



**CITY OF GLENDALE, CA
REPORT TO THE DESIGN REVIEW BOARD**

DESIGN REVIEW STAFF REPORT – MULTI-FAMILY / MIXED USE

July 9, 2020 <i>Decision Date</i>	227 West Dryden Street <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5636-011-044 <i>APN</i>
PDR2002014 <i>Case Number</i>	Hamlet Zhorabians <i>Applicant</i>
Minjee Hahm <i>Case Planner</i>	Levik Hagobian for Icon LLC <i>Owner</i>

Project Summary

The applicant is proposing to construct a new, two-story, six-unit apartment building over semi-subterranean parking garage on an approximately 8,210 SF, vacant lot located in the R-1250 (High Density Residential) Zone.

Environmental Review

The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption pursuant to Section 15303 of the State CEQA Guidelines because the project involves the development not more than six dwelling units.

Existing Property/Background

The project site is an approximately 8,210 SF, vacant lot with street frontage on West Dryden Street and an alley at the rear. The lot is rectangular in shape with a lot width of 50 feet and a lot depth of approximately 164 feet. The surrounding neighborhood features multi-family developments in a variety of architectural styles, with building heights ranging from one to two stories.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R1250 - High Density Residential

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

None.

Site Slope and Grading

Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

yes **n/a** **no**

If "no" select from below and explain:

- Setbacks of buildings on site
- Prevailing setbacks on the street

Yards and Usable Open Space

yes **n/a** **no**

If "no" select from below and explain:

- Outdoor space integrated into site design and acknowledges adjacent development
- Common space easily accessible from all units
- Appropriate separation/screening from residential units
- Discrete seating and amenity areas allow for multiple users

Garage Location and Driveway

yes **n/a** **no**

If "no" select from below and explain:

- Garage fully integrated into overall structure
- Driveway and curb-cut widths minimized
- Grade-level garages and parking, if allowed, are appropriately screened from the street
- Decorative paving complements building design
- Stairs and lifts to subterranean garages incorporated into the design of the project

The new semi-subterranean parking garage will be accessed from West Dryden Street. Pedestrian access to the semi-subterranean parking garage is from the front with stairs appropriately incorporated into the overall design of the building. The applicant's proposal includes a 11-foot wide driveway constructed with decorative pavers. A

condition of approval is added requiring that the applicant provide details for the proposed pavers prior to plan check submittal.

Landscape Design

yes **n/a** **no**

If "no" select from below and explain:

- Complementary to building design
- Maintain existing trees when possible
- Provide landscaping adjacent to driveways and garages
- 20% of planting at above-grade common spaces is within 9 inches of finish floor
- Above-grade tree wells are at least 6 inches higher than box size of tree

Walls and Fences

yes **n/a** **no**

If "no" select from below and explain:

- Appropriate style/color/material for building design
- Perimeter walls treated at both sides
- Retaining walls minimized
- Appropriately sized and located

Equipment, Trash, and Drainage

yes **n/a** **no**

If "no" select from below and explain:

- Equipment screened and well located
- Trash storage out of public view
- All screening integrated with overall building and/or landscape design
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

The trash bins and recycling containers are located in the semi-subterranean garage and adequately screened from public view. Metal downspouts and gutters are appropriately integrated into the roof. All utility meters are proposed to be in the semi-subterranean garage. A condition of approval is added requiring that the applicant obtain a letter from the gas company permitting the proposed location of the gas meter in the semi-subterranean parking garage. In the event that the proposed location is not permitted, applicant will have to revise drawings to show a new location for the gas meter that complies with all applicable Zoning Code regulations.

Lighting

yes **n/a** **no**

If "no" select from below and explain:

- Light fixtures are appropriate to the building and/or landscape design
- Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
- Utilize shielded fixtures to avoid light spillover onto adjacent properties

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed six-unit apartment building will face West Dryden Street. The siting and building footprint are designed to address the minimum and average setback requirements per the Zoning Code and is considerate of the prevailing setbacks on the street. Outdoor areas including a spa and fire pit are sited in the rear and well integrated into the site design.
- The proposed landscaping plan is complementary to the development of the site and complies with the minimum landscaping requirement for the zone. New California-friendly landscaping is used to not only create functional and usable common space at the rear, but also to provide landscape buffer at the perimeters from adjacent properties, the street, and the alley.
- The semi-subterranean parking garage will be accessed from West Dryden Street. Pedestrian access to the semi-subterranean parking garage is from the front with stairs appropriately incorporated into the overall design of the building. The applicant's proposal includes a 11-foot wide driveway with decorative pavers. A condition of approval is added requiring that the applicant provide details for the proposed pavers prior to plan check submittal.
- The applicant is proposing concrete block planter walls with rails along the north, east, and west property lines that will be finished with smooth, white, cement. The proposed walls' style, color and material are appropriate for the modern design of the building. In addition, the pedestrian entry gates to the north and south are proposed to be made of a metal with a horizontal pattern in keeping with the modern design, as well as the proposed metal railings for the private roof decks that will be integrated into the overall design of the building.
- The trash bins and recycling containers are located in the semi-subterranean garage and adequately screened from public view. Metal downspouts and gutters are appropriately integrated into the roof. All utility meters are proposed to be in the semi-subterranean garage. A condition of approval is added requiring that the applicant obtain a letter from the gas company permitting the proposed location of the gas meter in the semi-subterranean parking garage. In the event that the proposed location is not permitted, applicant will have to revise drawings to show a new location for the gas meter that complies with all applicable Zoning Code regulations and Design Guidelines.
- The proposed light fixtures as shown on the drawings and the material board are compatible with the proposed style of the new apartment building and are appropriately located by entryways and balconies of each unit and at the north and south elevations.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

yes n/a no

If "no" select from below and explain:

- Relates to predominant pattern through appropriate proportions and transitions

- Impact of larger building minimized

Building Relates to Existing Topography

yes **n/a** **no**

If “no” select from below and explain:

- Form and profile follow topography
- Alteration of existing land form minimized
- Retaining walls terrace with slope

Consistent Architectural Concept

yes **n/a** **no**

If “no” select from below and explain:

- Concept governs massing and height

Scale and Proportion

yes **n/a** **no**

If “no” select from below and explain:

- Scale and proportion fit context
- Articulation avoids overbearing forms
- Appropriate solid/void relationships
- Entry and major features well located
- Avoids sense of monumentality

Roof Forms

yes **n/a** **no**

If “no” select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The property is located in a multi-family zone where the neighborhood is mainly comprised of one to two-story multi-family developments in a variety of architectural styles. Therefore, the applicant’s proposal to build a new two-story apartment building is acceptable.
- The project’s massing is broken up by changes in façade planes and geometric volumes which is appropriate along all four façades, as it avoids overbearing presence toward the street and the neighbors and also accentuates the design.
- The proposed shed roof forms are compatible with the overall style of the development. The use of a 3:12 roof pitch is appropriate and consistent throughout the design of the proposed building. The contrasting directions of the shed roof forms at the street and alley-facing façades and the geometric volumes of the building create visual interest.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

yes **n/a** **no**

If “no” select from below and explain:

- Design is compatible with neighborhood context
- Design is stylistically consistent
- Employs consistent vocabulary of forms and materials while expressing architectural variety
- Cladding materials and features such as balconies, canopies, and trim elements enhance the architectural concept and are applied around the building

Entryway

yes **n/a** **no**

If “no” select from below and explain:

- Well integrated into design
- Avoids sense of monumentality
- Design provides appropriate focal point
- Doors appropriate to design

Windows

yes **n/a** **no**

If “no” select from below and explain:

- Appropriate to overall design
- Overall window pattern appropriate to style
- Window operation appropriate to style
- Recessed/flush window appropriate to style and/or location
- Openings are well detailed

Finish Materials and Color

yes **n/a** **no**

If “no” select from below and explain:

- Textures and colors reinforce design
- High-quality materials, especially facing the street
- Materials appropriately enhance articulation and façade hierarchies
- Wrap corners and terminate appropriately
- Cladding is well detailed, especially at junctions between materials
- Foam trim, finished on site, is prohibited

Paving Materials

yes **n/a** **no**

If “no” select from below and explain:

- Decorative material at entries/driveways
- Permeable paving when possible
- Material and color related to design

The applicant’s proposal includes a 11-foot driveway with decorative pavers. A condition of approval is added requiring that the applicant provide details for the proposed pavers prior to plan check submittal.

Ancillary Structures

- yes** **n/a** **no**

If “no” select from below and explain:

- Design consistent with primary structure
- Design and materials of gates, fences, and/or walls complement primary structure

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The surrounding neighborhood features a mix of architectural styles. The proposed modern style of the new apartment building is compatible with the neighborhood context.
- The entryways for each unit are well integrated into the design and located along the east elevation. The entry doors are proposed to be modern-style single-doors with one sidelight each.
- All new windows will be fiberglass-framed dual-glazed windows in dark bronze with screens and recessed with painted wood sills. The windows will be a combination of casement, fixed, and sliding operations. The proposed windows are compatible with the modern style of the building.
- As previously discussed, the applicant’s proposal includes an 11-foot wide driveway with decorative pavers. A condition of approval is added requiring that the applicant provide details for the proposed pavers prior to plan check submittal.
- The modern design of the project features a combination of appropriate exterior cladding materials including a smooth finish stucco, horizontal and vertical metal siding, and a standing seam metal roof. The proposed railings for the roof deck and balconies, and the proposed pedestrian gates will be metal with horizontal grille and painted in dark bronze. The proposed colors and exterior materials are appropriate for the overall design of the development.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follow:

Conditions

1. Provide details for the proposed driveway pavers prior to plan check submittal.
2. Obtain a letter from the gas company permitting the proposed location of the gas meter in the semi-subterranean parking garage. In the event that the proposed

location is not permitted, applicant will have to revise drawings to show a new location for the gas meter that complies with all applicable Zoning Code regulations and Design Guidelines.

3. Revise drawings to relocate the stairs and lift centrally located in the proposed common open space to be closer to the rear property line, in order to make the common open space area more functional for staff review prior to plan check submittal.

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey



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CLIENT:
 Levik Hagobian
 1031 S Central Ave.
 Montrose Ca. 91202

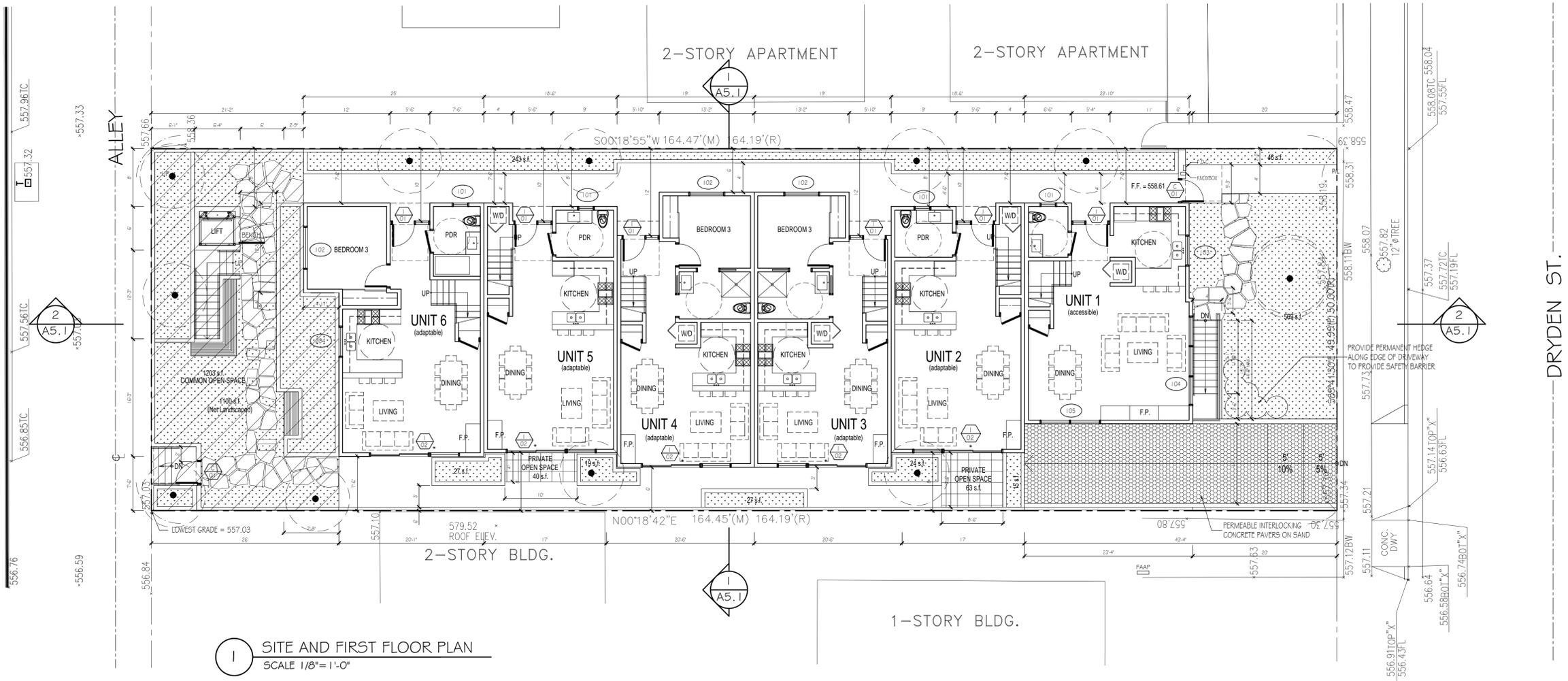
PROJECT:
 227 W DRYDEN
 LUXURY APARTMENTS
 227 W Dryden Street
 Glendale Ca. 91202

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
 PROPOSED SITE PLAN AND
 FIRST FLOOR PLAN

DATE	04.15.20
SCALE	1/8" = 1'-0"
DRAWN BY	MH
JOB NUMBER	120117
SHEET	

A2.1



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

DRAINAGE NOTE:
 FOR ALL DRAINAGE, DRIVEWAY/PROFILE AND
 STREET IMPROVEMENTS SEE APPROVED GRADING PLANS.

* Protected Opening
 Provide Water Curtain in lieu of Protected Exterior openings.

DRAFT STOPS:
 THE DRAFT STOP SHALL BE LOCATED IMMEDIATELY ADJACENT TO THE OPENING, SHALL BE AT LEAST EIGHTEEN (18) INCHES DEEP (MEASURED FROM THE SPRINKLER'S DEFLECTOR) AND OF NONCOMBUSTIBLE MATERIAL OR LIMITED-COMBUSTIBLE MATERIAL THAT WILL STAY IN PLACE BEFORE AND DURING SPRINKLER OPERATION. GLASS IS NOT AN ACCEPTABLE MATERIAL FOR DRAFT STOPS. DRAFT STOP LOCATION, MATERIALS, AND ATTACHMENT TO THE STRUCTURE SHALL BE DETAILED ON THE APPROVED PLAN IN CONJUNCTION WITH THE BUILDING PERMIT SPRINKLER TYPE.
 SPRINKLERS USED FOR WATER CURTAIN SHALL BE ORDINARY-TEMPERATURE, STANDARD OR QUICK RESPONSE, COMMERCIAL-TYPE SPRINKLERS EXCEPT, IN LIGHT HAZARD AREAS (AS DEFINED BY NFPA 13), COMMERCIAL QUICK-RESPONSE TYPE SPRINKLERS SHALL BE USED. ALSO, IN RESIDENTIAL OCCUPANCIES, COMMERCIAL QUICK-RESPONSE OR RESIDENTIAL-TYPE SPRINKLERS MAY BE USED.
 SPRINKLER SPACING:
 SPRINKLERS SHALL BE SPACED NO MORE THAN 6- FEET APART ALONG THE OPENING AND 6' TO 12' FROM THE DRAFT STOP ON THE SPRINKLED SIDE OF THE BUILDING. THE DISTANCE BETWEEN THE EDGE OF THE OPENING AND THE NEAREST SPRINKLER HEAD SHALL BE A MAXIMUM OF 3' FEET AS PER SECTION 8.15.4.3.1 NFPA 13. WHERE SPRINKLERS ARE PLACED CLOSER THAN 6' CROSS Baffles SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 8.15.4.3.2 NFPA 13.

PROJECT DESCRIPTION:

NEW PROPOSED 6-UNIT TWO STORY APARTMENTS / CONDOMINIUMS OVER SEMI-SUBTERRANEAN PARKING GARAGE

PROJECT DATA:

LEGAL DESCRIPTION: DRYDEN STREET TRACT LOT 8, BLK T
 APN : 5636-011-044
 LOT AREA = 8,209.5 s.f.
 ZONE = R-1250

ALLOWABLE NUMBER OF UNITS = 8,209.5 s.f. / 1,250 S.F. = 6.56 UNITS
 PROPOSED NUMBER OF UNITS = 6

ALLOWABLE HEIGHT = 26 FT. + 5' FOR ROOFS W/ MIN. 3:12 = 31'
 PROPOSED MAXIMUM BUILDING HEIGHT = 31'

LOT COVERAGE ALLOWED = 50% X 8,209.5 s.f. = 4,104.75 s.f.
 PROPOSED LOT COVERAGE = 4,100 s.f.

ALLOWABLE FLOOR AREA = 1.2 (8,209.5) = 9,851.4 s.f.
 PROPOSED FLOOR AREA = 7,512 s.f.

GRADE: (TC 558.08 + TC 557.14) / 2 = 557.61

MAXIMUM ALLOWABLE GARAGE DECK EL. = 557.61 + 3 = 560.61
 PROPOSED SEMI-SUBTERRANEAN GARAGE DECK EL. = 558.61

PERIMETER FENCE WALLS:

MAX. ALLOWABLE HEIGHT OF SOLID FENCE + GARAGE ABOVE ADJACENT GROUND LEVEL = 6.50'
 LOWEST ADJACENT GROUND LEVEL = 557.03'
 MAX. ALLOWABLE TOP OF SOLID FENCE WALL = 563.53'

REQUIRED PARKING:

2.5 CAR / 3BR UNIT + 2 CARS / 2BR UNIT + 0.25 / UNIT (GUEST)
 2.5 (3) + 2 (3) + 0.25 (6) = 7.5 + 6 + 1.5 = 15 SPACES

PROPOSED PARKING:
 STANDARD SPACES = 13 SPACES
 HANDICAPPED SPACES = 2 SPACES
 TOTAL PARKING SPACES = 15 SPACES

REQUIRED LANDSCAPED OPEN SPACE = 25% (8,209.5) = 2,052 s.f.
 PROPOSED LANDSCAPED OPEN SPACE = 569+46+243+1100+27+19+27+24+15 = 2,070 s.f.

