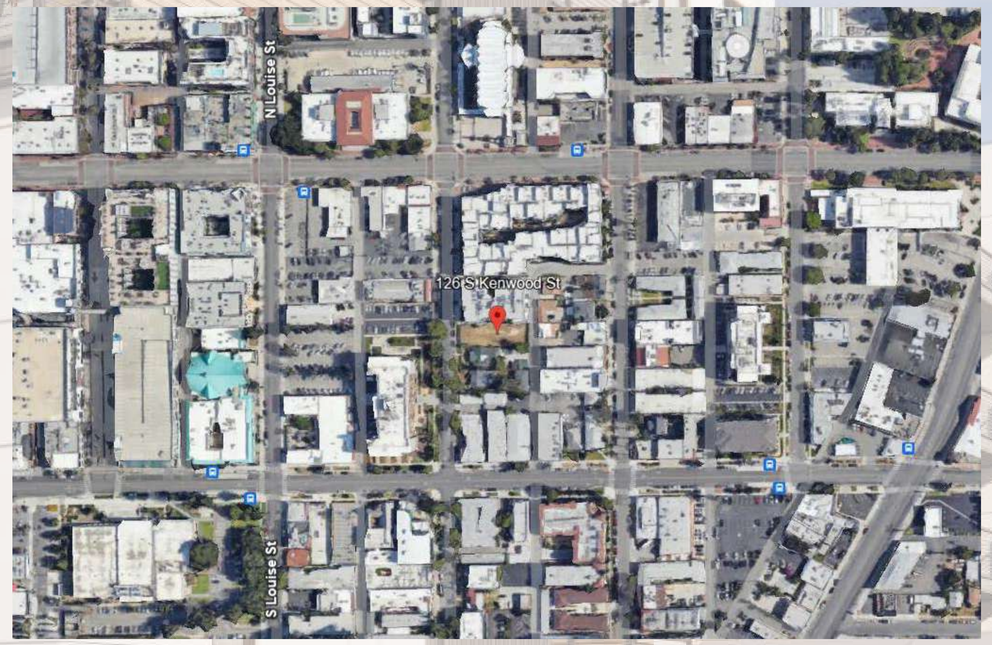
Exhibit 1

KENWOOD GARDENS

Glendale, California



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4519 ADMIRALTY WAY, SUITE A, MARINA DEL REY, CA 90292
TEL: 310 - 301-1810 WWW.URBANDESIGNSPECIALISTS.COM

DECEMBER 2023

126
KENWOOD GARDENS

126
KENWOOD GARDENS

126
KENWOOD GARDENS

KENWOOD APARTMENT

5- STORY BUILDING WITH 2-LEVELS OF SUBTERRANEAN GARAGE

40-UNIT APARTMENT BUILDING
126 S. KENWOOD STREET,
GLENDALE, CA 91205

BUILDING DATA

1. PROJECT ADDRESS

126 S.KENWOOD ST, GLENDALE, CA 91205

2. LEGAL DESCRIPTION

APN: 5642-007-038 , 5642-007-040

3. ZONING : DSP / EAST BROADWAY

	REQUIRED	PROPOSED
ALLOWABLE BUILDING HEIGHT:	65' MAX.	65'-0"
SETBACKS AT KENWOOD ST. (Residential)	15' MIN. (6' WALKWAY + 4' PARKWAY + 5 ' BUILDING ADJACENT ZONE) FROM STREET CURB, @ GROUND FLR 10' MIN. (6' WALKWAY + 4' PARKWAY) @ LEVELS ABOVE GROUND FLOOR	-

4. LAND AREA:

AREA BEFORE DEDICATION : 14,988.00 **S/F**

5. FAR REQUIRED:

FAR REQUIRED, PER DSP ZONING CODE	
2 X LAND AREA	2 X 14,988 = 29,976 S/F

FAR REQUIRED, PER STATE DENSITY BONUS
NO MAXIMUM FLOOR AREA IS REQUIRED

6. DENSITY:

90 UNIT PER ACRE ALLOWED
14,988/ 43,560 = 0.344 X 90 = **31 UNITS MAX**

50% INCREASE PER STATE DENSITY BONUS	
31 X 50% = 15.5 = **16 UNITS INCREASE**	
TOTAL ALLOWABLE NUMBER OF UNITS=	**47**

BUILDING DATA

8. FAR PROVIDED

Area Schedule (FAR)		
Name	**AREA**	
1ST FLOOR	8,761 SF	
2ND FLOOR	9,769 SF	
3RD FLOOR	9,769 SF	
4TH FLOOR	9,692 SF	
5TH FLOOR	8,393 SF	
TOTAL	46,384 SF	< UNLIMITED

9. CAR PARKING

REQUIRED
NO PARKING IS REQUIRED, PER AB 2907

PROVIDED			
TYPE OF STALL	P2	P1	TOTAL
STANDARD	23	22	**45**
STANDARD TANDEM	14	14	**28**
TOTAL PROVIDED	**37**	**36**	**73**

10. BICYCLE PARKING

	REQUIRED (1 SPACE PER TWENTY (20) UNITS PER TABLE 30.32-F	PROVIDED	LOCATION
LONG TERM	40 X 0.1 = 4	4	P1
SHORT TERM		2	1-FLR
TOTAL REQUIRED = **6**		TOTAL PRVDED = 7	

BUILDING DATA

11. OPEN SPACE REQUIRED

TOTAL REQUIRED:

MINIMUM 140 S/F OF OPEN SPACE FOR EACH RESIDNETIAL UNIT

140 X 40 (NUMBER OF UNITS) = **5,600 S/F** MINIMUM REQUIRED

PUBLICLY ACCESSIBLE OPEN SPACE

20% OF OVERALL SITE
SITE AREA **=** 14,988.00 S/F
DEDICATION (SEE SITE PLAN SHEET A2-1)

SITE AREA POST DEDICATION **=** XX.00 S/F
14,988 S/F X 20% = 2,997.6 S/F TOTAL REQUIRED

50% OF TOTAL REQUIRED
2,997.6 S/F X 50% = **1,498.8 S/F TOTAL**
REQUIRED TO BE PUBLICLY ACCESSIBLE

MINIMUM CONTIGUOUS OPEN SPACE

85% OF REQUIRED OPEN SPACE TO BE PUBLICLY ACCESSIBLE
1,498.80 S/F X 85% = **1,274.00 S/F TOTAL**
MIN. REQUIRED TO BE CONTIGUOUS

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

12. OPEN SPACE PROVIDED

OPEN SPACE CALC.			
NAME	Area	Level	Comments
BALCONY	3,153 SF	<varies>	<varies>
OPEN SPACE #1	1,500 SF	1ST FLOOR	PUBLICLY ACCESSIBLE OPEN SPACE
OPEN SPACE #2	1,554 SF	1ST FLOOR	
OPEN SPACE #3	1,594 SF	5TH FLOOR	SUN DECK
TOTAL OPEN SPACE	7,801 SF		

13. BUILDING CONSTRUCTION

5-STORY **TYPE III-A** CONSTRUCTION OVER 2 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

BUILDING DATA

14. UNIT MIX

1ST FLOOR UNIT MIX		
Unit #	# of BD RM	Area
101	1-BD	637 SF
102	1-BD	635 SF
103	2-BD	1,050 SF
104	2-BD	1,049 SF
105	1-BD	811 SF
106	1-BD	882 SF

TOTAL NUMBER OF UNIT : 6

2ND & 3RD FLOOR UNIT MIX		
Unit Number	Number of BD RM	Area
201	1-BD	703 SF
202	1-BD	636 SF
203	1-BD	636 SF
204	2-BD	1,051 SF
205	2-BD	1,053 SF
206	2-BD	1,049 SF
207	2-BD	1,260 SF
208	1-BD	854 SF
209	2-BD	969 SF

TOTAL NUMBER OF UNIT: 9

4TH FLOOR UNIT MIX		
Unit #	# of BD RM	Area
401	1-BD	628 SF
402	1-BD	637 SF
403	1-BD	635 SF
404	2-BD	1,050 SF
405	2-BD	1,050 SF
406	2-BD	1,049 SF
407	3-BD	1,259 SF
408	2-BD	854 SF
409	2-BD	968 SF

TOTAL NUMBER OF UNIT: 9

5TH FLOOR UNIT MIX		
Unit #	# of BD RM	Area
501	1-BD	635 SF
502	2-BD	1,050 SF
503	2-BD	1,050 SF
504	2-BD	1,049 SF
505	3-BD	1,259 SF
506	2-BD	854 SF
507	2-BD	968 SF

TOTAL NUMBER OF UNIT: 7

PROVIDED UNIT				
	1-BD	2-BD	3-BD	TOTAL
1ST FLR.	4	2	-	6
2ND FLR.	3	5	1	9
3RD FLR.	3	5	1	9
4TH FLR.	3	5	1	9
5TH FLR.	2	4	1	7
TOTAL	**15**	**21**	**4**	**40 UNITS**

BUILDING DATA

15. PROJECT TEAM

DEVELOPER :

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

CONTACT: ARMEN UGURYAN, RODNEY KHAN
EMAIL: a.uguryan@vkgroups.com, khanconsulting@aol.com

ARCHITECT :

URBAN DESIGN SPECIALISTS
4519 ADMIRALTY WAY SUITE A
MARINA DEL REY, CA 90292

TEL: (310) 301-1810
CONTACT:-
EMAIL: -

SURVEYOR:

LAWRENCE J. SCHMAHL
11209 HOWARD ST.
WHITTIER, CALIFORNIA 90606

CONTACT: LAWRENCE J. SCHMAHL
TEL: (562) 908-0570
EMAIL: -

SEPARATE PERMITS		
GRADING	PLUMBING	
SHORING	MECHANICAL	
DEMOLITION		
ELECTRICAL		
CAL-OSHA		

16. BUILDING CODE

Structural elements and exteior walls fire rating

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I	
	A	B
PRIMARY STRUCTURAL FRAME (SEE SECTION 202)	3[a,b]	2[a,b]
BEARING WALLS EXTERIOR INTERIOR	 3 3[a]	 2 2[a]
NON BEARING WALLS AND PARTITIONS, EXTERIOR	SEE TABLE 602	
NON BEARING WALLS AND PARTITIONS, INTERIOR [d]	0	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)	2	2
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)	1 1/2[b]	1[b,c]

TABLE 705.5
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE [a,b,g]

FIRE SEPARATION DISTANCE= X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP A,B, R-2, S-2,
X < 5	IA, IB	1
5≤ X <10	IA IB	1 1
10≤ X <30	IA, IB	1[c]
X ≥30	IA, IB	0

c. Open parking garages comply with section 406 shall not be required to have a fire-resistance rating.

BUILDING CODE SUPERSEDE PLANS

THIS PROJECT IS 100% PRIVATELY FUNDED

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KENWOOD APT.
40-UNIT APARTMENT BLDG
126 KENWOOD STREET
GLENDALE, CA 91205

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

REVISIONS:

BUILDING DATA

A1-1

Sheet Name	Sheet Number
BUILDING DATA	A1-1
SHEET INDEX - DESIGN NARRATIVE	A1-2
LOCATION MAP	A1-3
PHOTOGRAPHIC SURVEY MAP	A1-4
PHOTOGRAPHIC SURVEY MAP	A1-5
BUILDING HEIGHT & FAR EXHIBIT	A1-6
BUILDING SETBACKS EXHIBIT	A1-7
PARKWAY & SIDEWALKS EXHIBIT	A1-8
HEIGHT MODULATION EXHIBIT	A1-9
FACADE MODULATION EXHIBIT	A1-10
ARCHITECTURAL ELEMENTS EXHIBIT	A1-11
MATERIALS EXHIBIT	A1-12
PEDESTRIAN REALM EXHIBIT	A1-13
EXISTING SITE PLAN / AERIAL	A1-14
EXISTING SITE SURVEY	A1-15
FAR CALCULATION	A1-16
FAR CALCULATION	A1-17
FAR CALCULATION	A1-18
OPEN SPACE CALCULATION	A1-19
OPEN SPACE CALCULATION	A1-20
OPEN SPACE CALCULATION	A1-21
SITE PLAN	A2-0
P2- GARAGE PLAN	A3-0.1
P1- GARAGE PLAN	A3-0.2
FIRST FLOOR PLAN	A3-1
SECOND FLOOR PLAN	A3-2
THIRD FLOOR PLAN	A3-3
FOURTH FLOOR PLAN	A3-4
FIFTH FLOOR PLAN	A3-5
ROOF PLAN	A3-6
WEST ELEVATION	A4-0
NORTH ELEVATION	A4-1
EAST ELEVATION	A4-2
SOUTH ELEVATION	A4-3
SECTION-A	A5-0
SECTION-B	A5-1
SITE CONTEXT VIEW - SOUTHWEST	A6.0
SITE CONTEXT VIEW - NORTH WEST	A6.1
CONCEPT INSPIRATION	A6.2
MATERIAL BOARD	A6.3
LANDSCAPE PLAN	L-1
LANDSCAPE PLAN	L-2
LANDSCAPE LIGHTING	L-3

KENWOOD GARDENS

Glendale, California

The proposed five-story Kenwood apartment building is situated at 126 S Kenwood St, Glendale, CA 91205. The new apartment building will be constructed on a 0.34-acre site, combining two parcels—one being an empty lot, and the other containing a single-family dwelling. This apartment building consists of 40 units, two levels of subterranean parking garage, 1,500 square feet of publicly accessible open space, and 4,912 square feet of open space designated for building residents. 73 total parking spaces are provided in two levels of subterranean parking garage.

The project supports the community's image and the City's vision of Downtown by involving a careful analysis of the site, including existing site features. The setbacks were coordinated to provide the minimum required 15-foot set back with a 6-foot walkway, 4-foot parkway and 5-foot building adjacent zone. Apart from the site development, surrounding uses, landscape design and hardscape as well as parking are considered.

The roofline height modulation is at least 10 feet for every 150 linear feet, adding visual interest to the skyline in accordance with the building design standards for massing. Building lighting accents minor façade modulations as well as the overall design of the structure. Building façade uses architectural solutions to articulate the façade. Street level materials such as the aluminum wood look panels and the metal wall panels are human-scaled to provide a high-quality aesthetic and diversity in building design in accordance with the material standards. The modulation of height and façade relates to the human scale and creates a visual interest along the pedestrian realm.

Window material complement and reflect the overall design of the building. Subdivided glass is added at large windows. Additionally, the aluminum doors and windows are low reflective. The 13-foot building frontage is raised for residential entry. Properly scaled and located signage conform with the signage standards. The massing and scale of the building are complimented by the canopies separating ground floor from floors above.

The proposed yard includes 7 trees along with crafting the greenery for a communal open space harmonizes with the structure, simultaneously elevating the outdoor area. Additionally, a combination of low, medium and tall plants are incorporated into the landscape, as specified by the city. 6-foot-wide sidewalk includes paving pattern and material as specified by the city. Landscaping elevates the ground floor entries and sundeck on the 5th floor. Pavers with industrial paver border provides decorative design. Landscape design provides ample area to contain stormwater runoff through permeable hardscape.
The 2-level subterranean garage is proposed as fully integrated under overall structure, to be secondary to the five-story apartment building it serves. Vehicular access is designed to be accessed from the alley to fit with the garage location and driveway design guidelines. The proposed enhancements to the project integrate the outdoor area into the site design, surrounding buildings and existing open spaces, establishing a more secure pedestrian connection between the building location and downtown, fostering additional growth through diverse downtown sectors by encouraging community engagement.

The project has been designed to comply with the Glendale Downtown Specific Plan by conforming to the urban design standards set forth by the plan.

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KENWOOD APT.
40-UNIT APARTMENT BLDG
126 KENWOOD STREET
GLENDALE, CA 91205

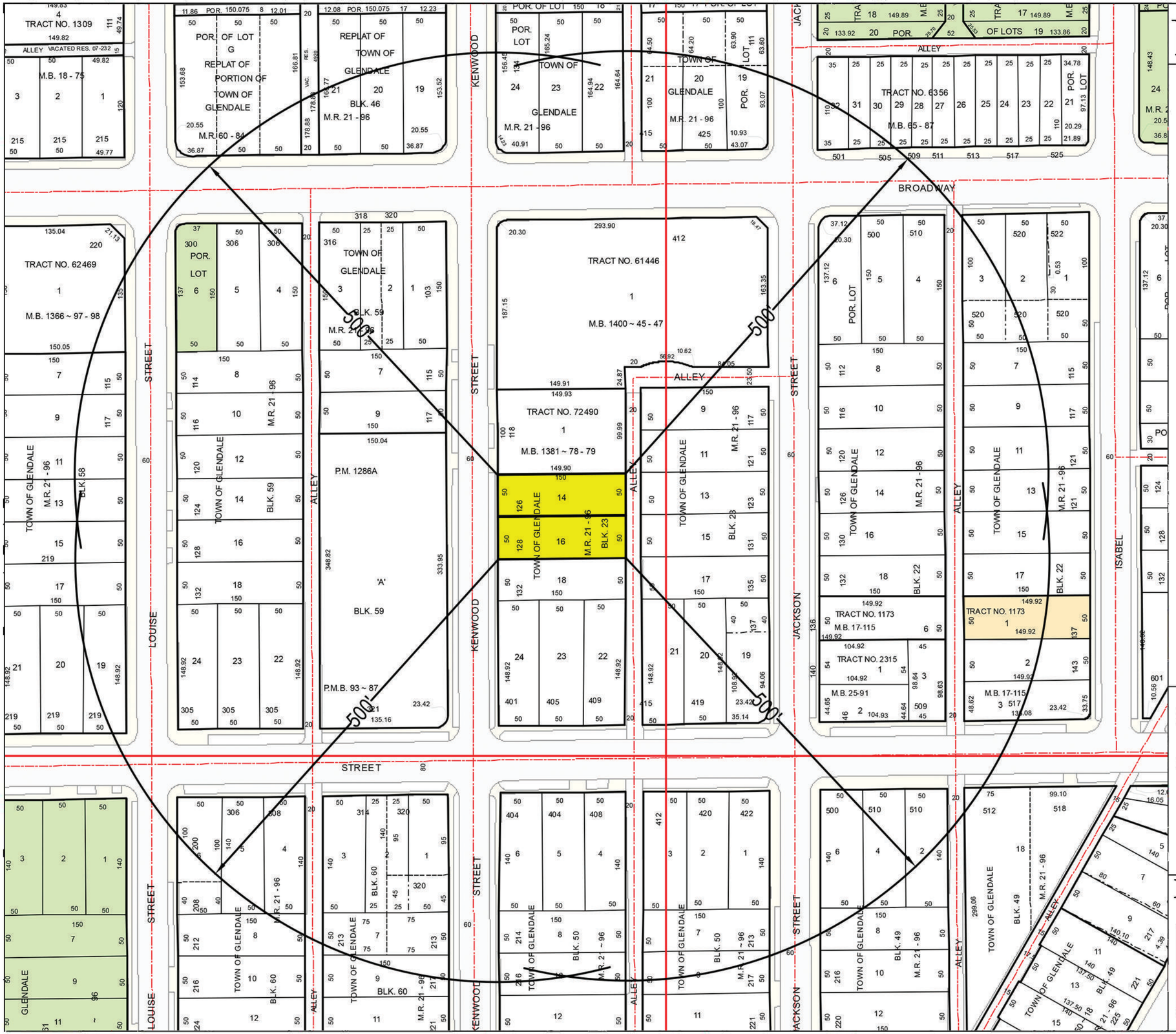
DEVELOPER: VK GROUP
700 N. BRAND BLVD,
SUITE 600
GLENDALE, CA 91203

REVISIONS:

SHEET INDEX - DESIGN NARRATIVE

A1-2

LOCATION MAP **500FT**



SITE LOCATION:
126 S KENWOOD ST
GLENDALE, CA 91205

5642-007-038 & 5642-007-040

DATE: **Dec 12, 2023**

N

PREPARED BY:

artTECH DESIGN
412 W. BROADWAY STE 206
GLENDALE, CA 91204
818-409-8921

A1-3

PHOTOGRAPHIC SURVEY MAP

LEGEND

SUBJECT PROPERTY

A.126 S KENWOOD ST (SITE)
B.128 S KENWOOD ST (SITE)
C.132 S KENWOOD ST
D.401 E HARVARD ST
E.404 E HARVARD ST
F.320 E HARVARD ST
G.133 S KENWOOD ST
H.117 S KENWOOD ST
I.115 S KENWOOD ST
J.103 S KENWOOD ST
K.412 E BROADWAY
L.118 S KENWOOD ST

SITE LOCATION:
126 S KENWOOD ST
GLENDALE, CA 91205

5642-007-038 & 5642-007-040

DATE: Dec 12, 2023

SCALE: 1″=100’

PREPARED BY:

artTECH DESIGN
412 W. BROADWAY STE 206
GLENDALE, CA 91204
818-409-8921

A1-4

A. 126 S KENWOOD ST

C. 132 S KENWOOD ST

D. 401 E HARVARD ST (VIEW FROM E HARVARD ST)

E. 404 E HARVARD ST (VIEW FROM S KENWOOD ST)

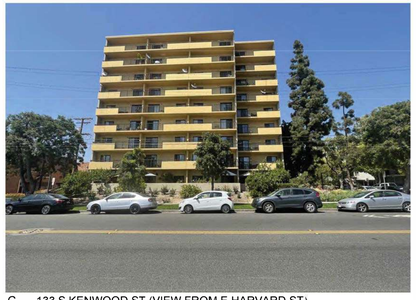
B. 128 S KENWOOD ST

D. 401 E HARVARD ST (VIEW FROM S KENWOOD ST)

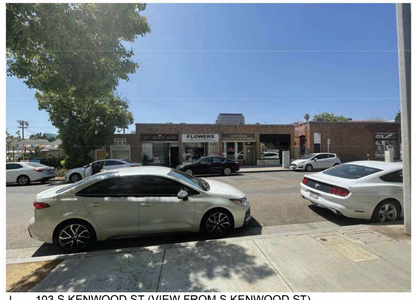
E. 404 E HARVARD ST (VIEW FROM HARVARD ST)

