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THE METHOD OF DISCHARGE OF THE ONSITE DRAINAGE SHALL BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DRAINAGE FROM ALL NEW IMPROVED SURFACES, ROOF, AND ON-SITE DRAINAGE SHALL BE CONVEYED TO THE STREET VIA CAST IRON PIPES AND/OR PARKWAY DRAINS FROM THE PROPERTY LINE AND EXITING THROUGH THE CURB PER SPPWC MANUAL, AND UNDER SEPAQRATE PERMITS.

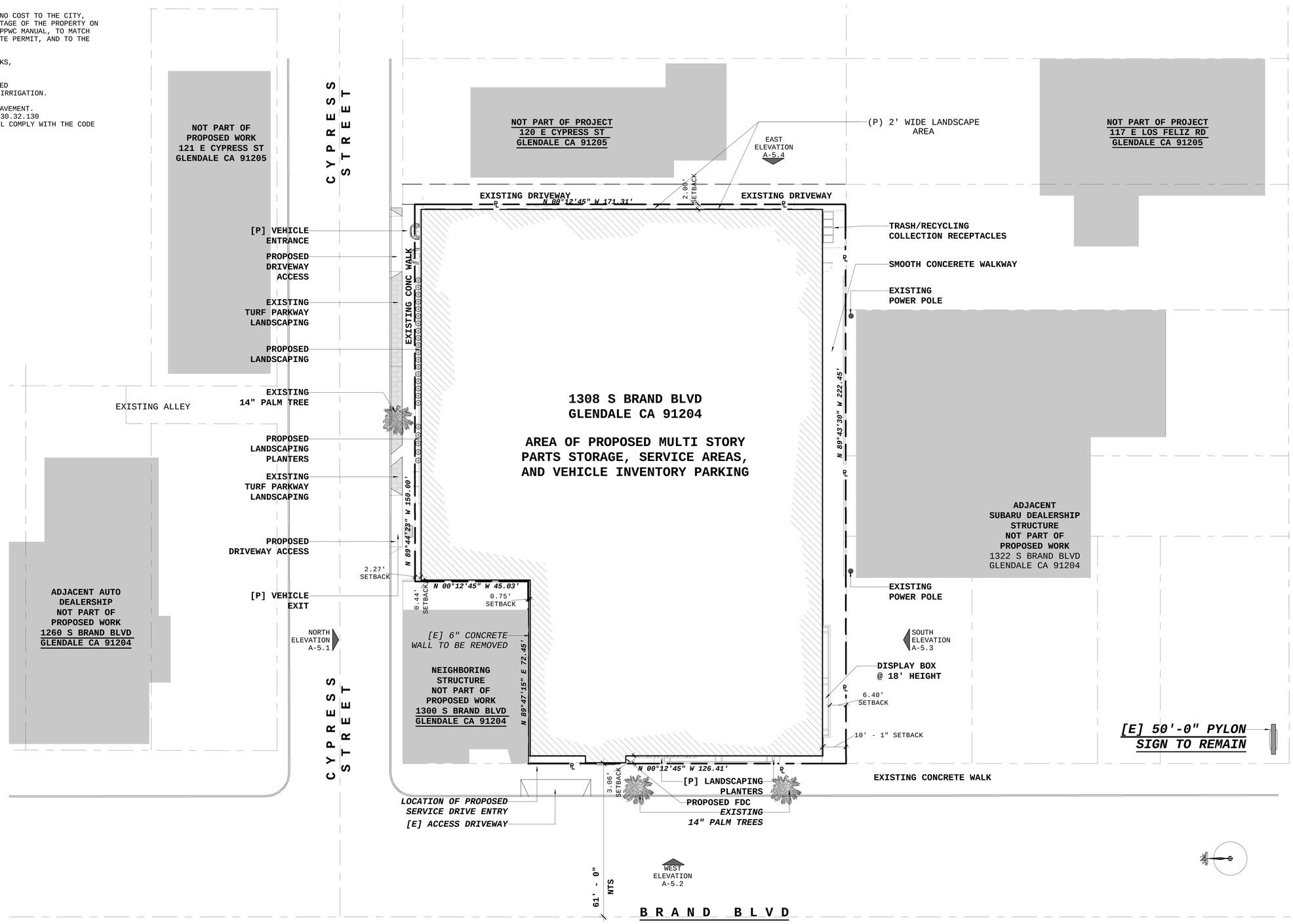
ALL ONSITE DRAINAGE INLET DEVICES SHALL MEET THE NPDES REQUIREMENTS, AND THE APPLICANT SHALL ENTER INTO A COVENANT AND AGREEMENT WITH THE CITY FOR THE REPLACEMENT, INSTALLATION AND CONTINUED MAINTENANCE OF ALL NPDES-RELATED DRAINAGE INLET DEVICES ON THE PROPERTY AND GRANTING INSPECTION RIGHTS TO THE CITY. THE APPLICANT SHALL INDEMNIFY THE CITY AND HOLD THE CITY HARMLESS FOR ANY NPDES VIOLATION ON THE PROPERTY.

PROPOSED SEWER LATERAL CONNECTION(SW) SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE THE NEEDS OF THE PROPOSED DEVELOPMENT

SEE APPROVED DRAINAGE AND GRADING PLAN FOR SITE DERAINAGE DESIGNATIONS

THE APPICANT SHALL PREFORM AT ITS SOLE EXPENSE, AND AT NO COST TO THE CITY, THE FOLLOWING STREET IMPROVEMENTS ALONG THE ENTIRE FRONTAGE OF THE PROPERTY ON BRAND BOULEVARD AND CYPRESS STREET IN ACCORDANCE WITH SPPWC MANUAL, TO MATCH AND JOIN THE EXISTING STREET IMPROVEMENTS, UNDER SEPARATE PERMIT, AND TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS:

