

Sunrise of Glendale

(90) Unit Residential Congregate Living, Medical Facility



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PROJECT STATS:

ZONING: C2-1 (COMMUNITY COMMERCIAL HEIGHT DISTRICT 1)
APN: 5645-001-038, 5645-001-042
LOT SIZE: 1.28 ACRES (55,844 SF)
EXISTING USE: HARDWARE STORE
BUILDING FAR: 1.53 (85,505 SF BLDG / 55,844 SF SITE)
BUILDING AREA:
PARKING GARAGE 29,135 SF
LEVEL 01 28,840 SF
LEVEL 02 28,380 SF
LEVEL 03 28,285 SF
TOTAL 85,505 SF (W/O GARAGE)
114,640 (WITH GARAGE)
LOT COVERAGE: 28,840 SF
HEIGHT: 34'-11"
NUMBER OF UNITS: 90
BED COUNT: 114
PARKING SPACES REQUIRED: 29
PARKING SPACES PROVIDED: 51
LANDSCAPE OPEN SPACE PROVIDED: 28,202 SF (50.5%)

PROJECT TEAM:

APPLICANT:
SUNRISE SENIOR LIVING, INC.
7502 WESTPARK DRIVE
MCLEAN, VA 22102
CONTACT: PHILIP KROSKIN
PHONE: 703.273.7500

LAND USE CONSULTANT:
KHAN CONSULTING, INC.
1111 N BRAND BLVD, # 403
GLENDALE, CA 91202
CONTACT: RODNEY KHAN
PHONE: 818-507-1605

ARCHITECT:
LANTZ-BOGGIO ARCHITECTS
5650 DTC PARKWAY, SUITE 200
ENGLEWOOD, CA 90111
CONTACT: TYLER DEPEW
PHONE: 303-807-4950

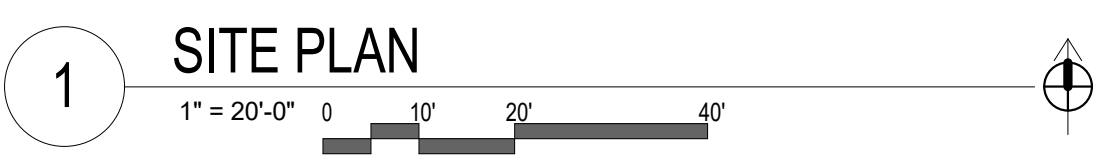
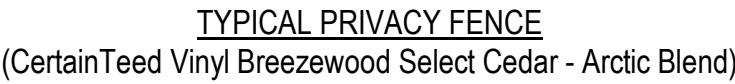
CIVIL ENGINEER:
FUSCOE ENGINEERING, INC.
600 WILSHIRE BLVD, SUITE 1470
LOS ANGELES, CA 90017
CONTACT: BRITTANY KNOTT
PHONE: 213.988.8802

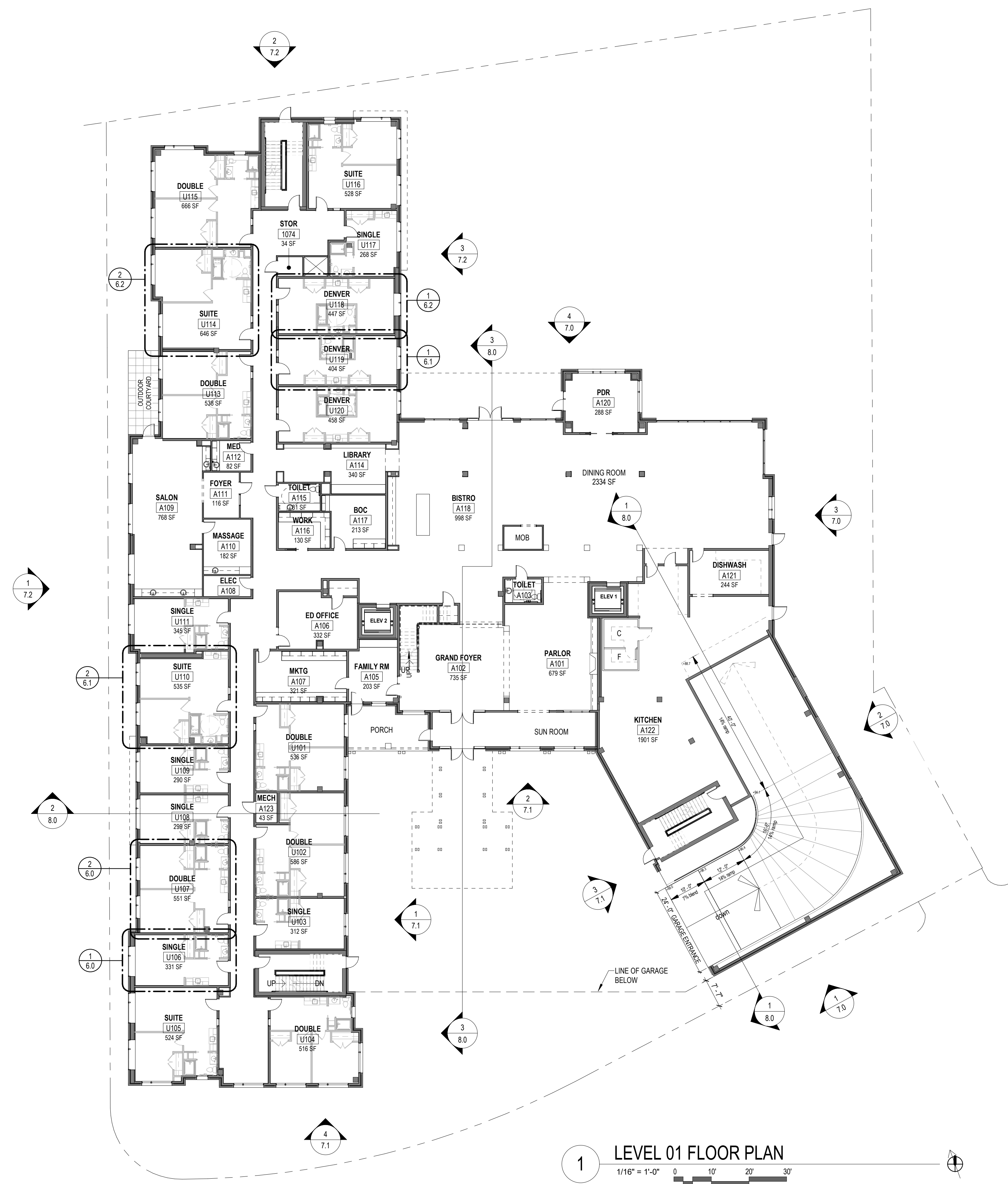
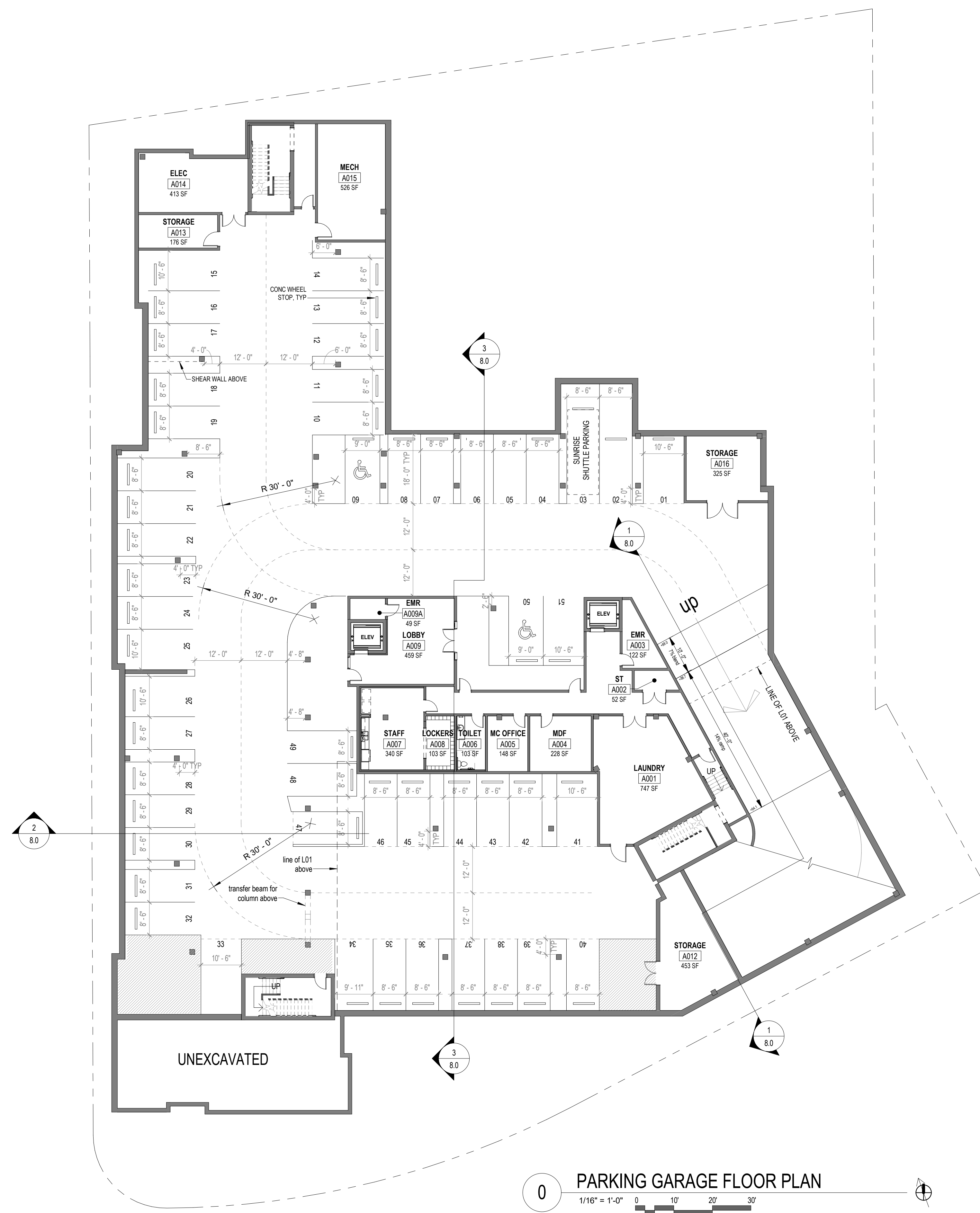
LANDSCAPE ARCHITECT:
RIDGE LANDSCAPE ARCHITECTS
8841 RESEARCH DRIVE, SUITE 200
IRVINE, CA 92618
CONTACT: ANDREW NEUBAUER
PHONE: 949.387.1323

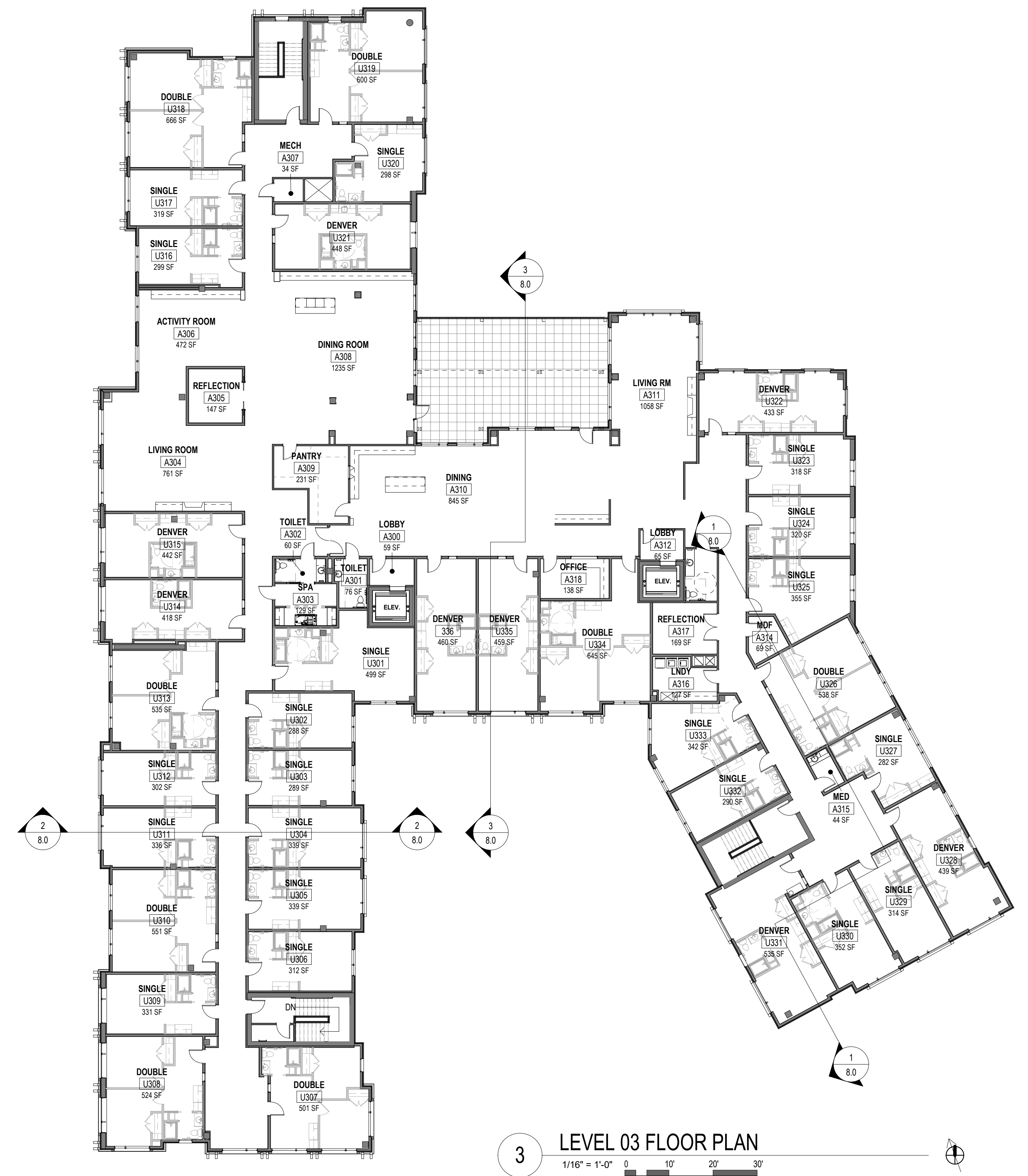
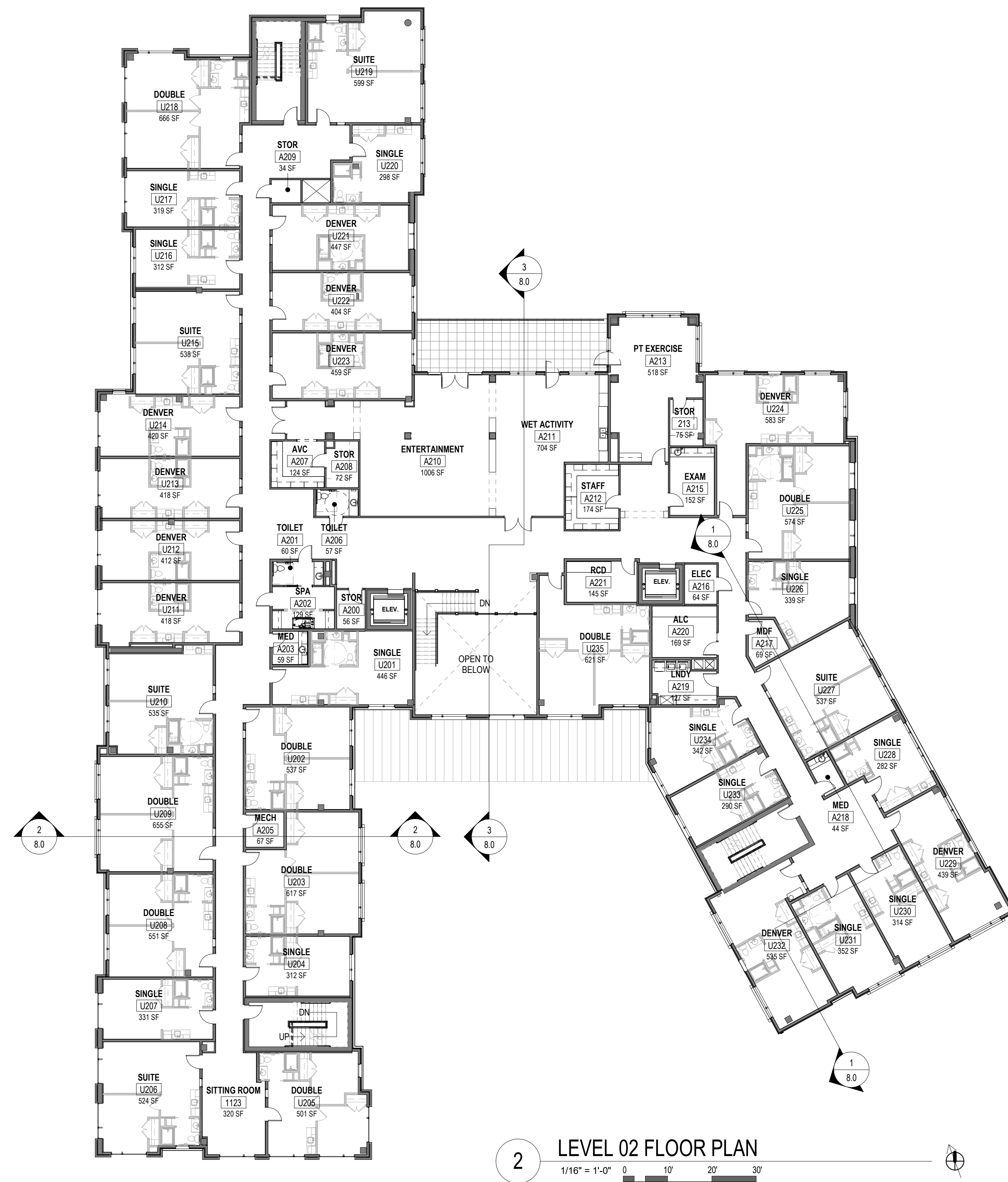


