



SOUTH-EAST VIEW



SOUTH VIEW

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGN AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE PERMIT PROCESSING & CONSULTING, LLC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PERMIT PROCESSING & CONSULTING, LLC. THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS, WRITTEN DIMENSIONS, AND CONDITIONS. THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

PERMIT PROCESSING & CONSULTING, LLC

1130 WEST OLIVE AVE
BURBANK, CA 91506
OWNER:
WESTERN ALLIANCE LLC

639 WEST BROADWAY
GLENDALE, CA 91204
PHONE: (818) 240-5617
FAX: (818) 240-0192
EMAIL: PERMITCONSULTANT@YAHOO.COM

PROJECT TITLE:
**PROPOSED 3-STORY MIXED USE BUILDING
MEDICAL OFFICE / 23 RESIDENTIAL UNITS**

REVISIONS			COVER SHEET
NO.	ISSUE	BY	SHEET TITLE

Scale: N/A
Drawn:
Date: 04-05-2024
Job No.
Sheet:

A-0.0



EAST VIEW

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1130 WEST OLIVE AVE
 BURBANK, CA 91506
 OWNER:

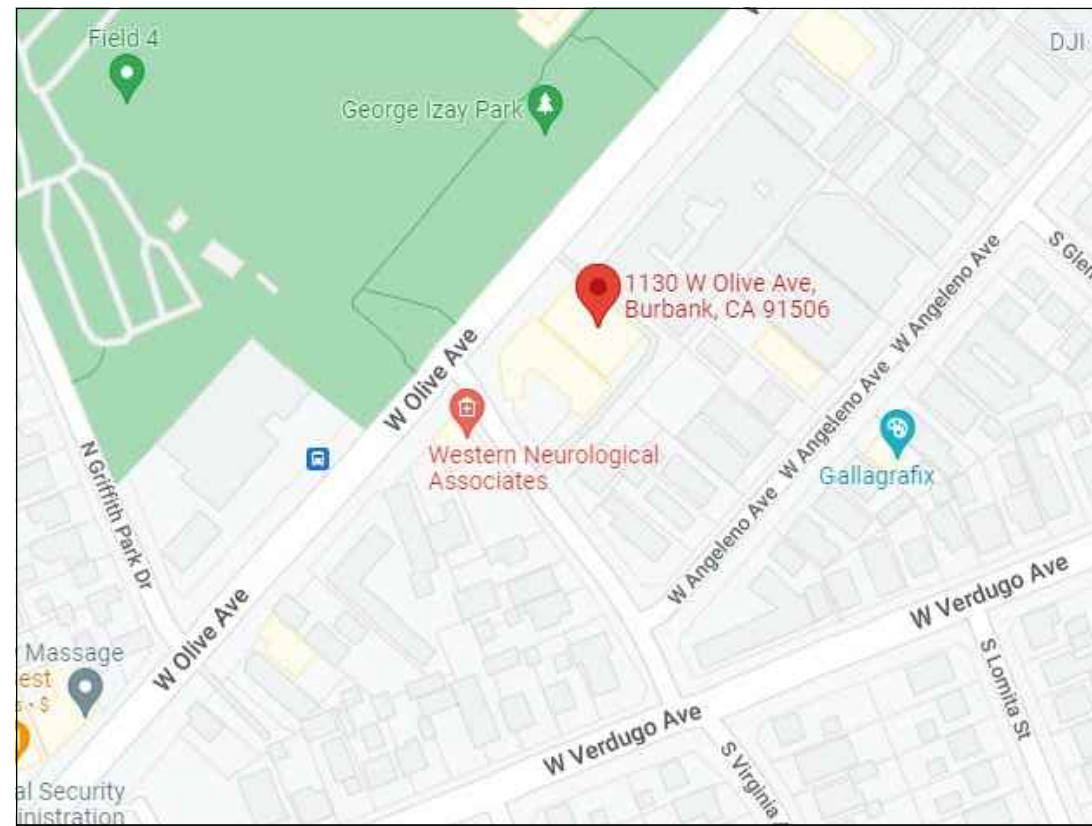
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 MEDICAL OFFICE / 23 RESIDENTIAL UNITS**

COVER SHEET
 SHEET TITLE

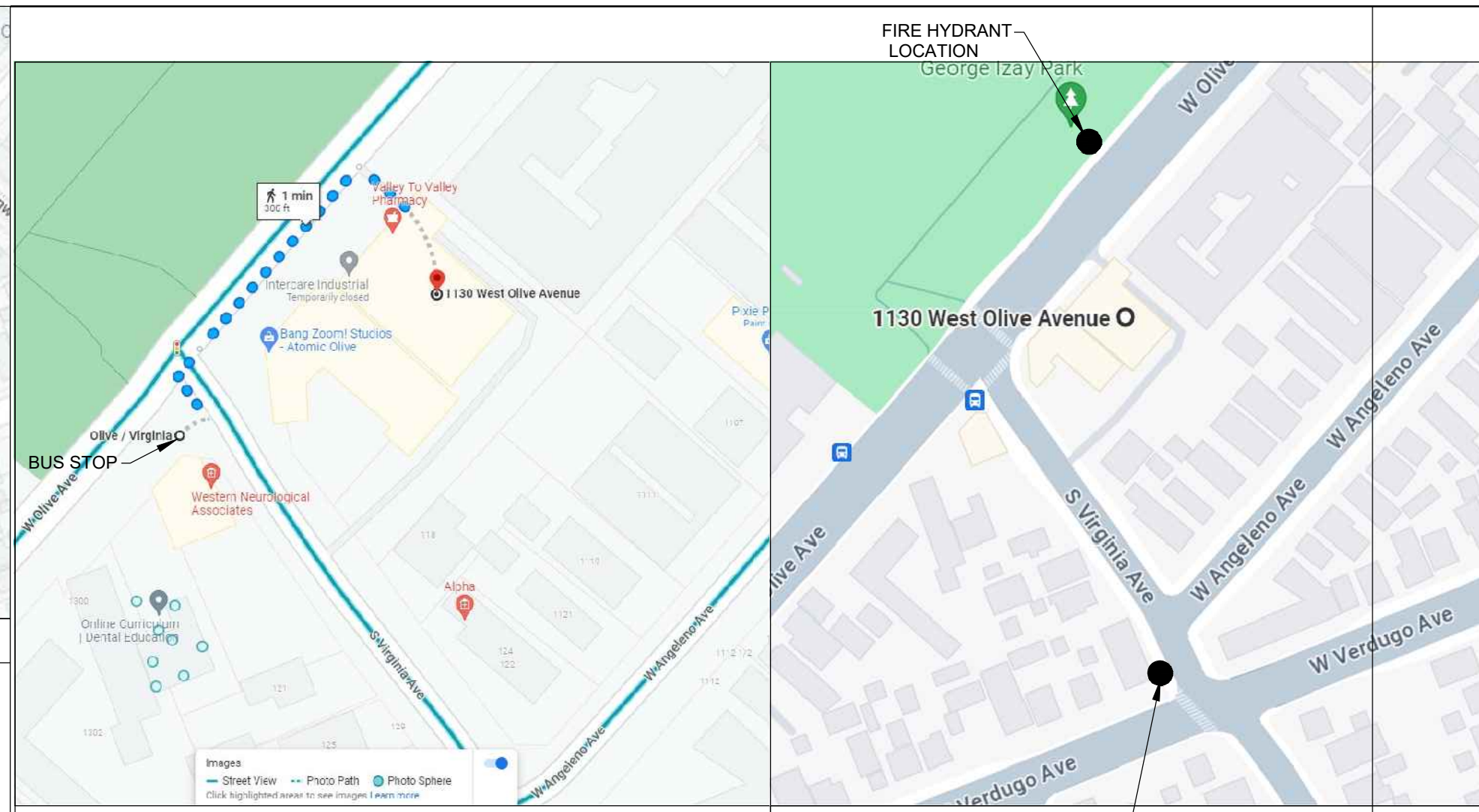
REVISIONS		
NO.	ISSUE	BY

Scale: N/A
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A-0.1



VICINITY MAP



BUS STOP IS WITHIN 300 FEET OF PROJECT LOCATION

FIRE HYDRANT LOCATION MAP

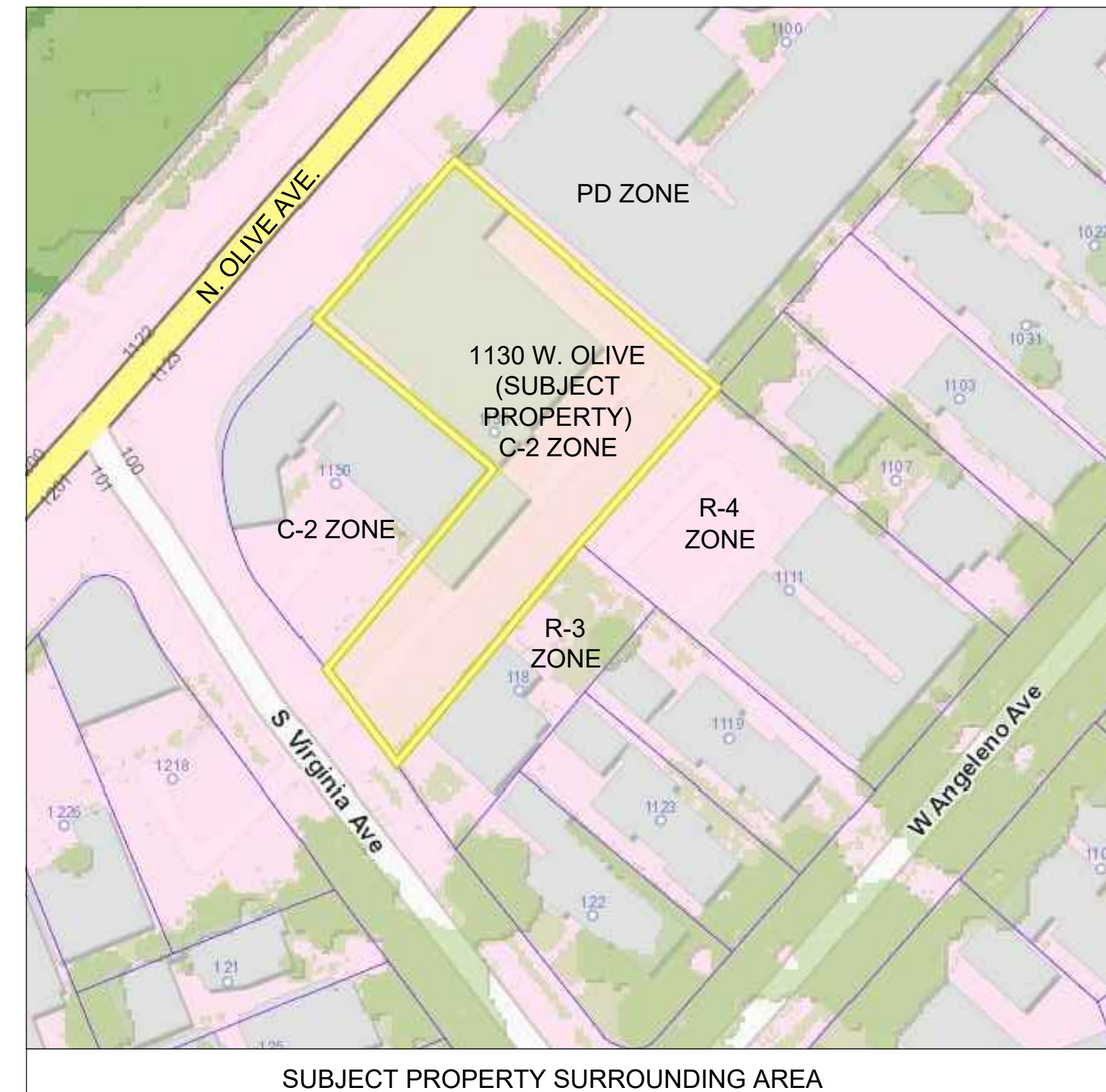
A: APPLICABLE CODES:
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
2019 CRC (and/or 2019 CBC), 2019 CPC, 2019 CMC, 2019 CEC, 2019 CEN/C, AND 2022 BURBANK MUNICIPAL

B: GENERAL NOTES:

