CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – COMMERCIAL / INDUSTRIAL / MIXED USE

October 4, 2021 *Decision Date*	**501 South Central Avenue** *Address*
Administrative Design Review (ADR) *Review Type*	**5696-012-001** *APN*
PDR2106115 *Case Number*	**Arman Karapetyan** *Applicant*
Cassandra Pruett *Case Planner*	**501 S. Central Avenue LLC** *Owner*

Project Summary
The applicant is proposing to demolish a 720 square foot (SF) commercial building (built in 1948) and a 918 SF house (built in 1921), and construct a 3,000 SF, two-story commercial building and 15-space parking lot on an 8,400 SF corner lot in the C3 (Commercial Services) Zone, Height District I.

Environmental Review
The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption pursuant to Section 15303 of the State CEQA Guidelines because it is an office building not exceeding 10,000 SF in floor area on a site zoned for such use, and does not involve the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

Existing Property/Background
The project site is an approximately 8,400 SF corner lot located on the southwest corner of South Central Avenue and West Lomita Avenue. The site is relatively flat and developed with a 720 SF commercial building (addressed as 501 S. Central Avenue and built in 1948) and a 918 SF, single-family house (addressed as 308 W. Lomita Avenue and built in 1921).

Staff Recommendation
Approve with Conditions

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

Zone: C3 - Commercial Services **Height District:** I

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
Administrative Exception Case Number PAE2106114 was approved on August 12, 2021, to allow a reduced parking lot planter width, reduced parking stall lengths, and a reduced shade tree size.

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:
- ☐ Located at or near front property line
- ☐ Conforms to prevailing setbacks on the street
- ☐ Maintains appropriate sidewalk width

Usable Open Space
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Incorporates outdoor pedestrian space
- ☐ Integrated with design and overall context
- ☐ Appropriate relationship with adjoining properties

Access and Parking
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Parking location is appropriate to the site and its neighborhood context
- ☐ Appropriate pedestrian and vehicle access points
- ☐ Appropriate service and loading locations
- ☐ Landscape screening for street-facing parking
- ☐ Techniques employed to reduce storm water runoff
- ☐ Decorative or colored paving to delineate pedestrian areas

Landscape Design
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Complementary to building design
☐ Appropriately sized and located

Walls, Fences, and Retaining Walls
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Minimize use whenever possible
☐ Use decorative material to complement building and/or landscape design
☐ Provide landscaping to minimize visual impact

Screening
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Mechanical equipment appropriately screened
☐ Trash bins appropriately located and screened

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 proposed 3,000 SF, two-story commercial building is located at the front property line to focus activity along Central Avenue, and set back almost 17 feet from the curb, thereby providing sufficient sidewalk and parkway space.
- Although no at-grade usable open space is provided due to site constraints, approximately 800 SF of usable open space is provided on the second floor as an outdoor roof deck.
- The existing curb cut will be maintained for the new commercial development. Its location on Lomita Avenue is distanced from the Central-Lomita intersection which helps minimize conflict with traffic. The driveway will be repaved with decorative paving.
- The parking lot will be well-screened from the street with a four-foot wide landscaping planter along Lomita Avenue that includes three Little Gem Magnolia shade trees. An additional five-foot planter is located along the west interior property line and contains an additional shade tree.
- A new London Plan street tree will be provided at the sidewalk along Central Avenue, and four existing palms (not shade trees) will be replaced with Raywood Ash shade trees along the Lomita Avenue sidewalk, per City Arborist direction.

- Mechanical equipment and trash enclosure visible from the public street will be screened with a high-quality material.
- The CMU wall along the south property line will be coated with plaster and painted to match the building.

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:
☐ Appropriate proportions and transitions
☐ Articulation, solid/void balance, and open space relate to predominant pattern

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 to minimize height

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:
☐ Articulation avoids overbearing forms
☐ Appropriate solid/void relationships
☐ Entry and major features well located

Massing
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Larger masses broken into separate volumes
☐ Long, unbroken street walls avoided
☐ Visual impact of larger building minimized

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 building is designed to read like a two-story building, however the second floor is mostly open to the sky. The building's 25-foot height is modest and fits in well with the neighborhood pattern.
- The placement of the two-story building along the Central Avenue frontage with the parking lot at the rear results in a substantial separation of the commercial building from the adjacent two-story residential building along Lomita.
- The front and rear façades feature a deeply recessed (2-foot) entryway with a window wall approximately 25-feet-wide and 1-1/2 stories in height, which helps break up the massing of these facades.
- All four facades feature large recessed windows and openings that are well-proportioned to wall area and help break up the massing.
- The second floor features numerous wall openings, instead of windows, which lightens the building massing.

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:

☐ Consistent architectural concept
☐ Proportions appropriate to project and surrounding neighborhood
☐ Appropriate solid/void relationships

Entryway

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Well integrated into design
☐ Location promotes pedestrian activity
☐ Design provides appropriate focal point

Storefronts and Windows

☒ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Maximize transparency at ground floor
☐ 12-15' floor-to-floor height at ground-floor is encouraged
☐ Coordinate design with overall style of building

☐ Use durable materials for windows, such as aluminum or steel
☐ Locate security gates/grilles inside commercial spaces, preferably set back from storefront

Awnings and Canopies
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Integrate awnings and canopies into overall building design
☐ Avoid long treatments spanning multiple openings
☐ Back-lit awnings are not allowed

Lighting
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Light fixtures are appropriate to the building design
☐ Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
☐ Utilize shielded fixtures to avoid light spillover onto adjacent properties

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

If "no" select from below and explain:
☐ Textures and colors reinforce design
☐ High-quality, durable materials used, especially facing the street
☐ Materials appropriately enhance articulation and façade hierarchies
☐ Wrap corners and terminate cladding 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

Roof Forms
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Configure roofline to provide visual interest and deemphasize mass

☐ Roof forms are consistent with overall design

☐ Continue roofs and parapets around building or terminate in logical manner

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 two-story building is designed in a simple, traditional style, defined by rectangular forms, architectural features and materials set into a heavy base and accented with ornamental details.
- The front entrance faces the sidewalk on Central Avenue to promote pedestrian activity, and features an approximately twenty-five-foot-wide glass wall entryway approximately 1-1/2 stories in height and recessed two-feet, that provides visual interest and a sense of arrival.
- The front façade composition of window openings achieves 50% transparency to support pedestrian activity. The relationship of wall space to openings is well-proportioned. Windows are recessed with decorative molding, break up the façade, and provide visual interest.
- The building utilizes a variety of high-quality traditional materials (porcelain panel siding, cast stone siding, painted wrought iron railings, decorative brass light fixtures, black aluminum window frames), ornamental elements including prominent decorative pre-cast molding at all openings, windows and rooflines.
- A simple dark-colored metal and glass canopy is provided at both the front and rear entrances that fit well with the style.
- All materials consistently wrap corners.
- Light fixtures are minimized to avoid excessive lighting.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval with Conditions.** This determination is based on the implementation of the following recommended conditions:

Conditions

1. All decorative molding shall be pre-cast (not field-finished or cast on site).
2. Project shall demonstrate compliance with all conditions of approval in the related Administrative Exception case (Case Number PAE2106114, approved on August 12, 2021).

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Decision Letter for PAE2106114

GENERAL NOTES

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

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

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

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

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

6. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26. DEVELOPER IS RESPONSIBLE FOR THE CURRENT COST OF A WATER SERVICE OR FIRE LINE INSTALLATION IN ACCORDANCE WITH THE CURRENT WATER FEE SCHEDULE.

27. A COMPLETE SET OF PLUMBING PLANS AND FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO GWP WATER ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO REQUEST OF NEW DOMESTIC WATER SERVICE AND NEW FIRE LINE RESPECTIVELY ANY WATER SERVICE OR FIRE LINE CONNECTION, WHEN NO LONGER NEEDED BY THE CUSTOMER, MUST BE PERMANENTLY ABANDONED (DISCONNECTED AT WATER MAIN AND WATER METER REMOVED) BY GWP FOLLOWING PAYMENT OF THE NECESSARY FEE.

28. ANY WATER SERVICE OR FIRE LINE SHALL HAVE A SEPARATE CONNECTION TO THE POTABLE WATER MAIN. A SINGLE CONNECTION THAT COMBINES DOMESTIC AND FIRE PROTECTION USES IS NOT ALLOWED.

29. FIRE DEPARTMENT APPROVAL/EXEMPTION SHALL BE OBTAINED WHEN DETERMINING IF EXISTING FIRE FLOW IS ADEQUATE. THE APPLICANT SHALL PAY THE COST OF ANY NECESSARY FIRE OR DOMESTIC WATER SERVICES AND RECYCLED WATER SERVICE TO THE PROPERTY, AS WELL AS OFFSITE WATER FACILITY IMPROVEMENTS NECESSARY TO PROVIDE FIRE FLOW AS REQUIRED BY THE GLENDALE FIRE DEPARTMENT.

30. ALL WATER FACILITIES SHALL BE PROTECTED IN PLACE DURING CONSTRUCTION OF THE SUBJECT PROJECT. ALL WATER VALVES, WATER METER BOXES, WATER VAULTS AND FIRE HYDRANTS MUST BE RELOCATED AND SET TO FINISHED GRADE WHEN NECESSARY AT PROJECT'S EXPENSE.
CONTACT GWP WATER ENGINEERING AT (818)548-2062 PRIOR TO CONSTRUCTION.

31. FIRE SPRINKLER SYSTEM. A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE NEW STRUCTURES IN ACCORDANCE WITH THE RECOMMENDATIONS OF NFPA 13 AND THE REQUIREMENTS OF THE GLENDALE FIRE DEPARTMENT. PLANS AND PERMIT APPLICATION SHALL BE SUBMITTED TO THE FIRE DEPARTMENT WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT. RISER AND ALL SPRINKLER PIPING SHALL BE CONCEALED, NO EXPOSED PIPING ON EXTERIOR PERMITTED. QUICK RESPONSE SPRINKLER HEADS ARE REQUIRED THROUGHOUT THE STRUCTURE UNLESS CONTRAINDICATED.

32. MEDICAL GAS. IF MEDICAL GASES ARE TO BE USED AS PART OF ANY MEDICAL PROCEDURES, A SEPARATE FIRE PERMIT WILL BE REQUIRED BEFORE INSTALLATION.

33. HAZARDOUS MATERIALS. IF ANY HAZARDOUS MATERIALS ARE TO BE USED ON SITE ABOVE THE THRESHOLD QUANTITIES, A SEPARATE FIRE PERMIT WILL BE REQUIRED.

FIRE DEPARTMENT NOTES

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

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

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

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

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

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

EXIT

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

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

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

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

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

PUBLIC WORKS NOTES

1. THE PROJECT SHALL COMPLY WITH ALL NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS, INCLUDING THE SUBMITTAL AND CERTIFICATION OF PLANS AND DETAILS SHOWING PRECONSTRUCTION, DURING CONSTRUCTION, AND POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) THAT ARE INTEGRATED INTO THE DESIGN OF PROJECT. IN ADDITION, THE APPLICANT SHALL SUBMIT A LOW IMPACT DEVELOPMENT (LID) DRAINAGE SYSTEM TO THE BUILDING AND SAFETY DIVISION FOR REVIEW AND APPROVAL.

2. THE APPLICANT SHALL ENTER INTO A COVENANT & AGREEMENT WITH THE CITY OF THE REPLACEMENT, INSTALLATION, AND CONTINUED MAINTENANCE OF ALL NPDES-RELATED DRAINAGE DEVICES ON THE PROPERTY AND GRANTING INSPECTION RIGHTS TO THE CITY.

3. ALL ROOF AND ON-SITE DRANAGE SHALL BE CONVEYED TO THE STREET VIA CAST IRON PIPES AND/OR PARKWAY DRAINS FROMTHE PROPERTY LINE AND EXITING THROUGH THE CURB.

4. ALL APPLICABLE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWS) MANUAL, TO MATCH AND JOIN THE EXISTING STREET IMPROVEMENTS, AND TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.

5. REMOVE AND REPLACE ALL UNUSED DRIVEWAY APRONS ON CENTRAL AVENUE WITH CURB, GUTTER, AND SIDEWALK.

6. REMOVE AND REPLACE ALL UNUSED DRIVEWAY APRONS ON LOMITA AVENUE WITH CURB. GUTTER, SIDEWALK, LANDSCAPING, AND IRRIGATION.

7. THE EXISTING DRIVEWAY APRON FRONTING THE PROPOSED DRIVEWAY ACCESS ON LOMITA AVENUE SHALL BE RECONSTRUCTED IN ACCORDANCE WITH THE SPPWC MANUAL.

8. REMOVE ALL NON- STANDARD LANDSCAPING ON LOMITA AVENUE AND REPLACED WITH CITY STANDARD LANDSCAPING AS APPROVED BY THE CITY ARBORIST.

9. REMOVE AND REPLACE ALL SIDEWALK ON CENTRAL AVENUE AND LOMITA AVENUE.

10. REMOVE AND REPLACE ALL BROKEN CURBS AND GUTTERS ON CENTRAL AVENUE AND LOMITA AVENUE.

11. REMOVE THE EXISTING CURB RAMP AT THE SOUTHWEST CORNER OF CENTRAL AVENUE AND LOMITA AVENUE AND CONSTRUCT A STANDARD ADA RAMP.

12. THE APPLICANT SHALL BEAR ALL COSTS INVOLVED IN THE RELOCATIONRECONSTRUCTION AND/OR ADJUSTMENT TO NEW FINISHED GRADE OF ALL UTILITIES (UNDERGROUND AND OVERHEAD) WITHIN THE PUBLIC RIGHT-OF WAY THAT MAY BE AFFECTED BY THE PROJECT. THE APPLICANT SHALL COORDINATE ALL SUCH WORK WITH THE RESPECTIVE UTILITY OWNERS.

13. ALL EXISTING STREET APPURTENANCES INCLUDING TRAFFIC STRIPING, UTILITIES, STREET SIGNS, CURB PAINTINGS, LANDSCAPING, AND TREE WELLS WITHIN THE PUBLIC RIGHT-OF-WAY THAT WERE DAMAGED REMOVED, OR RELOCATED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.

14. THE ENTIRE ASPHALT CONCRETE ROADWAY PAVEMENT WITHIN THE VICINITY OF THE PROPERTY SHALL BE INSPECTED AFTER THE COMPLETION OF THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF DAMAGE, AS A RESULT OF CONSTRUCTION - RELATED ACTIVITIES, THE APPLICANT MAY BE REQUIRED TO PERFORM ADDITIONAL STREET IMPROVEMENT REPAIRS, UP TO THE RECONSTRUCTION OF THE ASPHALT CONCRETE PAVEMENT.

15. SEPARATE PERMIT(S) SHALL BE REQUIRED FOR ALL WORKS WITHIN THE PUBLIC-RIGHT-OF-WAY. THE APPLICANT SHALL BEAR ALL FEES FOR NECESSARY PERMITS AND CONSTRUCTION INSPECTIONS FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

16. CONTACT THE CITY ARBORIST AT (818) 550-3402, REGARDING EXISTING AND PROPOSED TREES IN THE PUBLIC RIGHT-OF-WAY.

17.COMMENTS FROM THE TRAFFIC SECTION SHALL BE PROVIDED SEPARATELY.

18. ADDITIONAL REQUIREMENTS MAY APPLY AFTER THE INITIAL SUBMITTAL OF THE FINAL ENGINEERING PLANS FOE BUILDING PLAN CHECKING.

LEGEND OF SYMBOLS

METAL
PLYWOOD
GYPSUM WALLBOARD
CONCRETE
FINISH WOOD
BATT INSULATION
ACOUSTICAL TILE
WOOD BLOCKING
CONT. WOOD BLOCKING
CARPET SECTION
DETAIL NUMBER (EX. C-1)
SHEET ON WHICH DETAIL OCCURS
AA ROOM FINISH NOTE
102 DOOR NUMBER
102 ROOM NUMBER

NORTH ARROW
3 A4-2 SECTION
3 GRID LINE
MATCH LINE
ELEVATION
DIRECTION OF SLOPE
3 DRAWING NUMBER
8 A6-3 INTERIOR ELEVATION
UNIT (A) 110 ROOM NUMBER
120 STOREFRONT
9 DOOR
W WINDOW
℄ CENTERLINE

PROJECT SUMMARY

LAND USE PER GMC:	MEDICAL OFFICE (SKIN CARE CENTER)
BUILDING OCCUPANCY PER CBC :	B OCCUPANCY (SKIN CARE CENTER)
LOT AREA :	8,400 SQ. FT.
ZONE :	C3 1
ALLOWABLE HEIGHT:	50'-0"
PROPOSED HEIGHT:	25'-0"
FIRST FLOOR AREA :	2,694 SQ. FT.
SECOND FLOOR AREA:	306 SQ. FT.
TOTAL BUILDING AREA:	3,000 SQ. FT.
INTERIOR PARKING AREA:	4,749 SQ. FT.
REQUIRED INTERIOR LANDSCAPING:	4,749 SQ. FT. X 5% = 237.5 SQ. FT.
PROVIDED INTERIOR LANDSCAPING:	248.5 SQ. FT.

