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# **EES**

# **San Fernando Campus**

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Entitlement Package

February 09, 2023

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PS-A-3.1	PARKING STRUCTURE - ELEVATIONS

## PROJECT DESCRIPTION

NEW CONSTRUCTION OF A SOUNDSTAGE CAMPUS CONSISTING OF 3 BUILDINGS AND AN ABOVE-GRADE OPEN PARKING STRUCTURE. BUILDING 1 IS A 6-STORY PRODUCTION OFFICE. BUILDINGS 2 AND 3 ARE 1-STORY BUILDINGS WITH 5-SOUNDSTAGES EACH.

THE CAMPUS OPERATIONS INCLUDE SOUNDSTAGES WITH ANCILLARY USES (SERVER ROOMS, CONFERENCE ROOMS, ETC.) AND INCIDENTAL OFFICES. PROPOSED SOUNDSTAGES ARE FOR THE PURPOSE OF MOTION PICTURE, TELEVISION, AND COMMERCIAL PRODUCTION. ASSEMBLY OF PRODUCTION OF SOUNDSTAGES, PRODUCTION OF COORDINATION OF SOUNDSTAGES SHOWS IN OFFICES.

## PROJECT ADDRESS

5426 SAN FERNANDO RD. GLENDALE, CA 91203  
753 W CALIFORNIA AVE. GLENDALE, CA 91203

## APN

5638-018-032  
5638-018-023

## ZONE DISTRICT

IMU - INDUSTRIAL MIXED USE / MANUFACTURING - SOUNDSTAGE - PRODUCTION

## LOT ACREAGE

424,453 SF (9.74 ACRES) PER LOS ANGELES COUNTY ASSESSOR

## BUILDING AREA & HEIGHT

Building 1: 214,885 SF 89.5 FEET  
Building 2: 97,905 SF 50 FEET  
Building 3: 93,528 SF 50 FEET

Parking Structure: 69 FEET

## PROPOSED OCCUPANCY GROUPS:

GROUP F-1: MOTION PICTURE AND TELEVISION PRODUCTION STUDIO SOUNDSTAGES  
GROUP B: SMALL ASSEMBLY SPACES & OFFICES  
GROUP S-2: PARKING  
GROUP A-2: FOOD AND DRINK CONSUMPTION ASSEMBLY

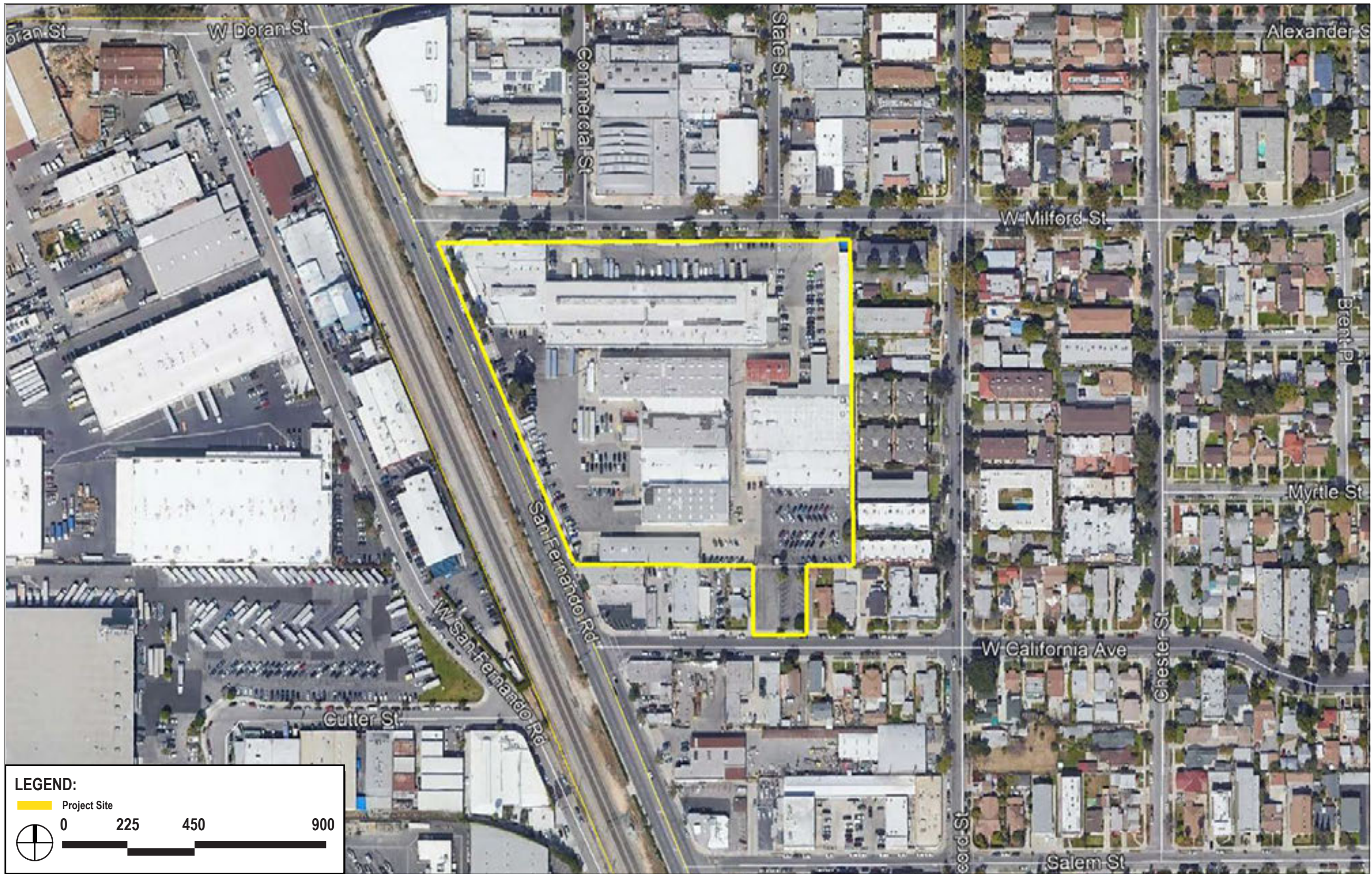
## PARKING PROVIDED

PARKING STRUCTURE: 418  
SURFACE PARKING: 115  
TOTAL PARKING: 533

## APPLICABLE CODES

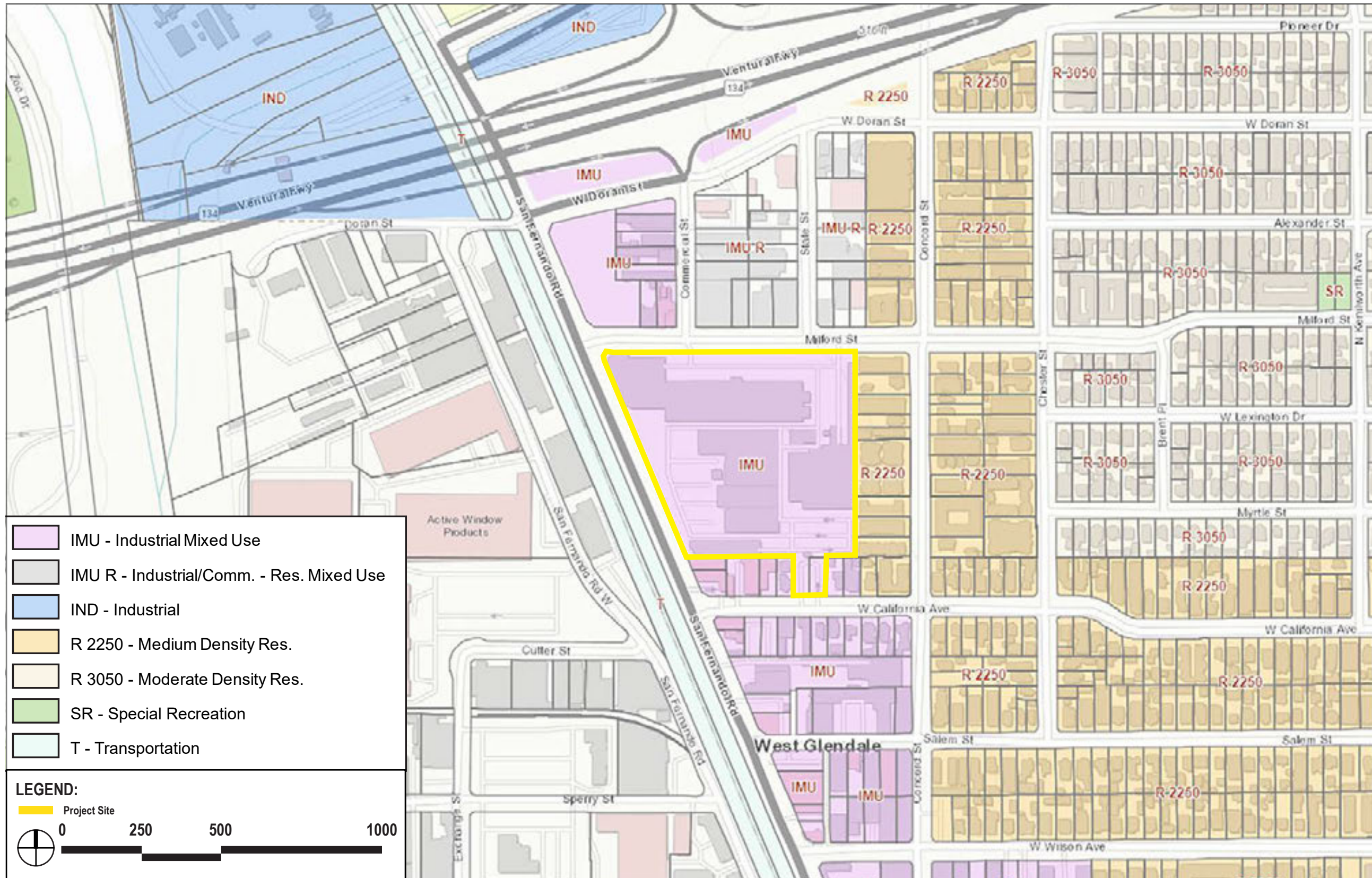
2022 CALIFORNIA BUILDING CODE (CBC)  
2022 CBC ACCESSIBILITY CODE (CBC-11B)  
2022 CALIFORNIA ELECTRICAL CODE (CEC)  
2022 CALIFORNIA ENERGY CODE (CEnc)  
2022 CALIFORNIA MECHANICAL CODE (CMC)  
2022 CALIFORNIA PLUMBING CODE (CPC)  
2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN)  
2022 CALIFORNIA FIRE CODE (CFC)  
ALL CURRENT GLENDALE MUNICIPAL CODES AND LOCAL ORDINANCES (GMC)





**PROJECT SITE LOCATION**





**PROJECT SITE ZONING MAP**

G-0.3

**BUILDING STATISTICS (GROSS)**

BUILDING GROSS (BY BUILDING & BY FLOOR)			
BUILDING NUMBER	FLOOR	USE	AREA (GSF)
<b>01</b>			
	GROUND FLOOR	FLEX STUDIO 1	13,704
	GROUND FLOOR	FLEX STUDIO 2	10,397
	GROUND FLOOR	MILL	8,420
	GROUND FLOOR	LOBBY	1,965
	GROUND FLOOR	SUPPORT	1,459
	SECOND FLOOR	OFFICE	21,724
	SECOND FLOOR	COMMISSARY	14,064
	THIRD FLOOR	OFFICE	35,788
	FOURTH FLOOR	OFFICE	35,788
	FIFTH FLOOR	OFFICE	35,788
	SIXTH FLOOR	OFFICE	35,788
	<b>SUB-TOTAL</b>		<b>214,885</b>
<b>02</b>			
	GROUND FLOOR	FLEX STUDIO 3	8,492
	GROUND FLOOR	STAGE 1	17,334
	GROUND FLOOR	STAGE 2	24,563
	GROUND FLOOR	STAGE 3	13,982
	GROUND FLOOR	STAGE 4	13,698
	GROUND FLOOR	STAGE 5	13,377
	GROUND FLOOR	SUPPORT	6,229
	<b>SUB-TOTAL</b>		<b>97,905</b>
<b>03</b>			
	GROUND FLOOR	STAGE 6	15,485
	GROUND FLOOR	STAGE 7	15,302
	GROUND FLOOR	STAGE 8	15,506
	GROUND FLOOR	STAGE 9	22,040
	GROUND FLOOR	STAGE 10	22,635
	GROUND FLOOR	SUPPORT	2,560
	<b>SUB-TOTAL</b>		<b>93,528</b>
<b>TOTAL</b>			<b>406,318 GSF</b>
ALLOWABLE FAR (1:1)			424,453 GSF
SITE			9.74 ACRES



**PARKING CALCULATION**

REQUIRED PARKING RATIO PER GLENDALE MC CHAPTER 30.32.050 (TABLE 30-22-A.D. INDUSTRIAL USES)	PROJECT AREA (GSF)	STALLS	TOTAL REQUIRED PARKING	
	406,310			
<b>2 PER 1,000 SF</b>	25,000	50		
1.5 PER 1,000 SF	25,000	38		
1.25 PER 1,000	356,318	445		
SUB-TOTAL		533	459	STANDARD SPACES
<b>REQUIRED ACCESSIBLE PARKING PER CBC TABLE 11B-208.2</b>				
TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	PER TABLE	16	<b>10</b>	STANDARD ADA
VAN PARKING SPACES PER CBC 11B-208.2.4	1 PER 6 ADA SPACES		<b>6</b>	VAN ADA
<b>REQUIRED EV &amp; ACCESSIBLE EV PARKING PER CGBC TABLE 5.106.5.3.3</b>				
TOTAL NUMBER OF ACTUAL EV CAPABLE PARKING SPACES (201 AND OVER)	20% OF TOTAL	107	<b>24</b>	STANDARD EVCS
TOTAL NUMBER OF EVCS (201 AND OVER)	25% OF EV CAPABLE	27	<b>1</b>	VAN EV ADA
TOTAL NUMBER OF ACCESSIBLE EV AT FACILITY PER CBC TABLE 11B-228.3.2.1	26 TO 50		<b>1</b>	AMBULATORY ACC EVCS
			<b>1</b>	STANDARD ACC EVCS

<b>TOTAL</b>	<b>533</b>
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REQUIRED (15' X 25') LOADING SPACES PER GLENDALE MC			
OVER 50,000 SF (CHAPTER 30.32.150 TABLE 30-32-C)	5 + 1 FOR EACH ADDITIONAL 50,000 SF	<b>12</b>	LOADING SPACES

**PARKING**

PARKING TYPE	FLOOR	TYPE	STALLS
<b>PARKING STRUCTURE</b>			
	GROUND FLOOR (P1)	8.5' X 18'	1
	GROUND FLOOR (P1)	8.5' X 18' EV	24
	GROUND FLOOR (P1)	9' X 18' ADA VAN	2
	GROUND FLOOR (P1)	9' X 18' EV ADA VAN	1
	GROUND FLOOR (P1)	9' X 18' EV AMBULATORY	1
	SECOND FLOOR (P2)	8.5' X 18'	73
	SECOND FLOOR (P2)	9' X 18' ADA	5
	SECOND FLOOR (P2)	9' X 18' EV ADA	2
	THIRD FLOOR (P3)	8.5' X 18'	91
	THIRD FLOOR (P3)	9' X 18' ADA	4
	FOURTH FLOOR (P4)	8.5' X 18'	82
	FIFTH FLOOR (P5)	8.5' X 18'	82
	SIXTH FLOOR (P6)	8.5' X 18'	56
<b>SUB-TOTAL</b>			<b>418</b>
<b>SURFACE PARKING</b>			
	SURFACE	8.5' X 18'	106
	SURFACE	9' X 18' ADA	5
	SURFACE	9' X 18' ADA VAN	4
<b>SUB-TOTAL</b>			<b>115</b>

<b>TOTAL</b>	<b>533</b>
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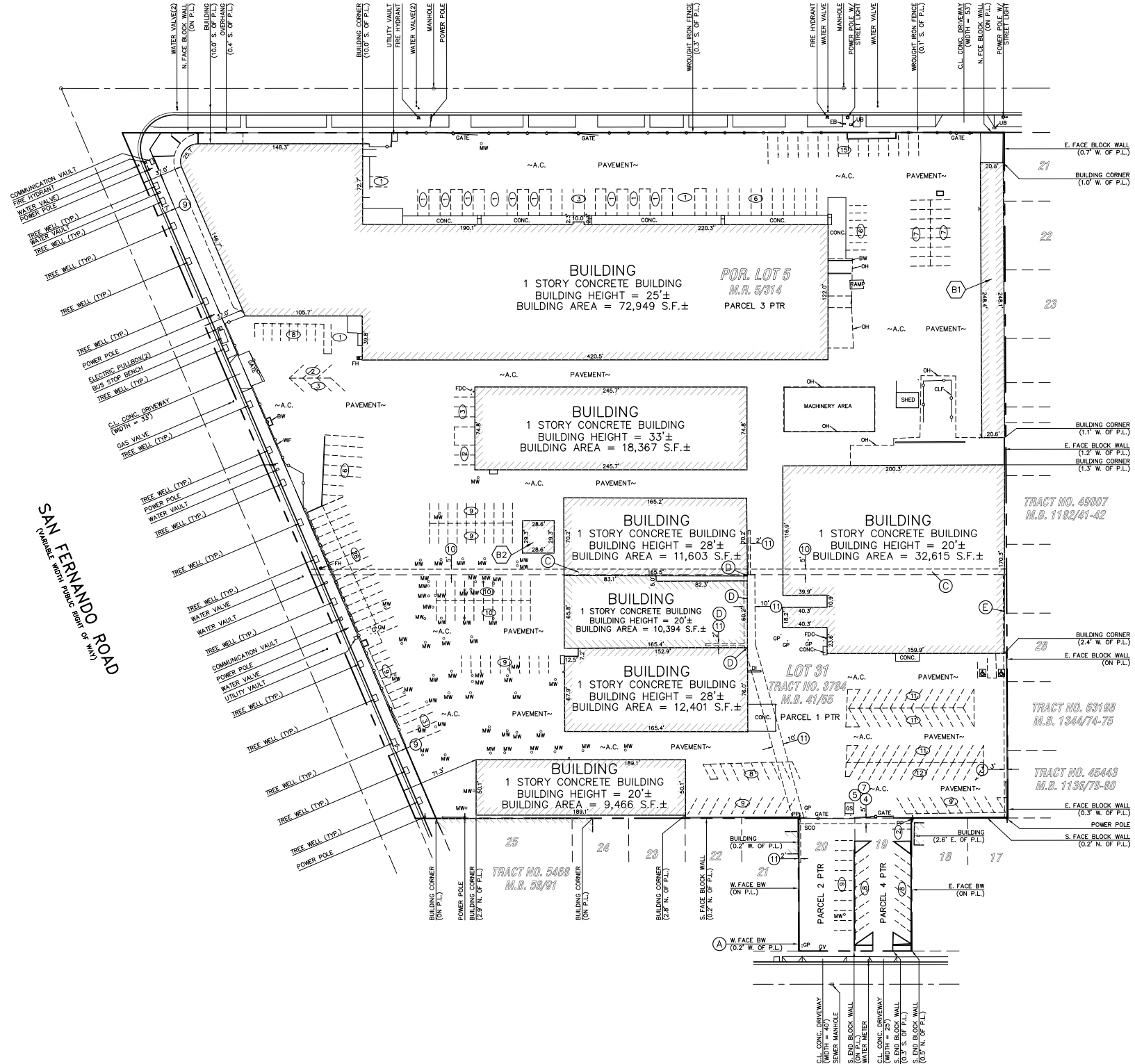
PARKING REQUIRED 533

<b>PARKING SUMMARY</b>	<b>G-1.1</b>
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# ALTA/NSPS LAND TITLE SURVEY

5426 SAN FERNANDO ROAD &  
753 WEST CALIFORNIA AVENUE  
GLENDALE, CA 91203

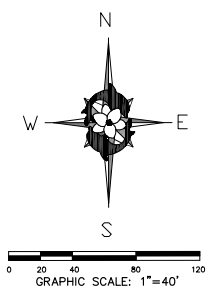
MILFORD STREET  
(80' WIDE PUBLIC RIGHT OF WAY)



- (B1) BUILDING  
1 STORY CONCRETE BUILDING  
BUILDING HEIGHT = 17'±  
BUILDING AREA = 5,125 S.F.±
- (B2) BUILDING  
1 STORY CONCRETE BUILDING  
BUILDING HEIGHT = 20'±  
BUILDING AREA = 837 S.F.±

**LEGEND:**

- (TYP) TYPICAL
- AC ASPHALTIC CONCRETE
- BW BLOCK WALL
- CB CATCH BASIN
- CG CONCRETE GUTTER
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- D DRAIN INLET
- E EAST
- EB ELECTRIC PULLBOX
- FDC FIRE DEPARTMENT CONNECTION
- PH FIRE HYDRANT
- GM GAS METER
- GS GUARD SHACK
- GP GUARD POST
- GV GAS VALVE
- MW MONITORING WELL
- N NORTH
- N.E.LY NORTHEASTERLY
- N.W.LY NORTHWESTERLY
- OH OVERHANG
- PL PROPERTY LINE
- PP POWER POLE
- S SIGN
- SCO SOUTH CLEAN OUT
- S.E.LY SOUTHEASTERLY
- S.F. SQUARE FEET
- SMH SEWER MANHOLE
- SN SIGN
- S.W.LY SOUTHWESTERLY
- UB UTILITY PULLBOX
- UV UTILITY VAULT
- W WEST
- WF WITH
- WV WROUGHT IRON FENCE
- WV WATER VALVE



REVISIONS

**JRN CIVIL ENGINEERS**  
232 AVENIDA FABRICANTE, STE. 107  
SAN CLEMENTE, CALIFORNIA 92672  
PHONE (949) 248-4685  
FAX (949) 248-4687

**ALTA/NSPS LAND TITLE SURVEY**  
5426 SAN FERNANDO ROAD &  
753 WEST CALIFORNIA AVENUE  
GLENDALE, CA 91203

PROJECT COORDINATOR:  
CARLOS ANDRADE (candrade@jrnclvi.com)

CLIENT:  
GREENBERG TRAURIG, LLP

SCALE: 1" = 40'

DATE: 5/15/2021

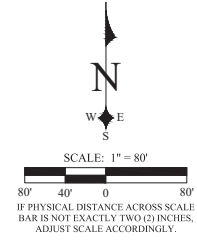
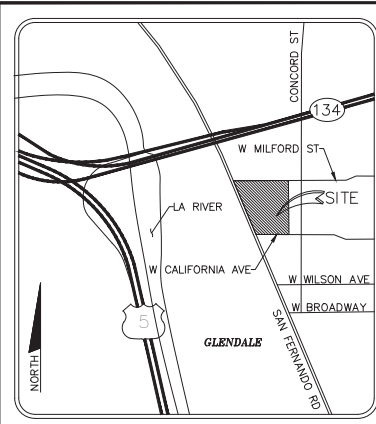
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CHKD. BY: JRN

SHEET 2 OF 2

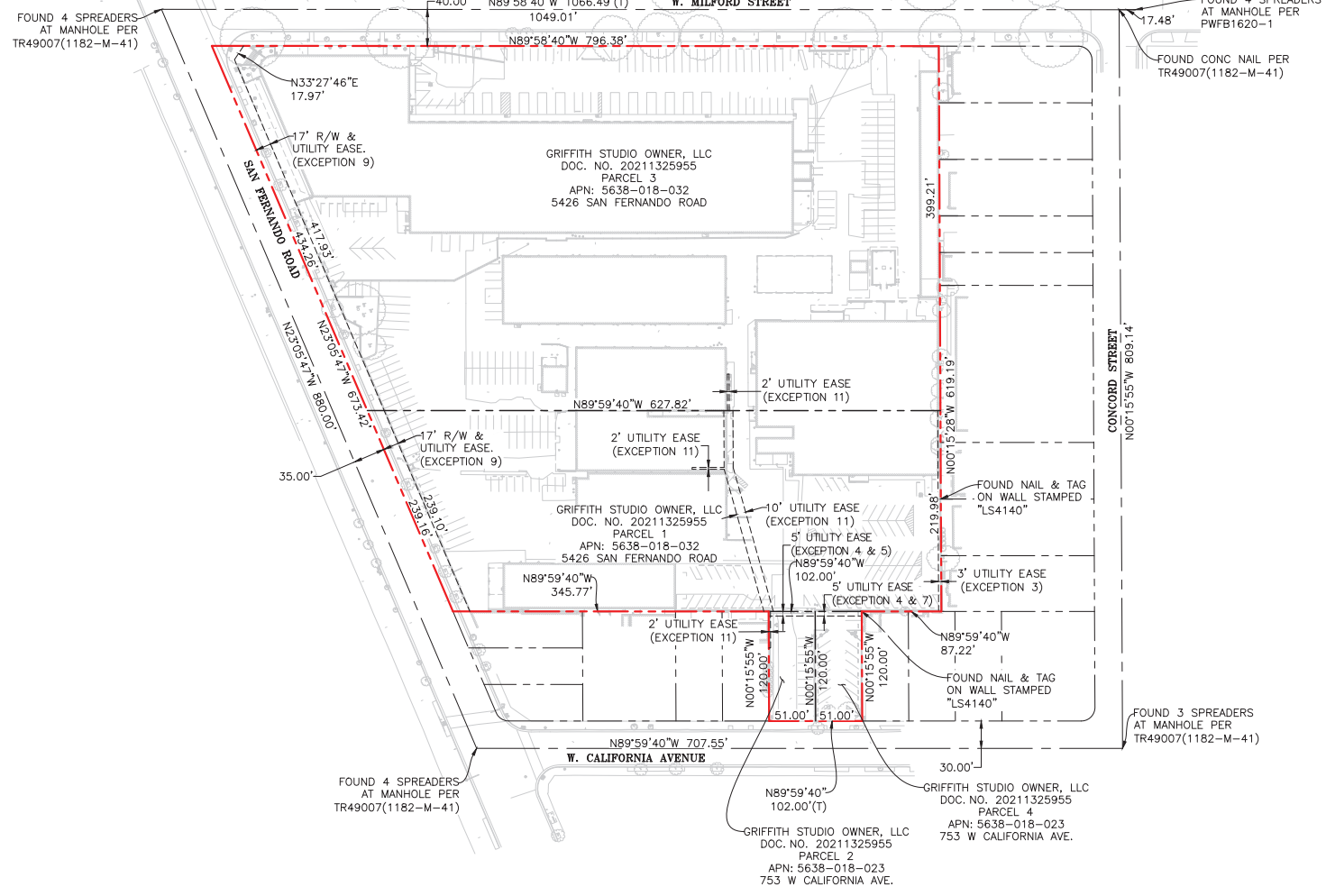
FILE NO. 20123





**LEGEND**

- Existing property boundary
- Existing interior parcel lines
- Existing parcel lines of adjacent properties
- Existing easement line
- Existing street centerline
- OH Overhead utility line
- Underground utility line as noted
- Existing building line at ground level
- Existing building overhang
- Existing fence line as noted
- Existing flow line
- Existing grade break line
- Existing handrail
- Existing point line
- Existing wall as noted
- Existing minor contour
- Existing major contour
- AC Asphaltic concrete
- ACU Air Conditioning Unit
- BFP Water back flow preventer
- BW Bottom of wall
- C Communication
- CONC Concrete
- DI Drainage inlet
- E Electric
- FDC Fire department connection
- FF Finished Floor
- FG Finished Grade
- FL Flow line
- G Gas
- GEN Generator
- INV Invert
- LG Lip of Gutter
- LS Landscaping
- On grade
- PUE Public utility easement
- RD Roof drain
- R/W Right of way
- SB Stairs at bottom
- SD Storm Drain
- SS Sanitary Sewer
- ST Stairs at top
- SW Sidewalk
- T Telecommunication
- TBC Top Back of Curb
- TC Top of Curb
- TH Threshold
- TW Top of wall
- U Unidentified utility vault
- W Water
- WH Weep hole through curb
- W Area drain
- W Back flow preventer
- Bollard
- Electric box
- Electric meter
- Electric manhole
- Fire department connection
- Fire hydrant
- Guy wire
- Gas valve
- Hose bibb
- Irrigation control valve
- Monitoring well
- Post indicator valve
- Storm drain manhole
- Sign
- Street light vault
- Street light w/mast
- Sanitary sewer cleanout
- Sanitary sewer manhole
- Telephone manhole
- Traffic signal pole w/mast
- Unknown cleanout
- Utility pole
- Utility vault as noted
- Water meter
- Water valve
- Contour elevation
- Spot elevation
- + 42.55
- Tree w/ trunk Ø
- Evergreen tree
- Palm tree



**TITLE DESCRIPTION**

The legal description for the property surveyed herein is taken from the preliminary title report dated March 30, 2021, prepared by Fidelity National Title Company at 4400 MacArthur Blvd., Suite 200, Newport Beach, CA 92660, under Order Number 997-30065294-TC1.

