

ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes terms like & L Angle, ACOUS. Acoustical, ARCH. Architectural, etc.

GENERAL NOTES

- 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL NOTIFY ARCHITECT OF ANY ERRORS OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

NOTE: ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2017 CALIFORNIA BUILDING (CBC), ELECTRICAL (CEC), MECHANICAL (CMC), AND PLUMBING (CPC), 2017 ENERGY (T-24, PARTB), FIRE, GREEN BUILDING STANDARD, BUILDING STANDARD ADMINISTRATIVE, REFERENCE STANDARD CODE SHALL BE APPLICABLE TO THIS PROJECT.

- 1. VERIFY COMPLIANCE TO THE 2017 CBC ACCESSIBILITY. FIRE ALARM SYSTEM REQUIRED BY 907.2.1 UNDER SEPERATE PERMIT

LA CANADA ASSISTED LIVING

OWNER: HARRY H AHN TEL: (818) 468-5132
STRUCTURAL ENGINEER: LEE & LEE STRUCTURAL ENGINEERING INC.
ARCHITECT: A&H ARCHITECTS, INC. TEL: (213) 804-2255

BUILDING DATA
A. SCOPE OF WORK: 1. NEW CONSTRUCTION OF THREE STORY ASSISTED LIVING BUILDING APPROX. 35,000 SQ.FT. W/ SUBTERRANEAN PARKING STRUCTURE & 2. 2 LEVELS OF OPEN DECK PARKING STRUCTURE BEHIND THE EXISTING MEDICAL BUILDING.

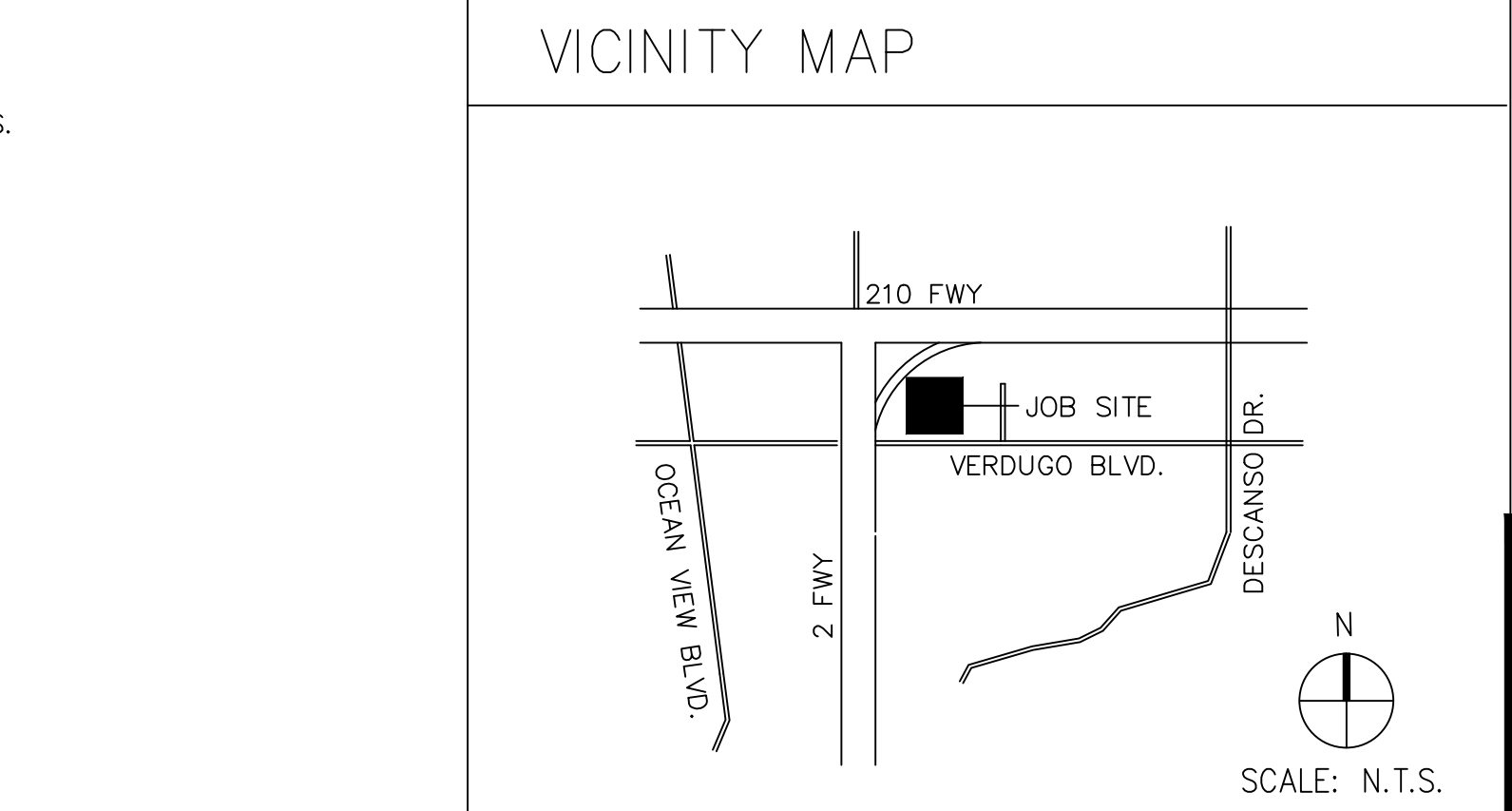
OCCUPANCY LOAD table with columns: ROOM NAME, SQ.FT., OCC. LOAD FACTOR, OCC.LOAD. Rows include KITCHEN, ELECT. ROOM, MUTI/ DINING ROOM, etc.

Table with 2 columns: TYPE, ROOM SIZE, 1ST FLR., 2ND FLR., 3RD FLR., TOTAL. Rows include SINGLE, DOUBLE, and TOTAL for various room types.

- 15. PARKING ANALYSIS: 1. REQUIRED: EXISTING MEDICAL BUILDING NEW ASSISTED LIVING
2. PROVIDED: 118 CARS
PARKING AREA 'A': EXISTING MEDICAL BUILDING 36 CARS

DRAWING INDEX

Table with 2 columns: ARCHITECTURAL and MECHANICAL. Lists drawing titles like A000 TITLE SHEET, A001 NOTE SHEET, M-1 LEGEND, NOTES, EQUIP. LIST, DETAILS.



PROJECT NAME LA CANADA ASSISTED LIVING 1809 VERDUGO BLVD. GLENDALE, CA 91208

A&H ARCHITECTS, INC. Architecture, Planning and Interiors 2560 W. OLYMPIC BLVD., SUITE 305, LOS ANGELES, CALIF. 90006

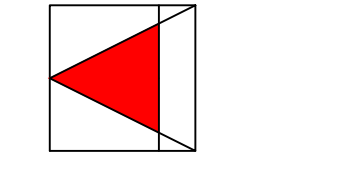
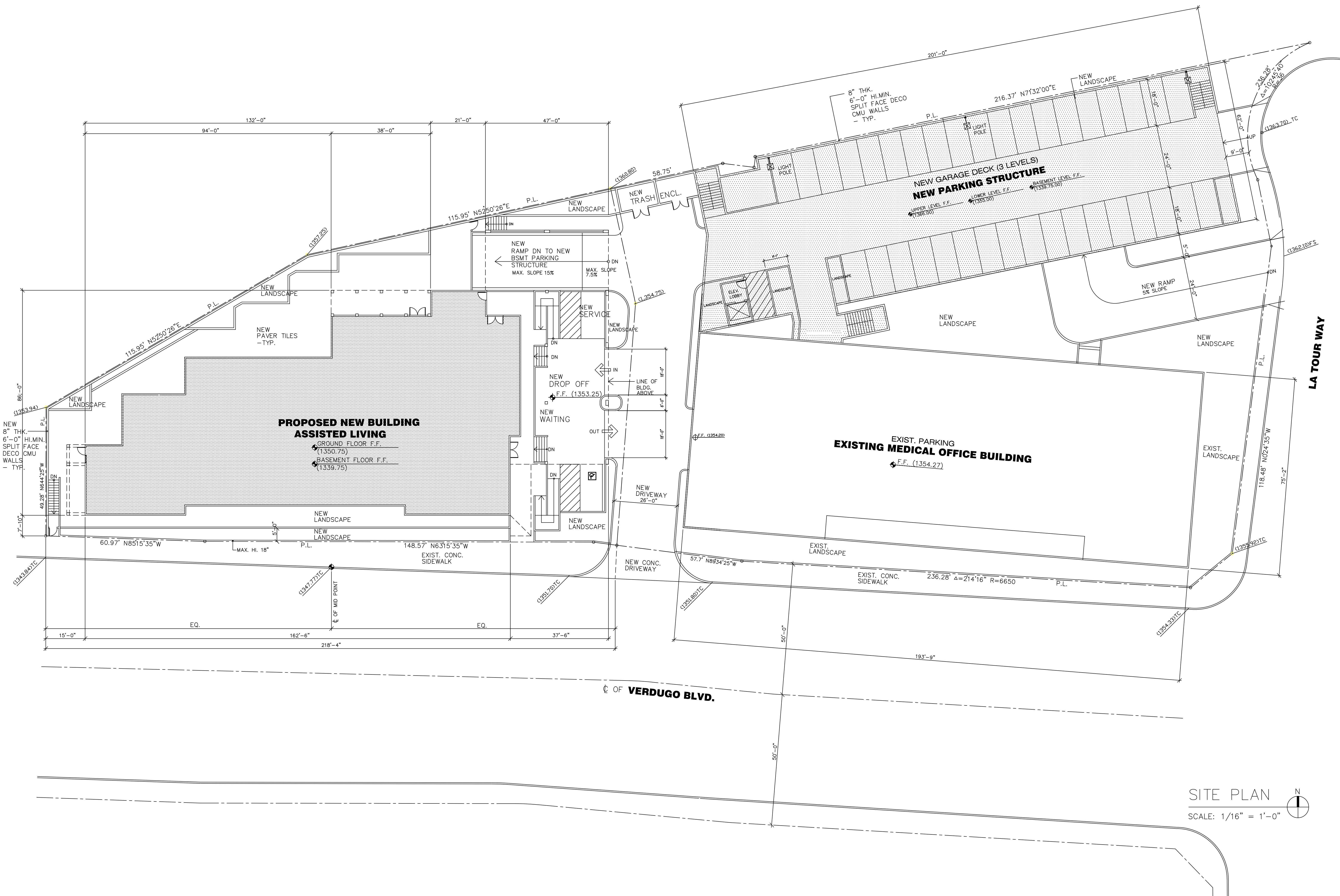


Table with 2 columns: REVISIONS, Revisions indicated thus: A. Includes columns for Date, Drawn by, Checked by, and Date.

Table with 2 columns: SHEET TITLE, TITLE SHEET. Includes SHEET NO. A000.

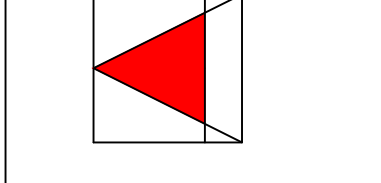
SHEET TITLE TITLE SHEET SHEET NO. A000



SITE PLAN  
SCALE: 1/16" = 1'-0"

PROJECT NAME  
**LA CANADA ASSISTED LIVING**  
1809 VERDUGO BLVD.  
GLENDALE, CA 91208

**A&H ARCHITECTS, INC.**  
Architecture, Planning and Interiors  
2560 W. OLYMPIC BLVD., SUITE 305, LOS ANGELES, CALIF. 90006  
TEL: (213) 804-2255  
E-MAIL: aarchitects.inc@gmail.com



REVISIONS	
Date	Revisions indicated thus A:

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Approved for the Architect by	
Drawn by	
Checked by	
Date	

SHEET TITLE  
SITE PLAN

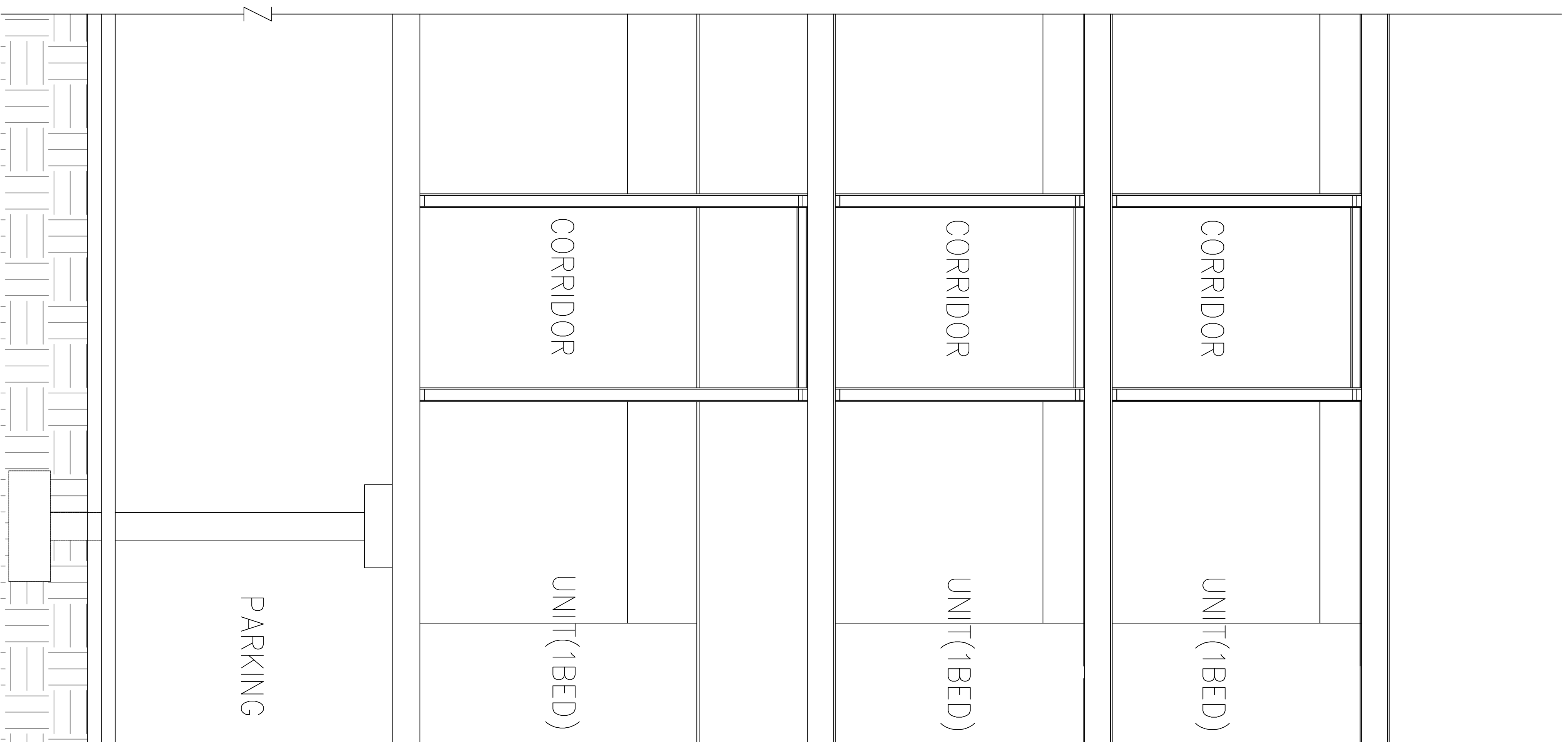
SHEET NO.  
**AS100**



WALL SECTION

SCALE : 3/8" = 1'-0"

B



WALL SECTION

SCALE : 3/8" = 1'-0"

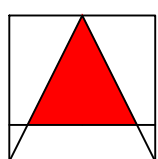
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SHEET TITLE

