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CONSULTANTS

**ARCHITECT:**  
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PROJECT SUMMARY

**PROJECT DESCRIPTION:**  
 NEW PROPOSED THREE STORY, 12-UNIT APARTMENT BUILDING  
 OVER SINGLE LEVEL OF SEMI-SUBTERRANEAN PARKING GARAGE

**LEGAL DESCRIPTION:**  
 GLENDALE HOME TRACT LOT 36 and 38  
 APN = 5637-005-030 and 5637-005-032  
 ZONE = R-1250  
 OCCUPANCY = R2 / S2  
 TYPE OF CONSTRUCTION = V-A (FULLY SPRINKLERED)  
 LOT AREA = 13,514 S.F.

ALLOWABLE NUMBER OF UNITS = 13,514 S.F./1000 S.F. = 13.51 UNITS  
 PROPOSED NUMBER OF UNITS = 12  
 ALLOWABLE HEIGHT = 36 FT. + 5' FOR ROOFS W/ MIN. 3:12 = 41'  
 PROPOSED BUILDING HEIGHT = 41'-0"  
 ALLOWABLE NUMBER OF STORIES = 3  
 PROPOSED NUMBER OF STORIES = 3  
 LOT COVERAGE ALLOWED = 50% X 13,514 S.F. = 6,757 S.F.  
 PROPOSED LOT COVERAGE = 6,459 S.F.  
 ALLOWABLE FLOOR AREA = 1.2 (13,514) = 16,216.8 S.F.  
 PROPOSED FLOOR AREA = 15,648 S.F.

**OUTDOOR SPACE:**  
 REQUIRED COMMON OUTDOOR SPACE = 200 S.F./UNIT = 2,400 S.F.  
 REQUIRED ADDITIONAL OPEN SPACE = 900 S.F. + 10 (20 S.F.) = 1,100 S.F.  
 PROPOSED COMMON OUTDOOR SPACE = 2,400 S.F.  
 PROPOSED ADDITIONAL OPEN SPACE = 1,100 S.F.  
 REQUIRED PRIVATE OUTDOOR SPACE = 40 S.F./UNIT  
 PROPOSED PRIVATE OUTDOOR SPACE = 40 S.F./UNIT MIN.

**LANDSCAPE:**  
 REQUIRED MIN. PERMANENTLY LANDSCAPED OPEN SPACE = 25% (13,514) = 3,378.5 S.F.  
 PROPOSED PERMANENTLY LANDSCAPED AREA = 3,929 S.F.

**PERIMETER FENCE WALLS:**  
 MAX. ALLOWABLE HEIGHT OF SOLID FENCE + GARAGE ABOVE ADJACENT GROUND LEVEL = 6.5'  
 LOWEST ADJACENT GROUND LEVEL = 531.65'  
 MAX. ALLOWABLE TOP OF FENCE WALL = 538.15'

**TOP OF CONCRETE DECK:**  
 GRADE PLANE LEVEL = AVERAGE T.C. = (531.81 + 530.39) / 2 = 531.1'  
 MAX. ALLOWABLE TOP OF DECK = 531.10' + 3' = 534.10'

**REQUIRED PARKING:**  
 2 CAR/UNIT + 0.5/UNIT (3 BR) + 0.25/UNIT (GUEST) = 29 SPACES  
 PROPOSED PARKING:  
 2 (12) + 2(3BR) + 3 (GUEST) = 29 SPACES

**RESIDENTIAL UNIT CONFIGURATION:**

UNIT NO.	101	102	103	104	201	202	203	204	301	302	303	304	TOTAL
BEDROOMS	3	3	2	2	3	3	2	2	2	2	2	2	
FIRST FLOOR	1558	1544	1292	1274	-	-	-	-	-	-	-	-	5,668 s.f.
SECOND FLOOR	-	-	-	-	1428	1409	1252	1224	-	-	-	-	5,313 s.f.
THIRD FLOOR	-	-	-	-	-	-	-	-	1199	1169	1165	1134	4,667 s.f.
TOTAL													15,648 s.f.

