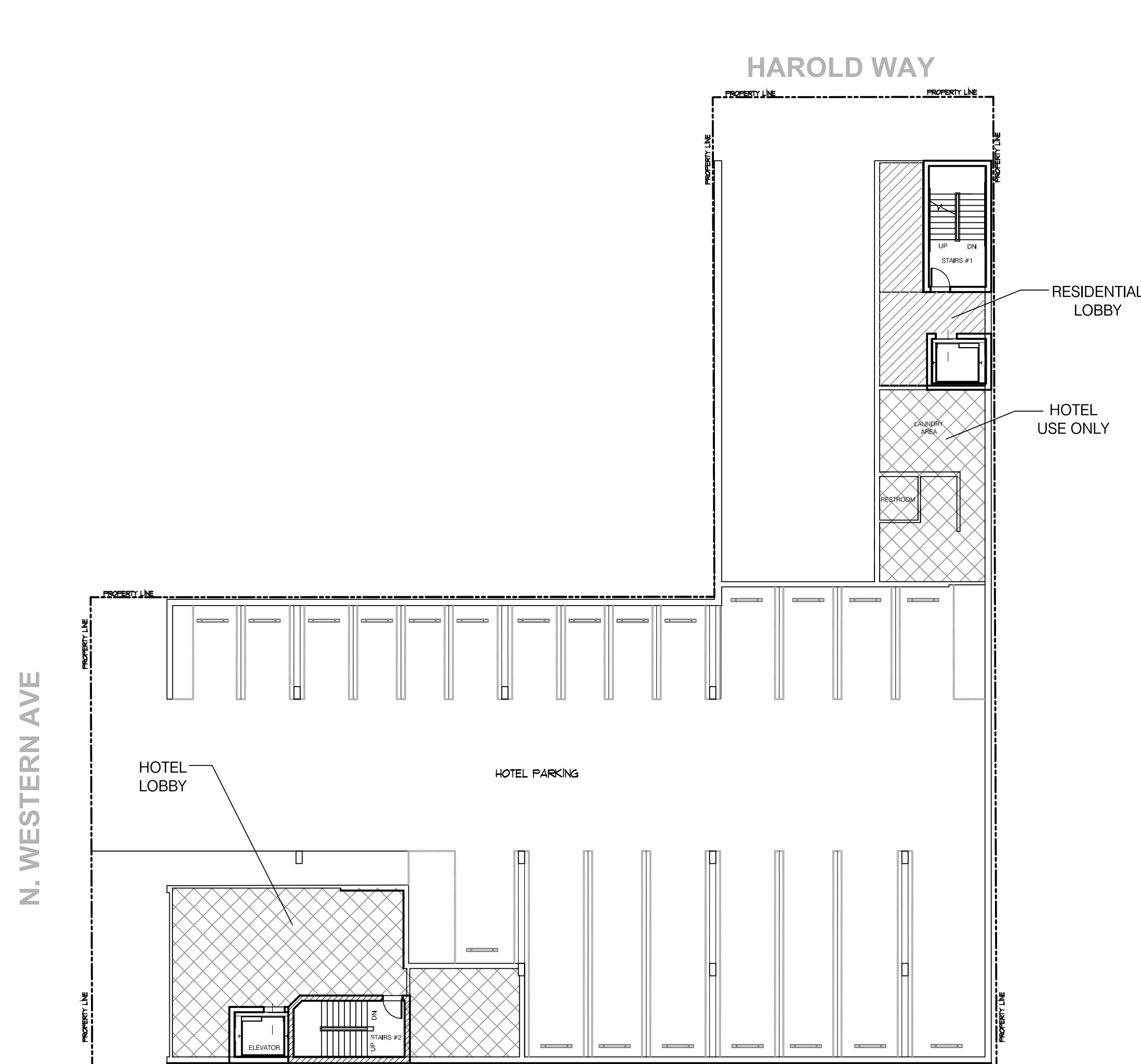
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**OPEN SPACE DIAGRAM**

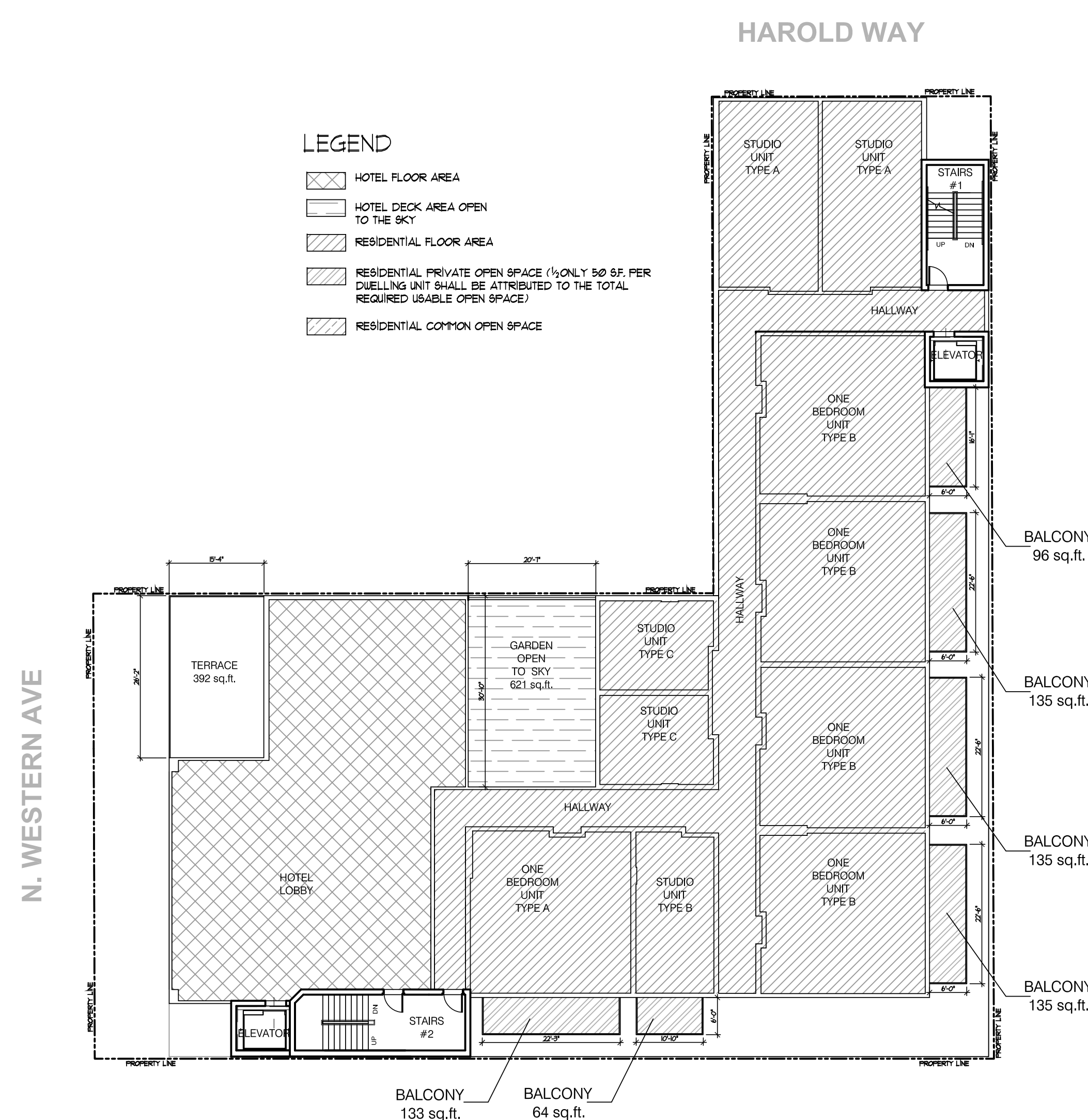
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- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- SHEET NO

**A-0.4**



**1 1ST FLOOR**  
SCALE: N/A



**2 2ND FLOOR (RESIDENTIAL)**  
SCALE: N/A



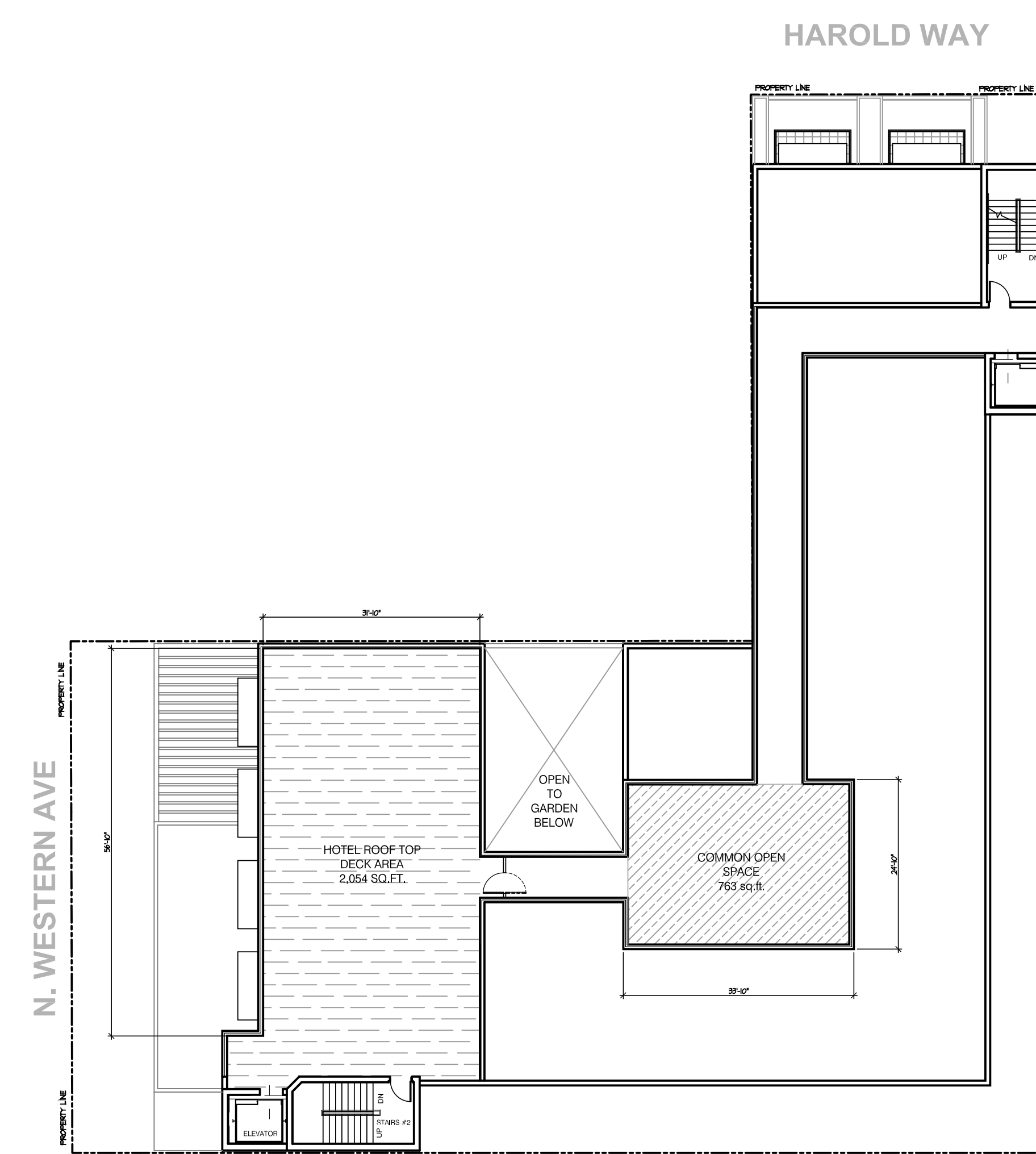
**3 3RD FLOOR (HOTEL)**  
SCALE: N/A

**RESIDENTIAL OPEN SPACE CALCULATION**

UNIT TYPE	QUANTITY	REQUIRED	TOTAL REQUIRED
STUDIO	5	100 SF	500 SF
1 BEDROOM	5	100 SF	500 SF
<b>REQUIRED OPEN SPACE</b>			<b>1,000 SF</b>
<b>OPEN SPACE PROVIDED - COMMON (ROOF DECK)</b>			
<b>ROOF DECK OPEN SPACE</b>			<b>763 SF</b>
<b>OPEN SPACE PROVIDED - PRIVATE (EXTERIOR)</b>			
<b>PRIVATE BALCONIES</b>	133+64+135+135+135+135+135+135		<b>833 SF</b>
<b>LANDSCAPE OPEN SPACE PLANTING AREA (PROVIDED)</b>			
<b>2ND FLOOR DECK AREA</b>		<b>283 SF</b>	
<b>ROOF DECK OPEN SPACE</b>		<b>140 SF</b>	
<b>NOTE (PER LAMC):</b> MIN. 25% OF THE COMMON OPEN SPACE SHALL BE PLANTED: [TOTAL PROVIDED OPEN SPACE LANDSCAPE] = 1,073 SF			
<b>REQUIRED USABLE OPEN SPACE:</b> 10 UNITS x 100 S.F. = 1,000 S.F.			
<b>REQUIRED COMMON OPEN SPACE:</b> 1,000 S.F. - 300 S.F. = 700 S.F.			
<b>PROVIDED COMMON OPEN SPACE:</b> ROOF DECK AREA = 763 S.F.			



