

PROPOSED 4-STORY 43-UNIT APARTMENT BLDG.

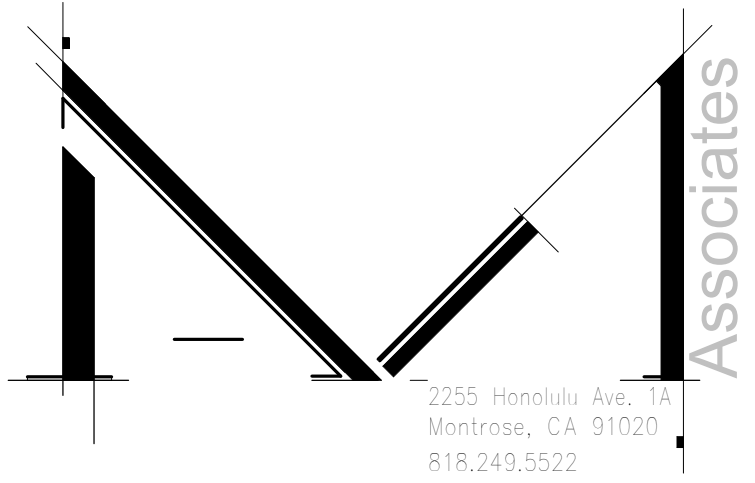
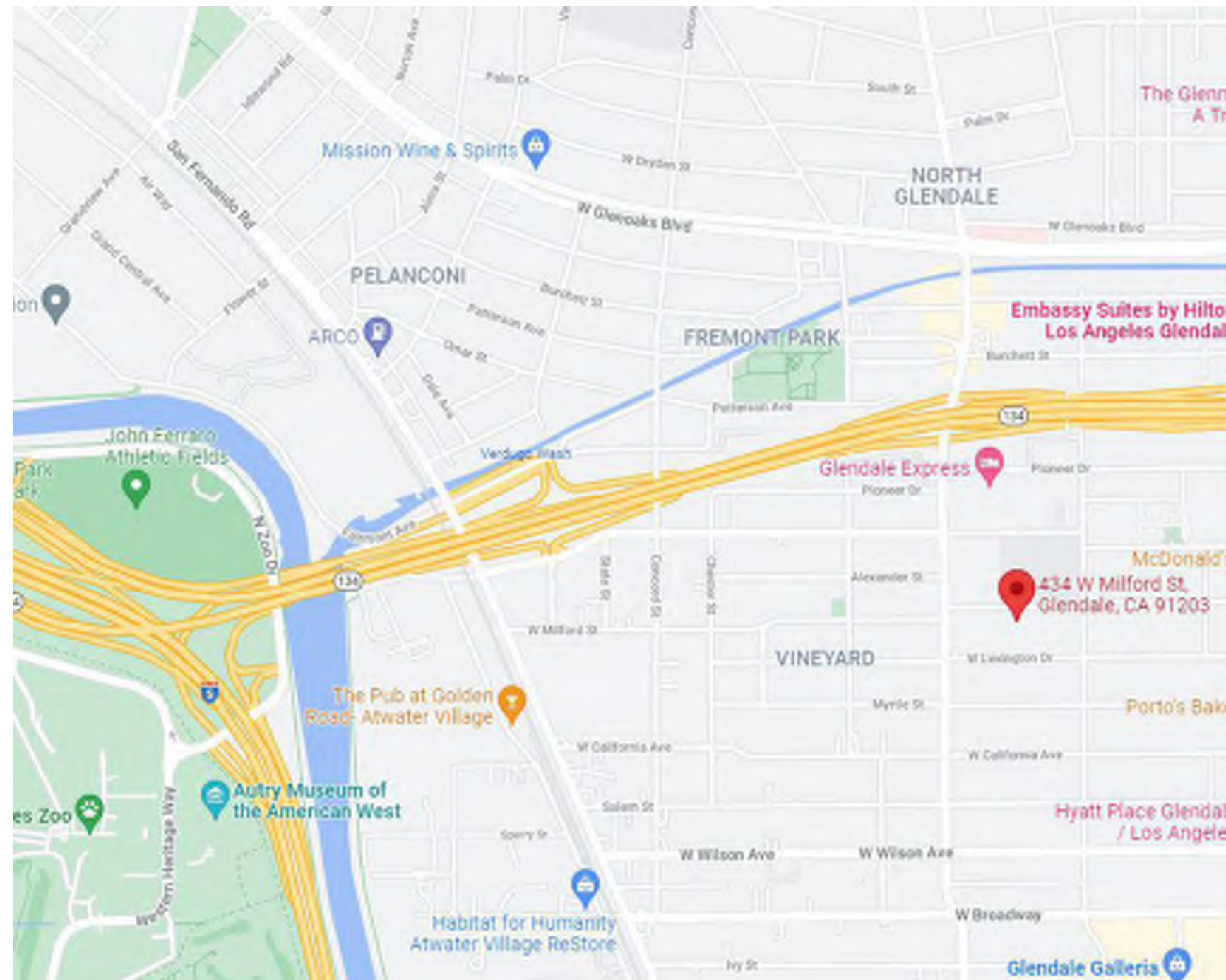
434, 430, 424 MILFORD ST. GLENDALE, CA 91203



PROJECT DATA

| | | | | | |
|---|---|---|------------------------|--|----------------|
| PROJECT ADDRESS: | 434, 430, 424 MILFORD ST. GLENDALE, CA 91203 | | | | |
| APN: | 5637-020-011, 5637-020-012, 5637-020-013 | | | | |
| PROPERTY BOUNDARY DESCRIPTION: | HOUSTON'S WEST GLENDALE TRACT LOT 28, LOT 29, LOT 30 | | | | |
| PROJECT DESCRIPTION: | 43 UNIT APARTMENT | | | | |
| ZONING: | R-1650 (R-1320 FOR LOT WIDTH 90 FEET OR MORE) | | | | |
| LOT AREA: | 21,750 SF | | | | |
| (E) BUILDING INFO | 5 EXISTING UNITS WITH 11 BEDROOMS TOTAL (E) 2 - TWO BEDROOM UNITS @ 424 W. MILFORD (E) 2 - TWO BEDROOM UNITS @ 430 W. MILFORD (E) 1 - THREE BEDROOM UNITS @ 434 W. MILFORD | | | | |
| ALLOWABLE BUILDING HEIGHT PER ZONE: | 36 FEET MAX. WITH 3 STORIES (ADDITIONAL 5 FEET IF 3:12) | | | | |
| PROPOSED BUILDING HEIGHT AND STORIES | 59' - 7 3/8" (4 STORIES) | | | | |
| RESIDENTIAL ZONE DENSITY: (BY RIGHT) | 1 UNIT PER 1,320 SF IF LOT WIDTH 90 FEET OR MORE 21,750 SF / 1,320 = 17 UNITS | | | | |
| AFFORDABLE UNITS: | 17 + 50% = 25.50 = 26 UNITS | | | | |
| PROPOSED NUMBER OF UNITS | 43 UNITS | | | | |
| PROPOSED NUMBER OF AFFORDABLE UNITS | 8 INCLUSIONARY UNITS (VERY LOW INCOME) WITH A TOTAL OF 9 BEDROOMS = (47% OF 17 UNITS) | | | | |
| MAX. ALLOWABLE F.A.R. | 21,750 SF X 1.0 = 21,750 SF | | | | |
| PROPOSED FAR | 30,665 SF = 1.41 | | | | |
| * AFFORDABLE UNIT | LEVEL 1 - 7,846 SF | | LEVEL 2 - 7,846 SF | | |
| | UNIT- 1 (1 BEDROOM) | 728 SF | UNIT- 12 (1 BEDROOM) | 728 SF | |
| | UNIT- 2 (1 BEDROOM) | 731 SF | UNIT- 13 (1 BEDROOM) | 731 SF | |
| | UNIT- 3 (1 BEDROOM) | 729 SF | * UNIT- 14 (1 BEDROOM) | 729 SF | |
| | UNIT- 4 (1 BEDROOM) | 740 SF | UNIT- 15 (1 BEDROOM) | 740 SF | |
| | UNIT- 5 (1 BEDROOM) | 739 SF | * UNIT- 16 (1 BEDROOM) | 739 SF | |
| | UNIT- 6 (1 BEDROOM) | 729 SF | UNIT- 17 (1 BEDROOM) | 729 SF | |
| | * UNIT- 7 (1 BEDROOM) | 742 SF | UNIT- 18 (1 BEDROOM) | 742 SF | |
| | * UNIT- 8 (2 BEDROOM) | 908 SF | UNIT- 19 (2 BEDROOM) | 908 SF | |
| | UNIT- 9 (STUDIO) | 600 SF | * UNIT- 20 (STUDIO) | 600 SF | |
| | UNIT- 10 (STUDIO) | 600 SF | UNIT- 21 (STUDIO) | 600 SF | |
| | UNIT- 11 (STUDIO) | 600 SF | UNIT- 22 (STUDIO) | 600 SF | |
| | LEVEL 3 7,846 SF | | LEVEL 4 7,127SF | | |
| | UNIT- 23 (1 BEDROOM) | 728 SF | UNIT- 34 (1 BEDROOM) | 740 SF | |
| | UNIT- 24 (1 BEDROOM) | 731 SF | UNIT- 35 (1 BEDROOM) | 729 SF | |
| | UNIT- 25 (1 BEDROOM) | 729 SF | UNIT- 36 (1 BEDROOM) | 740 SF | |
| | UNIT- 26 (1 BEDROOM) | 740 SF | UNIT- 37 (1 BEDROOM) | 739 SF | |
| | UNIT- 27 (1 BEDROOM) | 739 SF | * UNIT- 38 (1 BEDROOM) | 729 SF | |
| | UNIT- 28 (1 BEDROOM) | 729 SF | UNIT- 39 (1 BEDROOM) | 742 SF | |
| | * UNIT- 29 (1 BEDROOM) | 742 SF | UNIT- 40 (2 BEDROOM) | 908 SF | |
| | UNIT- 30 (2 BEDROOM) | 908 SF | UNIT- 41 (STUDIO) | 600 SF | |
| | UNIT- 31 (STUDIO) | 600 SF | UNIT- 42 (STUDIO) | 600 SF | |
| | * UNIT- 32 (STUDIO) | 600 SF | UNIT- 43 (STUDIO) | 600 SF | |
| | UNIT- 33 (STUDIO) | 600 SF | | | |
| | MINIMUM LANDSCAPE REQUIRED | 25% OF LOT AREA = 21,750 SF X 0.25 = 5,437.50 SF | | | |
| | PROPOSED LANDSCAPE AREA | 6,602 SF | | | |
| | MAXIMUM ALLOWABLE LOT COVERAGE | 21,750 SF X 0.50 = 10,875 SF | | | |
| | PROPOSED LOT COVERAGE | 10,860 SF | | | |
| | MINIMUM REQ'D PRIVATE OUTDOOR SPACE | 40 SF PER UNIT WITH MIN. LENGTH OR WIDTH OF 4'-0" | | | |
| | PROPOSED PRIVATE OUTDOOR SPACE | UNIT- 1 92 SF | UNIT- 12 53 SF | UNIT- 23 53 SF | UNIT- 34 50 SF |
| | | UNIT- 2 78 SF | UNIT- 13 50 SF | UNIT- 24 50 SF | UNIT- 35 50 SF |
| | | UNIT- 3 78 SF | UNIT- 14 50 SF | UNIT- 25 50 SF | UNIT- 36 50 SF |
| | | UNIT- 4 78 SF | UNIT- 15 50 SF | UNIT- 26 50 SF | UNIT- 37 52 SF |
| | UNIT- 5 78 SF | UNIT- 16 52 SF | UNIT- 27 52 SF | UNIT- 38 50 SF | |
| | UNIT- 6 78 SF | UNIT- 17 50 SF | UNIT- 28 50 SF | UNIT- 39 50 SF | |
| | UNIT- 7 78 SF | UNIT- 18 50 SF | UNIT- 29 50 SF | UNIT- 40 52 SF | |
| | UNIT- 8 91 SF | UNIT- 19 52 SF | UNIT- 30 52 SF | UNIT- 41 45 SF | |
| | UNIT- 9 67 SF | UNIT- 20 45 SF | UNIT- 31 45 SF | UNIT- 42 45 SF | |
| | UNIT- 10 67 SF | UNIT- 21 45 SF | UNIT- 32 45 SF | UNIT- 43 44 SF | |
| | UNIT- 11 67 SF | UNIT- 22 44 SF | UNIT- 33 44 SF | | |
| REQ'D. COMMON OUTDOOR SPACE - | REQUIRED FOR 25 UNITS X 200 = 5,000 SF 43 UNITS - 25 = 18 UNITS X 150 = 2,700 SF | | | 7,700 SF | |
| PROPOSED COMMON OUTDOOR SPACE - MINIMUM DIMENSION OF TEN (10) FEET AND A MINIMUM AREA OF TWO HUNDRED (200) SF | 1ST LEVEL - 1,422 SF + 1,545 + 261 + 407 + 295 = 3,930 SF ROOF DECK - 2,453 + 2,355 = 4,808 SF | | | 8,738 SF (1,038 SF MORE THAN REQUIRED) | |
| REQ'D ADDITIONAL OPEN SPACE- LOCATED WITHIN 50% OF THE LOT DEPTH NEAREST FRONT PROPERTY LINE | 150' - 90' = 60' 900 + (60 FT X 20) = 900 + 1,200 = 2,100 SF | | | | |
| PROPOSED ADDITIONAL OPEN SPACE | NONE | | | | |
| NO. OF PARKING STALLS REQUIRED | 27 ONE BEDROOM UNITS - 27 X 0.5 = 13.50 STALLS 12 ALCOVE STUDIO UNITS - 12 X 0.5 = 6 STALLS 4 TWO BEDROOM UNITS - 4 X 1 = 4 STALLS | | | 23.50 OR 24 STALLS | |
| NO. OF PARKING STALLS PROVIDED | 36 STALLS | | | | |
| NO. OF BICYCLE PARKING PROVIDED | 11 | | | | |

VICINITY MAP



2255 Honolulu Ave.,
Montrose, CA 91020
818.249.5522



PROPOSED 4-STORY
43-UNIT APARTMENT
BLDG.
434,430,424 MILFORD ST
GLENDALE, CA 91203

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PROJECT ZONING DATA

| ITEM | ALLOWABLE / REQUIRED | PROPOSED | CONCESSION / INCENTIVES / WAIVER |
|---------------------------------------|---|--------------------------|----------------------------------|
| 1. FLOOR AREA RATIO | 21,750 SF X 1.0 = 21,750 SF | 30,665 SF = 1.41 | CONCESSION |
| 2. BUILDING HEIGHT AND NO. OF STORIES | 36 FEET MAX. WITH 3 STORIES (ADDITIONAL 5 FEET IF 3:12) | 59' - 7 3/8" (4 STORIES) | CONCESSION |
| 3. ADDITIONAL OUTDOOR SPACE | 150' - 90' = 60' 900 + (60 FT X 20) = 900 + 1,200 = 2,100 SF | NONE | CONCESSION |



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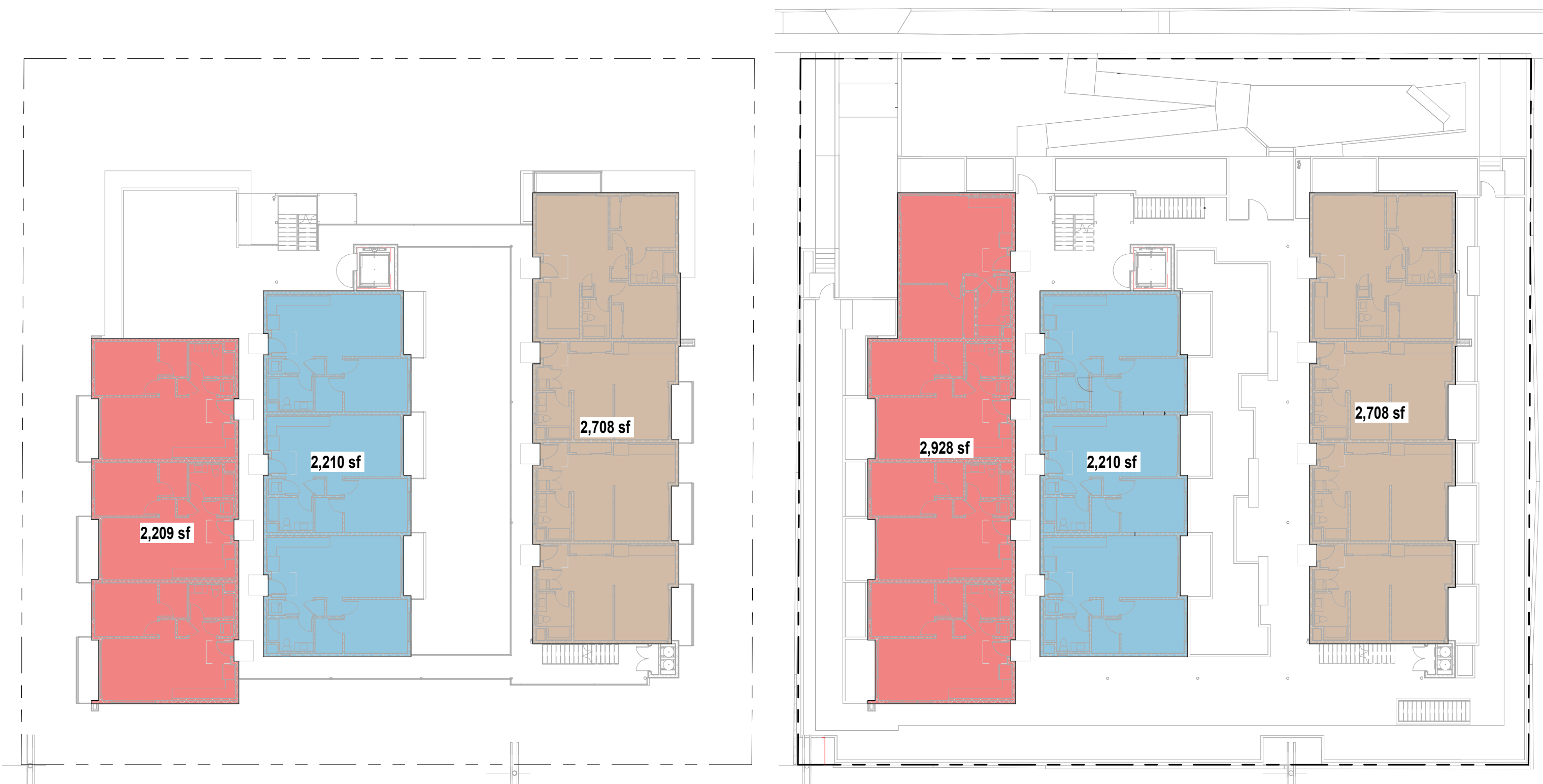
ZONING DIAGRAM