REQUIRED ONE 24" BOX TREE FOR EVERY 6 SPACES PER GMC 30.32.160

15 SPACES REQUIRE 2.5 TREES = 3 TREES

PROVIDED 4 (FOUR) 24" BOX + 5 STREET TRESS ALONG CENTRAL & LOMITA (SEE LANDSCAPE DRAWINGS)

REQUIRED PARKING
MEDICAL OFFICE WITH PATIENT VISITATION: 5/1000 OR 3,000 X 5/1000 = 15

PROVIDED PARKING: 15 CARS

CONSTRUCTION TYPE TYPE V-B FULLY SPRINKLERED

501 S. CENTRAL

STANDARD ABBREVIATIONS

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

L.A. ASSESSOR'S RECORD

ASSESSOR'S ID NO. 5696-012-001	
SITE ADDRESS	501 S. CENTRAL AVE. GLENDALE CA 91204
PROPERTY TYPE	COMMERCIAL / INDUSTRIAL
REGION / CLUSTER	24 / 24633
TAX RATE AREA (TRA)	04045
PROPERTY BOUNDARY DESCRIPTION	PALMETTO TRACT N 60 FT OF W 140 FT OF E 150 FT OF LOT 14
BUILDING DESCRIPTION(S)	
IMPROVEMENT:	
SQUARE FOOTAGE	720
YEAR BUILT / EFFECTIVE YEAR BUILT	1948/ 1955
BEDROOMS / BATHROOMS	0 / 0
UNITS	1
SQUARE FOOTAGE	918
YEAR BUILT / EFFECTIVE YEAR BUILT	1921/ 1926
BEDROOMS / BATHROOMS	2 / 1
UNITS	1

CONSULTANTS

ARCHITECT

ALAJAJIAN-MARCOOSI ARCHITECTS INC.
320 N. ARDEN AVENUE, SUITE 120
GLENDALE, CA 91203
TEL: (818) 244-5130 FAX: (818) 551-1613
E-MAIL: ARAM@AMAINC5.COM

SURVEYOR

RAY LOMBERA & ASSOCIATES INC.
5015 EAGLE ROCK BOULEVARD, STE. 210
LOS ANGELES, CA 90041
TEL:(323) 257-4771 FAX: (323) 257-4865
WWW.RAYLOMBERA.COM

GEOLOGIST

CREATIVE GEOTECHNICAL, INC
14421 SYLVAN STREET
VAN NUYS, CA 91411
TEL:(818) 423-5800
WWW.CREATIVEGEOTECHNICAL.COM

LEGAL DESCRIPTION

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

EXISTING AREA ANALYSIS:

EXISTING	
LOT AREA :	8,400 SQ. FT.
ZONE :	C3 1
HEIGHT:	1 STORY
COUNTER SERVICE RESTAURANT AREA:	720 SQ. FT.
SINGLE FAMILY HOUSE AREA:	918 SQ. FT.
CONSTRUCTION TYPE:	TYPE V-B
PARKING:	11 SPACES

SHEET INDEX

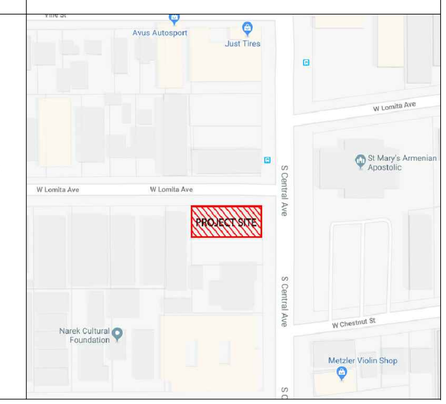
ARCHITECTURAL:
A-0.1 COVER SHEET
A-1.0 SITE PLAN AND DETAILS
A-1.1 AREA AND SITE DIAGRAMS
A-2.1 FLOOR PLANS
A-3.1 EAST AND SOUTH ELEVATIONS
A-3.2 WEST AND NORTH ELEVATIONS
A-4.1 BUILDING SECTIONS
A-5.0 SCHEDULES
A-6.0 DETAILS
A-6.1 DETAILS
A-8.1 PERSPECTIVE RENDERINGS

LANDSCAPING:
L 1.0 LANDSCAPE PLAN
L 1.1 LANDSCAPE PLAN

SCOPE OF WORK

CONSTRUCTION OF A 3,000 SQUARE-FOOT, TWO STORY GENERAL MEDICAL OFFICE BUILDING, ON 8,400 SQUARE-FOOT LOT. DEVELOPMENT OF THE PROJECT WILL REQUIRE THE DEMOLITION OF THE EXISTING 720 SQUARE-FOOT COUNTER SERVICE RESTAURANT LOCATED AT 501 SOUTH CENTRAL AVENUE (BUILT IN 1948) AND THE EXISTING 918 SQUARE-FOOT HOUSE LOCATED AT 308 WEST LOMITA (BUILT IN 1921).

VICINITY MAP



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICEMUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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E-mail: aramar@worldnet.att.net

Owner:
501 S. CENTRAL AVENUE LLC

Owner Address:

Project Name:
501 S. CENTRAL MEDICAL OFFICE BUILDING

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

COVER SHEET

Scale: N/A

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 06.08.21
- JOB NO
- SHEET NO

A-0.1

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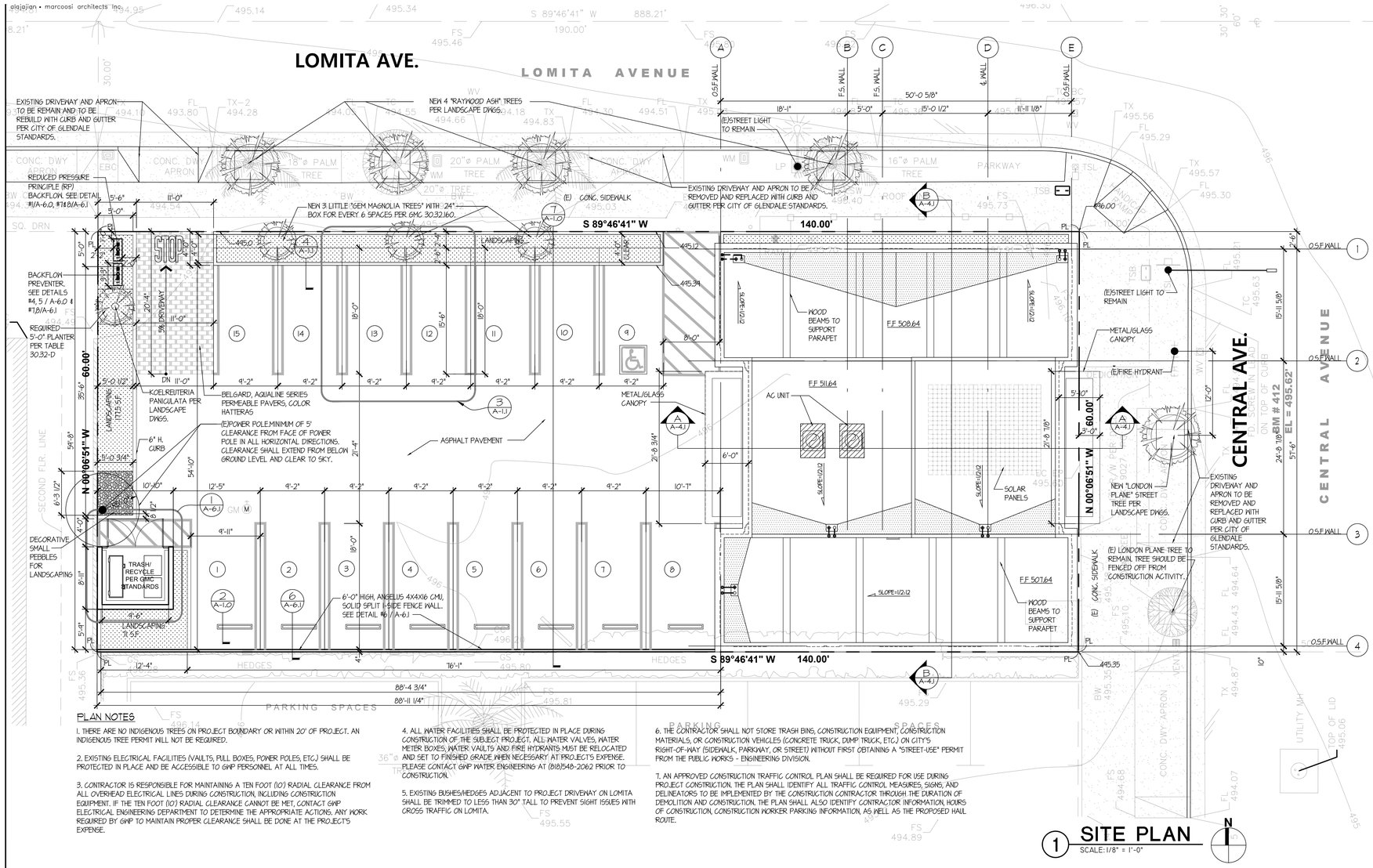


PLAN NOTES

1. THERE ARE NO INDIGENOUS TREES ON PROJECT BOUNDARY OR WITHIN 20' OF PROJECT. AN INDIGENOUS TREE PERMIT WILL NOT BE REQUIRED.

2. EXISTING ELECTRICAL FACILITIES (VAULTS, PULL BOXES, POWER POLES, ETC.) SHALL BE PROTECTED IN PLACE AND BE ACCESSIBLE TO GWP PERSONNEL AT ALL TIMES.

3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A TEN FOOT (10') RADIAL CLEARANCE FROM ALL OVERHEAD ELECTRICAL LINES DURING CONSTRUCTION, INCLUDING CONSTRUCTION EQUIPMENT. IF THE TEN FOOT (10') RADIAL CLEARANCE CANNOT BE MET, CONTACT GWP ELECTRICAL ENGINEERING DEPARTMENT TO DETERMINE THE APPROPRIATE ACTIONS. ANY WORK REQUIRED BY GWP TO MAINTAIN PROPER CLEARANCE SHALL BE DONE AT THE PROJECT'S EXPENSE.

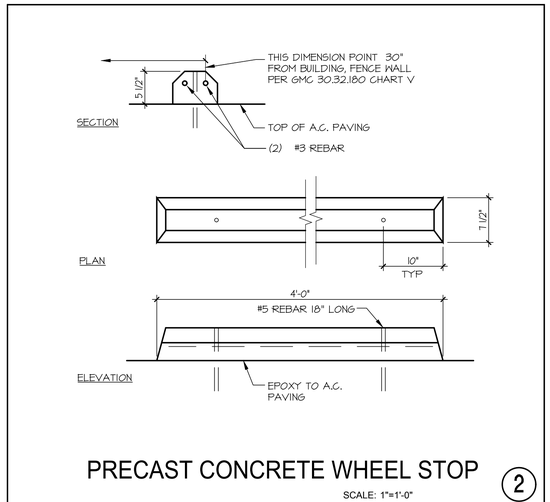
4. ALL WATER FACILITIES SHALL BE PROTECTED IN PLACE DURING CONSTRUCTION OF THE SUBJECT PROJECT. ALL WATER VALVES, WATER METER BOXES, WATER VAULTS AND FIRE HYDRANTS MUST BE RELOCATED AND SET TO FINISHED GRADE WHEN NECESSARY AT PROJECT'S EXPENSE. PLEASE CONTACT GWP WATER ENGINEERING AT (818)548-2082 PRIOR TO CONSTRUCTION.

5. EXISTING BUSHES/HEDGES ADJACENT TO PROJECT DRIVEWAY ON LOMITA SHALL BE TRIMMED TO LESS THAN 30" TALL TO PREVENT SIGHT ISSUES WITH CROSS TRAFFIC ON LOMITA.

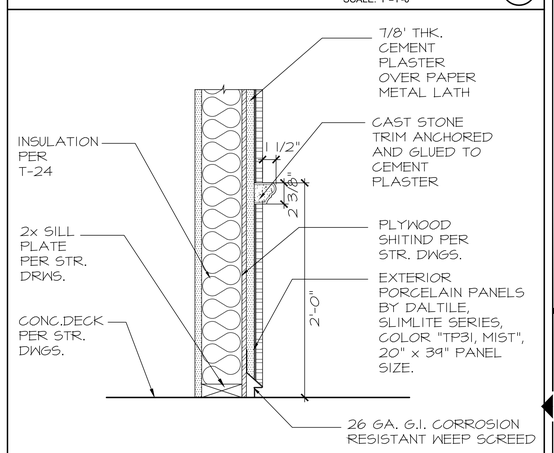
6. THE CONTRACTOR SHALL NOT STORE TRASH BINS, CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, OR CONSTRUCTION VEHICLES (CONCRETE TRUCK, DUMP TRUCK, ETC.) ON CITY'S RIGHT-OF-WAY (SIDEWALK, PARKWAY, OR STREET) WITHOUT FIRST OBTAINING A "STREET-USE" PERMIT FROM THE PUBLIC WORKS - ENGINEERING DIVISION.

7. AN APPROVED CONSTRUCTION TRAFFIC CONTROL PLAN SHALL BE REQUIRED FOR USE DURING PROJECT CONSTRUCTION. THE PLAN SHALL IDENTIFY ALL TRAFFIC CONTROL MEASURES, SIGNS, AND DELINEATORS TO BE IMPLEMENTED BY THE CONSTRUCTION CONTRACTOR THROUGH THE DURATION OF DEMOLITION AND CONSTRUCTION. THE PLAN SHALL ALSO IDENTIFY CONTRACTOR INFORMATION, HOURS OF CONSTRUCTION, CONSTRUCTION WORKER PARKING INFORMATION, AS WELL AS THE PROPOSED HAUL ROUTE.

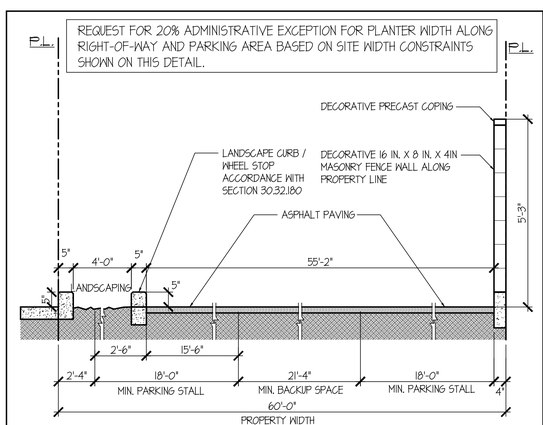
1 SITE PLAN
SCALE: 1/8" = 1'-0"



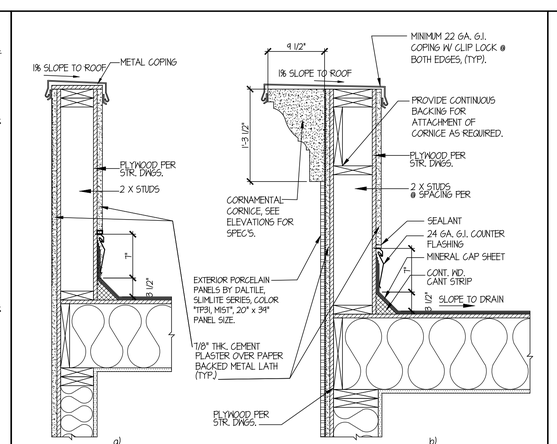
PRECAST CONCRETE WHEEL STOP 2
SCALE: 1"=1'-0"



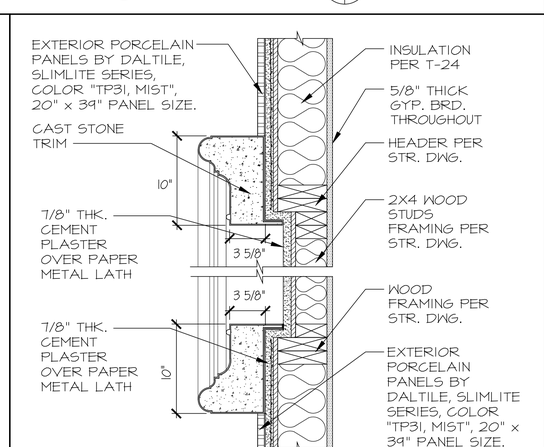
BASE TRIM DETAIL 3
D-000171 SCALE: 1-1/2"=1'-0"



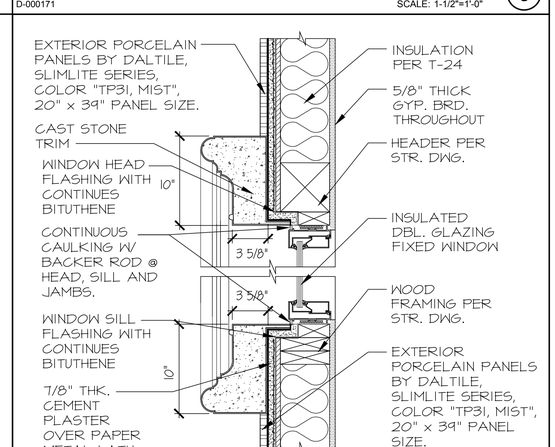
PARKING SECTION 7
Det000 SCALE: 1/2"=1'-0"



PARAPET WALLAND COPING DETAIL 6
Det000 SCALE: 1"=1'-0"



EXTERIOR RECCESSED NICHE DETAIL 5
Det000 SCALE: 1-1/2"=1'-0"



WINDOW HEAD AND SILL DETAIL 4
Det000 SCALE: 1-1/2"=1'-0"

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Owner Address:

Project Name:
501 S. CENTRAL MEDICAL OFFICE BUILDING

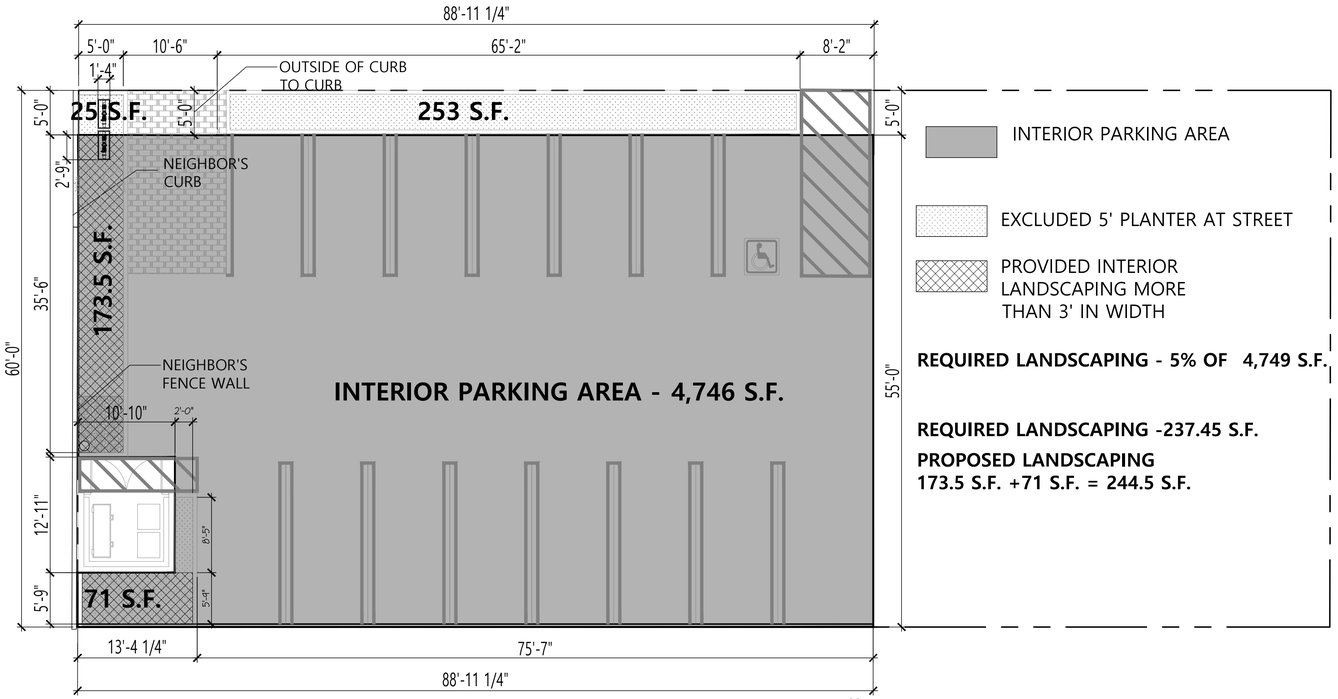
Project Address:
501 S. CENTRAL AVE.
GLENDALE, CA 91204

1ST FLOOR PLAN DETAILS

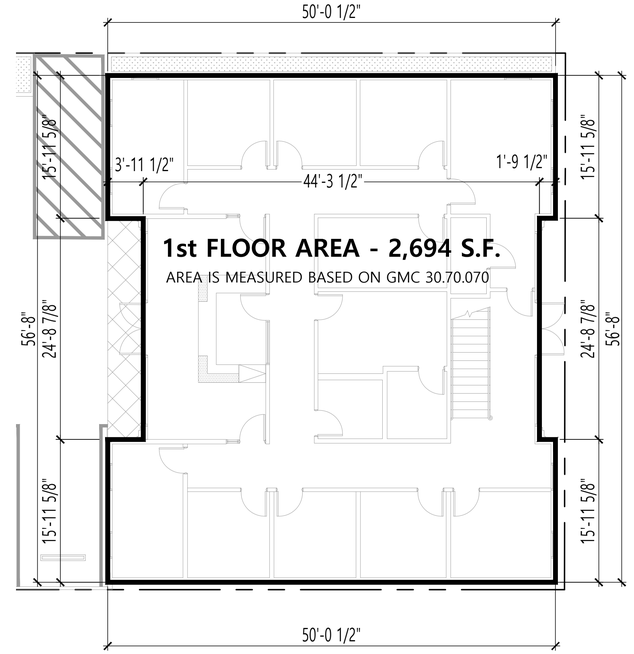
Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 07.22.21
- JOB NO
- SHEET NO

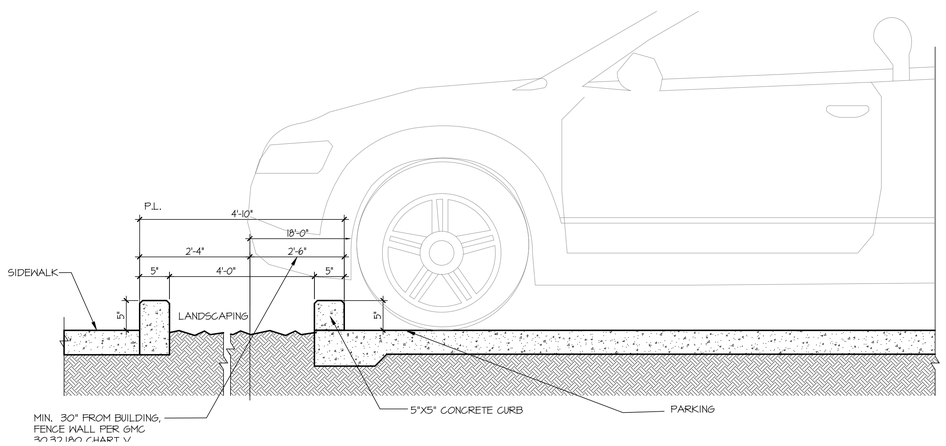
A-1.0



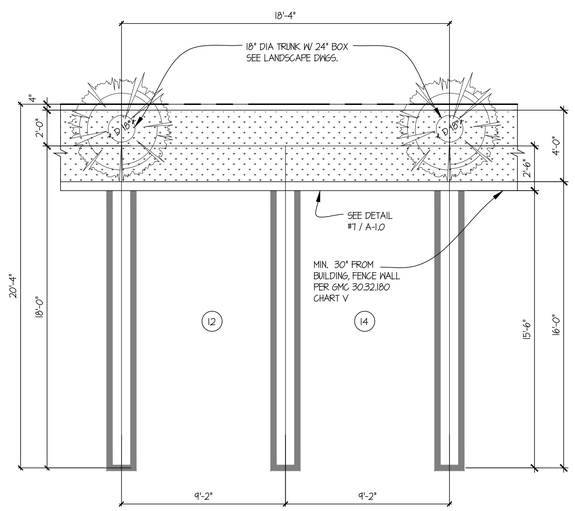
5 LANDSCAPE AREA CALCULATION
SCALE: 1/8" = 1'-0"



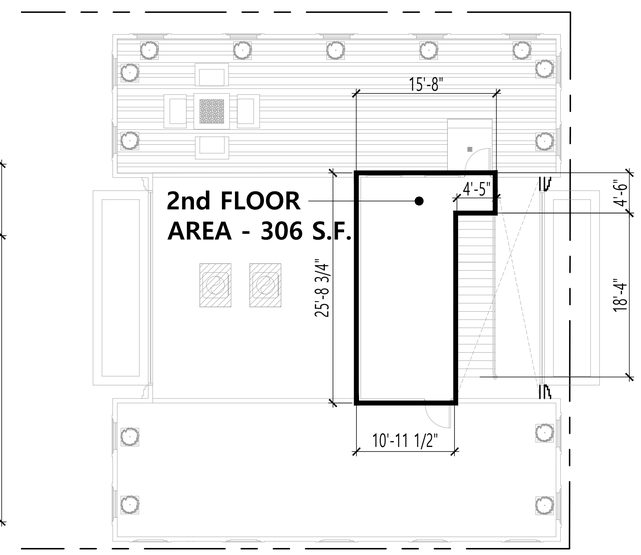
1 1ST FLOOR AREA CALCULATION
SCALE: 1/8" = 1'-0"



4 CURB / WHEEL STOP DETAIL
SCALE: 1" = 1'-0"



3 PARTIAL PARKING AREA
SCALE: 1/4" = 1'-0"



2 2ND FLOOR AREA CALCULATION
SCALE: 1/8" = 1'-0"

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E-mail: aramar@worldnet.att.net

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Owner Address:

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

AREA AND SITE DIAGRAMS

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

- APPROVED
- APPROVED
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- REVISION
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- PRINT DATE 07.22.21
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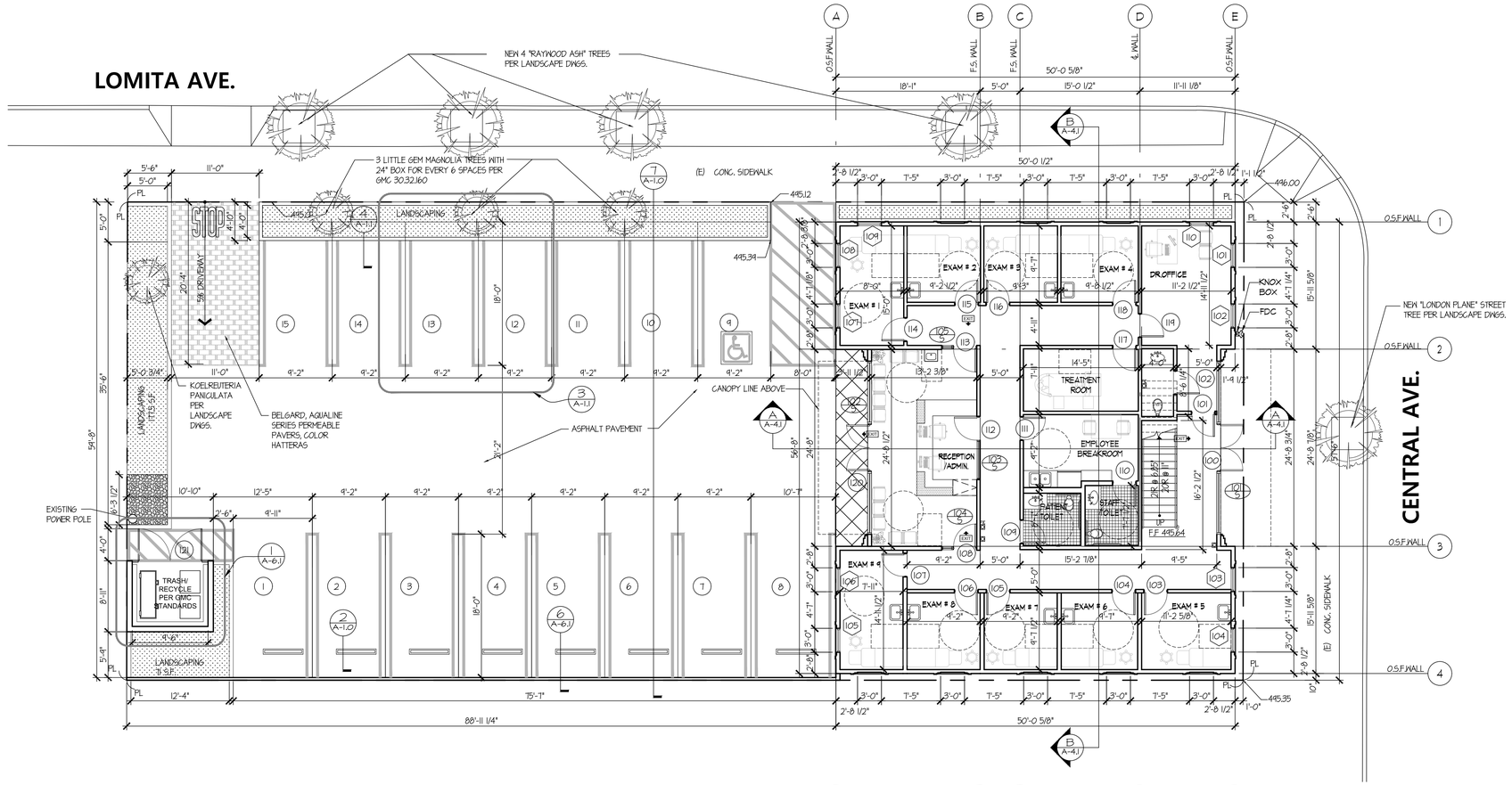
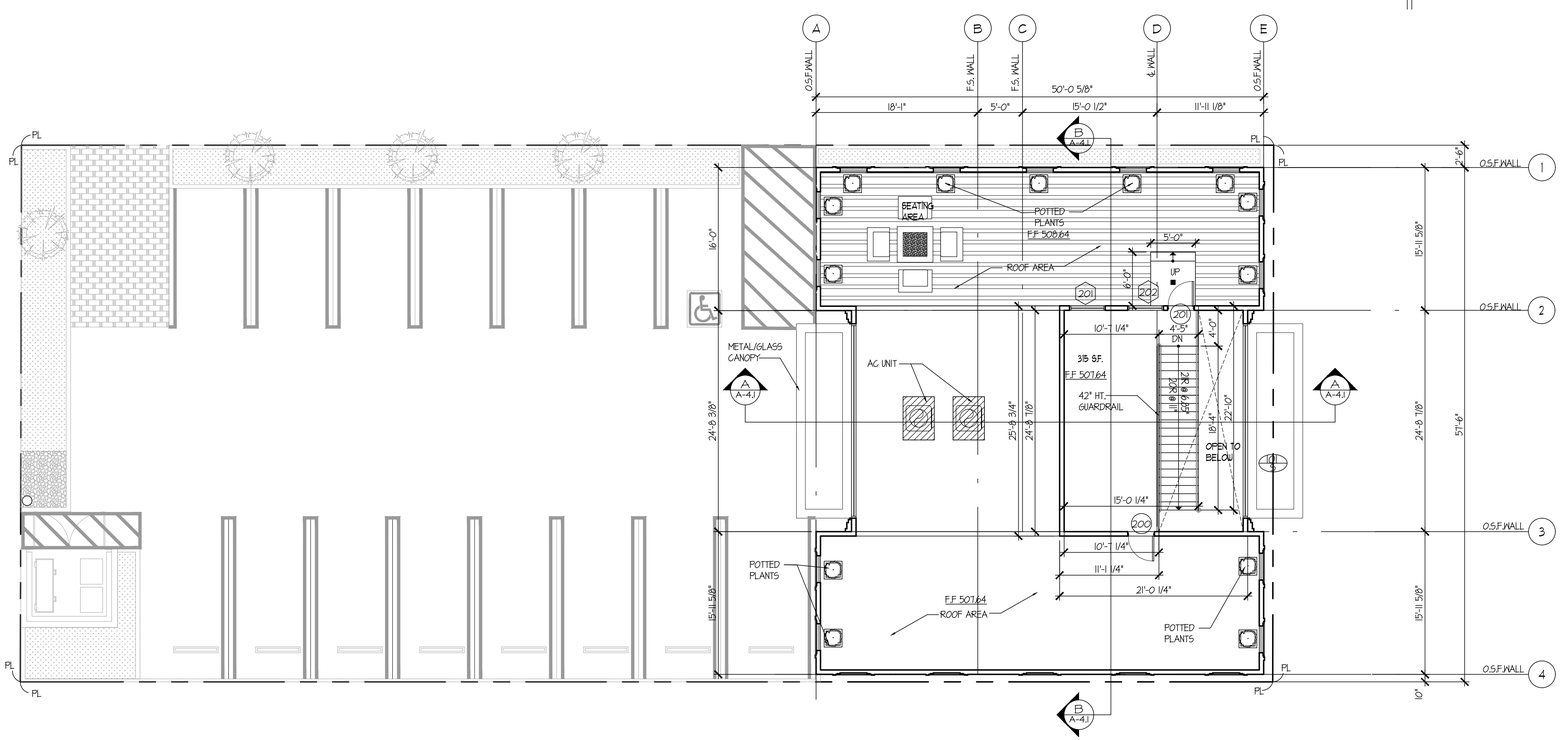
A-1.1



1 1ST FLOOR PLAN

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



2 2ND FLOOR PLAN

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

SYMBOL LEGEND

- FIRE EXTINGUISHERS WITHIN 75' OF WALKABLE DISTANCE THROUGHOUT. SEE DETAIL #12/ A-6.2
- EXIT SIGNS AND MEANS OF EGRESS ILLUMINATION REQUIRED BY CHAPTER 10, CBC 2016
- FLOOR DRAIN BY J.R. SMITH FIG. 2005Y-BCP WITH ADJUSTABLE HEAD 5" SQUARE TOP. SEE PLUMBING DRAWINGS.
- KOHLER, WALL-MOUNT BATHROOM SINK K-2084 OR EQUAL APPROVED BY ARCHITECT AND OWNER.
- TYPICAL MANEUVERING CLEARANCE AT ALL DOORS
- 60" MANEUVERING CLEARANCE

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Owner:
501 S. CENTRAL AVENUE LLC

Owner Address:

Project Name:
501 S. CENTRAL MEDICAL OFFICE BUILDING

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

FLOOR PLANS DETAILS

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

KEYPLAN

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 06.09.21
- JOB NO
- SHEET NO

