DEFERRED APPROVAL

THE DEFERRAL OF ANY SUBMITTAL ITEMS ARE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE ITEMS SHALL BE CLEARLY IDENTIFIED ON THE PLANS BY THE ARCHITECT OR ENGINEER OF RECORD. ADDITIONALLY, THE ARCHITECT OR ENGINEER OF RECORD IS RESPONSIBLE FOR THE REVIEW AND SUBMITTAL OF THE DEFERRED ITEMS AND DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL AND SHALL INDICATE TO THE BUILDING DEPARTMENT THAT THEY HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE DESIGN OF THE BUILDING. ALL DEFERRED ITEMS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO THE INSTALLATION.
WHEN SPECIAL INSPECTION IS REQUIRED PER THE ARCHITECT OR ENGINEER OF RECORD IS REQUIRED TO PREPARE AN INSPECTION PROGRAM TO BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. THIS PROGRAM SHALL INCLUDE ALL PORTIONS REQUIRED TO BE INSPECTED, THE NAME(S) OF INDIVIDUALS OR FIRMS WHO ARE TO PERFORM THE INSPECTIONS AND THE DUTIES OF THE SPECIAL INSPECTORS. THE INSPECTION PROGRAM SHALL INCLUDE SAMPLES OF INSPECTION REPORTS AS WELL AS PROVIDE TIME LIMITS FOR SUBMISSION OF REPORTS.

DEFERRED APPROVAL & SEPARATE PERMIT IS REQUIRED FOR:

A SEPARATE APPLICATION & PERMITS ARE REQ'D. FOR:

a. FIRE SPRINKLER TO BE APPROVED BY PLUMBING DIVISION
b. FIRE ALARM IF ANY
c. EQUIPMENT ANCHORAGE IF OVER 400 POUNDS & OVER 48" HT./HVAC
d. FREE STANDING FENCE WALLS
e. DEMOLITION WORK.
f. SUMP PUMP
g. SOLAR PANELS

NOTES

THE FOLLOWING NONSTRUCTURAL PRODUCTS SHALL COMPLY WITH AN APPROVED ICC EVALUATION REPORT OR LOS ANGELES CITY RESEARCH REPORT. COPY THE REPORT AND CONDITIONS OF APPROVAL ONTO THE PLANS AND SHOW COMPLIANCE WITH THOSE CONDITIONS.
a. DAMP PROOFING MATERIAL BEHIND BASEMENT WALLS b. ROOFING MATERIALS

THE CONDUIT FOR THE FUTURE ELECTRICAL SOLAR SYSTEM SHALL BE LABELED AS PER THE LOS ANGELES FIRE DEPARTMENT REQUIREMENTS. (4.211.4)

LEGEND

- AUTOMATIC WEATHER BASED IRRIGATION SYSTEM CONTROLLERS
- E.F. — I. FANS SHALL BE "ENERGY STAR" COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING. II. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL
- F.D. — 4" FLOOR DRAIN (1/25" FROM SLOPE)
- ARCHE MIRROR FLUORESCENT LIGHT FIXTURE
- 12"x12" INDOOR THIN SET CERAMIC TILE
- S.D. — HARD WIRED SMOKE DETECTORS W/ BATTERY BACKUP
- R.G. — RETURN AIR GRILL
- CO — HARD WIRED CARBON MONOXIDE DETECTORS W/ BATTERY BACKUP
- SLOPE AROUND BUILDING (GRADE SLOPE IS DIRECTED AWAY FROM BUILDING FOR DETAILED INFO. SEE GRADING PLANS.
- LT. — RECESSED OUTDOOR FLUORESCENT LIGHT FIXTURE
- LT. — RECESSED INDOOR FLUORESCENT LIGHT FIXTURE
- LT. — WALL MOUNTED OUTDOOR FLUORESCENT LIGHT FIXTURE
- LT. — PENDANT LIGHT