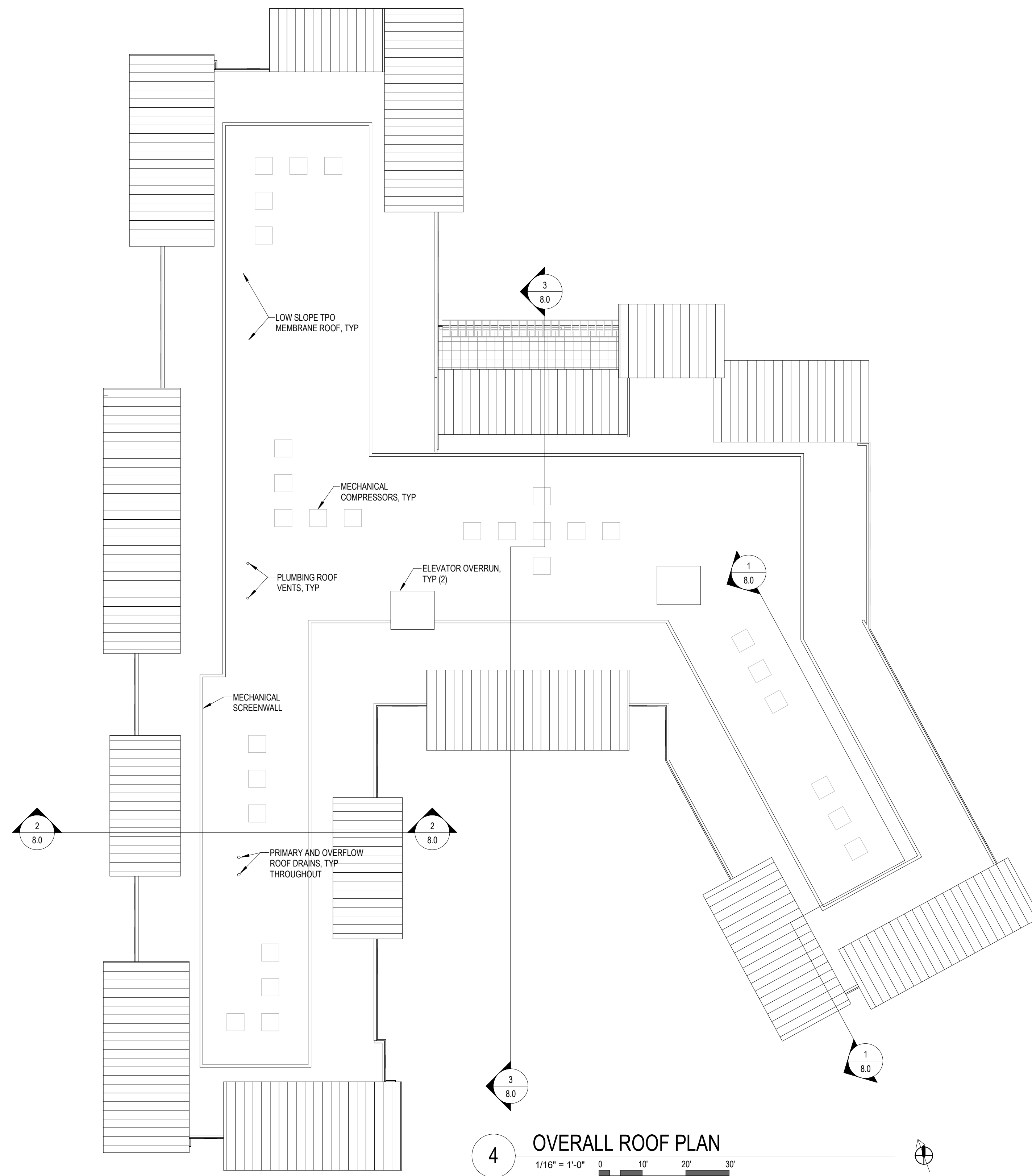


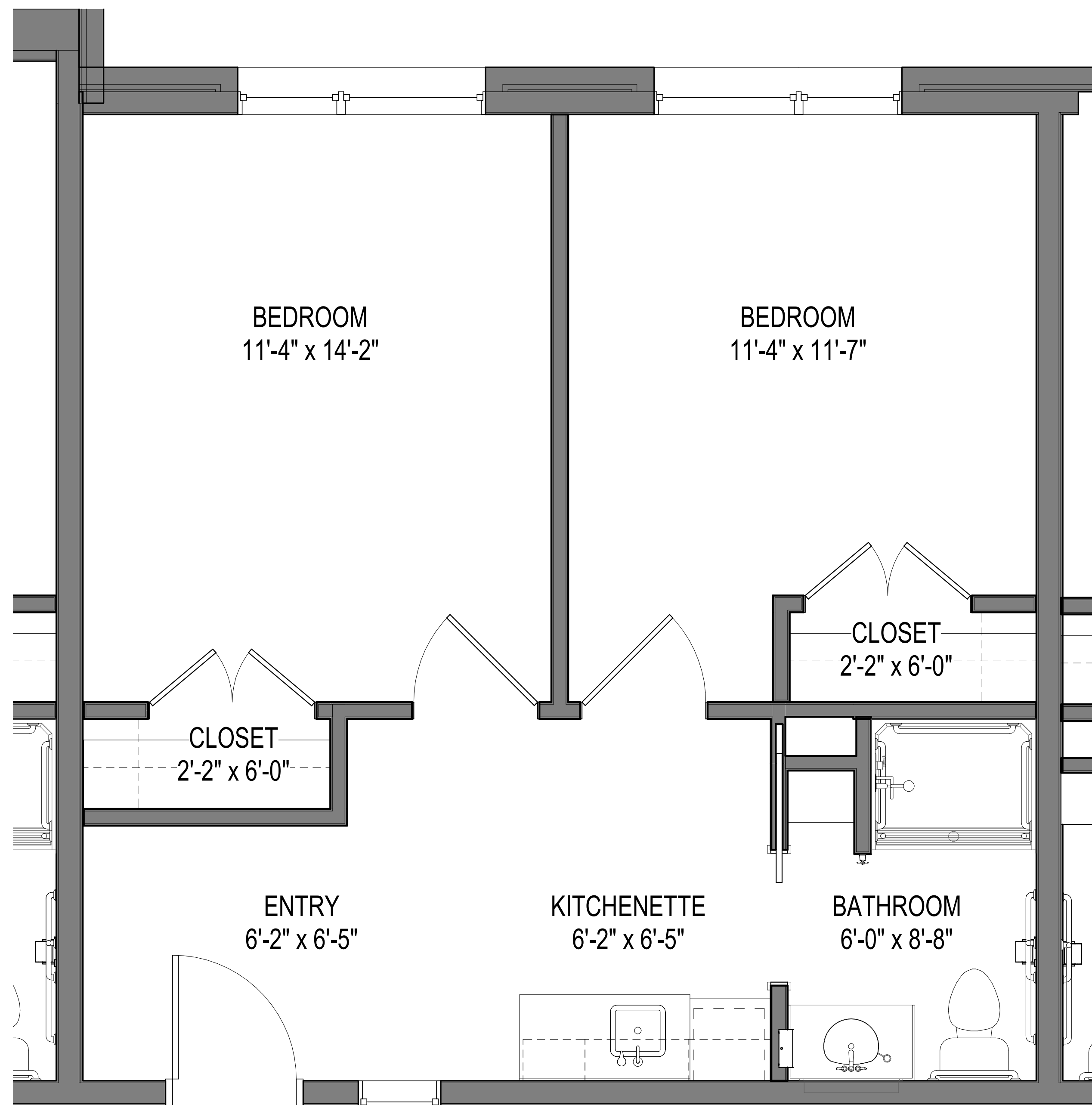






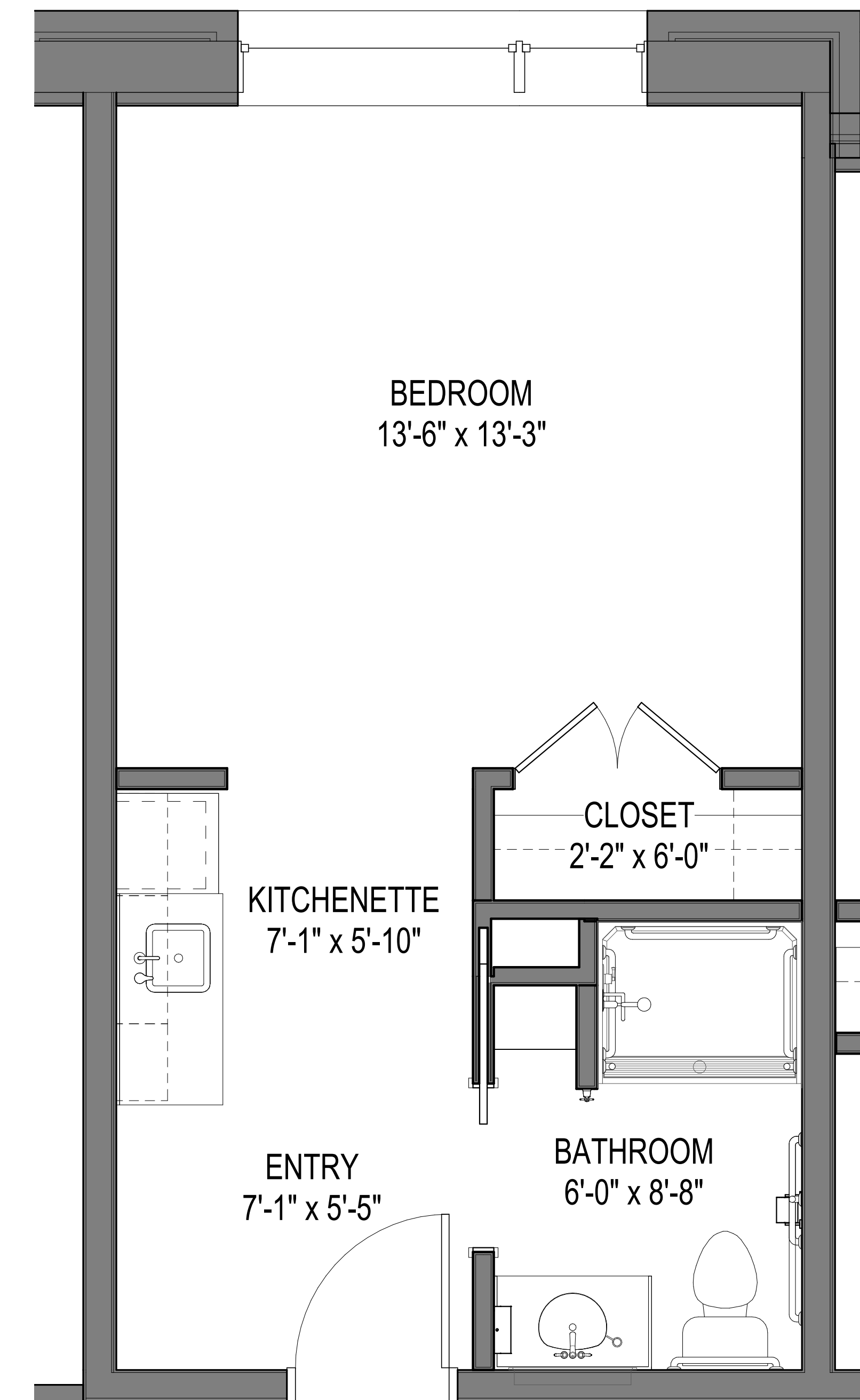






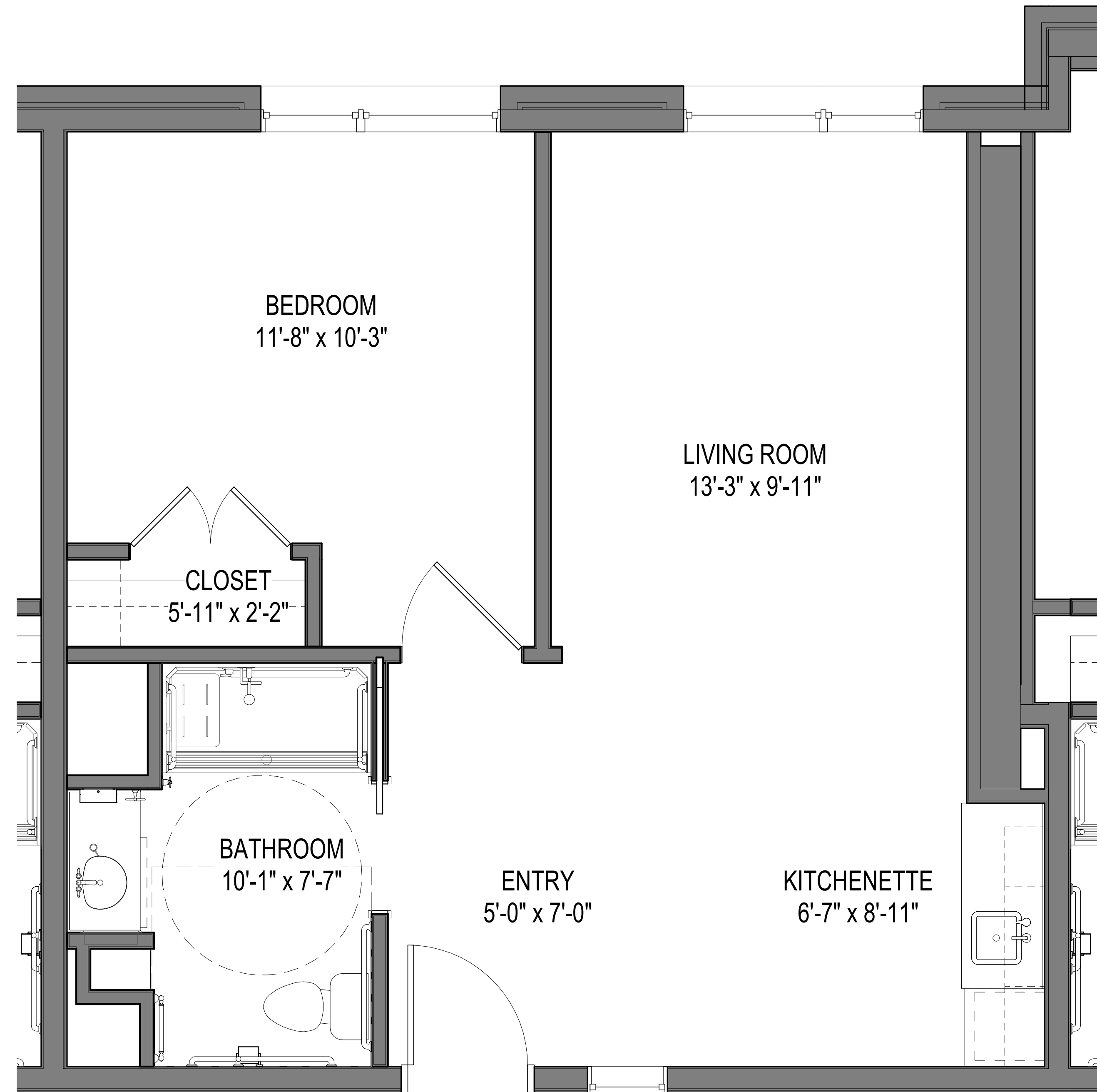
2 UNIT PLAN - TYPICAL DOUBLE (550 SF +/-)

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



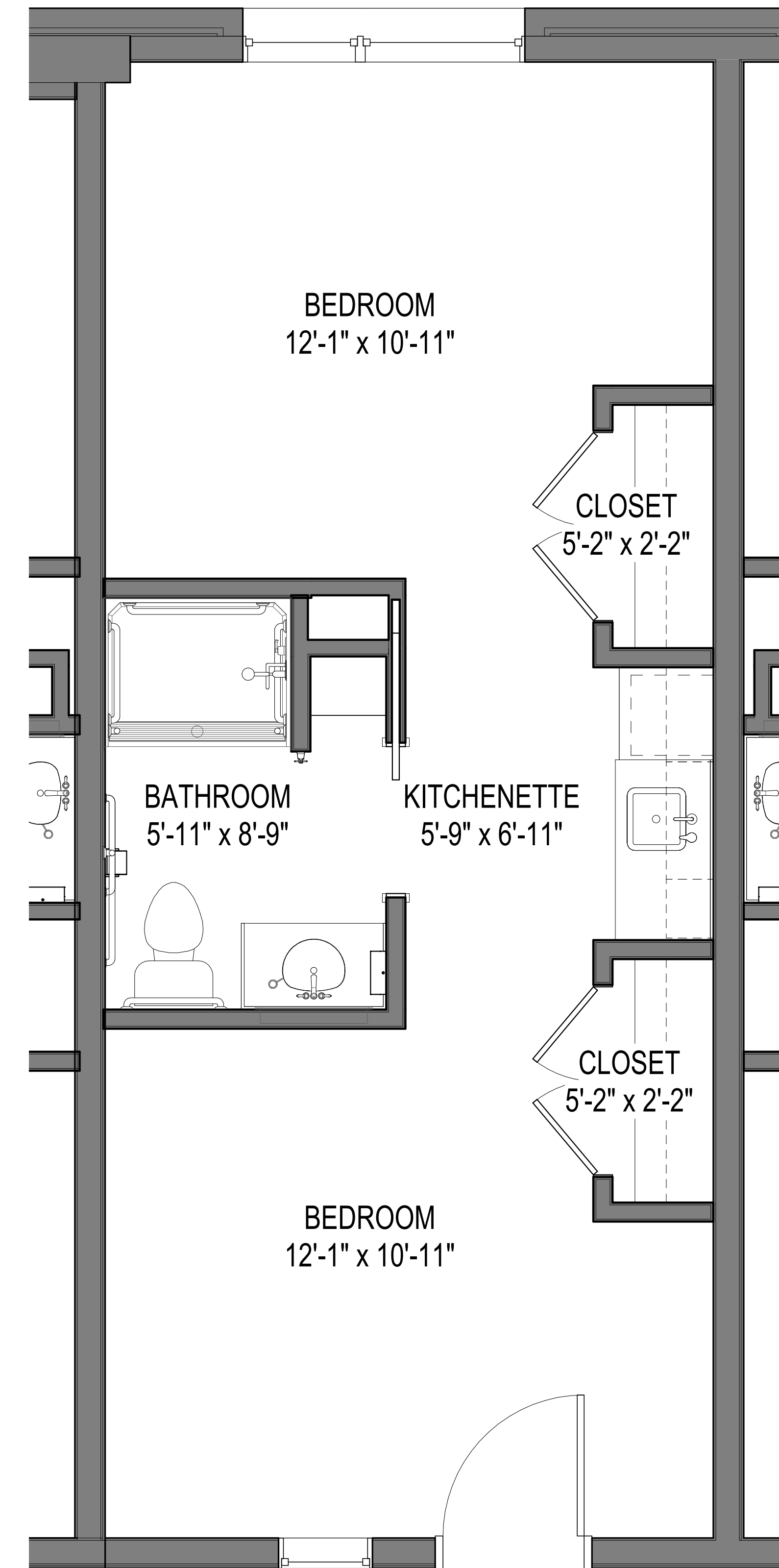
1 UNIT PLAN - TYPICAL SINGLE (335 SF +/-)

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



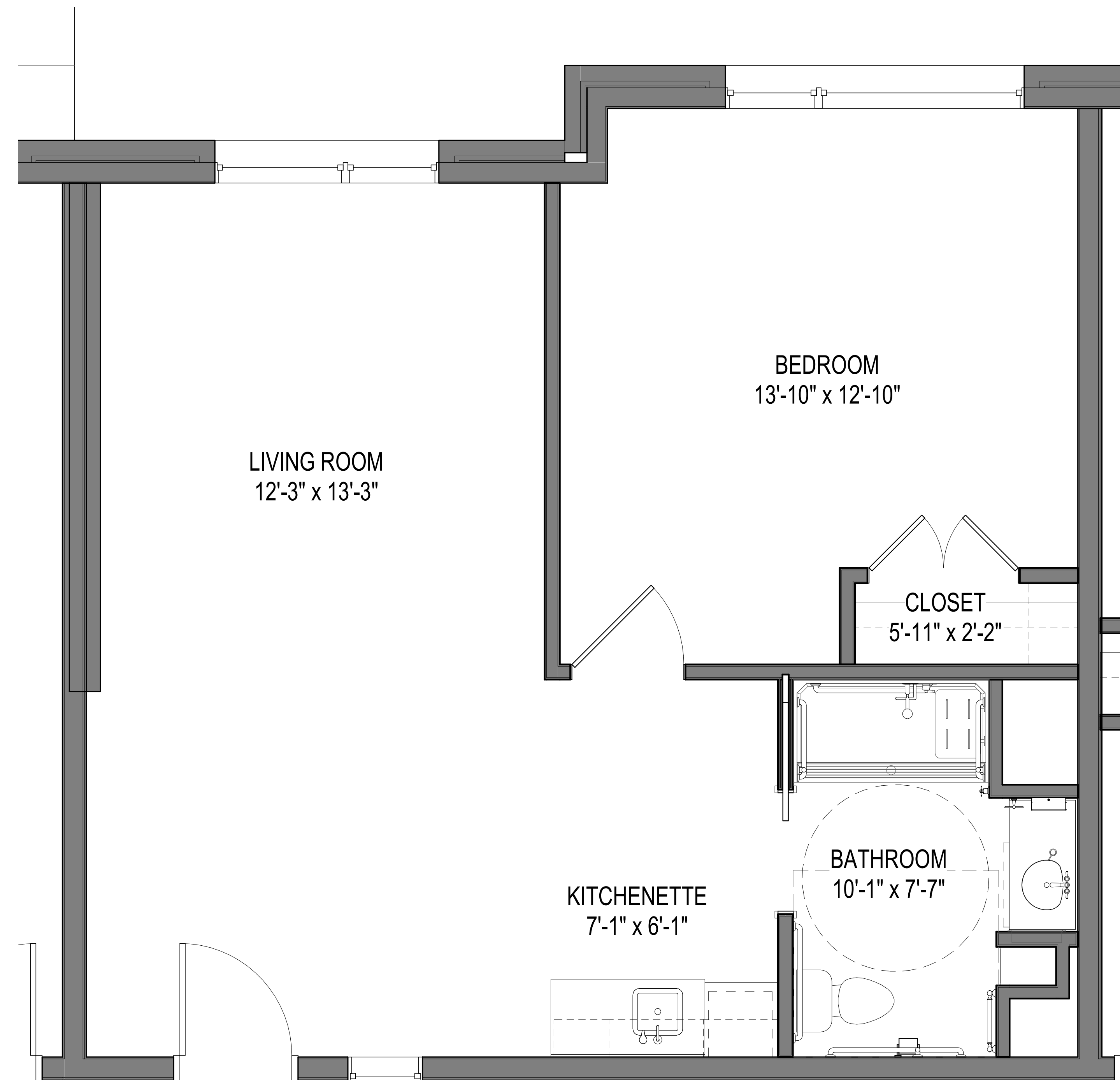
2 UNIT PLAN - ACCESSIBLE SUITE (525 SF +/-)

