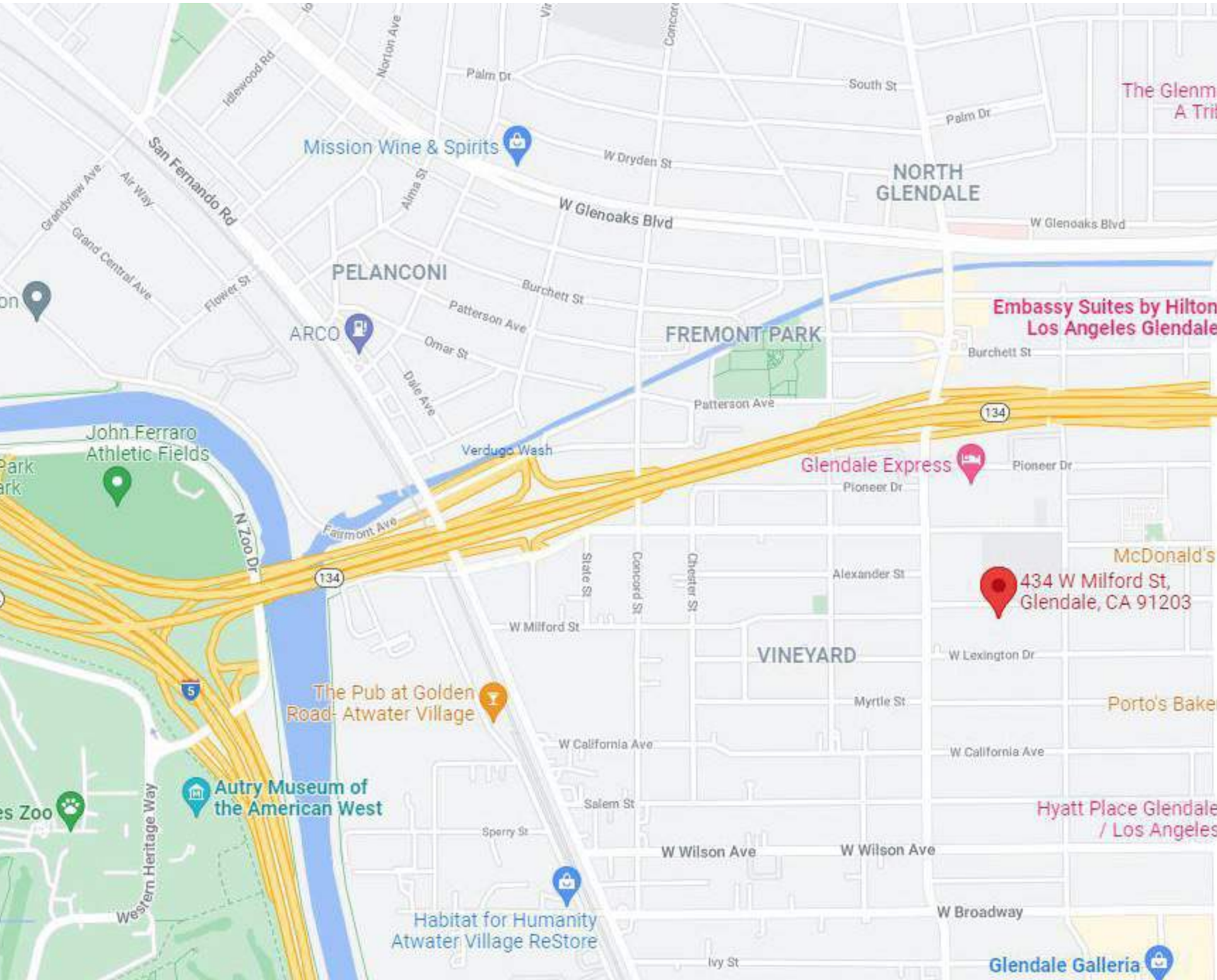


PROPOSED 4-STORY 43-UNIT APARTMENT

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



VICINITY MAP

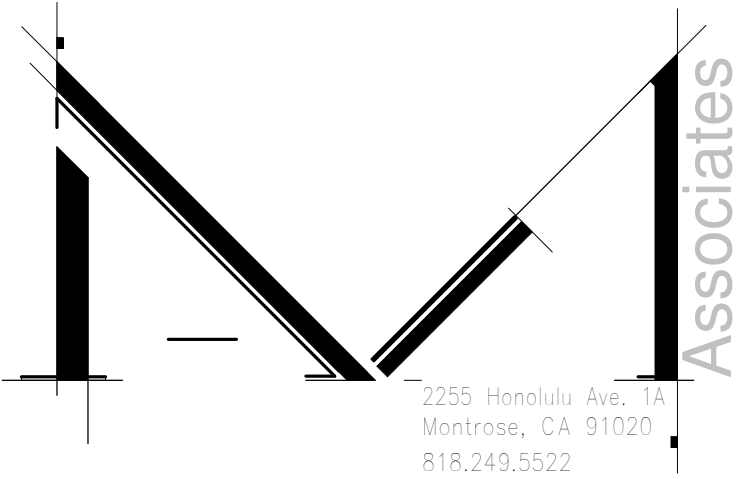


PROJECT DATA

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

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

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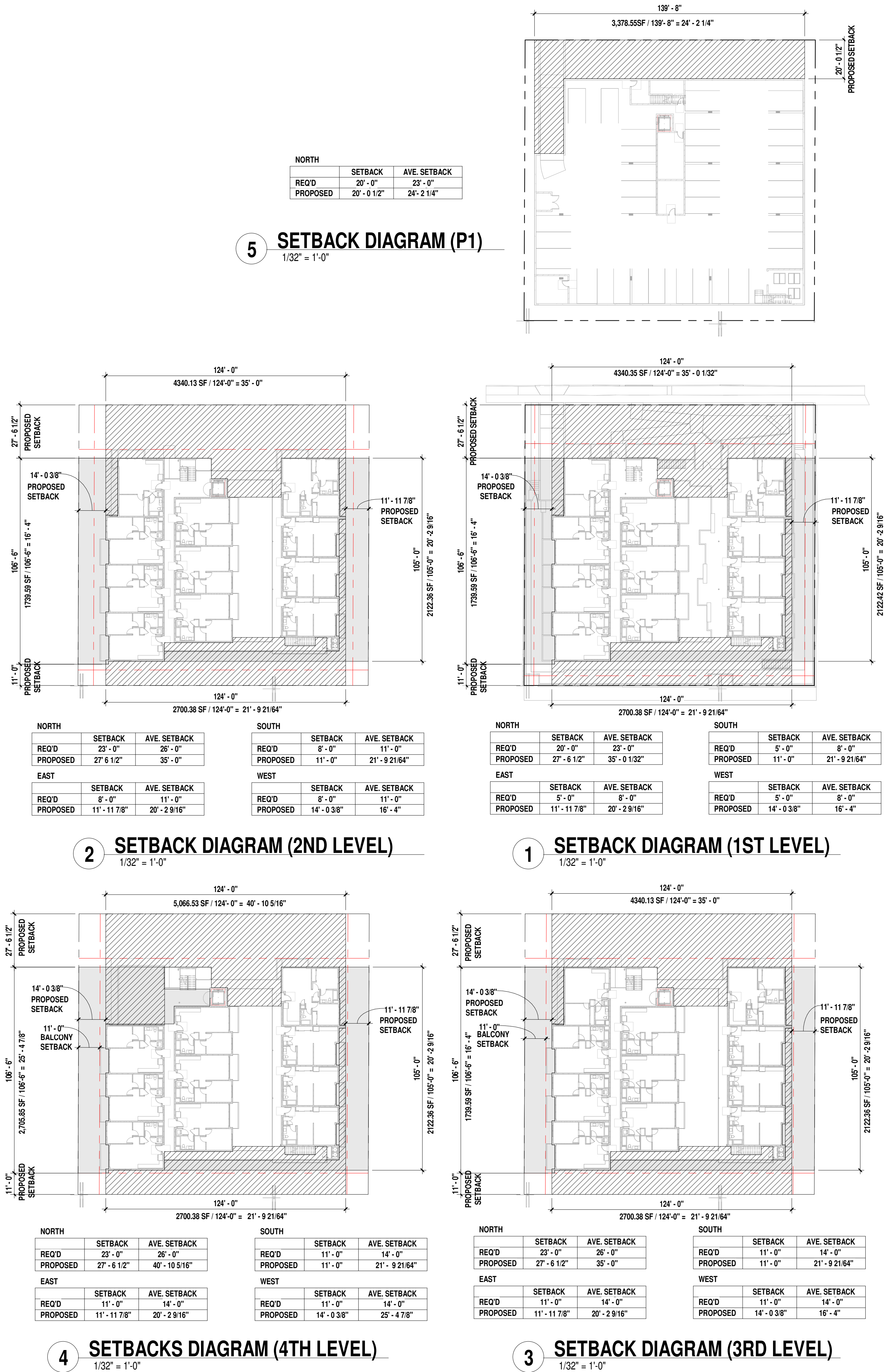
