VICINITY MAP



TWELVE OAKS

RESIDENTIAL CARE FACILITY FOR THE ELDERLY

2820 SYCAMORE AVE, GLENDALE, CA 91214



HBA
ARCHITECTURE + PLANNING

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GENERAL NOTES

1. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, NATIONAL ELECTRICAL CODE, TITLE 24, AND ANY OTHER FEDERAL, STATE, AND LOCAL CODE, REGULATIONS, ORDINANCES OF THE GOVERNING JURISDICTION. SUCH APPLICABLE CODES, ETC. ARE THOSE IN EFFECT AT THE TIME PERMIT APPLICATION IS FILED FOR THE PROJECT.
2. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND ANY APPLICABLE CODES BY THE AGENT INVOLVED WITH THE GOVERNING AGENCY HAVING JURISDICTION. IT IS UNDERSTOOD THAT THE "FIELD INSPECTOR" FOR SUCH AGENCY HAS FINAL AUTHORITY TO APPROVE/DISAPPROVE PROJECT CONSTRUCTION AND CORRECTNESS OF ALL CODE RELATED ITEMS
3. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN THEIR RESPECTIVE FIELD OR TRADE AND SHALL NOTIFY, PRIOR TO PERFORMANCE OF THE WORK AND PRIOR TO THE TENDERING A PRICE FOR THE WORK, THE GENERAL CONTRACTOR AND THE ARCHITECT OF ANY WORK CALLED OUT IN THE DRAWINGS WHICH CANNOT BE FULLY GUARANTEED OR CONSTRUCTED AS DESIGNED OR DETAILED AND WHICH WOULD NOT BE SUITABLE FOR THIS TYPE OF FACILITY.
4. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL OPENINGS, CHASES AND SPECIAL PROVISIONS REQUIRED FOR EQUIPMENT, DUCTS, PIPING, CONDUITS, FINISH HARDWARE, ETC. AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
6. DO NOT SCALE DRAWINGS. ALL DIMENSIONS SPECIFIED SHALL GOVERN. DIMENSIONS ARE TYPICALLY TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
7. ALL DECORATIVE MATERIALS, INTERIOR FURNISHINGS, ETC., WILL MEET SMOKE DENSITY AND FLAME SPREAD RATINGS AS PER CODE. CERTIFICATIONS SHALL BE PROVIDED PRIOR TO FINAL OCCUPANCY.
8. ALL ITEMS OF THE WORK DESIGNATED FOR THE USE BY HANDICAPPED SHALL FULLY COMPLY WITH CURRENT REQUIREMENTS OF APPLICABLE GOVERNING HANDICAP/ACCESSIBILITY CODES AND REGULATIONS.
9. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILING SHALL BE THE SAME AS FOR OTHER SIMILAR FIRST CLASS WORK FOR THE TRADE INVOLVED. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY ALTERNATE NON-STANDARD OR UNTESTED METHOD(S) PROPOSED.
10. GENERAL CONTRACTOR TO COORDINATE ARCHITECTURAL AND STRUCTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL DRAWINGS, AND SHALL NOTIFY THE ARCHITECT OF ANY REQUIREMENTS (CODE-RELATED OR OTHERWISE) FOR ENCLOSURES, SHAFTS, AND ACCESS PANELS THAT ARE NOT OTHERWISE DESCRIBED ON THE DOCUMENTS PRIOR TO TENDERING ANY PRICE FOR THE WORK.
11. PLANS FOR AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE SUBMITTED TO AND APPROVED BY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
12. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
13. PENETRATIONS AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES (FLOOR-CEILINGS AND ROOF-CEILINGS) AND FIRE-RESISTIVE WALL ASSEMBLIES SHALL BE PROTECTED PER CBC SECTION 712.
14. ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8
15. PER REQUIREMENTS OF CBC SECTION 903.3, THE BUILDING SHALL BE PROTECTED THROUGHOUT BY AN APPROVED "AUTOMATIC SMOKE DETECTION SYSTEM" AND AN APPROVED "AUTOMATIC SPRINKLER SYSTEM" IN COMPLIANCE WITH STANDARDS OF NFPA 13 .
16. PER REQUIREMENTS OF CBC SECTION 903.3, THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE ALARM SYSTEM COMPLYING WITH THE REQUIREMENTS OF NFPA 72.
17. THIS PROJECT REQUIRES STRUCTURAL OBSERVATION PURSUANT TO CBC 1710
18. ELEVATOR SHALL MEET ALL PROVISIONS OF CBC CHAPTER 30 AND CBC CHAPTER 7. AN ELEVATOR PERMIT IS TO BE OBTAINED FROM *DOSH* PRIOR TO FINAL OCCUPANCY.

APPLICABLE CODES

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC) PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2022 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24, CCR (BASED ON 2021 INTERNATIONAL BUILDING CODE (IBC))
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3 TITLE 24 C.C.R.
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, CCR
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

SHEET INDEX

A0.1	COVER SHEET		
2.CIVIL		**4. LANDSCAPE**	
C1	CONCEPTUAL GRADING & DRAINAGE PLAN	L-1	MASTER PLAN - SCHEMATIC DIAGRAM
C2	CUT - FILL MAP	L-2	MASTER PLAN - CONCEPT IMAGERY
C3	TOPOGRAPHIC SURVEY	L-3	MASTER PLAN - CONCEPT IMAGERY
C4	TOPOGRAPHIC SURVEY	TP-1	INDIGENOUS TREE PLAN
3. ARCHITECTURAL			
A0.2	PLOT PLAN		
A1.1	SITE PLAN		
A2.0	FLOOR PLANS		
A2.1	FLOOR PLANS		
A2.2	FLOOR PLANS		
A2.3	FLOOR PLANS		
A2.4	ROOF PLAN		
A3.1	ELEVATIONS		
A3.1A	ELEVATIONS WITH TREES		
A3.10	3D VIEWS		
A3.10B	VIEW FROM SYCAMORE AVE ENTRY		
A3.10C	VIEW FROM LA CRESCENTA ENTRY		
A3.10D	VIEW 01 NORTHEAST AERIAL VIEW		
A3.10E	VIEW 02 NORTHWEST AERIAL VIEW		
A3.10F	VIEW 03 NORTHWEST AERIAL VIEW		
A3.10G	VIEW 04 SOUTH AERIAL VIEW ADJ TO SFH		
A3.10H	VIEW 05 SOUTHWEST AERIAL VIEW		
A3.11	3D VIEWS		
A3.12	3D VIEWS		
A3.13	3D VIEWS		
A3.16	VIEW 1A & 1B		
A3.16B	VIEW 3A & 3B		
A3.16A	VIEW 2A & 2B		
A3.17	VIEW 4A & 4B		
A3.17A	VIEW 5A & 5B		
A3.17B	VIEW 6A & 6B		
A3.18	VIEW 7A & 7B		
A3.18A	VIEW 8A & 8B		
A3.18B	VIEW 9A & 9B		
A3.19	VIEW 9A1 & 9A2		
A3.19A	VIEW 10A & 10B		
A3.19B	VIEW 11A & 11B		
A3.20	VIEW 12A & 12B		
A3.20A	VIEW 13A & 13B		
A3.20B	VIEW 14A & 14B		
A4.1	SECTIONS		

PROJECT DESCRIPTION

TWELVE OAKS RETIREMENT COMMUNITY IS AN EXISTING LICENSED RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE) STRUGGLING WITH FAILING INFRASTRUCTURE, CODE COMPLIANCE ISSUES AND POORLY CONNECTED AGED BUILDINGS. THE FACILITY IS IN NEED OF IMPROVEMENT AND MODERNIZATION SO THAT IT CAN CONTINUE TO SAFELY SERVE THE NEEDS OF ITS RESIDENTS AND THE FUTURE RETIREMENT NEEDS OF THE LARGER COMMUNITY OF GLENDALE.

THERE ARE CURRENTLY 14 SEPARATE STRUCTURES LOCATED THROUGHOUT THE 4.34 ACRE CAMPUS THAT ARE PROPOSED TO BE DEMOLISHED. THIS WILL MAKE WAY FOR STRATEGICALLY DESIGNED IMPROVEMENTS THAT WILL CONSOLIDATE THE LICENSED RESIDENTIAL OCCUPANCY, ENHANCE ACCESS TO SERVICES AND AMENITIES AND IMPROVE SITE ROADWAYS AND INFRASTRUCTURE WHILE ADHERING TO A KEY OBJECTIVE TO PRESERVE THE UNIQUE WOODLAND CHARACTER AND NATURAL BEAUTY OF THE SITE.

DRIVEWAY ACCESS LOCATIONS FROM SYCAMORE AVENUE AND LA CRESCENTA AVENUE ARE TO REMAIN, AS IS THE EXIT ROADWAY AT THE WEST PROPERTY LINE THAT ALSO CONNECTS BACK TO SYCAMORE AVENUE. ON-SITE ROADWAYS BETWEEN THESE ACCESS POINTS ARE TO BE WIDENED TO IMPROVE EMERGENCY, SERVICE AND GENERAL VEHICULAR ACCESS TO THE FACILITY POINTS OF ENTRY AND TO ON-GRADE PARKING AND SUBTERRANEAN PARKING STRUCTURE WHERE THE MAJORITY OF PARKING IS LOCATED.

THE NEW RETIREMENT COMMUNITY IS PROPOSED AS A ONE-, TWO- AND THREE-STORY (TYPE II) STRUCTURE CONSTRUCTED OVER A (TYPE I) SUBTERRANEAN PARKING GARAGE. THE VARYING HEIGHT OF THE INTERCONNECTED BUILDING IS RESPONSIVE TO THE SLOPING TOPOGRAPHY OF THE SITE AND SERVES TO BREAK UP THE MASS AND SCALE OF THE STRUCTURE, TO MINIMIZE VISUAL IMPACTS TO NEIGHBORING PROPERTIES, AND AID WITH THE TRADITIONAL ARTICULATION OF THE FACADES. THE GENERAL PLAN LAYOUT ADDRESSES THE NEED TO CENTRALIZE RESIDENT ACCESS TO AMENITIES AND SERVICES AND MINIMIZE PEDESTRIAN TRAVEL DISTANCES, WHILE ALSO RESPECTING SENSITIVE STANDS OF OAKS AND OTHER TREES THAT ARE A KEY CHARACTERISTIC OF THE SITE.