OPEN SPACE:

REQUIRED COMMON OUTDOOR SPACE = 200 S.F./UNIT = 1,200 s.f.
 PROPOSED COMMON OUTDOOR SPACE = 1,203 s.f.

REQUIRED PRIVATE OUTDOOR SPACE = 40 s.f. / UNIT
 PROPOSED PRIVATE OPEN SPACE = 40 s.f. / UNIT MIN.

RESIDENTIAL UNIT FLOOR AREA:

UNIT NO.	1	2	3	4	5	6	TOTAL
BEDROOMS	2	2	3	3	2	3	
FIRST FLOOR	692	620	697	697	620	752	4,078 s.f.
SECOND FLOOR	562	556	525	525	556	598	3,322 s.f.
TOTAL	1,254	1,176	1,222	1,222	1,176	1,350	7,400 s.f.
FIRST FLOOR PATIO	-	64	46	46	62	60	278 s.f.
ROOF TOP DECK	102	140	169	169	140	122	842 s.f.



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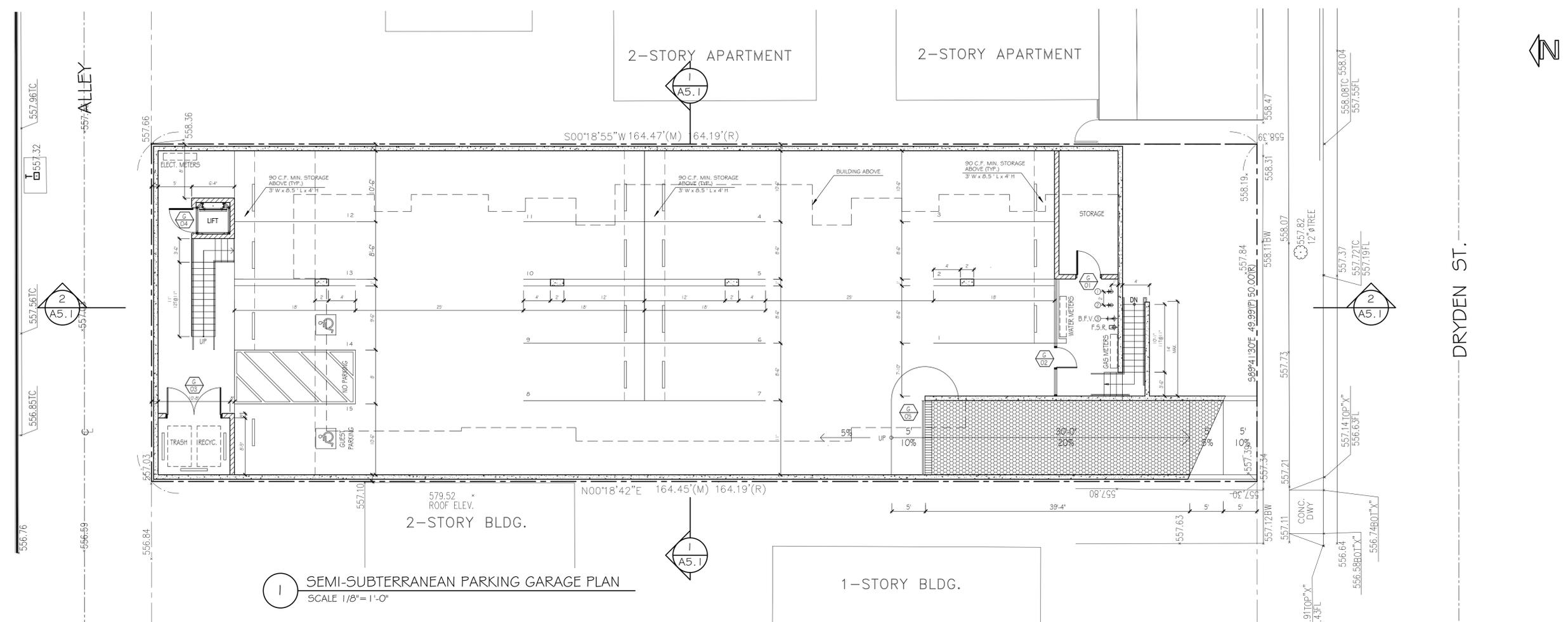
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 LUXURY APARTMENTS
 227 W Dryden Street
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REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
 PROPOSED SEMI-SUBTERRANEAN PARKING GARAGE

DATE	04.15.20
SCALE	1/8" = 1'-0"
DRAWN BY	MH
JOB NUMBER	120117
SHEET	

A2.2



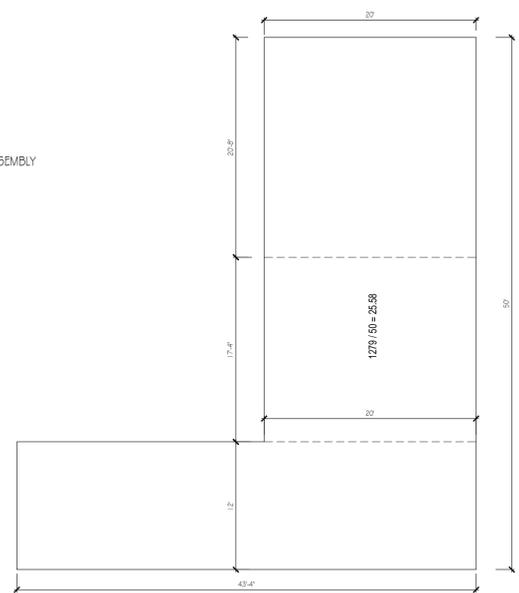
1 SEMI-SUBTERRANEAN PARKING GARAGE PLAN
 SCALE 1/8" = 1'-0"

- GWP NOTES:
- REDUCED PRESSURE PRINCIPLE ASSEMBLY (2" DOMESTIC) WILKEN 350XL (VU)
 - REDUCED PRESSURE PRINCIPLE ASSEMBLY (1-1/2" IRRIGATION) WILKEN 350XL (VU)
 - FIRE SPRINKLER DOUBLE CHECK DETECTOR ASSEMBLY (4" WILKEN 350 ADA (VU) see A1.6 for details

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3 GARAGE SETBACK CALCULATION
 SCALE 1/4" = 1'-0"

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 NEW PROPOSED 6-UNIT TWO STORY APARTMENTS / CONDOMINIUMS OVER SEMI-SUBTERRANEAN PARKING GARAGE

PROJECT DATA:
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 ZONE = R-1250

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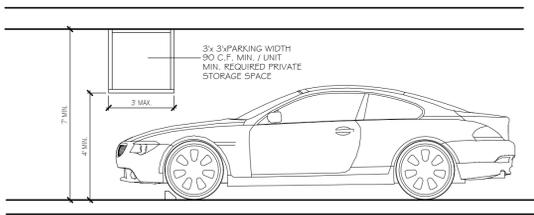
GRADE: (TC 558.08 + TC 557.14) / 2 = 557.61

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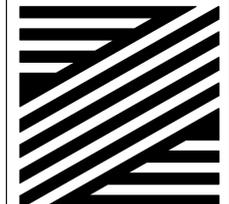
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2 STORAGE/PARKING VERTICAL CLEARANCE
 SCALE 1/4" = 1'-0"



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CLIENT:

Levik Hagobian
1031 S Central Ave.
Montrose Ca. 91020

PROJECT:

227 W DRYDEN
LUXURY APARTMENTS

227 W Dryden Street
Glendale Ca. 91202

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED
SECOND FLOOR
AND ROOF PLANS

DATE 04.15.20

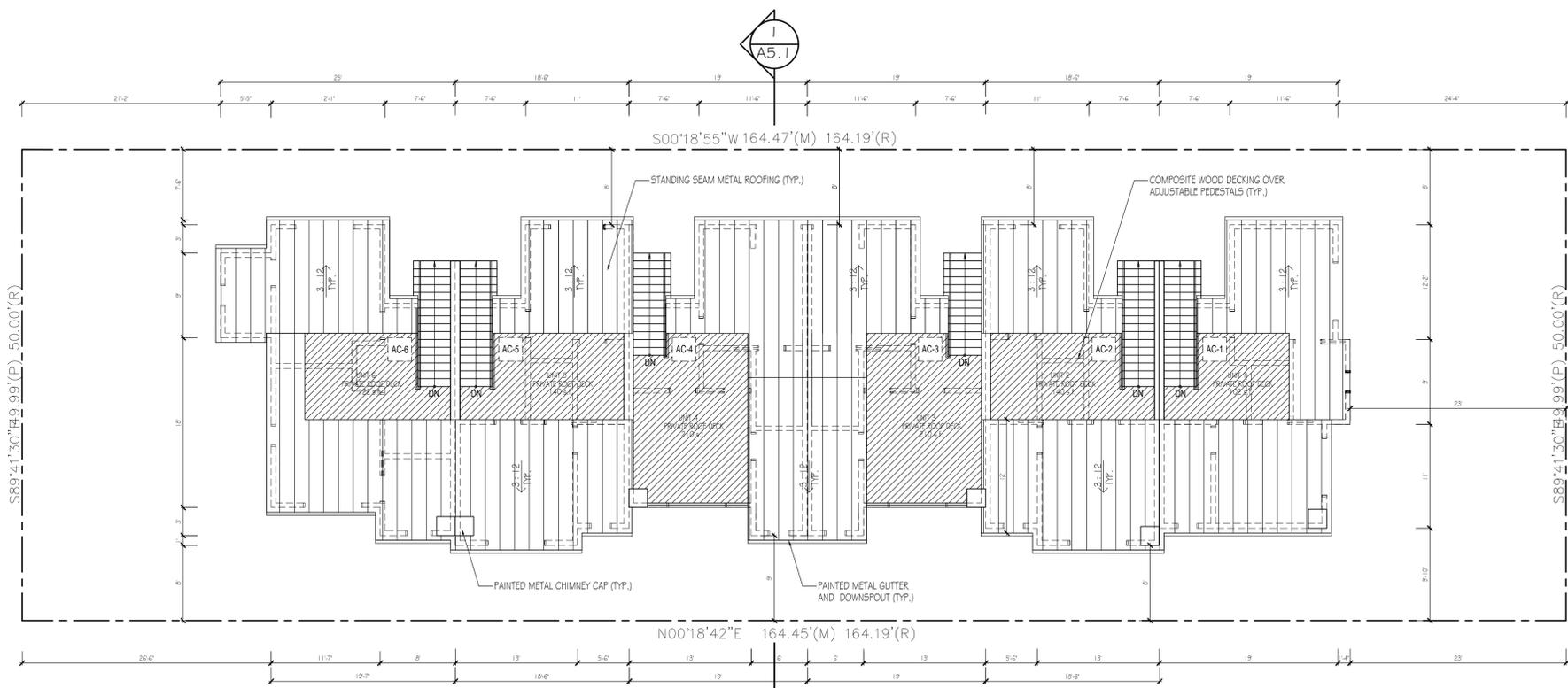
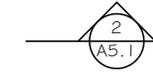
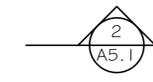
SCALE 1/8" = 1'-0"

DRAWN BY MH

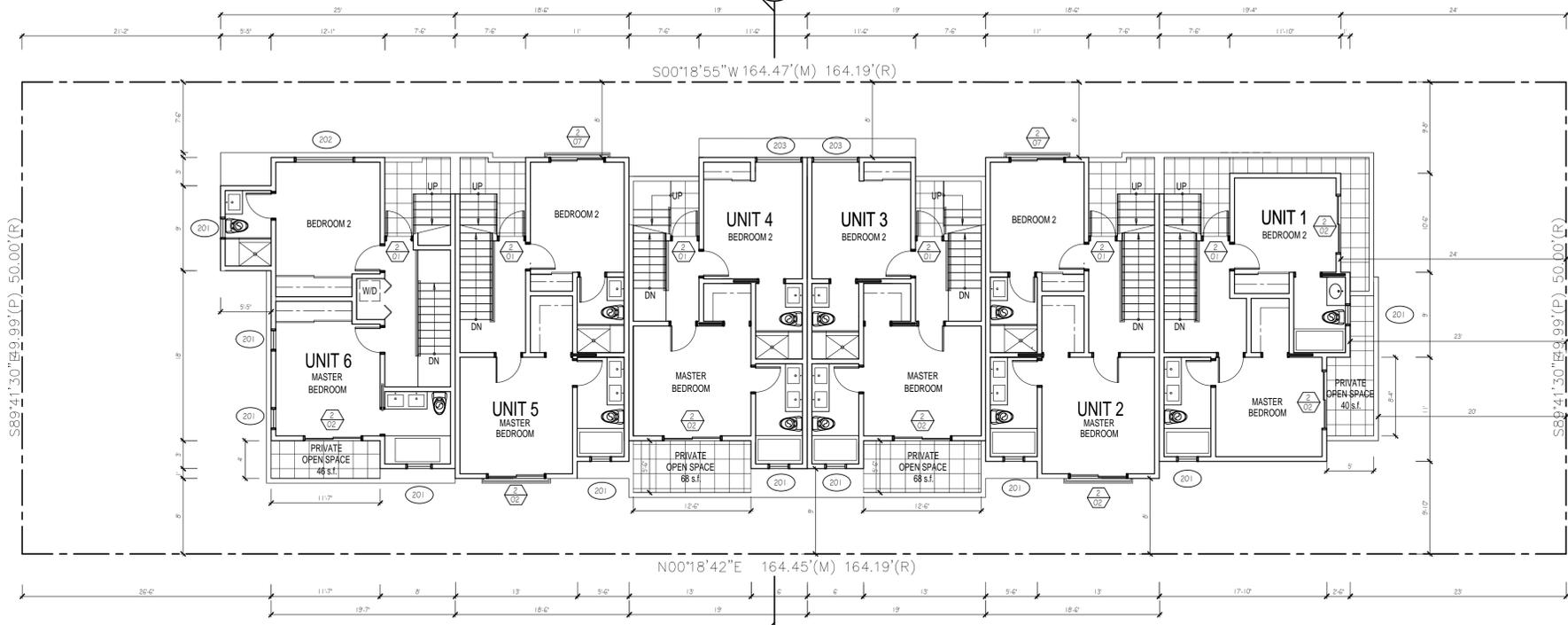
JOB NUMBER 120117

SHEET

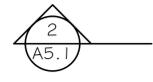
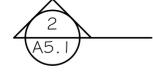
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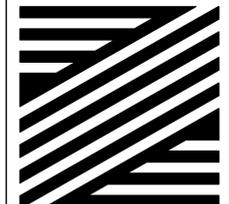
2 ROOF PLAN
SCALE 1/8" = 1'-0"



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



BEDROOM 3



ZOHRABIANS

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STAMP:

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CLIENT:

Levik Hagobian
1031 S Central Ave.
Montrose Ca. 91020

PROJECT:

227 W DRYDEN
LUXURY APARTMENTS
227 W Dryden Street
Glendale Ca. 91202

REVISIONS

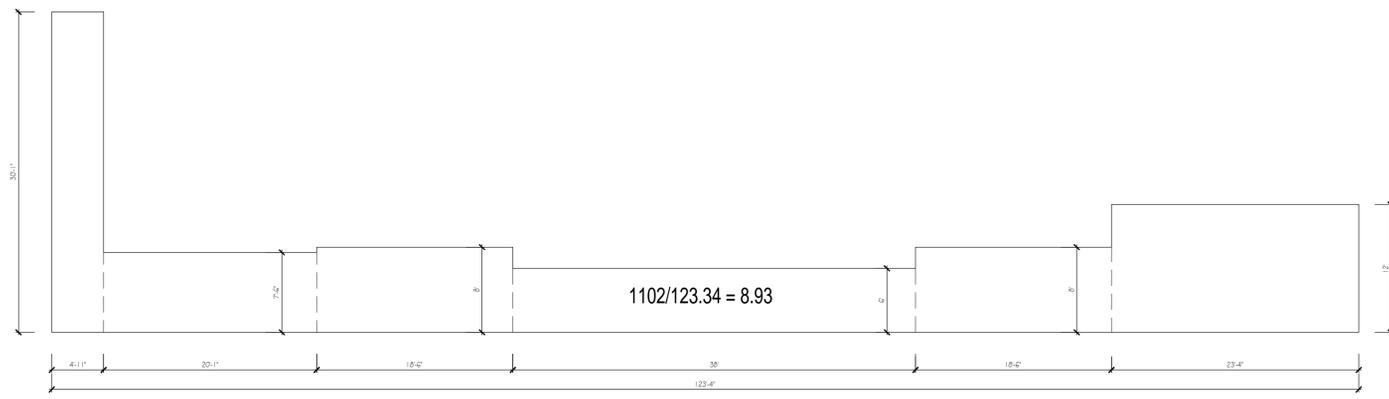
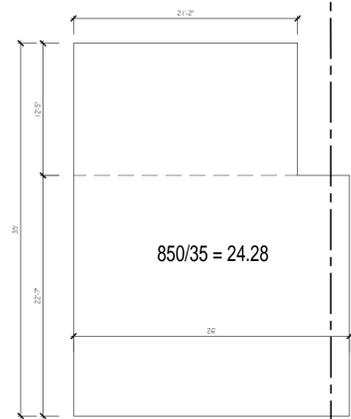
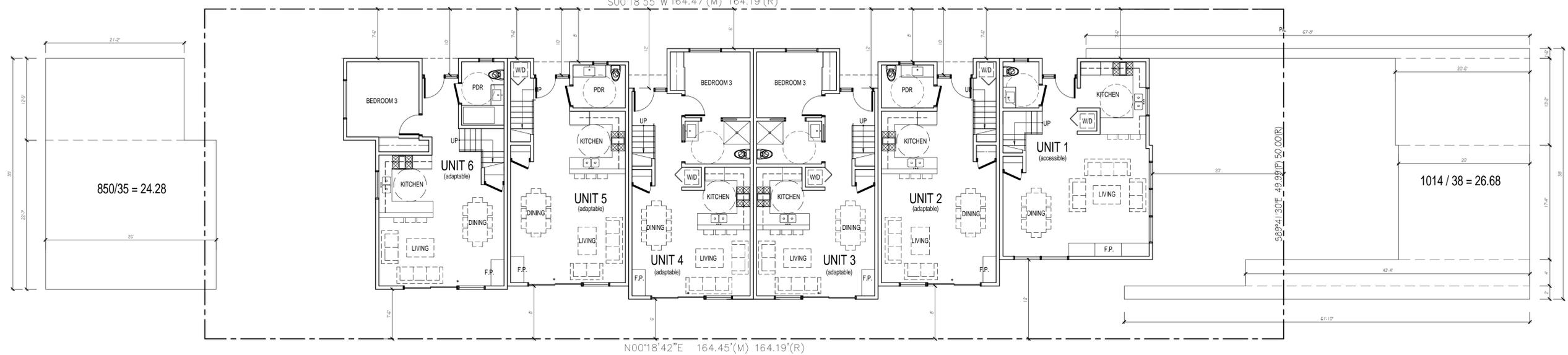
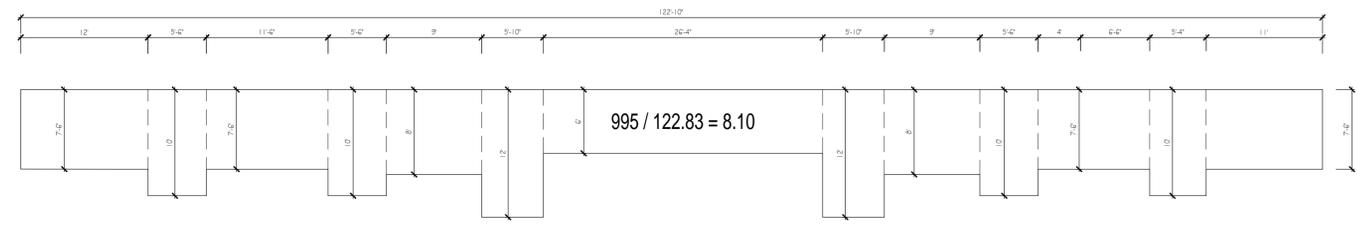
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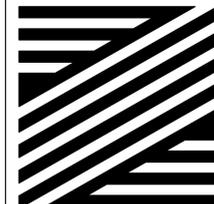
FIRST FLOOR
AVERAGE SETBACK CALCULATIONS

