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### CONSULTANTS

**ARCHITECT:**  
**ZOHABIANS ARCHITECTS INC.**  
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### PROJECT SUMMARY

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

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

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

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

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

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

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

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

**RESIDENTIAL UNIT CONFIGURATION:**

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

**MIXED OCCUPANCY RATIO:**  
 TOTAL RESIDENTIAL FLOOR AREA = 15,669 S.F.  
 TOTAL PARKING GARAGE AREA = 11,000 S.F.  
 $\frac{15,648}{24,000} + \frac{11,000}{79,000} = 0.65 + 0.139 = 0.79 < 1$

**CBC TABLE 503**

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

**NOTES:**  
 A SEPARATE APPLICATION AND PERMIT IS REQUIRED FOR:  
 1. RETAINING WALLS OR BLOCK FENCE WALLS  
 2. FIRE SPRINKLER SYSTEM  
 3. ELECTRICAL, MECHANICAL, PLUMBING WORK  
 4. DEMOLITION  
 5. GRADING WORK  
 6. SHORING  
 7. SIGNS  
 8. FIRE ALARM  
 9. GATES

NO OAK, BAY OR SYCAMORE TREES ON SITE OR WITHIN 20' OF PROPERTY  
 NO PAVEMENT ON SITE  
 NO PROPOSE OR EXISTING POOL OR SPA ON SITE  
 NO SLOPES 3:1 OR STEEPER WITHIN 40' OF PROPOSED WORK AREA

GREEN BUILDING REQUIREMENTS, Chapter 22.52, Part 20.  
 1- A SMART IRRIGATION CONTROLLER SHALL BE INSTALLED FOR ALL LANDSCAPING.  
 2- THE PROJECT SHALL BE DESIGNED TO ACHIEVE AT LEAST 15% MORE ENERGY EFFICIENCY THAN THE 2008 CALIFORNIA ENERGY EFFICIENCY STANDARDS, TITLE 24, PART 6 (SECTION 22.52.21.30.C.1).  
 3- THE PROJECT SHALL RECYCLE AND/OR SALVAGE THE MINIMUM AMOUNT OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS (SECTION 22.52.21.30.C.4) AND IN COMPLIANCE WITH REQUIREMENTS SET FORTH BY THE DEPARTMENT OF PUBLIC WORKS, ENVIRONMENTAL PROGRAMS DIVISION.  
 4- THE PROJECT SHALL COMPLY WITH THE REQUIREMENT THAT TANK-TYPE TOILETS BE HIGH-EFFICIENCY TOILETS (MAXIMUM 1.28 GALLONS/FLUSH) (SECTION 22.52.21.30.C.3).

**LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS, Chapter 22.52, Part 22.**  
**Best Management Practices (BMPs)**  
 LID BMPs shall be installed as required by the Department of Public Works (DPW) pursuant to the County's Low Impact Development Standards Manual, unless modified or waived by DPW.

**NOTES:**  
 1- Pedestrians shall be protected during construction, remodeling and demolition activities as required by 2013 California Building Code, Chapter 33.  
 2- As defined in chapter 11a, all required carbon monoxide alarms shall be capable of supporting visible alarm notification appliances per NFPA 720 and chapter 11b.  
 3- THE CONTRACTOR MUST PROVIDE PUBLIC PROTECTION IN ACCORDANCE WITH CBC SECTION 3306 FOR WORK ON ANY BUILDING AND STRUCTURE ADJACENT TO THE PUBLIC WAY. (3306)

**GLENDALE UNIFIED SCHOOL DISTRICT (GUSD) AREA CALCULATION:**  
 FIRST FLOOR = 5,668 S.F.  
 SECOND FLOOR = 5,313 S.F.  
 THIRD FLOOR = 4,667 S.F.