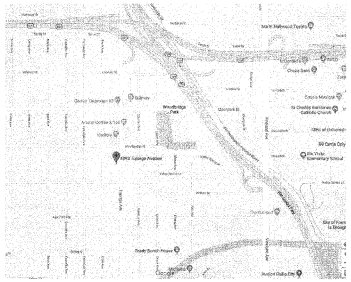
WALL LEGEND

- 1-HR. WALL , 5/8" TYPE "X" GYP. BRD. EACH SIDE TWO UPPER FLOOR STRUCTURAL DIAPHRAGM
- 1-HR. DEMISING WALL / SOUND SEPARATION
- INTERIOR PARTITION WALL
- EXTERIOR STUCCO FINISH WALL

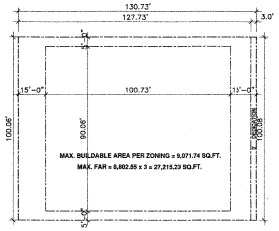
NOTES

Min 1" listed raceway to be installed for each unit to accommodate dedicated 208/240 volt branch circuit.
The raceway shall originate at the main service or a sub panel and terminate in close proximity to the proposed location of the charging system into a listed cabinet, box or enclosure.

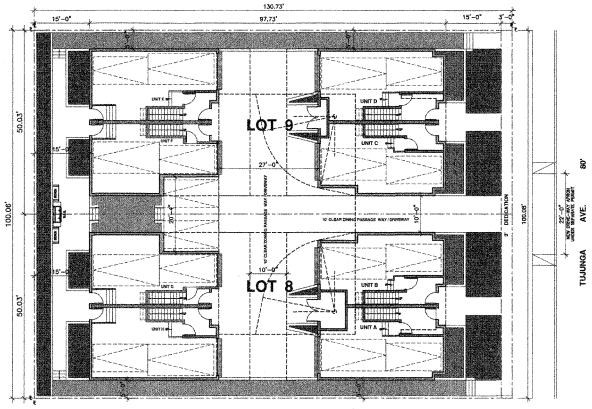
- The panel or subpanel shall have sufficient capacity to support at least Level 2 EVSE.
- A label stating " EV CAPABLE" shall be posted in conspicuous places at the service panel or subpanel and the EV charging space. (4.106.4.2)



VICINITY MAP



ZONING BUILDABLE AREA TABULATION



CONTEXTUAL FLOOR LAYOUT
SCALE 1/16"=1'-0"

SCOPE OF WORK

PROPOSAL FOR A NEW FOUR DUPLEX 2-STORY RESIDENTIAL UNITS, OVER BASEMENT 2-CAR PRIVATE GARAGES. SPRINKLED NFPA-13D

PROJECT SUMMARY

1 – ZONE	=[T][Q]RD1.5-1VL-RIO (ORDINANCE NO. 169672)
2 – OCCUPANCY	= R-3/U
3 – TYPE OF CONSTRUCTION	= V-B, FULLY **SPRINKLERED** PER NFPA13D, TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION
4 – NO. OF STORIES	= TWO, OVER BASEMENT GARAGE
5 – TOTAL # OF BEDROOM PER UNIT	= ALL THREE BEDROOM UNITS
6 – MAX. BUILDING HEIGHT	= 28.0'
7 – LOT SIZE AFTER DEDICATION	= 100.0'X127.72'
8 – LOT AREA BEFORE DEDICATION	= 2 X 6,535.90 = 13,071.80 sq. ft.
9 – MAX. UNITS ALLOWED	= 13071.80 / 1500 = 8.71 = 8 UNITS
10 – PROPOSED NO. OF UNITS	= 4 DUPLEX = 8 UNITS
11 – PROPOSED GARAGES	= ALL TWO CAR GARAGES + 2 GUST PARKING PER Q CONDITION
12 – MAX. BUILDABLE AREA	= 9,071.74 SQ.FT.
13 – MAX. FAR ALLOWED	= 9,071.74 x 3 = 27,215.23 SQ.FT.
14 – PROPOSED FAR	= 18,617.96 SQ.FT. < 27,215.23 SQ.FT.
15 – REQ'D ZONING PASSAGE WAY	= 10'-0", PROPOSED 10'-0"
16 – REQ'D BLDG SEPARATION	= 10'-0", PROPOSED MIN. 10'-0"
17 – REQ'D COMMON OPEN SPACE PER [Q] CONDITION	= (8 x 100) = 800.0 SQ.FT. PROVIDED @ REAR SET BACK

