

## **Density Bonus Housing Plan**

246 North Jackson Street  
Glendale, CA 91206

June 30, 2022

Artshar LLC  
c/o Farzin Maly  
12304 Santa Monica Boulevard, Suite 217  
Los Angeles, CA 90025

City of Glendale Community Development Department  
Housing Division  
141 North Glendale Avenue, Room 202  
Glendale, CA 91206

**Number of Dwelling Units Proposed:**

Applicant has proposed the development of a new, density bonus rental housing project totaling eleven (11) residential dwelling units (the “Project”). The Project will provide a total of one (1) affordable unit (14 percent of the total number of units of the base density of 6.01 (rounded up to 7)) to very low income households.

**Maximum Number of Units Permitted per GMC:**

The Project is located in the R-1250 (High Density Residential) zone. The Project site (APN 5642-018-039) has a lot area of 7,512 square feet. Sites zoned R-1250 are permitted one (1) unit per 1,250 square feet. By right, applicant has a base density of 7 units ( $7,512 / 1,250 = 6.01$  rounded up).

**Number of Replacement Units Under Density Bonus Requirement:**

Per State Density Bonus Law (CA Govt Code § 65915), an applicant is ineligible for a density bonus or any other incentives or concessions if a project is proposed on a parcel or parcels with rental dwelling units that have been vacated or demolished within a five (5) – year period preceding the project’s development application, or have been occupied by lower or very low income households, unless the proposed project replaces those units.

If the rental dwelling units have been vacated or demolished within a five (5) - year period preceding the project’s development application, the proposed project is required to provide the same number of units of equivalent size (i.e., the same total number of bedrooms as the units being replaced) as affordable to the same or lower income households in occupancy during such time. If the incomes are unknown to the applicant, it shall be rebuttably presumed that low-income and very low income renter households occupied these units in the same proportion of low-income and very low income renter households to all rental households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development’s (HUD’s) Comprehensive Housing Affordability Strategy Database. The rebuttable presumption per HUD’s Comprehensive Housing Affordability Strategy Database amounts to 37% of renter households at or below 80% area median income. Replacement unit calculations resulting in fractional units are rounded up.

Per the Los Angeles County Assessor, the Project site contains three (3) residential dwelling units at one-bedroom each. The Project site was purchased on September 2, 2020. On October 22, 2020, Applicant submitted a development application to Planning (PMPA2016969). Applicant has provided Housing staff supporting documentation in the form of a Grant Deed, Real Estate Withholding Statements, an Addendum, Tenant Estoppel Certificates and Mutual Termination of Rental Agreements to confirm owner-occupancy of one (1) residential unit above 80% area median income and the vacancies of the remaining two (2) residential units. By applying the rebuttable presumption of 37% to the two (2) remaining vacant residential units, one replacement unit at one (1) bedroom is required under State Density Bonus Law ( $37\% \times 2 = .74$  (rounded up to 1)).

**Number of Affordable Units Meeting Density Bonus Requirement:**

The applicant is required to designate one (1) unit as affordable to very low income households (14% of 7 base density units (.98 rounded up to 1)). As currently designed, the Project contains five (5) one-bedroom units and six (6) two-bedroom units, which amounts to seventeen (17) bedrooms total. The Project must generate 2 bedrooms to Housing ((17 bedrooms / 11 total units) x 1 affordable unit = 1.54 rounded up to 2). As such, one (1) affordable unit with two (2) bedrooms must be selected. Applicant has proposed Unit 204, which consists of two (2) bedrooms. Housing preliminarily approves Unit 204 as the affordable unit. The affordable unit is detailed in Project floorplans attached hereto as Attachment 1, as well as immediately below:

Unit Number	Square Footage	Bedroom(s)	Bathroom(s)
204	768	2	1

**Amount of Density Bonus Requested:**

Applicant is entitled to a forty-six point twenty-five percent (46.25%) density bonus by providing one (1) very low income unit (14 percent of the base density of 7 = .98 (rounded up to 1)). This request complies with State Density Bonus Law, which allows up to a forty-six point twenty-five percent (46.25%) density bonus, as well as two (2) incentives in exchange for the provision of a fourteen percent (14%) affordability level of very low income units. By providing one (1) very low income unit, applicant also meets the replacement unit obligation under State Density Bonus Law. With a forty-six point twenty-five percent (46.25%) density bonus, the Project is permitted eleven (11) units (7 (rounded up from 6.01) x 1.4625 = 10.24 (rounded up to 11)).

**Number and Description of Concessions and Waivers Requested:**

Pursuant to CA Govt Code § 65915(d)(2)(B) and GMC 30.36.070, the applicant is entitled to two (2) concessions by reserving fourteen percent (14%) of the units for very low income households. Applicant has requested two (2) concessions:

- 1) increase in height and number of stories from two (2) stories and twenty-six (26) feet to three (3) stories and thirty-seven (37) feet and six (6) inches in height (GMC 30.11.020); and
- 2) reduction in street front, street side and interior setbacks (GMC 30.31.020).

Applicant has also requested two (2) waivers:

- 1) increase in Floor Area Ratio (FAR) from 1.2 to 1.32; and
- 2) reduction in square footage minimum for one bedroom and two bedroom units.

**Amount of Parking Concessions Requested:**

Pursuant to CA Govt Code § 65915(p)(1), an applicant of a housing development meeting the minimum requirements to qualify for a density bonus may apply for a parking concession, inclusive of handicapped and guest parking, pursuant to the following ratios: one (1) on-site parking space per unit for zero to one bedroom units and one and one-half (1.5) on-site parking

spaces per unit for two to three bedroom units. The Project proposes a unit mix of five (5) one-bedroom units and six (6) two-bedroom units. Based on the number of units and bedrooms provided, the parking concession pursuant to CA Govt Code § 65915(p)(1) requires a minimum of fourteen (14) residential parking spaces ((5 units x 1 = 5) + (6 units x 1.5 = 9) = 14)). The Project exceeds the minimum requirement per CA Govt Code § 65915(p)(1), and proposes to provide fifteen (15) parking spaces total. Accordingly, the Project meets and exceeds the parking requirements under CA Govt Code § 65915(p)(1).

