

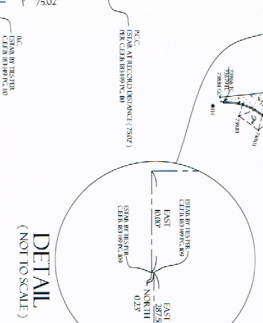
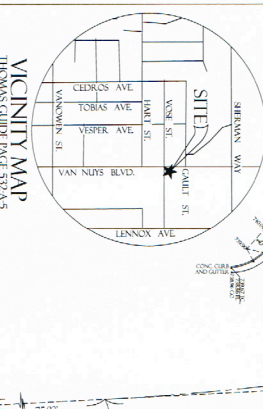
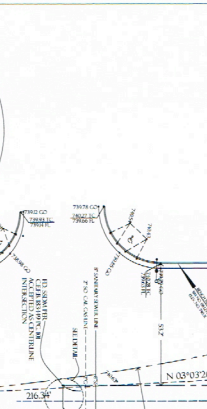
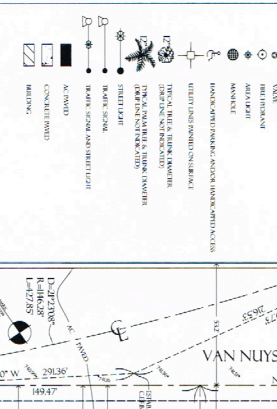
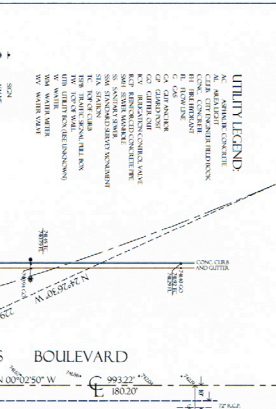
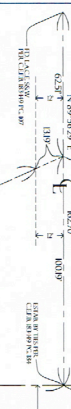


DATE OF REVISION: 12/20/2011  
 DRAWN BY: J. W. HARRIS  
 CHECKED BY: J. W. HARRIS

N 89° 27' 21" E  
 DISTANCE  
 SHEWMAN WAY

N 00° 02' 23" W  
 DISTANCE  
 LENNOX AVENUE

**CALLT STREET**



- STATEMENT OF ENCROACHMENTS**
- ENCROACHMENT ON THE PUBLIC RIGHT-OF-WAY
  - ENCROACHMENT ON THE PUBLIC UTILITY RIGHT-OF-WAY
  - ENCROACHMENT ON THE PUBLIC AIRSPACE
  - ENCROACHMENT ON THE PUBLIC EASEMENT
  - ENCROACHMENT ON THE PUBLIC RIGHT-OF-WAY
  - ENCROACHMENT ON THE PUBLIC UTILITY RIGHT-OF-WAY
  - ENCROACHMENT ON THE PUBLIC AIRSPACE
  - ENCROACHMENT ON THE PUBLIC EASEMENT

- STATEMENT OF CLEARANCES**
- CLEARANCE OVER THE PUBLIC RIGHT-OF-WAY
  - CLEARANCE OVER THE PUBLIC UTILITY RIGHT-OF-WAY
  - CLEARANCE OVER THE PUBLIC AIRSPACE
  - CLEARANCE OVER THE PUBLIC EASEMENT
  - CLEARANCE OVER THE PUBLIC RIGHT-OF-WAY
  - CLEARANCE OVER THE PUBLIC UTILITY RIGHT-OF-WAY
  - CLEARANCE OVER THE PUBLIC AIRSPACE
  - CLEARANCE OVER THE PUBLIC EASEMENT

**REPAIRED FOR**

PROVIDED BY: [Name]

DATE: [Date]

LEVEL	HEIGHTS
1	10.00
2	10.00
3	10.00
4	10.00
5	10.00
6	10.00
7	10.00
8	10.00
9	10.00
10	10.00

**SURVEYOR'S NOTES**

1. THE SURVEYOR HAS CONDUCTED A RECONSTRUCTION OF THE EXISTING RECORD PLATS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORDING ACT AND THE SURVEYING ACTS OF THE STATE OF CALIFORNIA.

2. THE SURVEYOR HAS CONDUCTED A RECONSTRUCTION OF THE EXISTING RECORD PLATS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORDING ACT AND THE SURVEYING ACTS OF THE STATE OF CALIFORNIA.

**LEGAL DESCRIPTION:**

THE SURVEYOR HAS CONDUCTED A RECONSTRUCTION OF THE EXISTING RECORD PLATS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORDING ACT AND THE SURVEYING ACTS OF THE STATE OF CALIFORNIA.

**BASES OF REFERENCE:**

THE SURVEYOR HAS CONDUCTED A RECONSTRUCTION OF THE EXISTING RECORD PLATS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORDING ACT AND THE SURVEYING ACTS OF THE STATE OF CALIFORNIA.