The land referred to in the Report is situated in the City of Glendale, County of Los Angeles, State of California, and is described as follows:

PARCEL 1:  
LOT 31 OF TRACT 3784, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41, PAGE 55 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:  
LOT 20 OF TRACT 5468, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58, PAGE 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:  
THAT PORTION OF LOT 5 OF S. C. HAHNE'S SUBDIVISION OF PART OF THE RANCHO SAN RAFAEL, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 314 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
ON THE EAST AND SOUTH BY THE WEST AND NORTH LINES, RESPECTIVELY OF TRACT 3784, AS SHOWN ON MAP RECORDED IN BOOK 41 PAGE 55 OF MAPS, RECORDS OF SAID COUNTY; ON THE NORTH BY THE SOUTH LINE OF MILFORD STREET, AND ON THE WEST BY THE EAST LINE OF SAN FERNANDO ROAD, AS SAID STREET AND ROAD ARE SHOWN ON SAID MAP OF TRACT 3784.

PARCEL 4:  
LOT 19 OF TRACT 5468, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58, PAGE 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
APN: 5638-018-023 AND 5638-018-032

**TITLE EXCEPTIONS AND EXCLUSIONS**

The exceptions and exclusions listed in said preliminary title report are as follows:

Items A & B: Property taxes and the lien of supplemental taxes, if any. Not addressed herein, refer to the title report for particulars.

Item 1: Water rights, claims or title to water, whether or not disclosed by public records. This item is not survey related and is not shown herein.

Item 2: An easement for pipeline purposes recorded in Book 2278, Page 50, of Deeds. The exact location and extent of said easement cannot be determined and therefor not shown herein.

Item 3: An easement for utilities and incidental purposes, recorded January 13, 1921, in Book 27, Page 68, of Official Records. This item affects the subject property and is shown herein.

Item 4: An easement for utilities and incidental purposes recorded June 23, 1923, in Book 2517, Page 83, of Official Records. This item affects the subject property and is shown herein.

Item 5: An easement for utilities and incidental purposes recorded November 10, 1927, in Book 7047, Page 228, of Official Records. This item affects the subject property and is shown herein.

Item 6: Covenants, conditions and restrictions recorded November 10, 1927, in Book 7047, Page 228, of Official Records. This item is not survey related and is not shown herein.

Item 7: An easement for utilities and incidental purposes, recorded November 10, 1927, in Book 7058, Page 206, of Official Records. This item affects the subject property and is shown herein.

Item 8: Covenants, conditions and restrictions recorded November 10, 1927, in Book 7058, Page 206, of Official Records. This item is not survey related and is not shown herein.

Item 9: An easement for right-of-way and utilities and incidental purposes recorded December 30, 1929, in Book 9571, Page 327, of Official Records. This item affects the subject property and is shown herein.

Item 10: An easement for utilities and incidental purposes recorded January 14, 1955, as instrument number 2930 in Book 46735, Page 189, of Official Records. This item affects the subject property but has been quietclaimed by Doc. No. 20210938781 of Official Records, recorded June 16, 2021, and therefor not shown herein.

Item 11: An easement for utilities and incidental purposes recorded October 1, 1962, as instrument number 3550 in Book D1774, Page 72, of Official Records. This item affects the subject property and is shown herein.

Item 12: The land is within the limits of City of Glendale Redevelopment Area as recorded December 17, 2007, of Official Records under Doc. No. 20072759488. This item is blanket in nature and is not shown herein; refer to the title report for particulars.

Item 13: Deed and deed restrictions recorded January 20, 2012 as Doc. No. 20120099612, of Official Records. This item is not survey related and is not shown herein; refer to the title report for particulars.

Item 14-16: Title company statements. These items are not survey related and are not shown herein; refer to the title report for particulars.

**CERTIFICATION**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the California Land Surveyors' Act at the request of Calichi Design Group, on August 19, 2021.

This map has been prepared for the sole purpose of showing the location of existing above-ground improvements and surface elevations of the subject parcel. All other information shown herein is for informational purposes only.

The boundary and easement information shown herein is based upon the preliminary title report order number 997-30065294-TC1, dated March 30, 2021, prepared by Fidelity National Title Company located at 4400 MacArthur Blvd., Suite 200, Newport Beach, CA 92660.

By: Brian L. Sousa, PLS#7917 Date: September 16, 2021



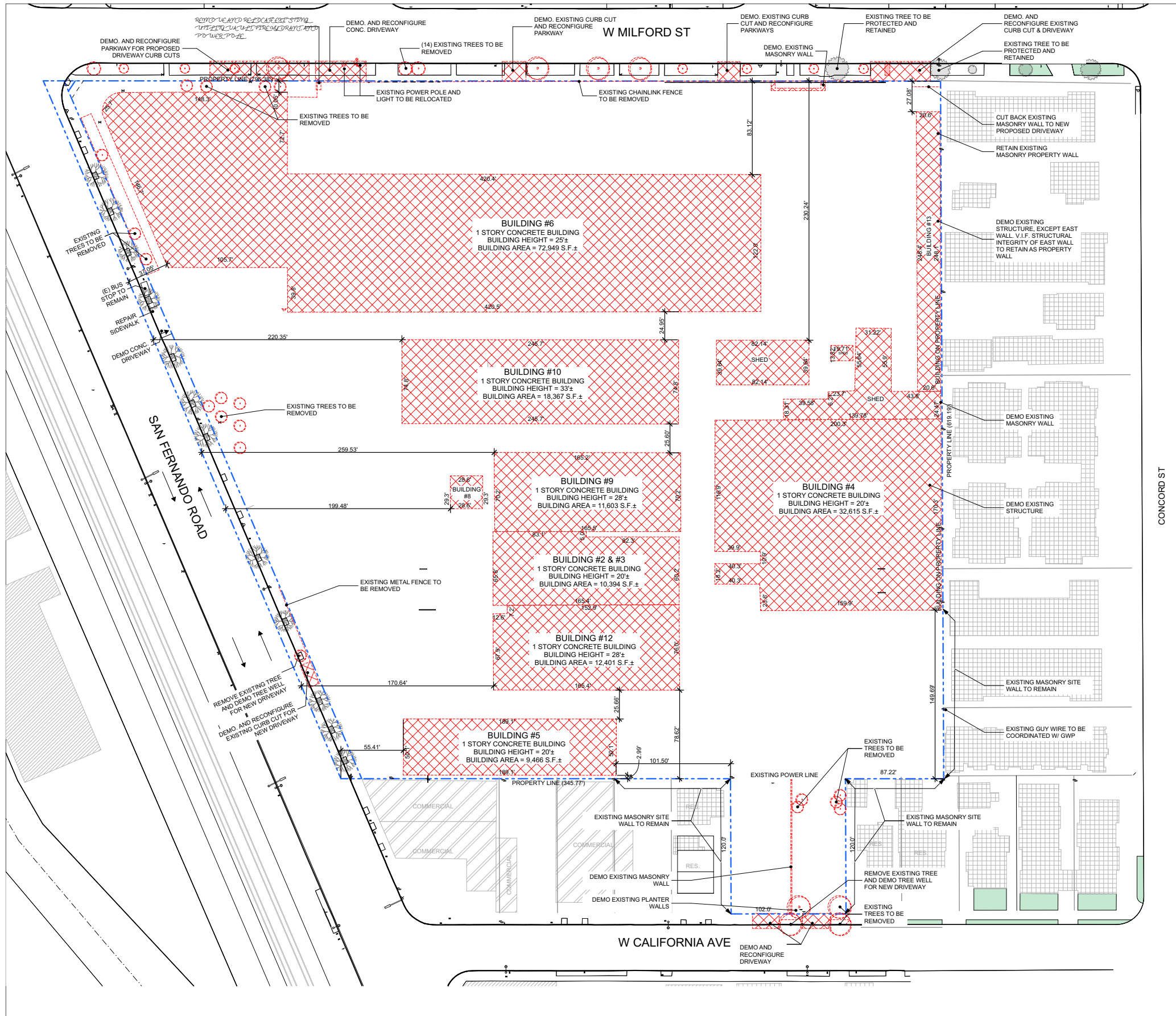
**Topographic & Boundary Survey**

5426 San Fernando Rd. & 753 W. California Ave.  
 APN: 5638-018-023 & 5638-018-032  
 City of Glendale, County of Los Angeles, California  
 Field Survey Date: August 19, 2021

**Soiss Land Surveys**  
 tel 707.425.4300 fax 707.425.4300  
 1650 N. Lincoln St. Dixon, California 95620  
 Job No. 21280  
 Sheet 1 of 6

**BOUNDARY SURVEY**

SI-A-1.1



- LEGEND**
- PROPERTY LINE
  - - - SETBACK LINE
  - - - STREET CENTER LINE
  - TO DEMOLISH

**DEMOLITION PLAN**

SI-A-1.2





SAN FERNANDO RD (WEST)



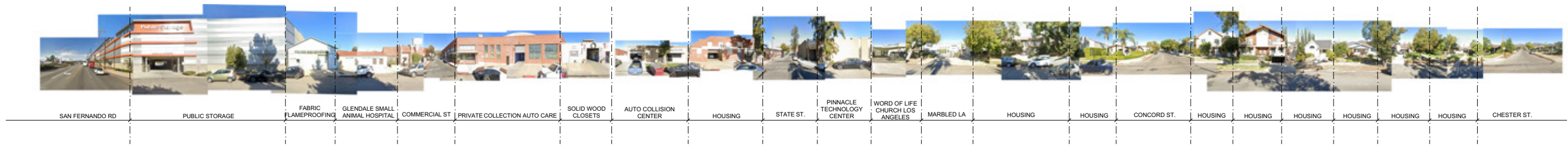
SAN FERNANDO RD (EAST)



**SITE CONTEXT**

SI-A-1.3





W MILFORD ST (NORTH)



W MILFORD ST (SOUTH)











**AERIAL RENDERING** SI-A-2.0





**SAN FERNANDO RENDERING**

SI-A-2.1





PROJECT SUMMARY	
BUILDING	AREA (GSF)
BUILDING 1	214,885 GSF
BUILDING 2	97,905 GSF
BUILDING 3	93,528 GSF
<b>TOTAL</b>	<b>406,318 GSF</b>

**LEGEND:**

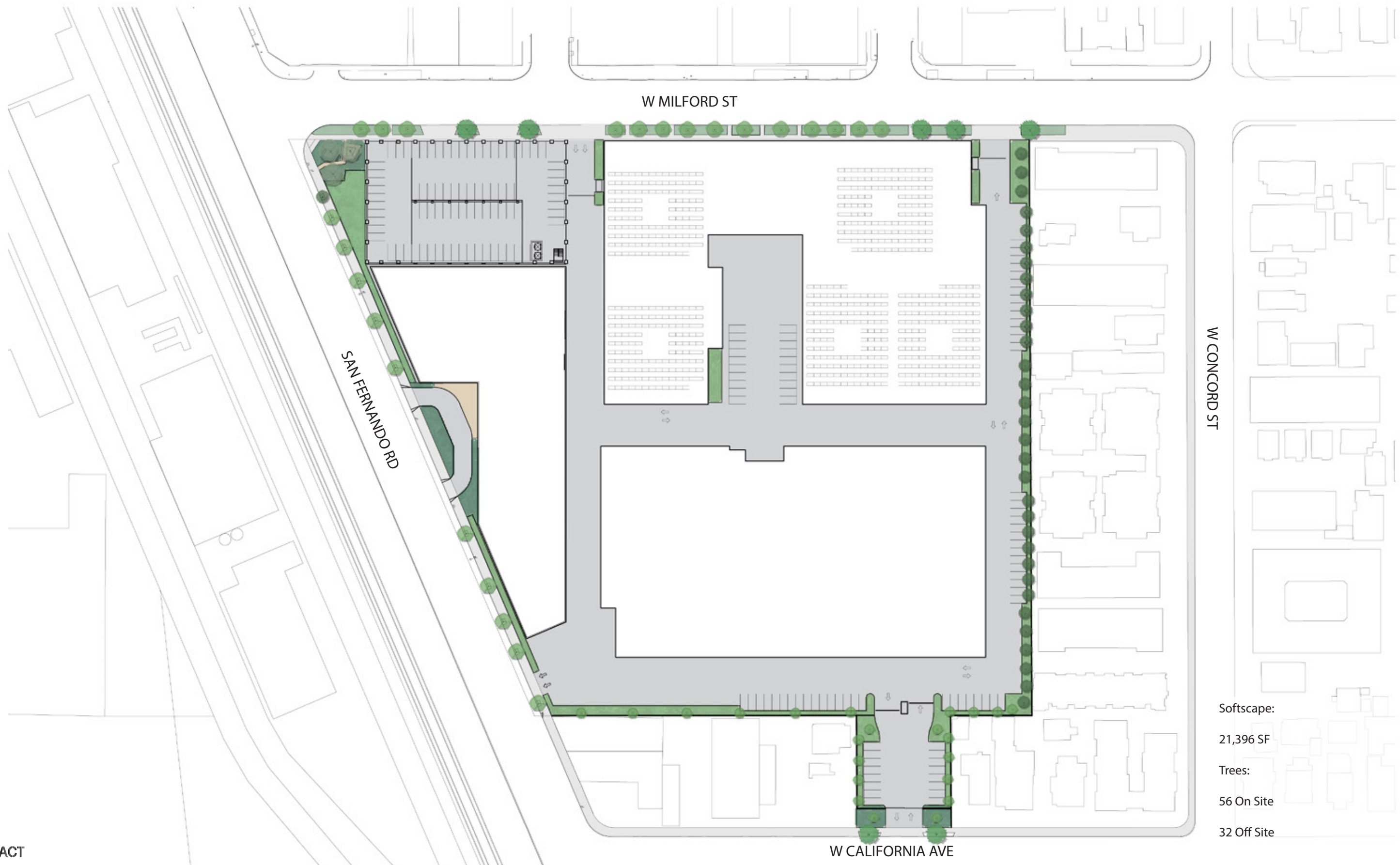
- PROPERTY LINE
- VEHICLE PATH
- 15'X21' LOADING ZONE
- PARKING STALL 8'-6" X 18'-0"  
DRIVE AISLE 24'-0" MIN

0 50 100 200  
APPROXIMATE SCALE IN FEET

**PROPOSED SITE PLAN**

SI-A-2.2





Softscape:  
 21,396 SF  
 Trees:  
 56 On Site  
 32 Off Site

ARTIFACT

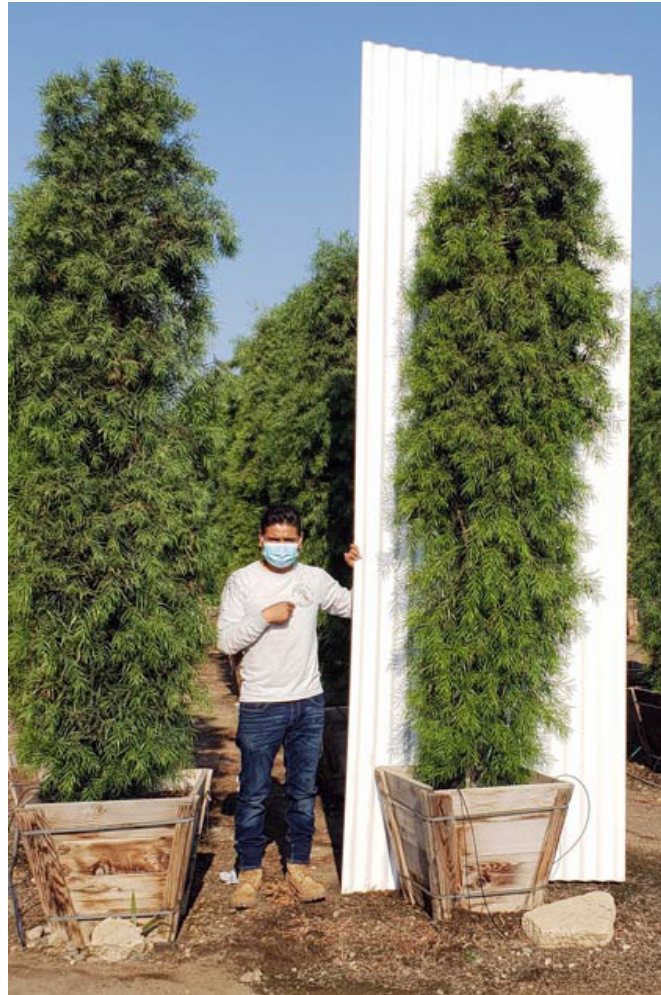
**PROPOSED SITE PLAN-LANDSCAPE**

SI-L-1.0

02.09.23

**Gensler**





**AFROCARPUS FALCATUS**  
YELLOWWOOD

Max. Height: 65 ft  
Canopy Width: 30 ft



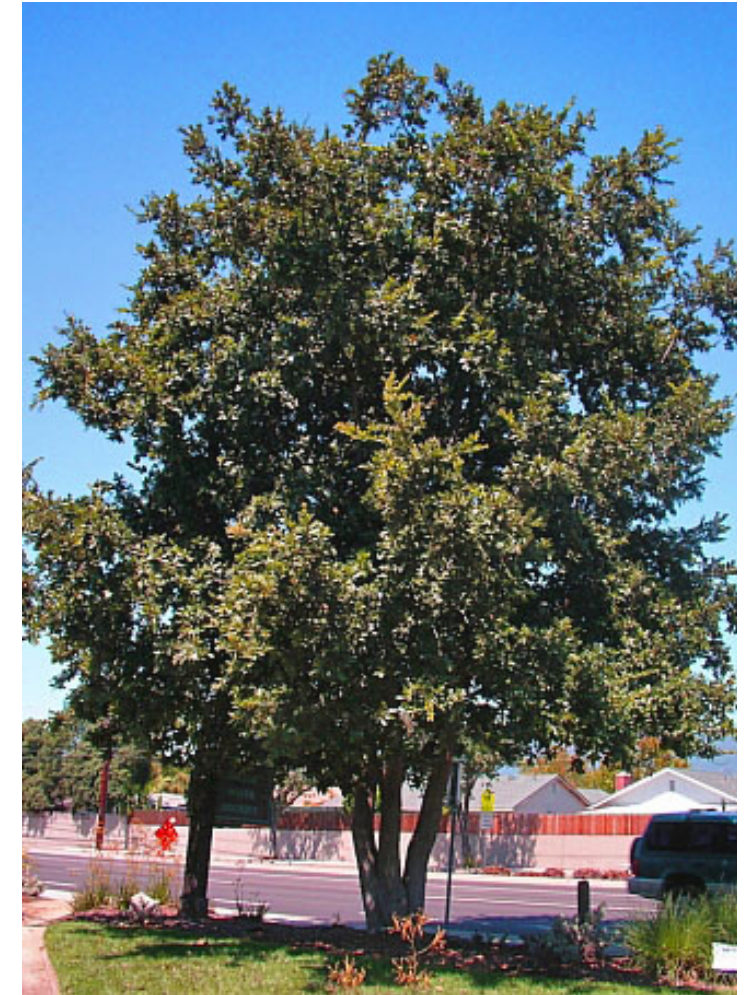
**MELALEUCA ERICIFOLIA**  
HEATH MELALEUCA

Max. Height: 40 ft  
Canopy Width: 25 ft



**OLEA EUROPAEA 'SWAN HILL'**  
FRUITLESS OLIVE

Max. Height: 30 ft  
Canopy Width: 30 ft



**QUERCUS TOMENTELLA**  
ISLAND OAK

Max. Height: 50 ft  
Canopy Width: 40 ft

ARTIFACT

**PROPOSED LANDSCAPE TREES**

SI-L-1.2





**AGAVE AMERICANA**  
CENTURY PLANT



**AGAVE ATTENUATA**  
FOXTAIL AGAVE



**AGAVE 'BLUE GLOW'**  
BLUE GLOW AGAVE



**AGAVE SALMIANA**  
GREEN GIANT AGAVE



**ALOE ARBORESCENS**  
TORCH ALOE



**ALOE CAMERONII 'CREME TANGERINE'**  
STARFISH ALOE



**ALOE STRIATA**  
CORAL ALOE



**BOUTELOUA GRACILIS**  
BLUE GRAMA GRASS

ARTIFACT

**PROPOSED LANDSCAPE PLANTS**

SI-L-1.3





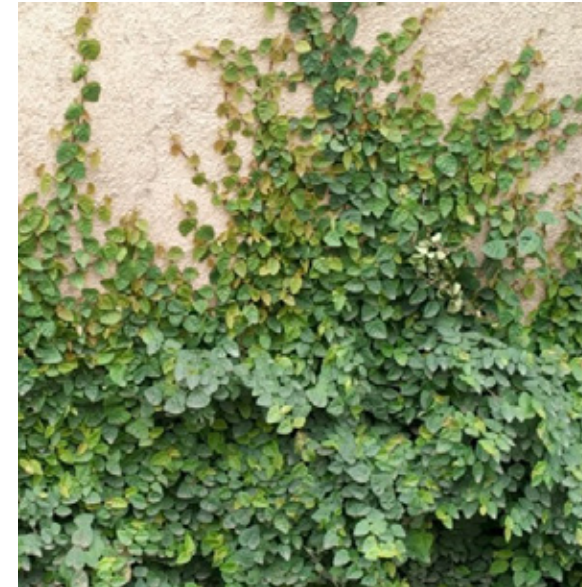
**CHONDROPETALUM  
ELEPHANTINUM**  
LARGE CAPE RUSH



**DIANELLA 'CASSA BLUE'**  
CASSA BLUE FLAX LILY



**ECHINOCACTUS GRUSONII**  
BARREL CACTUS



**FICUS PLUMERIA**  
CREEPING FIG



**HESPERALOE PARVIFLORA**  
RED YUCCA



**KALANCHOE BEHARENSIS**  
FELT PLANT



**KALANCHOE 'SILVER  
SPOONS'**  
TEASPOON PLANT



**LEUCADENDRON 'SAFARI  
GOLD'**  
YELLOW CONEBUSH

ARTIFACT

**PROPOSED LANDSCAPE PLANTS**

SI-L-1.4

02.09.23

**Gensler**





**LEYMUS CONDENSATUS**  
CANYON PRINCE WILD RYE



**LOMANDRA LONGIFOLIA**  
**'BREEZE'**  
DWARF MAT RUSH



**MISCANTHUS**  
**TRANSMORRISONENSIS**  
EVERGREEN MISCANTHUS



**PACHYCEREUS MARGINATUS**  
MEXICAN FENCE POST CACTUS



**PITTIOSPORUM 'SILVER SHEEN'**  
SILVER SHEEN KOHUHU



**POLYSTICHUM MUNITUM**  
WESTERN SWORD FERN



**PORTULACARIA AFRA**  
ELEPHANT BUSH



**ROSMARINUS 'TUSCAN BLUE'**  
TUSCAN BLUE ROSEMARY

ARTIFACT

**PROPOSED LANDSCAPE PLANTS**

SI-L-1.5





**SENECIO MANDRALISCAE**  
KLEINIA



**VERBENA 'DE LA MINA'**  
DE LA MINA VERBENA



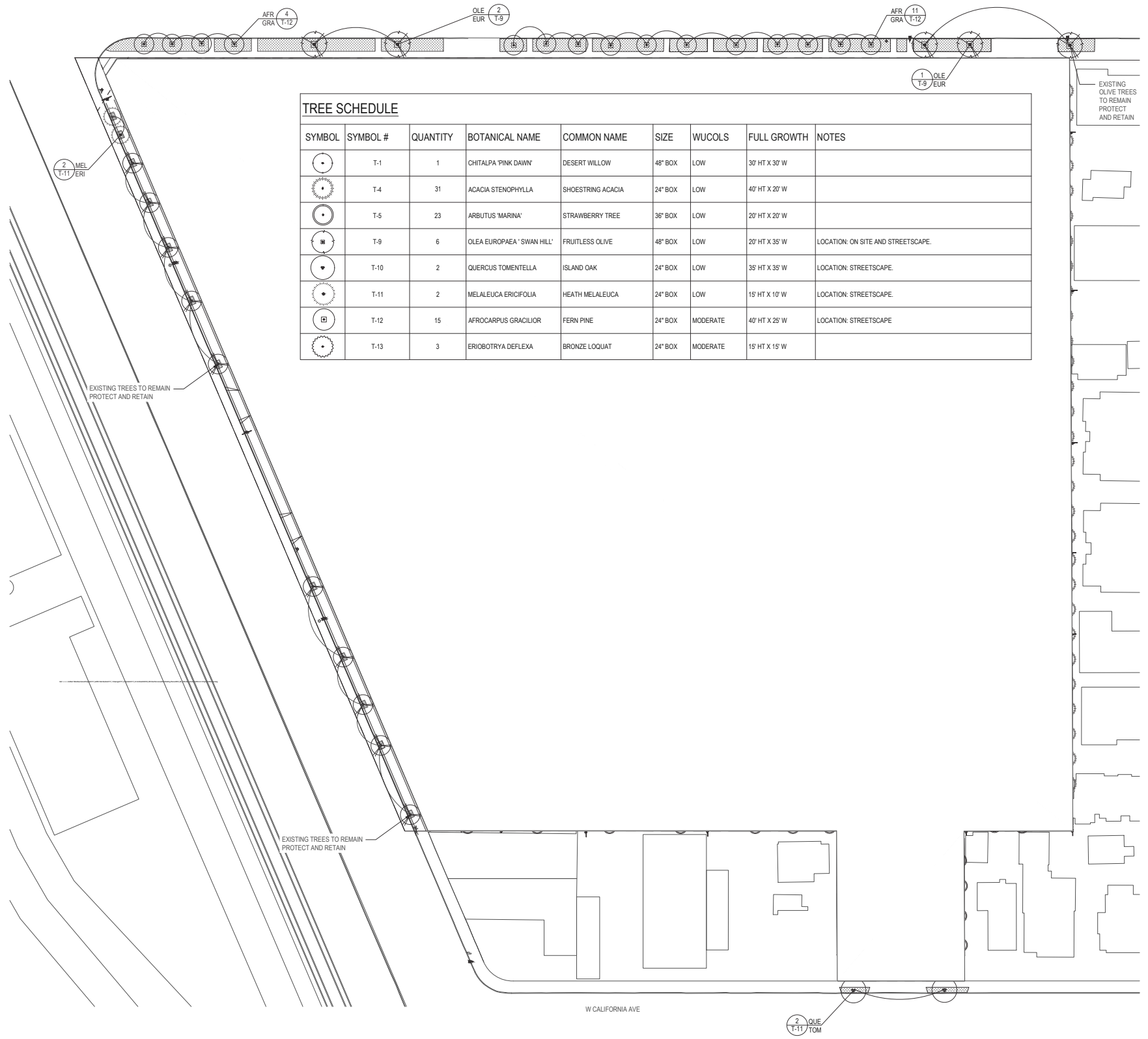
**WESTRINGIA FRUTICOSA**  
**'GREY BOX'**  
DWARF COAST ROSEMARY

ARTIFACT

**PROPOSED LANDSCAPE PLANTS**

SI-L-1.6





TREE SCHEDULE								
SYMBOL	SYMBOL #	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	FULL GROWTH	NOTES
●	T-1	1	CHITALPA PINK DAWN	DESERT WILLOW	48" BOX	LOW	30' HT X 30' W	
●	T-4	31	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	LOW	40' HT X 20' W	
●	T-5	23	ARBUTUS 'MARINA'	STRAWBERRY TREE	36" BOX	LOW	20' HT X 20' W	
●	T-9	6	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	48" BOX	LOW	20' HT X 35' W	LOCATION: ON SITE AND STREETScape.
●	T-10	2	QUERCUS TOMENTELLA	ISLAND OAK	24" BOX	LOW	35' HT X 35' W	LOCATION: STREETScape.
●	T-11	2	MELALEUCA ERICIFOLIA	HEATH MELALEUCA	24" BOX	LOW	15' HT X 10' W	LOCATION: STREETScape.
●	T-12	15	AFROCARPUS GRACILIOR	FERN PINE	24" BOX	MODERATE	40' HT X 25' W	LOCATION: STREETScape.
●	T-13	3	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	24" BOX	MODERATE	15' HT X 15' W	

**GENERAL NOTES**

EXISTING TREE NOTES:  
THERE ARE NO INDIGENOUS OR PROTECTED TREES ON THE SITE OR WITHIN TWENTY FEET OF THE SITE.