Alternatively, an applicant may request an automatic parking concession under CA Govt Code § 65915(p)(2)(A), which provides that upon the request of an applicant, the required vehicle parking ratio, inclusive of handicapped and guest parking, is not to exceed one-half (0.5) space per unit of a development providing at least eleven percent (11%) very-low income units located within one-half (0.5) mile of a major transit stop with unobstructed access. The applicant has demonstrated to Planning that the Project qualifies for this parking concession because the Project is located four-tenths (0.4) of a mile from the intersection of North Glendale Avenue and East Broadway. The Glendale/Broadway intersection is served by the Beeline Route 4, which runs north/south and east/west between the Glendale Galleria and the Glendale Transportation Center, the central transportation hub for the City of Glendale, and Metro Bus Route 180/181, a regional route running primarily east/west from Pasadena to Hollywood. Both lines have a service interval of less than fifteen (15) minutes during peak commute periods. The parking concession per CA Govt Code § 65915(p)(2)(A) would amount to a minimum of six (6) residential parking spaces (11 units x 0.5 = 5.5 rounded up to 6). The Project exceeds the minimum requirement per CA Govt Code § 65915(p)(2)(A), and proposes to provide fifteen (15) parking spaces total. Accordingly, the Project meets and exceeds the parking requirements under CA Govt Code § 65915(p)(2)(A).

**Child Care Space:**

Not applicable.

**Inclusionary Housing Requirement:**

On May 7, 2019, the City adopted a Citywide Inclusionary Zoning Ordinance, Ordinance No. 5928, codified at GMC Chapter 30.35 (the “IZO”). The IZO became effective after a 30-day period on June 7, 2019. The IZO requires a housing development (a rental development project with a base density of eight (8) or more dwelling units proposed to be constructed in the City) to provide fifteen percent (15%) of the units as affordable to low income households. The Project is not subject to the IZO as the Project has a based density of seven (7).

**Affordable Housing Commercial Development Impact Fee:**

On May 7, 2019, the City adopted a Citywide Affordable Housing Commercial Development Impact Fee, Ordinance No. 5929, codified at GMC Chapter 4.11 (the “CDIF”). The CDIF became effective after a 60-day period on July 7, 2019.

With the exception of hotels, auto dealerships, community land uses which serve the public, and the reconstruction of any building destroyed by fire, flood, earthquake or other act of nature (so

long as the square footage does not exceed the square footage before the loss), the CDIF imposes a \$4 per square foot fee (per the FY 2021-2022 Citywide Fee Schedule) on all commercial development projects with a gross floor area exceeding 1,250 square feet. The Project is not subject to the CDIF as it does not entail a permitted commercial component.



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PROJECT INFORMATION – AB 2345

PARKING REQUIREMENTS CALCULATION TABLE:

			TOTAL
PROJECT IS WITHIN 0.5 MILE OF A MASS TRANSIT AREA (GMC 30.36.090(B):	REQUIRED PARKING: 1-PARKING SPOT PER 0.5 UNIT	REQUIRED PARKING: 11 X 0.5 = 5.5	REQUIRED PARKING: 6
PROVIDED		14 > 6	PROVIDED PARKING: 14

AB 2345 DENSITY CALCULATION:

BASE DENSITY	DENSITY INCREASE	TOTAL ALLOWABLE	TOTAL PROVIDED
LOT AREA / 1250	46.25% FOR 14% VERY LOW INCOME CALCULATION	7 + 4 = 11 UNIT	11 UNIT
7,512 / 1250 = 6.01 ROUND UP = 7	7 X 46.25% = 3.24 ROUND UP = 4		

VERY LOW INCOME UNIT CALCULATIONS:

BASE DENSITY ROUNDED-UP: 7.0  
PERCENT OF VERY LOW INCOME UNITS WITH 2-CONCESSIONS: 14.0%  
NUMBER OF VERY LOW INCOME UNIT CALCULATION: 7.0 X 14.0% = .98 UNITS  
NUMBER OF VERY LOW INCOME UNITS ROUNDED-UP: 0.98 UNITS TO 1.0 UNITS  
10 MARKET UNITS PLUS 1 VERY LOW INCOME UNIT TOTAL 11 UNITS

CONCESSIONS

2 CONCESSIONS REQUESTED :

CONCESSIONS -1 :

1. HEIGHT & STORIES

BASE BUILDING HEIGHT (HEIGHT LIMIT FOR LOT WIDTH LESS THAN 90')	HEIGHT INCREASE	AVERAGE GRADE	PROPOSED HEIGHT
MAX. 26 FEET PLUS 5 FEET FOR THE ROOF PITCH IF PITCH IS 3:12 OR GREATER  2-STORIES	1 ADDITIONAL STORY	GMC 30.70.080 – GRADE J MEANS THE AVERAGE OF THE HIGHEST (575.94) AND LOWEST (573.29) TOP OF CURB ELEVATIONS OF THE CURB ADJACENT TO THE PROPERTY. AVERAGE GRADE FOR PROJECT SHALL BE 574.62'	3-STORY PROJECT  TOP OF THE ROOF: 31'-6"  TOP OF ELEVATOR SHAFT : 37'-6" FROM LOWEST POINT 437.4' SEE ELEVATION SPOT ON PLOT PLAN SHEET A1.1 & SECTION #2 SHEET ON A3.3

CONCESSIONS -2 :

2. SETBACK ONLY THE LESS THAN MINIMUM REQUIRED SETBACKS ARE MENTIONED IN THIS CHART- SEE SHEET A1.4 FOR COMPLETE SETBACK DIAGRAM AND CALCULATION.

