



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2018-01
PREPARED BY: Nancy Lee
Associate Planner

AGENDA ITEM: PH-1
MEETING DATE: January 10, 2018

SUBJECT: Conditional Use Permit CUP2018-01
1216 Royal Oaks Drive (APN: 8530-001-067 and 066)

REQUEST: Construct a new two-story, 28-bed assisted living facility (Assisted Living Cottage #2) approximately 20,810 square feet in floor area as outlined in the Rose Gardens at Santa Teresita (RGST) Specific Plan.

APPLICANT: Santa Teresita, Inc.
819 Buena Vista Street
Duarte, CA 91010

ENVIRONMENTAL DETERMINATION: A Program Environmental Impact Report (Program EIR) was certified on June 14, 2011 (State Clearing House No. 2010091021) by the City of Duarte. The certified Program EIR provided a program-level assessment of the environmental impacts resulting from development pursuant to the land use policy and implementation of the goals and policies set forth in The Rose Gardens at Santa Teresita Specific Plan. The proposed project is consistent with the Program EIR because it conforms to the development capacity and density set forth in the Specific Plan which was analyzed in the Program EIR. Therefore, pursuant to the Public Resources Code 21083.3 and CEQA Guidelines sections 15162, 15168, and 15183 the project is exempt from the requirement that additional environmental documentation be prepared.

BACKGROUND: Santa Teresita is a non-profit organization that provides assisted living, skilled nursing, and hospice services for seniors on a 12-acre campus. The property was originally developed in 1930 as a sanatorium for young girls suffering from tuberculosis, and became the Santa Teresita general hospital in 1955. In 2004, the hospital closed and Santa Teresita began providing assisted living, skilled nursing and hospice services for seniors.

The Santa Teresita campus is unique in that it is located in both the City of Monrovia and the City of Duarte. The westerly 2.7 acres of the site are located in the City of Monrovia and the remaining 9.3 acres are located in the City of Duarte. The "Rose Gardens at Santa Teresita" (RGST) Specific Plan was adopted by both cities in 2011 to facilitate the comprehensive build-out of their neighborhood care facility.

The RGST Specific Plan was a coordinated effort between the City of Monrovia and the City of Duarte to insure that the property is developed as one campus while each City requires its own entitlements as buildings are proposed for construction. The RGST Specific Plan

expects development to take place in four phases, with Phase I located partially in Monrovia and partially in Duarte, and the three remaining located in the City of Duarte. Phase I includes the construction of a maximum of 72 beds within assisted living facilities, a chaplain's residence, and a skilled nursing facility. Implementation of Phase I began with the construction of a two-story, 24-bed assisted living facility that was approved in 2011 (CUP2011-08, Assisted Living Cottage #1). This request is the next component of Phase I and proposes a two-story 28-bed assisted living facility (Assisted Living Cottage #2). Per the RGST Specific Plan, development of the assisted living cottages on the Monrovia side of the campus requires approval of conditional use permit by the City of Monrovia Planning Commission.

SUBJECT PROPERTY: The RGST Specific Plan is bounded by Royal Oaks Drive to the north, Buena Vista Street to the east, Sesmas Street to the south and Sierra Terrace to the west. The 2.7 acres of the Santa Teresita campus located in Monrovia contains three parcels of land (APNs 8530-001-065, 066, and 067) which combined has approximately 185' of frontage on Royal Oaks Drive and a depth of 770.' The Monrovia side is currently improved with the Casa Convent, Hayden Daycare, Villa House, chaplain's residence, and Assisted Living Cottage #1.

Site and Surrounding Land Uses

The project site is designated as RGST Specific Plan in the General Plan and on the Zoning map. The site is surrounded by the following land uses:

North:

General Plan: RGST Specific Plan
Zoning: RGST Specific Plan
Land Use: Casa Covenant and Chaplain's Residence

South:

General Plan: PD – 7 (Planned Development Area 7)
Zoning: PD – 7 (Planned Development Area 7)
Land Use: Multiple Family Residential

East:

General Plan: City of Duarte
Zoning: RGST Specific Plan
Land Use: RGST Campus (5-story medical office building, the outpatient surgery facility, Madonna Hall, the Chapel, and Duarte Convent)

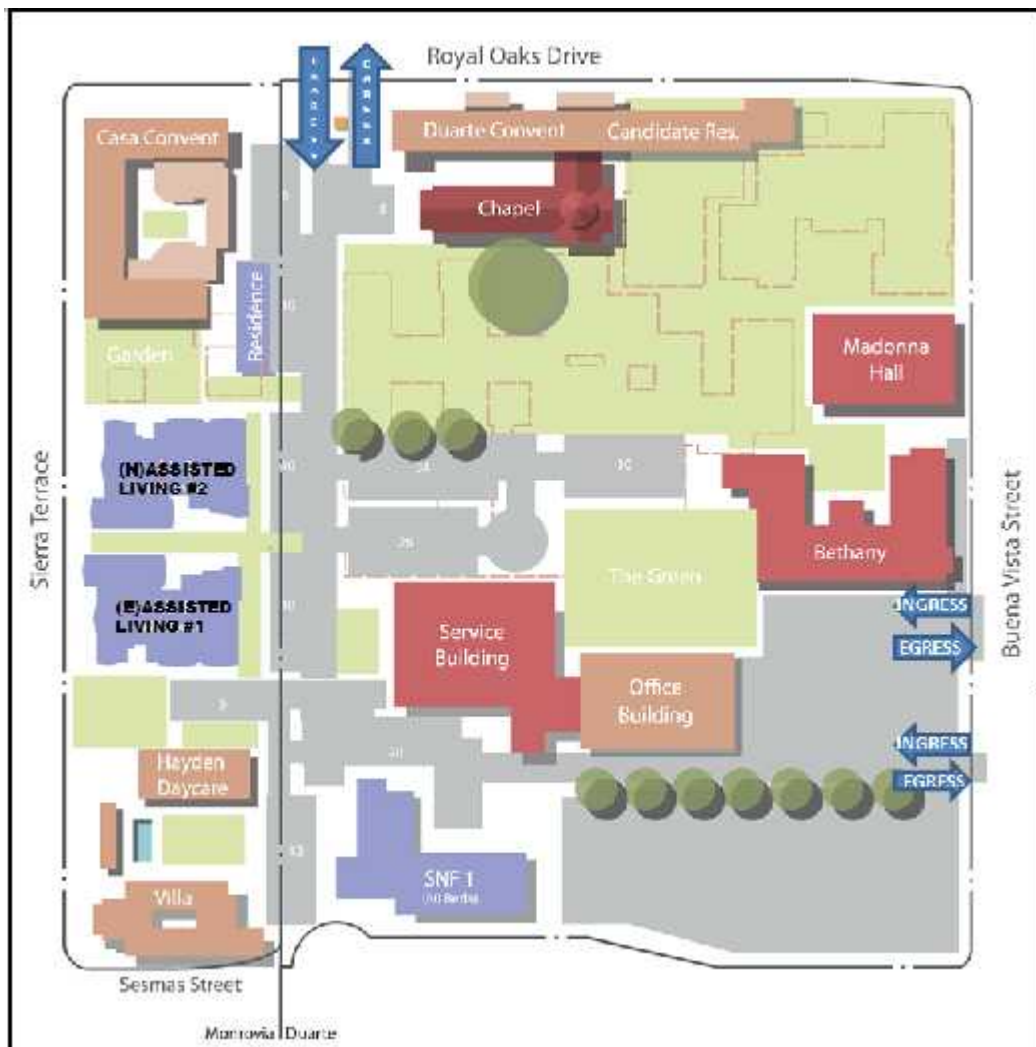
West:

