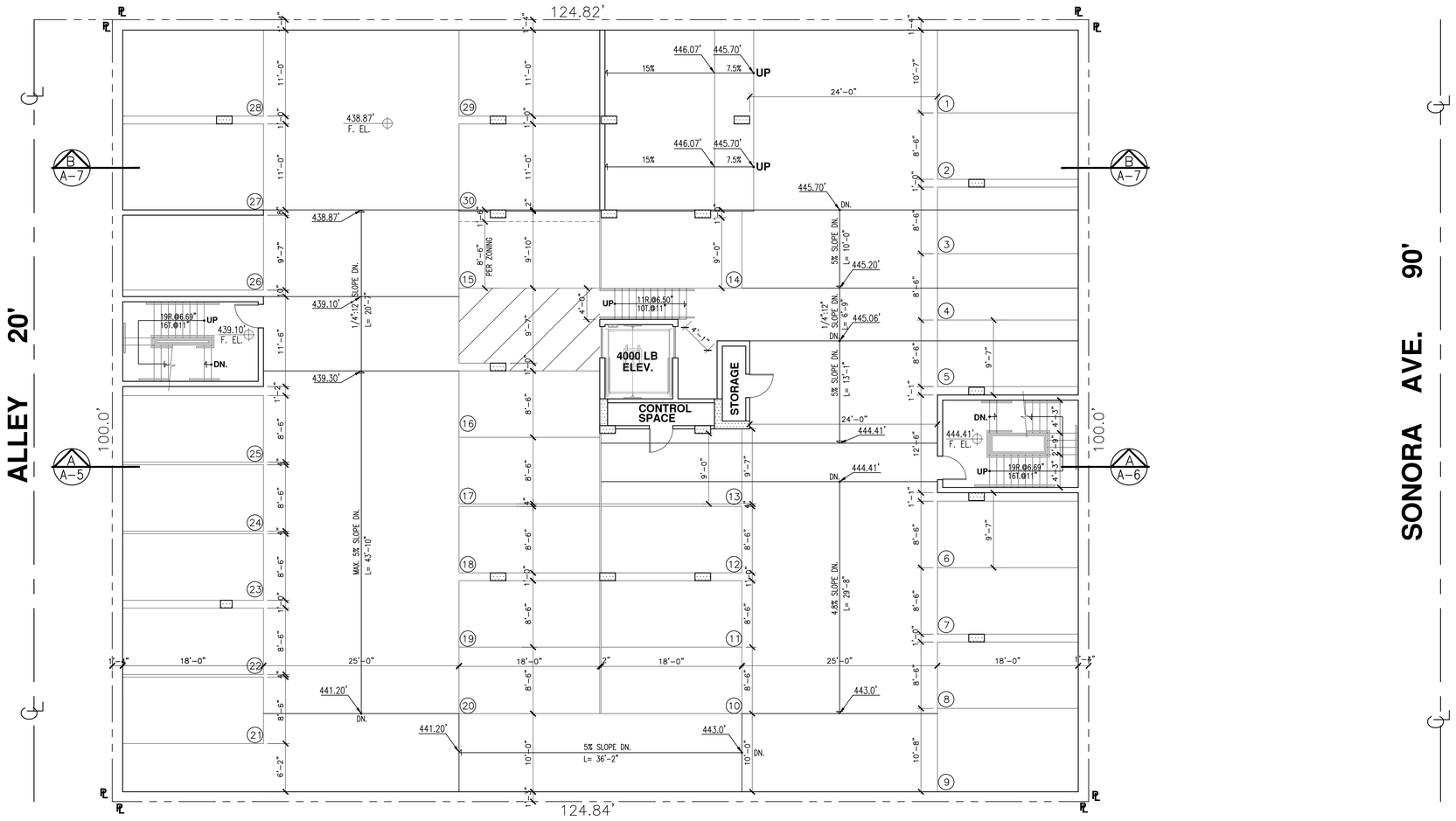
727



TIER "3" SUB. PARKING PLAN

TOTAL NUMBER OF PARKING SPACES: 30 STALLS SCALE 1/8"=1'-0"

	REVISION	DATE	BY
1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIME EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TR= 8364 LOTS 7 AND 8

Assessor's Id. Number
5627-007-020

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 727 SONORA AVE.
GLENDALE , CA 91201

DRAWN BY:	A.M.
CHECKED BY:	V.S.
DATE:	APR. 2018
SCALE:	1/8"=1'-0"

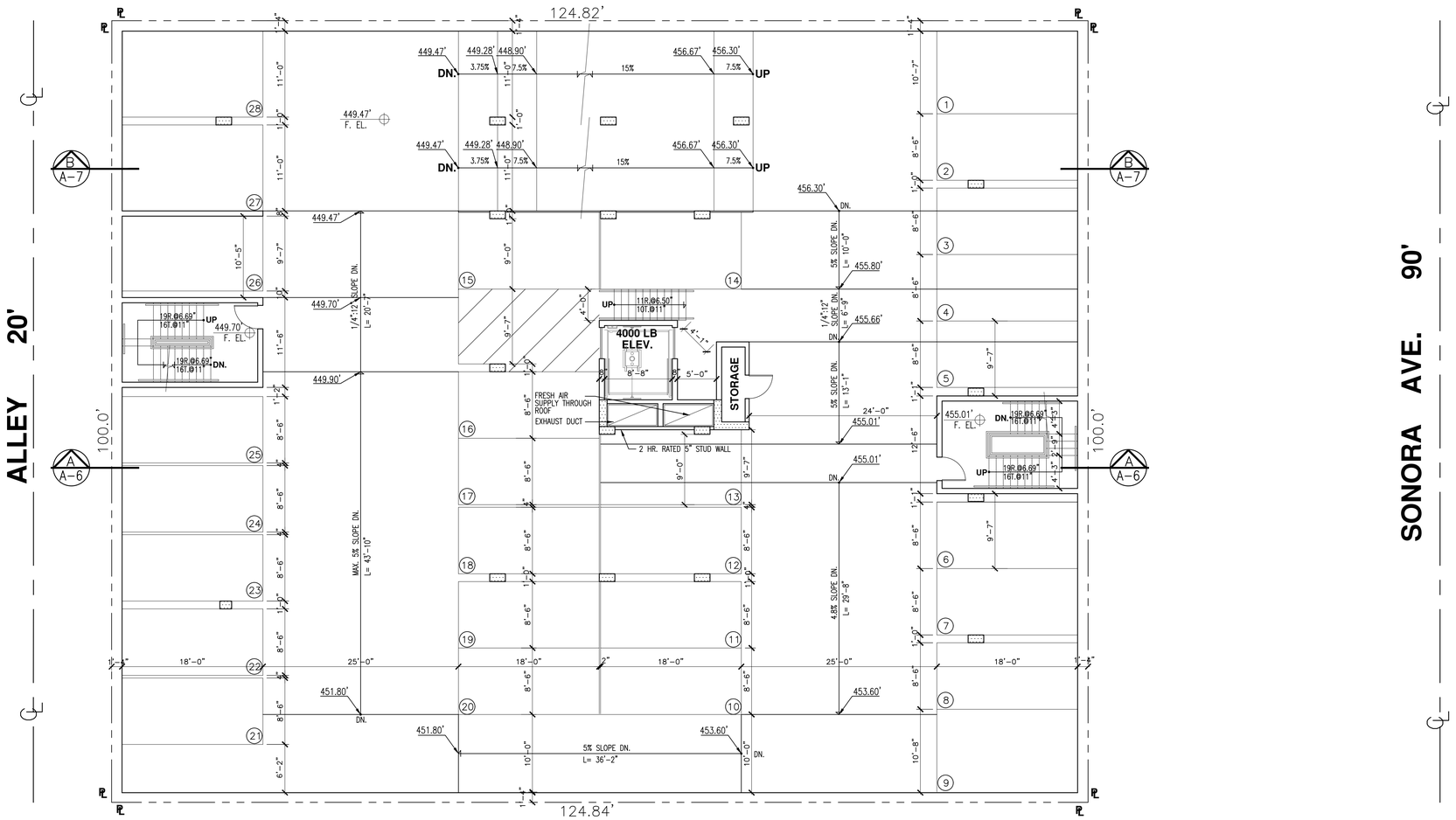
OWNER: **SONORA REAL STATE GROUP**
1241 S. GLENDALE AVE. SUITE 302
GLENDALE CA, 91205
PHONE: (818) 288-6593
EMAIL: K_SARKISYAN@YAHOO.COM
KEVIN@SARKISYAN.COM