WALL SECTIONS

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Date		



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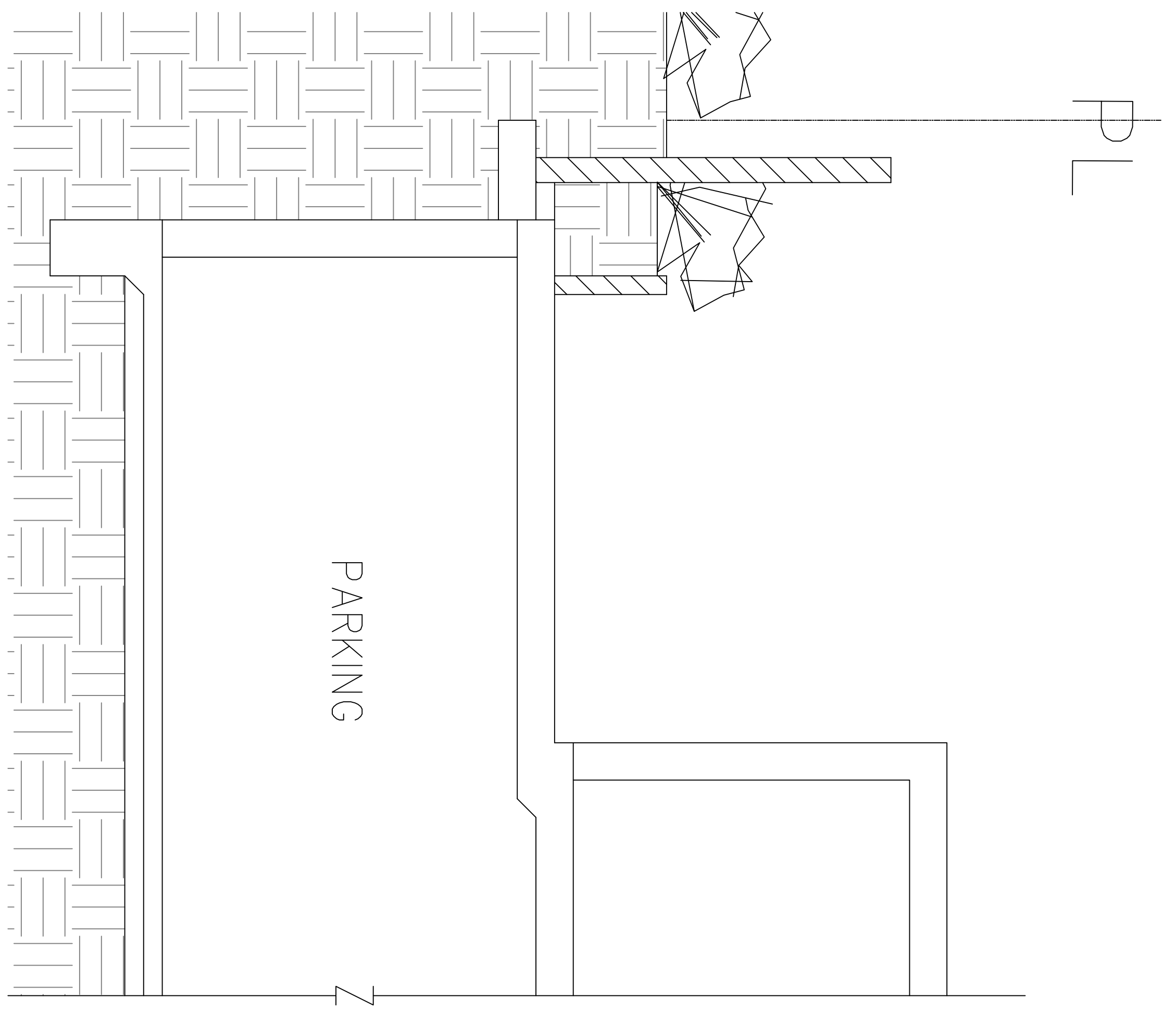
PROJECT NAME

**LA CANADA ASSISTED LIVING**

1809 VERDUGO BLVD.  
GLENDALE, CA 91208

SHEET NO.

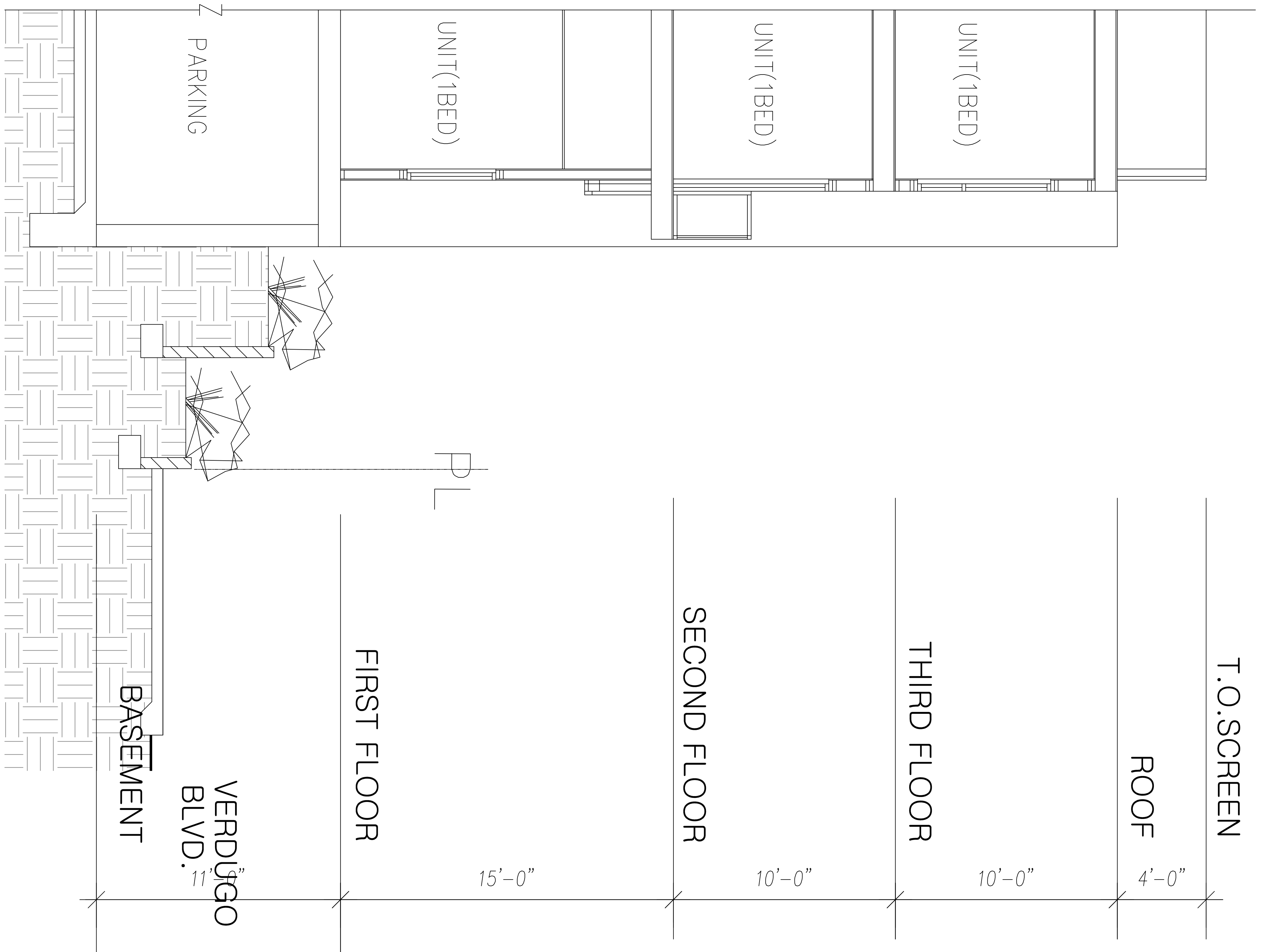
A402



WALL SECTION

SCALE : 3/8" = 1'-0"

B



WALL SECTION

SCALE : 3/8" = 1'-0"

A

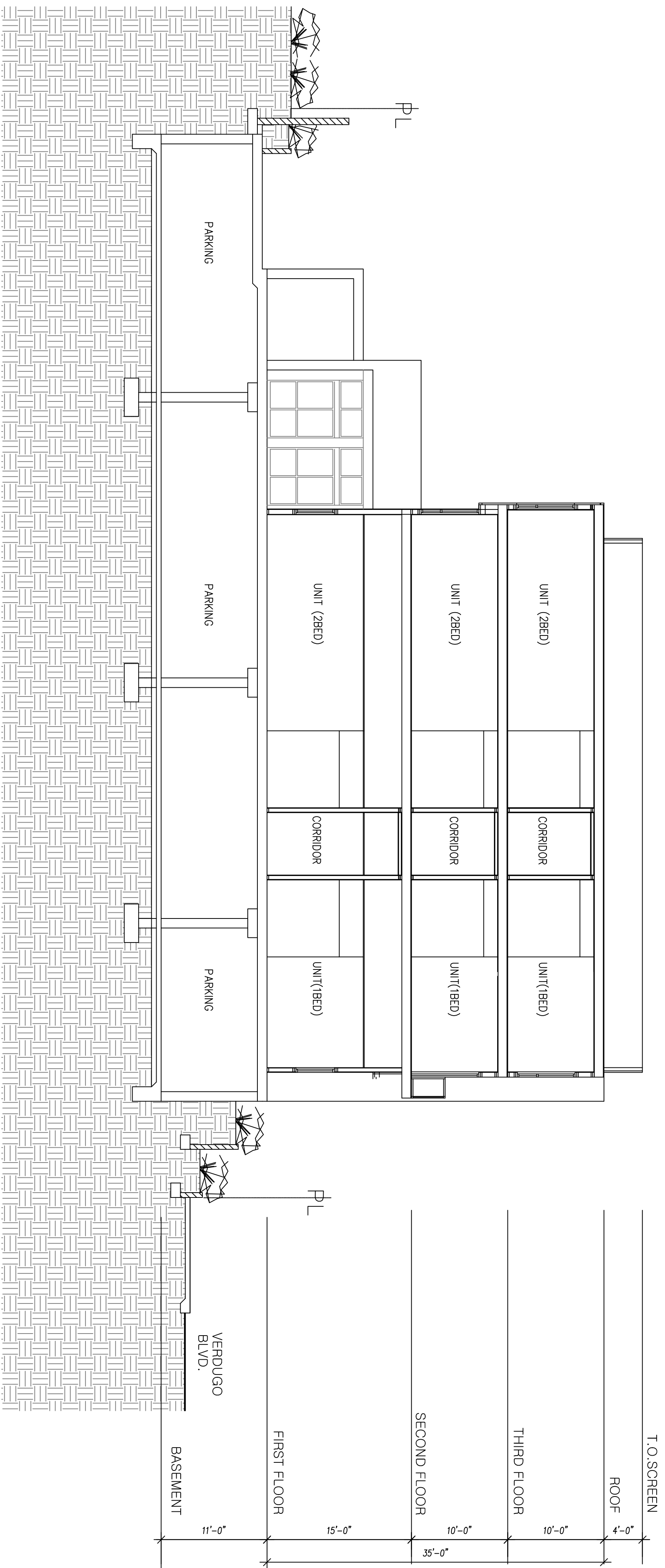
SHEET NO.  
**A401**

SHEET TITLE  
**WALL SECTIONS**

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 TEL. (213) 804-2255 E-MAIL. aharchitects.inc@gmail.com

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**LA CANADA ASSISTED LIVING**  
 1809 VERDUGO BLVD.  
 GLENDALE, CA 91208



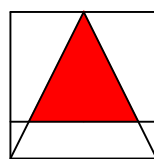
CROSS SECTION

SCALE: 1/8" = 1'-0"

**A400**  
SHEET NO.

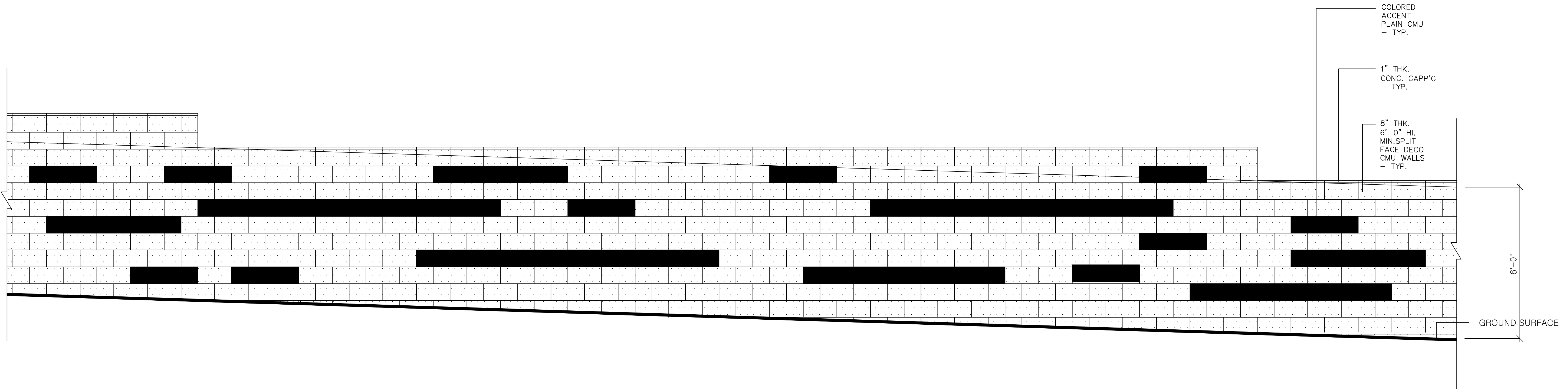
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**BUILDING SECTION**

REVISIONS		
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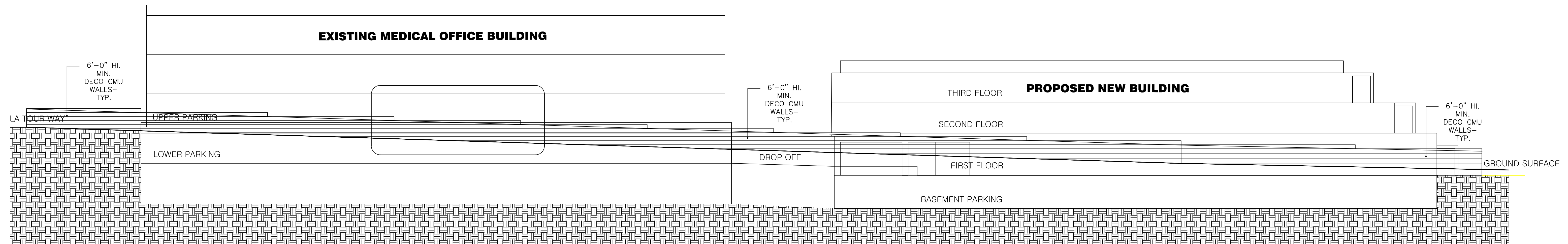


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Architecture, Planning and Interiors  
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PROJECT NAME  
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GLENDALE, CA 91208



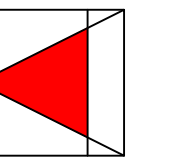
ENLARGED DECO CMU WALL ELEVATION  
SCALE: 1" = 1'-0"



DECO CMU WALL ELEVATION FROM NORTH  
SCALE: 1/16" = 1'-0"

