

**PROPOSED AREAS:**

LOT NO:	1	2	3	4	5	6	7
GARAGE	378	378	378	370	370	370	394
1ST FLOOR LIVING	370	327	327	454	454	454	523
2ND FLOOR LIVING	660	660	660	803	822	803	874
3RD FLOOR LIVING	740	740	740	938	938	938	1025
<b>R3 LIVING AREA TOTAL:</b>	<b>1,770</b>	<b>1727</b>	<b>1727</b>	<b>2195</b>	<b>2214</b>	<b>2195</b>	<b>2195</b>
1ST FLOOR COVERED ENTRY:	13	13	13	56	56	56	92
2ND FLOOR COVERED BALCONY:	59	59	59	87	87	87	134
<b>COVERED AREA TOTAL:</b>	<b>72</b>	<b>72</b>	<b>72</b>	<b>143</b>	<b>143</b>	<b>143</b>	<b>226</b>
<b>TOTAL RFA: (S.F.)</b> (400 S.F. GARAGE EXEMPT)	<b>1,842</b>	<b>1799</b>	<b>1799</b>	<b>2338</b>	<b>2357</b>	<b>2338</b>	<b>2421</b>
<b>LOT AREA: (S.F.)</b>	<b>2825</b>	<b>1233</b>	<b>1810.6</b>	<b>2156.2</b>	<b>1522.6</b>	<b>1522.6</b>	<b>2404</b>
<b>LOT COVERAGE: (S.F)</b>	<b>930</b>	<b>891</b>	<b>891</b>	<b>1113</b>	<b>1092</b>	<b>1092</b>	<b>1201</b>
<b>LOT COVERAGE / LOT AREA:</b>	<b>33%</b>	<b>72%</b>	<b>49%</b>	<b>52%</b>	<b>72%</b>	<b>72%</b>	<b>50%</b>

**LEGEND:**

(N) NEW CONSTRUCTION

(N) 2 CAR GARAGE

(N) 1ST FLOOR LIVING

(N) 2ND FLOOR LIVING

(N) 3RD FLOOR LIVING

(N) LANDSCAPING

(N) WALKWAY PER CIVIL

PATH TO ENTRY

**7 SMALL LOT SUBDIVISION**  
**7665 MACHREA ST.**  
**LOS ANGELES, CA 91042**

**SCOPE OF WORK:**

- DEMOLISH EXISTING 4 BED, 1 BATH 1,444 S.F. SINGLE FAMILY RESIDENCE & 220 S.F. DETACHED GARAGE.
- 7 NEW SMALL LOT SUBDIVISIONS.

**SHEET INDEX:**

SHEET NO.	SHEET TITLE	ISSUE (SEE BOTTOM OF SHEET)			
GENERAL		A	B	C	D
G-101	COVER SHEET, DWG INDEX, PROJECT INFO	X			
<b>ARCHITECTURAL</b>					
A-101	1ST FLOOR PLAN	X			
A-102	2ND FLOOR PLAN	X			
A-103	3RD FLOOR PLAN	X			
A-104	ROOF FLOOR PLAN	X			
A-201	EXTERIOR ELEVATIONS	X			
A-202	EXTERIOR ELEVATIONS	X			
A-203	EXTERIOR ELEVATIONS	X			
A-301	BUILDING SECTIONS	X			
A-601	WINDOW & DOOR SCHEDULE	X			

**APPLICABLE CODES:**

- 2020 CITY OF LOS ANGELES BUILDING CODE (LABC).
- 2020 CITY OF LOS ANGELES RESIDENTIAL CODE (LARC).
- 2020 CITY OF LOS ANGELES GREEN BUILDING CODE (LAGBC).
- 2020 CITY OF LOS ANGELES PLUMBING CODE (LAPC).
- 2020 CITY OF LOS ANGELES MECHANICAL CODE (LAMC).
- 2019 CALIFORNIA FIRE CODE (CFC).

**LEGAL DESCRIPTION:**

LOT(S) & ARB(S)	BLOCK	TRACT(S)
LOT # 10	-	NO. 14078
APN #	2558-002-015	

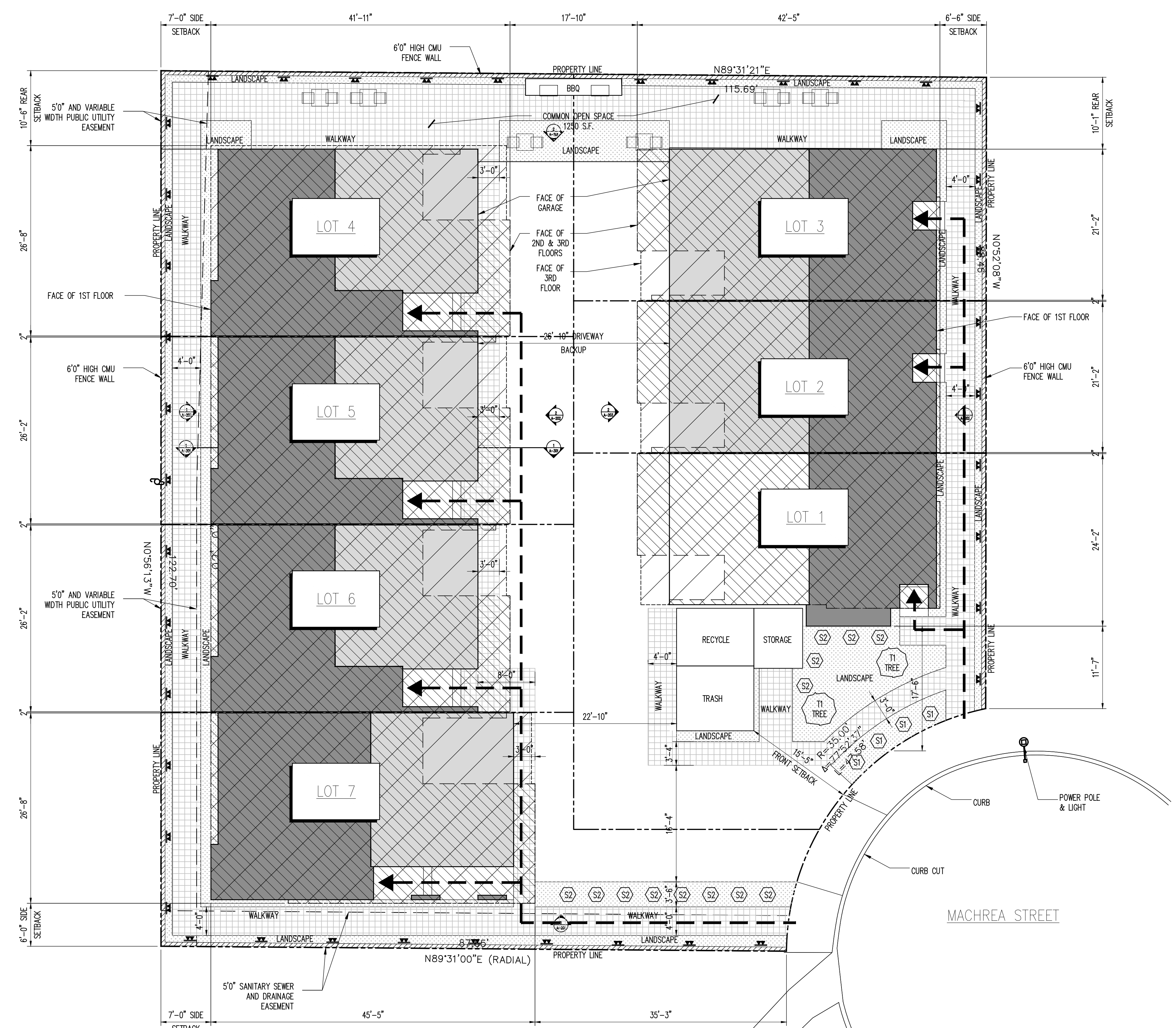
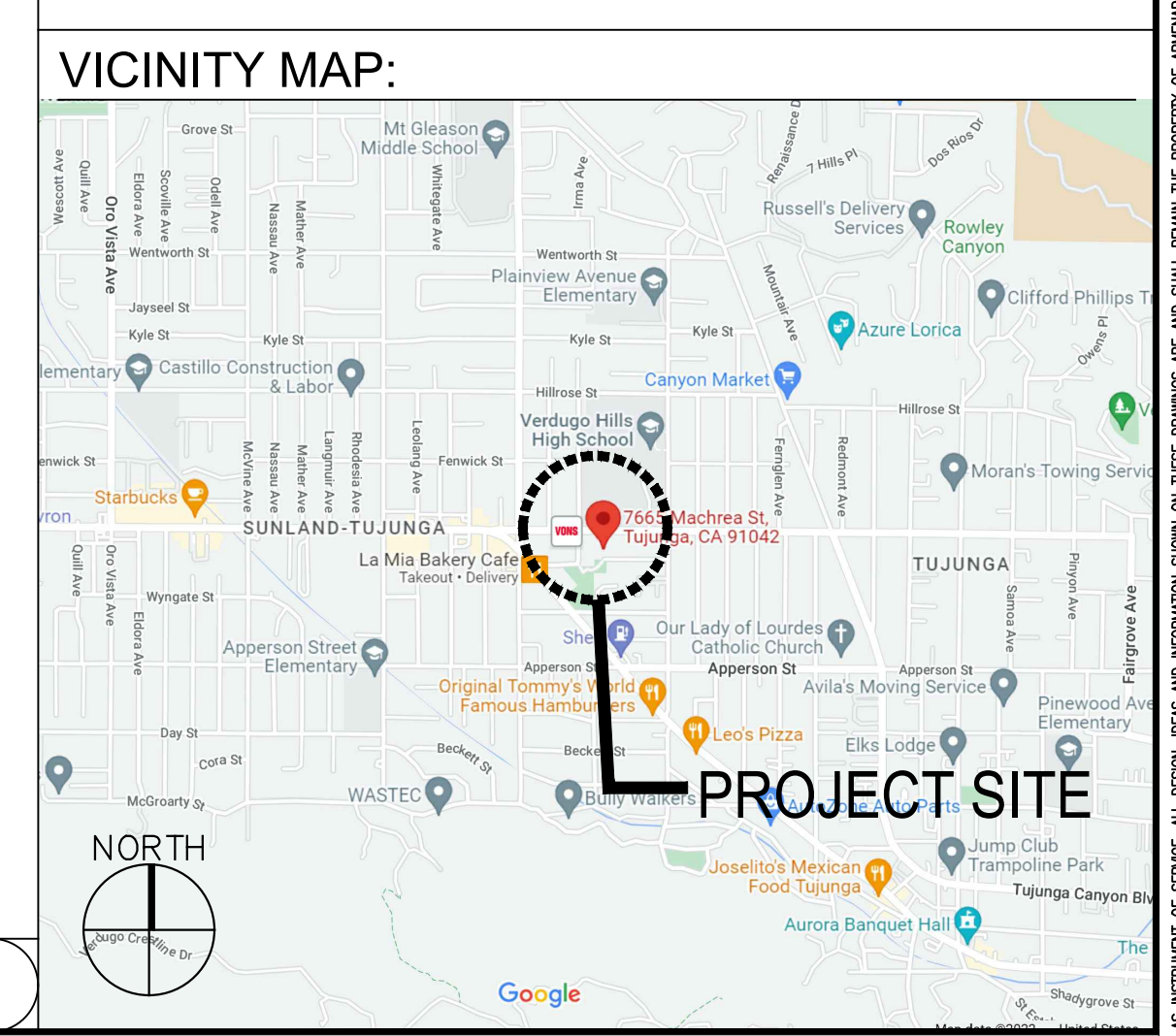
**ZONING INFO:**

LOT AREA:	13,473.90 S.F.
EXISTING & PROPOSED ZONE:	RD3-1
GENERAL PLAN LAND USE:	LOW MEDIUM 1 RESIDENTIAL
EXISTING USE:	SINGLE FAMILY RESIDENCE WITH DETACHED GARAGE
PROPOSED USE:	7 NEW SMALL LOT ** (4 BY RIGHT LOTS + 3 DENSITY BONUS LOTS) (1 OF 7 TO BE LOW INCOME)
PARKING:	2 EACH, TOTAL 14
COMMON OPEN SPACE: (NOT REQUIRED UNDER 20 UNITS)	1,250 S.F.
HARDSCAPE AREA:	1,736 S.F.
LANDSCAPE AREA:	1,140 S.F.

