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

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

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

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

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

6. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

24. ALL WALL MOUNTED TELEPHONE AND ELECTRICAL OUTLETS SHALL BE INSTALLED AT 15" A.F.F., UNLESS OTHERWISE NOTED. 25. ALL LIGHT FIXTURES SHALL BE LOCATED EXACTLY AS INDICATED ON CEILING PLANS FIRE DEPARTMENT NOTES

I. ADDRESS NAMERIS. APPROVED ADDRESS INIDERS, BIILDING NAMERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGALE AND VISIBLE FROM THE STREET, ROAD ALLEY, AND MALKINAYS GIVING ACCESS TO AND MITHIN THE PROPERTY. THESE NAMERIS SHALL CONTRACT WITH THEIR BACKGROUND. ADDRESS NAMERES SHALL BE ARABIC, MIRRAL SOR ALPHABET LETTERS NAMERIS SHALL BE A MINIMM OF FOUR (6) INCHES (IS2 MM) HIGH NITH AND MAND SHALL BE ILLIMINATED IN AN APPROVED MANNER (IF NAMERS ARE ON THE EXTERIOR). NAMERI HIGHT AND STROKE WIDTH OF OST SHALL BE NOTHER SARE ON THE EXTERIOR. NAMER HIGHT AND STROKE WIDTH OF SHALL BE INCREASED AS NEEDED FOR LEGISLITY BASED ON VISIBILITY DISTANCE.

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

(F) 9. FIRE EXTINSUISHERS. PROVIDE A FIRE EXTINSUISHER (MINIMUM 2A-IOBC) WITHIN A RECESSED OR SEMI-RECESSED CABINET WITHIN 15 FEET TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY, THE EXTINSUISHER SHALL BE MOUNTED ON A HOOK WITHIN THE CABINET (ELEVATED OFF CABINET FLOOR), THE TOP OF THE EXTINSUISHES SHALL BE NO HIGHER THAN 40 INCIDENT (2/19 MM) ABOVE THE FLOOR; EXTINSUISHES SHALL BE PLACED IN A EASILT ACCESSIBLE LOCATIONS HEREE THEY RILL BE READILTY ACCESSIBLE AND INVESTIGATELY AVAILABLE FOR USE.

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

IN ALL HADRIAGLE ANCEAS.

5 PRE ALARM NEWS SYSTEM: PROVIDE A FIRE ALARM SYSTEM CAPABLE OF NOTIFYING THE OCCUPANTS, AUDIEUT AND VISUALLY, UPON ACTIVATION OF THE NOTIFYING THE SESSION, THE SYSTEM SHALL SYSTEM SHALL SYSTEM SHALL SHOW SYSTEM SHALL BE ISSUED IN ACCORDANCE WITH THE LISTING AGREEMENT BETIRE ALARM INSTALLATION COMPANY UPON COMPLETION OF THE INSTALLATION A GREEMENT BETIRE THE INSTALLER AND INDEPRINITIES LABORATORIES PLANS AND PERMIT APPLICATION SHALL BE SUBMITTED INTINI 30 DAYS OF ISSUANCE OF THE BUILDING PREMIT, WORK ON THE FIRE ALARM SYSTEM SHALL BE DONE ONLY BY A GUALLIFIED ULL LISTED FIRE ALARM CONTRACTOR INFO WILL PROVIDE THE GLENDALE FIRE DEPARTMENT WITH A COPY OF A ULL CERTIFICATE CERTIFYING PROPER INSTALLATION OF THE SYSTEM AND MINIMUM ONE (I) YEAR TESTING AND MAINTENANCE AGREEMENT PRIOR TO FINAL INSPECTION SUCH SYSTEM SHALL BE MONITORED BY A ULL LISTED CENTRAL STATEMENT AND STATEMENT OF THE SYSTEM SHALL BE MONITORED BY A ULL LISTED CENTRAL STATEMENT OF THE SYSTEM SHALL BE MONITORED BY A ULL LISTED CENTRAL STATEMENT AND MINIMUM ONE (I) YEAR TESTING AND MAINTENANCE AGREEMENT PRIOR TO FINAL INSPECTION SUCH SYSTEM SHALL BE MONITORED BY A ULL LISTED CENTRAL STATEMENT AND STAT

6. EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL COMPLY WITH THE PROVISIONS OF 2013 CBC 1000. THE MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN ONE (I) FOOT-CANDLE AT THE MALKING SURFACE LEVEL. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL AREAS PER CODE.

EXIT 1. EXIT SIGNS: EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF GREEN TRAVEL, BE ILLUMINATED AT ALL TIMES AND COMPLY WITH PROVISIONS OF THE 2013 CBC ID.

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

\*LOCKS AND LATCHES THE LOCKING DEVICE FOR THE MAIN EXTERIOR EXIT DOOR(S) SHALL BE READILY DISTINGUISHABLE AS LOCKED, DOOR SHALL ALSO HAVE A VISIBLE DURABLE SIGN STATING ATHIS DOOR TO REMAIN UNLOCKED HER BUILDING IS OCCUPED. THE SIGN SHALL BE IN LETTERS ONE INCH ONTRASTING BACKGROUND (ABOVE THE DOOR); POSTED ON THE EGRESS DJACENT TO THE DOOR A (AS APPLICABLE)

IO. ADDITIONAL "ERMITS. PRIOR TO FINAL INSPECTION, THE FOLLOWING ANNUAL PERMITS ARE REQUIRED FROM THE FIRE DEPARTMENT:

NOUSTRIAL WASTE

OTHER
(AS APPLICABLE)

I. REQUIRED 6PD INSPECTIONS: FOR ALL INSPECTIONS, CALL BIB-548-46IO FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE OVERFIEND SPRINKLER ROUGH INSPECTION (PRIOR TO COVERING ANY PIPING).