SETBACK REQUIRED	FRONT YARD (WEST)	INTERIOR YARD SOUTH	STREET SIDE NORTH	INTERIOR YARD EAST
	BASEMENT MIN:0' AVG:23'	BASEMENT MIN:0' AVG:0'	BASEMENT MIN:0' AVG:8'	BASEMENT MIN:0' AVG:0'
	1ST FLOOR MIN:20' AVG:23'	1ST FLOOR MIN:0' AVG:8'	1ST FLOOR MIN:0' AVG:8'	1ST FLOOR MIN:0' AVG:8'
	2ND FLOOR MIN:23' AVG:26'	2ND FLOOR MIN:11' AVG:11'	2ND FLOOR MIN:8' AVG:11'	2ND FLOOR MIN:8' AVG:11'
	3RD FLOOR MIN:23' AVG:26'	3RD FLOOR MIN:11' AVG:14'	3RD FLOOR MIN:11' AVG:14'	3RD FLOOR MIN:11' AVG:14'
SETBACK PROVIDED	FRONT YARD (WEST)	INTERIOR YARD SOUTH	STREET SIDE NORTH	INTERIOR YARD EAST
	BASEMENT MIN:4'-4" AVG:15-16'	BASEMENT	BASEMENT MIN:4" AVG:4"	BASEMENT
	1ST FLOOR	1ST FLOOR	1ST FLOOR MIN:4'-0" AVG:8'-1"	1ST FLOOR
	2ND FLOOR MIN:20'-0" AVG:30'-7"	2ND FLOOR MIN:0' AVG:10'-9"	2ND FLOOR MIN:4'-0" AVG:7'-8"	2ND FLOOR
	3RD FLOOR MIN:20'-0" AVG:30'-3"	3RD FLOOR	3RD FLOOR MIN:4'-0" AVG:8'-10"	3RD FLOOR

BICYCLE PARKING

REQUIRED LONG TERM BICYCLE :

1 PER 4 UNITS = 3 LONG TERM BICYCLE PARKINGS

SHORT TERM BICYCLE :

1 SPACE PER 20 UNITS = 1 SHORT TERM BICYCLE PROVIDED

PROVIDED:

3 LONG TERM BICYCLE – SEE A2.1

1 SHORT TERM BICYCLE – SEE A2.1

PROJECT INFORMATION – SITE

LEGAL DESCRIPTION

ASSESSOR PARCEL (APN):

5642-018-039

PROPERTY DESCRIPTION:

LOT 2 IN BLOCK 6 OF TOWN OF GLENDALE, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE(S) 95 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXISTING LAND USE:

MULTI-FAMILY

PROPOSED LAND USE:

APARTMENT BUILDING, 11 UNITS

PROJECT TYPE:

NEW AB 2345 PROJECT CONSISTING OF 10 MARKET RATE UNITS AND 1- VERY LOW INCOME UNIT.

USE:

MULTIPLE – DWELLING UNITS OCCUPANCY

ZONING:

R-1250

OCCUPANCY GROUP\*

R2

GROSS LOT / PARCEL AREA:

7,512 sq ft

NET AFTER DEDICATION:

7,420 sqft(after public works engineering required ROW dedication  
SUBTERRANEAN PARKING + 3 RESIDENTIAL STORIES

NUMBER OF STORIES:

TYPE V-A (APARTMENTS) & TYPE I-A (PARKING GARAGE)

TYPE OF CONSTRUCTION:

YES, FULLY SPRINKLERED THROUGHOUT NFPA13

SPRINKLERED:

FIRE ALARM SHOULD BE PROVIDED THROUGHOUT THE BUILDING

FIRE ALARM:

11 UNITS [ 5X 1-BED + 6X 2-BED ]

LOT COVERAGE – SHEET A1.3

LOT COVERAGE CALCULATION:

3,691 / 7,420 = 49.75% PROVIDED LOT COVERAGE < 50% MAXIMUM ALLOWABLE OF 3,710 S.F.

UNIT SUMMARY – SHEET A1.3

UNIT SCHEDULE		
UNIT NUMBER	# OF BEDROOMS	AREA
101	2 BED	847 S. F.
102	1 BED	574 S. F.
103	1 BED	574 S. F.
104	2 BED	823 S. F.
201	2 BED	818 S. F.
202	1 BED	574 S. F.
203	1 BED	574 S. F.
204	2 BED	768 S. F.
301	2 BED	818 S. F.
302	1 BED	574 S. F.
303	2 BED	768 S. F.
TOTAL:17 BEDROOMS		TOTAL: 7,712 S. F.

APPLICANT REQUESTS A WAIVER FROM THE MINIMUM UNIT SIZE REQUIREMENTS IN GMC 30.11.050. UNITS 102,103, 202,203,204,302 AND 303 DO NOT MEET THE MINIMUM AND ARE SLIGHTLY SHY OF THE MINIMUM UNIT SIZE REQUIREMENTS.

BUILDING AREA			
	LIVABLE AREA W/ PERIMETER WALLS	ELEVATOR, STAIRS, SHAFTS	ENCLOSED CORRIDORS, LOBBY
FIRST FLOOR	2,818 S. F.	396 S. F.	429 S. F.
SECOND FLOOR	2,734 S. F.	396 S. F.	431 S. F.
THIRD FLOOR	2,160 S. F.	396 S. F.	
TOTAL : 9,760 S. F.			

