

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 DISABILITIES, 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 RATINGS 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-FULL 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.

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.

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:	8,160 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
COMMON OPEN SPACE AREA:	653 + 2,700 = 3,353 SQ. FT.
LANDSCAPE AREA:	1,431 / 9,958= 14.3 %

TOTAL PARKING SPACES REQUIRED:	0.5 CAR PER UNIT = 15.5 = 16 CARS
TOTAL PARKING SPACES PROVIDED:	16 PARKING SPACES

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	27	31

CONSULTANT INFORMATION

LANDSCAPE ARCHITECT

STRUCTURAL

ELECTRICAL

MECHANICAL / PLUMBING

GEOTECHNICAL

SURVEY

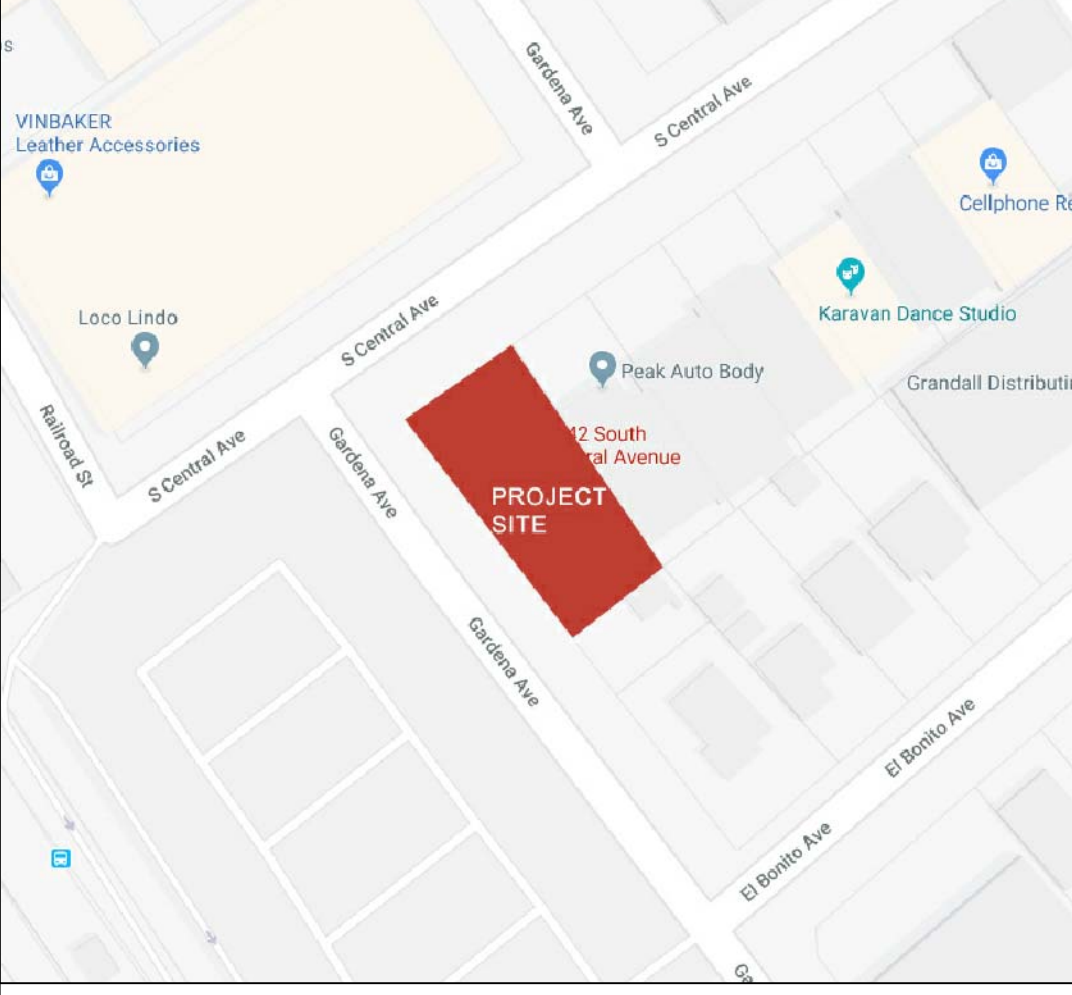
SCOPE OF WORKS

TO DEMOLISH EXISTING STRUCTURES AND CONSTRUCT A NEW 5 STORY MIXED USE PROJECT OVER ONE LEVEL OF SUBTERRANEAN GARAGE.