DATE	04.15.20
SCALE	1/8" = 1'-0"
DRAWN BY	MH
JOB NUMBER	120117
SHEET	

A2.4



1 FIRST FLOOR SETBACKS
SCALE 1/8" = 1'-0"



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Glendale Ca. 91202

REVISIONS

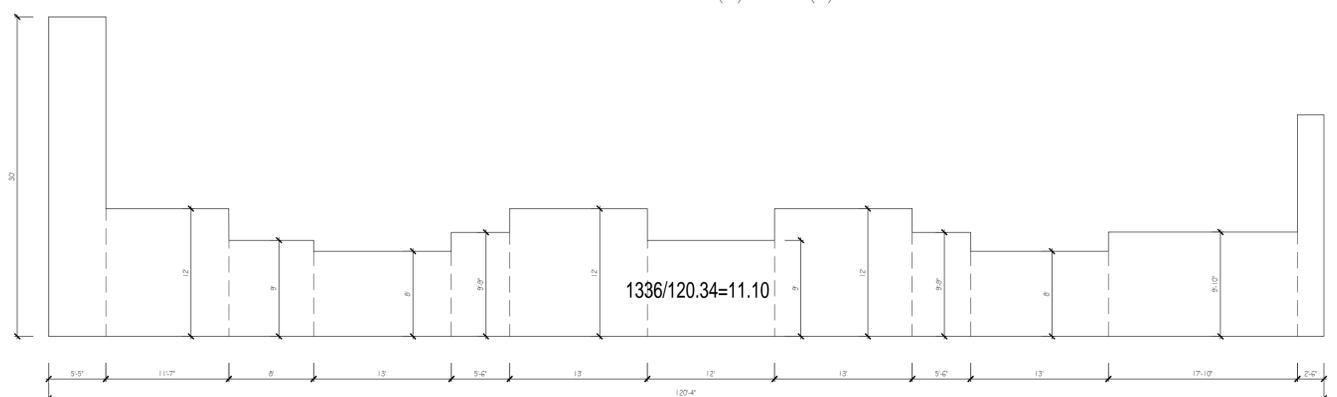
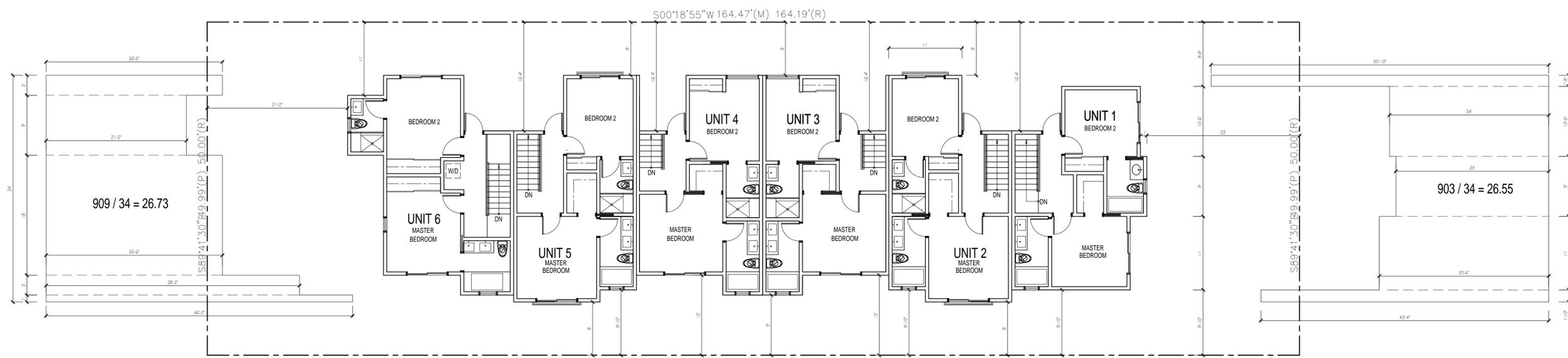
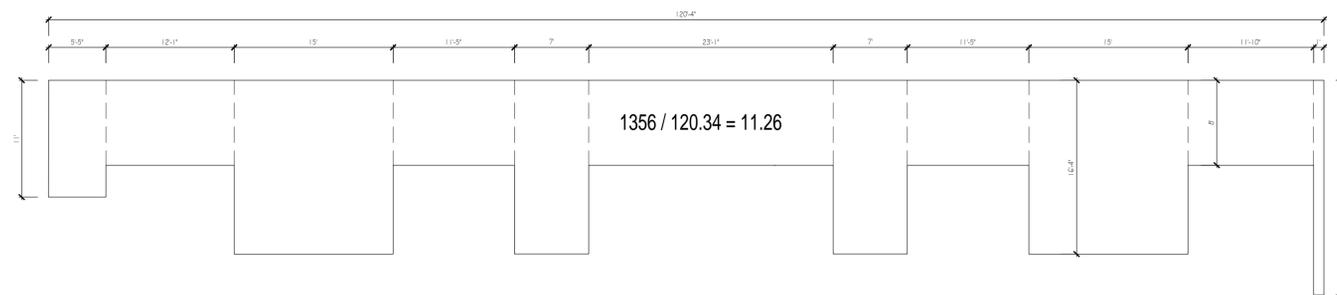
DESCRIPTION	DATE	BY

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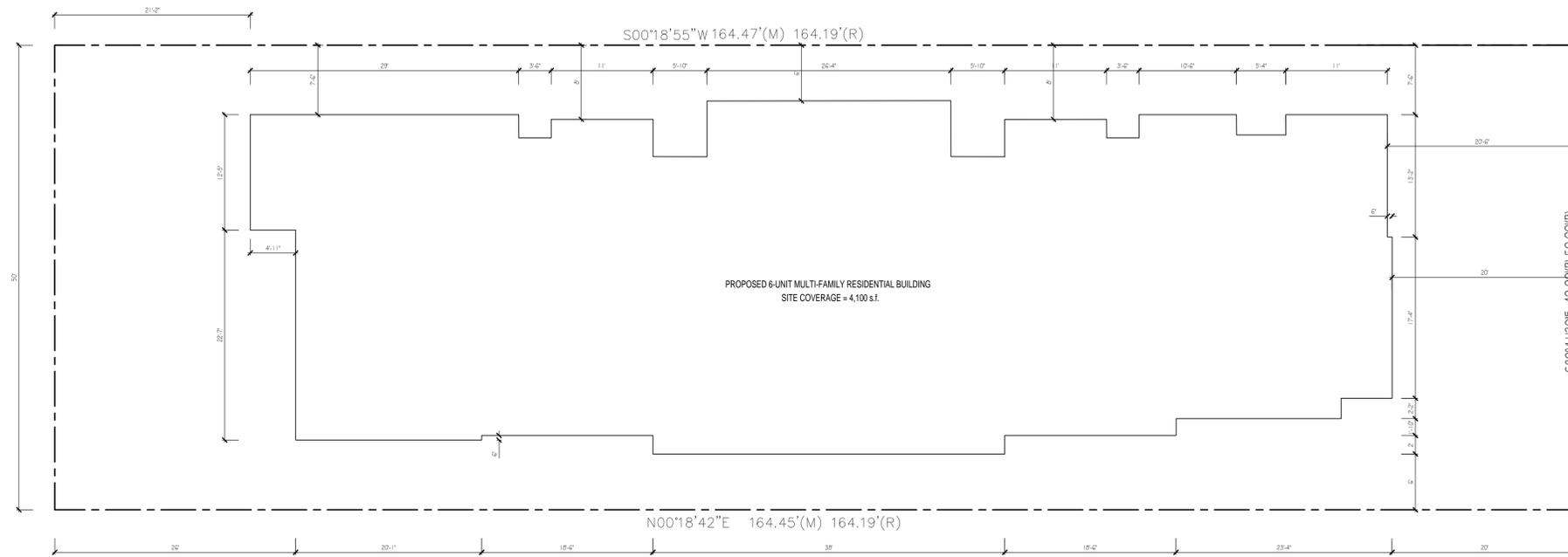
SECOND FLOOR
AVERAGE SETBACK CALCULATIONS

DATE	04.15.20
SCALE	1/8" = 1'-0"
DRAWN BY	MH
JOB NUMBER	120117
SHEET	

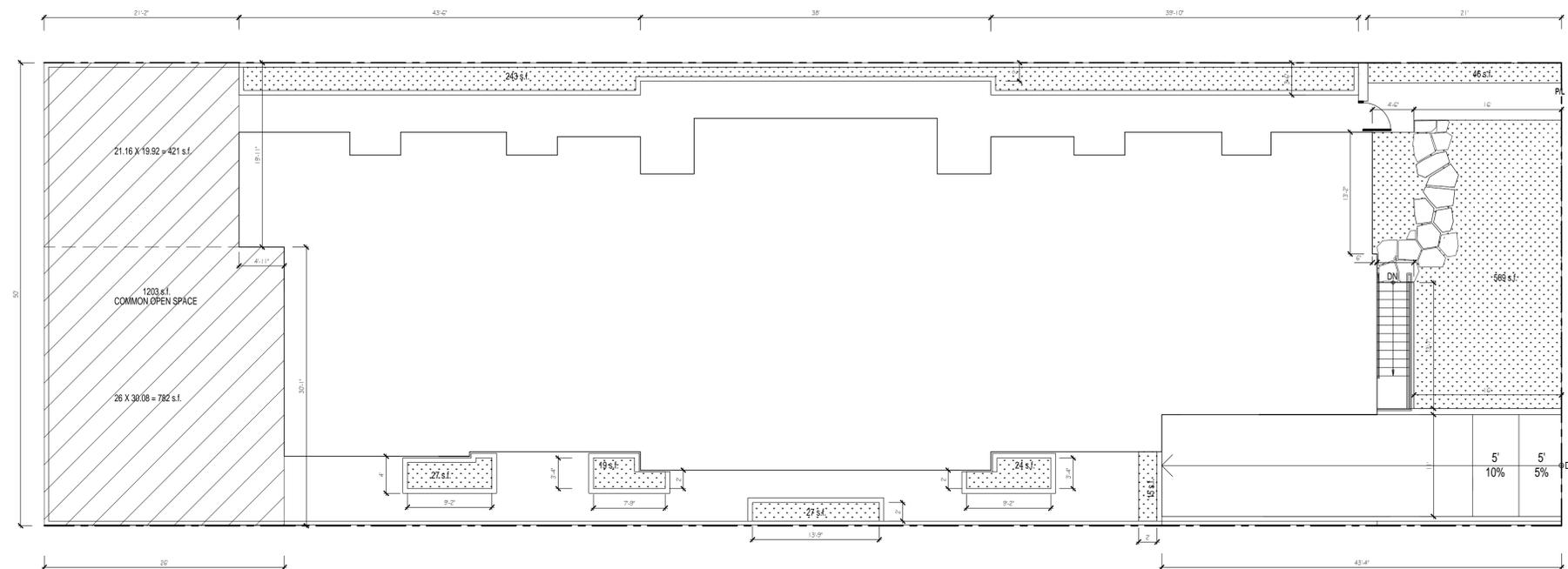
A2.5



1 SECOND FLOOR SETBACKS
SCALE 1/8" = 1'-0"

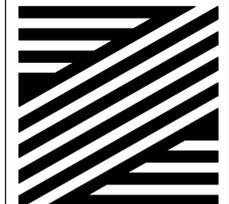


1 SITE COVERAGE
SCALE 1/8" = 1'-0"



REQUIRED LANDSCAPED OPEN SPACE = 25% (8,209.5) = 2,052 s.f.
 PROPOSED LANDSCAPED OPEN SPACE =
 569+46+243+1100+27+19+27+24+15 = 2,070 s.f.

2 OPEN LANDSCAPED AREA
SCALE 1/8" = 1'-0"



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 Montrose Ca. 91020

PROJECT:

227 W DRYDEN
 LUXURY APARTMENTS
 227 W Dryden Street
 Glendale Ca. 91202

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED LOT COVERAGE AND
 COMMON OPEN SPACE AREA
 CALCULATIONS

DATE	04.15.20
SCALE	1/8" = 1'-0"
DRAWN BY	MH
JOB NUMBER	120117
SHEET	

A2.6



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STAMP:

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-15 INSULATION IN STUD SPACE. COLOR: WHITE
- SMOOTH FINISHED CEMENT PLASTER OVER CONCRETE BLOCK PLANTERS / FENCE WALL. COLOR: WHITE
- STONE TILES (12" X24") WITH 1/4" JOINTS IN BRICK PATTERN (1/2" BOND) 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-15 INSULATION IN STUD SPACE. COLOR: Basalt
- HORIZONTAL FLUSH COMPOSITE SIDING By: TRESPA-PURA NFC. COLOR: Aged Ash
- PRE-CAST CONCRETE CORNICE / CAP. COLOR: WHITE
- PRE-CAST CONCRETE WINDOW SILL. COLOR: WHITE
- STANDING SEAM METAL ROOF COVERING. COLOR: TO MATCH WINDOW FRAME
- METAL CLAD FASCIA. COLOR: DARK BRONZE
- PRE-PAINTED METAL GUTTER AND DOWN SPOUT. COLOR: DARK BRONZE
- FIBERGLASS FRAMED DUAL GLAZED WINDOW. COLOR: DARK BRONZE
- FIBERGLASS FRAMED DUAL GLAZED DOOR. COLOR: DARK BRONZE
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- ELECTROMETRIC FINISHED EXTERIOR STEPS. COLOR: DARK GRAY

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CLIENT:

Levk Hagobian
1031 S Central Ave.
Montrose Ca. 91020

PROJECT:

227 W DRYDEN
LUXURY APARTMENTS
227 W Dryden Street
Glendale Ca. 91202

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED BUILDING SOUTH AND EAST ELEVATIONS

DATE	01.27.20
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	120117
SHEET	

A4.1



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



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



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1031 5 Central Ave.
Montrose Ca. 91020

PROJECT:

227 W DRYDEN
LUXURY APARTMENTS
227 W Dryden Street
Glendale Ca. 91202

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED BUILDING NORTH AND WEST ELEVATIONS

DATE	01.27.20
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	120117
SHEET	

A4.2

FINISH KEY NOTES:

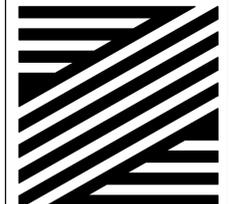
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- PAINTED METAL OPEN GRILL GATE. COLOR: DARK BRONZE
- PRE-FINISHED LIGHT FIXTURE. COLOR: DARK BRONZE
- ELECTROMETRIC FINISHED EXTERIOR STEPS. COLOR: DARK GRAY



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



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



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4. HORIZONTAL FLUSH COMPOSITE SIDING By: TRESPALURA INC. COLOR: Aged Ash
5. PRE-CAST CONCRETE CORNICE / CAP. COLOR: WHITE
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18. PRE-FINISHED LIGHT FIXTURE. COLOR: DARK BRONZE
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PROJECT:

227 W DRYDEN
LUXURY APARTMENTS
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REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED BUILDING SOUTH AND EAST ELEVATIONS

DATE	01.27.20
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	120117
SHEET	

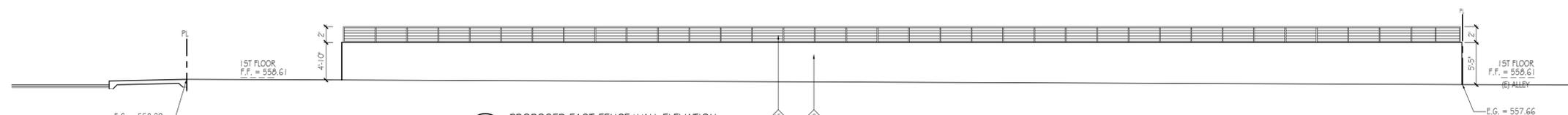
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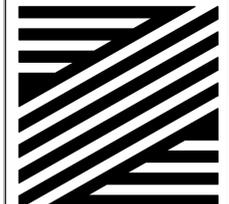
1 PROPOSED BUILDING SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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



2A PROPOSED EAST FENCE WALL ELEVATION
SCALE 1/8" = 1'-0"



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LUXURY APARTMENTS

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REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED BUILDING NORTH AND WEST ELEVATIONS