SHEET TITLE: **"TIER "3" SUB. PARKING PLAN**

L A N D M A R K D E S I G N & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

PDR No:

SHEET No:
TIER-3
OF SHEETS



TIER "2" SUB. PARKING PLAN

TOTAL NUMBER OF PARKING SPACES: 28 STALLS SCALE 1/8"=1'-0"

	REVISION	DATE	BY
1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TR= 8364 LOTS 7 AND 8

Assessor's Id. Number
5627-007-020

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 727 SONORA AVE.
GLENDALE , CA 91201

DRAWN BY:	A.M.
CHECKED BY:	V.S.
DATE:	APR. 2018
SCALE:	1/8"=1'-0"

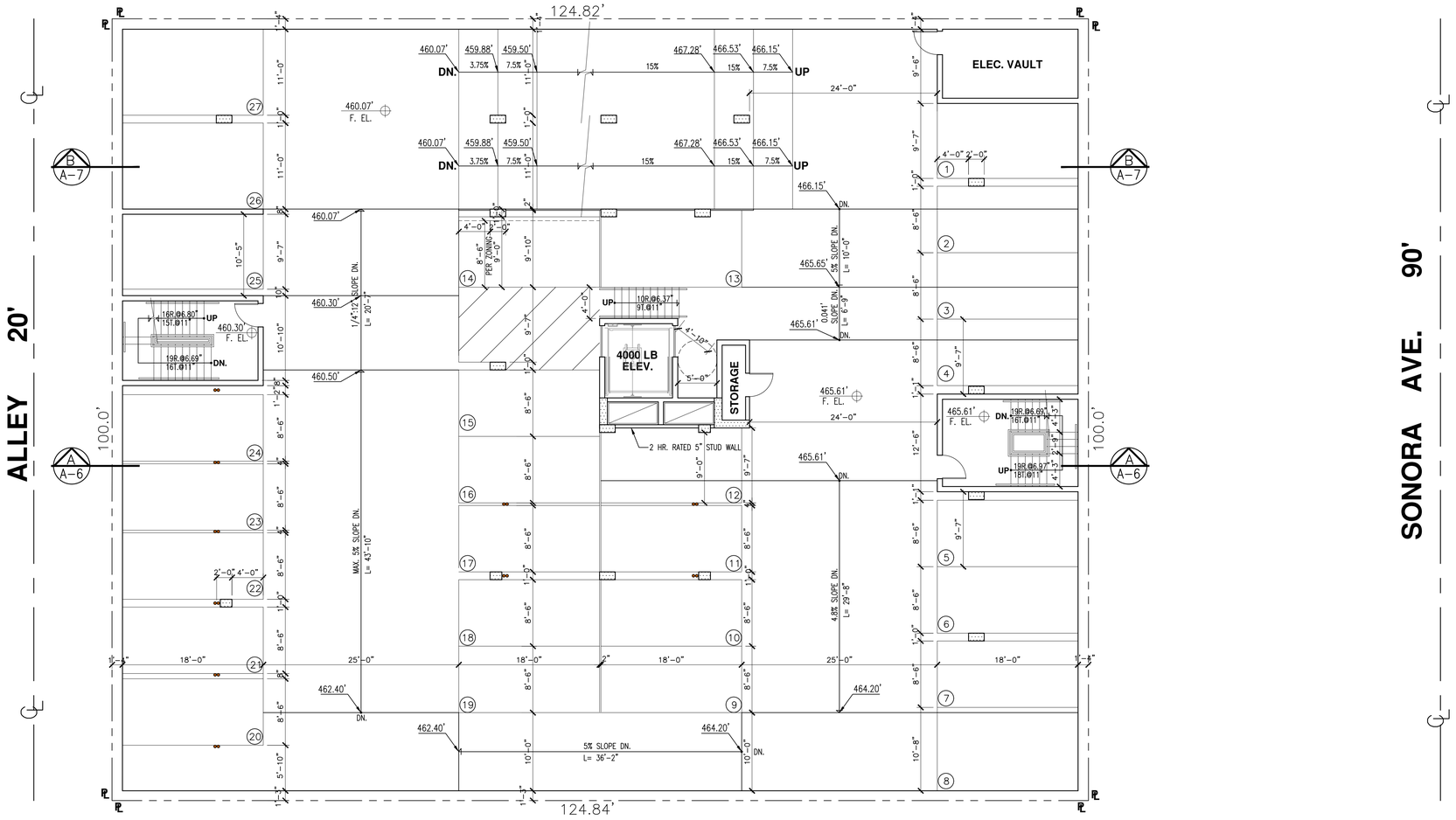
OWNER: **SONORA REAL STATE GROUP**
1241 S. GLENDALE AVE. SUITE 302
GLENDALE CA, 91205
PHONE: (818) 288-6593
EMAIL: K_SARKISYAN@YAHOO.COM
KEVIN@SARKISYAN.COM

SHEET TITLE: **TIER "2" SUB. PARKING PLAN**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
CELL. (818) 402-5264
(818) 244-6405
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
FAX (818) 247-4610

PDR No:

SHEET No:
TIER-2
OF SHEETS



TIER "1" SUB. PARKING PLAN

TOTAL NUMBER OF PARKING SPACES: 27 STALLS SCALE 1/8"=1'-0"

	REVISION	DATE	BY
1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURSDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TR= 8364 LOTS 7 AND 8

Assessor's Id. Number
5627-007-020

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 727 SONORA AVE.
GLENDALE , CA 91201

DRAWN BY:	A.M.
CHECKED BY:	V.S.
DATE:	APR. 2018
SCALE:	1/8"=1'-0"

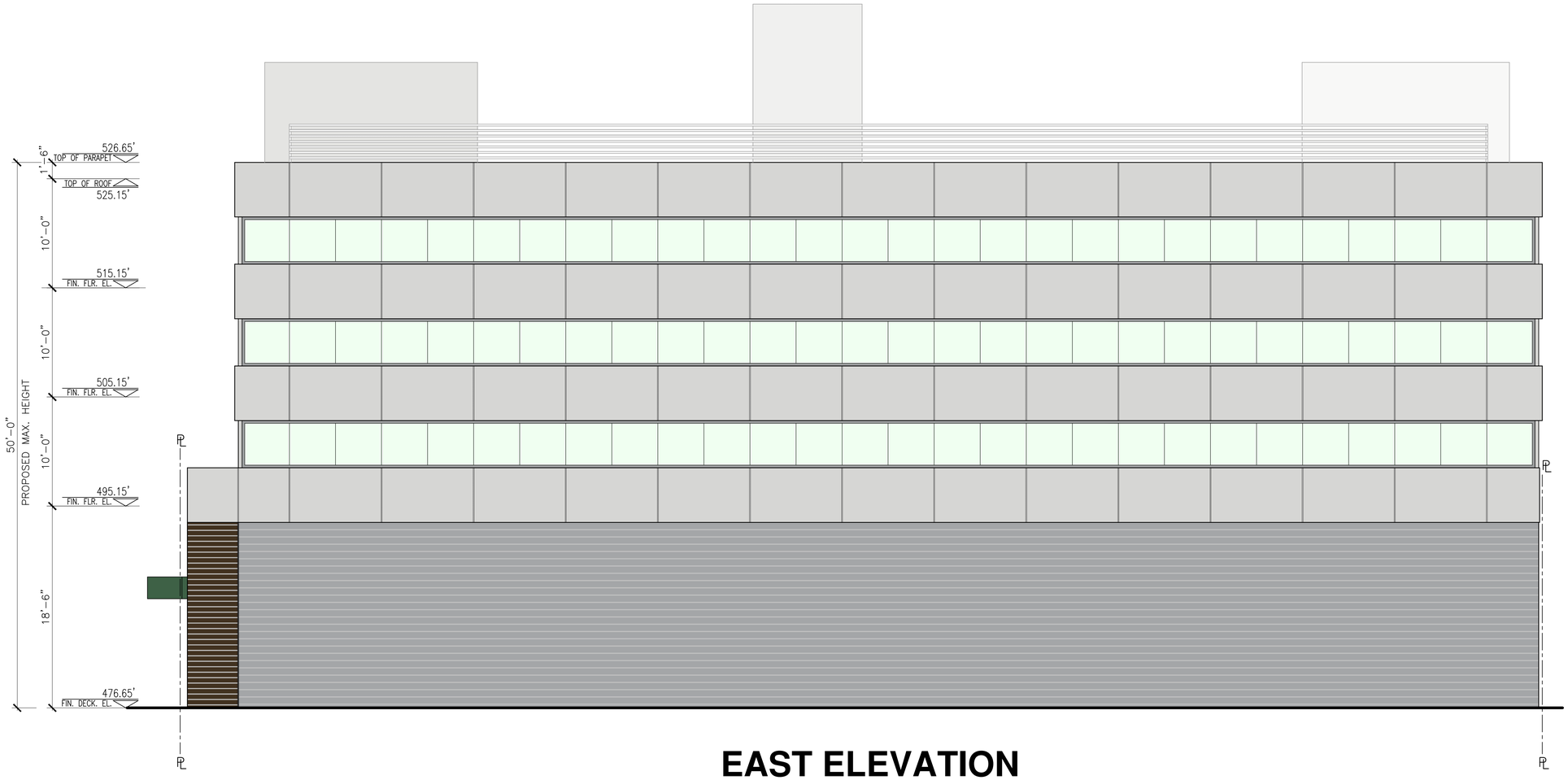
OWNER: **SONORA REAL STATE GROUP**
1241 S. GLENDALE AVE. SUITE 302
GLENDALE CA, 91205
PHONE: (818) 288-6593
EMAIL: K_SARKISYAN@YAHOO.COM
KEVIN@SARKISYAN.COM