\*\*13,473.90 S.F. LOT / 3,000 = 4.49 BY RIGHT UNITS.  
 -PROPOSING LOW INCOME PER 12.22.A25.C. + WE ROUND UP 4.49 TO 5 UNITS.  
 -TO ACHIEVE A DENSITY BONUS OF 21.5%, WE MUST PROVIDE 11% LOW INCOME UNITS.  
 -THEREFORE, 5 UNITS X 21.5% DENSITY BONUS IS 6.075+ROUND UP TO 7 TOTAL UNITS.  
 -11% OF THE 7 UNITS NEED TO BE LOW INCOME = 77 ROUNDED UP TO 1 UNIT LOW INCOME.  
 7 TOTAL UNITS, 1 OF WHICH NEEDS TO BE LOW INCOME.

**LANDSCAPING LEGEND:**

BOTANICAL NAME / COMMON NAME	SIZE	QTY.	-
FICUS FUMILA, CREEPING FIG	1 GAL @ 10' O.C.	40	-
PARKINSONIA DESERT MUSEUM, PALO VERDE	48 BOX.	-	-
DODONAEA VISCOSEA, BROODLEAF HOPOBUSH	15 GAL	4	-
ALYOGYNE HUJEGELII, BLUE HIBISCUS	5 GAL	13	-
SENECIO SERPENS	FLAT	AS NEEDED	-



**SITE PLAN**

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

PROJECT TEAM:

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**LICENSED ARCHITECT**  
 ARMEN TUTUNDZHANYAN  
 C-37632  
 PEN12-31-2022  
 STATE OF CALIFORNIA

AS INSTRUMENT OF SERVICE, ALL DESIGN IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF THE CORPORATION HEREIN. 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 ARMENARC. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

**PROPERTY OWNER:**  
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**CIVIL ENGINEER:**  
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PROJECT TITLE:  
**MACHREA  
 7 SMALL LOT SFR**

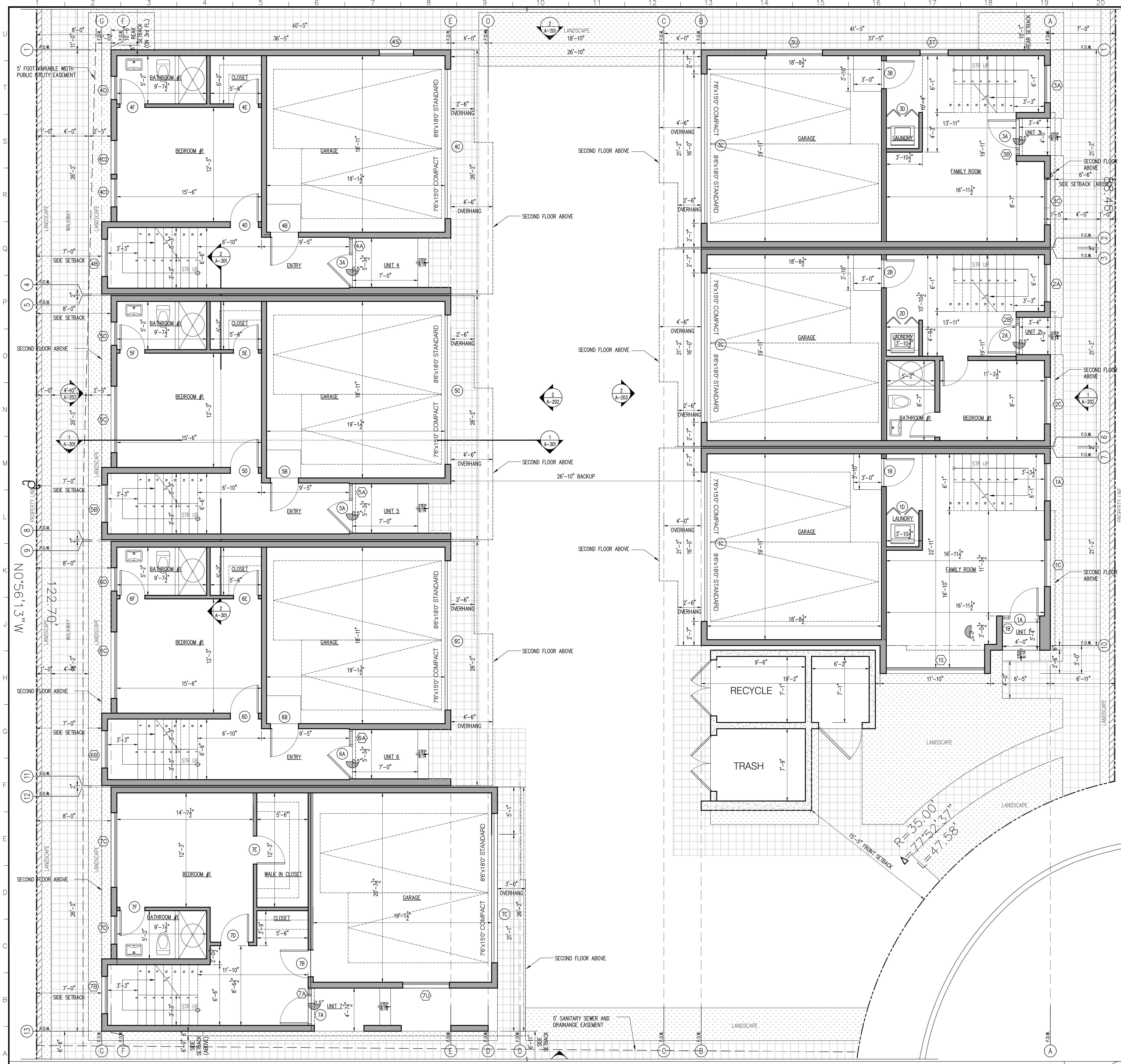
PROJECT ADDRESS:  
**7665 MACHREA ST.  
 LOS ANGELES, CA 91042**

NO. ISSUED FOR:

JOB NO.: 20034  
 DRAWN BY: A.T.  
 CHECKED BY: A.T.  
 DATE: 03-22-23

SHEET DESCRIPTION:  
**SITE PLAN  
 COVER SHEET**

SHEET NUMBER:  
**G-101**



FIRST FLOOR PLAN

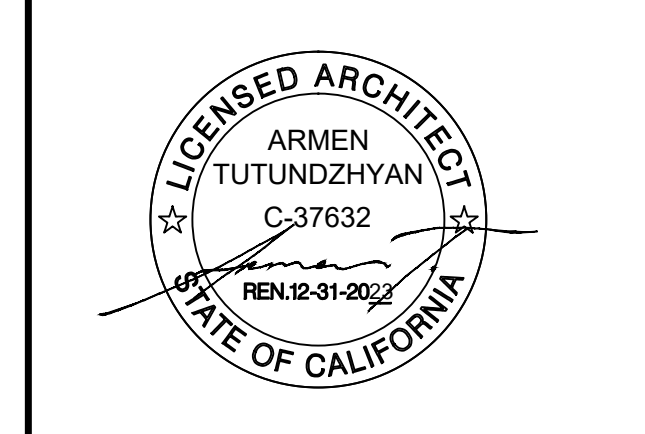
**NOTES:**

- PROVIDE ULTRA LOW FLUSH WATER CLOSET FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION. ALL NEWLY INSTALLED PLUMBING FIXTURES SHALL COMPLY WITH TABLE 9.303.2.
- MINIMUM 70° HOT, NON-ABSORBENT WALL (TILE) REQUIRED ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS SHALL BE PROVIDED FOR SHOWER ENCLOSURE.
- ALL NEW WINDOWS SHALL BE DOUBLE PANE UNLESS OTHERWISE NOTED.
- PROVIDE FIBER GLASS BATT INSULATION IN NEW AREAS AS FOLLOWS:
  - R-13 IN ALL NEW STUD WALLS
  - R-30 IN ROOF WITH ATTIC
  - R-19 IN RAISED FLOOR
- INSTALL GFI OUTLETS IN NEW BATHROOMS
- SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS:
  - IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, HALLWAY AND AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLING WITH MORE THAN ONE STORY.
  - IN EXISTING CONSTRUCTION SMOKE DETECTORS MAY BE BATTERY OPERATED, INSTALLED IN LOCATIONS AS SPECIFIED ABOVE.
- CARBON MONOXIDE DETECTOR. INSTALL CARBON MONOXIDE DETECTOR IN THE LIVING SPACE NEAR THE BEDROOM. DETECTORS ARE REQUIRED IN DWELLINGS WHERE FUEL BURNING APPLIANCES ARE INSTALLED. CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING ELECTRICAL AND HAVE A BATTERY BACKUP. CARBON MONOXIDE DETECTORS SHALL COMPLY WITH UL2034 AND/OR NFPA 720. CO DETECTORS SHALL BE INSTALLED A MINIMUM OF FIVE (5) FEET ABOVE FINISH GRADE. CA RESIDENTIAL CODE 2016 CHAPTER 3 SEC. 315.
- WATER HEATER MUST BE SEISMIC STRAPPED TO WALL IN TWO PLACES. ONE, IN THE UPPER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS. A T&V VALVE PIPE TO THE EXTERIOR. A MINIMUM 50 SQ. INCHES VENT. IN THE TOP & BOTTOM OF THE W/H COMPARTMENT.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306).
- KITCHEN SINKS, LAVATORIES, BATHUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- BATHUB AND SHOWER FLOORS, WALLS ABOVE BATHUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- ALL NEWLY INSTALLED PLUMBING FIXTURES SHALL COMPLY WITH TABLE 9.303.2.
- EACH NEW APPLIANCE PROVIDED SHALL BE "ENERGY STAR" COMPLIANT.
- HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.6)
- BATHROOM EXHAUST FAN SHALL COMPLY WITH THE FOLLOWING:
  - FANS BE "ENERGY STAR" COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
  - FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- THE PANEL OR SUB-PANEL 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 SUB-PANEL CIRCUIT IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED "EV CAPABLE".
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH ANPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVES AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF ANPA U1.
- PROVIDE ANTI-CRAFTSMAN FINISH WITHIN THE FIRST 9 FT., MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
- IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