THE BUILDING IS DESIGNED IN A CRAFTSMAN STYLE THAT IS SUITED TO THE RURAL AND WOODED NATURE OF THE SITE BUT IS ALSO IN KEEPING WITH THE TRADITIONAL DESIGN OF THE ORIGINAL SINGLE-STORY PAVILION BUILDING (FORMER DINING AND KITCHEN) THAT WILL BE REMOVED. THE DESIGN INCORPORATES A MIX OF SHINGLE, LAP AND BATTEN-BOARD SIDING, STONE CLAD BASE AND RETAINING WALLS, ASPHALT SHINGLE ROOFS WITH 18 INCH ROOF OVERHANGS, CASEMENT AND SINGLE HUNG WINDOWS, CRAFTSMAN DETAILS INCLUDING WOOD RAILS, BRACKETS AND TRIMS. THE BUILDING COLORATION IS, IN PART, KEEPING WITH THE EXISTING ARCHITECTURE AND MAKES USE OF GREEN, SANDSTONE AND EARTH-TONE HUES THAT ARE SYMPATHETIC TO THE NATURAL SETTING AND SURROUNDINGS.

THE LANDSCAPE IS DESIGNED AROUND THE PRESERVATION OF EXISTING OAK AND OTHER INDIGENOUS TREES AND THE ARCHITECTURAL PLANNING FOR THE MOST PART WAS DETERMINED IN DEFERENCE TO THE TOPOGRAPHY AND NATURAL LANDSCAPE. THE DESIGN MAKES USE OF OTHER NATIVE AND DROUGHT TOLERANT PLANTING TO ACCENTUATE ARCHITECTURAL ELEMENTS, BUILDING AND SITE ENTRIES, SOFTEN BUILDING PERIMETERS AND CREATE SCENIC LANDSCAPE INTERLUDES FOR THE USE OF RESIDENTS INCLUDING STRATEGICALLY LOCATED GARDEN AND PARK AREAS. THESE ARE LINKED BY A NETWORK OF PATHWAYS THAT PROVIDE WALKABLE ROUTES FOR RESIDENTS THROUGHOUT THE LANDSCAPE.

THE PROJECT IS A RESIDENTIAL CONGREGATE LIVING, MEDICAL. "RESIDENTIAL CONGREGATE LIVING, MEDICAL" MEANS A RESIDENTIAL USE WITH OR WITHOUT PRIVATE KITCHENS AND INCLUDING A COMMON EATING AREA. WITH OR WITHOUT ON-SITE ASSISTANCE WITH COUNSELING OR MEDICAL CARE, AND WITH SEVEN (7) OR MORE BEDS. RESIDENTIAL CONGREGATE LIVING, MEDICAL INCLUDES CONVALESCENT HOMES, EXTENDED CARE AND SKILLED NURSING FACILITIES. THIS USE DOES NOT INCLUDE HOTELS OR MOTELS WHICH ARE DEFINED SEPARATELY.

THE PROJECT IS ACTIVELY PURSUING THE DESIGN OF AN ALL-ELECTRIC COMMUNITY WITH SUBSTANTIAL PV ARRAYS ON ROOFS AND PV CARPORTS FOR ON-GRADE PARKING. IT WILL ALSO INCORPORATE A BATTERY BACK-UP TESLA SYSTEM (OR SIMILAR) THAT WOULD TAKE THE PLACE OF THE EMERGENCY GENERATOR.

PLEASE REFER TO THE PROJECT DATA ON THIS COVER SHEET FOR PROJECT AREAS AND OTHER PROJECT STATISTICS AND INFORMATION

PLEASE REFER TO ARCHITECTURAL ELEVATIONS AND SECTIONS FOR INFORMATION REGARDING BUILDING HEIGHTS AND LEVELS..

SCOPE OF PLANNING APPLICATION SUBMITTED TO THE CITY OF GLENDALE:

1.A NEW VARIANCE FOR THE PROJECT (ORIGINAL VARIANCE PVAR-2005-010-S, CASE NO. 5961-U) TO MODIFY THE USE AS NOTED BELOW:

A. **MODIFICATION OF MAXIMUM CAPACITY FROM 66 TENANTS TO A MAXIMUM CAPACITY OF 120 TENANTS / RCFE (RESIDENTIAL CARE FACILITY FOR THE ELDERLY) BEDS.** THE NEW PROJECT INCLUDED AS PART OF THIS APPLICATION PLANS FOR A TOTAL OF 104 ASSISTED LIVING AND MEMORY CARE RESIDENTIAL UNITS WITHIN A SINGLE STRUCTURE, INCLUSIVE OF DINING, ACTIVITIES, NURSING AND WELLNESS AMENITIES. 16 ADDITIONAL BEDS ARE REQUESTED TO ALLOW FOR RELATED COUPLES OR ROOMMATES TO CONCURRENTLY RESIDE WITHIN ONE OF THESE UNITS. THUS. THE PROJECT REQUESTS A TOTAL OF 120 BEDS WITHIN 104 UNITS.

B. **REVISION OF PLOT PLAN TO ALLOW FOR A NEW 92,322 SF LICENSED RCFE BUILDING, AS WELL AS A SUBTERRANEAN PARKING GARAGE OF 26,471 SF** (SEE CONDITION #1 OF ORIGINAL VARIANCE).

C. **OFF-STREET PARKING OF 94 SPACES** (56 SPACES IN SUBTERRANEAN GARAGE AND 38 SPACES ON-GRADE) – EXCEEDING EXISTING VARIANCE REQUIREMENT OF ONE SPACE FOR EVERY THREE BEDS, 40 SPACES (SEE CONDITION #3 OF EXISTING VARIANCE AND ARTICLE IV OF THE ZONING ORDINANCE). THE PROJECT PROVIDES 1.1 SPACES PER BED.

2. A NEW VARIANCE TO ALLOW MODIFICATION OF EXISTING DEVELOPMENT STANDARDS FOR THE R-1-II ZONE TO ALLOW:

a. **INCREASED FAR.**
   1. THE EXISTING APPROVED PROJECT (TOTAL OF 34,823.75 SF) CURRENTLY EXCEEDS CURRENT FAR STANDARDS FOR THE R-1-II ZONE (.40 FOR THE FIRST 10,000 SF OF LOT AREA, AND .10 FOR THE PORTION OF LOT THEREAFTER). **EXISTING FAR ON SITE IS .40 FOR FIRST 10,000 SF OF LOT AREA, AND .163 FOR THE PORTION OF THE LOT THEREAFTER.** THE TOTAL SITE AREA AS MEASURED BY SURVEY IS 189,050 SF, OR 4.34 ACRES. SEE SURVEY PROVIDED WITH THIS PACKAGE FOR MORE DETAIL.
   2. **THE NEW PROPOSED PROJECT TOTALING 92,322 SF IS .40 FOR THE FIRST 10,000 SF OF LOT AREA, AND .47 FOR THE PORTION OF THE LOT THEREAFTER.**

b. **HEIGHT LIMIT.**
   1. PER TABLE 30.11B – MAXIMUM HEIGHT FOR BUILDINGS IN THE R-1-II ZONE IS **25 FEET**.
   2. §30.70 **HEIGHT** "HEIGHT" MEANS THE VERTICAL DIMENSION FROM THE LOWEST POINT OF THE BUILDING, STRUCTURE OR WALL EXPOSED ABOVE THE GROUND SURFACE TO THE HIGHEST POINT OF THE ROOF, PARAPET WALL OR UPPERMOST PART.
   3. THE TALLEST EXISTING BUILDING ON SITE IS THE FIFIELD BUILDING, FRONTING SYCAMORE AVENUE, WITH A MAXIMUM HEIGHT OF **30'-0"**.
   4. THE PROPOSED MAXIMUM HEIGHT FOR THE NEW BUILDING CENTRALIZED AT THE CENTER OF THE BUILDING (AND AWAY FROM ADJACENT RESIDENTIAL USES), AND REACHES A MAXIMUM HEIGHT OF **37'-5"** FROM NATURAL GRADE.
      1. HEIGHT OF PROPOSED FACADE FACING SOUTHERN PROPERTY LINE REACHES A MAXIMUM HEIGHT OF **23'-0"**.
      2. HEIGHT OF PROPOSED FACADE FACING NORTHERN PROPERTY LINE (TOWARD SYCAMORE AVENUE), IS **20'-6"**.

THE PROPOSED PROJECT COMPLIES WITH THE FOLLOWING DEVELOPMENT STANDARDS FOR THE R-1-II ZONE:

c. **LOT COVERAGE**
   1. THE R-1-II ZONE ALLOWS FOR A MAXIMUM LOT COVERAGE OF **.40.**
   2. THE EXISTING PROJECT (INCLUSIVE OF 14 SEPARATE STRUCTURES), REPRESENTS A LOT COVERAGE OF **.12.**
   3. THE PROPOSED PROJECT (INCLUSIVE OF ONE SINGLE STRUCTURE, LOCATED AT THE CENTRAL PORTION OF THE SITE), REPRESENTS A LOT COVERAGE OF **.25.**

d. **MINIMUM SETBACKS REQUIRED:**
   1. SYCAMORE AVENUE - STREET-FRONT: **25 FEET**
      a. THE EXISTING (FIFIELD) BUILDING AT SYCAMORE AVE ENTRANCE IS SET BACK **36'1"** FROM PROPERTY LINE.
      b. THE PROPOSED NEW BUILDING MAINTAINS A SET-BACK OF **60'-1"** FROM THE PROPERTY LINE AT SYCAMORE AVENUE.
   2. LA CRESCENTA AVENUE – STREET-FRONT: **25 FEET**
      a. THE CLOSEST EXISTING BUILDING IS SET-BACK **27'-5"** FROM THE PROPERTY LINE AT LA CRESCENTA.
      b. THE PROPOSED NEW BUILDING MAINTAINS A SET-BACK OF **164'-10"** FROM THE PROPERTY LINE AT LA CRESCENTA.

e. **LANDSCAPED OPEN SPACE**
   1. TABLE 30.11-B RESIDENTIAL DISTRICT GENERAL DISTRICT STANDARD
   2. REQUIRES A PERMANENTLY LANDSCAPED OPEN SPACE REPRESENTING **40%** OF TOTAL LOT AREA.
   3. THE EXISTING PROJECT MAINTAINS LANDSCAPED OPEN SPACE OF 110,998SF, EQUAL TO **58.63%** OF TOTAL LOT AREA.
   4. THE PROPOSED PROJECT MAINTAINS LANDSCAPED OPEN SPACE OF 91,256 SF, EQUAL TO **48.21%** OF TOTAL LOT AREA.