FIRE ALARM ROUGH INSPECTION (PRIOR TO COVERING ANY WIRING/CONDUIT).

5PRINKLER FINAL.

FIRE ALARM FINAL.

ASSEMBLY.

INDUSTRIAL WASTE FINAL.

OTHER PREVENTION FINAL CONTRACTOR MUST REQUEST A SEPARATE INSPECTION INCLUDES, BUT IS NOT LIMITED TO. FIRE EXTINUISHERS, SIGNAGE, DOOR HARDWARE AND MEANS OF EGRESS, EMPRICAY TEXT LIGHTING, ETC.

501 S. CENTRAL



**501 S. CENTRAL AVE. GLENDALE, CA 91204** 

STANDARD ABBREVIATIONS LEGEND OF SYMBOLS

NORTH ARROW PLYWOOD SECTION GYPSUM WALLBOARD -(3)CONCRETE GRID LINE FINISH WOOD MATCH LINE BATT INSULATION ELEVATION → DIRECTION OF SLOPE ACOUSTICAL TILE WOOD BLOCKING DRAWING NUMBER CONT. WOOD BLOCKING INTERIOR ELEVATION CARPET SECTION (A)110 ROOM NUMBER -DETAIL NUMBER SHEET ON WHICH DETAIL OCCURS 120 STOREFRONT

9

 $\langle w \rangle$ 

DOOR

WINDOW

CENTERLINE

FOUNDATION
FINISH
FLOOR
FLASHING
FACE OF CONCRETE
FACE OF MASONRY
FACE OF STID
FRAMING BUILDING BLOCKING BEAM CABINET GATCH BASIN CERAMIC TILE GENTER LINE CEILING COLUMN COMPOSITION CONCRETE CONSTRUCTION CONTINUOUS CONTR.
CPT.
CTR.
DEL.
DF.
DIA
DIM
DN.
DR.
D.S.
DTL.
DAG
EA.
ELEC CONTRACTOR
CARRET
CARRET
COURLE
DOUGLAS FIRE
DOUGLE
DOUGLAS FIRE
DIAMETER
EACH
ELEVATION
EACH
ELEVATION
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EXTRIOR MISCELLANEOUS METAL NOT IN CONTRACT NOT TO SCALE NATURAL NOMINAL OVER ON CENTER

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OPENIN

L.A. ASSESSOR'S RECORD

PRPT. PTD. R.O. R R G P. ROUGH OPENING RADIUS REFLECTED CEILING PLAN ROOF DRAIN REFERENCE REINFORGEMENT SANDBLASTED STORM DRAIN SOLID CORE STAINLESS STEE SCHEDULE SHEET SIMILAR SPECIFICATION SPECIFIED SQUARE STANDARD SG. STD. STRUCT SUSP. T. STRUCTURAL SUSPENDED TEMPERED TOP OF T.C.S.
T.C.S.
T.C.Z.
TEMP
THK
TYP.
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VERT.
V.G.DF. TERNE COATED STEEL
TERNE COATED ZINC
TEMPERED
THICK UNIFORM BUILDING CODE UNLESS OTHERWISE NOTED

PARTIN PARTITION
PLAST. PLASTER
PLY. PLYMOOD
PR. PAIR

PARAPET PAINTED

CONSULTANTS

**ARCHITECT** 

SURVEYOR

RAY LOMBERA & ASSOCIATES INC. 5015 EAGLE ROCK BOULEVARD, STE 210 LOS ANGELES, CA 90041 TEL:(323) 251-9711 FAX: (323) 251-9665 WIWRAYLOMBERA.COM

ALAJAJIAN-MARCOOSI ARCHITECTS INC. 320 M. ARDEN AVENUE, SUITE 120 GLENDALE, CA 91203 TEL: (616) 244-5130 FAX: (616) 551-1613 E-MAIL: ARAMAR®ATT.NET

Scale: N/A

SHEET INDEX

ARCHITECTURAL:

A-O.I COVER SHEET
A-I.I SITE & ROOF PLAN
A-2.0 SUBTERRANEAN PARKING PLAN IST FLOOR PLAN

A-22 2ND FLOOR PLAN
A-23 3RD FLOOR PLAN
A-24 MEZZANINE FLOOR PLAN
A-3.1 NORTH AND EAST ELE

NORTH AND EAST ELEVATIONS A-3 Id NORTH AND EAST ELEVATIONS COLOR

A-3.2 SOUTH AND WEST ELEVATIONS
A-3.2a SOUTH AND WEST ELEVATIONS COLOR

A-4.1 SECTIONS A-4.2 SECTIONS

A-4.2 SECTIONS
A-4.3 SECTIONS
SECTIONS
A-5.1 SCHEDULES
A-6.2 SCHEDULES
A-6.1 DETAILS
A-6.2 DETAILS
A-6.2 DETAILS
A-6.1 PERSPECTIVE RENDERINGS
A-9.1 MECHANICAL AUTOMOBILE PARKING LIFTS

LANDSCAPING: L-I LANDSCAPE PLAN

LEGAL DESCRIPTION

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

8,400 SQ FT

6,770 SQ. FT.

