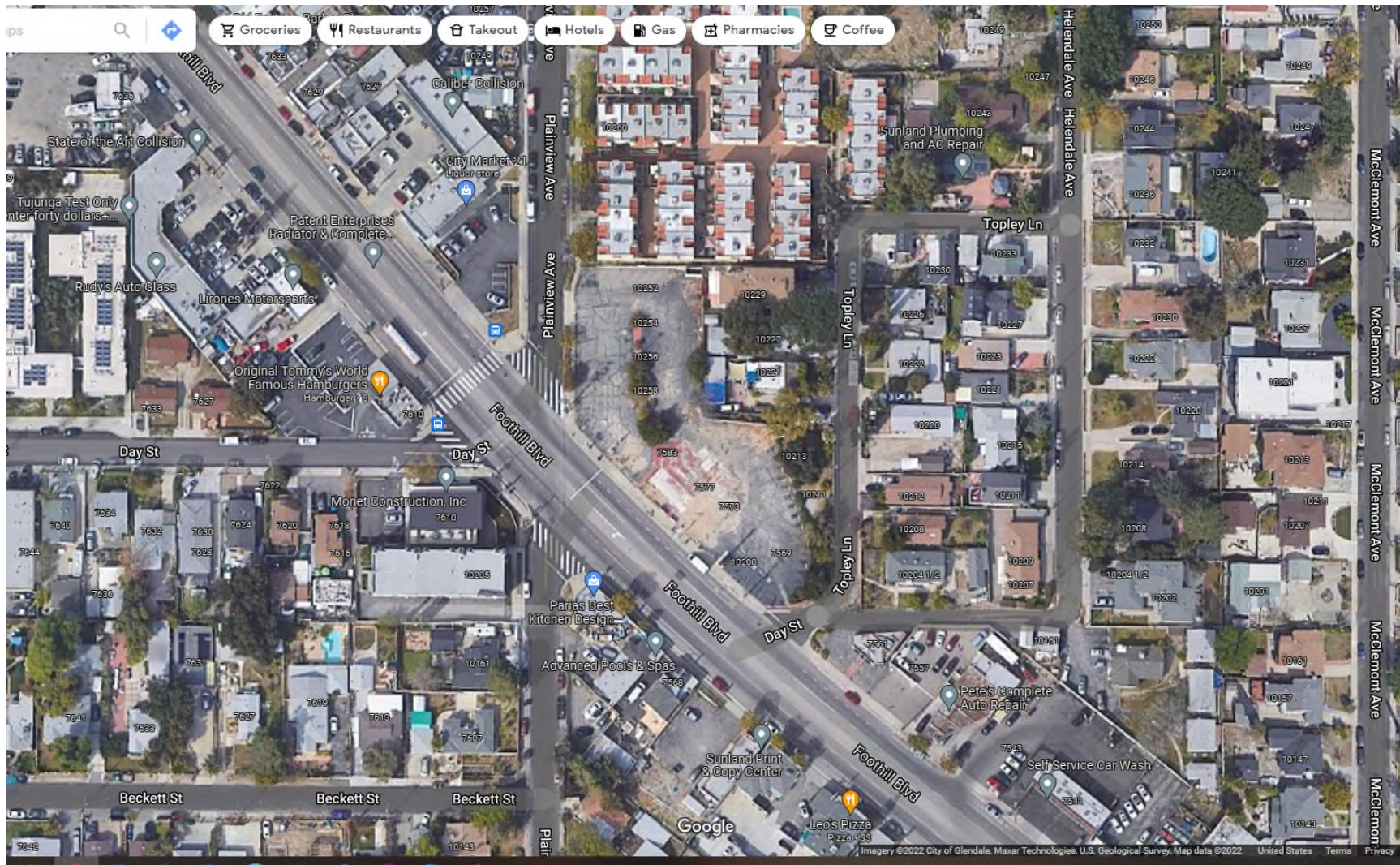


**7577 Foothill Blvd.**

**Sunland-Tujunga  
Neighborhood Council Presentation**

**January 10, 2022**













Day St

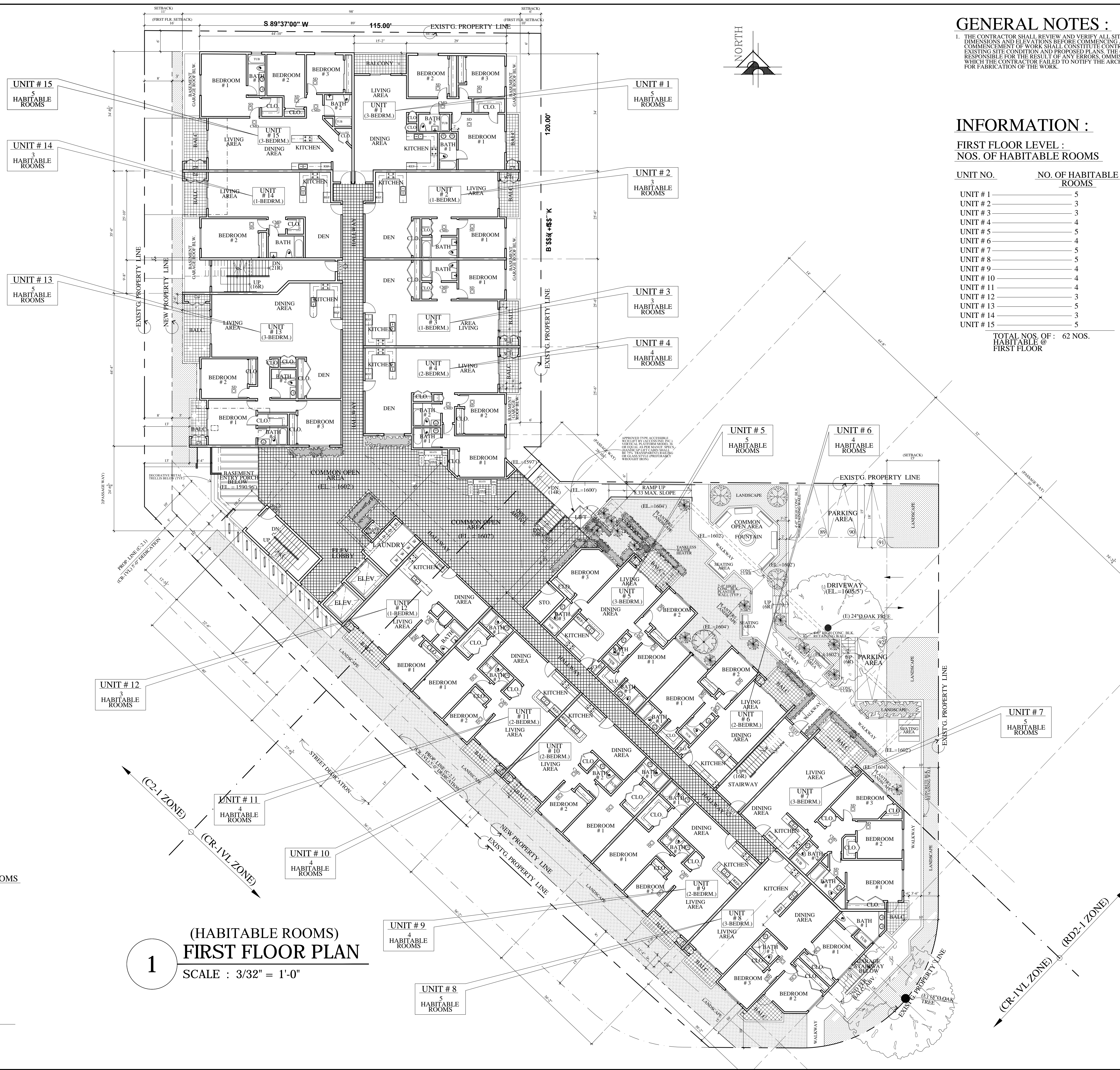
7577

FOOTHILL BLVD  
→ PASEO W



**VARTAN JANGOZIAN & ASSOCIATES**

design • planning • interior



**GENERAL NOTES :**  
 1. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL SITE CONDITIONS, DRAWING DIMENSIONS AND ELEVATIONS BEFORE COMMENCING ANY PORTION OF THE WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE CONTRACTOR'S FULL ACCEPTANCE OF EXISTING SITE CONDITION AND PROPOSED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION FOR FABRICATION OF THE WORK.