**LEGEND:**

- NEW SMOKE DETECTOR SEE NOTE #6.
- CARBON MONOXIDE DETECTOR SEE NOTE #7.
- EXHAUST FAN CAPABLE OF MINIMUM 50 CFM EXHAUSTING DIRECTLY TO THE OUTSIDE, SEE NOTE #15, CONTROLLED BY HUMIDISTAT. ENERGY STAR COMPLIANT.
- NEW CONSTRUCTION (E) EXISTING CONSTRUCTION
- (N) 2X @ 16" O.C. WOOD STUDWALL, U.N.O.
- STAMPED CONCRETE PATTERN

PROJECT TEAM:  
**ARMENARC**  
 1812 W. BURBANK BLVD #148  
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**PROPERTY OWNER:**  
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 HAYK@TECHNICALAND.COM

PROJECT TITLE:  
**MACHREA  
 7 SMALL LOT SFR**

PROJECT ADDRESS:  
 7665 MACHREA ST.  
 LOS ANGELES, CA 91042

NO.	ISSUED FOR:

JOB NO.: 20034  
 DRAWN BY: A.T.  
 CHECKED BY: A.T.  
 DATE: 03-22-23

SHEET DESCRIPTION:  
**FIRST FLOOR PLAN**

SHEET NUMBER:  
**A-111**



**NOTES:**

- PROVIDE ULTRA LOW FLUSH WATER CLOSET FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOWELS MUST BE ADAPTED FOR LOW WATER CONSUMPTION. ALL NEWLY INSTALLED PLUMBING FIXTURES SHALL COMPLY WITH TABLE 9.303.2.
- MINIMUM 70" HOT, NON-ABSORBENT WALL (TILE) REQUIRED ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS SHALL BE PROVIDED FOR SHOWER ENCLOSURE.
- ALL NEW WINDOWS SHALL BE DOUBLE PANE UNLESS OTHERWISE NOTED.
- PROVIDE FIBER GLASS BATT INSULATION IN NEW AREAS AS FOLLOWS:
  - R-13 IN ALL NEW STUD WALLS
  - R-30 IN ROOF WITH ATTIC
  - R-19 IN RAISED FLOOR
- INSTALL GFI OUTLETS IN NEW BATHROOMS
- SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS:
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  - IN EXISTING CONSTRUCTION SMOKE DETECTORS MAY BE BATTERY OPERATED, INSTALLED IN LOCATIONS AS SPECIFIED ABOVE.
- CARBON MONOXIDE DETECTOR. INSTALL CARBON MONOXIDE DETECTOR IN THE LIVING SPACE NEAR THE BEDROOM. DETECTORS ARE REQUIRED IN DWELLINGS WHERE FUEL BURNING APPLIANCES ARE INSTALLED. CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING ELECTRICAL AND HAVE A BATTERY BACKUP. CARBON MONOXIDE DETECTORS SHALL COMPLY WITH UL2034 AND/OR NFPA 720. CO DETECTORS SHALL BE INSTALLED A MINIMUM OF FIVE (5) FEET ABOVE FINISH GRADE. CA RESIDENTIAL CODE 2016 CHAPTER 3 SEC. 315.
- WATER HEATER MUST BE SEISMIC STRAPPED TO WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS. A T&T VALVE PIPE TO THE EXTERIOR. A MINIMUM 50 SQ. INCHES VENT. IN THE TOP & BOTTOM OF THE W/H COMPARTMENT.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306).
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- ALL NEWLY INSTALLED PLUMBING FIXTURES SHALL COMPLY WITH TABLE 9.303.2
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- BATHROOM EXHAUST FAN SHALL COMPLY WITH THE FOLLOWING:
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- THE PANEL OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT (AND SPACE(S) RESERVED FOR INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED "EV CAPABLE".
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)
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- PROVIDE ANTI-CRAFTSMAN FINISH WITHIN THE FIRST 9 FT., MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
- IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

**LEGEND:**

- (S.D.) NEW SMOKE DETECTOR SEE NOTE #6.
- (C.O.) CARBON MONOXIDE DETECTOR SEE NOTE #7
- (E.F.) EXHAUST FAN CAPABLE OF MINIMUM 50 CFM EXHAUSTING DIRECTLY TO THE OUTSIDE. SEE NOTE #15. CONTROLLED BY HUMIDISTAT. ENERGY STAR COMPLIANT
- (N) NEW CONSTRUCTION (E) EXISTING CONSTRUCTION
- (N) 2X @ 16" O.C. WOOD STUDWALL, U.N.O.
- (S.C.P.) STAMPED CONCRETE PATTERN

NO.	ISSUED FOR:
JOB NO.:	20034
DRAWN BY:	A.T.
CHECKED BY:	A.T.
DATE:	03-22-23
SHEET DESCRIPTION:	SECOND FLOOR PLAN
SHEET NUMBER:	A-112

PROJECT TEAM:

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LICENSED ARCHITECT  
 ARMEN TUTUNDZHANYAN  
 C-37632  
 PEN12-31-2022  
 STATE OF CALIFORNIA

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PROPERTY OWNER:  
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 HAYK@TECHNICALAND.COM

PROJECT TITLE:  
**MACHREA  
 7 SMALL LOT SFR**

PROJECT ADDRESS:  
 7665 MACHREA ST.  
 LOS ANGELES, CA 91042

SCALE:  
 1/4" = 1'-0" 1



THIRD FLOOR PLAN

- NOTES:**
- PROVIDE ULTRA LOW FLUSH WATER CLOSET FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION. ALL NEWLY INSTALLED PLUMBING FIXTURES SHALL COMPLY WITH TABLE 9.303.2.
  - MINIMUM 70" HOT, NON-ABSORBENT WALL (TILE) REQUIRED ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS SHALL BE PROVIDED FOR SHOWER ENCLOSURE.
  - ALL NEW WINDOWS SHALL BE DOUBLE PANE UNLESS OTHERWISE NOTED.
  - PROVIDE FIBER GLASS BATT INSULATION IN NEW AREAS AS FOLLOWS:
    - R-13 IN ALL NEW STUD WALLS
    - R-30 IN ROOF WITH ATTIC
    - R-19 IN RAISED FLOOR
  - INSTALL GFI OUTLETS IN NEW BATHROOMS
  - SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS:
    - IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, HALLWAY AND AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLING WITH MORE THAN ONE STORY.
    - IN EXISTING CONSTRUCTION SMOKE DETECTORS MAY BE BATTERY OPERATED, INSTALLED IN LOCATIONS AS SPECIFIED ABOVE.
  - CARBON MONOXIDE DETECTOR. INSTALL CARBON MONOXIDE DETECTOR IN THE LIVING SPACE NEAR THE BEDROOM. DETECTORS ARE REQUIRED IN DWELLINGS WHERE FUEL BURNING APPLIANCES ARE INSTALLED. CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING ELECTRICAL AND HAVE A BATTERY BACKUP. CARBON MONOXIDE DETECTORS SHALL COMPLY WITH UL2034 AND/OR NFPA 720. CO DETECTORS SHALL BE INSTALLED A MINIMUM OF FIVE (5) FEET ABOVE FINISH GRADE. CA RESIDENTIAL CODE 2016 CHAPTER 3 SEC. 315.
  - WATER HEATER MUST BE SEISMIC STRAPPED TO WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS. A T&T VALVE PIPE TO THE EXTERIOR. A MINIMUM 50 SQ. INCHES VENT. IN THE TOP & BOTTOM OF THE W/H COMPARTMENT.
  - PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306).
  - KITCHEN SINKS, LAVATORIES, BATHUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
  - BATHUB AND SHOWER FLOORS, WALLS ABOVE BATHUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FINISH FLOOR.
  - ALL NEWLY INSTALLED PLUMBING FIXTURES SHALL COMPLY WITH TABLE 9.303.2
  - EACH NEW APPLIANCE PROVIDED SHALL BE "ENERGY STAR" COMPLIANT.
  - HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.6)
  - BATHROOM EXHAUST FAN SHALL COMPLY WITH THE FOLLOWING:
    - FANS BE "ENERGY STAR" COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
    - FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
  - THE PANEL OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED FOR INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
  - THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED "EV CAPABLE".
  - BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)
  - PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVES AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
  - PROVIDE ANTI-CRAFFT FINISH WITHIN THE FIRST 9 FT., MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
  - IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

- LEGEND:**
- NEW SMOKE DETECTOR SEE NOTE #6.
  - S.D.
  - CARBON MONOXIDE DETECTOR SEE NOTE #7.
  - EXHAUST FAN CAPABLE OF MINIMUM 50 CFM EXHAUSTING DIRECTLY TO THE OUTSIDE, SEE NOTE #15, CONTROLLED BY HUMIDISTAT. ENERGY STAR COMPLIANT.
  - NEW CONSTRUCTION (N) EXISTING CONSTRUCTION (E)
  - (N) 2X @ 16" O.C. WOOD STUDWALL, U.N.O.
  - STAMPED CONCRETE PATTERN

PROJECT TITLE:  
**MACHREA  
 7 SMALL LOT SFR**

PROJECT ADDRESS:  
 7665 MACHREA ST.  
 LOS ANGELES, CA 91042

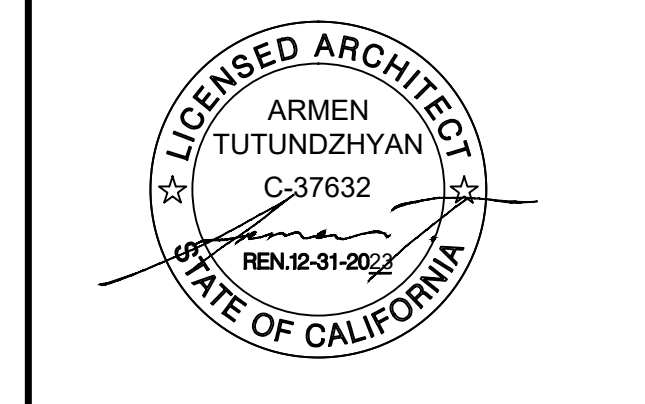
NO.	ISSUED FOR:

JOB NO.: 20034  
 DRAWN BY: A.T.  
 CHECKED BY: A.T.  
 DATE: 03-22-23

SHEET DESCRIPTION:  
**THIRD FLOOR PLAN**

SHEET NUMBER:  
**A-113**

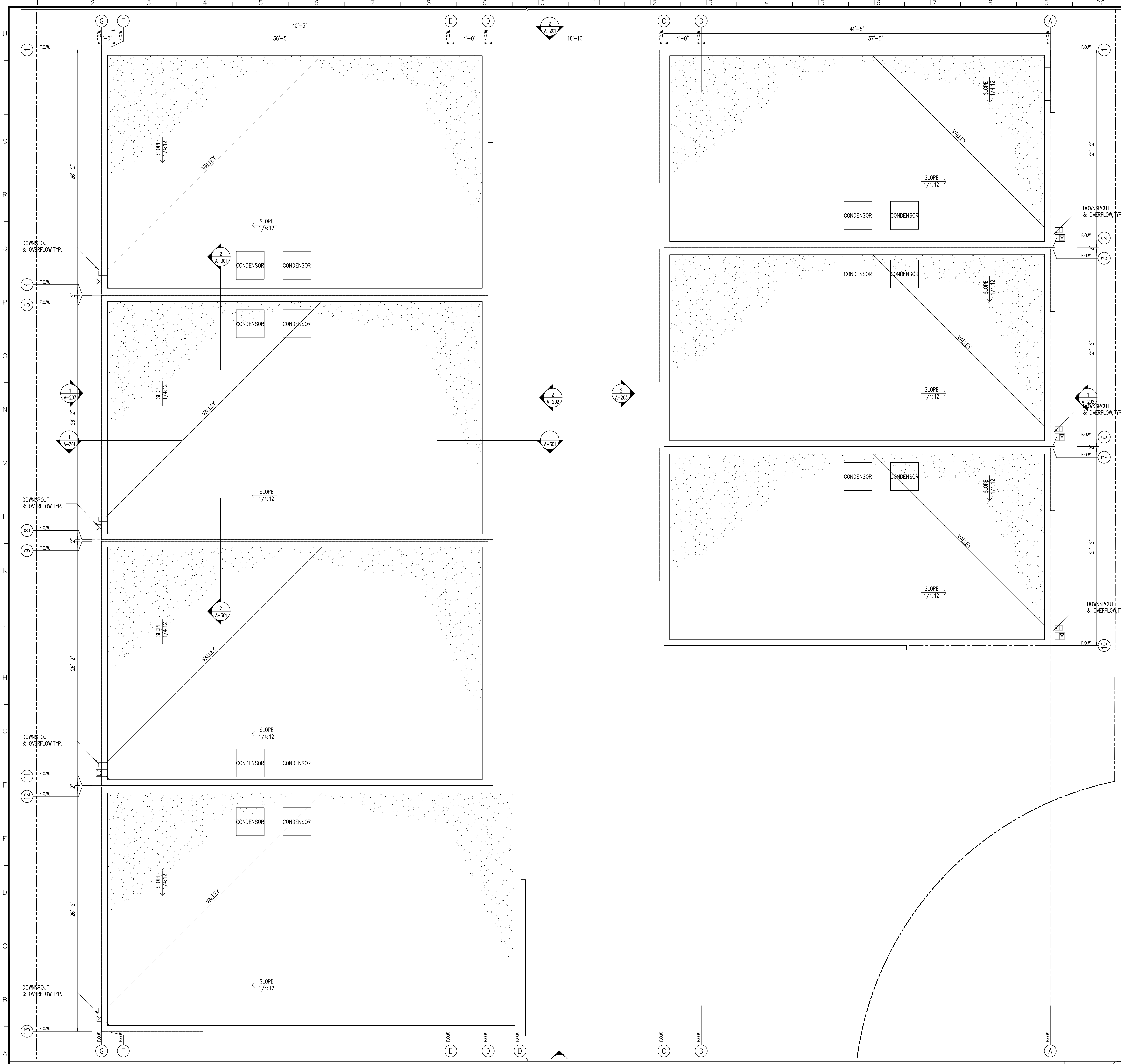
PROJECT TEAM:  
**ARMENARC**  
 1812 W. BURBANK BLVD #148  
 BURBANK, CA 91506  
 C.818.434.2250  
 ARMEN@ARMENARC.COM



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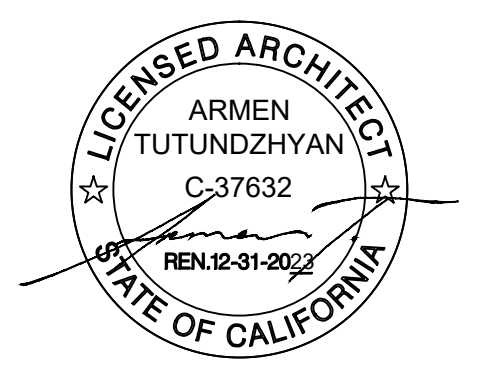
PROPERTY OWNER:  
 NERSES YARIJANYAN  
 7665 MACHREA ST.  
 LOS ANGELES, CA 91042  
 (818) 406-1935  
 NERO.Y@INBOX.RU

CIVIL ENGINEER:  
 T.L.C. TECHNICAL CO. INC  
 HAYK MARTIROSIAN  
 1545 N. VERDUGO RD. #2  
 GLENDALE, CA 91208  
 (818) 547-0543  
 HAYK@TECHNICALAND.COM



**LEGEND:**  
 60 MIL SLATE GRAY SURE-WELD TPO REINFORCED MEMBRANE  
 0/ 1/4" DENS-DECK, CLASS A MIN.  
 ICC-ESR #1493. INSTALL PER MANUFACTURERS RECOMMENDATION & ICC REPORT.  
 OR EQUAL.

PROJECT TEAM:  
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PROJECT TITLE:  
**MACHREA  
 7 SMALL LOT SFR**

PROJECT ADDRESS:  
 7665 MACHREA ST.  
 LOS ANGELES, CA 91042

NO.	ISSUED FOR:

JOB NO.: 20034  
 DRAWN BY: A.T.  
 CHECKED BY: A.T.  
 DATE: 03-22-23

SHEET DESCRIPTION:  
**ROOF PLAN  
 SINGLE FAMILY RESIDENCE**

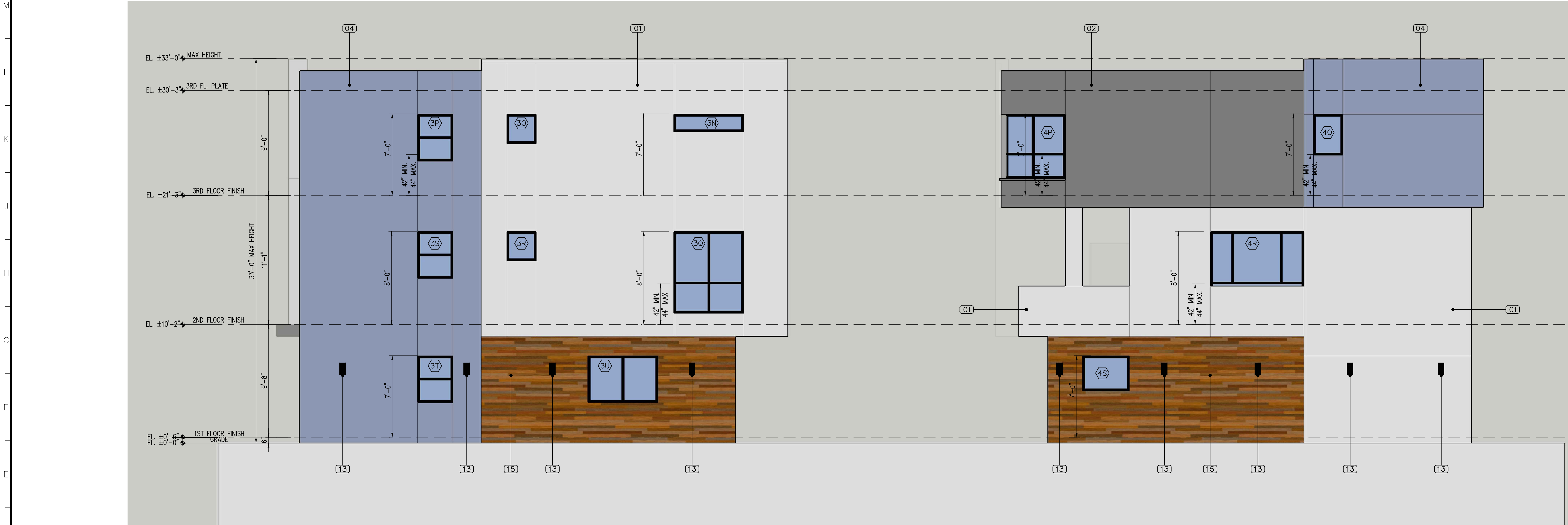
SHEET NUMBER:  
**A-131**

SINGLE FAMILY RESIDENCE ROOF PLAN  
 SCALE: 1/4" = 1'-0" **1**



SOUTH ELEVATION

SCALE: 1/4"=1'-0" 1



NORTH ELEVATION

SCALE: 1/4"=1'-0" 2

EXTERIOR FINISH SCHEDULE:

TAG	MATERIAL	COLOR	MANF. / SUPPLIER
13	SUM 12 DOWNLIGHT	BLACK	RAB LIGHTING OR EQ.
14	ALUMINUM REVERSE CHANNEL ADDRESS NUMBERS	BLACK	TBD
15	COMPOSITE PANEL WITH WOOD FINISH	TIMBER SERIES, TEAK	APOLIC OR EQUAL

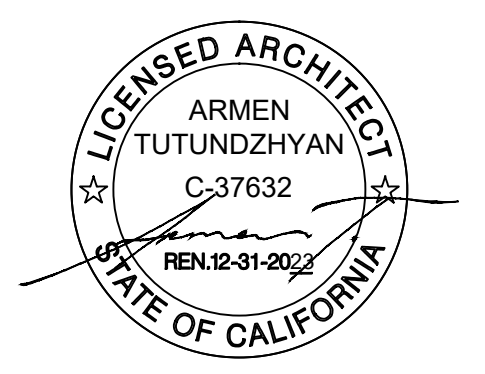
EXTERIOR FINISH SCHEDULE:

TAG	MATERIAL	COLOR	MANF. / SUPPLIER
07	SMOOTH EXTERIOR PLASTER	TURQUOISE	LA HABRA OR EQUAL
08	SMOOTH EXTERIOR PLASTER	BLUE	LA HABRA OR EQUAL
09	SMOOTH EXTERIOR PLASTER	ORANGE	LA HABRA OR EQUAL
10	SMOOTH EXTERIOR PLASTER	RED	LA HABRA OR EQUAL
11	SMOOTH EXTERIOR PLASTER	MAGENTA	LA HABRA OR EQUAL
12	SMOOTH EXTERIOR PLASTER	BLACK	LA HABRA OR EQUAL

EXTERIOR FINISH SCHEDULE:

TAG	MATERIAL	COLOR	MANF. / SUPPLIER
01	SMOOTH EXTERIOR PLASTER	WHITE	LA HABRA OR EQUAL
02	SMOOTH EXTERIOR PLASTER	COAL MINER DET613	LA HABRA OR EQUAL
03	SMOOTH EXTERIOR PLASTER	DARK GREY CHARCOAL	LA HABRA OR EQUAL
04	SMOOTH EXTERIOR PLASTER	JADED CLOUDS DES703	LA HABRA OR EQUAL
05	SMOOTH EXTERIOR PLASTER	YELLOW	LA HABRA OR EQUAL
06	SMOOTH EXTERIOR PLASTER	GREEN	LA HABRA OR EQUAL