TOTAL SUBTERRANEAN GARAGE :6,620 SQFT

APPLICANT REQUESTS A WAIVER TO INCREASE THE FAR FROM 1.2 TO 1.32 (SEE SHEET A1.03 FOR CALCULATION DETAILS)

LANDSCAPED AREA – SHEET A1.7

REQUIRED LANDSCAPED AREA:

7,420 X 25%=1,855 SQFT

PROVIDED 1,862 SQFT>REQUIRED 1,855 SQFT

SEE SHEET A1.7 FOR LANDSCAPE CALCULATIONS

OPEN SPACE – SHEET A1.5

REQUIRED PRIVATE OPEN SPACE:

40 S. F. PER UNIT

TOTAL REQUIRED PRIVATE OPEN SPACE:

40 x 11 = 440 S. F.

TOTAL PROVIDED PRIVATE OPEN SPACE:

PROVIDED 500 S. F. > REQUIRED 440 S. F.

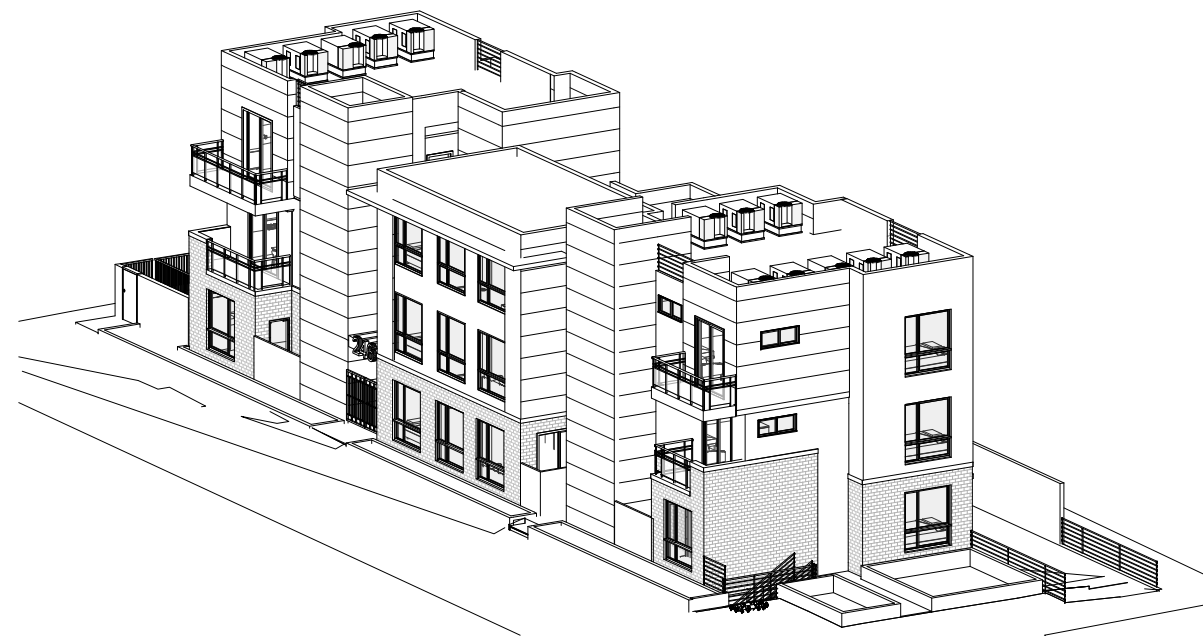
REQUIRED COMMON OPEN SPACE:

200 S. F. PER Unit

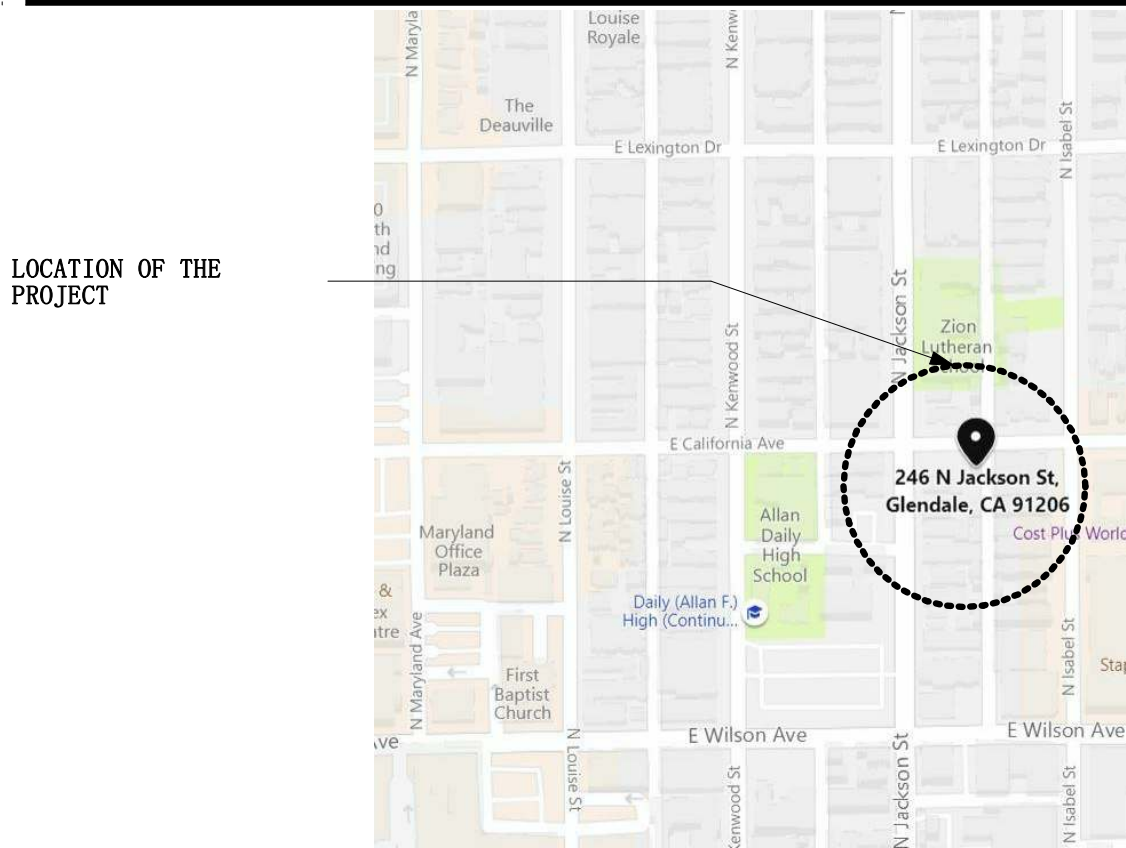
TOTAL REQUIRED COMMON OPEN SPACE: 200 x 11 = 2,200 S. F.