- REMOVE AND REPLACE ALL BROKEN CURBS, GUTTERS, SIDEWALKS, DRIVEWAY APRON, LANDSCAPING, AND IRRIGATION
- ANY UNUSED DRIVEWAY APRON SHALL BE REMOVED AND REPLACED WITH NEW PCC CURB, GUTTER, SIDEWALK, LANDSCAPING, AND IRRIGATION.
- CONSTRUCT THE DRIVEWAY APRONS WIHT 6-INCH THICK PCC PAVEMENT. THE ENTIRE PROPOSED DRIVEWAY SHALL CONFORM TO CHAPTER 30.32.130 OF THE GLENDALE MUNICIPAL CODE. DRIVEWAY PROFILES SHALL COMPLY WITH THE CODE



1 A101 PROPOSED SITE PLAN
1/16" = 1'-0"

1/18/2019 11:39:52 AM

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SUBARU OF GLENDALE

SUBARU OF GLENDALE
1308 S BRAND BLVD
GLENDALE CA 91204

REVISIONS

No.	Description	Date

SUBMISSIONS

DESCRIPTION	DATE

LICENSED ARCHITECT WILLIAM DOUGLAS JAMES C-28863 Exp. 03-31-2019 STATE OF CALIFORNIA

PROPOSED SITE PLAN

Project number	
Date	
Drawn by	Author
Checked by	Checker

A101

Scale 1/16" = 1'-0"

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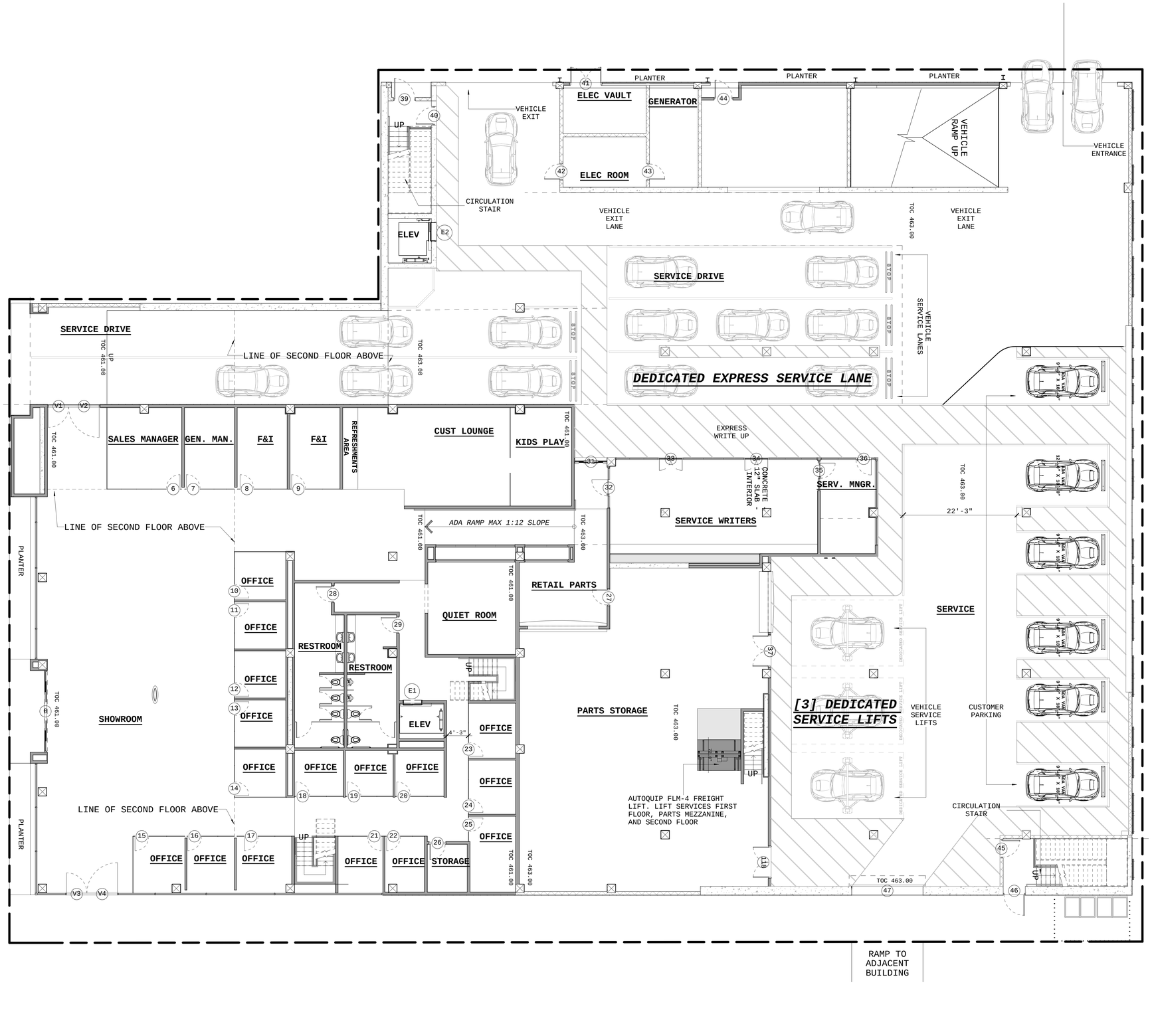

PARKING SPACES

ADA PARKING SPACE	9'-0" x 18'-0"	05 SPACES
ADA VAN PARKING SPACE	12'0" x 18'-0"	01 SPACES
TOTAL PARKING SPACES		**06 SPACES**

1 A235 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

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WILLIAM DOUGLAS JAMES
C-28863
Exp. 03-31-2019
STATE OF CALIFORNIA

FIRST FLOOR PARKING

Project number	
Date	
Drawn by	Author
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A235

Scale 1/8" = 1'-0"