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Project Status

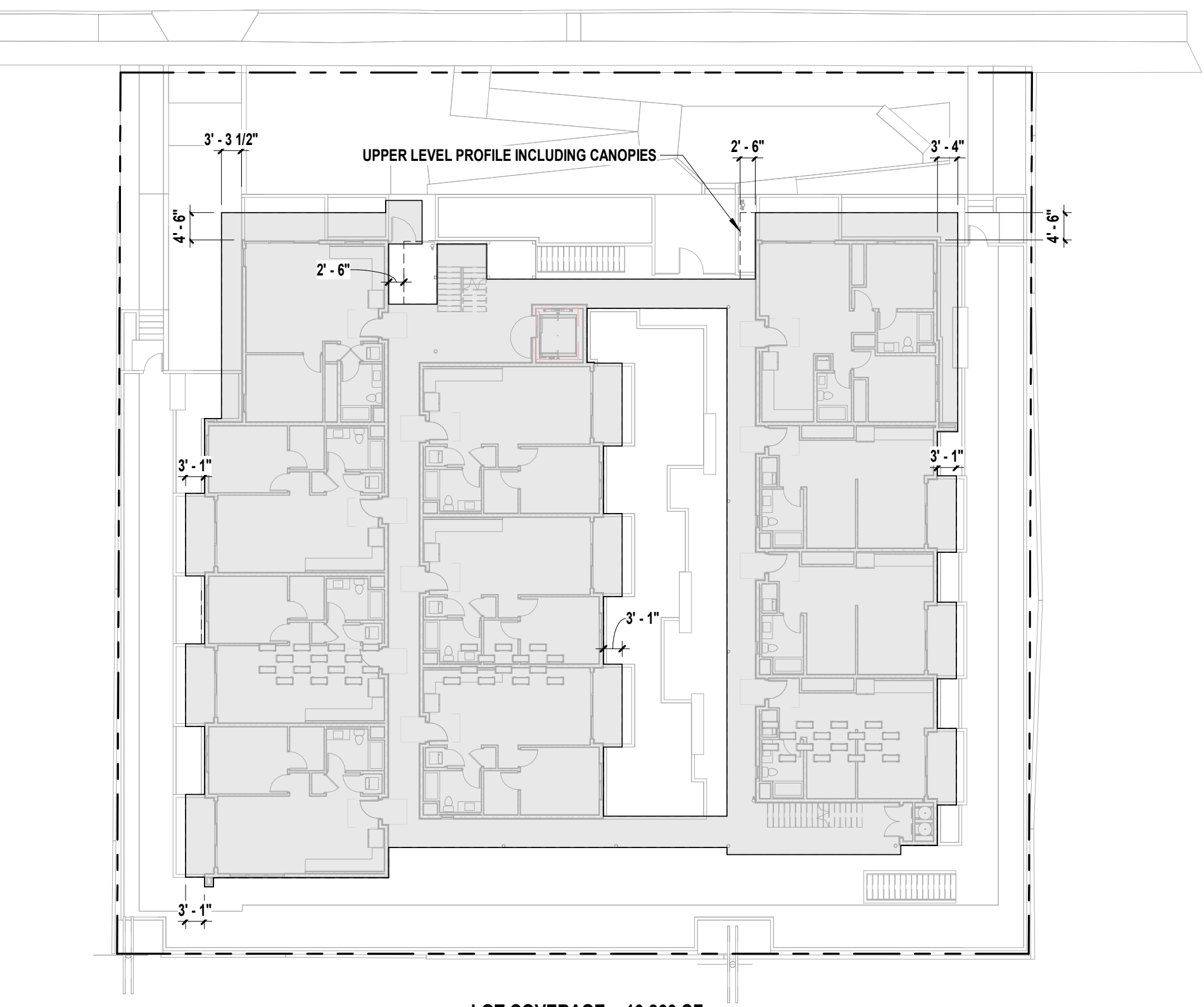
Project Number

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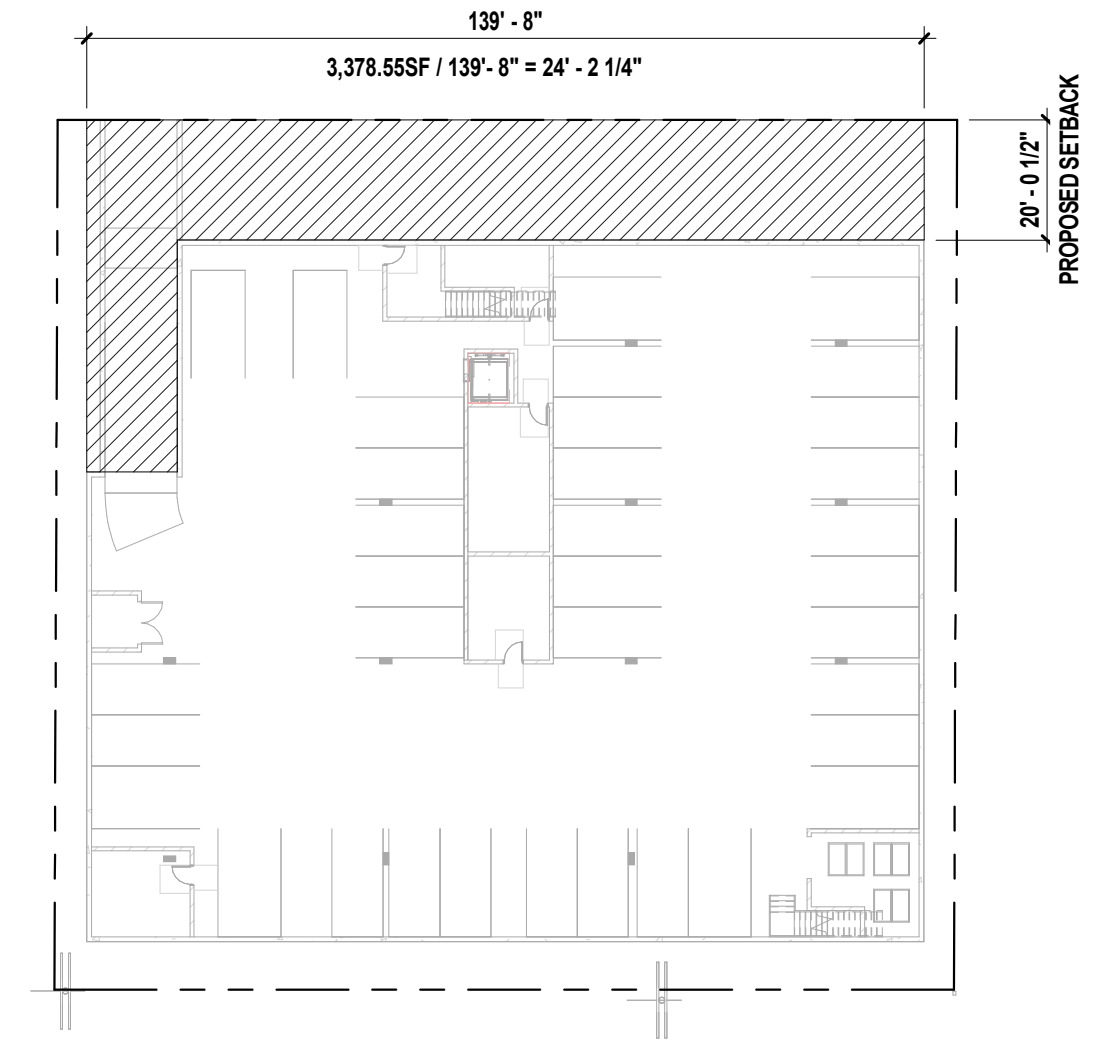
8 FAR DIAGRAM (4TH LEVEL)
1" = 20'-0"

7 FAR DIAGRAM (1ST - 3RD LEVEL)
1" = 20'-0"

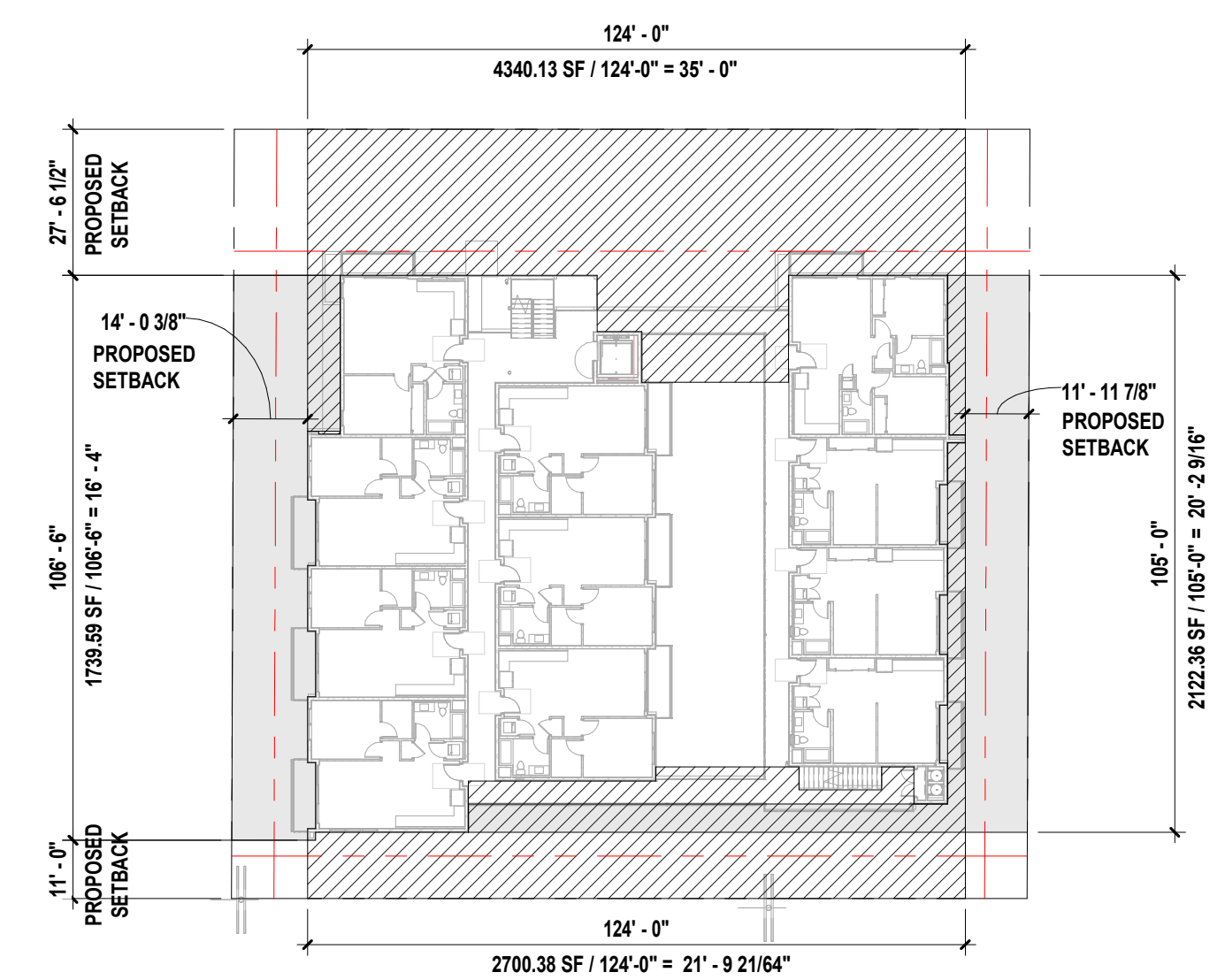


9 LOT COVERAGE DIAGRAM
1" = 20'-0"

5 SETBACK DIAGRAM (P1)
1/32" = 1'-0"



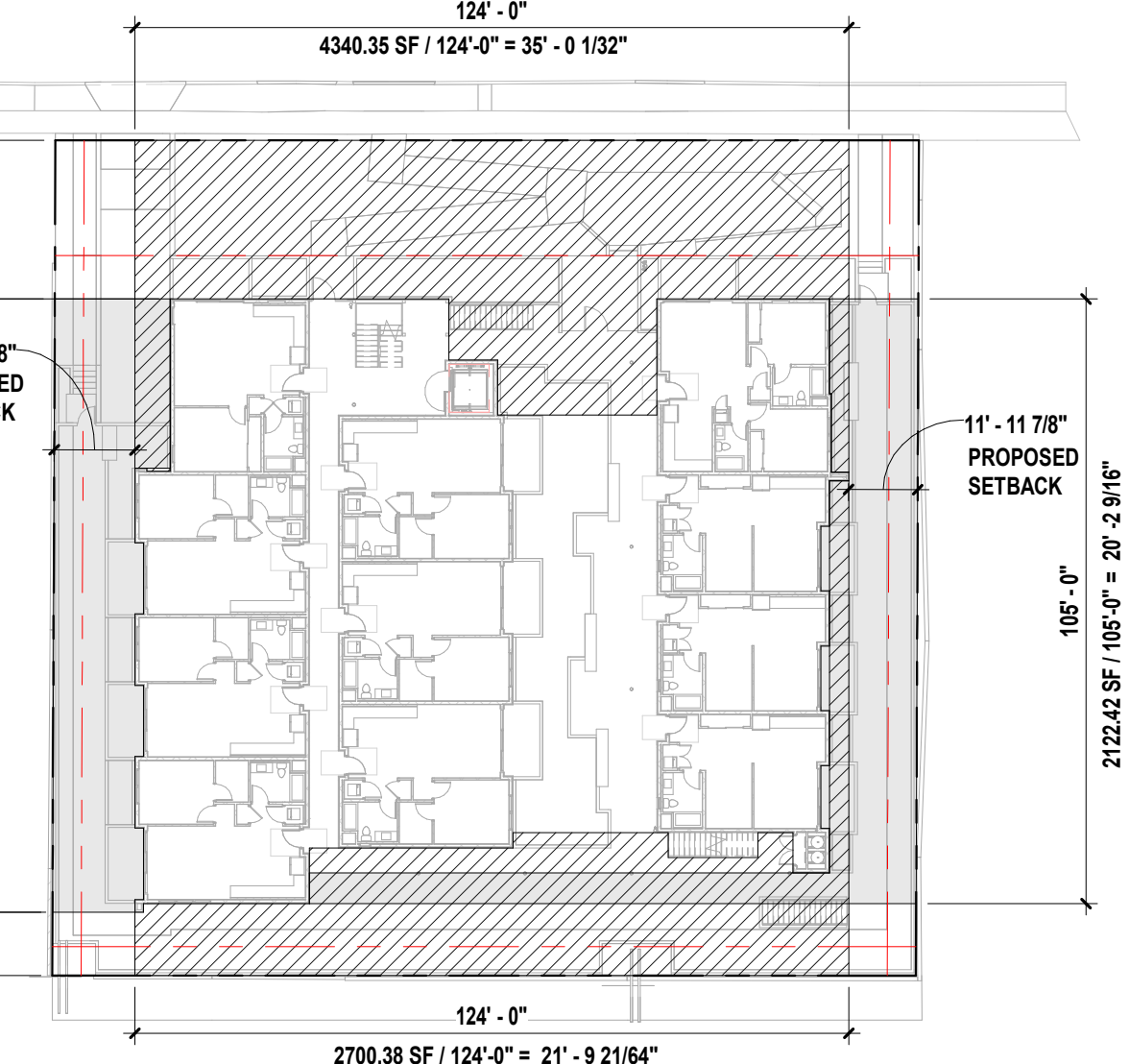
| NORTH | | |
|----------|------------|--------------|
| | SETBACK | AVE. SETBACK |
| REQ'D | 20'-0" | 23'-0" |
| PROPOSED | 20'-0 1/2" | 24'-2 1/4" |



| NORTH | | | SOUTH | | |
|----------|------------|--------------|----------|---------|--------------|
| | SETBACK | AVE. SETBACK | | SETBACK | AVE. SETBACK |
| REQ'D | 23'-0" | 26'-0" | REQ'D | 8'-0" | 11'-0" |
| PROPOSED | 27'-6 1/2" | 35'-0" | PROPOSED | 11'-0" | 21'-9 21/64" |

| EAST | | | WEST | | |
|----------|-------------|--------------|----------|------------|--------------|
| | SETBACK | AVE. SETBACK | | SETBACK | AVE. SETBACK |
| REQ'D | 8'-0" | 11'-0" | REQ'D | 8'-0" | 11'-0" |
| PROPOSED | 11'-11 7/8" | 20'-2 9/16" | PROPOSED | 14'-0 3/8" | 16'-4" |

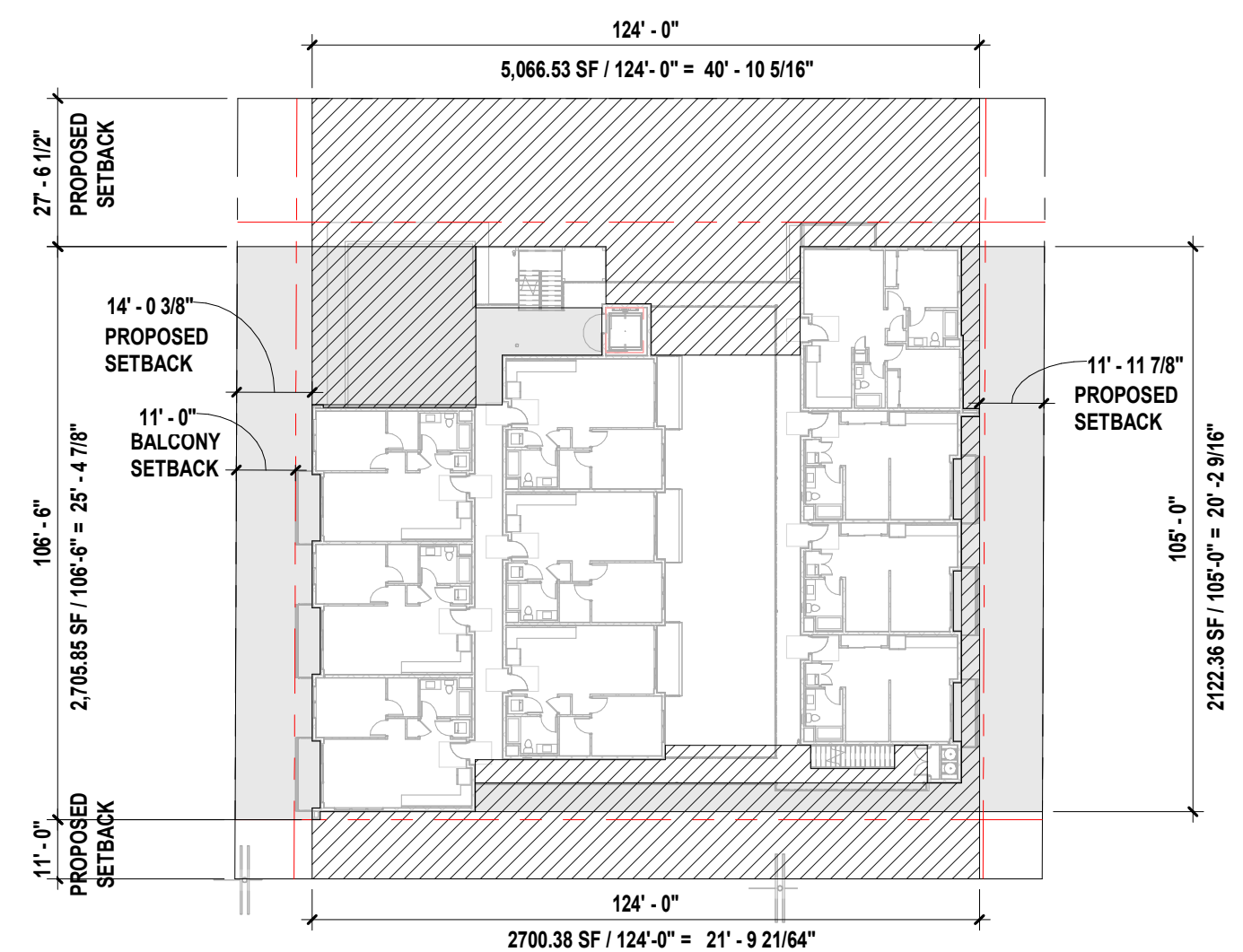
2 SETBACK DIAGRAM (2ND LEVEL)
1/32" = 1'-0"



| NORTH | | | SOUTH | | |
|----------|------------|--------------|----------|---------|--------------|
| | SETBACK | AVE. SETBACK | | SETBACK | AVE. SETBACK |
| REQ'D | 20'-0" | 23'-0" | REQ'D | 5'-0" | 8'-0" |
| PROPOSED | 27'-6 1/2" | 35'-0 1/32" | PROPOSED | 11'-0" | 21'-9 21/64" |

| EAST | | | WEST | | |
|----------|-------------|--------------|----------|------------|--------------|
| | SETBACK | AVE. SETBACK | | SETBACK | AVE. SETBACK |
| REQ'D | 5'-0" | 8'-0" | REQ'D | 5'-0" | 8'-0" |
| PROPOSED | 11'-11 7/8" | 20'-2 9/16" | PROPOSED | 14'-0 3/8" | 16'-4" |