**MIXED OCCUPANCY RATIO:**  
 TOTAL RESIDENTIAL FLOOR AREA = 15,669 S.F.  
 TOTAL PARKING GARAGE AREA = 11,000 S.F.  
 $\frac{15,669}{24,000} + \frac{11,000}{79,000} = 0.65 + 0.139 = 0.79 < 1$

**CBC TABLE 503**

OCCUPANCY GROUP	TYPE OF CONSTRUCTION	BASIC ALLOWABLE AREA FOR ONE STORY	BASIC ALLOWABLE AREA FOR TWO STORY	PROPOSED AREA FOR THREE STORY
R-2	V-A	12,000	24,000	15,648
S-2	I-B	79,000	79,000	11,000

**NOTES:**

- A SEPARATE APPLICATION AND PERMIT IS REQUIRED FOR:
  - RETAINING WALLS OR BLOCK FENCE WALLS
  - FIRE SPRINKLER SYSTEM
  - ELECTRICAL, MECHANICAL, PLUMBING WORK
  - DEMOLITION
  - GRADING WORK
  - SHORING
  - SIGNS
  - FIRE ALARM
  - GATES
- NO OAK, BAY OR SYCAMORE TREES ON SITE OR WITHIN 20' OF PROPERTY
- NO EASEMENT ON SITE
- NO PROPOSE OR EXISTING POOL OR SPA ON SITE
- NO SLOPES 3:1 OR STEEPER WITHIN 40' OF PROPOSED WORK AREA

**GREEN BUILDING REQUIREMENTS, Chapter 22.52, Part 20:**

- A SMART IRRIGATION CONTROLLER SHALL BE INSTALLED FOR ALL LANDSCAPING.
- THE PROJECT SHALL BE DESIGNED TO ACHIEVE AT LEAST 15% MORE ENERGY EFFICIENCY THAN THE 2008 CALIFORNIA ENERGY EFFICIENCY STANDARDS, TITLE 24, PART 6 (SECTION 22.52.2.130.C.1).
- THE PROJECT SHALL RECYCLE AND/OR SALVAGE THE MINIMUM AMOUNT OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS (SECTION 22.52.2.130.C.4) AND IN COMPLIANCE WITH REQUIREMENTS SET FORTH BY THE DEPARTMENT OF PUBLIC WORKS, ENVIRONMENTAL PROGRAMS DIVISION.
- THE PROJECT SHALL COMPLY WITH THE REQUIREMENT THAT TANK-TYPE TOILETS BE HIGH-EFFICIENCY TOILETS (MAXIMUM 1.28 GALLONS/FLUSH) (SECTION 22.52.2.130.C.3).

**LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS, Chapter 22.52, Part 22. Best Management Practices (BMPs)**

LID BMPs shall be installed as required by the Department of Public Works (DPW) pursuant to the County's "Low Impact Development Standards Manual," unless modified or waived by DPW.

**NOTES:**

- Pedestrians shall be protected during construction, remodeling and demolition activities as required by 2013 California Building Code, Chapter 33.
- As defined in chapter 11.1, all required carbon monoxide alarms shall be capable of supporting visible alarm notification appliances per NFPA 720 and chapter 11.1.
- THE CONTRACTOR MUST PROVIDE PUBLIC PROTECTION IN ACCORDANCE WITH CBC SECTION 3306 FOR WORK ON ANY BUILDING AND STRUCTURE ADJACENT TO THE PUBLIC WAY. (3306)

**GLENDALE UNIFIED SCHOOL DISTRICT (GUSD) AREA CALCULATION:**

FIRST FLOOR = 5,668 S.F.  
 SECOND FLOOR = 5,313 S.F.  
 THIRD FLOOR = 4,667 S.F.



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The Primary 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:  
 FILMAR CAPITAL  
 1652 N. Alexandria Ave.  
 Los Angeles, Ca. 90027

PROJECT:  
 Myrtle Street  
 Luxury Condominiums  
 361 & 365 Myrtle Street  
 Glendale, Ca. 91203

**REVISIONS**

DESCRIPTION	DATE	BY

SHEET TITLE:  
 DATA AND INDEX SHEET

DATE	02.15.17
SCALE	AS SHOWN
DRAWN BY	RZ
JOB NUMBER	030317
SHEET	

A1.1

ADDRESS PLAN

PLOT PLAN

SCALE 1/16" = 1'-0"

