CITY OF BURBANK

COMMUNITY DEVELOPMENT

November 23, 2026

Armond Babakhanians
3518 Haven Way
Burbank, CA 91504

VIA EMAIL: armond_baba@yahoo.com

RE: Project No. 25-0006474 (Hillside Development Permit) - Approved Located at 3518 Haven Way

Dear Mr. Babakhanians,

This letter is to notify you that the Community Development Director has approved your application for a Hillside Development Permit (HDP) to allow for grading activity in the rear yard of an existing single-family residence for the construction of 88.67 linear feet of new retaining walls ranging in height from 7'-0" to 12'-0" feet located at 3518 Haven Way. The approval also includes the granting of an exception to the development standard required by Section 10-1-603 for the R-1 Zone pertaining to allow the proposed retaining wall with a height ranging from 7'-0" to 12'-0" in lieu of the maximum retaining wall height of 4'-0" located in the rear yard per BMC Section 10-1-603(H)(3)(c). The Project Site is zoned R-1 (Single Family Residential) and is in the hillside area. Enclosed is the HDP approval with the Project's conditions of approval.

Please be advised that the decision of the Community Development Director will become final fifteen (15) days from the date of this letter unless the decision is appealed to the Planning Commission. Any appeal of the Director's decision must be submitted to the Planning Division with the applicable filing and payment of fee in accordance with the adopted Citywide 2026-27 Fee Schedule, prior to the expiration of the fifteen (15) day appeal period, or 5:00 p.m. on December 9, 2026.

If you have any questions concerning this letter, please contact me by phone at (818) 238-5250 or by email at erendon@burbankca.gov.

Sincerely,

EDUARDO RENDON
Assistant Planner
Community Development Department

Attachments: Community Development Director's Decision with Exhibits

Community Development Department Director's Decision

DATE: November 23, 2026

PROJECT TITLE: Project No. 25-0006474 – Hillside Development Permit

PROJECT ADDRESS: 3518 Haven Way

APPLICANT: Armond Babakhanians

PROJECT DESCRIPTION: Grading activity (cut of 45 cubic yards in the rear yard of an existing single-family residence for the construction of 88.67 linear feet of new retaining walls ranging in height from 7'-0" to 12'-0" feet.

ZONING: R-1 **GENERAL PLAN:** Low Density Residential

MUNICIPAL CODE CONFORMANCE: The Project was reviewed by staff and determined to be consistent with the R-1 zone development standards and regulations of Burbank Municipal Code (BMC), including BMC Sections 10-1-603, 10-1-606 and 10-1-607. The proposed retaining wall would exceed the maximum allowable height of four (4) feet in the rear yard. Therefore, an exception to the maximum allowable retaining wall, in accordance with BMC Sections 10-1-606(F)(7) and 10-1-606(I), was reviewed by staff for the Project.

ENVIRONMENTAL REVIEW: The Project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15303(e) of the CEQA Guidelines pertaining to new construction of accessory structures such as walls and fences.

DATE SIGN POSTED ON-SITE: October 12, 2026

DATE PUBLIC NOTICE MAILED: October 27, 2026

DATE OF DIRECTOR'S DECISION: November 23, 2026

END OF APPEAL PERIOD: December 9, 2026

Eduardo Rendon, Assistant Planner
Planning Division (818) 238-5250

FOR
Patrick Prescott, Community Development Director

HILLSIDE DEVELOPMENT PERMIT NO. 25-0006474
(3518 Haven Way - Armond Babakhanians, Applicant)

Findings for Granting a Hillside Development Permit

The Community Development Director finds the proposed Project satisfies the requisite findings contained in the Burbank Municipal Code (BMC) Section 10-1-607(D)(3) necessary for approval of the Hillside Development Permit, subject to the attached conditions of approval.

a) *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.*

The Project Site is currently developed with an existing single-family residence with a driveway and walkway located on the front yard. The Project, as proposed, would affect the existing rear yard area. Specifically, the scope of the Project includes obtaining permits for 88.67 linear feet of retaining walls ranging in height from 7'-0" to 12'-0" feet located in the existing rear yard. Therefore, the Project would not affect the existing vehicular or pedestrian circulation on the property. The Project will not detrimentally impact traffic circulation and safety or pedestrian circulation and safety and will remain compatible with existing traffic circulation patterns in the surrounding neighborhood. Therefore, this finding can be made.

b) *The house and other structures are reasonably consistent with the natural topography of the surrounding hillside.*

The proposed Project would affect the rear yard area of the subject property. The new retaining wall with a height ranging from 7'-0" to 12'-0" was needed after the owner graded portions of the rear yard for the purpose of increasing the rear yard area for the new swimming pool area. The grading activity occurred near the toe of the slope, a slope that runs across all properties, fronting Haven Way between Haven Way to the west and Reynolds Drive to the east. The new 7'-0" to 12'-0" retaining wall is centrally located on the lot, approximately at the same depth as the immediate abutting neighbor's existing retaining wall. Given these conditions, staff have determined that the Project Site will remain consistent with the existing topography of the adjacent neighboring properties' existing improvement of their rear yards. Therefore, this finding can be made.

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

The house and other structures will not be affected by the Project's scope of work that includes 88.67 linear feet of new retaining walls with heights ranging from 7'-0" to 12'-0". The retaining walls in the rear yard allow for the reasonable alteration of the natural topography to expand usable yard area adjacent to a previously approved pool and will provide necessary slope stabilization. Due to the site's existing topographic conditions and the limited extent of the grading, the project will not unreasonably alter existing hillside landforms or topographic features. Accordingly, the proposed development represents a reasonable modification of the natural terrain and will not adversely affect the hillside character of the site or surrounding neighborhood. Therefore, this finding can be made.

d) *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 Project will not have an unreasonable impact on surrounding upslope or downslope views of properties in the surrounding neighborhood. As identified in the View Study prepared for this project, the proposed retaining wall will not unnecessarily or unreasonably encroach on the scenic views from the neighboring properties. The southward expansion of the rear yard would also not generally go beyond the rear yard improvements of the existing neighboring properties. As part of the View Study, staff analyzed view impacts using photographs, site plan, elevation drawings, topographic elevation contours, and conducted a site visit on May 12, 2026, to observe potential view impacts of the Project to the surrounding area. Therefore, this finding can be made.

e) *For the purpose of evaluating required finding (e) 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 to Section 10-1-606(E). This study is separate from the Ridgeline setback analysis required by Section 10-1-606(D).*

As a part of the View Study, a site visit was conducted on the property on May 12, 2026, to analyze the potential view impacts of the proposed retaining walls on adjacent properties. Pictures of the property were captured from various angles to assess the potential impacts of the development on the views from the neighboring properties. The View Study concluded that the Project would not affect the existing views from surrounding properties. Therefore, this finding can be made.

f) The view impact 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:

Staff evaluated the proposed project's potential impacts on views through review of site plans, elevations, topographic data, photographic documentation, and a site visit conducted on May 12, 2026. As documented in the attached View Study, the analysis determined that the project will not result in unreasonable obstruction of primary or secondary views for neighboring properties. Accordingly, Staff finds that the project does not create view impacts that would warrant project modifications or constitute a basis for denial of the Hillside Development Permit. Therefore, this finding can be made.

Exceptions to the Development Standards

In the Hillside area, 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 per Burbank Municipal Code Section 10-1-606(I) and is subject to making the required four (4) findings below.

The applicant requests the following exception as part of the Project:

- An exception to allow a proposed rear retaining wall with a height ranging from 7'-0" to 12'-0" in lieu of the maximum retaining wall height of 4'-0" located in the rear yard per BMC Section 10-1-603(H)(3)(c).

The analysis of the required findings for approval of an exception is as follows:

1. *The exception is not detrimental to the public health, safety, or general welfare.*

   The proposed construction of a retaining wall, ranging in height between 7'-0" to 12'-0", located in the existing rear yard area of the Project Site would not have any detrimental impacts related to public health, safety, or general welfare. The retaining wall would be required to meet standards of the State Building Code and the City's Building and Safety Division Code requirements ensure the structure is built to be safe. The retaining wall, at these proposed heights, is required to accommodate the proposed leveled expansion of the existing open patio area. The proposed expansion of the rear yard area would not extend beyond the existing and improved rear yard areas of the abutting neighbors to the east and west. Therefore, this finding can be made.

2. *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, ranging in height from 7'-0" to 12'-0", is necessitated by the site's steep rear-yard slope and existing drainage improvements, which constrain site design and limit usable yard area. Similar retaining walls have been constructed on neighboring hillside properties, including the adjacent property to the west, to address comparable topographic conditions. The exception requested is a reasonable response to site-specific constraints and does not provide a development right or advantage unavailable to other similarly situated properties. Therefore, granting the exception would not constitute a grant of special privilege inconsistent with the limitations applicable to other properties in the vicinity, and this finding can be made.

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

   The proposed retaining wall, ranging in height from 7'-0" to 12'-0", will be located within the rear yard along the ascending portion of the site and is intended to provide slope stabilization and create additional usable yard area. Retaining walls of similar function and character exist on neighboring properties, including the adjacent property to the west, where retaining walls have been constructed to address comparable topographic conditions and expand usable rear yard area. The subject property's steep rear-yard slope and the presence of existing drainage improvements constrain the location and design of site improvements, making the proposed retaining wall a reasonable response to site conditions. As designed, the retaining wall is consistent with the established pattern of hillside development in the neighborhood and does not permit or encourage development that is inconsistent with the character of existing development in the neighborhood. Therefore, this finding can be made.

4. *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 subject property is located within a hillside area characterized by steep rear-yard topography and existing drainage improvements that constrain the placement and design of site improvements in a manner not typically encountered on properties outside the hillside area. These physical conditions limit the availability of usable yard area and necessitate a retaining wall to facilitate slope stabilization and accommodate functional yard area. The need for the requested exception is

therefore directly attributable to the property's hillside setting and unique site characteristics, rather than the owner's development preferences. Accordingly, the property is subject to special conditions related to topography and location that justify granting the exception, and this finding can be made.

HILLSIDE DEVELOPMENT PERMIT NO. 25-0006474
(3518 Haven Way - Armond Babakhanians, Applicant)

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. Project No. 25-0006474, a Hillside Development Permit, approves a proposal to allow for grading activity in the rear yard of an existing single-family residence for the construction of 88.67 linear feet of new retaining walls ranging in height from 7'-0" to 12'-0" feet located at 3518 Haven Way. Grading activity is required for the purpose of the new retaining walls. The Project Site is zoned R-1 (Single Family Residential) and is in the hillside area.

2. The retaining walls shall use decorative material (ex. slump stone) that is consistent with the architectural style of the house.

3. This permit shall expire if the scope of work is not initiated within one year of the date of this approval (November 23, 2027) unless the Property Owner has diligently developed the proposed Project as shown by the issuance of grading, foundation, or building permit and the construction of substantial improvements.

4. The operation/construction on the site shall remain in substantial conformance with the Project plans stamped approved on November 23, 2026, and placed on file in the office of the Planning Division.

5. Pursuant to Burbank Municipal Code (BMC) Section 10-1-19401, the Applicant, including their successors and assignees, shall defend, indemnify, and hold harmless the City of Burbank (the City) and its agents, officers, employees, agencies, boards, commissions, or City Council from any claim, action or proceeding brought against the City, its agents, officers, employees agencies, boards, commissions, or City Council to attack, set aside, void or annul the subject approval and environmental determination under the California Environmental Quality Act or National Environmental Policy Act by the City, its agents, officers, employees, agencies, commissions, or City Council. The indemnification shall include damages awarded against the City, if any, cost of suit, attorney's fees, administrative expenses, and other costs and expenses incurred in connection with such action, including, but not limited to, all such City costs and expenses incurred by enforcing this indemnification provision. This duty to defend, indemnify, and hold harmless the City and its agents, officials, employees, agencies, boards, commissions, or City Council shall apply even if the applicant fails or refuses to enter into the indemnification agreement. In the event of a legal challenge, the provisions under BMC Section 10-1-19402 shall be followed.

6. The permittee shall comply with all federal, state, and local laws. Violation or conviction of any of those laws in connection with the use will be cause for revocation of this permit.

7. This permit may be modified or revoked by the City should the determination be made that the structure or conditions under which it was permitted present detrimental impacts on neighboring properties.

8. The permittee shall list these conditions of approval in all construction plans submitted to the Building Division for a building permit and 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 number of copies as building plan sets submitted for Building Plan Check.

9. By signing and/or using this Hillside Development Permit, the permittee acknowledges all 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 occupants of the subject property.

10. The exterior materials and designs used during construction shall match those depicted on the approved set of plans stamped on November 23, 2026. Any modifications to the exterior materials must be reviewed and approved by the Planning Division prior to installation.

BUILDING DIVISION

11. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the 2025 edition of the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and Building Energy Efficiency Standards, including all intervening Code Cycles.

12. Plans and reports submitted for Plan Check Review are to be submitted electronically. For more information about the online submittal process, please contact the Building Division at 818-238-5220 or via email at eplancheck@burbankca.gov.

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

14. All Departments that have provide Conditions of Approval are to review drawings and provide final approval via online electronic review, prior to issuance of Building Permit.

15. Separate Permits will be required for the following: **(BMC 9-1-1-105)**
    a. Demolition
    b. Grading & Shoring
    c. Pool, Spa, & Equipment
    d. Accessory Dwelling Unit
    e. Mechanical
    f. Plumbing
    g. Electrical

16. Project lies within the City of Burbank Mountain Fire Zone.
    a. All construction is required to meet Burbank Municipal Code 9-1-1-701A.1.1

17. A Civil plan is required showing the proposed changes to the site grading to accommodate the garage and driveway. Topographical contour lines are to be indicated, showing existing and proposed contours.

18. Grading and drainage plans may be required, and a separate Grading & Shoring Permit may be required. Geotechnical report to be submitted along with Grading & Shoring Permit Application. **(BMC 9-3-403)**

19. Justify Floor Area Ratio per current Burbank Municipal Code 10-1-601 (ARTICLE 6. RESIDENTIAL USES AND STANDARDS)

20. Provide corrected Demolition Calculations (demolition calculations are based upon the *length of walls*, not the square footage of walls).
    a. Total *length* of all walls to be demolished divided by total *length* of all existing walls = Demolition Percentage.
    b. *Length* of walls are to include interior and exterior walls, including openings, and any walls attached to existing structure.

21. The foundation shall comply with California Building Code Section 1808.7, for foundations on or adjacent to slopes. A soils report will be required.

22. 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. **(BMC 9-1-1-107)**

23. New or Addition/Alteration construction projects within the City of Burbank are subject to MWELO review. **(BMC 9-3-500)**
    - Full structure demolition and new construction are required to provide a full

MWELO plan check set for review.

- New or replacement landscape areas for residential and non-residential projects between 500 (new) and 2,500 (replacement) square feet requiring a building or landscape permit, plan check, or design review will be required to complete, either a Performance or Prescriptive Compliance Method. Full house demolition will require MWELO review, either prescriptive or performance, no exceptions.

24. A CF1R energy report will be required, and design team is required to review and coordinate all values with those shown on Plans, Elevations, Sections, and Window Schedules.

25. 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.

26. Construction projects must comply with Best Management Practices for construction and stormwater runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit. **(BMC 9-3-414)**

27. 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, tenant improvement and alteration projects over 500 square feet in scope of work. **(BMC 9-1-11-1012)**

28. 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: **(BMC 9-1-2R-R301.1.3.2)**
    - 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 two stories in height;
    - Non-structural or non-seismic storefronts, interior alterations or additions.

27. 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 basement in height.
    - 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.

28. Approved hours of construction are: **(BMC 9-1-1-105.10)**

Monday – Friday	7:00 am to 7:00 pm
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 Department.

WATER AND POWER – ELECTRIC

29. BWP Electric will commence its review and provide plan review comments upon receipt of the required Development Review Plan Check fee. A copy of the Cashiers Receipt Checklist is attached.
Payment Requirements
- Check made payable to Burbank Water and Power.
- Completed Cashier Checklist Form.
- Include the copy of the completed Cashier Receipt Checklist with your payment to ensure proper payment processing.