**INFORMATION :**  
**FIRST FLOOR LEVEL :**  
**NOS. OF HABITABLE ROOMS**

| UNIT NO.  | NO. OF HABITABLE ROOMS |
|-----------|------------------------|
| UNIT # 1  | 5                      |
| UNIT # 2  | 3                      |
| UNIT # 3  | 3                      |
| UNIT # 4  | 4                      |
| UNIT # 5  | 5                      |
| UNIT # 6  | 4                      |
| UNIT # 7  | 5                      |
| UNIT # 8  | 5                      |
| UNIT # 9  | 4                      |
| UNIT # 10 | 4                      |
| UNIT # 11 | 4                      |
| UNIT # 12 | 3                      |
| UNIT # 13 | 5                      |
| UNIT # 14 | 3                      |
| UNIT # 15 | 5                      |

TOTAL NOS. OF : 62 NOS.  
 HABITABLE @ FIRST FLOOR

**FIRST FLR. HABITABLE AREA :**

|  |                         |
|--|-------------------------|
| UNIT # 1 :                             | 1,555 SQ. FT.           |
| UNIT # 2 :                             | 1,023 SQ. FT.           |
| UNIT # 3 :                             | 1,048.5 SQ. FT.         |
| UNIT # 4 :                             | 1,338 SQ. FT.           |
| UNIT # 5 :                             | 1,342 SQ. FT.           |
| UNIT # 6 :                             | 993 SQ. FT.             |
| UNIT # 7 :                             | 1,477 SQ. FT.           |
| UNIT # 8 :                             | 1,515 SQ. FT.           |
| UNIT # 9 :                             | 1,199.5 SQ. FT.         |
| UNIT # 10 :                            | 1,199.5 SQ. FT.         |
| UNIT # 11 :                            | 1,199.5 SQ. FT.         |
| UNIT # 12 :                            | 903 SQ. FT.             |
| UNIT # 13 :                            | 1,869 SQ. FT.           |
| UNIT # 14 :                            | 1,026.5 SQ. FT.         |
| UNIT # 15 :                            | 1,547 SQ. FT.           |
| <b>TOTAL FIRST FLR. HABITABLE AREA</b> | <b>19,235.5 SQ. FT.</b> |

**FIRST FLOOR LEVEL :**  
**NOS. OF BEDROOMS**

| UNIT NO.  | NO. OF BEDROOMS |
|-----------|-----------------|
| UNIT # 1  | 3               |
| UNIT # 2  | 1               |
| UNIT # 3  | 1               |
| UNIT # 4  | 2               |
| UNIT # 5  | 3               |
| UNIT # 6  | 2               |
| UNIT # 7  | 3               |
| UNIT # 8  | 3               |
| UNIT # 9  | 2               |
| UNIT # 10 | 2               |
| UNIT # 11 | 2               |
| UNIT # 12 | 1               |
| UNIT # 13 | 3               |
| UNIT # 14 | 1               |
| UNIT # 15 | 3               |

TOTAL NOS. OF : 32 NOS.  
 BEDROOMS @ FIRST FLOOR

**1** (HABITABLE ROOMS)  
**FIRST FLOOR PLAN**  
 SCALE : 3/32" = 1'-0"

REVISIONS

**V J & ASSOCIATES**  
 building design • interior

1224 E. BROADWAY, SUITE 202,  
 Glendale, CA 91205  
 (818) 956-0570

**PROPOSED 3-STORY 46-UNITS APARTMENT BUILDING**

PROJ. ADDR: 7577 W. FOOTHILL BLVD., TULUNGA, CA. 91042  
 OWNER: 7577 FOOTHILL, LLC C/O VAROUI KEOSSIAN  
 7577 W. FOOTHILL BLVD., TULUNGA, CA. 91042

DRAWING TITLE:  
**PROPOSED FIRST FLOOR PLAN**

DRAWN BY: NEIL A. 08-05-21  
 CHECKED BY: V. J. 08-05-21  
 APPROVED BY:

SCALE: 3/32" = 1'-0"  
 SHEET NO. **AD-1**



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

ALL SCALE, DESIGN, DIMENSIONS AND FINISHES SHOWN OR REPRESENTED BY THIS DRAWING SHALL BE CONSIDERED TO BE THE INTENT OF THE ARCHITECT AND SHALL BE USED FOR THE CONSTRUCTION OF THE PROJECT. ANY CHANGES OR MODIFICATIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT AND SHALL BE INDICATED BY A REVISION. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

**V & ASSOCIATES**  
*building design • interior*

1224 E. BROADWAY, SUITE 202,  
 Glendale, CA 91205  
 (818) 956-0570

**PROPOSED 3-STORY 46-UNITS APARTMENT BUILDING**

PROJ. ADDY: 7577 W. FOOTHILL BLVD., TUJUNGA, CA. 91042  
 OWNER: 7577 W. FOOTHILL, LLC C/O VAROUI KEOSSIAN  
 7577 W. FOOTHILL BLVD., TUJUNGA, CA. 91042

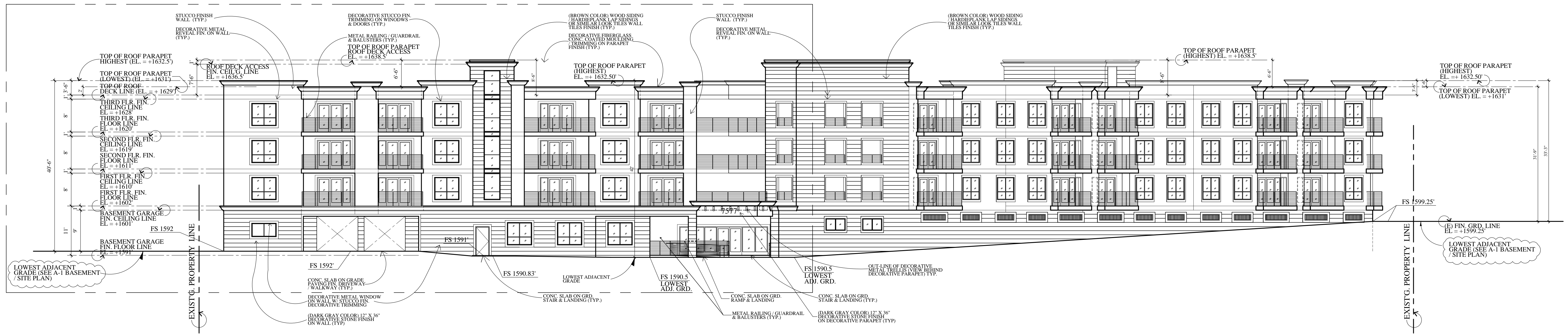
DRAWING TITLE:  
**BUILDING ELEVATIONS**

DRAWN BY:  
 NEIL A. 08-17-21

CHECKED BY:  
 V. J. 08-17-21

SCALE: 3/32" = 1'-0"  
 SHEET NO.