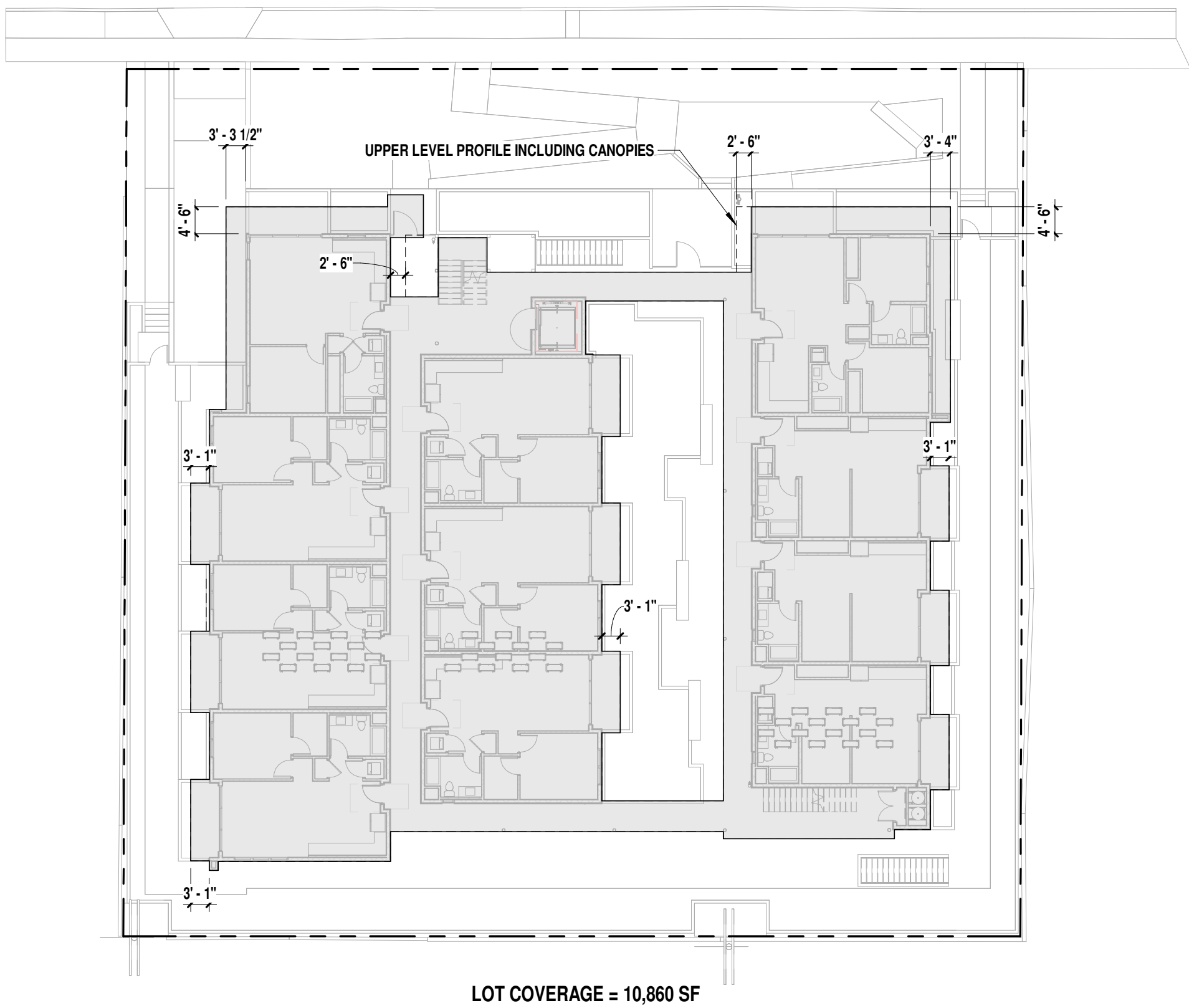
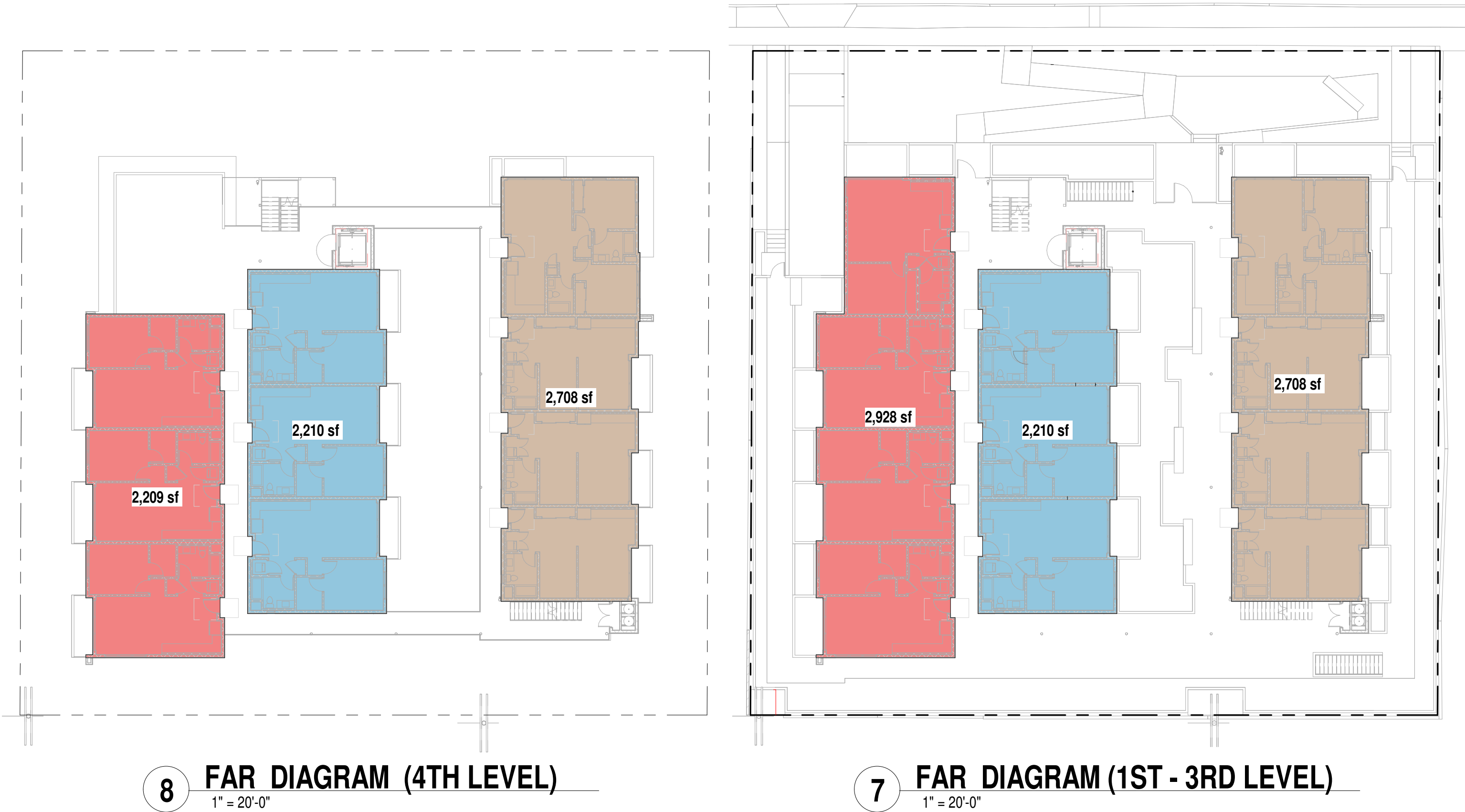


PROPOSED 4-STORY 43-UNIT APARTMENT

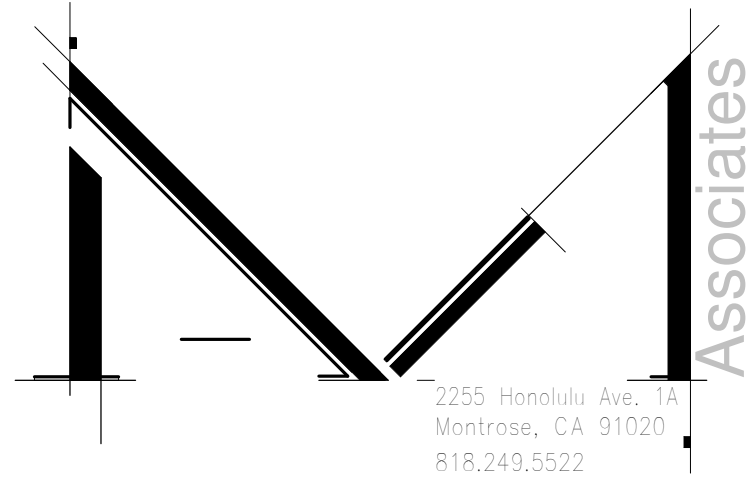
434,430,424 MILFORD ST
GLENDALE, CA 91203

PROJECT ZONING DATA

D-T1.0



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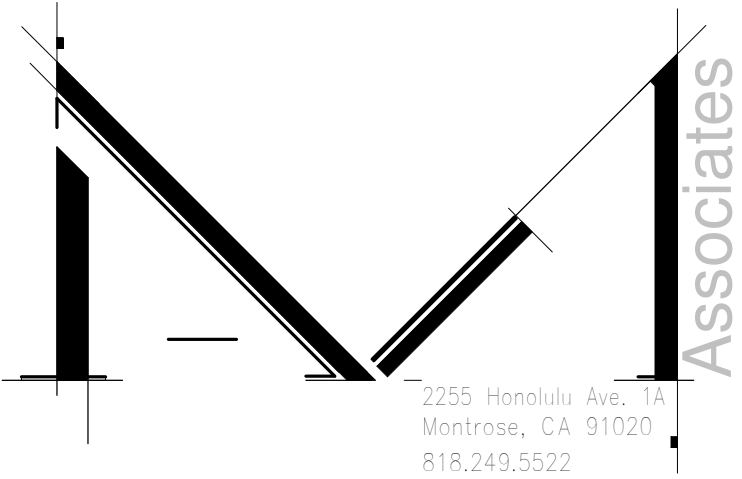