**4 4TH FLOOR**  
SCALE: N/A



**5 ROOF DECK**  
SCALE: N/A

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Owner:  
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**1536 N. WESTERN AVE.**  
Project Name:  
**SAPPHIRE**

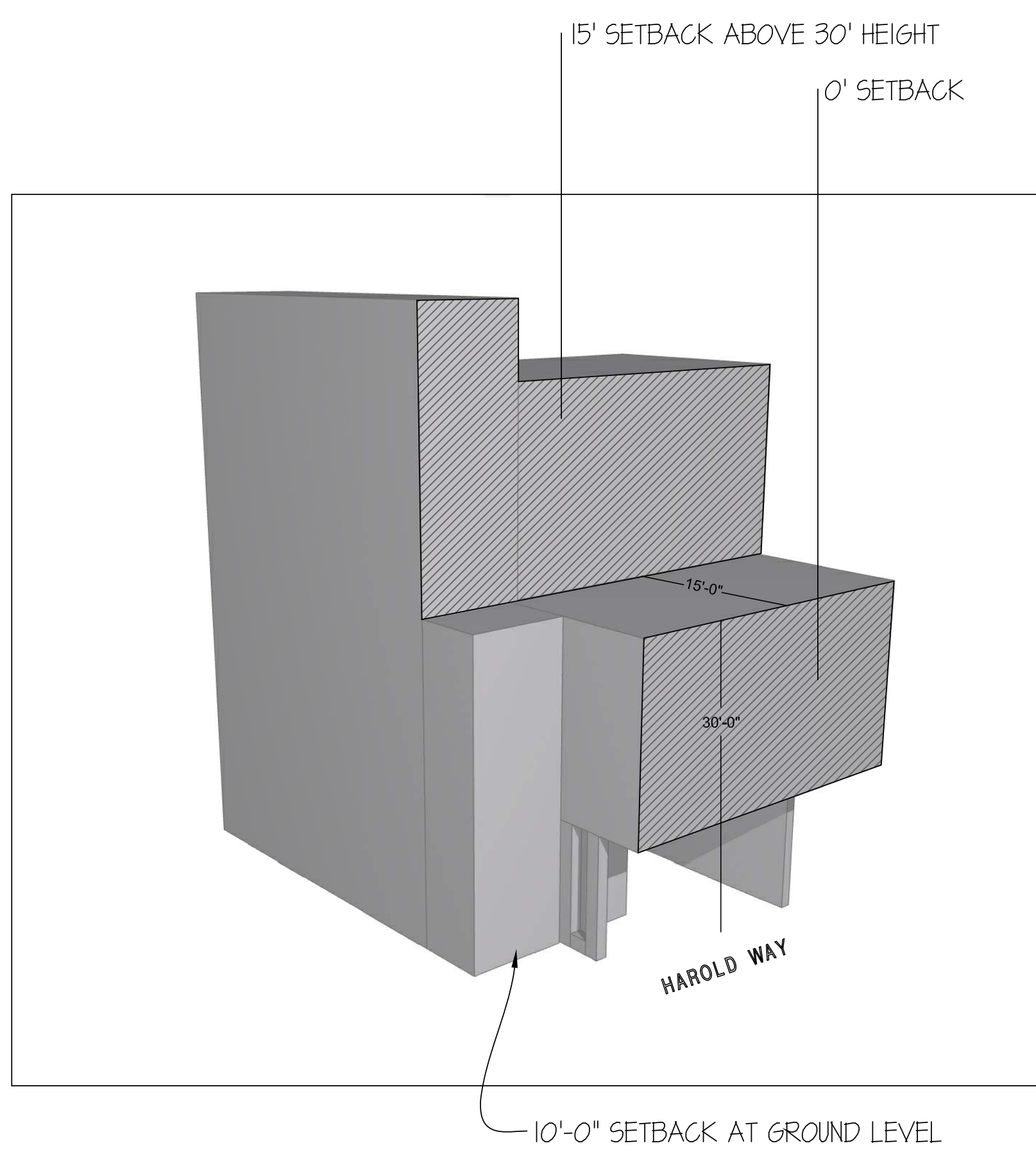
Project Address:  
**1524-1530 N. WESTERN AVE**

Scale:

**TRANSPARENCY AND FORM DIAGRAM**

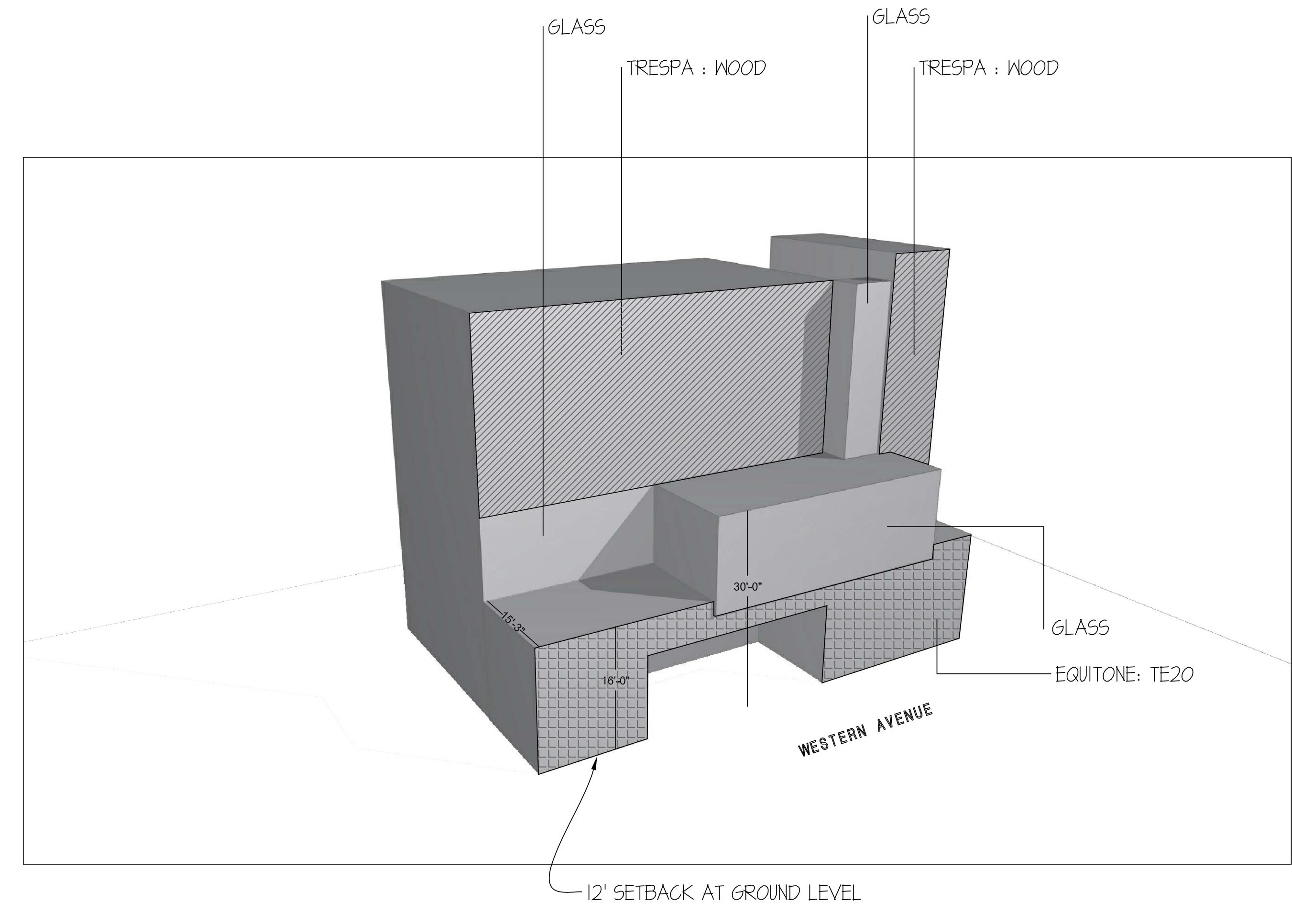
Scale: 1/8"=1'-0"

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- PRINT DATE
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MINIMUM REQUIRED SETBACK VOLUME = 9105 CF  
PROPOSED REQUIRED SETBACK VOLUME = 9105 CF

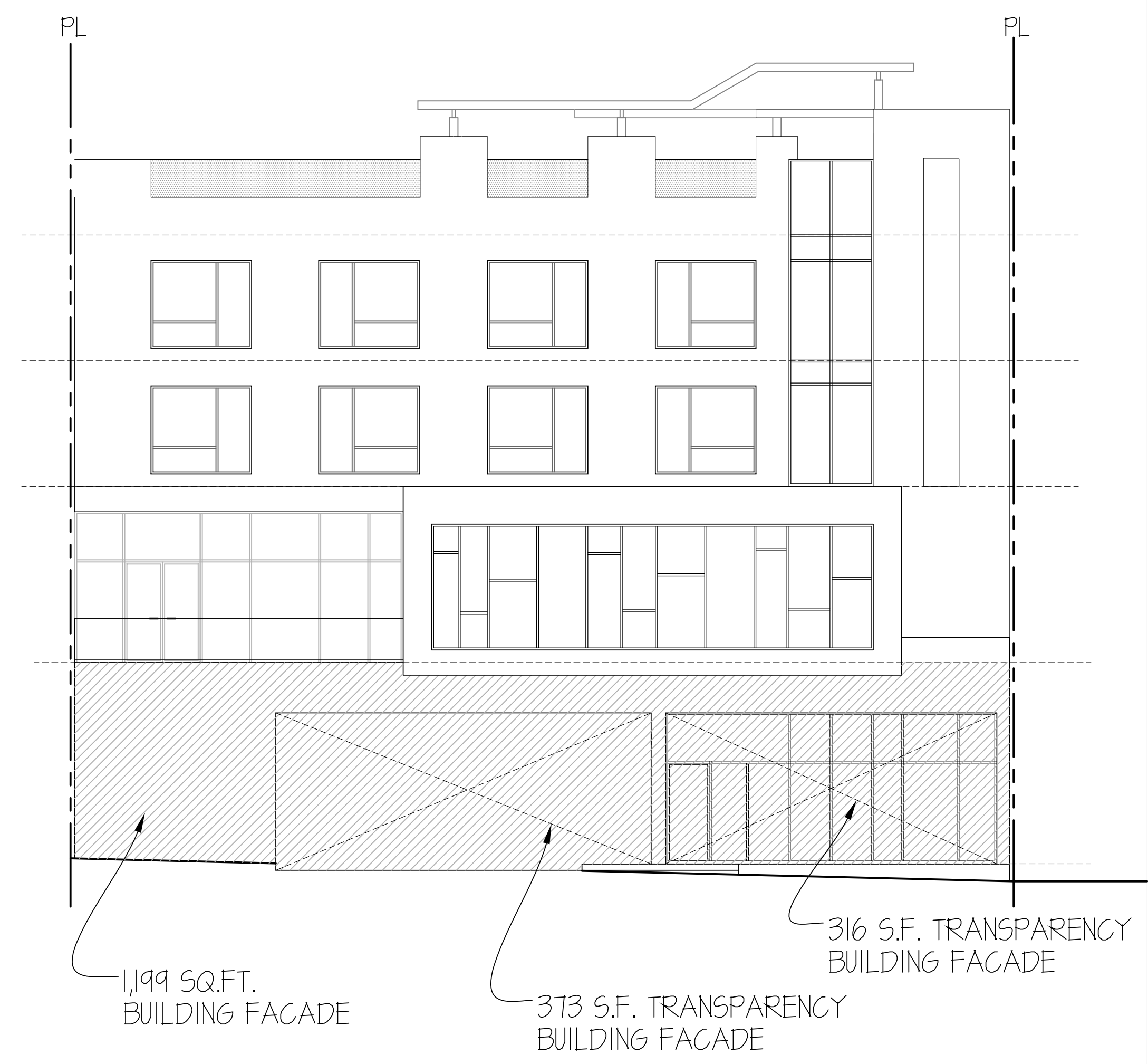
**5 HAROLD WAY VOLUMETRIC DIAGRAM**  
SCALE: N/A



MINIMUM REQUIRED SETBACK VOLUME = 14,860 CF  
PROPOSED REQUIRED SETBACK VOLUME = 22,830 CF  
REDISTRIBUTION OF BUILDING MASS/VOLUME EQUIVALENT TO THE TOTAL REQUIRED SETBACKS AT THE FRONT FACADE.

**4 WESTERN VOLUMETRIC DIAGRAM**  
SCALE: N/A

**25% TRANSPARENCY DIAGRAM**

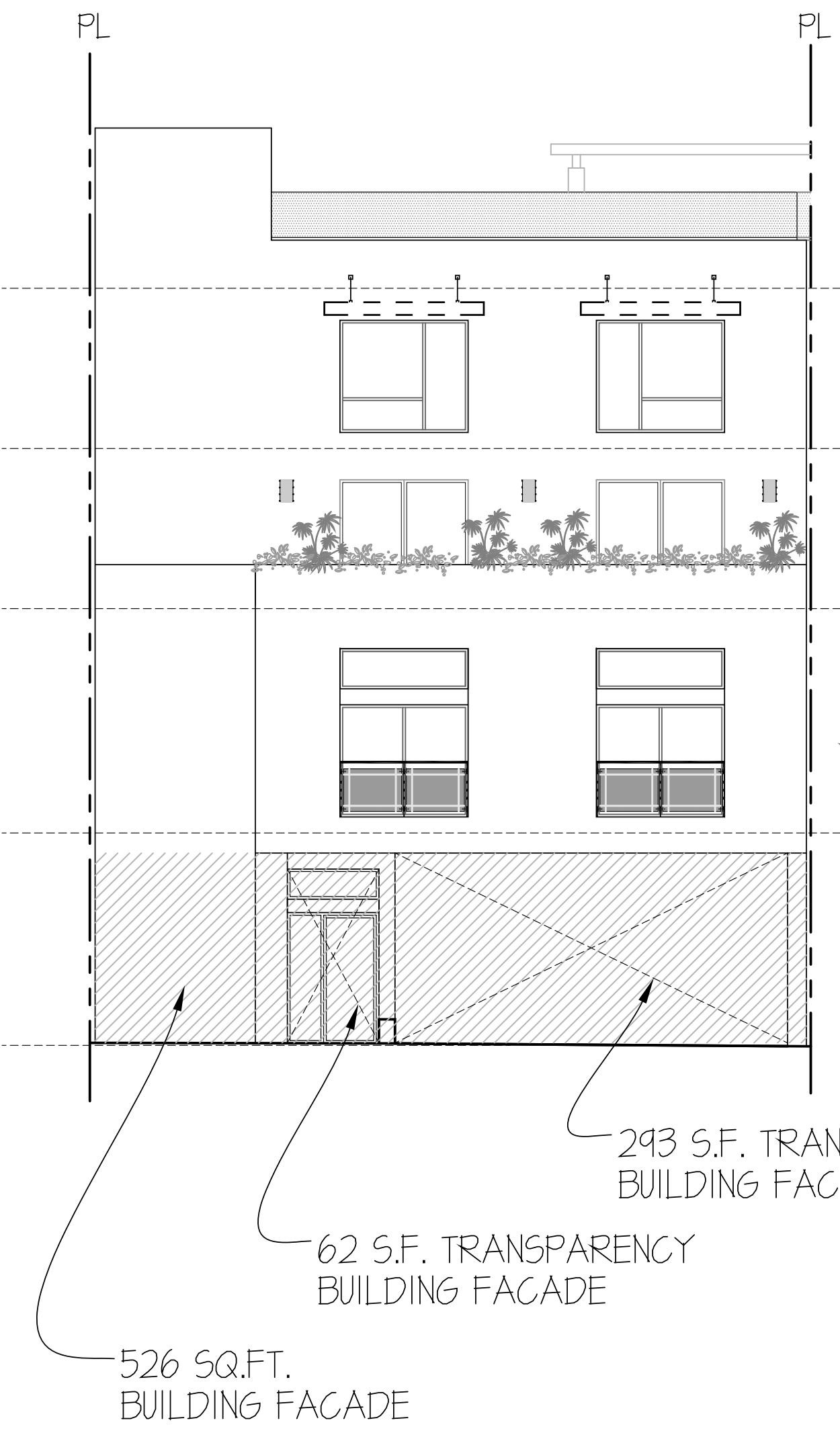


50% OF THE STREET LEVEL FACADE SHOULD BE TRANSPARENT  
REQUIRED: 1,199 x .50 = 599.5 S.F.  
PROPOSED: 689 S.F. TRANSPARENCY

**2 TRANSPARENCY DIAGRAM ON WESTERN AVE.**  
SCALE: N/A



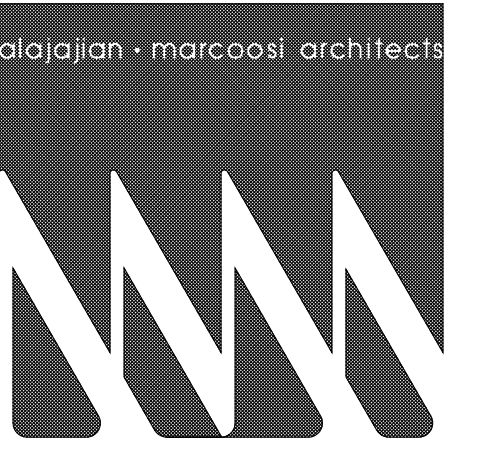
**3 EXISTING AND PROPOSED WINDOW OVERLAP**  
SCALE: 1/8"=1'-0"