- The contractor shall carefully study and compare the contract documents with each other and with information furnished by the owner and shall at once report to designer errors, inconsistencies or omissions discovered. If the contractor performs any construction activity knowing it involves a recognized error, without such notice to designer, the contractor shall assume appropriate responsibility for such performance and shall bear an appropriate amount of the attributable costs for correction.
- The contractor shall take field measurements and verify field conditions and shall carefully compare such field measurements and conditions and other information known to the contractor with the contract documents before commencing activities. Errors, inconsistencies or omissions discovered shall be reported to designer, at once.
- The contractor shall supervise and direct the work, using the contractor's best skill, knowledge and attention. The contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures, including safety procedures, and for coordinating all portions of the work under the contract, unless contract documents give other specific instructions concerning these matters.
- The contractor shall be responsible to the owner for acts and omissions of the contractor's employees, subcontractors and their agents and employees, and other persons performing portions of the work under a contract with the contractor.
- The contractor shall be responsible for inspection of portions of work already performed under this contract to determine that such portions are in proper condition to receive subsequent work. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected. Commencement of work by any trade will be considered unqualified acceptance of the substrate and installation conditions. No claim or warranty avoidance will be accepted if installation over an improper substrate has commenced.
- Unless otherwise provided in the contract documents, the contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and the work, whether temporary or permanent and whether or not incorporated or to be incorporated in the work.
- Unless otherwise provided in the contract documents, the contractor shall secure and pay for the building permit and other permits and governmental fees, licenses and inspections necessary for proper execution and completion of the work, including certificate of occupancy, which are customarily secured after execution of the contract and which are legally required when bids are received or negotiations concluded. Separate individual building permits are required for all plumbing, mechanical, and electrical work.
- The contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities bearing on performance of the work.
- It is not the contractor's responsibility to ascertain that the contract documents are in accordance with applicable laws, statutes, ordinances, building codes, and rules and regulations. However, if the contractor observes that portions of the contract documents are at variance therewith, the contractor shall promptly notify designer in writing, and necessary changes shall be accomplished by appropriate modification.
- The contractor shall be responsible for cutting, fitting or patching as required to complete the work or the make its parts fit together properly; the refinished surfaces shall match the adjacent surfaces.
- The contractor shall not damage or endanger any portion of fully or partially completed construction of the owner of separate contractors by cutting, patching or otherwise altering such construction.
- The contractor shall keep the premises and surrounding area free from accumulation of waste materials caused by operations under the contract. At completion of the work, the contractor shall remove from and about the project waste materials, rubbish, contractor's tools, construction equipment, machinery and surplus materials.
- The contractor shall not be relieved of responsibility for deviations from requirements of the contract documents by designer review of shop drawings, product data, samples or similar submittals unless the contractor has specifically informed and obtained written approval from designer. The contractor shall not be relieved of responsibility for errors or omissions in shop drawings, product data, samples or similar submittals by designer review thereof. The contractor shall be solely responsible for providing a complete installation of elements whether or not the shop drawings have been reviewed by designer.
- Contractor shall submit 1 paper set and 1 print of required shop drawings for review of conceptual design by designer prior to execution of work.
- All areas to receive millwork shall be field measured prior to construction.
- All cabinetwork shall conform to the applicable requirements of the woodwork institute of California and the latest edition of the "WIC Manual of Millwork", premium grade.
- Horizontal dimensions are to finish face of wall or face of concrete unless otherwise.
- Vertical dimensions and elevations are to finish materials unless noted otherwise.
- Contractor shall provide a complete partition layout chalked in field for review by designer prior to any construction.
- Contractor shall verify equipment rough-in requirements with the equipment manufacturers.
- The contractor shall provide all necessary blocking, backing, framing, hangers or other support for all fixtures, equipment, cabinetry, furnishings and all other items.
- Notify owner of non-availability of specified materials at the time of bidding. If no notification is given, it will be assumed that materials are available.
- Substitutions of specified products will require written approval by designer prior to ordering or installation.
- Do not scale the drawings.
- Protect finish materials against damage.



ZONING MAP



SUBJECT PROPERTY SURROUNDING AREA

LOT AREA AND ZONING INFORMATION				
ADDRESS	LOT AREA (SF)	ACRES		
1130 W OLIVE AVE	24,100±	0.55		
DENSITY				
STANDARD ZONING	LOT AREA	F.A.R.	Ratio (Unit / acre)	Allowed Units
C-2	24,100±	1.0	27	14.85 (15)
DENSITY BONUS				
Base Density	% Density Bonus	Total Units	% Very Low Income	Number of Affordable Units
15	50	23	15	4

PROPOSED	Units
Studios	2
1-Bedroom	21
Total	23

INCENTIVES	
1-	PARKING
2-	HEIGHT
3-	LOT COVERAGE

SCOPE OF WORK:
DEMOLITION OF EXISTING BUILDING
PROPOSED 3-STORY MIXED USE BUILDING
COMMERCIAL FIRST FLOOR
RESIDENTIAL 2ND & 3RD FLOOR
PARKING AT REAR FIRST FLOOR
ONE LEVEL UNDERGROUND PARKING

PROPOSED 21 ONE-BEDROOM & 2 STUDIOS RENTAL APARTMENTS
PROPOSED RETAIL SPACE AT FIRST FLOOR
PROPOSED OFFICE SPACE AT FIRST FLOOR
PROPOSED MEDICAL OFFICE AT FIRST FLOOR

PROJECT DATA:
Assessor's ID No:2446-027-040
Address:1130 W OLIVE AVE BURBANK CA 91506

Property Boundary Description
TR NO 3910 POR OF LOTS 3 AND 4

LOT SIZE AREA= 24,100 S.F.

ZONE= C-2 (COMMERCIAL LIMITED BUSINESS)
ADJACENT ZONES: R-3, R-4, PD (PLANNED DEVELOPMENT)
PROPOSED BUILDING HEIGHT: 39'-4" MAX
P1 UNDER GROUND PARKING LEVEL= 16,763.6 S.F.
PROPOSED FIRST FLOOR (GROUND FLOOR) GROSS AREA= 19,530 S.F.
PROPOSED SECOND FLOOR AREA= 19,467 S.F.
PROPOSED THIRD FLOOR AREA= 11,988 S.F.
TOTAL BUILDING FLOOR AREA= 67,748.6 S.F.

OFF-STREET PARKING
REQUIREMENTS FOR RESIDENTIAL PARKING:
STUDIO <500 S.F.= 1 SPACE PER UNIT
1-BEDROOM UNIT >500= 1 PER UNIT
REQUIRED GUEST PARKING= 1 GUEST SPACE PER 4 UNITS (minimum 2 guest spaces required)
REQUIRED BIKE PARKING : 0.25 SPACE PER RESIDENTIAL UNIT
REQUIRED PARKING FOR RESIDENTIAL:

TOTAL NUMBER OF APARTMENT UNITS: 21 (1-BEDROOM) + 2 (STUDIO)= 23 UNITS
1-BEDROOM= 21 X 1 PARKING CAR SPACE= 21 SPACES
2- STUDIO= 2 X 1 PARKING SPACE= 2 SPACES
GUEST PARKING= 23 / 4= 5.75= 6 SPACES
PROVIDED RESIDENTIAL PARKING= 23 SPACES (1 PER UNIT)
PROVIDED GUEST PARKING= NONE
TOTAL RESIDENTIAL PARKING PROVIDED= 25 SPACES
(REQUIRED PARKING MINIMUM WIDTH 8'6")

PROVIDED BIKE PARKING: 23 X 0.25= 5.75= 6 SPACE MIN.

REQUIREMENTS FOR COMMERCIAL PARKING:
- MEDICAL OFFICE: 5 SPACES FOR EACH 1,000 S.F.
- RETAIL SPACE: 3.3 spaces for each 1,000 sq. ft.
- OFFICE SPACE: 3 FOR EACH 1,000 S.F.
- BIKE PARKING REQUIRED FOR OFFICE OR COMMERCIAL: 1 SPACE PER 1,000 S.F.

PARKING FOR MEDICAL USE:
MEDICAL OFFICE AREA= 3,152 S.F.
REQUIRED NUMBER OF PARKING: 3,152 X 5 / 1,000= 16 SPACES
(REQUIRED PARKING MINIMUM WIDTH 9')
PROVIDED NUMBER OF PARKING= 16 SPACES

PARKING FOR RETAIL USE:
RETAIL AREA= 563 S.F.
REQUIRED NUMBER OF PARKING: 563 X 3.3 / 1,000= 1.86= 2 SPACES
(REQUIRED PARKING MINIMUM WIDTH 9')
PROVIDED NUMBER OF PARKING= 2 SPACES

PARKING FOR OFFICE USE:
OFFICE SPACE #1 AREA = 1,391 S.F.
OFFICE SPACE #2 AREA = 1,331 S.F.
TOTAL OFFICE SPACE= 2,722 S.F.
REQUIRED NUMBER OF PARKING: 2,722 X 3 / 1000= 8 SPACES
(REQUIRED PARKING MINIMUM WIDTH 8'6")
PROVIDED NUMBER OF PARKING= 7

REQUIRED BIKE PARKING FOR OFFICE / COMMERCIAL: 4,655 S.F. / 1,000= 4.7= 5 SPACE MIN.
PROVIDED BIKE PARKING= 6

TOTAL PARKING:
REQUIRED: MEDICAL + OFFICE + RETAIL + RESIDENTIAL + GUEST= 55 SPACES
PROVIDED: MEDICAL + OFFICE + RETAIL + RESIDENTIAL= 16 + 1 + 3 + 23= 43 SPACES

NOTE:
HOURS OF OPERATION OF NON-RESIDENTIAL USES: 7:00 A.M. - 10:00 P.M.

OPEN SPACE
REQUIREMENTS:
REQUIRED TOTAL OPEN SPACE:
40% MAX. PRIVATE
60% MIN. COMMON
MINIMUM COMMON OPEN SPACE AREA PER UNIT= 225 S.F.
MINIMUM PRIVATE OPEN SPACE AREA PER UNIT= 40 S.F. (No dimension less than 5 feet)
MINIMUM PERCENTAGE OF LOT AREA THAT MUST BE LANDSCAPED= 15%
MINIMUM PERCENTAGE OF COMMON OPEN SPACE AREA THAT MUST BE LANDSCAPED= 15%
PUBLICLY ACCESSIBLE OPEN SPACE:
LOTS GREATER THAN 20,000 SQUARE FEET IN AREA SHALL PROVIDE 2% OF THE LOT AREA AS PUBLICLY ACCESSIBLE OPEN SPACE AT THE SIDEWALK LEVEL= 24,100 X 2 / 100= 482 SF

OPEN SPACE:
- REQUIRED AREA: 225 X 23 UNITS= 5,175 S.F.
- PROVIDED AREA: 5,191 S.F.
- PRIVATE OPEN SPACE: 1,862= 36%
- PROPOSED COMMON OPEN SPACE ROOF DECK "A"= 1,932
- PROPOSED COMMON OPEN SPACE ROOF DECK "B"= 1,901
- PROPOSED TOTAL COMMON OPEN SPACE A + B= 3,833= 74%
- PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE= 562 S.F.= 2.3%

TOTAL ROOF AREA= 14,010 S.F.
TOTAL ROOF DECK AREA= 3,833 S.F.
ROOF DECK PERCENTAGE= 3,833 / 14,010= 27%

SECOND FLOOR				
UNIT #	UNIT GROSS FLOOR AREA	BALCONY AREA	FLOOR PLAN #	
201	609 s.f.	61 s.f.	A	1-BEDROOM 1-BATH
202	609 s.f.	62 s.f.	A	1-BEDROOM 1-BATH
203	609 s.f.	71 s.f.	A	1-BEDROOM 1-BATH
204	609 s.f.	68 s.f.	A	1-BEDROOM 1-BATH
205	447 s.f.	66 s.f.	B	STUDIO
206	609 s.f.	53 s.f.	A	1-BEDROOM 1-BATH
207	609 s.f.	71 s.f.	A	1-BEDROOM 1-BATH
208	609 s.f.	71 s.f.	A	1-BEDROOM 1-BATH
209	625 s.f.	80 s.f.	C	1-BEDROOM 1-BATH
210	609 s.f.	62 s.f.	A	1-BEDROOM 1-BATH
211	609 s.f.	62 s.f.	A	1-BEDROOM 1-BATH