General Plan: Residential Low (5.8 du/ac)
Zoning: Residential Low
Land Use: Single Family Residential

DISCUSSION/ANALYSIS:

Site Plan

Santa Teresita is contained within a closed campus setting where buildings are surrounded by gardens, plazas, pedestrian pathways, and vehicular access ways. As shown on the diagram below, vehicular access to the campus is provided by three driveways for ingress and egress; one on Royal Oaks Drive in the City of Monrovia, and two on Buena Vista Street in the City Duarte.



The development of a new two-story, 28-bed assisted living facility (Assisted Living Cottage #2) is proposed. The area of development is located within the existing parking lot area between the Casa Convent and Chaplain's residence to the north and the Assisted Living Cottage #1 to the south.

The total number of beds and building floor area set aside for assisted living in the City of Monrovia is 72 beds and 92,815 square feet. The Specific Plan also contains development standards that further regulate the height and location of this use.

As shown in the following table, the development meets or exceeds all RGST Specific Plan requirements, in relation to building area, setbacks, height, and parking.

TABLE 1.0 DEVELOPMENT STANDARD COMPLIANCE REVIEW

Development Standard	Required	Proposed
Setback from Sierra Terrace	12'-0"	27'-9"
Building Height	Two stories	Two stories
Building Area for Assisted Living	92,815 s.f. (Maximum)	20,810 SF (Cottage #2) 18,032 SF (Cottage #1) 38,842 SF (Cum. Total)
Parking	Eight stalls per 24 beds (3 spaces per 8 beds)	10 stalls for 28 beds

The entrance of Assisted Living Cottage #2 will be oriented to the south and will face the entrance of Assisted Living Cottage #1. The distance between the existing and proposed assisted living cottages is 24'-4".

Proposed parking within the RGST Specific Plan is provided by planned surface parking and a future parking structure. Each phase is designed to provide on-site parking to accommodate existing structures and new construction. The RGST Specific Plan provides the required parking breakdown for all phases. Based on the Monrovia Municipal Code, the new construction requires up to 18 parking spaces for both Assisted Living Cottage #1 and Assisted Living Cottage #2. The proposed parking spaces are located along the Royal Oaks driveway and are partially in Duarte. The balance of the area of development will be provided with landscaping, walking paths, and bike racks.

Given that the Monrovia portion of the Santa Teresita Campus is currently developed over multiple parcels of land, the City Engineer is requesting the all property boundary lines within the City of Monrovia side be adjusted so that they do not run through the buildings onsite. For this reason, condition of approval number 8 requires that the lot lines be corrected prior to the issuance of building permits.

Floor Plan

The primary entrance is on the south side of the building. The first floor is designed with 10 rooms and will be licensed for 13 beds. Seven of these rooms are designed with one-bed units (ranging between 336-355 square feet). The remaining three rooms are larger in size and capable of providing up to two beds (ranging between 556-557 square feet). The first floor is designed with a main kitchen and dining area, a living room, and den for residents. Trash and housekeeping facilities are provided within the first floor.

The second floor consists of 12 rooms, and will be licensed for 15 beds. Nine rooms are designed as one-bed units (ranging between 318-468 square feet). The remaining three rooms are larger in size and capable of providing two beds in each room (ranging between 556-557 square feet). The second floor also contains a multi-purpose room and staff lounge.

Every room will have a full bathroom and small wet bar. Each floor is provided with laundry, office, public restroom, linen, data, electrical, and elevator facilities. On the south side of the building, a large outdoor patio on the ground floor and a balcony on the second floor are provided. To the north of the building, a smaller outdoor patio on the ground floor and a balcony on the second floor are provided.

The RGST Specific Plan also requires the assisted living facilities to be designed with high quality residential living standards. Amenities include integrated Americans with Disability Act (ADA) accessibility, a self-contained “neighborhood area” within each floor, an activity room, computer facilities, private roll-in showers, and meal service. The assisted living facility also provides personal services such as housekeeping, daily tidying, and laundry service. Lastly, assistance with daily activities such as dining, dressing, bathing, and medication is offered.

Building Elevation

The Specific Plan requires the new facilities to mirror and/or complement the Craftsman Bungalow architectural style, which include features such as low pitched rooflines, exposed rafter tails, large eave overhangs, horizontal and shingle siding and porches. The Craftsman bungalow architectural design and building materials proposed for Assisted Living Cottage #2 is consistent with these design guidelines and will complement the existing Assisted Living Cottage #1.

The roof will be clad in asphalt shingles. The roof overhangs extend 3' and will have exposed rafter tails and supporting knee braces. The gable openings are designed with board and batten panel siding. Exterior walls incorporate a combination of horizontal and shake siding (Hardie Board). A natural rock veneer approximately 2' high will be provided at the base of the elevations. Windows will be Craftsman style with divided lights on top. Several ground floor windows that have shutters also have an “eyebrow” as an added architectural detail. The color palette of Assisted Living Cottage #2 is Navajo Beige color for the body of the building, which contrasts and complements Assisted Living Cottage #1, which is painted in a green tone. Trims, shutters, and exposed beams are painted in contrasting colors that complement the Navajo Beige building color.

Perimeter Fence/Wall

The existing property line wall along Sierra Terrace consists of 7' high block pilasters (covered in rock veneer and topped with a stone cap) with 6' high wrought iron in between and will remain in place. There is no access to or from the Santa Teresita campus from Sierra Terrace, except for emergency access. It is staff's assessment that the existing fence is adequate in buffering the proposed development from the single-family residential neighborhood.

Development Review Committee Advisory Review

As part of the Advisory Review by the Development Review Committee (DRC) meeting, Staff sent out a courtesy notice to property owners within 300 feet of the subject property. The courtesy notice was provided to further encourage and allow for public input regarding the project prior to the public hearing. The proposed Assisted Living Cottage #2 was also routed to the City of Duarte for their review, and their comments were addressed. Staff did not receive any public input regarding the proposed project. Upon review of the proposed project, the DRC recommended that the Planning Commission approve the proposed project with conditions of approval.

Conclusion

The proposed development will result in a new assisted living facility as envisioned in the RGST Specific Plan and is transforming a dated facility into a state of the art senior campus facility and provides additional housing opportunities for the community. The proposed development matches the existing Assisted Living Facility #1 in Craftsman design and is comparable in size and scale. The proposed project meets all of the development guidelines outlined in the RGST Specific Plan and provides an attractive development that is fitting with the character of the surrounding community.

