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STRUCTURAL

- THE PLANS SHALL COMPLY WITH THE FOLLOWING:
- 2014 BUILDING AND SAFETY CODE
 - 2013 CBC, 2013 CRC AND 2012 IBC

CONSULTANTS

ARCHITECT

HAMLET ZOHRABIANS AIA
 LICENSE- C-022671
 3467 OCEANVIEW BLVD. SUITE B
 GLENDALE, CA. 91208
 T - 818.236.3619
 F - 818.236.2171

PROJECT SUMMARY

PROJECT DESCRIPTION:

NEW PROPOSED THREE STORY 14 UNIT APARTMENT / CONDOMINIUM OVER SEMI-SUBTERRANEAN PARKING GARAGE W/ FIRST FLOOR RETAIL AND PARKING STRUCTURE

PROJECT DATA:

LEGAL DESCRIPTIONS:
 SPARR HEIGHTS LOTS 9 AND LOT 10 BLK 8
 SPARR HEIGHTS LOTS 11, 12 AND LOT 13 BLK 8
 SPARR HEIGHTS LOT 14 BLK 8

APN : 5613-006-004
 APN : 5613-006-005
 APN : 5613-006-006

TOTAL LOT AREA = 18,000 S.F.

ZONE = C3-1

ALLOWABLE NUMBER OF UNITS = 18,000 S.F./1,250 S.F. = 14.4 UNITS
 PROPOSED NUMBER OF UNITS = 14

ALLOWABLE HEIGHT = 36 FT. + 5' FOR ROOFS W/ MIN. 3:12 = 41'
 PROPOSED MAXIMUM BUILDING HEIGHT = 41'

LOT COVERAGE:

ALLOWABLE LOT COVERAGE = 50% X 18,000 s.f. = 9,000 s.f.
 PROPOSED LOT COVERAGE = 13,895 s.f. = 77.2%

FLOOR AREA:

ALLOWABLE FLOOR AREA = 1.2 (18,000) = 21,600 s.f.
 PROPOSED RESIDENTIAL FLOOR AREA = 18,818 s.f.
 RESIDENTIAL CIRCULATION/EXIT CORRIDOR = 1,000 s.f.
 PROPOSED COMMERCIAL FLOOR AREA = 2,762 s.f.
 TOTAL PROPOSED FLOOR AREA = 22,580 s.f.

PARKING:

REQUIRED RESIDENTIAL PARKING:
 2 CAR/2BR UNIT + 2.5 CARS/3BR UNIT + 3 CAR/4BR UNIT + 0.25/UNIT (GUEST) 2 (3) + 2.5 (7) + 3 (4) + 0.25 (14) (GUEST) = 39 SPACES
 PROPOSED RESIDENTIAL PARKING:
 STANDARD = 37
 HANDICAPPED = 2
 TOTAL = 39

PROPOSED COMMERCIAL PARKING:
 STANDARD = 9
 HANDICAPPED = 1
 TOTAL = 10

PROPOSED COMMERCIAL USE	REQUIRED PARKING RATIO
GENERAL OFFICE	2.7 / 1,000 s.f.
RETAIL (Sales and services)	4 / 1,000 s.f.
Beauty Supply	4 / 1,000 s.f.
Nail / Hair Salon	4 / 1,000 s.f.

OUTDOOR SPACE:

REQUIRED COMMON OUTDOOR SPACE = 200 s.f./UNIT = 2,800 s.f.
 PROPOSED COMMON OUTDOOR SPACE = 2,809 s.f. REQUIRED PRIVATE OUTDOOR SPACE = 40 s.f./ UNIT PROPOSED PRIVATE OPEN SPACE = 40 s.f./ UNIT MIN.

PERMANENT LANDSCAPED OPEN SPACE:

MIN. OF TOTAL LOT AREA TO BE PERMANENTLY PERMANENT LANDSCAPED OPEN SPACE = 25% (18,000 s.f.) = 4,500 s.f.
 PROPOSED PERMANENT LANDSCAPED OPEN SPACE = 4,575 s.f.

GRADE = (1178.48 + 1171.84) / 2 = 1175.16

ALLOWABLE SEMI-SUBTERRANEAN GARAGE DECK EL. = 1175.16 + 3 = 1178.16
 PROPOSED SEMI-SUBTERRANEAN GARAGE DECK EL. = 1178

PERIMETER FENCE WALLS:

MAX. ALLOWABLE HEIGHT OF SOLID FENCE + GARAGE ABOVE ADJACENT GROUND LEVEL = 6.5'
 LOWEST ADJACENT GROUND LEVEL = 1170'
 MAX. ALLOWABLE TOP OF SOLID FENCE WALL = 1176.5'

NOTES:

- A SEPARATE APPLICATION AND PERMIT IS REQUIRED FOR:
- 1. RETAINING WALLS OR BLOCK FENCE WALLS
- 2. FIRE SPRINKLER SYSTEM
- 3. ELECTRICAL, MECHANICAL, PLUMBING WORK
- 4. DEMOLITION
- 5. GRADING WORK
- 6. SHORING
- 7. SIGNS
- 8. FIRE ALARM
- 9. GATES

NO PROPOSED OR EXISTING POOL OR SPA ON SITE
 NO SLOPES 3:1 OR STEEPER WITHIN 40' OF PROPOSED WORK AREA

NO OAK, BAY OR SYCAMORE TREES ON SITE OR WITHIN 20' OF PROPERTY
 NO EASEMENT ON SITE

PROJECT BUILDING CODE DATA:
 2014 GLENDALE BUILDING & SAFETY CODE (GBC)
 2013 CALIFORNIA GREEN BUILDING CODE (CBCG)
 2013 CALIFORNIA BUILDING CODE (CBC)
 2013 CALIFORNIA ELECTRICAL CODE (CEC), TABLE (T)
 2013 CALIFORNIA PLUMBING CODE (CPC)
 2013 CALIFORNIA MECHANICAL CODE (CMC)
 2013 CALIFORNIA FIRE CODE (CFC)

GREEN BUILDING REQUIREMENTS, Chapter 22.52, Part 20.

1. A SMART IRRIGATION CONTROLLER SHALL BE INSTALLED FOR ALL LANDSCAPING
2. THE PROJECT SHALL BE DESIGNED TO ACHIEVE AT LEAST 15% MORE ENERGY EFFICIENCY THAN THE 2008 CALIFORNIA ENERGY EFFICIENCY STANDARDS, TITLE 24, PART 6 (SECTION 22.52.2130.C.1).
3. THE PROJECT SHALL RECYCLE AND/OR SALVAGE THE MINIM AMOUNT OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS (SECTION 22.52.2130.C.4) AND IN COMPLIANCE WITH REQUIREMENTS SET FORTH BY THE DEPARTMENT OF PUBLIC WORKS, ENVIRONMENTAL PROGRAMS DIVISION.
4. THE PROJECT SHALL COMPLY WITH THE REQUIREMENT THAT TANK-TYPE TOILETS BE HIGH-EFFICIENCY TOILETS (MAXIMUM 1.28 GALLONS/FLUSH) (SECTION 22.52.2130.C.3).

LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS, CHAPTER 22.52, PART 22.

BEST MANAGEMENT PRACTICES (BMPs)
 LID BMPs SHALL BE INSTALLED AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS (DPW) PURSUANT TO THE COUNTY'S "LOW IMPACT DEVELOPMENTS STANDARDS MANUAL," UNLESS MODIFIED OR WAIVED BY DPW.

NOTES:

1. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY 2013 CALIFORNIA BUILDING CODE, CHAPTER 33.
2. AS DEFINED IN CHAPTER 11A, ALL REQUIRED CARBON MONOXIDE ALARMS SHALL BE CAPABLE OF SUPPORTING VISIBLE ALARM NOTIFICATION APPLIANCES PER NFPA 720 AND CHAPTER 11B.
3. THE CONTRACTOR MUST PROVIDE PUBLIC PROTECTION IN ACCORDANCE WITH CBC SECTION 3306 FOR WORK ON ANY BUILDING AND STRUCTURE ADJACENT TO THE PUBLIC WAY. (3306)



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 zab@zohrabians.com

www.zohrabians.com

STAMP:

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CLIENT:
 Anton Oganesyan
 3510 N Verdugo Blvd.
 Glendale, Ca. 91208

PROJECT:
Verdugo Terrace
Luxury Apartments
 3510 N Verdugo Blvd.
 Glendale, Ca. 91208

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:

DATA/INDEX

DATE	04.25.18
SCALE	AS SHOWN
DRAWN BY	MH
JOB NUMBER	053116
SHEET	

A1.1

ABBREVIATIONS

AB ANCHOR BOLT	CT CERAMIC TILE	FLG FLASHING	MECH MECHANIC(AL)	SC SOLID CORE
AC AC08ST9C(AL)	CTR COUNTER	FLR FLOOR(ING)	MFR MANUFACTURE(R)	SD STORM DRAIN
A/C AIR CONDITIONING		FLUR FLUORESCENT	MIN MINIMUM	SECT SECTION
ACT ACOUSTICAL TILE	D DRAIN	FND FOUNDATION	MISC MISCELLANEOUS	SHT SHEET
AFF ABOVE FINISH FLOOR	DEM DEMOLITION	FOC FACE OF CONCRETE	MRB MARBLE	SIM SIMILAR
AL ALUMINUM	DIAG DIAGONAL	FR FRAME(D)ING	MTFR METAL FURRING	SPEC SPECIFICATION(S)
ALT ALTERNATIVE	DIAM DIAMETER	FT FOOT.FEET	MTL METAL	ST STEEL
ANG ANCHOR, ANCHORAGE	DIFF DIFFUSER	FUR FURR(ED)ING	MULL MULLION	SQ SQUARE
AP AXIS PANEL	DIM DIMENSION	FTG FOOTING	NOM NOMINAL	ST STEEL
APPROX APPROXIMATE	DIV DIVISION		NIC NOT IN CONTRACT	STD STANDARD
ARCH ARCHITECT(URAL)	DN DOWN	GA GAUGE	NTS NOT TO SCALE	STOR STORAGE
ASPH ASPHALT	DR DOOR	GD GARBAGE DISPOSAL		STR STRUCTURE
AT ASPHALT TILE	DS DOWN SPOUT	GL GLASS GLAZING	OC ON CENTER	SUSP SUSPENDED
AUTO AUTOMATIC	DTL DETAIL	GPBD GYPSUM BOARD	OPP OPPOSITE	
	DW DRYWALL	GR GRADE, GRADING		T TREAD
	DWG DRAWING	GRN GRANITE		TC TOP OF CURB
BD BOARD		GYP GYPSUM	PG PLATE GLASS	TEL TELEPHONE
BET BETWEEN			PL PLASTER	TEXT TEXTURED
BLDG BUILDING	EF EXPANSION BOLT		PLAM PLASTER LAMINATE	THK THICK(NESS)
BLK BLOCK	EL ELEVATION	HB HOSE BIB	PLAS PLASTER	THR THRESHOLD
BLKG BLOCKING	ELEC ELECTRIC(AL)	HT HEIGHT	PLYWD PLYWOOD	TOSL TOP OF SLAB
BOT BOTTOM	ELEV ELEVATOR	HTG HEATING		TOST TOP OF STEEL
BS BOTH SIDES	EMER EMERGENCY	HVAC HEATING, VENTILATION, AIR COND.	PNT POINT	TOW TOP OF WALL
BW BOTH WAYS	ENCL ENCLOSE(URE)		PT PAINT	TOP TOP OF PLATE
	ENGR ENGINEER	INSUL INSULATE(D)TION	PTN PARTITION	TV TELEVISION
CAB CABINET	EQ EQUIP	INT INTERIOR	PVMT PAVEMENT	TYP TYPICAL
CB CATCH BASIN	EXH EXHAUST		R RISER	
CEM CEMENT	EXIST EXISTING	JST JOIST	RA RETURN AIR	UNO UNLESS NOTED OTHERWISE
CFL COUNTERFLASHING	EXP EXPOSED		RAD RADIUS	
CI CAST IRON	EXT EXTERIOR	LAM LAMINATE(D)	REF REFERENCE	VENT VENTILATE(TION)
CLG CEILING		LAV LAVATORY	REFR REFRIGERATOR	VERT VERTICAL
CLR CLEARANCE)	FBD FIBERBOARD	LB LAG BOLT	REINF REINFORCE(D)ING	VT VINYL TILE
COL COLUMN	DF FLOOR DRAWIN	LH LEFT HAND	REQ REQUIRED	
COMB COMBINATION	FF FIRE EXTINGUISHER CABINET	LW LIGHT WEIGHT	RET RETURN	WC WATER CLOSET
COMPO COMPOSITION	FFC FINISHED FLOOR	LWC LIGHT WEIGHT CONCRETE	REV REVISION, REVISED	WG WIRE GLASS
CONC CONCRETE	FIG FIGURE		RH RIGHT HAND	WM WIRE MESH
CONST CONSTRUCTION	FIN FINISHED(ED)	MAT MATERIAL	WP WATERPROOFING	
CONT CONTINUOUS	FIXT FIXTURE	MAX MAXIMUM		
CPT CARPET				

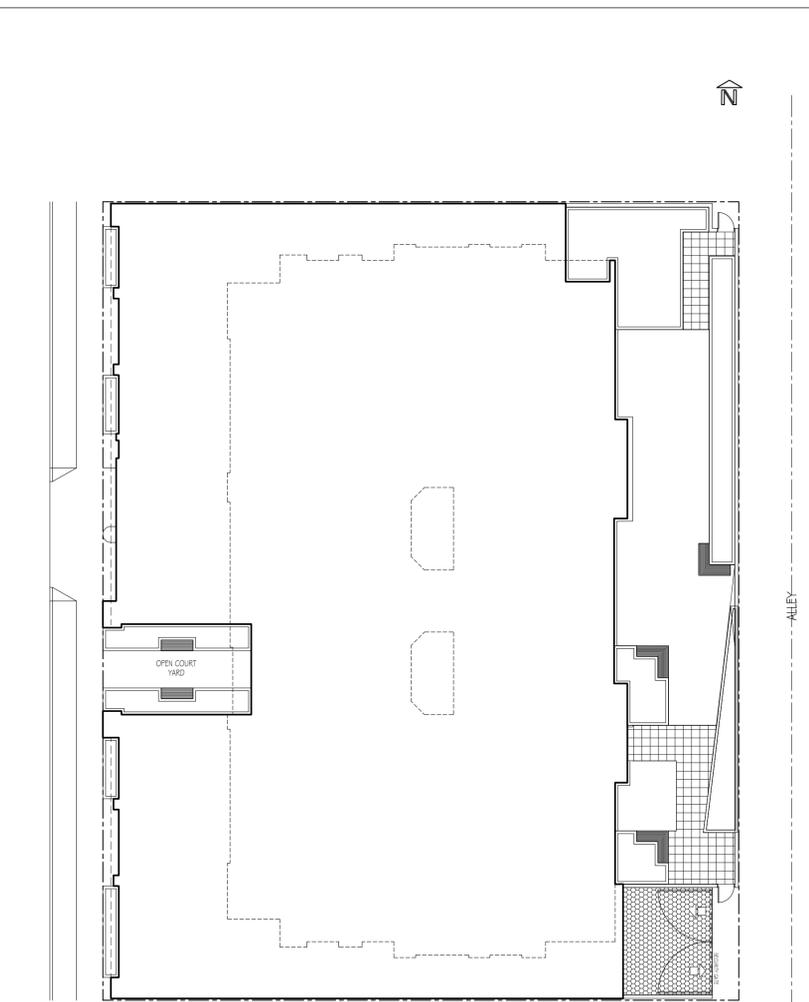
FIRE DEPARTMENT NOTES

1. ADDRESS NUMBERS
 APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.
2. FIRE SPRINKLERS:
 PROVIDE A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE ENTIRE HOUSE AND DETACHED GARAGE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF NFPA 13D AND THE REQUIREMENTS OF THE GLENDALE FIRE DEPARTMENT. FIRE SPRINKLER PLANS SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT.
3. SMOKE DETECTORS:
 SMOKE DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.
4. CARBON MONOXIDE DETECTORS:
 SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. ALARMS SHALL BE HARDWIRED FROM THE BUILDING POWER SUPPLY AND EQUIPPED WITH BATTERY BACKUP. DETECTORS SHALL MEET U.L. 2034 AND/OR NFPA 720 STANDARDS. 2013 CALIFORNIA RESIDENTIAL CODE CHAPTER 3 SEC R315

FIRE PERMITS:
 THE FOLLOWING PERMITS ARE REQUIRED FROM THE FIRE DEPARTMENT:
 FIRE SPRINKLER
 REQUIRE FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE LISTED BELOW. FOR ALL INSPECTIONS CALL 818-548-4810
 FIRE SPRINKLER OVERHEAD/UNDERGROUND ROUGH AND FLUSH (BEFORE COVERING ANY PIPING)
 FIRE SPRINKLER FINAL
 FIRE PREVENTION BUREAU FINAL (ADDRESS SIGNS, EGRESS, FIRE DEPARTMENT ACCESS, SMOKE DETECTOR, FUEL MODIFICATION, ETC)

PLOT PLAN

SCALE 1/16"=1'-0"

