VICINITY MAP

PÓOL HOUSE (PER APPROVED SEPARATE

A-3

(E) RETAINING WALL

5' ABÓVE NATURAL GRADE AT HIGHEST POINT

PROJECT NO. 18-0006873

(E) BLOCK SLOPE UNDER DECK

PROJECT NO. 18-0006873

(N) RETAINING WALL

5' ABOVE NATURAL GRADE

AT HIGHEST POINT

(N) VEGETATION

(N) GLASS

RAILING

42" MIN.

A-3

PERMIT, PROJECT NO. 18-0002784)

AREA

PROJECT NO. 18-0006873

DÈĆK

CONCRETE

DRAIN

DRAIN

(E) HIGH FENCE

BARRIER

PÒÓL

JAĊÚZZI

WALL TO COMPLY WITH POOL

REQUIREMENTS

5'-6" REQUIRED

CONCRETE

LANDSCAPE

LEGAL DESCRIPTION

ADDRESS:	3209 CASTLEMAN LN, BURBANK, CA 91504
LOT:	TR: 35035 POR OF LOTS 3 AND 130
TRACT:	35035
BLOCK:	NONE
APN:	2471-054-031

SETBACK CERTIFICATION REQUIREMENT:

A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACKS OF ALL NEW CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION. (BMC 9-1-1-107).

* THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

DRAINAGE LEGEND		
→ 5%	5% MIN. SLOPE AWAY FROM FOUNDATION WALLS.	

GAS METER

EXISTING

FAMILY RESIDENCE

2 % MIN.

LANDSCAPE

1" = 10'-0"

(E) ELECTRICAL

METER.

PROJECT INFORMATION

ZONING DESIGNATION:	R1 SINGLE FAMILY RESIDENCE
OCCUPANCY:	R3 SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE:	TYPE-VB
FIRE SPRINKLERED:	YES
LOT SIZE:	14,481 SQ. FT.
EXISTING HOUSE	4,520.8 SQ. FT.
EXISTING POOL HOUSE (PER APPROVED SEPARATE PERMIT, PROJECT NO. 18-0002784):	387 SQ. FT.
(N) DECK:	260 SQ. FT.
TOTAL FAR	4,907.8 SQ. FT.
FAR CALCULATIONS:	(7,500 X 0.40) + (6,981 X 0.30) = 5,094.3 4,907.8 SQ FT < 5,094.3 SQ FT FLOOR AREA RATIO OK
LOT COVERAGE:	2,420 SF + 400 SF +387 SF + 260 SF = 3,467 SQ. FT. TOTAL 14,481 SQ. FT. LOT = 24% OF LOT COVERAGE 24% < 50% OK
POOL HOUSE HEIGHT:	10'-0"
DECK HEIGHT:	8'-2"
HIGH FIRE ZONE:	YES
HILLSIDE ZONE:	YES

SHEET INDEX

A-1 - SITE PLAN	GP-1 - GRADING / EROSION CONTROL PLANS
A-2 - POOL HOUSE FLOOR PLAN	S-1 - STRUCTURAL PLANS
A-3 - GRADING SECTIONS	S-2 - STRUCTURAL PLANS
A-4 - LANDSCAPING	S-3 - STRUCTURAL PLANS
A-5 - PHOTO KEY	S-4 - STRUCTURAL PLANS
A-6 - GENERAL NOTES	S-5 - STRUCTURAL PLANS
A-7 - HILLSIDE DEVELOPMENT PERMIT	S-6 - STRUCTURAL PLANS
A-8 - HILLSIDE DEVELOPMENT PERMIT	

SCOPE OF WORK

- NEW CANTILEVER CONCRETE DECK WITH GLASS RAILING - LANDSCAPING

APPLICABLE CODES:

2019 CBC, CMC, CEC, CFC, CPC, CAL GREEN, ENERGY STANDARDS

LANDSCAPE

ELECTRICAL LINE UNDERGROUND.

GAS LINE UNDERGROUND.

PER BMC 8-1-313. A BACKWATER VALVE MUST BE INSTALLED ON THE PRIVATE SEWER LATERAL.

> PROPERTY OF SEC DEVELOPMENT NO PART THEREOF SHALL BE OR USED IN CONNECTION WITH ANY WORK OR PROJECT PROJECT FOR WHICH THEY HAVE OF **SEC DEVELOPMENT**. VISUAL SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. OWNER: ETROS NAZARIA

CRSTEMANT

REVISE DATES:

9/22/22

CONTRACTOR TO VERIFY ALL

DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE

SITE BEFORE PROCEEDING WITH

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION

SHOWN ON THESE DRAWINGS ARE

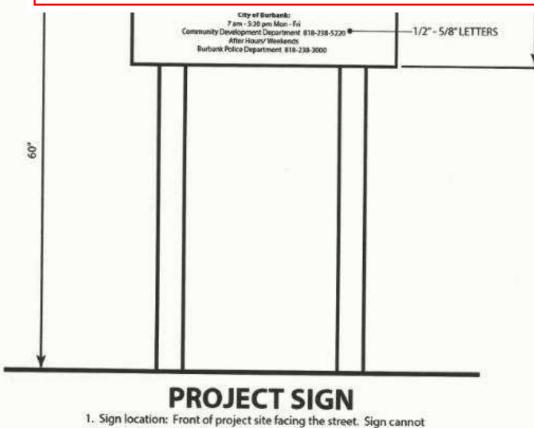
CPC/BWP WATER DIV. CONDITIONS OF APPROVAL:

- **EXISTING METER MEETS CALIFORNIA** PLUMBING CODE.
- OWNER OR CONTRACTOR SHALL INSTALL **CUSTOMER SHUTOFF VALVE AT THE** WATER METER OUTLET COUPLING IN THE WATER METER BOX IN ACCORDANCE WITH BWP STANDARD DWG. PSD-625.
- OWNER OR CONTRACTOR SHALL INSTALL A 1.5" BUILDING SUPPLY LINE.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CRC, OR CBC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THE CITY OF BURBANK LOCAL AMENDMENTS.
- SEPARATE PERMITS MAY BE REQUIRED FOR MECHANLCAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION
- ALL PROPERTY LINES, EASEMENTS, AND **EXISTING BUILDINGS HAVE BEEN** INDICATED ON THIS SITE PLAN.
- A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO **EXCAVATION AND/OR FOUNDATION** TRENCHING. (BMC 9-1-2-3302.4)
- WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
- TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC 9-1-2-3305.1)
- THE FINISH GRADE SHALL SLOPE A MIN. OF 5%, OR 6", TO POIHT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%. (CBC 1804.4, CRC R401.3)
- THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2%. (CBC 1808.7.4, CRC R403.1.7.3)





encroach into the public right-of-way (sidewalk and parkway).

2. Sign may be mounted independently or on the construction fence.

PROJECT INFO 18077 JOB NUMBER: 10/27/22 DATE DRAWN: DRAWN BY: S.H. CHECKED BY: V.K. SCALE: 1" = 10'-0"

A-1

(E) GATE

LANDSCAPE

(E) GATE

E) DRAIN PIPE

EXISTING

CAR PORT

REVISE DATES:

CONTRACTOR TO VERIFY ALL
DIMENSIONS, CONDITIONS, ETC.,
PERTAINING TO THE WORK AT THE
SITE BEFORE PROCEEDING WITH
THE WORK

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OWNER:
PETROS NAZARIAN
ADDRESS:
3209 CASTLEMAN LA,
BURBANK, CA 91504

-LOOR PLAN

WALL LEG	GEND
EXISTING RETAINING WALL	
RETAINING WALL (12")	

PROJE	CT INFO
JOB NUMBER:	18077
DATE DRAWN:	10/27/22
DRAWN BY:	S.H.
CHECKED BY:	V.K.
SCALE:	3/16" = 1'-0"
A	-2



REVISE DATES:

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OWNER: PETROS NAZARIAN

GRADINGSECTIONS

GRADING

LEGEND

CUT AREA

FILL AREAS

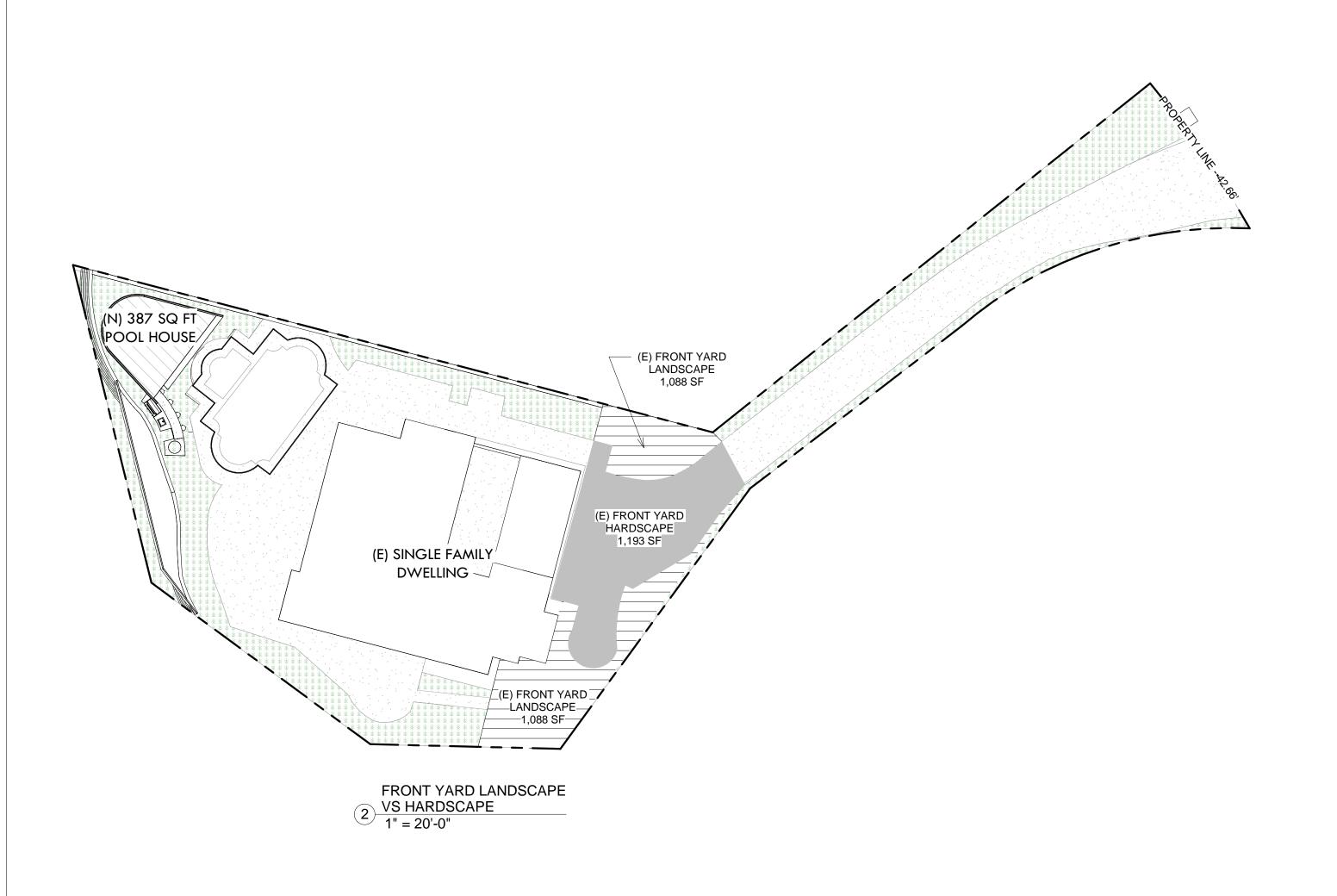
NATURAL TERRAIN

BUILDING PAD

PROJECT INFO 18077 JOB NUMBER: 10/27/22 DATE DRAWN: S.H. DRAWN BY: CHECKED BY: V.K. 1/4" = 1'-0" SCALE: **A-3**

5 GRADING SECTION 5
1/4" = 1'-0"

(N) RETAINING WALL





	PLANT LEGEND						
NAME	SCIENTIFIC NAME	SYMBOL	SIZE	QUANT.	WUCOLS PLANT FACTOR	IMAGE OF PLANT	
BS	OARWORTERIO		45.0	AS	0.4		
BLUEBEARD SHRUB	CARYOPTERIS		15 G	NEEDED			
DBOP	CAESALPINIA GILLIESII			15 G	AS NEEDED	0.3	ton de la constant de
DESERT BIRD OF PARADISE							
LIVE TURF	CYNODON DACTYLON		AS	AS	0.5		
COMMON BERMUDAGRASS			NEEDED	NEEDED			
ILC	FICUS MICROCARPA NITIDA		AS	AS	0.5		
INDIAN LAUREL COLUMNS			NEEDED	NEEDED			

NOTES:

- REMOVE ALL WEEDS, STONES, ORGANIC AND INORGANIC MATERIALS THAT WOULD BE DELETERIOUS TO PLANT GROWTH FROM ALL AREAS TO BE PLANTED. LEVEL, TURN AND GRADE

- PLANT SELECTION IS ON AN AS AVAILABLE BASIS. CONTRACTOR MAY SUBSTITUTE PLANT MATERIAL WITH AUTHORIZATION OF

THE LANDSCAPE DESIGNER. - INSTALL A COMPLETE DRIP IRRIGATION SYSTEM. - INSTALL NEW VALVES, SPRINKLERS FOR TURF.

- SOIL PREPARATION: IN ALL PLANTING AREAS, THE FOLLOWING APPLICATION SHALL BE MADE AND BE THOROUGHLY ROTOTILLED INTO THE TOP 6" OF SOIL.

- ADD GRO-PROWER PLUS. AMOUNT TO BE DETERMINED BY MEASUREMENTS.

- ADD AGRICULTURAL GYPSUM. AMOUNT TO BE DETERMINED BY MEASUREMENTS.

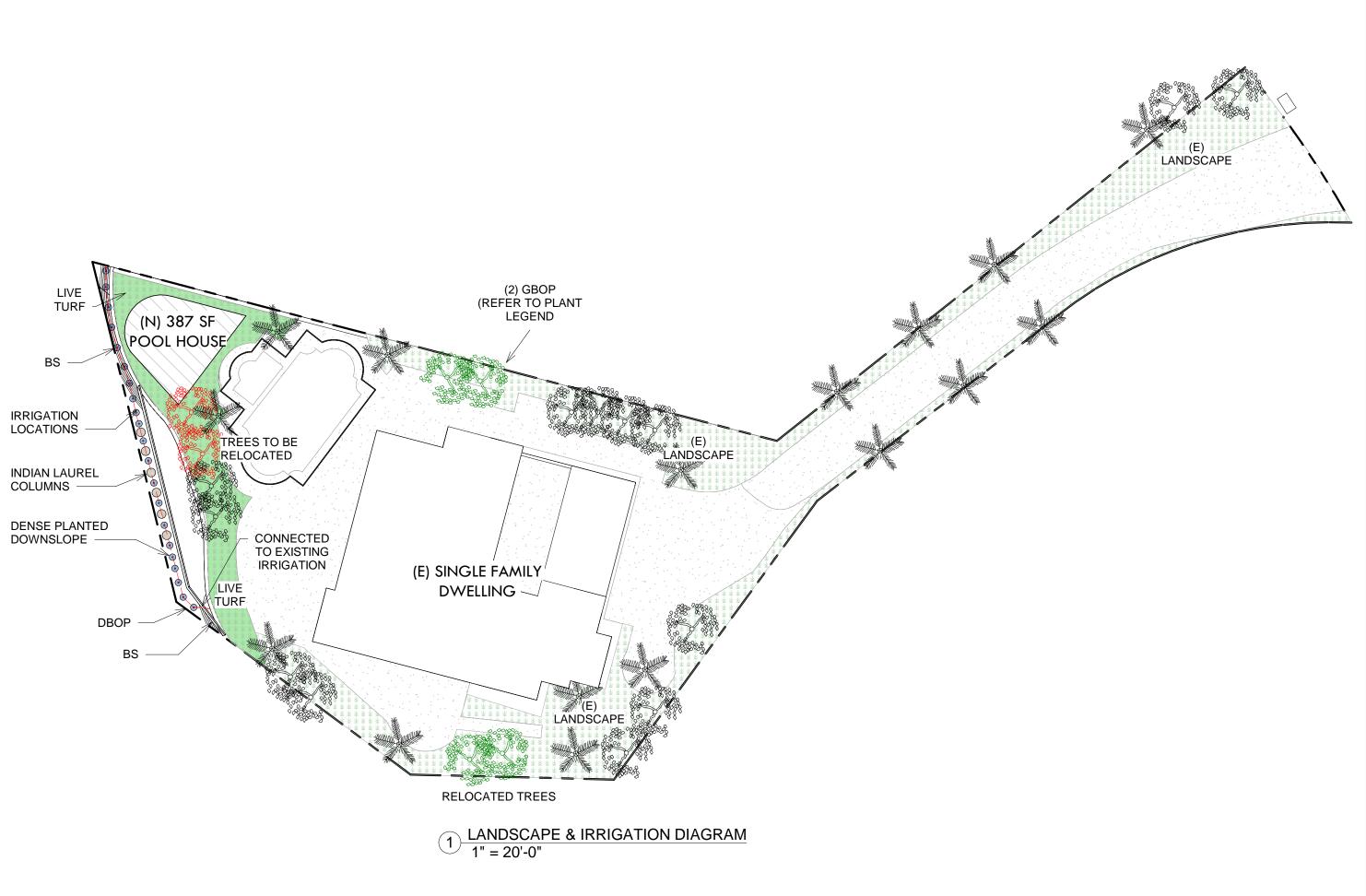
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED." - AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED

IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM. - PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.

- MANUAL-SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER

- AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY. - ADD NOTE TO PLANS: "AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OR COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND

IRRIGATION MAINTENANCE." - "UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL".



CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

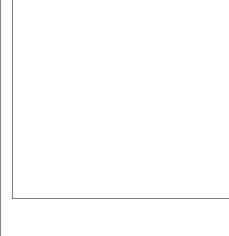
REVISE DATES:

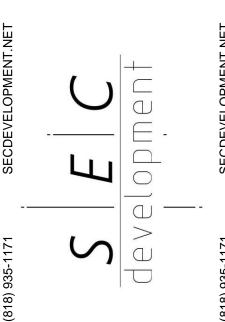
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> ADDRESS: 3209 CASTLEMAN LA, BURBANK, CA 91504 OWNER: ETROS NAZARI

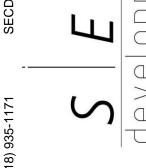
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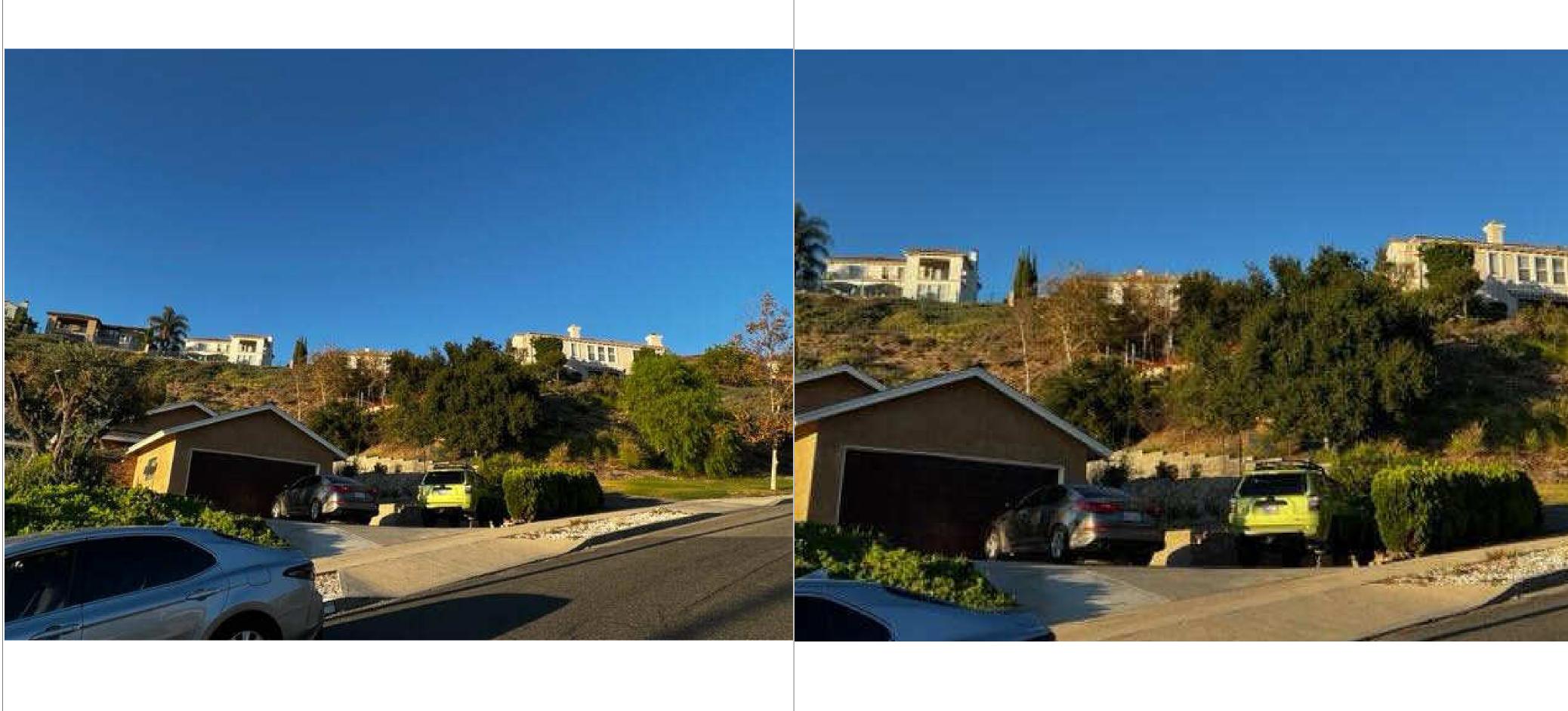