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

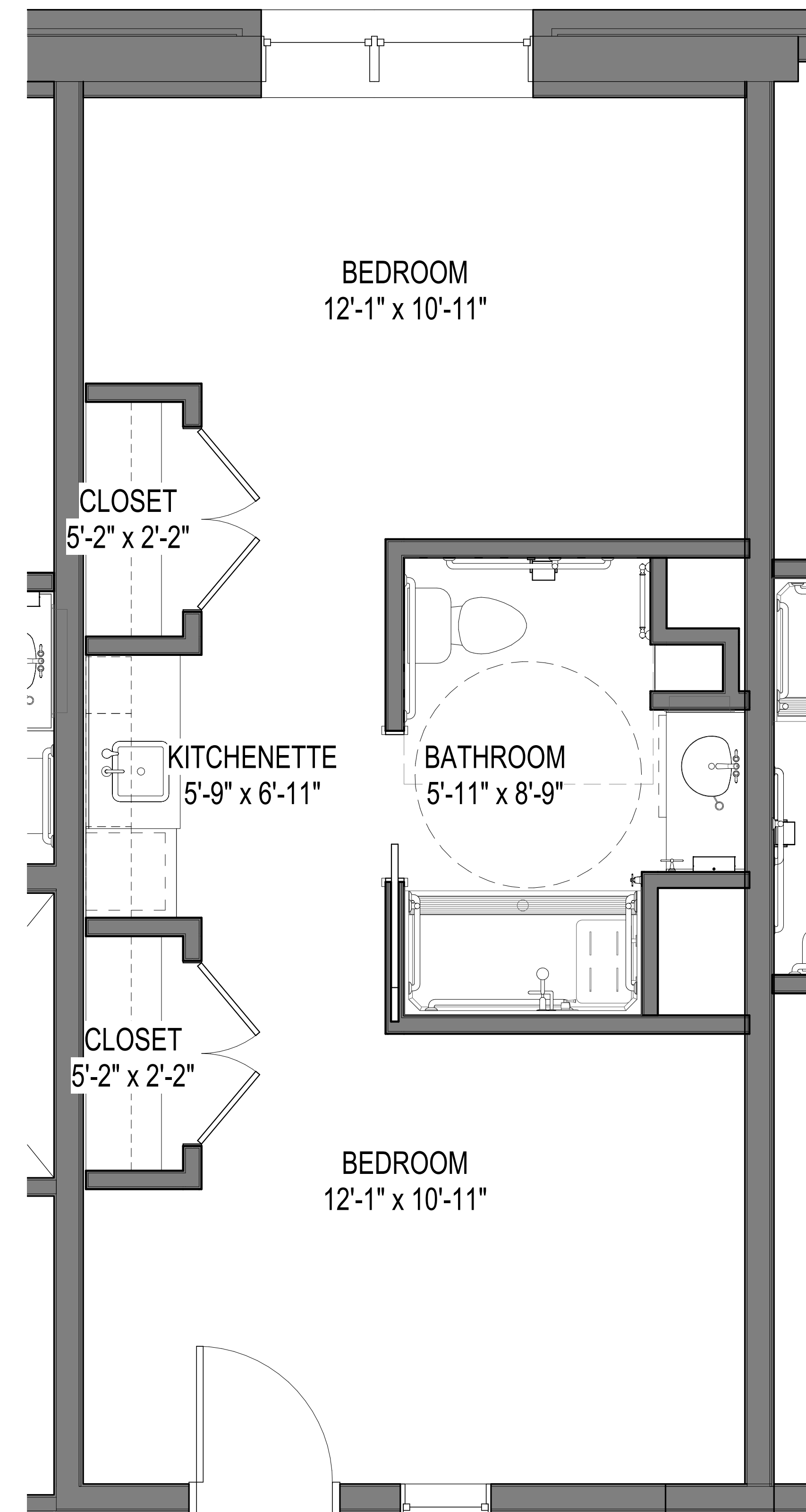


1 UNIT PLAN - TYPICAL DENVER (420 SF +/-)

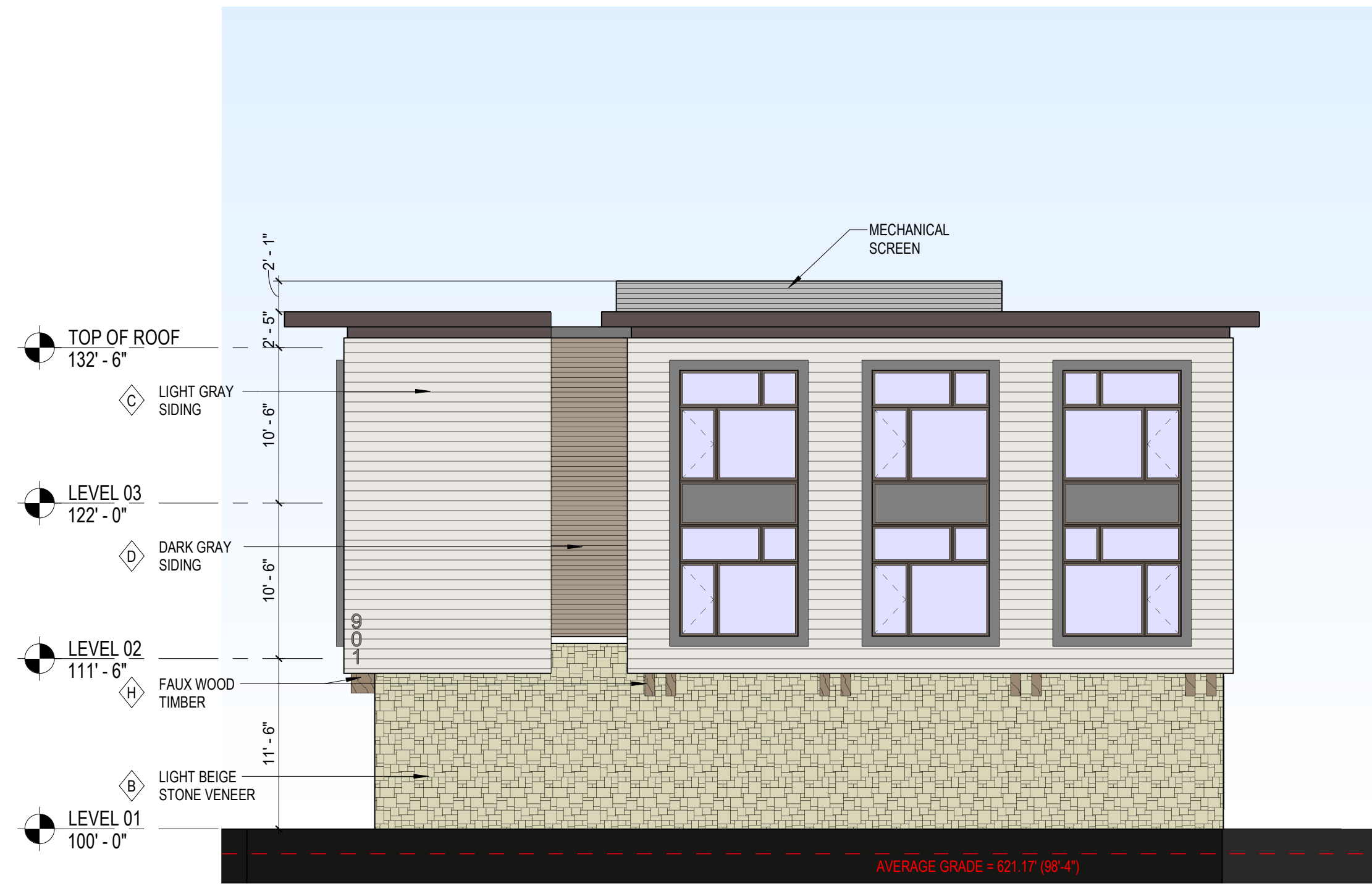
1/2" = 1'-0" 0 1' 2' 4'



2 UNIT PLAN - ACCESSIBLE SUITE (660 SF +/-)
1/2" = 1'-0"



1 UNIT PLAN - ACCESSIBLE DENVER (420 SF +/-)
1/2" = 1'-0"



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



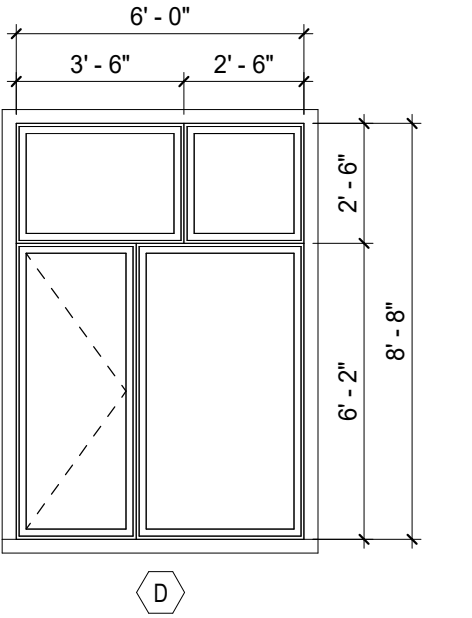
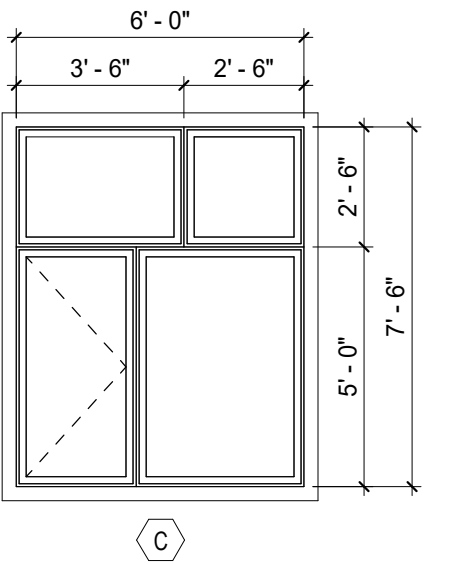
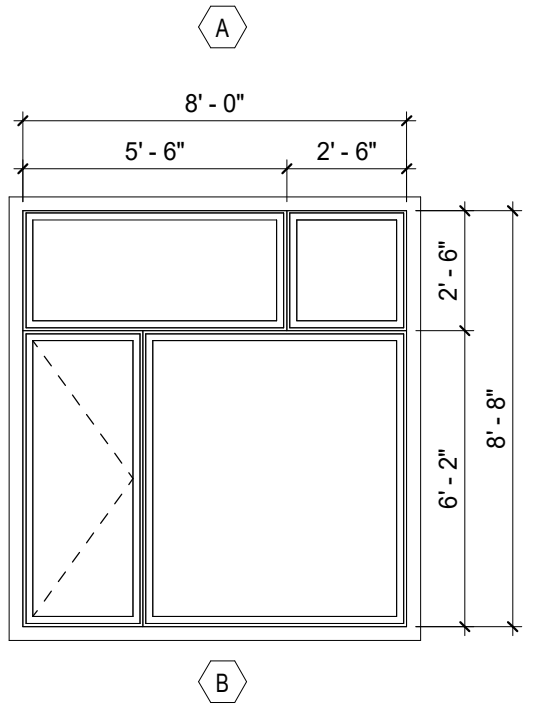
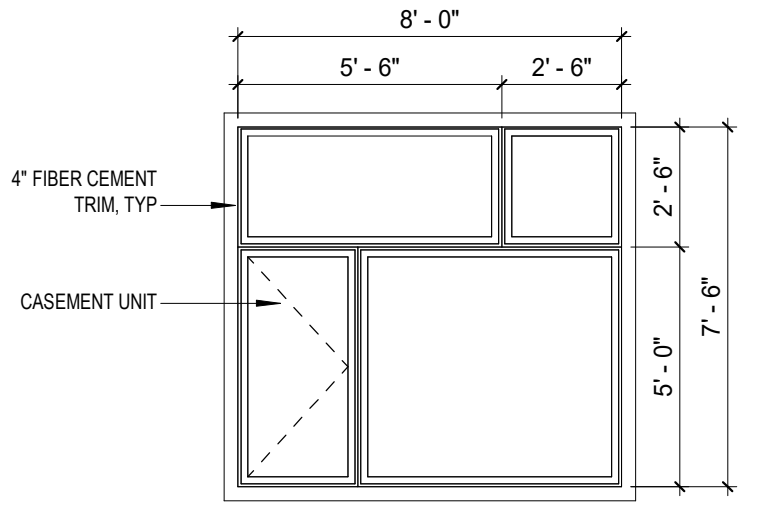
2 EAST ELEVATION - GARAGE
1/8" = 1'-0"



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



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



EXTERIOR MATERIAL LEGEND

- ◊ A STONE VENEER - DARK GRAY
- ◊ B STONE VENEER - LIGHT BEIGE
- ◊ C FIBER CEMENT V-GROOVE SIDING - LIGHT GRAY
- ◊ D FIBER CEMENT LAP SIDING - DARK GRAY
- ◊ E FIBER CEMENT WINDOW TRIM
- ◊ F FIBER CEMENT 2-PIECE FASCIA TRIM
- ◊ G COMPOSITE WINDOW
- ◊ H FAUX WOOD TIMBER
- ◊ J FAUX WOOD T&G SOFFIT PANELS

NOTE: REFER TO SHEET 7.3 FOR ADDITIONAL MATERIAL DESCRIPTIONS



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



2 NORTH ELEVATION - AUTO COURT
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
A	STONE VENEER - DARK GRAY
B	STONE VENEER - LIGHT BEIGE
C	FIBER CEMENT V-GROOVE SIDING - LIGHT GRAY
D	FIBER CEMENT LAP SIDING - DARK GRAY
E	FIBER CEMENT WINDOW TRIM
F	FIBER CEMENT 2-PIECE FASCIA TRIM
G	COMPOSITE WINDOW
H	FAUX WOOD TIMBER
J	FAUX WOOD T&G SOFFIT PANELS

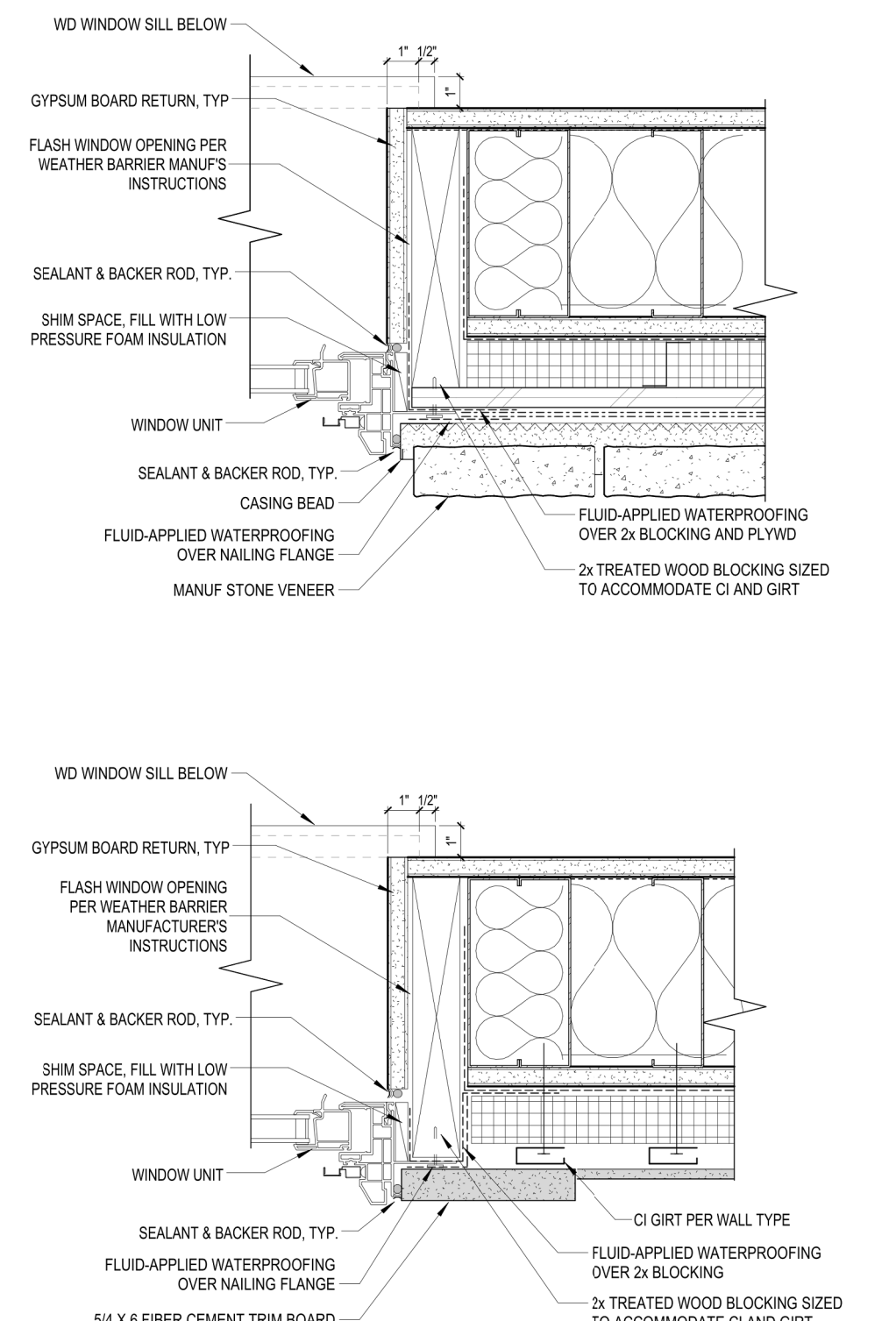
NOTE: REFER TO SHEET 7.3 FOR ADDITIONAL MATERIAL DESCRIPTIONS



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



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



TYPICAL WINDOW DETAILS



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



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



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

EXTERIOR MATERIAL LEGEND	
	STONE VENEER - DARK GRAY
	STONE VENEER - LIGHT BEIGE
	FIBER CEMENT V-GROOVE SIDING - LIGHT GRAY
	FIBER CEMENT LAP SIDING - DARK GRAY
	FIBER CEMENT WINDOW TRIM
	FIBER CEMENT 2-PIECE FASCIA TRIM
	COMPOSITE WINDOW
	FAUX WOOD TIMBER
	FAUX WOOD T&G SOFFIT PANELS
NOTE: REFER TO SHEET 7.3 FOR ADDITIONAL MATERIAL DESCRIPTIONS	



FAUX TIMBER ELEMENTS ⓘ

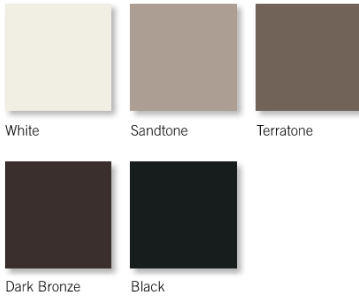


ANDERSON 100 SERIES COMPOSITE (FIBREX) WINDOW
COLOR: TERRATONE ⓘ

COLOR OPTIONS

EXTERIOR COLORS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black — colors that are darker and richer than those of most vinyl windows.



INTERIOR COLORS

100 Series windows and patio doors feature a premium matte finish inside for an attractive appearance.



HORIZONTAL V-GROOVE SIDING - TYPE 'C' ⓘ
COLOR: SHERWIN WILLIAMS SW7028 INCREDIBLE WHITE



HORIZONTAL LAP SIDING - TYPE 'D' ⓘ
COLOR: SHERWIN WILLIAMS SW7018 DOVETAIL

ARTISAN® V-GROOVE SIDING

Artisan V-Groove siding delivers everything you love about wood v-groove siding, with the uncompromising performance you've come to expect from James Hardie fiber cement products.

Panel Specs

Thickness:	0.625"
Weight:	4.55 LBS./SQ. FT.
Length:	144"
Width:	8.25"
Exposure:	7"
Color:	COMES PRIMED FOR PAINT

ARTISAN LAP SIDING

Thick, fiber cement lap siding elevates the aesthetic of traditional wood siding with lower maintenance.