LEGAL DESCRIPTION

TRACT NO 910 LOT 12 BLK 4

VICINITY MAP



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**Alajajian
Marcoosi
Architects Inc.**

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

Owner:

**Souren
Tutunjian**

Owner Address:

**6033 TEESDALE AVE.
NORTH HOLLYWOOD, CA 91606**

Project Name:

**ROADWAY
APARTMENTS**

Project Address:

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

COVER SHEET

Scale: N/A

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

Owner:
Souren Tutunjian

Owner Address:
**6033 TEESDALE AVE.
NORTH HOLLYWOOD, CA 91808**

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SITE / ROOF PLAN

Scale: NA

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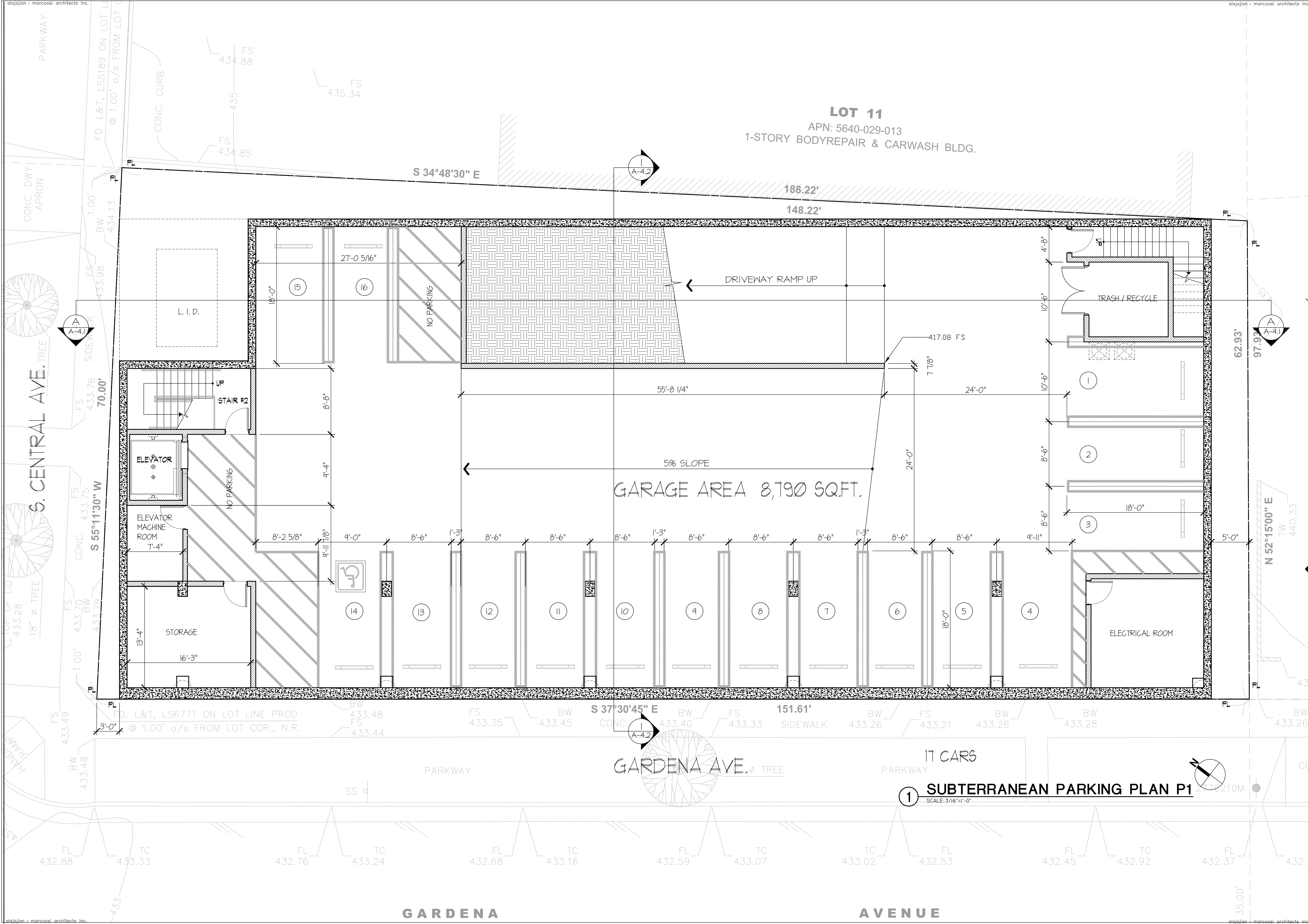
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CENTRAL AVE.