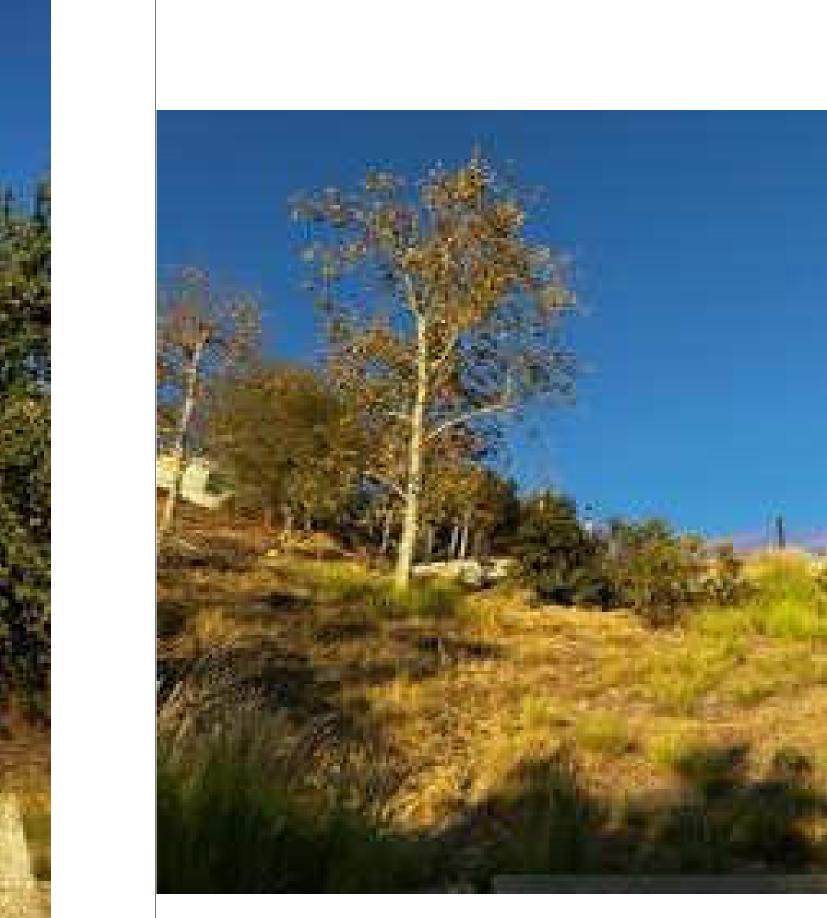


PROJECT INFO		
JOB NUMBER:	18077	
DATE DRAWN:	10/27/22	
DRAWN BY:	S.H.	
CHECKED BY:	V.K.	
SCALE:	1/4" = 1'-0"	
Λ_4		

A-4









(CEC 210.12(B))

REQUIREMENTS PRIOR TO REQUESTING INSPECTION.

NOT BE WASHED OUT WITH RAIN OR ANY OTHER MEANS.

THE QUANTITIES LISTED IN CBC TABLE 414.2.5 (1).

AND/OR ADDITIONAL EXPENSES.

APPROVED WATER SUPPLY (R306.4).

(R315.2.2)

LEVEL. (R303.1)

AT THE JOB SITE

SWING OVER ALL EXTERIOR STAIRS AND LANDINGS. (R311.3.1)

MINIMUM 36" CLEAR WIDTH. (R311.7.1)

7.75" MAXIMUM RISE & MINIMUM 10" RUN. (R311.7.5)

MINIMUM 6'-8" HEADROOM CLEARANCE. (R311.7.2)

ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7)

HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING (R311.7.8.1)

MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS. (R312.1.3)

SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (R302.7)

USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. (2407)

PROVIDE 42" HIGH GUARDS WITH MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS AT (

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY

FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO

WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 LABC. A SAFETY FACTOR OF FOUR SHALL BE

SHOW THE FOLLOWING STAIRWAY DETAILS ON PLANS:

(R311.7.7.3)

(SEPARATE PLUMBING PERMIT IS REQUIRED).

APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM.

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH

CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION AND/OR REMODEL WORK. THE

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COPLEY DRIVE IN

DIAMOND BAR, PHONE NO. (909) 396-2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD

PRIOR TO START OF WORK. FOR FIRTHER INFORMATION VISIT HTTP: //WWW.AQMD,GOV/DEFAULT.HTM

SEDIMENTS AND ANY OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE

CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR

CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THESE CODES

NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING, WHICH WILL EXCEED

THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO

ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS,

VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP.

THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE

LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS

DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE

AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE

BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158)

PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN

SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND

PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)

HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC)

SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)

ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)

KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING

MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN

BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER

COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES

PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER

UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL

FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A

SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A

MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION

FOR EXISTING POOL ON SITE, PROVIDE ANTI- ENTRAPMENT COVER MEETING THE CURRENT ASTM

OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR

DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)

SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN

WHERE A PERMIT IS REQUIRED FOR ALTERATIONS. REPAIRS OR ADDITIONS EXCEEDING ONE

THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.

SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (3162B) K. AUTOMATIC GARAGE

OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR

THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED

EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY

MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE

FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR

MEANS OF EGRESS:

PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. SHOW DETAILS ON PLANS. MINIMUM - 24" CLEAR

SHOW ON PLANS THAT THE ENTRY/EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1.5" BELOW

THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING. LANDING

HEIGHT, 20" CLEAR WIDTH, 5.7 SF MINIMUM AREA (5.0 SF AT GRADE LEVEL) & 44" MAXIMUM TO SILL. (R310.1)

SHALL BE NOT MORE THAN 7.75" BELOW THE THRESHOLD. STORM AND SCREEN DOORS ARE PERMITTED TO

HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2"

CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS.

A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE

GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM

IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN

PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6

PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30

DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE

ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS

LISTINGS AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE

CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEAN UP IMMEDIATELY AND

TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE

DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATEY AND MAY

PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS

GREATER. NOTE: A FIXED PANEL OF A SLIDING GLASS DOOR IS CONSIDERED WALL SPACE. IN KITCHENS, BREAKFAST ROOMS, PANTRIES AND DINING ROOMS A MINIMUM OF 2-20A CICUITS SHALL BE PROVIDED (CEC 210.11 (C)(1)). COUNTER SPACE RECEPTACLES SHALL BE GFCI (CEC 210.8 (A)) AND INSTALLED:

- AT EACH WALL COUNTER SPACE THAT IS 12 IN. OR GREATER (CEC 210.52 (C)(1)); - NO MORE THAN 48 IN. OC. (CEC 210.52 (C)(1)); - MAXIMUM 24 IN. FROM THE END OF THE COUNTER (CEC 210.52 (C)(1)) - MAXIMUM 20 IN. ABOVE COUNTER SURFACE (CEC 210.52 (C)(5));

- ON ISLAND COUNTER SPACES (ONE RECEPTACLE MIN.) NOT MORE THAN 12 IN. BELOW COUNTER SURFACE (CEC 210.52 (C)(5) EXCEPTION). AN ISLAND WITH LESS THAN 12" BEHIND A RANGE TOP OF SINK IS CONSIDERED AS DIVIGING THE COUNTERTOP INTO TWO SEPARATE - ON PENINSULAR COUNTER SPACES (ONE RECEPTACLE MIN.) NOT MORE THAN 12 IN. BELOW COUNTER SURFACE (CEC) 210.52 (C)(5) EXCEPTION)); BATHROOMS SHALL HAVE A SEPARATE 20A CIRCUIT (CEC 210.11 (C)(3)) WITH AT LEAST ONE GFCI

WALL RECEPTCLE WITHIN 36 IN. OF EACH BASIN (CEC 210.8 (A)(1); CEC 210.52 (D)) LAUNDRY ROOMS SHALL HAVE A SEPARATE 20A CIRCUIT WITH AT LEAST ONE RECEPTACLE SHALL BE PROVIDED (CEC 210.11 (C)(2)). ALL RECEPTACLES WITHIN 6 FT. OF A SINK SHALL BE GFCI IN GARAGES, AT LEAST ONE GFCI RECEPTACLE SHALL BE PROVIDED (CEC 210.52 (G)). ALL OTHER GARAGE RECEPTACLES EXCEPT THOSE DEDICATED TO AN APPLIANCE OR THAT ARE NOT READILY ACCESSIBLE SHALL BE GFCI. (CEC 210.8 (A)(2))

