Sunrise of Glendale

(90) Unit Residential Congregate Living, Medical Facility



Sheet Number	Sheet Name
ADOLUTEOT	TIDA!
ARCHITECT	
0.0	COVER SHEET
0.2	EXISTING SITE CONDITIONS
1.0	EXTERIOR RENDERING (Resident Courtyard)
1.1	EXTERIOR RENDERING (Glendale Looking North)
1.2	EXTERIOR RENDERING (Glendale Looking South)
2.0	ARCHITECTURAL SITE PLAN
3.0	OVERALL FLOOR PLANS
3.1	OVERALL FLOOR PLANS
3.2	OVERALL ROOF PLAN
6.0	ENLARGED UNIT PLANS
6.1	ENLARGED UNIT PLANS
6.2	ENLARGED UNIT PLANS
7.0	EXTERIOR BUILDING ELEVATIONS
7.1	EXTERIOR BUILDING ELEVATIONS
7.2	EXTERIOR BUILDING ELEVATIONS
7.3	EXTERIOR MATERIAL BOARD
8 N	BLIII DING SECTIONS

FLOOR AREA RATIO CALCULATION AVERAGE SETBACK CALCULATION AVERAGE SETBACK CALCULATION

SHEET INDEX

CIVIL	
C1.0	TECHNICAL SITE PLAN
C2.0	CONCEPTUAL GRADING PLAN
C3.0	SCHEMATIC UTILITY PLAN
C4.0	LID PLAN
C4.1	LID DETAILS
C5.0	FIRE MASTER PLAN

PROJECT STATS:

ZONING: C2-1 (COMMUNITY COMMERCIAL APN: 5645-001-038, 5645-001-042 LOT SIZE: 1.28 ACRES (55,844 SF)

PARKING GARAGE 29,135 SF 28,840 SF 28,380 SF 28,285 SF LEVEL 02

LEVEL 03 LOT COVERAGE: 28,840 SF

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. 7902 WESTPARK DRIVE MCLEAN, VA 22102 CONTACT: PHILIP KROSKIN PHONE: 703.273.7500

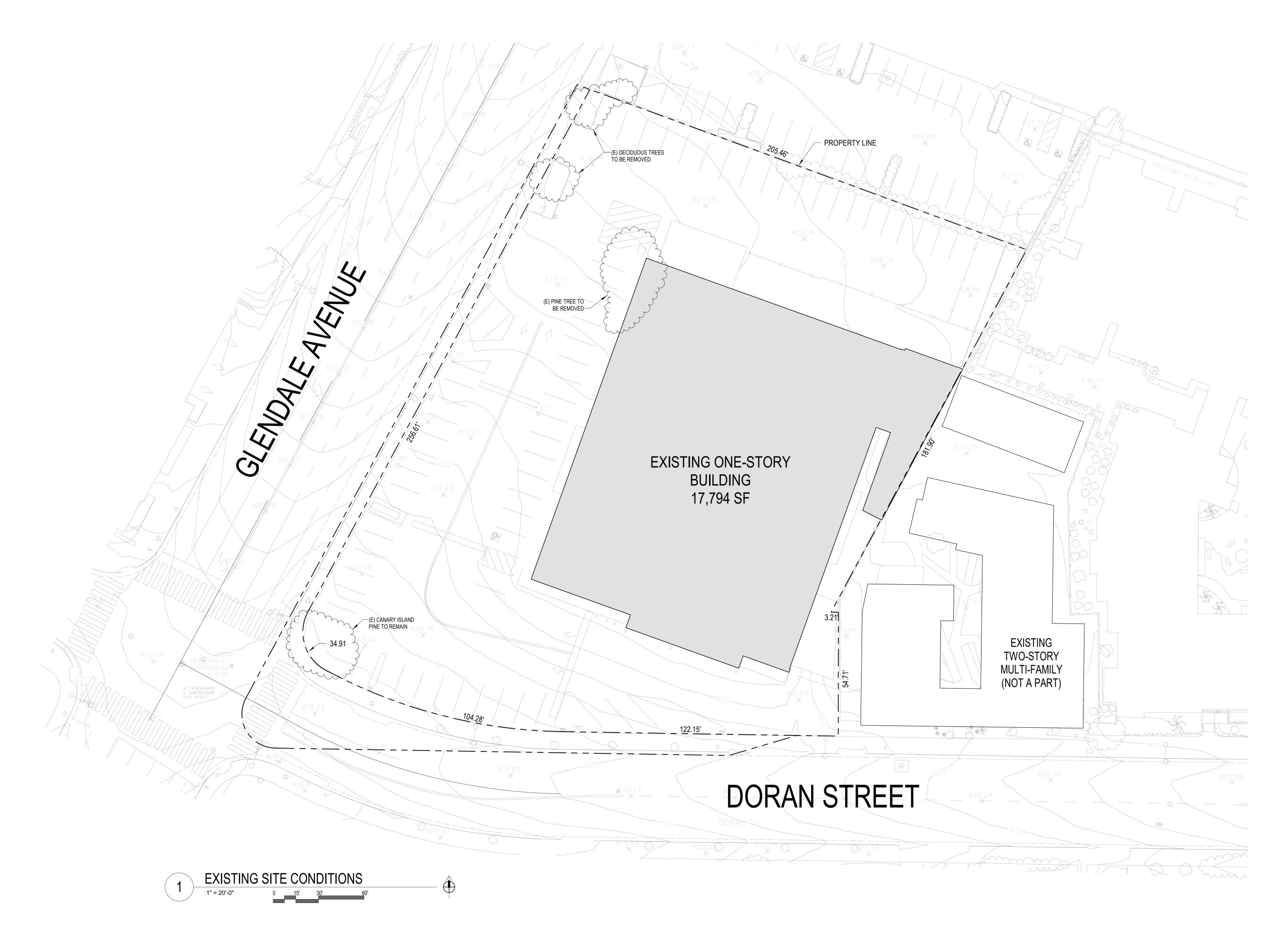
LANTZ-BOGGIO ARCHITECTS ENGLEWOOD, CA 80111 CONTACT: TYLER DEPEW PHONE: 303-807-4950

