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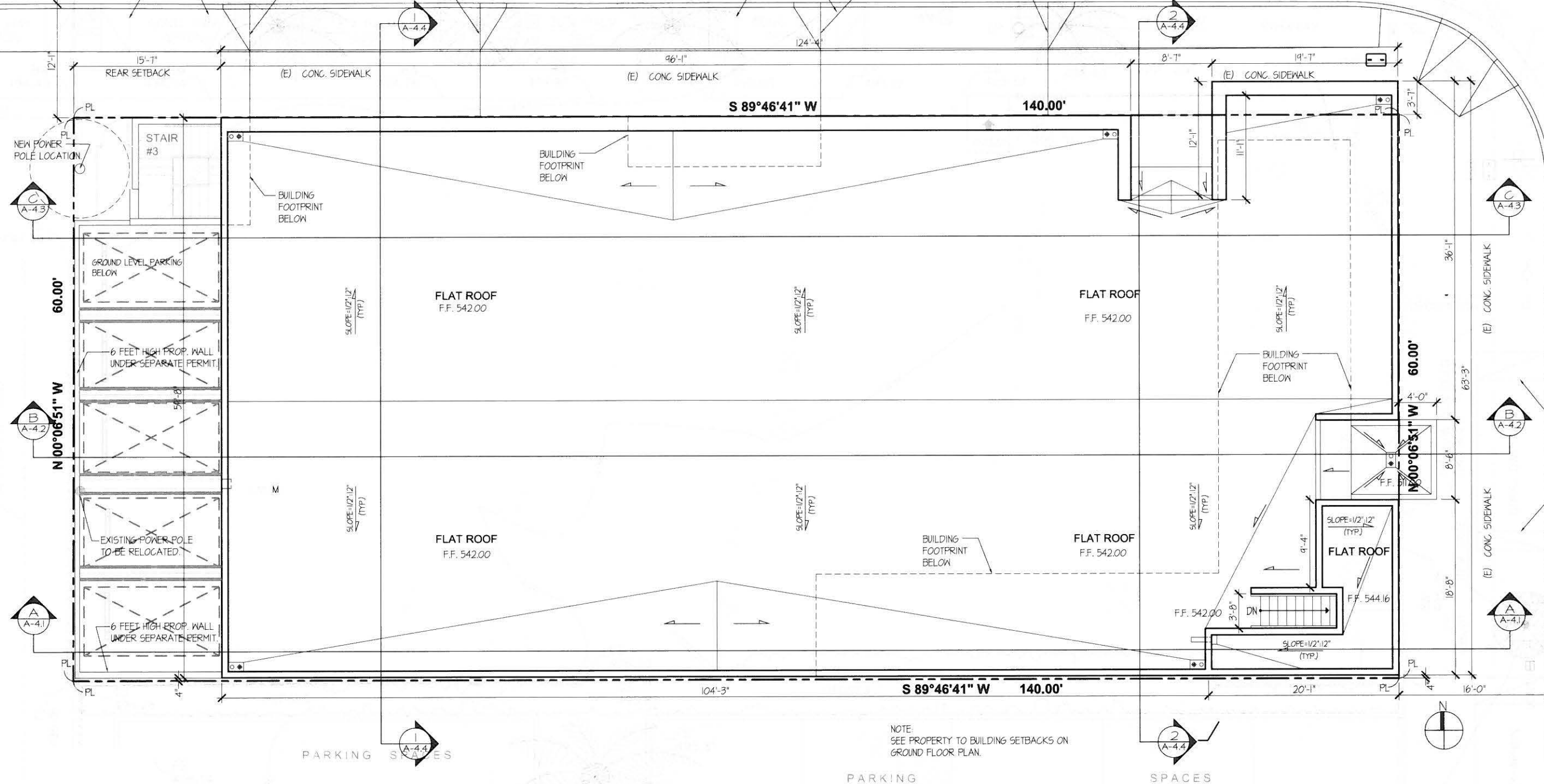
LOMITA AVENUE LOMITA AVE.

EXISTING DRIVEWAY AND APRON TO BE REMOVED AND REPLACED WITH CURB AND GUTTER PER CITY OF GLENDALE STANDARDS.

NEW DRIVEWAY AND APRON PER CITY OF GLENDALE STANDARDS

EXISTING DRIVEWAY AND APRON TO BE REMOVED AND REPLACED WITH CURB AND GUTTER PER CITY OF GLENDALE STANDARDS.

NEW DRIVEWAY AND APRON PER CITY OF GLENDALE STANDARDS



FL 495.30

CENTRAL AVE.

EXISTING DRIVEWAY AND APRON TO BE REMOVED AND REPLACED WITH CURB AND GUTTER PER CITY OF GLENDALE STANDARDS.



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501 S. CENTRAL AVENUE LLC

Owner Address:

Project Name:
501 S. CENTRAL PROFESSIONAL BUILDING

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

PLOT / ROOF PLAN

Scale: 3/16" = 1'-0"

KEYPLAN

- APPROVED
- APPROVED
- REVISION
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- REVISION
- DRAWN BY
- PRINT DATE 06-18-18
- JOB NO
- SHEET NO

1 PLOT / ROOF PLAN

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

A-1.1

NOTE:
SEE PROPERTY TO BUILDING SETBACKS ON
GROUND FLOOR PLAN.

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SUBTERRANEAN PARKING PLAN

Scale: 1/16" = 1'-0"

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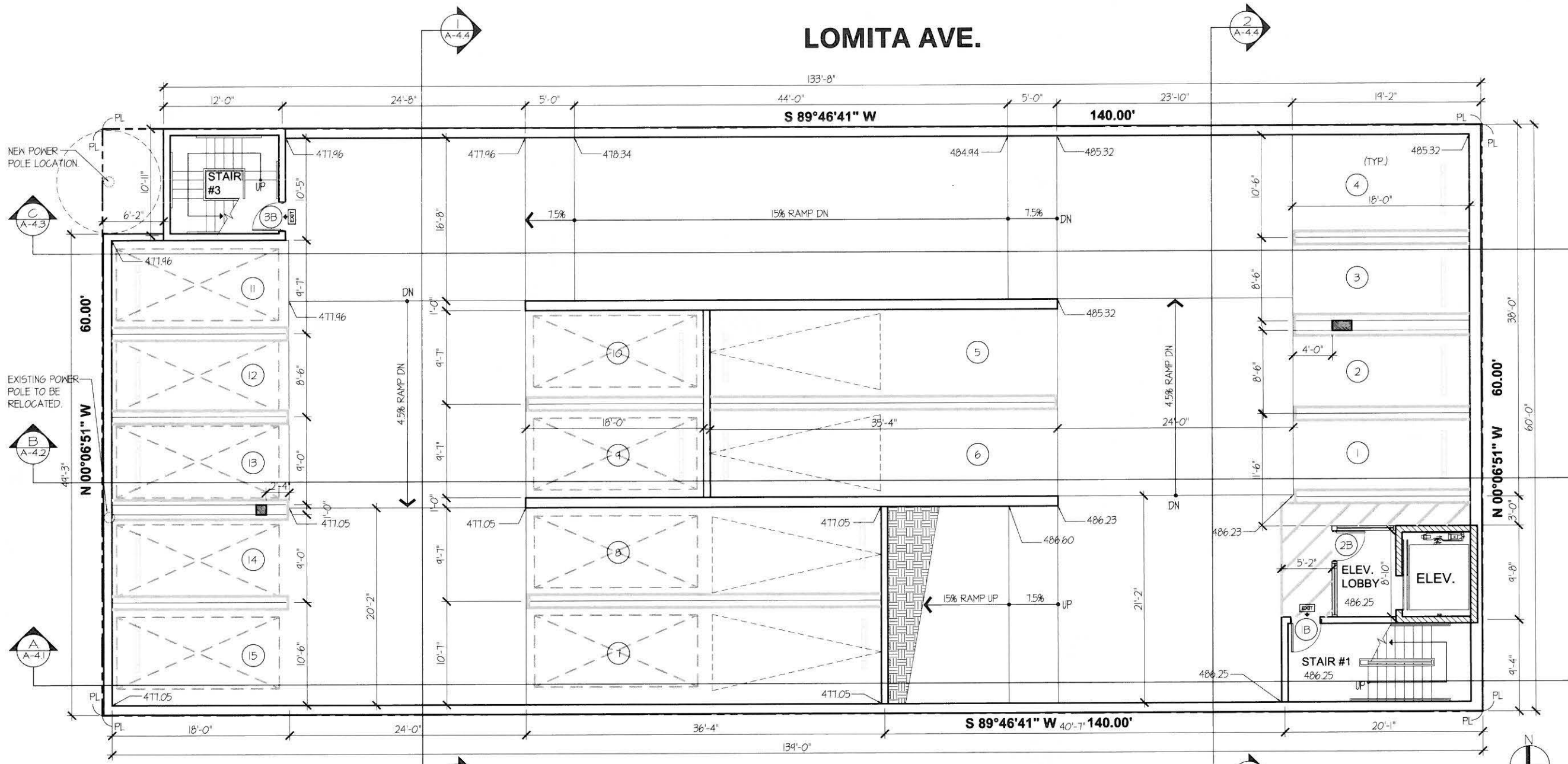
A-2.0

LOMITA AVE.