PROJECT NAME  
**LA CANADA ASSISTED LIVING**  
1809 VERDUGO BLVD.  
GLENDALE, CA 91208

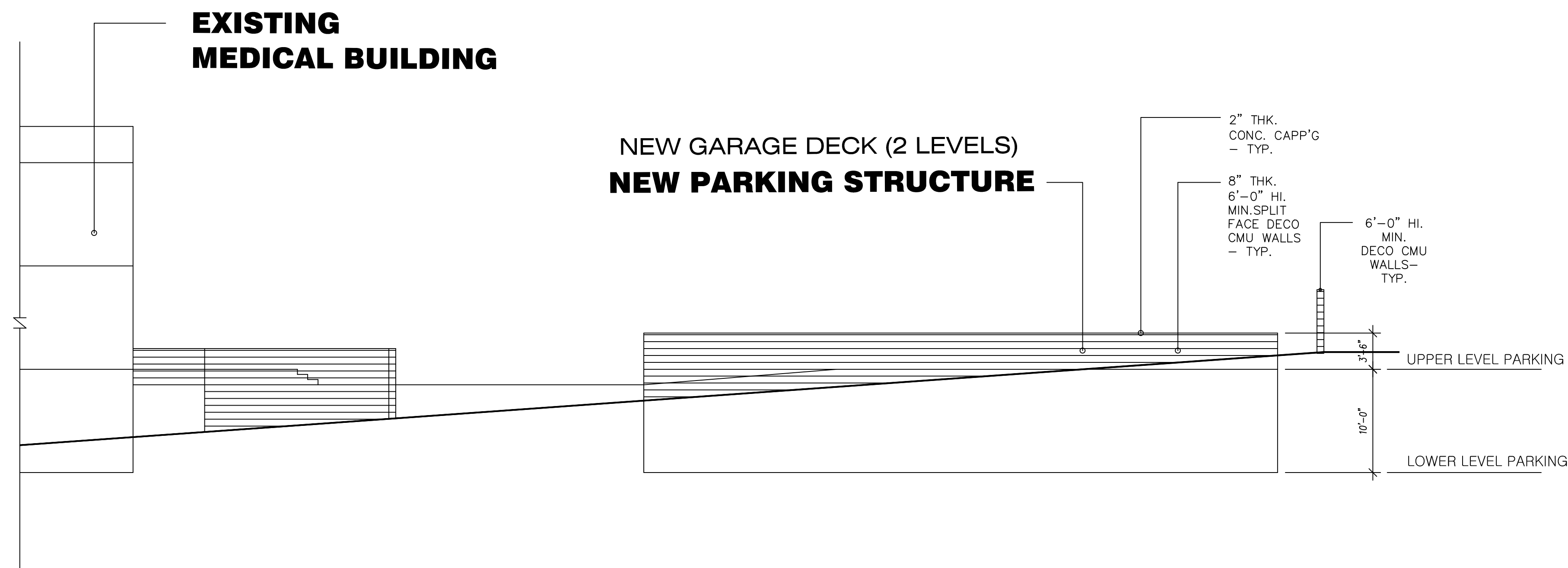
**A&H ARCHITECTS, INC.**  
Architecture, Planning and Interiors  
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TEL. (213) 804-2255 E-MAIL: ahandrarchitects.inc@gmail.com



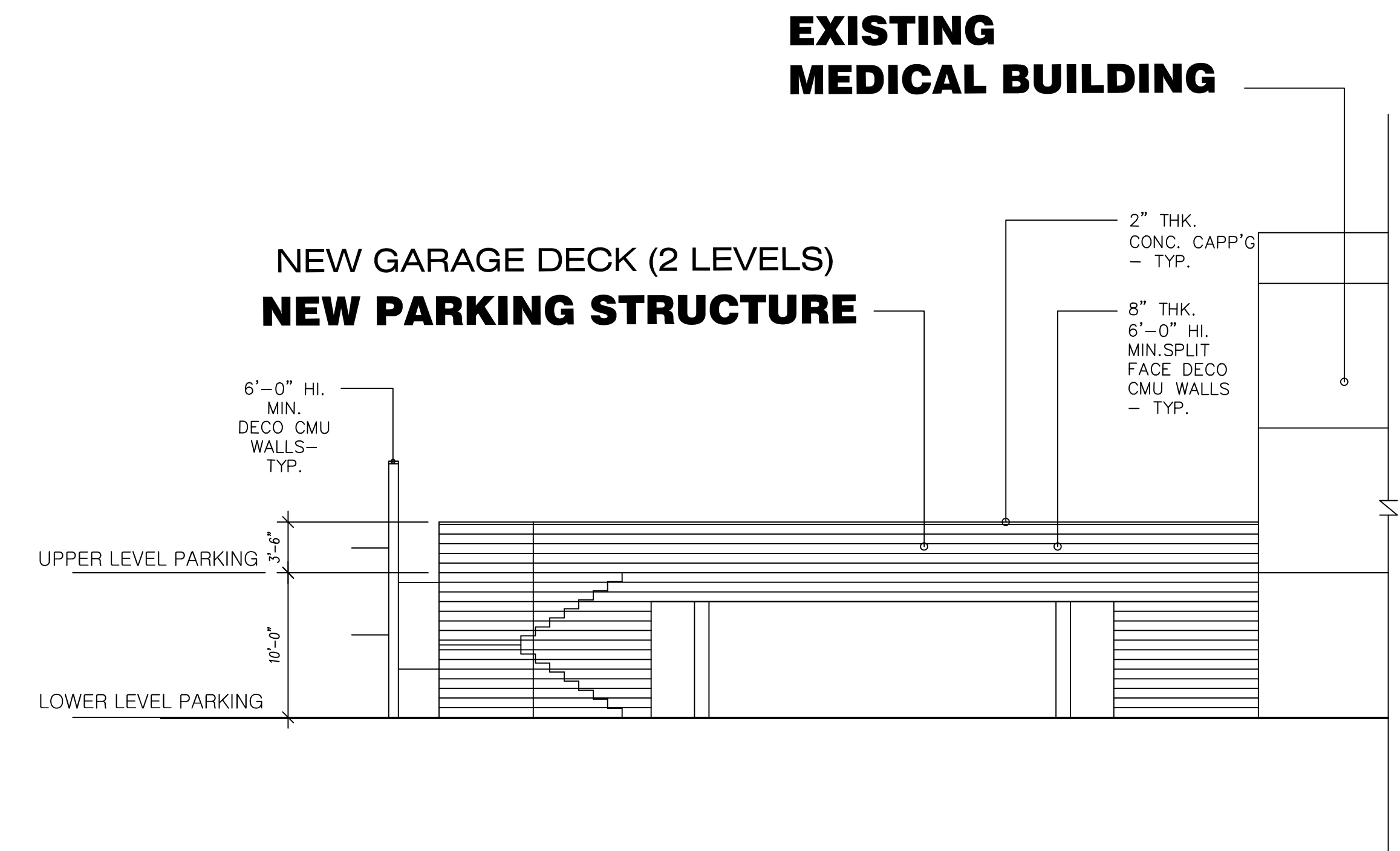
REVISIONS	
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Checked by	
	Date

SHEET TITLE  
**DECO CMU WALL ELEVATION**

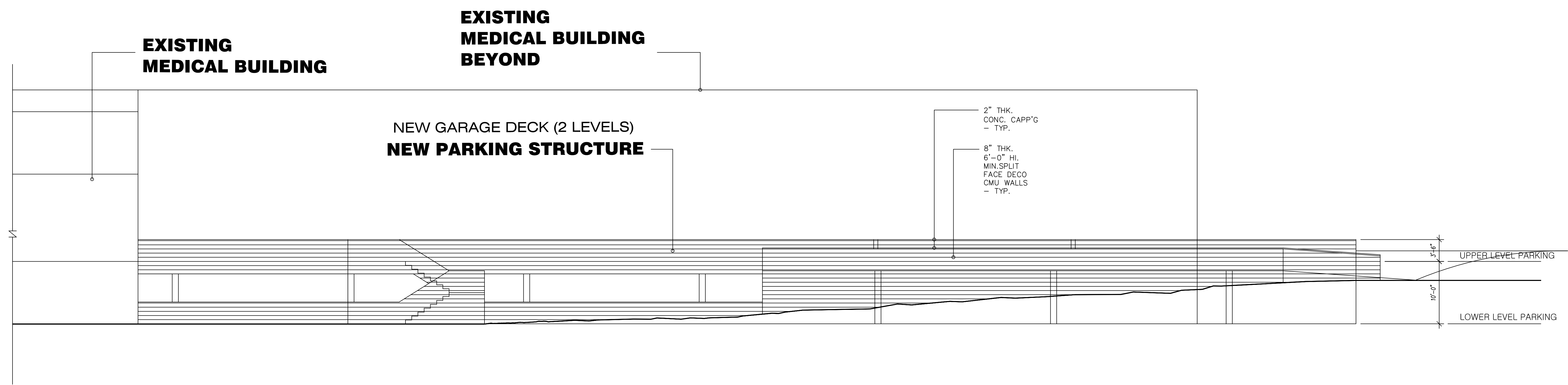
SHEET NO.  
**A304**



EAST ELEVATION  
SCALE: 1/8" = 1'-0"



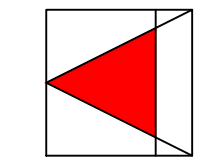
WEST ELEVATION  
SCALE: 1/8" = 1'-0"



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

PROJECT NAME  
**LA CANADA ASSISTED LIVING**  
1809 VERDUGO BLVD.  
GLENDALE, CA 91208

**A&H ARCHITECTS, INC.**  
Architecture, Planning and Interiors  
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TEL. (213) 804-2255 E-MAIL: aarchitects.inc@gmail.com



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	Date

SHEET TITLE  
OPEN DECK PARKING  
STRUCTURE ELEVATIONS

SHEET NO.  
**A303**

**B**  
CASCADE METAL  
PANEL

**C**  
CASCADE METAL  
PANEL

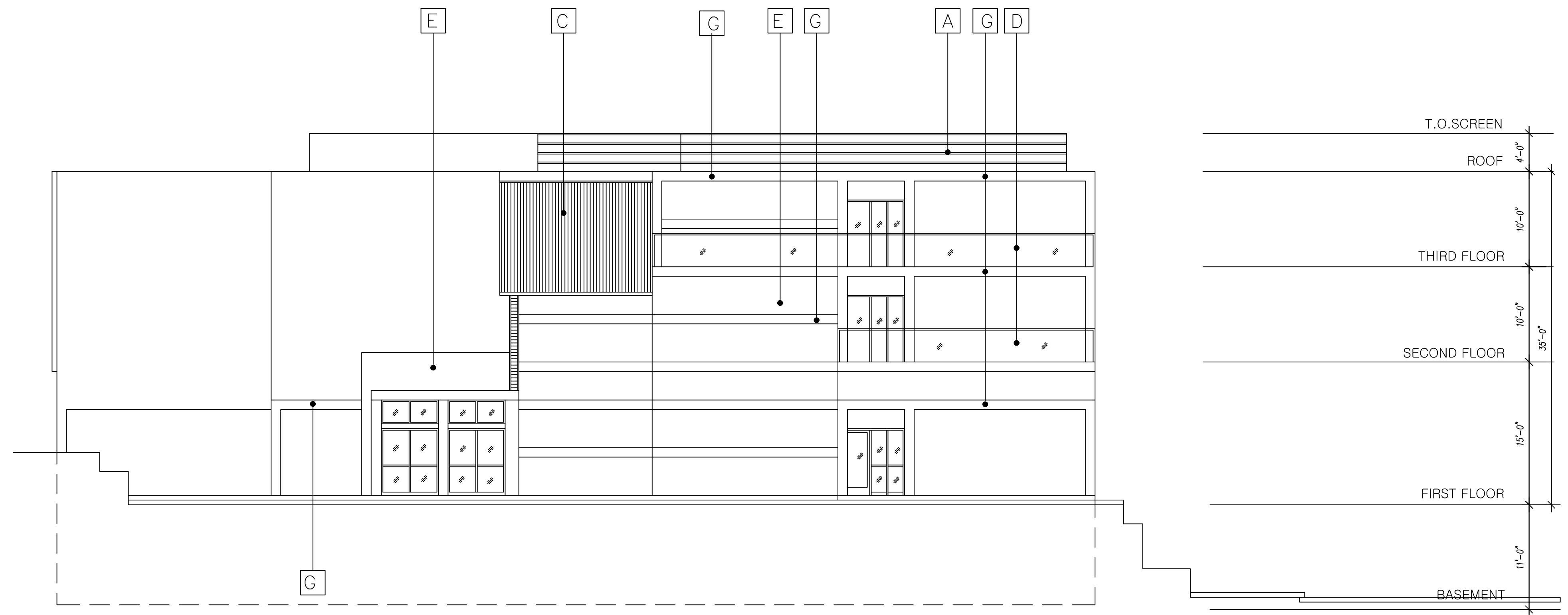
**D**  
TEMP. GL. GUARD RAIL

**E**  
EXTERIOR STUCCO  
SMOOTH FINISH

**F**  
STOREFRONT PANEL  
AND WINDOW SYSTEM

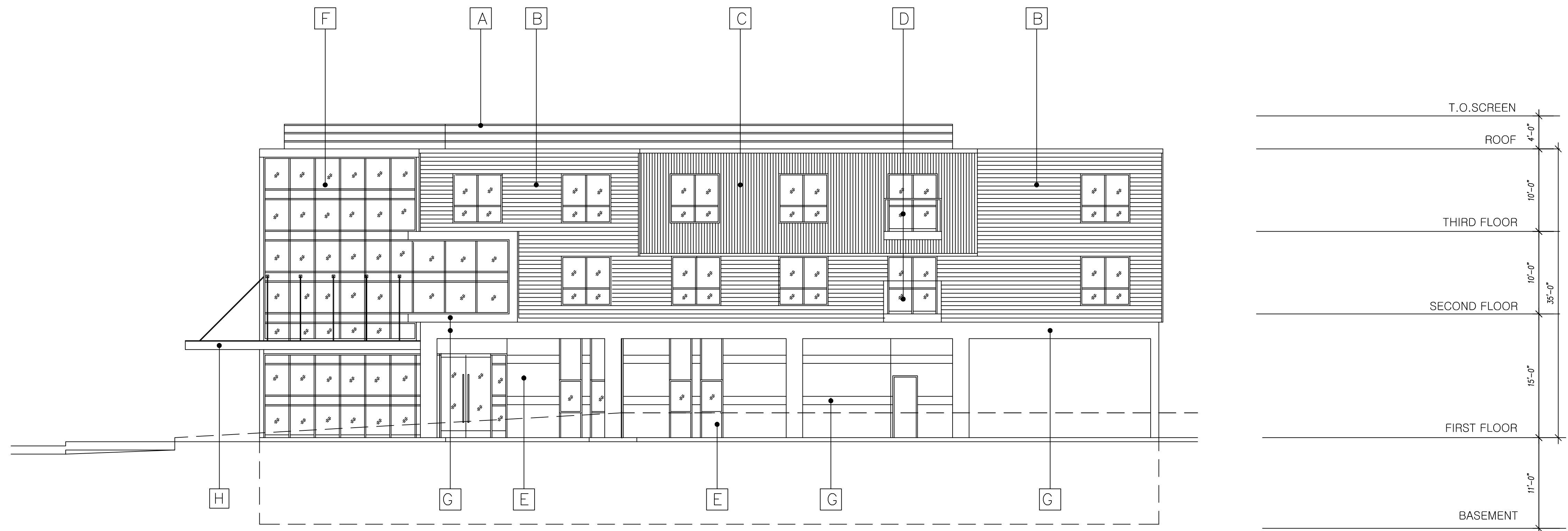
**G**  
EXTERIOR STUCCO  
VERY FINE FINISH  
WITH PREMIUM COLOR

**H**  
METAL WRAP CANOPY



WEST ELEVATION

SCALE: 1/8" = 1'-0"

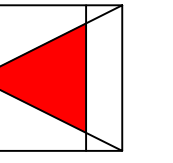


EAST ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT NAME  
**LA CANADA  
ASSISTED LIVING**  
1809 VERDUGO BLVD.  
GLENDALE, CA 91208

**A&H ARCHITECTS, INC.**  
Architecture, Planning and Interiors  
2560 W. OLYMPIC BLVD., SUITE 305, LOS ANGELES, CALIF. 90006  
TEL. (213) 804-2285  
E-MAIL: ahandrarchitectsinc@gmail.com



REVISIONS

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Date	Revisions

SHEET TITLE  
EAST ELEVATION  
&  
WEST ELEVATION

SHEET NO.

