GENERAL NOTES

1. TAKE CAREFUL NOTE OF ALL REQUIREMENTS UNDER DIVISION 1 - GENERAL REQUIREMENTS THAT ARE MADE A PART OF THE CONTRACT, INCLUDING PROJECT REQUIREMENTS, GENERAL REQUIREMENTS, PROJECTION AND SPECIAL PRECAUTIONS, AND THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSSCHECK DETAILS AND DIMENSIONS ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. FLOOR OPENINGS, SLEEVES AND OTHER ARCHITECTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.

3. ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY AND STATE CODES, LOCAL REGULATIONS AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS, REGULATIONS AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN.

4. ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATION OF PLANS SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT, IN THE EVENT SUCH MATTERS ARE NOT ADEQUATELY COVERED IN PLANS.

5. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DISCREPANCIES ARE TO BE CALLED TO THE ATTENTION OF THE ARCHITECT.

6. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED.

7. THE CONTRACTOR SHALL FURNISH WATER, SEWER, GAS AND ELECTRIC SERVICE TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, OR AS NECESSARY TO COMPLETE THE WORK.

8. THE CONTRACTOR SHALL VERIFY LOCATION OF AFFECTED EXISTING MECHANICAL DUCTS AND ELECTRICAL SYSTEMS.

9. ALL SUBSTITUTIONS OF PRODUCTS SPECIFIED OR DEVIATIONS TO THE DRAWINGS OR SPECIFICATIONS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.

10. VERIFY EXACT LOCATION OF CEILING ACCESS PANELS WITH MECHANICAL CONTRACTOR. PROVIDE ACCESS PANELS WHERE REQUIRED.

11. PATCHING AND REPAIR SHALL BE PERFORMED TO CREATE A CONTINUOUS AND UNIFORM SURFACE WHERE REQUIRED.

12. CEILING HEIGHTS SHOWN ON REFLECTED CEILING PLANS ARE FROM FINISH FLOOR TO FINISH CEILING.

13. PROVIDE DRYWALL SCREED OR PLASTER GROUND ON ALL END WALL CONDITIONS AND MAINTAIN SEPARATION FROM NON-COMPATIBLE MATERIAL. INFORM ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

14. EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS, PARTITIONS SHALL BE 2X4 WOOD STUDS AT 16" O.C. WITH SILL AND PLATES AS SHOWN IN THE APPLICABLE DETAILS, OR AS REQUIRED BY LOCAL GOVERNING REGULATIONS.

15. ALL DRYWALL SHALL BE 5/8" THICK GYPSUM BOARD, EXCEPT WHERE NOTED OTHERWISE.

16. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE REQUIREMENTS OF THE CITY OF GLNDALE, BUILDING AND SAFETY AND 2013 GMC AND CBC.

17. FIRE EXTINGUISHERS (WHEN REQUIRED) SHALL BE RECESSED IN LOCATIONS APPROVED BY THE CITY OF GLENDALE FIRE DEPARTMENT. ONLY APPROVED TYPE FIRE EXTINGUISHERS SHALL BE USED.

18. CONTRACTOR WARRANTS THAT ALL WORK AND MATERIALS SHALL CONFORM TO THE CONTRACT DOCUMENTS AND NO SUBSTITUTION SHALL BE PERMITTED UNLESS SUBMITTED TO THE ARCHITECT IN WRITING WITH THREE COPIES OF LITERATURE AND SPECIFICATIONS AND FORMALLY APPROVED BY THE ARCHITECT AND OWNER.

19. IF THE CONTRACTOR ENCOUNTERS ASBESTOS OR OTHER TOXIC MATERIALS, THE WORK SHALL IMMEDIATELY CEASE AND THE OWNER AND ARCHITECT SHALL BE INFORMED OF THE PRESENCE OF THESE MATERIALS FOR IMMEDIATE ACTION.

20. LEVERS AND LOCKSETS (ALL HARWARE) SHALL MEET CITY OF GLENDALE SECURITY REQUIREMENTS AND SELECTED BY OWNER AND HAVE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.

21. CONTRACTOR IS RESPONSIBLE FOR TITLE 24 ENERGY CALCULATIONS IF A DEVIATION IN DESIGN IS REQUESTED. SUBMIT ANY REQUESTS FOR DEVIATION TO THE ARCHITECT FOR APPROVAL.

22. PROVIDE APPROVED FIRE DAMPERS FOR ALL DUCTS PENETRATING FIRE RATED WALLS AND FLOORS.

23. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 5" FROM FINISH WALL TO FINISH JAMB.

24. ALL WALL MOUNTED TELEPHONE AND ELECTRICAL OUTLETS SHALL BE INSTALLED AT 15" A.F.F., UNLESS OTHERWISE NOTED.

25. ALL LIGHT FIXTURES SHALL BE LOCATED EXACTLY AS INDICATED ON CEILING PLANS.

FIRE DEPARTMENT NOTES

1. **ADDRESS NUMBERS.** APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF FOUR (6) INCHES (152 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBERS HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

2. **KNOX BOX.** MOUNTING HEIGHT FOR THE KNOX BOX AND/OR KEY SWITCH SHALL NOT TO EXCEED 6' ABOVE THE GROUND LEVEL / FINISHED FLOOR. PROVIDE THREE (3) SETS OF KEYS (WITH PERMANENT ENGRAVED IDENTIFICATION) FOR ALL EXTERIOR DOORS, GATES, FIRE ALARM PANEL, AND OTHERS AS DIRECTED BY THE FIRE INSPECTOR.

(F) 3. **FIRE EXTINGUISHERS.** PROVIDE A FIRE EXTINGUISHER (MINIMUM 2A-10BC) WITHIN A RECESSED OR SEMI-RECESSED CABINET WITHIN 75 FEET TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY. THE EXTINGUISHER SHALL BE MOUNTED ON A HOOK WITHIN THE CABINET (ELEVATED OFF CABINET FLOOR); THE TOP OF THE EXTINGUISHER SHALL BE NO HIGHER THAN 48 INCHES (1219 MM) ABOVE THE FLOOR; EXTINGUISHER SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.

4. **FIRE SPRINKLERS.** NEW SYSTEM. A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE STRUCTURE IN ACCORDANCE WITH THE RECOMMENDATIONS OF NFPA 13 AND THE REQUIREMENTS OF THE GLENDALE FIRE DEPARTMENT. PLANS AND PERMIT APPLICATION SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT. RISER AND ALL SPRINKLER PIPING SHALL BE CONCEALED; NO EXPOSED PIPING ON EXTERIOR PERMITTED. QUICK RESPONSE SPRINKLER HEADS ARE REQUIRED THROUGHOUT THE STRUCTURE UNLESS CONTRA-INDICATED. FLAT CONCEALED SPRINKLER HEADS ARE REQUIRED IN ALL HABITABLE AREAS.

5. **FIRE ALARM. NEW SYSTEM.** PROVIDE A FIRE ALARM SYSTEM CAPABLE OF NOTIFYING THE OCCUPANTS, AUDIBLY AND VISUALLY, UPON ACTIVATION OF THE AUTOMATIC FIRE SPRINKLER SYSTEM. THE FIRE ALARM SYSTEM SHALL BE INSTALLED BY A U.L. LISTED FIRE ALARM INSTALLATION COMPANY UPON COMPLETION OF THE INSTALLATION A SERIALIZED CERTIFICATE SHALL BE ISSUED IN ACCORDANCE WITH THE LISTING AGREEMENT BETWEEN THE INSTALLER AND UNDERWRITERS LABORATORIES. PLANS AND PERMIT APPLICATION SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT. WORK ON THE FIRE ALARM SYSTEM SHALL BE DONE ONLY BY A QUALIFIED U.L. LISTED FIRE ALARM CONTRACTOR WHO WILL PROVIDE THE GLENDALE FIRE DEPARTMENT WITH A COPY OF A U.L. CERTIFICATE CERTIFYING PROPER INSTALLATION OF THE SYSTEM AND MINIMUM ONE (1) YEAR TESTING AND MAINTENANCE AGREEMENT PRIOR TO FINAL INSPECTION. SUCH SYSTEM SHALL BE MONITORED BY A U.L. LISTED CENTRAL STATION IN ACCORDANCE WITH 2013 CFC SEC. 903.4.

6. **EMERGENCY LIGHTING.** EMERGENCY LIGHTING SHALL COMPLY WITH THE PROVISIONS OF 2013 CBC 1006. THE MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN ONE (1) FOOT-CANDLE AT THE WALKING SURFACE LEVEL. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL AREAS PER CODE.

EXIT 7. **EXIT SIGNS.** EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL, BE ILLUMINATED AT ALL TIMES AND COMPLY WITH PROVISIONS OF THE 2013 CBC 1011.

8. **DOOR OPERATIONS.** ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.

9. **LOCKS AND LATCHES.** THE LOCKING DEVICE FOR THE MAIN EXTERIOR EXIT DOOR(S) SHALL BE READILY DISTINGUISHABLE AS LOCKED. DOOR SHALL ALSO HAVE A VISIBLE DURABLE SIGN STATING: **"THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."** THE SIGN SHALL BE IN LETTERS ONE INCH HIGH ON CONTRASTING BACKGROUND (ABOVE THE DOOR), POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR.A (AS APPLICABLE.)

10. **ADDITIONAL PERMITS.** PRIOR TO FINAL INSPECTION, THE FOLLOWING ANNUAL PERMITS ARE REQUIRED FROM THE FIRE DEPARTMENT:
- INDUSTRIAL WASTE
- OTHER _____
(AS APPLICABLE.)