GARDENA AVE.

1 SITE / ROOF PLAN

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



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

Owner:
**Souren
Tutunjian**

Owner Address:
**6033 TEESDALE AVE.
NORTH HOLLYWOOD, CA 91606**
Project Name:
**ROADWAY
APARTMENTS**

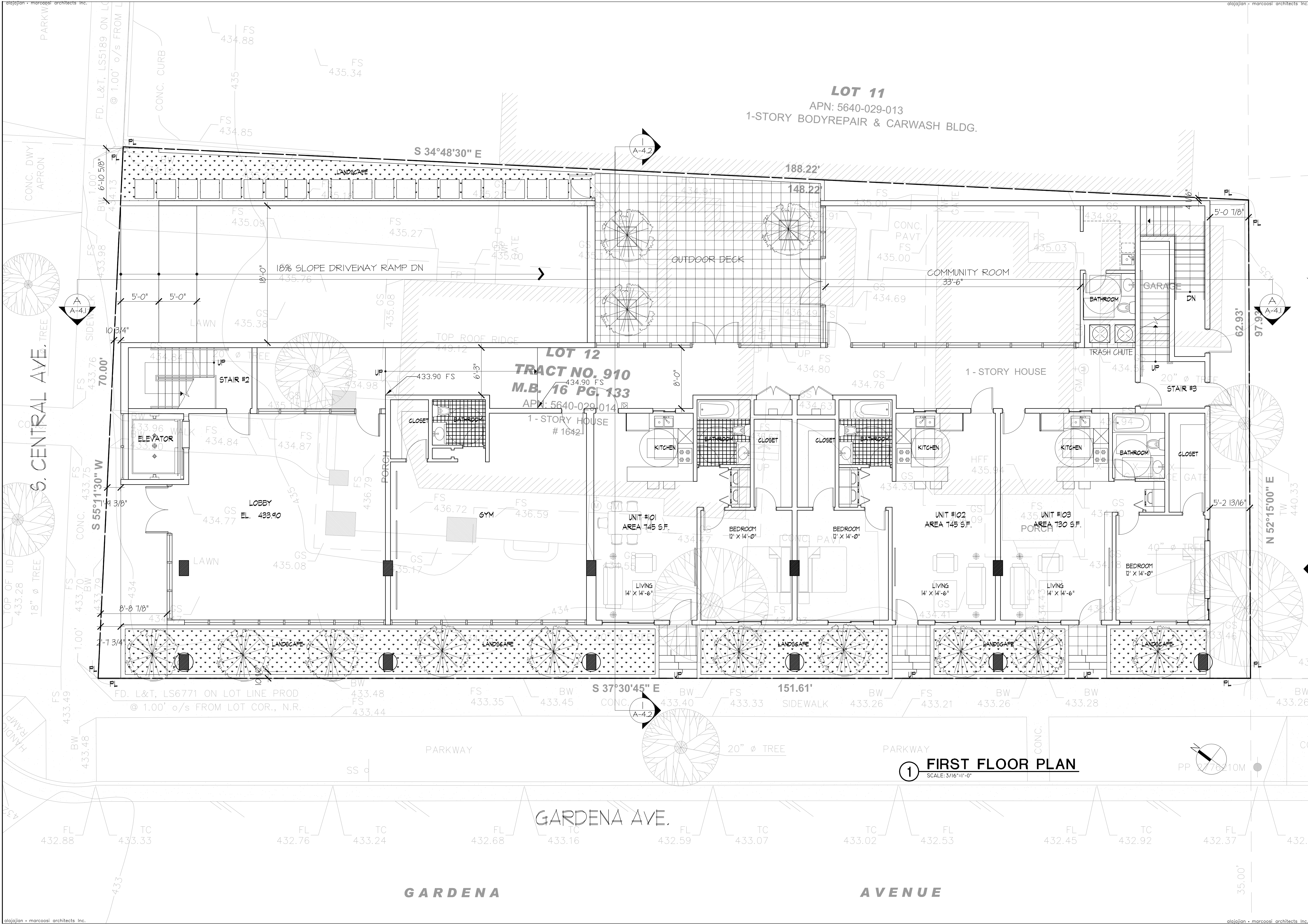
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**SUBTERRANEAN
PARKING PLAN P1**