ARTIFACT

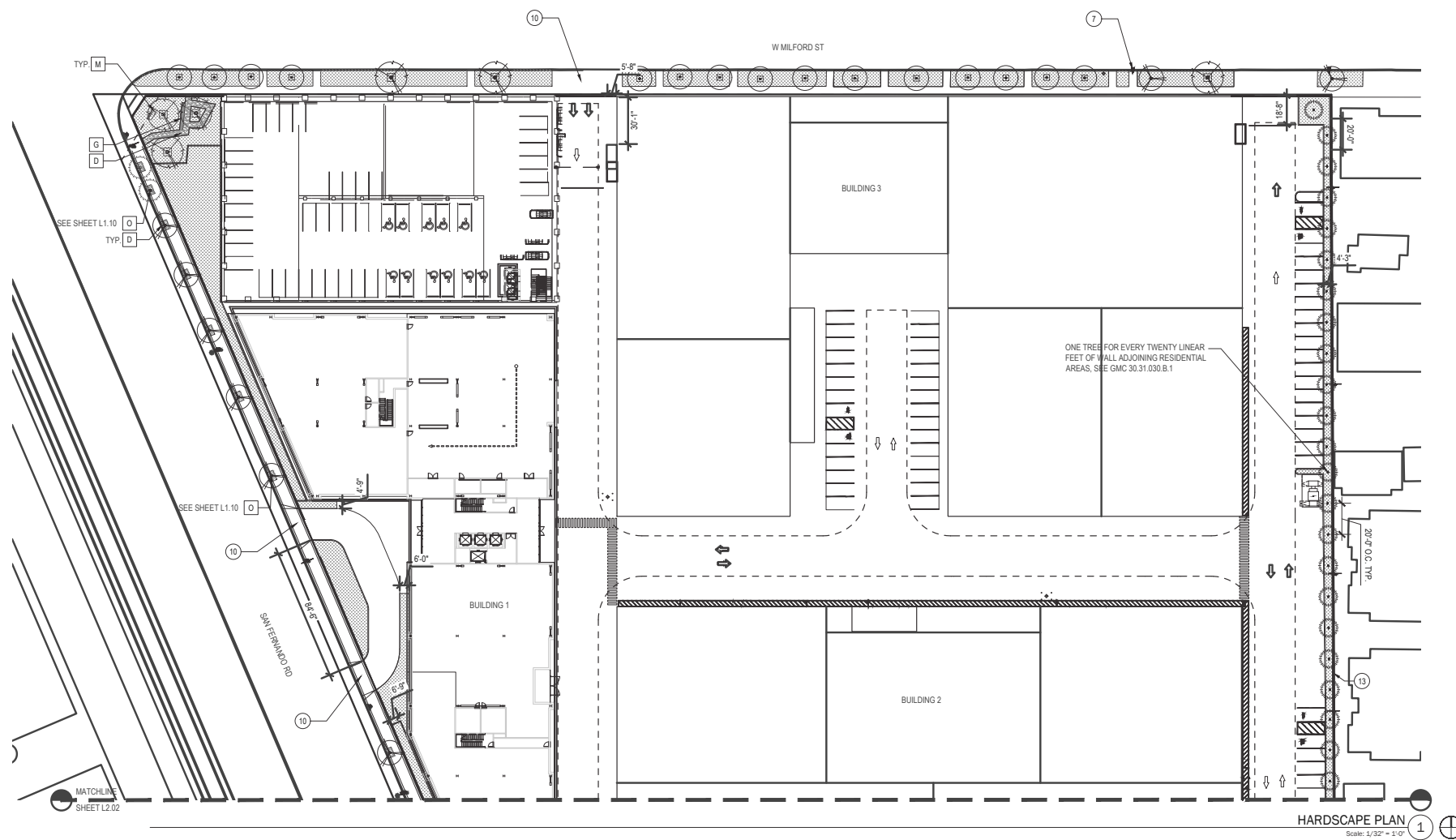
**PROPOSED STREET TREE PLAN**

SI-L-2.0

02.09.23

**Gensler**





**SHEET NOTES**

GROUND FLOOR LANDSCAPE AREA CALCULATIONS:  
 SOFTSCAPE: 40,895 SF  
 HARDSCAPE: 151,247

**GENERAL NOTES**

EXISTING TREE NOTES:  
 THERE ARE NO INDIGENOUS, PROTECTED TREES ON THE SITE OR WITHIN TWENTY FEET OF THE SITE.

PARKING LOT TREE REQUIREMENTS:  
 ONE TREE TO EVERY SIX SPACES.  
 115 SPACES WE ARE REQUIRED TO HAVE (19) TREES.

TREES PROVIDED:  
 (55) TREES TOTAL  
 (48) TREES DIRECTLY ADJACENT TO PARKING

ALL SPECIES THAT HAVE BEEN CHOSEN ARE SPECIFIED AT MINIMUM 24" BOX SIZE AND HAVE A MATURE CANOPY SPREAD OF AT LEAST 25'.  
 OVERALL THE PLANTING AREA IS 9% OF THE SITE.

<p><b>LEGEND</b></p> PALM TREE CANOPY TREE - VARIOUS SPECIES		<p>(N) PLANTING AREA          DECOMPOSED GRANITE          PEDESTAL PAVER TYPE I          PEDESTAL PAVER TYPE II          WOOD DECKING</p>		<p><b>KEYNOTES</b></p> <p>1 PROPERTY LINE          2 EASEMENT          3 BUILDING OVERHANG          4 HVAC UNIT          5 TRANSFORMER          6 (E) TELEPHONE POLE          7 (E) STREET LIGHT</p>		<p>8 DRIVEWAY ENTRANCE GATE          9 PEDESTRIAN ENTRANCE GATE          10 DRIVEWAY APRON PER CIVIL          11 FACE OF BUILDING          12 PARAPET WALL          13 SITE WALL          14 SECURITY KIOSK</p>		<p>A CONCRETE PAVING          B PEDESTAL PAVER          C WOOD DECKING          D DECOMPOSED GRANITE          E SHADE STRUCTURE          F RAISED PLANTER          G HEAVY TIMBER BENCH          H BUILT-IN BOOTH SEATING</p>		<p>I MOVABLE FURNITURE          J GAS FIRE TABLE          K WATER FEATURE          L CONCRETE SCORE JOINT          M (N) PLANTING AREA          O NEW STREET TREE PLANTING          P IN (E) TREE WELL</p>	
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ARTIFACT

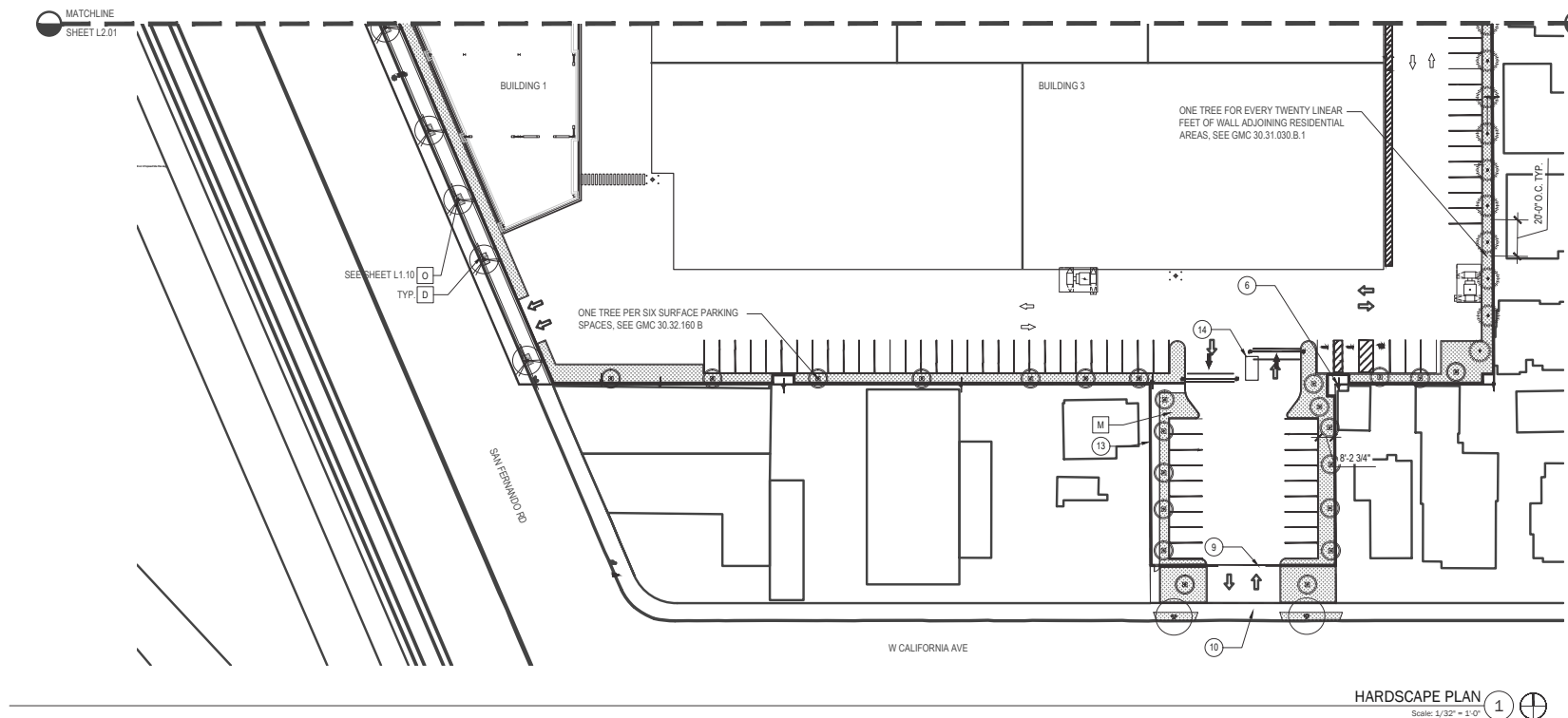
**PROPOSED GROUND LEVEL HARDSCAPE PLAN**

SI-L-2.1

02.09.23







**SHEET NOTES**

GROUND FLOOR LANDSCAPE AREA CALCULATIONS:  
 SOFTSCAPE: 40,895 SF  
 HARDSCAPE: 151,247

**GENERAL NOTES**

EXISTING TREE NOTES:  
 THERE ARE NO INDIGENOUS, PROTECTED TREES ON THE SITE OR WITHIN TWENTY FEET OF THE SITE.

PARKING LOT TREE REQUIREMENTS:  
 ONE TREE TO EVERY SIX SPACES.  
 115 SPACES WE ARE REQUIRED TO HAVE (19) TREES.

TREES PROVIDED:  
 (55) TREES TOTAL  
 (48) TREES DIRECTLY ADJACENT TO PARKING

ALL SPECIES THAT HAVE BEEN CHOSEN ARE SPECIFIED AT MINIMUM 24" BOX SIZE AND HAVE A MATURE CANOPY SPREAD OF AT LEAST 25'.  
 OVERALL THE PLANTING AREA IS 9% OF THE SITE.

<b>LEGEND</b>		<b>KEYNOTES</b>	
PALM TREE	(N) PLANTING AREA	1 PROPERTY LINE	8 DRIVEWAY ENTRANCE GATE
CANOPY TREE - VARIOUS SPECIES	DECOMPOSED GRANITE	2 EASEMENT	9 PEDESTRIAN ENTRANCE GATE
	PEDESTAL PAVER TYPE I	3 BUILDING OVERHANG	10 DRIVEWAY APRON PER CIVIL
	PEDESTAL PAVER TYPE II	4 HVAC UNIT	11 FACE OF BUILDING
	WOOD DECKING	5 TRANSFORMER	12 PARAPET WALL
		6 (E) TELEPHONE POLE	13 SITE WALL
		7 (E) STREET LIGHT	14 SECURITY KIOSK
			A CONCRETE PAVING
			B PEDESTAL PAVER
			C WOOD DECKING
			D DECOMPOSED GRANITE
			E SHADE STRUCTURE
			F RAISED PLANTER
			G HEAVY TIMBER BENCH
			H BUILT-IN BOOTH SEATING
			I MOVABLE FURNITURE
			J GAS FIRE TABLE
			K WATER FEATURE
			L CONCRETE SCORE JOINT
			M (N) PLANTING AREA
			O NEW STREET TREE PLANTING IN (E) TREE WELL

ARTIFACT

**PROPOSED GROUND LEVEL HARDSCAPE PLAN** SI-L-2.2

02.09.23





Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes		
Enter value in Pale Blue Cells		
Tan Cells Show Results		
Messages and Warnings		
Click on the blue cell on right to Pick City Name	Glendale	Name of City
ET <sub>a</sub> of City from Appendix A	43.70	ET <sub>a</sub> (inches/year)
	570	Overhead Landscape Area (ft <sup>2</sup> )
	16612	Drip Landscape Area (ft <sup>2</sup> )
	0	SLA (ft <sup>2</sup> )
<b>Results:</b>	<b>17,182</b>	Total Landscape Area
(ET <sub>a</sub> ) x (0.62) x [(0.45 x LA) + (1.0 - 0.45) X SLA]	209,457	Gallons
	28,000	Cubic Feet
	280	HCF
	1	Acre-feet
	0	Millions of Gallons
<b>MAWA calculation incorporating Effective Precipitation (Optional)</b>		
<b>Precipitation (Optional)</b>		
ET <sub>a</sub> of City from Appendix A	44	ET <sub>a</sub> (inches/year)
Total Landscape Area	17,182	LA (ft <sup>2</sup> )
Special Landscape Area	0	SLA (ft <sup>2</sup> )
		Total annual precipitation (inches/year)
Enter Effective Precipitation	0.00	Eppt (in/yr)(25% of total annual precipitation)
<b>Results:</b>		
MAWA = [(ET <sub>a</sub> - Eppt) x (0.62)] x [(0.45 x LA) + (1.0 - 0.45) x SLA]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

Enter values in Pale Blue Cells						
Tan Cells Show Results						
Messages and Warnings						
Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.						
Plant Water Use Type		Plant Factor				
Very Low		0 - 0.1				
Low		0.2 - 0.3				
Medium		0.4 - 0.6				
High		0.7 - 1.0				
SLA		1.0				
Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (x) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft <sup>2</sup> ) Without SLA	Irrigation Efficiency (IE)	(PF x HA) (ft <sup>2</sup> ) IE
Zone 1	Overhead Spray	High	0.70	-	0.75	0
Zone 2	Overhead Spray	Medium	0.50	-	0.75	0
Zone 3	Overhead Spray	Medium	0.60	570	0.75	304
Zone 4	Drip	Medium	0.50	-	0.81	0
Zone 5	Drip	Low	0.30	16,612	0.81	6,553
Zone 6	Drip	Low	0.20	-	0.81	0
Zone 7						
Zone 8						
Zone 9						
Zone 10						
Zone 11						
Zone 12						
Zone 13						
Zone 14						
Zone 15						
Zone 16						
Zone 17						
Zone 18						
Zone 19						
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Zone 22						
Zone 23						
Zone 24						
Zone 25						
Zone 26						
Zone 27						
Zone 28						
Zone 29						
Zone 30						
Zone 31						
Zone 32						
Zone 33						
Zone 34						
Zone 35						
	SLA			0		6,457
	Sum			17,182		0
<b>Results</b>						
MAWA = 209,457		ETWU = 174,909 Gallons		ETWU complies with MAWA		
		23,382 Cubic Feet				
		233.82 HCF				
		0.54 Acre-feet				
		0.17 Millions of Gallons				

ARTIFACT

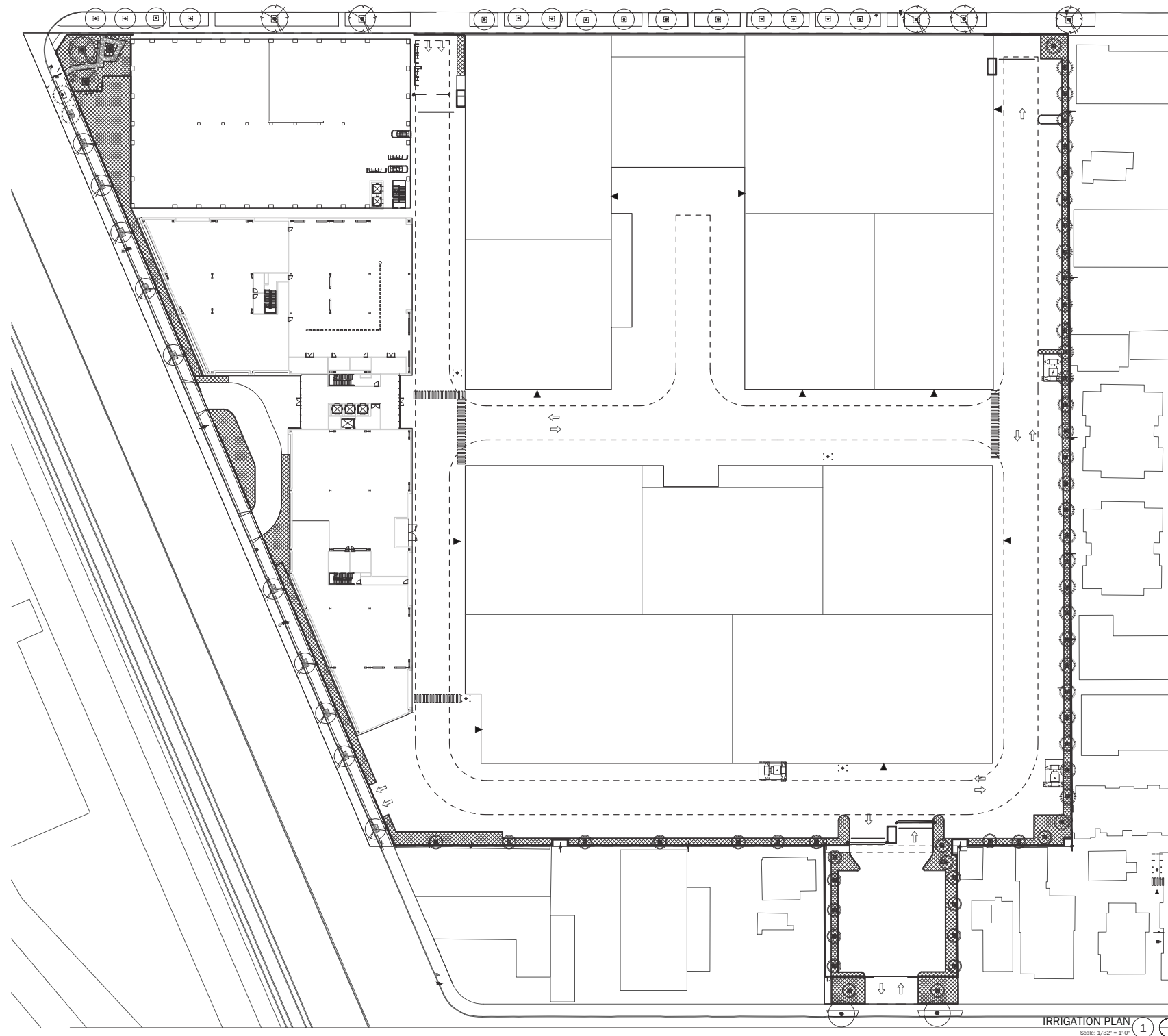
# PROPOSED LANDSCAPE WATER DEMAND CALCULATIONS

SI-L-2.3

02.09.23

Gensler





IRRIGATION PLAN  
Scale: 1/32" = 1'-0"

**SHEET NOTES**

**STATEMENT OF COMPLIANCE**  
I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.  
CHRIS TORRES - LANDSCAPE ARCHITECT 2/2/23 DATE

**GENERAL NOTES**

**POINTS OF CONNECTION**  
VERIFY EXACT LOCATION IN THE FIELD AND ADJUST AS NECESSARY. EXTEND COPPER OR BRASS MAINLINE TO PLANTER FOR PFC EQUIPMENT. INSTALL BACKFLOW PREVENTER PER ALL LOCAL CODES. FINAL BACKFLOW PREVENTER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. INSTALL MASTER VALVE DOWNSTREAM OF BACKFLOW PREVENTER AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS USING DEDICATED CONTROL WIRE AND COMMON WIRE. INSTALL FLOW SENSOR DOWNSTREAM OF MASTER VALVE PER MANUFACTURER'S DIRECTIONS AND WIRE TO CONTROLLER USING SHIELDED WIRE. MAXIMUM FLOW IS 10 GALLONS PER MINUTE. CONTRACTOR SHALL VERIFY STATIC PRESSURE AT METER PRIOR TO START OF WORK AND NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF A DISCREPANCY IS FOUND. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.

**CONTROLLER**  
INSTALL IN ENCLOSURE AS CALLED FOR IN THE IRRIGATION LEGEND. FINAL CONTROLLER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO THE FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND/OR ELECTRICAL CONTRACTOR AS NECESSARY, AND PAY ALL ASSOCIATED COSTS. THE IRRIGATION CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS PER LOCAL CODES. MOUNT, GROUND, AND WIRE ALL THE CONTROL EQUIPMENT PER THE MANUFACTURER'S DIRECTIONS. THESE PLANS AND PER ALL LOCAL CODES. CONTRACTOR TO PROVIDE TO OWNER A COMPLETE HANDHELD MAINTENANCE/REMOTE CONTROL KIT FOR THE CONTROLLER AS PROVIDED BY THE CONTROLLER MANUFACTURER (HUNTER ROAM-XL).

**WEATHER SENSOR (ET SENSOR / RAIN SHUT-OFF DEVICE)**  
LOCATE AND MOUNT PER MANUFACTURER'S DIRECTIONS. FINAL WEATHER SENSOR LOCATION TO BE DETERMINED IN THE FIELD AND PRE-APPROVED BY THE OWNER AND/OR ARCHITECT PRIOR TO MOUNTING. ENSURE THE SENSOR IS LOCATED WITHIN WIRELESS RANGE OF THE IRRIGATION CONTROLLER. TEST THE SIGNAL STRENGTH OF THE WIRELESS COMMUNICATION PRIOR TO MOUNTING. IT IS SUGGESTED TO NOT USE THE AUTOMATIC ET ADJUSTING FUNCTIONS OF THE CONTROL SYSTEM UNTIL THE PLANT MATERIAL IS FULLY ESTABLISHED.



**SLEEVING**  
MAINLINE AND VALVES MAY BE SHOWN OUTSIDE OF PLANTED AREAS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN ADJACENT PLANTED AREAS EXCEPT WHERE SLEEVING IS SHOWN ON THE PLANS. ALL PIPES AND WIRES THAT MUST RUN UNDER HARDSCAPE TO BE SLEEVED IN PVC SLEEVES ACCORDING TO THE LEGEND AND SLEEVING CHART, OR AS NOTED ON THE PLANS.

**DRIP LINE SYSTEMS**  
SPRUE AREAS AS SHOWN SHALL BE IRRIGATED WITH DRIP LINE IRRIGATION. INSTALL ALL DRIP LINE SYSTEMS PER THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS. CONTRACTORS NOT FAMILIAR WITH DRIP LINE SYSTEM INSTALLATION SHALL CONTACT THE MANUFACTURER'S REPRESENTATIVE PRIOR TO START OF WORK FOR ON-SITE PRODUCT AND INSTALLATION TRAINING.

**TREE BUBBLERS**  
TREE BUBBLERS TO BE PROVIDED TO ALL NEW TREES (2 EACH) AND/OR AS NOTED ON THE PLANS. ADJUST FINAL LOCATION OF TREE BUBBLERS TO MATCH FINAL TREE PLANTING IN THE FIELD. RELOCATE, ADD, AND/OR REMOVE BUBBLERS AS NECESSARY.

**GROUNDING RODS**  
TO AVOID CONTACT WITH HIGH VOLTAGE POWER CABLES, GAS LINES, WATER LINES, OR DATA CABLES, PLEASE CONTACT THE OWNER'S REPRESENTATIVE AND DO ALERT OR EQUAL TO IDENTIFY POSSIBLE HAZARDS BELOW THE SURFACE. CONTACT WITH SUCH HAZARDS COULD RESULT IN SEVERE INJURY OR DEATH. CONTRACTOR SHALL PROVIDE WRITTEN PROOF TO OWNER SUCH PREEMPTIVE ACTION WAS TAKEN PRIOR TO START OF WORK.

