

Jackson Apartment Building

246 N Jackson St, UNIT 1-11,
Glendale, CA 91206

ARCHITECT
MALY ARCHITECTS INC.
7136 HASKELL AVE, # 320
LOS ANGELES, CA 91406
(310) 993 1220

NOTE: 100% PRIVATELY FUNDED
NO TAX CREDIT
NOT PUBLIC HOUSING

AB 2345 PROJECT

04/02/2022

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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:0' 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'-10"	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: TYPE V-A (APARTMENTS) & TYPE I-A (PARKING GARAGE)

SPRINKLERED: YES, FULLY SPRINKLERED THROUGHOUT NFPA13

FIRE ALARM: FIRE ALARM SHOULD BE PROVIDED THROUGHOUT THE BUILDING

TOTAL PROJECT UNITS: 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	FLOOR FOOT PRINT W/ WALLS
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

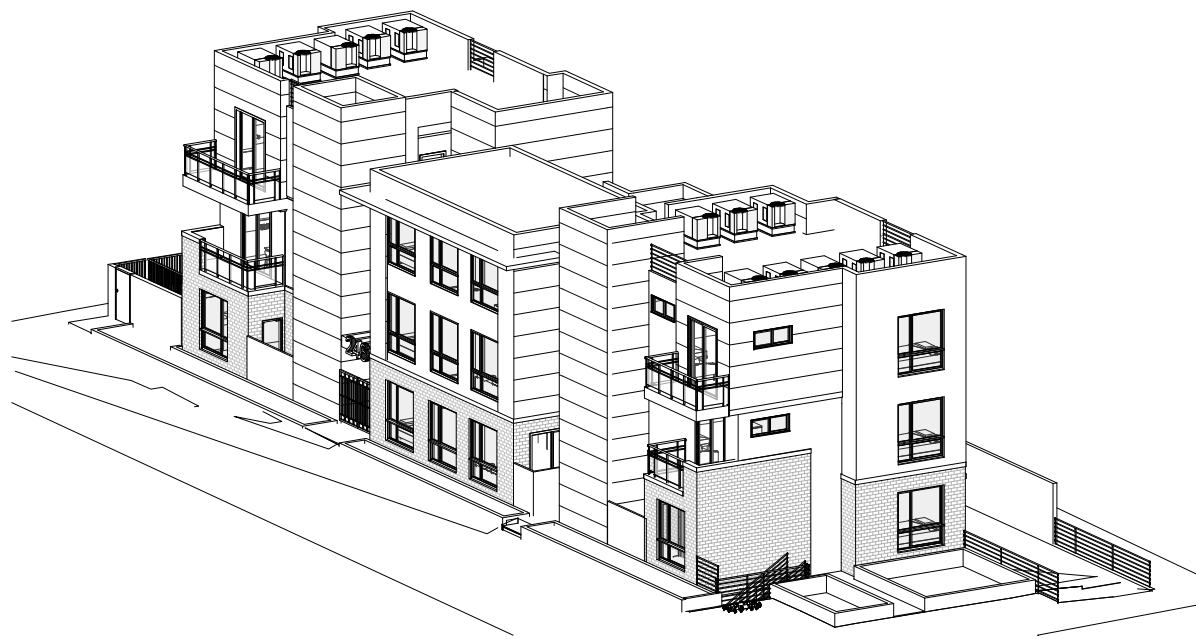
REQUIRED COMMON OPEN SPACE: 200 S. F. PER Unit

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.

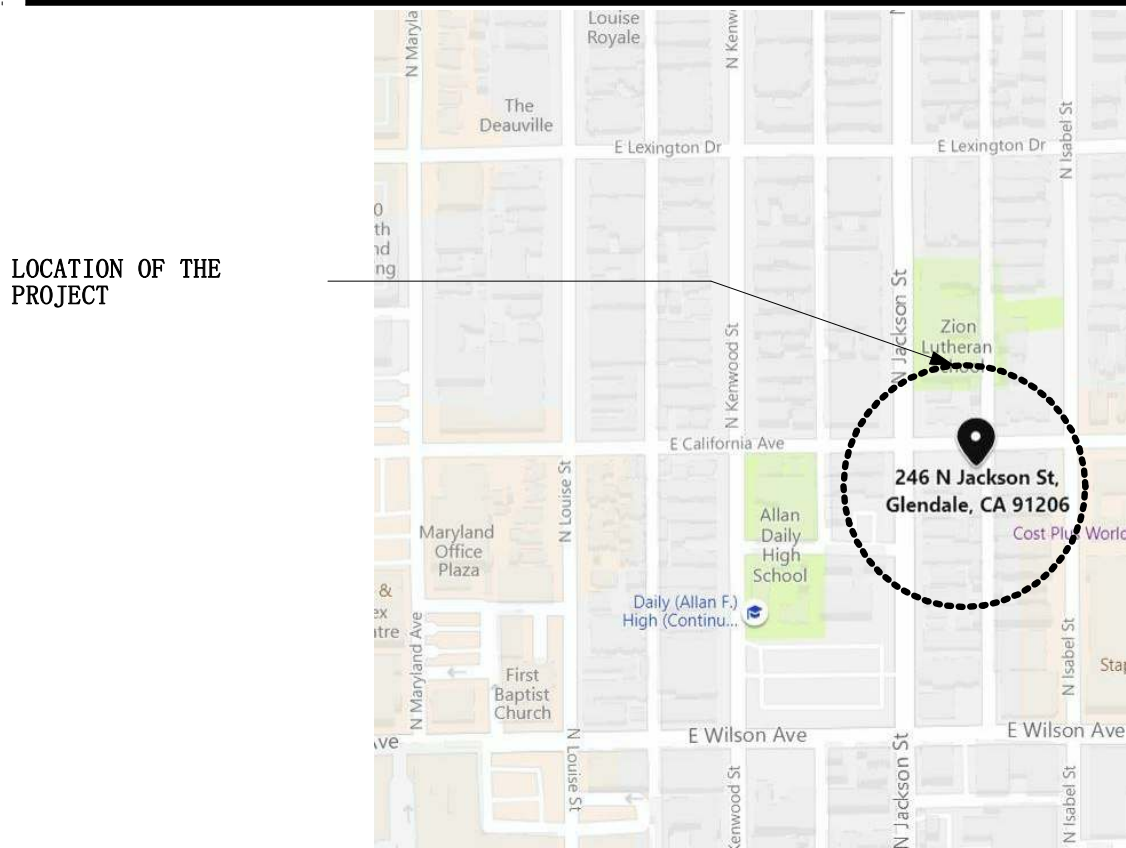
OPEN SPACE – SHEET A1.5

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.

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

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

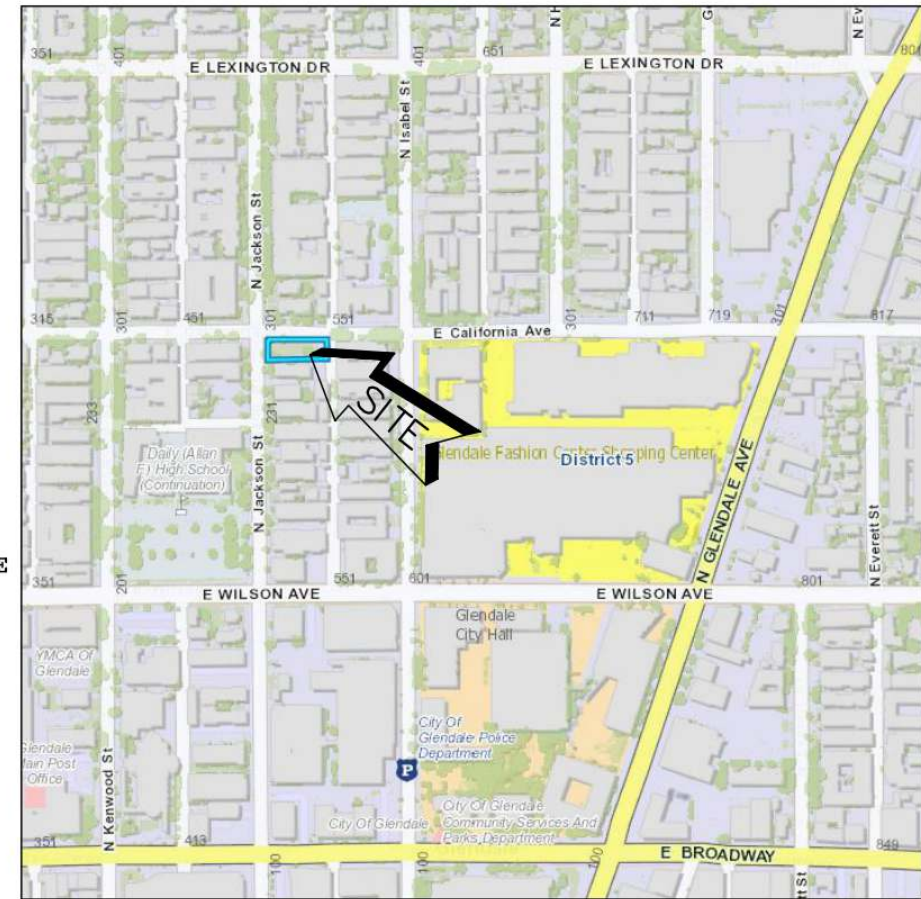
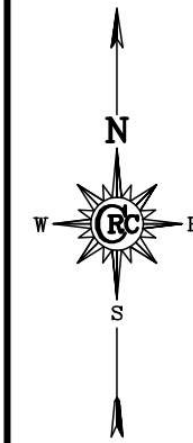
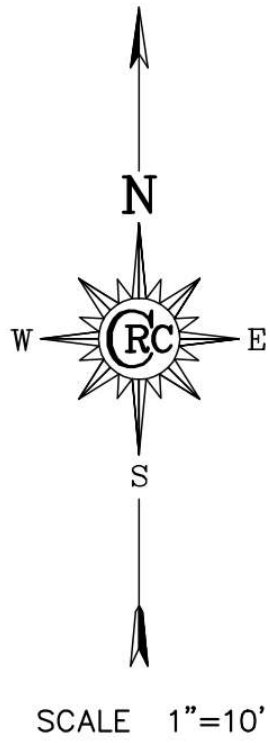
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PROJECT INFORMATION

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1/8" = 1'-0"

A0.1



VICINITY MAP
N.T.S.

DATE OF SURVEY
DECEMBER 18, 2020

SITE ADDRESS
246 N. JACKSON STREET
GLENDALE, CA

CURVE DATA		
	Δ	RADIUS LENGTH
C1	89°35'00"	10.00' 15.64'

LEGEND

- AC = ASPHALTIC CONCRETE
- BOW = BOTTOM OF WALL
- BS = BOTTOM OF STAIRS
- CB = CATCH BASIN
- CO = CLEANOUT
- CONC = CONCRETE
- EBX = ELECTRICAL BOX
- EG = EDGE OF GUTTER
- EMH = ELECTRICAL MANHOLE
- FL = FLOWLINE
- FS = FINISH SURFACE
- G = GROUND
- GFF = GARAGE FINISH FLOOR
- GV = GAS VALVE
- GM = GAS METER
- NW = NORTHWEST
- O.R. = OFFICIAL RECORDS
- PA = PLANTER AREA
- PL = PROPERTY LINE
- R.O.W. = RIGHT OF WAY
- SDMH = STORMDRAIN MANHOLE
- SLBX = STREET LIGHT BOX
- SILT = STREET LIGHT
- SMH = SEWER MANHOLE
- SN = SIGN
- TC = TOP OF CURB
- TCLST = TREE CLUSTER
- TMH = TELEPHONE MANHOLE
- TSBX = TRAFFIC SIGNAL BOX
- TX = TOP OF X
- UBX = UTILITY BOX
- UCAB = UTILITY CABINET
- WH = WATER HEATER
- WIR = WROUGHT IRON FENCE
- WV = WATER VALVE
- RI = MAP OF THE TOWN OF GLENDALE BK 14, PGS 95 AND 96, M.R.

LEGAL DESCRIPTION

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

BASIS OF BEARINGS

THE BEARING OF N00°00'16"E, BEING THE CENTERLINE OF JACKSON STREET AS SHOWN ON THE MAP OF TRACT NO. 35100, MAP BOOK 923 PAGES 82 AND 83, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK

CITY OF GLENDALE BM #2371

BRASS DISK IN WLY HEADWALL OF CATCH BASIN IN WLY CURB CALIFORNIA AVE N-ELY CORNER. STAMPED 'BM2371 SET 2008'

EL=575.08' NGVD29

PLANS PREPARED UNDER THE DIRECTION OF

RON KOESTER LS 5930

DEC. 22, 2020
DATE



PREPARED FOR:

PALMS ETS, LLC.
P.O. BOX 4189
GLENDALE, CA 91222
ATTN: MR. ART SIMONIAN

CRC Enterprises

27600 Bouquet Canyon Road Suite 200 Santa Clarita Ca. 91350
Telephone (661) 297-2336 FAX (661) 297-2331

AS BUILT SURVEY

OF PROPERTY BOUNDARY

SHEET 1 OF 1 SHEET
CRC 3581

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



Seal/Signature

Jackson Apartment Building

MF-20-006

SITE SURVEY & BOUNDARY

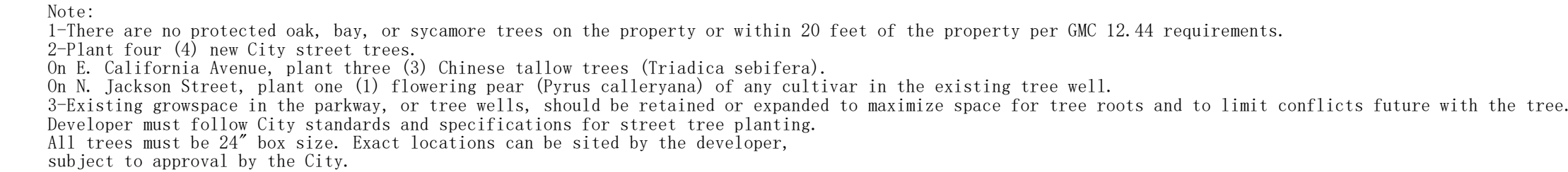
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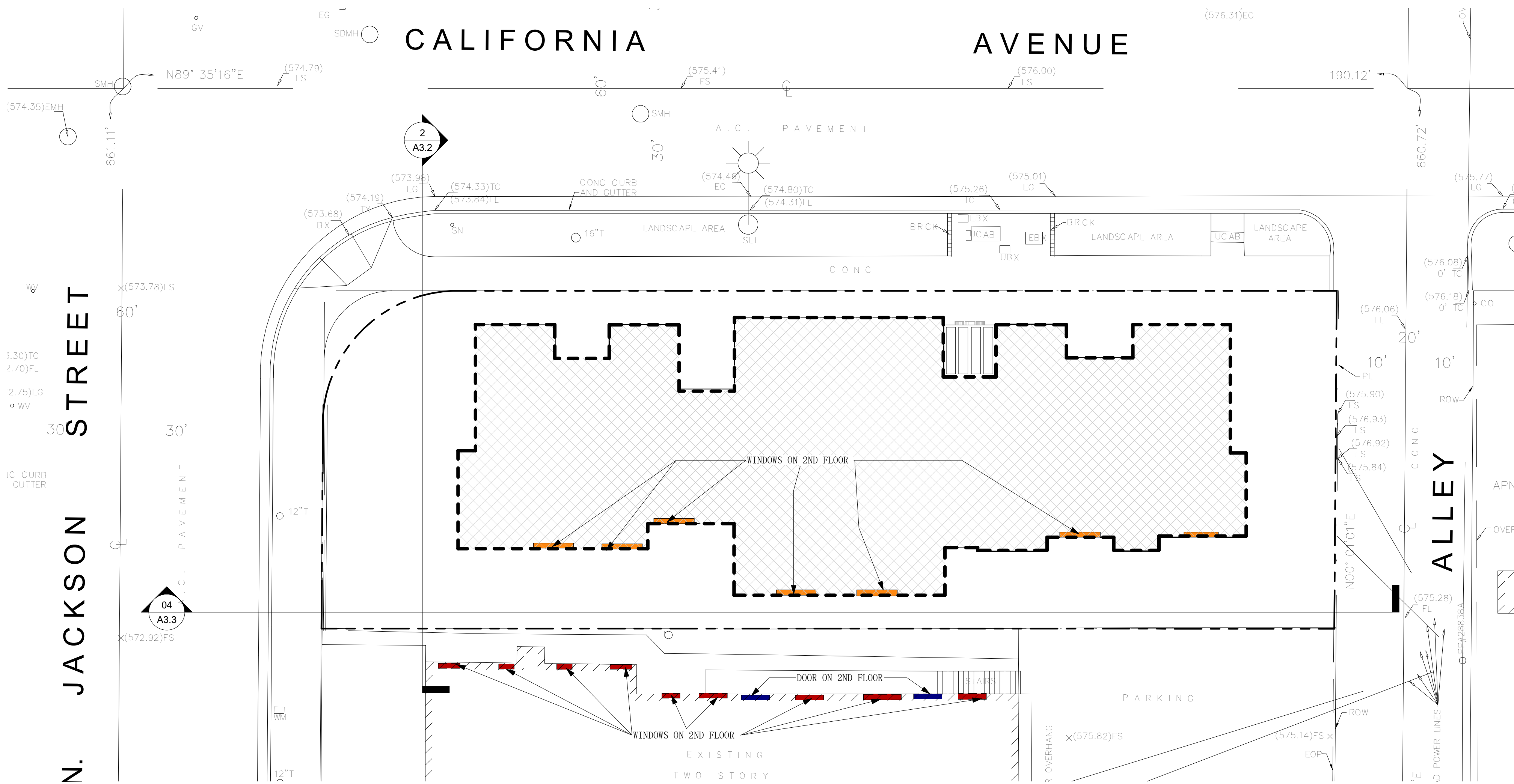
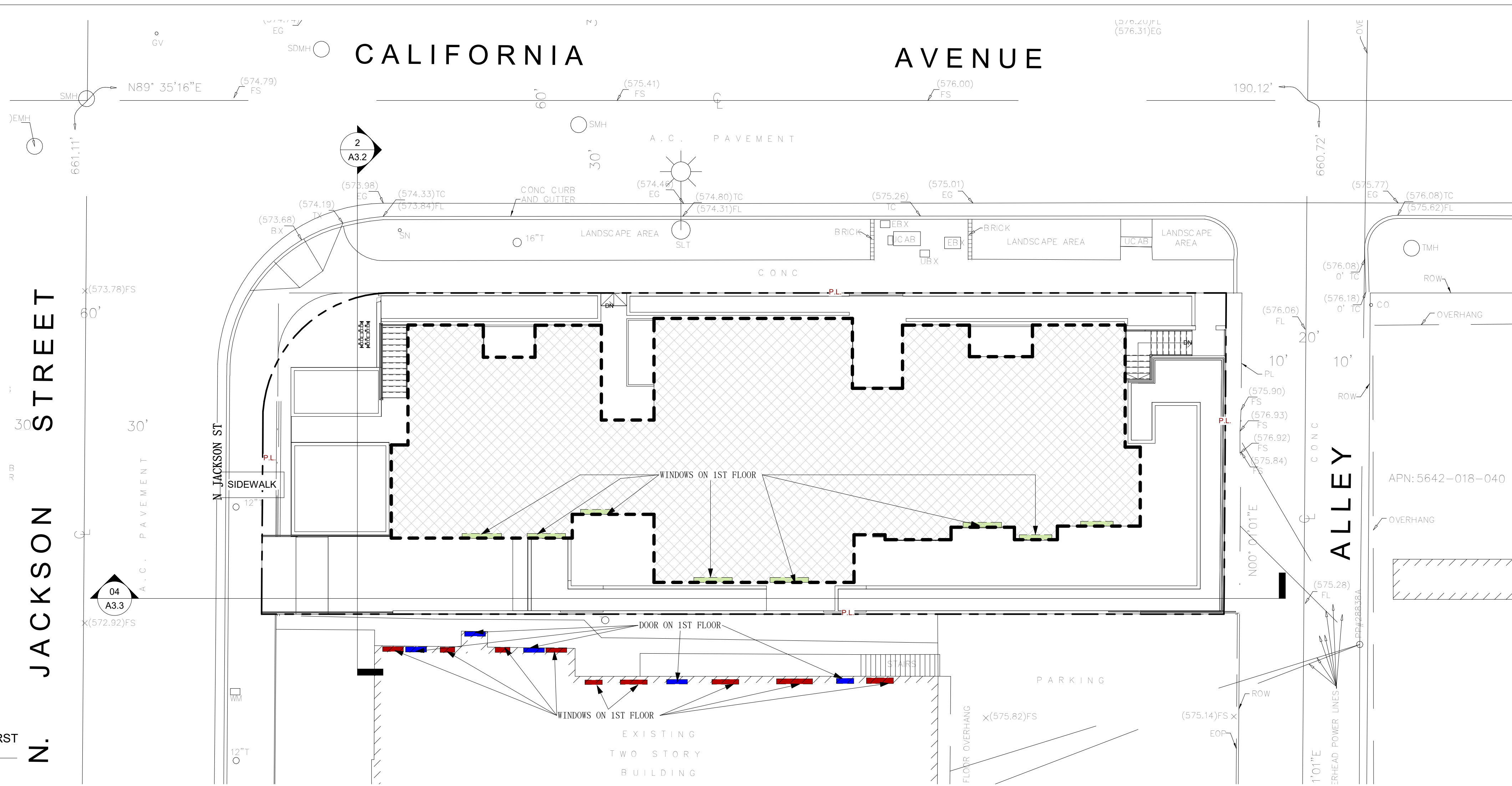
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PLOT PLAN

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ROOF & BALCONY DECK COATING BY:
URETHANE POLYMERS INTERNATIONAL , INC.
RESEARCH REPORT: RR 25261
(CSI # 07180)