IN HALLWAYS OF 10 FT. OR MORE IN LENGTH, AT LEAST ONE RECEPTACLE SHALL BE PROVIDED (CEC 210.52 (H)). OUTDOOR OUTLETS SHALL BE GFCI (CEC 210.8 (3)). ONE OUTLET SHALL BE INSTALLED AT THE FRONT OF THE DWELLING AND ONE AT THE REAR OF THE DWELLING. RECEPTACLES SHALL BE ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6-1/2 FT. ABOVE GRADE (CEC 210.52 (E)). ALL CRAWL SPACE RECEPTACLES SHALL BE GFCI (CEC 210.8(A)(4))

ACCESSIBLE OR ARE SERVICE A DEDICATED APPLIANCE (CEC 210.8 (A)(5)). ALL RECEPTACLES WITHIN 6FT. OF A WET BAR SHALL BE GFCI (CEC 210.8(A)(7)) ALL RECEPTACLES ON 15A OR 20A BRANCH CIRCUITS THAT SUPPLY FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTERS (AFCI), INCLUDING SWITCHED OUTLETS

ALL UNFINISHED BASEMENT RECEPTACLES SHALL BE GFCI UNLESS THEY ARE NOT READILY

ALL RECEPTACLES SERVING APPLIANCES OR MOTORS WITH A RATING OF 1 HP OR 6 AMPS SHALL BE ON A SEPARATE CIRCUIT. FOR HVAC EQUIPMENT, A SEPARATE 15A OR 20A CIRCUIT WITH AN ACCESSIBLE RECEPTACLE AT THE EQUIPMENT SHALL BE PROVIDED WITHIN 25 FT OF THE EQUIPMENT (CEC 210.63). IF LOCATED IN AN UNDER FLOOR AREA, THE RECETACLE SHALL BE GFCI (CEC 210.8 (4)).

D. LIGHTING (CEC 210.70) SWITCHED LIGHTING SHALL BE INSTALLED IN: - ALL HABITABLE ROOMS, BATHROOMS, HALLWAYS, AND STAIRWAYS AT EACH LEVEL, - AT ALL OUTDOOR ENTRANCES AND EXITS, - IN ALL ATTICS, UNDER FLOOR AREAS, UTILITY ROOMS AND BASEMENTS USED FOR

- NEAR HVAC EQUIPMENT IN ATTIC, UNDER FLOOR AREAS, ROOMS OR BASEMENTS, WITH A SWITCH AT THE ACCESS POINT. LIGHTING INSTALLED IN A CLOSET SHALL BE A SURFACE MOUNTED OR RECESSED FLUORESCENT

FIXTURE OR A SURFACE MOUNTED INCANDESCENT FIXTURE WITH COMPLETELY ENCLOSED LAMPS OR RECESSED INCANDESCENT FIXTURE WITH COMPLETELY ENCLOSED LAMPS. SURFACE INCANDESCENT LIGHTING SHALL BE INSTALLED A MINIMUM OF 12 IN. FROM THE NEAREST POINT OF A STORAGE SPACE. SURFACE FLUORESCENT LIGHTING AND RECESSED LIGHTING SHALL BE INSTALLED A MINIMUM OF 6 IN. FROM THE NEAREST POINT OF A STORAGE SPACE. (CEC 410.8. (D)). E. FANS

IN BATHROOMS CONTAINING TUBS OR SHOWERS, A FAN CAPABLE OF EXHAUSTING 50 CFM SHALL BE INSTALLED (ENERGY STANDARDS 150 (O)). F. SMOKE ALARMS

IN NEW CONSTRUCTION, SMOKE ALARMS SHALL RECIEVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. THE WIRING SHALL BE PERMANENT AND INSTALLED WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION (CRC R314.4).

BUILDING ENVELOPE:

PROVIDE A CLASS A FIRE-RETARDANT ROOF COVERING PER SECTION R902.1. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS: 1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.

3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR. 4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS

2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.

AND RAMPS. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3). DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION

BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)

PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE, PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

FIRE DEPARTMENT NOTES:

APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2". BRASS OR BRONZE. CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8 THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL.

THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR, BUILDING CODE 1006.3 THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF

AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80 INCHES, BUILDING CODE 1008.1.1 EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9

EXITS, EXIT ACCESS DOORS AND PATHS OF EGRESS TRAVEL THAT IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS SHALL BE MARKED BY AN APPROVED EXIT SIGN THAT IS READILY VISIBLE FROM THE ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. **BUILDING CODE 1011**

DUMPSTER AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF CONMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES. UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3

GENERAL NOTES: COMPLIANCE INFORMATION THE BUILDER SHALL LEAVE IN THE BUILDING, COPIES OF THE COMPLETED, SIGNED AND SUBMITTED COMPLIANCE DOCUMENTS FOR THE BUILDING OWNER AT OCCUPANCY. FOR LOW-RISE RESIDENTIAL BUILDINGS, SUCH INFORMATION SHALL, AT A MINIMUM, INCLUDE COPIES OF ALL CERTIFICATE OF COMPLIANCE, CERTIFICATE OF INSTALLATION, AND CERTIFICATE OF VERIFICATION

OPERATING INFORMATION. THE BUILDER SHALL PROVIDE THE BUILDING OWNER AT OCCUPANCY, OPERATING INFORMATION FOR ALL APPLICABLE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES INSTALLED IN THE BUILDING. OPERATING INFORMATION SHALL INCLUDE INSTRUCTIONS ON HOW TO OPERATE THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES CORRECTLY AND EFFICIENTLY. THE INSTRUCTIONS SHALL BE CONSISTENT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR. FOR RESIDENTIAL BUILDINGS, SUCH INFORMATION SHALL BE CONTAINED IN A FOLDER OR MANUAL WHICH PROVIDES ALL CERTIFICATE OF COMPLIANCE, CERTIFICATE OF

INSTALLATION, AND CERTIFICATE OF VERIFICATION DOCUMENTATIONS. THIS OPERATING INFORMATION SHALL BE IN PAPER OR ELECTRONIC FORMAT. [10-103(B)2] MAINTENANCE INFORMATION. THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY, MAINTENANCE INFORMATION FOR ALL FEATURES, MATERIALS, COMPONENTS, AND MANUFACTURED DEVICES

THAT REQUIRE ROUTINE MAINTENANCE FOR EFFICIENT OPERATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING, BY TITLE AND/OR PUBLICATION NUMBER, THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF FEATURE, MATERIAL, COMPONENT OR MANUFACTURED DEVICE. [10-103(B)3]

VENTILATION INFORMATION. THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY, A DESCRIPTION OF THE QUANTITIES OF OUTDOOR AIR THAT THE VENTILATION SYSTEM(S) ARE DESIGNED TO PROVIDE TO THE BUILDING'S CONDITIONED SPACE, AND INSTRUCTIONS FOR PROPER OPERATION AND MAINTENANCE OF THE VENTILATION SYSTEM. [10-

ALL SYSTEMS, EQUIPMENT, APPLIANCES AND BUILDING COMPONENTS SHALL COMPLY WITH THE APPLICABLE MANUFACTURING, CONSTRUCTION, AND INSTALLATION PROVISIONS OF SECTIONS 110.0 THROUGH 110.11 FOR NEWLY CONSTRUCTED BUILDINGS ANY APPLIANCE REGULATED BY THE APPLIANCE EFFICIENCY REGULATIONS, TITLE 20 CALIFORNIA CODE OF

REGULATIONS, SECTION 1601 ET SEQ., MAY BE INSTALLED ONLY IF THE APPLIANCE FULLY COMPLIES WITH SECTION 1608(A) OF THOSE REGULATIONS. [110.1(A)] SERVICE WATER-HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS CAPABLE OF ADJUSTMENT FROM THE LOWEST TO THE HIGHEST ACCEPTABLE TEMPERATURE SETTINGS FOR THE INTENDED USE AS LISTED IN TABLE 3, CHAPTER 50 OF THE ASHRAE HANDBOOK, HVAC APPLICATIONS VOLUME, [110.3(A)1]

ON SYSTEMS THAT HAVE A TOTAL CAPACITY GREATER THAN 167,000 BTU/HR, OUTLETS THAT REQUIRE HIGHER THAN SERVICE WATER TEMPERATURES AS LISTED IN THE ASHRAE HANDBOOK, APPLICATIONS VOLUME, SHALL HAVE SEPARATE REMOTE HEATERS, HEAT EXCHANGERS, OR BOOSTERS TO SUPPLY THE OUTLET WITH THE HIGHER TEMPERATURE. [110.3(C)1] SERVICE HOT WATER SYSTEMS WITH CIRCULATING PUMPS OR WITH ELECTRICAL HEAT TRACE SYSTEMS

SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE SYSTEM. [110.3(C)2] CONTROLS FOR SERVICE WATER-HEATING SYSTEMS SHALL LIMIT THE OUTLET TEMPERATURE AT PUBLIC LAVATORIES TO 110F. [110.3(C)3] UNFIRED SERVICE WATER-HEATER STORAGE TANKS AND BACKUP TANKS FOR SOLAR WATER-HEATING

SYSTEMS SHALL HAVE:

EXTERNAL INSULATION WITH AN INSTALLED R-VALUE OF AT LEAST R-12, OR INTERNAL AND EXTERNAL INSULATION WITH A COMBINED R-VALUE OF AT LEAST R-16, OR THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80°F WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU/HR PER SQUARE FOOT. [110.3 (C)4] CONTINUOUSLY BURNING PILOT LIGHT SHALL BE PROHIBITED FOR THE FOLLOWING NATURAL GAS SYSTEM

OR EQUIPMENT LISTED BELOW: [110.5] FAN-TYPE CENTRAL FURNACES HOUSEHOLD COOKING APPLIANCES, EXCEPT FOR HOUSEHOLD COOKING APPLIANCES WITHOUT AN ELECTRICAL SUPPLY VOLTAGE CONNECTION AND IN WHICH EACH PILOT CONSUMES LESS THAN 150

POOL HEATERS SPA HEATERS MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES

NOT EXCEEDING 0.3 CFM/FT2 OF WINDOW AREA, 0.3 CFM/FT2 OF RESIDENTIAL DOOR AREA, 0.3 CFM/FT2 OF NONRESIDENTIAL SINGLE DOOR AREA, AND 1.0 CFM/FT2 OF NONRESIDENTIAL DOUBLE DOOR AREA. [110.6(A)1] FENESTRATION PRODUCTS SHALL BE RATED IN ACCORDANCE WITH NFRC 100 FOR U-FACTOR, NFRC 200 FOR SHGC, AND VT OR USE THE APPLICABLE DEFAULT VALUE. FENESTRATION PRODUCTS SHALL HAVE A TEMPORARY LABEL FOR MANUFACTURED FENESTRATION PRODUCTS OR A LABEL CERTIFICATE WHEN THE COMPONENT MODELING APPROACH IS USED AND FOR SITE-BUILT FENESTRATION MEETING THE REQUIREMENTS OF SECTION 10-111(A)1. [110.6(A)2, 110.6(A)3, 110.6(A)4, 110.6(A)5] FIELD-FABRICATED FENESTRATION PRODUCTS AND EXTERIOR DOORS, OTHER THAN UNFRAMED GLASS

DOORS AND FIRE DOORS, SHALL BE CAULKED BETWEEN THE FENESTRATION PRODUCTS OR EXTERIOR DOOR AND THE BUILDING, AND SHALL BE WEATHERSTRIPPED. [110.6(B)] JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION, [110.7]

INSULATION SHALL BE CERTIFIED BY DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHING AND THERMAL INSULATION THAT THE INSULATION CONDUCTIVE THERMAL PERFORMANCE IS APPROVED PURSUANT TO THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12-13, ARTICLE 3, "STANDARDS FOR INSULATING MATERIAL." [110.8(A)] UREA FORMALDEHYDE FOAM INSULATION MAY ONLY BE USED IN EXTERIOR SIDE WALLS, AND REQUIRES A

FOUR-MIL-THICK PLASTIC POLYETHYLENE VAPOR BARRIER BETWEEN THE UREA FORMALDEHYDE FOAM NSULATION AND THE INTERIOR SPACE IN ALL APPLICATIONS, [110.8(B)]

INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CBC. [110.8(C)] INSULATION INSTALLED ON AN EXISTING SPACE CONDITIONING DUCT, IT SHALL COMPLY WITH SECTION 604.0 OF THE CMC, [110.8(D)3]

EXTERNAL INSULATION INSTALLED ON AN EXISTING UNFIRED WATER STORAGE TANK OR ON AN EXISTING BACK-UP TANK FOR A SOLAR WATER-HEATING SYSTEM. IT SHALL HAVE AN R-VALUE OF AT LEAST R-12. OR THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80 EF WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU PER HOUR PER SQUARE FOOT. . [110.8(D)2]

STORM WATER MANAGEMENT: ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WINDS. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE

TRASH AND CONSTRUCTOIN RELATED SOLID WASTES MUST BE DEPOSITED INTO A CONVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPEARSAL BY WIND. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING

DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DESPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT

EROSION BY WIND AND WATER. SCHEDULE CONSTRUCTION ACTIVITY TO REDUCE AREA AND DURATION OF SOIL EXPOSED TO EROSION BY

WIND, RAIN, RUNOFF AND VEHICLE TRACKING.

INTERIOR ENVIRONMENT:

PROVIDE 15" MINIMUM BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (CALIF. PLUMB. CODE 407.6) BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL

OUTSIDE (R303.3) HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)

VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE

WATER CONSERVATION:

THE PROJECT SHALL DEMONSTRATE A 2-% REDUCTION IN WATER USE BY SPECIFYING PLUMBING FIXTURES AND FIXTURES THAT MEET THE FLOW RATES LISTED BELOW, OR THROUGH A CALCULATION SHOWING A 20% REDUCTION FROM BASELINE VALUES LISTED IN CALGREEN TABLE 4.303.1

SHOWERHEADS 1.8 GALLONS PER MINUTE (GPM) 1* LAVATORY FAUCET- RESIDENTIAL 1.5 GPM KITCHEN FAUCETS 1.8 GPM WATER CLOSETS 1.28 GALLONS PER FLUSH 2* 0.5 GALLON PER FLUSH URINALS METERING FAUCETS 0.2 GALLON PER CYCLE

NOTES: THE COMBINED FLOW RATE OF MULTIPLE SHOWER HEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATE, OR THE SHOWER SHALL BE DESIGNED TO PERMIT ONE

> SHOWERHEAD TO BE IN OPERATION AT A TIME. THE EFFECTIVE FLUSH VOLUME FOR DUAL-FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL

RESIDENTIAL NOTES:

HEATING OR COOLING SYSTEMS SHALL BE EQUIPPED WITH A SETBACK THERMOSTAT THAT MEET THE REQUIREMENTS OF SECTION 110.2(C). [150.0(I)] GAS OR PROPANE WATER HEATERS SHALL HAVE: [150.0(N)] A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER.

A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE.

CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR ALL PUMPS AND PUMP MOTORS INSTALLED SHALL BE LISTED IN THE COMMISSION'S DIRECTORY OF CERTIFIED EQUIPMENT AND SHALL COMPLY WITH THE APPLIANCE EFFICIENCY REGULATIONS. [150.0(P)1.A] THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT OF ANY LOOSE-FILL INSULATION SHALL CONFORM

WITH THE INSULATION MANUFACTURER'S LABELED R-VALUE. [150.0 (B)] THE MINIMUM DEPTH OF CONCRETE-SLAB FLOOR PERIMETER INSULATION SHALL BE 16 INCHES OR THE DEPTH OF THE FOOTING OF THE BUILDING, WHICHEVER IS LESS. [150.1(C)(1)(D)

THE CRAWL SPACE SHALL BE COVERED WITH A VAPOR RETARDER OVER THE ENTIRE FLOOR. [150.1(C)1.D] INSULATIONS ARE REQUIRED FOR: [150.0(J)2.A] ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES

ALL PIPING WITH A NOMINAL DIAMETER OF 3/4 INCH OR LARGER THE FIRST 5 FEET (1.5 METERS) OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK. ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM. PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS.

PIPING BURIED BELOW GRADE.

INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE. [150.0 (J)1]

10. LIGHTING [150.0(K)] INSTALLED LUMINAIRES SHALL BE CLASSIFIED AS HIGH-EFFICACY IN ACCORDANCE WITH TABLE

EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINARIES TO BE MANUALLY SWITCHED ON AND OFF.

LIGHTING INSTALLED IN ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY VACANCY SENSORS.

DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8. EXCEPTION 1: LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET. **EXCEPTION 2: LUMINAIRES IN HALLWAYS.**

A. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS 20 PERCENT OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING SHALL BE HIGH EFFICACY LUMINAIRES OR CONTROLLED BY AN OCCUPANT SENSOR.

IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20 PERCENT OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING SHALL: I) COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.1, 140.6 AND

II) LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS SHALL BE CONTROLLED BY OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50 PERCENT. THE OCCUPANT SENSORS SHALL BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

FOUNDATION NOTES:

CONCRETE STRENGTH FOR FOUNDATION SHALL BE 2,500 PSI MIN. (CRC R402.2. TABLE R402.2) MINIMUM FOOTING REINFORCEMENT SHALL BE ONE #4 BAR TOP AND BOTTOM (CRC R403.1.3). MINIMUM ANCHOR BOLT SIZE AND SPACING SHALL BE 5.8" DIA. AB @ 72" OC., WITH 7" EMBEDMENT, AND 3" X 3" X 1/4" PLATE WASHERS. ANCHOR BOLTS SHALL BE LOCATED A MAXIMUM OF 12" AND 4 1/2" MINIMUM FROM THE END OF THE PLATE (CRC R403.1.6, R602.11.1).

EXISTING NONCOMPLIANT PLUMBING FIXTURES REPLACEMENT REQUIREMENT:

SENATE BILL 407 (SB 407) REQUIRES NONCOMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES WHEN A PROPERTY IS UNDERGOING ALTERATIONS OR IMPROVEMENTS. THIS BILL APPLIES TO ALL SINGLE-FAMILY RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL BUILDINGS CONSTRUCTED ON OR BEFORE JANUARY 1, 1994. FIXTURES INCLUDE WATER CLOSETS, URINALS, SHOWERHEADS, LAVATORY FAUCETS, AND KITCHEN FAUCETS. NONCOMPLIANT FIXTURES CAN ONLY BE REPLACED BY FIXTURES COMPLYING WITH REQUIREMENTS OF CALGREEN AND THE CALIFORNIA PLUMBING

THE WATER-CONCERVING PLUMBING FIXTURES CERTIFICATE OF COMPLIANCE MUST BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO THE FINAL BUILDING INSPECTION.

SECURITY REQUIREMENTS:

ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706)

SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR ACCESS STRUCTURES. (6707) WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. (6709.1)

DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBET TO THE JAMB. (6709.4) EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH

INCANDESCENT LIGHT BULB (60 WATT MIN) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR SIDE OF THE UNIT. (6708) ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS.

HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (6709.5, 6709.7) PROVIDE DEAD BOLTS WITH HARDENED INSERTS: DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, M AND S OCCUPANCIES). (6709.2) STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8". AND

A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2) WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE PANELS NOT LESS THAN 1/4 INCH THICK, AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. (6709.1 ITEM 2)

SLIDING GLASS DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION. (6710) SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND

INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. METAL OR WOODEN OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK,

PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711) PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO **GRIPPING TOOLS. (6712)**

GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY-RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR

GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713) LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3) OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2) SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICE IN THE UPPER CHANNEL OF THE MOVING

PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC.

ANY RELEASE FOR METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (6715.4)

ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (6716)

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

REVISE DATES:

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF **SEC DEVELOPMENT** NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF **SEC DEVELOPMENT**. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

PROJECT INFO JOB NUMBER: 18077 10/27/22 DATE DRAWN: S.H. DRAWN BY: CHECKED BY: V.K. N.T.S. SCALE: **A-6**

In conducting a review to identify potential view impacts, on December 16, 2020 Staff sent letters to the neighboring property owners and occupants in the immediate vicinity of the project site, requesting any feedback in regard to potential scenic impacts that the project may pose. No response was received by Staff. A view study conducted by City Staff (Exhibit B) illustrates that the proposed home will not significantly affect upslope or downslope views from neighboring

7) The view impacts of the proposed project must be considered by the Director, or Planning Board or City Council if appealed, and may be used as a basis for requiring modifications to a project or denying a Hillside Development Permit due to inability to make the required finding.