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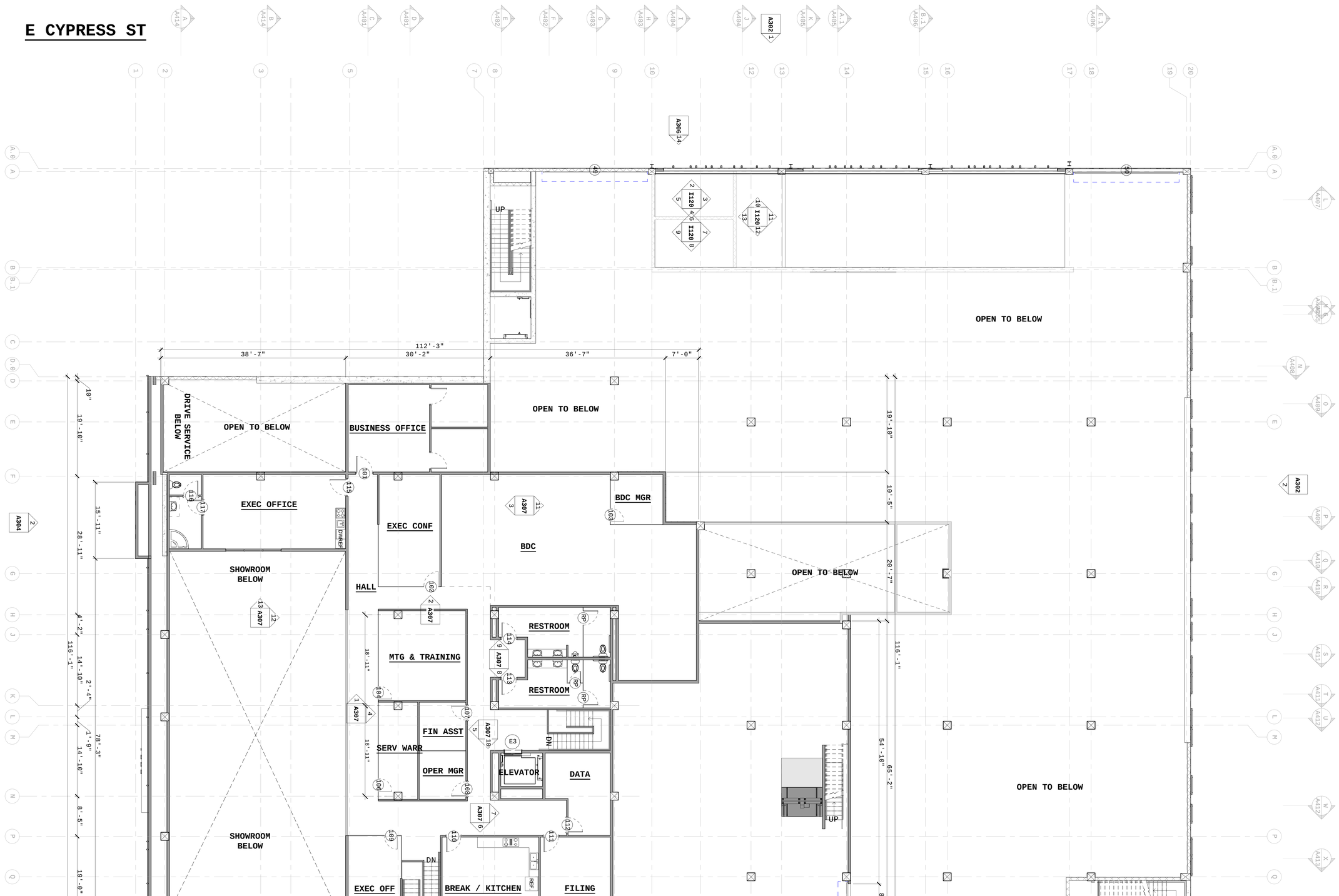

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PROPOSED SECOND FLOOR

Project number	
Date	
Drawn by	Author
Checked by	Checker

A206

Scale 1/8" = 1'-0"

1/18/2019 11:08:55 AM

1 A206 **SECOND FLOOR**
1/8" = 1'-0"

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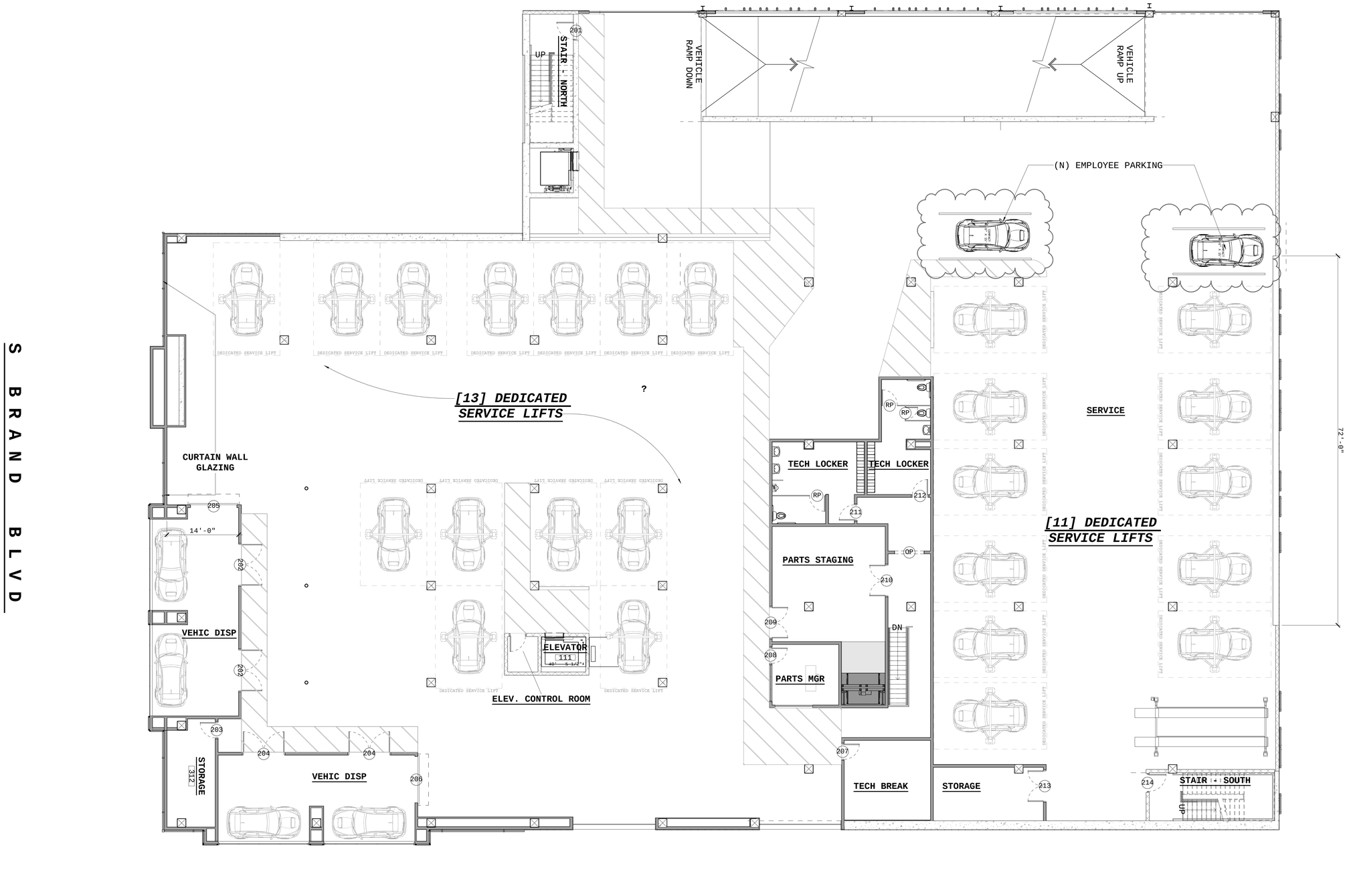