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 The Preliminary drawings indicate the general scope of the project. In terms of architectural design concept, the dimensions of the building, the major architectural elements and the types of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

CLIENT:  
**FILMAR CAPITAL**  
 1652 N. Alexandria Ave.  
 Los Angeles, Ca. 90027

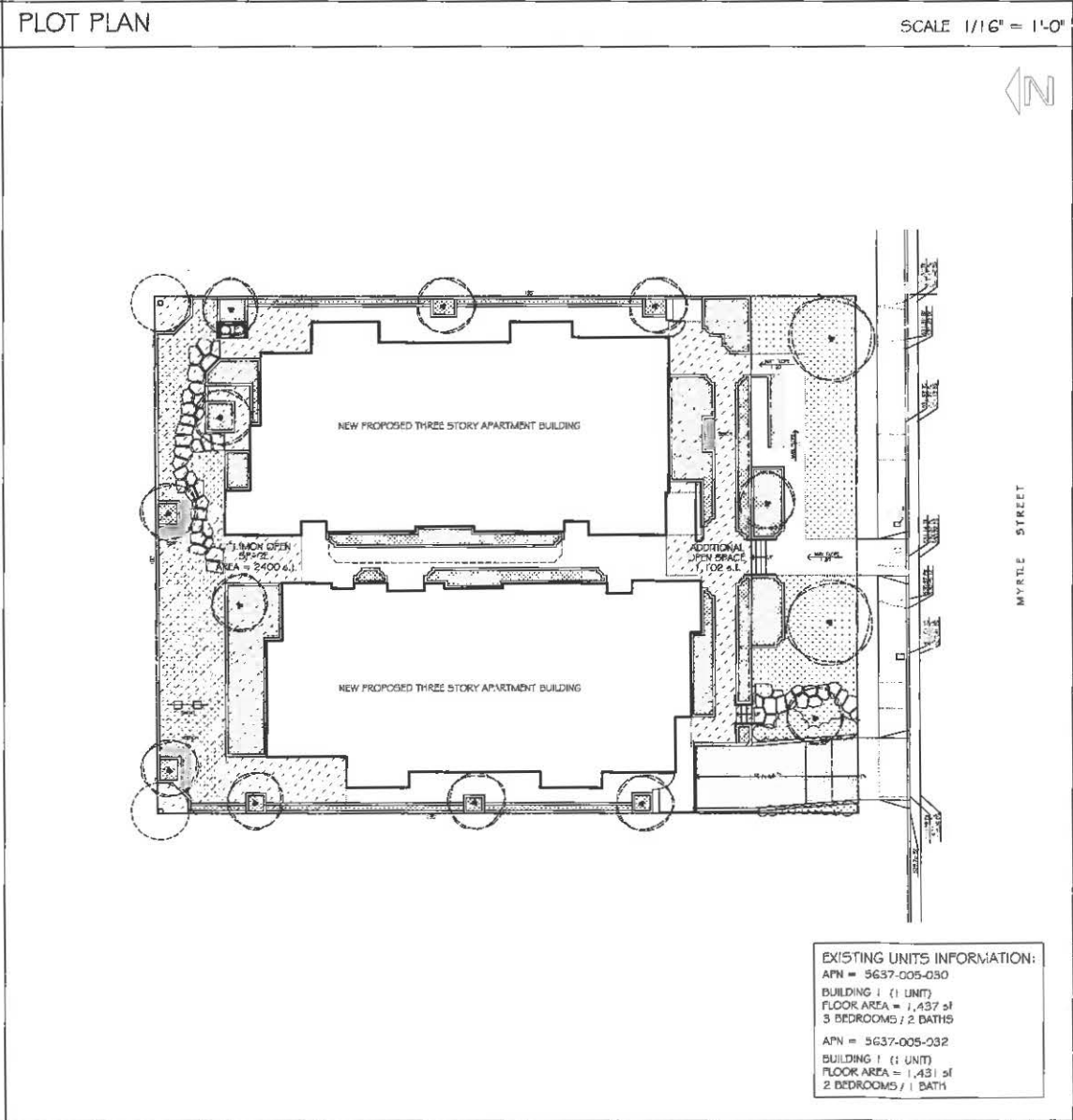
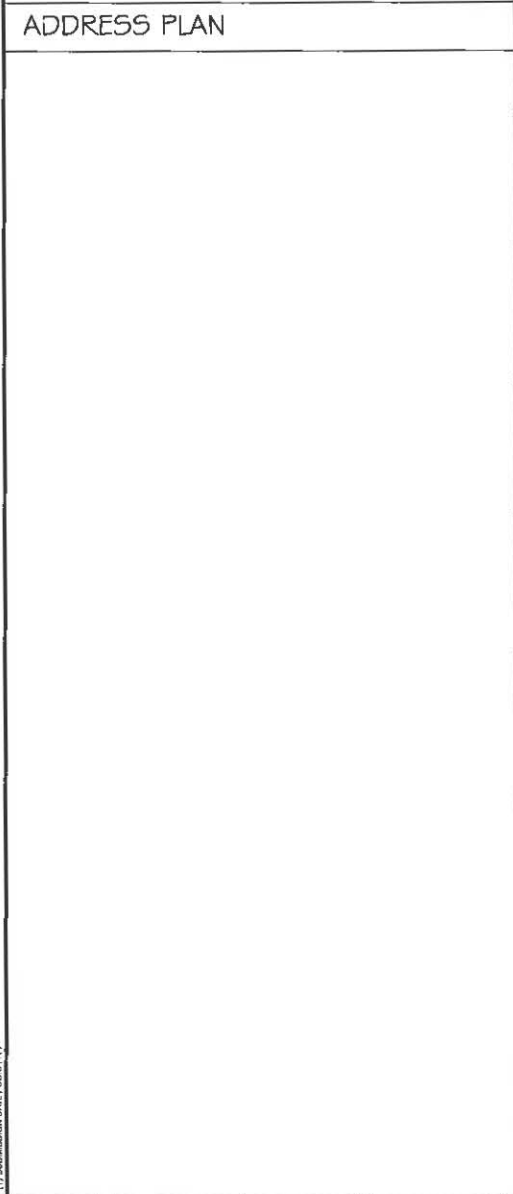
PROJECT:  
**Myrtle Street  
 Luxury Condominiums**  
 361 & 365 Myrtle Street  
 Glendale, Ca. 91203