RIDGE LANDSCAPE ARCHITECTS 8841 RESEARCH DRIVE, SUITE 200 CONTACT: ANDREW NEUBAUER PHONE: 949.387.1323

GLENDALE, CA 91202 CONTACT: RODNEY KHAN PHONE: 818-507-1605

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







EXISTING SITE CONDITIONS

Sheet 0.2

_ANTZ-BOGGIO







Sunrise of Glendale



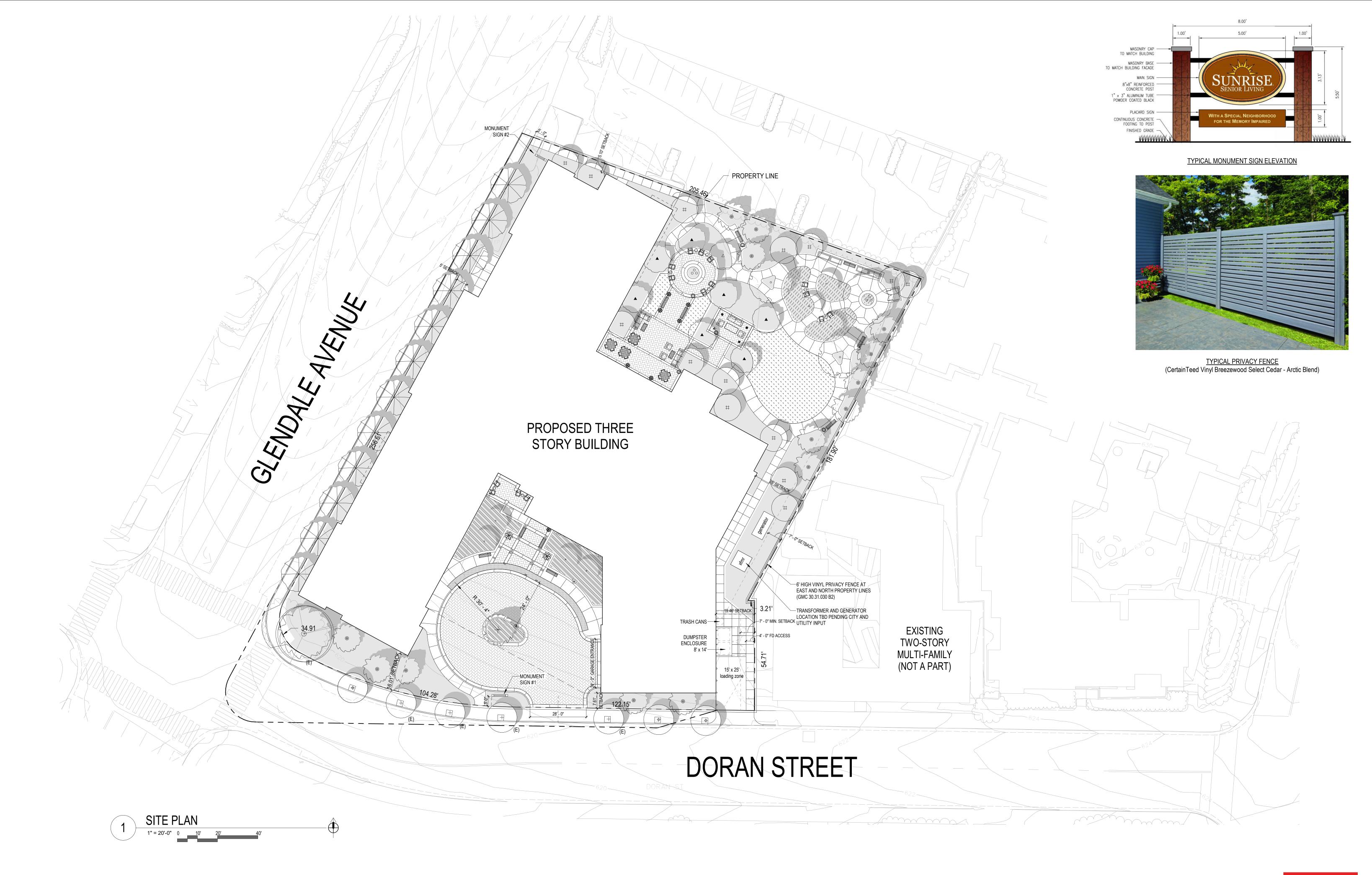








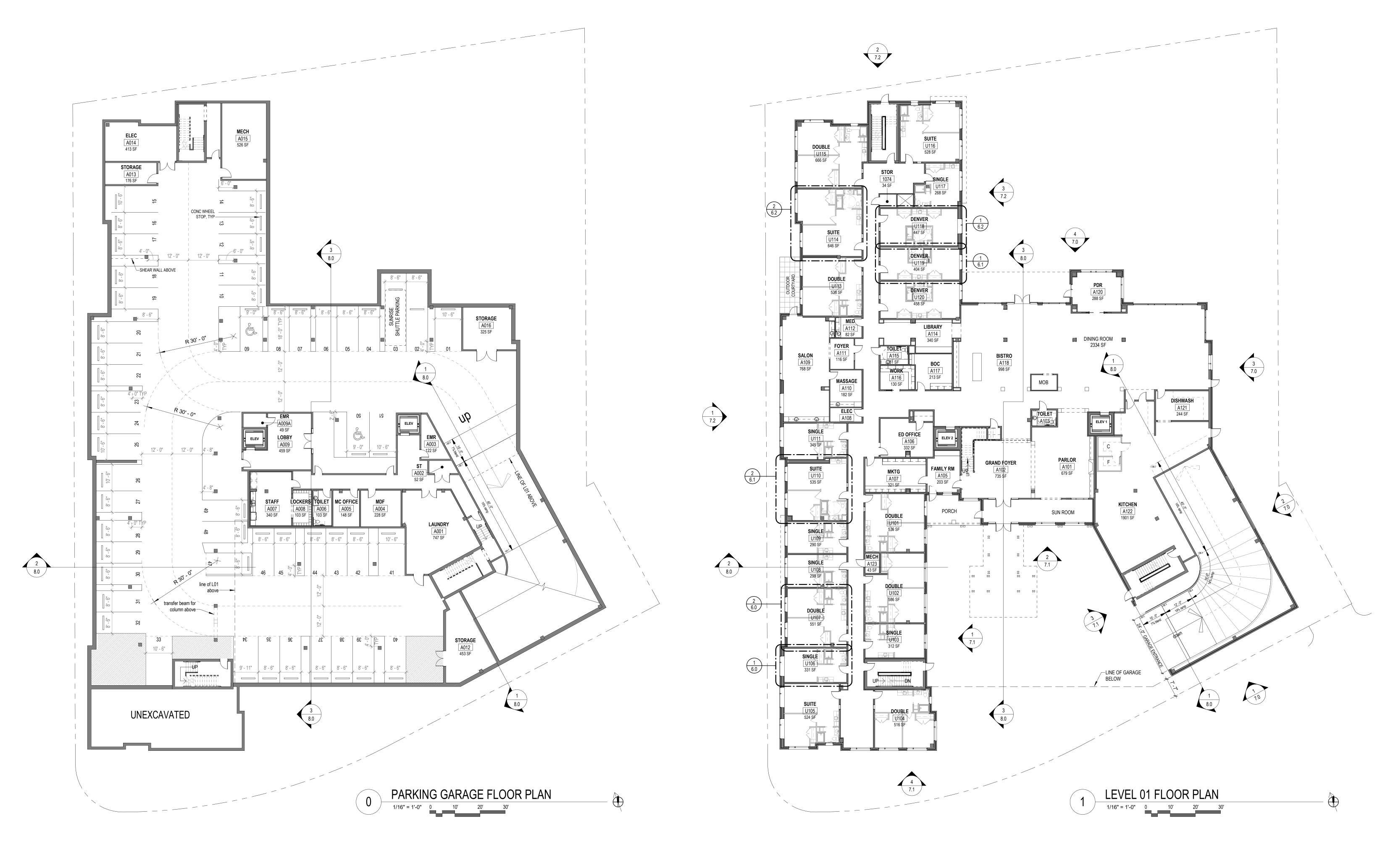






ARCHITECTURAL SITE PLAN

Sunrise of Glendale

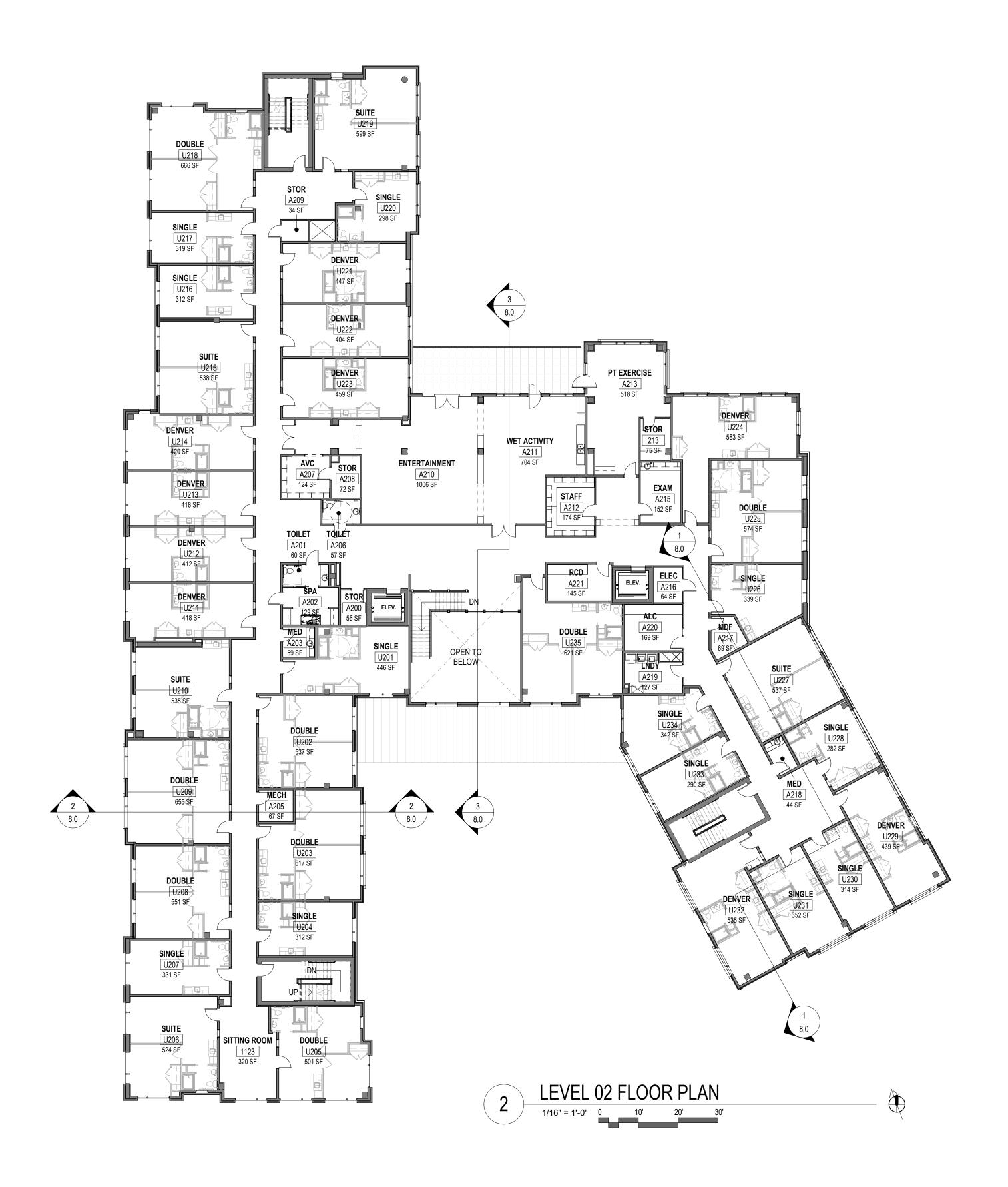


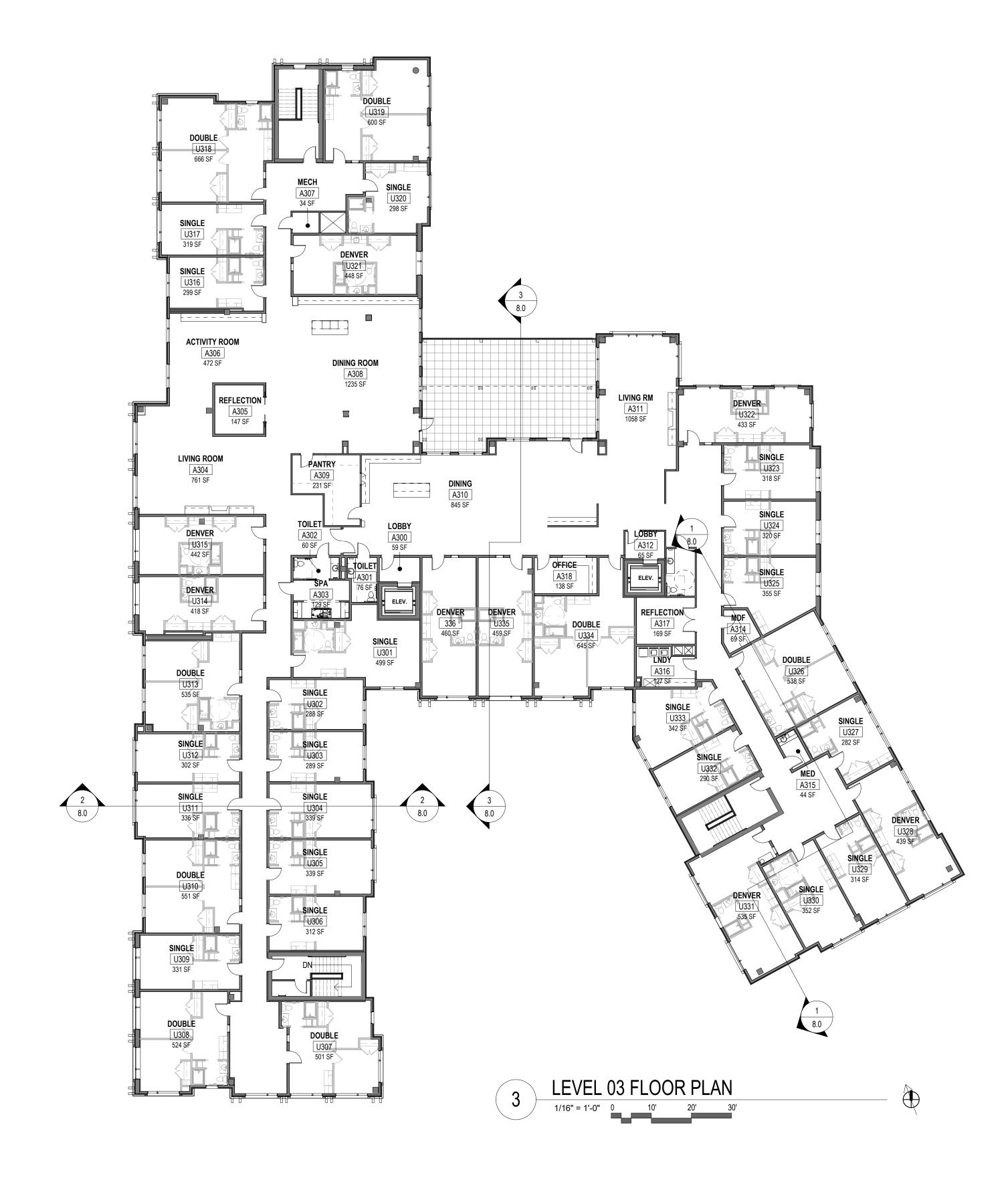


OVERALL FLOOR PLANS

Sheet 3.0

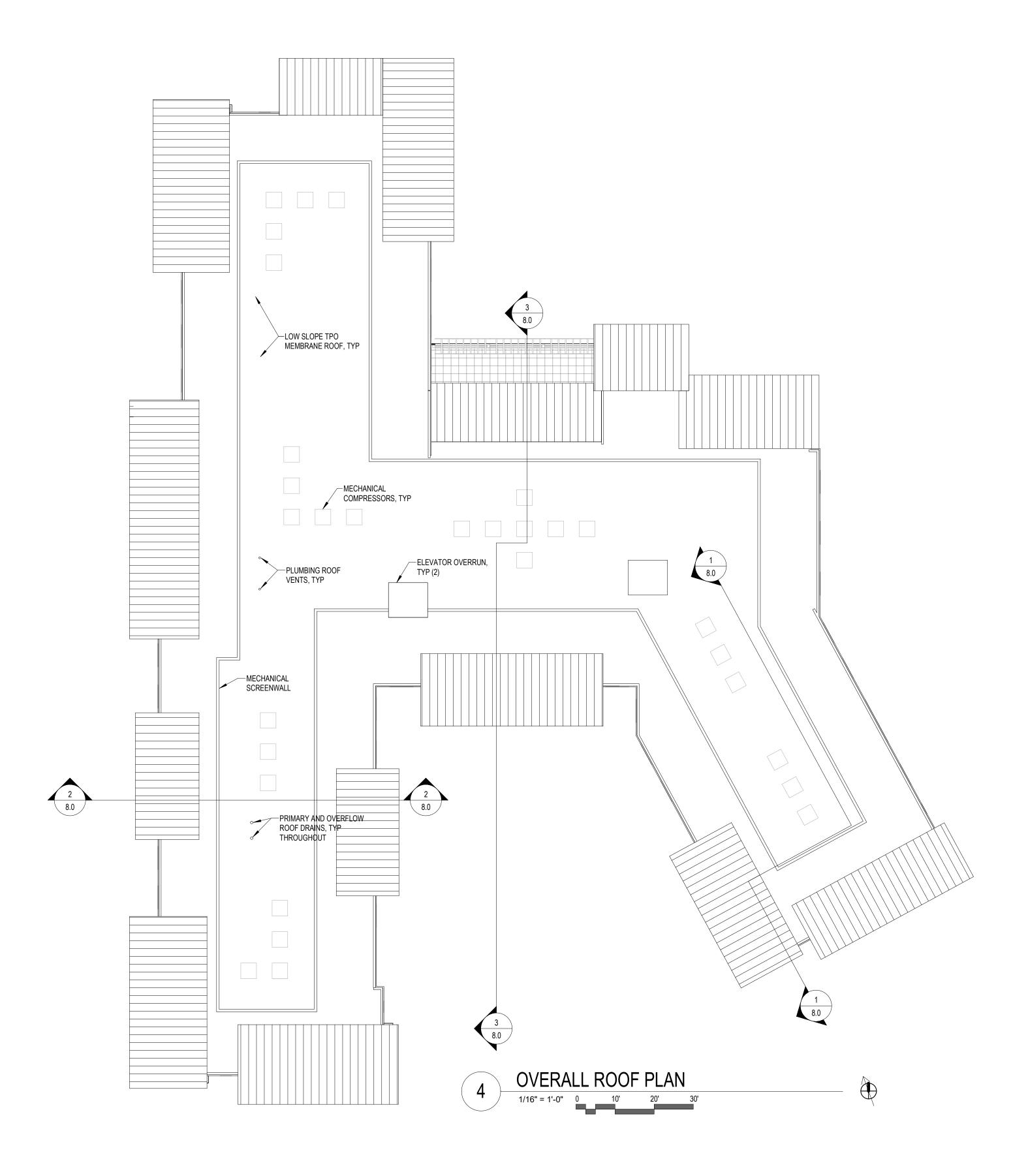
_ANTZ-BOGGIO







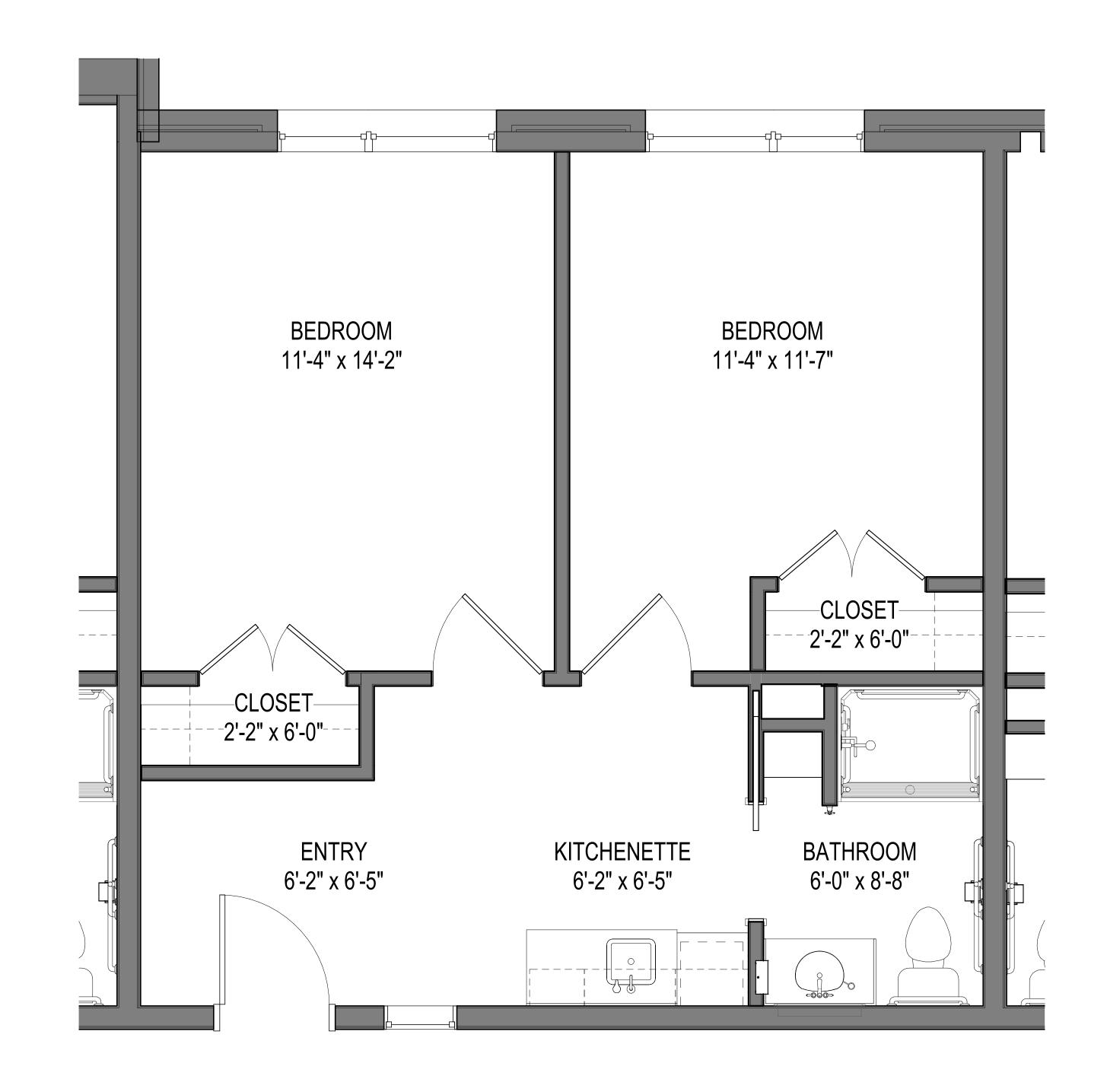
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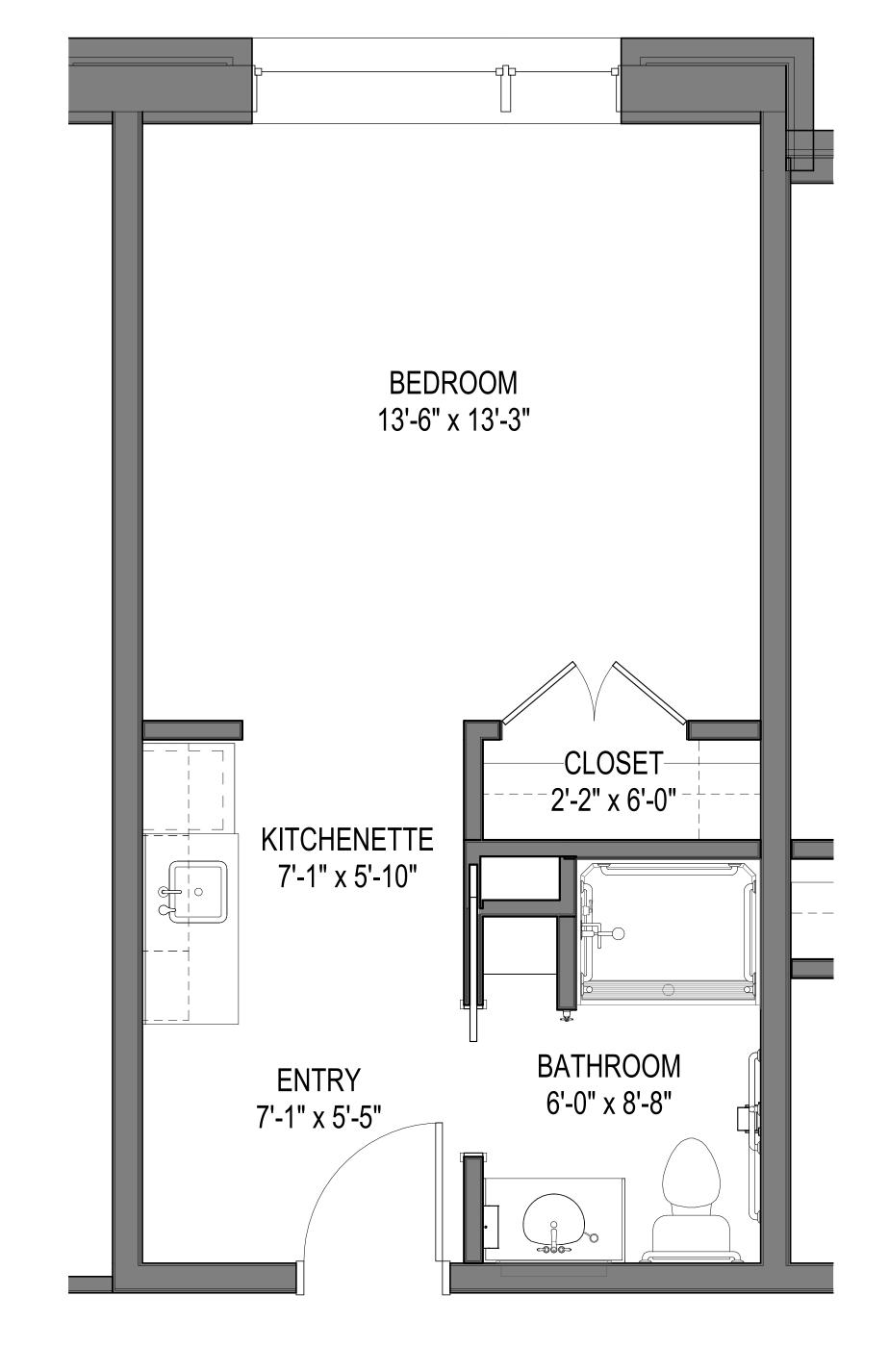




LANTZ-BOGGIO
Architects & Interior Designers

1/16" = 1'-0"

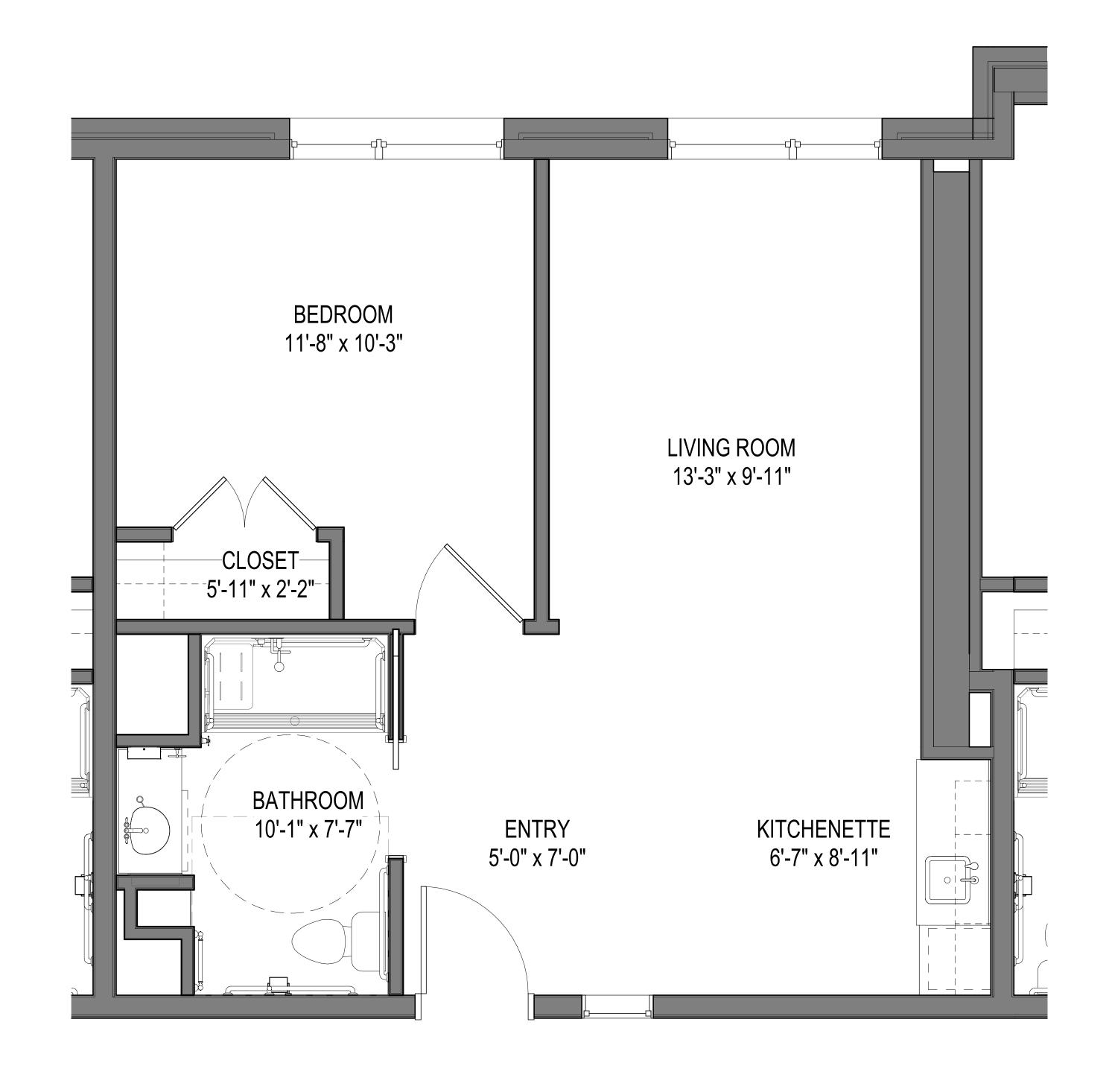




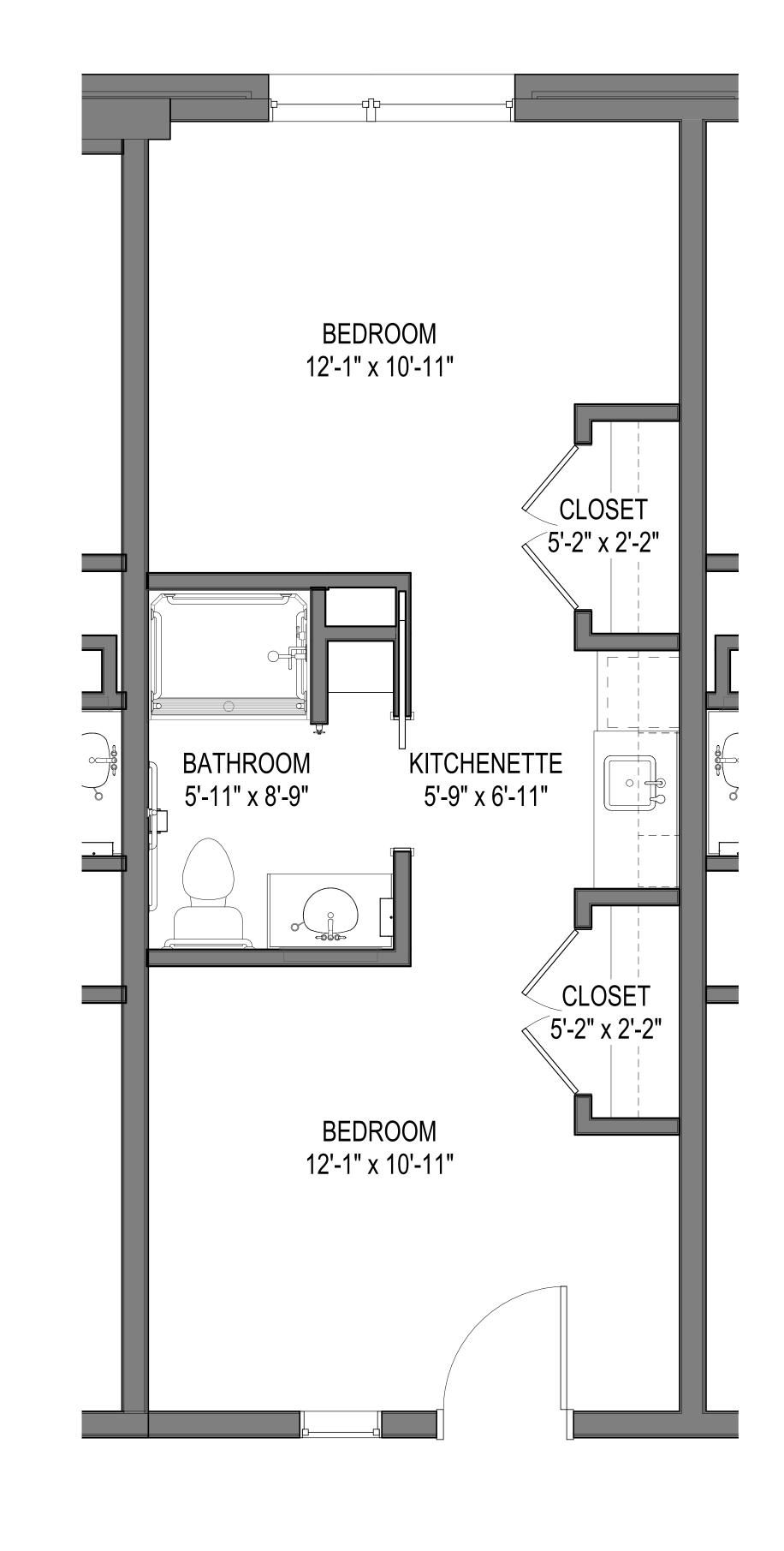
UNIT PLAN - TYPICAL DOUBLE (550 SF +/-)