8.325 SQ. FT.

15,095 SQ. FT

AREA ANALYSIS

STREET LEVEL GARAGE FLOOR AREA:

TOTAL GARAGE FLOOR AREA:

SUBTERRANEAN LEVEL GARAGE FLOOR AREA:

LOT AREA ZONE C3 1 ALLOWABLE HEIGHT 50'-0" MAXIMUM PROPOSED HEIGHT 50'-0" 151 FLOOR LOBBY, RETAIL STAIRS 985 SQ. FT 2ND FLOOR LOBBY, RETAIL, STAIRS, RESTROOMS: 7,066 SQ. FT. 3RD FLOOR LOBBY, RETAIL, RESTROOMS: 6,825 SQ. FT. TOTAL FLOOR AREA: 14.876 SQ. FT 2,950 SQ. FT. MEZZANINE FLOOR AREA:

**PROJECT SUMMARY** 

SCOPE OF WORKS: TO DEMOLISH 120 S.F. STRUCTURE AND 418 S.F. STRUCTURE AND TO CONSTRUCT A 3 STORY HIGH, (14,676 S.F.) NEW OFFICE BUILDING OVER ONE LEVEL (6,325 S.F.) SUBTERRANEAN PARKING GARAGE.

(AA) ROOM FINISH NOTE

(102) DOOR NUMBER

(102) ROOM NUMBER

TYPE V-A FULLY SPRINKLERED

PARKING ANALYSIS: PARKING REQUIRED 4816 X 2.7 = 40.17 CARS

PARKING PROVIDED:

15 PARKING SPACES AT UNDERGROUND GARAGE LEVEL 15 PARKING SPACES AT STREET LEVEL (13 STANDARD & 2 ACCESSIBLE) 30 PARKING SPACES TOTAL

4 TANDEM PARKING SPACES 17 PARKING LIFTS AT STREET AND UNDERGROUND GARAGE LEVELS. TOTAL PARKING SPACES = 51 CARS

ASSESSOR'S ID NO. 5696-012-001

PROPERTY TYPE REGION / CLUSTER TAX RATE AREA (TRA)

SITE ADDRESS

PROPERTY BOUNDARY DESCRIPTION

BUILDING DESCRIPTION(S)

IMPROVEMENT:

SQUARE FOOTAGE YEAR BUILT / EFFECTIVE YEAR BUILT BEDROOMS / BATHROOMS UNITS

SOLARE FOOTAGE YEAR BUILT / EFFECTIVE YEAR BUILT BEDROOMS / BATHROOMS

1948/1955

501 S. CENTRAL AVE.

24 / 24633

04045

720

GLENDALE CA 91204 COMMERCIAL / INDUSTRIAL

PALMETTO TRACT N 60 FT OF

W 140 FT OF E 150 FT OF LOT 14

1921/1926

St Mary 6 4 min PROJECT SOF

0

**VICINITY MAP** 



320 W. Arden Ave. Suite 120 Giendale, CA 91203 Phone: (818) 244-5130 Fax: (818) 551-1613 E-mail: aramar@worldnet.att.net

Architects Inc.