**A302**



**B**  
CASCADE METAL  
PANEL

**C**  
CASCADE METAL  
PANEL

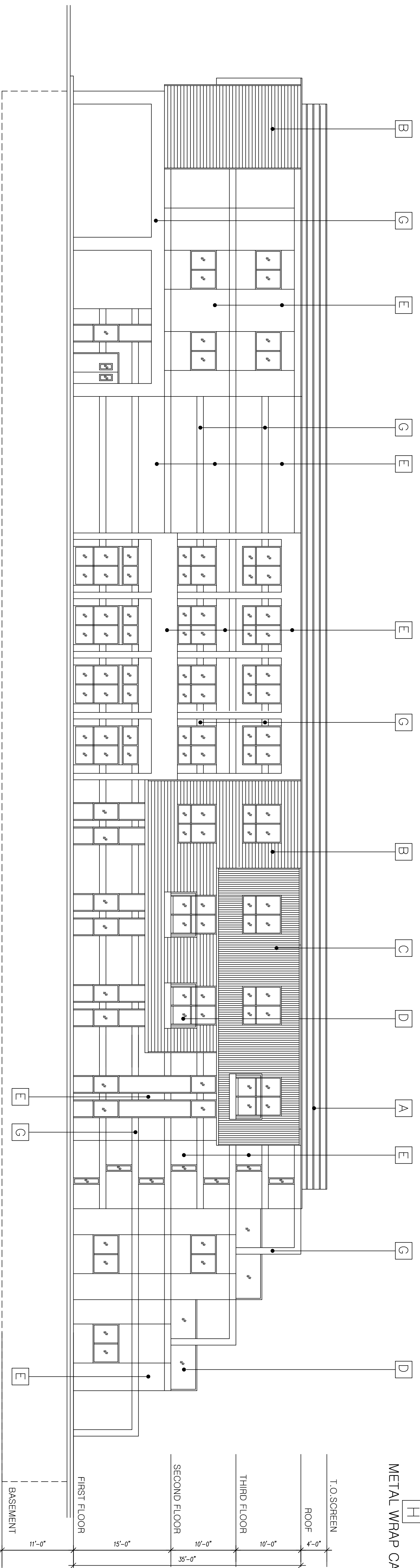
**D**  
TEMP. GL. GUARD RAIL

**E**  
EXTERIOR STUCCO  
SMOOTH FINISH

**F**  
STOREFRONT PANEL  
AND WINDOW SYSTEM

**G**  
EXTERIOR STUCCO  
VERY FINE FINISH  
WITH PREMIUM COLOR

**H**  
METAL WRAP CANOPY



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT NAME  
**LA CANADA ASSISTED LIVING**  
1809 VERDUGO BLVD.  
GLENDALE, CA 91208

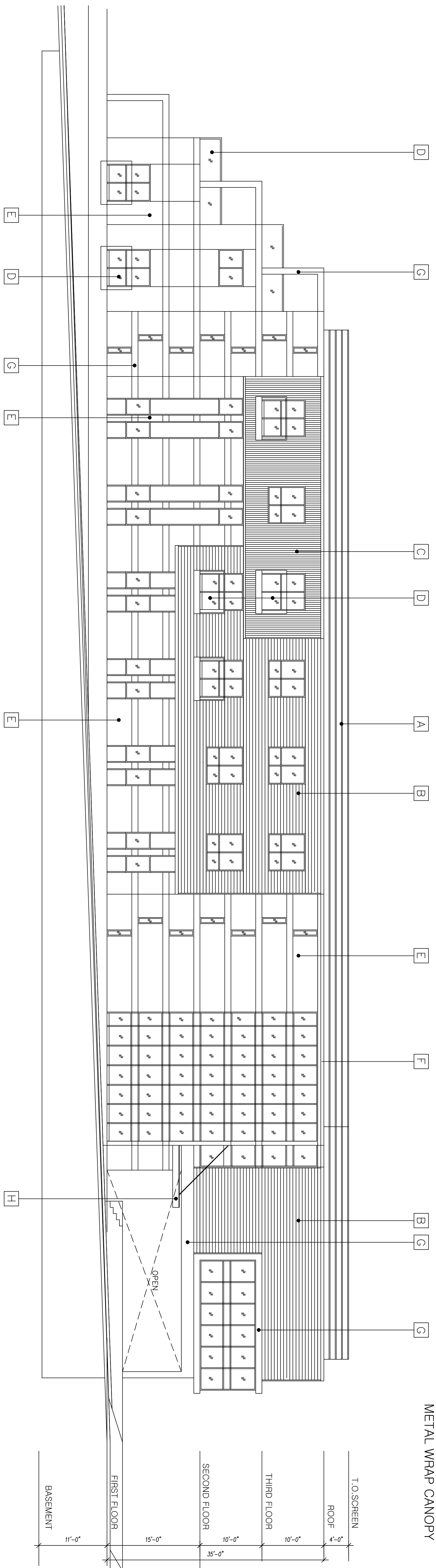
**A&H ARCHITECTS, INC.**  
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TEL. (213) 804-2255 E-MAIL. aharchitects.inc@gmail.com

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Date		

SHEET TITLE  
NORTH ELEVATIONS

SHEET NO.

**A301**



- A** CASCADE METAL PANEL
- B** CASCADE METAL PANEL
- C** CASCADE METAL PANEL
- D** TEMP. GL. GUARD RAIL
- E** EXTERIOR STUCCO SMOOTH FINISH
- F** STOREFRONT PANEL AND WINDOW SYSTEM
- G** EXTERIOR STUCCO VERY FINE FINISH WITH PREMIUM COLOR
- H** METAL WRAP CANOPY

# SOUTH ELEVATION

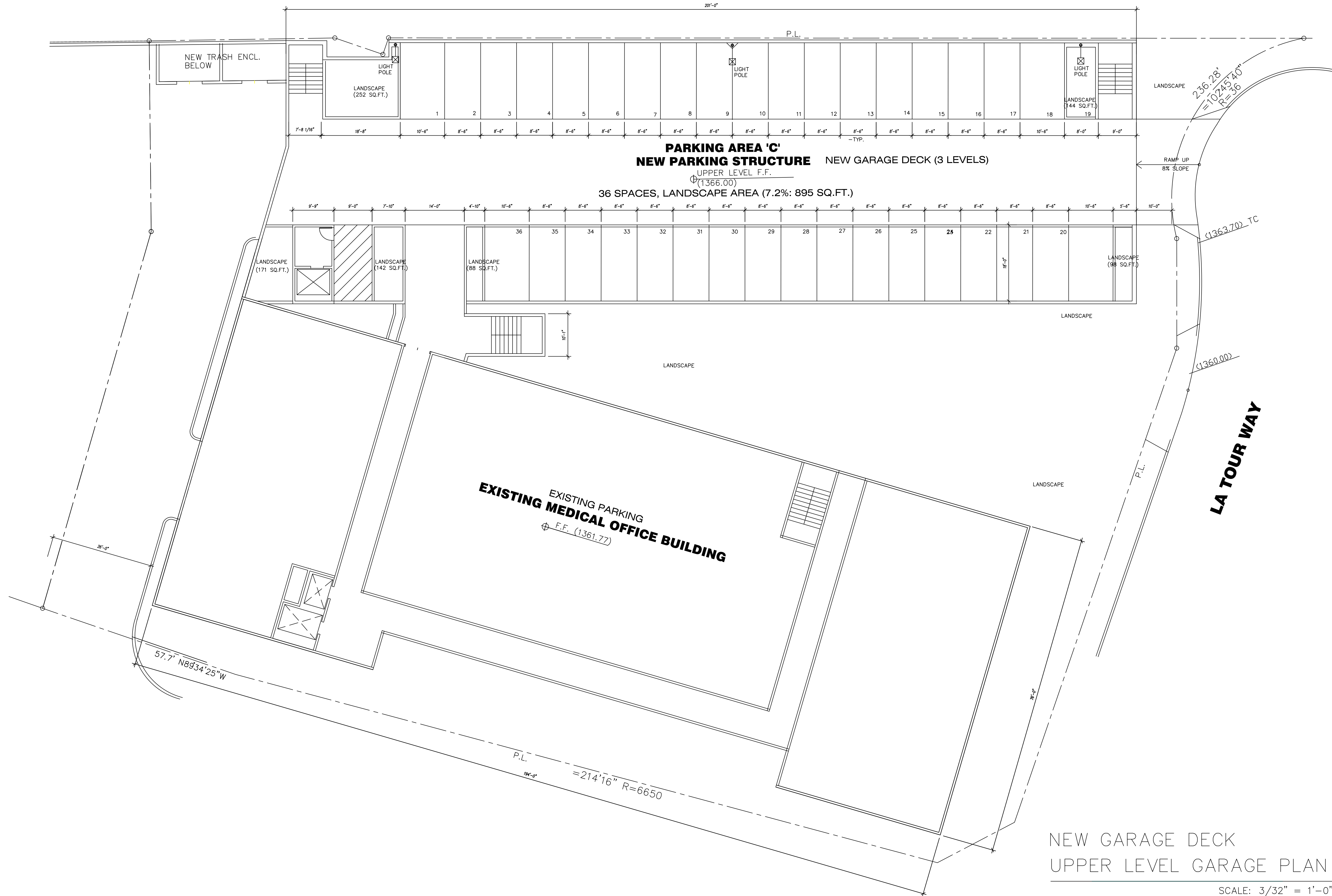
SCALE: 1/8" = 1'-0"

PROJECT NAME  
**LA CANADA ASSISTED LIVING**  
 1809 VERDUGO BLVD.  
 GLENDALE, CA 91208

**A&H ARCHITECTS, INC.**  
 Architecture, Planning and Interiors  
 2560 W. OLYMPIC BLVD., SUITE 305, LOS ANGELES, CALIF. 90006  
 TEL. (213) 804-2255 E-MAIL. aharchitects,inc@gmail.com

REVISIONS	
Date	Revisions Indicated thus A:
T.O. SCREEN	
ROOF	
THIRD FLOOR	
SECOND FLOOR	
FIRST FLOOR	
BASEMENT	

SHEET TITLE  
**SOUTH ELEVATION**  
 SHEET NO.:  
**A300**

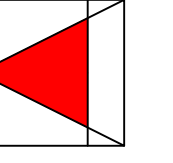


NEW GARAGE DECK  
UPPER LEVEL GARAGE PLAN

SCALE: 3/32" = 1'-0"

PROJECT NAME  
**LA CANADA ASSISTED LIVING**  
1809 VERDUGO BLVD.

**A&H ARCHITECTS, INC.**  
Architecture, Planning and Interiors  
2560 W. OLYMPIC BLVD., SUITE 505, LOS ANGELES, CALIF. 90006  
TEL. (213) 804-2255 E-MAIL: aarchitects.inc@gmail.com

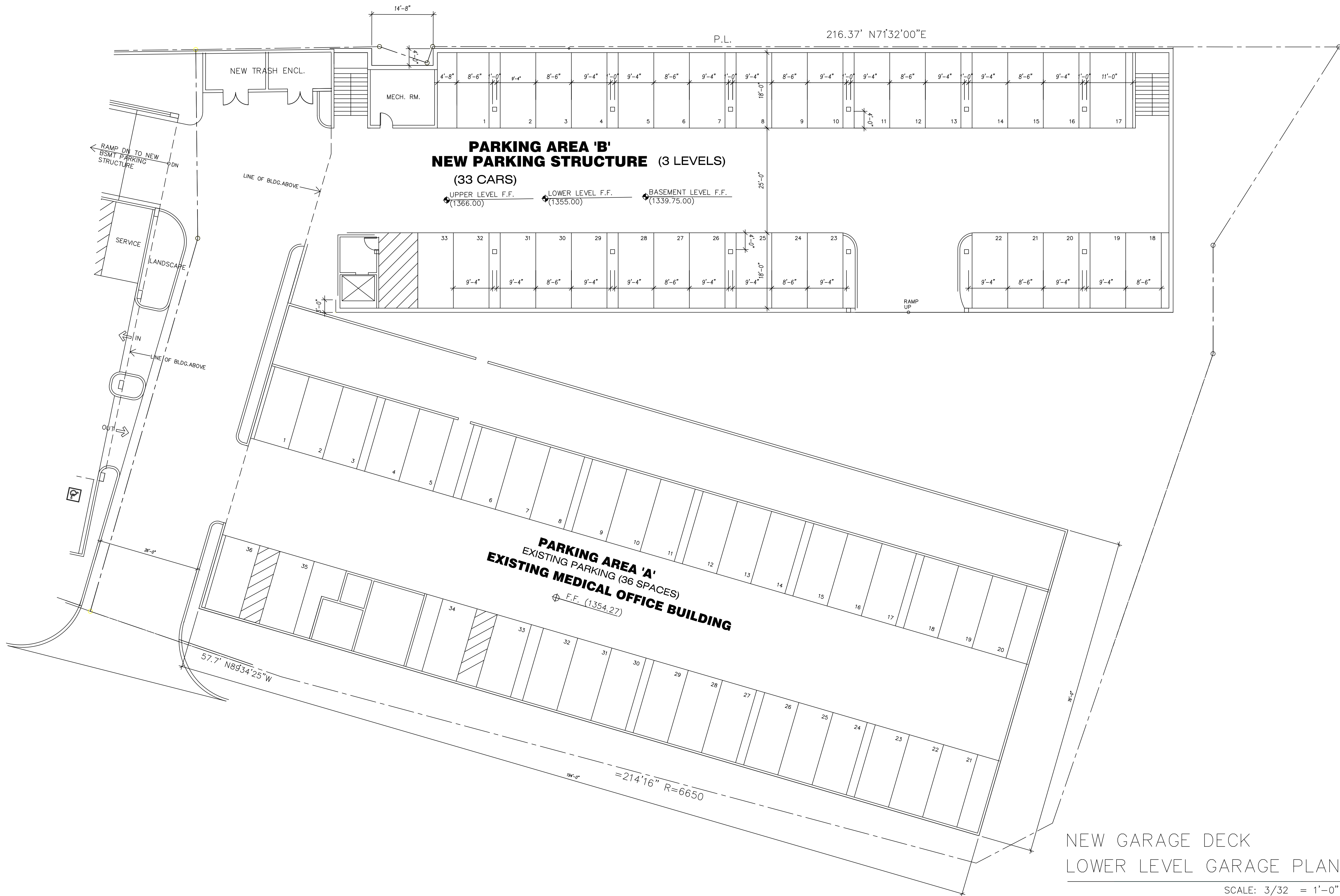


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Checked by	
	Date

SHEET TITLE  
UPPER LEVEL GARAGE PLAN

SHEET NO.

**A107**

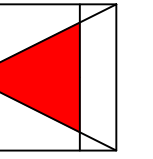


NEW GARAGE DECK  
LOWER LEVEL GARAGE PLAN

SCALE: 3/32 = 1'-0"

PROJECT NAME  
**LA CANADA ASSISTED LIVING**  
1809 VERDUGO BLVD.