133'-8"
S 89°46'41" W 140.00'

S 89°46'41" W 40'-7" 140.00'

CENTRAL AVE.



LIFT PARKING STALLS

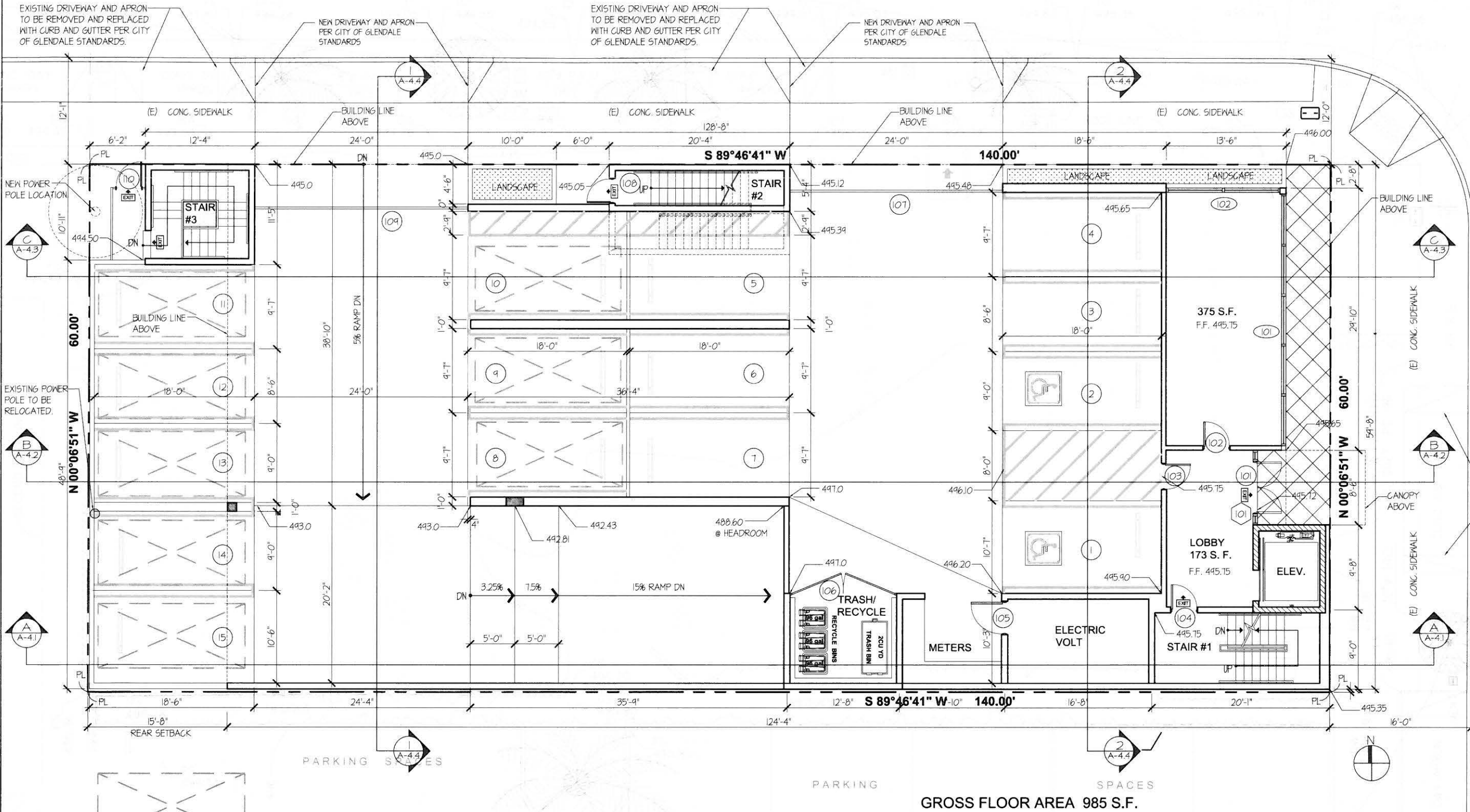
PARKING REQUIRED $\frac{14,876}{1,000} \times 2.7 = 40.17$ CARS

PARKING PROVIDED
 15 PARKING SPACES AT UNDERGROUND FLOOR
 15 PARKING SPACES AT STREET LEVEL
 30 PARKING SPACES TOTAL
 4 TANDEM PARKING STALS
 17 PARKING LIFTS AT STREET AND UNDERGROUND GARAGE LEVEL
 51 PARKING SPACES GRAND TOTAL

1 SUBTERRANEAN PARKING PLAN
SCALE: 3/16" = 1'-0"

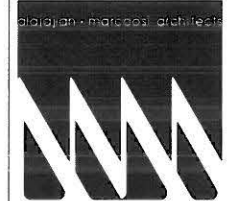
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LOMITA AVENUE LOMITA AVE.



FL 495.30

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**1ST FLOOR
PLAN**

Scale: 3/16" = 1'-0"

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

GROSS FLOOR AREA 985 S.F.

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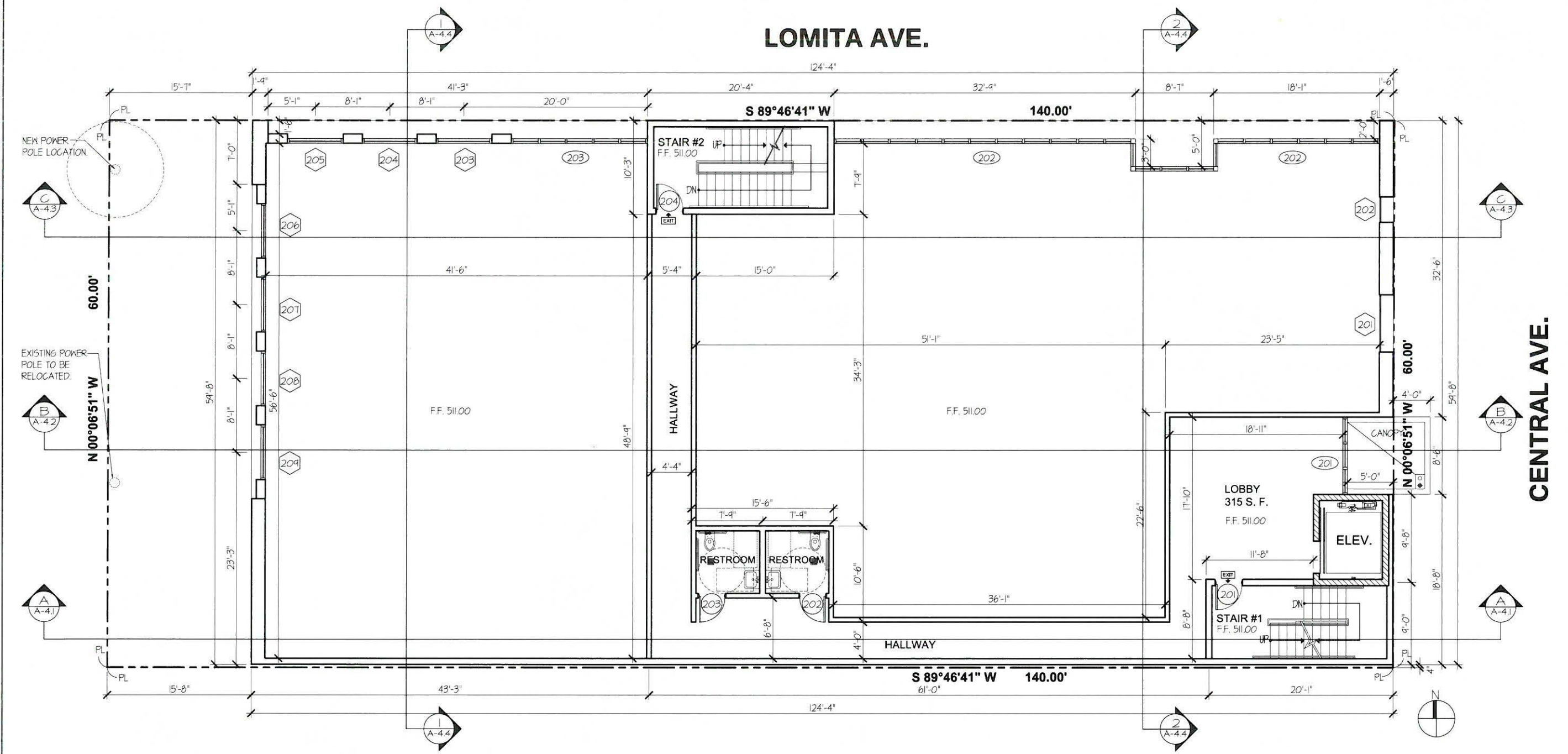
2ND FLOOR PLAN