F. 320 E HARVARD ST (VIEW FROM S KENWOOD ST)

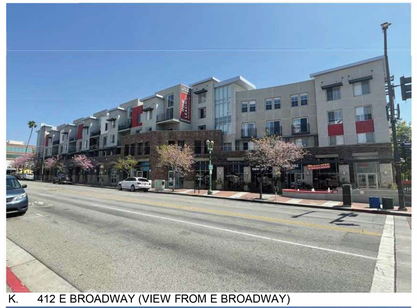
F. 320 E HARVARD ST (VIEW FROM E HARVARD ST



G. 133 S KENWOOD ST (VIEW FROM E HARVARD ST)



J. 103 S KENWOOD ST (VIEW FROM S KENWOOD ST)



K. 412 E BROADWAY (VIEW FROM E BROADWAY)

G. 133 S KENWOOD ST (VIEW FROM S KENWOOD ST)

H & I. 117 & 115 S KENWOOD ST

J. 103 S KENWOOD ST (VIEW FROM E HARVARD ST)

PHOTOGRAPHIC SURVEY MAP

LEGEND

SUBJECT PROPERTY

A.126 S KENWOOD ST (SITE)
B.128 S KENWOOD ST (SITE)
C.132 S KENWOOD ST
D.401 E HARVARD ST
E.404 E HARVARD ST
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I.115 S KENWOOD ST
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K.412 E BROADWAY
L.118 S KENWOOD ST

SITE LOCATION:
126 S KENWOOD ST
GLENDALE, CA 91205

5642-007-038 & 5642-007-040

DATE: Dec 12, 2023

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PREPARED BY:

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412 W. BROADWAY STE 206
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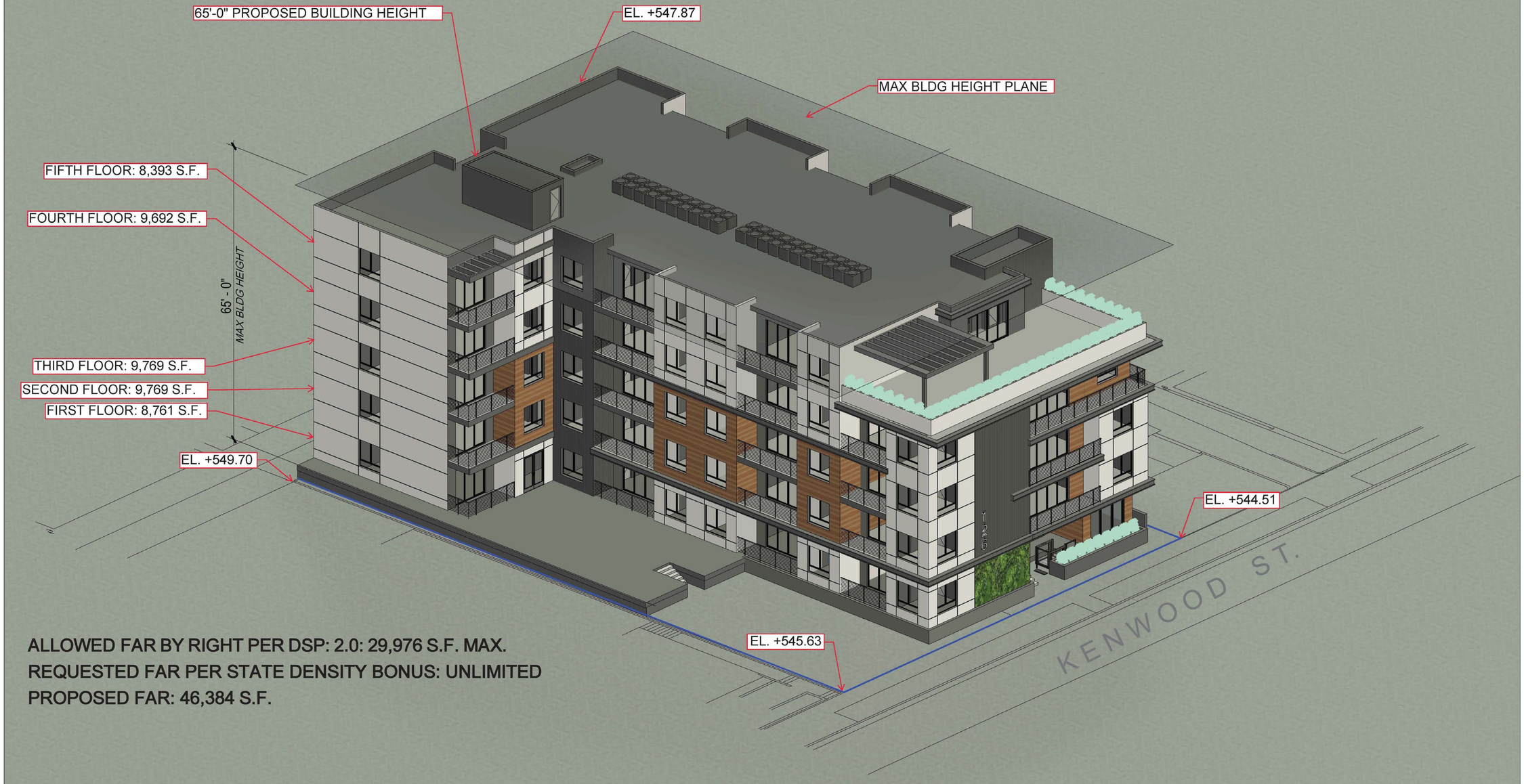
A1-5



ALLOWED FAR BY RIGHT PER DSP: 2.0: 29,976 S.F. MAX.
REQUESTED FAR PER STATE DENSITY BONUS: UNLIMITED
PROPOSED FAR: 46,384 S.F.

BUILDING HEIGHT & FLOOR AREA RATIO

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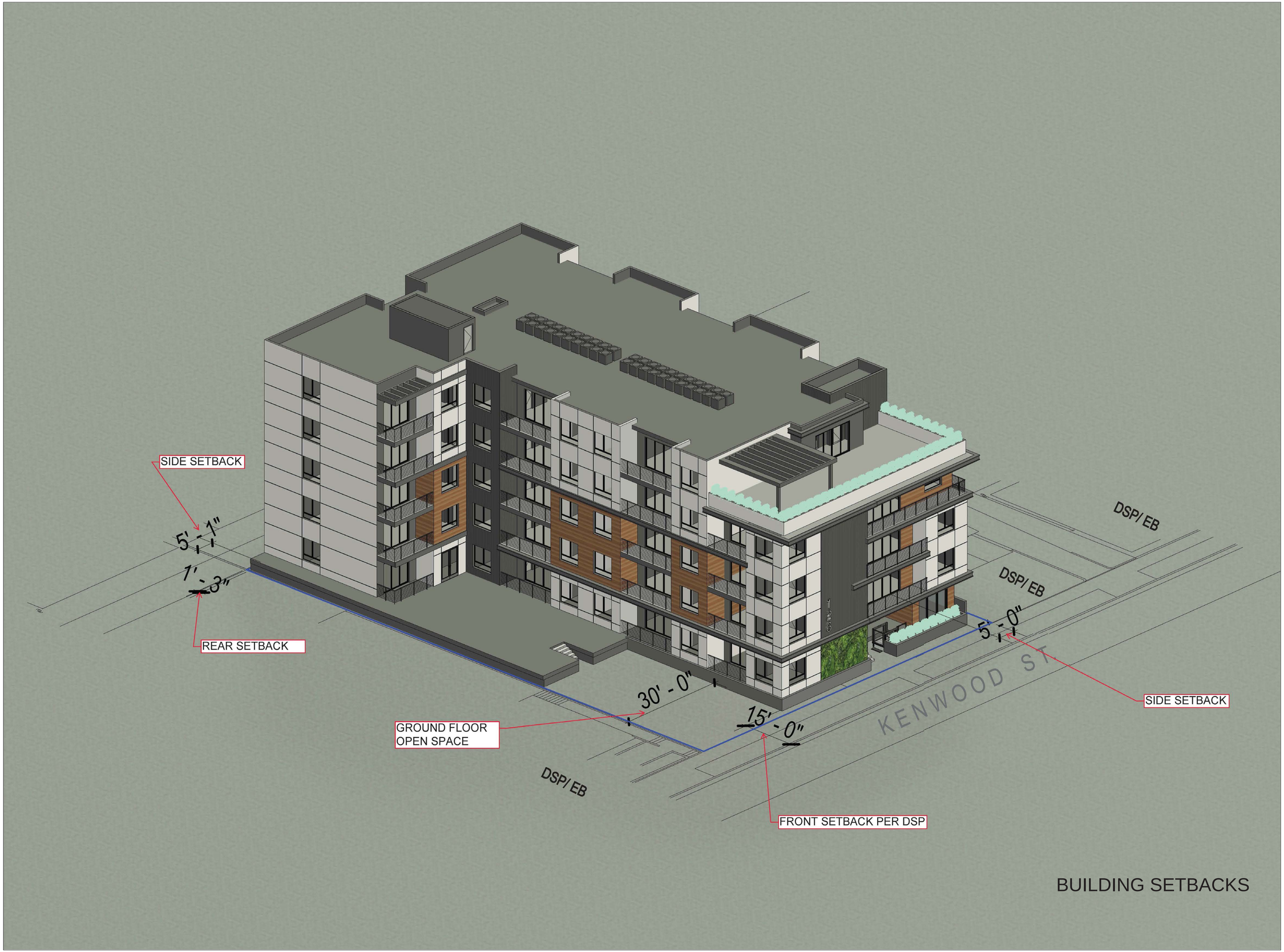
GLENDALE, CA 91203

REVISIONS:

A1-6



BUILDING SETBACKS

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GLENDALE, CA 91205

DEVELOPER: VK GROUP
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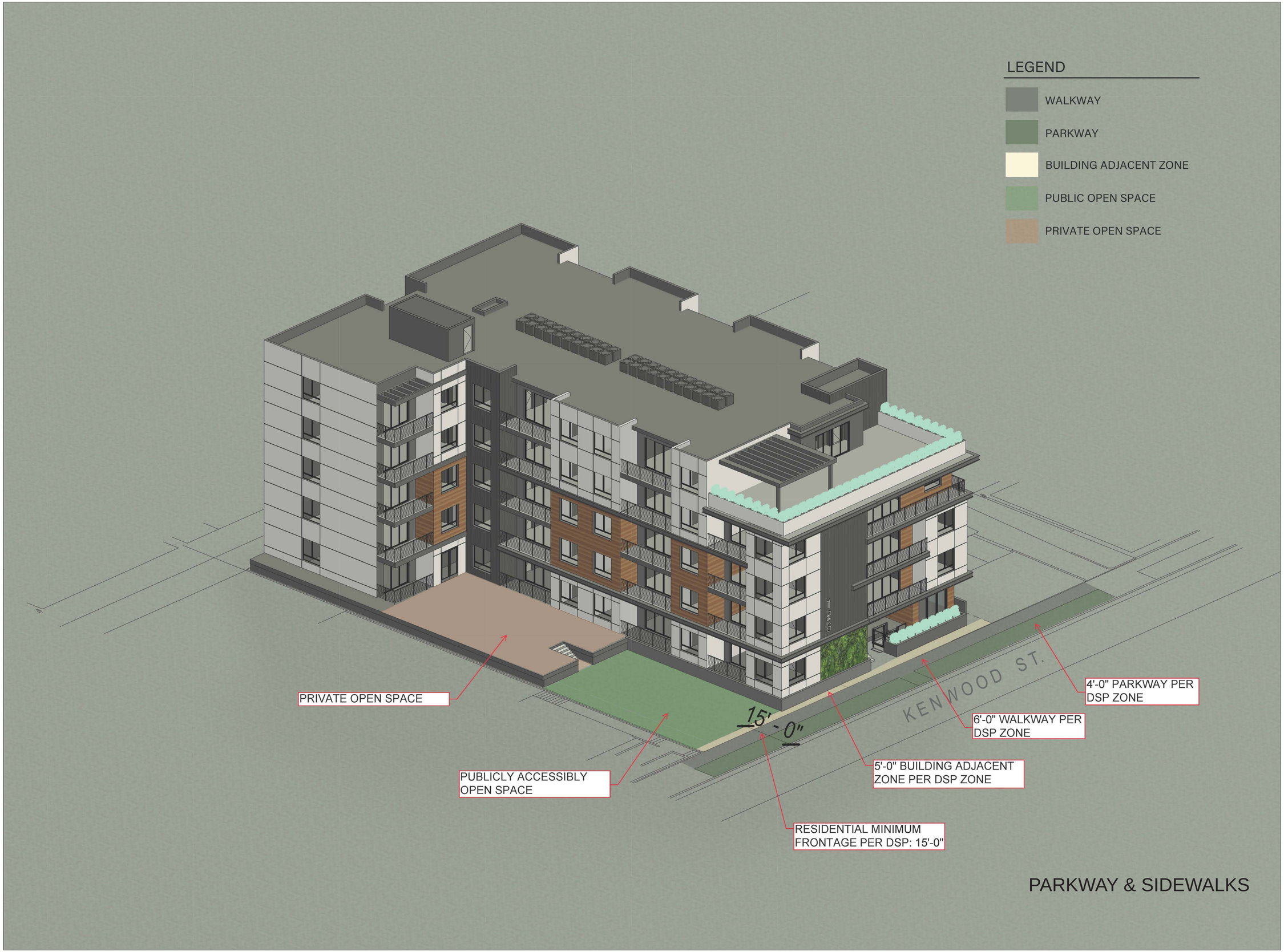
GLENDALE, CA 91203

REVISIONS:

A1-7



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

REVISIONS:

A1-8

HEIGHT MODULATION

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REVISIONS:

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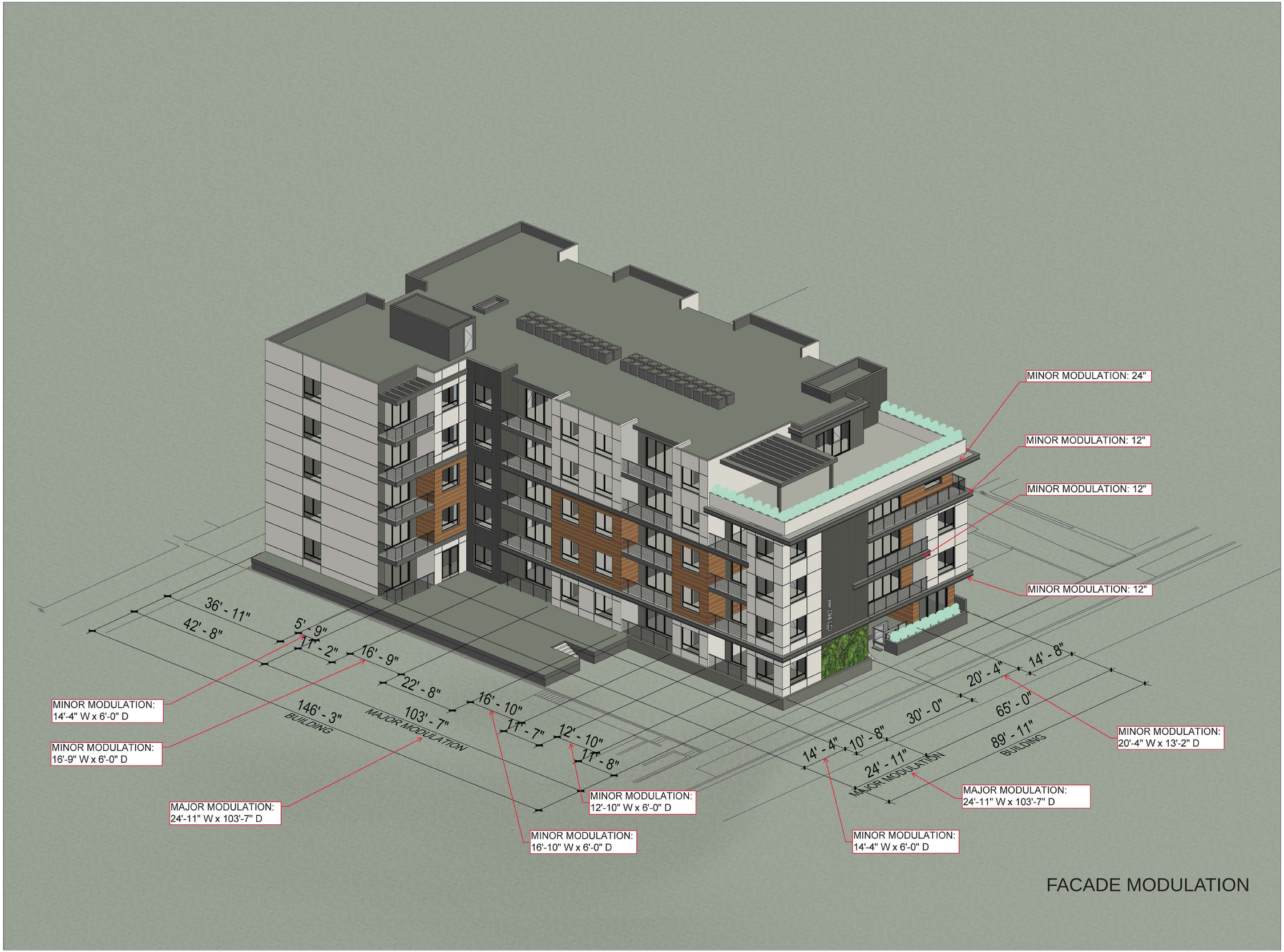

FACADE MODULATION

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GLENDALE, CA 91205

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

REVISIONS:

A1-10

ARCHITECTURAL ELEMENTS

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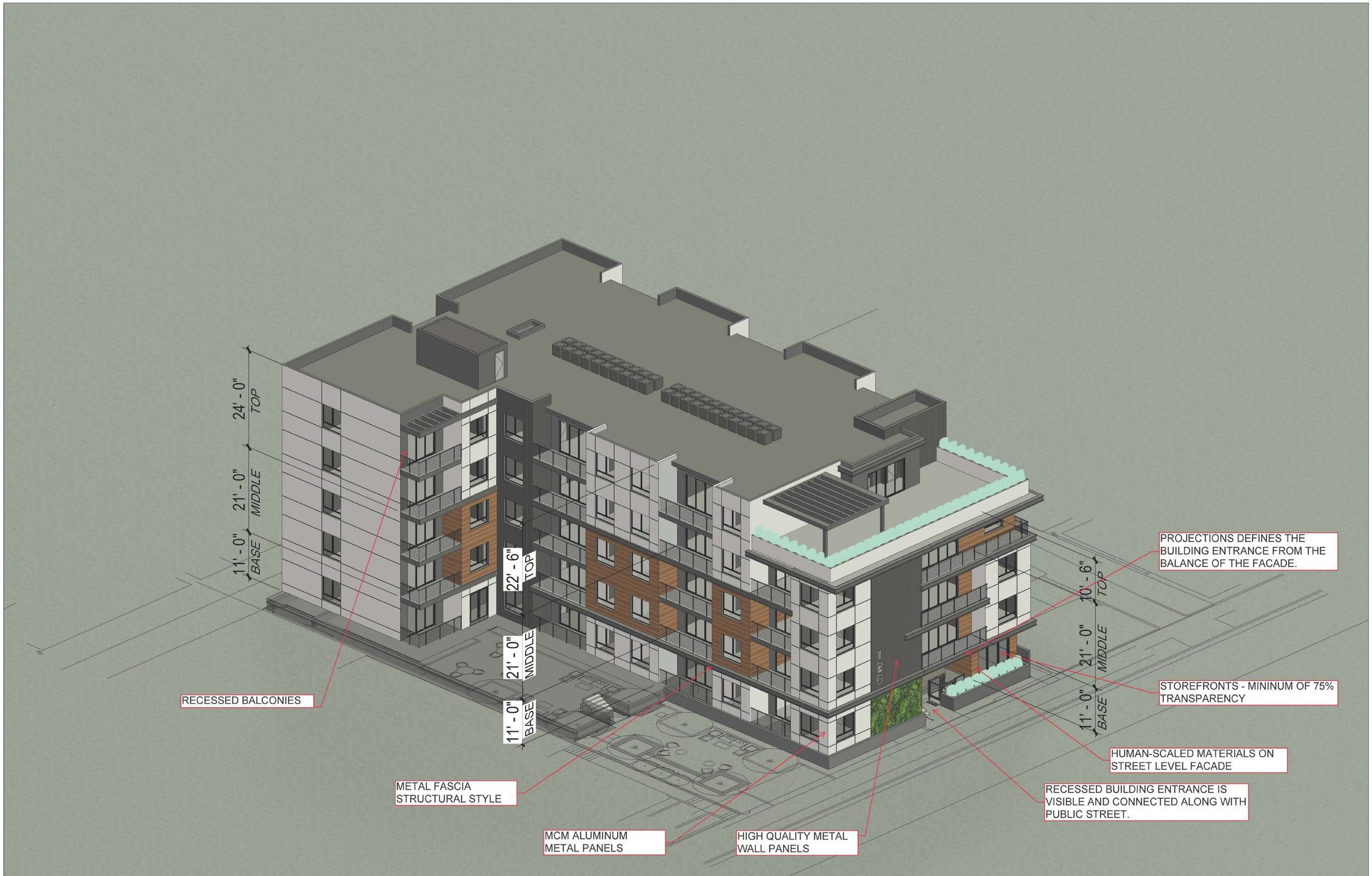
REVISIONS:



MATERIALS
STOREFRONTS
BUILDING LOBBY AND ENTRY
BALCONIES

URBAN DESIGN SPECIALISTS
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126 KENWOOD STREET
GLENDALE, CA 91205

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

REVISIONS:

A1-12

PEDESTRIAN SCALED LIGHTING. REFER TO LANDSCAPE PLAN.