Seal/Signature

Jackson Apartment Building

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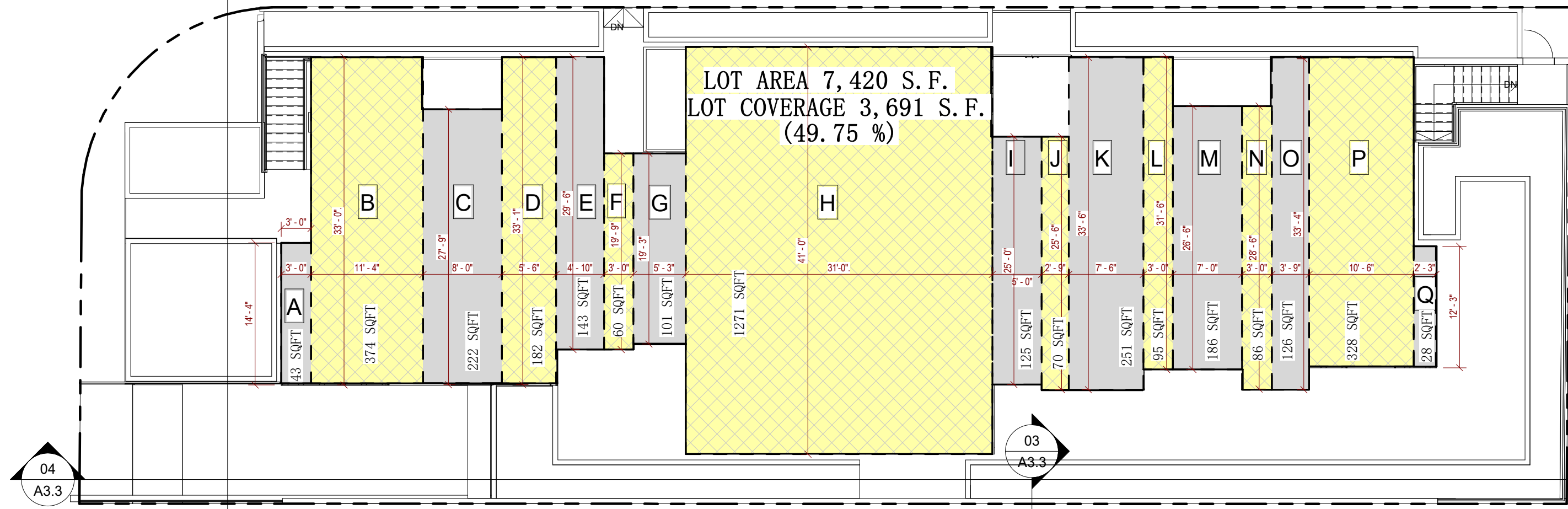
NEIGHBOR WINDOWS PRIVACY
DIAGRAM

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3/32" = 1'-0"

A1.2

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LOT COVERAGE

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

PROJECT NAME/ LOGO

PROJECT ADDRESS:

246 N Jackson St, Glendale, CA 91206

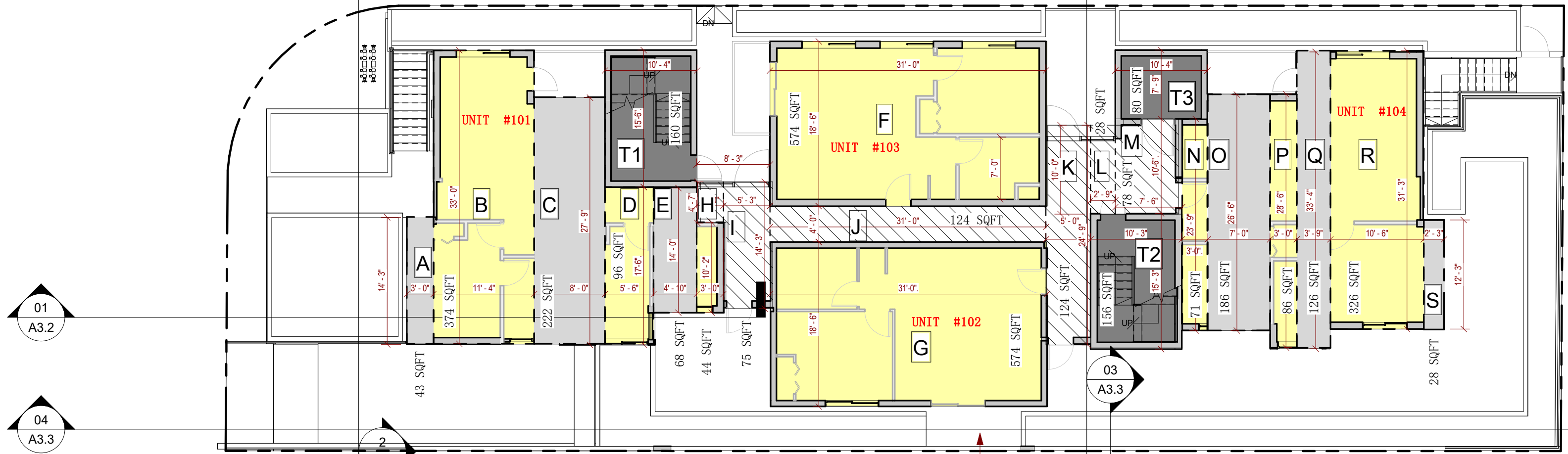
CLIENT
Artshar LLC

ARCHITECT



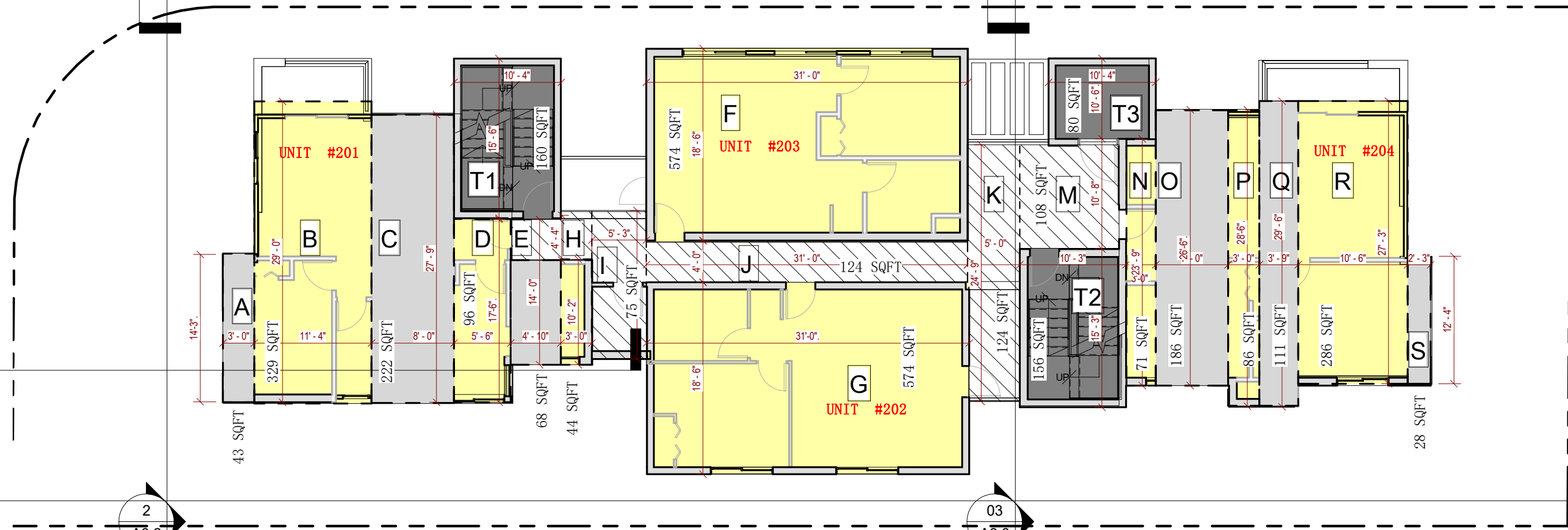
FARZIN MALY
7136 Haskell Ave., #320
Van Nuys, CA 91406
Ph: 310-993 1220
Email: farzin.maly@gmail.com

4 LOT COVERAGE Copy 1
3/32" = 1'-0"



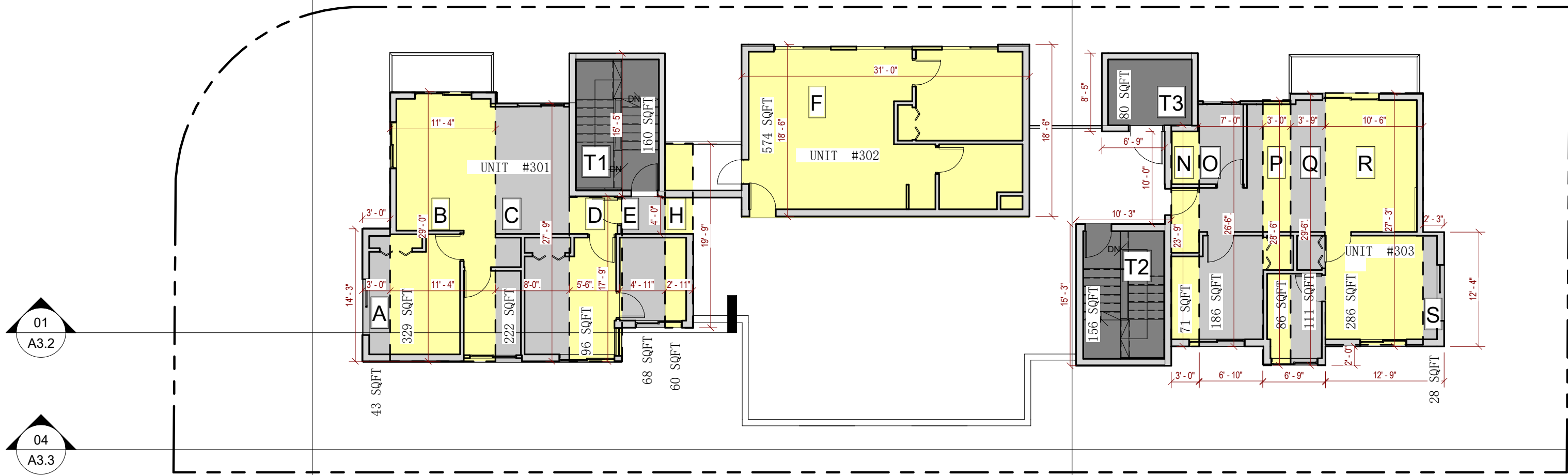
1ST FLOOR - FAR		
	UNIT NUMBER	AREA
	CORRIDOR	429 S. F.
	LIVABLE AREA WITH WALLS	2,818 S. F.
	ELEVATOR + STAIR	396 S. F.
	TOTAL	3,643 S. F.

1 1ST FLOOR - FAR
3/32" = 1'-0"



2ND FLOOR - FAR		
	UNIT NUMBER	AREA
	CORRIDOR	431 S. F.
	LIVABLE AREA WITH WALLS	2,734 S. F.
	ELEVATOR + STAIR	396 S. F.
	TOTAL	3,561 S. F.

2 2ND FLOOR - FAR
3/32" = 1'-0"



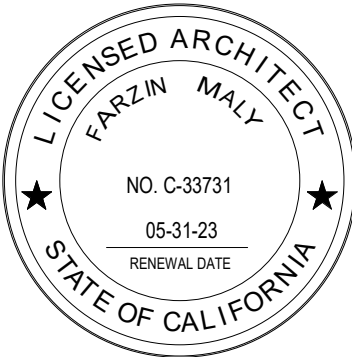
2ND FLOOR - FAR		
	UNIT NUMBER	AREA
	LIVABLE AREA WITH WALLS	2,160 S. F.
	ELEVATOR + STAIR	396 S. F.
	TOTAL	2,556 S. F.

3 3RD FLOOR - FAR
3/32" = 1'-0"

TOTAL F.A.R: 3,643 + 3,561 + 2,556 = 9,760 S. F.
FAR

MAX. ALLOWABLE FAR	PROPOSED FAR
1:2:1	
7,420 X 1.2 = 8,904 S. F.	9,760 : 7,420 = 1.32

PROVIDED FAR IS 856 S. F.
MORE THAN THE REQUIRED FAR.



Seal/Signature

Jackson Apartment Building

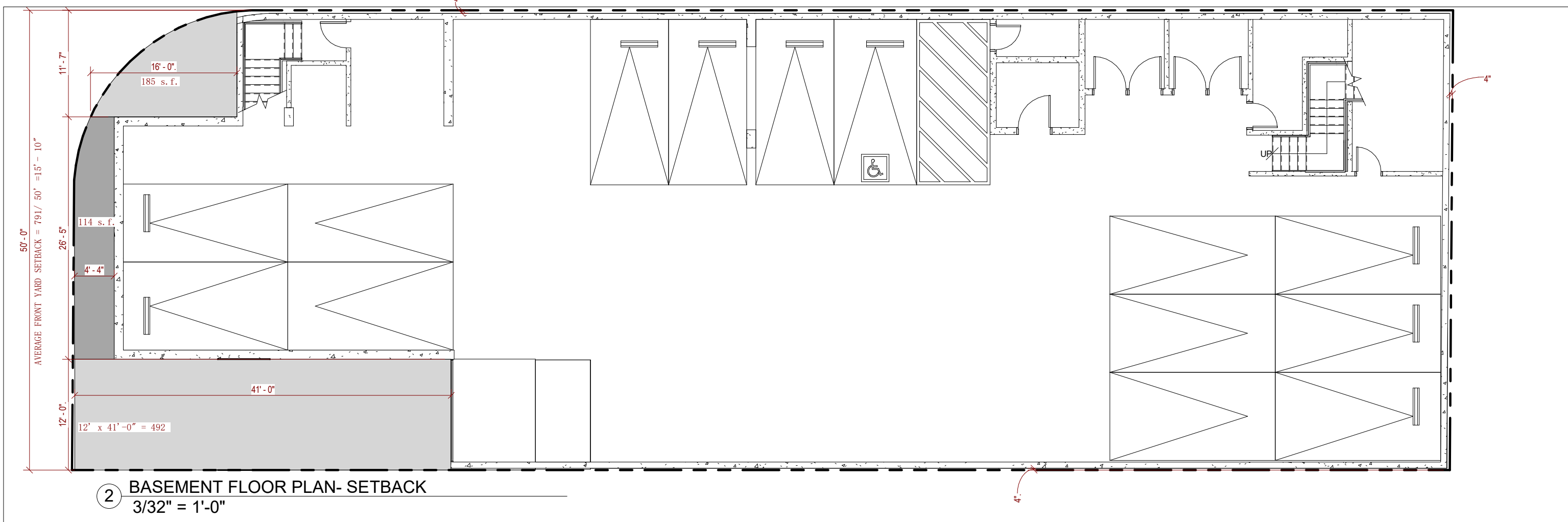
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FAR + LOT COVERAGE DIAGRAM

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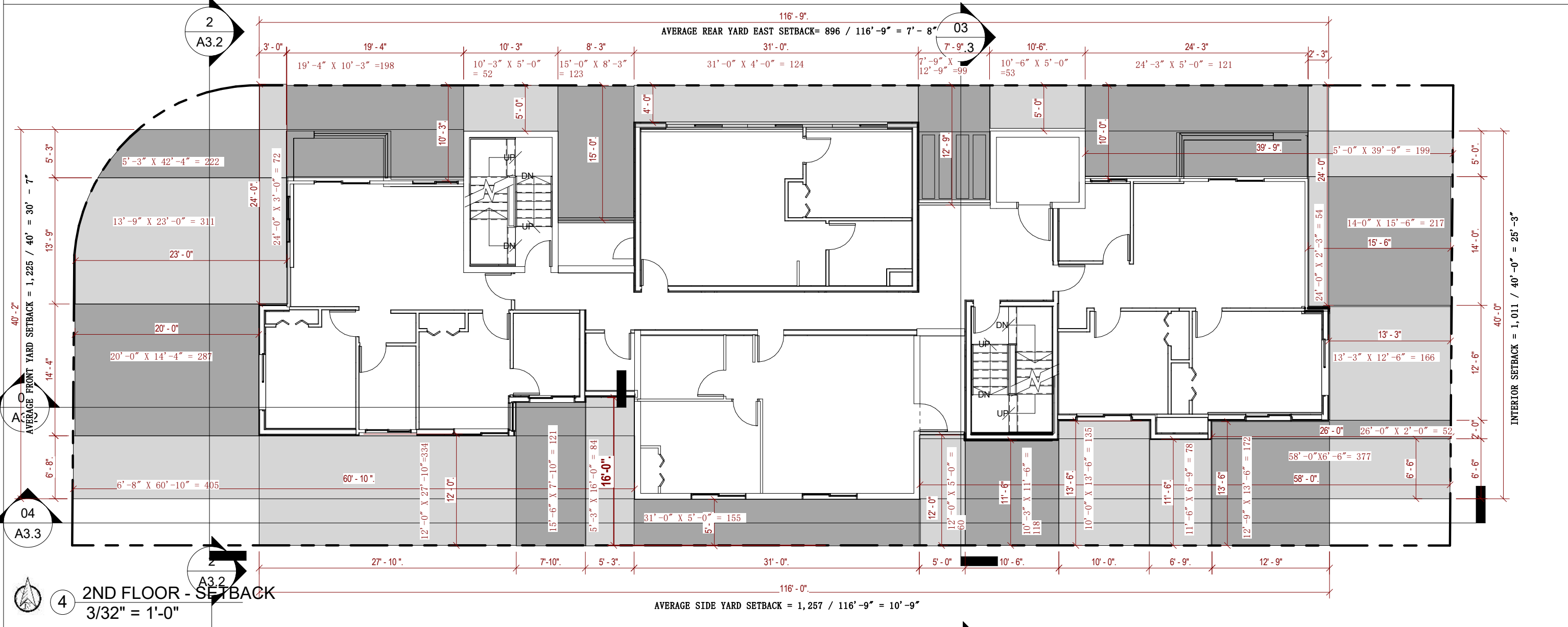
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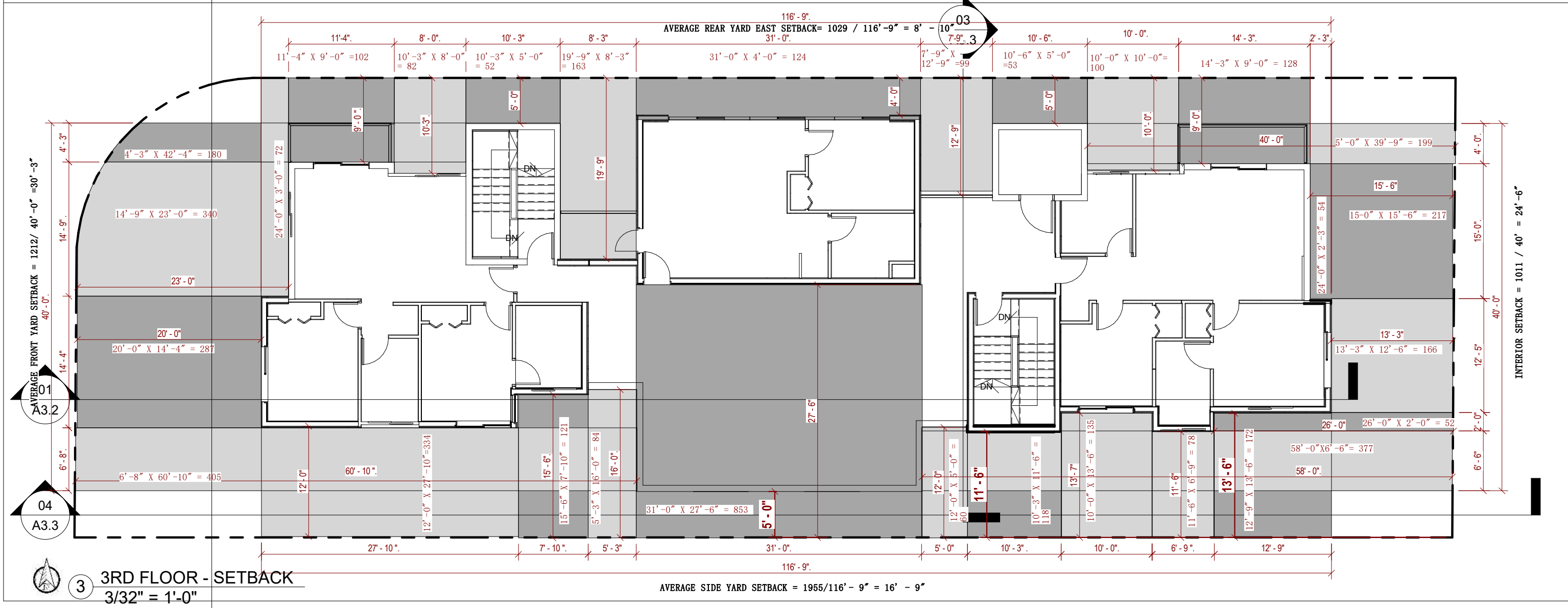
BASEMENT		
	REQUIRED	PROPOSED
FRONT SETBACK (WEST)	MIN: 20'	MIN: 4' - 4"
	AVG: 23'	AVG: 15' - 10"
STREET SIDE SETBACK (NORTH)	MIN: 5'	MIN: 0' - 4"
	AVG: 8'	AVG: 0' - 4"
INTERIOR SETBACK (SOUTH)	MIN: 0	MIN: 0' - 4"
	AVG: 0	AVG: 0' - 4"
REAR INTERIOR SETBACK (EAST)	MIN: 0	MIN: 0' - 4"
	AVG: 0	AVG: 0'-4"



1ST FLOOR		
	REQUIRED	PROPOSED
FRONT SETBACK (WEST)	MIN: 20'	MIN: 20'
	AVG: 23'	AVG: 28' - 3"
STREET SIDE SETBACK (NORTH)	MIN: 5'	MIN: 4'
	AVG: 8'	AVG: 8'-1"
INTERIOR SETBACK (SOUTH)	MIN: 5'	MIN: 5'
	AVG: 8'	AVG: 10'-9"
REAR INTERIOR SETBACK (EAST)	MIN: 5'	MIN: 13'-3"
	AVG: 8'	AVG: 22'-3"



2ND FLOOR		
	REQUIRED	PROPOSED
FRONT SETBACK (WEST)	MIN: 23'	MIN: 20'
	AVG: 26'	AVG: 30' - 7"
STREET SIDE SETBACK (NORTH)	MIN: 8'	MIN: 4'-0"
	AVG: 11'	AVG: 7' - 8"
INTERIOR SETBACK (SOUTH)	MIN: 8'	MIN: 5'
	AVG: 11'	AVG: 10' - 9"
REAR INTERIOR SETBACK (EAST)	MIN: 8'	MIN: 13'-3"
	AVG: 11'	AVG: 25' - 3"



3RD FLOOR		
	REQUIRED	PROPOSED
FRONT SETBACK (WEST)	MIN: 23'	MIN: 20'
	AVG: 26'	AVG: 30' - 3"
STREET SIDE SETBACK (NORTH)	MIN: 11'	MIN: 4'-0"
	AVG: 14'	AVG: 8'-10"
INTERIOR SETBACK (SOUTH)	MIN: 11'	MIN: 11'-6"
	AVG: 14'	AVG: 16'-9"
REAR INTERIOR SETBACK (EAST)	MIN: 11'	MIN: 13'-3"
	AVG: 14'	AVG: 24'-6"

PROJECT NAME/ LOGO

PROJECT ADDRESS:

246 N Jackson St, Glendale, CA 91206

CLIENT

Artshar LLC

ARCHITECT



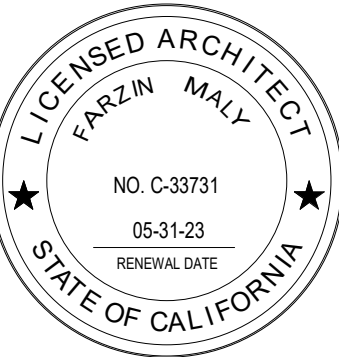
FARZIN MALY

7136 Haskell Ave., #320

Van Nuys, CA 91406

Ph: 310-993 1220

Email: farzin.maly@gmail.com



Seal/Signature

Jackson Apartment Building

MF-20-006

AVERAGE SETBACK CALCULATION
DIAGRAM

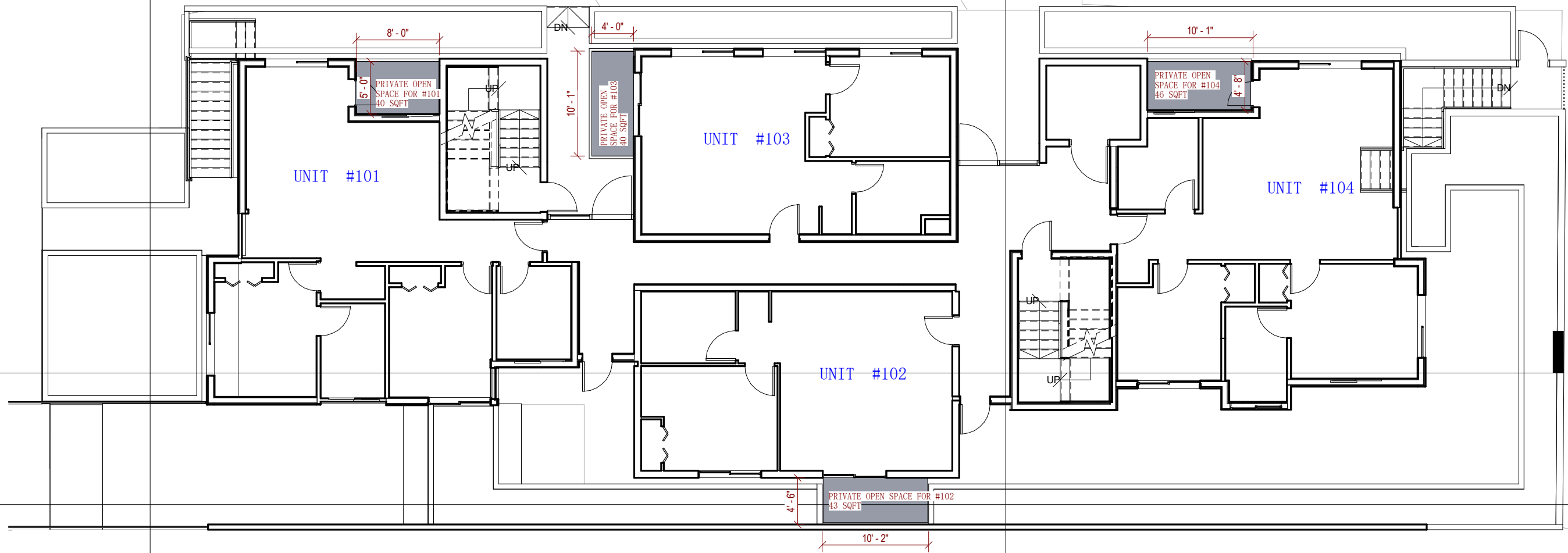
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3/32" = 1'-0"

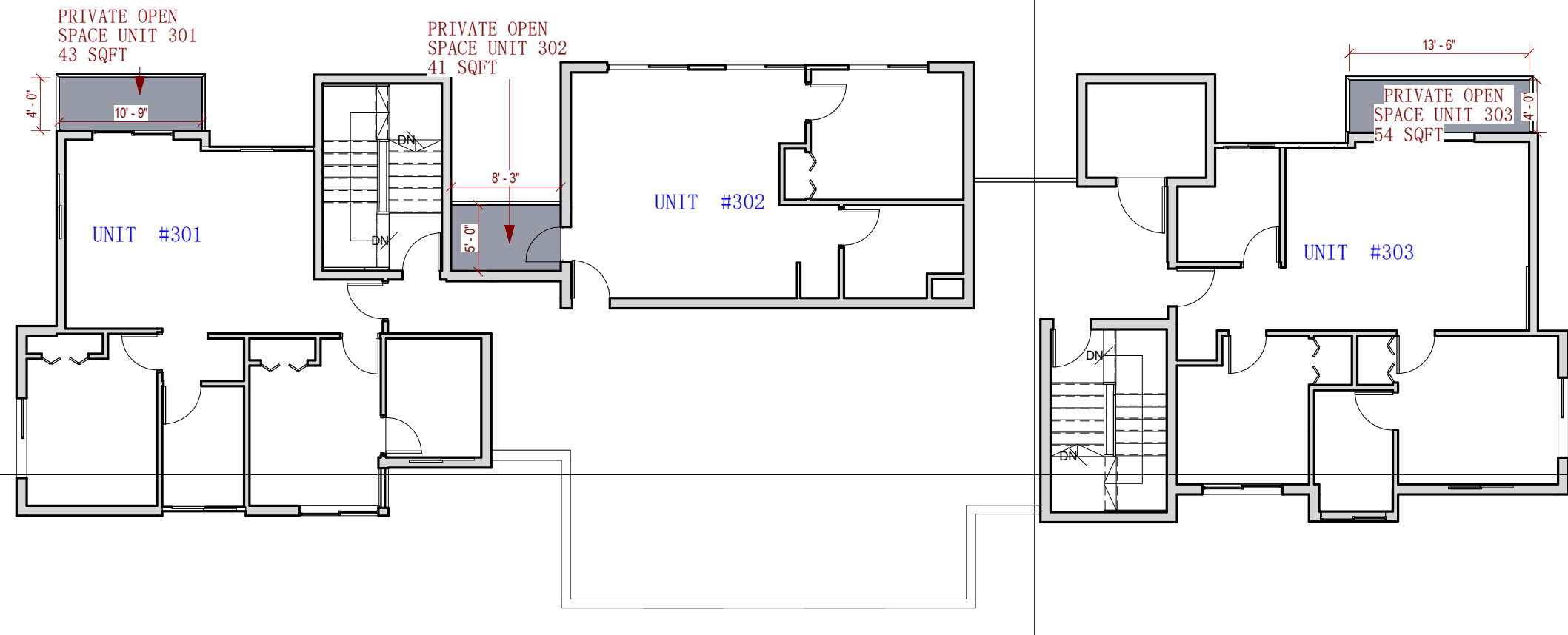
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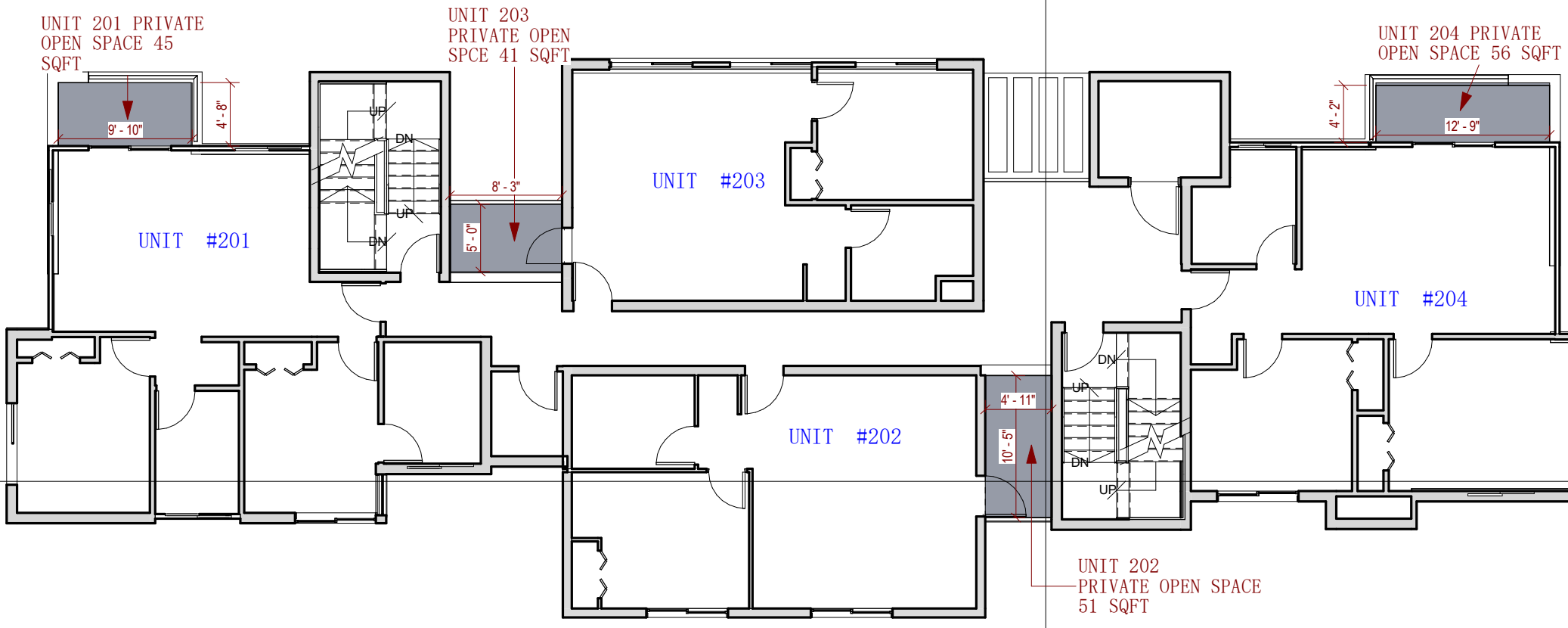
PRIVATE OPEN SPACE



1 1ST FLOOR PRIVATE OPEN SPACE
SCALE: 3/32" = 1'-0"



3 3RD FLOOR PRIVATE OPEN SPACE
SCALE: 3/32" = 1'-0"



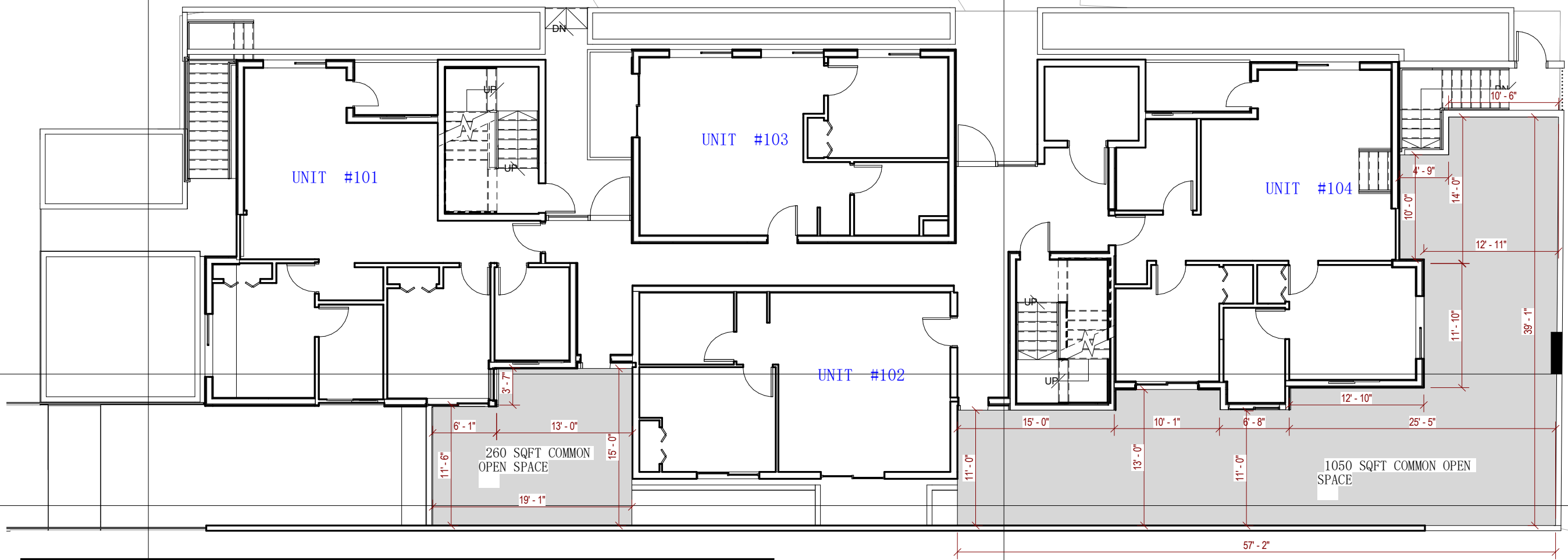
2 2ND FLOOR PRIVATE OPEN SPACE
SCALE: 3/32" = 1'-0"

PROVIDED PRIVATE OPEN SPACE	
UNIT #	PRIVAE OPEN SPACE S.F.
101	40
102	43
103	40
104	46
TOTAL IN 1ST FLOOR : 169 S.F.	
201	45
202	51
203	41
204	56
TOTAL IN 1ST FLOOR : 193 S.F.	
301	43
302	41
303	54
TOTAL IN 1ST FLOOR : 138 S.F.	
500 S.F. > 440 S.F.	

REQUIRED PRIVATE OPEN SPACE: 40 S.F. PER UNIT

TOTOAL REQUIRED PRIVATE OPEN SPACE: 40 x 11 = 440 S.F.
TOTOAL PROVIDED PRIVATE OPEN SPACE: 500 S.F.> 440 S.F.

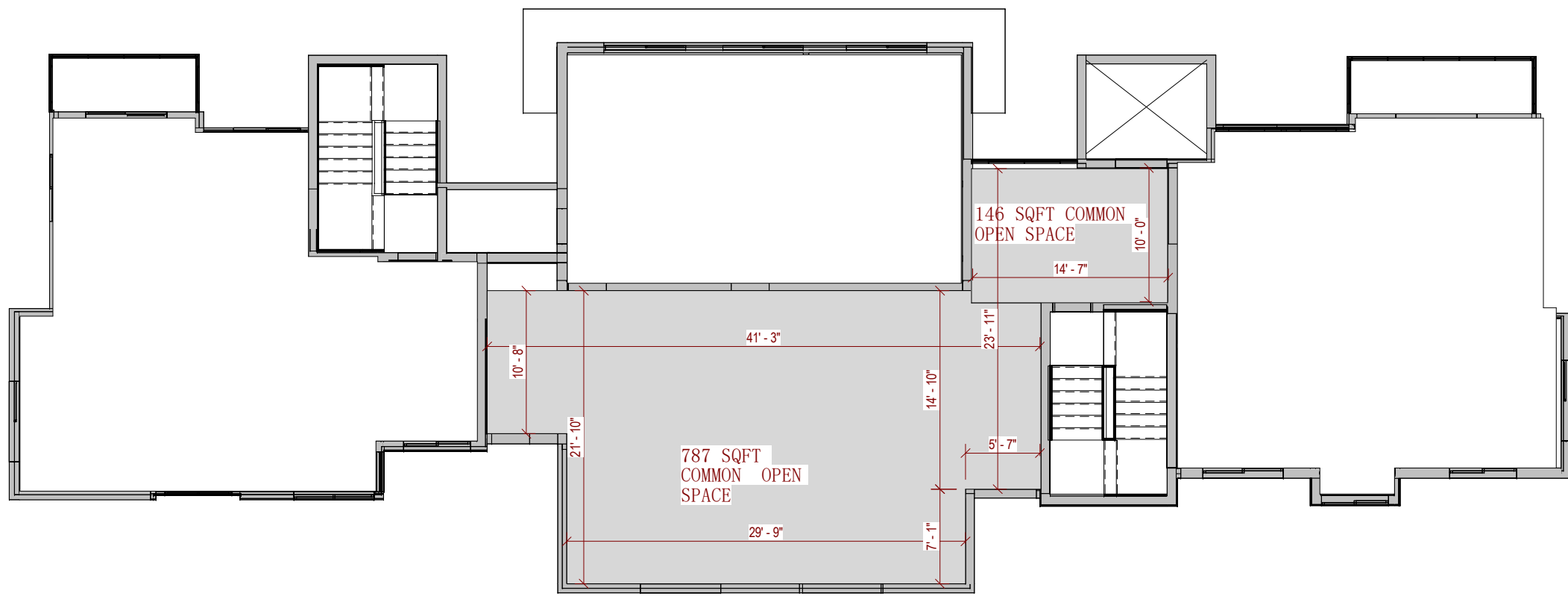
COMMON OPEN SPACE



4 1ST FLOOR COMMON OPEN SPACE
SCALE: 3/32" = 1'-0"

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: 260+ 1050 + 787 + 146 = 2,243 S.F. > 2,200 S.F.



5 3RD FLOOR OPEN SPACE
SCALE: 3/32" = 1'-0"

PROJECT NAME/ LOGO

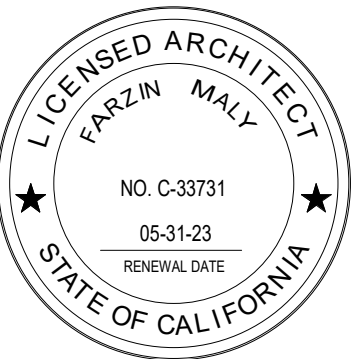
PROJECT ADDRESS:

246 N Jackson St, Glendale, CA 91206

CLIENT:
Artshar LLC

ARCHITECT

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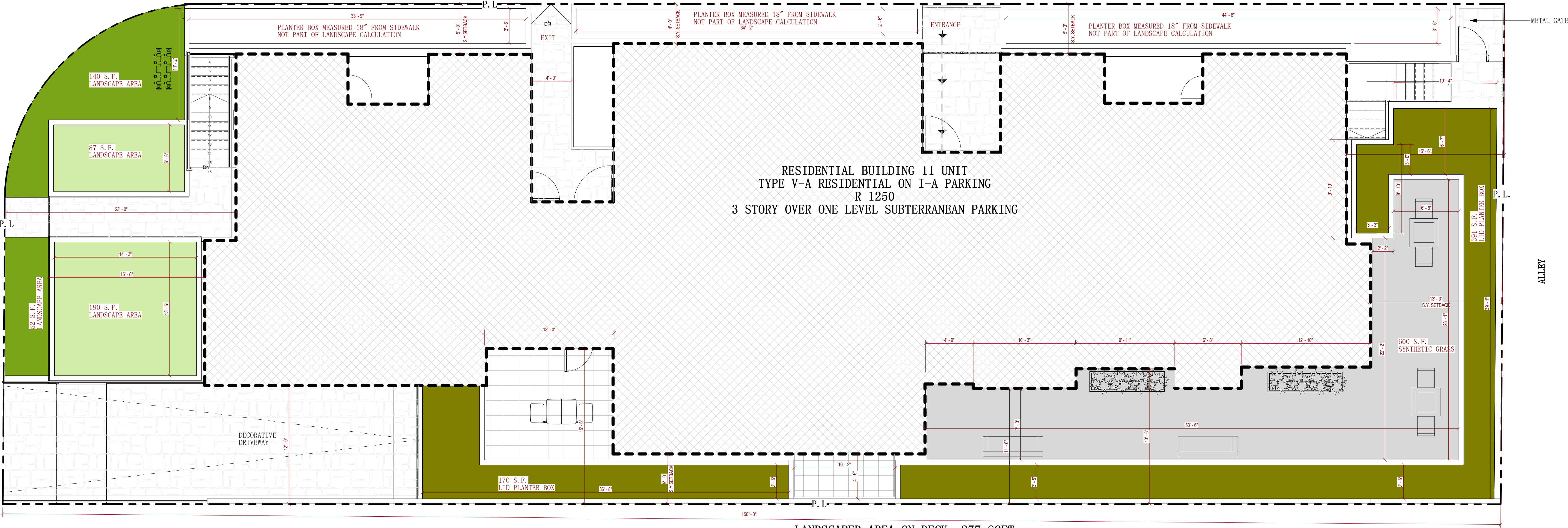
PRIVATE + COMMON OPEN SPACE
CALCULATION DIAGRAM

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As indicated

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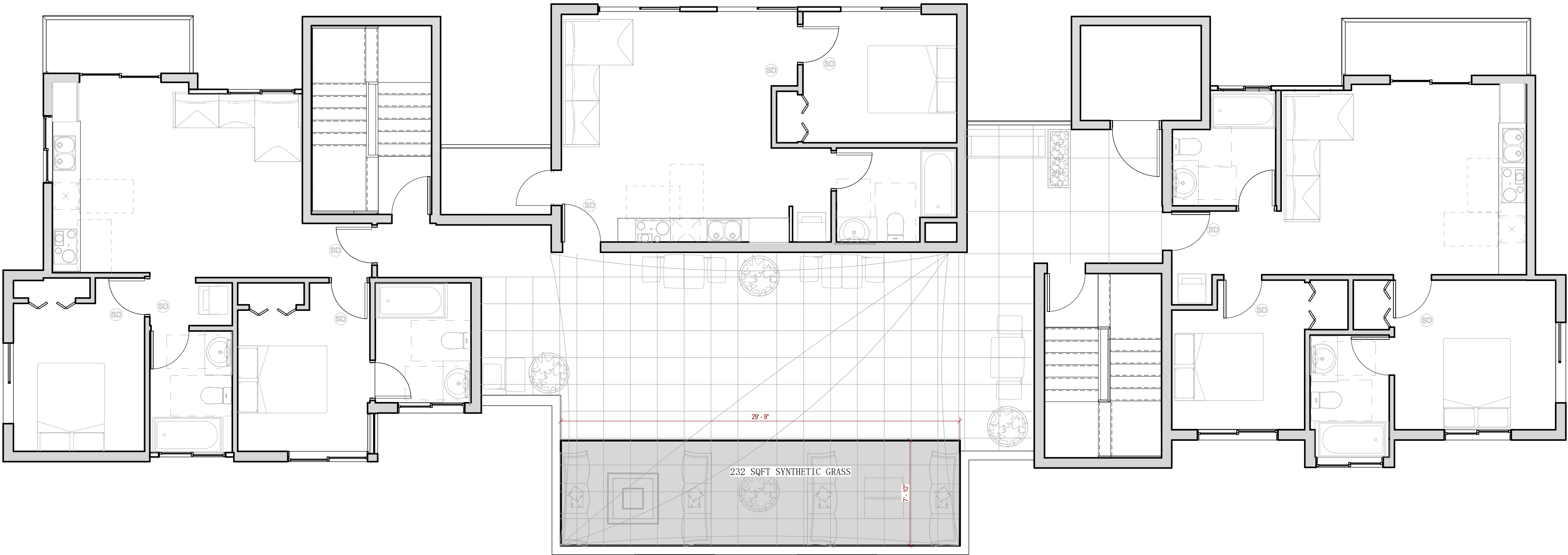
① 1ST FLOOR LANDSCAPED AREA
3/16" = 1'-0"

REQUIRED LANDSCAPED AREA:
7,420 X 25%=1,855 SQFT

277 SQFT LANDSCAPE AREA ON DECK+561 SQFT LID PLANTER BOXES+192 SQFT ON-GRADE LANDSCAPING+832 SQFT SYNTHETIC GRASS
= PROVIDED 1,862 SQFT> REQUIRED 1,855 SQFT

- LANDSCAPED AREA ON DECK =277 SQFT
PLANTERS TO MEET CITY OF GLENDALE CODES
(MIN 24" DEEP)
- SYNTHETIC GRASS=832 SQFT
- LID PLANTER BOXES ON DECK =561 SQFT
(MIN 30" DEEP)
- ENHANCED PAVING SEE L-1 FOR SPECIFICATION
- LANDSCAPED AREA ON GRADE=192 SQFT
- NATURAL COLOR CONCRETE WALK

