

JACKSON STREET APARTMENTS

CARMEL PARTNERS

Glendale, California

July 24, 2018

DEVELOPMENT TEAM:

CLIENT:
CARMEL PARTNERS
 429 Santa Monica Boulevard, Suite 700,
 Santa Monica, CA 90401
 Phone: (424) 645-7971
 Attn: Neils Cotter

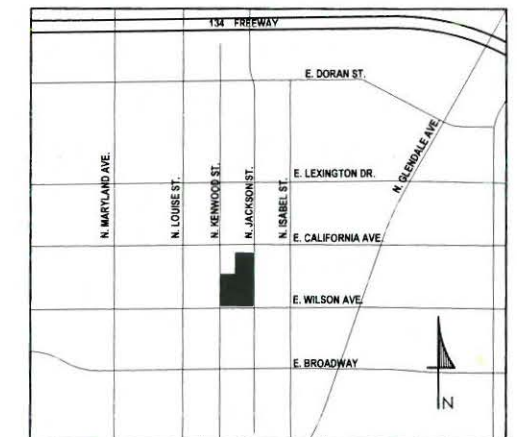
LEAD ARCHITECT:
ARCHITECTS ORANGE
 144 N. Orange Street
 Orange, CA 92866
 Phone: (714) 639-9860
 Attn: Tobin Symmank

LANDSCAPE ARCHITECT:
RELM STUDIO
 617 S. Olive St, Suite 1110,
 Los Angeles, CA 90014
 Phone: (213) 233-2837
 Attn: Scott D. Baker

CIVIL ENGINEER:
FUSCOE ENGINEERING, INC.
 600 Wilshire Boulevard, Suite 1470
 Los Angeles, CA 90017
 Phone: (213) 988-8802
 Attn: Andrew Willrodt



VICINITY MAP N.T.S.



SHEET INDEX:

- | | |
|---|---|
| A-1.1 Photographic Survey | A-4.1 Building Sections |
| A-1.2 Photographic Survey | A-5.1 Unit Plans |
| A-1.3 Open Space Diagram | A-5.2 Unit Plans |
| A-1.4 Conceptual Landscape Plan | A-5.3 Unit Plans |
| C-1.0 Conceptual Grading Plan | L0.2 Landscape Protected Tree Plan |
| C-2.0 Topographic Survey | |
| C-3.0 Survey Plat | |
| C-4.0 Cut and Fill Map | |
| A-2.1 Plot Plan | |
| A-2.2 Building Plan Level 1 & 2 | |
| A-2.3 Building Plan Level 3 & 4 | |
| A-2.4 Building Level Loft & Roof | |
| A-2.5 Parking Plans | |
| A-2.6 Parking Plans | |
| A-3.1 Perspectives | |
| A-3.2 Perspectives | |
| A-3.3 Exterior Elevations | |
| A-3.4 Exterior Elevations | |

DEVELOPMENT SUMMARY:

4-Story multi-family residential project wrapped around a multi-level parking garage.
 Type V-A Sprinklered construction (Residential).
 Type I-A Sprinklered construction (Associated Parking Garage).

ADDRESS: 223-241 N Jackson St. Glendale CA. 91206

BUILDING DATA:

BUILDING UNIT MIX - PREFERRED		1 BR											1 BR LOFTS					2 BR					2 BR LOFTS					Total		
FLOOR	STUDIO	S1	S1-L	A1A	A1B	A2	A3	A4	A4A	A5	A11	A1A-L	A1B-L	A2-L	A3-L	A4-L	A4A-L	A11-L	B1	B3	B9	B11	B12	B13	B1-L	B3-L	B9-L	B11-L	Total	
1	605	701	600	635	735	718	780	751	696	600	694	728	871	844	915	887	739	976	1,066	1,053	907	954	918	1,104	1,186	1,188	997	45		
2	6	3	1	13	3	3	1	10											2	3	3	1							49	
3	6	3	1	13	3	3	1	10											2	3	3	1							49	
4	6	6	0	0	0	0	0	0				0	3	1	13	3	3	1	10							2	3	3	1	49
Totals	18	6	7	3	41	9	9	3	1	28	3	1	13	3	3	1	10		5	7	7	3	1	1	2	3	3	1	192	
Totals		24	135											33					17.2%					100.0%						
%		12.5%	70.3%											17.2%																

BUILDING - Unit Plan Matrix - Net Rentable SF										
Unit	Unit SF	Qty	SF TOT	Avg SF	%	Plot SF	PATIO TOT.	STOR. C.F.	ADD'L STOR.	TOTAL STOR.
S1	605	18	10,890	603	12.5%	44	702	*		
S1-L	701	6	4,206	701		44	264	*		
A1A	600	7	4,200	600		52	364	*		
A1B	635	3	1,905	635		51	153	*		
A2	735	41	30,135	735		50	2,050	160	126	11,726
A3	718	9	6,462	718		41	369	116		1,044
A4	780	9	7,020	780		63	567	120	115	2,115
A4A	751	3	2,253	751		40	120	135		405
A5	696	1	696	696		57	57	108		108
A11	600	28	16,800	600	70.3%	42	1,176	98		2,744
A1A-L	694	3	2,082	694		51	151	*		
A1B-L	728	1	728	728		51	51	*		
A2-L	871	13	11,323	871		100	1,300	160	126	3,718
A3-L	844	3	2,532	844		41	123	116		348
A4-L	915	3	2,745	915		63	189	120	115	705
A4A-L	887	1	887	887		40	40	135		135
A11-L	739	10	7,390	739		54	540	98		980
B1	976	5	4,880	976		110	550	108	140	1,240
B3	1,066	7	7,462	1,066		50	350	160	126	2,002
B9	1,053	7	7,371	1,053		75	525	115		805
B11	907	3	2,721	907		66	198	*		
B12	954	1	954	954		42	42	98		98
B13	918	1	918	918		52	52	*		
B1-L	1,104	2	2,208	1,104		110	220	108	140	496
B3-L	1,186	3	3,558	1,186		100	300	150	126	856
B9-L	1,188	3	3,564	1,188		75	225	115		345
B11-L	997	1	997	997		66	66	*		
Total	192	146,897	765	100.0%	56	10,839	156			29,872

Parking Summary			
Unit Type	Number of Units	Required Parking Stalls (Bedm)	7/24/18
Studio	28	0.5	14
1 BR	137	0.5	69
2 BR	33	0.5	33
Total Residential Required			116
Total Provided			244

Accessible Stalls:			
Dwelling Stalls	194	2%	3.88
Accessible Van Parking	1 per 5 HIC stalls		144 Req'd
			=3 HIC + 1 HIC Van Stalls

Parking Provided in Parking Structure:		
Parking Provided	Units Per Level	Total Stalls
Parking Structure - Sub-T B2		20
Parking Structure - Sub-T B1		53
1st Level	45	42
2nd Level	49	51
3rd Level	49	48
4th Level	49	30
Total Provided	192	244

* Obtained from additional storage of adjacent units within corridor. Min. Req'd 17,260 (Approx. storage available. Minimum requirement will be met.)

Site Area 149,054 SF
 DENSITY: 3.42 Acres (Gross) 56.1 du/ac

JACKSON STREET APARTMENTS GLENDALE, CA

CARMEL PARTNERS

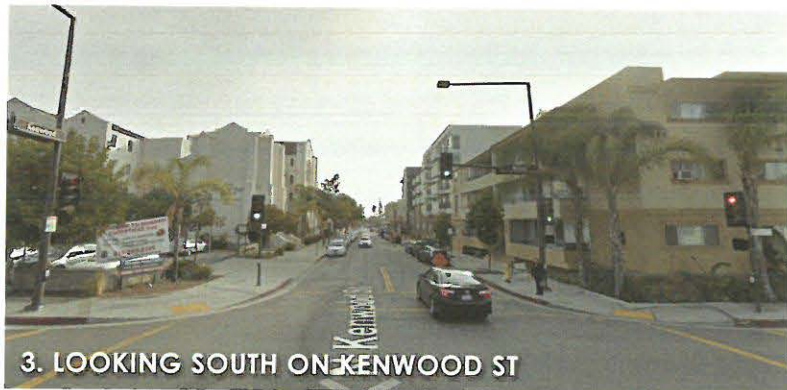
ARCHITECTS ORANGE
 144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
 #2017-340 WWW.ARCHITECTSORANGE.COM 07-16-2018



1. RETAIL CORNER ON CALIFORNIA ST & GLENDALE AVE



2. MIXED-USE LOOKING EAST ON BROADWAY



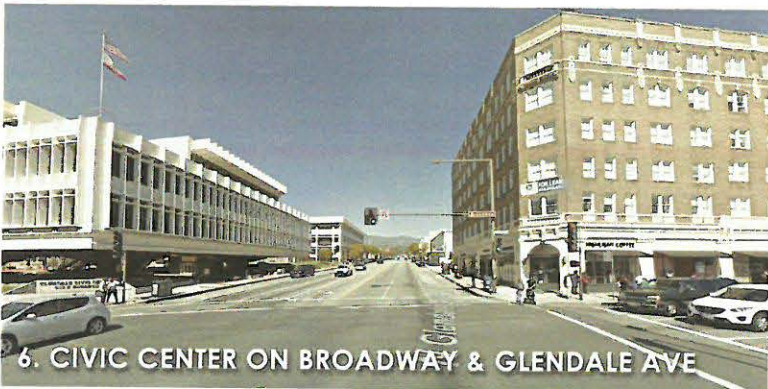
3. LOOKING SOUTH ON KENWOOD ST



4. LOOKING NORTH ON KENWOOD ST



5. CORNER OF WILSON AVE & JACKSON ST



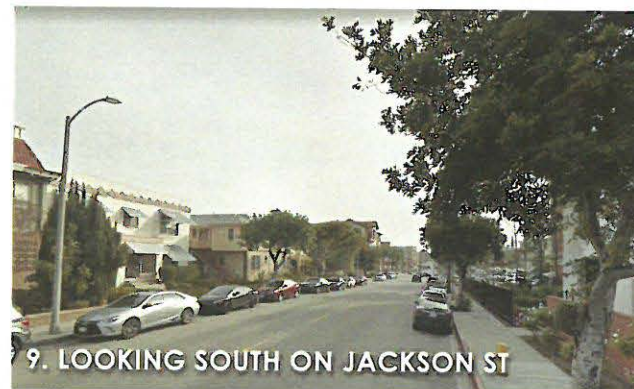
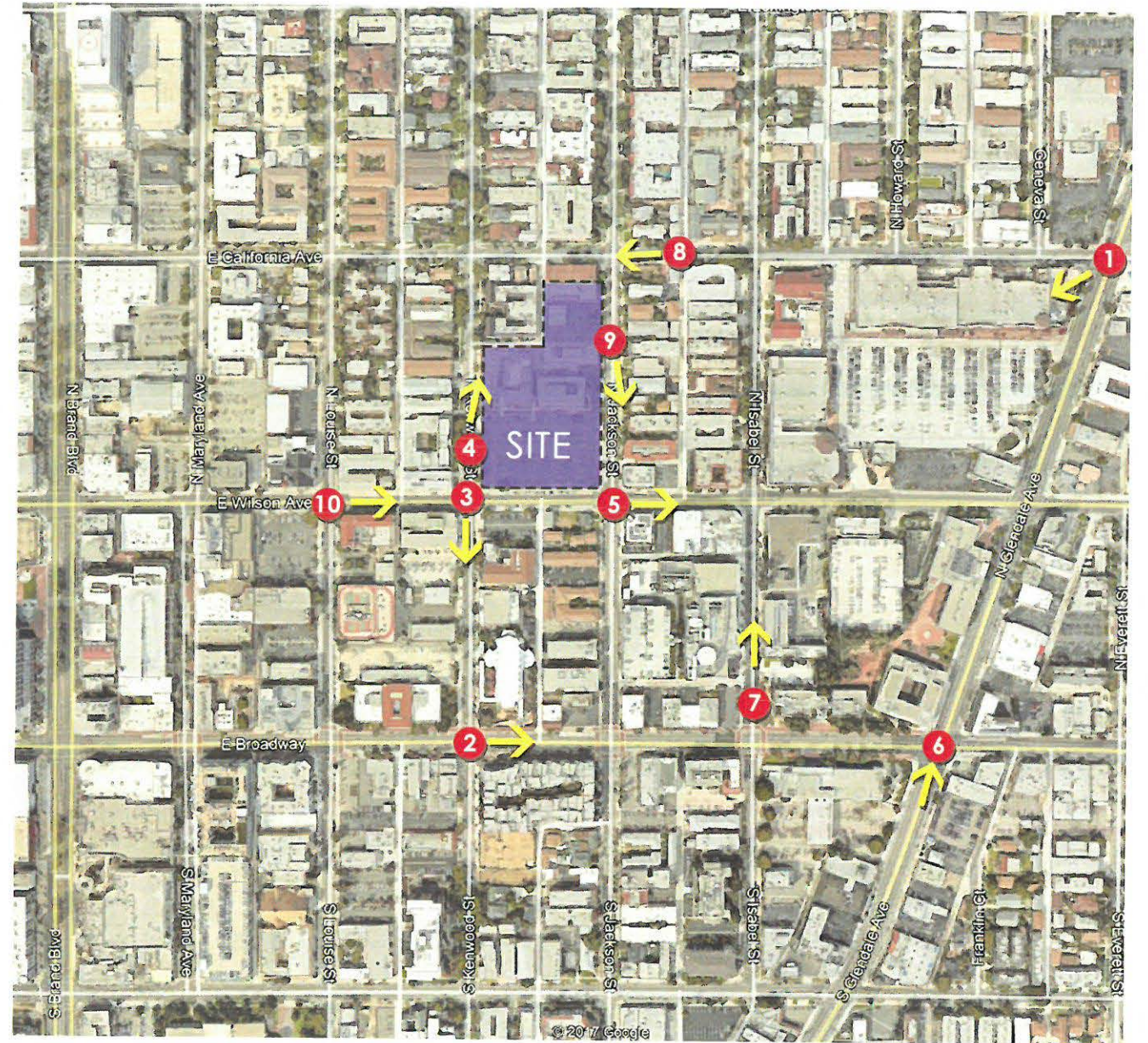
6. CIVIC CENTER ON BROADWAY & GLENDALE AVE