**ESSENTIAL DATA EXCEPTIONS & EXCLUSIONS:**

THE SURVEYOR HAS CONDUCTED A RECONSTRUCTION OF THE EXISTING RECORD PLATS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORDING ACT AND THE SURVEYING ACTS OF THE STATE OF CALIFORNIA.

**ZONING DATA:**

THE SURVEYOR HAS CONDUCTED A RECONSTRUCTION OF THE EXISTING RECORD PLATS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORDING ACT AND THE SURVEYING ACTS OF THE STATE OF CALIFORNIA.

**STREET DEDICATION:**

THE SURVEYOR HAS CONDUCTED A RECONSTRUCTION OF THE EXISTING RECORD PLATS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORDING ACT AND THE SURVEYING ACTS OF THE STATE OF CALIFORNIA.

**PARKING SUMMARY:**

THE SURVEYOR HAS CONDUCTED A RECONSTRUCTION OF THE EXISTING RECORD PLATS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORDING ACT AND THE SURVEYING ACTS OF THE STATE OF CALIFORNIA.

**ADDITIONAL NOTES:**

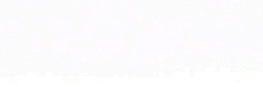
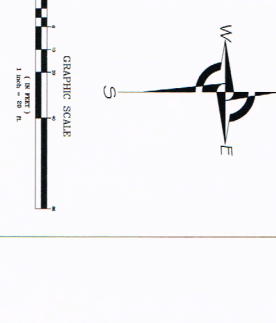
THE SURVEYOR HAS CONDUCTED A RECONSTRUCTION OF THE EXISTING RECORD PLATS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORDING ACT AND THE SURVEYING ACTS OF THE STATE OF CALIFORNIA.

**REVISIONS:**

DATE: [Date]

BY: [Name]

ATIA/ACSM LAND TITLE SURVEY  
 2800 VAN NUYS BOULEVARD  
 VAN NUYS, CALIFORNIA 91411  
 PHONE: (818) 708-1111  
 FAX: (818) 708-1112  
 WWW: WWW.ACSMLANDTITLE.COM





22973  
21653

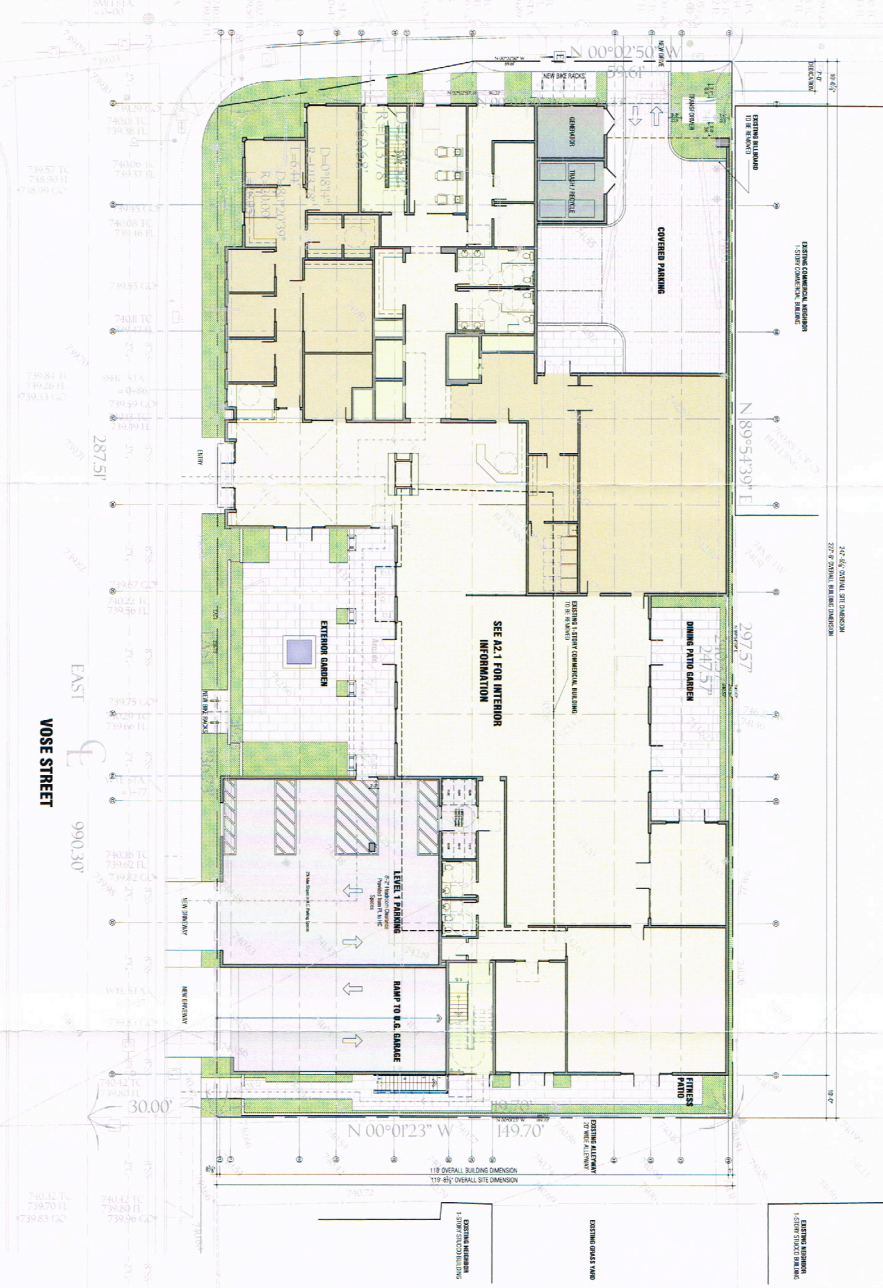
N 03°03'20" W 291.36'  
149.47'