SEE LANDSCAPE PACKAGE SHEET L-2 WALL LEGEND FOR PLANTER HEIGHT AND DETAILS
SEE LANDSCAPE PACKAGE FOR THE COMMON OPEN SPACE AMENITIES



② 2ND FLOOR PLAN LANDSCAPED AREA
3/16" = 1'-0"

PROJECT NAME/ LOGO

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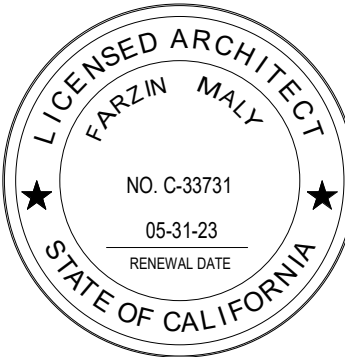
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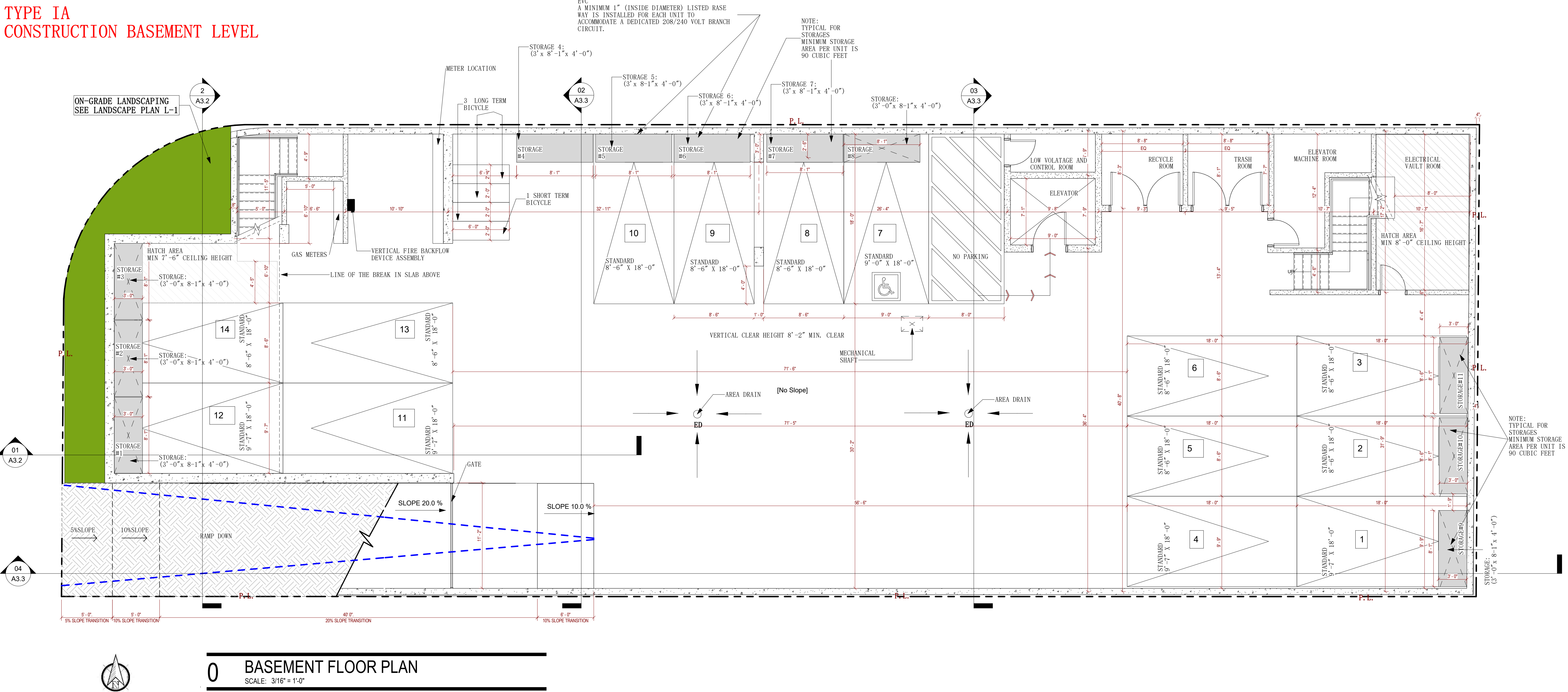
LANDSCAPE AREA CALCULATION

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3/16" = 1'-0"

A1.7

TYPE IA
CONSTRUCTION BASEMENT LEVEL



0 BASEMENT 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 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. LAVATORY & 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)

9. LASC0 BATHWARE - 2603 (SMT)

(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
- EXIT
- ILLUMINATED EXIT SIGN WITH DIRECTION ARROW EXIT SIGN
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- CLASS ONE STAND PIPE
- WATER CURTAIN
- THERMOSTAT
- EXHUAUST 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:

246 N Jackson St, Glendale, CA 91206

CLIENT

Artshar LLC

ARCHITECT



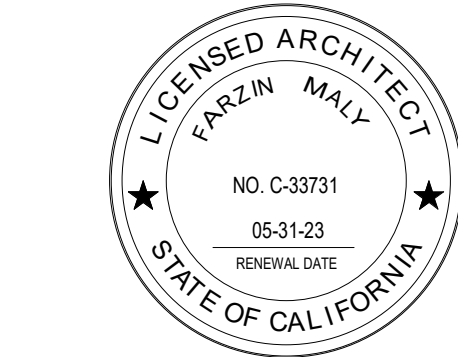
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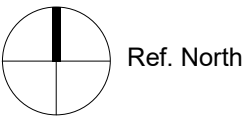
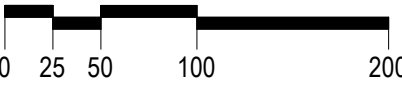
Seal/Signature

Jackson Apartment Building

MF-20-006

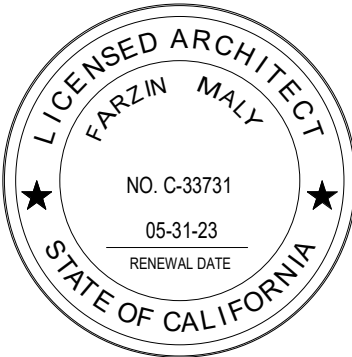
BASEMENT FLOOR

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A2.1

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FIRST FLOOR PLAN

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

A2.2

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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
MINIMUMMINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH MINIMUMMINIMUM 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 A BASE FORBSE 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 TUB AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM A581 C840. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS: SECTION 2509.2

A. OVERA. OVER A VAPOR RETARDER.

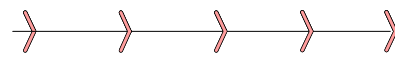
B. IN AB. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GYM SHOWER SHOWER ROOMS

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.

HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GAN

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. WHEN CABINET DOORS ARE 90' OPEN/UNIT FIN. - TO BE SELECTED)
4. REM16. MDPF UNDER COUNTER BASE CABINET & TOE BASE (TYP. TO ALL ADAPTABLE BATHROOMS AND UNIT KITCHEN (2'-6" MIN. WHEN CABINET DOORS ARE 90' OPEN)
5. REM18. BATHTUB / SHOWER (ONE PICE FIBERGLASS)
6. MDLASCO BATHWARE - 2603 - SMT6)
7. BAC1(INCLUDES SHOWER FIXTURES, GRAB BARS, CURTAIN, ROD & ASSEMBLIES, SHOWER SEAT)
8. BA10. 5/8" GYPSUM WALLBOARD
9. BA10. SEMI GLASS PAINT (ONE PICE FIBERGLASS)
10. LASCO BATHWARE - 2603 - SMT6)
- (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



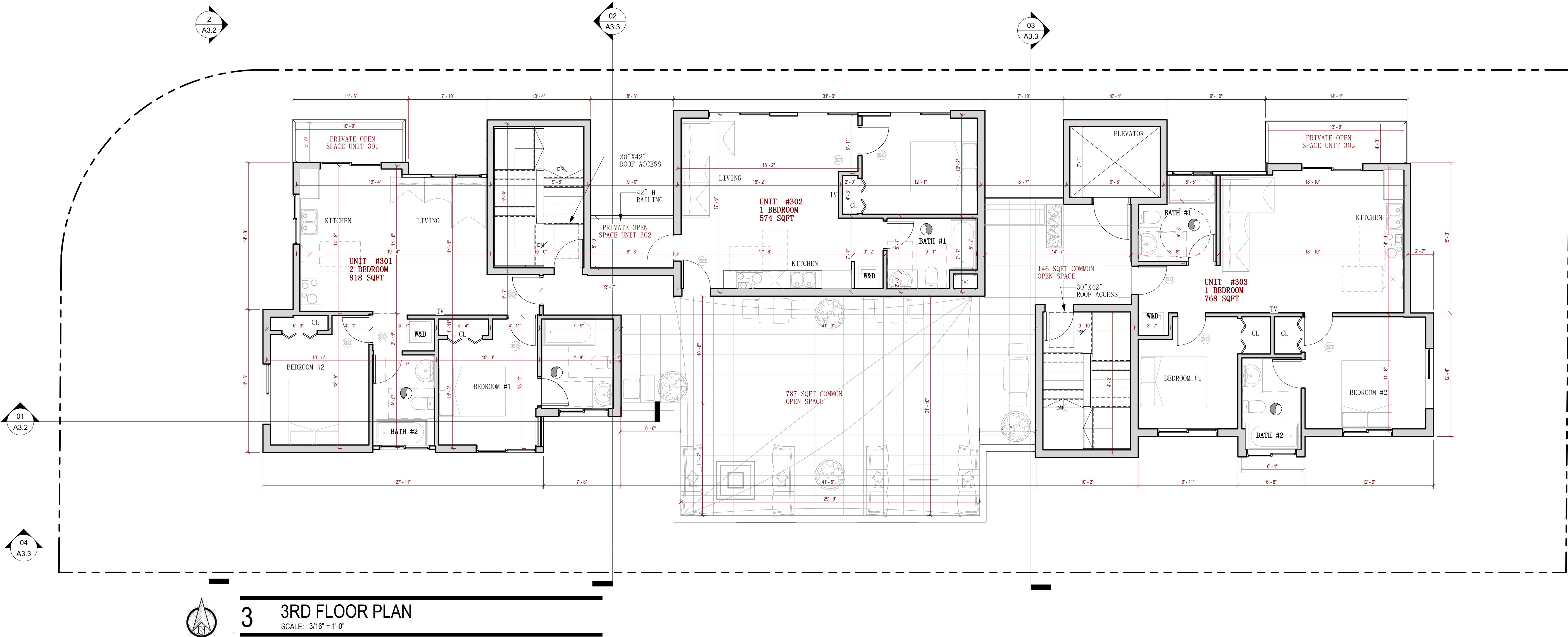
WATER CURTAIN



THERMOSTAT



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.



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
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(1210.2.3, LAPC 411.7)

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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 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. LAVATORY & 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)
- 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

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. 11. 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

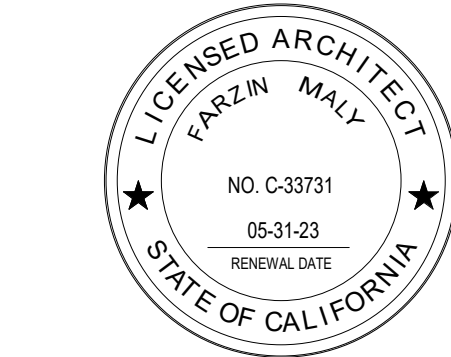
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Seal/Signature

Jackson Apartment Building

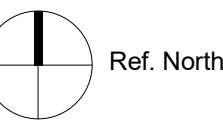
MF-20-006

THIRD FLOOR PLAN

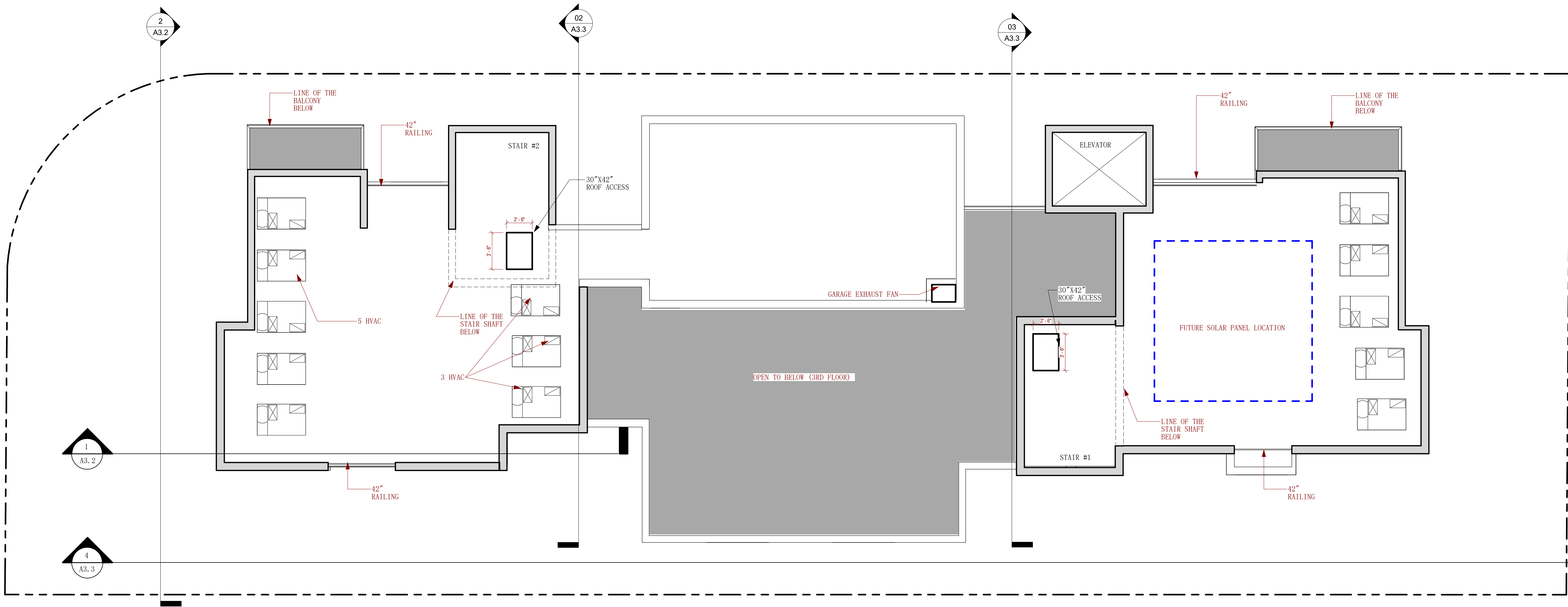
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3/16" = 1'-0"

0 25 50 100 200



A2.4



4 ROOF PLAN.
SCALE: 3/16" = 1'-0"

PROJECT NAME/ LOGO

PROJECT ADDRESS:

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ARCHITECT



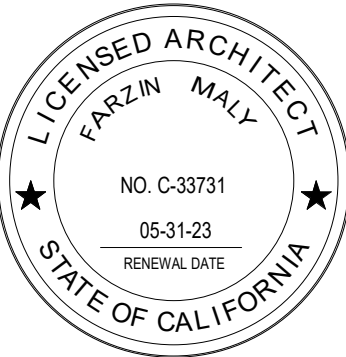
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Ph: 310-993 1220

Email: farzin.maly@gmail.com



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ROOF PLAN

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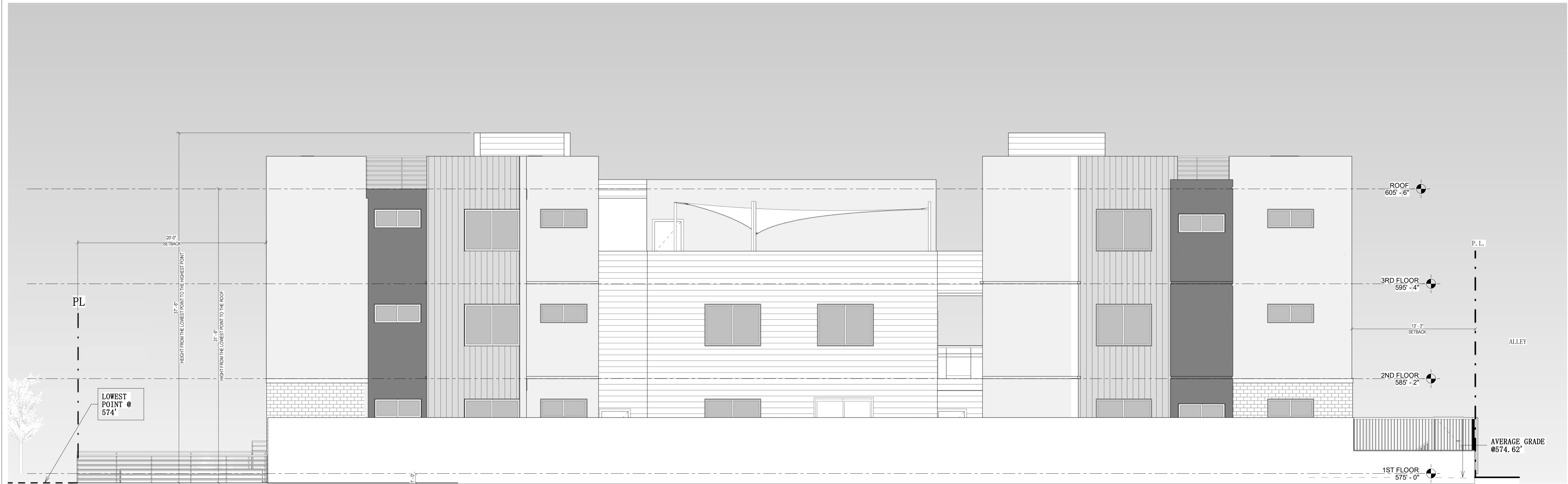
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A2.5

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1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT NAME/ LOGO

PROJECT ADDRESS:

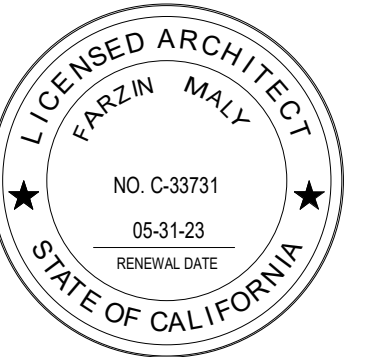
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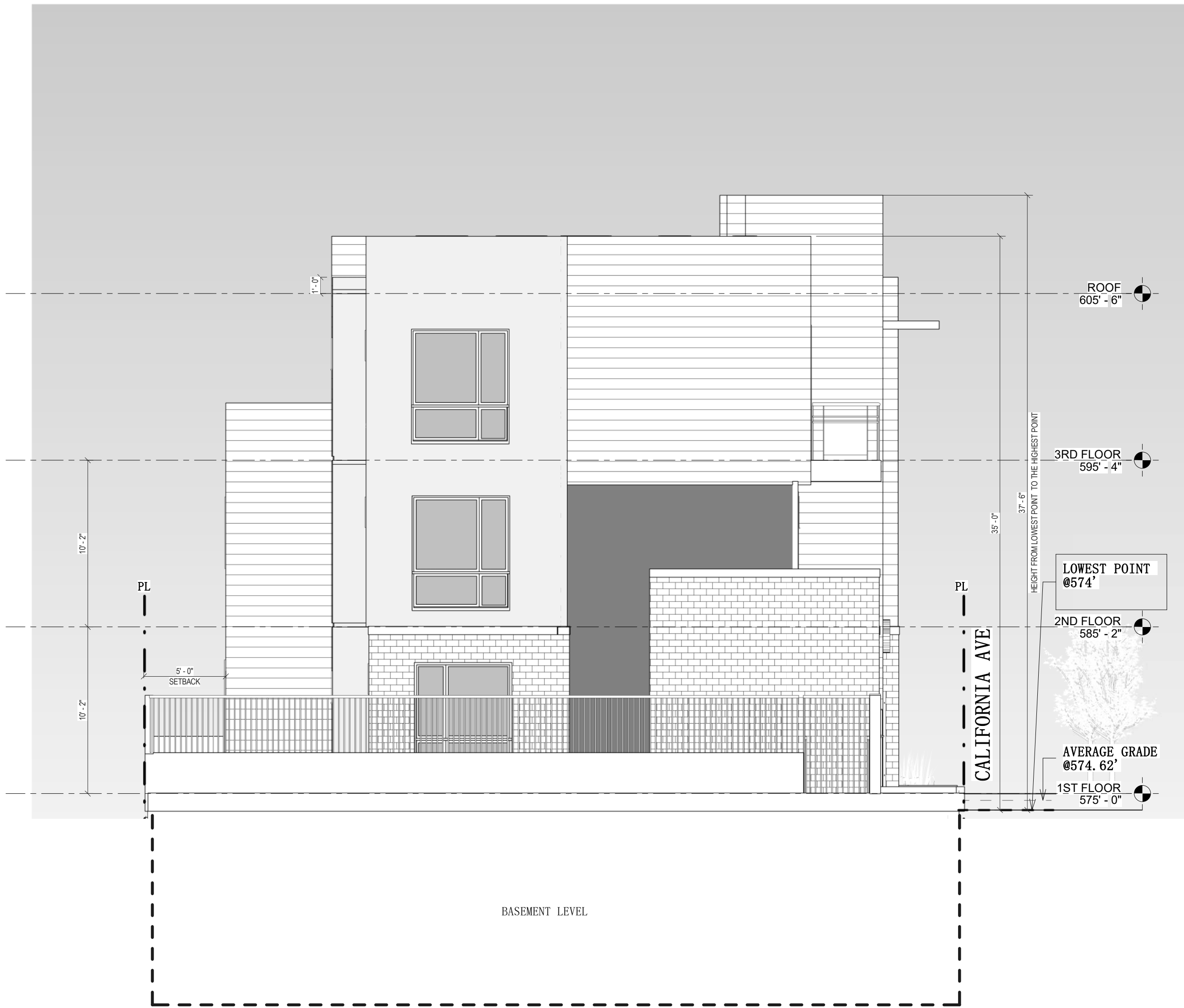
ELEVATIONS

