

820 N CENTRAL

Glendale, California



URBAN DESIGN SPECIALISTS

4519 ADMIRALTY WAY, SUITE A, MARINA DEL REY, CA 90292
TEL: 310.301-1810 | WWW.URBANDESIGNSPECIALISTS.COM

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CENTRAL LOFTS

820

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CENTRAL APARTMENTS

8- STORY BUILDING WITH 3-LEVELS OF SUBTERRANEAN GARAGE

105 UNIT APARTMENT BUILDING
820 N.CENTRAL AVE,
GLENDALE, CA 91203

PROJECT TEAM

DEVELOPER :	ARCHITECT :																																																																																										
VK GROUP 700 N. BRAND BLVD. SUITE 600 GLENDALE, CA 91203 CONTACT: ARMEN UGURYAN, RODNEY KHAN EMAIL: a.uguryan@vkgroups.com, khanconsulting@aol.com	URBAN DESIGN SPECIALISTS 4519 ADMIRALTY WAY SUITE A MARINA DEL REY, CA 90292 TEL: (310) 301-1810 CONTACT: FARZAD EBRAHIMZADEH EMAIL: farzad@udspec.com																																																																																										
SURVEYOR:	LANDSCAPE ARCHITECT :																																																																																										
CHRISTENSEN & PLOUFF LAND SURVEYING 25570 RYE CANYON ROAD, SUITE A VALENCIA, CA 91355 CONTACT: KACIE A. PLOUFF TEL: (661) 645-9320 WEBSITE: www.cplandsurveying.com	RUSH LEISURE INC. & LUSK LANDSCAPE DESIGNERS 56883 JOSHUA DR YUCCA VALLEY, CA 92284 CONTACT: RYAN RUSH TEL: 760-521-3197 EMAIL: yoreland1@gmail.com																																																																																										
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PROJECT DESCRIPTION (ARCHITECTURE)

OVERVIEW: NESTLED AT CENTRAL AND ARDEN AVENUES IN GLENDALE, OUR 8-STORY APARTMENT BUILDING HARMONIZES WITH THE URBAN ENVIRONMENT, PRIORITIZING ALIGNMENT WITH NEIGHBORING STRUCTURES AND COMPLIANCE WITH LOCAL DEVELOPMENT STANDARDS. KEY DESIGN ASPECTS: RESPECTFUL INTEGRATION: NOTABLY, WE'VE STRATEGICALLY CREATED AN OPEN SPACE TO THE SOUTH, ENSURING AN UNOBSTRUCTED VIEW FOR THE NEIGHBORING EMBASSY SUITE BUILDING. OUR STRUCTURE IS INTENTIONALLY SHORTER, MAINTAINING A CONSIDERATE VISUAL RELATIONSHIP. CORNER EMPHASIS: POSITIONED AT THE INTERSECTION, OUR BUILDING FULFILLS GLENDALE'S CORNER FEATURE REQUIREMENTS, ENHANCING ITS ARCHITECTURAL SIGNIFICANCE. PUBLIC OPEN SPACE: ALLOCATED TO THE SOUTHERN SECTION, OUR DESIGN PROMOTES COMMUNITY ACCESSIBILITY AND ENGAGEMENT WHILE MEETING STIPULATED GUIDELINES. EXTERIOR FINISHES: GROUND LEVEL: WELCOMING STONE VENEER FOSTERS A PEDESTRIAN-FRIENDLY ENVIRONMENT. MID-LEVELS: MODERN METAL PANELS AND FIBER CEMENT BOARD CREATE VISUAL INTEREST. UPPER LEVELS: ELEGANT STUCCO FINISHES ADORN THE BUILDING'S APEX, ENSURING AESTHETIC COHERENCE. CONCLUSION: OUR DESIGN EMPHASIZES ARCHITECTURAL SYNERGY, THOUGHTFUL COMMUNITY INTEGRATION, AND ADHERENCE TO GLENDALE'S REGULATIONS. IT AIMS TO SEAMLESSLY BLEND INTO ITS SURROUNDINGS WHILE OFFERING A CONTEMPORARY AND INVITING RESIDENTIAL SPACE.
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BUILDING DATA

1.	PROJECT ADDRESS								
820 N.CENTRAL AVE, GLENDALE, CA 91203									
2.	LEGAL DESCRIPTION								
APN: 5644-003-081 , 5644-003-073 , 5644-003-033 GLENDALE MOUNTAIN VIEW TR EX OF STS LOT 17 AND ALL OF LOTS 18, 19, 20 AND 21.									
3.	ZONING : DSP/GATEWAY								
<table><tr><td>ALLOWABLE BUILDING HEIGHT:</td><td>275' MAXIMUM ALLOWED HEIGHT BY RIGHT</td><td>95' <u>PROVIDED</u></td></tr><tr><td>SETBACKS AT CENTRAL & ARDEN AVE: (Mixed-Use Commercial)</td><td>REQUIRED : 18' MIN. FROM STREET CURB, @ GROUND FLR 15' MIN. (10' WALKWAY + 5' PARKWAY) @ LEVELS ABOVE GROUND FLOOR</td><td>-</td></tr></table>				ALLOWABLE BUILDING HEIGHT:	275' MAXIMUM ALLOWED HEIGHT BY RIGHT	95' <u>PROVIDED</u>	SETBACKS AT CENTRAL & ARDEN AVE: (Mixed-Use Commercial)	REQUIRED : 18' MIN. FROM STREET CURB, @ GROUND FLR 15' MIN. (10' WALKWAY + 5' PARKWAY) @ LEVELS ABOVE GROUND FLOOR	-
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4. LAND AREA:

AREA BEFORE DEDICATION : 36,173.00 S/F
AREA AFTER DEDICATION : 33,358.33 S/F
DEDICATION (SEE SITE PLAN SHEET A2-1)
7'-0" @ CENTRAL AVENUE , FOR WALKWAY PER DSP
BETWEEN 5'-0" TO 11'-0" @ ARDEN, FOR WALKWAY AND PARKWAY, PER DSP

5. DEMOLITION:

EXISTING BUILDING USE: RESTAURANT
AREA OF THE BLDG TO BE DEMOLISEHD: 5,688 S/F

6. MAXIMUM ALLOWED FAR BY RIGHT:

7.25 X LAND AREA 7.25 X 36,173 = 262,254.25 S/F

7. DENSITY:

250 UNIT PER ACRE ALLOWED
36,173 / 43,560 = 0.83 X 250 = 207 UNITS MAX

8. PROVIDED UNITS

PROVIDED UNIT					
	STUDIO	1-BD	2-BD	3-BD	TOTAL
2ND FLR.	-	5	9	1	15
3RD FLR.	-	4	10	1	15
4TH FLR.	-	4	10	1	15
5TH FLR.	-	4	10	1	15
6TH FLR.	-	4	10	1	15
7TH FLR.	-	4	10	1	15
8TH FLR.	1	12	2	-	15
TOTAL	1	37	61	6	105 UNITS

PROJECT DESCRIPTION (LANDCAPE)

THE LANDSCAPE PROGRAM INCLUDES A GENEROUS PUBLIC OPEN SPACE WITH MATURE OLD GROWTH OLIVE TREES, STRAWBERRY TREES AND SHOESTRING ACACIAS. GENEROUS USE OF CAFE TABLES AND CHAIRS AND A 16" HIGH SERPENTINE CAST-IN-PLACE CONCRETE PLANTER/ SEAT WALL WITH AN 18" WIDE SEATING LEDGE INVITE GATHERING, SOCIALIZING, DINING AND LEISURE. THE SEAT-WALL IS FLANKED BY LANDSCAPE ACCENT BOULDERS TO CREATE A RUGGED NATURE AESTHETIC THAT JUXTAPOSES WITH THE FLUID CURVES OF THE SEATWALL. FOR SHADE THERE ARE 36" BOX STRAWBERRY TREES AND MATURE FIELD-DUG OLIVES TO BE PLANTED ON GRADE ABOVE THE SUBTERRANEAN GARAGE. FOR SOOTHING AND WHIMSICAL EFFECT, INCLUDED IS AN UNDERSTATED AND CONTEMPORARY ACRYLIC SPHERE WATER FEATURE WITH LOW BOULDER ACCENTS SET INTO STABILIZED D.G. WITH PEBBLE ACCENTS. MOVEABLE FURNITURE ALLOWS FOR FLEXIBLE AND DYNAMIC USE OF THE "OUTDOOR LIVING ROOM" SPACE. THE ENTIRE COMMON AREA IS VISUALLY OPEN FROM THE STREET AND FEATURES LOW CAREFREE PLANTINGS OF BLUE SEDGE, COTYLEDONS, SILVER VARIEGATED FLAX LILIES, DWARF BLUE CHALKSTICK KLEINIAS- ALL SOFTENING NATURAL LOW ACCENT BOULDERS UNDER 18" IN HEIGHT AND THUS CREATING AN INVITING AND ATTRACTIVE TRANSITION INTO THE PUBLIC GARDEN.

BUILDING DATA

9.	FAR PROVIDED																						
<table><tr><th colspan="2">Area Schedule (FAR)</th></tr><tr><th>Name</th><th>AREA</th></tr><tr><td>1ST FLOOR</td><td>4,628 SF</td></tr><tr><td>2ND FLOOR</td><td>18,208 SF</td></tr><tr><td>3RD FLOOR</td><td>18,208 SF</td></tr><tr><td>4TH FLOOR</td><td>18,212 SF</td></tr><tr><td>5TH FLOOR</td><td>18,138 SF</td></tr><tr><td>6TH FLOOR</td><td>17,969 SF</td></tr><tr><td>7TH FLOOR</td><td>17,969 SF</td></tr><tr><td>8TH FLOOR</td><td>16,308 SF</td></tr><tr><td>TOTAL PROVIDED FAR</td><td>129,640 SF < 262,254 S/F MAX. ALLOWED</td></tr></table>		Area Schedule (FAR)		Name	AREA	1ST FLOOR	4,628 SF	2ND FLOOR	18,208 SF	3RD FLOOR	18,208 SF	4TH FLOOR	18,212 SF	5TH FLOOR	18,138 SF	6TH FLOOR	17,969 SF	7TH FLOOR	17,969 SF	8TH FLOOR	16,308 SF	TOTAL PROVIDED FAR	129,640 SF < 262,254 S/F MAX. ALLOWED
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SEE SHEET A1-10 TO A1-13 FOR CALCULATION																							

10. CAR PARKING

REQUIRED				
1-BEDROOM / 1-BD LOFT / LOFT / STUDIO	38 X 1	=	38	PARKING
2 & 3 -BEDROOM	67 X 2	=	134	PARKING
GUEST	105 X 0.1	=	11	PARKING
TOTAL REQUIRED			183	PARKING
PROVIDED				
TYPE OF STALL	P3	P2	P1	1ST
STANDARD	42	40	40	23
STANDARD TANDEM	21	21	21	7
ACCESSIBLE				
VAN ACCESSIBLE		X	-	-
CLEAN AIR / VANPOOL / EV (NUMBER OF EVSE SPACES)		-	X (X)	X (X)
ACCESSIBLE EV (EVSE SPACE)		-	-	X (X)
VAN ACCESSIBLE EV (EVSE SPACE)		-	X (X)	-
TOTAL PROVIDED	63	61	61	30

11. BICYCLE PARKING

	REQUIRED 1 SPACE PER TWENTY (20) UNITS PER TABLE 30.32-F	PROVIDED	LOCATION
LONG TERM	105 / 20 ≈ 6	6	P1 LEVEL
SHORT TERM	-	-	1 FLOOR
§ TOTAL REQUIRED		§ TOTAL PROVIDED	

12. OPEN SPACE REQUIRED

TOTAL REQUIRED:
MINIMUM 140 S/F OF OPEN SPACE FOR EACH RESIDENTIAL UNIT
140 X 105 (NUMBER OF UNITS) = 14,700 S/F MINIMUM REQUIRED

PUBLICLY ACCESSIBLE OPEN SPACE

20% OF OVERALL SITE
SITE AREA = 36,173.00 S/F
DEDICATION (SEE SITE PLAN SHEET A2-1)
7'-0" @ CENTRAL AVENUE , FOR WALKWAY PER DSP
BETWEEN 5'-0" TO 11'-0" @ ARDEN, FOR WALKWAY AND PARKWAY, PER DSP
SITE AREA POST DEDICATION = 33,358.33 S/F
33,358.33 S/F X 20% = 6,671.67 S/F TOTAL REQUIRED
50% OF TOTAL REQUIRED
6,671.67 S/F X 50% = 3,335.83 S/F TOTAL
REQUIRED TO BE PUBLICLY ACCESSIBLE

PUBLICLY ACCESSIBLE OPEN SAPCE SHALL HAVE A MINIMUM AREA OF 1,200 S/F AND A MINIMUM DIMENSION OF 30 FEET BY 40 FEET

13. OPEN SPACE PROVIDED

OPEN SPACE CALC.			
NAME	Area	Level	Comments
BALCONY	6,293 SF	<varies>	40 S/F MIN. (EACH BALCONY)
OPEN SPACE #1	3,345 SF	1ST FLOOR	PUBLICLY ACCESSIBLE OPEN SPACE
OPEN SPACE #2	8,890 SF	2ND FLOOR	POOL DECK (FOR TENANTS ONLY)
TOTAL OPEN SPACE	18,528 SF		
SEE SHEET A1-15 TO A1-18 FOR CALCULATION			

BUILDING DATA

14.	UNIT MIX - AREA		
2ND FLOOR UNIT MIX			
Unit Number	Number of BD RM	Area	
201	3-BD	1,323 SF	
202	1-BD	865 SF	
203	1-BD	747 SF	
204	2-BD	1,157 SF	
205	1-BD	685 SF	
206	2-BD	1,118 SF	
207	2-BD	1,137 SF	
208	2-BD	1,118 SF	
209	2-BD	1,119 SF	
210	2-BD	1,121 SF	
211	2-BD	1,121 SF	
212	2-BD	1,121 SF	
213	1-BD	694 SF	
214	1-BD	718 SF	
215	2-BD	1,027 SF	
TOTAL NUMBER OF UNIT: 15			
3RD FLOOR UNIT MIX			
Unit Number	Number of BD RM	Area	
301	3-BD	1,323 SF	
302	1-BD	747 SF	
303	2-BD	1,157 SF	
304	1-BD	685 SF	
305	2-BD	1,010 SF	
306	2-BD	1,118 SF	
307	2-BD	1,137 SF	
308	2-BD	1,118 SF	
309	2-BD	1,119 SF	
310	2-BD	1,121 SF	
311	2-BD	1,121 SF	
312	2-BD	1,121 SF	
313	1-BD	710 SF	
314	1-BD	718 SF	
315	2-BD	1,040 SF	
TOTAL NUMBER OF UNIT: 15			
4TH, 5TH FLOORS UNIT MIX			
Unit Number	Number of BD RM	Area	
401	3-BD	1,323 SF	
402	1-BD	747 SF	
403	2-BD	1,158 SF	
404	1-BD	695 SF	
405	2-BD	1,002 SF	
406	2-BD	1,118 SF	
407	2-BD	1,138 SF	
408	2-BD	1,118 SF	
409	2-BD	1,118 SF	
410	2-BD	1,121 SF	
411	2-BD	1,121 SF	
412	2-BD	1,121 SF	
413	1-BD	714 SF	
414	1-BD	718 SF	
415	2-BD	1,061 SF	
TOTAL NUMBER OF UNIT : 15			
6TH FLOOR UNIT MIX			
Unit Number	Number of BD RM	Area	
601	3-BD	1,323 SF	
602	1-BD	747 SF	
603	2-BD	1,049 SF	
604	1-BD	695 SF	
605	2-BD	1,002 SF	
606	2-BD	1,118 SF	
607	2-BD	1,138 SF	
608	2-BD	1,118 SF	
609	2-BD	1,118 SF	
610	2-BD	1,121 SF	
611	2-BD	1,121 SF	
612	2-BD	1,121 SF	
613	1-BD	714 SF	
614	1-BD	718 SF	
615	2-BD	1,061 SF	
TOTAL NUMBER OF UNIT : 15			
7TH FLOOR UNIT MIX			
Unit Number	Number of BD RM	Area	
701	3-BD	1,323 SF	
702	1-BD	747 SF	
703	2-BD	1,049 SF	
704	1-BD	695 SF	
705	2-BD	1,002 SF	
706	2-BD	1,118 SF	
707	2-BD	1,138 SF	
708	2-BD	1,118 SF	
709	2-BD	1,118 SF	
710	2-BD	1,121 SF	
711	2-BD	1,121 SF	
712	2-BD	1,121 SF	
713	1-BD	714 SF	
714	1-BD	718 SF	
715	2-BD	1,061 SF	
TOTAL NUMBER OF UNIT : 15			
8TH FLOOR UNIT MIX			
Unit Number	Number of BD RM	Area	
801	1-BD	739 SF	
802	1-BD	957 SF	
803	1-BD	747 SF	
804	2-BD	921 SF	
805	1-BD	687 SF	
806	1-BD	11,355 SF	
807	1-BD	1,355 SF	
808	1-BD	11,455 SF	
809	1-BD	11,455 SF	
810	1-BD	11,455 SF	
811	1-BD	11,455 SF	
812	1-BD	11,355 SF	
813	STUDIO	798 SF	
814	1-BD	718 SF	
815	2-BD	1,016 SF	
TOTAL NUMBER OF UNIT : 15			

BUILDING DATA

15.	AREA CALC BUILDING CODE
AREA BUILDING CODE- TYPE I	
Level	Area
P3- GARAGE	31,364 SF
P2- GARAGE	31,364 SF
P1- GARAGE	31,364 SF
1ST FLOOR	27,067 SF
2ND FLOOR	18,328 SF
3RD FLOOR	18,328 SF
157,816 SF < UNLIMITED	
AREA BUILDING CODE- TYPE III-A - BLDG 1	
Level	Area
4TH FLOOR	8,559 SF
5TH FLOOR	8,559 SF
6TH FLOOR	8,559 SF
7TH FLOOR	8,559 SF
8TH FLOOR	7,307 SF
41,542 SF <48,000 S/F	
AREA BUILDING CODE- TYPE III-A - BLDG 2	
Level	Area
4TH FLOOR	9,546 SF
5TH FLOOR	9,546 SF
6TH FLOOR	9,546 SF
7TH FLOOR	9,546 SF
8TH FLOOR	8,453 SF
46,637 SF < 48,000 S/F	

SEPARATE PERMITS

GRADING	PLUMBING
SHORING	MECHANICAL
DEMOLITION	
ELECTRICAL	
CAL-OSHA	

20. BUILDING CODE

- 2020 GLENDALE BUILDING AND SAFETY CODE
- 2022 PART 1- CALIFORNIA ADMINISTRATIVE CODE
- 2022 PART 2- CALIFORNIA BUILDING CODE
- 2022 PART 3- CALIFORNIA ELECTRICAL CODE
- 2022 PART 4- CALIFORNIA MECHANICAL CODE
- 2022 PART 5- CALIFORNIA PLUMBING CODE
- 2022 PART 6- CALIFORNIA ENERGY CODE
- 2022 PART 9- CALIFORNIA FIRE CODE
- 2022 PART 11- CALGREEN CODE
- 2022 PART 12- CALIFORNIA REFERENCED STANDARD CODE

21. BUILDING CONSTRUCTION

5-STORY **TYPE III-A** CONSTRUCTION OVER OVER 3-STORY **TYPE I-A** CONSTRUCTION OVER 3 LEVELS OF SUBTERRANEAN PARKING GARAGE , **TYPE I-A**

- THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH **NFPA 13**. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO "INSTALLATION". (903.2.8)
- THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATIONS APPLIANCES IN ACCORDANCE WITH NFPA 72 & CFC 907.
- THIS BUILDING SHALL BE PROVIDED WITH TWO WAY RADIO COMMUNICATION ENHANCEMENT SYSTEMS PER CFC 510.1

SHAFT ENCLOSURES

713.4 Fire-resistance rating. Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where con-necting less than four stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. Shaft enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Shaft enclosures shall meet the requirements of Section 703.2.1.

BUILDING CODE SUPERSEDE PLANS

THIS PROJECT IS 100% PRIVATELY FUNDED

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105-UNIT APARTMENT BUILDING
820 N. CENTRAL AVENUE
GLENDALE, CA 91203