50% OF THE STREET LEVEL FACADE SHOULD BE TRANSPARENT  
REQUIRED: 526 x .50 = 263 S.F.  
PROPOSED: 355 S.F. TRANSPARENCY

**1 TRANSPARENCY DIAGRAM ON HAROLD WAY**  
SCALE: N/A

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Owner:  
**PHIL PATEL**

1536 N. WESTERN AVE.  
Project Name:  
**SAPPHIRE**

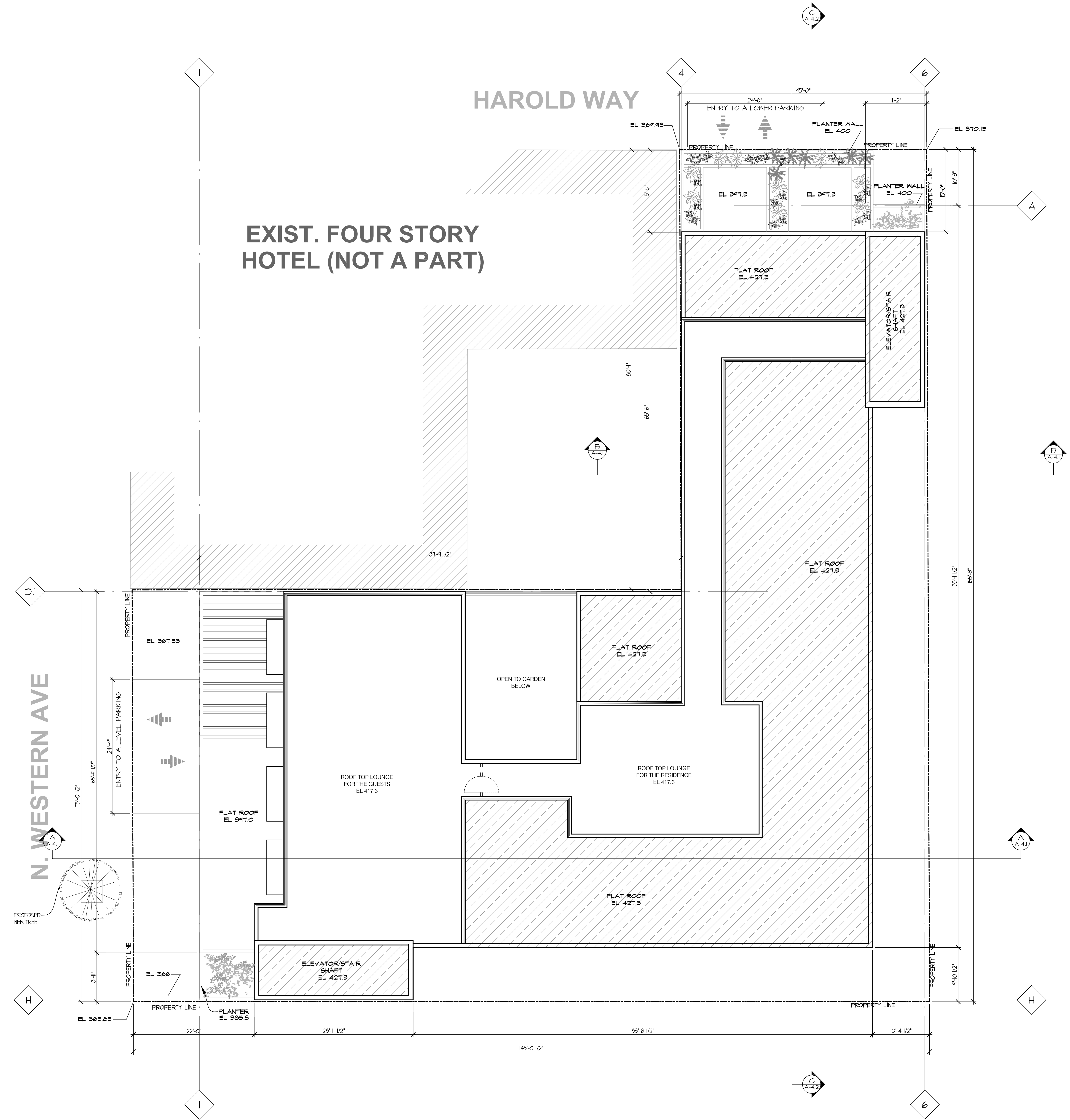
Project Address:  
**1524-1530 N. WESTERN AVE**

Scale:

**SITE PLAN**

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 6-28-19
- SHEET NO



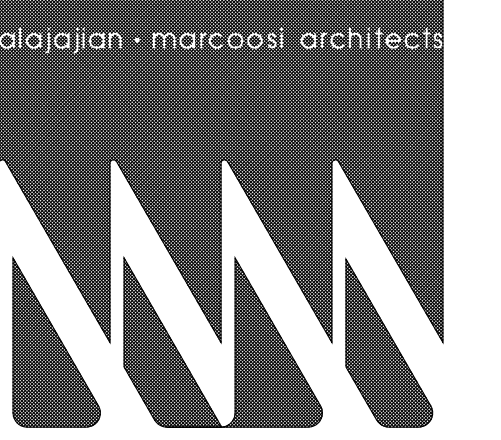
**EXIST. FOUR STORY HOTEL (NOT A PART)**

**HAROLD WAY**

**N. WESTERN AVE**

**1 SITE PLAN**  
SCALE: 1/8"=1'-0"

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1536 N. WESTERN AVE.  
Project Name:  
**SAPPHIRE**

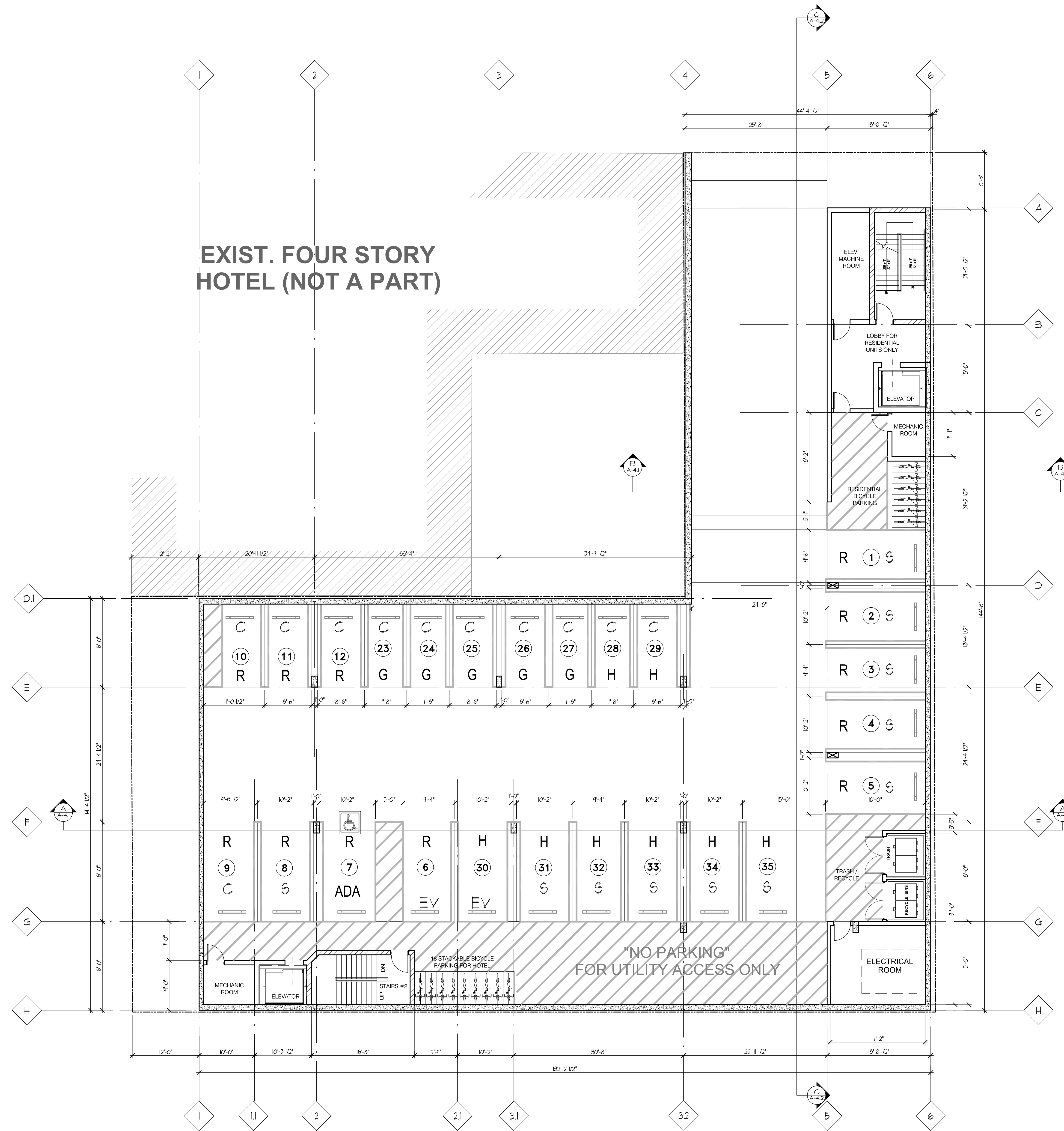
Project Address:  
**1524-1530 N. WESTERN AVE**

Scale:

**BASEMENT GARAGE PLAN**

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 1-27-21
- SHEET NO



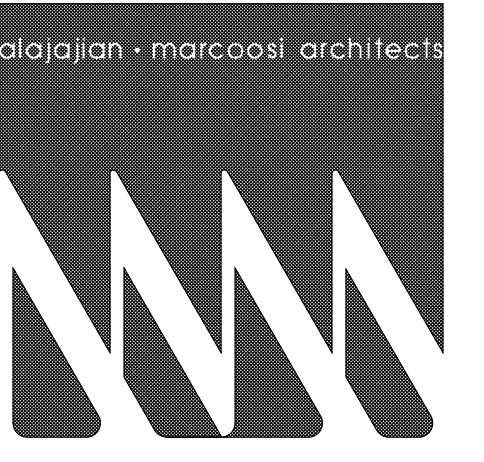
**LEGEND**

R RESIDENTIAL PARKING AREA  
 H HOTEL PARKING AREA  
 G GUEST PARKING AREA  
 EV ELECTRIC CHARGED VEHICLE  
 ADA ADA PARKING

**1 BASEMENT GARAGE PLAN**  
SCALE: 1/8"=1'-0"



THE ABOVE DRAWINGS AND SPECIFICATIONS AND DETAILS, CONDITIONS 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 OTHER 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 OFFICER 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 Inc.**  
320 W. Arden Ave, Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
Email: aramar@att.net

Owner:  
**PHIL PATEL**

1536 N. WESTERN AVE.  
Project Name:  
**SAPPHIRE**

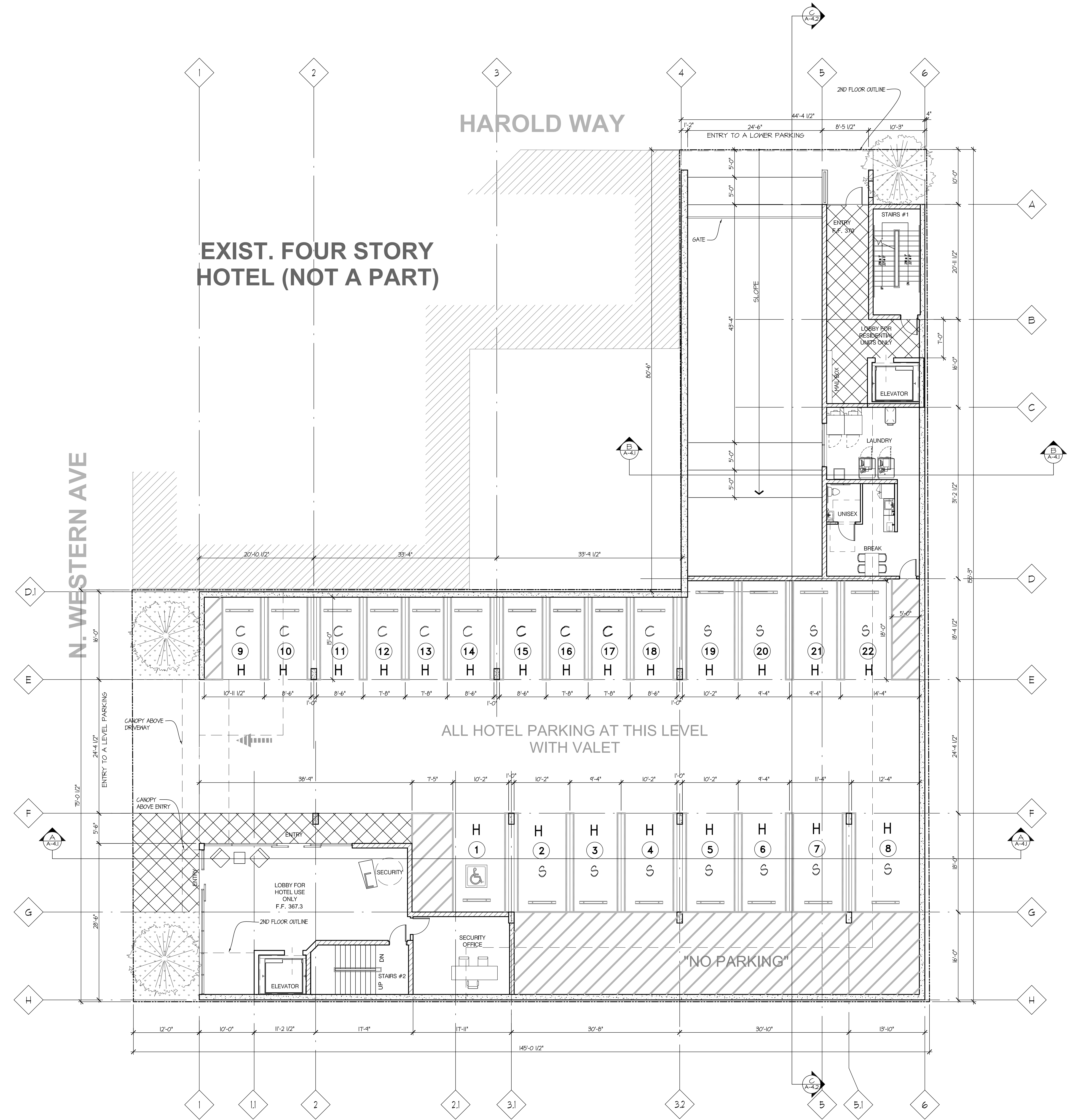
Project Address:  
**1524-1530 N. WESTERN AVE**

Scale:

**FIRST FLOOR PLAN**

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 1-27-21
- SHEET NO



**1 FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGN 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 SHALL 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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Project Name:  
**SAPPHIRE**