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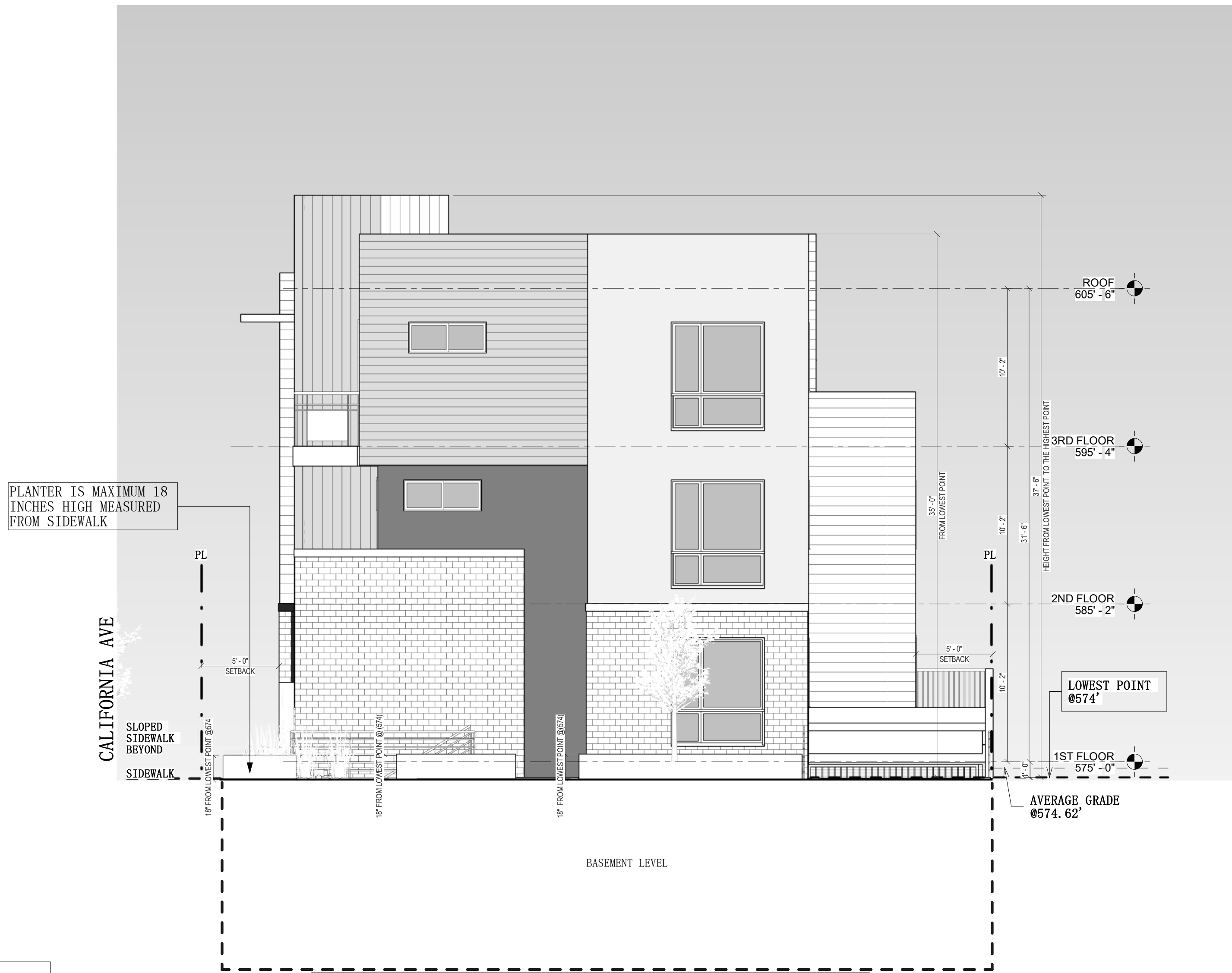
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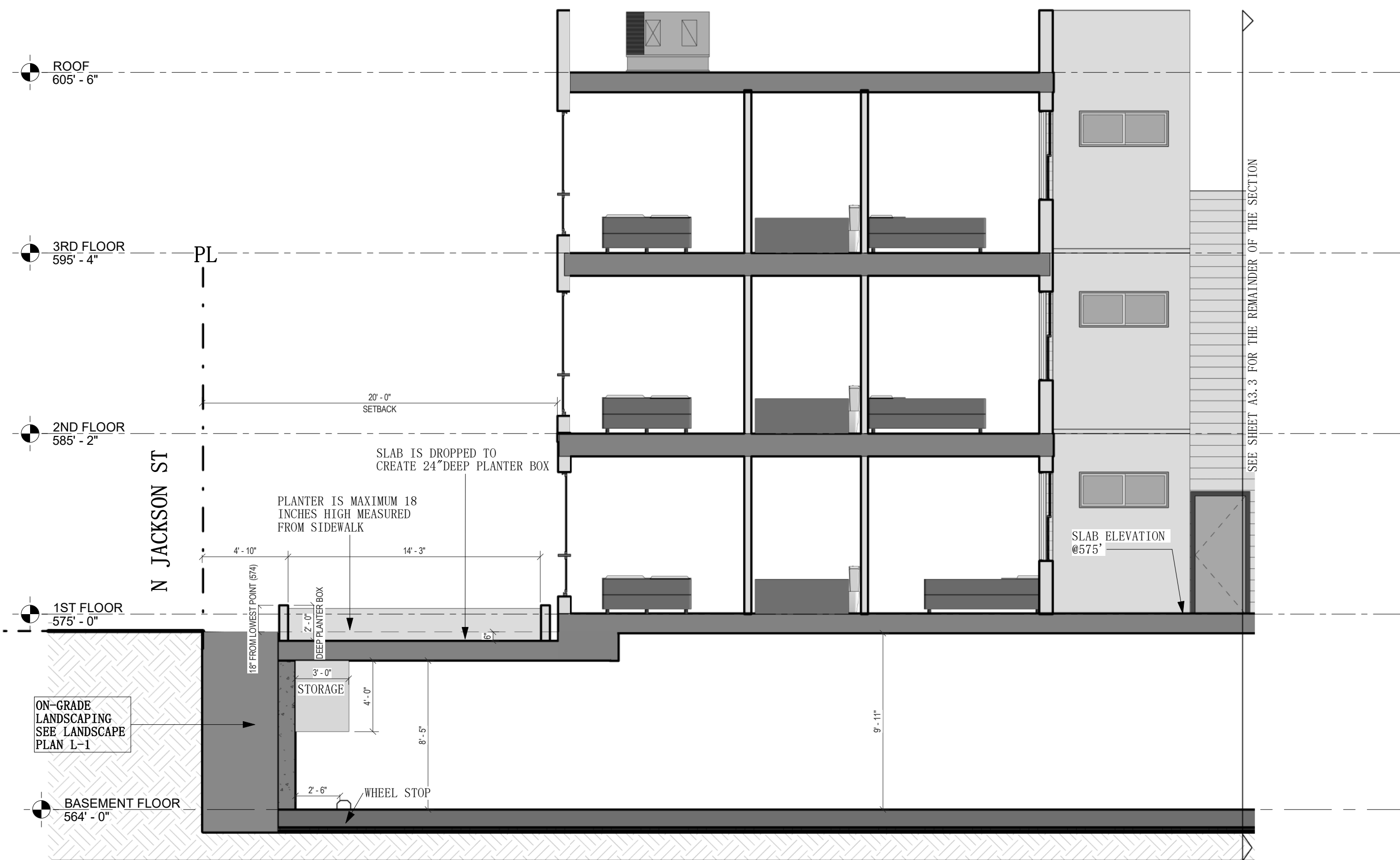


3 East Elevation
SCALE: 3/16" = 1'-0"

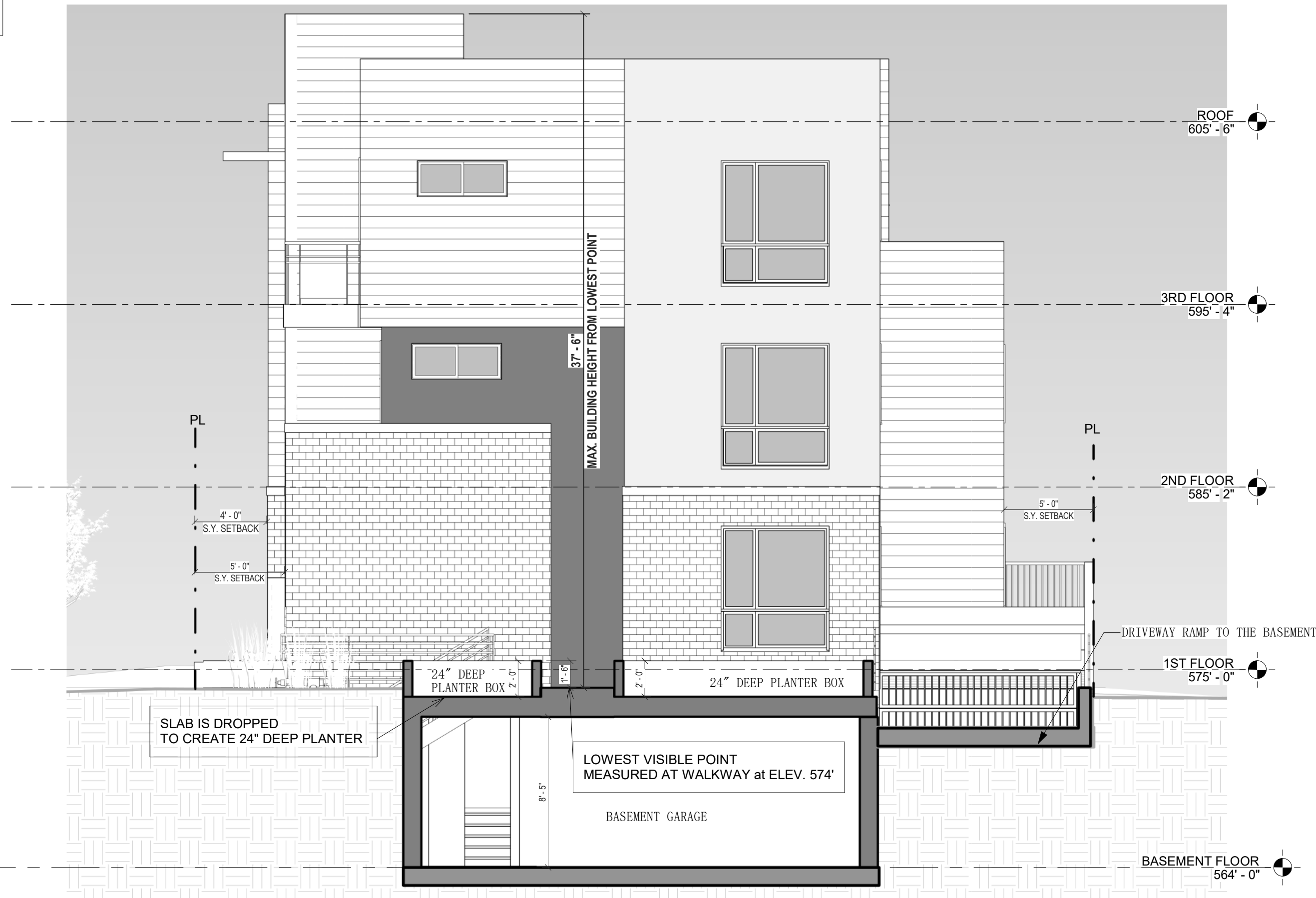
NOTE:
ACTUAL COLORS VARY FORM MATERIAL BOARD
PLEASE SEE MATERIAL BOARD FOR EXACT MATERIALS AND COLORS
PLEASE SEE LANDSCAPE PLANS FOR LANDSCAPE AND PLANTER DETAILS



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"



01 Section 01
SCALE: 3/16" = 1'-0"



2 Section 1
SCALE: 3/16" = 1'-0"

PROJECT NAME/ LOGO

PROJECT ADDRESS:

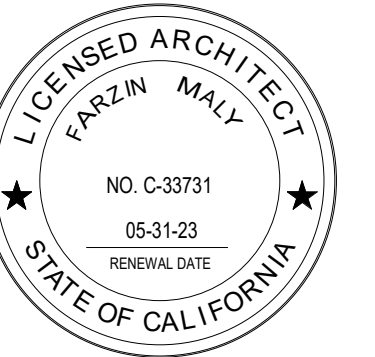
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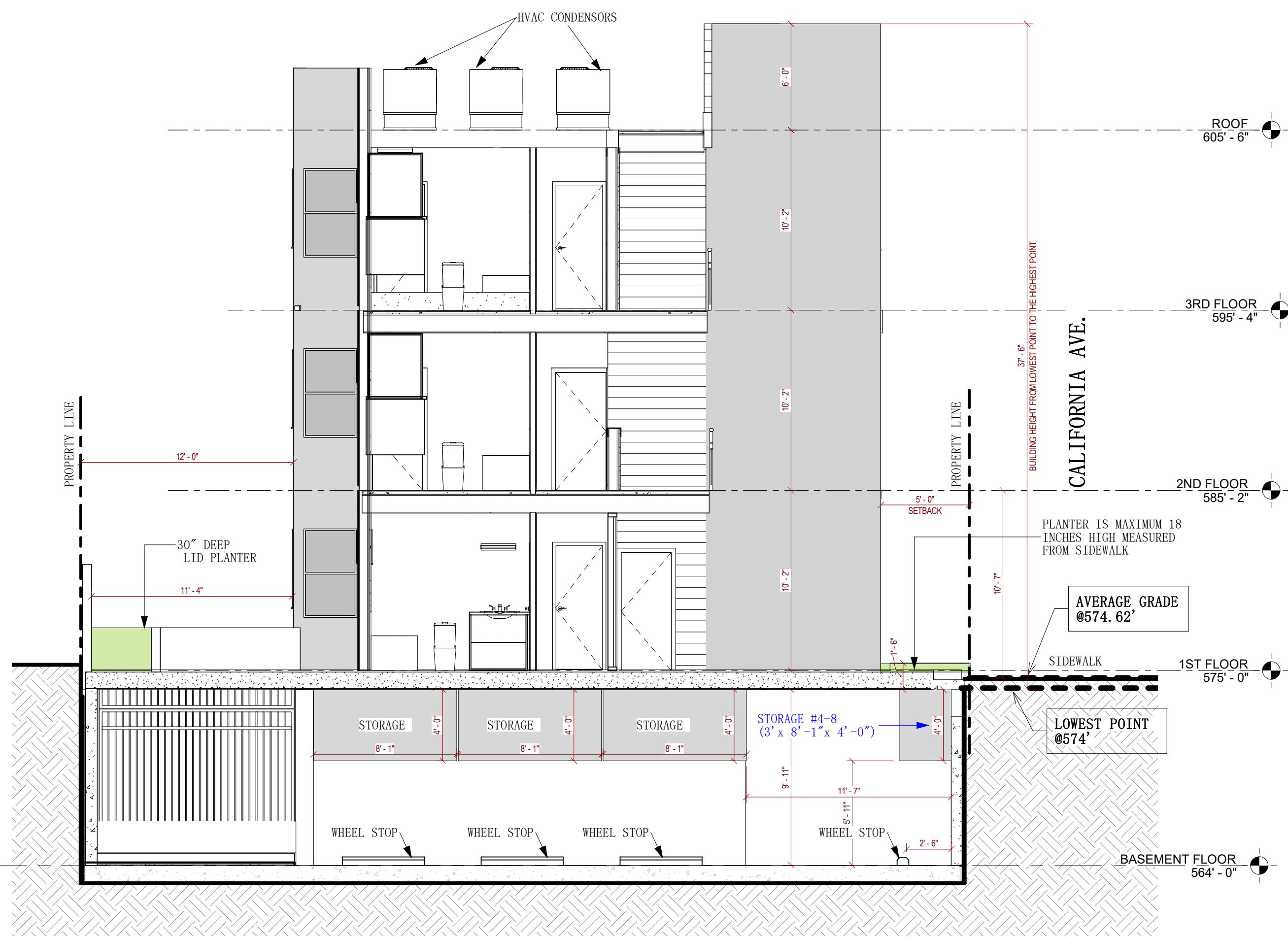
ELEVATIONS & SECTION

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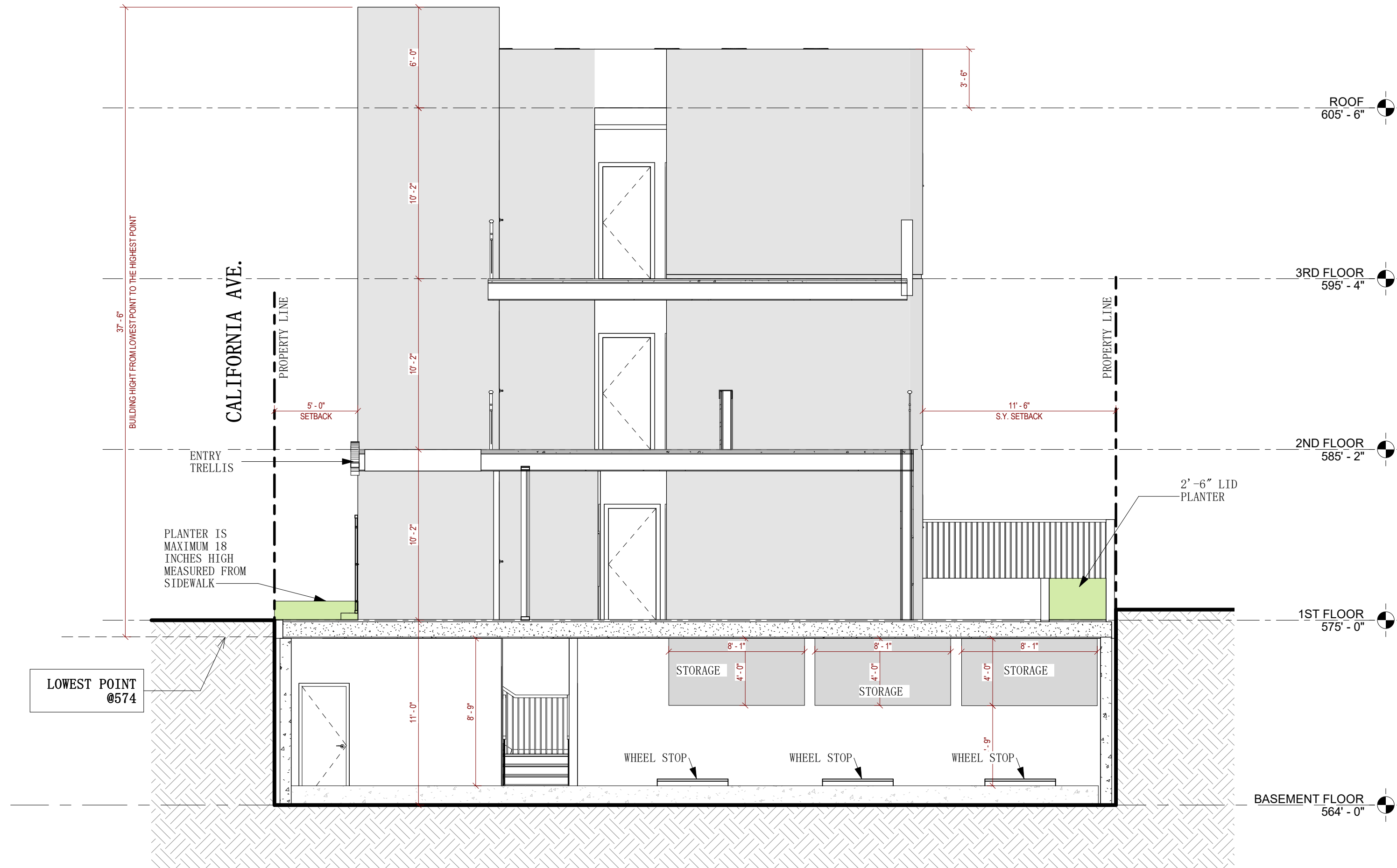
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A3.2

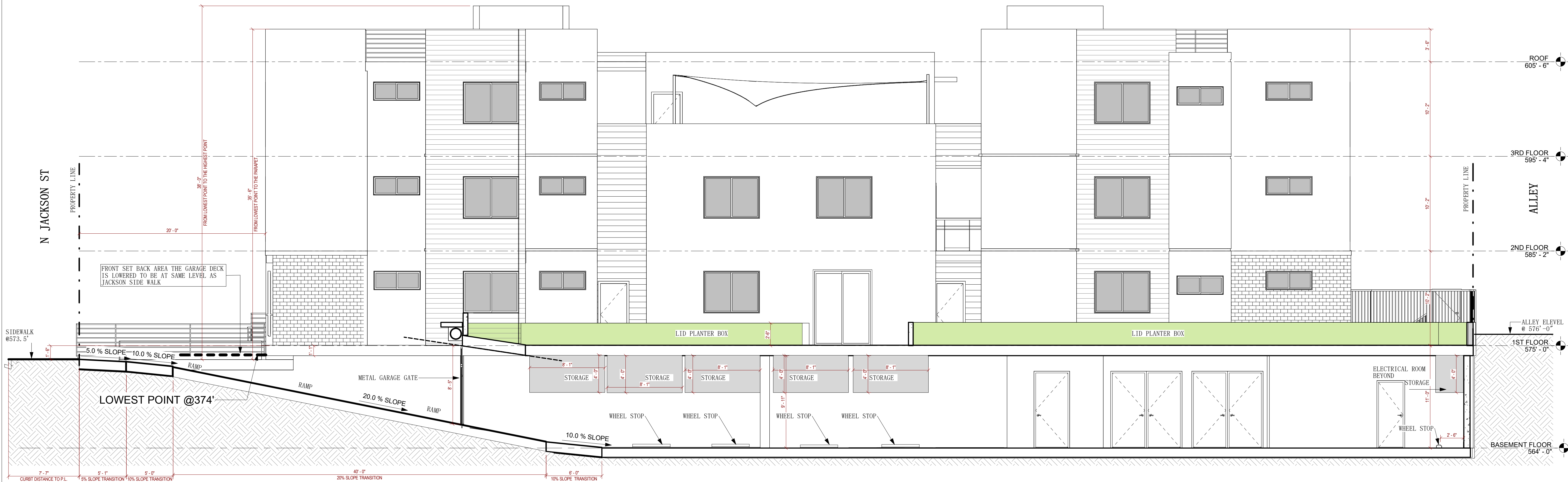
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02 Section 02
SCALE: 3/16" = 1'-0"



03 Section 03
SCALE: 3/16" = 1'-0"



04 Section 04
SCALE: 3/16" = 1'-0"

PROJECT NAME/ LOGO

PROJECT ADDRESS:

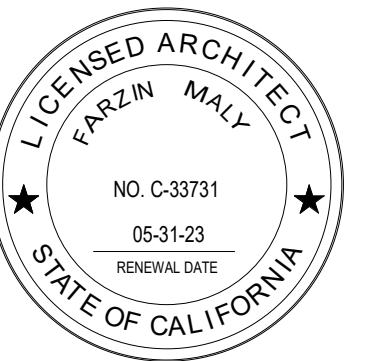
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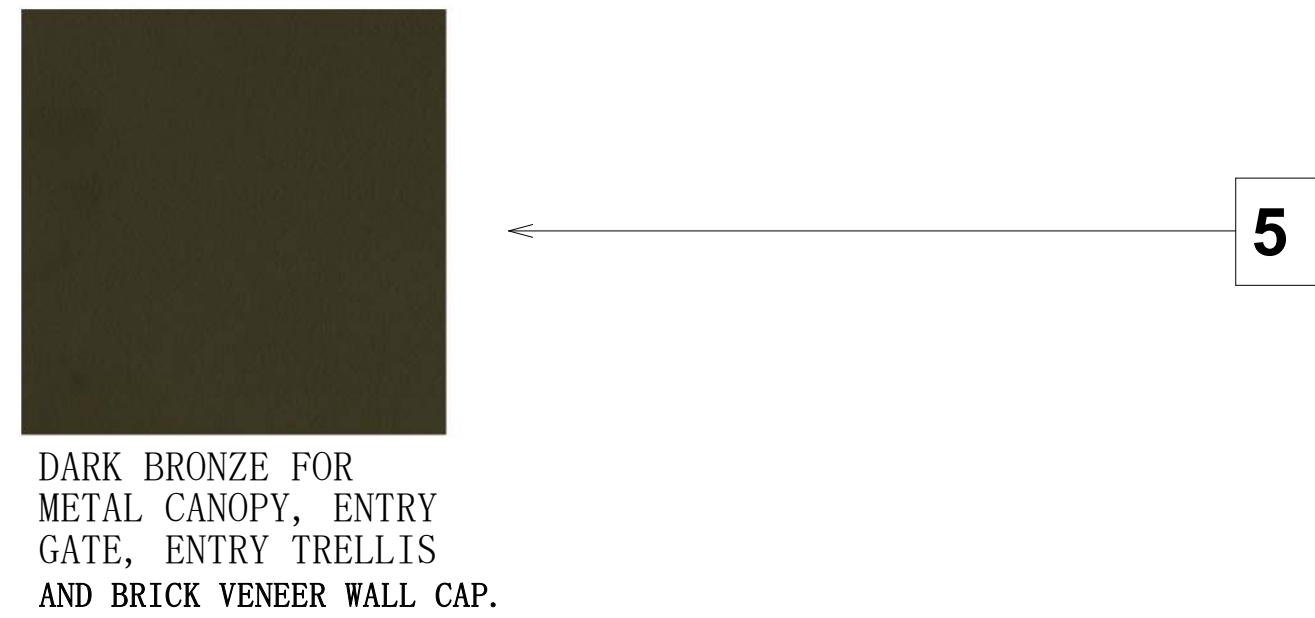
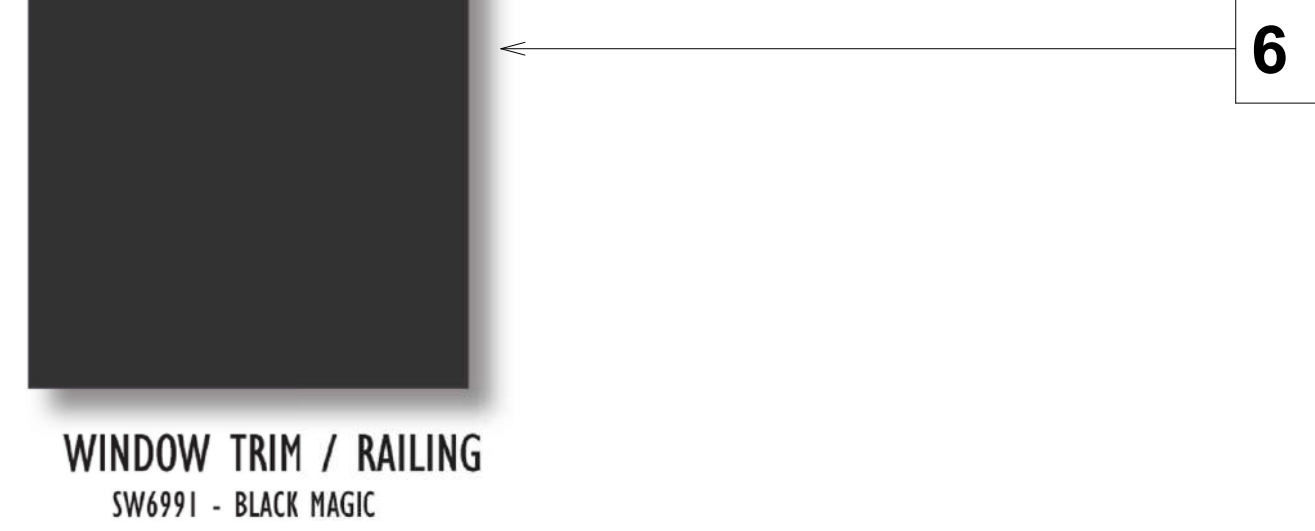
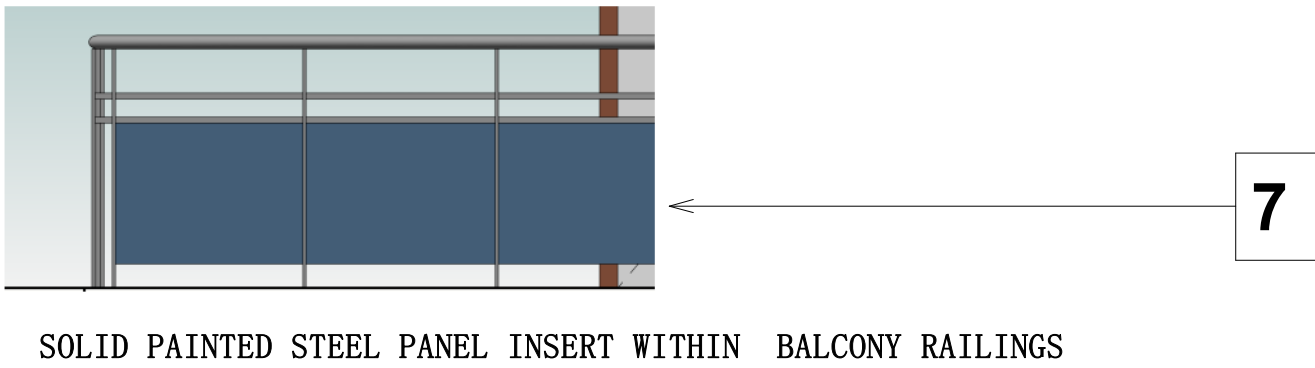
SECTION

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3/16" = 1'-0"

A3.3

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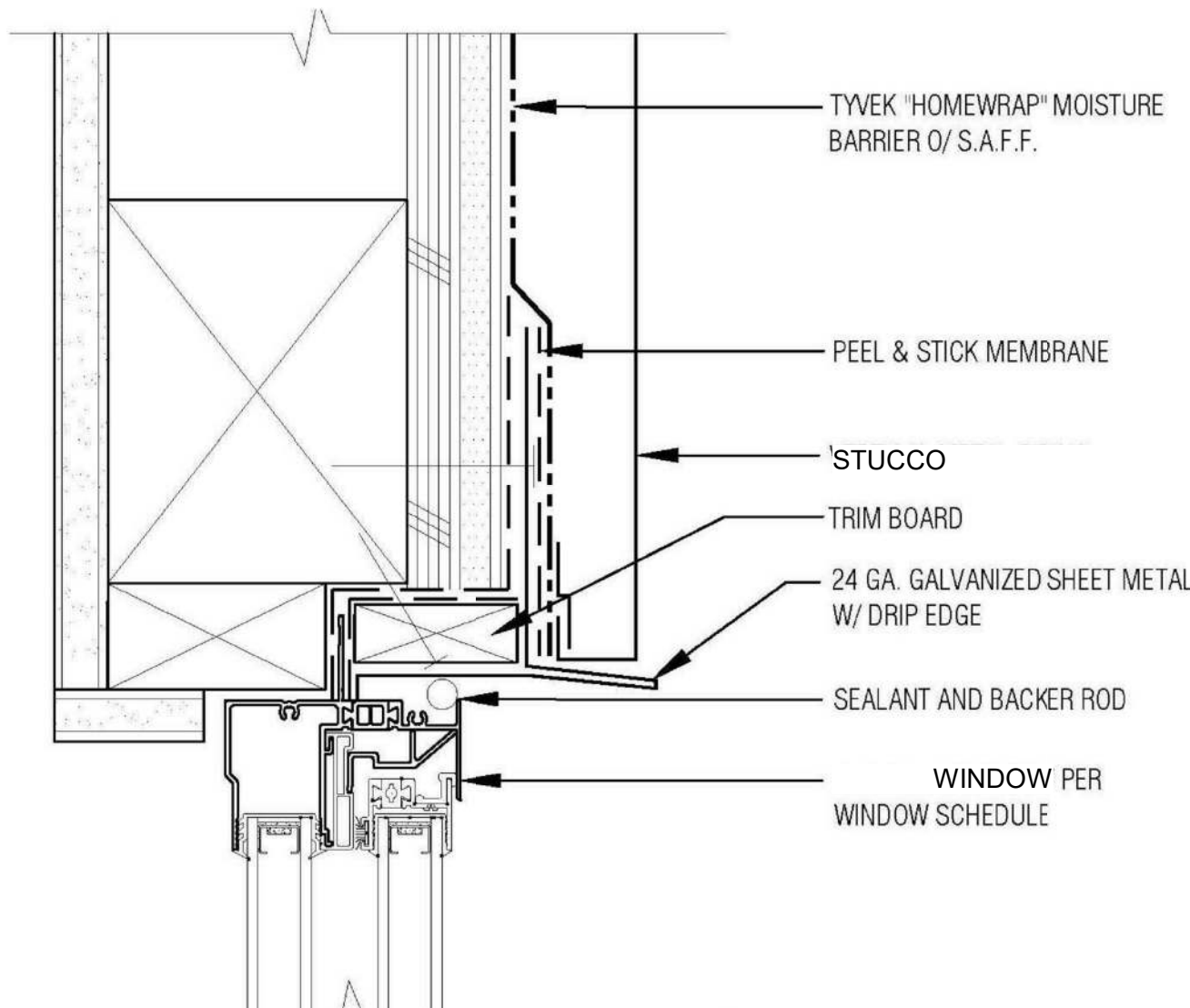


ROLL UP GARAGE DOOR

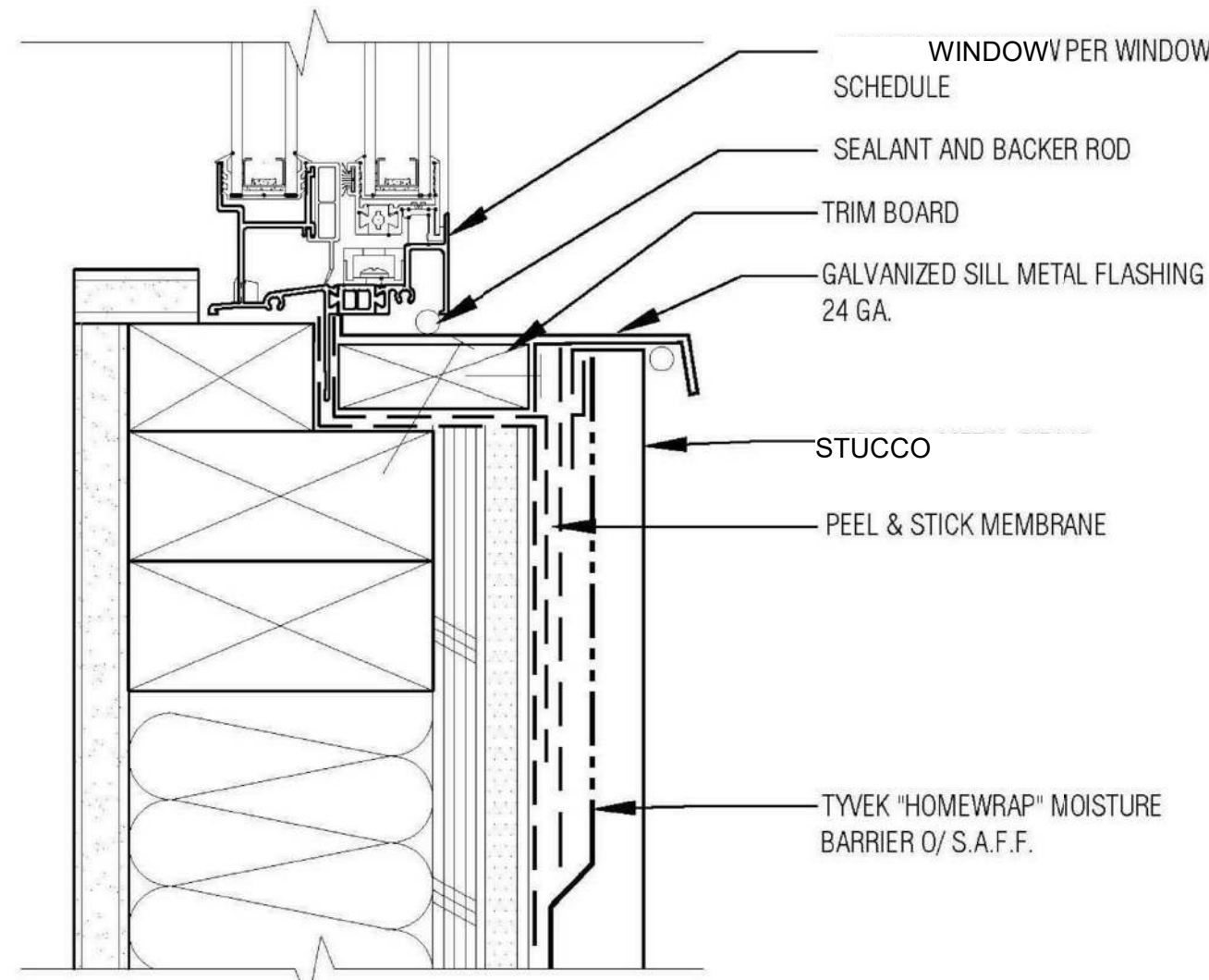


7- TYPICAL ALUMINUM WINDOW / DOOR SYSTEM
DARK ANODIZED BRONZE COLOR
WINDOW TRIM / BREAKMETAL TO MATCH FACTORY FINISH

TYPICAL RECESSED WINDOW DETAIL:



WINDOW HEAD



WINDOW SILL



9- TYPICAL EXTERIOR LIGHT
FIXTURE

PROJECT NAME/ LOGO

PROJECT ADDRESS:

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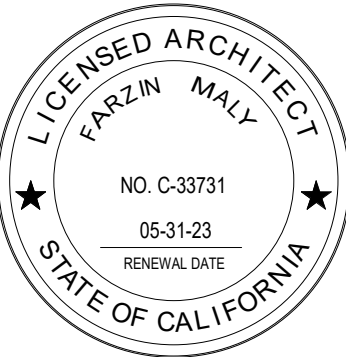
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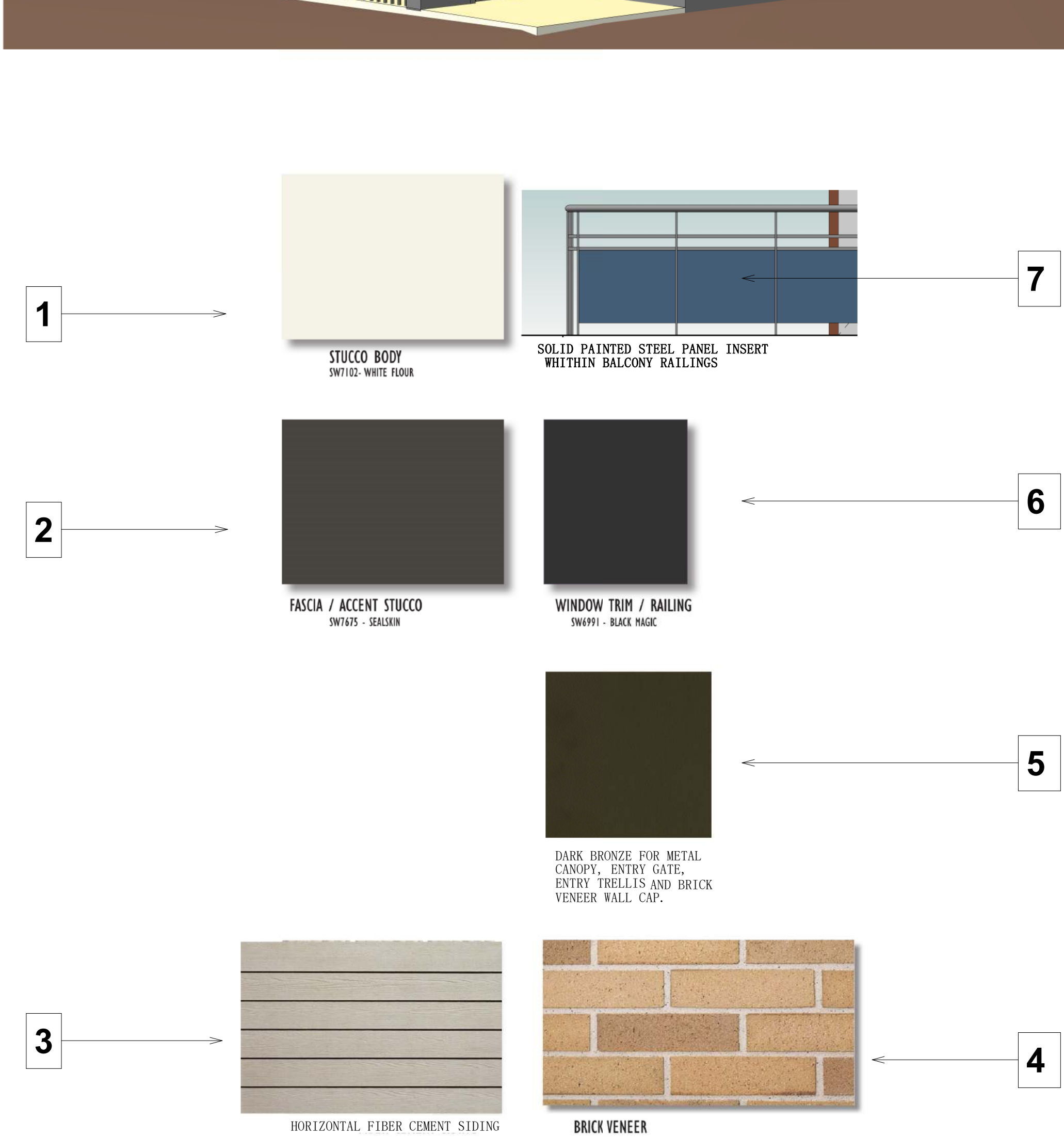
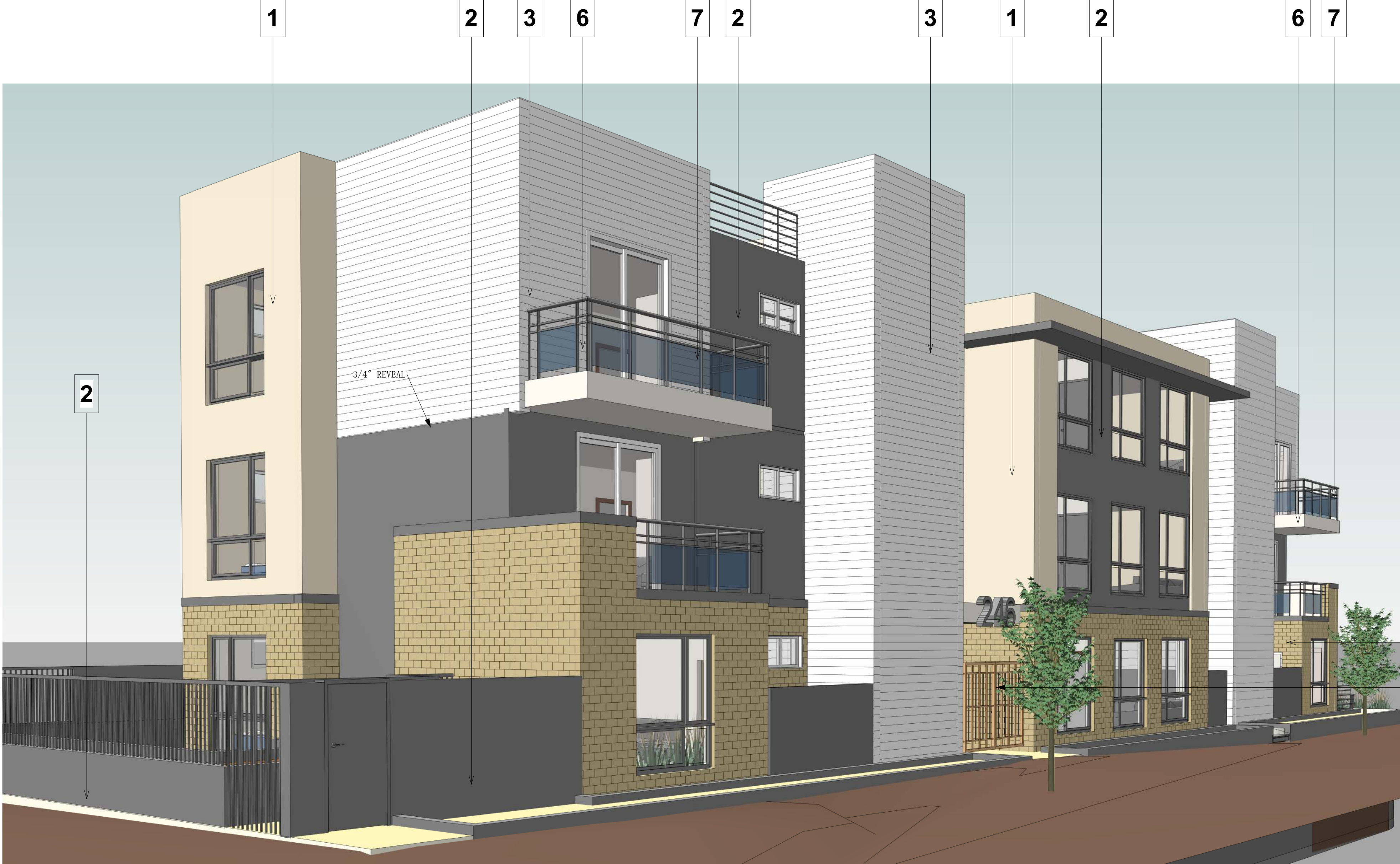
MATERIAL BOARD

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3/8" = 1'-0"

A3.4

4/2/2022 3:50:05 PM



PROJECT NAME/ LOGO

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CLIENT

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ARCHITECT

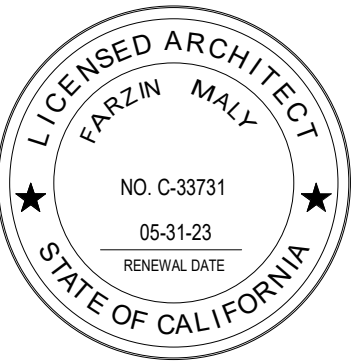
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MF-20-006