11. **REQUIRED GFD INSPECTIONS.** FOR ALL INSPECTIONS, CALL 818-548-4810. FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE:
- OVERHEAD SPRINKLER ROUGH INSPECTION (PRIOR TO COVERING ANY PIPING).
- FIRE ALARM ROUGH INSPECTION (PRIOR TO COVERING ANY WIRING/CONDUIT).
- SPRINKLER FINAL.
- FIRE ALARM FINAL.
- ASSEMBLY.
- INDUSTRIAL WASTE FINAL.
- OTHER _____
- FIRE PREVENTION FINAL: CONTRACTOR MUST REQUEST A SEPARATE INSPECTION. INSPECTION INCLUDES, BUT IS NOT LIMITED TO: FIRE EXTINGUISHERS; SIGNAGE; DOOR HARDWARE AND MEANS OF EGRESS; EMERGENCY/EXIT LIGHTING; ETC.
- GFD REQUIRED

501 S. CENTRAL PROFESSIONAL BUILDING

501 S. CENTRAL AVE.
GLENDALE, CA 91204

LEGEND OF SYMBOLS

- METAL
- PLYWOOD
- GYPSUM WALLBOARD
- CONCRETE
- FINISH WOOD
- BATT INSULATION
- ACOUSTICAL TILE
- WOOD BLOCKING
- CONT. WOOD BLOCKING
- CARPET SECTION
- DETAIL NUMBER (A2 / A5.1)
- SHEET ON WHICH DETAIL OCCURS
- (AA) ROOM FINISH NOTE
- (102) DOOR NUMBER
- (102) ROOM NUMBER
- NORTH ARROW
- SECTION (3 / A4.2)
- GRID LINE (3)
- MATCH LINE
- ELEVATION
- DIRECTION OF SLOPE
- DRAWING NUMBER (3)
- INTERIOR ELEVATION (8 / A6.3)
- ROOM NUMBER (UNIT (A) 110)
- STOREFRONT (120)
- DOOR (9)
- WINDOW (W)
- CENTERLINE

STANDARD ABBREVIATIONS

#	AT	FDN.	FOUNDATION	PARTN.	PARTITION
A.B.	ANCHOR BOLT	FIN.	FINISH	PLAST.	PLASTER
A.D.	AREA DRAIN	FL.	FLOOR	PLY.	PLYWOOD
ADDNL.	ADDITIONAL	FLASHG.	FLASHING	PR.	PAIR
ADJ.	ADJACENT	F.O.C.	FACE OF CONCRETE	PRFT.	PARAPET
A.F.F.	ABOVE FINISH FLOOR	F.O.F.	FACE OF FINISH	PTD.	PAINTED
ALUM.	ALUMINUM	F.O.M.	FACE OF MASONRY	R.O.	ROUGH OPENING
APPROX.	APPROXIMATELY	F.O.S.	FACE OF STUD	R	RADIUS
ARCH.	ARCHITECT	FRMG.	FRAMING	R.C.P.	REFLECTED CEILING PLAN
A.S.	ASPHALTIC CONCRETE	FT.	FOOT / FEET	RD.	ROOF DRAIN
ASSY.	ASSEMBLY	FTG.	FOOTING	REF.	REFERENCE
B.O.	BOTTOM OF	GA.	GAUGE	REINF.	REINFORCEMENT
BD.	BOARD	GALV.	GALVANIZED	REQ'D.	REQUIRED
BIT.	BITUMENOUS	GYP.	GYPSUM	RFG.	ROOFING
BLDG.	BUILDING	H.B.	HOSE BIBB	RM.	ROOM
BLKG.	BLOCKING	H.C.	HOLLOW CORE	S.B.	SANDBLASTED
BM.	BEAM	H.M.	HOLLOW METAL	S.D.	STORM DRAIN
CAB.	CABINET	HDR.	HEADER	S.C.	SOLID CORE
C.B.	CATCH BASIN	HORIZ.	HORIZONTAL	S.S.	STAINLESS STEEL
C.T.	CERAMIC TILE	HT.	HEIGHT	SCHED.	SCHEDULE
CEM.	CEMENT	I.D.	INSIDE DIAMETER	SHT.	SHEET
CL.	CENTER LINE	INFO.	INFORMATION	SIM.	SIMILAR
CLG.	CEILING	INSUL.	INSULATION	SPEC.	SPECIFICATION
CLR.	CLEAR	INT.	INTERIOR	SPEC'D.	SPECIFIED
COL.	COLUMN	I.S.F.M.	INSIDE OF FINISH WALL	SQ.	SQUARE
COMP.	COMPOSITION	JT.	JOINT	STD.	STANDARD
CONC.	CONCRETE	M.O.	MASONRY OPENING	STRUCT.	STRUCTURAL
CONSTR.	CONSTRUCTION	MAX.	MAXIMUM	SUSP.	SUSPENDED
CONT.	CONTINUOUS	MBR.	MEMBER	T.	TEMPERED
CONTR.	CONTRACTOR	MECH.	MECHANICAL	T.O.	TOP OF
CPT.	CARPET	MEMB.	MEMBRANE	T.G.S.	TERNE COATED STEEL
CTR.	CENTER	MFR.	MANUFACTURER	T.G.Z.	TERNE COATED ZINC
DBL.	DOUBLE	MIN.	MINIMUM	TEMP.	TEMPERED
D.F.	DOUGLAS FIR	MISC.	MISCELLANEOUS	THK.	THICK
DIA.	DIAMETER	MTD.	MOUNTED	TYP.	TYPICAL
DIM.	DIMENSION	MTL.	METAL	U.B.C.	UNIFORM BUILDING CODE
DN.	DOWN	N.I.C.	NOT IN CONTRACT	U.O.N.	UNLESS OTHERWISE NOTED
DR.	DOOR	N.T.S.	NOT TO SCALE	VERT.	VERTICAL
D.S.	DOWNSPOUT	NAT.	NATURAL	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
DTL.	DETAIL	NOM.	NOMINAL	W.C.	WATER CLOSET
DWG.	DRAWING	O/	OVER	W/O	WITHOUT
EA.	EACH	O.C.	ON CENTER	W/	WITH
ELEC.	ELECTRICAL	O.D.	OUTSIDE DIAMETER	W/I	WITHIN
EL.	ELEVATION	O.H.	OVER HEAD	W.P.	WATER PROOF
ENCL.	ENCLOSURE	OPENG.	OPENING	W.R.	WATER RESISTANT
EQ.	EQUAL	OPP.	OPPOSITE	WD.	WOOD
EXIST.	EXISTING	O.S.F.M.	OUTSIDE FACE OF FINISH WALL	W.T.	WALL THICKNESS
EXP.	EXPANSION	P.L.	PROPERTY LINE		
EXT.	EXTERIOR	P. LAM.	PLASTIC LAMINATE		
EXTR.	EXTRUDED	P.B.L.	PAPER BACKED LATH		
F.D.	FLOOR DRAIN	P.T.	PRESSURE TREATED		

CONSULTANTS

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LANDSCAPING:

L-1 LANDSCAPE PLAN

LEGAL DESCRIPTION

PORTION OF LOT 14 OF PALMETTO TRACT, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 180 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA ANALYSIS:

LOT AREA :	8,400 SQ. FT.
ZONE :	C3 1
ALLOWABLE HEIGHT:	50'-0" MAXIMUM
PROPOSED HEIGHT:	50'-0"
1ST FLOOR LOBBY, RETAIL, STAIRS:	985 SQ. FT.
2ND FLOOR LOBBY, RETAIL, STAIRS, RESTROOMS:	7,066 SQ. FT.
3RD FLOOR LOBBY, RETAIL, RESTROOMS:	6,825 SQ. FT.
TOTAL FLOOR AREA:	14,876 SQ. FT.
MEZZANINE FLOOR AREA:	2,950 SQ. FT.
STREET LEVEL GARAGE FLOOR AREA:	6,770 SQ. FT.
SUBTERRANEAN LEVEL GARAGE FLOOR AREA:	8,325 SQ. FT.
TOTAL GARAGE FLOOR AREA:	15,095 SQ. FT.

PROJECT SUMMARY

SCOPE OF WORKS:

TO DEMOLISH 720 S.F. STRUCTURE AND 918 S.F. STRUCTURE AND TO CONSTRUCT A 3 STORY HIGH, (14,876 S.F.) NEW OFFICE BUILDING OVER ONE LEVEL (8,325 S.F.) SUBTERRANEAN PARKING GARAGE.

CONSTRUCTION TYPE	TYPE V-A FULLY SPRINKLERED
OCCUPANCY GROUP:	M

PARKING ANALYSIS:

PARKING REQUIRED $\frac{14876}{1000}$ X 2.7 = 40.17 CARS

PARKING PROVIDED:

15 PARKING SPACES AT UNDERGROUND GARAGE LEVEL
15 PARKING SPACES AT STREET LEVEL (13 STANDARD & 2 ACCESSIBLE)
30 PARKING SPACES TOTAL
4 TANDEM PARKING SPACES
17 PARKING LIFTS AT STREET AND UNDERGROUND GARAGE LEVELS.