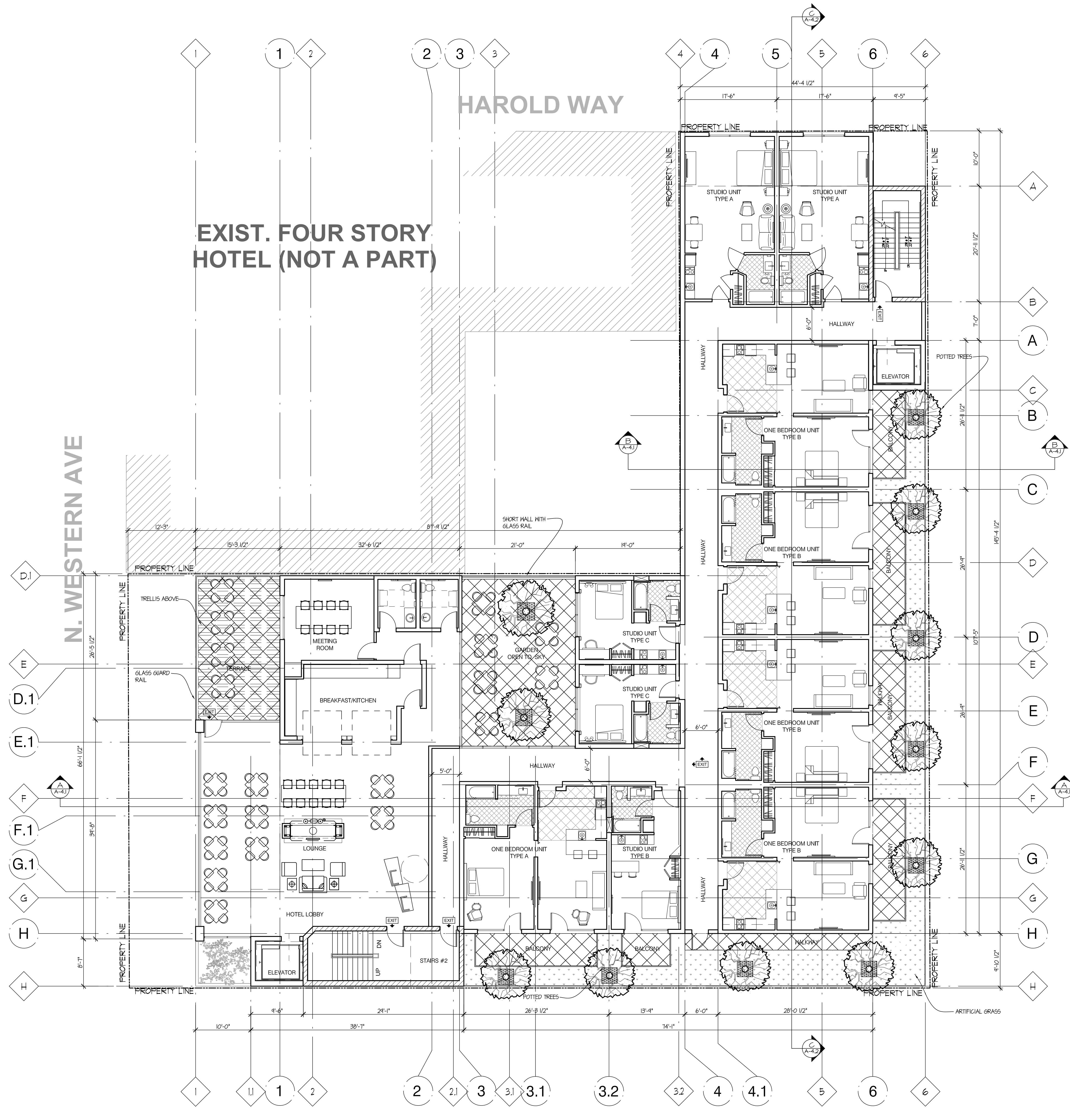
Project Address:  
**1524-1530 N. WESTERN AVE**

Scale:

**SECOND FLOOR PLAN**

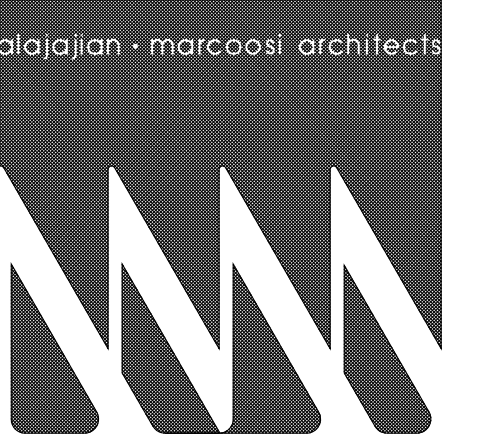
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- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 6-28-19
- SHEET NO



**1 SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND  
DETAILED DIMENSIONS AND ARRANGEMENTS REPRESENTED  
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PREPARED AND DELIVERED. WITHOUT THE WRITTEN  
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**1536 N. WESTERN AVE.**  
Project Name:  
**SAPPHIRE**

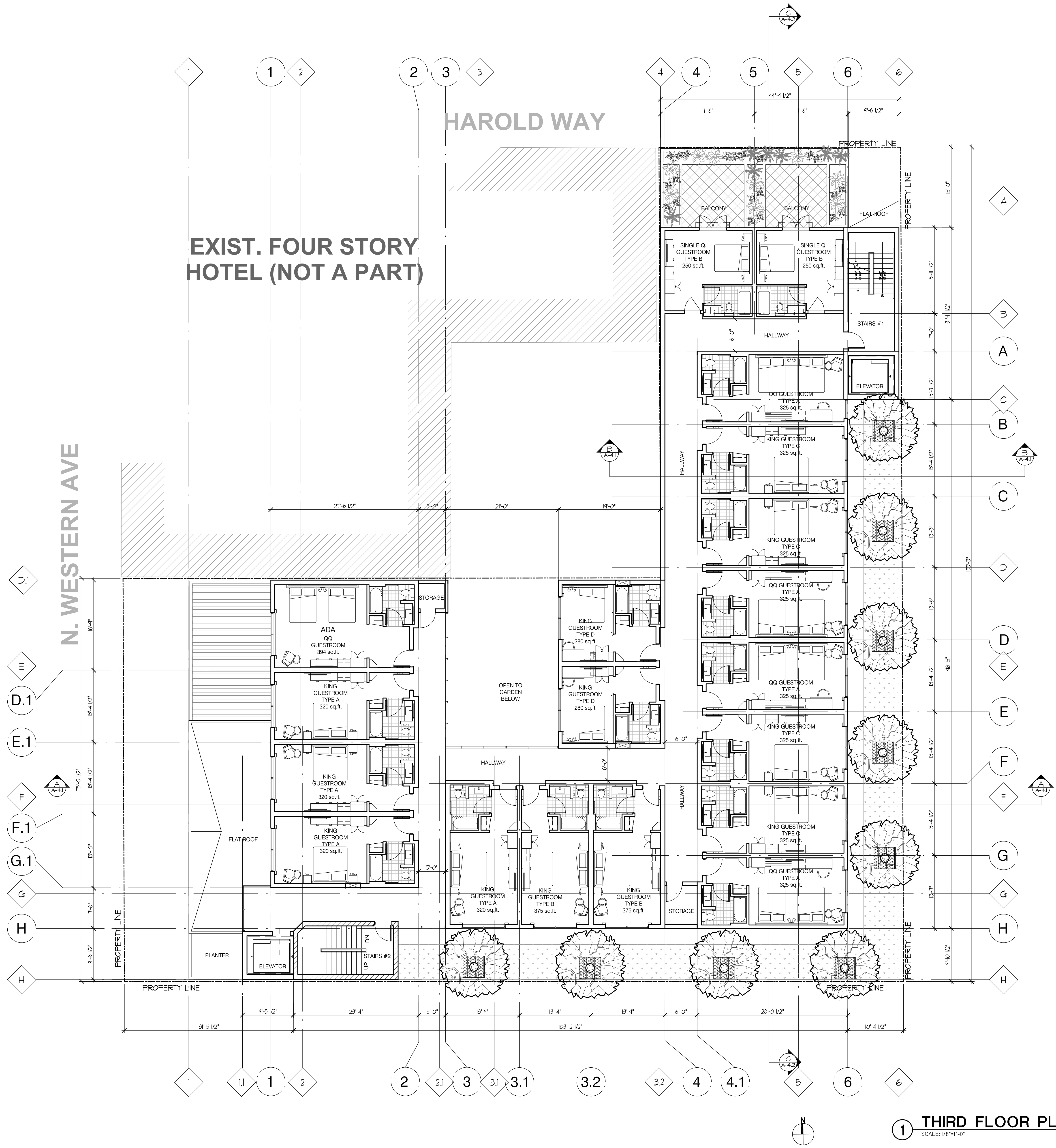
Project Address:  
**1524-1530 N. WESTERN AVE**

Scale:

**THIRD  
FLOOR  
PLAN**

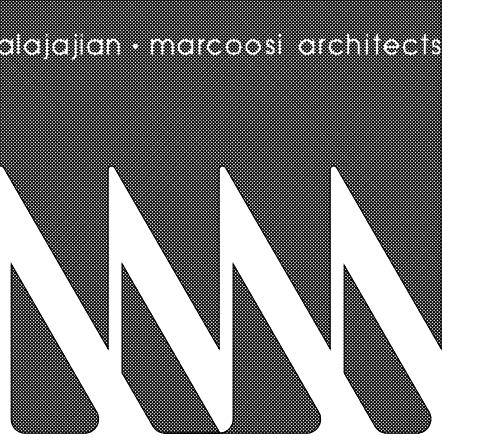
Scale: 1/8"=1'-0"

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- REVISION
- REVISION
- REVISION
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- PRINT DATE 6-28-19
- SHEET NO



**1 THIRD FLOOR PLAN**  
SCALE: 1/8"=1'-0"

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1536 N. WESTERN AVE.  
Project Name:  
**SAPPHIRE**

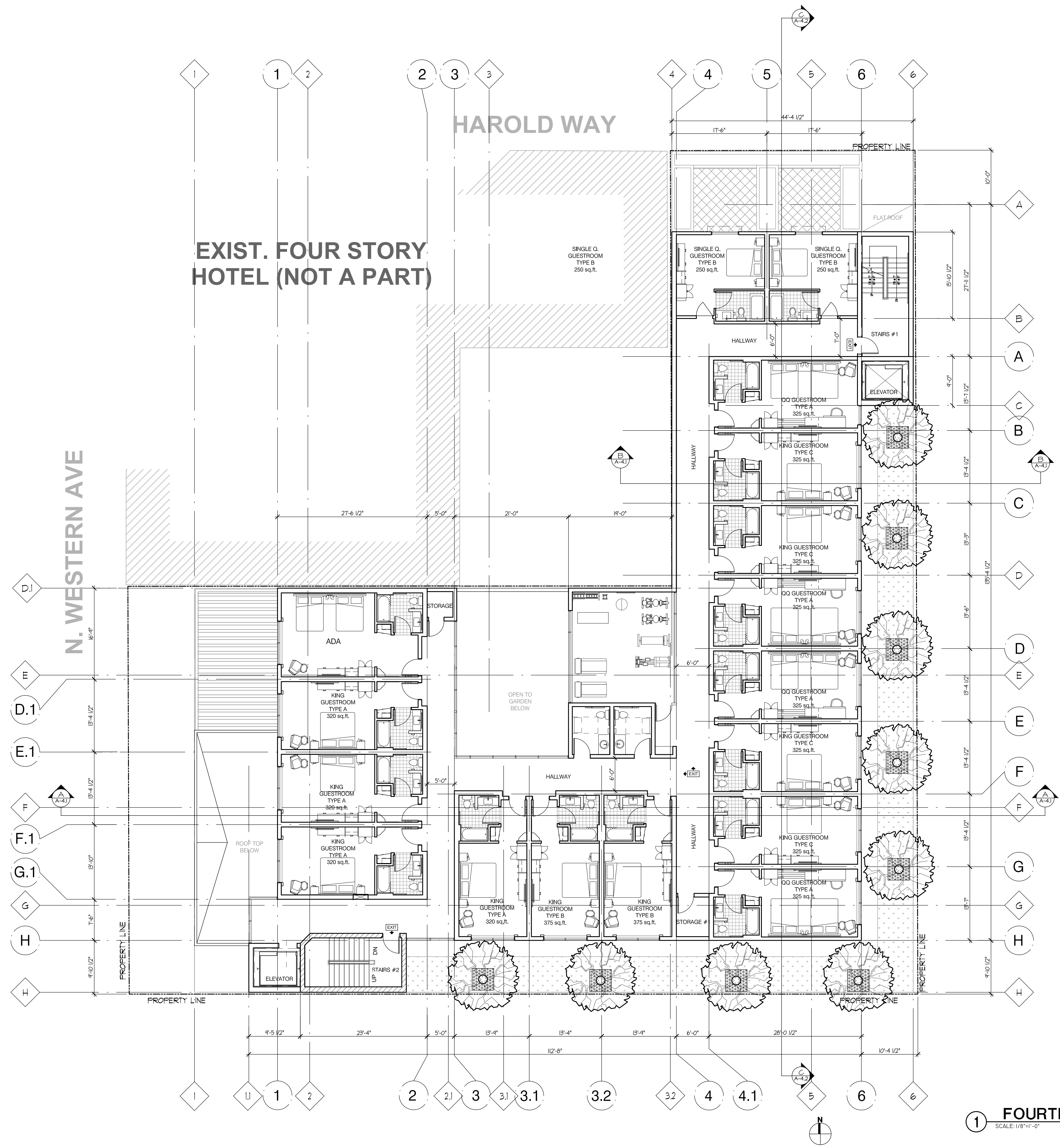
Project Address:  
**1524-1530 N. WESTERN AVE**

Scale:

**FOURTH  
FLOOR  
PLAN**

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 6-28-19
- SHEET NO



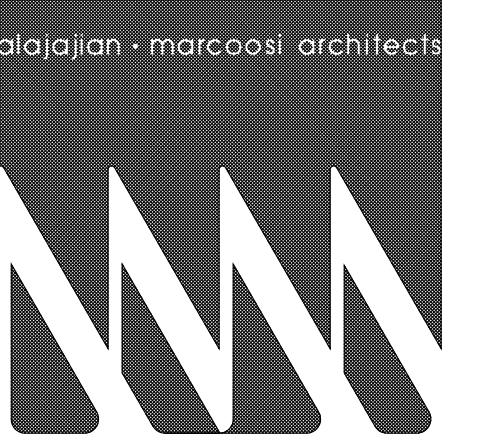
**EXIST. FOUR STORY  
HOTEL (NOT A PART)**

**HAROLD WAY**

**N. WESTERN AVE**

**1 FOURTH FLOOR PLAN**  
SCALE: 1/8"=1'-0"

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Owner:  
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Project Name:  
**SUPER 8 MOTEL**