**LEGEND**

-  BUBBLER IRRIGATION ZONE
-  DRIP IRRIGATION ZONE

ARTIFACT

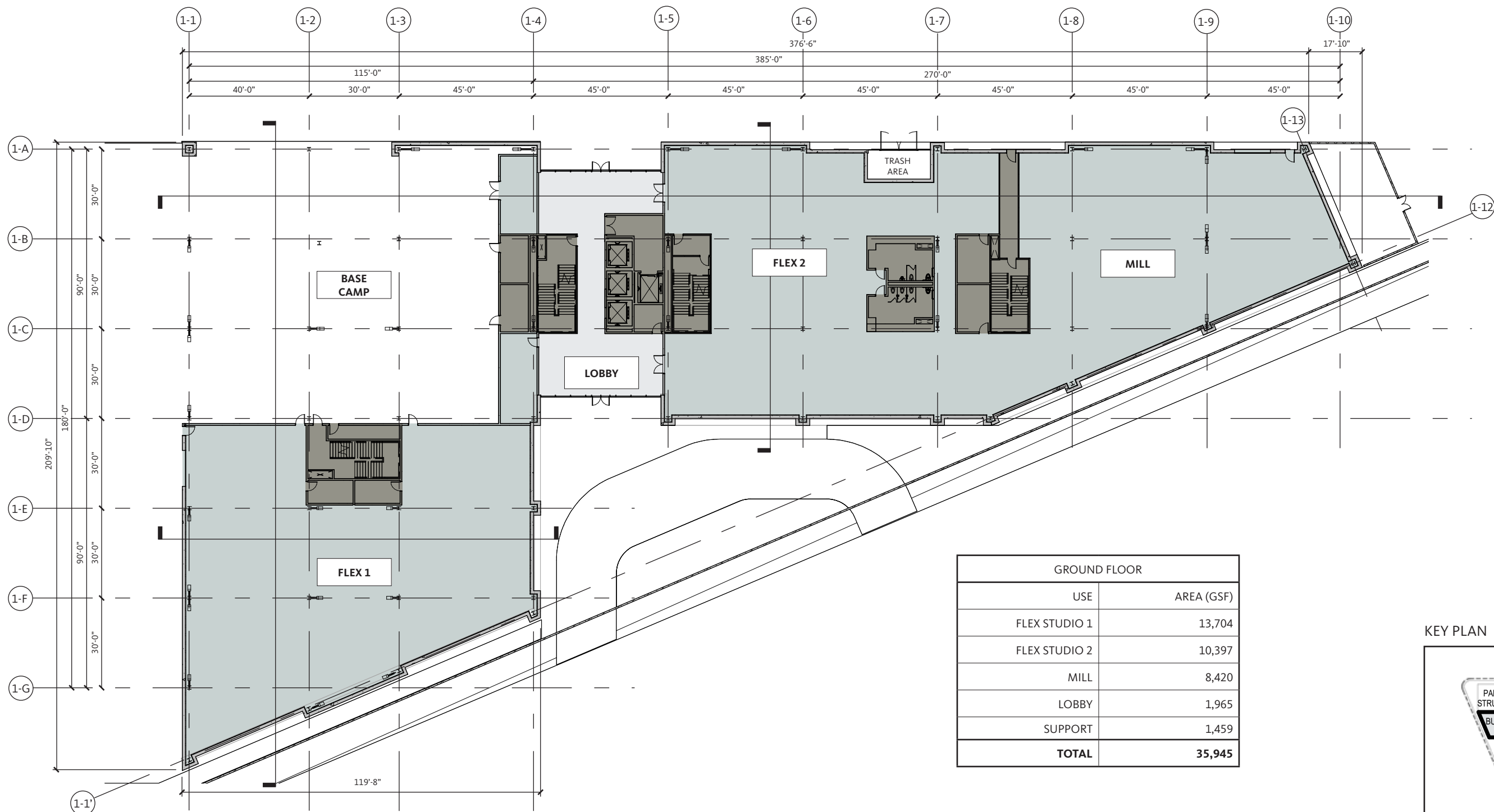
**PROPOSED GROUND LEVEL IRRIGATION PLAN**

SI-L-2.4

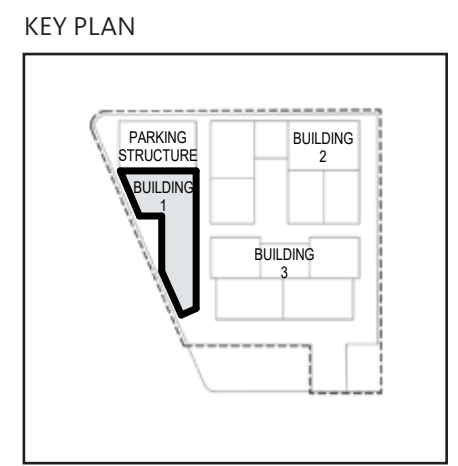
02.09.23







GROUND FLOOR	
USE	AREA (GSF)
FLEX STUDIO 1	13,704
FLEX STUDIO 2	10,397
MILL	8,420
LOBBY	1,965
SUPPORT	1,459
<b>TOTAL</b>	<b>35,945</b>

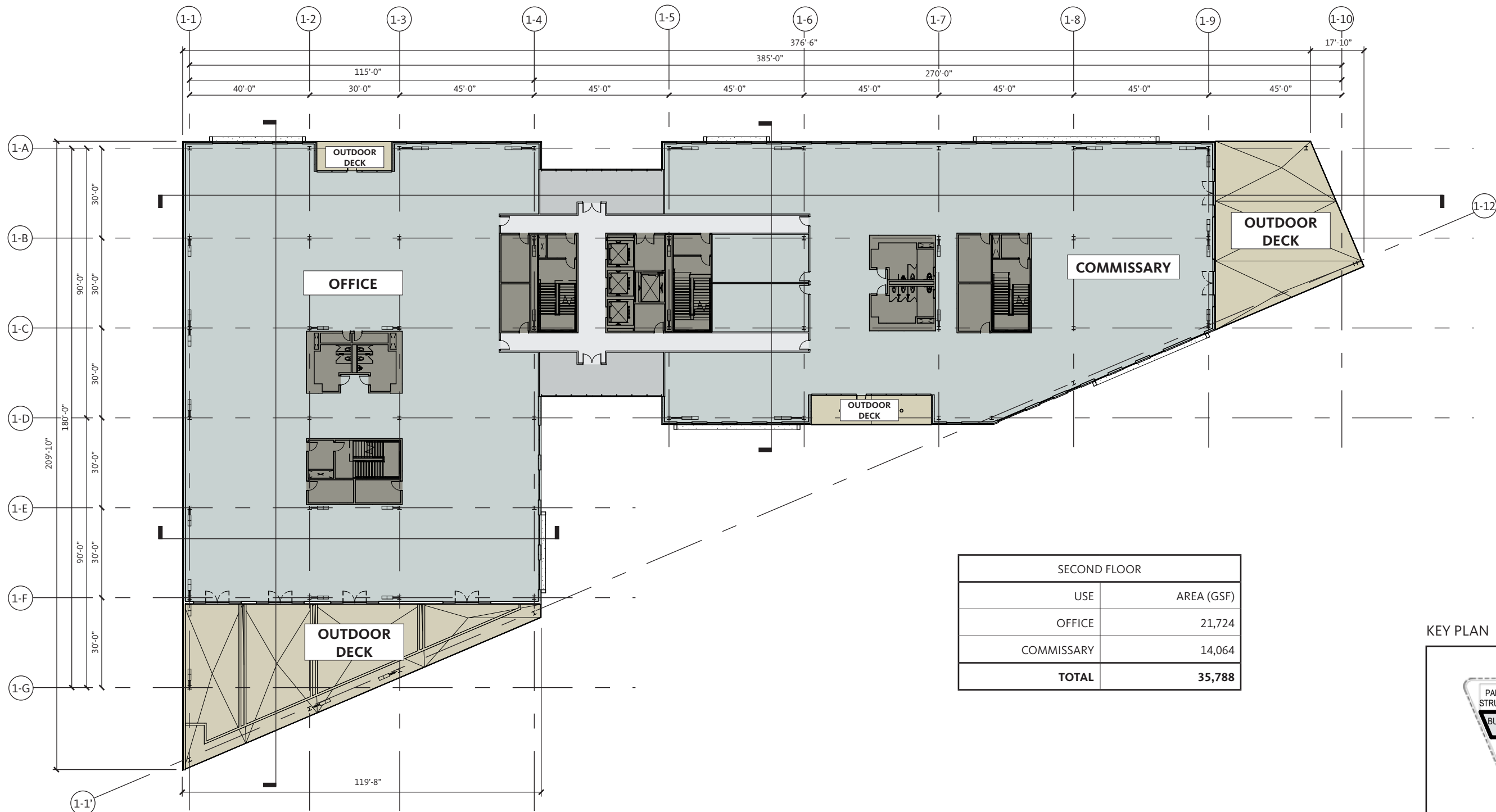


# BUILDING 1 - GROUND FLOOR



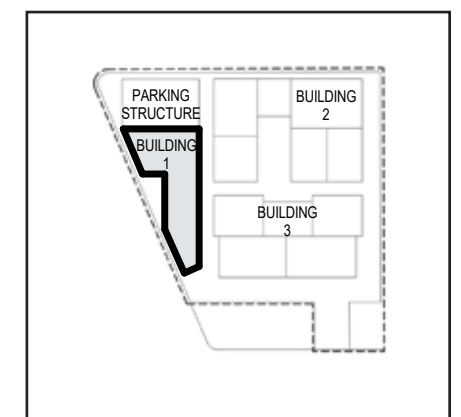
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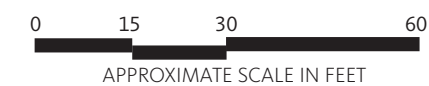


SECOND FLOOR	
USE	AREA (GSF)
OFFICE	21,724
COMMISSARY	14,064
<b>TOTAL</b>	<b>35,788</b>

KEY PLAN

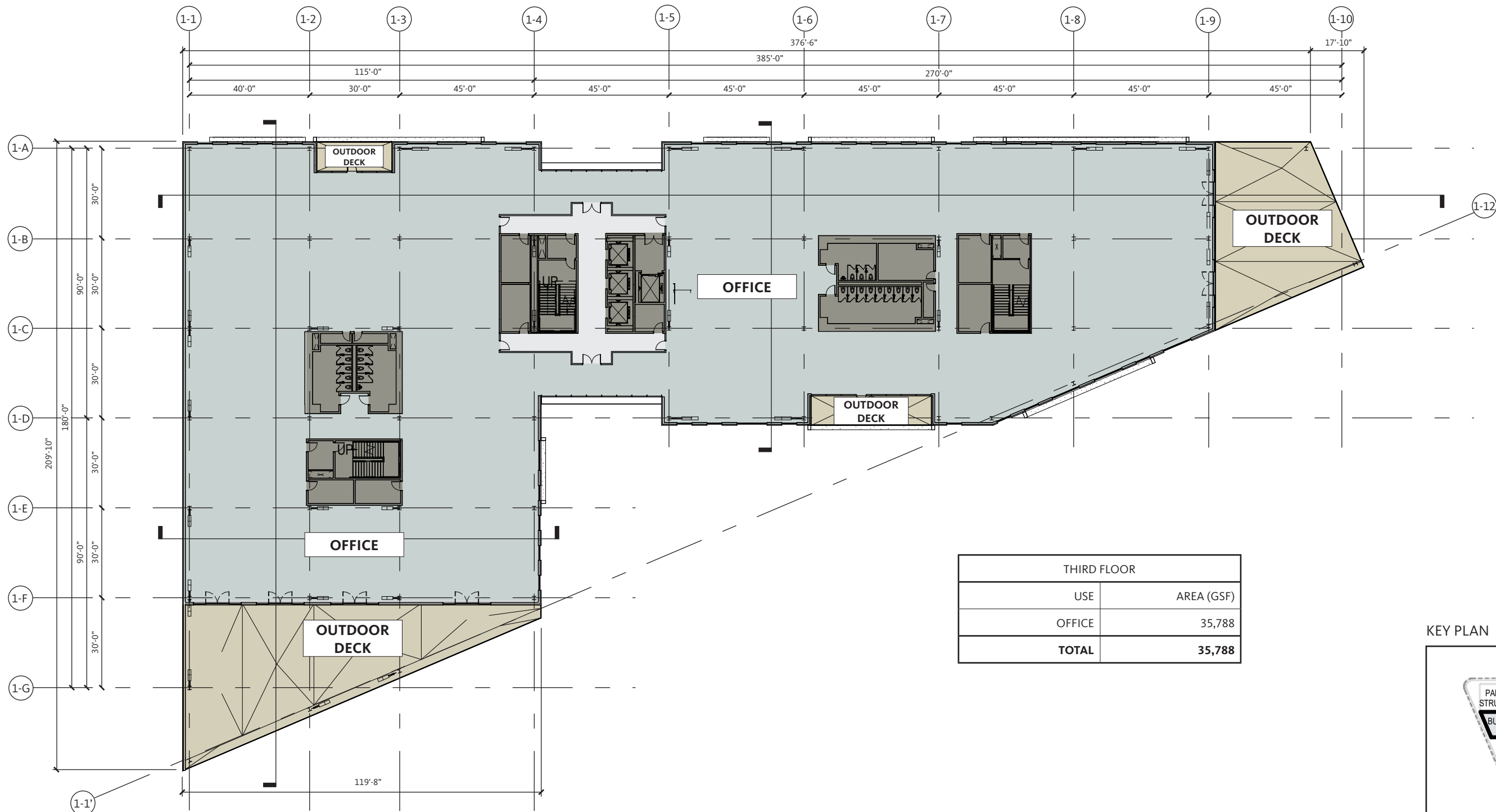


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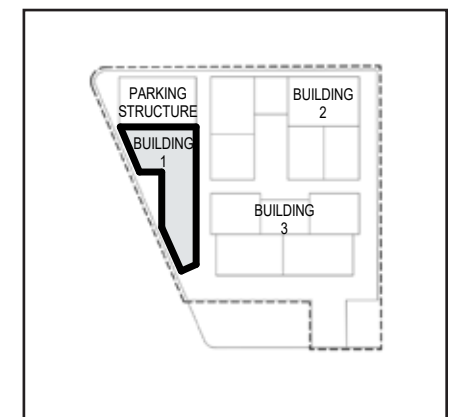


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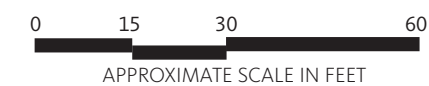




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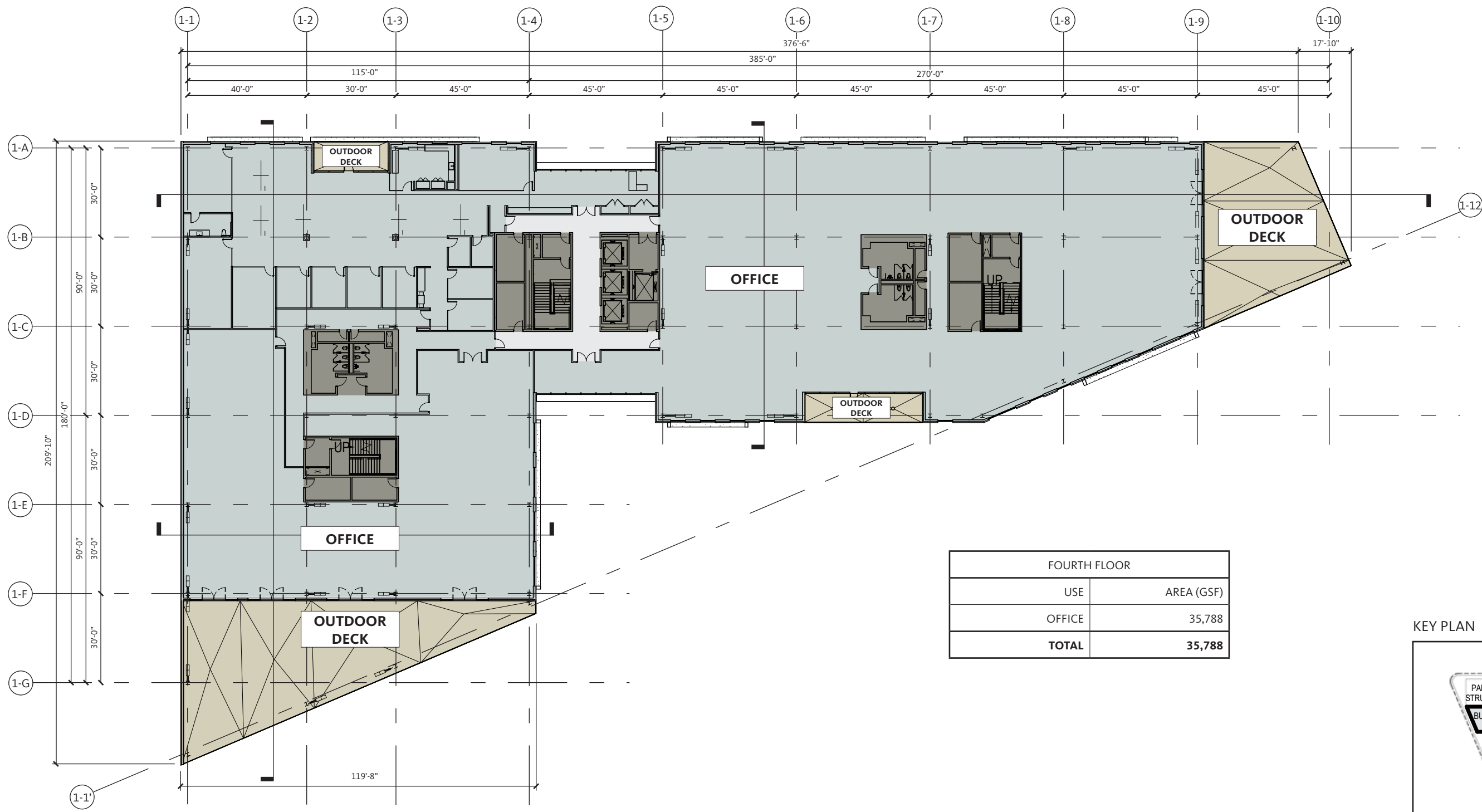


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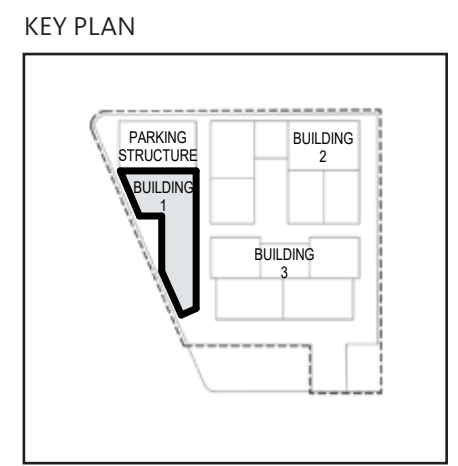


B1-A-1.3





FOURTH FLOOR	
USE	AREA (GSF)
OFFICE	35,788
<b>TOTAL</b>	<b>35,788</b>

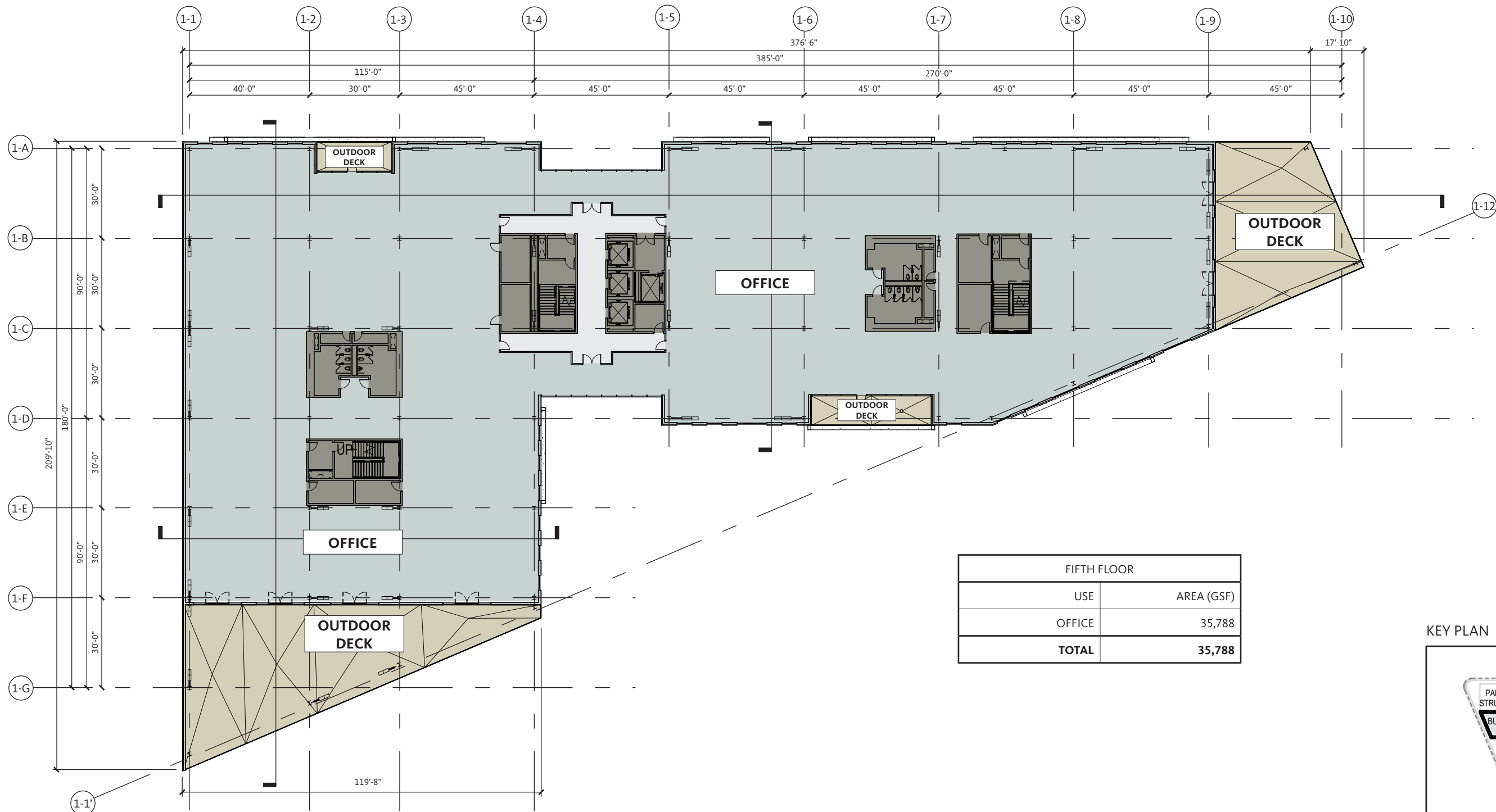


# BUILDING 1 - FOURTH FLOOR



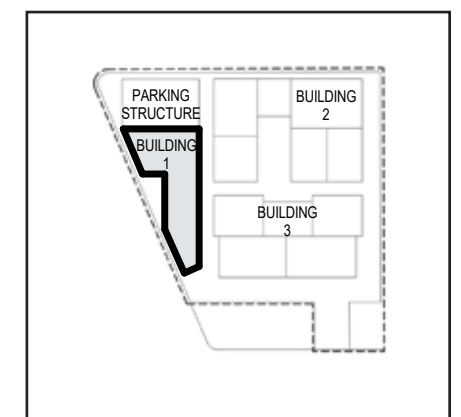
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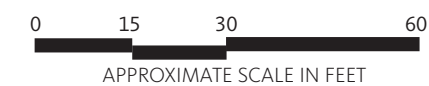


FIFTH FLOOR	
USE	AREA (GSF)
OFFICE	35,788
<b>TOTAL</b>	<b>35,788</b>

KEY PLAN

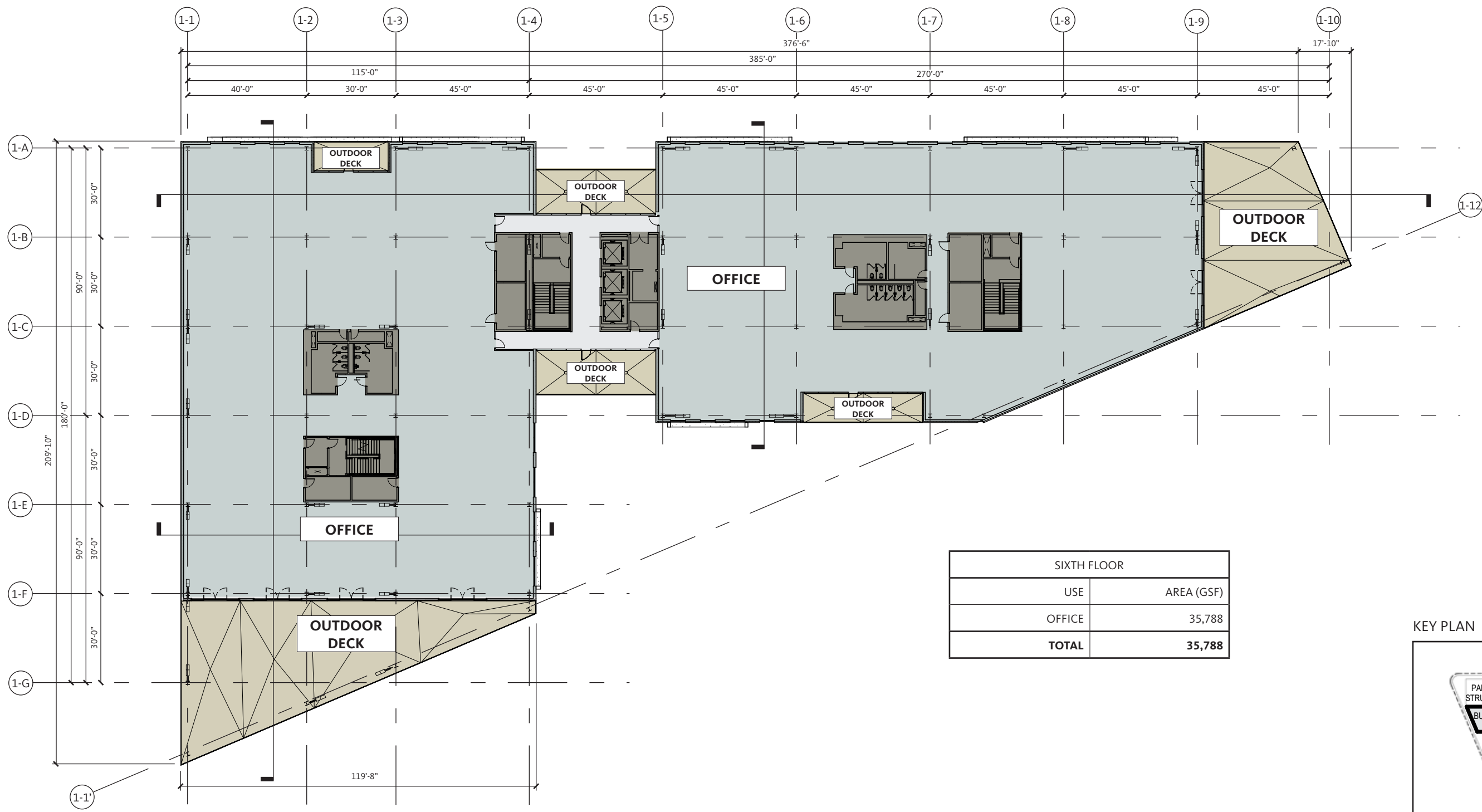


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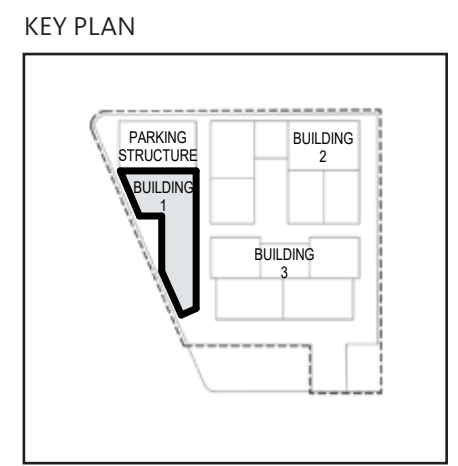


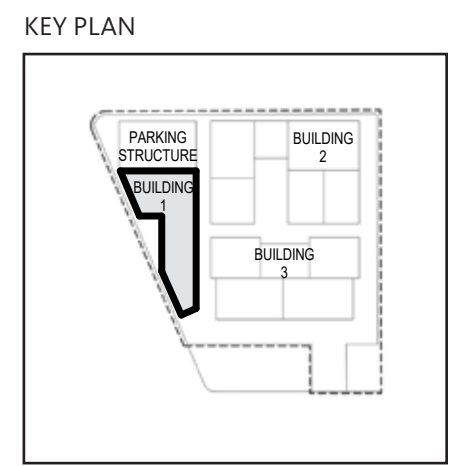
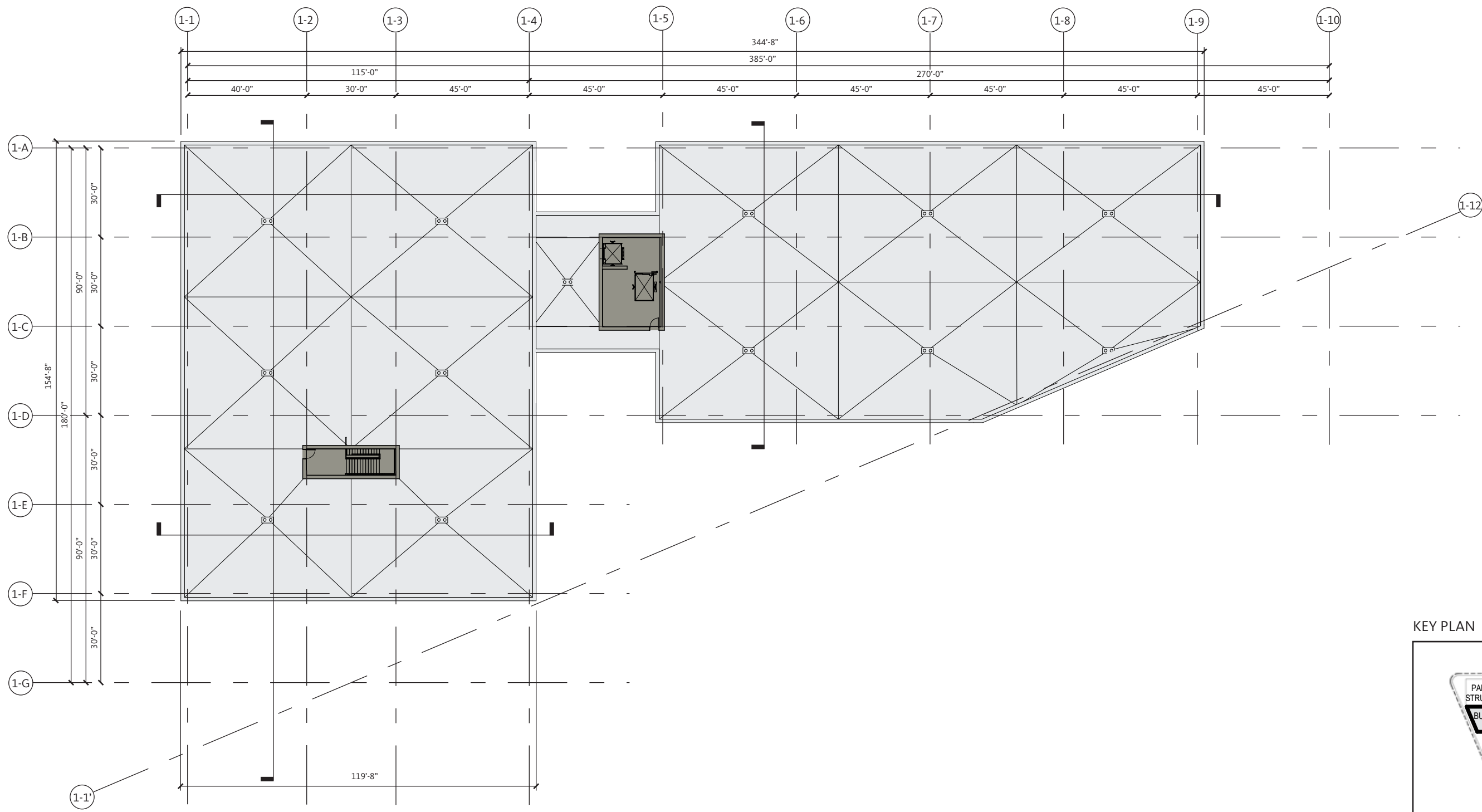
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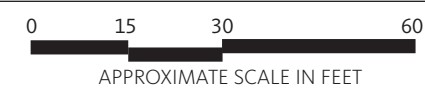