RECOMMENDATION: Staff and the Development Review Committee recommend approval of CUP2018-01 for the construction of a new 28-bed, two-story assisted living facility (Assisted Living Cottage #2) approximately 20,810 square feet in size as outlined in the Rose Gardens at Santa Teresita (RGST) Specific Plan. If the Planning Commission concurs with this recommendation, then following the public hearing, the appropriate actions would be:

1. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the Planning Commission in the exercise of its independent judgement finds that CUP2018-01 is consistent with the Program EIR, and pursuant to the Public Resources Code 21083.3 and CEQA Guidelines sections 15162, 15168, and 15183 is exempt from the requirement that additional environmental documentation be prepared.
2. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.
3. The Planning Commission in the exercise of its independent judgment hereby makes the findings listed on attached Data Sheet No. 3 for CUP2018-01, which are incorporated herein by this reference.
4. The Planning Commission hereby approves CUP 2018-01, subject to the attached Planning Conditions on Data Sheet No. 1 and recommendations in the Staff Report, all of which are incorporated herein by this reference.

MOTION:

Approve Conditional use Permit CUP2018-01 as presented in the Staff Report.



CONDITIONS FOR CONDITIONAL USE PERMIT CUP2018-01

Development of the subject property and operations on the site must remain in substantial conformance at all times with the request and application forms and plans for a two-story, 28 bed assisted living facility located within the "Rose Gardens at Santa Teresita Specific Plan" submitted by the applicant, as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.

DEVELOPMENT STANDARDS

1. A final materials board shall incorporate the design guidelines set forth in the Specific Plan (Materials and Colors) and shall be submitted to the Planning Division Manager for review and approval. The final materials board shall include a breakdown by unit of materials to be used and samples/examples of siding, stucco, stone veneers, windows, exterior doors, roofing, color schemes and exterior light fixtures.
2. All exterior lighting shall be approved by the Planning Division Manager and shall comply with guidelines set forth in the Specific Plan (Lighting).
3. No vehicular access (unless for emergency access) shall be taken from Sierra Terrace.
4. Placement of the electrical transformer and fire standpipe shall be shown on a site plan and shall be reviewed and approved by the Planning Division Manager prior to installation.
5. Mechanical equipment shall be screened in accordance with the Specific Plan (Mechanical Equipment/Screening) and shall be reviewed and approved by the Planning Division Manager prior to installation.
6. Electrical power lines, telephone lines, and any other transmission lines (including, without limitation, cable television lines, data transmission lines, communication lines, other utility lines, etc.) to and from the development, and within the development, shall be placed underground.
7. All utilities and structures such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, or

other potential obstructions shall be noted on the plans with provisions for appropriate screening.

8. Any property boundary lines that run through a building shall be moved eliminate that nonconformity to the satisfaction of the City Engineer prior to the issuance of building permits.

FIRE DEPARTMENT

9. The applicant shall ensure that calls for emergency assistance on the Monrovia side of the Santa Teresita Campus are directed to the Monrovia emergency call center and that emergency calls from the Duarte side of the Santa Teresita Campus are directed to the appropriate emergency call center for the City of Duarte.

LANDSCAPING

10. A Landscape and Irrigation Plan prepared by a Landscape Architect shall comply with the guidelines set forth in the Specific Plan (Open Space, Landscaping and Irrigation, Sustainable Development Practices and Hardscape & Pavers) and shall be submitted to the Planning Division for review and approval and shall show the size, type, and location of all planting areas and shall incorporate the following:
 - a. Landscaping shall be a combination of 24" and 36" box trees, drought tolerant shrubs, and groundcover.
 - b. All landscaping shall be maintained by a permanent automatic irrigation sprinkler system.
 - c. Hardscape improvements shall be provided in common areas.

A landscape documentation package pursuant to the requirements of AB1881 and the Model Water Efficient Landscape Ordinance shall be submitted to the Planning Division for approval prior to landscape construction. A Landscape Certificate of Completion shall be submitted to the Planning Division at the completion of the installation, prior to request for a final inspection and Certificate of Occupancy.

11. All supplies, products, materials, and equipment shall be stored within the building. Outdoor storage of supplies, products, materials, and equipment is prohibited.

PARKING

12. All paved parking and driveway areas shall be in compliance with the Specific Plan (Parking Design and Access).
13. Adequate wheel stops or a continuous concrete curb shall be installed adjacent to the parking spaces.

CONSTRUCTION SITE REQUIREMENTS

14. Provide temporary perimeter fencing with view obscuring material during construction. If graffiti is painted or marked in any way upon the premises or on

an adjacent area under the control of the Applicant (including without limitation, any temporary perimeter construction fencing or the permanent wall), the graffiti shall be removed or painted over by Applicant within twenty-four hours, unless any law in effect imposes a shorter time period. Fencing may be removed prior to landscape installation with Planning Division approval.

15. One waterproof sign (36" x 48") in both English and Spanish noting construction hours and a phone number for contact shall be posted at the front of the site prior to grading or construction.

GENERAL REQUIREMENTS

16. In addition to Planning (Data Sheet No. 1) and Public Works (Data Sheet No. 2) conditions of approval the Applicant shall also comply with all requirements of the Monrovia Municipal Code, Building Division and Fire Department that are directly applicable to the project.
17. This project shall be subject to the provisions of the City's Public Art Ordinance (MMC §15.44.050) if the project cost is in excess of \$1 million.
18. Any violation of these conditions of approval or the Monrovia Municipal Code may be subject to the Administrative Fine Ordinance, other available remedies and/or revocation or modification of this permit at the discretion of the City Attorney and City Prosecutor.
19. The Applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written consent to all of the conditions of approval contained in Data Sheet Numbers 1 and 2. The Conditional Use Permit shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.
20. The development associated with the Conditional Use Permit shall begin within one (1) year after its approval or it will expire without further action by the city.
21. All of the above conditions shall be complied with prior to issuance of the Certificate of Occupancy, unless an earlier compliance period is specified as part of a condition.
22. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, proceedings, losses, fines, penalties, judgments, settlements, defensive costs or expenses (including but not limited to, interest, expert witness fees and attorneys' fees), liabilities, damages or injuries, in law or equity, to persons or property, including wrongful death (collectively "Claims"), arising out of, attributable to, or relating to (i) the granting of CUP2018-01 and the granting of any permits for grading, building or any other activity on the property arising out of or relating to the building of a two-story 28 bed assisted living facility (the "Permits"), (ii) the work performed pursuant to the Permits, or (iii) any earth movement, erosion, earthquake, liquefaction, landslide, lateral displacement, vertical displacement, sloughing, slippage, settlement or any other cause on the subject property, whether related to the Permits or not, including but not limited to, Claims asserted by third parties and adjoining property owners, property owners' guests,

invitees, tenants, successors in interest and permittees; provided, however, the Applicant will not be responsible for those Claims caused by the willful misconduct or sole negligence of the City, its officers, officials, employees, agents or volunteers. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.