A-2.1

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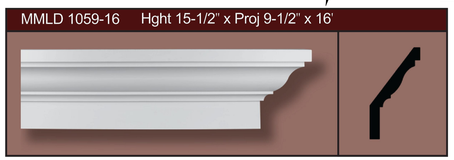
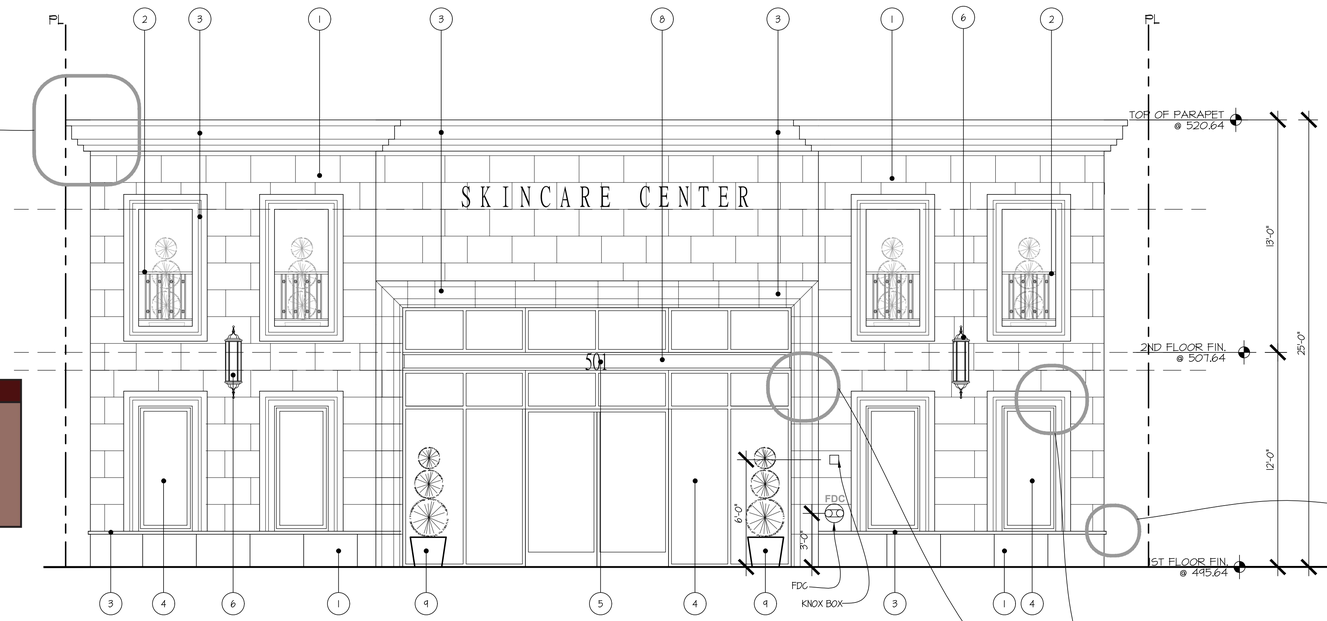


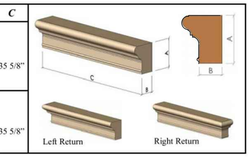


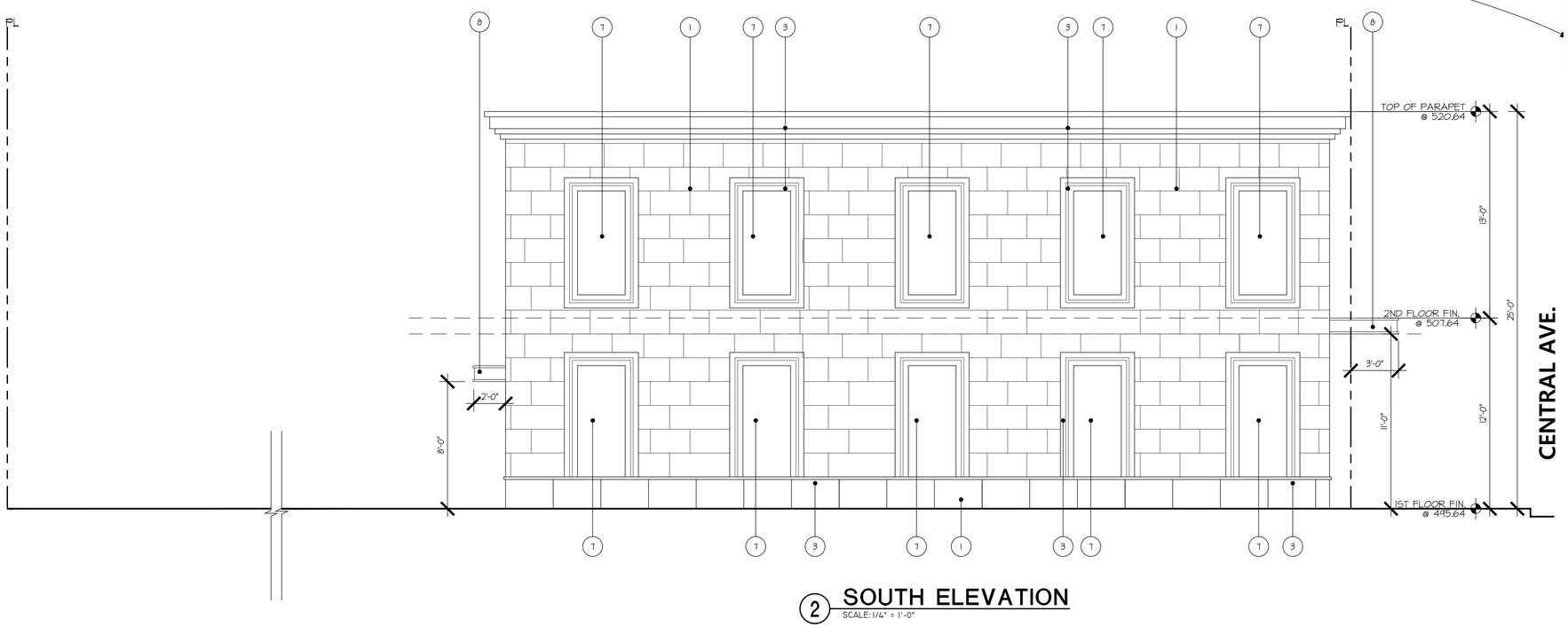
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH MATERIALS:

1. EXTERIOR PORCELAIN PANELS BY DALTILE, SLIMLITE SERIES, COLOR "TP31, MIST", 20" x 39" PANEL SIZE.
2. WROUGHT IRON ORNAMENTAL RAILINGS, WITH THREE COATS OF PAINT, DUNN EDWARDS 56 WEATHERED BROWN (TYP.)
3. MELTONSTONE OR EQUAL CAST STONE ARCHITECTURAL ELEMENTS PER PROVIDED MODEL NUMBERS.
4. GRL US ALUMINUM OR EQUAL, BLACK ALUMINUM STOREFRONT AND WINDOWS W/DUAL PANE LOW-E GLASS. SEE A-5.0 WINDOW SCHEDULE.
5. PROVIDE BUILDING ADDRESS MIN. 4" HIGH AND 1" STROKE VISIBLE FROM PUBLIC RIGHT OF WAY AND ILLUMINATED.
6. BRASS METAL / GLASS ORNAMENTAL EXTERIOR LIGHT FIXTURE.
7. LAHABRA STUCCO OR EQUAL, STEEL TRAWLED FINISH, HAND APPLIED, WITH TWO COATS OF POLYMER BASE EXTERIOR PAINT. DUNN EDWARDS " DEC 722 " BAJA WHITE
8. CUSTOM DARK BROWN METAL/ GLASS CANOPY.
9. DECORATIVE PLANTERS WITH METAL PLANTER BOXES.

PIECE MARK	A	B	C
83-15	15 5/8"	3 5/8"	35 5/8"
83-10L or 83-10R	10 1/4"	3 5/8"	35 5/8"





2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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EAST AND SOUTH ELEVATIONS

Scale: 1/4"=1'-0"

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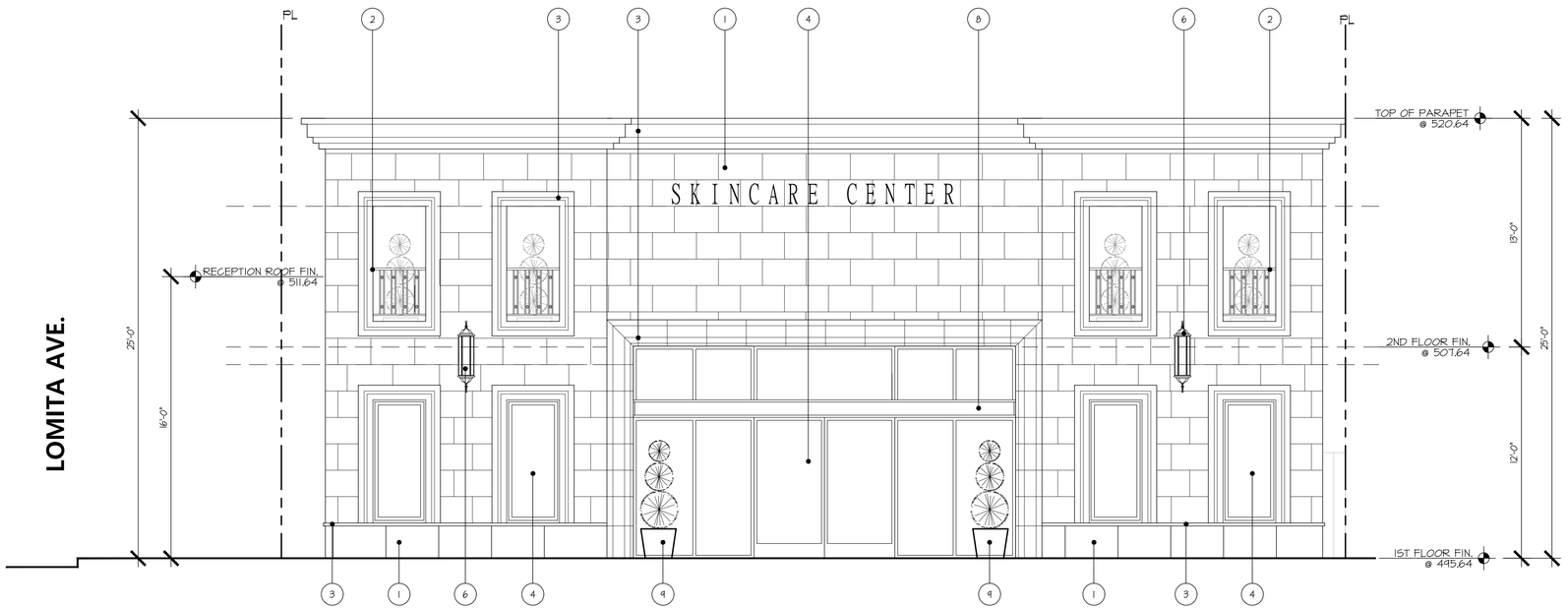
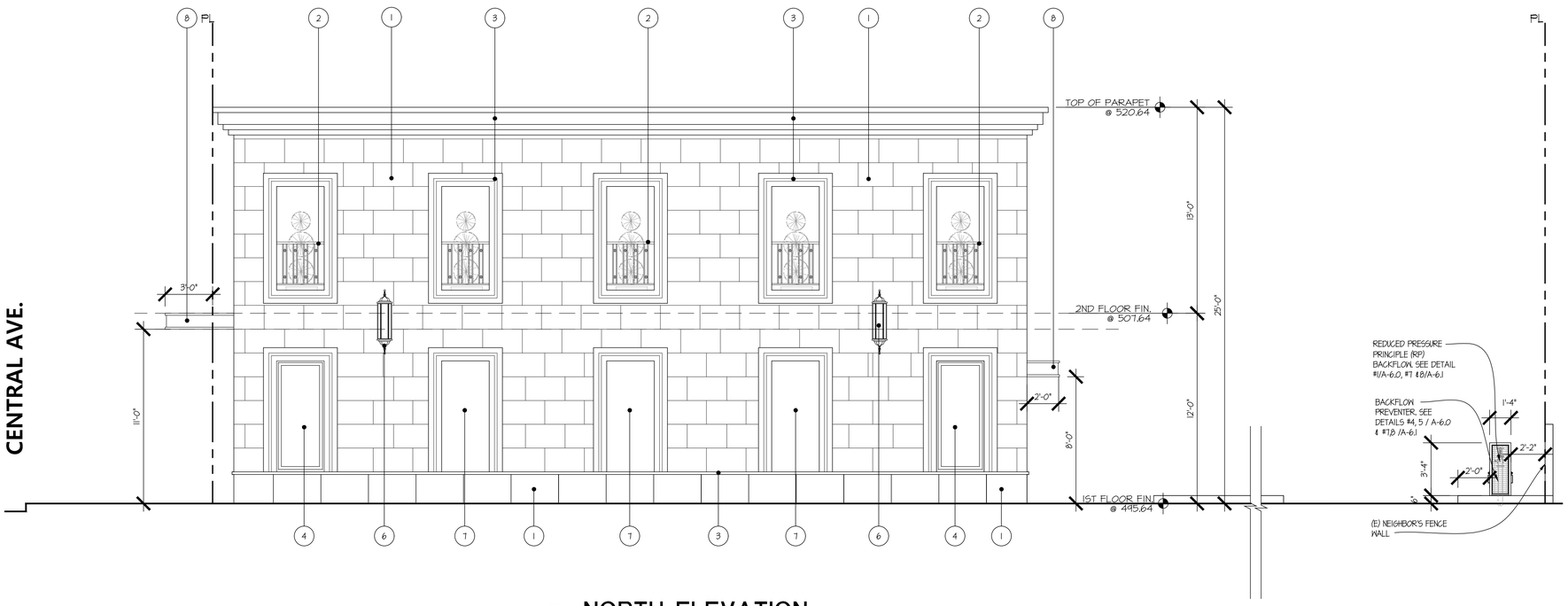


1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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EXTERIOR FINISH MATERIALS:

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2. WROUGHT IRON ORNAMENTAL RAILINGS, WITH THREE COATS OF PAINT, DUNN EDWARDS 56 WEATHERED BROWN (TYP.)
3. MELTONSTONE OR EQUAL CAST STONE ARCHITECTURAL ELEMENTS PER PROVIDED MODEL NUMBERS.
4. CRL US ALUMINUM OR EQUAL, BLACK ALUMINUM STOREFRONT AND WINDOWS W/DUAL PANE LOW-E GLASS. SEE A-5.0 WINDOW SCHEDULE.
5. PROVIDE BUILDING ADDRESS MIN. 4" HIGH AND 1" STROKE VISIBLE FROM PUBLIC RIGHT OF WAY AND ILLUMINATED.
6. BRASS METAL / GLASS ORNAMENTAL EXTERIOR LIGHT FIXTURE.
7. LAHABRA STUCCO OR EQUAL, STEEL TRAWLED FINISH, HAND APPLIED, WITH TWO COATS OF POLYMER BASE EXTERIOR PAINT. DUNN EDWARDS " DEC 722 " BAJA WHITE
8. CUSTOM DARK BROWN METAL/ GLASS CANOPY.
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Project Address:
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GLENDALE, CA 91204**

WEST AND NORTH ELEVATIONS

Scale: 1/4"=1'-0"