PROJECT DATA

PROJECT	TWELVE OAKS RESIDENTIAL CARE FACILITY FOR THE ELDERLY
LOCATION	2820 SYCAMORE AVE, GLENDALE, CA 91214
ADDRESS/ LEGAL DESCRIPTION	
ASSESSOR'S PARCEL NUMBER:	5617-002-027
TRACT NO	2432 (M.B. 24-31) & 11306 (M.B. 203-248)
LOT	PART OF LOT 19, 46, 47, 48 & PORTION OF LOT 52
LOT AREA	4.34 Acres (189,050 SF)
ASSESSOR'S RESPONSIBLE DIVISION	
DISTRICT	NORTH DISTRICT OFFICE
REGION	24
CLUSTER	24633 GLENDALE
ZONING INFORMATION	
ZONE NAME	R1 II
ZONING DESCRIPTION	LOW DENSITY RESIDENTIAL FAR DIST II
OCCUPANCY	BASEMENT PARKING: S-2 LICENSED RESIDENTIAL CARE FACILITY: R2.1
BUILDING TYPE	BASEMENT PARKING: TYPE I-A LICENSED RESIDENTIAL CARE FACILITY: TYPE II
MAXIMUM BUILDING HEIGHT	**37'-5"** (SEE SECTION 01 ON SHEET A4.1 FOR ADDITIONAL INFORMATION)
SETBACKS	
STREET FRONT SETBACK	25'-0"
INTERIOR SETBACK	10'-0"

PROJECT DATA
Unit Tabulation

	Memory Care		Assisted Living			Total Memory Care Units	Total Assisted	Total units
	Studio	1-Bed	Studio	1-Bed	2-Bed			
Parking/Memory Care	16			9		16	9	
First Floor		8	1	31	3	8	35	
Second Floor				17	7		24	
Third Floor				9	3		12	
Total						**24**	**80**	**104**

Parking

	Underground	On-Grade	Total
Standard	47	34	
Compact	6		
Accessible	3	4	
	56	38	94

Building Areas

Floor Level	Area	Area	Total
Parking level / Memory Care Level	26,471 SF	15,317 SF	
First Floor Level		42,013 SF	
Second Floor Level		23,407 SF	
Third Floor Level		11,385 SF	
Total	**26,471 SF**	**92,322 SF**	118,793 SF

Existing Building Areas

Building	1st Floor	2nd Floor Area	Total
Acacia	492.77 SF		
Elm	982.40 SF		
Fifield	4,112.03 SF	4,112.03 SF	
Ivy	482.07 SF		
Locust	778.71 SF		
Maintenance	649.56 SF		
Oaks	6,422.12 SF	6,422.12 SF	
Palms	542.09 SF		
Pavilion	4,923.20 SF		
Pine	687.85 SF		
Portwood	1,561.67 SF		
Store	2,656.13 SF		
Total	**24,289.60 SF**	**10,534.15 SF**	**34,823.75 SF**

Building Footprint

Existing Building Footprint	24,289.6 SF
Proposed Building Footprint	47,224 SF

Lot Coverage

Lot Area	189,306 SF

Existing

Building Footprint	24,289.60 SF	12.83%
Hardscape	54,818 SF	28.53%
Permanent Landscape	110,998 SF	58.63%

Proposed

Building Footprint	47,224 SF	24.95%
Hardscape	50,917 SF	26.84%
Permanent Landscape	91,265 SF	48.21%

TWELVE OAKS
RESIDENTIAL CARE FACILITY FOR THE ELDERLY
2820 SYCAMORE AVE, GLENDALE, CA 91214

DATE:	ISSUANCE OR REVISION
2023.06.30	VARIANCE SUBMITTAL
2023.12.01	VARIANCE SUBMITTAL #2

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SHEET CONTENTS

COVER SHEET

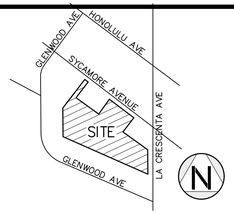
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SHEET

A0.1

CITY OF GLENDALE, CALIFORNIA

TWELVE OAKS
RESIDENTIAL CARE FACILITY FOR THE ELDERLY
2820 SYCAMORE AVENUE
CONCEPTUAL GRADING & DRAINAGE PLAN



VICINITY MAP
NO SCALE

SHEET INDEX

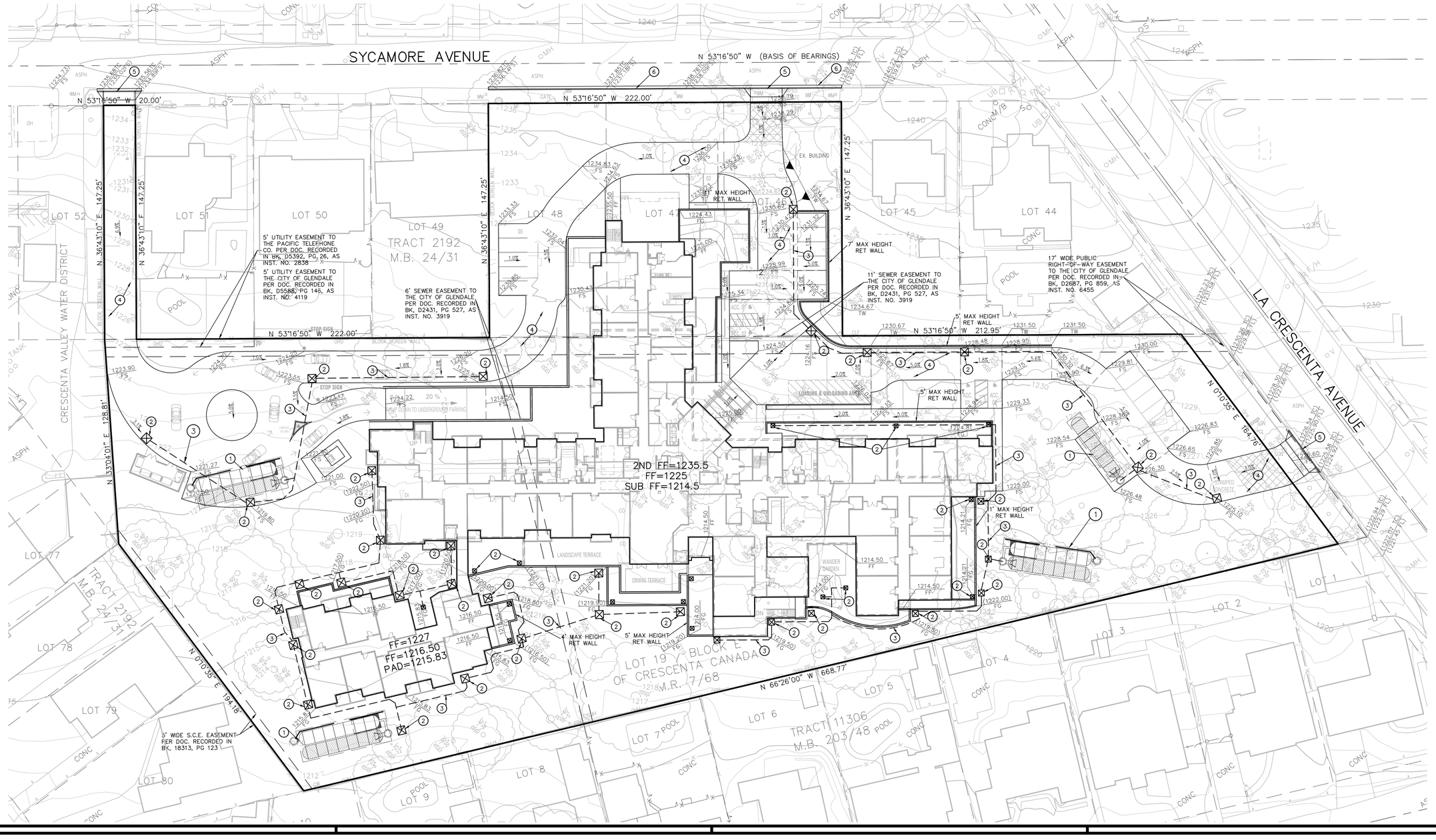
SHEET C1	PRELIMINARY GRADING PLAN
SHEET C2	CUT FILL MAP
SHEET C3	TOPOGRAPHIC SURVEY

SCALE: 1"=30'

30 0 30 60

CONSTRUCTION NOTES:

1. PROPOSED UNDERGROUND INFILTRATION SYSTEM
2. PROPOSED CATCH BASIN
3. PROPOSED STORM DRAIN
4. PROPOSED ASPH/CONC DRIVEWAY
5. PROPOSED DRIVEWAY PER SPPWC STD 110-2
6. PROPOSED CURB AND GUTTER PER SPPWC STD 120-2



SITE TECH INC.
8061 CHURCH STREET (MAIL: PO BOX 592) HIGHLAND, CA 92346
PH: (909)864-3180, FAX: (909)864-0850
BERNHARD K. MAYER R.C.E. 36866 DATE NOVEMBER 22, 2023

TWELVE OAKS
RESIDENTIAL CARE FACILITY FOR THE ELDERLY
2820 SYCAMORE AVE GLENDALE, CA

DATE:	ISSUANCE OR REVISION

REGISTERED PROFESSIONAL ENGINEER
BERNHARD K. MAYER
NO. 36866
Exp. 6-30-24
CIVIL
STATE OF CALIFORNIA

SHEET CONTENTS
CONCEPTUAL GRADING & DRAINAGE PLAN

PROJECT NO: XXXX

SHEET
C1

CITY OF GLENDALE, CALIFORNIA

TWELVE OAKS
RESIDENTIAL CARE FACILITY FOR THE ELDERLY
2820 SYCAMORE AVENUE
CUT - FILL MAP

EARTHWORK QUANTITY ESTIMATE:

	CUT	FILL
EXCAVATION	20,010 C.Y.	827 C.Y.
EMBANKMENT	———	———
SUBSIDENCE (0.1')	———	———
SHRINKAGE (5%)	———	———
SUB-X LOSS (10%)	———	———
TOTALS	20,010 C.Y.	827 C.Y.

EXPORT: 15,277 C.Y.

NOTE: EARTHWORK QUANTITIES ARE ESTIMATES ONLY FOR PERMITTING, CONTRACTOR TO DO THEIR OWN TAKE OFF PRIOR TO CONSTRUCTION.