PROPOSED 4-STORY
43-UNIT APARTMENT

434,430,424 MILFORD ST
GLENDALE, CA 91203

ZONING DIAGRAM

D-T2.0



PROPOSED 4-STORY
43-UNIT APARTMENT

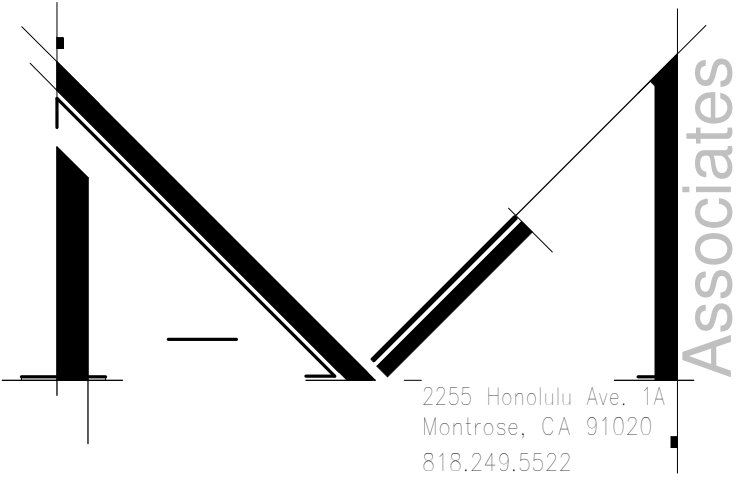
434,430,424 MILFORD ST
GLENDALE, CA 91203

PLOT PLAN

NOTE:
(E) DRIVEWAY THAT IS NOT USED WILL BE REPLACED WITH
PARKWAY, STANDARD CURB, GUTTER AND SIDEWALK PER
CITY REQUIREMENT.

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

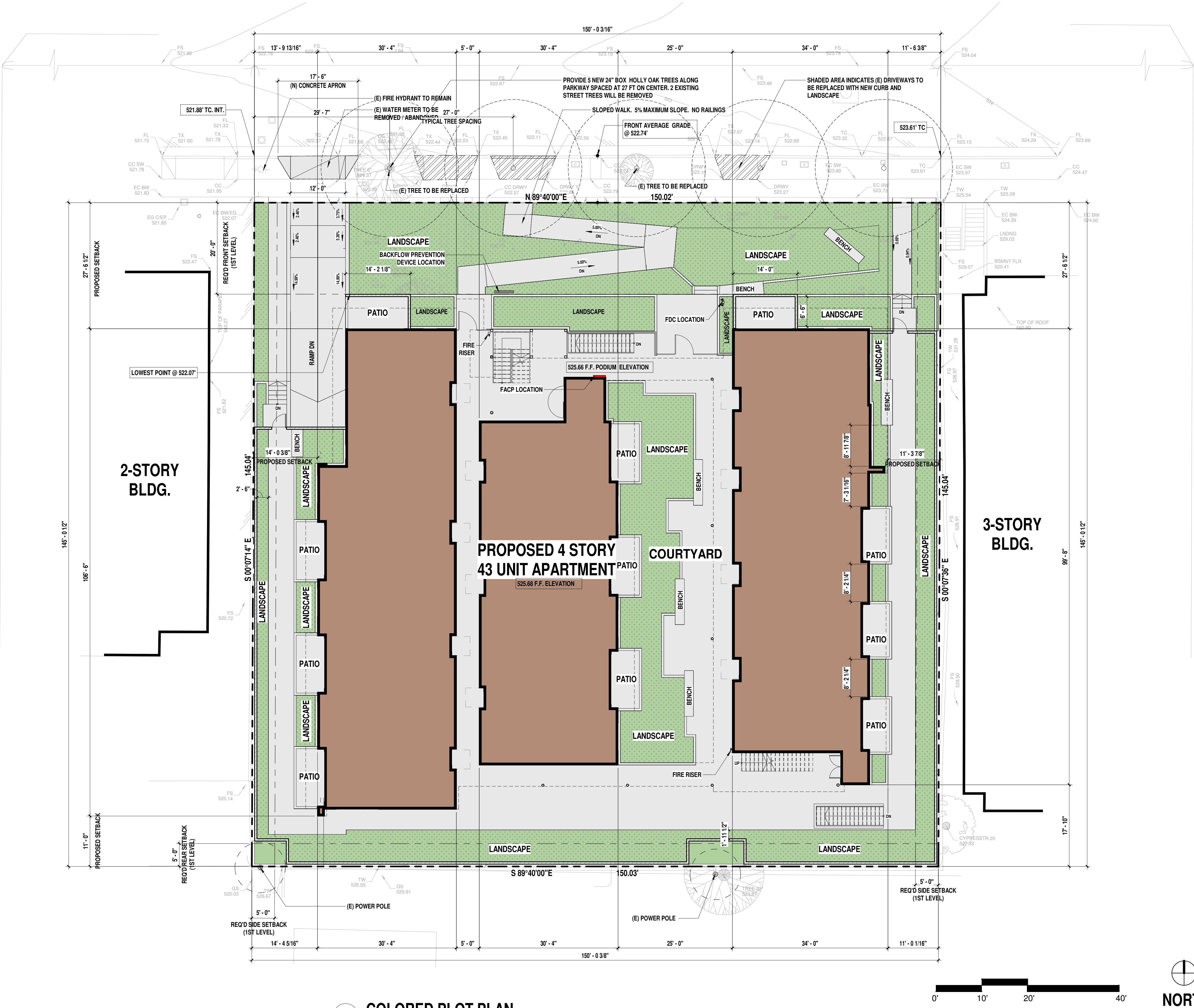




PROPOSED 4-STORY
43-UNIT APARTMENT

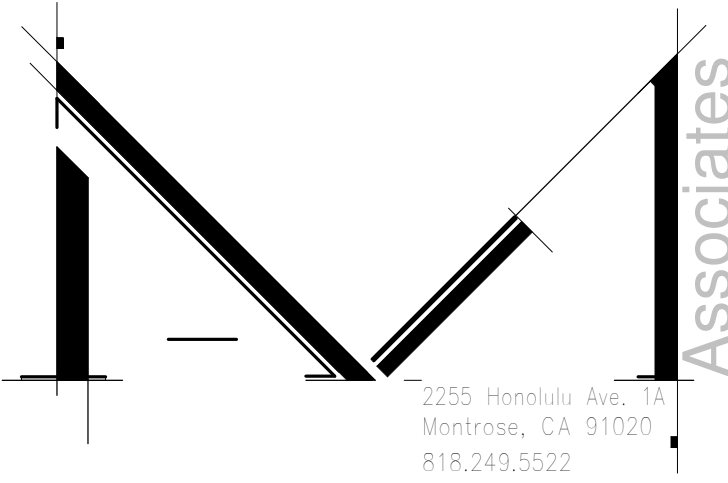
434,430,424 MILFORD ST
GLENDALE, CA 91203