Panel Specs

Thickness:	0.625"
Weight:	4.55 LBS./SQ. FT.
Length:	144"
Widths:	5.25" 7.25" 8.25"
Exposure:	4" 6" 7"
Color:	COMES PRIMED FOR PAINT

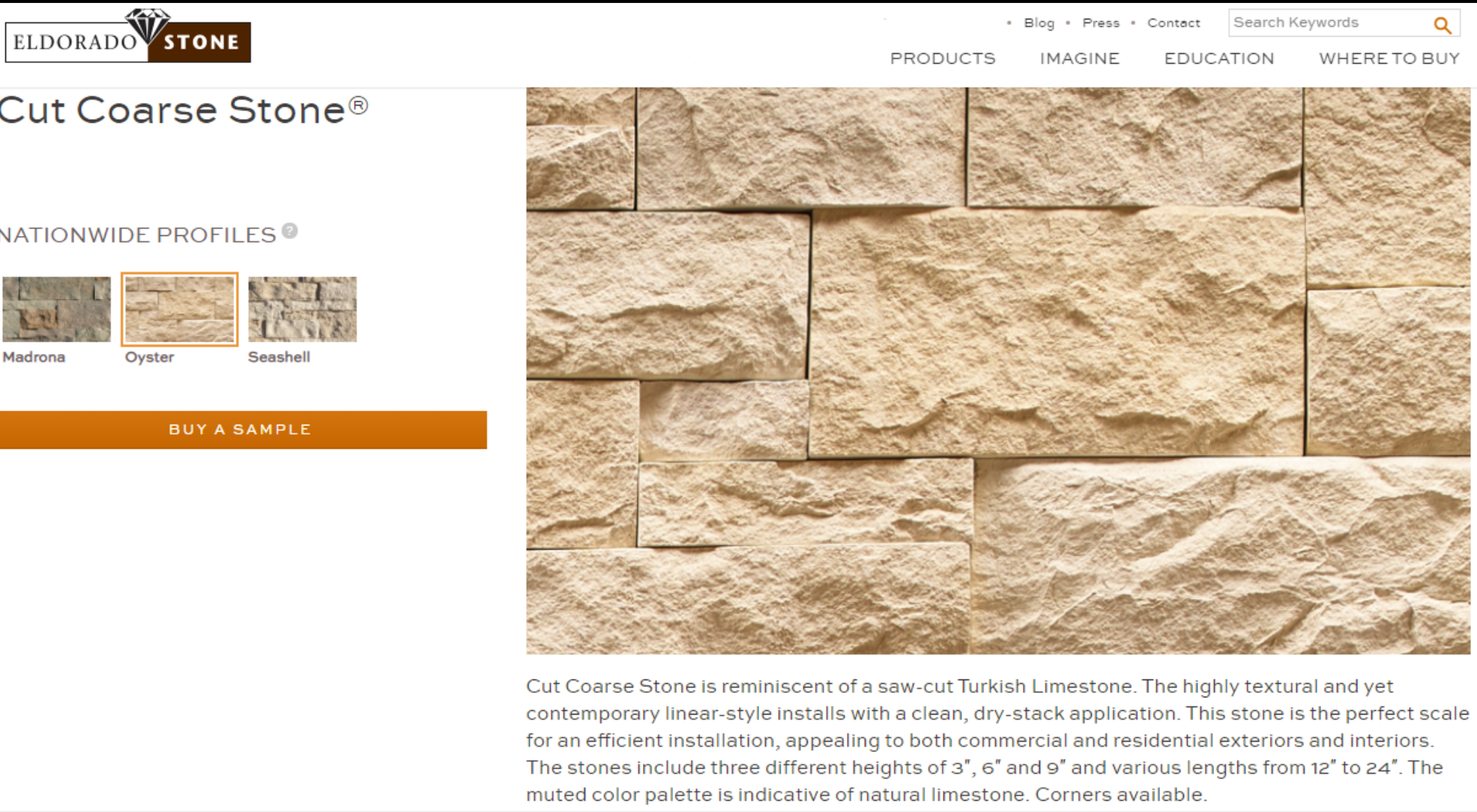


Country Ledgestone

Country Ledgestone is easy to install and offers an extensive color palette that helps differentiate one ledgestone from another. Dimensions (approx): 1.5" - 6.5" H x 4.25" - 22" L

The product colors you see are as accurate as current photography and website or display techniques allow. We suggest visiting your nearest dealer to look at product samples before selecting colors.

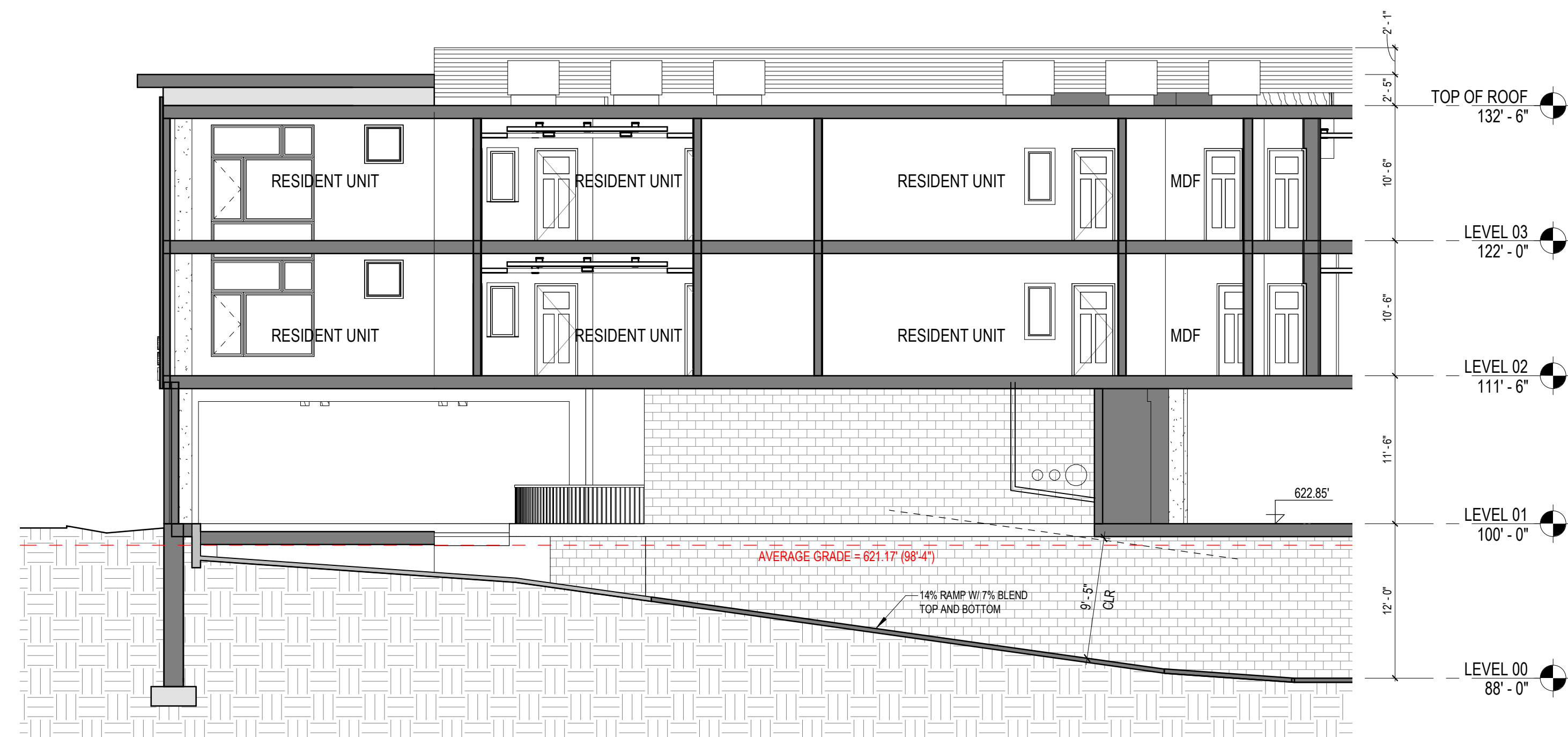
STONE VENEER - TYPE 'A' ⓘ
COLOR: GUNNISON



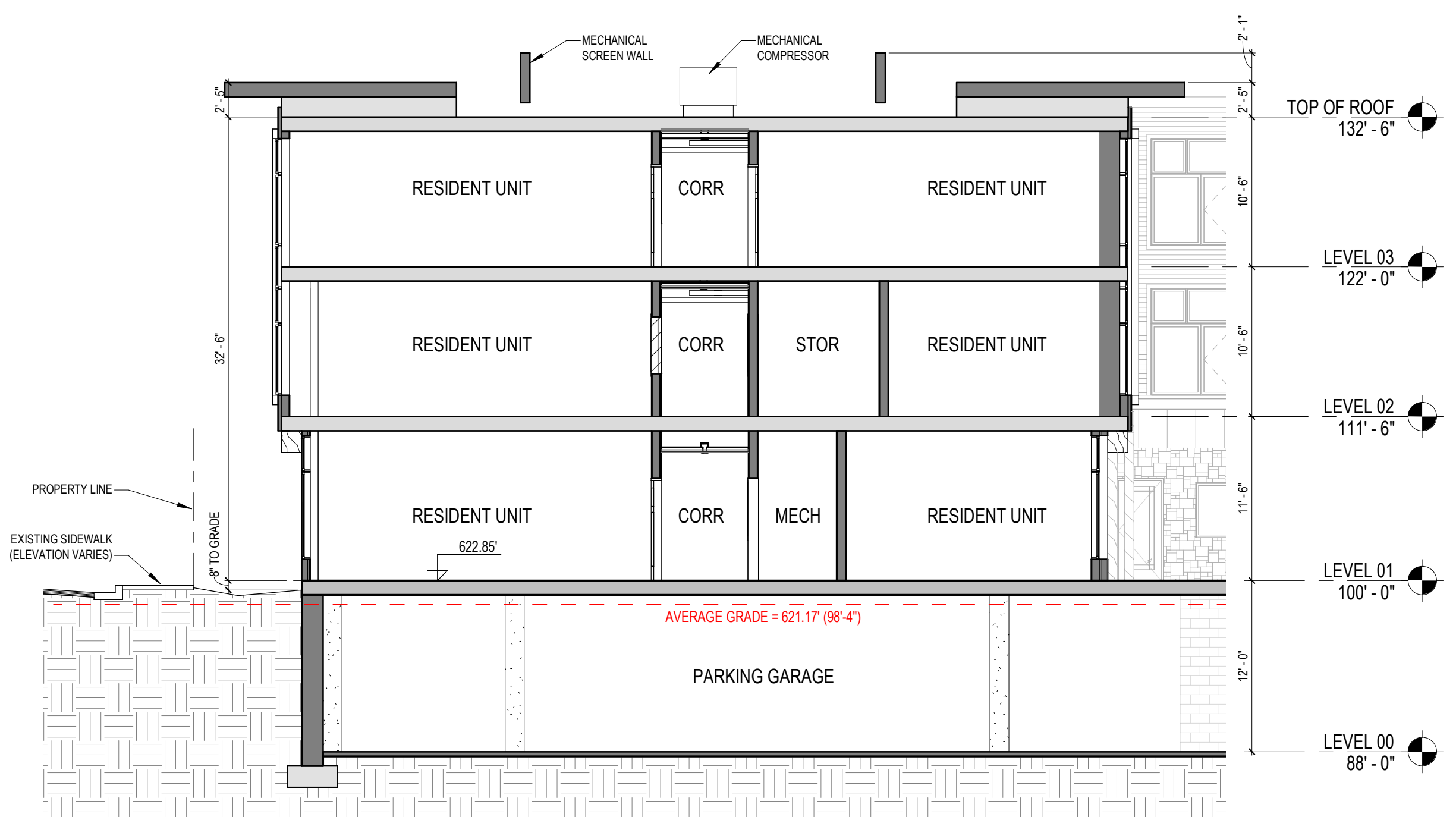
STONE VENEER - TYPE 'B' ⓘ
COLOR: OYSTER



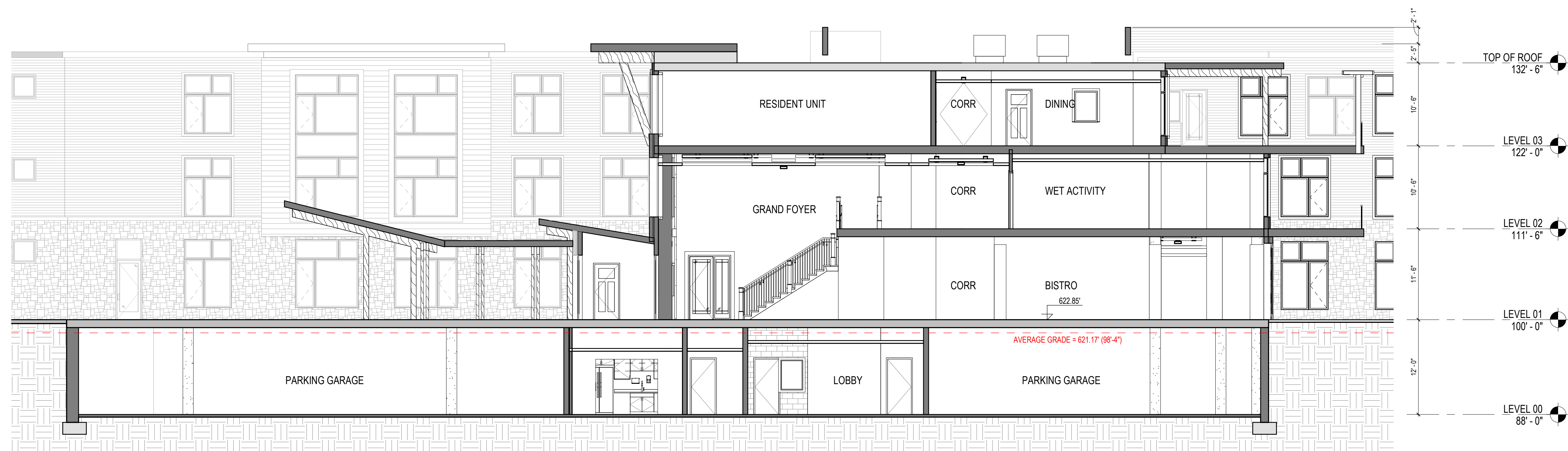
CONTEMPORARY 2-PIECE FASCIA DETAIL



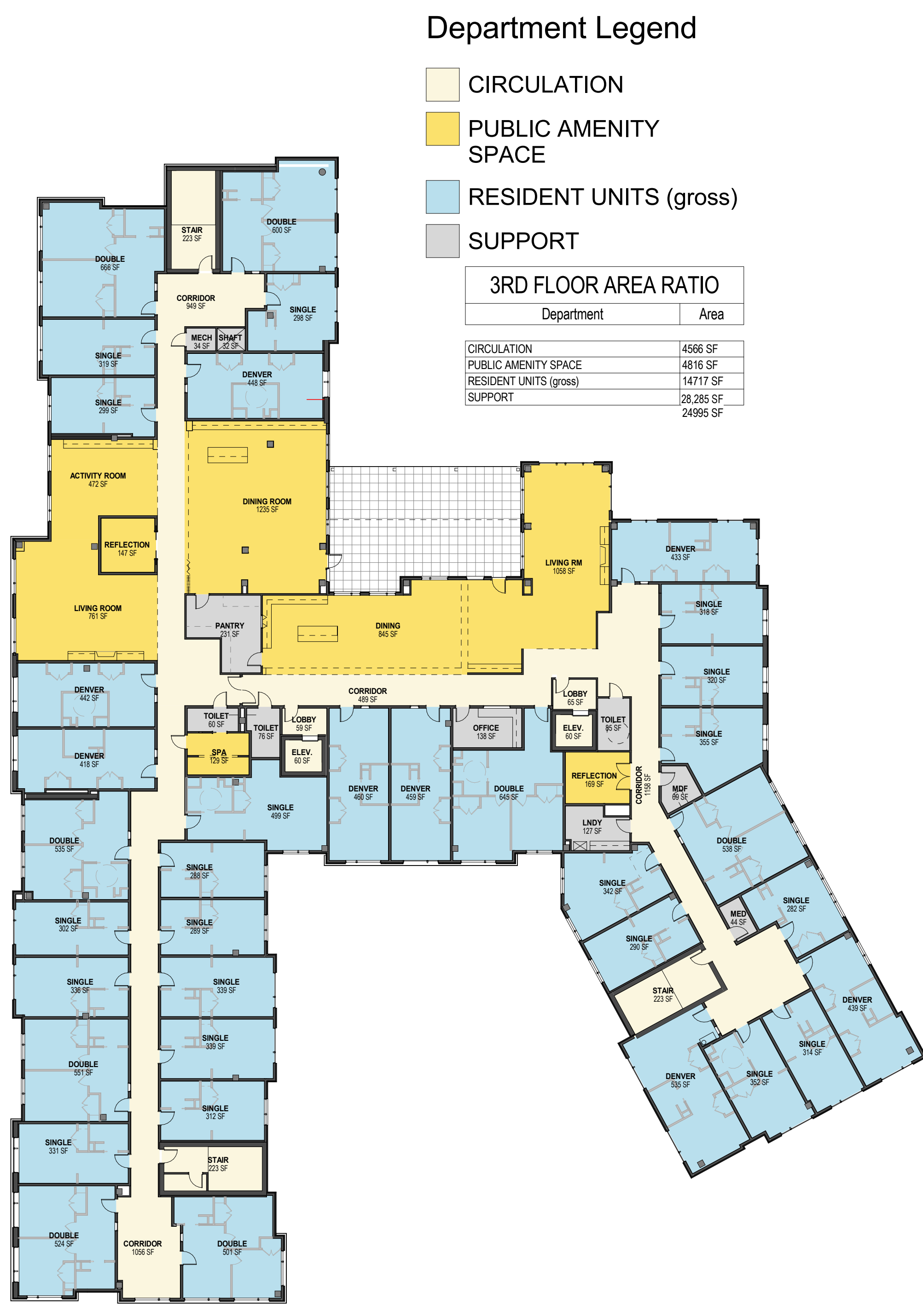
1 BUILDING SECTION
1/8" = 1'-0"



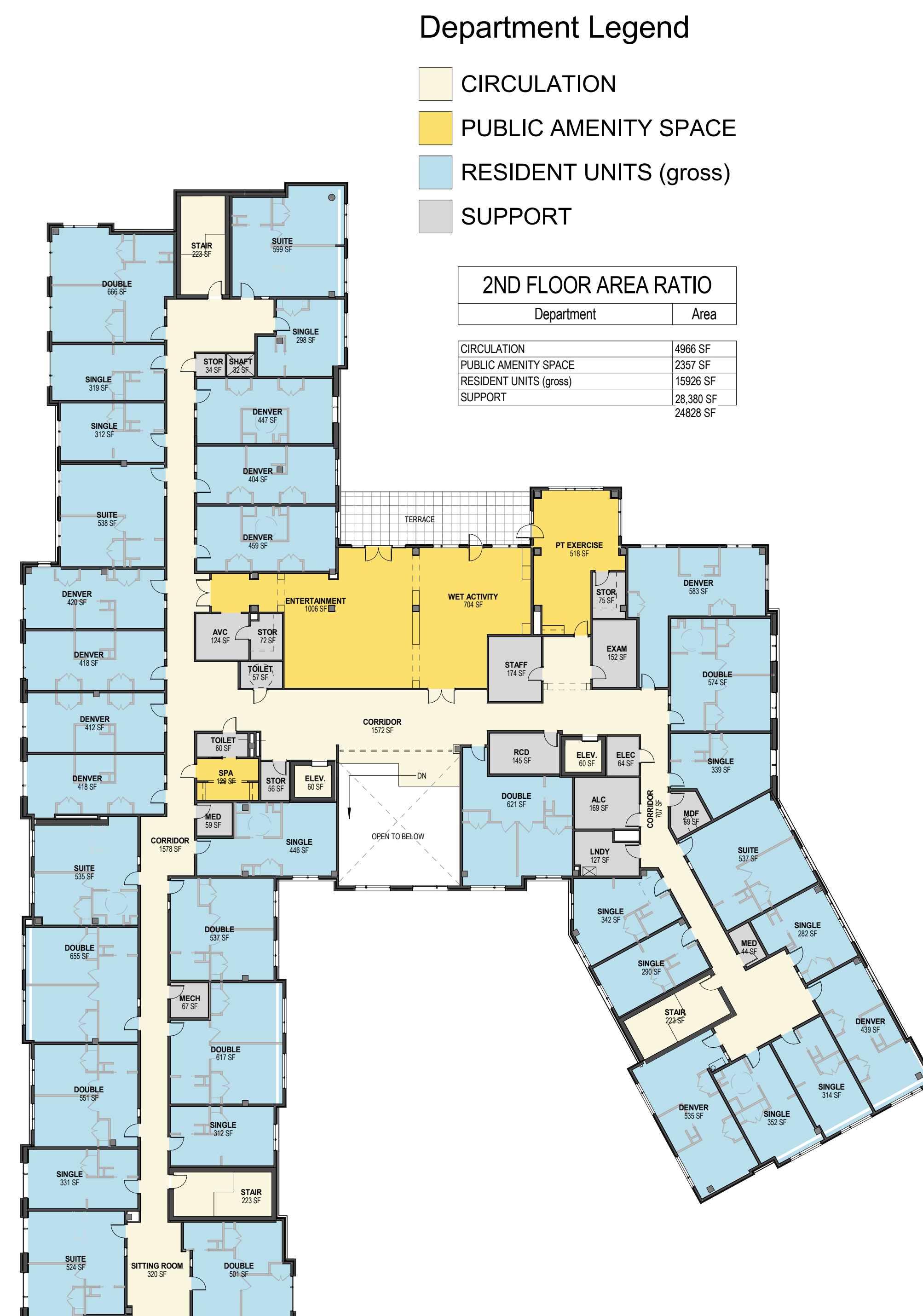
2 BUILDING SECTION
1/8" = 1'-0"



3 BUILDING SECTION
1/8" = 1'-0"



3 3RD FLOOR PLAN
1" = 20'-0"