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

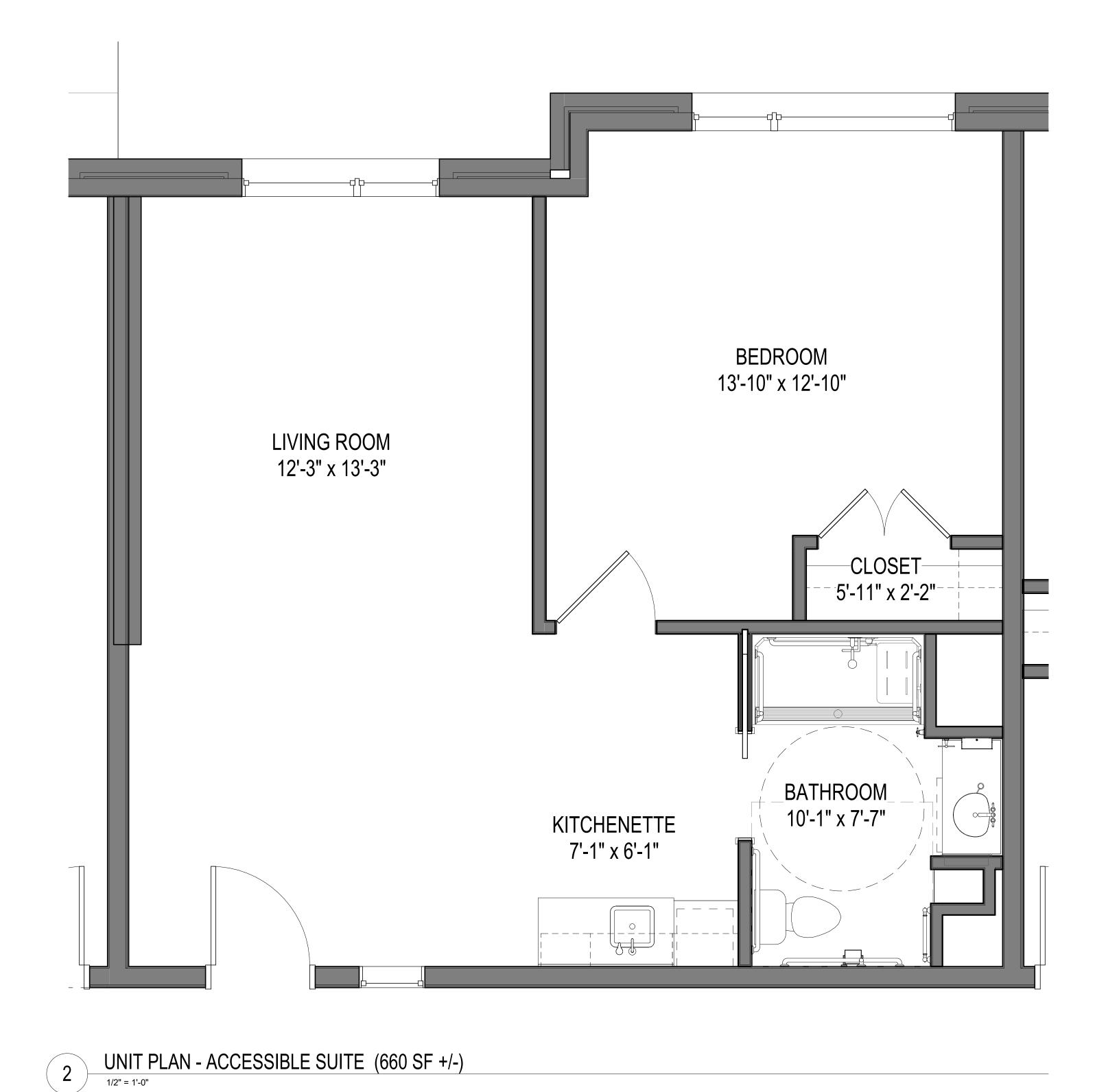


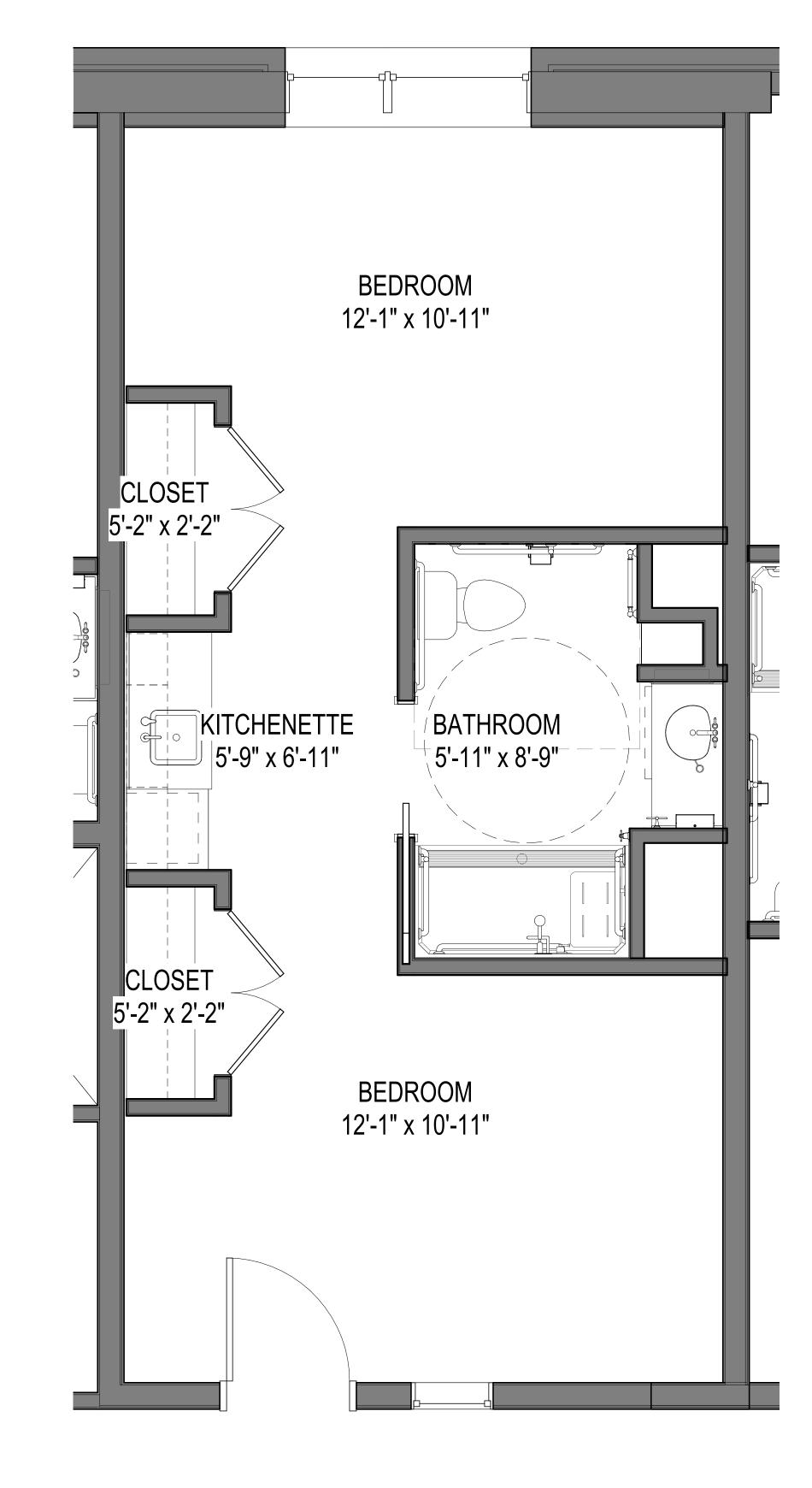
1 UNIT PLAN - TYPICAL DENVER (420 SF +/-)



ENLARGED UNIT PLANS

LANTZ-BOGGIO
Architects & Interior Designers





UNIT PLAN - ACCESSIBLE DENVER (420 SF +/-)



ENLARGED UNIT PLANS

LANTZ-BOGGIO



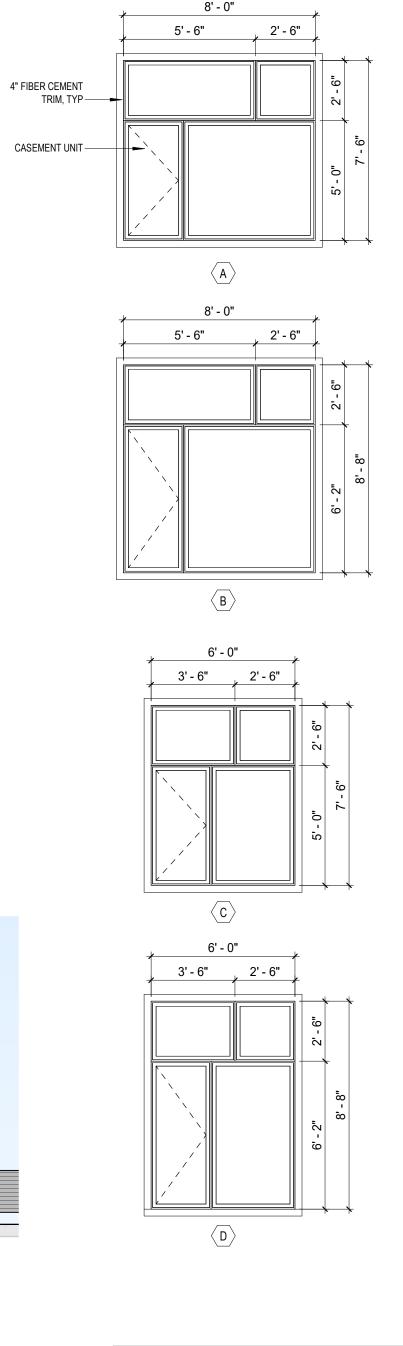


EAST ELEVATION - GARAGE

1/8" = 1'-0"

NORTH ELEVATION - COURTYARD

1/8" = 1'-0"









3 EAST ELEVATION - UNITS

1/8" = 1'-0"



EXTERIOR BUILDING ELEVATIONS



EXTERIOR MATERIAL LEGEND

C FIBER CEMENT V-GROOVE SIDING - LIGHT GRAY

(D) FIBER CEMENT LAP SIDING - DARK GRAY

F FIBER CEMENT 2-PIECE FASCIA TRIM

J FAUX WOOD T&G SOFFIT PANELS

NOTE: REFER TO SHEET 7.3 FOR ADDITIONAL MATERIAL DESCRIPTIONS

A STONE VENEER - DARK GRAY

(B) STONE VENEER - LIGHT BEIGE

⟨E⟩ FIBER CEMENT WINDOW TRIM

G COMPOSITE WINDOW

(H) FAUX WOOD TIMBER







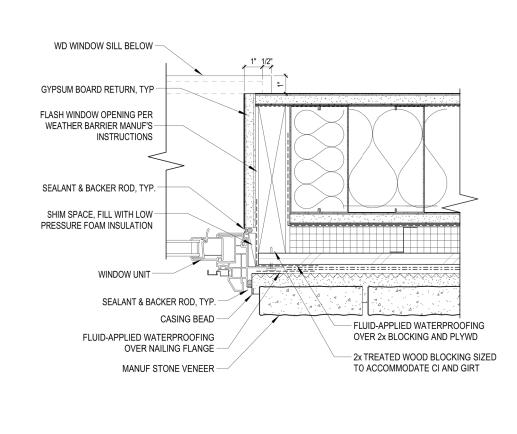
1 WEST ELEVATION - AUTO COURT

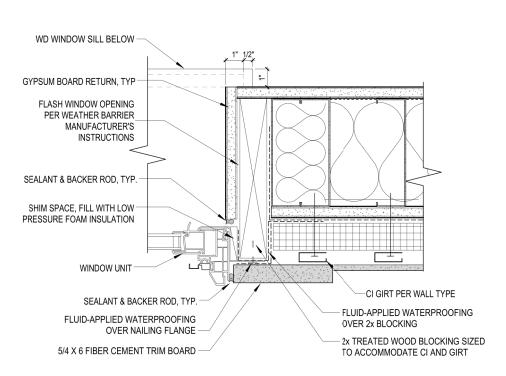
1/8" = 1'-0"











TYPICAL WINDOW DETAILS







EXTERIOR BUILDING ELEVATIONS



MECHANICAL SCREEN FAUX WOOD H -LIGHT GRAY C LEVEL 03 122' - 0" -DARK GRAY D LEVEL 02 111' - 6" DARK GRAY A LIGHT BEIGE B LEVEL 01 100' - 0"



EXTERIOR MATERIAL LEGEND A STONE VENEER - DARK GRAY (B) 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 G COMPOSITE WINDOW (H) FAUX WOOD TIMBER J FAUX WOOD T&G SOFFIT PANELS NOTE: REFER TO SHEET 7.3 FOR ADDITIONAL MATERIAL DESCRIPTIONS

_ANTZ-BOGGIO

Architects & Interior Designers



EAST ELEVATION - COURTYARD

1/8" = 1'-0"