SHEET TITLE: **TIER "1" SUB. PARKING PLAN**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
(818) 244-6405
CELL. (818) 402-5264
FAX (818) 247-4610
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM

PDR No:

SHEET No:
TIER-1
OF SHEETS



EAST ELEVATION

SCALE 3/16"=1'-0"

	REVISION	DATE	BY
1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TR= 8364 LOTS 7 AND 8

Assessor's Id. Number
5627-007-020

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 727 SONORA AVE.
GLENDALE , CA 91201

DRAWN BY: A.M.
CHECKED BY: V.S.
DATE: APR. 2018
SCALE: 3/16"=1'-0"

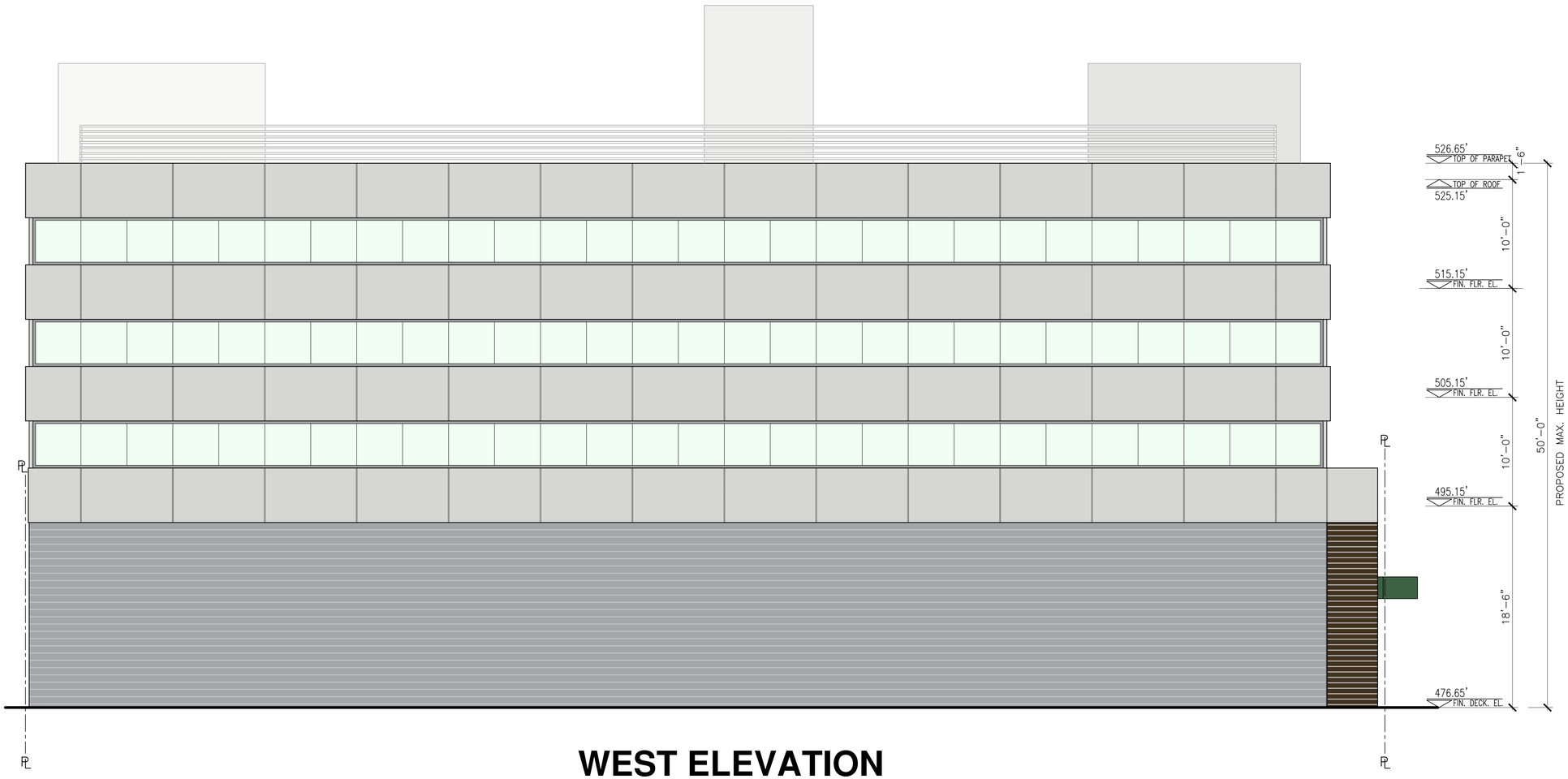
OWNER: **SONORA REAL STATE GROUP**
1241 S. GLENDALE AVE. SUITE 302
GLENDALE CA, 91205
PHONE: (818) 288-6593
EMAIL: K_SARKISYAN@YAHOO.COM
KEVIN@SARKISYAN.COM

SHEET TITLE: **EAST ELEVATION**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

PDR No:

SHEET No:
A-11
OF SHEETS



WEST ELEVATION

SCALE 3/16"=1'-0"

	REVISION	DATE	BY
1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TR= 8364 LOTS 7 AND 8

Assessor's Id. Number
5627-007-020

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 727 SONORA AVE.
GLENDALE , CA 91201

DRAWN BY:	A.M.
CHECKED BY:	V.S.
DATE:	APR. 2018
SCALE:	3/16"=1'-0"