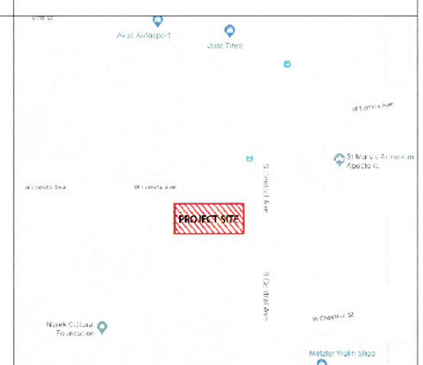
TOTAL PARKING SPACES = 51 CARS

L.A. ASSESSOR'S RECORD

ASSESSOR'S ID NO. 5636-012-001

SITE ADDRESS	501 S. CENTRAL AVE. GLENDALE CA 91204
PROPERTY TYPE	COMMERCIAL / INDUSTRIAL
REGION / CLUSTER	24 / 24633
TAX RATE AREA (TRA)	04045
PROPERTY BOUNDARY DESCRIPTION	PALMETTO TRACT N 60 FT OF W 140 FT OF E 150 FT OF LOT 14
BUILDING DESCRIPTION(S)	
IMPROVEMENT:	
SQUARE FOOTAGE	720
YEAR BUILT / EFFECTIVE YEAR BUILT	1948/ 1955
BEDROOMS / BATHROOMS	0 / 0
UNITS	1
SQUARE FOOTAGE	918
YEAR BUILT / EFFECTIVE YEAR BUILT	1921/ 1926
BEDROOMS / BATHROOMS	2 / 1
UNITS	1

VICINITY MAP



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Owner Address:

Project Name:
501 S. CENTRAL PROFESSIONAL BUILDING

Project Address:
501 S. CENTRAL AVE.
GLENDALE, CA 91204

COVER SHEET

Scale: N/A

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 06-18-18
- JOB NO
- SHEET NO

A-0.1

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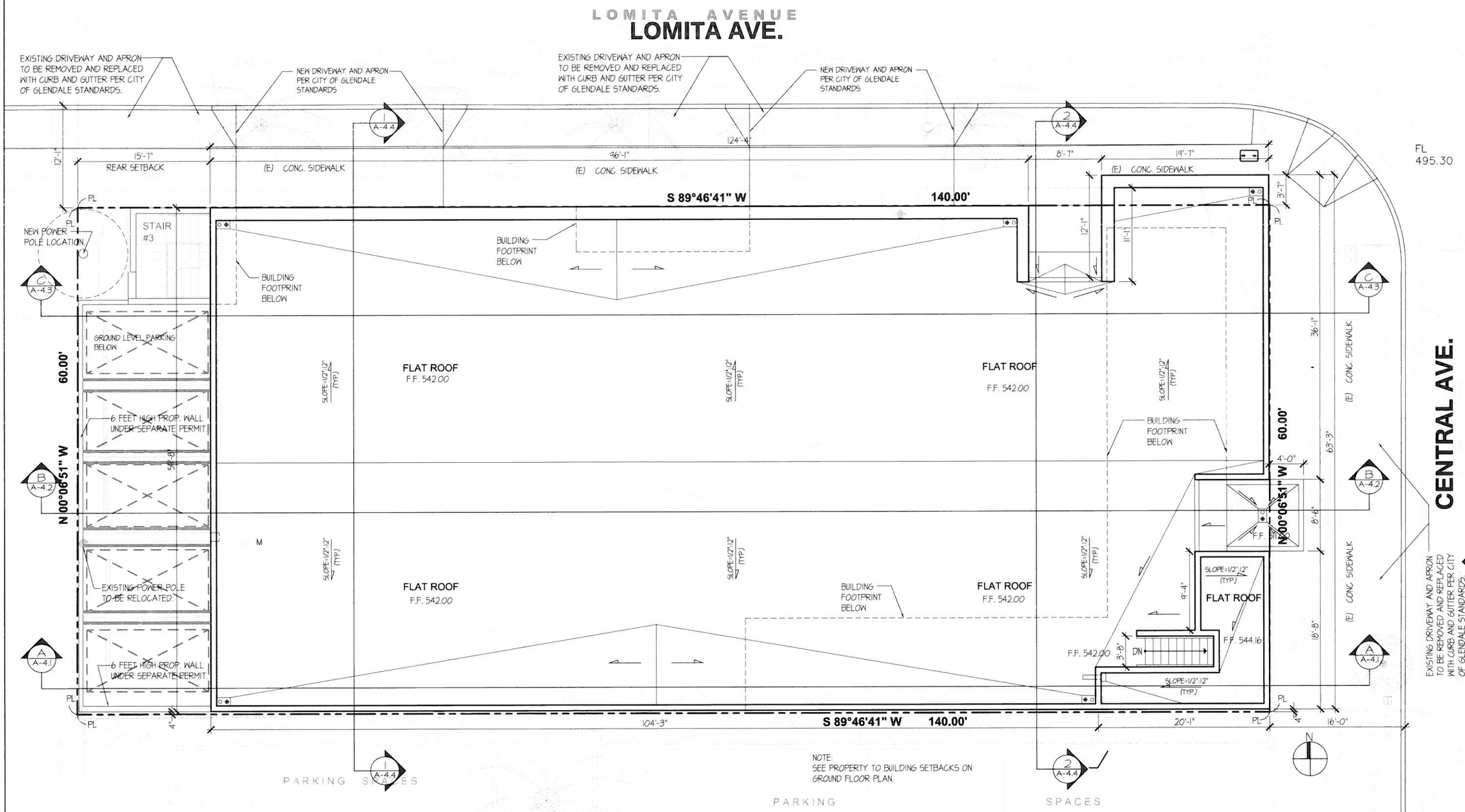

1 PLOT / ROOF PLAN
SCALE: 3/16" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND 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 DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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PLOT / ROOF PLAN

Scale: 3/16"=1'-0"

KEYPLAN

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 06-18-18
- JOB NO
- SHEET NO

A-1.1

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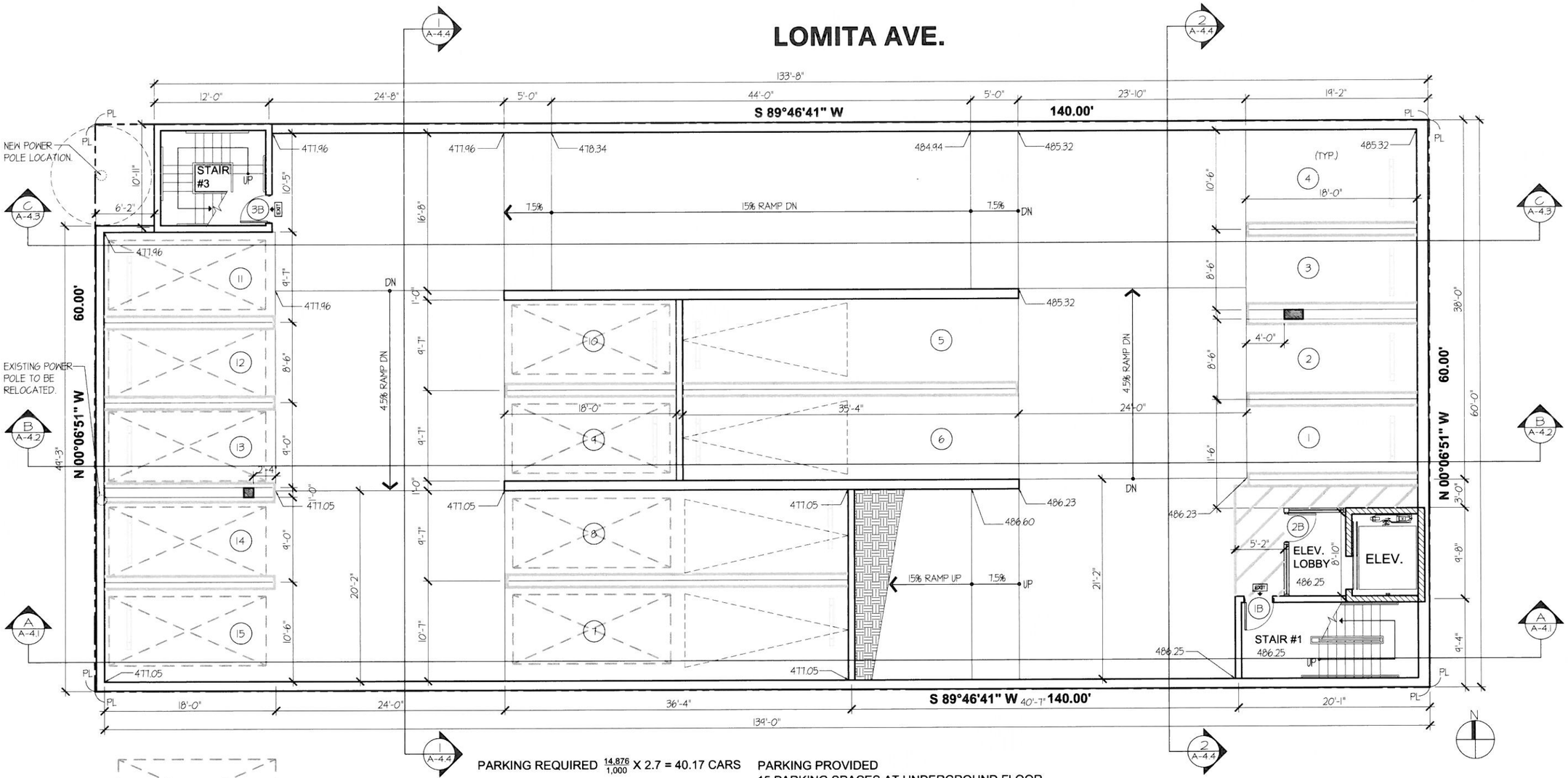

LIFT PARKING STALLS

PARKING REQUIRED $\frac{14,876}{1,000}$ X 2.7 = 40.17 CARS

PARKING PROVIDED
15 PARKING SPACES AT UNDERGROUND FLOOR
15 PARKING SPACES AT STREET LEVEL
30 PARKING SPACES TOTAL
4 TANDEM PARKING STALS
17 PARKING LIFTS AT STREET AND
UNDERGROUND GARAGE LEVEL

51 PARKING SPACES GRAND TOTAL

1 SUBTERRANEAN PARKING PLAN
SCALE: 3/16" = 1'-0"

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GLENDALE, CA 91204

SUBTERRANEAN PARKING PLAN

Scale: "=1'-0"

KEYPLAN

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LOMITA AVENUE

LOMITA AVE.