DATE: 01.27.20

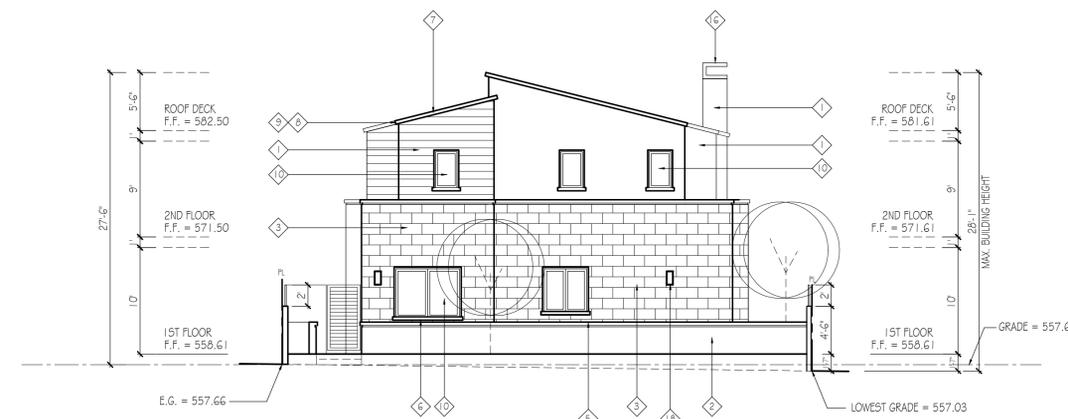
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DRAWN BY: HZ

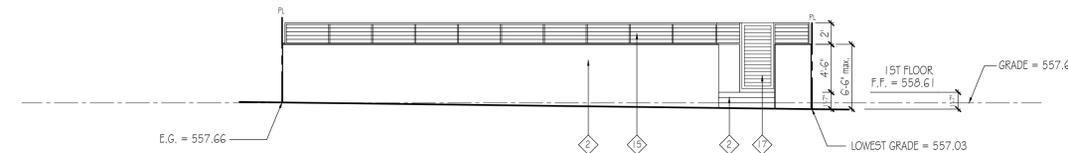
JOB NUMBER: 120117

SHEET

A4.2



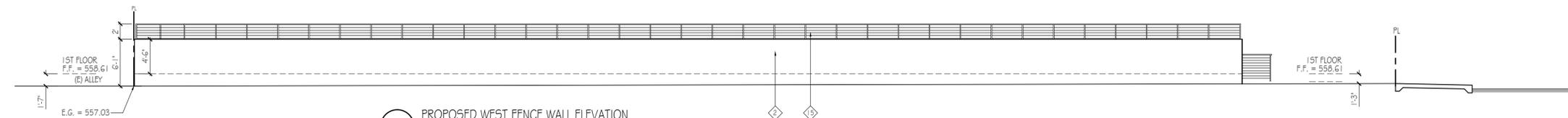
1 PROPOSED BUILDING NORTH ELEVATION
SCALE 1/8"=1'-0"



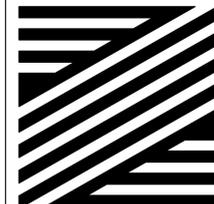
1A PROPOSED NORTH FENCE WALL ELEVATION
SCALE 1/8"=1'-0"



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



2A PROPOSED WEST FENCE WALL ELEVATION
SCALE 1/8"=1'-0"



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Glendale, California 91208

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CLIENT:

Levik Hagobian
1031 S Central Ave.
Montrose Ca. 91020

PROJECT:

227 W DRYDEN
LUXURY APARTMENTS
227 W Dryden Street
Glendale Ca. 91202

REVISIONS

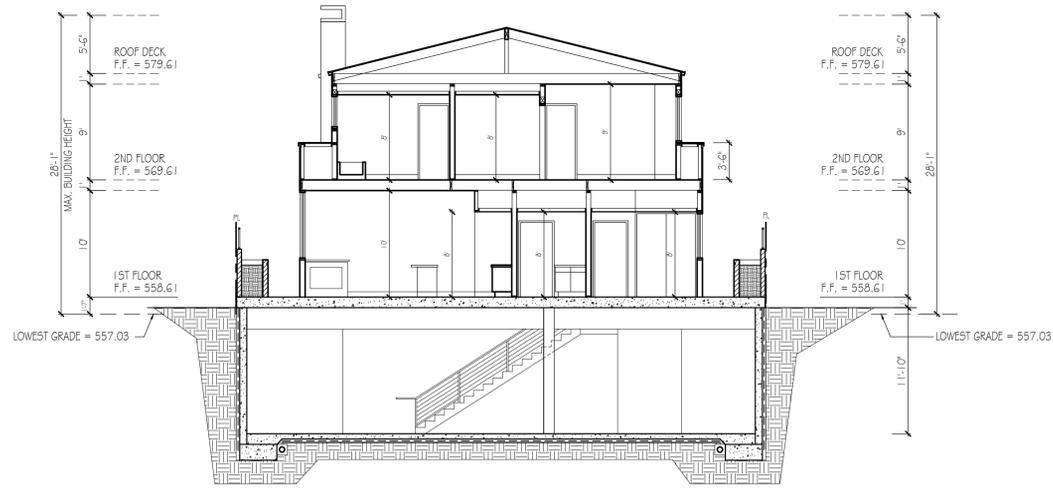
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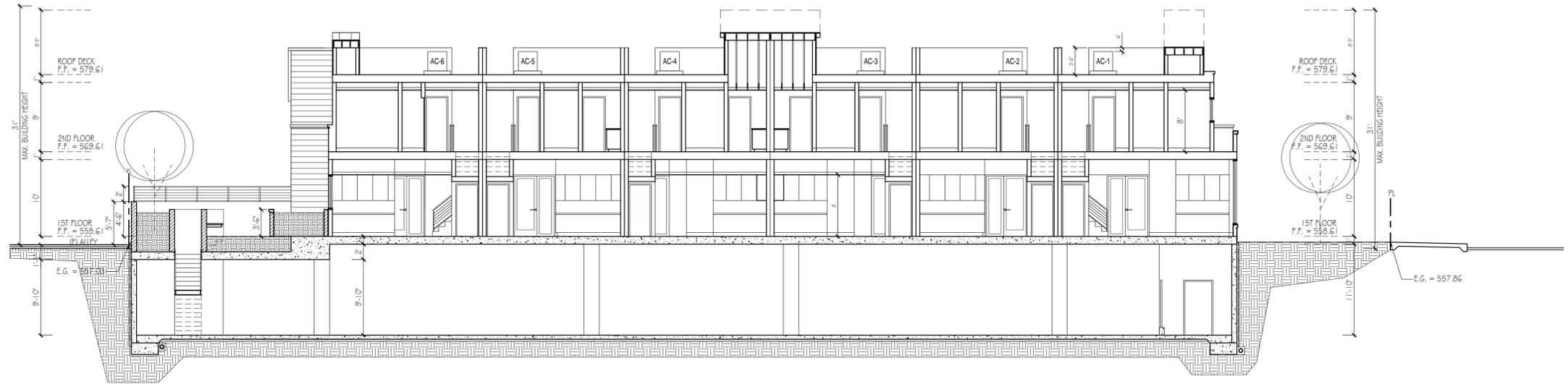
PROPOSED BUILDING SECTIONS

DATE	01.27.20
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	120117
SHEET	

A5.1



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



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



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STAMP:

TUSCANY CASEMENT WINDOW

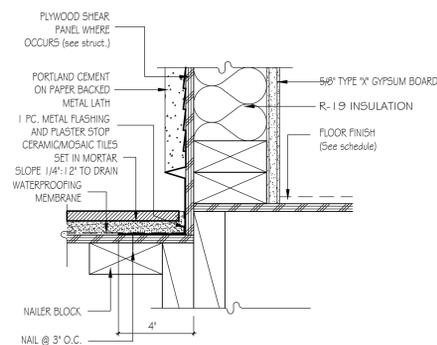
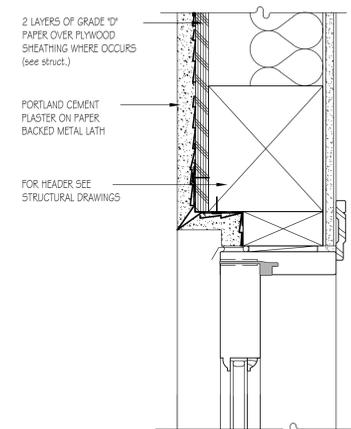
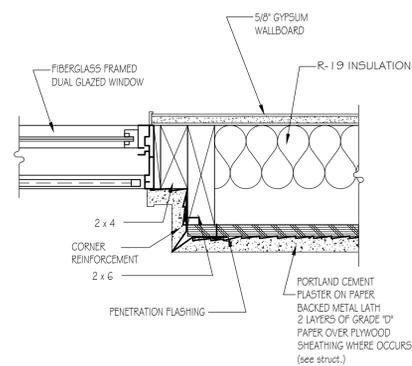
12

FIBERGLASS/GLASS DOOR JAMB

7

4

1



WINDOW JAMB

13

FIBERGLASS/GLASS DOOR HEAD

10

ROOM/TERRACE TERMINATION

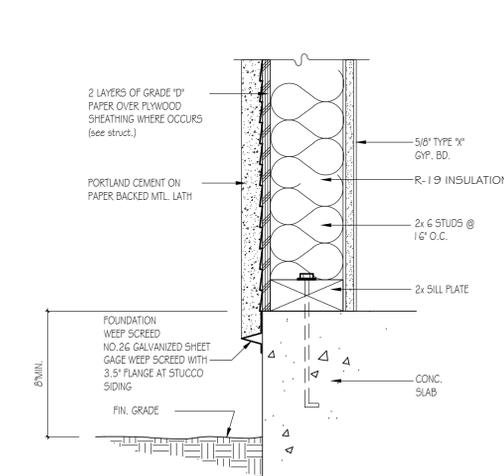
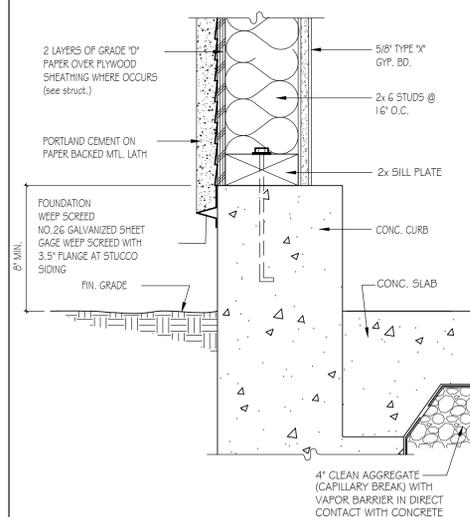
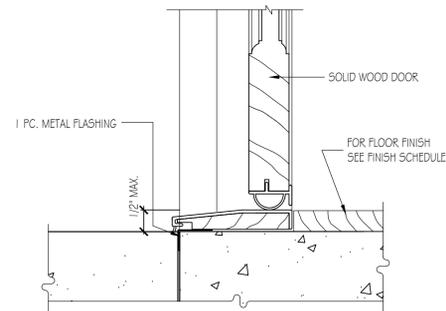
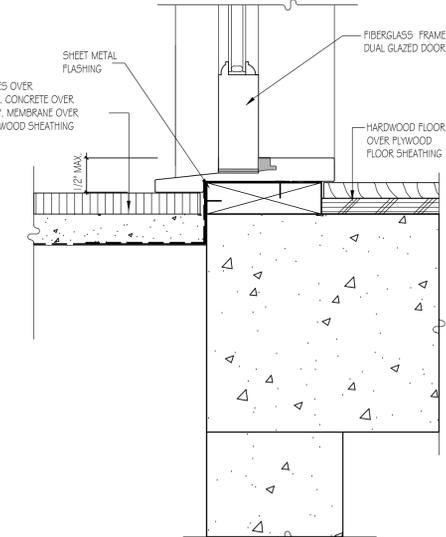
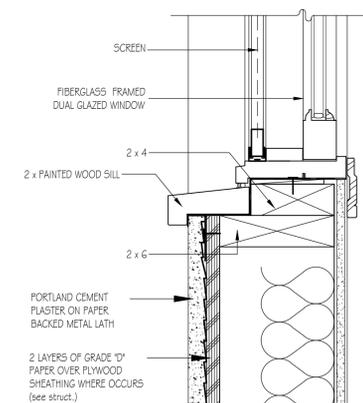
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ROOF VALLEY

5

ROOF RIDGE

2



WINDOW SILL

14

FIBERGLASS/GLASS DOOR SILL

11

TYPICAL EXTERIOR DOOR SILL

9

WEEP SCREED WITH CURB

6

WEEP SCREED

3

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CLIENT:

Levik Hagobian
1031 S Central Ave.
Montrose Ca. 91020

PROJECT:

227 W DRYDEN
LUXURY APARTMENTS

227 W Dryden Street
Glendale Ca. 91202

REVISIONS

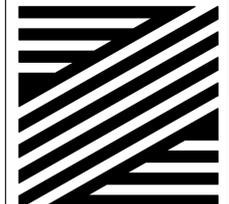
DESCRIPTION	DATE	BY

SHEET TITLE:

WINDOW AND PLASTER WALL DETAILS

DATE	04.15.20
SCALE	N.T.S.
DRAWN BY	HZ
JOB NUMBER	120117
SHEET	

A6.1



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CLIENT:

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Monrore Ca. 91020

PROJECT:

227 W DRYDEN
LUXURY APARTMENTS
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Glendale Ca. 91202

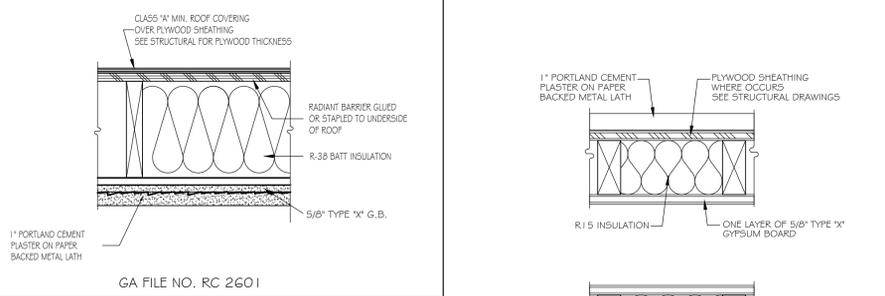
REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
STAIR AND BALCONY
RAILING DETAILS

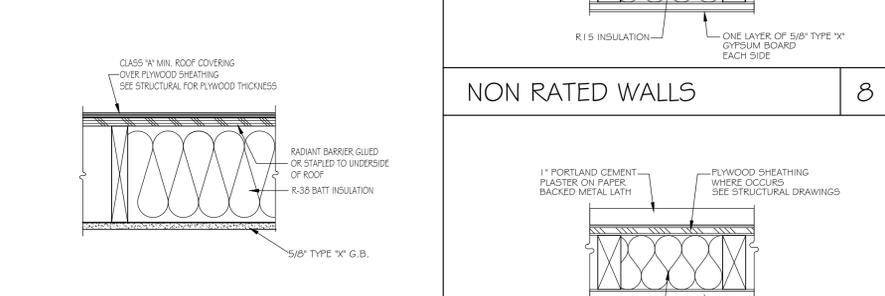
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SCALE	N.T.S.
DRAWN BY	HZ
JOB NUMBER	120117
SHEET	

A6.2

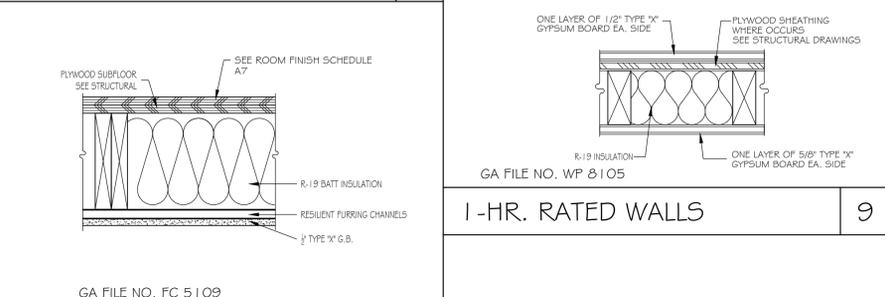
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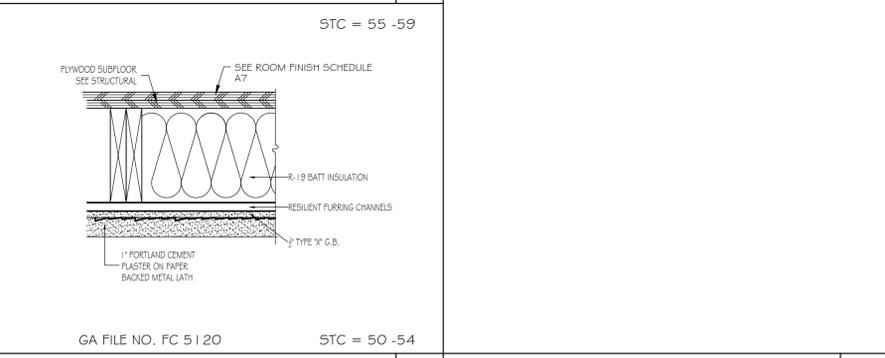
ROOF / CEILING 11



