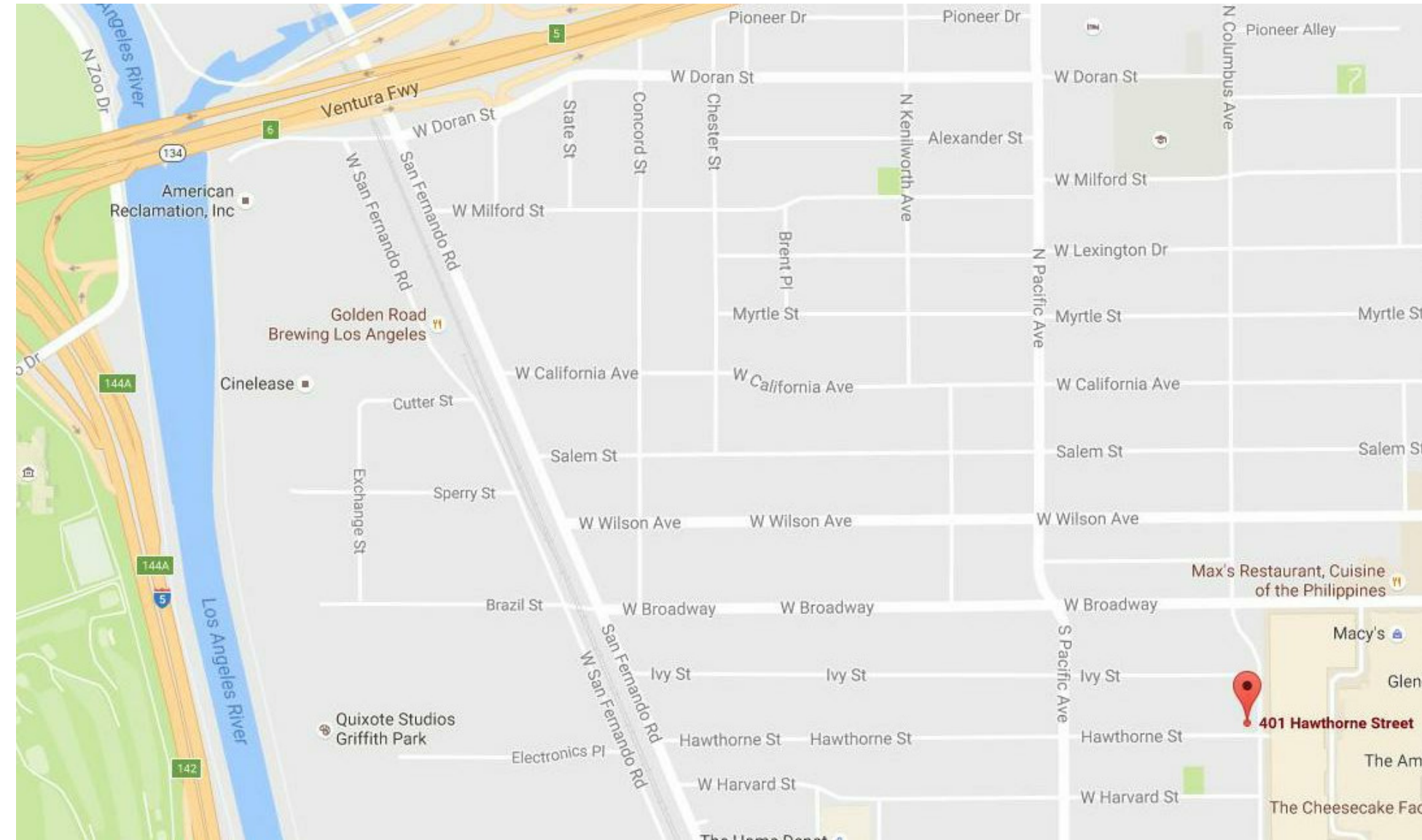


PROPOSED 5-STORY 23-UNIT APARTMENT

WITH 2 HISTORICAL UNITS (25 UNITS TOTAL)

401,405,409 HAWTHORNE STREET GLENDALE, CA 91204

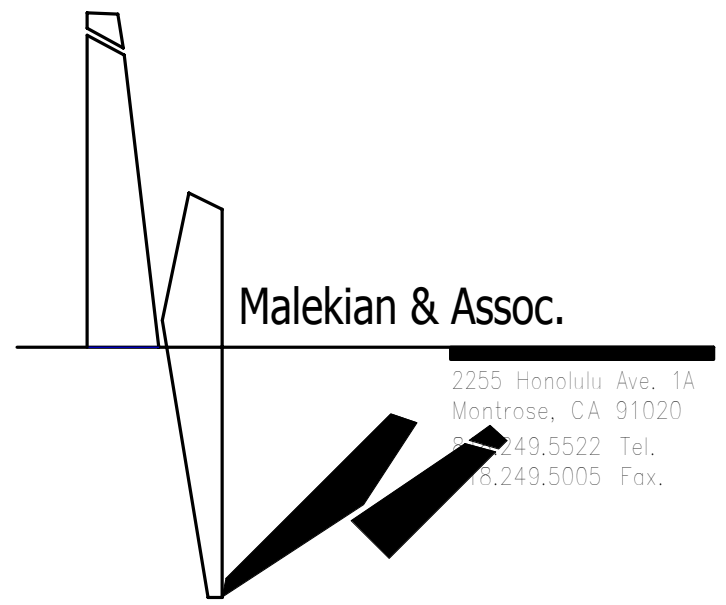
VICINITY MAP



PROJECT DATA

PROJECT INFORMATION																										
PROJECT ADDRESS:	401, 405, 409 HAWTHORNE STREET GLENDALE, CA 91204																									
APN:	5695007039, 5695007038, 5695007037																									
PROPERTY BOUNDARY DESCRIPTION:	GLENDALE VALLEY VIEW TRACT																									
PROJECT DESCRIPTION:	405 AND 409 HAWTHORNE ST. - NEW 5-STORY 23 UNIT APARTMENT BUILDING PLUS 401 HAWTHORNE ST. - TWO 2-BEDROOM HISTORICAL APARTMENT BUILDINGS TO REMAIN TOTAL 25 UNITS																									
HISTORICAL PROPERTY:	(1921 COLONIAL REVIVAL) 401 HAWTHORNE STREET																									
ZONING:	R-1250 (FRONTAGE @ COLUMBUS= 125 FT- WIDER THAN 80FT THEREFORE R-1000)																									
LOT AREA:	18,750 SF (LOTS 401, 405 AND 409)																									
LOT DENSITY (AFFORDABLE HOUSING)	18,750 / 1,000 = 18.75 UNITS BONUS - 18.75 UNITS X 0.35 = 6.56 UNITS > = 25.31 UNITS MAX. (26)																									
PROPOSED DENSITY:	23 NEW UNITS 2 HISTORICAL UNITS (NO CHANGE) > = 25 UNITS																									
MAXIMUM ALLOWABLE F.A.R.	18,750 X 1.2 = 22,500 SF																									
1 PROPOSED F.A.R.	31,286 SF (1.67 FAR)																									
	<p>LEVEL 1</p> <ul style="list-style-type: none"> UNIT-1 = 1,074 SF UNIT-2 = 1,043 SF UNIT-3 = 1,098 SF UNIT-4 = 1,108 SF UNIT-5 = 1,103 SF CORRIDOR & STAIRS = 837 SF <p>LEVEL 2</p> <ul style="list-style-type: none"> UNIT-6 = 1,074 SF UNIT-7 = 1,043 SF UNIT-8 = 1,098 SF UNIT-9 = 1,188 SF UNIT-10 = 1,253 SF CORRIDOR & STAIRS = 828 SF <p>LEVEL 3</p> <ul style="list-style-type: none"> UNIT-11 = 1,052 SF UNIT-12 = 1,015 SF UNIT-13 = 983 SF UNIT-14 = 1,092 SF UNIT-15 = 1,227 SF CORRIDOR & STAIRS = 829 SF <p>LEVEL 4</p> <ul style="list-style-type: none"> UNIT-16 = 1,052 SF UNIT-17 = 1,015 SF UNIT-18 = 983 SF UNIT-19 = 1,092 SF UNIT-20 = 1,188 SF CORRIDOR & STAIRS = 829 SF <p>LEVEL 5</p> <ul style="list-style-type: none"> UNIT-21 = 984 SF UNIT-22 = 1,092 SF UNIT-23 = 1,188 SF CORRIDOR & STAIRS = 826 SF <p>401 HAWTHORNE (HISTORICAL APARTMENT BLDGS.)</p> <ul style="list-style-type: none"> UNIT-24 = 898 SF UNIT-25 = 1,092 SF 																									
MINIMUM LANDSCAPE REQUIRED	25% OF LOT AREA = 18,750 SF X 0.25 = 4,687.50 SF																									
PROPOSED LANDSCAPED AREA	401, 405, 409 HAWTHORNE GROUND FLOOR LANDSCAPE - 5,739 SF 5TH FLOOR LANDSCAPE - 164 SF 5,903 SF > 4,687.50 SF OK																									
PROPOSED HEIGHT (35% DEVIATION FROM BLDG. HEIGHT REQUIREMENT NOT TO EXCEED 11'-0")	4 STORIES - 36'-0" + 11'-0" = 47 FEET MAXIMUM																									
2 PROPOSED MAXIMUM HEIGHT	56'-4" (5 STORIES)																									
MINIMUM PRIVATE OUTDOOR SPACE	40 SF PER UNIT WITH MIN. LENGTH OR WIDTH OF 4'-0"																									
PROPOSED PRIVATE OUTDOOR SPACE	<table border="0"> <tr> <td>UNIT 1 - 55 SF</td> <td>UNIT 6 - 157 SF</td> <td>UNIT 11 - 157 SF</td> <td>UNIT 16 - 157 SF</td> <td>UNIT 21 - 52 SF</td> </tr> <tr> <td>UNIT 2 - 59 SF</td> <td>UNIT 7 - 59 SF</td> <td>UNIT 12 - 55 SF</td> <td>UNIT 17 - 55 SF</td> <td>UNIT 22 - 127 SF</td> </tr> <tr> <td>UNIT 3 - 60 SF</td> <td>UNIT 8 - 58 SF</td> <td>UNIT 13 - 52 SF</td> <td>UNIT 18 - 52 SF</td> <td>UNIT 23 - 53 SF</td> </tr> <tr> <td>UNIT 4 - 67 SF</td> <td>UNIT 9 - 67 SF</td> <td>UNIT 14 - 127 SF</td> <td>UNIT 19 - 127 SF</td> <td></td> </tr> <tr> <td>UNIT 5 - 53 SF</td> <td>UNIT 10 - 58 SF</td> <td>UNIT 15 - 47 SF</td> <td>UNIT 20 - 53 SF</td> <td></td> </tr> </table>	UNIT 1 - 55 SF	UNIT 6 - 157 SF	UNIT 11 - 157 SF	UNIT 16 - 157 SF	UNIT 21 - 52 SF	UNIT 2 - 59 SF	UNIT 7 - 59 SF	UNIT 12 - 55 SF	UNIT 17 - 55 SF	UNIT 22 - 127 SF	UNIT 3 - 60 SF	UNIT 8 - 58 SF	UNIT 13 - 52 SF	UNIT 18 - 52 SF	UNIT 23 - 53 SF	UNIT 4 - 67 SF	UNIT 9 - 67 SF	UNIT 14 - 127 SF	UNIT 19 - 127 SF		UNIT 5 - 53 SF	UNIT 10 - 58 SF	UNIT 15 - 47 SF	UNIT 20 - 53 SF	
UNIT 1 - 55 SF	UNIT 6 - 157 SF	UNIT 11 - 157 SF	UNIT 16 - 157 SF	UNIT 21 - 52 SF																						
UNIT 2 - 59 SF	UNIT 7 - 59 SF	UNIT 12 - 55 SF	UNIT 17 - 55 SF	UNIT 22 - 127 SF																						
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UNIT 4 - 67 SF	UNIT 9 - 67 SF	UNIT 14 - 127 SF	UNIT 19 - 127 SF																							
UNIT 5 - 53 SF	UNIT 10 - 58 SF	UNIT 15 - 47 SF	UNIT 20 - 53 SF																							
REQUIRED COMMON OUTDOOR OPEN SPACE	REQUIRED FOR 25 UNITS X 200 = 5,000 SF																									
PROPOSED COMMON OUTDOOR OPEN SPACE	1ST LEVEL COMMON AREA PROVIDED - 3,940 SF 5TH LEVEL COMMON AREA PROVIDED - 2,256 SF > 6,196 SF																									
REQ'D ADDITIONAL OUTDOOR SPACE- LOCATED WITHIN 50% OF THE LOT DEPTH NEAREST FRONT PROPERTY LINE (COLUMBUS AS FRONTAGE)	125' - 90' = 35' 900 * (35 FT X 20) = 1,600 SF																									
3 PROPOSED ADDITIONAL OUTDOOR SPACE	948 + 412 = 1,360 SF																									
MAXIMUM ALLOWABLE LOT COVERAGE	18,750 X 50% = 9,375 SF																									
PROPOSED LOT COVERAGE	(N) 7,291 SF + (E) 1,990 SF = 9,281 SF																									
PARKING REQUIREMENT (AFFORDABLE HOUSING - BY RIGHT)	<table border="0"> <tr> <td>0-1 BEDROOM</td> <td>1 SPACE</td> </tr> <tr> <td>2-3 BEDROOMS</td> <td>2 SPACES</td> </tr> <tr> <td>4 OR MORE BEDROOMS</td> <td>2.5 SPACES</td> </tr> </table> <p>PER ASSEMBLY BILL AB744 FOR MIXED INCOME DEVELOPMENTS WITHIN ONE-HALF MILE OF A MAJOR TRANSIT STOP THAT INCLUDES THE MAXIMUM PERCENTAGE OF LOW OR VERY LOW INCOME UNITS, THE PARKING REQUIREMENT CANNOT EXCEED 0.5 PER BEDROOM</p> <p>23 TWO BEDROOM UNITS = 23 2 HISTORICAL UNITS = 2 > 25 TOTAL STALLS REQUIRED</p>	0-1 BEDROOM	1 SPACE	2-3 BEDROOMS	2 SPACES	4 OR MORE BEDROOMS	2.5 SPACES																			
0-1 BEDROOM	1 SPACE																									
2-3 BEDROOMS	2 SPACES																									
4 OR MORE BEDROOMS	2.5 SPACES																									
NO. OF PARKING STALLS PROVIDED	<table border="0"> <tr> <td>29 STANDARD</td> <td rowspan="2">} 37 PARKING STALLS</td> </tr> <tr> <td>6 GUEST</td> </tr> <tr> <td>2 HC</td> <td rowspan="2">} 39 STALLS ></td> </tr> <tr> <td>2 - HISTORICAL TWO BEDROOM UNITS = 2 PROVIDED ON SITE (NO CHANGE)</td> </tr> </table>	29 STANDARD	} 37 PARKING STALLS	6 GUEST	2 HC	} 39 STALLS >	2 - HISTORICAL TWO BEDROOM UNITS = 2 PROVIDED ON SITE (NO CHANGE)																			
29 STANDARD	} 37 PARKING STALLS																									
6 GUEST																										
2 HC	} 39 STALLS >																									
2 - HISTORICAL TWO BEDROOM UNITS = 2 PROVIDED ON SITE (NO CHANGE)																										
<p>AFFORDABLE HOUSING GUIDELINES AND INCENTIVES</p> <p>15% VERY LOW INCOME AFFORDABILITY = 35% DENSITY BONUS PROJECT WILL PROVIDE 5 UNITS FOR AFFORDABLE</p> <p>PROJECT INCENTIVES/CONCESSIONS</p> <p>PARKING - BY RIGHT 35% INCREASE IN BUILDING HEIGHT REQUIREMENT NOT TO EXCEED 11'-0" AND INCREASE IN NUMBER OF STORIES AND ADDITIONAL 1'-6"</p> <p>MENU OF INCENTIVE REQUESTS</p> <ol style="list-style-type: none"> 1. INCREASE IN FAR 2. HEIGHT (STORIES & FEET) 3. ADDITIONAL OUTDOOR SPACE 																										