**VAN NUYS BLVD.**

N 00°02'51"

216.34'

50.00'



287.51'

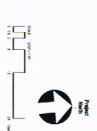
**VOSE STREET**  
EAST

990.30'

30.00'

N 00°01'23" W 149.70'

SITE PLAN WITH SURVEY OVERLAY  
SHEET 1

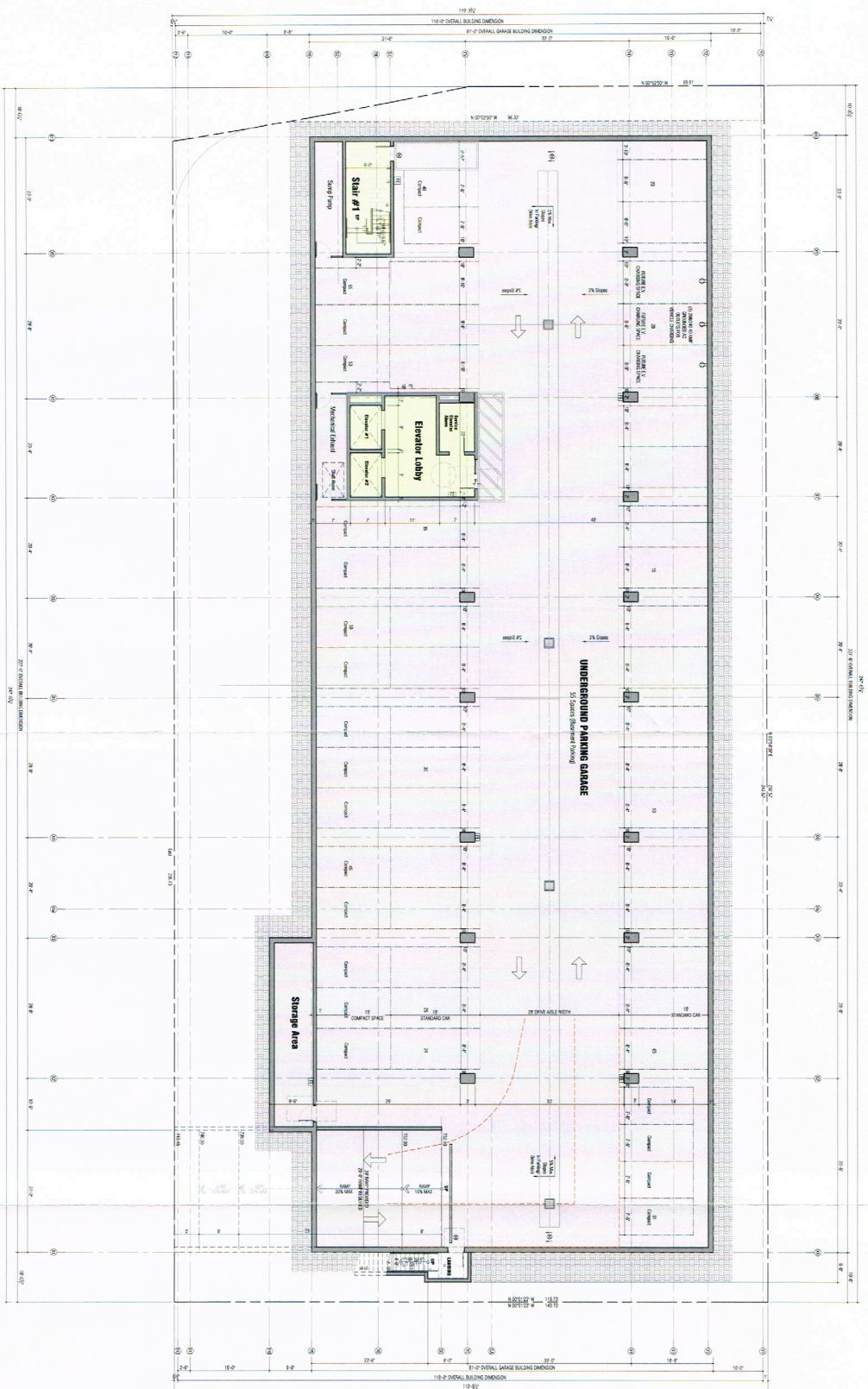


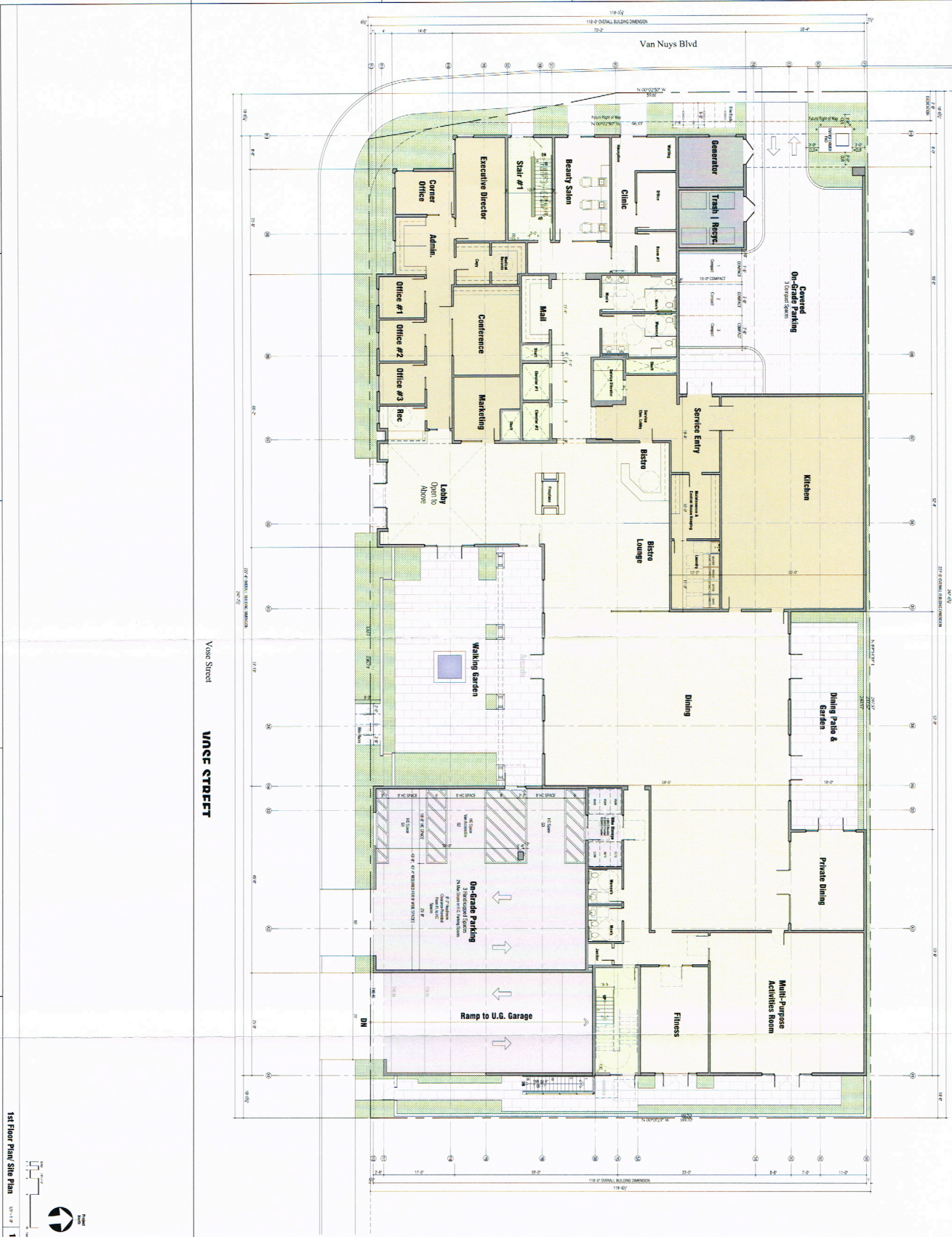
<b>A1.1</b>	PROJECT NO. PA01	SHEET	DATE
OF 41 SHEETS	PROJECT NO. PA01	SHEET	DATE
LABORATORY	PROJECT NO. PA01	SHEET	DATE

APN # 221-700-7018  
**VAN NUYS | ASSISTED LIVING**  
 7036-7040 VAN NUYS BLVD  
 VAN NUYS | CA | 91405

Hochhausner  
 Blatter  
 ARCHITECTURE  
 AND PLANNING

121 E. ANTELA AVE  
 SANTA BARBARA  
 CALIFORNIA 93101  
 (805) 965-2740





<b>Hochhaus</b> Blatter ARCHITECTURE AND PLANNING	<b>VAN NUYS   ASSISTED LIVING</b> APN # 221-700-7018 7036-7040 VAN NUYS BLVD VAN NUYS   CA   91405	122 E. ARBOL AVE SANTA BARBARA CALIFORNIA 93101 805.966.2740
SHEET <b>A2.1</b> OF ALL SHEETS LATEST REVISION	PROJECT NO. 1910 HISTORIAN	THE PREPARED OR ATTACHED DRAWINGS ARE THE PROPERTY OF HOCHHAUS BLATTER ARCHITECTURE AND PLANNING. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF HOCHHAUS BLATTER ARCHITECTURE AND PLANNING.

