CITY OF GLENDALE, CA
REPORT TO THE DESIGN REVIEW BOARD

DESIGN REVIEW STAFF REPORT – MULTI-FAMILY / MIXED USE

September 10, 2020 *Decision Date*	**368 West Lexington Drive** *Address*
Administrative Design Review (ADR) *Review Type*	**5637-005-033** *APN*
PDR 2009163 *Case Number*	**Gerald Mehrabian** *Applicant*
Aileen Babakhani, Planner *Case Planner*	**Gerald Mehrabian** *Owner*

Project Summary
The applicant is proposing to demolish the existing residential dwellings (duplex) and accessory buildings (built in 1920/1960), and construct an approximately 5,460 square-foot, two-story, five-unit, townhouse-style multi-family residential building on a 6,704 square-foot lot in the R-1250 (High Density Residential) Zone. The proposed building features a new semi-subterranean parking garage to include 11 parking spaces. The proposed development is comprised of five two-bedroom units ranging from 1,060 square-feet to 1,172 square-feet in size, designed in a Contemporary Modern architectural style.

Environmental Review
The project is exempt from CEQA review as a Class 32 "Infill Development“ exemption pursuant to Section 15332 of the State CEQA Guidelines because the project meets all the conditions for an in-fill development project.

Existing Property/Background
The subject property is an interior lot, originally developed in 1920 located on the south side of Lexington Drive, in a high-density residential zone of predominantly multi-family development. The rectangular shaped lot is relatively flat and similar to other lots in the neighborhood. The existing 1,677 square-foot duplex and detached garage will be demolished as part of this project. The existing residence is not considered a historic resource under CEQA and does not appear to be eligible for listing on the Glendale Register of Historic Resources.

Staff Recommendation
Approve with Conditions

Last Date Reviewed / Decision
First time submittal for final review.

Zone: R1250 - High Density Residential
Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals
None.

Site Slope and Grading
None proposed.

DESIGN ANALYSIS

Site Planning
Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Setbacks of buildings on site
☐ Prevailing setbacks on the street

Yards and Usable Open Space
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Outdoor space integrated into site design and acknowledges adjacent development
☐ Common space easily accessible from all units
☐ Appropriate separation/screening from residential units
☐ Discrete seating and amenity areas allow for multiple users

Garage Location and Driveway
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Garage fully integrated into overall structure
☐ Driveway and curb-cut widths minimized

☐ Grade-level garages and parking, if allowed, are appropriately screened from the street
☐ Decorative paving complements building design
☐ Stairs and lifts to subterranean garages incorporated into the design of the project

Landscape Design
☐ yes ☐ n/a ☒ no

If "no" select from below and explain:
☐ Complementary to building design
☐ Maintain existing trees when possible
☐ Provide landscaping adjacent to driveways and garages
☒ 20% of planting at above-grade common spaces is within 9 inches of finish floor
☐ Above-grade tree wells are at least 6 inches higher than box size of tree

The proposed landscape plan is complementary to the building design and includes drought tolerant landscaping. A condition of approval is added to update plans to include at least 20% of planting at above-grade common spaces and within 9 inches of finish floor.

Walls and Fences
☐ yes ☐ n/a ☒ no

If "no" select from below and explain:
☒ Appropriate style/color/material for building design
☒ Perimeter walls treated at both sides
☐ Retaining walls minimized
☐ Appropriately sized and located

The propject proposal includes a new 6'-0" perimeter wall (concrete block wall) with an appropriate set back from the front property line. A condition of approval is added to revise drawings to show split-face concrete block walls (CMU) or a pattern with a combination of plain and split-face CMU to match the proposed building design.

Equipment, Trash, and Drainage
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Equipment screened and well located
☐ Trash storage out of public view
☐ All screening integrated with overall building and/or landscape design
☐ Downspouts appropriately located
☐ Vents, utility connections integrated with design, avoid primary facades

Lighting
☐ yes ☐ n/a ☒ no

If "no" select from below and explain:

☒ Light fixtures are appropriate to the building and/or landscape design

☐ Avoid over-lit facades; consider ambient light conditions when developing lighting scheme

☒ Utilize shielded fixtures to avoid light spillover onto adjacent properties

The proposed plans currently do not show the locations of light fixtures. Condition of approval is added to show appropriate locations and to provide cut sheets of exterior (shielded) light fixtures.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The site planning of the proposed building is appropriate to the site and its neighboring properties consist of single-family and multi-family residential buildings.
- The new building will face Lexington Drive and will maintain the prevailing street front setback of adjacent properties along the street.
- The new semi-subterranean parking garage will be accessed via the existing driveway from Lexington Drive and pedestrian access to the parking garage is from the rear common open space as well as a staircase and elevator at the front. The elevator and stairs are appropriately incorporated into the overall design of the building.
- The proposed outdoor common space, at the rear of the building, is well integrated into the site planning and is accessible easily from all units.
- The proposed landscape plan is complementary to the building design and includes drought tolerant landscaping. A condition of approval is added to update plans to include at least 20% of planting at above-grade common spaces, within 9 inches of finish floor.
- The proposed 6'-0" perimeter wall (concrete block wall) has an appropriate set back from the front property line. A condition of approval is added to revise drawings to show split-face concrete block walls (CMU) or a pattern with a combination of plain and split-face CMU to match the proposed building design.
- The proposed rooftop equipment is appropriately integrated into the design and adequately screened from public view.
- The trash bins and recycling containers are located in the new semi-subterranean parking garage and are not visible from the street.
- The proposed plans currently do not show the locations of light fixtures. A Condition of approval is added to show appropriate locations and provide cut sheets of exterior (shielded) light fixtures for staff review and approval.
- The City's Urban Forestry is requiring two (2) new street trees to be planted within the public right of way since the existing street tree (Magnolia grandiflora) is in poor condition and will not survive the proposed landscape and construction impacts and should be removed.

Massing and Scale
Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Relates to predominant pattern through appropriate proportions and transitions
☐ Impact of larger building minimized

Building Relates to Existing Topography
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Form and profile follow topography
☐ Alteration of existing land form minimized
☐ Retaining walls terrace with slope

Consistent Architectural Concept
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Concept governs massing and height

Scale and Proportion
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐Scale and proportion fit context
☐Articulation avoids overbearing forms
☐Appropriate solid/void relationships
☐Entry and major features well located
☐Avoids sense of monumentality

Roof Forms
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐Roof reinforces design concept
☐Configuration appropriate to context

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The mass and scale of the proposed building are appropriate to the surrounding development pattern and fit within the neighborhood consisting of single-family and multi-family dwellings designed in a variety of architectural styles.
- The proposed two-story building is well-articulated with appropriate setbacks and recessed building forms which meet the minimum and average setback requirements per Zoning Code and breaks up the two-story building mass.
- The overall height of the two-story building will be 26'-0" which is the maximum height limit in this zone.
- The flat roof with parapets reinforces the proposed design concept of a contemporary architectural style.

Design and Detailing
Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Design is compatible with neighborhood context
☐ Design is stylistically consistent
☐ Employs consistent vocabulary of forms and materials while expressing architectural variety
☐ Cladding materials and features such as balconies, canopies, and trim elements enhance the architectural concept and are applied around the building

Entryway
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐Well integrated into design
☐Avoids sense of monumentality
☐Design provides appropriate focal point
☐Doors appropriate to design

Windows
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Appropriate to overall design
☐ Overall window pattern appropriate to style

☐ Window operation appropriate to style
☐ Recessed/flush window appropriate to style and/or location
☐ Openings are well detailed

Finish Materials and Color
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Textures and colors reinforce design
☐ High-quality materials, especially facing the street
☐ Materials appropriately enhance articulation and façade hierarchies
☐ Wrap corners and terminate appropriately
☐ Cladding is well detailed, especially at junctions between materials
☐ Foam trim, finished on site, is prohibited

Paving Materials
☐ yes ☐ n/a ☒ no

If "no" select from below and explain:
☒ Decorative material at entries/driveways
☐ Permeable paving when possible
☐ Material and color related to design

The driveway and walkway at the front of the building, facing the street, will have decorative paving (Valestone pavers), appropriate to the design concept. A condition of approval is added to provide decorative paving at the unit entries.

Ancillary Structures
☐ yes ☐ n/a ☒ no

If "no" select from below and explain:
☒ Design consistent with primary structure
☒ Design and materials of gates, fences, and/or walls complement primary structure

The proposed plans currently do not show a front entry gate (pedestrian gate). A condition of approval is added to update the plans to include a front entry gate that complements the proposed primary building design and details.

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed architectural details, colors, and combination of materials including smooth stucco finish, brick veneer, metal railings, doors (to the units), garage door,

and fiberglass windows reinforce the proposed architectural style and are consistent with the neighborhood context of variety of architectural styles.

- The entryways to units are well integrated into the design and feature single door (solid wood) with stucco finish surround and canopy, compatible with the overall design and details.
- All new windows will be fiberglass (charcoal gray color) and recessed within the walls without sill and exterior frame. The combination of casement and fixed windows are compatible with the proposed architectural style.
- The proposed plans currently do not show a front entry gate. A condition of approval is added to update the plans to include a front entry gate that complements the proposed primary building design and details.
- The proposed setbacks at the sides and rear of the building, together with the proposed landscaping provide buffers to enhance the privacy of the adjacent buildings.
- The driveway and walkway at the front of the building, facing the street, will have decorative paving (Valestone pavers), appropriate to the design concept. A condition of approval is added to provide decorative paving at the unit entries.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follow:

Conditions

1. Update the site plan to show two (2) new street trees planted within the public right of way to meet the City's Urban Forestry requirements.
2. Update plans to include at least 20% of planting at above-grade common spaces, within 9 inches of finish floor.
3. Revise drawings to show split-face concrete block walls (CMU) or a pattern with a combination of plain and split-face CMU to match the proposed building design.
4. Update plans to show appropriate locations and cut sheets of exterior shielded light fixtures.
5. Update plans to include a front entry gate (pedestrian gate) that complements the proposed primary building design and details.
6. Update plans to provide decorative paving at the unit entries.

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey

NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI- FAMILY BUILDING

368 W LEXINGTON DR., GLENDALE CA 91203

SCOPE OF WORK

NEW 2-STORY RESIDENTIAL MULTI FAMILY OVER SEMI-SUBTERRANEAN GARAGE.

PROJECT ADDRESS

368 W. LEXINGTON DR.
GLENDALE CA 91203

LEGAL DESCRIPTION

APN: 5637-005-033
GLENDALE HOME TRACT LOT 39
THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 131 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER

GERALD MEHRABIAN
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DESIGNER

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SURVEYOR

KAMRAVA ENGINEERING GROUP.
7117 ALVERN ST. #228
LOS ANGELES, CA 90045
TEL: 818-919-8133

SOILS ENGINEER

TBD

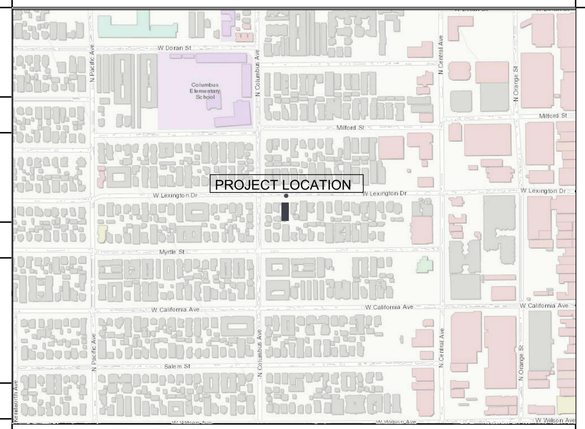
ENERGY CONSULTANT

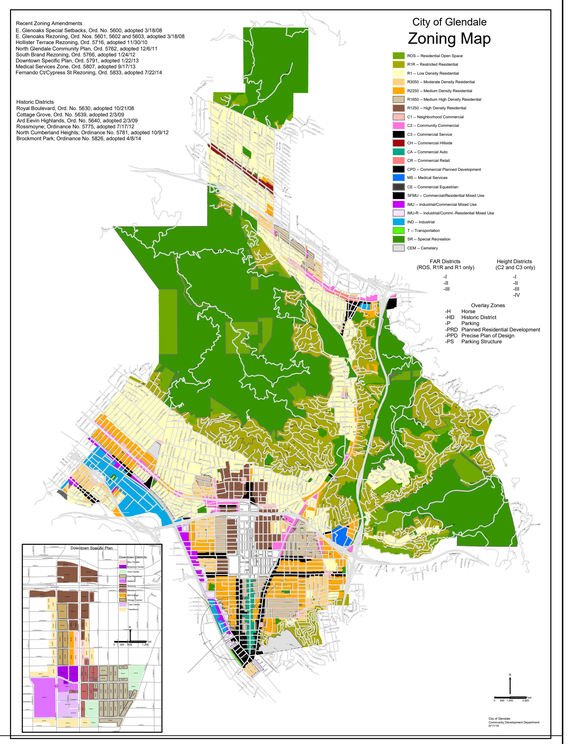
TBD

LANDSCAPING CONSULTANT

TBD

VICINITY MAP





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Landscape & Irrigation Plan (by Others)

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2016 EDITION OF THE CBC, CRC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 OCR AND THIS JURISDICTION.
2. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
3. ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
4. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING. (BMC 9-1-1 -3302.3)
5. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC 9-1 -1-3305)
7. THE FINISH GRADE SHALL SLOPE A MIN. OF 5%, OR 6", TO A POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%. (CRC R401.3)
8. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2%. (CRC R403.1.7.3)
9. DIVERSION OF C&D DEBRIS: A MINIMUM 65% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A $50 ADMINISTRATIVE FEE AND A REFUNDABLE DEPOSIT WILL BE COLLECTED AT THE TIME OF PERMIT ISSUANCE. THE DEPOSIT CAN BE REFUNDED IF RECYCLING RECEIPTS ARE SUBMITTED TO BUILDING DIVISION WITHIN 60 DAYS OF PERMIT FINAL (BMC 9-1-10-1012).
10. AS A BUILDING CODE FOR THIS PROJECT USED 2016 CALIFORNIA RESIDENTIAL CODE UNLESS THE CRC SPECIFICALLY REFERS TO CALIFORNIA BUILDING CODE.

HERS VERIFICATION REQUIREMENT

Firm or individual responsible for the verification:

Name: License No:

PROJECT SUMMARY

ZONING:	R-1250
LOT AREA:	6704 S.F.
APN :	5637-005-033
ALLOWABLE NUMBER OF UNITS:	6704/1250=5.3 UNITS
PROPOSED NUMBER OF UNITS:	5
NUMBER OF STORIES:	2
ALLOWABLE HEIGHT:	26'
PROPOSED MAXIMUM BUILDING HEIGHT:	26'
ALLOWABLE LOT COVERAGE:	50% x 6704=3352 SQ. FT
PROPOSED LOT COVERAGE:	2960.59 SQ.FT.
ALLOWABLE FLOOR AREA:	1.2 x 6704=8044.8 S.F.
PROPOSED FLOOR AREA:	5461.55 SQ.FT.
GRADE :	(532.26+532.90)/2= 532.58
ALLOWABLE SEMI-SUBTERRANEAN GARAGE DECK ELEVATION:	532.58 + 3= 535.58
PROPOSED SEMI-SUBTERRANEAN GARAGE DECK ELEVATION:	535.58
REQUIRED PARKING:	
2 CAR/UNIT + 0.25/UNIT (GUEST) :	11 SPACES
PROPOSED PARKING:	11 SPACES
OPEN SPACE:	
REQUIRED COMMON OUTDOOR SPACE = 200 SQ. FT. / UNIT	1000 SQ. FT.
PROPOSED COMMON OUTDOOR SPACE:	1116.50 SQ. FT.
REQUIRED PRIVATE OUTDOOR SPACE = 40 SQ. FT. / UNIT	
REQUIRED PERMANENTLY LANDSCAPE OPEN SPACE=	25% x 6704=1676 SQ. FT.
PROPOSED PERMANENTLY LANDSCAPE OPEN SPACE=	2092.30 SQ. FT.

UNIT CONFIGURATION

UNIT NUMBER	1	2-4	5	TOTAL SQ. FT
BEDROOMS	2	2 2		
GROUND FLOOR	569.07	3 x (587.44)	598.50	2929.89
SECOND FLOOR	491.11	3 x (488.97)	573.64	2531.66
TOTAL	1060.18	3 x (1076.41)	1172.14	5461.55
PRIVATE PATIO	55	3 x (43.35)	45	
PRIVATE BALCONY	136	3 x (76)	76	

APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA GREEN BUILDING CODE(CALGREEN)

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REVISIONS

No.	Date	Description
1		
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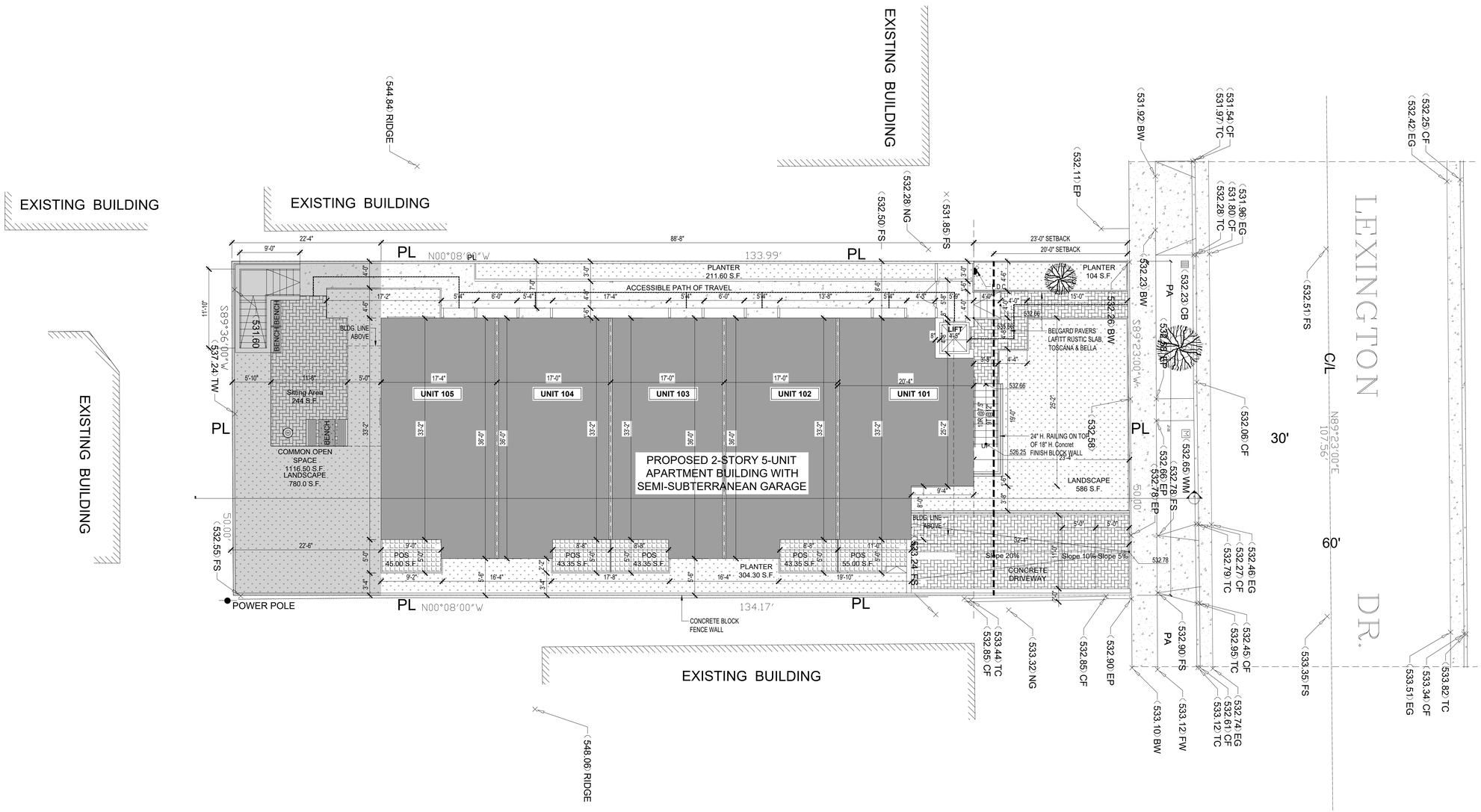
PROJECT TITLE: NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI- FAMILY BUILDING