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

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**

FIRST FLOOR PLAN

Scale: NA

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Owner:
**Souren
Tutunjian**

Owner Address:
**6033 TEESDALE AVE.
NORTH HOLLYWOOD, CA 91808**
Project Name:
**ROADWAY
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Project Address:
**1642 S. CENTRAL AVE.
GLENDALE, CA 91204**

SECOND FLOOR PLAN

Scale: NA

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A-2.2

CENTRAL AVE.

GARDENA AVE.

1 SECOND FLOOR PLAN

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

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E-mail: aramar@worldnet.att.net

Owner:
**SOUREN
TUTUNJIAN**

Owner Address:
**6033 TEESDALE AVE.
NORTH HOLLYWOOD, CA 91808**
Project Name:
**ROADWAY
APARTMENTS**

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THIRD FLOOR PLAN

Scale: NA

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A-2.3

CENTRAL AVE.

GARDENA AVE.

1 THIRD FLOOR PLAN

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

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Owner:
Souren Tutunjian

Owner Address:
**6033 TEESDALE AVE.
NORTH HOLLYWOOD, CA 91808**
Project Name:
ROADWAY APARTMENTS

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FOURTH FLOOR PLAN

Scale: NA

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A-2.4

CENTRAL AVE.

GARDENA AVE.