6 FEET WIDE SIDEWALK: PAVING PATTERN AND MATERIAL AS SPECIFIED BY THE CITY.

PLANTED 4 FEET WIDE PARKWAY FROM THE FACE OF THE CURB.

STREET LANDSCAPING AND TREES: COMBINATION OF LOW, MEDIUM AND TALL PLANT AS SPECIFIED BY THE CITY. REFER TO LANDSCAPE PLAN.

5 FEET BUILDING ADJACENT ZONE USED FOR BUILDING ENTRY AND LANDSCAPING.

13 FEET BUILDING FRONTAGE FOR THE RAISED RESIDENTIAL ENTRY.

4.3.4 RESIDENTIAL STREET

Residential streets are located in the East Broadway District, where landscaped setbacks from the sidewalk are required. This area builds upon the mixed-use, moderate to high-density of this area with newer mixeduse projects featuring upper level housing and retail, services, office, live/work and/or residential along the ground floor. This area includes a number of civic and cultural uses and historic buildings, which have their own unique frontages.

PEDESTRIAN REALM
RESIDENTIAL STREET

URBAN DESIGN SPECIALISTS
4519 ADMIRALTY WAY, SUITE A, MARINA DEL REY, CA 90292
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KENWOOD APT.

40-UNIT APARTMENT BLDG

126 KENWOOD STREET
GLENDALE, CA 91205

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

REVISIONS:

PEDESTRIAN REALM

A1-13

URBAN DESIGN SPECIALISTS
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40-UNIT APARTMENT BLDG

126 KENWOOD STREET
GLENDALE, CA 91205

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

REVISIONS:

EXISTING SITE AERIAL

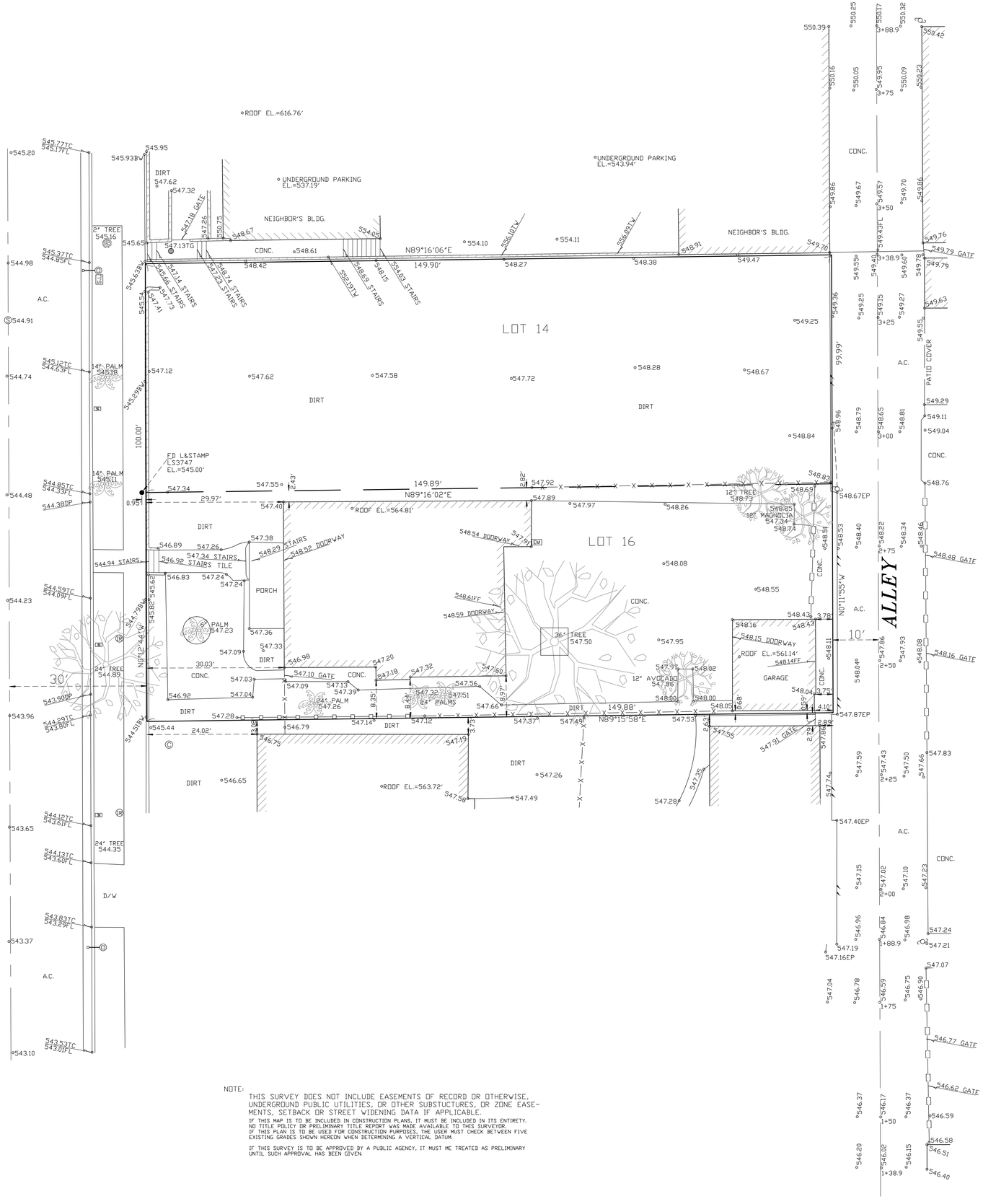
A1-14

LAWRENCE J. SCHMAHL LICENSED SURVEYOR PLS 5748
11209 HOWARD ST. WHITTIER, CALIFORNIA 90606 (562) 908-0570 / (323) 773-1675

TOPOGRAPHIC SURVEY

SCALE: 1" = 10'

FEBRUARY, 2015


KENWOOD STREET
ALLEY
LOT 14
LOT 16
NEIGHBOR'S BLDG.
UNDERGROUND PARKING EL.=537.19'
UNDERGROUND PARKING EL.=543.94'
ROOF EL.=616.76'
ROOF EL.=564.81'
ROOF EL.=563.72'
N89°16'06"E 149.90'
N89°16'02"E 149.89'
N89°15'58"E 149.88'
N01°12'44"W 100.00'
N01°11'55"W 99.99'
FD L&STAMP LS3747 EL.=545.00'
2" TREE 545.16
14" PALM 545.18
14" PALM 545.11
24" TREE 544.89
24" TREE 544.35
6" PALM 547.23
24" PALMS
36" TREE 547.50
12" TREE
12" MAGNOLIA
12" AVOCADO 547.86
PORCH
GARAGE
ROOF EL.=561.14'
548.15 DOORWAY
548.54 DOORWAY
548.59 DOORWAY
547.10 GATE
547.18 GATE
549.79 GATE
548.48 GATE
548.16 GATE
547.91 GATE
546.77 GATE
546.62 GATE
PATIO COVER
CONC.
A.C.
DIRT
D/W
547.87EP
547.40EP
547.16EP
548.67EP
549.47
548.38
548.27
548.42
548.61
548.91
549.70
549.76
549.79
549.63
549.29
549.11
549.04
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549.43
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547.49
546.89
547.26
546.92
547.34 STAIRS
547.34 STAIRS TILE
546.83
546.92
547.34 STAIRS TILE
546.98
547.10 GATE
547.09
547.13
547.39
547.26
546.92
547.04
546.79
546.75
547.14 STAIRS
547.73
547.41
547.66 STAIRS
547.23 STAIRS
548.67 STAIRS
548.69 STAIRS
548.15
554.03 STAIRS
552.19'W
556.10'W
555.07'W
548.91
548.15 DOORWAY
548.14FF
548.59 DOORWAY
548.61FF
548.54 DOORWAY
547.91
547.88
547.87
547.74
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546.58
546.51
546.40
546.37
546.17
546.15
546.02
546.20
544.94 STAIRS
544.94 STAIRS
544.97TC
544.09FL
544.97TC
544.63FL
544.85TC
544.39FL
544.38DF
544.97TC
544.09FL
544.29TC
543.80FL
544.12TC
543.61FL
544.13TC
543.60FL
543.83TC
543.29FL
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543.01FL
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546.75
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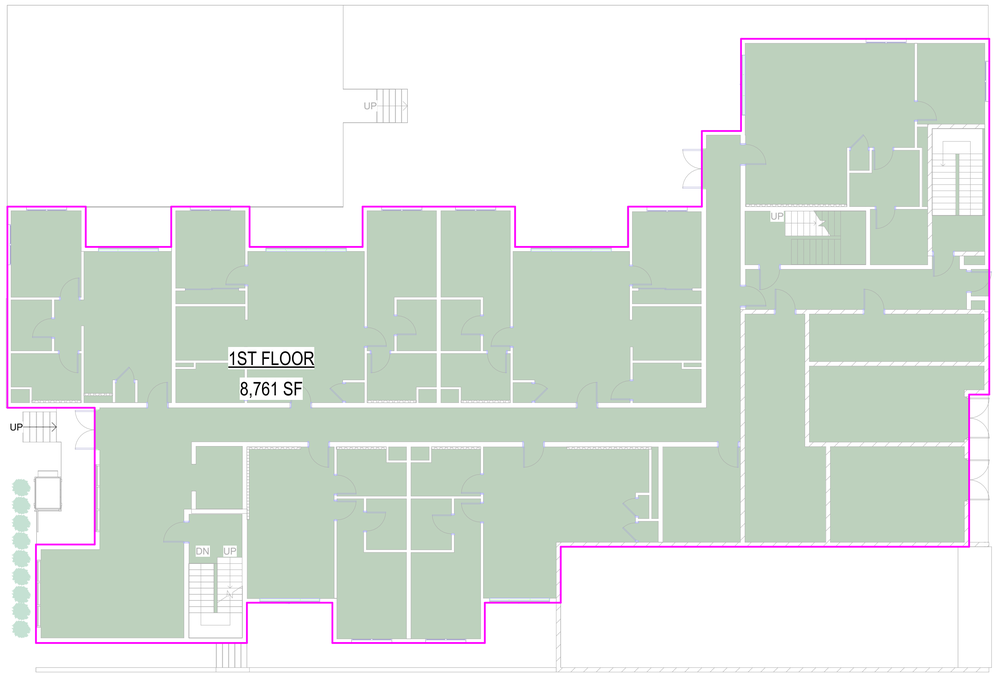
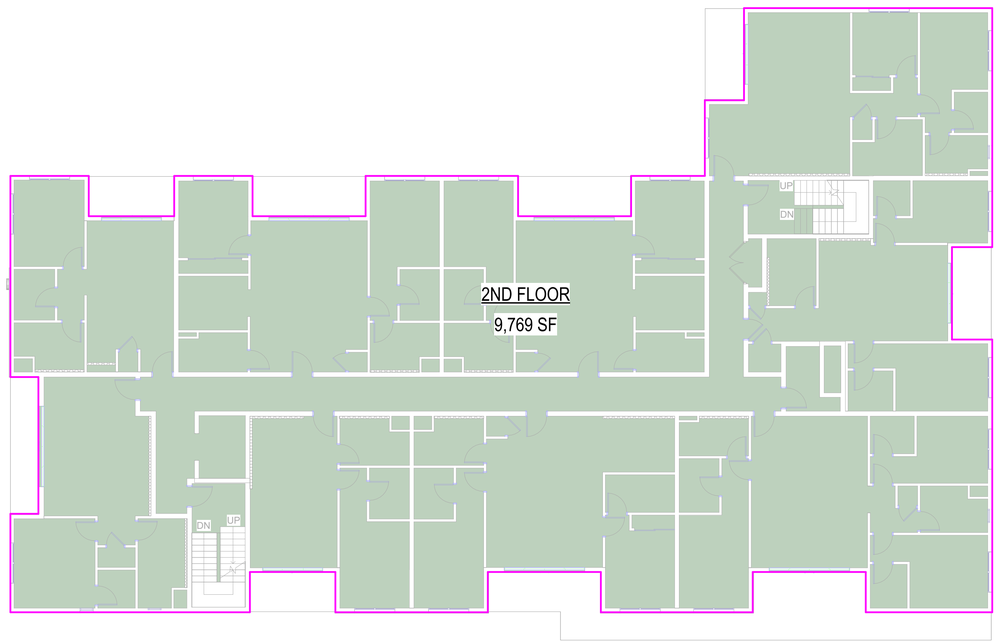
546.37
546.17
546.37
546.02
546.15
546.20
+88.9
+75
+50
+38.9
+25
+00
+88.9
+75
+50
+38.9
+25
+00
+88.9
+75
+50
+38.9
30'
24.02'
30.03'
29.97'
0.95'
2.82'
2.43'
2.63'
2.89'
4.10'
3.78'
3.79'
3.75'
10'
8.35'
8.97'
6.68'
5.30'
5.63'
5.44'
5.59'
5.55'
5.52'
5.52'
5.52



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

N



2ND FLOOR
3/32" = 1'-0"

N

Area Schedule (FAR)		
Name	**AREA**	
1ST FLOOR	8,761 SF	
2ND FLOOR	9,769 SF	
3RD FLOOR	9,769 SF	
4TH FLOOR	9,692 SF	
5TH FLOOR	8,393 SF	
TOTAL	46,384 SF	< UNLIMITED

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KENWOOD APT.

40-UNIT APARTMENT BLDG

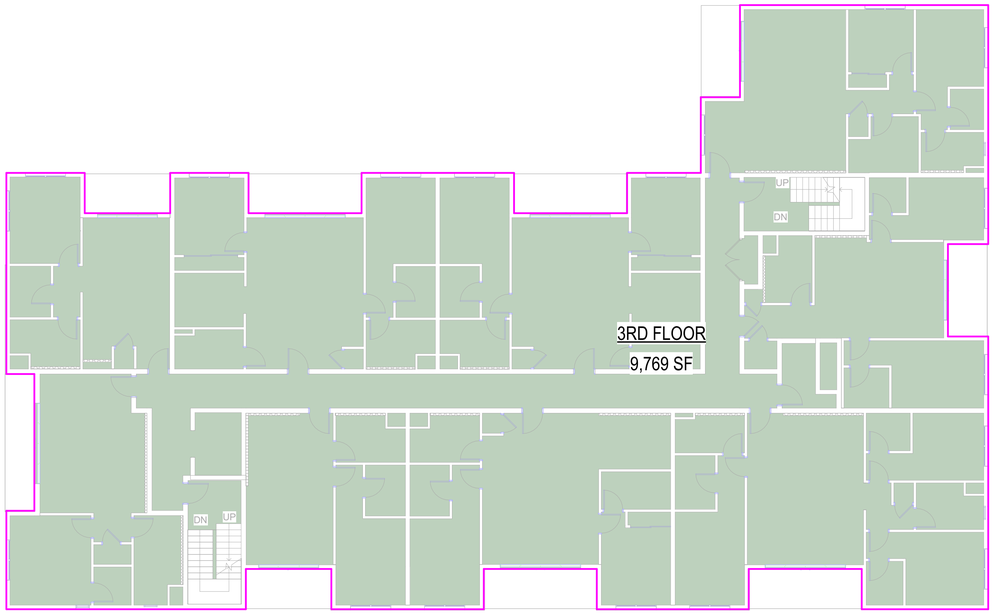
126 KENWOOD STREET
GLENDALE, CA 91205

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

REVISIONS:

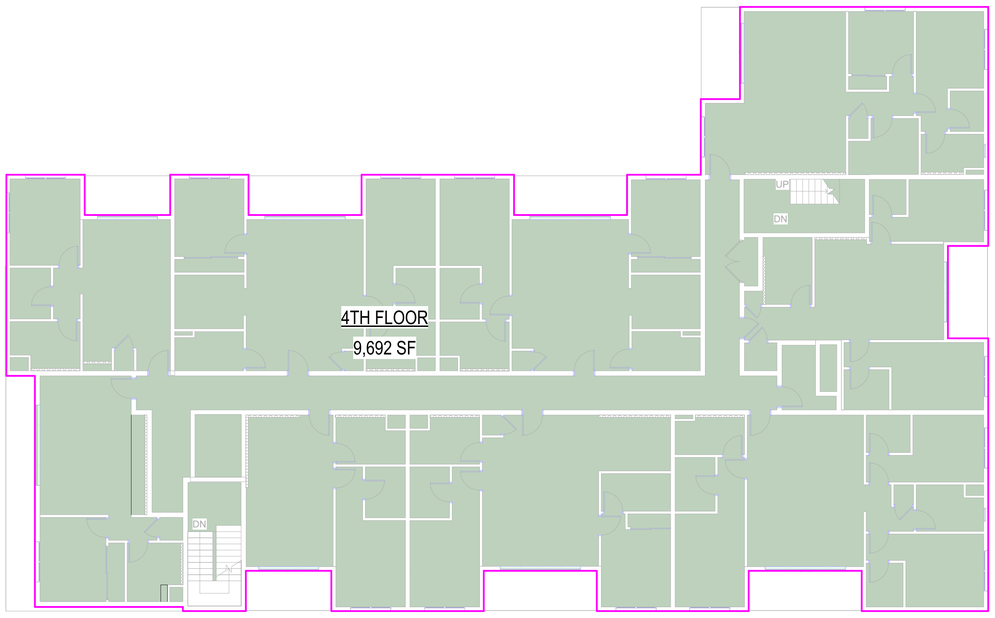
FAR CALCULATION

A1-16



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

N



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

N

Area Schedule (FAR)		
Name	**AREA**	
1ST FLOOR	8,761 SF	
2ND FLOOR	9,769 SF	
3RD FLOOR	9,769 SF	
4TH FLOOR	9,692 SF	
5TH FLOOR	8,393 SF	
TOTAL	46,384 SF	< UNLIMITED

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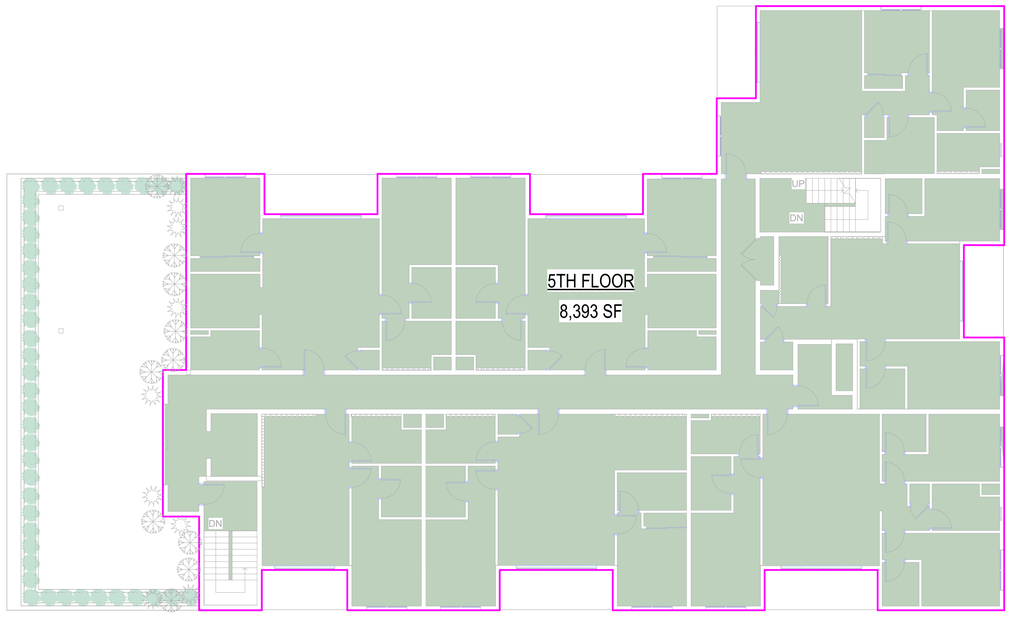
GLENDALE, CA 91205

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

REVISIONS:

FAR CALCULATION

A1-17



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

N

Area Schedule (FAR)		
Name	AREA	
1ST FLOOR	8,761 SF	
2ND FLOOR	9,769 SF	
3RD FLOOR	9,769 SF	
4TH FLOOR	9,692 SF	
5TH FLOOR	8,393 SF	
TOTAL	46,384 SF	< UNLIMITED

KENWOOD APT.