**A&H ARCHITECTS, INC.**  
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2560 W. OLYMPIC BLVD., SUITE 305, LOS ANGELES, CALIF. 90006  
TEL. (213) 804-2255 E-MAIL: aarchitects.inc@gmail.com



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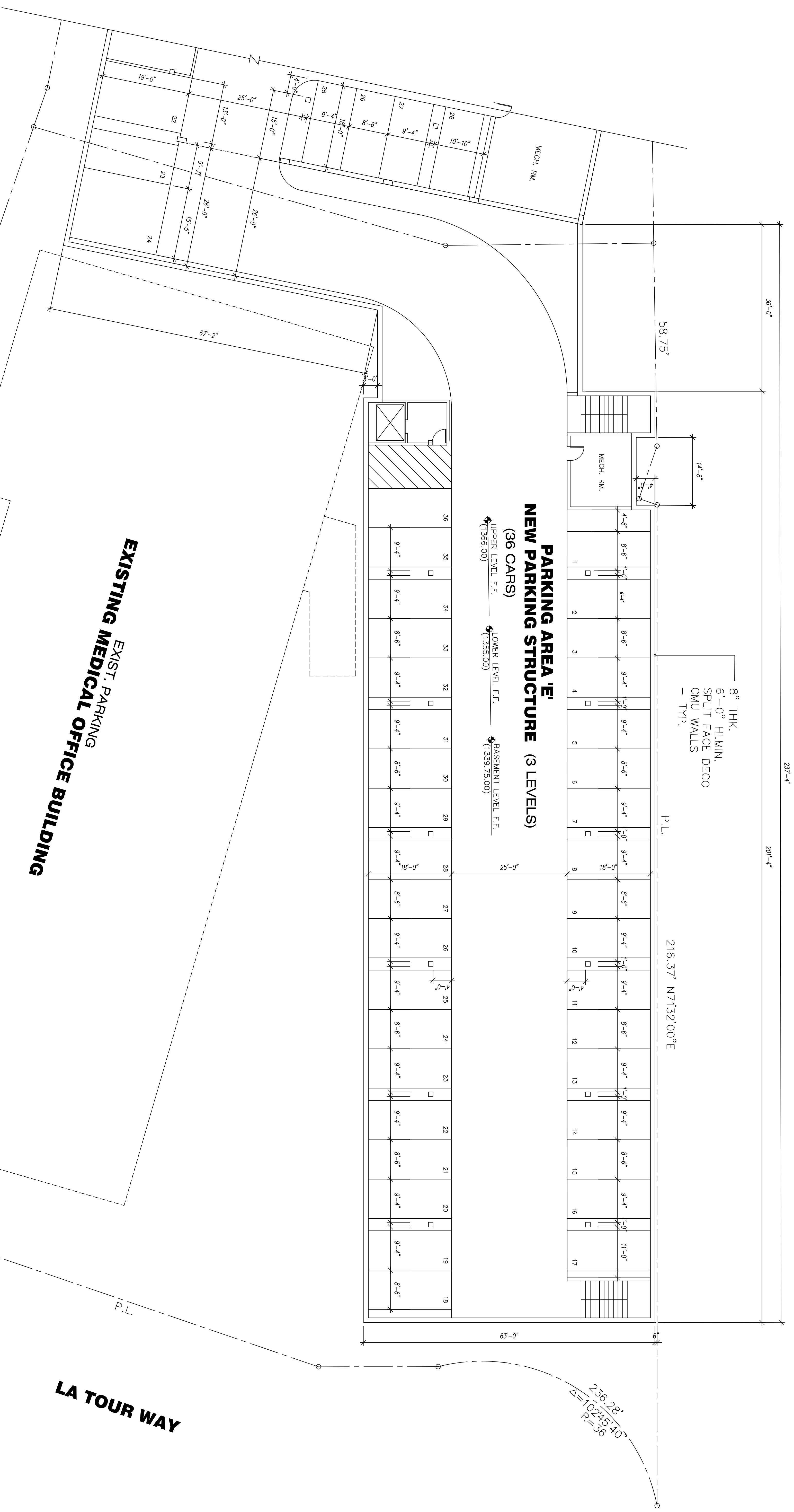
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Checked by <td> </td>	
Date <td> </td>	

SHEET TITLE

LOWER LEVEL GARAGE PLAN

SHEET NO.

**A106**



**EXIST. PARKING  
EXIST. MEDICAL OFFICE BUILDING**

**PARKING AREA 'E'  
NEW PARKING STRUCTURE (3 LEVELS)  
(36 CARS)**

UPPER LEVEL F.F. (1356.00)  
LOWER LEVEL F.F. (1355.00)  
BASEMENT LEVEL F.F. (1339.75.00)

8" THK.  
6'-0" H. MIN.  
SPLIT FACE DECO  
CMU WALLS  
- TYP.

P.L. 216.37' N7132'00"E

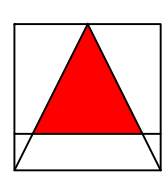
**LA TOUR WAY**

236.28' Δ=21'4"16" R=6650

236.28'  
Δ=102'45"40"  
R=56

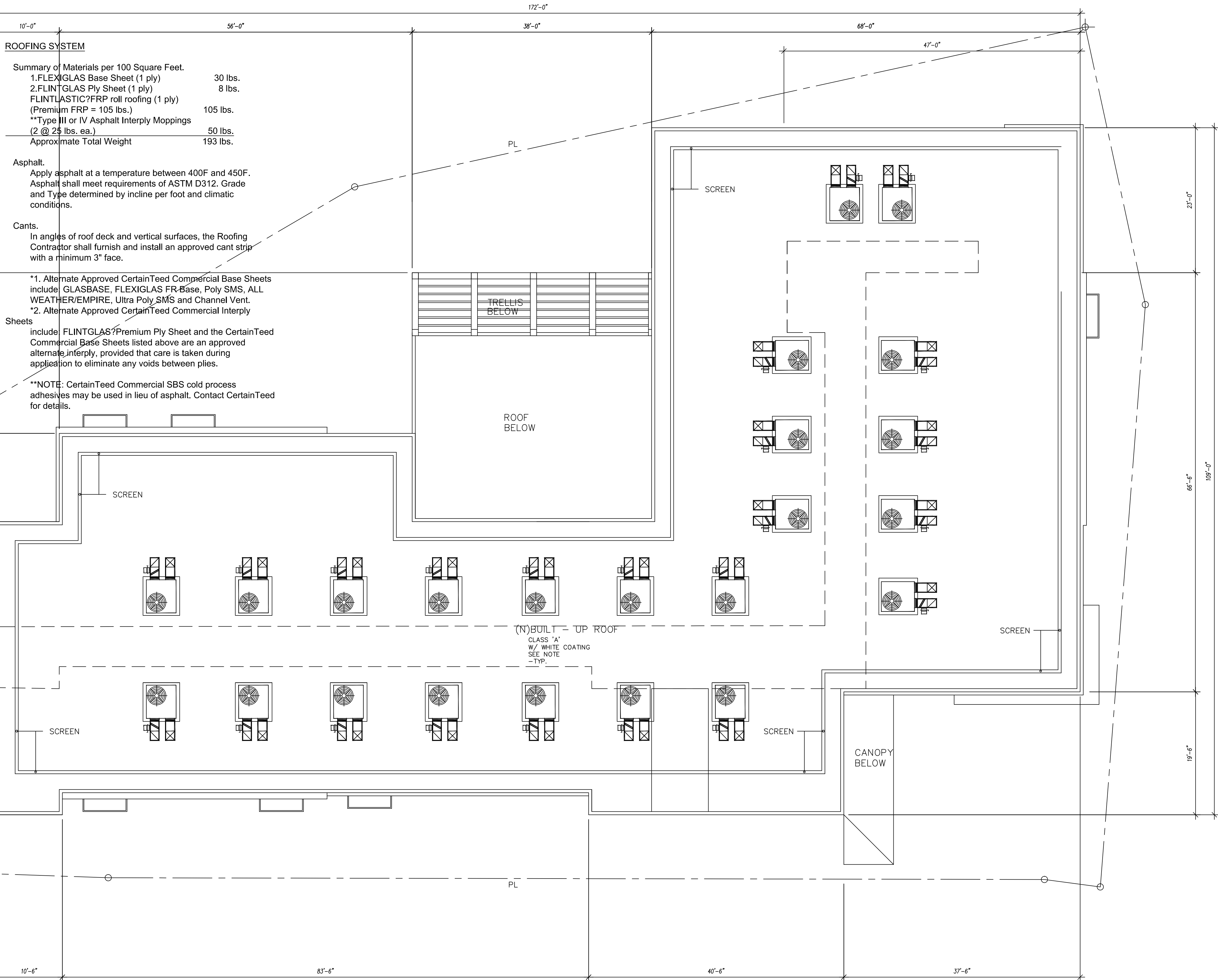
NEW GARAGE DECK  
BASEMENT LEVEL GARAGE PLAN

SCALE: 3/32" = 1'-0"

SHEET NO. <b>A105</b>	SHEET TITLE <b>BASEMENT GARAGE PLAN</b>	REVISIONS		 <b>A&amp;H ARCHITECTS, INC.</b> Architecture, Planning and Interiors 2560 W. OLYMPIC BLVD., SUITE 305, LOS ANGELES, CALIF. 90006 TEL. (213) 804-2255 E-MAIL. aharchitects.inc@gmail.com	PROJECT NAME <b>LA CANADA ASSISTED LIVING</b>															
	<table border="1"> <thead> <tr> <th>Approved for the Owner by</th> <th>Date</th> <th>Revisions indicated thus Δ:</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>Approved for the Architect by</td> <td> </td> <td> </td> </tr> <tr> <td>Drawn by</td> <td> </td> <td> </td> </tr> <tr> <td>Checked by</td> <td> </td> <td> </td> </tr> <tr> <td>Date</td> <td> </td> <td> </td> </tr> </tbody> </table>		Approved for the Owner by		Date	Revisions indicated thus Δ:				Approved for the Architect by			Drawn by			Checked by			Date	
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Checked by																				
Date																				

**ROOF PLAN GENERAL NOTES:**

1. PROVIDE POSITIVE SLOPE AT ALL AREAS EXPOSED TO WEATHER.
2. COLLECT PLUMBING VENT AND MECH. EXHAUST VENTS TOGETHER IN ATTIC TO MINIMIZE ROOF PENETRATIONS.
3. CONNECT ALL ROOF DRAINAGE TO CIVIL STORM SYSTEM.
4. INSTALL ALL ROOF PENETRATIONS PER SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS.
5. VERIFY GUTTER AND DOWNSPOUT SIZES PER LOCAL RAINFALL DESIGN CRITERIA.
6. PROVIDE VENTILATION FOR ALL ATTIC AREAS. VERIFY PER LOCAL CODES.
7. PROVIDE WATER PROOF MEMBRANE AT ALL ROOF VALLEYS. VERIFY LOCAL WEATHER DESIGN CRITERIA FOR EAVE REQUIREMENTS.
8. PROVIDE DRAFT STOP ATTIC DIVISIONS AS REQUIRED BY LOCAL CODE.
9. PROVIDE ALL NECESSARY COORDINATION WORK W/ ROOF TRUSS COMPANY FOR FABRICATION, ERECTION BASED ON ROOF DESIGN.
10. ALL EXPOSED METAL THAT DOES NOT HAVE A FACTORY FINISH SHALL BE PRIMED AND PAINTED, COLORS TO BE SELECTED BY ARCHITECT.
11. 6" SEAMLESS ALUMINUM GUTTER AND GALVANIZED DOWNSPOUTS WITH DARK BRONZE FACTORY FINISH.
12. THE GENERAL CONTRACTOR WILL PROVIDE MATERIAL & LABOR FOR CONVENTIONAL FRAMED AREAS, INTERIOR BLOCKING OR BRACING, WEB BRACING AND STRAIGHT LINING ABOVE THE THIRD FLOOR DOUBLE PLATE.
13. CONTRACTOR SHALL PROVIDE ADEQUATE AND APPROPRIATE REPAIR WORK AT DAMAGED EXISTING ROOF IN SCOPE OF WORK AREA.
14. CONTRACTOR SHALL PROVIDE ADEQUATE ROOF DRAINAGE. -TYP.



**ROOFING SYSTEM**

Summary of Materials per 100 Square Feet.

1.FLEXIGLAS Base Sheet (1 ply)	30 lbs.
2.FLINTGLAS Ply Sheet (1 ply)	8 lbs.
FLINTGLAS?FRP roll roofing (1 ply) (Premium FRP = 105 lbs.)	105 lbs.
**Type III or IV Asphalt Interply Moppings (2 @ 25 lbs. ea.)	50 lbs.
Approximate Total Weight	193 lbs.

**Asphalt.**  
Apply asphalt at a temperature between 400F and 450F. Asphalt shall meet requirements of ASTM D312. Grade and Type determined by incline per foot and climatic conditions.

**Cants.**  
In angles of roof deck and vertical surfaces, the Roofing Contractor shall furnish and install an approved cant strip with a minimum 3" face.

\*1. Alternate Approved CertainTeed Commercial Base Sheets include GLASBASE, FLEXIGLAS FR-Base, Poly SMS, ALL WEATHER/EMPIRE, Ultra Poly SMS and Channel Vent.  
\*2. Alternate Approved CertainTeed Commercial Interply Sheets include FLINTGLAS?Premium Ply Sheet and the CertainTeed Commercial Base Sheets listed above are an approved alternate interply, provided that care is taken during application to eliminate any voids between plies.

\*\*NOTE: CertainTeed Commercial SBS cold process adhesives may be used in lieu of asphalt. Contact CertainTeed for details.

- NOTE:**
1. CONTRACTOR SHALL USE OF MOISTURE REISITANT GYPSUM BOARD BACKING IN THE RESTROOM. -TYP.
  2. BEARING WALL AND SHEAR WALLS SHALL BE FIELD VERIFY IS REQUIRED.
  3. CONTRACTOR SHALL PROVIDE ADEQUATE VENTILATION TO ALL RESTROOMS.(SEE MECHANICAL DWG.)
  4. GLAZING OVER 9 SQ.FT. IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR SHALL HAVE A MINIMUM CATEGORY CLASSIFICATION OF II (CPSG 16 CER 1201) OR I (ANSI Z97.1)
  5. WHERE THE MAIN EXIT CONSISTS OF A SINGLE DOOR OR PAIR OF DOORS WHERE THERE IS A READILY VISIBLE DURABLE SIGN STATING THAT "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED"
  6. THE FRAME SPREAD CLASSIFICATIONS FOR INTERIOR WALLS AND CEILING FINISHES IN ACCORDANCE WITH CBC TABLES 803.9.
  7. COMPLY WITH CAL GREEN SECTION 301.3 & CHAPTER 5 NON RESIDENTIAL MANDATORY MEASURES REQUIREMENTS (SEE DWG. AN400)

**LEGEND**

- ⊕ DOOR #, SEE DOOR SCHED/ A500
- ⊕ WINDOW #, SEE WINDOW SCHED/ A500
- ⊕ EXISTING SINGLE PEDESTAL WALKER
- ⊕ EXISTING DOUBLE PEDESTAL WALKER
- ⊕ EXISTING OUTLET (POWER)
- ⊕ OUTLET (POWER)
- ⊕ SWITCH - NEW
- ⊕ TELEPHONE - NEW
- ⊕ FLOOR OUTLET (POWER) TELEPHONE AND COMPUTER - NEW
- \*\* USE EXISTING ELECTRICAL PANEL
- NEW 3 5/8" MET. STUD @ 16" O.C. WITH TYPE X GYP. BD. BOTH SIDES-TYP. SEE TYP. DETAIL
- NEW 1 HR. WALL -TYP.
- NEW CONC. BLK. WALLS
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW PARTITION
- ⊕ ILLUM. EXIT SIGN SEE ELECT. DWG.
- ⊕ EMERGENCY BATTERY PACK UNIT
- ⊕ MAX. OCC. LOAD SIGN
- ⊕ TACTILE EXIT SIGN

**NEW BUILDING  
ROOF PLAN**  
SCALE: 1/8" = 1'-0"

PROJECT NAME  
**LA CANADA  
ASSISTED LIVING**  
1809 VERDUGO BLVD.  
GLENDALE, CA 91208

**A&H ARCHITECTS, INC.**  
Architecture, Planning and Interiors  
2560 W. OLYMPIC BLVD., SUITE 305, LOS ANGELES, CALIF. 90006  
TEL. (213) 804-2255  
E-MAIL: aarchitects.inc@gmail.com