1st Floor Plan Site Plan



Assisted Living Floor Plan (2nd floor)



1

PROJECT NO.	PH01
SHEET	A2.2
ASSISTED LIVING	2ND FLOOR
SHEET CONTAINS	2ND FLOOR PLAN

125 E. ANTELLA AVENUE  
 SAN JERONIMO, CALIFORNIA 91104  
 PHONE: 714.256.2700

APN # 221-700-7018  
 7036-7040 VAN NUYS BLVD  
 VAN NUYS | CA | 91405

**Hochhausner**  
 Blatter  
 ARCHITECTURAL  
 AND PLANNING





NO.	REVISION	DATE

1 Assisted Living Floor Plan (4th & 5th Floors)



NO.	DESCRIPTION

1  
Roof Plan  
1/8" = 1' - 0"







CONCRETE CORE  
 OVER EXISTING  
 CONCRETE CORE  
 WITH VERTICAL STUDS FOR  
 REINFORCEMENT  
 2020 TYP.



CONCRETE CORE  
 OVER EXISTING  
 CONCRETE CORE  
 WITH VERTICAL STUDS FOR  
 REINFORCEMENT  
 2020 TYP.

**EAST ELEVATION**  
 3/8" = 1'-0"  
 2

**A3.2**  
 3/8" = 1'-0"  
 2

NO.	REVISIONS

SHEET  
 PROJECT NO. PN0  
 SHEET  
**A3.2**  
 3/8" = 1'-0"  
 2





LOOKING NORTH ALONG VAN NUYS BLVD @ THE CORNER OF VOSE ST & VAN NUYS BLVD



LOOKING WEST ALONG VOSE TOWARD THE CORNER OF VOSE ST & VAN NUYS BLVD



LOOKING NORTH ALONG VAN NUYS BLVD @ THE CORNER OF VOSE ST & VAN NUYS BLVD



LOOKING NORTH ALONG VOSE TOWARD THE INTERIOR COURTYARD OF THE PROJECT



LOOKING WEST ALONG VOSE TOWARD THE CORNER OF VOSE ST & VAN NUYS BLVD

NO. OF SHEETS	DATE

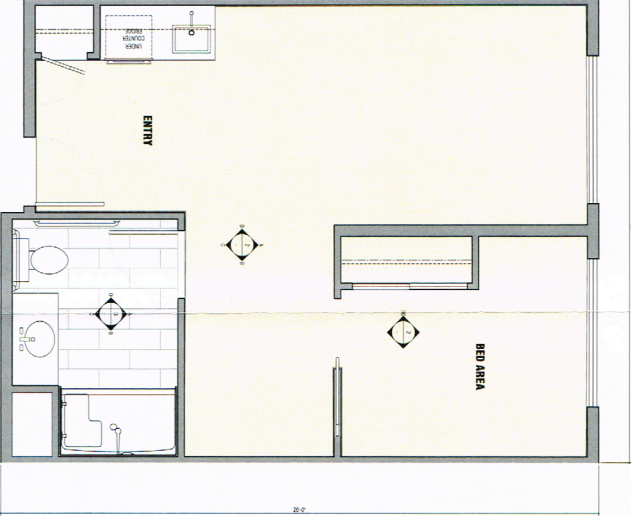
DATE OF APPROVAL	
PROJECT NO.	
SHEET NO.	
TITLE	

**A3.3b**  
OF ALL SHEETS  
LAYER SYSTEM



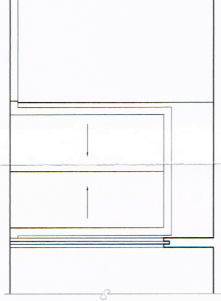
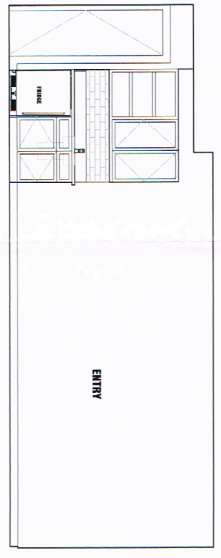
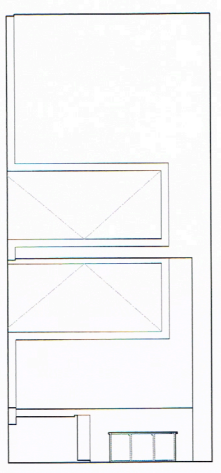
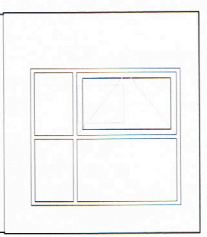
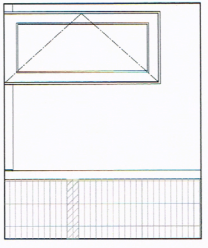
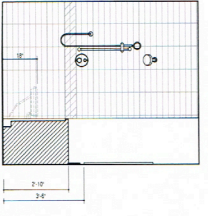
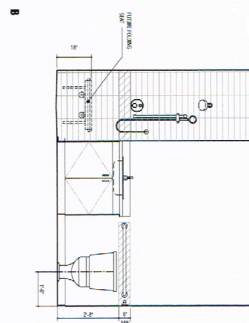
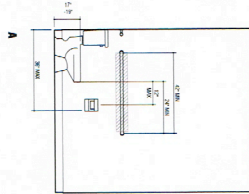