THIRD FLOOR				
UNIT #	UNIT GROSS FLOOR AREA	BALCONY AREA	FLOOR PLAN #	
301	609 s.f.	61 s.f.	A	1-BEDROOM 1-BATH
302	609 s.f.	62 s.f.	A	1-BEDROOM 1-BATH
303	609 s.f.	71 s.f.	A	1-BEDROOM 1-BATH
304	609 s.f.	68 s.f.	A	1-BEDROOM 1-BATH
305	447 s.f.	66 s.f.	B	STUDIO
306	609 s.f.	53 s.f.	A	1-BEDROOM 1-BATH
307	609 s.f.	71 s.f.	A	1-BEDROOM 1-BATH
308	609 s.f.	71 s.f.	A	1-BEDROOM 1-BATH
309	625 s.f.	72 s.f.	C	1-BEDROOM 1-BATH
310	609 s.f.	80 s.f.	A	1-BEDROOM 1-BATH
311	609 s.f.	62 s.f.	A	1-BEDROOM 1-BATH
312	722 s.f.	62 s.f.	D	1-BEDROOM 1-BATH

SCOPE OF WORK:
PROPOSED 3-STORY MIXED USE BUILDING (SB 35)
PROPOSED UNDERGROUND PARKING
PROPOSED PARKING AT FIRST FLOOR (INDOOR / OUTDOOR)
PROPOSED MEDICAL OFFICE AT FIRST FLOOR
PROPOSED OFFICE SPACE AT FIRST FLOOR
PROPOSED RETAIL SPACE AT FIRST FLOOR
PROPOSED 23 ONE-BEDROOM UNIT AT SECOND AND THIRD FLOOR

SHEET INDEX:
A-0.0= COLOR RENDERING
A-0.1= COLOR RENDERING
A-0.2= COVER SHEET
A-1.0= SITE PLAN
A-1.1= SURVEY
A-1.2= DEMO PLAN
A-2.0= P1 PARKING LEVEL
A-3.0= FIRST FLOOR
A-4.0= SECOND FLOOR
A-5.0= THIRD FLOOR
A-6.0= ROOF PLAN
A-7.0= BUILDING ELEVATIONS
A-8.0= BUILDING ELEVATIONS
A-9.0= CROSS SECTIONS "A" & "B"
A-10= FINISH MATERIALS

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COVER SHEET
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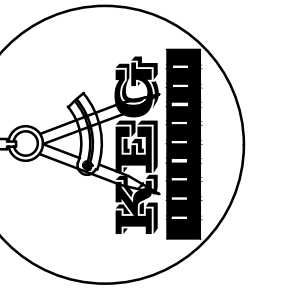
PROJECT TITLE:

REVISIONS		
NO.	ISSUE	BY

FLOOR PLAN

SHEET TITLE

A-1.0



KEG GROUP INC.
 (818) 919-8133
 4705 KEETER AVE. SHERMAN OAKS, CA 91403

PREPARED FOR
 WESTERN ALLIANCE LLC

TOPOGRAPHY SURVEY

1130 W OLIVE AVE BURBANK, CA 91506

DATE: 07/09/2020
 SCALE: 1" = 20'
 SHEET NO.

A-1.1
 SHEET 1 OF 1

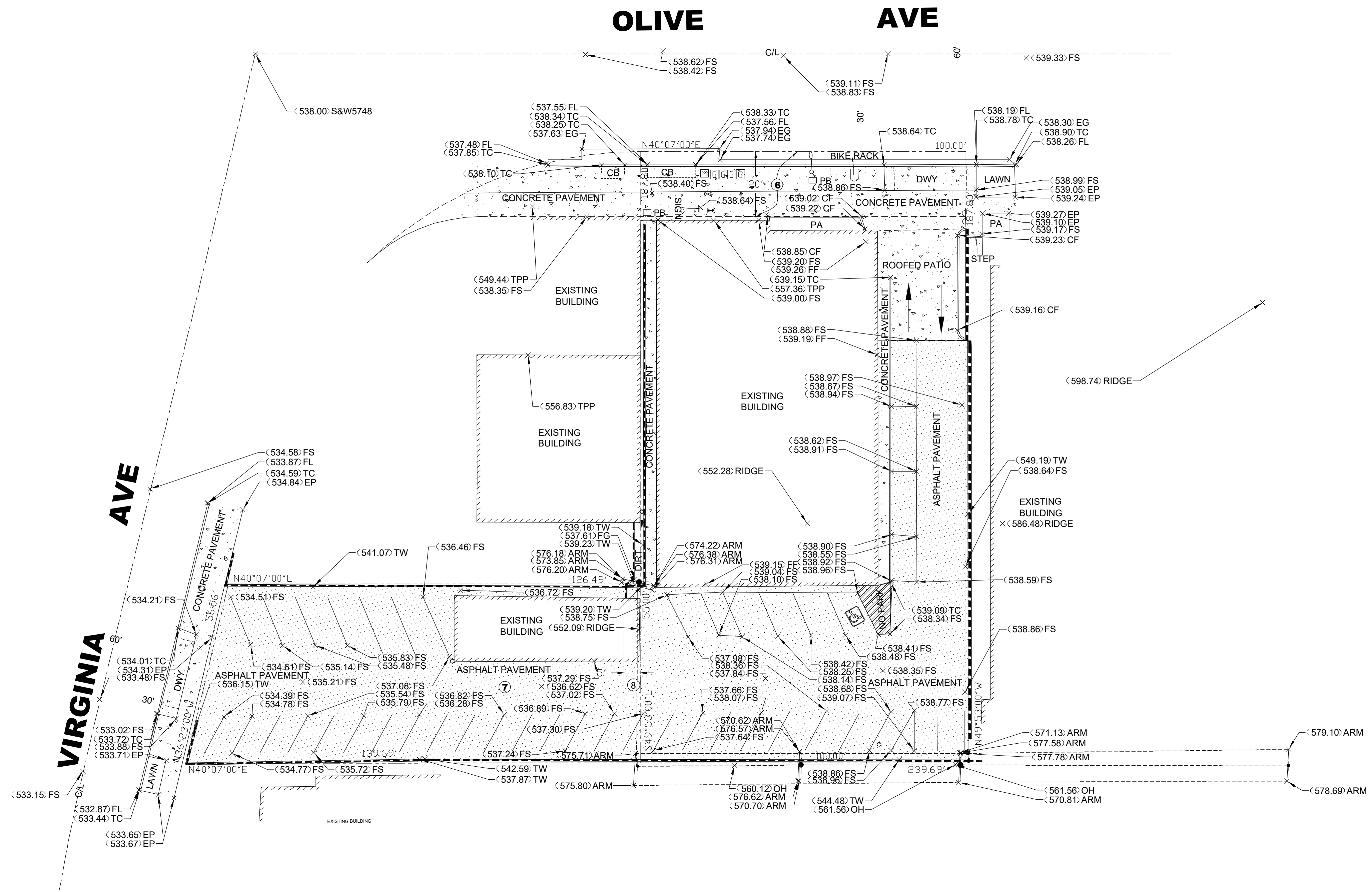
LEGAL DESCRIPTION:

LOT 4 OF TRACT NO. 3910, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGE 89 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF LOT 3 OF SAID TRACT DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST EASTERLY LINE OF SAID LOT 3, THENCE SOUTH 40 DEGREES, 07' 00" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 139.69 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTH 36 DEGREES 23' 00" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 56.56 FEET; THENCE NORTH 40 DEGREES 07' 00" EAST, 126.49 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT; THENCE SOUTH 49 DEGREES 53' 00" EAST, ALONG SAID NORTHEASTERLY LINE, 55 FEET TO THE POINT OF BEGINNING.

APN: 2446-027-040

SCHEDULE B:

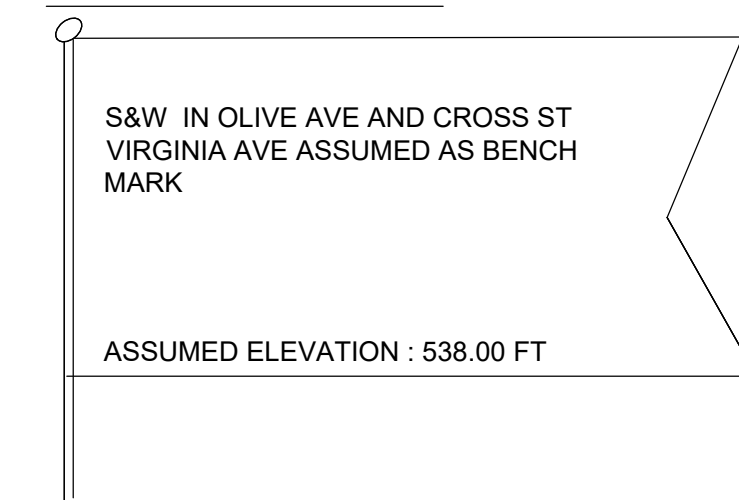
- 6 AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSE RECORDED IN SEPTEMBER 2, 1941 IN BOOK 18709 AND PAGE 160, OF OFFICIAL RECORDS. AFFECTS THAT PORTION OF LOTS 3 AND 4 OF TRACT NO. 3910, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 4, THENCE SOUTH 49' 53' 00" EAST A DISTANCE OF 20 FEET THENCE SOUTH 40' 07' 00" WEST A DISTANCE OF 148.99 FEET TO A TANGENT CURVE; THENCE SOUTHWESTERLY ALONG A CURVE HAVING A RADIUS OF 50 FEET, SAID CURVE BEING CONCAVE TO SOUTHEAST, TANGENT TO PRECEDING COURSE, A DISTANCE OF 38.76 FEET TO THE POINT OF COMPOUND CURVATURE; THENCE NORTHEAST ALONG A CURVE HAVING A RADIUS OF 120 FEET CONCAVE TO THE SOUTHEAST; A DISTANCE OF 104.22 FEET TO THE MOST NORTHERLY CORNER OF LOT 3; THENCE NORTH 40' 01' 00" EAST A DISTANCE OF 100 FEET, TO THE POINT OF BEGINNING, SAID PORTION TO BE KNOWN AS OLIVE AVENUE.
- 7 AN EASEMENT FOR POLE LINE RECORDED IN BOOK 51054 AND PAGE 48, OF OFFICIAL RECORDS. AFFECTS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 3, THENCE SOUTH 40' 01' 00" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 139.69 FEET, TO THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTH 36' 23' 00" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 56.56 FEET; THENCE NORTH 40' 01' 00" EAST, 126.49 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT; THENCE SOUTH 49' 53' 00" EAST, ALONG SAID NORTHEASTERLY LINE, 55 FEET TO THE POINT OF BEGINNING.
- 8 AN ENCROACHMENT AS DISCLOSED BY AN APPLICATION FOR PERMIT EXECUTED BY WILLIAM F. ESCHRICH, ET UX, RECORDED SEPTEMBER 27, 1956 IN BOOK 52421, PAGE 164 OFFICIAL RECORDS.



NOTES:

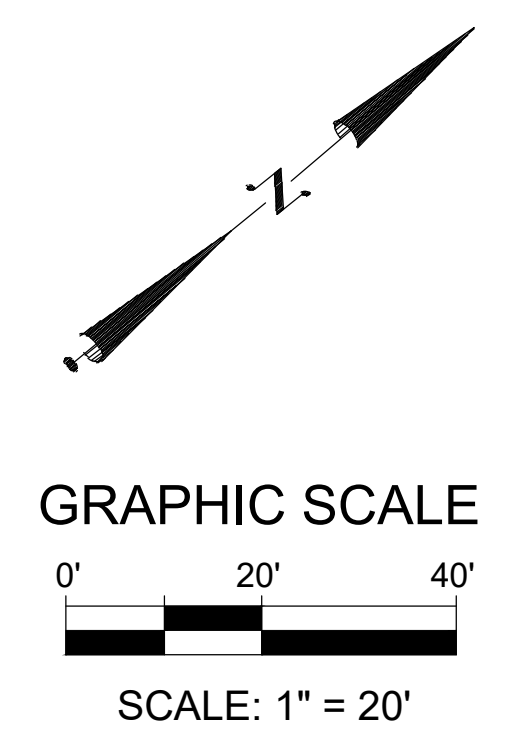
- 1. THE LEGAL DESCRIPTION, BOUNDARIES SHOWN HEREON ARE PER RECORD DATA.
- 2. MISC. DATA
 TOTAL PROPERTY AREA: 26,100 SQ. FT.