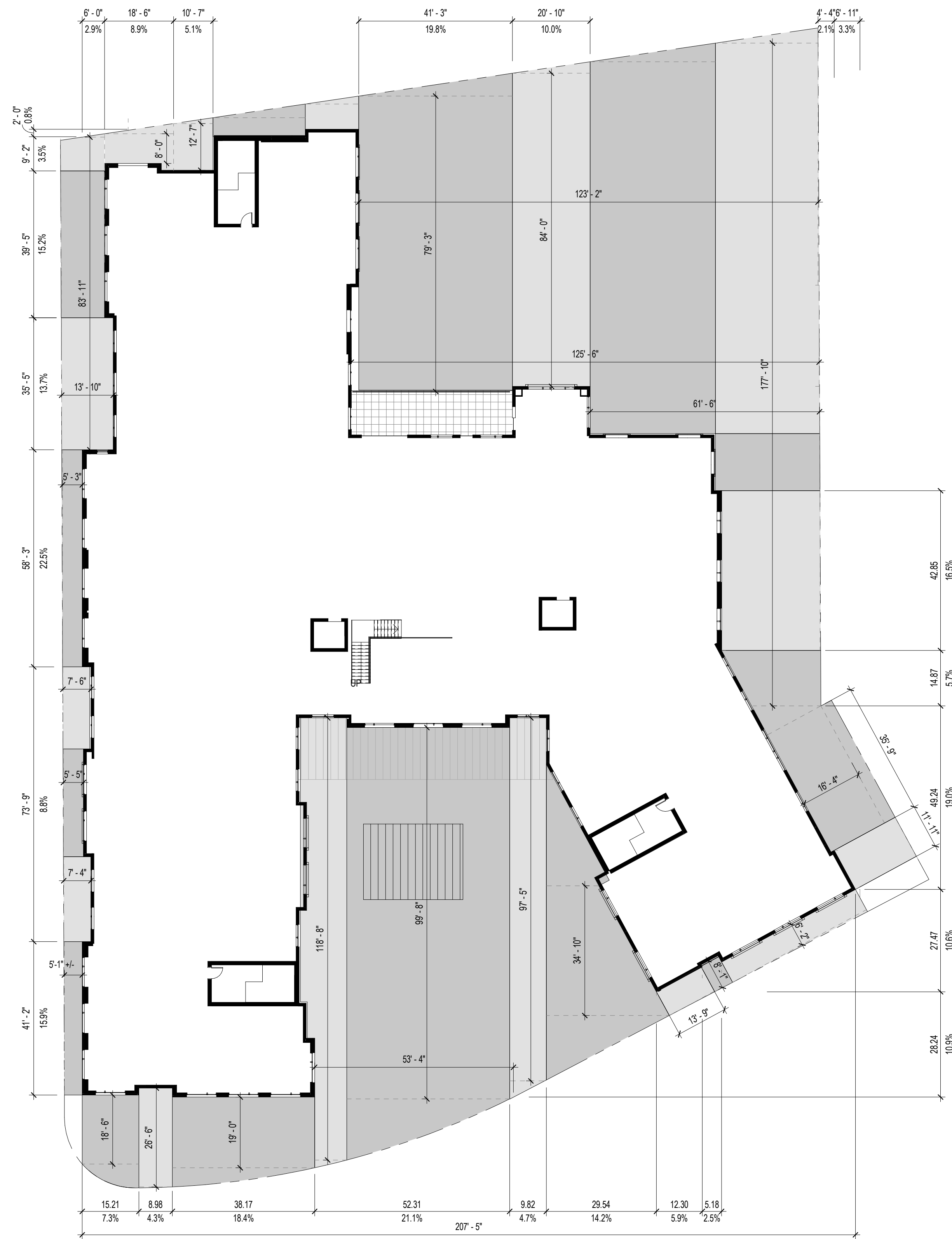


2 2ND FLOOR PLAN
1" = 20'-0"



1 1ST FLOOR PLAN
1" = 20'-0"

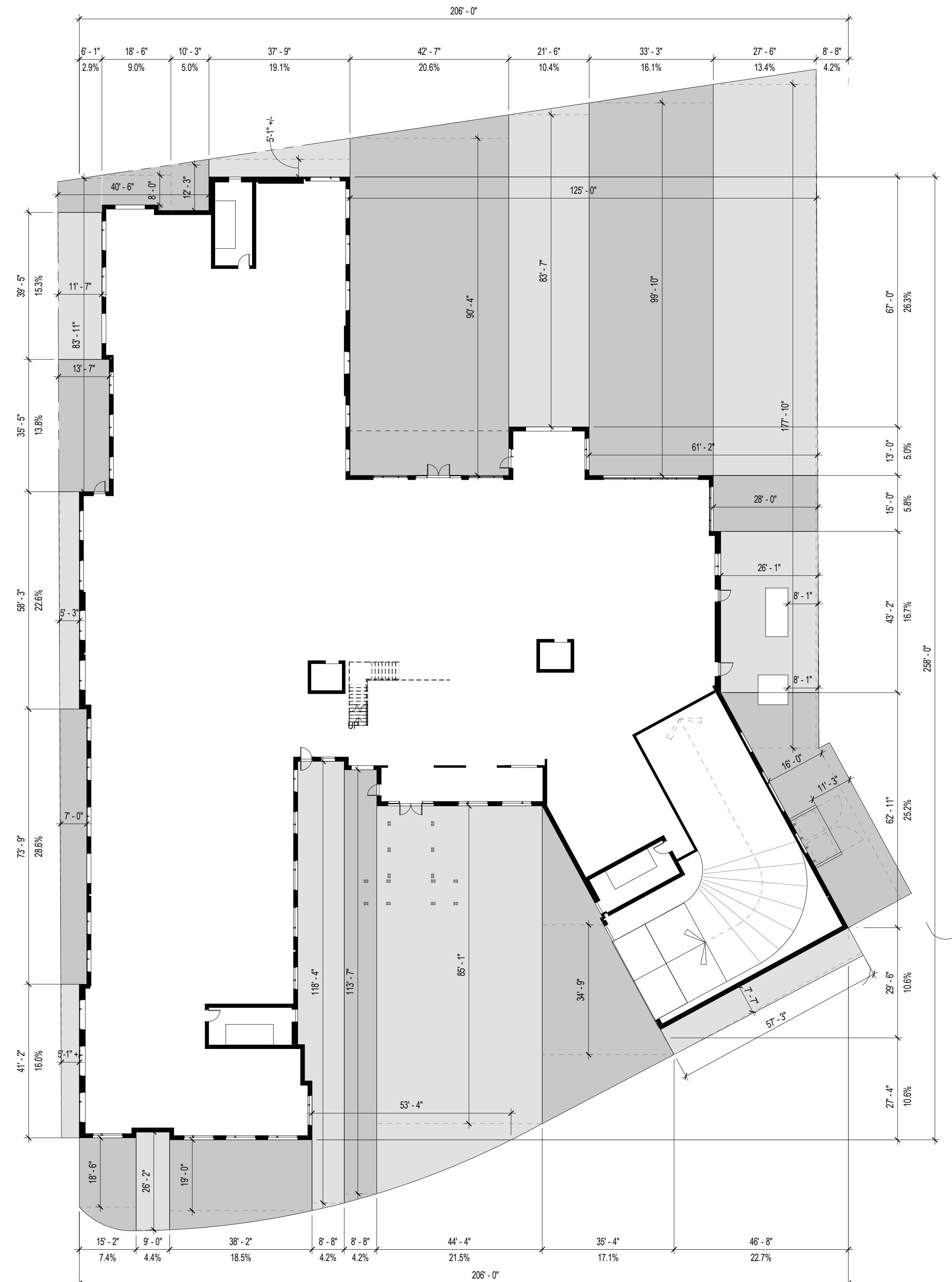
FLOOR AREA RATIO CALCULATION Sunrise of Glendale



	2ND FLOOR	
	REQ.	PROP.
FRONT SETBACK (SOUTH):	MIN: 0'-0"	MIN: 6'-2"
	AVG: 0'-0"	AVG: 42'-7"
SIDE SETBACK (WEST):	MIN: 0'-0"	MIN: 5'-1"
	AVG: 0'-0"	AVG: 8'-2"
SIDE SETBACK (NORTH):	MIN: 0'-0"	MIN: 5'-1"
	AVG: 0'-0"	AVG: 69'-7"
SIDE SETBACK (EAST):	MIN: 0'-0"	MIN: 16'-4"
	AVG: 0'-0"	AVG: 58'-10"

2 2ND FLOOR PLAN

1" = 20'-0" 0 10' 20' 40'



	1ST FLOOR	
	REQ.	PROP.
FRONT SETBACK (SOUTH):	MIN: 5'-0"	MIN: 7'-7"
	AVG: 5'-0"	AVG: 41'-9"
SIDE SETBACK (WEST):	MIN: 5'-0"	MIN: 5'-1"
	AVG: 5'-0"	AVG: 10'-6"
SIDE SETBACK (NORTH):	MIN: 0'-0"	MIN: 5'-1"
	AVG: 0'-0"	AVG: 74'-9"
SIDE SETBACK (EAST):	MIN: 7'-0"	MIN: 8'-1"
	AVG: 10'-0"	AVG: 35'-6"

1 1ST FLOOR PLAN

1" = 20'-0" 0 10' 20' 40'

AVERAGE SETBACK CALCULATION

Sunrise of Glendale

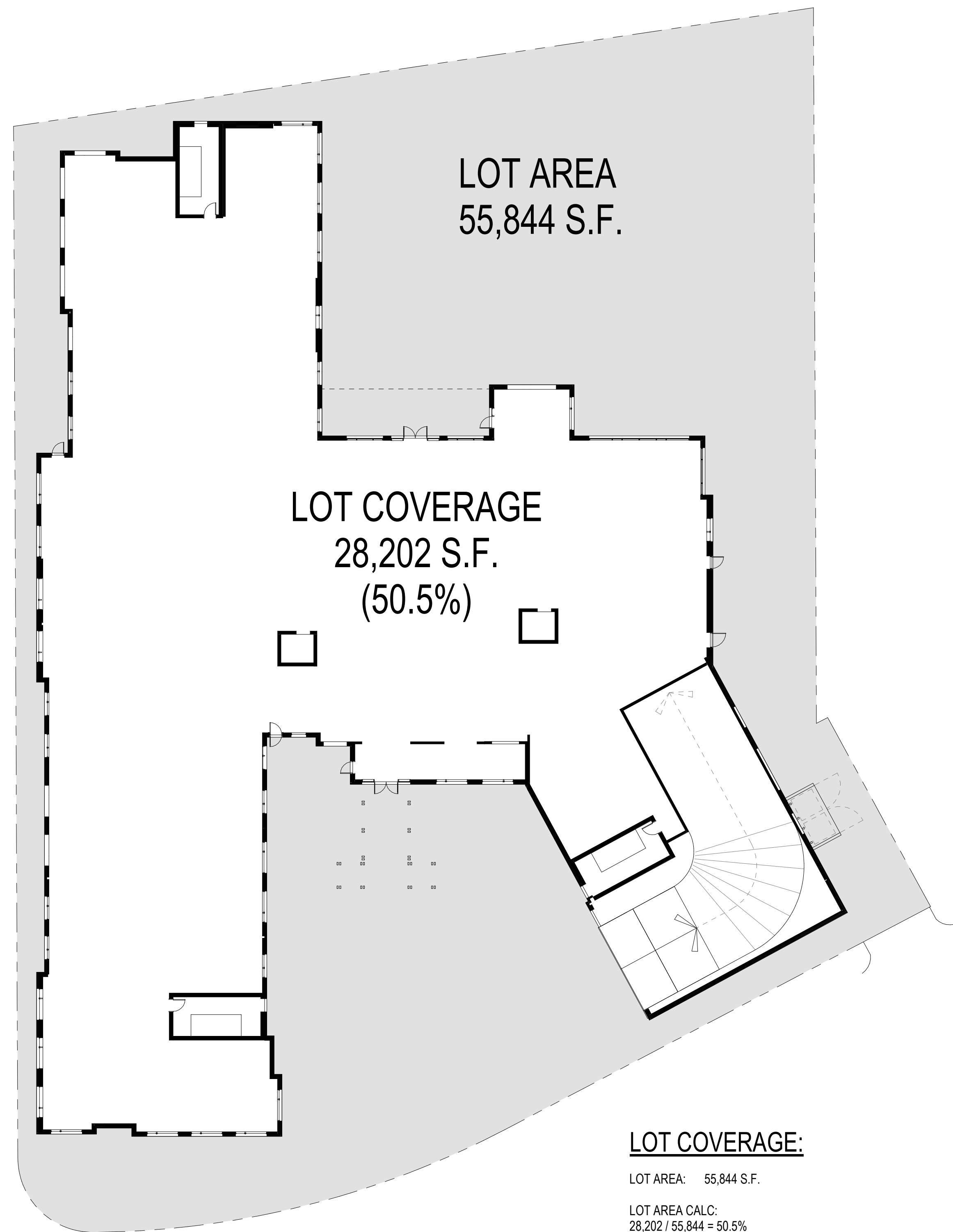


	3RD FLOOR	
	REQ.	PROP.
FRONT SETBACK (SOUTH):	MIN: 0'-0"	MIN: 6'-2"
	AVG: 0'-0"	AVG: 43'-11"
SIDE SETBACK (WEST):	MIN: 0'-0"	MIN: 5'-2"
	AVG: 0'-0"	AVG: 9'-6"
SIDE SETBACK (NORTH):	MIN: 0'-0"	MIN: 5'-1"
	AVG: 0'-0"	AVG: 63'-6"
SIDE SETBACK (EAST):	MIN: 0'-0"	MIN: 16'-4"
	AVG: 0'-0"	AVG: 26'-5"

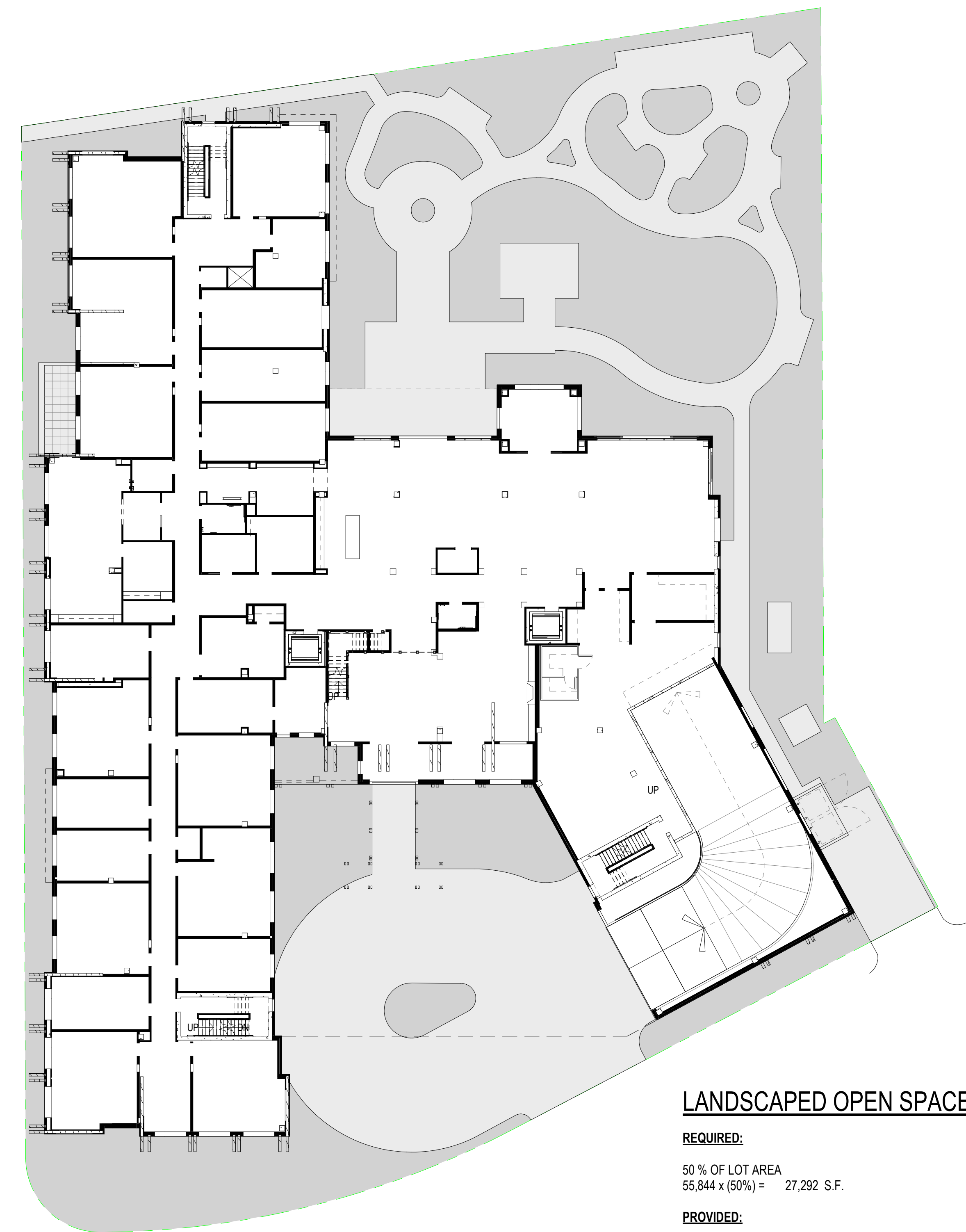
1 LEVEL 03 OVERALL FLOOR PLAN
1" = 20'-0"

AVERAGE SETBACK CALCULATION

Sunrise of Glendale



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



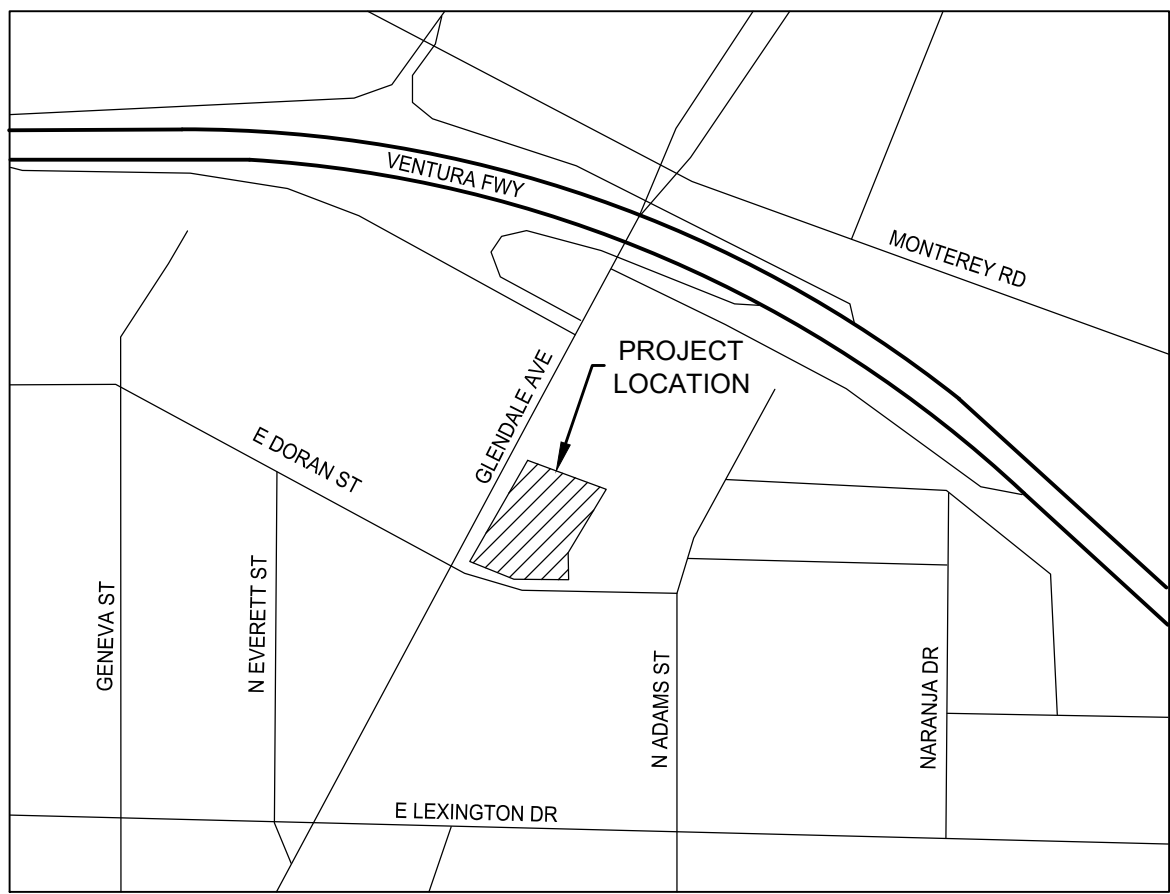
2 LANDSCAPE OPEN SPACE
1" = 20'-0"

F:\PROJECTS\1571\005 PLANS\ENTITLEMENTS\1571-005-IM015P.DWG (12-10-21 10:01:17AM) Plotted by: ARobles



10 DECEMBER 2021

TECHNICAL SITE PLAN
Sunrise of Glendale



VICINITY MAP
NOT TO SCALE

LEGEND & ABBREVIATIONS

—	CENTER LINE	CB	CATCH BASIN
---	PROPERTY LINE	ELEC	ELECTRICAL
---	RIGHT-OF-WAY	EX	EXISTING
---	ADJACENT PROPERTY LINE	FH	FIRE HYDRANT
---	EXISTING WATER LINE	PR	PROPOSED
---	EXISTING SANITARY SEWER LINE	SLPB	STREETLIGHT PULLBOX
---	EXISTING STORM DRAIN	SS	SANITARY SEWER
---	EXISTING ELECTRICAL	TSPB	TRAFFIC SIGNAL PULLBOX
---	EXISTING ELECTRICAL (STREETLIGHT)	TYP	TYPICAL
---	PROPOSED BUILDING FOOTPRINT	WM	WATER METER
		(X)	PARKING STALL TOTAL
		(S)	MANHOLE
		(L)	SIGN

SITE SUMMARY

ASSESSORS PARCEL NUMBER: 5645-001-038, 5645-001-042

TOTAL PROPOSED GROSS ACREAGE: 1.28 AC (55,844 SF)
PROPOSED BUILDING FOOTPRINT: 29,135 SF

EXISTING LAND USE/ZONING:
C2-1 COMMUNITY COMMERCIAL HEIGHT DISTRICT I (CD I)
GENERAL PLAN DESIGNATION: COMMUNITY SERVICES

EXISTING ADJACENT LAND USE/ZONING:
NORTH - C2 - COMMUNITY COMMERCIAL
EAST - R1650 - MEDIUM HIGH DENSITY RESIDENTIAL
SOUTH - C2 - COMMUNITY COMMERCIAL
WEST - C2 - COMMUNITY COMMERCIAL
FEMA: ZONE X (AREA OF MINIMAL FLOOD HAZARD)

BASIS OF BEARINGS

SURVEY IS CONTROLLED HORIZONTALLY BY POSITIONS OBTAINED FROM CSRC, ON GPS CONTINUALLY OPERATING REFERENCE STATIONS BRAN, PKRD, AND VDCY. VERTICAL DATUM IS BASED ON CORS ELLIPSOID HEIGHTS. ALL POINTS WERE POSITIONED WITH STATIC POST PROCESSED GPS, COMBINED WITH CONVENTIONAL SURVEY METHODS.