PROJECT ADDRESS: 368 W. LEXINGTON DR. GLENDALE, CA. 91203

SHEET TITLE: COVER SHEET

Date: NOV, 2019
Scale: N/S
Drawn By: E.C.
Project No: -

SHEET:
A-0



SITE PLAN

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

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PROJECT ADDRESS	368 W. LEXINGTON DR. GLENDALE, CA. 91203
SHEET TITLE	SITE PLAN

Date:	NOV, 2019
Scale:	1/8" = 1'-0"
Drawn By:	E.C.
Project No:	-

SHEET:

A-1.0

FIRST FLOOR PLAN

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

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PROJECT ADDRESS	368 W. LEXINGTON DR. GLENDALE, CA. 91203
SHEET TITLE	FIRST FLOOR PLAN

Date:	NOV, 2019
Scale:	¼" = 1'-0"
Drawn By:	E.C.
Project No:	-

SHEET:

A-2.1

SECOND FLOOR PLAN

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

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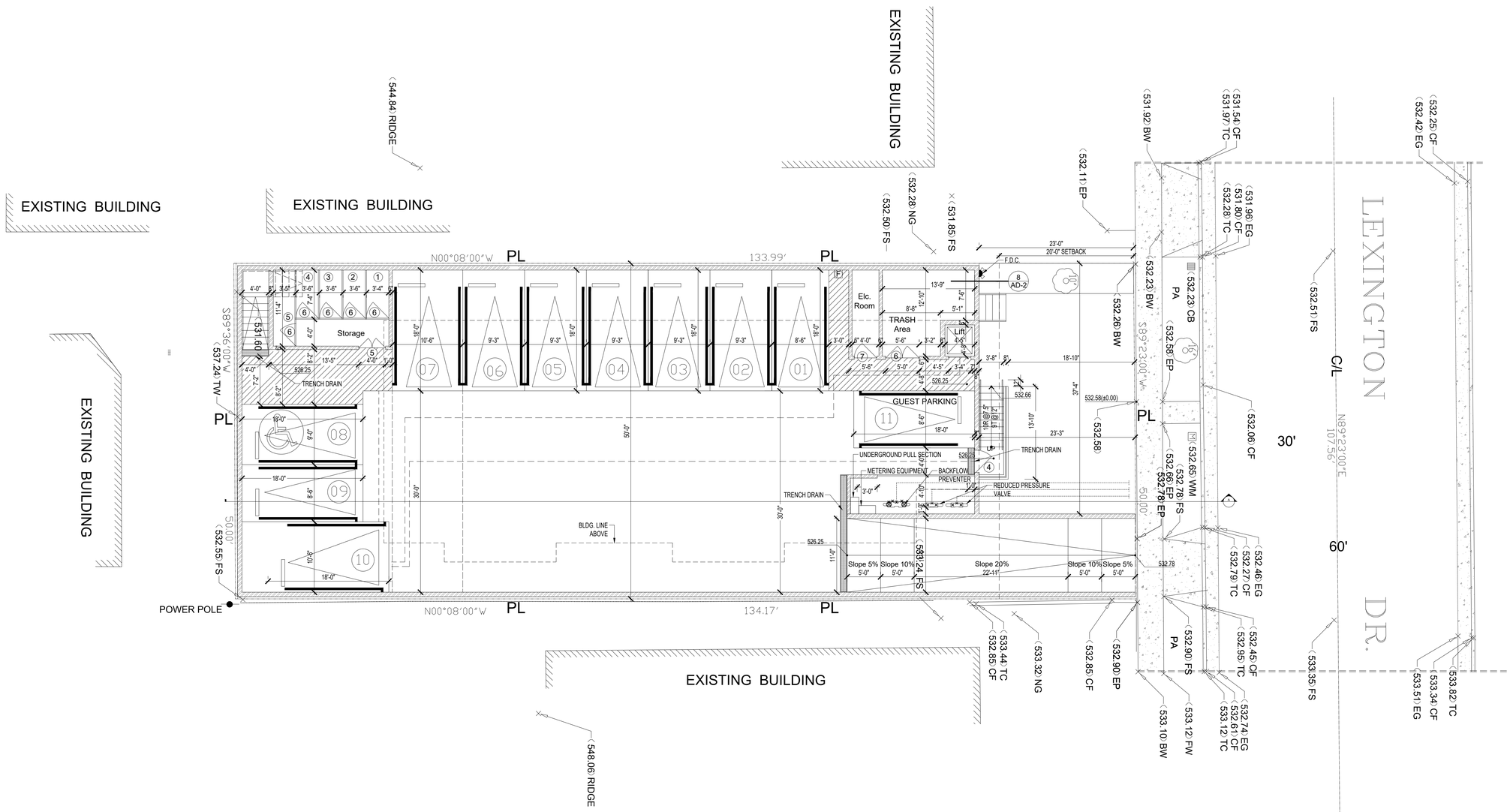
PROJECT TITLE	NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI-FAMILY BUILDING
PROJECT ADDRESS	368 W. LEXINGTON DR. GLENDALE, CA. 91203
SHEET TITLE	SECOND FLOOR PLAN

Date:	NOV, 2019
Scale:	¼" = 1'-0"
Drawn By:	E.C.
Project No:	-

SHEET:

A-2.2



SEMI-SUBTERRANEAN PARKING PLAN

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

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PROJECT TITLE: NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI- FAMILY BUILDING

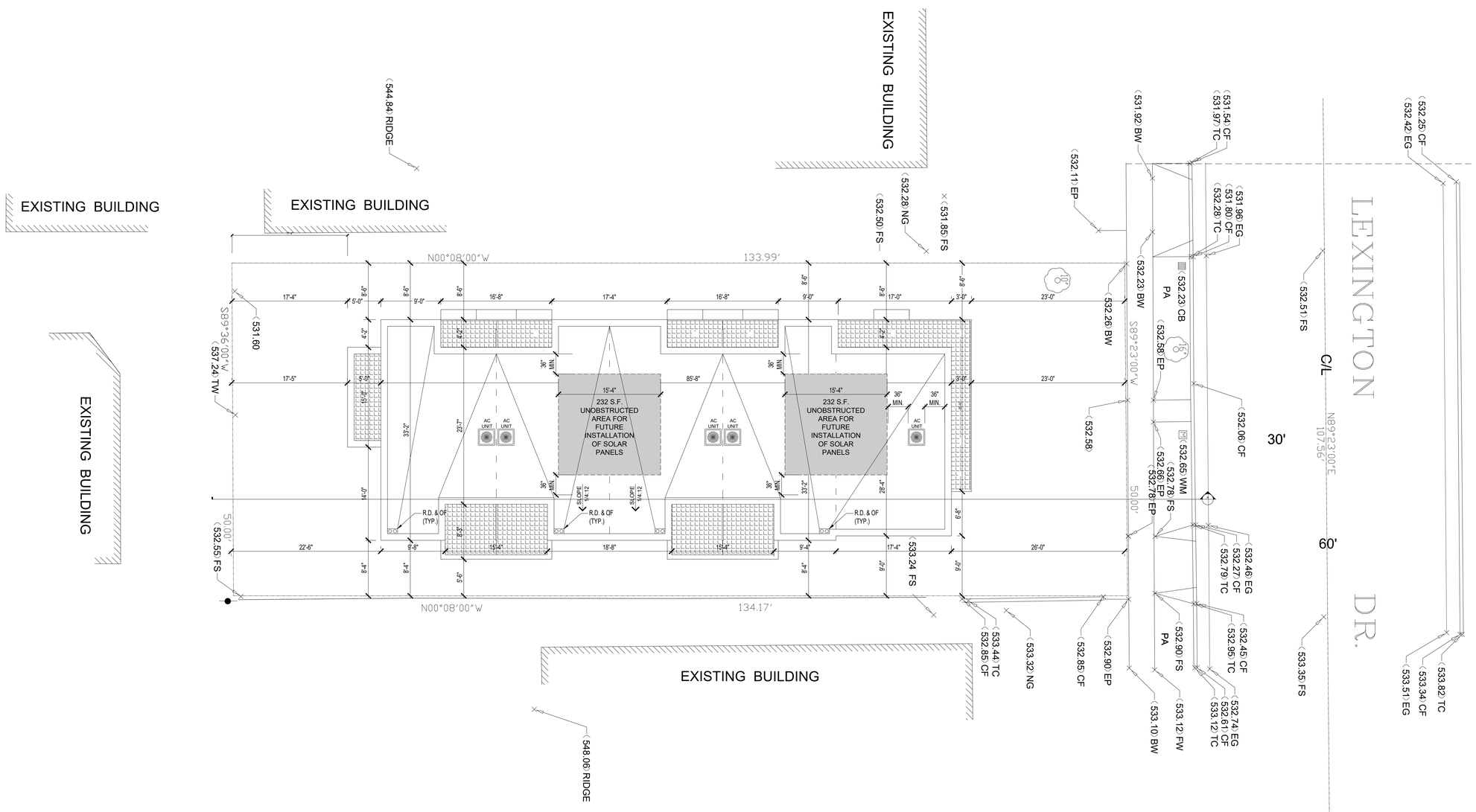
PROJECT ADDRESS: 368 W. LEXINGTON DR. GLENDALE, CA. 91203

SHEET TITLE: SEMI-SUBTERRANEAN PARKING PLAN

Date:	NOV, 2019
Scale:	1/8" = 1'-0"
Drawn By:	E.C.
Project No:	-

SHEET:

A-3.0



ROOF PLAN

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

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PROJECT TITLE	NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI-FAMILY BUILDING
PROJECT ADDRESS	368 W. LEXINGTON DR. GLENDALE, CA. 91203
SHEET TITLE	ROOF PLAN

Date:	NOV, 2019
Scale:	1/8" = 1'-0"
Drawn By:	E.C.
Project No:	-

SHEET:

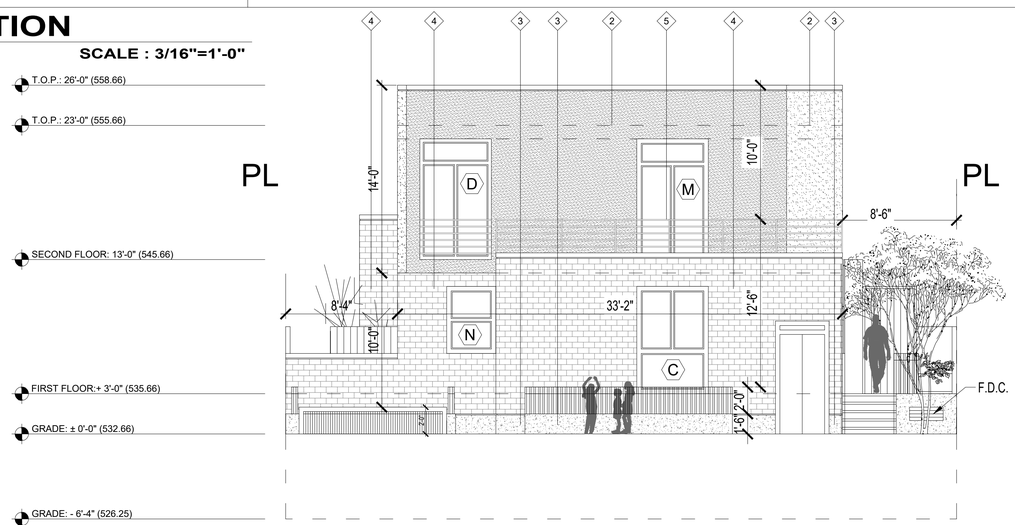
A-4.0

WEST ELEVATION

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

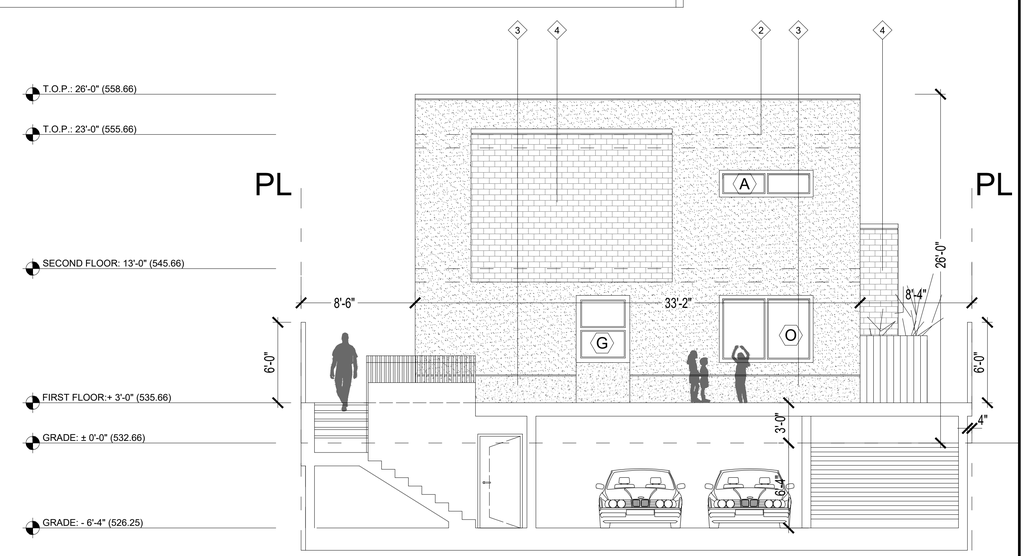
ELEVATION KEYNOTES

1. SMOOTH FINISH STUCCO. LA HABRA BASALT
2. SMOOTH FINISH STUCCO. LA HABRA TUXEDO
3. SMOOTH FINISH STUCCO CONCRETE
4. BRICK VENEER - OLDMILL CASTLE GATE
5. METAL RAILING (SEE DETAILS)



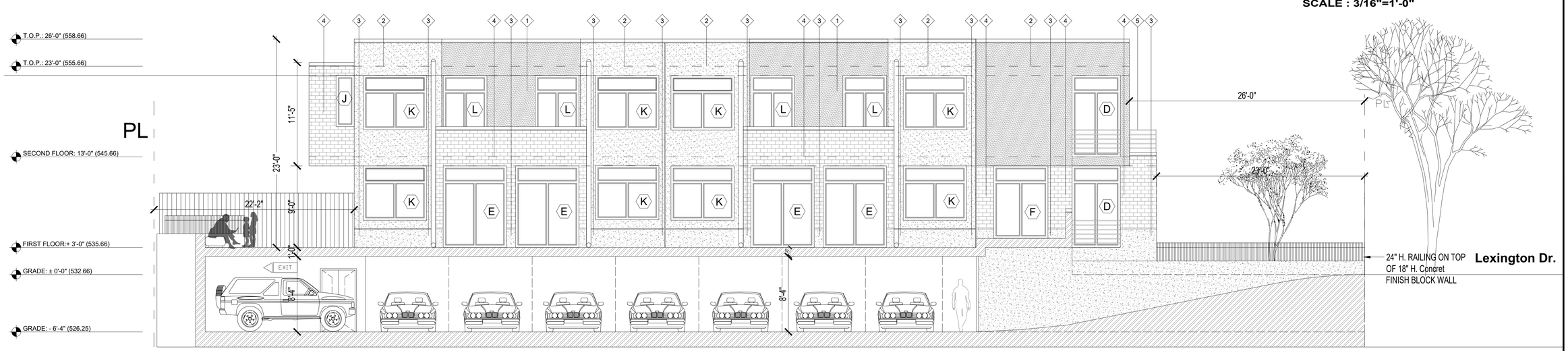
NORTH ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

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PHONE : 818 . 267 . 4666

REVISIONS

No.	Date	Description
1		
2		
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PROJECT TITLE: NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI- FAMILY BUILDING

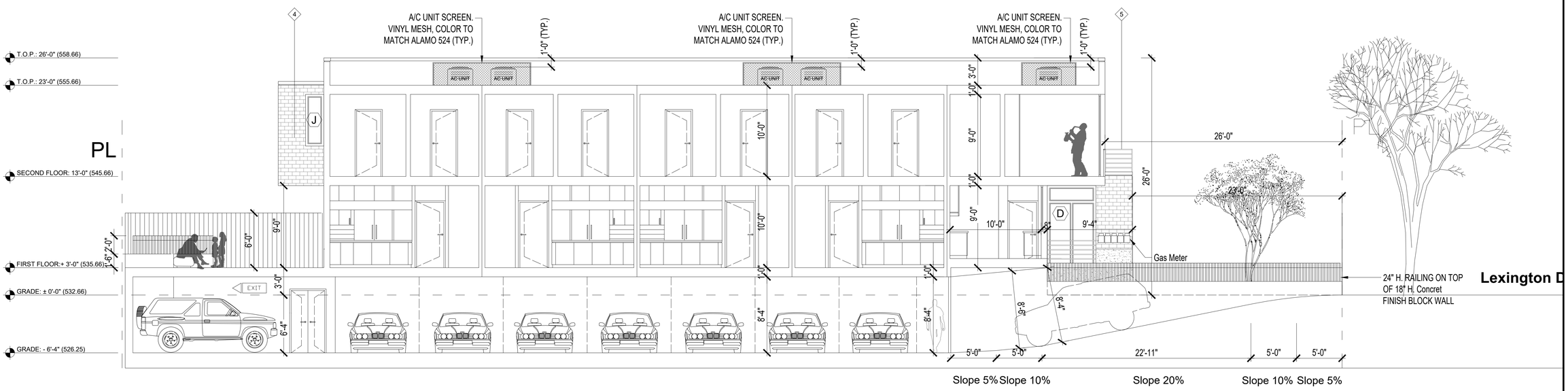
PROJECT ADDRESS: 368 W. LEXINGTON DR. GLENDALE, CA. 91203