40-UNIT APARTMENT BLDG

126 KENWOOD STREET
GLENDALE, CA 91205

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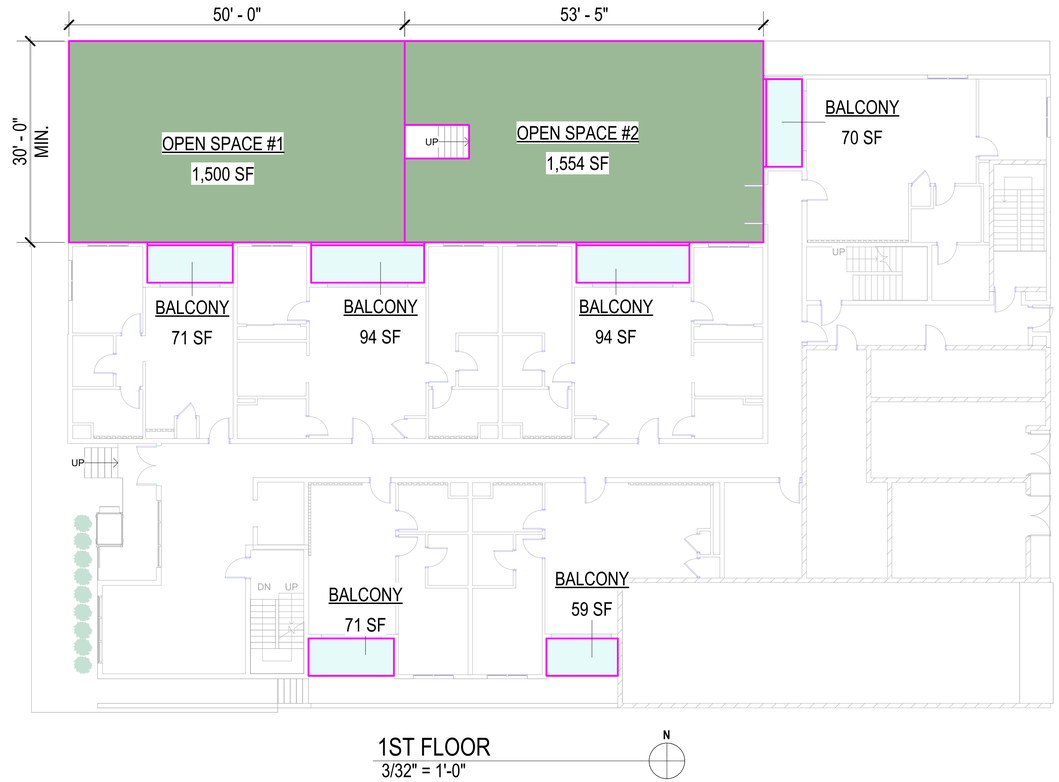
700 N. BRAND BLVD,
SUITE 600
GLENDALE, CA 91203

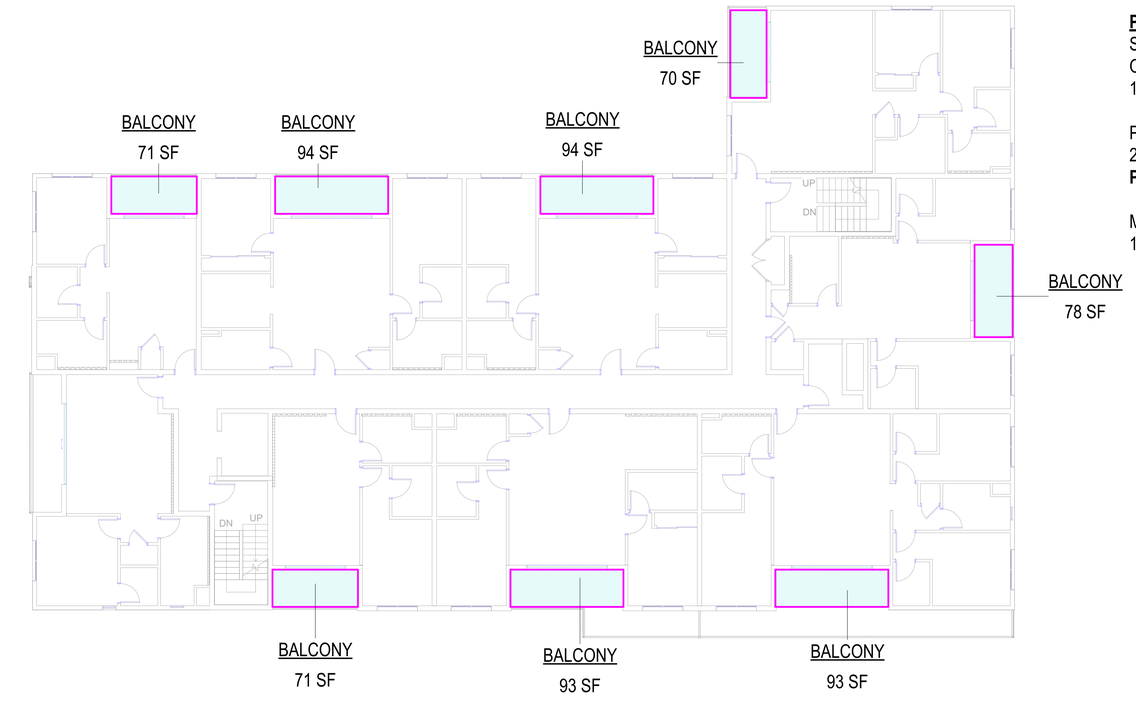
REVISIONS:

FAR CALCULATION

A1-18



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



2ND FLOOR
3/32" = 1'-0"

Open accessible Space located directly accessible and adjacent to the R.O.W. sidewalk at S Kenwood St. and comlies with the following standards:

DSP 5.3.4:
- Not used or accessed for vehicles.
- Not occupied by garage ventilation circulation paths account for less than 10% of overall area.
- No private dining included.
- Open to sky, no building over hangs, only canopies/ awnings.

DSP 5.4.1
- Min dimensions: 30 ft x 40 ft
- Adjacent to public sidewalk 1 side
- Not-obstructed access from the sidewalk.
- Raised planters at the perimeter only
- Open and accessible to the public 7am to 10pm.
- Signage shall identify the hours of accessibility per Section 7.2.4(E).
- Vehicular access, loading and parking uses prohibited.

DSP 4.2.17
- Planters within first 10 ft less than 18 inches in height.
- Integrated min 12" seating in planters.
- Planter boxes less than 25% of landscaping.

DSP 4.1.4
- 100% Open to sky.
- Oriented to S. Kenwood St.
- Publicly accessibly to S. Kenwood St.

OPEN SPACE REQUIREMENT:
TOTAL REQUIRED: 140 x 40 = 5,600 S.F.
PROPOSED: 7,801 S.F. (SEE TABLE BELOW

PUBLICLY ACCESSIBLE OPEN SPACE: (SEE LANDSCAPE PLANS)
SITE AREA: 14,988 S.F.
OPEN SPACE REQUIREMENT (20% OF SITE AREA AFTER DEDICATION)
14,988 x 20% = 2,992.6 S.F. REQUIRED

PUBLICLY ACCESSIBLE OPEN SPACE REQUIRED (50% OF TOTAL REQUIRED):
2,997.6 x 50%= 1,498.8 S.F.
PROPOSED: 1,500 S.F.

MINIMUM CONTIGUOUS OPEN SPACE 85%:
1,498.8 x 85%= 1,274 S.F.

OPEN SPACE CALC.			
NAME	Area	Level	Comments
BALCONY	3,153 SF	<varies>	<varies>
OPEN SPACE #1	1,500 SF	1ST FLOOR	PUBLICLY ACCESSIBLE OPEN SPACE
OPEN SPACE #2	1,554 SF	1ST FLOOR	
OPEN SPACE #3	1,594 SF	5TH FLOOR	SUN DECK
TOTAL OPEN SPACE	7,801 SF		

URBAN DESIGN SPECIALISTS
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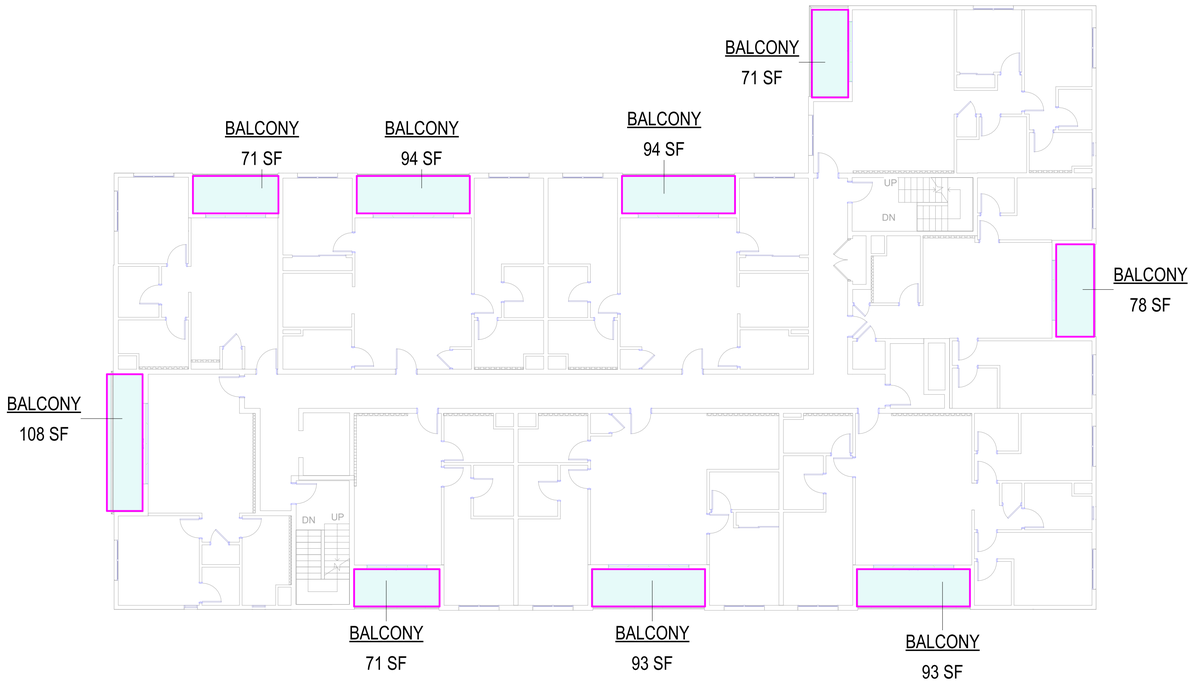
KENWOOD APT.
40-UNIT APARTMENT BLDG
126 KENWOOD STREET
GLENDALE, CA 91205

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

REVISIONS:

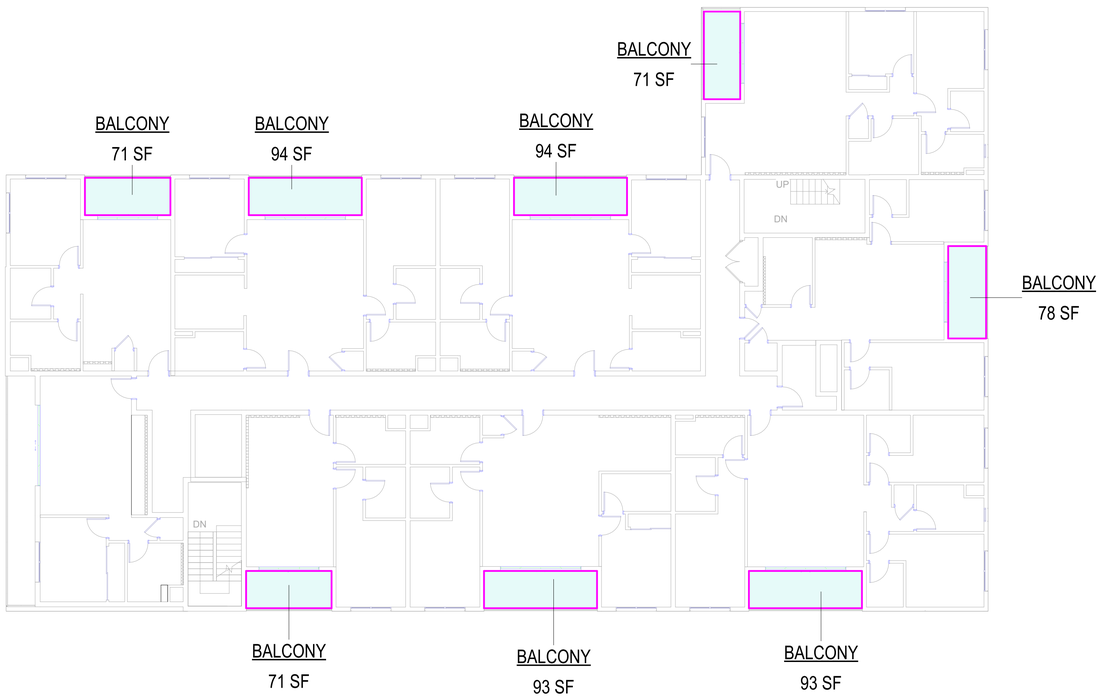
OPEN SPACE CALCULATION

A1-19



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

N



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

N

OPEN SPACE CALC.			
NAME	Area	Level	Comments
BALCONY	3,153 SF	<varies>	<varies>
OPEN SPACE #1	1,500 SF	1ST FLOOR	PUBLICLY ACCESSIBLE OPEN SPACE
OPEN SPACE #2	1,554 SF	1ST FLOOR	
OPEN SPACE #3	1,594 SF	5TH FLOOR	SUN DECK
TOTAL OPEN SPACE	7,801 SF		

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40-UNIT APARTMENT BLDG

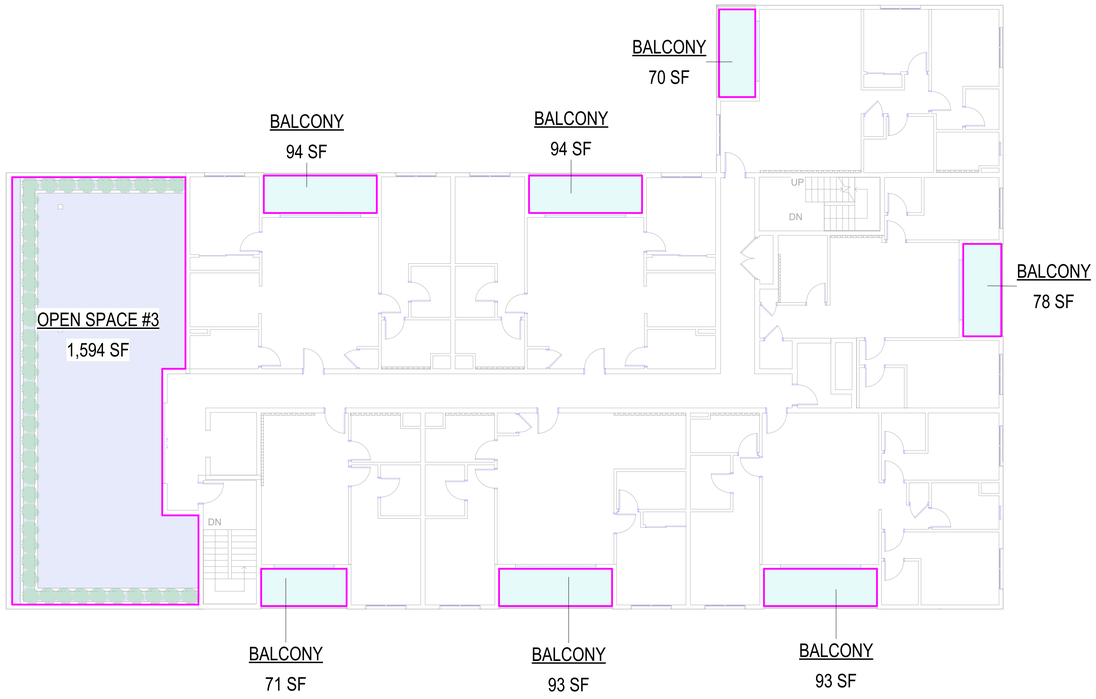
126 KENWOOD STREET
GLENDALE, CA 91205

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

REVISIONS:

OPEN SPACE CALCULATION

A1-20



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

N

OPEN SPACE CALC.			
NAME	Area	Level	Comments
BALCONY	3,153 SF	<varies>	<varies>
OPEN SPACE #1	1,500 SF	1ST FLOOR	PUBLICLY ACCESSIBLE OPEN SPACE
OPEN SPACE #2	1,554 SF	1ST FLOOR	
OPEN SPACE #3	1,594 SF	5TH FLOOR	SUN DECK
TOTAL OPEN SPACE	7,801 SF		

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40-UNIT APARTMENT BLDG

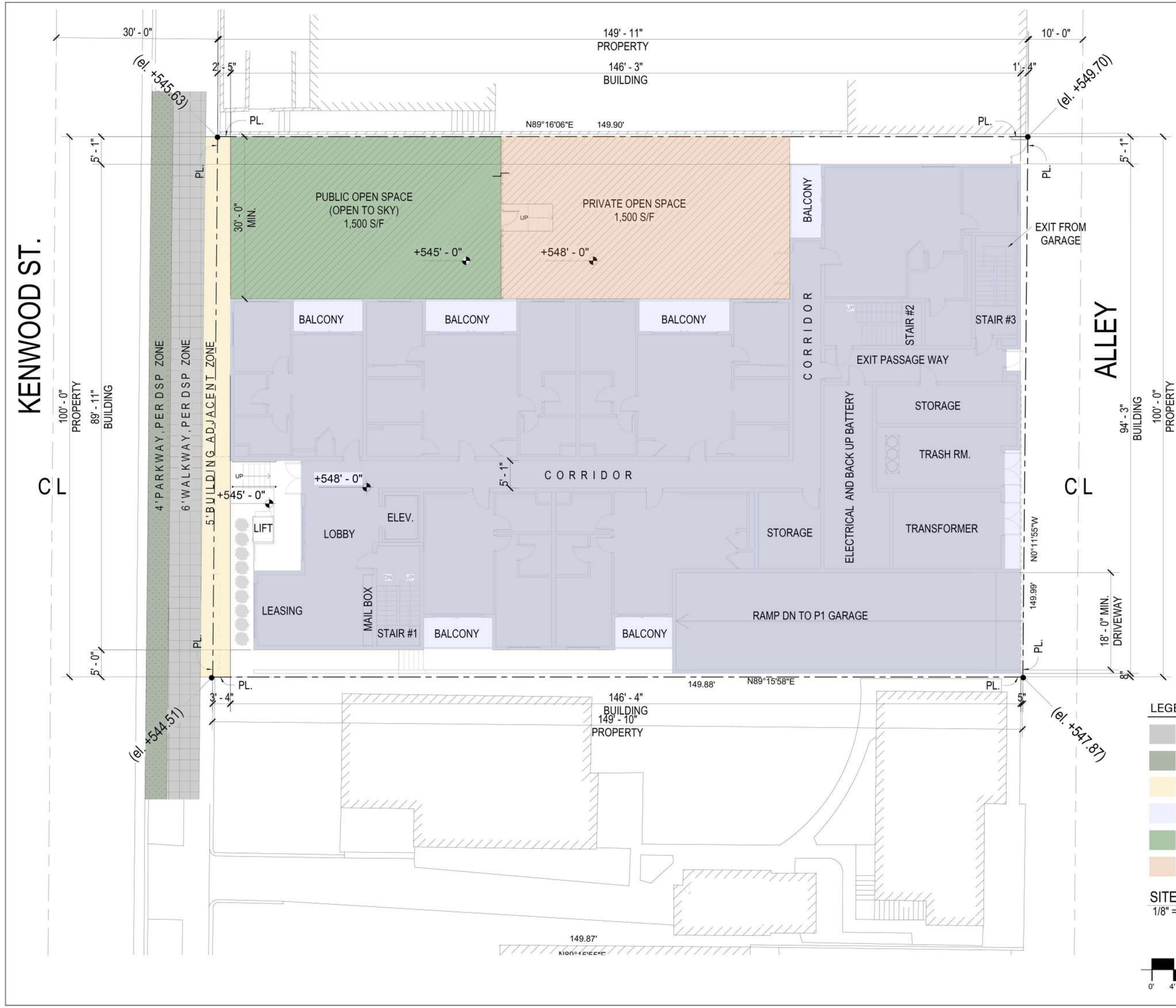
126 KENWOOD STREET
GLENDALE, CA 91205

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

REVISIONS:

OPEN SPACE CALCULATION

A1-21



LEGEND

- WALKWAY
- PARKWAY
- BUILDING ADJACENT ZONE
- BUILDING GROSS AREA
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE

SITE PLAN
1/8" = 1'-0"

N

0' 4' 8' 16' 32'

URBAN DESIGN SPECIALISTS
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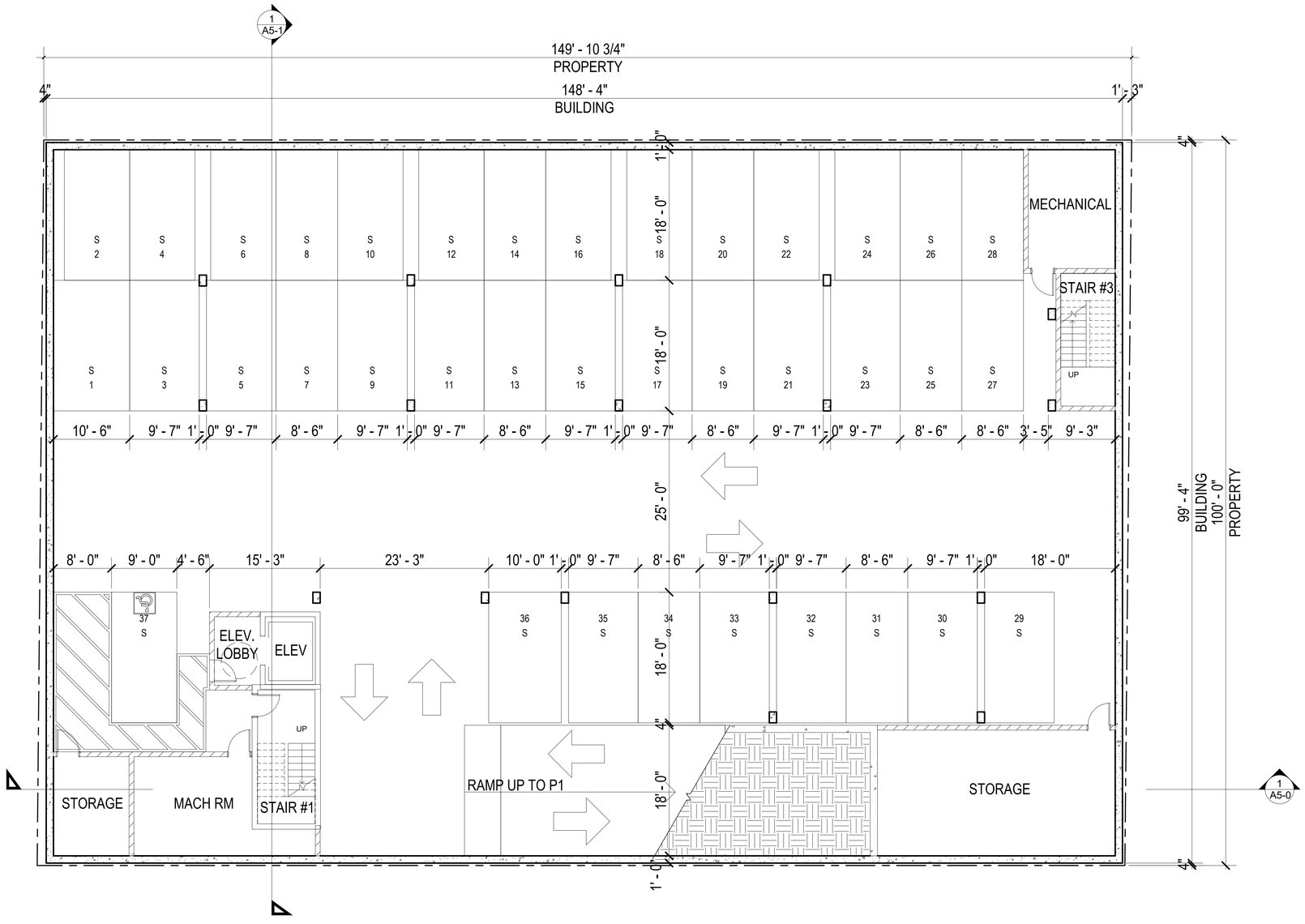
700 N. BRAND BLVD,
SUITE 600
GLENDALE, CA 91203