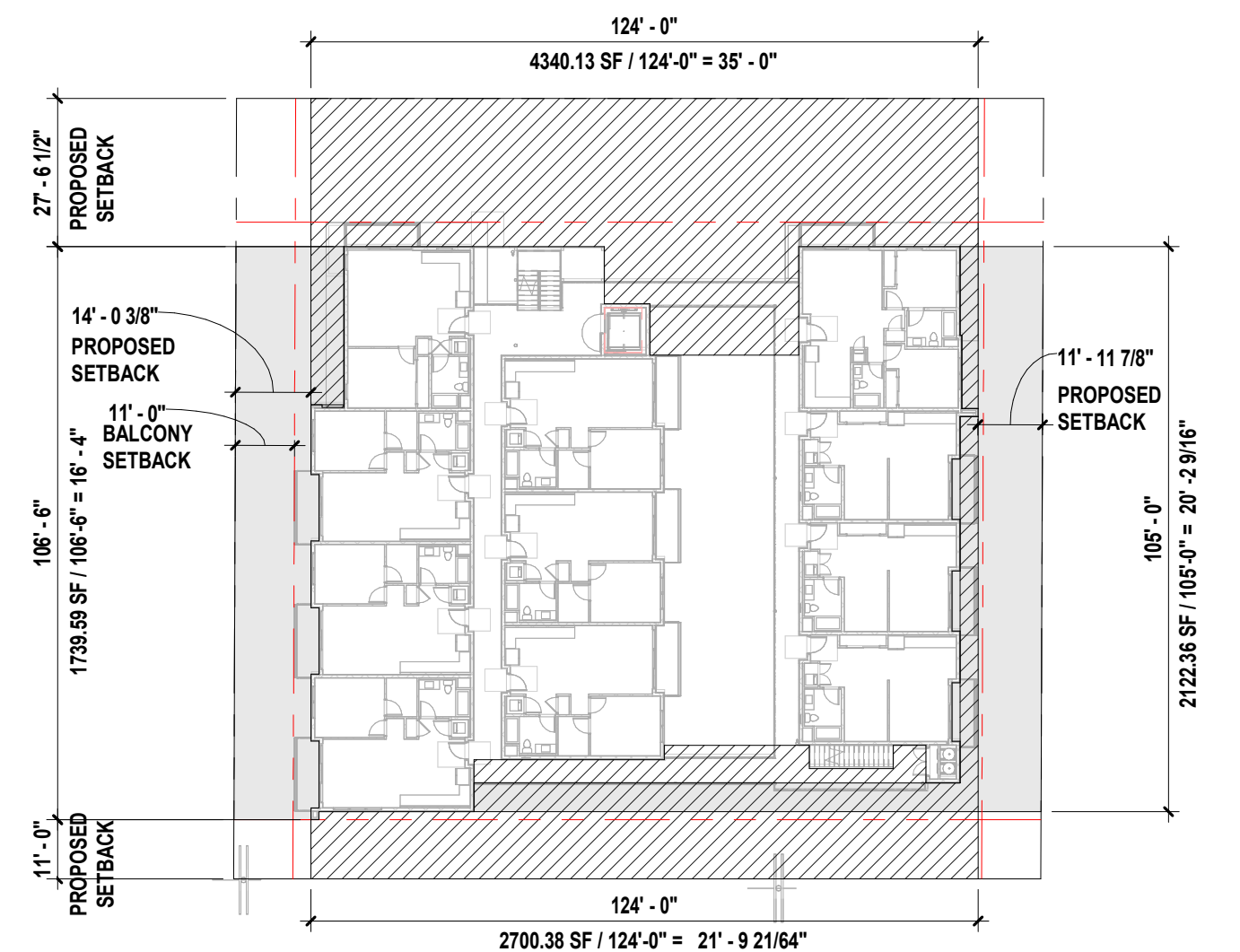
1 SETBACK DIAGRAM (1ST LEVEL)
1/32" = 1'-0"



| NORTH | | | SOUTH | | |
|----------|------------|--------------|----------|---------|--------------|
| | SETBACK | AVE. SETBACK | | SETBACK | AVE. SETBACK |
| REQ'D | 23'-0" | 26'-0" | REQ'D | 11'-0" | 14'-0" |
| PROPOSED | 27'-6 1/2" | 40'-10 5/16" | PROPOSED | 11'-0" | 21'-9 21/64" |

| EAST | | | WEST | | |
|----------|-------------|--------------|----------|------------|--------------|
| | SETBACK | AVE. SETBACK | | SETBACK | AVE. SETBACK |
| REQ'D | 11'-0" | 14'-0" | REQ'D | 11'-0" | 14'-0" |
| PROPOSED | 11'-11 7/8" | 20'-2 9/16" | PROPOSED | 14'-0 3/8" | 25'-4 7/8" |

4 SETBACKS DIAGRAM (4TH LEVEL)
1/32" = 1'-0"



| NORTH | | | SOUTH | | |
|----------|------------|--------------|----------|---------|--------------|
| | SETBACK | AVE. SETBACK | | SETBACK | AVE. SETBACK |
| REQ'D | 23'-0" | 26'-0" | REQ'D | 11'-0" | 14'-0" |
| PROPOSED | 27'-6 1/2" | 35'-0" | PROPOSED | 11'-0" | 21'-9 21/64" |

| EAST | | | WEST | | |
|----------|-------------|--------------|----------|------------|--------------|
| | SETBACK | AVE. SETBACK | | SETBACK | AVE. SETBACK |
| REQ'D | 11'-0" | 14'-0" | REQ'D | 11'-0" | 14'-0" |
| PROPOSED | 11'-11 7/8" | 20'-2 9/16" | PROPOSED | 14'-0 3/8" | 16'-4" |

3 SETBACK DIAGRAM (3RD LEVEL)
1/32" = 1'-0"



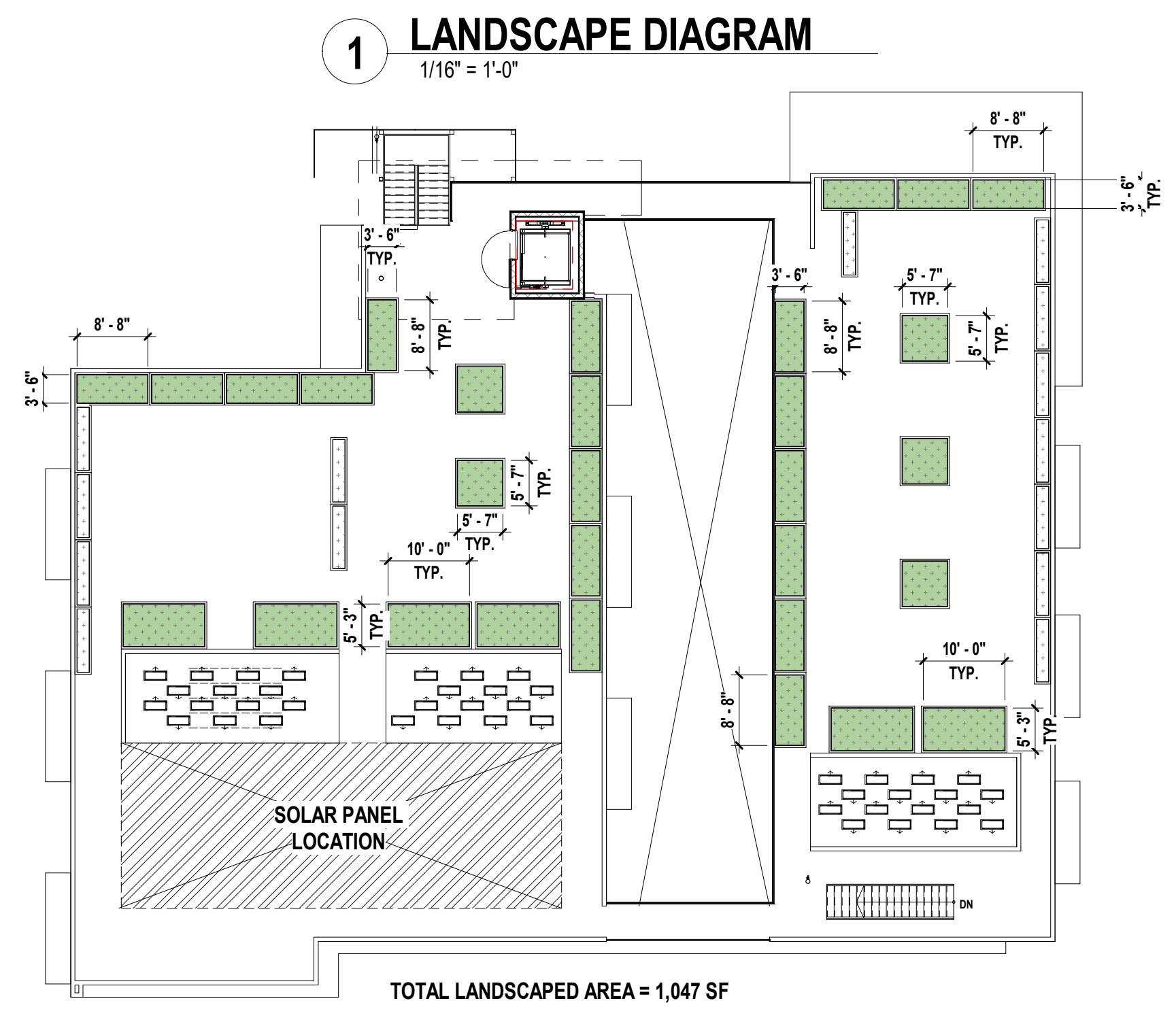
PROPOSED 4-STORY
43-UNIT APARTMENT
BLDG.
434,430,424 MILFORD ST
GLENDALE, CA 91203

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ZONING DIAGRAM

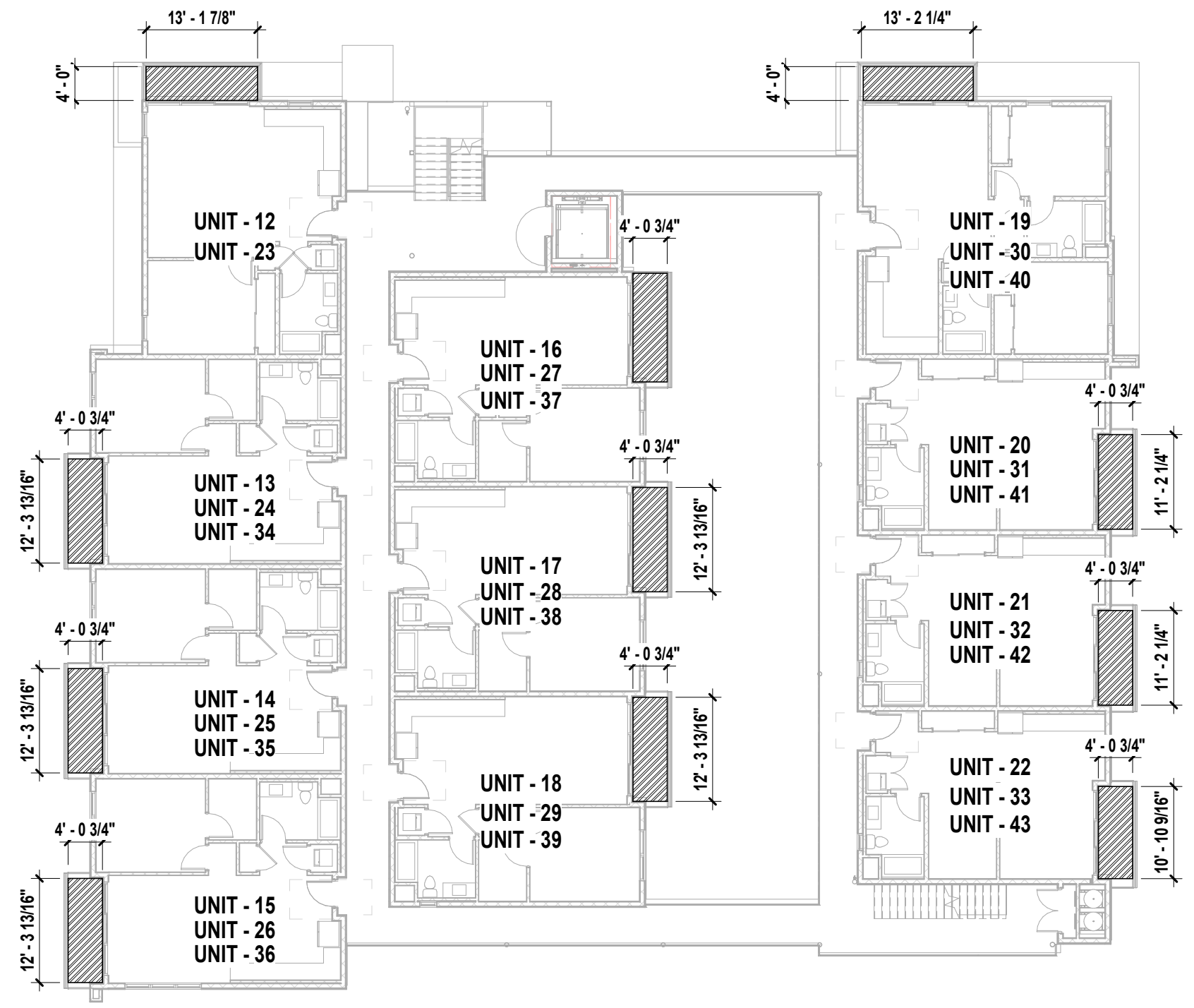
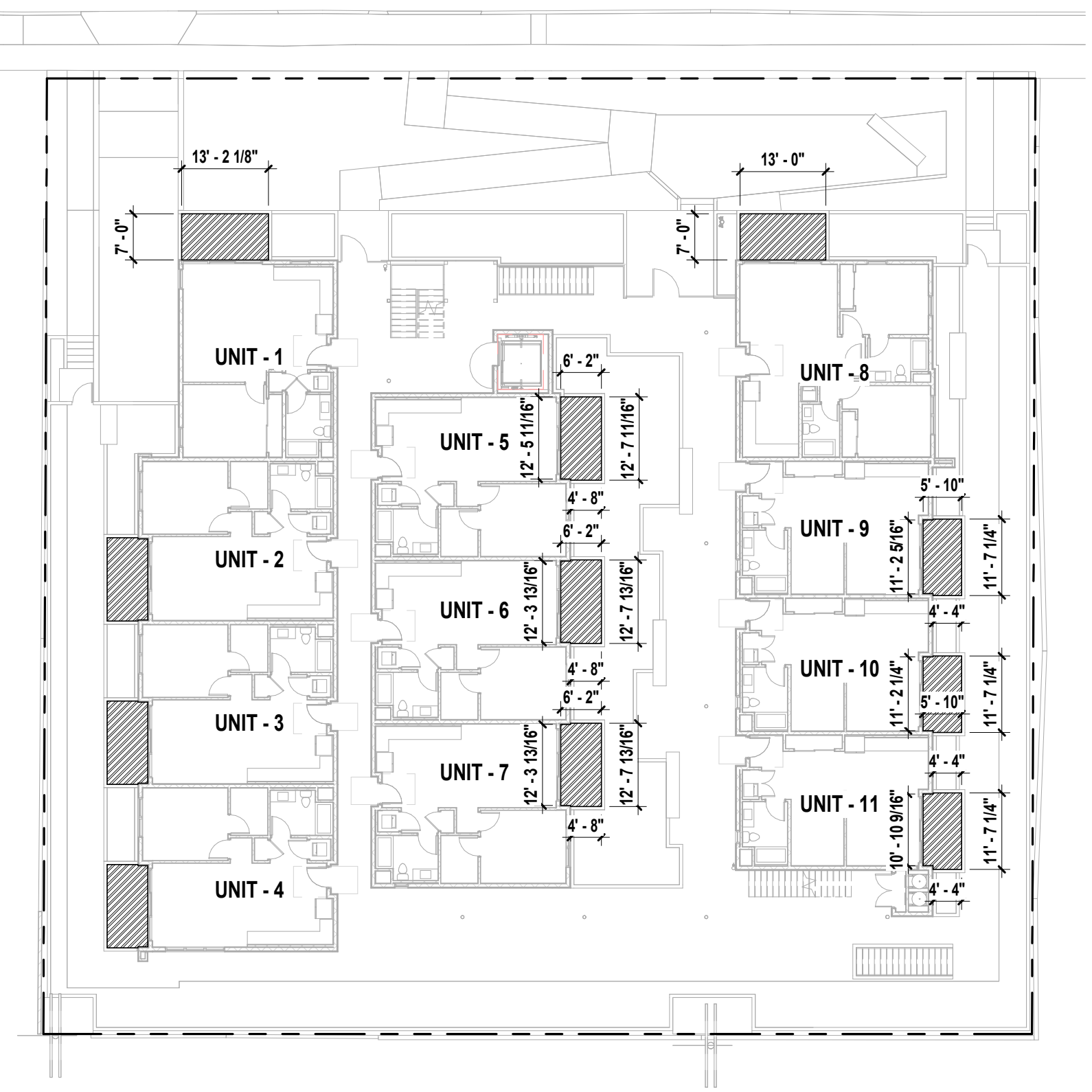
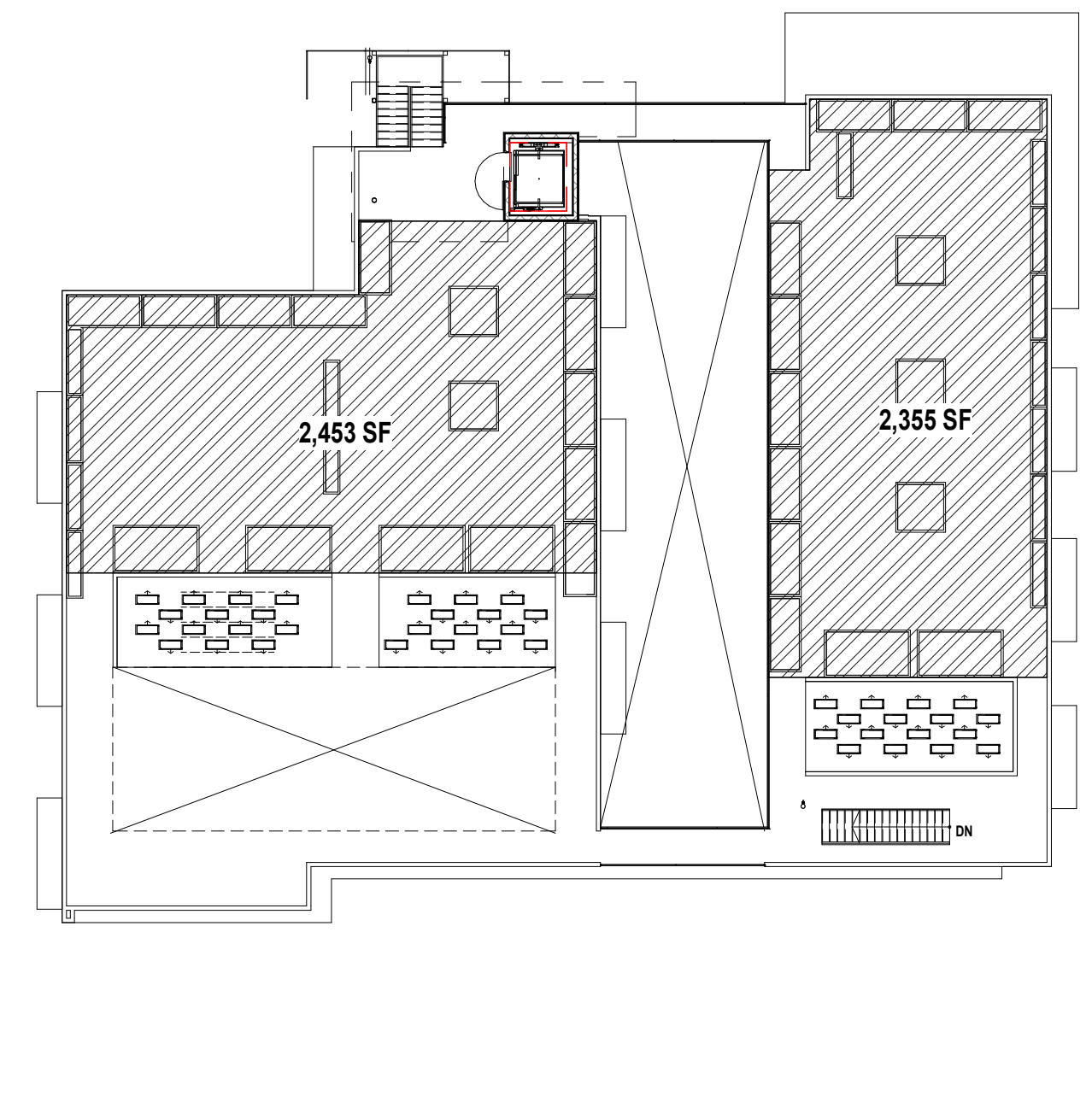
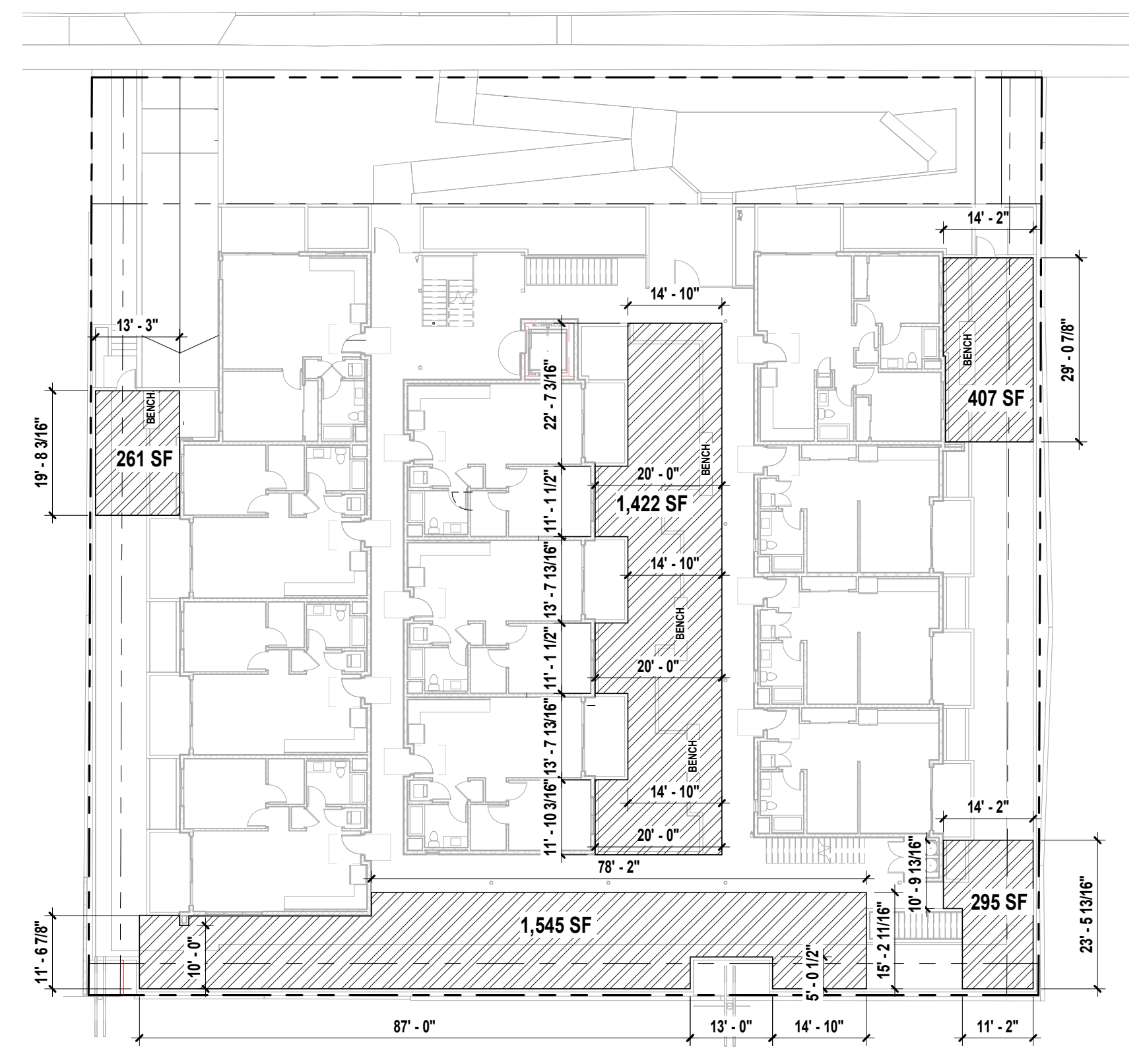
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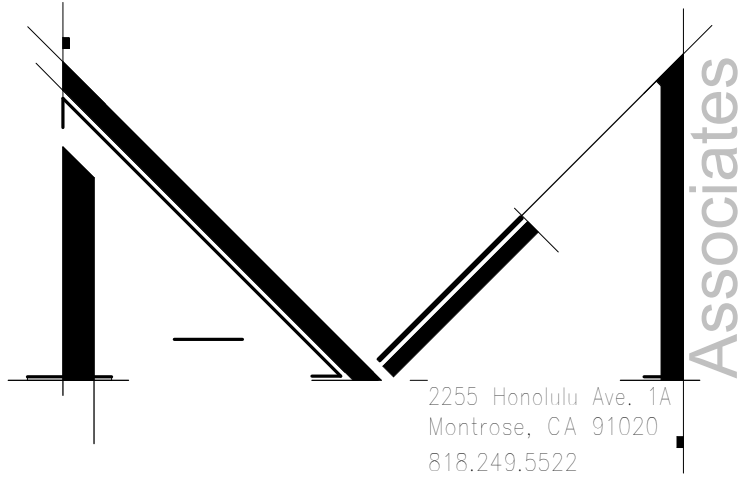
Project Number