Owner



PROPOSED APARTMENTS

401, 405, 409
HAWTHORNE STREET
GLENDALE, CA 91204

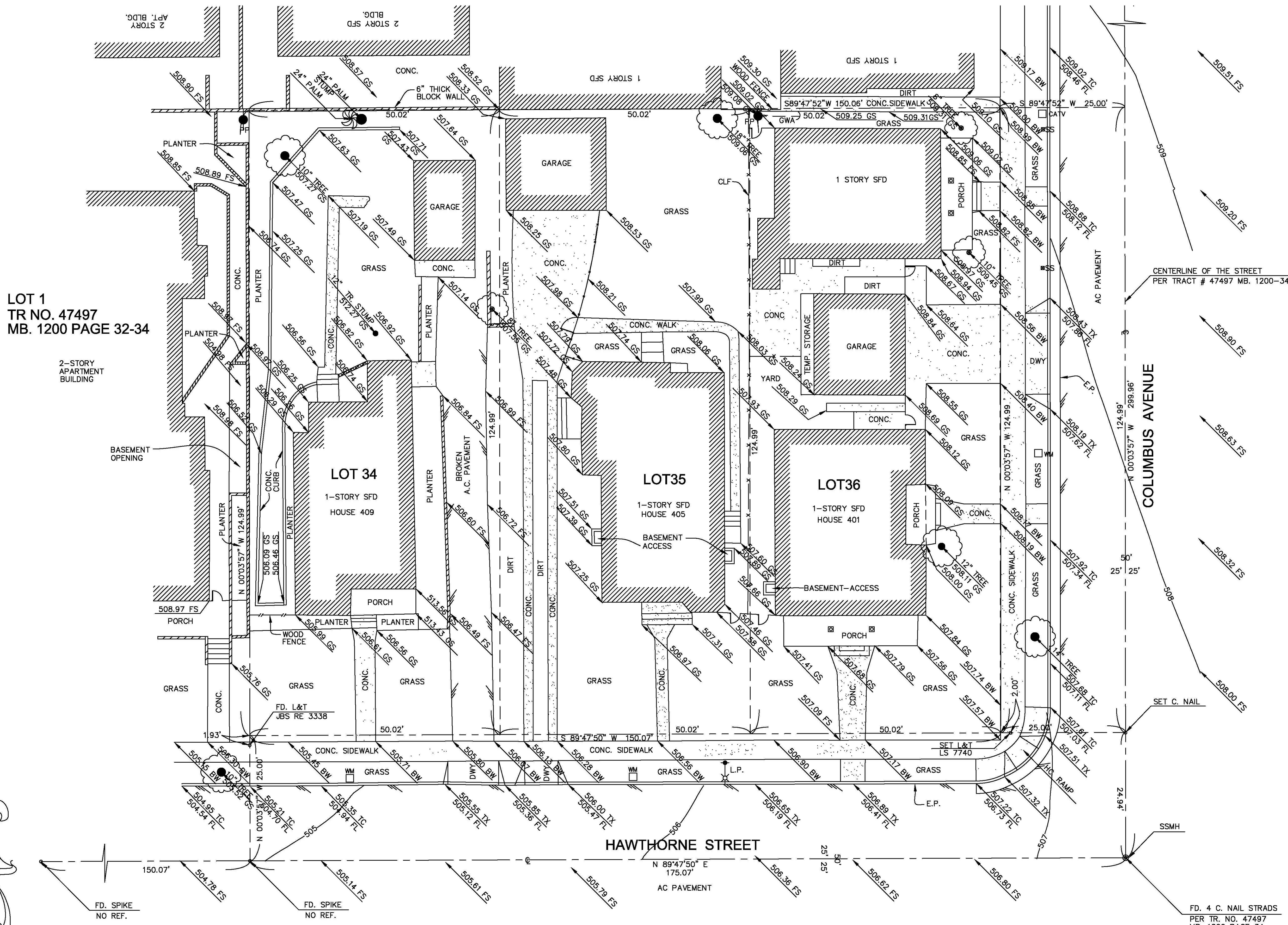
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PROJECT INFORMATION

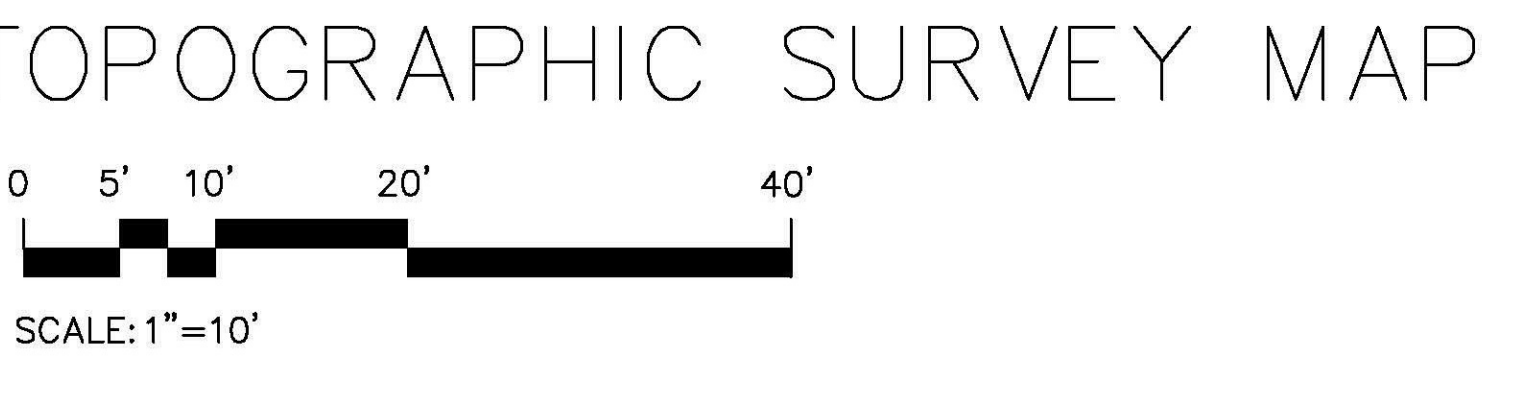
Project Status: **ISSUE PHASE**

10/18/18

Project Number: **2018-001**



LOT 1
TR NO. 47497
MB. 1200 PAGE 32-34



BENCHMARK
RAMSET NAIL AND TAG IN S'LY CURB
HAWTHORNE ST 14.2 FT W'LY OF BCR
S-WLY CORNER CHSLD 'BM'
ELEVATION = 506.570
YEAR = 1973
B.M. NO. = 1371

LEGAL DESCRIPTION
LOTS 34,35,36 OF BLOCK "J" OF GLENDALE
VALLEY VIEW TRACT, IN THE CITY OF GLENDALE,
COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK
9, PAGE 157 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

SURVEYOR'S CERTIFICATE
I HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR OF
THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 1
SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY
SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY
EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS
SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE
SPECIFICALLY DELINEATED HEREON.

LEGEND

---	CENTER LINE
---	PROPERTY LINE
-x-x-x-x-	CHAIN-LINK FENCE
---	LOT LINE
-G-G-	GAS LINE
-S-S-	SEWER LINE
-W-W-	WOOD FENCE
-T-T-	WATER LINE
---	OVER HEAD TELEPHONE CABLE
---	WOOD WALL
---	CONC. WALL
---	EDGE OF PAV'T
---	ASPHALT CONCRETE
---	AIR CONDITIONING UNIT
---	CONCRETE CEMENT
---	CONCRETE CEMENT CURB
---	BATTING CAGE
---	BACK OF WALK/BOTTOM WALL
---	BASEBALL BACKSTOP
---	CATCH BASIN
---	CENTERLINE
---	CHAIN LINK FENCE
---	CONTROL VALVE
---	COLDWATER LINE
---	DRAINAGE INLET
---	DRAINAGE OUTLET
---	DR
---	DRWY
---	DOWNSPOUT
---	ELECTRIC BOX
---	EP
---	EDGE OF PAVEMENT
---	ET
---	ELECTRIC TRANSFORMER
---	EV
---	ELECTRIC VAULT
---	FL
---	FLOW LINE
---	FH
---	FIRE HYDRANT
---	FNC
---	FENCE
---	FP
---	FLAGPOLE
---	FS
---	FINISH SURFACE
---	FWV
---	FIRE WATER VALVE
---	GM
---	GAS METER
---	GS
---	GROUND SHOT
---	GV
---	GAS VALVE/GATE VALVE
---	GWA
---	GUY WIRE ANCHOR
---	LP
---	LIGHT POLE
---	MH
---	MANHOLE
---	MTL
---	METAL
---	PL
---	PROPERTY LINE
---	PP
---	POWER POLE
---	PB
---	PULL BOX
---	SSCO
---	SANITARY SEWAGE CLEANOUT
---	SS
---	STREET SIGN/STOP SIGN
---	SDCB
---	STORM DRAIN CATCH BASIN
---	SDMH
---	STORM DRAIN MAN HOLE
---	SGN
---	SIGN
---	TW
---	TOP OF WALL
---	TC
---	TOP OF CURB
---	TX
---	TOP OF "X"
---	WB
---	WATER BIB
---	WM
---	WATER METER
---	WV
---	WATER VALVE
(100.00)	RECORD DISTANCE
100.00(m)	MEASURED DISTANCE
100.00(c)	CALCULATED DISTANCE
(C & M)	CALCULATED AND MEASURED
●	POWER POLE
←	GUY WIRE ANCHOR
■	CATCH BASIN
⊙	SSMH (SANITARY SEWER MAN HOLE) OR UTILITY MAN HOLE
☼	TREE
☼	PALM
☼	YUCCA TREE
⊕	FIRE HYDRANT
⊕	PP/ELECTROLIER
⊕	VALVE (UTILITY)
⊕	METER
△	VERTICAL & HORIZONTAL CONTROL POINT
○	MONUMENT FD. OR SET (AS NOTED)

REVISIONS:

RAY LOMBERA & ASSOCIATES
Land Surveying Planning Land Development

2511 COLORADO BOULEVARD
LOS ANGELES, CALIFORNIA 90041
TEL. (323) 257-9771 FAX. (323) 257-9865

RAY LOMBERA
LICENSED LAND SURVEYOR
RAYMOND A. LOMBERA
Exp. 12-30-06
No. 7740
STATE OF CALIFORNIA

JOB ADDRESS:
401,405,409 HAWTHORNE ST.
GLENDALE, CA.
REQUESTED BY:
SAGER ASSOCIATES

CHECKED BY:
R.L.
DRAWN BY:
J.S.
DATE:
APRIL 11, 2003
SCALE:
1"=10'-0"
SHEET NO.
C-1
SHEET 1 OF

RAY LOMBERA P.L.S. #7740 DATE:

Malekian & Assoc.

2255 Honolulu Ave. 18
Menlo Park, CA 94020
Tel: 650.493.5522 Fax: 650.249.5005

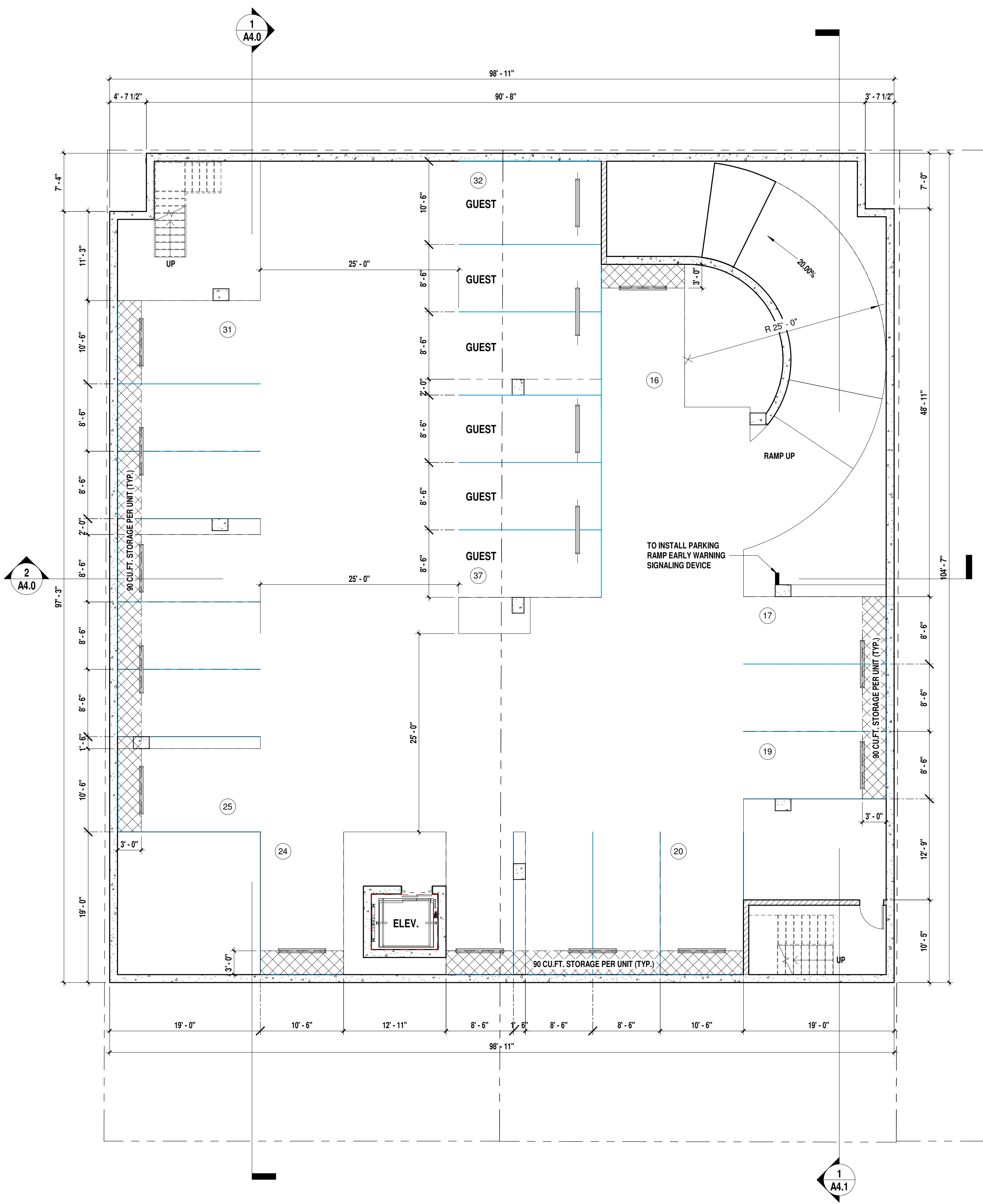
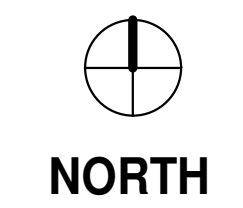
PROPOSED APARTMENTS

401, 405, 409
HAWTHORNE STREET
GLENDALE, CA 91204

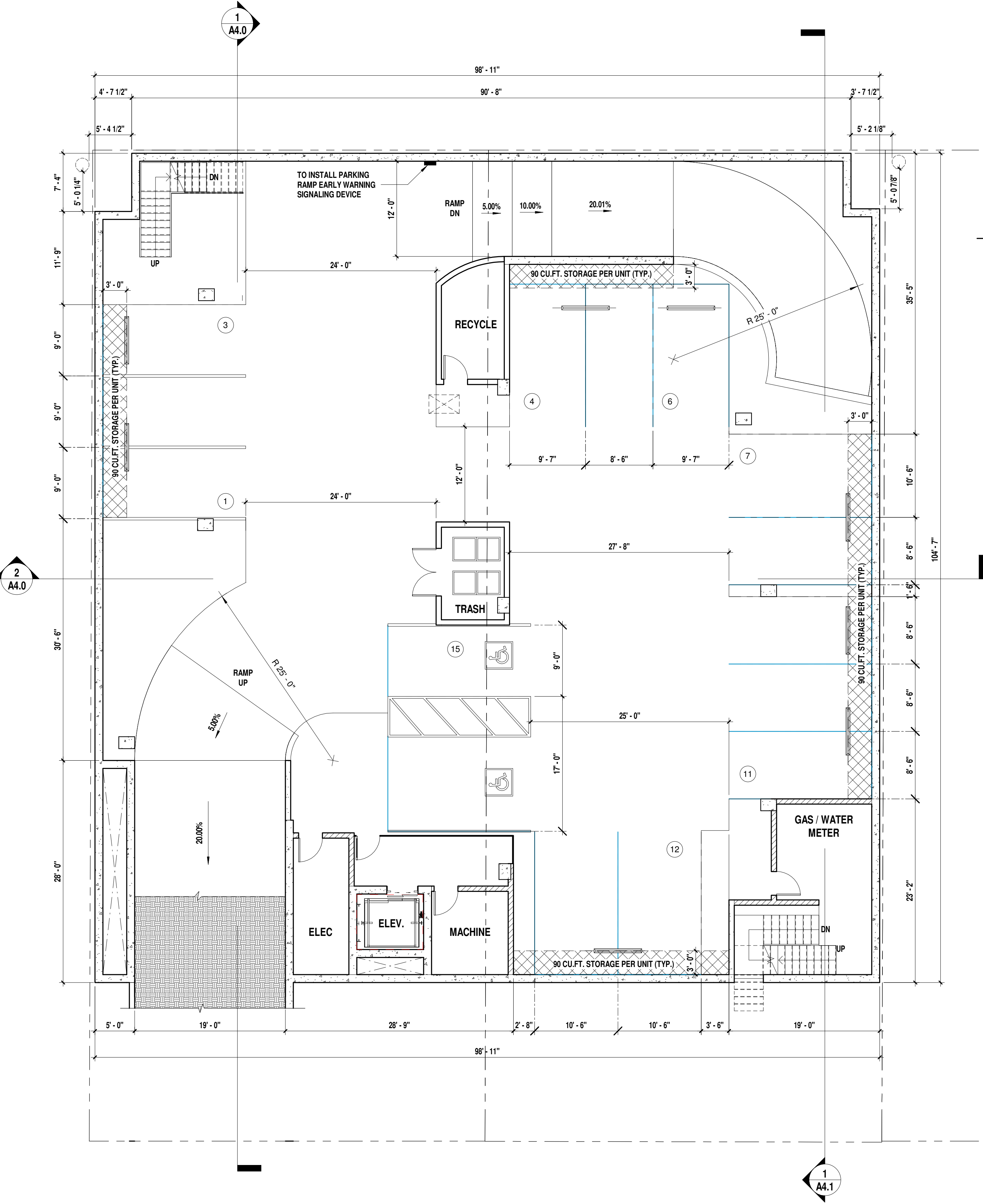
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GARAGE PLAN