LEGEND

INDICATES CUT

INDICATES FILL

SCALE: 1"=30'

30 0 30 60



SITETECH INC.
8061 CHURCH STREET (MAIL: PO BOX 592) HIGHLAND, CA 92346
PH: (909)864-3180, FAX: (909)864-0850
BERNHARD K. MAYER R.C.E. 36866

NOVEMBER 22, 2023 DATE

TWELVE OAKS
RESIDENTIAL CARE FACILITY FOR THE ELDERLY
2820 SYCAMORE AVE. GLENDALE, CA

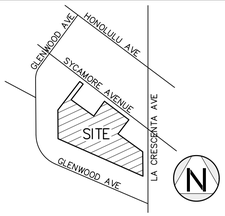
DATE:	ISSUANCE OR REVISION

REGISTERED PROFESSIONAL ENGINEER BERNHARD K. MAYER NO. 36866 Exp. 6-30-24 CIVIL STATE OF CALIFORNIA

SHEET CONTENTS
CUT-FILL MAP

PROJECT NO: XXXX

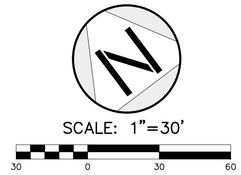
SHEET
C2



VICINITY MAP
NO SCALE

CITY OF GLENDALE, CALIFORNIA

TWELVE OAKS
RESIDENTIAL CARE FACILITY FOR THE ELDERLY
2820 SYCAMORE AVENUE
TOPOGRAPHIC SURVEY



LEGEND:

2400	– INDICATES EXISTING CONTOUR
	– INDICATES STREET CENTERLINE
	– INDICATES CURB LINE
	– INDICATES SUBJECT PROPERTY LINE
	– INDICATES LOT LINE
ASPH	– INDICATES ASPHALT
AC	– INDICATES AIR CONDITIONER
AL	– INDICATES AREA LIGHT
B	– INDICATES BOLLARD
BFP	– INDICATES BACK–FLOW PREVENTER
BW	– INDICATES BRICK WALL
CO	– INDICATES CLEANOUT
CONC	– INDICATES CONCRETE
CW	– INDICATES CONCRETE WALL
CLF	– INDICATES CHAIN–LINK FENCE
DI	– INDICATES DRAIN INLET
DL	– INDICATES TREE DRIP LINE
EV	– INDICATES ELECTRICAL VAULT
FDC	– INDICATES FIRE DEPARTMENT CONNECTION
FSV	– INDICATES FIRE SPRINKLER VALVE
FF	– INDICATES FINISH FLOOR
FP	– INDICATES FLAG POLE
GL	– INDICATES GROUND LIGHT
GM	– INDICATES GAS METER
GEN	– INDICATES GENERATOR
MB	– INDICATES MAIL BOX
MF	– INDICATES METAL FENCE
OH	– INDICATES OVERHANG
OHU	– INDICATES OVERHEAD UTILITY
PP	– INDICATES POWER POLE
RF	– INDICATES ROCK FOUNTAIN
RCV	– INDICATES RECLAIMED WATER VALVE
RET	– INDICATES RETAINING
TD	– INDICATES TRUNK DIAMETER
TE	– INDICATES TRASH ENCLOSURE
TR	– INDICATES TRANSFORMER
TSF	– INDICATES TUBE STEEL FENCE
UFE	– INDICATES UPPER FLOOR ENTRY
WF	– INDICATES WOOD FENCE
WM	– INDICATES WATER METER
WV	– INDICATES WATER VALVE

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY OF GLENDALE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 19 IN BLOCK "E" OF CRESCENTA CANADA, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 68 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 19 IN BLOCK "E" OF CRESCENTA CANADA, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 68 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF A STRAIGHT LINE EXTENDING FROM THE SOUTHEASTERLY CORNER OF LOT 77 OF TRACT NO. 2192, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TO A POINT IN THE SOUTHERLY LINE OF LOT 52 OF SAID TRACT NO. 2192, DISTANT WESTERLY THEREON 20 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 52.

PARCEL 2:

LOTS 46, 47 AND 48 OF TRACT NO. 2192, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

THE EASTERLY 20 FEET OF LOT 52 OF TRACT NO. 2192, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 5617–002–027

BLANKET EASEMENTS:

(A) AN EASEMENT GRANTED TO MARY C. WILLIAMS, A. I. KETCHUM AND ADELLA C. KETCHUM, CONSTRUCTION AND MAINTAIN WATER MAINS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED APRIL 25, 1882, IN BOOK 108 OF DEEDS, PAGE 50

(B) AN UNRECORDED EASEMENT DATED JUNE 7, 1915 OVER SAID LAND FOR POLE LINES, ALL POLES TO BE PLACED ALONG THE REAR AND ANY NECESSARY SIDE LINES OF LOTS IN SAID TRACT NO. 2192, AS DISCLOSED IN A DEED FROM SOUTHERN CALIFORNIA EDISON COMPANY TO CITY OF GLENDALE, RECORDED DECEMBER 22, 1955 AS INSTRUMENT NO. 3683, IN BOOK 49871, PAGE 75, OFFICIAL RECORDS. THE RECORD OWNERSHIP OF SAID EASEMENTS IS STILL VESTED IN THE CITY OF GLENDALE. AFFECTS ALL LOTS IN TRACT NO. 2192, AND LOT 129 "E" CRESCENTA CANADA.

(C) AN EASEMENT GRANTED TO NATIONAL CHARITY LEAGUE OF GLENDALE FOR THE PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JANUARY 30, 2004, IN OFFICIAL RECORDS AS, INSTRUMENT NO. 04–0215603

(D) AN EASEMENT GRANTED TO TIME WARNER CABLE ENTERPRISES LLC, AFFECTING THAT PORTION OF SAID LAND AND FOR THE ROUTING, INSTALLATION, MAINTENANCE, IMPROVEMENT, SERVICE, OPERATION AND REMOVAL OF WIRING AND EQUIPMENT USED IN THE PROVISION OF MULTI–CHANNEL VIDEO TELEVISION PROGRAMMING AND OTHER COMMUNICATION SERVICES AND INCIDENTAL PURPOSES PER DOCUMRNT RECORDED APRIL 11, 2018, IN OFFICIAL RECORDS, AS INSTRUMENT NO. 20180349290

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CENTERLINE OF SYCAMORE AVENUE PER TRACT 2192, RECORDED IN MAP BOOK 24, PAGE 31, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.
BEARING BEING: N 53°16'50" W

BENCHMARK:

BM 2172
BRASS DISK IN WESTERLY CURB OF LA CRESCENTA AVE. 1.0' NORTHERLY OF THE BCR OF NORTHWESTERLY CURB RETURN AT THE INTERSECTION OF LA CRESCENTA AVE. & GLENWOOD AVE
ELEVATION: 1,216.07 (NGVD 29)

TWELVE OAKS
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2820 SYCAMORE AVE GLENDALE, CA





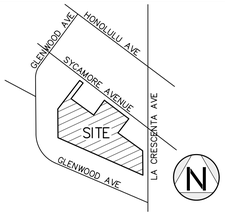
SHEET CONTENTS
TOPOGRAPHIC SURVEY

PROJECT NO: XXXX

SHEET
C3

CITY OF GLENDALE, CALIFORNIA

TWELVE OAKS
RESIDENTIAL CARE FACILITY FOR THE ELDERLY
2820 SYCAMORE AVENUE
TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

N

SCALE: 1"=30'
30 0 30 60

SYCAMORE AVENUE

N 53°16'50" W (BASIS OF BEARINGS)

N 53°16'50" W 20.00'

N 53°16'50" W 222.00'

N 36°43'10" E 147.25'

N 53°16'50" W 212.95'

N 0°10'35" E 164.76'

N 53°04'01" E 128.81'

N 66°26'00" W 1668.77'

LOT 52 | LOT 51 | LOT 50 | LOT 49 TRACT 2192 M.B. 24/31 | LOT 48 | LOT 47 | LOT 46 | LOT 45 | LOT 44

LOT 77 | LOT 78 | LOT 79 | LOT 80 | TRACT 2192 M.B. 24/31

LOT 19 BLOCK E LA CRESCENTA CANADA M.R. 7/68

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | TRACT 11306 M.B. 203/48

5' UTILITY EASEMENT TO THE PACIFIC TELEPHONE CO. PER DOC. RECORDED IN BK. D5392, PG. 26, AS INST. NO. 2838

5' UTILITY EASEMENT TO THE CITY OF GLENDALE PER DOC. RECORDED IN BK. D5586, PG 146, AS INST. NO. 4119

6' SEWER EASEMENT TO THE CITY OF GLENDALE PER DOC. RECORDED IN BK. D2431, PG 527, AS INST. NO. 3919

11' SEWER EASEMENT TO THE CITY OF GLENDALE PER DOC. RECORDED IN BK. D2431, PG 527, AS INST. NO. 3919

17' WIDE PUBLIC RIGHT-OF-WAY EASEMENT TO THE CITY OF GLENDALE PER DOC. RECORDED IN BK. D2687, PG 859, AS INST. NO. 6455

8' WIDE S.C.E. EASEMENT PER DOC. RECORDED IN BK. 18313, PG 123

LA CRESCENTA AVENUE

CRESCENTA VALLEY WATER DISTRICT

EX. BUILDING | POOL | TANK | ROCK WALL | RET. WALL | DECORATIVE WELL | WOOD HEADER | BLOCK SCREEN WALL | CHAIN LINK FENCE | GATE | SHED | RAMP | DECORATIVE WALL | PET. WALL | RC DOOR OPENER

SITETECH INC.
8061 CHURCH STREET (MAIL: PO BOX 592) HIGHLAND, CA 92346
PH: (909)864-3180, FAX: (909)864-0850
BERNHARD K. MAYER R.C.E. 36866 NOVEMBER 22, 2023

TWELVE OAKS
RESIDENTIAL CARE FACILITY FOR THE ELDERLY
2820 SYCAMORE AVE. GLENDALE, CA

DATE:	ISSUANCE OR REVISION

LICENSED LAND SURVEYOR BERNHARD K. MAYER NO. 7319 Exp. 6-30-25 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BERNHARD K. MAYER NO. 36866 Exp. 6-30-24 CIVIL STATE OF CALIFORNIA

SHEET CONTENTS
TOPOGRAPHIC SURVEY

PROJECT NO: XXXX

SHEET
C4



PROJECT DATA

Building Footprint			
Existing Building Footprint	24,289.6	SF	
Proposed Building Footprint	47,224	SF	
Lot Coverage			
Lot Area	189,306	SF	
Existing			
Building Footprint	24,289.60	SF	12.83%
Hardscape	54,018	SF	28.53%
Permanent Landscape	110,998	SF	58.63%
Proposed			
Building Footprint	47,224	SF	24.95%
Hardscape	50,817	SF	26.84%
Permanent Landscape	91,265	SF	48.21%

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SANTA BARBARA
CALIFORNIA 93101
805 962 2746