A.D.A. BATH 1/4" = 1'-0" 3

ONE BEDROOM UNIT PLAN (Assisted Living) 1/4" = 1'-0" 1



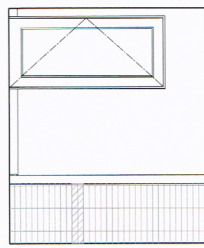
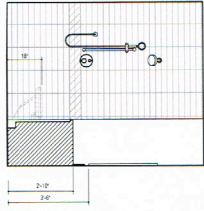
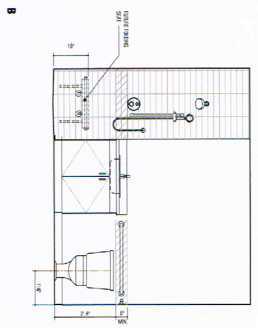
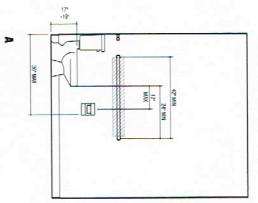
NO.	REVISION	DATE

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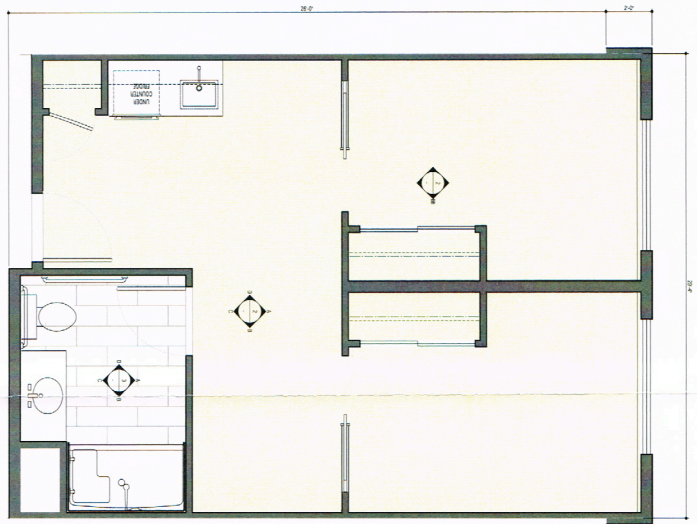
**SHEET COMMENTS**

**ONE BEDROOM UNIT**  
ASSISTED LIVING

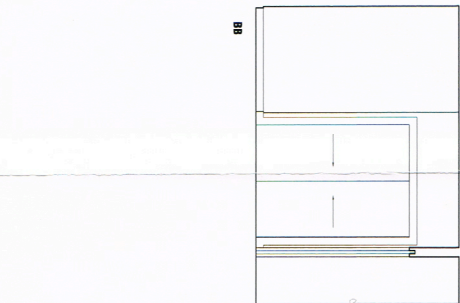
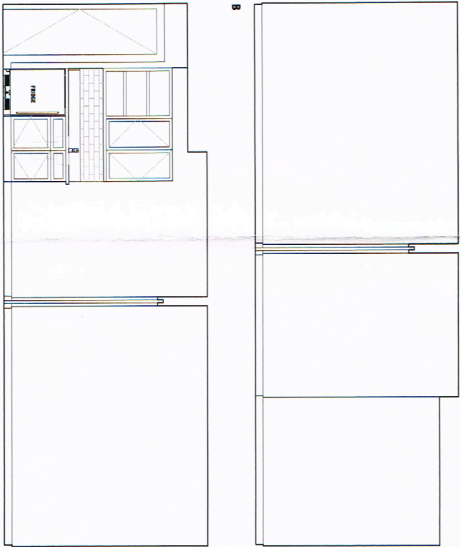
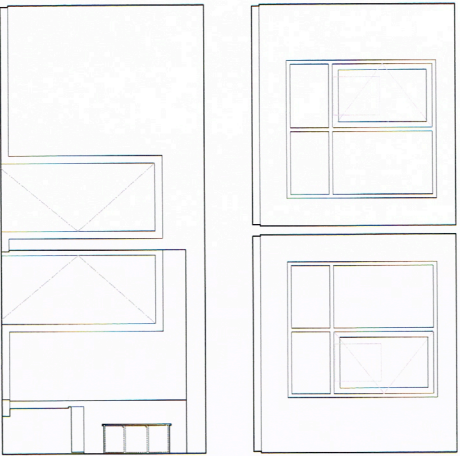
PROJECT NO: 1900