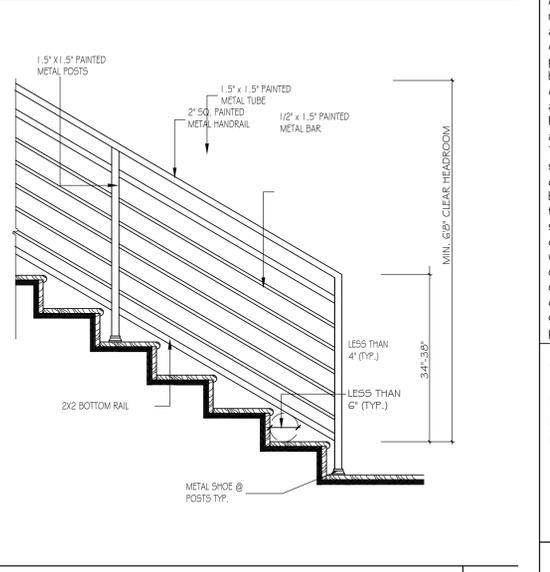
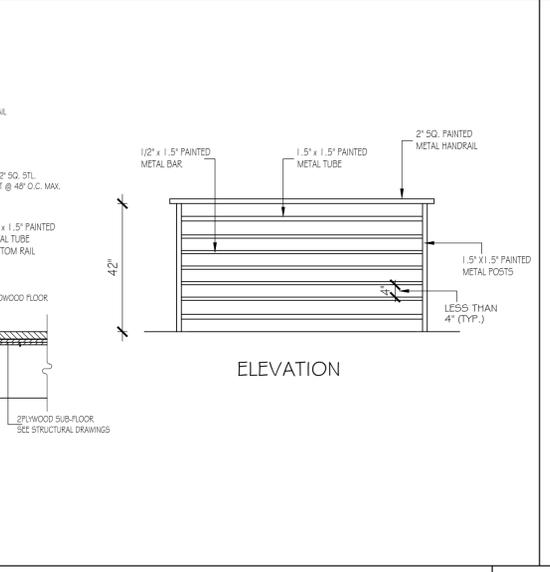
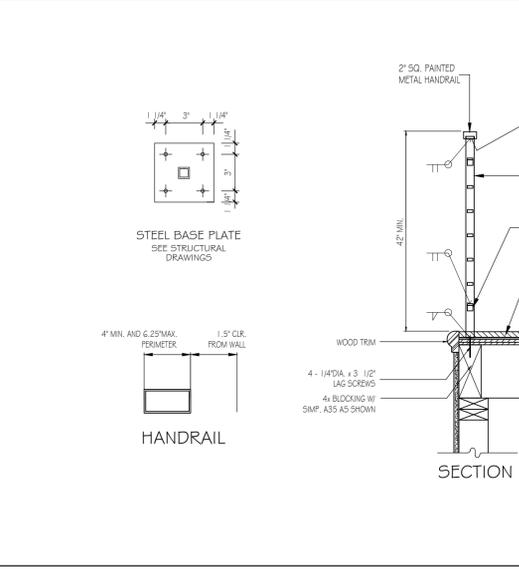
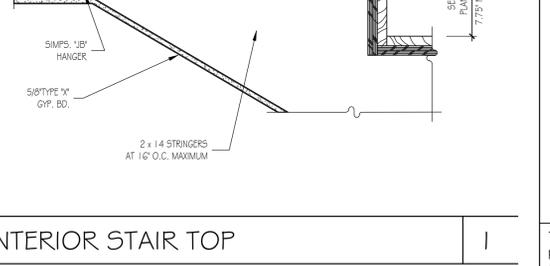
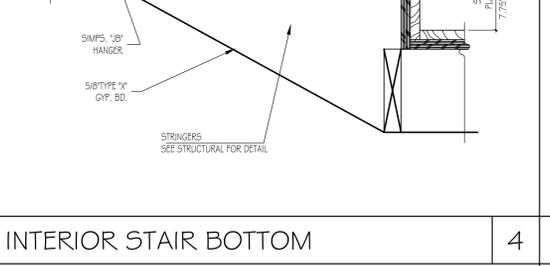
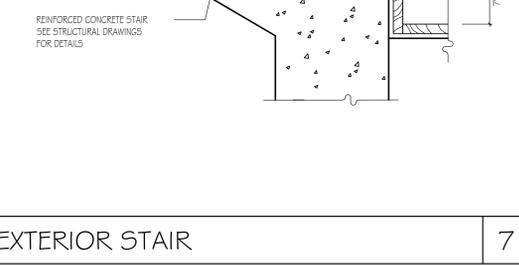
NON RATED ROOF / CEILING 12



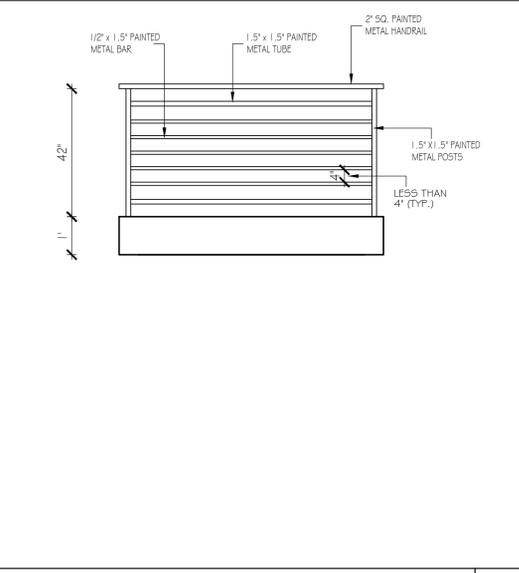
FLOOR / CEILING 13



FLOOR / CEILING 14



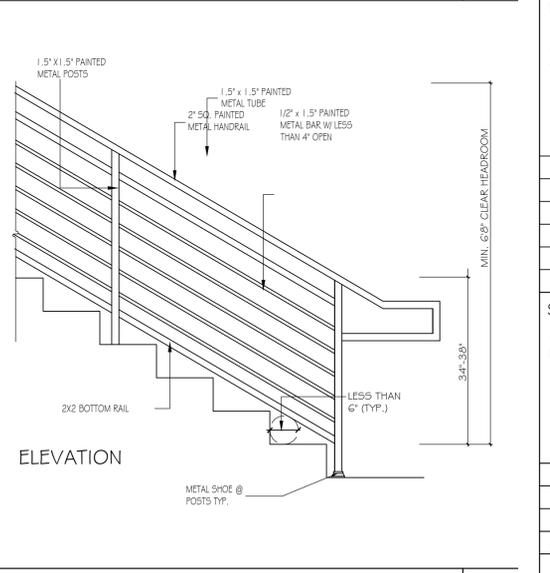
INTERIOR GUARDRAIL 5



NOTE:

- 1 - ALL TREAD SURFACES SHALL BE SLIP-RESISTANT. TREADS SHALL HAVE SMOOTH, ROUNDED, OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE.)
- 2 - EXTERIOR STAIRS SERVING BUILDINGS ON A SITE CONTAINING MULTIFAMILY DWELLING UNITS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPING SHALL BE A MIN. OF 2" WIDE TO A MAX. OF 4" WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1" FROM, THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THAT STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE.
- 3 - INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXCEPTION: STAIRWAY WITHIN AN INDIVIDUAL DWELLING UNIT. THE STRIPE SHALL HAVE A MIN OF 2" WIDE TO A MAX. OF 4" WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE.

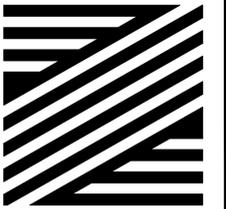
INTERIOR STAIR GUARDRAIL 2



BALCONY GUARDRAIL 6

EXTERIOR STAIR GUARDRAIL 3

EXTERIOR STAIR GUARDRAIL 3



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Levik Hagobian
1031 S Central Ave.
Montrose Ca. 91020

PROJECT:

227 W DRYDEN
LUXURY APARTMENTS

227 W Dryden Street
Glendale Ca. 91202

REVISIONS

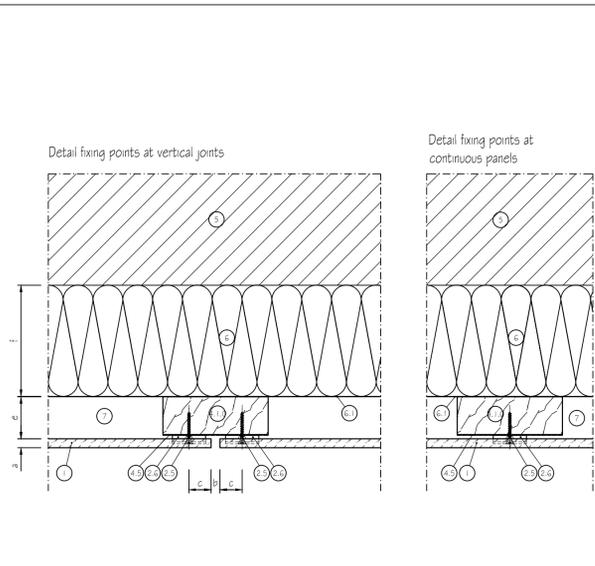
DESCRIPTION	DATE	BY

SHEET TITLE:

Façade cladding with
Trespa

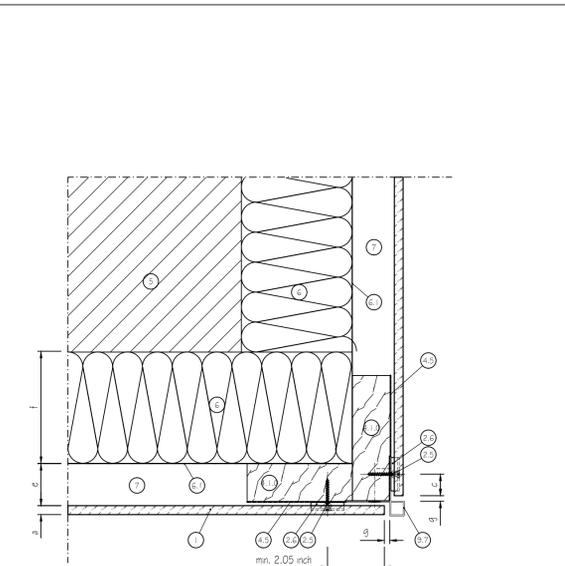
DATE	01.27.20
SCALE	1/8" = 1'-0"
DRAWN BY	MH
JOB NUMBER	120117
SHEET	

A6.4



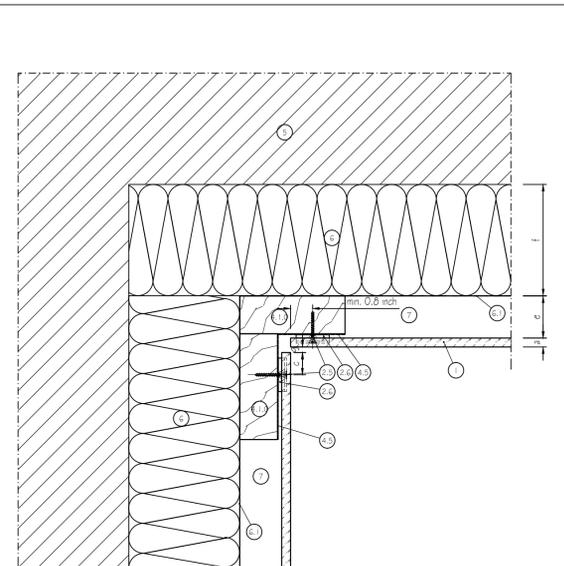
- LEGEND:
- 1. Trespa® PURA NFC® panel
 - 2.5 Counter sunk screw (WÜRTH 0.137x1.18 inch, AW 20)
 - 2.6 Universal clip
 - 4.1.0 Vertical wood batten (min. 37 - 43 x 1.3 inch)
 - 4.5 EPDM gasket
 - 5 Wall
 - 6 Insulation
 - 6.1 Weather barrier membrane
 - 7 Ventilated cavity

- GENERAL INFORMATION:
- a Panel thickness 0.3 inch
 - b Joint width 0.3 inch
 - c Edge clearance min. 0.8 inch, max. 1.0 x panel thickness
 - d Ventilation min. 0.8 inch
 - e Recommended max. cavity depth (between rainscreen cladding and insulation): 2 inch
 - f Ventilation inlets and outlets min. 2.36 inch²/foot (insulation thickness)



- LEGEND:
- 1. Trespa® PURA NFC® panel
 - 2.5 Counter sunk screw (WÜRTH 0.137x1.18 inch, AW 20)
 - 2.6 Universal clip
 - 4.1.0 Vertical wood batten (min. 37 - 43 x 1.3 inch)
 - 4.5 EPDM gasket
 - 5 Wall
 - 6 Insulation
 - 6.1 Weather barrier membrane
 - 7 Ventilated cavity
 - 9.7 Outer corner profile (PROFACE® CORNEX C1 28-A)

- GENERAL INFORMATION:
- a Panel thickness 0.3 inch
 - b Edge clearance min. 0.8 inch, max. 1.0 x panel thickness
 - c Ventilation min. 0.8 inch
 - d Recommended max. cavity depth (between rainscreen cladding and insulation): 2 inch
 - e Ventilation inlets and outlets min. 2.36 inch²/foot
 - f Insulation thickness
 - g Distance min. 2 inch



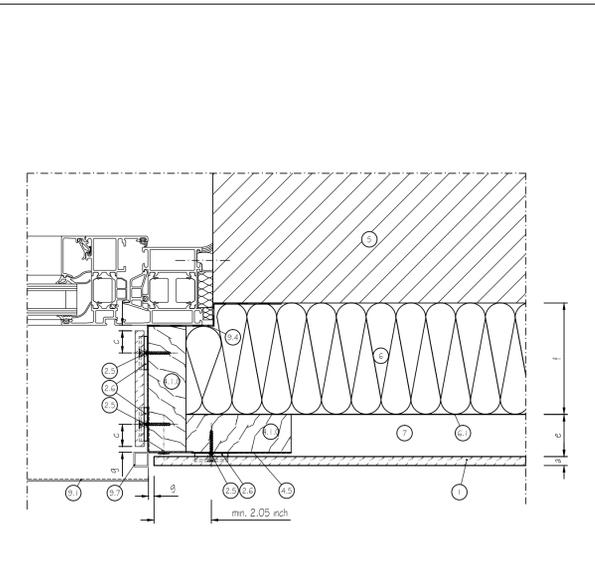
- LEGEND:
- 1. Trespa® PURA NFC® panel
 - 2.5 Counter sunk screw (WÜRTH 0.137x1.18 inch, AW 20)
 - 2.6 Universal clip
 - 4.1.0 Vertical wood batten (min. 37 - 43 x 1.3 inch)
 - 4.5 EPDM gasket
 - 5 Wall
 - 6 Insulation
 - 6.1 Weather barrier membrane
 - 7 Ventilated cavity

- GENERAL INFORMATION:
- a Panel thickness 0.3 inch
 - b Edge clearance min. 0.8 inch, max. 1.0 x panel thickness
 - c Ventilation min. 0.8 inch
 - d Recommended max. cavity depth (between rainscreen cladding and insulation): 2 inch
 - e Ventilation inlets and outlets min. 2.36 inch²/foot
 - f Insulation thickness
 - g Distance min. 2 inch

Façade cladding with Trespa PURA FLUSH Siding(Joint vertical) N.T.S. 1

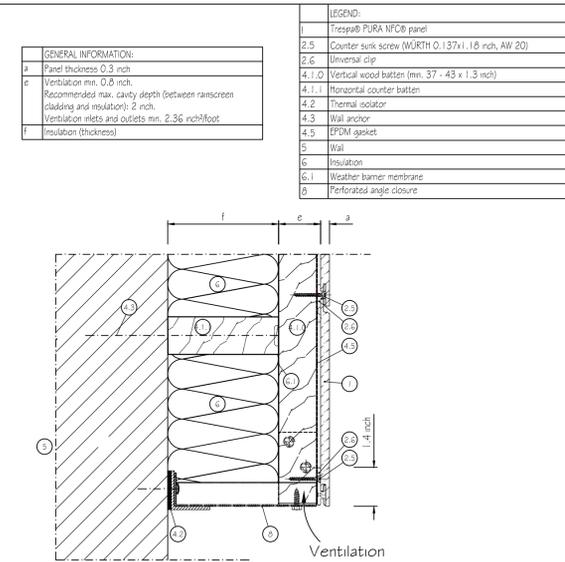
Façade cladding with Trespa PURA FLUSH Siding(External corner) N.T.S. 2

Façade cladding with Trespa PURA FLUSH Siding(Interior corner) N.T.S. 3



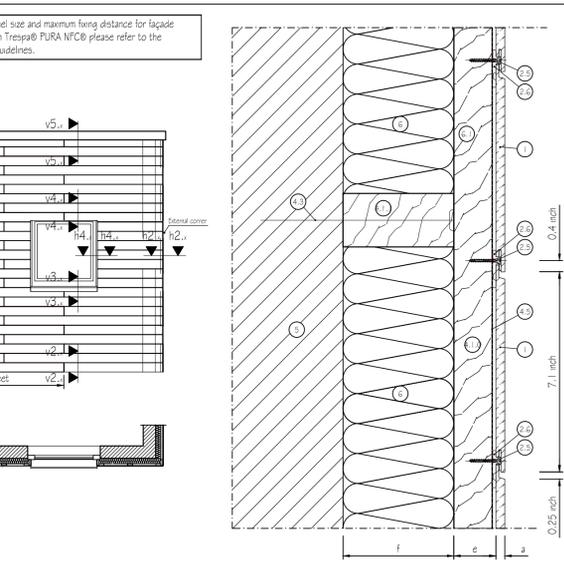
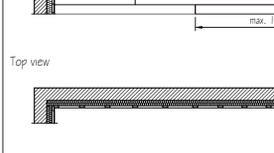
- LEGEND:
- 1. Trespa® PURA NFC® panel
 - 2.5 Counter sunk screw (WÜRTH 0.137x1.18 inch, AW 20)
 - 2.6 Universal clip
 - 4.1.0 Vertical wood batten (min. 37 - 43 x 1.3 inch)
 - 4.5 EPDM gasket
 - 5 Wall
 - 6 Insulation
 - 6.1 Weather barrier membrane
 - 7 Ventilated cavity
 - 9.1 Window sill
 - 9.4 Wind seal
 - 9.7 Outer corner profile (PROFACE® CORNEX C1 28-A)

- GENERAL INFORMATION:
- a Panel thickness 0.3 inch
 - b Edge clearance min. 0.8 inch, max. 1.0 x panel thickness
 - c Ventilation min. 0.8 inch
 - d Recommended max. cavity depth (between rainscreen cladding and insulation): 2 inch
 - e Ventilation inlets and outlets min. 2.36 inch²/foot
 - f Insulation thickness
 - g Distance min. 2 inch



- LEGEND:
- 1. Trespa® PURA NFC® panel
 - 2.5 Counter sunk screw (WÜRTH 0.137x1.18 inch, AW 20)
 - 2.6 Universal clip
 - 4.1.0 Vertical wood batten (min. 37 - 43 x 1.3 inch)
 - 4.1.1 Horizontal counter batten
 - 4.2 Thermal isolator
 - 4.3 Wall anchor
 - 4.5 EPDM gasket
 - 5 Wall
 - 6 Insulation
 - 6.1 Weather barrier membrane
 - 6.2 Perforated angle closure