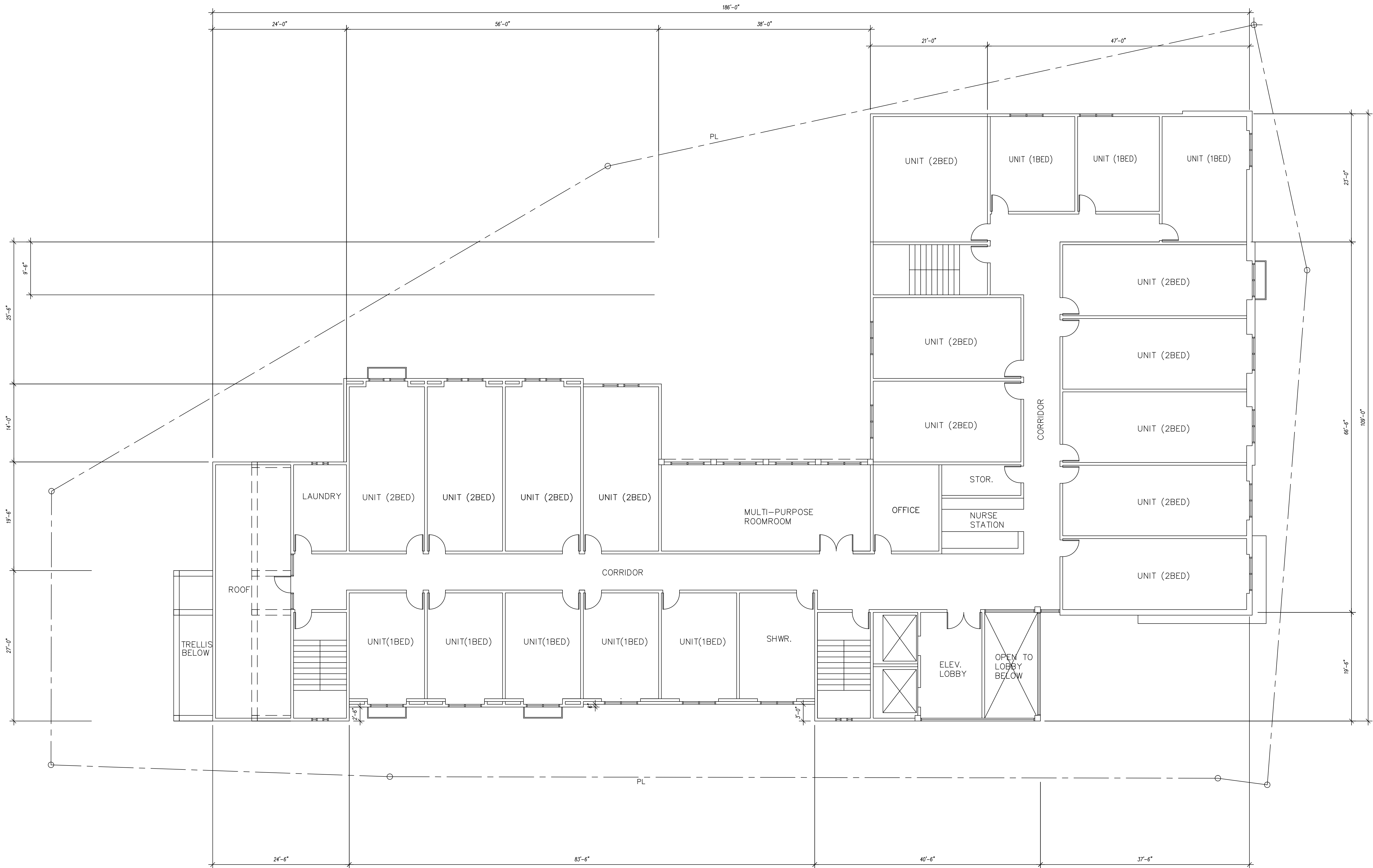
**REVISIONS**

Revisions indicated thus A:

Date	By	Description

**SHEET TITLE**  
ROOF PLAN

**SHEET NO.**  
**A104**



NOTE:  
 1. CONTRACTOR SHALL USE OF MOISTURE RESISTANT GYPSUM BOARD BACKING IN THE RESTROOM. -TYP.  
 2. BEARING WALL AND SHEAR WALLS SHALL BE FIELD VERIFY IS REQUIRED.  
 3. CONTRACTOR SHALL PROVIDE ADEQUATE VENTILATION TO ALL RESTROOMS.(SEE MECHANICAL DWG.)  
 4. GLAZING OVER 9 SQ.FT. IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR SHALL HAVE A MINIMUM CATEGORY CLASSIFICATION OF II (CPS 16 CER 1201) OR I (ANSI Z97.1)  
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LEGEND

- ⊕ DOOR #, SEE DOOR SCHED/ A500
- ⊕ WINDOW #, SEE WINDOW SCHED/ A500

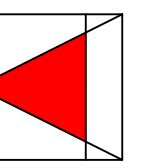
- ⊕ EXISTING SINGLE PEDESTAL WALKER
- ⊕ EXISTING DOUBLE PEDESTAL WALKER
- ⊕ EXISTING OUTLET (POWER)
- ⊕ OUTLET (POWER)
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- ⊕ TELEPHONE - NEW
- ⊕ FLOOR OUTLET (POWER) TELEPHONE AND COMPUTER - NEW
- \*\* USE EXISTING ELECTRICAL PANEL

- NEW 3 5/8" MET. STUD @ 16" O.C. WITH TYPE 'X' GYP. BD. BOTH SIDES-TYP. SEE TYP. DETAIL
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- ⊕ MAX. OCC. LOAD SIGN
- ⊕ TACTILE EXIT SIGN

NEW BUILDING  
 THIRD FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

PROJECT NAME  
**LA CANADA ASSISTED LIVING**  
 1809 VERDUGO BLVD.  
 GLENDALE, CA 91208

**A&H ARCHITECTS, INC.**  
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 2560 W. OLYMPIC BLVD., SUITE 305, LOS ANGELES, CALIF. 90006  
 TEL. (213) 804-2285  
 E-MAIL: aarchitectsinc@gmail.com



REVISIONS

Revisions indicated thus A:

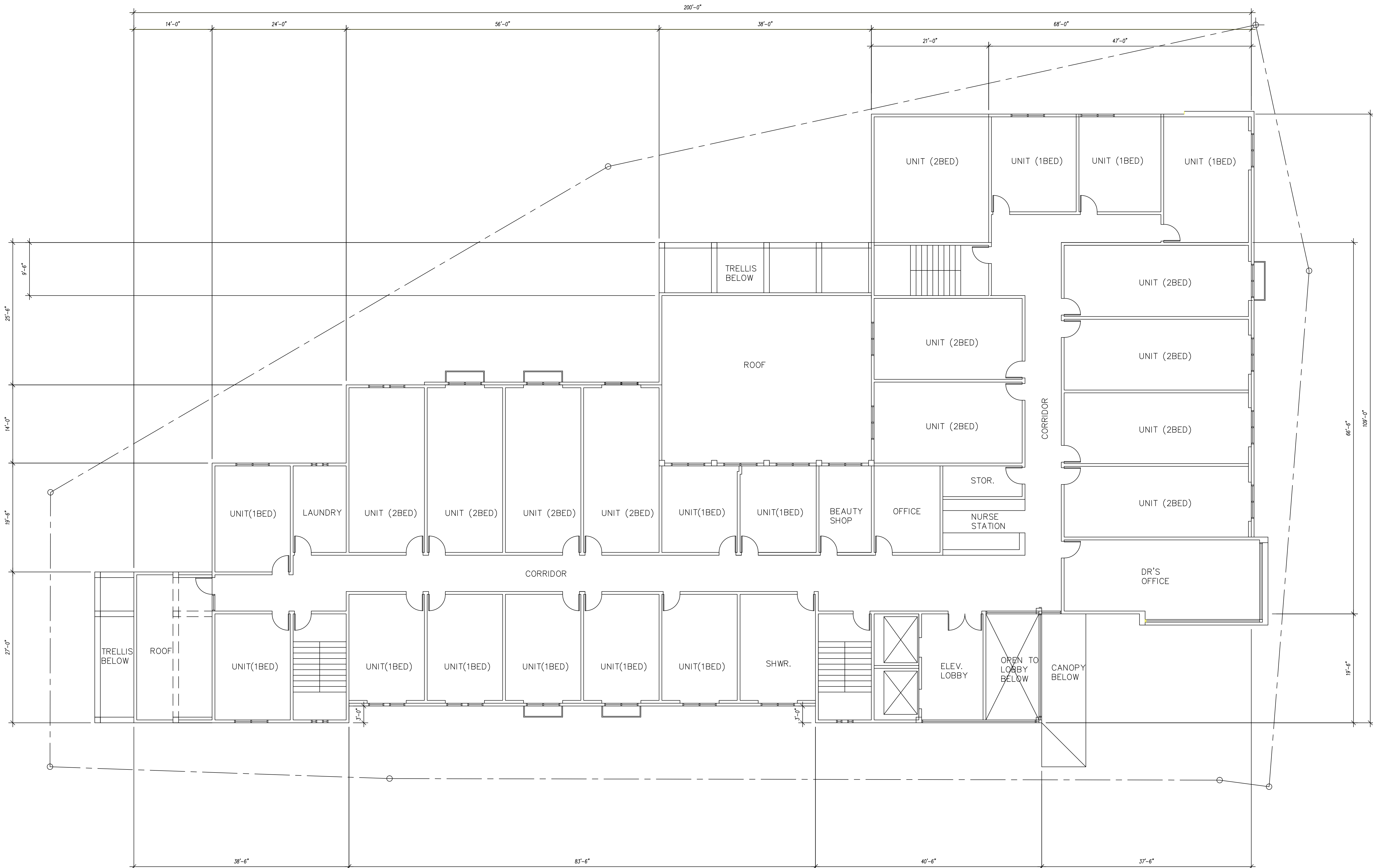
Approved for the Owner by	Date
Approved for the Architect by <td> </td>	
Drawn by <td> </td>	
Checked by <td> </td>	
Date <td> </td>	

SHEET TITLE

THIRD FLOOR PLAN

SHEET NO.

**A103**



NOTE:  
 1. CONTRACTOR SHALL USE OF MOISTURE RESISTANT GYPSUM BOARD BACKING IN THE RESTROOM. -TYP.  
 2. BEARING WALL AND SHEAR WALLS SHALL BE FIELD VERIFY IS REQUIRED.  
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LEGEND

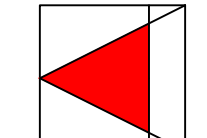
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- ⊕ WINDOW #, SEE WINDOW SCHED/ A500
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- ⊕ EXISTING DOUBLE PEDESTAL WALKER
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- ⊕ OUTLET (POWER)
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- ⊕ TELEPHONE - NEW
- ⊕ FLOOR OUTLET (POWER) TELEPHONE AND COMPUTER - NEW
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- NEW CONC. BLK WALLS
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- ⊕ MAX. OCC. LOAD SIGN
- ⊕ TACTILE EXIT SIGN

NEW BUILDING  
 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROJECT NAME  
**LA CANADA ASSISTED LIVING**  
 1809 VERDUGO BLVD.  
 GLENDALE, CA 91208

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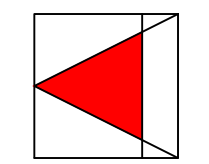


REVISIONS	
Date	Revisions indicated thus A.

SHEET TITLE  
 SECOND FLOOR PLAN

SHEET NO.  
**A102**





REVISIONS

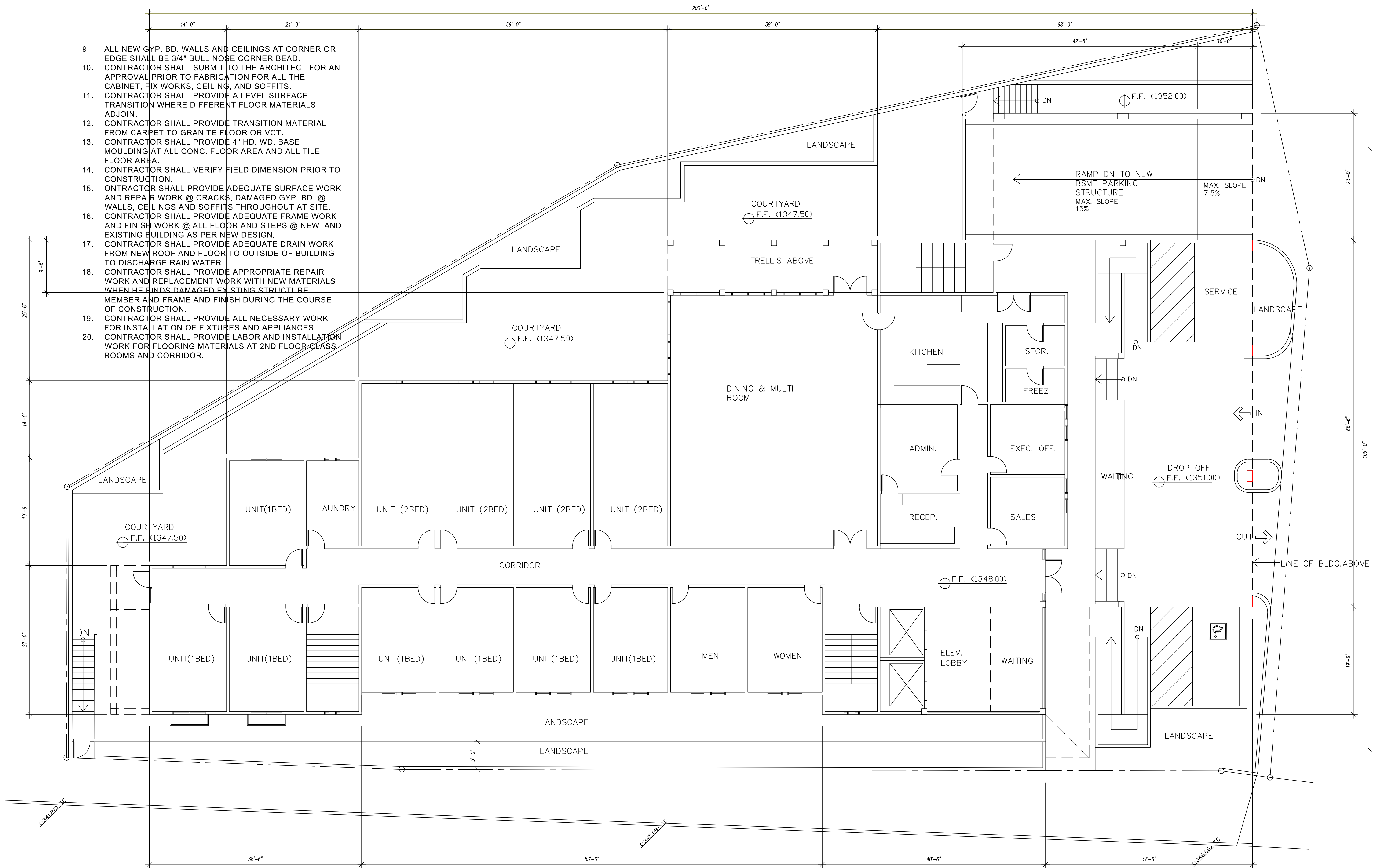
Revisions indicated thus: A.

Date	Revised by	Revised for

SHEET TITLE  
**GROUND FLOOR PLAN**

SHEET NO.