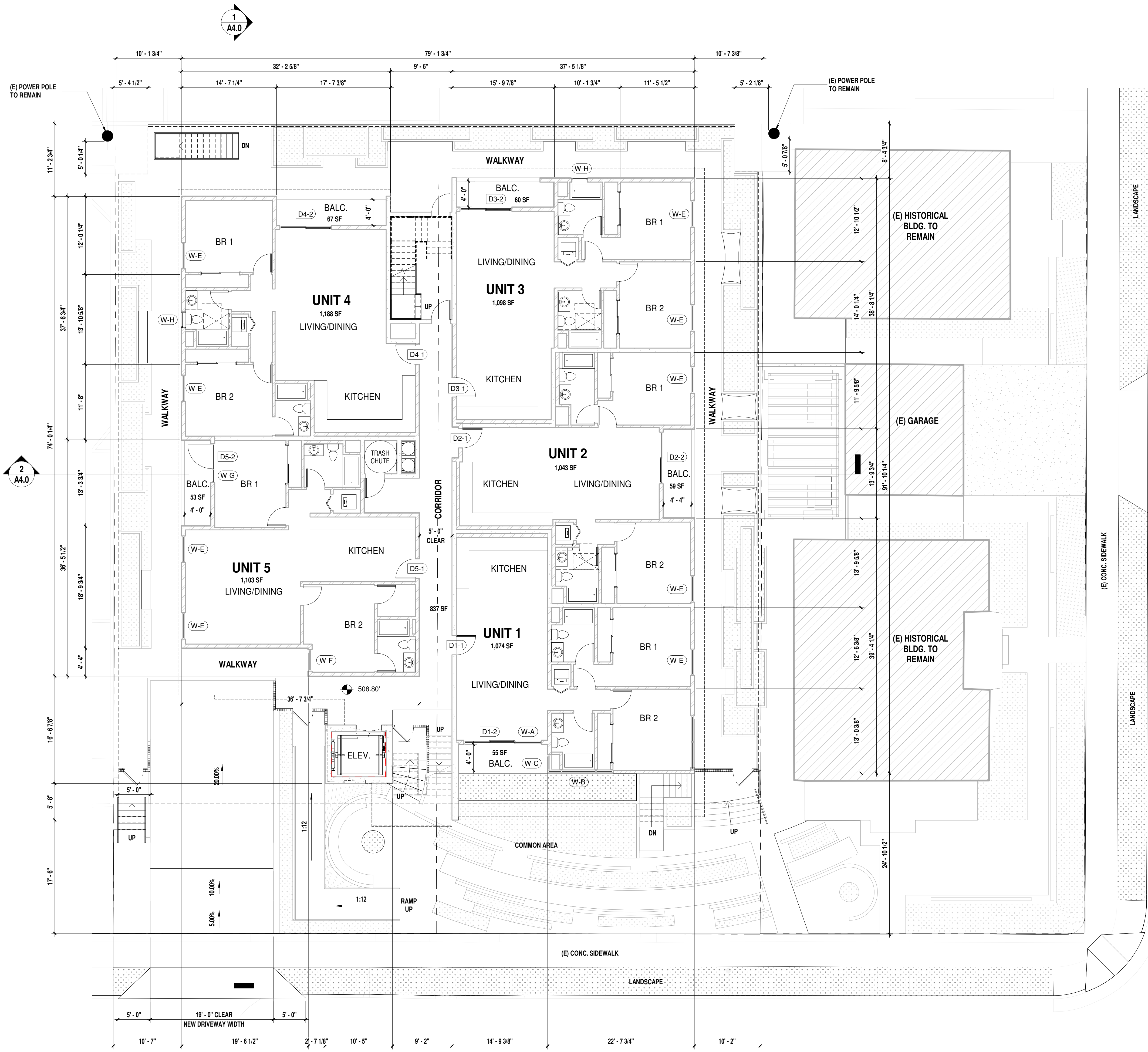
Project Status
10/11/18
Project Number



2 GARAGE LEVEL 2
1/8" = 1'-0"



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



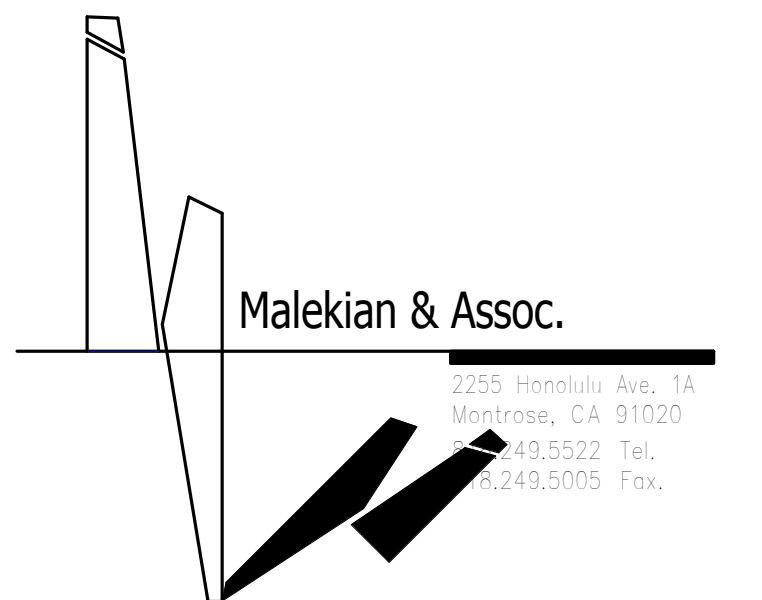
HAWTHORNE STREET

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



NORTH

Owner



COLUMBUS AVENUE

PROPOSED APARTMENTS

401, 405, 409
HAWTHORNE STREET
GLENDALE, CA 91204

FLOOR PLANS

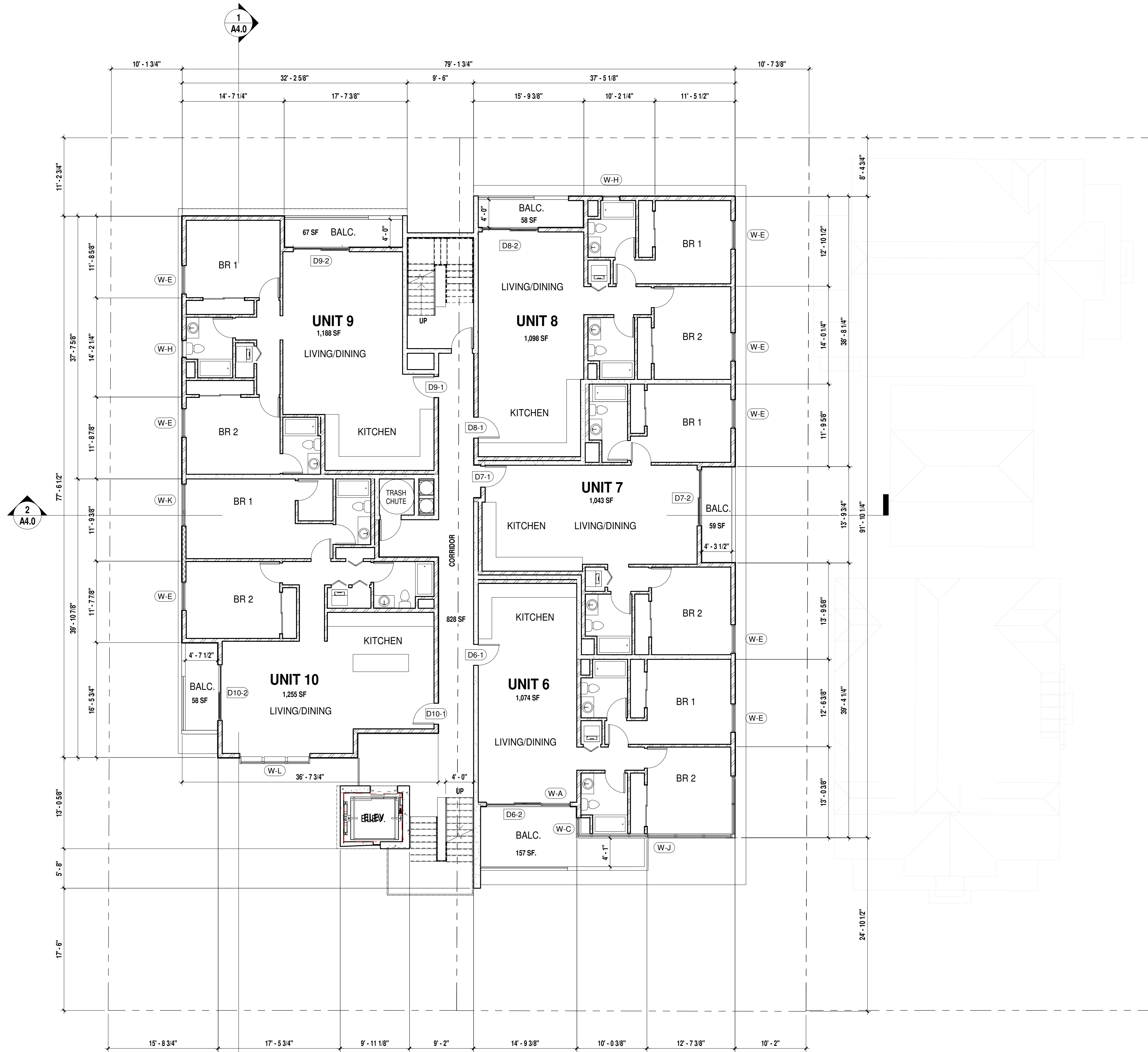
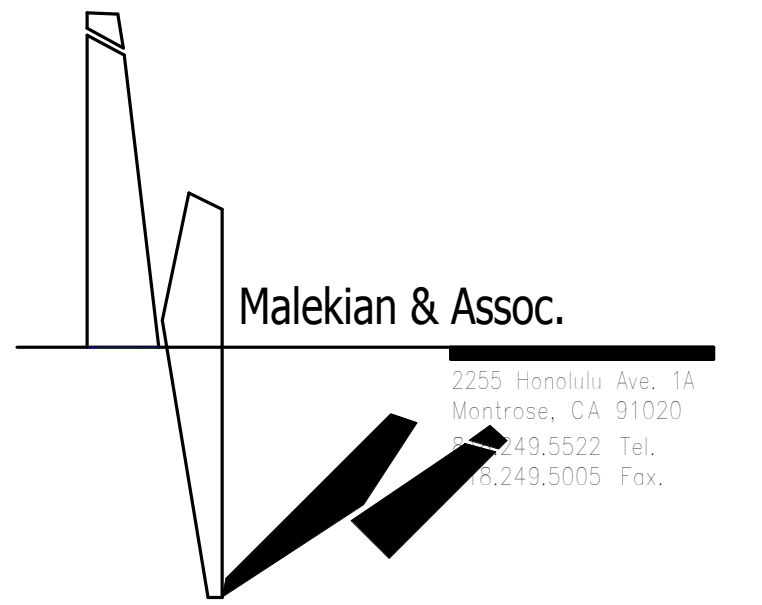
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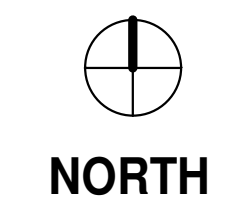
10/11/16

Project Number

A2.1



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



PROPOSED APARTMENTS

401, 405, 409
 HAWTHORNE STREET
 GLENDALE, CA 91204

5/18/2018 11:11:43 AM

FLOOR PLANS

Project Status
 03/15/18
 Project Number

Malekian & Assoc.

2255 Honolulu Ave. 15
Menlo Park, CA 94025
Tel: 650-324-5522 Fax: 650-324-5005

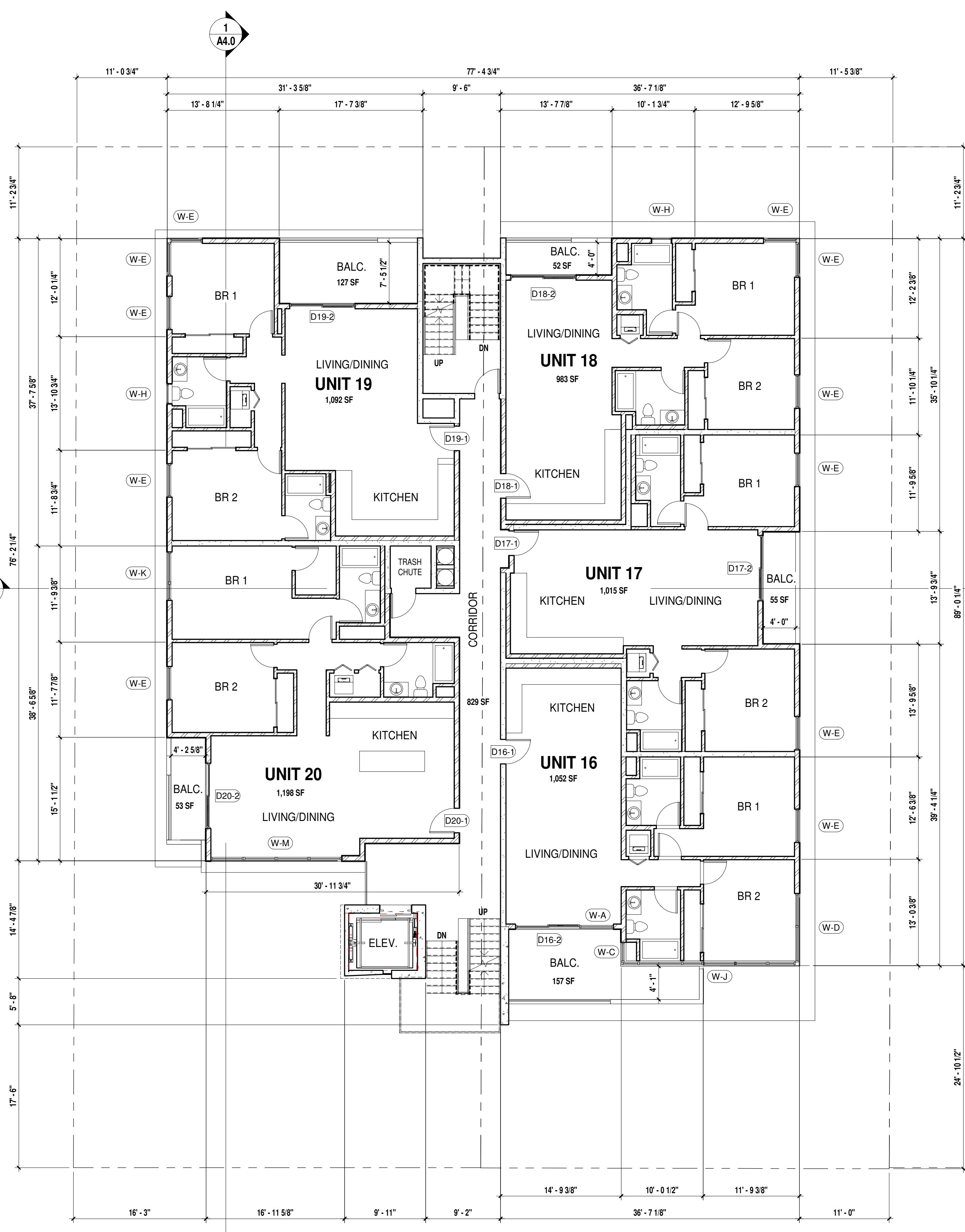
PROPOSED APARTMENTS

401, 405, 409
HAWTHORNE STREET
GLENDALE, CA 91204

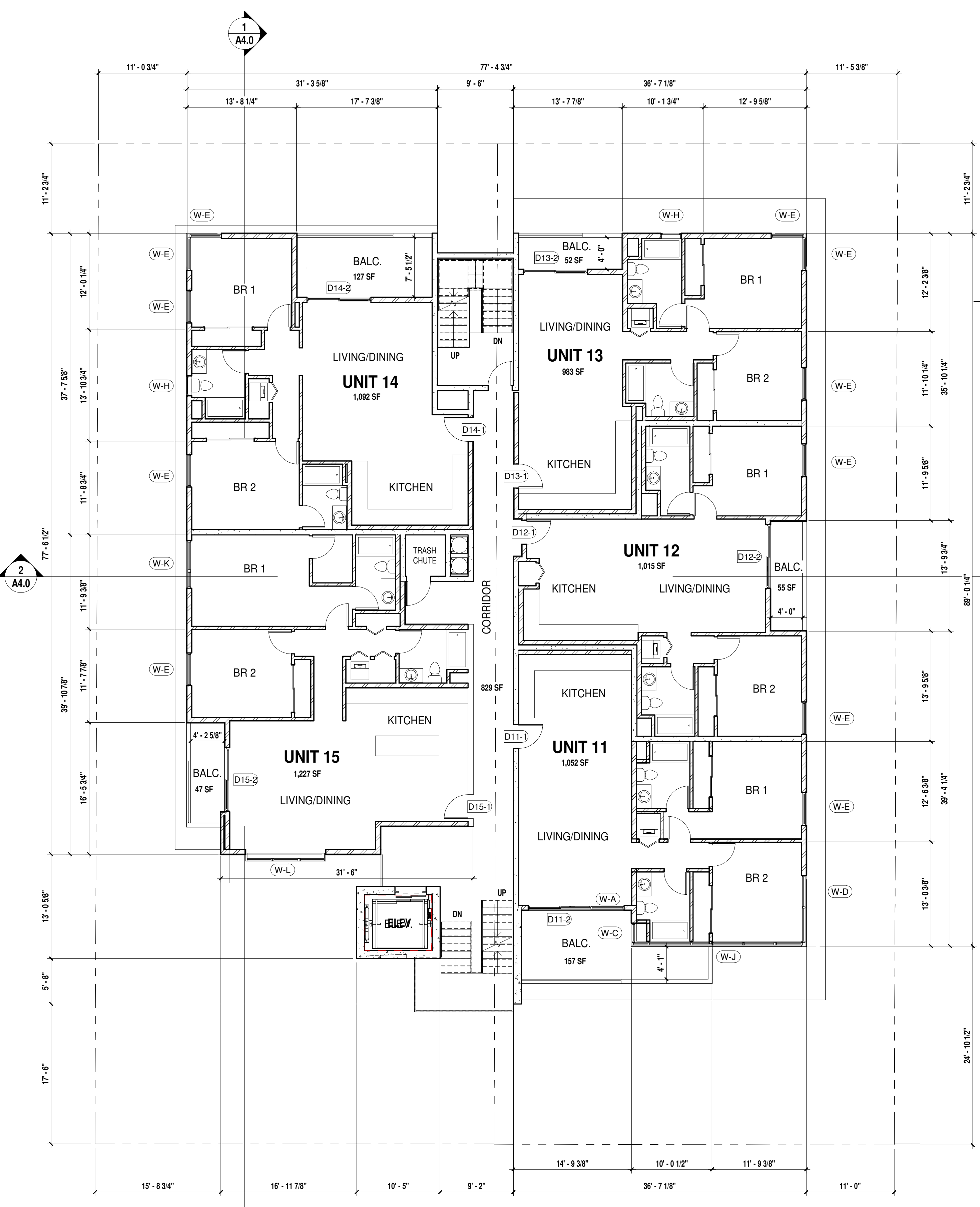
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FLOOR PLANS