1 FOURTH FLOOR PLAN

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

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FIFTH FLOOR PLAN

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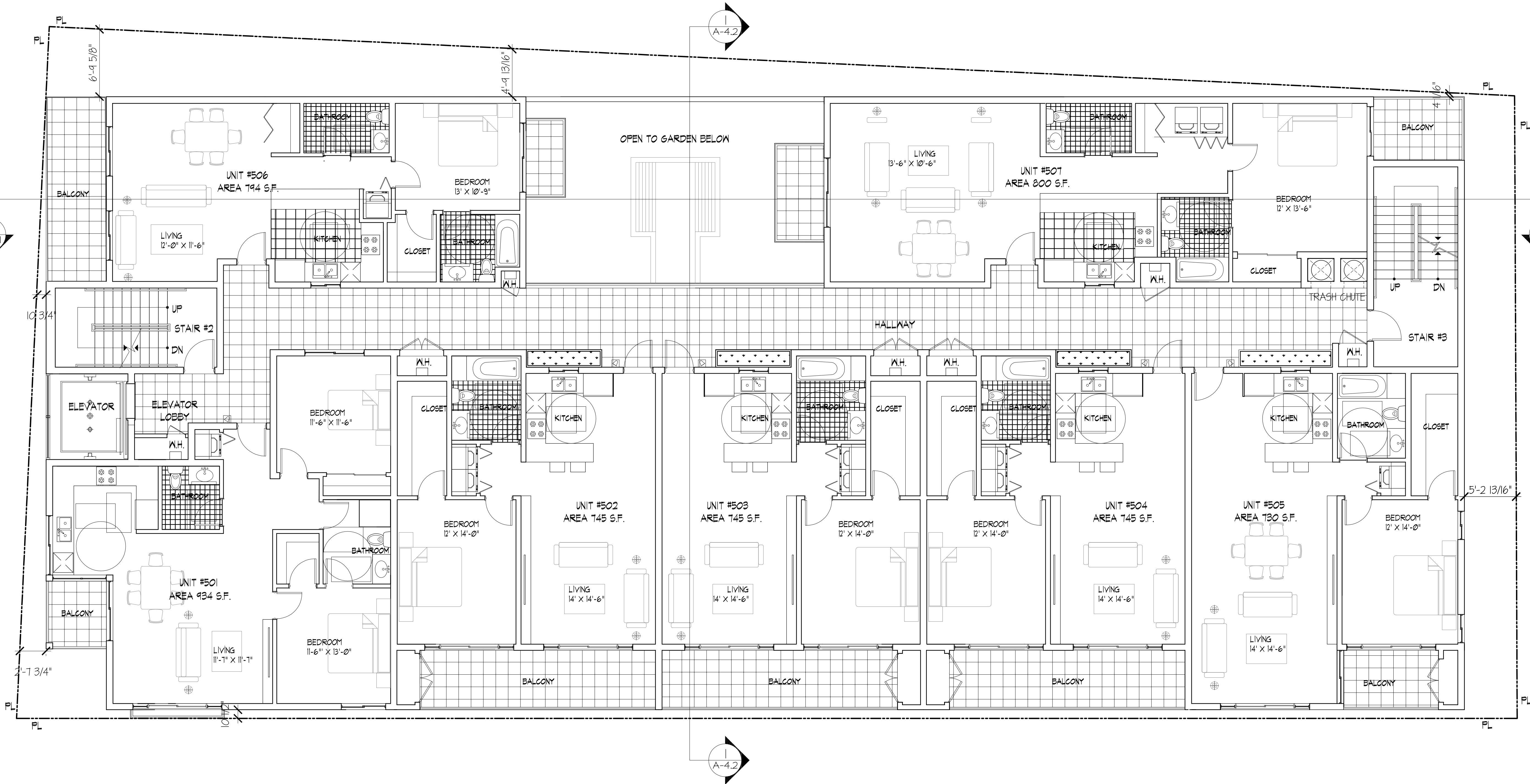
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CENTRAL AVE.

GARDENA AVE.

1 FIFTH FLOOR PLAN

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



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**Alajajian
Marcoosi
Architects Inc.**

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

Owner:
**Souren
Tutunjian**

Owner Address:
**6033 Teesdale Ave.
North Hollywood, CA 91606**

Project Name:
**Roadway
Apartments**

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

**WEST
ELEVATION**

Scale: "1"=1'-0"

KEYPLAN

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

A-3.1

CENTRAL AVE.
55'-6"