EXISTING DRIVEWAY AND APRON TO BE REMOVED AND REPLACED WITH CURB AND GUTTER PER CITY OF GLENDALE STANDARDS.

NEW DRIVEWAY AND APRON PER CITY OF GLENDALE STANDARDS

EXISTING DRIVEWAY AND APRON TO BE REMOVED AND REPLACED WITH CURB AND GUTTER PER CITY OF GLENDALE STANDARDS.

NEW DRIVEWAY AND APRON PER CITY OF GLENDALE STANDARDS

(E) CONC. SIDEWALK

BUILDING LINE ABOVE

S 89°46'41" W 140.00'

NEW POWER POLE LOCATION

STAIR #3

STAIR #2

LANDSCAPE

375 S.F.
F.F. 495.75

LOBBY
173 S. F.
F.F. 495.75

ELEV.

TRASH/
RECYCLE

RECYCLE BINS

TRASH BIN

METERS

ELECTRIC
VOLT

STAIR #1

CANOPY ABOVE

(E) CONC. SIDEWALK

EXISTING DRIVEWAY AND APRON TO BE REMOVED AND REPLACED WITH CURB AND GUTTER PER CITY OF GLENDALE STANDARDS.

N 00°06'51" W 60.00'

EXISTING POWER POLE TO BE RELOCATED.

5% RAMP DN

3.25% 7.5% 15% RAMP DN

REAR SETBACK

PARKING SPACES

PARKING SPACES

LIFT PARKING STALLS

GROSS FLOOR AREA 985 S.F.

1 1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"

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Owner Address:

Project Name:
501 S. CENTRAL PROFESSIONAL BUILDING

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**501 S. CENTRAL AVE.
GLENDALE, CA 91204**

1ST FLOOR PLAN

Scale: "=1'-0"

KEYPLAN

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2ND FLOOR PLAN

Scale: 3/16"=1'-0"

KEYPLAN

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- REVISION
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1 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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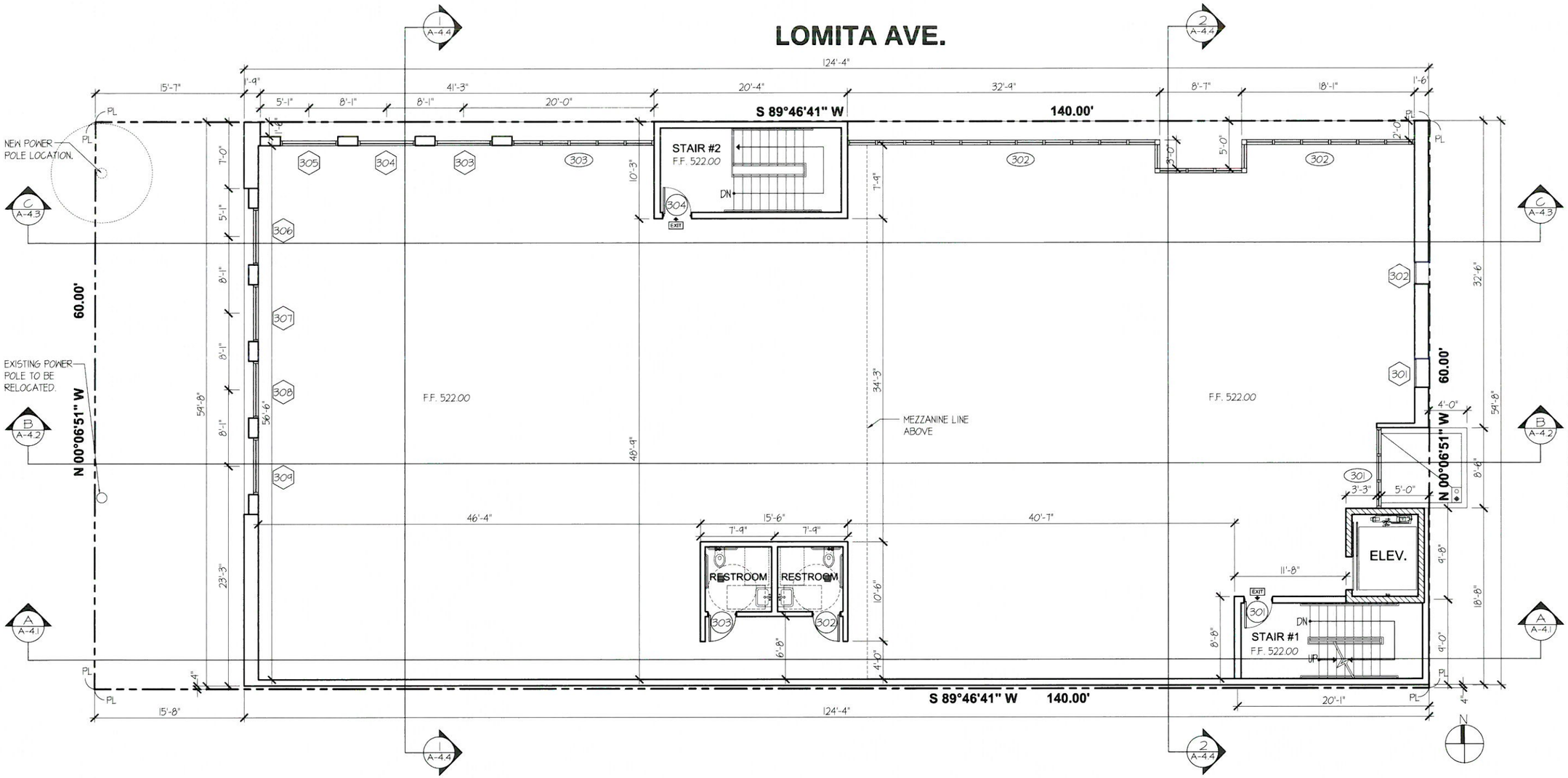

1 3RD FLOOR PLAN
SCALE: 3/16" = 1'-0"

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3RD FLOOR PLAN

Scale: 3/16"=1'-0"

KEYPLAN

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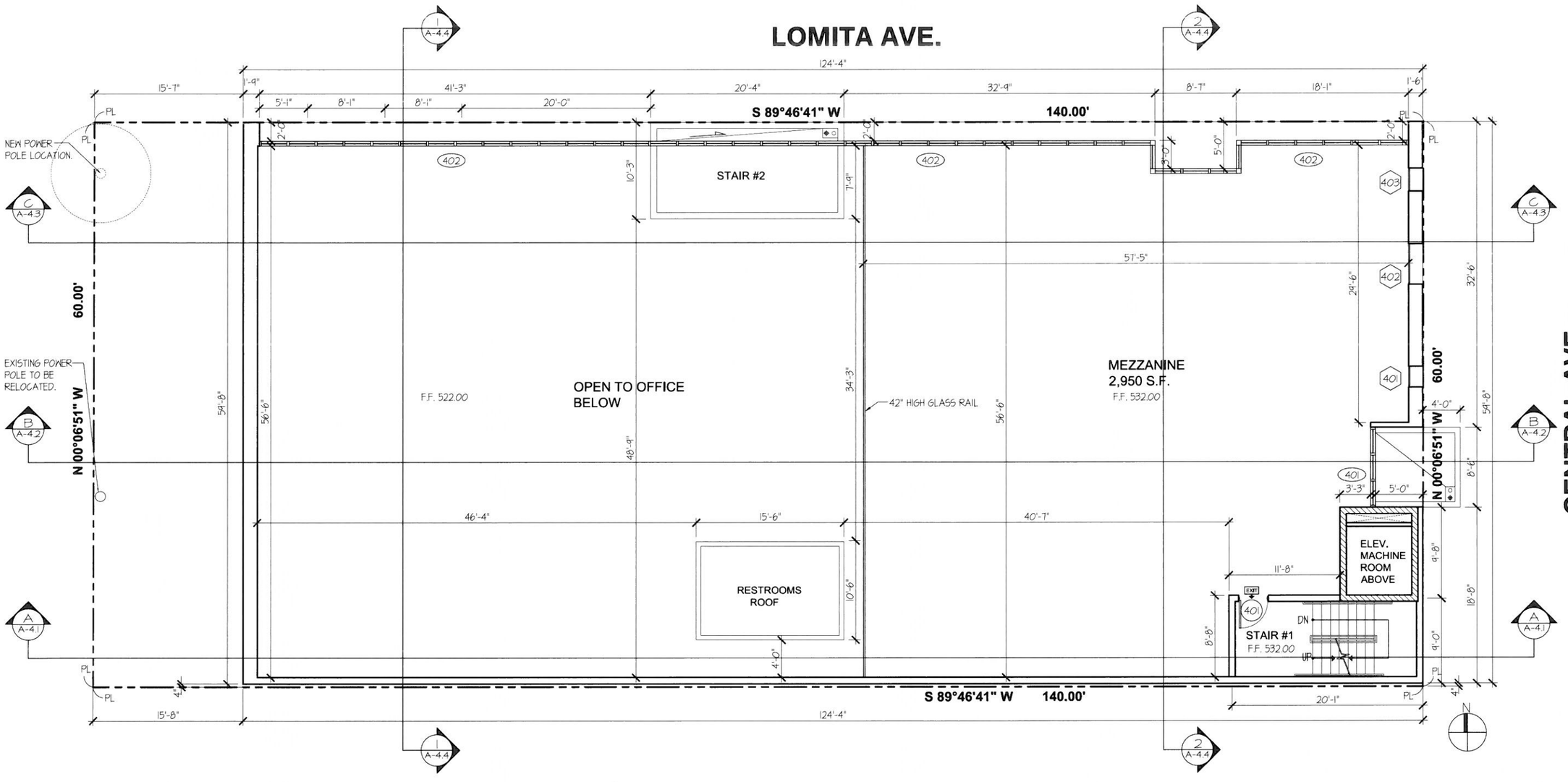