Mail in Payment and forms to:

Burbank Water and Power
Attn: Cashiers
PO BOX 631
Burbank, CA 91503

Pay in person by visiting the BWP lobby located at:

Burbank Water and Power
164 W. Magnolia Blvd
Burbank, CA 91502

30. An electric load schedule and secondary electric service schematic for the entire property shall be provided to determine the extent of the electrical service requirements.

31. An electrical service upgrade may incur both on-site and off-site charges, which depend on the customer's final requested service characteristics. On-site Charges, assessed through an AIC charge, are equal to 100% of all costs incurred by BWP to provide electrical facilities solely for the customer's use, including but not limited to contract labor, meters, poles, transformers, switches, and related equipment and materials (BWP Rules & Regulations Section 3.26(f)). Off-site Charges, assessed through a Capacity Charge, are based on the kVA demand of new, upgraded, or replaced metered electric panels and applied according to the latest City of Burbank Fee Resolution (BWP Rules & Regulations Section 3.26(g)). The total amount of applicable charges will be provided at the time of the meter spot. Customers may contact BWP Electrical Engineering beforehand if an estimated range of the charges is desired.

PUBLIC WORKS
LAND DEVELOPMENT & PERMITS

General Requirements:

32. Show width and location of all existing and proposed easements [BMC 9-1-2-3203]. Plans must show 6' public utility easement at the front of the property.
33. 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 9-1-2-3203].
34. No building appurtenances for utility or fire service connections shall encroach or project into public right-of-way (i.e. streets and alleys). Locations of these appurtenances shall be shown on the building site plan and the off-site improvement plans [BMC 7-3-701.1].
35. On-site drainage shall not flow across the public parkway (sidewalk) or onto adjacent private property. It should be conveyed by underwalk drains to the gutter through the curb face or connected to a storm drain facility [BMC 7-1-117, BMC 7-3-102].

36. 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.

37. Any work within the public right-of-way must be permitted and approved by the Public Works Department before construction can commence. All construction work in the public right-of-way must comply with Burbank Standard Plans and must be constructed to the satisfaction of the City Engineer. A Public Works ***EXCAVATION PERMIT*** is required. The excavation permit requires a deposit acceptable to the Public Works Director to guarantee timely construction of all off-site improvements. Burbank Standard Plans can be accessed at; http://file.burbankca.gov/publicworks/OnlineCounter/main/index.htm

The following must be completed prior to the issuance of a Building Permit:

38. Public Works Permit Division to verify and sign off that the 6' public utility easement at the front of the property is cleared of any existing and/or proposed permanent structures prior to the start of construction.

39. No construction material shall be placed within the public right-of-way without a "Street Use" Permit issued by the Public Works Department.

40. Plans should include topographic site information, including easements, elevations, right-of-way/property lines, dimensions/locations of existing/proposed public improvements adjacent to project (i.e., street, sidewalk, parkway, and driveway widths, catch basins, pedestrian ramps).

The following must be completed prior to issuance of Certificate of Occupancy:

41. Provide verification from the City of Burbank, Building Division showing the 6' public utility easement at the front of the property is cleared of all permanent structures after construction is completed.

42. Any portion of the public parkway (sidewalk, curb, gutter, driveways, landscape, etc.) that is broken, uneven or uplifted at the end of the project must be reconstructed to the satisfaction of the City Engineer. The repairs and/or reconstruction will be required whether the damage is pre-existing or is a result of the project. Contact the Public Works Inspection Office at (818) 238-3955 to have these areas inspected and identified after obtaining a Public Works Excavation Permit [BMC 7-3-501

43. If any utility cuts or construction related impacts are made on Haven Way adjacent to the property, applicant will have to restore the street fronting the property per City of Burbank paving requirements.

44. Additional impacts to street triggered by this project could extend the paving restoration limits.

Stormwater Requirements:

45. 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 [BMC 9-3-407].

TRAFFIC ENGINEERING

Conditions:

46. No visual obstruction shall be erected or maintained in the 5' by 5' visibility cut-off above 3' high or below 1 O' high at the intersection of street and driveway. Such requirement applies to all driveways [BMC 10-1-1303 (C)].

EXHIBIT A

VIEW STUDY FOR HILLSIDE DEVELOPMENT PERMIT PROJECT NO. 25-0006474
Located at 3518 Haven Way, Burbank CA 91504

Purpose:

Per Burbank Municipal Code Section 10-1-607(D)(3)(e), a view study is required as a part of the Hillside Development Permit process to analyze the impact of the proposed development on views from adjacent properties. A project is considered to have a view impact if it unnecessarily or unreasonably encroaches upon the scenic views from the neighboring properties. A complete or nearly complete obstruction of a primary or secondary view is regarded as a significant view impact. In addition, pursuant to Section 10-1-607(D)(3)(f), these view impacts must be considered as a basis for making a decision. The view impacts of the proposed Project must be considered by the Director, or Planning Commission 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 findings.

Staff also conducted a site visit to the property on **May 12, 2026**, to capture photos from various angles to assess the potential impact of the unpermitted retaining wall on the views on the neighboring properties.

The subsequent pages contain a discussion of the view impacts and a conclusion by Staff.

Intent:

To determine the primary and secondary view of a subject property, staff first identified the front and rear yard setback lines. According to BMC Section 10-1-606(E)(1), when the primary view is from the front yard, rear yard, or both, a setback line is established in the yard(s) with the primary view. This line is drawn from the nearest front or rear corner of existing homes on adjacent lots, as illustrated in Diagram 10-1-606(E) below.

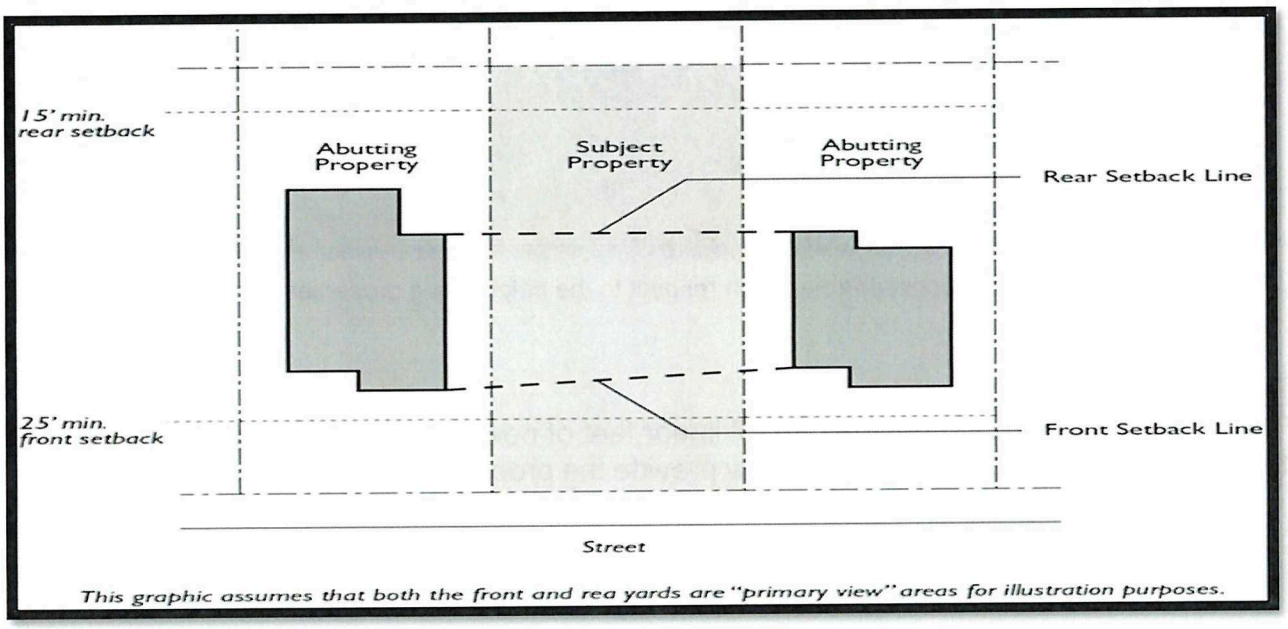


Figure 1: Front and Rear Setbacks for View Determination in the Hillside Area

Once staff establishes the setback lines and identifies the primary view, the Project is evaluated to ensure it does not unnecessarily or unreasonably encroach upon scenic views from neighboring properties.

Methodology:
As a part of the view study, a site visit was conducted on the property on May 12, 2026, to analyze the potential view impact of the proposed new retaining walls, ranging in height between 7'-0" to 12'-0".



Figure 2: Location of the proposed Project with respect to the neighboring properties. Identified in red is the subject property.

Project Description:
The Project proposes to construct 88.67 linear feet of new retaining walls ranging from 7'-0" to 12'-0" in height. Figures 3 and 4 below provide the proposed improvements to the Project.

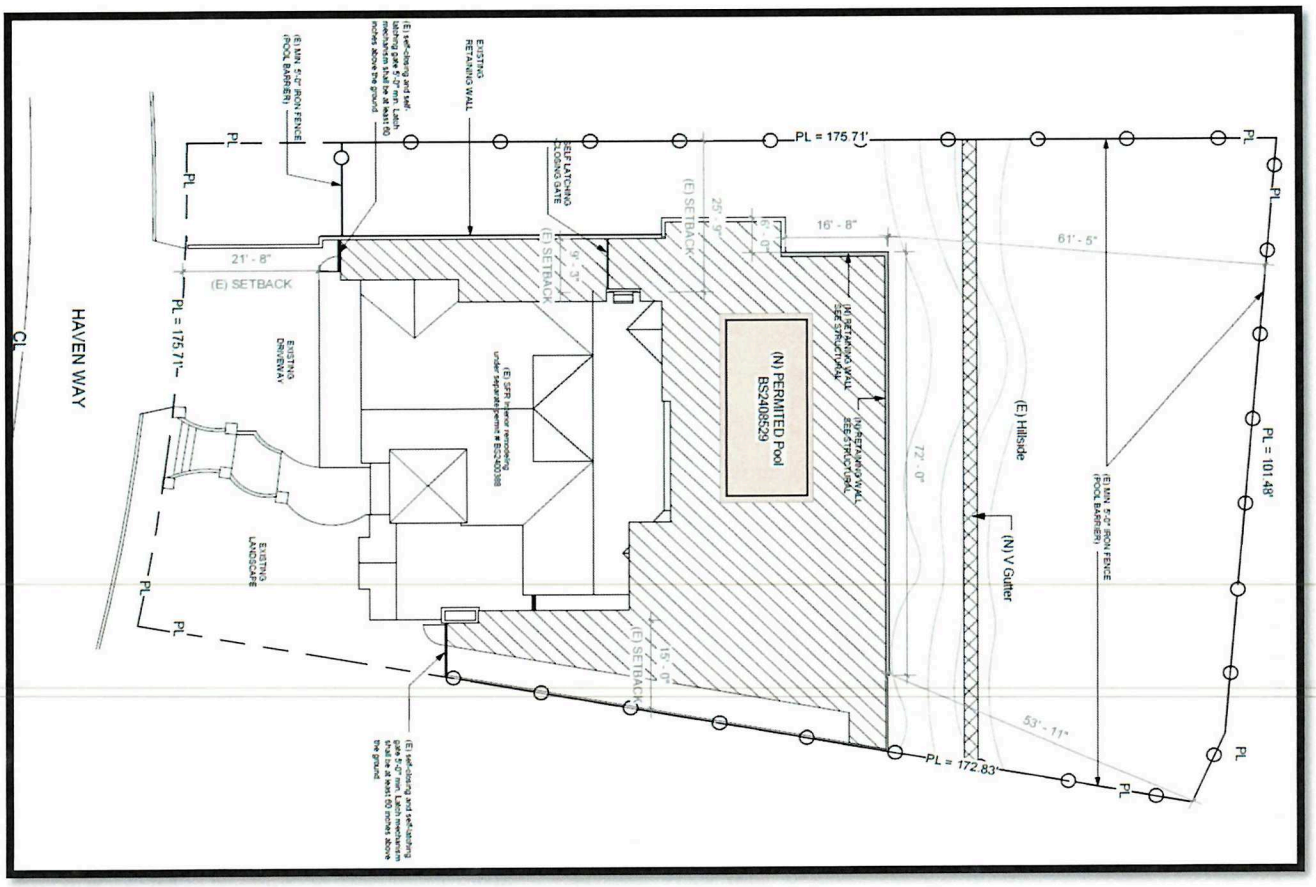


Figure 3: Site plan of the proposed Project, which includes the new retaining walls ranging in height of 7'-0" to 12'-0".

Figure 4: Section plans of the proposed retaining walls.

Analysis:

Photos of the property were captured from various angles to assess the potential impact of the development on the views from the neighboring properties. On May 12, 2026, staff conducted a site visit. Staff also analyzed the topographic map and photos taken from various angles of the Project site to assess the potential impact of the Project on the views from the neighboring properties.

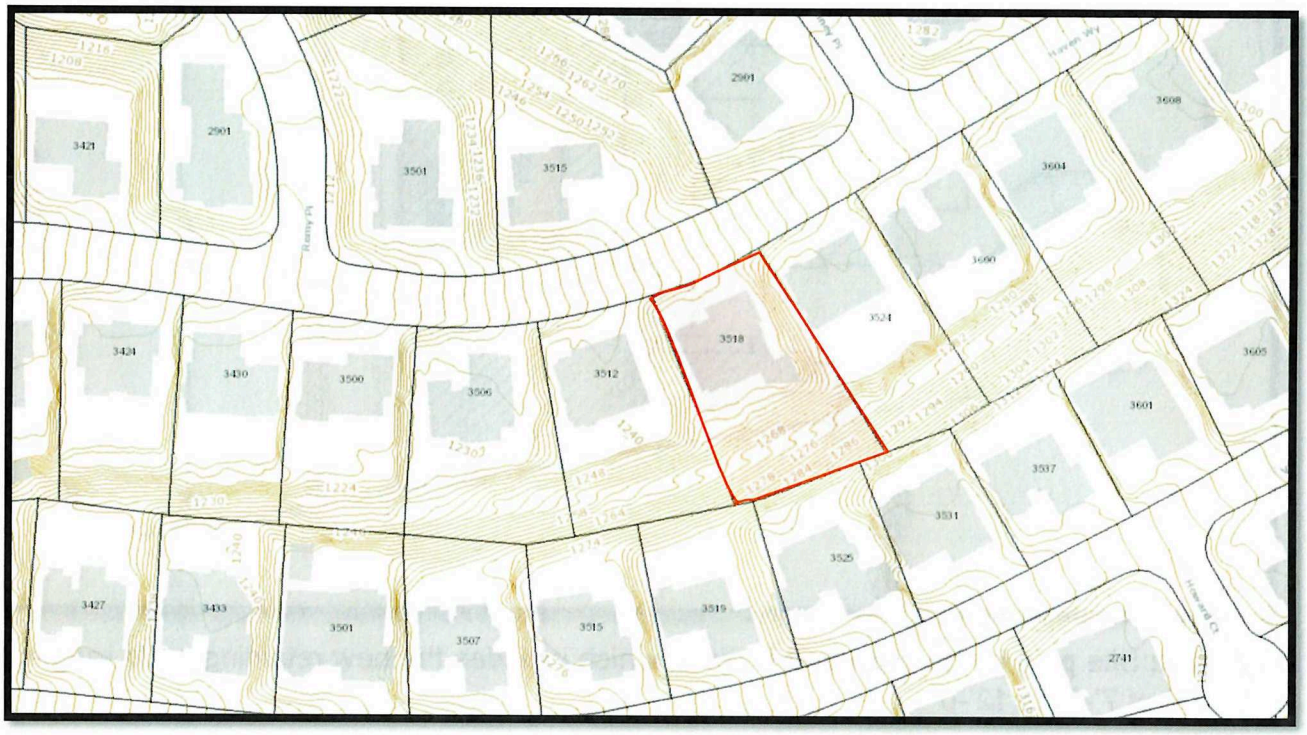


Figure 5: The topographic map of the subject property and vicinity.



Figure 6: View of the curent conditions at Project Site from Haven Way looking southeast.