Project Status
10/11/16
Project Number



2 4TH LEVEL PLAN
1/8" = 1'-0"

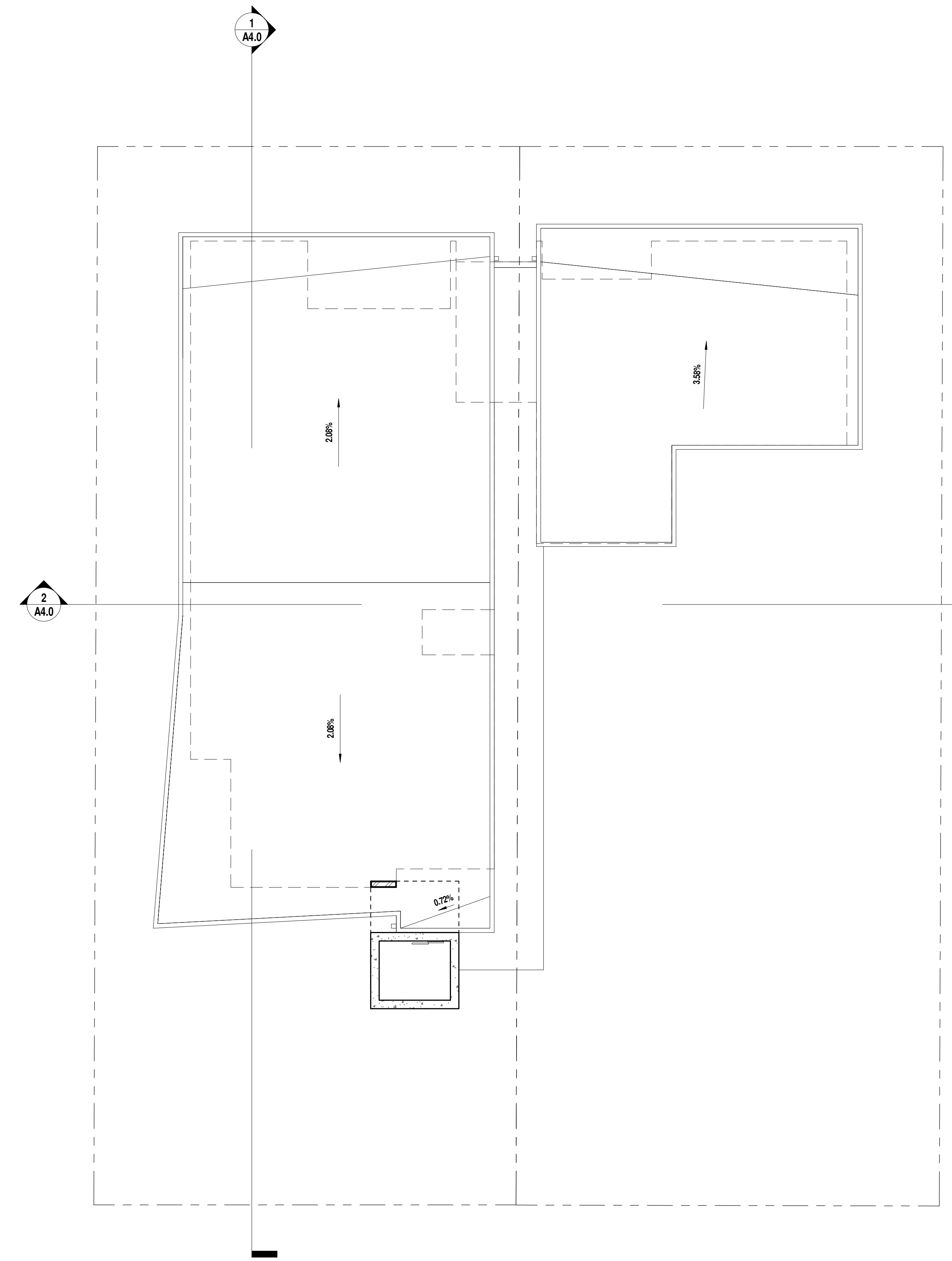
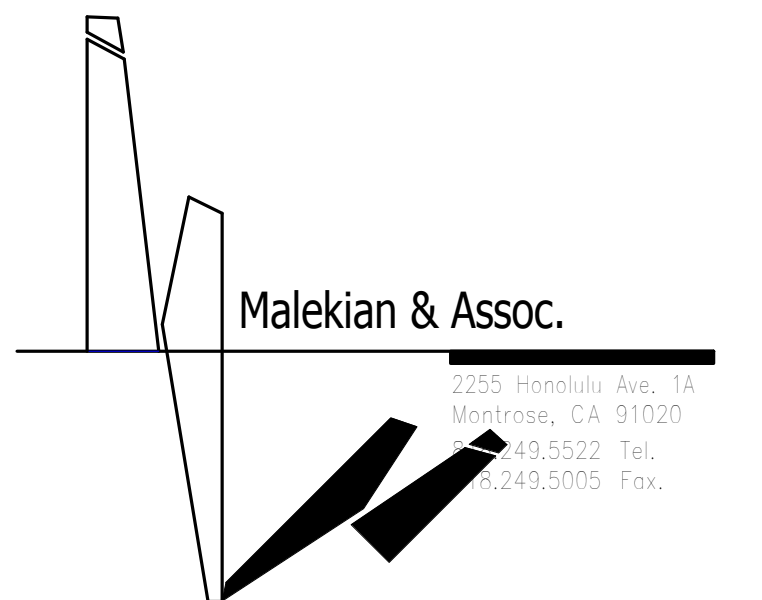


1 3RD LEVEL PLAN
1/8" = 1'-0"

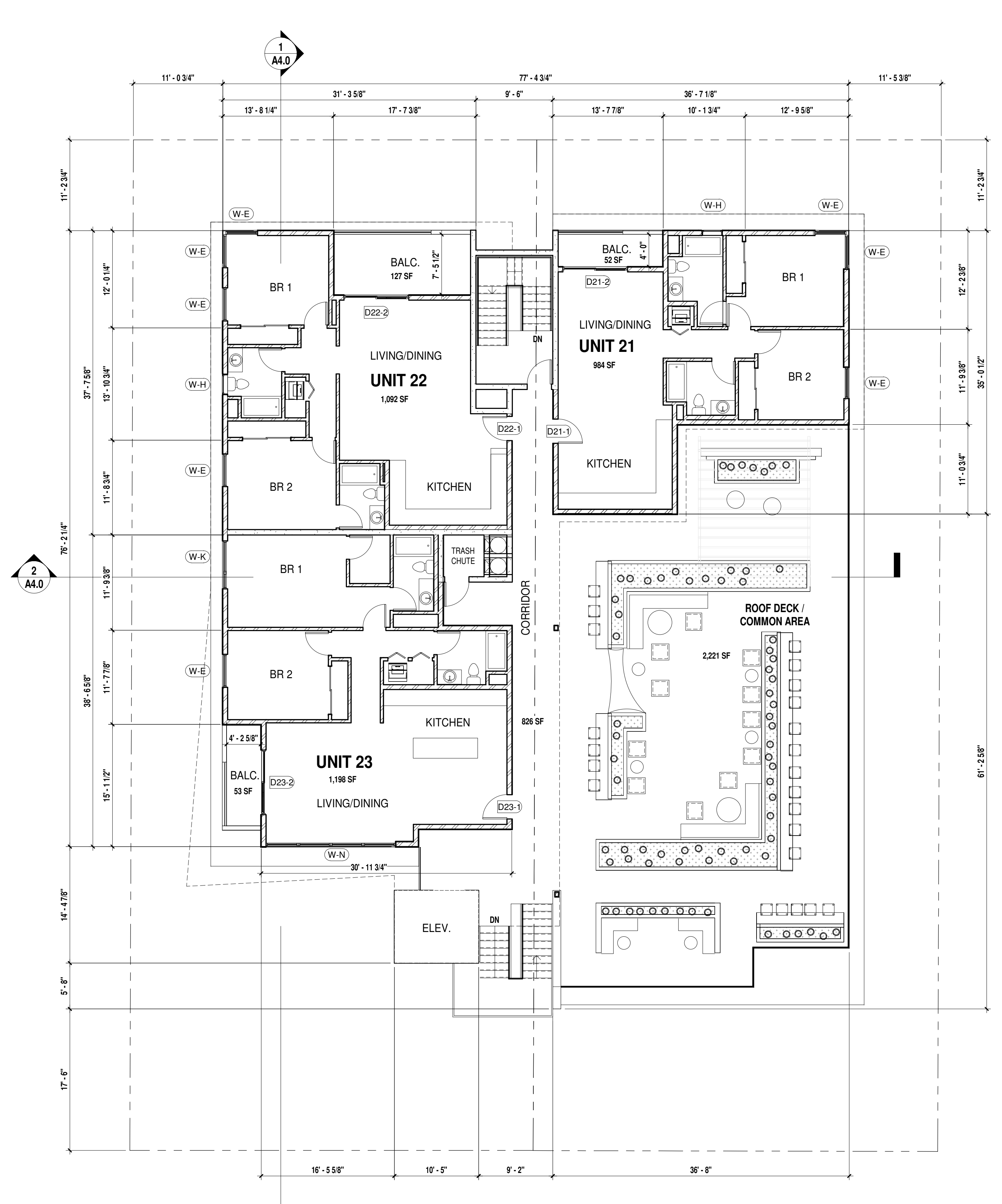


NORTH

Owner



2 ROOF LEVEL
1/8" = 1'-0"



1 5TH LEVEL PLAN
1/8" = 1'-0"



PROPOSED APARTMENTS

401, 405, 409
HAWTHORNE STREET
GLENDALE, CA 91204

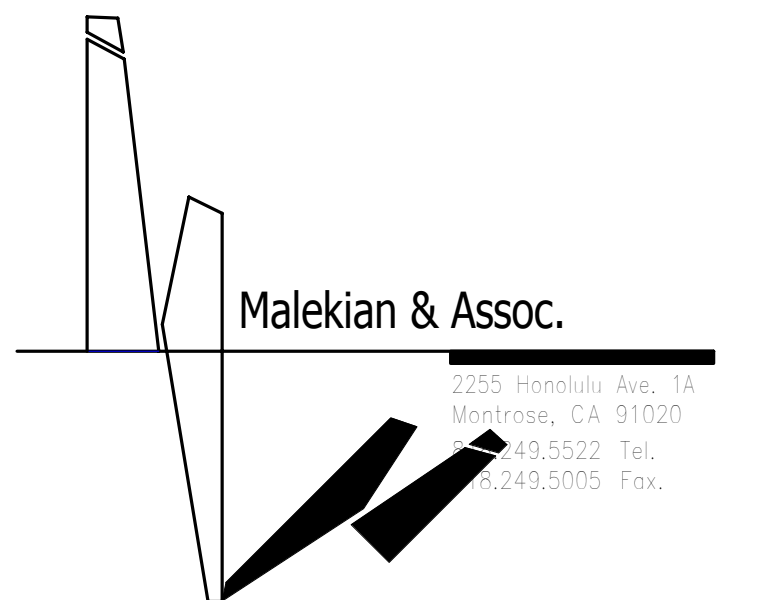
FLOOR PLANS

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Project Status
11/17/16
Project Number

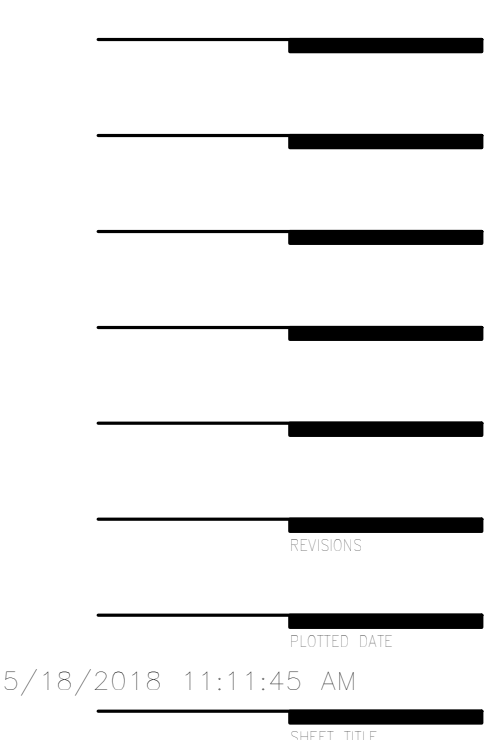


1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



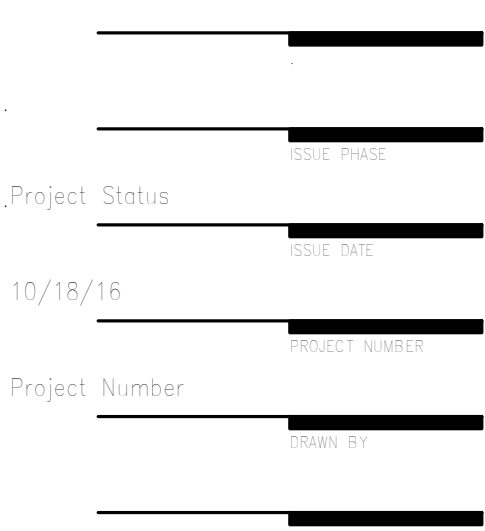
PROPOSED APARTMENTS

401, 405, 409
HAWTHORNE STREET
GLENDALE, CA 91204



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ELEVATIONS



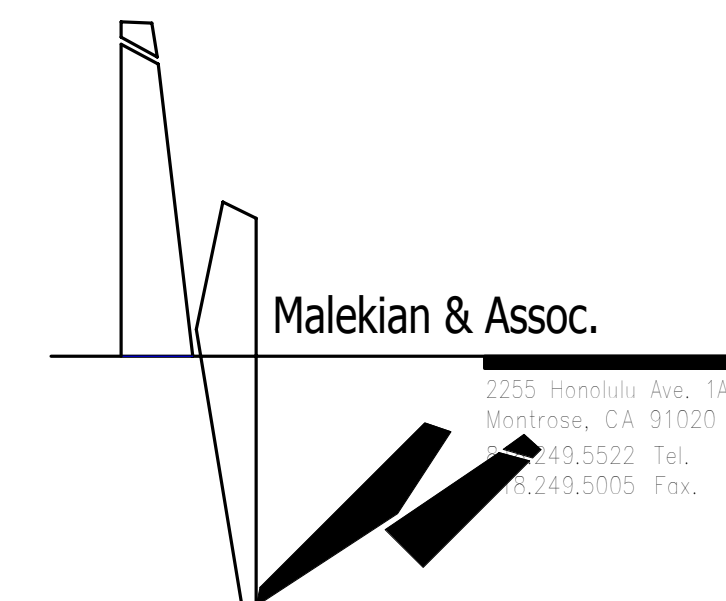
2 PROPOSED EAST ELEVATION
1/8" = 1'-0"

Owner

PREPARED FOR



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



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

PROPOSED APARTMENTS

401, 405, 409
HAWTHORNE STREET
GLENDALE, CA 91204

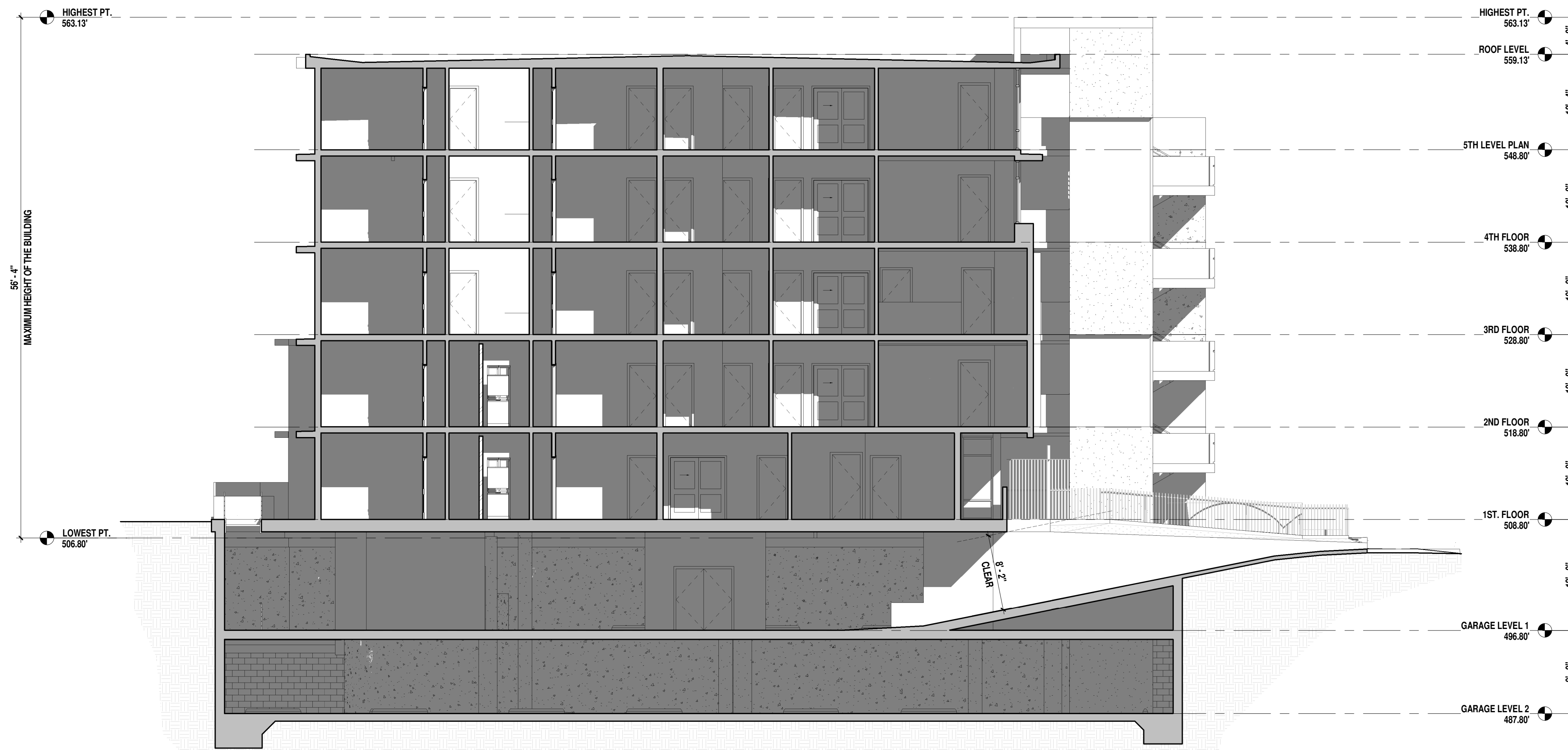
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ELEVATIONS