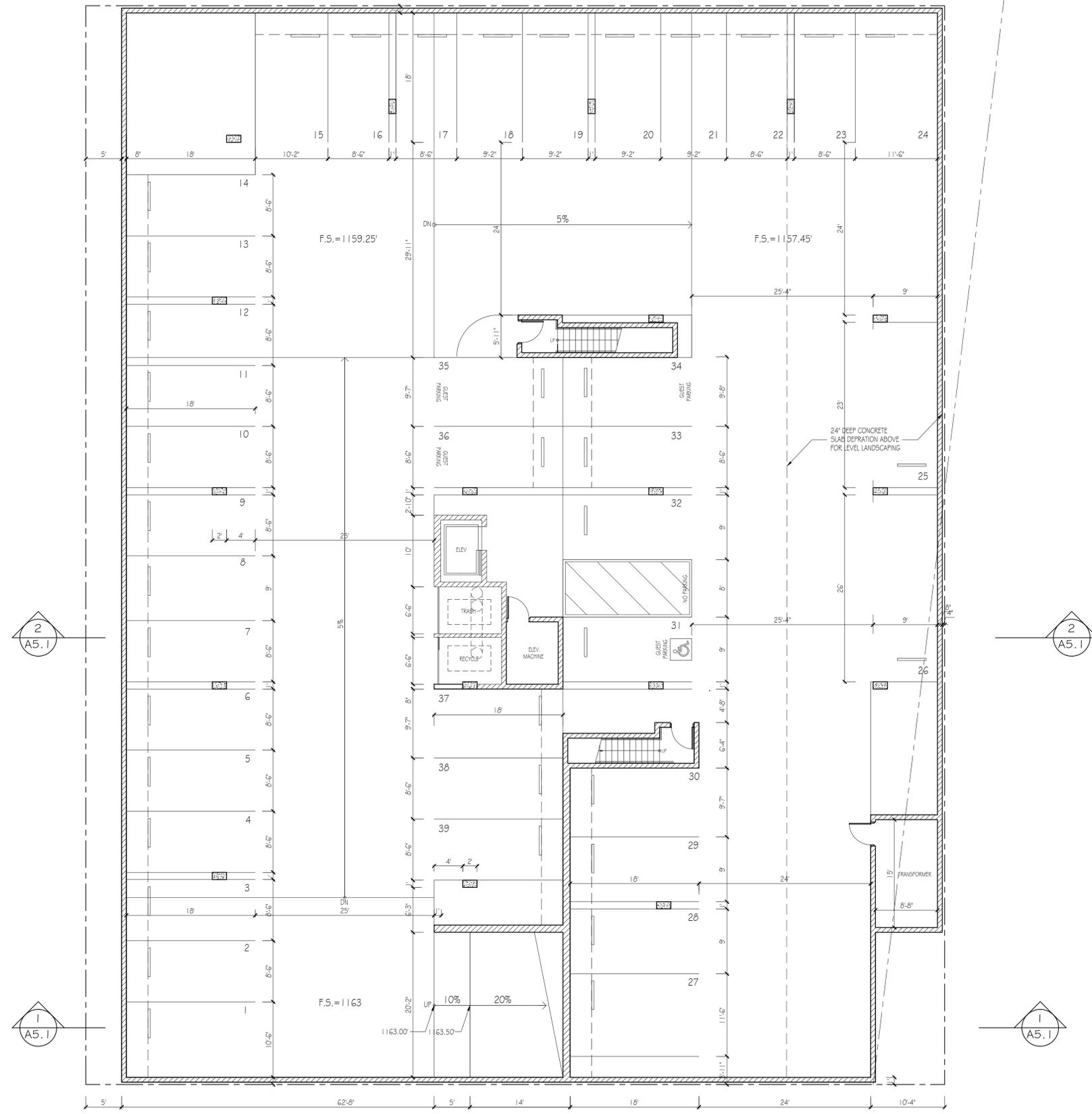


LEGEND

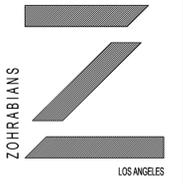
- WOOD FRAMED EXTERIOR WALL
 1" CEMENT PLASTER OVER PAPER BACKED METAL LATH ON THE EXTERIOR SIDE AND 5/8" TYPE "X" GYPSUM BOARD ON INTERIOR SIDE OF 2 X 6 @ 16" O.C. PROVIDE R-13 INSULATION IN STUD SPACE
- WOOD FRAMED INTERIOR WALL
 ONE LAYER OF TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2 X 6 @ 16" O.C. PROVIDE R-13 INSULATION IN PLUMBING WALL STUD SPACE
- CONCRETE BLOCK WALL
- 1-HR RATED WOOD FRAMED FIRE BARRIER
 TWO LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF DOUBLE 2X6 @ 16" O.C. WITH SOUND INSULATION IN STUD SPACE TYPICAL FOR ALL WALLS SEPARATING APARTMENT UNITS FROM EACH OTHER
- 1-HR RATED STEEL FRAMED WALL
 ONE LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2 1/2" STEEL STUD @ 24" O.C. TYPICAL FOR ALL GARAGE STORAGE WALLS
- 30"x30" ATTIC ACCESS OPENING
- SMOKE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
- CARBON MONOXIDE ALARM (HARD WIRED W/ BATTERY BACK-UP)
 (ALL CARBON MONOXIDE ALARMS SHALL BE CAPABLE OF SUPPORTING VISIBLE ALARM NOTIFICATION APPLIANCES PER NFPA 720 AND CHAPTER 11B)
- EXHAUST FAN (50 CFM)
- WHOLE HOUSE VENTILATION FAN (50 CFM)
- 1/4" - 1/2" MAX. @ FLOOR THRESHOLD
- ILLUMINATED EXIT SIGN
- COMBINATION EMERGENCY LIGHTING & EXIT SIGN

VICINITY MAP





1 PROPOSED SUBTERRANEAN PARKING PLAN
SCALE 1/8" = 1'-0"



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REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED SUBTERRANEAN
PARKING GARAGE PLAN

DATE	04.25.18
SCALE	1/8" = 1'-0"
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PROPOSED SITE AND FIRST FLOOR PLAN

DATE	04.25.18
SCALE	1/8" = 1'-0"
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A3.2

PROJECT DESCRIPTION:

NEW PROPOSED THREE STORY 14-UNIT APARTMENT / CONDOMINIUM OVER SEMI-SUBTERRANEAN PARKING GARAGE W/ FIRST FLOOR RETAIL AND PARKING STRUCTURE

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ALLOWABLE HEIGHT = 36 FT. + 5' FOR ROOFS W/ MIN. 3:12 = 41'
PROPOSED MAXIMUM BUILDING HEIGHT = 41'

LOT COVERAGE:

ALLOWABLE LOT COVERAGE = 50% X 18,000 s.f. = 9,000 s.f.
PROPOSED LOT COVERAGE = 13,895 s.f. = 77.2%

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PROPOSED RESIDENTIAL PARKING:
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VERDUGO RD.



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PROPOSED SECOND FLOOR PLAN

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PROPOSED LOT COVERAGE = 13,895 s.f. = 77.2%

FLOOR AREA:

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PARKING:

REQUIRED RESIDENTIAL PARKING:
2 CAR/2BR UNIT + 2.5 CARS/3BR UNIT + 3 CAR/4BR UNIT + 0.25/UNIT (GUEST)
2 (3) + 2.5 (7) + 3 (4) + 0.25 (14) (GUEST) = 39 SPACES

PROPOSED RESIDENTIAL PARKING:

STANDARD = 37
HANDICAPPED = 2
TOTAL = 39

PROPOSED COMMERCIAL USE	REQUIRED PARKING RATIO
GENERAL OFFICE	2.7 / 1000 s.f.
RETAIL (Sales and services)	4 / 1000 s.f.
Beauty Supply	4 / 1000 s.f.
Nail / Hair Salon	4 / 1000 s.f.

PROPOSED COMMERCIAL PARKING:

STANDARD = 9
HANDICAPPED = 1
TOTAL = 10

OUTDOOR SPACE:

REQUIRED COMMON OUTDOOR SPACE = 200 s.f./UNIT = 2,800 s.f.
PROPOSED COMMON OUTDOOR SPACE = 2,809 s.f.
REQUIRED PRIVATE OUTDOOR SPACE = 40 s.f. / UNIT
PROPOSED PRIVATE OPEN SPACE = 40 s.f. / UNIT MIN.

PERMANENT LANDSCAPED OPEN SPACE:

MIN. OF TOTAL LOT AREA TO BE PERMANENTLY LANDSCAPED OPEN SPACE = 25% (18,000 s.f.) = 4,500 s.f.
PROPOSED PERMANENT LANDSCAPED OPEN SPACE = 4,575 s.f.

GRADE = (1178.48 + 1171.84) / 2 = 1175.16

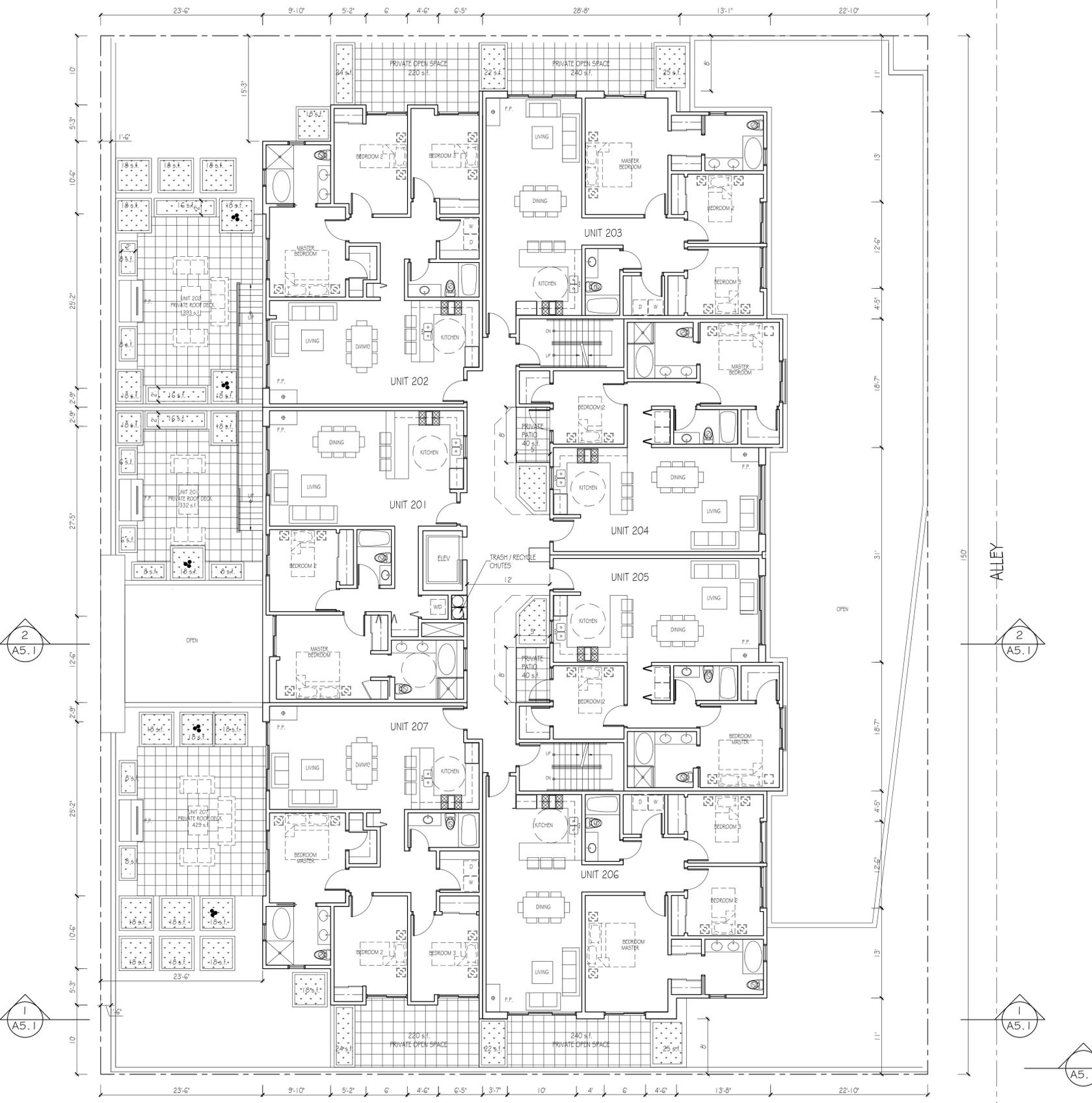
ALLOWABLE SEMI-SUBTERRANEAN GARAGE DECK EL. = 1175.16 + 3 = 1178
PROPOSED SEMI-SUBTERRANEAN GARAGE DECK EL. = 1178