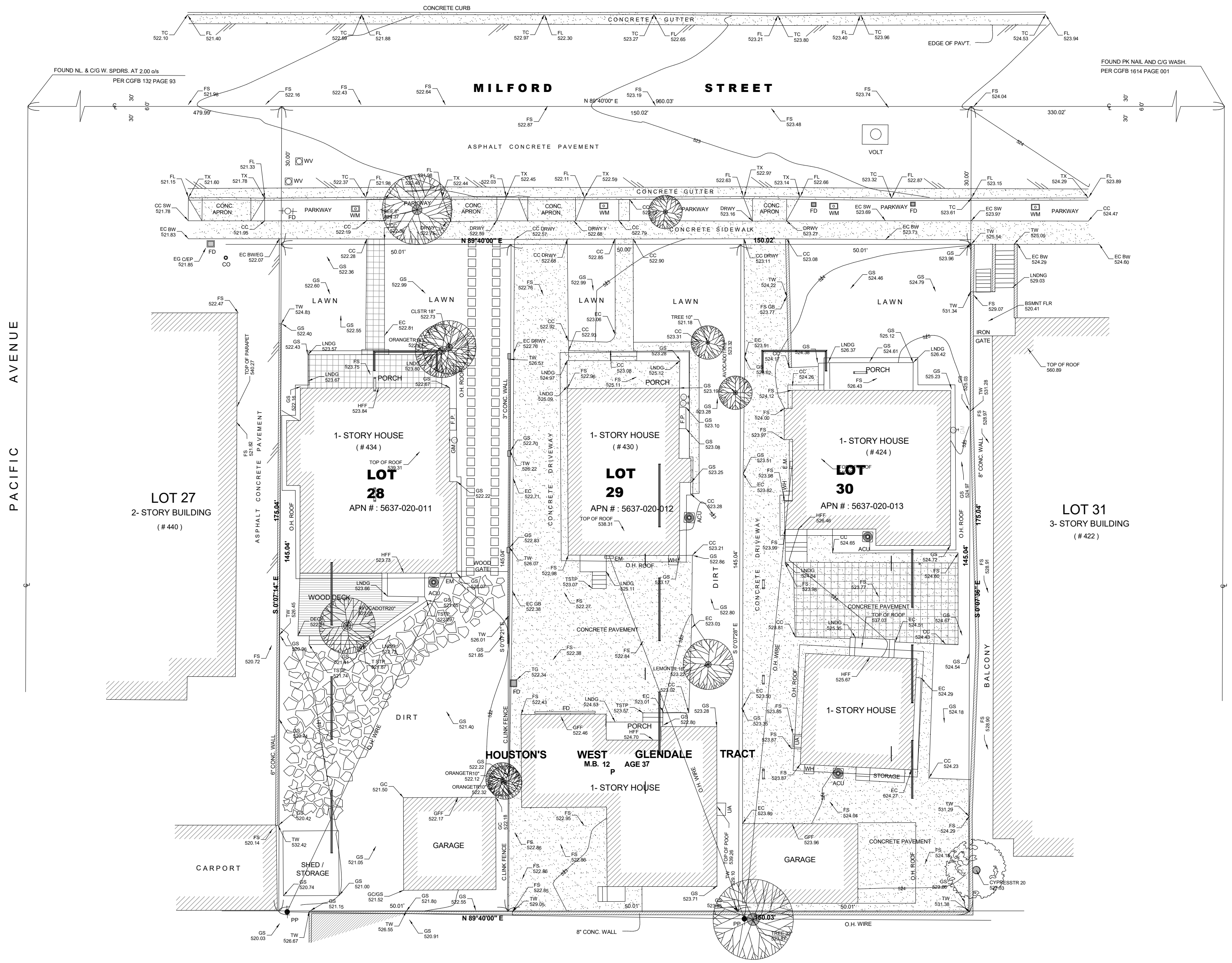
PLANTING AREA
PLANTING AREA COUNTED TOWARDS LANDSCAPED AREA (2 FT MINIMUM WIDTH)

LANDSCAPED AREA (1ST LEVEL) - 5,555 SF
LANDSCAPED AREA (ROOF DECK) - 1,047 SF
6,602 SF





2255 Honolulu Ave.,
Montrose, CA 91020
818.249.5522



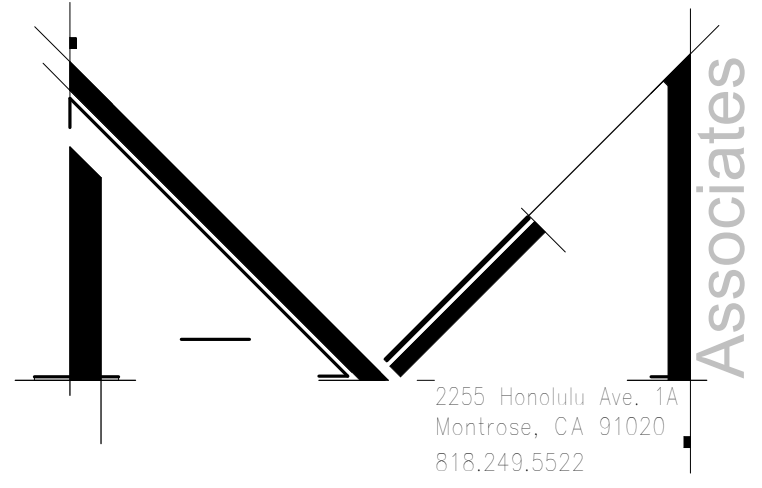
**PROPOSED 4-STORY
43-UNIT APARTMENT
BLDG.**
434,430,424 MILFORD ST
GLENDALE, CA 91203

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**SURVEY AND
EXISTING PHOTOS**

1 SURVEY
1/16" = 1'-0"

Project Status
Project Number

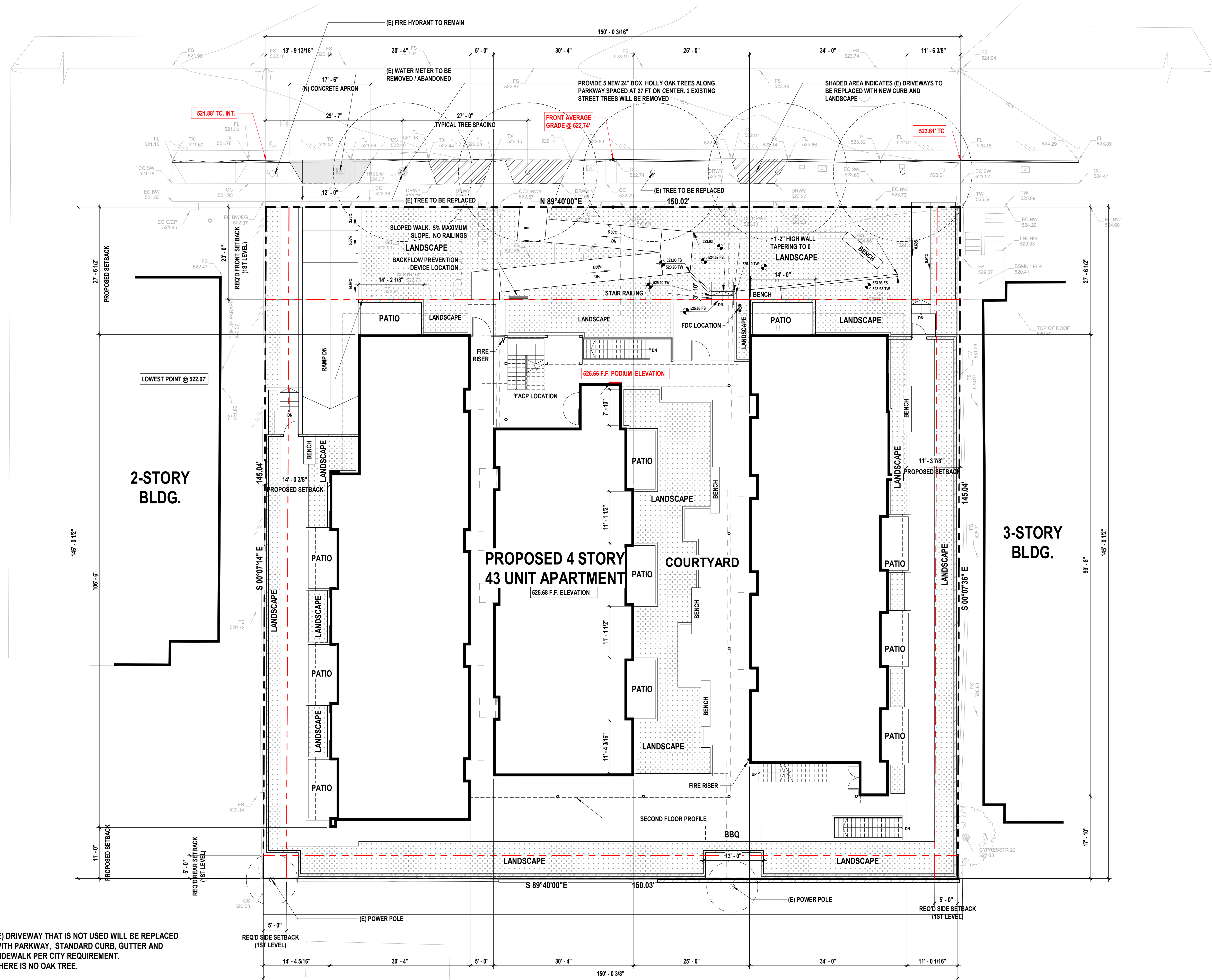


PROPOSED 4-STORY
43-UNIT APARTMENT
BLDG.
434,430,424 MILFORD ST
GLENDALE, CA 91203

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PLOT PLAN

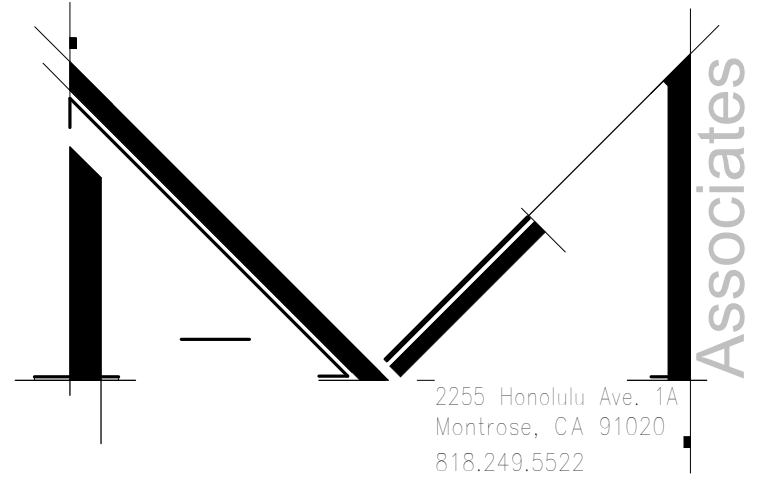
Project Status
Project Number



- NOTE:
- (E) DRIVEWAY THAT IS NOT USED WILL BE REPLACED WITH PARKWAY, STANDARD CURB, GUTTER AND SIDEWALK PER CITY REQUIREMENT.
 - THERE IS NO OAK TREE.

1 PLOT PLAN
3/32" = 1'-0"





PROPOSED 4-STORY
43-UNIT APARTMENT
BLDG.
434,430,424 MILFORD ST
GLENDALE, CA 91203

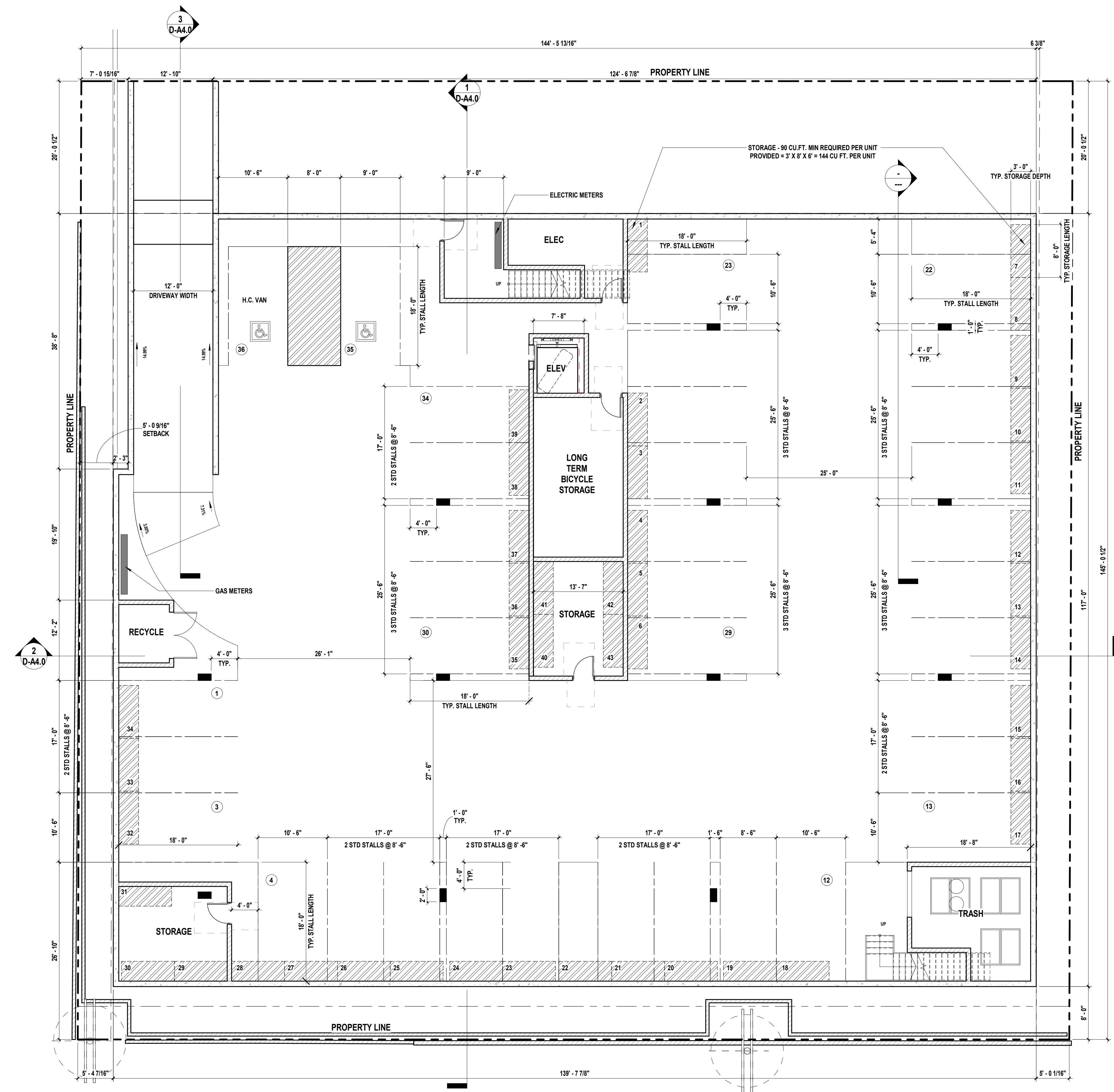
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P1- SUBTERRANEAN
PARKING PLAN