1 MEZZANINE FLOOR PLAN
SCALE: 3/16" = 1'-0"

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GLENDALE, CA 91204**

3RD FLOOR PLAN

Scale: 3/16"=1'-0"

KEYPLAN

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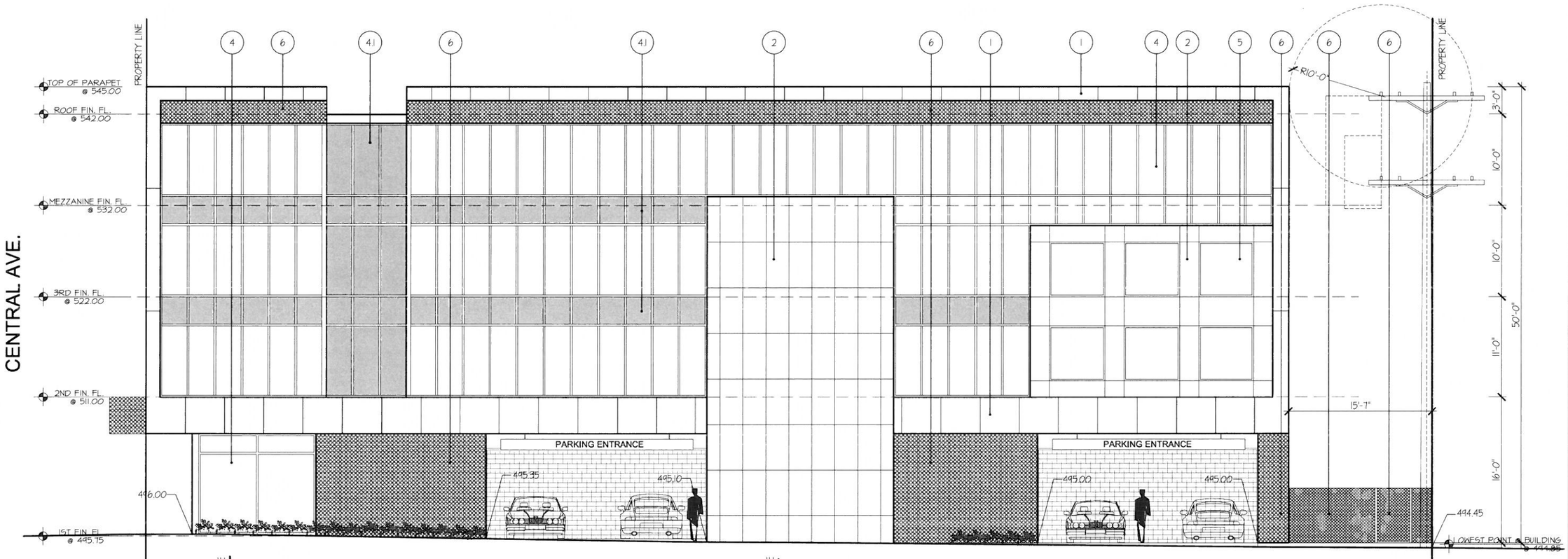
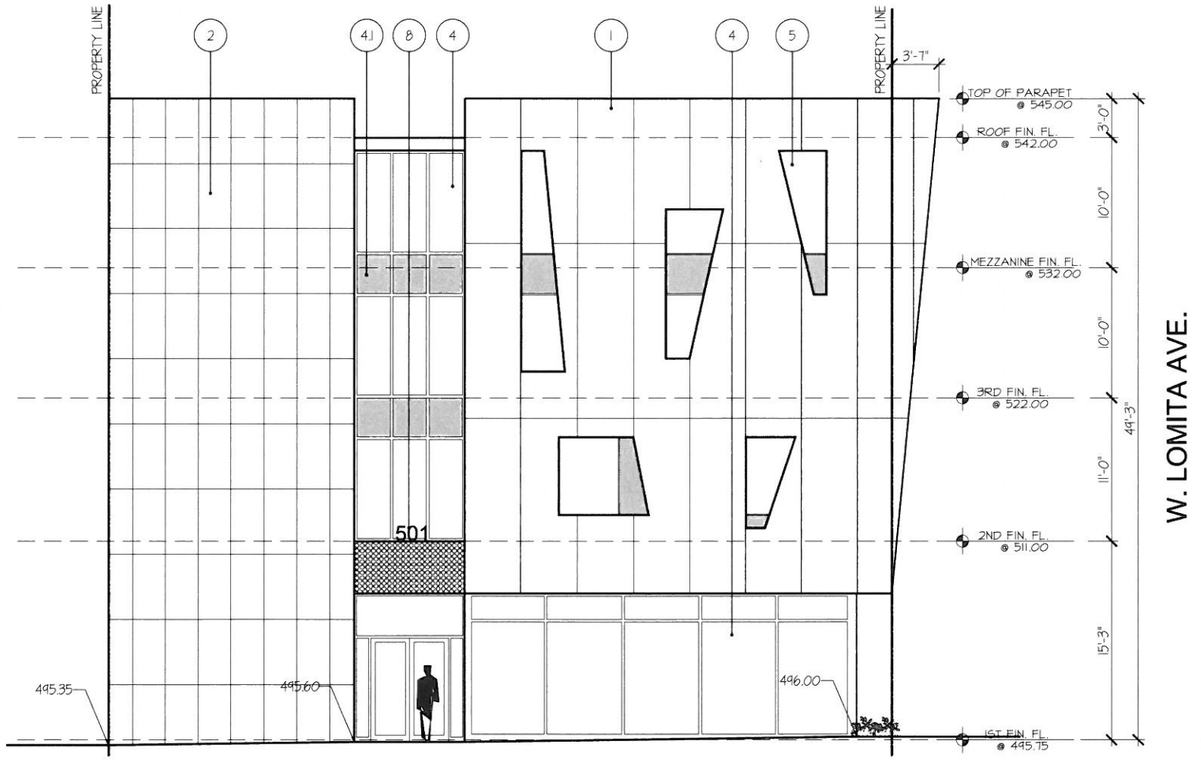


1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH MATERIALS:

1. 1/4" NOMINAL THK. EXTERIOR GRADE "FUNDERMAX" OR EQUAL COMPOSITE PANELS, COLOR BLACK.
2. 1/4" NOMINAL THK. STONEPEAK TILE COLOR "EXTRA VENA" OR EQUAL.
3. METAL PANEL TRIM AND FASCIA, "ALPOLIC" OR EQUAL CHAMPAGNE METALIC COLOR(TYP.).
4. DUAL GLAZED LOW "E" VISION GLASS, WITH ANODIZED FRAME CURTAIN WALL ASSEMBLY, GLASS COLOR GOLD(TYP.).
4.1 DUAL GLAZED LOW "E" VISION GLASS, WITH ANODIZED FRAME CURTAIN WALL ASSEMBLY, GLASS COLOR DARK GREY(TYP.).
5. ANODIZED ALUMINUM DOOR AND WINDOWS W/ DUAL GLAZED LOW "E" VISION GLASS, COLOR GOLD.
6. BACKLIT PERFORATED METAL PANELS.
7. 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
8. 9" HIGH, 3/4" STROKE, STAINLESS STEEL ADDRESS NUMBERS
9. 7/8"THK. STEEL TRAWLED SMOOTH FINISH CEMENT PLASTER, "OMEGA PRODUCTS INTERNATIONAL" COLOR 9240 IVORY.
10. 7/8"THK. STEEL TRAWLED SMOOTH FINISH CEMENT PLASTER, "OMEGA PRODUCTS INTERNATIONAL" COLOR 9227 SHARK GRAY.