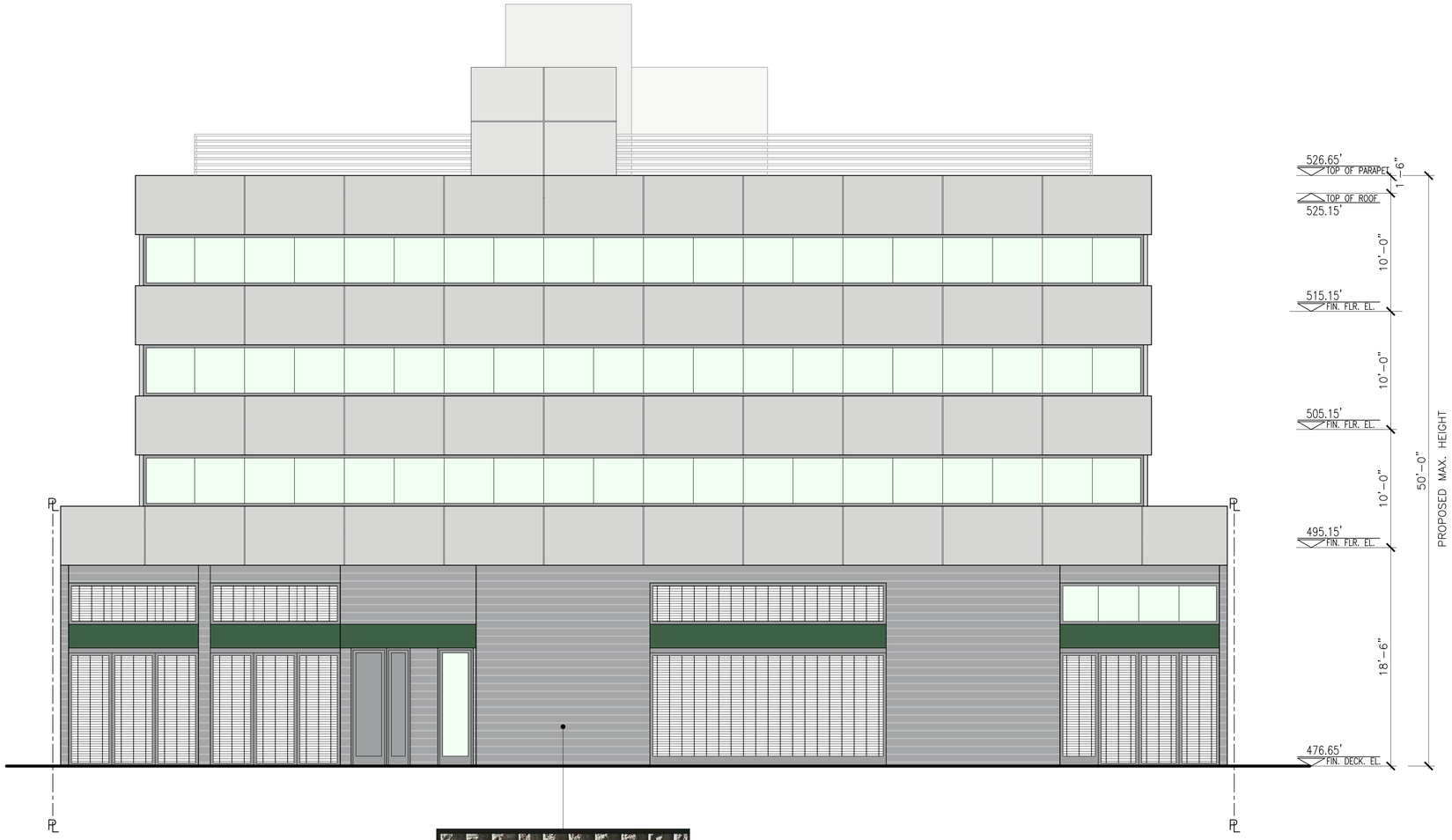
OWNER: **SONORA REAL STATE GROUP**
1241 S. GLENDALE AVE. SUITE 302
GLENDALE CA, 91205
PHONE: (818) 288-6593
EMAIL: K_SARKISYAN@YAHOO.COM
KEVIN@SARKISYAN.COM

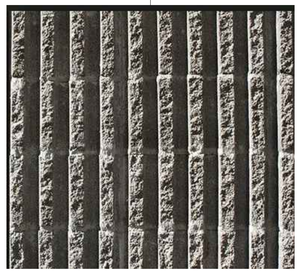
SHEET TITLE: **WEST ELEVATION**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
(818) 244-6405
CELL. (818) 402-5264
FAX (818) 247-4610
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM

PDR No:

SHEET No:
A-10
OF SHEETS





REAR ELEVATION

SCALE 3/16"=1'-0"

	REVISION	DATE	BY
1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TR= 8364 LOTS 7 AND 8

Assessor's Id. Number
5627-007-020

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 727 SONORA AVE.
GLENDALE , CA 91201

DRAWN BY: A.M.
CHECKED BY: V.S.
DATE: APR. 2018
SCALE: 3/16"=1'-0"

OWNER: **SONORA REAL STATE GROUP**
1241 S. GLENDALE AVE. SUITE 302
GLENDALE CA, 91205
PHONE: (818) 288-6593
EMAIL: K_SARKISYAN@YAHOO.COM
KEVIN@SARKISYAN.COM

SHEET TITLE: **REAR ELEVATION**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
CELL. (818) 402-5264 (818) 244-6405
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM FAX (818) 247-4610

PDR No:

SHEET No:
A-9
OF SHEETS

EXTERIOR FINISH SCHEDULE

1 – INSULATED METAL PANEL (LIGHT GRAY) FROM "METAL PANEL STORE" (TYP.)

2 – DARK GRAY TROWEL FINISH STUCCO

3 – GLASS LIGHT AQUA GREEN FIXED GLAZING FROM PPG

4 – GARAGE OPAQUE GATE COLOR BLACK;

5 – EBONY BLACK 10" ADDRESS LETTERING

6 – GRAY COLOR 6" METAL SIDING @ RAISED PLANTERS

7 – PROJECTED METAL CANOPY (HUNTER GREEN)

8 – 0.5"x5.5" IPE WOOD SIDING OVER 7/8" STUCCO; COLOR REDDISH BROWN;

9 – PROPOSED VERTICAL SCORED FACE CONCRETE BLOCK WALL COLOR AS SHOWN

10 – EXTERIOR LIGHT FIXTURE AS SPECIFIED HINKLEY OUTDOOR WALL MOUNTED LIGHTING 1326 BK

FRONT ELEVATION

SCALE 3/16"=1'-0"

	REVISION	DATE	BY
1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TR= 8364 LOTS 7 AND 8

Assessor's Id. Number
5627-007-020

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 727 SONORA AVE.
GLENDALE , CA 91201

DRAWN BY: A.M.

CHECKED BY: V.S.

DATE: APR. 2018

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

OWNER: **SONORA REAL STATE GROUP**
1241 S. GLENDALE AVE. SUITE 302
GLENDALE CA, 91205
PHONE: (818) 288-6593
EMAIL: K_SARKISYAN@YAHOO.COM
KEVIN@SARKISYAN.COM

SHEET TITLE: **FRONT ELEVATION**

LANDMARK DESIGN & CONSTRUCTION, LLC

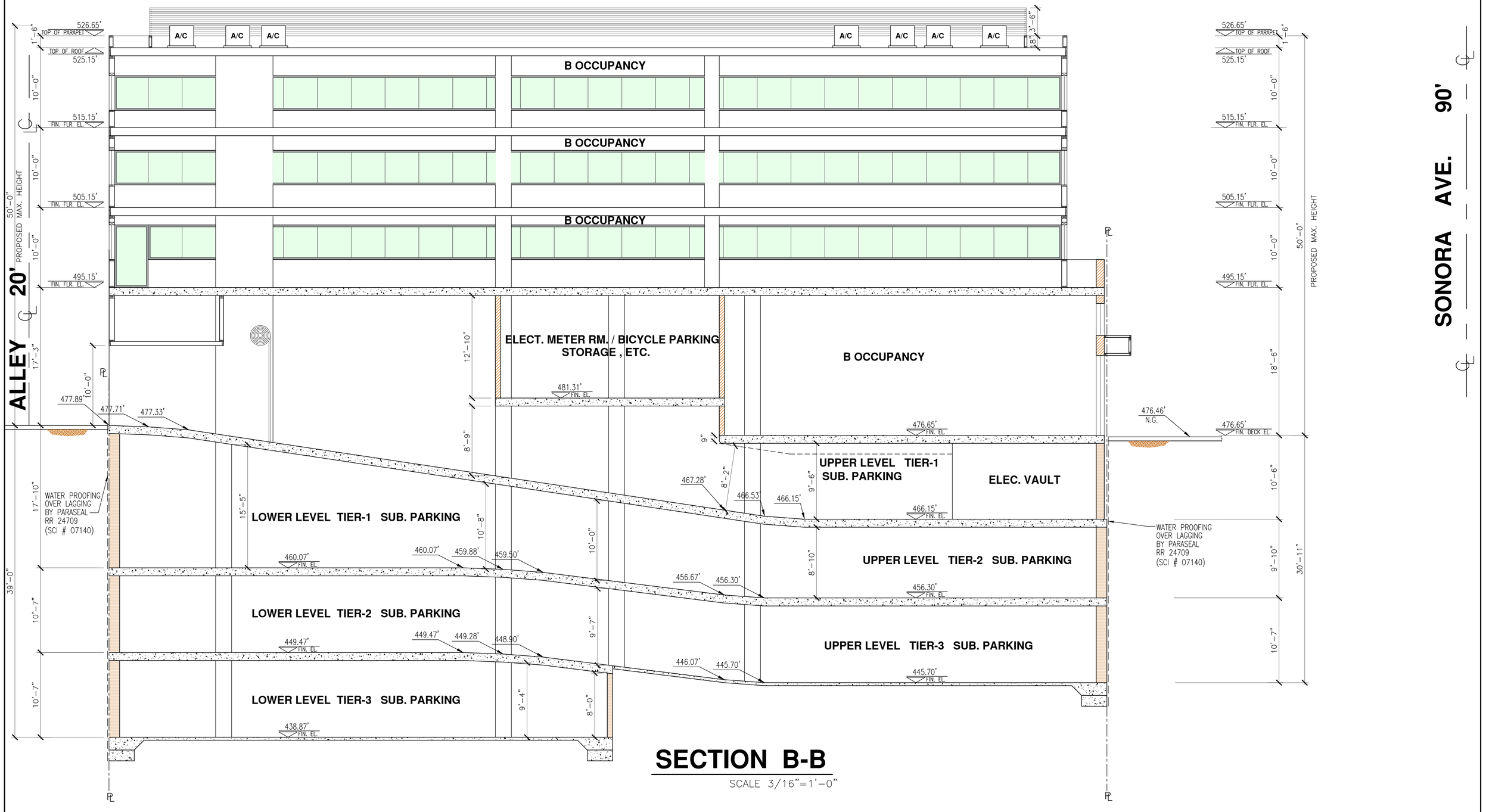
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM