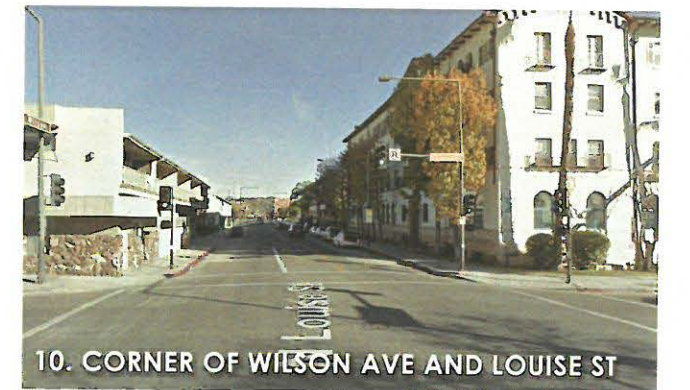
7. POLICE DEPT. ON ISABEL ST



8. LOOKING WEST ON CALIFORNIA ST

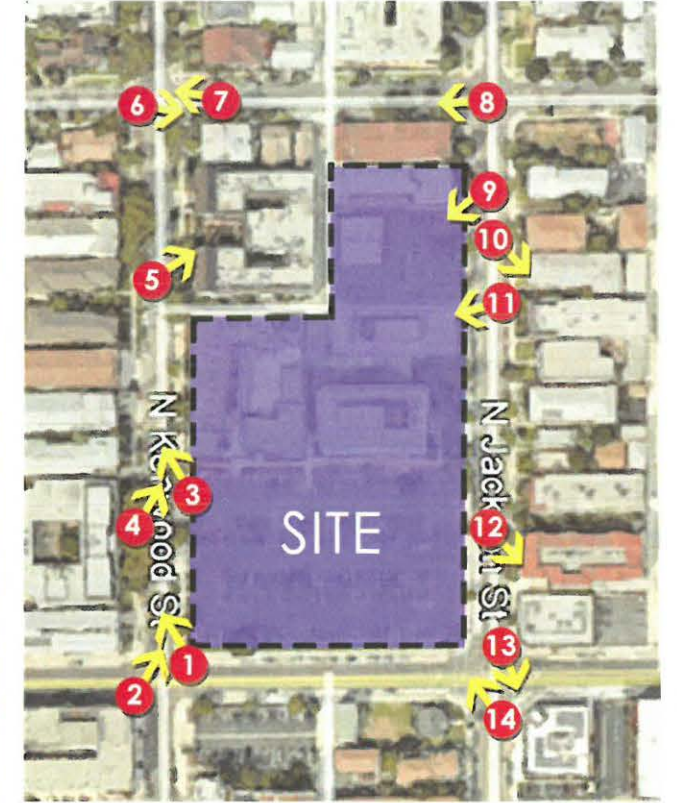


9. LOOKING SOUTH ON JACKSON ST



10. CORNER OF WILSON AVE AND LOUISE ST

JACKSON STREET APARTMENTS GLENDALE, CA
 CARMEL PARTNERS



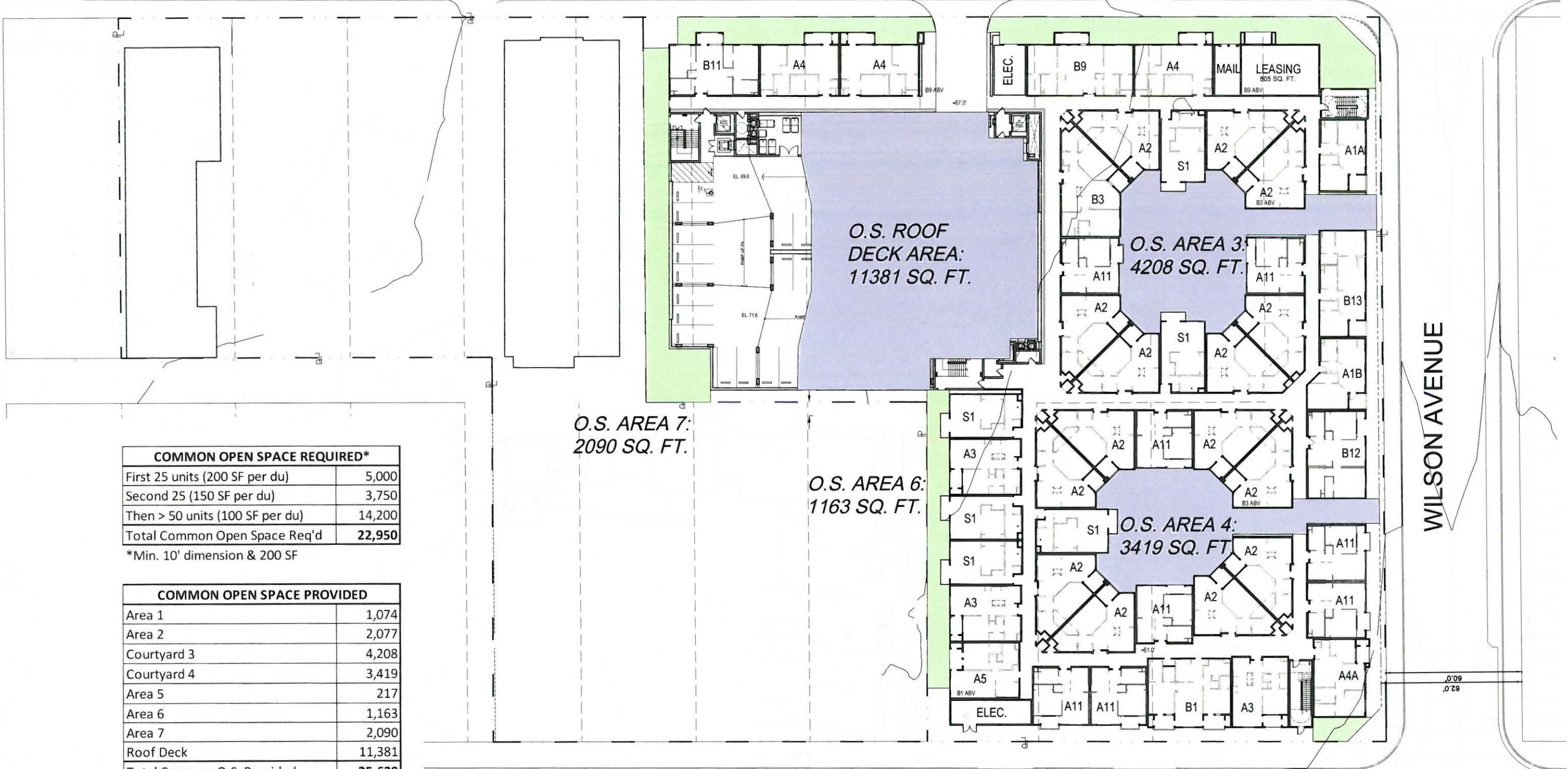
JACKSON STREET APARTMENTS GLENDALE, CA
CARMEL PARTNERS



JACKSON STREET

O.S. AREA 1:
1074 SQ. FT.

O.S. AREA 2:
2077 SQ. FT.



O.S. ROOF
DECK AREA:
11381 SQ. FT.

O.S. AREA 3:
4208 SQ. FT.

O.S. AREA 7:
2090 SQ. FT.

O.S. AREA 6:
1163 SQ. FT.

O.S. AREA 4:
3419 SQ. FT.

O.S. AREA 5:
217 SQ. FT.

COMMON OPEN SPACE REQUIRED*	
First 25 units (200 SF per du)	5,000
Second 25 (150 SF per du)	3,750
Then > 50 units (100 SF per du)	14,200
Total Common Open Space Req'd	22,950

*Min. 10' dimension & 200 SF

COMMON OPEN SPACE PROVIDED	
Area 1	1,074
Area 2	2,077
Courtyard 3	4,208
Courtyard 4	3,419
Area 5	217
Area 6	1,163
Area 7	2,090
Roof Deck	11,381
Total Common O.S. Provided	25,629

KENWOOD STREET

SCALE: 1" = 20'
0' 20' 40' 60'

A-1.3

OPEN SPACE

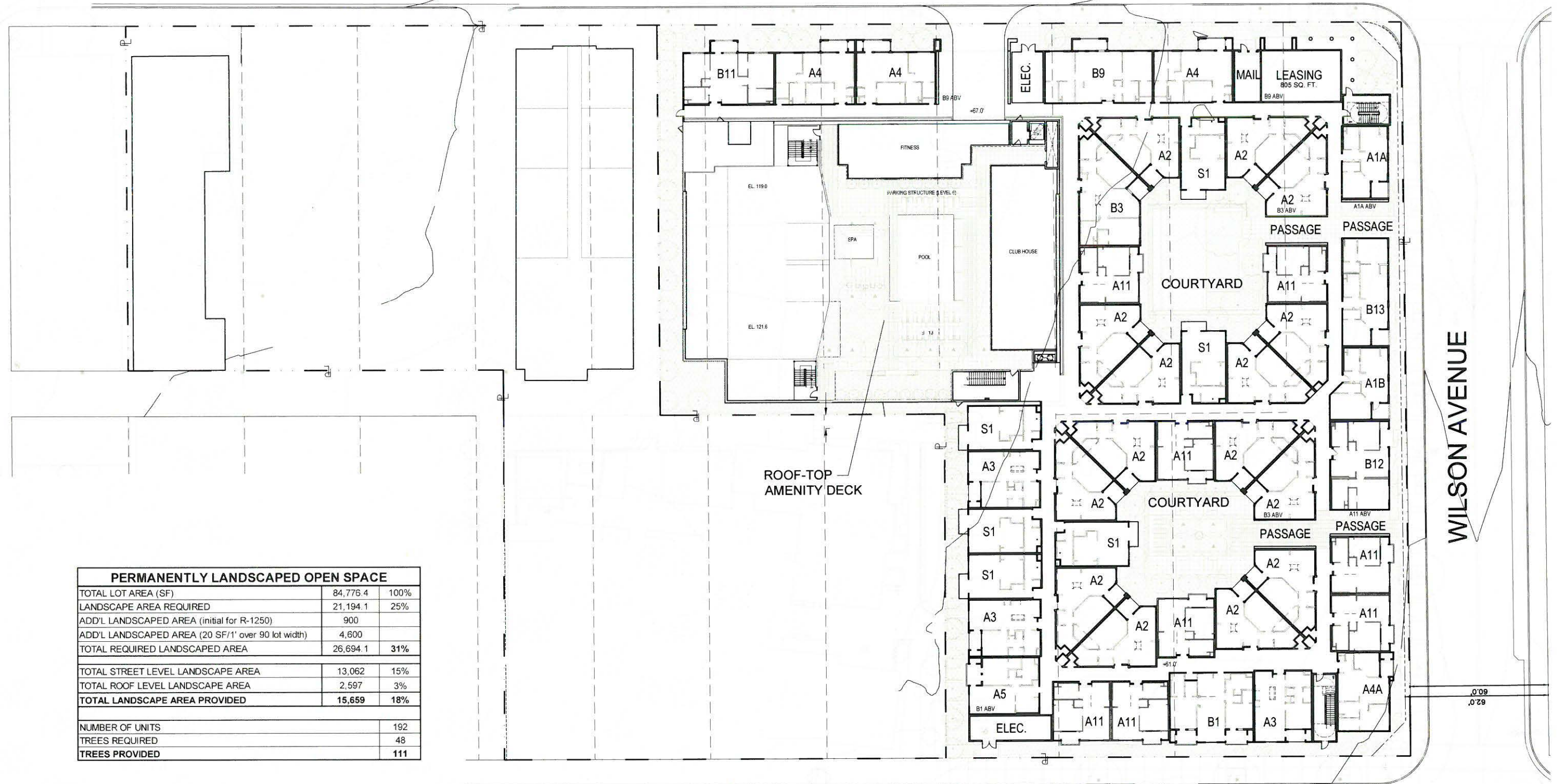
ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM 07-16-2018



CALIFORNIA AVE.

(60' PUBLIC RIGHT OF WAY)

JACKSON STREET

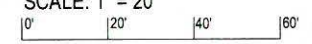


WILSON AVENUE

PERMANENTLY LANDSCAPED OPEN SPACE		
TOTAL LOT AREA (SF)	84,776.4	100%
LANDSCAPE AREA REQUIRED	21,194.1	25%
ADD'L LANDSCAPED AREA (initial for R-1250)	900	
ADD'L LANDSCAPED AREA (20 SF/1' over 90 lot width)	4,600	
TOTAL REQUIRED LANDSCAPED AREA	26,694.1	31%
<hr/>		
TOTAL STREET LEVEL LANDSCAPE AREA	13,062	15%
TOTAL ROOF LEVEL LANDSCAPE AREA	2,597	3%
TOTAL LANDSCAPE AREA PROVIDED	15,659	18%
<hr/>		
NUMBER OF UNITS	192	
TREES REQUIRED	48	
TREES PROVIDED	111	

KENWOOD STREET

SCALE: 1" = 20'



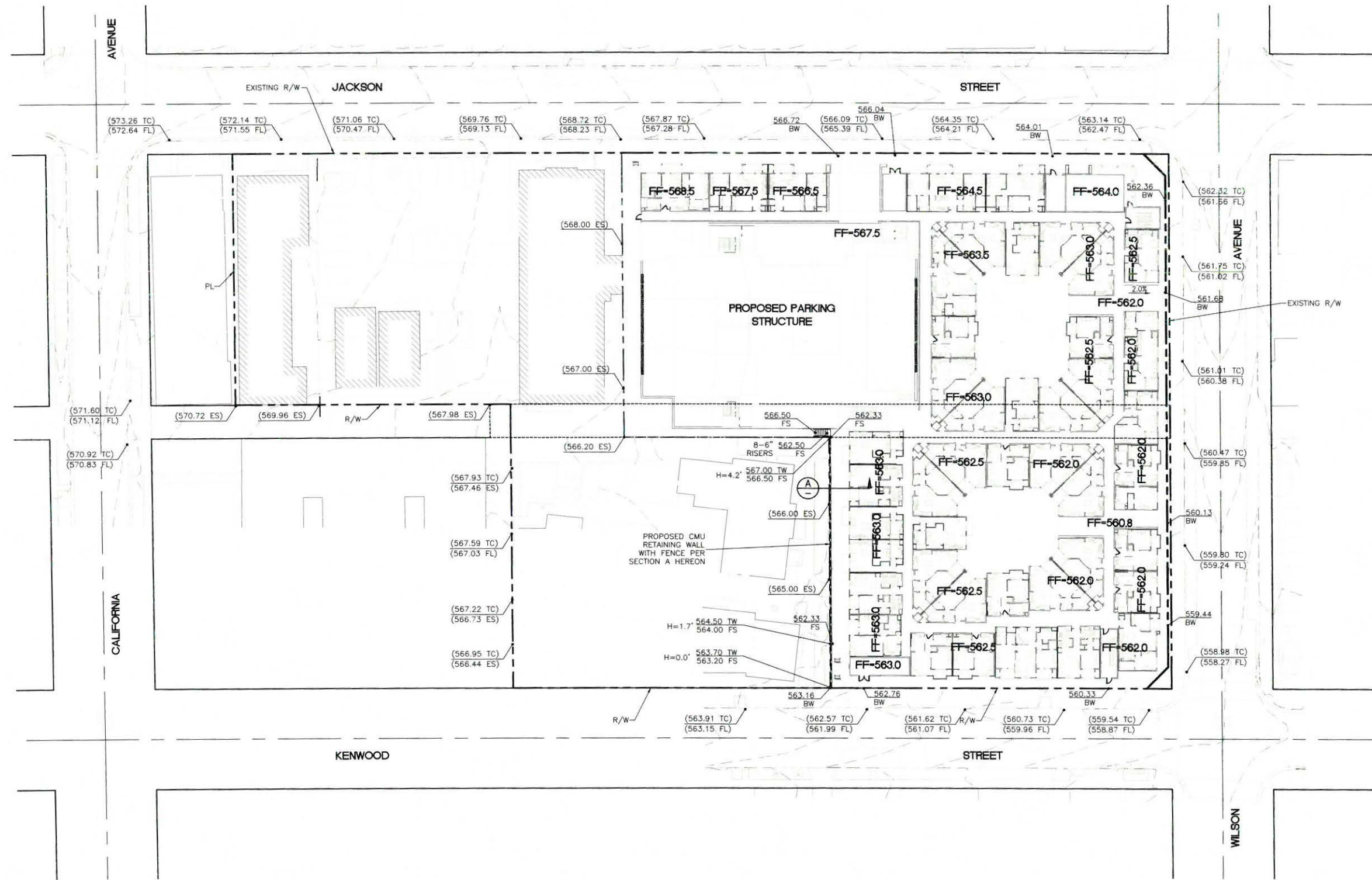
A-1.4

JACKSON STREET APARTMENTS GLENDALE, CA
 CARMEL PARTNERS

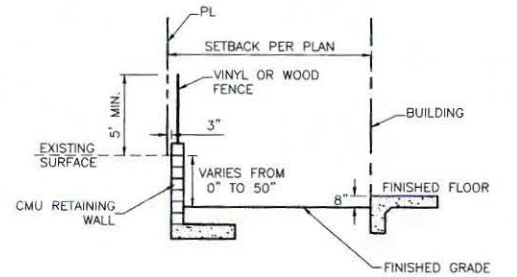
CONCEPTUAL LANDSCAPE PLAN

ARCHITECTS ORANGE
 144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
 #2017-340 WWW.ARCHITECTSORANGE.COM 07-16-2018



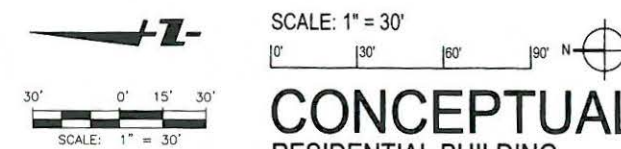


- GRADING DESIGN NOTES:**
1. THE SITE WILL ACCOMMODATE ALL PEDESTRIAN AND VEHICULAR CIRCULATION WITHOUT THE NEED OF EXTERIOR RETAINING WALLS.
 2. THE PROPOSED PROJECT WILL MATCH ALL THE ELEVATIONS AT THE ADJOINING PROPERTY LINES WITHOUT THE NEED OF EXTERIOR RETAINING WALLS.
 3. THE INTERIOR ELEVATION TRANSITIONS SUCH AS STAIRS, RAMPS AND GRADE DIFFERENCES WILL BE COORDINATED WITH THE ARCHITECT DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS.
 4. THE ELEVATION DIFFERENCES BETWEEN INTERIOR FINISH FLOOR ELEVATIONS AND EXTERIOR GRADES WILL BE MITIGATED INSIDE THE BUILDING IN COORDINATION WITH THE ARCHITECT AND THE STRUCTURAL ENGINEER.