LEGEND

- 9 AG.2 1-HR RATED WOOD FRAMED INTERIOR WALL ONE LAYER OF TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2 X 6 @ 16" O.C. PROVIDE R-13 INSULATION IN PLUMBING WALL STUD SPACE
- 14 AG.2 1-HR RATED WOOD FRAMED EXTERIOR WALL 1" CEMENT PLASTER OVER PAPER BACKED METAL LATH ON THE EXTERIOR SIDE AND 5/8" TYPE "X" GYPSUM BOARD ON INTERIOR SIDE OF 2 X 6 @ 16" O.C. PROVIDE R-15 INSULATION IN STUD SPACE. TYPICAL FOR ALL EXTERIOR WALLS
- CONCRETE BLOCK WALL
- SHOTCRETE WALL
- 19 AG.2 1-HR RATED WOOD FRAMED SEPARATION WALL TWO LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF DOUBLE 2X6 @ 16" O.C. WITH SOUND INSULATION IN STUD SPACE TYPICAL FOR ALL WALLS SEPARATING APARTMENT UNITS FROM EACH OTHER FROM FLOOR TO FLOOR (CONT. AT ATTIC SPACE) TO COMPLY WITH SECTION 705 OPENINGS SHALL BE PROTECTED PER SECTION 716
- 2-HR RATED SHAFT WALL
- EXTERIOR: 1" CEMENT PLASTER OVER PAPER BACKED METAL LATH ON THE EXTERIOR SIDE AND TWO LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON INTERIOR SIDE OF 2 X 6 @ 16" O.C.
- INTERIOR: TWO LAYERS OF TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2 X 6 @ 16" O.C.
- 30" X 30" ATTIC ACCESS OPENING
- SMOKE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
- CARBON MONOXIDE ALARM (HARD WIRED W/ BATTERY BACK-UP) (ALL CARBON MONOXIDE ALARMS SHALL BE CAPABLE OF SUPPORTING VISIBLE ALARM NOTIFICATION APPLIANCES PER NFPA 720 AND CHAPTER 11B)
- EXHAUST FAN (50 CFM)
- WHOLE HOUSE VENTILATION FAN (50 CFM)
- 1/4" - 1/2" MAX. @ FLOOR THRESHOLD
- 1:20 ACCESSIBLE PATH OF TRAVEL 48" CLEAR WIDTH, 5% MAX. SLOPE & 2% MAX. CROSS SLOPE
- ILLUMINATED EXIT SIGN
- W.H. WATER HEATER
- FIRE SPRINKLER RISER

VICINITY MAP

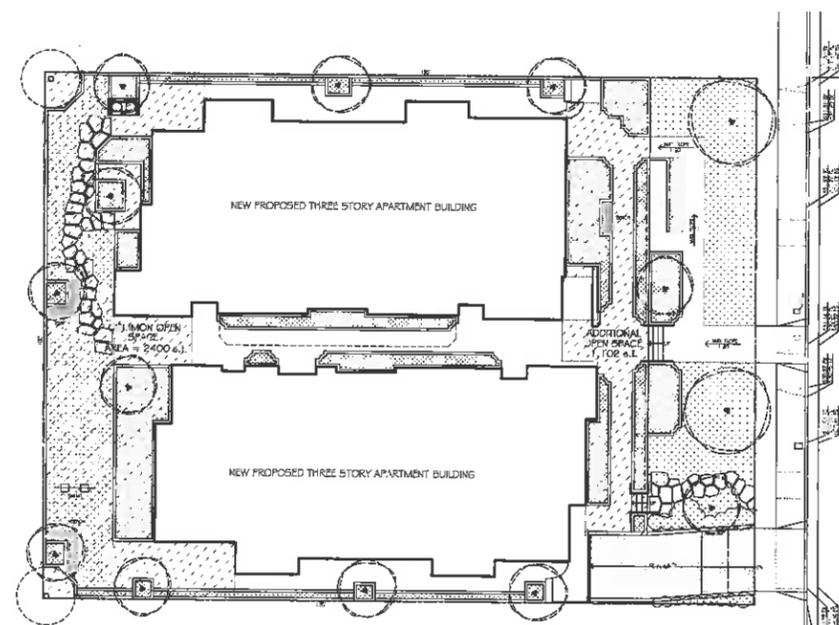


SYMBOLS

- GENERAL BUILDING SECTION NUMBER/LETTER SHEET WHERE DRAWN
- INTERIOR ELEVATION NUMBER / LETTER
- SHEET WHERE DRAWN
- PARTIAL SECTION OR PARTIAL DETAIL NUMBER SHEET WHERE DRAWN
- FLOOR LEVEL OF DOOR
- DOOR NUMBER
- FLOOR LEVEL OF WINDOW
- WINDOW NUMBER
- ROOM REFERENCE