COLORED PLOT PLAN



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

* AFFORDABLE UNITS
UNIT - 7
UNIT - 8



PROPOSED 4-STORY
43-UNIT APARTMENT

434,430,424 MILFORD ST
GLENDALE, CA 91203

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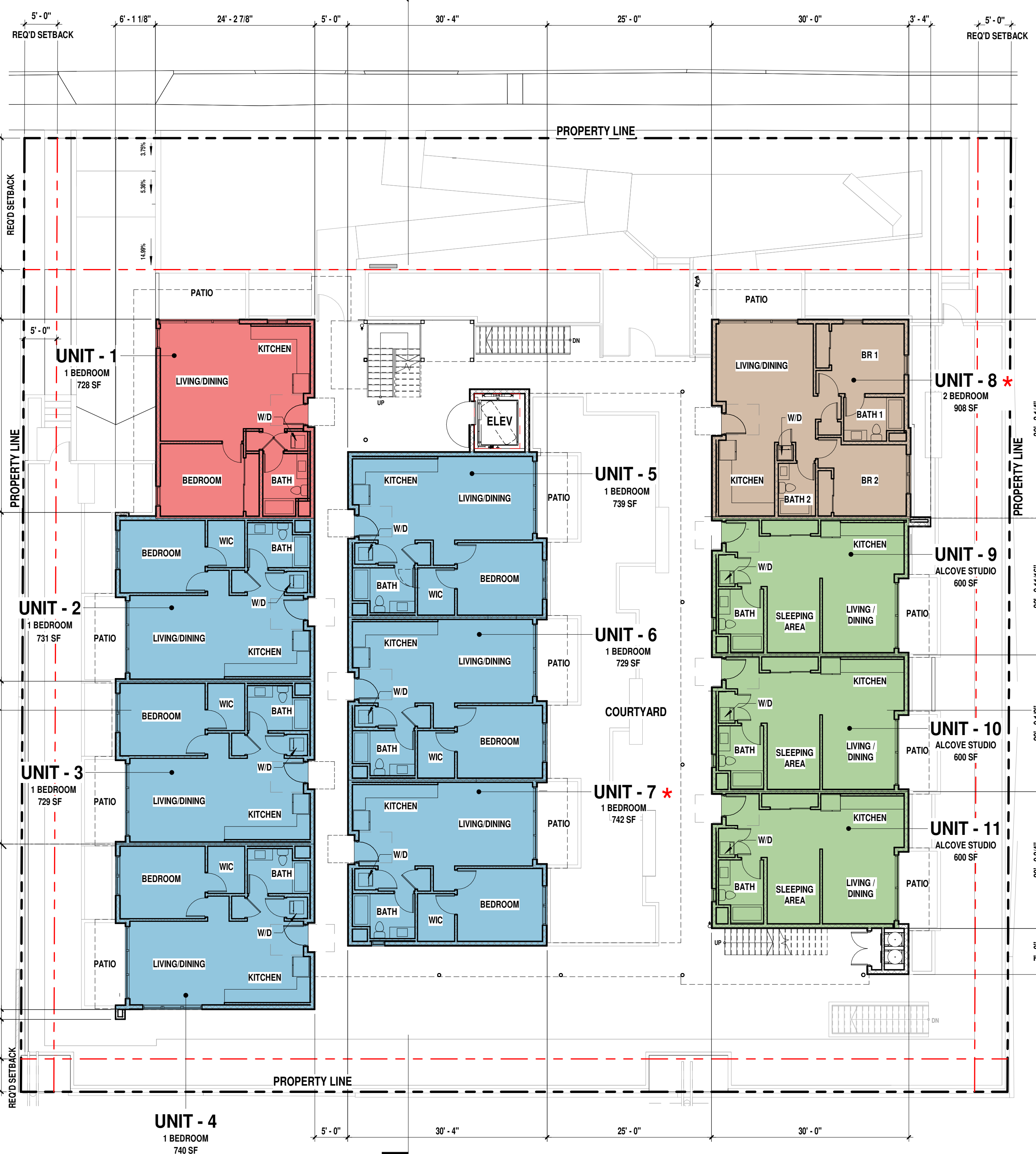
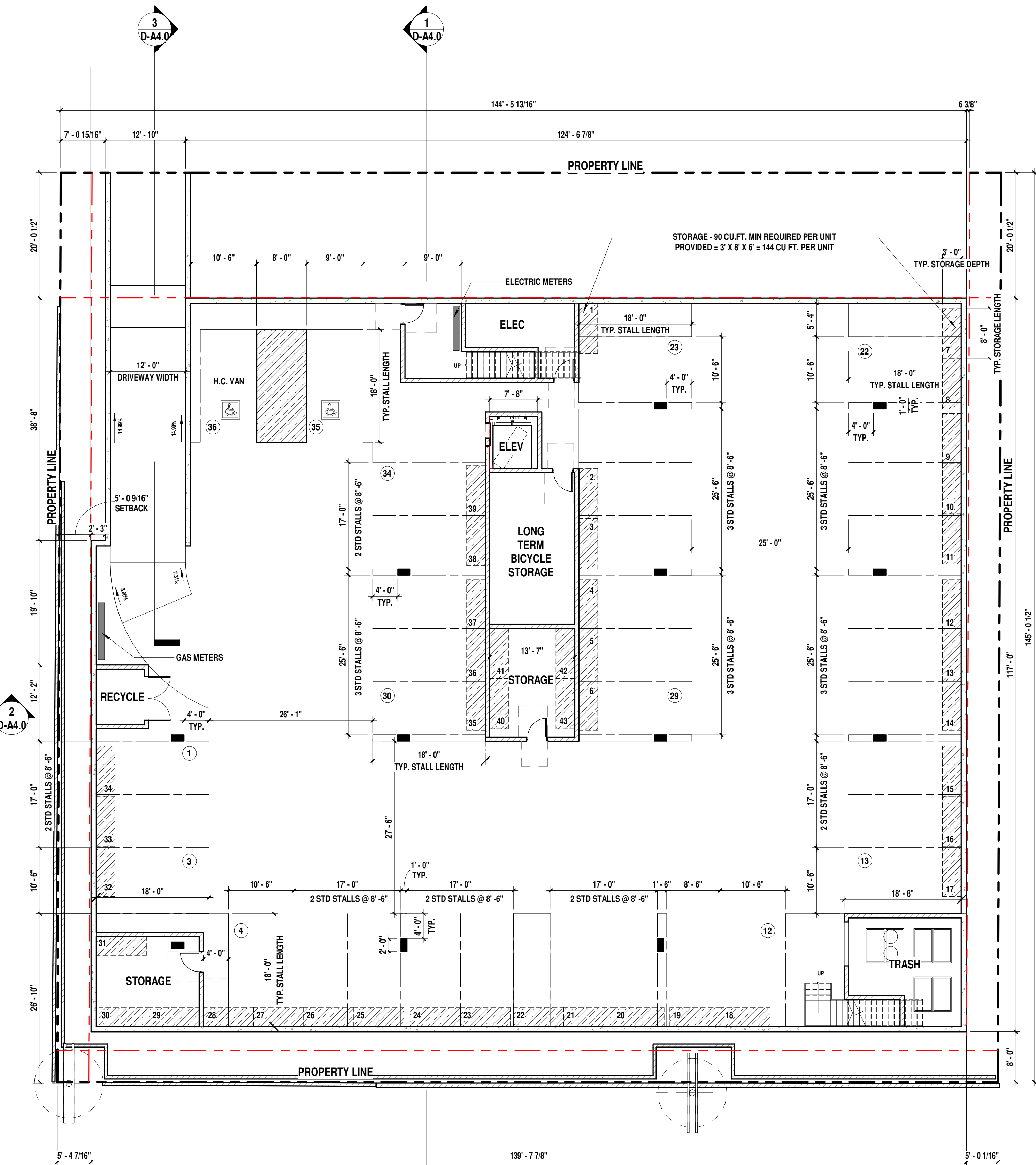
FLOOR PLANS



0' 10' 20' 40'

2 P1- SUBTERRANEAN PARKING PLAN
3/32" = 1'-0"

1 1ST LEVEL PLAN
3/32" = 1'-0"



* AFFORDABLE UNITS
UNIT - 14
UNIT - 16
UNIT - 20
UNIT - 29
UNIT - 32



PROPOSED 4-STORY
43-UNIT APARTMENT

434,430,424 MILFORD ST
GLENDALE, CA 91203

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FLOOR PLANS

D-A2.1



2 3RD LEVEL PLAN
3/32" = 1'-0"



1 2ND LEVEL PLAN
3/32" = 1'-0"



0' 10' 20' 40'

* AFFORDABLE UNIT
UNIT - 38

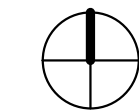


PROPOSED 4-STORY
43-UNIT APARTMENT

434,430,424 MILFORD ST
GLENDALE, CA 91203

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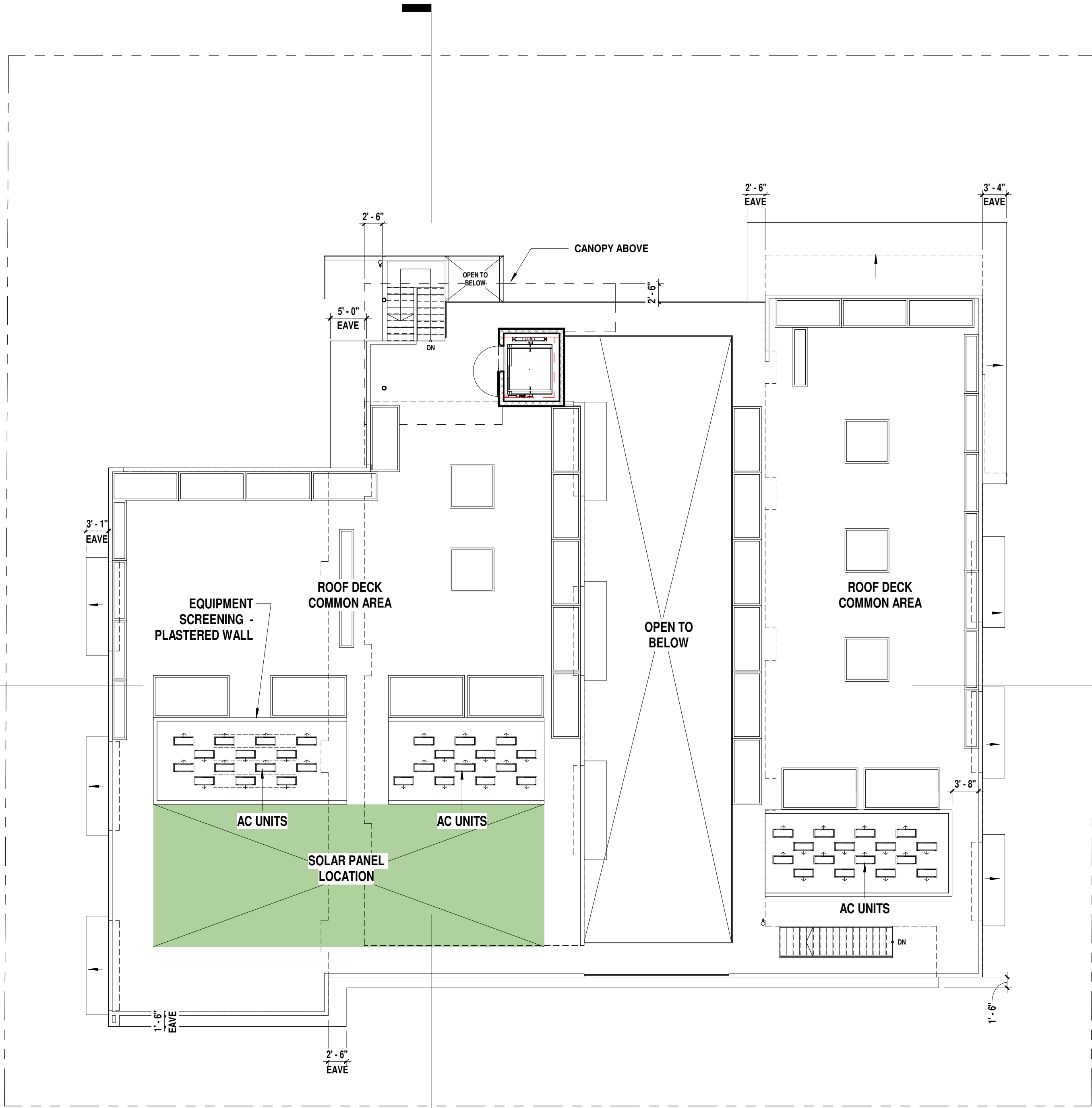
FLOOR PLANS