F.A.R. TABULATION

	UNIT "A"	UNIT "B"	UNIT "C"	UNIT "D"	UNIT "E"	UNIT "F"	UNIT "G"	UNIT "H"	TOTAL
U OCC. GARAGE	473.0	469.0	489.0	508.0	534.0	508.0	508.0	534.0	
R3 OCC. BASEMENT	115.0	115.0	118.0	118.0	112.0	62.0	62.0	112.0	
R3 OCC. OVERHANG	170.0	193.0	193.0	170.0	170.0	247.0	247.0	170.0	
R3 OCC. FIRST FL.	727.0 STAIR EXEMPTED	727.0 STAIR EXEMPTED	727.0 STAIR EXEMPTED	727.0 STAIR EXEMPTED	689.0 STAIR EXEMPTED	689.0 STAIR EXEMPTED	689.0 STAIR EXEMPTED	689.0 STAIR EXEMPTED	
R3 OCC. SECOND FL.	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	
TOTAL U OCC.	473.0	469.0	489.0	508.0	534.0	508.0	508.0	556.0	4045.0
TOTAL R3 OCC.	1780.0	1803.0	1806.0	1783.0	1739.0	1766.0	1766.0	1739.0	14182.0
U OCC. TRASH/REC.	73.0								73.0
U OCC. ELEC. ROOM	18.0								18.0
								TOTAL F.A.R.	18318.0

CONSULTANTS

ARCHITECT: **LANDMARK DESIGN & CONSTRUCTION, LLC**
VAROOZH SAROIAN
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173

STRUCTURAL: ENGINEERIG **MANUEL A. ESPINO**
12109 WOODRUFF AVE.
DOWNEY, CA 90241
TEL. (323) 908-6216

CIVIL ENGINEERING: **TLC TECHNA LAND CO. LAND PLANNING , CONST. MGMT**
HAYK MARTIROSIAN
1545 N. VERDUGO RD. # 2
GLENDALE, CA 91208
TEL. (818) 547-0543