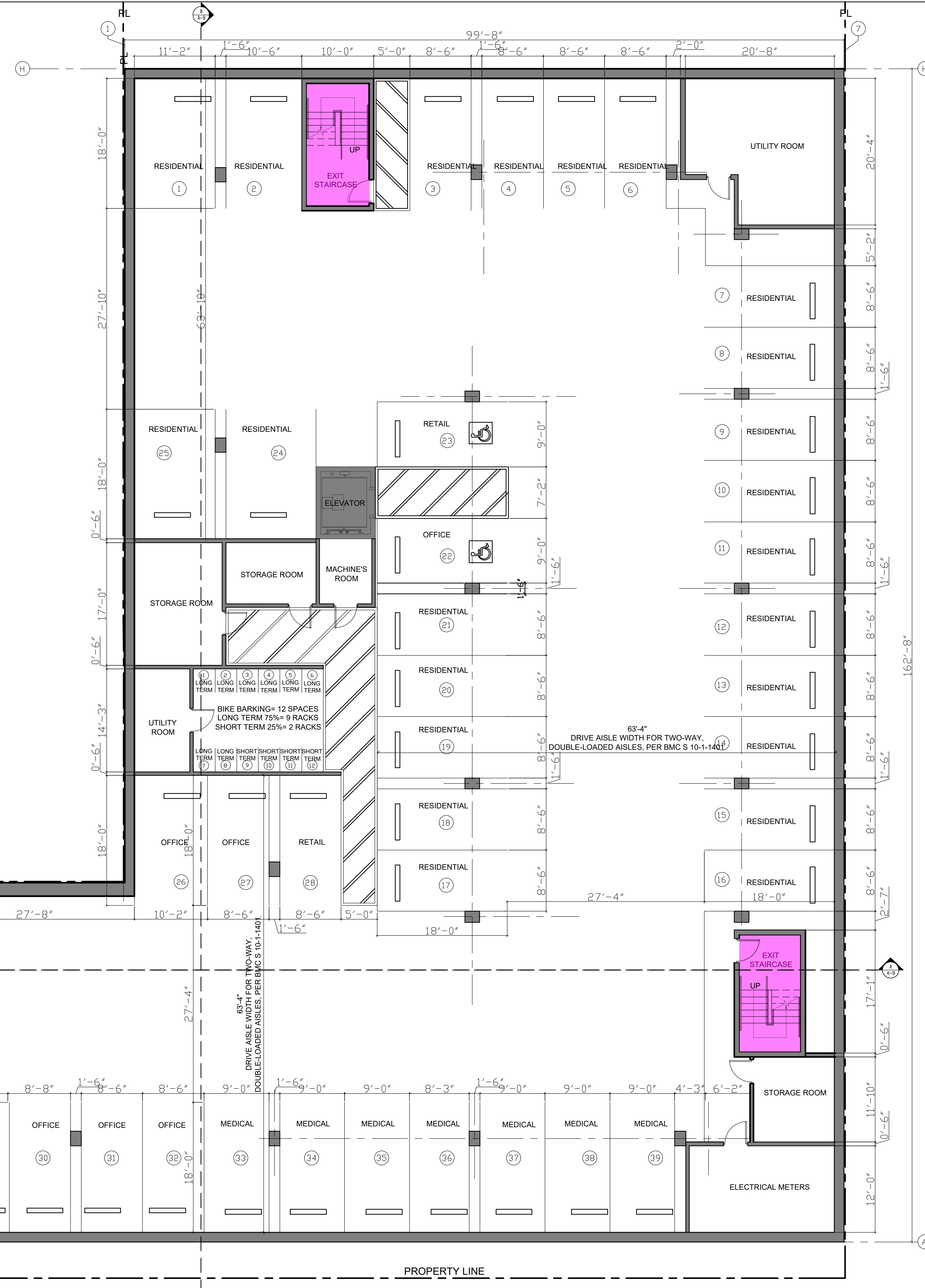
BENCHMARK



LEGEND

- AC = ASPHALT CONCRETE
- BLDG = BUILDING
- BW = BACK OF WALK
- CB = CATCH BASIN
- CL = CENTERLINE
- CF = CURB FACE
- CLF = CHAIN LINK FENCE
- CONC = CONCRETE
- DWY = DRIVEWAY
- EG = EDGE OF GUTTER
- ELEC = ELECTRIC
- EP = EDGE OF PAVEMENT
- FF = FINISHED FLOOR
- FG = FINISHED GRADE
- FW = FRONT OF WALK
- FL = FLOW LINE
- FS = FINISHED SURFACE
- GM = GAS METER
- GV = GAS VALVE
- NG = NATURAL GROUND
- PA = PLANTER AREA
- TC = TOP OF CURB
- TW = TOP OF WALL
- WF = WALL FACE
- OH = OVER HEAD WIRE
- GA = GUY ANCHOR
- FP = FIRE PLACE
- HANDICAP ACCESS
- CATCH BASIN
- GUY WIRE
- GAS VALVE
- PULL BOX
- SIGN
- AREA LIGHT
- STREET LIGHT
- POWER POLE
- WATER METER
- GAS METER
- SPOT ELEVATION
- WOOD FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- FREE STAND BLOCK WALL
- BOUNDARY LINE
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT





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PHONE: (818) 240-5617
FAX: (818) 240-0192
EMAIL: PERMITCONSULTANT@YAHOO.COM

1130 WEST OLIVE AVE
BURBANK, CA 91506
OWNER:
WESTERN ALLIANCE LLC

PROJECT TITLE:
**PROPOSED 3-STORY MIXED USE BUILDING
MEDICAL OFFICE / 23 RESIDENTIAL UNITS**

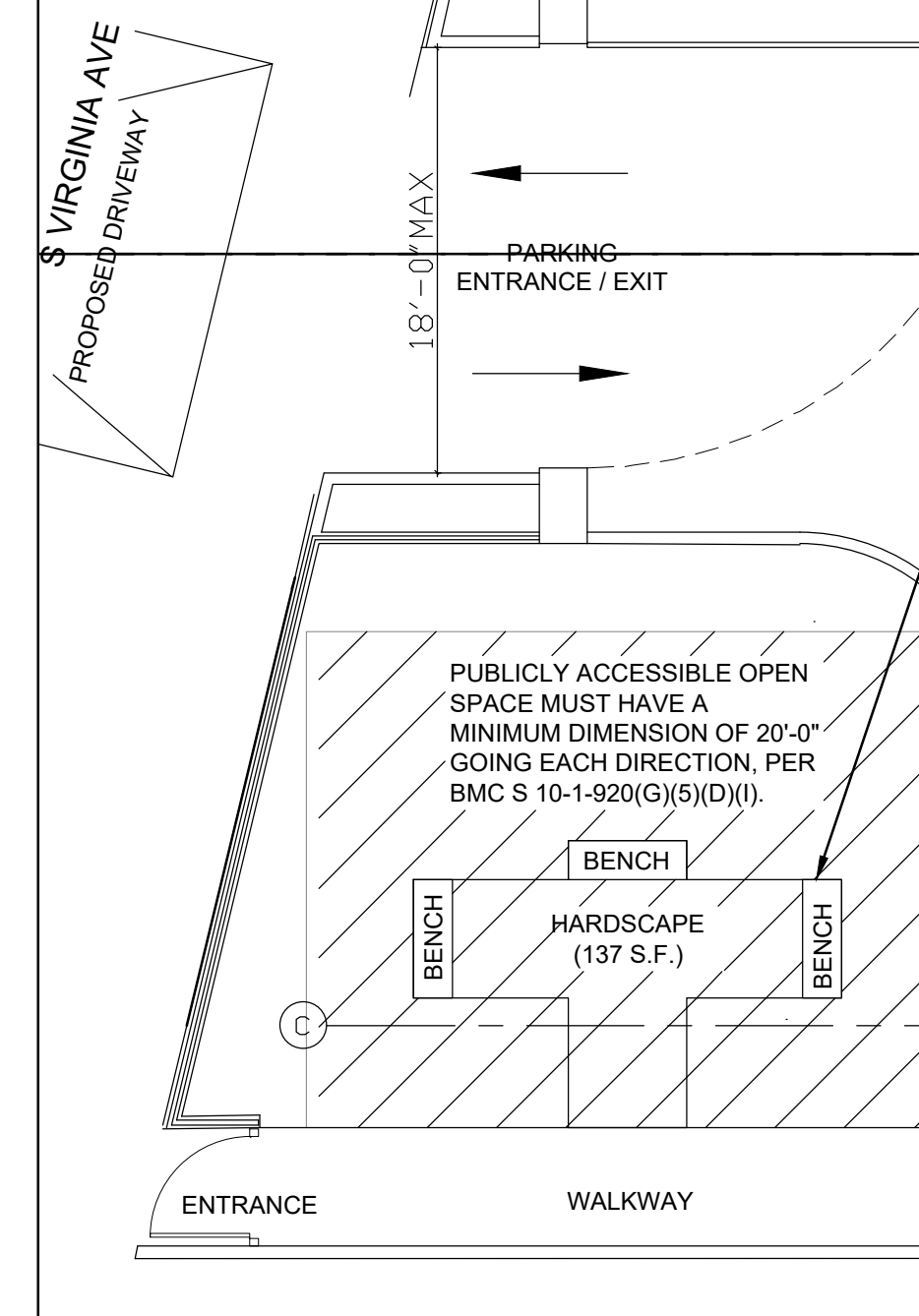
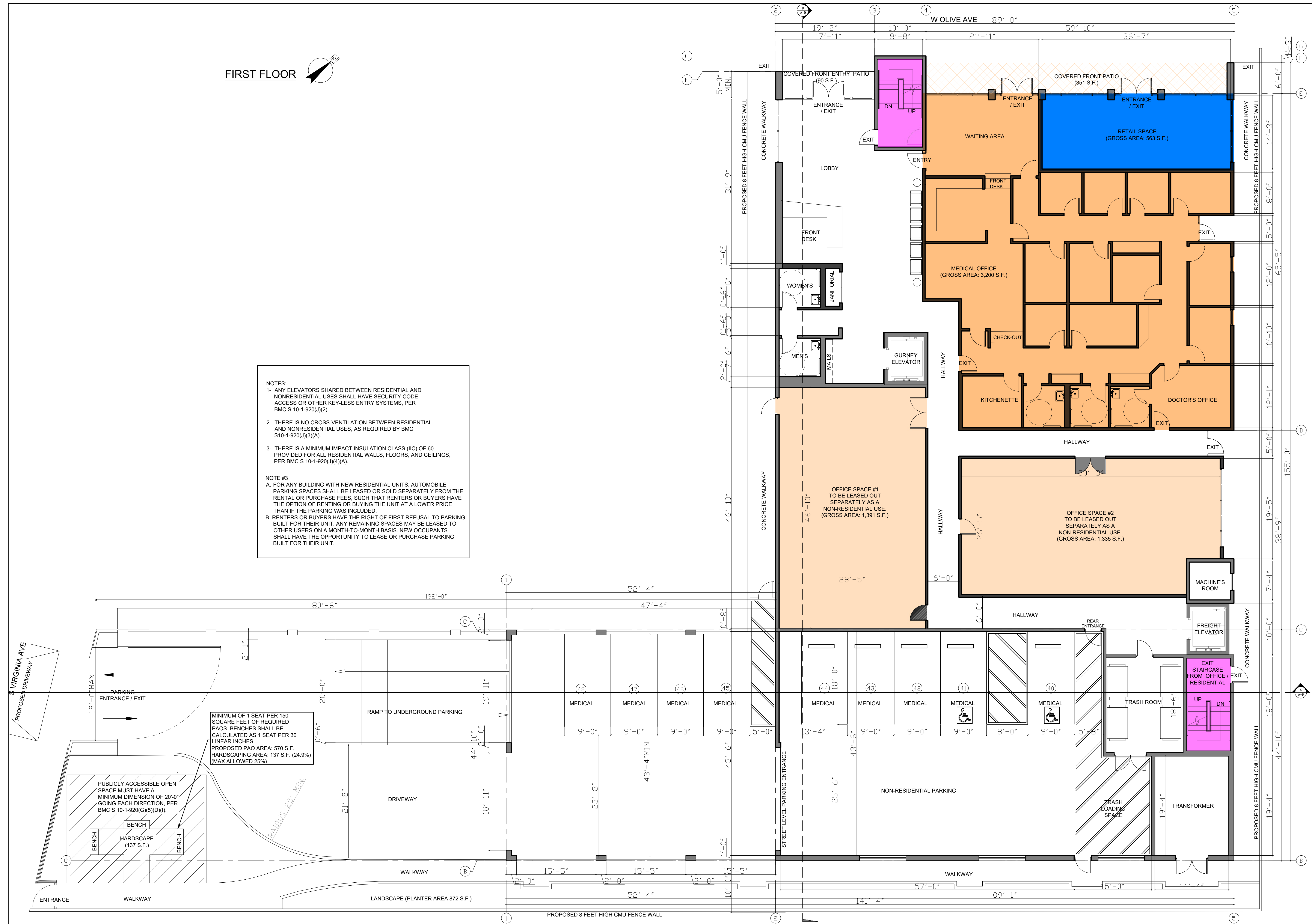
REVISIONS		
NO.	ISSUE	BY