Project Status
Project Number

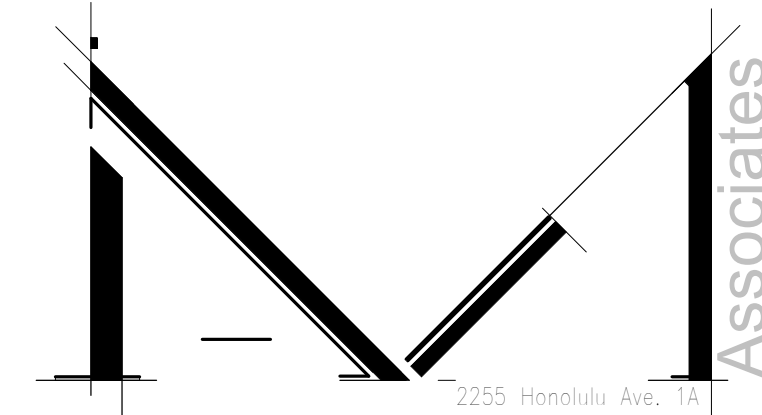


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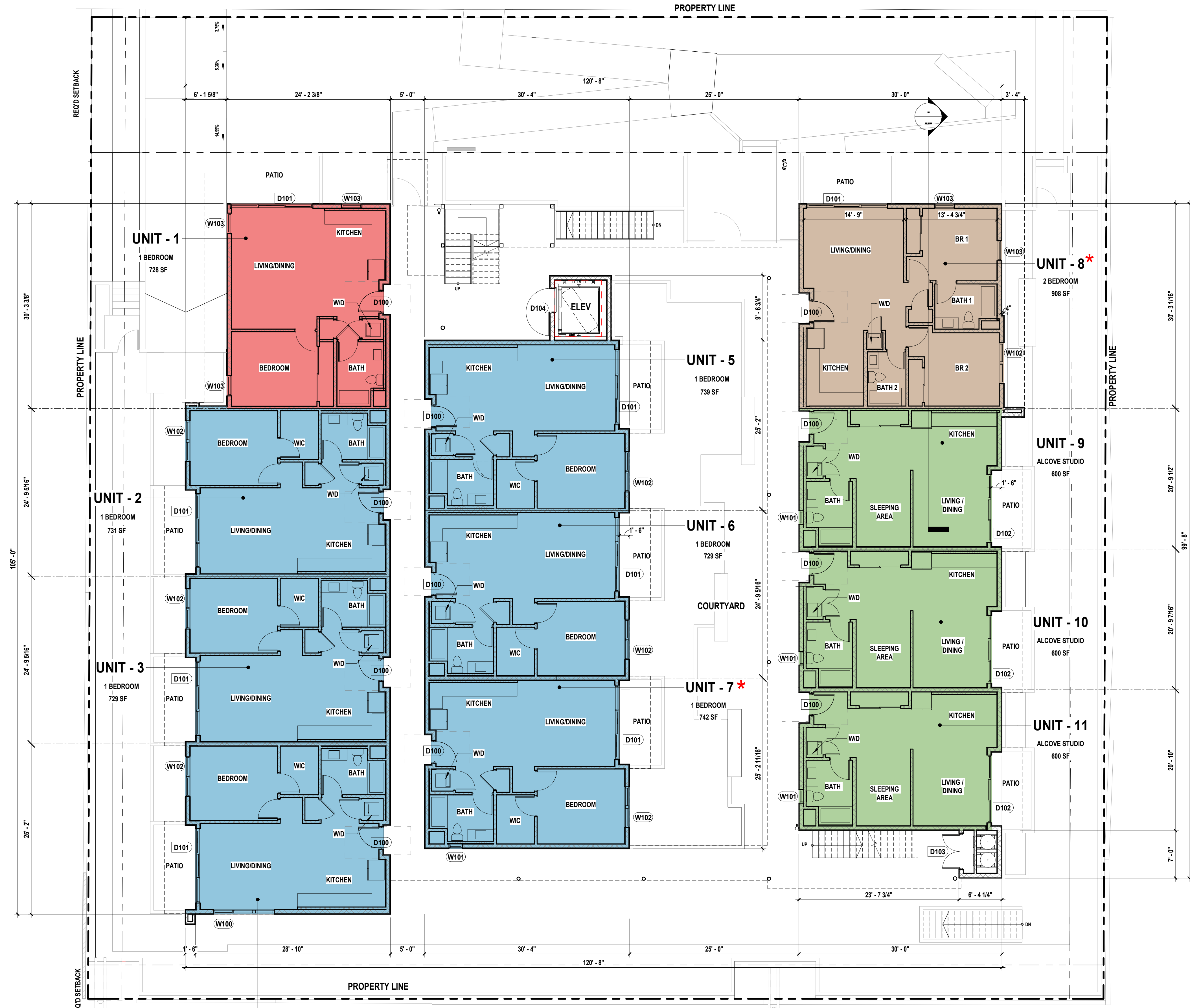


1 P1- SUBTERRANEAN PARKING PLAN
1/8" = 1'-0"

* AFFORDABLE UNIT



2255 Honolulu Ave.
Monterey, CA 91020
818.249.5522

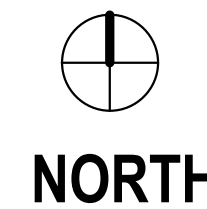


PROPOSED 4-STORY
43-UNIT APARTMENT
434,430,424 MILFORD ST
GLENDALE, CA 91203

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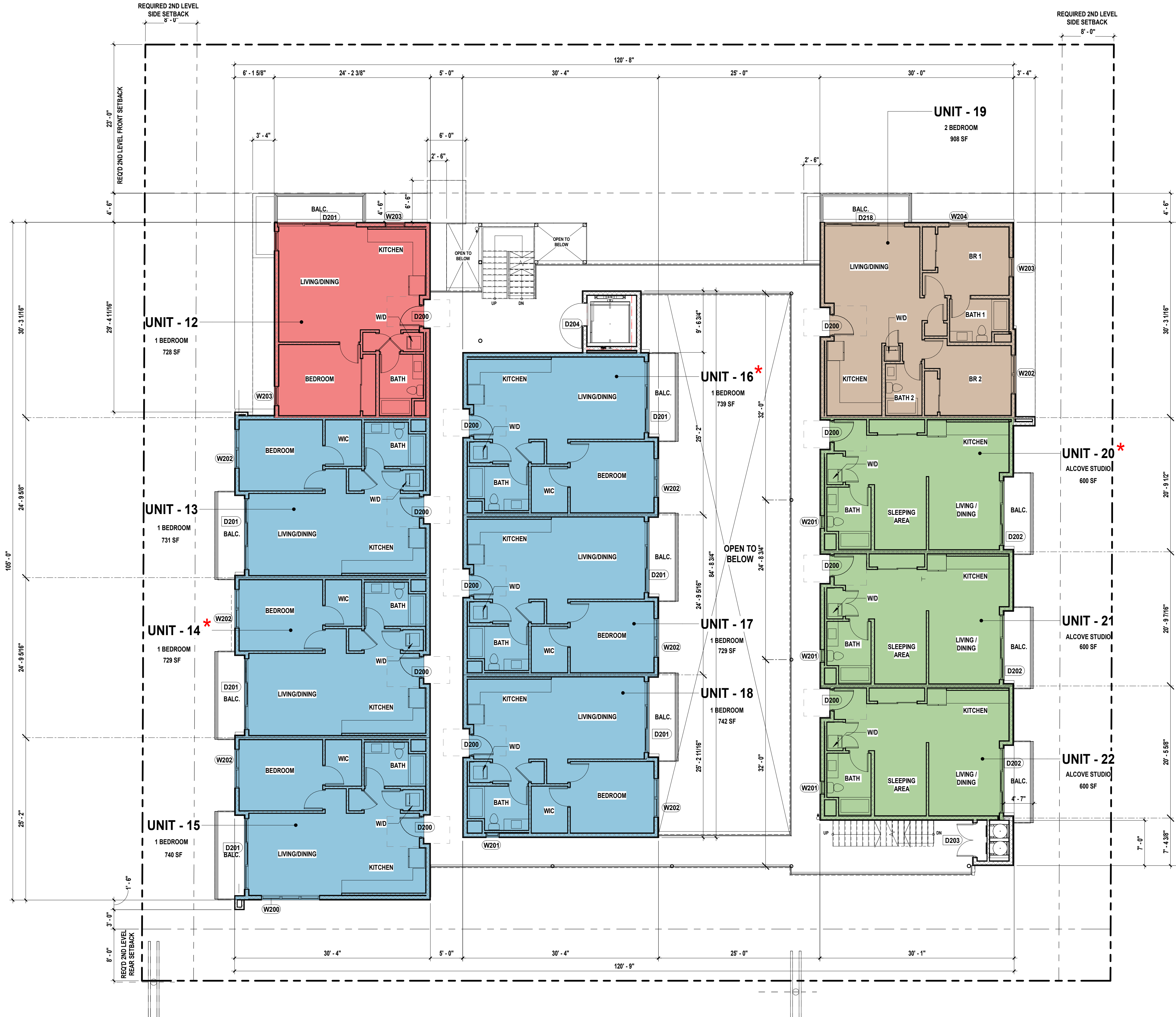
1ST LEVEL PLAN

1 1ST LEVEL PLAN
1/8" = 1'-0"

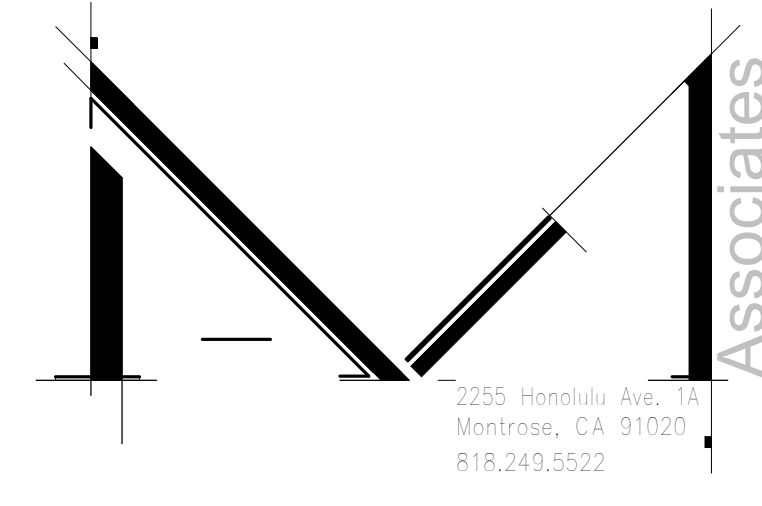


NORTH

D-A2.1



* AFFORDABLE UNIT



PROPOSED 4-STORY
43-UNIT APARTMENT
BLDG.
434,430,424 MILFORD ST
GLENDALE, CA 91203

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2ND LEVEL PLAN

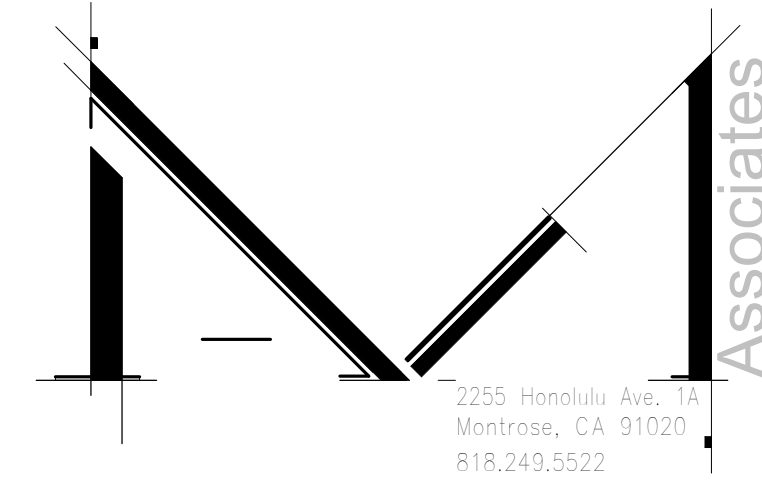
1 2ND LEVEL PLAN
1/8" = 1'-0"



D-A2.2



* AFFORDABLE UNIT



PROPOSED 4-STORY
43-UNIT APARTMENT
BLDG.
434,430,424 MILFORD ST
GLENDALE, CA 91203

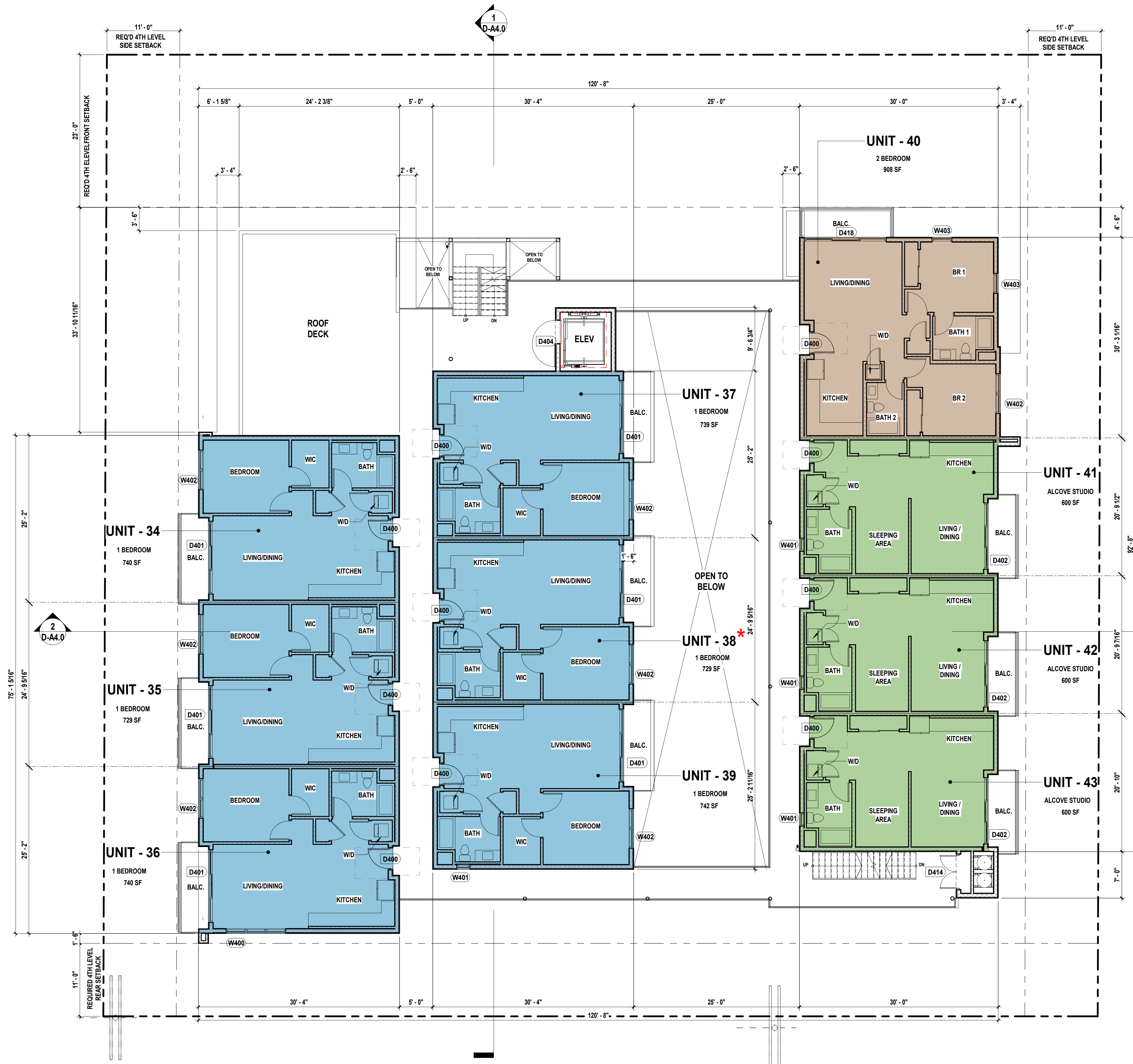
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3RD LEVEL PLAN

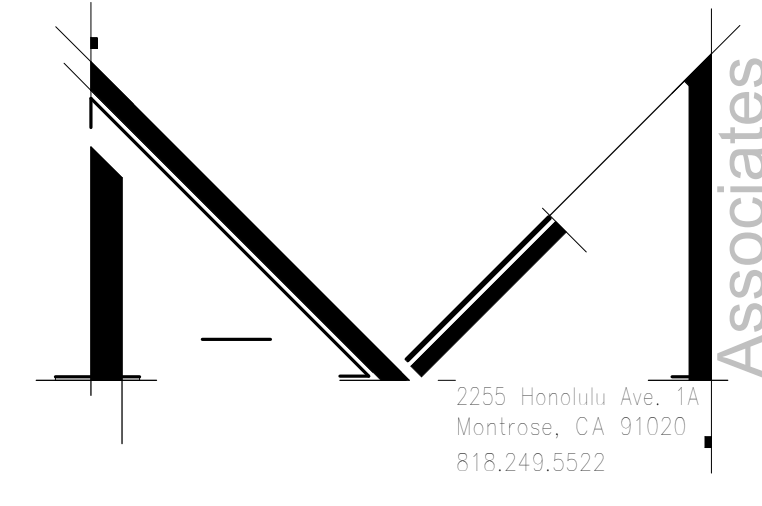
1 3RD LEVEL PLAN
1/8" = 1'-0"



D-A2.3



* AFFORDABLE UNIT



PROPOSED 4-STORY
43-UNIT APARTMENT
BLDG.
434,430,424 MILFORD ST
GLENDALE, CA 91203

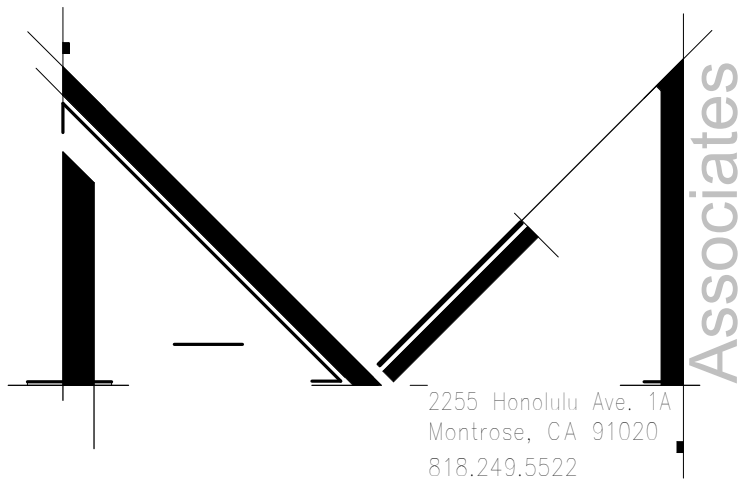
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4TH LEVEL PLAN

1 4TH LEVEL PLAN
1/8" = 1'-0"