501 S. CENTRAL AVENUE LLC

Owner Address

501 S. CENTRAL **PROFESSIONAL** BUILDING

501 S. CENTRAL AVE. GLENDALE, CA 91204

COVER SHEET

APPROVED

 APPROVED REVISION

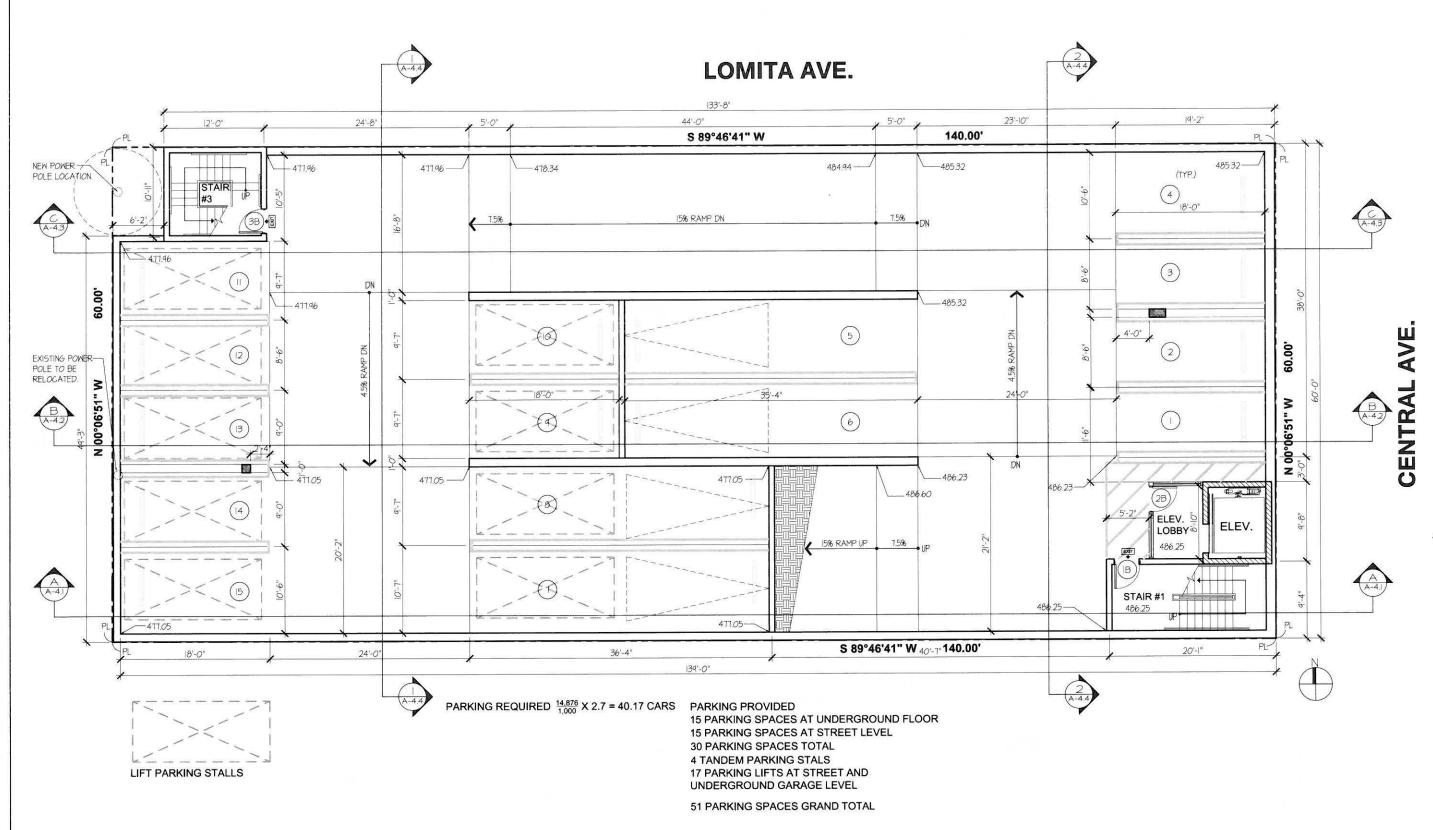
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## SUBTERRANEAN **PARKING** PLAN

Scale: "=1'-0"

KEYPLAN

• REVISION

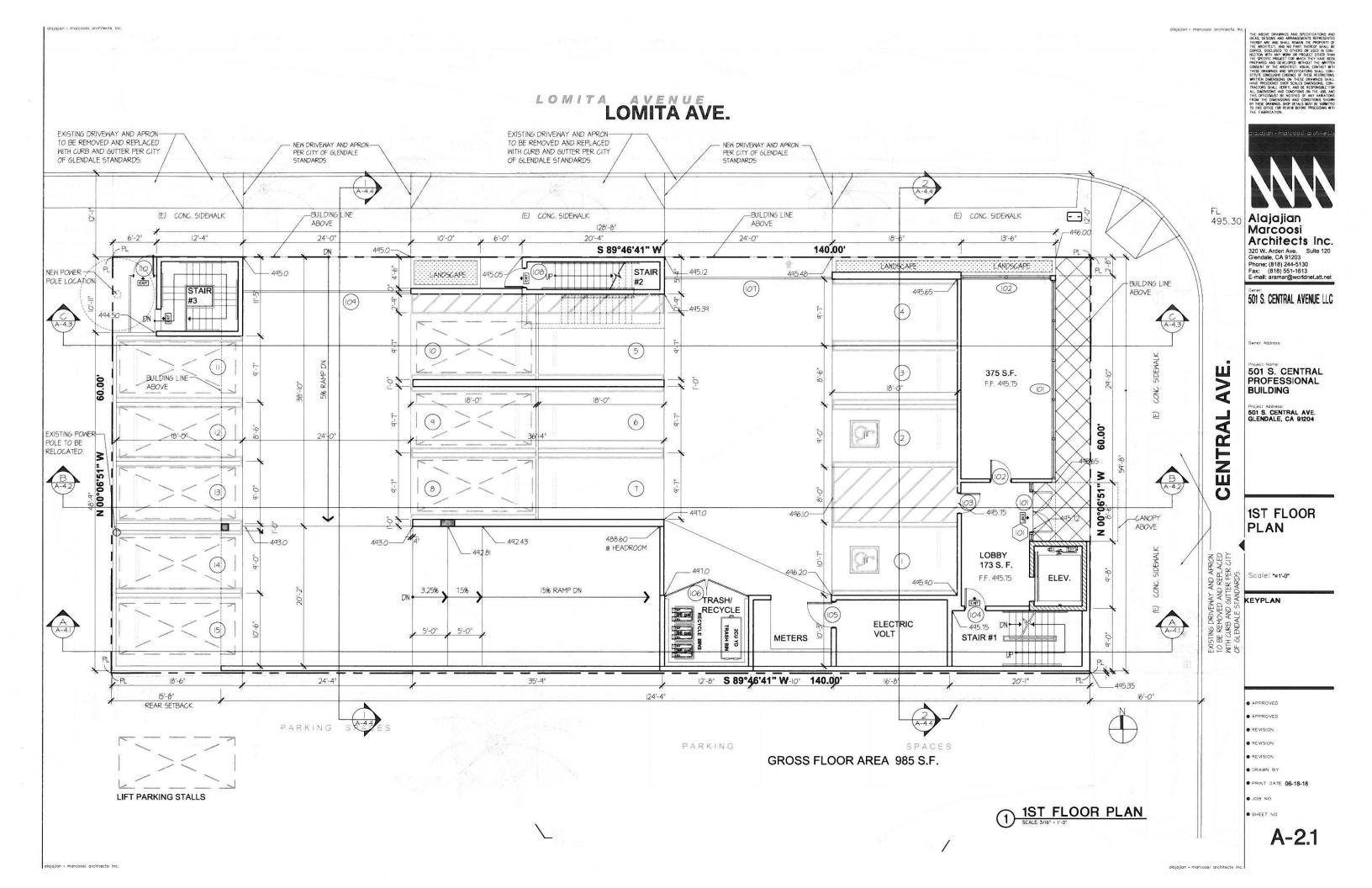
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SUBTERRANEAN PARKING PLAN
SCALE: 3/16" = 1"-0"