SECTION A - RETAINING WALL DETAIL
SCALE: 1"=5'

GUSD APARTMENTS GLENDALE, CA
CARMEL PARTNERS



SCALE: 1" = 30'

CONCEPTUAL GRADING PLAN
RESIDENTIAL BUILDING

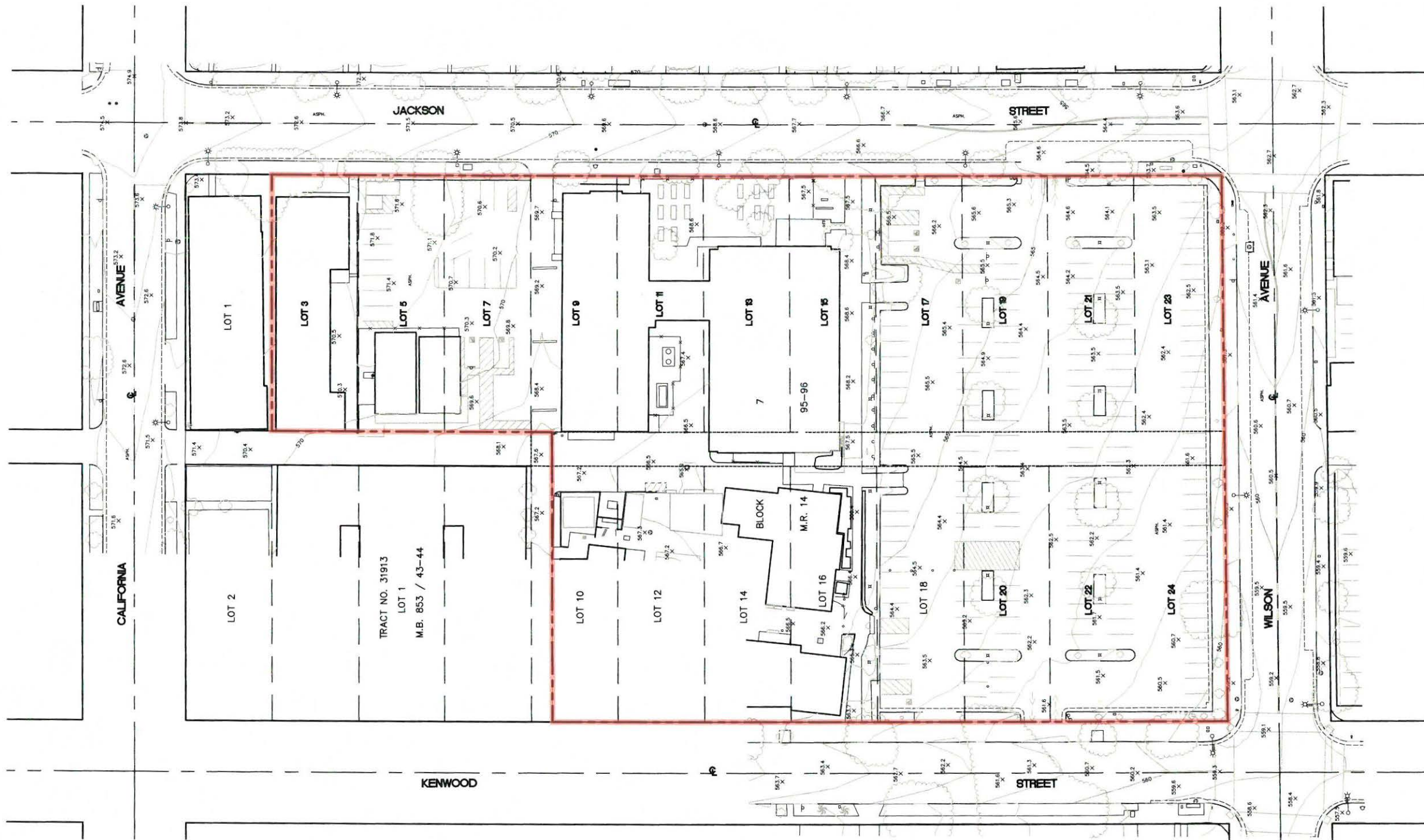
C1.0

04-17-2019



600 WILSHIRE BLVD., STE. 1470, LOS ANGELES, CA 90017

TOPOGRAPHIC SURVEY

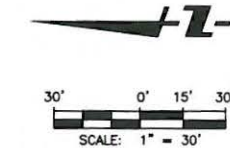


BENCH MARK

CITY OF GLENDALE BM1003
 LOCATION: ROUND HEAD NAIL IN LEAD IN W'LY HEADWALL
 OF CATCH BASIN IN N'LY CURB CALIFORNIA AVE 3.0 FT
 E'LY R/W LINE KENWOOD ST CHSLD 'BM'
 YEAR OF ADJUSTMENT: 2008
 ELEVATION: 570.70

BASIS OF BEARING

THE BEARING N 00°00'00" E, ALONG THE CENTERLINE OF
 N. KENWOOD STREET PER TRACK MAP BOOK 853, PAGES
 43 AND 44 WAS USED AS THE BASIS OF BEARING FOR
 THIS SURVEY.
 SAID CENTERLINE, BEING SHOWN ON SAID MAP AS
 N00°00'00"E - 662.15'



Contour Elevation	Contour Length (FT)
560	92.5
561	258.5
562	403
563	442.5
564	455.5
565	287
566	312
567	284
568	177.5
569	116.5
570	160.5
571	63
572	55

LENGTH SUMMATION 3107.5 FT

SLOPE AVERAGE CALCULATION	
S = 0.000229114/A	
S =	Average Percent Current Slope
I =	Contour Interval, in feet
L =	Summation of contour lines within the boundary of the project, in feet
A =	Gross Area of the project, in acres
I =	1
L =	3107.5 FT
A =	3.42 ACRES
S =	0.21



PREPARED BY ME OR UNDER MY DIRECTION:

Andrew J. Willrodt
 APRIL 3, 2018
 ANDREW J. WILLRODT, P.E. 49881

NO.	DATE	REVISION

AERIAL / TOPOGRAPHIC SURVEY

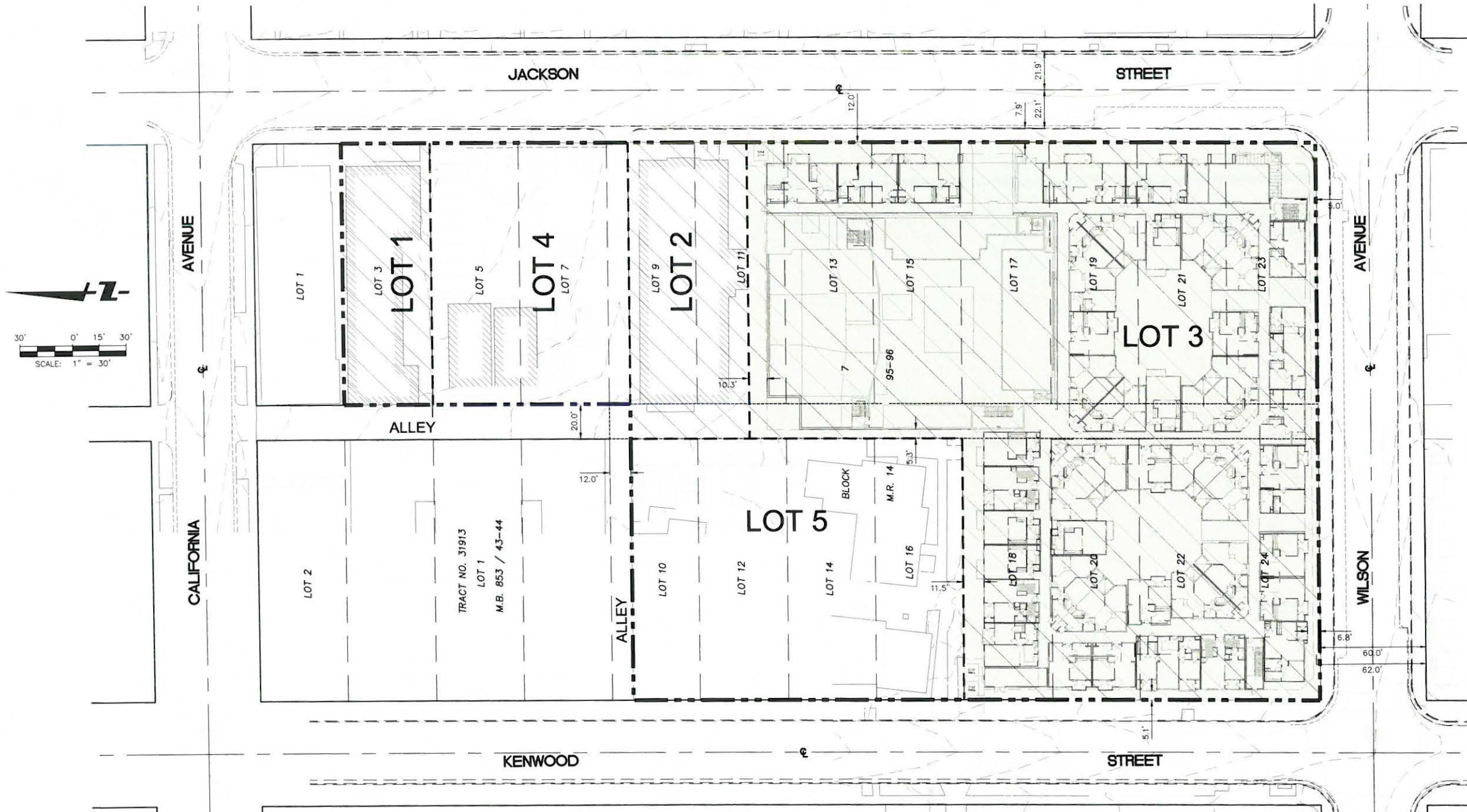
of: 233-241 N. JACKSON STREET
 CITY OF GLENDALE, COUNTY OF LOS ANGELES, CA
 for: GLENDALE UNIFIED SCHOOL DISTRICT,
 A CALIFORNIA PUBLIC SCHOOL DISTRICT
 CITY OF GLENDALE, COUNTY OF LOS ANGELES, CA



DATE: APRIL 3, 2018
 SCALE: 1" = 30'
 FN: 1287-007TOPO.dwg
 JN: 1287-007-01
 DRAWN BY: R.J.
 CHECKED BY: KRT
SHEET 1 OF 1

C2.0

SURVEY PLAT
 206 N KENWOOD STREET
 233-241 & 247 N JACKSON STREET



BENCHMARK
 BENCHMARK NO: BM2534
 MAIN STREET: JACKSON ST
 CROSS STREET: WILSON AVE
 BARSS DISK AT S'LY HEADWALL OF CATCH BASIN E'LY CURB OF JACKSON ST. 4.0 FT N'LY OF ECR N-E'LY CORNER STAMPED "CITY OF GLENDALE BM 2534 2013"
 YEAR: 2013
 METERS: 0.00
 FEET: 563.80

BENCHMARK NO: BM1603
 MAIN STREET: CALIFORNIA AVE
 CROSS STREET: KENWOOD ST
 ROUND HEAD NAIL IN LEAD IN W'LY HEADWALL OF CATCH BASIN IN N'LY CURB CALIFORNIA AVE 3.0 FT E'LY OF E'LY R/W LINE KENWOOD ST CHSLD "BM"
 YEAR: 2008
 METERS: 173.95
 FEET: 570.70

BASIS OF BEARINGS
 THE BEARING N 00°00'00" E, ALONG THE CENTERLINE OF N. KENWOOD STREET PER TRACK MAP BOOK 853, PAGES 43 AND 44 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.
 SAID CENTERLINE, BEING SHOWN ON SAID MAP AS N00°00'00"E - 662.15'

ASSESSOR'S PARCEL MAP INFORMATION
 APN: 5642-017-901, 902, 903 AND 904

EXISTING LEGAL DESCRIPTION
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GLENDALE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
 LOTS 3, 5, 7, 9, 11, 13, 15, 17, 19, 20, 21, 22, 23, AND 24 IN BLOCK 7 OF THE TOWN OF GLENDALE, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGES 95 AND 96 OF MISCELLANEOUS RECORDS, AND IN BOOK 21 PAGES 89 AND 90 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY IN SAID BLOCK 7 AS SHOWN ON SAID MAP OF THE TOWN OF GLENDALE, BOUNDED ON THE NORTH BY THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 10 AND BOUNDED ON THE SOUTH BY THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 24.

EXCEPTING THEREFROM THE NORTHERLY 12 FEET OF SAID ALLEY.

- LEGEND:**
- PL FOR APPLICATION
 - LAND CONVEYED TO CARMEL PARTNERS
 - DEVELOPMENT FOOTPRINT (LOT 3)
 - LOT LINES

NO.	REVISIONS	APP'D.	DATE	PREPARED FOR:
				CARMEL PARTNERS

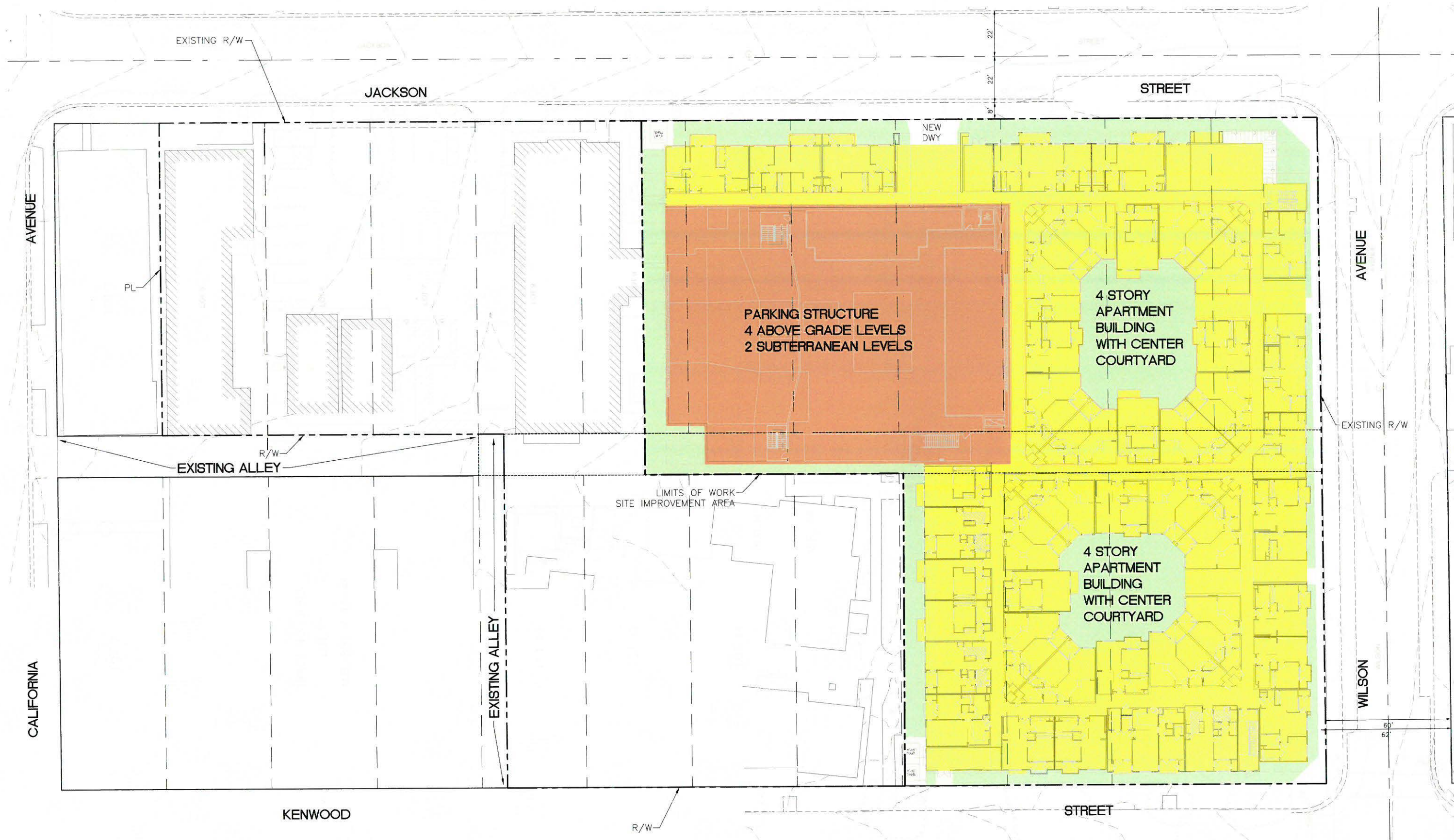
FUSCOE
 ENGINEERING
 600 Wilshire, Suite 1470 Los Angeles, California 90017
 tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com
 04/17/18
 Name _____ Date _____