SHEET TITLE: PROPOSED BUILDING ELEVATIONS

Date:	NOV, 2019
Scale:	INDICATED
Drawn By:	E.C.
Project No:	-

SHEET:

A-5.0



SECTION A-A

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

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REVISIONS

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PROJECT TITLE: NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI- FAMILY BUILDING

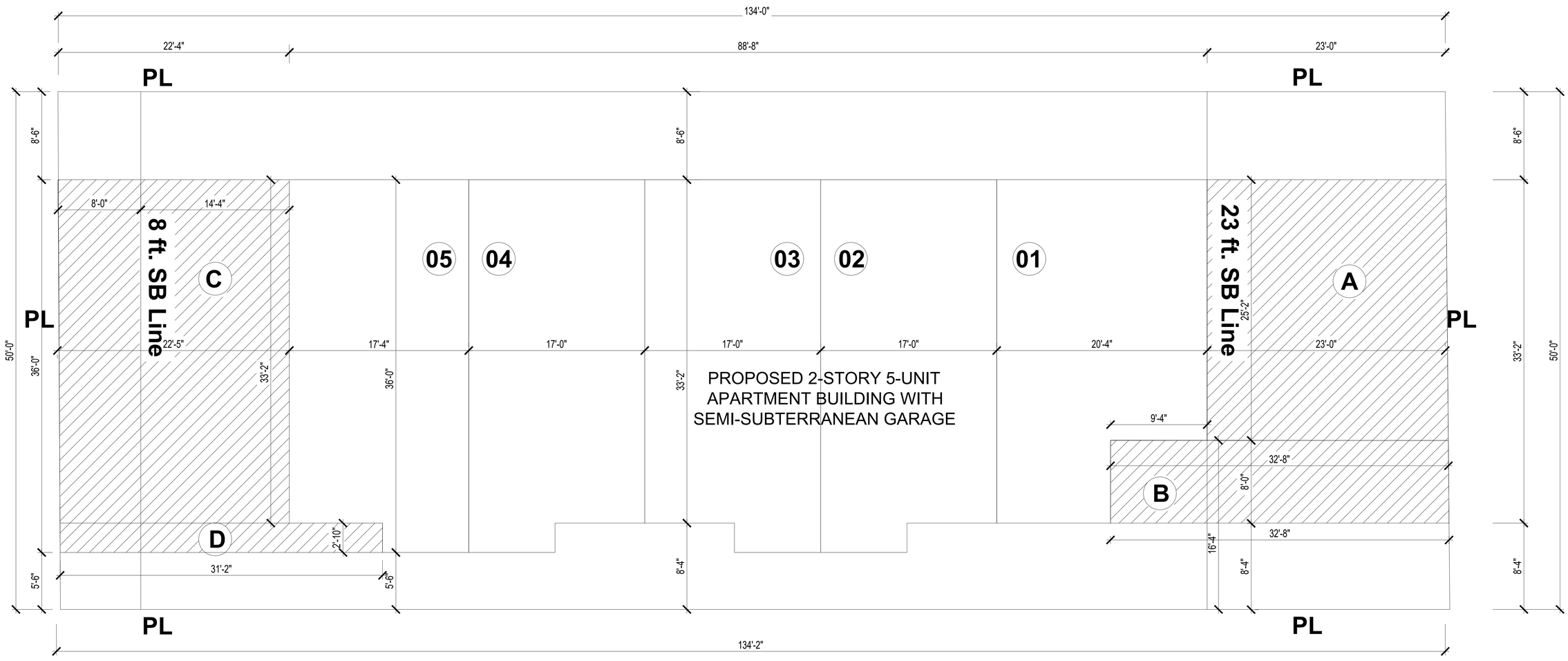
PROJECT ADDRESS: 368 W. LEXINGTON DR. GLENDALE, CA. 91203

SHEET TITLE: BUILDING SECTION

Date:	NOV, 2019
Scale:	INDICATED
Drawn By:	E.C.
Project No:	-

SHEET:

A-6.0



SETBACK CALCULATION FIRST FLOOR

NORTH SIDE = A+B = 845.15 Sq. Ft.

A = 23' x 25' 2" = 578.81 Sq. Ft.
B = 8' x 32' 8"= 261.33 Sq. Ft.
578.81+261.33 = 840.14 Sq. Ft.

BUILDING LENTGH = 33' 2"
840.14 Sq. Ft / 33' 2" = 25.33' > 23' Avg

SOUTH SIDE = C+D = 831.46 Sq. Ft.

C = 22' 5" x 33' 2" = 743.26 Sq. Ft.
D = 2' 10" x 31' 2"= 88.20 Sq. Ft.
743.26+88.20 = 831.46 Sq.Ft.

BUILDING LENTGH = 36'
831.46 Sq. Ft. / 36' = 23.09' > 8' Avg

N

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REVISIONS

No.	Date	Description
1		
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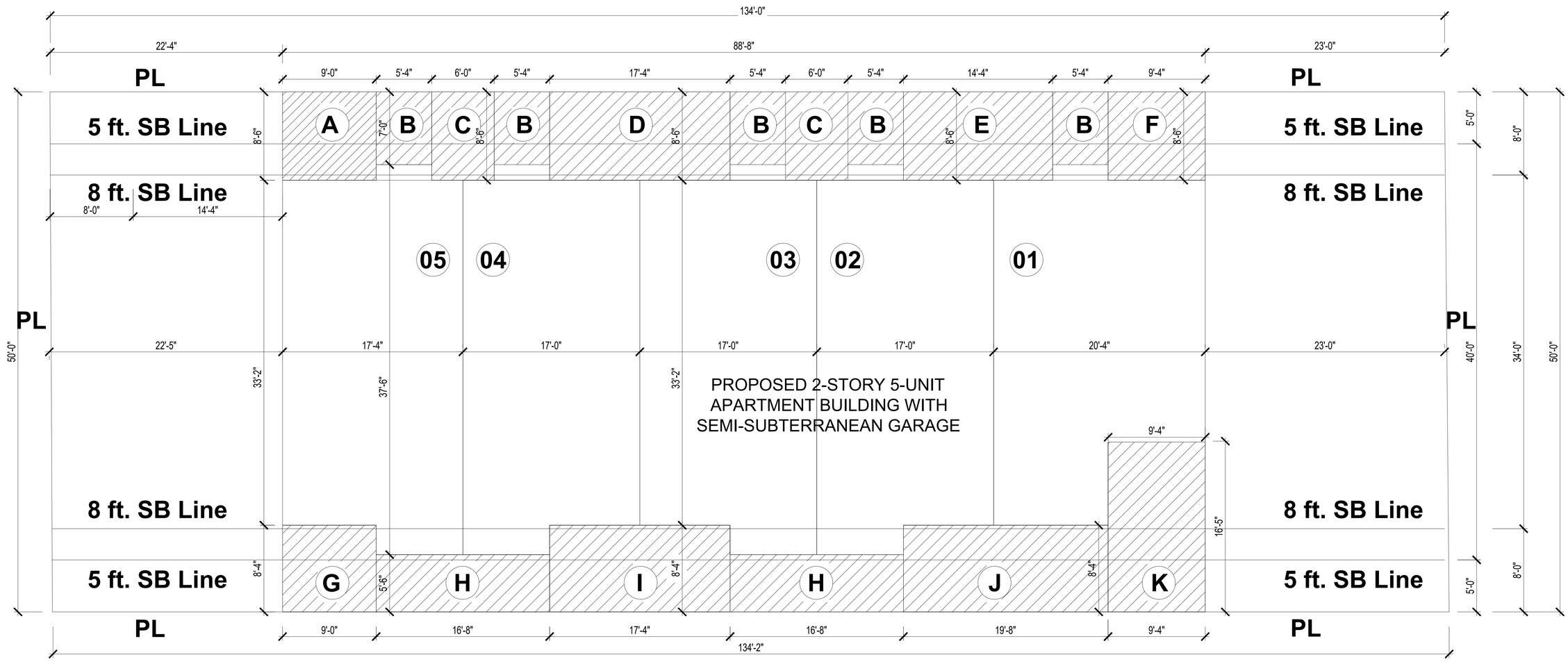
PROJECT TITLE: NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI- FAMILY BUILDING

PROJECT ADDRESS: 368 W. LEXINGTON DR. GLENDALE, CA. 91203

SHEET TITLE: 1st FLOOR FRONT/REAR SETBACK CALCULATION

Date: NOV, 2019
Scale: N/S
Drawn By: E.C.
Project No: -

SHEET:
A-7.1



SETBACK CALCULATION FIRST FLOOR

WEST SIDE = A+5B+2C+D+E+F = 713.66 Sq. Ft.

A = 9' x 8' 6" = 76.50 sq.ft.
B = 5' 4" x 7' = 37.33 sq.ft.
C = 6' x 8' 6" = 51.00 sq.ft.
D = 17' 4" x 8' 6" = 147.33 sq.ft.
E = 14' 4"x 8' 6" = 121.83 sq.ft.
F = 9' 4"x 8' 6" = 79.33 sq.ft.

76.50+5x37.33+2x51.00+147.33+121.83+79.33 = 713.66 sq.ft.
76.50+186.65+102.00+147.33+121.83+79.33 = 713.66 sq.ft.

BUILDING LENTGH = 88' 8"
713.66 Sq. Ft. / 88' 8" = 8.05' > 8' Avg

EAST SIDE = G+2H+I+J+K = 719.86 sq.ft.

G = 9' x 8' 4" = 75.00 sq.ft.
H = 16' 8"x 5' 6" = 91.66 sq.ft.
I = 17' 4" x 8' 4" = 144.52 sq.ft.
J = 19' 8" x 8' 4" = 163.87 sq.ft.
K = 9' 4" x 16' 5" = 153.15 sq.ft.

75.00+2x91.66+144.52+163.87+153.15 = 719.86 sq.ft.
75.00+183.32+144.52+163.87+153.15 = 719.86 sq.ft.

BUILDING LENTGH = 88' 8"
719.86 Sq. Ft. / 88' 8" = 8.11' > 8' Avg

N

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REVISIONS

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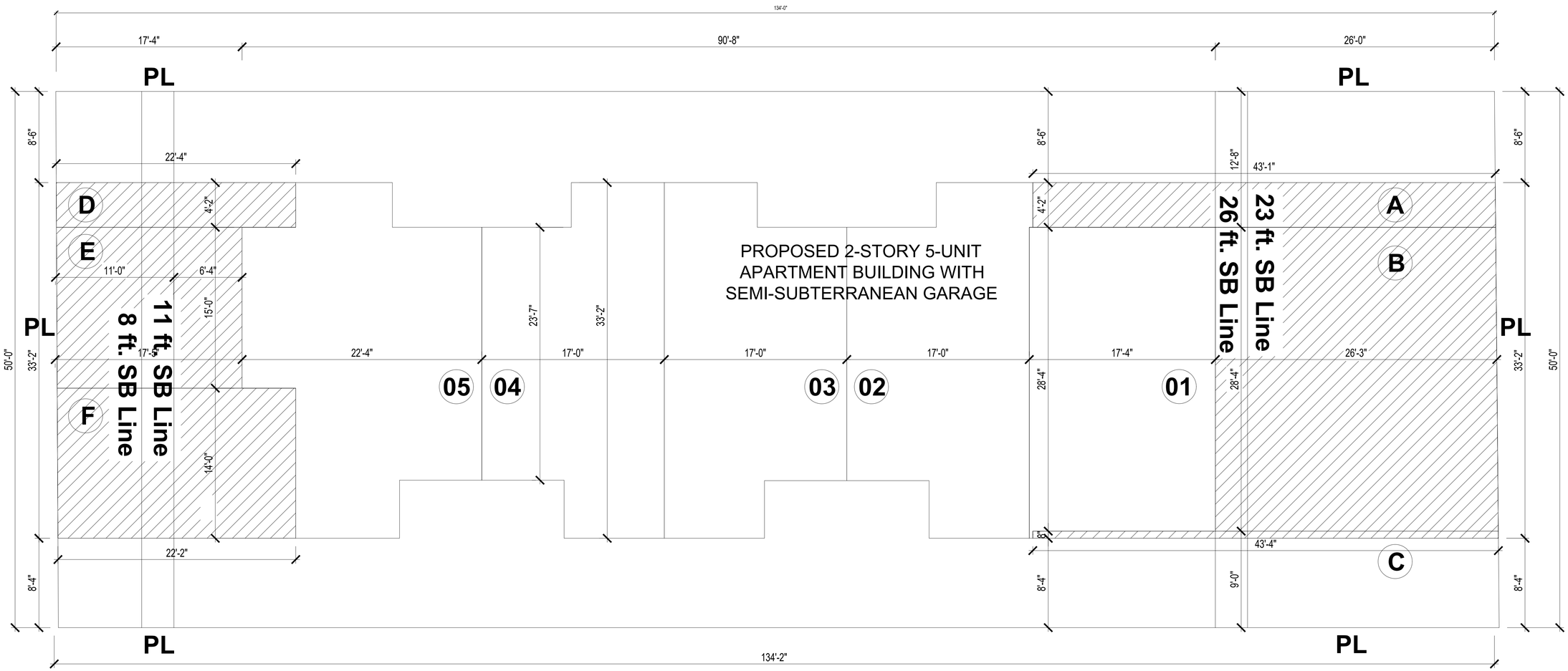
PROJECT TITLE: NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI- FAMILY BUILDING
PROJECT ADDRESS: 368 W. LEXINGTON DR. GLENDALE, CA. 91203
SHEET TITLE: 1st FLOOR SIDE SETBACK CALCULATION

Date: NOV, 2019
Scale: N/S
Drawn By: E.C.
Project No: -

SHEET:
A-7.2



SETBACK CALCULATION SECOND FLOOR

NORTH SIDE = A+B+C = 951.85 Sq. Ft.

A = 4' 2" x 43' 1" = 179.55 Sq. Ft.
B = 26' 3"x 28' 4" = 743.40 Sq. Ft .
C = 8" x 43' 4" = 28.9 Sq. Ft.
179.55+743.40+28.90 = 951.85 Sq. Ft.

BUILDING LENTGH = 33' 2"
951.85 Sq. Ft. / 33' 2" = 28.70' > 26' Avg

SOUTH SIDE = D+E+F = 662.42 sq.ft.

D = 4' 2" x 22' 4" = 92.92 Sq. Ft.
E = 15' x 17'-5" = 259.95 Sq. Ft.
F = 14" x 22' 2" = 310.64 Sq. Ft.
92.92+259.95+310.64 = 663.51 Sq. Ft.

BUILDING LENGTH = 33' 2"
663.51 Sq.Ft / 33' 2" = 20.0' > 11' Avg

N

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REVISIONS

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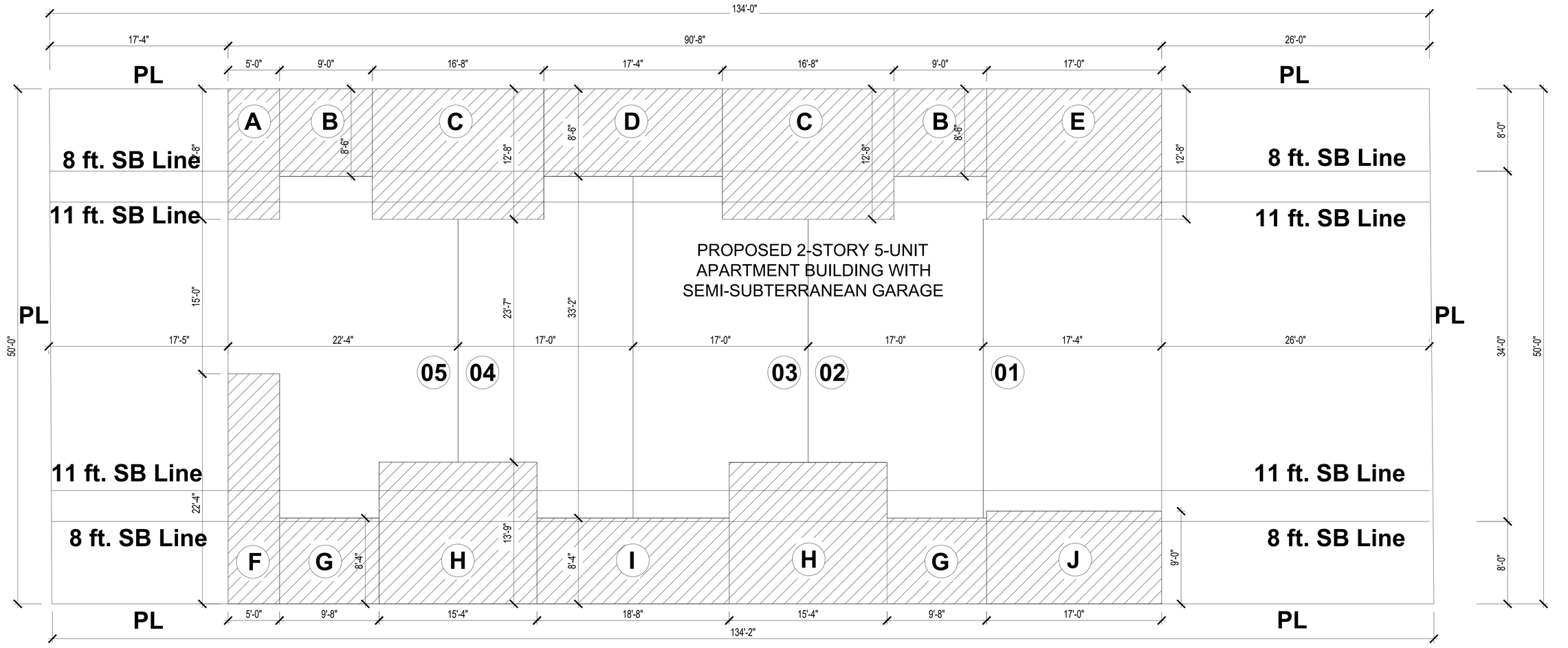
PROJECT TITLE: NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI- FAMILY BUILDING

PROJECT ADDRESS: 368 W. LEXINGTON DR. GLENDALE, CA. 91203

SHEET TITLE: 2nd FLOOR FRONT/REAR SETBACK CALCULATION

Date: NOV, 2019
Scale: N/S
Drawn By: E.C.
Project No: -

SHEET:
A-7.3



SETBACK CALCULATION SECOND FLOOR

WEST SIDE = A+2B+2C+D+E = 1001.22 Sq.Ft.

A = 5' 0" x 12' 8" = 63.33 Sq.Ft.
B = 9' x 8' 6" = 76.50 Sq.Ft.
C = 16' 8" x 12' 8" = 211.11 Sq.Ft.
D = 17' 4" x 8' 6" = 147.33 Sq.Ft.
E = 17'x 12' 8" = 215.33 Sq.Ft.