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2ND FLOOR PLAN

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

KEYPLAN

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• APPRO

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• REVISION

- TENSION

• REVISION

• PRINT DATE 06-18-18

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3RD FLOOR PLAN

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

KEYPLAN

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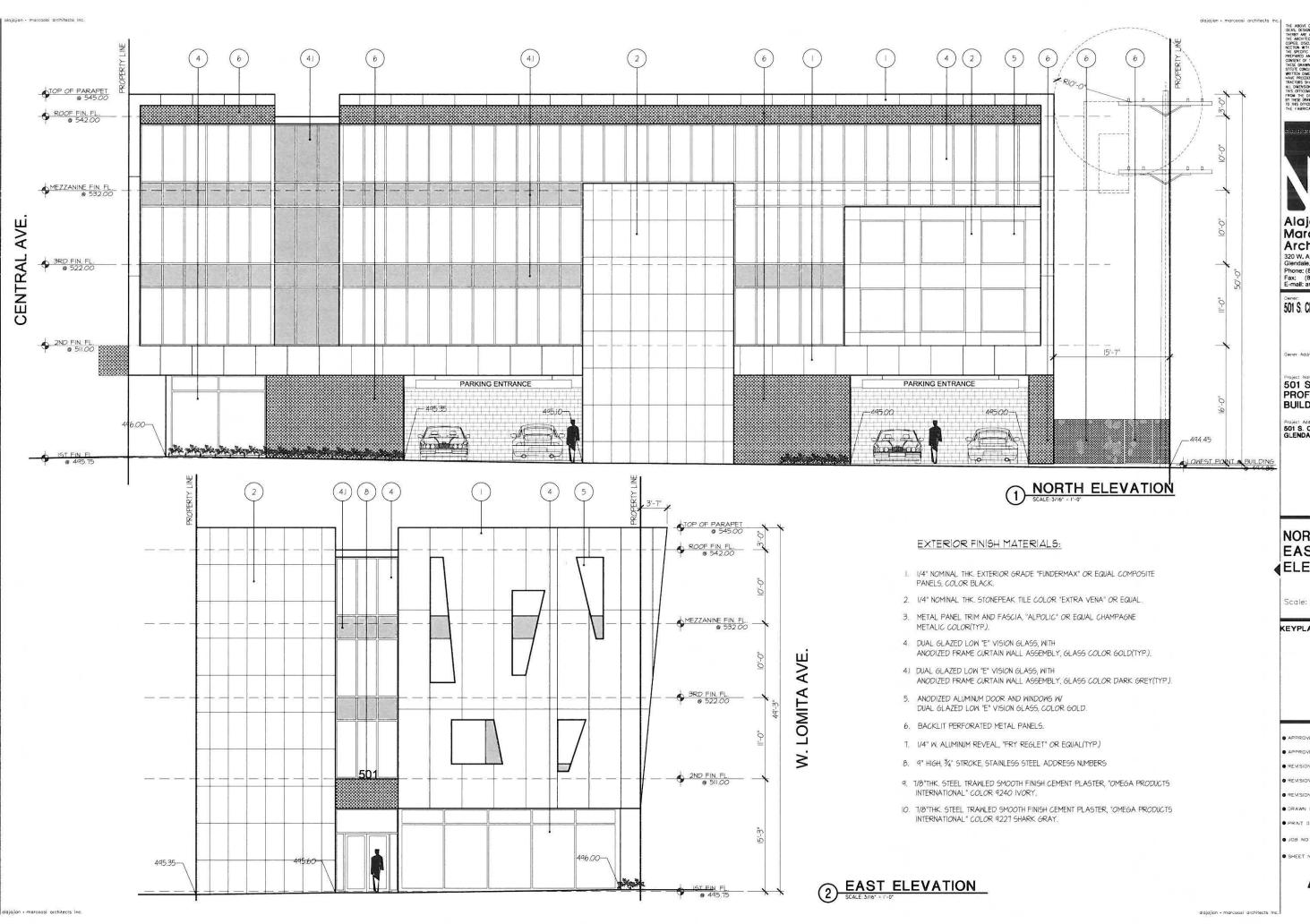


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3RD FLOOR

A-2.4





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## NORTH AND EAST ELEVATIONS