23. Additional Indemnification. Further, as a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses (including, but not limited to, interest, attorneys' fees and expert witness fees), or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.



CONDITIONAL USE PERMIT 2018-02

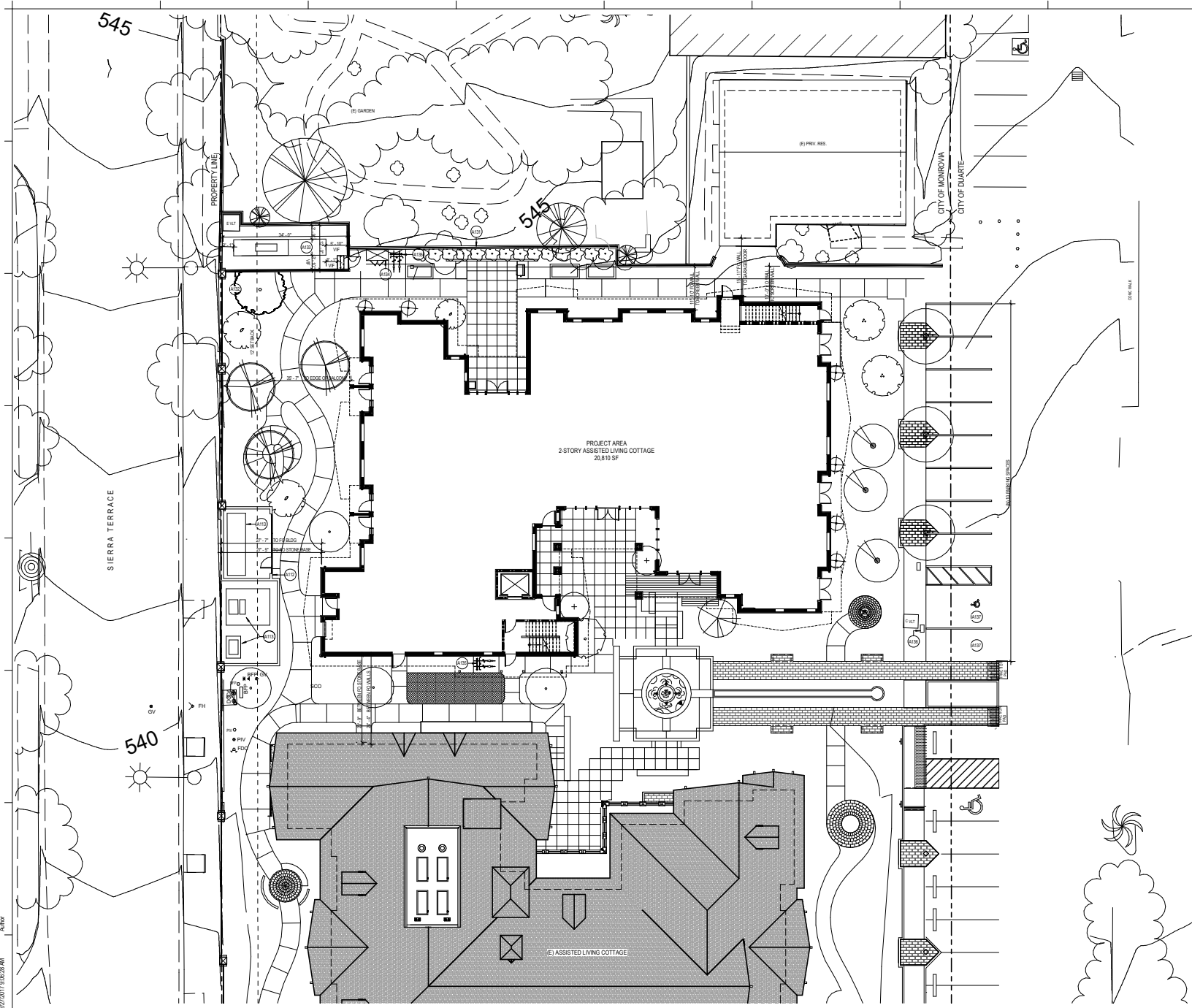
As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. 2018-01 to construct a new two-story, 28 bed assisted living facility (Assisted Living Cottage #2) approximately 20,350 square feet in size as outlined in the Rose Gardens at Santa Teresita (RGST) Specific Plan is based on the following findings:

- A. The project site is adequate in size, shape and topography for a new two-story, 28-bed, assisted living facility (Assisted Living Cottage #2). *The subject property is located in the Rose Gardens and Santa Teresita (RGST) Specific Plan, for which the development of an assisted living facility was planned and envisioned. The RGST Specific Plan area is approximately 12 acres in size and the proposed project is located within the City of Monrovia limits. The site is rectangular and relatively flat and of sufficient size to accommodate the new two-story, 28 bed assisted living facility (Assisted Living Cottage #2). The City of Monrovia portion is 2.7 acres in size and has 185' of frontage along Royal Oaks Drive and has a depth of 770.'*
- B. The project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the new two-story, 28-bed assisted living facility. *Santa Teresita is contained within a closed campus setting where buildings are surrounded by gardens, plazas, pedestrian pathways, and vehicular access ways. Vehicular access to the campus is provided by three driveways for ingress and egress; one on Royal Oaks Drive in the City of Monrovia, and two on Buena Vista Street in the City Duarte. Royal Oaks Drive is a Collector Street and provides adequate access to the subject site from the City of Monrovia.*
- C. The two-story, 28-bed assisted living facility is compatible with the General Plan and RGST Specific Plan, and will not adversely impact the objectives of the General Plan and RGST Specific Plan. *The RGST Specific Plan was a coordinated effort between the City of Monrovia and the City of Duarte to ensure that the property is developed as one campus while each City requires its own entitlements as buildings are proposed for construction. The proposed assisted living facility is in compliance with the development standards and permitted uses set forth in the RGST. The proposed project is also consistent with the density and maximum build out permitted in the RGST Specific Plan.*
- D. The two-story, 28 bed assisted living facility will comply with the applicable provisions of the zoning ordinance. *The RGST Specific Plan contains development standards that regulate the size and location of the uses permitted. The development meets or exceeds all RGST Specific Plan requirements in relation to building setbacks, building height, and parking.*

Additionally, the proposed assisted living facility matches the design, size, and scale of the existing facility adjacent to the south. The development also satisfies the 12 foot setback requirement from Sierra Terrance as required by the RGST Specific Plan.

- E. The proposed location of the two-story, 28 bed assisted living facility and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity. *The RGST Specific Plan allows for the construction of an assisted living facility. The proposed project is in compliance with the guidelines set forth in the RGST Specific Plan and is a compatible development within the complex and to adjacent single-family neighborhoods. There is no access to or from the Santa Teresita campus from the residential street along the west project boundary, except for emergency access. The existing fence is adequate in buffering the proposed development from the single-family residential neighborhood.*

- F. The proposed project will not result in the demolition of a residential structure 50 years or older, with architectural or know historic value. *There are no residential structures to be demolished as part of this project.*



GRAPHIC LEGEND

GENERAL SHEET NOTES

- A. REFER TO THE ALL FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SCHEDULES AS WELL AS ABBREVIATIONS USED ON THIS DRAWING.
- B. REFER TO AND COORDINATE WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.