**PROJECT BUILDING CODE DATA:**

- 2014 GLENDALE BUILDING & SAFETY CODE (GBC)
- 2013 CALIFORNIA GREEN BUILDING CODE (CGBC)
- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA ELECTRICAL CODE (CEC), TABLE (T)
- 2013 CALIFORNIA PLUMBING CODE (CPC)
- 2013 CALIFORNIA MECHANICAL CODE (CMC)
- 2013 CALIFORNIA FIRE CODE (CFC)



**EXISTING UNITS INFORMATION:**

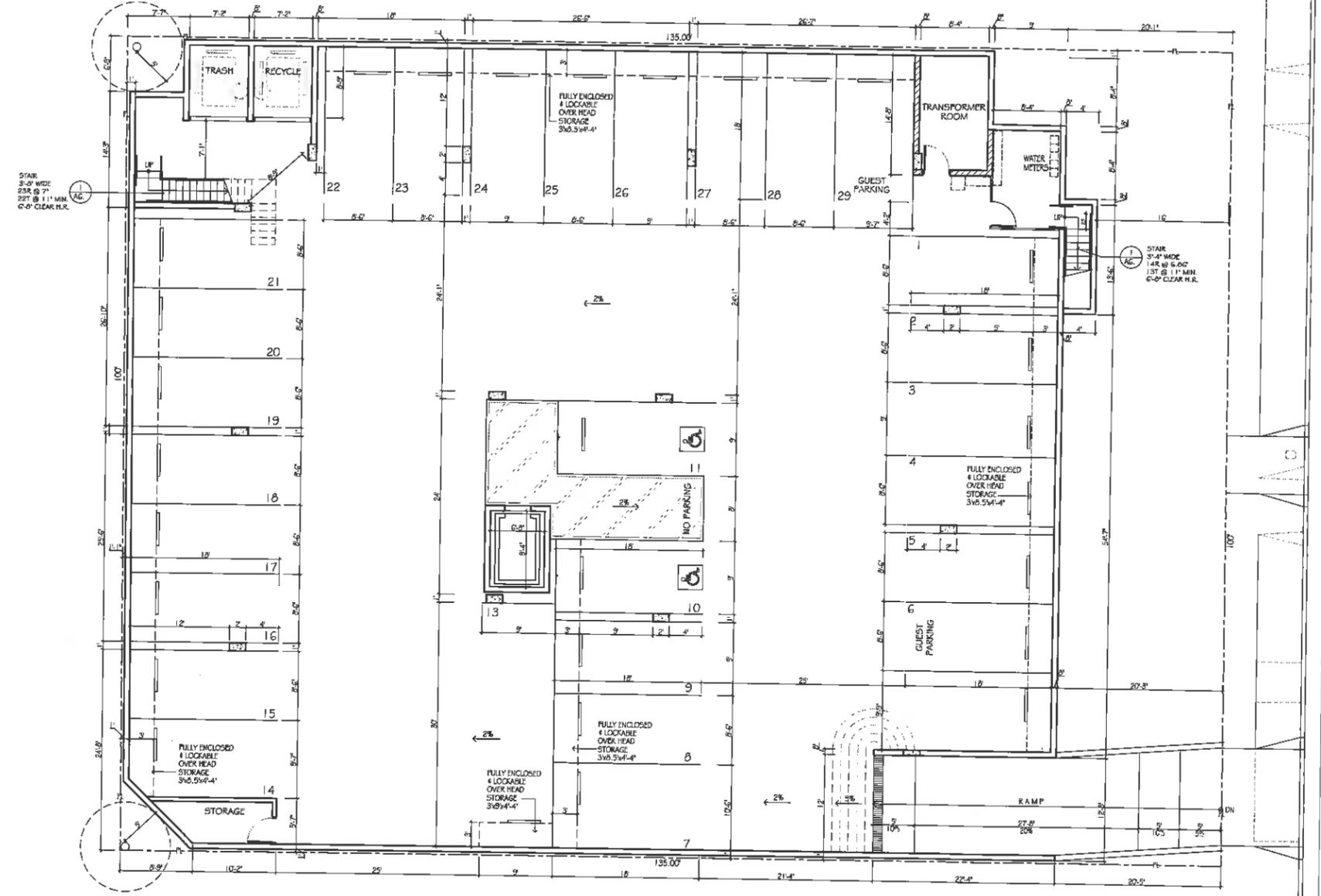
APN = 5637-005-030  
 BUILDING 1 (1 UNIT)  
 FLOOR AREA = 1,437 s.f.  
 3 BEDROOMS / 2 BATHS