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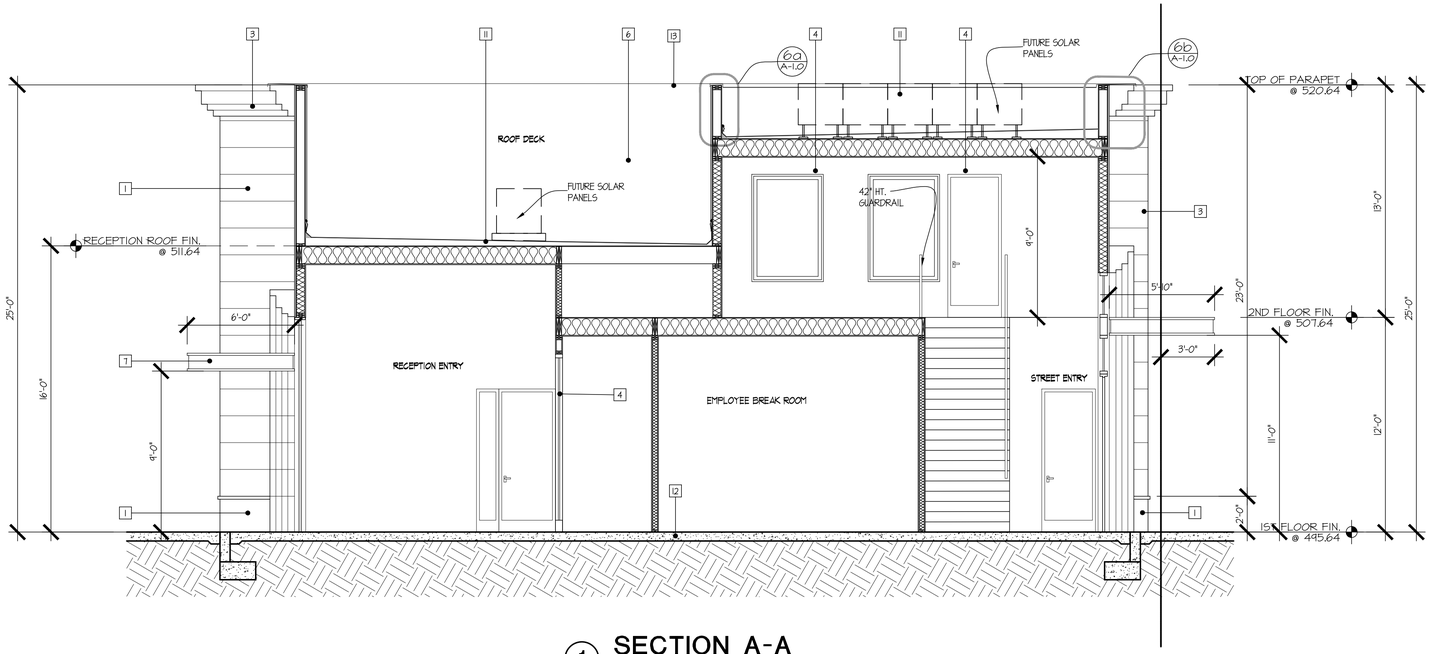
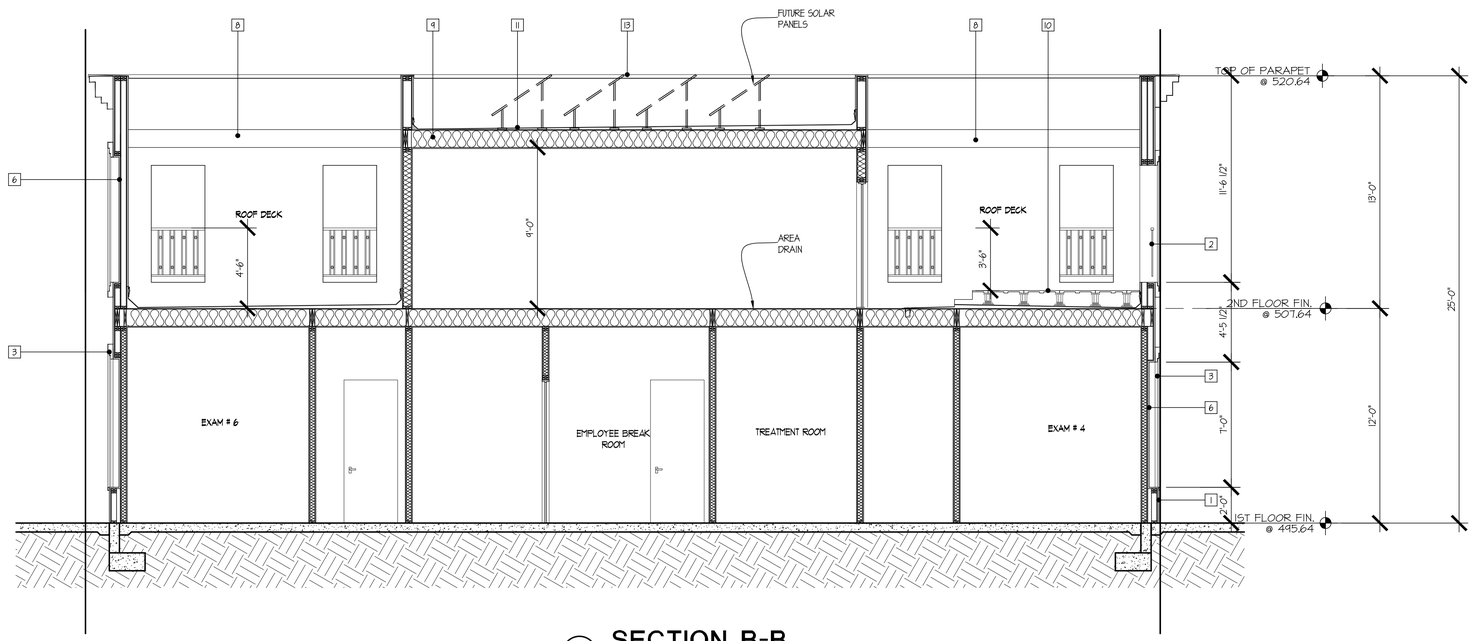


1 SECTION A-A

SCALE: 1/4" = 1'-0"



2 SECTION B-B

SCALE: 1/4" = 1'-0"

SECTION KEY NOTES #

1. EXTERIOR PORCELAIN PANELS BY DALTILE, SLIMLITE SERIES, COLOR "TP31, MIST", 20" x 34" PANEL SIZE.
2. WROUGHT IRON ORNAMENTAL RAILINGS, WITH THREE COATS OF PAINT, DUNN EDWARDS 56 WEATHERED BROWN (TYP.)
3. MELTONSTONE OR EQUAL CAST STONE ARCHITECTURAL ELEMENTS PER PROVIDED MODEL NUMBERS.
4. CRL U5 ALUMINUM OR EQUAL, BLACK ALUMINUM STOREFRONT AND WINDOWS W/DUAL PANE LOW-E GLASS. SEE A-5.0 WINDOW SCHEDULE.
5. BRASS METAL / GLASS ORNAMENTAL EXTERIOR LIGHT FIXTURE.
6. LAHABRA STUCCO OR EQUAL, STEEL TRAWLED FINISH, HAND APPLIED, WITH TWO COATS OF POLYMER BASE EXTERIOR PAINT. DUNN EDWARDS " DEC 722 " BAJA WHITE
7. DARK BROWN METAL/ GLASS CANOPY.
8. 6X12 WOOD BEAM TO SUPPORT PARAPET
9. INSULATION PER T-24
10. BISON ADJUSTABLE PEDESTALS AND TILE SYSTEM ON STRUCTURAL ROOF DECK FOR OCCUPIABLE ROOF. INSTALLATION SHOULD BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED DETAILS AND INSTRUCTIONS.
11. BUILT UP ROOF WITH MIN. ¼ :12 SLOPE
12. CONCRETE SLAB ON GRADE PER STR. DWGS.
13. METAL COPING PAINTED TO MATCH ADJACENT SURFACE

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SECTIONS

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A-4.1

DOOR SCHEDULE

○ DOOR SYMBOL

	DOOR TYPE	DOOR NUMBER	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THK.	LOCATION	FIRE RATING 1/2 HR	FIRE RATING 1 HR	FIRE RATING 1/2 MIN	FIRE RATING 20 MIN	MATERIAL FRAME	MATERIAL DOOR	GLASS SINGLE DUAL	GLASS TEMP. FLOAT	DETAIL SILL	DETAIL JMB.	DETAIL HD.	HW SET	REMARKS
FIRST FLOOR	A	100	2'-4"-0"	8'-0"		ENTRANCE					ALUM.	ALUM GLASS							STOREFRONT 101
	C	101	3'-0"	8'-0"	1 3/4"	LOBBY					METAL	H.C.M							
	D	102	3'-0"	8'-0"	1 3/4"	RESTRM.					METAL	H.C.M							
	C	103	3'-0"	8'-0"	1 3/4"	EXAM #5					METAL	H.C.M							
	C	104	3'-0"	8'-0"	1 3/4"	EXAM #6					METAL	H.C.M							
	C	105	3'-0"	8'-0"	1 3/4"	EXAM #7					METAL	H.C.M							
	C	106	3'-0"	8'-0"	1 3/4"	EXAM #8					METAL	H.C.M							
	C	107	3'-0"	8'-0"	1 3/4"	EXAM #9					METAL	H.C.M							
	B	108	3'-0"	8'-0"		CORRIDOR					ALUM.	ALUM GLASS							STOREFRONT 104
	D	109	3'-0"	8'-0"	1 3/4"	PATIENT TOILET					METAL	H.C.M							
	D	110	3'-0"	8'-0"	1 3/4"	STAFF TOILET					METAL	H.C.M							
	C	111	3'-0"	8'-0"	1 3/4"	BREAKRM.					METAL	H.C.M							
	B	112	3'-0"	8'-0"		RECEPTION					ALUM.	ALUM GLASS							STOREFRONT 103
	B	113	3'-0"	8'-0"		CORRIDOR					ALUM.	ALUM GLASS							STOREFRONT 105
	C	114	3'-0"	8'-0"	1 3/4"	EXAM #1					METAL	H.C.M							
	C	115	3'-0"	8'-0"	1 3/4"	EXAM #2					METAL	H.C.M							
	C	116	3'-0"	8'-0"	1 3/4"	EXAM #3					METAL	H.C.M							
	C	117	3'-0"	8'-0"	1 3/4"	TREATMENT RM.					METAL	H.C.M							
	C	118	3'-0"	8'-0"	1 3/4"	EXAM #4					METAL	H.C.M							
	C	119	3'-0"	8'-0"	1 3/4"	DR. OFFICE					METAL	H.C.M							
	A	120	2'-4"-0"	8'-0"		ENTRANCE					ALUM.	ALUM GLASS							STOREFRONT 102
	F	121	2'-4"-0"	8'-0"		TRASH AREA					METAL	METAL							
SECOND FLOOR	C	200	3'-0"	8'-0"	1 3/4"	OFFICE					METAL	S.C.M							
	C	201	3'-0"	7'-0"	1 3/4"	STORAGE					METAL	S.C.M							

WINDOW SCHEDULE

⬡ WINDOW SYMBOL

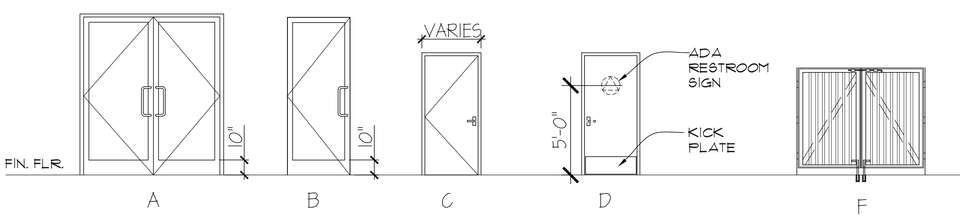
	WINDOW NUMBER	WIN. TYPE	LOCATION	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	SILL HT.	MATERIAL FRAME	MATERIAL WINDOW	GLAZING SINGLE DUAL	GLAZING TEMP PLATE	DETAIL SILL	DETAIL JAMB	DETAIL HEAD	REMARKS
FIRST FLOOR	101	A	DR. OFFICE	3'-0"	7'-0"	2'-0"	ALUM.	ALUM GLASS	DUAL	TEMP	DETAIL #4/A-1.0		DETAIL #4/A-1.0	FIX, CENTER GLAZED
	102	A	DR. OFFICE	3'-0"	7'-0"	2'-0"	ALUM.	ALUM GLASS	DUAL	TEMP	DETAIL #4/A-1.0		DETAIL #4/A-1.0	FIX, CENTER GLAZED
	103	A	EXAM #5	3'-0"	7'-0"	2'-0"	ALUM.	ALUM GLASS	DUAL	TEMP	DETAIL #4/A-1.0		DETAIL #4/A-1.0	FIX, CENTER GLAZED
	104	A	EXAM #5	3'-0"	7'-0"	2'-0"	ALUM.	ALUM GLASS	DUAL	TEMP	DETAIL #4/A-1.0		DETAIL #4/A-1.0	FIX, CENTER GLAZED
	105	A	EXAM #9	3'-0"	7'-0"	2'-0"	ALUM.	ALUM GLASS	DUAL	TEMP	DETAIL #4/A-1.0		DETAIL #4/A-1.0	FIX, CENTER GLAZED
	106	A	EXAM #9	3'-0"	7'-0"	2'-0"	ALUM.	ALUM GLASS	DUAL	TEMP	DETAIL #4/A-1.0		DETAIL #4/A-1.0	FIX, CENTER GLAZED
	107	A	EXAM #1	3'-0"	7'-0"	2'-0"	ALUM.	ALUM GLASS	DUAL	TEMP	DETAIL #4/A-1.0		DETAIL #4/A-1.0	FIX, CENTER GLAZED
	108	A	EXAM #1	3'-0"	7'-0"	2'-0"	ALUM.	ALUM GLASS	DUAL	TEMP	DETAIL #4/A-1.0		DETAIL #4/A-1.0	FIX, CENTER GLAZED
	109	A	EXAM #1	3'-0"	7'-0"	2'-0"	ALUM.	ALUM GLASS	DUAL	TEMP	DETAIL #4/A-1.0		DETAIL #4/A-1.0	FIX, CENTER GLAZED
	110	A	DR. OFFICE	3'-0"	7'-0"	2'-0"	ALUM.	ALUM GLASS	DUAL	TEMP	DETAIL #4/A-1.0		DETAIL #4/A-1.0	FIX, CENTER GLAZED
SECOND FLOOR	201	B	OFFICE	4'-0"	6'-0"	2'-0"	ALUM.	ALUM GLASS	DUAL	TEMP				CASEMENT
	202	B	OFFICE	4'-0"	6'-0"	2'-0"	ALUM.	ALUM GLASS	DUAL	TEMP				CASEMENT

SCHEDULE

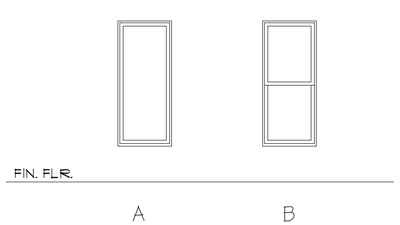
STOREFRONT

	WINDOW NUMBER	LOCATION	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	SILL HT.	MATERIAL FRAME	MATERIAL WINDOW	GLAZING SINGLE DUAL	GLAZING TEMP PLATE	DETAIL SILL	DETAIL JAMB	DETAIL HEAD	
FIRST FLOOR	101	EAST ENTRANCE	21'-4"	12'-0"	0'-0"	ALUM.	GLASS	VIRACON 1-1/8" CLEAR GLASS	PLATE / TEMP				STOREFRONT
	102	WEST ENTRANCE	21'-4"	12'-0"	0'-0"	ALUM.	GLASS	VIRACON 1-1/8"	PLATE / TEMP				STOREFRONT
	103	RECEPTION AREA	8'-0"	8'-0"	0'-0"	ALUM.	GLASS	DUAL	TEMP				STOREFRONT
	104	RECEPTION AREA	4'-6"	8'-0"	0'-0"	ALUM.	GLASS	DUAL	TEMP				STOREFRONT
	105	RECEPTION AREA	4'-6"	8'-0"	0'-0"	ALUM.	GLASS	DUAL	TEMP				STOREFRONT

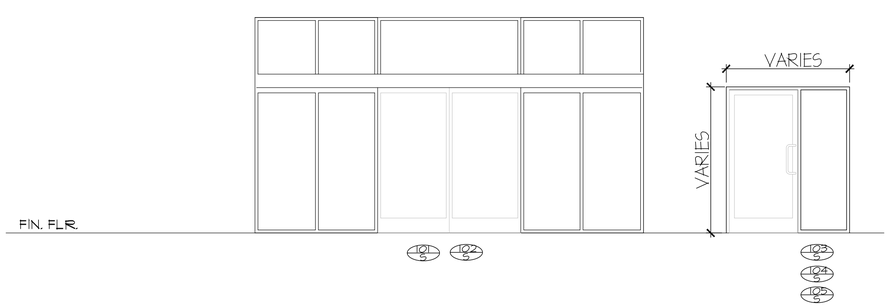
DOOR TYPES



WINDOW TYPES



STORE FRONT



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SCHEDULES

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A-5.0

INSTALLATION REQUIREMENTS

1. ALL INSTALLATIONS MUST BE COORDINATED WITH GLENDALE WATER & POWER (GWP). ANY UNAUTHORIZED CONNECTION TO, OR OPERATION OF, A GWP FACILITY MAY BE GROUNDS FOR DENIAL OF WATER SERVICE.
2. BACKFLOW PREVENTION ASSEMBLY (BFP) MUST BE APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH AT THE UNIVERSITY OF SOUTHERN CALIFORNIA AND MUST BE INSTALLED IN THEIR ORIGINAL (UNALTERED) MANUFACTURED FORM.
3. THE ASSEMBLY SHALL BE INSTALLED AS CLOSE TO THE METER OR TO THE RIGHT-OF-WAY LINE AS PRACTICAL (SEE STANDARD DRAWING No. 6528-A & 6561-A).
4. THE BFP MUST BE TESTED BY A GWP-AUTHORIZED TESTER PRIOR TO ACTUAL SERVICE (SEE GWP'S APPROVED TESTER LIST).
5. ANY UNAUTHORIZED CONNECTION TO A BFP WILL RESULT IN DISCONNECTION OF SAID CONNECTIONS AND POSSIBLE SHUT OFF OF WATER SERVICE.
6. PLEASE CONTACT (818) 937-8948 FOR APPROVAL OF BFP INSTALLATION LOCATION PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD. No. 5678.
7. FOR A LIST OF APPROVED BFP, PLEASE CONTACT (818) 937-8948. NEW DEVICES MUST BE INSPECTED BY GWP AND TESTED BY LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH CERTIFIED BACKFLOW TESTER IMMEDIATELY UPON INSTALLATION BEFORE WATER SERVICE IS APPROVED.
8. ACCORDING TO CALIFORNIA AND GLENDALE CITY CODE AND REGULATIONS, ALL COMMERCIAL FIRE SERVICES AND IRRIGATION SERVICES WILL REQUIRE SOME FORM OF BACKFLOW PREVENTION SYSTEM TO PROTECT THE POTABLE WATER SYSTEM. PLEASE BE SURE TO THOROUGHLY REVIEW GWP STANDARD DRAWINGS. (SEE STANDARD DRAWINGS 6528-A & 6561-A)
9. ALL BFP SHALL BE LOCATED AS CLOSE AS PRACTICAL TO THE USER'S CONNECTION. THEY WILL BE INSTALLED A MINIMUM OF TWELVE INCHES (12") AND NOT MORE THAN THIRTY SIX INCHES (36") ABOVE FINISHED STREET GRADE MEASURED FROM THE BOTTOM OF THE DEVICE. A MINIMUM OF TWELVE INCHES (12") SIDE CLEARANCE, AND TWENTY-FOUR INCHES (24") FRONT CLEARANCE, LOCATED WHERE IT IS READILY ACCESSIBLE FOR INSPECTION, TESTING AND MAINTENANCE.