Scale: 1/8"=1'-0"
Drawn:
Date: 04-05-2024
Job NO.
Sheet:

P1 PARKING LEVEL
SHEET TITLE
A-2.0

FIRST FLOOR

- NOTES:
1. ANY ELEVATORS SHARED BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES SHALL HAVE SECURITY CODE ACCESS OR OTHER KEY-LESS ENTRY SYSTEMS, PER BMC S 10-1-920(J)(2).
 2. THERE IS NO CROSS-VENTILATION BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES, AS REQUIRED BY BMC S10-1-920(J)(3)(A).
 3. THERE IS A MINIMUM IMPACT INSULATION CLASS (IIC) OF 60 PROVIDED FOR ALL RESIDENTIAL WALLS, FLOORS, AND CEILINGS, PER BMC S 10-1-920(J)(4)(A).
- NOTE #3
- A. FOR ANY BUILDING WITH NEW RESIDENTIAL UNITS, AUTOMOBILE PARKING SPACES SHALL BE LEASED OR SOLD SEPARATELY FROM THE RENTAL OR PURCHASE FEES, SUCH THAT RENTERS OR BUYERS HAVE THE OPTION OF RENTING OR BUYING THE UNIT AT A LOWER PRICE THAN IF THE PARKING WAS INCLUDED.
- B. RENTERS OR BUYERS HAVE THE RIGHT OF FIRST REFUSAL TO PARKING BUILT FOR THEIR UNIT. ANY REMAINING SPACES MAY BE LEASED TO OTHER USERS ON A MONTH-TO-MONTH BASIS. NEW OCCUPANTS SHALL HAVE THE OPPORTUNITY TO LEASE OR PURCHASE PARKING BUILT FOR THEIR UNIT.



MINIMUM OF 1 SEAT PER 150 SQUARE FEET OF REQUIRED PAOS. BENCHES SHALL BE CALCULATED AS 1 SEAT PER 30 LINEAR INCHES. PROPOSED PAO AREA: 570 S.F. HARDSCAPING AREA: 137 S.F. (24.9%) (MAX ALLOWED 25%)

PUBLICLY ACCESSIBLE OPEN SPACE MUST HAVE A MINIMUM DIMENSION OF 20'-0" GOING EACH DIRECTION, PER BMC S 10-1-920(G)(5)(D)(II)

PERMIT PROCESSING & CONSULTING, LLC

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PROPOSED 3-STORY MIXED USE BUILDING
MEDICAL OFFICE / 23 RESIDENTIAL UNITS

FIRST FLOOR

REVISIONS		
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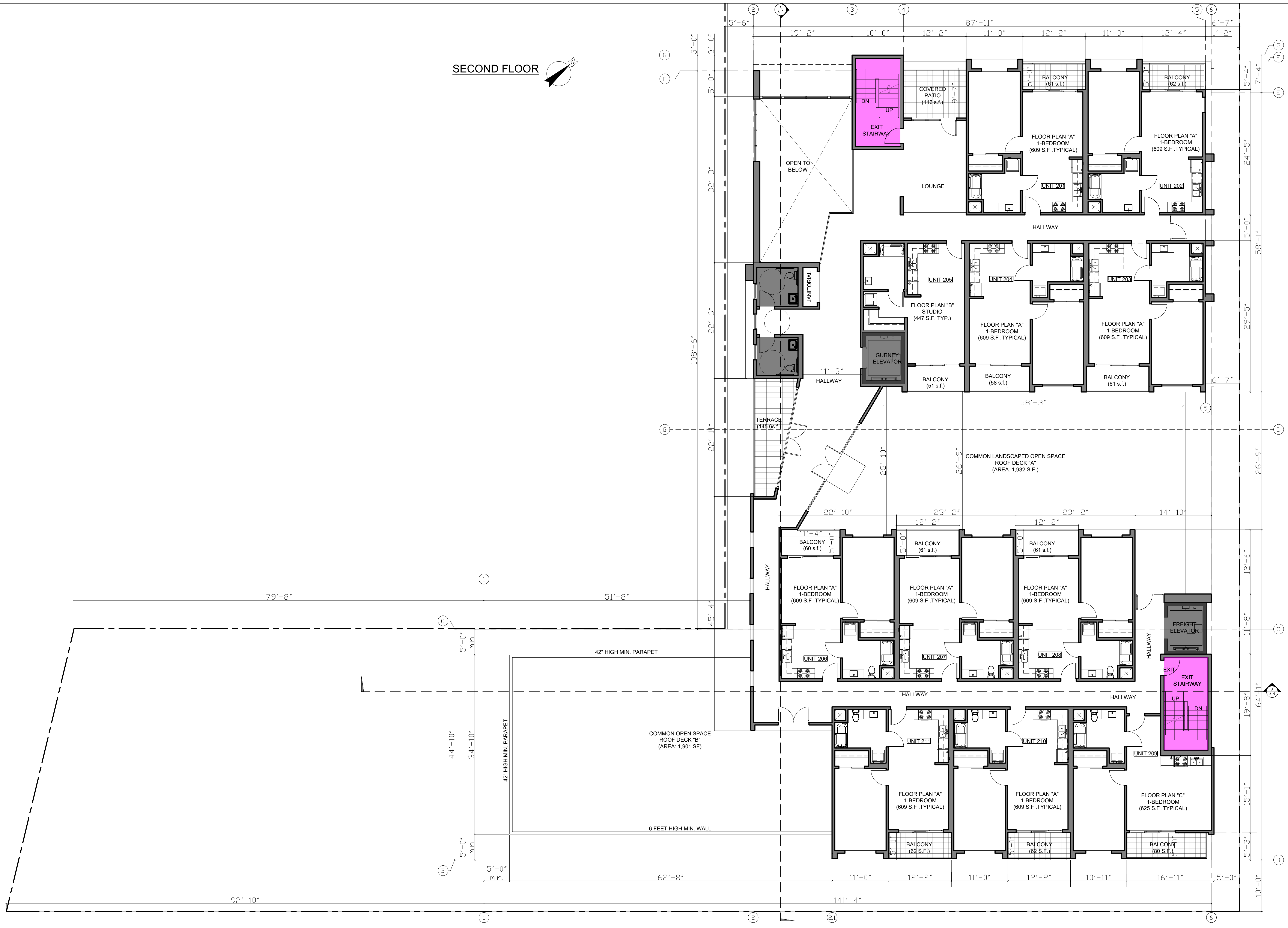
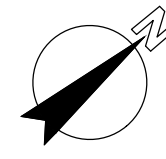
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Job No.
Sheet:

A-3.0

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SECOND FLOOR



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OWNER:
WESTERN ALLIANCE LLC

PROPOSED 3-STORY MIXED USE BUILDING
MEDICAL OFFICE / 23 RESIDENTIAL UNITS

PROJECT TITLE:

ENLARGED
FLOOR PLAN

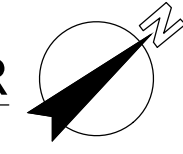
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NO.	ISSUE	BY

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Sheet:

A-4.0

SHEET TITLE

THIRD FLOOR

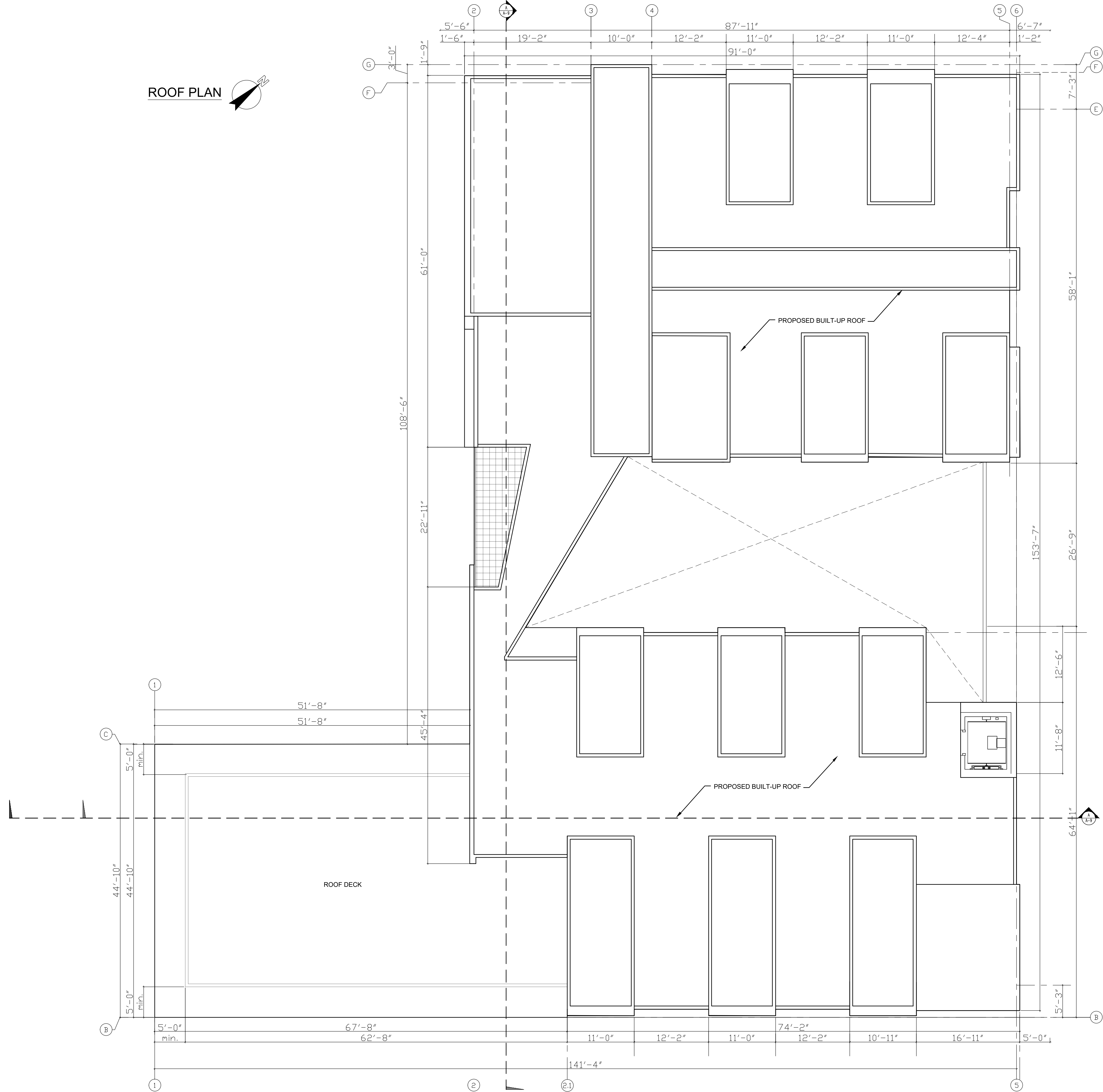
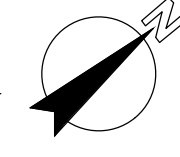


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ROOF PLAN



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OWNER:
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PROJECT TITLE:
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MEDICAL OFFICE / 23 RESIDENTIAL UNITS