PARKING SPACES

TANDUM PARKING SPACES	8'-6" x 36'-0"	00 SPACES
INIDIVIDUAL PARKING SPACES	8'-6" x 18'-0"	02 SPACES
TOTAL PARKING SPACES		**02 SPACES**

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1 PROPOSED THIRD FLOOR PLAN
A236 *1/8" = 1'-0"*

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No.	Description	Date
1	Revision 1	Date 1

SUBMISSIONS

DESCRIPTION	DATE

LICENSED ARCHITECT
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THIRD FLOOR PARKING

Project number	
Date	
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A236

Scale 1/8" = 1'-0"

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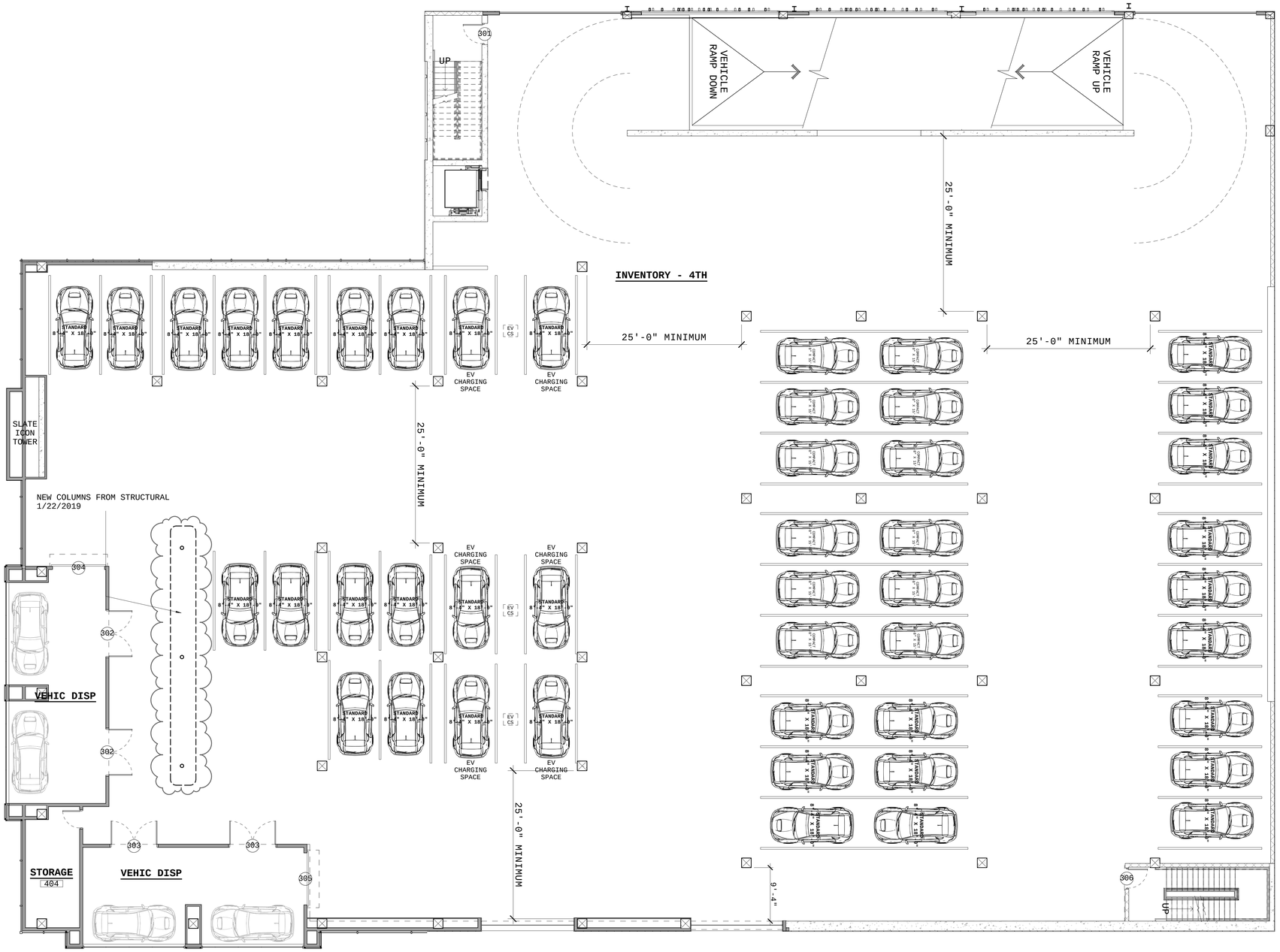
ELECTRIC VEHICLE NOTES:
(1) IN ANY BUILDING OR INTERIOR AREA USED FOR CHARGING ELECTRICAL VEHICLES, ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. (406.9 CBC)
(2) ELECTRIC VEHICLE RECHARGING EQUIPMENT SHALL BE MARKED OR LABELED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. (406.9/3 CBC)
(3) EVCS AND EV SPACE SHALL COMPLY TO ALL PROVISIONS SET FORTH IN THE CALIFORNIA GREEN BUILDING STANDARDS CODE CHAPTER 5, TABLE 5.106.5.3.3, AND ALL CITY AMENDMENTS.
(4) EVCS AND EV SPACE SHALL COMPLY TO ALL PROVISIONS SET FORTH IN CHAPTER 11B CBC AND ALL CITY AMENDMENTS. SEE CHAPTER 11B DISABLE ACCESS SECTION BELOW, ITEM #J FOR ADDITIONAL INFORMATION.