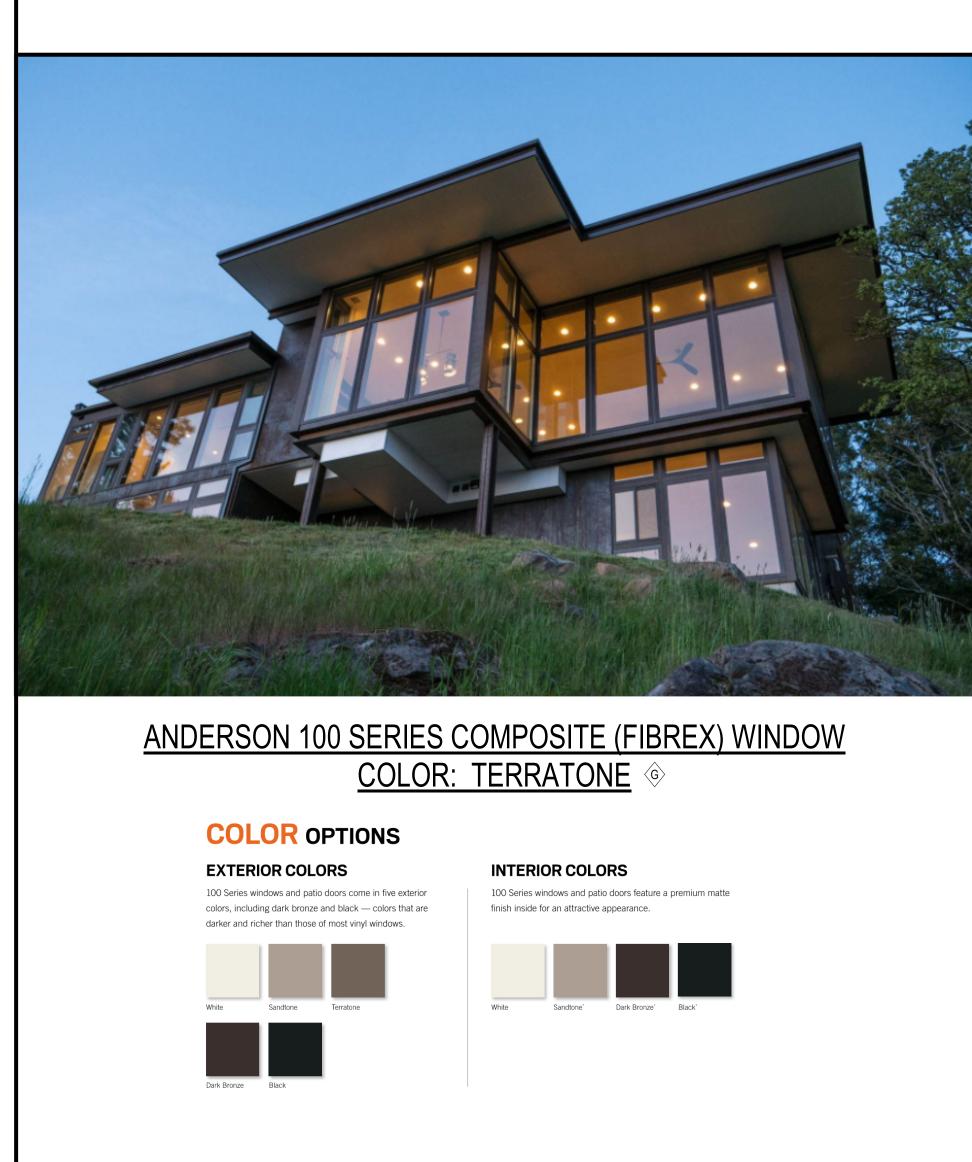


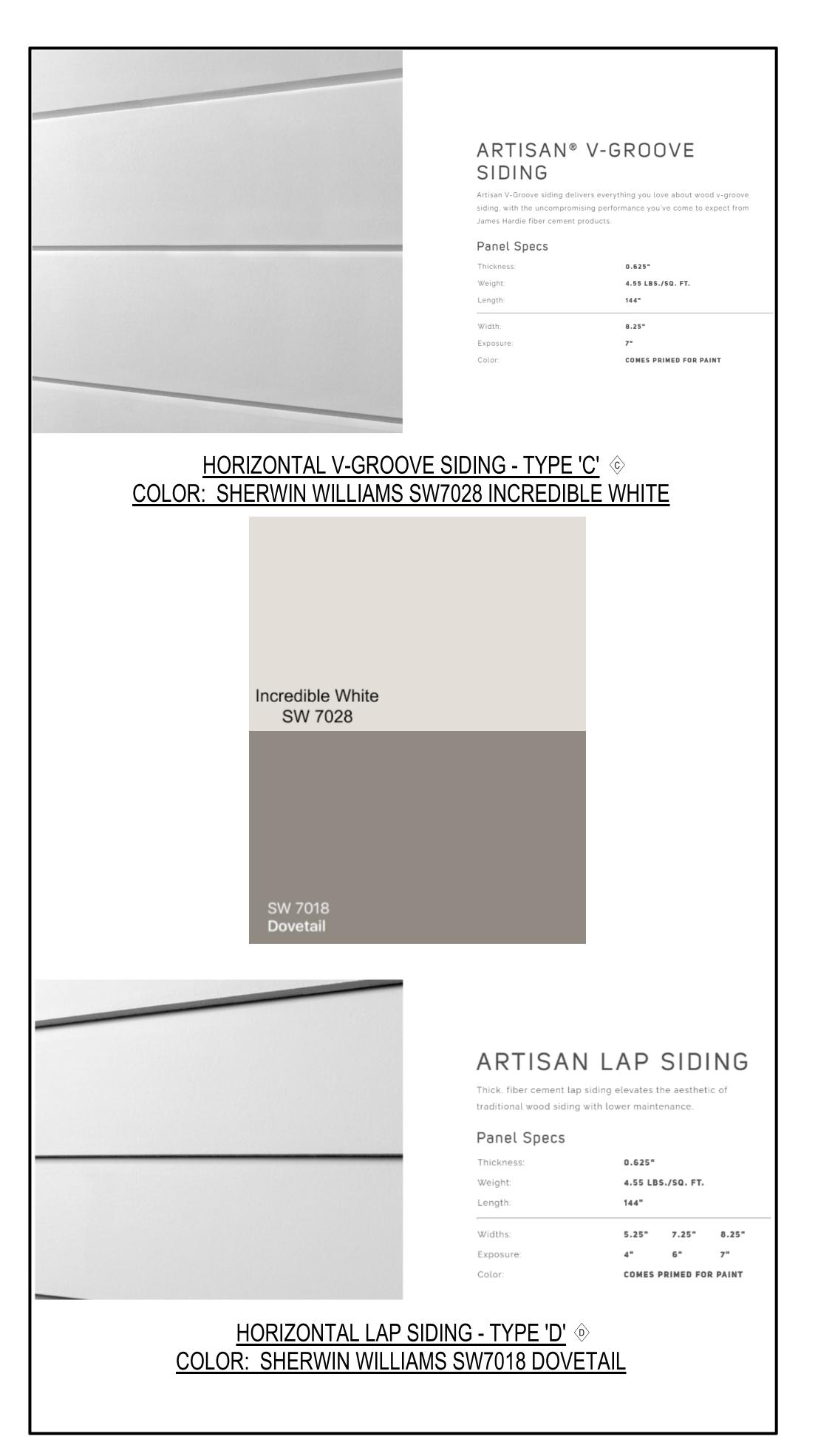
Sunrise of Glendale

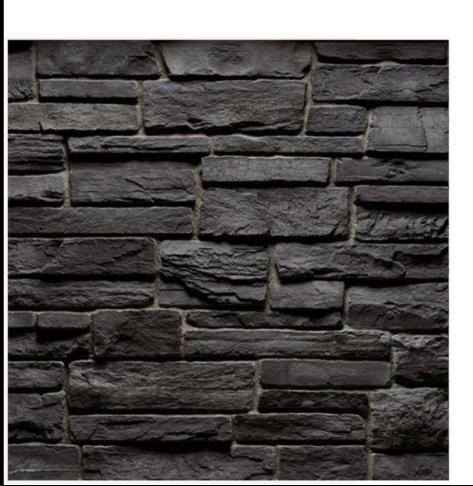


FAUX TIMBER ELEMENTS 🐵







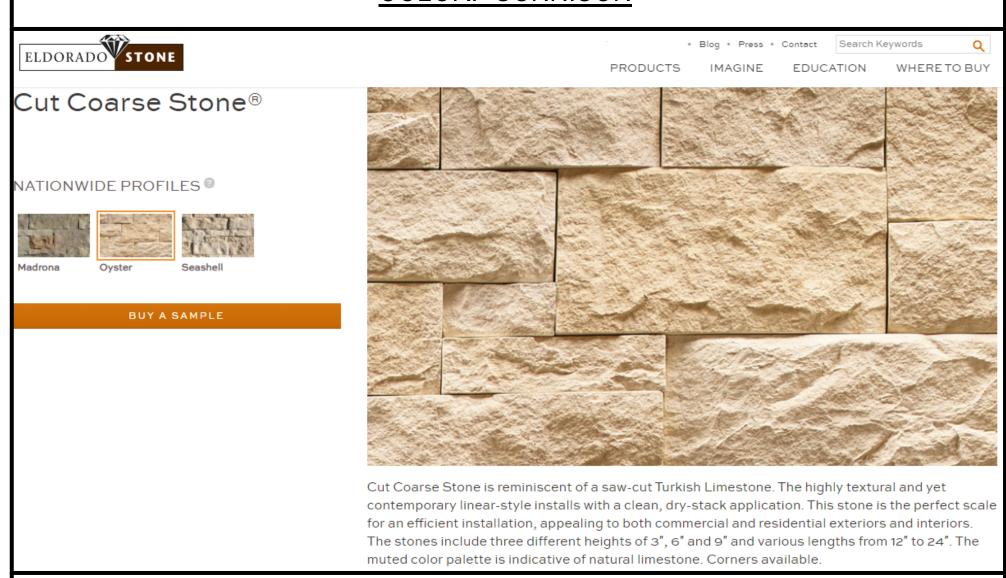


Country Ledgestone

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**

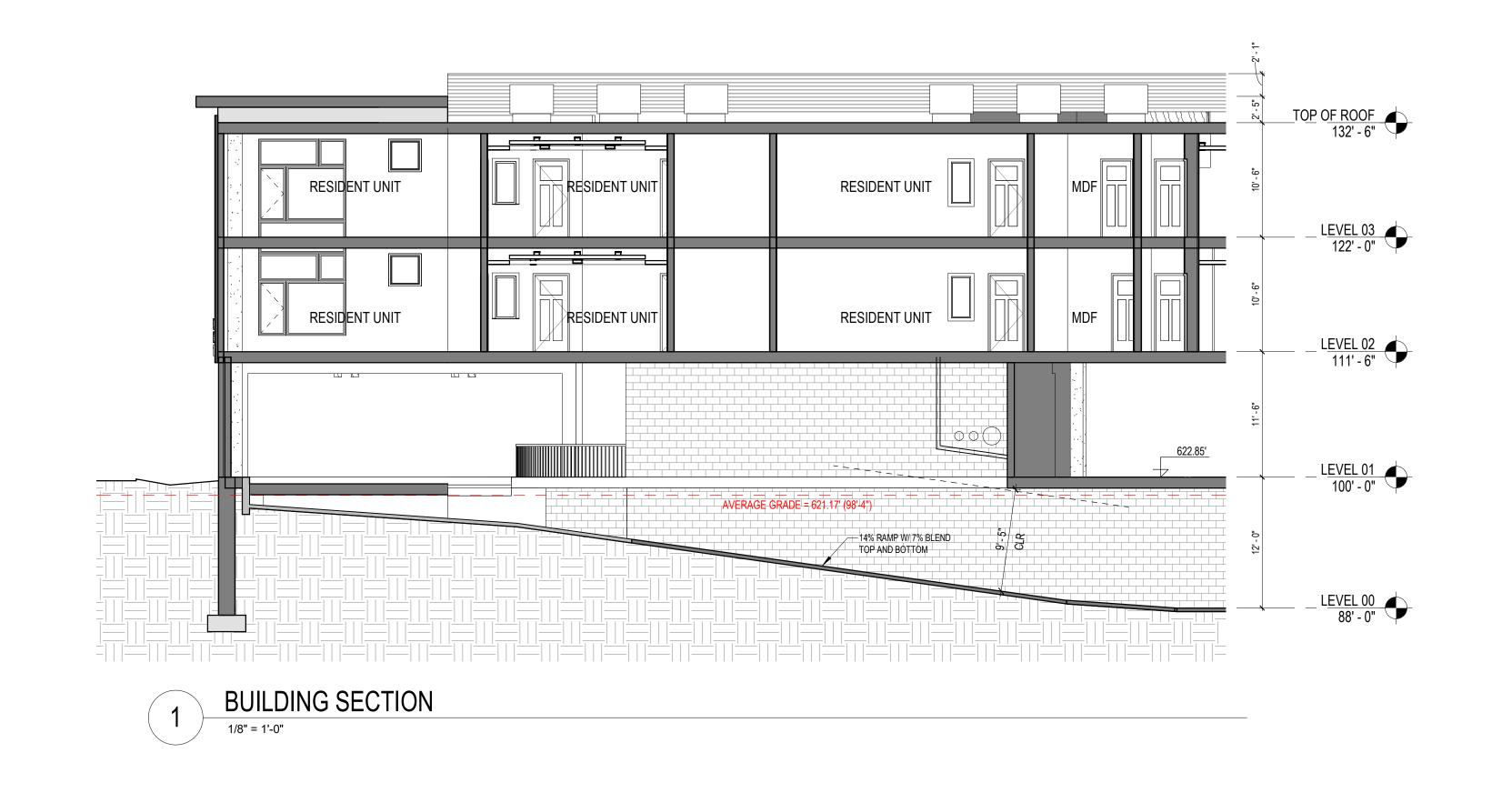


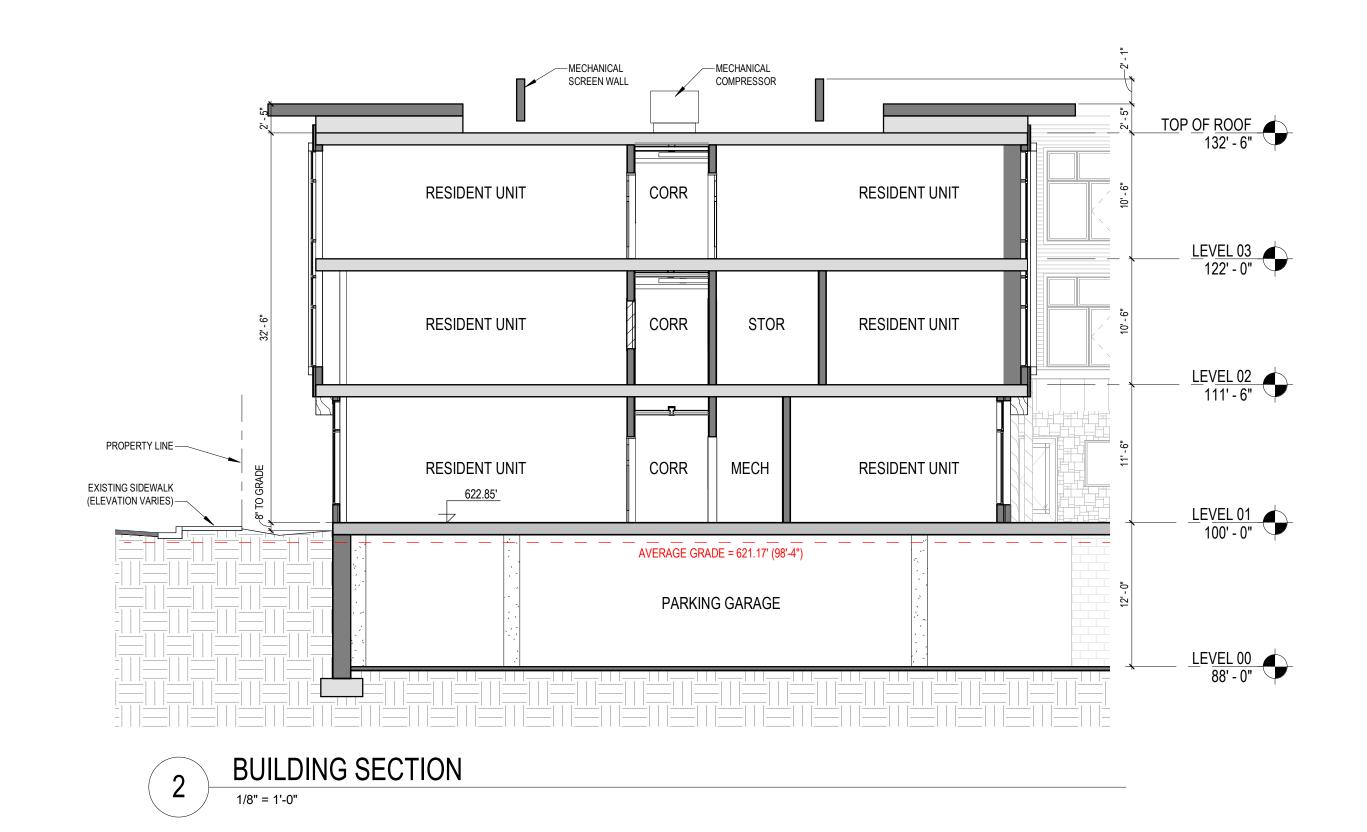
CONTEMPORARY 2-PIECE FASCIA DETAIL

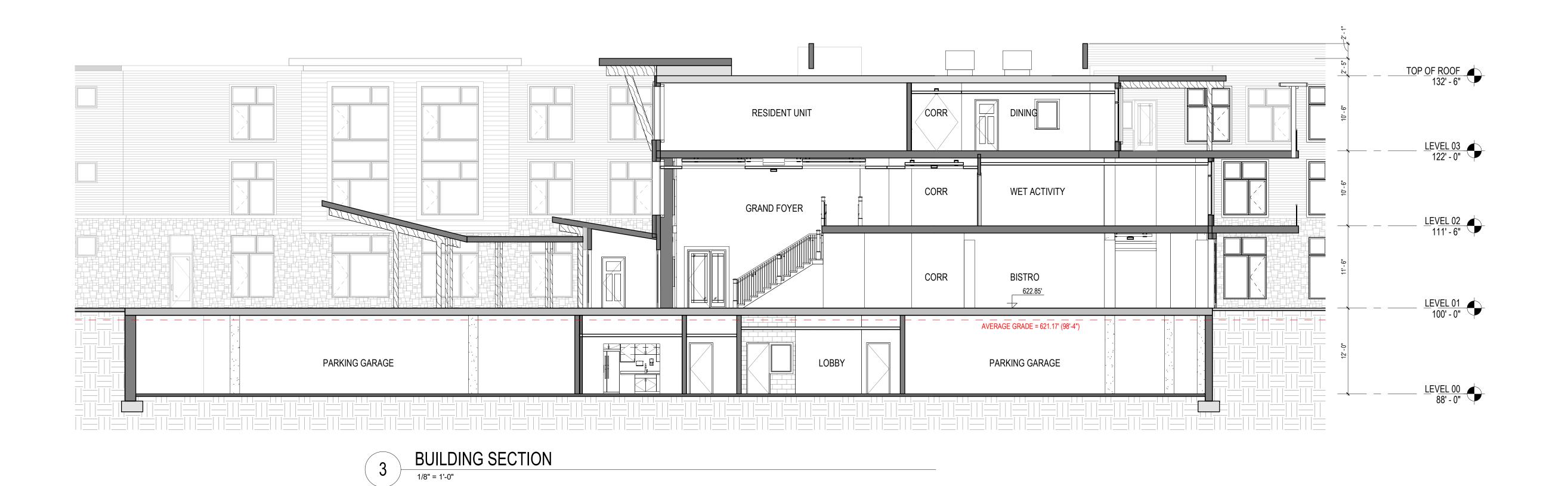


EXTERIOR MATERIAL BOARD

LANTZ-BOGGIO









BUILDING SECTIONS

_ANTZ-BOGGIO







1" = 20'-0"







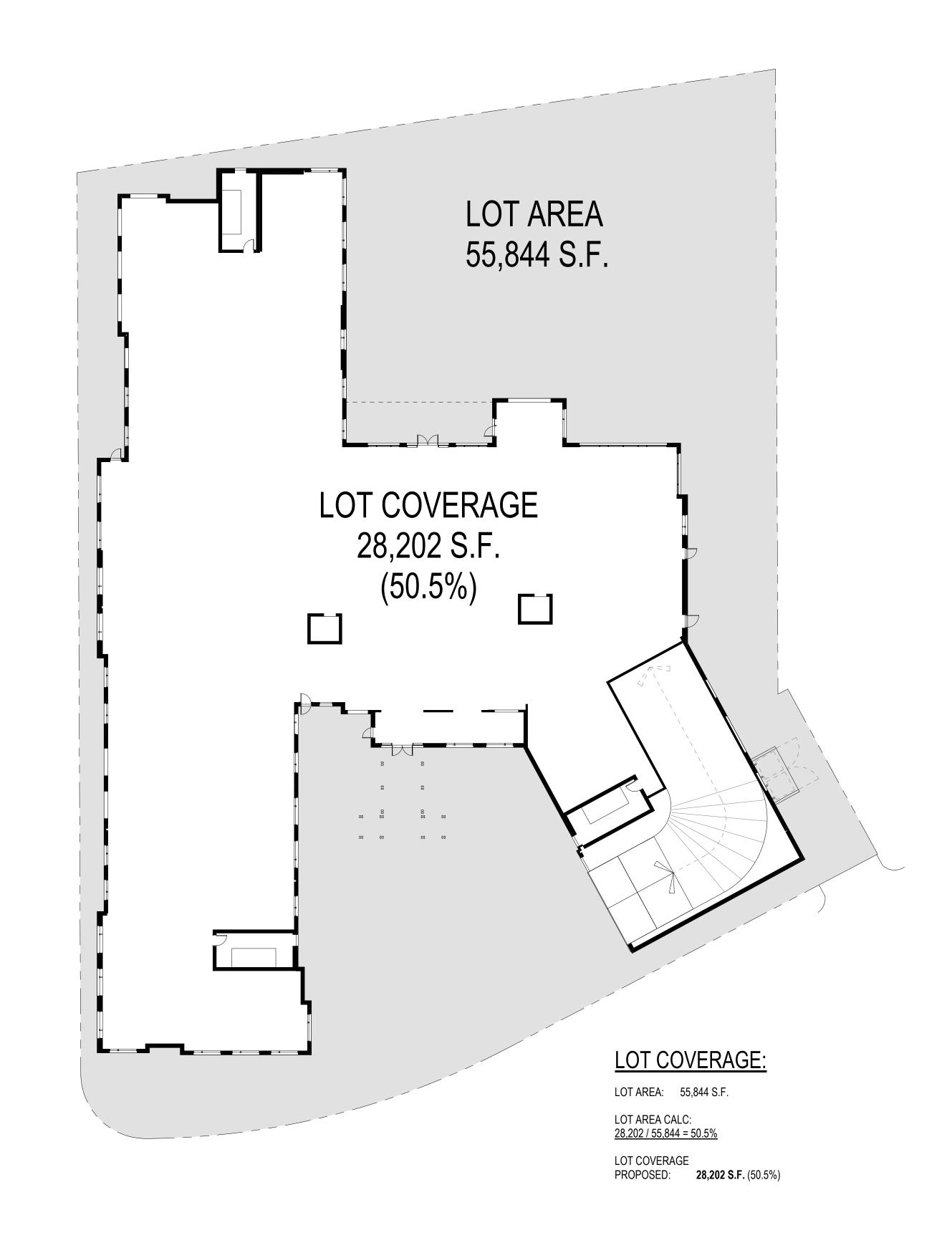


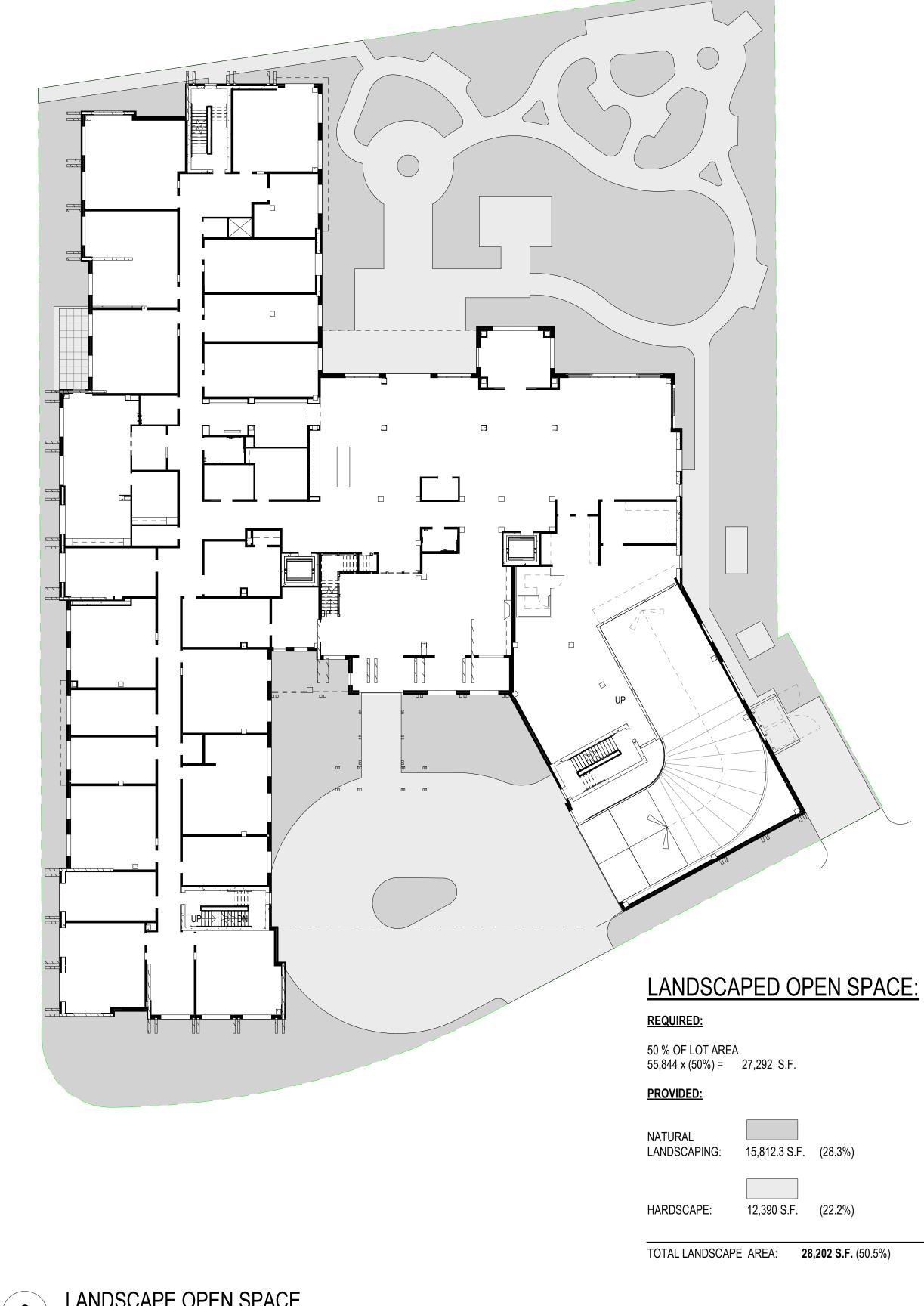






LANTZ-BOGGIO





LOT COVERAGE DIAGRAM

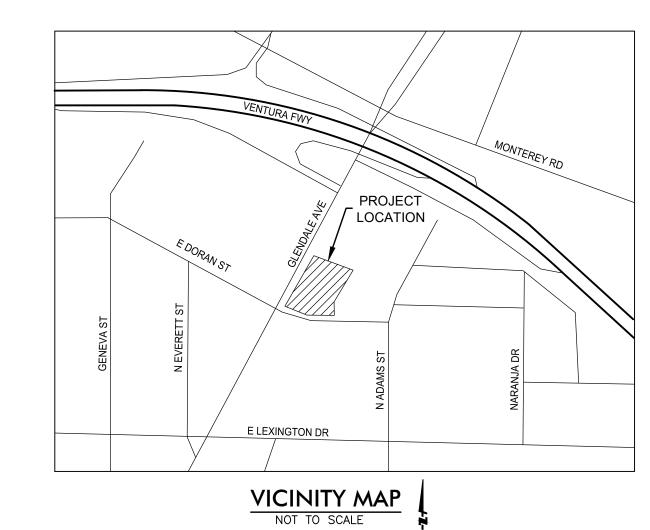
1" = 20'-0"

LANDSCAPE OPEN SPACE

DIAGRAMS

LANTZ-BOGGIO





LEGEND & ABBREVIATIONS

CENTER LINE PROPERTY LINE RIGHT-OF-WAY MODE ADJACENT PROPERTY LINE MODE ADJACENT PROPERTY P	CB ELEC EX FH PR SLPB SS TSPB TYP	CATCH BASIN ELECTRICAL EXISTING FIRE HYDRANT PROPOSED STREETLIGHT PULLBOX SANITARY SEWER TRAFFIC SIGNAL PULLBOX TYPICAL
,	TYP WM ⊗ ∘ ∘	TYPICAL WATER METER PARKING STALL TOTAL MANHOLE SIGN

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:

GENERAL PLAN DESIGNATION: COMMUNITY SERVICES

EXISTING ADJACENT LAND USE/ZONING: NORTH - C2 - COMMUNITY COMMERCIAL

C2-1 COMMUNITY COMMERCIAL HEIGHT DISTRICT I (CD I)

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:

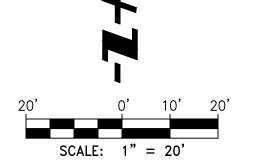
ITEMS SHOWN AS $\langle x \rangle$ HAVE BEEN PLOTTED

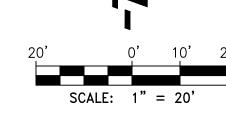
AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 3, 1968 AS INSTRUMENT NO. 2405 OF OFFICIAL RECORDS.