REGISTERED PROFESSIONAL ENGINEER
 No. C49888
 CIVIL
 STATE OF CALIFORNIA

SURVEY PLAT
 206 N KENWOOD STREET
 233-241 & 247 N JACKSON STREET
 GLENDALE CA, 91206
 EXISTING AND PROPOSED CONDITIONS

C3.0

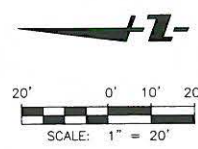
DRAWN:	RS
DESIGN:	RS
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	1287.007
DATE:	04/17/18
SHEET	2 OF 2



GUSD APARTMENTS GLENDALE, CA
CARMEL PARTNERS

LEGEND:

	FILL/BUILDING PADS
	CUT
	NATURAL LANDSCAPE



SCALE: 1" = 20'
0' 20' 40' 60'

CUT AND FILL MAP
RESIDENTIAL BUILDING

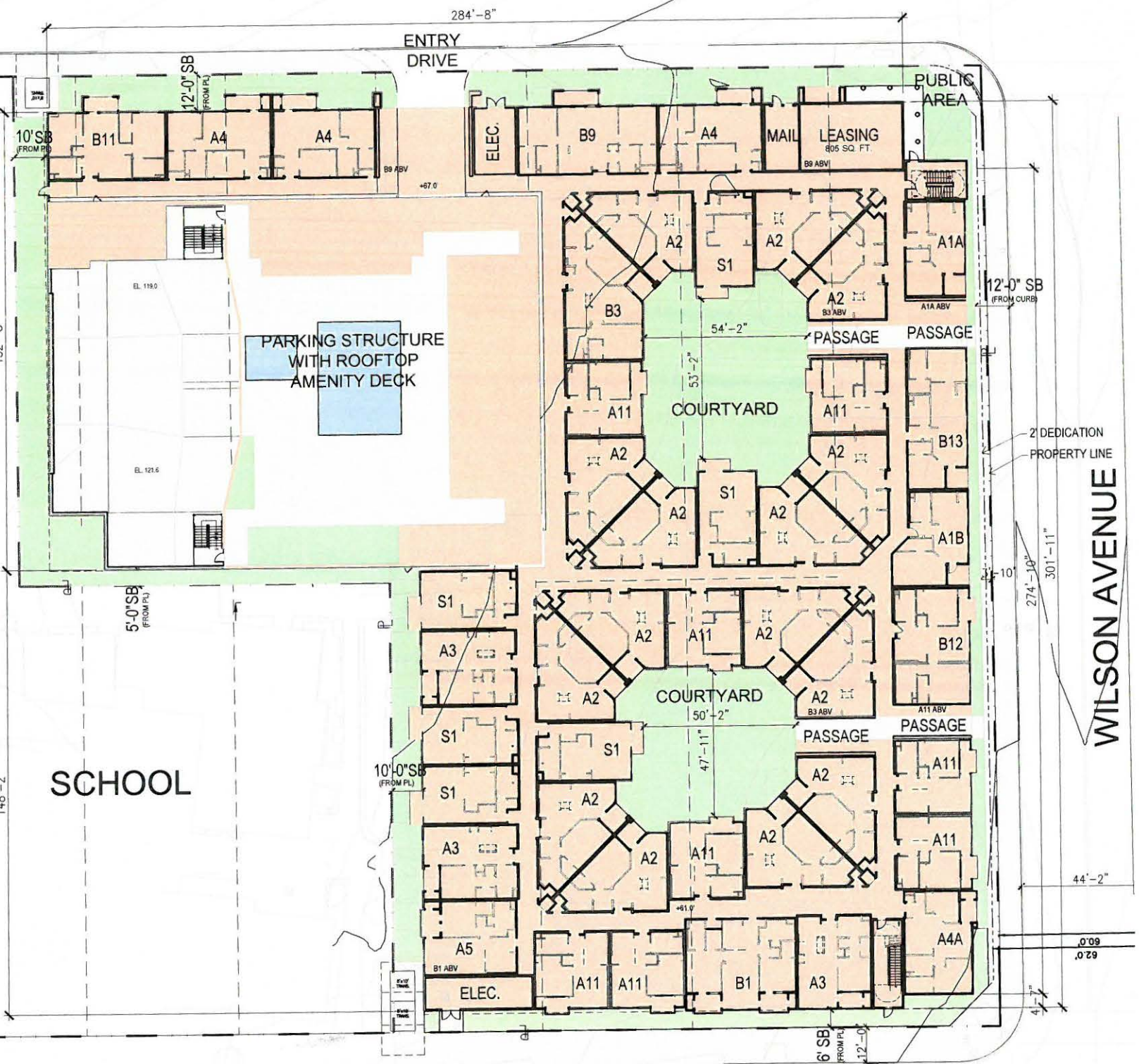
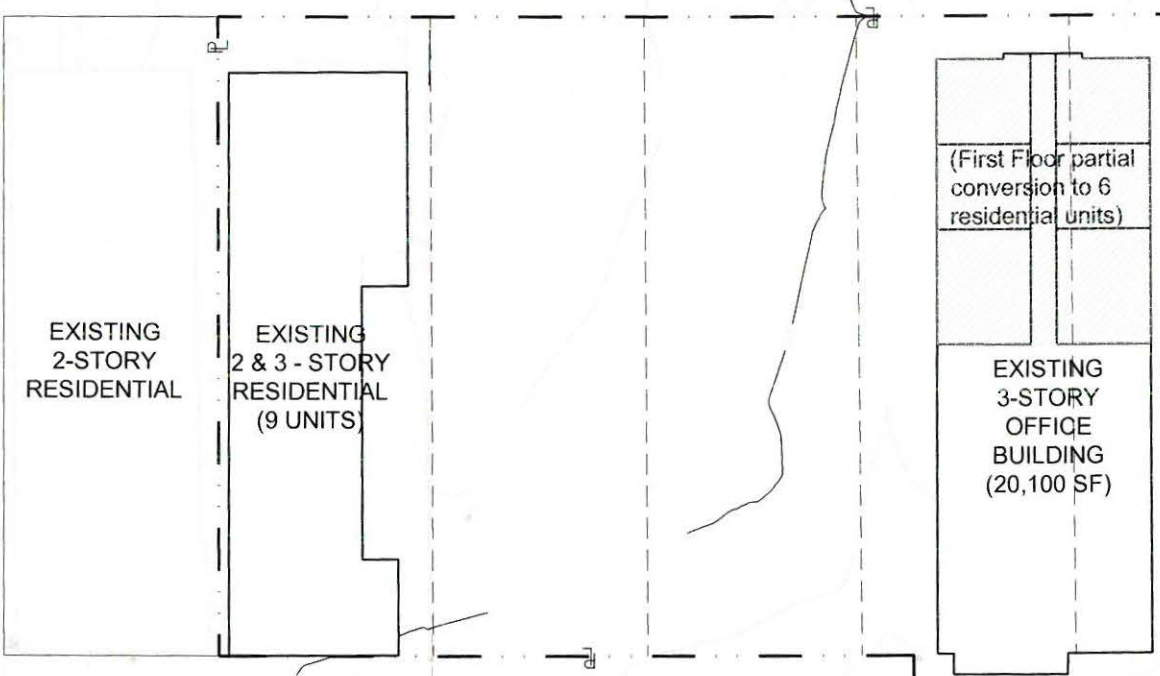
C4.0

04-17-2018

FUSCOE
ENGINEERING
full circle thinking
600 WILSHIRE BLVD., STE. 1470, LOS ANGELES, CA 90017
PHONE: 213.988.8802 FAX: 213.988.8803

JACKSON STREET

CALIFORNIA AVE.
(60' PUBLIC RIGHT OF WAY)



WILSON AVENUE

BUILDING SETBACKS*		PROVIDED	
Street Front (Wilson)	20' Min. / 23' Avg. @ 1st Flr. 23' Min. / 26' Avg. @ 2nd/3rd Flr.	9' Min., 6.9' Avg. to R.O.W. (13' min. from curb)	
Street Side (Jackson)	5' Min. / 8' Avg. @ 1st Flr. 8' Min. / 11' Avg. @ 2nd Flr. 11' Min. / 14' Avg. @ 3rd Flr.	6' Min. / 10.8' Avg. (14.7' min. from curb)	
Street Side (Kenwood)	5' Min. / 8' Avg. @ 1st Flr. 8' Min. / 11' Avg. @ 2nd Flr. 11' Min. / 14' Avg. @ 3rd Flr.	5' Min. / 6.4' Avg. (17.2' min. from curb)	
Interior NE	5' Min. / 8' Avg. @ 1st Flr. 8' Min. / 11' Avg. @ 2nd Flr. 11' Min. / 14' Avg. @ 3rd Flr.	10' Min. / 12.5' Avg.	
Interior W	5' Min. / 8' Avg. @ 1st Flr. 8' Min. / 11' Avg. @ 2nd Flr. 11' Min. / 14' Avg. @ 3rd Flr.	5' Min. / 9.2' Avg.	
Interior NW	5' Min. / 8' Avg. @ 1st Flr. 8' Min. / 11' Avg. @ 2nd Flr. 11' Min. / 14' Avg. @ 3rd Flr.	5' Min. / 7.8' Avg.	

*All Setback dimensions from PL unless otherwise noted.

TOTAL DENSITY ALLOWED	
Lot area divided by 1000 sf/unit	150
37.5% Bonus Factor (for 11% VL)	1,375
Max Residential Units	207

TOTAL BUILDING AREA ALLOWED	
Lot Area	149,054
Allowed FAR	1.2
Allowed Area	178,865
37.5% Bonus Factor	1,375
Total Allowed Building Area	245,939

TOTAL BUILDING AREA PROVIDED	
Existing School	18,132
Existing Office (w/ 6 Resid. Units)	21,000
Existing 9-Unit Residential	6,298
Proposed Residential*	187,510
Total Proposed Area	232,940

*Excludes Garage and porches/balconies, and includes an average of 130 SF each (49) for top level lofts.

LOT COVERAGE ALLOWED	
Max Allowed	50%
Max Allowed Coverage (SF)	74,527

LOT COVERAGE PROVIDED	
Existing School	12,050
Existing Office (w/ 6 Resid. Units)	7,000
Existing 9-Unit Residential	5,006
Proposed Residential (w/Garage)	67,319
Total Coverage Provided (SF)	91,375
Coverage Provided (%)	61%

BUILDING UNIT MIX - PREFERRED													S 1 2018															
FLOOR	STUDIO				1 BR				1 BR LOFTS				2 BR	2 BR LOFTS				Total										
	S1	S1-L	A1A	A1B	A2	A3	A4	A4A	A5	A11	A1A-L	A1B-L	A2-L	A3-L	A4-L	A4A-L	A11-L	B1	B3	B9	B11	B12	B13	B1-L	B3-L	B9-L	B11-L	
S.F.	805	701	600	636	735	718	780	751	696	800	864	728	871	844	915	867	739	978	1,098	1,053	907	964	918	1,104	1,198	1,188	997	
1	0	1	1	15	3	3	1	1	8									1	1	1	1	1						45
2	6		3	1	13	3	3	1	10									2	3	3	1							49
3	6		3	1	13	3	3	1	10									2	3	3	1							49
4	6		0	0	0	0	0	0	0															2	3	3	1	49
18	6		7	3	41	9	9	3	1	28	3	1	13	3	3	1	10	5	7	7	3	1	1	2	3	3	1	192
Totals	24									135								33										100.0%
										70.3%								17.2%										

PLANNING DIVISION
AUG 13 PM 2:55

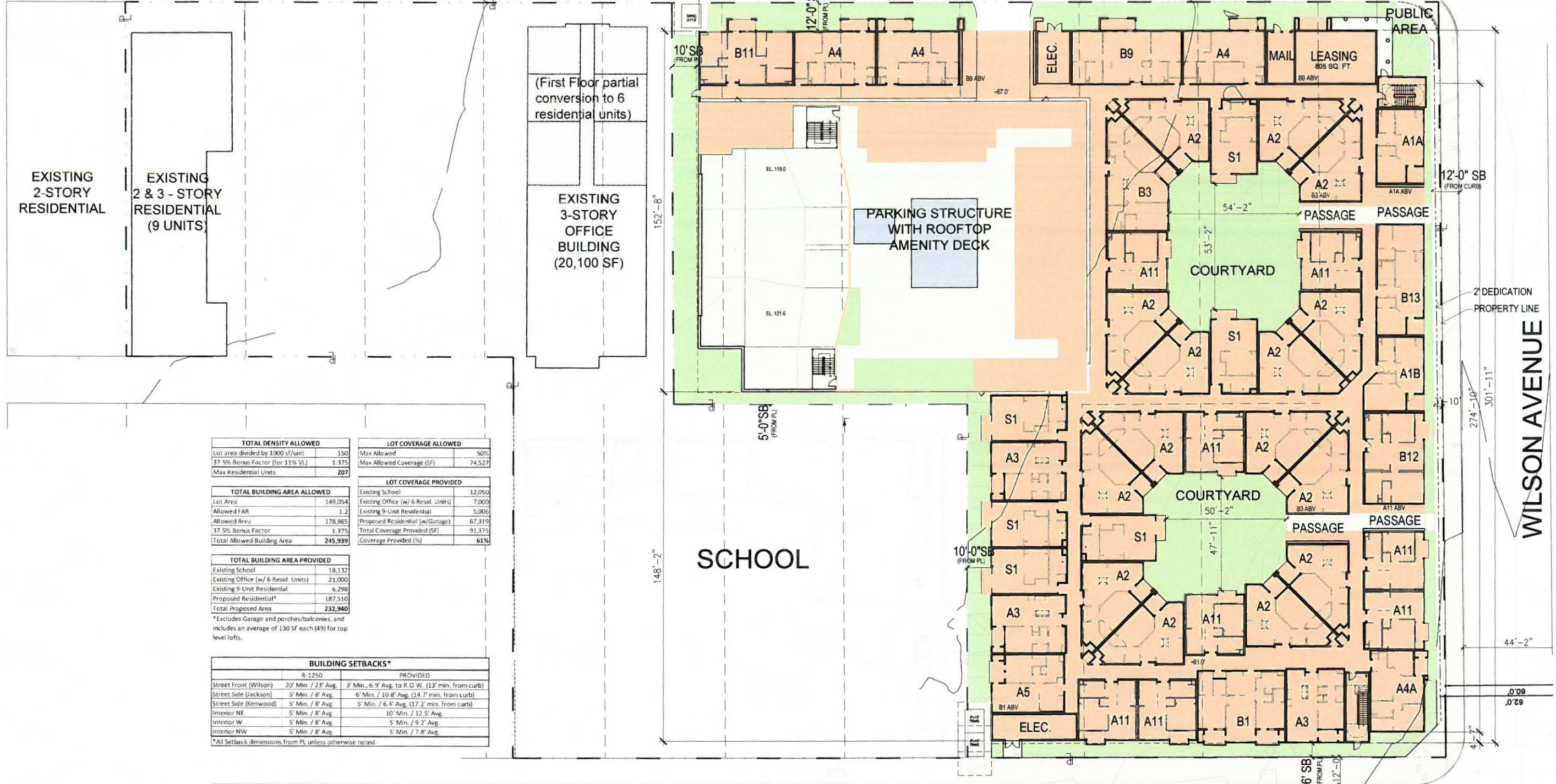
JACKSON STREET APARTMENTS GLENDALE, CA
CARMEL PARTNERS

SCALE: 1" = 20'

A-2.1
PLOT PLAN
ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9850
#2017-340 WWW.ARCHITECTSORANGE.COM 07-16-2018

JACKSON STREET

CALIFORNIA AVE.
(60' PUBLIC RIGHT OF WAY)



TOTAL DENSITY ALLOWED		LOT COVERAGE ALLOWED	
Lot area divided by 1000 sf/unit	150	Max Allowed	50%
37.5% Bonus Factor (for 11% VL)	1.375	Max Allowed Coverage (SF)	74,527
Max Residential Units	207		

TOTAL BUILDING AREA ALLOWED		LOT COVERAGE PROVIDED	
Lot Area	149,054	Existing School	12,050
Allowed FAR	1.2	Existing Office (w/ 6 Resid. Units)	7,000
Allowed Area	178,865	Existing 9-Unit Residential	5,006
37.5% Bonus Factor	1.375	Proposed Residential (w/Garage)	67,319
Total Allowed Building Area	245,939	Total Coverage Provided (SF)	91,375
		Coverage Provided (%)	61%

TOTAL BUILDING AREA PROVIDED	
Existing School	18,132
Existing Office (w/ 6 Resid. Units)	21,000
Existing 9-Unit Residential	6,298
Proposed Residential*	187,510
Total Proposed Area	232,940

*Excludes Garage and porches/balconies, and includes an average of 130 SF each (49) for top level lofts.