NORTH



1 ROOF DECK PLAN
3/32" = 1'-0"



2 4TH LEVEL PLAN
3/32" = 1'-0"



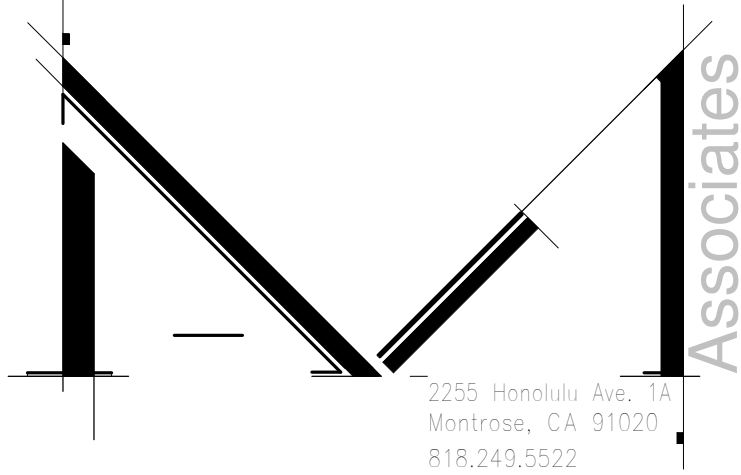
ELEVATION KEYNOTES	
1	SMOOTH TROWEL CEMENT FINISH PAINT COLOR - WARM WHITE BY DUNN EDWARDS (DEW380)
2	SMOOTH TROWEL CEMENT FINISH PAINT COLOR - LEGENDARY GRAY BY DUNN EDWARDS (DE6369)
3	HARDIE PANELS BY JAMES HARDIE ARRANGED IN RANDOM SIZES FINISH - SMOOTH PAINT COLOR - TRANQUIL TEAL BY DUNN EDWARDS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



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



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



PROPOSED 4-STORY
43-UNIT APARTMENT

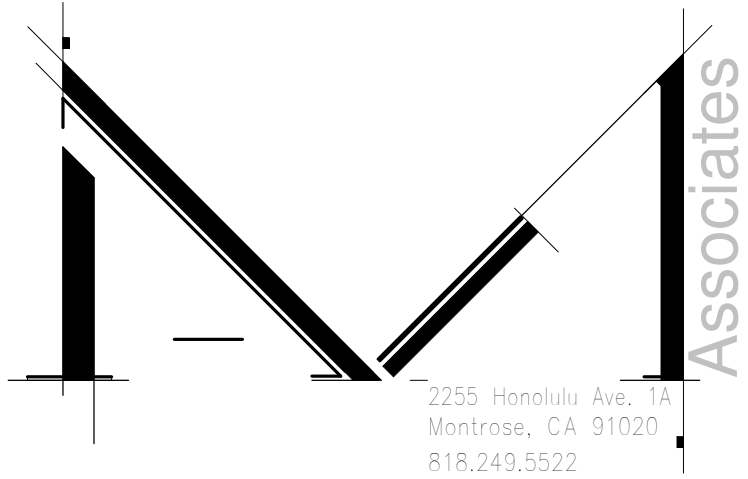
434,430,424 MILFORD ST
GLENDALE, CA 91203

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ELEVATIONS

Project Status

Project Number



PROPOSED 4-STORY
43-UNIT APARTMENT

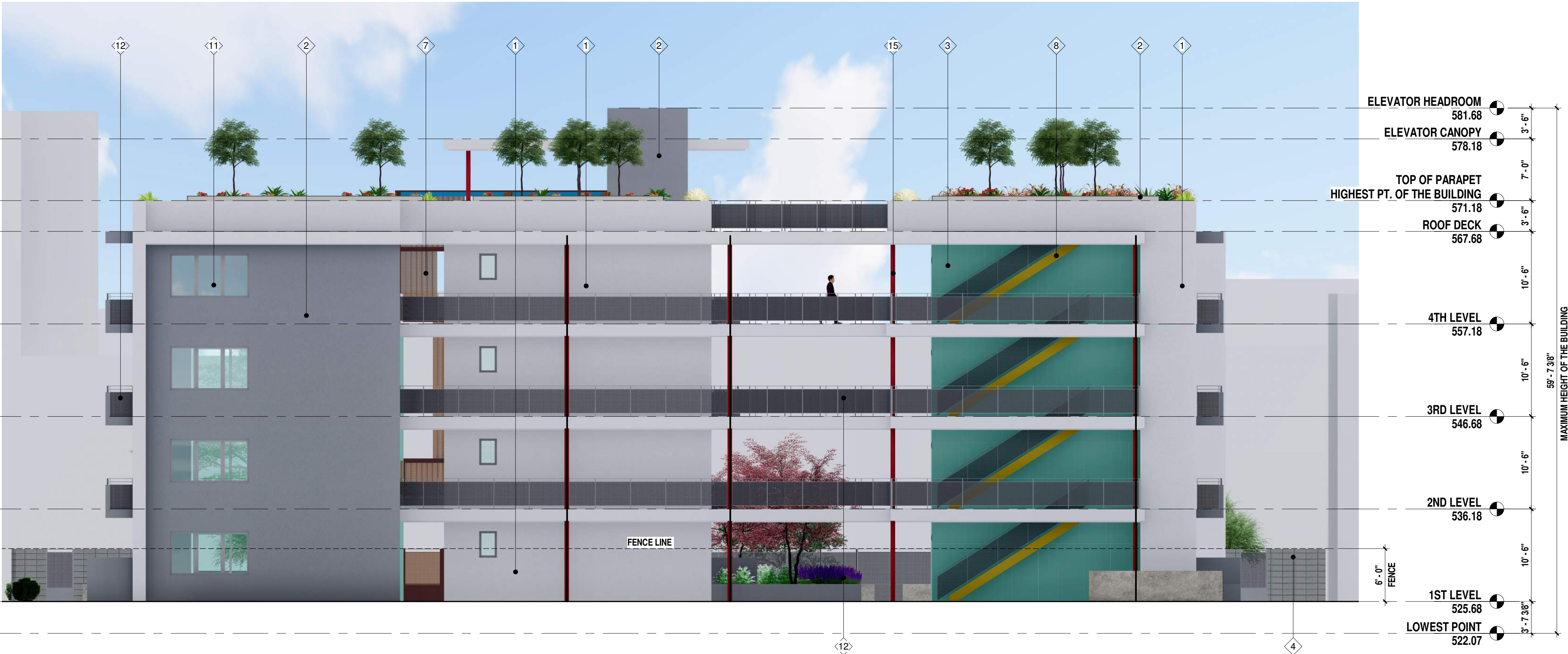
434,430,424 MILFORD ST
GLENDALE, CA 91203

1/19/2023 2:33:56 PM
PLOT DATE

ELEVATIONS

Project Status
Project Number
Project Name

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



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



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



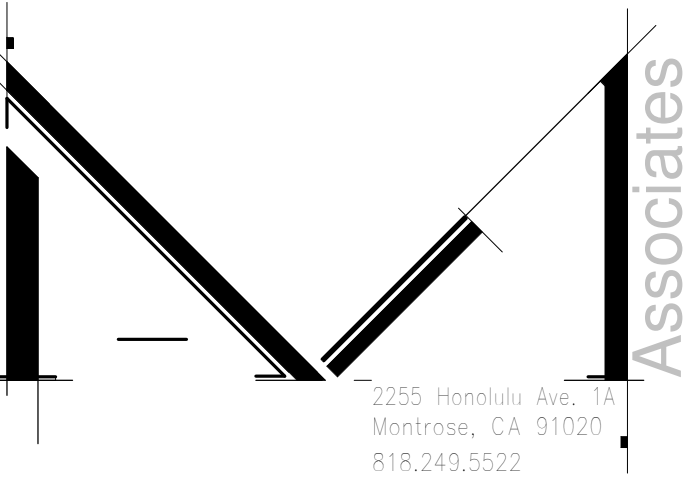
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16	PRIMED AND PAINTED METAL NUMBERS PAINT COLOR - RED CONTRAST BY DUNN EDWARDS (DEA106)