PERIMETER FENCE WALLS:

MAX. ALLOWABLE HEIGHT OF SOLID FENCE + GARAGE ABOVE ADJACENT GROUND LEVEL = 6.5'
LOWEST ADJACENT GROUND LEVEL = 1170'
MAX. ALLOWABLE TOP OF SOLID FENCE WALL = 1176.5'

RESIDENTIAL UNIT AND RETAIL AREA CONFIGURATION:

UNIT NO.	LOBBY	201	202	203	204	205	206	207	301	302	303	304	305	306	307	TOTAL COMMERCIAL	TOTAL RESIDENTIAL
LOBBY	101	102															
BEDROOMS			2	3	2	2	3	3	3	4	4	3	3	4	4	2762 s.f.	436 s.f.
FIRST FLOOR	436	1762	1000														8732 s.f.
SECOND FLOOR				1178	1323	1348	1106	1348	1414	1429	1399	1290	1106	1208	1217		8240 s.f.
THIRD FLOOR																	1410 s.f.
LOFT									236	212	191	184	184	191	212		18618 s.f.
TOTAL	436	1762	1000	1178	1323	1348	1106	1348	1414	1429	1399	1290	1106	1208	1429	2762 s.f.	21580 s.f.
PRIVATE OPEN SPACE					332	613	240	40	40	347	364	243	243	416	347		4154



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



Zohrabians Architects and Builders, Inc.
3467 Ocean View Blvd, Suite B
Glendale, California 91208
T +1 818.236.3619
F +1 818.236.2171
zab@zohrabians.com
www.zohrabians.com

STAMP:

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CLIENT:
Anton Oganesyan
3510 N Verdugo Blvd.
Glendale, Ca. 91208

PROJECT:
Verdugo Terrace
Luxury Apartments
3510 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
PROPOSED THIRD FLOOR PLAN

DATE	04.25.18
SCALE	1/8" = 1'-0"
DRAWN BY	MH
JOB NUMBER	053116
SHEET	

A3.4

PROJECT DESCRIPTION:
NEW PROPOSED THREE STORY 14-UNIT APARTMENT / CONDOMINIUM OVER SEMI-SUBTERRANEAN PARKING GARAGE W/ FIRST FLOOR RETAIL AND PARKING STRUCTURE

PROJECT DATA:
LEGAL DESCRIPTIONS:
SPARR HEIGHTS LOTS 9 AND LOT 10 BLK 8
SPARR HEIGHTS LOTS 11, 12 AND LOT 13 BLK 8
SPARR HEIGHTS LOT 14 BLK 8
APN : 5613-006-004
APN : 5613-006-005
APN : 5613-006-006

TOTAL LOT AREA = 18,000 S.F.
ZONE = C3-1
ALLOWABLE NUMBER OF UNITS = 18,000 S.F./1,250 S.F. = 14.4 UNITS
PROPOSED NUMBER OF UNITS = 14
ALLOWABLE HEIGHT = 36 FT. + 5' FOR ROOFS W/ MIN. 3:12 = 41'
PROPOSED MAXIMUM BUILDING HEIGHT = 41'

LOT COVERAGE:
ALLOWABLE LOT COVERAGE = 50% X 18,000 s.f. = 9,000 s.f.
PROPOSED LOT COVERAGE = 13,895 s.f. = 77.2%

FLOOR AREA:
ALLOWABLE FLOOR AREA = 1.2 (18,000) = 21,600 s.f.
PROPOSED RESIDENTIAL FLOOR AREA = 18,818 s.f.
RESIDENTIAL CIRCULATION/EXIT CORRIDOR = 1,000 s.f.
PROPOSED COMMERCIAL FLOOR AREA = 2,762 s.f.
TOTAL PROPOSED FLOOR AREA = 22,580 s.f.

PARKING:
REQUIRED RESIDENTIAL PARKING:
2 CAR/2BR UNIT + 2.5 CARS/3BR UNIT + 3 CAR/4BR UNIT + 0.25/UNIT (GUEST)
2 (3) + 2.5 (7) + 3 (4) + 0.25 (14) (GUEST) = 39 SPACES
PROPOSED RESIDENTIAL PARKING:
STANDARD = 37
HANDICAPPED = 2
TOTAL = 39

PROPOSED COMMERCIAL USE	REQUIRED PARKING RATIO
GENERAL OFFICE	2.7 / 1000 s.f.
RETAIL (Sales and services)	4 / 1000 s.f.
Beauty Supply	4 / 1000 s.f.
Nail / Hair Salon	4 / 1000 s.f.

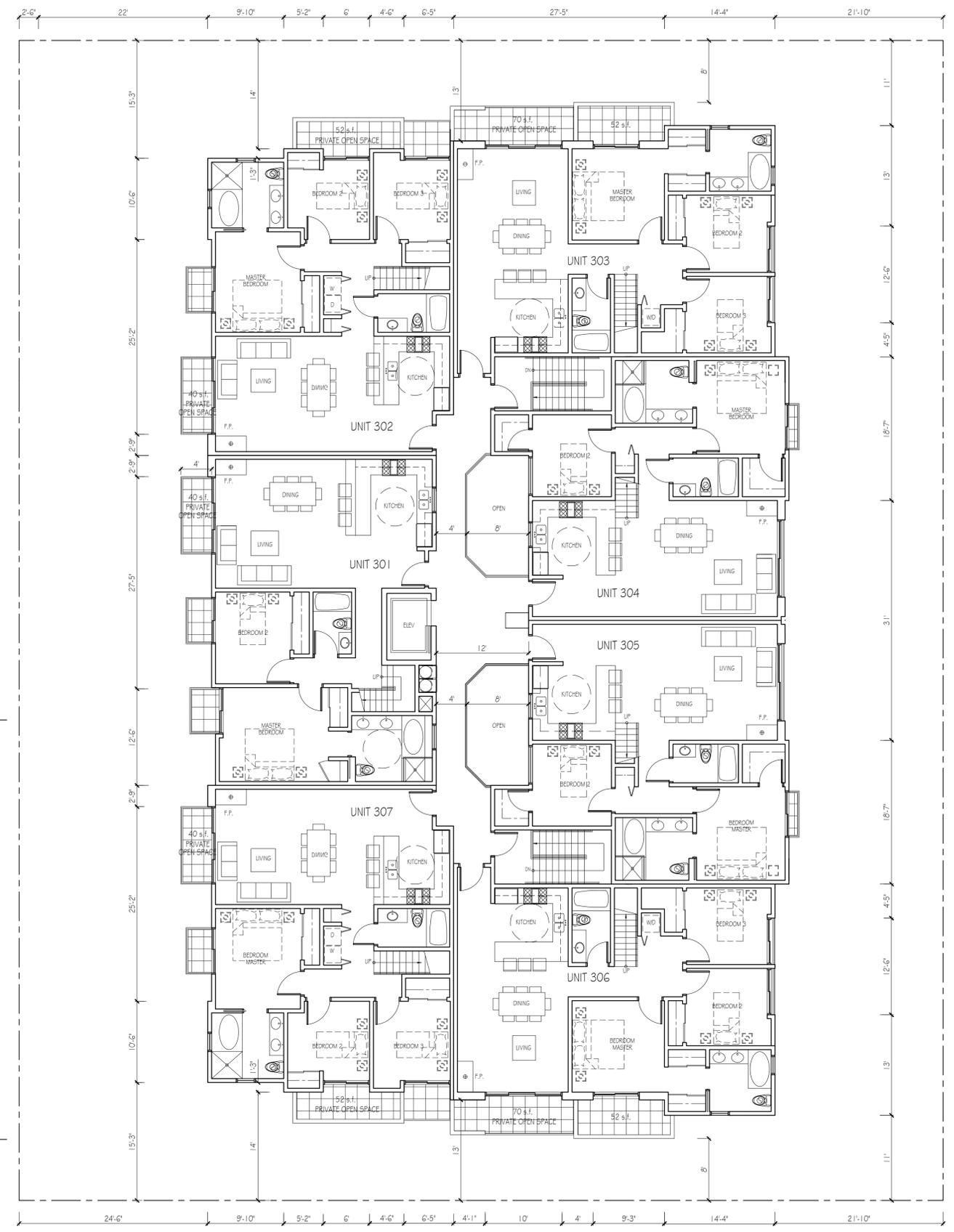
PROPOSED COMMERCIAL PARKING:
STANDARD = 9
HANDICAPPED = 1
TOTAL = 10

OUTDOOR SPACE:
REQUIRED COMMON OUTDOOR SPACE = 200 s.f./UNIT = 2,800 s.f.
PROPOSED COMMON OUTDOOR SPACE = 2,809 s.f.
REQUIRED PRIVATE OUTDOOR SPACE = 40 s.f./UNIT
PROPOSED PRIVATE OPEN SPACE = 40 s.f./UNIT MIN.