REVISIONS:

SITE PLAN

A2-0



P2- GARAGE
1/8" = 1'-0"

N

0' 4' 8' 16' 32'

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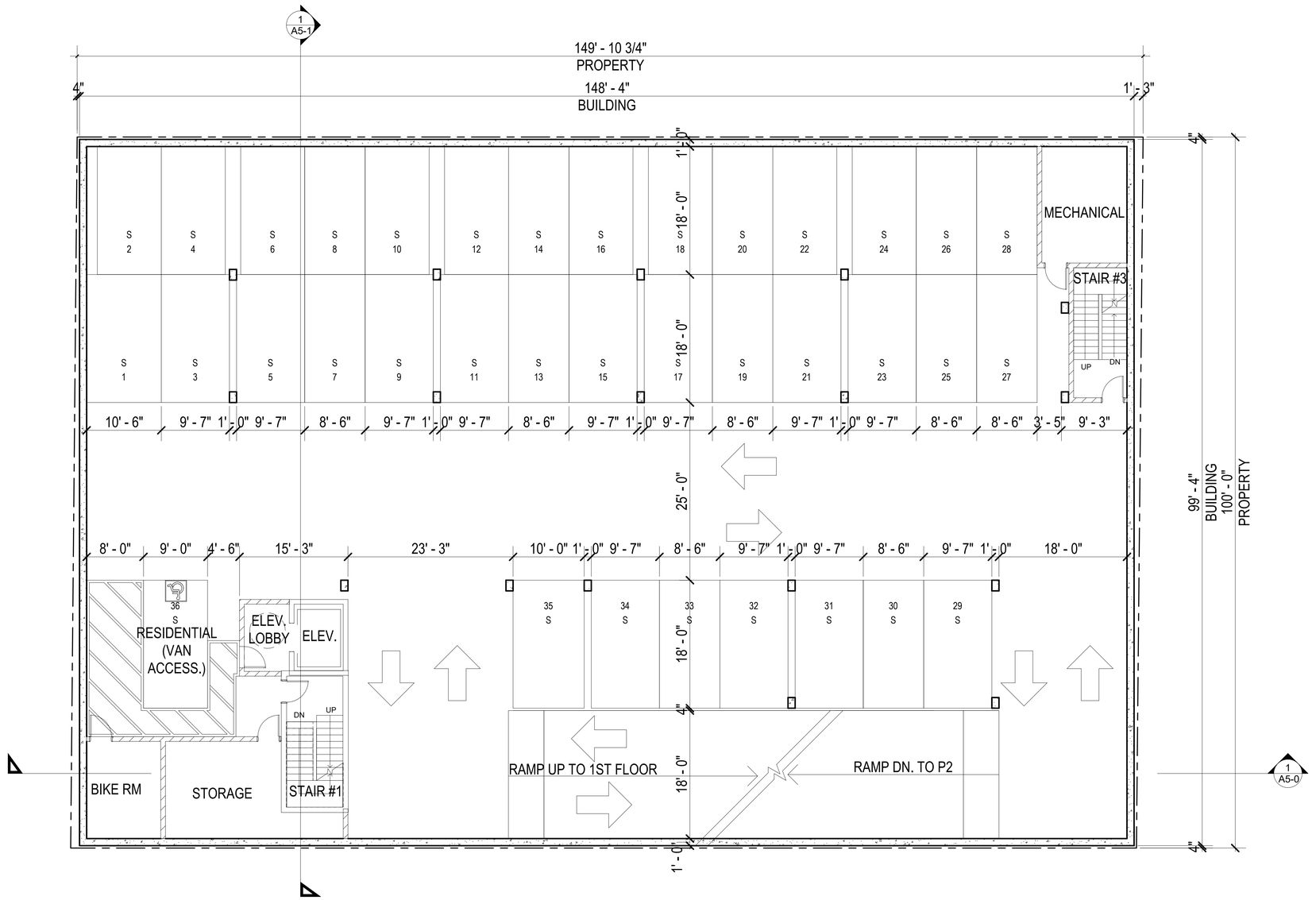
700 N. BRAND BLVD,
SUITE 600
GLENDALE, CA 91203

REVISIONS:

P2- GARAGE PLAN

A3-0.1



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

N

0' 4' 8' 16' 32'

KENWOOD APT.
40-UNIT APARTMENT BLDG

126 KENWOOD STREET
GLENDALE, CA 91205

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

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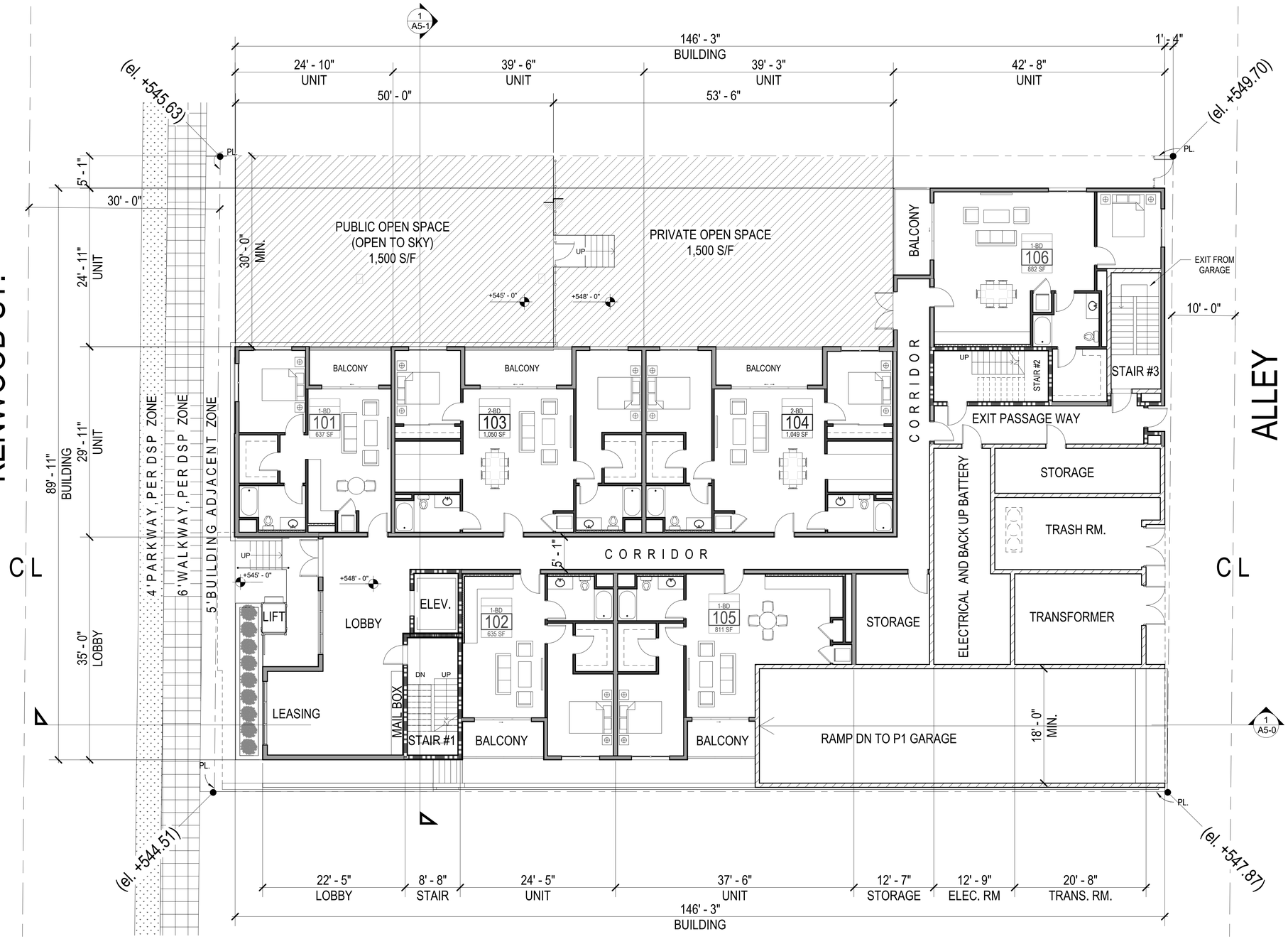
DEVELOPER: VK GROUP
700 N. BRAND BLVD,
SUITE 600
GLENDALE, CA 91203

REVISIONS:

P1- GARAGE PLAN

A3-0.2



1ST FLOOR UNIT MIX		
Unit #	# of BD RM	Area
101	1-BD	637 SF
102	1-BD	635 SF
103	2-BD	1,050 SF
104	2-BD	1,049 SF
105	1-BD	811 SF
106	1-BD	882 SF

TOTAL NUMBER OF UNIT : 6

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

N

0' 4' 8' 16' 32'

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

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40-UNIT APARTMENT BLDG

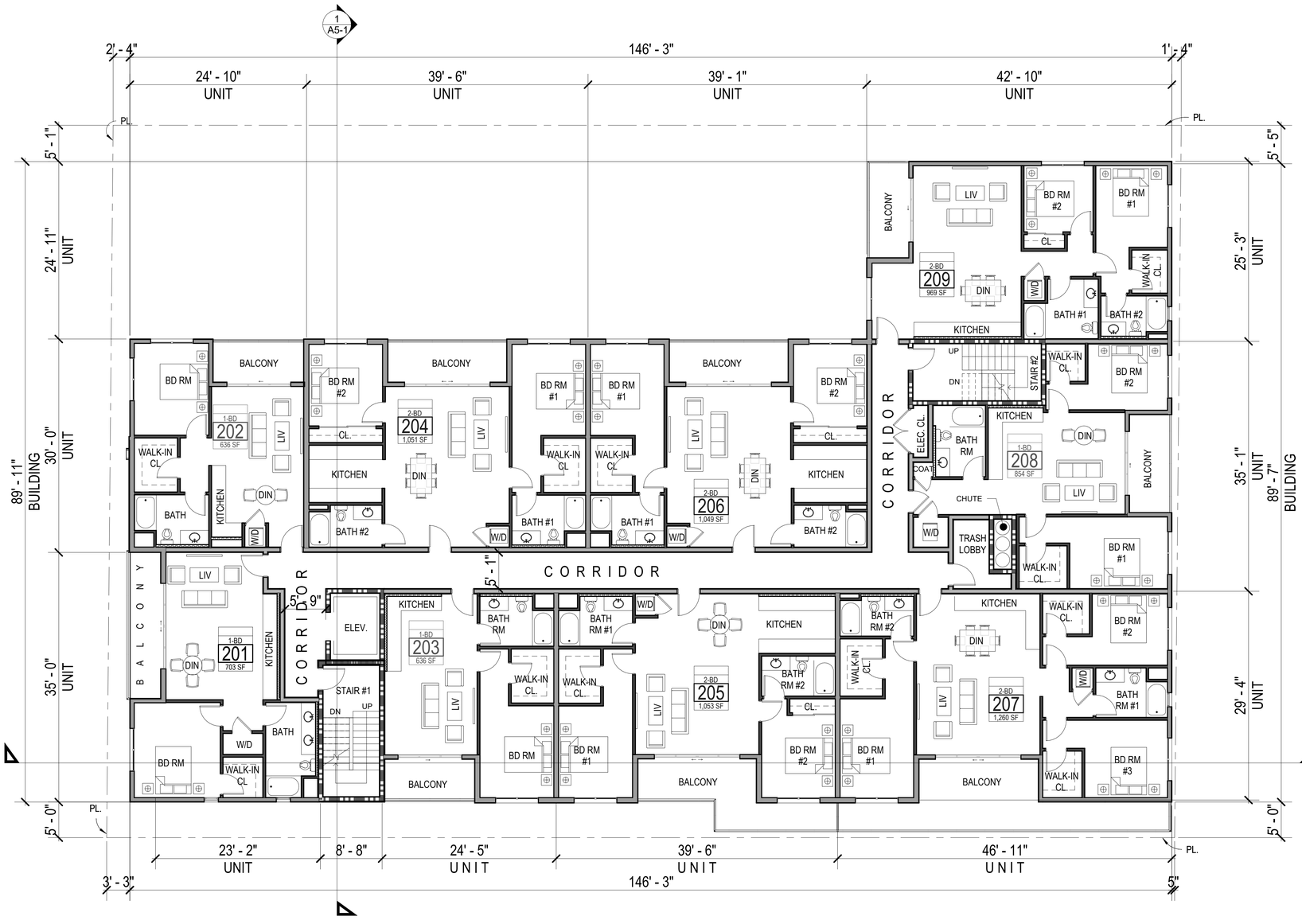
126 KENWOOD STREET
GLENDALE, CA 91205

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

REVISIONS:

1ST FLOOR PLAN

A3-1



2ND FLOOR UNIT MIX		
Unit Number	Number of BD RM	Area
201	1-BD	703 SF
202	1-BD	636 SF
203	1-BD	636 SF
204	2-BD	1,051 SF
205	2-BD	1,053 SF
206	2-BD	1,049 SF
207	2-BD	1,260 SF
208	1-BD	854 SF
209	2-BD	969 SF

TOTAL NUMBER OF UNIT: 9

2ND FLOOR
1/8" = 1'-0"

0' 4' 8' 16' 32'

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40-UNIT APARTMENT BLDG

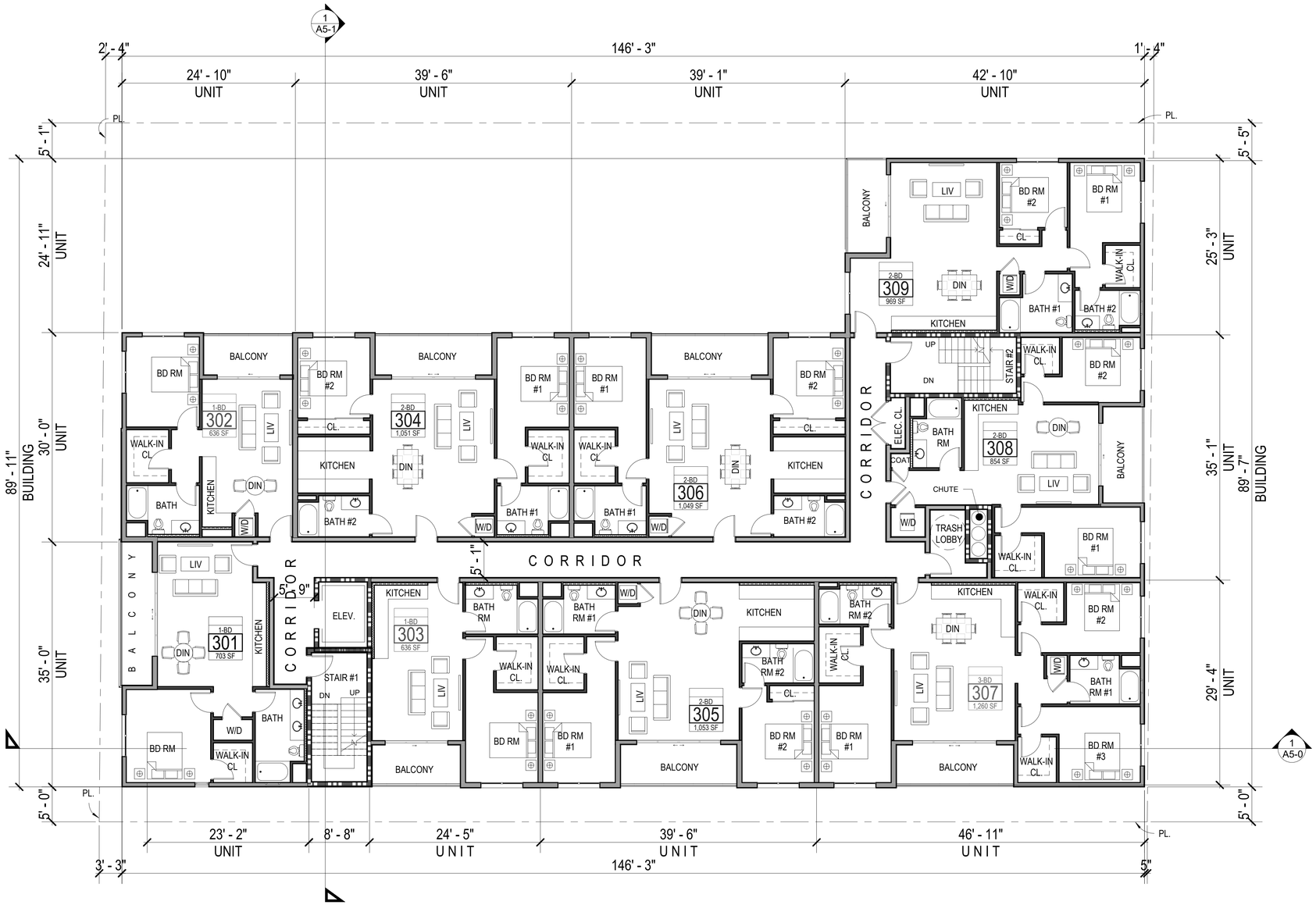
126 KENWOOD STREET
GLENDALE, CA 91205

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

REVISIONS:

SECOND FLOOR PLAN

A3-2



3RD FLOOR UNIT MIX		
Unit Number	Number of BD RM	Area
201	1-BD	703 SF
202	1-BD	636 SF
203	1-BD	636 SF
204	2-BD	1,051 SF
205	2-BD	1,053 SF
206	2-BD	1,049 SF
207	2-BD	1,260 SF
208	1-BD	854 SF
209	2-BD	969 SF

TOTAL NUMBER OF UNIT: 9

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

0' 4' 8' 16' 32'

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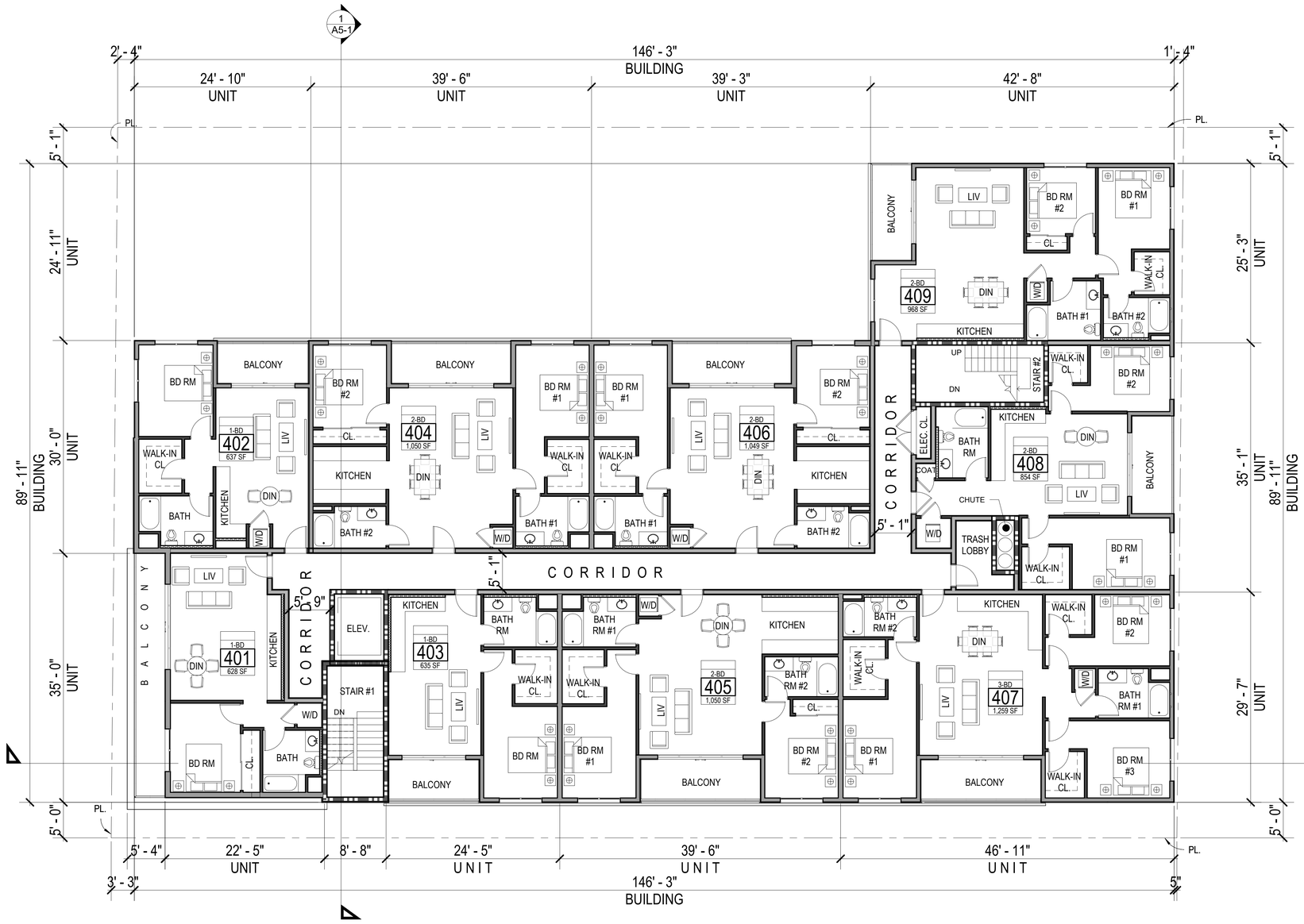
SUITE 600
GLENDALE, CA 91203