- GENERAL INFORMATION:
- a Panel thickness 0.3 inch
 - b Edge clearance min. 0.8 inch, max. 1.0 x panel thickness
 - c Ventilation min. 0.8 inch
 - d Recommended max. cavity depth (between rainscreen cladding and insulation): 2 inch
 - e Ventilation inlets and outlets min. 2.36 inch²/foot
 - f Insulation thickness



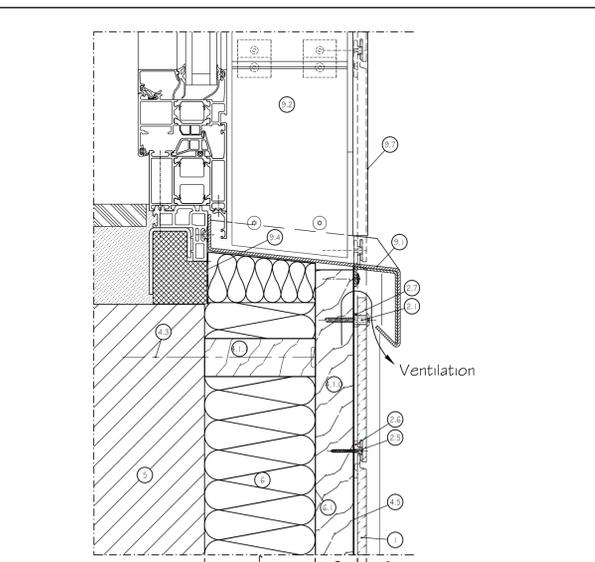
- LEGEND:
- 1. Trespa® PURA NFC® panel
 - 2.5 Counter sunk screw (WÜRTH 0.137x1.18 inch, AW 20)
 - 2.6 Universal clip
 - 4.1.0 Vertical wood batten (min. 37 - 43 x 1.3 inch)
 - 4.1.1 Horizontal counter batten
 - 4.3 Wall anchor
 - 4.5 EPDM gasket
 - 5 Wall
 - 6 Insulation
 - 6.1 Weather barrier membrane

- GENERAL INFORMATION:
- a Panel thickness 0.3 inch
 - b Edge clearance min. 0.8 inch, max. 1.0 x panel thickness
 - c Ventilation min. 0.8 inch
 - d Recommended max. cavity depth (between rainscreen cladding and insulation): 2 inch
 - e Ventilation inlets and outlets min. 2.36 inch²/foot
 - f Insulation thickness

Façade cladding with Trespa PURA FLUSH Siding(Window embrasure) N.T.S. 4

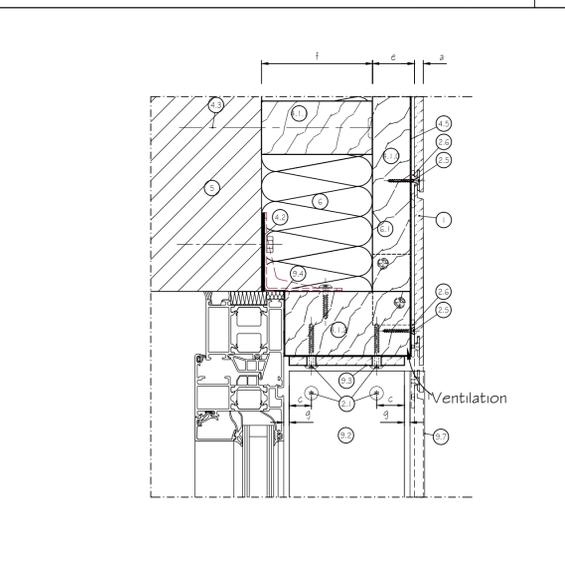
Façade cladding with Trespa PURA FLUSH Siding(base) N.T.S. 5

Façade cladding with Trespa PURA FLUSH Siding(Panel overlap) N.T.S. 6



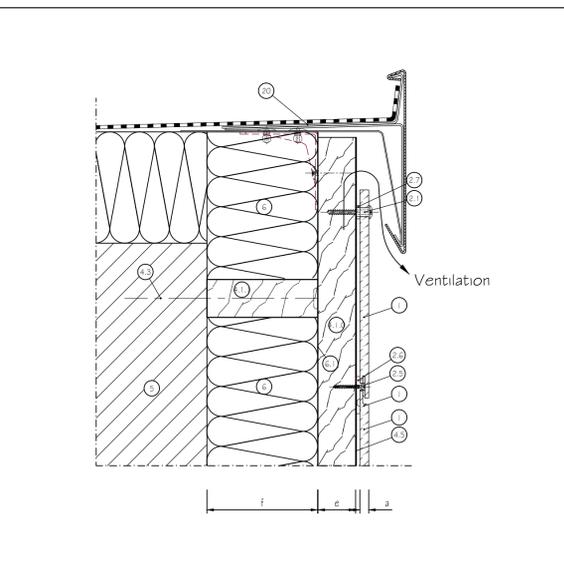
- LEGEND:
- 1. Trespa® PURA NFC® panel
 - 2.1 Fast fix screw (SFS Intec RVS A2 0.2 x 1.5 inch)
 - 2.5 Counter sunk screw (WÜRTH 0.137x1.18 inch, AW 20)
 - 2.6 Universal clip
 - 2.7 Installation ring
 - 4.1.0 Vertical wood batten (min. 37 - 43 x 1.3 inch)
 - 4.1.1 Horizontal counter batten
 - 4.3 Wall anchor
 - 4.5 EPDM gasket
 - 5 Wall
 - 6 Insulation
 - 6.1 Weather barrier membrane
 - 7 Ventilated cavity
 - 9.1 Window sill
 - 9.2 Window reveal with TRESPA®
 - 9.4 Wind seal
 - 9.7 Outer corner profile (PROFACE® CORNEX C1 28-A)

- GENERAL INFORMATION:
- a Panel thickness 0.3 inch
 - b Ventilation min. 0.8 inch
 - c Recommended max. cavity depth (between rainscreen cladding and insulation): 2 inch
 - d Ventilation inlets and outlets min. 2.36 inch²/foot
 - e Insulation thickness



- LEGEND:
- 1. Trespa® PURA NFC® panel
 - 2.1 Fast fix screw (SFS Intec RVS A2 0.2 x 1.5 inch)
 - 2.5 Counter sunk screw (WÜRTH 0.137x1.18 inch, AW 20)
 - 2.6 Universal clip
 - 4.1.0 Vertical wood batten (min. 37 - 43 x 1.3 inch)
 - 4.1.2 Partial wooden substructure
 - 4.2 Thermal isolator
 - 4.3 Wall anchor
 - 4.5 EPDM gasket
 - 5 Wall
 - 6 Insulation
 - 6.1 Weather barrier membrane
 - 9.2 Window reveal with TRESPA®
 - 9.3 Window head with TRESPA®
 - 9.4 Wind seal
 - 9.7 Outer corner profile (PROFACE® CORNEX C1 28-A)

- GENERAL INFORMATION:
- a Panel thickness 0.3 inch
 - b Edge clearance min. 0.8 inch, max. 1.0 x panel thickness
 - c Ventilation min. 0.8 inch
 - d Recommended max. cavity depth (between rainscreen cladding and insulation): 2 inch
 - e Ventilation inlets and outlets min. 2.36 inch²/foot
 - f Insulation thickness
 - g Distance min. 2 inch



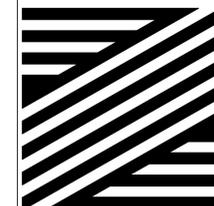
- LEGEND:
- 1. Trespa® PURA NFC® panel
 - 2.1 Fast fix screw (SFS Intec RVS A2 0.2 x 1.5 inch)
 - 2.5 Counter sunk screw (WÜRTH 0.137x1.18 inch, AW 20)
 - 2.6 Universal clip
 - 2.7 Installation ring
 - 4.1.0 Vertical wood batten (min. 37 - 43 x 1.3 inch)
 - 4.1.1 Horizontal counter batten
 - 4.3 Wall anchor
 - 4.5 EPDM gasket
 - 5 Wall
 - 6 Insulation
 - 6.1 Weather barrier membrane
 - 7 Ventilated cavity
 - 20 Roof connection not part of TRESPA® delivery program

- GENERAL INFORMATION:
- a Panel thickness 0.3 inch
 - b Ventilation min. 0.8 inch
 - c Recommended max. cavity depth (between rainscreen cladding and insulation): 2 inch
 - d Ventilation inlets and outlets min. 2.36 inch²/foot
 - e Insulation thickness

Façade cladding with Trespa PURA FLUSH Siding(Window sill) N.T.S. 7

Façade cladding with Trespa PURA FLUSH Siding(Window head) N.T.S. 8

Façade cladding with Trespa PURA FLUSH Siding(Roof soffit) N.T.S. 9



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CLIENT:

Levik Hagobian
1031 5 Central Ave.
Montrose Ca. 91020

PROJECT:

227 W DRYDEN
LUXURY APARTMENTS
227 W Dryden Street
Glendale Ca. 91202

REVISIONS

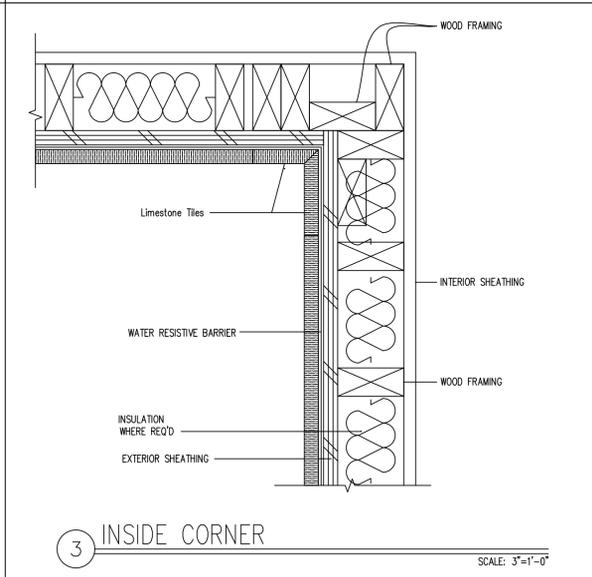
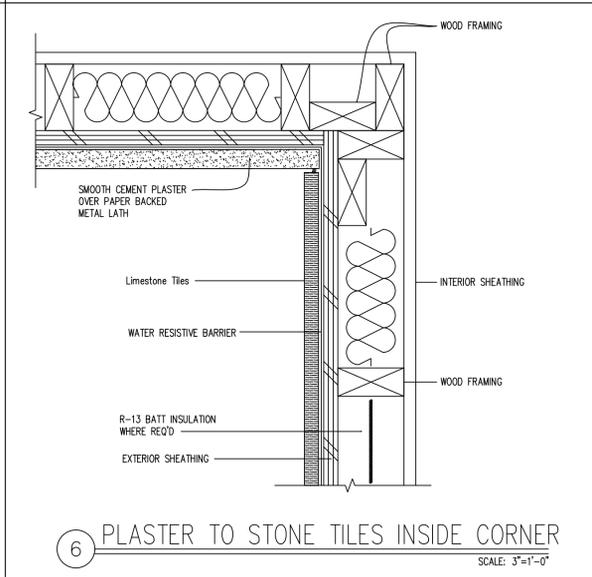
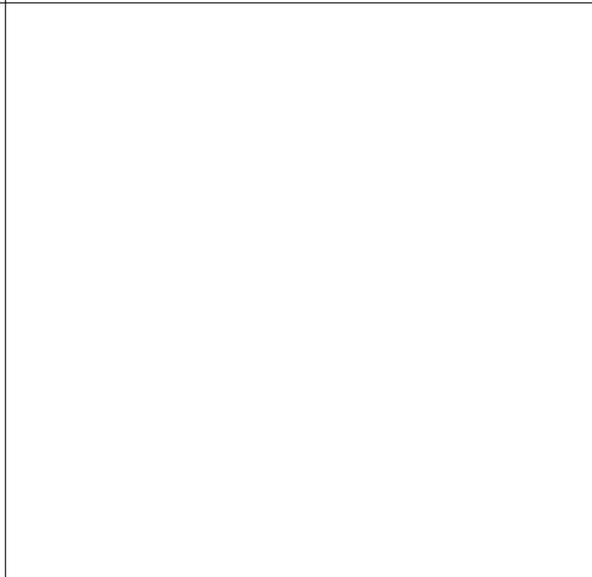
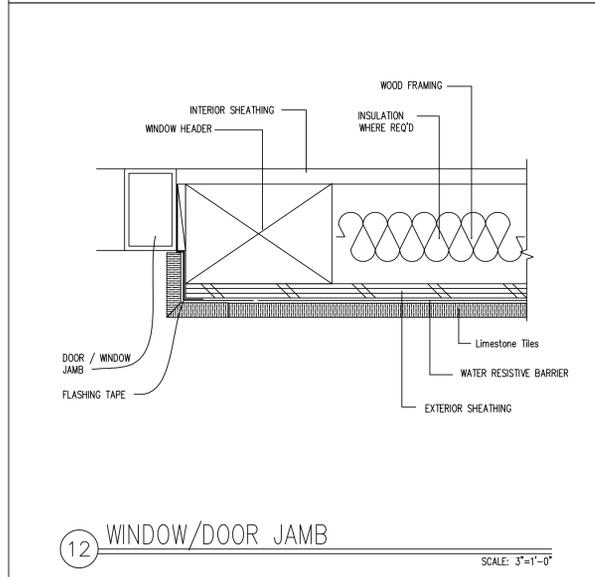
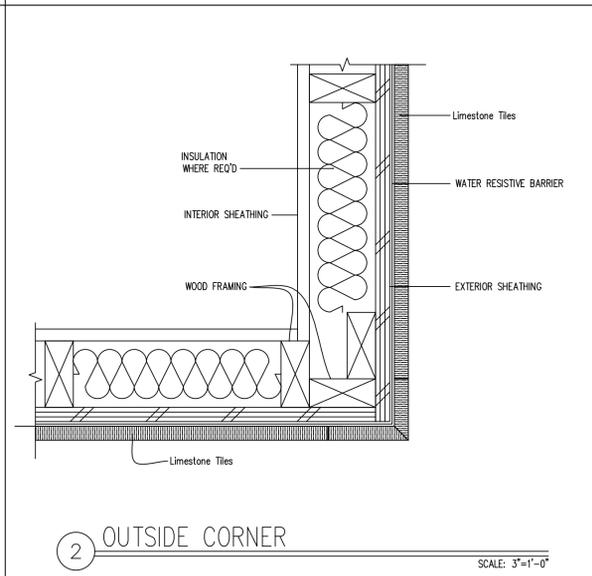
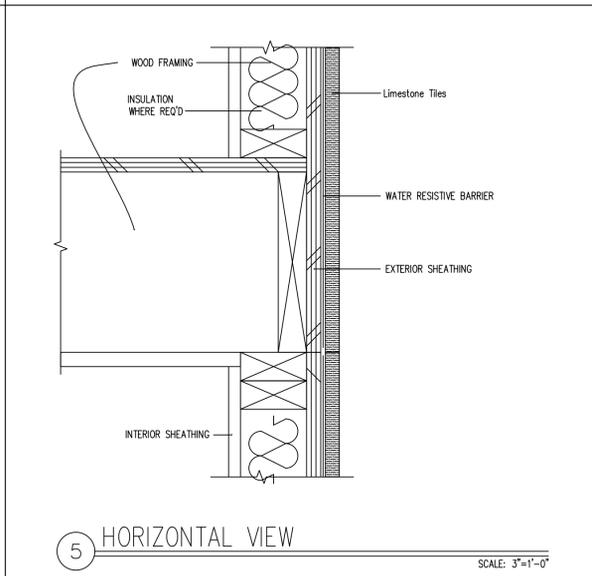
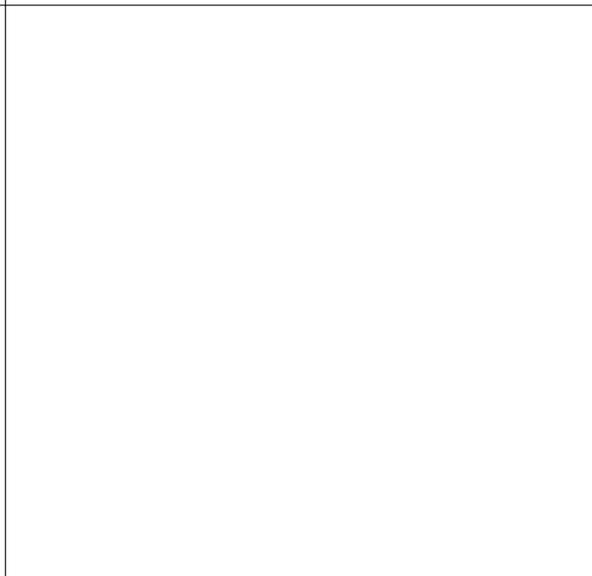
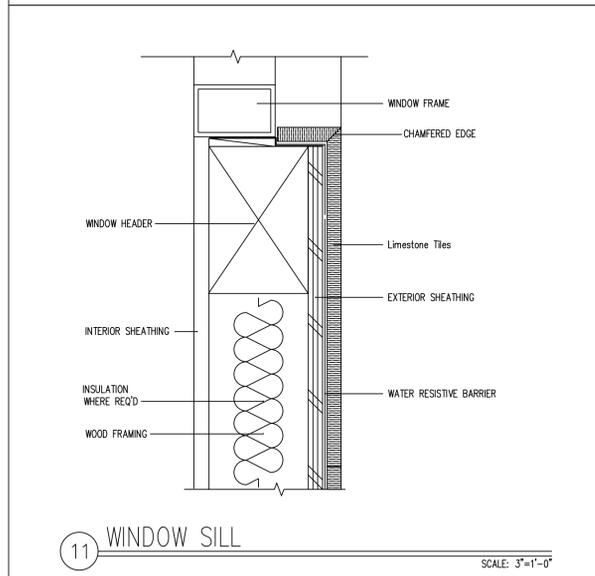
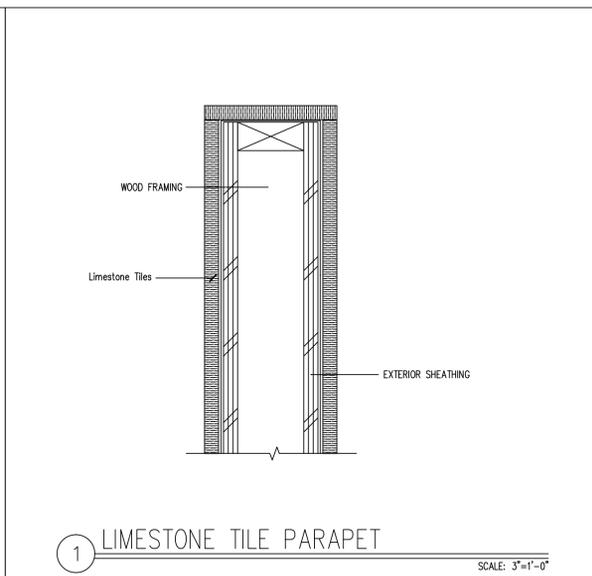
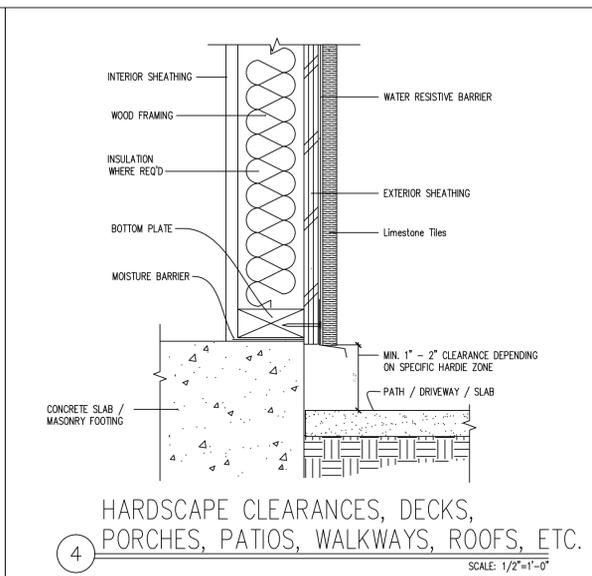
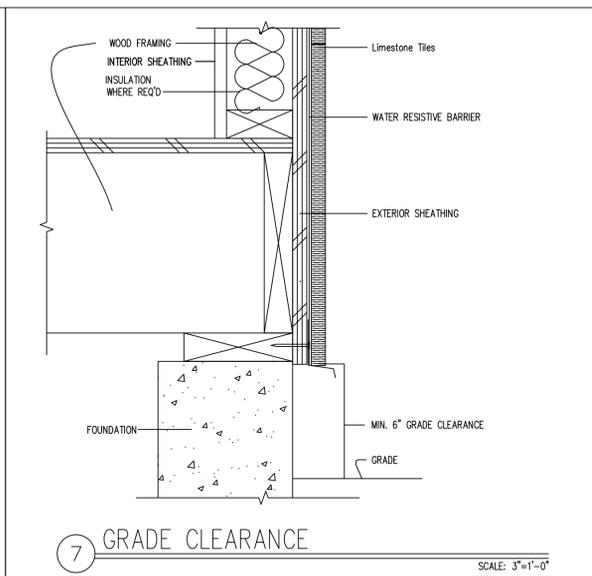
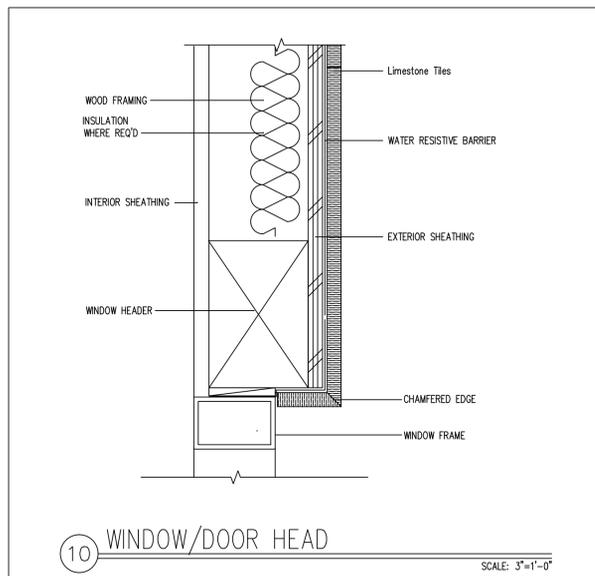
DESCRIPTION	DATE	BY