TWELVE OAKS
RESIDENTIAL CARE FACILITY FOR THE ELDERLY
2820 SYCAMORE AVE, GLENDALE, CA 91214

DATE:	ISSUANCE OR REVISION
2023.06.30	VARIANCE SUBMITTAL
2023.12.01	VARIANCE SUBMITTAL #2

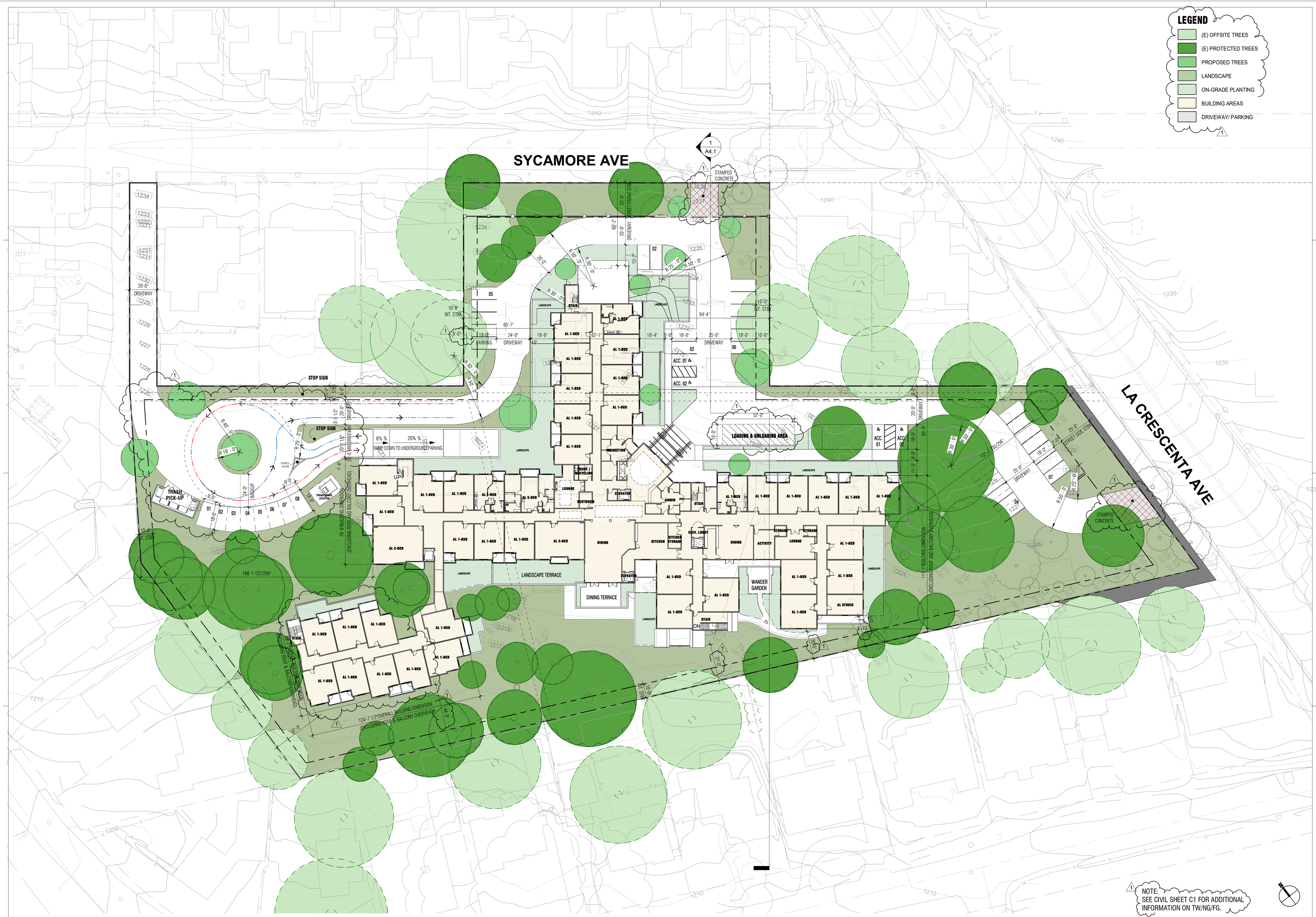
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SHEET CONTENTS
PLOT PLAN

PROJECT NO: 9956

SHEET
A0.2

PLOT PLAN 1" = 30'-0" 1



NOTE:
SEE CIVIL SHEET C1 FOR ADDITIONAL INFORMATION ON TW/NG/FG.

SITE PLAN 1" = 30'-0" | 1

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805 962 2746

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SHEET CONTENTS

SITE PLAN

PROJECT NO: 9956

SHEET

A1.1

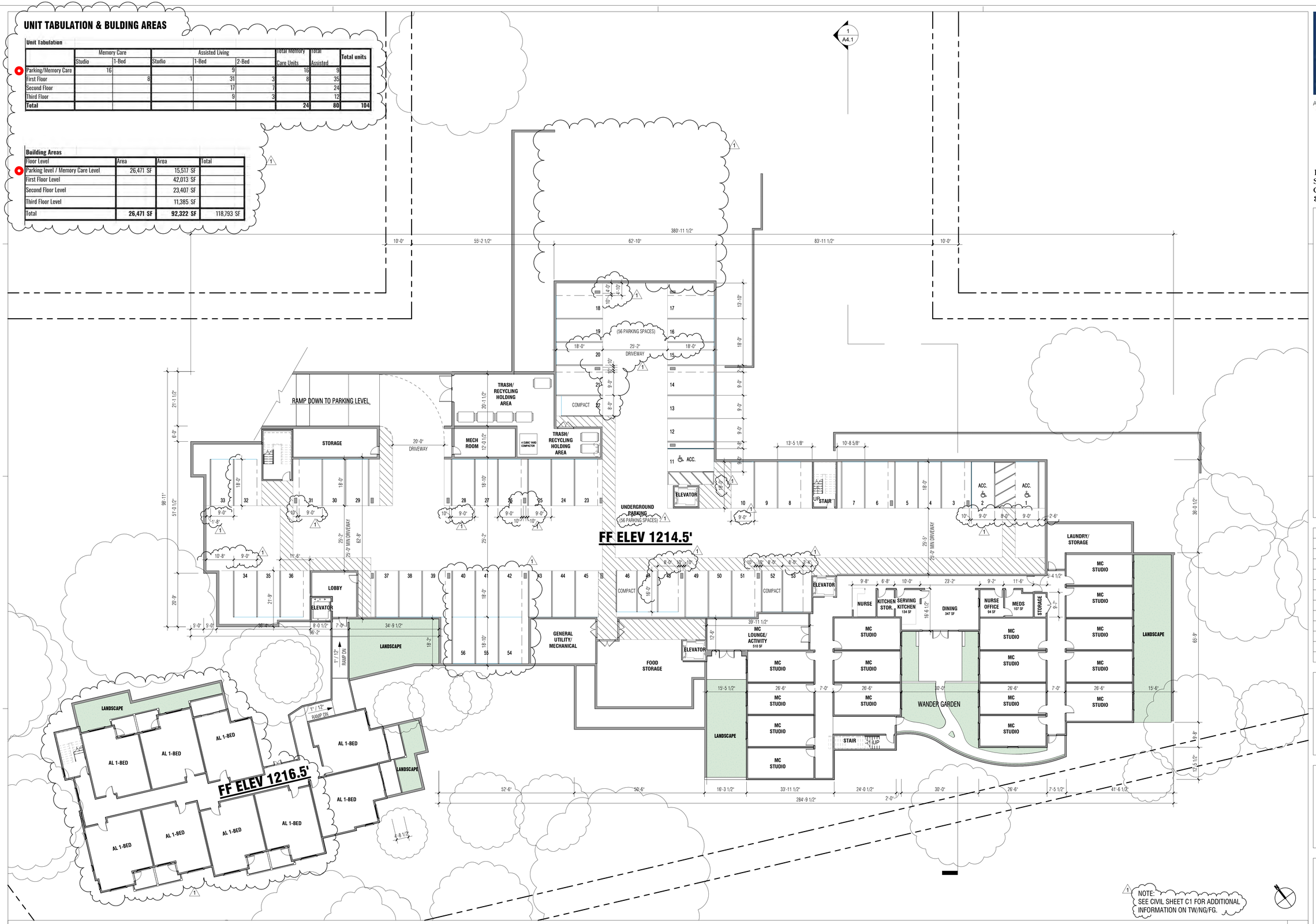
UNIT TABULATION & BULDING AREAS

Unit Tabulation

	Memory Care		Assisted Living			Total Memory	Total	Total units
	Studio	1-Bed	Studio	1-Bed	2-Bed	Care Units	Assisted	
Parking/Memory Care	16			9		16	9	
First Floor		8	1	31	3	8	35	
Second Floor				17	7		24	
Third Floor				9	3		12	
Total						**24**	**80**	**104**

Building Areas

Floor Level	Area	Area	Total
Parking level / Memory Care Level	26,471 SF	15,517 SF	
First Floor Level		42,013 SF	
Second Floor Level		23,407 SF	
Third Floor Level		11,385 SF	
Total	**26,471 SF**	**92,322 SF**	118,793 SF



NOTE:
SEE CIVIL SHEET C1 FOR ADDITIONAL INFORMATION ON TW/NG/FG.

PARKING LEVEL / MEMORY CARE (FF ELEV 1214.5') 1/16" = 1'-0" | 1

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SANTA BARBARA
CALIFORNIA 93101
805 962 2746

TWELVE OAKS
RESIDENTIAL CARE FACILITY FOR THE ELDERLY

2820 SYCAMORE AVE, GLENDALE, CA 91214

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SHEET CONTENTS

FLOOR PLANS

PROJECT NO: 9956

SHEET

A2.0

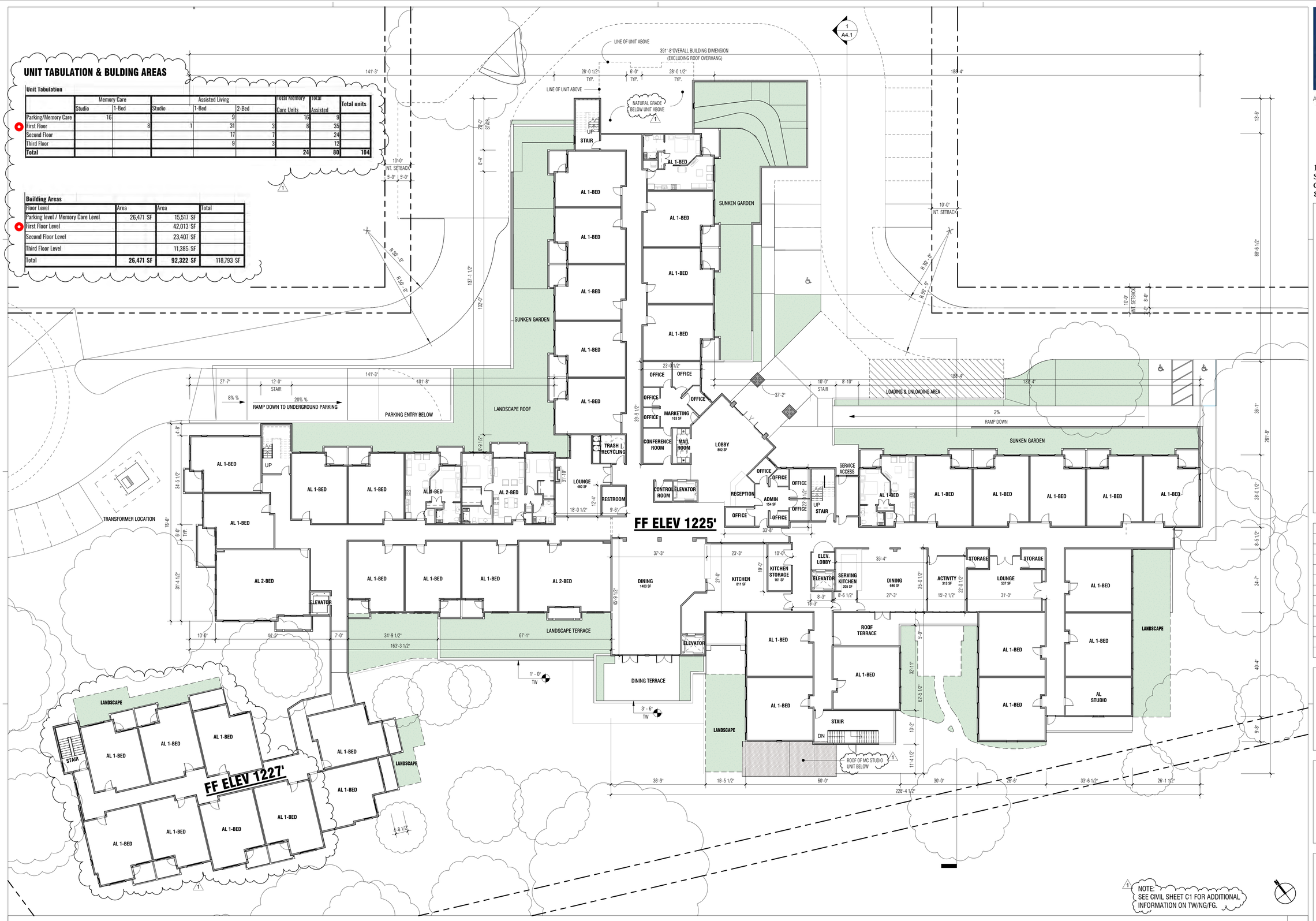
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Building Areas