DEVELOPER: VK GROUP
700 N. BRAND BLVD,
SUITE 600
GLENDALE, CA 91203

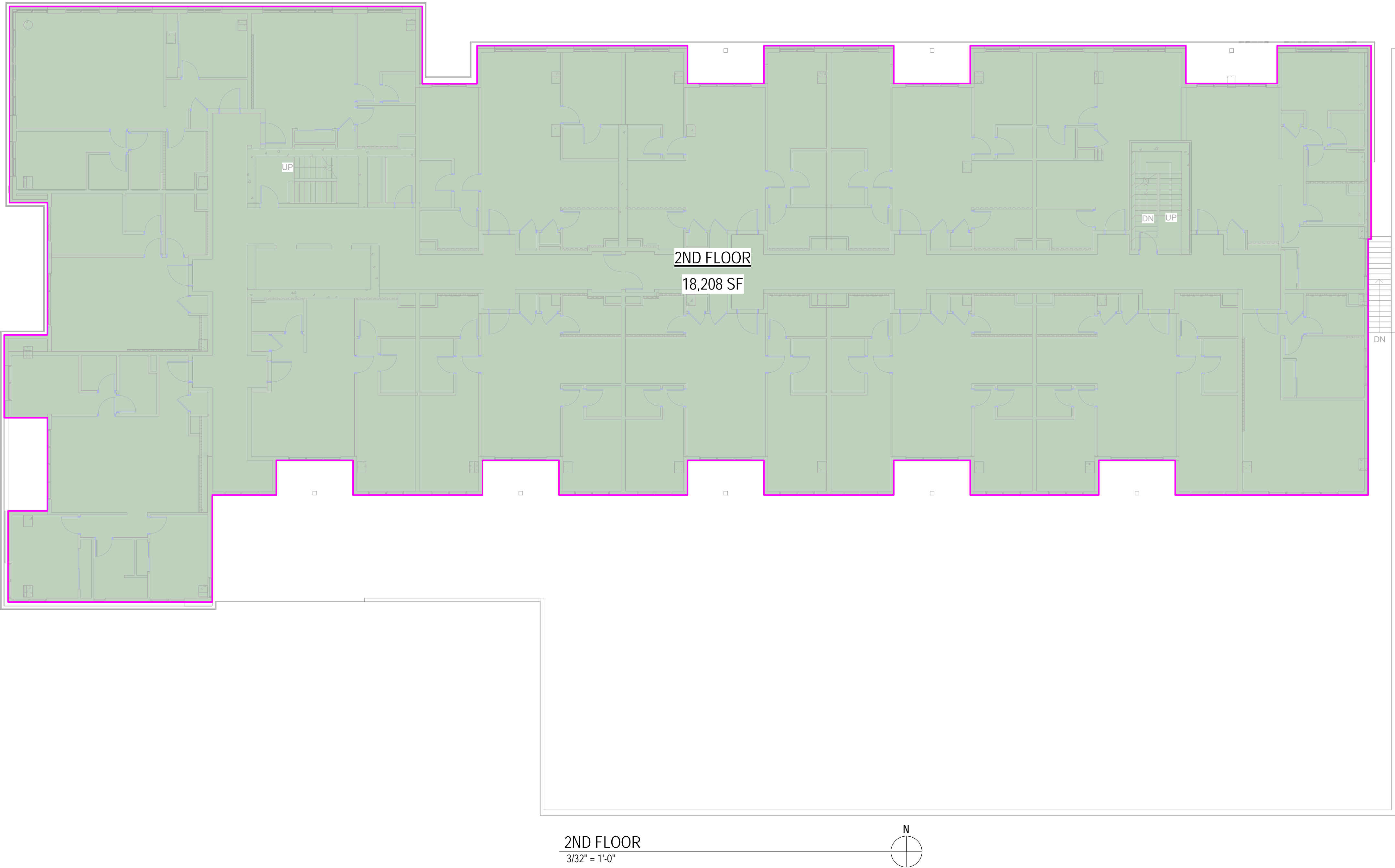
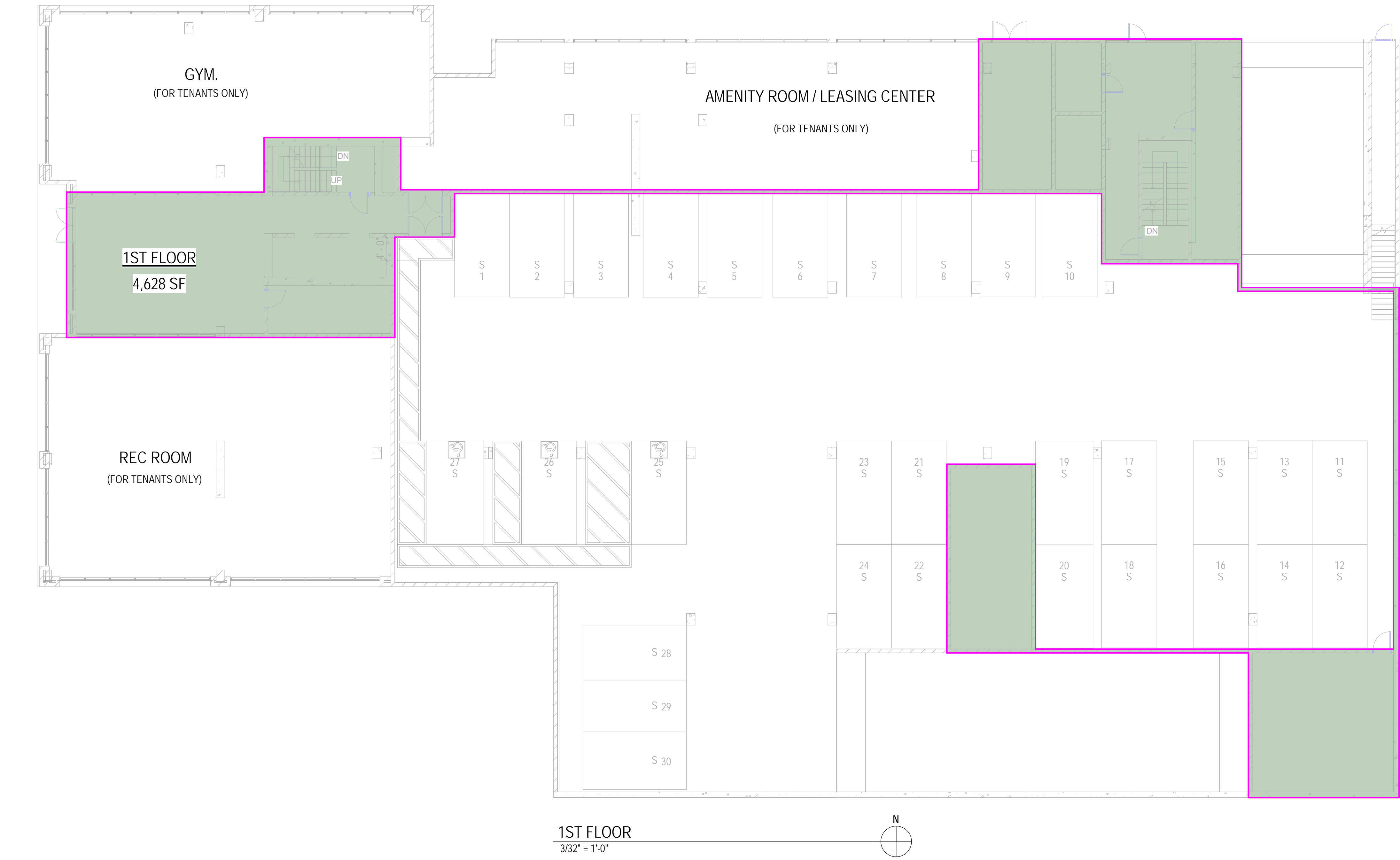
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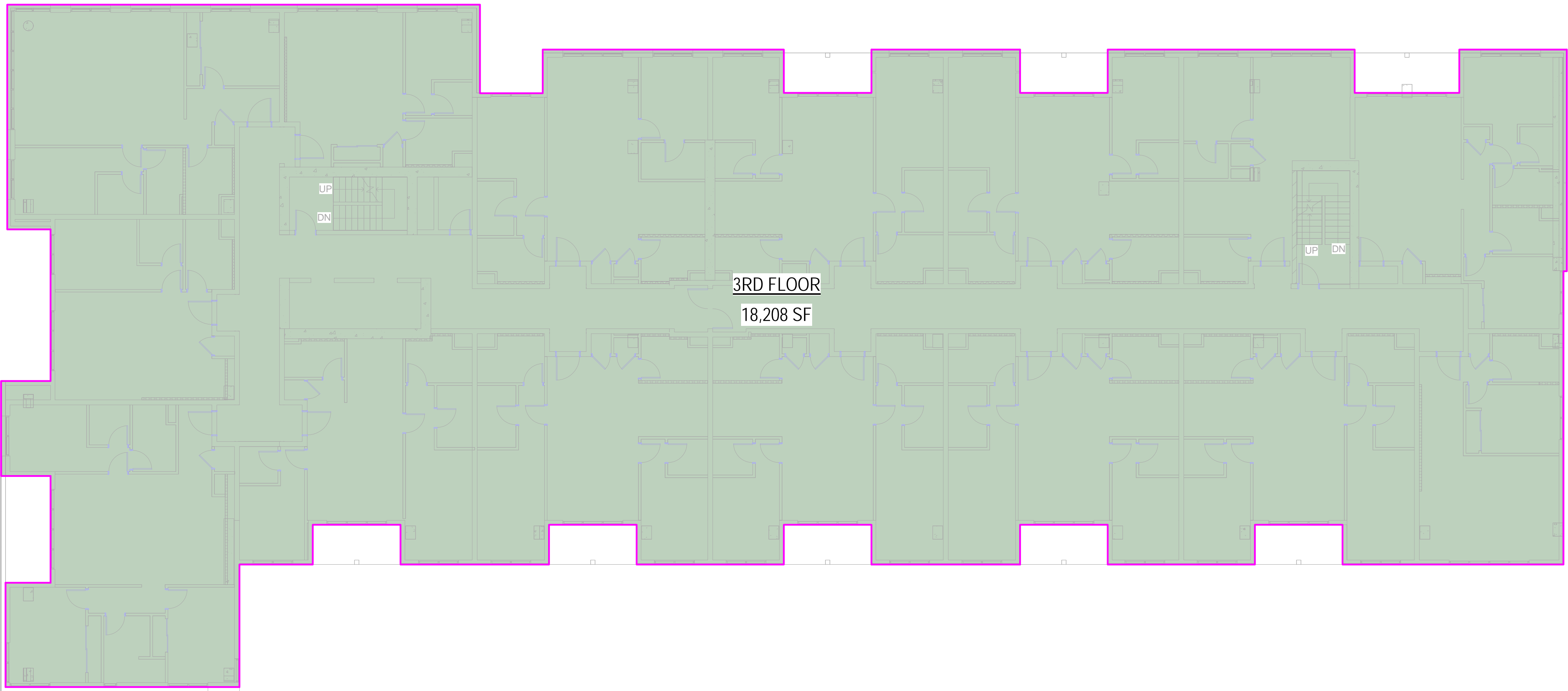
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REVISIONS:

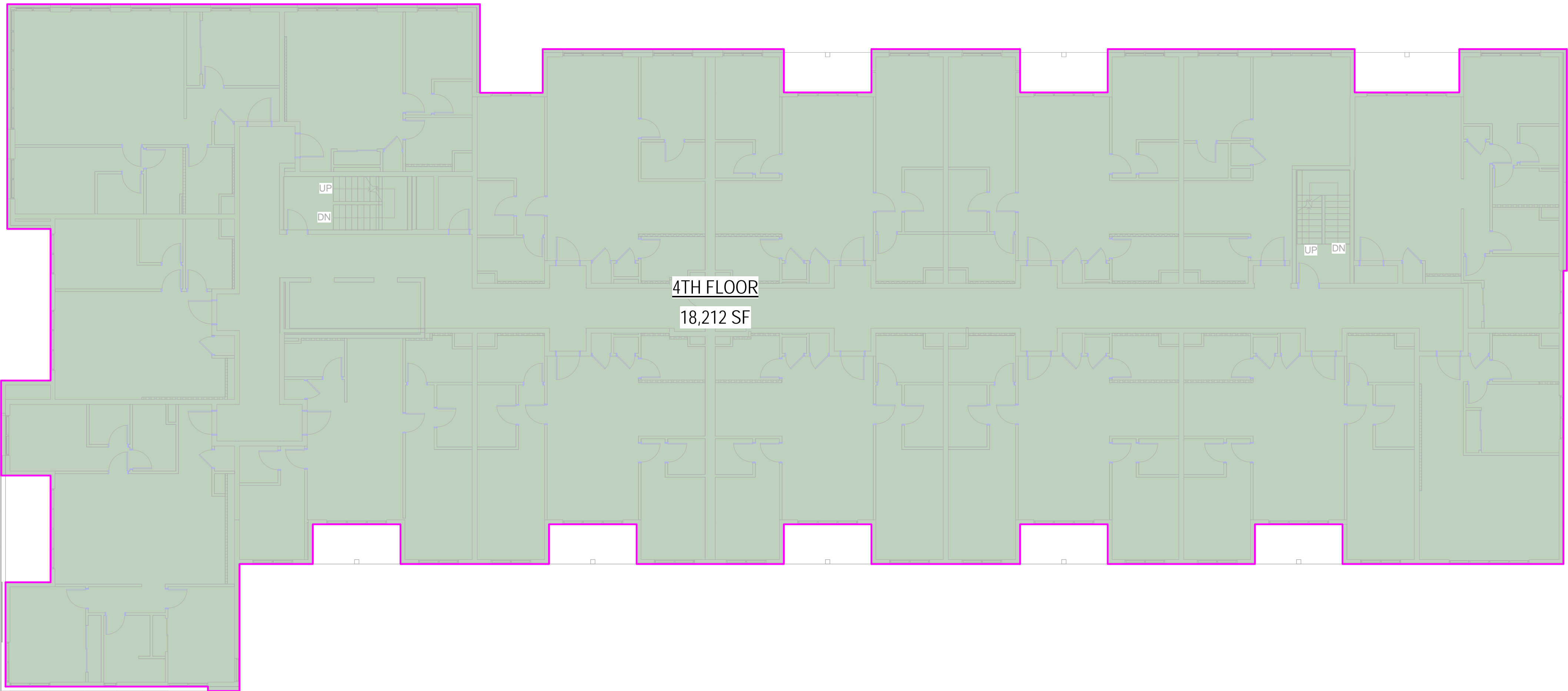
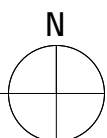
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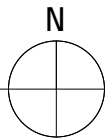
Area Schedule (FAR)		
Name	AREA	
1ST FLOOR	4,628 SF	
2ND FLOOR	18,208 SF	
3RD FLOOR	18,208 SF	
4TH FLOOR	18,212 SF	
5TH FLOOR	18,138 SF	
6TH FLOOR	17,969 SF	
7TH FLOOR	17,969 SF	
8TH FLOOR	16,308 SF	
TOTAL PROVIDED FAR	129,640 SF	< 262,254 S/F MAX. ALLOWED

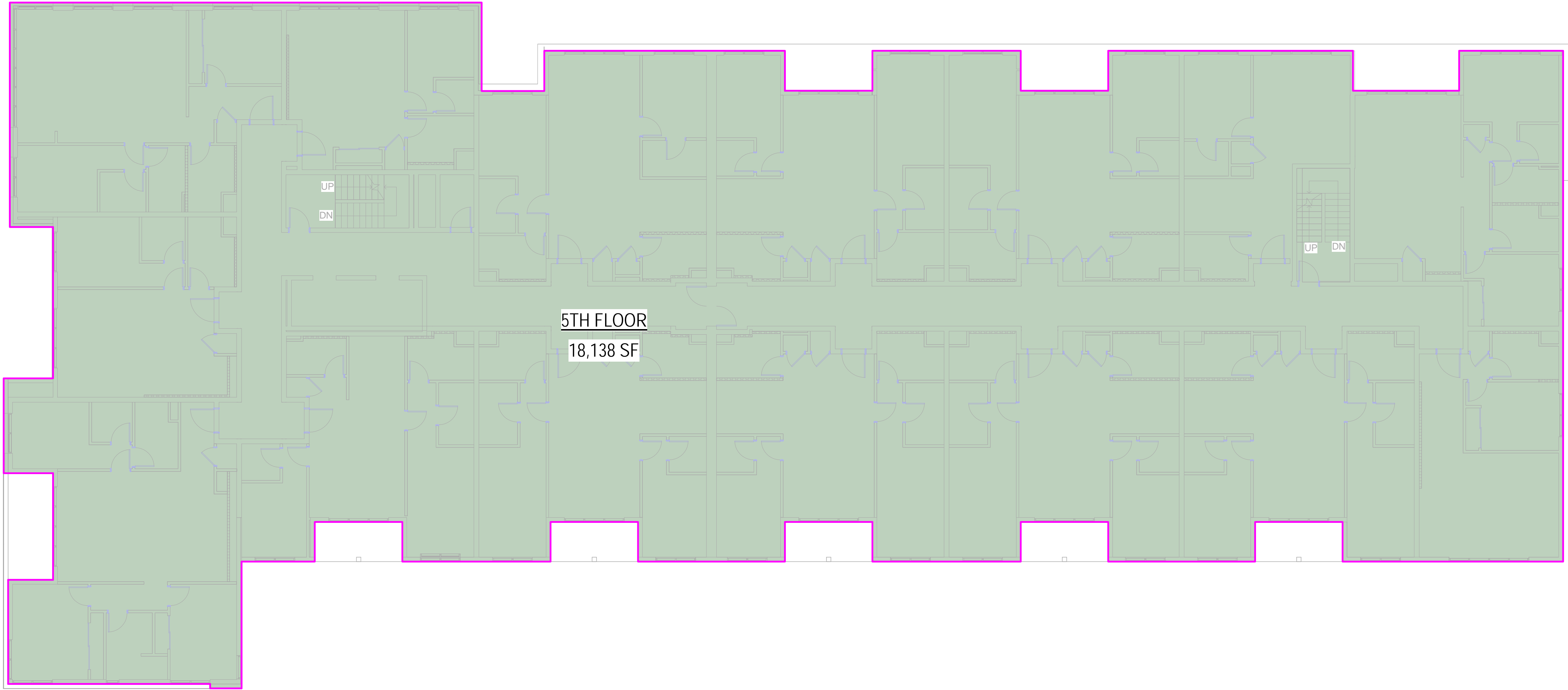


3RD FLOOR
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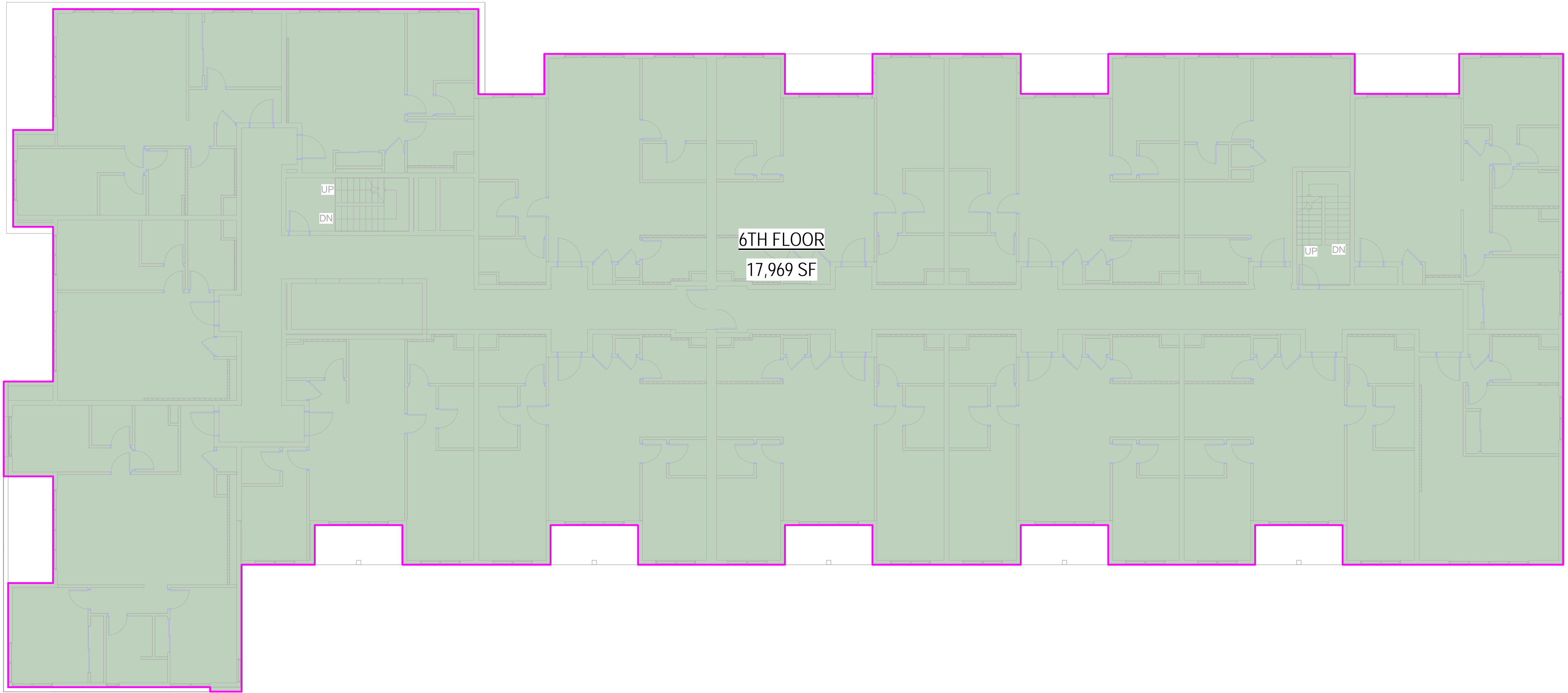
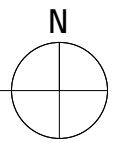


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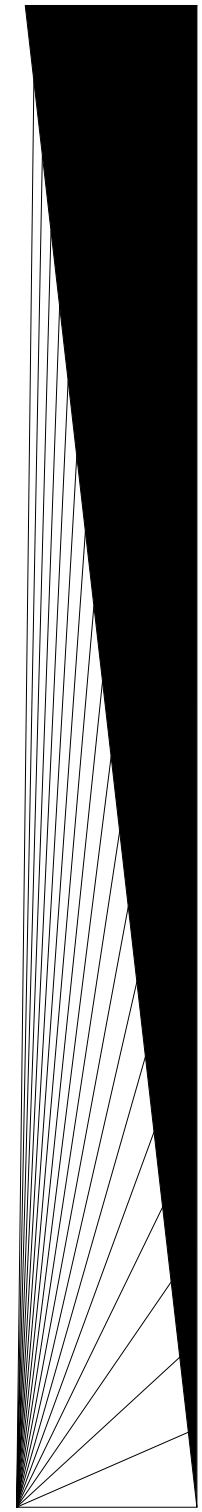
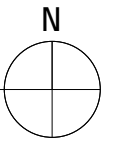




5TH FLOOR
3/32" = 1'-0"



6TH FLOOR
3/32" = 1'-0"



CENTRAL AVE

105-UNIT APARTMENT BUILDING

820 N. CENTRAL AVENUE
GLENDALE, CA 91203

DEVELOPER: VK GROUP
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SUITE 600
GLENDALE, CA 91203

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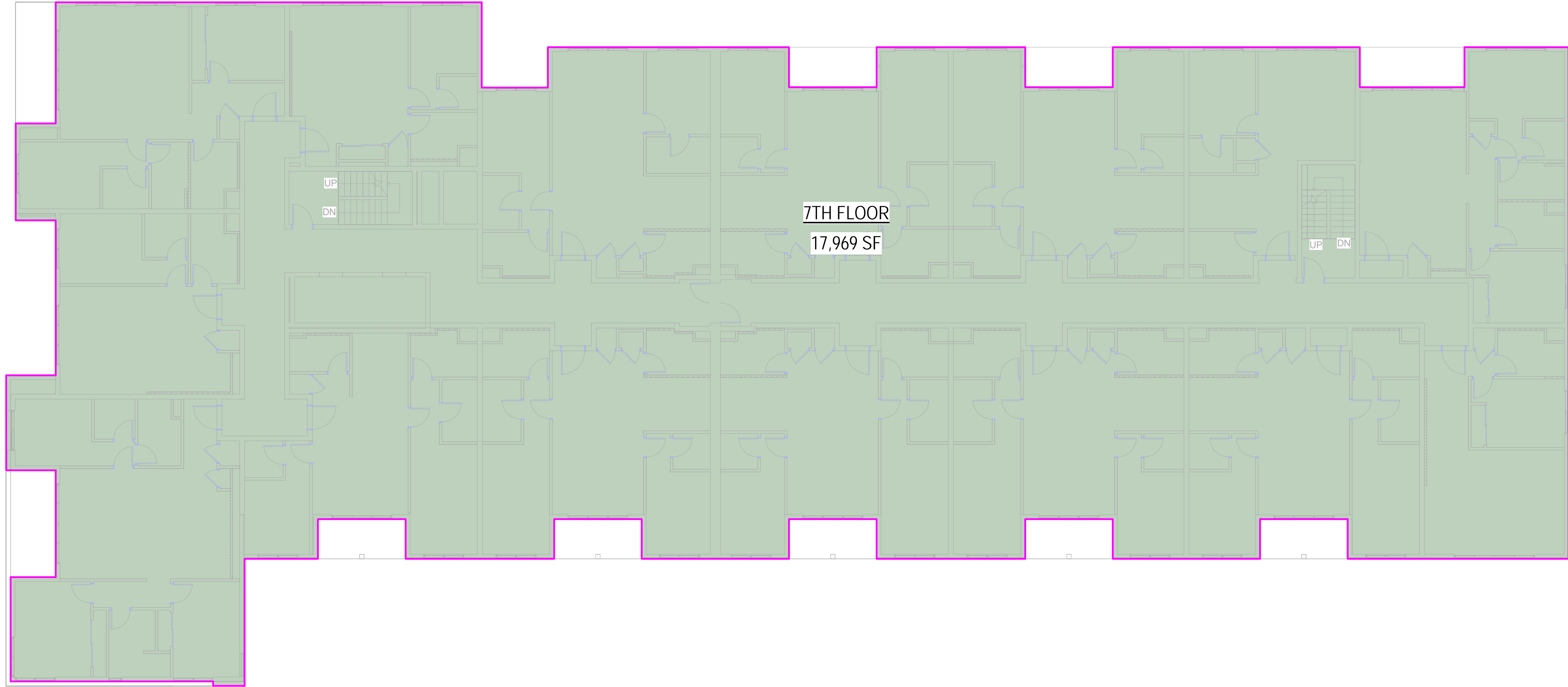
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CALCULATION**

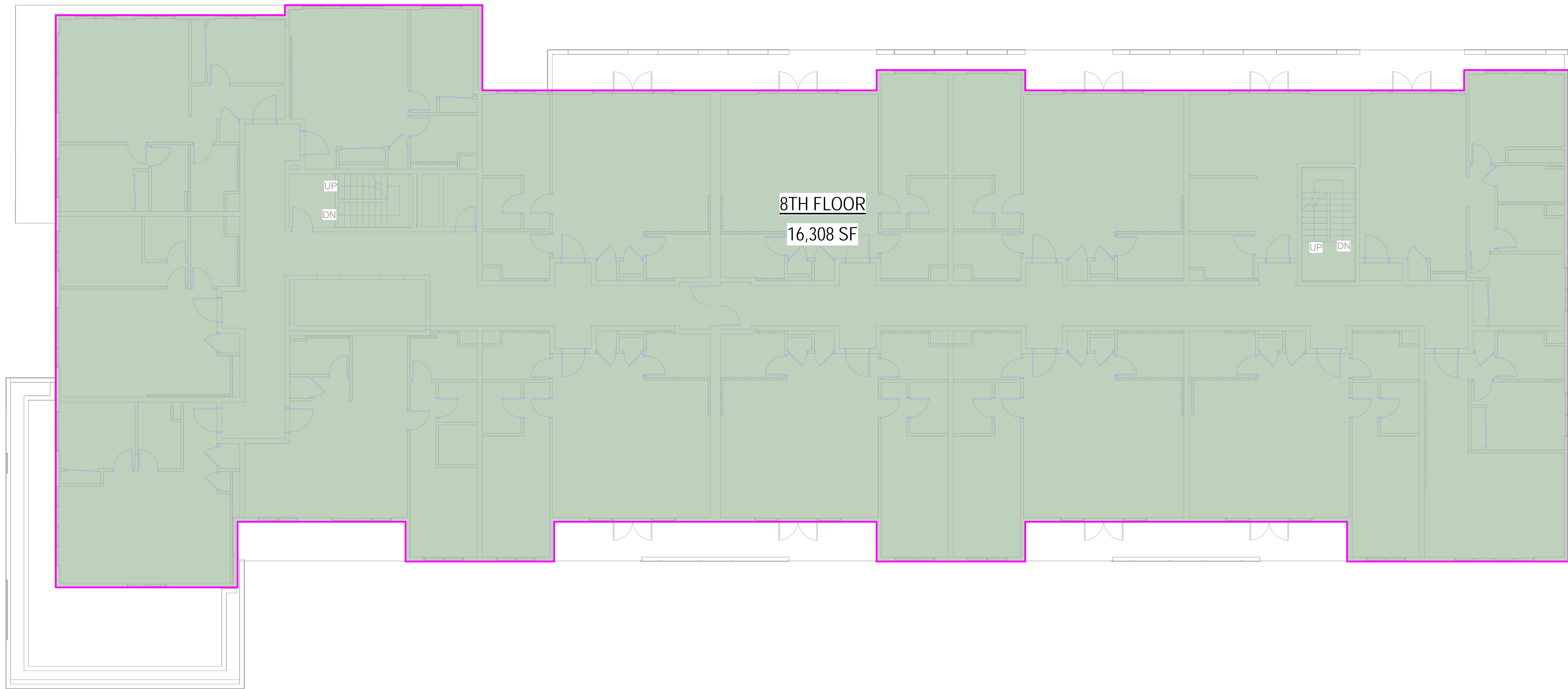
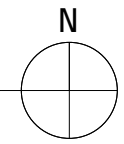
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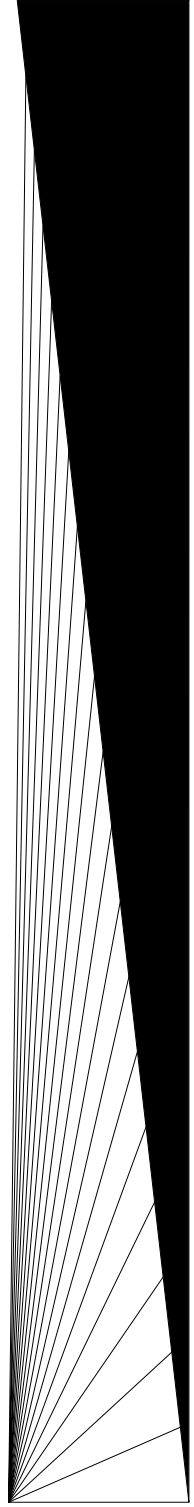
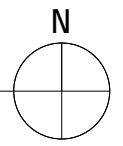
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7TH FLOOR
3/32" = 1'-0"