SHEET KEYNOTES

- A112 (E) UTILITY ENCLOSURE
- A113 (E) SITE UTILITY EQUIPMENT - SWITCHGEAR AND TRANSFORMER
- A131 (N) GARDEN WALL
- A132 (N) EMERGENCY GENERATOR ENCLOSURE
- A133 (N) EMERGENCY GENERATOR REFER TO ELEC DWG
- A134 (N) PREPARE GARDEN TOOL SHED
- A135 (N) BICYCLE RACK
- A136 (N) EV CHARGING STATION (SEE FOR G) CHARGING SPACES
- A137 (N) CLEAN AND WAX POLISH PARKING STALL



SANTA TERESITA

**SANTA TERESITA
ROSE GARDENS -
ASSISTED LIVING
COTTAGE #2**

1218 ROYAL OAKS DRIVE
MONROVIA, CA 91010

SMITHGROUP JR

301 BATTERY STREET
7TH FLOOR
SAN FRANCISCO, CA 94111
415.227.0100
www.smithgroupjr.com

ISSUED FOR	REV.	DATE

CONSTRUCTION DOCUMENTS PER	DATE

SEALS AND SIGNATURES

NOT FOR
CONSTRUCTION

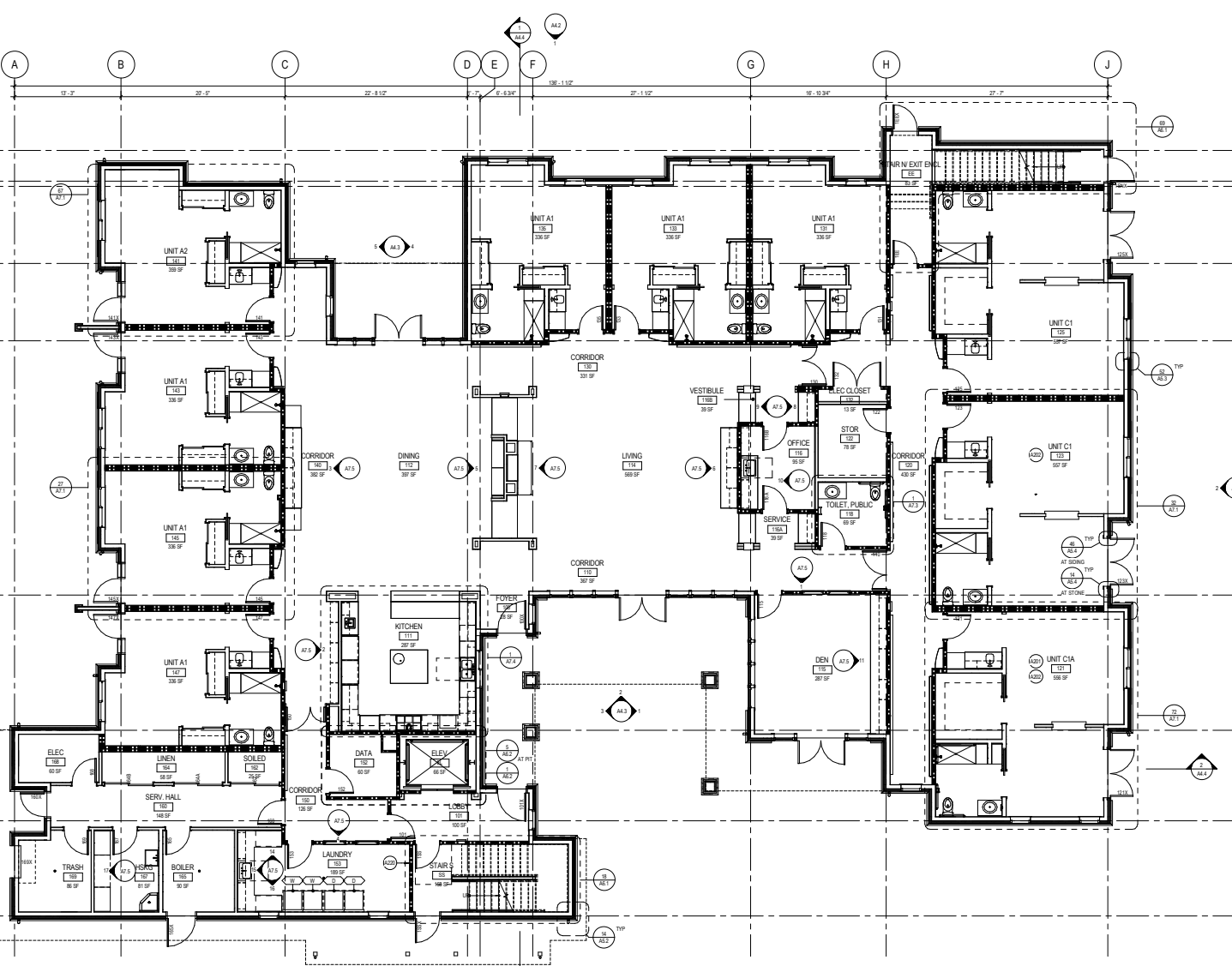


SHEET TITLE
**ARCHITECTURAL SITE
PLAN**

PROJECT NUMBER
10147.000
SHEET NUMBER
A1.3

PKW Date: 12/27/2011 9:02:28 AM Author

SITE PLAN
SCALE: 1" = 10'



FLOOR PLAN - LEVEL 1
SCALE: 3/32" = 1'-0"

GRAPHIC LEGEND

GENERAL SHEET NOTES

- A. REFER TO THE A/I, X SERIES SHEETS FOR ARCHITECTURAL SYMBOLS, NOTES, DIMENSIONS, REFERENCE AND MATERIALS, FINISHES, ABREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE I/2 X SERIES SHEETS LOCATED FOR THE PROJECT SHEET BOOK.
- C. REFER TO THE A/I, X SERIES SHEETS FOR THE SELECTED CEILING PLANS.
- D. REFER TO THE A/2 X SERIES SHEETS FOR PARTITION SYSTEM TYPES AND DETAILS.
- E. REFER TO THE A/I, X SERIES SHEETS FOR THE INTERIOR OPENING SCHEDULES, TYPES, AND DETAILS.
- F. REFER TO THE A/I, X SERIES SHEETS FOR INTERIOR FINISH INFORMATION.
- G. REFER TO THE A/I, X SERIES SHEETS FOR INTERIOR FINISHING INFORMATION.