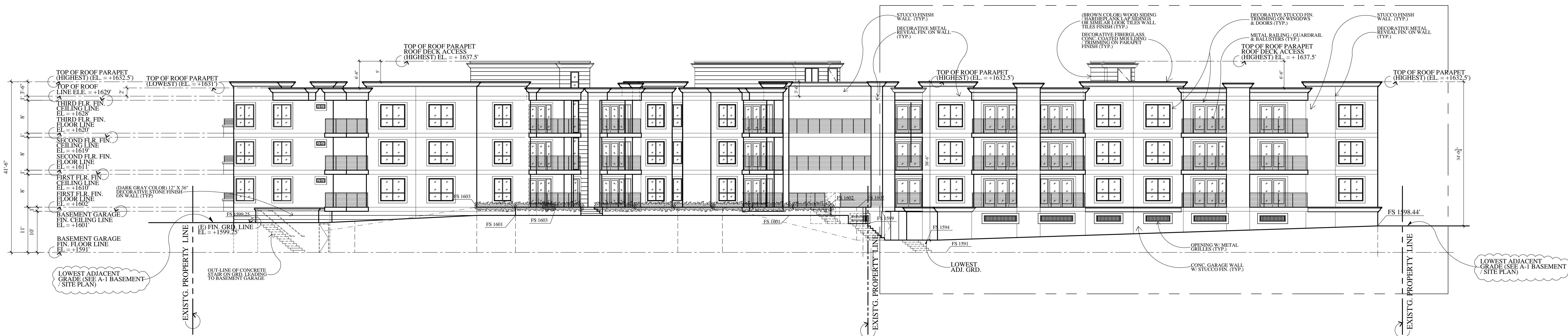
**A-5**



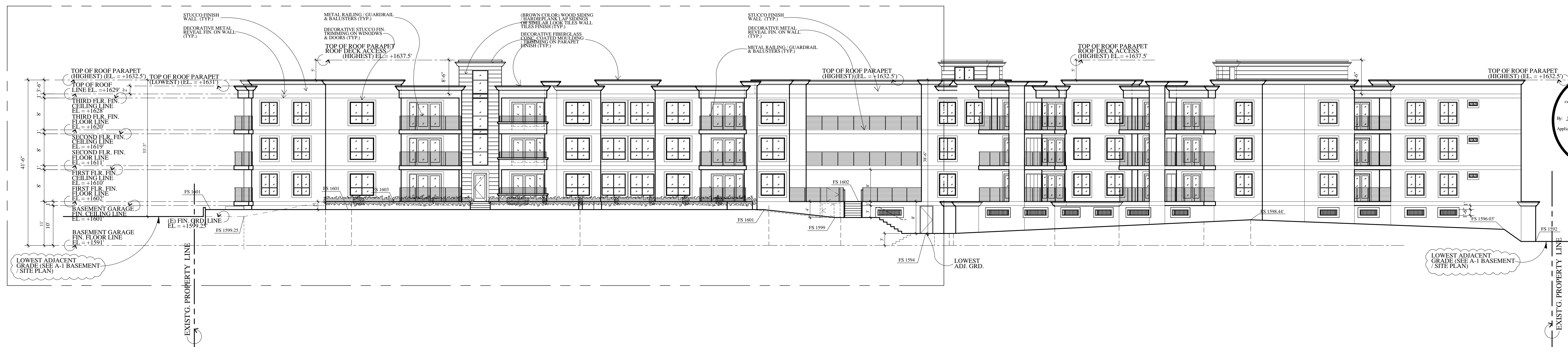
**1 WEST BLDG. ELEVATION**  
 SCALE : 3/32" = 1'-0"



**2 SOUTH WEST BLDG. ELEVATION**  
 SCALE : 3/32" = 1'-0"



**1 EAST BLDG. ELEVATION**  
SCALE : 3/32" = 1'-0"



**2 NORTH EAST BLDG. ELEVATION**  
SCALE : 3/32" = 1'-0"

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |

ALL SCALE, DESIGN, DIMENSIONS AND FINISHES SHOWN OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND ARE THE PROPERTY OF V.J. & ASSOCIATES. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY V.J. & ASSOCIATES. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF V.J. & ASSOCIATES. V.J. & ASSOCIATES SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR OMISSIONS. THESE DRAWINGS SHALL BE SHOWN TO THE OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

**V J & ASSOCIATES**  
building design • planning • interior

1224 E. BROADWAY, SUITE 202,  
Glendale, CA 91205  
(818) 956-0570

**PROPOSED 3-STORY 46-UNITS APARTMENT BUILDING**

7577 W. FOOTHILL BLVD., TUIUNGA, CA. 91042

OWNER: 7577 FOOTHILL, LLC CO VAROUJ KEOSSIAN  
7577 W. FOOTHILL BLVD., TUIUNGA, CA. 91042

PLANNING CHECK APPROVED FOR ZONING  
By: NEIL A. SUITE DATE: 08/26/2021  
Application No: 2019-100731704

DRAWING TITLE:  
**BUILDING ELEVATIONS**

|              |               |          |
|--------------|---------------|----------|
| DRAWN BY:    | NEIL A.       | 08-17-21 |
| CHECKED BY:  | V. J.         | 08-17-21 |
| APPROVED BY: |               |          |
| SCALE:       | 3/32" = 1'-0" |          |
| SHEET NO.    | <b>A-6</b>    |          |





Day St

7577

FOOTHILL BLVD  
→ PASEO W

NO LEFT TURN  
ON RED



**VARTAN JANGOZIAN & ASSOCIATES**  
design • planning • interior