TOTAL PROVIDED COMMON OPEN SPACE: PROVIDED 2,243 S. F. > REQUIRED 2,200 S. F.

JACKSON APARTMENT



VICINITY MAP



LOCATION OF THE PROJECT

CODE INFORMATION

APPLICABLE BUILDING CODES:

BUILDING CODE: 2020 LOS ANGELES BUILDING CODE

ELECTRICAL CODE:

2020 CALIFORNIA ELECTRICAL CODE

MECHANICAL CODE:

2020 CALIFORNIA MECHANICAL CODE

PLUMBING CODE:

2020 CALIFORNIA PLUMBING CODE

ENERGY CODE:

2020 CALIFORNIA ENERGY CODE

SUSTAINABILITY CODE:

2020 CALIFORNIA GREEN BUILDING STANDARDS

FIRE CODE:

2020 CALIFORNIA FIRE CODE

PER CBC TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) - TYPE VA

BUILDING ELEMENT	REQUIRED RATING
PRIMARY STRUCTURAL FRAME:	1 HRS
BEARING WALLS	
EXTERIOR	1 HRS
INTERIOR	1 HRS
NONBEARING WALLS & PARTITIONS	
EXTERIOR	1HR (PER CBC TABLE 602)
INTERIOR	0 HR
STAIR SHAFT	2 HRS
ELEVATOR, MECH AND CHUTE SHAFT	2 HRS
FLOOR AND ROOF	1 HRS

PER CBC TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) - TYPE IA

BUILDING ELEMENT	REQUIRED RATING
PRIMARY STRUCTURAL FRAME:	3 HRS
BEARING WALLS	
EXTERIOR	3 HRS
INTERIOR	3 HRS
NONBEARING WALLS & PARTITIONS	
EXTERIOR	3 HR (PER CBC TABLE 602)
INTERIOR	3 HR
STAIR SHAFT	3 HRS
ELEVATOR, MECH AND CHUTE SHAFT	3 HRS
FLOOR AND ROOF	3 HRS

Attachment 1

PROJECT NAME/ LOGO

PROJECT ADDRESS:

246 N Jackson St, Glendale, CA 91206

CLIENT

Artshar LLC

ARCHITECT

FARZIN MALY

7136 Haskell Ave., #320

Van Nuys, CA 91406

Ph: 310-993 1220

Email: farzin.maly@gmail.com

Date 1 Revision 1



Seal/Signature

Jackson Apartment Building

MF-20-006

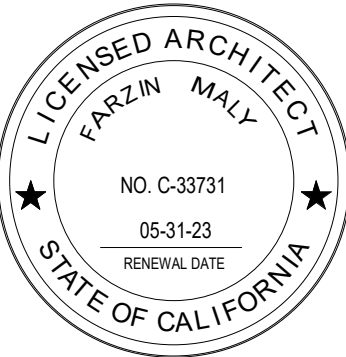
PROJECT INFORMATION

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1/8" = 1'-0"

A0.1





Seal/Signature

## Jackson Apartment Building

MF-20-006

### FIRST FLOOR PLAN

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$$3/16'' = 1'-0''$$

## A2.2

4/2/2022 3:49:55 PM

## INTERIOINTERIOR ENVIRONMENT

PROVIDE STAIRWAY ILLUMINATION. MIN. 1 FOOT-CANDLE AT TREAD RUNS. 4(1205.4)

INDICATE ON PLANS THAT INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.  
SPECIFY THE CLASSIFICATIONS PER TABLE 803.11 AND SECTION 803.1.  
CLEARLY INDICATE ON THE PLANS

ALL SHALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A PC/STR/CORR. LST. 18 (REV. 11/02/17) WWW.LADBS.ORG PAGE 15 OF 115 OF 19  
MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 72 INCHES ABOVE THE SHOWER DRAIN INLET.  
(1210.2(1210.2.3, LAPC 411.7)

TOILET TOILET ROOMS SHALL BE PROVIDED WITH A FULLY OPERABLE EXTERIOR WINDOW WITH AN AREA NOT LESS THAN 3 SQUARE FEET OR A VERTICAL CIRCULAR DUCT NOT LESS THAN 100 SQUARE INCHES IN AREA FOR THE FIRST WATER CLOSET PLUS 50 SQUARE INCHES ADDITIONAL OF AREOF AREA FOR EACH ADDITIONAL WATER CLOSET, OR A MECHANICALLY OPERATED EXHAUST SYSTEM CAPABLE OF PROVIDING A COMPLETE CHANGE CHANGE OF AIR EVERY 15 MINUTES. SUCH MECHANICALLY OPERATED EXHAUST SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE/OUTSIDE, AND THE POINT OF DISCHARGE SHALL BE AT LEAST 3 FEET FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTION/PORTIONS OF THE BUILDING.