REVISIONS:

THIRD FLOOR PLAN

A3-3



4TH FLOOR UNIT MIX		
Unit #	# of BD RM	Area
401	1-BD	628 SF
402	1-BD	637 SF
403	1-BD	635 SF
404	2-BD	1,050 SF
405	2-BD	1,050 SF
406	2-BD	1,049 SF
407	3-BD	1,259 SF
408	2-BD	854 SF
409	2-BD	968 SF

TOTAL NUMBER OF UNIT: 9

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

0' 4' 8' 16' 32'

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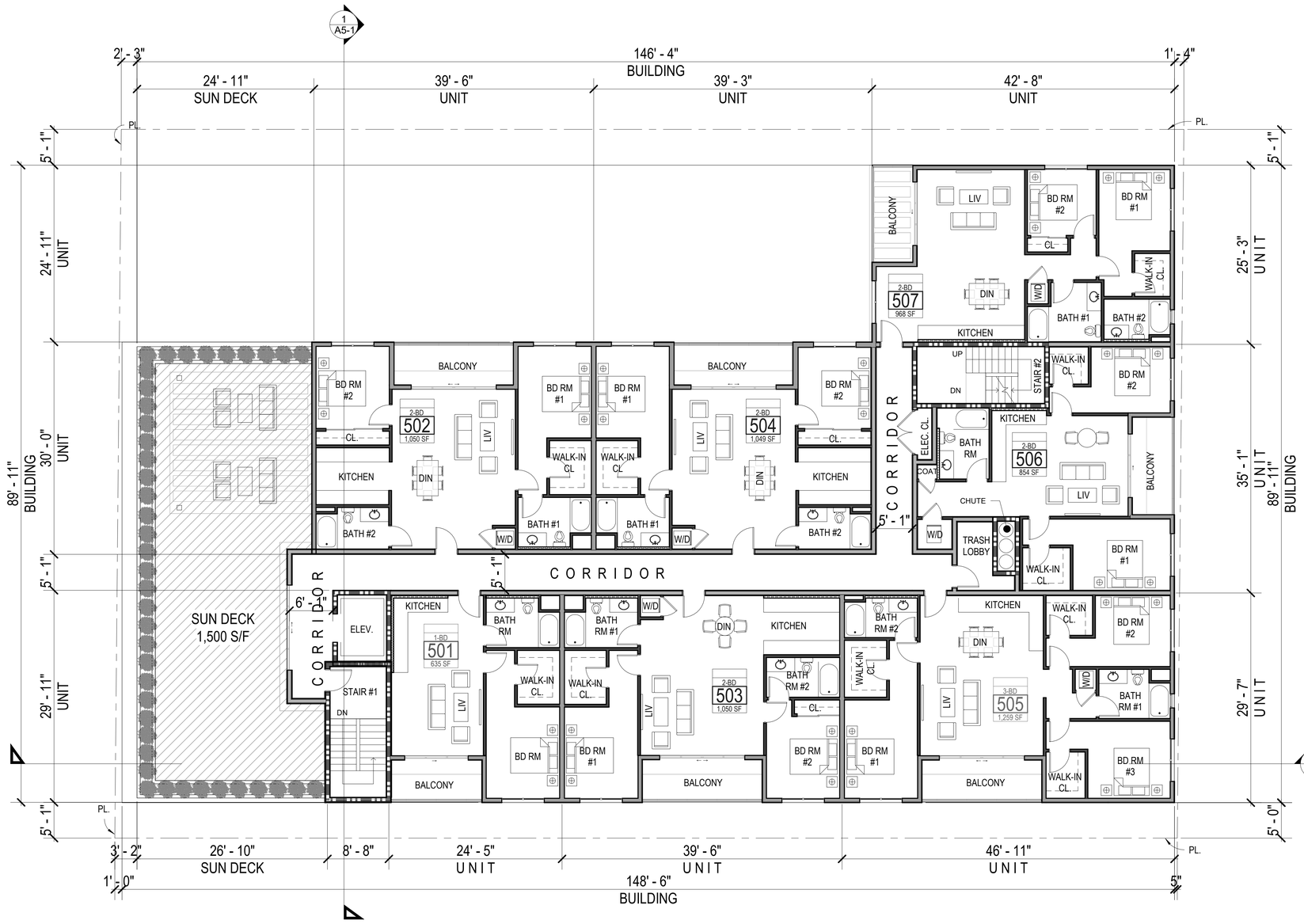
GLENDALE, CA 91203

REVISIONS:

FOURTH FLOOR PLAN

A3-4



5TH FLOOR UNIT MIX		
Unit #	# of BD RM	Area
501	1-BD	635 SF
502	2-BD	1,050 SF
503	2-BD	1,050 SF
504	2-BD	1,049 SF
505	3-BD	1,259 SF
506	2-BD	854 SF
507	2-BD	968 SF

TOTAL NUMBER OF UNIT: 7

5TH FLOOR
1/8" = 1'-0"

N

0' 4' 8' 16' 32'

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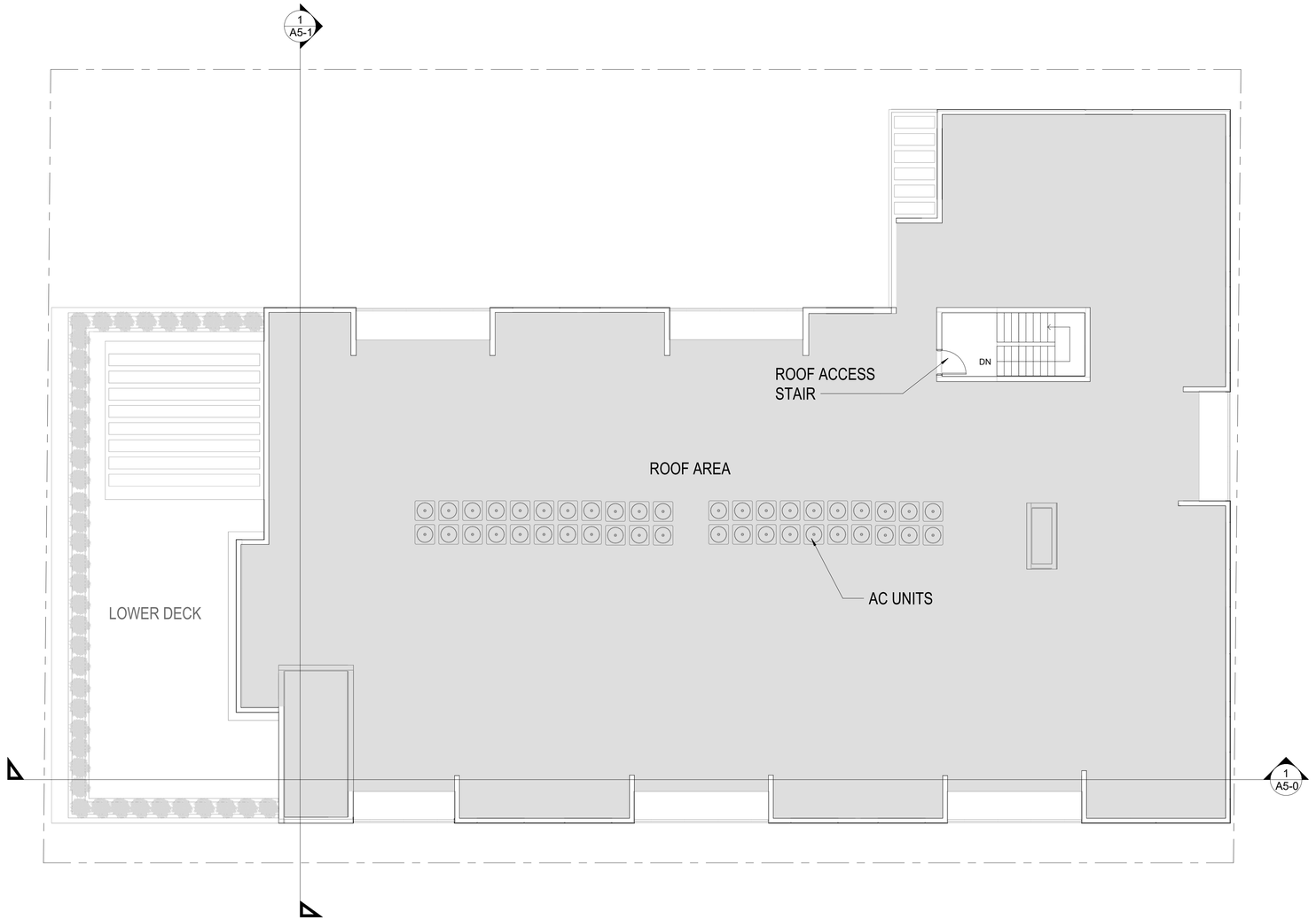
GLENDALE, CA 91203

REVISIONS:

FIFTH FLOOR PLAN

A3-5



ROOF
1/8" = 1'-0"

0' 4' 8' 16' 32'

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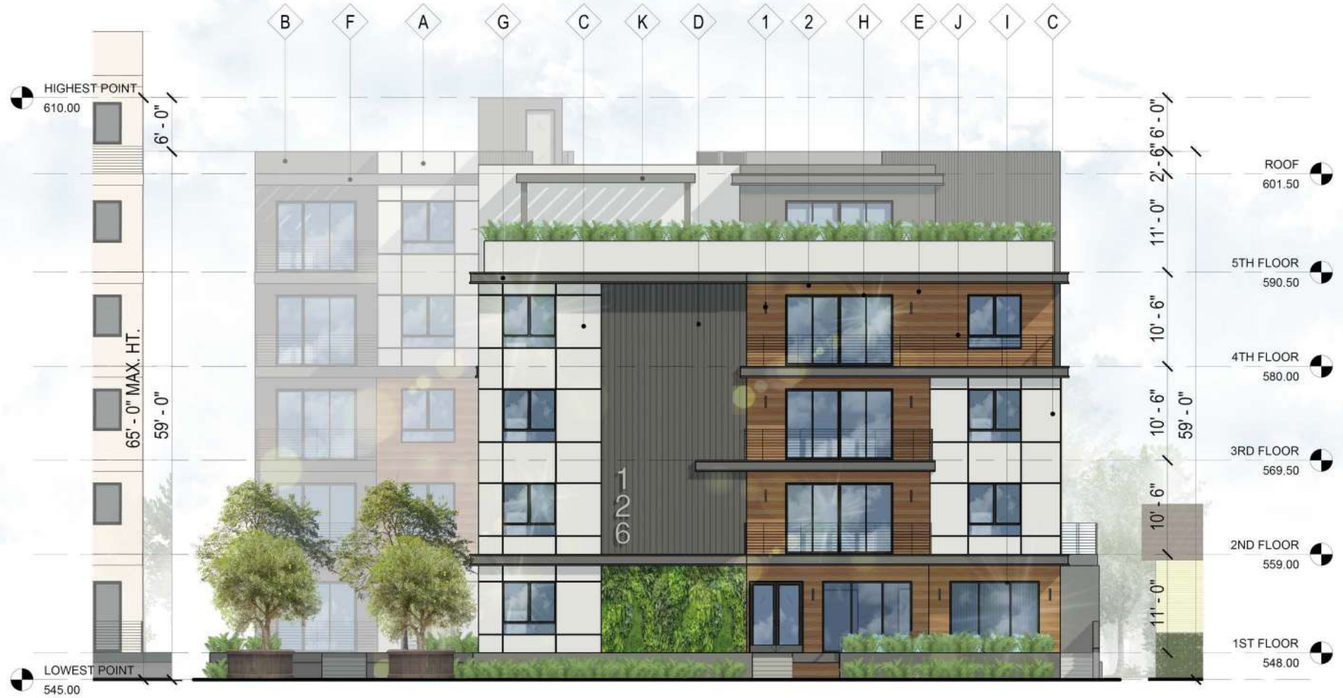
GLENDALE, CA 91203

REVISIONS:

ROOF PLAN

A3-6



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

N

0' 4' 8' 16' 32'

EXTERIOR FINISHES						EXTERIOR LIGHTING	
A	DRYVIT DPR FINISH FINISH: SANDBLAST COLOR : DUNN EDWARDS DE6393 - MOUNTAIN AIR	E	MCM ALUMINUM WOOD LOOK PANELS COLOR: UNFINISHED WALNUT	I	STOREFRONT SYSYEM - ALUMINUM COLOR: FACTORY APPLIED DARK BRONZE	1	LIGHTING FIXTURE - UP/DOWN ACCENT SPJ LIGHTING: SPJ-UD2-16 COLOR: MATTE BRONZE
B	DRYVIT DPR FINISH FINISH: SANDBLAST COLOR : DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	F	METAL FASCIA MCM ALUMINUM COLOR: DARK GRAY	J	STEEL CABLE GUARDRAIL SYSTEM COLOR: BLACK	2	LED RECESSED LIGHTINGS AT BALCONIE'S SOFFIT 6" PROFILE COLOR: DARK BRONZE
C	METAL WALLS - MCM PANELS COLOR : DUNN EDWARDS DE6393 - MOUNTAIN AIR OR SIMILAR	G	METAL CLADDING - STRUCTURAL STYLE ALUMINUM COLOR: DARK GRAY	K	METAL LATTICE ROOF COLOR: DARK GRAY		
D	METAL WALL PANEL METAL SALES - EM1-1653 (OR SIMILAR) COLOR : DARK GRAY	H	ALUMINUM DOORS & WINDOWS COLOR: DARK BRONZE CLEAR VISION GLAZING - LOW REF				

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GLENDALE, CA 91205

DEVELOPER: VK GROUP
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SUITE 600
GLENDALE, CA 91203

REVISIONS:

WEST ELEVATION

A4-0

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

N

0' 4' 8' 16' 32'

EXTERIOR FINISHES

A	DRYVIT DPR FINISH FINISH: SANDBLAST COLOR : DUNN EDWARDS DE6393 - MOUNTAIN AIR	E	MCM ALUMINUM WOOD LOOK PANELS COLOR: UNFINISHED WALNUT	I	STOREFRONT SYSYEM - ALUMINUM COLOR: FACTORY APPLIED DARK BRONZE
B	DRYVIT DPR FINISH FINISH: SANDBLAST COLOR : DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	F	METAL FASCIA MCM ALUMINUM COLOR: DARK GRAY	J	STEEL CABLE GUARDRAIL SYSTEM COLOR: BLACK
C	METAL WALLS - MCM PANELS COLOR : DUNN EDWARDS DE6393 - MOUNTAIN AIR OR SIMILAR	G	METAL CLADDING - STRUCTURAL STYLE ALUMINUM COLOR: DARK GRAY	K	METAL LATTICE ROOF COLOR: DARK GRAY
D	METAL WALL PANEL METAL SALES - EM1-1653 (OR SIMILAR) COLOR : DARK GRAY	H	ALUMINUM DOORS & WINDOWS COLOR: DARK BRONZE CLEAR VISION GLAZING - LOW REF		

EXTERIOR LIGHTING

1	LIGHTING FIXTURE - UP/DOWN ACCENT SPJ LIGHTING: SPJ-UD2-16 COLOR: MATTE BRONZE
2	LED RECESSED LIGHTINGS AT BALCONIE'S SOFFIT 6" PROFILE COLOR: DARK BRONZE

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GLENDALE, CA 91205

DEVELOPER: VK GROUP
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GLENDALE, CA 91203

REVISIONS:

NORTH ELEVATION

A4-1

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

N

0' 4' 8' 16' 32'

EXTERIOR FINISHES						EXTERIOR LIGHTING	
A	DRYVIT DPR FINISH FINISH: SANDBLAST COLOR : DUNN EDWARDS DE6393 - MOUNTAIN AIR	E	MCM ALUMINUM WOOD LOOK PANELS COLOR: UNFINISHED WALNUT	I	STOREFRONT SYSYEM - ALUMINUM COLOR: FACTORY APPLIED DARK BRONZE	1	LIGHTING FIXTURE - UP/DOWN ACCENT SPJ LIGHTING: SPJ-UD2-16 COLOR: MATTE BRONZE
B	DRYVIT DPR FINISH FINISH: SANDBLAST COLOR : DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	F	METAL FASCIA MCM ALUMINUM COLOR: DARK GRAY	J	STEEL CABLE GUARDRAIL SYSTEM COLOR: BLACK	2	LED RECESSED LIGHTINGS AT BALCONIE'S SOFFIT 6" PROFILE COLOR: DARK BRONZE
C	METAL WALLS - MCM PANELS COLOR : DUNN EDWARDS DE6393 - MOUNTAIN AIR OR SIMILAR	G	METAL CLADDING - STRUCTURAL STYLE ALUMINUM COLOR: DARK GRAY	K	METAL LATTICE ROOF COLOR: DARK GRAY		
D	METAL WALL PANEL METAL SALES - EM1-1653 (OR SIMILAR) COLOR : DARK GRAY	H	ALUMINUM DOORS & WINDOWS COLOR: DARK BRONZE CLEAR VISION GLAZING - LOW REF				

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DEVELOPER: VK GROUP
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SUITE 600
GLENDALE, CA 91203

REVISIONS:

EAST ELEVATION

A4-2

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

N

0' 4' 8' 16' 32'

EXTERIOR FINISHES						EXTERIOR LIGHTING	
A	DRYVIT DPR FINISH FINISH: SANDBLAST COLOR : DUNN EDWARDS DE6393 - MOUNTAIN AIR	E	MCM ALUMINUM WOOD LOOK PANELS COLOR: UNFINISHED WALNUT	I	STOREFRONT SYSYEM - ALUMINUM COLOR: FACTORY APPLIED DARK BRONZE	1	LIGHTING FIXTURE - UP/DOWN ACCENT SPJ LIGHTING: SPJ-UD2-16 COLOR: MATTE BRONZE
B	DRYVIT DPR FINISH FINISH: SANDBLAST COLOR : DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	F	METAL FASCIA MCM ALUMINUM COLOR: DARK GRAY	J	STEEL CABLE GUARDRAIL SYSTEM COLOR: BLACK	2	LED RECESSED LIGHTINGS AT BALCONIE'S SOFFIT 6" PROFILE COLOR: DARK BRONZE
C	METAL WALLS - MCM PANELS COLOR : DUNN EDWARDS DE6393 - MOUNTAIN AIR OR SIMILAR	G	METAL CLADDING - STRUCTURAL STYLE ALUMINUM COLOR: DARK GRAY	K	METAL LATTICE ROOF COLOR: DARK GRAY		
D	METAL WALL PANEL METAL SALES - EM1-1653 (OR SIMILAR) COLOR : DARK GRAY	H	ALUMINUM DOORS & WINDOWS COLOR: DARK BRONZE CLEAR VISION GLAZING - LOW REF				

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DEVELOPER: VK GROUP
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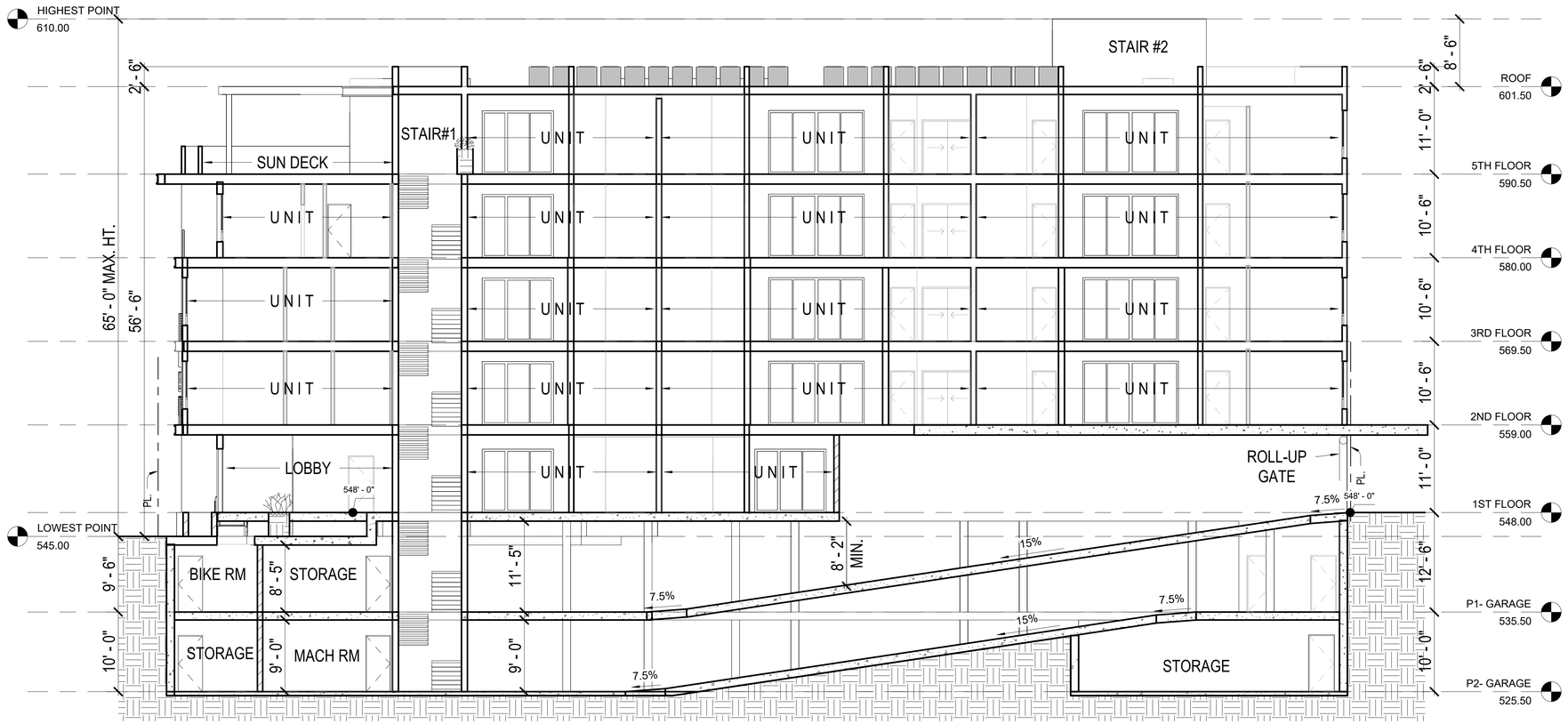
GLENDALE, CA 91203