APPLIANCE SCHEDULE

Type	Description	Manufacturer	Series	Model No.	Remarks
RF	JACK/COUNTER REFRIGERATOR	KITCHENAID	KBC30175		REUSE APPLIANCE REMOVED DURING COTTAGE 1 RENOV.
REF	REF REFRIGERATOR	KITCHENAID	KBC30175		REUSE APPLIANCE REMOVED DURING COTTAGE 1 RENOV.
DV	DOUBLE OVEN	KITCHENAID	KEB301555		REUSE APPLIANCE REMOVED DURING COTTAGE 1 RENOV.
SEC	LOCKSTEP				
WM	WASHER	KITCHENAID	KEW100335		REUSE APPLIANCE REMOVED DURING COTTAGE 1 RENOV.
MC	MICROWAVE OVEN				
WH	SWAGE HOOD	CAPTIVE AIRE HOODS	HA140-2		REUSE APPLIANCE REMOVED DURING COTTAGE 1 RENOV.
FP	DIGITAL PREFACE	OPTIFLAME	OF730D		COORDINATE POWER WITH ELECTRICAL WHICH WILL MATCH REMOTE CONTROL OFFICE RECEPTION ROOMS BLK TO ASSURE DOORS WITH BLACK KICKERS
W	WASHER FRONT LOAD (ACCESSIBLE)	INRAC	PT24A		PROVIDE FOR 18" W/ PRE-CAST IN (WHITE)
D	DRYER FRONT LOAD (ACCESSIBLE)	INRAC	LD6085S1 (3000)		PROVIDE FOR 18" W/ PRE-CAST IN (WHITE)

SHEET KEYNOTES

- A001 UNIT WITH MOBILITY FEATURES
- A002 UNIT WITH COMMUNICATION FEATURES
- A003 PROVIDE BACKING FOR WALL-MOUNTED PLIP-DOWN IRON BOARD



SANTA TERESITA

SANTA TERESITA ROSE GARDENS - ASSISTED LIVING COTTAGE #2

1218 ROYAL OAKS DRIVE
MONROVIA, CA 91010

SMITHGROUP JJR

301 BATTERY STREET
7TH FLOOR
SAN FRANCISCO, CA 94111
415.227.0100
www.smithgroup.com

ISSUED FOR	REV	DATE

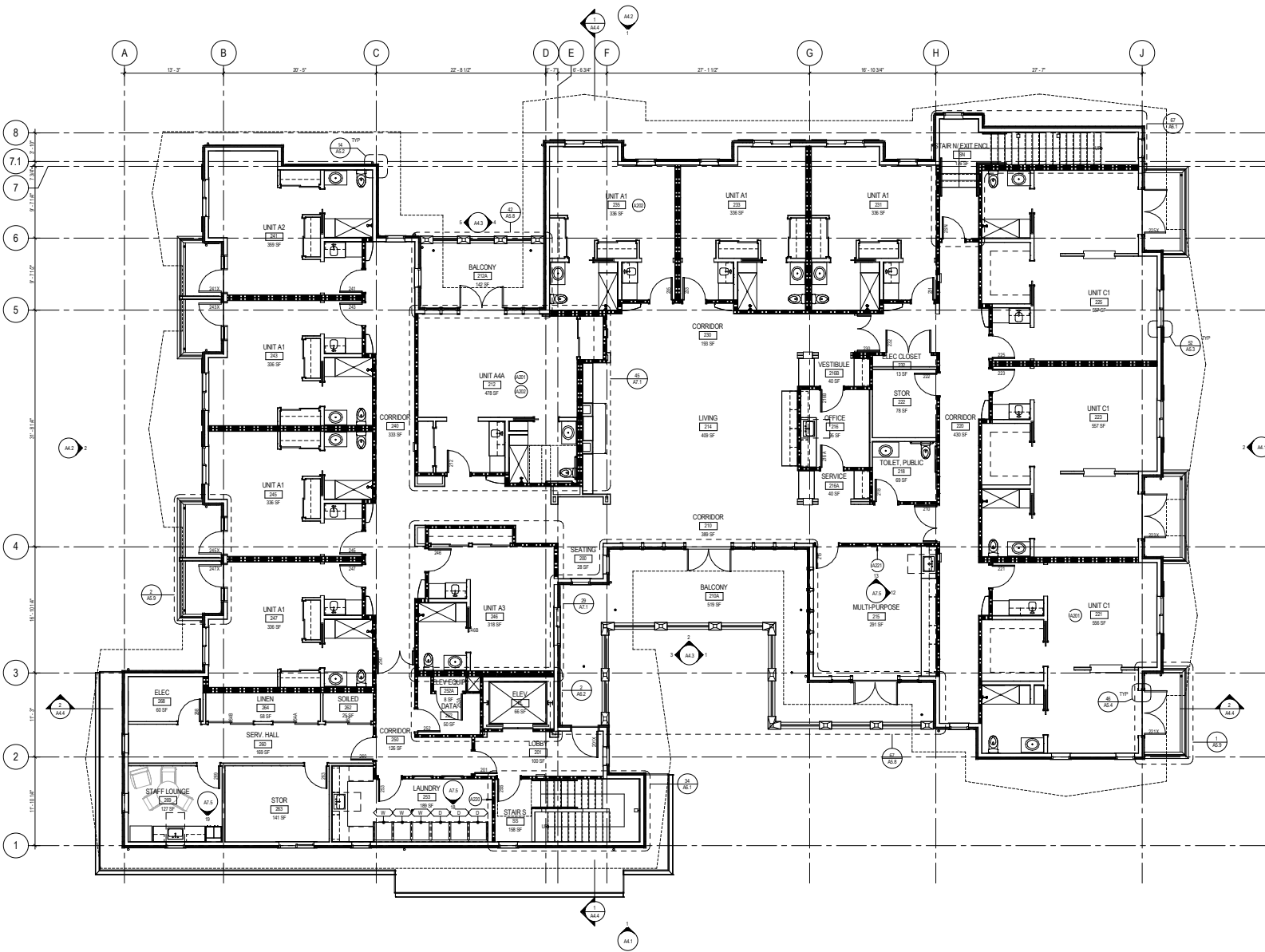
NOT FOR CONSTRUCTION

SHEET TITLE
FLOOR PLAN - LEVEL 1

PROJECT NUMBER
10147 000
SHEET NUMBER
A2.1

PROJECT: 12/27/2011 9:06:49 AM

A/I FOR



GRAPHIC LEGEND

GENERAL SHEET NOTES

- A. REFER TO THE A/JX SERIES SHEETS FOR ARCHITECTURAL SYMBOLS, NOTES, DIMENSIONS, REFERENCE AND MATERIALS. SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE IQ X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.
- C. REFER TO THE A/LX SERIES SHEETS FOR THE SELECTED CEILING PLANS.
- D. REFER TO THE A/B2X SERIES SHEETS FOR PARTITION SYSTEMS TYPES AND DETAILS.
- E. REFER TO THE A/JX SERIES SHEETS FOR THE INTERIOR OPENING SCHEDULES, TYPES, AND DETAILS.
- F. REFER TO THE A/F SERIES SHEETS FOR INTERIOR FINISH INFORMATION.
- G. REFER TO THE A/I SERIES SHEETS FOR INTERIOR FINISHING INFORMATION.