1 WEST 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
E-mail: aramar@worldnet.att.net

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**

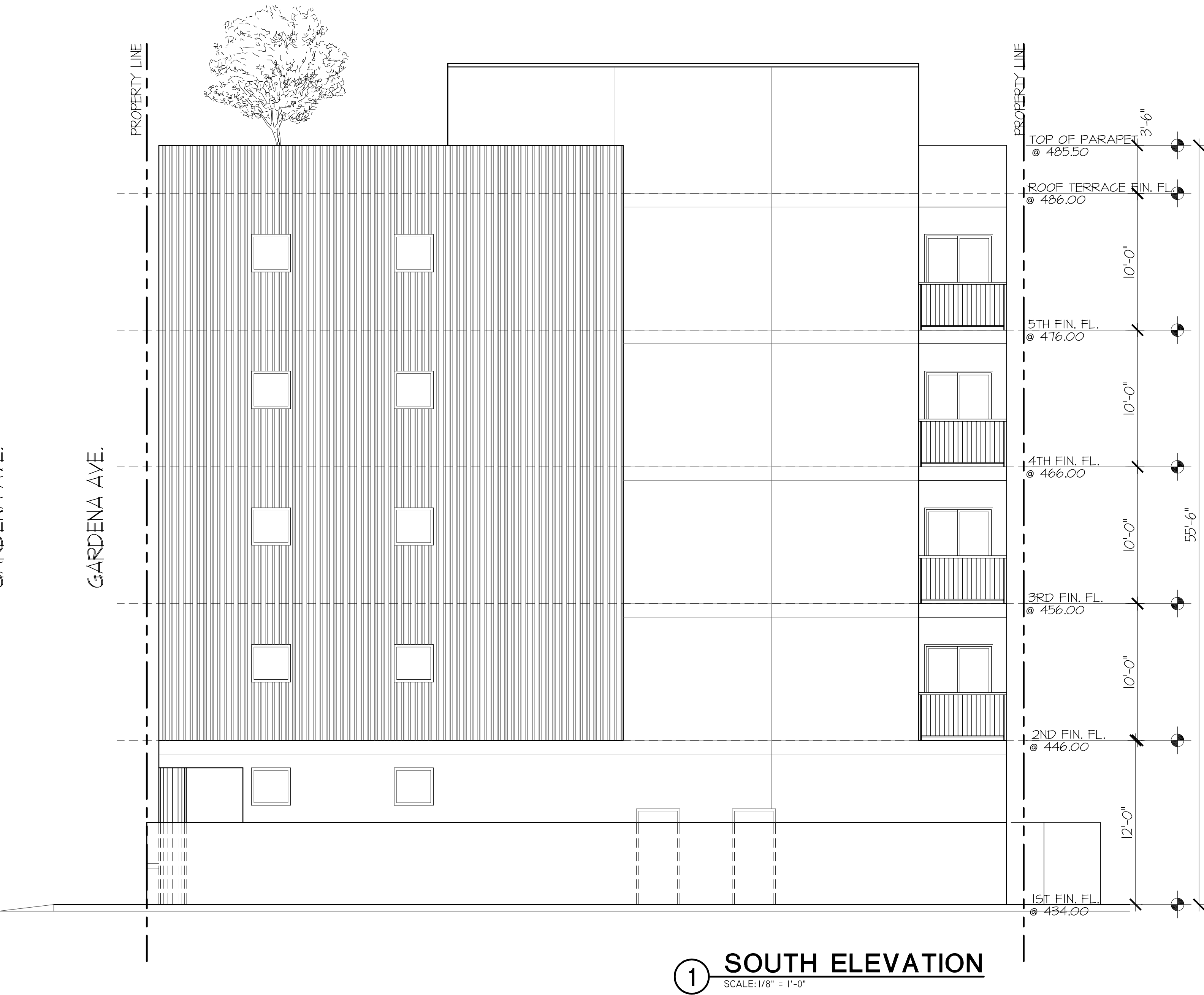
SOUTH AND NORTH ELEVATIONS

Scale: " = 1'-0"

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A-3.2



olajajan · marcoosi architects



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

**SOURN
TUTUNJIAN**

8033 TEESDALE AVE.
NORTH HOLLYWOOD, CA 91606

ROADWAY APARTMENTS

1642 S. CENTRAL AVE.
GLENDALE, CA 91204

Scale: " = 1'-0"

KEYPLAN

- ## A-3.3



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

Owner:
**SOUREN
TUTUNJIAN**

Owner Address:
**6033 TEESDALE AVE.
NORTH HOLLYWOOD, CA 91606**
Project Name:
**ROADWAY
APARTMENTS**