GLENDALE WATER & POWER
CITY OF GLENDALE
CALIFORNIA

INSTALLATION REQUIREMENTS FOR BACKFLOW PREVENTION ASSEMBLY DEVICE (BFP)

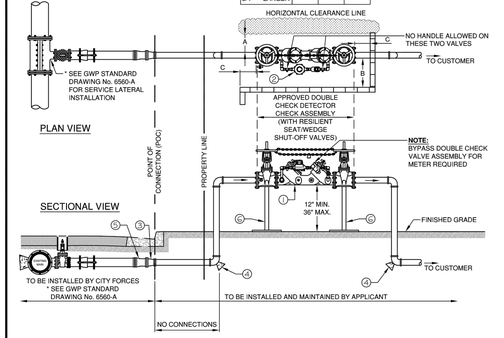
APPROVED 07/14/2015
GERALD TOM, SENIOR CIVIL ENGINEER, R.C.E. No. C51209 DATE
GLENDALE WATER AND POWER - WATER DEPARTMENT

DES: LB
D: GR/PN
C:
SCALE: NONE
DATE: 07/14/15
APP:
SHEET No. 1 OF 1
6762-A

3

MINIMUM CLEARANCE SCHEDULE

SIZE (BFPD)	A	B	C
3/4" – LARGER	12"	24"	12"



DETAIL	DESCRIPTION
1	DOUBLE CHECK DETECTOR CHECK ASSEMBLY-APPROVED BY HEALTH AGENCY.
2	BYPASS METER TO BE FURNISHED BY GWP AT CUSTOMERS EXPENSE.
3	4" x 3" FLG. x FLG. REDUCER (WHEN NEEDED)
4	SEE GWP STD. DWG. No. 6083-A FOR THRUST BLOCK INSTALLATION
5	4" M.J. x FLG. ADAPTOR
6	ADJUSTABLE PIPE SUPPORT. SEE GWP STD. DWG. No. 6682-A.

* ACCOMPANYING GWP STD. DWG. No. 6083-A, 6560-A, 6528-A, 6682-A & 6562-A

GLENDALE WATER & POWER
CITY OF GLENDALE
CALIFORNIA

STANDARD FIRE LINE INSTALLATION WITH DOUBLE CHECK DETECTOR CHECK ASSEMBLY - (3" - 12")

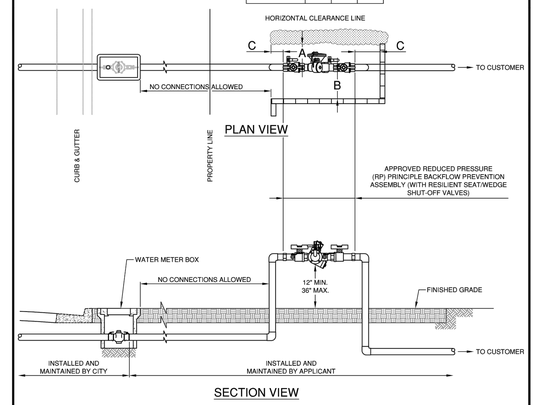
APPROVED 07/14/2015
GERALD TOM, SENIOR CIVIL ENGINEER, R.C.E. No. C51209 DATE
GLENDALE WATER AND POWER - WATER DEPARTMENT

DES: LB
D: GR/PN
C: GT
SCALE: NONE
DATE: 07/14/15
APP:
SHEET No. 1 OF 1
6561-A

2

MINIMUM CLEARANCE SCHEDULE

SIZE (BFPD)	A	B	C
3/4" - LARGER	12"	24"	12"



* ACCOMPANYING GWP STD. DWG. No. 6762-A

GLENDALE WATER & POWER
CITY OF GLENDALE
CALIFORNIA

REDUCED PRESSURE PRINCIPLE ASSEMBLY (ALL SIZES)

APPROVED 07/14/2015
GERALD TOM, SENIOR CIVIL ENGINEER, R.C.E. No. C51209 DATE
GLENDALE WATER AND POWER - WATER DEPARTMENT

DES: RO/LB
D: GR/PN
R: 2/22/16
C:
SCALE: NONE
DATE: 07/14/15
APP: RSN
SHEET No. 1 OF 1
6528-A

1

Configurations

- Horizontal
- Vertical up
- "N" pattern horizontal

Materials

- Housing & Sleeve: 304 (Schedule 40) Stainless Steel
- Elastomers: EPDM, Silicone and Buna 'N'
- Tri-Link Checks: Noryl®, Stainless Steel
- Check Discs: Reversible Silicone or EPDM
- Test Cocks: Bronze Body Nickel Plated
- Pins & Fasteners: 300 Series Stainless Steel
- Springs: Stainless Steel

Available Models

Suffix:

OSY - UL/FM outside stem and yoke resilient seated gate valves

BFG - UL/FM grooved gear operated butterfly valves with tamper switch

*OSY FxG - Flanged inlet gate connection and grooved outlet gate connection

*OSY GxF - Grooved inlet gate connection and flanged outlet gate connection

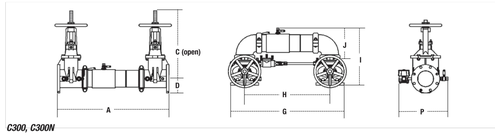
*OSY GxG - Grooved inlet gate connection and grooved outlet gate connection

Available with grooved NRS gate valves - consult factory*
Post indicator plate and operating nut available - consult factory*
*Consult factory for dimensions

Pressure — Temperature

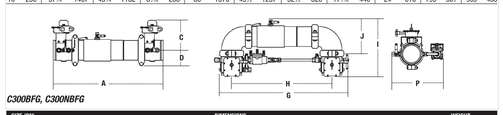
Temperature Range: 33°F – 140°F (0.5°C – 60°C)
Maximum Working Pressure: 175psi (12.1 bar)

Dimensions — Weights



C300, C300N

SIZE (DN)		DIMENSIONS																		WEIGHT	
		A		C (OSY)		D		G		H		I		J		P		C300	C300N
in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	lbs. kgs.	lbs. kgs.
2½	65	30⅜	781	16⅜	416	3½	89	29⅞	738	21½	546	15½	393	8 13/16	223	13¾	335	139 63	147 67
3	80	31⅞	806	18⅞	479	3 11/16	94	30¼	768	22¼	565	17⅛	435	9 9/16	233	14½	368	159 72	172 78
4	100	33⅞	857	22¾	578	4	102	33	838	23½	597	18½	470	9 15/16	252	15 5/16	386	175 79	198 90
6	150	43½	1105	30⅛	765	5½	140	44¾	1137	33¼	845	23 9/16	589	13¼	332	19	483	309 140	350 159
8	200	49⅝	1264	37⅞	959	6 15/16	170	54⅛	1375	40⅛	1019	27⅞	697	15 7/16	399	21 5/16	538	494 224	569 258
10	250	57⅞	1467	45¾	1162	8 5/16	208	66	1676	49½	1257	32½	826	17 7/16	440	24	610	795 361	965 438



C300BFG, C300NBFG

SIZE (DN)		DIMENSIONS																WEIGHT	
		A		C		D		G		H		I		J		P		C300BFG	C300NBFG
in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	lbs. kgs.	lbs. kgs.
2½	65	27¼	705	8	203	3½	89	29¼	759	21½	546	14 15/16	379	8 13/16	223	13	330	70 32	78 35
3	80	28¼	718	8 11/16	211	3 11/16	94	30 11/16	779	22¼	565	15¾	392	9 9/16	233	13½	343	68 31	81 37
4	100	29	737	8 15/16	227	3 11/16	94	31 15/16	811	23½	597	16¼	412	9 15/16	252	14	356	75 34	98 44
6	150	36½	927	10	254	5	127	43 5/16	1097	33¼	845	19 11/16	500	13¼	332	14½	368	131 59	171 78
8	200	42¾	1086	12¼	311	6½	165	51 1/16	1297	40⅛	1019	23 9/16	592	15 7/16	399	18 1/16	462	275 125	351 159

Noryl® is a registered trademark of SABIC Innovative Plastics™.

6

ES-A-C300_C300N

Colt™ Series C300, C300N

AMES FIRE & WATERWORKS

Double Check Detector Assemblies

Sizes: 2½" – 10" (65 – 250mm)

Features

- Extremely Compact Design
- 70% Lighter than Traditional Designs
- 304 (Schedule 40) Stainless Steel Housing & Sleeve
- Groove Fittings Allow Integral Pipeline Adjustment
- Patented Tri-Link Check Provides Lowest Pressure Loss
- Unmatched Ease of Serviceability
- Available with Grooved Butterfly Valve Shutoffs
- May be Used for Horizontal, Vertical or N Pattern Installations
- Replaceable Check Disc Rubber

⚠ WARNING

It is illegal to use this product in any plumbing system providing water for human consumption, such as drinking or dishwashing, in the United States. Before installing standard material product, consult your local water authority, building and plumbing codes.

The Colt C300, C300N Double Check Detector Assemblies are designed to protect drinking water supplies from dangerous cross-connections in accordance with national plumbing codes and water authority requirements for non-potable service applications such as irrigation, fire line, or industrial processing. The Colt C300, C300N may be installed under continuous pressure service and may be subjected to backpressure for non-toxic applications. The Colt C300, C300N is used primarily on fire line sprinkler systems when it is necessary to monitor unauthorized use of water. For use in non-health hazard applications.

Specifications

The Colt C300, C300N Double Check Detector Assemblies shall consist of two independent Tri-Link Check modules within a single housing, sleeve access port, four test cocks and two drip tight shutoff valves. Tri-Link Check shall be removable and serviceable, without the use of special tools. The housing shall be constructed of 304 (Schedule 40) stainless steel pipe with groove end connections. Tri-Link Checks shall have reversible elastomer discs and in operation shall produce drip tight closure against the reverse flow of liquid caused by backpressure or backsiphonage. The bypass assembly shall consist of a meter, which registers in either gallon or cubic measurement, a double check valve assembly and required test cocks. Assembly shall be a Colt C300, C300N as manufactured by the Ames Company.

NOTICE

The information contained herein is not intended to replace the full product installation and safety information available or the experience of a trained product installer. You are required to thoroughly read all installation instructions and product safety information before beginning the installation of this product.

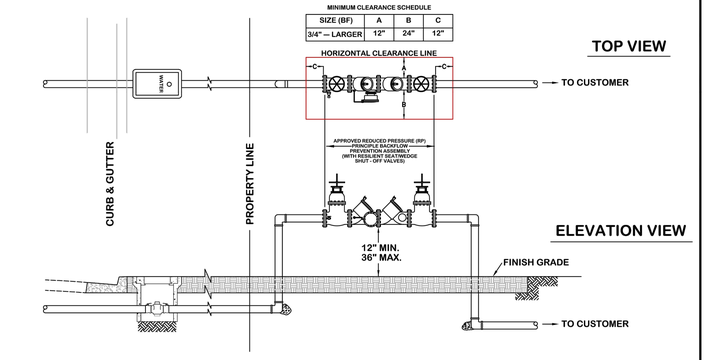
Job Name _____ Contractor _____
Job Location _____ Approval _____
Engineer _____ Contractor's P.O. No. _____
Approval _____ Representative _____

Ames Fire & Waterworks product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please contact Ames Fire & Waterworks Technical Service. Ames Fire & Waterworks reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications on Ames Fire & Waterworks products previously or subsequently sold.

5

MINIMUM CLEARANCE SCHEDULE

SIZE (BF)	A	B	C
3/4" – LARGER	12"	24"	12"



NOTES:

1. FOR LIST OF APPROVED BACKFLOW PREVENTION DEVICES (BF), PLEASE CONTACT (818) 548-3962 OR (818) 551-6955. NEW DEVICES MUST BE INSPECTED AND TESTED IMMEDIATELY AFTER INSTALLATION.
2. NO CONNECTIONS OR TEES ARE PERMITTED BETWEEN THE WATER METER AND BACKFLOW PREVENTER POINT OF CONNECTION.
3. PRIOR TO INSTALLATION OF THE ASSEMBLY, THE WATER DEPARTMENT WILL BE AVAILABLE TO BRIEFLY TURN ON THE SERVICE FOR PURPOSES OF FLUSHING THE SERVICE ONLY.
4. DRAIN IS TO BE PROVIDED (WHERE NEEDED) FOR RP ASSEMBLIES WITH SUFFICIENT AIR GAP BETWEEN THE DEVICE AND THE TOP OF THE DRAIN.
5. ALL INSTALLED DEVICES MUST BE TESTED ANNUALLY.

GLENDALE *WATER & POWER*
CITY OF GLENDALE
CALIFORNIA

INSTALLATION OF BACKFLOW PREVENTION ASSEMBLY

DES: LG
D: LG
T:
C:
SCALE: NONE
DATE: 02/18/09
APP: RSN
SHEET NO. 1 OF 1
6528-A

4

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THERBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRODENCE OVER SCALED DIMENSIONS; CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICEMUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVEW BEFORE PROCEEDING WITH THE FABRICATION.

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Fax: (818) 551-1613
E-mail: aramar@worldnet.att.net

Owner:
501 S. CENTRAL AVENUE LLC

Owner Address:

Project Name:
501 S. CENTRAL MEDICAL OFFICE BUILDING

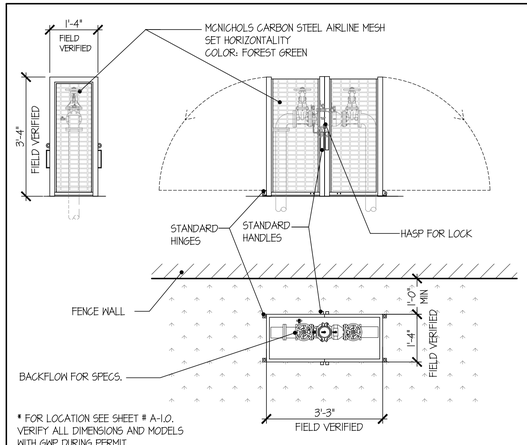
Project Address:
501 S. CENTRAL AVE. GLENDALE, CA 91204

DETAILS

Scale: NA

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- JOB NO 06.09.21
- SHEET NO

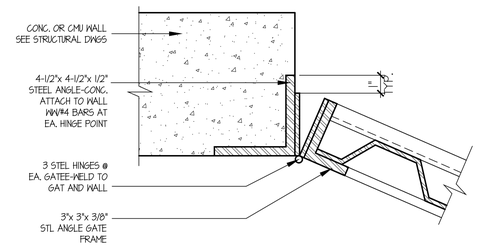
A-6.0



* FOR LOCATION SEE SHEET # A-1.0. VERIFY ALL DIMENSIONS AND MODELS WITH GMP DURING PERMIT.

BACKFLOW GUARD SHACK ENCLOSURES 7

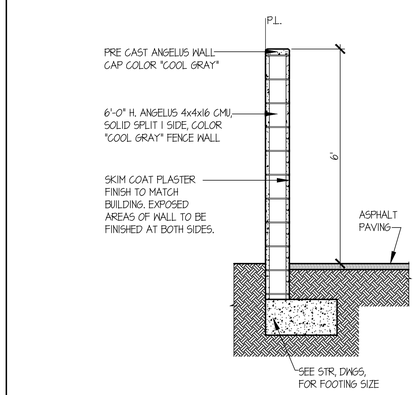
Det000 SCALE: 1/2"=1'-0"



NOTES:
1. SEE STRUCTURAL DWGS FOR FURTHER NOTES.