BUILDING SETBACKS*	
Street Front (Wilson)	20' Min. / 23' Avg. 3' Min., 6.9' Avg. to R.O.W. (13' min. from curb)
Street Side (Jackson)	3' Min. / 8' Avg. 6' Min. / 10.8' Avg. (14.7' min. from curb)
Street Side (Kenwood)	3' Min. / 8' Avg. 5' Min. / 6.8' Avg. (17.2' min. from curb)
Interior NE	5' Min. / 8' Avg. 10' Min. / 12.5' Avg.
Interior W	5' Min. / 8' Avg. 5' Min. / 9.2' Avg.
Interior NW	5' Min. / 8' Avg. 5' Min. / 7.8' Avg.

*All Setback dimensions from PL, unless otherwise noted.

BUILDING UNIT MIX - PREFERRED		1 BR		1 BR LOFTS							2 BR					2 BR LOFTS					5 1/2 BR	Total						
FLOOR	S1	S1-L	A1A	A1B	A2	A3	A4	A4A	A5	A11	A1A-L	A1B-L	A2-L	A3-L	A4-L	A4A-L	A11-L	B1	B3	B9	B11	B12	B13	B1-L	B3-L	B9-L	B11-L	Total
5 F	505	701	900	635	726	716	780	751	896	900	894	728	871	844	915	887	739	976	1,008	1,053	907	954	919	1,104	1,186	1,189	997	45
1	6	1	1	15	3	3	1	1	8									2	3	3	1						1	45
2	6	3	1	13	3	3	1	1	10									2	3	3	1						1	49
3	6	3	1	13	3	3	1	1	10									2	3	3	1						1	49
4	6	3	1	13	3	3	1	1	10									2	3	3	1						1	49
Totals	18	8	7	3	41	9	8	3	1	28	3	1	13	3	3	1	10	5	7	7	3	1	1	2	3	3	1	192
	24										135							33					5 1/2 BR					
	12.5%										70.3%							17.2%					100.0%					

KENWOOD STREET

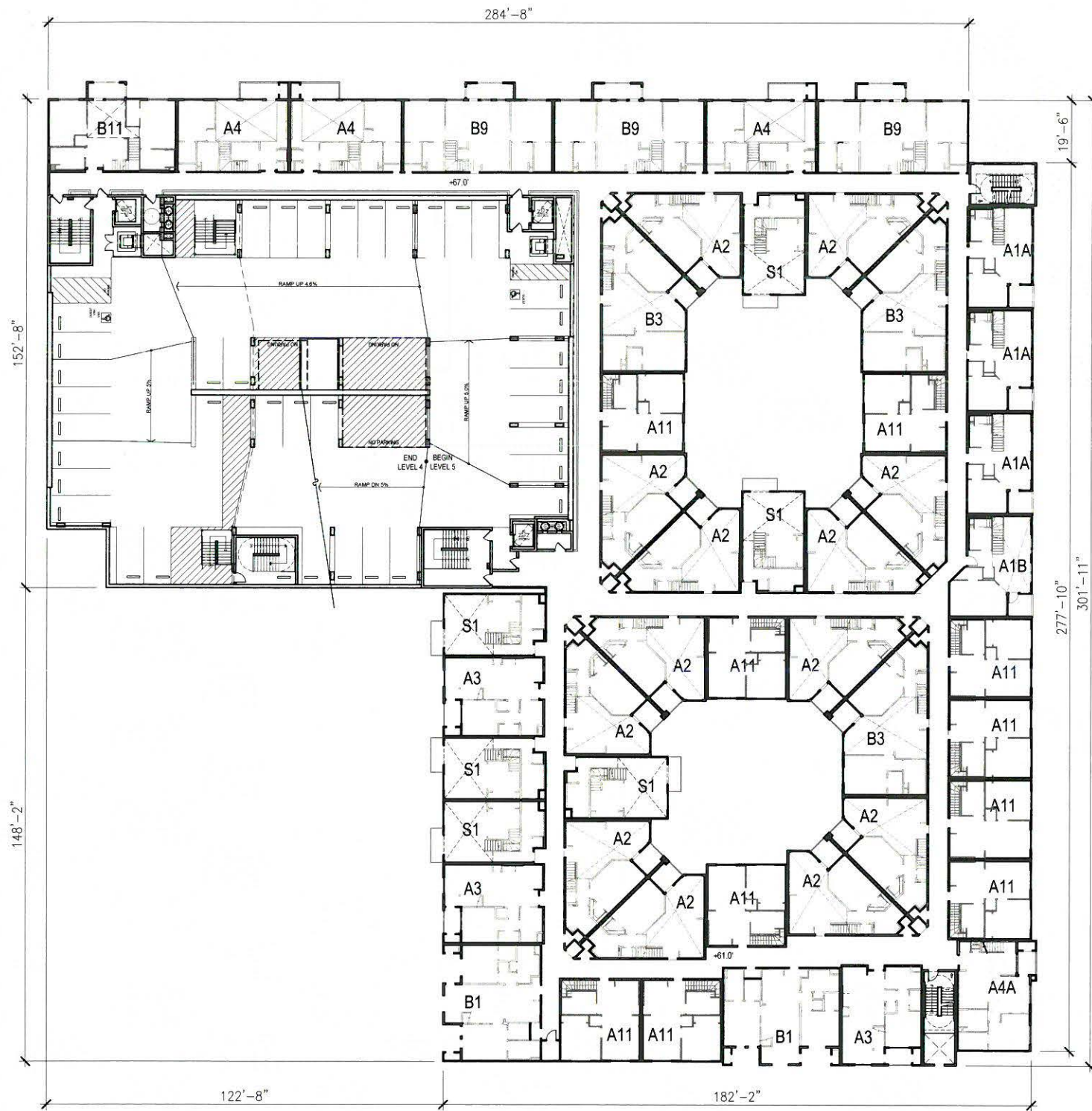
SCALE: 1" = 20'

A-2.1

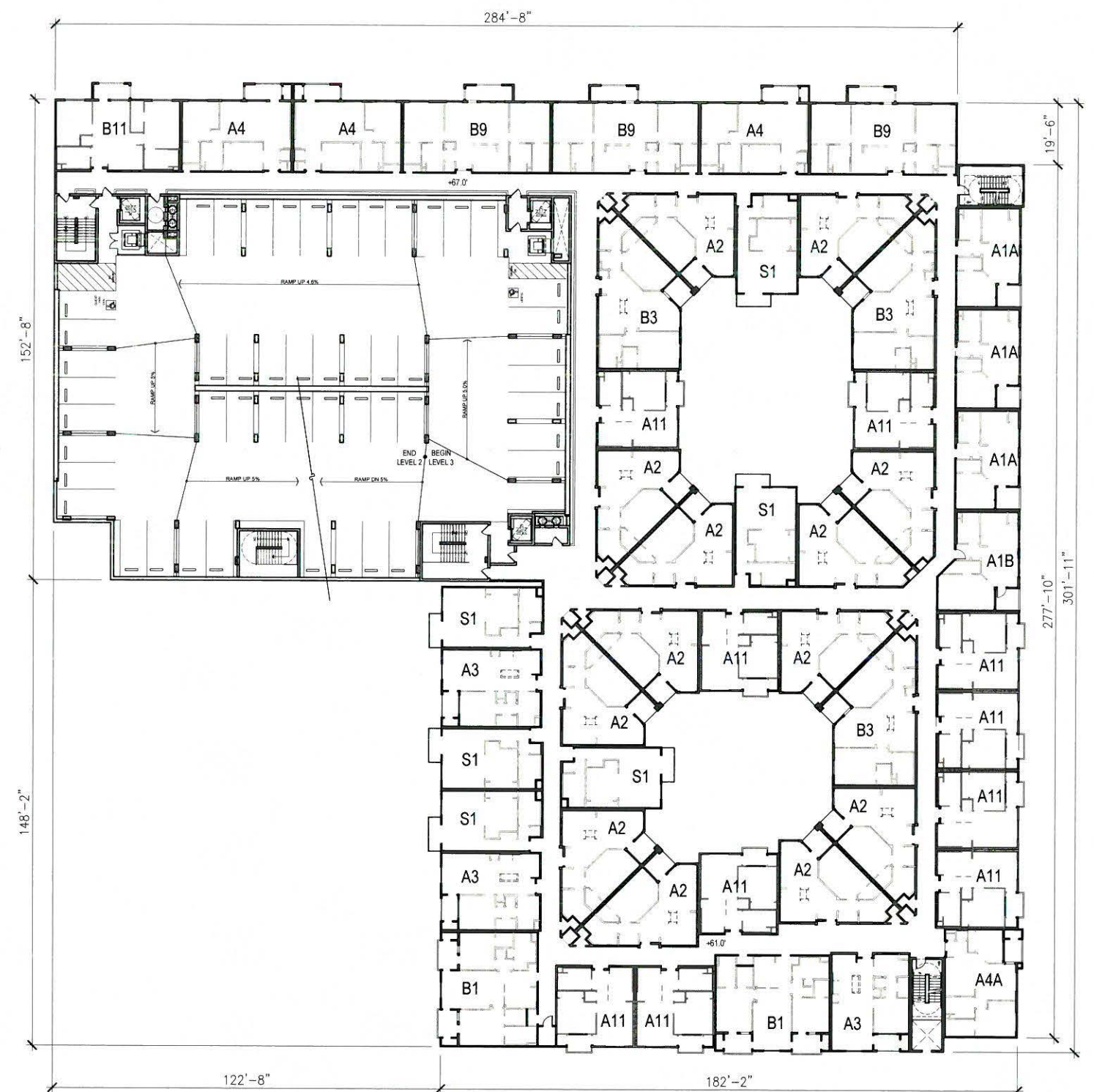
PLOT PLAN

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM 07-16-2018

JACKSON STREET APARTMENTS GLENDALE, CA
CARMEL PARTNERS

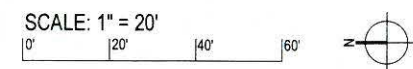


LEVEL 4 BUILDING PLAN



LEVEL 3 BUILDING PLAN

JACKSON STREET APARTMENTS GLENDALE, CA
 CARMEL PARTNERS

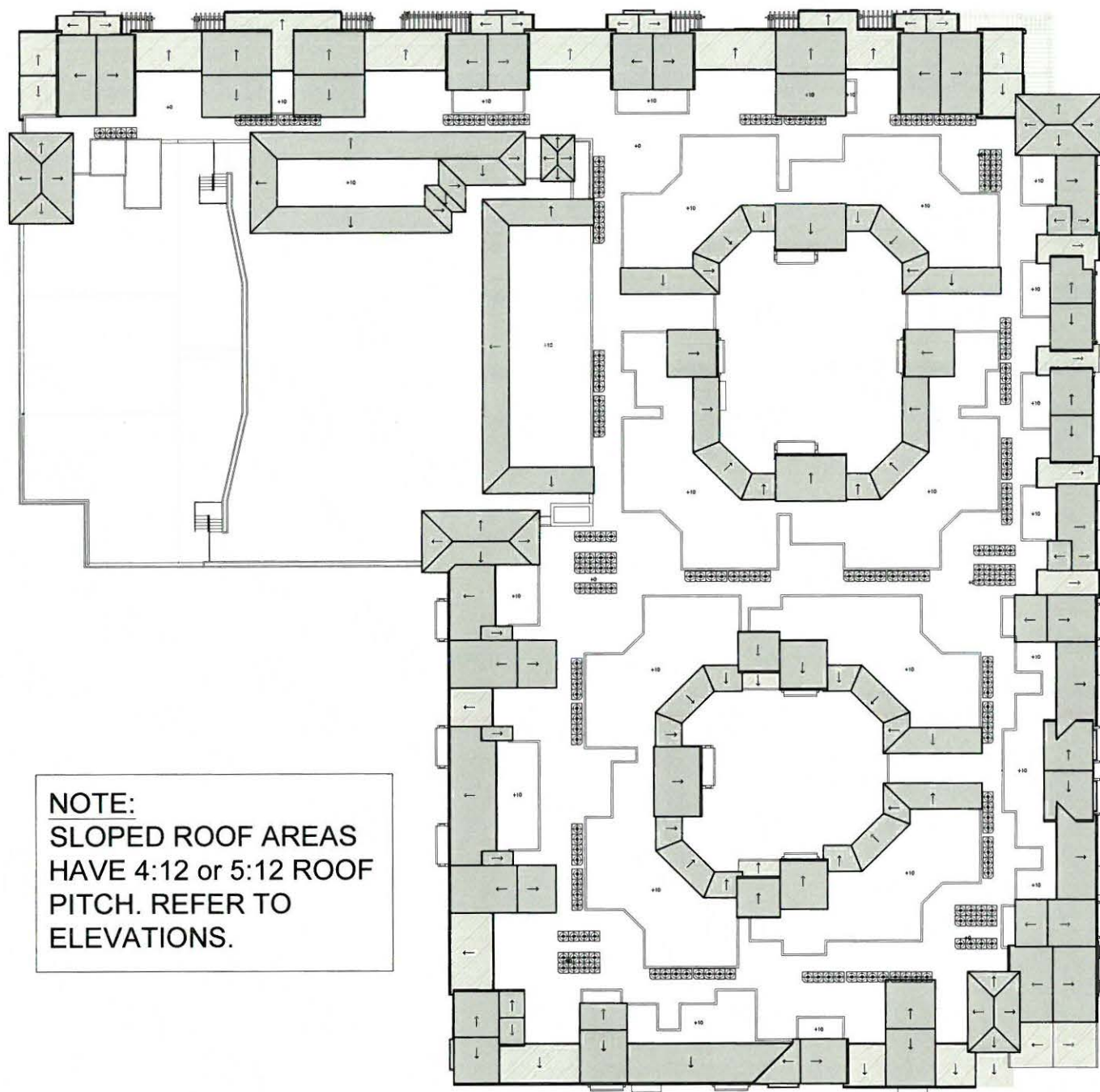


A-2.3

BUILDING PLANS
 LEVELS 3 & 4

ARCHITECTS ORANGE
 144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
 #2017-340 WWW.ARCHITECTSORANGE.COM 07-16-2018

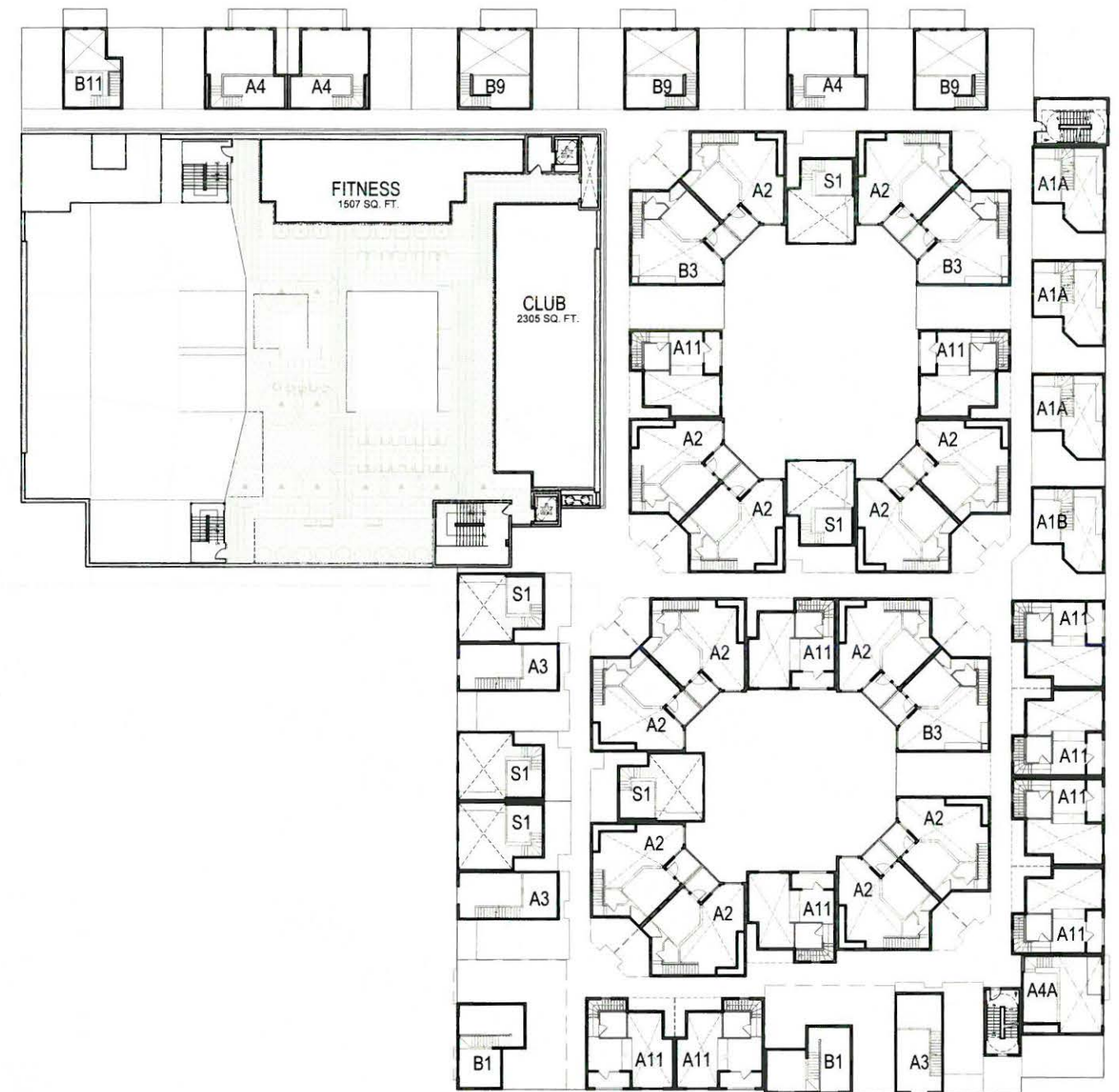




NOTE:
SLOPED ROOF AREAS
HAVE 4:12 or 5:12 ROOF
PITCH. REFER TO
ELEVATIONS.