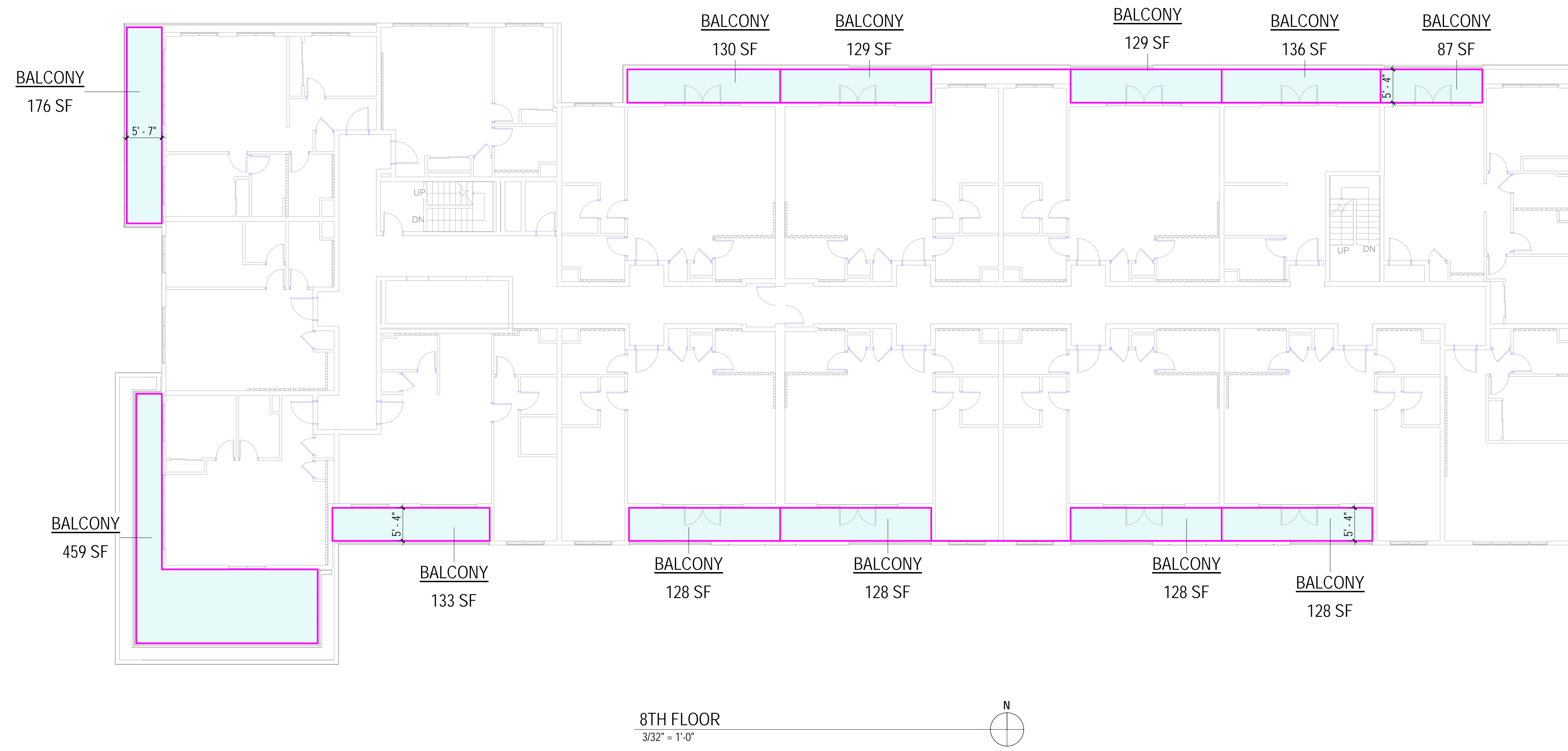


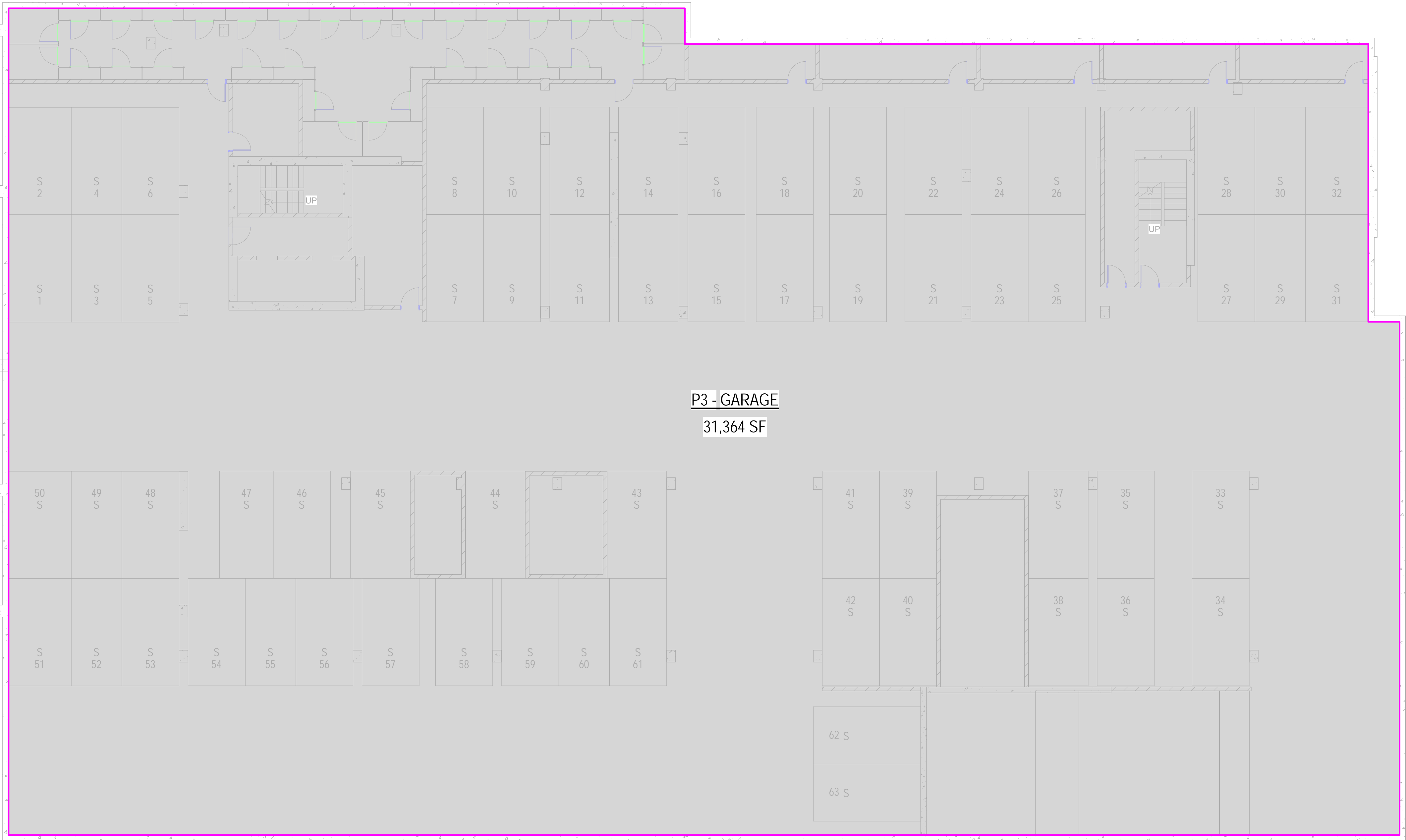
8TH FLOOR
3/32" = 1'-0"



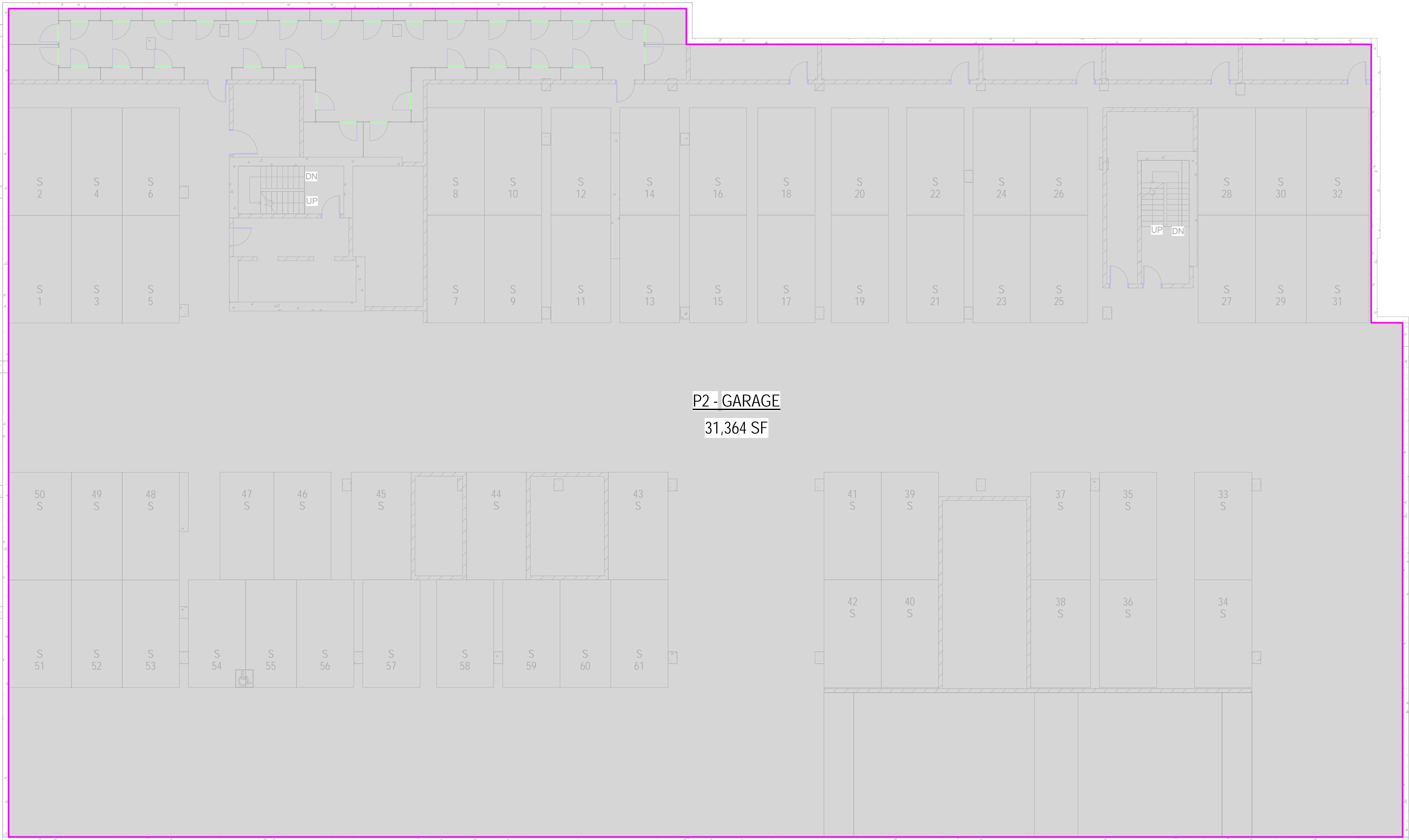








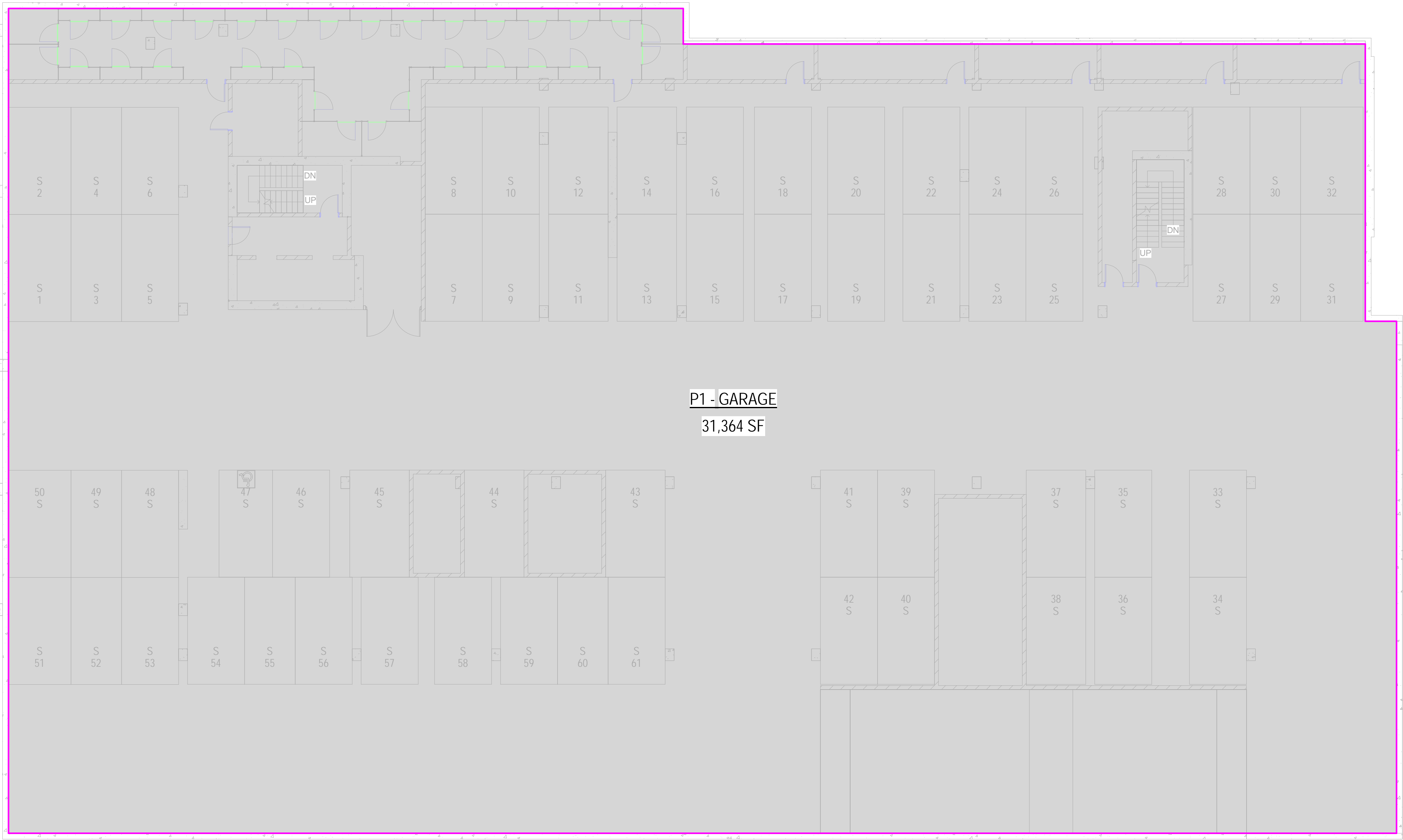
P3- GARAGE
3/32" = 1'-0"



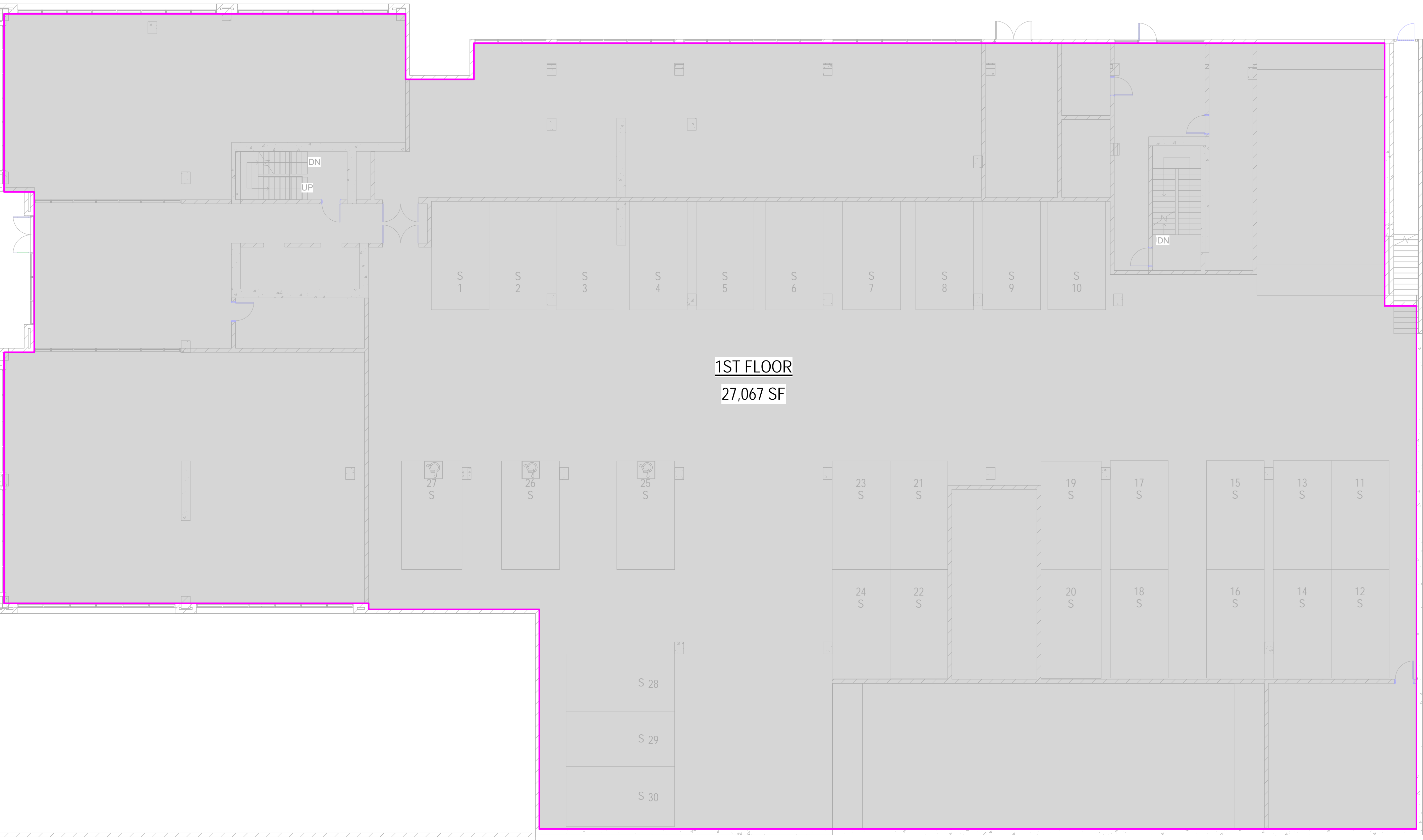
P2- GARAGE
3/32" = 1'-0"

AREA BUILDING CODE- TYPE I	
Level	Area
P3- GARAGE	31,364 SF
P2- GARAGE	31,364 SF
P1- GARAGE	31,364 SF
1ST FLOOR	27,067 SF
2ND FLOOR	18,328 SF
3RD FLOOR	18,328 SF

157,816 SF < UNLIMITED



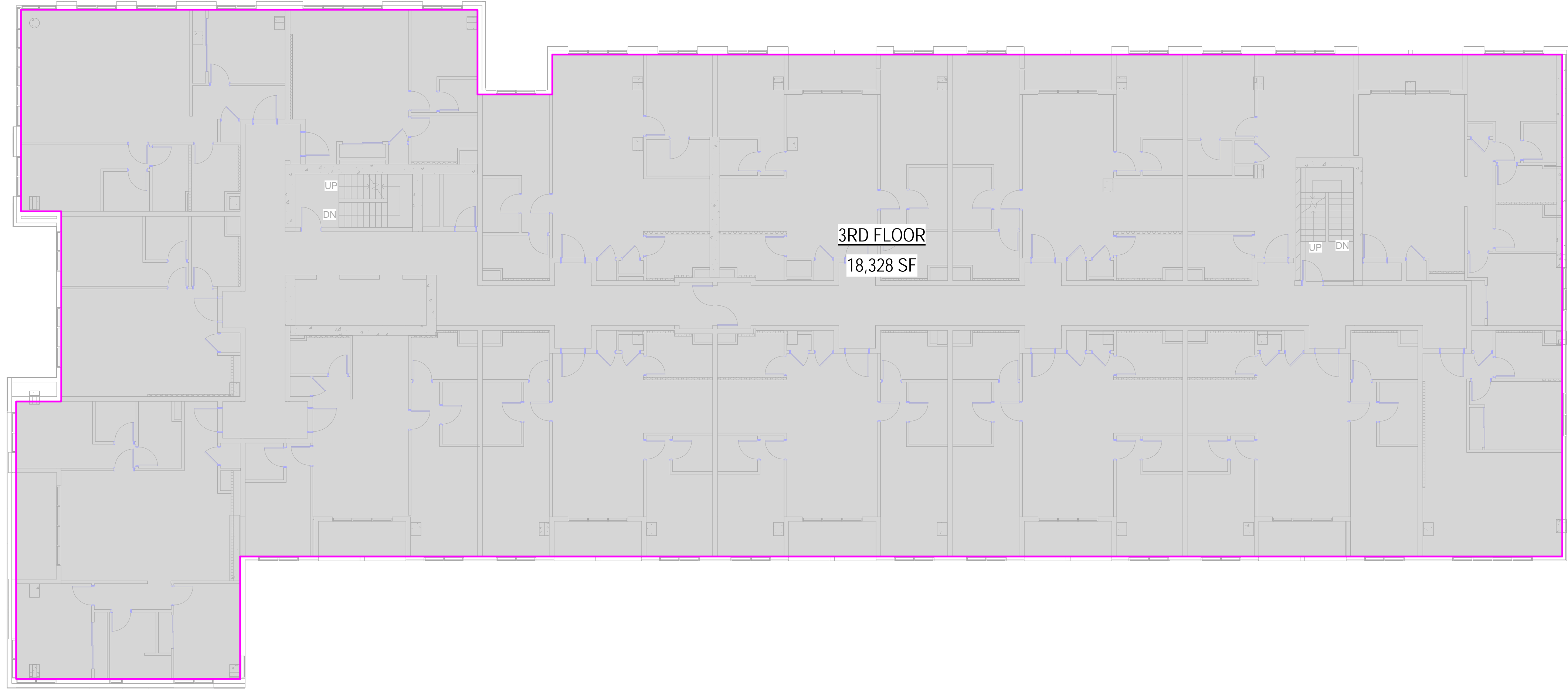
P1 - GARAGE
31,364 SF



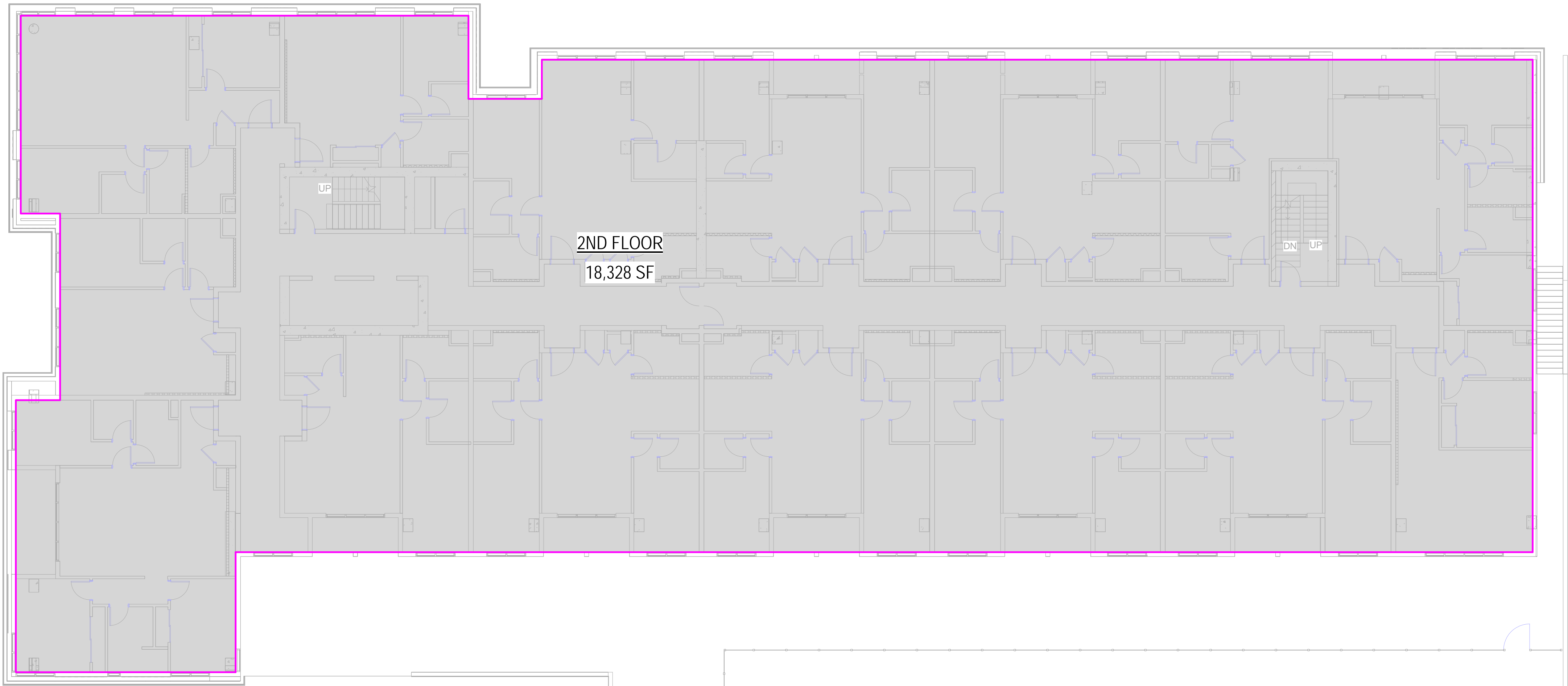
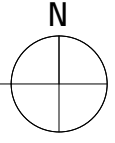
1ST FLOOR
27,067 SF