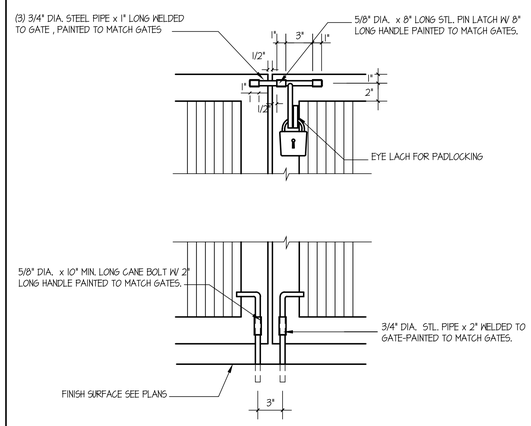
TRASH ENCLOSURE GATE & HINGE 4

SCALE: 3"=1'-0"



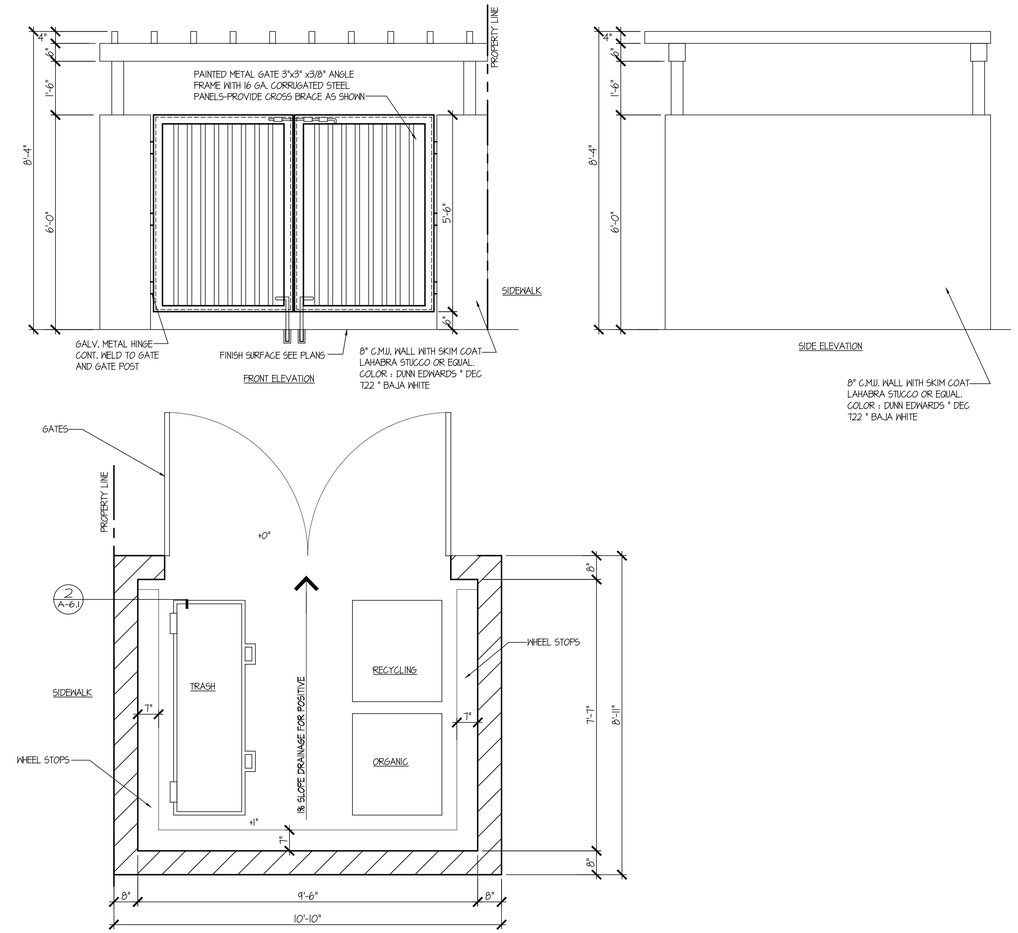
FENCE WALL DETAIL 6

Det000 SCALE: 1/2"=1'-0"



TRASH ENCLOSURE GATE LATCHES 5

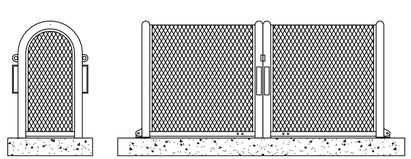
SCALE: 1 1/2"=1'-0"



TRASH, RECYCLE ENCLOSURE 1

SCALE: 1/2"=1'-0"

STANDARD GUARDSHACK™ ENCLOSURES



GUARDSHACK™ GENERAL SPECIFICATIONS

- All pipe shall be 1 ¼" schedule 40 A.S.T.M. A-53 Grade A- Electric Weld pipe.
- Angle Iron shall be 1" x 1" x ⅛" steel.
- Stainless steel units shall be 1 ¼" schedule 10 A.S.T. M. A-312 304 S.S.
- Expanded metal shall be ½" spacing x # 13 Ga. flattened diamond pattern steel.
- All hinges shall have hidden/internal mounting points.
- All stainless steel shall be sandblasted after fabrication to remove burrs, flashing and sharp edges.
- There shall be no exposed ends of expanded metal on the outside of the enclosure.
- Welding shall be a minimum of ¼" long welds on 4" spacing.
- Hardware kits provided for mounting enclosures. See HK-300/HK-700 for hardware specifications.
- On 304 S.S. units, all hinges, exposed hardware, and brackets shall be 304 S.S.
- All hardware shall be securely attached to enclosures.
- All enclosures shall withstand a minimum of 200 lbs. per square foot without any permanent deflection or distortion.
- 3/8" spacing between angle iron framework of enclosure and slab to prevent rusting. Only pipe ends to touch slab.

STANDARD GUARDSHACK™ AND COAST GUARDSHACK™ SIZES INTERNAL DIMENSIONS

GS - M3	16" W x 37" H x 39" L	CLAMSHELL
GS - M4	16" W x 48" H x 39" L	CLAMSHELL
GS - 4.5	16" W x 30" H x 64" L	CLAMSHELL
GS - 5	24" W x 40" H x 66" L	CLAMSHELL
GS - 6	24" W x 40" H x 80" L	CLAMSHELL
GS - 7	30" W x 48" H x 99" L	CLAMSHELL
GS - 8	38" W x 60" H x 99" L	CLAMSHELL
GS - 8.5	38" W x 60" H x 120" L	CLAMSHELL

For 304 S. S. , order as CGS using same model #

POWDERCOATED UNITS

Pre-powdercoat Treatment Process
Clean GuardShack™ unit with a S-44 alkaline cleaner, overflow rinse, apply an AC-8115 iron phosphate treatment, overflow rinse and finish with a #198 sealer rinse to prevent rusting and improve adhesion.

Powdercoat Treatment Process
Units shall be preheated and coated by electrostatic application of 2.0 to 3.5 mil thickness on all surfaces. Powder shall be RAL 1019 Woodlands Tan or TCI 8810-6058 Forest Green or approved equal Impact Resistance Finish 160 inch pounds direct 160 inch pounds reverse, per ASTM D-2794 specs. Gloss Finish >85, per ASTM D-523. Adhesion to be rated excellent when tested to ASTM D-3359 standards.

STAINLESS STEEL ELECTRO-POLISH FINISH

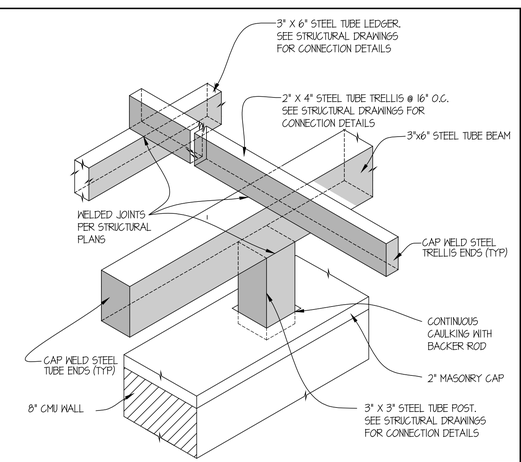
All 304 Stainless Steel units shall be chemically electro-polished to impart a lustrous finish to the unit.

8

BPDI-GuardShack Enclosures
3831 E. GROVE STREET
PHOENIX, ARIZONA 85040 (602) 426-1002

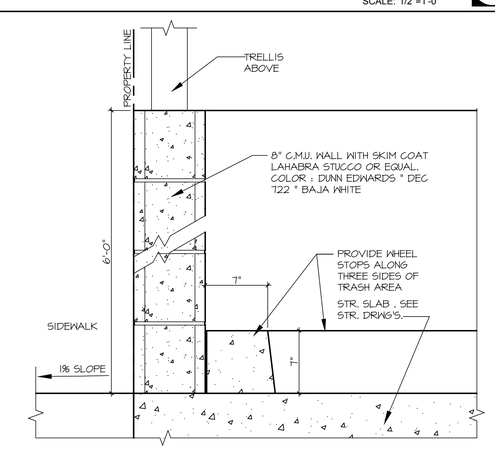
GENERAL SPECIFICATIONS FOR STANDARD GUARDSHACK™ ENCLOSURES

SCALE: NTS
DETAIL NO.
BPDI- Clamshell
REV. 0



METAL TRELLIS DETAIL(TRASH AREA) 3

SCALE: 1"=1'-0"



TRASH WALL DETAIL 2

SCALE: 1 1/2"=1'-0"

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Glendale, CA 91203
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Fax: (818) 551-1613
E-mail: aramar@worldnet.att.net

Owner:
501 S. CENTRAL AVENUE LLC

Owner Address:

Project Name:
501 S. CENTRAL MEDICAL OFFICE BUILDING

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

DETAILS

Scale: AS SHOWN

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 07.22.21
- JOB NO
- SHEET NO

A-6.1

1 VIEW FROM CENTRAL AVE. (NORTH - EAST)
SCALE: N/A

2 VIEW FROM LOMITA AVE. (NORTH - EAST)
SCALE: N/A

3 VIEW FROM SOUTH (EAST - SOUTH)
SCALE: N/A

4 VIEW FROM WEST
SCALE: N/A

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Owner:
501 S. CENTRAL AVENUE LLC

Owner Address:

Project Name:
501 S. CENTRAL MEDICAL OFFICE BUILDING

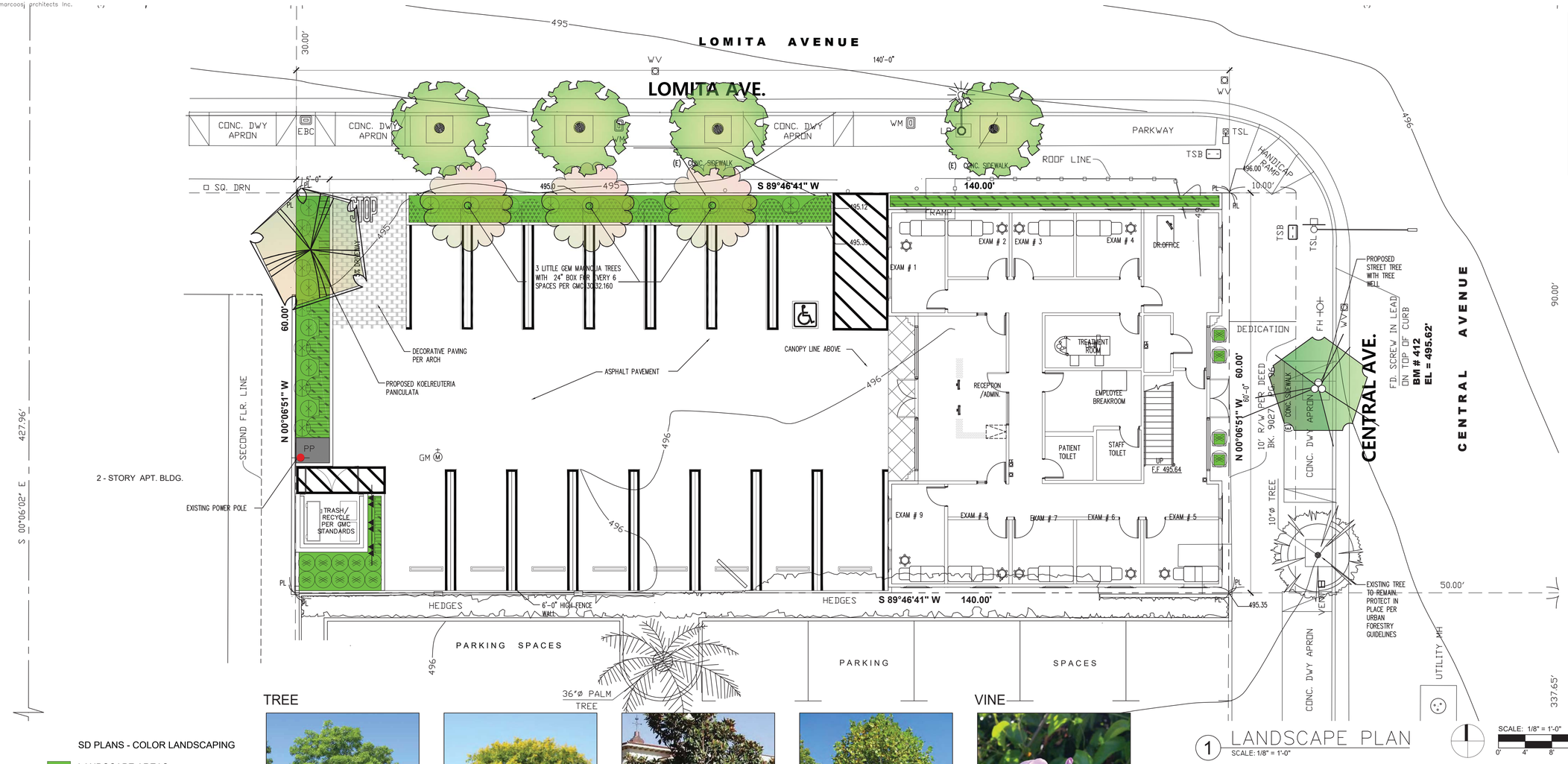
Project Address:
501 S. CENTRAL AVE. GLENDALE, CA 91204

BUILDING PERSPECTIVE

Scale: N/A

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 06.09.21
- JOB NO
- SHEET NO

A-8.1



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

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

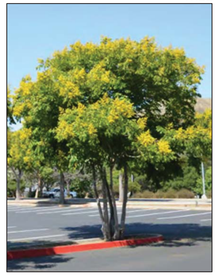
SD PLANS - COLOR LANDSCAPING

LANDSCAPE AREAS

GRAVEL

TREE

Fraxinus oxycarpa 'Raywood' / Raywood ash

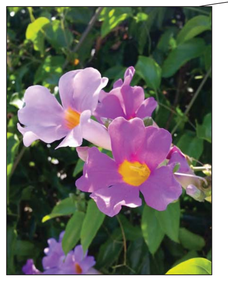


Koelreuteria paniculata / Golden rain tree

Magnolia g. 'Little Gem' / Little gem magnolia

Platanus x hispanica / London plane tree

VINE



Distictis 'Rivers' / Royal trumpet vine

SHRUBS

Aloe 'Blue Elf' / Blue elf aloe

Chondropetalum tectorum / Cape rush

Westringia 'Morning Light' / Coast rosemary

GROUNDCOVER

Osteospermum fruticosum/ Trailing African daisy

PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Mature HT x SP
	TREES				
	Fraxinus oxycarpa 'Raywood'/ Raywood ash (Street Tree)	4	24" Box	L	35' H x 20' S
	Koelreuteria panniculata / Golden rain tree	1	24" Box	L	25' H x 25' S
	Magnolia grandiflora 'Little Gem' / Little gem magnolia	3	24" Box	M	15' H x 15' S
	Platanus x hispanica / London plane tree (Street Tree)	1	24" Box	L	35' H x 25' S
	SHRUBS				
	Aloe 'Blue Elf' / Blue elf aloe 190 sf @18" o.c.	84	1g	L	
	Chondropetalum tectorum / Cape rush @ 30" o.c.	23	5g	L	
	Westringia fruticosa 'Morning Light' / Coast rosemary @ 30" o.c.	27	15g	L	
	VINE				
	Distictis 'Rivers' / Royal trumpet vine @ 48" o.c.	3	5g	M	
	GROUNDCOVER				
	Osteospermum fruticosum/ Trailing African daisy 160 sf @ 12" o.c. = 160 4" plants	10	4"flat	M	

TREE NOTE:
THERE ARE NO INDIGENOUS TREES WITHIN THE PROJECT BOUNDARY OR WITHIN 20' OF THE PROJECT. ONE PLATANUS X HISPANICA (LONDON PLAN TREE) STREET TREE ON CENTRAL WILL REMAIN IN PLACE. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION

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LANDSCAPE
COURT LAND STUDIO
ARCHITECTURE
COURTLAND STUDIO, LLC
505 E Colorado Blvd. Mezz C
Pasadena CA 91101
P: 818-788-9382
F: 818-788-3217
Licensed Landscape Architect #3620
Renewal Date 2/28/19

alajajian • marcoosi architects
Alajajian Marcoosi Architects Inc.
320 W. Arden Ave. Suite 120
Glendale, CA 91203
Phone: (818) 244-5130
Fax: (818) 551-1613
E-mail: aramar@worldnet.att.net

Owner:
501 S. CENTRAL AVENUE LLC

Owner Address:

Project Name:
501 S. CENTRAL PROFESSIONAL BUILDING

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

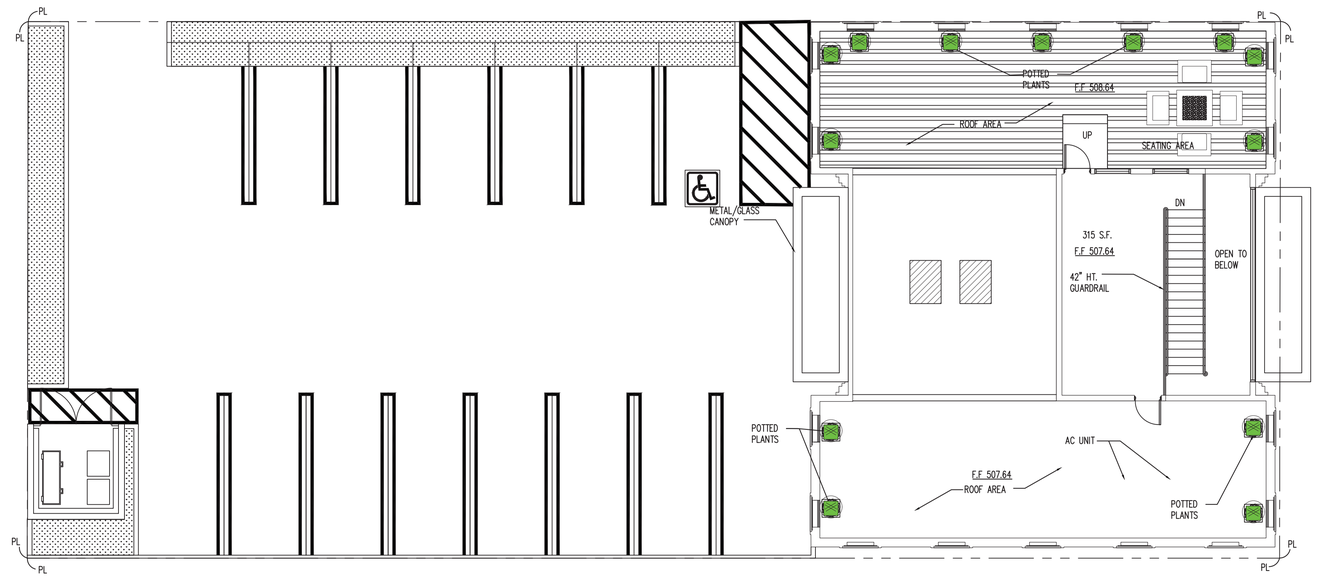
LANDSCAPE PLAN

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

KEYPLAN

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 02-23-2021
- JOB NO
- SHEET NO

L1.0



2 ROOF LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Mature HT x SP
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	Distictis 'Rivers' / Royal trumpet vine @ 48" o.c.	3	5g	M	
	GROUNDCOVER				
	Osteospermum fruticosum/ Trailing African daisy 160 sf @ 12" o.c. = 160 4" plants	10	4"flat	M	

SD PLANS - COLOR LANDSCAPING

LANDSCAPE AREAS

alajajian • marcoosi architects Inc.