NORTH AMERICAN DATUM OF 1983 (NAD-83), SHOWN IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83), ZONE V (2017.50 EPOCH DATE) AS DERIVED BY POSITIONS PUBLISHED BY CSRC. ALL COORDINATE VALUES WERE SCALED TO GROUND BY APPLYING THE COMPUTED COMBINATION FACTOR FOR FEI POINT 10001. INVERSES BETWEEN PROJECT COORDINATES WILL PRODUCE GROUND DISTANCES. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.9999507709.

LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF LOT 1 OF TRACT 4142, IN THE CITY OF GLENDALE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 44 PAGE 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89° 30' WEST ALONG THE NORTH LINE OF SAID LOT 1; A DISTANCE OF 86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 30' WEST ALONG SAID NORTH LINE OF LOT 1; A DISTANCE OF 134.78 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTH 27° 55' WEST ALONG THE WESTERLY LINE OF SAID LOT 1; A DISTANCE OF 47.49 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15 FEET; THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE A DISTANCE OF 30.73 FEET TO THE POINT OF TANGENCY WITH THE NORTH LINE OF DORAN STREET; THENCE SOUTH 89° 30' EAST ALONG SAID NORTH LINE OF DORAN STREET, A DISTANCE OF 141.47 FEET; THENCE NORTH 2° 11' 23" EAST, A DISTANCE OF 64.07 FEET TO THE NORTH LINE OF LOT 1, TO THE POINT OF BEGINNING.

NOTES:

ITEMS SHOWN AS (X) HAVE BEEN PLOTTED

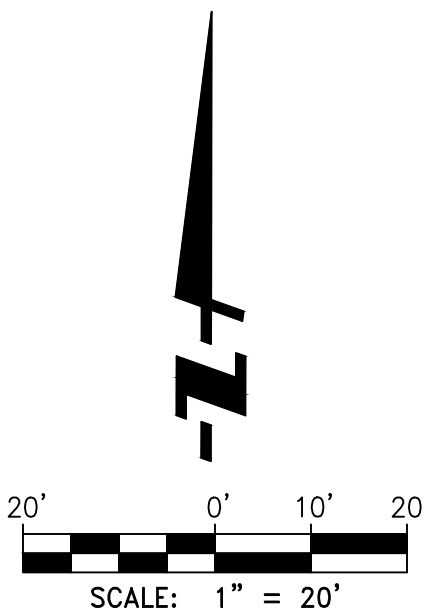
(10) AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 3, 1968 AS INSTRUMENT NO. 2405 OF OFFICIAL RECORDS.

(EASEMENT TOUCHES PARCELS 1 AND, 2 THROUGH 8 - PLOTTED HEREON)

(12) AN EASEMENT IN FAVOR OF THE CITY OF GLENDALE, FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 20, 1981 AS INSTRUMENT NO. 81-69125 OF OFFICIAL RECORDS.

(F) S'LY LINE OF LOT A, TRACT NO. 1374, M.B. 18/100, ESTAB. AT REC. ANGLE FROM ADAMS STREET PER SAID TRACT.

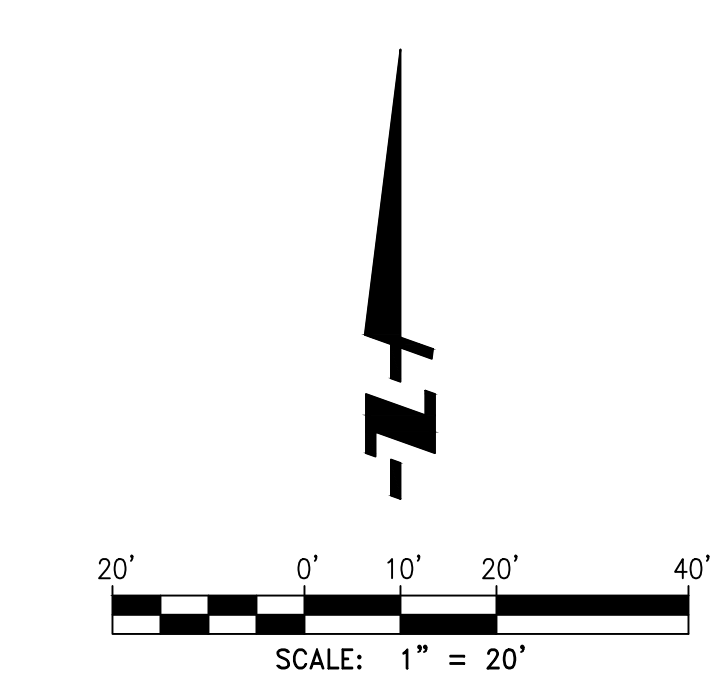
(G) N'LY LINE OF LOT A, TRACT NO. 1374, 18/100, ESTAB. 30.00' N'LY OF THE S'LY LINE OF SAID LOT "A" PER SAID TRACT.



Sheet C1.0



ALTA/NSPS LAND TITLE SURVEY



- LINE LEGEND:**
- SUBJECT PROPERTY LINES
 - EASEMENT
 - TITLE REPORT PARCEL LINE
 - STREET CENTERLINE
 - ADJACENT PROPERTY LINES
 - STREET RIGHT OF WAY
 - S/L SETBACK LINE

- ABBREVIATIONS:**
- DI DROP INLET
 - GM GAS METER
 - SLPB STREET LIGHT PULL BOX
 - TSPB TRAFFIC SIGNAL PULL BOX

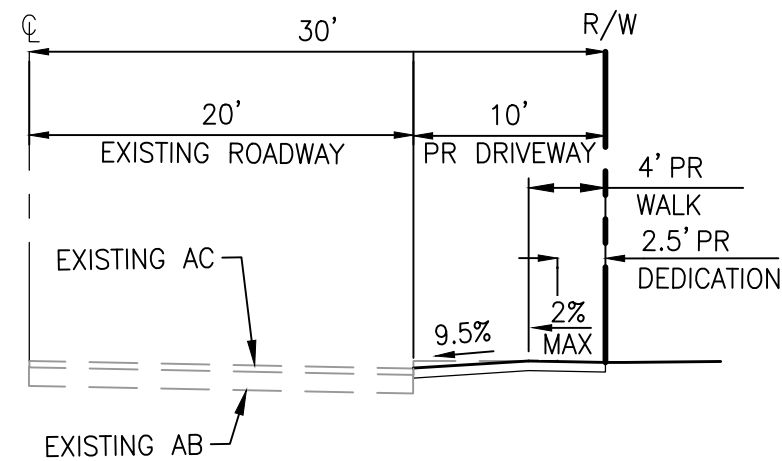
NO.	DATE	REVISION
1	11/04/20	REVISED SURVEYOR'S CERTIFICATION
2	11/18/20	REVISED PER ZONING REPORT AND ATTY COMMENTS
FEI REFERENCE:		

FUSCOE
ENGINEERING
16795 Van Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoee.com

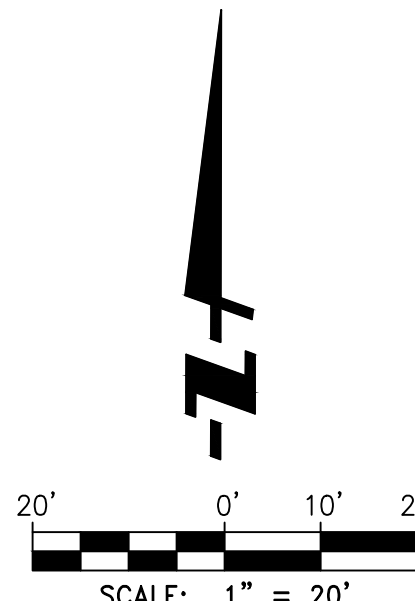
ALTA/NSPS LAND TITLE SURVEY of: 520 NORTH GLENDALE AVENUE, 534 NORTH GLENDALE AVENUE GLENDALE, CA 91206 for: SUNRISE SENIOR LIVING		DATE: October 5, 2020 FN: 1571-005-ALTA JN: 1571-005-01 DRAWN BY: TBS CHECKED BY: GTS SHEET 2 OF 2
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LEGEND & ABBREVIATIONS

—	CENTER LINE	CB	CATCH BASIN
---	PROPERTY LINE / RIGHT OF WAY	CL	CENTERLINE
---	EXISTING WALL	ELEC	ELECTRICAL
---	EXISTING WATER LINE	EX	EXISTING
---	EXISTING SANITARY SEWER LINE	FF	FINISHED FLOOR
---	EXISTING STORM DRAIN LINE	FG	FINISH GRADE
---	EXISTING ELECTRICAL CONDUIT	FL	FLOW LINE
---	EXISTING ELECTRICAL (STREETLIGHT) CONDUIT	FS	FINISH SURFACE
---	PROPOSED STORM DRAIN LINE	GB	GRADE BREAK
---	GRADE BREAK	HP	HIGH POINT
---	PROPOSED MAJOR CONTOUR LINE	LP	LOW POINT
---	PROPOSED MINOR CONTOUR LINE	PB	PULLBOX
---	BASEMENT LIMITS	PR	PROPOSED
---	PROPOSED BUILDING FOOTPRINT	SL	STREETLIGHT
---	LANDSCAPE	SS	SANITARY SEWER
(111.11)	EXISTING ELEVATION	TC	TOP OF CURB
802.6FS	SPOT ELEVATION	TP	TOP OF GRADE
		TS	TRAFFIC SIGNAL
		TYP	TYPICAL
		WM	WATER METER
			MANHOLE
			SIGN



SECTION A
HORZ: 1"=10'
VERT: 1"=10'

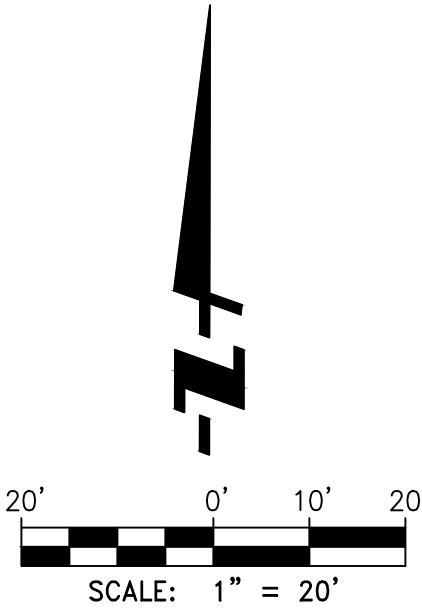


LEGEND & ABBREVIATIONS

— CL —	CENTER LINE	CB	CATCH BASIN
— PL —	PROPERTY LINE	ELEC	ELECTRICAL
— ROW —	RIGHT-OF-WAY	EX	EXISTING
— ADJ —	ADJACENT PROPERTY LINE	FH	FIRE HYDRANT
— W —	EXISTING WATER LINE	PR	PROPOSED
— SS —	EXISTING SANITARY SEWER LINE	SLPB	STREETLIGHT PULLBOX
— SD —	EXISTING STORM DRAIN	SS	SANITARY SEWER
— E —	EXISTING ELECTRICAL	TSPB	TRAFFIC SIGNAL PULLBOX
— E(SL) —	EXISTING ELECTRICAL (STREETLIGHT)	TYP	TYPICAL
— DW —	PROPOSED DOMESTIC WATER	WM	WATER METER
— FW —	PROPOSED FIRE WATER	⊗	MANHOLE
— IW —	PROPOSED IRRIGATION WATER	⊕	SIGN
— SS —	PROPOSED SEWER		
— SD —	PROPOSED STORM DRAIN		
— BFP —	PROPOSED BUILDING FOOTPRINT		

NOTES:

- ITEMS SHOWN AS (X) HAVE BEEN PLOTTED
- 10 AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 3, 1968 AS INSTRUMENT NO. 2405 OF OFFICIAL RECORDS.
(EASEMENT TOUCHES PARCELS 1 AND, 2 THROUGH 8 - PLOTTED HEREON)
- 12 AN EASEMENT IN FAVOR OF THE CITY OF GLENDALE, FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 20, 1981 AS INSTRUMENT NO. 81-69125 OF OFFICIAL RECORDS.
- F S'LY LINE OF LOT A, TRACT NO. 1374, M.B. 18/100, ESTAB. AT REC. ANGLE FROM ADAMS STREET PER SAID TRACT.
- G N'LY LINE OF LOT A, TRACT NO. 1374, 18/100, ESTAB. 30.00' N'LY OF THE S'LY LINE OF SAID LOT "A" PER SAID TRACT.



10 DECEMBER 2021

SCHEMATIC UTILITY PLAN
Sunrise of Glendale

Sheet C3.0



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LEGEND & ABBREVIATIONS

---	CENTER LINE	ELEC	ELECTRICAL
---	PROPERTY LINE /RIGHT OF WAY	EX	EXISTING
---	ADJACENT PROPERTY LINE	FH	FIRE HYDRANT
---	EXISTING WALL	PB	PULLBOX
---	EXISTING WATER LINE	PR	PROPOSED
---	EXISTING SANITARY SEWER LINE	SL	STREETLIGHT
---	EXISTING STORM DRAIN LINE	SS	SANITARY SEWER
---	EXISTING ELECTRICAL CONDUIT	TS	TRAFFIC SIGNAL
---	EXISTING ELECTRICAL (STREETLIGHT) CONDUIT	TYP	TYPICAL
---	PROPOSED STORM DRAIN LINE	WM	WATER METER
---	PROJECT WATERSHED AREA (1.29 AC)	WM	MANHOLE
---	FLOW DIRECTION	WM	SIGN
---	PROPOSED CATCH BASIN/AREA DRAIN		
---	SUB-AREA NUMBER IDENTIFICATION		
---	AREA (AC)		
---	VOLUME TREATED		

FLOOD HAZARD NOTES

- NOT WITHIN COUNTY ADOPTED FLOODWAY.
- NOT WITHIN FEMA FLOOD ZONE "A"

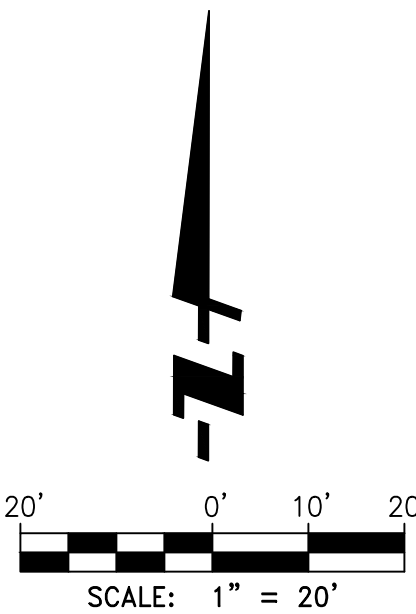
LOW IMPACT DEVELOPMENT (LID) NOTES

PROPOSED IMPERVIOUS AREA: 50,259 SF (1.15 ACRES)

DESIGN STORM PARAMETERS: 50 YR ISOHYET = 6.7 IN
85TH PERCENTILE ISOHYET = 1.0 IN
SOIL CLASSIFICATION = 6
SWQDV: 3,779 CF
LID SOLUTION = INFILTRATION

LOW IMPACT DEVELOPMENT (LID) NOTES

SUNRISE GLENDALE PROP HYDROLOGY - 85th Percntle										
Subarea	AREA (Ac)	Length (ft)	Slope (ft/ft)	I _{85th}	% Impervious	SOIL TYPE	C _u	C _d	T _c (Min)	SWQDV (Cu-Ft)
A	1.28	295	0.019	1.00	0.90	6	0.10	0.82	16	3,779
Total										0.36



PROPOSED 3 STORY
RESIDENTIAL CONGREGATE
LIVING MEDICAL FACILITY
FF = 622.85
GFF = 620.85

PROPOSED DRYWELL
V_{TREAT} = 3,779 CF

PROPOSED SETTLING
CHAMBER

PROPOSED PUMP

PROPOSED TRENCH DRAIN

LIMIT OF UNDERGROUND
PARKING

PROPOSED SD
OVERFLOW

DORAN ST

GLENDALE AVE

R/W

PL

PL

R/W

LID PLAN

Sunrise of Glendale

Sheet C4.0

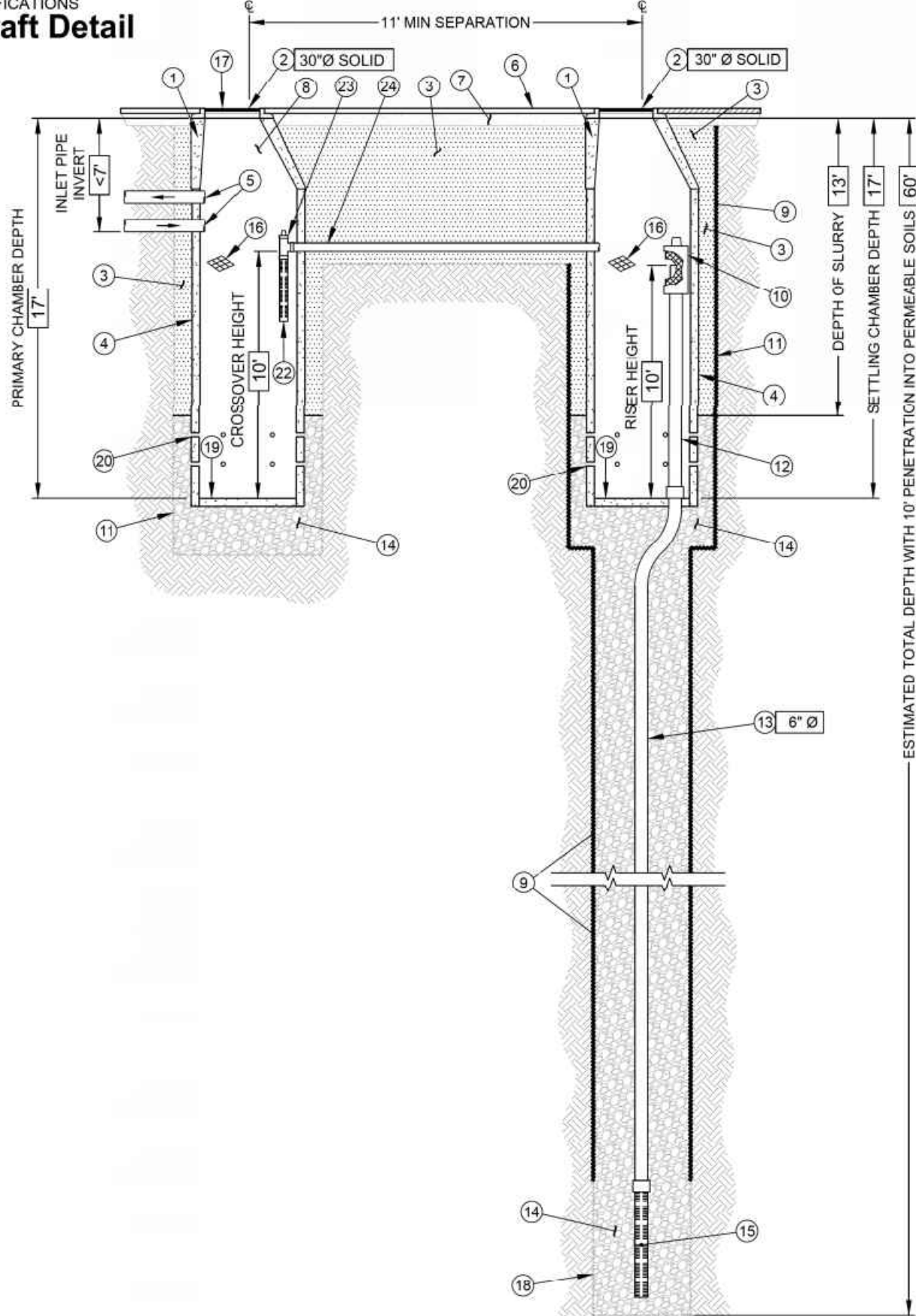


10 DECEMBER 2021



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The MaxWell® Plus
DRAINAGE SYSTEM DETAILS AND SPECIFICATIONS
Sunrise Glendale - Draft Detail
Glendale, CA



- ITEM NUMBERS
- MANHOLE CONE - MODIFIED FLAT BOTTOM.
 - BOLTED RING & COVER - DIAMETER & TYPE AS SHOWN, CLEAN CAST IRON PRESSURIZED COVER WITH GASKET (JEEBMAN R-6462-PH), BOLTED, RIM ELEVATIONS 0.52' OF PLANS.
 - STABILIZED BACKFILL - TWO-SACK SLURRY MIX.
 - PRE-CAST LINER - 4000 PSI CONCRETE 48" ID. X 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.
 - INLET PIPE/OUTLET PIPE (BY OTHERS), SEE SEPARATE PLAN FOR INVERT ELEVATIONS.
 - GRADED BASIN OR PAVING (BY OTHERS).
 - COMPACTED BASE MATERIAL, IF REQUIRED (BY OTHERS).
 - FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION, INCREASE PRIMARY AND SECONDARY CHAMBER DEPTHS AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE RISER PIPE.
 - NON-WOVEN GEOTEXTILE ELIEVEE - MIRA® 140 NL, MIN. 6 FT Ø, FIELD APPROX. 10 FEET OFF THE BOTTOM OF EXCAVATION.
 - PUREFLO® DEBRIS SHIELD - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL 0.785" MAX. SWO FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.
 - MIN. 6" Ø DRILLED SHAFT.
 - RISER PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
 - DRAINAGE PIPE - ADS HIGHWAY GRADE OR SCH. 40 PVC WITH TRI-A COUPLER, SUSPEND PIPE DURING BACKFILL OPERATIONS. DIAMETER AS NOTED.
 - ROCK - WASHED, SIZED BETWEEN 3/8" AND 1-1/2".
 - FLOFAST® DRAINAGE SCREEN - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW FT. 48" OVERALL LENGTH WITH TRICEND CAP.
 - ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY. TYPICAL, 2 PER CHAMBER.
 - FABRIC SEAL - U.V. RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION. GRATED ONLY.
 - MIN. 4" Ø DRILLED SHAFT.
 - BASE SEAL - CONCRETE SLURRY.
 - PERFORATIONS MINIMUM PER FOOT, 2 ROWS MINIMUM.
 - NOT USED.
 - INTAKE SCREEN - 4" Ø SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW FT. 48" OVERALL LENGTH WITH TRICEND CAP.
 - VENTED ANTI-SIPHON INTAKE WITH FLOW REGULATOR.
 - CONNECTOR PIPE - 4" Ø SCH. 40 PVC.