ELECTRICAL ENGINEERING: **TOM TECH ENGINEERING INC.**
ROBERT TOMASIAN
TEL. (818) 219-7192

SOILS ENGINEERING: **A.G.I. GEOTECHNICAL, INC.**
16555 SHERMAN WAY, SUITE A
VAN NUYS, CA 91406
TEL. (818) 785-5244

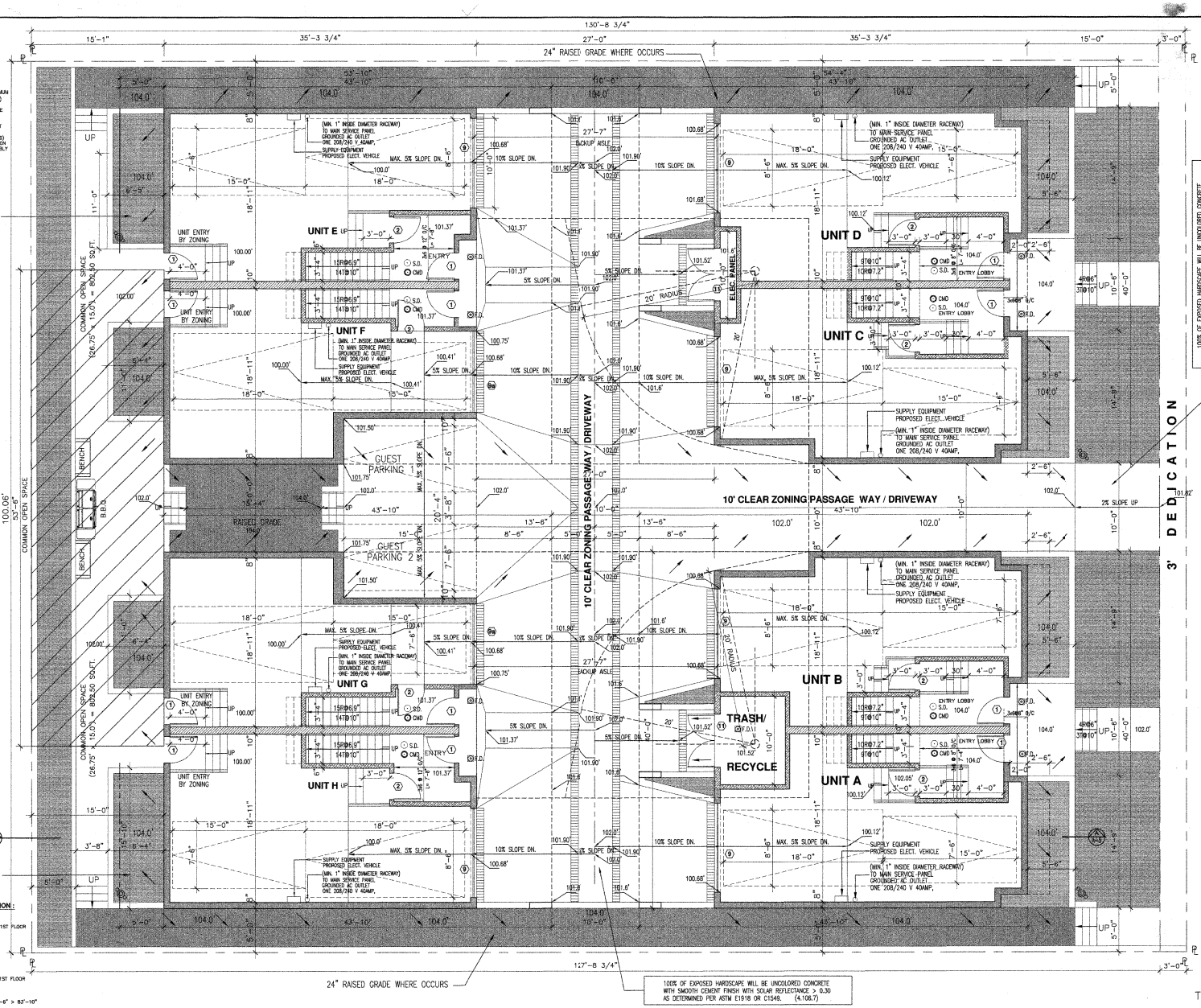
TOPOGRAPHIC SURVEY: **LAWRENCE J. SCHMAHL, PLS 5748**
11209 HOWARD ST.
WHITTIER, CALIFORNIA 90606
TEL. (562) 908-0570 / (323) 773-1675

TITLE 24 CONSULTANT: **PERFECT DESIGN & INVESTMENT, INC.**
2416 W. VALLEY BLVD.
ALHAMBRA, CALIFORNIA 91803
TEL. (626) 298-8808