PARKING SPACES

TANDUM PARKING SPACES	8'-6" x 36'-0"	09 SPACES
INIDIVIDUAL PARKING SPACES	8'-6" x 18'-0"	28 SPACES
TOTAL PARKING SPACES		**46 SPACES**
TOTAL ELECTRIC VEHICLE CHARGING STATIONS		**06 STATIONS**

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1 PROPOSED FOURTH FLOOR PLAN
A237 *1/8" = 1'-0"*

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1	Revision 1	Date 1

SUBMISSIONS

DESCRIPTION	DATE

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FOURTH FLOOR PARKING

Project number	
Date	
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Checked by	Checker

A237

Scale 1/8" = 1'-0"

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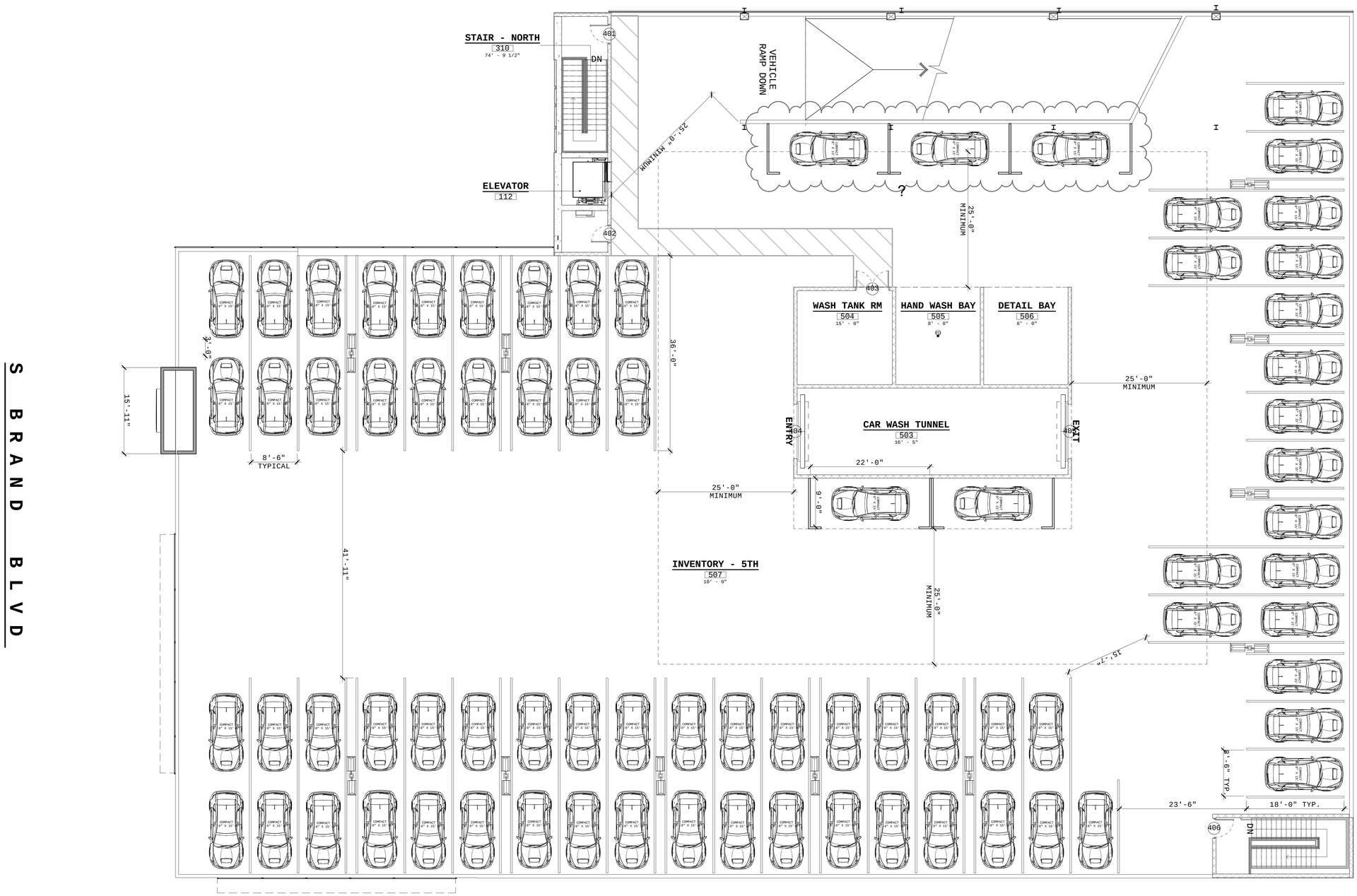

PARKING SPACES

TANDUM PARKING SPACES	8'-6" x 36'-0"	30 SPACES
INIDIVIDUAL PARKING SPACES	8'-6" x 18'-0"	11 SPACES
PARALLEL PARKING SPACES	9'-0" x 22'-0"	05 SPACES
TOTAL PARKING SPACES		**76 SPACES**