PERMANENT LANDSCAPED OPEN SPACE:
MIN. OF TOTAL LOT AREA TO BE PERMANENTLY
PERMANENT LANDSCAPED OPEN SPACE = 25% (18,000 s.f.) = 4,500 s.f.
PROPOSED PERMANENT LANDSCAPED OPEN SPACE = 4,575 s.f.

GRADE = (1178.48 + 1171.84) / 2 = 1175.16
ALLOWABLE SEMI-SUBTERRANEAN GARAGE DECK EL. = 1175.16 + 3 = 1178
PROPOSED SEMI-SUBTERRANEAN GARAGE DECK EL. = 1178

PERIMETER FENCE WALLS:
MAX. ALLOWABLE HEIGHT OF SOLID FENCE + GARAGE ABOVE ADJACENT GROUND LEVEL = 6.5'
LOWEST ADJACENT GROUND LEVEL = 1170'
MAX. ALLOWABLE TOP OF SOLID FENCE WALL = 1176.5'



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

RESIDENTIAL UNIT AND RETAIL AREA CONFIGURATION:

UNIT NO.	LOBBY	101	102	201	202	203	204	205	206	207	301	302	303	304	305	306	307	TOTAL COMMERCIAL	TOTAL RESIDENTIAL
BEDROOMS	-	-	2	3	3	3	2	2	3	3	3	4	4	3	3	4	4	-	436 s.f.
FIRST FLOOR	436	1762	1000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2762 s.f.	436 s.f.
SECOND FLOOR	-	-	1178	1323	1348	1106	1348	1323	1348	1323	1414	1429	1290	1290	1290	1399	1429	-	8732 s.f.
THIRD FLOOR	-	-	-	-	-	-	-	-	-	-	236	212	191	184	184	191	212	-	8240 s.f.
LOFT	-	-	-	-	-	-	-	-	-	-	332	613	240	40	40	240	649	-	1410 s.f.
TOTAL	436	1762	1000	1178	1323	1348	1106	1106	1348	1323	1414	1429	1290	1290	1399	1429	1429	2762 s.f.	18818 s.f.
PRIVATE OPEN SPACE	-	-	-	-	-	-	40	40	240	649	40	347	364	243	243	416	347	-	4154



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PROJECT DESCRIPTION:
NEW PROPOSED THREE STORY 14-UNIT APARTMENT / CONDOMINIUM
OVER SEMI-SUBTERRANEAN PARKING GARAGE
W/ FIRST FLOOR RETAIL AND PARKING STRUCTURE

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SPARR HEIGHTS LOT 14 BLK 8
APN : 5613-006-004
APN : 5613-006-005
APN : 5613-006-006

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ALLOWABLE NUMBER OF UNITS = 18,000 S.F./1,250 S.F. = 14.4 UNITS
PROPOSED NUMBER OF UNITS = 14
ALLOWABLE HEIGHT = 36 FT. + 5' FOR ROOFS W/ MIN. 3:12 = 41'
PROPOSED MAXIMUM BUILDING HEIGHT = 41'

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PROPOSED LOT COVERAGE = 13,895 s.f. = 77.2%

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ALLOWABLE FLOOR AREA = 1.2 (18,000) = 21,600 s.f.
PROPOSED RESIDENTIAL FLOOR AREA = 18,818 s.f.
RESIDENTIAL CIRCULATION/EXIT CORRIDOR = 1,000 s.f.
PROPOSED COMMERCIAL FLOOR AREA = 2,762 s.f.
TOTAL PROPOSED FLOOR AREA = 22,580 s.f.

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2 (3) + 2.5 (7) + 3 (4) + 0.25 (14) (GUEST) = 39 SPACES
PROPOSED RESIDENTIAL PARKING:
STANDARD = 37
HANDICAPPED = 2
TOTAL = 39

PROPOSED COMMERCIAL USE	REQUIRED PARKING RATIO
GENERAL OFFICE	2.7 / 1000 s.f.
RETAIL (Sales and services)	4 / 1000 s.f.
Beauty Supply	4 / 1000 s.f.
Nail / Hair Salon	4 / 1000 s.f.

PROPOSED COMMERCIAL PARKING:
STANDARD = 9
HANDICAPPED = 1
TOTAL = 10

OUTDOOR SPACE:
REQUIRED COMMON OUTDOOR SPACE = 200 s.f./UNIT = 2,800 s.f.
PROPOSED COMMON OUTDOOR SPACE = 2,809 s.f.
REQUIRED PRIVATE OUTDOOR SPACE = 40 s.f. / UNIT
PROPOSED PRIVATE OPEN SPACE = 40 s.f. / UNIT MIN.

PERMANENT LANDSCAPED OPEN SPACE:
MIN. OF TOTAL LOT AREA TO BE PERMANENTLY
PERMANENT LANDSCAPED OPEN SPACE = 25% (18,000 s.f.) = 4,500 s.f.
PROPOSED PERMANENT LANDSCAPED OPEN SPACE = 4,575 s.f.

GRADE = (1178.48 + 1171.84) / 2 = 1175.16
ALLOWABLE SEMI-SUBTERRANEAN GARAGE DECK EL. = 1175.16 + 3 = 1178'
PROPOSED SEMI-SUBTERRANEAN GARAGE DECK EL. = 1178'

PERIMETER FENCE WALLS:
MAX. ALLOWABLE HEIGHT OF SOLID FENCE + GARAGE ABOVE ADJACENT GROUND LEVEL = 6.5'
LOWEST ADJACENT GROUND LEVEL = 1170'
MAX. ALLOWABLE TOP OF SOLID FENCE WALL = 1176.5'

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3510 N Verdugo Blvd.
Glendale, Ca. 91208

PROJECT:
Verdugo Terrace
Luxury Apartments
3510 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS		
DESCRIPTION	DATE	BY

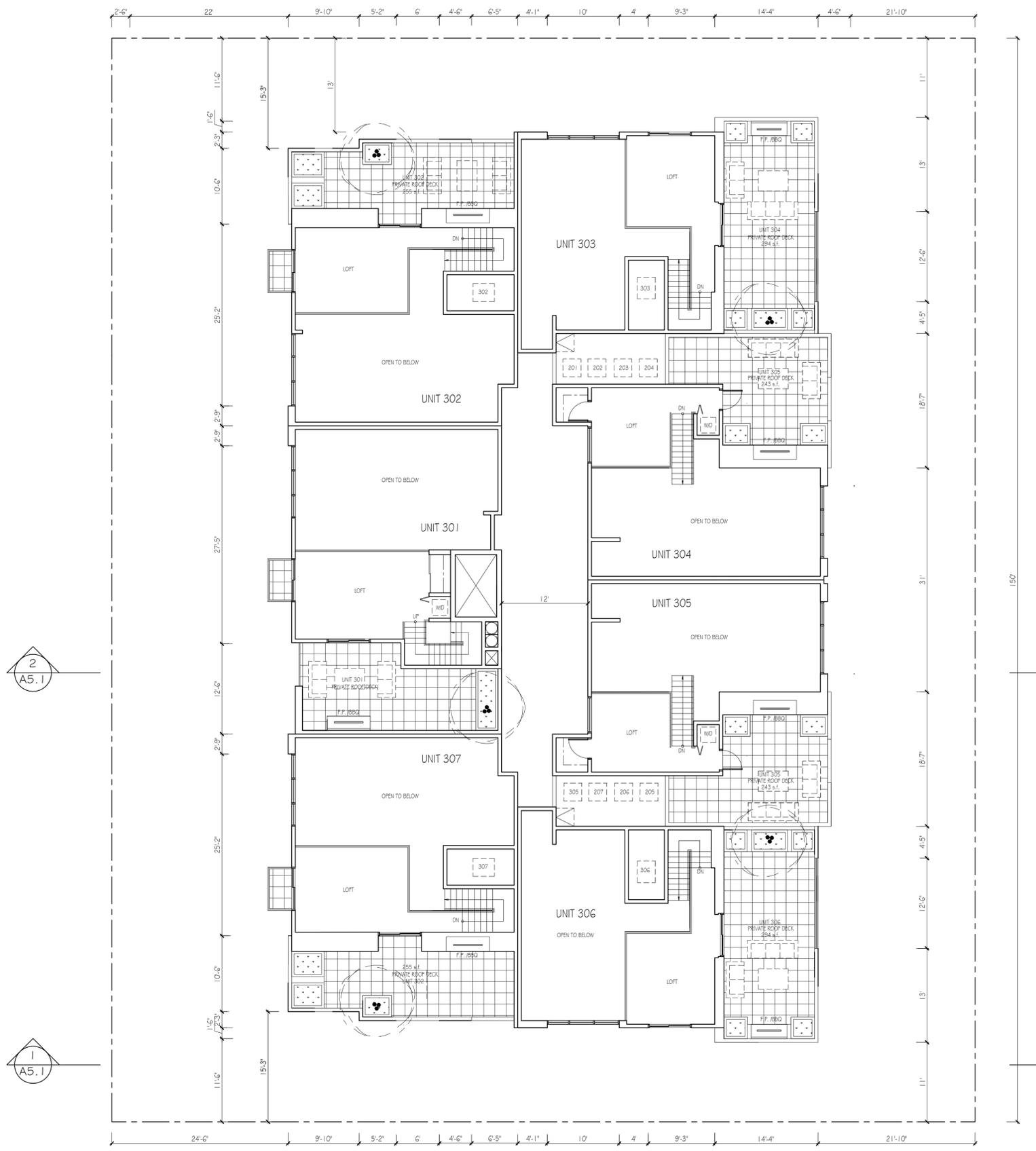
SHEET TITLE:
PROPOSED LOFT PLAN

DATE	04.25.18
SCALE	1/8" = 1'-0"
DRAWN BY	MH
JOB NUMBER	05311G
SHEET	

A3.5

RESIDENTIAL UNIT AND RETAIL AREA CONFIGURATION:

UNIT NO.	LOBBY	101	102	201	202	203	204	205	206	207	301	302	303	304	305	306	307	TOTAL COMMERCIAL	TOTAL RESIDENTIAL
BEDROOMS	-	-	2	2	3	3	2	2	3	3	3	4	4	3	3	4	4	-	436 s.f.
FIRST FLOOR	436	1762	1000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2762 s.f.	436 s.f.
SECOND FLOOR	-	-	-	1178	1323	1348	1106	1106	1348	1323	-	-	-	-	-	-	-	-	8732 s.f.
THIRD FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8240 s.f.
LOFT	-	-	-	-	-	-	-	-	-	-	236	212	191	184	184	191	212	-	1410 s.f.
TOTAL	436	1762	1000	1178	1323	1348	1106	1106	1348	1323	1414	1429	1399	1290	1290	1399	1429	2762 s.f.	18618 s.f.
PRIVATE OPEN SPACE	-	-	-	332	613	240	40	40	240	649	40	347	364	243	243	416	347	-	4154



1 PROPOSED LOFT LEVEL PLAN
SCALE 1/8" = 1'-0"

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REVISIONS		
DESCRIPTION	DATE	BY

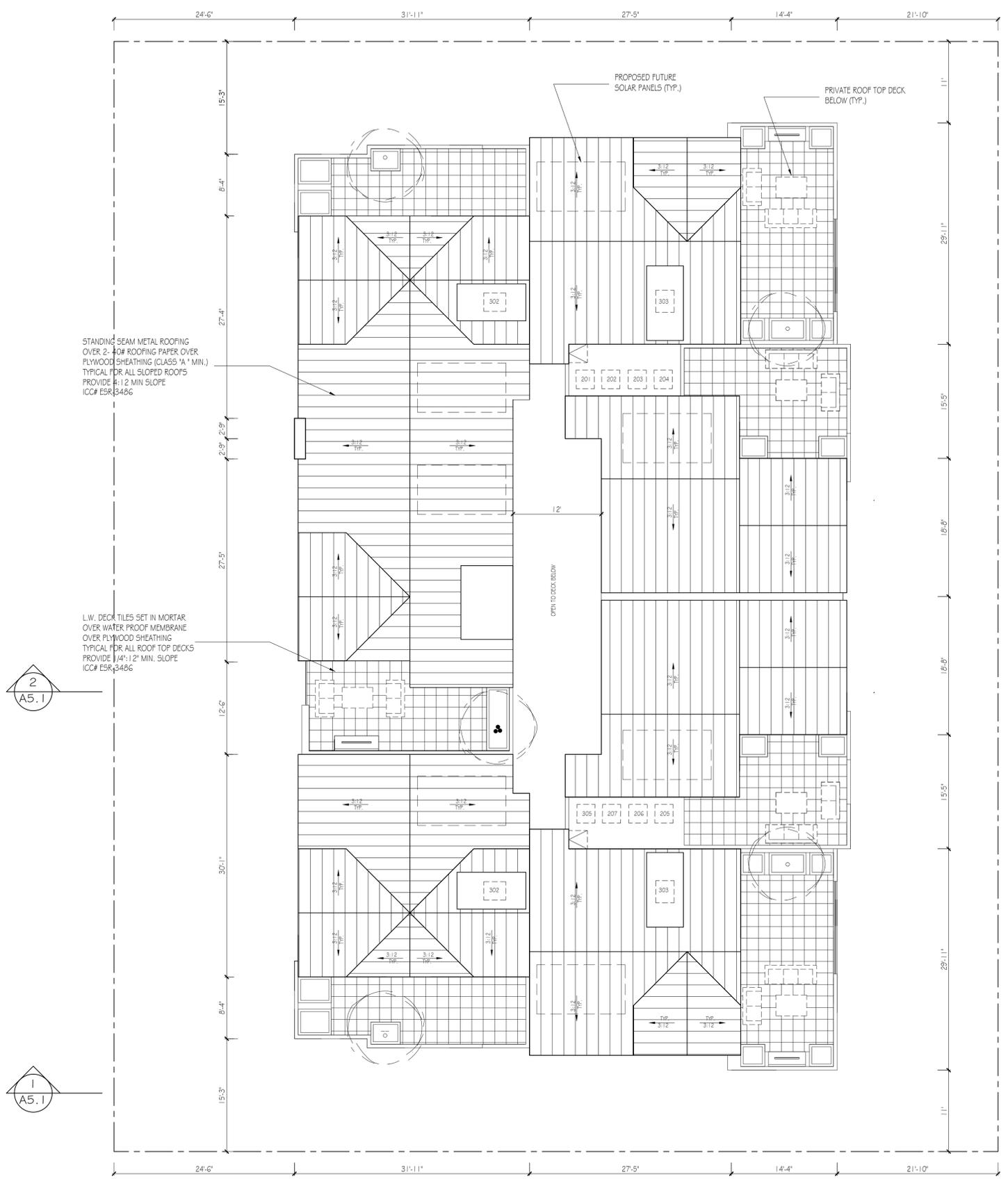
SHEET TITLE:
PROPOSED ROOF PLAN

DATE	04.25.18
SCALE	1/8" = 1'-0"
DRAWN BY	MH
JOB NUMBER	05311G
SHEET	

A3.6

RESIDENTIAL UNIT AND RETAIL AREA CONFIGURATION:

UNIT NO.	LOBBY	101	102	201	202	203	204	205	206	207	301	302	303	304	305	306	307	TOTAL COMMERCIAL	TOTAL RESIDENTIAL
BEDROOMS	-	-	-	2	3	3	2	2	3	3	3	4	4	3	3	4	4	-	436 s.f.
FIRST FLOOR	436	1762	1000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2762 s.f.	436 s.f.
SECOND FLOOR	-	-	-	1178	1323	1348	1106	1106	1348	1323	1178	1217	1208	1106	1106	1208	1217	-	8732 s.f.
THIRD FLOOR	-	-	-	-	-	-	-	-	-	-	236	212	191	184	184	191	212	-	8240 s.f.
LOFT	-	-	-	-	-	-	-	-	-	-	1414	1429	1399	1290	1399	1429	1429	-	1410 s.f.
TOTAL	436	1762	1000	1178	1323	1348	1106	1106	1348	1323	1414	1429	1399	1290	1399	1429	1429	2762 s.f.	18618 s.f.
PRIVATE OPEN SPACE	-	-	-	332	613	240	40	40	240	649	40	347	364	243	243	416	347	-	4154



1 PROPOSED ROOF PLAN
SCALE 1/8" = 1'-0"

SOLAR SYSTEM
REQUIRED AREA FOR FUTURE SOLAR INSTALLATION = 250 S.F. MIN.
SOLAR PANELS = 12' x 6'-8" = 80 S.F.
TOTAL AREA (4) 80 S.F. = 320 S.F. > 250 S.F.

FUTURE ACCESS FOR SOLAR SYSTEM
PROVIDE FUTURE ACCESS FOR SOLAR SYSTEM. PROVIDE A MINIMUM OF ONE-INCH ELECTRICAL CONDUIT FROM THE ELECTRICAL SERVICE EQUIPMENT TO AN ACCESSIBLE LOCATION IN THE ATTIC OR OTHER APPROVED LOCATIONS