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

### KEYPLAN

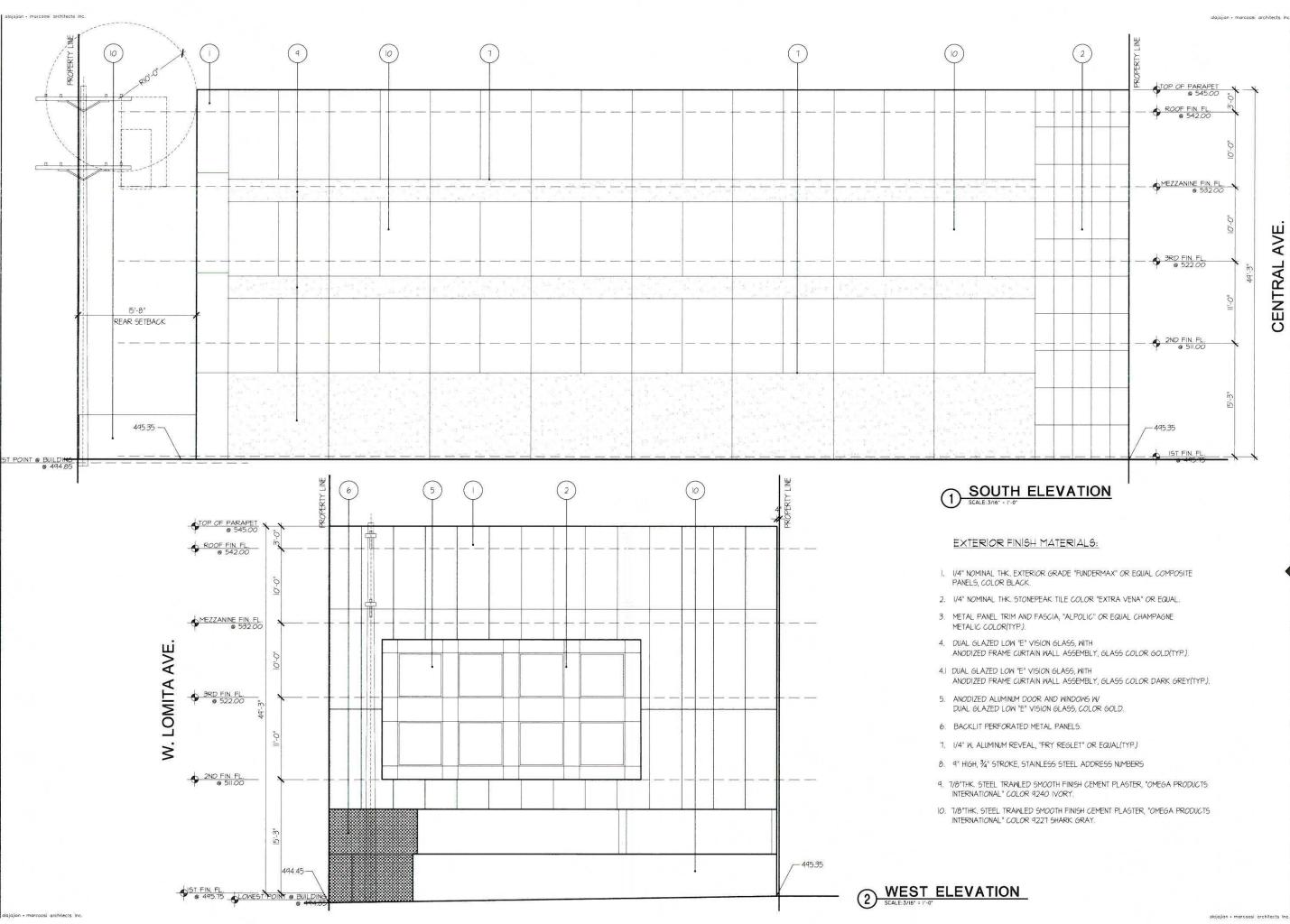
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.....