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1 PH2 -- 5 - FIFTH FLOOR - PARKING

A238 *1/8" = 1'-0"*

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1	Date 1		

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FIFTH FLOOR PARKING

Project number	
Date	
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A238

Scale 1/8" = 1'-0"

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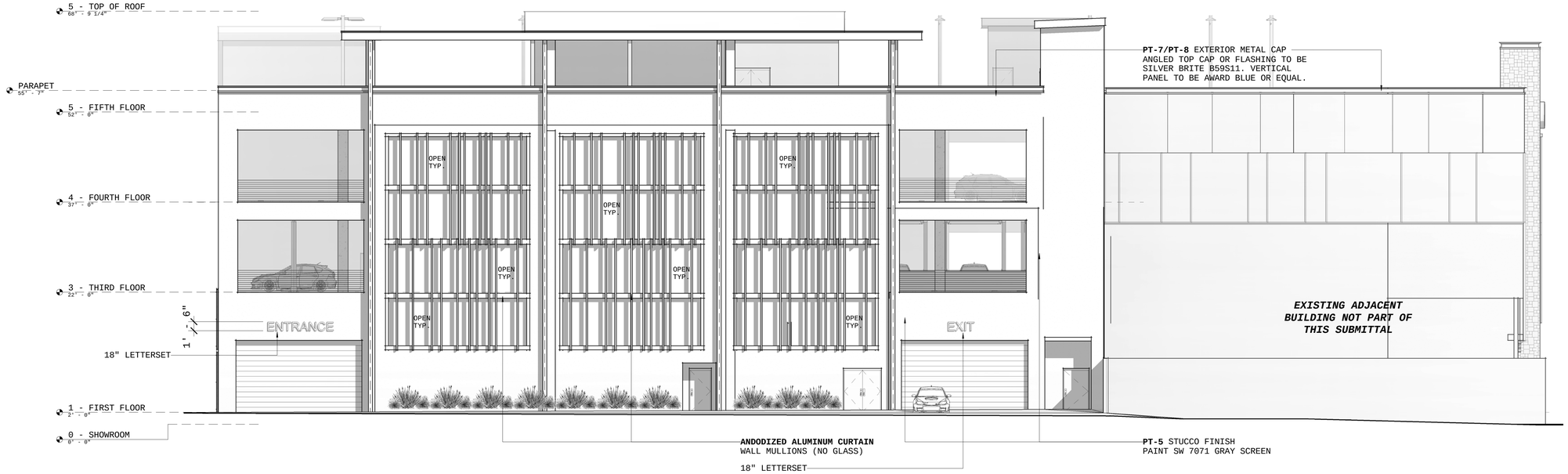


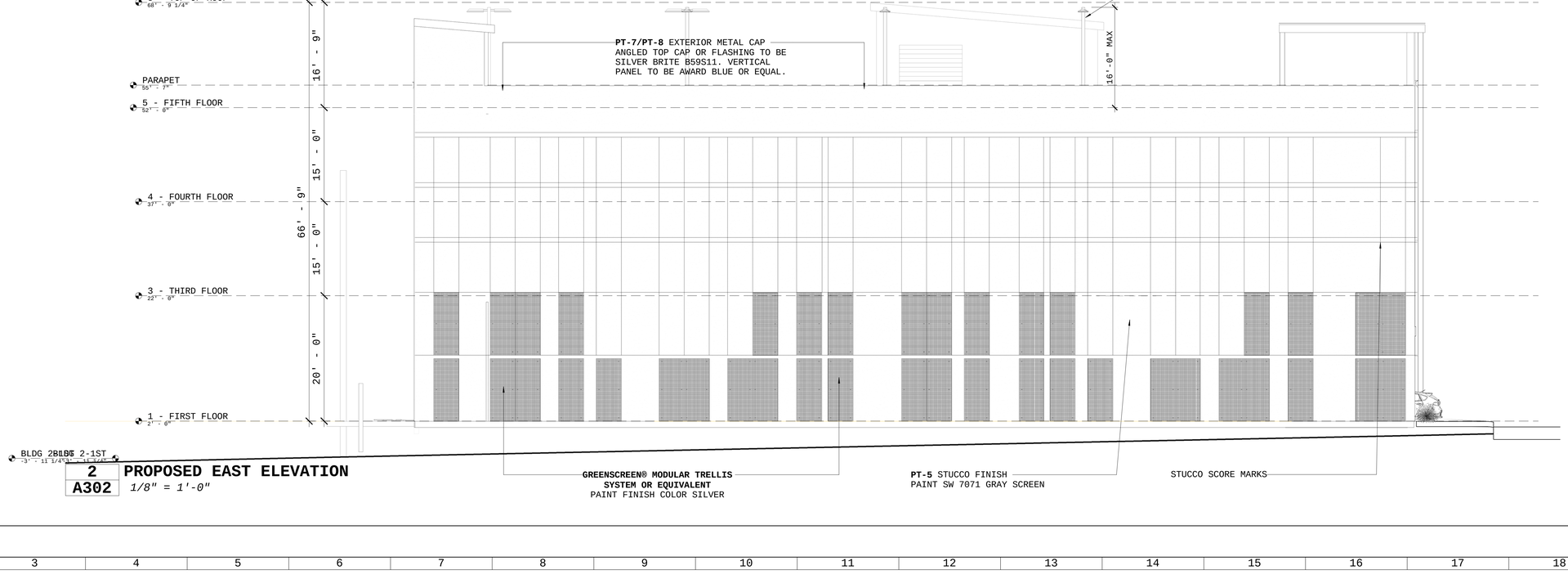
1 **PROPOSED NORTH ELEVATION**
A302 *1/8" = 1'-0"*