A.D.A. BATH 3



DOUBLE UNIT PLAN (Memory Care) 1



C

A

B

BB

D

INTERIOR ELEVATIONS

2

Hochhausner  
Blatter  
ARCHITECTURE  
AND PLANNING

12214 ARRIELAGA  
SANITA DANBARAKA  
SALIPURNA 99100  
SAN DIEGO, CA 92123  
TEL: 619.452.7777

APN # 221-700-7018  
**VAN NUYS | ASSISTED LIVING**  
7038-7040 VAN NUYS BLVD  
VAN NUYS | CA | 91405

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SHEET CONTENTS  
**DOUBLE UNIT PLANNING**  
MEMORANDUM  
CLIENT NO. 19110

DATE  
**A5.3**

OF ALL SHEETS  
LATEST REVISION



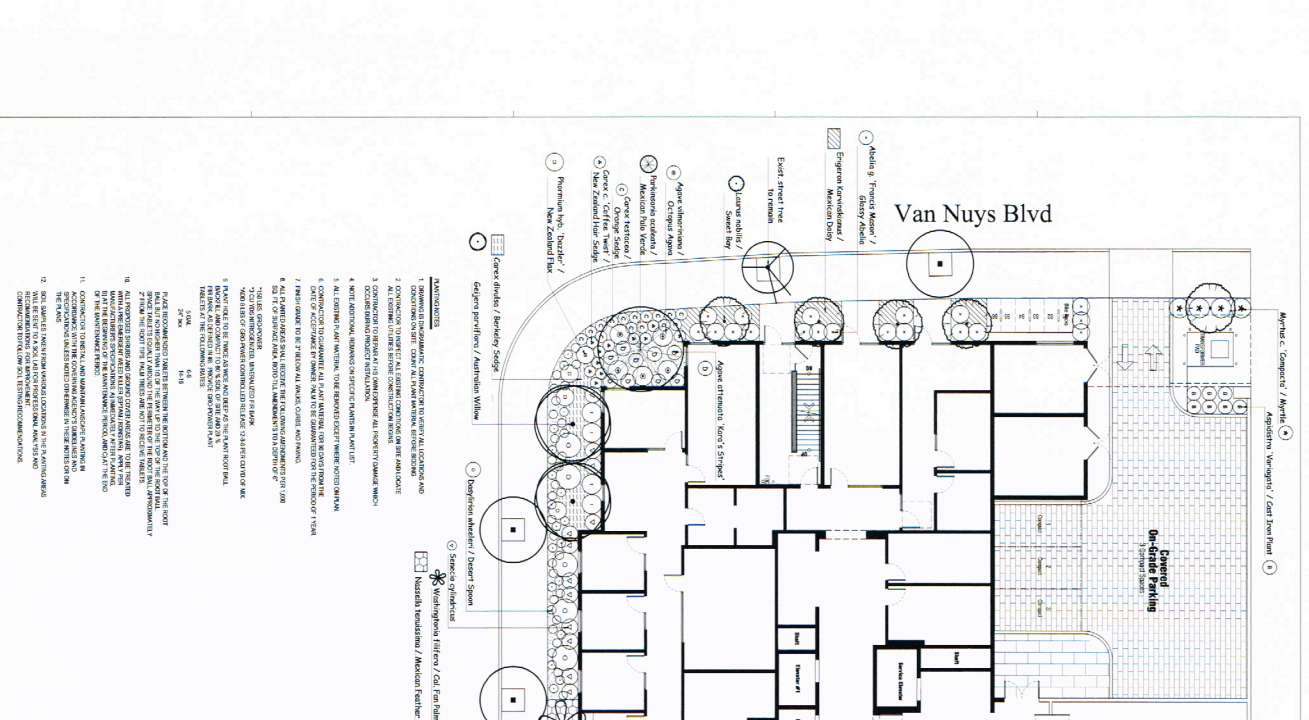
**THE LEGEND**

S/NL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
1	Agave flexuosus	Agave flexuosus	2' x 3' x 2'	2	
2	Agave striatum	Agave striatum	2' x 3' x 2'	2	
3	Agave striatum	Agave striatum	2' x 3' x 2'	2	
4	Agave striatum	Agave striatum	2' x 3' x 2'	2	
5	Agave striatum	Agave striatum	2' x 3' x 2'	2	
6	Agave striatum	Agave striatum	2' x 3' x 2'	2	
7	Agave striatum	Agave striatum	2' x 3' x 2'	2	
8	Agave striatum	Agave striatum	2' x 3' x 2'	2	
9	Agave striatum	Agave striatum	2' x 3' x 2'	2	
10	Agave striatum	Agave striatum	2' x 3' x 2'	2	
11	Agave striatum	Agave striatum	2' x 3' x 2'	2	
12	Agave striatum	Agave striatum	2' x 3' x 2'	2	
13	Agave striatum	Agave striatum	2' x 3' x 2'	2	
14	Agave striatum	Agave striatum	2' x 3' x 2'	2	
15	Agave striatum	Agave striatum	2' x 3' x 2'	2	
16	Agave striatum	Agave striatum	2' x 3' x 2'	2	
17	Agave striatum	Agave striatum	2' x 3' x 2'	2	
18	Agave striatum	Agave striatum	2' x 3' x 2'	2	
19	Agave striatum	Agave striatum	2' x 3' x 2'	2	
20	Agave striatum	Agave striatum	2' x 3' x 2'	2	

**SHRUBS AND BARKING OTHER LEGEND**

S/NL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
1	Abutilon	Abutilon	5' gal	19	
2	Abutilon	Abutilon	5' gal	44	
3	Abutilon	Abutilon	5' gal	44	
4	Abutilon	Abutilon	5' gal	44	
5	Abutilon	Abutilon	5' gal	44	
6	Abutilon	Abutilon	5' gal	44	
7	Abutilon	Abutilon	5' gal	44	
8	Abutilon	Abutilon	5' gal	44	
9	Abutilon	Abutilon	5' gal	44	
10	Abutilon	Abutilon	5' gal	44	
11	Abutilon	Abutilon	5' gal	44	
12	Abutilon	Abutilon	5' gal	44	
13	Abutilon	Abutilon	5' gal	44	
14	Abutilon	Abutilon	5' gal	44	
15	Abutilon	Abutilon	5' gal	44	
16	Abutilon	Abutilon	5' gal	44	
17	Abutilon	Abutilon	5' gal	44	
18	Abutilon	Abutilon	5' gal	44	
19	Abutilon	Abutilon	5' gal	44	
20	Abutilon	Abutilon	5' gal	44	