Scale: 3/16" = 1'-0"

KEYPLAN

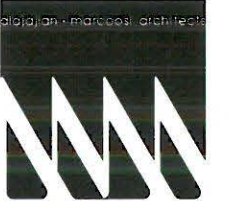
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A-2.2



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

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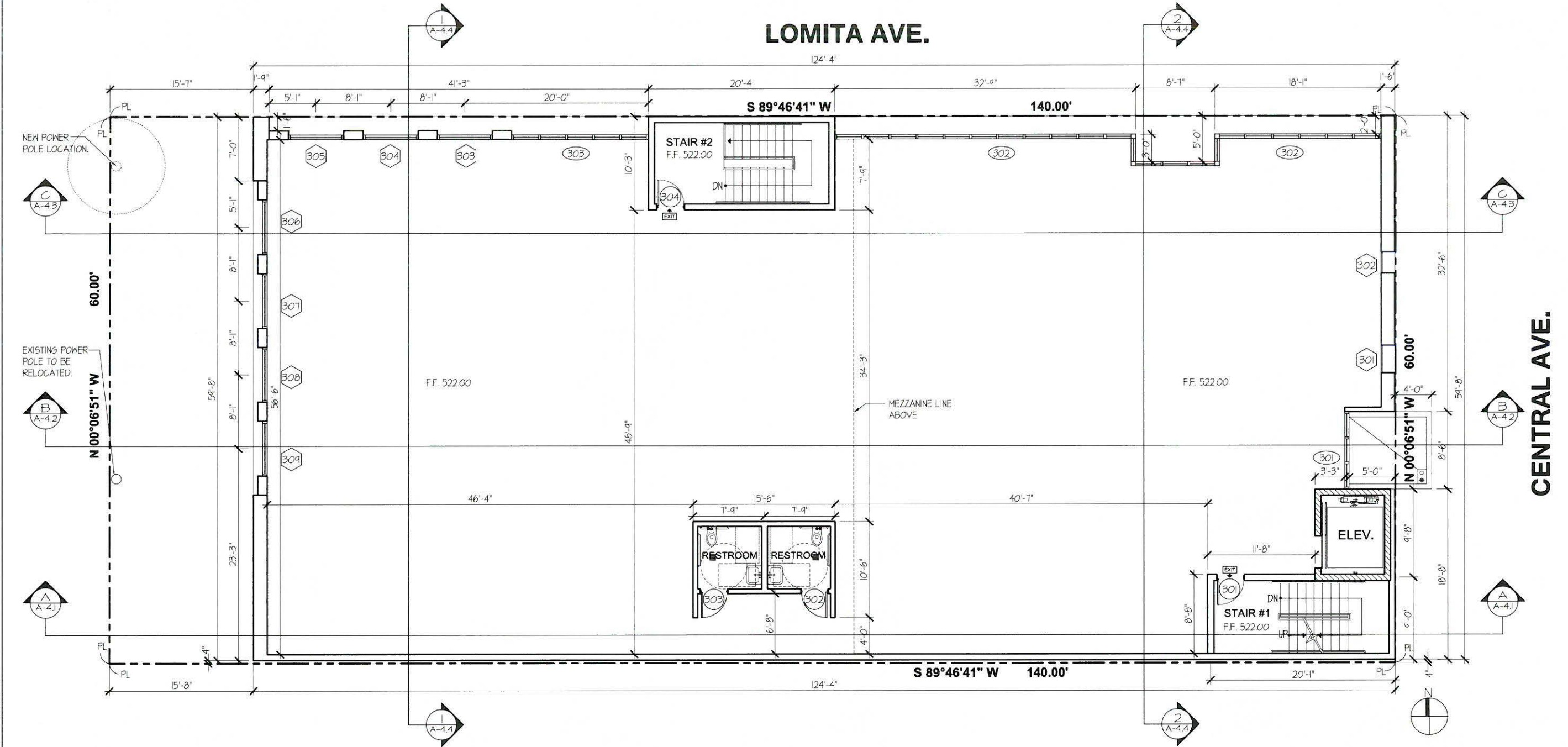
3RD FLOOR PLAN

Scale: 3/16" = 1'-0"

KEYPLAN

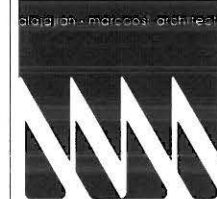
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A-2.3



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

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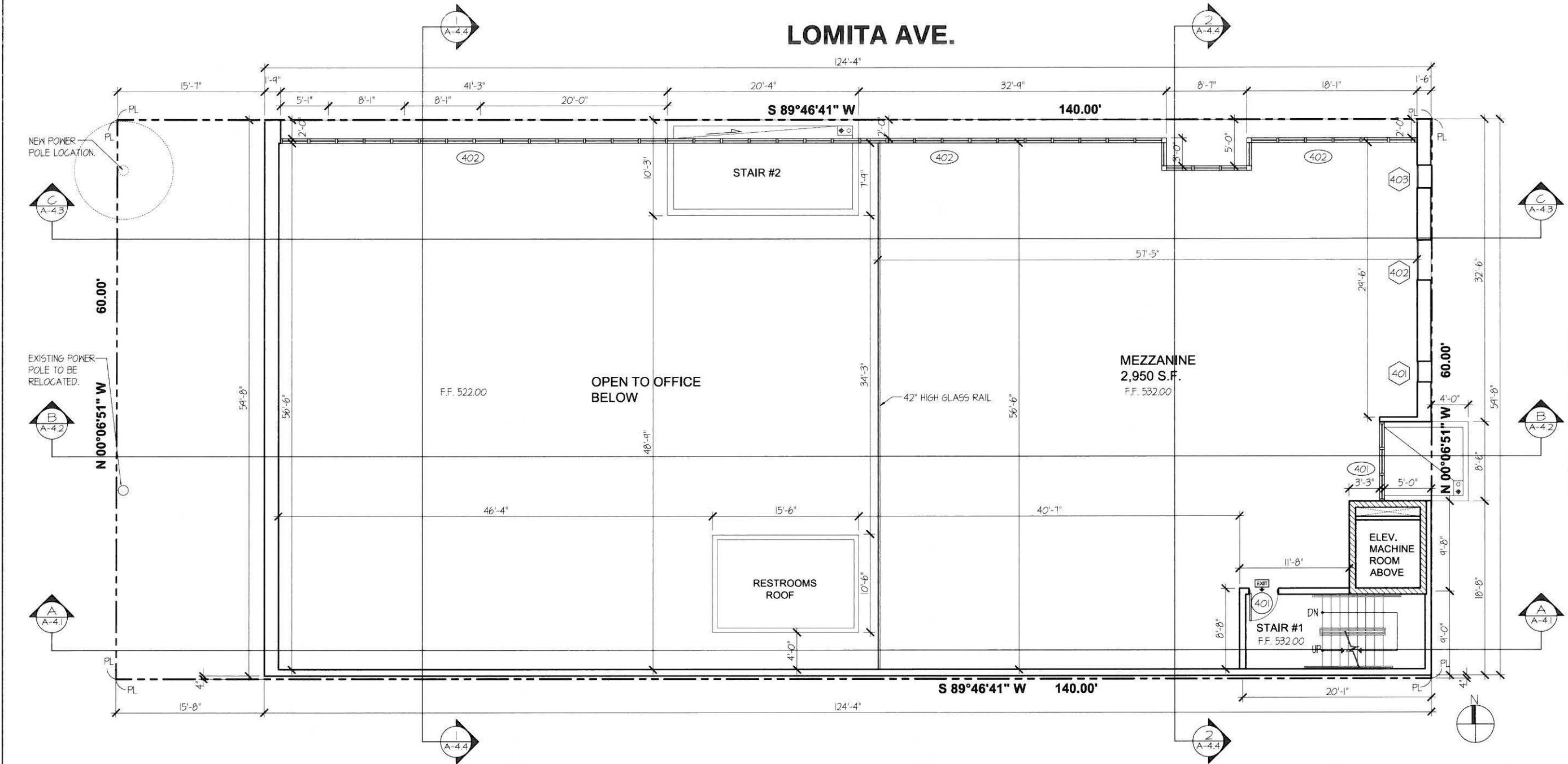
**3RD FLOOR
PLAN**