63.33+2x76.5+2x211.11+147.33+215.33 = 1001.22 Sq.Ft.
63.33+153+422.22+147.33+215.33 = 1001.22 Sq.Ft.

BUILDING LENGTH = 90' 8"
1001.22 Sq.Ft / 90' 8" = 11.04' > 11' Avg

EAST SIDE = F+2G+2H+I+J = 1003.12 Sq.Ft.

F = 5' x 22' 4" = 111.77 Sq.Ft.
G = 9' 8" x 8' 4" = 80.55 Sq.Ft.
H = 15' 4"x 13' 9" = 210.83 Sq.Ft.
I = 18' 8" x 8' 4" = 155.55 Sq.Ft.
J = 17'x 9' = 153.00 Sq.Ft.

111.77+2x80.55+2x210.83+155.55+153.00 = 1003.00 Sq.Ft.
111.77+161.10+421.66+155.55+153.00 = 1003.00 Sq.Ft.

BUILDING LENTGH = 90' 8"
1003.00 Sq.Ft / 90' 8" = 11.06' > 11' Avg

N

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REVISIONS

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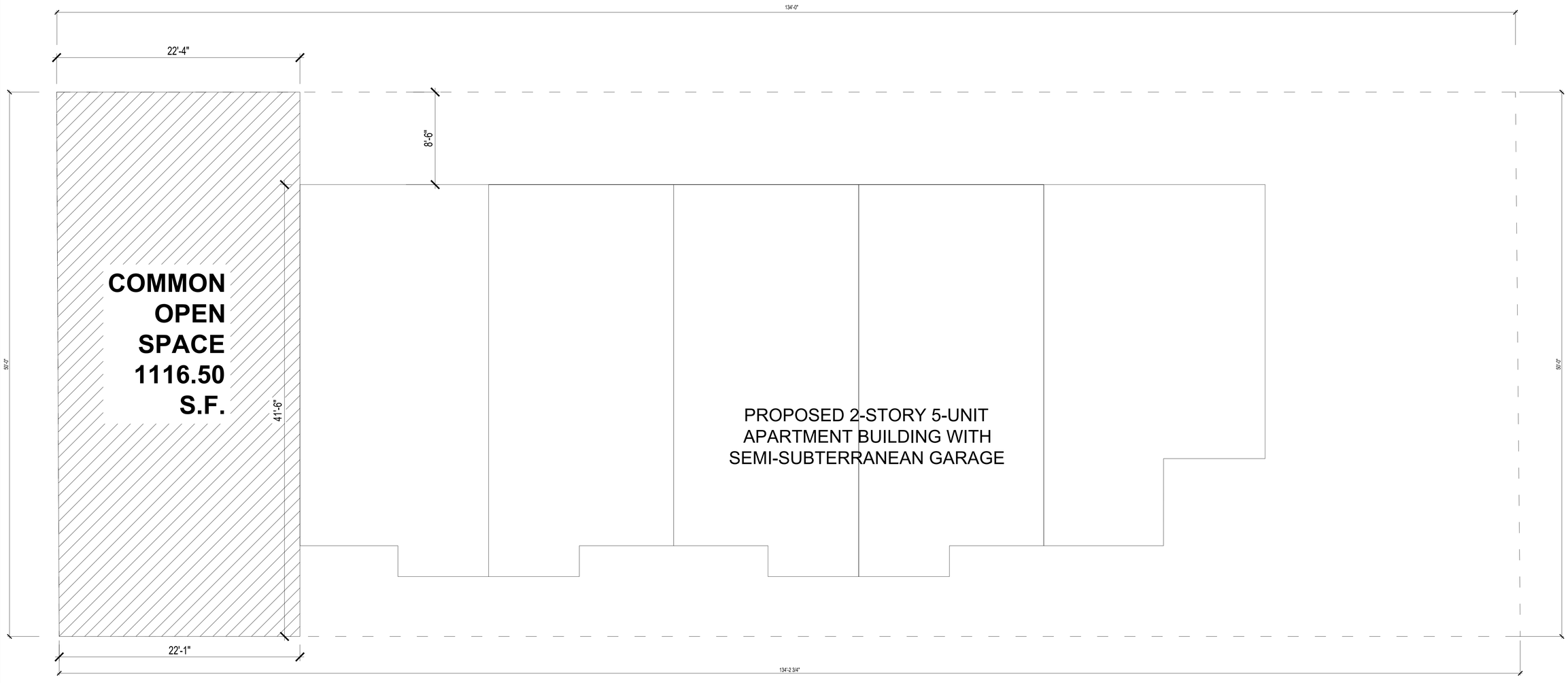
PROJECT TITLE: NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI- FAMILY BUILDING

PROJECT ADDRESS: 368 W. LEXINGTON DR. GLENDALE, CA. 91203

SHEET TITLE: 2nd FLOOR SIDE SETBACK CALCULATION

Date: NOV, 2019
Scale: N/S
Drawn By: E.C.
Project No: -

SHEET:
A-7.4



REQUIRED COMMON OUTDOOR SPACE : 200 Sq. Ft. PER UNIT

TOTAL REQUIRED COMMON OUTDOOR SPACE : 200 x 5 = 1000 Sq. Ft.

PROPOSED COMMON OUTDOOR SPACE: 1116.5 Sq. Ft.

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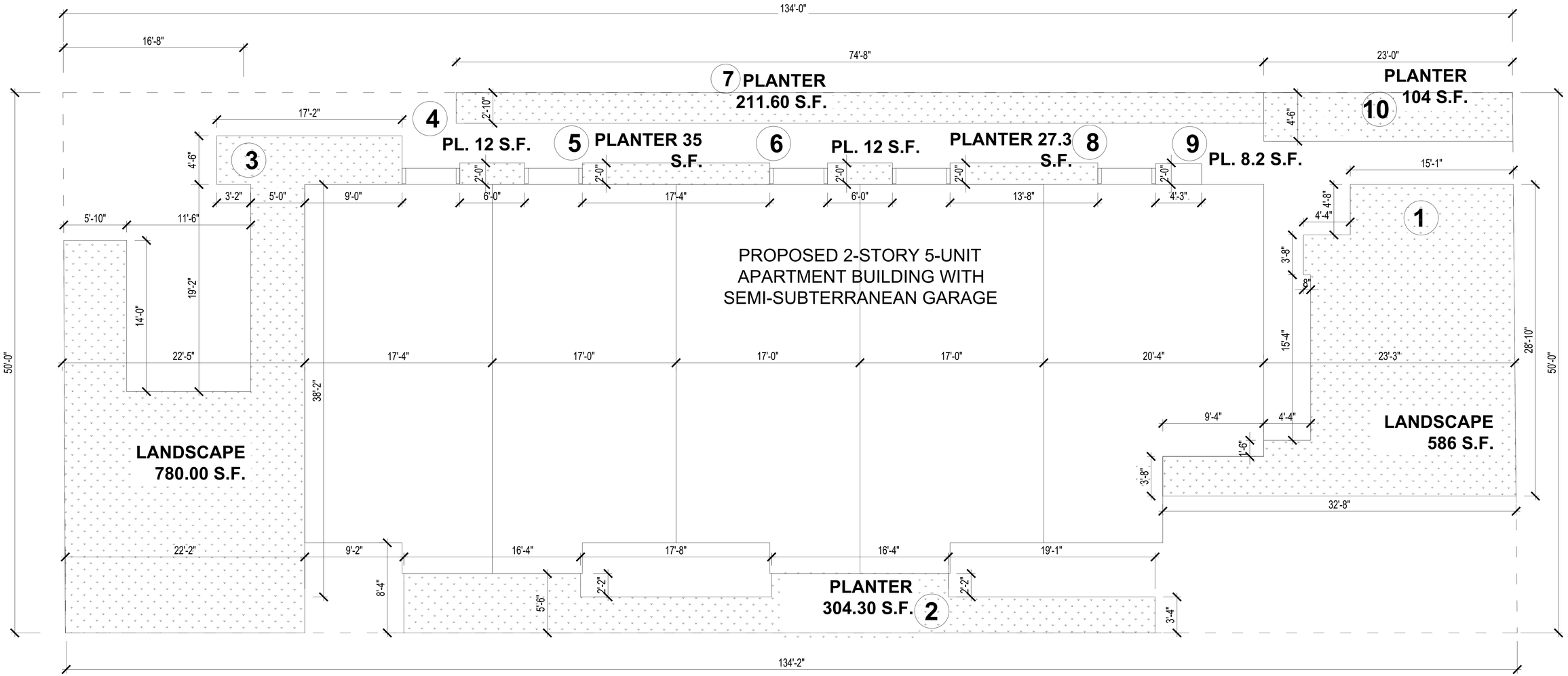
PROJECT TITLE: **NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI- FAMILY BUILDING**

PROJECT ADDRESS: **368 W. LEXINGTON DR. GLENDALE, CA. 91203**

SHEET TITLE: COMMON OUTDOOR SPACE

Date:	NOV, 2019
Scale:	N/S
Drawn By:	E.C.
Project No:	-

SHEET:
A-8.1



TOTAL SITE AREA = 6704 Sq. Ft.

REQUIRED PERMANENTLY LANDSCAPED OPEN SPACE: 25% LOT AREA.

25% x6704 = 1676 Sq. Ft.

LANDSCAPED AREAS = 1+2+3+4+5+6+7+8+9+10= 2058.65 sq.ft

TOTAL LANSCAPED AREA = 586+304.30+780+12+35+12+211.60+27.30+8.2+104 = 2092.30 sq.ft

PROPOSED LANDSCAPE AREA = 2092.30 / 6704 sq.ft. = 31% > 25% TOTAL LOT AREA

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REVISIONS

No.	Date	Description
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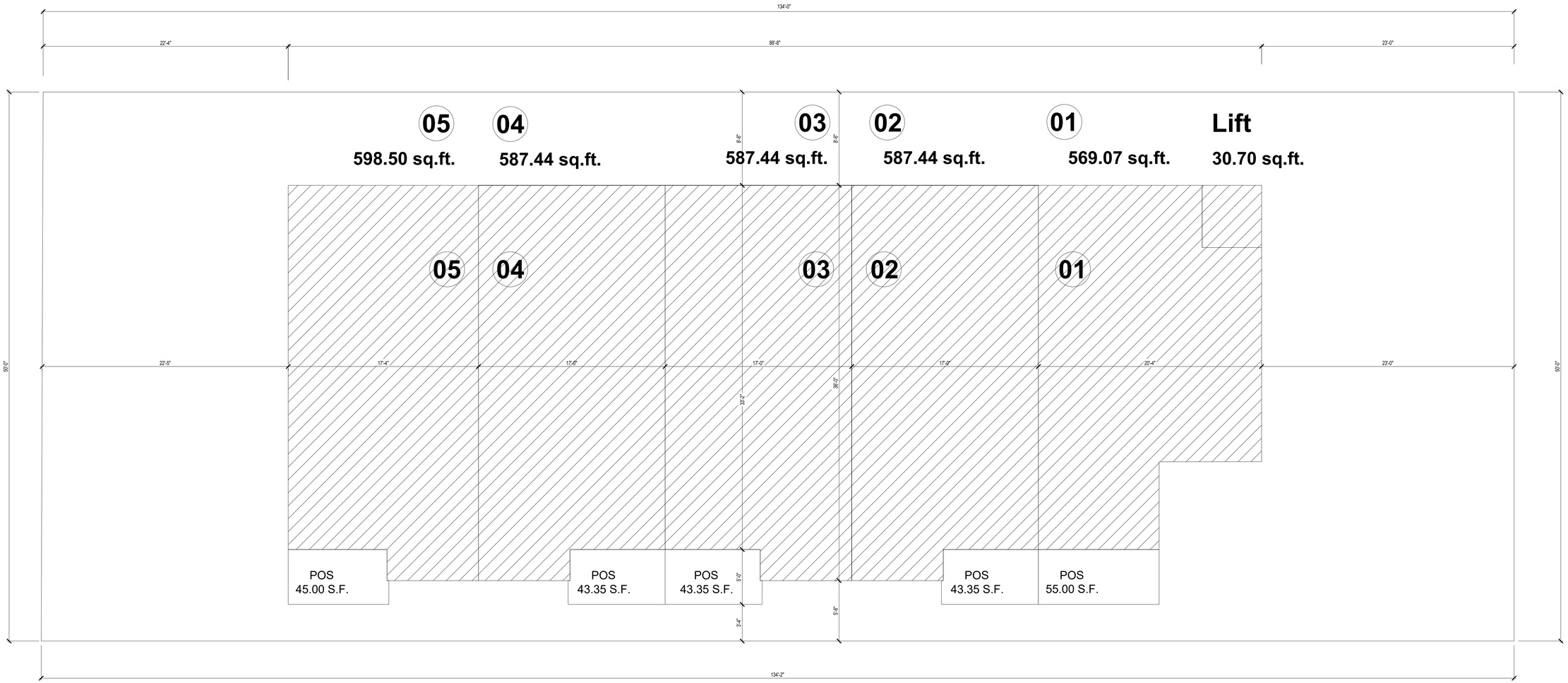
PROJECT TITLE: NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI- FAMILY BUILDING

PROJECT ADDRESS: 368 W. LEXINGTON DR. GLENDALE, CA. 91203

SHEET TITLE: PERMANENTLY LANDSCAPE OPEN SPACE

Date: NOV, 2019
Scale: N/S
Drawn By: E.C.
Project No: -

SHEET:
A-8.2



ALLOWABLE LOT COVERAGE = 50% X 6704 sq.ft.= 3352 sq.ft.

FIRST FLOOR AREA + LIFT = 598.50+587.44+587.44+587.44+569.04+30.70= 2960.59 sq.ft.

PROPOSED LOT COVERAGE = 2960.59 / 6704 = 44.60% < 50%

N

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REVISIONS

No.	Date	Description
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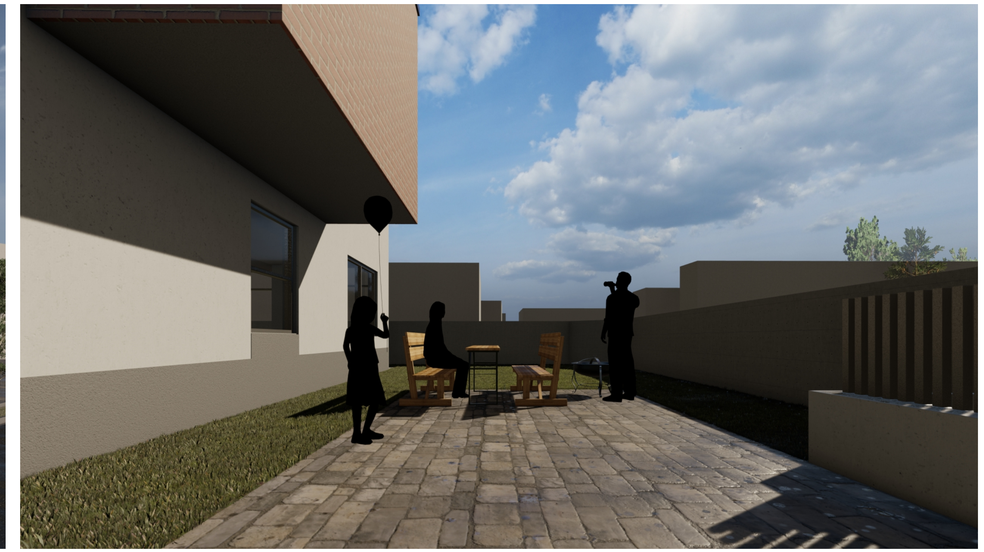
PROJECT TITLE: NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI- FAMILY BUILDING

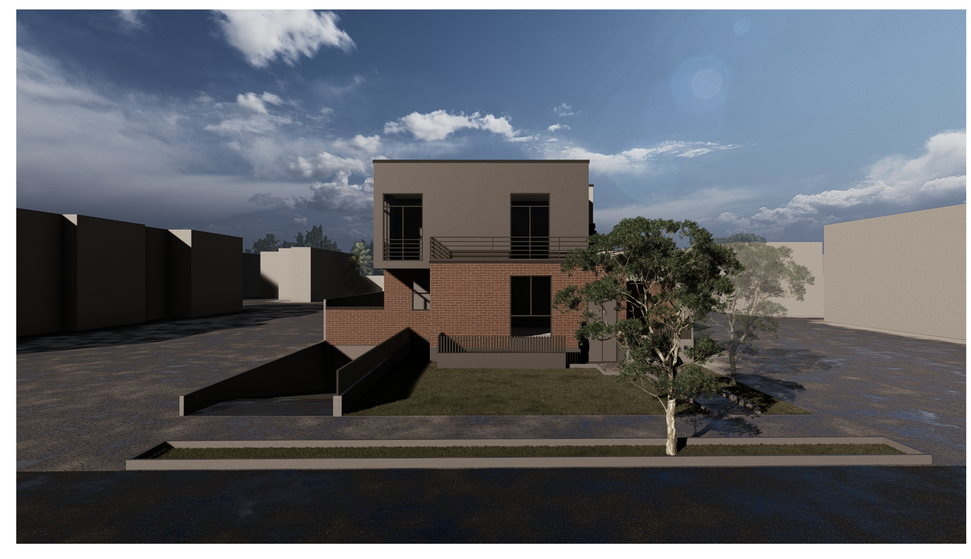
PROJECT ADDRESS: 368 W. LEXINGTON DR. GLENDALE, CA. 91203

SHEET TITLE: ALLOWABLE & PROPOSED LOT COVERAGE

Date: NOV, 2019
Scale: N/S
Drawn By: E.C.
Project No: -

SHEET:
A-8.3





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REVISIONS

No.	Date	Description
1		
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PROJECT TITLE: **NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI- FAMILY BUILDING**

PROJECT ADDRESS: **368 W. LEXINGTON DR. GLENDALE, CA. 91203**

SHEET TITLE: 3D RENDERINGS

Date:	NOV, 2019
Scale:	N/S
Drawn By:	E.C.
Project No:	-

SHEET:

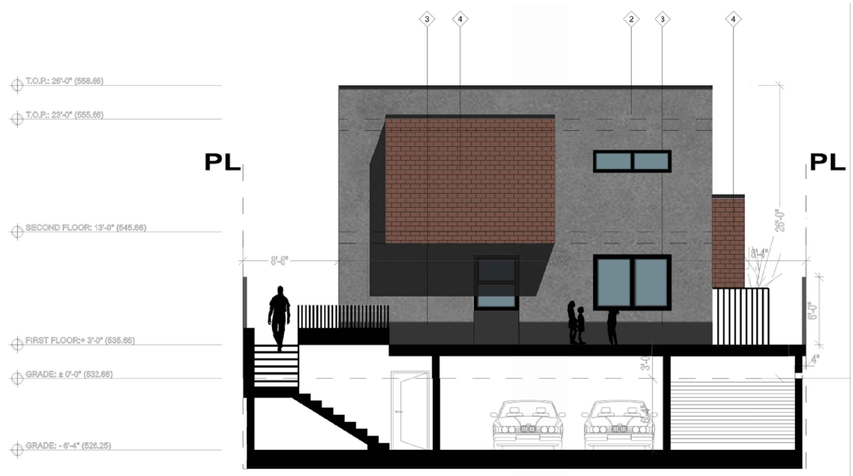
A-9.1

EAST ELEVATION

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

ELEVATION KEYNOTES

1. SMOOTH FINISH STUCCO. LA HABRA BASALT
2. SMOOTH FINISH STUCCO. LA HABRA TUXEDO
3. SMOOTH FINISH STUCCO CONCRETE
4. BRICK VENEER - OLDMILL CASTLE GATE
5. METAL RAILING (SEE DETAILS)



SOUTH ELEVATION

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

NORTH ELEVATION

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

WEST ELEVATION

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

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REVISIONS

No.	Date	Description
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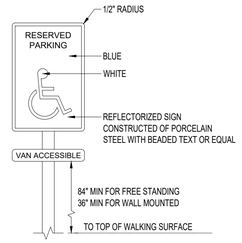
PROJECT TITLE: NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI- FAMILY BUILDING

PROJECT ADDRESS: 368 W. LEXINGTON DR. GLENDALE, CA. 91203

SHEET TITLE: COLORED ELEVATIONS

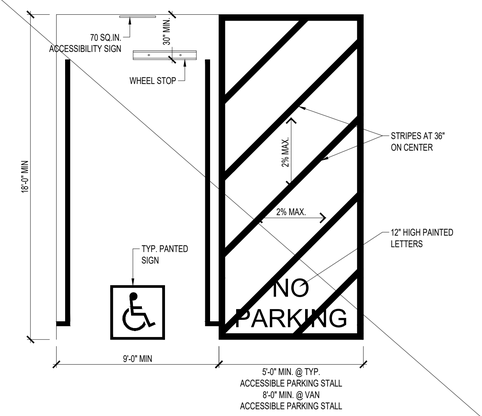
Date:	NOV, 2019
Scale:	N/S
Drawn By:	E.C.
Project No:	-

SHEET:
A-9.2

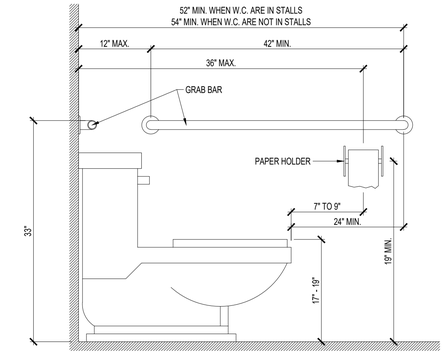


NOTES: 1. SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE.
2. AREA OF SIGN TO BE MIN. OF 70 S.IN.