MATERIAL FINISHES - EXTERIOR

MARK	DECRIPTION	MANUFACTURER	STYLE SERIES	COLOR	COMMENTS
EXTERIOR FINISHES					
EF-1	SLATE WALL TILE	CAMARA	NATURAL CLEFT	SHADOW GREY	SHADOW GREY, HEATHERMOOR OR VERMONT GREY-BLACK SLATE; PREMIXED GREY SANDED GROUT, TEC 927 LIGHT PEWTER
EF-2	ALUMINUM STOREFRONT	TBD	AAMA 611 ARCHITECTURAL CLASS 2	ALUMINUM; CLEAR ANODIZED COATING	ALUMINUM; CLEAR ANODIZED COATING
EF-3	INSULATED GLASS	TBD	TBD	CLEAR/ GRAY	GLAZING IS CAPTURED WITH METAL FRAMES AND RETAINERS AT HEAD AND SILL. VERTICAL JOINTS ARE CAPTURED WITH A STRUCTURAL SILICONE BOND TO THE VERTICAL MULLION.
EF-4	COMPOSITE PANEL	TBD	TBD	SILVER METALLIC	AS MANUFACTURED BY MITSUBISHI ALPOLIC (757-382-5724), CITADEL ARCHITECTURAL PRODUCTS (708-479-6222), ALCOA ARCHITECTURAL PRODUCTS - REYNOBOND (770-695-0973) OR APPROVED EQUAL.
EF-6	CMU WALL	TRENWYTH	TRENDSTONE	RUTHERFORD GREY	
EF-8	PREFINISHED STEEL OR ALUMINUM PANEL	METAL ERA	PER MANUF.	SEE COMMENTS	TRIM ABOVE ACM; ANGLED TOP CAP OR FLASHING TO BE SILVER OR EQUAL. VERTICAL PANEL TO BE AWARD BLUE OR EQUAL
EF-9	PREFINISHED STEEL OR ALUMINUM PANEL	METAL ERA	PER MANUF.	SEE COMMENTS	TRIM ABOVE ICON TOWER; ANGLED TOP CAP OR FLASHING TO BE SILVER METALLIC. VERTICAL PANEL TO BE SILVER METALLIC.

MATERIAL FINISHES - PAINT

MARK	DECRIPTION	COLOR
PAINT		
PT-1	WALL PAINT	SW 7009 PEARLY WHITE
PT-2	WALL PAINT	SW 7047 PORPOISE
PT-3	WALL PAINT	SW 6236 GRAYS HARBOR
PT-4	WALL PAINT	SW 6423 RYEGRASS
PT-5	WALL PAINT	SW 7071 GRAY SCREEN
PT-6	WALL PAINT	SW 7074 SOFTWARE
PT-7	METAL TRIM PAINT	BLUE
PT-8	METAL TRIM PAINT	SILVER BRITE B59S11



2 **PROPOSED EAST ELEVATION**
A302 *1/8" = 1'-0"*

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PROPOSED ELEVATION

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Date	-
Drawn by	Author
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A302

Scale 1/8" = 1'-0"

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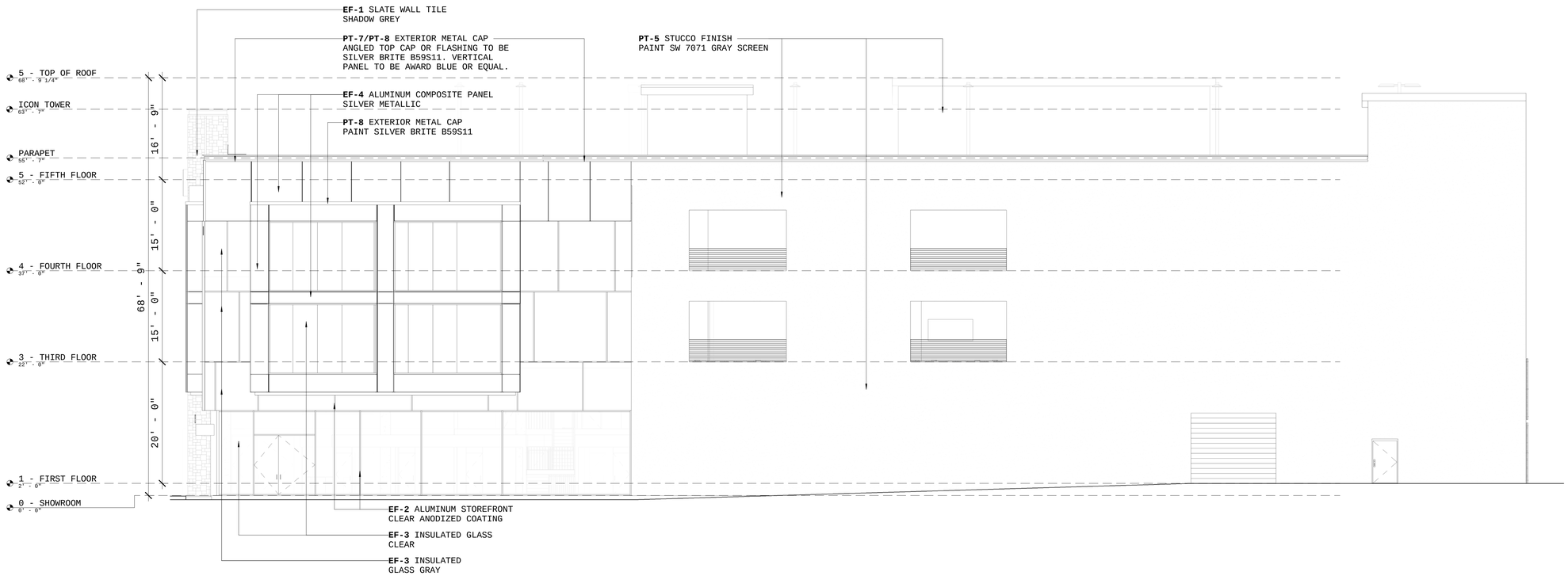