APPLIANCE SCHEDULE

Type Mark	Description	Manufacturer Series	Model No.	Remarks
RF	UNDERCOUNTER REFRIGERATOR			
RF	FREEZER			
REF	REF REFRIGERATOR	HTOCHEND	HL0315/8	REUSE APPLIANCE REMOVED DURING COTTAGE 1 REND.
DV	DOUBLE OVENS	HTOCHEND	860303/558	REUSE APPLIANCE REMOVED DURING COTTAGE 1 REND.
REC	COOKTOP			
WM	WASHING MACHINE	HTOCHEND	60H103/555	REUSE APPLIANCE REMOVED DURING COTTAGE 1 REND.
MIC	MICROWAVE OVEN			
WH	RANGE HOOD	CAPTIVE AIRE HOODS	604140/2	REUSE APPLIANCE REMOVED DURING COTTAGE 1 REND.
PP	DIGITAL PREFACE	SPITFLAME	8P730/20	COORDINATE POWER WITH ELECTRICAL SWITCH RELAYE CONTROL OFFICE IMPOODROOM BLK FLA AS SHING DOORS WITH BLACK KICKETS
W	WASHER FRONT LOAD (ACCESSIBLE)	INMARC	FT841A	PROVIDE FOR 8" IN PRECESTAL IN (W/RTS)
D	DRYER FRONT LOAD (ACCESSIBLE)	INMARC	LD6808/511 (W/RTS)	PROVIDE FOR 8" IN PRECESTAL IN (W/RTS)

SHEET KEYNOTES

- A201 UNIT WITH MOBILITY FEATURES
- A202 UNIT WITH COMMUNICATION FEATURES
- A203 PROVIDE BACKING FOR WALL MOUNTED PULP-DOWN IRON BOARD
- A201 WALL MOUNTED TV, PROVIDE BAKING, POWER AND DATA OUTLET



SANTA TERESITA

SANTA TERESITA ROSE GARDENS - ASSISTED LIVING COTTAGE #2

1218 ROYAL OAKS DRIVE
MONROVIA, CA 91010

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7TH FLOOR
SAN FRANCISCO, CA 94111
415.227.0100
www.smithgroupjir.com

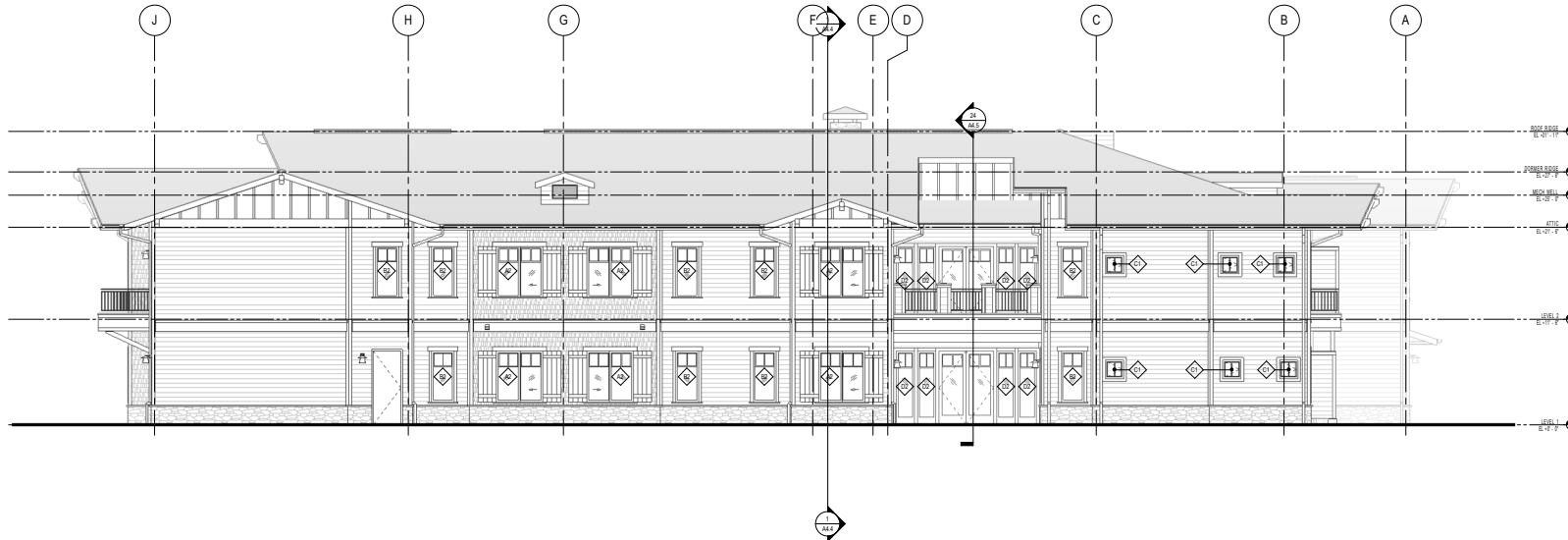
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NOT FOR CONSTRUCTION