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# SOUTH AND WEST

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

KEYPLAN

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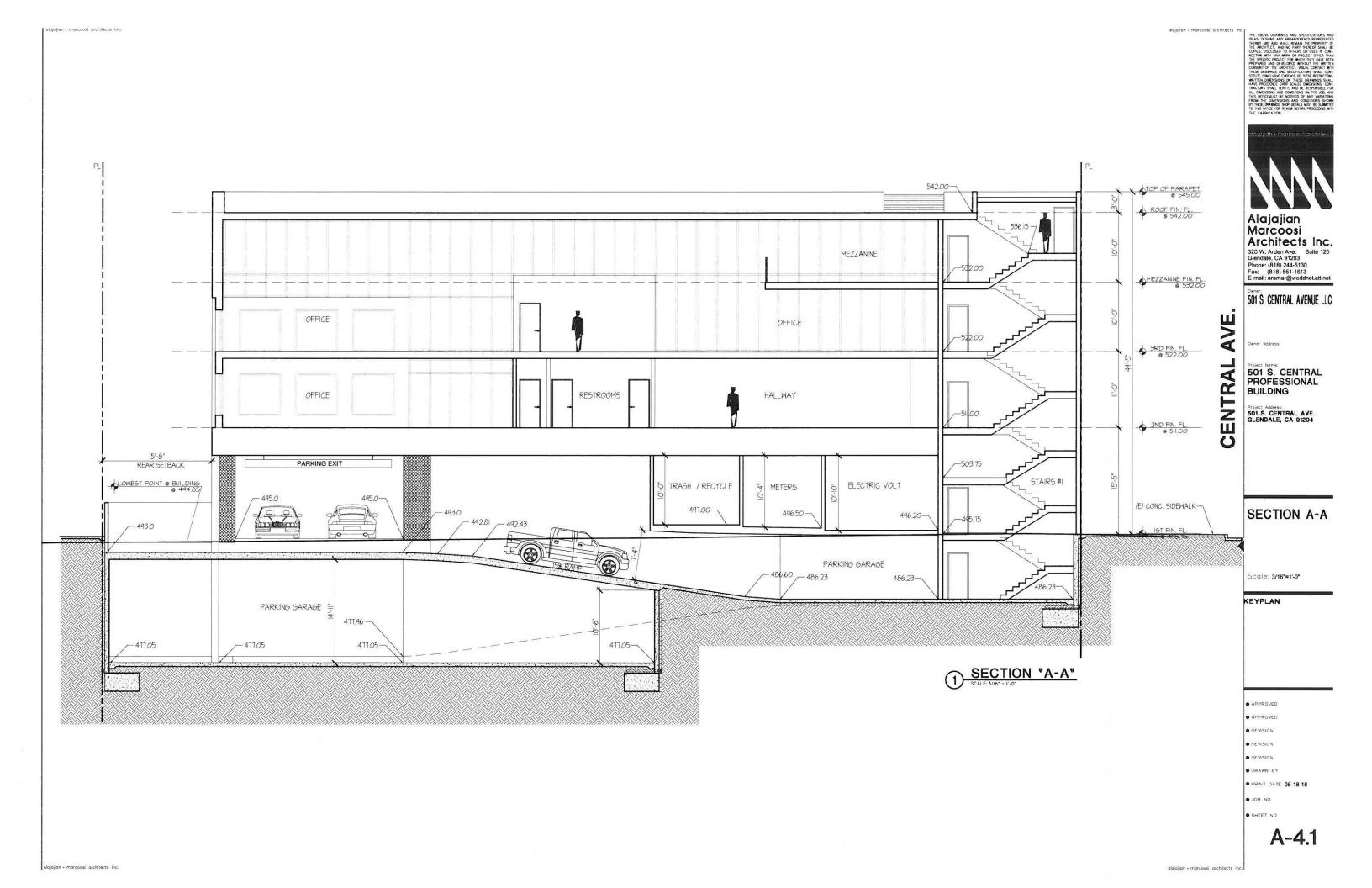
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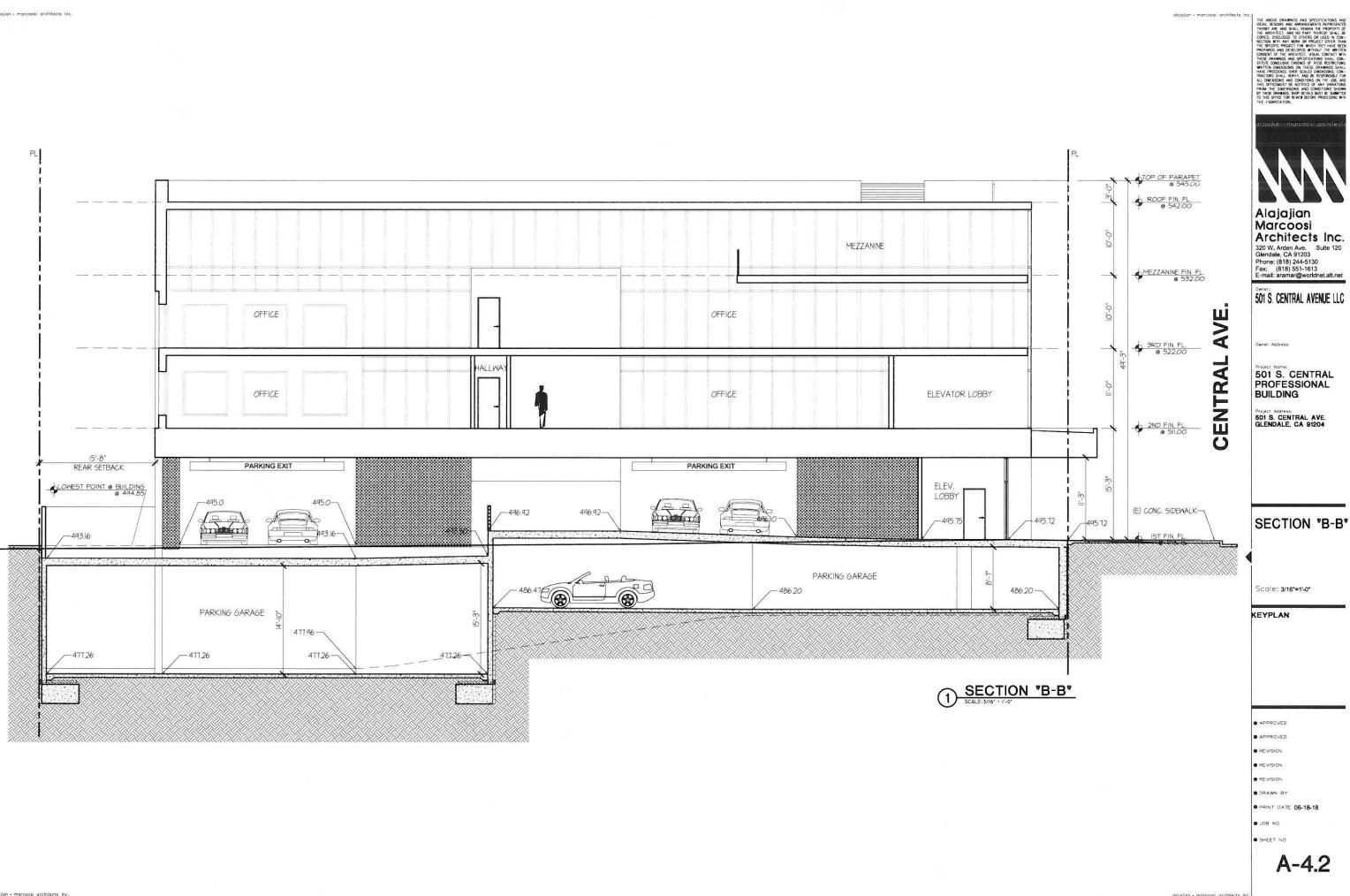
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SECTION \*1-1\*