ROOF LEVEL BUILDING PLAN

JACKSON STREET APARTMENTS GLENDALE, CA
CARMEL PARTNERS



LOFT LEVEL BUILDING PLAN

SCALE: 1" = 20'
0' 20' 40' 60'

BUILDING PLANS

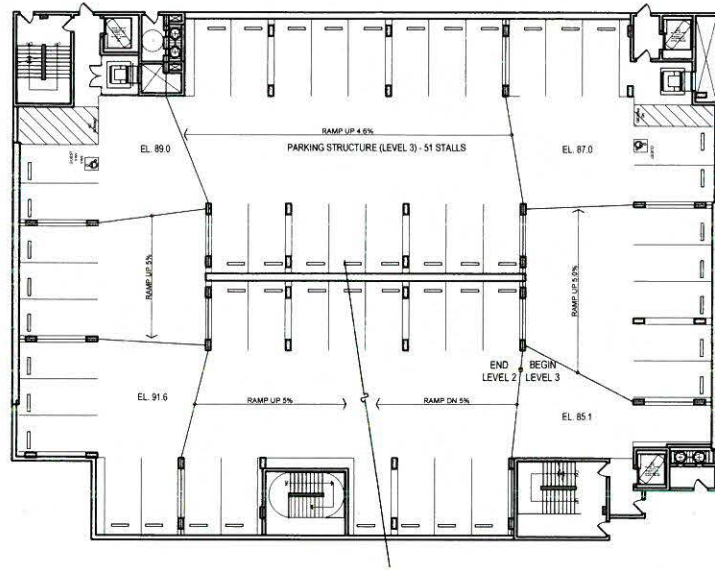
LEVELS LOFT & ROOF

ARCHITECTS ORANGE

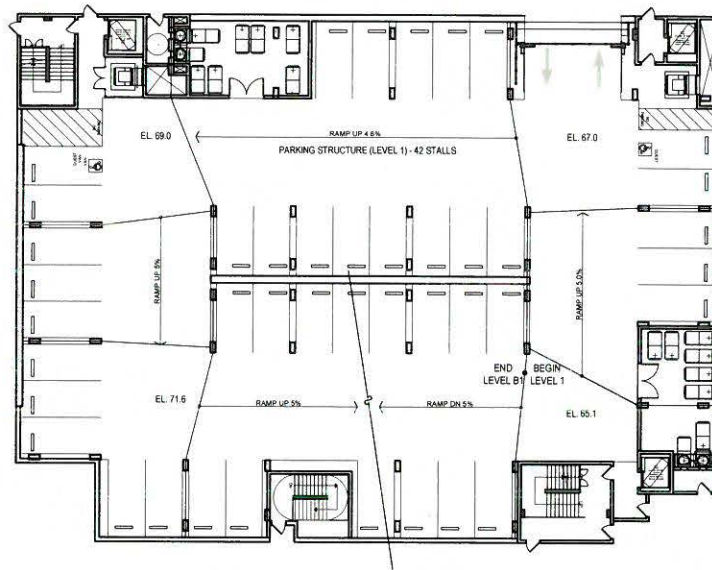
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM 07-16-2018



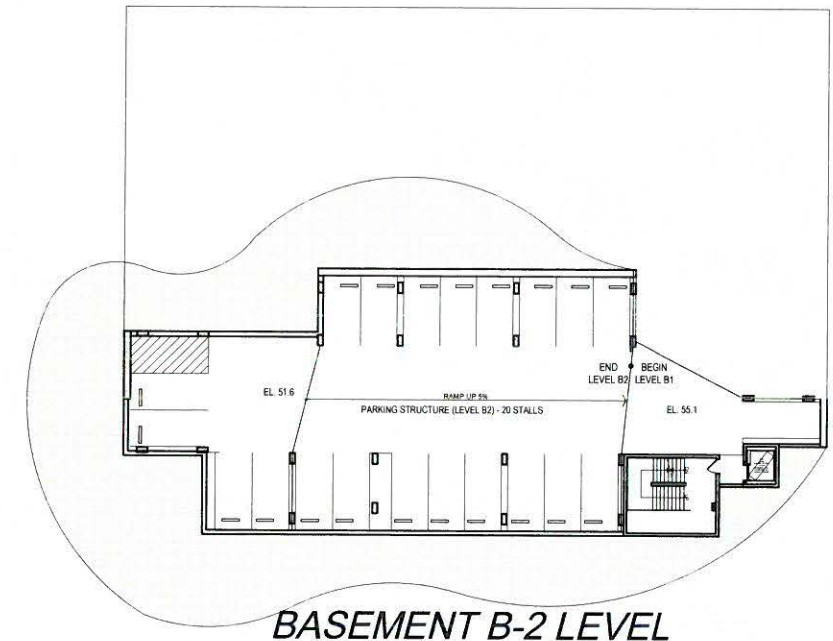
A-2.4



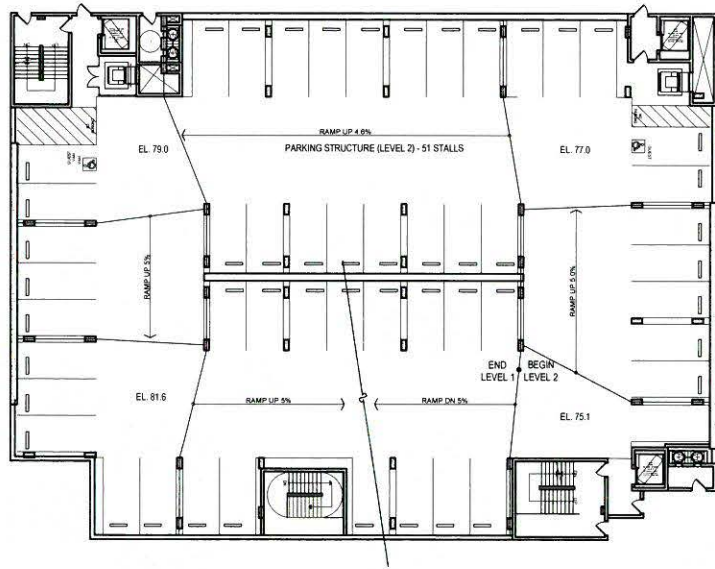
PARKING LEVEL 3



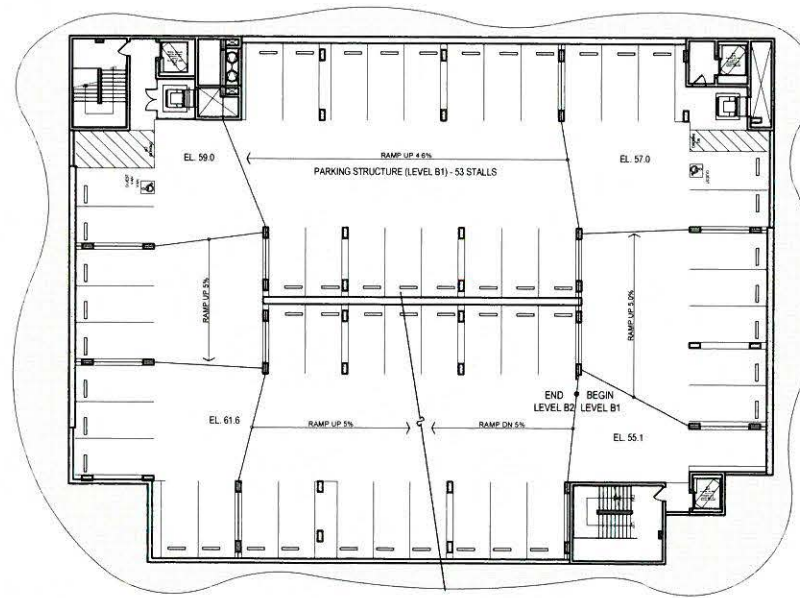
PARKING GROUND LEVEL 1



BASEMENT B-2 LEVEL



PARKING LEVEL 2



BASEMENT B-1 LEVEL

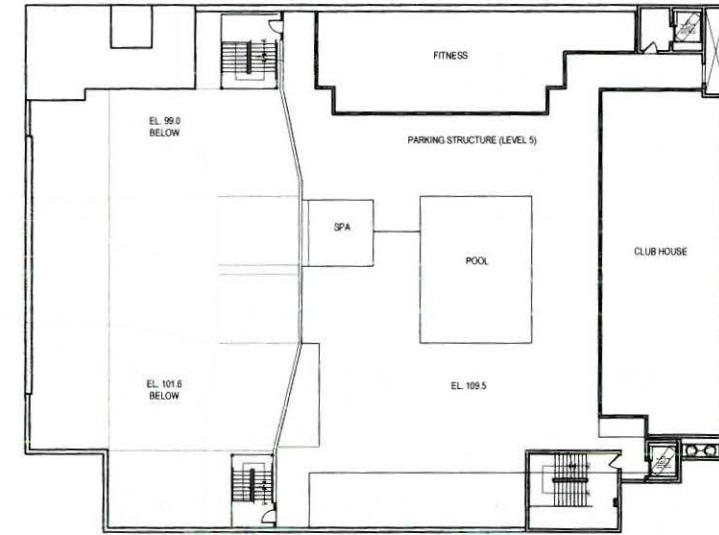
NOTE: PARKING STALL CROSS SLOPE SHALL NOT EXCEED 5%.

SCALE: 1" = 20'
 0' 20' 40' 60'

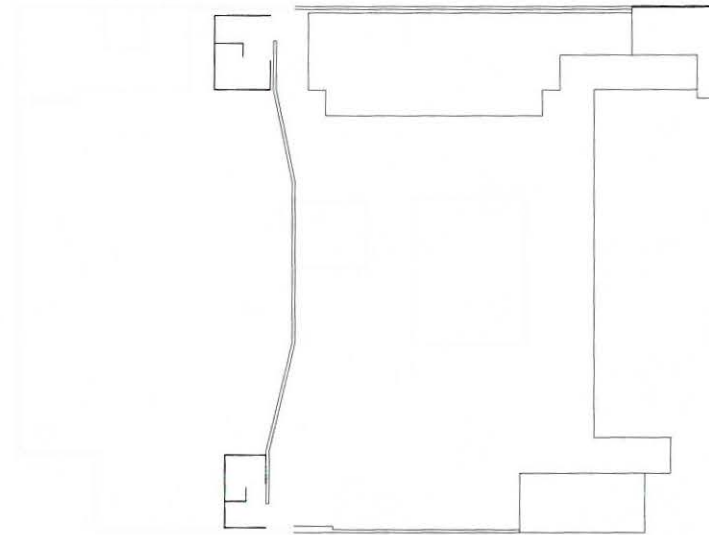
JACKSON STREET APARTMENTS GLENDALE, CA
 CARMEL PARTNERS

A-2.5
PARKING GARAGE PLANS

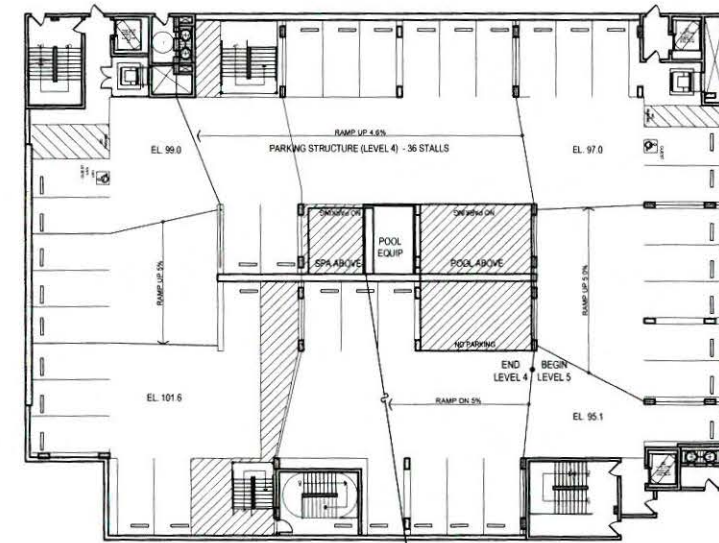
ARCHITECTS ORANGE
 144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
 #2017-340 WWW.ARCHITECTSORANGE.COM 07-16-2018



AMENITY DECK



ROOF LEVEL



PARKING LEVEL 4

NOTE: PARKING STALL CROSS SLOPE SHALL NOT EXCEED 5%.

SCALE: 1" = 20'
 0' 20' 40' 60'

JACKSON STREET APARTMENTS GLENDALE, CA
 CARMEL PARTNERS

A-2.6
 PARKING GARAGE PLANS

ARCHITECTS ORANGE
 144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
 #2017-340 WWW.ARCHITECTSORANGE.COM 07-16-2018



VIEW LOOKING NORTHWEST AT CORNER OF JACKSON ST & WILSON AVE



VIEW LOOKING NORTH ALONG JACKSON ST.



VIEW LOOKING WEST ALONG WILSON AVE.



VIEW LOOKING SOUTH ALONG JACKSON ST

JACKSON STREET APARTMENTS GLENDALE, CA
CARMEL PARTNERS

—————
PERSPECTIVES

A-3.1

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM 07-16-2018





VIEW LOOKING EAST ALONG WILSON AVE



VIEW LOOKING EAST ALONG WILSON AVE



VIEW LOOKING NORTH ALONG KENWOOD ST



VIEW LOOKING SOUTH ALONG KENWOOD ST

JACKSON STREET APARTMENTS GLENDALE, CA
CARMEL PARTNERS

—————
PERSPECTIVES

A-3.2

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM 07-16-2018





SOUTH ELEVATION - WILSON ST.



EAST ELEVATION - JACKSON ST.

JACKSON STREET APARTMENTS GLENDALE, CA
 CARMEL PARTNERS

SCALE: 1/16" = 1'-0"
 0' 16' 32' 64'

A-3.3

BUILDING ELEVATIONS

ARCHITECTS ORANGE
 144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
 #2017-340 WWW.ARCHITECTSORANGE.COM 07-16-2018





NOTE: SHADING INDICATES ADJACENT BUILDING
IN FOREFRONT

NORTH ELEVATION - CALIFORNIA AVE.



NOTE: SHADING INDICATES ADJACENT BUILDING
IN FOREFRONT

WEST ELEVATION - KENWOOD ST.