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

SECTION A-A

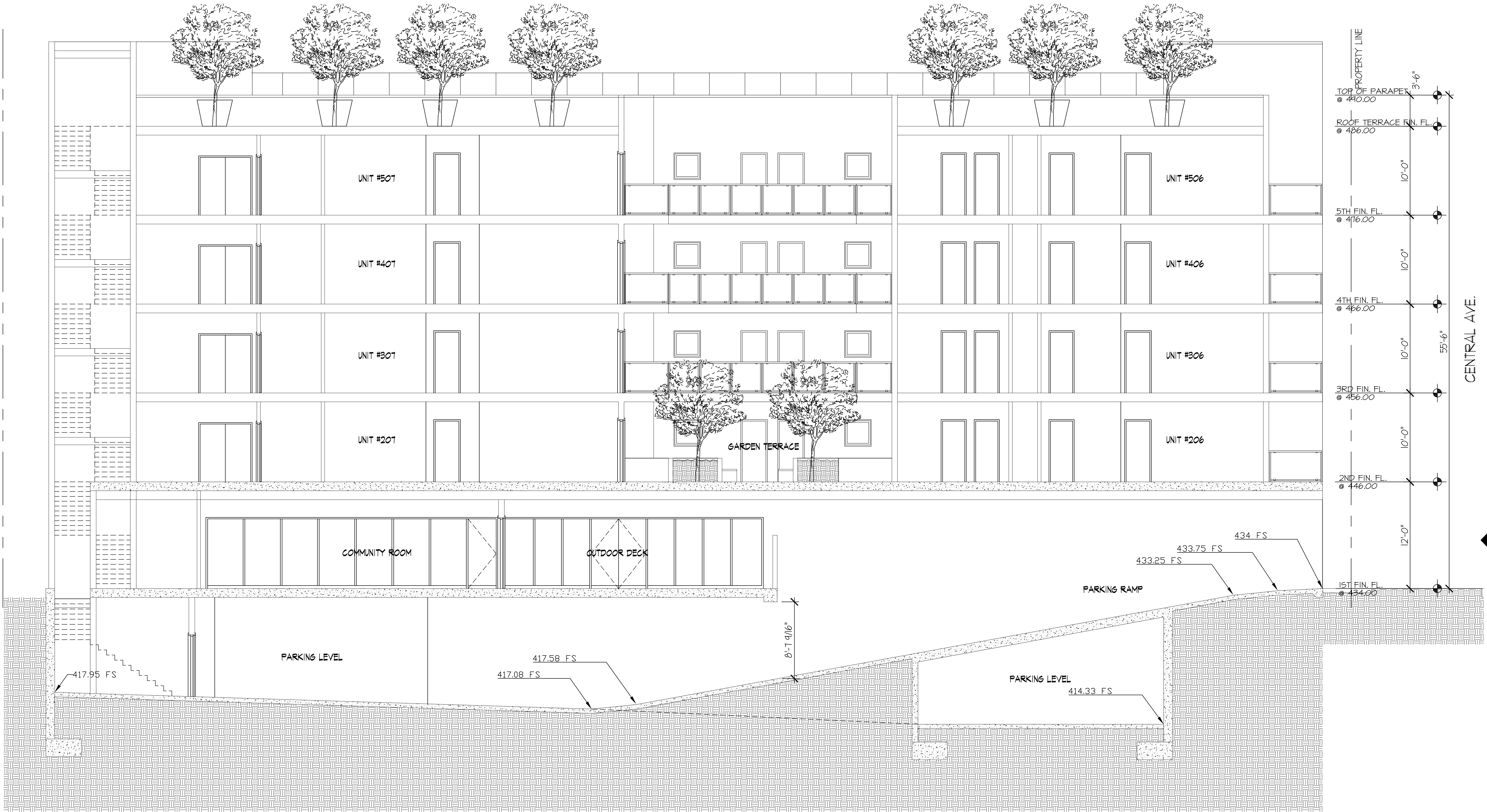
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KEYPLAN