PDR No:

SHEET No:

A-8

OF SHEETS



SECTION B-B

SCALE 3/16"=1'-0"

	REVISION	DATE	BY
1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TR= 8364 LOTS 7 AND 8

Assessor's Id. Number
5627-007-020

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 727 SONORA AVE.
GLENDALE , CA 91201

DRAWN BY:	A.M.
CHECKED BY:	V.S.
DATE:	APR. 2018
SCALE:	3/16"=1'-0"

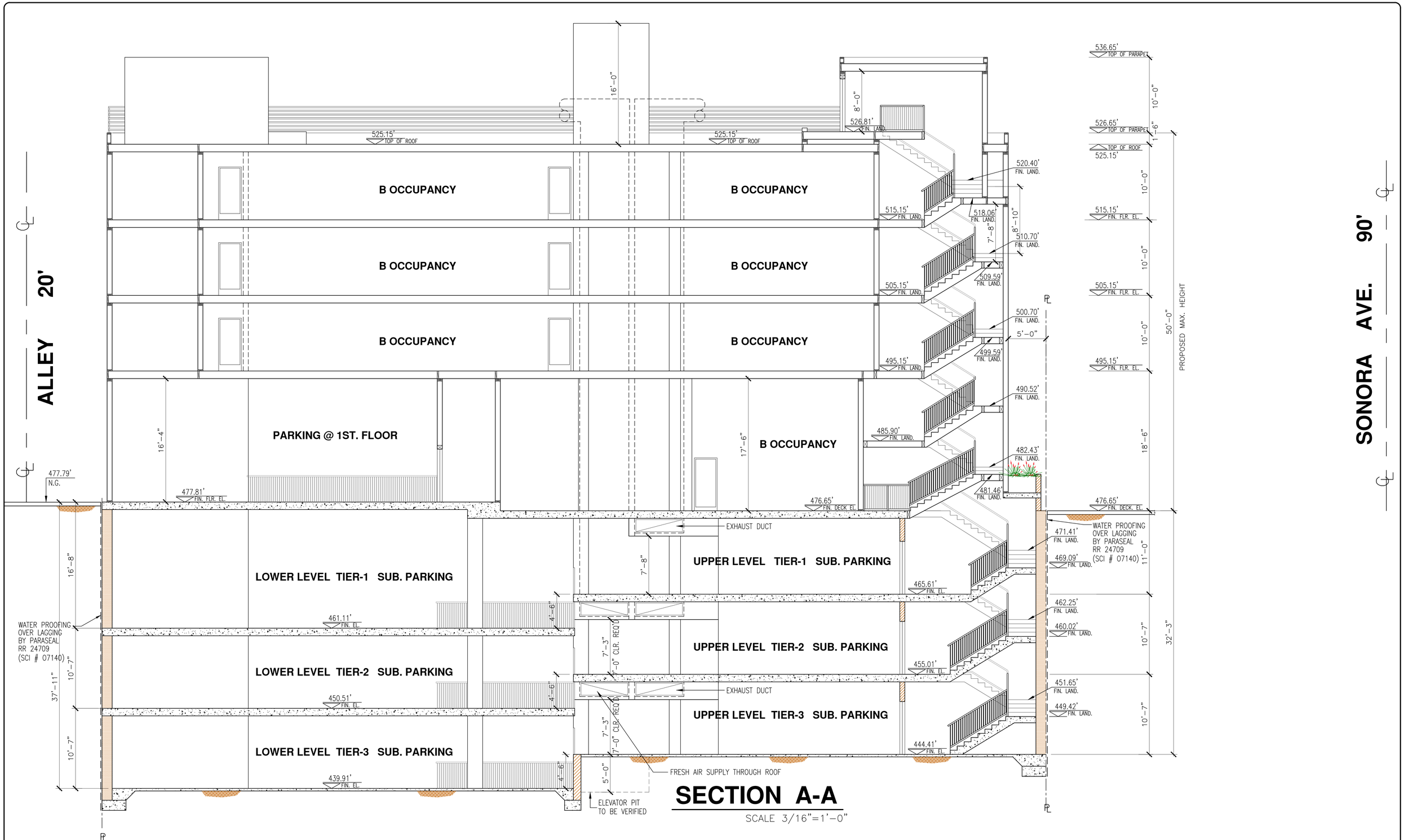
OWNER: **SONORA REAL STATE GROUP**
1241 S. GLENDALE AVE. SUITE 302
GLENDALE CA, 91205
PHONE: (818) 288-6593
EMAIL: K_SARKISYAN@YAHOO.COM
KEVIN@SARKISYAN.COM

SHEET TITLE: **SECTION B-B**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
CELL. (818) 402-5264
(818) 244-6405
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM FAX (818) 247-4610

PDR No:

SHEET No:
A-7
OF SHEETS



SECTION A-A

SCALE 3/16"=1'-0"

	REVISION	DATE	BY
1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TR= 8364 LOTS 7 AND 8

Assessor's Id. Number
5627-007-020

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 727 SONORA AVE.
GLENDALE , CA 91201

DRAWN BY: A.M.
CHECKED BY: V.S.
DATE: APR. 2018
SCALE: 3/16"=1'-0"

OWNER: **SONORA REAL STATE GROUP**
1241 S. GLENDALE AVE. SUITE 302
GLENDALE CA, 91205
PHONE: (818) 288-6593
EMAIL: K_SARKISYAN@YAHOO.COM
KEVIN@SARKISYAN.COM

SHEET TITLE: **SECTION A-A**

LANDMARK DESIGN & CONSTRUCTION, LLC
AZ CA MD NY UT WI CA. LIC. # C13791
V. SAROIAN, ARCHITECT
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
(818) 244-6405
CELL. (818) 402-5264
FAX (818) 247-4610
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM

PDR No:

SHEET No:
A-6
OF SHEETS

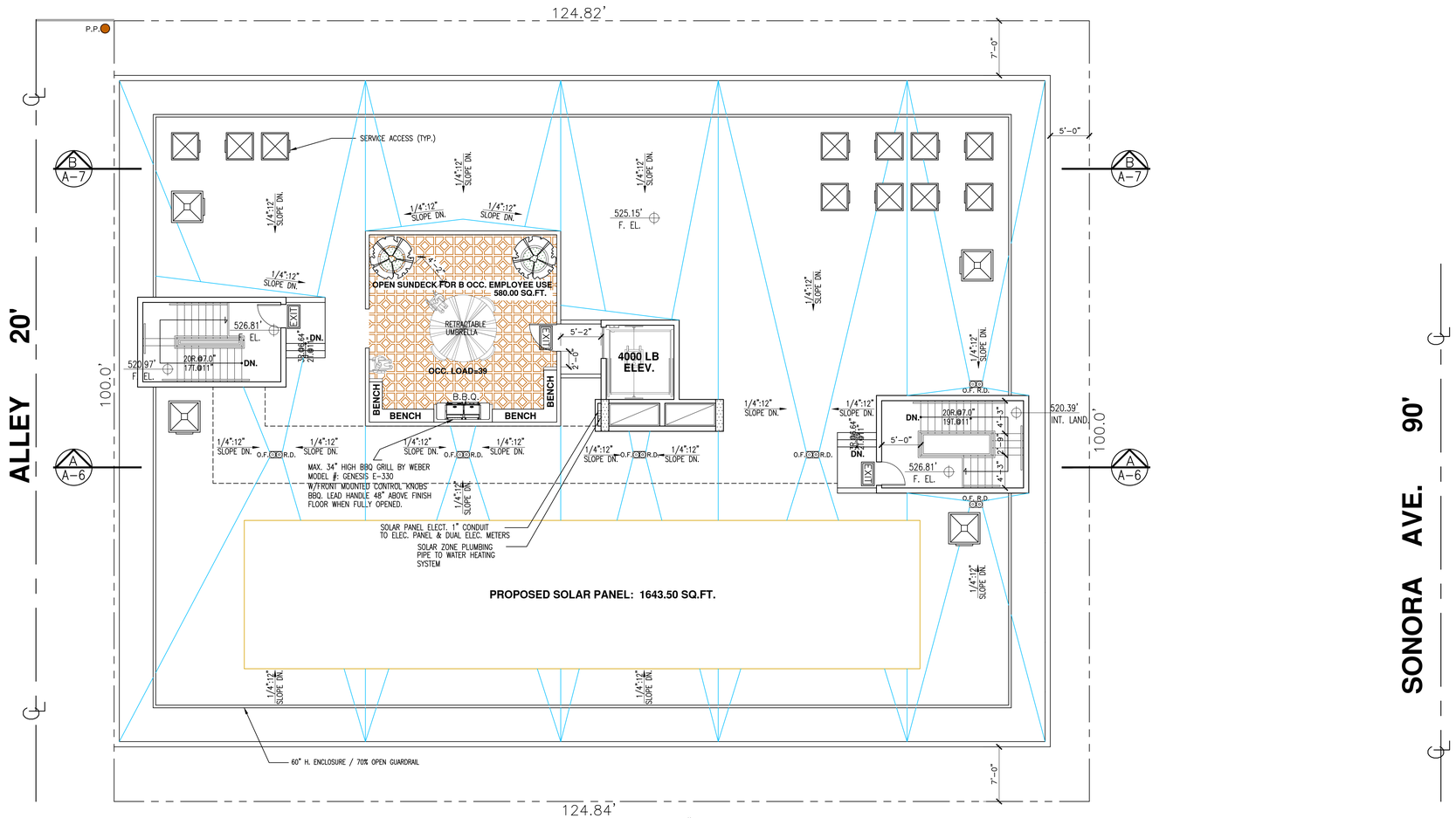
SOLAR PANEL TABULATION

TOTAL FLAT ROOF AREA = 10,306.00 SQ.FT.
REQ. SOLAR PANEL SIZE = %15 x 10,306.00 SQ.FT.=1545.90 SQ.FT.
PROPOSED SOLAR PANEL SIZE = 1643.50 SQ.FT.

LEGEND

SPLIT UNIT

PACKAGE UNIT @ FOURTH FLOOR ONLY



ROOF PLAN

SCALE 1/8"=1'-0"

	REVISION	DATE	BY
1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TR= 8364 LOTS 7 AND 8

Assessor's Id. Number
5627-007-020

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 727 SONORA AVE.
GLENDALE , CA 91201

DRAWN BY: A.M.
CHECKED BY: V.S.
DATE: APR. 2018
SCALE: 1/8"=1'-0"

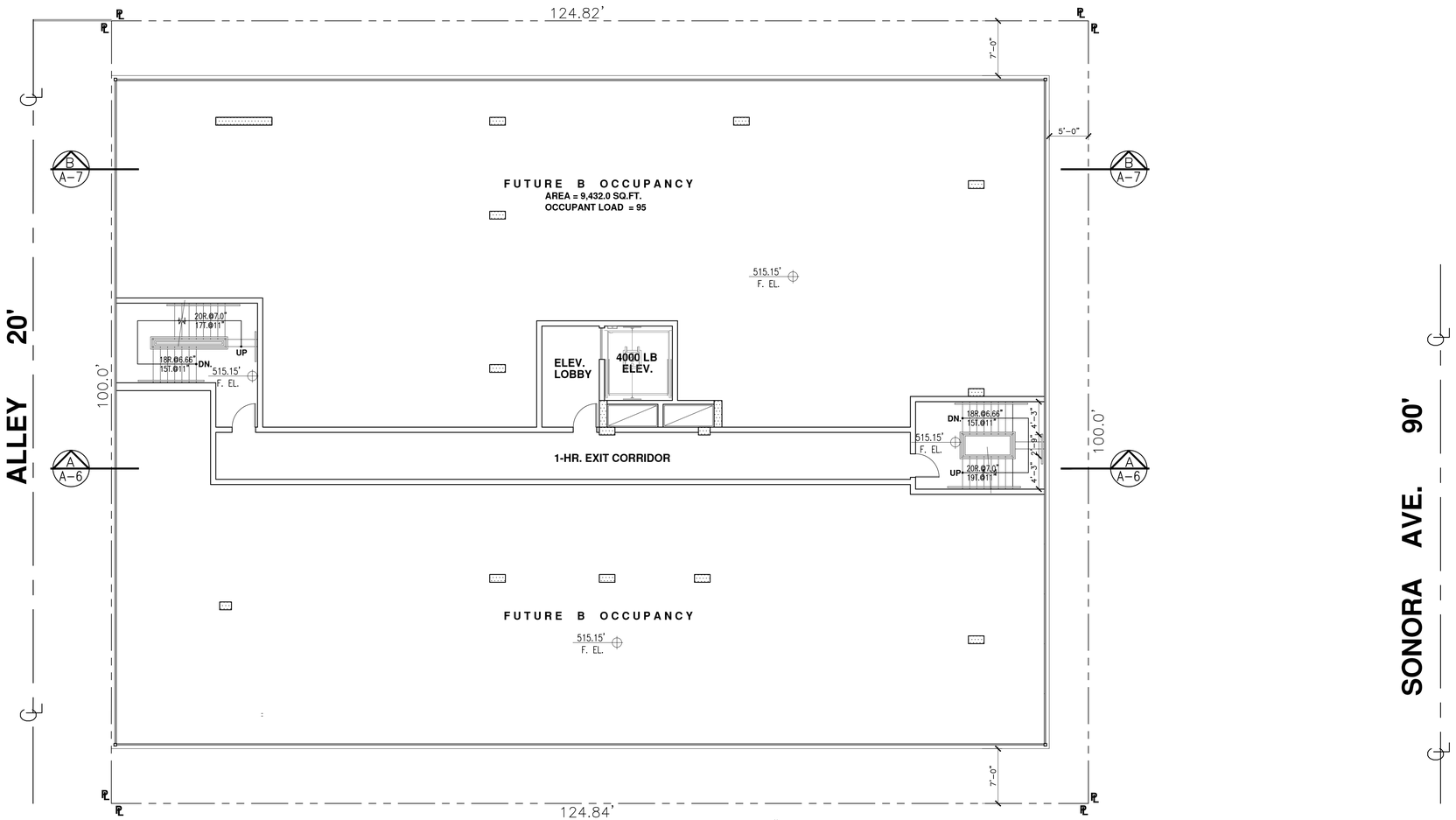
OWNER: **SONORA REAL STATE GROUP**
1241 S. GLENDALE AVE. SUITE 302
GLENDALE CA, 91205
PHONE: (818) 288-6593
EMAIL: K_SARKISYAN@YAHOO.COM
KEVIN@SARKISYAN.COM

SHEET TITLE: **ROOF PLAN**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM

PDR No:

SHEET No:
A-5
OF SHEETS



FOURTH FLOOR PLAN

SCALE 1/8"=1'-0"

	REVISION	DATE	BY
1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TR= 8364 LOTS 7 AND 8

Assessor's Id. Number
5627-007-020

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 727 SONORA AVE.
GLENDALE , CA 91201

DRAWN BY:	A.M.
CHECKED BY:	V.S.
DATE:	APR. 2018
SCALE:	1/8"=1'-0"