Scale: 3/16"=1'-0"

KEYPLAN

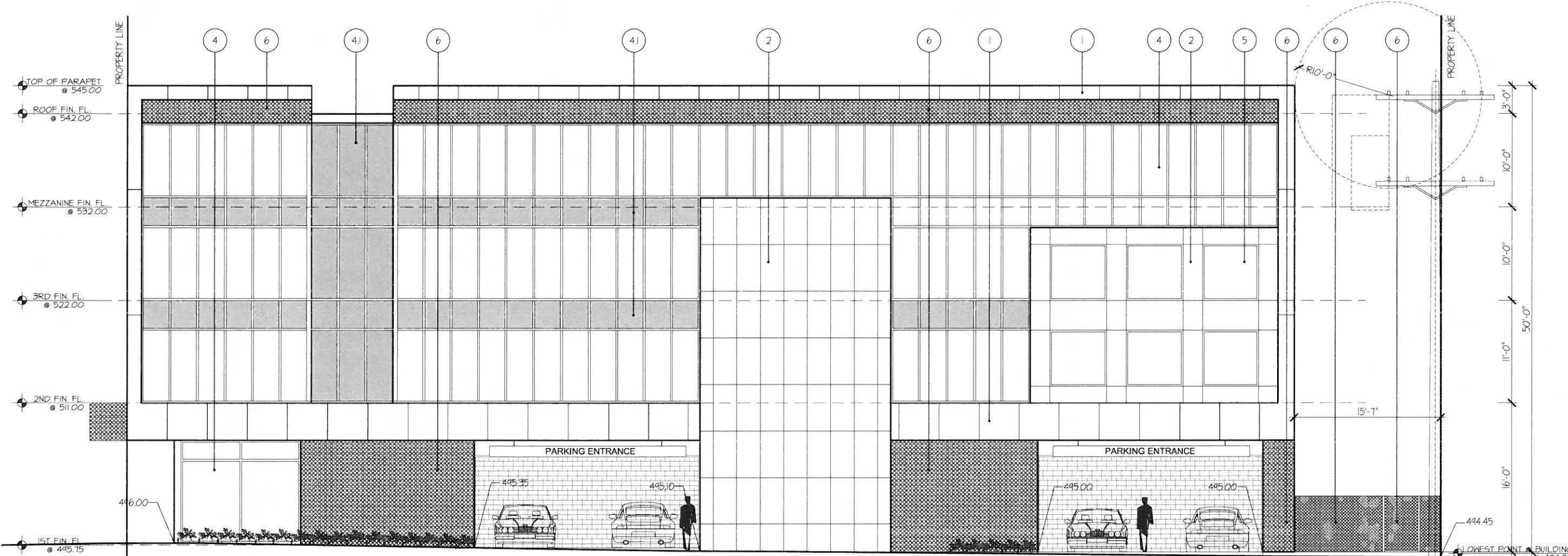
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A-2.4



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

CENTRAL AVE.



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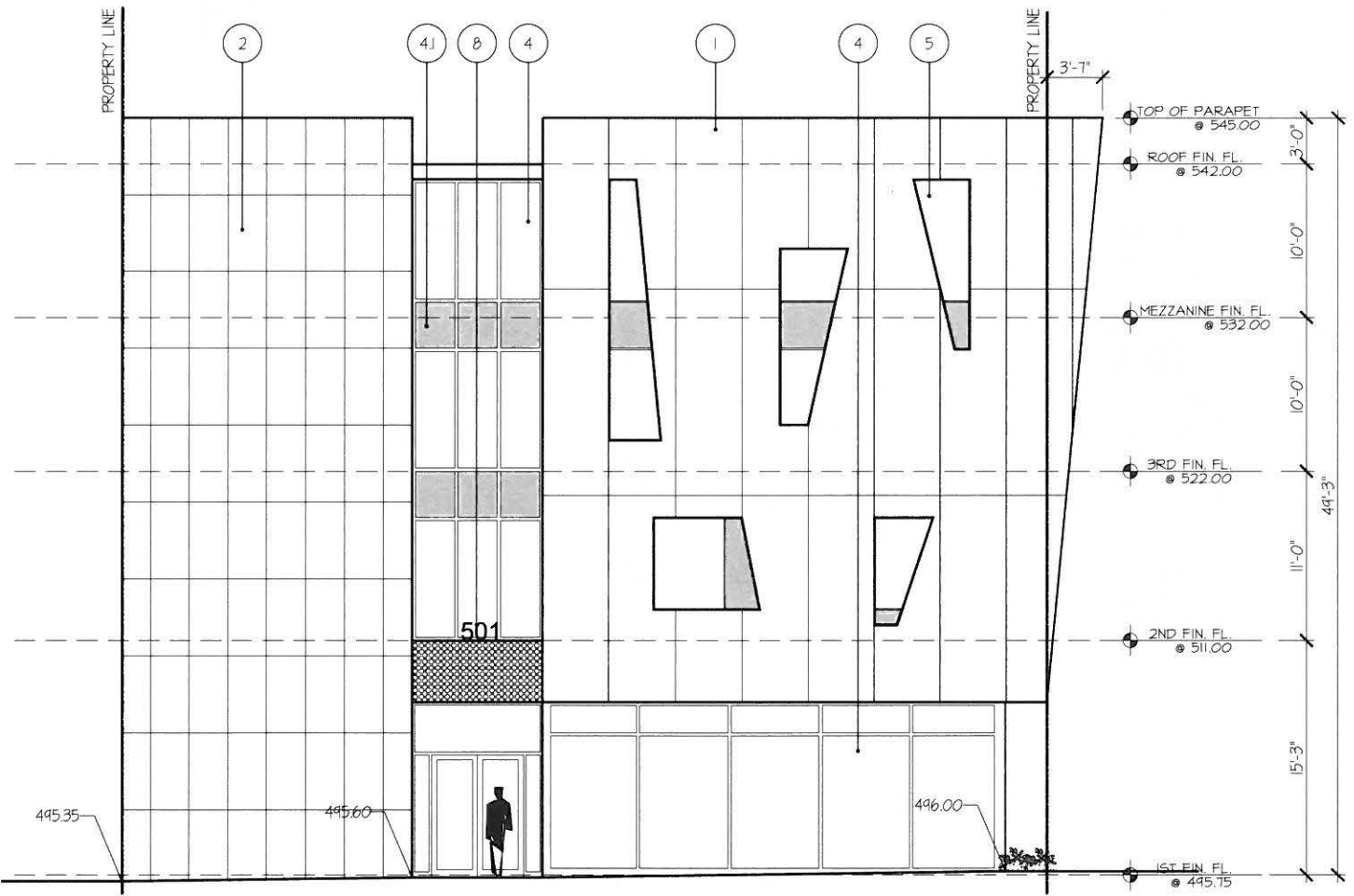


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501 S. CENTRAL AVE. GLENDALE, CA 91204



W. LOMITA AVE.

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

EXTERIOR FINISH MATERIALS:

1. 1/4" NOMINAL THK. EXTERIOR GRADE "FUNDERMAX" OR EQUAL COMPOSITE PANELS, COLOR BLACK.
2. 1/4" NOMINAL THK. STONEPEAK TILE COLOR "EXTRA VENA" OR EQUAL.
3. METAL PANEL TRIM AND FASCIA, "ALPOLIC" OR EQUAL CHAMPAGNE METALIC COLOR(TYP.).
4. DUAL GLAZED LOW "E" VISION GLASS, WITH ANODIZED FRAME CURTAIN WALL ASSEMBLY, GLASS COLOR GOLD(TYP.).
- 4.1 DUAL GLAZED LOW "E" VISION GLASS, WITH ANODIZED FRAME CURTAIN WALL ASSEMBLY, GLASS COLOR DARK GREY(TYP.).
5. ANODIZED ALUMINUM DOOR AND WINDOWS W/ DUAL GLAZED LOW "E" VISION GLASS, COLOR GOLD.
6. BACKLIT PERFORATED METAL PANELS.
7. 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
8. 9" HIGH, 3/4" STROKE, STAINLESS STEEL ADDRESS NUMBERS
9. 1/8" THK. STEEL TRAWLED SMOOTH FINISH CEMENT PLASTER, "OMEGA PRODUCTS INTERNATIONAL" COLOR 9240 IVORY.
10. 1/8" THK. STEEL TRAWLED SMOOTH FINISH CEMENT PLASTER, "OMEGA PRODUCTS INTERNATIONAL" COLOR 9221 SHARK GRAY.