Figure 7: View of the current conditions of the lot and the new retaining wall located in the rear yard area with a proposed maximum height of 12'-0". The photo is looking southtowards neighboring property 3519 Viewcrest Drive.



Figure 10: East view of the new proposed retaining walls located at the rear yard area looking towards property 3524 Haven Way.

As evidence from the above photos and site plan drawings, the placement and overall massing of the proposed retaining walls will have minimal impact on the views from the surrounding properties. The proposed retaining wall, ranging in height between 7'-0" to 12'-0", will be located in the rear yard along the upward sloping area of the lot. The retaining wall is consistent with other rear yard retaining walls within the neighboring properties. The adjacent property to the west contains existing retaining walls that provide slope stabilization to make full use of the lot, as the general topography of the area descends steeply upward. Given the steep slope portion of the rear yard area and location of existing drainage improvement along the rear yard, the higher retaining wall would allow the owner to expand the existing flat grade level portion of the rear yard that is generally consistent with the adjacent properties given the existing constraints of the site. Therefore, the proposed retaining wall will be compatible with and consistent with the existing development pattern in the surrounding neighborhood.

Conclusion:

Based on staff review and analysis of the submitted site plan, architectural drawings, topographic information, site photographs, and the site visit conducted on May 12, 2026, staff determined that the proposed Project will not result in any unreasonable obstruction of primary or secondary views for properties within the surrounding neighborhood.

The views of the adjacent properties that were analyzed in the view study would not be impacted by the new retaining walls at the rear of the lot.

DESIGN CRITERIA AND LOADS

1. STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH
   CALIFORNIA BUILDING CODE AND SUPPLEMENTS 2022
   ASCE/SEI 7-16
   ACI 318-14
   AISC 360-16
   AISC 341-16, INCLUDING SUPPLEMENTS
   AWS D1.1
   AISI S100
   NDS-18 AND SDPWS-15
2. OCCUPANCY RISK CATEGORY — II
3. SEISMIC
   SEISMIC DESIGN CATEGORY — D
   IMPORTANCE FACTOR — 1.0
   SOIL CLASSIFICATION PER GEOTECHNICAL REPORT — C
   S_s — 2.27
   S_1 — 0.77
   S_{DS} — 1.51
   S_{D1} — 1.18
   R — N/A
   C_s — N/A
   Ω_0 — N/A
4. WIND
   BASIC WIND SPEED — 94 MPH
   IMPORTANCE FACTOR — 1.0
   EXPOSURE CLASS — C
5. DEAD LOADS
   NOTE: LIVE LOADS SHALL BE POSTED AS REQUIRED PER SECTION 1603A.3 OF CBC.
6. ALL LATERAL LOAD RESISTANCE AND STABILITY OF THE BUILDING IN THE COMPLETED STRUCTURE IS PROVIDED BY WOOD SHEAR WALLS IN EACH ORTHOGONAL DIRECTION. REFER TO PLANS FOR LOCATIONS. THE PLYWOOD SHEATHING SERVE AS HORIZONTAL DIAPHRAGMS DISTRIBUTING THE LATERAL WIND AND SEISMIC FORCES TO THE VERTICAL LATERAL ELEMENTS WHICH IN TURN CARRY THE LOAD TO THE BUILDING FOUNDATIONS.

GENERAL

1. ALL WORK SHALL COMPLY WITH TITLE 24 OF THE CALIFORNIA CODE OF CALIFORNIA BUILDING CODE, LATEST EDITION, AND ALL OTHER LOCAL OR STATE AGENCIES HAVING JURISDICTION ON THIS PROJECT.
2. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ENGINEER, NOR THE PRESENCE OF THE ENGINEER OR THEIR EMPLOYEES AND SUBCONSULTANTS AT THE CONSTRUCTION SITE, SHALL RELIEVE THE CONTRACTOR AND ANY OTHER ENTITY OF THEIR OBLIGATIONS DUTIES AND RESPONSIBILITIES INCLUDING BUT NOT LIMITED TO: CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THE ENGINEER AND THEIR PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR OTHER ENTITY OR THEIR EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PRECAUTIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE JOBSITE SAFETY. THE ENGINEER AND THE ENGINEER 'S CONSULTANTS SHALL BE MADE ADDITIONAL INSUREDS UNDER THE CONTRACTOR 'S GENERAL LIABILITY INSURANCE POLICY.
3. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
4. ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE JOBSITE PRIOR TO CONSTRUCTION, START OF SHOP DRAWINGS, START OF CONSTRUCTION, AND/OR FABRICATION OF MATERIALS. IF DISCREPANCIES ARE ENCOUNTERED, OR CONDITIONS DEVELOP THAT ARE NOT COVERED BY THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
5. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ADJACENT EXISTING SURFACES AND AREAS WHICH MAY BE DAMAGED AS A RESULT OF NEW WORK.
6. STRUCTURAL DRAWING INCLUDE DESIGN REQUIREMENTS AND DIMENSIONS FOR STRUCTURAL INTEGRITY BUT DO NOT SHOW ALL DETAIL DIMENSIONS TO FIT INTRICATE ARCHITECTURAL AND MECHANICAL DETAILS. CONTRACTOR SHALL SO CONSTRUCT THE WORK SO IT WILL CONFORM TO THE CLEARANCES REQUIRED BY ARCHITECTURAL, MECHANICAL AND ELECTRICAL DESIGN.
7. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CLARIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
8. DO NOT SCALE DRAWINGS. PRINTED DIMENSIONS HAVE PRECEDENCE OVER SCALED DRAWINGS AND LARGE-SCALE OVER SMALL-SCALE DRAWINGS. CONTRACTOR TO DETERMINE FINAL DIMENSION WITH ARCHITECT.
9. TYPICAL DETAILS SHALL APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
10. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND SAFETY OF WORKMEN DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING AND SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OR APPROVAL OF THE ABOVE ITEMS BECAUSE THEY ARE NOT IN ANY WAY RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITIES FOR THE ABOVE.
11. SEE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR DETAILS CONCERNING PITS, TRENCHES, PADS, DEPRESSIONS, ROOF/FLOOR OPENINGS, STAIRS, SLEEVES, ITEMS TO BE EMBEDDED OR ATTACHED TO STRUCTURAL ELEMENTS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS.
12. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADE CONTRACTORS. OPENING SIZES AND LOCATIONS SHOWN FOR DUCTS, PIPE INSERTS AND OTHER PENETRATIONS WHEN SHOWN ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED PRIOR TO FORMING.
13. NO HOLES, NOTCHES, BLOCKOUTS, ETC. ARE ALLOWED IN STRUCTURAL ELEMENTS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.
14. BEFORE SUBMITTING A PROPOSAL FOR THIS WORK, EACH BIDDER SHALL VISIT THE PREMISES AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS, TEMPORARY CONSTRUCTION REQUIRED, QUANTITIES AND TYPE OF EQUIPMENT, ETC. THE BID SHALL INCLUDE ALL SUMS REQUIRED TO DO THE WORK WITHIN THE EXISTING CONDITIONS.
15. SHOP DRAWINGS SHALL BE REVIEWED AND COORDINATED PRIOR TO SUBMITTING TO THE ARCHITECT. EACH SHOP DRAWING SUBMITTED SHALL BE STAMPED INDICATING REVIEW BY THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR AND REVIEW BY THE ARCHITECT SHALL NOT BEGIN UNTIL THIS IS COMPLETE. WORK SHALL NOT BEGIN WITHOUT REVIEW BY THE ARCHITECT/STRUCTURAL ENGINEER.
16. SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT/STRUCTURAL ENGINEER FOR GENERAL CONFORMANCE WITH DESIGN CONCEPT ONLY. NOTATIONS MADE BY THE ARCHITECT/STRUCTURAL ENGINEER ON THE SHOP DRAWINGS DO NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS.
17. ELEVATIONS ARE BASED ON THE FIRST FLOOR ELEVATION INDICATING ON THE ARCH PLANS.

EARTHWORK

1. FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT DATED MAY 15, 2024 PREPARED BY ADVANCED GEOTECHNIQUES, REPORT 3.24.420
2. NOT USED
3. NET ALLOWABLE BEARING PRESSURE FOR THESE FOUNDATIONS WITH MINIMUM SIZE FOOTING EMBEDDED AT THE MINIMUM DEPTH AS INDICATED ABOVE SHALL BE 1500 PSF WITH 30% INCREASE WHERE COMBINED WITH SEISMIC OR WIND LATERAL LOAD
4. THE ABOVE GIVEN VALUES ARE FOR TOTAL OF DEAD AND FREQUENTLY APPLIED LIVE LOADS. FOR SHORT DURATION TRANSIENT LOADING SUCH AS WIND OR SEISMIC FORCES, THE GIVEN VALUES MAY BE INCREASED BY ONE-THIRD.
5. RESISTANCE TO LATERAL LOADS SHALL BE PROVIDED BY FRICTION AGAINST BASE OR BY PASSIVE EARTH PRESSURE. ALLOWABLE COEFFICIENT OF FRICTION SHALL BE 0.2 AND ALLOWABLE PASSIVE PRESSURE SHALL BE 200 PCF TO A MAXIMUM OF 2000 PCF
7. SITE PREPARATION BELOW THE PROPOSED STRUCTURE: ALL EXISTING FILL SHALL BE REMOVED TO COMPETENT ALLUVIUM AND REPLACED AS COMPACTED FILL. REMOVALS SHALL PROVIDE THE PROPOSED STRUCTURE WITH A MINIMUM OF THREE FEET BELOW BOTTOM OF PROPOSED FOOTINGS. THE REMOVALS SHALL BE MINIMUM OF FIVE FEET OUTSIDE OF THE PROPOSED PERIMETER FOOTPRINT OR AT A 1:1 PROJECTION, WHICHEVER IS GREATER. FOR ALL PROPOSED PAVED AREAS ALL OLD FILL AND THE UPPER 1 TO 2 FEET OF THE ALLUVIUM SHALL BE REMOVED AND RECOMPACTED.
8. ALL EXCAVATIONS SHALL BE PROPERLY AND SAFELY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING/BASEMENT WALLS BEFORE CONCRETE HAS ATTAINED SPECIFIED COMPRESSIVE STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL WALLS BELOW GRADE FROM LATERAL LOADS UNTIL SUPPORTING FLOORS ARE COMPLETED, IN PLACE AND HAVE ATTAINED 7-DAY STRENGTH. MINIMUM BACKFILLING IS NOT PERMITTED FOR FOUNDATION WALLS UNTIL SUPPORTED SLAB TOP AND BOTTOM IS IN PLACE OR THE WALL IS ADEQUATELY BRACED TO RESIST LATERAL LOADS. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OR SHORING AND/OR SHEETING.
9. CONTRACTOR SHALL PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER OR SEEPAGE. FREE GROUND WATER WAS NOT ENCOUNTERED IN THE BORINGS. DETAILS OF GROUND WATER INFORMATION CAN BE OBTAINED FROM THE ABOVE MENTIONED GEOTECHNICAL REPORT. IF GROUND WATER SHOULD OCCUR DURING EXCAVATION, SPECIAL PROCEDURES SHALL BE IMPLEMENTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER OF RECORD.
10. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEETING AND SHORING REQUIRED TO SAFELY RETAIN EARTH BANKS AS REQUIRED.
11. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR ALL MATERIALS, BURIED STRUCTURES SUCH AS CESSPOOLS CISTERNS AND FOUNDATIONS. IF ANY SUCH MATERIAL OR STRUCTURES ARE FOUND, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. ALL ABANDONED FOOTINGS UTILITIES AND OTHER STRUCTURES THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
12. EXTREME CARE SHALL BE EXERCISED WHEN EXCAVATING OR GRADING ADJACENT TO EXISTING STRUCTURES OR IMPROVEMENTS TO NOT DAMAGE OR UNDERMINE FOUNDATIONS, WALLS, SLABS, UTILITIES, ETC.
13. ALL FOOTINGS SHALL BE PLACED ONTO FIRM UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. REMOVING ANY EXISTING FILL OR UNSUITABLE SOILS AS RECOMMENDED BY THE GEOTECHNICAL REPORT. EXCAVATIONS FOR FOOTINGS SHALL BE INSPECTED AND APPROVED BY THE INSPECTION AGENCY PRIOR TO PLACING CONCRETE. CONTRACTOR SHALL NOTIFY INSPECTION AGENCY WHEN EXCAVATION IS READY FOR TESTING. INSPECTION AGENCY TO SUBMIT LETTER OF COMPLIANCE TO THE OWNER.
14. FOOTING ELEVATIONS SHOWN DESIGNATE A MINIMUM DEPTH WHERE AN ADEQUATE SOIL BEARING PRESSURE IS EXPECTED. FOOTINGS, PIERS AND/OR WALLS SHALL BE LOWERED OR EXTENDED AS REQUIRED TO REACH SOIL MEETING THE DESIGN BEARING PRESSURE.
15. ALL REQUIRED AREA SHALL BE ACCORDING TO THE PROJECT GEOTECH REPORT.
16. THE MOISTURE CONTENT OF ON-SITE CLAYEY SOILS AT THE TIME OF COMPACTION SHALL BE BETWEEN 2-3% ABOVE OPTIMUM MOISTURE CONTENT.
17. ANY IMPORT FILL SOIL REQUIRED SHALL HAVE A LOW POTENTIAL FOR EXPANSION AND SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO IMPORTING.
18. ALL UNACCEPTABLE MATERIAL AND ORGANIC MATERIAL SHALL BE REMOVED FROM BELOW ALL PROPOSED SLABS-ON-GRADE. THE EXPOSED NATURAL SOIL SHALL BE PROOF-ROLLED AND THE COMPACTION VERIFIED BY AN INSPECTION AGENCY PRIOR TO PLACING FILL. AREAS EXHIBITING WEAKNESS SHALL BE REMOVED AND REPLACED BY ACCEPTABLE COMPACTED FILL.
19. ALL SITE WORK SHALL BE PERFORMED UNDER THE INSPECTION OF THE SPECIAL INSPECTION AGENCY. VARIATIONS IN SITE CONDITIONS AND THE GEOTECHNICAL REPORT SHALL BE REPORTED TO THE ARCHITECT/STRUCTURAL ENGINEER FOR CLARIFICATIONS PRIOR TO PROCEEDING.