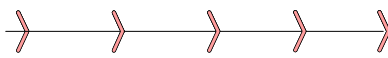
CEMENT, CEMENT, FIBER-CEMENT, or GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS BASE FORBES FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-WATER-RESISTANCE GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM/WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER TILE WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM A808 C840. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS: SECTION 2509.2

A. OVERA. OVER A VAPOR RETARDER.  
B. IN AB. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GYM SHOWER SHOWER ROOMS

C. ON CC. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES INCHES O.C. FOR 1/2 INCH THICK AND MORE THAN 16 INCHES INCHES O.C. FOR 5/8 INCH THICK.

1. WALL LIGHT FIXTURE (SELECTED BY OWNER)
1. WA12. FACIAL MIRROR/TIRE (SELECTED BY OWNER)
2. FA12. LAVATORY & FAUCET
3. FA14. COUNTERTOP SPLASH & RETURN/ GRANIT FIN. - TO BE SELECTED
3. LAV15. REMOABLE UNDER COUNTER BASE CABINET & TOE BASE (TYP. TO ALL ADAPTABLE BATHROOMS AND UNIT KITCHEN (2'-6" MIN.))
4. COM1IN. WHEN CABINET DOORS ARE 90' OPEN/UNIT FIN. - TO BE SELECTED
5. REM16. MDPF UNDER COUNTER BASE CABINET & TOE BASE (TYP. TO ALL ADAPTABLE BATHROOMS AND UNIT KITCHEN (2'-6" MIN.))
6. REM18. BATHUB / SHOWER (TYPICAL) / CABINET DOORS ARE 90' OPEN
7. MDL18ASCO BATHWARE - 2603 - SMTE)
7. BAC1(INCLUDES SHOWER FIXTURES, GRAB BARS, CURTAIN, ROD & ASSEMBLIES, SHOWER SEAT)
8. BA19. 5/8" GYPSUM WALLBOARD
8. BA19.10. SEMI GLASS PAINT / PICE FIBERGLASS)
9. LASCO BATHWARE - 2603 - SMTE)
9. (INCLUDES SHOWER FIXTURES, GRAB BARS, CURTAIN, ROD & ASSEMBLIES, SHOWER SEAT)
9. 5/8" GYPSUM WALLBOARD
10. SEMI GLASS PAINT

LEGEND:



### ACCESSIBLE PATH OF TRAVEL

2x STUD WALL @ 16" O.C., REFER TO STRUCTURAL



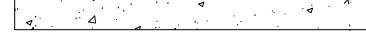
8" "CMU" WALL, REFER TO STRUCTURAL



2-HOUR FIRE RATED WALL



1-HOUR FIRE RATED WALL



CONCRETE COLUMN / WALL. SEE STRUCTURAL.



2x6 @ 16" O.C. PLUMBING WALL (NO SHEAR VALUE)  
REINFORCED TO SUIT GRAB BAR



ILLUMINATED EXIT SIGN WITH  
DIRECTION ARROW EXIT SIGN



## SMOKE DETECTOR



### CLASS ONE STAND PIPE



## WATER CURTAIN



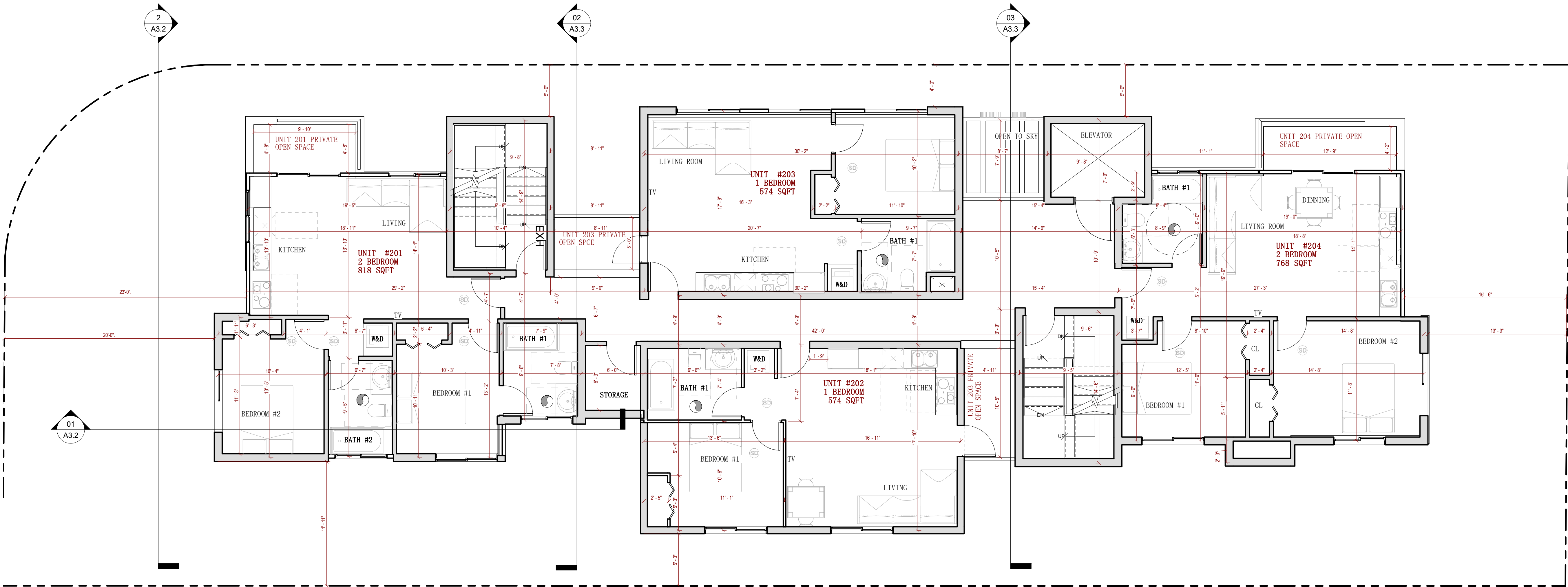
THERMOSTAT



EXHAUST FAN  
FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE  
TO THE OUTSIDE OF THE BUILDING. II. FANS, NOT FUNCTIONING AS A  
COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE  
CONTROLLED BY A HUMIDITY CONTROL.