(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
- 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





TECHNICAL SITE PLAN

600 Wilshire Blvd., Suite 1470, Los Angeles, California 90017 tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com

TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS PER COMMITMENT FOR TITLE INSURANCE (REPORT) ORDER NO. NCS-1027823-DC72, DATED AUGUST 4, 2020, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GLENDALE, CA (TITLE OFFICER: EDWARD PIOTROWSKI, TELEPHONE: 202-530-1812). NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER:

520 N. GLENDALE AVENUE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION:

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

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.

THE WESTERLY 18.00 FEET AND 4 INCHES OF THAT PORTION OF LOT 2 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:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2, NORTH 89° 30' WEST 267.10 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE ALONG THE WESTERLY LINE OF SAID LOT 2, SOUTH 0° 23' EAST 54.65 FEET; THENCE SOUTH 89° 27' EAST 254.07 FEET TO THE EASTERLY LINE OF SAID LOT 2; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 530 FEET; AN ARC DISTANCE OF 56.33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, A RADIAL LINE FROM SAID CURVE AT SAID POINT OF BEGINNING BEARING SOUTH 73° 52' 20" EAST.

PARCEL 2:

THAT PORTION OF LOT 1 OF TRACT 4142, AND THOSE PORTIONS OF LOTS A AND 1 OF TRACT 1374, ALL 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. AND IN BOOK 18 PAGE 100 OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. RESPECTIVELY. DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1 OF SAID TRACT NO. 4142; THENCE SOUTH 0° 23' EAST, ALONG THE EASTERLY LINE OF SAID LAST MENTIONED LOT, 54.65 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL 1 IN A DECREE OF CONDEMNATION RECORDED IN BOOK 4892 PAGE 94, OFFICIAL RECORDS, OF SAID COUNTY; THENCE SOUTH 73° 02' WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 31.30 FEET MORE OR LESS, TO AN ANGLE POINT THEREIN; THENCE NORTH 89° 30" WEST, ALONG SAID NORTHERLY LINE OF PARCEL 1, 10 FEET; THENCE NORTH 0° 13' WEST, 96.12 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY LINE OF THE LAND CONVEYED TO JULIUS G. CLARK, BY DEED DATED MARCH 15, 1921 RECORDED IN BOOK 317 PAGE 144 OF SAID OFFICIAL RECORDS; DISTANT NORTH 70° 16 WEST THEREON 64.50 FEET FROM THE MOST EASTERLY CORNER OF SAID LAND SO CONVEYED TO JULIUS G. CLARK; THENCE SOUTH 70° 16' EAST, ALONG SAID LAST MENTIONED NORTHERLY LINE 64.50 FEET TO SAID MOST EASTERLY CORNER (SAID CORNER BEING A POINT IN THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LOT 1 OF SAID TRACT NO. 1374); THENCE SOUTH 27° 55' WEST, ALONG SAID SOUTHWESTERLY PROLONGATION 12.20 FEET MORE OR LESS, TO THE NORTHERLY LINE OF LOT 2 OF SAID TRACT NO. 4142; THENCE NORTH 89° 30' WEST, ALONG SAID LAST MENTIONED NORTHERLY LINE 15.07 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 1, DISTANT NORTH 89° 30' WEST 86 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 2° 11' 23" WEST ALONG A LINE, THE SOUTHERLY PROLONGATION OF WHICH INTERSECTS A POINT THAT BEARS NORTH 89° 30' WEST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1, 90 FEET FROM A POINT IN THE EASTERLY LINE OF SAID LOT 1, DISTANT THEREON SOUTH 0 23' EAST 89.05 FEET FROM THE NORTHEASTERLY CORNER THEREOF, 64.07 FEET, MORE OR LESS, TO THE INTERSECTION WITH A DIRECT LINE DRAWN FROM A POINT IN THE WESTERLY LINE OF SAID LOT 1, DISTANT THEREON SOUTH 27° 55' WEST 72.15 FEET FROM THE NORTHWESTERLY CORNER THEREOF TO A POINT IN THE EASTERLY LINE OF SAID LOT 1 DISTANT THEREON SOUTH 0° 23' EAST 64.05 FEET FROM THE NORTHEASTERLY CORNER THEREOF; THENCE EASTERLY ALONG SAID DIRECT LINE 47.12 FEET, MORE OR LESS, TO THE WEST LINE OF THE LAND DESCRIBED IN DEED RECORDED IN BOOK 4726 PAGE 392, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID WEST LINE, NORTH 0° 13' WEST TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89° 30' WEST TO THE POINT OF BEGINNING.

THOSE PORTIONS OF LOT 1 AND A OF TRACT 1374, IN THE CITY OF GLENDALE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 1, DISTANT NORTH 27° 53' EAST 90.80 FEET FROM THE SOUTHWEST CORNER OF SAID LOT A; THENCE SOUTH 70° 16' EAST TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 1; THENCE ALONG SAID PROLONGATION AND EAST LINE OF SAID LOT 1, NORTH 27° 55' EAST 54.52 FEET TO A POINT DISTANT SOUTH 27° 55' WEST 55 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 211.48 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH 27° 55' WEST 54.52 FEET TO THE POINT OF BEGINNING.

THOSE PORTIONS OF LOT 1 AND A OF TRACT 1374, IN THE CITY OF GLENDALE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF GLENDALE AVENUE AS SHOWN ON SAID MAP, DISTANT NORTH 27° 55' EAST THEREON 50.83 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT A; THENCE NORTH 27° 55' EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 39.97 FEET; THENCE SOUTH 70° 16' EAST 146.98 FEET, MORE OR LESS, TO THE WEST LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO J. B GALVIN, RECORDED IN BOOK 4726 PAGE 392, OFFICIAL RECORDS, OF SAID COUNTY; THENCE SOUTH 0° 13' EAST ALONG SAID LAST MENTIONED WEST LINE TO THE SOUTHERLY LINE OF SAID LOT A; THENCE NORTH 89° 30' WEST ALONG SAID SOUTHERLY LINE OF LOT A TO A LINE BEARING SOUTH 70° 16' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 70° 16' WEST 136 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THAT PORTION OF LOTS A AND 1 OF TRACT 1374, IN THE CITY OF GLENDALE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT A; THENCE NORTH 27° 55' EAST ALONG THE SOUTHEAST SIDE OF GLENDALE AVENUE, A DISTANCE OF 50 FEET 10 INCHES; THENCE SOUTH 70° 16' EAST, A DISTANCE OF 136 FEET TO A POINT ON THE SOUTH LINE OF LOT A: THENCE NORTH 89° 30' WEST, APPROXIMATELY 152 FEET 3 INCHES TO THE POINT OF BEGINNING.

LOS ANGELES. STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1 OF SAID TRACT NO. 1374: THENCE SOUTH 70° 16' EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, 211.48 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTH 27° 55' WEST ALONG THE EASTERLY LINE OF SAID LOT, 55 FEET; THENCE NORTH 70° 16' WEST ALONG A LINE PARALLEL WITH THE FORMER COURSE, 211.48 FEET TO THE EASTERLY LINE OF GLENDALE AVENUE AS SHOWN ON SAID MAP; THENCE NORTH 27° 55' EAST, 55 FEET TO THE POINT OF BEGINNING.

PORTION OF LOT 1 OF TRACT NO. 1374, IN THE CITY OF GLENDALE, IN THE COUNTY OF

PARCEL 9:

RECORDER OF SAID COUNTY.

THE SOUTHERLY 60 FEET, FRONT AND REAR, OF LOT 2, OF TRACT NO. 1374 OF AS PER MAP RECORDED IN BOOK 18 PAGE(S) 100 OF MAPS, IN THE OFFICE OF THE COUNTY

ALTA/NSPS LAND TITLE SURVEY

BOUNDARY ESTABLISHMENT

TITLE EXCEPTIONS CONTINUED:

11391, SHOWS THE FOLLOWING:

20111317710 OF OFFICIAL RECORDS.

SHOWN BY THE PUBLIC RECORDS.

---- EASEMENT

RECORD REFERENCES:

D1 VESTING DEED

20. RIGHTS OF PARTIES IN POSSESSION.

<u>LINE LEGEND</u>:

DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.

PROPERTY LINE.

(AFFECTS PARCEL 9)

16. SURVEY PREPARED BY JRN CIVIL ENGINEERS, DATED JULY 21,

A. CHAIN LINK FENCE LIES 2.7 FEET EASTERLY OF THE

17. A DEED OF TRUST RECORDED SEPTEMBER 29, 2011 AS INSTRUMENT NO. 20111317709 OF OFFICIAL RECORDS.

18. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE

19. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT

2011, LAST REVISED SEPTEMBER 12, 2011, UNDER JOB NO.

B. BUILDING OVERHANG LIES 1.3 FEET EASTERLY OF PROPERTY

A DOCUMENT ENTITLED "ASSIGNMENT OF LEASES AND RENTS"

RECORDED SEPTEMBER 29, 2011 AS INSTRUMENT NO.

SUBJECT PROPERTY LINES

TITLE REPORT PARCEL NUMBER

TITLE REPORT PARCEL LINE

— — STREET CENTERLINE

— — — ADJACENT PROPERTY LINES

R1 TRACT NO. 68445, M.B. 1358/66-68

R2 TRACT NO. 1374, M.B. 18/100

R3 TRACT NO. 4142, M.B. 44/23

----- RIGHT OF WAY LINE

ITEMS SHOWN AS $\langle x \rangle$ HAVE BEEN PLOTTED ON THE SURVEY. 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.

(A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

TITLE EXCEPTIONS:

ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

EASEMENTS. LIENS OR ENCUMBRANCES. OR CLAIMS THEREOF. NOT SHOWN BY THE PUBLIC RECORDS.

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

(a) UNPATENTED MINING CLAIMS; (b) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (c) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (a), (b), OR (c) ARE SHOWN BY THE PUBLIC RECORDS.

GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2020-2021, A LIEN NOT YET DUE OR PAYABLE.

THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

9. AN EASEMENT FOR PIPE LINE FOR GAS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 3, 1921 IN BOOK 7493 OF DEEDS, PAGE 255.

RECORD INFORMATION. \langle 10angle AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM

RECORDED OCTOBER 3, 1968 AS INSTRUMENT NO. 2405 OF

(EASEMENT TOUCHES PARCELS 1 AND. 2 THROUGH 8 - PLOTTED

AN FASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 22, 1968 AS INSTRUMENT NO. 4192 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM

RECORD INFORMATION. $\langle 12
angle$ 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.

(PLOTTED HEREON) 13. AN AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL

81-69125 OF OFFICIAL RECORDS.

(NOTHING TO PLOT) 14. TERMS AND PROVISIONS OF AN UNRECORDED LEASE, AS DISCLOSED BY A MEMORANDUM OF SUBLEASE RECORDED MAY

RECORDED FEBRUARY 19, 1997 AS INSTRUMENT NO. 97-259318

22, 2002 AS INSTRUMENT NO. 02-1177860 OF OFFICIAL

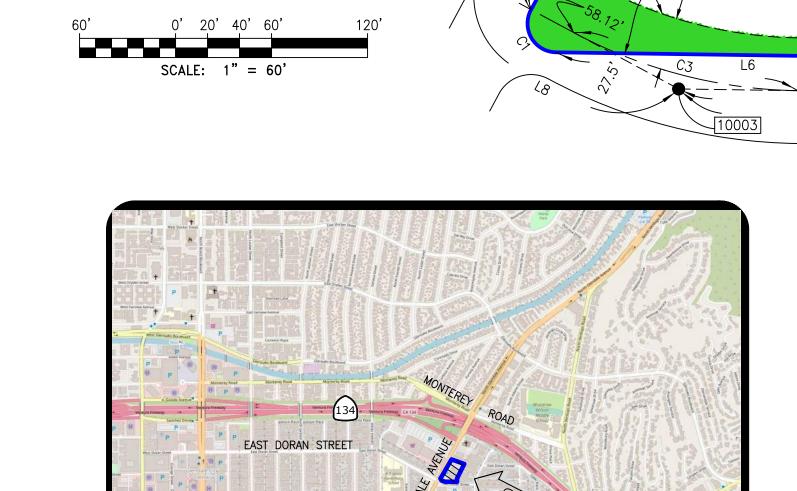
(NOTHING TO PLOT)

OF OFFICIAL RECORDS.

OFFICIAL RECORDS.

15. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED APRIL 24, 2007 IN BOOK 206, PAGE 25 OF RECORD OF SURVEYS.

(NOTHING TO PLOT)



FAST LEXINGTON DE

EAST CALIFORNIA AVENUE

8

CURVE TABLE DELTA RADIUS LENGTH C1 117°25'41" 15.00' 30.74' C2 28*19'21" 500.00' 247.16' (Δ=28*19'02", L=247.11' R1)
C3 27*24'25" 254.77' 121.87' (Δ=27*25'22", L=121.94' R1)

475.09' (475.04' R2)

487.83' (487.88' R3)

STREET (PUBLIC)

(239.19' R2)

139.06' (139.08' R1)

248.74

(267.10' R3)

(475.04' R2)

128.00' (M&R1)

– N89°09'35"W 109.68'

LINE TABLE NO. | BEARING | LENGTH | 1 | N70°47'33"W | 66.00' | (M&R1) L2 N89°09'33"W L3 N00°02'33"W L4 N89°09'35"W 18.34' L5 N73°27'51"E 31.28' (31.30' D1) L6 N89°09'51"W 200.30' L6 N89 09 31 W 200.30

L7 N00°02'33"W 52.21' (52.20' R1)

L8 N61°45'10"W 120.24' (120.22' R1)

L9 N00°03'54"W 67.89' (67.89' R1)

L10 N00°03'54"W 82.21' (M&R1)

L11 N00°02'33"W 54.71' (54.70' R1) L12 | N00 02 33 W | 34.71 | (34.70 R1) L13 | N89°09'33"W | 235.87' | (235.85' R2) L14 | N89°09'33"W | 239.21' | (239.19' R2)

N89°09'33"W

N89°09'33"W

235.88' (235.85' R2)

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. NO. DATE

FEI REFERENCE:

REVISION REVISED SURVEYOR'S CERTIFICATION 11/18/20 REVISED PER ZONING REPORT AND ATTY COMMENTS ENGINEERING 16795 Von Karman, Suite 100 Irvine, California 92606 tel 949.474.1960 • fax 949.474.5315 www.fuscoe.com

COMPANY

AND GLENDALE AVENUE.

COULD NOT BE MADE.

ALTA/NSPS TABLE A ITEMS:

SEPTEMBER 26, 2008.

ITEM 4

THE SITE ADDRESS OBSERVED WHILE CONDUCTING THE SURVEY IS:

THE GROSS LAND AREA IS: 62,254 SF / 1.429 ACRES

AND PREPARED BY SAGECREST PLANNING+ENVIRONMENTAL:

ZONE: C2 COMMUNITY COMMERCIAL - HEIGHT DISTRICT I

INTERIOR, NOT ADJACENT TO RESIDENTIAL ZONES: NONE

FEET; 7 FEET MINIMUM AND AVERAGE 10 FEET FOR

BUILDING HEIGHT: 35 FEET, THREE STORIES MAX

INTERIOR, ADJACENT TO RESIDENTIAL ZONES: 5' MINIMUM AND

NOT BE COMPUTED AS PART OF THE HEIGHT OF THE BUILDING.

PROPERTY LINE. (SEE TITLE EXCEPTION NO. 16A.)

GENERAL PLAN: COMMUNITY SERVICES

ITEM 6(b): SETBACKS: (SEE SURVEYOR'S NOTE NO. 4)

WHICHEVER IS GREATER.

STREET SIDE: 5 FEET

THE NET LAND AREA IS: 56,491 SF / 1.297 ACRES

520 NORTH GLENDALE AVENUE, 534 NORTH GLENDALE AVENUE, GLENDALE,

THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X" BEING

DESCRIBED AS "AREA OF MINIMAL FLOOD HAZARD" PER FLOOD INSURANCE

RATE MAP (FIRM) COMMUNITY PANEL NUMBER 55079C0092E, REVISED DATE:

THE FOLLOWING INFORMATION IS PER REPORT ENTITLED "ENTITLEMENT

RESEARCH AND PROCESS FOR 520 N. GLENDALE AVE, GLENDALE, CA 91206

(APN: 5645-001-038 AND 5645-001-042)", DATED NOVEMBER 11, 2020

STREET FRONT: 5 FEET FOR THE FIRST LEVEL ONLY OF THAT PORTION OF

A BUILDING OR STRUCTURE THAT IS WITHIN 12 FEET ABOVE GRADE,

FOR THE FIRST STORY LEVEL ONLY ON THAT PORTION OF A BUILDING OR

STRUCTURE THAT IS WITHIN 12 FEET ABOVE GRADE, WHICHEVER IS GREATER.

AVERAGE 8 FEET FOR BUILDINGS AND STRUCTURES UP TO AND INCLUDING 28

BUILDINGS AND STRUCTURES OVER 28 FEET AND UP TO AND INCLUDING 35

FEET; 1 FOOT MINIMUM FOR EVERY 2 FEET OF HEIGHT FOR ENTIRE BUILDING.