D-A2.4

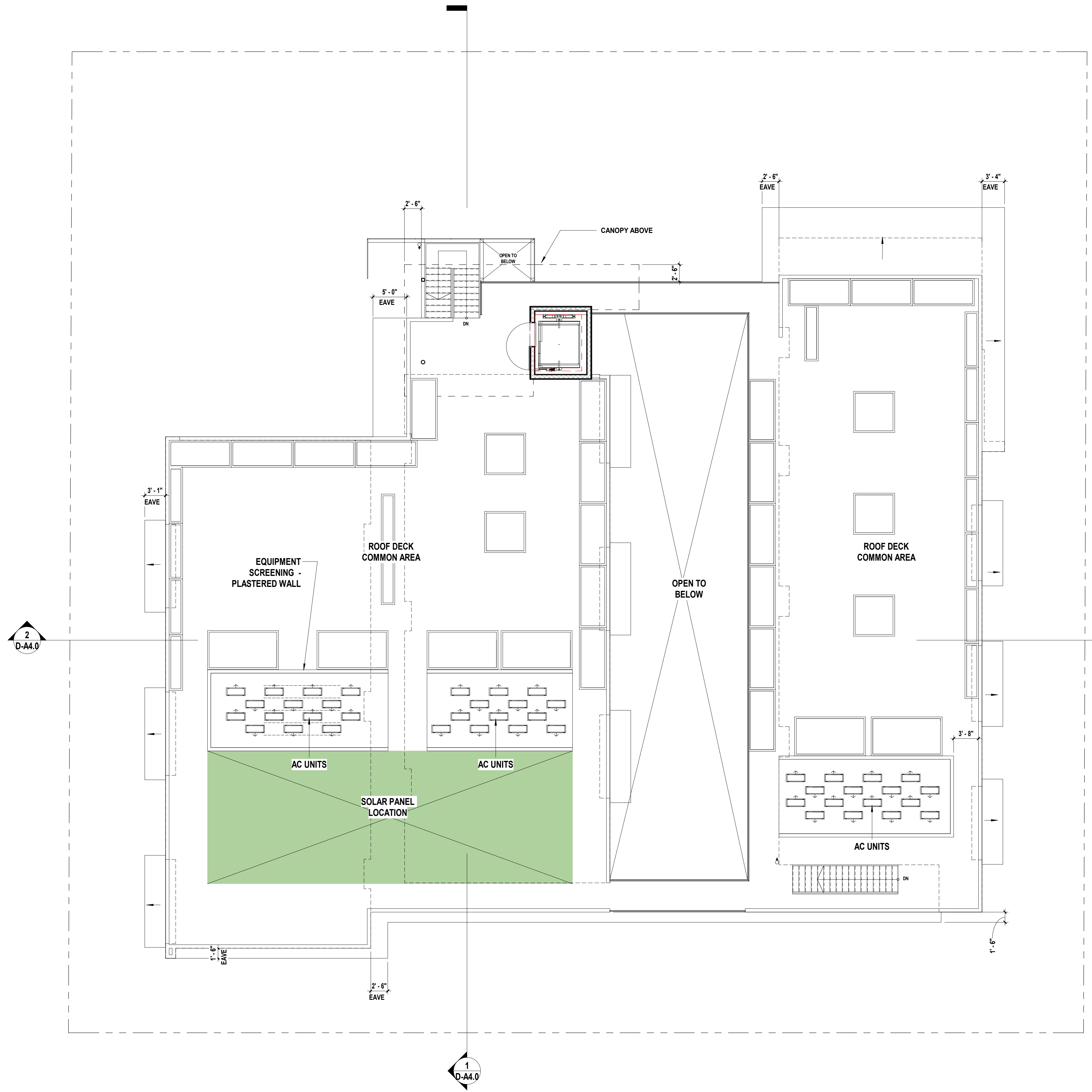


PROPOSED 4-STORY
43-UNIT APARTMENT
BLDG.
434,430,424 MILFORD ST
GLENDALE, CA 91203

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ROOF FLOOR PLAN

Project Status
Project Number



1 ROOF FLOOR PLAN
1/8" = 1'-0"



D-A2.5

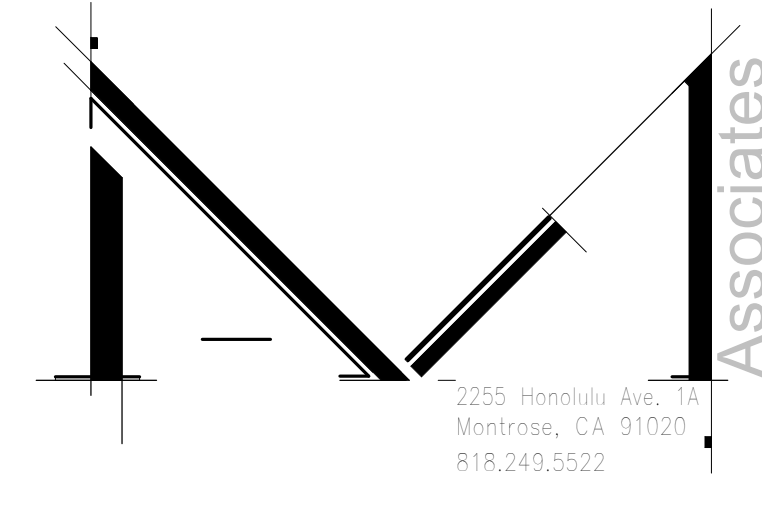
| ELEVATION KEYNOTES | |
|--------------------|--|
| 1 | SMOOTH TROWEL CEMENT FINISH PAINT COLOR - WARM WHITE BY DUNN EDWARDS (DEW380) |
| 2 | SMOOTH TROWEL CEMENT FINISH PAINT COLOR - LEGENDARY GRAY BY DUNN EDWARDS (DE6369) |
| 3 | HARDIE PANELS BY JAMES HARDIE ARRANGED IN RANDOM SIZES FINISH - SMOOTH PAINT COLOR - TRANQUIL TEAL BY DUNN EDWARDS (DE5703) |
| 4 | BURNISHED CONCRETE MASONRY BLOCKS IN STACK BOND |
| 5 | NATURAL CONCRETE FINISH |
| 6 | PRIMED AND PAINTED WROUGHT IRON GUARDRAIL PAINT COLOR - LEGENDARY GRAY BY DUNN EDWARDS (DE6369) |
| 7 | PERFORATED CORRUGATED METAL PANELS BY HENDRICK OR APPROVED EQUAL PAINT COLOR - (TO MATCH NORTHERN TERRITORY BY DUNN EDWARDS) |
| 8 | PAINTED STEEL STAIR STRINGERS PAINT COLOR - PESTO BY DUNN EDWARDS (DE5474) |
| 9 | METAL ADDRESS NUMBERS - BACKLIT |
| 10 | PRIMED AND PAINTED STEEL GATE WITH PERFORATED METAL PAINT COLOR - LEGENDARY GRAY BY DUNN EDWARDS (DE6369) |
| 11 | COMPOSITE WINDOWS AND PATIO DOORS BY KOLBE. (FORGENT SERIES) |
| 12 | PRIMED AND PAINTED WROUGHT IRON GUARDRAIL WITH PERFORATED METAL SHEETS PAINT COLOR - LEGENDARY GRAY BY DUNN EDWARDS (DE6369) |
| 13 | SMOOTH TROWEL CEMENT FINISH PAINT COLOR - PESTO BY DUNN EDWARDS (DE5474) |
| 14 | PAINTED STEEL STAIRS, POSTS AND BEAMS PAINT COLOR - NORTHERN TERRITORY BY DUNN EDWARDS (DEA158) |
| 15 | PRIMED AND PAINTED STEEL POSTS PAINT COLOR - RED CONTRAST BY DUNN EDWARDS (DEA106) |
| 16 | PRIMED AND PAINTED METAL NUMBERS PAINT COLOR - RED CONTRAST BY DUNN EDWARDS (DEA106) |



1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



PROPOSED 4-STORY
43-UNIT APARTMENT
BLDG.
434,430,424 MILFORD ST
GLENDALE, CA 91203

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ELEVATIONS

Project Status
Project Number

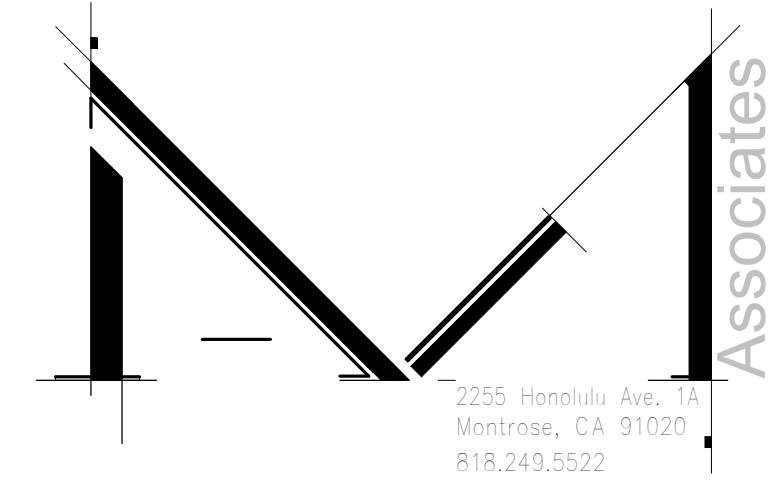
| ELEVATION KEYNOTES | |
|--------------------|--|
| 1 | SMOOTH TROWEL CEMENT FINISH PAINT COLOR - WARM WHITE BY DUNN EDWARDS (DEW380) |
| 2 | SMOOTH TROWEL CEMENT FINISH PAINT COLOR - LEGENDARY GRAY BY DUNN EDWARDS (DE6369) |
| 3 | HARDIE PANELS BY JAMES HARDIE ARRANGED IN RANDOM SIZES FINISH - SMOOTH PAINT COLOR - TRANQUIL TEAL BY DUNN EDWARDS (DE5703) |
| 4 | BURNISHED CONCRETE MASONRY BLOCKS IN STACK BOND |
| 5 | NATURAL CONCRETE FINISH |
| 6 | PRIMED AND PAINTED WROUGHT IRON GUARDRAIL PAINT COLOR - LEGENDARY GRAY BY DUNN EDWARDS (DE6369) |
| 7 | PERFORATED CORRUGATED METAL PANELS BY HENDRICK OR APPROVED EQUAL PAINT COLOR - (TO MATCH NORTHERN TERRITORY BY DUNN EDWARDS) |
| 8 | PAINTED STEEL STAIR STRINGERS PAINT COLOR - PESTO BY DUNN EDWARDS (DE5474) |
| 9 | METAL ADDRESS NUMBERS - BACKLIT |
| 10 | PRIMED AND PAINTED STEEL GATE WITH PERFORATED METAL PAINT COLOR - LEGENDARY GRAY BY DUNN EDWARDS (DE6369) |
| 11 | COMPOSITE WINDOWS AND PATIO DOORS BY KOLBE. (FORGENT SERIES) |
| 12 | PRIMED AND PAINTED WROUGHT IRON GUARDRAIL WITH PERFORATED METAL SHEETS PAINT COLOR - LEGENDARY GRAY BY DUNN EDWARDS (DE6369) |
| 13 | SMOOTH TROWEL CEMENT FINISH PAINT COLOR - PESTO BY DUNN EDWARDS (DE5474) |
| 14 | PAINTED STEEL STAIRS, POSTS AND BEAMS PAINT COLOR - NORTHERN TERRITORY BY DUNN EDWARDS (DEA158) |
| 15 | PRIMED AND PAINTED STEEL POSTS PAINT COLOR - RED CONTRAST BY DUNN EDWARDS (DEA106) |
| 16 | PRIMED AND PAINTED METAL NUMBERS PAINT COLOR - RED CONTRAST BY DUNN EDWARDS (DEA106) |



1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



PROPOSED 4-STORY
43-UNIT APARTMENT
BLDG.
434,430,424 MILFORD ST
GLENDALE, CA 91203

6/5/2023 9:07:29 AM

ELEVATIONS

Project Status
Project Number

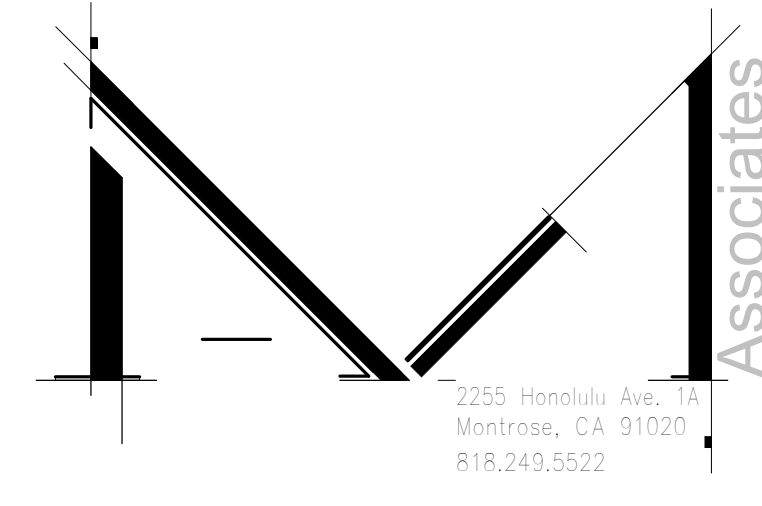
| ELEVATION KEYNOTES | |
|--------------------|--|
| 1 | SMOOTH TROWEL CEMENT FINISH PAINT COLOR - WARM WHITE BY DUNN EDWARDS (DEW380) |
| 2 | SMOOTH TROWEL CEMENT FINISH PAINT COLOR - LEGENDARY GRAY BY DUNN EDWARDS (DE6369) |
| 3 | HARDIE PANELS BY JAMES HARDIE ARRANGED IN RANDOM SIZES FINISH - SMOOTH PAINT COLOR - TRANQUIL TEAL BY DUNN EDWARDS (DE5703) |
| 4 | BURNISHED CONCRETE MASONRY BLOCKS IN STACK BOND |
| 5 | NATURAL CONCRETE FINISH |
| 6 | PRIMED AND PAINTED WROUGHT IRON GUARDRAIL PAINT COLOR - LEGENDARY GRAY BY DUNN EDWARDS (DE6369) |
| 7 | PERFORATED CORRUGATED METAL PANELS BY HENDRICK OR APPROVED EQUAL PAINT COLOR - (TO MATCH NORTHERN TERRITORY BY DUNN EDWARDS) |
| 8 | PAINTED STEEL STAIR STRINGERS PAINT COLOR - PESTO BY DUNN EDWARDS (DE6474) |
| 9 | METAL ADDRESS NUMBERS - BACKLIT |
| 10 | PRIMED AND PAINTED STEEL GATE WITH PERFORATED METAL PAINT COLOR - LEGENDARY GRAY BY DUNN EDWARDS (DE6369) |
| 11 | COMPOSITE WINDOWS AND PATIO DOORS BY KOLBE. (FORGENT SERIES) |
| 12 | PRIMED AND PAINTED WROUGHT IRON GUARDRAIL WITH PERFORATED METAL SHEETS PAINT COLOR - LEGENDARY GRAY BY DUNN EDWARDS (DE6369) |
| 13 | SMOOTH TROWEL CEMENT FINISH PAINT COLOR - PESTO BY DUNN EDWARDS (DE6474) |
| 14 | PAINTED STEEL STAIRS, POSTS AND BEAMS PAINT COLOR - NORTHERN TERRITORY BY DUNN EDWARDS (DEA158) |
| 15 | PRIMED AND PAINTED STEEL POSTS PAINT COLOR - RED CONTRAST BY DUNN EDWARDS (DEA106) |
| 16 | PRIMED AND PAINTED METAL NUMBERS PAINT COLOR - RED CONTRAST BY DUNN EDWARDS (DEA106) |



1 COURTYARD ELEVATION (EAST)
1/8" = 1'-0"



2 COURTYARD ELEVATION (WEST)
1/8" = 1'-0"



**PROPOSED 4-STORY
43-UNIT APARTMENT
BLDG.**
434,430,424 MILFORD ST
GLENDALE, CA 91203

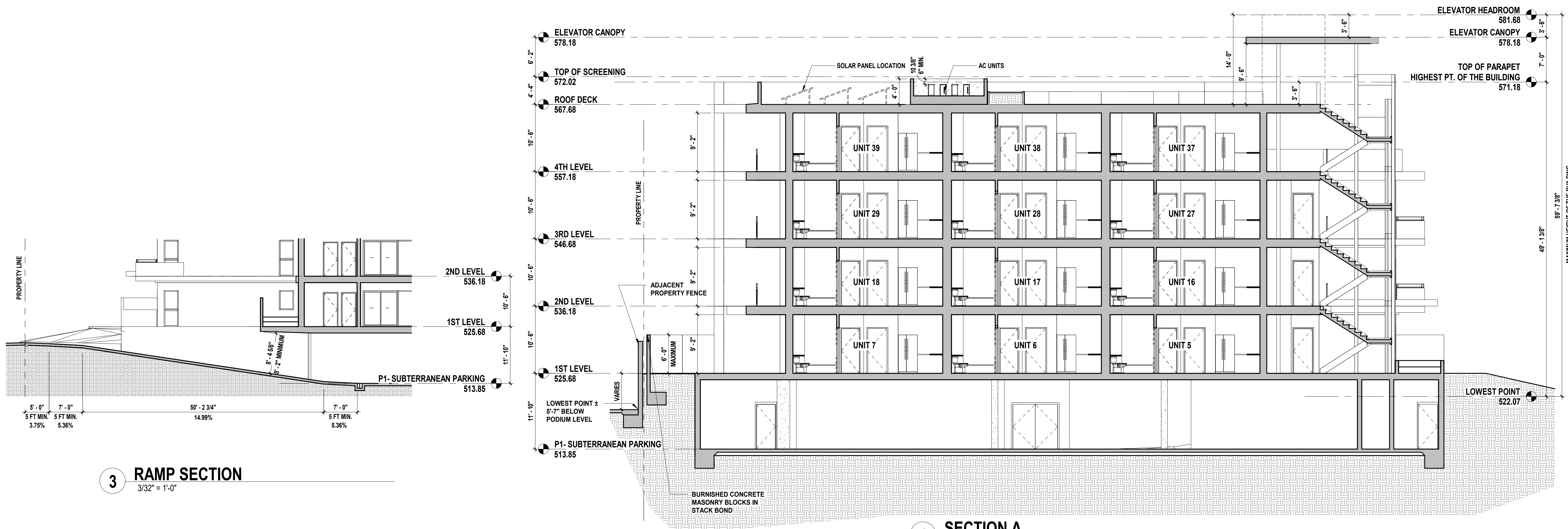
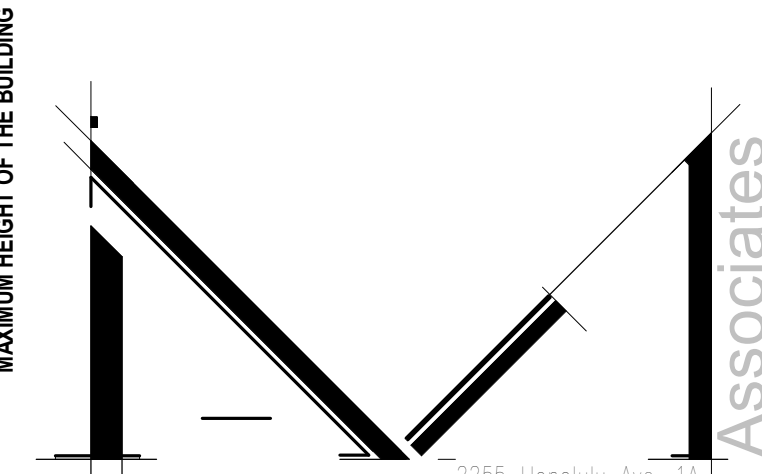
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ELEVATIONS