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Owner Address:

Project Name:
501 S. CENTRAL PROFESSIONAL BUILDING

Project Address:
501 S. CENTRAL AVE. GLENDALE, CA 91204

NORTH AND EAST ELEVATIONS

Scale: **3/16"=1'-0"**

KEYPLAN

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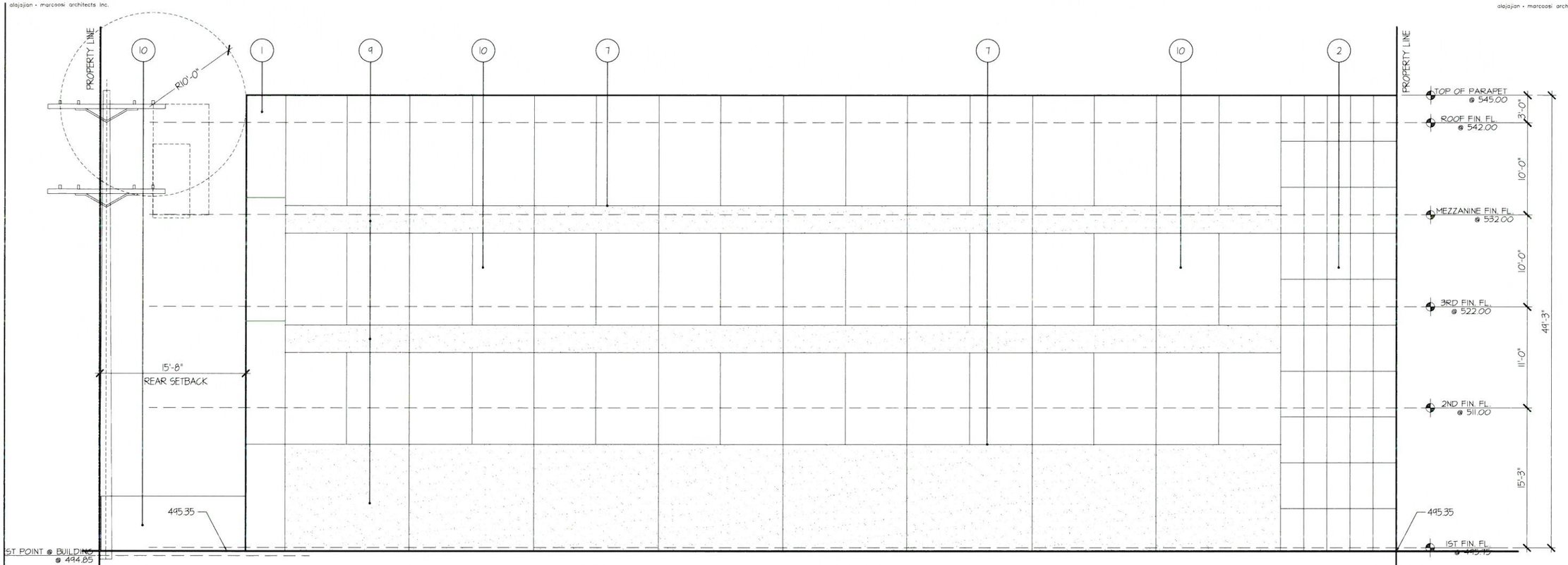
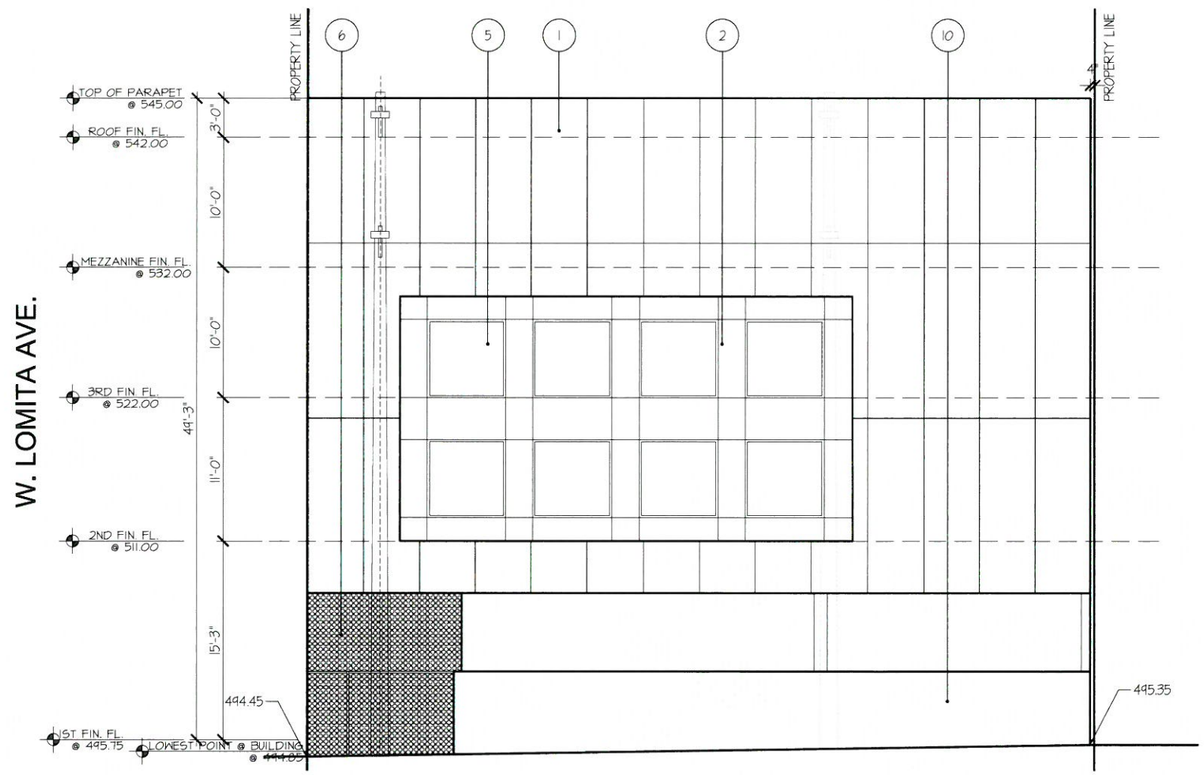


1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



2 WEST ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH MATERIALS:

1. 1/4" NOMINAL THK. EXTERIOR GRADE "FUNDERMAX" OR EQUAL COMPOSITE PANELS, COLOR BLACK.
2. 1/4" NOMINAL THK. STONEPEAK TILE COLOR "EXTRA VENA" OR EQUAL.
3. METAL PANEL TRIM AND FASCIA, "ALPOLIC" OR EQUAL CHAMPAGNE METALIC COLOR(TYP.).
4. DUAL GLAZED LOW "E" VISION GLASS, WITH ANODIZED FRAME CURTAIN WALL ASSEMBLY, GLASS COLOR GOLD(TYP.).
4.1 DUAL GLAZED LOW "E" VISION GLASS, WITH ANODIZED FRAME CURTAIN WALL ASSEMBLY, GLASS COLOR DARK GREY(TYP.).
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6. BACKLIT PERFORATED METAL PANELS.
7. 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
8. 9" HIGH, ¾" STROKE, STAINLESS STEEL ADDRESS NUMBERS
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SOUTH AND WEST ELEVATIONS

Scale: **3/16"=1'-0"**

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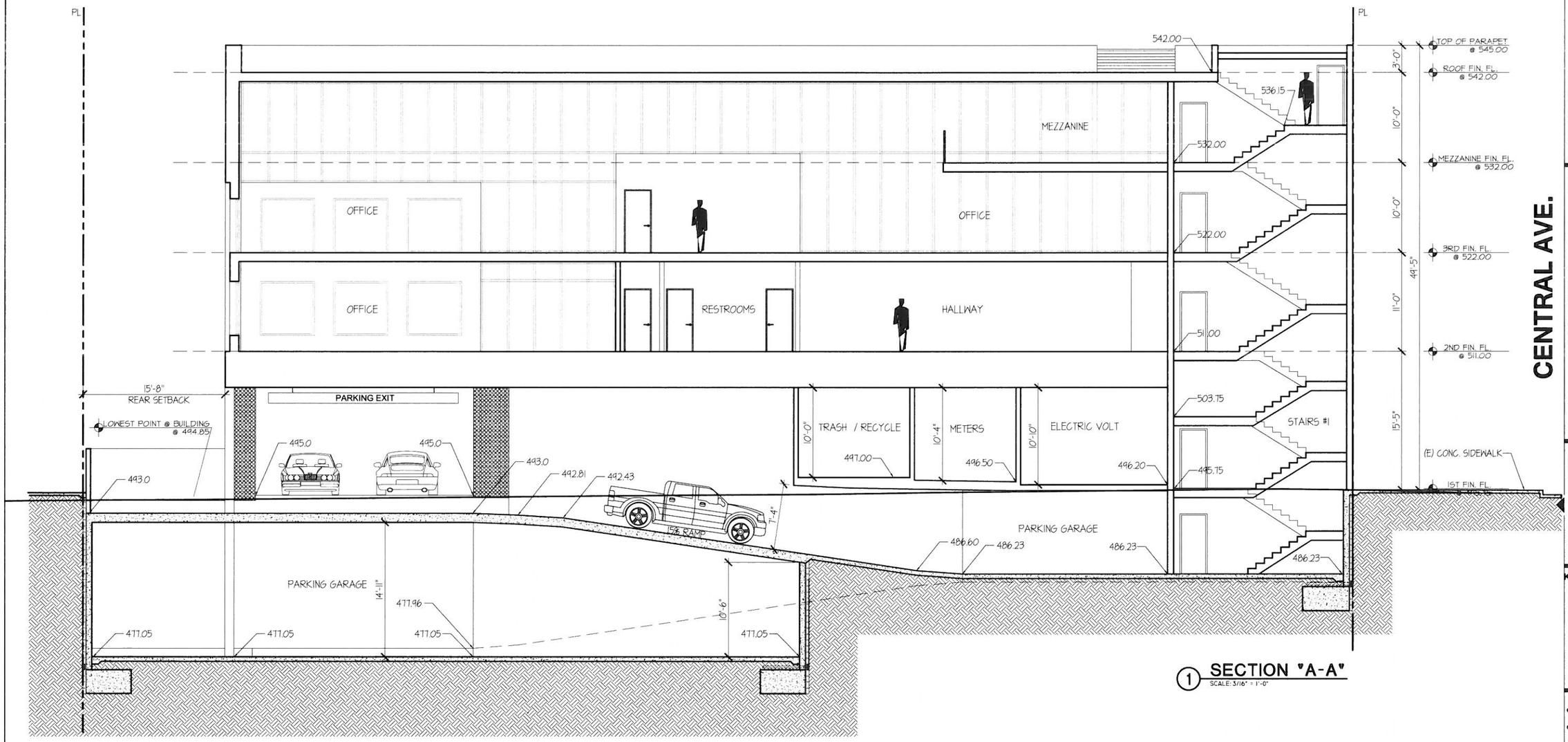

1 SECTION "A-A"
SCALE: 3/16" = 1'-0"

CENTRAL AVE.