ENCLOSED OR SCREENED ROOFTOP EQUIPMENT NOT EXCEEDING FIVE (5) FEET IN

HEIGHT ABOVE THE ROOF OF A BUILDING SHALL NOT BE COMPUTED AS PART OF

THE HEIGHT OF THE BUILDING. ELEVATOR SHAFTS AND ROOF TOP STAIRWELLS NOT

EXCEEDING FIFTEEN (15) FEET IN HEIGHT ABOVE THE ROOF OF A BUILDING SHALL

1. THE PROPERTY DESCRIBED IN THE SURVEY IS THE SAME PROPERTY

2. THERE IS VEHICULAR ACCESS TO THE SITE FROM DORAN STREET

3. BLOCK WALL AND CHAINLINK FENCE CROSS "NOTCH" IN EASTERLY

4. DUE TO THE AMBIGUITY OF THE SETBACK INFORMATION THAT WAS

PROVIDED AN INTERPRETATION OF THE SETBACK LINE DISTANCES

DESCRIBED IN TITLE COMMITMENT NO. NCS-1027823-DC72. DATED

AUGUST 4, 2020, PREPARED BY FIRST AMERICAN TITLE INSURANCE

ALTA/NSPS TABLE A ITEMS (CONTINUED)

ITEM 7(a) SEE THE SURVEY PLAT FOR EXTERIOR DIMENSIONS OF BUILDING AT GROUND LEVEL. ITEM 7(b)(1) SEE THE SURVEY PLAT FOR THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF BUILDING AT GROUND LEVEL.

ITEM 7(c) SEE THE SURVEY PLAT FOR THE MEASURED HEIGHT ABOVE GRADE OF BUILDINGS.

SEE THE SURVEY PLAT FOR SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

SEE THE SURVEY PLAT FOR PARKING STRIPING AND TYPE OF PARKING SPACE. THE PARKING COUNT IS AS FOLLOWS:

> REGULAR SPACES HANDICAP SPACES TOTAL SPACES

ITEM 10(a) (PARTY WALLS) THERE ARE NO PARTY WALLS ON THE SUBJECT PROPERTY.

ITEM 10(b) (PARTY WALLS — PLUMB) THERE ARE NO PARTY WALLS ON THE SUBJECT PROPERTY.

ITEM 13 SEE THE SURVEY PLAT FOR THE NAMES OF ADJOINING OWNERS.

ITEM 14 SEE THE SURVEY PLAT FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT

THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ITEM 18 THE SURVEYOR DID NOT OBSERVE DELINEATION MARKERS FOR WET LAND AREAS ON THE SUBJECT PROPERTY.

ITEM 19 THE COMMITMENT DID NOT LIST OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY.

PROFESSIONAL LIABILITY INSURANCE WAS IN EFFECT THROUGHOUT THE CONTRACT

MONUMENT AND ESTABLISHMENT NOTES:

1716-007, FLUSH.

FOUND BRASS DISK "CITY OF GLENDALE" IN WELL MONUMENT PER GLENDALE C.E.F.B. 1616-005, DN. 0.9'

FOUND BRASS DISK "CITY OF GLENDALE" IN WELL MONUMENT PER R1,

FOUND BRASS DISK "CITY OF GLENDALE" IN WELL MONUMENT PER R1,

FOUND SPIKE AND WASHER "CITY OF GLENDALE" PER GLENDALE C.E.F.B.

FOUND BRASS DISK "CITY OF GLENDALE" IN WELL MONUMENT PER R1,

10008 FOUND BRASS DISK "CITY OF GLENDALE" IN WELL MONUMENT PER R1, FOUND SPIKE AND WASHER "CITY OF GLENDALE" PER GLENDALE C.E.F.B.

1616-004, FLUSH

(275.65') PER TRACT NO. 840, M.B. 16-112.

ANGLE FROM ADAMS STREET PER SAID TRACT.

FOUND LEAD, TACK AND TAG, LS 5189 ON 1.00' OFFSET PER R1 FOUND LEAD, TACK AND TAG, LS 5748 PER R1.

SE'LY COR. LOT 1, TR. 1374, M.B. 18/100, ESTAB. BY PROPORTION PER

NE'LY COR. LOT 1, TR. 4142, M.B. 44/23, ESTAB. BY PROPORTION PER

SE'LY COR. LOT 8, TR. 1374, M.B. 18/100, ESTAB. BY INTERSECTION.

NW'LY COR. LOT 4, TR. 1374, M.B. 18/100, ESTAB. AT REC. DIST.

NE'LY COR. LOT 5, TR. 1374, M.B. 18/100, ESTAB. AT REC. DIST.

(275.61') PER TRACT NO. 840, M.B. 16-112. S'LY LINE OF LOT A, TRACT NO. 1374, M.B. 18/100, ESTAB. AT REC.

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. NE'LY COR. OF LOT 16 OF THE LEAVITT TRACT, M.B. 14-4. ESTAB. AT

RECORD DISTANCE OF 82.21' FROM THE CENTERLINE OF DORAN STREET, ALONG THE N'LY PROLONGATION OF THE CENTERLINE OF ADAMS STREET PER TRACT NO. 68445, M.B. 1358/66-68, AND TRACT NO. 34048, M.B.

NELY COR. OF LOT 8, TRACT NO. 1374, 18/100, ESTAB. BY PROPORTION PER SAID TRACT.

NW'LY COR. OF LOT 1, TRACT NO. 1374, 18/100, ESTAB. BY PROPORTION PER SAID TRACT.

NE'LY COR. OF LOT 1, TRACT NO. 1374, 18/100, ESTAB. BY INTERSECTION.

N'LY LINE OF LOT 1, TRACT NO. 1374, 18/100, ESTAB. BY PROPORTION.

SURVEYOR'S CERTIFICATE:

TO: SUNRISE DEVELOPMENT, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS

COMPLETED ON OCTOBER 8, 2020.

11/18/2020 KURT R. TROXELL, L.S. 7854 EMAIL: ktroxell@fuscoe.com



ALTA/NSPS LAND TITLE SURVEY

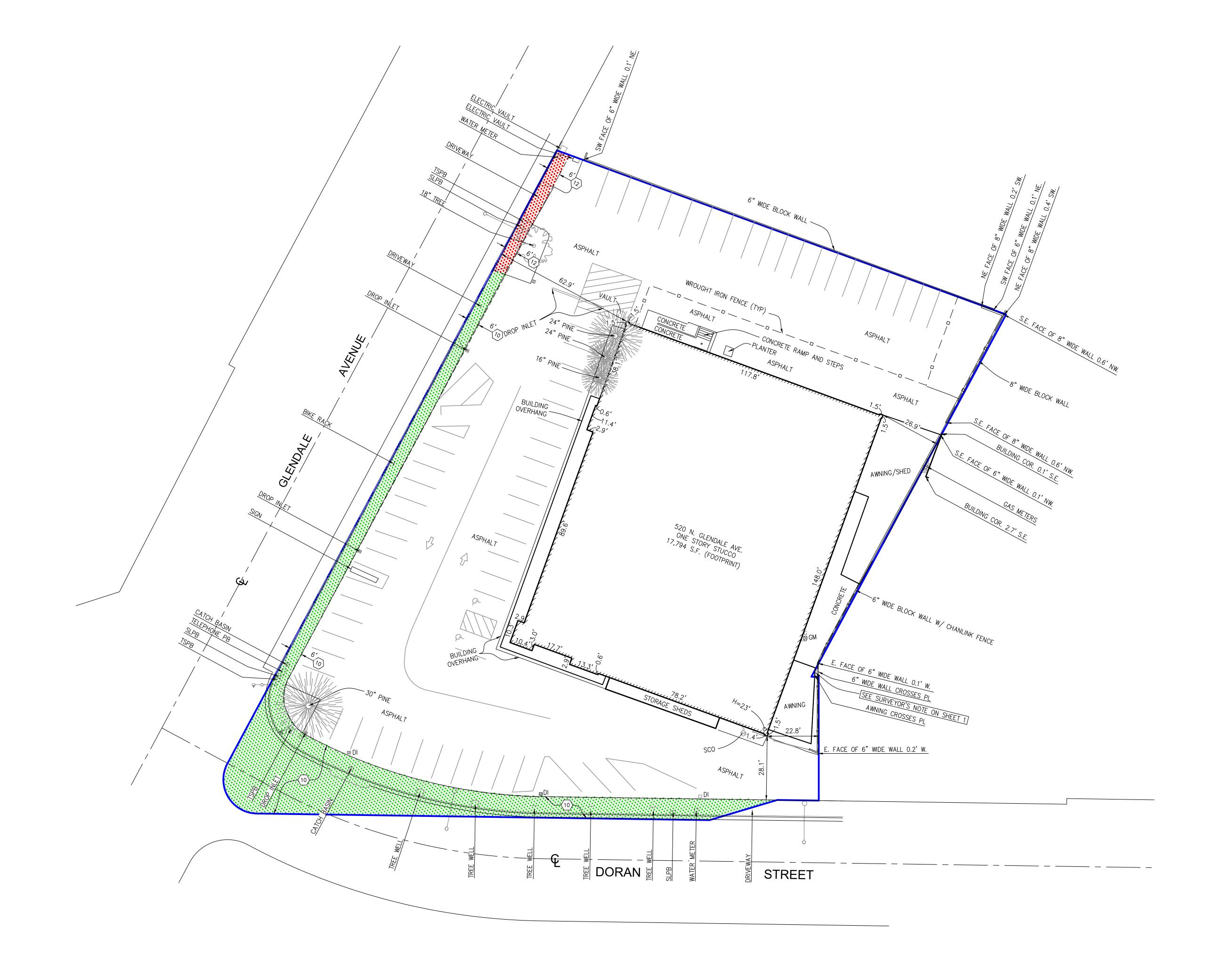
of: 520 NORTH GLENDALE AVENUE. 534 NORTH GLENDALE AVENUE GLENDALE, CA 91206

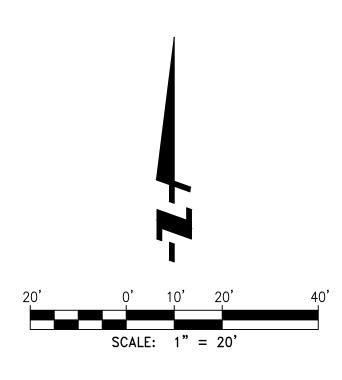
for: SUNRISE SENIOR LIVING

DATE: October 5, 2020 FN: 1571-005_ALTA JN: 1571-005-01 DRAWN BY: TBS CHECKED BY: GTS

SHEET 1 OF 2

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:



ALTA/NSPS LAND TITLE SURVEY DATE: October 5, 2020

of: 520 NORTH GLENDALE AVENUE, 534 NORTH GLENDALE AVENUE GLENDALE, CA 91206

for: SUNRISE SENIOR LIVING

FN: 1571-005_ALTA
JN: 1571-005-01
DRAWN BY: TBS
CHECKED BY: GTS

SHEET 2 OF 2





FUSCOE

ENGINEERING

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tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com

CATCH BASIN
CENTERLINE
ELECTRICAL
EXISTING
FINISHED FLOOR
FINISH GRADE

FIRE HYDRANT
FLOW LINE
FINISH SURFACE

GRADE BREAK HIGH POINT

LOW POINT

PROPOSED STREETLIGHT

SANITARY SEWER TOP OF CURB

TOP OF GRATE

TRAFFIC SIGNAL

TYPICAL WATER METER

MANHOLE

SIGN

PULLBOX

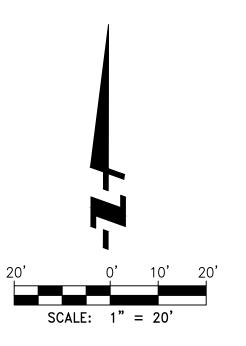
LEGEND & ABBREVIATIONS

CENTER LINE	СВ	CATCH BASIN
	ELEC	ELECTRICAL
RIGHT-OF-WAY	EX	EXISTING
— — — — 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
		MANHOLE
	60	
ss PROPOSED SEWER		SIGN
SD PROPOSED STORM DRAIN		
PROPOSED BUILDING FOOTPRINT		

NOTES:

ITEMS SHOWN AS $\langle x \rangle$ HAVE BEEN PLOTTED

- 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)
- 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.
- 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.



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LEGEND & ABBREVIATIONS

ELECTRICAL
EXISTING
FIRE HYDRANT
PULLBOX
PROPOSED
STREETLIGHT
SANITARY SEWER
TRAFFIC SIGNAL ——— — CENTER LINE - - PROPERTY LINE /RIGHT OF WAY ADJACENT PROPERTY LINE EXISTING WATER LINE EXISTING SANITARY SEWER LINE TYPICAL
WATER METER
MANHOLE EXISTING STORM DRAIN LINE EXISTING ELECTRICAL CONDUIT EXISTING ELECTRICAL (STREETLIGHT) CONDUIT

- E(SL) --- PROPOSED STORM DRAIN LINE PROJECT WATERSHED AREA (1.29 AC)

PROPOSED CATCH BASIN/AREA DRAIN

SUB-AREA NUMBER IDENTIFICATION AREA (AC)

 $\begin{pmatrix} X \\ X.XX \end{pmatrix}$ VOLUME TREATED

FLOOD HAZARD NOTES

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

LOW IMPACT DEVELOPMENT (LID) NOTES

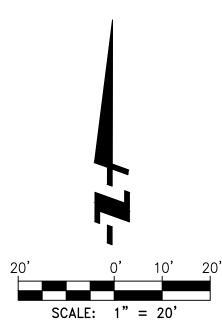
PROPOSED IMPERVIOUS AREA: 50,259 SF (1.15 ACRES)

DESIGN STORM PARAMETERS:

50 YR ISOHYET = 6.7 IN 85TH PERCENTILE ISOHYET = 1.0 IN SOIL CLASSICATION = 6 SWQDv: 3,779 CF LID SOLUTION = INFILTRATION

LOW IMPACT DEVELOPMENT (LID) NOTES

	SUNRISE GLENDALE PROP HYDROLOGY - 85th Percecntle										
Subarea	AREA (Ac)	Length (ft)	Slope (ft/ft)	l _{85th}	% Impervious	SOIL TYPE	Cu	C ^q	T _c (Min)	SWQDV (Cu-Ft)	Q _{PM} (cfs)
Α	1.28	295	0.019	1.00	0.90	6	0.10	0.82	16	3,779	0.36
									Total	3,779	0.36

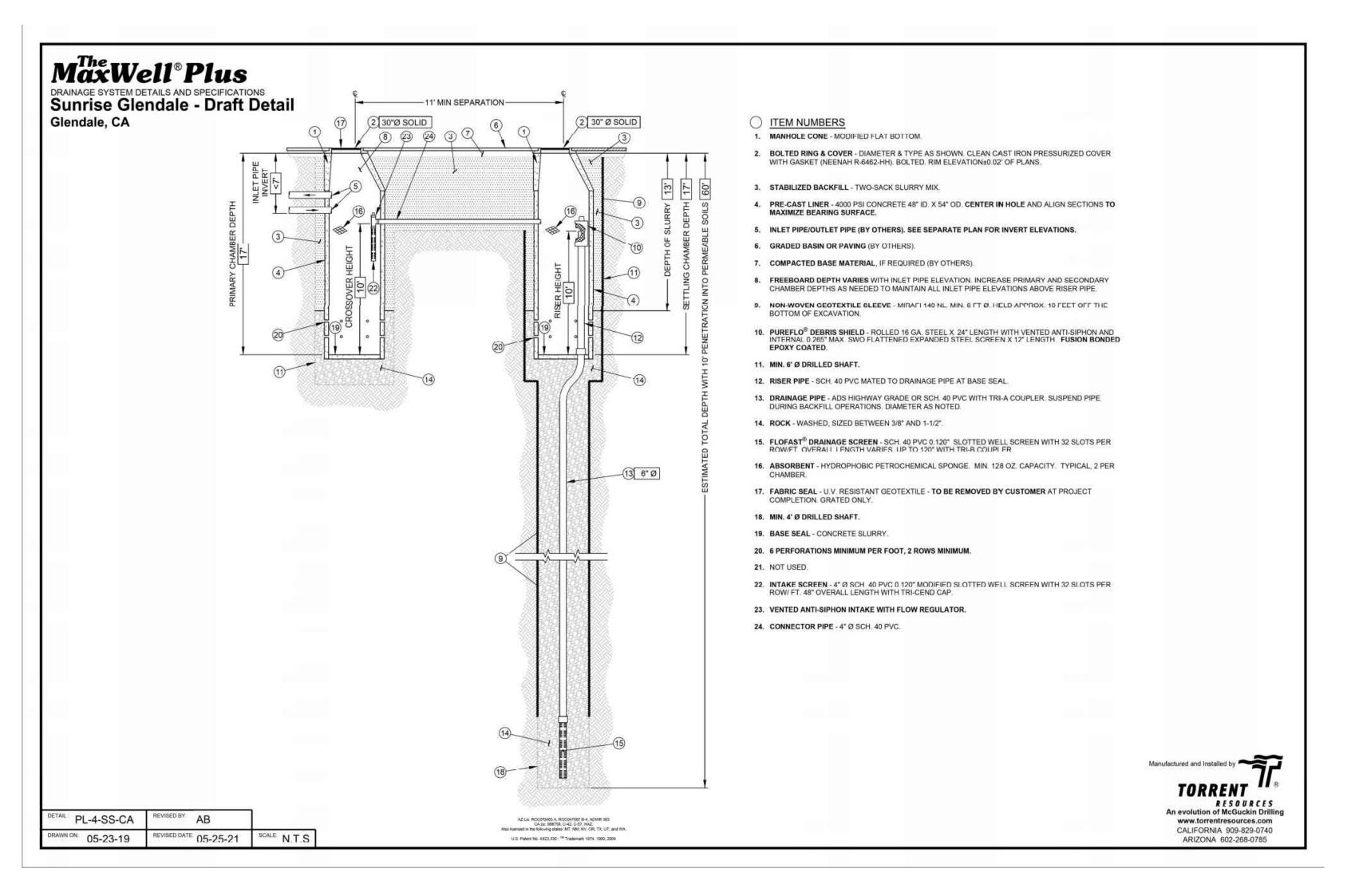




LID PLAN

Sheet C4.0





Maxwell® Plus Drainage System Calculations Prepared on May 26, 2021 Project: Sunrise Glendale - Glendale, CA

Contact: Akivan Rooks at Fuscoe Engineering - Los Angeles, CA

14.40 in/hr Drywell located in basement 12' bgs, Measured Infiltration Rate all depths relative to drywell location Safety Factor 3.00 Design Infiltration Rate 4.80 in/hr Mitigated Volume Required Drawdown Time 96 hours Min. Depth to Infiltration 13 ft 25' - 12' = 13'

88 ft 100' - 12' = 88' Groundwater Depth for Design Drywell Rock Shaft Diameter <u>4</u> ft

Primary Chamber Depth <u>17</u> ft <u>17</u> ft Drywell Chamber Depth Rock Porosity <u>40</u> % Depth to Infiltration 13 ft Drywell Bottom Depth

Apply Safety Factor to get Design Rate. $14.40 \frac{in}{hr} \div 3 = 4.80 \frac{in}{hr}$

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

 $4.80 \frac{\ln}{N} \times \frac{1 \text{ ff}}{12 \ln} \times \frac{1 \text{ ff}}{3600 \text{ sec}} = 0.000111 \frac{\text{ ff}}{\text{sec}}$

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 ft x 18.85 $\frac{tt^2}{tt}$ + 41 ft x 12.57 $\frac{tt^2}{tt}$ + 12.57 ft² = 641 ft²

Combine design rate with infiltration area to get flow (disposal) rate for each drywell. $0.000111 \frac{H}{sec} \times 641 \text{ ff}^2 = 0.07121 \frac{H^2}{sec}$

Volume of disposal for each drywell based on various time frames are included below. 96 hrs: 0.0712 CFS x 96 hours x $\frac{3600 \text{ sec}}{100}$ = 24,610 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 ft \times 12.57 ft² = 163 ft³

Volume provided in each drywell with chamber depth of 17 feet and a depth to overflow of 4 feet. 13 ft x 12.57 ft² + 2 ft x 28.27 ft² x 40 % + 41 ft x 12.57 ft² x 40 % = 392 ft³

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

Total volume provided = 555 ft 3 Total 96 hour infiltration volume = 24.610 ft^3 Total infiltration flowrate = $0.07121 \frac{n^2}{180}$

Based on the total mitigated volume of 3779 CF, after subtracting the volume infiltrated as quickly as it enters the drywell of 3279 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

RESOURCES

HydroCalc Summary

Using the hydrograph produced by the HydroCalc Calculator, the area below the drywell flow disposal rate and the 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

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	0.58329447	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	0.0712442	0.854549824	2170.308658	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 covert as needed) to determine the volume infiltrated in this phase. This volume is 567.4 CF.