JACKSON STREET APARTMENTS GLENDALE, CA
CARMEL PARTNERS

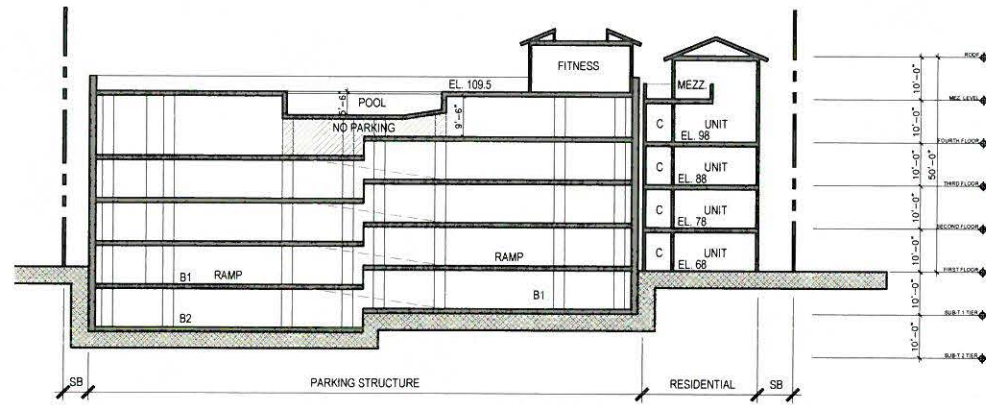
SCALE: 1/16" = 1'-0"
0' 16' 32' 64'

A-3.4

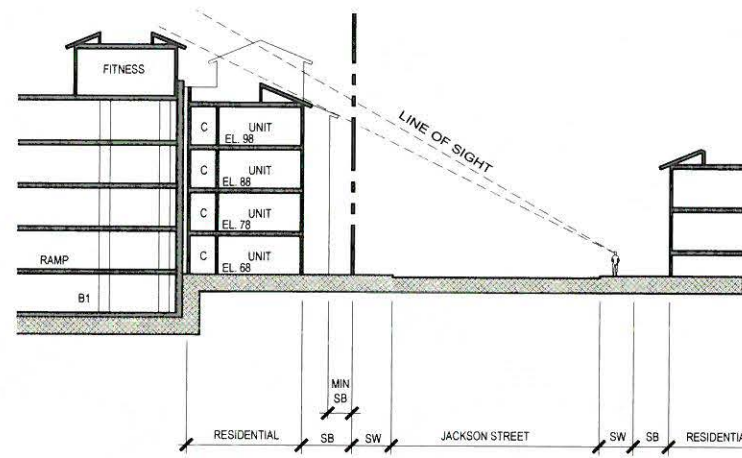
BUILDING ELEVATIONS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM 07-16-2018

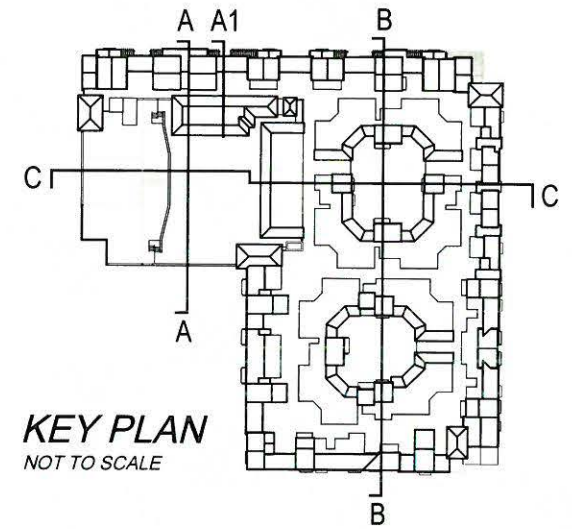




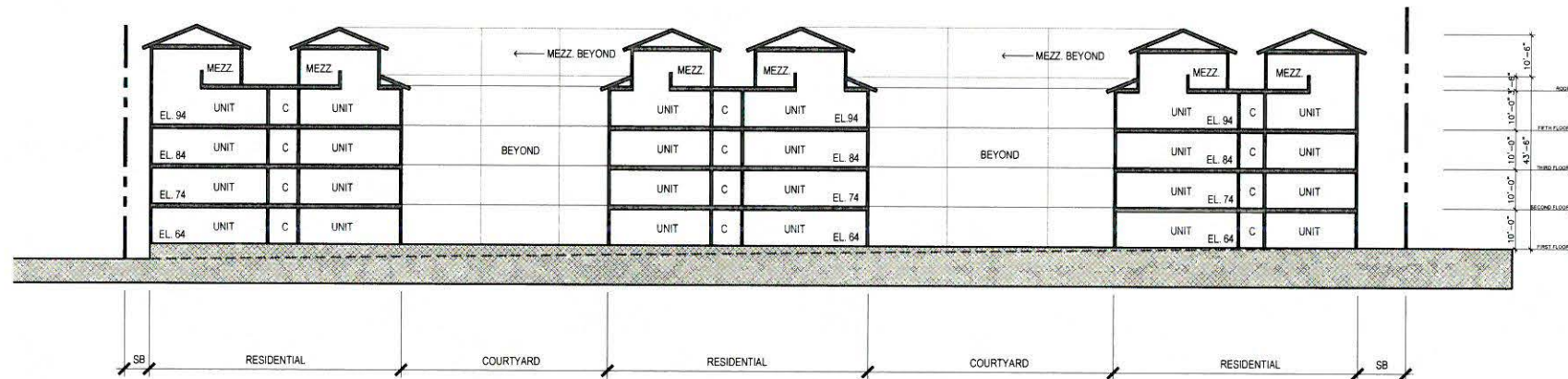
SECTION A-A



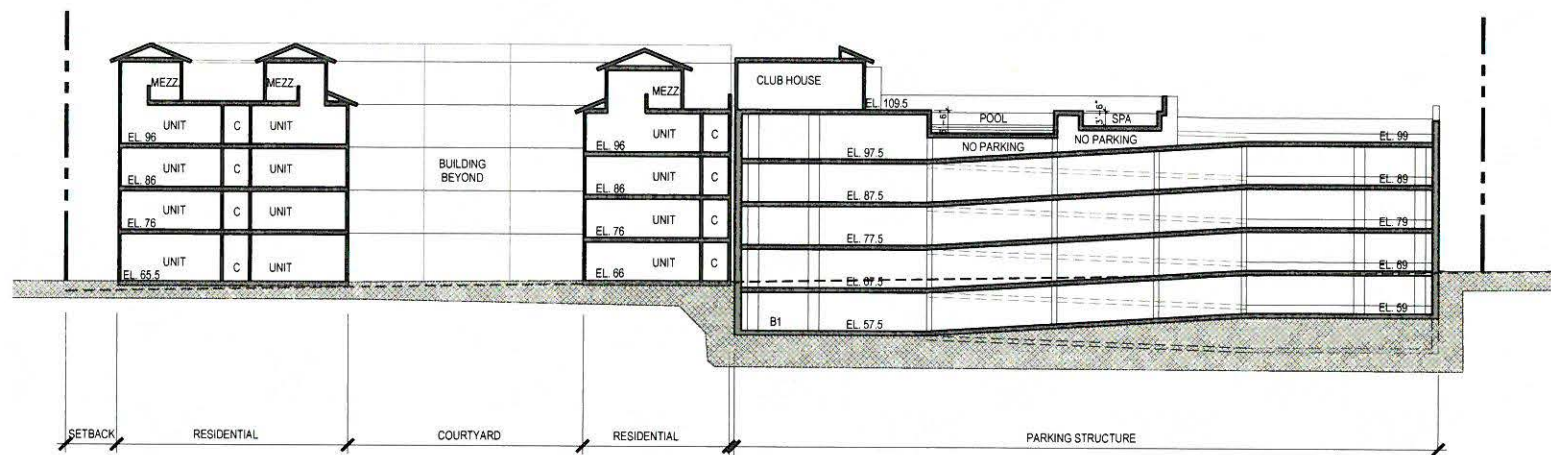
SECTION A1



KEY PLAN
NOT TO SCALE



SECTION B-B



SECTION C-C

Parking Summary			7,2416
Unit Type	Number of Units*	Required Parking Stalls/Bedrm	Count
Studio	28	0.5	14
1 BR	137	0.5	69
2 BR	33	0.5	33
Total Residential Required			116
Total Required			116
Total Provided			244

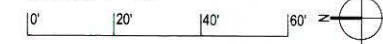
*Includes 6 units within Office

Accessible Stalls:		Req'd Accessible
Dwelling Stalls	194	2% = 3.88 = 4 Req'd
Accessible Van Parking	1 per 6 H/C stalls	= 3 H/C + 1 H/C Van Stalls

Parking Provided in Parking Structure:		
Parking Provided	Units Per Level	Total Stalls
Parking Structure - Sub-T B2		20
Parking Structure - Sub-T B1		53
1st Level	45	42
2nd Level	49	51
3rd Level	49	48
4th Level	49	30
Total Provided	192	244

JACKSON STREET APARTMENTS GLENDALE, CA
CARMEL PARTNERS

SCALE: 1" = 20'

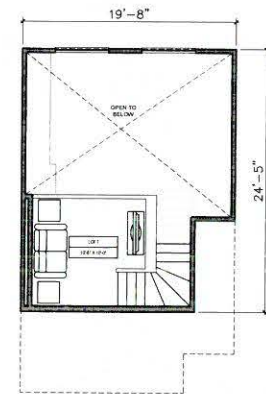


A-4.1

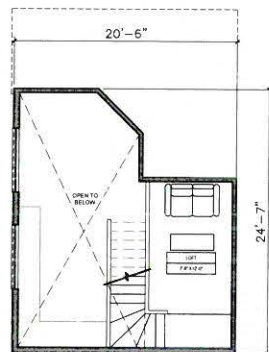
BUILDING SECTIONS
RESIDENTIAL BUILDING

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM 07-16-2018

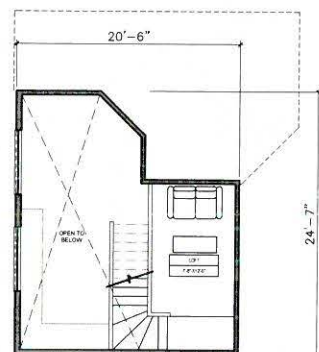




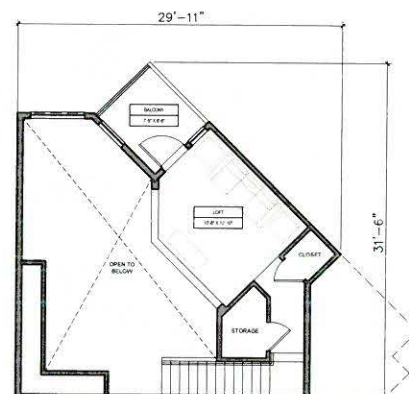
UNIT S1-L2
STUDIO - 1 BATH
LOFT LIVABLE AREA: 96 SQ. FT.
LOFT BUILDING AREA: 147 SQ. FT.



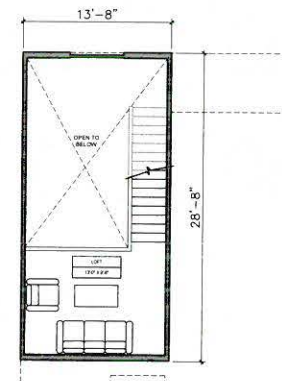
UNIT A1A-LOFT
1-BEDROOM - 1 BATH
LOFT LIVABLE AREA: 94 SQ. FT.
LOFT BUILDING AREA: 136 SQ. FT.



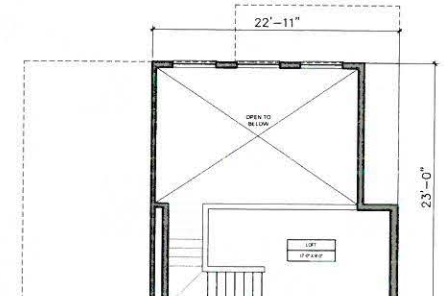
UNIT A1B-LOFT
1-BEDROOM - 1 BATH
LOFT LIVABLE AREA: 94 SQ. FT.
LOFT BUILDING AREA: 136 SQ. FT.



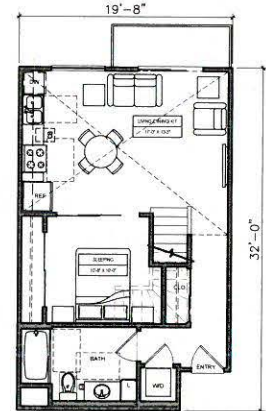
UNIT A2-LOFT
1-BEDROOM - 1 BATH
LOFT LIVABLE AREA: 130 SQ. FT.
LOFT BUILDING AREA: 251 SQ. FT.
BALCONY AREA: 50 SQ. FT.



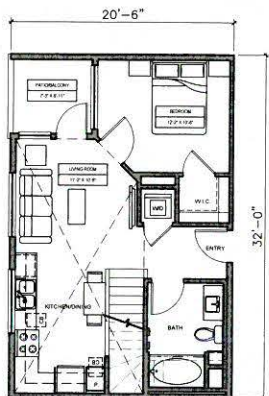
UNIT A3-LOFT
1-BEDROOM - 1 BATH
LOFT LIVABLE AREA: 126 SQ. FT.
LOFT BUILDING AREA: 161 SQ. FT.



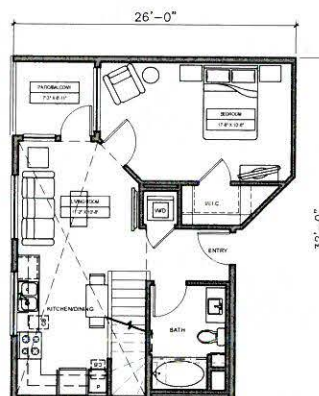
UNIT A4-LOFT
1-BEDROOM 1 BATH + DEN
LOFT LIVABLE AREA: 135 SQ. FT.
LOFT BUILDING AREA: 207 SQ. FT.



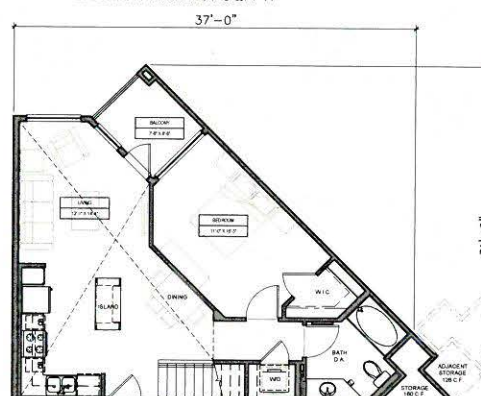
UNIT S1-L
STUDIO - 1 BATH
1st FLR LIVABLE AREA: 605 SQ. FT.
TOTAL LIVABLE AREA: 701 SQ. FT.
BALCONY: 44 SQ. FT.



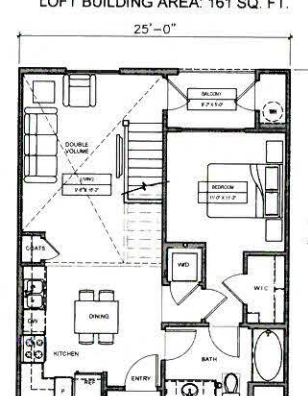
UNIT A1A-LOFT
1-BEDROOM - 1 BATH
1st FLR LIVABLE AREA: 600 SQ. FT.
TOTAL LIVABLE AREA: 694 SQ. FT.
BALCONY: 52 SQ. FT.



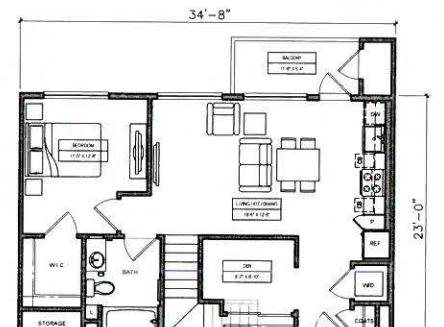
UNIT A1B-LOFT
1-BEDROOM - 1 BATH
1st FLR LIVABLE AREA: 675 SQ. FT.
TOTAL LIVABLE AREA: 728 SQ. FT.
BALCONY: 51 SQ. FT.



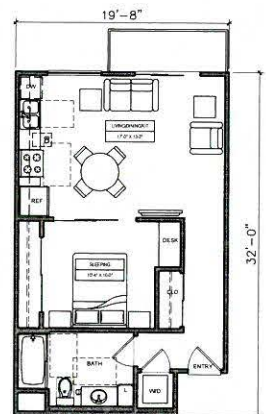
UNIT A2-LOFT
1-BEDROOM - 1 BATH
1st FLR LIVABLE AREA: 741 SQ. FT.
TOTAL LIVABLE AREA: 871 SQ. FT.
BALCONY: 50 SQ. FT.
STORAGE: 160 C.F.
(126 C.F. ADDITIONAL AT CORRIDOR)



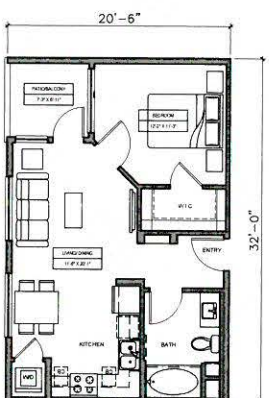
UNIT A3 - LOFT
1-BEDROOM - 1 BATH
1st FLR LIVABLE AREA: 718 SQ. FT.
TOTAL LIVABLE AREA: 844 SQ. FT.
BALCONY: 41 SQ. FT.