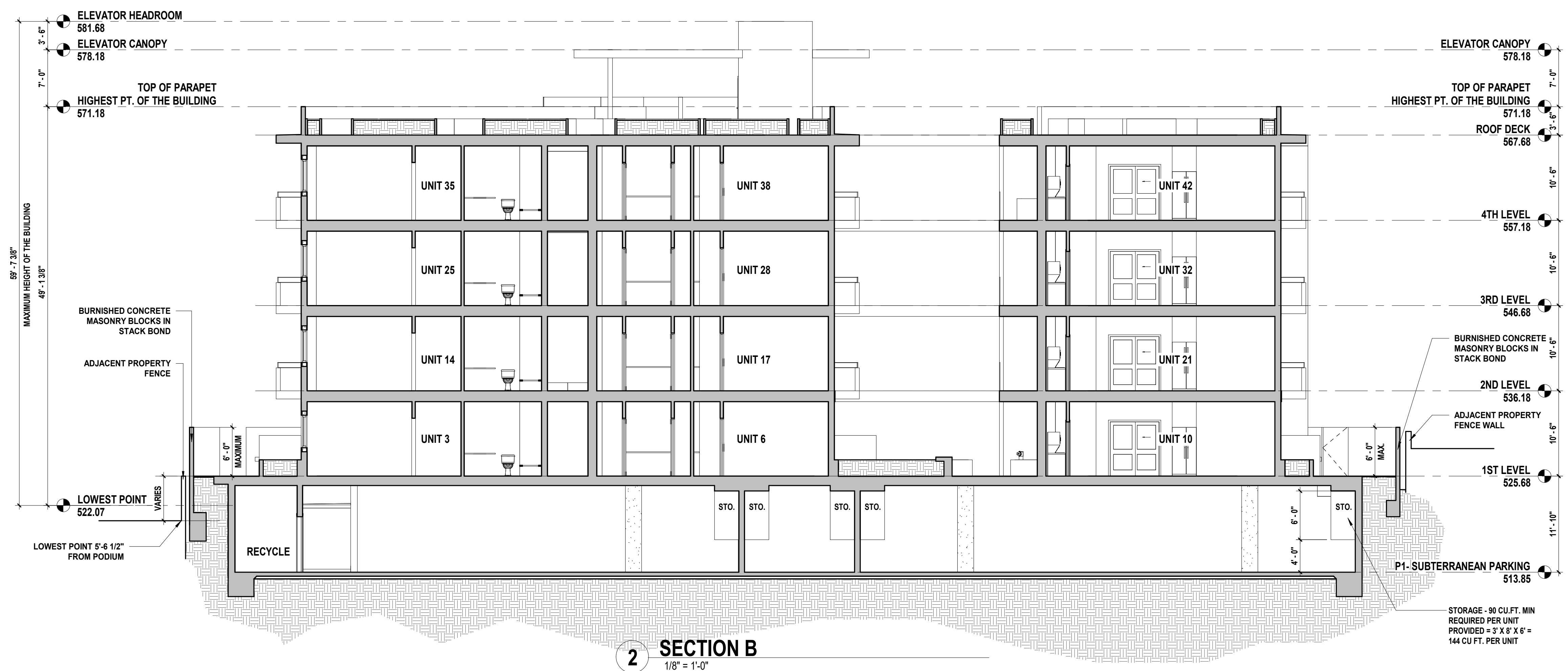
Project Status: ISSUE PHASE
Project Number: ISSUE PHASE



2255 Honolulu Ave.
Monterey, CA 91020
818.249.5522



1 SECTION A
1/8" = 1'-0"



2 SECTION B
1/8" = 1'-0"

**PROPOSED 4-STORY
43-UNIT APARTMENT
BLDG.**
434,430,424 MILFORD ST
GLENDALE, CA 91203

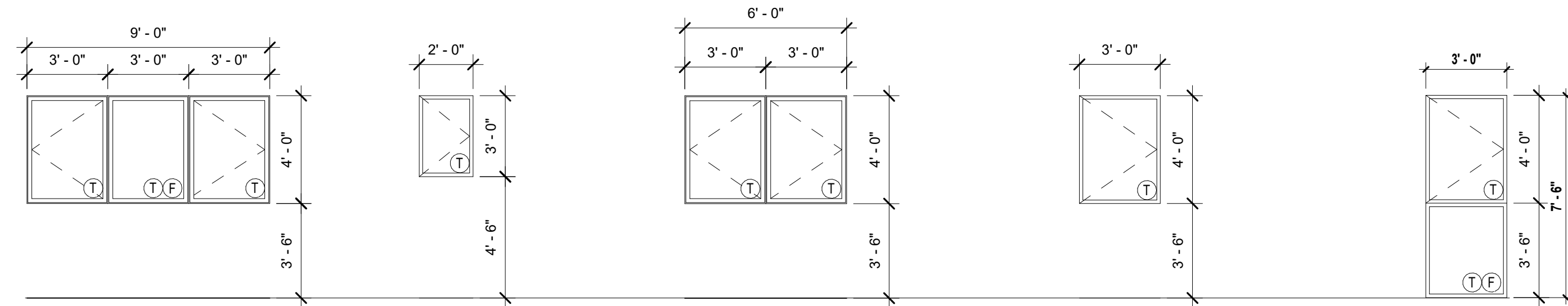
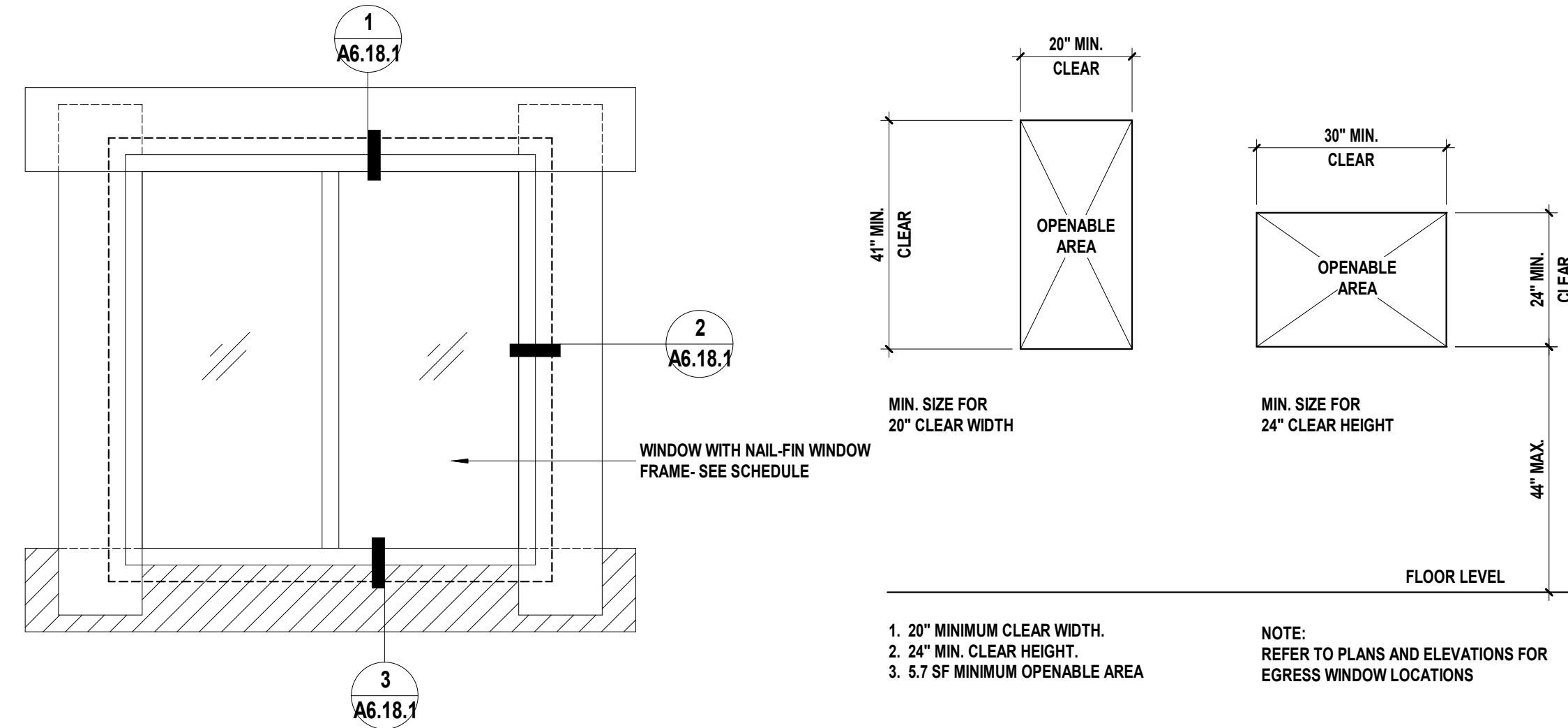
SECTIONS

6/5/2023 9:07:30 AM

Project Status
Project Number

WINDOW SCHEDULE

| WINDOW NUMBER | TYPE | W X H | NEW MATERIAL | VISIBLE FROM STREET? Y/N | OPERATION | FRAME TYPE | EXTERNAL GRID (SDL) Y/N | BEDROOM? Y/N | ENERGY EFFICIENT? Y/N | TEMPERED GLASS? Y/N | FIRE HAZARD ZONE? Y/N | WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR? Y/N | MANUFACTURER/ COMMENTS |
|---------------|------|---------------|--------------|--------------------------|-----------|-------------|-------------------------|--------------|-----------------------|---------------------|-----------------------|--|------------------------|
| W100 | W1 | 9'-0" X 4'-0" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | NO | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W101 | W2 | 2'-0" X 3'-0" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | NO | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W102 | W3 | 6'-0" X 4'-0" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | YES | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W103 | W4 | 3'-0" X 4'-0" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | YES | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W200 | W1 | 9'-0" X 4'-0" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | NO | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W201 | W2 | 2'-0" X 3'-0" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | NO | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W202 | W3 | 6'-0" X 4'-0" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | YES | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W203 | W4 | 3'-0" X 4'-0" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | YES | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W204 | W5 | 3'-0" X 7'-6" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | YES | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W300 | W1 | 9'-0" X 4'-0" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | NO | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W301 | W2 | 2'-0" X 3'-0" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | NO | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W302 | W3 | 6'-0" X 4'-0" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | YES | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W303 | W4 | 3'-0" X 4'-0" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | YES | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W304 | W5 | 3'-0" X 7'-6" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | YES | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W400 | W1 | 9'-0" X 4'-0" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | NO | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W401 | W2 | 2'-0" X 3'-0" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | NO | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W402 | W3 | 6'-0" X 4'-0" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | YES | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W403 | W4 | 3'-0" X 4'-0" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | YES | YES | YES | YES | NO | KOLBE- FORGENT SERIES |
| W404 | W5 | 3'-0" X 7'-6" | FIBERGLASS | NO | CASEMENT | BLOCK FRAME | NO | YES | YES | YES | YES | NO | KOLBE- FORGENT SERIES |



1 TYPE W1
1/4" = 1'-0"

2 TYPE W2
1/4" = 1'-0"

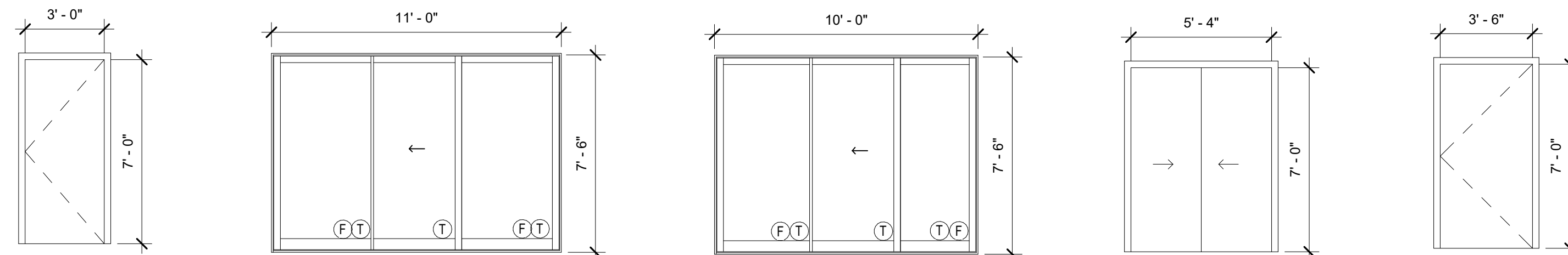
3 TYPE W3
1/4" = 1'-0"

4 TYPE W4
1/4" = 1'-0"

5 TYPE W5
1/4" = 1'-0"

EXTERIOR DOORS SCHEDULE

| NO. | DOOR NAME | TYPE | WIDTH | HEIGHT | DOOR MATERIAL | DOOR FINISH | FRAME MATERIAL | FRAME FINISH | TEMPERED GLASS? Y/N | FIRE HAZARD ZONE? Y/N | COMMENT | MANUFACTURER |
|-----|-----------|------|--------|--------|---------------|-------------|----------------|--------------|---------------------|-----------------------|--------------|--------------|
| 1 | D100 | D1 | 3'-0" | 7'-0" | WOOD | PAINTED | WOOD | PAINTED | - | - | SINGLE FLUSH | |
| 2 | D101 | D2 | 11'-0" | 7'-6" | FIBERGLASS | - | FIBERGLASS | - | YES | YES | SLIDING | KOLBE |
| 3 | D102 | D3 | 10'-0" | 7'-6" | FIBERGLASS | - | FIBERGLASS | - | YES | YES | SLIDING | KOLBE |
| 4 | D103 | D4 | 5'-4" | 7'-0" | METAL | PAINTED | METAL | PAINTED | - | - | DOUBLE DOOR | |
| 5 | D104 | D5 | 3'-6" | 7'-0" | METAL | PAINTED | METAL | PAINTED | - | - | SINGLE FLUSH | |
| 6 | D200 | D1 | 3'-0" | 7'-0" | WOOD | PAINTED | WOOD | PAINTED | - | - | SINGLE FLUSH | |
| 7 | D201 | D2 | 11'-0" | 7'-6" | FIBERGLASS | - | FIBERGLASS | - | YES | YES | SLIDING | KOLBE |
| 8 | D202 | D3 | 10'-0" | 7'-6" | FIBERGLASS | - | FIBERGLASS | - | YES | YES | SLIDING | KOLBE |
| 9 | D203 | D4 | 5'-4" | 7'-0" | METAL | PAINTED | METAL | PAINTED | - | - | DOUBLE DOOR | |
| 10 | D204 | D5 | 3'-6" | 7'-0" | METAL | PAINTED | METAL | PAINTED | - | - | SINGLE FLUSH | |
| 11 | D300 | D1 | 3'-0" | 7'-0" | WOOD | PAINTED | WOOD | PAINTED | - | - | SINGLE FLUSH | |
| 12 | D301 | D2 | 11'-0" | 7'-6" | FIBERGLASS | - | FIBERGLASS | - | YES | YES | SLIDING | KOLBE |
| 13 | D302 | D3 | 10'-0" | 7'-6" | FIBERGLASS | - | FIBERGLASS | - | YES | YES | SLIDING | KOLBE |
| 14 | D303 | D4 | 5'-4" | 7'-0" | METAL | PAINTED | METAL | PAINTED | - | - | DOUBLE DOOR | |
| 15 | D304 | D5 | 3'-6" | 7'-0" | METAL | PAINTED | METAL | PAINTED | - | - | SINGLE FLUSH | |
| 16 | D400 | D1 | 3'-0" | 7'-0" | WOOD | PAINTED | WOOD | PAINTED | - | - | SINGLE FLUSH | |
| 17 | D401 | D2 | 11'-0" | 7'-6" | FIBERGLASS | - | FIBERGLASS | - | YES | YES | SLIDING | KOLBE |
| 18 | D402 | D3 | 10'-0" | 7'-6" | FIBERGLASS | - | FIBERGLASS | - | YES | YES | SLIDING | KOLBE |
| 19 | D403 | D4 | 5'-4" | 7'-0" | METAL | PAINTED | METAL | PAINTED | - | - | DOUBLE DOOR | |
| 20 | D404 | D5 | 3'-6" | 7'-0" | METAL | PAINTED | METAL | PAINTED | - | - | SINGLE FLUSH | |



1 TYPE D1
1/4" = 1'-0"

2 TYPE D2
1/4" = 1'-0"

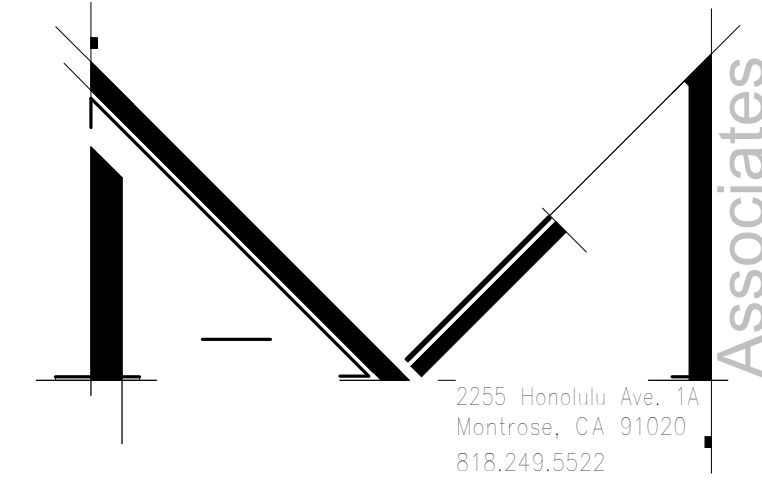
3 TYPE D3
1/4" = 1'-0"

4 TYPE D4
1/4" = 1'-0"

5 TYPE D5
1/4" = 1'-0"

| WINDOW NOTES: | GENERAL NOTES: |
|---|--|
| <ol style="list-style-type: none"> WINDOW/GLAZING MANUFACTURER SHALL VERIFY ALL OPENING SIZES ON SITE AND SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION EACH LITE OF MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL HAVE A PERMANENT LABEL INDICATING SAFETY GLAZING USED FOR THOSE INSTALLATIONS. LABELS FOR TEMPERED GLASS WINDOW GLAZING SHALL BE FIRE-RESISTANT DUAL GLAZED WITH INTERIOR PANE TEMPERED. EXTERIOR WINDOWS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS: <ol style="list-style-type: none"> BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING. BE CONSTRUCTED OF GLASS BLOCK UNITS. HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 | <ol style="list-style-type: none"> ALL WINDOW AND DOOR OPENINGS SHALL BE FIELD VERIFY PRIOR TO ANY FABRICATION ALL WINDOWS AND DOORS SHALL BE WATER TESTED. TEST PRODUCT AND INSTALLATION BASED ON ASTM E-1105 UNLESS NOTED OTHERWISE. |