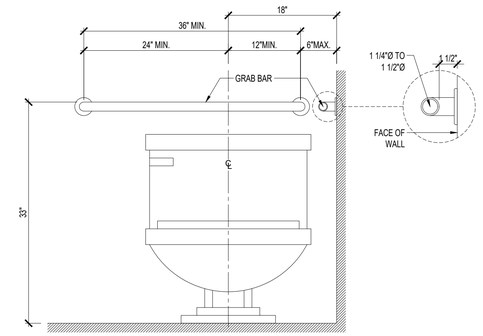
9 PARKING SIGNAGE — Scale N.T.S



6 ACCESSIBLE PARKING STALL — Scale N.T.S

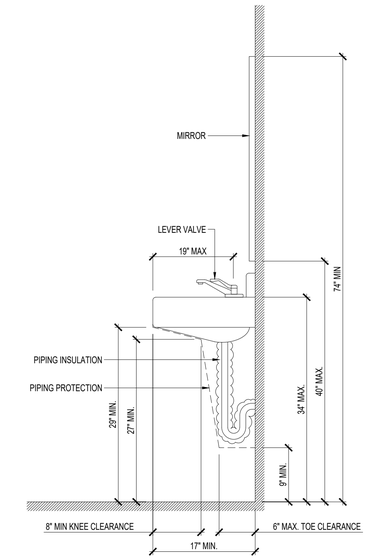


SIDE VIEW

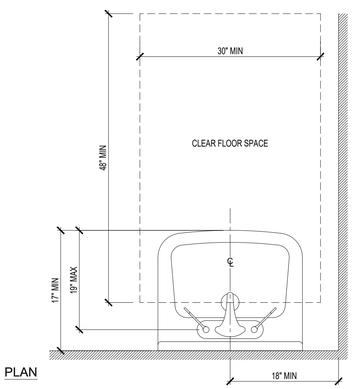


FRONT VIEW

4 FLOOR MOUNTED WATER CLOSETS — Scale N.T.S

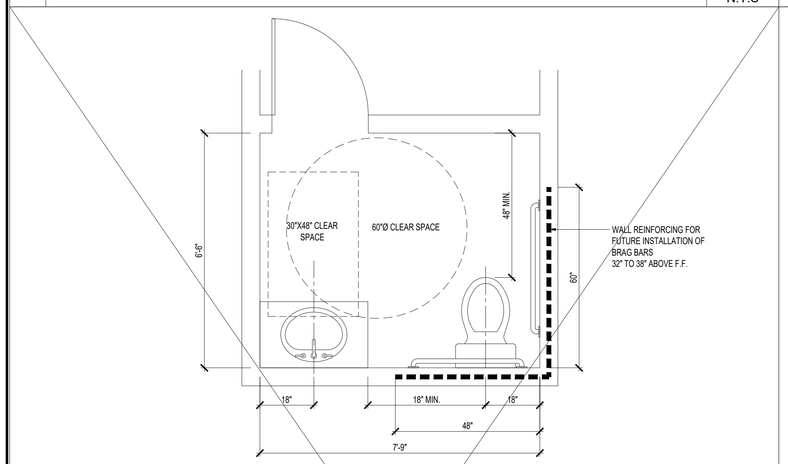


SIDE VIEW

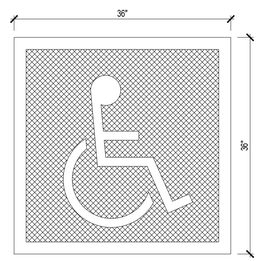


PLAN

1 LAVATORIES — Scale N.T.S

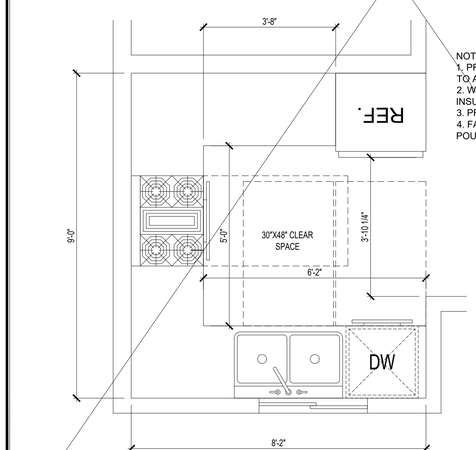


10 ACCESSIBLE RESTROOM — Scale N.T.S



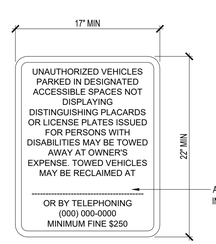
EMBLEM MUST BE LOCATED IN THE STALL SO THAT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE (CENTERED AT ENTRANCE TO STALL RECOMMENDED)

7 PARKING SIGNAGE — Scale N.T.S



NOTES:
1. PROVIDE REMOVABLE BASE CABINETS UNDER KITCHEN SINK TO ALLOW TOE & KNEE SPACE.
2. WATER SUPPLY AND DRAIN PIPES UNDER SINK SHOULD INSULATED OR OTHERWISE COVERED.
3. PROVIDE STONE COUNTERTOPS.
4. FAUCET SHOULD BE OPERABLE WITH ONE HAND WITH 5 POUNDS OF FORCE MAXIMUM.

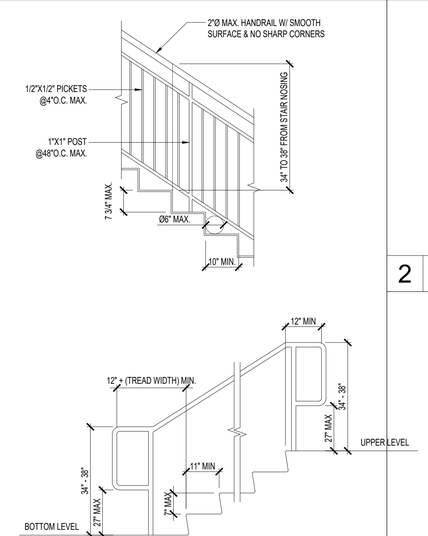
11 ACCESSIBLE KITCHEN — Scale N.T.S



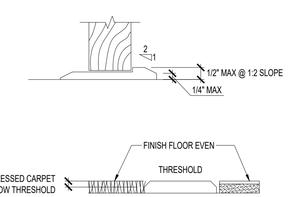
LETTERING ON SIGN MUST BE MIN. OF 1" IN HEIGHT

APPROPRIATE INFORMATION MUST BE INCLUDED ON SIGN MIN. 1" IN HEIGHT

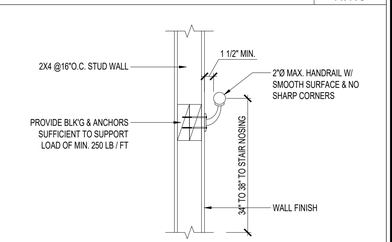
8 PARKING SIGNAGE — Scale N.T.S



5 HANDRAIL AT STAIRWAYS — Scale N.T.S



2 THRESHOLD AT DOORWAYS — Scale N.T.S



3 WALL MOUNTED HANDRAIL AT STAIRWAYS — Scale N.T.S

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REVISIONS

No.	Date	Description
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4		
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PROJECT TITLE: NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI- FAMILY BUILDING

PROJECT ADDRESS: 368 W. LEXINGTON DR. GLENDALE, CA. 91203

SHEET TITLE: DETAILS

Date:	NOV, 2019
Scale:	INDICATED
Drawn By:	E.C.
Project No:	-

SHEET:
AD-1

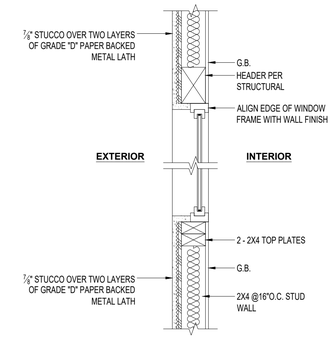
WINDOW SCHEDULE

WINDOW NUMBER	QUANTITY	EXISTING WIDTH & HEIGHT	WIDTH X HEIGHT	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM THE STREET? Y/N	EXISTING OPERATION	NEW OPERATION	GLASS	NEW FRAME TYPE	EXTERNAL GRID (SDL)	KEEP EXISTING SILL & FRAME Y/N	BUILD NEW SILL & FRAME Y/N	EXISTING EDGE DETAIL	NEW EDGE DETAIL	BED-ROOM? Y/N	ENERGY EFFICIENT? Y/N	TEMPERED GLASS? Y/N	FIRE HAZARD ZONE? Y/N	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR?
A	4	N/A	7'-0"X2'-0"	N/A	FIBERGLASS	N	N/A	SLIDING	DOUBLE	NAIL-IN	N	N/A	Y	N/A	STUCCO	N	Y	N	N	Y
B	1	N/A	3'-3"X2'-0"	N/A	FIBERGLASS	N	N/A	SLIDE-HUNG	DOUBLE	NAIL-IN	N	N/A	Y	N/A	STUCCO	N	Y	N	N	Y
C	1	N/A	4'-0"X8'-0"	N/A	FIBERGLASS	Y	N/A	FIX-SLIDING	DOUBLE	NAIL-IN	N	N/A	Y	N/A	STUCCO	N	Y	N	N	N
D	3	N/A	5'-4"X9'-0"	N/A	FIBERGLASS	Y	N/A	FIX-SLIDING	DOUBLE	NAIL-IN	Y	N/A	Y	N/A	STUCCO	Y	Y	N	N	Y
G	1	N/A	4'-0"X5'-0"	N/A	FIBERGLASS	N	N/A	SLIDE-VERTICAL	DOUBLE	NAIL-IN	N	N/A	Y	N/A	STUCCO	Y	Y	N	N	N
J	2	N/A	2'-0"X5'-8"	N/A	FIBERGLASS	N	N/A	SLIDE-HUNG	DOUBLE	NAIL-IN	Y	N/A	Y	N/A	STUCCO	Y	Y	N	N	N
K	12	N/A	7'-0"X5'-8"	N/A	FIBERGLASS	N	N/A	SLIDING	DOUBLE	NAIL-IN	N	N/A	Y	N/A	STUCCO	Y	Y	N	N	N
N	1	N/A	3'-8"X5'-0"	N/A	FIBERGLASS	Y	N/A	SLIDE-VERTICAL	DOUBLE	NAIL-IN	N	N/A	Y	N/A	STUCCO	Y	Y	N	N	Y
O	1	N/A	7'-0"X5'-0"	N/A	FIBERGLASS	N	N/A	SLIDING	DOUBLE	NAIL-IN	N	N/A	Y	N/A	STUCCO	Y	Y	N	N	N

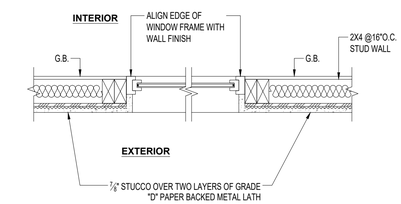
NOTES
1. WINDOW EDGE DETAIL TO MATCH WALL MATERIAL.
2. WINDOW AND DOOR GLAZING SHALL HAVE MAXIMUM U-FACTOR 0.32 AND SHGC 0.25.

DOOR SCHEDULE

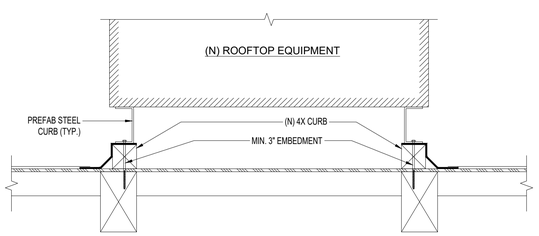
MARK	CORE SOLID(S)/ HOLLOW (H)	WIDTH	HEIGHT	THK	TYPE SWING / SLIDING	MATERIAL	FINISH	HARDWARE	REMARKS
1	S	3'-0"	6'-8"	1 3/4"	SWINGING	WOOD	PAINT	LEVER TYPE	
2	H	3'-0"	6'-8"	1 3/4"	SWINGING	WOOD	PAINT	LEVER TYPE	
3	H	3'-0"	6'-8"	1 3/4"	SWINGING	WOOD	PAINT	LEVER TYPE	
4	H	3'-0"	6'-8"	1 3/4"	SWINGING	WOOD	PAINT	LEVER TYPE	
5 (E)	-	7'-0"	9'-0"	-	FIX-SLIDING	FIBERGLASS / GLASS	PAINT	LEVER TYPE	
6 (F)	-	6'-0"	8'-0"	-	FIX-SLIDING	FIBERGLASS / GLASS	PAINT	LEVER TYPE	
7 (H)	-	3'-4"	9'-0"	-	SWINGING	FIBERGLASS / GLASS	PAINT	LEVER TYPE	
8 (I)	-	8'-6"	9'-0"	-	FIX-SLIDING	FIBERGLASS / GLASS	PAINT	LEVER TYPE	
9 (M)	-	4'-10"	9'-0"	-	FIX-SLIDING	FIBERGLASS / GLASS	PAINT	LEVER TYPE	
10 (GATE)	-	3'-0"	7'-0"	-	SWINGING	STEEL	PAINT	LEVER TYPE	



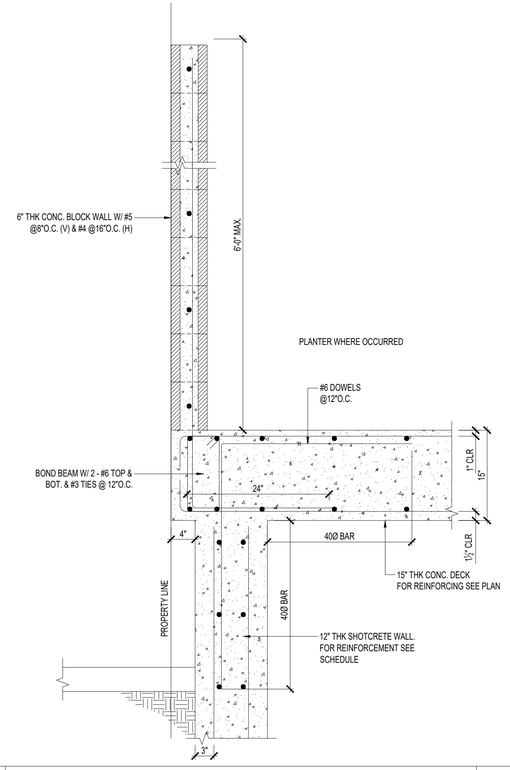
1 TYPICAL VERTICAL SECTION THRU WINDOW — Scale N.T.S



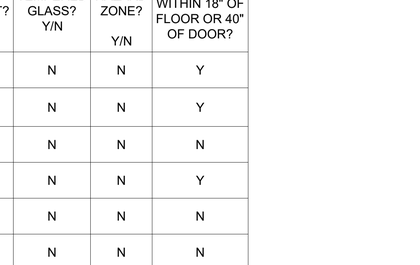
2 TYPICAL HORIZONTAL SECTION THRU WINDOW — Scale N.T.S



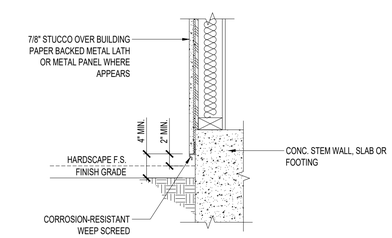
12 ROOFTOP EQUIPMENT INSTALLATION — Scale N.T.S



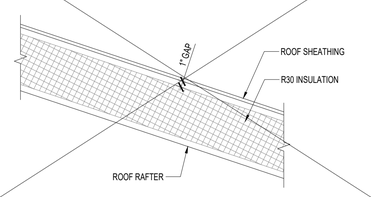
10 CONCRETE BLOCK FENCE WALL STRUCTURAL SLAB — Scale N.T.S



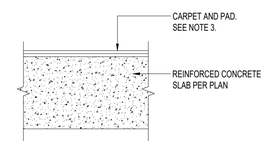
6 PRIVATE STORAGE IN GARAGE — Scale N.T.S