SHEET TITLE:

**EXTERIOR WALL
FINISH DETAILS**

DATE	01.27.20
SCALE	1/8" = 1'-0"
DRAWN BY	MH
JOB NUMBER	120117
SHEET	

A6.5



DOOR SCHEDULE

LEVEL	OPENING						DOOR		FRAME		DETAILS				REMARKS			
	NO.	QUANTITY	TYPE	PAIR	WIDTH	HEIGHT	THICK	MATERIALS	FINISH	MATERIALS	FINISH	SCREEN	HARDWARE GROUP	FIRE RATING		HEAD	JAMB	SILL
FIRST FLOOR	101	6	A		5'-0"	8'-0"	1-3/4"	FIBERGLASS / GLASS	PAINT	FIBERGLASS	PAINT	N	1					TEMPERED GLASS
	102	5	C		12'-0"	10'-0"	1-3/4"	FIBERGLASS / GLASS	PAINT	FIBERGLASS	PAINT	Y	4					TEMPERED GLASS
SECOND FLOOR	201	6	D		2'-8"	8'-0"	1-3/4"	FIBERGLASS / GLASS	PAINT	FIBERGLASS	PAINT	Y	1					
	202	9	B		6'-0"	8'-0"	1-3/4"	FIBERGLASS / GLASS	PAINT	FIBERGLASS	PAINT	Y	4					
GARAGE	G01	1	E		3'-0"	7'-0"	1-3/4"	HM	PAINT	METAL	PAINT	N	1					
	G02	1	J		3'-0"	7'-0"	1-3/4"	OPEN GRILL METAL	PAINT	METAL	PAINT	N	1					
	G03	1	K		6'-0"	7'-0"	1-3/4"	HM	PAINT	METAL	PAINT	N	3					
	G04	1	E		3'-0"	7'-0"	1-3/4"	HM	PAINT	METAL	PAINT	N	3					
COMMON	C01	2	J		3'-0"	6'-6"	1-3/4"	HM	PAINT	METAL	PAINT	N	1					SECTIONAL GARAGE DOOR
																		20 MIN.

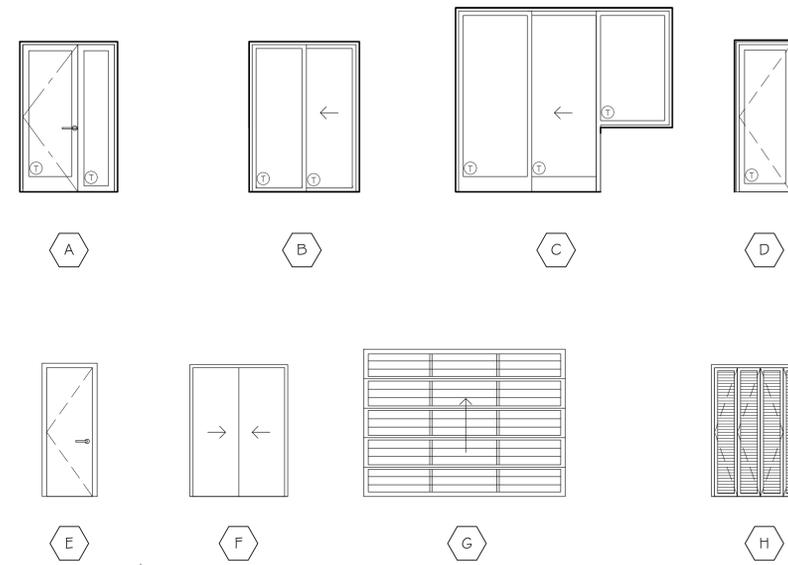
WINDOW SCHEDULE

LEVEL	NO.		OPENING		FRAME			GLASS			DETAILS				REMARKS				
	NO.	QUANTITY	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	OPERATION	TYPE	THICK	TYPE	TEMPERED	SCREEN	RECESSED		EDGE	HEAD	JAMB	SILL
FIRST FLOOR	101	4	B	2'-6"	3'-0"	FIBERGLASS	MFR.	CASEMENT	NAILED-IN	1/8"	DUAL GLAZED	Y	Y	Y	PLASTER				
	102	3	A	5'-0"	4'-6"	FIBERGLASS	MFR.	SLIDING	NAILED-IN	1/8"	DUAL GLAZED	Y	Y	Y	PLASTER				ESCAPE WINDOW
	103	1	A	4'-0"	4'-6"	FIBERGLASS	MFR.	SLIDING	NAILED-IN	1/8"	DUAL GLAZED	Y	Y	Y	PLASTER				
	104	1	C	11'-0"	8'-0"	FIBERGLASS	MFR.	FIXED	NAILED-IN	1/8"	DUAL GLAZED	Y	N	Y	PLASTER				
SECOND FLOOR	201	8	B	2'-6"	3'-0"	FIBERGLASS	MFR.	CASEMENT	NAILED-IN	1/8"	DUAL GLAZED	Y	Y	Y	PLASTER				
	202	1	A	5'-0"	4'-6"	FIBERGLASS	MFR.	SLIDING	NAILED-IN	1/8"	DUAL GLAZED	Y	Y	Y	PLASTER				ESCAPE WINDOW
	203	2	A	4'-0"	4'-6"	FIBERGLASS	MFR.	SLIDING	NAILED-IN	1/8"	DUAL GLAZED	Y	Y	Y	PLASTER				ESCAPE WINDOW

ROOM FINISH SCHEDULE

LEVEL	ROOM		FLOOR		WALL		BASE		CEILING		CEILING-HT	REMARKS	
	NO.	NAME	HARDWOOD	CERAMIC/TILE	CARPET	SEALED CONCRETE	PAINTED GYPSUM BD. (FLAT)	PAINTED GYPSUM BD. (SEMI-GLOSS)	CERAMIC/TILE	PAINTED WOOD (SEMI-GLOSS)			CERAMIC/TILE
FIRST FLOOR	101	ENTRY									8'-0"		
	102	PDR									8'-0"		
	103	KITCHEN									8'-0"		
	104	LIVING / DINING									10'-0"		
	105	HASHER AND DRYER									8'-0"		
	106	PRIVATE STAIR									8'-0"		
	107	BEDROOM 3									10'-0"		
SECOND FLOOR	201	LANDING									8'-0"		
	202	MASTER BEDROOM									9'-0"		
	203	MASTER BATH									8'-0"		
	204	MASTER CLOSET									8'-0"		
	205	BATH 2									8'-0"		
	206	BEDROOM 2									10'-0"		

DOOR TYPES



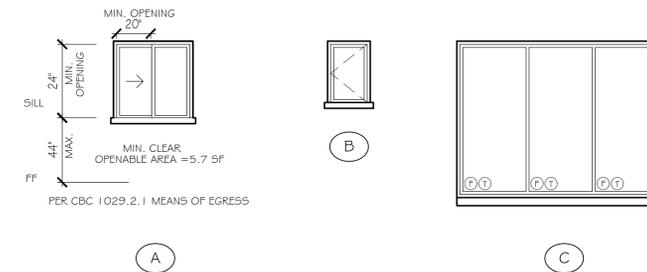
DOOR HARDWARE GROUP:

- ENTRANCE LOCK
UNLOCKED BY KEY FROM OUTSIDE
INSIDE TURN BUTTON LOCKING
- PRIVACY LOCK
PUSH-BUTTON LOCKING
TURNING INSIDE KNOBLEVER
RELEASES PUSH-BUTTON
CAN OPEN FROM OUTSIDE VIA
EMERGENCY RELEASE
- PASSAGE LATCH
BOTH KNOBS/LEVERS ALWAYS
UNLOCKED
- PATIO DOOR
NO KEY FROM OUTSIDE
INSIDE TURN BUTTON LOCKING
- REMOTE CONTROLLED
CHAIN LESS SECTIONAL

NOTE:

ALL DOORS AND WINDOWS SHALL MEET CITY OF GLENDALE SECURITY ORDINANCE.
ALL EXTERIOR DOORS SHALL BE SOLID CORE WOOD MINIMUM 1-3/8" THK IN THE INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4"
ALL DOOR GLAZING SHALL HAVE AN ENERGY RATING AS PER TITLE 24 CALCULATION
U-FACTOR = 0.34
SHGC = 0.33
EXTERIOR GLAZING SHALL BE MULTI FANE UNITS WITH A MINIMUM OF ONE TEMPERED FANE
WD - WOOD
GL - GLASS
MFR - MANUFACTURED
HC - HOLLOW CORE
SC - SOLID CORE
T - TEMPERED
F - FIXED

WINDOW TYPES



- T - TEMPERED
 - F - FIXED
 - EW - ESCAPE WINDOW
- ALL WINDOW GLAZING SHALL HAVE AN ENERGY RATING AS PER TITLE 24 CALCULATION
U-FACTOR = 0.34
SHGC = 0.33

* THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN DONE.

* EXTERIOR GLAZED DOORS & WINDOWS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE. GLASS BLOCK UNITS, HAVE A RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257 OR MEET THE REQUIREMENTS OF 5FM 12-7A-2



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Levik Hagobian
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Montrose Ca. 91202

PROJECT:
227 W DRYDEN
LUXURY APARTMENTS
227 W Dryden Street
Glendale Ca. 91202

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
DOOR AND WINDOW SCHEDULES

DATE	04.15.20
SCALE	N.T.S.
DRAWN BY	HZ
JOB NUMBER	120117
SHEET	



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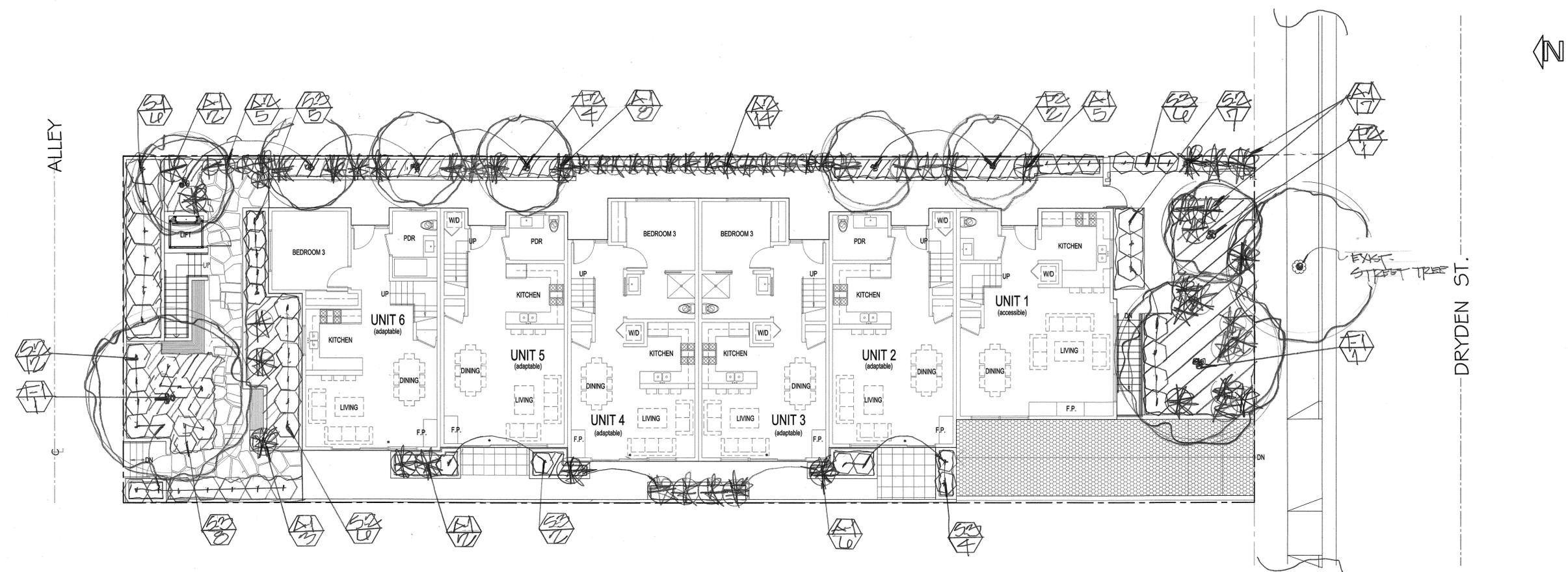
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 10315 Central Ave.
 Montrose Ca. 91020

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 227 W Dryden Street
 Glendale Ca. 91202

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:

DATE	01.27.20
SCALE	1/8" = 1'-0"
DRAWN BY	HZ / LST
JOB NUMBER	120117
SHEET	L-1



WATER USAGE/WUCOLS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
LX1	PARAKINSOLIA DESERT MUSEUM	PALO VERDE/MULTI.	48"BX	12	-
LX1	ARBUTUS UNEDD	STRAWBERRY TREE	24"BX	7	-
LX1	DOVONAEA VISCOSA	HOPSEED BUSH	5 GAL.	6	5'0.0.
LX1	ALOYAYNE HUEGELI	BLUE HIBISCUS	5 GAL.	17	4'0.0.
LX1	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL.	17	3'0.0.
LX1	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	41	RANDOM
LX1	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5 GAL.	19	" "
LX1	GROUNDCOVER (ALL P.A.S)	SENECIO SERPENS	FLATS	AS NEEDED	12" O.C.

LX1 = LOW WATER USAGE/P.F. = .3

LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED ACCENT
- PROPOSED GROUNDCOVER
- PLANT SYMBOL QUANTITY

LANDSCAPE AREA = 1,483 SQ. FT.

A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS; EXCEPT FOR TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING. APPLICATIONS WHERE MULCH IS CONTRADICTED. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT RATE OF A MINIMUM OF 4 CUBIC YARDS SOIL PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOIL.