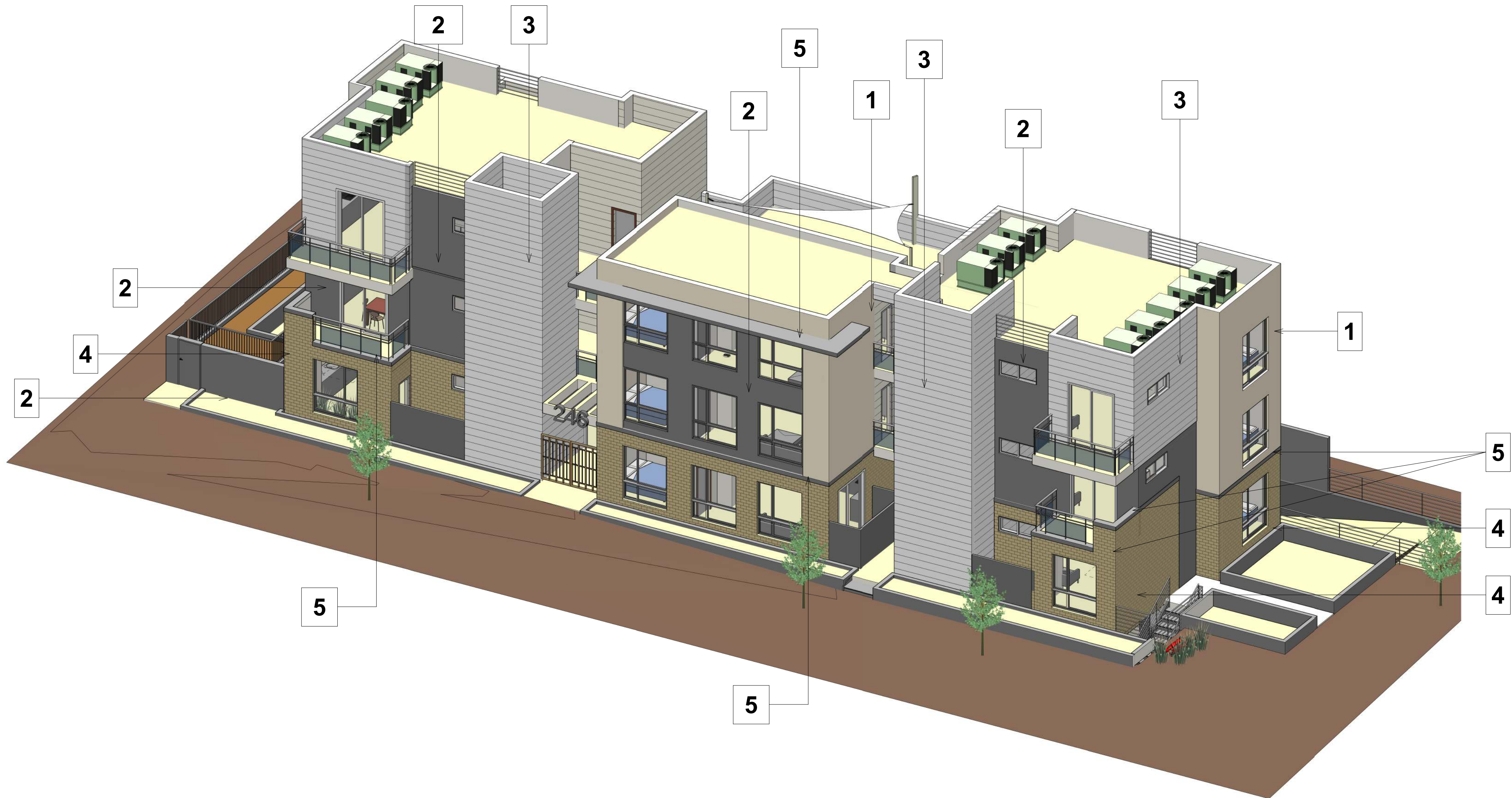
FACADE MATERIAL BOARD

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A3.5

4/2/2022 3:50:10 PM



NOTE:

MODEL FOR MASSING PURPOSES ONLY

ACTUAL COLORS VARY FORM MATERIAL BOARD

PLEASE SEE MATERIAL BOARD FOR EXACT MATERIALS AND COLORS
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PROJECT NAME/ LOGO

PROJECT ADDRESS:

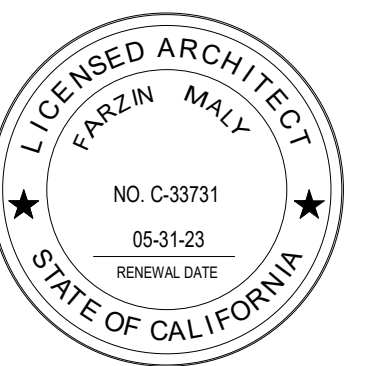
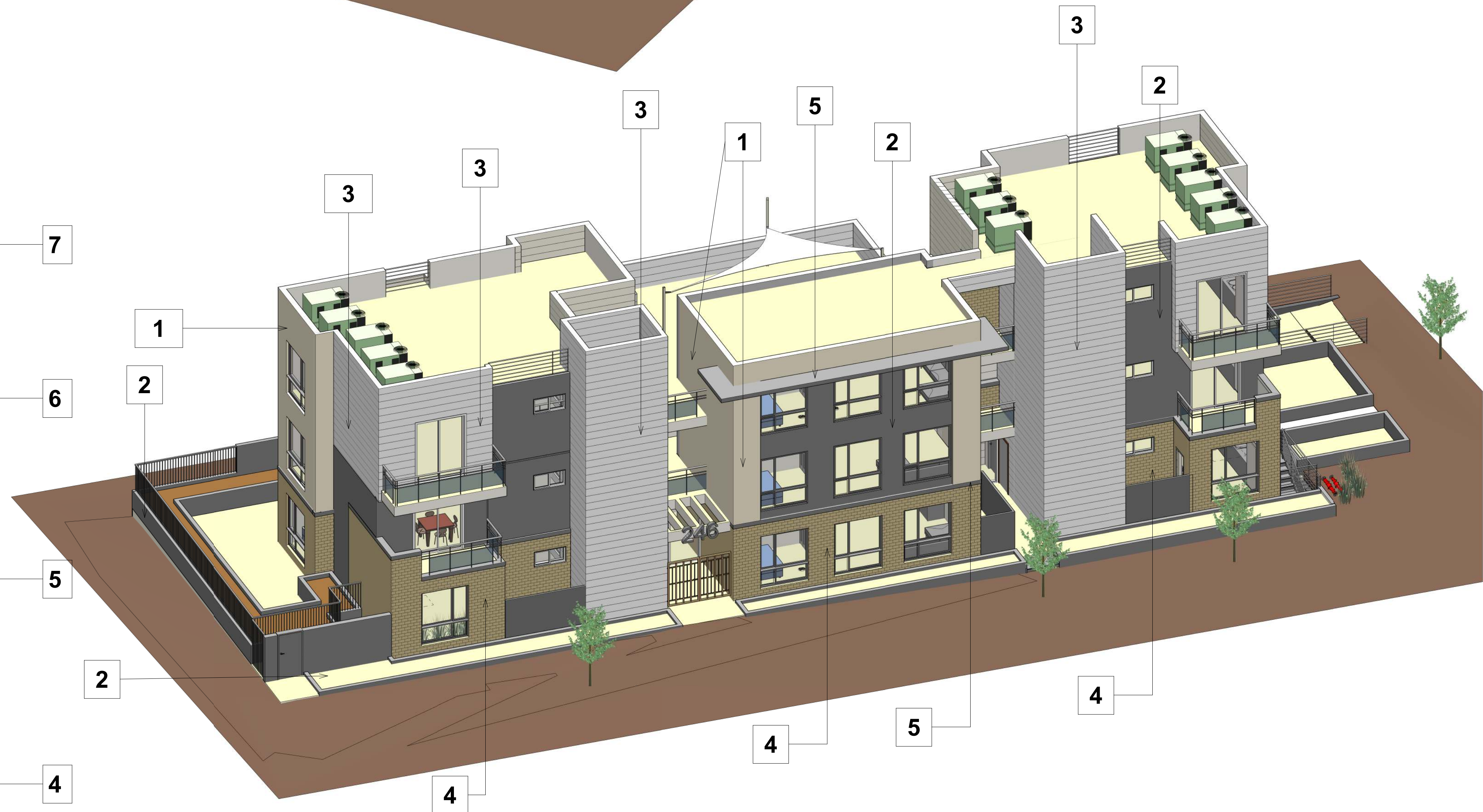
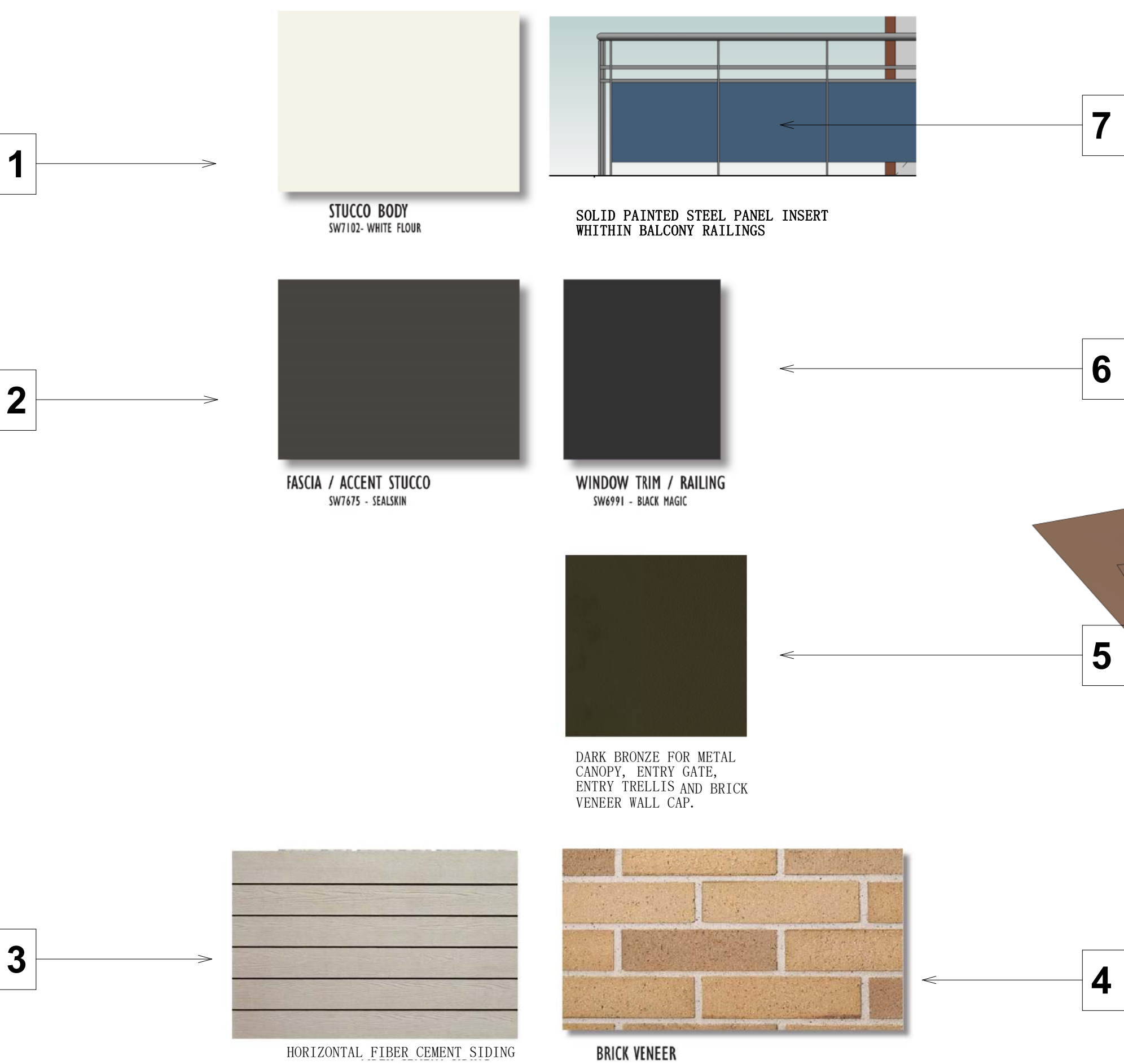
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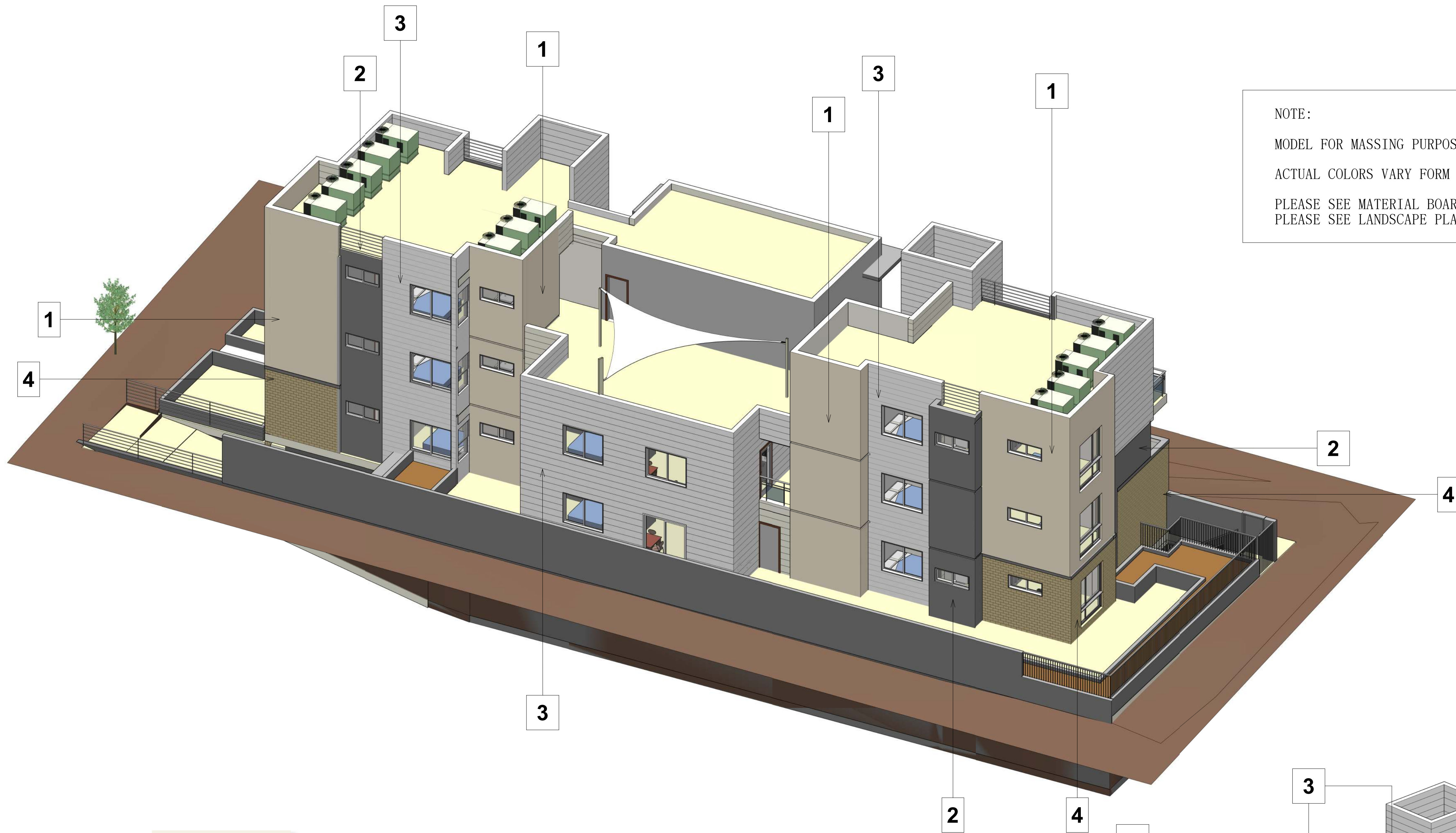
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3/8" = 1'-0"

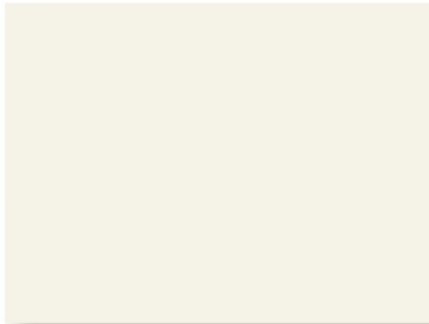
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1




STUCCO BODY
SW7102 - WHITE FLOOR

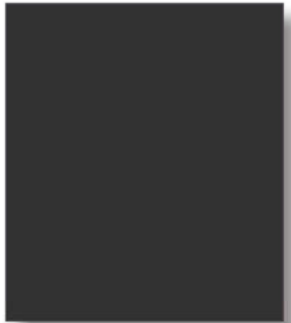


SOLID PAINTED STEEL PANEL INSERT
WITHIN BALCONY RAILINGS

2




FASCIA / ACCENT STUCCO
SW7475 - SEALION




WINDOW TRIM / RAILING
SW6991 - BLACK MAGIC

3




HORIZONTAL FIBER CEMENT SIDING




BRICK VENEER

4




DARK BRONZE FOR METAL
CANOPY, ENTRY GATE,
ENTRY TRELLIS AND BRICK
VENEER WALL CAP.

5




DARK BRONZE FOR METAL
CANOPY, ENTRY GATE,
ENTRY TRELLIS AND BRICK
VENEER WALL CAP.

6

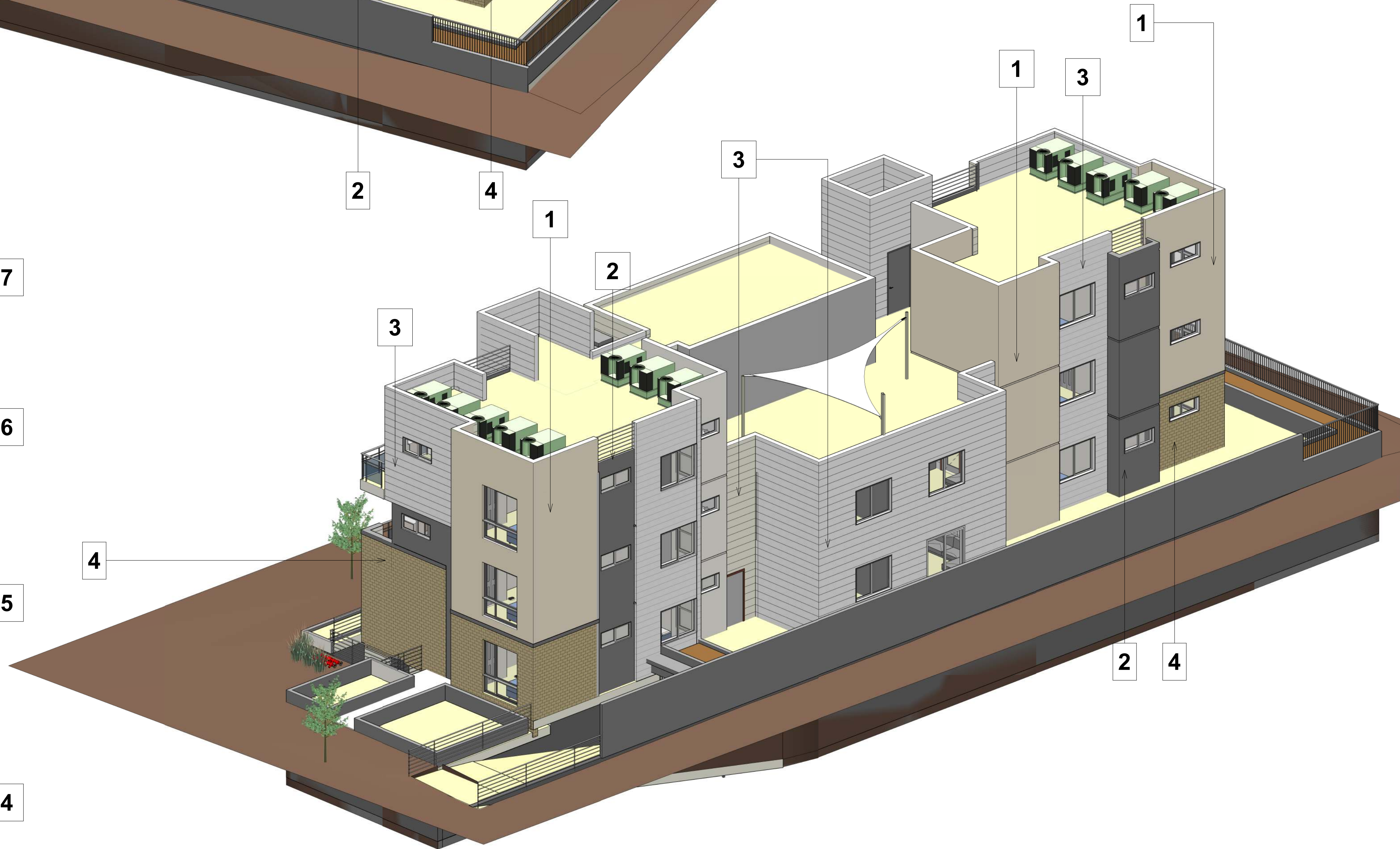


DARK BRONZE FOR METAL
CANOPY, ENTRY GATE,
ENTRY TRELLIS AND BRICK
VENEER WALL CAP.