TYPE VA  
CONSTRUCTION LEVEL 2



2 2ND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

INTERIOR ENVIRONMENT

PROVIDE STAIRWAY ILLUMINATION. MIN. 1 FOOT-CANDLE AT TREAD RUNS. (1205.4)

INDICATE ON PLANS THAT INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. SPECIFY THE CLASSIFICATIONS PER TABLE 803.11 AND SECTION 803.1. CLEARLY INDICATE ON THE PLANS

ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A PC/STR/CORR.LST.18 (REV. 11/02/17) WWW.LADBS.ORG PAGE 15 OF 19 MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 72 INCHES ABOVE THE SHOWER DRAIN INLET. (1210.2.3, LAPC 411.7)

TOILET ROOMS SHALL BE PROVIDED WITH A FULLY OPENABLE EXTERIOR WINDOW WITH AN AREA NOT LESS THAN 3 SQUARE FEET OR A VERTICAL DUCT NOT LESS THAN 100 SQUARE INCHES IN AREA FOR THE FIRST WATER CLOSET PLUS 50 SQUARE INCHES ADDITIONAL OF AREA FOR EACH ADDITIONAL WATER CLOSET. OR A MECHANICALLY OPERATED EXHAUST SYSTEM CAPABLE OF PROVIDING A COMPLETE CHANGE OF AIR EVERY 15 MINUTES. SUCH MECHANICALLY OPERATED EXHAUST SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE, AND THE POINT OF DISCHARGE SHALL BE AT LEAST 3 FEET FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.

CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANCE GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS: SECTION 2609.2

A. OVER A VAPOR RETARDER.  
B. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOMS

C. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES O.C. FOR 1/2 INCH THICK AND MORE THAN 16 INCHES O.C. FOR 5/8 INCH THICK.

1. WALL LIGHT FIXTURE (SELECTED BY OWNER)
2. FACIAL MIRROR
3. LAVETORY & FAUCET
4. COUNTERTOP SPLASH & RETURN) GRANIT FIN. - TO BE SELECTED)
5. REMOABLE UNDER COUNTER BASE CABINET & TOE BASE (TYP. TO ALL ADAPTABLE BATHROOMS AND UNIT KITCHEN (2'-6" MIN. WHEN CABINET DOORS ARE 90' OPEN)
6. MDF
7. BACKING AS REQUIRED (TYPICAL)
8. BATHTUB / SHOWER (ONE PICE FIBERGLASS)
9. LASCIO BATHWARE - 2603 - SMTS (INCLUDES SHOWER FIXTURES, GRAB BARS, CURTAIN, ROD & ASSEMBLIES, SHOWER SEAT)
10. 5/8" GYPSUM WALLBOARD
11. SEMI GLASS PAINT

LEGEND:

ACCESSIBLE PATH OF TRAVEL

2x STUD WALL @ 16" O.C., REFER TO STRUCTURAL

8" "CMU" WALL, REFER TO STRUCTURAL

2-HOUR FIRE RATED WALL

1-HOUR FIRE RATED WALL

CONCRETE COLUMN / WALL. SEE STRUCTURAL.

2x6 @ 16" O.C. PLUMBING WALL (NO SHEAR VALUE) REINFORCED TO SUIT GRAB BAR

EXIT

ILLUMINATED EXIT SIGN WITH DIRECTION ARROW EXIT SIGN

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

CLASS ONE STAND PIPE

WATER CURTAIN

THERMOSTAT

EXHUAST FAN

FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. IF FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

PROJECT NAME/ LOGO

PROJECT ADDRESS:

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CLIENT

Artshar LLC

ARCHITECT

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Seal/Signature

Jackson Apartment Building

MF-20-006

SECOND FLOOR PLAN

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3/16" = 1'-0"

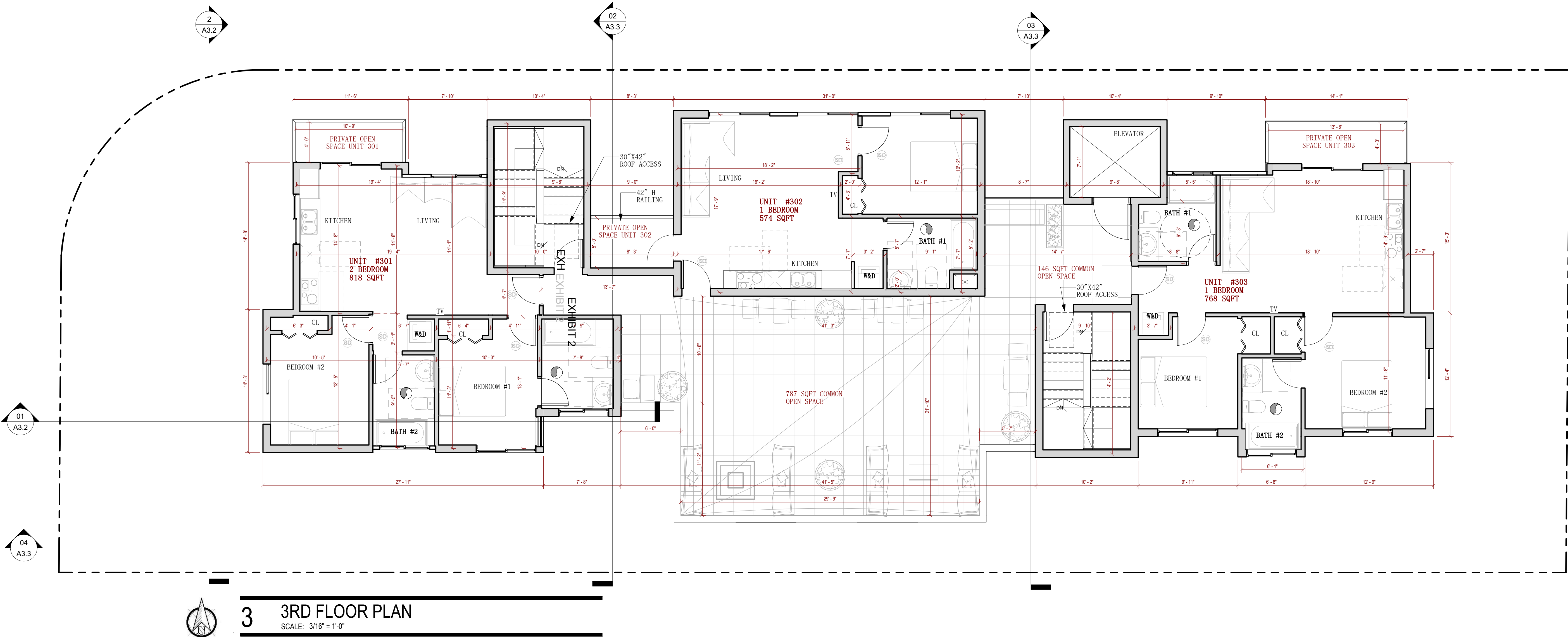
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3 3RD FLOOR PLAN  
SCALE: 3/16" = 1'-0"