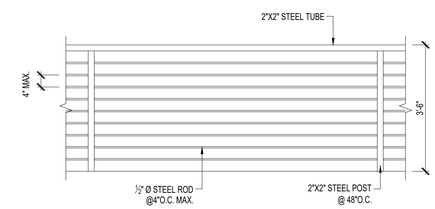
3 WEEP SCREED — Scale N.T.S



13 ROOF INSULATION — Scale N.T.S



8 CONCRETE SLAB. STC 50 - ICC 50. 4-HR FIRE RATED — Scale N.T.S



4 STEEL CABLE RAILLING — Scale

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WWW.EBA-U.COM
CONTACT: NAZAFARIN HADIAN
PHONE: 818. 267. 4666

REVISIONS

No.	Date	Description
1		
2		
3		
4		
5		

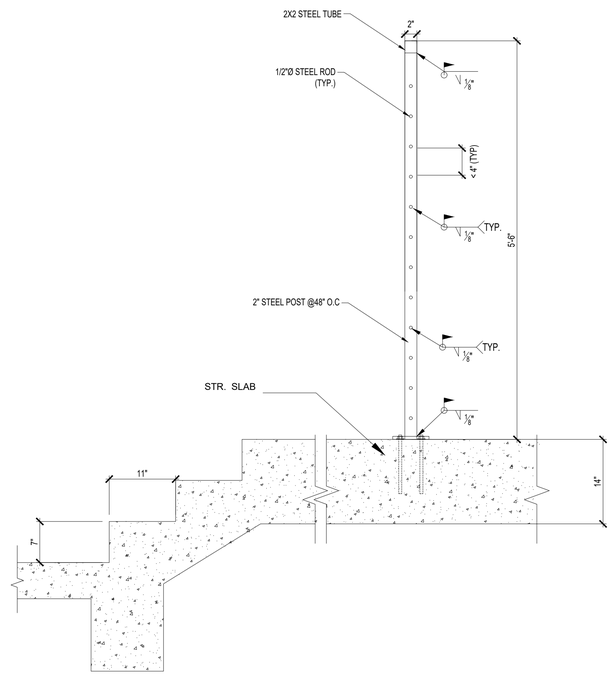
PROJECT TITLE: NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI- FAMILY BUILDING

PROJECT ADDRESS: 368 W. LEXINGTON DR. GLENDALE, CA. 91203

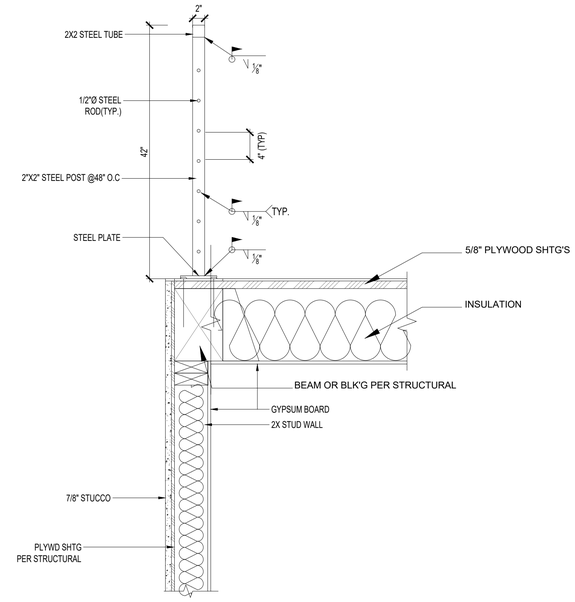
SHEET TITLE: DETAILS

Date:	NOV, 2019
Scale:	INDICATED
Drawn By:	E.C.
Project No:	-

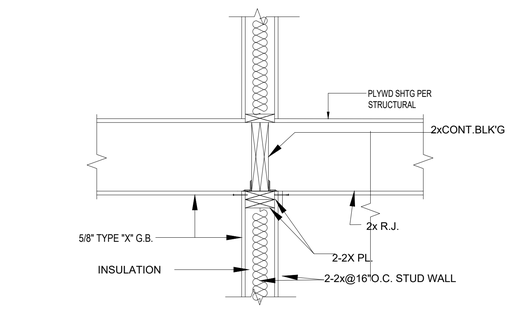
SHEET: AD-2



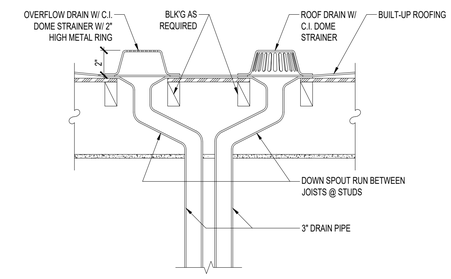
6 SECURITY GATE — Scale N.T.S



4 RAILING — Scale N.T.S

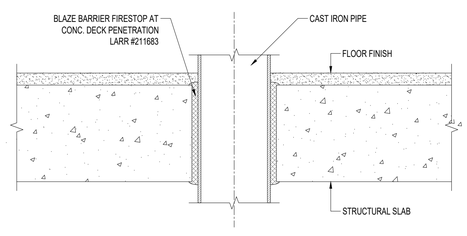


1 WALL AND ROOF-CEILING ASSEMBLY — Scale N.T.S

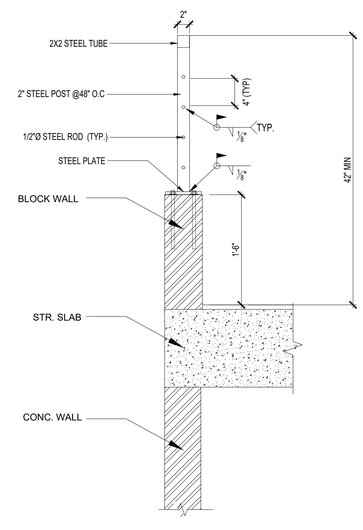


NOTES:
1. OVERFLOW SCUPPERS SHALL HAVE A MINIMUM OPENING HEIGHT OF 4", A MINIMUM AREA THREE TIMES THAT OF THE ROOF DRAIN AND SHALL BE LOCATED NOT MORE THAN 2" ABOVE THE LOW POINT OF THE ROOF.
2. ALL ROOFING TO END UNDER FLASHING RING.
3. ROOF DRAIN AND OVERFLOW DRAIN MUST BE INDEPENDENT LINES TO YARD BOX.

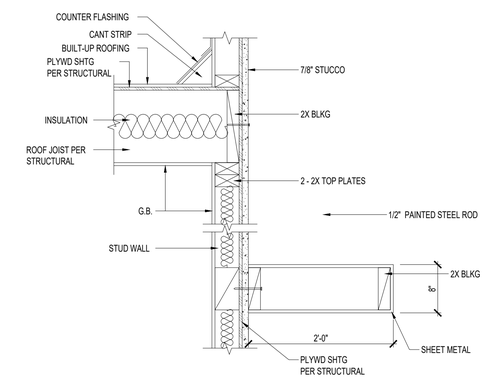
2 ROOF DRAIN AND OVERFLOW — Scale N.T.S



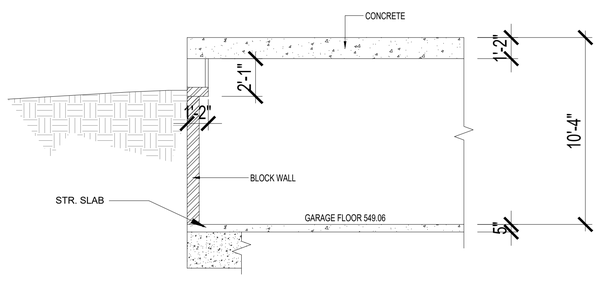
7 PENETRATION THROUGH CONCRETE SLAB — Scale N.T.S



5 RAILING — Scale N.T.S



3 CANOPY — Scale N.T.S



8 SECTION — Scale N.T.S

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REVISIONS

No.	Date	Description
1		
2		
3		
4		
5		

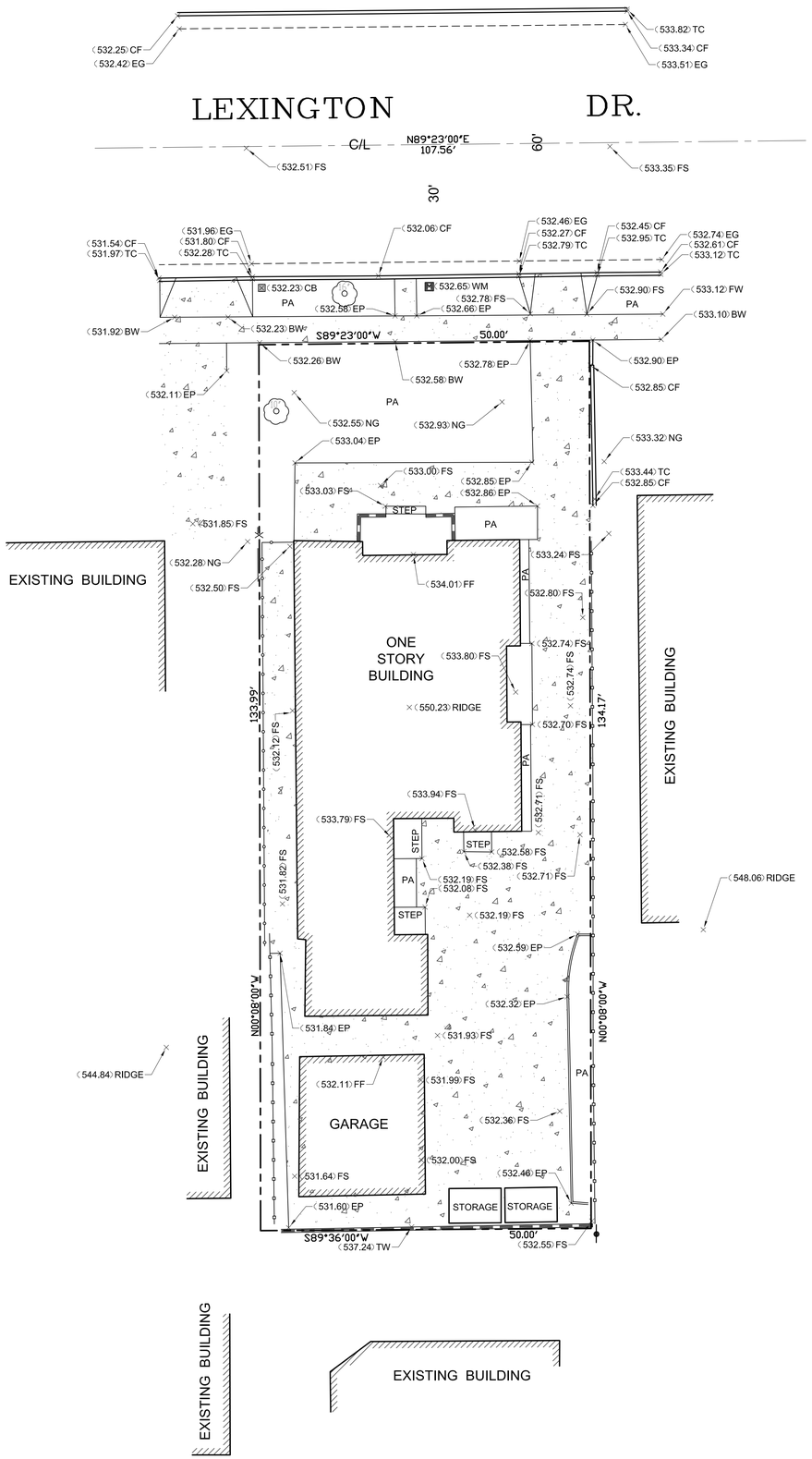
PROJECT TITLE: NEW PROPOSED 5-UNIT TWO STORY RESIDENTIAL MULTI- FAMILY BUILDING

PROJECT ADDRESS: 368 W. LEXINGTON DR. GLENDALE, CA. 91203

SHEET TITLE: DETAILS

Date:	NOV, 2019
Scale:	INDICATED
Drawn By:	E.C.
Project No:	-

SHEET: AD-3



LEGAL DESCRIPTION:

LOT 39 OF GLENDALE HOME TRACT , IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 9 PAGE 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTES:

1. THE LEGAL DESCRIPTION, BOUNDARIES SHOWN HEREON ARE PER RECORD DATA.
2. FOR PLOT EASEMENT, OWNER NEED TO PROVIDE LATEST TITLE REPORT
3. MISC. DATA
   TOTAL PROPERTY AREA: 6,706 SQ.FT.

LEGEND

AC = ASPHALT CONCRETE
BLDG= BUILDING
BW = BACK OF WALK
CB = CATCH BASIN
CL = CENTERLINE
CF = CURB FACE
CLF = CHAIN LINK FENCE
CONC= CONCRETE
DWY = DRIVEWAY
EG = EDGE OF GUTTER
ELEC= ELECTRIC
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR
FG = FINISHED GRADE
FW = FRONT OF WALK
FL = FLOW LINE
FS = FINISHED SURFACE
GM = GAS METER
GV = GAS VALVE
NG = NATURAL GROUND
PA = PLANTER AREA
TC = TOP OF CURB
TW = TOP OF WALL
WF = WALL FACE

GUY WIRE
POWER POLE
WATER METER
GAS METER
CATCH BASIN
SIGN
SPOT ELEVATION
WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
FREE STAND BLOCK WALL
BOUNDARY LINE
TREE- SIZE IN INCHES
CONCRETE PAVEMENT

BENCHMARK

BENCHMARK NO. : BM2555

BRASS DISK IN W'LY CURB CENTRAL AVE. 1.0' N'LY OF BCR N-W'LY CORNER STAMPED" CITY OF GLENDALE BENCH MAEK 2555 2014"

ELEVATION : 547.31 FT

N

GRAPHIC SCALE
0' 10' 20'
SCALE: 1" = 10'

KAMRAVA ENGINEERING GROUP
KEG
(818)919-8133
KAMRAVAENGROUP.COM
7117 ALVERN ST #228 LOS ANGELES CA90045

PREPARED FOR
GERALD MEHRABIAN

TOPOGRAPHY SURVEY

FOR
368 W LEXINGTON DR GLENDALE, CA 91203

DATE: 11/23/2018
SCALE: 1" = 10'
DESIGNED: DRAWN: KK
SHEET NO.
S-1
SHEET 1 OF 1

IRRIGATION NOTES

1. DRIPLINE TUBING IS SHOWN ON THE PLANS IN THE SUGGESTED LAYOUT. CONTRACTOR SHALL ADJUST LAYOUT AS DETERMINED NECESSARY IN THE FIELD TO MATCH THE ACTUAL SITE CONDITIONS.
2. ALL DRIPLINE SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND DIRECTIONS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO SOIL TYPE CONSIDERATION, PLANT TYPE CONSIDERATION, SLOPES, TYPICAL TUBING LAYOUT, SUPPLY HEADERS, FLUSH HEADERS, AIR-RELEASE VALVES, FLUSH VALVES, SOIL STAPLES, AND OPERATION INDICATORS, ETC.
3. EACH DRIP LINE SYSTEM SHALL HAVE A DRIP ZONE VALVE ASSEMBLY THAT INCLUDES A PRESSURE REGULATOR AND IN-LINE FILTER.
4. EXTEND PVC LATERAL LINE PIPING PER IRRIGATION LEGEND FROM THE DRIP ZONE VALVE INTO THE PLANTING AREAS. ALL SUPPLY HEADERS AND FLUSH HEADERS SHALL BE PVC PIPING OR DRIP LINE TUBING AS SPECIFIED ON THE DRAWINGS.
5. CONNECT THE DRIPLINE TUBING INTO THE PVC / POLY TUBING HEADERS PER THE MANUFACTURER'S DIRECTIONS, USING FITTINGS AS SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.
6. DRIP LINE TUBING RUNS SHALL BE SPACED AT APPROXIMATELY 12" O.C. OR 18" O.C., OR AS NOTED ON PLANS.
7. TUBING SHALL RUN GENERALLY PARALLEL TO THE LONG AXIS OF THE PLANTING ARES. THE EXCEPTION TO THIS WOULD BE SLOPED AREAS WHERE THE TUBING SHALL RUN PARALLEL TO THE SLOPE CONTOURS.
8. FLUSH VALVES SHALL BE INSTALLED AT THE TERMINAL ENDS AND/OR LOW POINTS OF ZONES IN ALL DIRECTIONS. REFER TO THE MANUFACTURER'S DIRECTIONS FOR THE QUANTITY OF FLUSH VALVES RECOMMENDED FOR EACH ZONE.
9. DRIP LINE TUBING SHALL BE BURIED 3"-4" DEEP, STAPLED DOWN AND COVERED WITH MULCH PER THE PLANTING PLAN.
10. ALL FITTINGS USED FOR DRIP LINE TUBING CONNECTIONS AND DRIP LINE TUBING TO PVC CONNECTIONS SHALL BE PRODUCED AND SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.
11. MAKE IRRIGATION POINT OF CONNECTION INTO WATER SUPPLY LINE ON THE DOWNSTREAM SIDE OF THE LOT WATER METER. VERIFY EXACT LOCATION IN THE FIELD AND ADJUST AS NECESSARY. INSTALL BALL VALVE AT POC FOR IRRIGATION SYSTEM ISOLATION. EXTEND COPPER MAINLINE TO PLANTER FOR ALL POC EQUIPMENT AS SHOWN ON THE PLANS. INSTALL REDUCED PRESSURE BACKFLOW PREVENTER PER ALL LOCAL CODES. INSTALL MASTER VALVE DOWNSTREAM OF BACKFLOW PREVENTER AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. ALL POC EQUIPMENT TO BE LOCATED IN THE FIELD WITH THE OWNER'S APPROVAL. DESIGN PRESSURE AT POC IS ABOUT 60 PSI. CONTRACTOR SHALL TAKE AN ON-SITE PRESSURE READING AT THE POC PRIOR TO START OF WORK. IF STATIC PRESSURE IS GREATER THAN 80 PSI, INSTALL PRESSURE REGULATOR WITH BACKFLOW DEVICE PER THESE PLANS AND SET TO 60 PSI. IF STATIC PRESSURE IS BETWEEN 60 AND 80 PSI INSTALL IRRIGATION SYSTEMS PER PLANS BUT DO NOT INSTALL PRESSURE REGULATOR. IF STATIC PRESSURE IS LESS THAN 50 PSI, NOTIFY LANDSCAPE ARCHITECT PRIOR TO START OF WORK OF THE MEASURED PRESSURE. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.
12. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE CAN OCCUR.
13. MANUAL SHUT-OFF VALVES SHALL BE REQUIRED; AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY; TO MINIMIZE WATER LOSS IN CASE OF EMERGENCY OR ROUTINE REPAIR.
14. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
15. A DIAGRAM OF THE IRRIGATION PLAN; SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
16. A CERTIFICATION OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
17. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
18. AT THE TIME OF FINAL INSPECTION; THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
19. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

Water Efficient Landscape Worksheet

Instructions:

Fill in all items in this color

Answer is shown in this color

Reference Evapotranspiration (ETo)		**43.7**	Glendale				
	ETWU requirement	**ETWU requirement**	**ETWU requirement**	**ETWU requirement**	**MAWA requirement**	**ETWU requirement**	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	**ETAF** (PF/IE)	Landscape Area **(LA)** (Sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1| low water use plants	0.3	Drip	0.81	0.370	1,534	568.15	15,393
2| medium water use plants	0.5	Drip	0.81	0.617	340	209.88	5,686
3| High water use plants (Pool)	1	Overhead Spray	0.75	1.333	0	0.00	0
gravel mulch	0		1		0		0
			Totals		1,874	778.02	21,080
Special Landscape Areas (SLA): Recycled Water							
1| gravel mulch				0	0	0	0
				Totals	0	0	0
			Estimated Total Water Use (ETWU)				**21,080**
			Maximum Allowed Water Allowance (MAWA)				**22,848**

ETWU must be Less than MAWA

ETWU will be "0" for 100% recycled water systems

Plant Water Use Type	**Plant Factor**	**Irrigation method**	**Irrigation Efficiency**
very low	0-0.1		
low	0.1-0.3	overhead spray	0.75
medium	0.4-0.6	drip	0.81
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft. /year. LA is the total landscape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

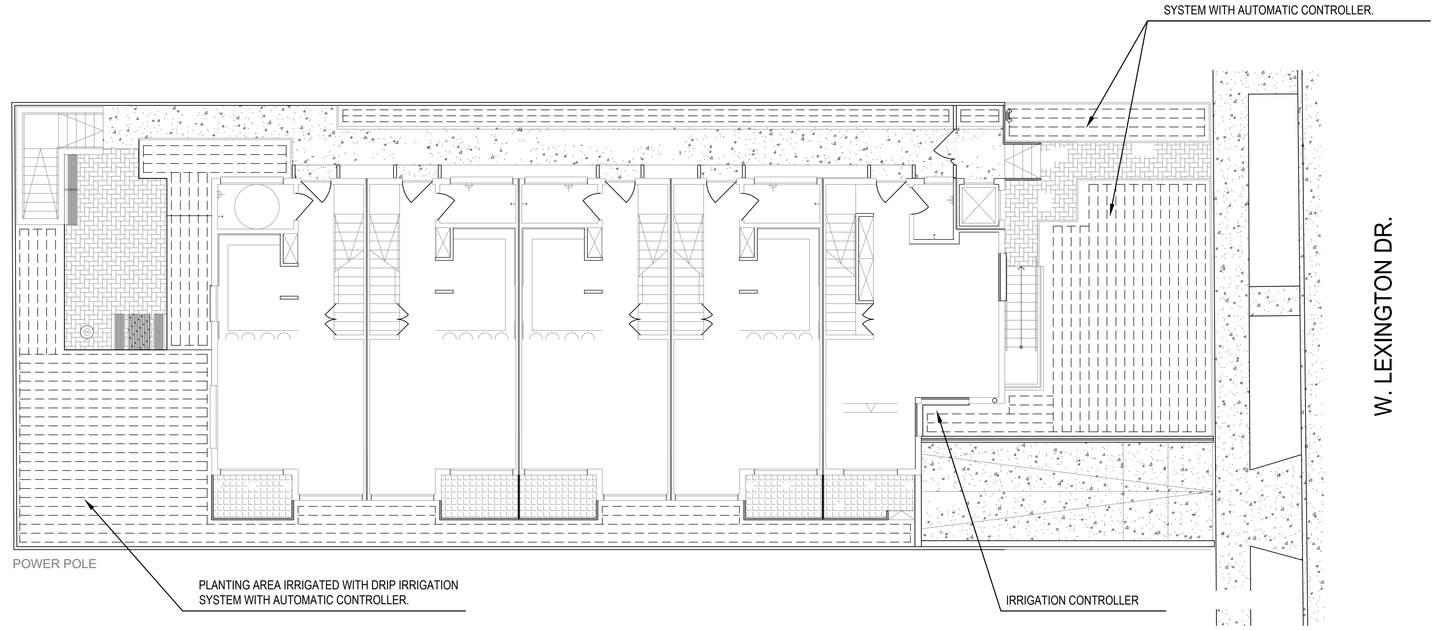
ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	778	Average ETAF for regular landscape areas must be 0.55 or below
Total Area	1,874	for residential areas, and 0.45 or below for non-residential areas.
Average ETAF	**0.42**	***Caltrans projects must be .45 or below**

All Landscape Areas

Total ETAF x Area	778
Total Area	1,874
Sitewide ETAF	**0.42**



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

0 4' 8' 16' 32'

- r a n g e

S T U D I O R A N G E
Landscape Architecture | Urban Design

3145 Brookhill St.
La Crescenta, California 91214
Tel 310 425 5633
www.studio-range.com

REGISTERED LANDSCAPE ARCHITECT
NANDA RAGHUNATHAN NAYAK
Signature
01/31/21
Renewal Date
6/21/20
Date
STATE OF CALIFORNIA

CLIENT:
GERALD MEHRABIAN
368 W. LEXINGTON DR.
GLENDALE, CA 91203

ADDRESS:
368 W. LEXINGTON DR.
GLENDALE, CA 91203

Issue dates

#	Date	Description
1	06/22/20	PLANCHECK SUBMITTAL

Sheet title:

IRRIGATION PLAN

Designed by:	NR
Drawn by:	RA
Checked by:	NR
Project number:	202004

L1.00

D:\STUDIO RANGE\$ PROJECTS\202004 GEM Glendale\Drawings\L - LANDSCAPE SHEETS.dwg, 6/21/2020 10:50:36 PM, _DWG To PDF.pc3

TREE LEGEND

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE (HT. X SPREAD)	REMARKS	WUCOLS (LOS ANGELES)
CER DES	CERCIDIUM 'DESERT MUSEUM' "PALO VERDE"	15'–20' X 15'–20'	YELLOW FLOWER	V. LOW

SHRUB, VINE & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE @ SPACING HT. X SPREAD	REMARKS	WUCOLS (LOS ANGELES)
CE	CHONDROPETALUM 'ELEPHANTINUM "LARGE CAPE RUSH"	5 GAL. 3'–5' X 4'–6'	RAIN GARDEN	LOW
DP	DODONAEA VISCOSA 'PURPUREA' "PURPLE HOPSEED BUSH"	15 GAL. COLUMN 10–15' X 8'–12'	PURPLE FOLIAGE, HEDGE COLUMN FORM	LOW
	FESTUCA GLAUCA 'ELIJAH BLUE' "ELIJAH BLUE FESCUE"	1 GAL. @ 12" O.C. 8"–12" X 8"–12"	ORNAMENTAL GRASS, BLUE–GREEN FOLIAGE	LOW
H	HEUCHERA 'SANTA ANA CARDINAL BELLS' "SANTA ANA CARDINAL CORAL BELLS"	1 GAL. 1'–2' X 2'	CA NATIVE	MED
HR	HIBISCUS ROSA–SINENSIS "CHINESE HIBISCUS"	5 GAL. 6'–8' X 3'–4'	HEDGE, BRIGHT FLOWERS	MED
KU	KNIPHOFIA UVARIA "RED HOT POKER"	5 GAL. 3'–4' X 3'–4'	RED FLOWERS	MED
	KURAPIA "KURAPIA"	SOD	WALKABLE GROUND COVER, LAWN ALTERNATIVE	LOW
LC	LEUCOPHYLLUM FRUTESCENS 'COMPACTUM' "COMPACT TEXAS RANGER"	5 GAL. 5' X 5'	PINK FLOWERS ON GREY–GREEN FOLIAGE	LOW
LN	LAURUS NOBILIS "BAY LAUREL"	15 GAL. COLUMN 15'–35' X 15'–35'	EDIBLE, HEDGE COLUMN FORM	LOW
LS	LAVANDULA STOECHAS 'OTTO QUAST' "SPANISH LAVENDER"	5 GAL. 2'–3' X 2'–3'	PURPLE FLOWERS	LOW
MA	MISCANTHUS SINENSIS 'ADAGIO' "ADAGIO EULALIA"	5 GAL. 3'–4' X 3'–4'	ORNAMENTAL GRASS	MED
PT	PHORMIUM TENAX 'ATROPURPUREUM' PURPLE–RED NEW ZEALAND FLAX	15 GAL. 6'–8' X 6'–8'	PURPLE FOLIAGE	LOW
PS	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' "SILVER SHEEN KOHUHU"	15 GAL. (COLUMN) 12'–16' X 6'–8'	HEDGE	MED
	SENECIO CYLINDRICUS "NARROW–LEAF CHALKSTICKS"	1 GAL. @ 12" O.C. 1'–2' X 3'–5'	SUCCULENT	LOW

PLANTING NOTES:

1. EQUALLY SPACE VINES WHERE PLANTED AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND APPROXIMATE SPACING.
2. TOP DRESS SHRUB PLANTING AREAS WITH 2" SHREDDED REDWOOD BARK MULCH. SUBMIT SAMPLE PRIOR TO ORDERING. MULCH SHALL BE INSTALLED IN ALL PLANTING AREAS NOT INDICATED AS TURF OR PEA GRAVEL. PLANTING AREAS OF GROUNDCOVER PLANTED FROM FLATS SHALL BE MULCHED WITH A ONE AND ONE HALF INCH (1½") MINIMUM LAYER OF ORGANIC MULCH. MULCH SHALL BE REPLENISHED ANNUALLY IN THE SPRING.
3. GROUNDCOVER SHALL BE PLANTED IN ALL AREAS NOT INDICATED AS TURF. GROUNDCOVER KEY INDICATIONS MAY BE SHOWN IN LEGEND OR NOTES.
4. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LEGEND FOR KEY AND CLASSIFICATION.
5. MAINTAIN A QUALIFIED SUPERVISOR ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK.
6. VERIFY MATERIAL QUANTITIES PRIOR TO INSTALLATION. QUANTITIES LISTED ON THE DRAWINGS ARE FOR CONVENIENCE ONLY. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
7. PLANT MATERIAL IS SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
8. PRIOR TO PLANTING, PERFORM ONE PERCOLATION TEST PER 6000 SQUARE FEET OF PLANTING AREA. FILL A 24" BOX SIZE HOLE WITH WATER, IF IT DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS NOTIFY LANDSCAPE ARCHITECT. THE TEST SHALL BE DONE UNDER THE SUPERVISION OF THE OWNER'S REPRESENTATIVE.
9. OBTAIN A SOILS AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY. RECEIVE LANDSCAPE ARCHITECTS APPROVAL OF THE SOIL REPORT PRIOR TO START OF CONSTRUCTION. SOIL PREPARATION SHALL BE INSTALLED PER THE SOIL AGRONOMY REPORT.
10. SOIL AMENDMENTS SPECIFIED BELOW ARE FOR BIDDING PURPOSES ONLY. ACTUAL SOIL AMENDMENTS SHALL BE PER SOILS AGRONOMY REPORTS. THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER TO A DEPTH OF 6".

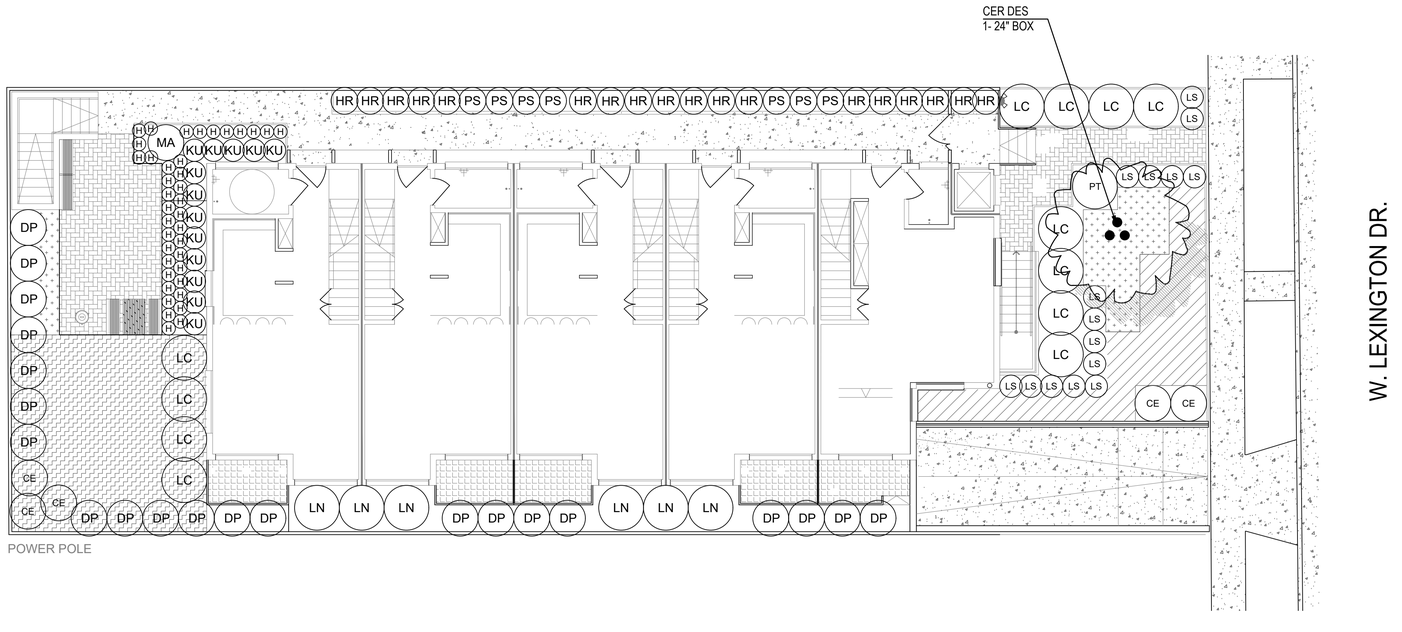
    GENERAL SOIL PREP: AMOUNT PER 1000 SQUARE FEET:
    - 4 CU. YDS. NITROGEN STABILL7IFD REDWOOD, FIR OR CEDAR SHAVINGS
    - 25 LBS. SOIL SULFUR
    - 150 LBS. 5–3–1– GRO–POWER FERTILIZER
    - 25 LBS. PER CU. YD. AGRICULTURAL GYPSUM

    BACKFILL MIX: AMOUNT PER CUBIC YARD:
    - 6 PARTS ON–SITE SOIL
    - 4 PARTS BY VOLUME, CLASS I OR II, TOP GRO
    - 15 LB. PER CU. YD. 5–3–1– GRO–POWER FERTILIZER
    - 2 LBS. PER CU. YD. IRON SULFATE
    - 10 LBS. PER CU. YD. AGRICULTURAL GYPSUM

    ACIDIC BACKFILL MIX: AMOUNT PER CUBIC YARD:
    FOR PLANTS REQUIRING ACID SOIL; SUCH AS FERNS, AZALEAS, CAMELLIAS, GARDENIAS, ETC.:
    - 1 PART SHARP SAND
    - 2 PARTS PEAT MOSS
    - 1 LB TURF SUPREME 16–6–8
    - 1 LB. SEQUESTRINE FE 330 IRON CHELATE
11. FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20–10–5), PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL IN QUANTITIES AS FOLLOWS:
    - 1 GALLON SHRUBS 1
    - 5 GALLON SHRUBS 3
    - 15 GALLON SHRUB 4
    - 15 GALLON TREE 5
    - BOXED MATERIAL 1 PER 4" OF BOX SIZE
12. VINES AND ESPALIERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND RUNNERS, ESPALIERED TO ADJACENT WALL. VINES SHALL NOT BE PLACED DIRECTLY UNDER WINDOWS OR IN LOCATIONS WHICH MIGHT CONCEAL BUILDING NUMBERS, LIGHTS, OR OTHER VISUAL ELEMENTS.
13. THIRTY DAYS AFTER INSTALLATION, FERTILIZE LANDSCAPE AREAS WITH BEST FERTILIZER COMPANY 16–6–8, APPLIED AT THE RATE OF SIX POUNDS (6 LBS.) PER 1000 SQUARE FEET OR AS SPECIFIED IN SOIL ANALYSIS FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS.
14. INCLUDE IN BID A PRICE FOR COMPLETE MAINTENANCE OF ALL WORK FOR 60 DAYS. THE MAINTENANCE PERIOD SHALL BEGIN UPON THE DATE OF ACCEPTANCE BY OWNER'S REPRESENTATIVE. MAINTENANCE SHALL CONSIST OF BUT NOT BE LIMITED TO KEEPING AREAS CLEAN, WEED FREE, TRIMMED, WATERED, PEST AND DISEASE FREE AND ALL OTHER WORK NECESSARY FOR HEALTHILY VIGOROUS GROWTH AND CLEAN APPEARANCE.
15. CONTRACTOR SHALL REPLACE PLANTS WHICH ARE FOUND IN AN UNHEALTHY OR IMPAIRED CONDITION, MISSING OR DEAD DURING THE MAINTENANCE PERIOD. TREES SHALL BE GUARANTEED FOR ONE YEAR.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.
17. CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING PLANT MATERIAL, UNLESS NOTED OTHERWISE ON DRAWINGS, OR PER DIRECTION OF GENERAL CONTRACTOR/OWNER.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE–SELECTED OR 'TAGGED' MATERIAL MUST BE INSPECTED BY TEE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE.
19. ANY PLANT DEEMED NOT AVAILABLE BY THE CONTRACTOR SHALL BE NOTED IN BID AS A CONDITION OF BID. FAILURE TO QUALIFY AVAILABILITY OF SPECIFIED MATERIAL SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR ALL SUPPLYING OF ALL MATERIAL. MAINTENANCE PERIOD MAY NO BEGIN UNTIL ALL SPECIFIED MATERIALS ARE INSTALLED.
20. CONTRACTOR SHALL TAG ONE PLANT OF EACH VARIETY WITH THE PLANT'S SCIENTIFIC NAME, AND CULTIVAR OR VARIETY IF APPLICABLE, AND COMMON NAME. THIS IS TO ENSURE THAT ACCURATE REPLACEMENT PLANTS ARE INSTALLED IF NECESSARY.
21. SEE IRRIGATION PLAN FOR LOCATION OF EACH HYDROZONE.
22. ADD MULCH OR SOIL AMENDMENTS AS APPROPRIATE.
23. ALL COMPACTED SOIL MUST BE TILLED TO AT LEAST 6 INCHES.
24. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATION OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
25. UNLESS CONTRADICTED BY SOIL TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARD PER 1,000 SF OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO THE SOIL.
26. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATION OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
27. A MINIMUM 3–INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
25. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO THE SOIL.