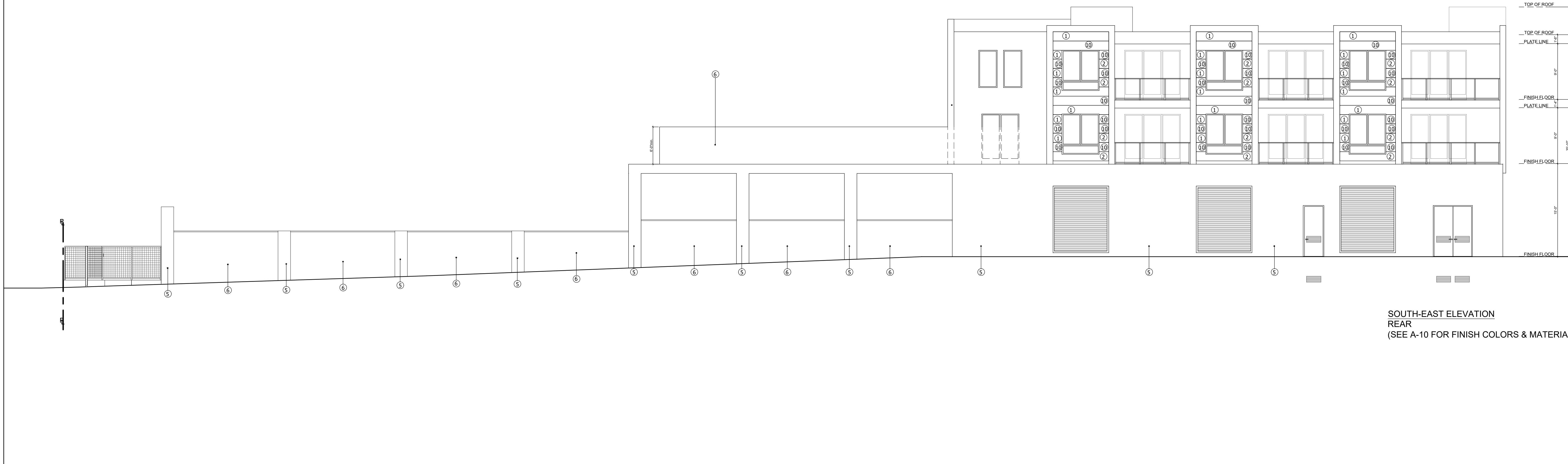
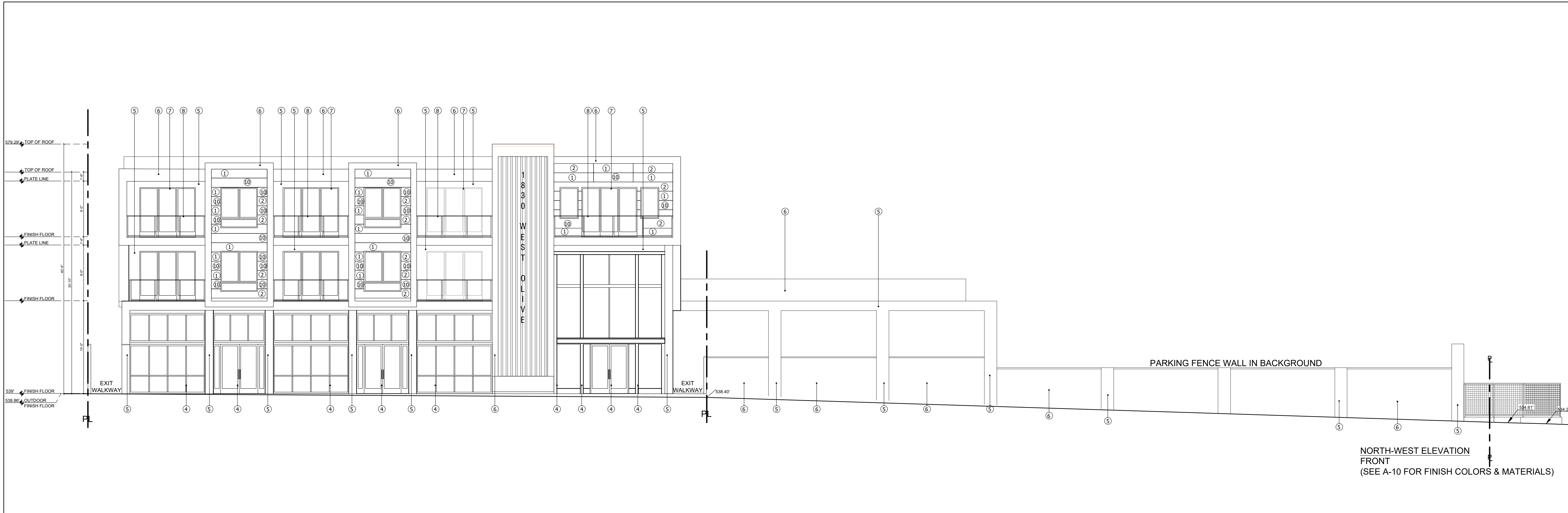
THIRD FLOOR
SHEET TITLE

REVISIONS		
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A-6.0

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PROPOSED 3-STORY MIXED USE BUILDING
 MEDICAL OFFICE / 23 RESIDENTIAL UNITS
 PROJECT TITLE:

THIRD FLOOR			SHEET TITLE
REVISIONS			
NO.	ISSUE	BY	

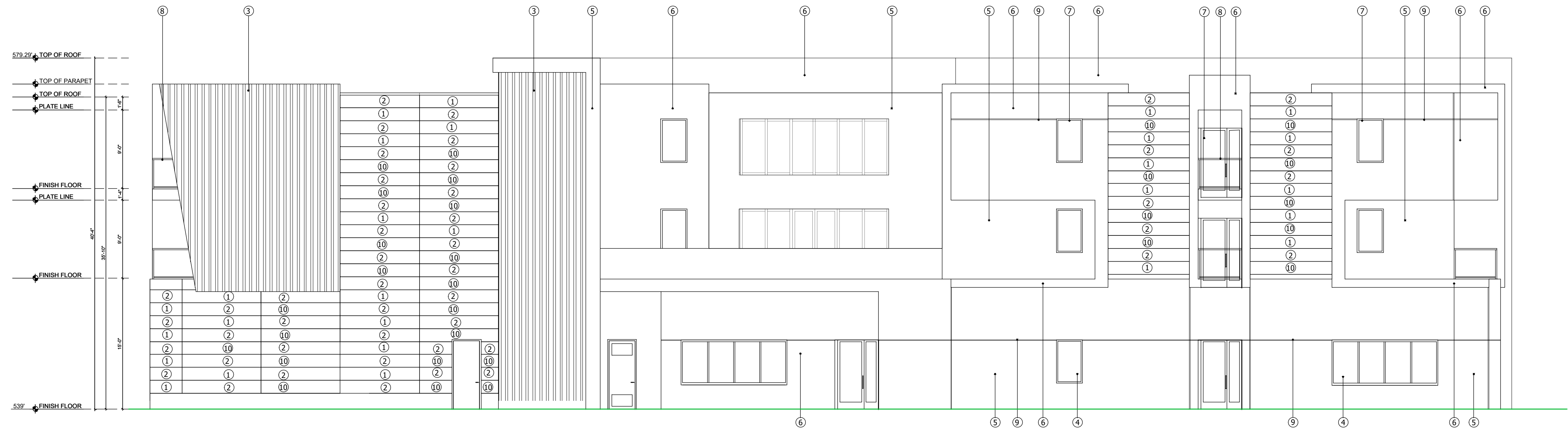
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A-7.0

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SOUTH-WEST ELEVATION
RIGHT SIDE
(SEE A-10 FOR FINISH COLORS & MATERIALS)



NORTH-EAST ELEVATION
LEFT SIDE
(SEE A-10 FOR FINISH COLORS & MATERIALS)

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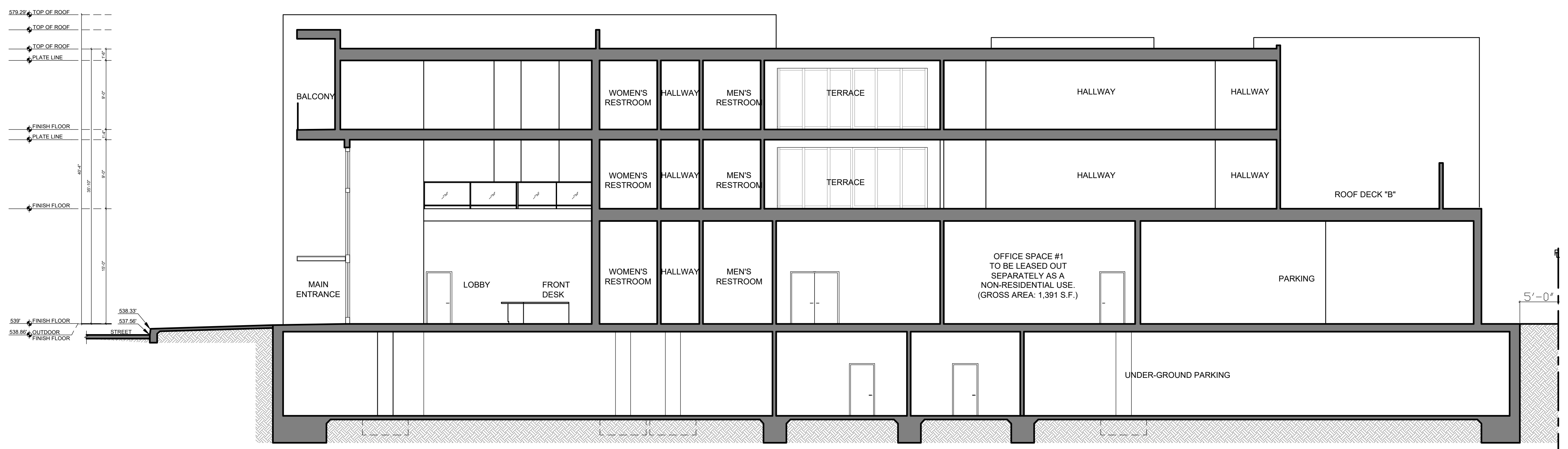
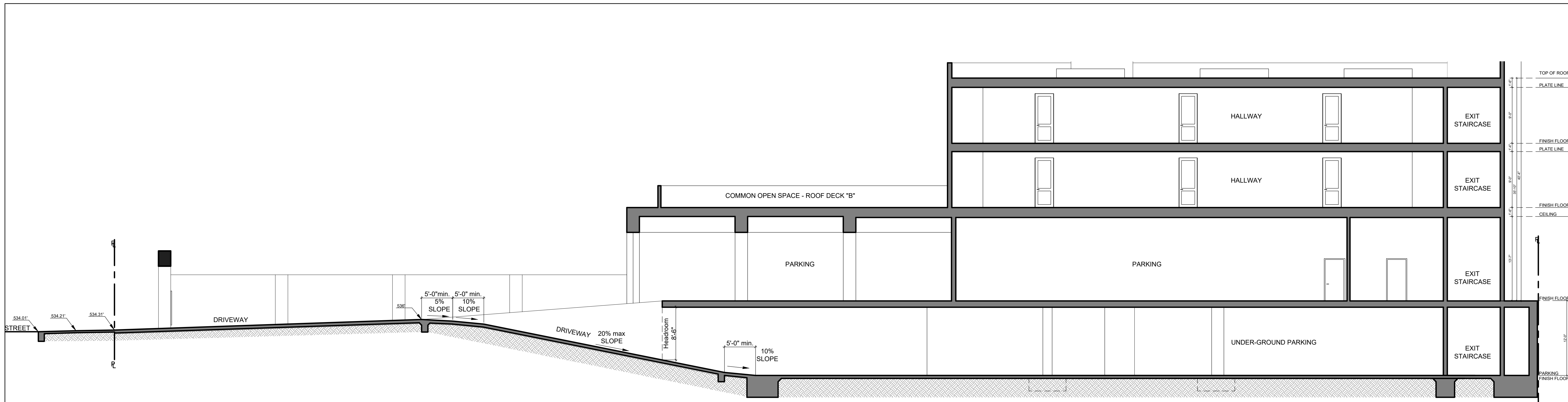
PROJECT TITLE:
PROPOSED 3-STORY MIXED USE BUILDING
MEDICAL OFFICE / 23 RESIDENTIAL UNITS

BUILDING ELEVATIONS
SHEET TITLE

REVISIONS		
NO.	ISSUE	BY

Scale: 1/8"=1'-0"
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Date: 04-05-2024
Job NO.
Sheet:

A-8.0



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PROJECT TITLE:
**PROPOSED 3-STORY MIXED USE BUILDING
 MEDICAL OFFICE / 23 RESIDENTIAL UNITS**

BUILDING ELEVATIONS
 SHEET TITLE


REVISIONS		
NO.	ISSUE	BY

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 Sheet:

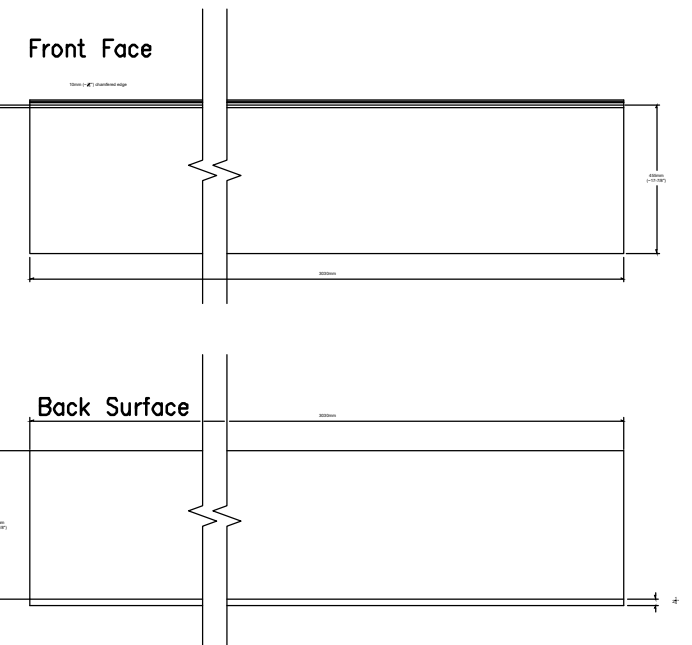
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A-9.0

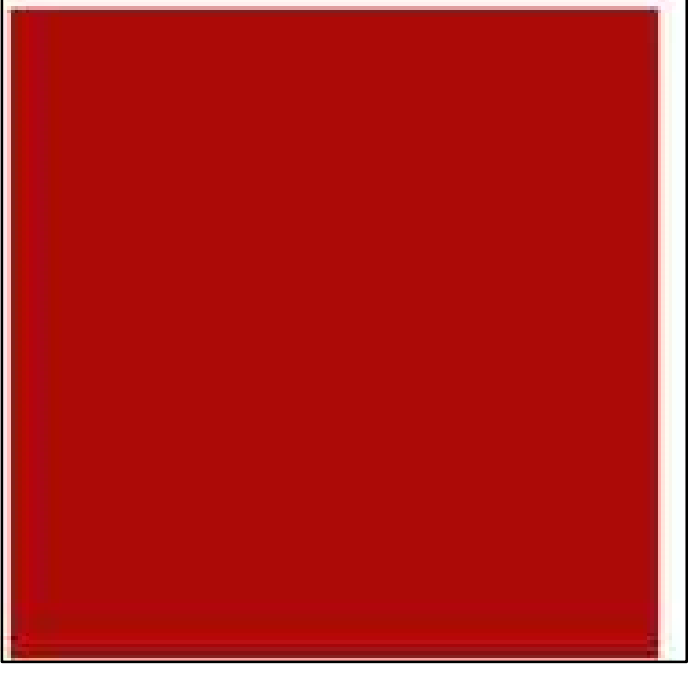
1



FIBER CEMENT WALL PANEL
STOCK ILLUMINATION
AWP 3030
Dimensions (in.) 17 7/8 H x 119 5/16 L
Dimensions (actual mm) 455 H x 3030 L
Thickness (in.) 5/8
Thickness (actual mm) 16
Weight (lbs. per panel) 57.2
Weight (lbs. per sq. ft.) 3.8
Exposed Coverage (sq. ft. per panel) 14.81
Packaging (pieces per pack) 2 [29.62 SQ. FT.]
Panel Orientation Horizontal or Vertical
Custom Color Available Yes




AWP3030 ILLUMINATION PANEL DETAIL

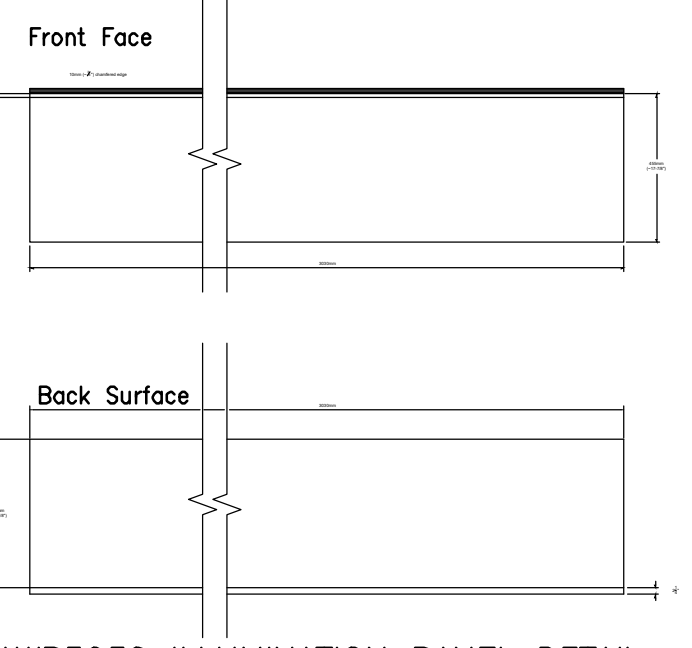


COLOR: LAVA

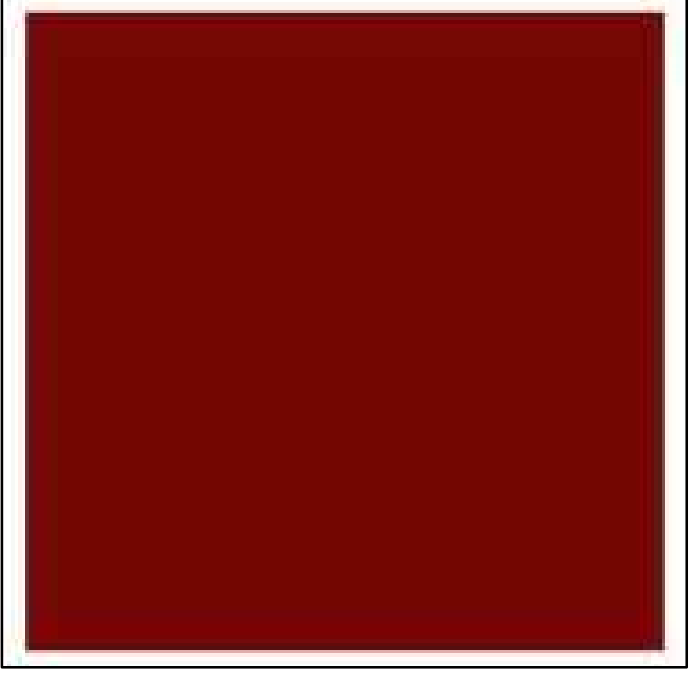
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FIBER CEMENT WALL PANEL
STOCK ILLUMINATION
AWP 3030
Dimensions (in.) 17 7/8 H x 119 5/16 L
Dimensions (actual mm) 455 H x 3030 L
Thickness (in.) 5/8
Thickness (actual mm) 16
Weight (lbs. per panel) 57.2
Weight (lbs. per sq. ft.) 3.8
Exposed Coverage (sq. ft. per panel) 14.81
Packaging (pieces per pack) 2 [29.62 SQ. FT.]
Panel Orientation Horizontal or Vertical
Custom Color Available Yes



AWP3030 ILLUMINATION PANEL DETAIL



COLOR: SCARLET

3




RIBBED WALL PANEL
AWP 3030
Dimensions (in.) 17 7/8 H x 119 5/16 L
Dimensions (actual mm) 455 H x 3030 L
Thickness (in.) 5/8
Thickness (actual mm) 16
Weight (lbs. per panel) 57.3
Weight (lbs. per sq. ft.) 3.8
Exposed Coverage (sq. ft. per panel) 14.81
Packaging (pieces per pack) 2 [29.62 SQ. FT.]
Panel Orientation Horizontal or Vertical
Custom Color Available Yes
Note 9 Ribs Per Panel