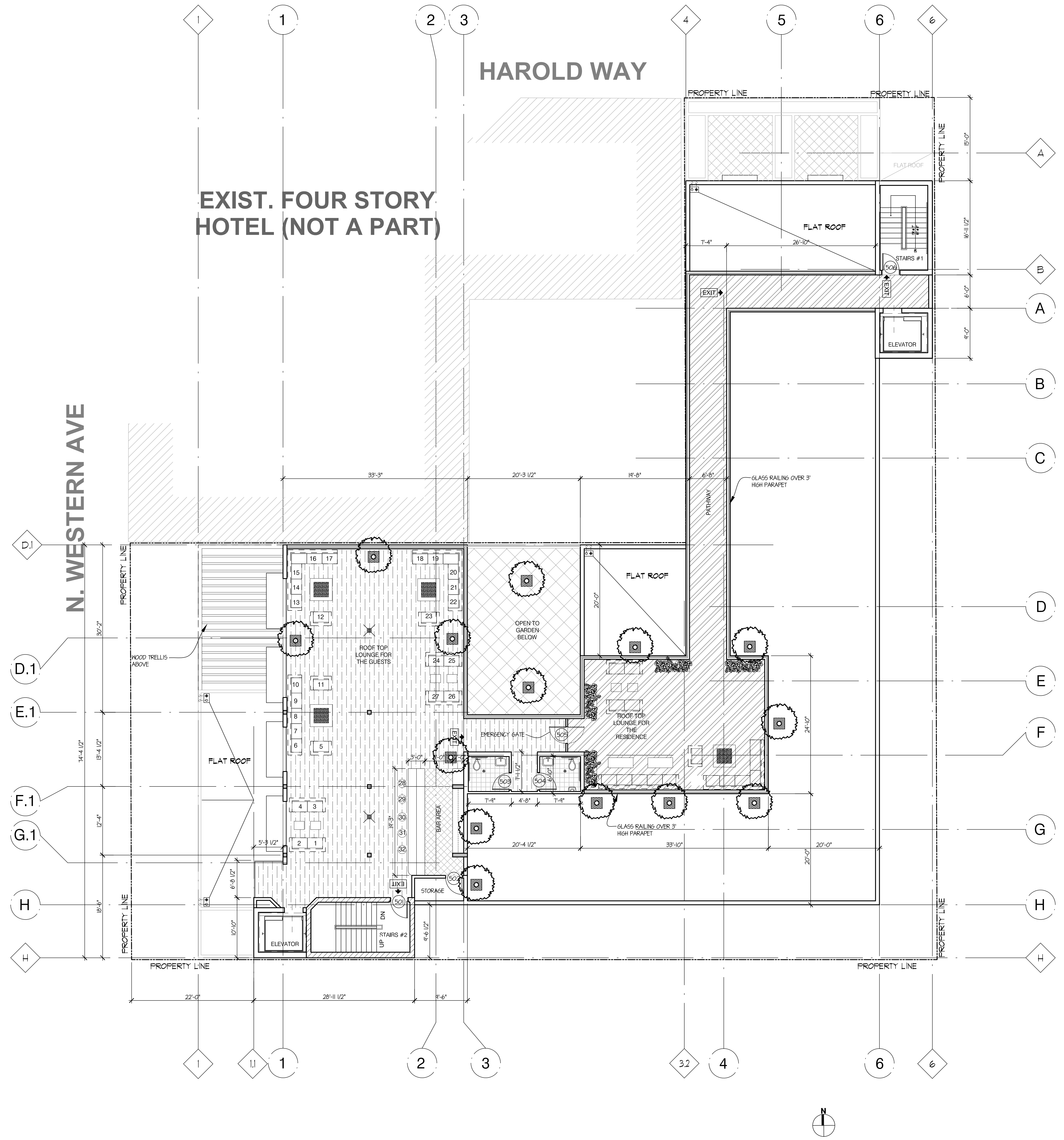
Project Address:  
**1536 N. WESTERN AVE.**

Scale:

**ROOF DECK PLAN**

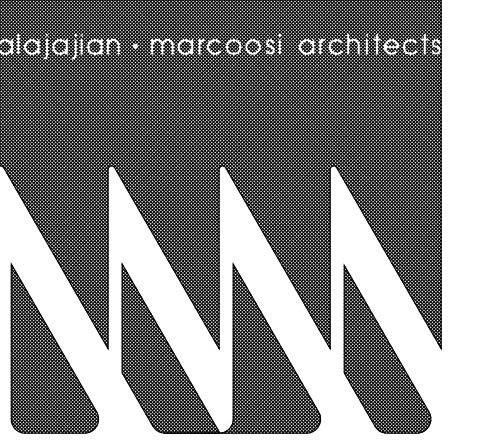
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- DRAWN BY
- PRINT DATE
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**1 ROOF DECK PLAN**  
SCALE: 1/8"=1'-0"

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1536 N. WESTERN AVE.

Project Name:  
**SAPPHIRE**

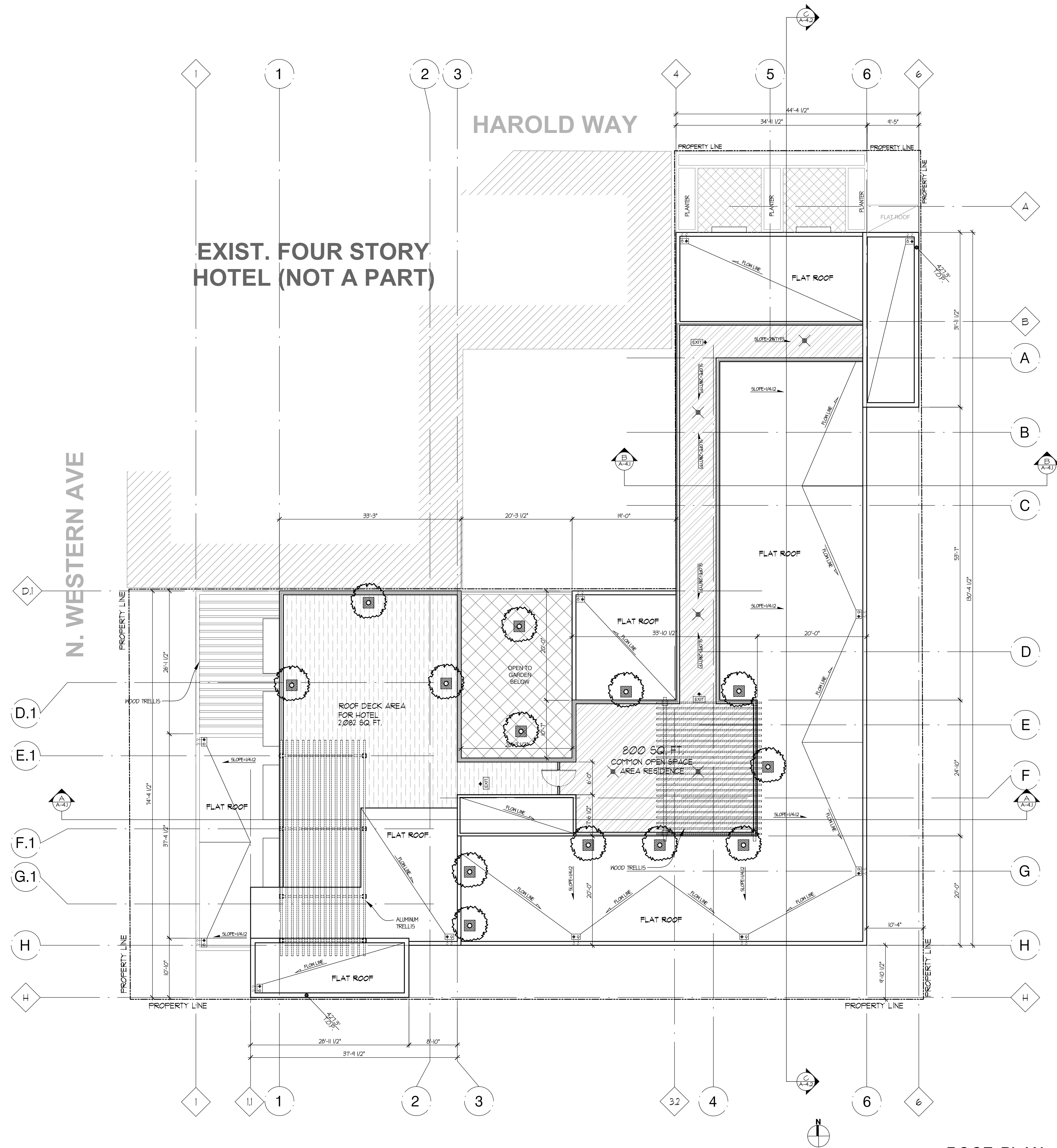
Project Address:  
**1524-1530 N. WESTERN AVE**

Scale:

**ROOF PLAN**

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

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- APPROVED
- REVISION
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**1 ROOF PLAN**  
SCALE: 1/8"=1'-0"

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1536 N. WESTERN AVE.  
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**SAPPHIRE**

Project Address:  
**1524-1530 N. WESTERN AVE**

Scale:

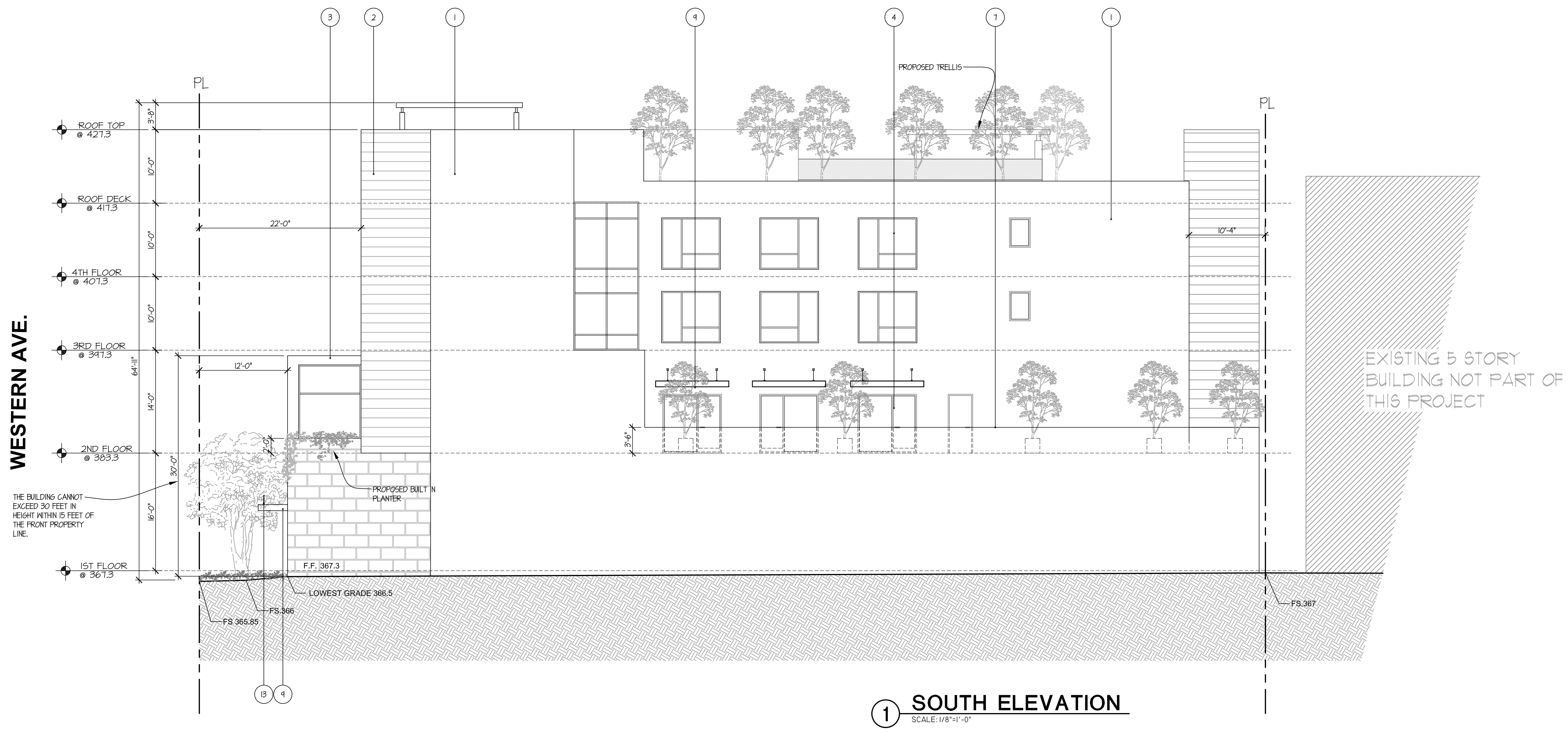
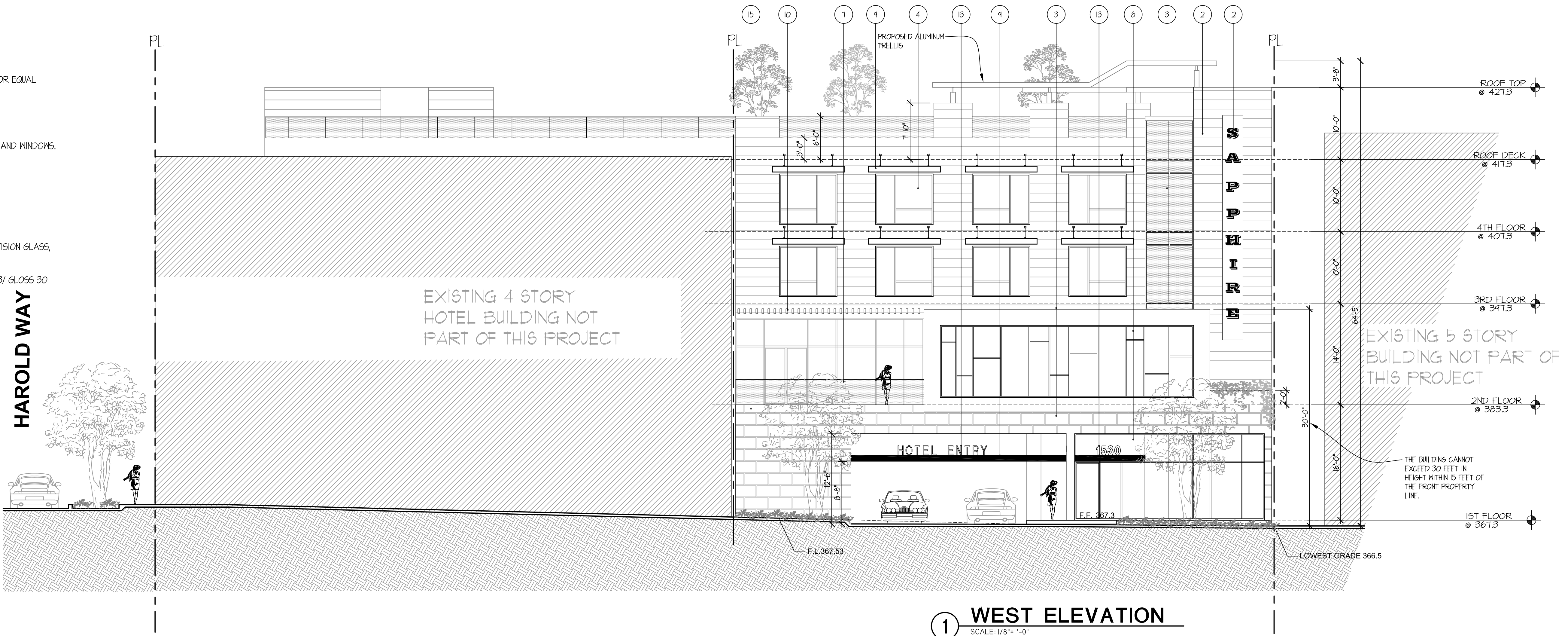
**ELEVATIONS**

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
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- PRINT DATE
- SHEET NO