PROJECT TEAM:  
**ARMENARC**  
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BURBANK, CA 91506  
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(818) 406-1935  
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CIVIL ENGINEER:  
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GLENDALE, CA 91208  
(818) 547-0543  
HAYK@TECHN.LAND.CO

PROJECT TITLE:  
**MACHREA  
7 SMALL LOT SFR**

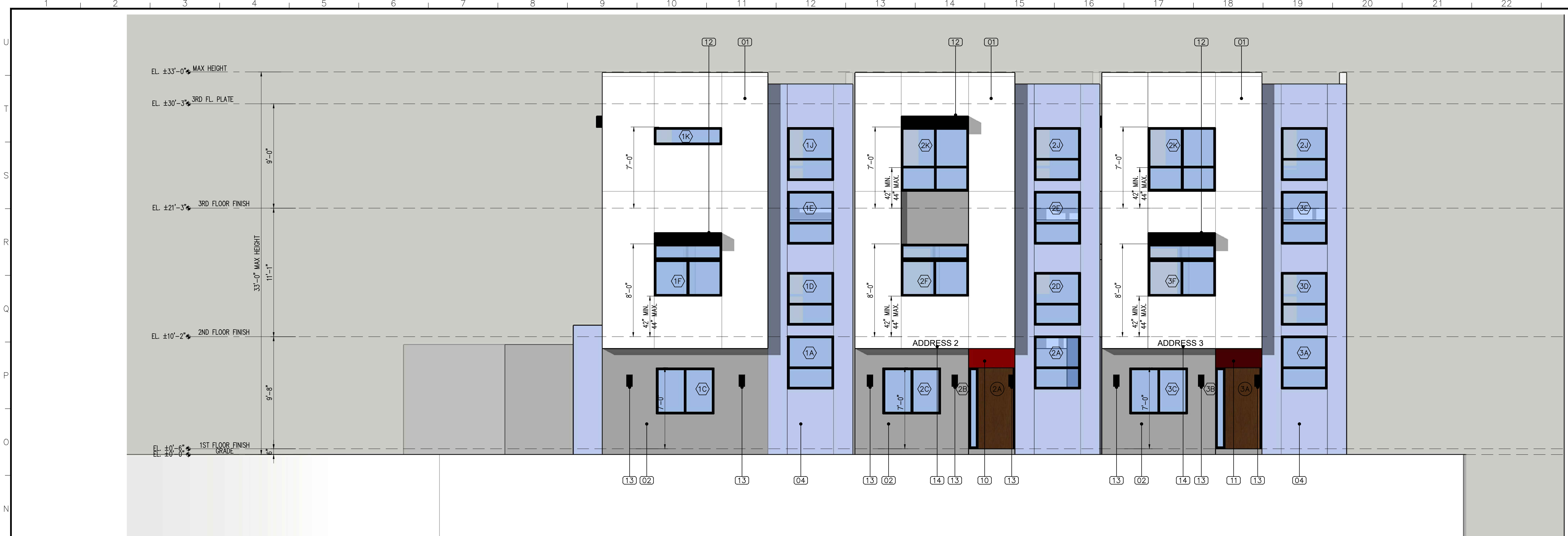
PROJECT ADDRESS:  
7665 MACHREA ST.  
LOS ANGELES, CA 91042

NO.	ISSUED FOR:

JOB NO.: 20034  
DRAWN BY: A.T.  
CHECKED BY:  
DATE: 03-22-23

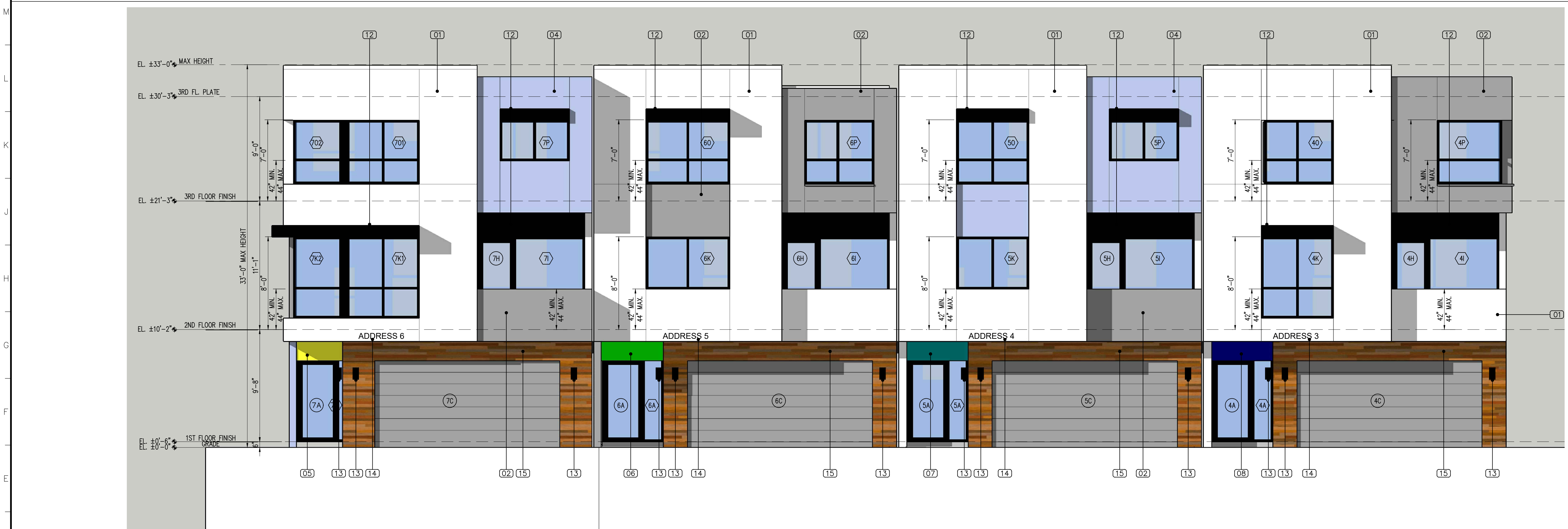
SHEET DESCRIPTION:  
ELEVATIONS

SHEET NUMBER:  
**A-201**



EAST ELEVATION #1 (UNITS 1,2,3)

SCALE: 1/4"=1'-0" 1



EAST ELEVATION #2 (UNITS 7,6,5,4)

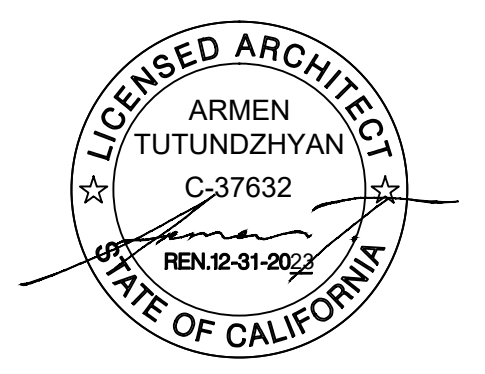
SCALE: 1/4"=1'-0" 2

EXTERIOR FINISH SCHEDULE:			
TAG	MATERIAL	COLOR	MANF. / SUPPLIER
13	SUM 12 DOWNLIGHT	BLACK	RAB LIGHTING OR EQ.
14	ALUMINUM REVERSE CHANNEL ADDRESS NUMBERS	BLACK	TBD
15	COMPOSITE PANEL WITH WOOD FINISH	TIMBER SERIES, TEAK	APOLIC OR EQUAL

EXTERIOR FINISH SCHEDULE:			
TAG	MATERIAL	COLOR	MANF. / SUPPLIER
07	SMOOTH EXTERIOR PLASTER	TURQUOISE	LA HABRA OR EQUAL
08	SMOOTH EXTERIOR PLASTER	BLUE	LA HABRA OR EQUAL
09	SMOOTH EXTERIOR PLASTER	ORANGE	LA HABRA OR EQUAL
10	SMOOTH EXTERIOR PLASTER	RED	LA HABRA OR EQUAL
11	SMOOTH EXTERIOR PLASTER	MAGENTA	LA HABRA OR EQUAL
12	SMOOTH EXTERIOR PLASTER	BLACK	LA HABRA OR EQUAL

EXTERIOR FINISH SCHEDULE:			
TAG	MATERIAL	COLOR	MANF. / SUPPLIER
01	SMOOTH EXTERIOR PLASTER	WHITE	LA HABRA OR EQUAL
02	SMOOTH EXTERIOR PLASTER	COAL MINER DET613	LA HABRA OR EQUAL
03	SMOOTH EXTERIOR PLASTER	DARK GREY CHARCOAL	LA HABRA OR EQUAL
04	SMOOTH EXTERIOR PLASTER	JADED CLOUDS DES703	LA HABRA OR EQUAL
05	SMOOTH EXTERIOR PLASTER	YELLOW	LA HABRA OR EQUAL
06	SMOOTH EXTERIOR PLASTER	GREEN	LA HABRA OR EQUAL

PROJECT TEAM:  
**ARMENARC**  
 1812 W. BURBANK BLVD #148  
 BURBANK, CA 91506  
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CIVIL ENGINEER:  
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 GLENDALE, CA 91208  
 (818) 547-0543  
 HAYK@TECHN.LAND.CO

PROJECT TITLE:  
**MACHREA**  
 7 SMALL LOT SFR

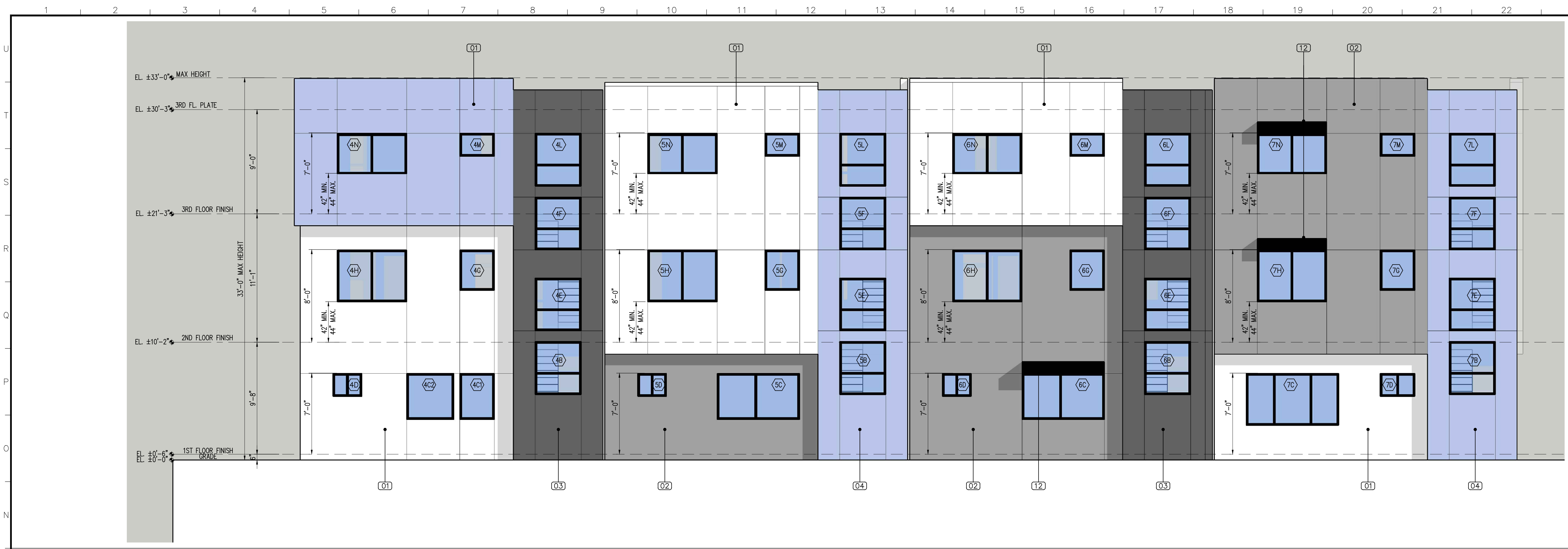
PROJECT ADDRESS:  
 7665 MACHREA ST.  
 LOS ANGELES, CA 91042