SIXTH FLOOR	
USE	AREA (GSF)
OFFICE	35,788
<b>TOTAL</b>	<b>35,788</b>



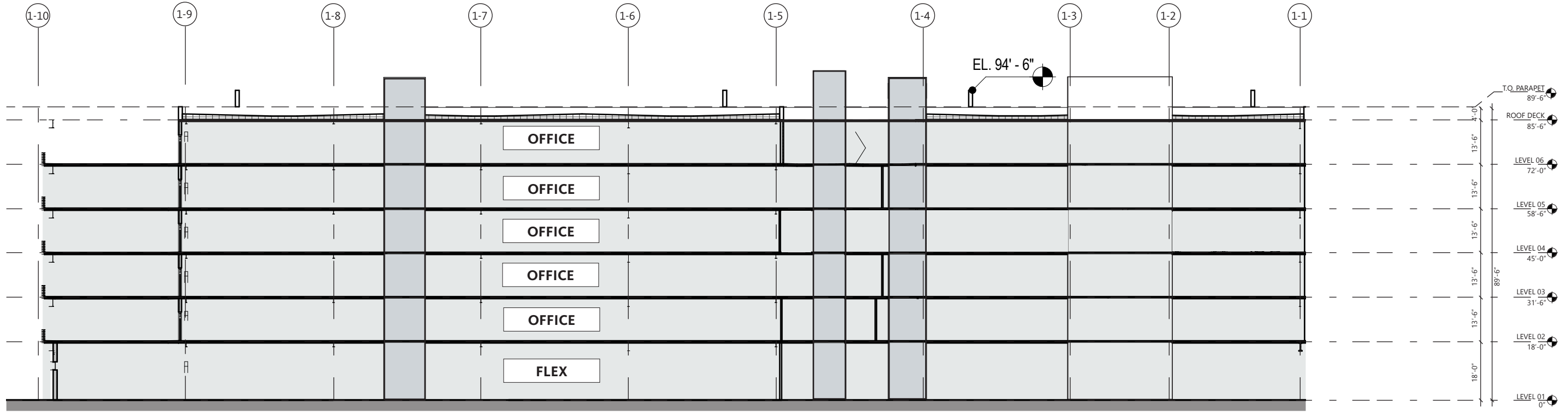


**BUILDING 1 - ROOF PLAN**



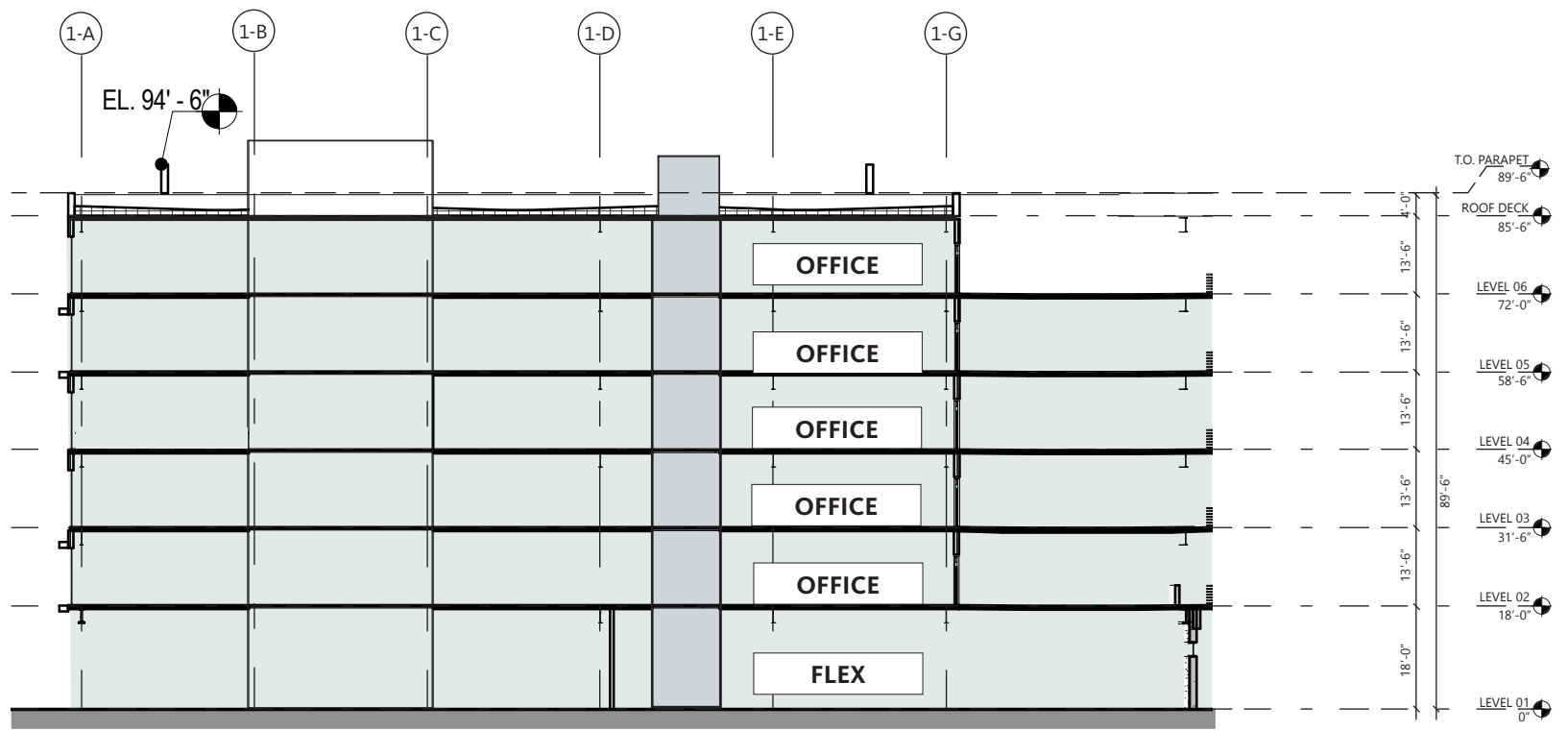
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BUILDING 1 - SECTION A2

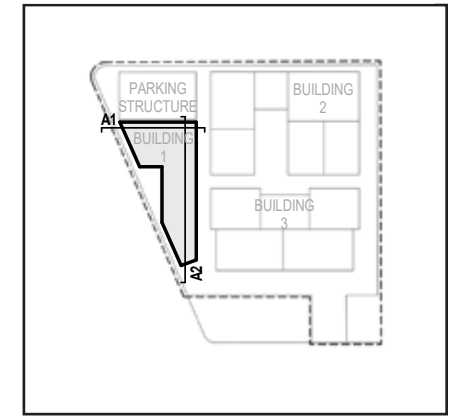
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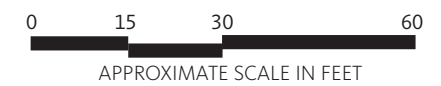
BUILDING 1 - SECTION A1

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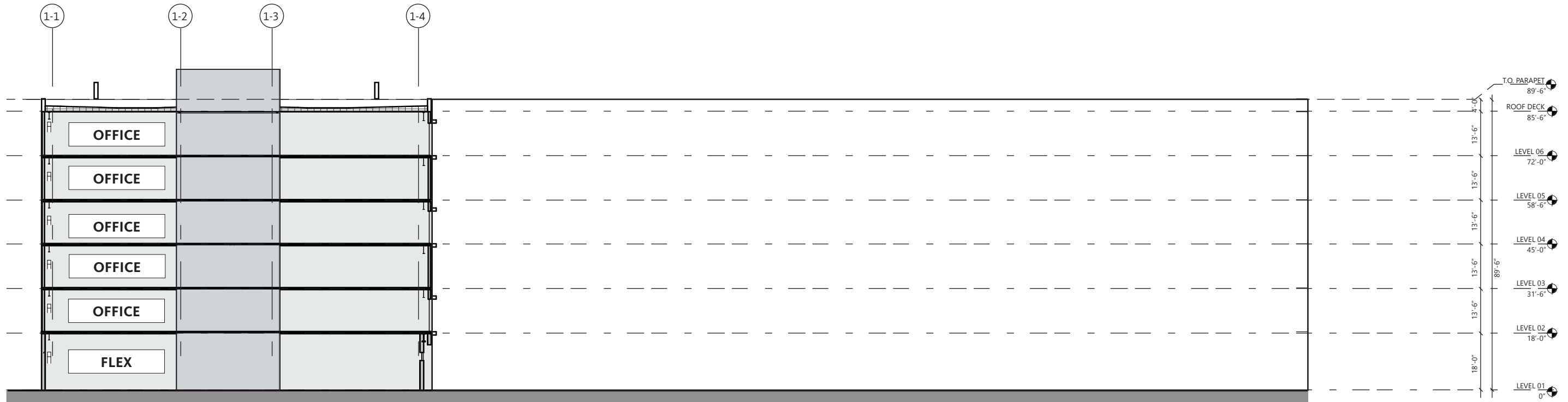
KEY PLAN



**BUILDING 1 - SECTIONS**

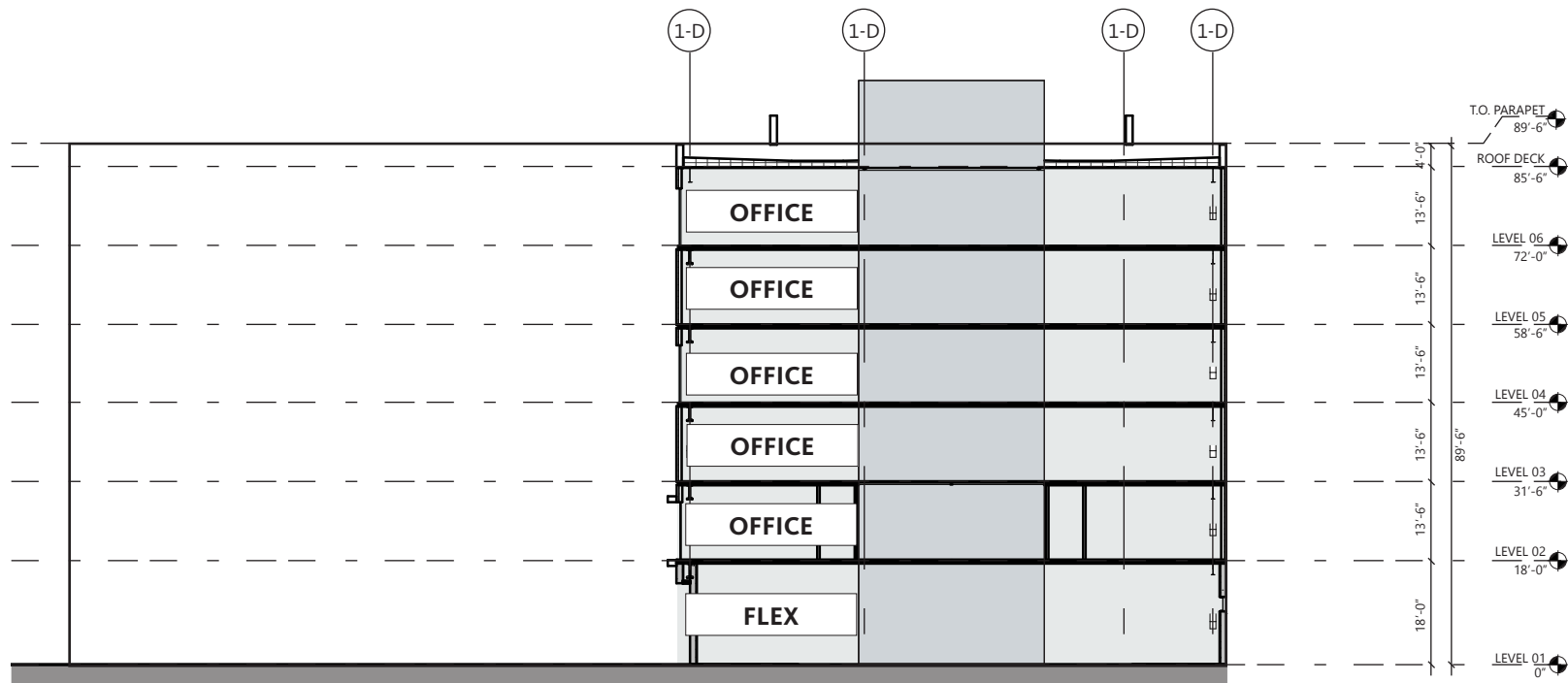


B1-A-3.1



BUILDING 1 - SECTION A4

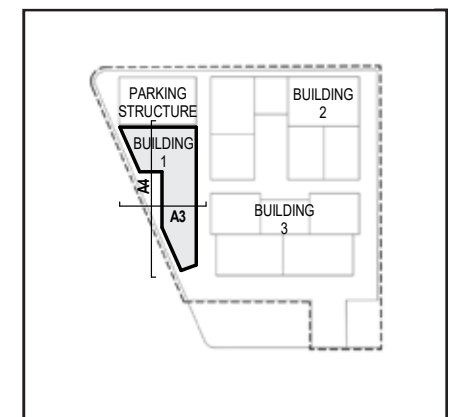
2



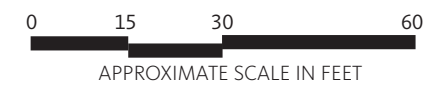
BUILDING 1 - SECTION A3

1

KEY PLAN

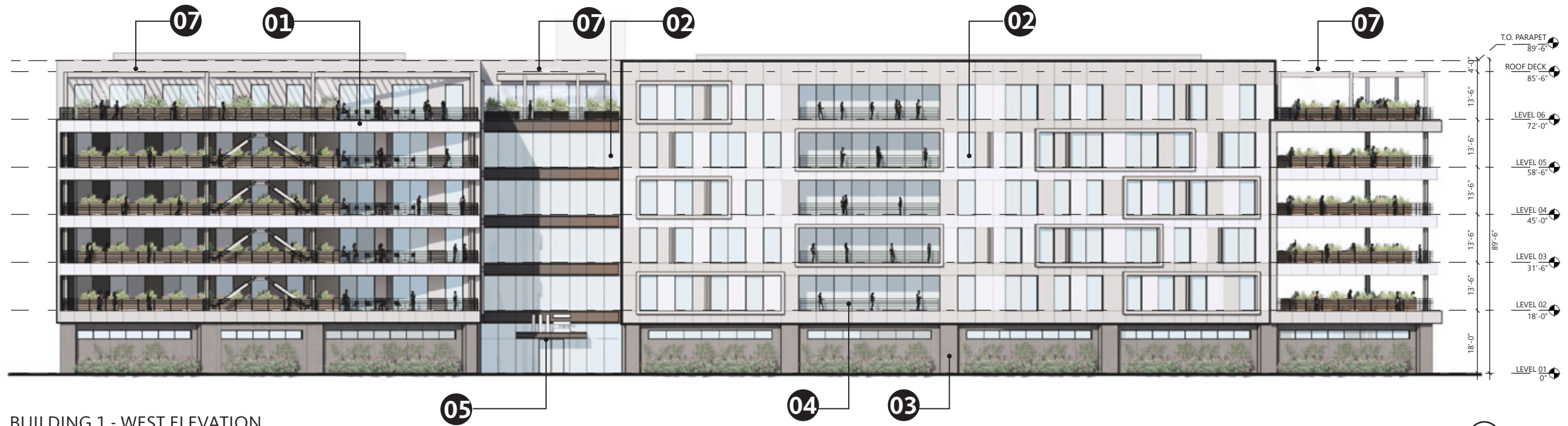


**BUILDING 1 - SECTIONS CONTINUED**



B1-A-3.2





BUILDING 1 - WEST ELEVATION

2

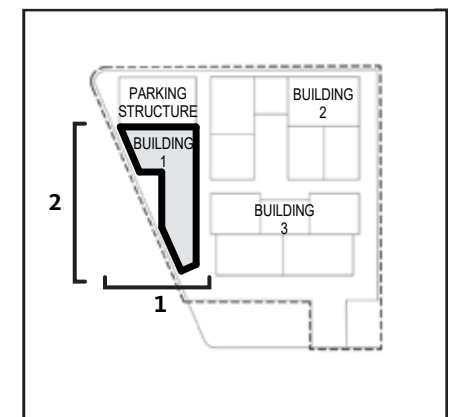


BUILDING 1 - SOUTH ELEVATION

1

- 01** EIFS SYSTEM (EXTERIOR INSULATION FINISHING SYSTEM)
- 02** EXTERIOR GLAZING SYSTEM
- 03** PLASTER FINISH
- 04** PAINTED METAL RAILING
- 05** PAINTED METAL CANOPY
- 06** ROLL UP DOORS
- 07** SHADE STRUCTURES

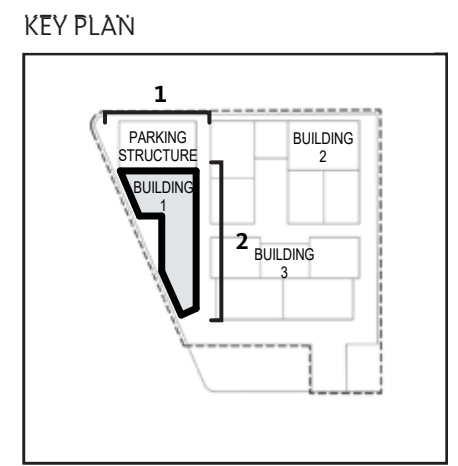
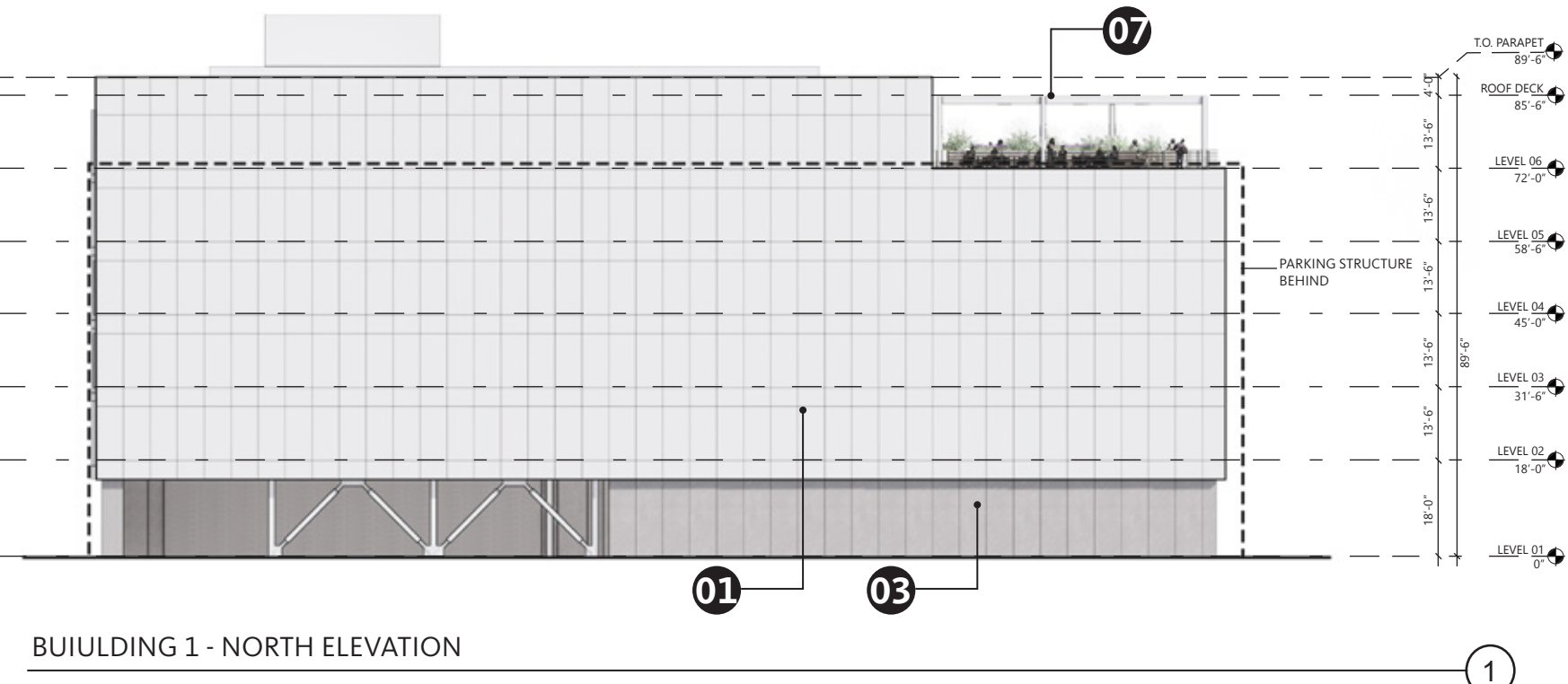
KEY PLAN



## BUILDING 1 - ELEVATIONS

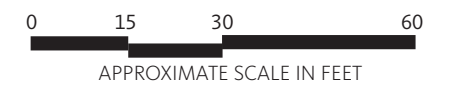


B1-A-3.3



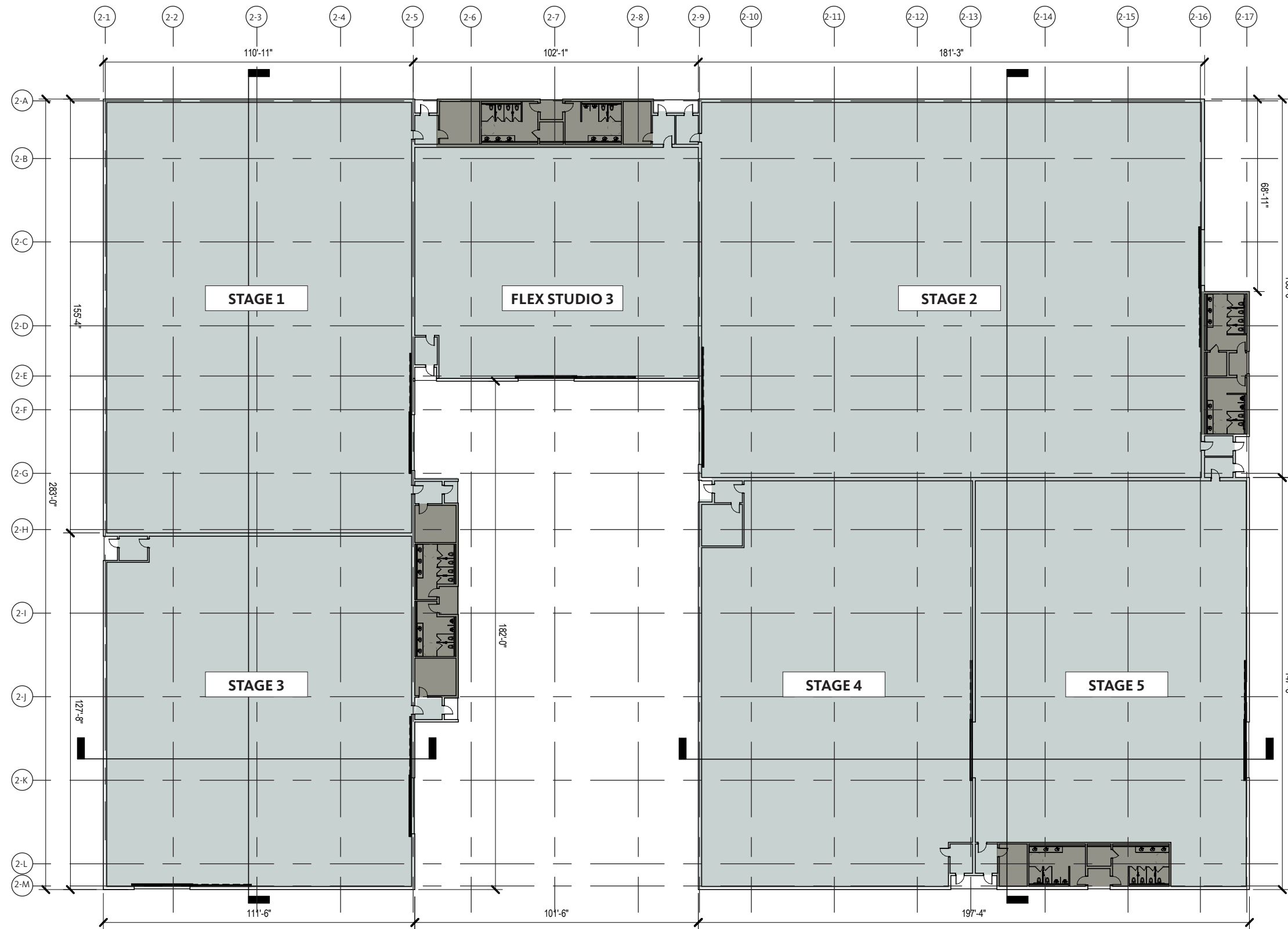
- 01** EIFS SYSTEM (EXTERIOR INSULATION FINISHING SYSTEM)
- 02** EXTERIOR GLAZING SYSTEM
- 03** PLASTER FINISH
- 04** PAINTED METAL RAILING
- 05** PAINTED METAL CANOPY
- 06** ROLL UP DOORS
- 07** SHADE STRUCTURES

**BUILDING 1 - ELEVATIONS**



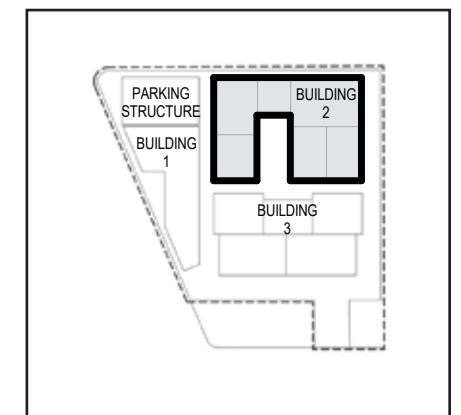
B1-A-3.4





GROUND FLOOR	
USE	AREA (GSF)
FLEX STUDIO 3	8,492
STAGE 1	17,334
STAGE 2	24,563
STAGE 3	13,982
STAGE 4	13,698
STAGE 5	13,377
SUPPORT	6,229
<b>TOTAL</b>	<b>97,905</b>