**NOTES:**  
 1. All trees to be planted with commercial root barriers.  
 2. All trees to be planted with commercial root barriers.  
 3. All trees to be planted with commercial root barriers.  
 4. All trees to be planted with commercial root barriers.  
 5. All trees to be planted with commercial root barriers.  
 6. All trees to be planted with commercial root barriers.  
 7. All trees to be planted with commercial root barriers.  
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 15. All trees to be planted with commercial root barriers.  
 16. All trees to be planted with commercial root barriers.  
 17. All trees to be planted with commercial root barriers.  
 18. All trees to be planted with commercial root barriers.  
 19. All trees to be planted with commercial root barriers.  
 20. All trees to be planted with commercial root barriers.





**LANDING NOTES**

1. SHOWING IS SUPPLEMENTARY. CONSULT DRAWING FOR ALL DIMENSIONS AND CONSTRUCTION DETAILS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR FINISHES TO BE CONFORM TO THE SPECIFICATIONS OF THE ARCHITECT.
4. ALL EXTERIOR FINISHES TO BE CONFORM TO THE SPECIFICATIONS OF THE ARCHITECT.
5. ALL EXTERIOR FINISHES TO BE CONFORM TO THE SPECIFICATIONS OF THE ARCHITECT.
6. ALL EXTERIOR FINISHES TO BE CONFORM TO THE SPECIFICATIONS OF THE ARCHITECT.
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11. ALL EXTERIOR FINISHES TO BE CONFORM TO THE SPECIFICATIONS OF THE ARCHITECT.
12. ALL EXTERIOR FINISHES TO BE CONFORM TO THE SPECIFICATIONS OF THE ARCHITECT.

**THESE LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
○	Federalpopul hickory	Hickory 3 Yellowwood	15-gal	6	

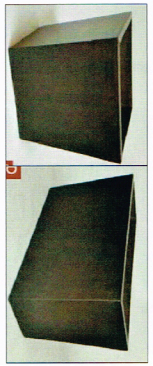
Waterproofing and drains by others.

- Painter A: Kolor® Full Primer F656ACZ-2333
- Painter B: Eco Supreme model F656DQ-3830
- Painter C: Eco Supreme model F656DQ-3830
- Painter D: Eco Supreme model F656DQ-3830

Color to be Union State w/ down hole  
Tel: 714.899.3399

**SHRUBS AND BOUNDARY COVER LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
■	Persea indica / Scaevola	Boston Ivy	5-gal	6	
■	Scaevola / Argemone	Super Maracrop	5-gal	6	
■	Scaevola / Argemone	Part 10 Bees	5-gal	6	



Yael Architecture  
1010 Sycamore Ave Suite 313  
Santa Barbara, CA 93103  
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Fax: 805.963.7777  
yael@yael.com