The view impacts of the proposed project have been analyzed by staff using information gathered on a site visit to the property in October of 2019 as well as by story pole photographs provided by the applicant in November of 2020. Staff has determined that the project will have minimal impacts to the primary views of the neighboring properties. See Exhibit B for analysis of view

In the Hillside Zone, Exceptions to the development standards required by Section 10-1-603 for the R-1 Zone may be granted through approval of a Hillside Development Permit exception per Burbank Municipal Code Section 10-1-606(I) and is subject to additional findings (Findings 8-11 below). The following exception has been approved as a part of the Project:

- An exception to allow a 5'-0" high retaining wall within the rear setback. Section 10-1-603 limits the maximum height of retaining walls to 4'-0" from natural grade.
- 8) The exception is not detrimental to the public health, safety, or general welfare.

The construction of the proposed retaining wall outside the front yard setback will not have any detrimental impacts related to the public health, safety, or general welfare as it has limited visibility from adjacent properties due to its location along downslope hillside. The retaining wall will be 5'-0" from natural grade at its highest point. The wall will be designed to meet Building code standards; therefore, the construction of the retaining wall will not have any detrimental impacts to the public health, safety, or general welfare of the neighboring properties.

9) Granting of the exception does not constitute a grant of special privilege inconsistent with the limitations upon other projects and/or properties in the vicinity.

The proposed retaining wall is located on a downward sloping lot, wherein the slope in front portion of the lot is relatively flat. The presence of unique lot features such as steep slope necessitates cut and fill and other grading activity which includes installation of retaining walls to enable the property owner to utilize the property to its fullest potential. Proposing a 5'-0" high retaining wall on the west side of the property (outside the front yard portion of the lot) will not

Page 5 of 14

10. By signing and/or using this Hillside Development Permit, the permittee acknowledges all of

the conditions imposed and accepts this permit subject to those conditions and with full

awareness of the provisions of the Burbank Municipal Code. Failure of the permittee or

property owners to sign these conditions does not affect their enforceability by the City or

other responsible entity. These conditions are binding upon all future property owners and

5'-0" high retaining wall. Mature landscaping (i.e. trees and shrubs) shall be provided along

the side yard located towards the West elevation to enhance privacy between the adjoining

11. Provide at least 18" deep screening in the form of planters, vines, and hedges for the proposed

12. Drainage on the lot shall be compliant with the requirements specified in 2019 California

13. Exterior materials and designs shown on the approved set of plans approved dated March 8,

14. Applicant shall arrange for materials collection during construction, demolition, and

15. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the

16. The Project lies within the City of Burbank Mountain Fire Zone. All construction is required

17. The foundation shall comply with California Building Code Section 1808.7, for foundations

18. Grading and drainage plans will be required, and a separate Grading & Shoring Permit will

19. A stamped setback certification by a Licensed Surveyor will be required to certify the location

of the new construction in relation to the setbacks prior to the first foundation inspection.

20. New construction projects within the City of Burbank are subject to MWELO review.

Page 10 of 14

be required. Geotechnical report to be submitted along with Grading & Shoring Permit

Electrical Code, California Mechanical Code, California Plumbing Code, California Green

reviewed and approved by the Planning Division prior to installation.

Applicant shall arrange for self-hauling to an authorized facility.

Building Standards and Building Energy Efficiency Standards.

to meet Burbank Municipal Code 9-1-1-701A.1.1.

on or adjacent to slopes. A soils report will be required

2021 must be the same used during construction. Any modifications to materials must be

occupancy with the City's Street & Solid Waste Division (Public Works Department) or

number of copies as building plan sets submitted for Building Plan Check.

occupants of the subject property.

BUILDING DIVISION

Application.

3) The house and other structures are designed to reasonably incorporate or avoid altering natural topographic features.

The proposed 387-square-foot pool house and the attached barbeque area will be built on an extended landscaped pad which will require the installation of retaining walls near the rear portion of the house. To accomplish the extension of the landscaped pad, the applicant is proposing cut and fill activity which will enlarge the backyard area through the use of retaining walls to the west and north of the existing backyard/pool area. The proposed retaining wall is incorporated into the natural topographic features of the landscape, which can be seen in the curved shape and cascading vertical design of the proposed retaining wall. The proposed design allows the wall to appear integrated into the landscape, rather than interrupting the natural appearance of the hillside.

4) The house and other structures will not unnecessarily or unreasonably encroach upon the scenic views from neighboring properties, including both downslope and upslope views.

The proposed 387-square-foot pool house and the attached barbeque area will not have an unreasonable impact on surrounding upslope or downslope views of properties in the surrounding neighborhood. The applicant installed story poles per the requirements of the Burbank Municipal Code which depict the shape and bulk of the proposed structures. The proposed structures are not directly located in the viewshed of the surrounding properties, and none of the immediately adjacent neighbors expressed any opposition to the project when directly contacted by City Staff. Staff also conducted a site visit to the property on February 5, 2020 and observed the views from the project site area in the back yard of the property in the context of the surrounding area. The plans and installed story poles indicate that the accessory structures are clearly secondary to the massing of the main house. In addition, the applicant will be required to plant landscaping downslope from the proposed structures to screen the property from upslope views. Therefore, it can be concluded that the proposed project will not unreasonably encroach upon the scenic views of surrounding properties.

5) The house has been reviewed against the Neighborhood Compatibility provisions as set forth in Section 10-1-609 and the house complies with the Single Family Design Guidelines

The project has been reviewed for neighborhood compatibility and complies with the adopted Design Guidelines. Enclosed is a completed Neighborhood Compatibility Review - Design Guidelines Checklist for the project (EXHIBIT A). The proposed pool house, barbeque area, and retaining wall additions are complementary to the primary residence, which is built in the Modern Mediterranean architectural style. The proposed pool house will have finish materials such as stucco and wood to match the existing house and the natural topography to create a 360-degree

6) For the purpose of evaluating required finding (d) above, a view study must be submitted with all Hillside Development Permit applications documenting the impacts of the proposed structure(s) on views from adjacent properties. The view study must be prepared in a manner approved by the Director or his/her designee and contain all information and documentation deemed necessary by the Director for the purpose of analyzing view impacts and establishing setback lines for view determination pursuant to Section 10-1-606(E). This study is separate from the Ridgeline setback analysis required by Section 10-1-606(D).

The applicant installed story poles on the property that outlined the frame of the proposed pool house and retaining walls in the location where they will be located; these story poles were

Page 4 of 14

HILLSIDE DEVELOPMENT PERMIT NO. 18-0002784

(3209 Castleman Lane – Vardan Kasemyan, Applicant and Petros Nazarian, Owner)

CONDITIONS OF APPROVAL

1. Project No. 18-0002784, Hillside Development Permit, approves a new, 387-square-foot pool

house with a barbeque area on an extended landscaped pad, and new retaining walls at 3209

Castleman Lane in the R-1 (Single-Family Residential) zoning district. The subject property

is in the designated Hillside area. The additional retaining walls do not exceed 5'-0" above

approval (expires on March 8, 2022), unless the Property Owner has diligently developed the

proposed project as shown by the issuance of a grading, foundation, or building permit and

2. This permit shall expire if the scope of work is not initiated within one year of the date of this

3. An Accessory Structure Covenant shall be recorded with the Los Angeles County Recorder

4. The operation/construction on the site shall remain in substantial conformance with the

5. Any trees removed during the construction of this project shall be replaced with minimum 15-

6. The site must be landscaped per Section F.5 and F.6 of the Single Family Design Guidelines

7. The applicant shall comply with all federal, state, and local laws. Violation or conviction of

8. This permit may be modified or revoked by the City should the determination be made that

9. The applicant shall list these conditions of approval in all construction plans submitted to the

Page 9 of 14

the structure or conditions under which it was permitted present detrimental impacts on

Building Division for a building permit. The applicant shall also provide a separate written

document outlining how, or where, each of the conditions have been addressed in the building

permit plan set for all City Division/Department conditions enclosed and provide the same

any of those laws in connection with the use will be cause for revocation of this permit.

and Section 10-1-603(H) of the Burbank Municipal Code. For homes in the hillside area,

landscaping must also comply with Section 10-1-606(F) of the Burbank Municipal Code. The

landscaping must be substantially consistent with the conceptual landscape plan submitted

west of the project site. The trees shall be irrigated and maintained regularly.

with the project plans approved dated March 8, 2021.

request and with the application materials submitted by the applicant dated October 15, 2018

and the project plans approved dated March 8, 2021 and placed on file in the office of the

gallon trees. The planting area shall have a minimum interior dimension of five square feet.

ch maturity within 5 years and shall provide screening for the properties to

prior to the issuance of the Certificate of Occupancy for the pool house structure.

Community Development Department Director's Decision HILLSIDE DEVELOPMENT PERMIT NO. 18-0002784

Pursuant to Burbank Municipal Code Section 10-1-606(H), the approval of a Hillside Development Permit per Section 10-1-607(D) of the Burbank Municipal Code (BMC) is required prior to the issuance of grading or building permits for the main dwelling structure or any other structure in the

Hillside area when any of the following criteria is applicable: • The project involves the creation of a new building pad, cut or fill activity to expand an existing building pad, or any other grading activity, including but not limited to grading for structures,

(3209 Castleman Lane – Vardan Kasemyan, Applicant and Petros Nazarian, Owner)

swimming pools, and expanded yard areas. The structure extends beyond the front or rear yard setback lines.

• The height of the proposed structure to the top of the roof exceeds 16 feet.

• The total gross square footage of all structures and spaces that are included in the floor area ratio calculation is greater than 3,000 square feet.

Findings for Granting a Hillside Development Permit The Community Development Director finds the proposed project satisfies the requisite findings

Hillside Development Permit, subject to the attached conditions of approval. 1) The vehicle and pedestrian access to the house and other structures do not detrimentally impact traffic circulation and safety or pedestrian circulation and safety and are compatible with existing traffic circulation patterns in the surrounding neighborhood. This includes, but is not limited to. driveways and private roadways, access to public streets, safety features such as guardrails and other barriers, garages and other parking areas, and sidewalks and pedestrian paths.

contained in the Burbank Municipal Code Section 10-1-607(D)(3) necessary for approval of the

The home is situated on an existing lot with an existing driveway and pedestrian access. There are no changes proposed to vehicular or pedestrian circulation on the property. The rear yard will be expanding through the use of new retaining walls, and the pedestrian access to the new expanded area will not be impeded. The guardrails proposed on the expanded yard area in the rear yard will not impede pedestrian circulation and will serve as a safety barrier for the use of the barbeque area.