NO.	ISSUED FOR:

JOB NO.: 20034  
 DRAWN BY: A.T.  
 CHECKED BY: A.T.  
 DATE: 03-22-23

SHEET DESCRIPTION:  
 ELEVATIONS

SHEET NUMBER:  
**A-202**



WEST ELEVATION #1 (UNITS 4,5,6,7)

SCALE: 1/4"=1'-0" 1



WEST ELEVATION #2 (UNITS 3,2,1)

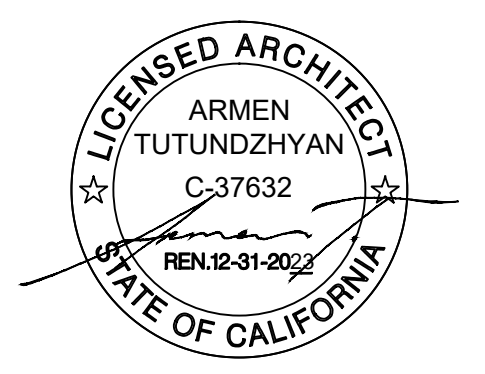
SCALE: 1/4"=1'-0" 2

EXTERIOR FINISH SCHEDULE:			
TAG	MATERIAL	COLOR	MANF. / SUPPLIER
13	SUM 12 DOWNLIGHT	BLACK	RAB LIGHTING OR EQ.
14	ALUMINUM REVERSE CHANNEL ADDRESS NUMBERS	BLACK	TBD
15	COMPOSITE PANEL WITH WOOD FINISH	TIMBER SERIES, TEAK	APOLIC OR EQUAL

EXTERIOR FINISH SCHEDULE:			
TAG	MATERIAL	COLOR	MANF. / SUPPLIER
07	SMOOTH EXTERIOR PLASTER	TURQUOISE	LA HABRA OR EQUAL
08	SMOOTH EXTERIOR PLASTER	BLUE	LA HABRA OR EQUAL
09	SMOOTH EXTERIOR PLASTER	ORANGE	LA HABRA OR EQUAL
10	SMOOTH EXTERIOR PLASTER	RED	LA HABRA OR EQUAL
11	SMOOTH EXTERIOR PLASTER	MAGENTA	LA HABRA OR EQUAL
12	SMOOTH EXTERIOR PLASTER	BLACK	LA HABRA OR EQUAL

EXTERIOR FINISH SCHEDULE:			
TAG	MATERIAL	COLOR	MANF. / SUPPLIER
01	SMOOTH EXTERIOR PLASTER	WHITE	LA HABRA OR EQUAL
02	SMOOTH EXTERIOR PLASTER	COAL MINER DET613	LA HABRA OR EQUAL
03	SMOOTH EXTERIOR PLASTER	DARK GREY CHARCOAL	LA HABRA OR EQUAL
04	SMOOTH EXTERIOR PLASTER	JADED CLOUDS DES703	LA HABRA OR EQUAL
05	SMOOTH EXTERIOR PLASTER	YELLOW	LA HABRA OR EQUAL
06	SMOOTH EXTERIOR PLASTER	GREEN	LA HABRA OR EQUAL

PROJECT TEAM:  
**ARMENARC**  
 1812 W. BURBANK BLVD #148  
 BURBANK, CA 91506  
 C.818.434.2250  
 ARMEN@ARMENARC.COM



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**PROPERTY OWNER:**  
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 LOS ANGELES, CA 91042  
 (818) 406-1935  
 NERO.Y@INBOX.RU

**CIVIL ENGINEER:**  
 T.L.C. TECHNICAL LAND CO. INC.  
 HAYK MARTIROSIAN  
 1545 N. VERDUGO RD. #2  
 GLENDALE, CA 91208  
 (818) 547-0543  
 HAYK@TECHNICALAND.COM

PROJECT TITLE:  
**MACHREA  
 7 SMALL LOT SFR**

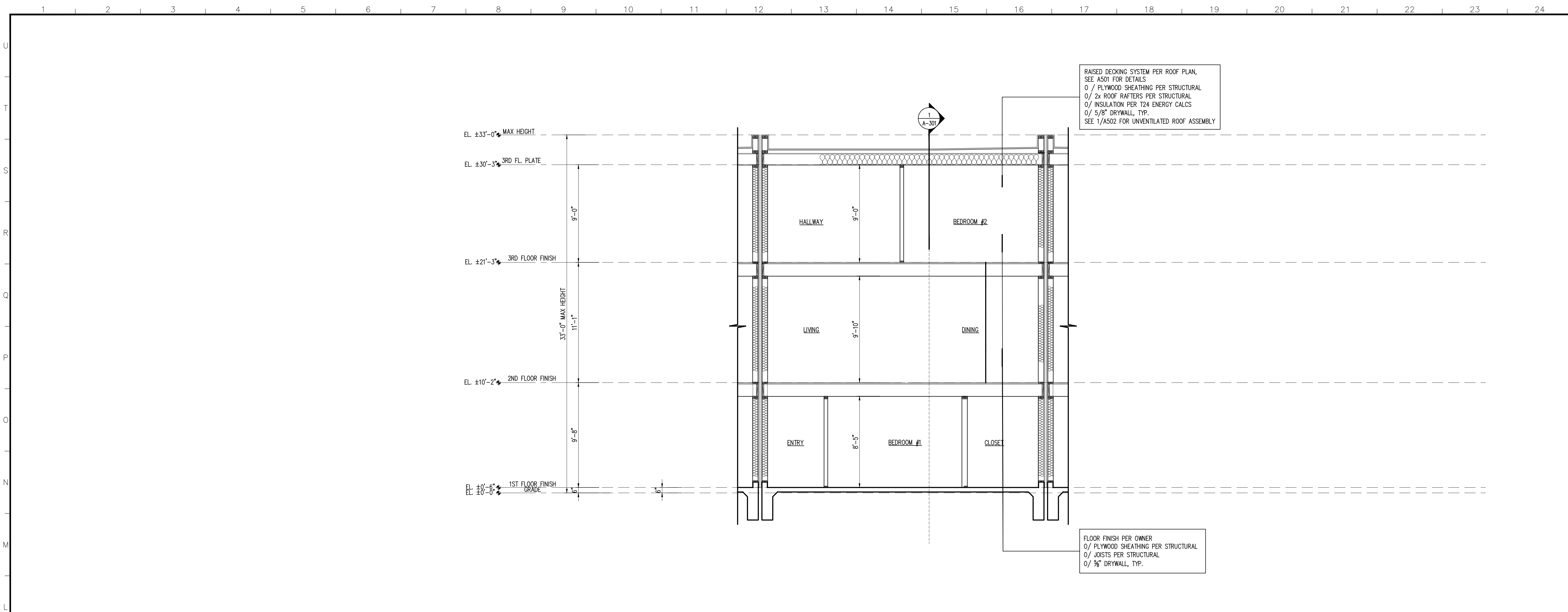
PROJECT ADDRESS:  
 7665 MACHREA ST.  
 LOS ANGELES, CA 91042

NO.	ISSUED FOR:

JOB NO.: 20034  
 DRAWN BY: A.T.  
 CHECKED BY: A.T.  
 DATE: 03-22-23  
 SHEET DESCRIPTION:  
**ELEVATIONS**

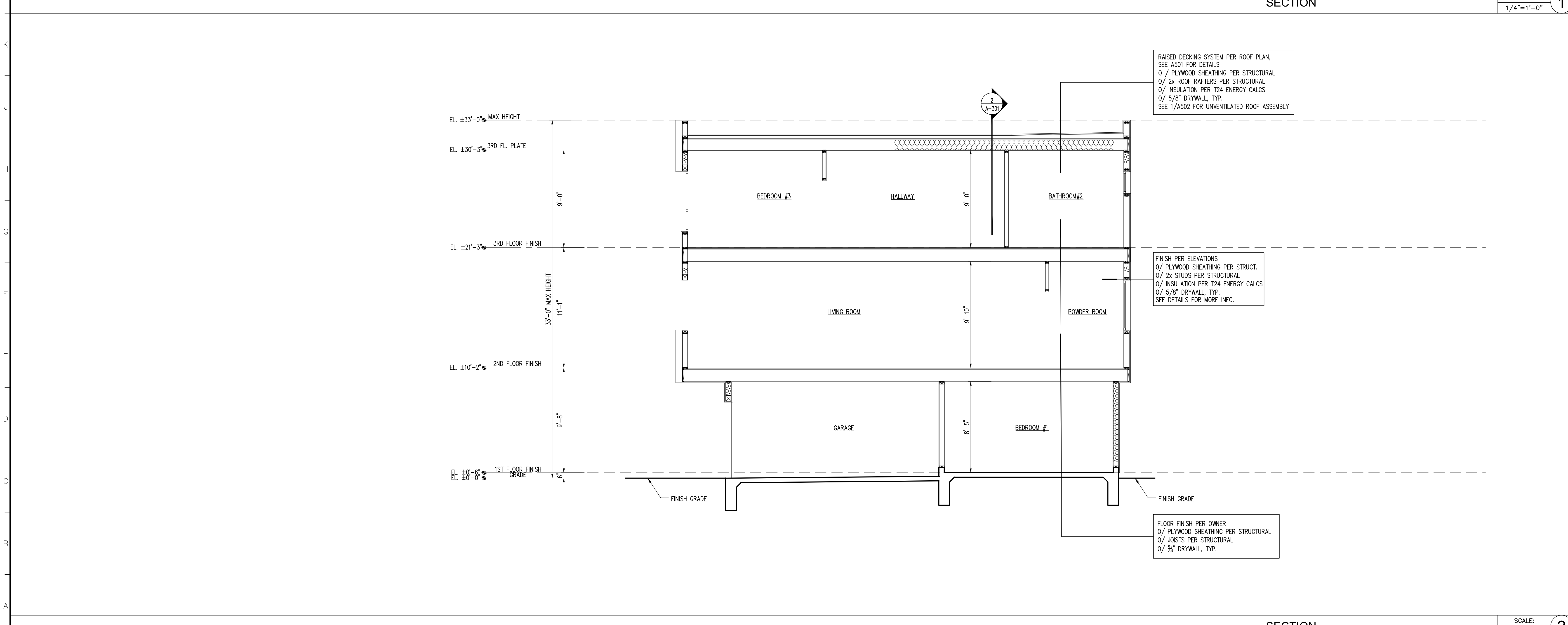
SHEET NUMBER:  
**A-203**





SECTION

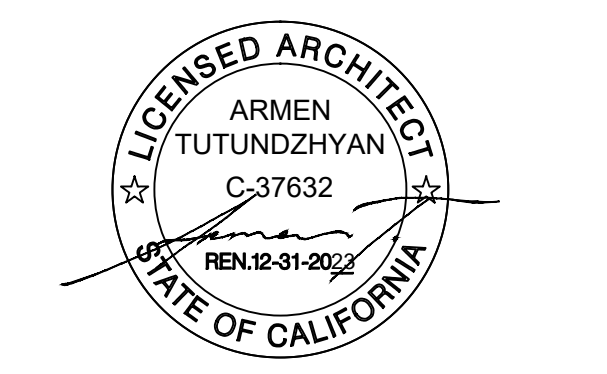
SCALE: 1/4"=1'-0" 1



SECTION

SCALE: 1/4"=1'-0" 2

PROJECT TEAM:  
**ARMENARC**  
1812 W. BURBANK BLVD #148  
BURBANK, CA 91506  
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**CIVIL ENGINEER:**  
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GLENDALE, CA 91208  
(818) 547-0543  
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PROJECT TITLE:  
**MACHREA  
7 SMALL LOT SFR**

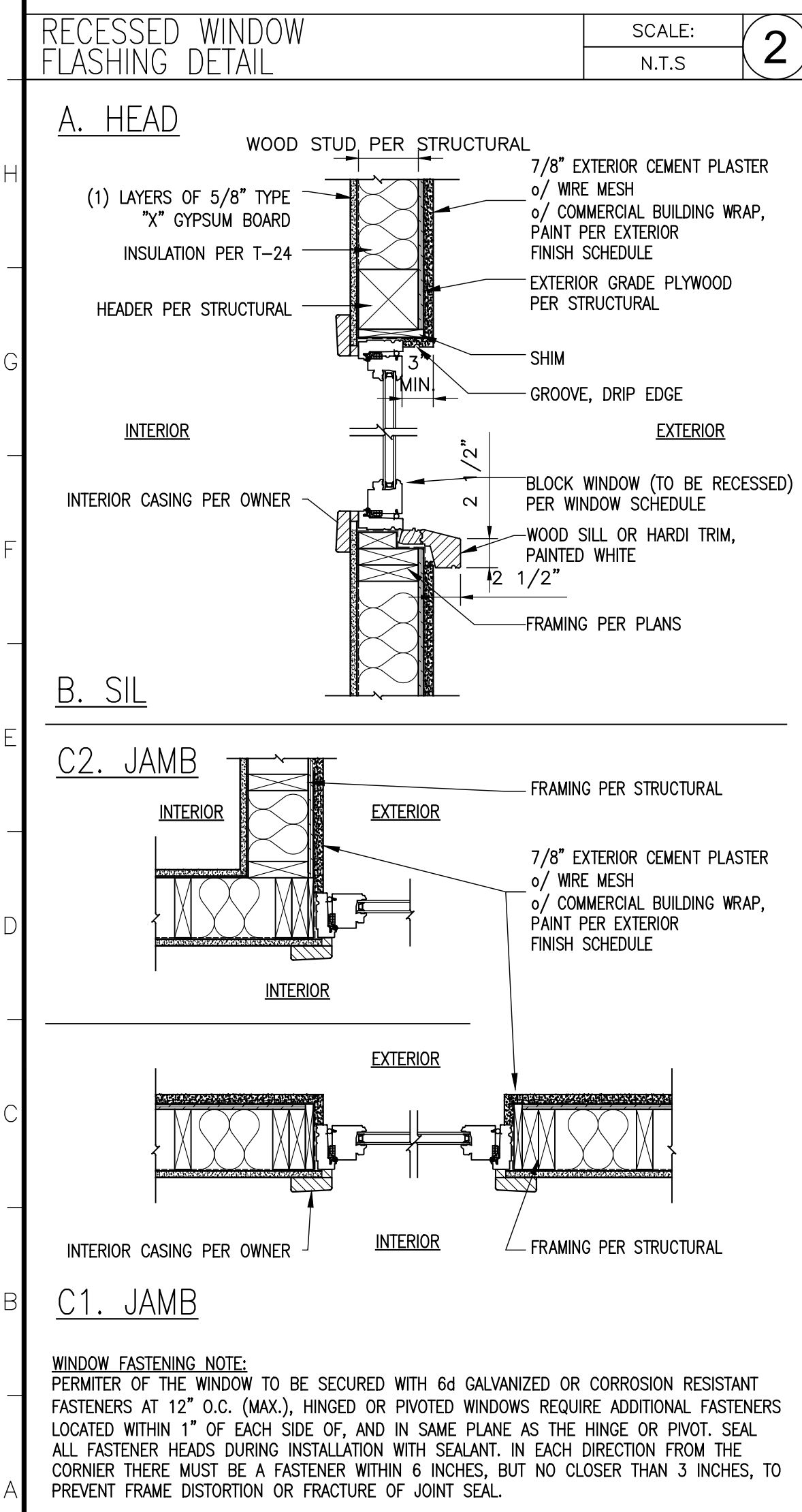
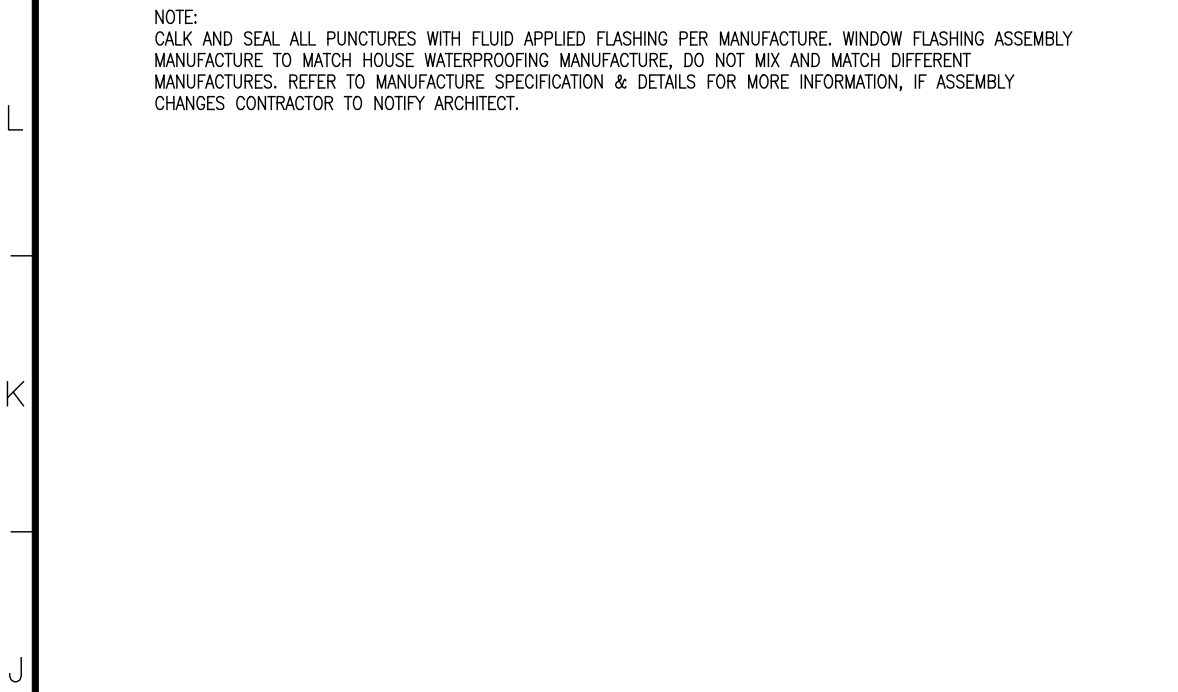
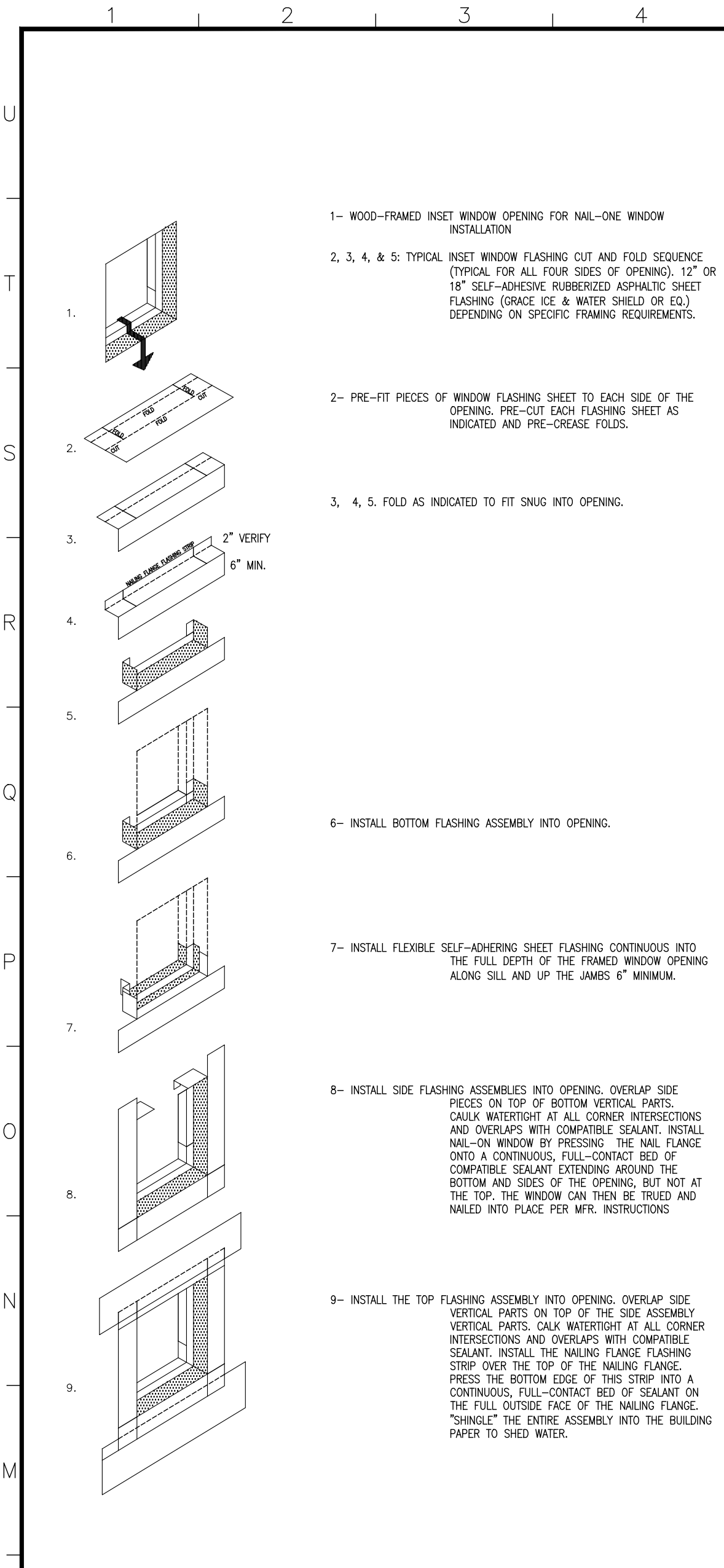
PROJECT ADDRESS:  
7665 MACHREA ST.  
LOS ANGELES, CA 91042