Manufactured and installed by
TORRENT RESOURCES
An evolution of McGuckin Drilling
www.torrentresources.com
CALIFORNIA 909-829-0740
ARIZONA 602-268-0785

DETAIL	PL-4-SS-CA	REVISED BY	AB
DRAWN ON	05-23-19	REVISED DATE	05-25-21
SCALE	N.T.S.		

ALL LIA. RECORDS & ASSOCIATED B.L. 02/19/20
ALL LIA. RECORDS & ASSOCIATED B.L. 02/19/20
ALL LIA. RECORDS & ASSOCIATED B.L. 02/19/20
ALL LIA. RECORDS & ASSOCIATED B.L. 02/19/20

DRAFT
MaxWell® Plus Drainage System Calculations Prepared on May 26, 2021
Project: **Sunrise Glendale - Glendale, CA**
Contact: Akivan Rocks at Fuscoe Engineering - Los Angeles, CA



Given:
Measured Infiltration Rate 14.40 in/hr
Safety Factor 3.00
Design Infiltration Rate 4.80 in/hr
Mitigated Volume 3.779 ft³
Required Drawdown Time 96 hours
Min. Depth to Infiltration 13 ft
Groundwater Depth for Design 88 ft

Drywell located in basement 12' bgs, at depths relative to drywell location
25' - 12' = 13'
100' - 12' = 88'

Proposed:
Drywell Rock Shaft Diameter 4 ft
Primary Chamber Depth 12 ft
Drywell Chamber Depth 12 ft
Rock Porosity 40 %
Depth to Infiltration 13 ft
Drywell Bottom Depth 60 ft

Apply Safety Factor to get Design Rate.

$$14.40 \frac{\text{in}}{\text{hr}} \div 3 = 4.80 \frac{\text{in}}{\text{hr}}$$

Convert Design Rate from in/hr to ft/sec.

$$4.80 \frac{\text{in}}{\text{hr}} \times \frac{1}{12} \times \frac{1}{3600} = 0.000111 \frac{\text{ft}}{\text{sec}}$$

A 4 foot diameter drywell provides 12.57 SF of infiltration area per foot of depth, plus 12.57 SF at the bottom.

For a 60 foot deep drywell, infiltration occurs between 13 feet and 60 feet below grade. This provides 47 feet of infiltration depth in addition to the bottom area. Infiltration area per drywell is calculated below.

$$6 \text{ ft} \times 18.85 \frac{\text{ft}^2}{\text{ft}} + 41 \text{ ft} \times 12.57 \frac{\text{ft}^2}{\text{ft}} + 12.57 \text{ ft}^2 = 641 \text{ ft}^2$$

Combine design rate with infiltration area to get flow (disposal) rate for each drywell.

$$0.000111 \frac{\text{ft}}{\text{sec}} \times 641 \text{ ft}^2 = 0.07121 \frac{\text{ft}^3}{\text{sec}}$$

Volume of disposal for each drywell based on various time frames are included below.

$$96 \text{ hrs: } 0.07121 \text{ CFS} \times 96 \text{ hours} \times \frac{1}{174} = 24.610 \text{ cubic feet of retained water disposed of.}$$

Chamber diameter = 4 feet. Drywell rock shaft diameter = 4 feet.

Volume provided in each primary settling chamber with depth of 17 feet and a depth to overflow of 4 feet.

$$13 \text{ ft} \times 12.57 \frac{\text{ft}^2}{\text{ft}} = 163 \text{ ft}^3$$

Volume provided in each drywell with chamber depth of 17 feet and a depth to overflow of 4 feet.

$$13 \text{ ft} \times 12.57 \frac{\text{ft}^2}{\text{ft}} + 2 \text{ ft} \times 28.27 \frac{\text{ft}^2}{\text{ft}} \times 40 \% + 41 \text{ ft} \times 12.57 \frac{\text{ft}^2}{\text{ft}} \times 40 \% = 392 \text{ ft}^3$$

The MaxWell System is composed of 1 drywell(s) and 1 primary chamber(s).

$$\text{Total volume provided} = 555 \text{ ft}^3$$

$$\text{Total 96 hour infiltration volume} = 24.610 \text{ ft}^3$$

$$\text{Total infiltration flowrate} = 0.07121 \frac{\text{ft}^3}{\text{sec}}$$

Based on the total mitigated volume of 3779 CF, after subtracting the volume infiltrated as quickly as it enters the drywell of 327 CF, the remaining volume is 500 CF. The storage provided in the drywell system is 555 CF.

For any questions, please contact Alex Bennett at 213-248-4167 or via email at Alex.Bennett@Oldcastle.com

Torrent Resources (CA) Incorporated
9950 Alder Avenue
Bloomington, CA 92316
Phone 909-829-0740

HydroCalc Summary

Using the hydrograph produced by the HydroCalc Calculator, the area below the drywell flow disposal rate and the hydrograph curve is estimated as the volume infiltrated in the drywell as it enters. 3 different phases will occur during the 85th percentile storm event. Phase 1 will occur during the beginning of the storm event at the initial increase of flow produced by the storm. When the storm flow is equal to the drywell flow disposal rate, phase 1 ends and phase 2 begins. Phase 2 is when the drywell performs at the flow rate it was design at. Any additional runoff that is produced due to the increase of storm flow will require a detention system. The storm will then hit its peak flow and begin to decrease. When the storm flow decreases to an amount equal to the drywell flow disposal rate, phase 2 ends and phase 3 begins. Phase 3 will occur near the end the storm when the drywell infiltrates the residual runoff until the end of the event.

Phase 1 - Initial Filling of Drywell

From time 0 minutes to 1054.2 minutes, the 85th storm event flowrate that enters the drywell is less than the drywell steady-state infiltration flowrate (flow disposal rate). Therefore, the entire volume entering the drywell from 0 minutes to 1054.2 minutes will infiltrate without overwhelming the drywell. This volume is 2170.3 CF.

Time (min)	Incremental Masscurve	Incremental Design Storm Depth (in)	Intensity (in/hr)	Undeveloped Runoff Coefficient (Cu)	Developed Runoff Coefficient (Cd)	Clear Peak Flow Rate (cfs)	Incremental Volume (cu-ft)	Cumulative Volume (cu-ft)	Volume infiltrated by drywell (CF)
1054	0.58129447	0.58329447	0.067817065	0.1	0.82	0.0711808	0.853790228	2169.454108	0.853790228
1054.2	0.583528979	0.583528979	0.067877457	0.1	0.82	0.0713442	0.854548824	2170.306588	0.85452
1054.4	0.583763713	0.583763713	0.067938019	0.1	0.82	0.0713077	0.855311542	2171.16397	0.85452

Phase 2 - Drywell Performing at the Design Rate

From time 1054.2 minutes to 1187 minutes, the flowrate that enters the drywell exceeds the drywell steady-state infiltration flowrate (flow disposal rate). Therefore, the drywell can only infiltrate up to its flow disposal rate which is 0.07121 CFS. Over this period, we multiply the time by the flowrate (and convert as needed) to determine the volume infiltrated in this phase. This volume is 567.4 CF.

$$(1187-1054.2) \times 60 \text{ SEC/MIN} \times 0.07121 \text{ CFS} = 567.4 \text{ CF}$$

Time (min)	Incremental Masscurve	Incremental Design Storm Depth (in)	Intensity (in/hr)	Undeveloped Runoff Coefficient (Cu)	Developed Runoff Coefficient (Cd)	Clear Peak Flow Rate (cfs)	Incremental Volume (cu-ft)	Cumulative Volume (cu-ft)	Volume infiltrated by drywell (CF)
1186.8	0.865251271	0.865251271	0.068134468	0.1	0.82	0.0715139	0.85975205	3236.731576	0.85452
1187	0.865449757	0.865449757	0.067885782	0.1	0.82	0.0712529	0.856601127	3237.588177	0.85452
1187.2	0.865647711	0.865647711	0.06764	0.1	0.82	0.0709949	0.853487163	3238.441854	0.853487163

Phase 3 - End of the Storm Event

From time 1187 to 1456 minute (end of storm event), the 85th storm event flowrate that enters the drywell is less than the drywell steady-state infiltration flowrate (flow disposal rate). Therefore, the entire volume entering the drywell from 1187 minutes to 1456 minutes will infiltrate without overwhelming the drywell. This volume is 541 CF.

$$3778.6 \text{ CF} - 3237.6 \text{ CF} = 541 \text{ CF}$$

Time (min)	Incremental Masscurve	Incremental Design Storm Depth (in)	Intensity (in/hr)	Undeveloped Runoff Coefficient (Cu)	Developed Runoff Coefficient (Cd)	Clear Peak Flow Rate (cfs)	Incremental Volume (cu-ft)	Cumulative Volume (cu-ft)	Volume infiltrated by drywell (CF)
1455.8	1	1	0.000276087	0.1	0.82	0.0002898	0.005216619	3778.570489	0.005216619
1456	0	0	0	0	0.1	0	0.001738689	3778.572227	0.001738689
	0	0	0	0	0	0	0	0	0

The total volume infiltrated as it enters the drywell during the 85th percentile storm event is 2170.3 + 567.4 + 541 = 3278.6 CF (3278 CF)

HydroCalc Volume Analysis

Project: Sunrise Glendale - Subarea A

**(Values from project "Peak Flow Hydrologic Analysis")*

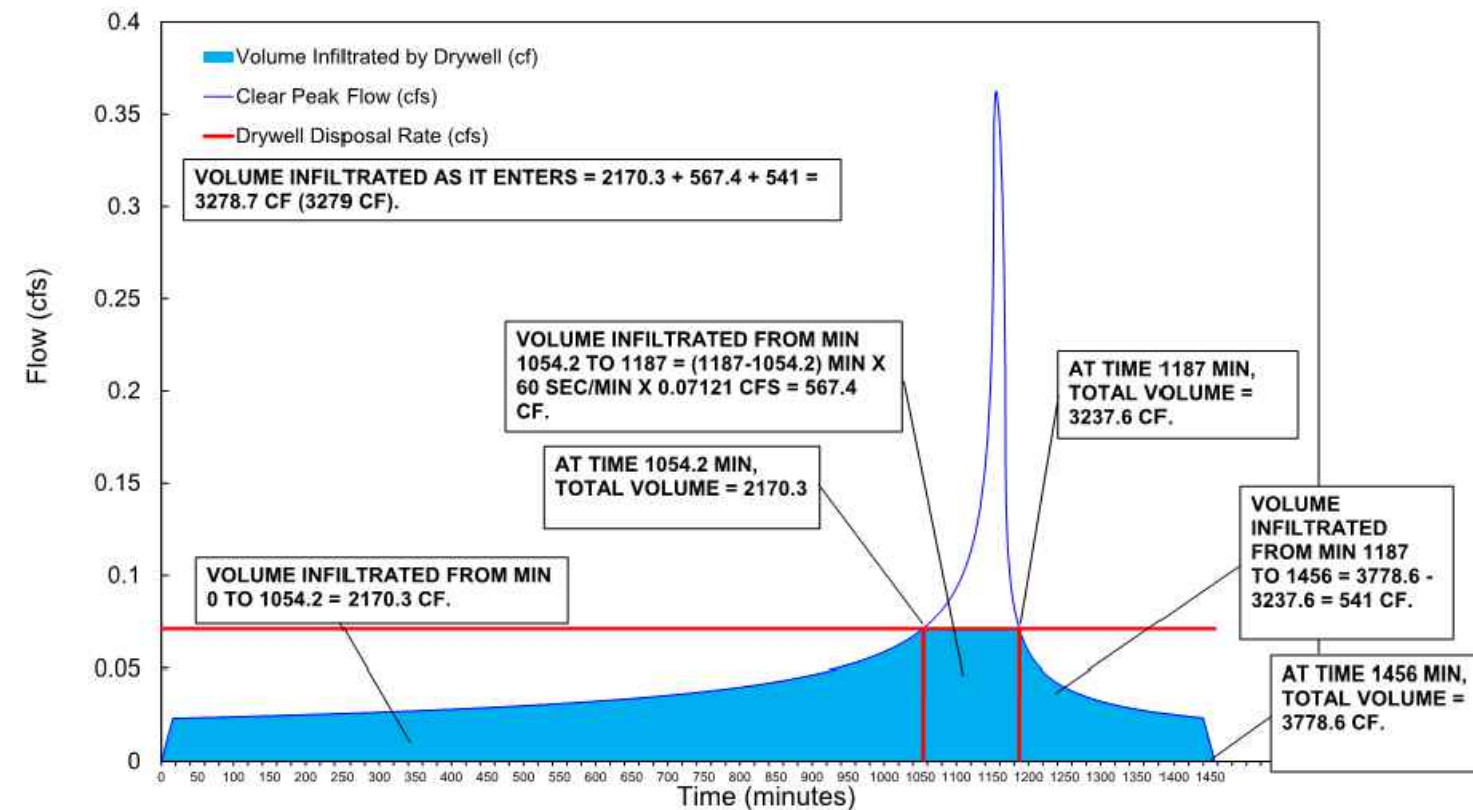
HydroCalc Output Results*

Clear Peak Flow (CFS)	0.3625
24-Hr Clear Runoff Volume (AC-FT)	0.0867
24-Hr Clear Runoff Volume (CF)	3779

Analysis

Drywell Disposal Rate (CFS)	0.07121
Total Volume Infiltrated During 1st Phase (CF)	2170.3
[2nd Phase] Storm Flow Rate Exceeds Drywell Disposal Rate @ (MIN)	1054.2
Total Volume Infiltrated During 2nd Phase (CF)	567.4
[3rd Phase] Drywell Disposal Rate Exceeds Storm Flow Rate @ (MIN)	1187
Total Volume Infiltrated During 3rd Phase (CF)	541
Total Time of Storm Event (MIN)*	1456
Total Volume Infiltrated as it Enters Drywell (CF)	3279
Total Storage within MaxWell System (CF)	555
Remaining Detention Required (CF)	N/A

Hydrograph: Sunrise Glendale - A



LEGEND

---	CENTER LINE	---	DW	PROPOSED DOMESTIC WATER
---	PROPERTY LINE	---	FW	PROPOSED FIRE WATER
---	RIGHT-OF-WAY	---	IW	PROPOSED IRRIGATION WATER
---	ADJACENT PROPERTY LINE	---	SS	PROPOSED SEWER
---	EXISTING WATER LINE	---	SD	PROPOSED FIRE DEPT. CONNECTION.
---	EXISTING SANITARY SEWER LINE	---		
---	EXISTING STORM DRAIN	---		
---	EXISTING ELECTRICAL	---		
---	EXISTING ELECTRICAL (STREETLIGHT)	---		
---	PROPOSED BUILDING FOOTPRINT	---		
---	PROPOSED FIRE ACCESS	---		
---	HOSE PULL LENGTH AND DIRECTION	---		
---	PROPOSED STANDPIPE	---		

GENERAL NOTES

- MAX HOSE PULL LENGTH = 150'
- BEGIN HOSE PULL LENGTHS FROM FIRE TRUCK, STANDPIPE, OR FIRE HYDRANT
- TWO FIRE ACCESS ROADS REQUIRED IF FIRE SPRINKLER SYSTEM IS NOT PROVIDED FOR THE PROPOSED BUILDING
- AERIAL APPARATUS ROAD 26' WIDE UNOBSTRUCTED
- BASED ON THE FIRE CODE REQUIREMENT, 1 PUBLIC HYDRANT IS REQUIRED FOR THE SITE. AN EXISTING HYDRANT EXISTS AT THE SOUTHEAST CORNER OF THE INTERSECTION OF DORAN STREET AND GLENDALE AVENUE.
- ANY NEW, MODIFIED OR REPLACE DRIVABLE FIRE ACCESS SURFACE SHOWN HEREON IS CAPABLE OF MEETING THE 78,000 LB WEIGHT REQUIREMENT AND TRUCK OUTRIGGER LOADS.

BUILDING DATA

TOTAL BUILDING AREA: 32,130 SF
CONSTRUCTION TYPE: IIA

SPRINKLERS: YES, FULLY SPRINKLERED
PER THE CITY OF GLENDALE AMENDMENTS TO THE 2016 CFC A FULLY SPRINKLERED BUILDING ALLOWS FOR A 50% REDUCTION IN DESIGN GPM.

PROPOSED 3 STORY RESIDENTIAL CONGREGATE LIVING MEDICAL FACILITY.