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

NORTH AND EAST ELEVATIONS

Scale: 3/16"=1'-0"

KEYPLAN

- APPROVED
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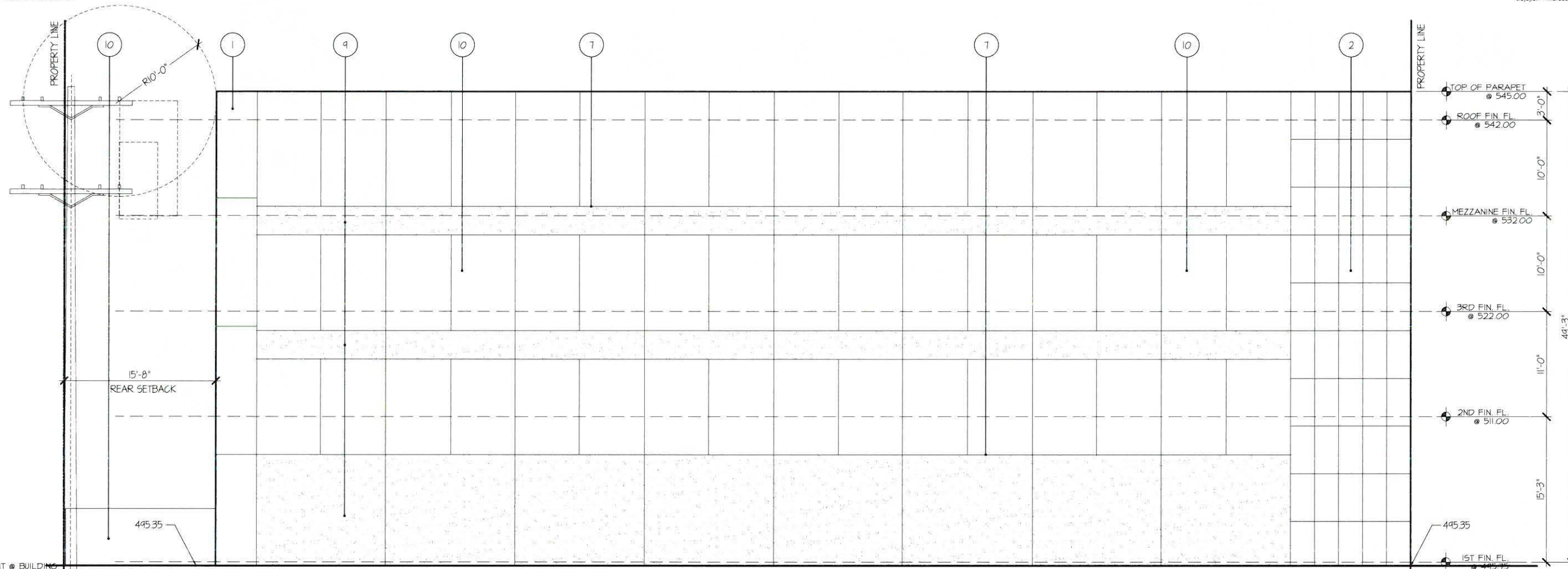
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 GLENDALE, CA 91204**

CENTRAL AVE.

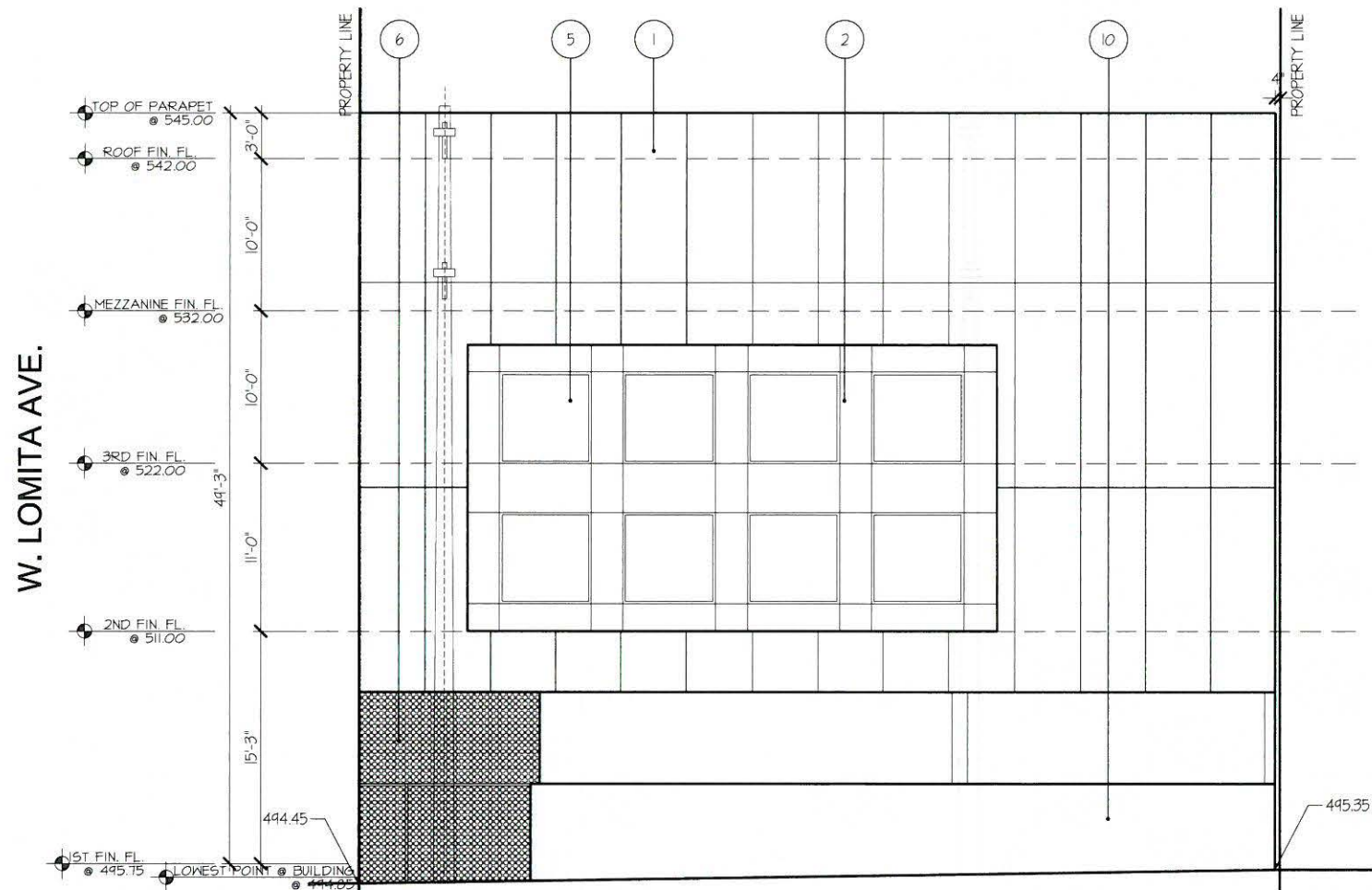


1 SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"

EXTERIOR FINISH MATERIALS:

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3. METAL PANEL TRIM AND FASCIA, "ALPOLIC" OR EQUAL CHAMPAGNE METALLIC COLOR(TYP).
4. DUAL GLAZED LOW "E" VISION GLASS, WITH ANODIZED FRAME CURTAIN WALL ASSEMBLY, GLASS COLOR GOLD(TYP).
- 4.1 DUAL GLAZED LOW "E" VISION GLASS, WITH ANODIZED FRAME CURTAIN WALL ASSEMBLY, GLASS COLOR DARK GREY(TYP).
5. ANODIZED ALUMINUM DOOR AND WINDOWS W/ DUAL GLAZED LOW "E" VISION GLASS, COLOR GOLD.
6. BACKLIT PERFORATED METAL PANELS.
7. 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
8. 9" HIGH, 3/4" STROKE, STAINLESS STEEL ADDRESS NUMBERS
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10. 7/8" THK. STEEL TROWLED SMOOTH FINISH CEMENT PLASTER, "OMEGA PRODUCTS INTERNATIONAL" COLOR 9227 SHARK GRAY.