NO.	ISSUED FOR:

JOB NO.: 20034  
DRAWN BY: A.T.  
CHECKED BY: A.T.  
DATE: 03-22-23

SHEET DESCRIPTION:  
SECTIONS

SHEET NUMBER:  
**A-301**



SCALE: 1/2\"/>

SCALE: 1\"/>

**WINDOW SCHEDULE:**

**UNIT 1.2,3**

SYM.	SIZE		GLASS	TYPE	MATERIAL	FRAME	SHGC	U Factor			REMARKS (SEE REMARK NOTES BELOW)
	WIDTH	HEIGHT									
(1A)	4'-0"	4'-6"	DUAL	FIXED	FIBERGLASS	BLOCK	PER T24	PER T24	-	-	#1
(1B)	10'	7'-0"	DUAL	FIXED	FIBERGLASS	.	PERT T24	PER T24	-	-	
(1C)	5'-0"	5'-0"	DUAL	SLIDER	FIBERGLASS	.	PERT T24	PER T24	-	-	
(1D)	6'-0"	4'-6"	DUAL	SLIDER/FIX	FIBERGLASS	.	PERT T24	PER T24	-	-	
(1E)	6'-0"	7'-0"	DUAL	SLIDER/FIX	FIBERGLASS	.	PERT T24	PER T24	-	-	
(1F)	3'-4"	4'-0"	DUAL	FIXED	FIBERGLASS	.	PERT T24	PER T24	-	-	
(1G)	3'-0"	8'-0"	DUAL	FIXED	FIBERGLASS	.	PERT T24	PER T24	-	-	
(1H)	6'-0"	1'-6"	DUAL	FIXED	FIBERGLASS	.	PERT T24	PER T24	-	-	
(1I)	6'-0"	5'-6"	DUAL	SLIDER/FIX	FIBERGLASS	.	PERT T24	PER T24	-	-	
(1J)	7'-0"	5'-6"	DUAL	SLIDER/FIX	FIBERGLASS	.	PERT T24	PER T24	-	-	
(1K)	3'-0"	3'-0"	DUAL	CASEMENT	FIBERGLASS	.	PERT T24	PER T24	-	-	
(1L)	7'-0"	5'-6"	DUAL	SLIDER/FIX	FIBERGLASS	.	PERT T24	PER T24	-	-	
(1M)	6'-0"	1'-6"	DUAL	FIXED	FIBERGLASS	.	PERT T24	PER T24	-	-	
(1N)	10'-6"	6'-0"	DUAL	FIXED/CASEMENT	FIBERGLASS	.	PERT T24	PER T24	-	-	
(1O)	6'-0"	4'-6"	DUAL	SLIDER	FIBERGLASS	.	PERT T24	PER T24	-	-	
(1P)	6'-0"	5'-6"	DUAL	FIXED/SLIDER	FIBERGLASS	.	PERT T24	PER T24	-	-	
(1Q)	3'-0"	3'-6"	DUAL	SINGLE HUNG	FIBERGLASS	.	PERT T24	PER T24	-	-	
(1R)	6'-0"	4'-0"	DUAL	SLIDER	FIBERGLASS	.	PERT T24	PER T24	-	-	
(1S)	2'-6"	2'-6"	DUAL	CASEMENT	FIBERGLASS	.	PERT T24	PER T24	-	-	

**UNIT 4,5,6,7**

SYM.	SIZE		GLASS	TYPE	MATERIAL	FRAME	SHGC	U Factor			REMARKS (SEE REMARK NOTES BELOW)
	WIDTH	HEIGHT									
(2A)	1'-9"	7'-0"	DUAL	FIXED	FIBERGLASS	.	PERT T24	PER T24	-	-	#1
(2B)	4'-0"	4'-6"	DUAL	FIXED	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2C)	3'-0"	4'-0"	DUAL	CASEMENT	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2D)	3'-7"	4'-0"	DUAL	FIX	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2E)	2'-6"	2'-0"	DUAL	SLIDER	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2F)	3'-0"	3'-6"	DUAL	SINGLE HUNG	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2G)	6'-0"	4'-6"	DUAL	SLIDER	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2H)	8'-0"	8'-0"	DUAL	FIX	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2I)	3'-4"	4'-0"	DUAL	FIXED	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2J)	7'-0"	7'-0"	DUAL	SLIDER/FIX	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2K)	6'-0"	3'-6"	DUAL	SLIDER	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2L)	7'-0"	5'-6"	DUAL	SLIDER/FIX	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2M)	5'-11/5"-6"	5'-6"	DUAL	FIXED/CASEMENT	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2N)	2'-6"	3'-6"	DUAL	CASEMENT	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2O)	8'-0"	4'-6"	DUAL	FIXED/CASEMENT	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2P)	3'-8"	3'-0"	DUAL	FIXED	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2Q)	7'-1"	4'-0"	DUAL	SLIDER	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2R)	6'-0"	3'-6"	DUAL	SLIDER	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2S)	6'-0"	5'-6"	DUAL	FIXED/SLIDER	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2T)	10'	7'-0"	DUAL	FIXED	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2U)	8'-0"	4'-0"	DUAL	FIX/CASEMENT	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2V)	8'-3"	5'-6"	DUAL	SLIDER/FIX	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2W)	4'-11/5"-7"	5'-6"	DUAL	SLIDER/FIX	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2X)	6'-3"	7'-0"	DUAL	SLIDER/FIX	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2Y)	4'-11/5"-7"	7'-0"	DUAL	SLIDER/FIX	FIBERGLASS	.	PERT T24	PER T24	-	-	
(2Z)	1'-6"	3'-6"	DUAL	CASEMENT	FIBERGLASS	.	PERT T24	PER T24	-	-	
(3A)	8'-0"	7'-0"	DUAL	SLIDER/FIX	FIBERGLASS	.	PERT T24	PER T24	-	-	
(3B)	5'-0"	3'-0"	DUAL	SLIDER/FIX	FIBERGLASS	.	PERT T24	PER T24	-	-	

**DOOR SCHEDULE:**

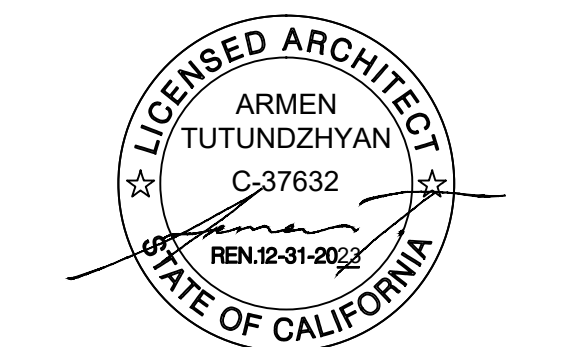
SYM.	SIZE		THICKNESS	TYPE	MATERIAL	FRAME	SHGC	U Factor	GLASS	FIRE RATING	(SEE REMARK NOTES BELOW)
	WIDTH	HEIGHT									
(4A)	3'-0"	7'-0"	1-3/4"	SWING	WOOD	WOOD	-	-	-	N/A	EXTERIOR
(4B)	2'-8"	7'-0"	1-3/4"	SWING	WOOD	WOOD	-	-	-	N/A	INTERIOR, SEE NOTE #2, 1 HR RATED
(4C)	16'-0"	8'-0"	1-3/4"	ROLL UP	ALUMINUM	ALUMINUM	-	-	-	N/A	-
(4D)	3'-6"	7'-0"	1-3/4"	BI-FOLD	WOOD	WOOD	-	-	-	N/A	INTERIOR
(4E)	3'-0"	7'-0"	1-3/4"	SWING	WOOD	WOOD	-	-	-	N/A	INTERIOR, SEE NOTE #2
(4F)	2'-8"	7'-0"	1-3/4"	SWING	WOOD	WOOD	-	-	-	N/A	INTERIOR, SEE NOTE #2
(4G)	3'-0"	8'-0"	1-3/4"	SWING	ALUMINUM	ALUMINUM	-	-	-	N/A	W/ 4'-2" FIXED WINDOW EACH SIDE

**SCHEDULE NOTES:**

- EMERGENCY ESCAPE / EXIT WINDOW MUST MEET FLOWING REQUIREMENTS:
  - 20" MIN. CLEAR WIDTH
  - 24" MIN. CLEAR HEIGHT
  - 5.7 S.F. MIN. OPENABLE AREA
- THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (CRC R308.4):
  - FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLDING DOOR ASSEMBLIES.
    - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCHES ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
    - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
      - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
      - BOTTOM EDGE LESS THAN 18 INCHES ABOVE FLOOR.
      - TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR.
      - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
    - GLAZING IN RAILINGS.
    - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
    - GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
    - GLAZING WHERE THE BOTTOM EXPOSED EDGE IF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS OR RAMPS.
    - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.
- THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
- ALL WINDOWS AND GLAZED DOORS SHALL BE DUAL GLAZED INSULATED-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
- GARAGE DOORS TO BE TESTED IN ACCORDANCE TO WITH EITHER ASTM E 330 OR ANSI/DASMA 108, AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/DASMA 108.
- THE SIZES GIVEN ARE FOR FINISH OPENINGS.
- MANUFACTURE SHALL VISIT SITE AND FIELD VERIFY ALL ROUGH OPENING SIZES PRIOR TO SUBMITTING ORDER. SUBMIT FOR ARCHITECTS REVIEW.
- FIRE HAZARD SEVERITY ZONE REQUIREMENT (IBC 2-1-1-2014.1.1):** EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS; WINDOWS WITHIN EXTERIOR DOORS; AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS, GLASS-BLOCK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

PROJECT TEAM:

**ARMENARC**  
1812 W. BURBANK BLVD #148  
BURBANK, CA 91506  
C.818.434.2250  
ARMEN@ARMENARC.COM



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GLENDALE, CA 91208  
(818) 547-0543  
HAYK@TECHNALAND.COM

PROJECT TITLE:  
**MACHREA  
7 SMALL LOT SFR**

PROJECT ADDRESS:  
7665 MACHREA ST.  
LOS ANGELES, CA 91042

NO.	ISSUED FOR:

JOB NO.: 20034  
DRAWN BY: A.T.  
CHECKED BY: A.T.  
DATE: 03-22-23

SHEET DESCRIPTION:  
SCHEDULES & DETAILS

SHEET NUMBER:  
**A-601**