2) The house and other structures are reasonably consistent with the natural topography of the

The proposed 387-square-foot pool house with a barbeque area will be built on an extended landscaped pad which will require the installation of retaining walls near the rear portion of the house. The retaining wall will reasonably follow the curve and contours of the existing topography lines. The maximum height of the retaining wall will not exceed 5'-0" from grade at any point, and the height of the pool house will not exceed 14'-0" from natural grade to the top of the roof. These limitations will ensure that the structures and retaining features will maintain consistency with the natural topography on and around the project site.

Page 3 of 14

views, and a view study was prepared to analyze the potential impacts. The visual impacts were

including but not limited to impacts related to light and glare, sunlight exposure, air circulation,

The proposed retaining walls will be located downslope from the adjacent properties to the north

and will be completely outside of the direct horizontal viewshed of these properties. The retaining

walls will be visible from four properties to the north as well as one property to the south. The

scenic views from these properties, however, will not be impacted due to the considerable

integration of the proposed retaining walls into the existing topography and the use of landscaping.

19) The feature does not impose detrimental impacts on neighboring properties or structures,

DATE: March 8, 2021

PROJECT TITLE: Project No. 18-0002784- Hillside Development Permit

PROJECT ADDRESS: 3209 Castleman Lane

APPLICANT: Vardan Kasemyan PROJECT DESCRIPTION: A new 387-square-foot pool house with a BBQ area on an extended landscaped pad and new retaining walls in the rear and side yards at 3209 Castleman Lane in the R-1, Single

ZONING: GENERAL PLAN: Low Density Residential

Family Residential zone. The retaining walls are 5'-0" above existing natural grade at the highest point.

MUNICIPAL CODE CONFORMANCE: The project conforms to the Burbank Municipal Code (BMC) and required neighborhood compatibility design guidelines. With the addition of the pool house, the total Floor Area on the lot will be 4,908 square feet, within the maximum allowable Floor Area of 5,094 square feet. The proposed lot coverage will be 23%, within the maximum allowable lot coverage of 50%. The walls of the pool house structure are 3'-0" from north (side) and west (rear) property lines, the minimum setback required for accessory structures in the rear one-third of the lot. The top-of-plate height of the proposed pool house is 10'-0" from natural grade, as required by the BMC and the top-of-roof height does not exceed the maximum height of 14'-0" above grade at any given point, as required by the BMC. The additional retaining walls do not exceed 5'-0" above natural grade at any given point and are located adjacent to the from north (side) and west (rear) property lines. The maximum height of the retaining walls in the Hillside Area can exceed 4'-0" required by 10-1-603(H)(3)(b) if findings 1-4 in BMC Section 10-1-606(I) can be made. In addition, per 10-1-606(F)(3)(a), the construction of a wall or fence up to 8'-0" outside the front setback requires a Minor Fence Exception Permit. Per 10-1-606(F)(3)(c), the Fence Exception Permit may be issued as part of the Hillside Development Permit (HPD) provide that findings 1-8 in Section 10-1-19200(D) can be made. Finally, all retaining walls facing downslope areas will be screened with vegetation, and a minimum 18-inch wide planting strip will be provided as required by the BMC.

ENVIRONMENTAL REVIEW: This project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15303 of the State CEQA Guidelines for new construction or conversion of small structures. The project is an accessory structure, which is identified as a type of structure which qualifies for this exemption.

DATE SIGN POSTED ON-SITE: February 18, 2021 DATE PUBLIC NOTICE MAILED: February 19, 2021

DATE OF DIRECTOR'S DECISION: March 8, 2021

March 23, 2021

Greg Mirza-Avakyan, Associate Planner

Planning Division (818) 238-5250

the adjacent downslope areas.

similar structures in the larger neighborhood.

property and in the general area.

END OF APPEAL PERIOD:

Page 2 of 14

13) The feature is not constructed of any materials that may pose a danger to motorists, pedestrians,

The retaining walls are in the rear of the lot and are located away from any street or alley

intersections. The walls are located approximately 130 feet uphill from the street below, and will

The retaining walls will be reviewed by the Building Division as part of the Plan Check process.

The applicant submitted a geotechnical investigation report which includes engineering

calculations and recommendations that utilized laboratory test results of samples obtained during

field exploration. The report states that the "bedrock material should provide an adequate

foundation for the proposed construction, and it is considered to be a stable material for vertical

excavations of limited height." The proposed additions were deemed feasible from a geotechnical

standpoint, and the potential for liquefaction and landslides to adversely affect the additions is

15) The feature does not affect the ability of emergency personnel to respond to an emergency on the

property or to adequately view the property and structures upon it from the public right-of-way.

The proposed retaining walls will allow the expansion of the rear yard area at the far end of the

from the opposite side of the property, therefore no access would be needed to the property from

16) The feature is compatible in size, scale, proportion, and location with other yard features in the

The proposed retaining walls are located at least 3'-0" from the rear and side property lines, which

creates the space to provide additional landscaping on the property. The landscaping will help to

blend the retaining walls with the surrounding topography and will reduce the visual impact of

said retaining walls. The scale and proportion of the retaining walls is generally compatible with

The retaining walls are clearly subordinate in size and scale to the structures on the property which

include the existing two-story single family residence and the proposed pool house, which will

18) The feature does not encroach upon neighboring properties or structures in a visual or aesthetic

The proposed retaining walls will not have a major visual impact on the neighboring properties.

The scale, shape, and materials of the retaining walls were designed to minimize any potential

impacts. Story poles have been installed on the property to illustrate the future impacts to the

Page 7 of 14

17) The scale and proportion of the feature are consistent and compatible with structures on the same

have an approximate height of 14'-0" above natural grade at its highest point.

manner through its size, location, orientation, setbacks, or height.

neighborhood, or is otherwise consistent with the prevailing neighborhood character,

property, away from the street and main residence. Any access to the rear yard area would occur

not pose any danger to pedestrians, motorists, or any other persons.

14) The feature is structurally sound and is adequately maintained.

have a high visual impact on the neighboring properties. Additionally, one of the conditions of approval necessitates provisions of landscaping along the entire length and height of the proposed retaining wall similar to existing landscaping in the area to minimize any potential visual impact due to the proposed retaining wall.

HOUSING, ECONOMIC DEVELOPMENT

& Successor Agency 818.238.5180

RE: Project No. 18-0002784 (Hillside Development Permit) – Approved

This letter is to notify you that the Community Development Director has approved your application

for a Hillside Development Permit and Minor Fence Exception (Project No. 18-0002784) for a new,

387-square-foot pool house with a barbeque area on an extended landscaped pad and new retaining

walls in the rear and side yards located at 3209 Castleman Lane in the R-1 (Single-Family Residential)

Please be advised the decision of the Community Development Director will become final fifteen

(15) days from your approval date (March 8, 2021), unless the decision is appealed to the Planning

Board within these fifteen (15) days. Any appeal of the Director's decision must be submitted to the

Planning Division with the applicable filing fee prior to the expiration of the fifteen (15) day appeal

period, or by 5:00 p.m. on March 23, 2021. Please note, an appointment must be made for any appeal

filed after 12 p.m. Monday through Friday. If no appeal is filed, then you can submit to the Building

Division for Building Plan Check review the first business day following the conclusion of the fifteen

If you have any questions, please contact me by phone at (818) 238-5250 or by email at

PLANNING

SECTION 8 & CDBG

zoning district within the designated Hillside area. Enclosed is the approval with conditions.

Located at 3209 Castleman Ln.; Burbank, CA 91504

MARCH 8, 2021

Mr. Kasemvan:

VARDAN KASEMYAN

600 W. BROADWAY

GLENDALE, CA 91204

(15) day appeal period.

gmirzaavakyan@burbankca.gov.

GREG MIRZA-AVAKYAN

Community Development Department

BUILDING F **♦**818.238.5220

10) The exception does not permit or encourage development inconsistent with the character of existing development in the neighborhood.

The proposed 5'-0" high retaining wall will be located along the downward sloping area of the lot, outside of the front yard setback. The proposed retaining wall has a curved shape that is consistent with the topographic features of the existing terrain, which will help to reduce the visual impact and to create a more natural appearance. In addition, one of the conditions of approval necessitates provision of landscaping along the entire length and height of the proposed retaining wall similar to existing landscaping in the area to minimize any potential visual impact due to the proposed retaining wall. Therefore, allowing the subject property to construct a 5'-0" tall retaining wall in front of the house will not create any inconsistency with the surrounding neighborhood.

11) There are special conditions or unique characteristics applicable to the subject property and/or the surrounding neighborhood due to the location in the hillside area that justify granting of the exception. Such conditions or characteristics may be related to topography, location, orientation, or other issues that do not generally apply to properties or neighborhoods located outside of the hillside area.

The buildable area on this property is generally concentrated on the flat portion of the lot, which is occupied by the existing residence. The available remaining flat area behind the house is limited in size due to the sloping nature of the hillside in the rear yard. Because this area is not flat, a retaining wall is required to expand the backyard area for accommodating a pool house and and barbeque area, are consistent with the development standards in the Burbank Municipal Code. A shorter retaining wall would not allow for a large enough expansion of the rear yard to construct

Pursuant to BMC Section 10-1-606(F), in the Hillside area, all walls, fences, and hedges outside the front setback regardless of their height require a Major or Minor Fence Exception permit prior to construction. A Minor Fence Exception Permit is required for fences and walls up to eight (8) feet in height. The Director, or Planning Board or Council if appealed, may not approve a Minor Fence Exception Permit unless the following findings are made. An applicant may propose measures to mitigate or abate any safety concerns for the purpose of making the required findings.

12) The feature does not obstruct the visibility of motorists at a street or alley intersection or exiting a driveway or otherwise affect a motorist's ability to safely operate their vehicle.

The applicant proposes retaining walls necessary to create a pad for the placement of a pool house and barbeque area. One of the retaining walls is 3'-0" in height as measured from natural grade, and the other is 5'-0" in height as measured from natural grade at its highest point. The retaining walls are in the rear of the lot and are located away from any street or alley intersections. There is no impact the visibility of motorists.