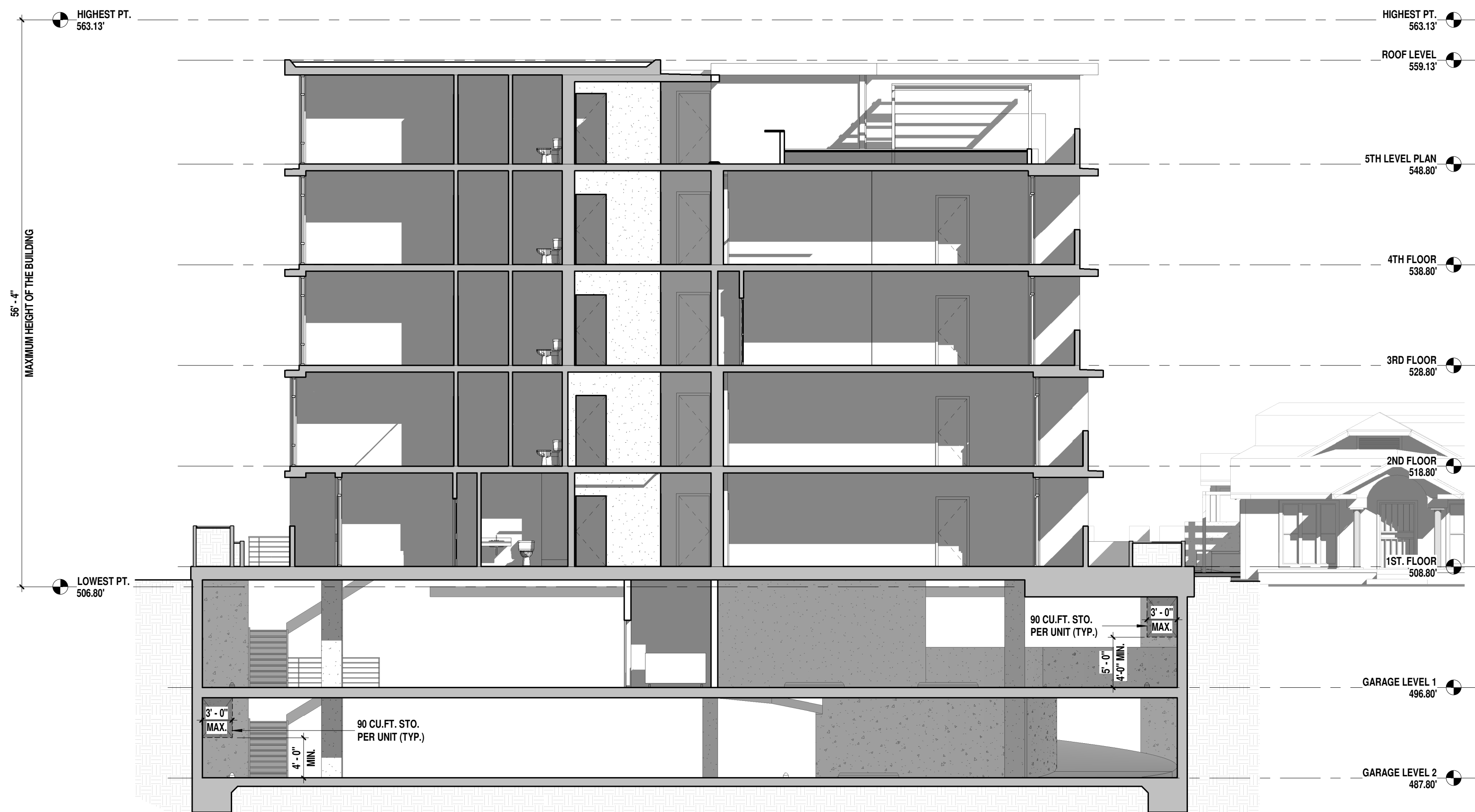
Project Status

12/27/16

Project Number

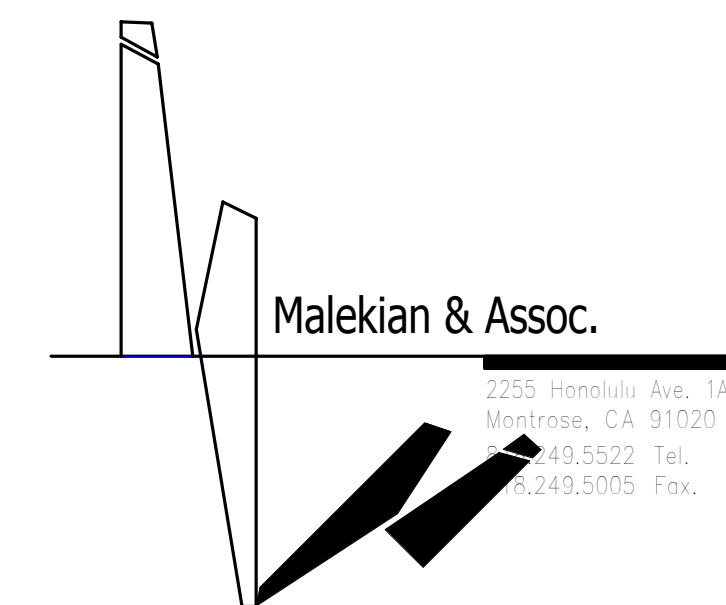


1 SECTION A
1/8" = 1'-0"



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

Owner



PROPOSED APARTMENTS

401, 405, 409
HAWTHORNE STREET
GLENDALE, CA 91204

5/18/2018 11:11:54 AM

SECTION

Project Status

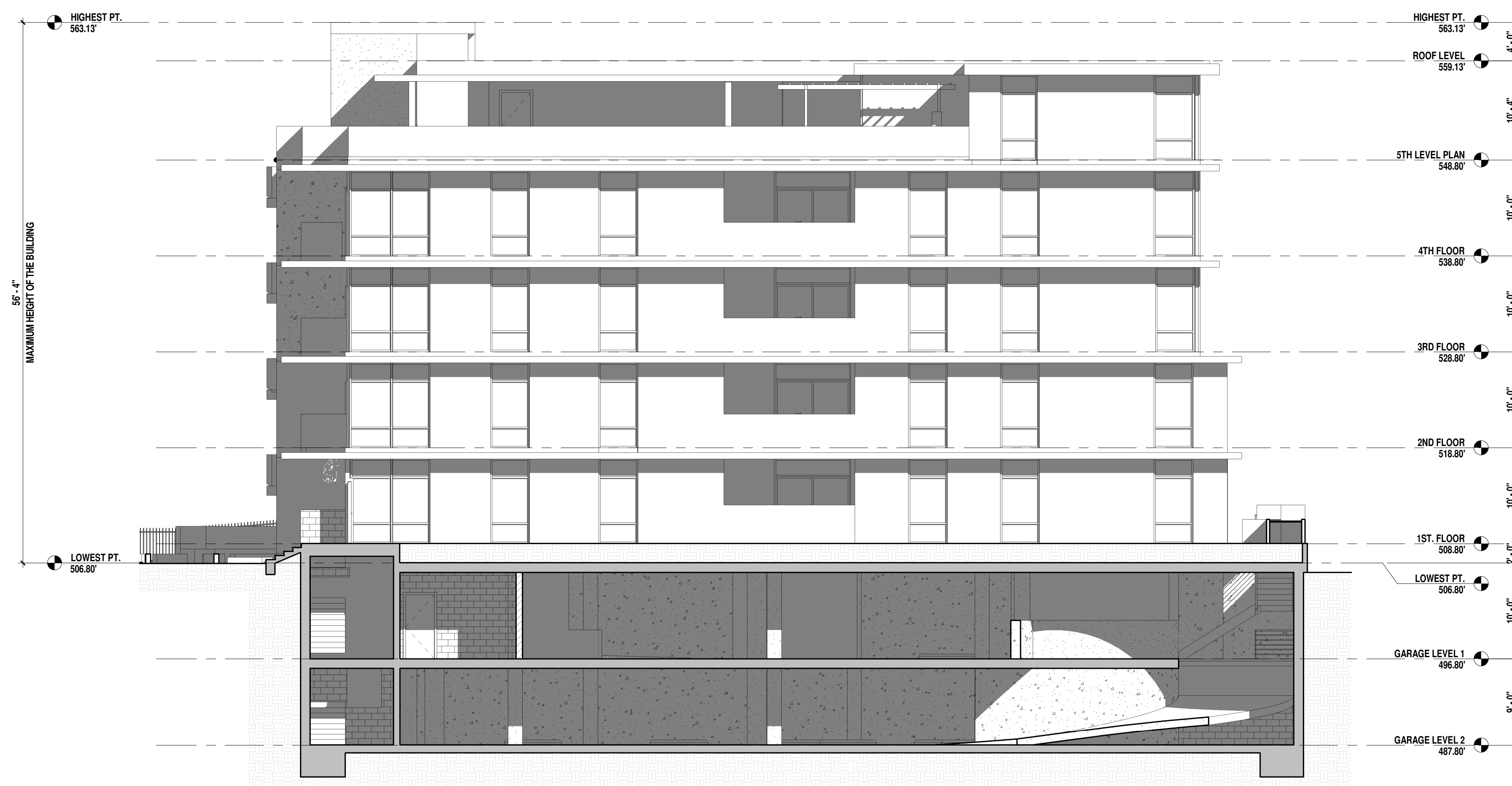
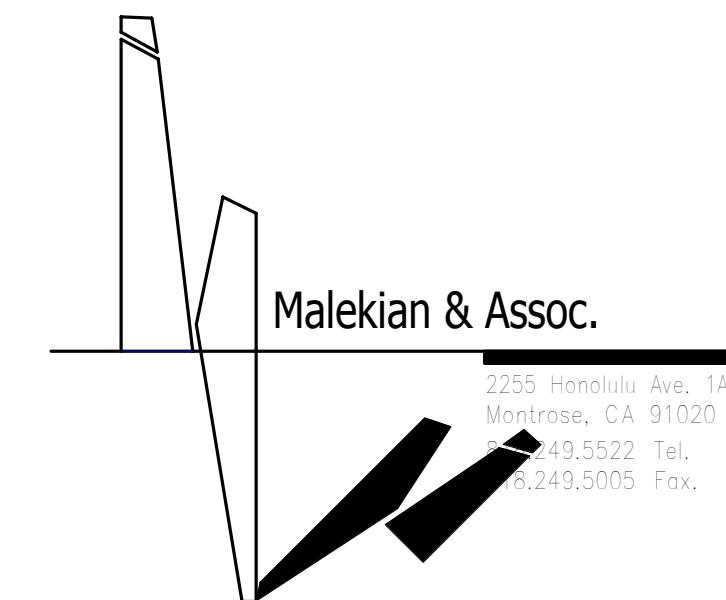
10/18/16

Project Number

A4.0

Owner

PREPARED FOR



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

PROPOSED APARTMENTS

401, 405, 409
HAWTHORNE STREET
GLENDALE, CA 91204

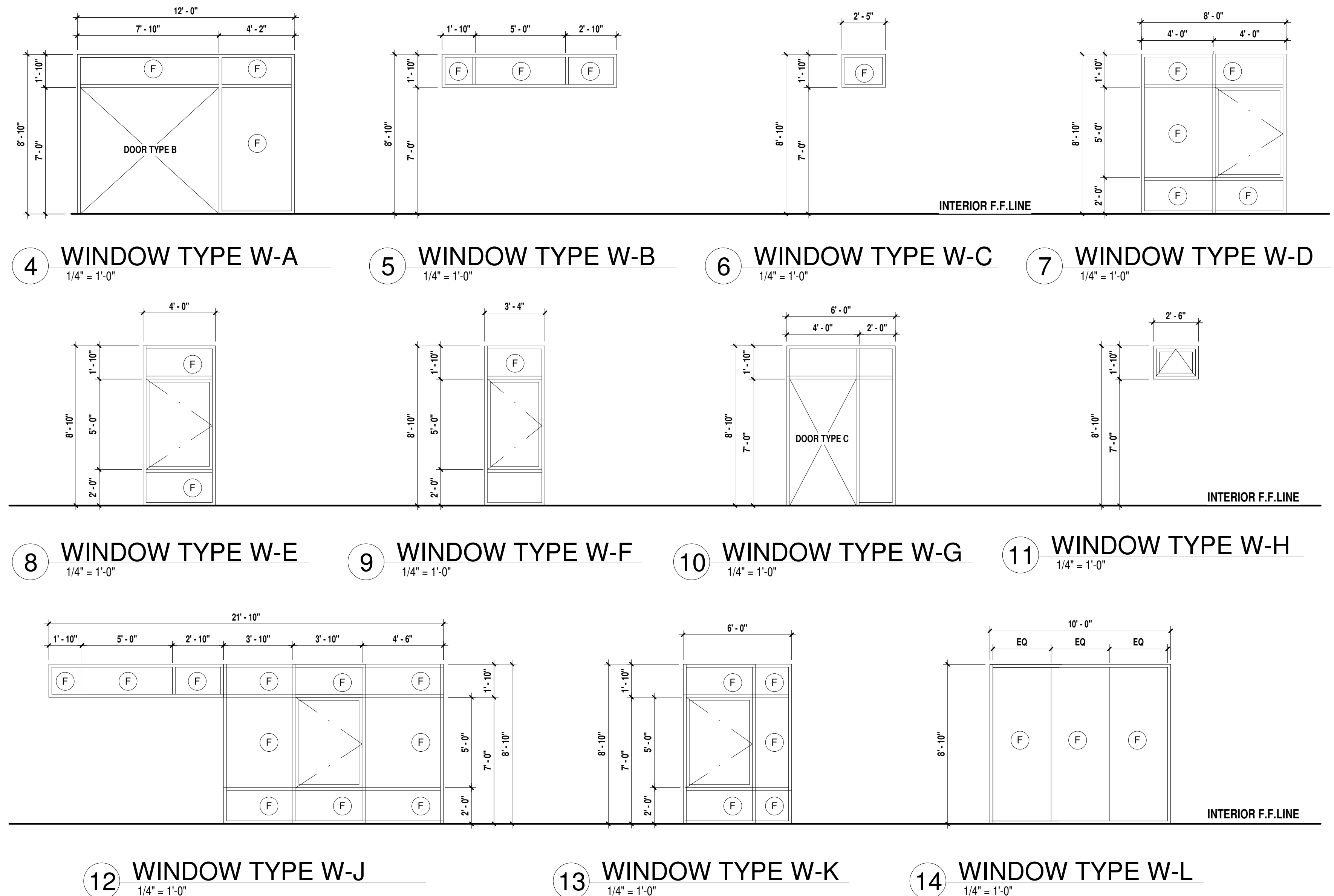
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SECTIONS

Project Status
01/18/17
Project Number

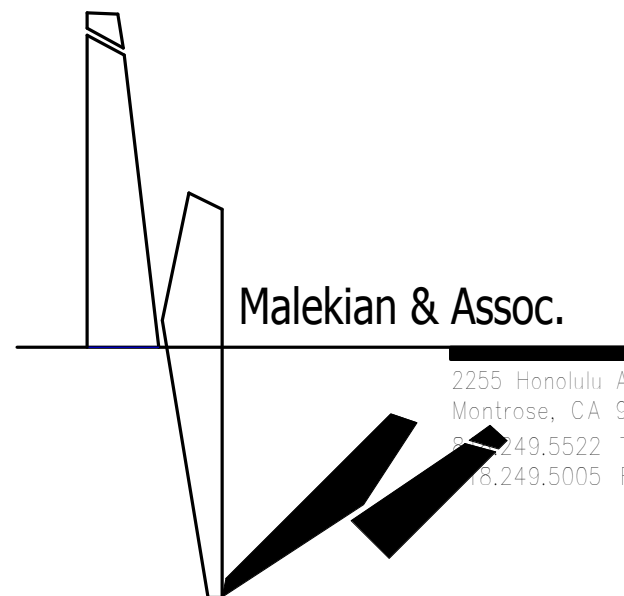
DOOR SCHEDULE								
Mark	Type Mark	Width	Height	Door Material	Door Finish	Frame Material	Frame Finish	Comments
D1-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D1-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D2-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D2-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D3-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D3-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D4-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D4-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D5-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D5-2	C	3'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D6-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D6-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D7-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D7-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D8-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D8-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D9-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D9-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D10-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D10-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D11-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D11-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D12-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D12-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D13-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D13-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D14-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D14-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D15-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D15-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D16-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D16-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D17-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D17-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D18-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D18-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D19-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D19-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D20-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D20-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D21-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D21-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D22-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D22-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	
D23-1	A	3'-0"	7'-0"	SOLID WOOD	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	
D23-2	B	7'-8"	7'-0"	ALUMINUM/GLASS	CLEAR ANODIZED	ALUMINUM	CLEAR ANODIZED	