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



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



PROPOSED 4-STORY 43-UNIT APARTMENT

434,430,424 MILFORD ST
GLENDALE, CA 91203

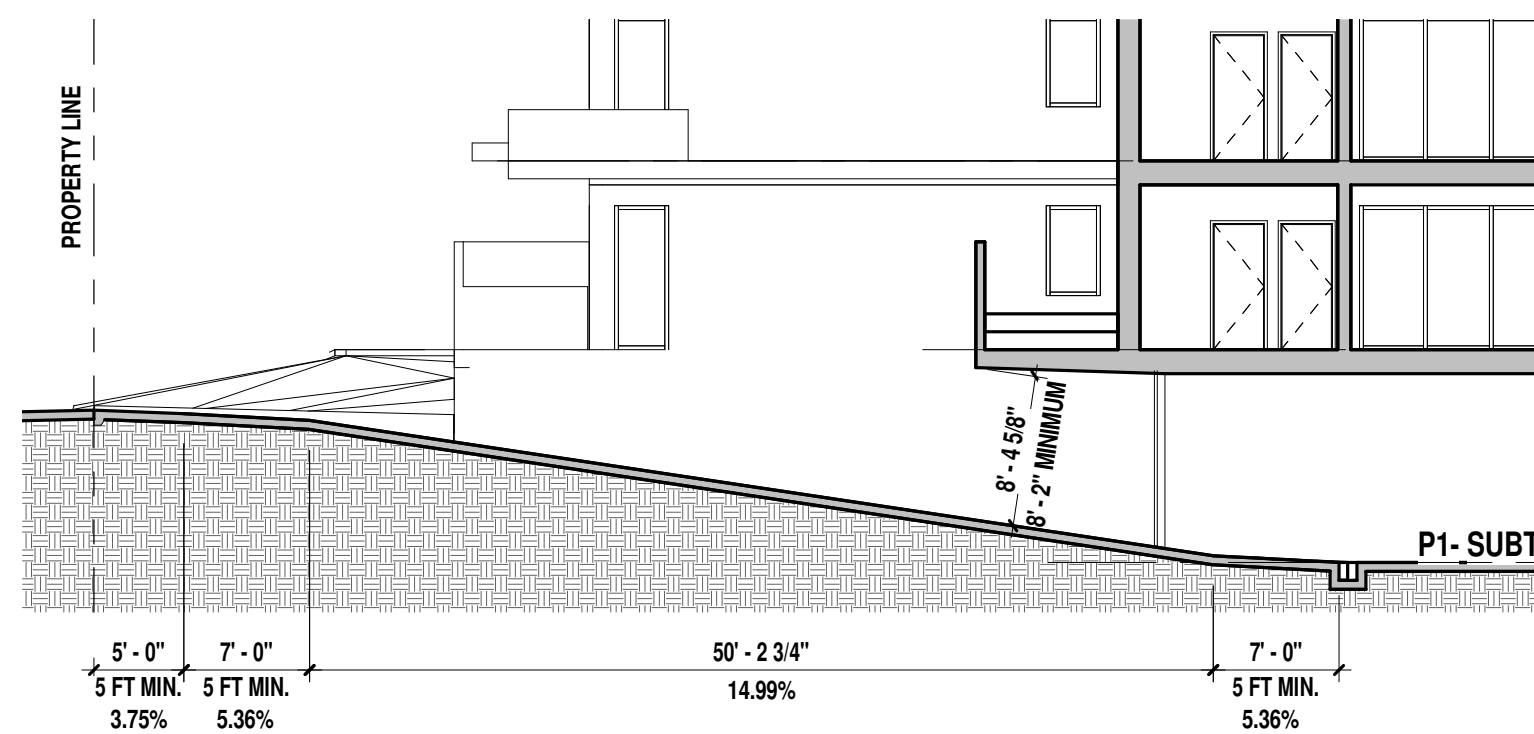
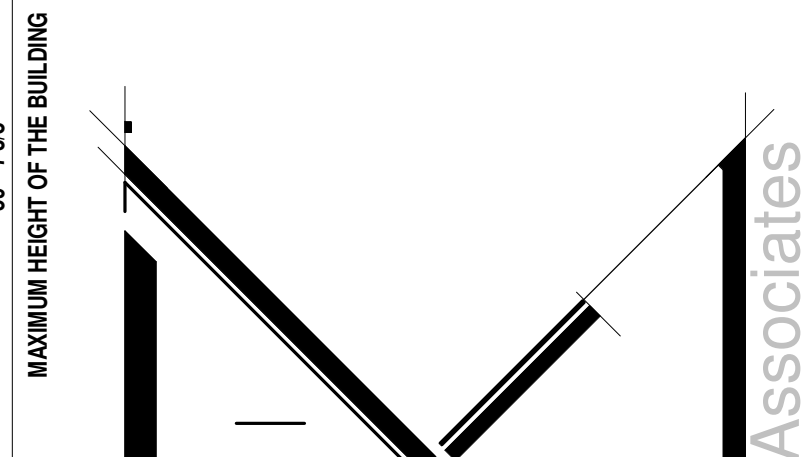
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PLOT DATE

ELEVATIONS

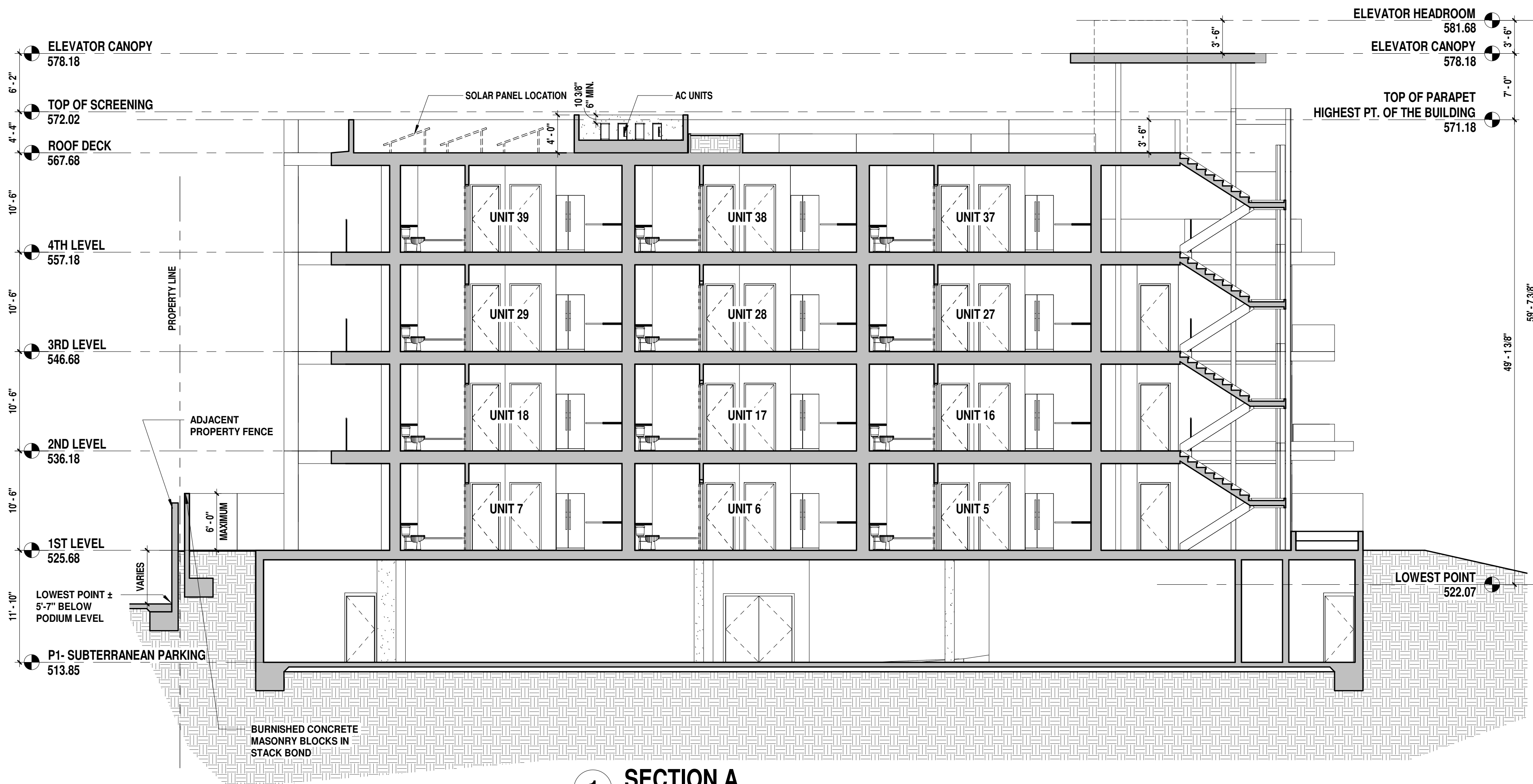
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Project Number
Project Name