Floor Level	Area	Area	Total
Parking level / Memory Care Level	26,471 SF	15,517 SF	
First Floor Level		42,013 SF	
Second Floor Level		23,407 SF	
Third Floor Level		11,385 SF	
Total	**26,471 SF**	**92,322 SF**	118,793 SF



NOTE:
SEE CIVIL SHEET C1 FOR ADDITIONAL INFORMATION ON TW/NG/FG.

1ST FLOOR (FF ELEV 1225') 1/16" = 1'-0" | 1

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SHEET CONTENTS

FLOOR PLANS

PROJECT NO: 9956

SHEET

A2.1

UNIT TABULATION & BULDING AREAS

Unit Tabulation

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SHEET CONTENTS

FLOOR PLANS

PROJECT NO: 9956

SHEET

A2.2

2ND FLOOR 1/16" = 1'-0" | 1

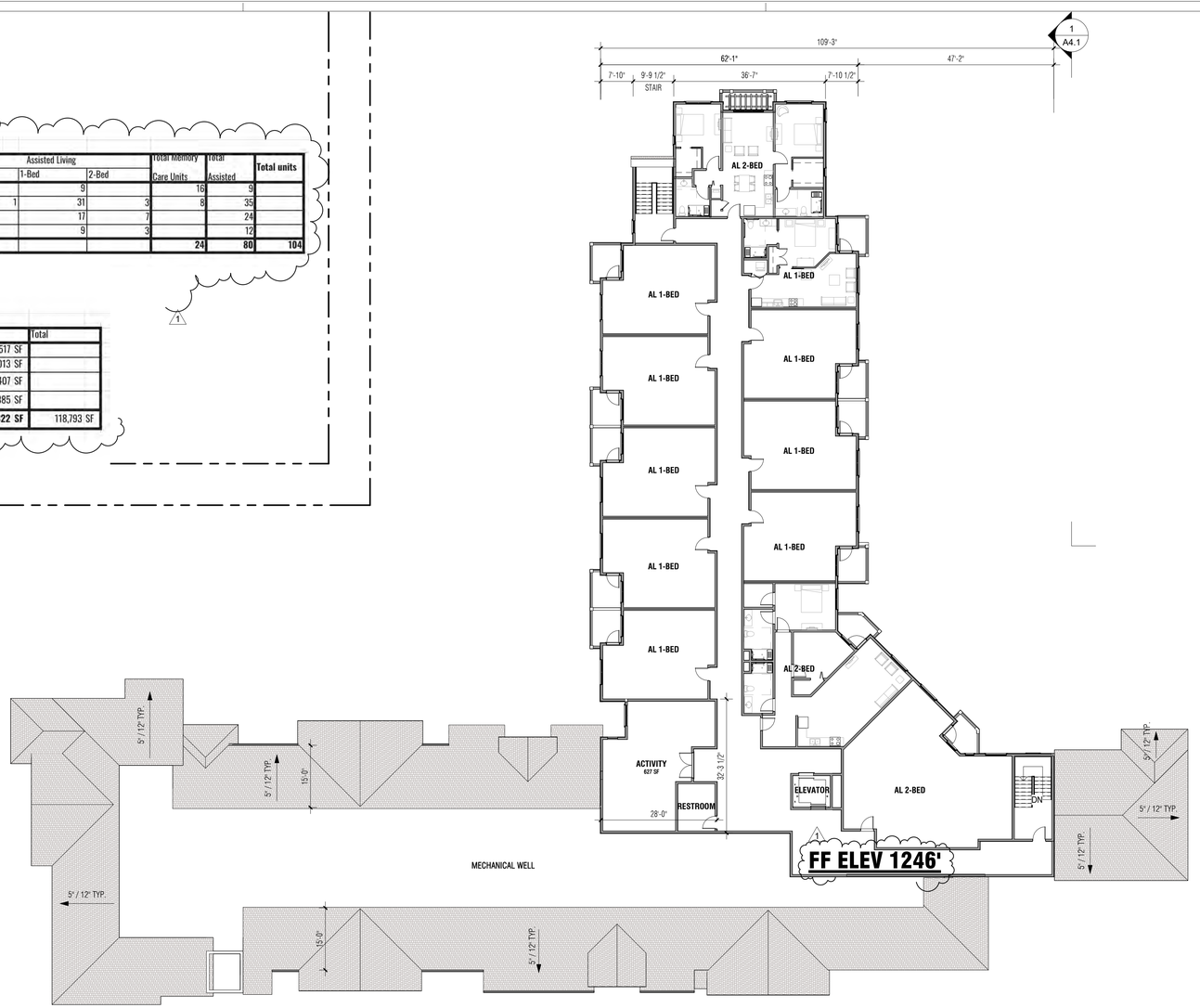
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SHEET CONTENTS

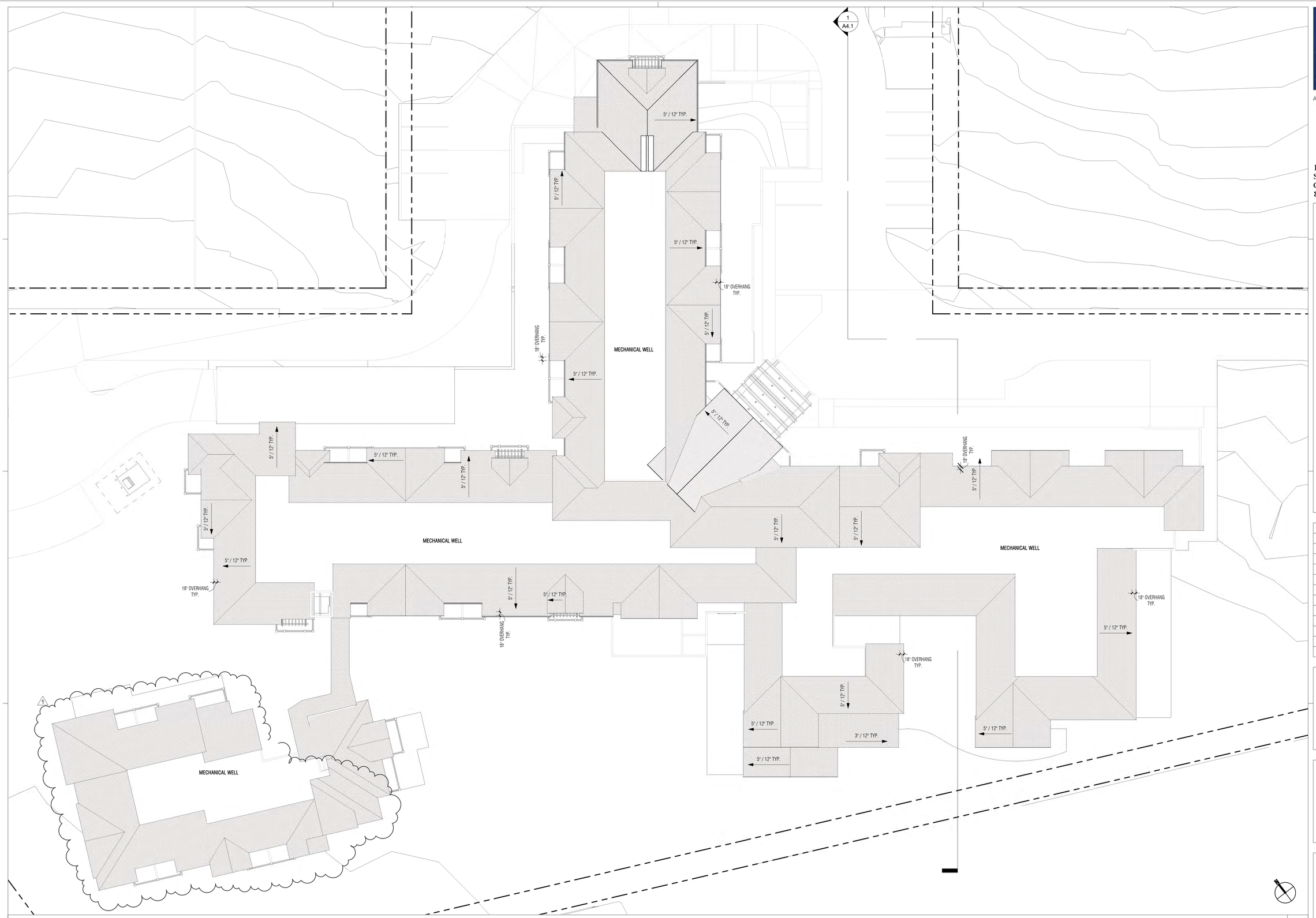
FLOOR PLANS

PROJECT NO: 9956

SHEET

A2.3

3RD FLOOR 1/16" = 1'-0" | 1



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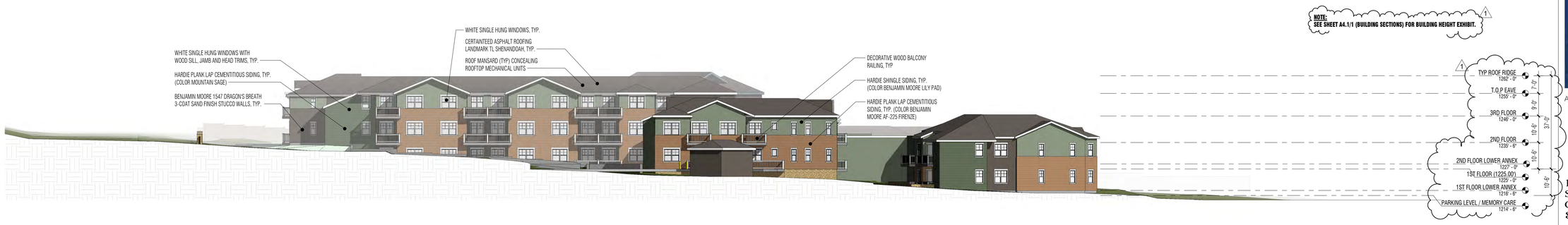
ROOF PLAN