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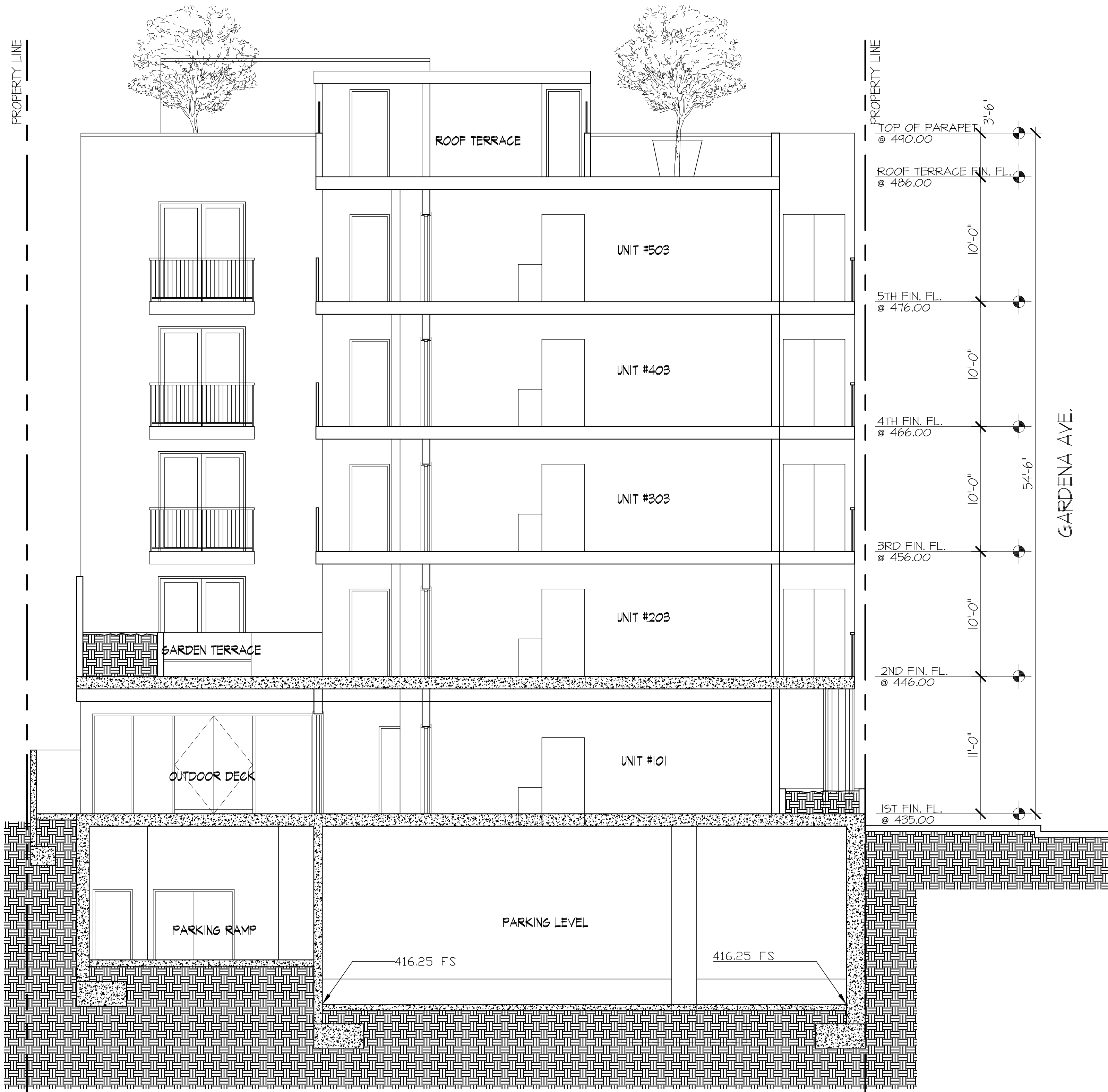
A-4.1

PROPERTY LINE



SECTION A-A

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



1 SECTION 1-1
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
E-mail: aramar@worldnet.att.net

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**

SECTION 1-1

Scale: " = 1'-0"

KEYPLAN

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A-4.2



1 VIEW FROM SOUTH
SCALE: N/A



2 VIEW FROM WEST
SCALE: N/A

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Glendale, CA 91203
Phone: (818) 244-5130
Fax: (818) 551-1613
E-mail: aramar@worldnet.att.net

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**

PERSPECTIVES

Scale: NA

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A-8.1



1 VIEW FROM NORTH
SCALE: N/A



2 VIEW FROM EAST
SCALE: N/A

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Glendale, CA 91203
Phone: (818) 244-5130
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E-mail: aramar@worldnet.att.net

Owner:
**SOUREN
TUTUNJIAN**

Owner Address:
**6033 TEESDALE AVE.
NORTH HOLLYWOOD, CA 91606**
Project Name:
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Project Address:
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PERSPECTIVES

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A-8.2