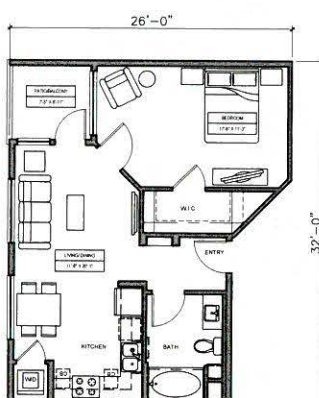
UNIT A4-LOFT
1-BEDROOM 1 BATH + DEN
1st LEVEL LIVABLE AREA: 780 SQ. FT.
TOTAL LIVABLE AREA:
BALCONY: 57 SQ. FT.
STORAGE 1: 120 C.F.
STORAGE 2: 115 C.F.



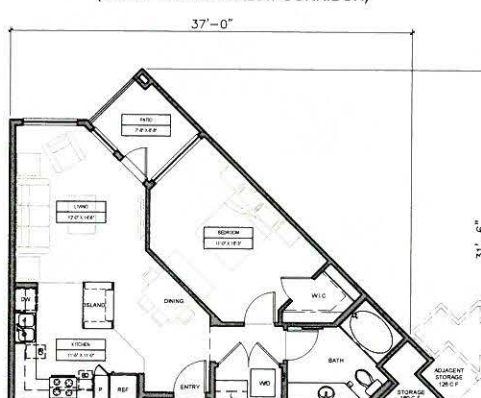
UNIT S1
STUDIO - 1 BATH
LIVABLE AREA: 605 SQ. FT.
PATIO/BALC: 44 SQ. FT.



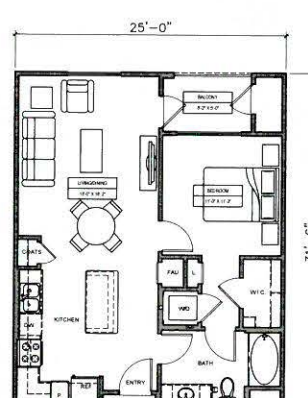
UNIT A1A
1-BEDROOM - 1 BATH
LIVABLE AREA: 600 SQ. FT.
PATIO/BALCONY: 52 SQ. FT.



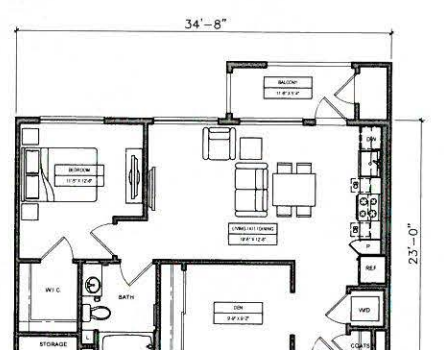
UNIT A1B
1-BEDROOM - 1 BATH
LIVABLE AREA: 677 SQ. FT.
PATIO/BALCONY: 50 SQ. FT.



UNIT A2
1-BEDROOM - 1 BATH
LIVABLE AREA: 735 SQ. FT.
PATIO/BALCONY: 50 SQ. FT.
STORAGE: 160 C.F.
(126 C.F. ADDITIONAL AT CORRIDOR)



UNIT A3
1-BEDROOM - 1 BATH
LIVABLE AREA: 718 SQ. FT.
PATIO/BALCONY: 41 SQ. FT.
STORAGE: 116 C.F.



UNIT A4
1-BEDROOM 1 BATH + DEN
LIVABLE AREA: 780 SQ. FT.
PATIO/BALCONY: 57 SQ. FT.
STORAGE 1: 120 C.F.
STORAGE 2: 115 C.F.

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

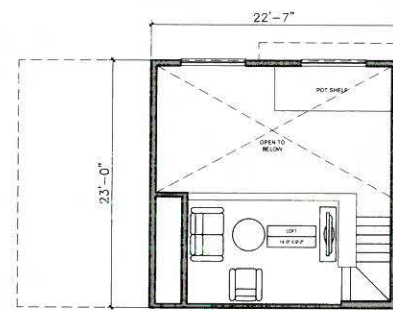
0' 8' 16' 24'

JACKSON STREET APARTMENTS GLENDALE, CA
CARMEL PARTNERS

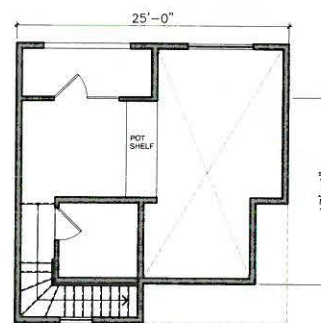
UNIT PLANS

A-5.1

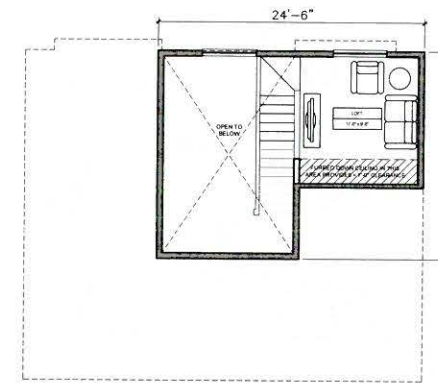




UNIT A4A - LOFT
1 BEDROOM - 1 BATH
LOFT LIVABLE AREA: 136 SQ. FT.
LOFT BUILDABLE AREA: 233 SQ. FT.



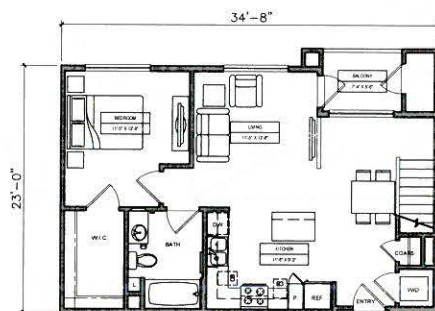
UNIT A11-L2
1 BEDROOM - 1 BATH
LOFT LIVABLE AREA: 89 SQ. FT.
LOFT BUILDABLE AREA: 209 SQ. FT.
BALCONY: 54 SQ. FT.



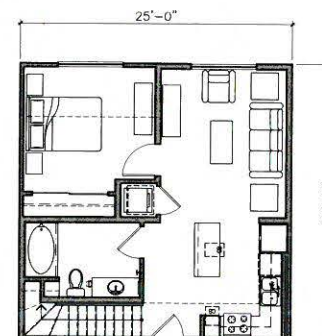
UNIT B1-L2
2 BEDROOM - 2 BATH
LOFT LIVABLE AREA: 104 SQ. FT.
LOFT BUILDABLE AREA: 184 SQ. FT.



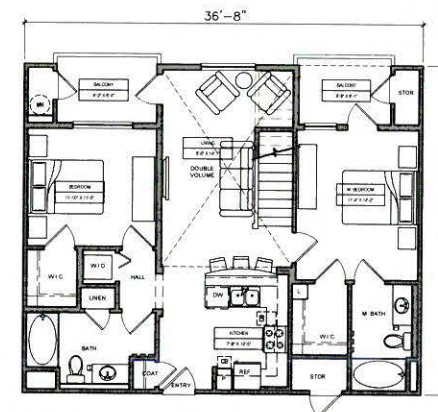
UNIT B3-L2
2 BEDROOM - 2 BATH
LOFT LIVABLE AREA: 130 SQ. FT.
LOFT BUILDABLE AREA: 251 SQ. FT.
BALCONY: 50 SQ. FT.



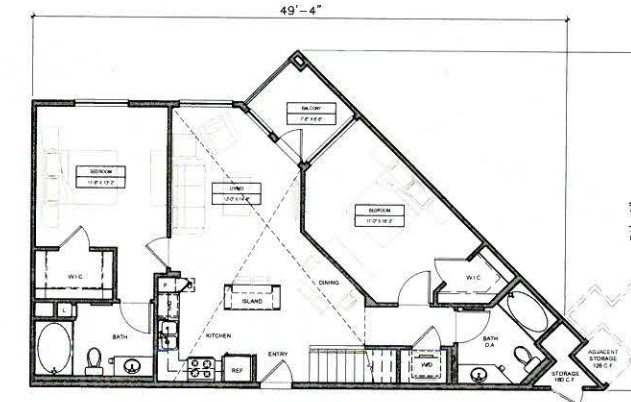
UNIT A4A-LOFT
1 BEDROOM 1 BATH + LOFT
LIVABLE AREA: 751 SQ. FT.
BALCONY: 40 SQ. FT.
STORAGE: 15 SQ. FT. (135 C.F.)



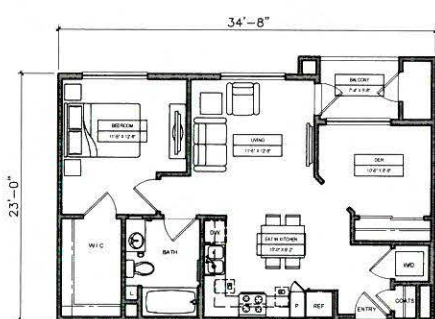
UNIT A11-L
1 BEDROOM - 1 BATH
1st FLR LIVABLE AREA: 650 SQ. FT.
TOTAL LIVABLE AREA: 739 SQ. FT.
BALCONY (off Loft): 54 SQ. FT.



UNIT B1 - LOFT
2 BEDROOM - 2 BATH
1ST FLR LIVABLE AREA: 994 SF
TOTAL LIVABLE AREA: 1,104 SF
BALCONY: 110 SF
STORAGE: 108 C.F.
(140 C.F. ADDITIONAL AT CORRIDOR)



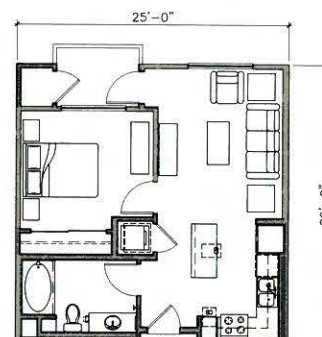
UNIT B3-LOFT
1 BEDROOM - 1 BATH
1st FLR LIVABLE AREA: 1071 SQ. FT.
TOTAL LIVABLE AREA: 1186 SQ. FT.
BALCONY: 50 SQ. FT.
STORAGE: 160 C.F.
(126 C.F. ADDITIONAL AT CORRIDOR)



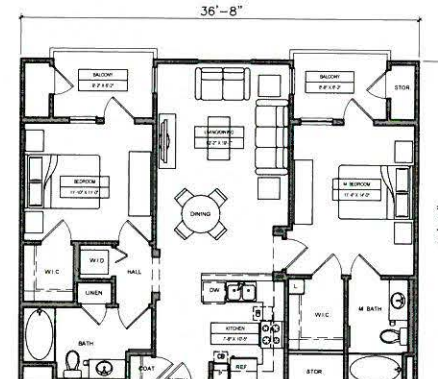
UNIT A4A
1 BEDROOM 1 BATH + DEN
LIVABLE AREA: 751 SQ. FT.
PATIO/BALCONY: 40 SQ. FT.
STORAGE: 15 SQ. FT. (132 C.F.)



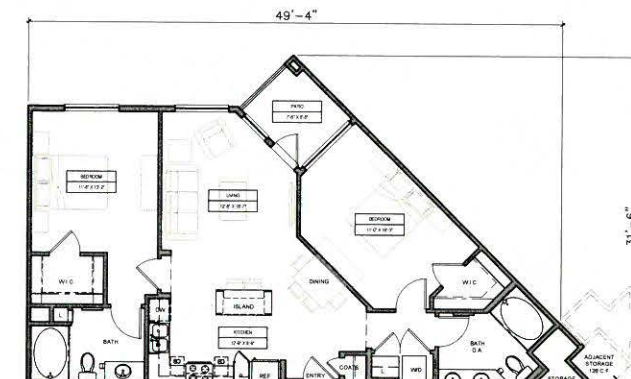
UNIT A5
1 BEDROOM - 1 BATH
LIVABLE AREA: 696 SQ. FT.
PATIO/BALCONY: 57 SQ. FT.
STORAGE: 108 C.F.



UNIT A11
1 BEDROOM - 1 BATH
LIVABLE AREA: 600 SQ. FT.
PATIO/BALCONY: 42 SQ. FT.
STORAGE: 98 C.F.



UNIT B1
2 BEDROOM - 2 BATH
LIVABLE AREA: 976 SQ. FT.
PATIO/BALCONY: 110 SQ. FT.
STORAGE: 108 C.F.
(140 C.F. ADDITIONAL AT CORRIDOR)



UNIT B3
2 BEDROOM - 2 BATH
LIVABLE AREA: 1066 SQ. FT.
PATIO/BALCONY: 50 SQ. FT.
STORAGE: 160 C.F.
(126 C.F. ADDITIONAL AT CORRIDOR)

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



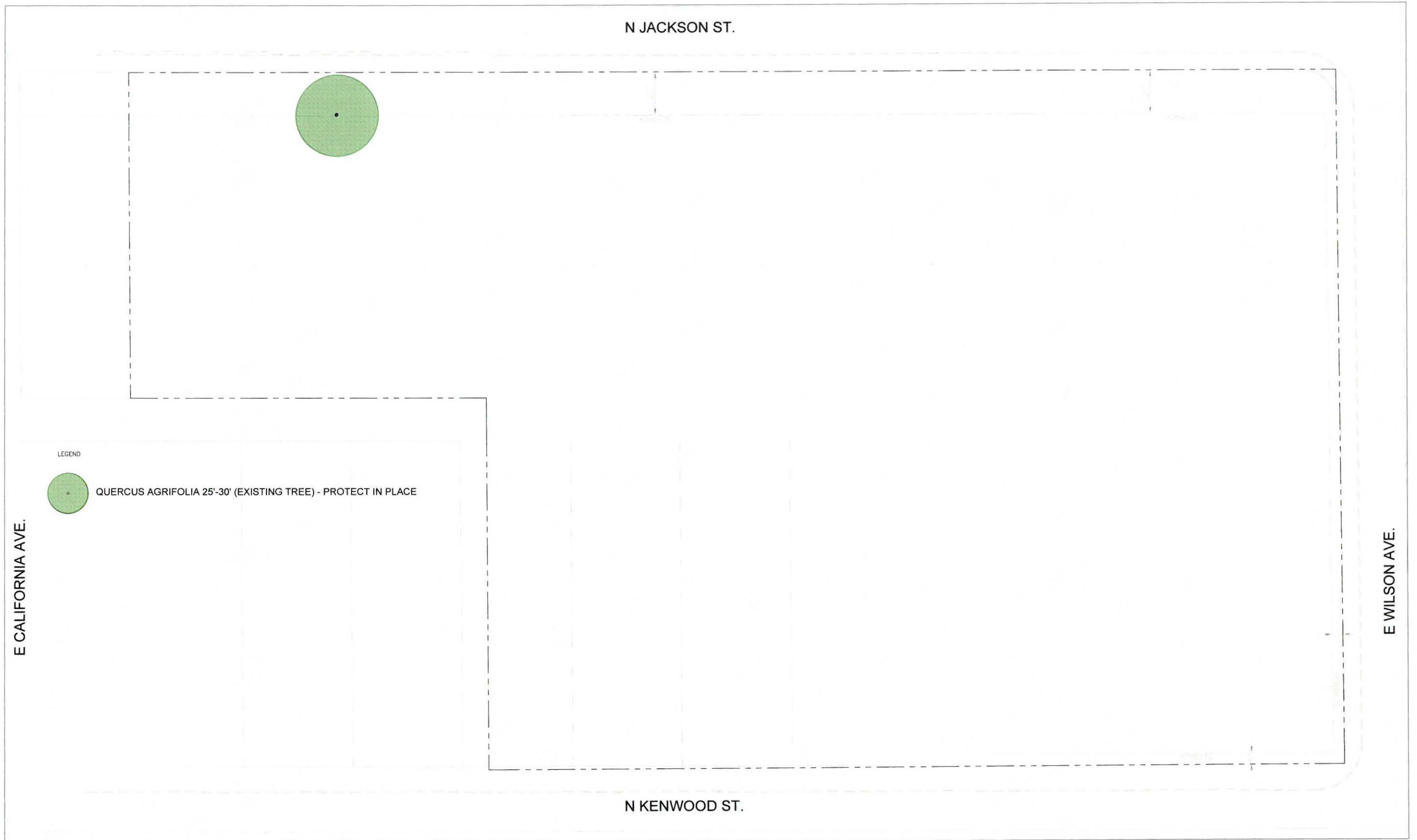
A-5.2

JACKSON STREET APARTMENTS GLENDALE, CA
CARMEL PARTNERS

UNIT PLANS

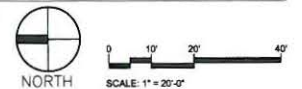
ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM 07-16-2018





GUSD APARTMENTS GLENDALE, CA
 CARMEL PARTNERS

L0.2 - LANDSCAPE PROTECTED TREE PLAN



ARCHITECTS ORANGE
 144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
 #2017-340 WWW.ARCHITECTSORANGE.COM 12-01-2017