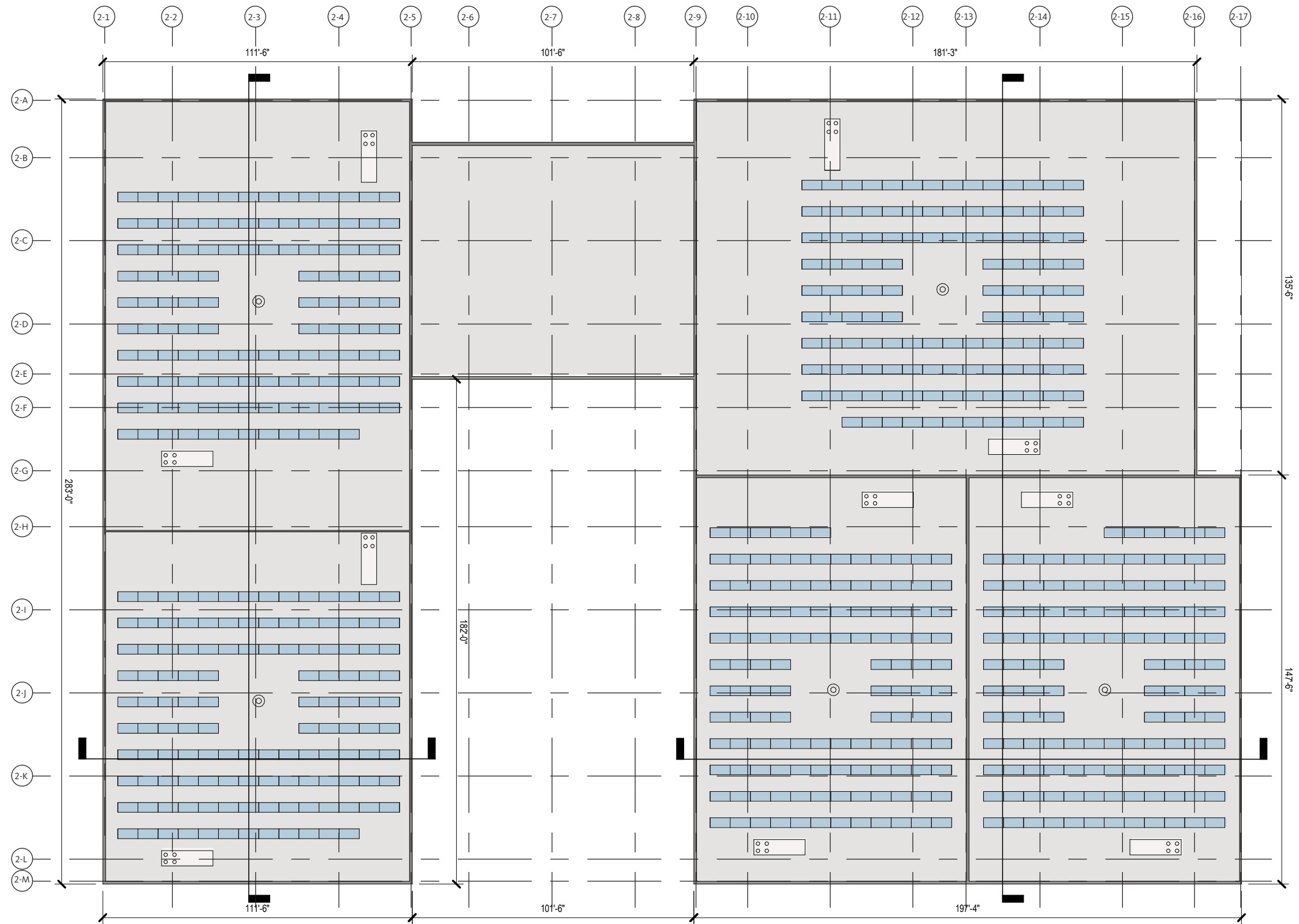
KEY PLAN



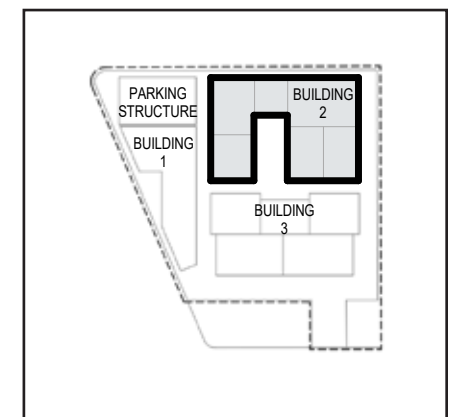
**BUILDING 2 - GROUND FLOOR PLAN**



B2-A-1.1



KEY PLAN

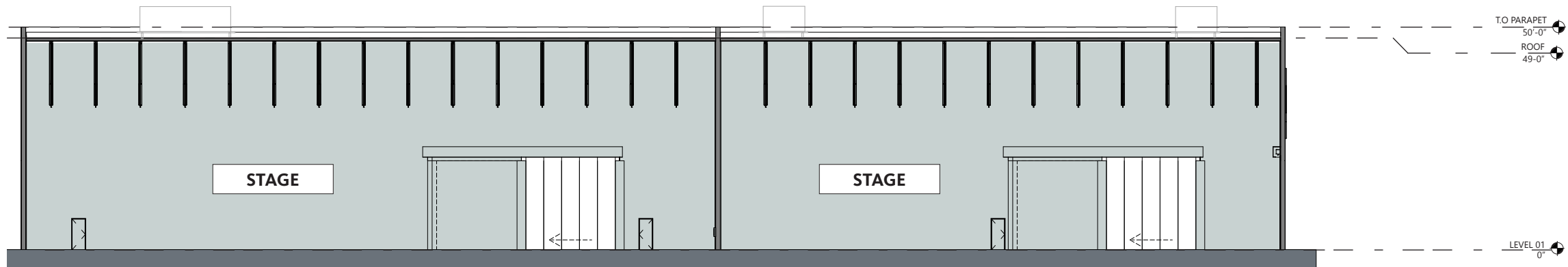


**BUILDING 2- ROOF PLAN**



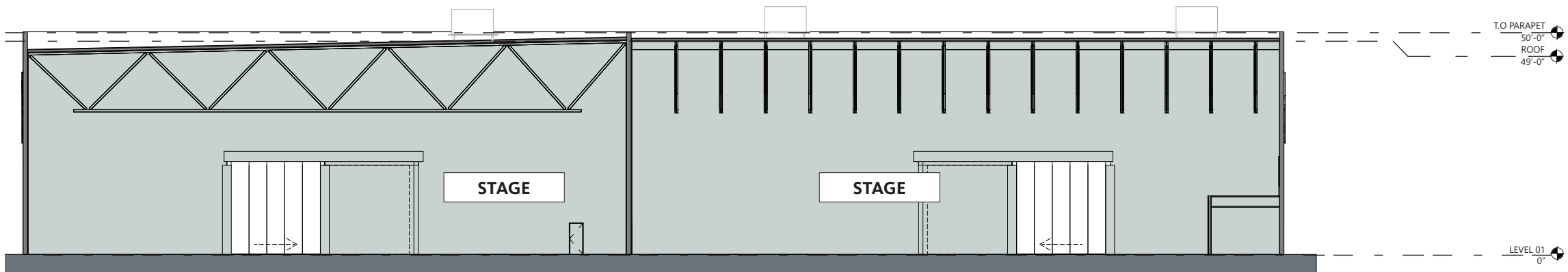
B2-A-1.2





BUILDING 2 - SECTION D

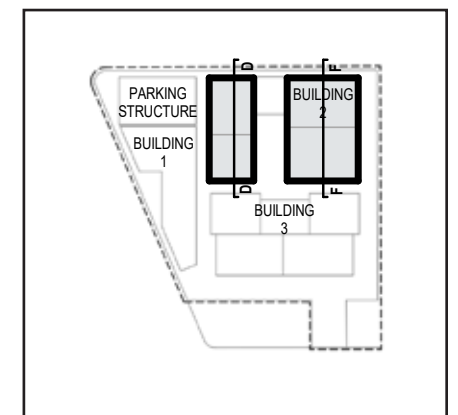
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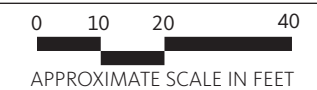
BUILDING 2 - SECTION F

1

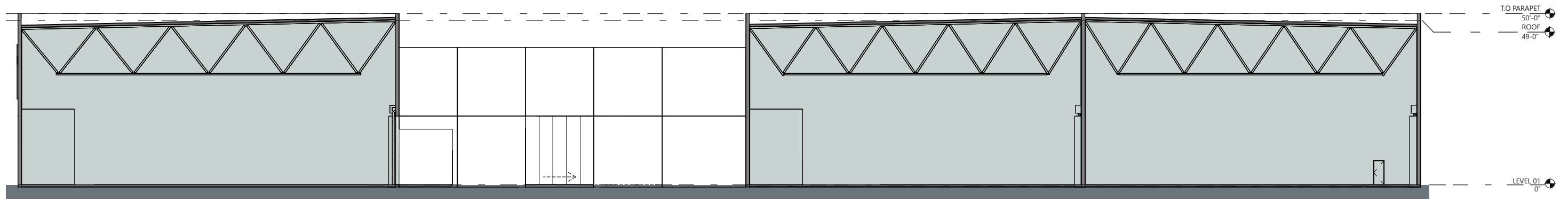
KEY PLAN



**BUILDING 2 - SECTIONS**



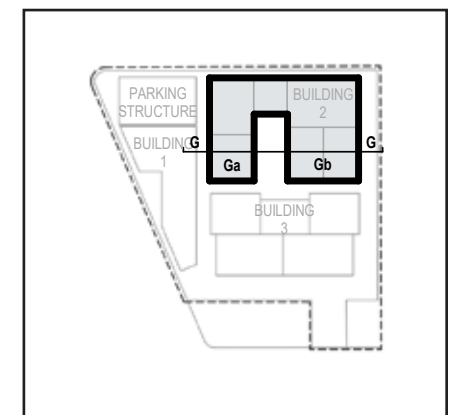
B2-A-3.0



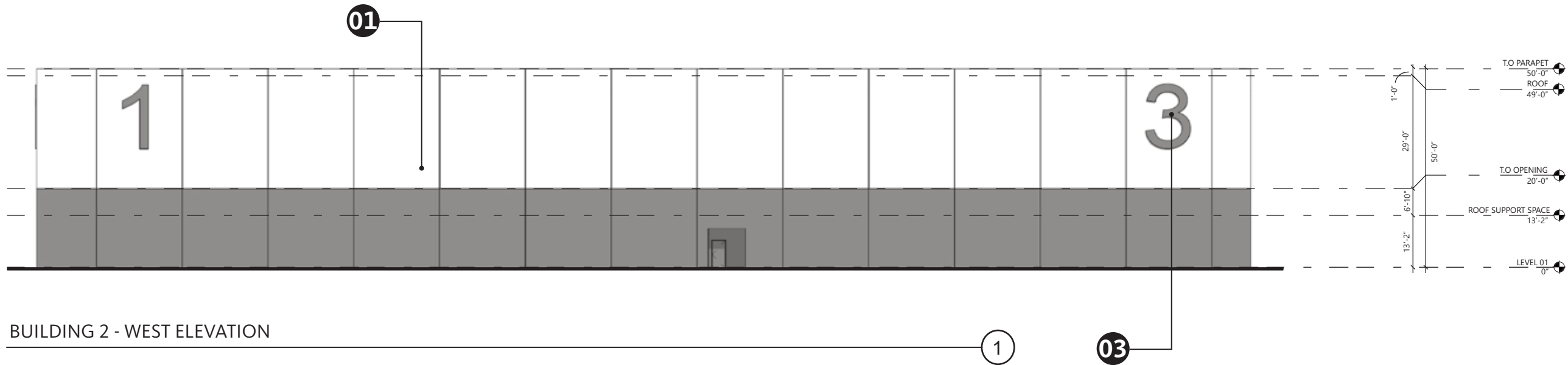
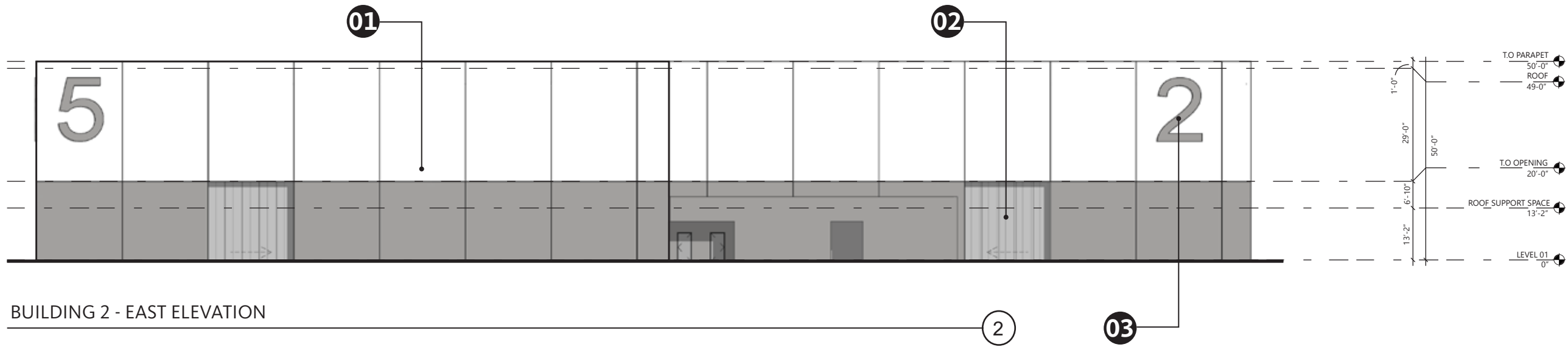
BUILDING 2 - SECTION G

2

KEY PLAN

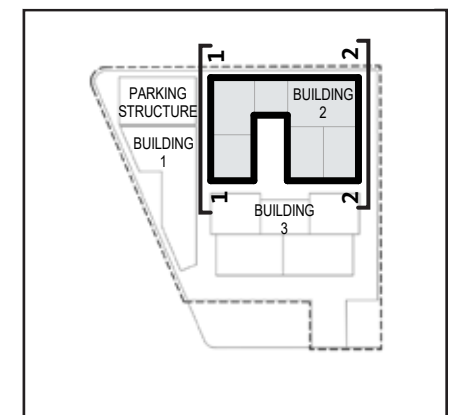






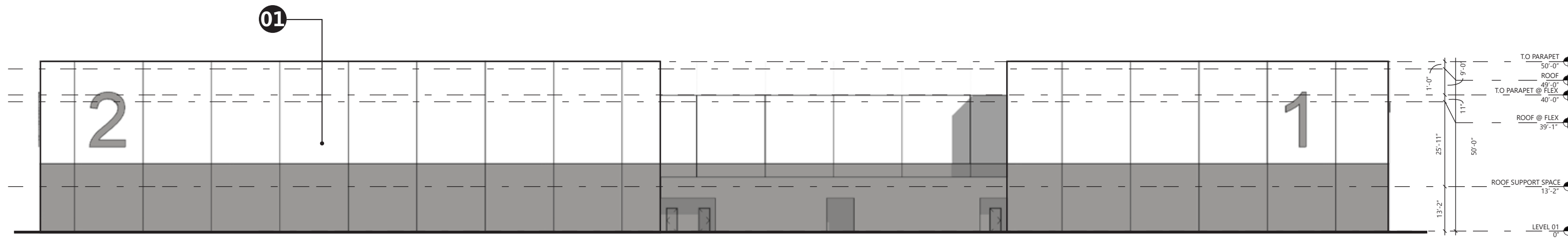
- 01 PAINTED TILT-UP CONCRETE
- 02 STAGE DOORS
- 03 STAGE SIGNAGE

KEY PLAN



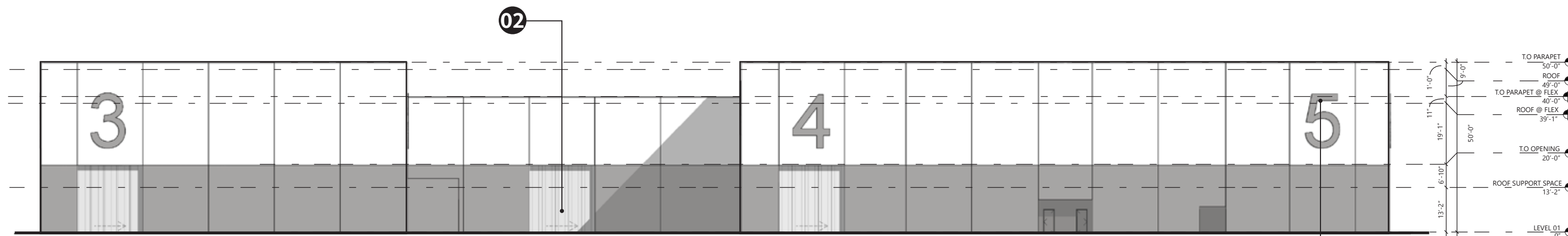
**BUILDING 2 - EXTERIOR ELEVATIONS**

B2-A-3.2



BUILDING 2 - NORTH ELEVATION

2

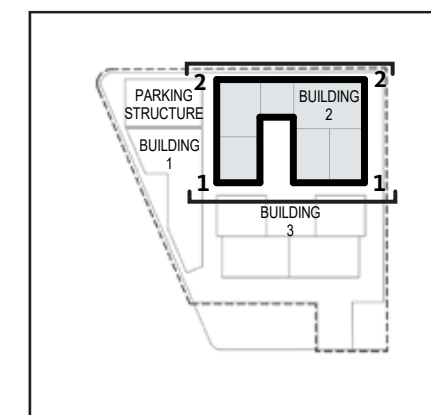


BUILDING 2 - SOUTH ELEVATION

1

03

KEY PLAN



01 PAINTED TILT-UP CONCRETE

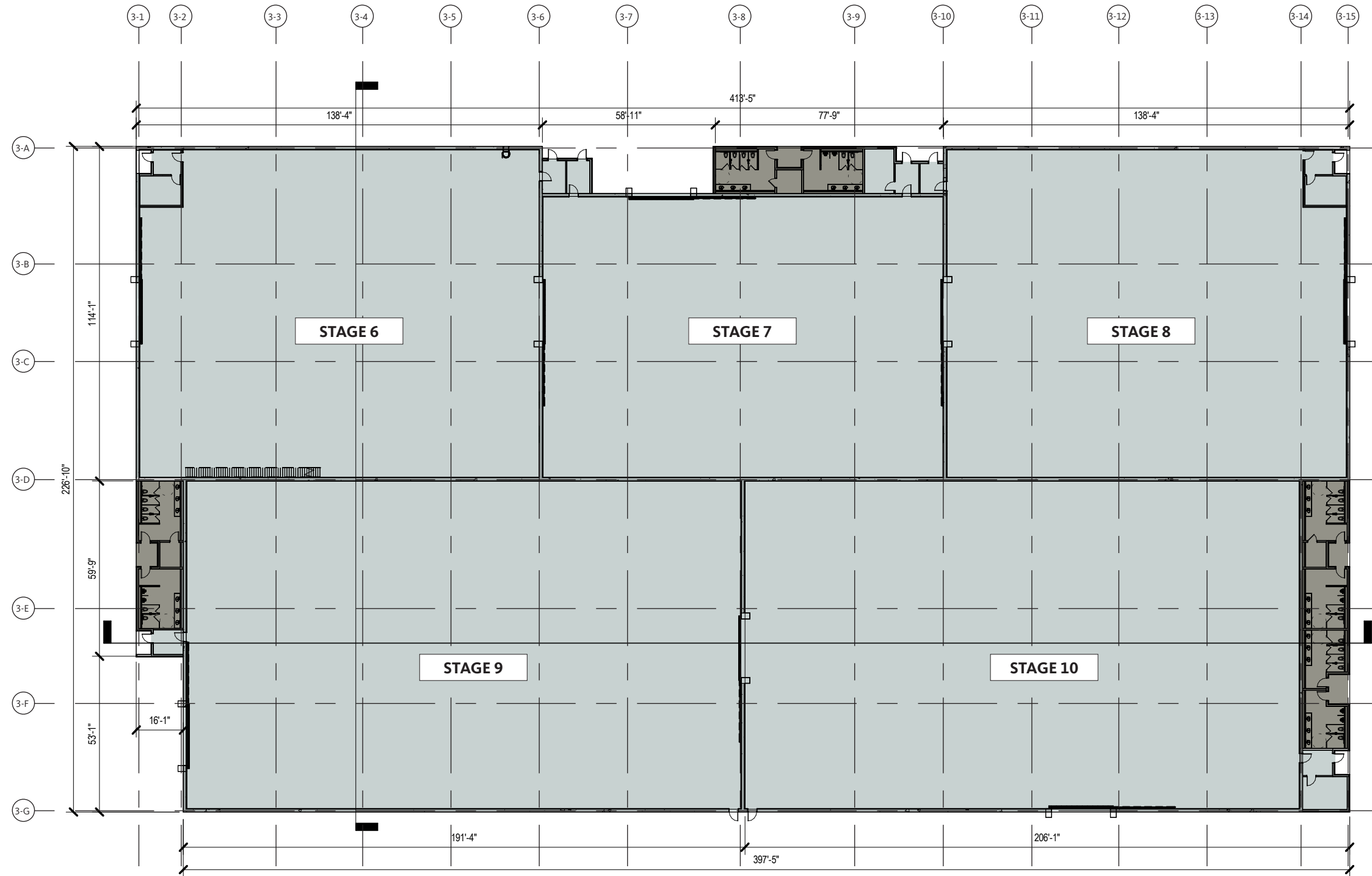
02 STAGE DOORS

03 STAGE SIGNAGE

**BUILDING 2 - ELEVATIONS CONTINUED**

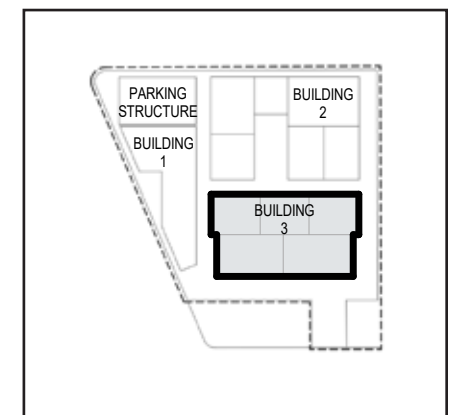
B2-A-3.3



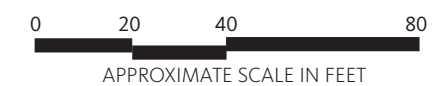


GROUND FLOOR	
USE	AREA (GSF)
STAGE 6	15,485
STAGE 7	15,302
STAGE 8	15,506
STAGE 9	22,040
STAGE 10	22,635
SUPPORT	2,560
<b>TOTAL</b>	<b>93,528</b>

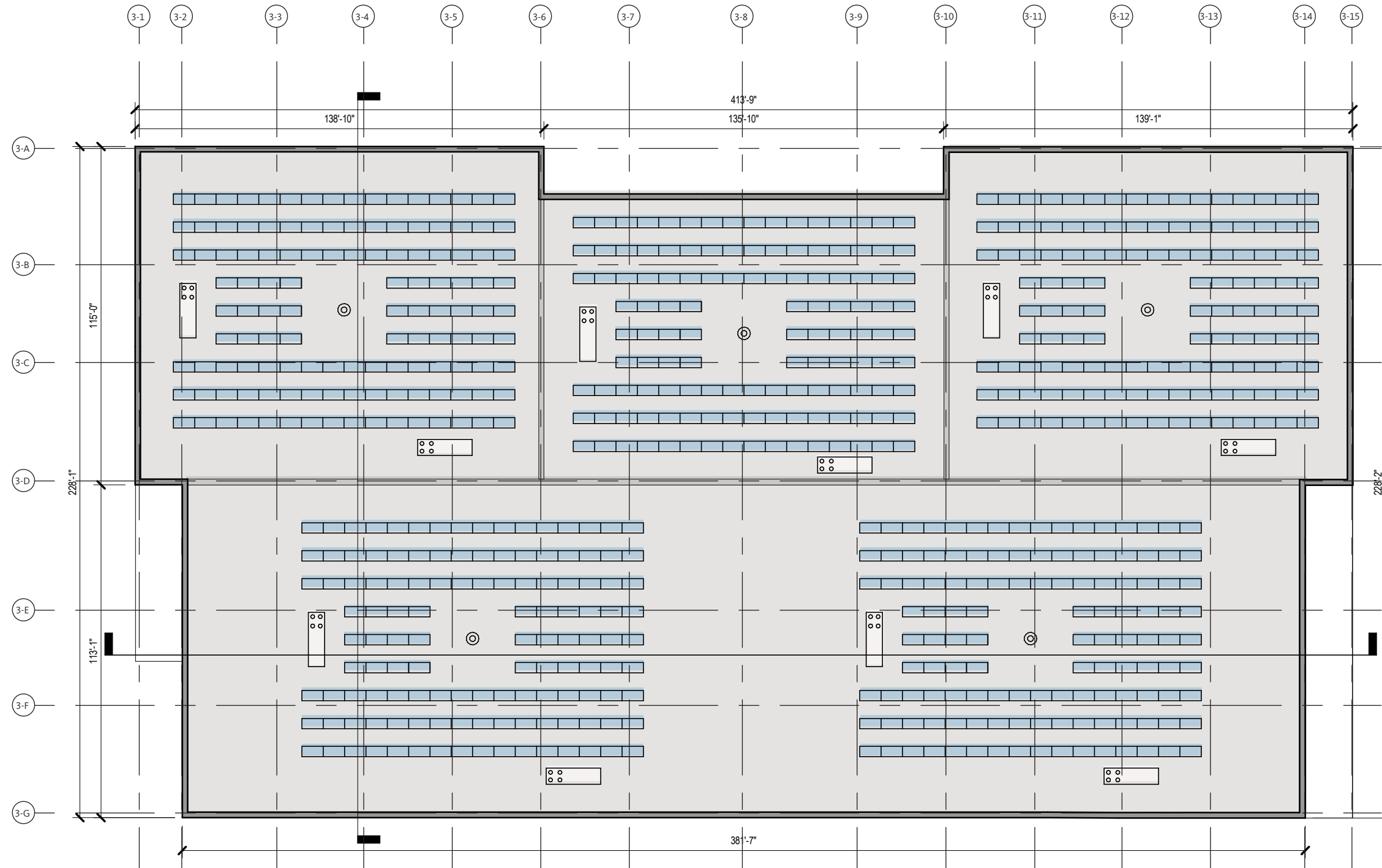
KEY PLAN



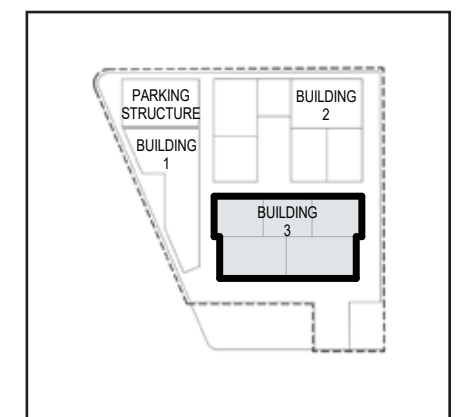
**BUILDING 3 - GROUND FLOOR PLAN**



B3-A-1.1



KEY PLAN



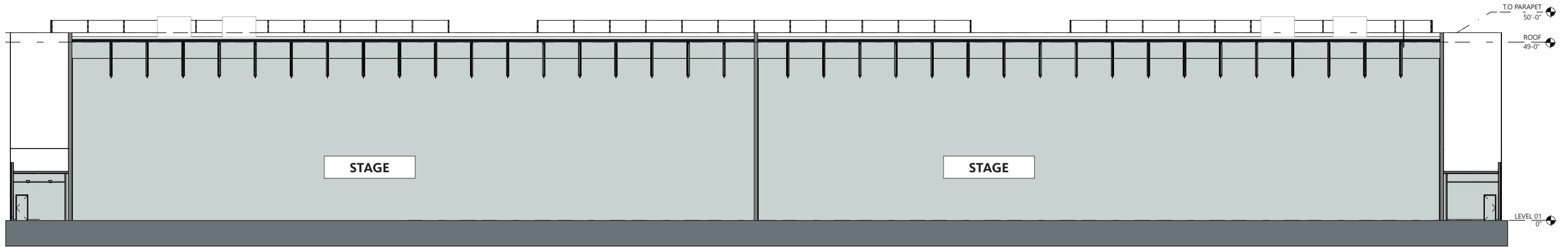
**BUILDING 3 - ROOF PLAN**

02.09.23



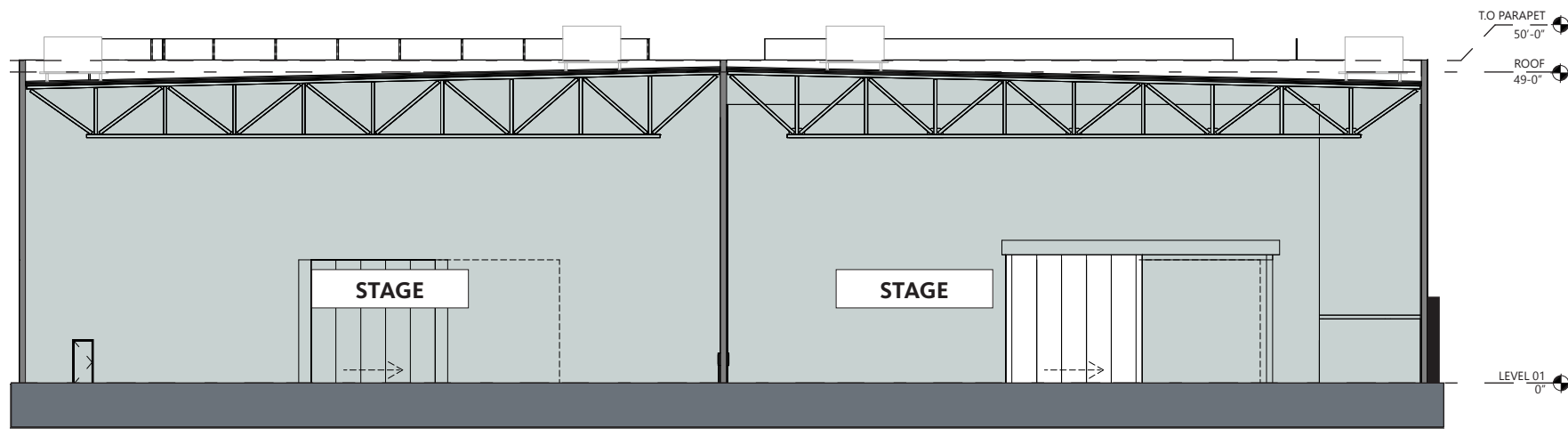
B3-A-1.2





BUILDING 3 - SECTION E

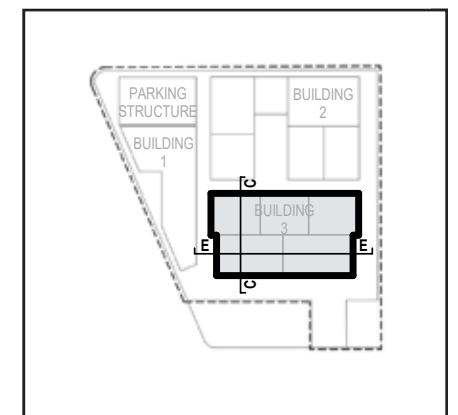
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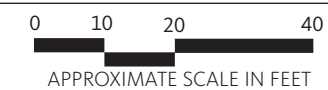
BUILDING 3 - SECTION C