AREA BUILDING CODE- TYPE I	
Level	Area
P3- GARAGE	31,364 SF
P2- GARAGE	31,364 SF
P1- GARAGE	31,364 SF
1ST FLOOR	27,067 SF
2ND FLOOR	18,328 SF
3RD FLOOR	18,328 SF

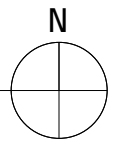
157,816 SF < UNLIMITED



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

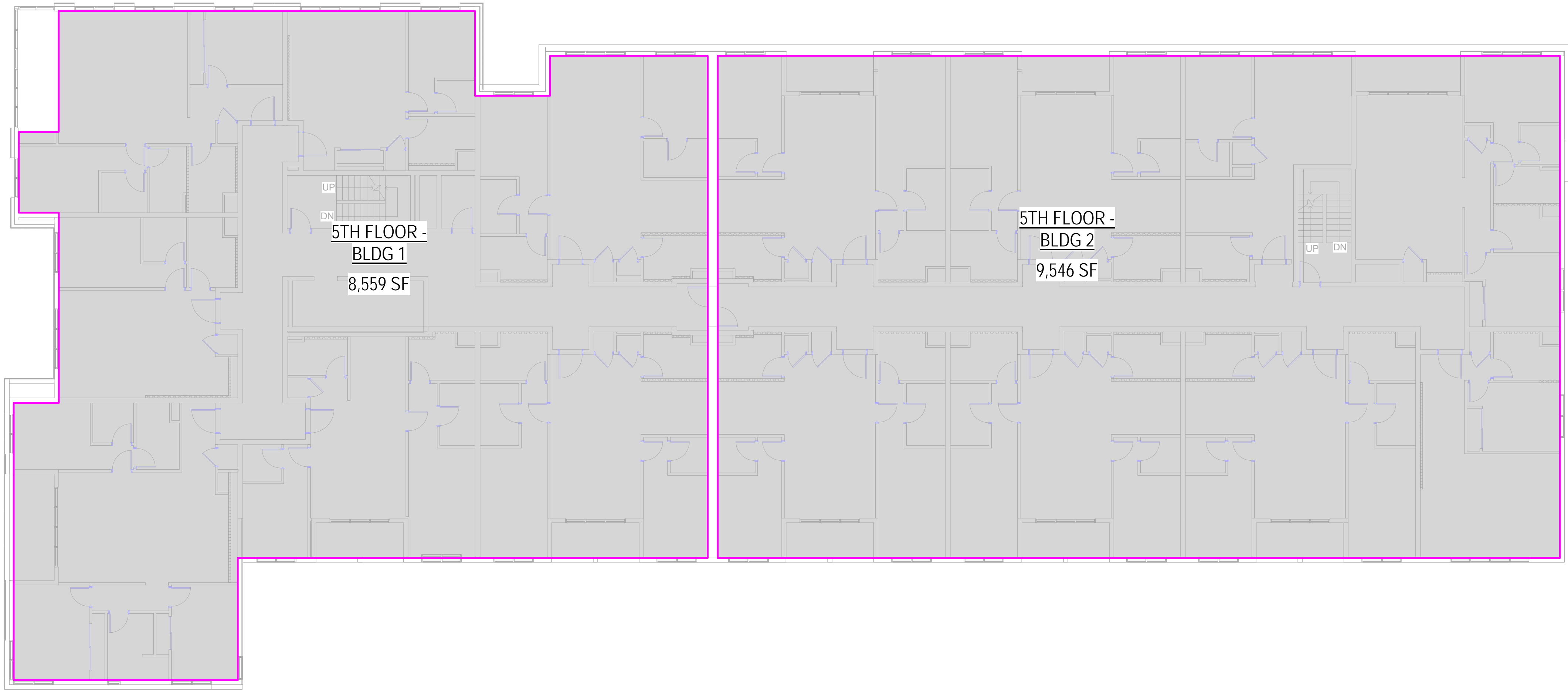


2ND FLOOR
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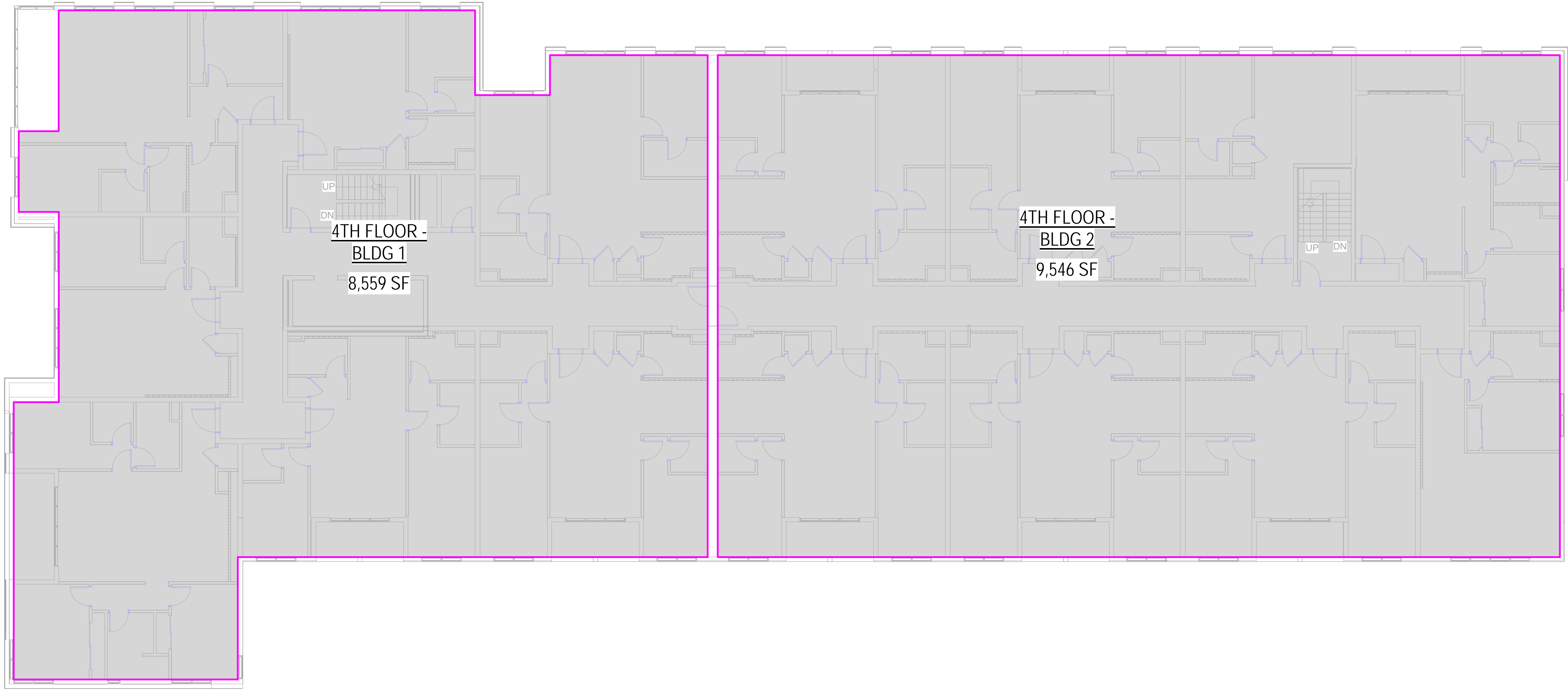
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Level	Area
P3- GARAGE	31,364 SF
P2- GARAGE	31,364 SF
P1- GARAGE	31,364 SF
1ST FLOOR	27,067 SF
2ND FLOOR	18,328 SF
3RD FLOOR	18,328 SF

157,816 SF < UNLIMITED



5TH FLOOR
3/32" = 1'-0"

N



4TH FLOOR
3/32" = 1'-0"

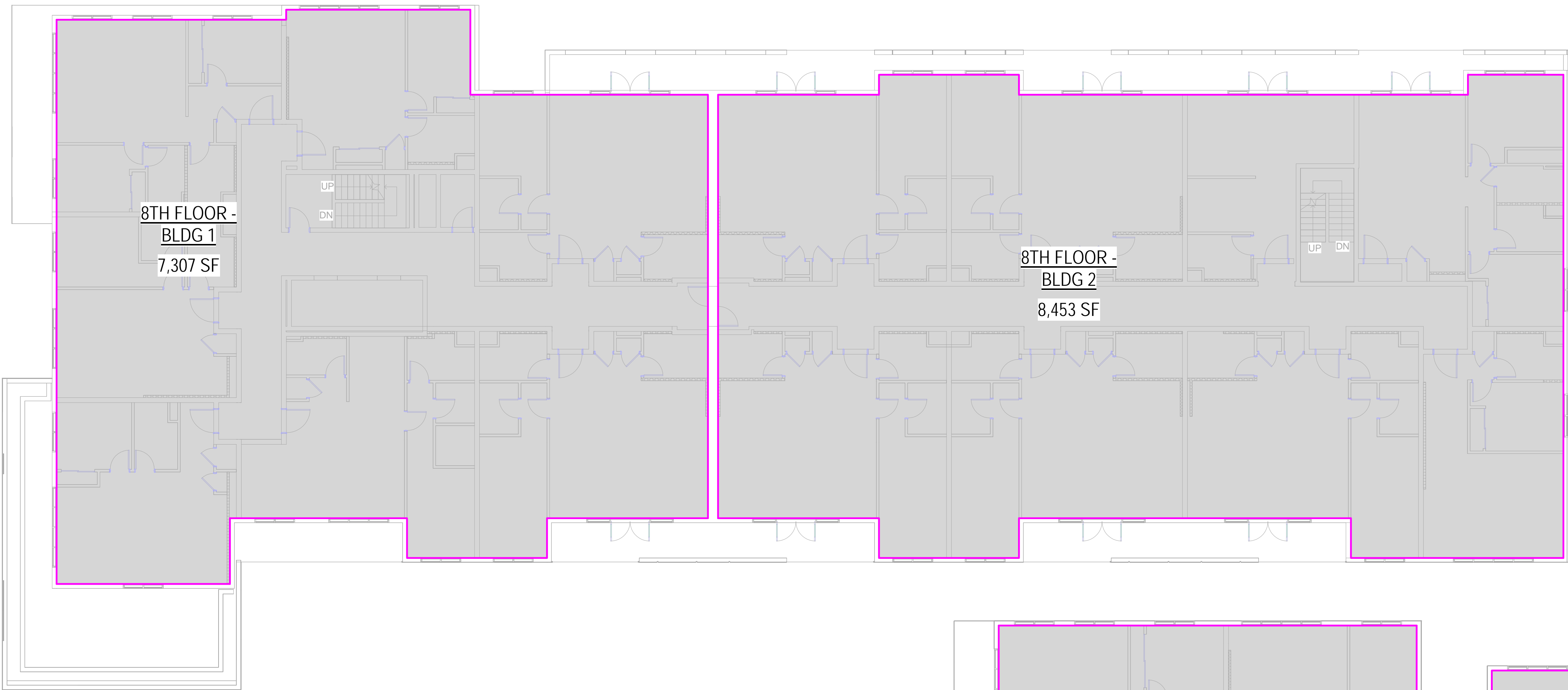
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AREA BUILDING CODE- TYPE III-A - BLDG 1	
Level	Area
4TH FLOOR	8,559 SF
5TH FLOOR	8,559 SF
6TH FLOOR	8,559 SF
7TH FLOOR	8,559 SF
8TH FLOOR	7,307 SF

41,542 SF < 48,000 S/F

AREA BUILDING CODE- TYPE III-A - BLDG 2	
Level	Area
4TH FLOOR	9,546 SF
5TH FLOOR	9,546 SF
6TH FLOOR	9,546 SF
7TH FLOOR	9,546 SF
8TH FLOOR	8,453 SF

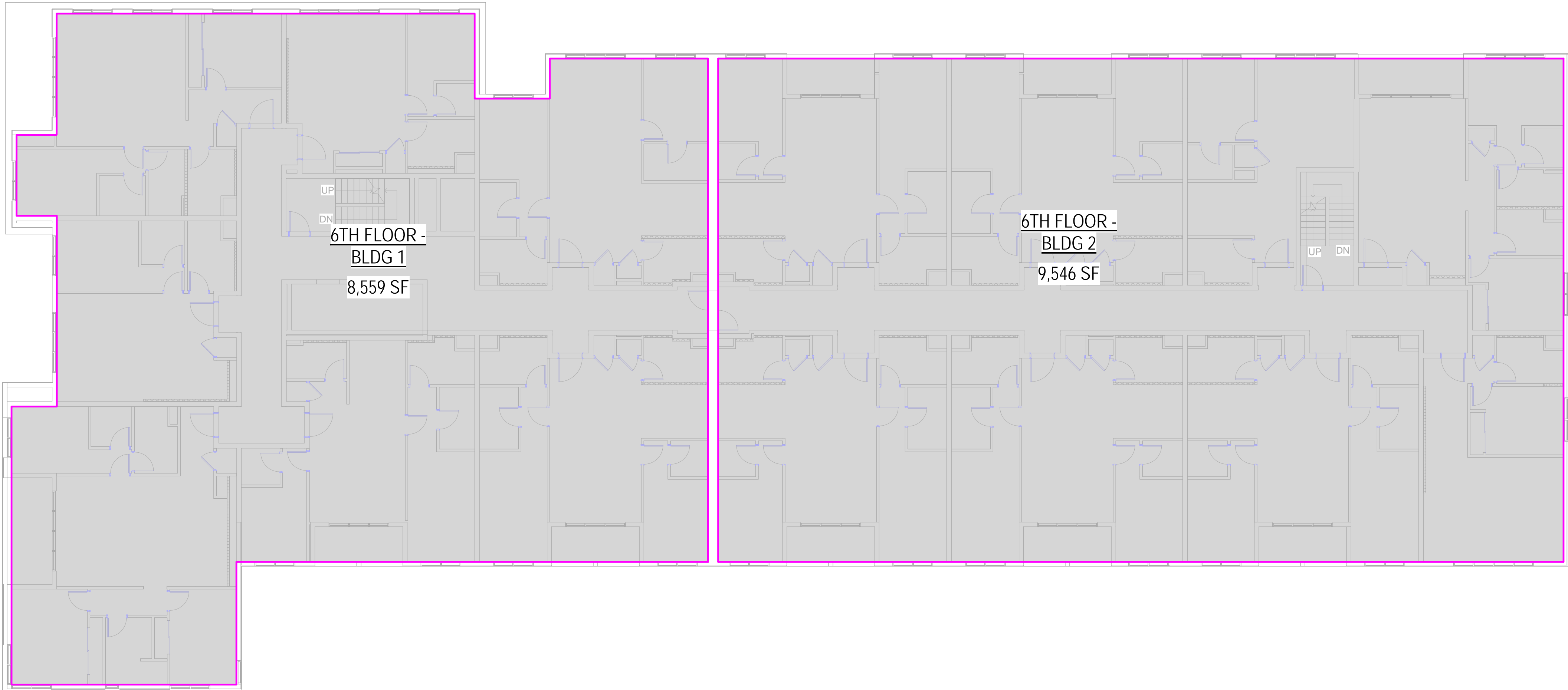
46,637 SF < 48,000 S/F



8TH FLOOR -
BLDG 1
7,307 SF

8TH FLOOR -
BLDG 2
8,453 SF

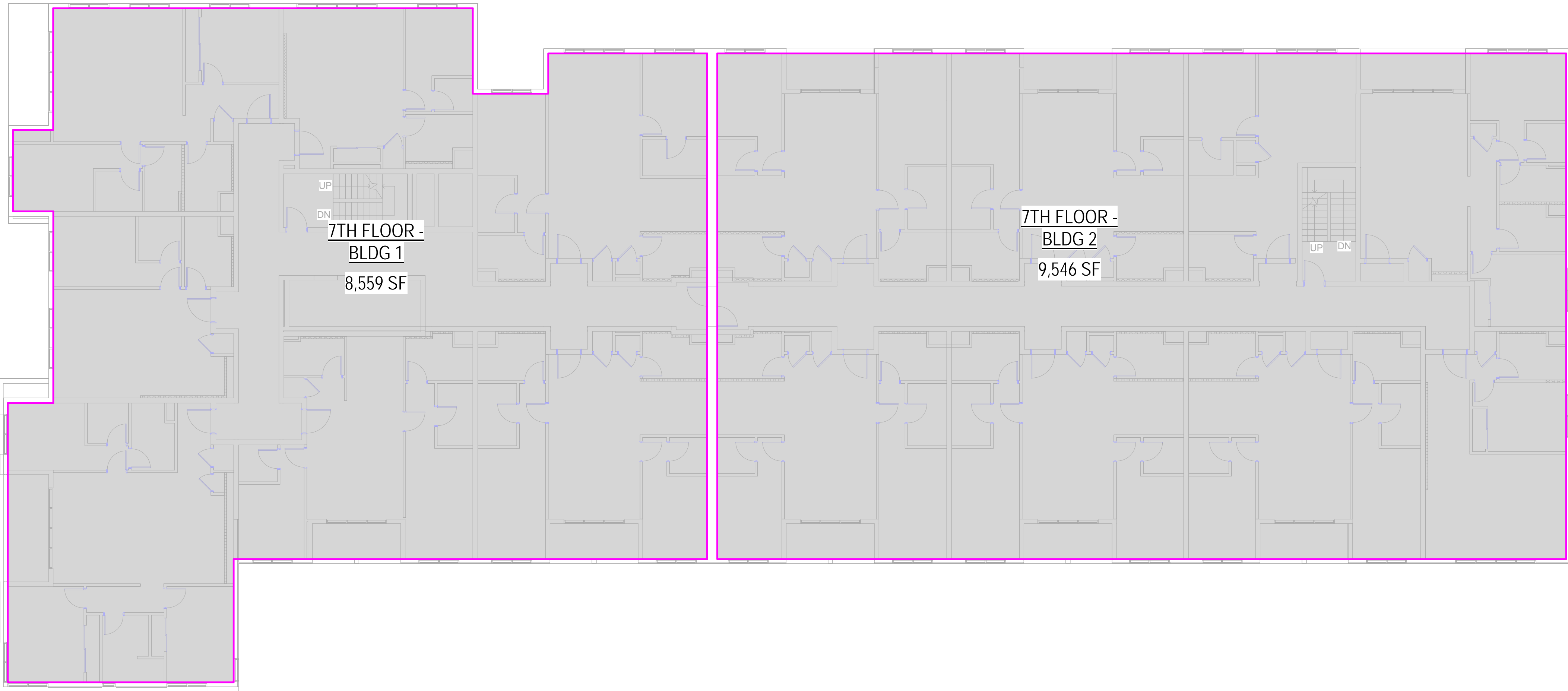
8TH FLOOR
3/32" = 1'-0"



6TH FLOOR -
BLDG 1
8,559 SF

6TH FLOOR -
BLDG 2
9,546 SF

6TH FLOOR
3/32" = 1'-0"



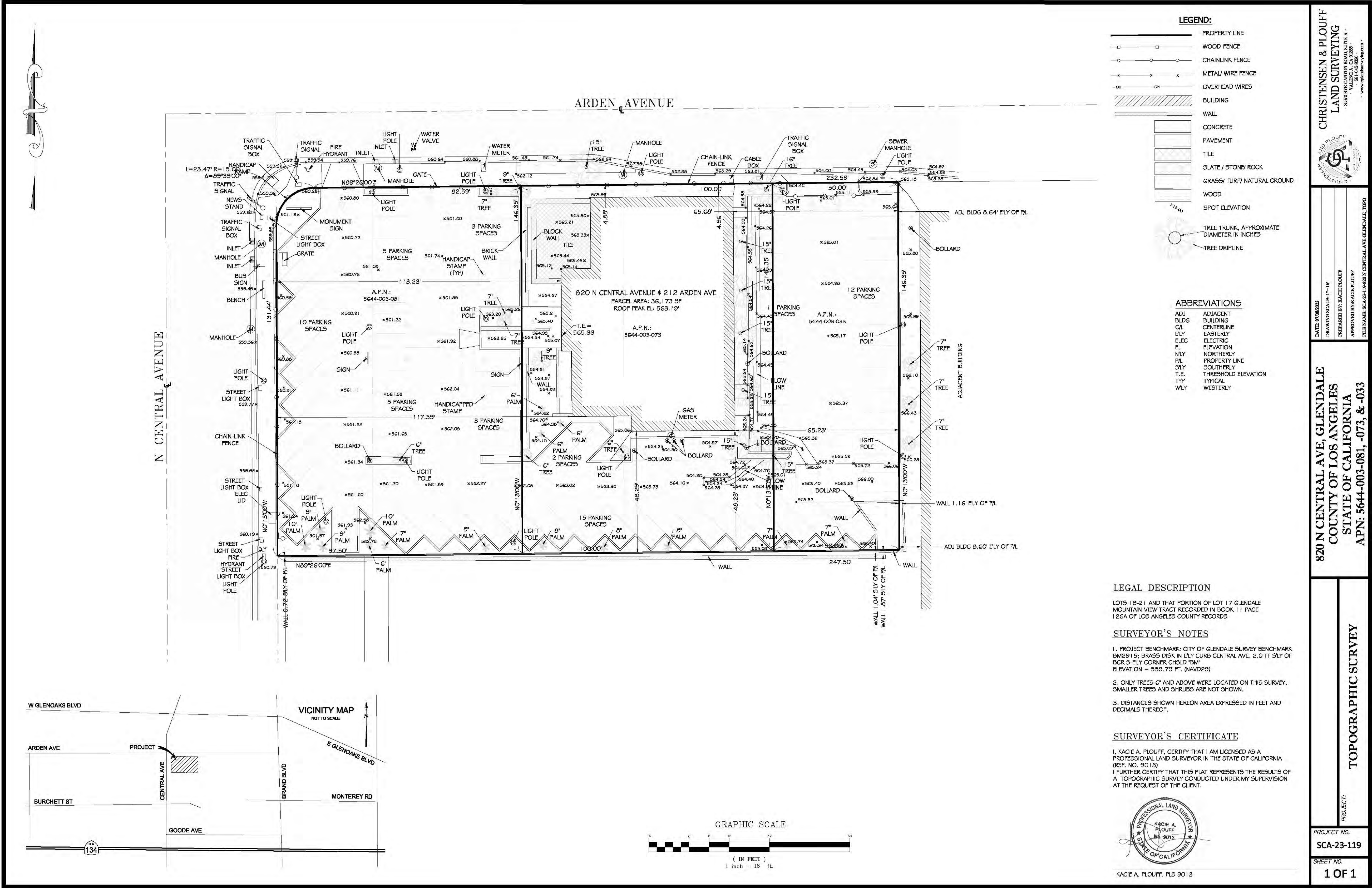
7TH FLOOR -
BLDG 1
8,559 SF

7TH FLOOR -
BLDG 2
9,546 SF

7TH FLOOR
3/32" = 1'-0"

AREA BUILDING CODE- TYPE III-A - BLDG 1		
Level	Area	
4TH FLOOR	8,559 SF	
5TH FLOOR	8,559 SF	
6TH FLOOR	8,559 SF	
7TH FLOOR	8,559 SF	
8TH FLOOR	7,307 SF	
41,542 SF		< 48,000 S/F

AREA BUILDING CODE- TYPE III-A - BLDG 2		
Level	Area	
4TH FLOOR	9,546 SF	
5TH FLOOR	9,546 SF	
6TH FLOOR	9,546 SF	
7TH FLOOR	9,546 SF	
8TH FLOOR	8,453 SF	
46,637 SF		< 48,000 S/F