City of LosAngeles, Department of Building & Safety
APPROVED PLANS
☐ This permit is void for two years from the date the permit fees are paid.
☐ The permit is void for two years from the date the work of this set of plans by ... has ceased. Issued ... years have been paid.
☐ Do not scale plans. Use only the dimensions shown on the plans.
BY Barcs Bodea DATE 9/16/20
Permit No. 19010 — 20000 — 02213
Plan Check No. 19010 — 20000 — 02214
This set of plans is approved for the following: 19010 — 20000 — 02215
The information contained on this set of plans is approved for the following: 19010 — 20000 — 02216
Violations of any ordinance or state law are not approved. TOTAL PC 19020 — 20000 — 01439
SEPARATE permits are required for signs, retaining walls, fences, swimming pools, etc. 19020 — 20000 — 08293
FIRE SPRINKLERS required. Fire Department approval required before issuance of building permit.
Approval of this set of plans does not imply that the work as shown complies with the LAMC or other ordinances or laws unless otherwise stated.
Approval of this set of plans does not imply that the work as shown complies with the Green Building Code.
Approval of this set of plans does not imply that the work as shown complies with the Zoning Code.
Approval of this set of plans does not imply that the work as shown complies with the Fire Code.
Approval of this set of plans does not imply that the work as shown complies with the Plumbing Code.
Approval of this set of plans does not imply that the work as shown complies with the Electrical Code.
Approval of this set of plans does not imply that the work as shown complies with the Mechanical Code.
Approval of this set of plans does not imply that the work as shown complies with the Energy Code.
Approval of this set of plans does not imply that the work as shown complies with the Disabled Access Code.
Approval of this set of plans does not imply that the work as shown complies with the Housing Code.
Approval of this set of plans does not imply that the work as shown complies with the Municipal Code.
Approval of this set of plans does not imply that the work as shown complies with the

NOTES:

- THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE



BASEMENT JUSTIFICATION TABULATION:

TOTAL FOOT PRINT OF FRONT DUPLEXES
2x(43'-10" + 40'-0") = 167'-8"
REQ'D 50% PERIMETER MAX. 6' FOR PROPOSED 1ST FLOOR
167'-8" / 2 = 83'-10"
PROPOSED RAISED AREA
42'-10" + 40'-0" = 83'-10" = 83'-10"

TOTAL FOOT PRINT OF REAR DUPLEXES
2x(43'-10" + 40'-0") = 167'-8"
REQ'D 50% PERIMETER MAX. 6' FOR PROPOSED 1ST FLOOR
167'-8" / 2 = 83'-10"
PROPOSED RAISED AREA
42'-10" + 15'-10" + 19'-4" + 10'-8" = 85'-6" > 83'-10"

LEGEND

- AUTOMATIC WEATHER BASED IRRIGATION SYSTEM CONTROLLERS
- F.D. 4" FLOOR DRAIN (0.25"/FOOT SLOPE)
- S.D. HARD WIRED SMOKE DETECTORS W/ BATTERY BACKUP
- CMD HARD WIRED CARBON MONOXIDE DETECTORS W/ BATTERY BACKUP
- SLOPE ARROWS INDICATING GRADE SLOPE IS DIRECTED AWAY FROM BUILDING FOR DETAILED INFO. SEE GRADING PLANS.
- LT. RECESSED OUTDOOR FLUORESCENT LIGHT FIXTURE
- LT. RECESSED INDOOR FLUORESCENT LIGHT FIXTURE
- LT. WALL MOUNTED OUTDOOR FLUORESCENT LIGHT FIXTURE
- LT. PENDANT LIGHT

WALL LEGEND

- 1-HR. WALL , 5/8" TYPE "X" GYP. BRD. EACH SIDE TWO UPPER FLOOR STRUCTURAL DIAPHRAGM
- 1-HR. DEMISING WALL/SOUND SEPARATION
- INTERIOR PARTITION WALL
- EXTERIOR STUCCO FINISH WALL

NEW DRIVE-WAY APRON UNDER SEPARATE PERMIT

22'-0" 80' 100.08'

TUJUNGA AVE.

APPROVED
FIRE HYDRANT AND ACCESS
LOS ANGELES FIRE DEPARTMENT
FIRE DEVELOPMENT SERVICES
RALPH M. TERAZAS
FIRE CHIEF
BY:
DATE:

City of Los Angeles
Department of Building and Safety
Green Building Division

This set of plans and specifications has been reviewed and is approved for compliance with state and local ordinances related to the Green Building Code.

This set of plans MUST be at the job site during construction.

It is unlawful to alter, add to, or deviate from these plans.

The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.

By: AC Total of 2/12 Sheets

Date:

COMMON OPEN SPACE TABULATION

REQ'D COMMON OPEN SPACE PER [Q] CONDITION
8 X 100 = 800 SQ.FT.