MASONRY

1. CONCRETE BLOCKS SHALL BE OF SIZES SHOWN ON THE DRAWINGS, TYPE AND COLOR AS SELECTED BY THE ARCHITECT AND CONFORM TO ASTM C-90, GRADE N-1. BLOCK SHALL BE MEDIUM WEIGHT UNITS. F'M 2000 PSI.
2. GROUT MIX SHALL BE 1 3 2 PORTLAND CEMENT TO SAND TO PEA GRAVEL WITH 1/10 PART LIME PUTTY OR HYDRATED LIME. 2000 PSI.
3. MORTAR (TYPE S) MIX SHALL BE 1 3 PORTLAND CEMENT TO SAND WITH NOT MORE THAN ONE-HALF NOR LESS THAN ONE-QUARTER PART LIME PUTTY WITH SUCONEM RED LABEL ADDED TYPE S. 2000 PSI.
4. ALL REINFORCING SHALL HAVE A MINIMUM COVERAGE OF ONE BAR DIAMETER (1" MIN.) OF GROUT AND VERTICAL BARS SHALL BE PLACED IN THE CENTER OF THE WALL UNLESS SHOWN OTHERWISE.
5. GROUT CELLS SOLID IN ALL WALLS U.N.O. REINFORCING SHALL BE SECURELY HELD IN PLACE. GROUT IN 48" MAXIMUM LIFTS. FOR HIGH LIFT GROUT SEE NOTES BELOW.
6. NO PIPES OR DUCTS SHALL BE PLACED IN MASONRY UNLESS NOTED OR DETAILED SPECIFICALLY.
7. CONTINUOUS INSPECTION OF BLOCK LAYING & GROUTING IS REQUIRED.
8. BOLTS SHALL BE GROUTED SOLID WITH 1" MIN. GROUT BETWEEN BOLT AND MASONRY AT BLOCK FACE.
9. ALL CONCRETE TO RECEIVE MASONRY SHALL BE SANDBLASTED OR BUSH HAMMERED.
10. HIGH LIFT GROUTING MAY BE EMPLOYED ONLY IF THE FOLLOWING STEPS ARE TAKEN:
    a. OPEN THE FACE SHELL OF THE BOTTOM LINE AND BLOCK FOR EVERY CELL TO BE FILLED.
    b. CLEAN ALL MORTAR PROTRUDING INTO EACH CELL.
    c. CLEAN OUT DROPPINGS AND CLOSE THE CELL.
    d. LIMIT THE GROUT LIFT TO 8'-0" MAX.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE PUBLICATIONS ACI 117, ACI 301, ACI 305.1, ACI 306.1, ACI 308.1, ACI 318 AND SP-066 UNO.
2. CONCRETE MATERIALS SHALL CONFORM TO
   CEMENT — ASTM C150, TYPE I OR II
   FLY ASH — ASTM C618, TYPE C OR F
   FINE AND COARSE AGGREGATE — ASTM C33
   LIGHTWEIGHT AGGREGATE — ASTM C330
   WATER — POTABLE
   AIR-ENTRAINING ADMIXTURE — ASTM C260
   WATER-REDUCING ADMIXTURE — ASTM C494
3. CONCRETE STRENGTHS SHALL CONFORM TO

INTENDED USE	28-DAY STRENGTH (PSI)	MAX W/C RATIO	A/E	SLUMP
FOUNDATIONS & WALLS	3000	0.45	5-8%	1"-4"
SLAB-ON-GRADE	3000	0.5	N/A	4"-6"
UNLESS NOTED OTHERWISE	4000	0.45	5-8%	1"-4"

4. DRYPACK SHALL BE 1 3-1/2 PORTLAND CEMENT TO SAND WITH A MINIMUM 28-DAY STRENGTH OF 7000 PSI.
5. CROSS REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS TO ASSURE PROPER DIMENSIONS AND PLACEMENT OF ALL ANCHOR BOLTS, INSERTS, NOTCHES, EDGES OF WALLS/GRADE BEAMS AND PIERS.
6. UNO, ALL FOOTINGS SHALL BE CENTERED UNDER WALLS, PIERS OR COLUMNS.
7. SANDBLAST ALL EXISTING CONCRETE SURFACES OLDER THAN 28 DAYS AGAINST WHICH CONCRETE IS TO BE PLACED, UNLESS DIRECTED OTHERWISE IN WRITING BY THE STRUCTURAL ENGINEER.
8. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL PENETRATIONS THROUGH CONCRETE BEFORE PLACING. SECURE SUCH SLEEVES TO PREVENT MOVEMENT DURING PLACING OPERATIONS. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF PENETRATIONS.
9. CORE DRILLING CONCRETE IS NOT PERMITTED UNLESS NOTED OTHERWISE OR APPROVED IN WRITING BY THE ARCHITECT. NOTIFY THE ARCHITECT IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
10. CONFIRM WITH ARCHITECT THAT MATERIALS TO BE EMBEDDED ARE SUITABLE FOR EMBEDMENT IN CONCRETE.
11. THE OUTSIDE DIAMETER OF EMBEDDED CONDUIT OR PIPE SHALL NOT EXCEED 1/3 OF THE STRUCTURAL SLAB THICKNESS INCLUDING AT CROSS-OVERS AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING WITH A MINIMUM 3 CLEAR COVER. CONDUIT OR PIPE RUNNING PARALLEL TO EACH OTHER SHALL BE SPACED AT LEAST 8 APART AND NO MORE THAN 2 RUNS STACKED VERTICALLY IN THE SLAB. CONDUIT OR PIPE SHALL NOT BE EMBEDDED IN SLAB THICKNESS LESS THAN 6 INCHES.
12. DO NOT PLACE PIPES, DUCTS, REGLETS OR CHASES IN STRUCTURAL CONCRETE WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT.
13. NO ALUMINUM SHALL BE ALLOWED IN THE CONCRETE WORK UNLESS COATED TO PREVENT ALUMINUM/CONCRETE REACTION.
14. PROJECTING CORNERS OF BEAMS, WALLS, COLUMNS, ETC., SHALL BE FORMED WITH A 3/4 INCH CHAMFER, UNLESS NOTED OTHERWISE ON ARCHITECTURAL DRAWINGS.
15. SLOPE SLABS TO DRAINS OR FOR POSITIVE DRAINAGE IF NO DRAINS ARE PRESENT, AND PROVIDE DEPRESSIONS WHERE SHOWN ON THE STRUCTURAL AND/OR ARCHITECTURAL DRAWINGS WITHOUT REDUCING THE THICKNESS OF SLAB INDICATED. FOR SLAB-ON-GRADE DEPRESSIONS GREATER THAN 1 INCH, REFER TO DETAILS FOR ADDITIONAL REINFORCING.
16. INTERNALLY VIBRATE ALL CAST-IN-PLACE CONCRETE EXCEPT SLABS-ON-GRADE WHICH NEED ONLY BE VIBRATED AROUND UNDER FLOOR DUCTS AND OTHER EMBEDDED ITEMS. VIBRATE TOPS OF COLUMNS.
17. PROVIDE VERTICAL CONTROL JOINTS IN EXPOSED CONCRETE WALLS AT A MINIMUM UNIFORM SPACING NOT TO EXCEED 25 FEET PER ACI 224.3. COORDINATE JOINT LOCATIONS WITH ARCHITECTURAL DRAWINGS.
18. CONCRETE SHALL NOT BE PERMITTED TO DROP MORE THAN 5 FEET.
19. CONCRETE SLABS SHALL BE CURED BY KEEPING CONTINUOUSLY WET FOR 7 DAYS. FORMS FOR CONCRETE WALLS SHALL BE LEFT IN PLACE FOR 7 DAYS OR MAY BE STRIPPED AFTER 3 DAYS AND COATED WITH AN APPROVED CURING COMPOUND.
20. NOTIFY THE ARCHITECT/STRUCTURAL ENGINEER 48 HOURS MINIMUM PRIOR TO ALL POURS.
21. THE DESIGN AND ENGINEERING OF FORMWORK, AS WELL AS ITS CONSTRUCTION, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. FORMS SHALL BE DESIGNED TO HAVE SUFFICIENT STRENGTH TO SAFELY WITHSTAND THE LOADS RESULTING FROM PLACEMENT AND VIBRATION OF THE CONCRETE, AND SHALL ALSO BE DESIGNED FOR SUFFICIENT RIGIDITY TO MAINTAIN SPECIFIED TOLERANCES. CONTRACTOR SHALL SUBMIT DETAILED FORMWORK SHOP DRAWINGS TO THE ARCHITECT TO BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT ONLY.
22. NO CONCRETE SHALL BE PLACED ONTO OR AGAINST SUBGRADES CONTAINING FREE WATER, FROST, ICE OR SNOW.
23. DURING WINTER CONSTRUCTION ALL FOOTINGS SHALL BE PROTECTED FROM FROST PENETRATION UNTIL THE BUILDING IS ENCLOSED AND TEMPORARY HEAT IS PROVIDED.
24. THE CONCRETE CONTRACTOR SHALL FURNISH MIX DESIGN SHOP DRAWINGS FOR REVIEW.
25. GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR SIZE, LOCATION AND HEIGHT OF MECHANICAL EQUIPMENT PADS ON CONCRETE SLAB ON STEEL DECK AND SLABS-ON-GRADE.

POWER ACTUATED FASTENERS

1. POWER ACTUATED FASTENING SYSTEMS SHALL BE INSTALLED IN NORMAL WEIGHT AND LIGHTWEIGHT CONCRETE, MASONRY AND STEEL PER THE REQUIREMENTS OF THE ICC ESR FOR THE SPECIFIC FASTENER AND AS REQUIRED BY THE MANUFACTURER.
2. WHEN INSTALLING POWDER ACTUATED FASTENERS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID HITTING THE EXISTING REINFORCING BARS. MAINTAIN A MINIMUM CLEARANCE OF 1" BETWEEN THE REINFORCEMENT AND THE FASTENER.
3. POWDER ACTUATED FASTENERS ARE NOT PERMITTED BY ASCE 7-16 SECTION 13.4.5 FOR SEISMIC TENSION LOAD APPLICATIONS. POWDER ACTUATED FASTENERS SHALL NOT BE USED TO CARRY SEISMIC TENSION LOADS, EXCEPT FOR VERTICAL SEISMIC LOAD PRODUCED BY SELF-WEIGHT OF THE COMPONENTS SUPPORTED, OR IN CRACKED CONCRETE UNLESS PREAPPROVED FOR SUCH LOADING BY THE ENFORCEMENT AGENCY.
4. POWER ACTUATED FASTENERS MAY BE USED FOR SEISMIC SHEAR, WHEN THEY ARE SPECIFICALLY LISTED FOR SERVICE IN RESISTING LATERAL LOADS IN AREAS SUBJECT TO EARTHQUAKE.
5. MINIMUM EDGE DISTANCE FOR POWER ACTUATED FASTENERS SHALL BE THE LARGER OF THE VALUES GIVEN IN ASTM E1190 OR THE APPLICABLE ICC ESR.
6. FASTENERS TO BE TESTED SHALL BE SELECTED AT RANDOM BY THE INSPECTION AGENCY.
7. TESTING OF POWER ACTUATED FASTENERS USED TO ATTACH TRACKS OF INTERIOR NON-SHEAR WALL PARTITIONS FOR SHEAR ONLY, WHERE THERE ARE AT LEAST THREE FASTENERS, IS NOT REQUIRED.
8. IF ANY FASTENERS FAIL TESTING, TEST ALL FASTENERS OF THE SAME TYPE INSTALLED BY THE SAME TRADE, NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE FASTENERS PASS. THEN RESUME THE INITIAL TEST FREQUENCY.
9. THE TEST LOAD MAY BE APPLIED BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION IN THE FASTENER, SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, CALIBRATED SPRING LOADED DEVICES, ETC. POWDER ACTUATED FASTENERS SHALL BE TENSION TESTED TO TWICE THE ALLOWABLE TENSION LOAD AS LISTED IN THE ICC ESR.
10. HILTI X-ENP-19 L15 SHOT PIN [ICC ESR-2776] CAN BE USED IN LIEU OF HILTI X-U-0.157 AND X-U-0.145 SHOT PINS FOR CONNECTION TO STEEL APPLICATION, AT CONTRACTOR 'S OPTION.

CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

APPROVED

Hillside Development Permit

by Eduardo Rendon — Assistant Planner

Project No. 25-0006474 — Date: 11/23/2026

EXHIBIT B-8

C 81940 — CIVIL — STATE OF CALIFORNIA

FOR STRUCTURAL ONLY

WRITTEN DIMENSIONS SHALL BE FOLLOWED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.

THESE PLANS AND/OR ARE THEY ACCEPTED ARE THE PROPERTY OF B&W ENGINEERING AND THE DESIGN THEREIN IS NOT TO BE USED OR ANY OTHER WORK EXCEPT BY AGREEMENT WITH B&W ENGINEERING AND WITHOUT THE WRITTEN PERMISSION OF B&W ENGINEERING. THEY SHALL NOT BE LOANED, DISPOSED OF OR OTHERWISE MADE AVAILABLE TO THE PUBLIC WITHOUT THE WRITTEN CONSENT OF B&W ENGINEERING. ALL REPRODUCTIONS OR COPIES MADE OF ANY OR ALL OF THESE PLANS BY ANY METHOD WHATSOEVER SHALL BEAR THE STATUTORY COPYRIGHT NOTICE AS SET FORTH IN TITLE 17 OF THE UNITED STATES CODE, SECTION 101 ET. SEQ.

REVISIONS

#	DESCRIPTION	DATE

PREPARED BY:

B&W ENGINEERING

BUILDING THE NEW WORLD

Innovate | Build | Excel

OWNER:
ARMOND BABAKHANIAN

3518 Haven Way, Burbank
CA 91504

PREPARED FOR:

URBAN UNIT

3467 OCEAN VIEW BLV.
GLENDALE CA 91208

SITE ADDRESS:

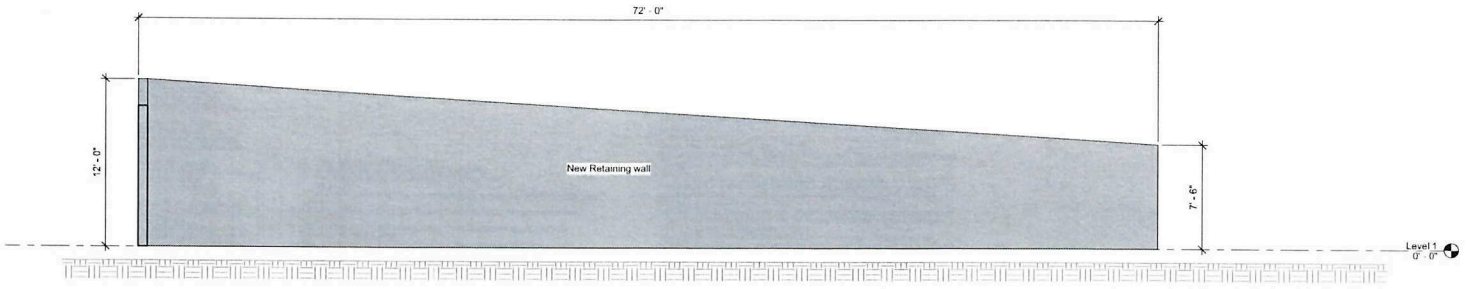
3518 Haven Way, Burbank
CA 91504

GENERAL NOTES

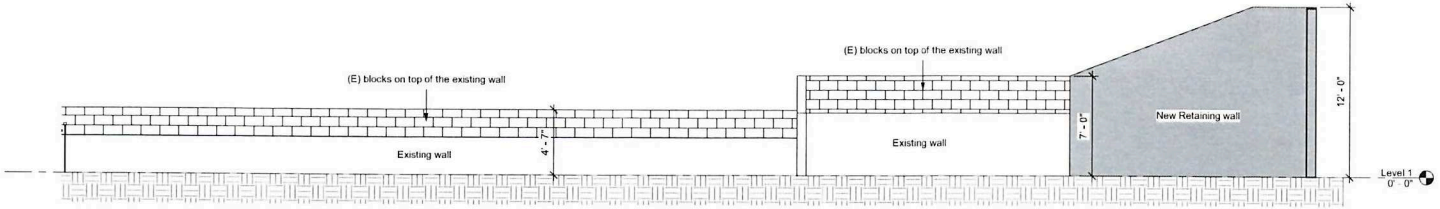
Date:

Scale: AS SHOWN

Sheet: S001



② Section 2
1/4" = 1'-0"



③ Section 3
1/4" = 1'-0"

CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION
APPROVED
Hillside Development Permit
by Eduardo Rendon, Assistant Planner
Project No. 25-0006474 Date: 11/23/2026