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ARCHITECTURE
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GLENDALE, CA 91204

LANDSCAPE PLAN

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

KEYPLAN

- APPROVED
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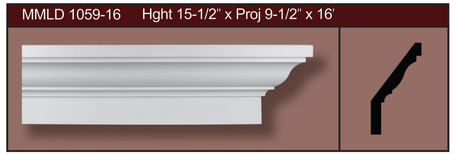


3

8

6

Weathered Brown
DEC756

2

Baja White
DEC722

7

1

4

EXTERIOR FINISH MATERIALS:

1. EXTERIOR PORCELAIN PANELS BY DALTILE, SLIMLITE SERIES, COLOR "TP31, MIST", 20" x 39" PANEL SIZE.

2. WROUGHT IRON ORNAMENTAL RAILINGS, WITH THREE COATS OF PAINT, DUNN EDWARDS 56 WEATHERED BROWN (TYP.)

3. MELTONSTONE OR EQUAL CAST STONE ARCHITECTURAL ELEMENTS PER PROVIDED MODEL NUMBERS.

4. CRL US ALUMINUM OR EQUAL, BLACK ALUMINUM STOREFRONT AND WINDOWS W/DUAL PANE LOW-E GLASS. SEE A-5.0 WINDOW SCHEDULE.

5. PROVIDE BUILDING ADDRESS MIN. 4" HIGH AND 1" STROKE VISIBLE FROM PUBLIC RIGHT OF WAY AND ILLUMINATED.

6. BRASS METAL / GLASS ORNAMENTAL EXTERIOR LIGHT FIXTURE.

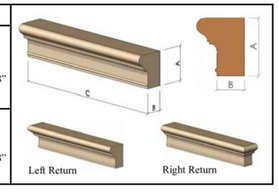
7. LAHABRA STUCCO OR EQUAL, STEEL TRAWLED FINISH, HAND APPLIED, WITH TWO COATS OF POLYMER BASE EXTERIOR PAINT. DUNN EDWARDS " DEC 722 " BAJA WHITE

8. CUSTOM DARK BROWN METAL/ GLASS CANOPY.

9. DECORATIVE PLANTERS WITH METAL PLANTER BOXES.

3

PIECE MARK	A	B	C
83-15	15 5/8"	3 5/8"	35 5/8"
83-10L or 83-10R	10 1/4"	3 5/8"	35 5/8"



3

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Phone: (818) 244-5130
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E-mail: aramar@worldnet.att.net

Owner:
501 S. CENTRAL AVENUE LLC

Owner Address:

Project Name:
501 S. CENTRAL MEDICAL OFFICE BUILDING

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

BUILDING COLORS AND MATERIALS

Scale: N.T.S.

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 09.07.21
- JOB NO
- SHEET NO

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501 S. CENTRAL AVE, GLENDALE, CA 91204 VIEW FROM SOUTH-WEST

52

501 S. CENTRAL AVE, GLENDALE, CA 91204 VIEW FROM NORTH-WEST

501 S. CENTRAL AVE, GLENDALE, CA 91204 VIEW FROM SOUTH-EAST

52

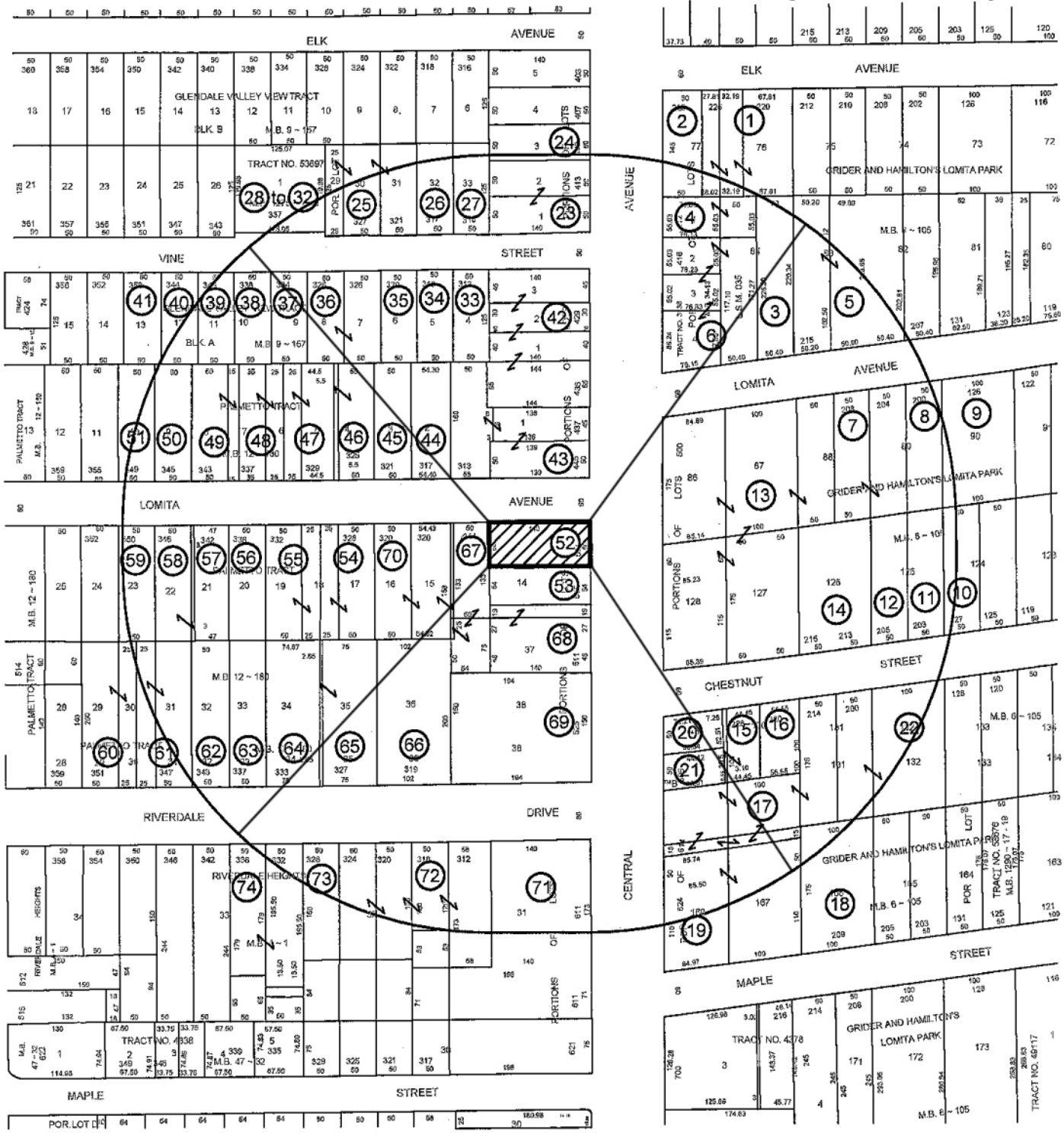
501 S. CENTRAL AVE, GLENDALE, CA 91204 VIEW FROM NORTH-EAST

501 S. CENTRAL AVE, GLENDALE, CA 91204 VIEW FROM WEST TO EAST

52

501 S. CENTRAL AVE, GLENDALE, CA 91204 VIEW FROM NORTH-WEST

ATTACHMENT 3



500' LOCATION MAP

N

L.A. MAPPING SERVICE
71 DEER CREEK ROAD
POMONA, CA 91766
(909) 595-0903

LEGEND

(52) OWNERSHIP NO.

OWNERSHIP HOOK

CASE NO.

DATE: 6 - 07 - 18

SCALE: 1" = 200'

LOCATION MAP

ATTACHMENT 4

CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

August 12, 2021

Arman Karapetyan
1330 South Glendale Avenue
Glendale, CA 91205

RE: 501 SOUTH CENTRAL AVENUE
ADMINISTRATIVE EXCEPTION NO. PAE 2106114

Mr. Karapetyan:

The Community Development Department has processed your application for an Administrative Exception pursuant to the provisions of the Glendale Municipal Code (GMC), Title 30, Chapter 30.44.020(E), to allow up to a 20% deviation from various code standards relating to parking and parking landscaping, including: 1) GMC 30.32.160(A) which requires a five-foot planting strip, exclusive of curb, between the parking area and the street, whereas the project provides a four-foot planting strip, exclusive of curb (20% deviation); 2) GMC 30.32.090(B) and 30.32.180 Chart III which requires 18-foot long parking stalls, whereas the project provides seven 15-foot and six inches (15'-6") long parking stalls (14% deviation) with an additional two-foot and six inches (2'-6") of length that overhangs into the aforementioned planting strip (two feet of planting area and five inches of planter curb), for a total 18-foot non-standard parking stall length; 3) GMC 30.32.160(B)(2) which requires a five-foot planter for Little Gem Magnolia trees, whereas a four-foot planter has been provided (20% deviation); and 4) GMC 30.32.160(B)(3) which requires two canopy trees with a 25-foot spread, whereas one of these required trees has been provided as a Little Gem Magnolia, with a twenty-foot spread (20% deviation).

The subject property is located at **501 South Central Avenue**, in the "C3-I" Zone (Commercial Service Zone, Height District I), described as North 60 feet of West 140 feet of East 150 feet of Lot 14 of Palmetto Tract, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review as a Class 3 "New Construction or Conversion of Small Structure" project per Section 15303 of the State CEQA Guidelines, since the project is than 10,000 SF in an urbanized area, on a site zoned for such use and not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development Department has **GRANTED WITH CONDITIONS**, your application based on the following findings:

A. The granting of the exception will result in design improvements, or there are space restrictions on the site that preclude full compliance with the Code requirements without hardship.

There are space restrictions on the subject site that preclude full compliance with the parking dimension and parking landscaping standards without hardship. The subject site is an 8,400 square-foot (SF) lot at the southwest corner of Central Avenue and Lomita Avenue, with an existing building that will be demolished and replaced with a 3,000 SF two-story medical office building. The medical office building requires 15 parking spaces. The lot measures 60 feet wide by 140 feet long, resulting in an elongated, rectangular lot that constricts the placement and layout of the building and parking area. The building has been placed at the eastern side of the lot, facing Central Avenue, with little to no setback. The remaining western portion of the lot is utilized for the required parking area. Due to the driveway, parking stall dimensions, backup area and configuration standards, the parking aisles are oriented parallel to Lomita Avenue, which results in exactly 60 feet of space in which to fit the 5-foot planter exclusive of curb (5 feet and ten inches with curb), two rows of 18-foot long parking stalls, a 21foot, 4-inchlong backup area for the 9-foot, 7-inch wide spaces, and a 4-inch boundary wall. The total width of those features equals 63 feet and six inches, which is three feet and six inches more than the total available width of the lot. Because of the orientation of the parking lot and existing lot width, there is no way to reconfigure or relocate parking stalls in order to gain additional width to provide code-compliant parking and parking lot landscaping. Reorienting the parking aisles perpendicular to Lomita Avenue and in compliance with the parking lot layout standards appears to result in decrease in the overall number of parking spaces for the project, less than the Code-required parking number. In addition, a power pole is located at the western property line which requires certain clearances per Glendale Water & Power standards. These clearances result in a large part of the western planter bed not being able to be planted with trees.

To achieve full compliance with the parking stall size requirements would result in removal of nearly half of the parking stalls (of which only a few of them could be oriented the other way), which would cause a deficiency in the number of parking stalls and thus render the project infeasible. Alternatively, the size of the building would need to be reduced by nearly half in order to reduce the parking requirement and free up additional space to plant trees, which would result in a building size too small to function effectively for the intended use (medical office). Either case would result in hardship for the applicant.

B. The granting of the exception, with any conditions imposed, will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

Granting of the exception to allow: 1) a four-foot planter instead of a five-foot planter located between the street and parking lot; 2) the parking stall length for seven parking spaces to overlap two feet and six inches into the planter bed (two feet of planter area and five inches of planter curb), 3) Little Gem Magnolia trees to be planted in a four-foot planter instead of a five-foot planter; and 4) one canopy tree to be provided with a 20' spread instead of a 25' spread, will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located, because these changes will not result in either visual or traffic impacts off-site of the subject property. The four-foot planter will still feature landscaping and trees to screen the parking lot, automobiles will still be able to park in the stalls, and the configuration (number, type and location) of trees has been reviewed and approved by the City's Urban Forestry Section as being an acceptable alternative to the code-required configuration. To reduce the risk of trees being damaged in the sub-standard planters, the trees have been strategically placed to minimize contact with automobiles while maximizing the quantity of trees in the planter. The planter curb will also act as a wheel stop and is sized to provide the required 30-inch clearance between wheels and any object a vehicle could hit, such as a tree.

C. The granting of the exception will not be contrary to the objectives of the applicable regulations.

Approval of the Administrative Exception to allow minor deviations from the required parking stall length for seven parking stalls, the required width of the planter bed along Lomita Avenue, the size of the planter bed for the Little Gem Magnolia trees, and the spread size of the second required canopy tree, will not be contrary to the objectives of the applicable regulations. The objective of the regulation governing planter size is to achieve landscape screening between the parking area and the street, which has been achieved by the planting of four canopy trees along Lomita Avenue and additional landscaping within the planter beds. Further, the intent of the planter size regulation is to ensure the planter is sufficiently sized for the survival of trees planted within it, and the intent of the regulation regarding canopy tree size is to ensure adequate shade and landscaping. The planter sizes, tree types and tree locations have been approved by the Urban Forestry section as an acceptable alternative to the code-required tree configuration. The objective of the regulation governing parking stall dimensions is to allow sufficient space for a typical automobile to park, which has been provided. The 30" overhang of seven parking stalls into the planter bed, to achieve the code-required 18-foot long parking stall length, is the same distance as the overhang between a standard wheel stop and an obstruction, per GMC 30.32.180 Chart V "Wheel Stops;" therefore, it is consistent with the objective of the applicable regulation.

CONDITIONS OF APPROVAL

APPROVAL of this Administrative Exception shall be subject to the following conditions:

1) Trees in the planter bed along Lomita Avenue shall be planted so that at full maturity their trunks will not be located within 30 inches of the outer edge of the planter curb adjacent to the parking area (parking spaces #9-15).

2) That the development shall be in substantial accord with the plans presented in conjunction with the application for the Administrative Exception, except any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Community Development Department

3) That all necessary permits shall be obtained from the Building and Safety Section and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.

4) That design review approval or exemption shall be obtained prior to the issuance of a building permit.

APPEAL PERIOD

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **AUGUST 27, 2021** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, the appeal must be postmarked by the **AUGUST 27, 2021** deadline (mailed to Community Development Department – Planning Division, 633 East Broadway, Room 103,

Glendale, CA 91206) OR emailed to zoning@glendaleca.gov prior to the close of said business day. The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact Cassandra Pruett at 818-937-8186 to make arrangements with the cashier. Note: the standard 2.5% fee for credit card payment applies.

APPEAL FORMS available on-line:
https://www.glendaleca.gov/home/showdocument?id=11926

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION

Every right or privilege authorized by an Administrative Exception shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

CESSATION

An Administrative Exception may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative Exception for one year or more in the continuous exercise in good faith of such right and privilege.

EXTENSION

Permits granted by such right or privilege may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the administrative exception.

VIOLATIONS OF THESE CONDITIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars ($1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars ($500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

REVOCATION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Administrative Exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a variance at least 10 days' notice by mail to the applicant or permittee.

NOTICE – subsequent contacts with this office

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer who acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **By Appointment Only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

You may contact the case planner, Cassandra Pruett, during normal business hours at (818) 937-8186 or via e-mail at cpruett@glendaleca.gov.

Sincerely,
Phillip Lanzafame
Director of Community Development

Chris Baghdikian

Chris Baghdikian
Planning Hearing Officer

CB:CP:sm

cc: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (Mark Young); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin/C.Babakhanlou/D.Scorza); Glendale Water & Power--Electric Section (B. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna);and case planner (Cassandra Pruett).