PROPOSED COMMON OPEN SPACE
(53.5' x 15.0') = 802.50 SQ.FT.

REQUIRED COMMON OPEN SPACE LANDSCAPING
50% x 800 = 400.00 SQ.FT.

PROPOSED LANDSCAPING
(53.5' x 5.0') + 2 x (11.0' x 6.33') = 406.76 SQ.FT.
USABLE COMMON OPEN SPACE @ REAR SET BACK WITHIN THE TWO END STAIRS
1200.0 SQ.FT.

SITE / BASEMENT GARAGE PLAN

SCALE 3/16"=1'-0"

PROPOSED DATUM ELEVATION 102.0' ON PLANS,SECTIONS & ELEVATIONS CORRESPONDS TO THE LOWEST ELEVATION OF 595.75' ON SURVEY

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:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

LICENSED ARCHITECT VARUJAN SAROIAN No C13791 REN.NOV 30.2019 STATE OF CALIFORNIA

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4293 - 4299 TUJUNGA AVE LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

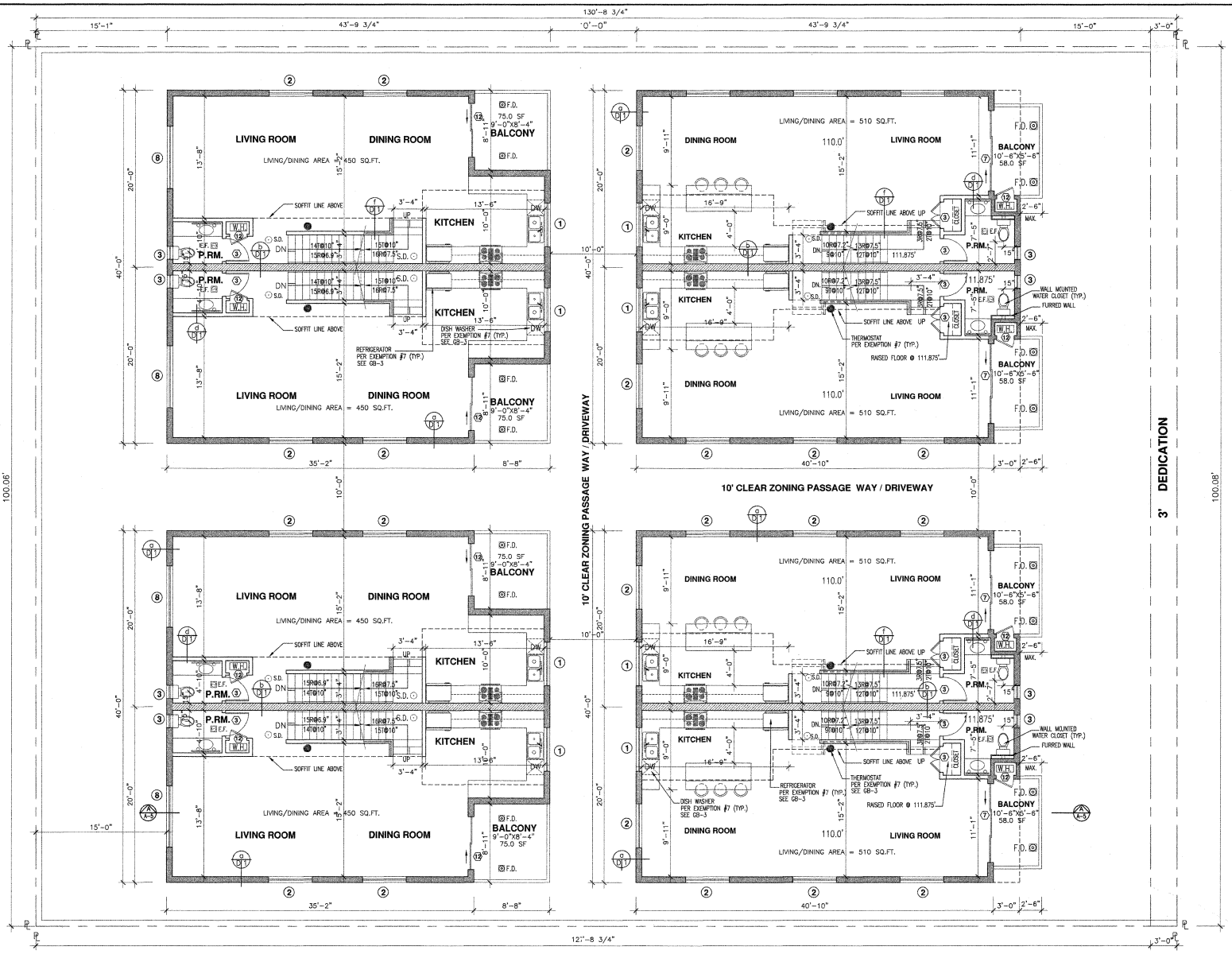
OWNER: MICHAEL SCHLOMOF
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: SITE / BASEMENT GARAGE PLAN