ASSESSORS PARCEL NUMBER: 5645-001-038

TABLE B105.1 MINIMUM REQUIRED FIRE FLOW AND FLOW DURATION FOR BUILDINGS						
FIRE AREA (square feet)					FIRE-FLOW gallons per minute ^a	FLOW DURATION (hours)
Type IA and IIA a	Type IA and IIA a	Type IV and V a	Type IB and IIB a	Type V-B a		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	
22,701-36,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
36,201-48,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
48,701-59,000	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
59,001-70,900	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
70,901-90,000	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,500	2,750	

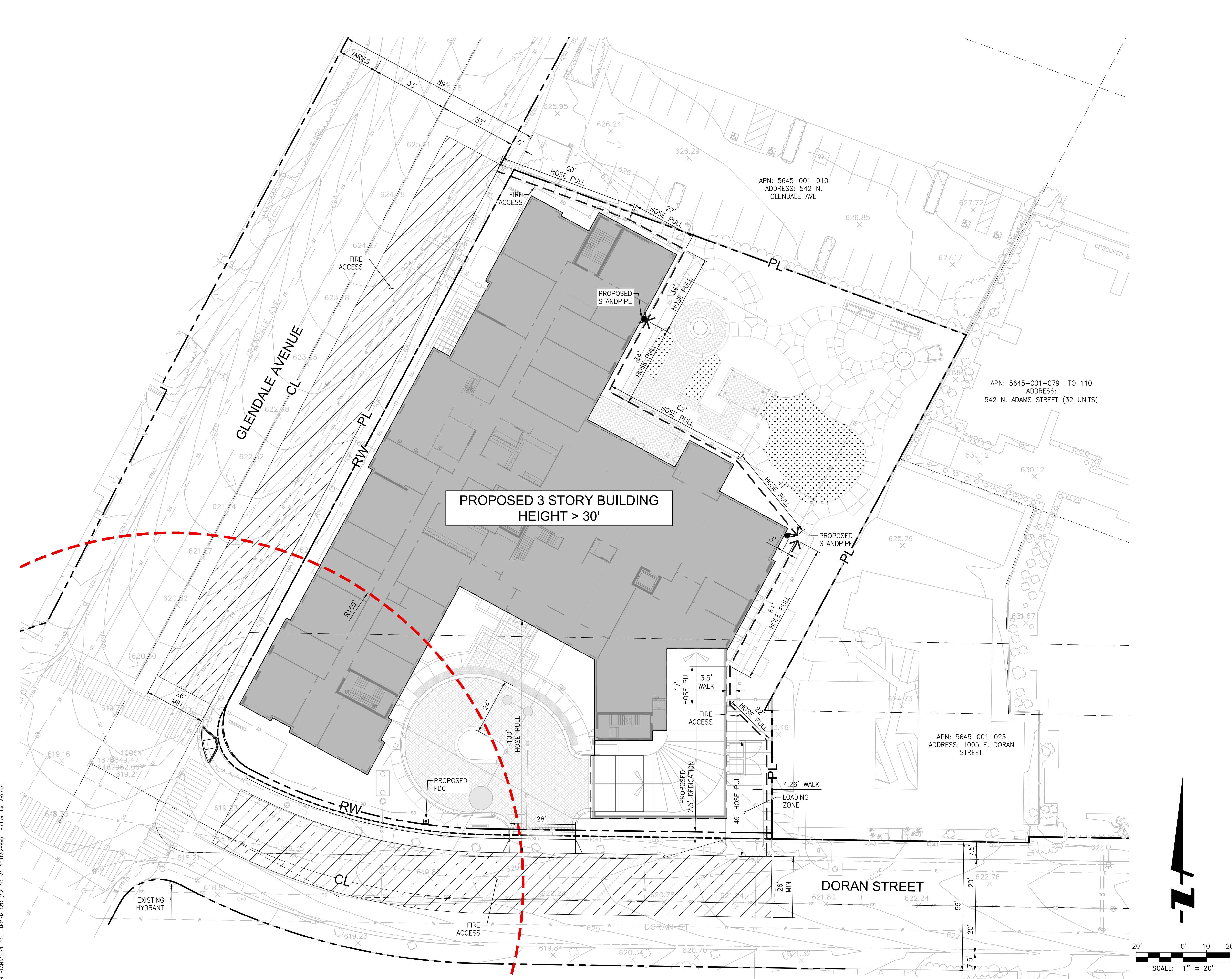
TABLE B105.2
REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the California Fire Code	Up to 50% of the value in Table B105.1(2) as approved ¹	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.1 of the California Fire Code	25% of the value in Table B105.1(2) ²	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/min
a. The reduced fire flow shall be not less than 4,000 1,500 gallons per minute.
b. The reduced fire flow shall be not less than 1,500 gallons per minute.

TABLE C102.1—REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS ^a			
FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a,b} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^{c,d,e}
1,750 or less	1	500-300	250
1,751 - 2,250	2	450-300	225
2,251 - 2,750	3	450-300	225
2,751 - 3,250	3	400-300	225
3,251 - 4,000	4	350-300	210
4,001 - 5,000	5	300 ^a	180
5,001 - 5,500	6	300 ^a	180
5,501 - 6,000	6	250 ^a	150
6,001 - 7,000	7	250 ^a	150
7,001 or more	8 or more ^a	200 ^a	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/min
a. Reduce by 100 feet for dead-end streets or roads.
b. Where streets are provided with median dividers which cannot be crossed by firefighters pulling hose lines, or aerial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.
c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at not less than 1,000-feet to provide for transportation hazards.
d. Reduce by 50 feet for dead-end streets or roads.
e. One hydrant for each 1,000 gallons per minute or fraction thereof.
f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the California Fire Code.
g. A 25-percent spacing increase shall be permitted with the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2 or 903.3.1.3 of the California Fire Code or Section 2204 of the California Residential Code.
h. The fire code official is authorized to modify the location, number and distribution of the fire hydrants based on site-specific constraints and hazards.



FIRE MASTER PLAN

Sunrise of Glendale

Sheet C5.0



10 DECEMBER 2021



LANDSCAPE CALCULATIONS

LANDSCAPE OPEN SPACE PROVIDED = 28,202 sf (50.5%)

PROPOSED WALKWAYS = 1,057 lf

PROPOSED COURTYARD = 12,514 sf

TREES PROVIDED = 66

EXISTING TREES TO REMAIN = 5



PLANT LEGEND

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
SHRUBS, SUCCULENTS, GRASSES, & GROUNDCOVERS							
ARRIVAL COURTYARD GARDEN							
		AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL.	30" O.C.	L	SUCCULENT ACCENT
		ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL.	24" O.C.	L	SUCCULENT ACCENT
		ALOE STRIATA	CORAL ALOE	1 GAL.	30" O.C.	L	SUCCULENT ACCENT
		BOUTELOUA GRACILIS	BLUE GRAMA	1 GAL.	24" O.C.	L	ORNAMENTAL GRASS
		BULBINE FRUTESCENS	STALKED BULBINE	1 GAL.	24" O.C.	L	STRAPPY ACCENT
		CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	24" O.C.	L	ORNAMENTAL GRASS
		HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	36" O.C.	L	STRAPPY ACCENT
		KALANCHOE BLOSSFELDIANA	FLAMING KATY	1 GAL.	18" O.C.	L	FLOWERING SUCCULENT
		SALVIA GREGGII	AUTUMN SAGE	5 GAL.	30" O.C.	L	FLOWERING SHRUB
		SENECIO MANDRALISCAE	BLUE CHALKSTICKS	1 GAL.	18" O.C.	L	SUCCULENT GROUNDCOVER
REAR COURTYARD GARDEN AND PERIMETER							
		ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	1 GAL.	24" O.C.	M	EVERGREEN SHRUB
		ASPLENIUM BULBIFERUM	HEN AND CHICKEN FERN	5 GAL.	30" O.C.	M	EVERGREEN SHRUB
		BOUGAINVILLEA 'LA JOLLA'	RED BOUGAINVILLEA	5 GAL.	36" O.C.	L	FLOWERING SHRUB
		BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	5 GAL.	36" O.C.	M	EVERGREEN SHRUB
		CALLIANDRA HAEMATOCOPHALA	RED POWDER PUFF	5 GAL.	36" O.C.	M	FLOWERING SHRUB
		CAMPANULA PORTENSCHLAGIANA	DALMATIAN BELLFLOWER	1 GAL.	24" O.C.	M	FLOWERING GROUNDCOVER
		CLIVIA MINIATA	KAFFIR LILY	1 GAL.	24" O.C.	L	STRAPPY ACCENT
		COPROSMA KIRKII	KIRK'S COPROSMA	1 GAL.	30" O.C.	M	EVERGREEN GROUNDCOVER
		DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE FLAX LILY	1 GAL.	24" O.C.	M	STRAPPY ACCENT
		DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL.	30" O.C.	M	STRAPPY ACCENT
		GREVILLEA NOELLII	NOEL'S GREVILLEA	5 GAL.	36" O.C.	L	FLOWERING SHRUB
		MYOPORUM PARVIFOLIUM 'PINK'	PINK GROUNDCOVER MYOPORUM	1 GAL.	30" O.C.	L	FLOWERING GROUNDCOVER
		MYRTUS COMMUNIS	COMMON MYRTLE	5 GAL.	36" O.C.	L	EVERGREEN SHRUB
		PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE YELLOWWOOD	5 GAL.	30" O.C.	M	ACCENT SHRUB
		ROSA 'ICEBERG'	WHITE ICEBERG SHRUB ROSE	5 GAL.	36" O.C.	M	FLOWERING SHRUB
		ROSA X 'NOARE'	FLOWER CARPET ROSE 'RED'	5 GAL.	30" O.C.	M	FLOWERING SHRUB
		ROSA X 'NOASCHNEE'	FLOWER CARPET ROSE 'WHITE'	5 GAL.	30" O.C.	M	FLOWERING SHRUB
		SANSEVERIA TRIFASCIATA	SNAKE PLANT	1 GAL.	24" O.C.	L	SUCCULENT ACCENT
		THYMUS PRAECOX	CREEPING THYME	1 GAL.	24" O.C.	L	FLOWERING GROUNDCOVER
STROLLING GARDEN							
		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL.	36" O.C.	M	ORNAMENTAL GRASS
		ERIGERON GLAUCUS	SEASIDE DAISY	1 GAL.	24" O.C.	L	FLOWERING GROUNDCOVER
		ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	5 GAL.	36" O.C.	VL	EVERGREEN SHRUB
		ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	24" O.C.	VL	FLOWERING PERENNIAL
		LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL.	30" O.C.	L	FLOWERING SHRUB
		LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	30" O.C.	VL	FLOWERING SHRUB
		MUHLENBERGIA EMERSLEYI 'EL TORO'	BULL GRASS	5 GAL.	36" O.C.	L	ORNAMENTAL GRASS
		OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	5 GAL.	36" O.C.	L	EVERGREEN SHRUB
		PITTIOSPORUM CRASSIFOLIUM 'NANA'	DWARF KARO	5 GAL.	36" O.C.	M	EVERGREEN SHRUB
		RHAPHIOLEPIS UMBELLATA	YEDDO HAWTHORNE	5 GAL.	36" O.C.	L	FLOWERING SHRUB
		SENNA ARTEMISIOIDES	FEATHERY CASSIA	5 GAL.	48" O.C.	L	FLOWERING SHRUB
		SESLERIA 'GREENLEE'	GREENLEE MOOR GRASS	1 GAL.	24" O.C.	M	ORNAMENTAL GRASS
		VERBENA LILACINA	LILAC VERBENA	5 GAL.	36" O.C.	L	FLOWERING SHRUB
		VITEX TRIFOLIA 'PURPUREA'	ARABIAN LILAC	5 GAL.	96" O.C.	L	FLOWERING SHRUB
		WESTRINGIA FRUTICOSA 'MUNDI'	COAST ROSEMARY	5 GAL.	48" O.C.	L	FLOWERING SHRUB
		XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL.	48" O.C.	L	EVERGREEN SHRUB
WATER QUALITY MEADOW							
		BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	1 GAL.	48" O.C.	L	GROUND COVER
		CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	24" O.C.	L	BIOSWALE GRASS
		JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	24" O.C.	L	BIOSWALE GRASS
		MISCANTHUS SINENSIS 'MORNING LIGHT'	CHINESE SILVER GRASS	5 GAL.	36" O.C.	M	BIOSWALE GRASS
		MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	36" O.C.	L	BIOSWALE GRASS
TURF							
		MARATHON 2e HYBRID	SODDED TURF	-	-	H	TURF

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF GLENDALE.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN)	WATER USE	DESCRIPTION
TREES						
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX / STD.	9'H X 3'W X 1-1/2" CAL.	L	STREET TREE
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	24" BOX / STD.	10'H X 4'W X 1-1/2" CAL.	M	FLOWERING ACCENT TREE
	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	48" BOX / STD.	14'H X 6'W X 4" CAL.	M	SPECIMEN TREE
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24" BOX / STD.	9'H X 3'W X 1-1/2" CAL.	M	FLOWERING ACCENT TREE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX / STD.	10'H X 4'W X 1-1/2" CAL.	M	VERTICAL BACKGROUND TREE
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	48" BOX / MULTI.	9'H X 6'W	L	SPECIMEN ACCENT TREE
	PINUS ELДАРICA	MONDELL PINE	24" BOX STD.	9'H X 4'W X 1-1/2" CAL.	L	VERTICAL BACKGROUND TREE
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX / STD.	11'H X 6'W X 2" CAL.	L	EVERGREEN SHADE TREE
	HANDROANTHUS IMPETIGINOSUS	PINK TRUMPET TREE	24" BOX / STD.	10'H X 4'W X 1-1/4" CAL.	M	STREET TREE

EXISTING PLANT SCHEDULE

TREES			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
	PINUS CANARIENSIS	CANARY ISLAND PINE	--
	CHILOPSIS LINEARIS	DESERT WILLOW	--

NOTES:
1. THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES AN EXISTING TREE TO BE PROTECTED IN PLACE.
2. NO INDIGENOUS TREES EXIST ON SITE OR WITHIN 20' OF PROPERTY LINE ON AN ADJOINING PROPERTY.

TREES



CHILOPSIS LINEARIS /
DESERT WILLOW



CERCIS CANADENSIS 'FOREST PANSY' /
FOREST PANSY EASTERN REDBUD



JUNIPERUS SCOPULORUM 'MOONGLOW' /
MOONGLOW JUNIPER



LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' /
NATCHEZ CRAPE MYRTLE



LOPHOSTEMON CONFERTUS /
BRISBANE BOX



OLEA EUROPAEA 'SWAN HILL' /
FRUITLESS OLIVE



PINUS ELДАРICA /
MONDELL PINE



QUERCUS AGRIFOLIA /
COAST LIVE OAK

ARRIVAL COURTYARD GARDEN



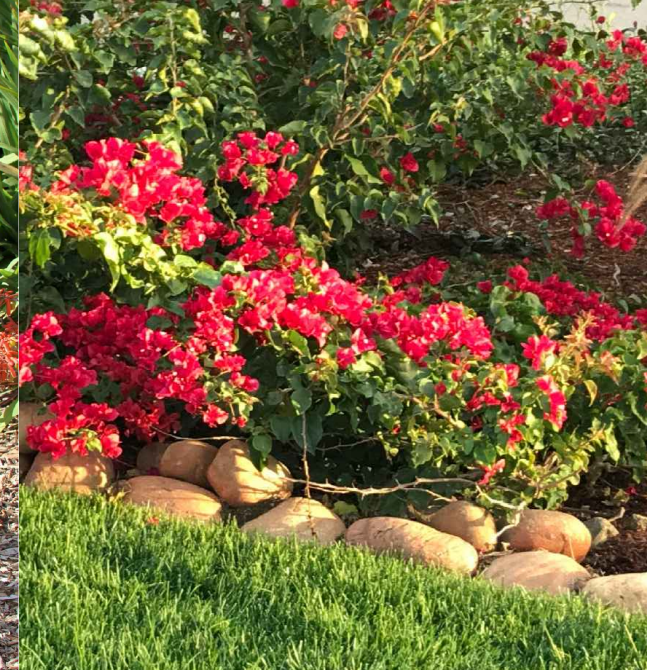
AGAVE 'BLUE FLAME' /
BLUE FLAME AGAVE



ALOE 'BLUE ELF' /
BLUE ELF ALOE



ALOE STRIATA /
CORAL ALOE



BOUGAINVILLEA 'LA JOLLA' /
RED BOUGAINVILLEA



BULBINE FRUTESCENS /
STALKED BULBINE



CAREX DIVULSA /
BERKELEY SEDGE



HESPERALOE PARVIFLORA /
RED YUCCA



KALANCHOE BLOSSFELDIANA /
FLAMING KATY



SALVIA GREGGII /
AUTUMN SAGE



SENECIO MANDRALISCAE /
BLUE CHALKSTICKS

REAR COURTYARD GARDEN AND PERIMETER



ASPENIUM BULBIFERUM /
HAN AND CHICKENS FERN



BUXUS MICROPHYLLA JAPONICA /
JAPANESE BOXWOOD



CALLIANDRA HAEMATOCEPHALA /
RED POWDER PUFF



CAMPANULA P. /
DALMATION BELLFLOWER



CLIVIA MINIATA /
KAFFIR LILY



DIANELLA CAERULEA 'CASSA
BLUE' /
CASS BLUE FLAX LILY



DIANELLA TASMANICA
'VARIEGATA' /
VARIEGATED FLAX LILY



MYOPORUM PARVIFOLIUM 'PINK' /
PINK GROUNDCOVER MYOPORUM



MYRTUS COMMUNIS /
COMMON MYRTLE



ROSA 'ICEBERG' /
WHITE ICEBERG SHRUB ROSE

STROLLING GARDEN



ERIOGONUM FASCICULATUM /
CALIFORNIA BUCKWHEAT



ESCHSCHOLZIA CALIFORNICA /
CALIFORNIA POPPY



ERIGERON GLAUCUS /
SEASIDE DAISY



LANтана MONTEVIDENSIS /
TRAILING LANTANA



LANтана 'NEW GOLD' /
NEW GOLD LANTANA



VERBENA LILACINA /
LILAC VERBENA



MUHLENBERGIA EMERSLEYI
'EL TORO' / BULL GRASS



OLEA EUROPAEA 'MONTRA' /
LITTLE OLLIE DWARF OLIVE



SESLERIA 'GREENLEE' /
GREENLEE MOOR GRASS



WESTRINGIA FRUTICOSA 'MUNDI' /
COAST ROSEMARY

WATER QUALITY MEADOW



CAREX DIVULSA /
BERKELEY SEDGE



MUHLENBERGIA RIGENS /
DEER GRASS



JUNCUS PATENS /
CALIFORNIA GRAY RUSH



MISCANTHUS SINENSIS 'MORNING
LIGHT' /
CHINESE SILVER GRASS



BACCHARIS PILULARIS 'TWIN
PEAKS' /
DWARF COYOTE BRUSH

GARDEN ART IDEAS



BIRD HOUSE



CITRUS POT



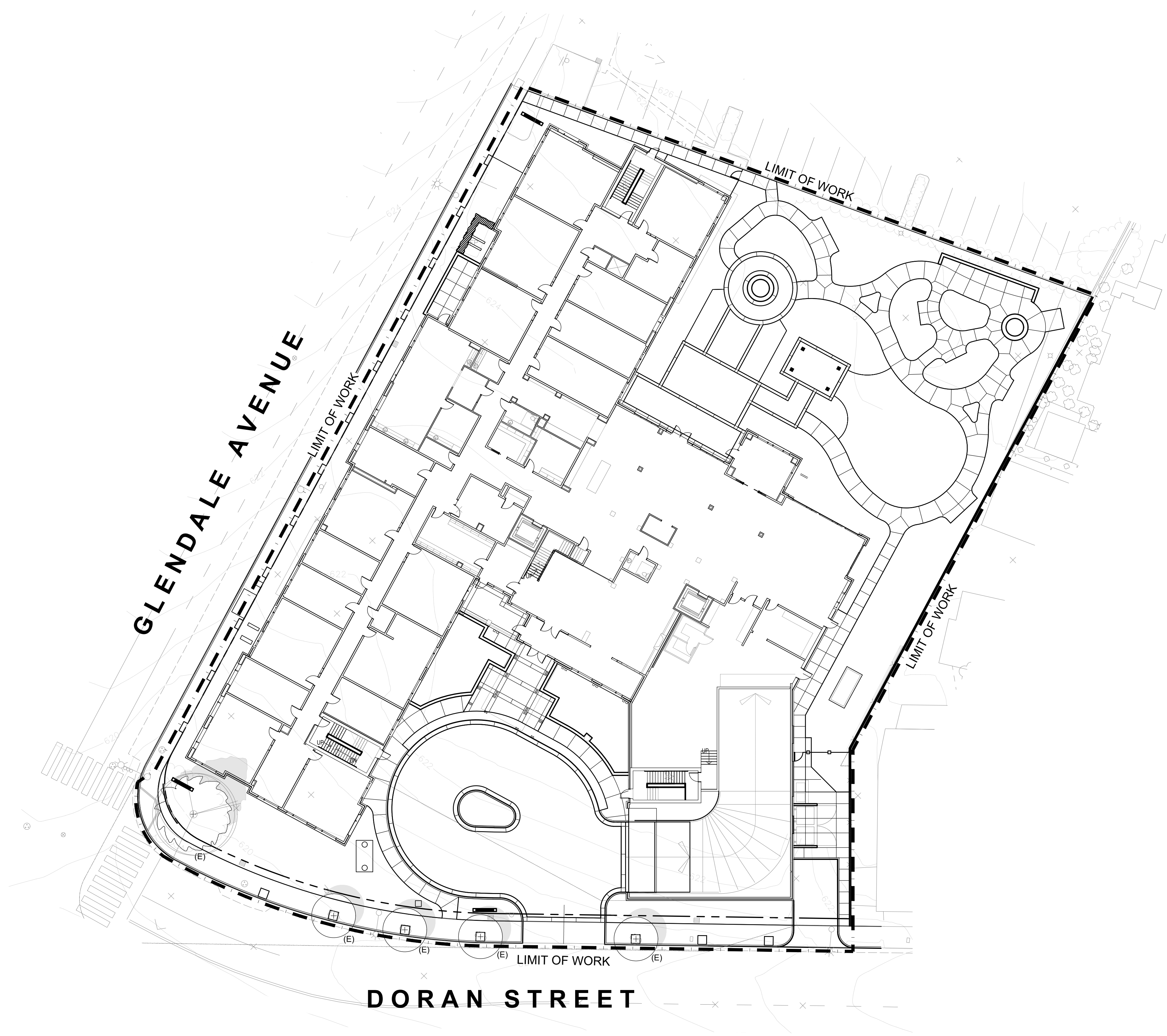
HOSE BIB POT HOLDER



GARDEN OBELISK



GARDEN TOOLS
SCULPTURE



EXISTING PLANT SCHEDULE

TREES			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
	PINUS CANARIENSIS	CANARY ISLAND PINE	--
	CHILOPSIS LINEARIS	DESERT WILLOW	--

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