Zohrabians Architects and Builders, Inc.
 3467 Ocean View Blvd, Suite B
 Glendale, California 91208
 T +1 818.236.3619
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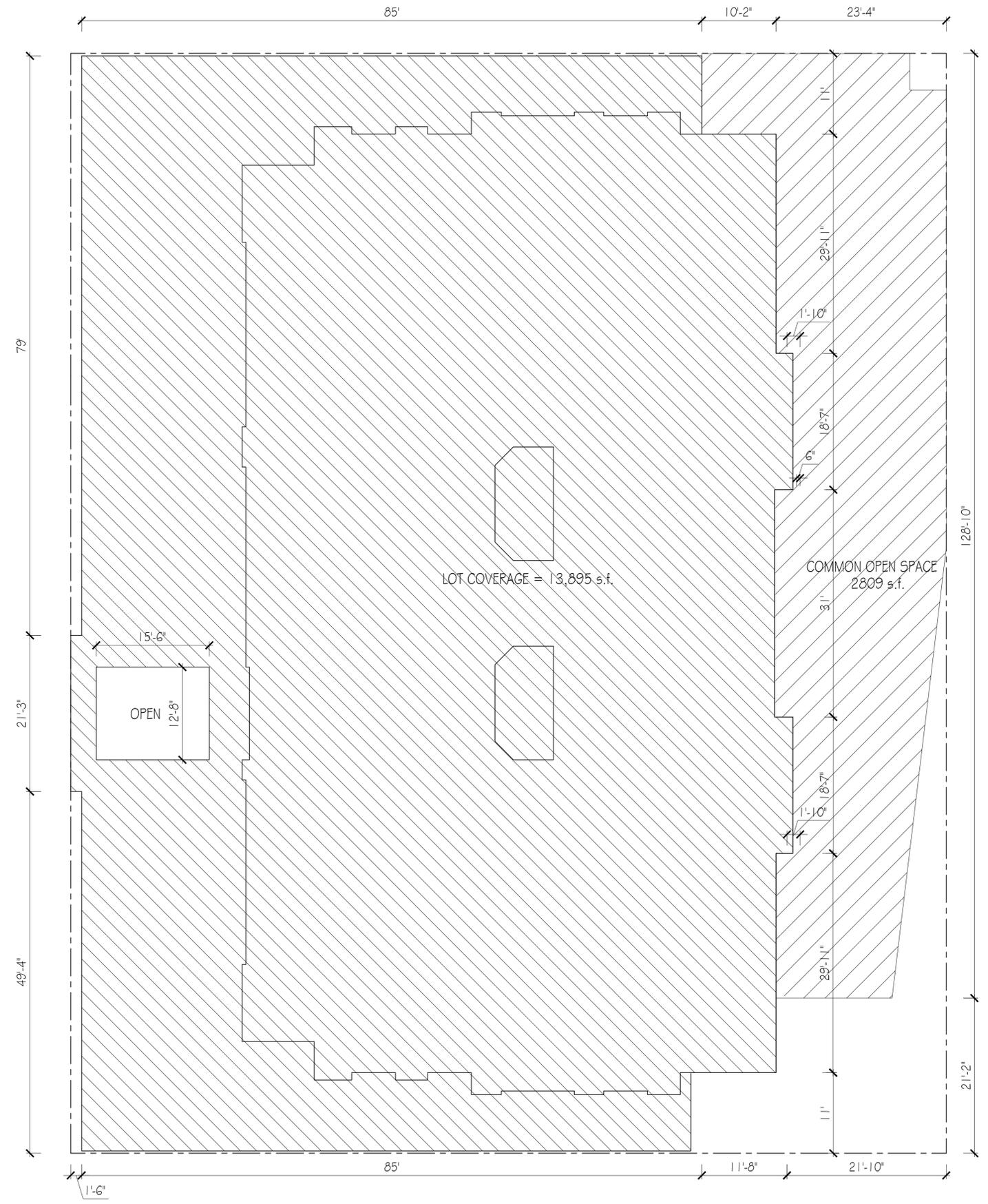
PROJECT:
 Verdugo Terrace
 Luxury Apartments
 3510 N Verdugo Blvd.
 Glendale, Ca. 91208

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
 PROPOSED LOT COVERAGE AND
 COMMON OPEN SPACE AREA
 CALCULATIONS

DATE	04.25.18
SCALE	1/8" = 1'-0"
DRAWN BY	MH
JOB NUMBER	05311G
SHEET	

A3.8



VERDUGO RD.

ALLEY

1 PROPOSED LOT COVERAGE AND COMMON OPEN SPACE CALCULATIONS
 SCALE 1/8" = 1'-0"

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PROJECT:

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Luxury Apartments
3510 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED BUILDING WEST AND SOUTH ELEVATIONS

DATE	04.25.18
SCALE	1/8" = 1'-0"
DRAWN BY	MH
JOB NUMBER	05311G
SHEET	

A4.1



FINISH KEY NOTES:

- 1" SMOOTH FINISHED CEMENT PLASTER OVER PAPER BACKED METAL LATH OVER PLYWOOD SHEATHING ON EXTERIOR SIDE OF 2X6 @ 16" O.C. AND A LAYER OF 5/8" GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-13 INSULATION IN STUD SPACE. COLOR: WHITE
- STONE TILES CEMENTED OVER PAPER BACKED METAL LATH OVER PLYWOOD SHEATHING ON EXTERIOR SIDE OF 2X6 @ 16" O.C. AND A LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-13 INSULATION IN STUD SPACE. COLOR: DARK BROWN
- HARDIPLANK LAP SIDING WIDTH 8.25", EXPOSURE 7". COLOR: DARK GREY
- STANDING SEAM METAL ROOF COVERING. COLOR: TO MATCH WINDOW FRAME
- PRE-PAINTED METAL GUTTER AND DOWN SPOUT. COLOR: DARK BRONZE
- PAINTED METAL RAILING. COLOR: DARK BRONZE
- PAINTED METAL CHIMNEY CAP. COLOR: DARK BRONZE
- FIBERGLASS CLAD WOOD FRAMED DUAL GLAZED WINDOW. COLOR: DARK BRONZE
- FIBERGLASS CLAD WOOD FRAMED DUAL GLAZED DOOR. COLOR: DARK BRONZE
- ANODIZED ALUMINUM CLAD. COLOR: MATCH WINDOW FRAMES
- ANODIZED ALUMINUM STOREFRONT. COLOR: DARK BRONZE
- ANODIZED ALUMINUM STOREFRONT DOOR. COLOR: DARK BRONZE
- PRE-PAINTED SWINGING METAL GATE. COLOR: DARK BRONZE

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PROJECT:

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Luxury Apartments
3510 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED BUILDING EAST AND NORTH ELEVATIONS

DATE	04.25.18
SCALE	1/8" = 1'-0"
DRAWN BY	MH
JOB NUMBER	05311G
SHEET	



1 PROPOSED BUILDING EAST ELEVATION
SCALE 1/8"=1'-0"



2 PROPOSED BUILDING NORTH ELEVATION
SCALE 1/8"=1'-0"

FINISH KEY NOTES:

- 1" SMOOTH FINISHED CEMENT PLASTER OVER PAPER BACKED METAL LATH OVER PLYWOOD SHEATHING ON EXTERIOR SIDE OF 2x6 @ 16" O.C. AND A LAYER OF 5/8" GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-13 INSULATION IN STUD SPACE. COLOR: WHITE
- STONE TILES CEMENTED OVER PAPER BACKED METAL LATH OVER PLYWOOD SHEATHING ON EXTERIOR SIDE OF 2x6 @ 16" O.C. AND A LAYER OF 5/8" TYPE X GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-13 INSULATION IN STUD SPACE. COLOR: DARK BROWN
- HARDIEPLANK LAP SIDING WIDTH 8.25". EXPOSURE 7". COLOR: DARK GREY
- STANDING SEAM METAL ROOF COVERING. COLOR: TO MATCH WINDOW FRAME
- PRE-PAINTED METAL GUTTER AND DOWN SPOUT. COLOR: DARK BRONZE
- PAINTED METAL RAILING. COLOR: DARK BRONZE
- PAINTED METAL CHIMNEY CAP. COLOR: DARK BRONZE
- FIBERGLASS CLAD WOOD FRAMED DUAL GLAZED WINDOW. COLOR: DARK BRONZE
- FIBERGLASS CLAD WOOD FRAMED DUAL GLAZED DOOR. COLOR: DARK BRONZE
- ANODIZED ALUMINUM CLAD. COLOR: MATCH WINDOW FRAMES
- ANODIZED ALUMINUM STOREFRONT. COLOR: DARK BRONZE
- ANODIZED ALUMINUM STOREFRONT DOOR. COLOR: DARK BRONZE
- PRE-PAINTED SWINGING METAL GATE. COLOR: DARK BRONZE

STAMP:

These drawings and specifications are the property and copyright of ZOHRABIANS ARCHITECTS AND BUILDERS INC., and shall not be used on any other work except by agreement with ZOHRABIANS ARCHITECTS AND BUILDERS INC. Written dimensions take precedence over scaled dimensions and shall be verified by the contractor on the job site. Any discrepancy shall be brought to the attention of ZOHRABIANS ARCHITECTS AND BUILDERS INC. prior to the commencement of any work. The Preliminary drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