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



W. LOMITA AVE.

SOUTH AND WEST ELEVATIONS

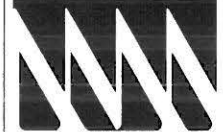
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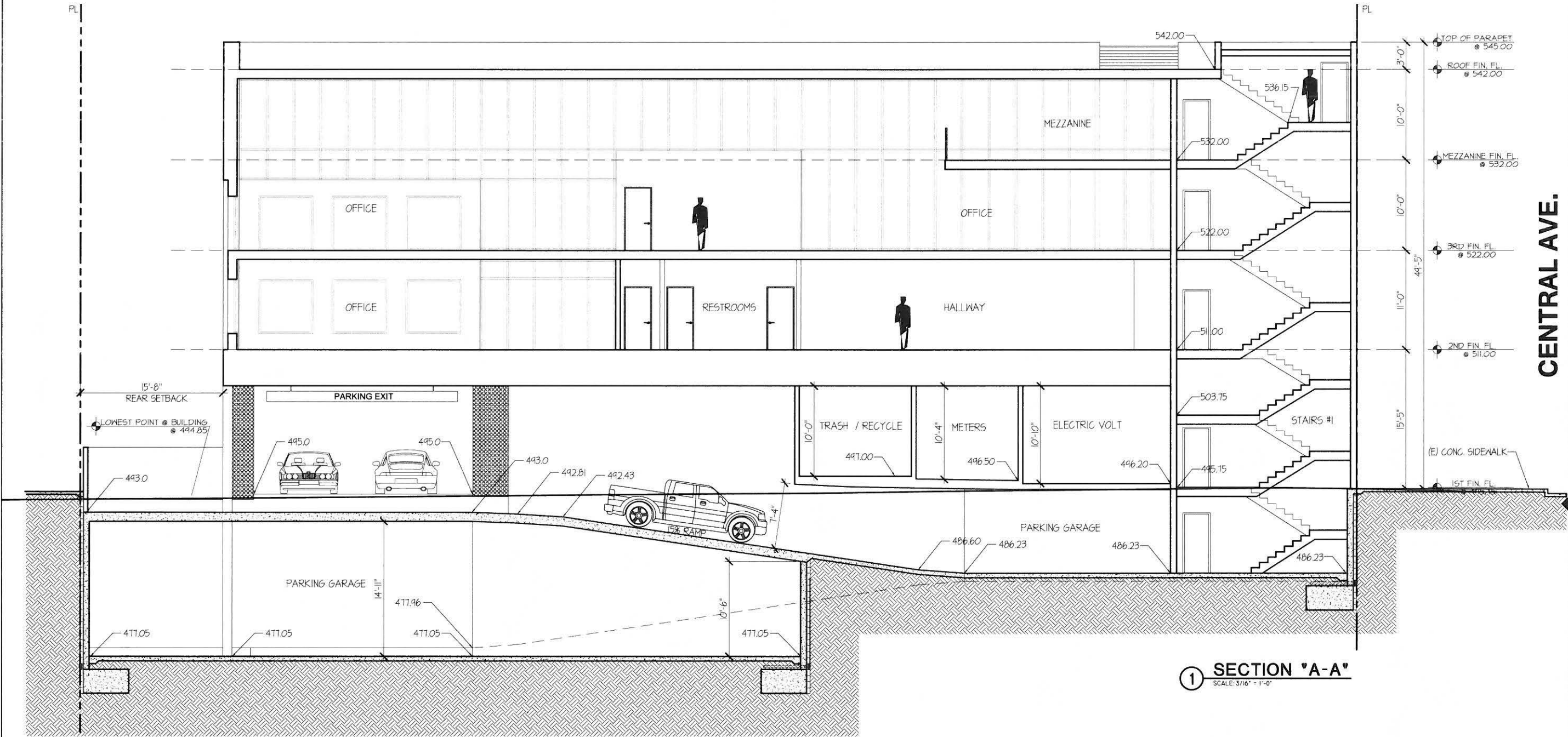
SECTION A-A

Scale: 3/16" = 1'-0"

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1 SECTION "A-A"
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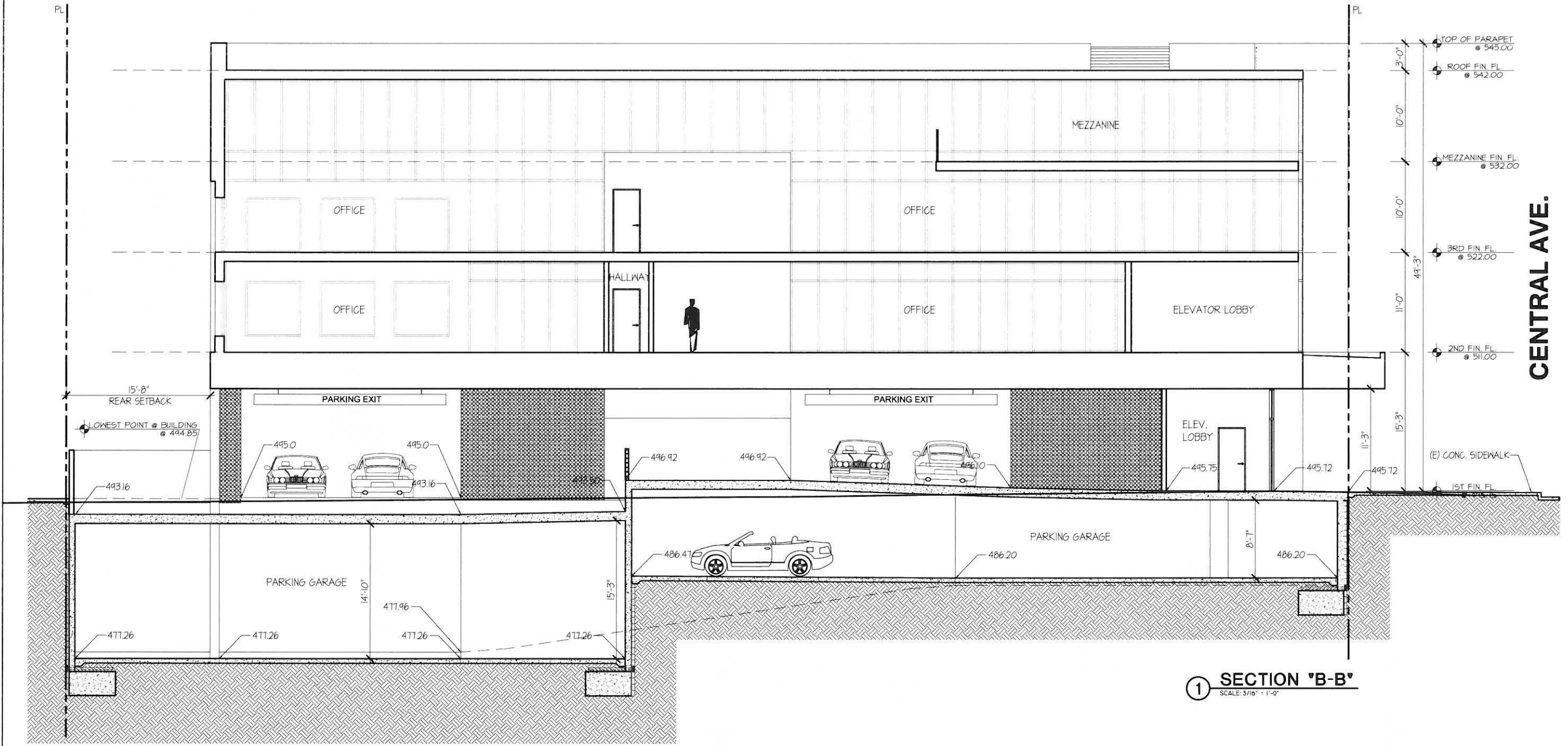
SECTION "B-B"