WINDOW SCHEDULE



NOTE: ALL WINDOWS SHALL BE GLAZING ON CLEAR ANODIZED ALUMINUM FRAMES

Owner



PROPOSED APARTMENTS

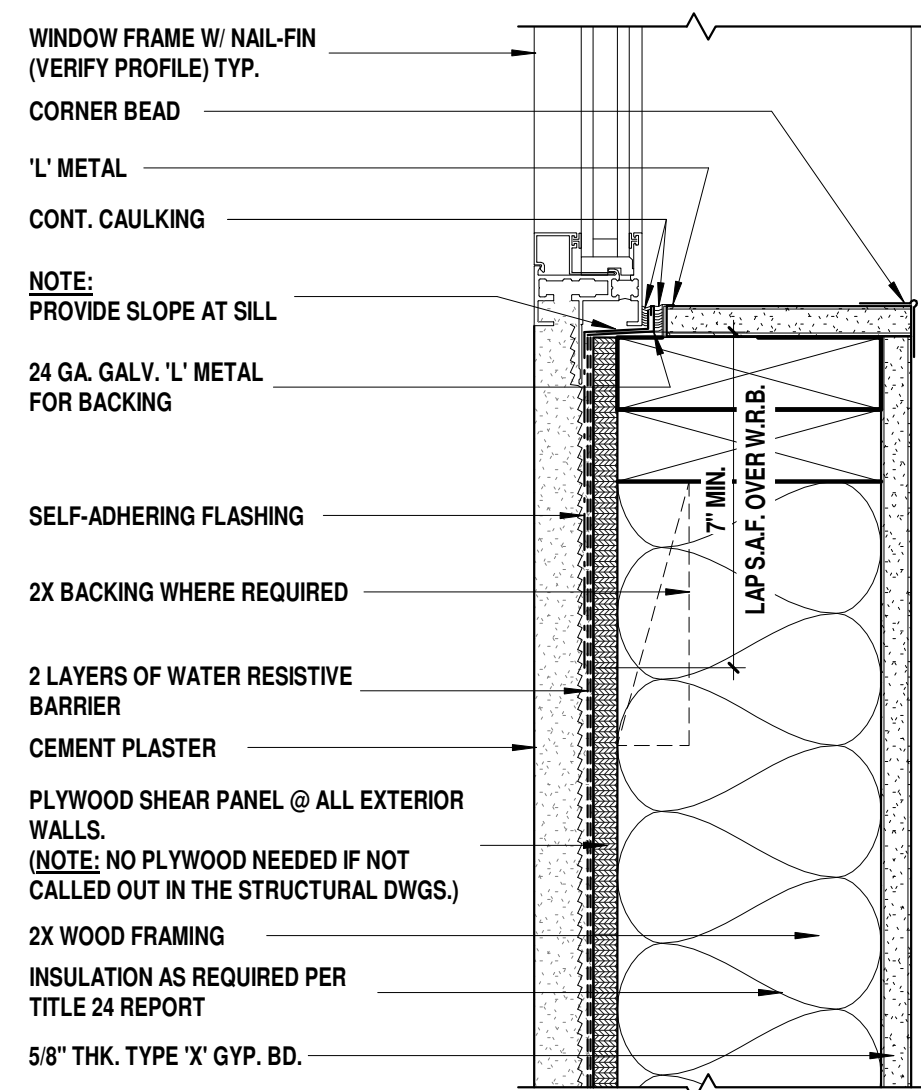
401, 405, 409
HAWTHORNE STREET
GLENDALE, CA 91204

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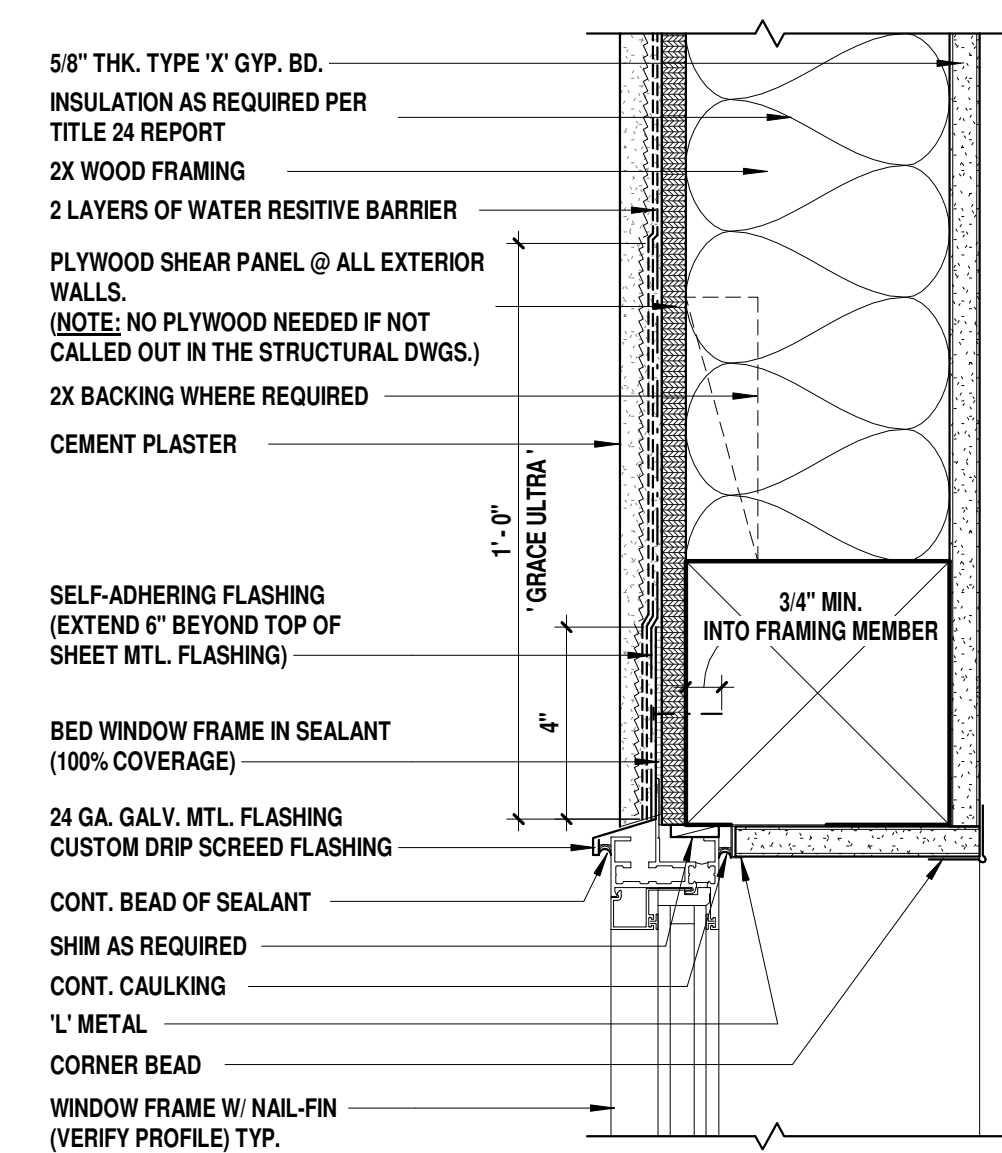
DOOR AND WINDOW SCHEDULE

Project Status
03/06/17
Project Number

A5.0

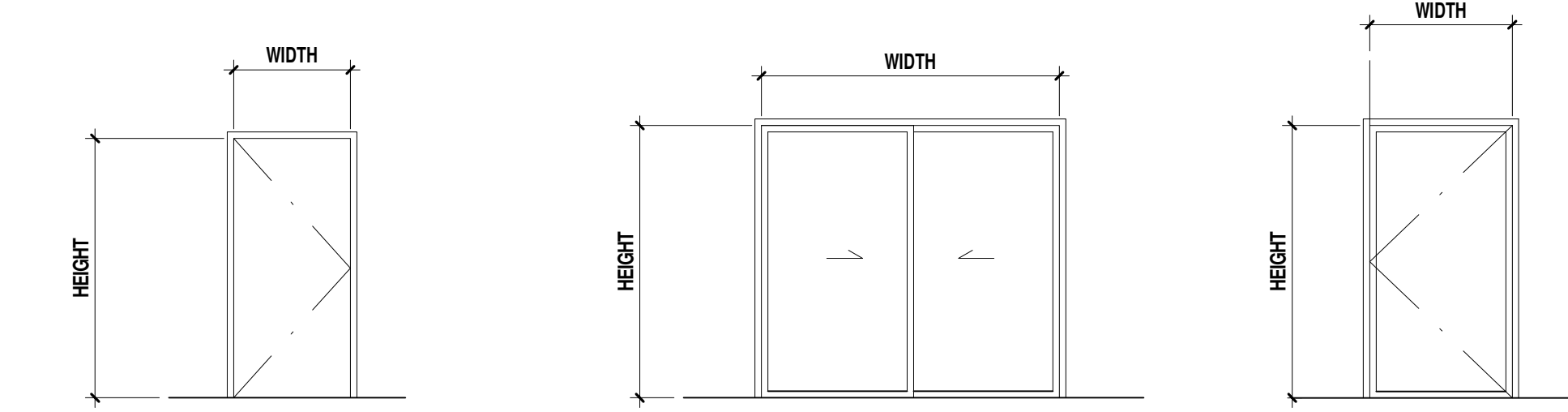


18 TYP. WDW. SILL DETAIL (NAIL FIN)
3" = 1'-0"



17 TYP. WDW. HEAD DETAIL (NAIL FIN)
3" = 1'-0"

DOOR TYPE



1 DOOR TYPE A
1/4" = 1'-0"

2 DOOR TYPE B
1/4" = 1'-0"

3 DOOR TYPE C
1/4" = 1'-0"



VIEW @ HAWTHORNE STREET



VIEW @ HAWTHORNE STREET

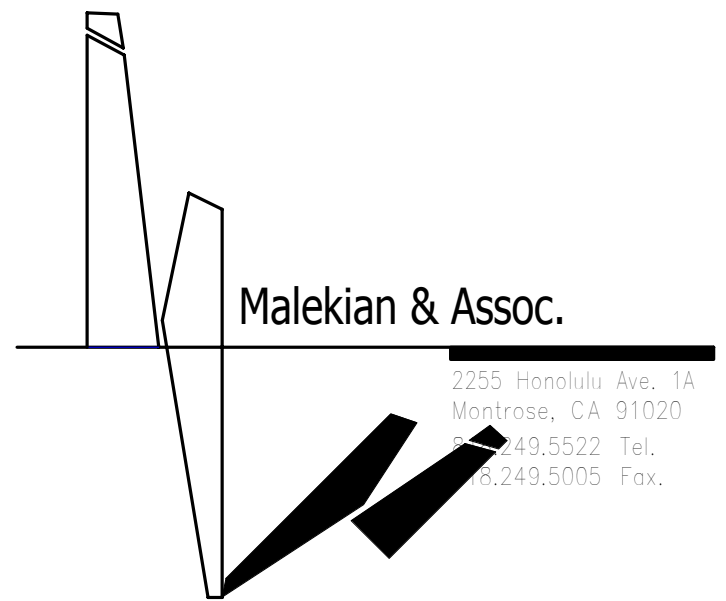


VIEW @ SOUTHWEST



VIEW @ COLUMBUS AVENUE

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PROPOSED APARTMENTS

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GLENDALE, CA 91204

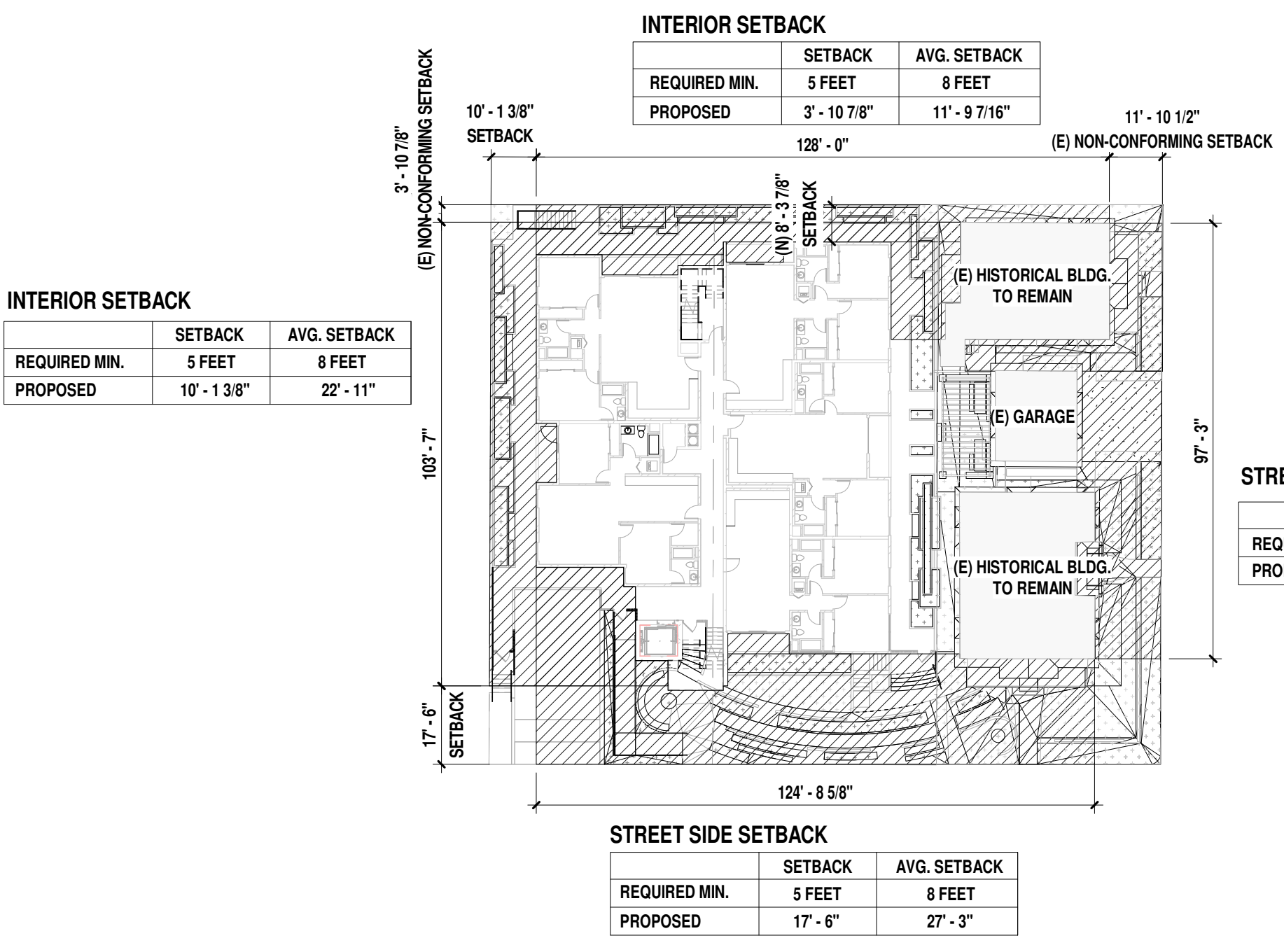
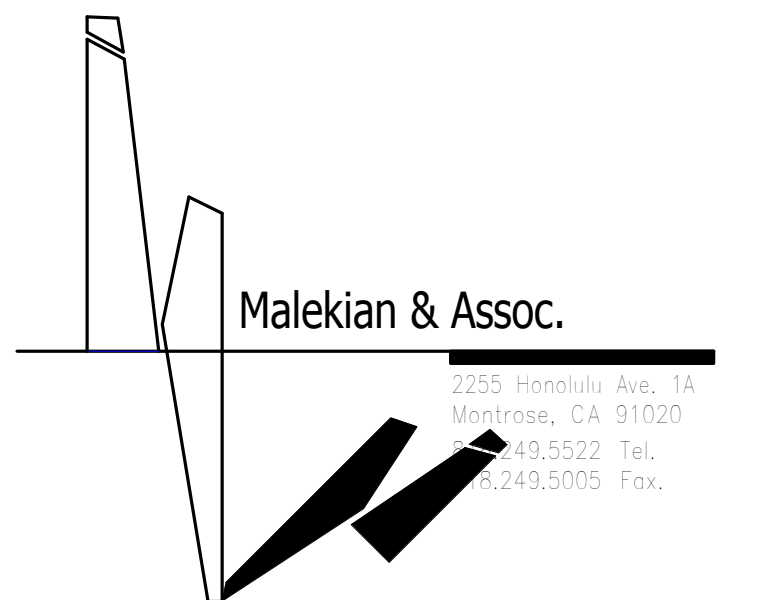
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3D VIEWS