URBAN UNIT CONSTRUCTION
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REVISION / VERSION

PROJECT NO
DRAWN BY
REVIEWED BY
PROJECT START DATE

PROJECT NAME:
Haven Way New Retaining Wall

PROJECT ADDRESS:
3518 Haven Way, Burbank CA 91504

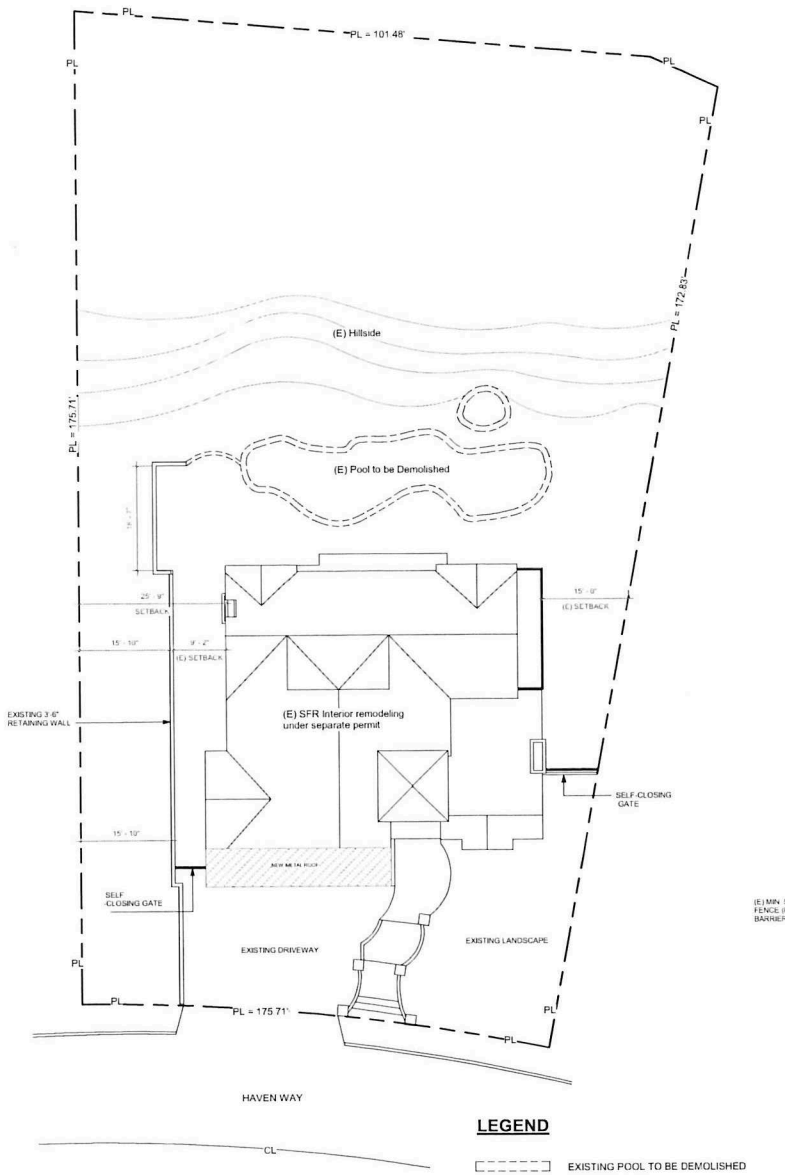
OWNER
Armond Babakhanians

PROJECT DESIGN TEAMS
ARCHITECTURE
LANDSCAPING
CIVIL
STRUCTURAL
MECHANICAL
ELECTRICAL
PLUMBING
TITLE 24
GEOTECH
TOPOGRAPHY

SHEET TITLE
PROPOSED SECTION

SHEET NO.
A2.0
OF SHEETS

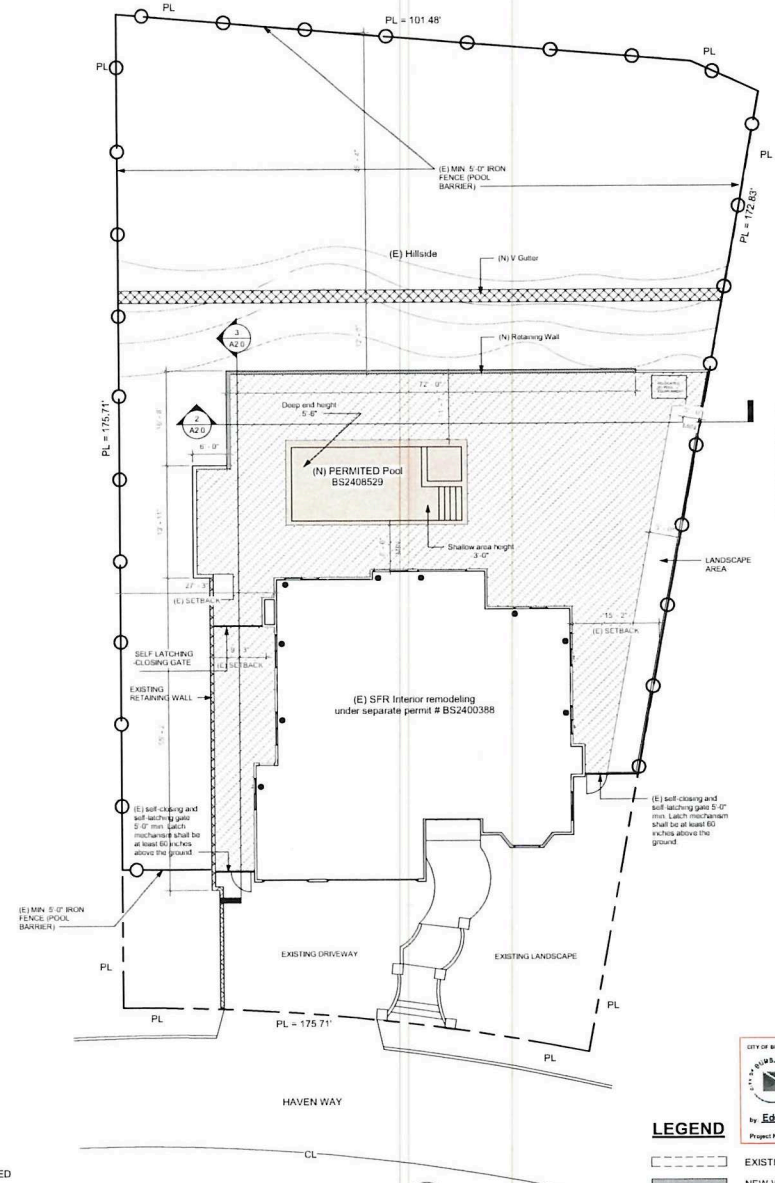
THESE PLANS AND DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF URBAN UNIT CONSTRUCTION, L.L. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE AND OWNER FOR WHOM THEY WERE PREPARED. PUBLICATION AND REPRODUCTION RESTRICTED TO SUCH USE. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS HEREIN WITH URBAN UNIT CONSTRUCTION L.L. VESTS. CONTACT WITH THEM CONSTITUTES APPROVAL WITH THE ABOVE RESTRICTIONS.



1 EXISTING SITE PLAN
1" = 10'-0"

LEGEND

EXISTING POOL TO BE DEMOLISHED



2 PROPOSED SITE PLAN
1" = 10'-0"

N

NOTE:

Equipment must not obstruct or hinder the access to any structure

$S = \frac{I \times L \times 100}{A}$

S = Slope percentage (must be less than 5% to qualify for exemption).
I = Contour interval (the height difference between each contour line, in feet).
L = Total length of all contour lines in the pool area, in feet.
A = Total area (square feet) of the part of your yard where the pool will be built.

$S = \frac{I \times L \times 100}{A} = \frac{2' \times 7' \times 100}{480} = \frac{1400}{480} = 29\%$

LEGEND

- EXISTING POOL TO BE DEMOLISHED
- NEW WALLS
- NEW FLAT WORK
- NEW V GUTTER
- DOOR / WINDOW ALARM

CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

APPROVED
Hillside Development Permit

By Eduardo Rendon Assistant Planner
Project No. 25-0006474 Date 11/23/2026

URBAN UNIT CONSTRUCTION
RESIDENTIAL | COMMERCIAL | DESIGN
3467 OCEAN VIEW BOULEVARD, GLENDALE, CA 91208
TEL: (818)358-9584 | EMAIL: URBANUNITCONSTRUCTION@GMAIL.COM

Teny Petrosian

REVISION / VERSION
08/19/2024

PROJECT NO
DRAWN BY Maria Mirakyan
REVIEWED BY Teny Petrosian
PROJECT START DATE

PROJECT NAME:
Haven Way New Retaining Wall

PROJECT ADDRESS:
3518 Haven Way, Burbank CA 91504

OWNER
Armond Babakhanians

PROJECT DESIGN TEAMS
URBAN UNIT CONSTRUCTION
3467 OCEAN VIEW BOULEVARD, GLENDALE, CA 91208
LANDSCAPING
CIVIL
STRUCTURAL
SOIL ENGINEERING
MECHANICAL
ELECTRICAL
PLUMBING
TITLE 24
GEOTECH
TOPOGRAPHY

SHEET TITLE
EXISTING & PROPOSED SITE PLAN

SHEET NO.
A1.0
OF SHEETS

THESE PLANS ARE INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF URBAN UNIT CONSTRUCTION, LLC. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE AND OWNER FOR WHOM THEY WERE PREPARED. PUBLICATION AND REPRODUCTION IS RESTRICTED TO SUCH USE. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH URBAN UNIT CONSTRUCTION, LLC. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTES APPROVAL WITH THESE RESTRICTIONS.

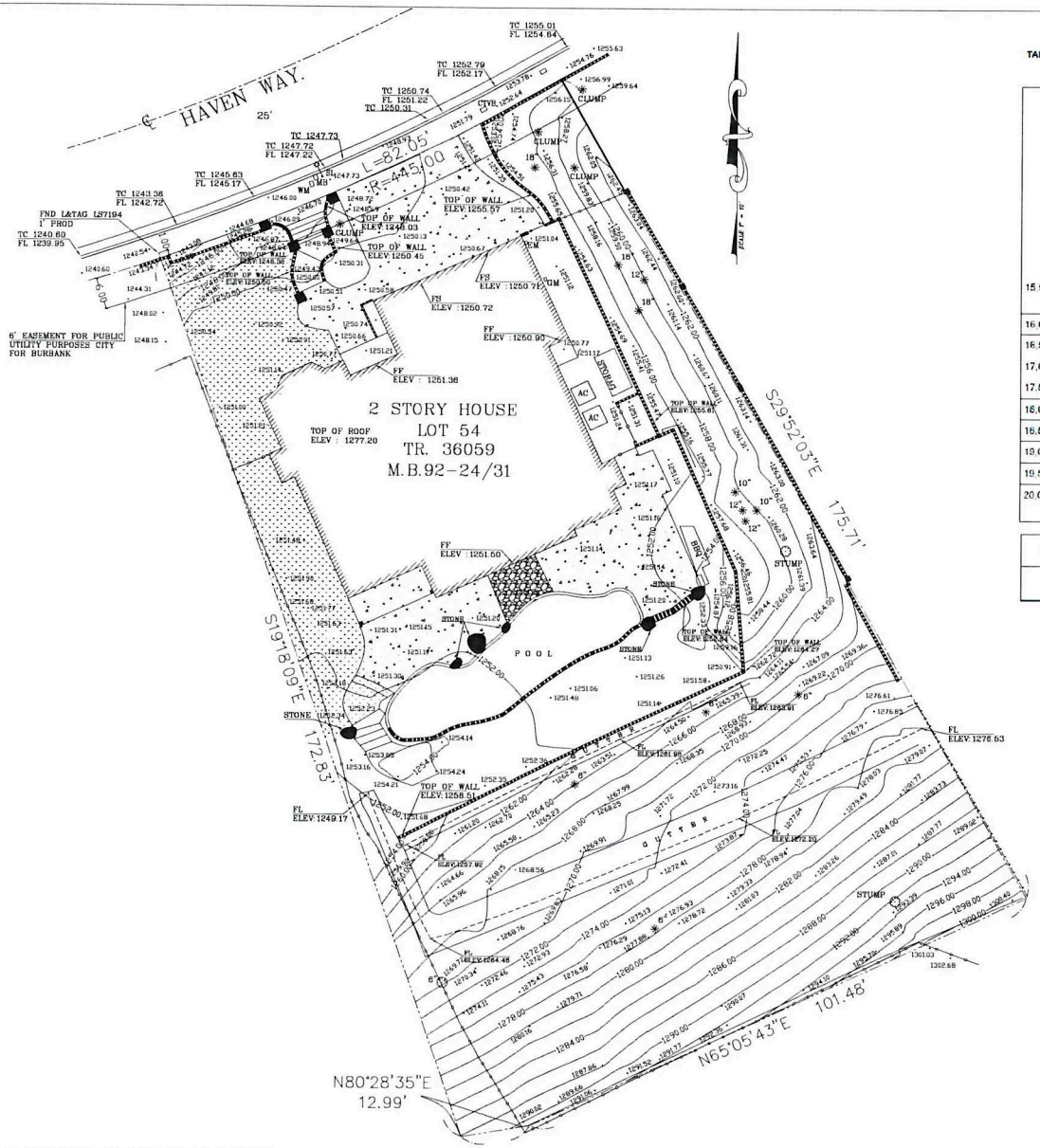
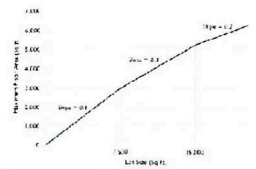


TABLE 10-1-603(D). MAXIMUM GROSS FLOOR AREA AND FLOOR AREA RATIO (FAR) BY LOT SIZE



15,500	5,350	0.4 for up to 7,500; 0.3 for lot area over 7,500 but less than 15,000; and 0.2 for lot area over 15,000
16,000	5,450	
16,500	5,550	
17,000	5,650	
17,500	5,750	
18,000	5,850	
18,500	5,950	
19,000	6,050	
19,500	6,150	
20,000 or more	As determined by same FAR formula	

LOT NO	LOT AREA		FAR BY LOT SIZE		MAX. GROSS FLOOR AREA RATIO BY LOT SIZE
54	17073.30	x	0.20	=	3414.66

LEGAL DESCRIPTION:

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

LOT 54 OF TRACT NO. 36059 , AS PER MAP RECORDED IN BOOK 92 PAGES 24-31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:

THE BEARING NORTH 82°08'10" WEST, ON THE CENTERLINE OF HAVEN WAY, AS SHOWN ON TRACT NO.36059 , IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 92 , PAGES 24-31, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

FOUND BM #2206-1 , 2-1/2" BRASS CAP STMP CITY OF BURBANK BM 2206-1, 3400 HAVEN WAY, AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF HAVEN WAY AND REYNOLDS DRIVE, ABOUT 21 FEET SOUTH OF HAVEN WAY AND 4.3 FEET EAST OF THE CENTERLINE OF REYNOLDS DRIVE, SET IN THE TOP WEST CORNER OF A 14x2 FOOT CATCH BASIN WITH DROP INLET ON THE SOUTH SIDE OF HAVEN WAY, 1 FOOT SOUTH OF THE SOUTH CURB FACE OF HAVEN WAY, 1.75 FEET EAST OF SOUTHEASTERN EOR.
ELEV = 1,157.181

NOTE:
THE EASEMET IS PLOTTED JUST PER TRACK MAP

SYMBOLS:

2x3 4" HIGH CONTROL BOX	IRRIGATION VALVE	STREET LIGHT BOX
AIR CONDITIONING UNIT	LIGHT STANDARD/ PED. CROSSING LIGHT	TEL (PUBLIC PHONE)
CABLE TV BOX	MAIL BOX	TEL BOX
CATCH BASIN	MONITORING WELL	TELEPHONE MANHOLE
COLUMN	PALM TREE	TRAFFIC LIGHT
DRAIN	PARK METER	TRAFFIC LIGHT CONTROL BOX
ELECTRIC MANHOLE	PINE TREE	TRAFFIC LIGHT WITH ARM
FIRE CONTROL VALVE	POWER POLE	TRAFFIC LIGHT WITH STREET LIGHT
FIRE DEPT. CONN. (FDC)	POWER POLE ANCHOR	TREE
FIRE HYDRANT	PULL BOX	VENT
GAS METER	SEWER CL OUT	WATER MANHOLE
GAS VALVE	SEWER MANHOLE	WATER METER
GATE POST	SIGN POST	WATER VALVE
GTE PULL BOX	STORM DRAIN MANHOLE	WATER VAULT
GUARD POST	STREET LIGHT	

LEGEND:

AC - ASPHALT CONCRETE	(P) - PRORATED
B.C. - BUILDING CORNER	P.C. - PROPERTY CORNER
BM - BENCHMARK	PC - PACE
B/W - BACK OF WALK	PI - POINT OF INTERSECTION
(C) - CALCULATED DATA	R./PL - PROPERTY LINE
CB - CATCH BASIN	PLTR - PLANTER
CITY ENGINEER'S FIELD BOOK	P.O.L. - POINT ON LINE
CF - CURB FACE	PVMT - PAVEMENT
(CF) - CALCULATED FROM	PM - PARCEL MAP
℄/CL - CENTERLINE	(R) - RECORD
C.L.F. - CHAIN LINK FENCE	RCE - REGISTERED CIVIL ENGINEER
COL - COLUMN	S.S.M. - STANDARD SURVEY MONUMENT
CONC - CONCRETE	S.S.D.M. - SANITARY SEWER DRAIN MANHOLE
DMD - DEED	S.S.M.H. - SANITARY SEWER MANHOLE
ELEC - ELECTRIC	S & T - SPIKE & TIN
EP. - EDGE OF PAVEMENT	SPK/W - SPIKE & WASHER
ESMT. - EASEMENT	TC - TOP OF CURB ELEV
EST - ESTABLISH	TM - TRACT MAP
FB - FIELD BOOK	TW - TOP OF WALL ELEV.
FD - FOUND	W.I. - WROUGHT IRON
FF - FINISH FLOOR ELEV.	
FL - FLOWLINE ELEV.	N.Y. - NORTHERLY	N/O - NORTH OF
FS - FINISH SURFACE	S.Y. - SOUTHERLY	S/O - SOUTH OF
INV - INVERT	E.LY. - EASTERLY	E/O - EAST OF
INTER - INTERSECTION	W.LY. - WESTERLY	W/O - WEST OF
IP - IRON PIPE	
LS - LAND SURVEYOR	PROPERTY LINE
L & T - LEAD & TACK	CENTERLINE
(M) - MEASURED	WALL
MB - MAP BOOK	BUILDING LINE
NG - NATURAL GRADE	FENCE LINE
OH - OVERHANG	



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

APPROVED

Hillside Development Permit

by Eduardo Rendon Assistant Planner

Project No. 25-0006474 Date 11/23/2026

LS NO 9474

TITLE:	TOPOGRAPHIC SURVEY 3518 Haven Way, Burbank, CA 91504
CLIENT:	URBAN UNIT CONSTRUCTION
SCALE: 1"=10'	Land Topography Corp.
SURVEYED BY: A.K.H.	20501 Ventura Blvd., unit 315
DRAWN BY: R.J.	Woodland Hills, CA 91364
CHECKED BY: C.A.	Cell: (818)334-9135
	E-Mail: azarmypls@gmail.com
DATE: 03/25/2024	
REVISION (S):	
SHEET 1 OF 1 SHEET	

RESIDENTIAL
CONSTRUCTION MINIMUM REQUIREMENTS

Applicable Standards: 2022 California Residential Code (CRC); 2022 California Building Code (CBC) 2022 California Plumbing Code (CPC); 2022 California Electrical Code (CEC); 2022 California Mechanical Code (CMC); 2022 Building Energy Efficiency Standards (BEES); 2022 California Green Building Standards Code (Cal Green); & CITY OF BURBANC Municipal Code

GENERAL:

1. Residential building undergoing permitted alterations, additions or improvements shall replace non-compliant plumbing fixtures with water-conserving plumbing fixtures meeting the requirements of 2022 California Green Building Standards Code. Section 4 303.1 Plumbing fixture replacement is required prior to issuance of a certificate of occupancy or final inspection by the Chief Building Official.
2. Issuance of a building permit by the City of Newport Beach does not relieve applicants of the legal requirements to observe covenants, conditions and restrictions, which may be recorded against the property or to obtain plans. You should contact your community associations prior to commencement of any construction authorized by this permit.
3. Prior to performing any work in the city right-of-way an encroachment permit must be obtained from the Public Works Department.
4. A site survey by a licensed surveyor shall be required prior to foundation concrete pour.
5. Stairways shall not be less than 36 inches clear width. (CRC 311.7.1) The minimum head clearance shall be 6'-8" measured vertically from the sloped line adjoining tread nosing. (CRC 311.7.2)
6. Advisory Note: Homeowners Association (HOA) approval is independent of the City process and may be required for this improvement. Please check with the HOA Board.
7. Additional permits are required for detached structures including but not limited to:
   a. Accessory structures, detached patio covers, and trellises.
   b. Masonry or concrete fences over 3.5 ft. high or within 3 feet of the property line,
   c. Retaining walls over 4 ft. high from the bottom of the foundation to the top of the wall and any retaining wall within 3 ft. of property line regardless of height.
   d. Electrical and Plumbing for exterior improvements detached from the house (i.e barbeque, fountain, fire feature)

CONSTRUCTION:

8. Pedestrian protection adjacent to public way to be as follows:

CBC TABLE 3306.1 PROTECTION OF PEDESTRIANS

HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
8 feet or less	Less than 5 feet	Construction railings
	5 feet or more	None
More than 8 feet	Less than 5 feet	Barrier and covered walkway
	5 feet or more, but not more than two-thirds the height of construction	Barrier and covered walkway
	5 feet or more, but not more than two-thirds and less than the height of construction	Barrier
	5 feet or more, but exceeding one-half the height of construction	None

9. All exterior lath and plaster shall have two layers of 10-minute Grade D paper over wood-based sheathing. (CRC R703.7.3, CBC 2510.6)
10. Wall covering of showers or tubs with showers shall be of cement plaster, tile, or approved equal, to a height of not less than 72 inches above drain inlet. Backing for tile shall be cement board or cement plaster. (CRC R307.2, CBC 1209.2.3)
11. Safety glazing shall be provided at the following hazardous locations. (CRC R308.4, CBC 2406.4)
    a. Swinging, bi-fold, and sliding doors.
    b. When located within 60 inches above the floor of wet surfaces such as tubs, showers, saunas, steam rooms, or outdoor swimming pool.
    c. Glazing adjacent to doors:
       i. Within a 24-inch arc of either vertical edge of doors or within 60 inches of walking surface.
       ii. Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches of the hinge side of an in-swinging door.
    d. Where glazing area is more than 9 sq. ft. in area, with the bottom edge less than 18 inches above the floor, top edge more than 36 inches above floor, and within 36 inches of a walking surface, measured horizontally.
    e. 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 and ramps.
    f. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread.
    g. Glazing in guards and railings.
12. All doors and operable windows with sill height less than 48 inches above the indoor finished floor from the house into the pool area shall be equipped with an approved alarm or an approved alternate drowning prevention safety feature. (CBC 3109(1150221))
13. Smoke alarms shall be installed in the following locations (CRC R314.3, CBC 907.2.11.2, 907.2.11.3 & 907.2.11.4)

    a. In each sleeping room.
    b. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
    c. On each additional story, including basements and habitable attics.
    d. Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.
    e. A minimum of 20 feet horizontally from any permanently installed cooking appliance.
    f. Smoke alarms shall be hardwired with battery back-up and interconnected unless exempted, in accordance with CRC R314.4 & R314.5 or CBC 907.2.11.5 & 907.2.11.6.
14. Carbon monoxide alarms shall be installed in the following locations (CRC R315.3):
    a. Outside of each sleeping area in the immediate vicinity of the bedroom(s).
    b. On every occupiable level of the dwelling unit including basements.
    c. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

    Carbon monoxide alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R315.6(4).
15. Newly constructed dwellings shall comply with Aging-in-place and fall prevention (CRC R327):
    a. At least one bathroom on the entry level shall be provided with reinforcement for grab bars, where there is no bathroom on the entry level, at least one bathroom on the second or third floor of the dwelling shall comply with CRC R327.1.1.
    b. Electrical receptacle outlets, switches and controls shall be located no more than 48" measured from the top of the outlet box and not less than 15" measured from the bottom of the outlet box above the finish floor. CRC R327.1.2.
    c. Doorbell buttons shall not be installed more than 48" above exterior floor or landing. CRC R327.1.4.
16. All fenestrations on windows and doors shall have U-factors (0.30 max) and Solar Heat Gain Coefficient (SHGC=0.23 max) values in accordance with 1-24 energy calculations. All fenestrations must have temporary and permanent labels.

TEMPORARY GENERATOR

17. Hand operated construction tools powered by electricity must use power provided by Southern California Edison through a temporary pole or available outlet. In the rare case where electricity is not readily available and a portable temporary generator is necessary, then the following restrictions must be adhered to:
    a. Must be portable and may be easily relocated.
    b. Temporary generators are to be located a minimum distance from any property line according to the following table:

Time In Use Hours	Required Setback from Property Line	Required Setback from Adjacent Structures
0 – 1 day	10 feet	5 feet
> 1 day	20 feet	5 feet

    c. If the minimum distance cannot be achieved, then the generator shall be located the most extreme distance practical to inhibit noise. Other methods to inhibit noise may be utilized when practical.
    d. May be operational for a maximum of five consecutive calendar days. After five consecutive calendar days of use, power shall be provided using a temporary power pole.
    e. Usage is limited to weekdays between the hours from 8:00 AM and 3:30 PM Monday through Friday. No use on the weekends or federal holidays.

FIREPLACE:

18. All fireplaces:
    a. Factory built fireplaces, chimneys and all their components shall be listed and installed in accordance with their listing and manufacturer's installation instructions. (CRC R1004.1)
    b. Factory built wood burning fireplaces shall be qualified at the U.S. EPA's Voluntary Fireplace Program Phase 2 emissions level. (CRC 1004.1.1)
    c. Decorative shrouds shall not be installed at the termination of factory-built chimneys except where such shrouds are listed and labeled for use with the specific factory-built chimney system and are installed in accordance with manufacturer's installation instructions. (CRC R1005.2 & CMC 802.5.1.1 & CMC 802.5.4.3)
    d. Horizontal openings are not allowed, for exhaust vents, in walls closer than 3 feet to a property line. (Tables R302.1(1) & (2)). Horizontal vent caps shall be 2 feet clear from property lines.
    e. Exhaust openings shall not be directed onto walkways. (R303.5.2)
19. Solid fuel burning fireplaces:
    a. Provide a permanently anchored gaseous fuel burning pan to the firebox of a solid fuel burning fireplace.
    b. Solid fuel burning fireplace must comply with the California Energy Standards mandatory measures.
    c. Chimney shall extend at least 2 ft. higher than any portion of the building within 10 ft. but shall not be less than 3 ft. above the highest point where the chimney passes through the roof. (CRC R1003.9)
    d. Liquid fueled fireplaces are not allowed for interior use.
20. Direct vent gas appliance fireplace:
    a. Direct vent sealed-combustion gas appliance fireplace must comply with the Cal Green code requirements and must comply with US EPA New Source Performance Standards (NSPS). (Cal Green 4.503.1)

MECHANICAL:

21. Rooms containing bathtubs, showers, spas and similar fixtures shall be provided with an exhaust fan with humidity control sensor having a minimum capacity of 50 CFM ducted to terminate outside the building. (CRC R303.3, Cal Green 4.506.1, CBC 1202.5.2.1, CMC 402.5)
22. Where water closet compartment is independent of the bathroom or shower area, a fan will be required in each area. Bathrooms shall have an exhaust fan with humidity control sensor, min. 50 CFM capacity. (CRC R303.3)

23. Where whole house fans are used in bathroom areas, the fan must run continuously and shall not be tied to a humidity control sensor. (Cal Green 4.506.1(2))
24. The clothes dryer vent shall not exceed 14 ft. in overall length with maximum two 90-degree elbows. (CMC 504.4.2.1)
25. Environmental air ducts shall terminate min. 3 feet from property line or openings into building, and 10 feet from a forced air inlet. (CMC 502.2.1)
26. Mechanical equipment shall be installed per the manufacture's installation instructions. (CMC 303.1)
27. Domestic range vents to be smooth metallic interior surface. (CMC 504.3)
28. Supply and return air ducts to be insulated at a minimum of R-8. (Cal Energy Code Table 150.1.A.)

PLUMBING:

29. Separate water meters are required for all new duplexes. Separate fire risers are required at each water meter.
30. Plumbing Fixtures:
    a. New Construction & Addition/Alterations that increases condition space area, volume, or size (Cal Green 4.303.1)
       i. Comply with CAL Green Mandatory Requirements.
    b. Addition & Alteration: Existing fixtures shall be replaced to meet the following requirements:
       i. Shower Heads: 1.8 gpm @ 80 psi
       ii. Lavatory Faucets: 1.2 gpm @ 60 psi
       iii. Kitchen Faucets: 1.8 gpm @ 60 psi
       iv. Water Closet: 1.28 gallons per flush
31. Clearance for water closet to be a minimum of 24 inches in front, and 15 inches from its center to any side wall or obstruction. (CPC 402.5)
32. The water heater burner to be at least 18 inches above the garage floor, if located in a garage. (CPC 507.13)
33. Install a 3-inch diameter by 3 ft. tall steel pipe embedded in concrete slab for protection of water heaters located in garage. (CPC 507.13.1)
34. Water heaters to be strapped at top and bottom with 1 ½" x 16-gauge strap with 3/8" diameter X 3" lag bolt each end. (CPC 507.2)
35. ABS and PVC drain waste and vent piping material is limited to 2 stories maximum. (CPC 701.2(2) (a) and 903.1.1)
36. ABS and PVC roof and deck drain material is limited to 2 stories maximum. (CPC 1101.4)
37. Roof and deck drain systems inside the building are required to be installed with directional DWV drainage fittings. (CPC 1101.4 and 706.0)
38. Cleanouts are required within 2 feet of the connection between the building interior roof/deck drain piping system and the exterior onsite storm drain system. (CPC 1101.13)
39. All hose bibbs shall have vacuum breakers. (CPC 603.5.7)
40. The maximum amount of water closets on a 3-inch horizontal drainage system line is 3. (CPC Table 703.2)

41. The maximum amount of water closets on a 3-inch vertical drainage system line is 4. (CPC Table 703.2)
42. Provide a condensate drain no more than 2 inches above the base of the water heater space. (Cal Energy Code 150.0 (n))
43. Insulate all hot water pipes. (Cal Energy Code 150.0 (j) (1), and CPC 609.12).
44. Isolation valves are required for tankless water heaters on the hot and cold supply lines with hose bibbs on each valve, to flush the heat exchanger. (Cal Energy Code 110.3(6))
45. Install 1 automatic clothes washer connection per one- and two-family dwelling. (CPC Table 422.1)

ELECTRICAL:

46. Field inspectors shall review and approve underground service requirement prior to concrete placement.
47. Service equipment and subpanels shall have a min 30" wide by 36" deep clear work space. (CEC 110.26)
48. All lighting is required shall be high efficacy. (California energy code section 150.0 (k) and Table 150.0-A.)
49. Provide a listed 1-inch raceway to accommodate a dedicated 208/240-volt circuit for future electrical vehicle (EV) charger. (Cal Green 4.106.4.1)
50. All receptacle outlets are required shall be listed tamper resistant (CEC 406.12 and 250.52)
51. Combination type AFCI circuit breakers are required for all 120-volt single phase 15/20 amp branch circuits. Except for bathrooms, garages, and outdoors. (CEC 210.12)
52. A minimum of one dedicated 20 amp circuit is required for a bathroom. (CEC 210.11(C)(3))
53. GFCI protection is required for all receptacle outlets located outdoors, garages, accessory buildings, bathrooms, crawl spaces, kitchens, laundry areas, kitchen dishwasher branch circuit, garbage disposal, all areas within 6 feet of a sink, and all receptacles within 6 feet of a bathtub or shower stall. (CEC 210.8)
54. Receptacle outlets are not allowed within or over a bathtub or shower stall. (CEC 406.9 (C))
55. Subpanels are not allowed to be located in bathrooms or clothes closets. Avoid installing sub-panels in fire wall envelope unless the panel is listed, or fire protection is clearly detailed to the satisfaction of the building official. (CEC 240.24 (D) and (E)
56. Circuits sharing a grounded conductor (neutral) with two ungrounded (hot) conductors must use a two-pole circuit breaker or an identified handle tie. Group non-cable circuits in panel. (CEC 210.4(B)) (CEC 210.4(D))
57. The receptacle outlets that serve kitchen counter tops, dining room, breakfast area, and pantry, must have a min of 2 dedicated 20 amp circuits. (CEC 210.52(B)(1))
58. Kitchen counter tops 12 inches or wider must have a receptacle outlet. (CEC 210.52(C)(1))

59. Kitchen counter tops must have receptacle outlets so no point along the counter walls is more than 24 inches from a receptacle. (CEC 210.52 (C)(1))
60. Island and peninsular counter tops must have at least one receptacle. (CEC 210.52(C)(1), (2) and (3))
61. The spacing for general receptacle outlets must be located so that no point on any wall, fixed glass, or cabinets is over 6 feet from a receptacle outlet. (CEC 210.52(A)(1))
62. Hallways 10 feet or more must have at least one receptacle outlet. (CEC 210.52(H))
63. Garages shall have at least one receptacle for each car space on the interior. The branch circuit supplying the receptacles shall not serve outlets outside of the garage. (CEC 210.52 (G) (1)).
64. Laundry rooms must have at least one dedicated 20 amp receptacle circuit. (CEC 210.11(C) (2)).
65. Provide 120V receptacle within 3 feet of water heater. (Cal Energy Code 150.0 (n) 1A.)