ANDRE ABOOLIAN

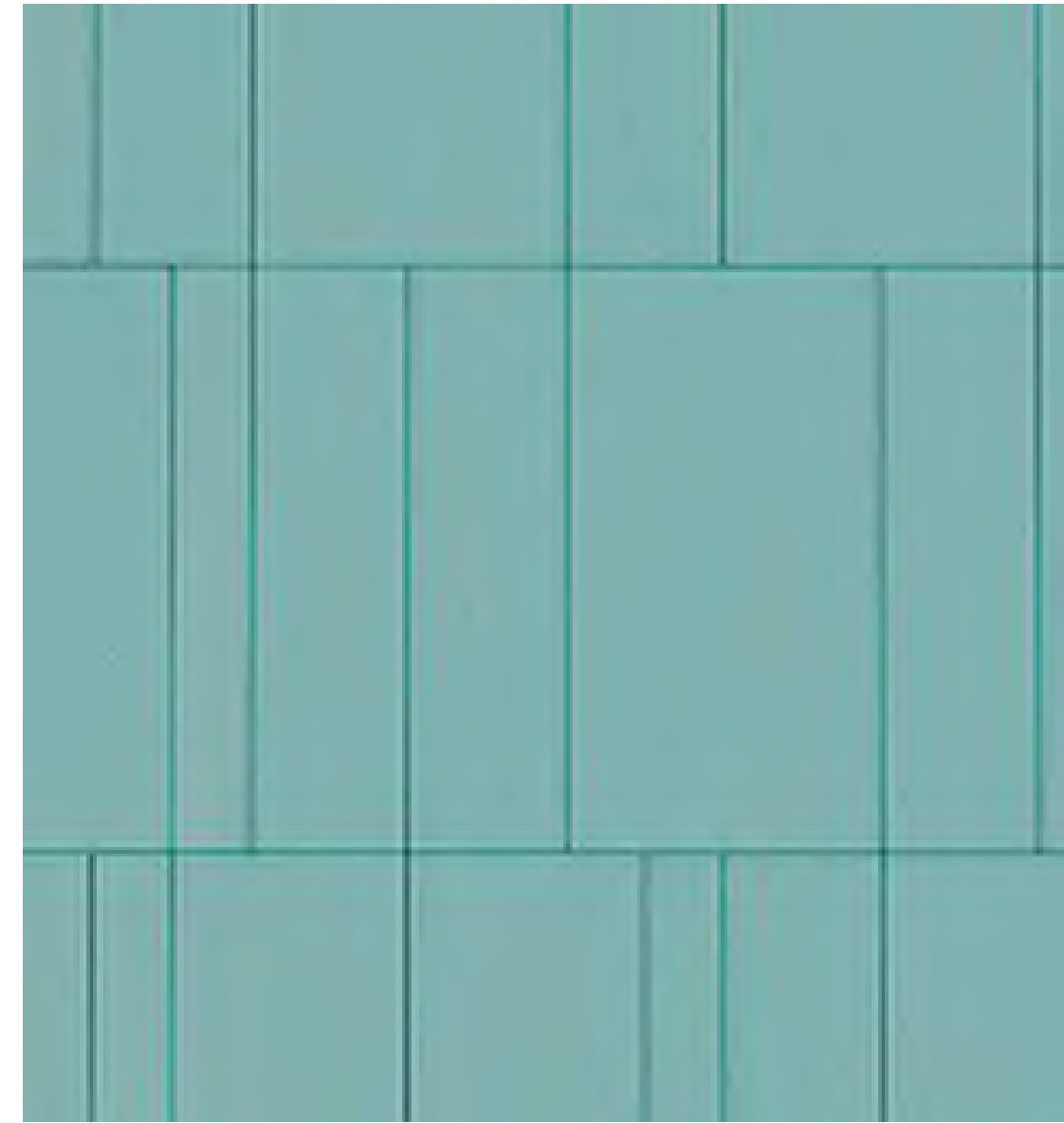


PROPOSED 4-STORY
43-UNIT APARTMENT
434,430,424 MILFORD ST
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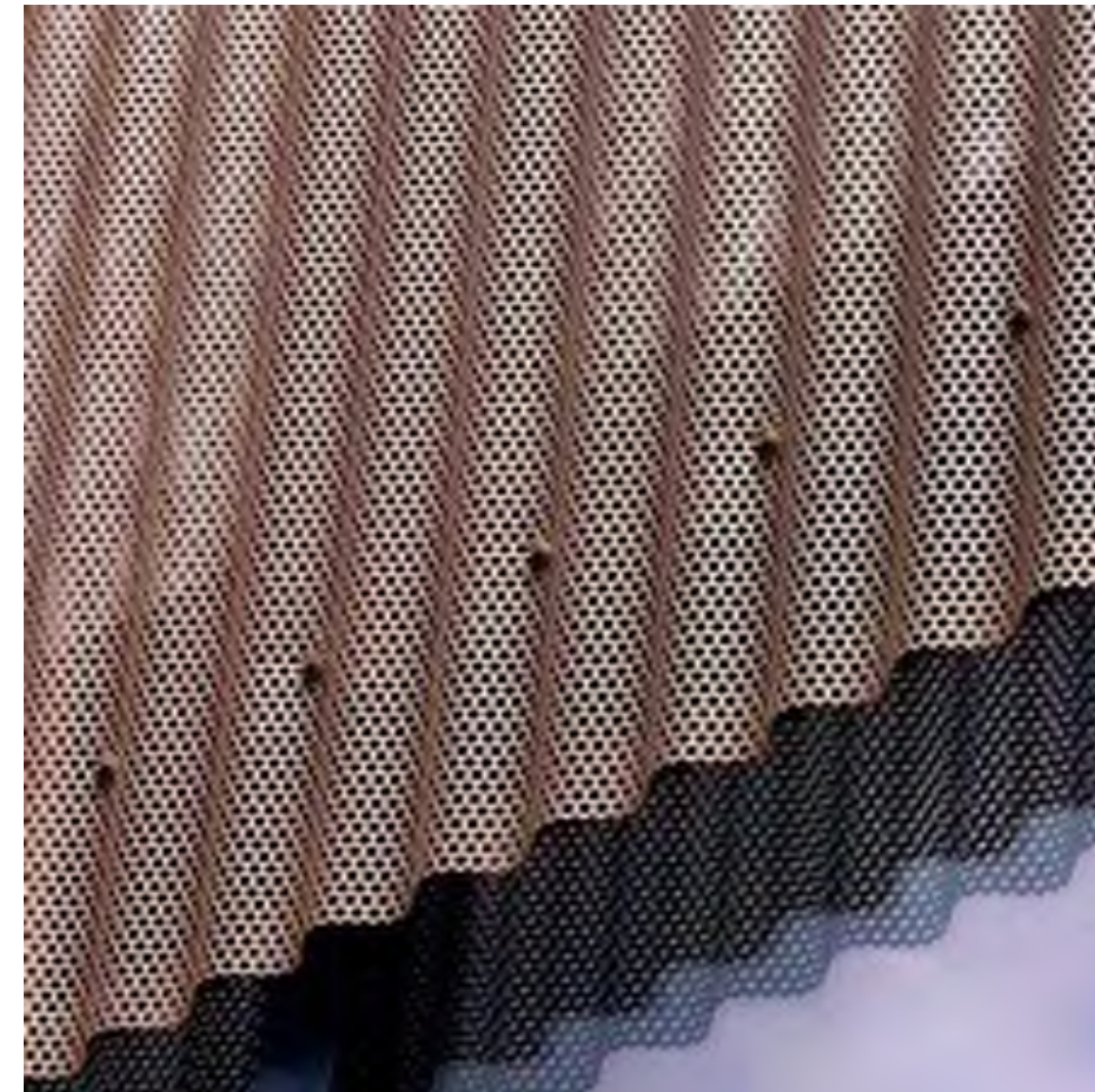
DOOR & WINDOW
SCHEDULE

D-A5.0

MATERIAL BOARD



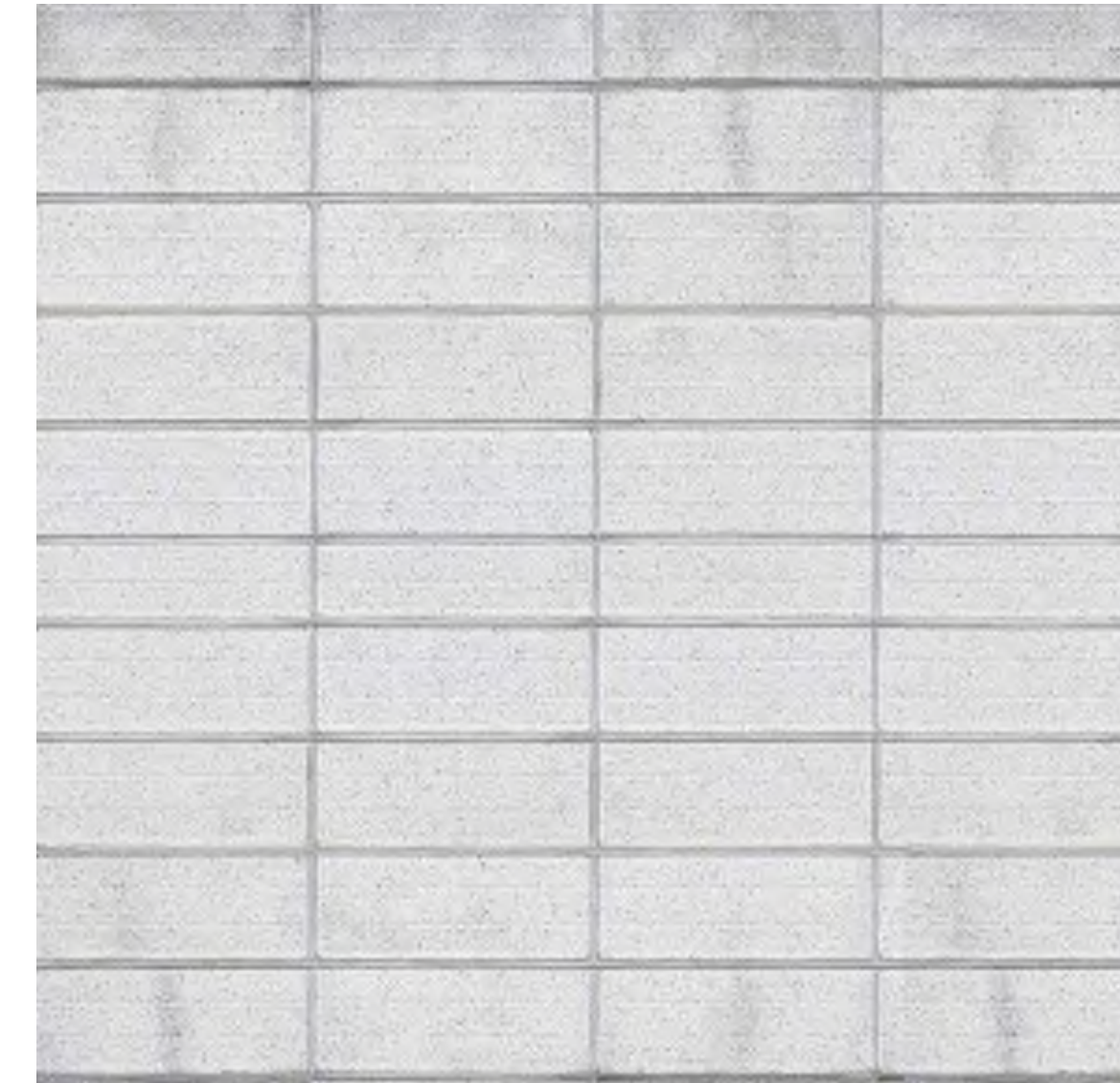
**HARDIE PANELS BY JAMES HARDIE
ARRANGED IN RANDOM SIZES
FINISH - SMOOTH
PAINT COLOR - TRANQUIL TEAL BY
DUNN EDWARDS (DE5703)**



**PERFORATED CORRUGATED
METAL PANELS BY HENDRICK OR
APPROVED EQUAL
PAINT COLOR - (TO MATCH
NORTHERN TERRITORY BY DUNN
EDWARDS)**



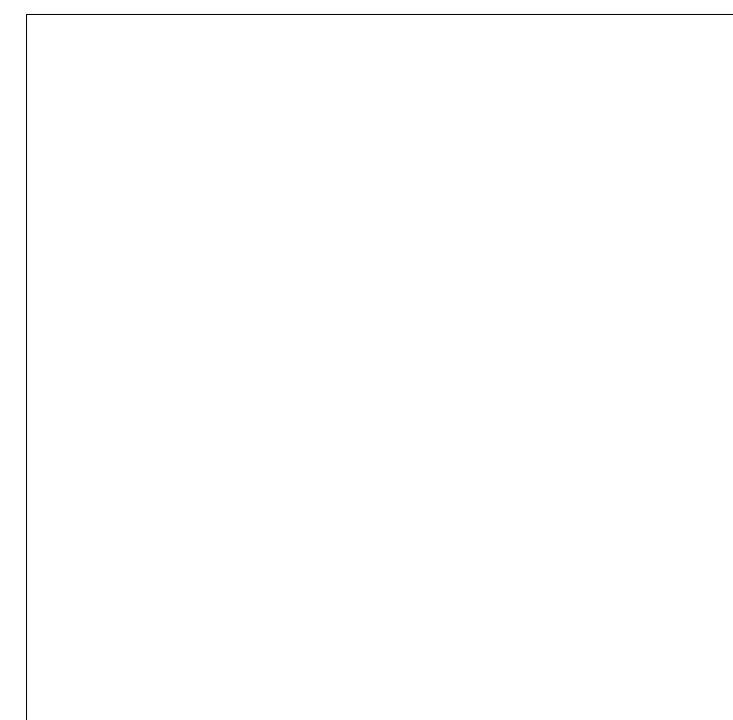
**PRIMED AND PAINTED STEEL GATE
WITH PERFORATED METAL
PAINT COLOR - LEGENDARY GRAY
BY DUNN EDWARDS (DE6369)**



**BURNISHED CONCRETE MASONRY
BLOCKS IN STACK BOND**



NATURAL CONCRETE FINISH



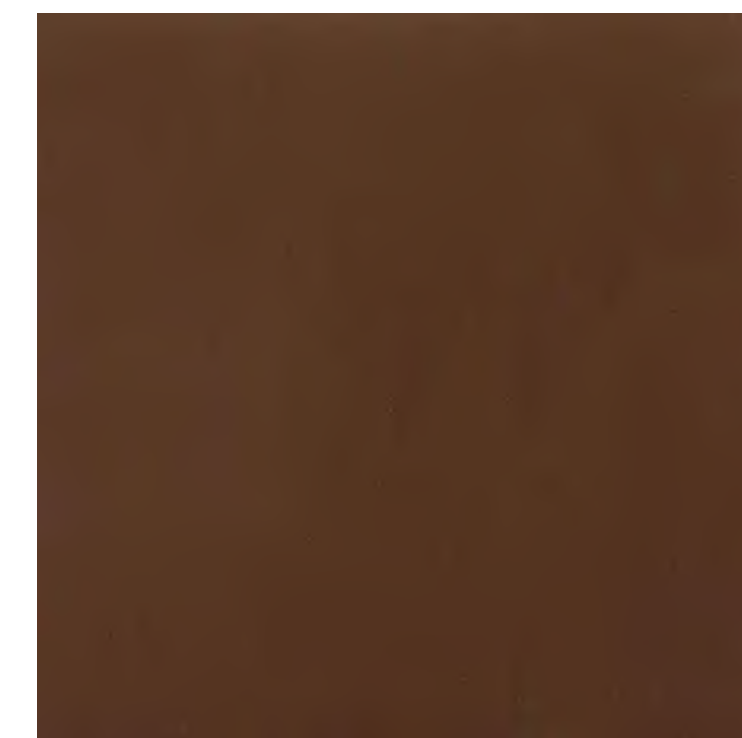
**SMOOTH TROWEL CEMENT FINISH
PAINT COLOR - WARM WHITE BY
DUNN EDWARDS (DEW380)**



**SMOOTH TROWEL CEMENT FINISH,
PRIMED AND PAINTED STEEL GATE
WITH PERFORATED METAL,
PRIMED AND PAINTED WROUGHT
IRON GUARDRAIL WITH
PERFORATED METAL SHEETS
PAINT COLOR - LEGENDARY GRAY
BY DUNN EDWARDS (DE6369)**



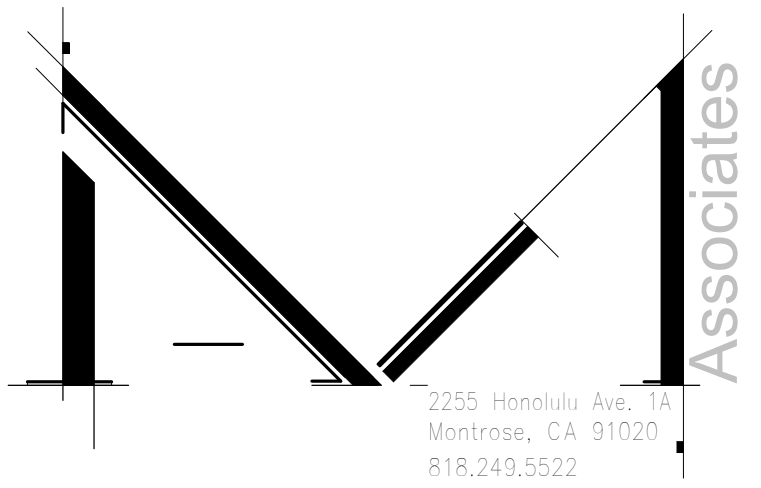
**SMOOTH TROWEL CEMENT FINISH,
PAINTED STEEL STAIR STRINGERS
PAINT COLOR - PESTO BY DUNN
EDWARDS (DE5474)**



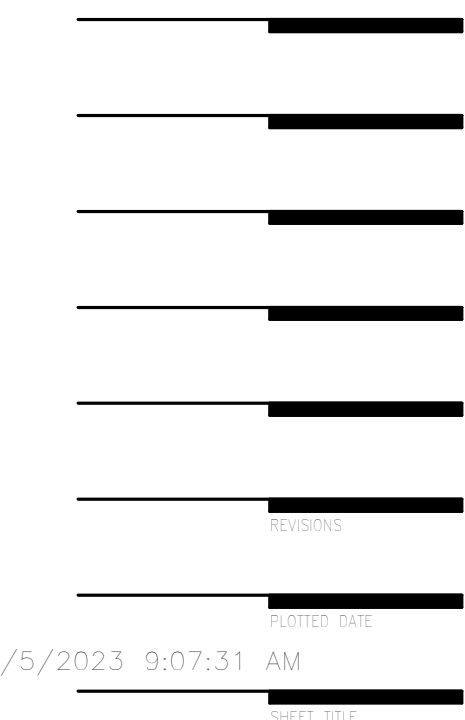
**PAINTED STEEL STAIRS, POSTS
AND BEAMS
PAINT COLOR - NORTHERN
TERRITORY BY DUNN EDWARDS
(DEA158)**



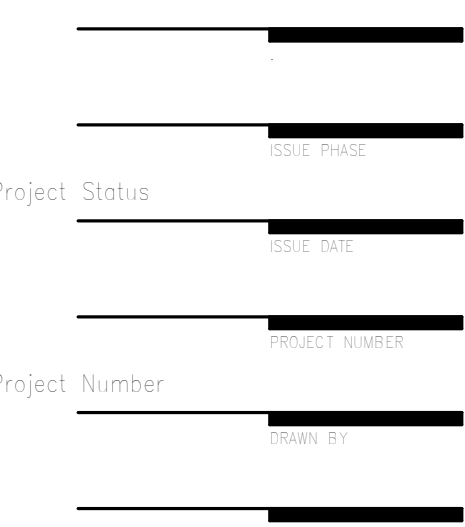
**PRIMED AND PAINTED STEEL
POSTS, METAL NUMBERS
PAINT COLOR - RED CONTRAST BY
DUNN EDWARDS (DEA106)**



**PROPOSED 4-STORY
43-UNIT APARTMENT
BLDG.
434,430,424 MILFORD ST
GLENDALE, CA 91203**



MATERIAL BOARD





VIEW FROM ROOF DECK



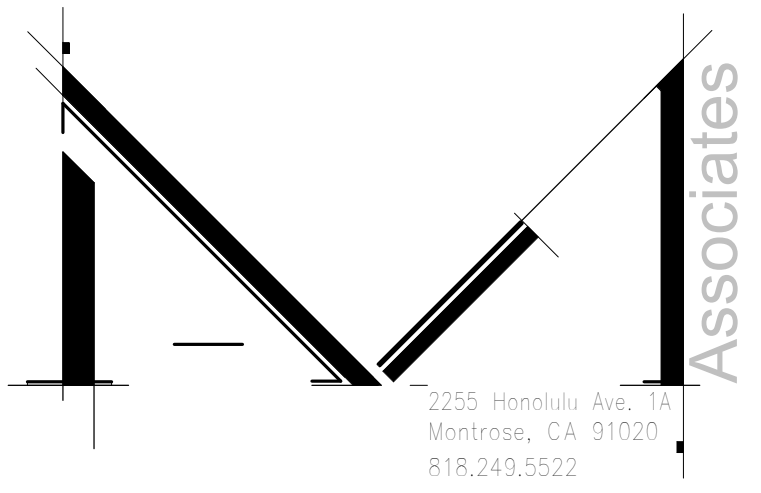
VIEW FROM ROOF DECK



NORTHWEST AERIAL VIEW



SOUTHEAST AERIAL VIEW



PROPOSED 4-STORY
43-UNIT APARTMENT
BLDG.
434,430,424 MILFORD ST
GLENDALE, CA 91203

6/5/2023 9:07:38 AM

3D VIEWS

Project Status
Project Number