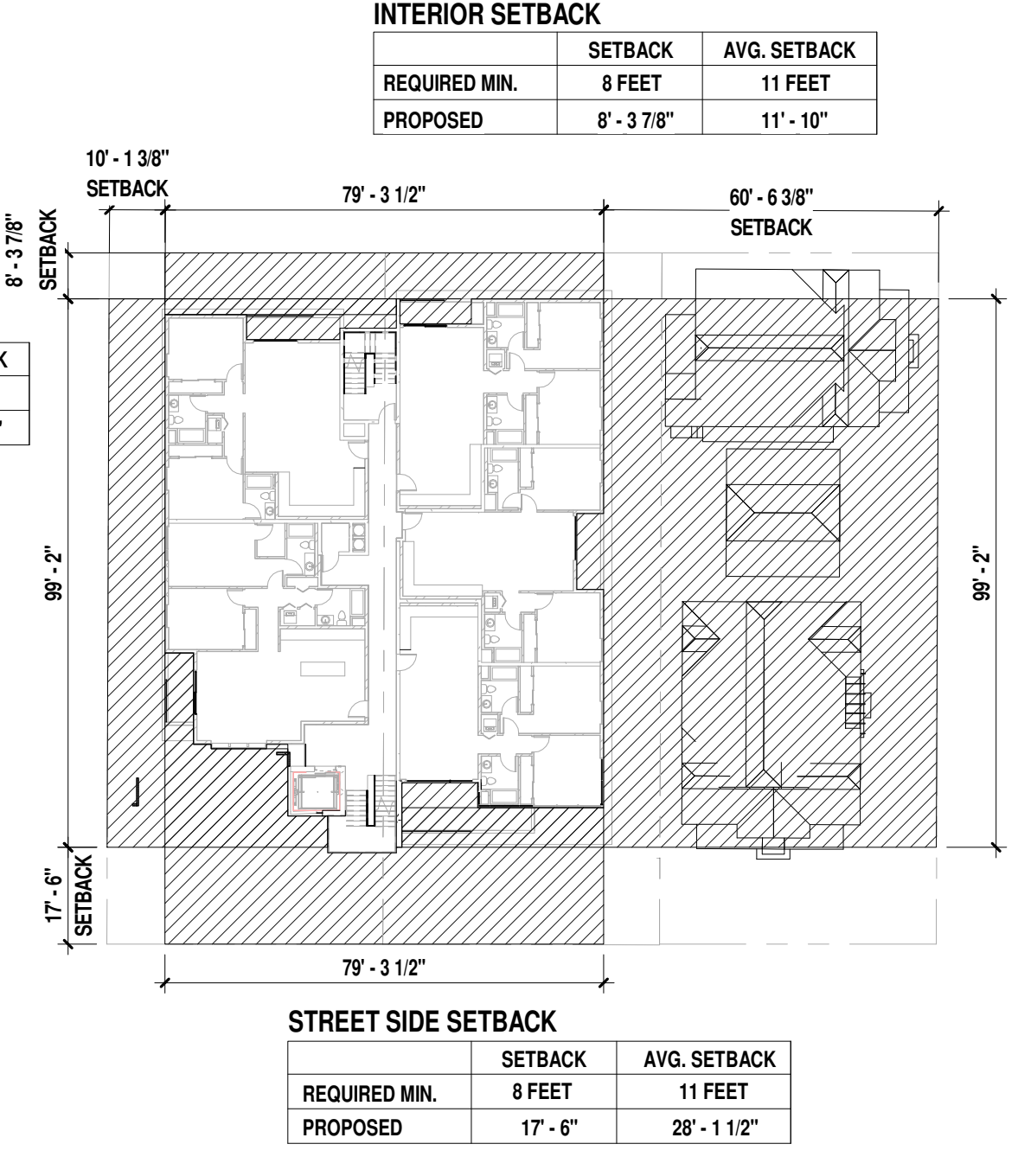
Project Status

03/07/17

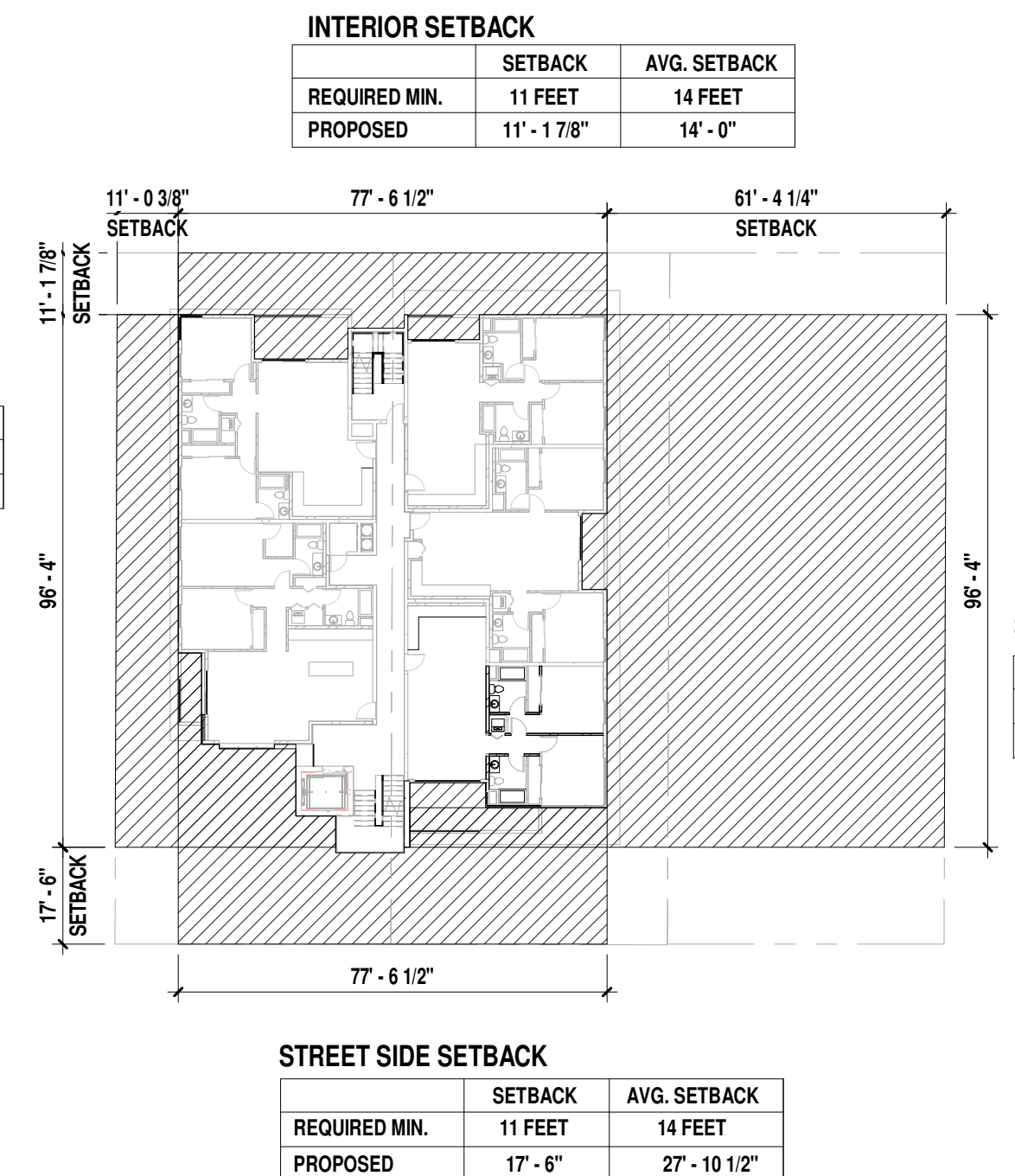
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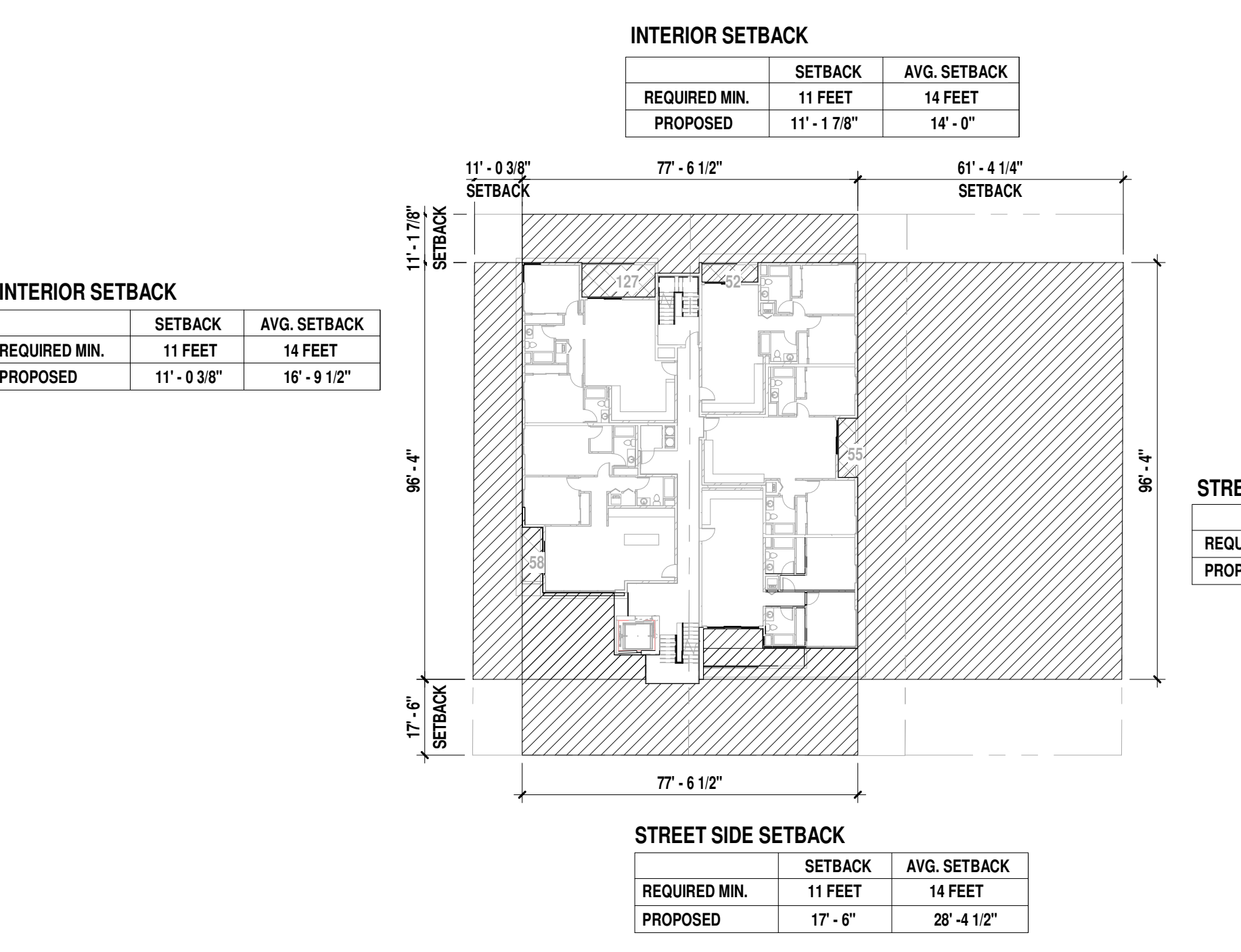
1 SETBACK DIAGRAM - LEVEL 1
1" = 30'-0"



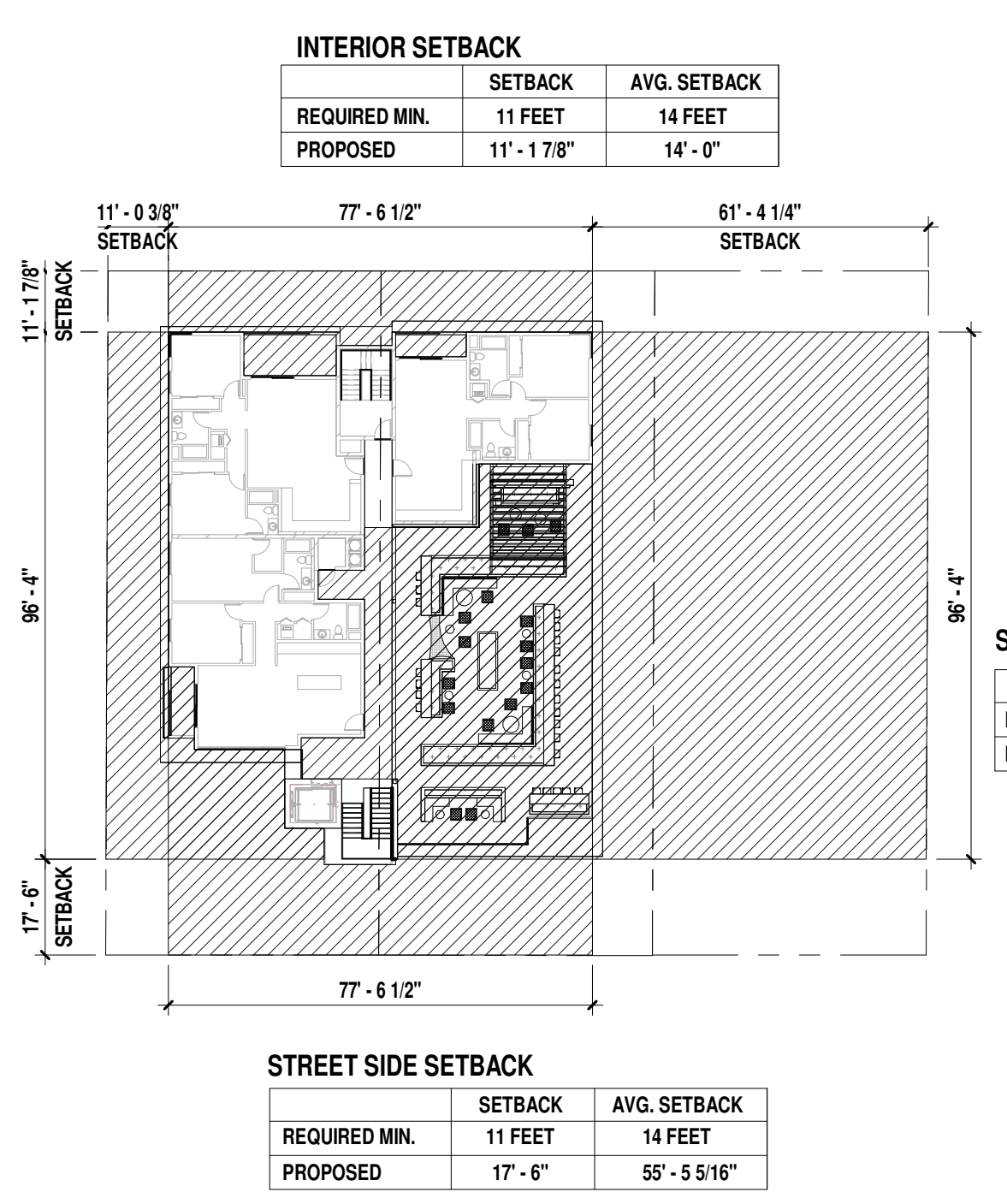
2 SETBACK DIAGRAM - LEVEL 2
1" = 30'-0"



3 SETBACK DIAGRAM - LEVEL 3
1" = 30'-0"



4 SETBACK DIAGRAM - LEVEL 4
1" = 30'-0"



5 SETBACK DIAGRAM - LEVEL 5
1" = 30'-0"

PROPOSED APARTMENTS

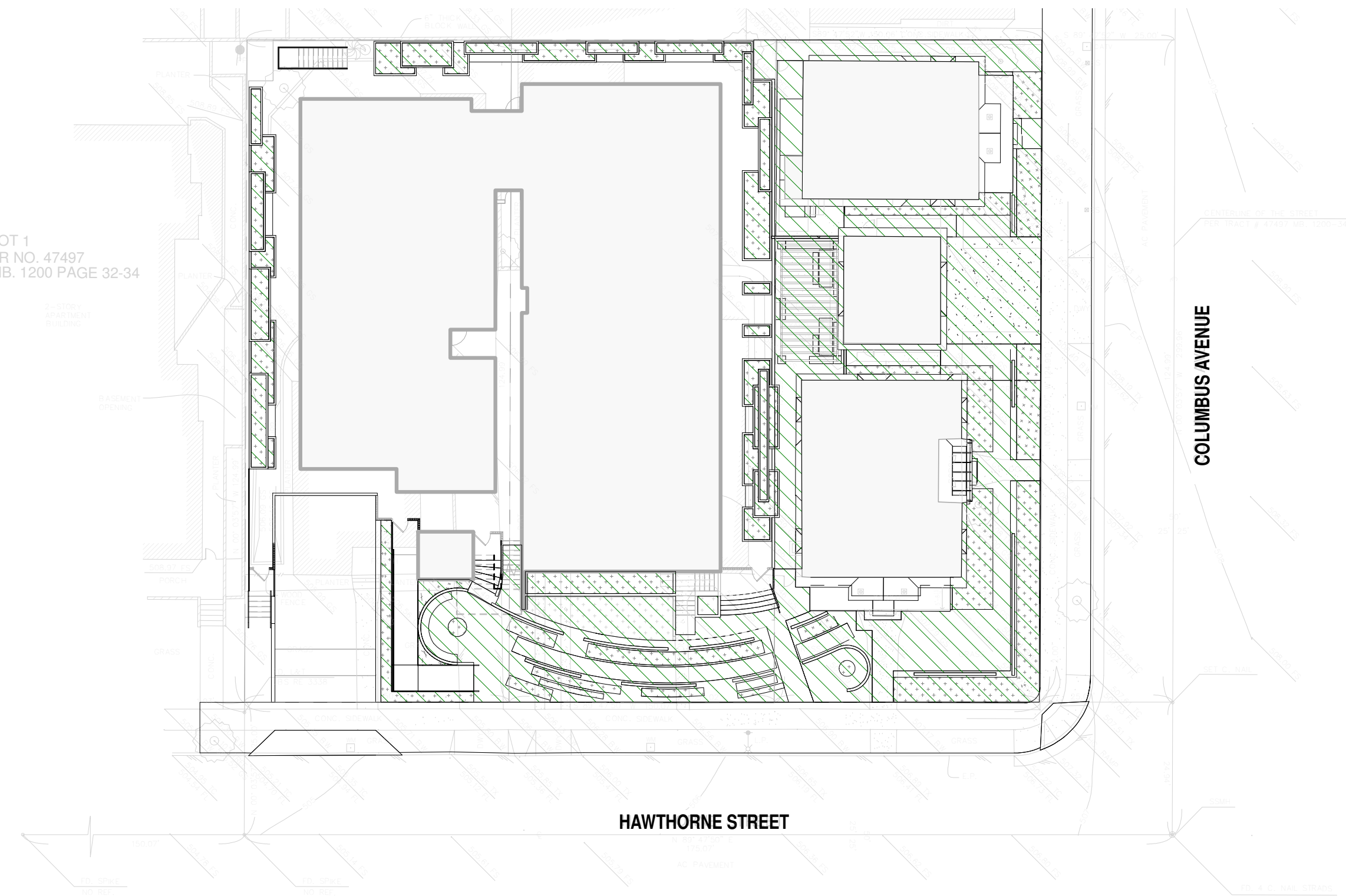
401, 405, 409
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GLENDALE, CA 91204