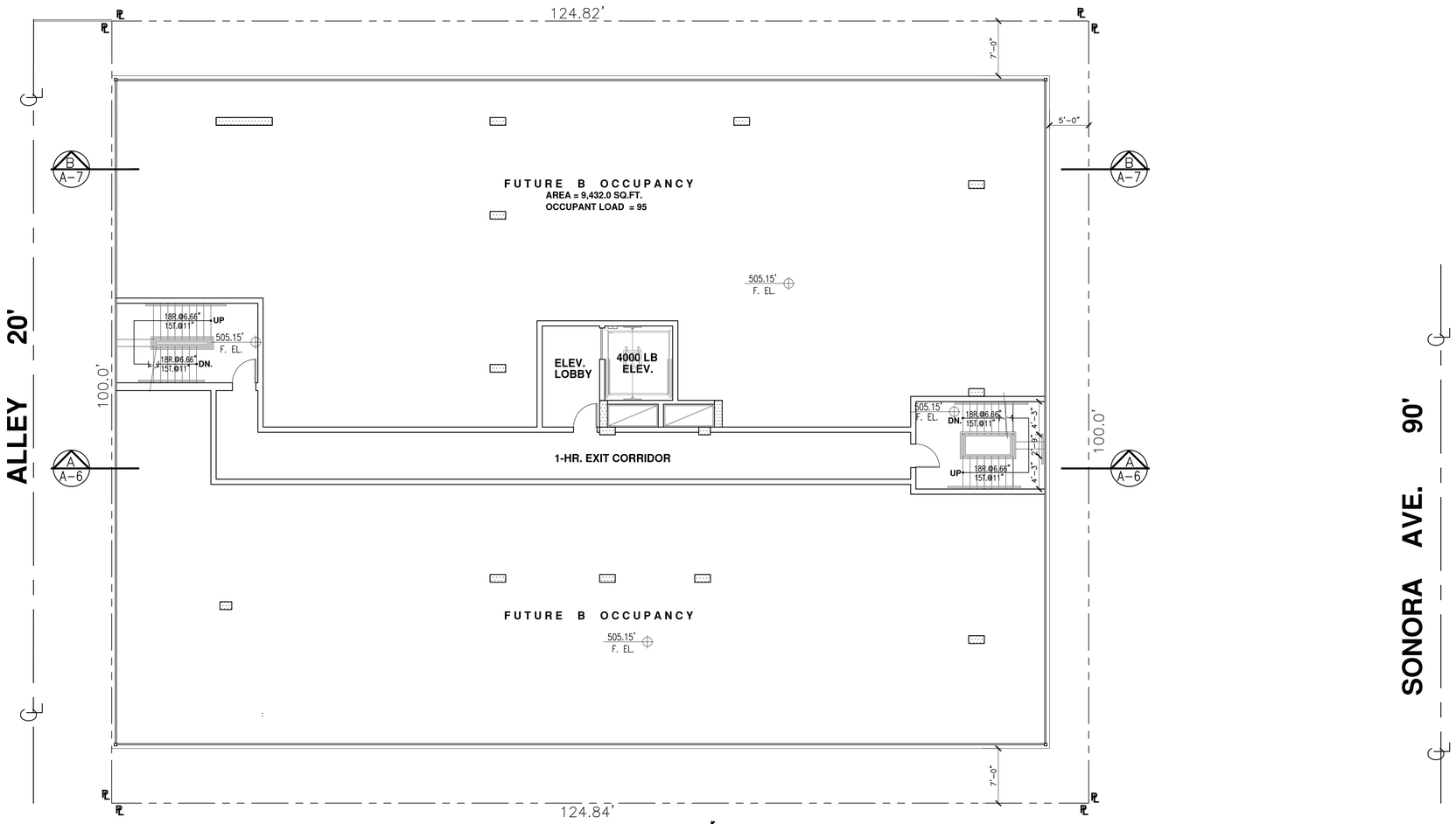
OWNER: **SONORA REAL STATE GROUP**
1241 S. GLENDALE AVE. SUITE 302
GLENDALE CA, 91205
PHONE: (818) 288-6593
EMAIL: K_SARKISYAN@YAHOO.COM
KEVIN@SARKISYAN.COM

SHEET TITLE: **FOURTH FLOOR PLAN**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM

PDR No:

SHEET No:
A-4
OF SHEETS



THIRD FLOOR PLAN

SCALE 1/8"=1'-0"

	REVISION	DATE	BY
1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TR= 8364 LOTS 7 AND 8

Assessor's Id. Number
5627-007-020

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 727 SONORA AVE.
GLENDALE , CA 91201

DRAWN BY:	A.M.
CHECKED BY:	V.S.
DATE:	APR. 2018
SCALE:	1/8"=1'-0"

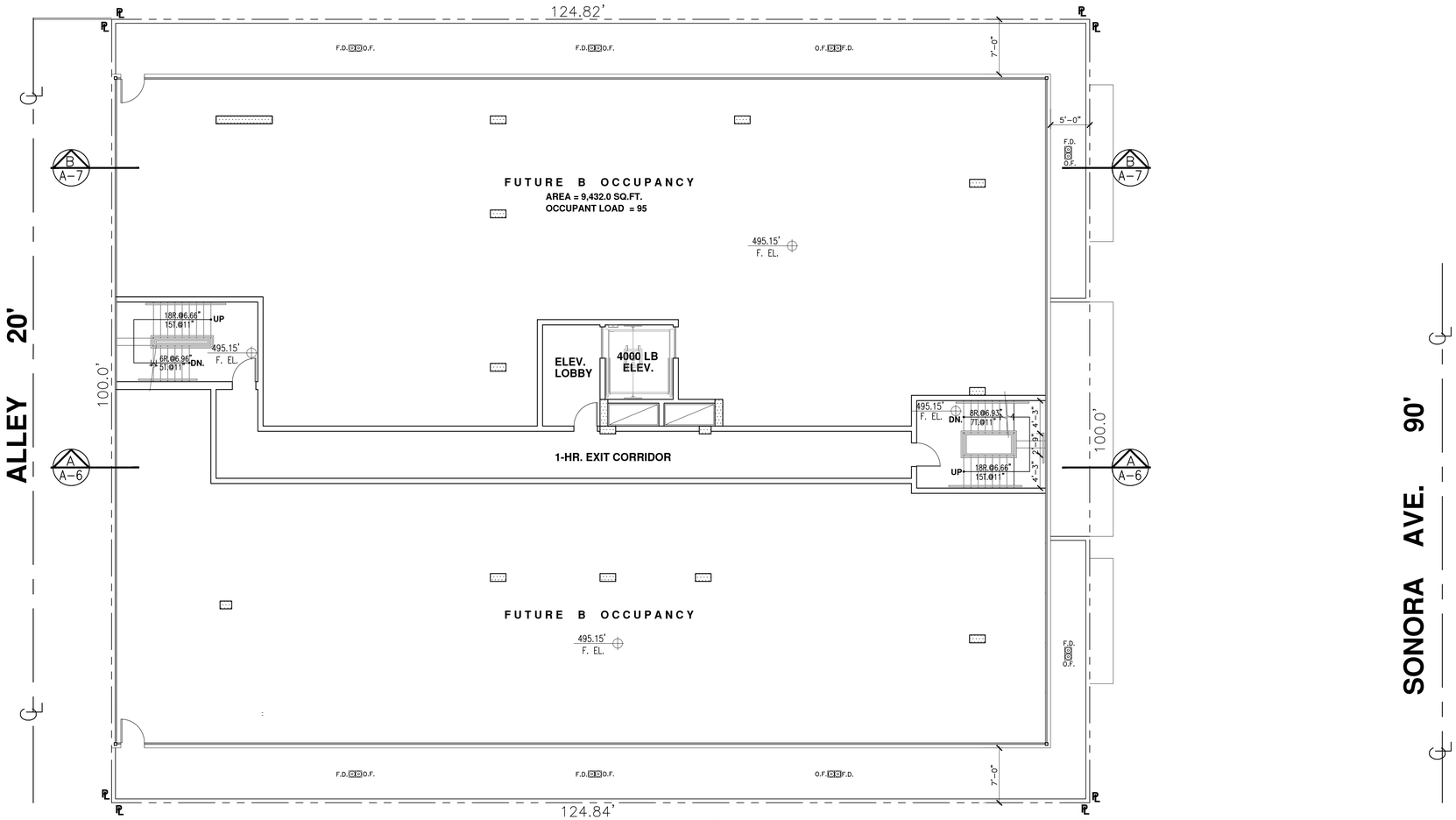
OWNER: **SONORA REAL STATE GROUP**
1241 S. GLENDALE AVE. SUITE 302
GLENDALE CA, 91205
PHONE: (818) 288-6593
EMAIL: K_SARKISYAN@YAHOO.COM
KEVIN@SARKISYAN.COM