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SECTION A-A

Scale: **3/16"=1'-0"**

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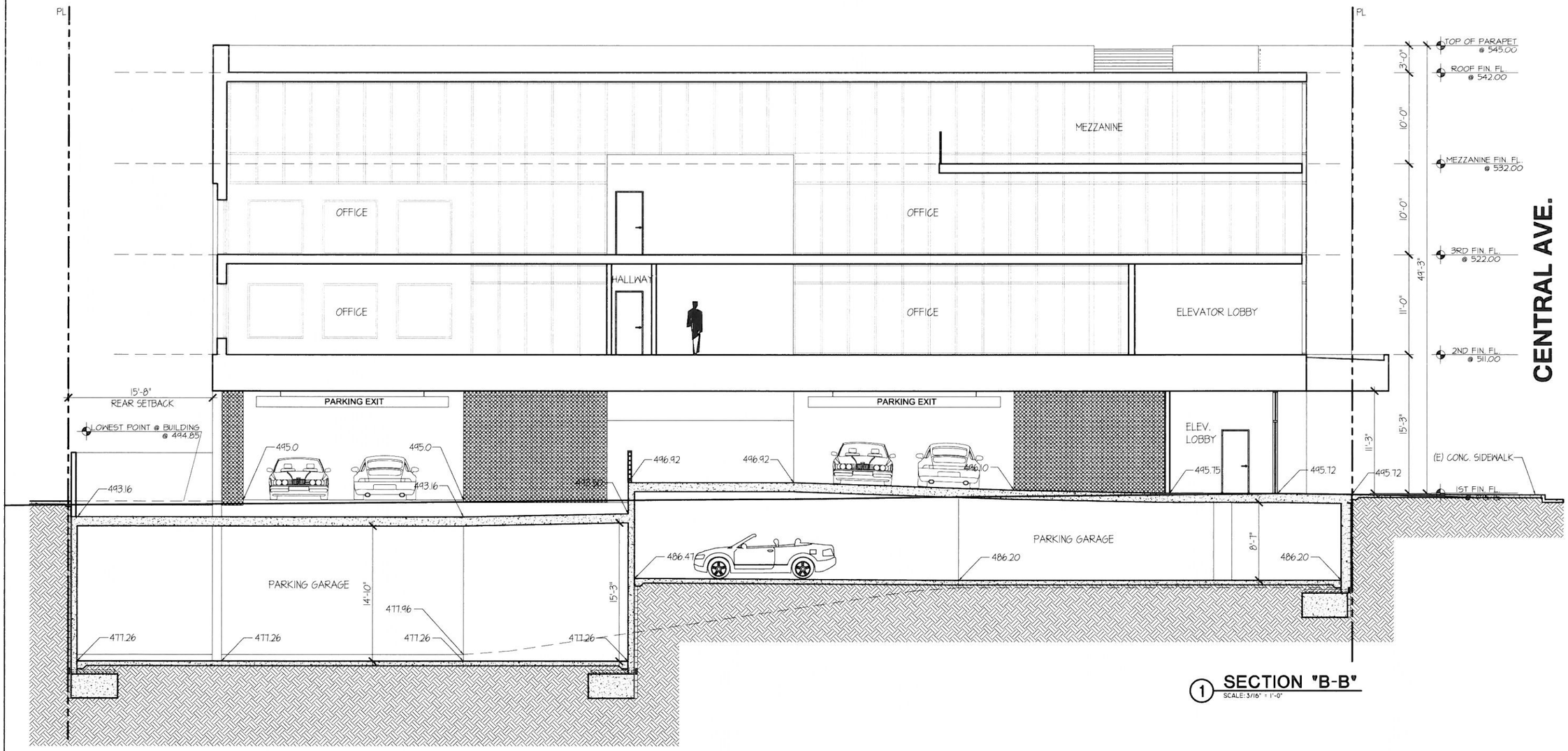

1 **SECTION "B-B"**
SCALE: 3/16" = 1'-0"

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SECTION "B-B"

Scale: **3/16"=1'-0"**

KEYPLAN

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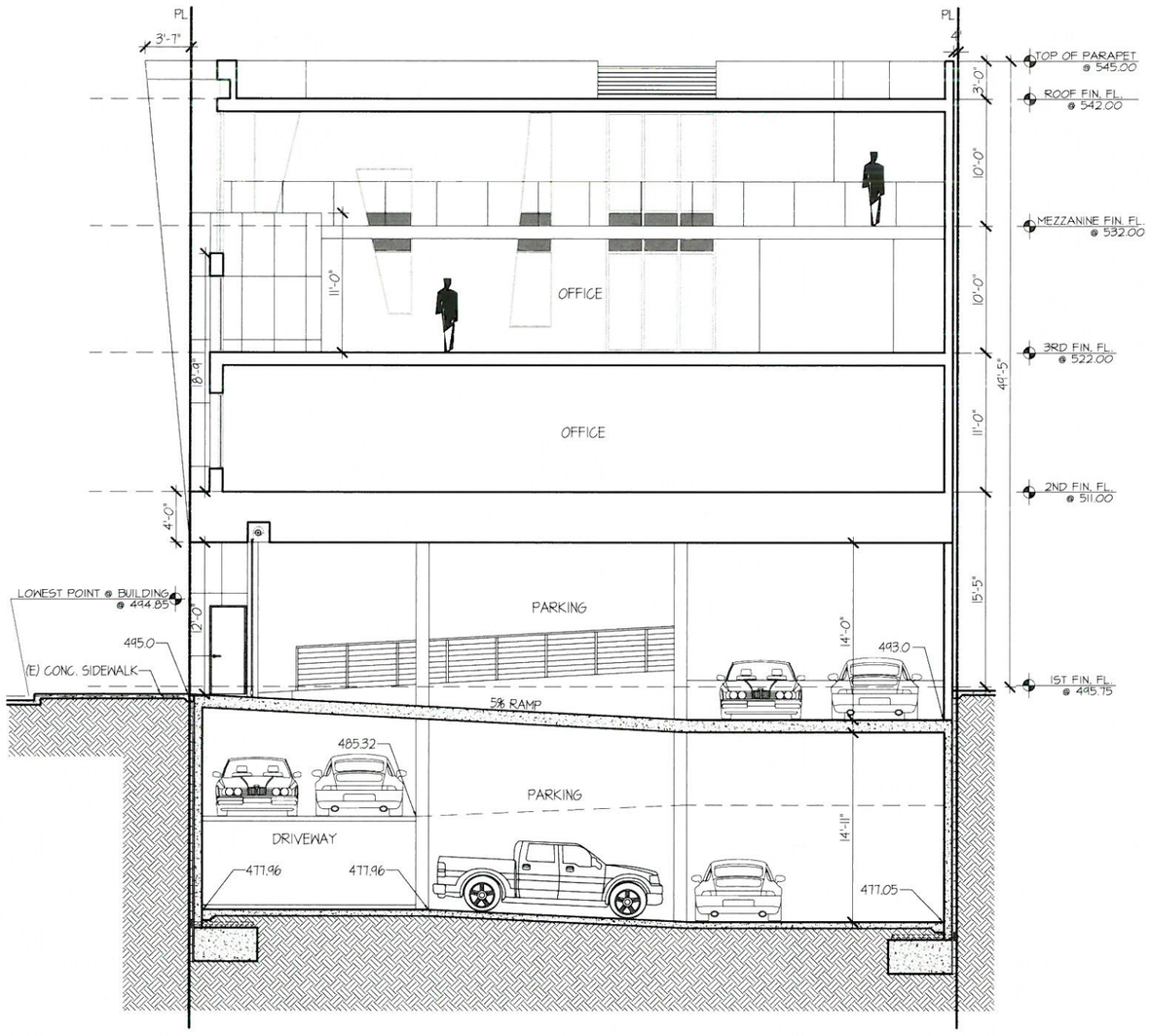
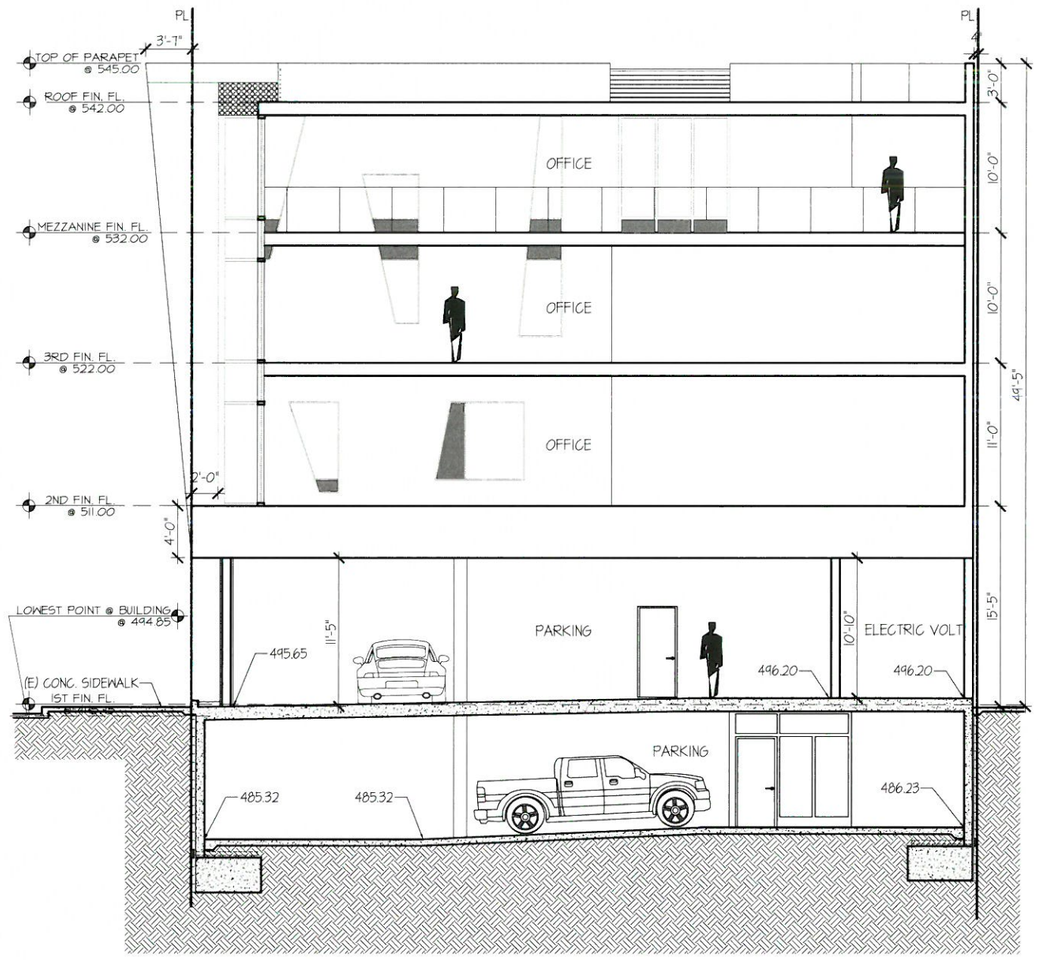