CENTRAL AVE

105-UNIT APARTMENT BUILDING

820 N. CENTRAL AVENUE
GLENDALE, CA 91203

DEVELOPER: VK GROUP
700 N. BRAND BLVD,
SUITE 600
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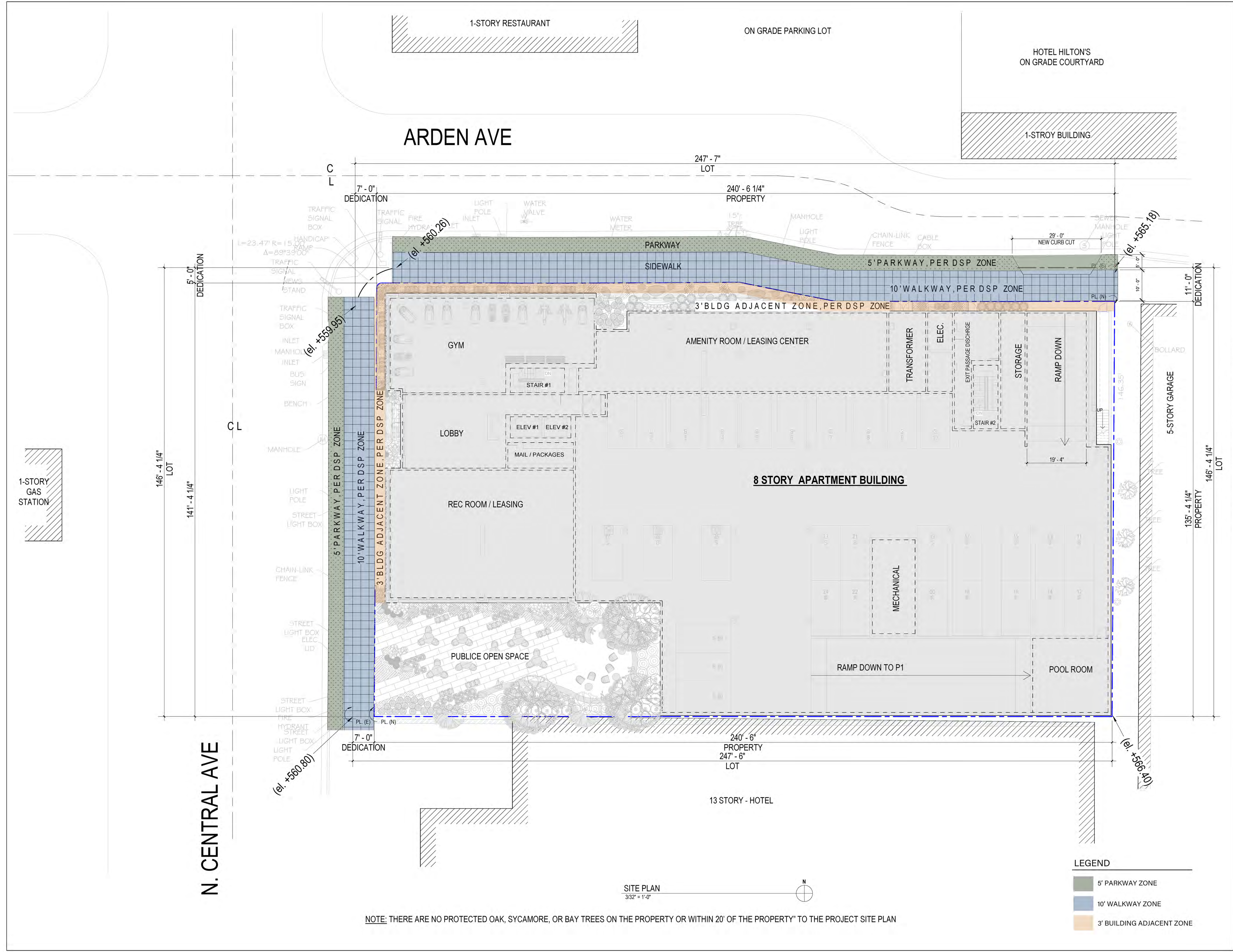
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SITE PLAN

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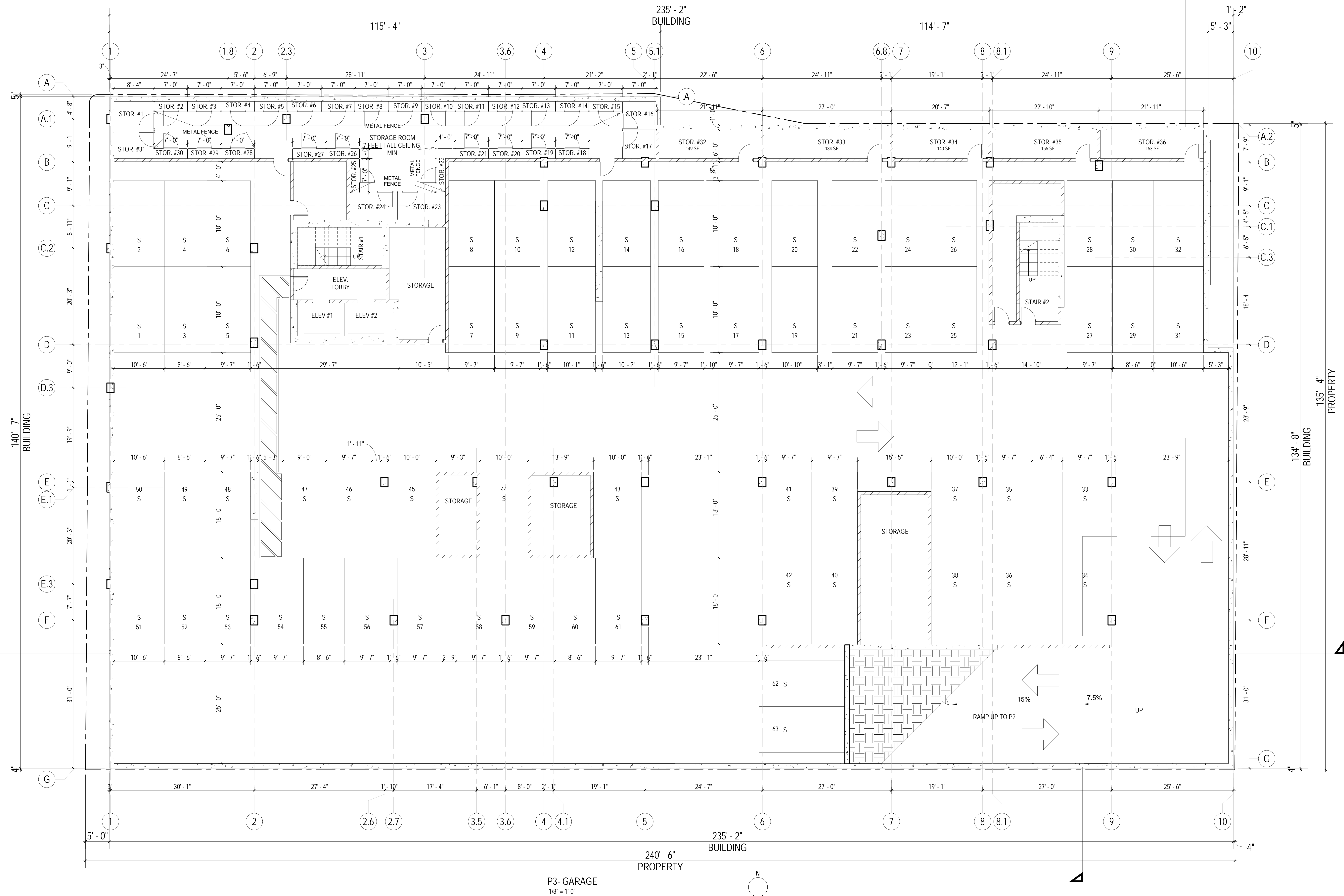
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N. CENTRAL AVE

ARDEN AVE



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P3- GARAGE
PLAN

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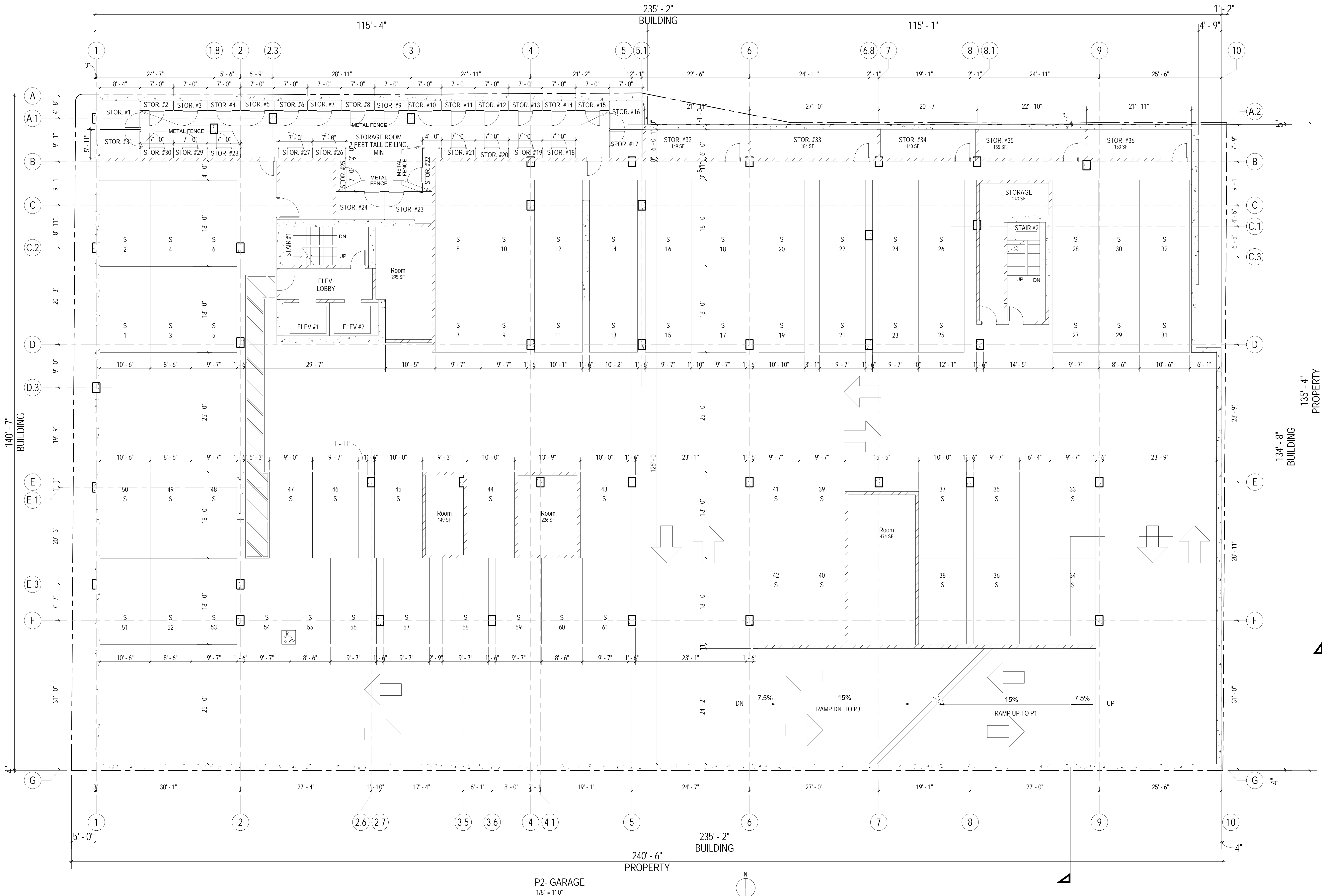
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A5-0



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PLAN

SHEET NUMBER:

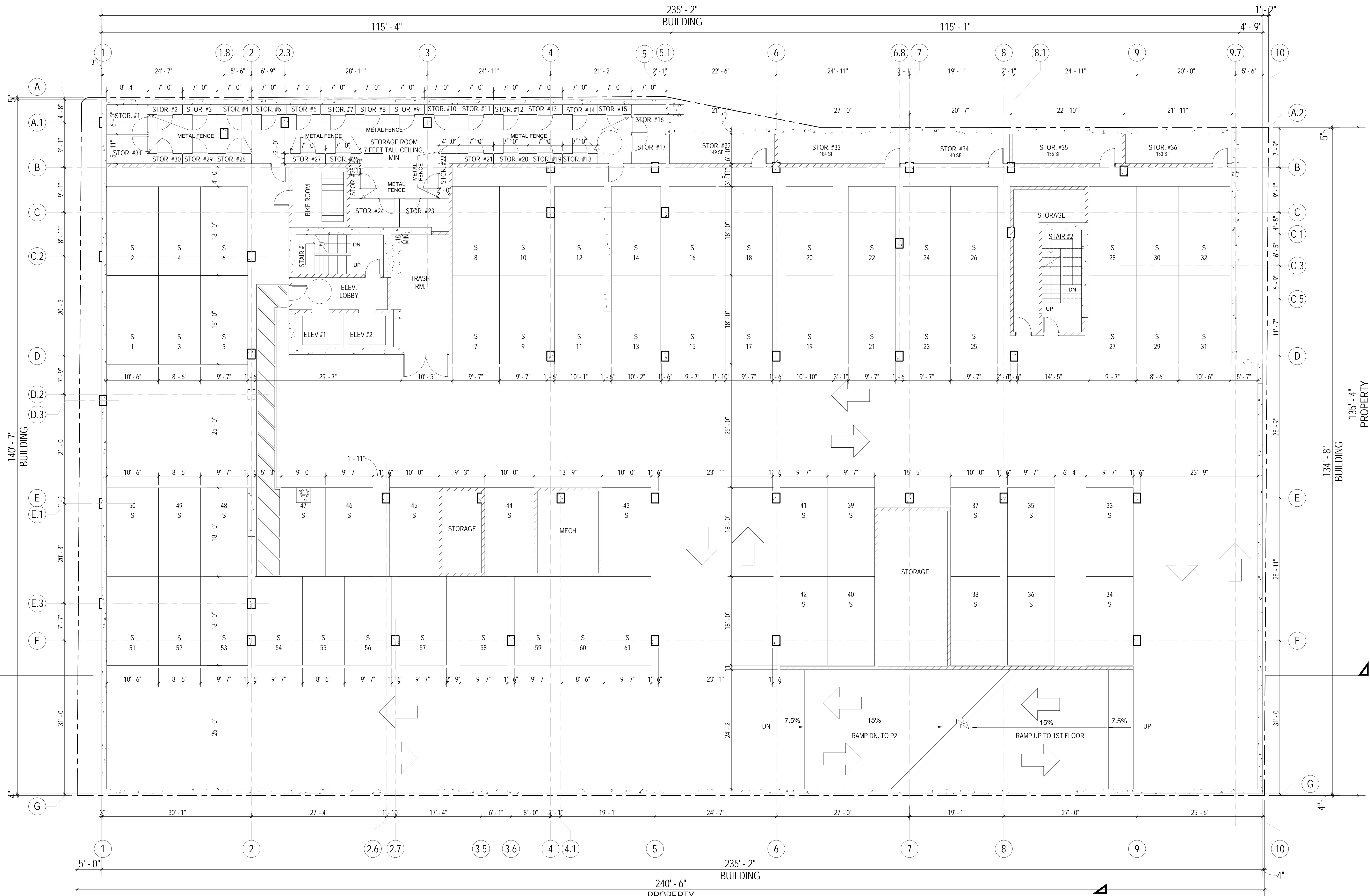
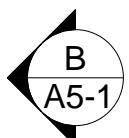
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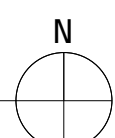
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P1- GARAGE
1/8" = 1'-0"



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P1 GARAGE
PLAN

SHEET NUMBER:

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REVISIONS:

SHEET TITLE:
2ND FLOOR
PLAN

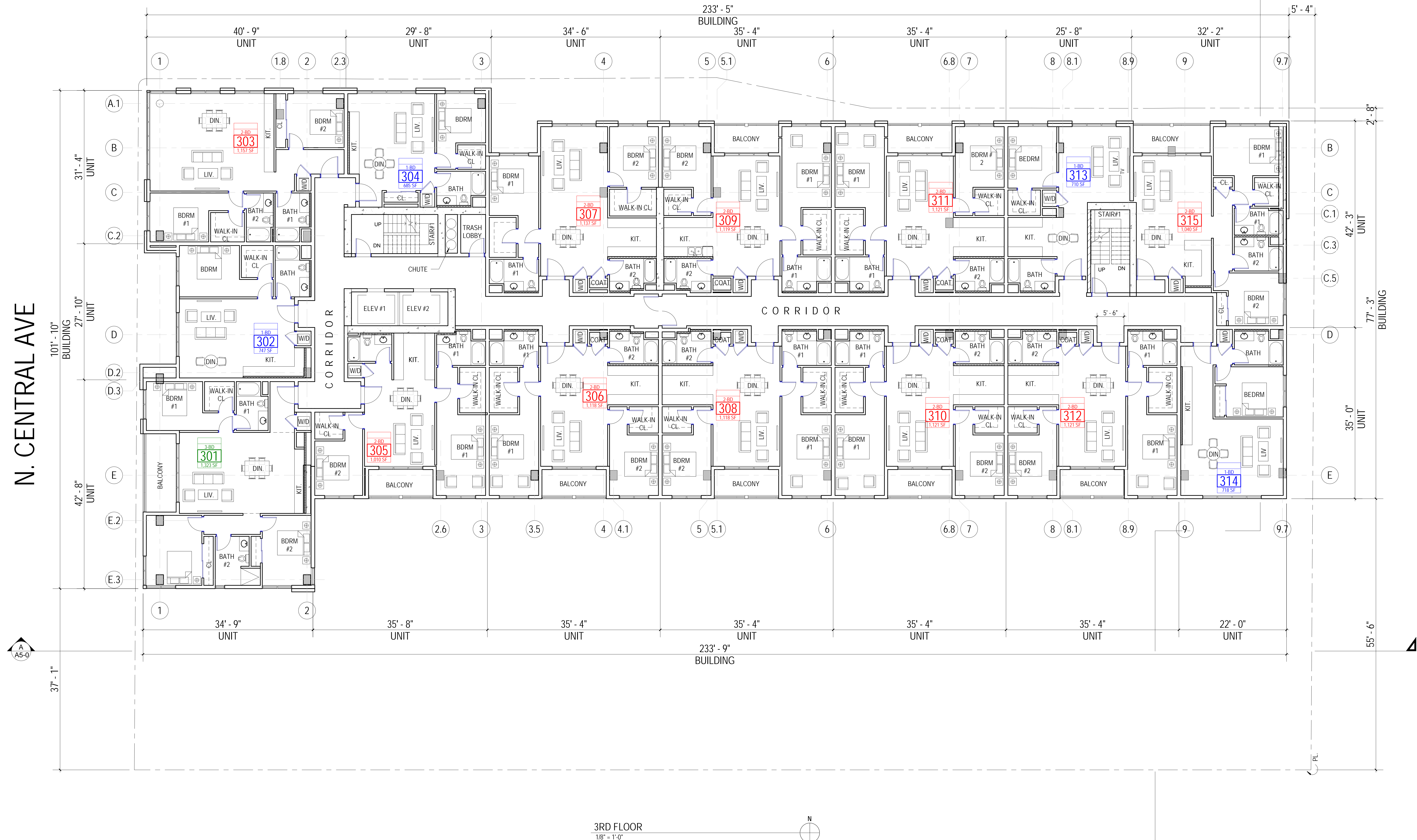
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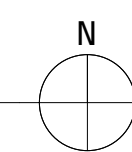
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ARDEN AVE



3RD FLOOR
1/8" = 1'-0"



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105-UNIT APARTMENT BUILDING
820 N. CENTRAL AVENUE

DEVELOPER: VK GROUP
100 N. BRAND BLVD,
SUITE 600
GLENDALE, CA 91203

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⑥ NUMBER:

NOTE:

REVISIONS:

SHEET TITLE:
**3RD FLOOR
PLAN**

SHEET NUMBER: _____

A3-3

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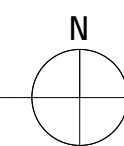
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ARDEN AVE



4TH FLOOR
1/8" = 1'-0"



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CENTRAL AVE
105-UNIT APARTMENT BUILDING
820 N. CENTRAL AVENUE
GLENDALE, CA 91203

DEVELOPER: VK GROUP
700 N. BRAND BLVD,
SUITE 600
GLENDALE, CA 91203

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SUBMITTAL

JOB NUMBER:

DATE:

REVISIONS:

△

SHEET TITLE:
4TH FLOOR
PLAN

SHEET NUMBER:

A3-4

7/19/2024 10:24:41 AM

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4519 ADMIRALTY WAY, SUITE A, MARINA DEL REY, CA 90292
TEL: 310.301-1810 WWW.URBANDESIGNSPECIALISTS.COM

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JOB NUMBER:
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SHEET TITLE:
5TH FLOOR PLAN

SHEET NUMBER:
A3-5
7/19/2024 10:24:50 AM

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N. CENTRAL AVE

ARDEN AVE



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SHEET TITLE:
6TH FLOOR
PLAN

SHEET NUMBER:

A3-6

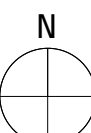
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N. CENTRAL AVE

ARDEN AVE

7TH FLOOR
1/8" = 1'-0"



B
A5-1

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PLAN

SHEET NUMBER:

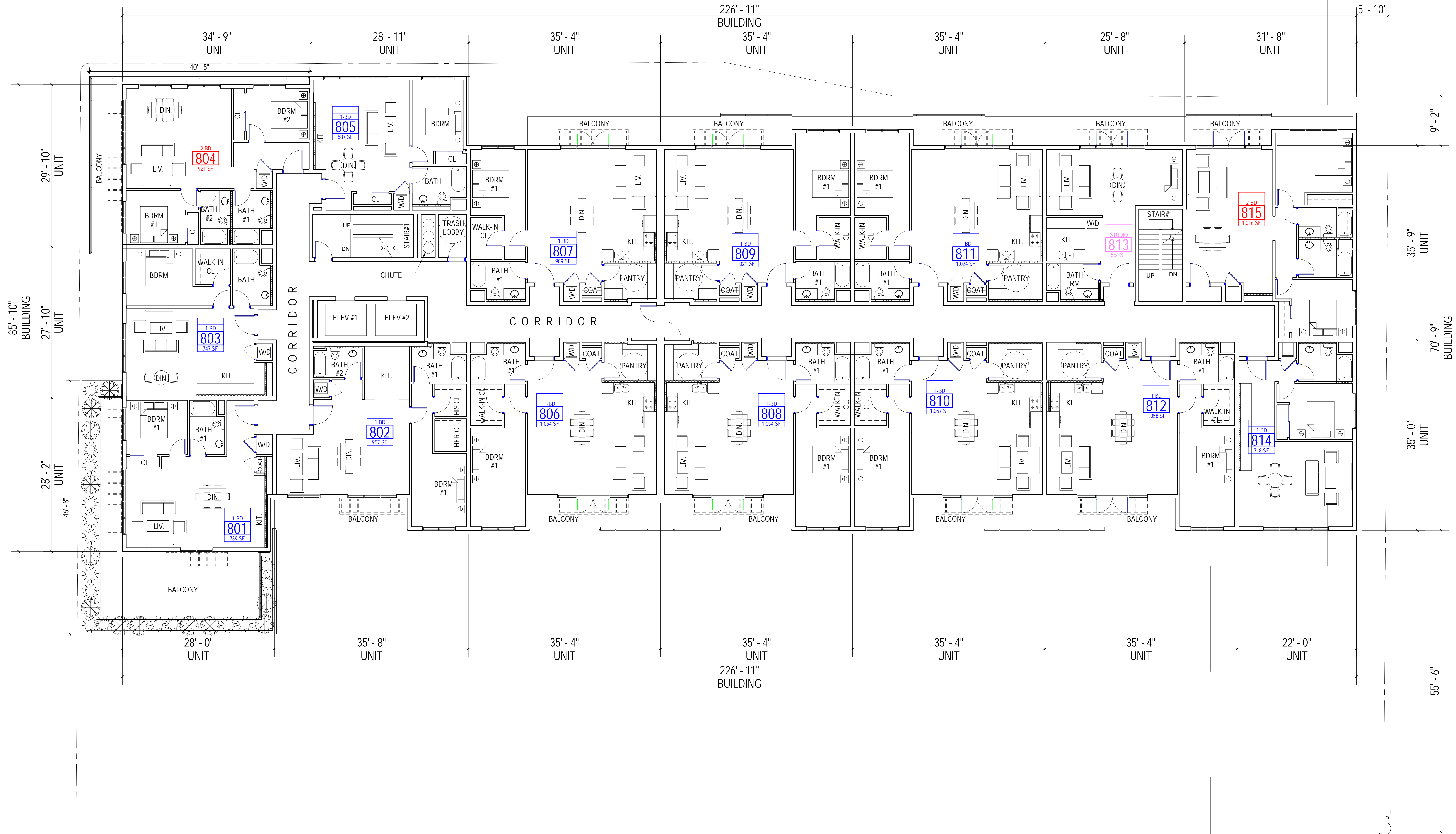
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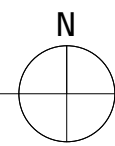
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N. CENTRAL AVE

ARDEN AVE



8TH FLOOR
1/8" = 1'-0"



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SHEET TITLE:
8TH FLOOR
PLAN

SHEET NUMBER:

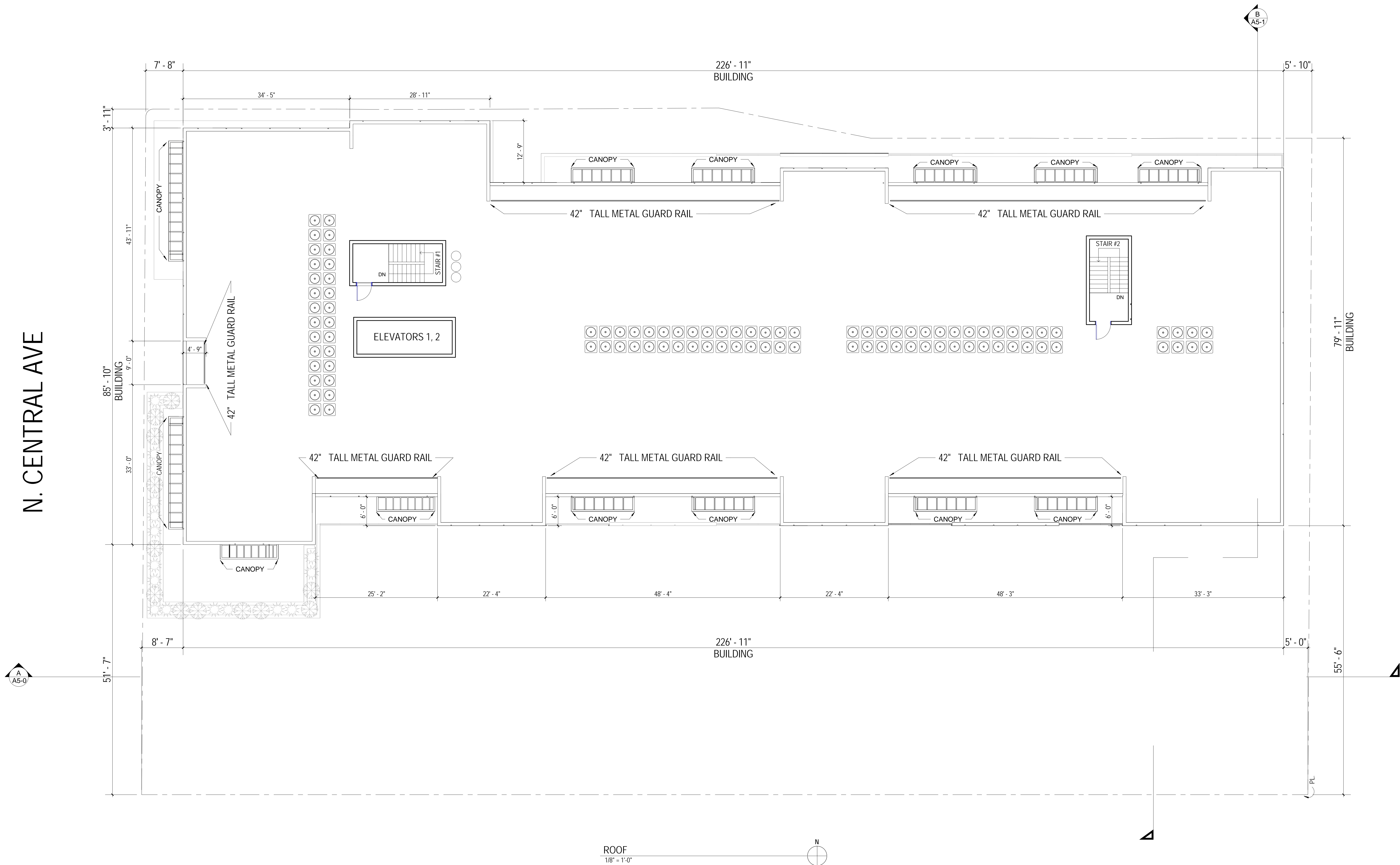
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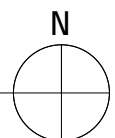
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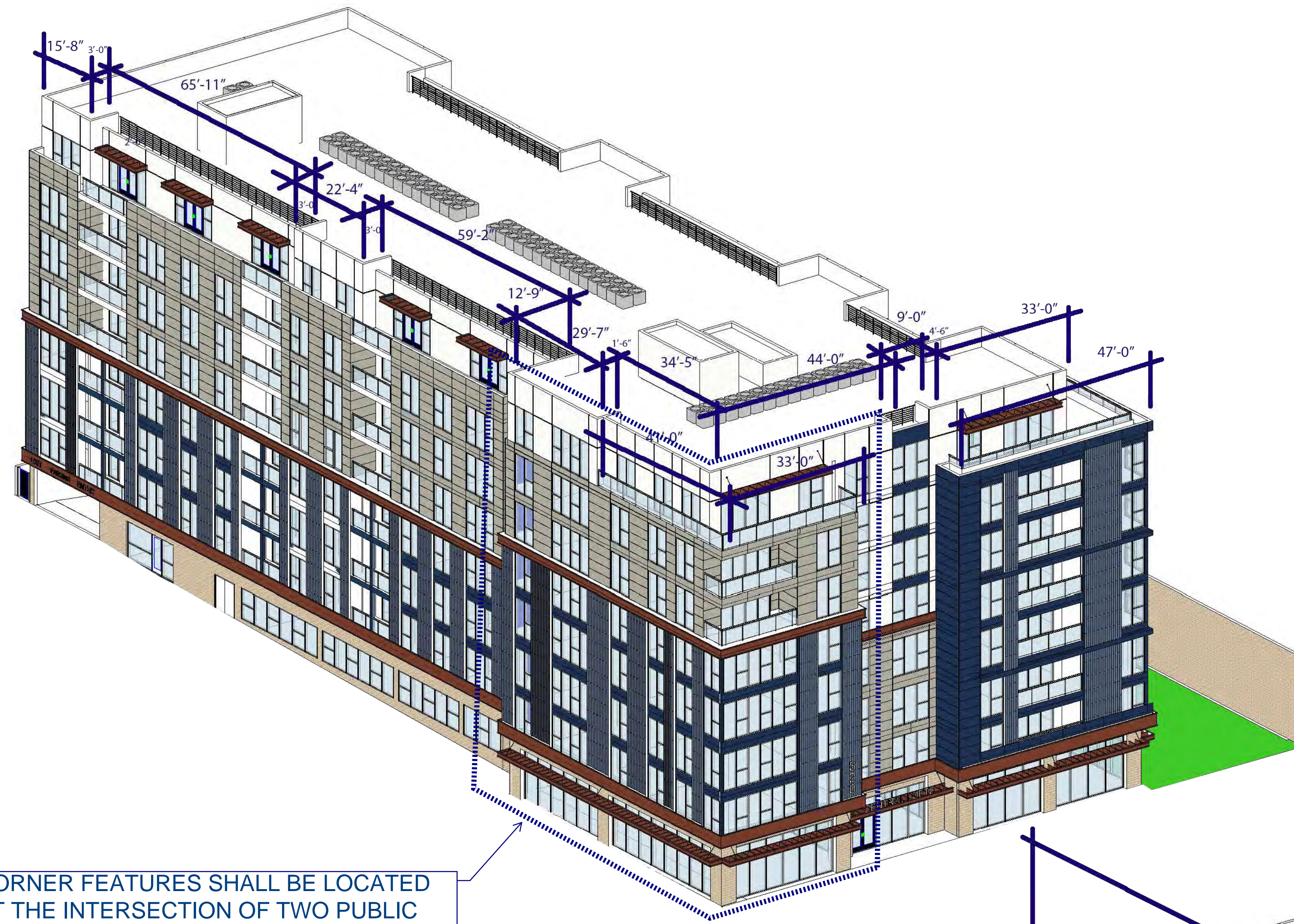
N. CENTRAL AVE

ARDEN AVE



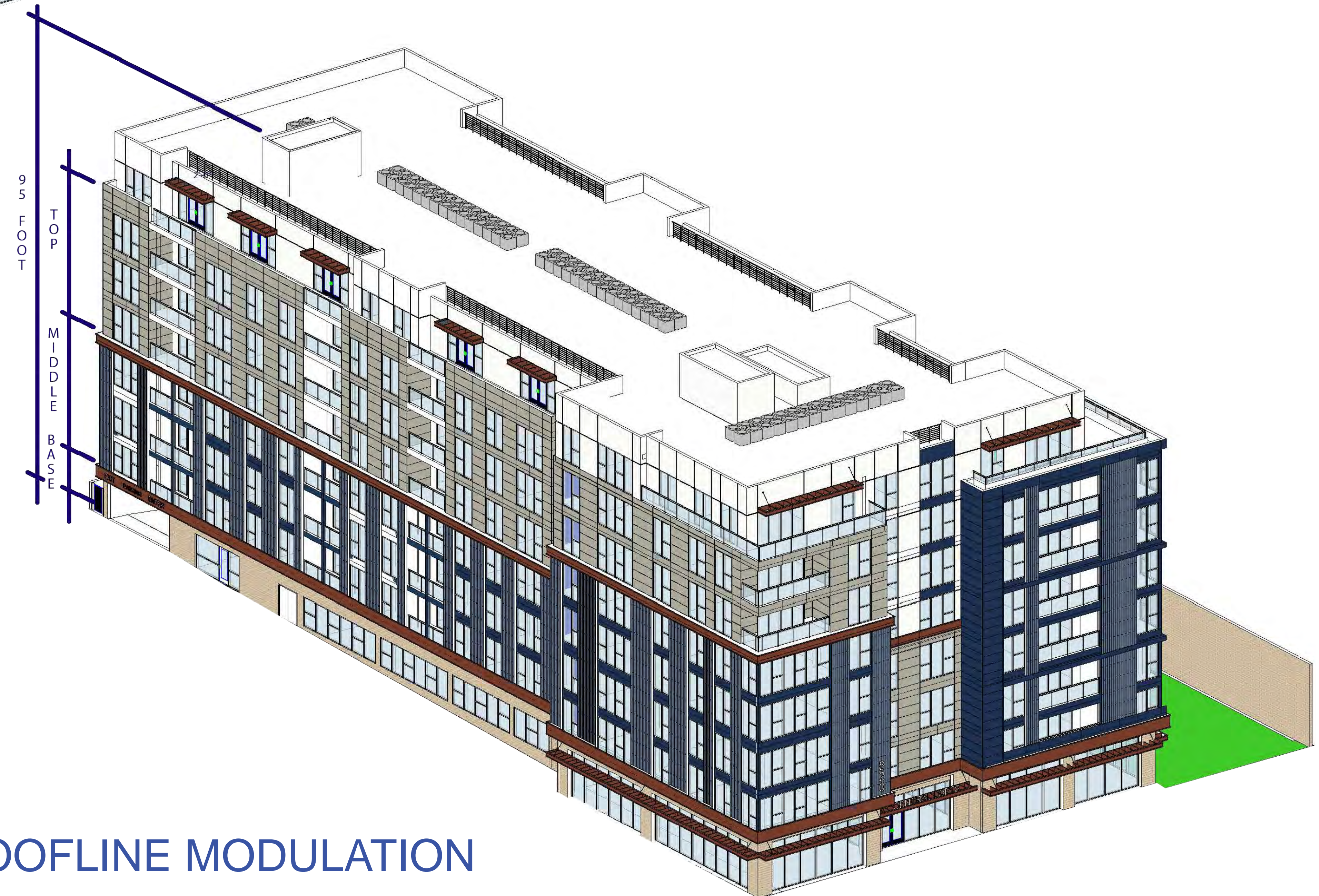
ROOF
1/8" = 1'-0"



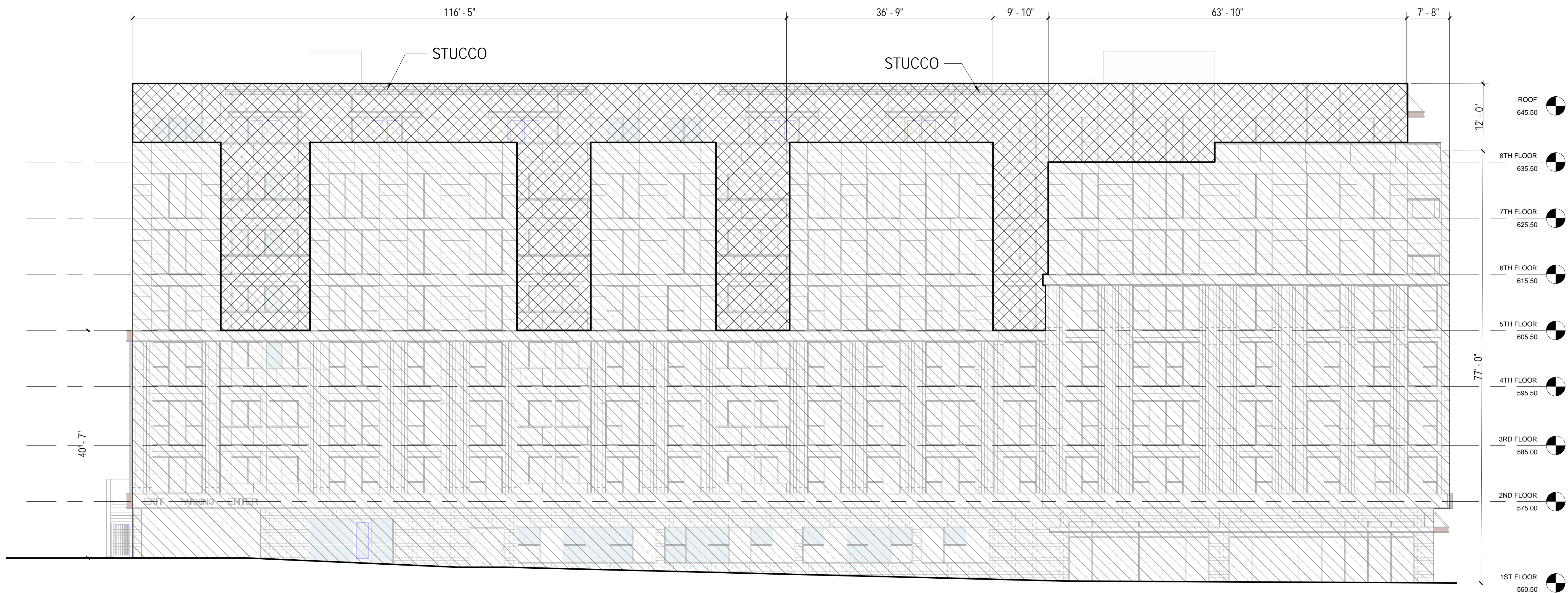


FACADE MODULATION

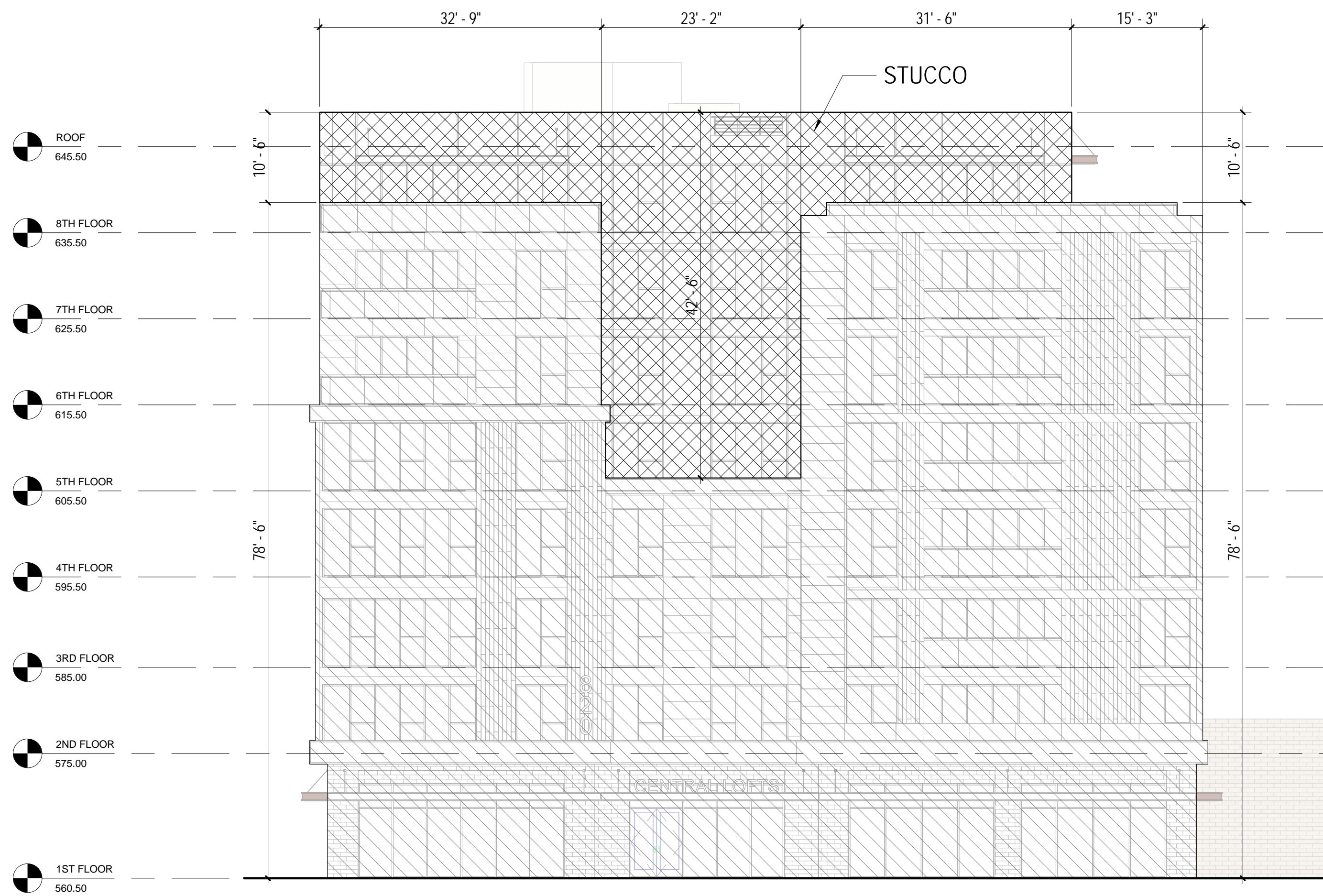
CORNER FEATURES SHALL BE LOCATED AT THE INTERSECTION OF TWO PUBLIC RIGHT-OF-WAY. CORNER FEATURES SHALL HAVE A DISTINCT BUT COMPLIMENTARY DESIGN FROM THE OVERALL MASS OF THE BUILDING



ROOFLINE MODULATION



NORTH ELEVATION - ARDEN AVE
3/32" = 1'-0"



WEST ELEVATION-CENTRAL AVE
3/32" = 1'-0"

TOTOA AREA OF FACADE, AT ARDEN AVENUE = 20,350 S/F
20,350 X 0.60= 12,210 S/F
TOTOA AREA OF STUCCO = 4,225 S/F < 12,210 S/F

TOTOA AREA OF FACADE, AT CENTRAL AVENUE =8,970 S/F
8,970 X 0.60= 5,382 S/F
TOTOA AREA OF STUCCO = 1,658 S/F < 12,210 S/F



STREET ELEVATION TRANSPARENCY CALCULATION

101' X 0.75= **75.75'** MINIMUM REQUIRED LENGTH TO BE TRASPARENT

PROVIDED TRANSPARENCY = 24' + 18' + 17' + 17' = **76' > 75.75'**

WEST ELEVATION (CENTRAL AVE)

1/8" = 1'-0"

KEY NOTES							
A	LA HABRA STUCCO FINISH: SMOOTH COLOR : DOVE GREY	E	NATURAL STONE THIN BRICK AMERICAN MODERN COLLECTION NADIA NEO LEDGE : SAWN, CREAM	K	METAL FRAMED STOREFRONT COLOR: DARK GREY / ANODIZED	Q	CUSTOME LINEAR, LED LIGHT FIXTURE
B	METAL PANEL COLOR : CASTLE GRAY , BY ALUCOBOND OR SIMILAR	F	LA HABRA STUCCO FINISH: SMOOTH COLOR : BAY RIDGE	L	STRUCUTRAL GLAZED GUARDRAILS FACTORY APPLIED FINISH	R	INDIRECT SPOT LIGHT, FOR GROUND LEVEL BUILDING EXTERIOR LIGHTING
C	NICHIHA FIBER CEMENT PANELS ILLUMINATION PANEL COLOR : DARK BLUE, SHADOW	G	CLEAR VISION GLAZING - LIVING UNITS LOW REFLECTIVITY - LOW E INSULATED SPANDREL TO MATCH COLOR	M	DECORATIVE BELT METAL FINISH COLOR : RUSSET MICA , BY ALUCOBOND OR SIMILAR	S	LA HABRA STUCCO FINISH: SMOOTH COLOR : SILVER GRAY
D.1	METAL PANEL COLOR : SPIRE BLUE II , BY ALUCOBOND OR SIMILAR	H	METAL FRAMED WINDOW COLOR DARK GREY / ANODIZED	N	DECORATIVE CANOPY METAL FINISH COLOR : RUSSET MICA , BY ALUCOBOND OR SIMILAR		
D.2	METAL PANEL COLOR : AZURE BLUE , BY ALUCOBOND OR SIMILAR	J	CLEAR VISION GLAZING - AMENITIES LOW REFLECTIVITY - LOW E INSULATED SPANDREL TO MATCH COLOR	P	EXTERIOR DOOR FACTORY PAINTED COLOR : DARK GREY		



STREET ELEVATION TRANSPARENCY CALCULATION

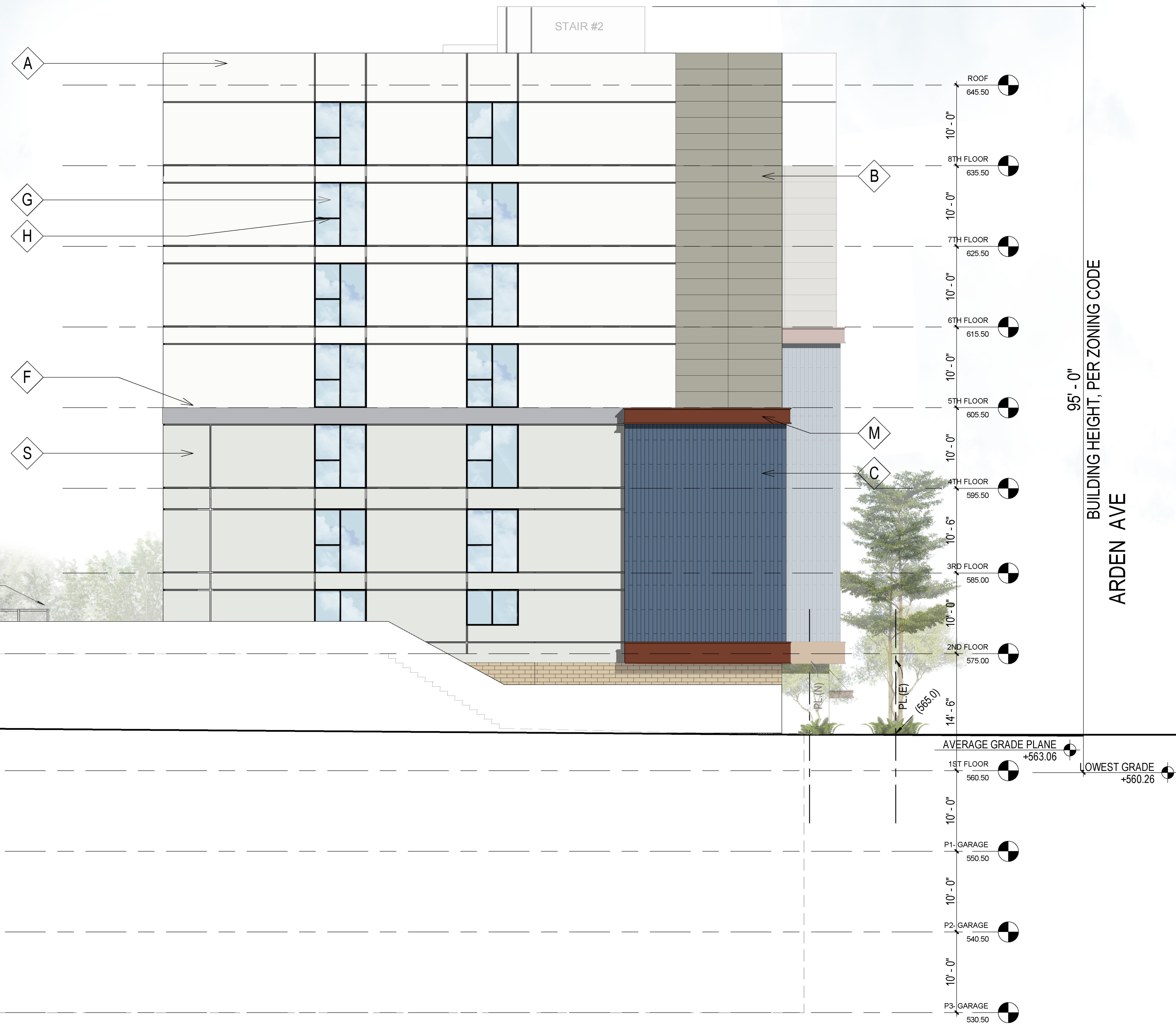
231.50' X 0.75= **173.625'** MINIMUM REQUIRED LENGTH TO BE TRASPARENT
PROVIDED TRANSPARENCY = 21.16' (GARAGE ENTRANCE) + 15' + 24.67' + 23.08' + 19.67' + 12.08 + 25' + 33' = **173.66' > 173.625'**