APN = 5637-005-032  
 BUILDING 1 (1 UNIT)  
 FLOOR AREA = 1,431 s.f.  
 2 BEDROOMS / 1 BATH

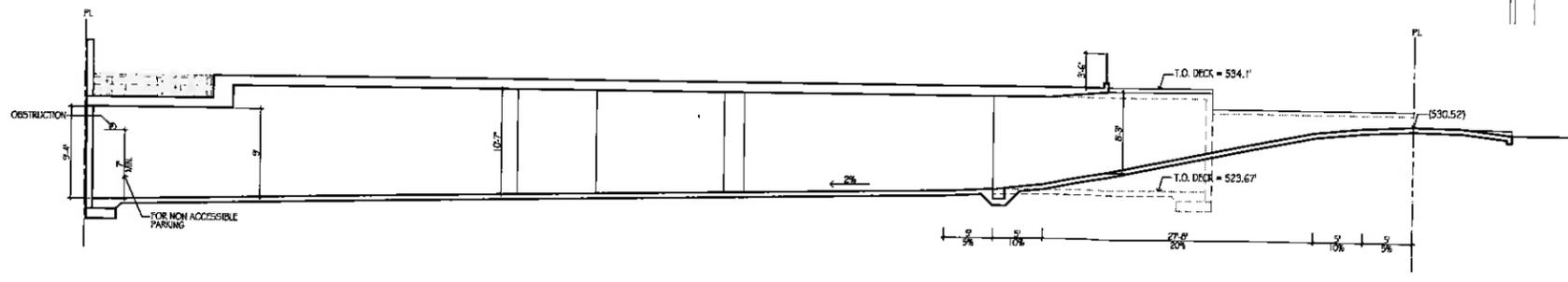




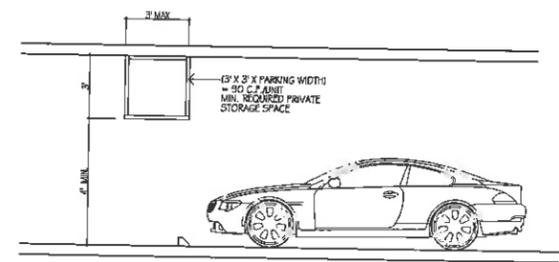
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1 SEMI-SUBTERRANEAN PARKING GARAGE PLAN  
 SCALE 1/8" = 1'-0"



2 PROPOSED RAMP PROFILE  
 SCALE 1/8" = 1'-0"



3 STORAGE/PARKING MIN. VERTICAL CLEARANCE  
 SCALE 1/4" = 1'-0"

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 Glendale, Ca. 91203

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED SEMI-SUBTERRANEAN PARKING GARAGE PLAN