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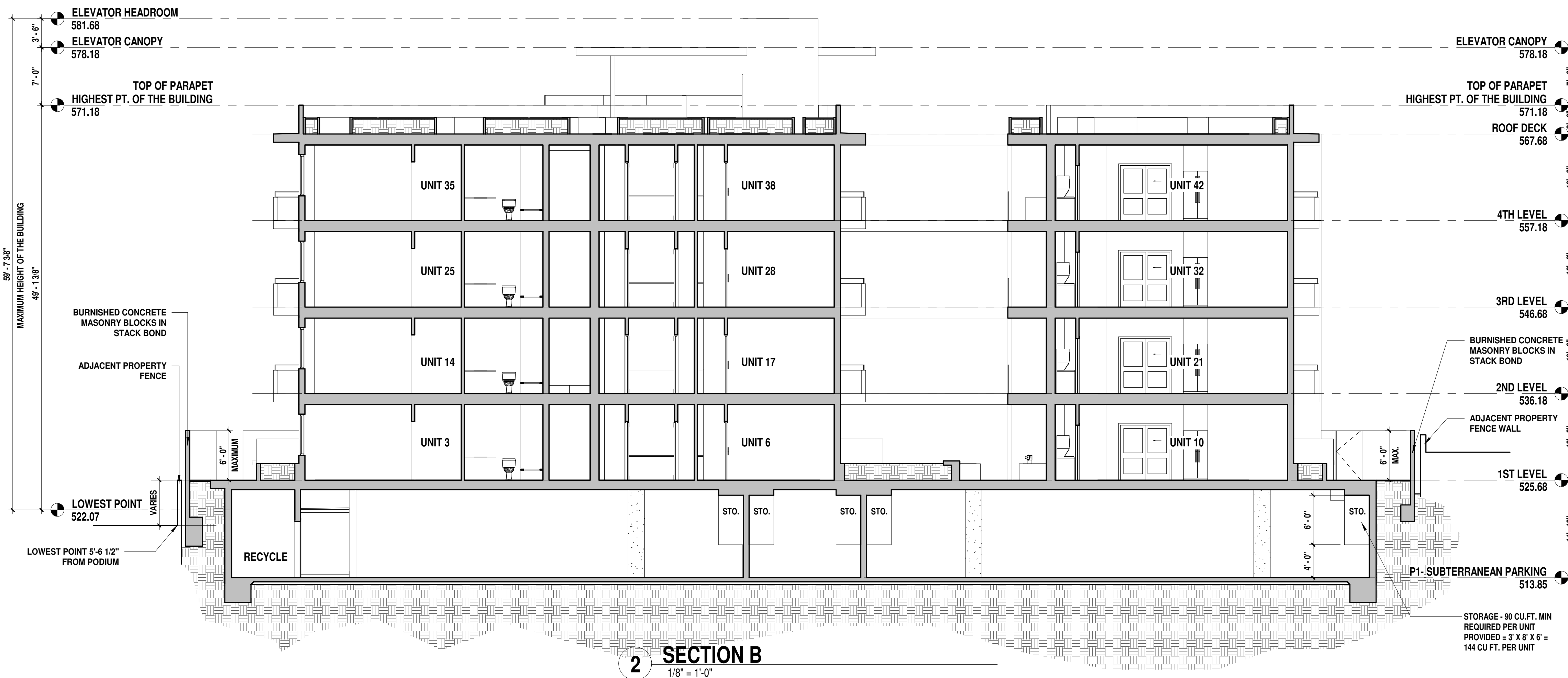
2255 Honolulu Ave. 1A
Monterose, CA 91020
818.249.5522



3 RAMP SECTION
3/32" = 1'-0"



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



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



PROPOSED 4-STORY 43-UNIT APARTMENT

434,430,424 MILFORD ST
GLENDALE, CA 91203

SECTIONS

1/19/2023 2:34:07 PM
PROJECT FILE

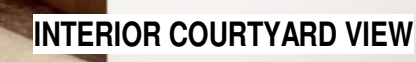
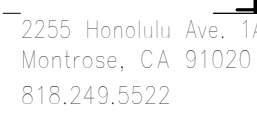
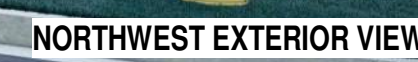
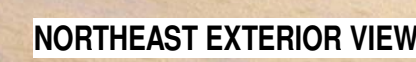
Project Status
ISSUE PHASE

Project Number
ISSUE PHASE

Project Number
ISSUE PHASE

Project Number
ISSUE PHASE

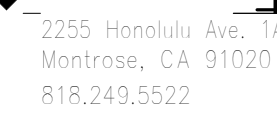
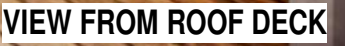
D-A4.0



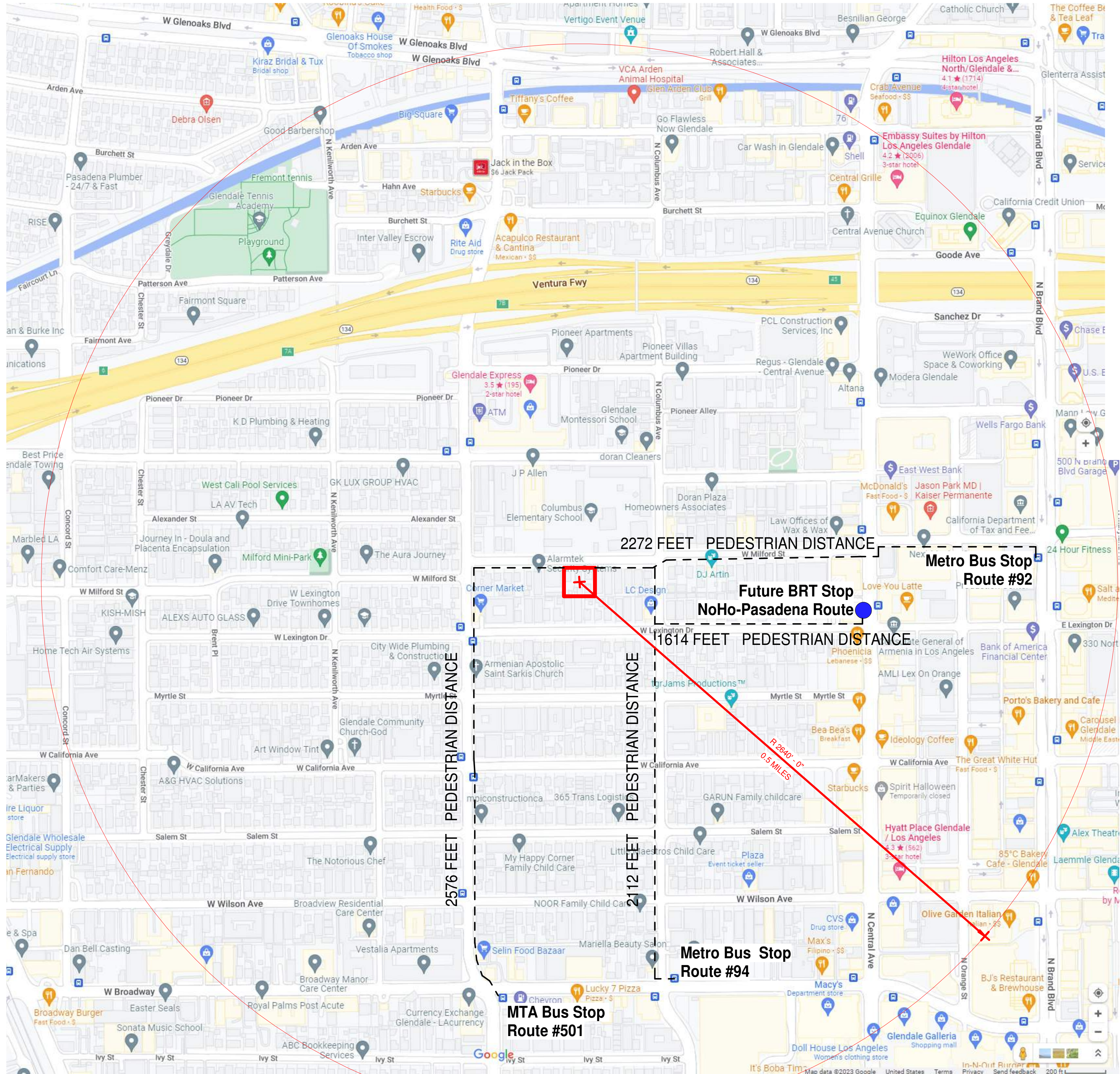
434,430,424 MILFORD ST
GLENDALE, CA 91203

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	ISSUE PHASE
Project Status	
	ISSUE DATE
	PROJECT NUMBER
Project Number	
	ISSUE ST
	ISSUE NUMBER

[illegible]