**A101**



9. ALL NEW GYP. BD. WALLS AND CEILINGS AT CORNER OR EDGE SHALL BE 3/4" BULL NOSE CORNER BEAD.
10. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR AN APPROVAL PRIOR TO FABRICATION FOR ALL THE CABINET, FIX WORKS, CEILING, AND SOFFITS.
11. CONTRACTOR SHALL PROVIDE A LEVEL SURFACE TRANSITION WHERE DIFFERENT FLOOR MATERIALS ADJOIN.
12. CONTRACTOR SHALL PROVIDE TRANSITION MATERIAL FROM CARPET TO GRANITE FLOOR OR VCT.
13. CONTRACTOR SHALL PROVIDE 4" HD. WD. BASE MOULDING AT ALL CONC. FLOOR AREA AND ALL TILE FLOOR AREA.
14. CONTRACTOR SHALL VERIFY FIELD DIMENSION PRIOR TO CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE ADEQUATE SURFACE WORK AND REPAIR WORK @ CRACKS, DAMAGED GYP. BD. @ WALLS, CEILINGS AND SOFFITS THROUGHOUT AT SITE.
16. CONTRACTOR SHALL PROVIDE ADEQUATE FRAME WORK AND FINISH WORK @ ALL FLOOR AND STEPS @ NEW AND EXISTING BUILDING AS PER NEW DESIGN.
17. CONTRACTOR SHALL PROVIDE ADEQUATE DRAIN WORK FROM NEW ROOF AND FLOOR TO OUTSIDE OF BUILDING TO DISCHARGE RAIN WATER.
18. CONTRACTOR SHALL PROVIDE APPROPRIATE REPAIR WORK AND REPLACEMENT WORK WITH NEW MATERIALS WHEN HE FINDS DAMAGED EXISTING STRUCTURE MEMBER AND FRAME AND FINISH DURING THE COURSE OF CONSTRUCTION.
19. CONTRACTOR SHALL PROVIDE ALL NECESSARY WORK FOR INSTALLATION OF FIXTURES AND APPLIANCES.
20. CONTRACTOR SHALL PROVIDE LABOR AND INSTALLATION WORK FOR FLOORING MATERIALS AT 2ND FLOOR CLASS ROOMS AND CORRIDOR.

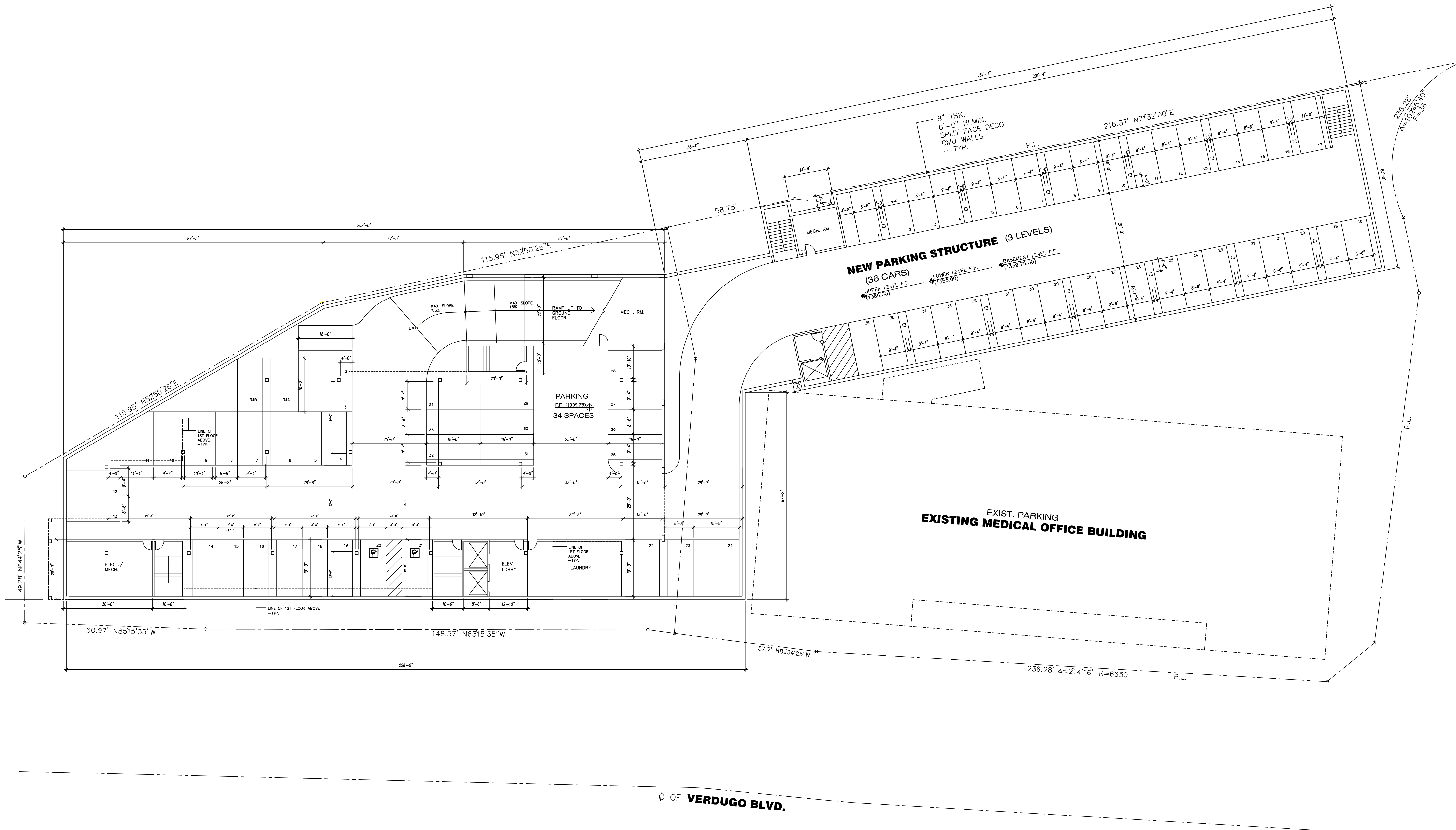
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 7. COMPLY WITH CAL. GREEN SECTION 301.3 & CHAPTER 5 NON RESIDENTIAL MANDATORY MEASURES REQUIREMENTS (SEE DWG. AN400)

LEGEND

- DOOR #, SEE DOOR SCHED/ A500
- WINDOW #, SEE WINDOW SCHED/ A500
- EXISTING SINGLE PEDESTAL WALKER
- EXISTING DOUBLE PEDESTAL WALKER
- EXISTING OUTLET (POWER)
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- SWITCH - NEW
- TELEPHONE - NEW
- FLOOR OUTLET (POWER) TELEPHONE AND COMPUTER - NEW
- \*\* USE EXISTING ELECTRICAL PANEL
- NEW 3 5/8" MET. STUD @ 16" O.C. WITH TYPE 'X' GYP. BD. BOTH SIDES-TYP. SEE TYP. DETAIL
- NEW 1 HR WALL -TYP.
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- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW PARTITION
- ILLUM. EXIT SIGN SEE ELEC. DWG.
- EMERGENCY BATTERY PACK UNIT
- MAX. OCC. LOAD SIGN
- TACTILE EXIT SIGN

NEW BUILDING  
 GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"



LA TOUR WAY

☐ OF VERDUGO BLVD.

OVERALL BASEMENT PARKING PLAN  
SCALE: 1/16" = 1'-0"

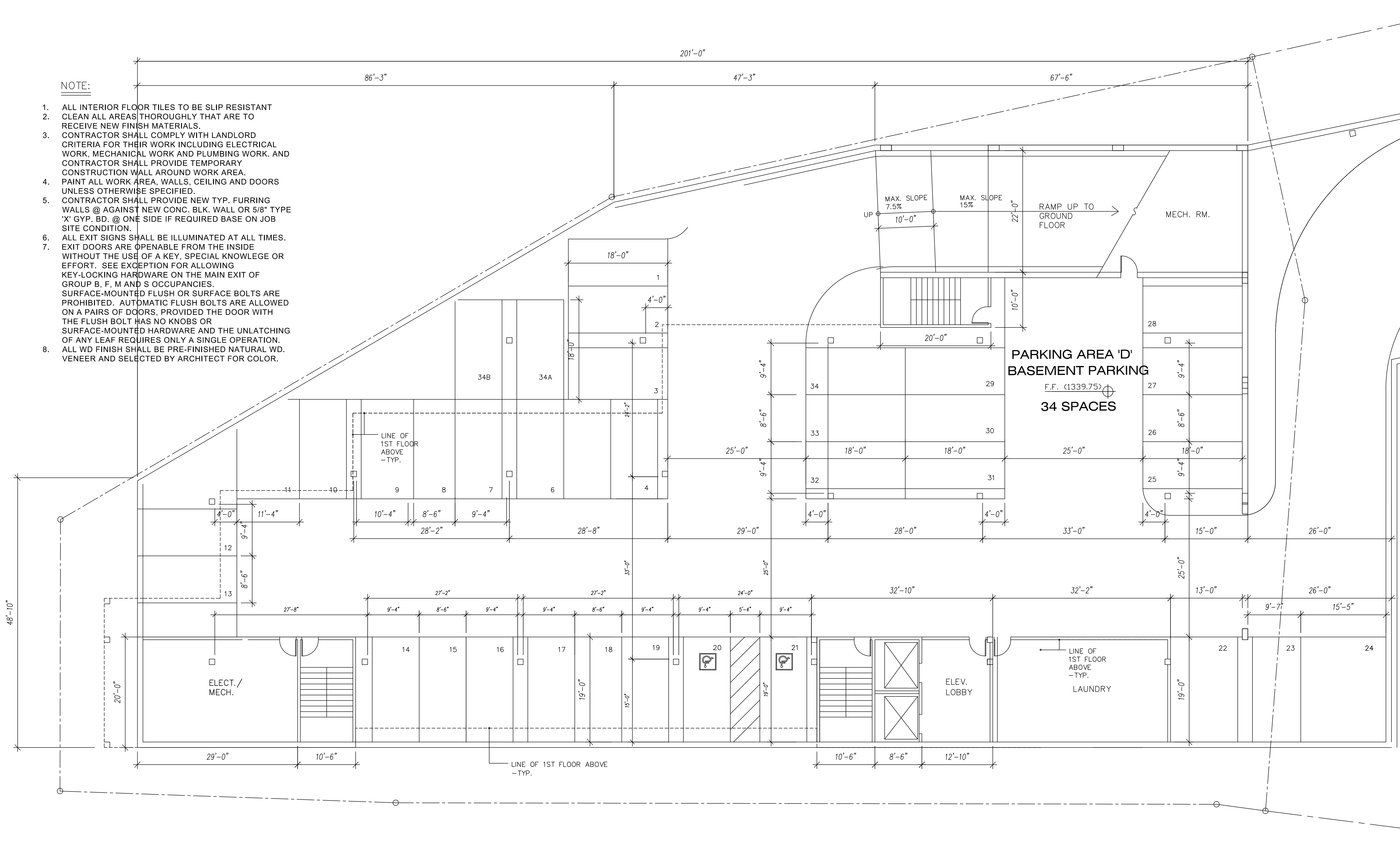
PROJECT NAME  
**LA CANADA ASSISTED LIVING**  
1809 VERDUGO BLVD.  
GLENDALE, CA 91208

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TEL. (213) 804-2255 E-MAIL. ahandarchitects.inc@gmail.com

REVISIONS	
Date	Revisions indicated thus A:

SHEET TITLE  
**OVERALL BASEMENT PARKING PLAN**

SHEET NO.  
**A100A**



**NOTE:**

1. ALL INTERIOR FLOOR TILES TO BE SLIP RESISTANT
2. CLEAN ALL AREAS THOROUGHLY THAT ARE TO RECEIVE NEW FINISH MATERIALS.
3. CONTRACTOR SHALL COMPLY WITH LANDLORD CRITERIA FOR THEIR WORK INCLUDING ELECTRICAL WORK, MECHANICAL WORK AND PLUMBING WORK. AND CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION WALL AROUND WORK AREA.
4. PAINT ALL WORK AREA, WALLS, CEILING AND DOORS UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR SHALL PROVIDE NEW TYP. FURRING WALLS @ AGAINST NEW CONC. BLK. WALL OR 5/8" TYPE 'X' GYP. BD. @ ONE SIDE IF REQUIRED BASE ON JOB SITE CONDITION.
6. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
7. EXIT DOORS ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. SEE EXCEPTION FOR ALLOWING KEY-LOCKING HARDWARE ON THE MAIN EXIT OF GROUP B, F, M AND S OCCUPANCIES.
8. SURFACE-MOUNTED FLUSH OR SURFACE BOLTS ARE PROHIBITED. AUTOMATIC FLUSH BOLTS ARE ALLOWED ON A PAIRS OF DOORS, PROVIDED THE DOOR WITH THE FLUSH BOLT HAS NO KNOBS OR SURFACE-MOUNTED HARDWARE AND THE UNLATCHING OF ANY LEAF REQUIRES ONLY A SINGLE OPERATION.
9. ALL WD FINISH SHALL BE PRE-FINISHED NATURAL WD. VENEER AND SELECTED BY ARCHITECT FOR COLOR.

- NOTE:**
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  2. BEARING WALL AND SHEAR WALLS SHALL BE FIELD VERIFY IS REQUIRED.
  3. CONTRACTOR SHALL PROVIDE ADEQUATE VENTILATION TO ALL RESTROOMS.(SEE MECHANICAL DWG.)
  4. GLAZING OVER 9 SQ.FT. IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR SHALL HAVE A MINIMUM CATEGORY CLASSIFICATION OF II (CPSC 16 CER 1201) OR A (ANSI Z97.1)
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**LEGEND**

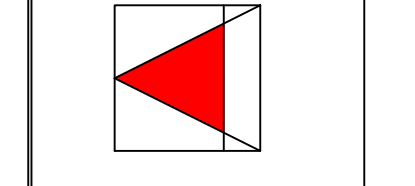
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- TELEPHONE - NEW
- FLOOR OUTLET (POWER) TELEPHONE AND COMPUTER - NEW
- \*\* USE EXISTING ELECTRICAL PANEL
- DOOR #, SEE DOOR SCHED/ ASOO
- WINDOW #, SEE WINDOW SCHED/ ASOO

**NEW BUILDING  
BASEMENT GARAGE PLAN**

SCALE: 1/8" = 1'-0"

PROJECT NAME  
**LA CANADA  
ASSISTED LIVING**  
1809 VERDUGO BLVD.  
GLENDALE, CA 91208

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**REVISIONS**

Date	Revisions indicated thus:
10-25-2017	DRB SUBMITTAL
10-25-2017	DRB CORRECTION
6/7-2	