PROJECT NO: 9956

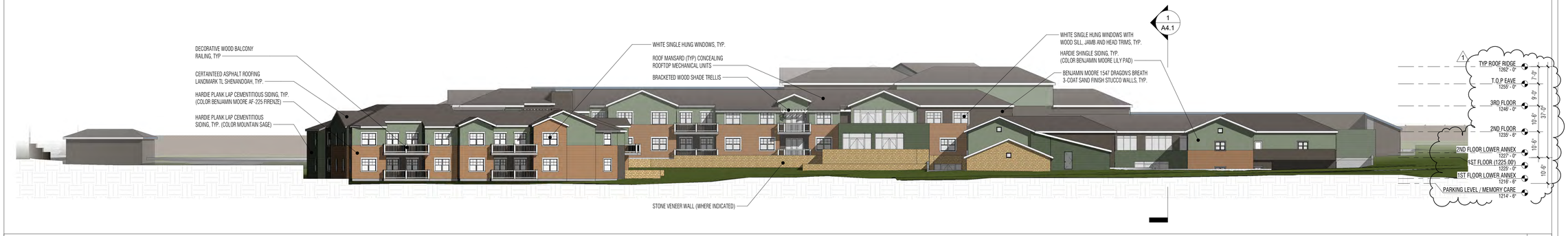
SHEET

A2.4

ROOF PLAN 1/16" = 1'-0" | 1



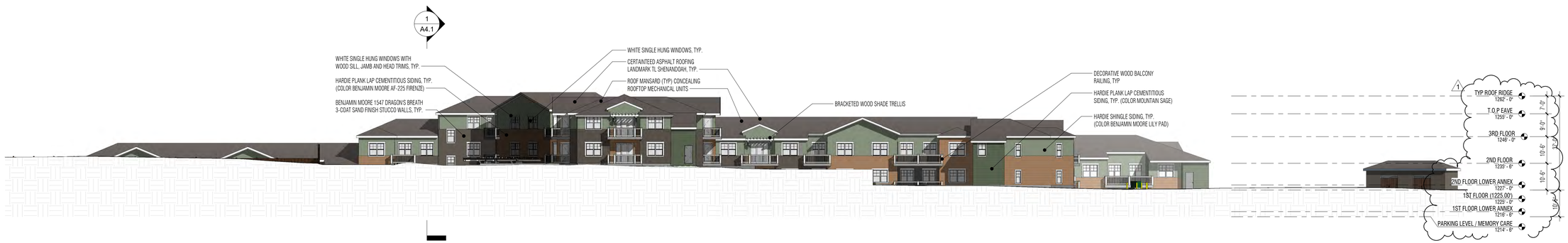
WEST ELEVATION 1" = 20'-0" | 4



SOUTH ELEVATION 1" = 20'-0" | 3



EAST ELEVATION 1" = 20'-0" | 2



NORTH ELEVATION 1" = 20'-0" | 1

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2820 SYCAMORE AVE, GLENDALE, CA 91214

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SHEET CONTENTS

ELEVATIONS

PROJECT NO: 9956

SHEET

A3.1



WEST ELEVATION 1" = 20'-0" | 4



SOUTH ELEVATION 1" = 20'-0" | 3



EAST ELEVATION 1" = 20'-0" | 2



NORTH ELEVATION 1" = 20'-0" | 1

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SANTA BARBARA
CALIFORNIA 93101
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TWELVE OAKS

RESIDENTIAL CARE FACILITY FOR THE ELDERLY

2820 SYCAMORE AVE, GLENDALE, CA 91214

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SHEET CONTENTS

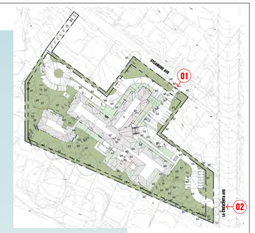
ELEVATIONS WITH TREES

PROJECT NO: 9956

SHEET

A3.1A





02 VIEW FROM LA CRESCENTA AVE (WITH EXISTING PROTECTED TREES ONLY)



01 VIEW FROM SYCAMORE AVE (WITH EXISTING PROTECTED TREES ONLY)

HBA
ARCHITECTURE + PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

TWELVE OAKS
RESIDENTIAL CARE FACILITY FOR THE ELDERLY

2820 SYCAMORE AVE, GLENDALE, CA 91214

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SHEET CONTENTS

3D VIEWS

PROJECT NO: 9956

SHEET

A3.10





02 NORTHEAST AERIAL VIEW (WITH EXISTING PROTECTED TREES ONLY)



01 AERIAL VIEW FROM NORTH (WITH EXISTING PROTECTED TREES ONLY)

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SANTA BARBARA
CALIFORNIA 93101
805 962 2746

TWELVE OAKS
RESIDENTIAL CARE FACILITY FOR THE ELDERLY

2820 SYCAMORE AVE, GLENDALE, CA 91214

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SHEET CONTENTS

3D VIEWS

PROJECT NO: 9956

SHEET

A3.11





02 AERIAL VIEW OF PROJECT FROM NORTHWEST SHOWING BASEMENT PARKING ENTRY RAMP (WITH EXISTING PROTECTED TREES ONLY)



01 AERIAL VIEW OF PROJECT FROM SOUTH (WITH EXISTING PROTECTED TREES ONLY)

HBA
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SANTA BARBARA
CALIFORNIA 93101
805 962 2746

TWELVE OAKS
RESIDENTIAL CARE FACILITY FOR THE ELDERLY

2820 SYCAMORE AVE, GLENDALE, CA 91214

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SHEET CONTENTS

3D VIEWS

PROJECT NO: 9956

SHEET

A3.12



01 AERIAL VIEW OF PROJECT FROM SOUTHWEST (WITH EXISTING PROTECTED TREES ONLY)

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SHEET CONTENTS

3D VIEWS

PROJECT NO: 9956

SHEET

A3.13





ENLARGED SECTION SCALE 1"=10'-0"



OVERALL BUILDING ELEVATION / SECTION 1" = 20'-0" | 1

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SHEET CONTENTS

SECTIONS

PROJECT NO: 9956

SHEET

A4.1

LEGEND		
	DESCRIPTION	NOTES
	NATIVE TREE SPECIES ONSITE	PROTECT IN PLACE PER ARBORIST REPORT RECOMMENDATIONS
	NATIVE TREE SPECIES OFFSITE	PROTECT IN PLACE PER ARBORIST REPORT RECOMMENDATIONS
	NATIVE TREE SPECIES TO BE REMOVED	MITIGATE REMOVALS WITH NEW
	NON-NATIVE TREE SPECIES ONSITE	PROTECT IN PLACE
	NEW TREES	

SYCAMORE AVE

ASTERISK:LOW STONE COLUMN & FLOWER BOWL

SCREENING TREES / SHRUBS

SCREENING TREES / SHRUBS

OAK WOODLAND

LA CRESCENTA AVE

OAK WOODLAND

ENTRY PATIO

MC PATIO/GARDEN

AL TERRACES

MC PASSIVE SPACE

MC PASSIVE SPACE

RESIDENT GARDENS

OAK WOODLAND

PRIVATE DOG PARK

OAK WOODLAND

SCREENING TREES / SHRUBS

LAWN / AREA OF REFUGE

ACCENT INTERSECTION

POLINATOR GARDEN

ECS

Master Plan - Schematic Diagram

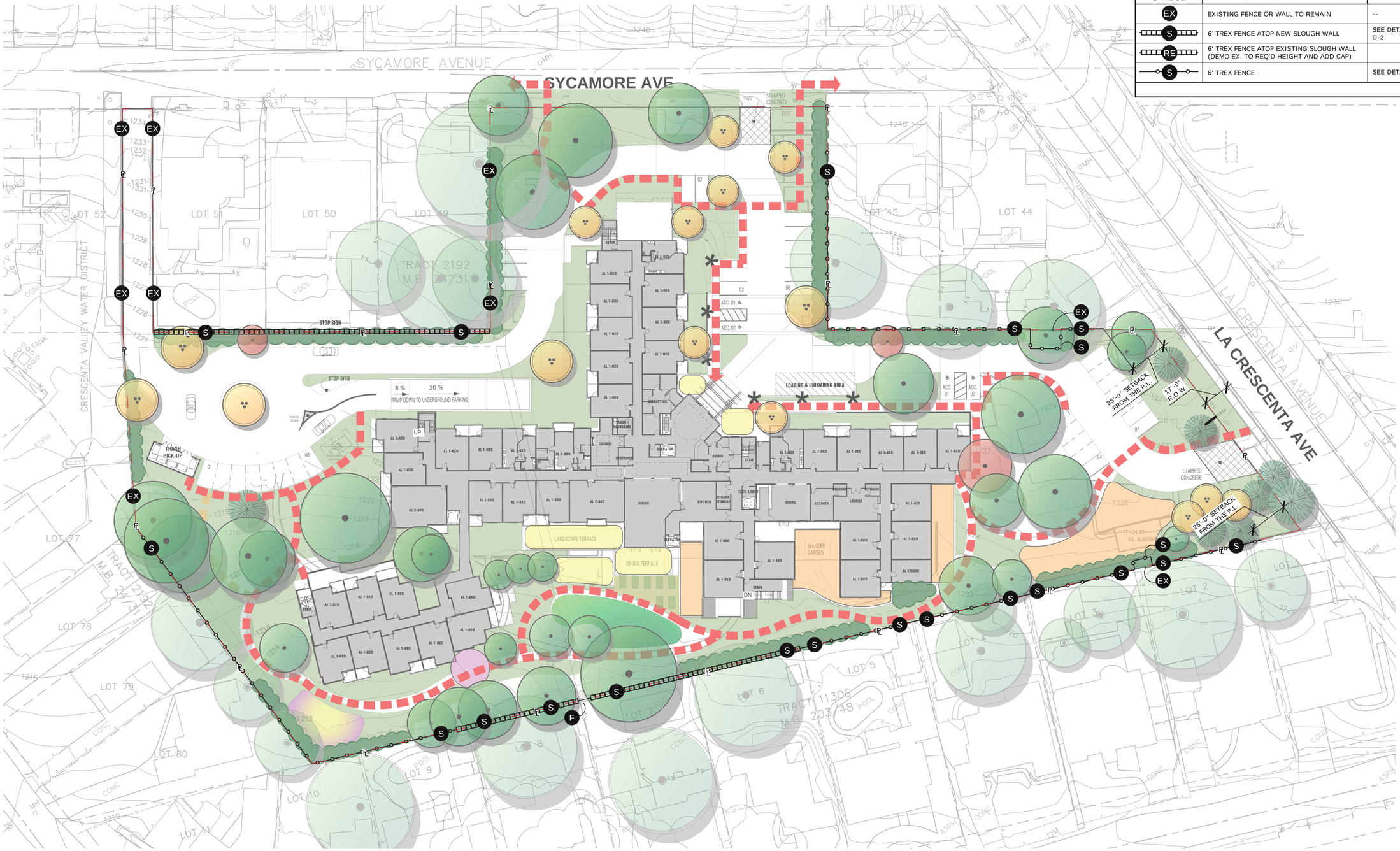
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O 949.250.4822 www.landconcern.com