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CODE ANALYSIS

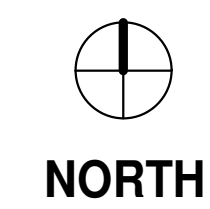
Project Status
11/17/16
Project Number

LOT 1
TR NO. 47497
MB. 1200 PAGE 32-34

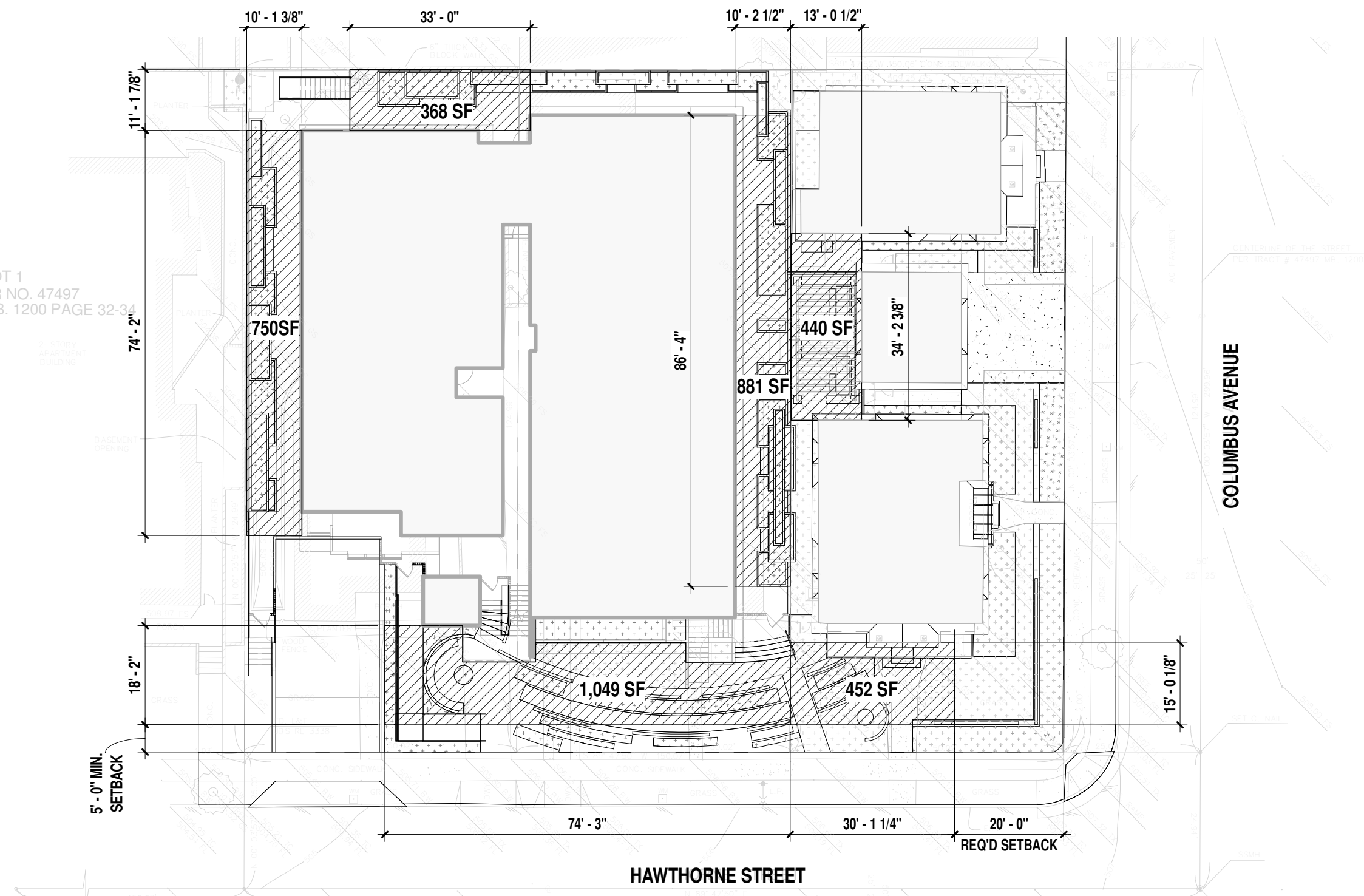


PROPOSED LANDSCAPE AREA = 5,739 SF

2 GROUND FLOOR LANDSCAPE DIAGRAM
3/64" = 1'-0"



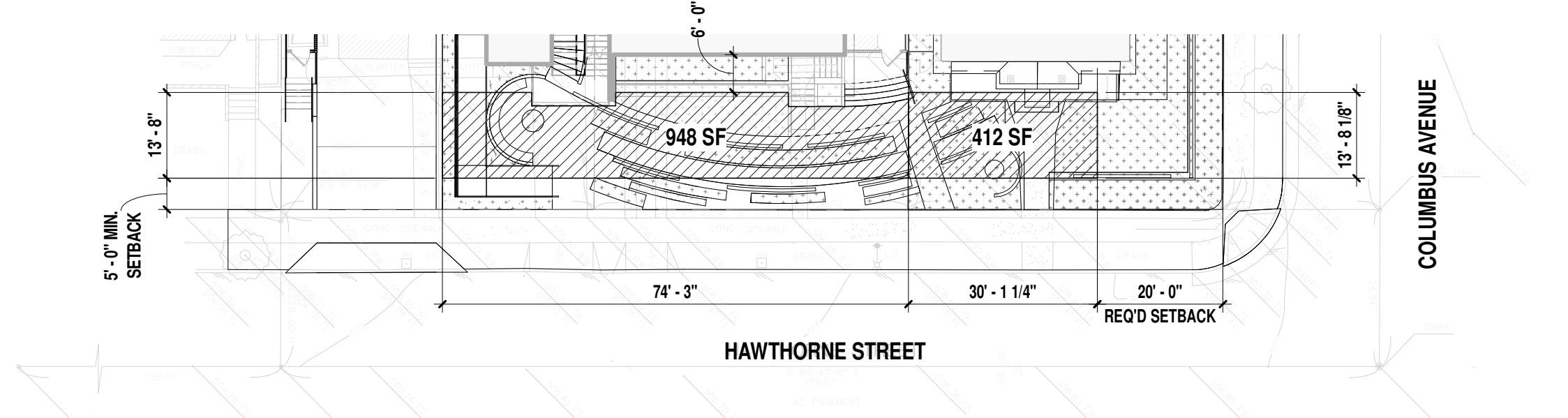
LOT 1
TR NO. 47497
MB. 1200 PAGE 32-34



1,049 SF
452 SF
440 SF
881 SF
368 SF
750 SF
3,940 SF

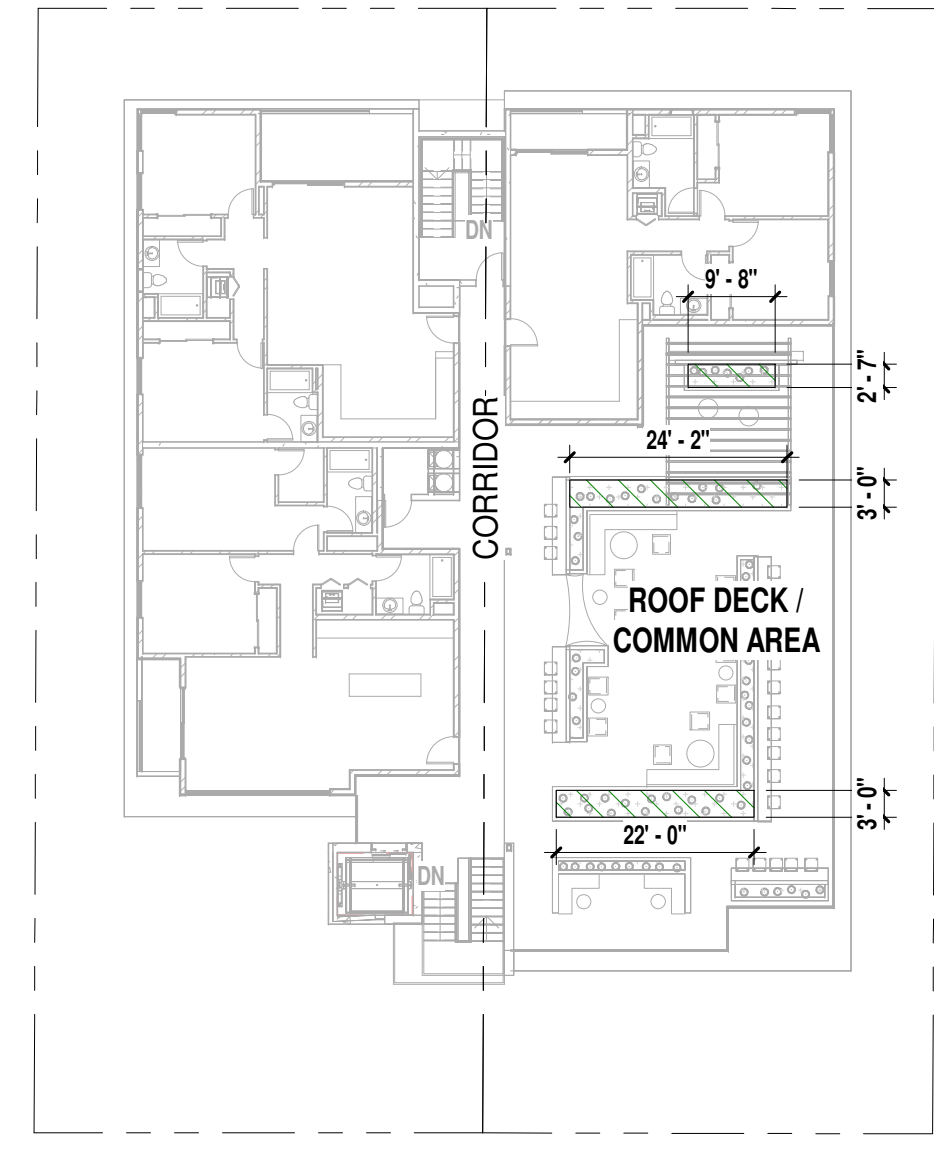
1ST LEVEL PROPOSED
COMMON OUTDOOR AREA

1 COMMON AREA DIAGRAM- 1ST LEVEL
3/64" = 1'-0"



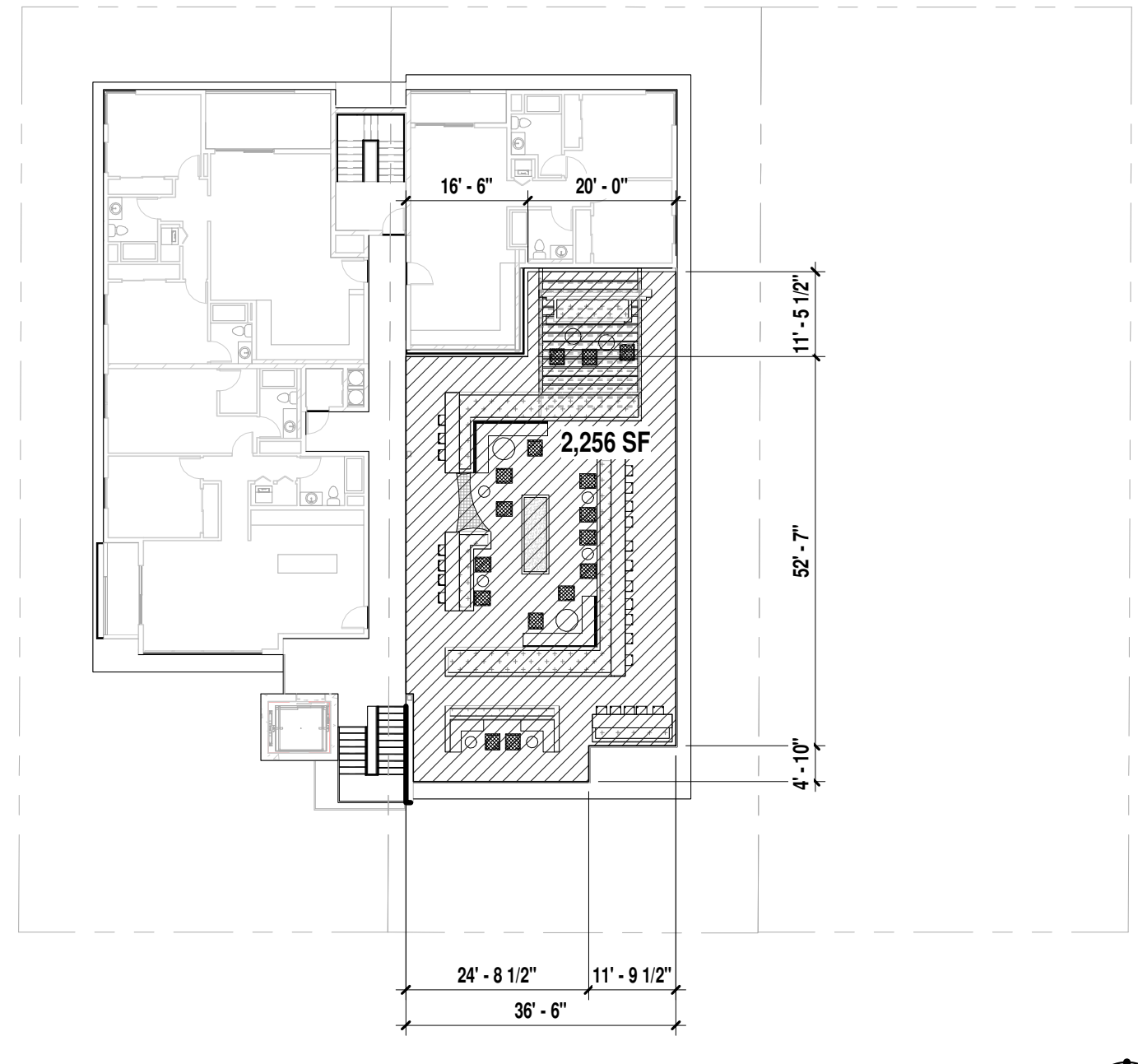
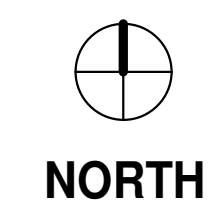
948 SF
412 SF
1,360 SF - PROPOSED ADDITIONAL OUTDOOR AREA

1.1 ADDITIONAL OUTDOOR AREA DIAGRAM
3/64" = 1'-0"



PROPOSED LANDSCAPE AREA = 163.60 SF

4 5TH LEVEL LANDSCAPE DIAGRAM
3/64" = 1'-0"



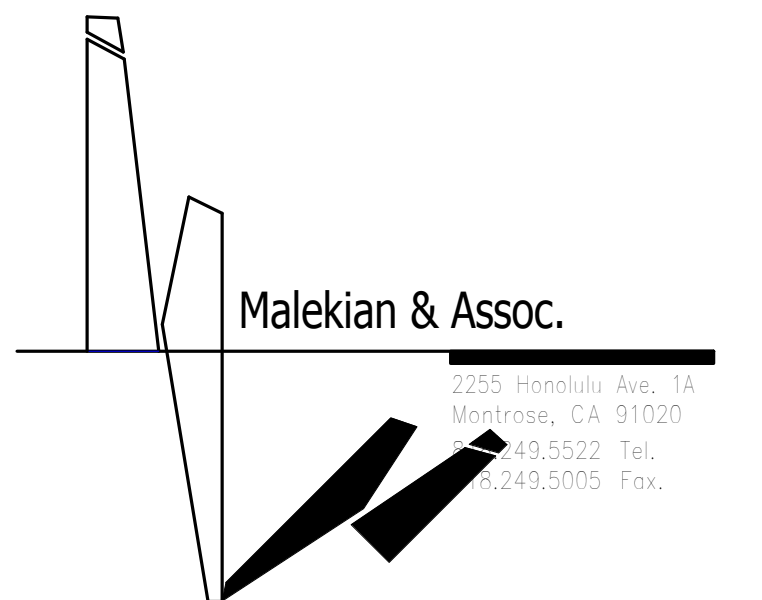
2,256 SF

5TH LEVEL PROPOSED COMMON OUTDOOR AREA - 2,256 SF

3 COMMON AREA DIAGRAM - 5TH LEVEL
3/64" = 1'-0"



Owner



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Project Status

12/22/16

Project Number