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:  
**DATA AND INDEX SHEET**

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

A1.1

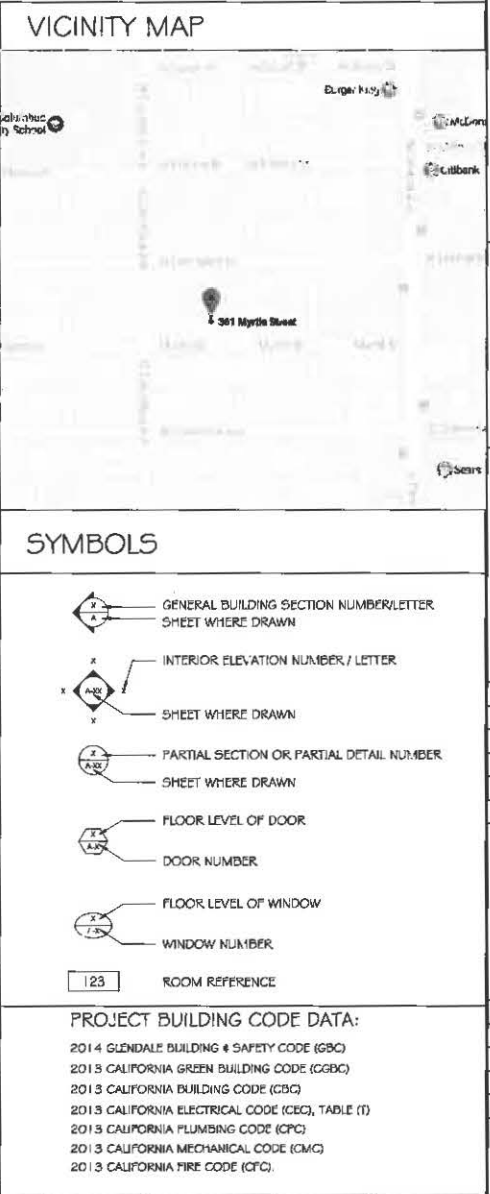


### LEGEND

9 AG.2	1-HR RATED WOOD FRAMED INTERIOR WALL ONE LAYER OF TYPE X GYPSUM BOARD ON EACH SIDE OF 2 X 6 @ 16" O.C. PROVIDE R-13 INSULATION IN PLUMBING V-ALL STUD SPACE
14 AG.2	1-HR RATED WOOD FRAMED EXTERIOR WALL 1" CEMENT PLASTER OVER PAPER BACKED METAL LATH ON THE EXTERIOR SIDE AND 5/8" TYPE X GYPSUM BOARD ON INTERIOR SIDE OF 2 X 6 @ 16" O.C. PROVIDE R-15 INSULATION IN STUD SPACE. TYPICAL FOR ALL EXTERIOR WALLS
19 AG.2	2-HR RATED WOOD FRAMED SEPARATION WALL TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF DOUBLE 2X6 @ 16" O.C. WITH SOUND INSULATION IN STUD SPACE TYPICAL FOR ALL WALLS SEPARATING APARTMENT UNITS FROM EACH OTHER FROM FLOOR TO FLOOR (CONT. AT ATTIC SPACE) TO COMPLY WITH SECTION 706 OPENINGS SHALL BE PROTECTED PER SECTION 716
13.A AG.2	EXTERIOR: 1" CEMENT PLASTER OVER PAPER BACKED METAL LATH ON THE EXTERIOR SIDE AND TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD ON INTERIOR SIDE OF 2 X 6 @ 16" O.C.
13.B AG.2	INTERIOR: TWO LAYERS OF TYPE X GYPSUM BOARD ON EACH SIDE OF 2 X 6 @ 16" O.C.
30' x 30'	ATTIC ACCESS OPENING
⊗	SMOKE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
⊠	CARBON MONOXIDE ALARM (HARD WIRED W/ BATTERY BACK-UP) (ALL CARBON MONOXIDE ALARMS SHALL BE CAPABLE OF SUPPORTING VISIBLE ALARM NOTIFICATION APPLIANCES PER NFPA 720 AND CHAPTER 11B)
⊙	DRAUGHT FAN (50 CFM)
⊚	WHOLE HOUSE VENTILATION FAN (50 CFM)
1/4" - 1/2" MAX. @ FLOOR THRESHOLD	
1:20 MAX. SLOPE	ACCESSIBLE PATH OF TRAVEL 48" CLEAR WIDTH, 5% MAX. SLOPE & 2% MAX. CROSS SLOPE
EXIT	ILLUMINATED EXIT SIGN
W.H.	WATER HEATER
⊕	FIRE SPRINKLER RISER

**ABBREVIATIONS**

R.D.	ROOF DRAIN	FP	FIREPLACE
D.D.	DECK DRAIN	ZW	ESCAPE WINDOW
O.D.	OVERFLOW DRAIN	W	WOOD
O.S.	OVERFLOW SCUPPER	CD	CONCRETE DECK
F.E.	FIRE EXTINGUISHER	EM	EMERGENCY LIGHT
F-CP	FIRE ALARM CONTROL PANEL	SI	STAIRCASE SIGN
FAAP	FIRE ALARM ANNUNCIATOR PANEL	K.B.	KNOX BOX
FDC	FIRE DEPARTMENT CONNECTION	W.H.	WATER HEATER
AD	AREA DRAIN	NG	NATURAL GRADE







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 1652 N. Alexandra Ave.  
 Los Angeles, Ca. 90027

PROJECT:

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

REVISIONS

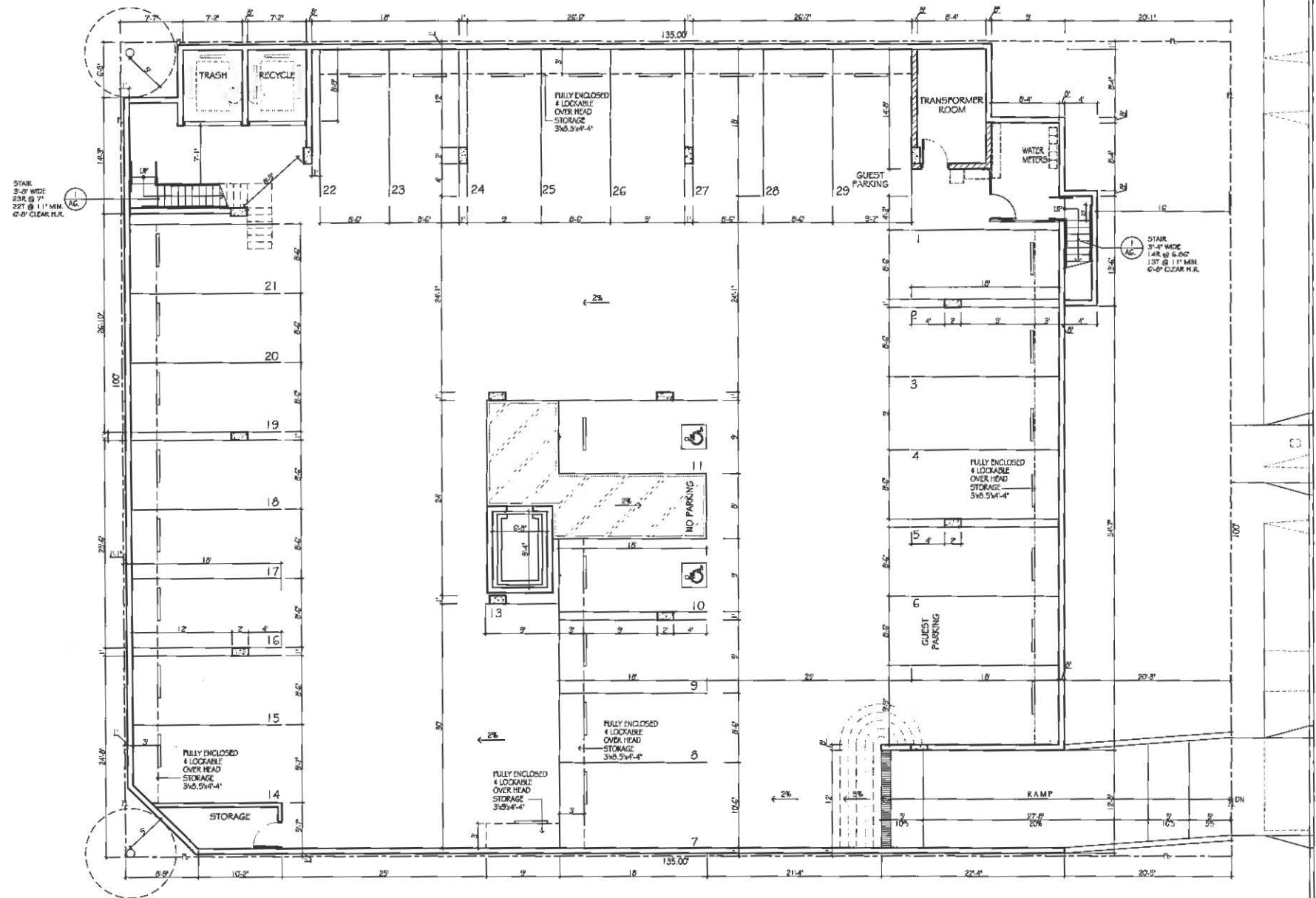
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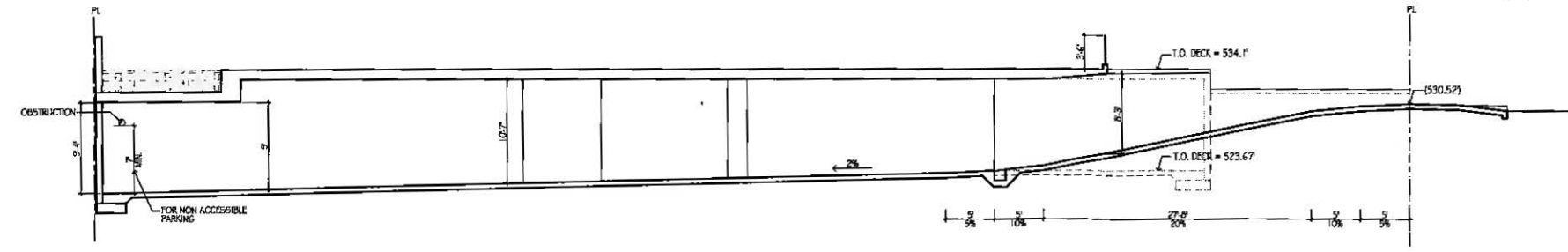
PROPOSED SEMI-SUBTERRANEAN PARKING GARAGE PLAN

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

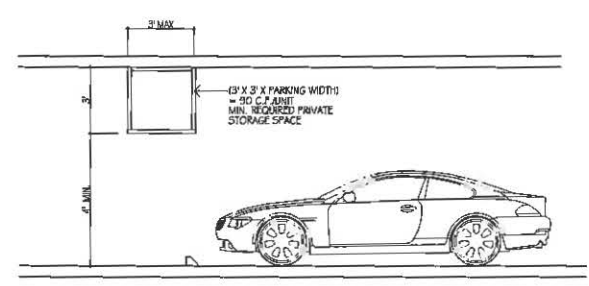
A2.2



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



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



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



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CLIENT:

FILMAR CAPITAL  
1652 N. Alexandna Ave.  
Los Angeles, Ca. 90027

PROJECT:

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

REVISIONS

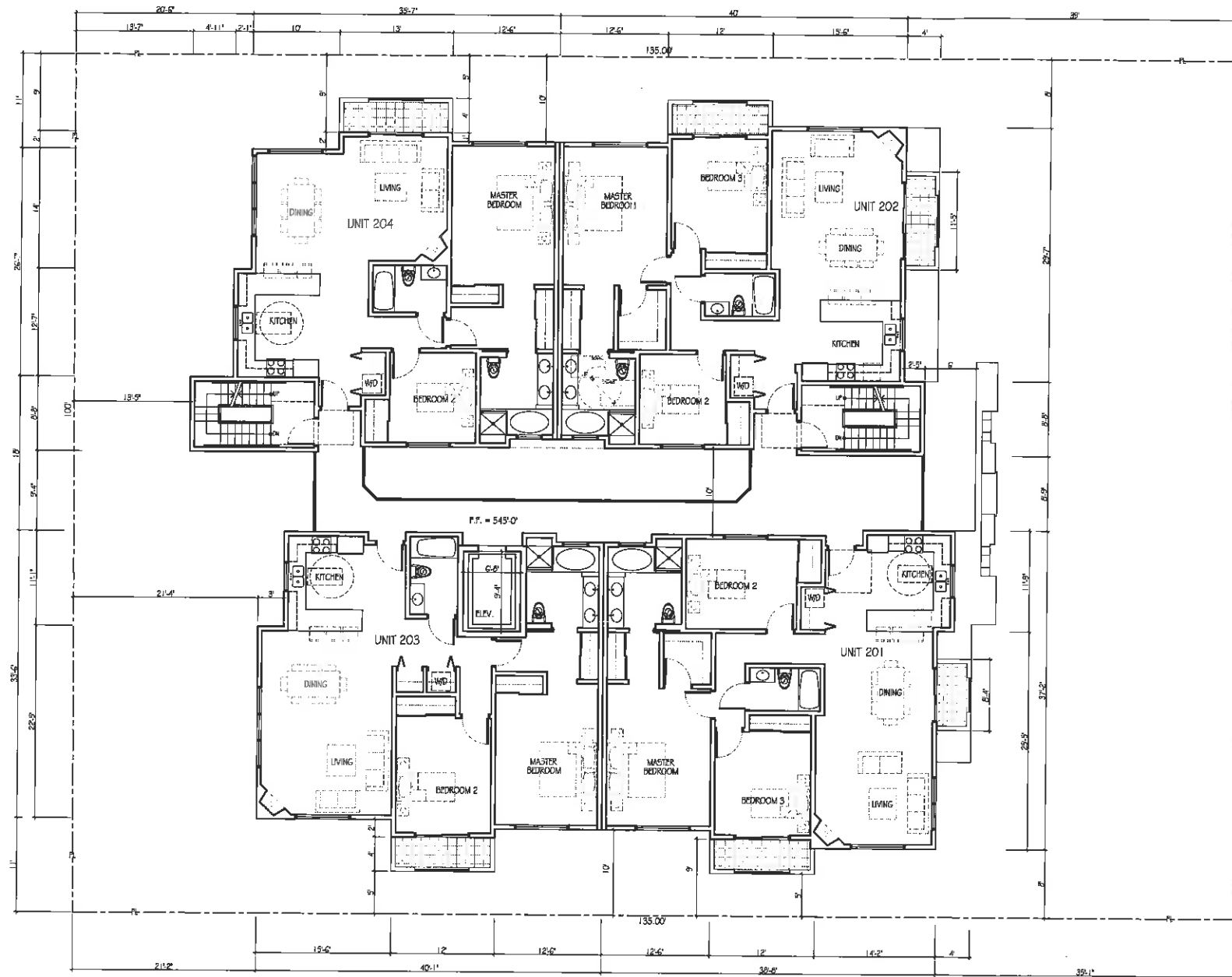
DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED SECOND FLOOR PLAN

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

A2.3



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





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1 BUILDING SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