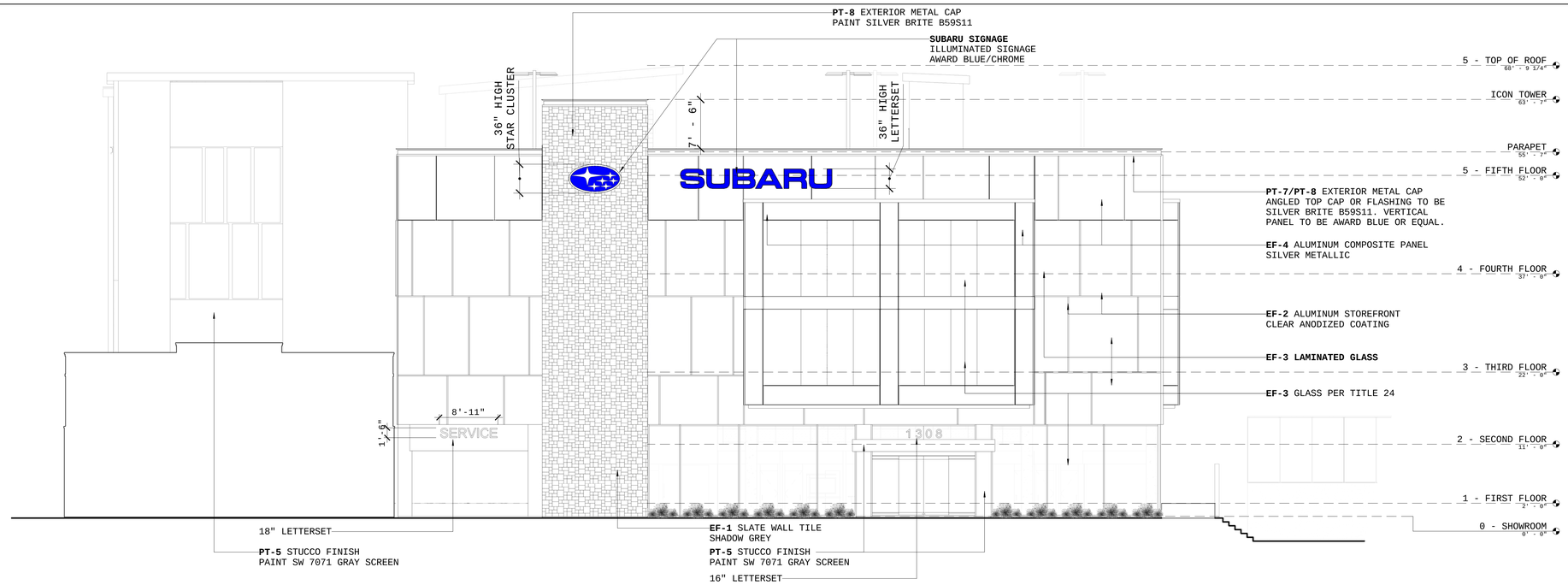
1 / A304 **PROPOSED SOUTH ELEVATION**
1/8" = 1'-0"

MATERIAL FINISHES - EXTERIOR

MARK	DECRIPTION	MANUFACTURER	STYLE SERIES	COLOR	COMMENTS
EXTERIOR FINISHES					
EF-1	SLATE WALL TILE	CAMARA	NATURAL CLEFT	SHADOW GREY	SHADOW GREY, HEATHERMOOR OR VERMONT GREY-BLACK SLATE; PREMIXED GREY SANDED GROUT, TEC 927 LIGHT PEWTER
EF-2	ALUMINUM STOREFRONT	TBD	AAMA 611 ARCHITECTURAL CLASS 2	ALUMINUM; CLEAR ANODIZED COATING	ALUMINUM; CLEAR ANODIZED COATING
EF-3	INSULATED GLASS	TBD	TBD	CLEAR/ GRAY	GLAZING IS CAPTURED WITH METAL FRAMES AND RETAINERS AT HEAD AND SILL. VERTICAL JOINTS ARE CAPTURED WITH A STRUCTURAL SILICONE BOND TO THE VERTICAL MULLION.
EF-4	COMPOSITE PANEL	TBD	TBD	SILVER METALLIC	AS MANUFACTURED BY MITSUBISHI ALPOLIC (757-382-5724), CITADEL ARCHITECTURAL PRODUCTS (708-479-6222), ALCOA ARCHITECTURAL PRODUCTS - REYNOBOND (770-695-0973) OR APPROVED EQUAL.
EF-6	CMU WALL	TRENWYTH	TRENDSTONE	RUTHERFORD GREY	
EF-8	PREFINISHED STEEL OR ALUMINUM PANEL	METAL ERA	PER MANUF.	SEE COMMENTS	TRIM ABOVE ACM; ANGLED TOP CAP OR FLASHING TO BE SILVER OR EQUAL. VERTICAL PANEL TO BE AWARD BLUE OR EQUAL
EF-9	PREFINISHED STEEL OR ALUMINUM PANEL	METAL ERA	PER MANUF.	SEE COMMENTS	TRIM ABOVE ICON TOWER; ANGLED TOP CAP OR FLASHING TO BE SILVER METALLIC. VERTICAL PANEL TO BE SILVER METALLIC.

MATERIAL FINISHES - PAINT

MARK	DECRIPTION	COLOR
PAINT		
PT-1	WALL PAINT	SW 7009 PEARLY WHITE
PT-2	WALL PAINT	SW 7047 PORPOISE
PT-3	WALL PAINT	SW 6236 GRAYS HARBOR
PT-4	WALL PAINT	SW 6423 RYEGRASS
PT-5	WALL PAINT	SW 7071 GRAY SCREEN
PT-6	WALL PAINT	SW 7074 SOFTWARE
PT-7	METAL TRIM PAINT	BLUE
PT-8	METAL TRIM PAINT	SILVER BRITE B59S11



2 / A304 **PROPOSED WEST ELEVATION**
1/8" = 1'-0"

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SUBARU OF GLENDALE

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REVISIONS

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C-28863
Exp. 03-31-2019
STATE OF CALIFORNIA

PROPOSED ELEVATION

Project number	
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A304

Scale 1/8" = 1'-0"