7



SOLID PAINTED STEEL PANEL INSERT
WITHIN BALCONY RAILINGS



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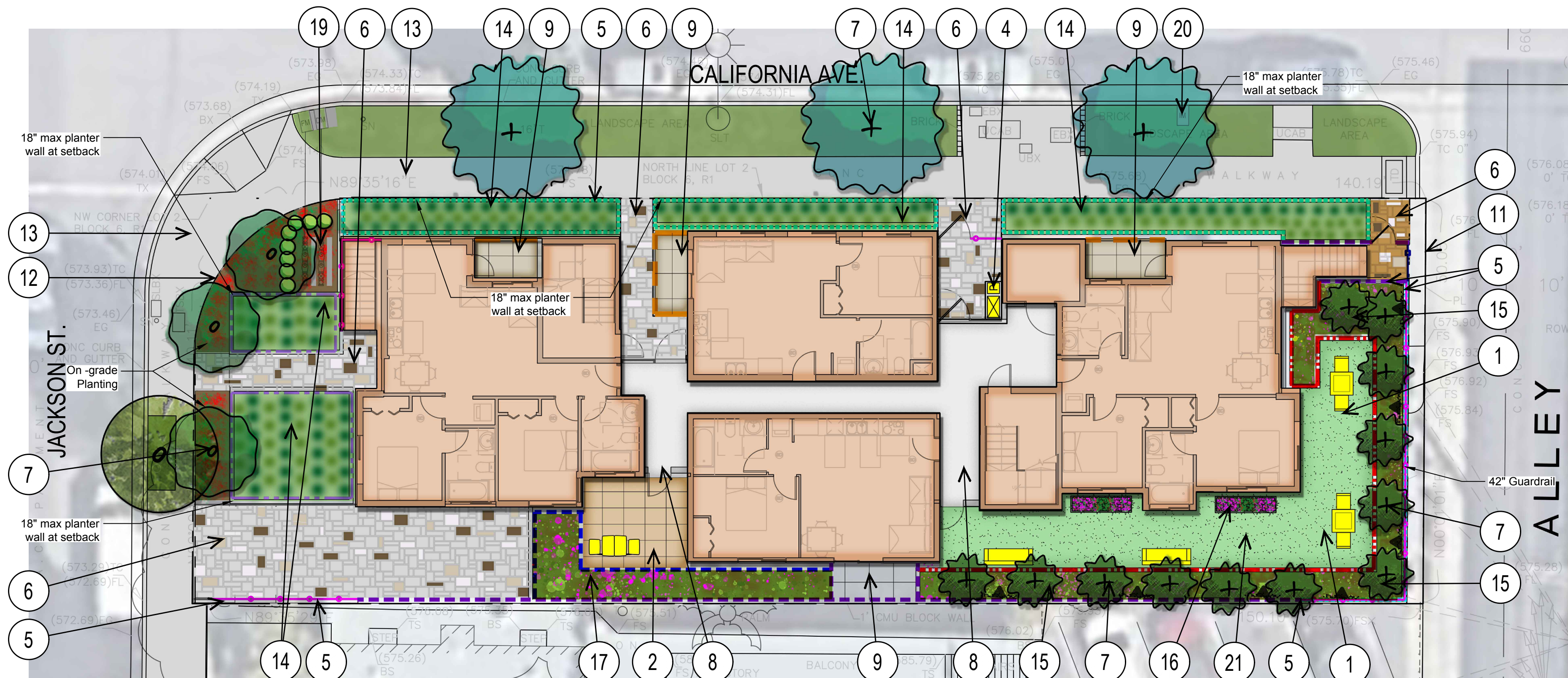
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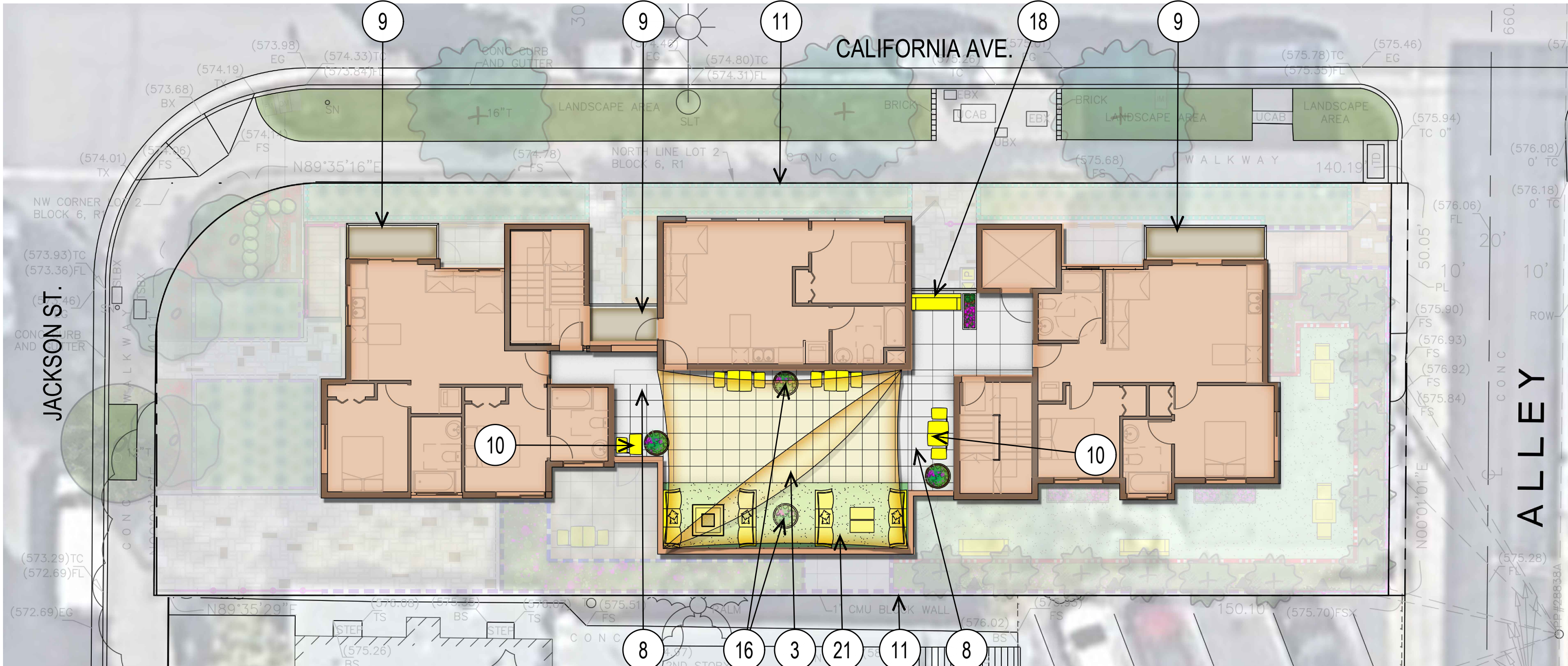
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A3.7

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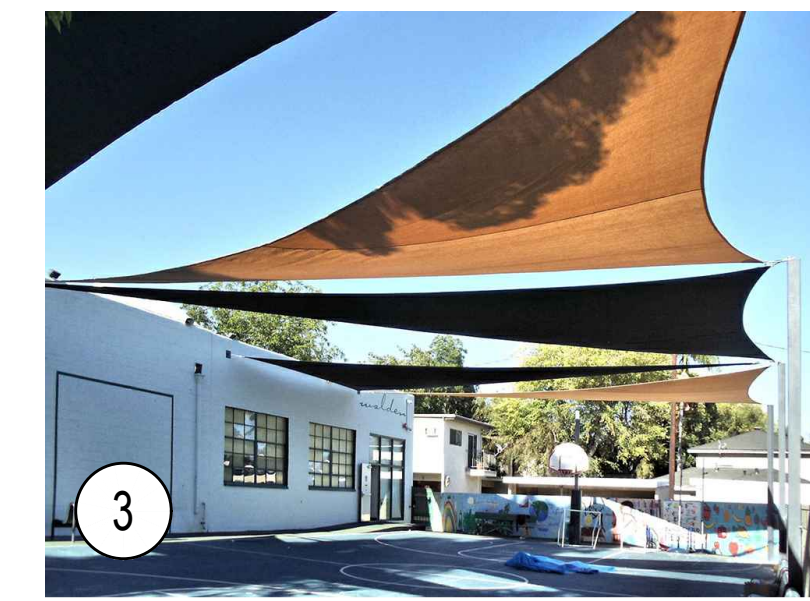
Plan View - Ground Floor
 Scale: 1" = 10'



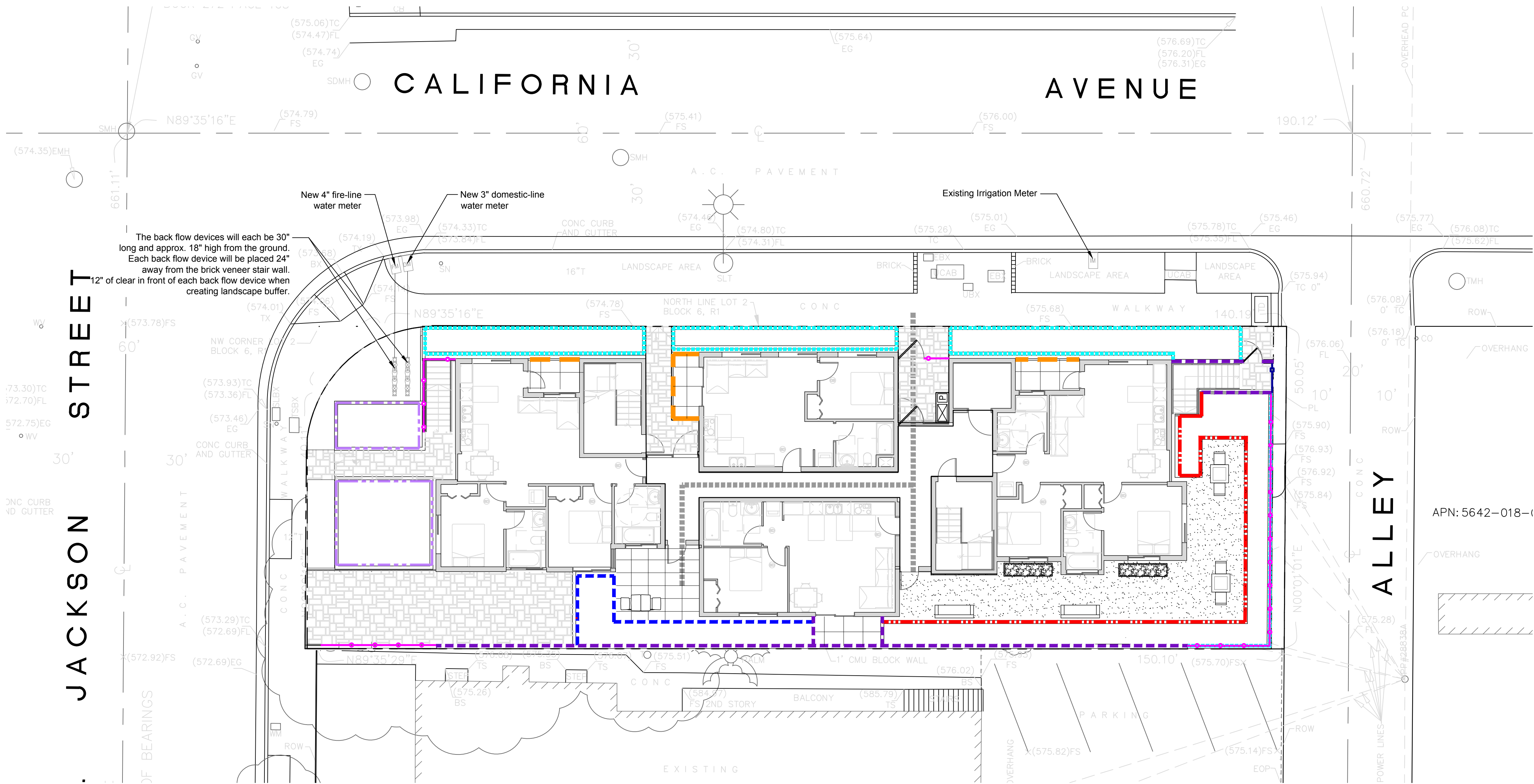
Plan View - Third Floor
 Scale: 1" = 10'

LEGEND

1. Central community open space area with tables and chairs, and artificial lawn for small social events and group gatherings.
2. Proposed quite outdoor work area with planters and work desk.
3. Roof-top community open space with Sail Shade Structure, lounge area with fire-pit and lounge furniture for small gatherings.
4. Two community cluster mailboxes, per USPS review and approval.
5. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
6. Enhanced paving at main project entry.
7. Proposed tree, per Planting Plan.
8. Natural colored concrete walk, with light top-cast finish and saw-cut joints.
9. Private patio / yard area, homeowner maintained.
10. Proposed Roof-top quite outdoor work area with pots and work desk.
11. Property line.
12. Public street R.O.W.
13. Proposed public street sidewalk, per Civil plans.
14. Proposed 18" planter wall.
15. Proposed 36" LID planter wall.
16. Proposed planters
17. Proposed 30" LID planter wall.
18. Proposed bench.
19. Proposed Utilities.
20. Existing Utilities.
21. Proposed Artificial Turf.

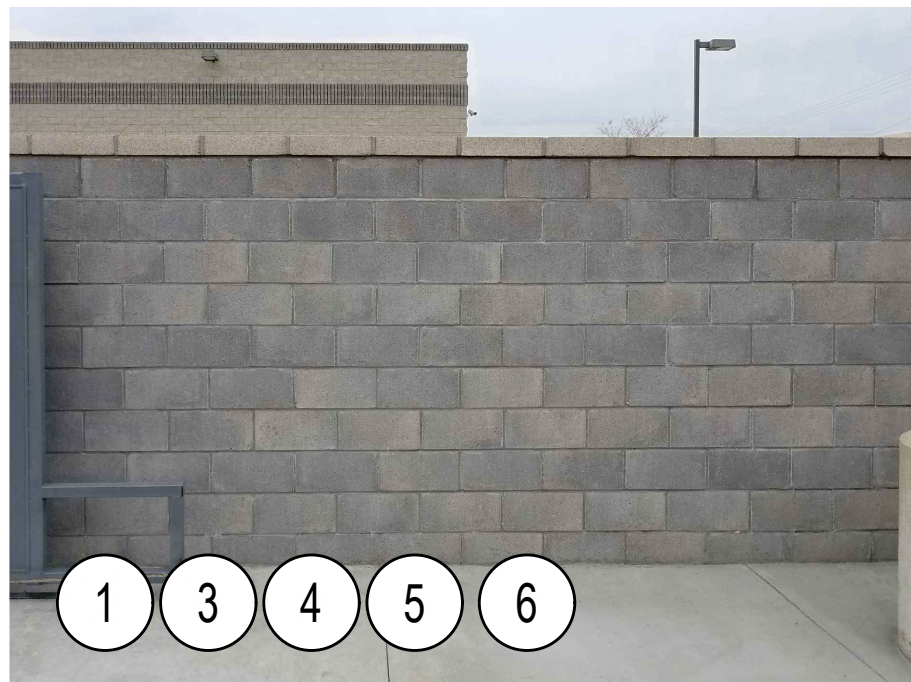


Schematic Landscape Plan

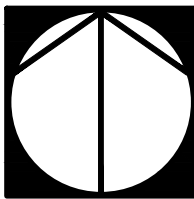
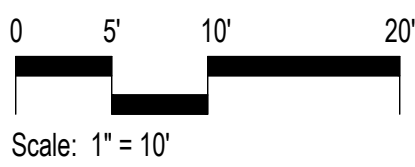


WALL LEGEND

- 1 6'-0" High gray blended precision wall, with light gray flat precision cap.
- 2 3'-6" High stucco over CMU patio wall, with flat stucco cap.
- 3 3'-6" High precision LID planter wall. (min. 24" deep and min. 24" wide soil).
- 4 2'-0" High precision planter wall. (24" deep but only 18" high measured from sidewalk).
- 5 1'-6" max. High precision planter wall.
- 6 2'-6" High precision LID planter wall. (min. 24" deep and min. 24" wide soil).
- 7 6'-0" High metal fence/guardrail.
- 8 3'-6" High metal fence/guardrail. (on 3'-6" high precision LID planter wall)
- 9 6'-0" High pedestrian gate.
- ADA Path of Travel



*Conceptual images (provided herein are conceptual and subject to change)



Artshar LLC.

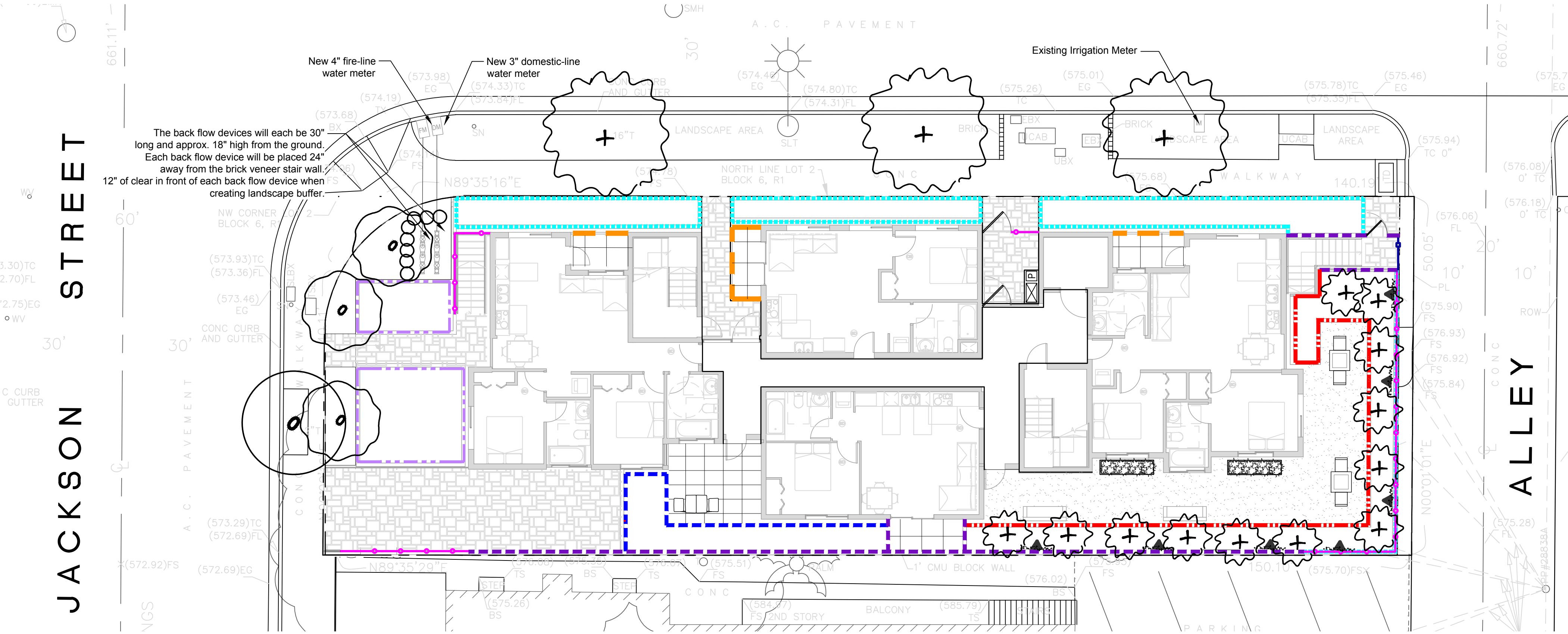
Schematic Walls & Fence Plan

6th City Submittal | Project No.: MI02
Date: Apr. 04, 2022

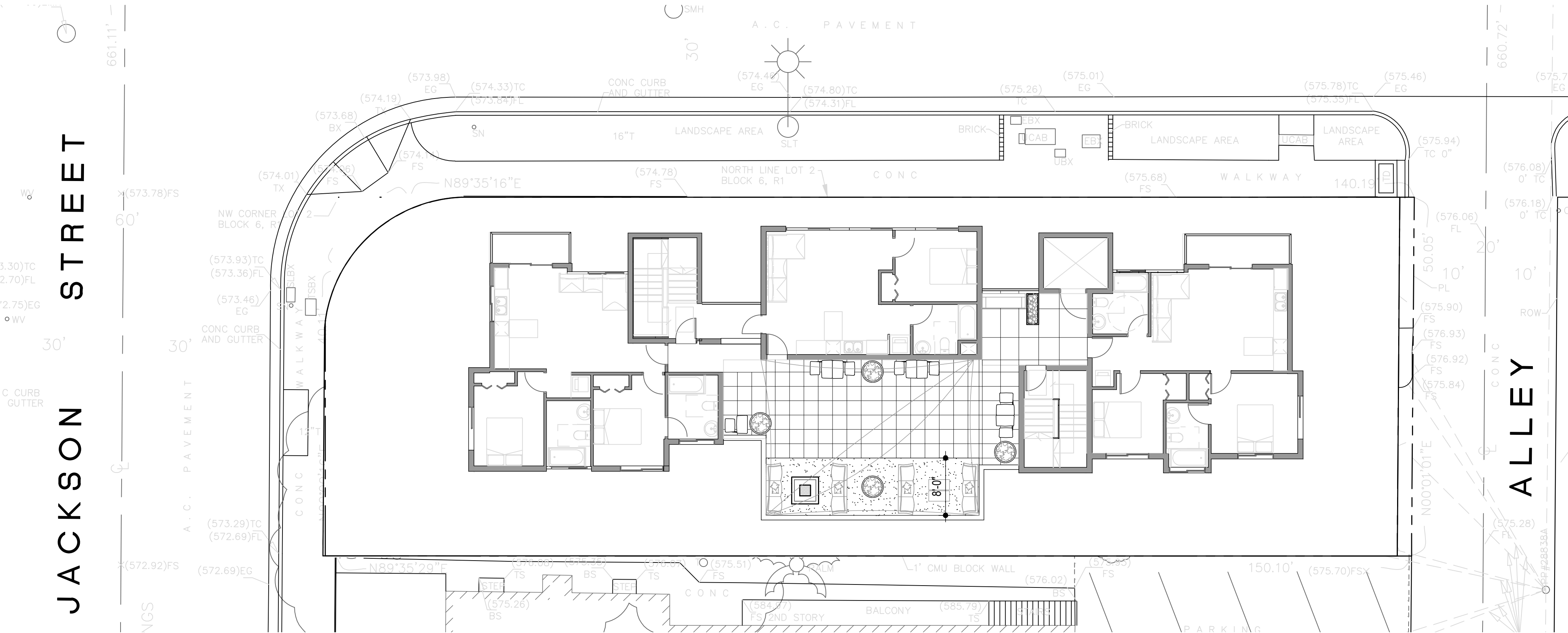
L-2

Glendale-Jackson Apartment

studio
PAD
Landscape Architecture
22175 S. Portland Ave. #100
Laguna Hills, CA 92653 | www.studiopad.com



Plan View - Ground Floor
Scale: 1" = 10'



Plan View - Third Floor.
Scale: 1" = 10'

***Refer to Architecture Plans for the Landscape Calculations

Schematic Planting Plan

SUCCULENT SHRUBS and GROUND COVER

Anigozanthos	Kangaroo Paw
Agave sp.	Agave
Aloe sp.	Aloe
Bougainvillea sp.	Bougainvillea
Callistemon citrinus 'Little John'	Dwarf Bottlebrush
Carex divulsa	Berkeley Sedges
Carissa m. 'Green Carpet'	Dwarf Natal Plum
Chamaerops humilis	Mediterranean Fan Palm
Dasyliroion longissimum	Mexican Grass Tree
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily
Iris sp.	Iris
Kalanchoe thyrsiflora	Flapjack Paddle Plant
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender
Nassella pulchra	Purple Needlegrass
Muhlenbergia rigens	Deer Grass
Westringia sp.	Westringia
Yucca gloriosa	Spanish Dagger

VINES & ESPALIERS

Antigonon leptopus	Coral Vine
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea
Macfadyena unguis-cati	Cat's Claw Vine

WUCOLS (R3)

Low
Low
Low
Low
Low
Low
Low
Low
Low
Low
Low
Low
Low
Low
Low
Low

NOTES:

- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881) .
- Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
- The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
- All trees within 5' of hardscape to be installed with deep root barriers.

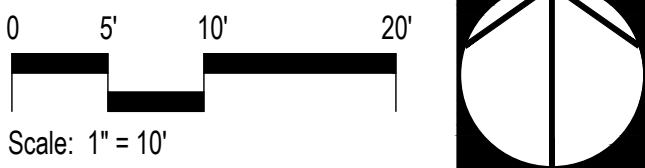
SHRUBS WITHIN 18" PLANTER

Anigozanthos	Kangaroo Paw	Low
Carex divulsa	Berkeley Sedges	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Westringia sp.	Westringia	Low

WUCOLS (R3)

PLANTING LEGEND

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOLS (R3)	Qty.
TREES						
	Street	Triadica sebifera (Chinese Tallow)	Single	24" Box	Mod.	3
	Street	Pyrus calleryana (Flowering Pear)	Single	24" Box	Mod.	1
	Evergreen Flowering	Arbutus u. 'Marina' (Marina Strawberry Tree)	Single	24" Box	Low	3
	Columnar	Podocarpus gracillior (Fern Pine)	Single	15 Gal	Low	12
					TOTAL = 19	
	Vine	Bougainvillea x 'Monka' (Oo-La-La Bougainvillea)	Single	5 Gal	Low	7
					TOTAL = 7	
	Screening	Westringia fruticosa (Low Horizon Coast Rosemary)	Single	15 Gal	Low	8
					TOTAL = 8	



Artshar LLC.

6th City Submittal | Project No.: MI02
Date: Apr. 04, 2022