DATE	02.15.17
SCALE	1/8" = 1'-0"
DRAWN BY	11Z
JOB NUMBER	030317
SHEET	

A2.2



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REVISIONS

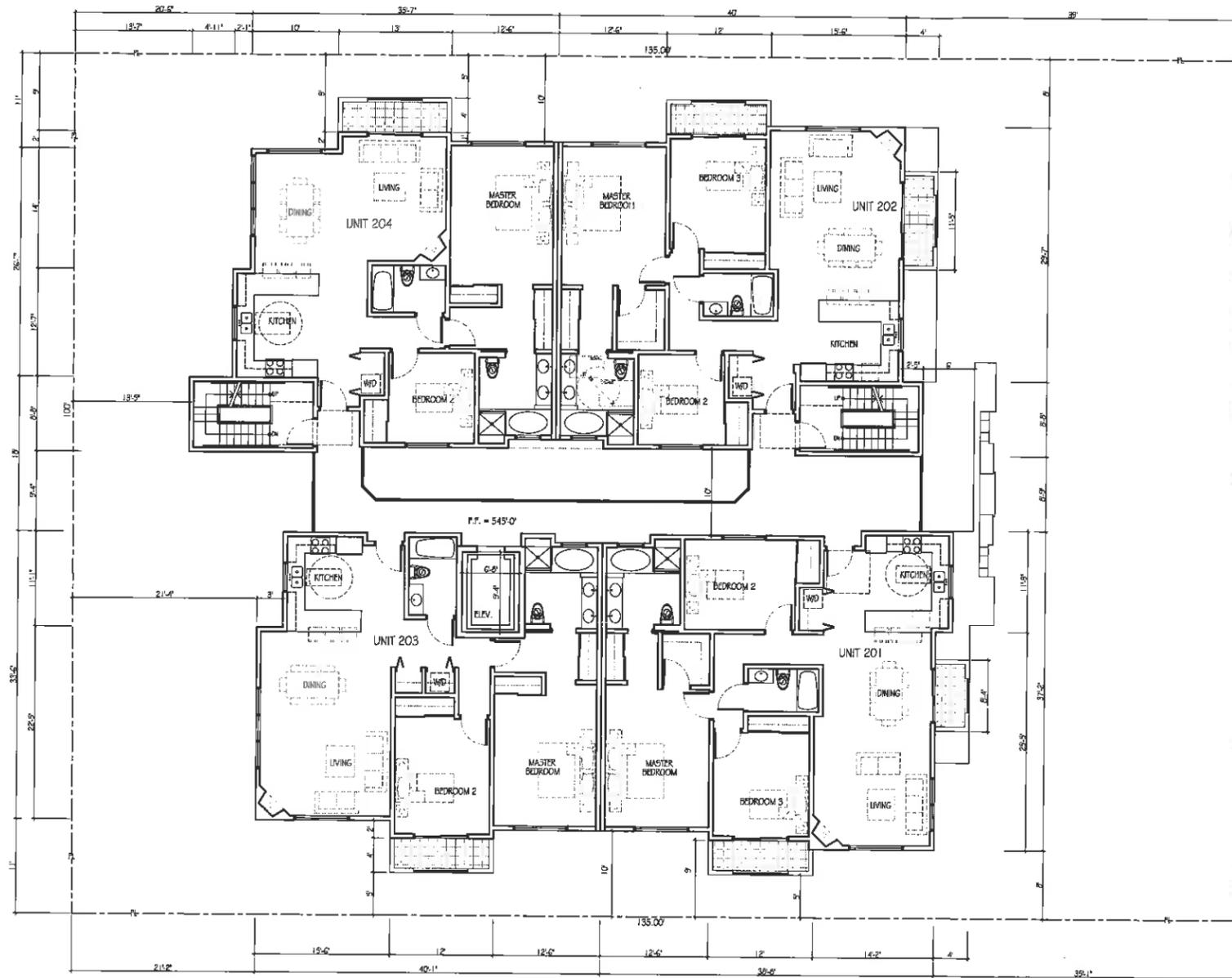
DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED SECOND FLOOR PLAN

DATE	02.15.17
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	030317
SHEET	

A2.3



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





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PROJECT:

Myrtle Street  
Luxury Condominiums  
361 + 365 Myrtle Street  
Glendale, Ca. 91203