REVISIONS:

SOUTH ELEVATION

A4-3



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

0' 4' 8' 16' 32'

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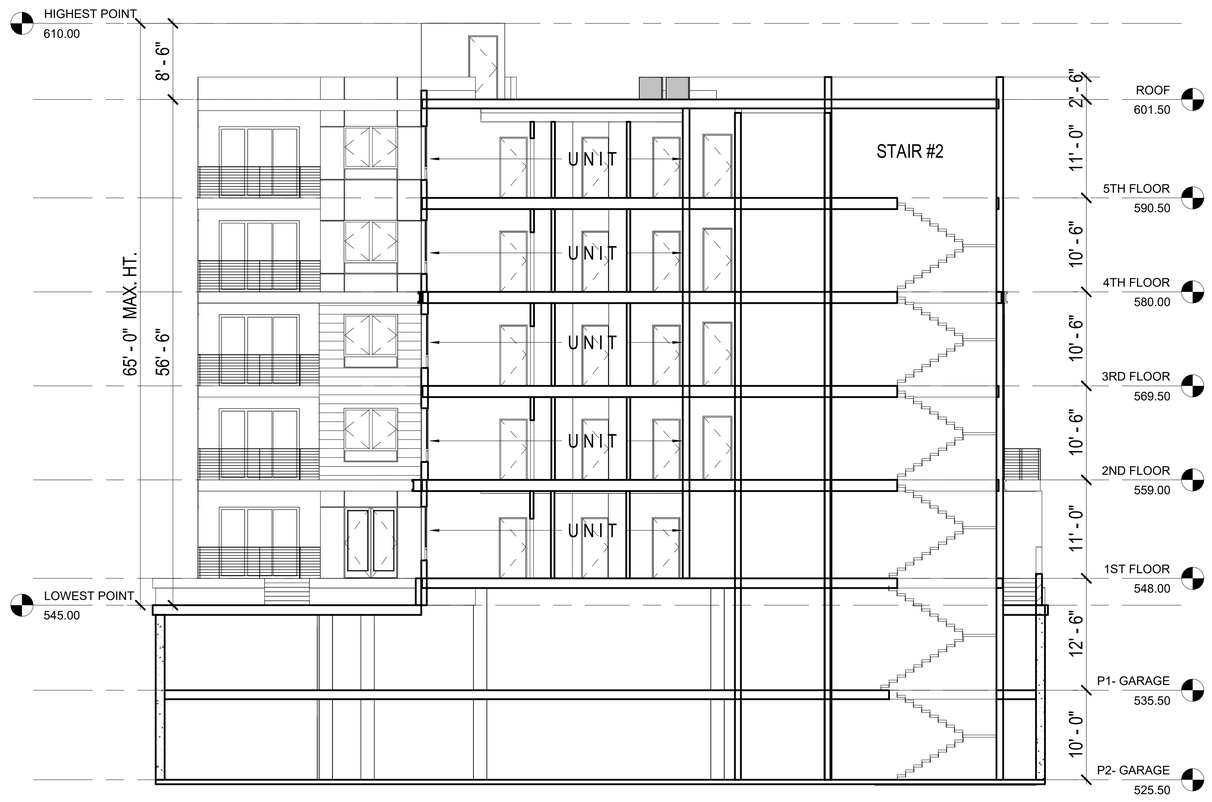
GLENDALE, CA 91203

REVISIONS:

SECTION-A

A5-0



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

0' 4' 8' 16' 32'

KENWOOD APT.

40-UNIT APARTMENT BLDG

126 KENWOOD STREET
GLENDALE, CA 91205

DEVELOPER: VK GROUP
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SUITE 600
GLENDALE, CA 91203

REVISIONS:

SECTION-B

A5-1

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

N

0' 4' 8' 16' 32'

EXTERIOR FINISHES						EXTERIOR LIGHTING	
A	DRYVIT DPR FINISH FINISH: SANDBLAST COLOR : DUNN EDWARDS DE6393 - MOUNTAIN AIR	E	MCM ALUMINUM WOOD LOOK PANELS COLOR: UNFINISHED WALNUT	I	STOREFRONT SYSYEM - ALUMINUM COLOR: FACTORY APPLIED DARK BRONZE	1	LIGHTING FIXTURE - UP/DOWN ACCENT SPJ LIGHTING: SPJ-UD2-16 COLOR: MATTE BRONZE
B	DRYVIT DPR FINISH FINISH: SANDBLAST COLOR : DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	F	METAL FASCIA MCM ALUMINUM COLOR: DARK GRAY	J	STEEL CABLE GUARDRAIL SYSTEM COLOR: BLACK	2	LED RECESSED LIGHTINGS AT BALCONIE'S SOFFIT 6" PROFILE COLOR: DARK BRONZE
C	METAL WALLS - MCM PANELS COLOR : DUNN EDWARDS DE6393 - MOUNTAIN AIR OR SIMILAR	G	METAL CLADDING - STRUCTURAL STYLE ALUMINUM COLOR: DARK GRAY	K	METAL LATTICE ROOF COLOR: DARK GRAY		
D	METAL WALL PANEL METAL SALES - EM1-1653 (OR SIMILAR) COLOR : DARK GRAY	H	ALUMINUM DOORS & WINDOWS COLOR: DARK BRONZE CLEAR VISION GLAZING - LOW REF				

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DEVELOPER: VK GROUP
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SUITE 600
GLENDALE, CA 91203

REVISIONS:

WEST ELEVATION

A4-0

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

N

0' 4' 8' 16' 32'

EXTERIOR FINISHES						EXTERIOR LIGHTING	
A	DRYVIT DPR FINISH FINISH: SANDBLAST COLOR : DUNN EDWARDS DE6393 - MOUNTAIN AIR	E	MCM ALUMINUM WOOD LOOK PANELS COLOR: UNFINISHED WALNUT	I	STOREFRONT SYSYEM - ALUMINUM COLOR: FACTORY APPLIED DARK BRONZE	1	LIGHTING FIXTURE - UP/DOWN ACCENT SPJ LIGHTING: SPJ-UD2-16 COLOR: MATTE BRONZE
B	DRYVIT DPR FINISH FINISH: SANDBLAST COLOR : DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	F	METAL FASCIA MCM ALUMINUM COLOR: DARK GRAY	J	STEEL CABLE GUARDRAIL SYSTEM COLOR: BLACK	2	LED RECESSED LIGHTINGS AT BALCONIE'S SOFFIT 6" PROFILE COLOR: DARK BRONZE
C	METAL WALLS - MCM PANELS COLOR : DUNN EDWARDS DE6393 - MOUNTAIN AIR OR SIMILAR	G	METAL CLADDING - STRUCTURAL STYLE ALUMINUM COLOR: DARK GRAY	K	METAL LATTICE ROOF COLOR: DARK GRAY		
D	METAL WALL PANEL METAL SALES - EM1-1653 (OR SIMILAR) COLOR : DARK GRAY	H	ALUMINUM DOORS & WINDOWS COLOR: DARK BRONZE CLEAR VISION GLAZING - LOW REF				

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GLENDALE, CA 91203

REVISIONS:

NORTH ELEVATION

A4-1

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

N

0' 4' 8' 16' 32'

EXTERIOR FINISHES						EXTERIOR LIGHTING	
A	DRYVIT DPR FINISH FINISH: SANDBLAST COLOR : DUNN EDWARDS DE6393 - MOUNTAIN AIR	E	MCM ALUMINUM WOOD LOOK PANELS COLOR: UNFINISHED WALNUT	I	STOREFRONT SYSYEM - ALUMINUM COLOR: FACTORY APPLIED DARK BRONZE	1	LIGHTING FIXTURE - UP/DOWN ACCENT SPJ LIGHTING: SPJ-UD2-16 COLOR: MATTE BRONZE
B	DRYVIT DPR FINISH FINISH: SANDBLAST COLOR : DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	F	METAL FASCIA MCM ALUMINUM COLOR: DARK GRAY	J	STEEL CABLE GUARDRAIL SYSTEM COLOR: BLACK	2	LED RECESSED LIGHTINGS AT BALCONIE'S SOFFIT 6" PROFILE COLOR: DARK BRONZE
C	METAL WALLS - MCM PANELS COLOR : DUNN EDWARDS DE6393 - MOUNTAIN AIR OR SIMILAR	G	METAL CLADDING - STRUCTURAL STYLE ALUMINUM COLOR: DARK GRAY	K	METAL LATTICE ROOF COLOR: DARK GRAY		
D	METAL WALL PANEL METAL SALES - EM1-1653 (OR SIMILAR) COLOR : DARK GRAY	H	ALUMINUM DOORS & WINDOWS COLOR: DARK BRONZE CLEAR VISION GLAZING - LOW REF				

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GLENDALE, CA 91205

DEVELOPER: VK GROUP
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SUITE 600
GLENDALE, CA 91203

REVISIONS:

EAST ELEVATION

A4-2

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

N

0' 4' 8' 16' 32'

EXTERIOR FINISHES

A	DRYVIT DPR FINISH FINISH: SANDBLAST COLOR : DUNN EDWARDS DE6393 - MOUNTAIN AIR	E	MCM ALUMINUM WOOD LOOK PANELS COLOR: UNFINISHED WALNUT	I	STOREFRONT SYSYEM - ALUMINUM COLOR: FACTORY APPLIED DARK BRONZE
B	DRYVIT DPR FINISH FINISH: SANDBLAST COLOR : DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	F	METAL FASCIA MCM ALUMINUM COLOR: DARK GRAY	J	STEEL CABLE GUARDRAIL SYSTEM COLOR: BLACK
C	METAL WALLS - MCM PANELS COLOR : DUNN EDWARDS DE6393 - MOUNTAIN AIR OR SIMILAR	G	METAL CLADDING - STRUCTURAL STYLE ALUMINUM COLOR: DARK GRAY	K	METAL LATTICE ROOF COLOR: DARK GRAY
D	METAL WALL PANEL METAL SALES - EM1-1653 (OR SIMILAR) COLOR : DARK GRAY	H	ALUMINUM DOORS & WINDOWS COLOR: DARK BRONZE CLEAR VISION GLAZING - LOW REF		

EXTERIOR LIGHTING

1	LIGHTING FIXTURE - UP/DOWN ACCENT SPJ LIGHTING: SPJ-UD2-16 COLOR: MATTE BRONZE
2	LED RECESSED LIGHTINGS AT BALCONIE'S SOFFIT 6" PROFILE COLOR: DARK BRONZE

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

REVISIONS:

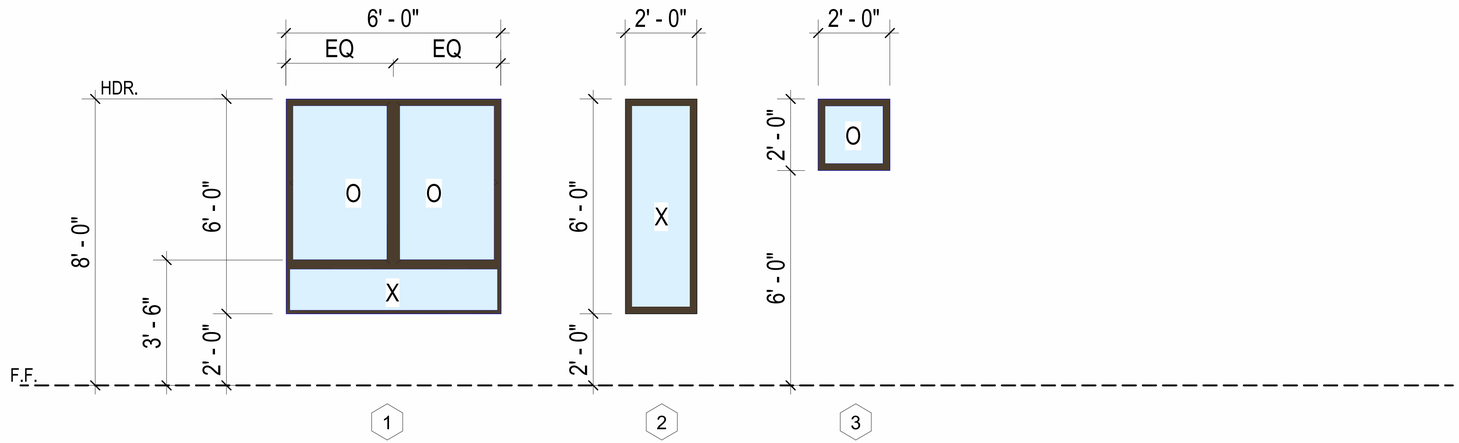
SOUTH ELEVATION

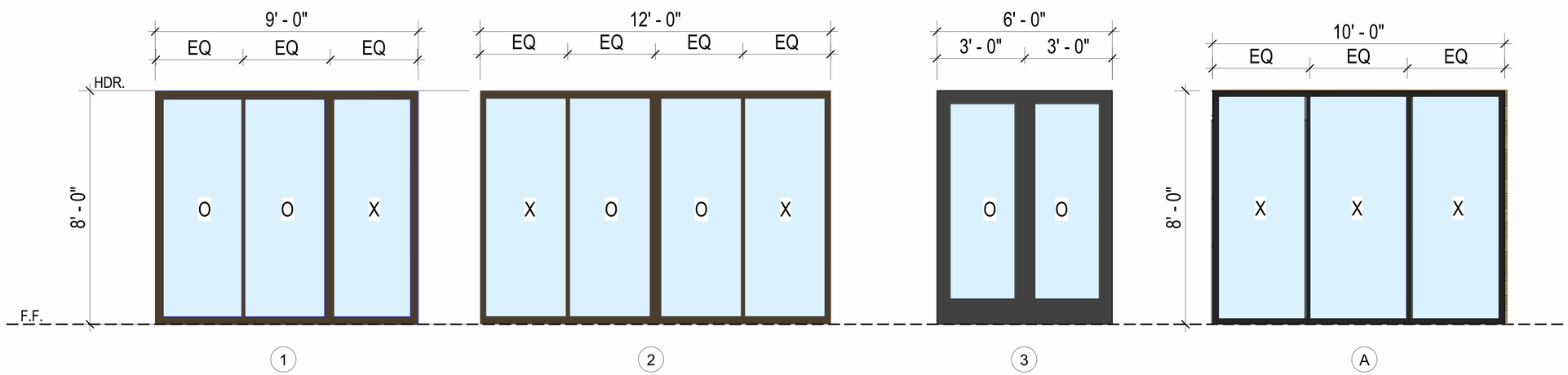
A4-3

Window Schedule					
Mark	Width	Height	Operation	Frame Material	Comments
1	6' - 0"	6' - 0"	CASEMENT/ FIXED	ALUMINUM	
2	2' - 0"	6' - 0"	FIXED	ALUMINUM	
3	2' - 0"	2' - 0"	AWNING	ALUMINUM	

Door Schedule					
Mark	Width	Height	Operation	Frame Material	Comments
1	9' - 0"	8' - 0"	SLIDING	ALUM / GLASS	
2	12' - 0"	8' - 0"	SLIDING	ALUM / GLASS	
3	6' - 0"	8' - 0"	SWING	ALUM / GLASS	

Storefront					
Mark	Width	Height	Operation	Frame Material	Comments
A	10'-0"	8'-0"	FIXED	ALUM / GLASS	





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

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KENWOOD APT.

40-UNIT APARTMENT BLDG

126 KENWOOD STREET
GLENDALE, CA 91205

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

REVISIONS:

Window/ Door Schedule

A6-0

URBAN DESIGN SPECIALISTS
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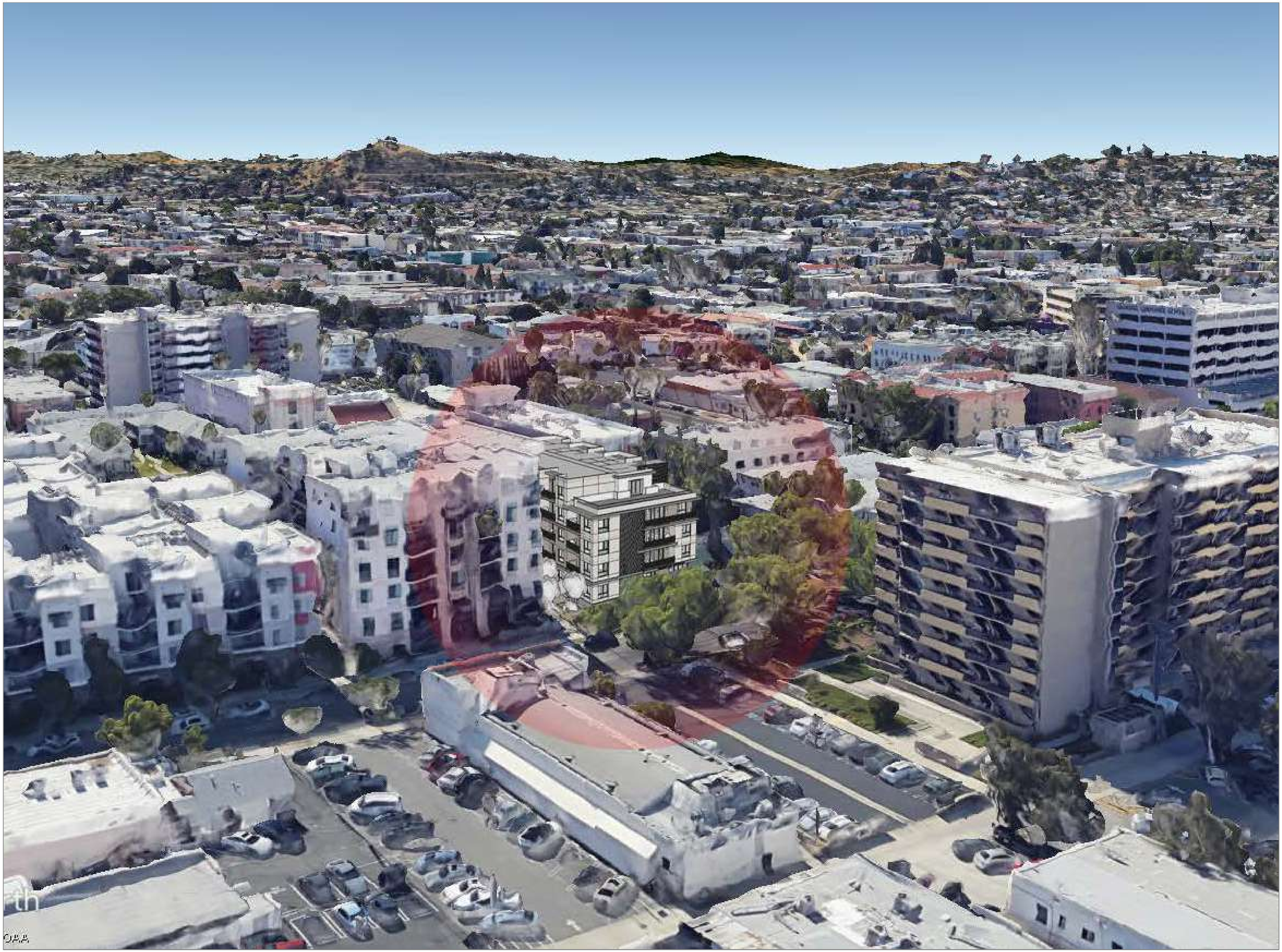
126 KENWOOD STREET
GLENDALE, CA 91205

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

REVISIONS:

SITE CONTEXT VIEW - SW

A6.0



KENWOOD APT.