2

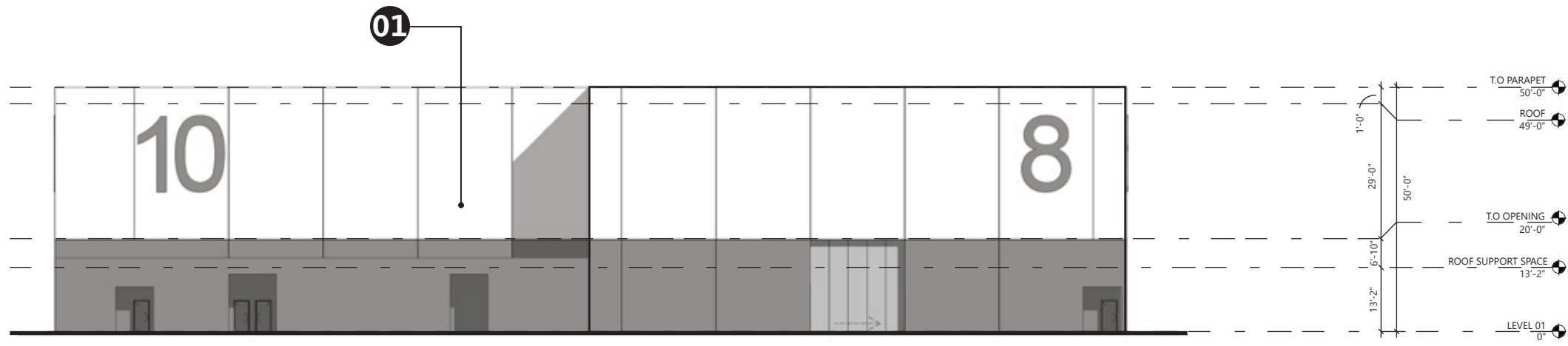
KEY PLAN



**BUILDING 3 - SECTIONS**

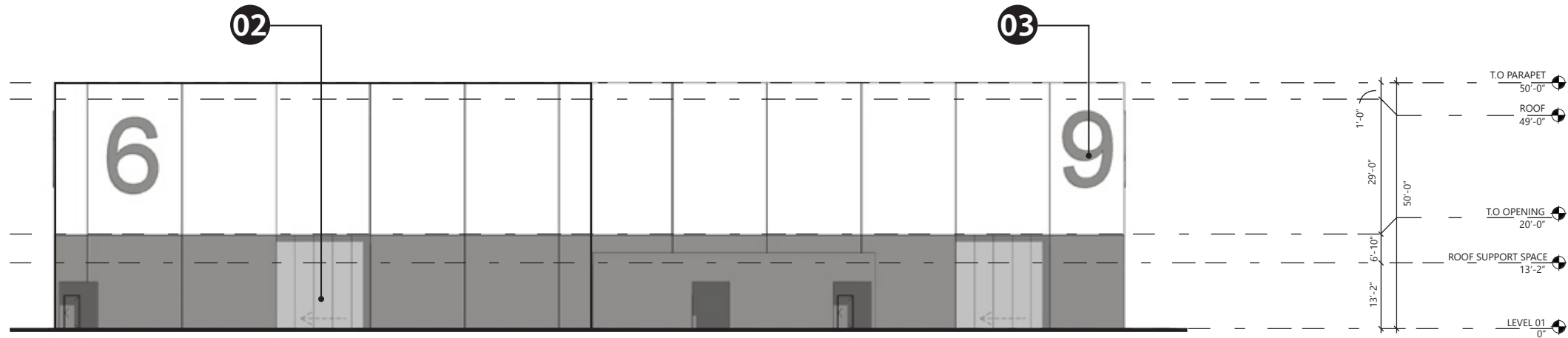


B3-A-3.0



BUILDING 3 - EAST ELEVATION

2



BUILDING 3 - WEST ELEVATION

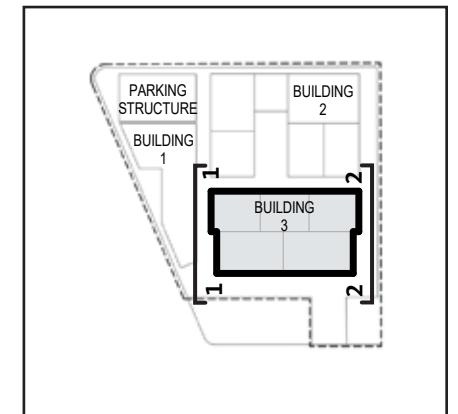
1

01 PAINTED TILT-UP CONCRETE

02 STAGE DOORS

03 STAGE SIGNAGE

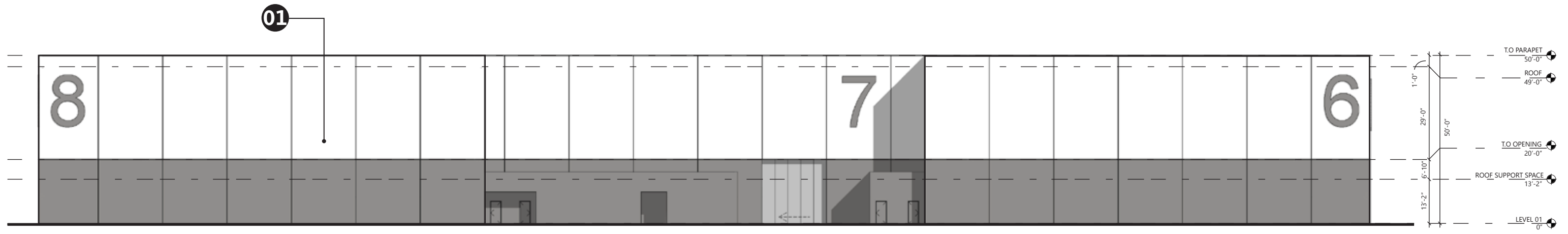
KEY PLAN



**BUILDING 3 - ELEVATIONS**

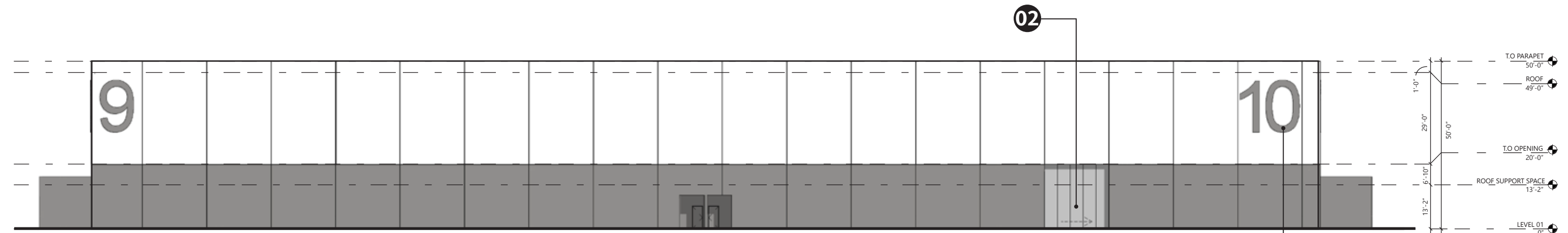
B3-A-3.1





BUILDING 3 - ENORTH ELEVATION

2

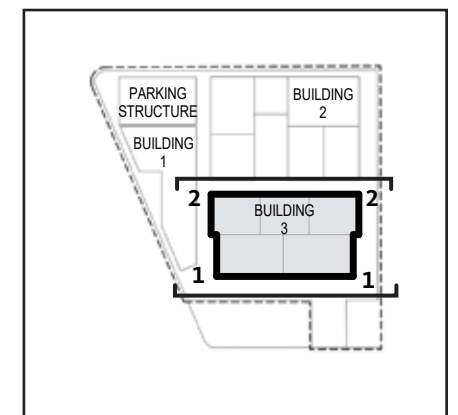


BUILDING 3 - SOUTH ELEVATION

1

03

KEY PLAN



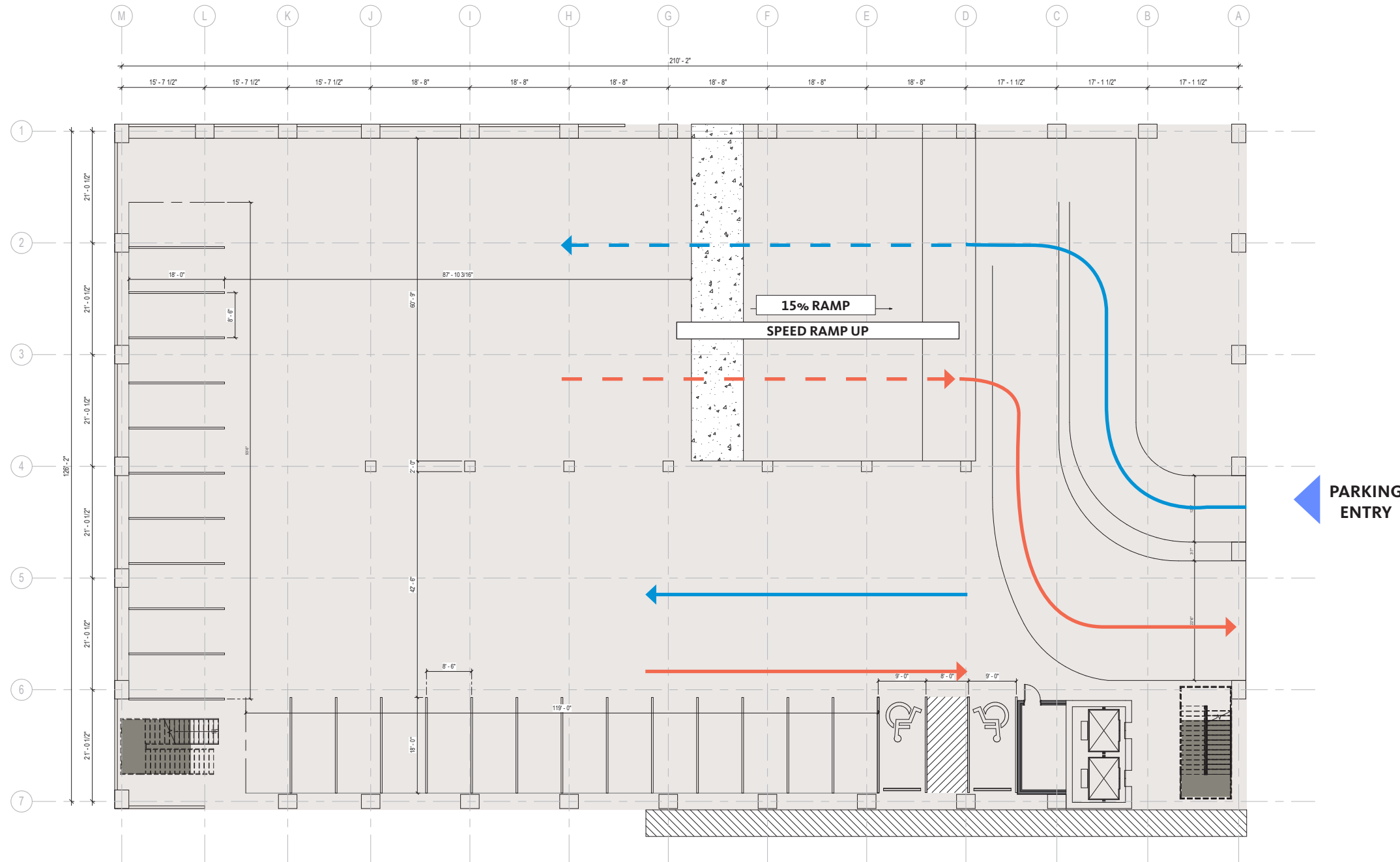
**01** PAINTED TILT-UP CONCRETE

**02** STAGE DOORS

**03** STAGE SIGNAGE

**BUILDING 3 - ELEVATIONS CONTINUED**

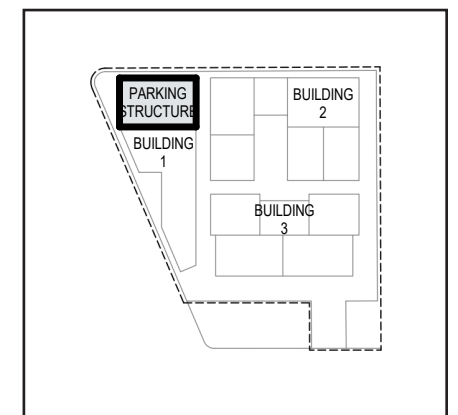
B3-A-3.2



PARKING STALL SIZE:  
 STANDARD: 8'-6" X 18'-0"  
 ADA: 9'-0" X 18'-0"  
 DRIVE AISLE: 24'-0" MIN.

GROUND FLOOR (P1)	
TYPE	STALLS
8.5' X 18'	25
9' X 18' ADA	1
9' X 18' EV ADA	1
<b>TOTAL</b>	<b>27</b>

KEY PLAN



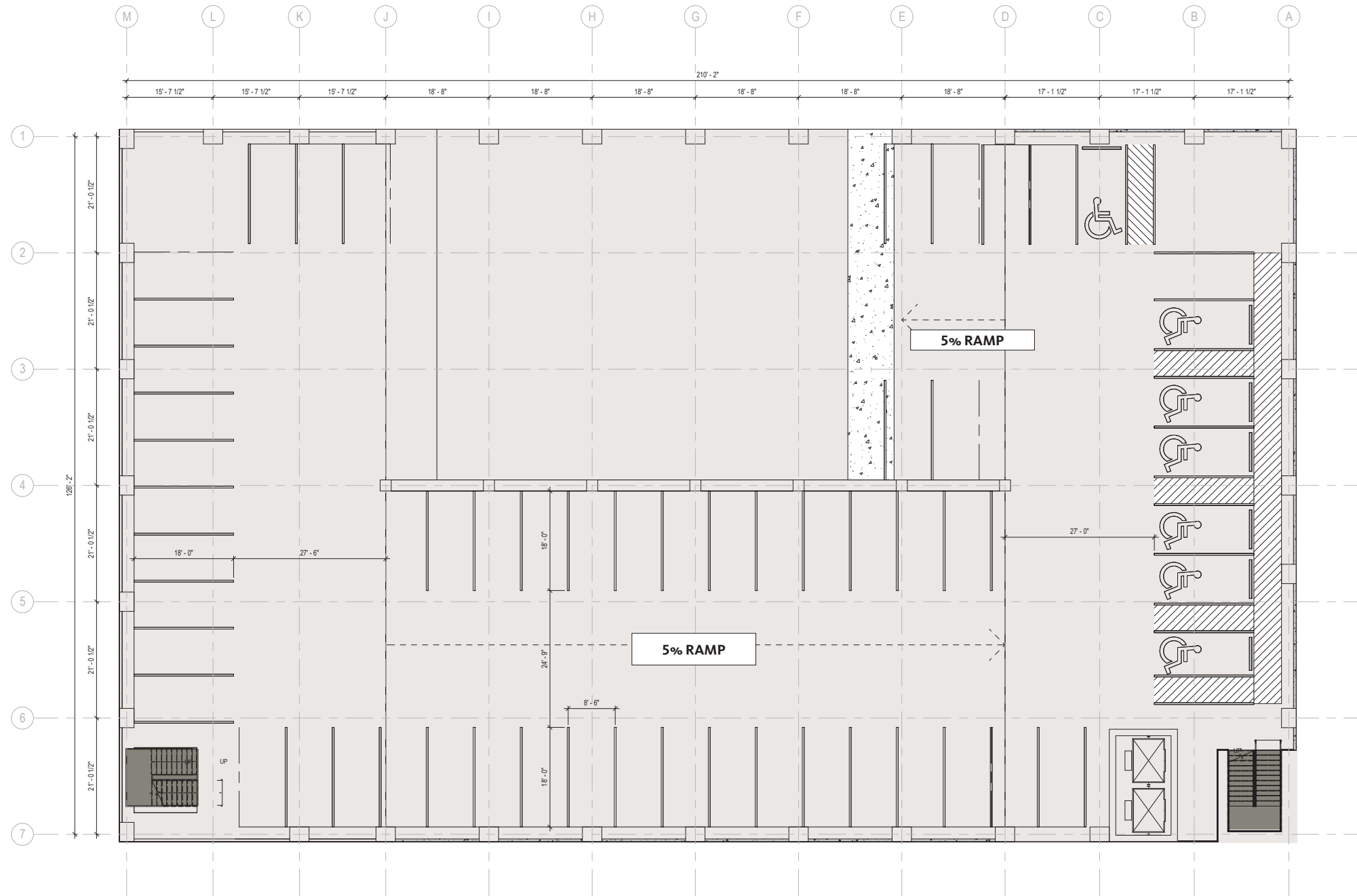
**PARKING STRUCTURE - GROUND FLOOR PLAN (P1)**



0 2 4 8 16  
 APPROXIMATE SCALE IN FEET

PS-A-1.1

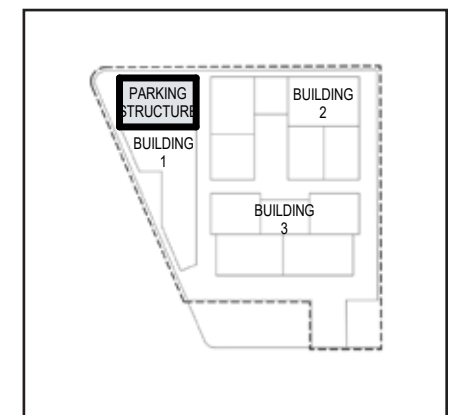




PARKING STALL SIZE:  
 STANDARD: 8'-6" X 18'-0"  
 ADA: 9'-0" X 18'-0"  
 DRIVE AISLE: 24'-0" MIN.

SECOND FLOOR (P2)	
TYPE	STALLS
8.5' X 18'	73
9' X 18' ADA	5
9' X 18' EV ADA	2
<b>TOTAL</b>	<b>80</b>

KEY PLAN

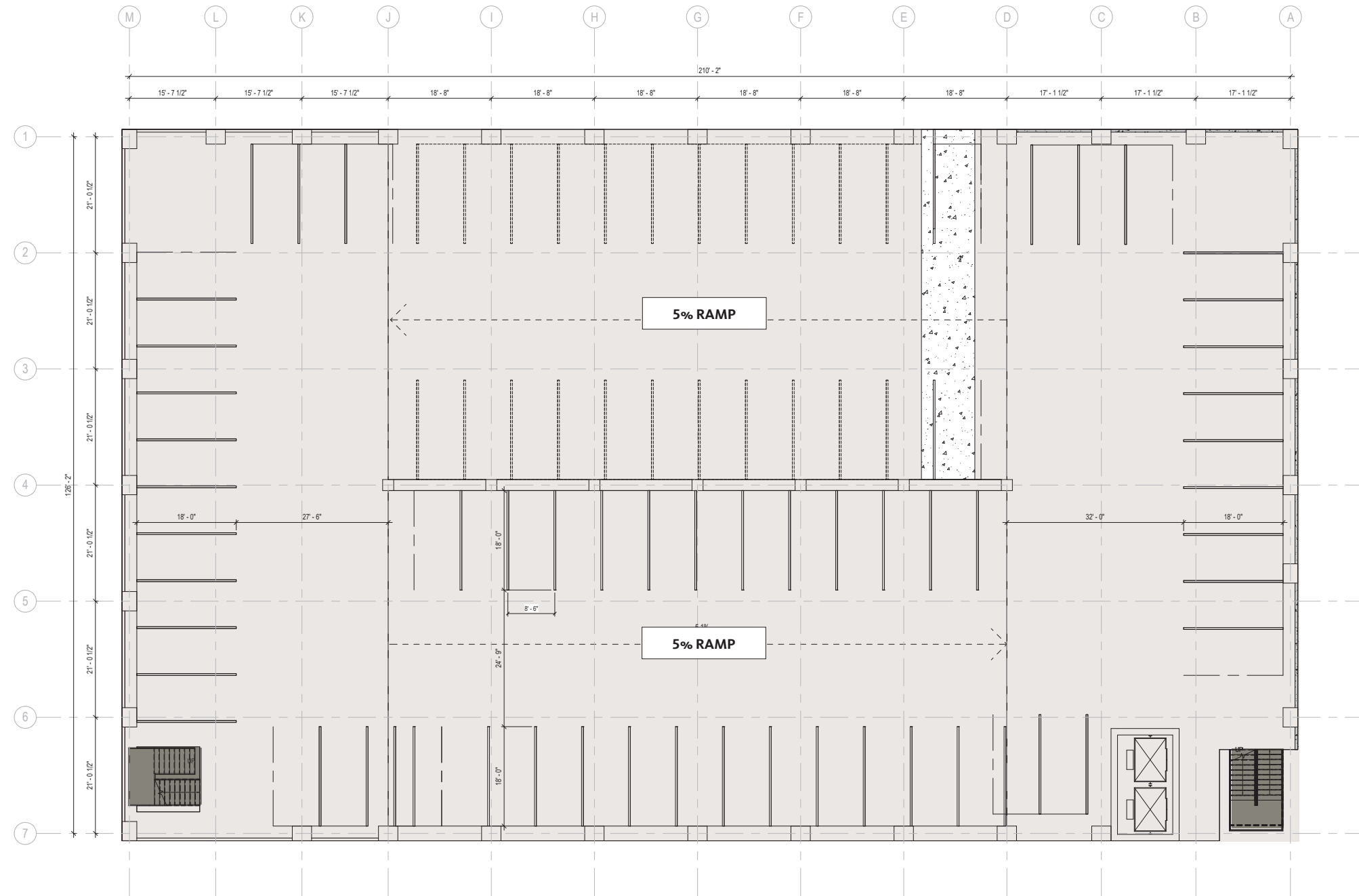


**PARKING STRUCTURE - SECOND FLOOR PLAN (P2)**



0 2 4 8 16  
 APPROXIMATE SCALE IN FEET

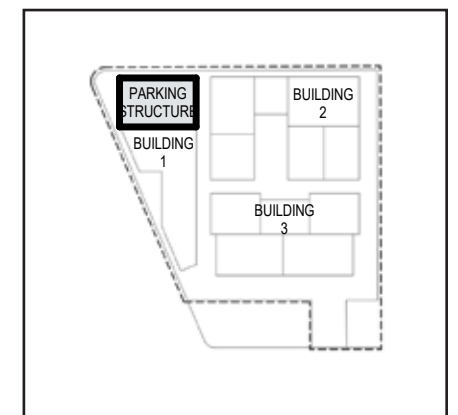
PS-A-1.2



PARKING STALL SIZE:  
 STANDARD: 8'-6" X 18'-0"  
 ADA: 9'-0" X 18'-0"  
 DRIVE AISLE: 24'-0" MIN.