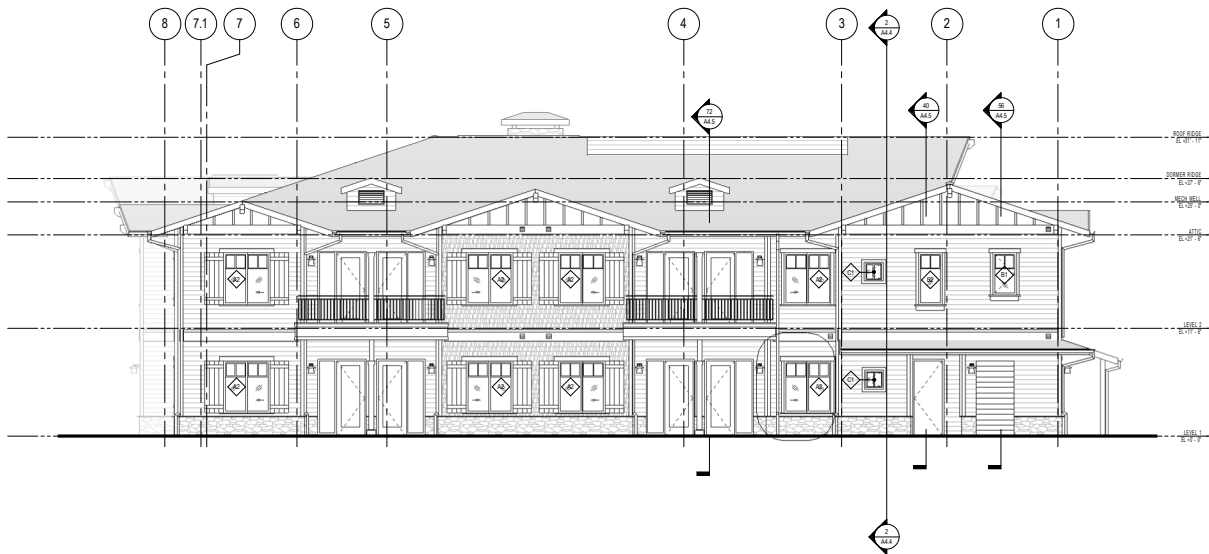


FLOOR PLAN - LEVEL 2

PROJECT NUMBER: 10147.000
A2.2
SHEET NUMBER



1 BUILDING ELEVATION - NORTH
SCALE: 3/8" = 1'-0"



2 BUILDING ELEVATION - WEST
SCALE: 3/8" = 1'-0"

GRAPHIC LEGEND

	EXTERIOR WALL ASSEMBLY A03T PANEL SIDING BATTEN FINISH: SMOOTH COLOR: MIMIC WHITE FINISH: SMOOTH COLOR: MIMIC WHITE
	EXTERIOR WALL ASSEMBLY A03T LAP SIDING FINISH: SMOOTH COLOR: NAVALD BEIGE
	EXTERIOR WALL ASSEMBLY A03TA LAP SIDING (WINGLES) FINISH: ETAGGERED EDGE COLOR: NAVALD BEIGE
	EXTERIOR WALL ASSEMBLY A04T STONE MODEL: SHADOW ROCK COLOR: SANDSET
	EXTERIOR ROOF ASSEMBLY R04 ASPHALT SHINGLES COLOR: MATCH (E) CHRPFL AND A.1
	MISC EXTERIOR WALL EXPOSED BEAM WINDOW & DOOR TRIM FINISH: SMOOTH COLOR: TAMBER BARK
	EXTERIOR WINDOW SHUTTER PAINT MARKET: BENTON/MCNEER COLOR: KENNER/JANSPORT GREEN (H-12)

GENERAL SHEET NOTES

- A. REFER TO THE A0.X (SERIES) SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
- C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- D. REFER TO THE A0.A & X (SERIES) SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.
- E. REFER TO THE A0.A & X (SERIES) SHEETS FOR EXTERIOR WINDOW AND LOUVER FRAME ELEVATIONS.

ISSUED FOR	REV	DATE

CONSTRUCTION DOCUMENTS PER	10/15/2007
CONSTRUCTION DOCUMENTS PER	11/13/2007
DESIGN DEVELOPMENT	05/29/2007

SHEET KEYNOTES

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

SHEET TITLE
BUILDING ELEVATIONS

PROJECT NUMBER
A4.2

SHEET NUMBER
10147.000

SANTA TERESITA

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1218 ROYAL OAKS DRIVE
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1 BUILDING ELEVATION - SOUTH - COLOR
SCALE: 3/8" = 1'-0"



2 BUILDING ELEVATION - EAST - COLOR
SCALE: 3/8" = 1'-0"

MATERIAL LEGEND

- EXTERIOR WALL ASSEMBLY A1ST
PANEL SIDING FINISH: SMOOTH
COLOR: ARCTIC WHITE
- BATTEN FINISH: SMOOTH
COLOR: ARCTIC WHITE
- EXTERIOR WALL ASSEMBLY A2ST
LAP SIDING FINISH: SMOOTH
COLOR: NAVAJO BEIGE
- EXTERIOR WALL ASSEMBLY A3TA
LAP SIDING (SHINGLE) FINISH: ETAGERED EDGE
COLOR: NAVAJO BEIGE
- EXTERIOR WALL ASSEMBLY A4RT
STONE MODEL: SHADOW ROCK
COLOR: SOMERSET
- EXTERIOR ROOF ASSEMBLY R1RH
ASPHALT SHINGLES COLOR: MATCH (E)
CHRPFL AND A1
- MSC EXTERIOR WALL TRIM
EXPOSED BEAM WINDOW & DOOR TRIM
FINISH: SMOOTH
COLOR: TIMBER BARK
- EXTERIOR WINDOW SHUTTER PAINT
MODEL: BENCHMAN MADROS
COLOR: KENNERUNSPORT
GREEN (HC-12)



SANTA TERESITA

**SANTA TERESITA
ROSE GARDENS -
ASSISTED LIVING
COTTAGE #2**

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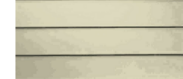
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MATERIAL PALETTE

PANEL SIDING/BATTEN TRIM - SMOOTH - ARCTIC WHITE



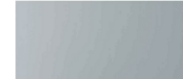
LAP SIDING - SMOOTH - NAVAJO BEIGE



LAP SHINGLE SIDING - ETAGERED EDGE - NAVAJO BEIGE



SHUTTER - SMOOTH - LIGHT MIST



EXPOSED BEAMS WINDOW/DOOR TRIM - TIMBER BARK



EXPOSED BEAMS WINDOW/DOOR TRIM - CHESTNUT BROWN



STONE - SHADOW ROCK - SOMERSET



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SEALS AND SIGNATURES

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CONSTRUCTION**

**BUILDING
ELEVATIONS - COLOR**

PROJECT NUMBER 10147.000

SHEET NUMBER **A4.1.**

DATE 12/27/2011 9:11:42 AM



1 BUILDING ELEVATION - NORTH - COLOR
SCALE: 3/8" = 1'-0"



2 BUILDING ELEVATION - WEST - COLOR
SCALE: 3/8" = 1'-0"

PWD Date: 12/27/2011 9:12:03 AM

MATERIAL LEGEND

- EXTERIOR WALL ASSEMBLY #1
 PANEL SIDING FINISH: SMOOTH
 COLOR: ARCTIC WHITE
 BATTEN FINISH: SMOOTH
 COLOR: ARCTIC WHITE
- EXTERIOR WALL ASSEMBLY #2
 LAP SIDING FINISH: SMOOTH
 COLOR: NAVAJO BEIGE
- EXTERIOR WALL ASSEMBLY #3
 LAP SIDING (SHINGLE) FINISH: ETAGERED EDGE
 COLOR: NAVAJO BEIGE
- EXTERIOR WALL ASSEMBLY #4
 STONE MODEL: SHADOW ROCK
 COLOR: SOMERSET
- EXTERIOR WALL ASSEMBLY #5
 ASPHALT SHINGLES COLOR: MATCH (E)
 CHRPPEL AND A1
- MSC EXTERIOR WALL TRIM
 EXPOSED BEAM WINDOW & DOOR TRIM FINISH: SMOOTH
 COLOR: TAMBER BARK
- EXTERIOR WINDOW BATTEN PAINT
 MODEL: BENCHMAR MOORE
 COLOR: KENNERUNPORT
 GREEN (H-12)

MATERIAL PALETTE

PANEL SIDING/BATTEN TRIM - SMOOTH - ARCTIC WHITE

LAP SIDING - SMOOTH - NAVAJO BEIGE

LAP SHINGLE SIDING - ETAGERED EDGE - NAVAJO BEIGE

SHUTTER - SMOOTH - LIGHT MIST

EXPOSED BEAMS WINDOW/DOOR TRIM - TAMBER BARK

EXPOSED BEAMS WINDOW/DOOR TRIM - CHESTNUT BROWN

STONE - SHADOW ROCK - SOMERSET



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SEALS AND SIGNATURES

SHEET TITLE
BUILDING ELEVATIONS - COLOR

PROJECT NUMBER
10147.000

SHEET NUMBER
A4.2.