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED LANDSCAPE PLAN

DATE 02.15.17

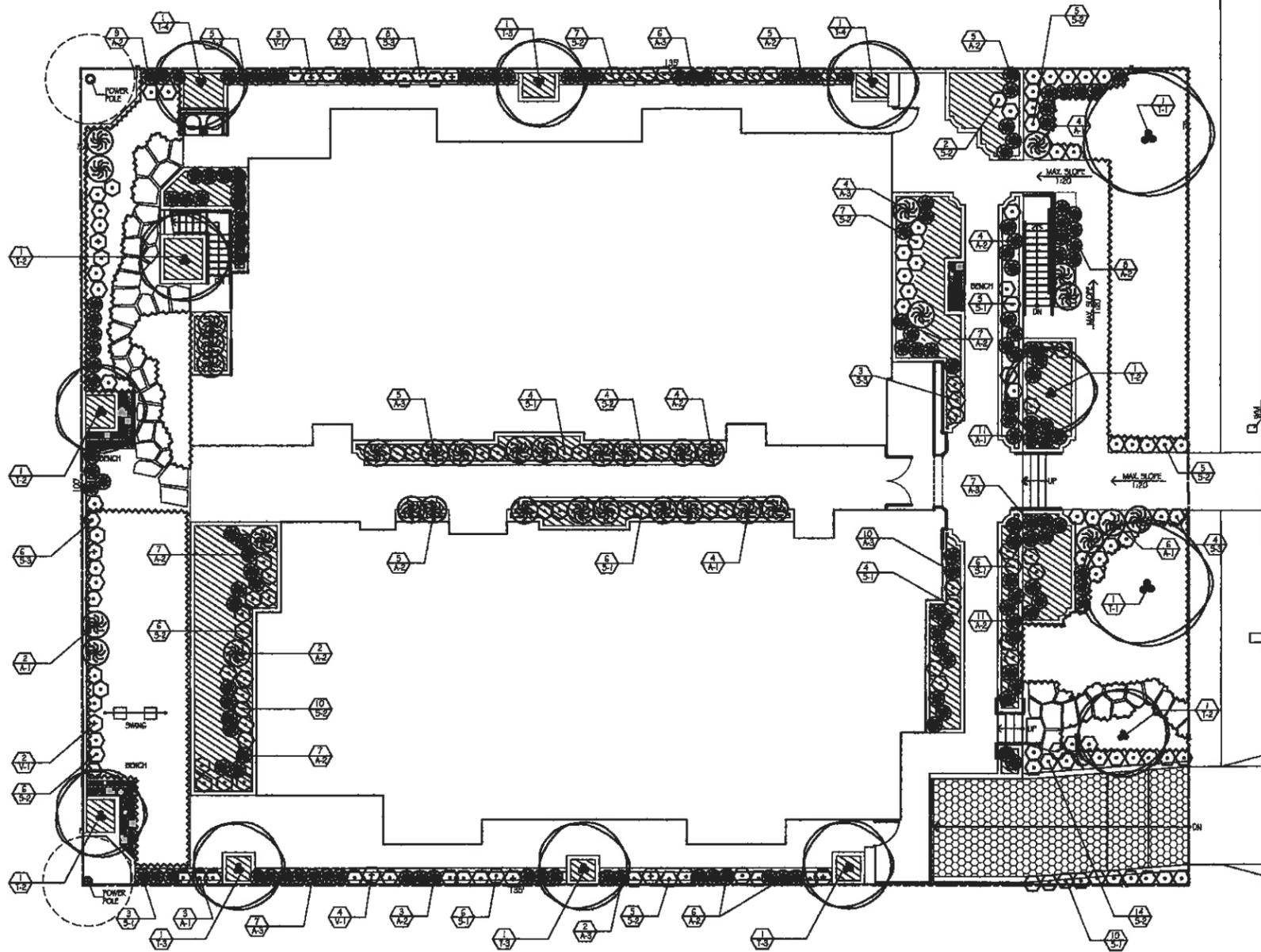
SCALE 1/8" = 1'-0"

DRAWN BY 112

JOB NUMBER 080317

SHEET

L-1



1 PROPOSED PLANTING PLAN  
SCALE 1/8" = 1'-0"

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
T-1	MELALEUCA LEUCADENDRA	CAJUPUT MULT. TRUNK	36" BK.	2	-
T-2	PARAKINSONIA DESERT MUSCUM	PALO VERDE MULT. TRUNK	24" BK.	5	-
T-3	TRISTANIA CONFERTA	BRISBANE BOX	15 GAL.	4	-
T-4	LAGERSTROEMIA INDICA	CRAPPE MYRTLE RED	24" BK.	2	-
S-1	DODONAEA VISCOSEA	HOPSEED BUSH	5 GAL.	53	9' O.C.
S-2	ALYOSYNE HIEGELII	BLUE HIBISCUS	5 GAL.	64	4' O.C.
S-3	PESTICIA CALIFORNICA	CALIFORNIA FESCUE	5 GAL.	40	-
A-1	PHYRMIUM * MAORI QUEEN*	NEW ZEALAND FLAX	15 GAL.	22	RANDOM
A-2	ANGICANTHOS BIG RED	KANGAROO PAW	5 GAL.	65	RANDOM
A-3	ALOE "BLUE EYE"	DWARF ALOE	5 GAL.	40	-
V-1	FICUS PLUMILA	CREeping FIG	5 GAL.	9	RANDOM
LAWN	BUCHELOE DACTYLOIDES	BUFFALO GRASS	500	-	-
GROUND COVER = (ALL PALS.)	SENECIO SERPENS	BLUE SENEIO	FLATS	AS NEEDED	12' O.C.

LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED VINE
- PROPOSED ACCENT
- PROPOSED LAWN
- PROPOSED GROUND COVER
- PLANT SYMBOL QUANTITY



*361-365 Myrtle Street  
Glendale, CA 91203*