THIRD FLOOR (P3)	
TYPE	STALLS
8.5' X 18'	91
9' X 18' ADA	
9' X 18' EV ADA	
<b>TOTAL</b>	<b>91</b>

KEY PLAN



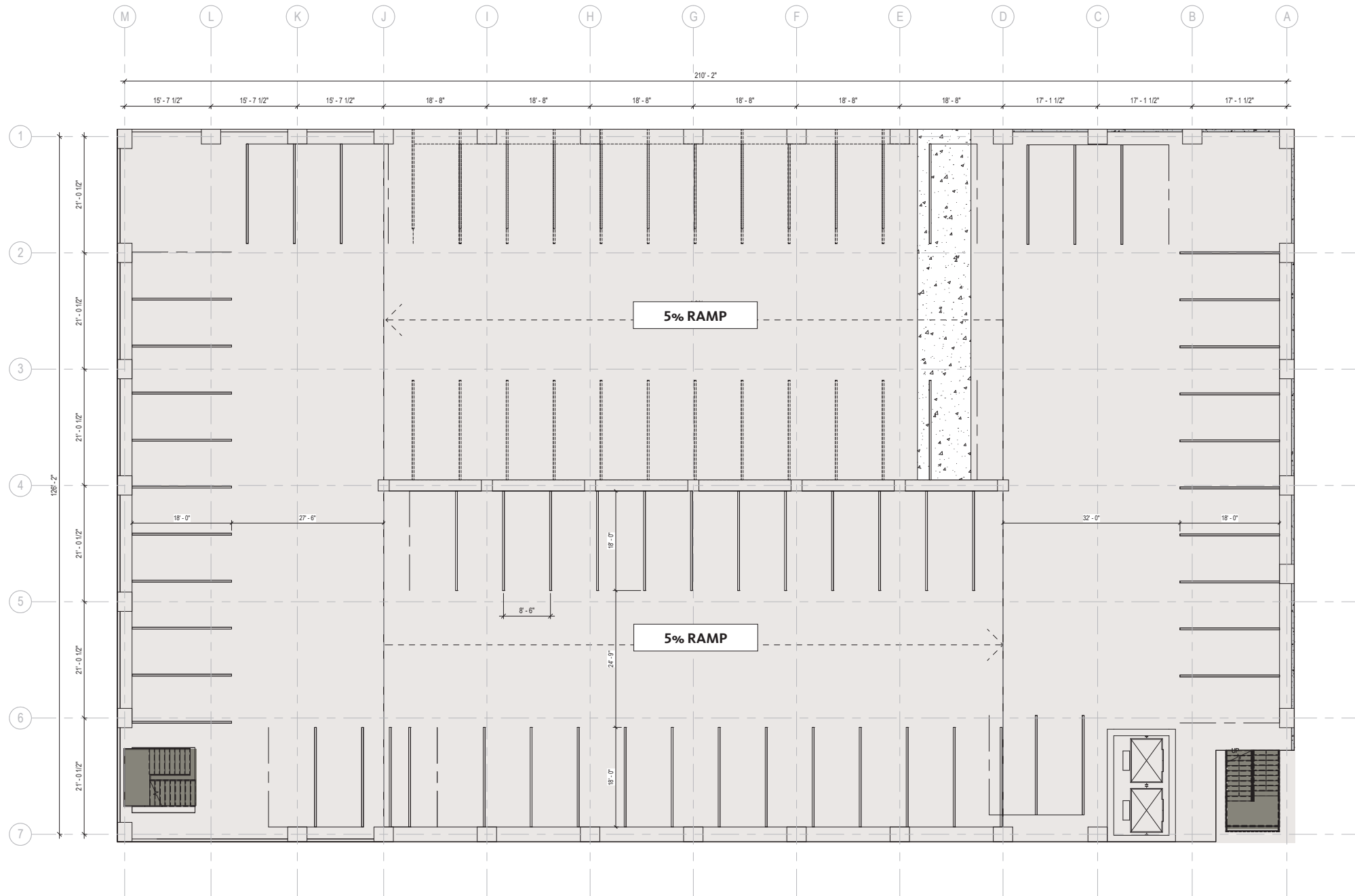
**PARKING STRUCTURE - THIRD FLOOR PLAN (P3)**



0 2 4 8 16  
 APPROXIMATE SCALE IN FEET

PS-A-1.3

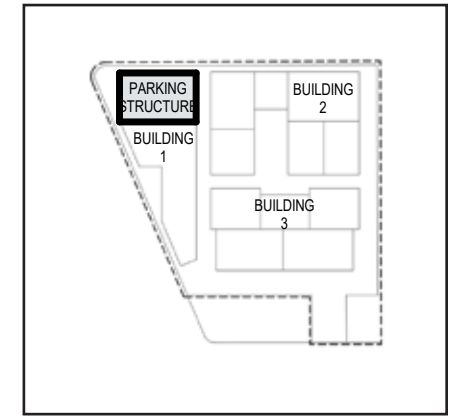




PARKING STALL SIZE:  
 STANDARD: 8'-6" X 18'-0"  
 ADA: 9'-0" X 18'-0"  
 DRIVE AISLE: 24'-0" MIN.

FOURTH FLOOR (P4)	
TYPE	STALLS
8.5' X 18'	82
9' X 18' ADA	
9' X 18' EV ADA	
<b>TOTAL</b>	<b>82</b>

KEY PLAN

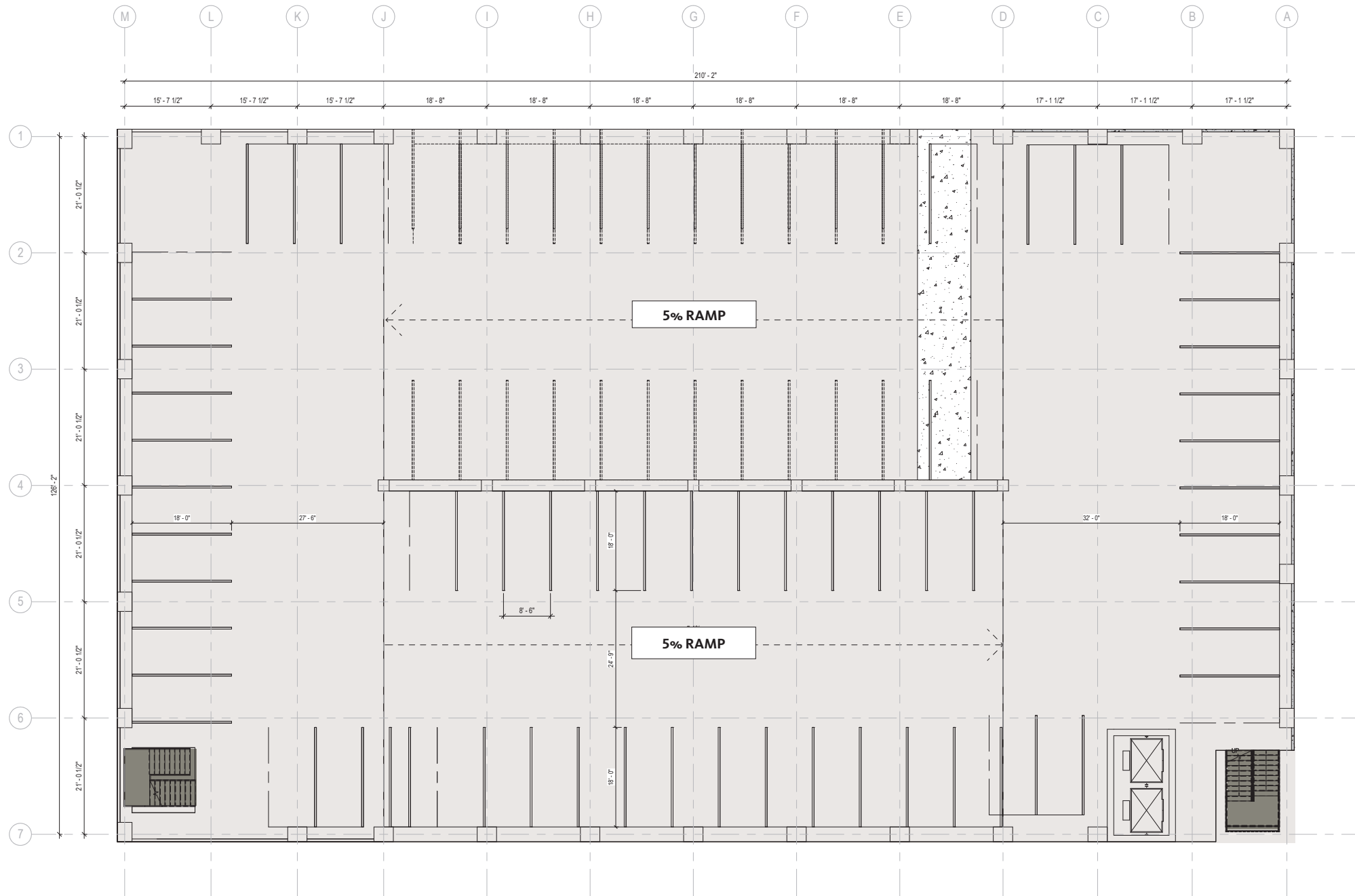


**PARKING STRUCTURE - FOURTH FLOOR PLAN (P4)**



0 2 4 8 16  
 APPROXIMATE SCALE IN FEET

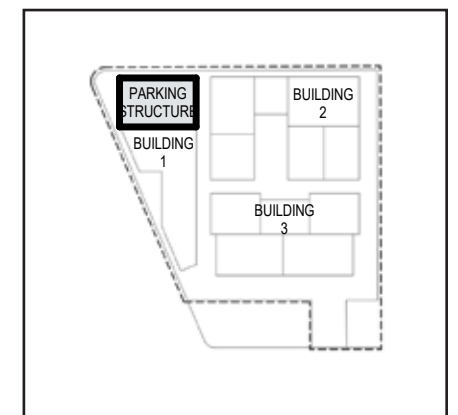
PS-A-1.4



PARKING STALL SIZE:  
 STANDARD: 8'-6" X 18'-0"  
 ADA: 9'-0" X 18'-0"  
 DRIVE AISLE: 24'-0" MIN.

FIFTH FLOOR (P5)	
TYPE	STALLS
8.5' X 18'	82
9' X 18' ADA	
9' X 18' EV ADA	
<b>TOTAL</b>	<b>82</b>

KEY PLAN



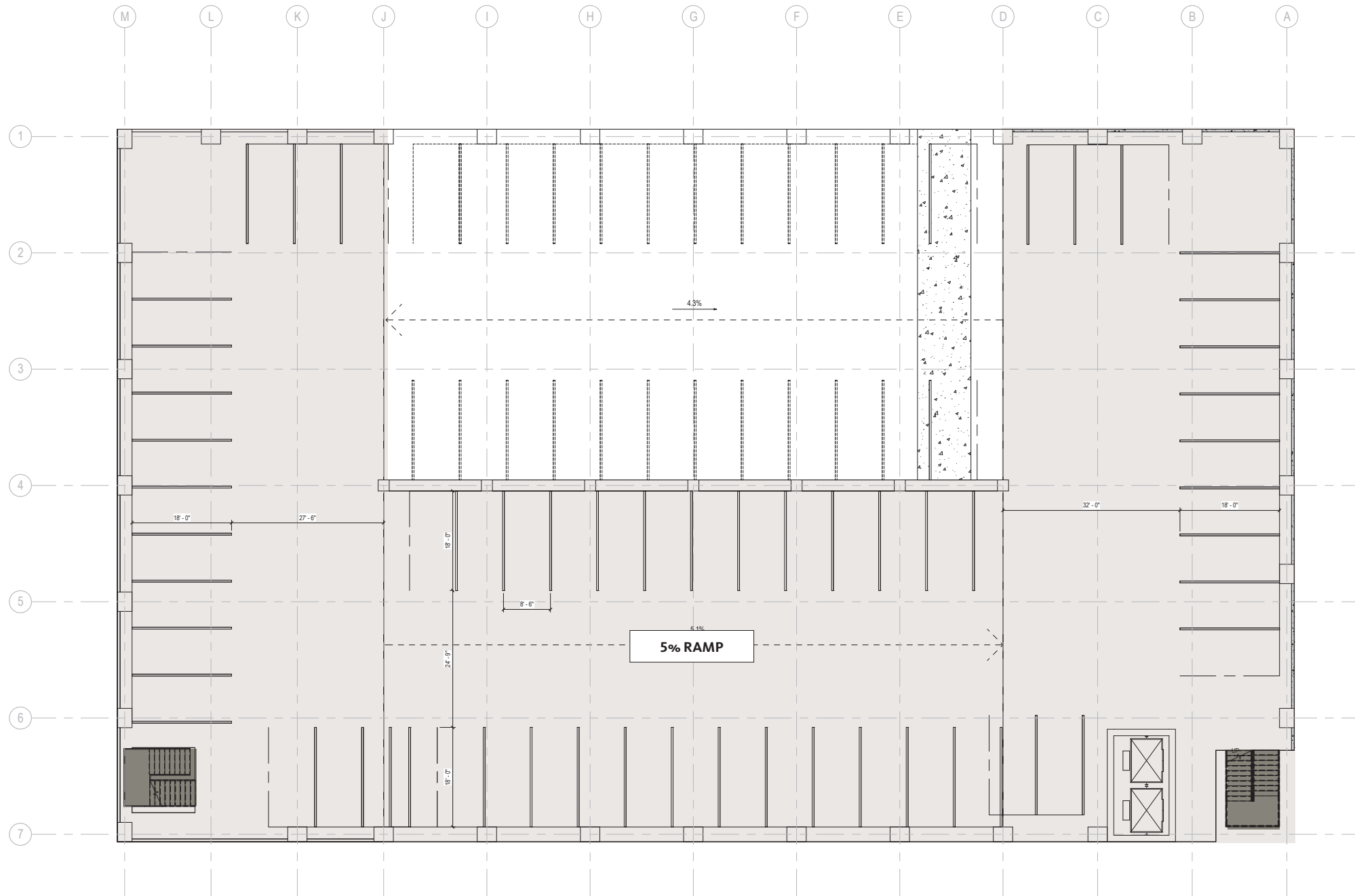
**PARKING STRUCTURE - FIFTH FLOOR PLAN (P5)**



0 2 4 8 16  
 APPROXIMATE SCALE IN FEET

PS-A-1.5

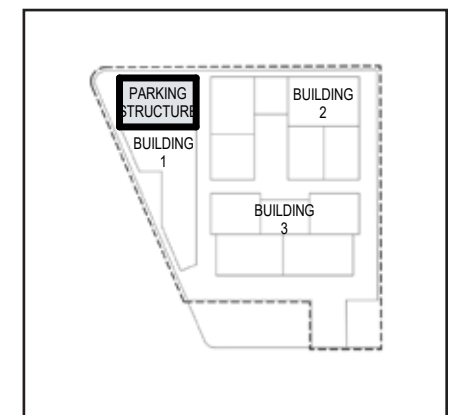




PARKING STALL SIZE:  
 STANDARD: 8'-6" X 18'-0"  
 ADA: 9'-0" X 18'-0"  
 DRIVE AISLE: 24'-0" MIN.

SIXTH FLOOR (P6)	
TYPE	STALLS
8.5' X 18'	56
9' X 18' ADA	
9' X 18' EV ADA	
<b>TOTAL</b>	<b>56</b>

KEY PLAN

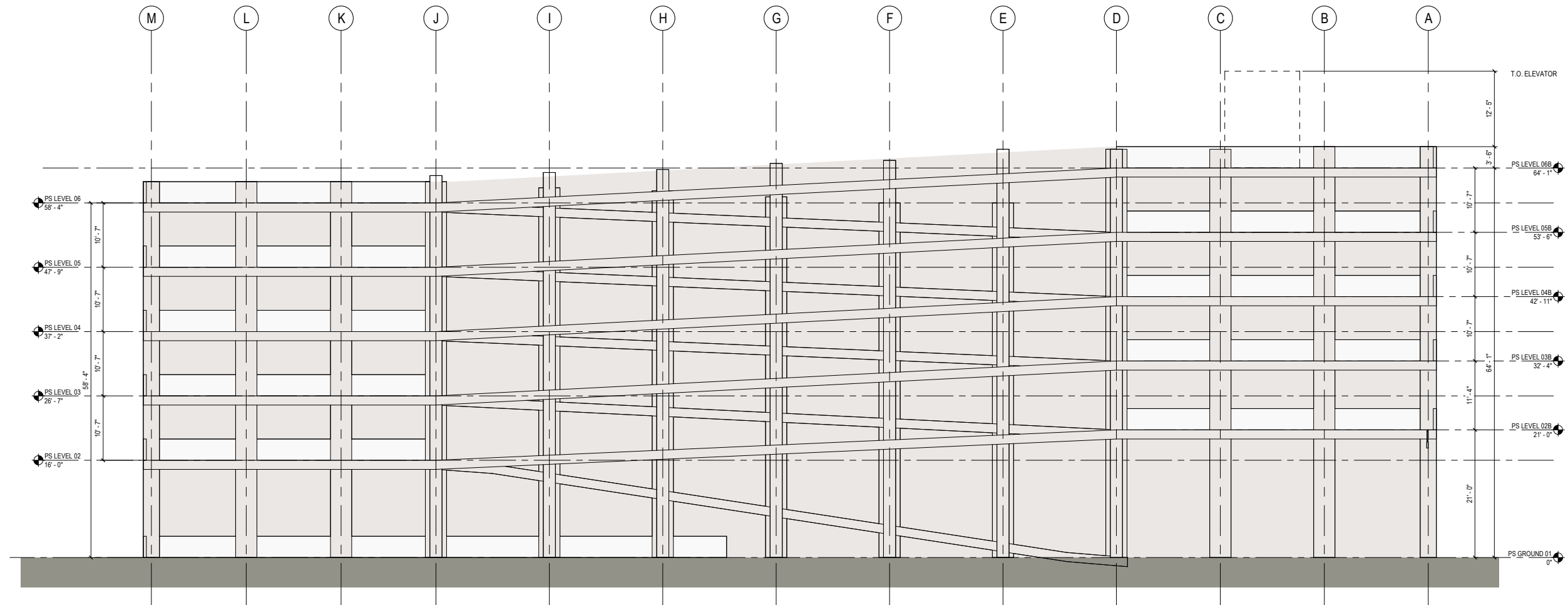


**PARKING STRUCTURE - SIXTH FLOOR PLAN (P6)**

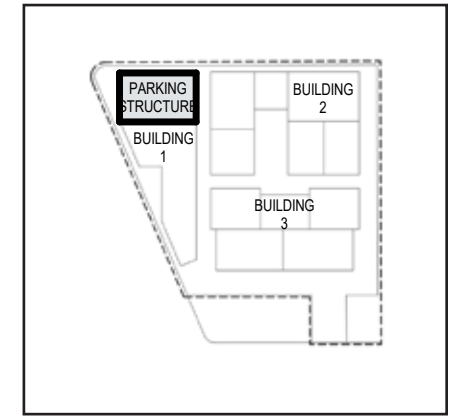


0 2 4 8 16  
 APPROXIMATE SCALE IN FEET

PS-A-1.6



KEY PLAN

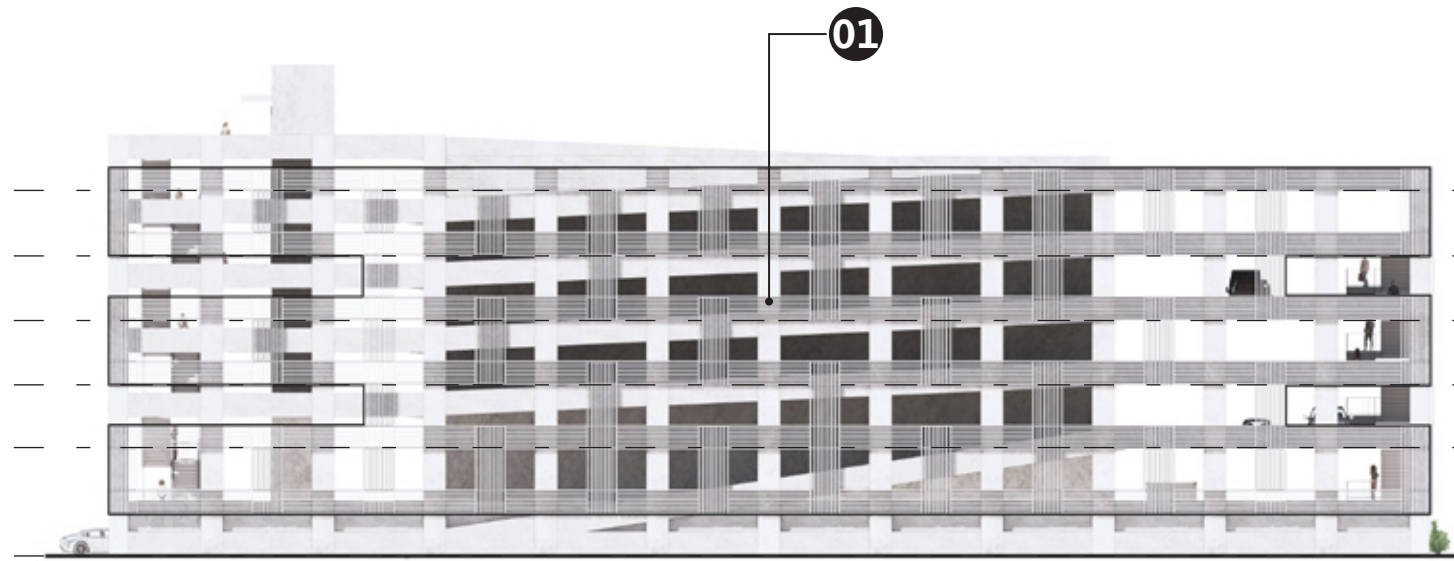


**PARKING STRUCTURE - SECTION**

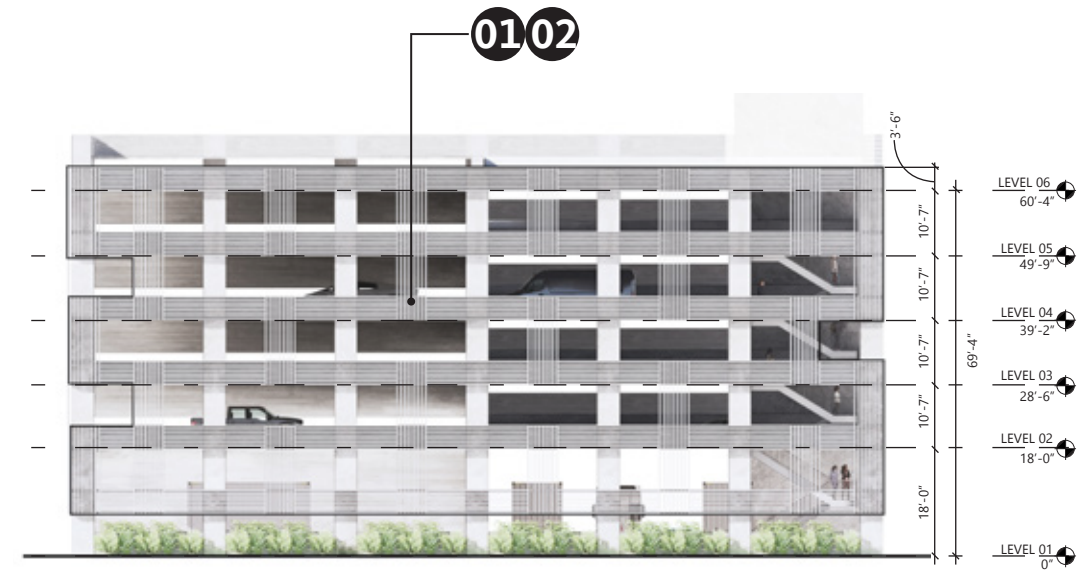


0 2 4 8 16  
APPROXIMATE SCALE IN FEET

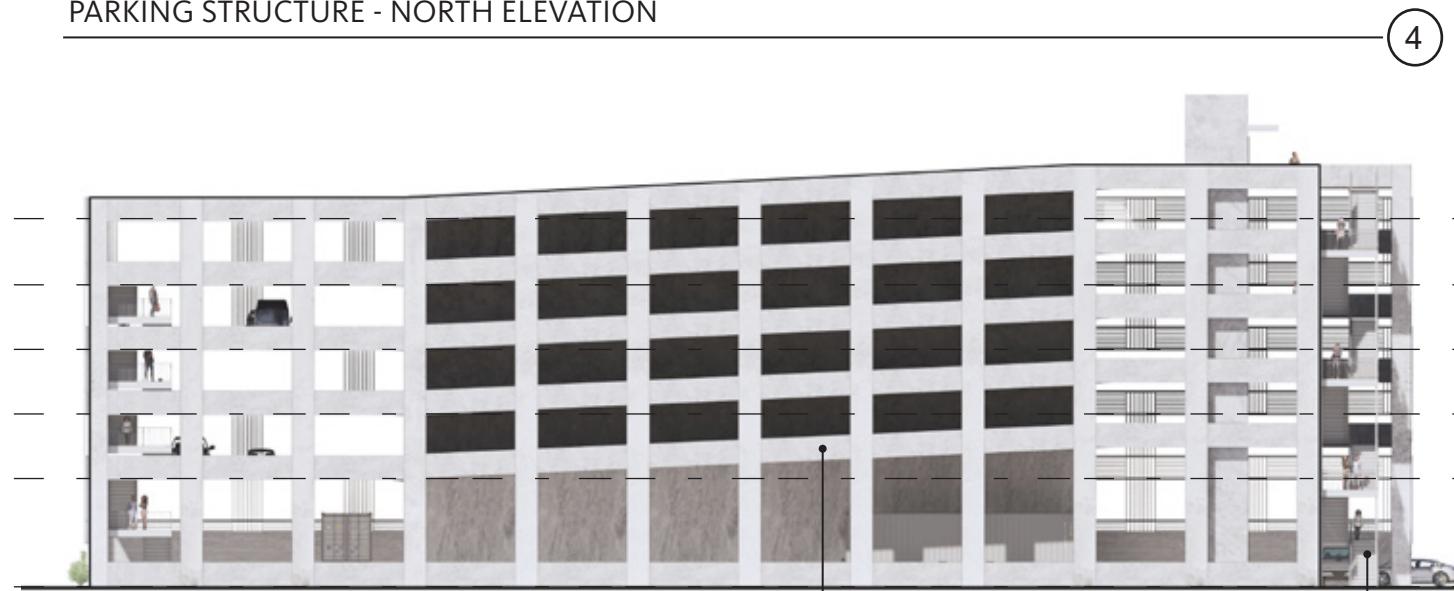
PS-A-3.0



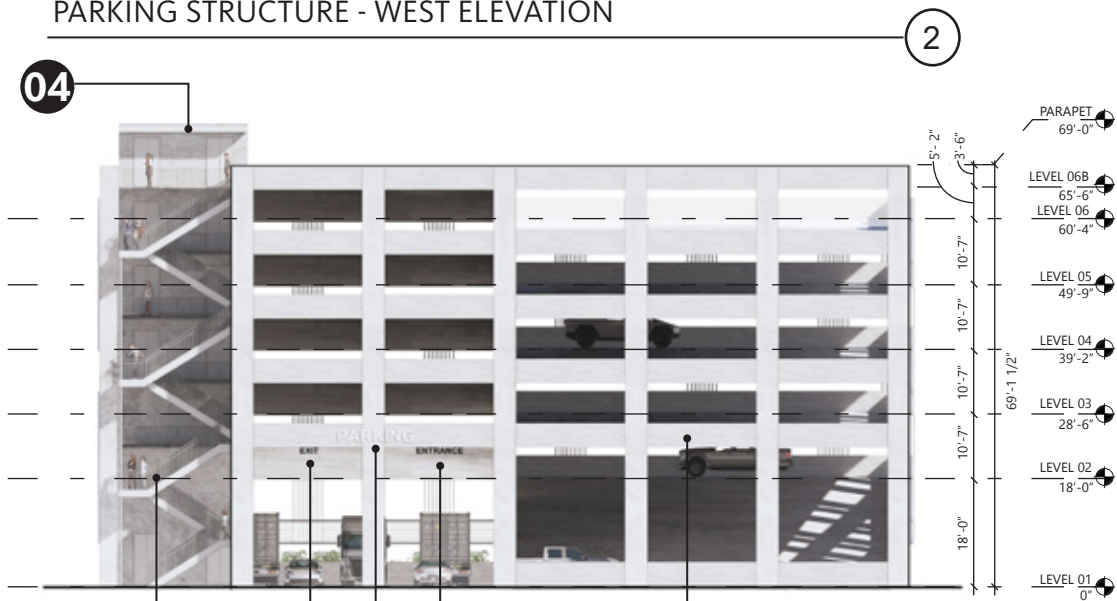
PARKING STRUCTURE - NORTH ELEVATION



PARKING STRUCTURE - WEST ELEVATION

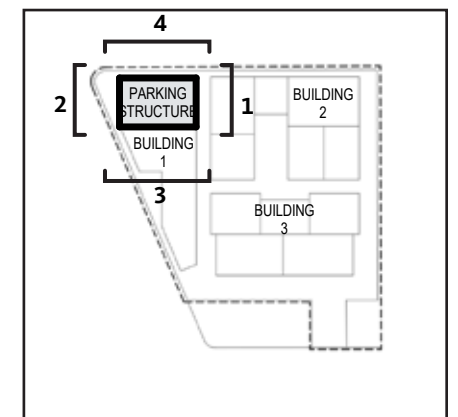


PARKING STRUCTURE - SOUTH ELEVATION



PARKING STRUCTURE - EAST ELEVATION

KEY PLAN



**01** SCREENING SYSTEM

**02** CONCRETE UPTURN BEAM

**03** PARKING SIGNAGE

**04** PAINTED METAL CANOPY

**05** PAINTED METAL GUARDRAIL & HANDRAIL

**06** GALVANIZED STEEL WITH PRECAST CONCRETE TREADS

## PARKING STRUCTURE - ELEVATIONS



PS-A-3.1