MWELO COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



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

0 4' 8' 16' 32'

- r a n g e

S T U D I O R A N G E
Landscape Architecture | Urban Design

3145 Brookhill St.
La Crescenta, California 91214
Tel 310 425 5633
www.studio-range.com

REGISTERED LANDSCAPE ARCHITECT
NANDA RAGHUNATHAN NR 4946
Signature
01/31/21
Renewal Date
6/21/20
Date
STATE OF CALIFORNIA

CLIENT:
GERALD MEHRABIAN
368 W. LEXINGTON DR.
GLENDALE, CA 91203

ADDRESS:
368 W. LEXINGTON DR.
GLENDALE, CA 91203

Issue dates

#	Date	Description
1	06/22/20	PLANCHECK SUBMITTAL

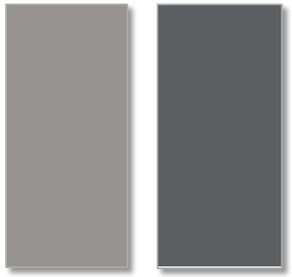
Sheet title:

PLANTING PLAN

Designed by:	NR
Drawn by:	RA
Checked by:	NR
Project number:	202004

L2.00

D:\STUDIO RANGE\$ PROJECTS\202004 GEM Glendale\Drawings\L – LANDSCAPE SHEETS.dwg, 6/21/2020 10:50:40 PM, _DWG To PDF.pc3



EXTERIOR WALLS
SMOOTH FINISH STUCCO
La Habra . Basalt / Tuxedo

DOORS & WINDOWS
FIBERGLASS
Charcoal Gray

BOUNDARY WALLS
CONC. BLOCK WALL
Angelus, Natural Gray

WALKWAYS / DRIVEWAY
VALESTONE PAVERS
Marseilles – Britany Beige

ROOF
BUILT UP FLAT
With Concrete Color Finish

RAILINGS
METAL
Light Gray

EXTERIOR ACCENT WALLS
BRICK VENEER
Old Mill, Castle Gate

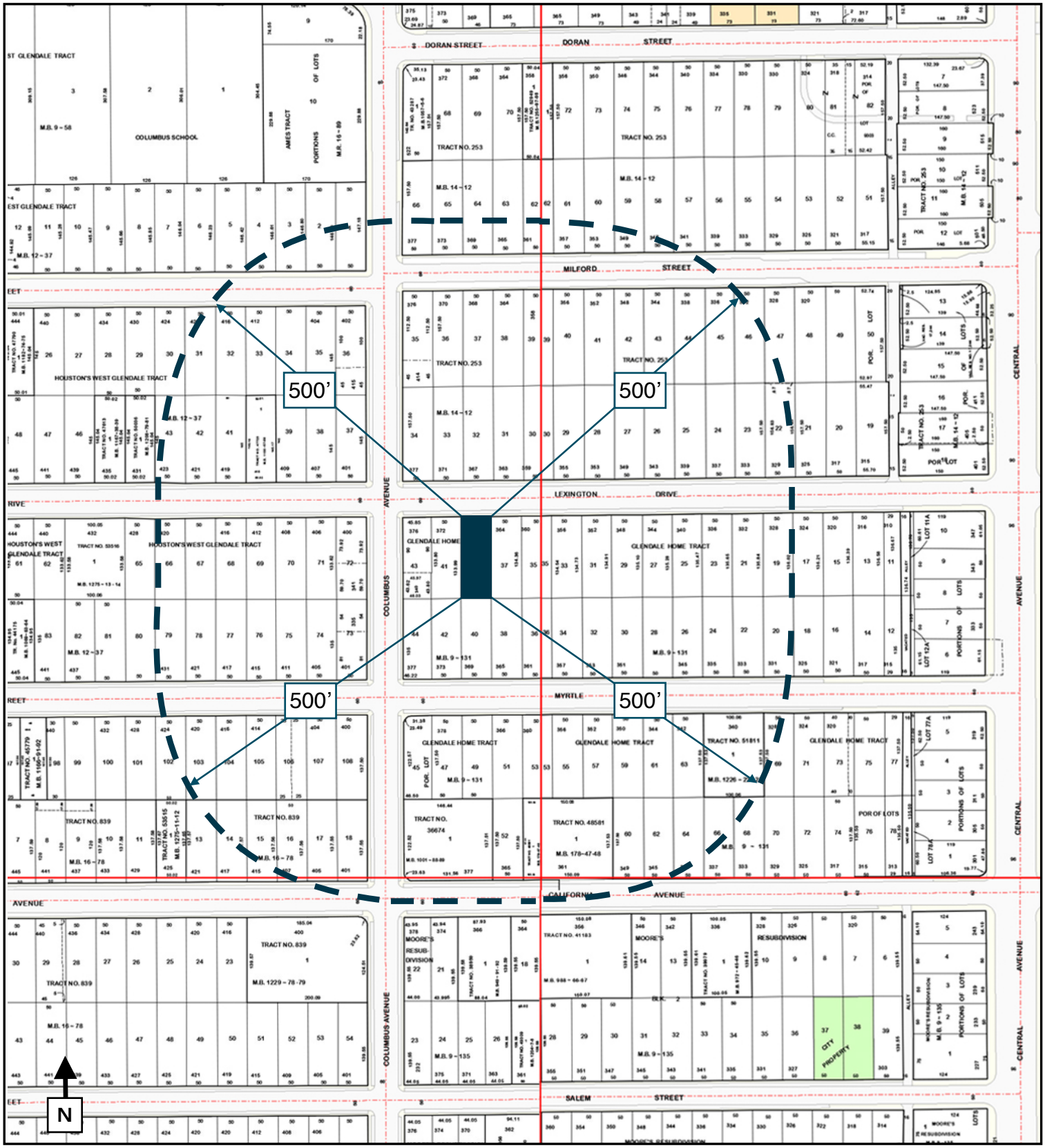
ENTRY DOOR CANOPY
BUILT-UP, STUCCO FINISH
La Habra Basalt

ENTRY DOORS
SOLID WOOD
PARKLEX USA . Onix

GARAGE DOOR
SECTIONAL (N.T.S)
Charcoal Gray (Match Color with the Windows)

368 W LEXINGTON DR. GLENDALE CA 91023
PROPOSED MATERIAL & COLOR PALETTE
06 . 16 . 2020

7. 368 W LEXINGTON DR. GLENDALE CA 91203
"SUBJECT PROPERTY"



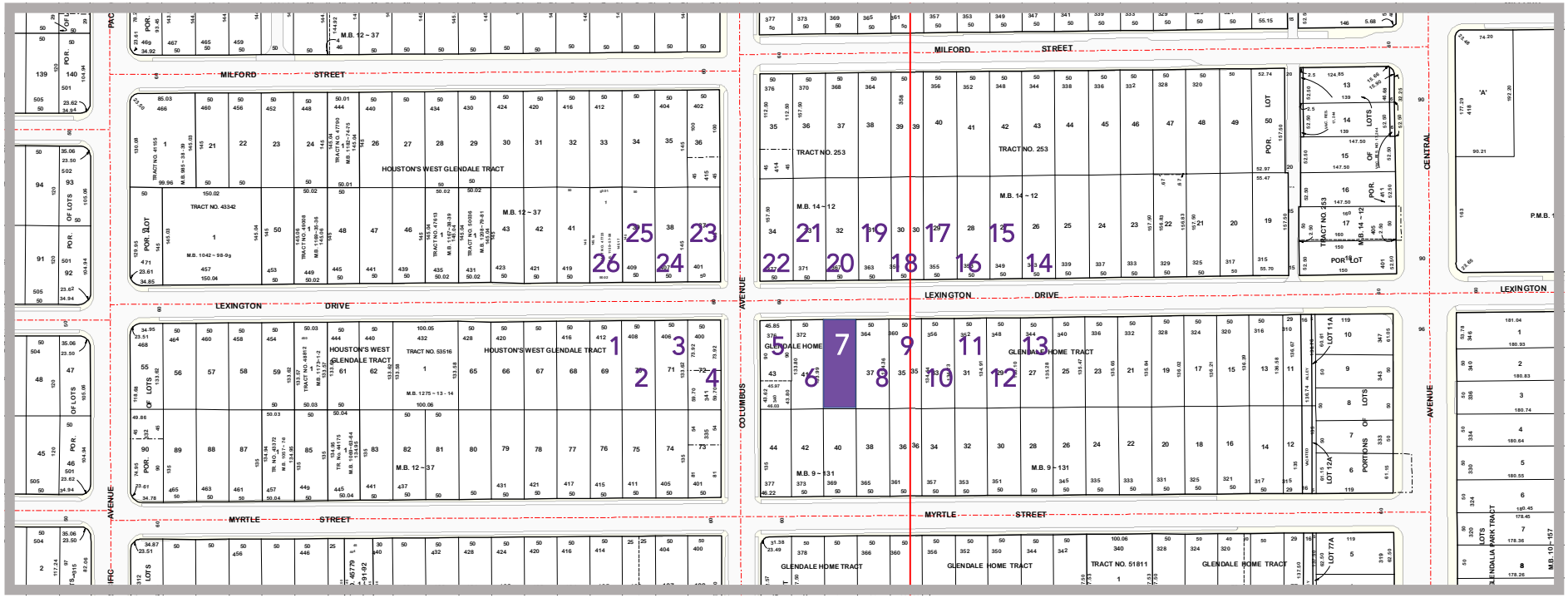
LOCATION MAP (1" = 200')

368 W. LEXINGTON

368 W. LEXINGTON DR. GLENDALE CA 91203

PHOTOGRAPHIC SURVEY

PROPERTIES IDENTIFIED WITHIN 300 LINEAR FEET OF THE SUBJECT PROPERTY – ON BOTH SOUTH SIDE OF LEXINGTON DR.



NORTH

N.T.S

300 LINEAR FEET OF THE SUBJECT PROPERTY – SOUTH SIDE OF LEXINGTON AVE. GLENDALE CA 91203

NO	ADDRESS	APN	YEAR BUILT	LOT SIZE	ZONING	EXISITNG USE
1	412 W LEXINGTON DR GLENDALE CA 91203-2025	5637-019-044	1920	6681	R-1650	R- SINGLE
2	408 W LEXINGTON DR GLENDALE CA 91203-2025	5637-019-019	1924	6681	R-1650	R- 3 UNITS
3	406 W LEXINGTON DR GLENDALE CA 91203-2025	5637-019-020	1920	6681	R-1650	R- SINGLE
4	400 W LEXINGTON DR GLENDALE CA 91203-2025	5637-019-021	1922	3696	R-1650	R- SINGLE
5	376 W LEXINGTON DR GLENDALE CA 91203-2025	5637-005-037	1913	4126.5	R-1250	R- SINGLE
6	372 W LEXINGTON DR GLENDALE CA 91203-2025	5637-005-035	1921	6695	R-1250	R- SINGLE
7	368 W LEXINGTON DR GLENDALE CA 91203-2025 (SUBJECT PROPERTY)	5637-005-033	1920/1960	6704	R-1250	R- 2 UNITS
8	364 W LEXINGTON DR GLENDALE CA 91203-2025	5637-005-031	1921	6713	R-1250	R- SINGLE
9	360 W LEXINGTON DR GLENDALE CA 91203-2025	5637-005-029	1989	6723	R-1250	R- 5+ APT
10	356 W LEXINGTON DR GLENDALE CA 91203-2025	5637-005-027	1928	6732	R-1250	R- 2 UNITS
11	352 W LEXINGTON DR GLENDALE CA 91203-2025	5637-005-043	2001	6749	R-1250	R- 5+ APT
12	348 W LEXINGTON DR GLENDALE CA 91203-2025	5637-005-023	1919	6750	R-1250	R- SINGLE
13	344 W LEXINGTON DR GLENDALE CA 91203-2025	5637-005-021	2008	6760	R-1250	R- 5+ APT

300 LINEAR FEET OF THE SUBJECT PROPERTY – NORTH SIDE OF LEXINGTON AVE. GLENDALE CA 91203

NO	ADDRESS	APN	YEAR BUILT	LOT SIZE	ZONING	EXISITNG USE
14	339 W LEXINGTON DR GLENDALE CA 91203	5637-004-013	1987	7821	R-1250	R- 10 UNITS
15	343 W LEXINGTON DR GLENDALE CA 91203	5637-004-014	1912	7820	R-1250	R- 2 UNITS
16	349 W LEXINGTON DR GLENDALE CA 91203	5637-004-015	1924	7834	R-1250	R- SINGLE
17	353 W LEXINGTON DR GLENDALE CA 91203	5637-004-016	1988	7837	R-1250	R- 5+ APT
18	355 W LEXINGTON DR GLENDALE CA 91203	5637-004-017	1986	7820	R-1250	R- 5+ APT
19	359 W LEXINGTON DR GLENDALE CA 91203	5637-004-018	1925/1979	7820	R-1250	R- 3 UNITS
20	363 W LEXINGTON DR GLENDALE CA 91203	5637-004-019	1961	7820	R-1250	R- 5+ APT
21	367 W LEXINGTON DR GLENDALE CA 91203 (Across Subject Property)	5637-004-020	1961/1975	7820	R-1250	R- 5+ APT
22	371 W LEXINGTON DR GLENDALE CA 91203	5637-004-021	1961	7820	R-1250	R- 5+ APT
23	377 W LEXINGTON DR GLENDALE CA 91203	5637-004-022	1961/1986	7898	R-1250	R- 5+ APT
24	401 W LEXINGTON DR GLENDALE CA 91203	5637-020-021	1920	7154	R-1650	R- 3 UNITS
25	407 W LEXINGTON DR GLENDALE CA 91203	5637-020-021	1985	7231	R-1650	R- 5+ APT
26	409 W LEXINGTON DR GLENDALE CA 91203	5637-020-021	1985	7231	R-1650	R- 5+ APT
27	369 MYRTLE ST GLENDALE CA 91203	5637-005-034	1961	6688	R-1250	R- 7 UNITS

1. 412 W LEXINGTON DR. GLENDALE CA 91203

2. 408 W LEXINGTON DR. GLENDALE CA 91203

3. 406 W LEXINGTON DR. GLENDALE CA 91203

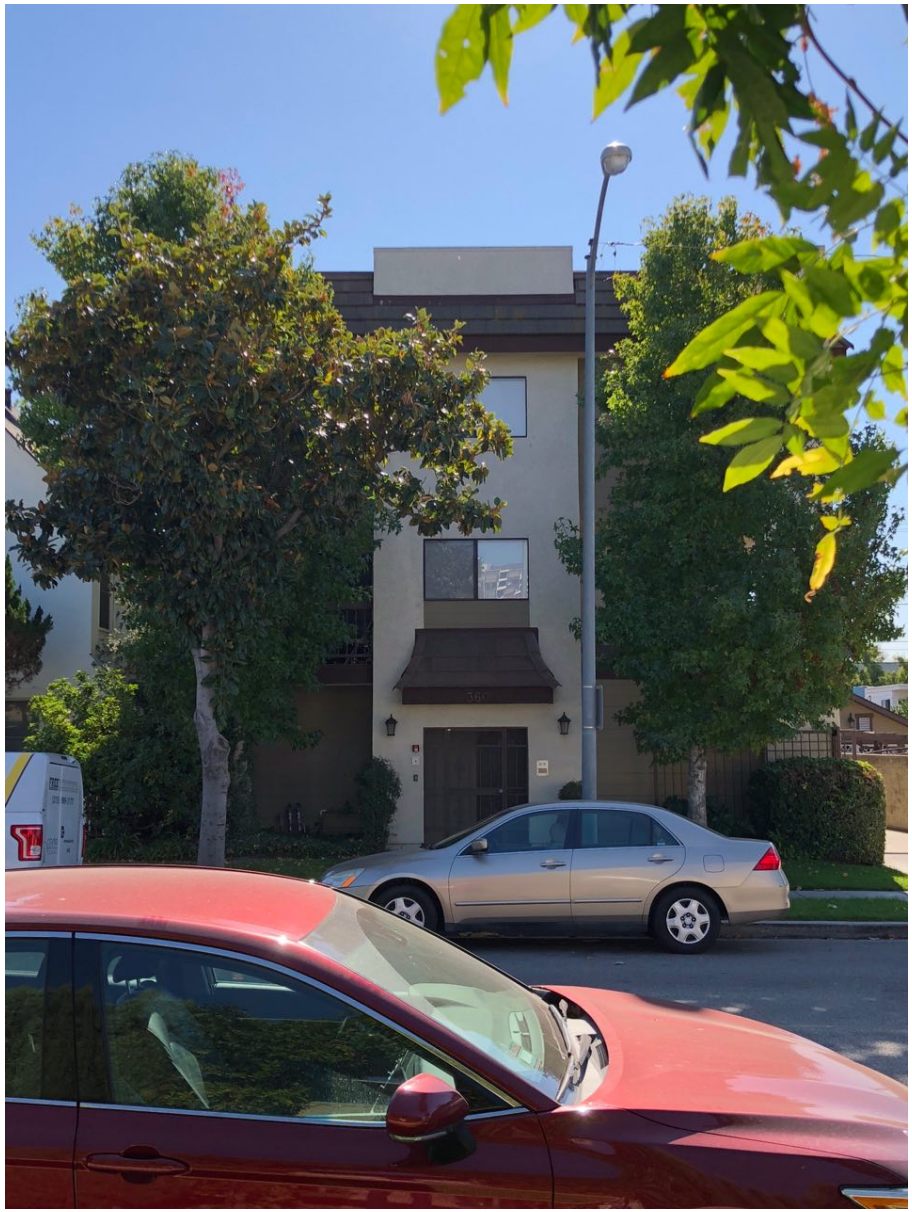
4. 400 W LEXINGTON DR. GLENDALE CA 91203

5. 376 W LEXINGTON DR. GLENDALE CA 91203

6. 372 W LEXINGTON DR. GLENDALE CA 91203

7. 368 W LEXINGTON DR. GLENDALE CA 91203
"SUBJECT PROPERTY"

8. 364 W LEXINGTON DR. GLENDALE CA 91203



9. 360 W LEXINGTON DR. GLENDALE CA 91203

10. 356 W LEXINGTON DR. GLENDALE CA 91203

11. 352 W LEXINGTON DR. GLENDALE CA 91203

12. 348 W LEXINGTON DR. GLENDALE CA 91203

13. 344 W LEXINGTON DR. GLENDALE CA 91203

14. 339 W LEXINGTON DR. GLENDALE CA 91203

15. 343 W LEXINGTON DR. GLENDALE CA 91203

16. 349 W LEXINGTON DR. GLENDALE CA 91203

17. 353 W LEXINGTON DR. GLENDALE CA 91203

18. 355 W LEXINGTON DR. GLENDALE CA 91203

18. 355 W LEXINGTON DR. GLENDALE CA 91203

19. 359 W LEXINGTON DR. GLENDALE CA 91203

20. 363 W LEXINGTON DR. GLENDALE CA 91203

21. 367 W LEXINGTON DR. GLENDALE CA 91203

22. 371 W LEXINGTON DR. GLENDALE CA 91203

23. 377 W LEXINGTON DR. GLENDALE CA 91203

24. 401 W LEXINGTON DR. GLENDALE CA 91203

25. 407+409 W LEXINGTON DR. GLENDALE CA 91203

26. 415 W LEXINGTON DR. GLENDALE CA 91203

27. 369 MYRTLE ST GLENDALE CA 91203 (LOCATED AT THE REAR SIDE OF THE SUBJECT PROPERTY)