INTERIOR ENVIRONMENT

- PROVIDE STAIRWAY ILLUMINATION. MIN. 1 FOOT-CANDLE AT TREAD RUNS. (1205.4)
- INDICATE ON PLANS THAT INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.
- SPECIFY THE CLASSIFICATIONS PER TABLE 803.11 AND SECTION 803.1.
- CLEARLY INDICATE ON THE PLANS
- ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A PC/STR/CORR.LST.18 (REV. 11/02/17) WWW.LADBS.ORG PAGE 15 OF 19
- MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 72 INCHES ABOVE THE SHOWER DRAIN INLET. (1210.2.3, LAPC 411.7)
- TOILET ROOMS SHALL BE PROVIDED WITH A FULLY OPENABLE EXTERIOR WINDOW WITH AN AREA NOT LESS THAN 3 SQUARE FEET OR A VERTICAL DUCT NOT LESS THAN 100 SQUARE INCHES IN AREA FOR THE FIRST WATER CLOSET PLUS 50 SQUARE INCHES ADDITIONAL OF AREA FOR EACH ADDITIONAL WATER CLOSET, OR A MECHANICALLY OPERATED EXHAUST SYSTEM CAPABLE OF PROVIDING A COMPLETE CHANGE OF AIR EVERY 15 MINUTES. SUCH MECHANICALLY OPERATED EXHAUST SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE, AND THE POINT OF DISCHARGE SHALL BE AT LEAST 3 FEET FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.
- CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
- WATER-RESISTANCE GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216
- OR ASTM C840. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS: SECTION 2509.2
- A. OVER A VAPOR RETARDER.
- B. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOMS
- C. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES O.C. FOR ½ INCH THICK AND MORE THAN 16 INCHES O.C. FOR 5/8 INCH THICK.
1. WALL LIGHT FIXTURE (SELECTED BY OWNER)
  2. FACIAL MIRROR
  3. LAVETORY & FAUCET
  4. COUNTERTOP SPLASH & RETURN) GRANIT FIN. - TO BE SELECTED)
  5. REMOABLE UNDER COUNTER BASE CABINET & TOE BASE (TYP. TO ALL ADAPTABLE BATHROOMS AND UNIT KITCHEN (2'-6" MIN. WHEN CABINET DOORS ARE 90' OPEN)
  6. MDP
  7. BACKING AS REQUIRED (TYPICAL)
  8. BATHTUB / SHOWER (ONE PICE FIBERGLASS)
  - LASCO BATHWARE - 2603 - SMTE)
  - (INCLUDES SHOWER FIXTURES, GRAB BARS, CURTAIN, ROD & ASSEMBLIES, SHOWER SEAT)
  - 9.5/8" GYPSUM WALLBOARD
  10. SEMI GLASS PAINT

LEGEND:

- ACCESSIBLE PATH OF TRAVEL
- 2x STUD WALL @ 16" O.C., REFER TO STRUCTURAL
- 8" "CMU" WALL, REFER TO STRUCTURAL
- 2-HOUR FIRE RATED WALL
- 1-HOUR FIRE RATED WALL
- CONCRETE COLUMN / WALL. SEE STRUCTURAL.
- 2x6 @ 16" O.C. PLUMBING WALL (NO SHEAR VALUE)  
REINFORCED TO SUIT GRAB BAR
- ILLUMINATED EXIT SIGN WITH DIRECTION ARROW EXIT SIGN
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- CLASS ONE STAND PIPE
- WATER CURTAIN
- THERMOSTAT
- EXHUAST FAN  
FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. 11. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

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PROJECT ADDRESS:

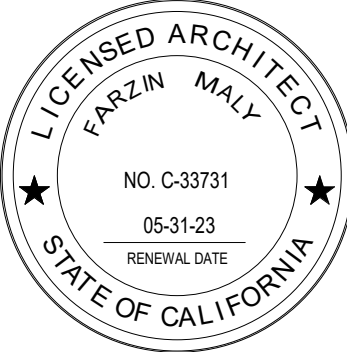
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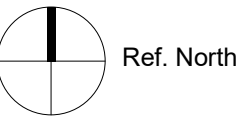
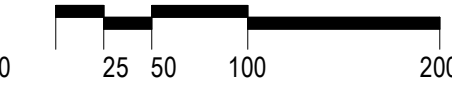
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THIRD FLOOR PLAN

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