- KEY NOTES:
1. EXTERIOR FINISH: STUCCO PLASTER OVER FIBERGLASS MESH. GROUND FLOOR TO SECOND FLOOR: 3/8" TYPE III PORTLAND CEMENT AND 1/2" TYPE I GYPSUM BOARD OVER 1/2" X 3/8" Gypsum Wall Board. SECOND FLOOR TO THIRD FLOOR: 3/8" TYPE III PORTLAND CEMENT AND 1/2" TYPE I GYPSUM BOARD OVER 1/2" X 3/8" Gypsum Wall Board. THIRD FLOOR TO ROOF: 3/8" TYPE III PORTLAND CEMENT AND 1/2" TYPE I GYPSUM BOARD OVER 1/2" X 3/8" Gypsum Wall Board.
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  3. ROOF FINISH: RED TILED ROOF OVER 1/2" X 3/8" Gypsum Wall Board.
  4. WINDOW FINISH: ALUMINUM WINDOW CASING WITH STAINLESS STEEL HANDLES AND LOCKS. WINDOW GLASS: CLEAR GLASS WITH LOW E COATING.
  5. DOOR FINISH: ALUMINUM DOOR CASING WITH STAINLESS STEEL HANDLES AND LOCKS. DOOR GLASS: CLEAR GLASS WITH LOW E COATING.
  6. EXTERIOR WALL FINISH: STUCCO PLASTER OVER FIBERGLASS MESH. GROUND FLOOR TO SECOND FLOOR: 3/8" TYPE III PORTLAND CEMENT AND 1/2" TYPE I GYPSUM BOARD OVER 1/2" X 3/8" Gypsum Wall Board. SECOND FLOOR TO THIRD FLOOR: 3/8" TYPE III PORTLAND CEMENT AND 1/2" TYPE I GYPSUM BOARD OVER 1/2" X 3/8" Gypsum Wall Board. THIRD FLOOR TO ROOF: 3/8" TYPE III PORTLAND CEMENT AND 1/2" TYPE I GYPSUM BOARD OVER 1/2" X 3/8" Gypsum Wall Board.
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  8. FLOOR FINISH: POLISHED CONCRETE OVER 1/2" X 3/8" Gypsum Wall Board.
  9. CEILING FINISH: PLASTER OVER 1/2" X 3/8" Gypsum Wall Board.
  10. ROOF FINISH: RED TILED ROOF OVER 1/2" X 3/8" Gypsum Wall Board.
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  15. ROOF FINISH: RED TILED ROOF OVER 1/2" X 3/8" Gypsum Wall Board.



2 BUILDING WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

Their Architectural and Engineering work for the property and project of ZORRABIAN'S ARCHITECTS AND BUILDERS, INC., and the work shall be used by other work contracts approved by ZORRABIAN'S ARCHITECTS AND BUILDERS, INC. ZORRABIAN'S ARCHITECTS AND BUILDERS, INC. shall retain all rights and shall be entitled to all copyright and other intellectual property rights in any and all designs, drawings, and documents created by ZORRABIAN'S ARCHITECTS AND BUILDERS, INC. for the construction of the work. The drawings shall include the entire scope of the project, including all technical specifications, the drawings of the building, the construction documents, and the type of structural, mechanical, electrical, plumbing, and other systems. The drawings shall be prepared and approved by the architect and engineer in accordance with the applicable codes and regulations. The drawings shall be prepared and approved by the architect and engineer in accordance with the applicable codes and regulations. The drawings shall be prepared and approved by the architect and engineer in accordance with the applicable codes and regulations.

FILMAR CAPITAL  
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 Los Angeles, Ca. 90027

Myrtle Street  
 Luxury Condominiums  
 130 - 1365 Myrtle Street  
 Genoa, Ca. 91239

NO.	DATE	BY

PROPOSED BUILDING ELEVATIONS

DATE	SCALE

A4.1



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 Los Angeles, Ca. 90027

PROJECT:

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

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED LANDSCAPE PLAN

DATE: 02.15.17

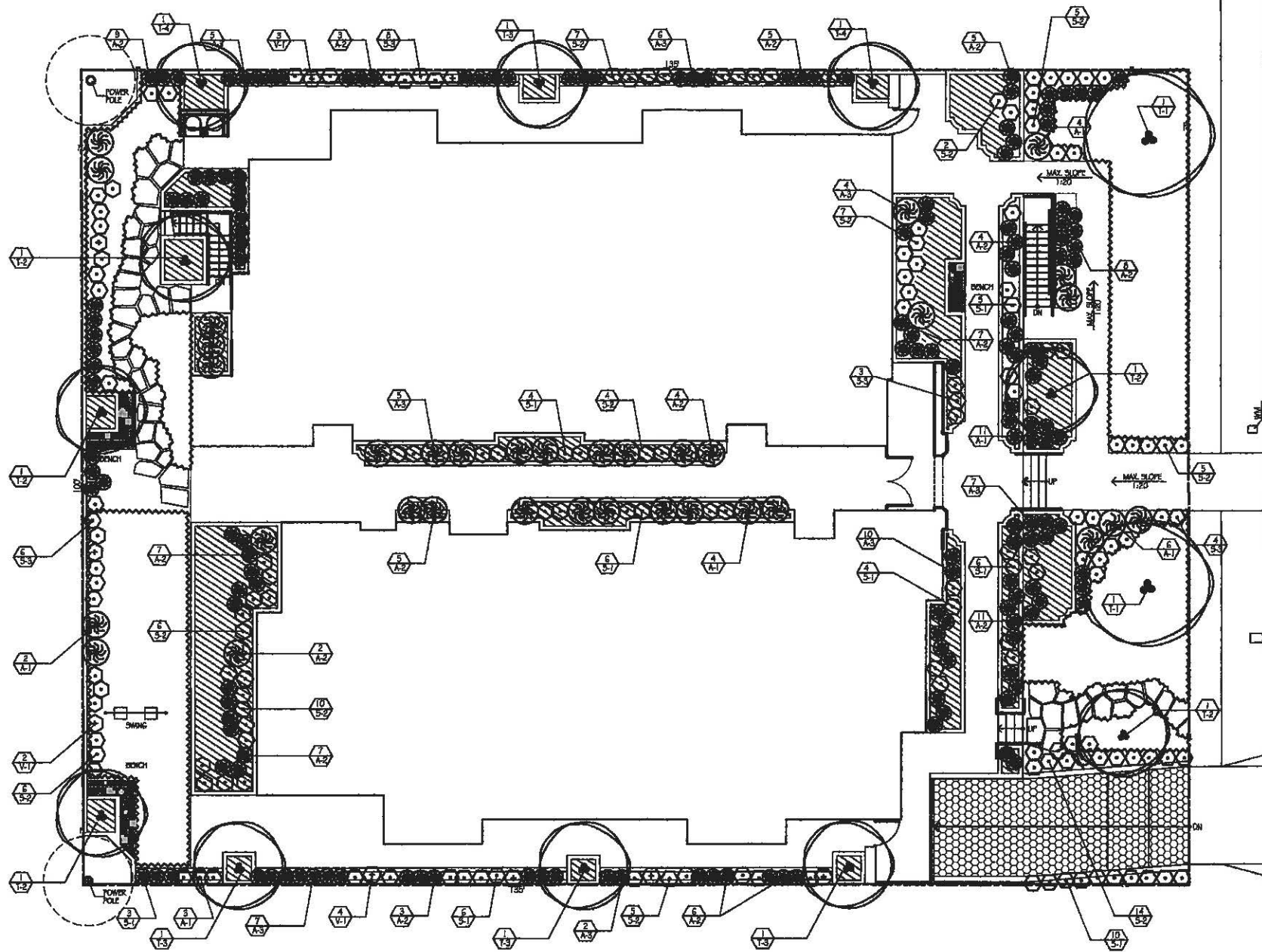
SCALE:

DRAWN BY: 112

JOB NUMBER: 030317

SHEET:

L-1



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

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
T-1	MELALEUCA LEUCADENDRA	CAKEPOT MULLI TRUNK	36" BK.	2	-
T-2	PARAKINSONIA DESERT MUSEUM	PALO VERDE MULTI TRUNK	24" BK.	5	-
T-3	TRISTANIA CONFERTA	BRISBANE BOX	15 GAL.	4	-
T-4	LAGERSTROEMIA INDICA	CRAPE MYRTLE RED	24" BK.	2	-
S-1	DODONAEA VISCOSEA	HOPSEED BUSH	5 GAL.	53	9' O.C.
S-2	ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL.	64	4' O.C.
S-3	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5 GAL.	40	-
A-1	PHYRMIUM * MACRO QUEEN*	NEW ZEALAND FLAX	15 GAL.	22	RANDOM
A-2	ANGICANTHOS BIG RED	KANGAROO PAW	5 GAL.	65	RANDOM
A-3	ALOE * BLUE ELL*	DWARF ALOE	5 GAL.	40	-
V-1	FICUS PUMILA	CREeping FIG	5 GAL.	9	RANDOM
LAWN	BUCHLOE DACTYLOIDES	BUFFALO GRASS	500	-	-
GROUND COVER =	SENECIO	BLUE SENECIO	FLATS	AS NEEDED	12' O.C.
(ALL P.A.S.)	SERPENS				

LEGEND

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





361-365 Myrtle Street  
Glendale, CA 91203