Scale: 3/16"=1'-0"

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1 SECTION "B-B"
SCALE: 3/16" = 1'-0"

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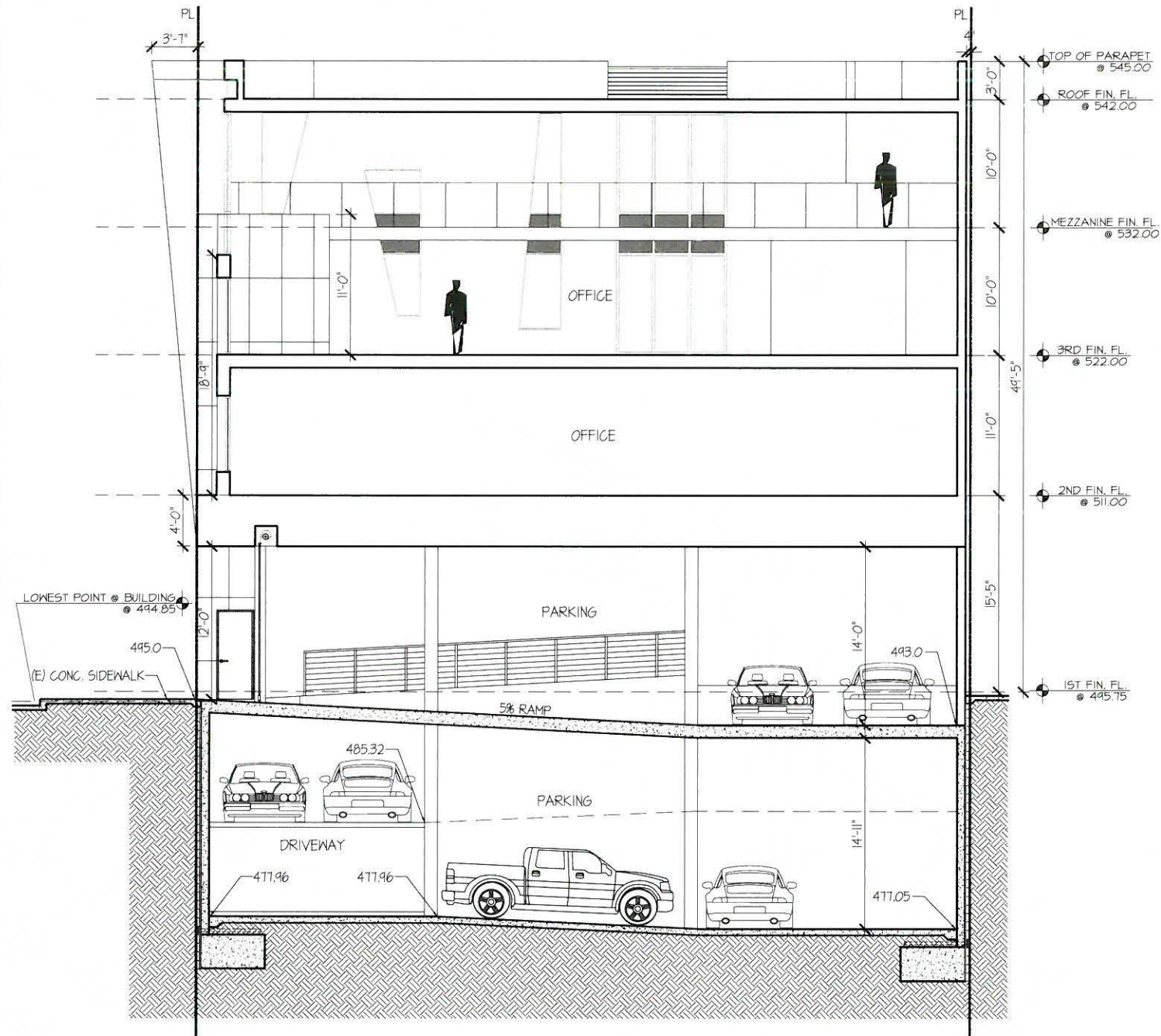
**SECTION '1-1'
and '2-2'**

Scale: 3/16" = 1'-0"

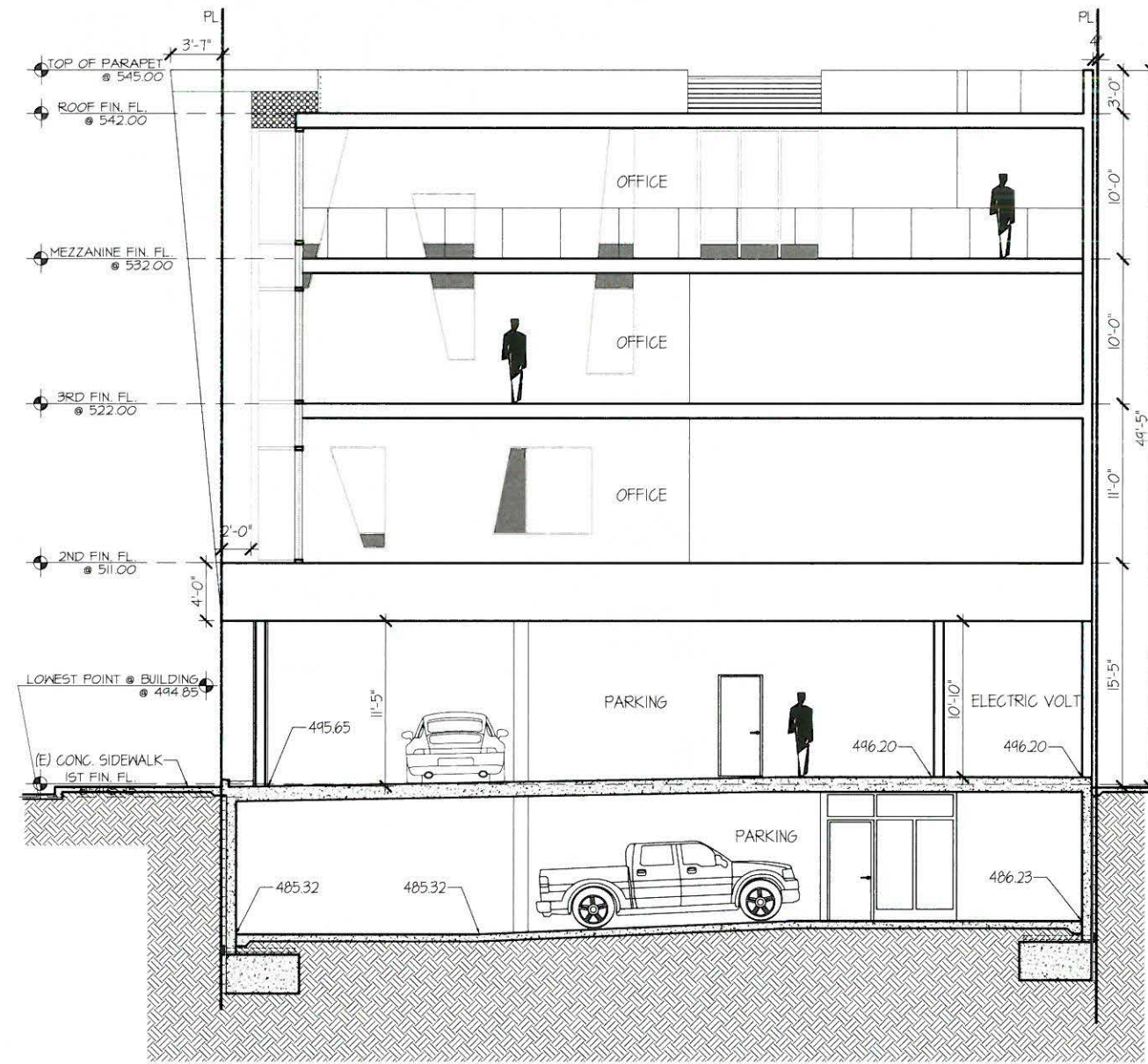
KEYPLAN

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- REVISION
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- DRAWN BY:
- PRINT DATE 06-18-18
- JOB NO
- SHEET NO

A-4.4



1 SECTION '1-1'
SCALE: 3/16" = 1'-0"



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

Q. MECHANICAL AUTOMOBILE PARKING LIFTS

Mechanical automobile parking lifts can be used to provide required parking spaces with the following conditions:

1. Types of mechanical automobile parking lifts that are covered by this section are
 - a. 2-post lifts
 - b. Scissor lifts
 - c. 4-post lifts

Other types of mechanical automobile parking lift system may be considered on case-by-case bases. See Figure 12 below for graphical representation of the typical lifts.