RIBBED
Indigo

COLOR: INDIGO

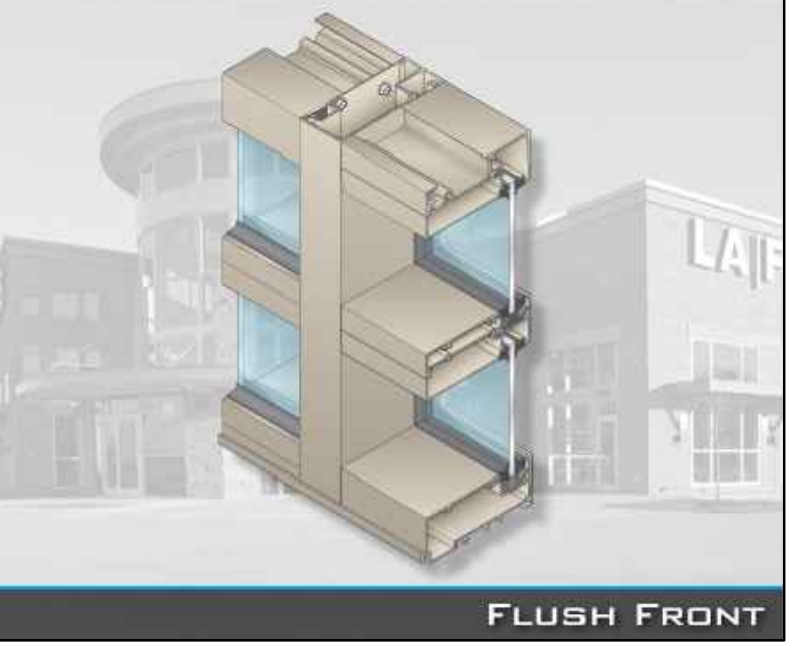
4



STOREFRONT
FRAME MATERIAL: ANODIZED ALUMINUM

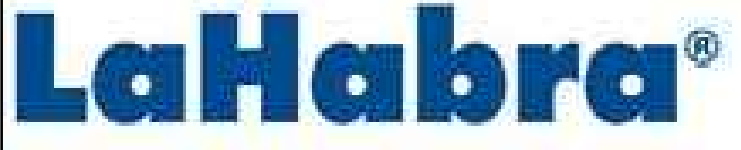


COLOR:
BLACK UC70570

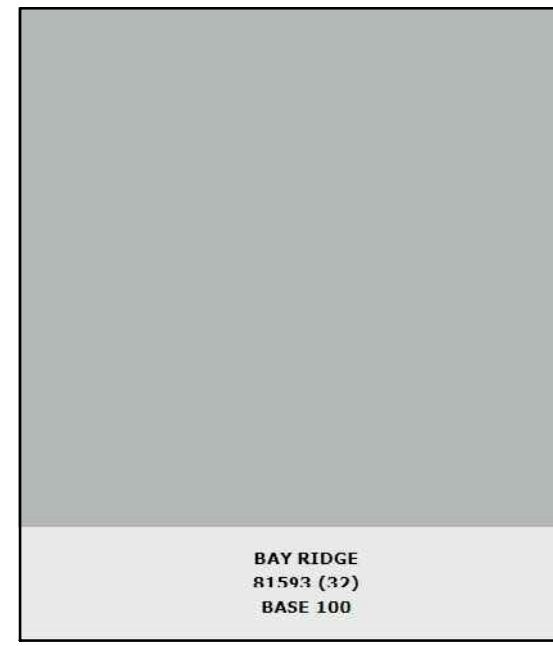


FLUSH FRONT

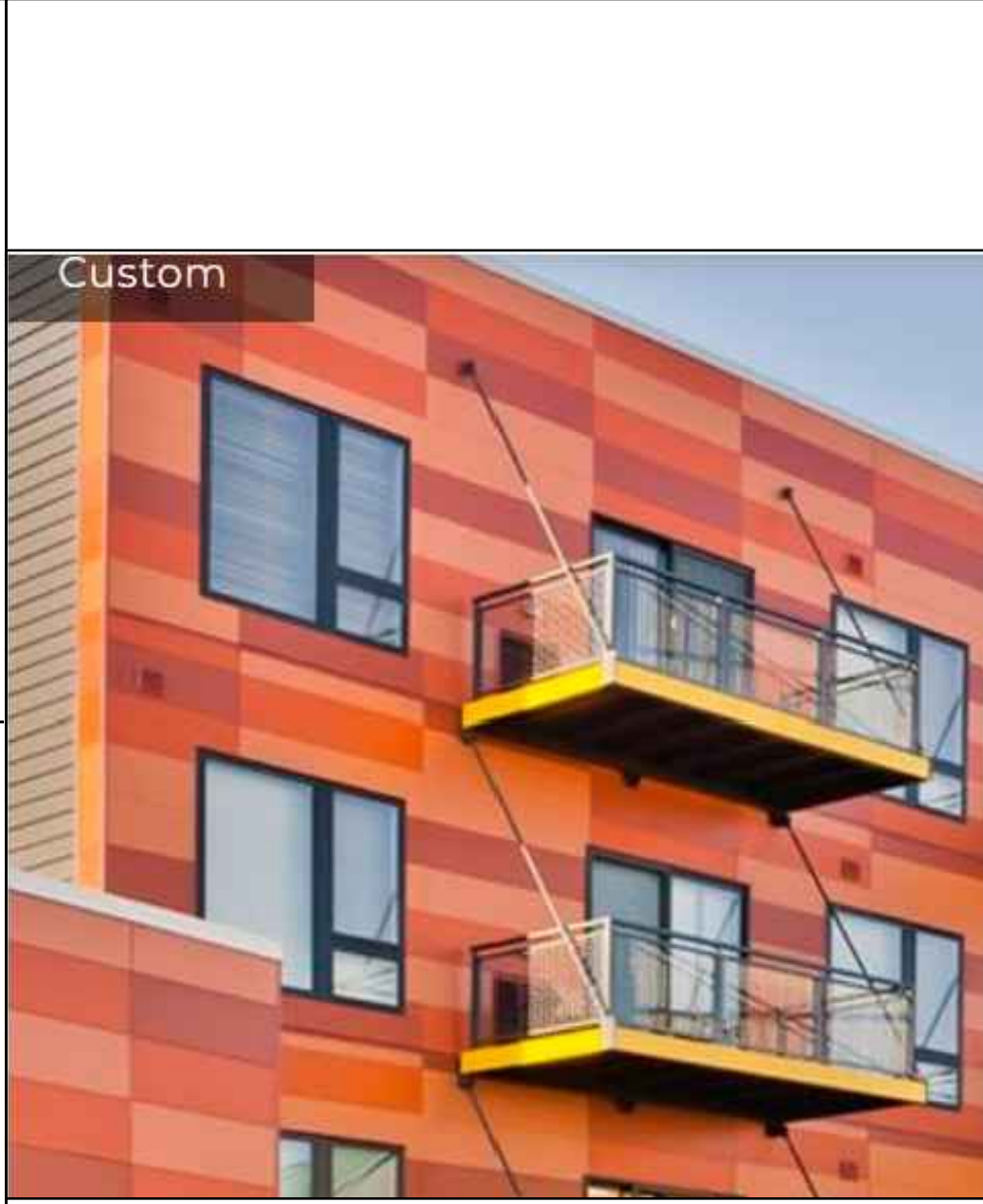
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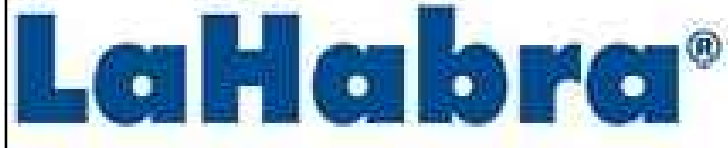
STUCCO TEXTURE: SMOOTH
STUCCO COLOR:
BAY RIDGE 81594 (32) BASE 100



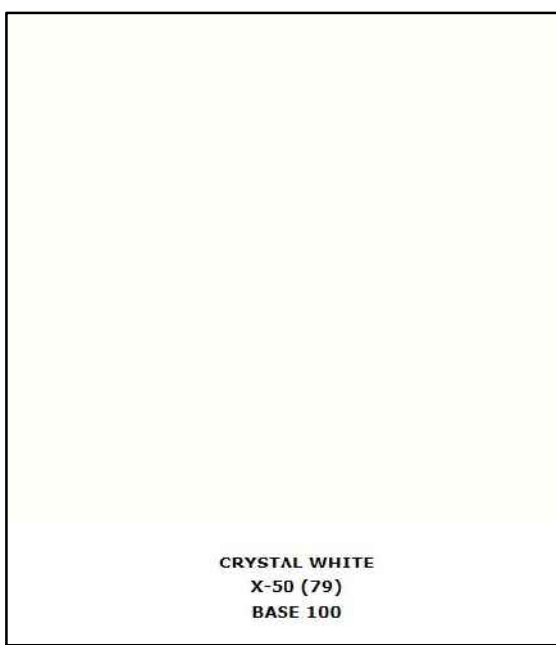
BAY RIDGE
81594 (32)
BASE 100



6




STUCCO TEXTURE: SMOOTH
STUCCO COLOR:
CRYSTAL WHITE X-50 (79) BASE 100




CRYSTAL WHITE
X-50 (79)
BASE 100

7




WINDOWS and DOORS

FRAME MATERIAL: ALUMINUM
COLOR: DARK BRONZE




FRAME COLOR:
BLACK CAPSTOCK

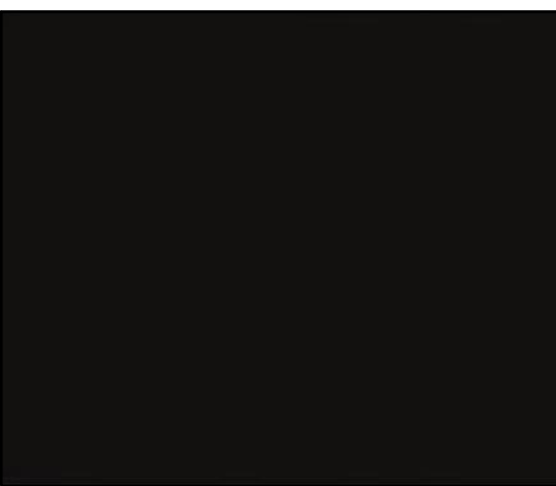


STACKING PATIO DOOR


8




GUARDRAIL: 42" HIGH MIN.
FRAME MATERIAL: ALUMINUM
FRAME COLOR: BLACK
GLASS: FROSTED TEMPERED



COLOR: BLACK

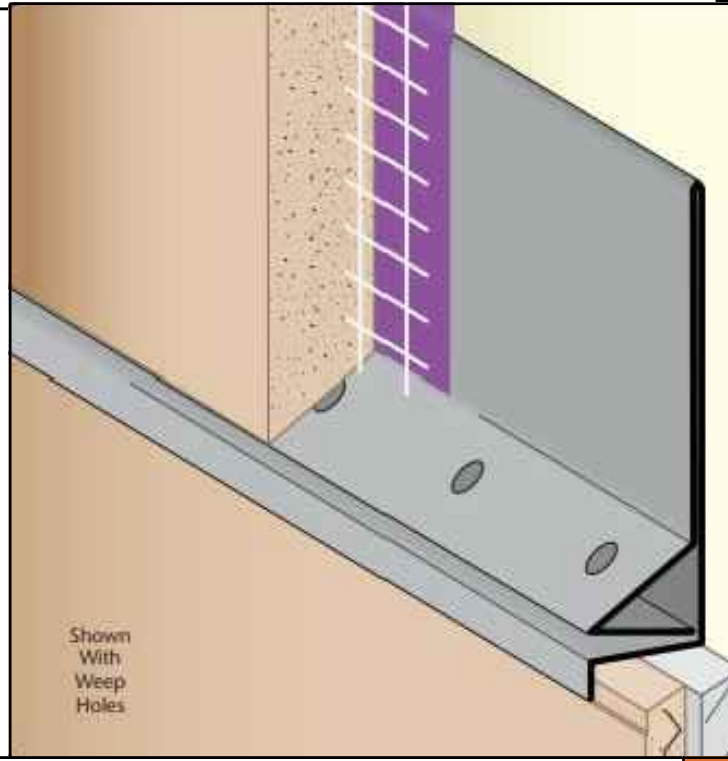


9

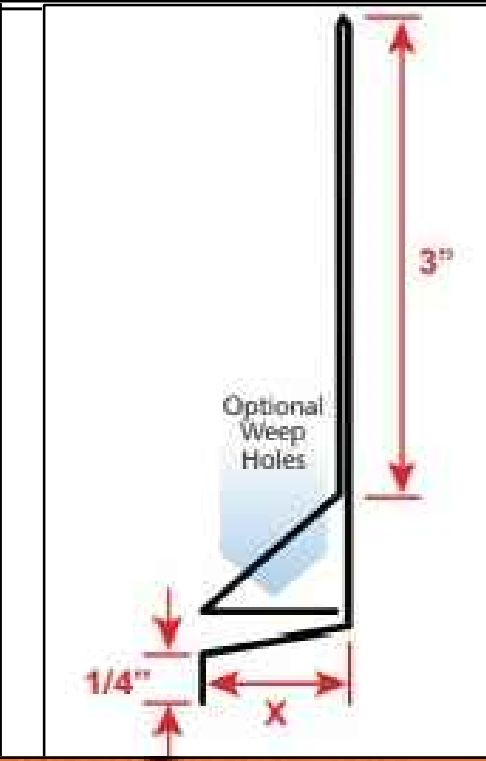


StocktonProducts
CONTROL JOINT

MATERIAL: ALUMINUM
X SIZE: 7/8"
Length: 120"




Shown With Weep Holes

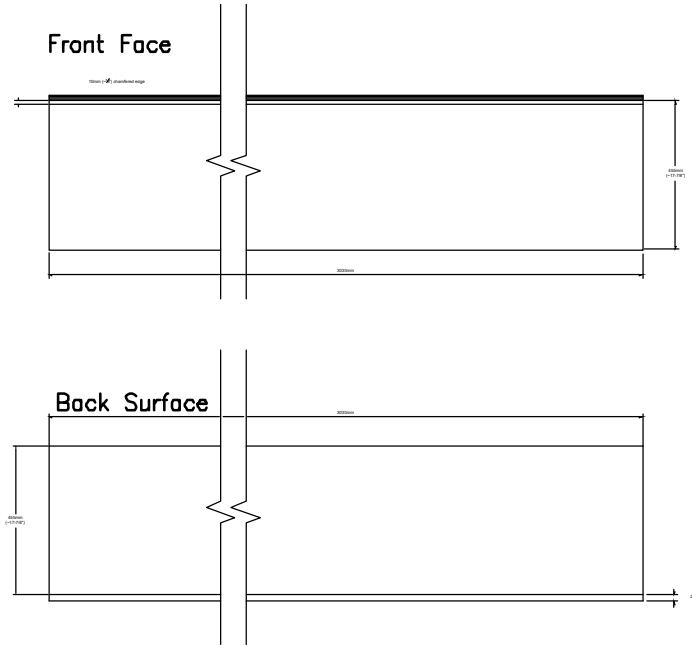


Optional Weep Holes
1/4" X
3"

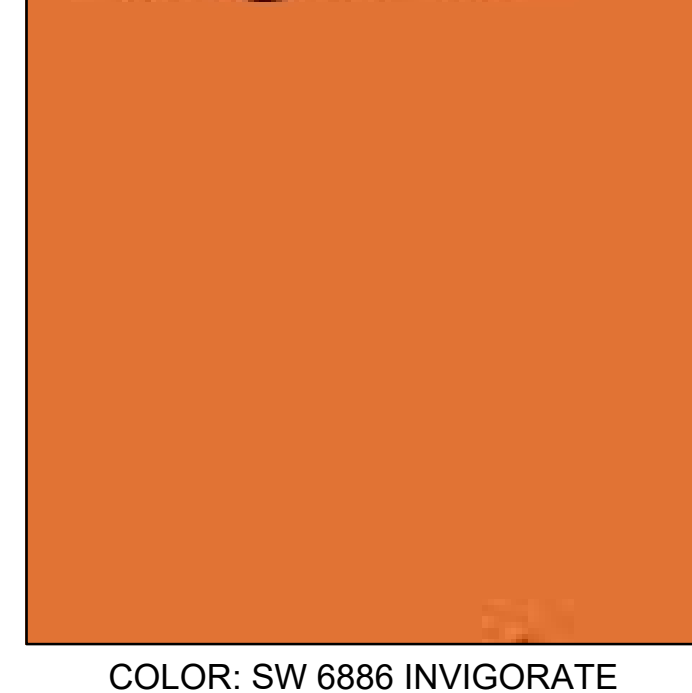
10




FIBER CEMENT WALL PANEL
CUSTOM COLOR
AWP 3030
Dimensions (in.) 17 7/8 H x 119 5/16 L
Dimensions (actual mm) 455 H x 3030 L
Thickness (in.) 5/8
Thickness (actual mm) 16
Weight (lbs. per panel) 57.2
Weight (lbs. per sq. ft.) 3.8
Exposed Coverage (sq. ft. per panel) 14.81
Packaging (pieces per pack) 2 [29.62 SQ. FT.]
Panel Orientation Horizontal or Vertical
Custom Color Available Yes



AWP3030 ILLUMINATION PANEL DETAIL



COLOR: SW 6886 INVIGORATE
(SHERWIN-WILLIAMS PAINT)



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FINISH COLORS & MATERIALS
 SHEET TITLE

REVISIONS		
NO.	ISSUE	BY

Scale: 1/8"=1'-0"

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Date: 04-05-2024

Job No.
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