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

SHEET No: A-1 OF SHEETS

VARUJAN SAROIAN



LEGEND

- AUTOMATIC WEATHER-BASED IRRIGATION SYSTEM CONTROLLERS
- E.F. 50 CFM EXHAUST FAN
  - I. FANS SHALL BE "ENERGY STAR" COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
  - II. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- F.D. 4" FLOOR DRAIN (0.25"/FOOT SLOPE)
- ABOVE MIRROR FLUORESCENT LIGHT FIXTURE
- SMART THERMOSTAT PER EXEMPTION #7
- S.D. HARD WIRED SMOKE DETECTORS W/ BATTERY BACKUP
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- LT. RECESSED INDOOR FLUORESCENT LIGHT FIXTURE
- LT. WALL MOUNTED OUTDOOR FLUORESCENT LIGHT FIXTURE
- LT. PENDANT LIGHT

WALL LEGEND

- 1-HR. DEMISING WALL / SOUND SEPARATION
- INTERIOR PARTITION WALL
- EXTERIOR STUCCO FINISH WALL

4299 TUJUNGA AVE. 80'

City of Los Angeles
Department of Building and Safety
Green Building Division

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By: AC Total of 3/12 Sheets

Date:

FIRST FLOOR PLAN

SCALE 3/16"=1'-0"

REVISION	DATE	BY
1		

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LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

LICENSED ARCHITECT
VAROUJ SAROIAN
No C13791
REN.NOV 30.2019
STATE OF CALIFORNIA

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4293 - 4299 TUJUNGA AVE
LOS ANGELES CA 91604