**SHEET TITLE**  
BASEMENT  
GARAGE PLAN

**SHEET NO.**

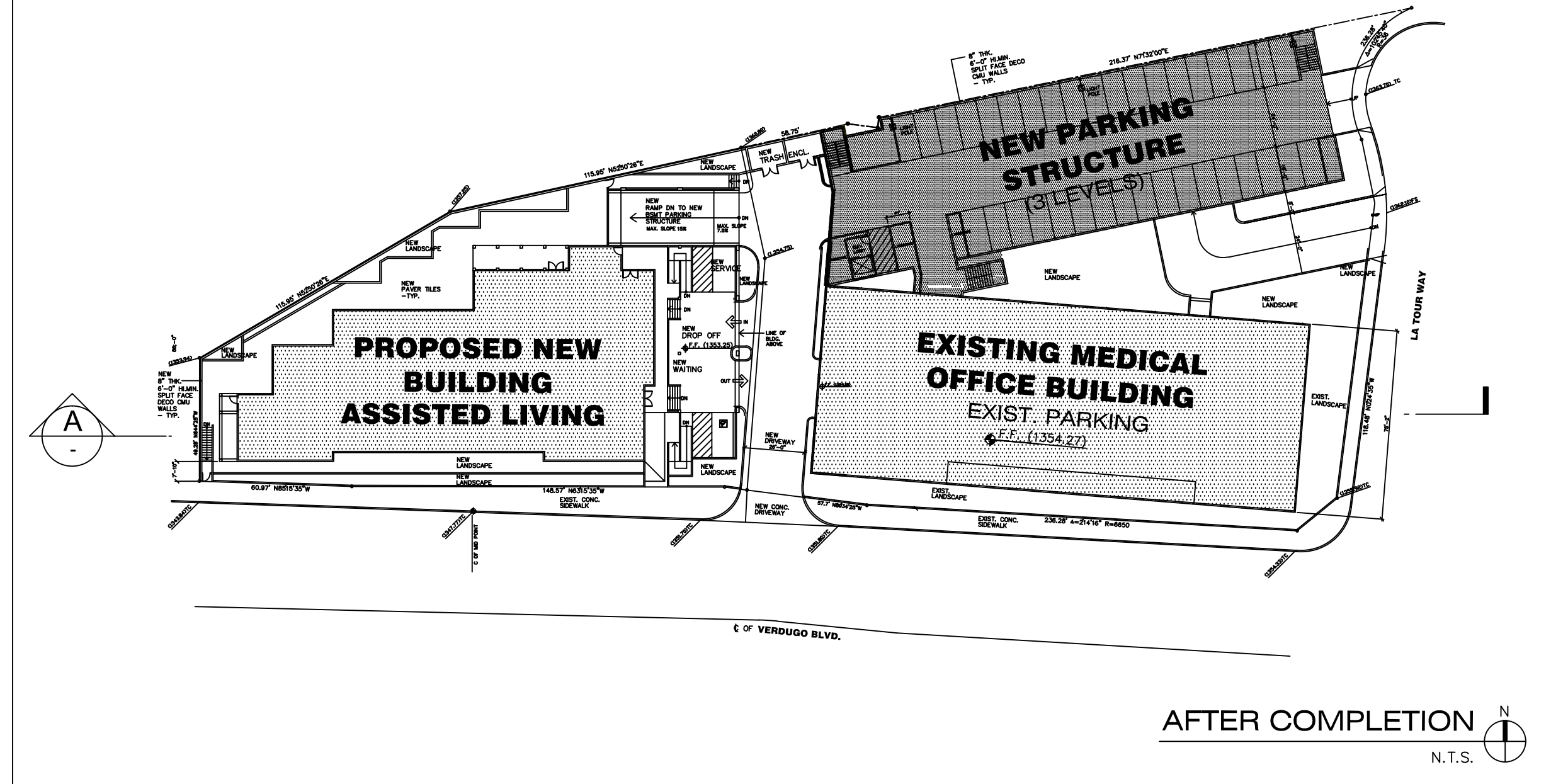
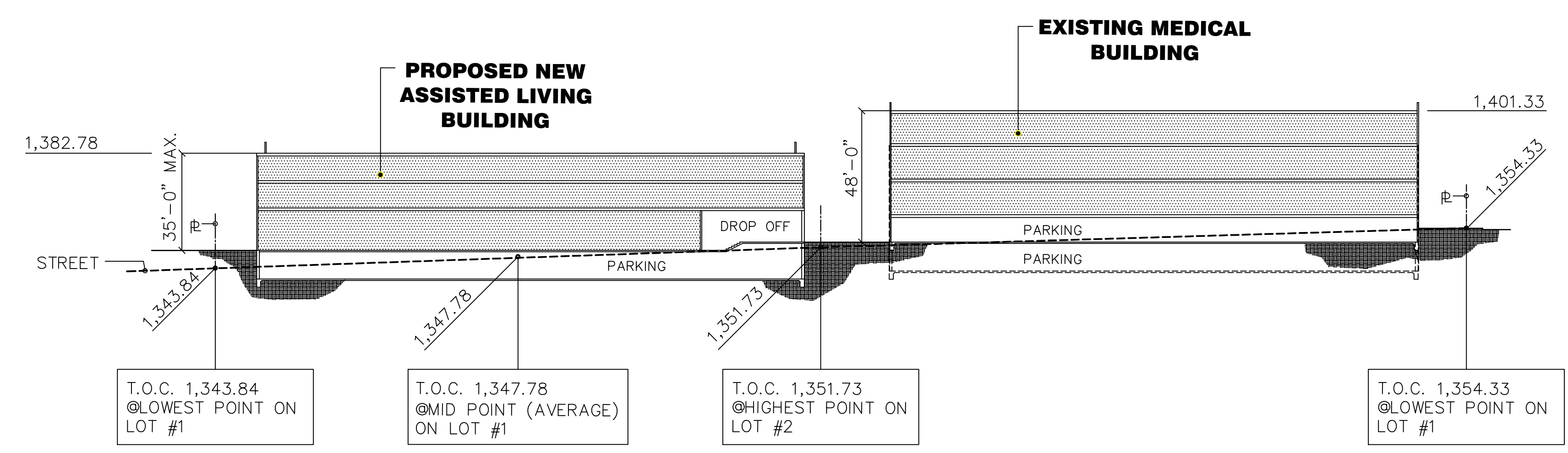
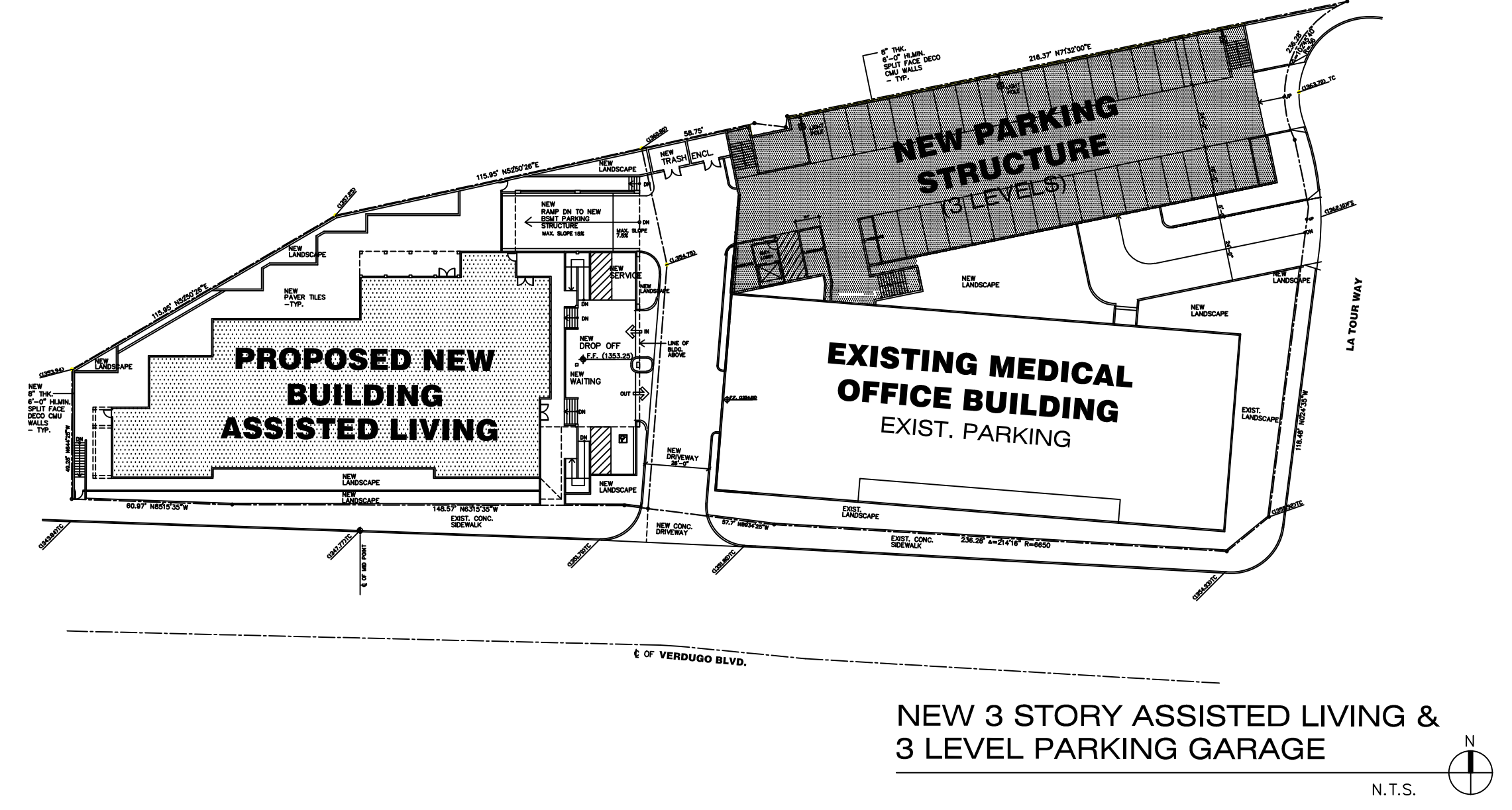
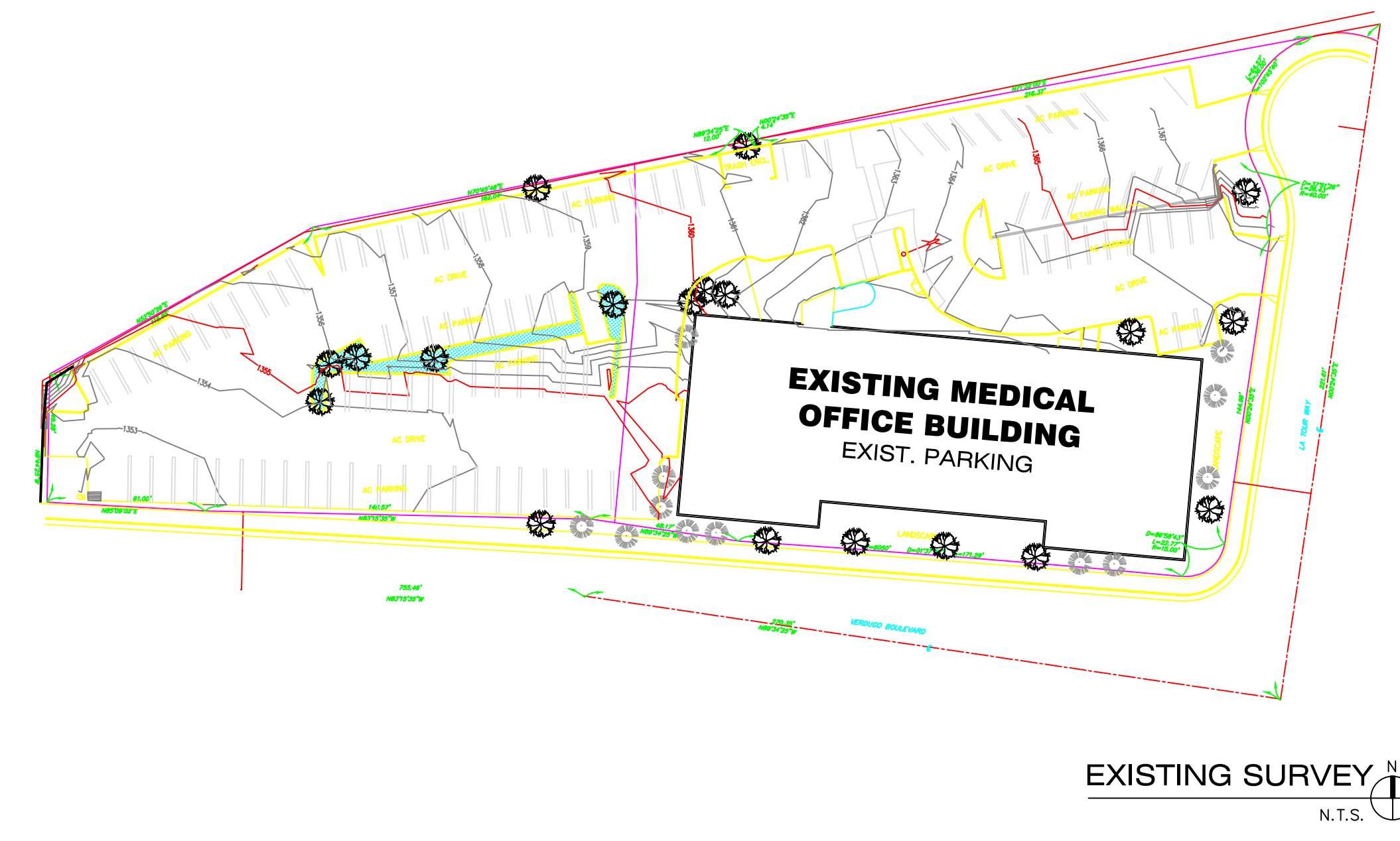
**A100**

# OCCUPANT

FLOOR.	SINGLE	DOUBLE	TOTAL BED
1	7	4	15
2	12	10	32
3	8	11	30
TOTAL	27	25	75

# PROJECT SUMMARY

- NEW 3 STORY 35,000 S.F. RESIDENTIAL CONGREGATIONAL LIVING; NEW CONSTRUCTION OF 52 ROOM (27 SINGLES PLUS 25 DOUBLES) FOR 75 BEDS "ASSISTED LIVING" FACILITY FOR SENIOR RESIDENTIAL LIVING WITH SKILLED NURSING SERVICE.
- REMOVE EXISTING SURFACE PARKING LOT AND PROVIDE NEW PARKING STRUCTURES:
  - CONSTRUCT ONE LEVEL SUBTERRANEAN PARKING GARAGE BELOW THE NEW PROPOSED ASSISTED LIVING FACILITY (APPROX. 18,500 S.F.)
  - CONSTRUCT TWO LEVEL PARKING STRUCTURE ON EXISTING LOT BEHIND THE EXISTING MEDICAL BUILDING.(APPROX. 24,900 S.F. FOR BOTH LEVEL)
- EXISTING PARKING GARAGE BELOW THE MEDICAL BUILDING WILL STAY THE SAME.
- NEW DRIVEWAY WILL BE CONSTRUCTED ENTERING AND EXISTING FROM VERDUGO BLVD.: THE NEW PROPOSED TWO WAY DRIVEWAY WILL BE IN THE MIDPOINT OF THE ENTIRE COMPLEX ALONG VERDUGO BLVD AND WILL BE LOCATED BETWEEN THE EXISTING MEDICAL BUILDING AND NEW PROPOSED ASSISTED LIVING PROJECT.
- LAND: LOT #1 AND LOT #2 TRACT 37160
  - LOT #1 - 41,409 S.F. (APN 5813-004-089 AND 5813-004-090)
  - LOT #2 - 23,086 S.F. (APN 5813-004-077)
- LOCATION: THE ENTIRE COMPLEX IS BOUNDED BY VERDUGO BLVD. ON THE SOUTH, LA TOUR WAY ON THE EAST AND GLENDALE FREEWAY RAMP ON THE NORTH.
- HEIGHT OF THE NEW BUILDING: 35 FEET THE NEW BUILDING WILL BE LOCATED ON THE LOT #2, THE VACANT PARKING LOT. THE HIGHEST TOP OF CURB ELEVATION ALONG VERDUGO BLVD. ON LOT #1 IS 1,351.73. AND THE LOWEST TOP OF CURB ELEVATION ON VERDUGO BLVD. ON LOT #1 IS 1,343.84 AND THEREFORE THE MID POINT TOP OF CURB ELEVATION ON VERDUGO BLVD. IS 1,347.78 AND THEREFORE THE TOP OF THE ROOF OF THE NEW BUILDING SHOULD BE LOWER THAN 1,382.78
- AMOUNT OF GRADING: APPROX. 8,506 CUBIC YARD.



PROJECT NAME  
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REVISIONS	Date
Revisions indicated thus A:	
Approved for the Owner by	
Approved for the Architect by	
Drawn by	
Checked by	
Date	

SHEET TITLE  
**DEVELOPMENT PLAN**

SHEET NO.  
**A001**