1 SECTION "1-1"
SCALE: 3/16" = 1'-0"



2 SECTION "2-2"
SCALE: 3/16" = 1'-0"

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GLENDALE, CA 91204**

SECTION "1-1" and "2-2"

Scale: 3/16"=1'-0"

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Q. MECHANICAL AUTOMOBILE PARKING LIFTS

Mechanical automobile parking lifts can be used to provide required parking spaces with the following conditions:

1. Types of mechanical automobile parking lifts that are covered by this section are
   a. 2- post lifts
   b. Scissor lifts
   c. 4-post lifts

   Other types of mechanical automobile parking lift system may be considered on case-by-case bases. *See **Figure 12** below for graphical representation of the typical lifts.*

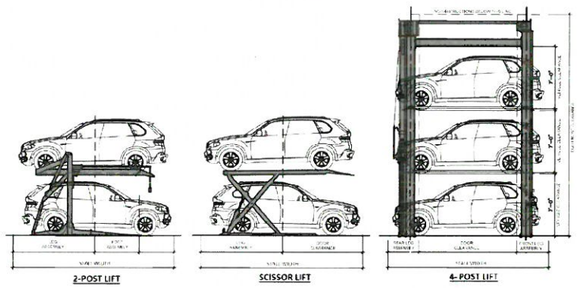


FIGURE 12- TYPES OF MECHANICAL AUTOMOBILE PARKING LIFTS

2. The platform of the mechanical lift on which the automobile is first places shall be individually and easily accessible and shall be placed so that the location of the platform and vehicular access to the platform meets the LAMC Section 12 21A5(a), (b), and (i) requirements.

3. An approved Los Angeles Research Report (LARR) from the Los Angeles Building and Safety's Electrical Testing Laboratory is required for a mechanical automobile parking lifts. All of the conditions of approval shall be complied with.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

4. Mechanical automobile parking lifts must maintain the following clear width between vertical supports or any obstructions:
   a. Minimum 8'- 0" clear width for standard stalls
   b. Minimum 7'- 0" clear width for compact stalls.

   *See **Figure 13** below for additional information.*

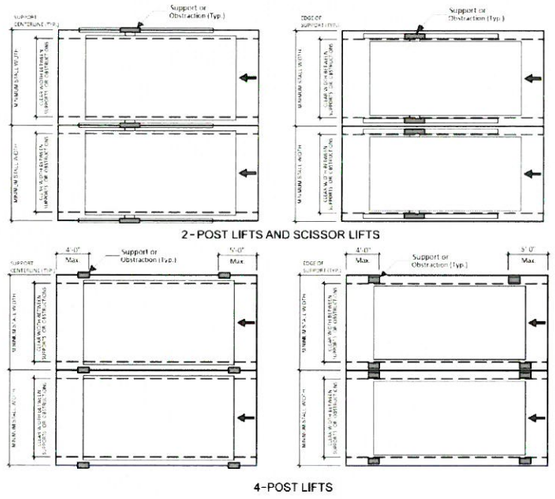
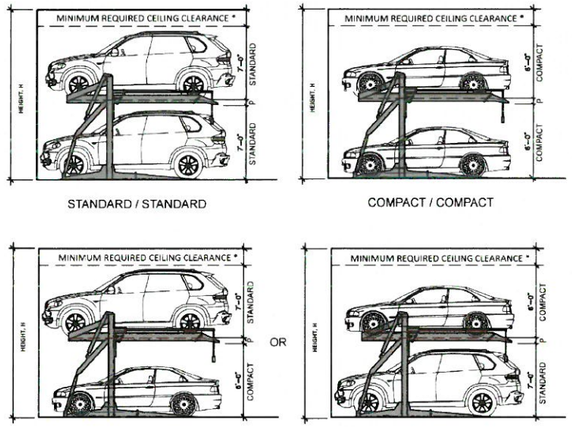


FIGURE 13- MINIMUM CLEAR WIDTH BETWEEN SUPPORTS AND OBSTRUCTIONS

5. The stall heights within the mechanical automobile parking lifts shall be as follows:
   a. Minimum clear height of 7'-0" for standard stalls
   b. Minimum clear height of 6'-0" for compact stalls

   *See **Figure 14** below for additional requirements.*

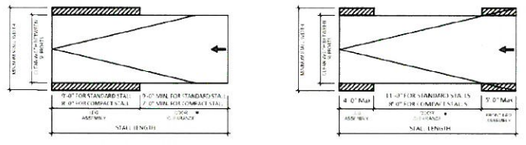


* Minimum required clearance shall be 18" for sprinklers, or as-needed for role-up doors.
P = Platform thickness (See Manufacturer's Specifications)
H = Height of any combination of the car type in stacked + P + Ceiling Clearance = Minimum clear floor to ceiling height required.

FIGURE 14- MINIMUM CLEAR HEIGHTS

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

6. Mechanical automobile parking lifts must provide adequate door clearance for an attendant to exit a vehicle per manufactures specifications. *See **Figure 12 and Figure 15** for additional information.*



* Obstructions are not allowed within this area

FIGURE 15- VEHICLE DOOR CLEARANCES

7. Mechanical automobile parking lifts shall be arrangec in such a manner as to allow full operation of the sprinkler system. The required ceiling height may be reduced by up to 18 inches if the mechanical automobile parking lift is installed in a non-sprinklered garage, or when approval has been obtained from the Mechanical Plan Check for wall mounted Fire sprinklers **prior to Building Plan Check approval**. Additional headroom may be required to accommodate installation of roll-up garage doors.

8. Mechanical automobile parking lifts are considered tandem parking. Therefore, they shall not be installed where tandem parking is prohibited, such as within a commercial corner lot development, mini-shopping center, for recreational vehicles or guest parking.

9. In a private garage or private parking area, the tandem parking shall not be more than two-cars in depth [LAMC Section 12.21 A 5 (n)(1)]. Therefore, no parking spaces are permitted at the front and/or back of mechanical automobile parking lifts.

10. A "Covenant and Agreement to Provide Parking Attendant" shall be recorded with LA County Recorder's Office for tandem parking in public parking areas.

11. When tandem parking is provided, parking area shall be capable of accommodating required onsite queuing spaces for the shuffling of cars. The queuing spaces shall be arranged so to that the required driveway access aisle is not reduce to less than 20' wide. Each of the queuing spaces shall be minimum 8' wide and 18' long.

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Product Specifications:

Brand Name	QDMY
Model No.	QDMY-DSPL606
Type	Scissor car parking lift
Mode of Operation	Manual control buttons / Keys
Car Weight	≤2700kg (9000 lbs)
Car Size (L/W/H)	≤5000mm×1850mm×1550mm; ≤5000mm×1850mm×2050mm;
Lifting Height	2000mm
Mode of Drive	Hydraulic
Runway Width	2126mm
Motor Power	2.2KW
Working Voltage	220V/1Ph, 380V/3Ph (according to user's demand)
Warning Device	Yes
Safeguard Device	Fixed anti-falling lock devices
Control System Voltage	AC24
Car Platform Thickness	≥200mm
Outer Size	Please see below dimensions
Machine Weight	≤1100kg
Surface Treatment	High-grade anti-corrosion paint or galvanized treatment (Optional)
Color	Red, Blue, Grey, Yellow etc. (customized according to user demand)
Certification	ISO9001 and CE

① MECHANICAL AUTOMOBILE PARKING LIFTS
SCALE: N/A

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MECHANICAL AUTOMOBILE PARKING LIFTS

Scale: N/A

KEYPLAN

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- REVISION
- REVISION
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