SHEET TITLE: **THIRD FLOOR PLAN**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
CELL. (818) 402-5264
(818) 244-6405
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM FAX (818) 247-4610

PDR No:

SHEET No:
A-3
OF SHEETS



SECOND FLOOR PLAN

SCALE 1/8"=1'-0"

	REVISION	DATE	BY
1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TR= 8364 LOTS 7 AND 8

Assessor's Id. Number
5627-007-020

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 727 SONORA AVE.
GLENDALE , CA 91201

DRAWN BY: A.M.
CHECKED BY: V.S.
DATE: APR. 2018
SCALE: 1/8"=1'-0"

OWNER: **SONORA REAL STATE GROUP**
1241 S. GLENDALE AVE. SUITE 302
GLENDALE CA, 91205
PHONE: (818) 288-6593
EMAIL: K_SARKISYAN@YAHOO.COM
KEVIN@SARKISYAN.COM

SHEET TITLE: **SECOND FLOOR PLAN**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
CELL. (818) 402-5264
(818) 244-6405
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM FAX (818) 247-4610

PDR No:

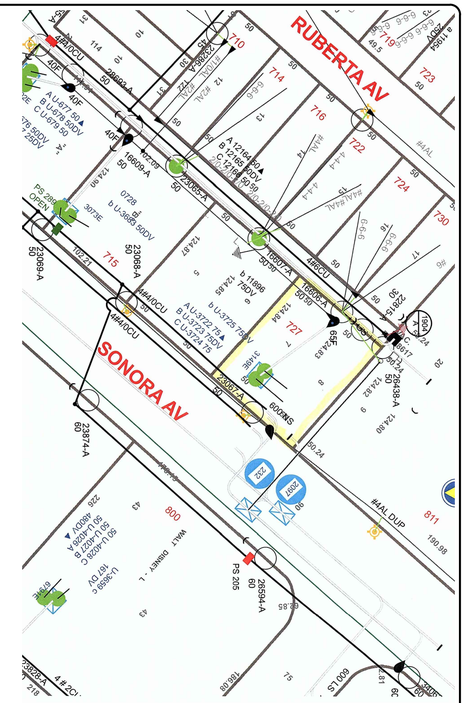
SHEET No:
A-2
OF SHEETS

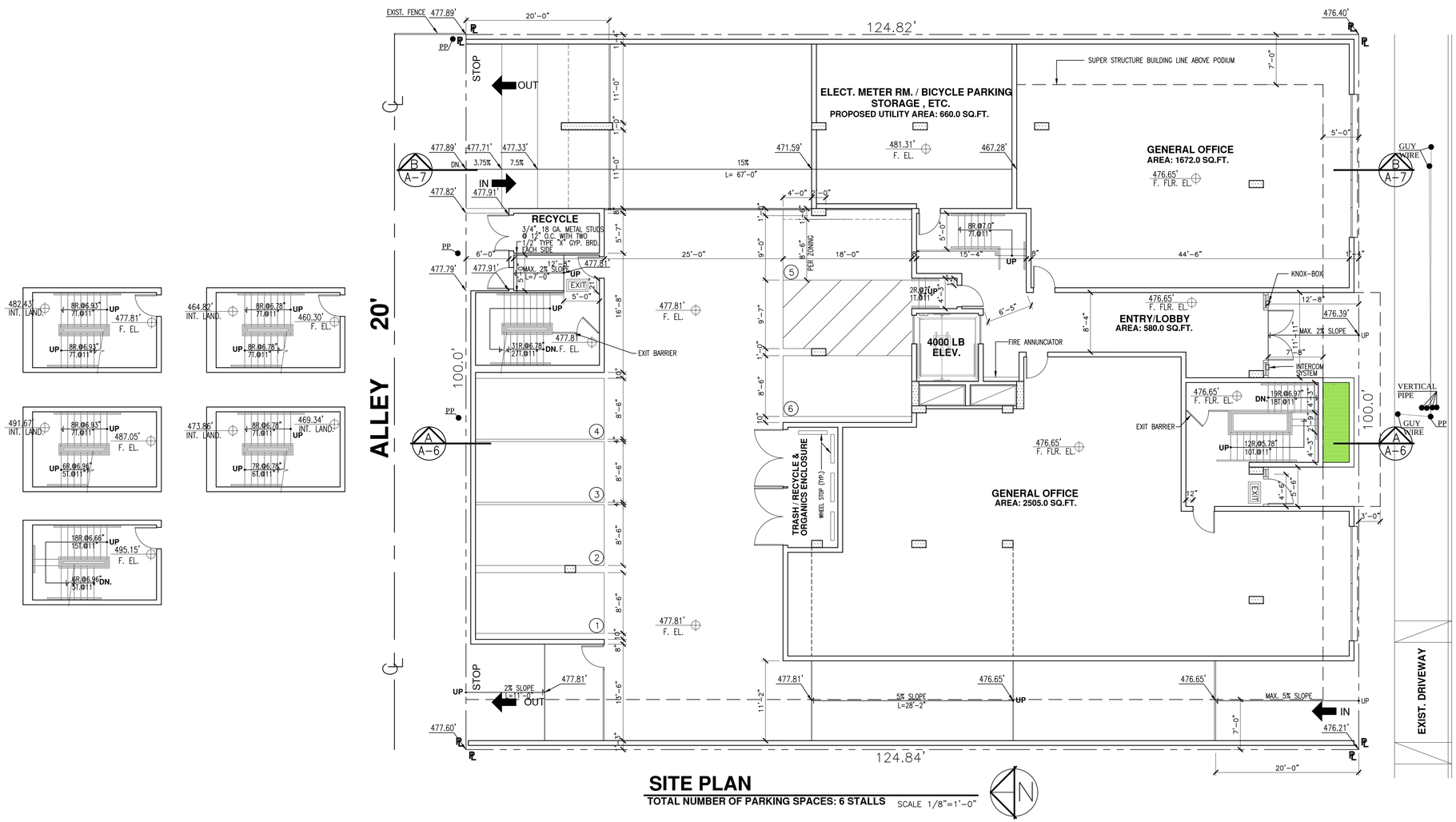
SCOPE OF WORK

PROPOSAL FOR A MULTI-STORY COMMERCIAL MIXED USE COMPLEX.

PROJECT SUMMARY

1– ZONE	= IND.
2– OCCUPANCY	= B/S2
3– TYPE OF CONSTRUCTION	= TYPE V A/I , FULLY SPRINKLERED
4– LOT SIZE	= 100.0' x 124.82'
5– LOT AREA	= 12,482.00 SQ.FT.
6– MAX. BUILDABLE AREA	= 4,757.0 + (3 x 9,432.0) = 33,053.0 SQ.FT. < 33,703.0 SQ.FT.
7– PERMITTED MAX. HEIGHT	= 50 FEET , 1ST. FLR. 17' CLG. HT. , 2ND. THROUGH 4TH. FLR. 10' , ROOF PARAPET 42"
8– PROPOSED USES	= GENERAL OFFICE USE THROUGHOUT
9– PROPOSED PARKING SPACES	= 91 STALLS
10– PROPOSED GRADING	= 17,000.0 CUBIC YARDS





SITE PLAN

TOTAL NUMBER OF PARKING SPACES: 6 STALLS SCALE 1/8"=1'-0"

REVISION	DATE	BY
1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TR= 8364 LOTS 7 AND 8

Assessor's Id. Number
5627-007-020

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 727 SONORA AVE. GLENDALE , CA 91201

DRAWN BY:	A.M.
CHECKED BY:	V.S.
DATE:	APR. 2018
SCALE:	1/8"=1'-0"

OWNER: **SONORA REAL STATE GROUP**
1241 S. GLENDALE AVE. SUITE 302
GLENDALE CA, 91205
PHONE: (818) 288-6593
EMAIL: K_SARKISYAN@YAHOO.COM
KEVIN@SARKISYAN.COM

SHEET TITLE: **SITE PLAN**

LANDMARK DESIGN & CONSTRUCTION, LLC
AZ CA MD NY UT WI CA. LIC. # C13791
V. SAROIAN, ARCHITECT
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
(818) 244-6405
CELL. (818) 402-5264
FAX (818) 247-4610
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM

PDR No:

SHEET No:
A-1
OF SHEETS