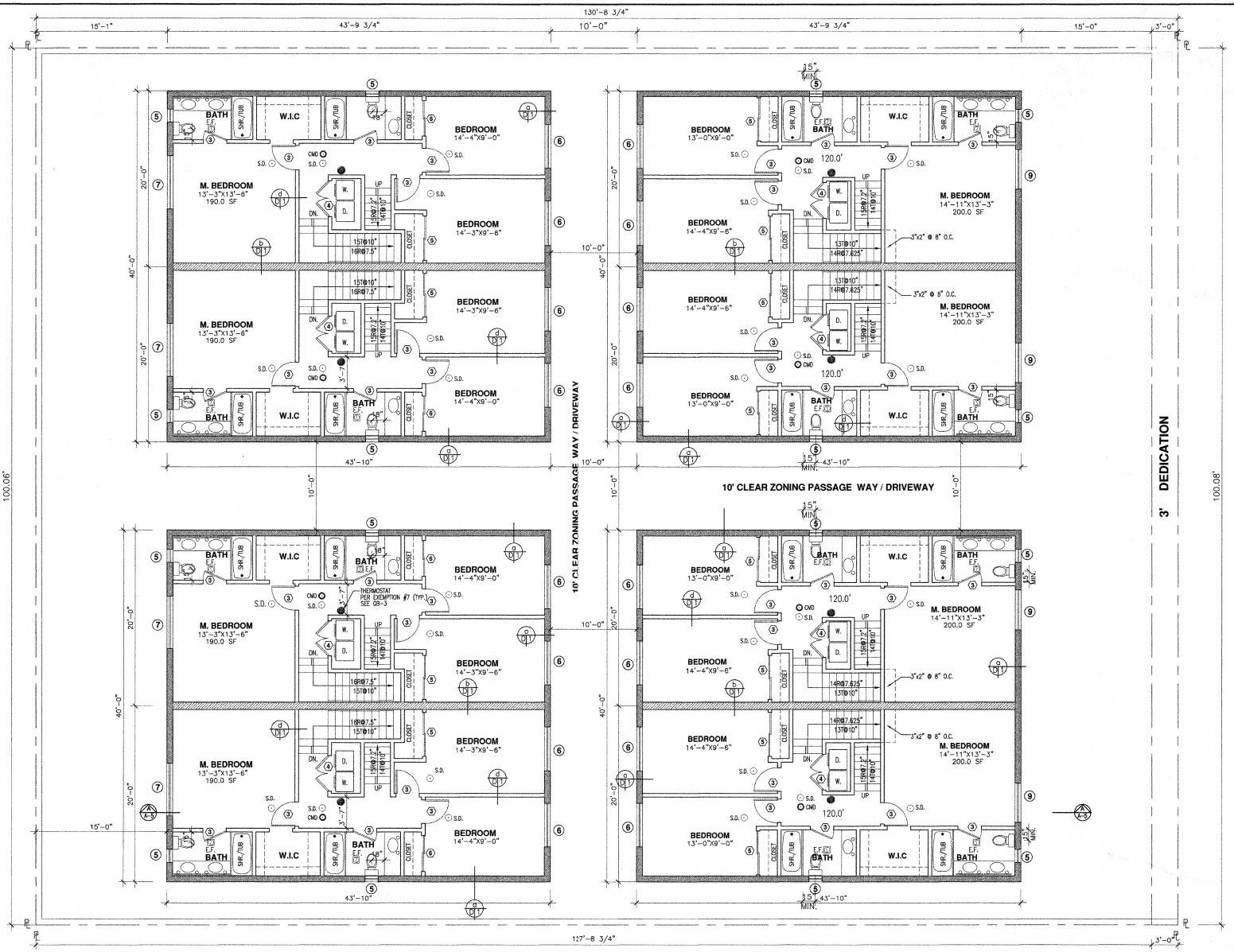
DRAWN BY:	M.S.
CHECKED BY:	V.S.
DATE:	JAN. 2019
SCALE:	3/16"=1'-0"

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **FIRST 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
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
A-2
OF SHEETS



LEGEND

- AUTOMATIC WEATHER BASED IRRIGATION SYSTEM CONTROLLERS
- E.F. i. FANS SHALL BE "ENERGY STAR" COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
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- LT. WALL MOUNTED OUTDOOR FLUORESCENT LIGHT FIXTURE
- LT. PENDANT LIGHT

WALL LEGEND

- 1-HR. DEMISING WALL / SOUND SEPARATION
- INTERIOR PARTITION WALL
- EXTERIOR STUCCO FINISH WALL

80' TUJUNGA AVE.

City of Los Angeles
Department of Building and Safety
Green Building Division

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By: Ac Total of 4/12 Sheets

Date:

SECOND FLOOR PLAN

SCALE 3/16"=1'-0"

BY PLANNING DIVISION APPROVED FEB 13 2020

REVISION	DATE	BY

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LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

LICENSED ARCHITECT VAROUJAN SAROIAN No C13791 REN.NOV 30.2019 STATE OF CALIFORNIA

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4293 – 4299 TUJUNGA AVE LOS ANGELES CA 91604

DRAWN BY:	M.S.
CHECKED BY:	V.S.
DATE:	JAN. 2019
SCALE:	3/16"=1'-0"

OWNER: MICHAEL SCHLOMOF
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: SECOND FLOOR PLAN

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

SHEET No: A-3
OF SHEETS