Twelve Oaks Senior Living

Glendale, California

June 19, 2023 | L-1

SITE PLAN FENCE AND WALL LEGEND		
SYMBOL	DESCRIPTION / MATERIAL	
EX	EXISTING FENCE OR WALL TO REMAIN	--
S	6' TREX FENCE ATOP NEW SLOUGH WALL	SEE DETAIL (d,e,f) ON SHEET D-2.
RE	6' TREX FENCE ATOP EXISTING SLOUGH WALL (DEMO EX. TO REQ'D HEIGHT AND ADD CAP)	
S	6' TREX FENCE	SEE DETAIL (f) ON SHEET D-1.



ECS

Master Plan - Fence & Wall

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ECS

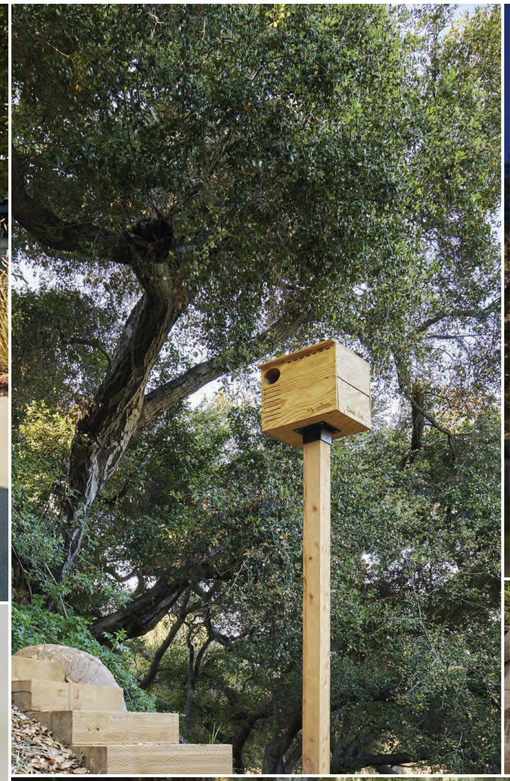
Master Plan - Concept Imagery

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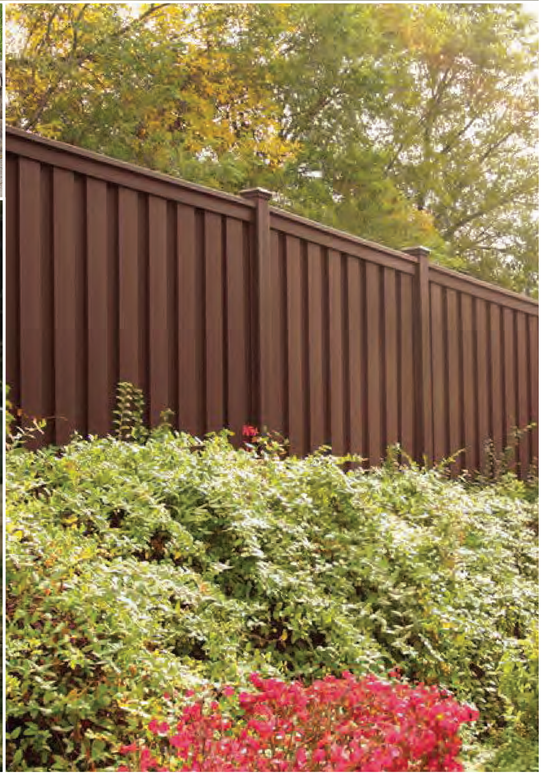












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Glendale, California

INDIGENOUS TREE PLAN

SOME TREE LOCATIONS ARE APPROXIMATE

TWELVE OAKS SENIOR LIVING – MASTER PLAN

2820 SYCAMORE AVENUE



KEY

- Indigenous tree location
- Indigenous tree canopy
- Proposed indigenous tree removal
- Protective fencing – Phase 1 — To be installed before any demolition or construction begins
- Protective fencing – Phase 2 — Modifications to be made after demolition, before construction begins
- Recommended path of ingress/egress

* To enhance readability of this plan, only the outermost edge of indigenous tree canopies is shown where they overlap.

Property: Twelve Oaks Senior Living

INDIGENOUS TREE INVENTORY DATA

Date: 4/25/23

Tree #	Species	DSH (inches)**	Height***	Spread****	Health	Structure	Disposition
1	*Quercus agrifolia*	25,20	30	22/19/16/16	fair	fair	impact
2	*Quercus agrifolia*	31	40	22/20/25/32	fair	fair	impact
3	*Quercus agrifolia*	27.5	45	22/27/29/27	fair	good	impact
4	*Quercus agrifolia*	28	40	21/18/23/19	fair	fair	impact
5	*Quercus agrifolia*	12	25	10r	good	fair	remove for road
6	*Quercus agrifolia*	20.5,17.5,17,12 @ 4'	25	15/17/23/28	fair	fair	impact
PL7	*Quercus agrifolia*	20,20	35	26r	good	fair	impact
8	*Quercus agrifolia*	18 @ 2'	30	12r	fair	fair	impact
PL9	*Quercus agrifolia*	~22	40	~15/~18/23/6	good	fair	impact
PL10	*Quercus agrifolia*	10.5	25	10r	fair	fair	no impact expected
11	*Quercus agrifolia*	11.5	25	12/12/7/14	fair	fair	impact
12	*Quercus agrifolia*	36 @ 2'	40	24/28/26/24	fair	good	impact
13	*Quercus agrifolia*	29,28 @ 2'	35	25/26/37/27	fair	fair	impact
14	*Quercus agrifolia*	19.5,13 @ 4'	35	25/13/15/21	fair	fair	remove for building
15	*Quercus agrifolia*	26.5 @ 3'	40	18/16/21/20	fair	fair	impact
16	*Quercus agrifolia*	21,12.5,11.5 @ 3'	35	15/10/18/20	good	poor	no impact expected
17	*Quercus agrifolia*	34	45	30/29/16/30	fair	fair	impact
18	*Quercus agrifolia*	25,21,19	40	21/30/22/23	fair	fair	impact
19	*Platanus racemosa*	23	45	16r	fair	poor	impact
20	*Platanus racemosa*	27.5	60	18r	poor	fair	impact
21	*Quercus agrifolia*	26,19 @ 2'	50	24/22/22/10	fair	fair	impact
22	*Quercus agrifolia*	11	30	9/4/10/18	good	fair	impact
23	*Quercus agrifolia*	26.5	35	23/27/28/25	fair	fair	impact
24	*Quercus agrifolia*	29 @ 3.5'	35	37/23/25/29	fair	fair	impact
25	*Quercus agrifolia*	18	25	39NW	fair	poor	impact
26	*Quercus agrifolia*	20,18	30	3/12/25/12	good	fair	impact
27	*Quercus agrifolia*	19	30	23/24/19/—	good	fair	impact
28	*Quercus agrifolia*	24,18	45	5/11/35/34	fair	fair	impact
29	*Quercus agrifolia*	31	45	9/31/27/34	fair	fair	impact
30	*Lost tag*						
31	*Quercus agrifolia*	21	40	16/20/12/22	fair	fair	impact
32	*Quercus agrifolia*	35	50	28/31/19/32	good	good	impact
33	*Quercus agrifolia*	15,12	35	—/11/24/29	good	fair	impact
34	*Quercus agrifolia*	~22	40	27SW	good	fair	remove for road
35	*Quercus agrifolia*	60 @ .5'	40	37/33/40/33	fair	fair	impact
36	*Quercus agrifolia*	24,23	35	20/7/16/24	fair	fair	impact
37	*Quercus agrifolia*	19,19 @ 4'	30	4/18/24/27	fair	fair	impact
38	*Quercus agrifolia*	14	40	10r	good	fair	impact

Tree #	Species	DSH (inches)**	Height***	Spread****	Health	Structure	Disposition
39	*Quercus agrifolia*	18	40	13r	fair	fair	impact
40	*Quercus agrifolia*	11	35	17NE/12SE	fair	fair	impact
OP41*	*Quercus agrifolia*	~20	45	10, wall	fair	fair	impact
OP42*	*Quercus agrifolia*	~25	45	3, wall	fair	fair	no impact expected
OP43*	*Quercus agrifolia*	~40	40	7, property line	fair	good	no impact expected
OP44*	*Quercus agrifolia*	~25	30	13, property line	good	fair	impact
OP45*	*Quercus agrifolia*	~15	30	14, property line	good	fair	impact
PL46*	*Quercus agrifolia*	6	20	6r	good	fair	impact
OP47*	*Quercus agrifolia*	~6	20	at property line	fair	fair	no impact expected
OP48*	*Quercus agrifolia*	~20	40	at property line	fair	fair	no impact expected
OP49*	*Quercus agrifolia*	~30,20,20	35	30, wall	fair	fair	impact
OP50*	*Quercus agrifolia*	~20, 15	50	10, wall	fair	fair	no impact expected

* No tag.
** Diameter is measured at standard height of 4.5-feet above grade, unless otherwise specified.
*** Height is estimated in feet.
**** Spread is the canopy distance estimated in feet to the North/East/South/West, an average canopy radius "r" estimated in feet, or for OP trees - a distance in feet for canopy overhanging a feature (like property line or perimeter wall) subject property.

ALISON LANCASTER ASCA AMERICAN SOCIETY OF CONSULTING ARBORISTS Registered Consulting Arborist #706

#WE-12464B
Alison Lancaster Consulting Arborists LLC
1744 Franklin Street Unit B
Santa Monica, CA 90404
11/22/23

0 15 30 60
SCALE: 1" = 30'

TP-1

INDIGENOUS TREE PLAN
TWELVE OAKS SENIOR LIVING – MASTER PLAN
2820 SYCAMORE AVENUE