**EXTERIOR FINISH MATERIALS:**

1. 1/8" THK. CEMENT PLASTER, "OMEGA" COLOR #205 OMEGAFLEX FINE OR EQUAL
2. TRESPA: NQ24 GREYED CEDAR MATT
3. BRUSHED ALUMINUM GLADDING
4. ANODIZED ALUMINUM FRAME IV DUAL GLAZED VISION GLASS DOORS AND WINDOWS.
5. DUAL GLAZED LON "E" VISION GLASS, WITH GRAY METALLIC COLOR ALUMINUM ANODIZED FRAME CURTAIN WALL ASSEMBLY(TYP.).
6. COMPOSITE ALUMINUM COPING.
7. 42" HIGH MIN 1/2" THICK CLEAR TEMPERED GLASS PANEL RAILING.
8. STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS, CLEAR.
9. GLAD CANOPIES: "ALIGOBOND" AZURE MERCEDES DEEP BLUE PVDF 3/ 6L055 30
10. WOOD TRELLIS
11. ROLL-UP ALUMINUM SCREEN DOOR.
12. 18" HIGH, 1-1/2" 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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**EXTERIOR FINISH MATERIALS:**

1. 1/8" THK. CEMENT PLASTER, "OMEGA" COLOR 4205 OMEGAFLEX FINE OR EQUAL
2. TRESPA: N124 GREYED CEDAR MATT
3. BRUSHED ALUMINUM GLAZING
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 1/4" THICK CLEAR TEMPERED GLASS PANEL RAILING.
8. STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS, CLEAR.
9. GLAD CANOPIES: "ALUCOBOND" AZURE MERCEDES DEEP BLUE PVDF 3/ 6L056 30
10. WOOD TRELLIS
11. ROLL-UP ALUMINUM SCREEN DOOR.
12. 18" HIGH, 1-1/2" STROKE, STAINLESS STEEL LETTERS
13. 14" HIGH, 1-1/2" STROKE, STAINLESS STEEL BUILDING NUMBER
14. 1/4" AL. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
15. EQUITONE TE20: FIBER CEMENT SIDING OR EQUAL



**1 WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



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Owner:  
**PHIL PATEL**

**1536 N. WESTERN AVE.**  
Project Name:  
**SAPPHIRE**

Project Address:  
**1524-1530 N. WESTERN AVE**

Scale:

**ELEVATIONS**

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

- APPROVED
- APPROVED
- REVISION
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- SHEET NO

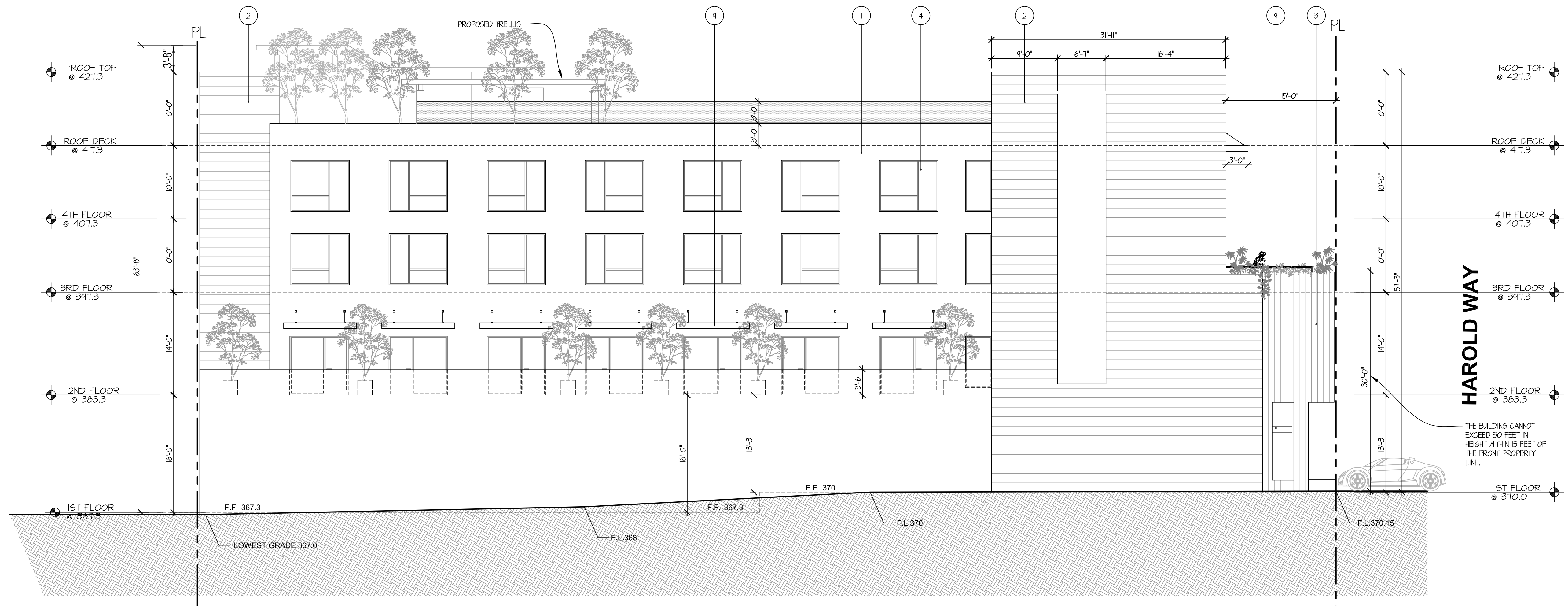


**EXTERIOR FINISH MATERIALS:**

1. 7/8" THK. CEMENT PLASTER, "OMEGA" COLOR 9205 OMEGAFLEX FINE OR EQUAL
2. TRESPA: N024 GREYED CEDAR MATT
3. BRUSHED ALUMINUM GLADDING
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 1/4" THICK CLEAR TEMPERED GLASS PANEL RAILING.
8. STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS, CLEAR.
9. CLAD CANOPIES: "ALIKOBOND" AZURE MERCEDES DEEP BLUE PVDF 3/ 6LOSS 30
10. WOOD TRELLIS
11. ROLL-UP ALUMINUM SCREEN DOOR.
12. 18" HIGH, 1-1/2" STROKE, STAINLESS STEEL LETTERS
13. 14" HIGH, 1-1/2" STROKE, STAINLESS STEEL BUILDING NUMBER
14. 1/4" ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
15. EQUITONE TE20: FIBER CEMENT SIDING OR EQUAL

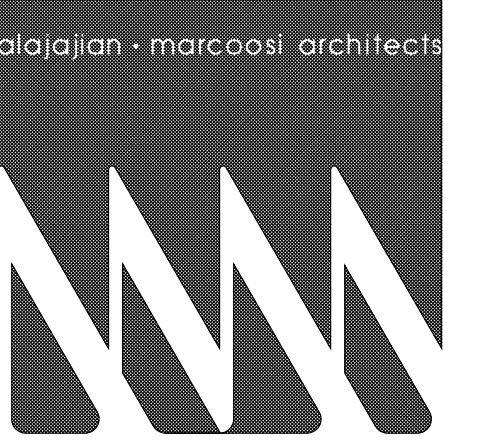


**1 NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**1 EAST ELEVATION**  
SCALE: 1/8"=1'-0"

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**1536 N. WESTERN AVE.**  
Project Name:  
**SAPPHIRE**

Project Address:  
**1524-1530 N. WESTERN AVE**

Scale:

**ELEVATIONS**

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
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**EXTERIOR FINISH MATERIALS:**

1. 1/8" THK. CEMENT PLASTER, "OMEGA" COLOR 9205 OMEGAFLEX FINE OR EQUAL
2. TRESFA: 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 1/4" THICK CLEAR TEMPERED GLASS PANEL RAILINGS.
8. STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS, CLEAR.
9. GLAD CANOPIES: "ALUCOBOND" AZURE MERCEDES DEEP BLUE PVDF 3/ GLOSS 30
10. WOOD TRELLIS
11. ROLL-UP ALUMINUM SCREEN DOOR.
12. 18" HIGH, 1-1/2" STROKE, STAINLESS STEEL LETTERS
13. 14" HIGH, 1-1/2" STROKE, STAINLESS STEEL BUILDING NUMBER
14. 1/4" AL ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
15. EQUITONE TE20, FIBER CEMENT SIDING OR EQUAL
16. BRUSHED ALUMINUM PANEL



**1 NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**2 EAST ELEVATION**  
SCALE: 1/8"=1'-0"

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

Owner:  
**PHIL PATEL**

**1536 N. WESTERN AVE.**  
Project Name:  
**SAPPHIRE**

Project Address:  
**1524-1530 N. WESTERN AVE**

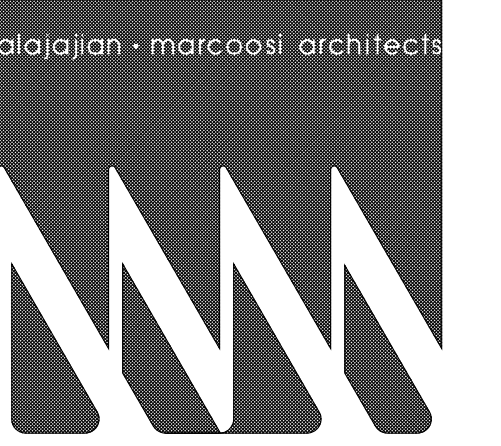
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**ELEVATIONS**

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

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- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
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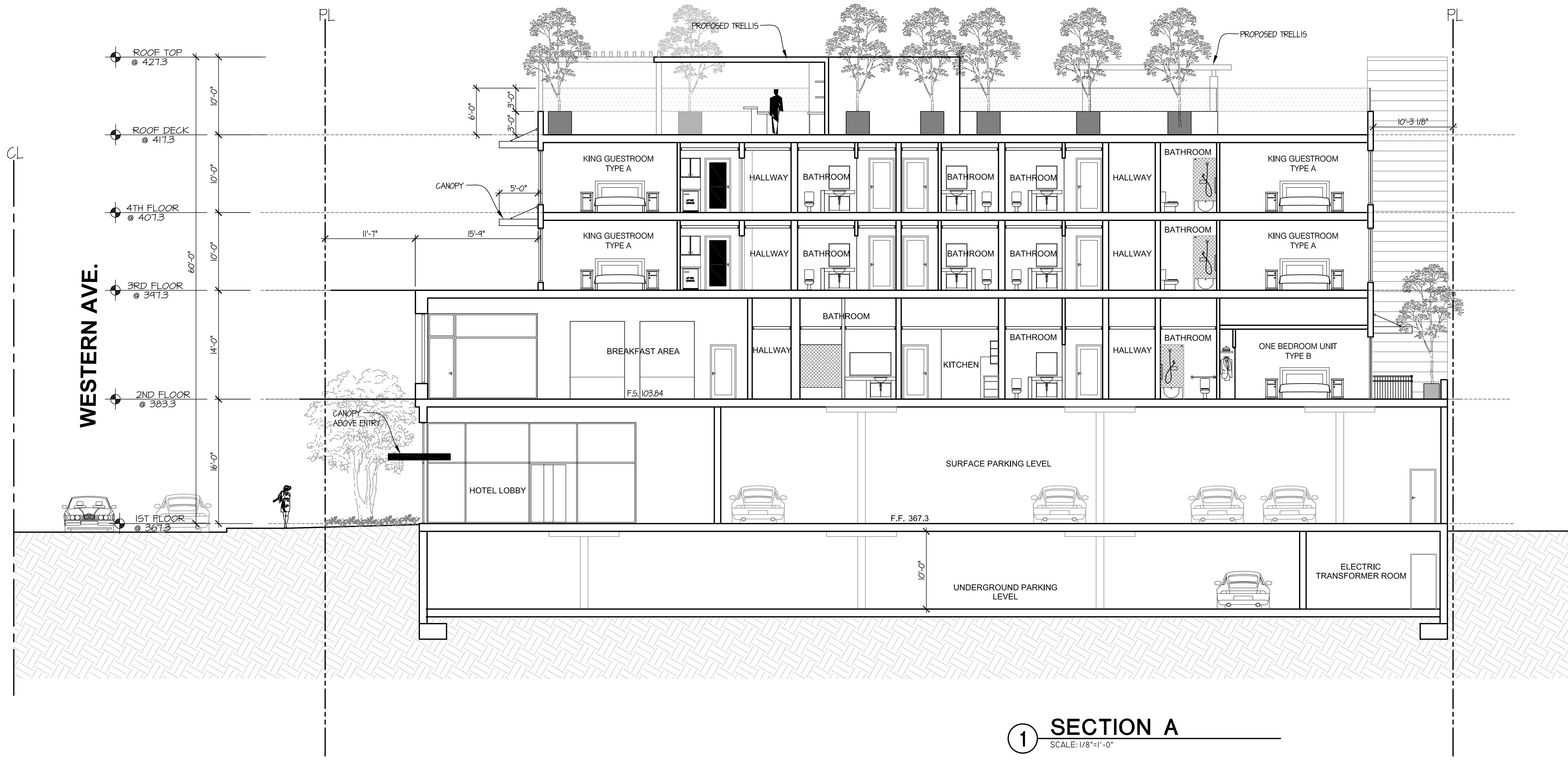


**Alajajan Marcoosi Architects Inc.**  
 320 W. Arden Ave, Suite 120  
 Glendale, CA 91203  
 Phone: (818) 244-5130  
 Fax: (818) 551-1613  
 Email: aramar@gat.net