PLANTING PLAN

MWELLO COMPLIANCE
 I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



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 LARRY G. TISON, A.S.L.A.
 LANDSCAPE ARCHITECTURE
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 818-241-9169

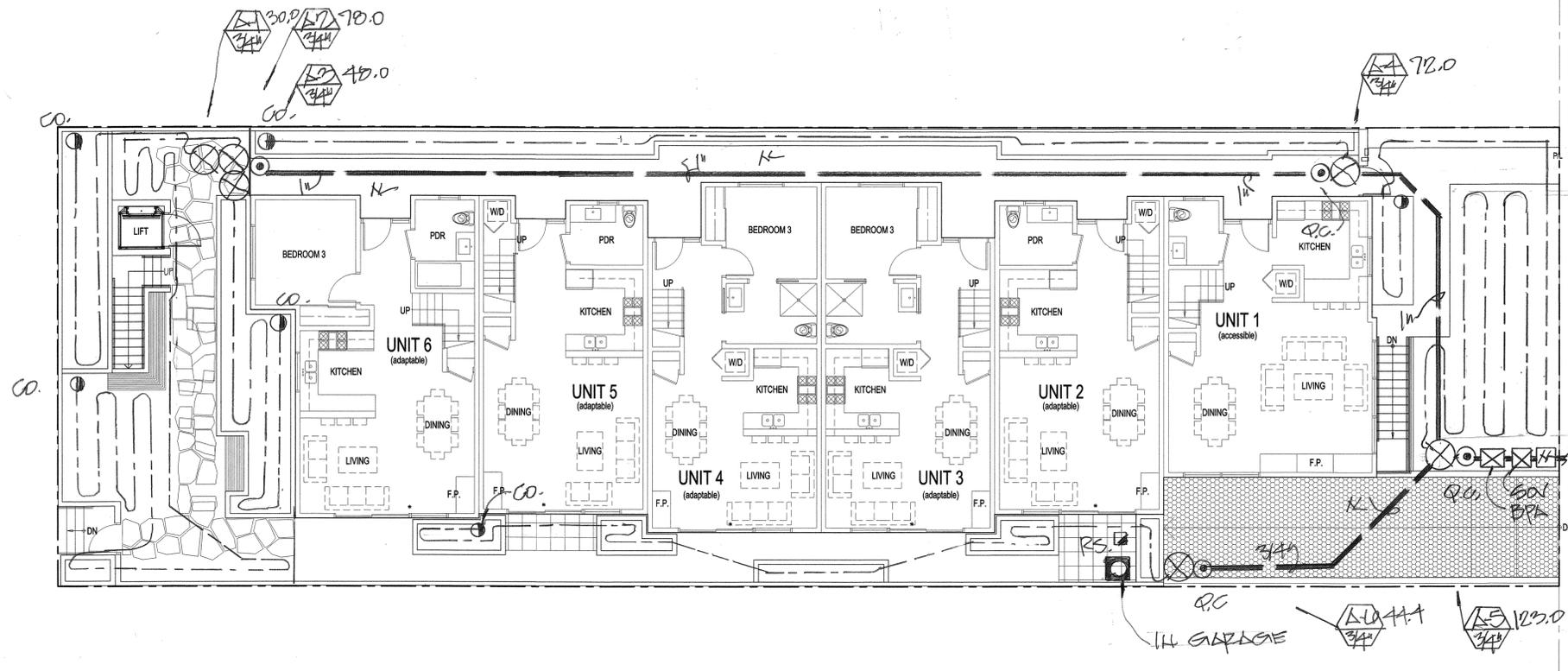
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ALLEY



DRYDEN ST.

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 Montrose Ca. 91020

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 Glendale Ca. 91202

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:

DATE	01.27.20
SCALE	1/8" = 1'-0"
DRAWN BY	HZ/LGT
JOB NUMBER	120117
SHEET	

IRRIGATION PLAN

Reference Evapotranspiration (Eto) 143.7

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (%)	ETAF (ETAF)	Landscaping Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscaping Areas							
A-1/WL	.3	DRIP	.81	.24	105	25.2	1,255
A-2/WL	.3	DRIP	.81	.24	105	25.2	1,255
A-3/WL	.3	DRIP	.81	.24	105	25.2	1,255
A-4/WL	.3	DRIP	.81	.24	105	25.2	1,255
A-5/WL	.3	DRIP	.81	.24	105	25.2	1,255
A-6/WL	.3	DRIP	.81	.24	105	25.2	1,255
Totals							1,485
Special Landscaping Areas							
Totals							14,859
ETWU Total							14,859
Maximum Allowed Water Allowance (MAWA)							172,100

DRIP EMITTERS

SYMBOL	DESCRIPTION	MODEL NO.	GPH	PSI
RS	RAINBIRD RAINLINE W/ EMITTERS C 1/2" O.G.	XFS-06-12-100	100	30

- LEGEND**
- WEATHER BASED CONTROLLER (RAINBIRD ESP-LXME 8 STATION)
 - RAIN SENSOR (RAINBIRD RSD BEX)
 - BACKFLOW PREVENTER (FEBCO 825-Y-1")
 - QUICK COUPLER (RAINBIRD 44LC)
 - VALVE (RAINBIRD / X 6 3/4" O.P.P.P.)
 - VALVE NO. / GPH
 - MAINLINE / SCHD. 40 PVC.
 - LATERAL LINE / SCHD. 40 PVC
 - SHUT-OFF VALVE
 - IRRIGATION METER
 - CLEANOUT

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE CAN OCCUR.
 MANUAL SHUT-OFF VALVES SHALL BE REQUIRED; AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY. TO MINIMIZE WATER LOSS IN CASE OF EMERGENCY OR ROUTINE REPAIR.
 PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
 A DIAGRAM OF THE IRRIGATION PLAN; SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
 A CERTIFICATION OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
 AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF INSPECTION.
 AT THE TIME OF THE FINAL INSPECTION; THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
 RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

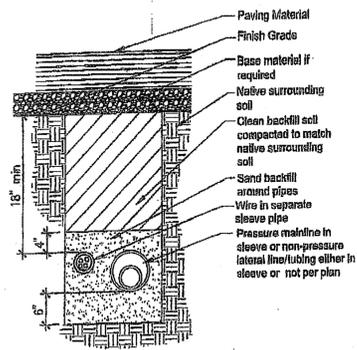
*ETWU (Annual Gallons Required) = Eto x ETAF x Area
 where 0.62 is a conversion factor that converts acre inches per acre per year to gallons per square foot per year, 1A is the total landscaping area in square feet, 1A is the total special landscaping area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

$(143.7) (0.107) (.55) (1,485) + (0)$

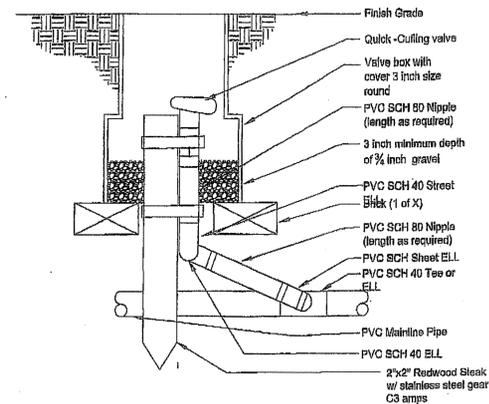


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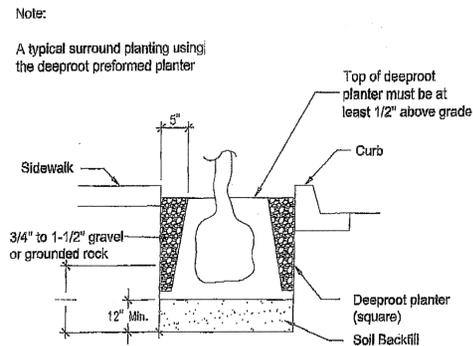
L-2



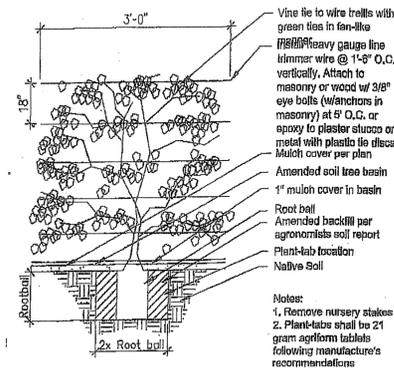
Pipe & wire trenching



Quick coupling valve



Tree Root barriers



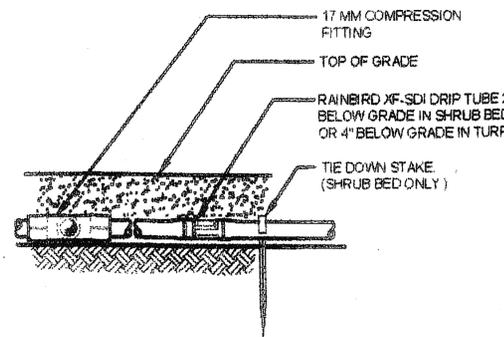
Vine Planting detail

- Contractor shall verify plant count for bidding purposes.
- Ground cover indicated by shall be continuous under shrub.
- Planting areas which have no cover indicated shall receive 3" min. fine redwood bark as a ground cover.
- Contractor shall guarantee plant material for 90 days after installation and replace any diseased or damaged materials during that one year period.
- The following amendments shall be uniformly broadcast and thoroughly incorporate to a depth of 12" min. by rototiller equal amount per 1,000 sq.ft. Cu. yd. (2") nitrogen stabilized organic amendment from redwood sawdust, fir dust, or finely ground bark 5 lbs. ammonium sulfate.
- Note: This formula is a Std. mix and will change if there are any unusual soil conditions at the site. Compacted backfill shall be 100% on site soil.

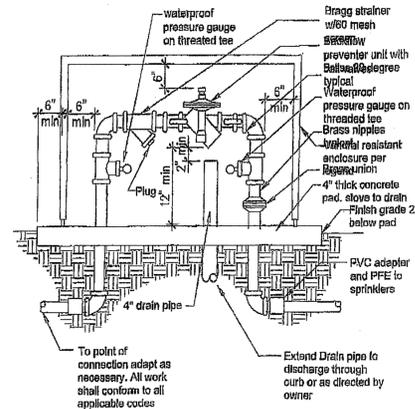
Landscape Notes

Soil Texture	Infiltration rate (inches per hour)							
	Cover	Base	Center	Base	Cover	Base	Cover	Base
Course Sandy Soil	2.00	2.00	2.00	1.50	1.50	1.00	1.00	0.50
Course sandy soil over compact lawn	1.75	1.50	1.25	1.00	1.00	0.75	0.75	0.40
Light Sandy	1.75	1.00	1.25	0.80	1.00	0.80	0.75	0.40
Light Sandy compacted subsoil	1.25	0.75	1.00	0.50	0.75	0.40	0.50	0.30
Uniform Soil	1.00	0.50	0.60	0.40	0.60	0.30	0.40	0.20
Light over compact soil	0.50	0.30	0.50	0.25	0.40	0.16	0.30	0.10
Light clay over	0.20	0.15	0.15	0.10	0.12	0.05	0.10	0.05

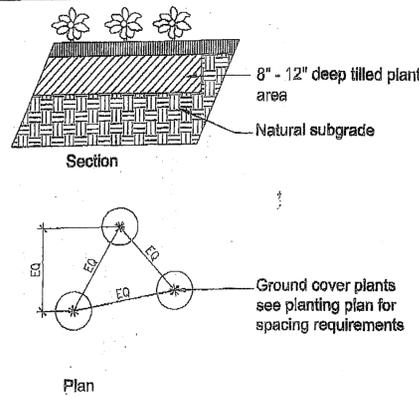
Soil characteristics



DRIP TUBE



Backflow preventer

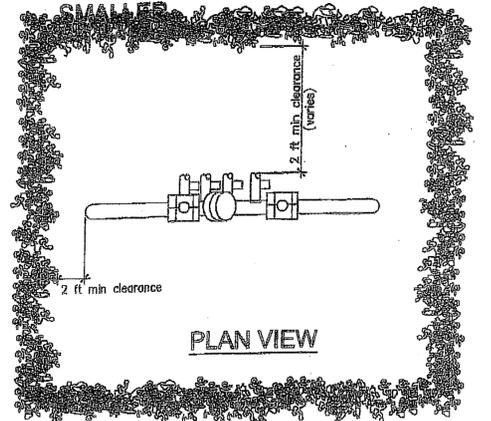


Ground Cover planting detail

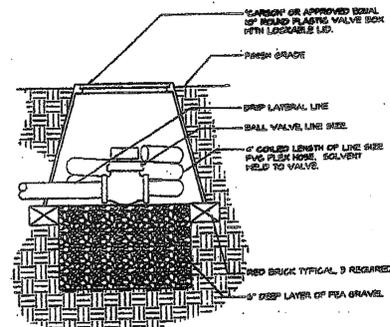
- All irrigation lines under drives to be installed in pvc sleeve @ 18" depth min.
 - Locate all RCV's and HB's in planting areas. (typ.)
 - Jet all lines and trenches under paving 90% min.
 - Install remote control valve in ametex 12" box or equal (one valve per box) & marked "Irrigation", located boxes in ground cover areas whenever possible and a min. 12" from paving or curbs.
 - The contractor shall provide owner with a completely operation system and clean set of marked prints as "as-built" drawing. Reference all trenches with dimensions to nearest building or paving.
 - The contractor shall warrant that the system will be a free from defects of workmanship and materials for a period of one year. All repairs necessary shall be made at no cost to the owner.
- Note: All other requirements to be per city standards and specifications.

Irrigation notes

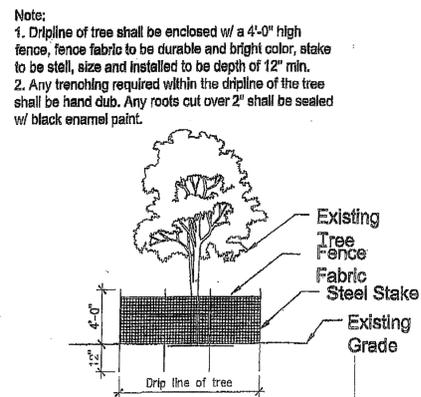
BACKFLOW PREVENTION DEVICES SCREENING REQUIREMENTS 2-1/2" AND SMALLER



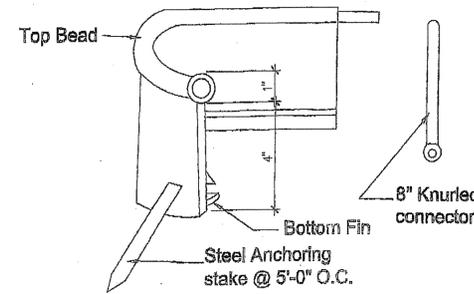
PLAN VIEW



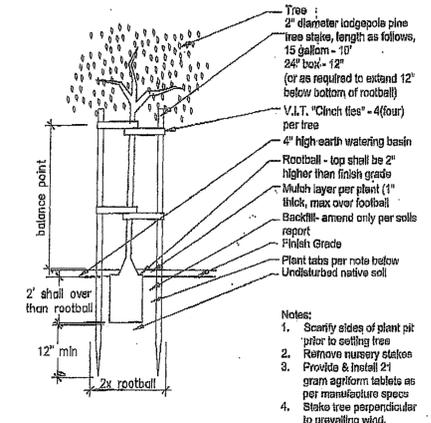
DRIP IRRIGATION FLUSH VALVE DETAIL



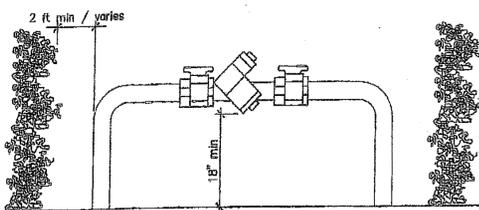
Protection of Existing Tree



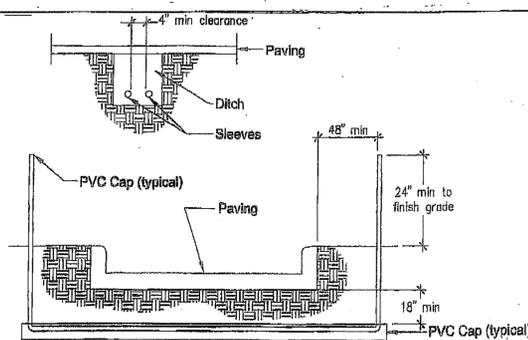
Polyethylene edging



Tree staking detail

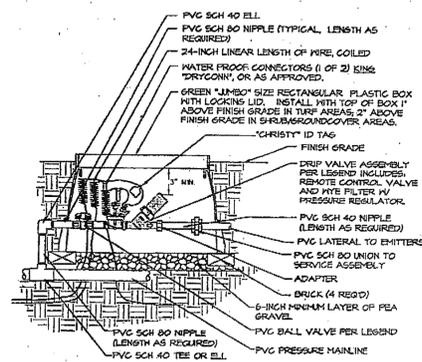


ELEVATION

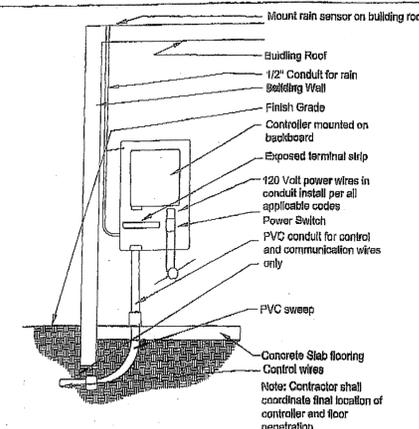


- Notes:
- All PVC irrigation sleeves to be class 200 pipe
 - All joints to be solvent welded and watertight
 - Where there is more than one sleeve, extend the smaller sleeve to 24-inches minimum above finish grade
 - Mechanically temp to 95% compaction.

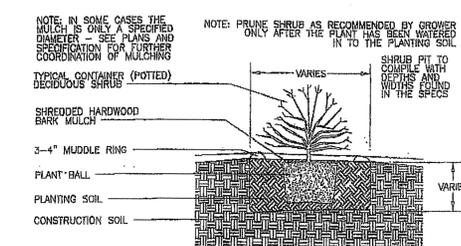
Sleeving



REMOTE CONTROL VALVE



Solid-state Controller



CONTAINER SHRUB PLANTING DETAIL

Revisions

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Larry G. Tison, A.S.L.A.
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Note: use details as applicable to this project only.

LANDSCAPE DETAIL & SPECIFICATION PLAN



DRAWN: LGT
CHECKED: [Signature]
DATE: [Blank]
JOB NO.: [Blank]
SHEET



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STAMP:

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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:

Levik Hagobian
 1031 S Central Ave.
 Montrose Ca. 91020

PROJECT:

227 W DRYDEN
 LUXURY APARTMENTS
 227 W Dryden Street
 Glendale Ca. 91202

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:

PERSPECTIVE

DATE	06/25/2020
SCALE	
DRAWN BY	MH
JOB NUMBER	120117
SHEET	

A1.1

Attachment 2



227 W DYRDEN ST
GLENDALE, CA 91202



227 W DRYDEN ST
GLENDALE, CA 9202