Page 6 of 14

EXHIBIT A: NEIGHBORHOOD COMPATIBILITY REVIEW - DESIGN GUIDELINES CHECKLIST (3209 Castleman Ln, Permit No. 18-0002784)

DWELLING SETBACKS (Table A: Must meet all 3)

1. Front Yard Setbacks

The proposed structures, consisting of a 387-square-foot pool house with a barbeque area on an extended landscaped pad, and new retaining walls to the existing house are located towards the rear of the lot and are set back more than 100'-0" from the front property line, measured from the base of the "flag" of the flag lot.

The proposed pool house meets the required setbacks of 3'-0" from the side property lines

required for accessory structures in the rear one third of the lot. The proposed pool house is located downslope from adjacent properties to the north and is screened by thick vegetation. The proposed retaining wall along the side yard setback will not be visible from any private property or public right-of-way.

The proposed pool house will be set back 3'-0" form the rear property line as required for

accessory structures in the rear one third of the lot. The proposed expanded landscaped pad will require the installation of a retaining wall near the rear property line in the rear setback. The retaining wall will curve to be consistent with the natural topography of the site. The retaining wall will be screened by vegetation which will provide visual relief from the public right-of-way below (North Lamer Street).

DWELLING ORIENTATION

The project does not propose any changes to the orientation and dimensions of the existing dwelling or to the garage, which is attached and located towards the front of the property. This section does not apply to the project. Tables B and C are skipped.

ROOFLINES (Table D: Must meet minimum 1 of 3)

3. Skyline Interest. The proposed pool house is a modern architectural style. The design components of this accessory structure are typical to the style, and the style is consistent throughout all portions of

MAJOR AND MINOR MASSING & MODULATION

There are no changes proposed to the main residence. This section applies to massing and modulation guidelines for the main residence, not to the accessory structures proposed. Table E is skipped.

EXHIBIT A

POLICE DEPARTMENT

PLANNING DIVISION

natural grade at any given point.

Planning Division.

neighboring properties.

the construction of substantial improvements

43. All outside lighting shall comply with the requirements of Section 5-3-505 BMC. Required lighting devices shall have vandal resistant covers.

44. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft. During construction, the Police Department shall be given emergency contact information of contractors and owners for any problems encountered after normal construction hours.

45. To ensure that construction personnel are aware of the restricted construction times, the developer shall install professionally made sign(s) 2 ft. X 3 ft. in size in location(s) satisfactory to the City Planner and the Police Department that states, "NOTICE: THE CITY OF BURBANK LIMITS CONSTRUCTION ACTIVITIES OF THIS PROJECT (DEMOLITION, EXCAVATION, GRADING, ACTUAL CONSTRUCTION, AND LANDSCAPING) as follows: 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY, AND FROM 8:00 AM TO 5:00 PM ON SATURDAY. THERE SHALL BE NO WORK PERFORMED ON SUNDAYS OR ON MAJOR HOLIDAYS." Any exceptions would be subject to the approval of the Directors of both the Community Development and Public Works Departments.

46. All residential structures shall display a street number in a prominent position so that it is easily visible from the street. The numbers shall be at least four (4) inches in height, of a color contrasting to the background, and located so they may be clearly seen and read. The numbers shall be illuminated during darkness. If the structure has rear vehicle access, numbers shall be placed there as well (9-2-505.1(a) BMC). The Fire or Police Departments may require the size of the numbers to be increased or provided in additional locations if the distance from or orientation to the street limits visibility.

Page 14 of 14

not found to be substantial.

privacy, scenic views, or aesthetics.

35. Per BMC 8-1-1004.B (3), a Pool Discharge Permit is to be issued by the Public Works counter and a \$37 fee (fiscal year 2018-19) is required each time single-family residential pool is emptied. Please refer to the enclosed pool discharge brochure. If the proposed pool/spa contains salt water, please note that salt water pool/spa discharges are currently conditionally allowed to discharge into the storm drain system, subject o meeting (and not exceeding) the following water quality objectives, in addition to other BMP requirements: TSD = 950 mg/l, Sulfate -300 mg/l, Chloride = 190 mg/l. This conditional allowance and the limits may be changed by the Regional Water Quality Control Board in the future. The City strongly discourages the use of saltwater pools.

Page 8 of 14

36. Per BMC 9-3-407, Best Management Practices shall apply to all construction projects and shall be required from the time of land clearing, demolition or commencement of construction until receipt of a certificate of occupancy.

37. Certain construction and re-construction activities on private property will need to comply with post-construction Best Management Practices (BMPs), which include Sections 8-1-1007 and 9-3-414.D of the BMC authorizing the City to require project to comply with the Standard Urban Stormwater Mitigation Plan provisions and the City's Low Impact Development (LID) ordinance. For questions on these requirements, please contact the City's Building

38. No visual obstruction over 3' high and under 10' shall exist within the 5' by 5' corner cut-off at the intersection of the street and the driveway [BMC-10-1-1303(C)].

PARKS AND RECREATION DEPARTMENT

39. Submit landscape and irrigation plans prepared by a licensed landscape architect.

40. Existing street trees are to remain. If any street trees are removed: a. Any street trees that are removed shall be replaced. Contact Forestry Supervisor for a

- list of approved street trees. b. Contact Forestry Services at (818) 238-5343 for removal fee.
- c. All street trees shall be a minimum of 24" box size. d. Trees in grass shall be installed with Arbor Guards.
- e. Tree wells are required. f. Provide irrigation bubbler to street trees.
- g. Provide automatically controlled irrigation system to the parkway.
- 41. Landscape plan shall include the following note: "Owner to install the street trees, they must contact the Forestry Supervisor, at (818) 238-5343, at least forty-eight (48) hours prior to installation. Failure to contact the City for inspection and installation may cause the removal and replacement at the owner's expense."
- 42. Must comply with Municipal Water Efficient Ordinance (MWELO) requirements if over 500 square feet of landscaping is proposed.

Page 13 of 14

28. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.

29. All Departments that have provide Conditions of Approval are to receive a set of drawings for review and have provided final approval stamp on drawings, prior to issuance of Building

30. Seven (7) sets of drawings shall be provided at the time of Plan Check Review. The following

lists the necessary sheets per department a. Planning – Full set of Plans (C/L/A/S/M/P/E) b.Building & Safety – Full set of Plans (C/L/A/S/M/P/E)

c.Public Works – Partial set of Plans (C/L/A/M/P/E) d.Parks & Recreation – Partial set of Plans (C/L) e. Burbank Water & Power Department – Partial set of Plans (C/L/A/M/P/E)

- f. Burbank Police Department Partial set of Plans (C/A) g.Burbank Fire Department – Partial set of Plans (A/S) C − Civil ■ L – Landscape
- A Architectural
- S Structural ■ M – Mechanical
- P Plumbing ■ E – Electrical

PUBLIC WORKS DEPARTMENT

31. No permanent structure is permitted in any public right-of-way or any public utility easements/pole line easements [BMC 7-3-701.1, BMC 9-1-1-3203].

32. Applicant shall protect in place all survey monuments (City, County, State, Federal, and private). Pursuant to California Business and Professions Code Section 8771, when monuments exist that may be affected by the work, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to construction, and a corner record or record of survey of the references shall be filed with the county surveyor. A permanent monument shall be reset or a witness monument or monuments set to perpetuate the location if any monument that could be affected, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project.

33. The location, depth, and dimensions of all sanitary sewer lines and easements must be shown

34. A backwater valve is required on every private sewer lateral(s) connected to a private building(s), unless it can be shown that all fixtures contained therein have flood level rim elevations above the elevation of the next upstream maintenance hole cover of the public sewer serving the property, or a conditional waiver is granted by the Director [BMC 8-1-313]. Please note that Public Works' Wastewater Division will not sign off on the Certificate of Occupancy until the owner/developer provides proof that the backwater valve(s) has been

Page 12 of 14

New landscape areas for residential and non-residential projects between 500 and 2,500 square feet requiring a building or landscape permit, plan check or design review will be

21. The California Division of Mines and Geology Active Fault Near-Source Zones Map for Burbank indicates the city is within 2 km - 5 km of the Verdugo and Hollywood Faults. Structural design of construction projects must address the impact of the Near-Fault Zones.

required to complete, either a Performance or Prescriptive Compliance Method.

22. Construction projects must comply with Best Management Practices for construction and stormwater runoff requirements of the National Pollutant Discharge Elimination System MS4

23. The City's mandatory Construction & Demolition Debris Diversion Ordinance requires the recycling and diversion of at least 65% of construction and demolition debris. A refundable deposit and non-refundable administrative fee will be collected prior to permit issuance. The Ordinance applies to all demolitions and to new construction, additions, remodels, renovation,

24. Plans submitted for plan check must be stamped by State-licensed architect or engineer unless the project is one of the following listed below and complies with conventional light wood frame construction requirements in the CBC:

 Wood-framed, single-family dwellings not more than two stories in height; Wood-framed, multi-family dwellings not more than two stories in height, and limited to four dwelling units per parcel;

 Wood-framed, garages or accessory structures for single-family dwellings not more than Non-structural or non-seismic storefronts, interior alterations or additions.

25. A Building Permit may be issued to the Property Owner provided that the work is limited to: • A single-family dwelling of wood frame construction not more than two stories and a

• Garages or other structures appurtenant to single-family dwellings of wood frame construction not more than two stories and basement in height. Nonstructural or non-seismic alterations or additions.

26. Approved hours of construction are: 7:00 am to 7:00 pm Monday - Friday Saturday 8:00 am to 5:00 pm

No construction is permitted by contractors or subcontractors after hours, on Sunday or on City holidays without prior written request and approval from the Community Development

27. Plans and reports submitted for Plan Check Review may be submitted electronically. For more information about the online submittal process, please contact Senior Plan Check Engineer Mario Osuna in Building Division at 818-238-5241.

CITY OF BURBANK

www.burbankca.gov

COMMUNITY DEVELOPMENT DEPARTMENT

150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459

REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK AS INSTRUMENT OF SERVICE, ALL

DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF **SEC DEVELOPMENT** NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF **SEC DEVELOPMENT**. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

ADDRESS: 3209 CASTLEMAN LA, BURBANK, CA 91504

□ ≥ OP RM S

PROJECT INFO JOB NUMBER: 18077 10/27/22 DATE DRAWN S.H. DRAWN BY: CHECKED BY: V.K. N.T.S. SCALE:

Page 11 of 14

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