NORTH ELEVATION (ARDEN AVE)
1/8" = 1'-0"

KEY NOTES

A	LA HABRA STUCCO FINISH: SMOOTH COLOR : DOVE GREY	E	NATURAL STONE THIN BRICK AMERICAN MODERN COLLECTION NADIA NEO LEDGE : SAWN, CREAM	K	METAL FRAMED STOREFRONT COLOR: DARK GREY / ANODIZED	Q	CUSTOME LINEAR, LED LIGHT FIXTURE
B	METAL PANEL COLOR : CASTLE GRAY , BY ALUCOBOND OR SIMILAR	F	LA HABRA STUCCO FINISH: SMOOTH COLOR : BAY RIDGE	L	STRUCUTRAL GLAZED GUARDRAILS FACTORY APPLIED FINISH	R	INDIRECT SPOT LIGHT, FOR GROUND LEVEL BUILDING EXTERIOR LIGHTING
C	NICHIHA FIBER CEMENT PANELS ILLUMINATION PANEL COLOR : DARK BLUE, SHADOW	G	CLEAR VISION GLAZING - LIVING UNITS LOW REFLECTIVITY - LOW E INSULATED SPANDREL TO MATCH COLOR	M	DECORATIVE BELT METAL FINISH COLOR : RUSSET MICA , BY ALUCOBOND OR SIMILAR	S	LA HABRA STUCCO FINISH: SMOOTH COLOR : SILVER GRAY
D.1	METAL PANEL COLOR : SPIRE BLUE II , BY ALUCOBOND OR SIMILAR	H	METAL FRAMED WINDOW COLOR DARK GREY / ANODIZED	N	DECORATIVE CANOPY METAL FINISH COLOR : RUSSET MICA , BY ALUCOBOND OR SIMILAR		
D.2	METAL PANEL COLOR : AZURE BLUE , BY ALUCOBOND OR SIMILAR	J	CLEAR VISION GLAZING - AMENITIES LOW REFLECTIVITY - LOW E INSULATED SPANDREL TO MATCH COLOR	P	EXTERIOR DOOR FACTORY PAINTED COLOR : DARK GREY		

13-STORY HOTEL

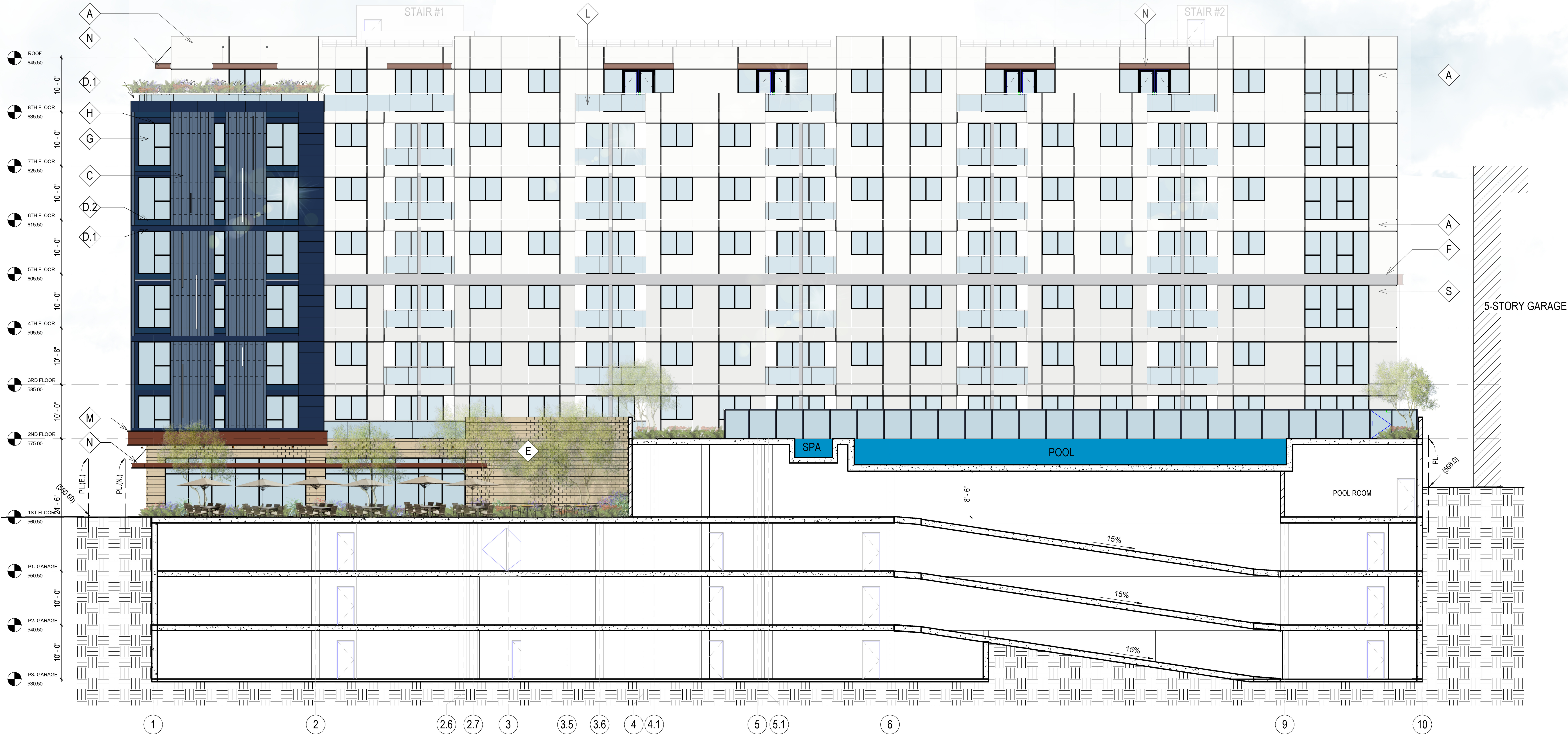


EAST ELEVATION
1/8" = 1'-0"

KEY NOTES

A	LA HABRA STUCCO FINISH: SMOOTH COLOR : DOVE GREY	E	NATURAL STONE THIN BRICK AMERICAN MODERN COLLECTION NADIA NEO LEDGE : SAWN, CREAM	K	METAL FRAMED STOREFRONT COLOR: DARK GREY / ANODIZED	Q	CUSTOME LINEAR, LED LIGHT FIXTURE
B	METAL PANEL COLOR : CASTLE GRAY , BY ALUCOBOND OR SIMILAR	F	LA HABRA STUCCO FINISH: SMOOTH COLOR : BAY RIDGE	L	STRUCUTRAL GLAZED GUARDRAILS FACTORY APPLIED FINISH	R	INDIRECT SPOT LIGHT, FOR GROUND LEVEL BUILDING EXTERIOR LIGHTING
C	NICHIHA FIBER CEMENT PANELS ILLUMINATION PANEL COLOR : DARK BLUE, SHADOW	G	CLEAR VISION GLAZING - LIVING UNITS LOW REFLECTIVITY - LOW E INSULATED SPANDREL TO MATCH COLOR	M	DECORATIVE BELT METAL FINISH COLOR : RUSSET MICA , BY ALUCOBOND OR SIMILAR	S	LA HABRA STUCCO FINISH: SMOOTH COLOR : SILVER GRAY
D.1	METAL PANEL COLOR : SPIRE BLUE II , BY ALUCOBOND OR SIMILAR	H	METAL FRAMED WINDOW COLOR DARK GREY / ANODIZED	N	DECORATIVE CANOPY METAL FINISH COLOR : RUSSET MICA , BY ALUCOBOND OR SIMILAR		
D.2	METAL PANEL COLOR : AZURE BLUE , BY ALUCOBOND OR SIMILAR	J	CLEAR VISION GLAZING - AMENITIES LOW REFLECTIVITY - LOW E INSULATED SPANDREL TO MATCH COLOR	P	EXTERIOR DOOR FACTORY PAINTED COLOR : DARK GREY		

N. CENTRAL AVE



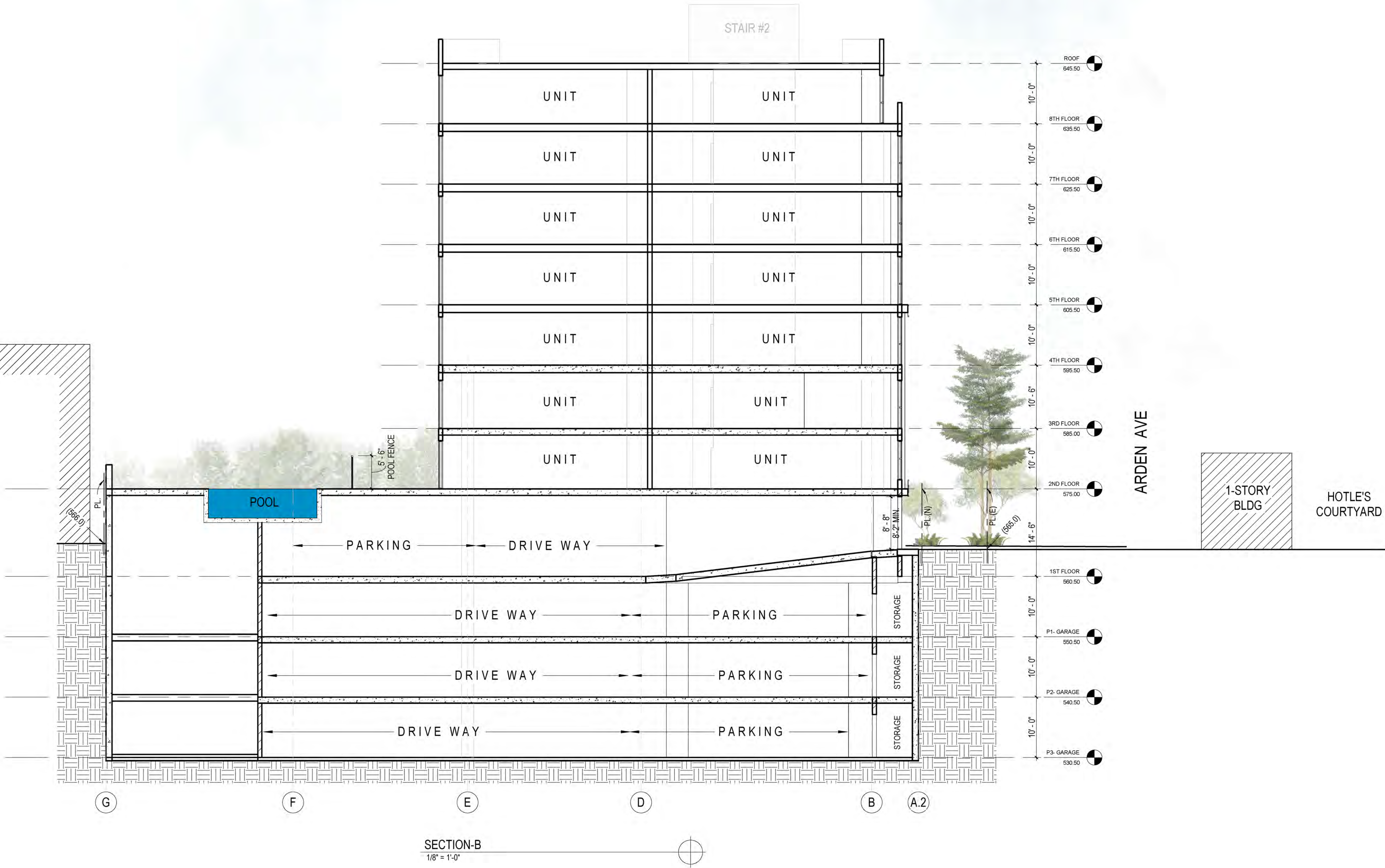
SECTION-A (SOUTH ELEVATION)
1/8" = 1'-0"

KEY NOTES

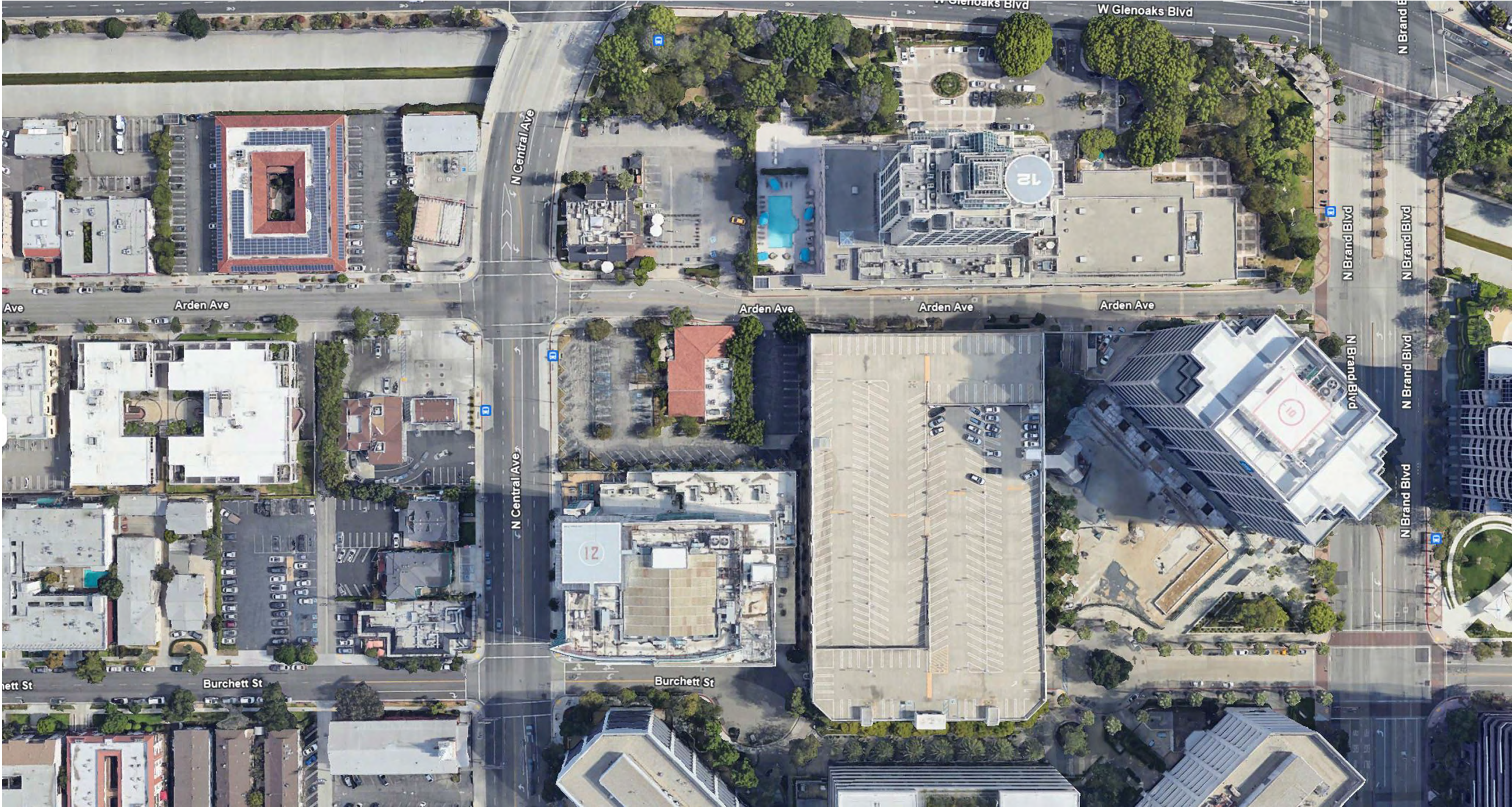
A	LA HABRA STUCCO FINISH: SMOOTH COLOR : DOVE GREY	E	NATURAL STONE THIN BRICK AMERICAN MODERN COLLECTION NADIA NEO LEDGE : SAWN, CREAM	K	METAL FRAMED STOREFRONT COLOR: DARK GREY / ANODIZED	Q	CUSTOMER LINEAR, LED LIGHT FIXTURE
B	METAL PANEL COLOR : CASTLE GRAY , BY ALUCOBOND OR SIMILAR	F	LA HABRA STUCCO FINISH: SMOOTH COLOR : BAY RIDGE	L	STRUCTURAL GLAZED GUARDRAILS FACTORY APPLIED FINISH	R	INDIRECT SPOT LIGHT, FOR GROUND LEVEL BUILDING EXTERIOR LIGHTING
C	NICHHA FIBER CEMENT PANELS ILLUMINATION PANEL COLOR : DARK BLUE, SHADOW	G	CLEAR VISION GLAZING - LIVING UNITS LOW REFLECTIVITY - LOW E INSULATED SPANDREL TO MATCH COLOR	M	DECORATIVE BELT METAL FINISH COLOR : RUSSET MICA , BY ALUCOBOND OR SIMILAR	S	LA HABRA STUCCO FINISH: SMOOTH COLOR : SILVER GRAY
D.1	METAL PANEL COLOR : SPIRE BLUE II , BY ALUCOBOND OR SIMILAR	H	METAL FRAMED WINDOW COLOR DARK GREY / ANODIZED	N	DECORATIVE CANOPY METAL FINISH COLOR : RUSSET MICA , BY ALUCOBOND OR SIMILAR		
D.2	METAL PANEL COLOR : AZURE BLUE , BY ALUCOBOND OR SIMILAR	J	CLEAR VISION GLAZING - AMENITIES LOW REFLECTIVITY - LOW E INSULATED SPANDREL TO MATCH COLOR	P	EXTERIOR DOOR FACTORY PAINTED COLOR : DARK GREY		



13-STORY HOTEL



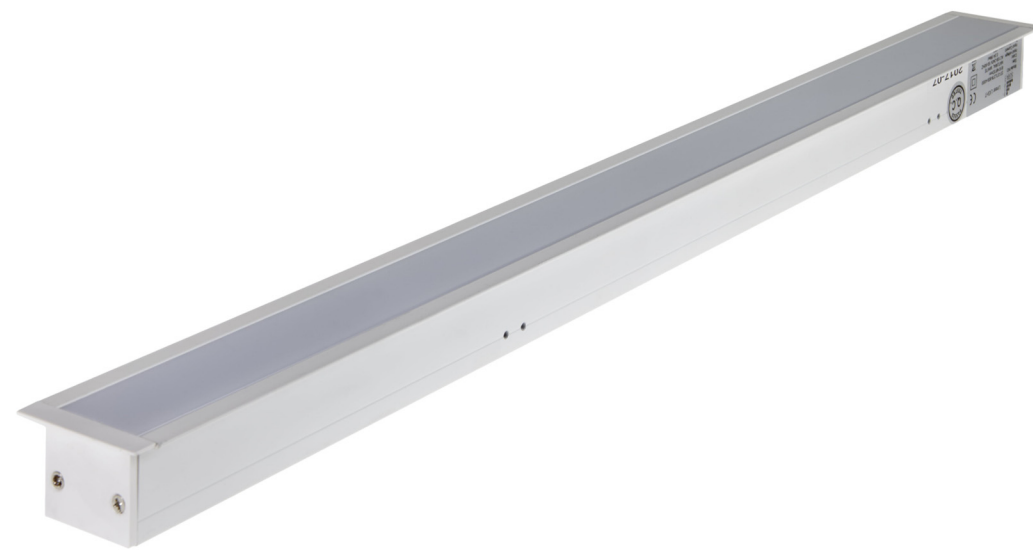
SECTION-B
1/8" = 1'-0"





Q

CUSTOMER LINEAR
LED LIGHT FIXTURE



S

INDIRECT SPOT LIGHT
BUILDING EXTERIOR LIGHTING



B

METAL PANEL
COLOR: CASTLE GRAY
BY ALUCOBOND (OR SIMILAR)



D.1

METAL PANEL
COLOR: SPIRE BLUE II
BY ALUCOBOND (OR SIMILAR)



D.2

METAL PANEL
COLOR: AZURE BLUE
BY ALUCOBOND (OR SIMILAR)

A

LA HABRA STUCCO
FINISH: SMOOTH
COLOR: BAY RIDGE

S

LA HABRA STUCCO
FINISH: SMOOTH
COLOR: SILVER GREY

F

LA HABRA STUCCO
FINISH: SMOOTH
COLOR: DOVE GREY

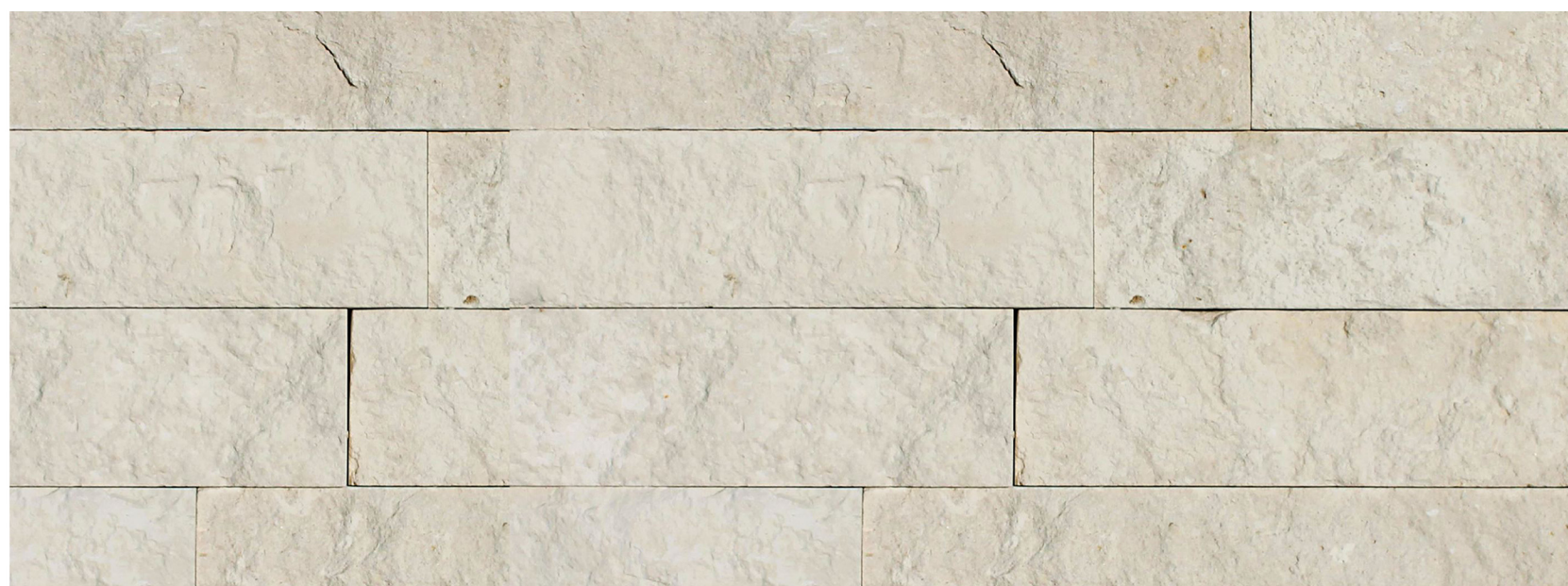


L

STRUCTURAL GLAZED GUARDRAILS
FACTORY APPLIED FINISH

E

NATURAL STONE THIN VENEER
AMERICAN MODERN COLLECTION,
FINISH: NADIA NEO LEDGE SAWN
COLOR: CREAM



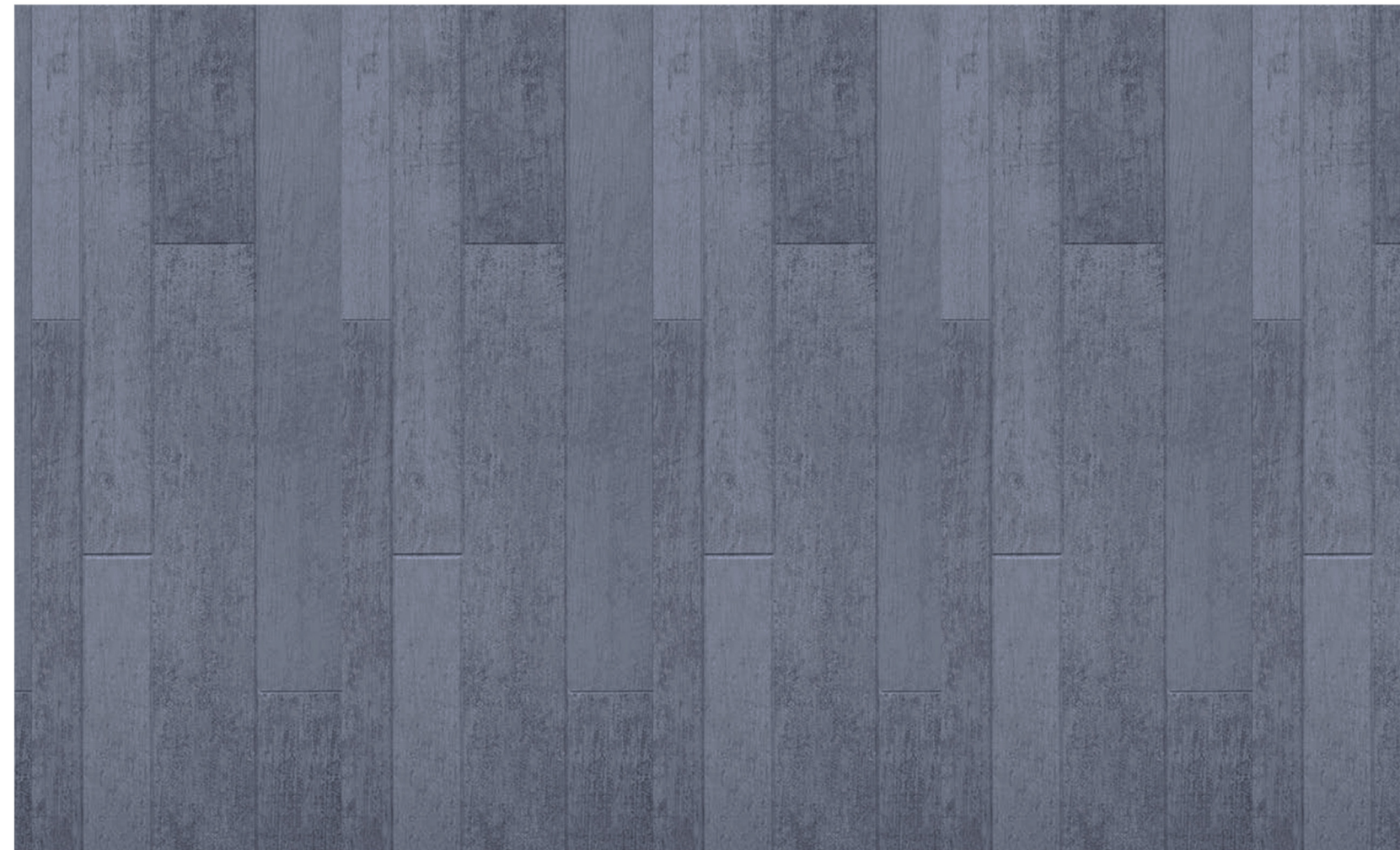
M

DECORATIVE BELT
METAL FINISH
COLOR: RUSSET MICA BY
ALUCOBOND (OR SIMILAR)