(1187-1054.2) x 60 SEC/MIN x 0.07121 CFS = 567.4 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	3238.441664	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 CF - 3237.6 CF = 541 CF

Time (min)	Incremental Masscurve	Incremental Design Storm Depth (in)	Intensity (in/hr)	Undeveloped Runoff Coefficient (Cu)	Developed Runoff Coefficient (Cd)	750000	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	1	1	0	0.1	0.82	0	0.001738684	3778.572227	0.001738684
- 1	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)

Hydrograph: Sunrise Glendale - A Volume Infiltrated by Drywell (cf) — Clear Peak Flow (cfs) -Drywell Disposal Rate (cfs) VOLUME INFILTRATED AS IT ENTERS = 2170.3 + 567.4 + 541 = 3278.7 CF (3279 CF). 0.25 VOLUME INFILTRATED FROM MIN 1054.2 TO 1187 = (1187-1054.2) MIN X AT TIME 1187 MIN, 60 SEC/MIN X 0.07121 CFS = 567.4 TOTAL VOLUME = 3237.6 CF. AT TIME 1054.2 MIN, 0.15 TOTAL VOLUME = 2170.3 VOLUME INFILTRATED FROM MIN 1187 VOLUME INFILTRATED FROM MIN TO 1456 = 3778.6 -0 TO 1054.2 = 2170.3 CF. 3237.6 = 541 CF. AT TIME 1456 MIN, TOTAL VOLUME = 3778.6 CF. 0 50 100 150 200 250 300 350 400 450 500 550 600 650 700 750 800 850 900 950 1000 1050 1100 1150 1200 1250 1300 1350 1400 1450 Time (minutes)

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

0.3625

0.0867

0.07121

2170.3

1054.2

567.4

1187

541

1456

3279

555

N/A

3779

HydroCalc Volume Analysis

Project: Sunrise Glendale - Subarea A

24-Hr Clear Runoff Volume (AC-FT)

Total Volume Infiltrated During 1st Phase (CF)

Total Volume Infiltrated During 2nd Phase (CF)

Total Volume Infiltrated During 3rd Phase (CF)

Total Volume Infiltrated as it Enters Drywell (CF)

Total Storage within MaxWell System (CF)

Remaining Detention Required (CF)

[2nd Phase] Storm Flow Rate Exceeds Drywell Disposal Rate @ (MIN)

[3rd Phase] Drywell Disposal Rate Exceeds Storm Flow Rate @ (MIN)

24-Hr Clear Runoff Volume (CF)

Total Time of Storm Event (MIN)*

Drywell Disposal Rate (CFS)

HydroCalc Output Results*

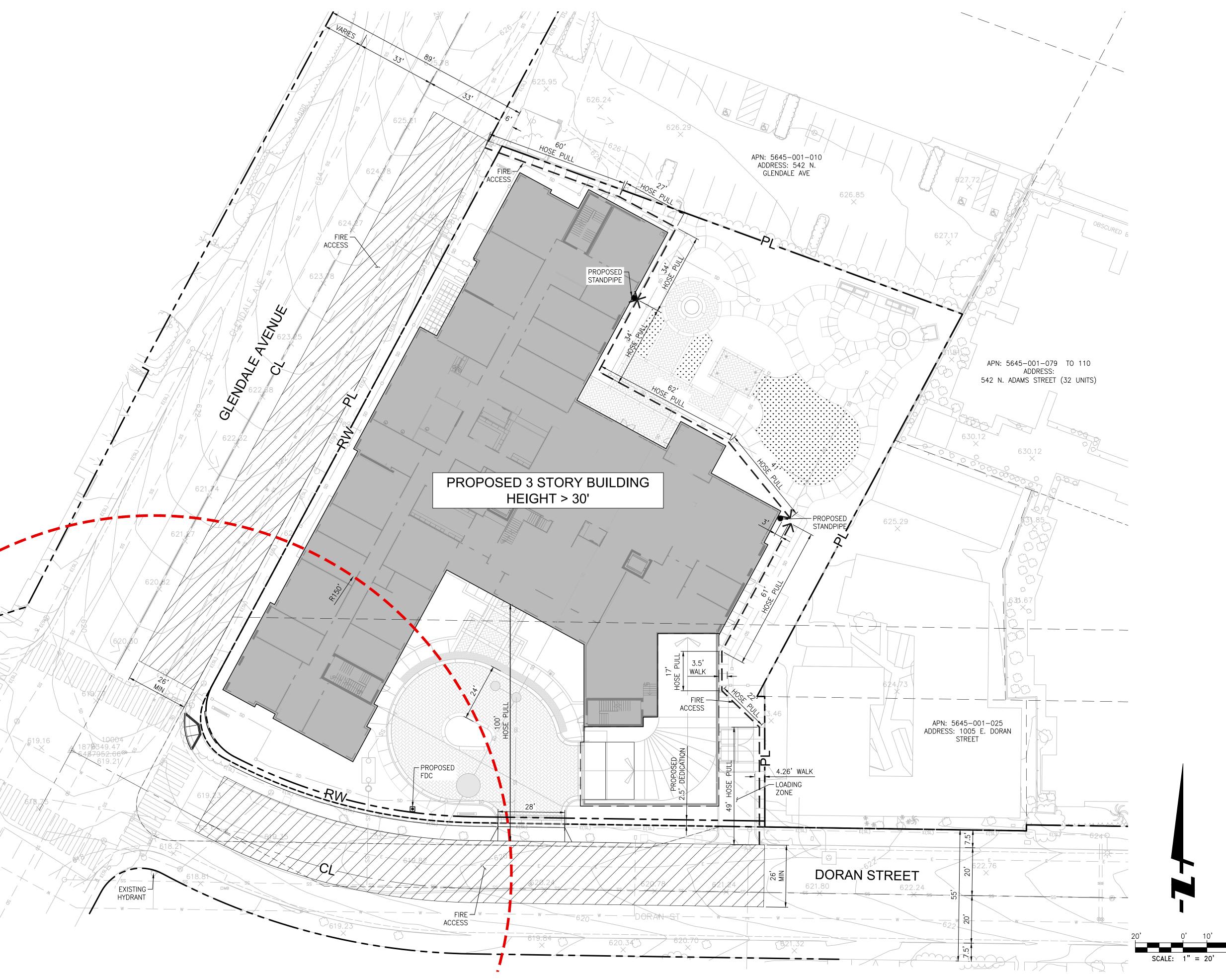
Clear Peak Flow (CFS)

Analysis

Sheet C4.

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Sunrise of Glendale



LEGEND

	CENTER LINE	- DW	PROPOSED	DOMESTIC	WATER
	PROPERTY LINE	- FW	PROPOSED	FIRE WATER	7
	RIGHT-OF-WAY	 - IW	PROPOSED	IRRIGATION	WATER
	ADJACENT PROPERTY LINE	 - SS	PROPOSED	SEWER	
W	EXISTING WATER LINE	•		FIRE DEPT.	
— — ss — —	EXISTING SANITARY SEWER LINE		CONNECTIO	N.	
— SD — —	EXISTING STORM DRAIN				
— Е — —	EXISTING ELECTRICAL				
— E(SL) — —	EXISTING ELECTRICAL (STREETLIGHT)				
	PROPOSED BUILDING FOOTPRINT				
	PROPOSED FIRE ACCESS				
	HOSE PULL LENGTH AND DIRECTION				
	PROPOSED STANDPIPE				

GENERAL NOTES

- 1. MAX HOSE PULL LENGTH = 150'
- 2. BEGIN HOSE PULL LENGTHS FROM FIRE TRUCK, STANDPIPE, OR FIRE HYDRANT
- 3. TWO FIRE ACCESS ROADS REQUIRED IF FIRE SPRINKLER SYSTEM IS NOT PROVIDED FOR THE PROPOSED BUILDING
- 4. AERIAL APPARATUS ROAD 26' WIDE UNOBSTRUCTED
- 5. 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
- 6. 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 AMMENDMENTS 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 BB105.1 MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS

	F	FIRE-FLOW (gallons per	FLOW DURATION			
Type IA and IB a	nd IB a Type IIA and IIIA a Type IV and V-A a Type IIB and IIIB a Type V-B a					(hours)
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	1
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	2
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	1
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	T

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 25% 50% of the value in Table B105.1(2) <u>as</u> approved ^a	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)-	Duration in Table B105.1(2) at the reduced flow rate						

- For SI: 1 gallon per minute = 3.785 L/min
- The reduced fire flow shall be not less than 1,000 1.500 gallons per minute. b. The reduced fire flow shall be not less than 1,500 gallons per

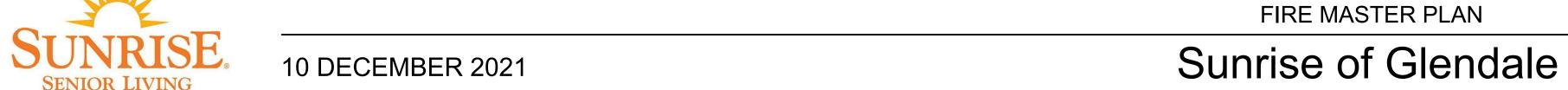
TABLE C102.1—REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS 11

TABLE C102.1—REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS								
FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{4, b,} ^{c, f, g (feet)}	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^{d, 4,8}					
1,750 or less	1	500 - <u>300</u>	250					
1,751 – 2, 250	2	450- 300	225					
2,251 – 2,750	3	450 - <u>300</u>	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 ^e	200 ^a	120					

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/min Reduce by 100 feet for dead-end streets or roads.

alternating basis.

- Where streets are provided with median dividers which cannot be crossed by firefighters pulling hose lines, or arterial 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
- 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. Reduce by 50 feet for dead-end streets or roads.
- One hydrant for each 1,000 gallons per minute or fraction thereof.
- 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. 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 P2904 of the California Residential Code. The fire code official is authorized to modify the location, number and distribution of the fire hydrants based on site-specific constraints and hazards.





Sheet C5.0

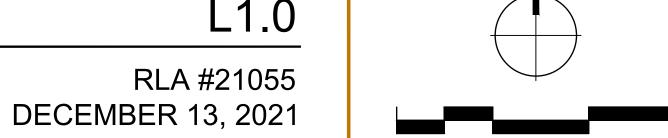






520 & 534 N. GLENDALE ST. (FUTURE 901 E. DORAN ST.)





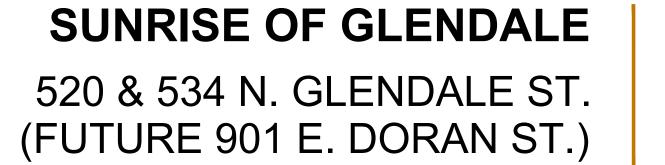




PLANT LEGEND

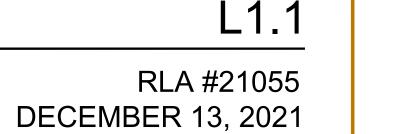
	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
HRUBS,	SUCCU	LENTS, GRASSES, & GROUI	NDCOVERS				
RRIVAL	COURT	YARD GARDEN					
		AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL.	30" O.C.	L	SUCCULEN ACCENT
		ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL.	24" O.C.	L	SUCCULEN ACCENT
		ALOE STRIATA	CORAL ALOE	1 GAL.	30" O.C.	L	SUCCULEN
		BOUTELOUA GRACILIS	BLUE GRAMA	1 GAL.	24" O.C.	_	ACCENT ORNAMENT
				-		L	GRASS STRAPPY
		BULBINE FRUTESCENS	STALKED BULBINE	1 GAL.	24" O.C.	L	ACCENT
		CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	24" O.C.	L	ORNAMENT GRASS
		HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	36" O.C.	L	STRAPPY ACCENT
		KALANCHOE BLOSSFELDIANA	FLAMING KATY	1 GAL.	18" O.C.	L	FLOWERIN SUCCULEN
		SALVIA GREGGII	AUTUMN SAGE	5 GAL.	30" O.C.	L	FLOWERIN
		SENECIO	BLUE CHALKSTICKS	1 GAL.	18" O.C.	1	SHRUB SUCCULEN
		MANDRALISCAE		T GAL.	16 O.C.	L	GROUNDCO\
AR CO	URTYAF	RD GARDEN AND PERIMETE	:R				EVED ODE
		ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	1 GAL.	24" O.C.	М	EVERGREE SHRUB
		ASPLENIUM BULBIFERUM	HEN AND CHICKEN FERN	5 GAL.	30" O.C.	М	EVERGREE SHRUB
		BOUGAINVILLEA 'LA JOLLA'	RED BOUGAINVILLEA	5 GAL.	36" O.C.	L	FLOWERIN SHRUB
		BUXUS MICROPHYLLA	JAPANESE BOXWOOD	5 GAL.	36" O.C.	М	EVERGREE
		JAPONICA CALLIANDRA					SHRUB FLOWERIN
		HAEMATOCEPHALA CAMPANULA	RED POWDER PUFF DALMATION	5 GAL.	36" O.C.	М	SHRUB
		PORTENSCHLAGIANA	BELLFLOWER	1 GAL.	24" O.C.	M	FLOWERING GROUNDCO\
		CLIVIA MINIATA	KAFFIR LILY	1 GAL.	24" O.C.	L	STRAPPY ACCENT
		COPROSMA KIRKII	KIRK'S COPROSMA	1 GAL.	30" O.C.	М	EVERGREE GROUNDCO\
		DIANELLA CAERULEA	CASSA BLUE FLAX	1 GAL.	24" O.C.	М	STRAPPY
		'CASSA BLUE' DIANELLA TASMANICA	LILY VARIEGATED FLAX	5 GAL.	30" O.C.	М	ACCENT STRAPPY
		'VARIEGATA'	LILY			IVI	ACCENT FLOWERIN
		GREVILLEA NOELLII	NOEL'S GREVILLEA	5 GAL.	36" O.C.	L	SHRUB
		MYOPORUM PARVIFOLIUM 'PINK'	PINK GROUNDCOVER MYOPORUM	1 GAL.	30" O.C.	L	FLOWERIN GROUNDCO\
		MYRTUS COMMUNIS	COMMON MYRTLE	5 GAL.	36" O.C.	L	EVERGREE SHRUB
		PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE YELLOWWOOD	5 GAL.	30" O.C.	М	ACCENT SHRUB
		ROSA 'ICEBERG'	WHITE ICEBERG	5 GAL.	36" O.C.	М	FLOWERIN
			SHRUB ROSE FLOWER CARPET				SHRUB FLOWERIN
		ROSA X 'NOARE'	ROSE 'RED' FLOWER CARPET	5 GAL.	30" O.C.	М	SHRUB FLOWERIN
		ROSA X 'NOASCHNEE'	ROSE 'WHITE'	5 GAL.	30" O.C.	М	SHRUB
		SANSEVIERIA TRIFASCIATA	SNAKE PLANT	1 GAL.	24" O.C.	L	SUCCULEN ACCENT
		THYMUS PRAECOX	CREEPING THYME	1 GAL.	24" O.C.	L	FLOWERIN GROUNDCO\
ROLLIN	NG GARI	DEN					
		CALAMAGROSTIS X ACUTIFLORA 'KARL	FEATHER REED	5 GAL.	36" O.C.	М	ORNAMENT
		FOERSTER'	GRASS	5 GAL.	30 O.C.	IVI	GRASS
			SEASIDE DAISY	1 GAL.	24" O.C.	L	FLOWERIN GROUNDCO\
1.7		ERIGERON GLAUCUS					
		ERIGERON GLAUCUS ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	5 GAL.	36" O.C.	VL	EVERGREI SHRUB
		ERIOGONUM FASCICULATUM ESCHSCHOLZIA		5 GAL. 1 GAL.	36" O.C. 24" O.C.	VL VL	SHRUB FLOWERIN
		ERIOGONUM FASCICULATUM	BUCKWHEAT CALIFORNIA POPPY	1 GAL.	24" O.C.	VL	SHRUB FLOWERIN PERENNIA
		ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA	1 GAL. 1 GAL.	24" O.C. 30" O.C.	VL L	SHRUB FLOWERIN PERENNIA FLOWERIN SHRUB
		ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD'	BUCKWHEAT CALIFORNIA POPPY	1 GAL.	24" O.C.	VL	SHRUB FLOWERIN PERENNIA FLOWERIN SHRUB FLOWERIN SHRUB
		ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA	1 GAL. 1 GAL.	24" O.C. 30" O.C.	VL L	SHRUB FLOWERIN PERENNIA FLOWERIN SHRUB FLOWERIN SHRUB
		ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA	1 GAL. 1 GAL. 5 GAL.	24" O.C. 30" O.C. 30" O.C.	VL L	SHRUB FLOWERIN FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS EVERGREE
		ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF	1 GAL. 1 GAL. 5 GAL. 5 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C.	VL L	SHRUB FLOWERIN PERENNIA FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS EVERGREE SHRUB EVERGREE
		ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA'	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO	1 GAL. 1 GAL. 5 GAL. 5 GAL. 5 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C.	VL L VL L M	SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS EVERGREE SHRUB EVERGREE SHRUB
		ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS UMBELLATA	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE	1 GAL. 1 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C. 36" O.C.	VL L VL L	SHRUB FLOWERIN PERENNIA FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS EVERGREE SHRUB EVERGREE SHRUB FLOWERIN SHRUB
		ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE FEATHERY CASSIA	1 GAL. 1 GAL. 5 GAL. 5 GAL. 5 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C.	VL L VL L M	SHRUB FLOWERIN PERENNIA FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS EVERGREE SHRUB EVERGREE SHRUB FLOWERIN SHRUB FLOWERIN SHRUB
		ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS UMBELLATA	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE	1 GAL. 1 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C. 36" O.C.	VL L VL L M	SHRUB FLOWERIN PERENNIA FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS EVERGREE SHRUB EVERGREE SHRUB FLOWERIN SHRUB FLOWERIN SHRUB
		ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS UMBELLATA SENNA ARTEMISIOIDES	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE FEATHERY CASSIA GREENLEE MOOR	1 GAL. 1 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C. 36" O.C. 48" O.C.	VL L VL L L	SHRUB FLOWERIN PERENNIA FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS EVERGREE SHRUB EVERGREE SHRUB FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS
		ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS UMBELLATA SENNA ARTEMISIOIDES SESLERIA 'GREENLEE' VERBENA LILACINA VITEX TRIFOLIA	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE FEATHERY CASSIA GREENLEE MOOR GRASS	1 GAL. 1 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 1 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C. 36" O.C. 48" O.C.	VL L VL L L	SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS EVERGREE SHRUB EVERGREE SHRUB FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS FLOWERIN SHRUB
		ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS UMBELLATA SENNA ARTEMISIOIDES SESLERIA 'GREENLEE' VERBENA LILACINA VITEX TRIFOLIA 'PURPUREA' WESTRINGIA	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE FEATHERY CASSIA GREENLEE MOOR GRASS LILAC VERBENA ARABIAN LILAC	1 GAL. 1 GAL. 5 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C. 36" O.C. 48" O.C. 24" O.C. 36" O.C.	VL L VL L L	SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS EVERGREE SHRUB EVERGREE SHRUB FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS FLOWERIN SHRUB
		ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS UMBELLATA SENNA ARTEMISIOIDES SESLERIA 'GREENLEE' VERBENA LILACINA VITEX TRIFOLIA 'PURPUREA'	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE FEATHERY CASSIA GREENLEE MOOR GRASS LILAC VERBENA	1 GAL. 1 GAL. 5 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C. 48" O.C. 24" O.C.	VL L VL L L	SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN GRASS EVERGREE SHRUB EVERGREE SHRUB FLOWERIN SHRUB
		ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS UMBELLATA SENNA ARTEMISIOIDES SESLERIA 'GREENLEE' VERBENA LILACINA VITEX TRIFOLIA 'PURPUREA' WESTRINGIA	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE FEATHERY CASSIA GREENLEE MOOR GRASS LILAC VERBENA ARABIAN LILAC	1 GAL. 1 GAL. 5 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C. 36" O.C. 48" O.C. 24" O.C. 36" O.C.	VL L VL L L	SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN GRASS EVERGREE SHRUB EVERGREE SHRUB FLOWERIN SHRUB
TER Q	QUALITY	ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS UMBELLATA SENNA ARTEMISIOIDES SESLERIA 'GREENLEE' VERBENA LILACINA VITEX TRIFOLIA 'PURPUREA' WESTRINGIA FRUTICOSA 'MUNDI'	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE FEATHERY CASSIA GREENLEE MOOR GRASS LILAC VERBENA ARABIAN LILAC COAST ROSEMARY	1 GAL. 1 GAL. 5 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C. 36" O.C. 48" O.C. 24" O.C. 36" O.C.	VL L VL L L	SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS EVERGREE SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS FLOWERIN SHRUB FLOWERIN SHRUB EVERGREE SHRUB EVERGREE SHRUB
TER Q	QUALITY	ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS UMBELLATA SENNA ARTEMISIOIDES SESLERIA 'GREENLEE' VERBENA LILACINA VITEX TRIFOLIA 'PURPUREA' WESTRINGIA FRUTICOSA 'MUNDI' XYLOSMA CONGESTUM MEADOW BACCHARIS PILULARIS	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE FEATHERY CASSIA GREENLEE MOOR GRASS LILAC VERBENA ARABIAN LILAC COAST ROSEMARY SHINY XYLOSMA	1 GAL. 1 GAL. 5 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C. 48" O.C. 24" O.C. 96" O.C. 48" O.C.	VL L VL L L	SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN GRASS EVERGREE SHRUB EVERGREE SHRUB FLOWERIN SHRUB ORNAMENT GRASS FLOWERIN SHRUB FLOWERIN SHRUB EVERGREE SHRUB EVERGREE SHRUB FLOWERIN SHRUB
7/////////////////////////////////////	QUALITY	ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS UMBELLATA SENNA ARTEMISIOIDES SESLERIA 'GREENLEE' VERBENA LILACINA VITEX TRIFOLIA 'PURPUREA' WESTRINGIA FRUTICOSA 'MUNDI' XYLOSMA CONGESTUM MEADOW	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE FEATHERY CASSIA GREENLEE MOOR GRASS LILAC VERBENA ARABIAN LILAC COAST ROSEMARY SHINY XYLOSMA	1 GAL. 1 GAL. 5 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C. 36" O.C. 48" O.C. 24" O.C. 36" O.C.	VL L VL L L	SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN GRASS EVERGREE SHRUB EVERGREE SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB EVERGREE SHRUB EVERGREE SHRUB FLOWERIN SHRUB
TER Q	QUALITY	ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS UMBELLATA SENNA ARTEMISIOIDES SESLERIA 'GREENLEE' VERBENA LILACINA VITEX TRIFOLIA 'PURPUREA' WESTRINGIA FRUTICOSA 'MUNDI' XYLOSMA CONGESTUM MEADOW BACCHARIS PILULARIS	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE FEATHERY CASSIA GREENLEE MOOR GRASS LILAC VERBENA ARABIAN LILAC COAST ROSEMARY SHINY XYLOSMA	1 GAL. 1 GAL. 5 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C. 48" O.C. 24" O.C. 96" O.C. 48" O.C.	VL L VL L L	SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN GRASS EVERGREE SHRUB EVERGREE SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB EVERGREE SHRUB EVERGREE SHRUB FLOWERIN SHRUB
TER Q	QUALITY	ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS UMBELLATA SENNA ARTEMISIOIDES SESLERIA 'GREENLEE' VERBENA LILACINA VITEX TRIFOLIA 'PURPUREA' WESTRINGIA FRUTICOSA 'MUNDI' XYLOSMA CONGESTUM MEADOW BACCHARIS PILULARIS 'TWIN PEAKS'	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE FEATHERY CASSIA GREENLEE MOOR GRASS LILAC VERBENA ARABIAN LILAC COAST ROSEMARY SHINY XYLOSMA DWARF COYOTE BRUSH BERKELEY SEDGE CALIFORNIA GRAY	1 GAL. 1 GAL. 5 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C. 36" O.C. 48" O.C. 24" O.C. 48" O.C. 48" O.C. 48" O.C.	VL L VL L L	SHRUB FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS EVERGREE SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB EVERGREE SHRUB FLOWERIN SHRUB
TER Q	QUALITY	ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS UMBELLATA SENNA ARTEMISIOIDES SESLERIA 'GREENLEE' VERBENA LILACINA VITEX TRIFOLIA 'PURPUREA' WESTRINGIA FRUTICOSA 'MUNDI' XYLOSMA CONGESTUM MEADOW BACCHARIS PILULARIS 'TWIN PEAKS' CAREX DIVULSA	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE FEATHERY CASSIA GREENLEE MOOR GRASS LILAC VERBENA ARABIAN LILAC COAST ROSEMARY SHINY XYLOSMA DWARF COYOTE BRUSH BERKELEY SEDGE	1 GAL. 1 GAL. 5 GAL. 1 GAL. 5 GAL. 1 GAL. 1 GAL. 1 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C. 36" O.C. 48" O.C. 24" O.C. 48" O.C. 48" O.C. 48" O.C. 48" O.C.	VL L L M L L L L	SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN GRASS EVERGREE SHRUB FLOWERIN SHRUB
TER Q	QUALITY	ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS UMBELLATA SENNA ARTEMISIOIDES SESLERIA 'GREENLEE' VERBENA LILACINA VITEX TRIFOLIA 'PURPUREA' WESTRINGIA FRUTICOSA 'MUNDI' XYLOSMA CONGESTUM MEADOW BACCHARIS PILULARIS 'TWIN PEAKS' CAREX DIVULSA JUNCUS PATENS MISCANTHUS SINENSIS 'MORNING LIGHT'	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE FEATHERY CASSIA GREENLEE MOOR GRASS LILAC VERBENA ARABIAN LILAC COAST ROSEMARY SHINY XYLOSMA DWARF COYOTE BRUSH BERKELEY SEDGE CALIFORNIA GRAY RUSH	1 GAL. 1 GAL. 5 GAL. 1 GAL. 5 GAL. 1 GAL. 1 GAL. 1 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C. 36" O.C. 48" O.C. 24" O.C. 48" O.C. 48" O.C. 48" O.C.	VL L VL L L	SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS EVERGREE SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB EVERGREE SHRUB FLOWERIN SHRUB
TER Q	QUALITY	ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS UMBELLATA SENNA ARTEMISIOIDES SESLERIA 'GREENLEE' VERBENA LILACINA VITEX TRIFOLIA 'PURPUREA' WESTRINGIA FRUTICOSA 'MUNDI' XYLOSMA CONGESTUM MEADOW BACCHARIS PILULARIS 'TWIN PEAKS' CAREX DIVULSA JUNCUS PATENS MISCANTHUS SINENSIS	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE FEATHERY CASSIA GREENLEE MOOR GRASS LILAC VERBENA ARABIAN LILAC COAST ROSEMARY SHINY XYLOSMA DWARF COYOTE BRUSH BERKELEY SEDGE CALIFORNIA GRAY RUSH CHINESE SILVER	1 GAL. 1 GAL. 5 GAL. 1 GAL. 5 GAL. 1 GAL. 1 GAL. 1 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C. 36" O.C. 48" O.C. 24" O.C. 48" O.C. 48" O.C. 48" O.C. 48" O.C.	VL L L M L L L L	SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS EVERGREE SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB EVERGREE SHRUB FLOWERIN SHRUB
ATER Q	QUALITY	ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS UMBELLATA SENNA ARTEMISIOIDES SESLERIA 'GREENLEE' VERBENA LILACINA VITEX TRIFOLIA 'PURPUREA' WESTRINGIA FRUTICOSA 'MUNDI' XYLOSMA CONGESTUM MEADOW BACCHARIS PILULARIS 'TWIN PEAKS' CAREX DIVULSA JUNCUS PATENS MISCANTHUS SINENSIS 'MORNING LIGHT' MUHLENBERGIA	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE FEATHERY CASSIA GREENLEE MOOR GRASS LILAC VERBENA ARABIAN LILAC COAST ROSEMARY SHINY XYLOSMA DWARF COYOTE BRUSH BERKELEY SEDGE CALIFORNIA GRAY RUSH CHINESE SILVER GRASS	1 GAL. 1 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 1 GAL. 5 GAL. 1 GAL. 5 GAL. 5 GAL. 5 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C. 36" O.C. 48" O.C. 24" O.C. 48" O.C. 48" O.C. 48" O.C. 48" O.C.	VL L L M L L L L	FLOWERIN PERENNIA FLOWERIN SHRUB ORNAMENT GRASS EVERGREE SHRUB FLOWERIN SHRUB ORNAMENT GRASS FLOWERIN SHRUB EVERGREE SHRUB EVE
	QUALITY	ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD' MUHLENBERGIA EMERSLEYI 'EL TORO' OLEA EUROPAEA 'MONTRA' PITTOSPORUM CRASSIFOLIUM 'NANA' RHAPHIOLEPIS UMBELLATA SENNA ARTEMISIOIDES SESLERIA 'GREENLEE' VERBENA LILACINA VITEX TRIFOLIA 'PURPUREA' WESTRINGIA FRUTICOSA 'MUNDI' XYLOSMA CONGESTUM MEADOW BACCHARIS PILULARIS 'TWIN PEAKS' CAREX DIVULSA JUNCUS PATENS MISCANTHUS SINENSIS 'MORNING LIGHT' MUHLENBERGIA	BUCKWHEAT CALIFORNIA POPPY TRAILING LANTANA NEW GOLD LANTANA BULL GRASS LITTLE OLLIE DWARF OLIVE DWARF KARO YEDDO HAWTHORNE FEATHERY CASSIA GREENLEE MOOR GRASS LILAC VERBENA ARABIAN LILAC COAST ROSEMARY SHINY XYLOSMA DWARF COYOTE BRUSH BERKELEY SEDGE CALIFORNIA GRAY RUSH CHINESE SILVER GRASS	1 GAL. 1 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 1 GAL. 5 GAL. 1 GAL. 5 GAL. 5 GAL. 5 GAL.	24" O.C. 30" O.C. 30" O.C. 36" O.C. 36" O.C. 36" O.C. 48" O.C. 24" O.C. 48" O.C. 48" O.C. 48" O.C. 48" O.C.	VL L L M L L L L	SHRUB FLOWERIN SHRUB FLOWERIN SHRUB FLOWERIN SHRUB ORNAMENT GRASS EVERGREE SHRUB FLOWERIN SHRUB