CLIENT:
Anton Oganesyan
3510 N Verdugo Blvd.
Glendale, Ca. 91208

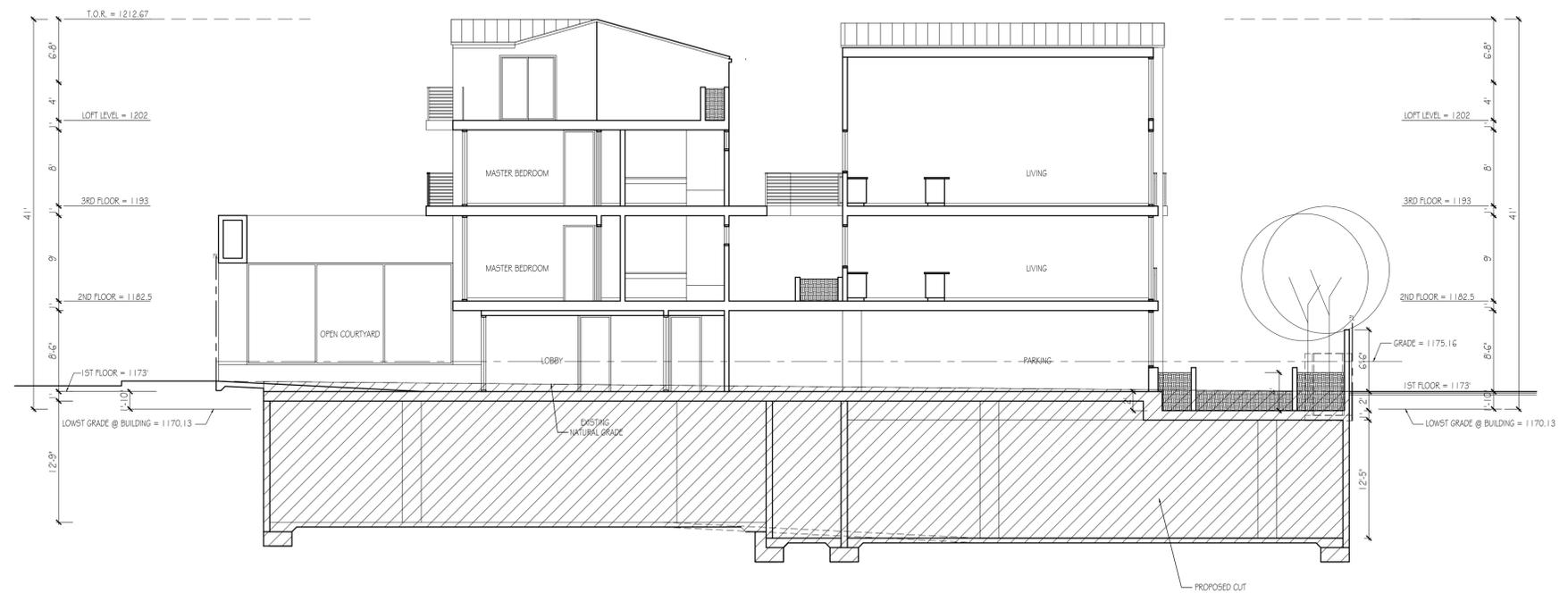
PROJECT:
Verdugo Terrace
Luxury Apartments
3510 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
PROPOSED BUILDING SECTIONS

DATE	04.25.18
SCALE	1/8" = 1'-0"
DRAWN BY	MH
JOB NUMBER	05311G
SHEET	

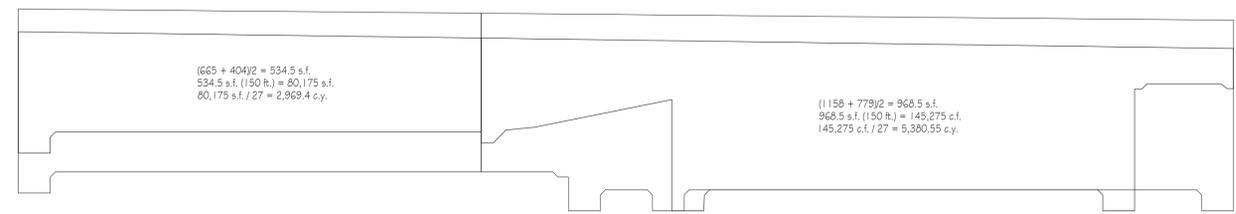
A5.1



2 PROPOSED BUILDING CROSS SECTION
SCALE 1/8"=1'-0"



1 PROPOSED BUILDING CROSS SECTION
SCALE 1/8"=1'-0"



$(665 + 404)2 = 534.5 \text{ s.f.}$
 $534.5 \text{ s.f.} (150 \text{ ft.}) = 80,175 \text{ s.f.}$
 $80,175 \text{ s.f.} / 27 = 2,969.4 \text{ c.y.}$

$(1158 + 779)2 = 968.5 \text{ s.f.}$
 $968.5 \text{ s.f.} (150 \text{ ft.}) = 145,275 \text{ c.f.}$
 $145,275 \text{ c.f.} / 27 = 5,380.55 \text{ c.y.}$

PROPOSED CUT AND FILL:
PROPOSED CUT :
5,380.55 c.y. + 2,969.4 c.y. = 8,349.95 c.y.
PROPOSED FILL = 0 c.y.
TOTAL GRADING CUT = 8,349.95 c.y.

STAMP:

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PROJECT:
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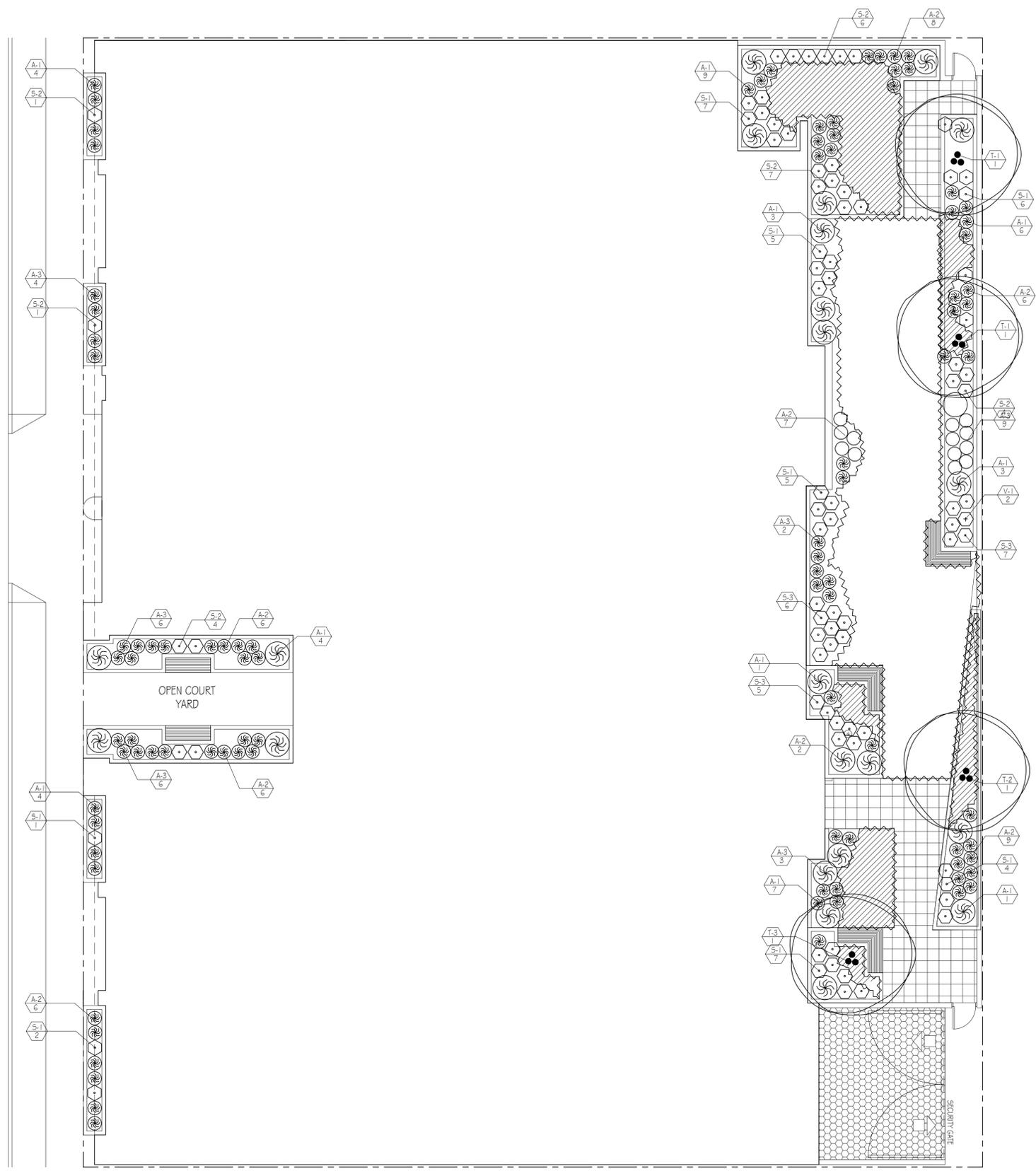
REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
PROPOSED LANDSCAPE PLAN

DATE	04.25.18
SCALE	1/8" = 1'-0"
DRAWN BY	MH
JOB NUMBER	05311G
SHEET	L-1



ALLEY



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
T-1	MELALEUCA LEUCADENDRA	CAJEPUT MULTI TRUNK	24" BX.	2	-
T-2	PARAKINGSONIA DESERT MUSEUM	PALO VERDE MULTI TRUNK	24" BX.	1	-
T-3	TRISTANIA CONFERTA	BRISBANE BOX	15 GAL.	1	-
S-1	DODONEA VISCOSA	HOPSEED BUSH	5 GAL.	40	5' O.C.
S-2	ALYOGYNE HUEGELLI	BLUE HIBISCUS	5 GAL.	23	4' O.C.
S-3	PESTUCA CALIFORNICA	CALIFORNIA FESCUE	5 GAL.	18	-
A-1	PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	15 GAL.	42	RANDOM
A-2	ANIGOZANTHOS BIG RED	KANGAROO PAW	5 GAL.	50	RANDOM
A-3	ALOE 'BLUE ELF'	DWARF ALOE	5 GAL.	30	*
V-1	FIGUS PUMILA	CREEPING FIG	5 GAL.	3	RANDOM
LAWN	BUCHLOE DACTYLOIDES	BUFFALO GRASS	SOD	-	-
GROUND COVER = SENECIO (ALL P.A.S.)		BLUE SENECIO	FLATS	AS NEEDED	12' O.C.

LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED VINE
- PROPOSED ACCENT
- PROPOSED LAWN
- PROPOSED GROUND COVER
- PLANT SYMBOL QUANTITY

PROPOSED LANDSCAPE PLAN
SCALE 1/8" = 1'-0"