N

DECORATIVE CANOPY
METAL FINISH
COLOR: RUSSET MICA BY
ALUCOBOND (OR SIMILAR)



C

NICHIHA FIBER CEMENT
ILUMINATION PANEL
COLOR: DARK BLUE SHADOW



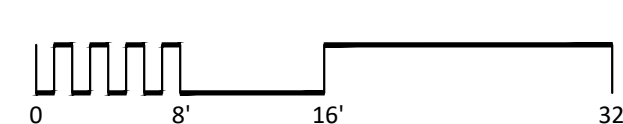
H

**METAL FRAMED
DOORS & WINDOWS**
COLOR: DARK GREY/ANODIZED

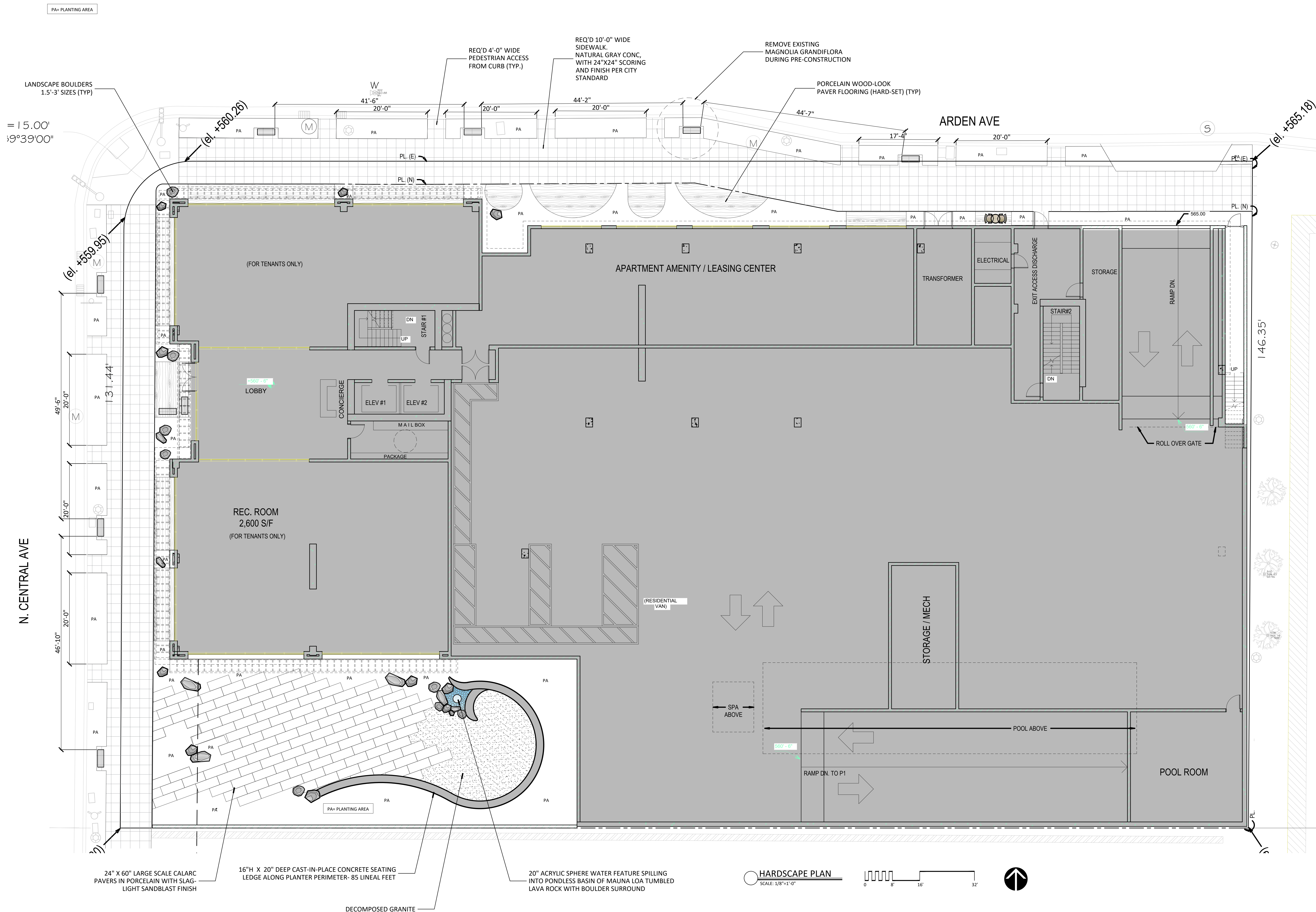


NOT FOR CONSTRUCTION

- REQ'D LANDSCAPING IN OPEN SPACE (25%)= **841 SQ. FT.**
- REQUIRED SHADE TREES (1 PER 600 SQ. FT.)= **6 TREES**
- PROVIDED SHADE TREES = **6 TREES**
- MAXIMUM ALLOWED LANDSCAPING IN RAISED PLANTERS
- (25% OF LANDSCAPING)= **375 SQ. FT.**
- PROVIDED LANDSCAPE IN RAISED PLANTERS= **NONE**



THERE ARE NO PROTECTED OAK, SYCAMORE,
OR BAY TREES ON THE PROPERTY OR WITHIN
20' OF THE PROPERTY



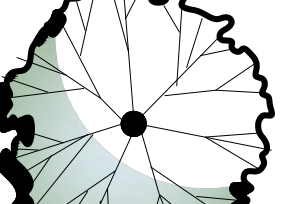
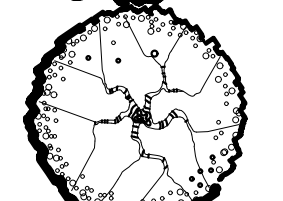
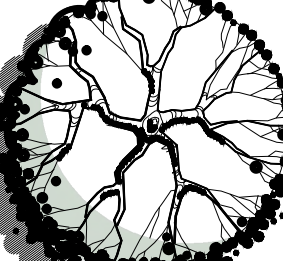
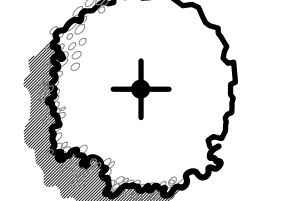
FINAL PLANT COUNTS SHALL BE UPDATED
AFTER PLANNING APPROVAL

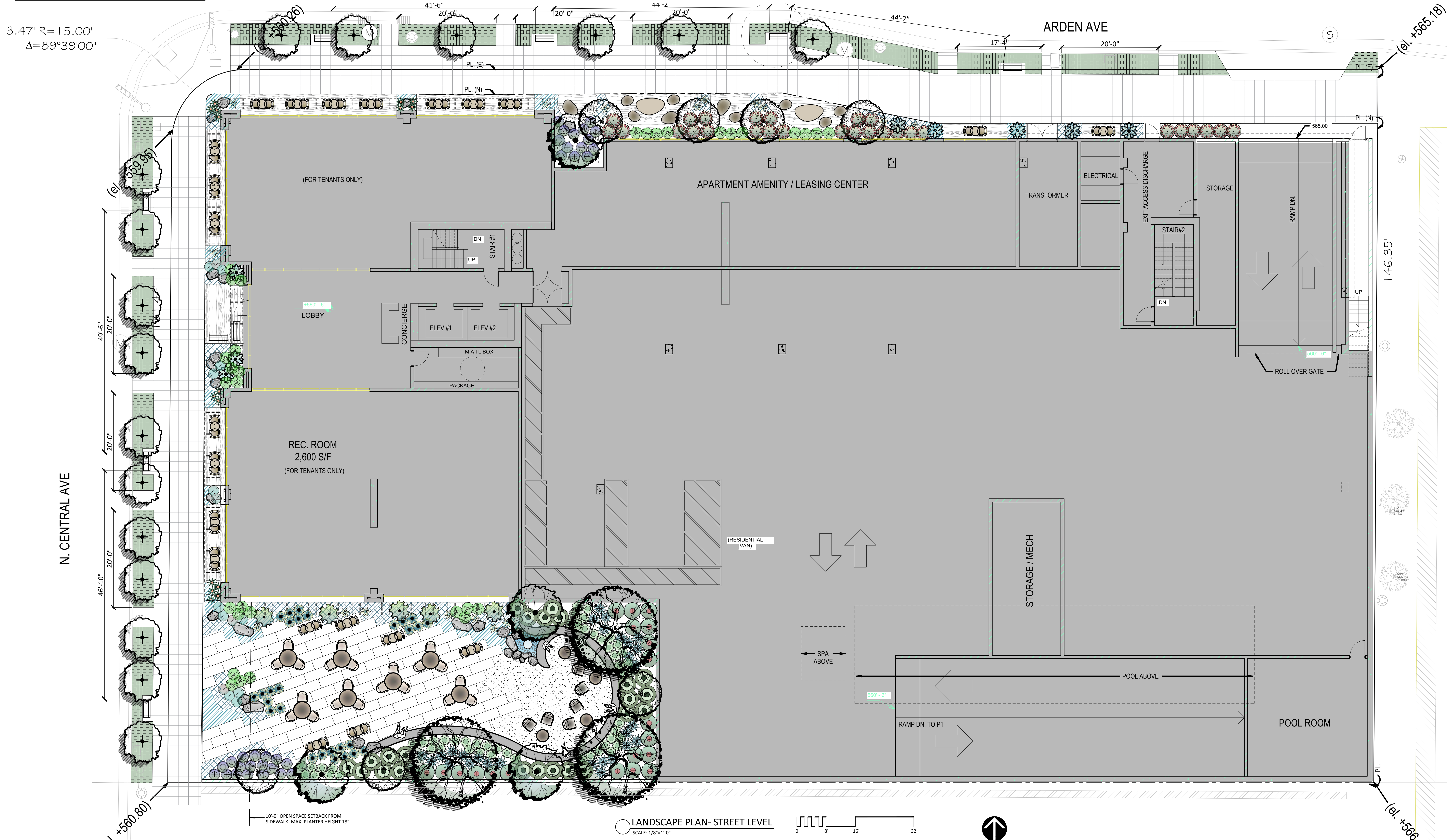
TREE COUNTS ARE AS INDICATED

NOTE: ALL LANDSCAPE PLANTERS ARE ON GRADE
WITH A SOIL DEPTH OF 36"








THERE ARE NO PROTECTED OAK, SYCAMORE,
OR BAY TREES ON THE PROPERTY OR WITHIN
20' OF THE PROPERTY

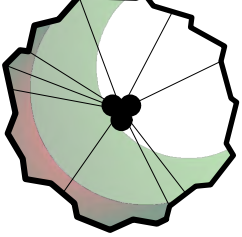


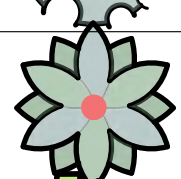

PLANTING SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
	CORREA 'PINK FLAMINGO'	PINK AUSTRALIAN FUCHSIA	5 GAL	--	L
	ACACIA 'COUSIN ITT'	DWARF RIVER WATTLE	1 GAL	--	L
	COTYLEDON 'ORBICULATA'	PIG'S EAR	1 GAL	--	L
	ALOE 'HERCULES' (SINGLE HEAD)	HERCULES ALOE	15 GAL	--	L
	IRIS GERMANICA 'FEEDBACK'	BEARDED IRIS	1 GAL	--	L
	KALANCHOE BEHARENSIS	FELT BUSH	15 GAL	--	L
	AGAVE ATTENUATA 'RAY OF LIGHT'	VARIEGATED FOXTAIL AGAVE	5 GAL	--	L
	ALOE STRIATA	CORAL ALOE	5 GAL	--	L
	DIANELLA 'SILVER STREAK'	VARIEGATED FLAX LILY	5 GAL	--	L
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	--	L
	RHAMNUS CALIFORNICA 'LEATHER LEAF'	LEATHER LEAF COFFEEBERRY	5 GAL	--	L
	CAREX DIVULSA	BERKELEY SEDGE	5 GAL	--	L
	ARTEMISIA 'POWIS CASTLE'	WORMWOOD	5 GAL	--	L
	CAREX FLACCA 'BLUE ZINGER'	BLUE SEDGE	1 GAL	--	L
	SENECIO SERPENS	DWARF BLUE CHALKSTICKS	4" FLAT	--	L
	HELIANTHEMUM 'WISLEY PINK'	WISLEY PINK ROCKROSE	4" FLAT	--	L

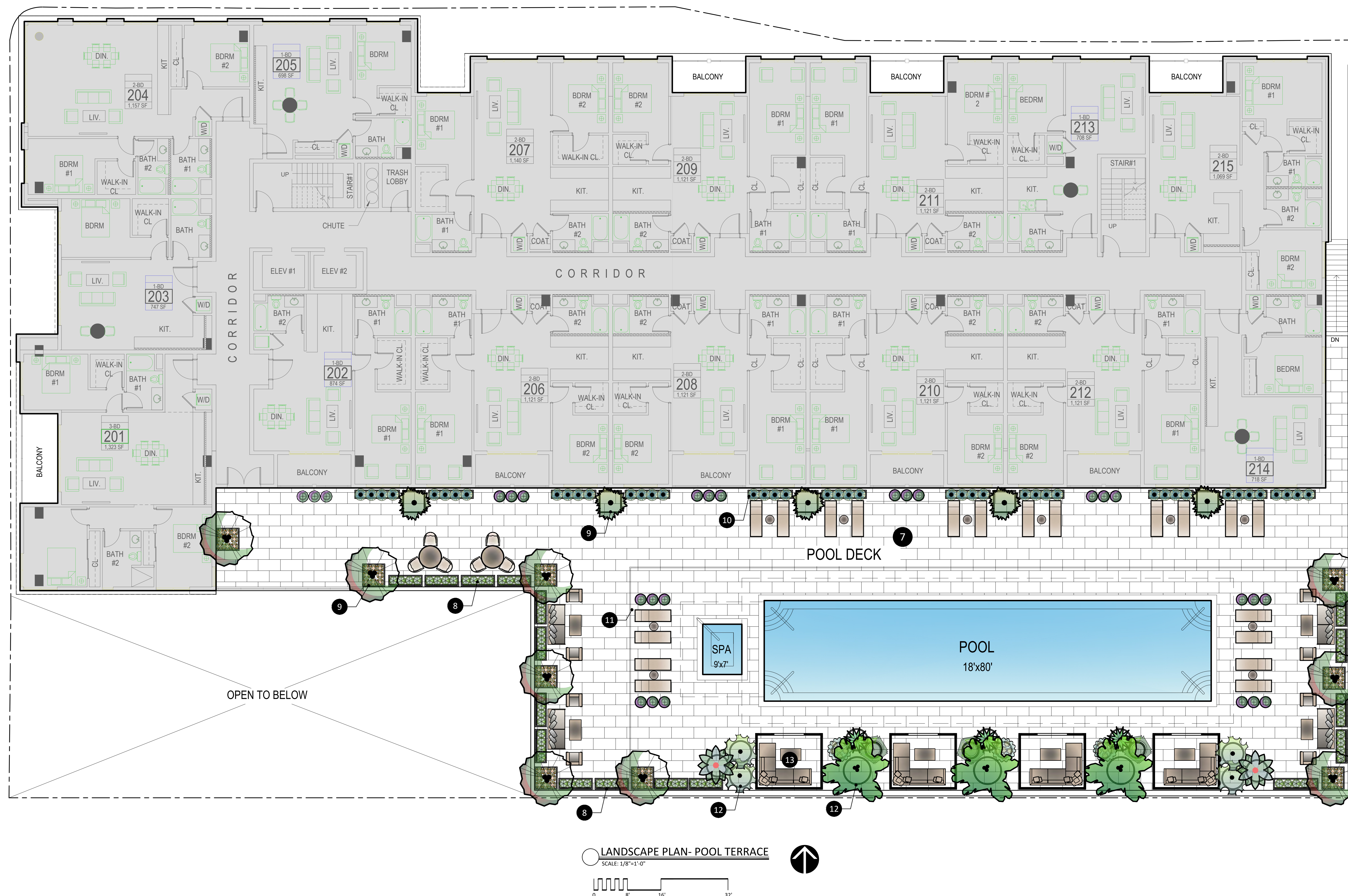
TREE SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS	MATURE HEIGHT
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	5	VL	25'
	ARBUTUS 'MARINA' STANDARD	STRAWBERRY TREE	36" BOX	6	L	30'
	OLEA EUROPAEA (18'H-20'H)	SWAN HILL FRUITLESS OLIVE	FIELD DUG	3	VL	25'
	LOPHOMYRTUS CONFERTA	BRISBANE BOX	24" BOX	17	M	40'-60'



- 7 LARGE SCALE PORCELAIN PAVERS, 24"x48" OVER ROOFTOP PEDESTAL SYSTEM
- 8 24"H x 96"L GFRC "WILSHIRE" PLANTERS BY TOURNESOL WITH 48"H LASER CUT DECORATIVE PRIVACY SCREEN
- 9 36"H GFRC "WILSHIRE" TREE PLANTERS BY TOURNESOL
- 10 18H x 96"L GFRC "WILSHIRE" PLANTERS BY TOURNESOL
- 11 18H x 120"L GFRC "WILSHIRE" PLANTERS BY TOURNESOL
- 12 CLUSTER OF ROUND ASSORTED SIZE GFRC "WILSHIRE" PLANTERS BY TOURNESOL
- 13 10'x12' POOL CABANAS WITH LOUVERS

PLANTING SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOL
	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE SHRUB	1 GAL	78	L
	AEONIUM 'KIWI'	VARIEGATED AEONIUM	1 GAL	48	L
	DIANELLA 'CASSA BLUE'	DWARF FLAX LILY	5 GAL	44	L
	SETARIA PALMIFOLIA	PALM GRASS	15 GAL	3	L
	KALANCHOE BEHARENSIS	FELT BUSH	15 GAL	3	L
	BOUGAINVILLEA 'LA JOLLA'	PURPLE SHRUB BOUGAINVILLEA	5 GAL	27	L
	ZAMIA FURFURACEA	CARDBOARD PALM	15 GAL	5	L

TREE/ PALMS SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS	MATURE HEIGHT
	ARBUTUS 'MARINA' (MULTI)	STRAWBERRY TREE	24" BOX	7	VL	15'
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	24" BOX	5	VL	15'
	ACACIA SUBPOROSA	RIVER WATTLE	24" BOX	4	L	15'
	ALOE 'MEDUSA' (MULTI)	ALOE TREE	24" BOX	2	L	10-12'
	ARCHONTOPHOENIX CUNNINGHAMIANA (MULTI)	KING PALM	36" BOX	3	L	16'



POOL TERRACE LANDSCAPE

PLAN DOES NOT COMMUNICATE
INSTRUCTION MEANS OR METHODS AND
BEFORE SHALL NOT BE USED FOR
INSTRUCTION OR MISCONSTRUED AS A
CONSTRUCTION PLAN OR TECHNICAL DOCUMENT.
ALL ELEVATIONS ARE APPROXIMATE AND SHALL
BE ADJUSTED AS NEEDED TO ACCOMMODATE
LOCAL FIELD CONDITIONS.
THIS IS A CONCEPT PLAN AND NOT FOR
CONSTRUCTION.

SUBJECT

ARDEN
RESIDENCES

100 N. CENTRAL AVE.
GLENNDALE, CA 91203

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[illegible]

**POOL
TERRACE
L-2**

06.20.2024

PLANT IMAGES- FIRST FLOOR LEVEL



CORREA 'PINK FLAMINGO'



ACACIA 'COUSIN ITT'



COTYLEDON 'ORBICULATA'



ALOE 'HERCULES' (SINGLE HEAD)



IRIS GERMANICA 'FEEDBACK'



KALANCHOE BEHARENSIS



AGAVE ATTENUATA 'RAY OF LIGHT'



ALOE STRIATA



DIANELLA 'SILVER STREAK'



AGAVE 'BLUE FLAME'



RHAMNUS CALIFORNICA 'LEATHER LEAF'



CAREX DIVULSA



ARTEMISIA 'POWIS CASTLE'



CAREX FLACCA 'BLUE ZINGER'



SENECIO SERPENS



ACACIA STENOPHYLLA



ARBUTUS 'MARININA'



OLEA EUROPAEA (18'H-20'H)

HARDSCAPE IMAGES



LANDSCAPE BOULDERS 'CARBON FROST'



PEWTER DECOMPOSED GRANITE



CALARC PRECAST ENHANCED CONCRETE PAVERS



MAUNA LOA PEBBLES (IN FOUNTAIN BASIN)



ACRYLIC SPHERE FOUNTAIN



ENHANCED PAVER SURFACE- PORCELAIN WITH SLAG #1413



CURVED CONCRETE BENCH/ PLANTER WALL



WOOD LOOK PAVERS
ARTERRA PAVER 'FAUNA' 8x47
2CM THICKNESS

FURNITUREE IMAGES



TRANSIT BENCH (AFFIXED)



PEBBLE STOOL (LIGHTWEIGHT CONC.)



TYP. BISTRO/ CAFE TABLE SET



A photograph showing a long, dense hedge of green shrubs, likely Ligustrum, planted in a row along a concrete sidewalk. In the background, a light-colored building with a brown metal railing is visible. The image is watermarked with "LANDSCAPE RESOURCE" and a logo in the bottom right corner.

A large, leafy plant with broad, light-colored leaves is housed in a wooden crate. The plant is positioned in front of a window with multiple panes. Several long, thin, trailing vines hang down from the base of the plant, reaching towards the ground. The plant is situated on a dark, flat surface, possibly a sidewalk or patio.

A close-up photograph of a flowering bougainvillea plant. The image is dominated by numerous bright purple bracts, which are the colorful parts of the plant. Interspersed among these are green, oval-shaped leaves. Several small, white, five-petaled flowers are visible, each with a yellow center. The background is slightly out of focus, showing a wooden fence and a building.

A close-up photograph of a plant with thick, rounded, green leaves, likely a species of Euphorbia. The leaves are arranged in opposite pairs along the stems. The plant is shown in a pot, with some soil and other plants visible in the background.

© Robert Perry

A close-up photograph of a cluster of bright pink flowers. The flowers have five petals each and are arranged in a dense, branching pattern. The background is a soft, out-of-focus green, suggesting foliage.

A large, modern swimming pool with a white building and palm trees in the background. The pool is filled with clear blue water, and the surrounding area is landscaped with white planters, palm trees, and modern architecture. The sky is clear and blue.

An aerial view of a modern swimming pool complex. The pool is a large, rectangular, light blue structure with a dark blue interior. It is surrounded by a light-colored stone deck. To the left of the pool, there are several lounge chairs and a small table. To the right, there are more lounge chairs and a small table. In the foreground, there are several red umbrellas and a small table. The background shows a building with a glass facade and a palm tree.



IMAGERY

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PROJECT
TITLE

ARDEN
RESIDENCES

820 N. CENTRAL AVE.
GLENDALE, CA 91203

[illegible]

SHEET
TITLE

**POOL
TERRACE
IMAGERY
L-4**

DATE 06.20.2024

LOW VOLTAGE LIGHTING

- ☒ PATH LIGHT | NATURAL BRONZE
- ▷ ACCENT UPLIGHT- SMALL | NATURAL BRONZE
- ▷ ACCENT UPLIGHT- LARGE | NATURAL BRONZE
- 220 UNDERWATER ACCENT LIGHT
- T LOW VOLTAGE LIGHTING TRANSFORMER

ALL LANDSCAPE LIGHTING SHALL BE 3,000 KELVINS AND NOT EXCEED 430 LUMENS