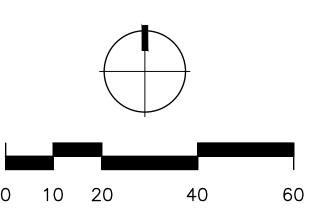






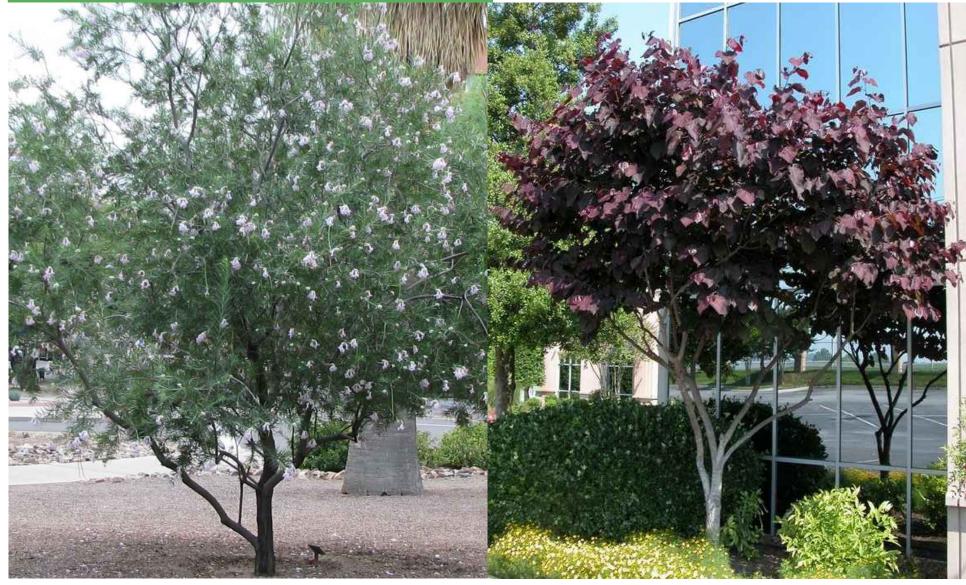
















JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER



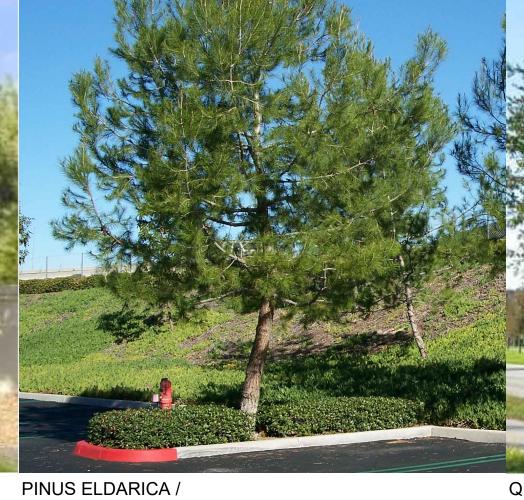
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE



LOPHOSTEMON CONFERTUS / **BRISBANE BOX**



OLEA EUROPAEA 'SWAN HILL / FRUITLESS OLIVE



QUERCUS AGRIFOLIA / COAST LIVE OAK

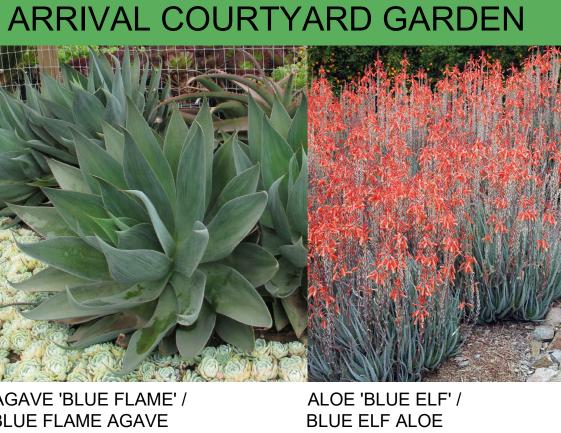


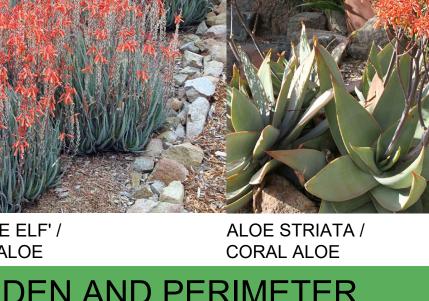
AGAVE 'BLUE FLAME' / **BLUE FLAME AGAVE**

ASPLENIUM BULBIFERUM /

HAN AND CHICKENS FERN

STROLLING GARDEN







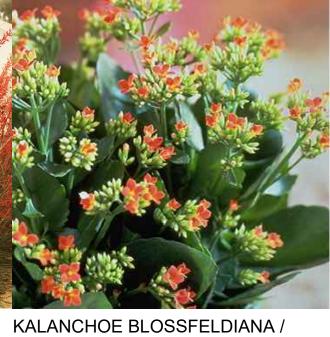


STALKED BULBINE

KAFFIR LILY







MONDELL PINE

FLAMING KATY





BLUE CHALKSTICKS









CASS BLUE FLAX LILY



VARIEGATED FLAX LILY

















OLEA EUROPAEA 'MONTRA' /

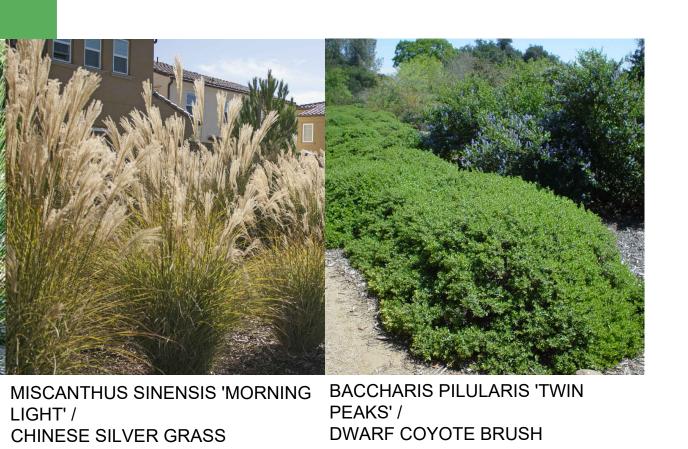


WESTRINGIA FRUTICOSA 'MUNDI' / COAST ROSEMARY







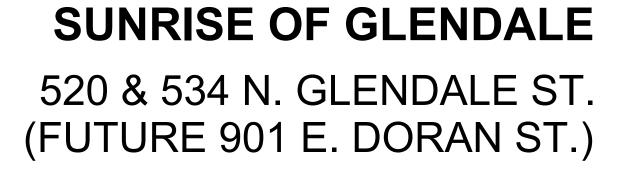




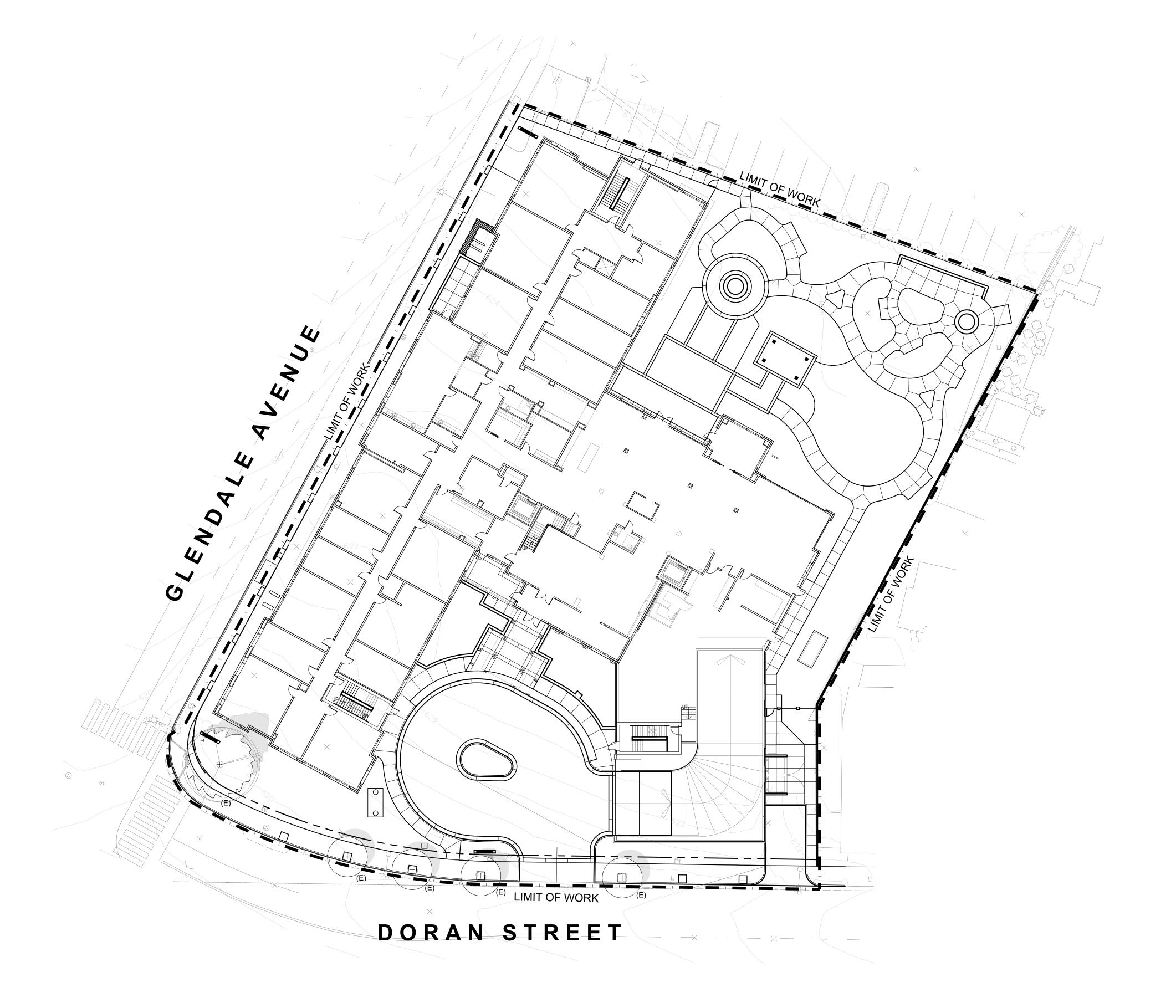




LANTZ-BOGGIO
Architects & Interior Designers







EXISTING PLANT SCHEDULE

TREES								
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS					
+ + (E)	PINUS CANARIENSIS	CANARY ISLAND PINE						
(E)	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 .