40-UNIT APARTMENT BLDG

126 KENWOOD STREET
GLENDALE, CA 91205

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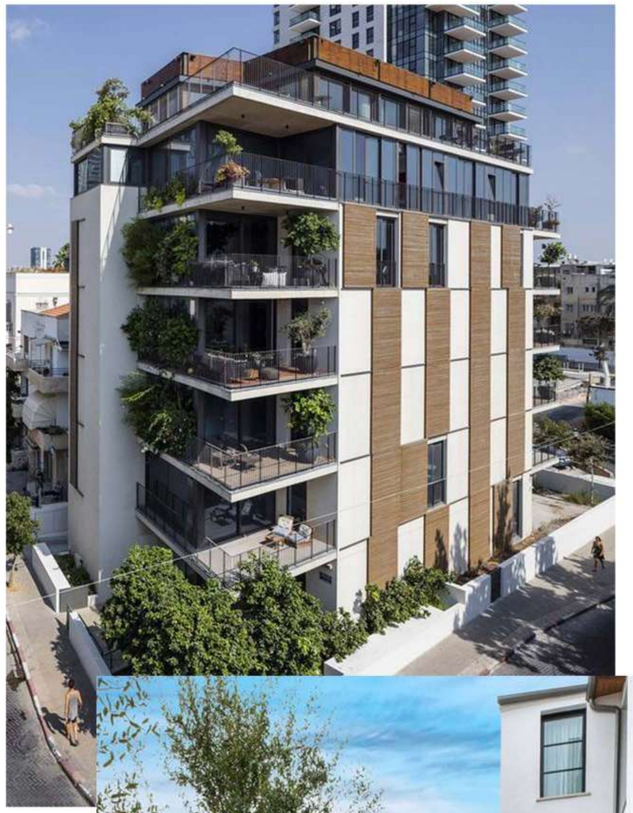
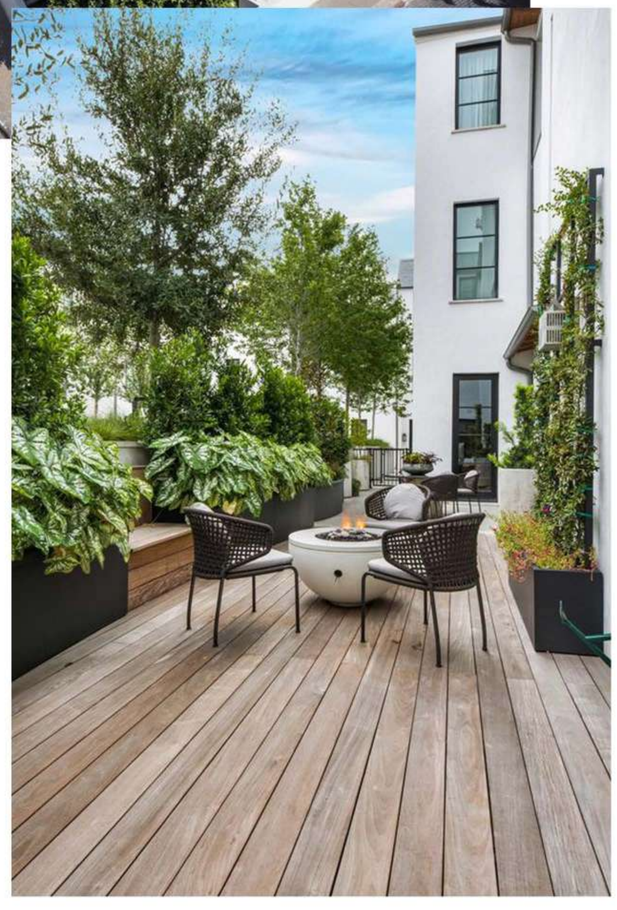
DEVELOPER: VK GROUP
700 N. BRAND BLVD,
SUITE 600
GLENDALE, CA 91203

REVISIONS:

SITE CONTEXT VIEW - NW

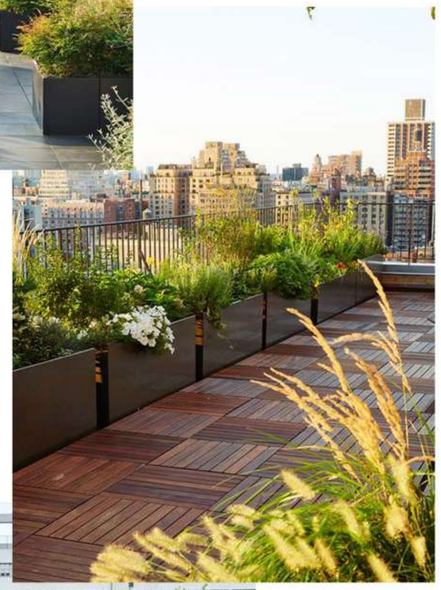
A6.1

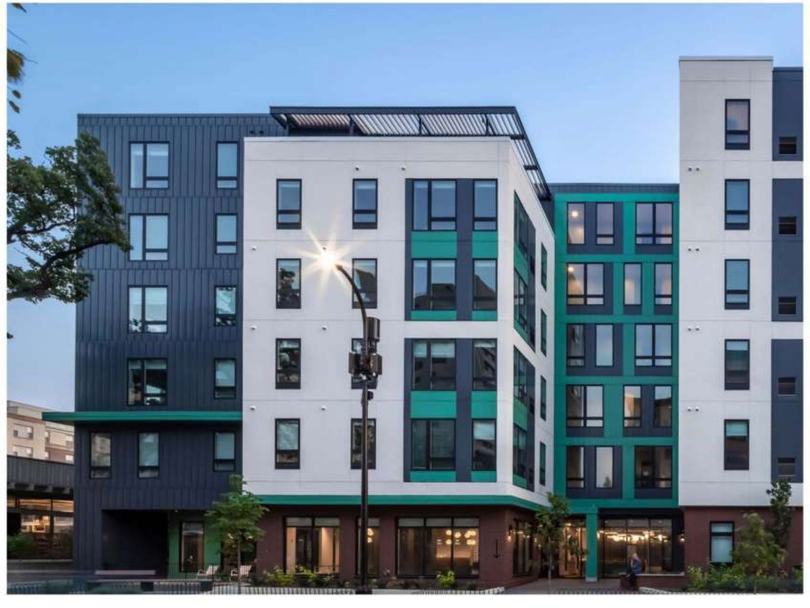




NATURE
INTEGRATED
INTO DESIGN

FUNCTIONAL
FRESH
DESIGN





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GLENDALE, CA 91205

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700 N. BRAND BLVD,
SUITE 600
GLENDALE, CA 91203

REVISIONS:

CONCEPT INSPIRATION

A6.2

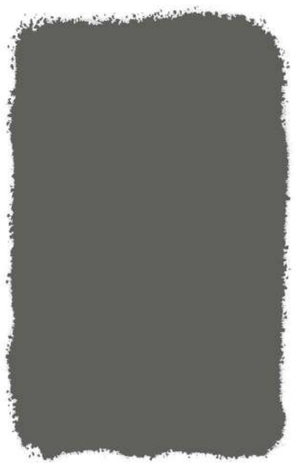
G **METAL FASCIA MCM ALUMINUM**
COLOR: DARK GRAY

C **METAL MCM ALUMINUM**
COLOR: MOUNTAIN AIR DE6393 (OR SIMILAR)

D **WALL PANEL METALSALES**
EM1-1653 (OR SIMILAR) COLOR: DARK GREY
FASTENERS: CONCEALED
FINISH: PVDF PAINT SYSTEM

1 **LIGHTING FIXTURE UP/DOWN ACCENT**
SPJ LIGHTING: SPJ-UD2-16
COLOR: MATTE BRONZE

2 **LED RECESSED LIGHTINGSAT BALCONIE'S SOFFIT**
TEXTURE: SANDBLAST
COLOR: CHARCOAL SMUDGE DE6370



B **DRYVIT DPR FINISH**
TEXTURE: SANDBLAST
COLOR: CHARCOAL SMUDGE DE6370

A **DRYVIT DPR FINISH**
TEXTURE: SANDBLAST
COLOR: MOUNTAIN AIR DE6393

E **MCM ALUMINUM WOOD LOOK PANELS**
COLOR: WALNUT

H **ALUMINUM DOORS AND WINDOWS**
2" FRAME PROFILE
COLOR: DARK BRONZE

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KENWOOD APT.

40-UNIT APARTMENT BLDG

126 KENWOOD STREET
GLENDALE, CA 91205

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

REVISIONS:

MATERIAL BOARD

A6.3

HARDSCAPE LEGEND

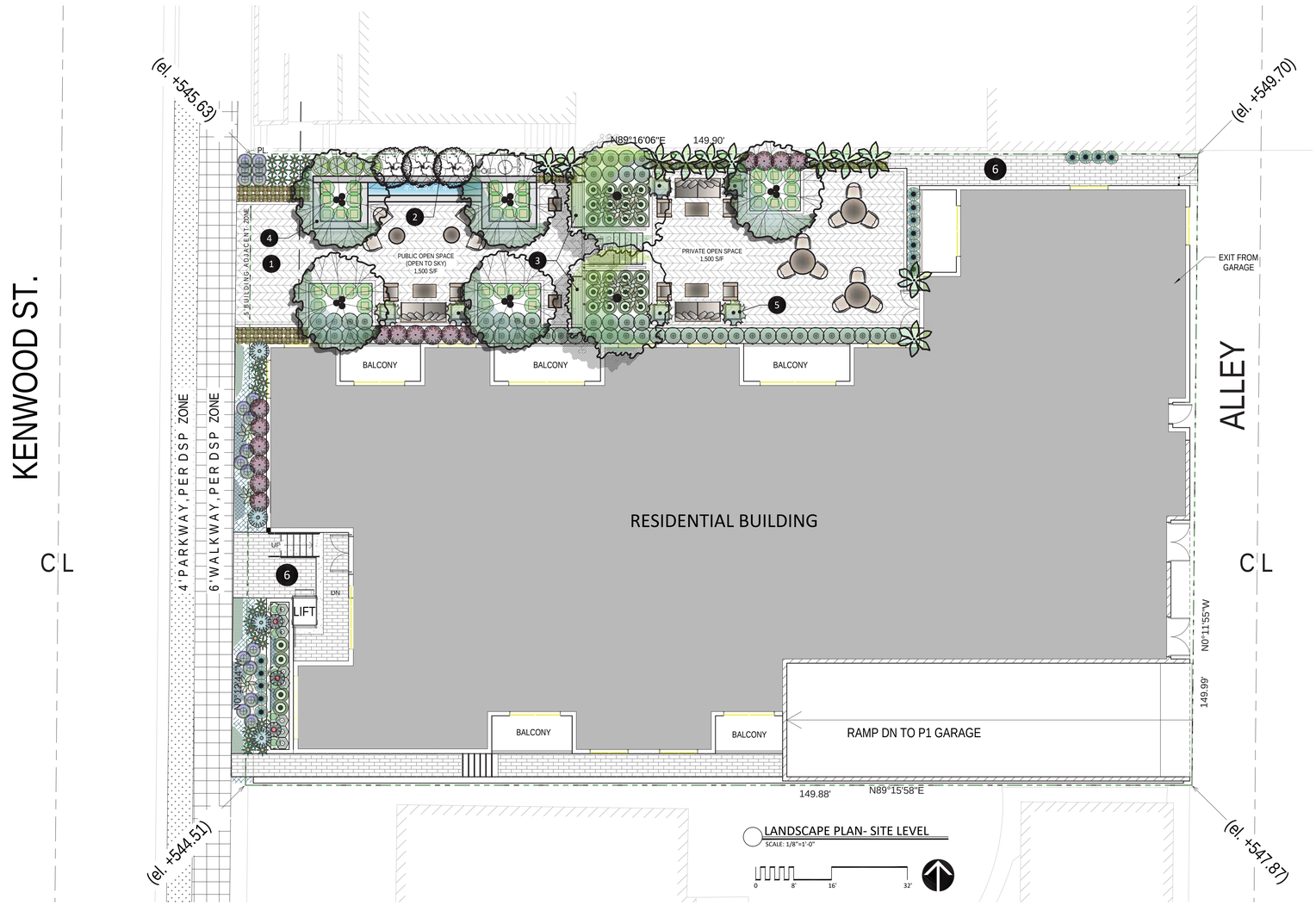
1. "DIAMOND" PAVERS WITH 6"X18" INDUSTRIA SMOOTH PAVER BORDER BY TECHOBLOC
2. 4'-0"H TILED WATER FEATURE WALL WITH METAL SQUARE SCUPPERS SPILLING INTO 12" BASIN
3. WALL MOUNTED WOOD BENCHES BY TOURNERSOL
4. 18"H PLANTER WALLS WITH 14" WIDE PRECAST CONC. CAPS BY TECHOBLOC (TYP)- TREE PLANTER AREA 6'-0" x 6'-0" x 38" DEEP
5. 'BOULEVARD' PLANTER BOX BY TOURNESOL (TYP)
6. 6"x18" INDUSTRIA SMOOTH UNIT PAVERS BY TECHOBLOC
7. 24"x48" 'SILVERLAKE' ROOF TERRACE PAVERS

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
	LEUCADENDRON 'EBONY'	EBONY CONEFLOWER	15 GAL	12	L
	ROSA 'FLOWER CARPERT WHITE'	WHITE CARPET ROSE	5 GAL	16	L
	YUCCA ROSTRATA	BEAKED YUCCA	24" BOX	4	L
	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	5 GAL	51	L
	LAVANDULA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	5 GAL	12	L
	KALANCHOE BEHARENSIS	FELT BUSH	15 GAL	6	L
	AGAVE ATTENUATA 'RAY OF LIGHT'	VARIEGATED FOXTAIL AGAVE	7 GAL	20	L
	ALOE STRIATA	CORAL ALOE	5 GAL	34	L
	CHONDROPETALUM TECTORUM	RESTIO	5 GAL	16	L
	BULBINE FRUTESCENS 'HALLMARK'	DWARF ORANGE BULBINE	1 GAL	61	L
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL	10	L
	CASUARINA 'COUSIN ITT'	PROSTRATE SWAMP OAK	1 GAL	12	L
	ARTEMISIA 'SILVER BROCADE'	PERENNIAL DUSTY MILLER	2 GAL	28	L
	WESTRINGIA 'SMOKEY'	SMOKEY COAST ROSEMARY	5 GAL	37	L
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	24" BOX	11	L
	MANGAVE 'LAVENDER LADY'	MANGAVE	5 GAL	3	L
	FESTUCA GLAUCA 'ELIJA BLUE'	BLUE FESCUE	1 GAL	44	L
	GERANIUM HARVEYI	SILVER GERANIUM	1 GAL	30	L
	GRAPTOPETALUM PARAGUAYENSE	GHOST ECHEVERIA	1 GAL	28	L

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS	MATURE HEIGHT
	OLEA EUROPAEA 18'-20'H	OLIVE TREE	BARE ROOT	5	VL	25'
	ACACIA SUBPOROSA	RIVER WATTLE	24" BOX	3	L	15'
	TIPUANA TIPU	TIPU TREE	36" BOX	2	L	40-50'
	COTINUS COGGYGRIA 'ROYAL PURPLE'	PURPLE SMOKE TREE	15 GAL	6	L	10-15'



LANDSCAPE PLAN- SITE LEVEL
SCALE: 1/8"=1'-0"

0 8' 16' 32'

5TH FLOOR SUN DECK
SCALE: 1/8"=1'-0"

Richard Lusk
LANDSCAPE AND DESIGN
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800.808.7510
C27 | 950714

COLLEGE LANDSCAPE CONTRACTOR
Sean Paul Kuhn
Lic# 950714
Exp. 05-31-2024
Certified Landscape Contractor
STATE OF CALIFORNIA

LANDSCAPE PLAN

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THIS IS A CONCEPT PLAN AND NOT FOR CONSTRUCTION.

PROJECT TITLE

APARTMENTS

126-128 KENWOOD ST.
GLENDALE, CA 91205

NO.	DATE	DESCRIPTION

SHEET TITLE

LANDSCAPE
L-1

DATE 12.18.2023

NOT FOR CONSTRUCTION

PLANT IMAGES

LEUCADENDRON 'EBONY'

ROSA 'FLOWER CARPERT WHITE'

YUCCA ROSTRATA

MYRTUS COMMUNIS 'COMPACTA'

LAVANDULA 'MUNSTEAD'

KALANCHOE BEHARENSIS

AGAVE ATTENUATA 'RAY OF LIGHT'

ALOE STRIATA

CHONDROPETALUM TECTORUM

BULBINE FRUTESCENS 'HALLMARK'

MYRICA CALIFORNICA

CASUARINA 'COUSIN ITT'

ARTEMISIA 'SILVER BROCADE'

WESTRINGIA 'SMOKEY'

STRELITZIA NICOLAI

MANGAVE 'LAVENDER LADY'

FESTUCA GLAUCA 'ELIJA BLUE'

GERANIUM HARVEYI

GRAPTOPETALUM PARAGUAYENSE

OLEA EUROPAEA
18'-20'H

ACACIA SUBPOROSA

TIPUANA TIPU

COTINUS COGGYGRIA
'ROYAL PURPLE'

HARDSCAPE IMAGES

WATER FEATURE WALL WITH METAL SQUARE SCUPPERS

"DIAMOND" PAVERS WITH INDUSTRIA PAVER BORDER

WALL MOUNTED WOOD BENCHES BY TOURNERSOL

BOULEVARD PLANTER BOXES

'SILVERLAKE' ROOF TERRACE PAVERS

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COLLEGE OF LANDSCAPE CONTRACTORS
Ryan Paul Rusk
Lic# 950714
Exp. 05-31-2024
LANDSCAPE CONTRACTOR
STATE OF CALIFORNIA

IMAGERY

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PROJECT TITLE

APARTMENTS

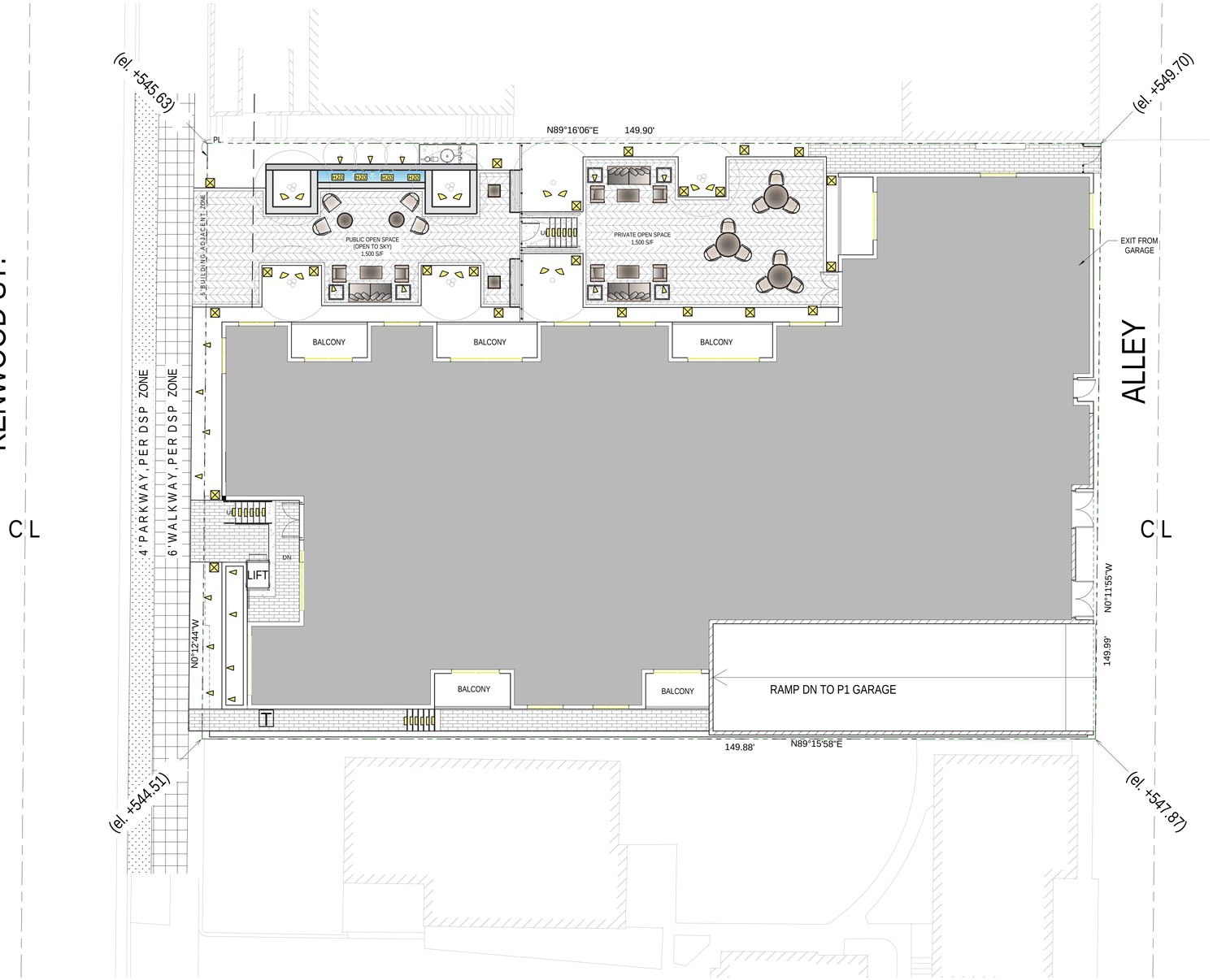
126-128 KENWOOD ST.
GLENDALE, CA 91205

NO. DATE DESCRIPTION

SHEET TITLE

IMAGERY
L-2

DATE 12.18.2023

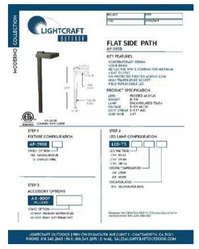


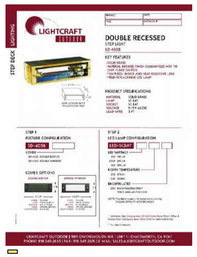
LV LANDSCAPE LIGHTING
SCALE: 1/8"=1'-0"

0 8' 16' 32'

LOW VOLTAGE LIGHTING

- PATH LIGHT | NATURAL BRONZE
- ACCENT UPLIGHT- SMALL | NATURAL BRONZE
- ACCENT UPLIGHT- LARGE | NATURAL BRONZE
- STEP/ WALL LIGHT WITH DOUBLE LOUVRE | NATURAL BRONZE
- H20 UNDERWATER ACCENT LIGHT
- T LOW VOLTAGE LIGHTING TRANSFORMER





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

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C27 | 950714

COLLEGE LANDSCAPE CONTRACTOR
Ryan Paul Rusk
Lic# 950714
Exp. 05-31-2024
STATE OF CALIFORNIA

LOW VOLTAGE LANDSCAPE LIGHTING

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THIS IS A CONCEPT PLAN AND NOT FOR CONSTRUCTION.

PROJECT TITLE
APARTMENTS
126-128 KENWOOD ST.
GLENDALE, CA 91205

NO. DATE DESCRIPTION

SHEET TITLE
LV LANDSCAPE LIGHTING
L-3

DATE 12.18.2023