1/19/2023 2:34:29 PM
SHEET TITLE



Metro

Monday through Friday

501

94

92

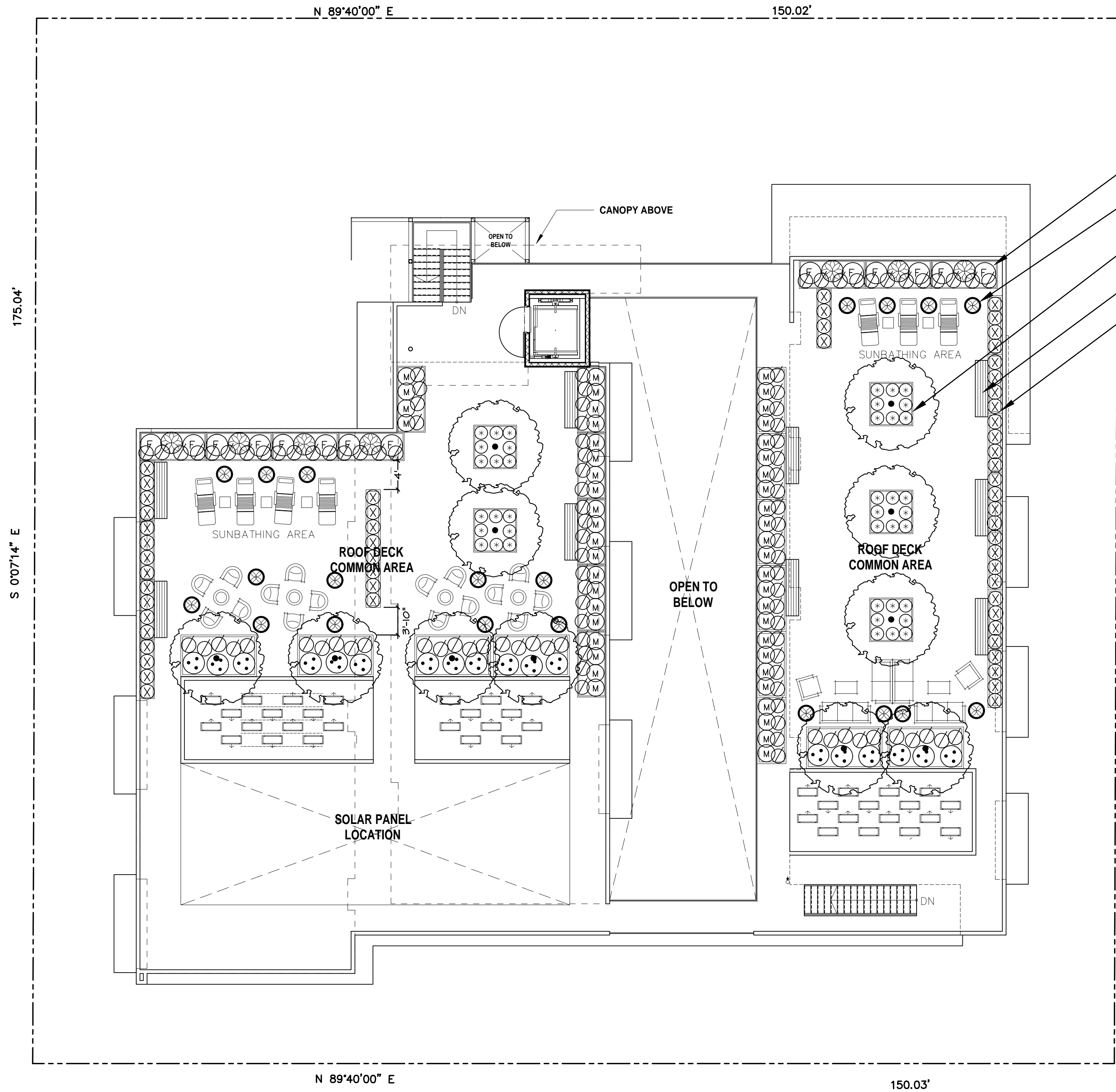
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GLENDALE	GLENDALE	GLENDALE			
Brand & Broadway (See Special Note)	Broadway & Brand (See Special Note)	Broadway & Brand	Brand & Broadway	Brand & Broadway	Brand & Broadway
5:26A	5:21A	5:10A	5:19A	—	5:40A
5:56	5:51	5:40	5:40	—	5:15
6:22	6:17	6:09	5:56	5:33A	5:48
6:42	6:37	6:30	6:13	5:54	6:14
7:02	6:57	6:43	6:32	6:14	6:35
7:22	7:17	6:55	6:44	6:34	6:55
7:42	7:37	7:08	6:56	6:52	7:16
8:02	7:57	7:23	7:09	7:10	7:39
8:22	8:17	7:35	7:23	7:28	8:01
8:43	8:37	7:47	7:35	7:48	8:21
9:12	9:05	7:59	7:48	8:08	8:41
9:42	9:35	8:11	8:01	8:27	9:01
10:12	10:05	8:23	8:14	8:47	9:22
10:42	10:35	8:35	8:26	9:07	9:42
11:12	11:05	8:47	8:38	9:27	10:03
11:42	11:35	8:59	8:50	9:47	10:23
12:12P	12:05P	9:11	9:02	10:07	10:44
12:42	12:35	9:26	9:14	10:26	11:04
1:12	1:05	9:41	9:26	10:46	11:24
1:42	1:35	9:57	9:38	11:06	11:45
2:12	2:05	10:12	9:53	11:26	12:06P
2:42	2:35	10:27	10:08	11:46	12:26
3:12	3:05	10:42	10:23	12:06P	12:46
3:32	3:31	10:57	10:38	12:26	1:06
3:52	3:51	11:12	10:53	12:45	1:26
4:12	4:11	11:27	11:08	12:46	1:46
4:32	4:31	11:42	11:23	1:05	2:06
4:52	4:51	11:57	11:40	1:25	2:26
5:12	5:11	12:12P	11:56	1:45	2:46
5:32	5:31	12:26	12:11P	2:05	3:06
5:52	5:51	12:41	12:26	2:25	3:27
6:12	6:11	12:56	12:41	2:45	3:47
6:32	6:31	1:12	12:56	3:05	4:07
6:56	6:51	1:27	1:11	3:25	4:27
7:26	7:21	1:42	1:26	3:45	4:47
7:56	7:51	1:57	1:42	4:05	5:07
8:28	8:21	2:12	1:57	4:25	5:27
9:01	8:51	2:27	2:13	4:45	5:47
9:34	9:21	2:43	2:28	5:05	6:06
10:07	9:51	2:57	2:43	5:25	6:24
		3:11	2:59	5:45	6:43
		3:26	3:14	6:05	7:03
		3:38	3:29	6:27	7:20
		3:50	3:44	6:48	7:45
		4:02	3:56	7:11	8:12
		4:14	4:09	7:38	8:41
		4:26	4:21	8:08	9:09
		4:38	4:33	8:57	9:41
		4:50	4:46	—	—
		5:02	4:58	9:46	—
		5:14	5:10	10:44	10:40
		5:25	5:22	11:44	—
		5:35	5:34	12:44A	11:40
		5:47	5:46	1:44	12:40A
		6:00	5:58	2:44	1:40
		6:14	6:09	3:44	2:40
		6:28	6:21	4:44	3:40
		6:41	6:33		
		6:56	6:45		
		7:12	7:00		
		7:33	7:16		
		7:57	7:37		
		8:27	7:58		
		9:00	8:22		
		9:49	8:51		
		10:49	9:21		
		11:45	10:19		
		12:45A	11:19		
			12:16A		
			1:16		
			2:16		

PROPOSED 4-STORY
43-UNIT APARTMENT

434,430,424 MILFORD ST
GLENDALE, CA 91203

1/26/2023 10:00:54 AM

Bus Route Map

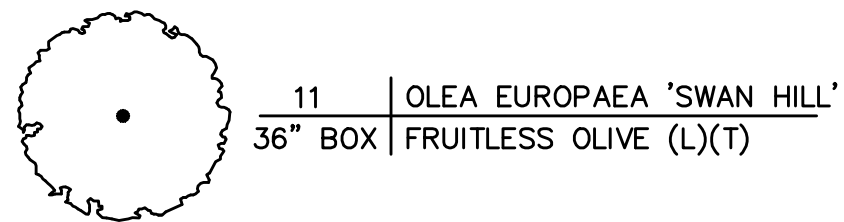


- 36"H. MODERN PLANTER BOX
- TALL ROUND PLANTER POT
W/AGAVE OR SUCCULENTS
- 42"H. MODERN PLANTER BOX
W/LIVE TREE
- BACKLESS WOOD BENCH
- 24"H. MODERN PLANTER BOX
W/FLAX LILY



PLANTING LEGEND

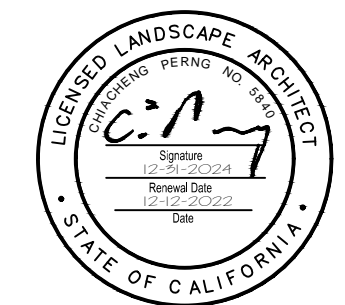
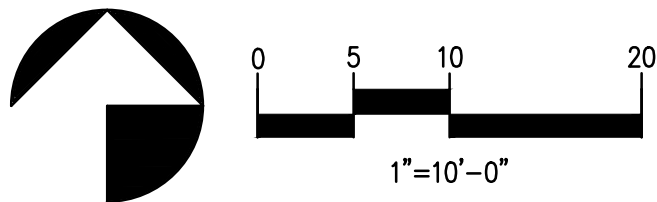
TREES



SHRUBS

- 15 GAL. AGAVE ATTENUATA
FOX TAIL AGAVE (L)(P)
- 5 GAL. DIANELLA REVOLUTA 'LITTLE REV'
LITTLE REV FLAX LILY (L)(P)
- 5 GAL. AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE (L)(S)
- 5 GAL. PENNISETUM SETACEUM 'RUBRUM'
PURPLE FOUNTAIN GRASS (L)(G)
- 5 GAL. PENNISETUM SETACEUM 'EATON CANYON'
DWARF PURPLE FOUNTAIN GRASS (L)(G)
- 5 GAL. SALVIA GREGGII 'FURMAN'S RED'
RED AUTUMN SAGE (L)(S)
- 5 GAL. FESTUCA 'SISKIYOU BLUE'
SISKIYOU BLUE FESCUE (L)(G)
- 5 GAL. SENECIO SERPENS
DWARF BLUE CHALKSTICKS (L)(Gc)

W.U.C.O.I.S REGION 4 PLANT FACTOR:
(L)-LOW, (M)- MODERATE, (H)- HIGH,
(T)- TREE, (S)- SHRUB, (G)- GRASS,
(Gc)- GROUND COVER, (P)- PERENNIAL,
(V)- VINE



LANDSCAPE PLANTING PLAN
- ROOF DECK

43-UNIT APARTMENT

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

DATE	REVISIONS

SCALE	AS SHOWN
DATE	12-12-2022
PROJECT NO.	P2220
DRAWN BY	CP
CHECKED BY	

SHEET NO.
L-2
OF 2 SHEET