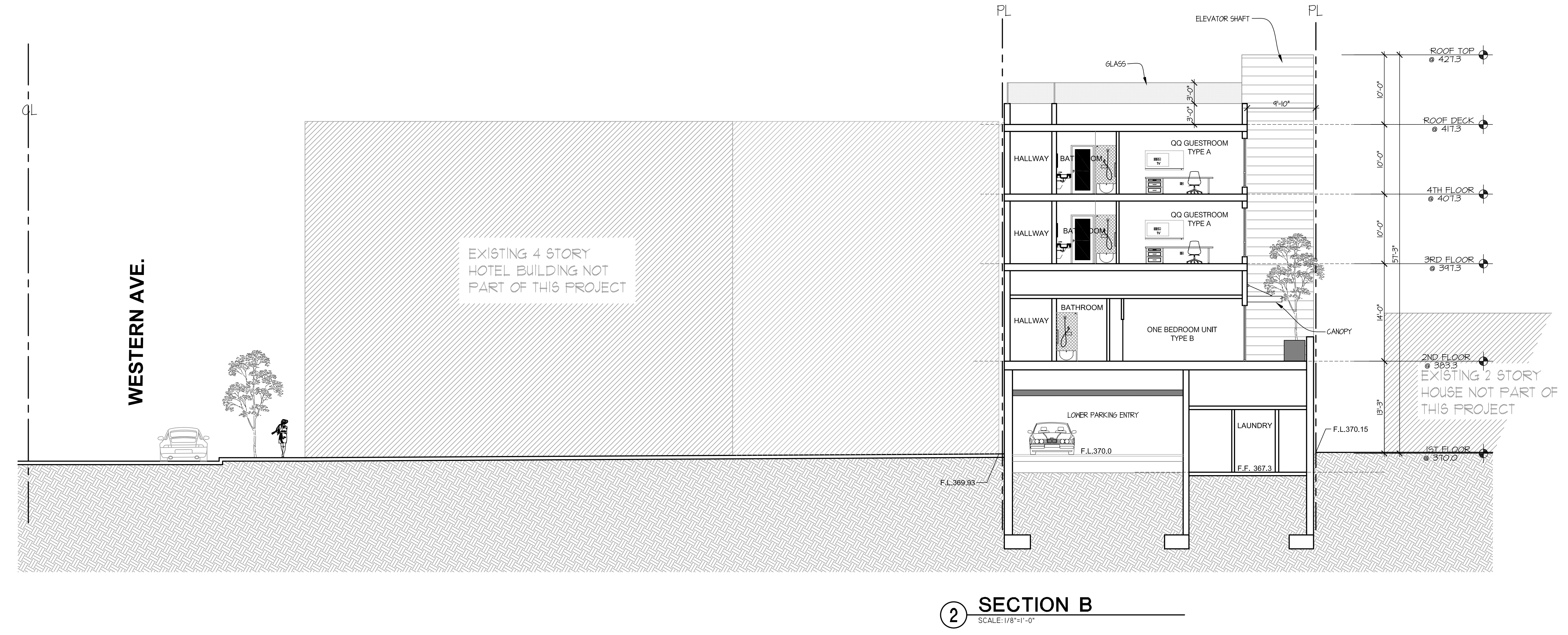
Owner:  
**PHIL PATEL**

1536 N. WESTERN AVE.  
 Project Name:  
**SAPPHIRE**

Project Address:  
**1524-1530 N. WESTERN AVE**



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

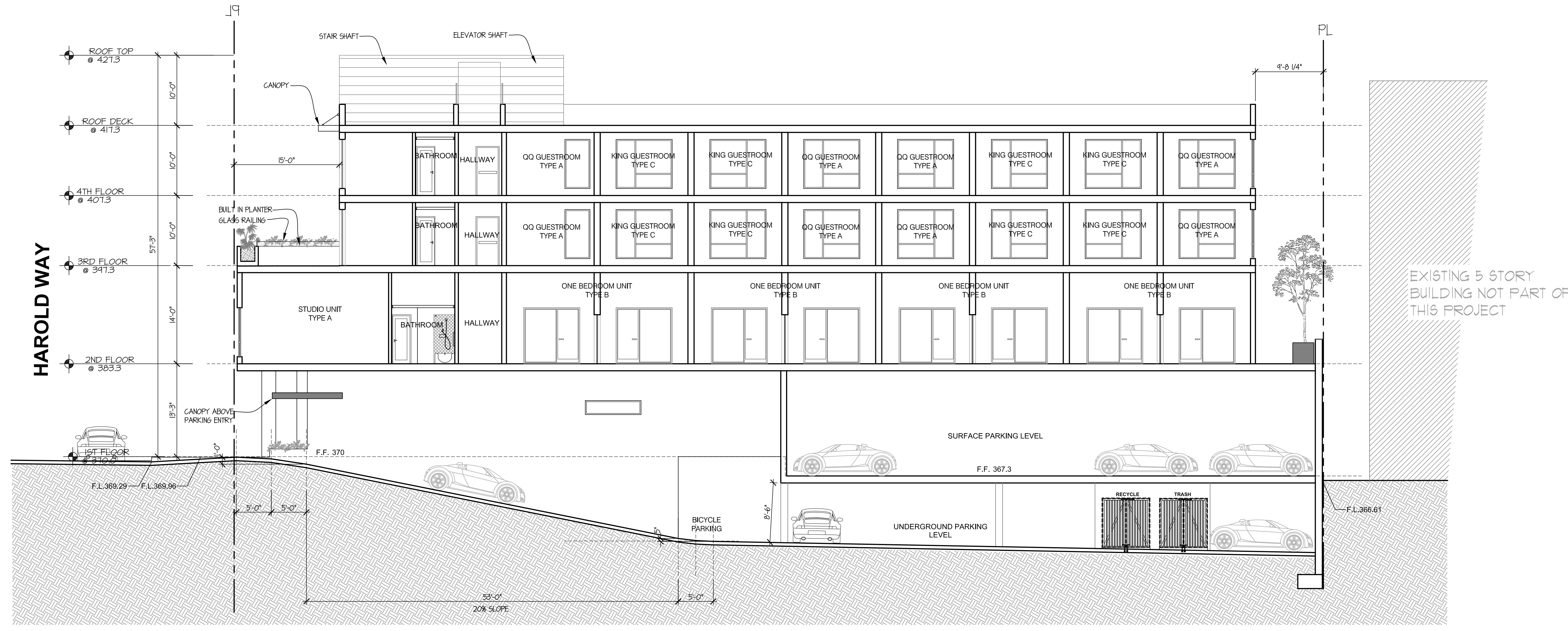


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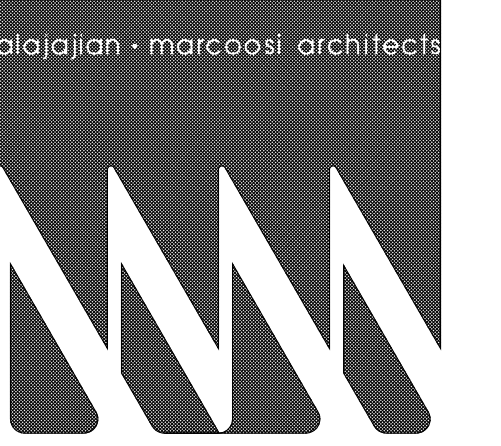
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**SECTIONS A AND B**  
 Scale: 1/8"=1'-0"

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



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

Owner:  
**PHIL PATEL**

1538 N. WESTERN AVE.  
Project Name:  
**SAPPHIRE**

Project Address:  
**1524-1530 N. WESTERN AVE**

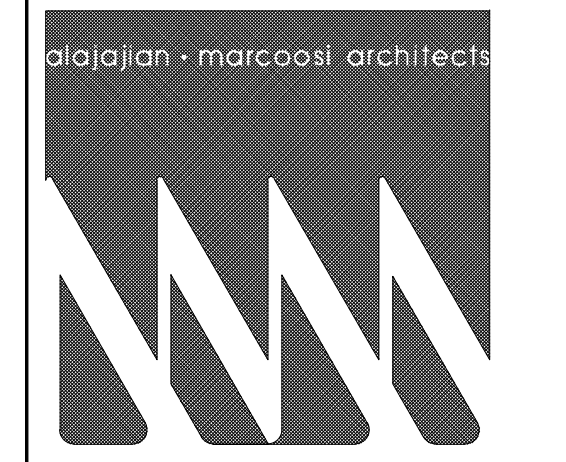
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**SECTION "C"**

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

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- APPROVED
- REVISION
- REVISION
- REVISION
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**Alajajan Marcoosi Architects Inc.**  
 320 W. Arden Ave. Suite 120  
 Glendale, CA 91203  
 Phone: (818) 244-5130  
 Fax: (818) 551-1813  
 Email: aramar@att.net

Designer:  
**PHIL PATEL**

1536 N. WESTERN AVE.  
 Project Name:  
**SAPPHIRE**

Project Address:  
 1524-1530 N. WESTERN AVE

**LANDSCAPE ARCHITECTURE**  
**COURTLAND STUDIO, LLC**  
 505 E Colorado Blvd. Mezz C  
 Pasadena CA 91101  
 P: 818-788-8382  
 F: 818-788-3217  
Licensed Landscape Architect #2880  
 Renewal Date 2/28/19

**FIRST FLOOR LANDSCAPE PLAN**

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

- APPROVED
- APPROVED
- REVISION 02-28-19 Add street tree
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 11-5-18

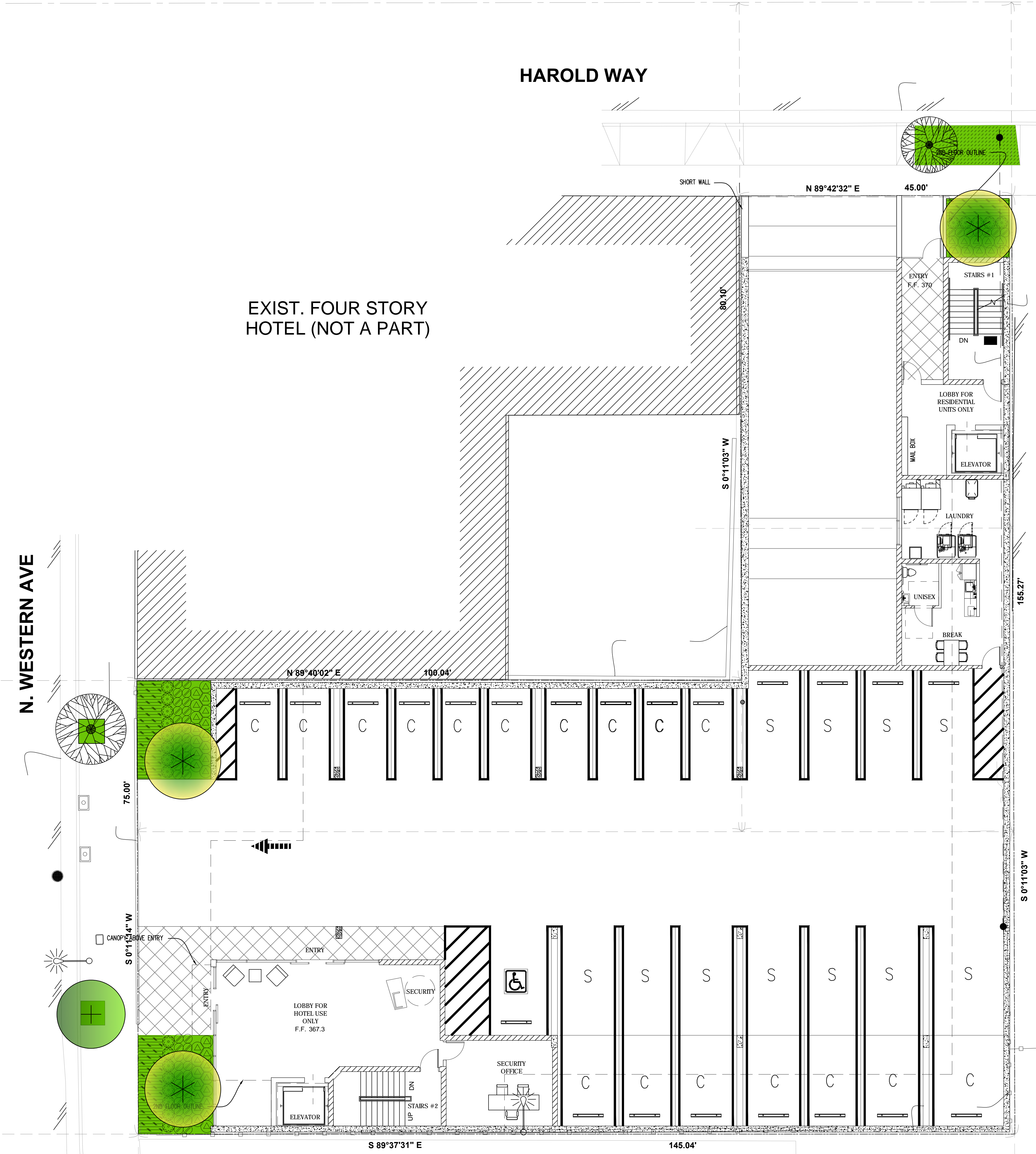
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**HAROLD WAY**

EXIST. FOUR STORY HOTEL (NOT A PART)

**N. WESTERN AVE**



**LANDSCAPE POINTS**

PROJECT SQUARE FOOTAGE: APPROX 14,478 sf  
 REQUIRED POINTS: 15

CONTINUOUSLY PLANTED PKWY - 1px/linear foot	16
STRAIGHT LINE ACCESS TO BUILDING ENTRY	5
USE OF LA CITY ORGANIC TOPGRO COMPOST	5
TOTAL POINTS	26

**AREA SUMMARY**

ALL PROJECTS - TOTAL LOT AREA = APPROX. 14,478 SF  
 TOTAL LANDSCAPE (NOT INCLUDING PARKWAY) = 1,627 SF  
 COMMON OPEN SPACE AREA (ON ROOF) = 750 SF  
 REQUIRED LANDSCAPE AREA OF OPEN SPACE = 188 SF (25% OF OPEN SPACE)  
 PROVIDED LANDSCAPE AREA OF OPEN SPACE = 188 SF (25% OF OPEN SPACE)

1 TREE / 4 RESIDENTIAL UNITS = 4 UNITS / 10 UNITS = 3  
 REPLACEMENT TREES REQUIRED = 5  
 TREES PROVIDED = 31

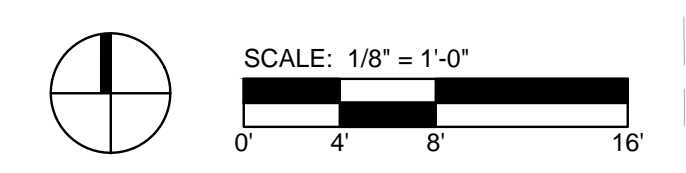
**PLANTING LEGEND**

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
<b>TREES</b>					
●	Acer Palmatum 'Sango Kaku' / Coral Bark Japanese Maple	3	15 gal	M	multi-trunk, 3rd flr
●	Ginkgo biloba / Maidenhair tree	12	24" Box	M	2nd flr planters
●	Koelreuteria bipinnata / Chinese Flame tree	3	36" Box	M	1st flr/ground
●	Street tree per City of Los Angeles	14	24" Box	M	
●	Street tree per City of Los Angeles	1	24" Box	n/a	
<b>SHRUBS</b>					
●	Asparagus densiflorus 'Myers' / Myers asparagus @ 18" o.c.	68	1g	L	
●	Dianella tasmanica / Tasman Flax Lily @ 18" o.c.	118	1g	M	2nd flr planters
●	Diets grandiflora 'Sunstripe' / Yellow Striped Fortnight Lily	40	1g	L	
●	Phormium 'Pink Mist' / Pink New Zealand Flax @ 30" o.c.	21	5g	M	
<b>GROUND COVER</b>					
■	Carex praegracilis / California field sedge 112 sf @ 9" o.c. = 196 plants		flat	M	
■	Heuchera hybrids / Coral Balls 101 sf @ 12" o.c. = 101 plants		1g	M	Variety TBD 3rd flr planters
■	Senecio serpens 'Blue Chalksticks' / Blue chalksticks, 164 sf @ 9" o.c. = 287 plants		flat	L	
■	Artificial Turf	1040 sf			Jack Smith @ SGS Turf (562) 400-1549

**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', Sestertia autumnalis, Sestertia caerulea	686 sf	6" deep trays	contract grown by Green Living Roof 760-250-0357 contact: Santiago Rosales www.greenlivingroof.com

- LANDSCAPE AREAS
- ARTIFICIAL TURF
- GREEN ROOF TRAYS



1 FIRST FLOOR LANDSCAPE PLAN  
 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: aramaj@att.net

PHIL PATEL

1536 N. WESTERN AVE.  
Project Name: **SAPPHIRE**

Project Address: 1524-1530 N. WESTERN AVE

**COURTLAND  
STUDIO  
ARCHITECTURE**  
COURTLAND STUDIO, LLC  
505 E Colorado Blvd, Mezz C  
Pasadena CA 91101  
P: 618-788-8362  
F: 618-788-3217  
Landscape Architecture 2020  
March 15, 2019