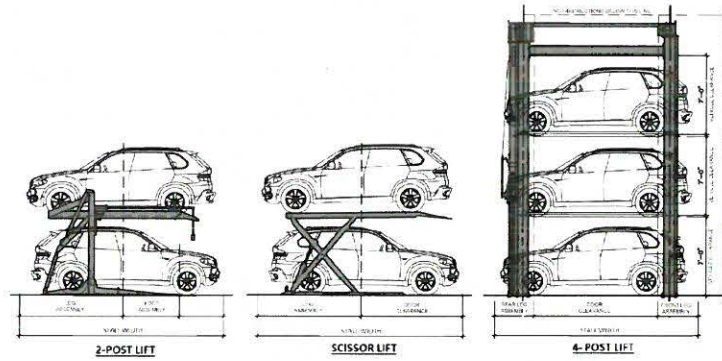


FIGURE 12- TYPES OF MECHANICAL AUTOMOBILE PARKING LIFTS

2. The platform of the mechanical lift on which the automobile is first placed shall be individually and easily accessible and shall be placed so that the location of the platform and vehicular access to the platform meets the LAMC Section 12 21A5(a), (b), and (i) requirements.
3. An approved Los Angeles Research Report (LARR) from the Los Angeles Building and Safety's Electrical Testing Laboratory is required for a mechanical automobile parking lifts. All of the conditions of approval shall be complied with.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

6. Mechanical automobile parking lifts must provide adequate door clearance for an attendant to exit a vehicle per manufactures specifications. See Figure 12 and Figure 15 for additional information.

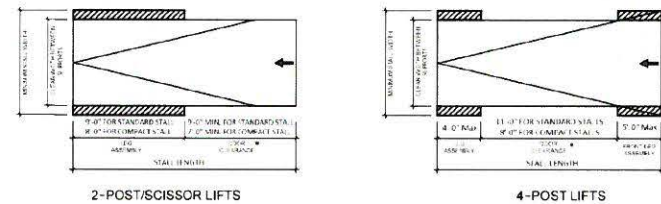


FIGURE 15- VEHICLE DOOR CLEARANCES

7. Mechanical automobile parking lifts shall be arranged in such a manner as to allow full operation of the sprinkler system. The required ceiling height may be reduced by up to 18 inches if the mechanical automobile parking lift is installed in a non-sprinklered garage, or when approval has been obtained from the Mechanical Plan Check for wall mounted Fire sprinklers prior to Building Plan Check approval. Additional headroom may be required to accommodate installation of roll-up garage doors.
8. Mechanical automobile parking lifts are considered tandem parking. Therefore, they shall not be installed where tandem parking is prohibited, such as within a commercial corner lot development, mini-shopping center, for recreational vehicles or guest parking.
9. In a private garage or private parking area, the tandem parking shall not be more than two-cars in depth [LAMC Section 12 21 A 5 (h)(1)]. Therefore, no parking spaces are permitted at the front and/or back of mechanical automobile parking lifts.
10. A "Covenant and Agreement to Provide Parking Attendant" shall be recorded with LA County Recorder's Office for tandem parking in public parking areas.
11. When tandem parking is provided, parking area shall be capable of accommodating required onsite queuing spaces for the shuffling of cars. The queuing spaces shall be arranged so that the required driveway access aisle is not reduce to less than 10' wide. Each of the queuing spaces shall be minimum 8' wide and 18' long.

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4. Mechanical automobile parking lifts must maintain the following clear width between vertical supports or any obstructions:
 - a. Minimum 8'-0" clear width for standard stalls
 - b. Minimum 7'-0" clear width for compact stalls.
 See Figure 13 below for additional information.

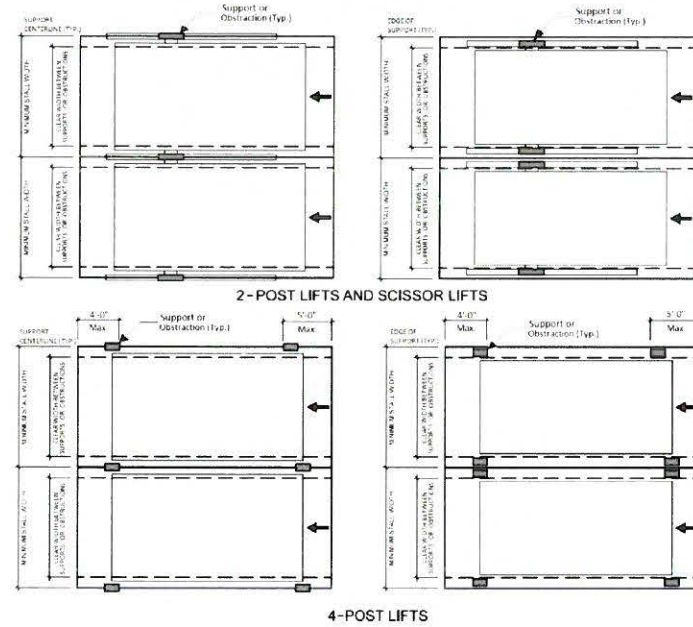


FIGURE 13- MINIMUM CLEAR WIDTH BETWEEN SUPPORTS AND OBSTRUCTIONS

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5. The stall heights within the mechanical automobile parking lifts shall be as follows:
 - a. Minimum clear height of 7'-0" for standard stalls
 - b. Minimum clear height of 6'-0" for compact stalls
 See Figure 14 below for additional requirements.

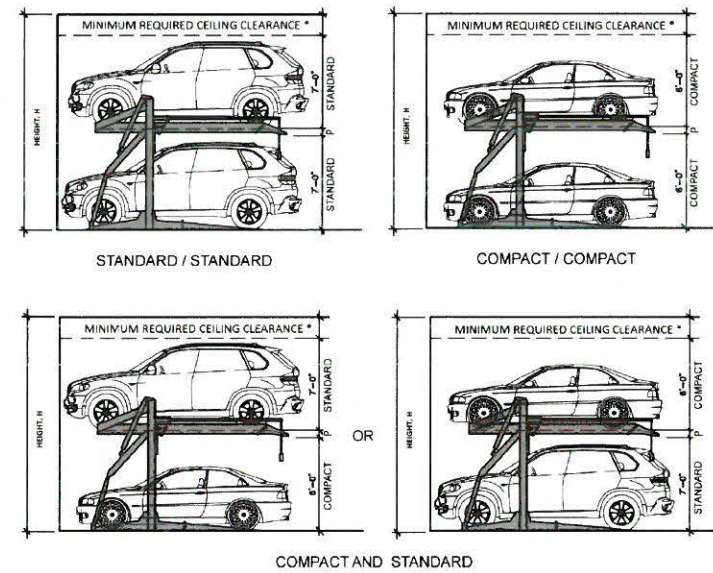


FIGURE 14- MINIMUM CLEAR HEIGHTS

* Minimum required clearance shall be 18" for sprinklers, or as-needed for roll-up doors.
 P = Platform thickness (See Manufacturer's Specifications)
 H = Height of any combination of the car type in stacked + P + Ceiling Clearance = Minimum clear floor to ceiling height required.

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Product Specifications:

Brand Name	QDMY
Model No.	QDMY-DSPL66
Type	Scissor car parking lift
Mode of Operation	Manual control buttons / Keys
Car Weight	≤2700kg (9000 lbs)
Car Size (L/W/H)	≤5000mm×1850mm×1550mm; ≤5000mm×1850mm×2050mm;
Lifting Height	2000mm
Mode of Drive	Hydraulic
Runway Width	2126mm
Motor Power	2.2KW
Working Voltage	220V/1Ph, 380V/3Ph (according to user's demand)
Warning Device	Yes
Safeguard Device	Fixed anti-falling lock devices
Control System Voltage	AC24
Car Platform Thickness	≥200mm
Outer Size	Please see below dimensions
Machine Weight	≤1100kg
Surface Treatment	High-grade anti-corrosion paint or galvanized treatment (Optional)
Color	Red, Blue, Grey, Yellow etc. (customized according to user demand)
Certification	ISO9001 and CE

1 MECHANICAL AUTOMOBILE PARKING LIFTS
SCALE: N/A

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**MECHANICAL
AUTOMOBILE
PARKING
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