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501 S. CENTRAL AVENUE LLC

Project Name: 501 S. CENTRAL PROFESSIONAL BUILDING

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

SECTION "1-1" and "2-2"

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

KEYPLAN

APPROVED

APPROVED

• REVISION

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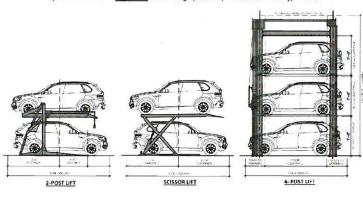
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#### Q. MECHANICAL AUTOMOBILE PARKING LIFTS

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

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

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



#### FIGURE 12- TYPES OF MECHANICAL AUTOMOBILE PARKING LIFTS

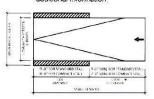
- The platform of the mechanical lift on which the automobile is first places shall be individually and easily accessible and shall be placed so that the location of the platform and vehicular access to the platform meets the LAMC Section 12 21A5(a), (b), and (i)
- An approved Los Angeles Research Report (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 compiled 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 acciding

Page 23 of 27

#### P/ZC 2002-001

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



4-POST LIFTS

2-POST/SCISSOR LIFTS

\* Obstructions are not allowed within this area

#### 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 Bullding 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.
- 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 to 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.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not disaminate on the basis of disability and, upon request, will provide reasonable account od attom to ensure equal access to its programs, services and activities. Page 26 of 27

4. Mechanical automobile parking lifts must maintain the following clear width between vertical

supports or any obstructions:

P/ZC 2002-001

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.

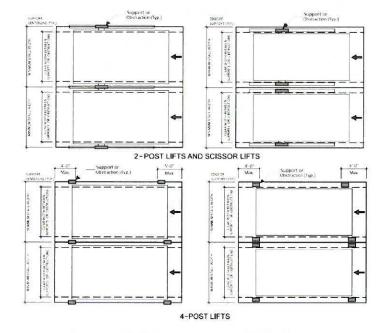


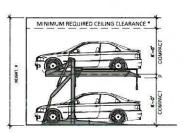
FIGURE 13- MINIMUM CLEAR WIDTH BETWEEN SUPPORTS AND OBSTRUCTIONS

Page 24 of 27

5. The stall heights within the mechanical automobile parking lifts shall be as follows: Minimum clear height of 7'-0" for standard stalls
Minimum clear height of 6'-0" for compact stalls

See Figure 14 below for additional requirements.





P/ZC 2002-001

STANDARD / STANDARD

COMPACT / COMPACT





COMPACT AND STANDARD

- Minimum required clearance shall be 18" for sprinklers, or as-needed for role-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.

#### FIGURE 14- MINIMUM CLEAR HEIGHTS

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.

Page 25 of 27

#### **Product Specifications:**

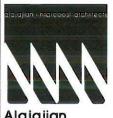
Certification

Brand Name Model No. QDMY-DSPL606 Scissor car parking lift Manual control buttons / Keys Mode of Operation ≤2700kg (9000 lbs) Car Weight Car Size (L/W/H) <5000mm×1850mm×1550mm <5000mm×1650mm×2050mm Mode of Drive Hydraulic Runway Width 2126mm Motor Power 2.2KW Working Voltage 220V/1Ph, 380V/3Ph (according to user's demand) Warning Device Safeguard Device Fixed anti-falling lock devices Control System Voltage Car Platform Thickness ≥200mm Outer Size Please see below dimensions Machine Weight ≤1100kg Surface Treatment High-grade anti-corrosion paint or galvanized treatment (Optional) Red, Blue, Grey, Yellow etc. ( customized according Color

to user demand

ISO9001 and CE

MECHANICAL AUTOMOBILE PARKING LIFTS
SCALE:N/A



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501 S. CENTRAL PROFESSIONAL BUILDING

501 S. CENTRAL AVE. GLENDALE, CA 91204

## MECHANICAL AUTOMOBILE PARKING LIFTS

Scale: N/A

KEYPLAN

APPROVED

· APPROVED

• REVISION

REVISION

REVISION

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