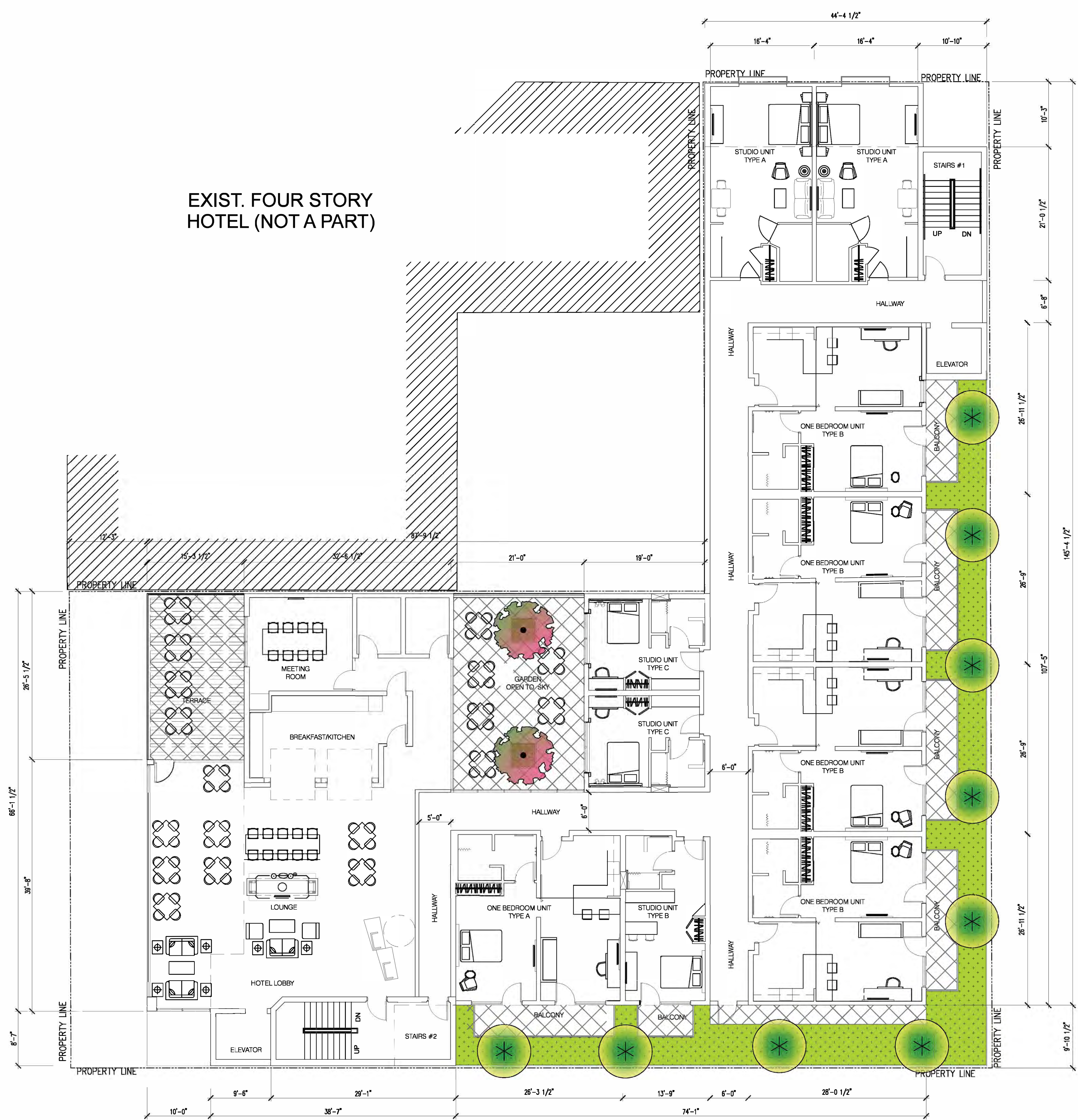
**2nd FLOOR  
LANDSCAPE  
PLAN**

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

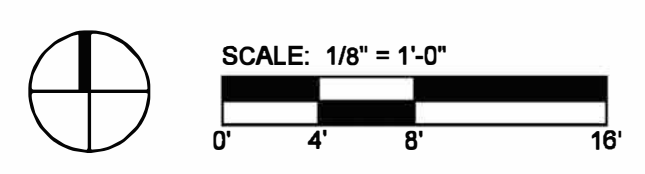
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**HAROLD WAY**

**N. WESTERN AVE**



1 SECOND FLOOR LANDSCAPE PLAN  
SCALE: 1/8"=1'-0"



- LANDSCAPE AREAS
- ARTIFICIAL TURF
- GREEN ROOF TRAYS

**TREES**



ACER PALMATUM 'SANGO KAKU' / CORAL BARK JAPANESE MAPLE

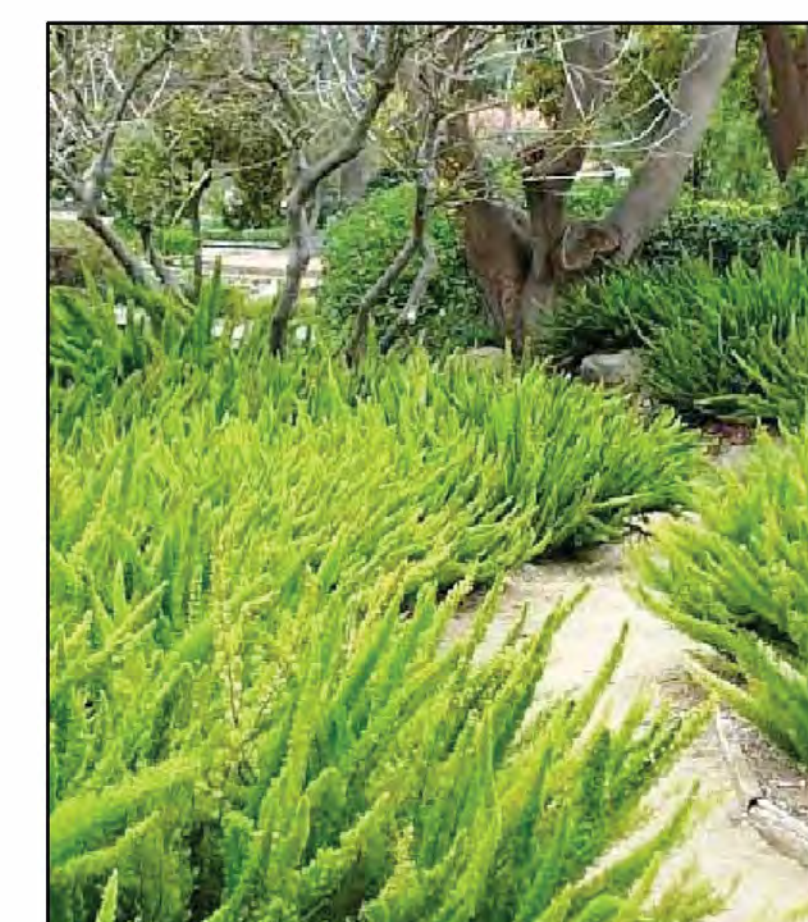


GINGKO BILOBA / MAIDENHAIR TREE



KOELREUTERIA BIPINNATA / CHINESE FLAME TREE

**SHRUBS**



ASPARAGUS DENSIFLORUS 'MYERS' / MYERS ASPARAGUS



DIANELLA TASMANICA / TASMAN FLAX LILY

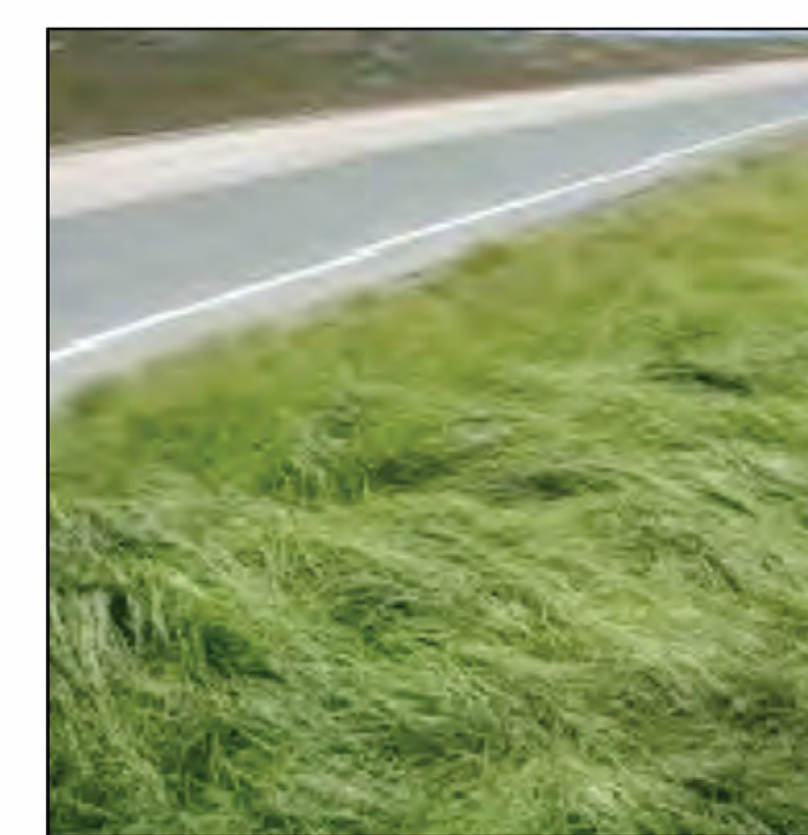


DIETES GRANDIFLORA 'SUNSTRIPES' / YELLOW STRIPED FORTNIGHT LILY



PHORMIUM 'PINK MIST' / PINK NEW ZEALAND FLAX

**GROUNDCOVERS**



CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE

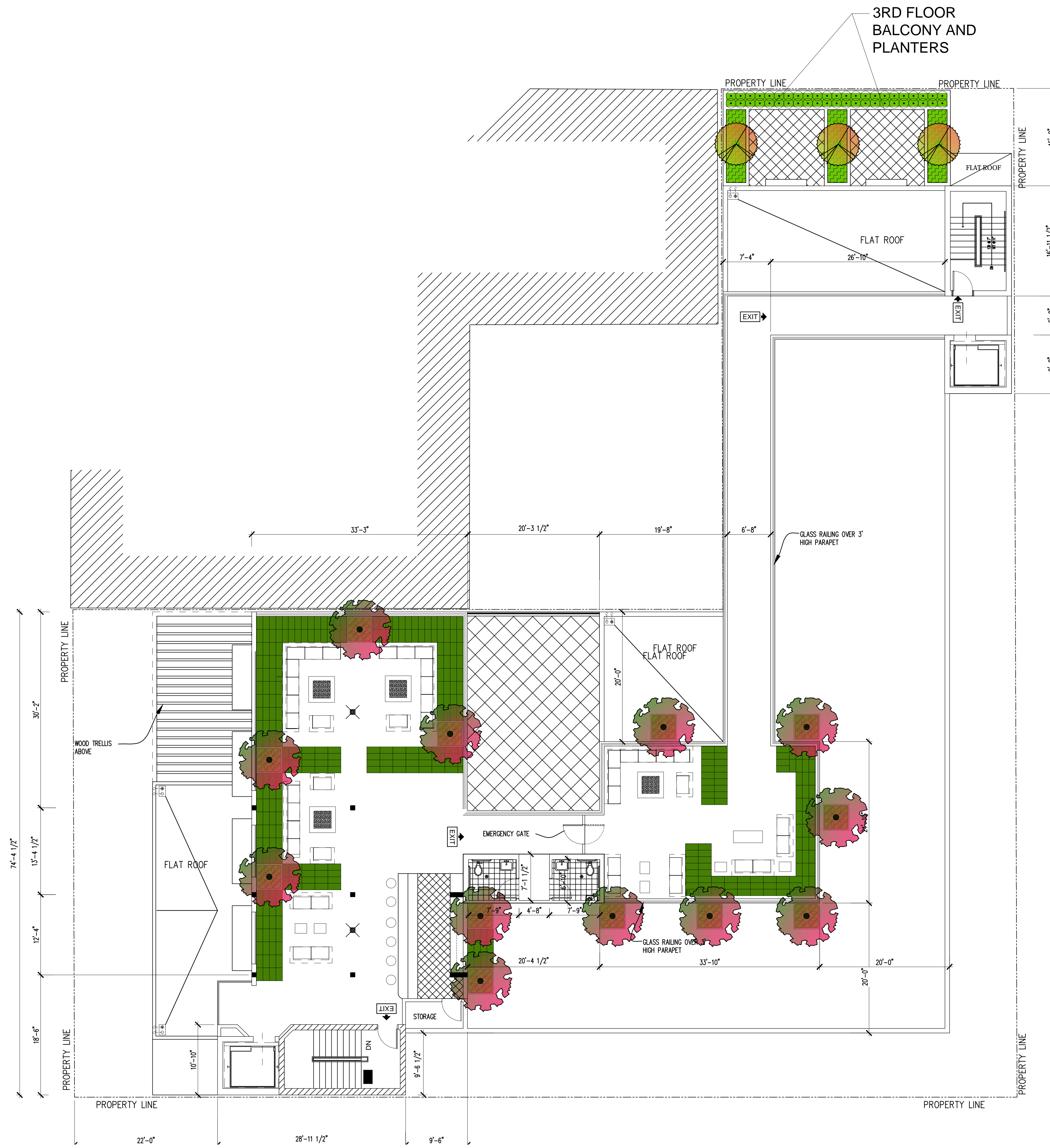


HEUCHERA HYBRID / CORAL BELLS (VAR. TBD)

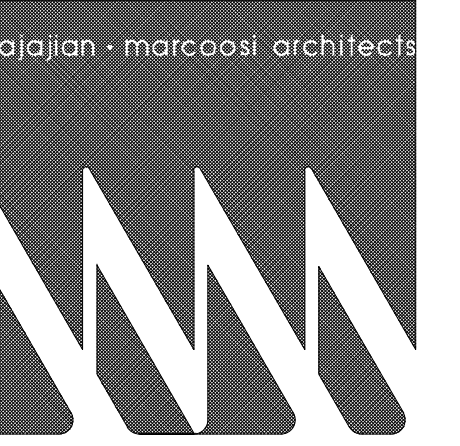


SENECIO SERPENS 'BLUE CHALKSTICKS' / BLUE CHALKSTICKS

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1 ROOF LANDSCAPE PLAN  
 SCALE: 1/8"=1'-0"  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16  
 LANDSCAPE AREAS  
 ARTIFICIAL TURF  
 GREEN ROOF TRAYS



Alajajian  
 Marcoosi  
 Architects Inc.  
 320 W. Arden Ave, Suite 120  
 Glendale, CA 91203  
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1536 N. WESTERN AVE.

Project Name:  
 SAPPHIRE

Project Address:  
 1524-1530 N. WESTERN AVE

LANDSCAPE  
 COURT  
 LAND  
 STUDIO  
 ARCHITECTURE  
 COURT LAND STUDIO, LLC  
 505 E Colorado Blvd, Mezz C  
 Pasadena CA 91101  
 P: 818-788-5382  
 F: 818-788-3217  
 Licensed Landscape Architect #2020  
 Renewal Date: 2/21/17

ROOF  
 LANDSCAPE  
 PLAN

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

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