FOUNDATION:

66. Weep screed for stucco at the foundation plate line shall be a minimum of 4 inches above the earth or 2 inches above paved areas. (CRC R703.7.2.1, CBC 2512.1.2)
67. Fasteners and connectors (nails, anchor bolts, etc.) in contact with preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. (CRC R317.3, CBC 2304.10.6)
68. Anchor bolts shall include steel plate washers, a minimum of 0.229" x 3" x 3" in size between sill plate and nut. (CRC R602.11.1, CBC 2308.3, Acceptable alternate SDPWS 4.3.6.4.3)

CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

APPROVED

Hillside Development Permit

by Eduardo Rendon, Assistant Planner

Project No. 25-0006474 Date 11/23/2026

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3467 OCEAN VIEW BOULEVARD, GLENDALE, CA 91208
TEL: (818)395-9504 | EMAIL: URBANUNITCONSTRUCTION@GMAIL.COM

Teny Petrosian

REVISION/VERSION
08/19/2024

PROJECT NO: 03-2024
DRAWN BY: Author
REVIEWED BY: Checker
PROJECT START DATE: 03/25/2024

PROJECT NAME:
Haven Way New Retaining Wall

PROJECT ADDRESS:
3518 Haven Way, Burbank CA 91504

OWNER
Armond Babakhanians

PROJECT DESIGN TEAMS
URBAN UNIT CONSTRUCTION
3467 OCEAN VIEW BOULEVARD, GLENDALE, CA 91208
LANDSCAPING
CIVIL
STRUCTURAL
RAIN ENGINEERING
TITLE 24
GEOTECH
TOPOGRAPHY

SHEET TITLE
RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

G0.3
OF SHEETS

THESE PLANS AND ENGINEERED DESIGNS ENABLED BY THEM ARE THE PROPERTY OF URBAN UNIT CONSTRUCTION, LLC. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE AND OWNER FOR WHICH THEY WERE PREPARED. PUBLICATION AND REPRODUCTION IS RESTRICTED TO SUCH USE. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH URBAN UNIT CONSTRUCTION, LLC. VISUAL CONTACT WITH THE PLANS SHALL CONSTITUTE APPROVAL WITH THESE RESTRICTIONS.

☐ THE FOLLOWING NOTES SHALL BE REPRODUCED ON THE SITE PLAN OR COVER SHEET CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) – INCORPORATE THESE MANDATORY ITEMS IN THE DESIGN AND CONSTRUCTION OF THE PROJECT AND ADD NOTES TO PLANS AS APPLICABLE. OF THE SUBMITTED DRAWINGS

2022 CalGREEN Residential Mandatory Measure Notes

SECTION	MEASURE	REQUIREMENTS
PLANNING AND DESIGN		
4.106.2	Storm Water Drainage and Retention During Construction	A plan is developed and implemented to manage storm water drainage during construction.
4.106.3	Grading and Paving	Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.
4.106.4.1	Electric Vehicle Charging	Provide capability for electric vehicle charging for new and two-family dwellings' townhouses with attached private garages in accordance with Section 4.106.4.1.
4.106.4.2	Electric Vehicle Charging	Provide capability for electric vehicle charging for multifamily dwellings and hotels/motels in accordance with Sections 4.106.4.2.1 or 4.106.4.2.2, as applicable.
4.106.4.3	Electric Vehicle Charging	Provide capability for electric vehicle charging for existing parking lots or new parking lots for existing residential buildings in accordance with Section 4.106.4.3, as applicable.
ENERGY EFFICIENCY		
4.201.1	Scope	Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.
WATER EFFICIENCY AND CONSERVATION (Indoor Water Use)		
4.303.1	Water Conserving Plumbing Fixtures and Fittings	Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4 **Plumbing fixtures & fittings** — **Maximum** Water closets — 1.28 gallons/flush Urinals — 0.125 gallons/flush for wall-mounted type and 0.5 gallons/flush for floor-mounted type or other type Showerheads — 1.8 gpm @ 80 psi Residential lavatory faucets — 1.2 gpm @ 60 psi max. 0.8 gpm @ 20 psi min Lavatory faucets in common & public use areas — 0.5 gpm @ 60 psi Metering faucets — 0.2 gallons/cycle Kitchen faucets — 1.8 gpm @ 60 psi
4.303.3	Standards for Plumbing Fixtures and Fittings	Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.
4.303.1.4.3	Metering faucets	Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.
WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use)		
4.304.1	Outdoor potable water use in landscape areas	Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division2 MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Enhanced Durability & Reduced Maintenance)		
4.406.1	Rodent proofing	Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal & Recycling)		
4.408.1	Construction Waste Management	Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with two of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance, or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Building Maintenance & Operation)		
4.410.1	Operation and Maintenance Manual	An operation and maintenance manual shall be provided to the building occupant or owner.
4.410.2	Recycling by Occupants	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82(a)(2)(A) et seq. will also be exempt from this organic waste portion of this section.

2022 CalGREEN Residential Mandatory Measure Notes

SECTION	MEASURE	REQUIREMENTS
ENVIRONMENTAL QUALITY (Fireplaces)		
4.503.1	Fireplaces	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.
ENVIRONMENTAL QUALITY (Pollutant Control)		
4.504.1	Covering of Duct Openings & Protection of Mech. Equipment During Construction	Duct openings and other related air distribution component openings shall be covered during construction.
4.504.2.1	Adhesives, Sealants and Caulks	Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
4.504.2.2	Paints and Coatings	Paints, stains and other coatings shall be compliant with VOC limits.
4.504.2.3	Aerosol Paints and Coatings	Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.
4.504.2.4	Verification	Documentation shall be provided to verify that compliant VOC limit finish materials have been used.
4.504.3	Carpet Systems	Carpet and carpet systems shall be compliant with VOC limits.
4.504.4	Resilient Flooring Systems	80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.
4.504.5	Composite Wood Products	Particleboard, medium density fiberboard (MDF) and hardwood plywood used in the interior finish systems shall comply with low formaldehyde emission standards.
ENVIRONMENTAL QUALITY (Interior Moisture Control)		
4.505.2	Concrete Slab Foundations	Vapor retarder and capillary break is installed at slab-on-grade foundations.
4.505.3	Moisture Content of Building Materials	Moisture content of building materials used in wall and floor framing is checked before enclosure.
ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust)		
4.506.1	Bathroom Exhaust Fans	Each bathroom shall be mechanically ventilated and shall comply with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in), OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of < 50 percent to a maximum of 80 percent.
ENVIRONMENTAL QUALITY (Environmental Comfort)		
4.507.2	Heating and Air Conditioning System Design	Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (Qualifications, Verifications)		
702.1	Installer Training	HVAC system installers are trained and certified in the proper installation of HVAC systems.
702.2	Special Inspection	Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.
703.1	Documentation	Verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.

Note
This check list is intended only as an aid to the user and may not contain complete code language. Refer to 2022 CALGreen Chapter 4 for complete code language.

CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

APPROVED
Hillside Development Permit

by Eduardo Rendon Assistant Planner

Project No. 25-0006474 Date 11/23/2026

URBAN UNIT CONSTRUCTION
RESIDENTIAL | COMMERCIAL | DESIGN
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REVISION / VERSION
08/19/2024

PROJECT NO
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ELECTRICAL
PLUMBING
TITLE 24
GEOTECH
TOPOGRAPHY

SHEET TITLE
CALGREEN NOTES

SHEET NO.
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CONTRACTOR REQUIREMENTS

1. THE FOLLOWING ITEMS CONSTITUTE A FULL SET OF CONSTRUCTION DOCUMENTS:
A. ARCHITECTURAL DRAWINGS
B. STRUCTURAL ENGINEERING DRAWINGS
2. IF YOU DO NOT HAVE ALL OF THE ITEMS LISTED ABOVE, YOU DO NOT HAVE A COMPLETE SET OF CONSTRUCTION DOCUMENTS.
3. THE FOLLOWING DISCIPLINES WILL BE DESIGN/BUILD AND ARE NOT INCLUDED IN THIS SET OF CONTRACT DOCUMENTS:
A. CIVIL ENGINEERING / GRADING / DEMOLITION
B. HEATING, VENTILATING & AIR-CONDITIONING
C. PLUMBING
D. ELECTRICAL
E. CUSTOM WINDOWS / DOORS I CABINETS I FLOOR AND CEILING FINISHES I WINDOW TREATMENTS AND CUSTOM LIGHTING;
F. DIVISION 18 SECURITY, TELECOMMUNICATIONS,
G. ELECTRONICS, SOUND SYSTEMS ETC.
4. THE A.I.A. A201 GENERAL CONDITIONS SHALL GOVERN THE CONSTRUCTION OF THIS PROJECT, AND SHALL APPLY TO ALL CONTRACTS FOR THIS PROJECT. COPIES MAY BE OBTAINED FROM THE A.I.A. OR FROM THE ARCHITECT.
5. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS, LAWS, URDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION ON THE PROJECT. THE TERM "CONTRACTOR" SHALL INCLUDE GENERAL CONTRACTOR AND/OR THE CONSTRUCTION MANAGER DEPENDING ON TYPE OF CONSTRUCTION USED FOR THIS PROJECT.
6. THE INTENT OF THESE DRAWINGS IS TO PROVIDE A COMPLETE AND FINISHED JOB IN ALL RESPECTS. CONTRACTOR SHALL MAKE ACCURATE FIELD INSPECTIONS OF ALL ASPECTS OF THE JOB, VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR REQUIRED INFORMATION THAT DOES NOT APPEAR ON THE PLANS. EXTRAS WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE OWNER AND ARCHITECT FOR "AUTHORIZED CHANGES AND REVISIONS." WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOT PROCEED WITH WORK WHERE THERE IS A KNOWN DISCREPANCY WITHOUT FIRST RESOLVING DISCREPANCY WITH THE ARCHITECT, OWNER OR WITH THE APPROPRIATE CONSULTING ENGINEER
7 ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND WITH OTHER RULES, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO CONFORM WITH THE CODES, AND TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
8. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
9. ALL DIMENSIONS ARE TO FACE OF CONCRETE, COLUMN GRID LINES, FACE OF CONCRETE BLOCK WALLS, AND FACE OF WALL FRAMING UNLESS NOTED OTHERWISE.
10. SHOP DRAWINGS, PROJECT DATA, MATERIALS SAMPLES, PERFORMANCE CHARTS, INSTRUCTIONS, BROCHURES AND OTHER INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER WHEN REQUESTED. NO PORTION OF SUCH WORK SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER WHEN REQUESTED. NO PORTION OF SUCH WORK SHALL BE COMMENCED UNTIL REQUIRED SUBMISSION HAS BEEN APPROVED BY THE ARCHITECT AND THE OWNER.
11. THE CONTRACTOR SHALL SECURE THE NECESSARY DEMOLITION PERMITS PRIOR TO EXECUTION OF THE WORK. THE CONTRACTOR SHALL ALSO MAKE NECESSARY ARRANGEMENTS WITH GOVERNING UTILITIES AND AGENCIES FOR ON-SITE SERVICE INTERRUPTION, RELOCATION OF NEW POWER POLES AND UTILITIES, TEMPORARY SERVICES, RELOCATION OF METERS, MANHOLE COVERS AND OTHER AFFECTED SERVICES. PROVIDE OUTSIDE GAS SHUTOFF VALVE CONSPICUOUSLY.
12. FIRE PROTECTION FACILITIES, INCLUDING ACCESS, MUST BE PROVIDED PRIOR TO AND DURING THE CONSTRUCTION PERIOD AS REQUIRED BY THE CITY FIRE DEPARTMENT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH THE WORK, AND FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER AND THE ARCHITECT. COPIES OF CERTIFICATES OF INSURANCE, WITH THE OWNER AS ADDITIONAL INSURED, SHALL BE PROVIDED TO THE OWNER, AND REVIEWED AS REQUIRED DURING THE DURATION OF CONSTRUCTION CONTRACT.
14. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES DURING CONSTRUCTION.
15. GAS AND ELECTRICAL SUBCONTRACTORS SHALL VERIFY THE LOCATION OF METERS WITH OWNER, PRIOR TO COMMENCEMENT OF WORK.
16. ALL BIDDERS SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS FOR THIS PROJECT. THE CONTRACTOR ONLY SHALL CONTACT THE OWNER TO ARRANGE TO VISIT THE SITE. ALL SUBCONTRACTORS SHALL MAKE ARRANGEMENTS THROUGH THE CONTRACTOR.
17. CONTRACTOR SHALL CHECK WITH ALL EQUIPMENT MANUFACTURERS TO VERIFY DIMENSIONS AND DETAILS PRIOR TO THE COMMENCEMENT OF WORK.
18. THE CONTRACTOR SHALL PROTECT THE ADJACENT NEIGHBOR PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY DUE TO HIS NEGLECT. CONTRACTOR SHALL ALSO PROTECT TRUNKS OF EXISTING TREES TO BE RETAINED, PER SPECIFICATIONS OF LANDSCAPE ARCHITECT.
19. CONTRACTOR SHALL, IN THE WORK OF ALL TRADES: PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING, RESTORING AND OTHER NECESSARY TASKS TO COMPLETE AND- RESTORE ANY WORK DAMAGED OR AFFECTED BY WORK INCLUDED IN THIS CONTRACT. WORK MUST BE PERFORMED TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT AT NO ADDITIONAL EXPENSE TO THE OWNER.
20. ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL BE NEW AND FREE FROM FAULTS AND DEFECTS. THE ARCHITECT AS THE OWNER'S AGENT SHALL DECIDE ALL QUESTIONS AS TO THE INTENT OF THE DRAWINGS AND THE QUALITY OF MATERIALS AND WORKMANSHIP.
18. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN THE ENTIRE WORK PREMISES, SITE, EXTERIOR AND INTERIOR OF THE BUILDING, REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT AS WELL AS HIS TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. REMOVE PUTTY AND PAINT FROM ALL GLASS, MIRRORS, AND SKYLIGHTS AND WASH AND POLISH. REMOVE ALL LABELS, TAGS, GREASE, DIRT, STAINS, ETC. CLEAN ALL FIXTURES AND EQUIPMENT TO THE EXTENT OF RESTORING THEM TO THE ORIGINAL FINISH. VACUUM CLEAN THE ENTIRE INTERIOR OF THE BUILDING. THIS SHALL BE THE FINAL CLEANING BEFORE TURNING THE BUILDING OVER TO THE OWNER.
19. TELEVISION ANTENNAS, IF INSTALLED, TO BE SEVEN FEET (7'-0") MINIMUM CLEAR ABOVE ROOF.
20. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR WITHIN 6" OF GRADE SHALL BE PRESSURE TREATED OR SHALL BE FOUNDATION GRADE REDWOOD.
21. BEAM PRIME AND PRIME CUTS ON ALL EXTERIOR PLANT-ONS OR TRIM APPLIED OVER STUCCO OR FRAMING.
22. PLYWOOD USED AS EXTERIOR COVERING ON WALLS AND IN OTHER AREAS DIRECTLY EXPOSED TO THE WEATHER SHALL BE EXTERIOR GRADE PLYWOOD.
23. PLUMBING CONTRACTOR TO SIZE DRAINS, SCUPPERS, OVERFLOW DRAINS AND DOWNSPOUTS. FINAL SIZE AND LOCATION TO BE APPROVED BY ARCHITECT PRIOR TO COMMENCING ANY WORK.
24. CONTRACTOR SHALL OBTAIN ARCHITECT'S APPROVAL OF SIZE OF MECHANICAL EQUIPMENT PADS, BASES, ROOF EQUIPMENT PADS, OPENINGS, EQUIPMENT MANUFACTURERS' EQUIPMENT SIZES LOCATION OF DUCTS, DUCT AND VENT OPENINGS ON ROOF, IN CEILINGS AND IN WALLS, AND LOCATION OF PADS, BASES AND EQUIPMENT, WHERE POSSIBLE, ABSOLUTELY, GANG ROOFTOP VENTS TO MINIMIZE ROOF PENETRATIONS.
25. PROVIDE CEMENT PLASTER SCRATCH COAT FOR CERAMIC TILE.
26. PROVIDE MINIMUM OF 50 SQ. IN. VENTED OPENING AT TOP AND BOTTOM OF WATER HEATER CLOSET. WITHIN 12 INCHES OF CEILING AND FLOOR OF CLOSET. WATER HEATERS OVER FOUR FEET (4'-0") IN HEIGHT FROM BASE TO TOP OF TANK TO HAVE RIGID WATER CONNECTION AND BE LATERALLY / SEISMIC BRACED. VENTILATION REQUIREMENTS SHALL CONFORM TO THE UNIFORM BUILDING CODE.
27. PROVIDE FLUSH ACCESS HATCH, 12 INCHES SQUARE MINIMUM, OPENING FOR PLUMBING AT EACH BATH TUB, IN LOCATION APPROVED BY ARCHITECT.

1. OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AND AT PENETRATIONS OF UTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED, CAULKED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.
2. CLOTHES DRYER LOCATED IN A HABITABLE AREA OR IN AN AREA CONTAINING OTHER FUEL BURNING APPLIANCES SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE, OR INTO AN AREA WHICH IS NOT HABITABLE AND DOES NOT CONTAIN OTHER FUEL BURNING APPLIANCES. A 4 " DIAMETER EXHAUST VENT IS LIMITED TO 14' WITH 2 ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2' FOR EVERY ELBOW IN EXCESS OF 2. PER UNIFORM MECHANICAL CODE, SECTION 19.03. 5" DIAMETER DUCT IS ALLOWABLE MAXIMUM DEVELOPED LENGTH ALLOWED 44 FEET. (DEDUCT 4 FT. FOR EACH 90 DEGREE ELBOW); 6" DIAMETER DUCT IS ALSO ALLOWED. MAXIMUM DEVELOPED LENGTH ALLOWED 71 FT. (DEDUCT 4.5 FT. FOR EACH 90 DEGREE ELBOW).
3. ALL BATHROOM FLOOR FINISHES SHALL BE OVER 15 LB. FELT. SHOWER ENCLOSURES, SHOWER DOORS AND PANELS TO BE OF AN APPROVED IMPACT RESISTANT MATERIAL.
4. THE CENTER OF ALL FLASHING FOR VENT PIPES, HEATER PIPES, ELECTRICAL SERVICE CONNECTIONS, ETC. SHALL BE NOT LESS THAN 12 HORIZONTAL INCHES FROM THE CENTER OF ANY ROOF VALLEY.
5. ALL STAIRWAYS SHALL HAVE MINIMUM 7'-0" HEADROOM WITH 8" MAXIMUM RISERS, 9" MINIMUM TREADS. PROVIDE HANDRAILS, MINIMUM OF ONE SIDE PER STAIR RUN UP TO 44" WIDTH. TWO IF GREATER THAN 44" WIDTH MOUNTED 34" TO 38" ABOVE NOSING. REFER TO PLANS.
6. ALL DOOR SIZES SHOWN ON DOOR SCHEDULE ARE FINISH OPENING SIZES. ALLOWANCE FOR THRESHOLDS, JAMBS, ETC. SHALL BE ADDED. FRAMES SHALL BE REINFORCED WHERE REQUIRED FOR CLOSERS, STOPS AND SECURITY HARDWARE.
7. DOORS THAT SWING OVER LANDING/PORCH REQUIRE A LANDING EQUAL TO DOOR WIDTH IN LENGTH AND NOT MORE THAN 1" BELOW THRESHOLD. DOORS THAT DO NOT SWING OVER TOP STEP OR LANDING MAY OPEN ON A LANDING OR TOP STEP THAT IS NOT MORE THAN 7 1/2" BELOW FLOOR LEVEL.
8. GLASS DOORS, FRENCH DOORS, ADJACENT GLAZED PANELS AND ALL GLAZED OPENINGS WITHIN 18" OF ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD (SEE DOOR AND WINDOW SCHEDULES).
9. STUDS IN EXTERIOR WALLS OF ROOMS WITH OPEN BEAM/SLOPING CEILING SHALL EXTEND FROM FLOOR TO ROOF WITHOUT INTERMEDIATE PLATES UNLESS PLATES ARE SO DESIGNED. MAXIMUM HEIGHT 2"X 4" IS 14 FT., 2"X 6" IS 20 FT.
10. FIRE BLOCK STUD WALLS AND PARTITIONS (INCLUDING FURRED SPACES) AT FLOOR, CEILING AND SOFFIT, AND AT MID-HEIGHT OF ALL WALLS OVER 101-0" IN HEIGHT. NOTCHING OF EXTERIOR AND BEARING/NON-BEARING WALLS SHALL NOT EXCEED 40%/60% RESPECTIVELY, IF NOT DESCRIBED IN STRUCTURAL ENGINEERING ATTACHED.
11. ALL METAL FRAMING ANCHORS, EXPOSED SCREWS, NAILHEADS & BOLTHEADS, AND OTHER METAL STRUCTURAL COMPONENTS SHALL BE DOUBLE-DIPPED GALVANIZED BEFORE ASSEMBLY, OR RUST-INHIBITOR PAINTED AFTER ASSEMBLY TO REDUCE STRUCTURAL CORROSION. ALL EXPOSED SHEET METAL TO BE DOUBLE-DIPPED CORROSION AT ALL METAL TO METAL CONNECTIONS BE USING ONLY ONE TYPE OF METAL, SHIMMING BETWEEN THE METALS WITH NON-METALLIC WASHERS, OR UTILIZING REPLACEABLE ZINC SACRIFICIAL PLATE GALVANIC CORROSION DEVICES.
12. EXTERIOR OPENINGS INTO ATTICS, UNDER FLOOR AREAS AND OTHER ENCLOSED AREAS SHALL BE COVERED WITH 1/4" TO 1/4" CORROSION RESISTANT WIRE MESH EXCEPT FOR OPENINGS WITH DESIGNATED SASH OR DOORS.
13. PLASTER SURFACES ON WALLS, CEILINGS AND ROOF SOFFITS EXPOSED TO THE WEATHER SHALL HAVE EXTERIOR LATH AND PLASTER, UNLESS EXEMPTED. EXTERIOR PLASTER REINFORCING MAY BE APPLIED OVER GYPSUM LATH ON CEILINGS AND ROOF SOFFITS.
14. THE BUILDER SHALL PROVIDE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
15. MAINTENANCE LABELS SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTATIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNER'S USE.
16. TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND ARE NOT PERMITTED, UNLESS IN CONFORMANCE WITH APPLICABLE OSHA OR OTHER GUARANTEED REGULATIONS.
17. ITEMS NOTED BELOW SHALL BE INSTALLED AT THE HEIGHTS INDICATED, UNLESS NOTED OTHERWISE. MEASURE HEIGHT ABOVE FINISH FLOOR OR ADJACENT FINISH SURFACE TO CENTER OF RECEPTACLE/FIXTURE. PROVIDE BLOCKING AS REQUIRED FOR ALL TOWEL BARS, TOILET PAPER HOLDERS, CABINETS, WATER INLET LINES, HOSE BIBBS, COAT HOOKS AND OTHER WALL-MOUNTED ACCESSORIES.

18. ELECTRICAL ITEMS.
A. -12" SMOKE DETECTOR (12 OR LESS INCHES BELOW CEILING MEASURED @ HIGHEST POINT)
B. +6" ELECTRICAL OUTLETS @ COUNTERS (MEASURE ABOVE COUNTER SURFACE)
C. +6" TELEPHONE JACKS COUNTERS (MEASURE ABOVE COUNTER SURFACE)
D. +12" ELECTRICAL OUTLETS (SET DUPLEX OUTLETS HORIZONTALLY)
E. +12" STEP LIGHTS
F. +12" TELEPHONE JACKS
G. +12" CATV JACKS
H. +12" STEREO SPEAKER JACK NOT LOCATED @ CABINET
I. +18" EXTERIOR WP TELEPHONE JACK
J. +18" EXTERIOR WP ELECTRICAL OUTLETS
K. +24" UNDER SINK GARBAGE DISPOSER & HOT WATER DISPENSER PLUG
L. +36" REFRIGERATOR PLUG
M. +40" STEREO SPEAKER JACK @ FULL-HEIGHT CABINET
N. +40" ELECTRICAL SWITCHES
O. +40" DOOR BELL BUTTONS
P. +60" INTERCOM
Q. +66" OUTDOOR LIGHT FIXTURES (SCONCES), ABOVE FINISH WALK SURFACE
R. +66" INDOOR SCONCES
S. +84 " SECURITY SENSOR

1. PLUMBING ITEMS.
A. +6" FUEL GAS INLET PIPES @ FIREPLACES (ABOVE HEARTH). CONTROL KEY @ +24" A.F.F.
B. +12 FUEL GAS PIPE @ OVEN/RANGE/BBQ
C. +18" HOSE BIBBS, A.F.G.
D. +40" SHOWER VALVES
E. +72" SHOWERHEADS

F. HEATING ITEMS.
G. +54" THERMOSTATS

H. GENERAL ITEMS.
I. +18" TOILET PAPER HOLDER
J. +34" HANDRAILS, TOP, MIN.
K. +42" GUARDRAILS TOP, MIN.
L. +36" DOOR KNOBS, CENTER
M. +42" DEAD BOLTS, CENTER
N. +42" TOWEL RACKS & BARS
O. +60" COAT HOOKS ON BACKS OF DOORS, KID'S BEDROOMS
P. +78" COAT HOOKS ON BACKS OF DOORS, GENERAL
Q. +60" CLOSET POLE & SHELF @ SINGLE SHELF

2. AT OWNERS DISCRETION, AND WITH PRE-APPROVAL OF ADDED COSTS THE GENERAL CONTRACTOR SHALL PREPARE THE FOLLOWING "OWNERS MANUAL TO BE LEFT WITH THE OWNER AT THE COMPLETION OF THE PROJECT. THE MANUAL SHALL INCLUDE.

3. INTRODUCTION AND LIST OF CONTENTS AND CONTRACTOR COMMENTARY ANECDOTES, AND NEIGHBORING OBSERVATIONS (MAIL DELIVERY, TRASH SERVICE, NEIGHBORS, ETC.)

ATTENTION OWNERS / CONTRACTORS

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE ALL PLANS AND SPECIFICATIONS PRIOR TO STARTING THE CONSTRUCTION WORK. CONTRACTOR SHALL VERIFY ALL DISCREPANCIES AND OMISSIONS. CONTRACTOR MAY CONTACT ARCHITECT/ENGINEER FOR ANY QUESTIONS, DETAILS, SPECIFICATIONS AND CLARIFICATIONS. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY SHORTCOMING ON THE PART OF THE CONTRACTOR OR ANY ERROR CAUSED BY THE CONTRACTOR AS A RESULT OF LACK OF PLANNING AND/OR FORESIGHT. EACH CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT THE SITE BEFORE COMMENCING WORK AND REPORT ALL DISCREPANCIES AND MODIFIED FIELD CONDITIONS TO THE ARCHITECT/ENGINEER IN WRITING. CONTRACTOR MAY PROVIDE ONLY PRELIMINARY BIDS BASED ON THIS PLAN. IF THIS IS NOT APPROVED AND STAMPED BY THE CITY, FINAL BIDS SHALL BE BASED ON APPROVED PLANS ONLY. IF NO GENERAL CONTRACTOR IS RETAINED FOR THE JOB, KNOWLEDGEABLE PROJECT MANAGER, JOB SUPERVISOR TO ACT AS HIS AGENT AND ASSUME ALL RESPONSIBILITIES

HOLD HARMLESS / INDEMNFICATION CLAUSES

I. SUBJECT: EXCLUDING CONSTRUCTION REVIEW

IT IS AGREED THAT THE PROFESSIONAL SERVICES OF THE ARCHITECT DO NOT EXTEND TO OR INCLUDE THE REVIEW OR SITE OBSERVATION OF THE CONTRACTOR'S WORK OR PERFORMANCE. IT IS FURTHER AGREED THAT THE OWNER WILL DEFEND, INDEMNIFY AND HOLD HARMLESS THE DESIGNER FROM ANY CLAIM OR SUIT, OR SUIT WHATSOEVER, INCLUDING BUT NOT LIMITED TO ALL PAYMENTS, EXPENSES OR COSTS INVOLVED, ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE CONTRACTOR'S PERFORMANCE OR FAILURE OF THE CONTRACTOR'S WORK TO CONFORM TO THE DESIGN INTENT AND THE CONTRACT DOCUMENTS. THE DESIGNER AGREES TO BE RESPONSIBLE FOR HIS OWN OR HIS EMPLOYEE'S NEGLIGENT ACTS, ERRORS OR OMISSIONS

II SUBJECT: REMODELING AND REHABILITATION

INASMUCH AS THE REMODELING AND / OR REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS AND BECAUSE SOME OF THESE ASSUMPTIONS CANNOT BE VERIFIED WITHOUT EXPENDING GREAT SUMS OF ADDITIONAL MONEY, OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING, THE OWNER AGREES THAT, EXCEPT FOR NEGLIGENCE ON THE PART OF THE DESIGNER, THE OWNER WILL HOLD HARMLESS AND INDEMNIFY THE ARCHITECT FROM AND AGAINST ANY AND ALL CLAIMS DAMAGES, AWARDS, AND COSTS OF DEFENSE ARISING OUT OF THE PROFESSIONAL SERVICES PROVIDED UNDER THIS AGREEMENT.

III SUBJECT: OWNERSHIP OF DOCUMENTS

THE OWNER ACKNOWLEDGES THAT THE DESIGNER'S PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICES. NEVERTHELESS, THE PLANS AND SPECIFICATIONS PREPARED UNDER THIS AGREEMENT SHALL BECOME THE PROPERTY OF THE OWNER. AGREES TO HOLD HARMLESS AND INDEMNIFY THE DESIGNER AGAINST ALL DAMAGES, CLAIMS AND LOSSES ARISING OUT OF ANY REUSE OF THE PLANS AND SPECIFICATIONS WITHOUT THE AUTHORIZATION OF THE DESIGNER.

SYMBOLS

DETAIL NUMBER / SHEET NUMBER
DOOR REFERENCE NUMBER
WINDOW REFERENCE NUMBER
ROOM REFERENCE NUMBER
ELEVATION / SECTION LETTER / SHEET NUMBER
REVISION NUMBER
INT. ELEVATION NUMBER / DETAIL NUMBER / SHEET NUMBER
DETAIL NUMBER / SHEET NUMBER

CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION
APPROVED
Hillside Development Permit
by Eduardo Rendon Assistant Planner
Project No. 25-0006474 Date 11/23/2026

AB	ANCHOR BOLT	M	METERS
ABV	ABOVE	MAX	MAXIMUM
AC	ASPHALTIC CONCRETE	MB	MACHINE BOLT
ACC	ACCESSIBLE	MBR	MACHINE
ADR	ACRYLIC PLASTIC	MED	MEDIUM
AD	AREA DRAIN	MF	MANUFACTURE
ADD	ADDENDUM	MFR	MANUFACTURER
ADJ	ADJACENT, ADJUSTABLE	MH	MANHOLE
AFF	ABOVE FINISHED FLOOR	MIN	MINIMUM
AGG	AGGREGATE	MISC	MISCELLANEOUS
ALUM	ALUMINUM	MO	MASONRY OPENING
ANOD	ANODIZED	MTL	MATERIAL
AP	ACCESS PANEL	MUL	MULLION
APPROX	APPROXIMATELY	MW	MICROWAVE
ARCH	ARCHITECT, (URAL)		
ACT	ACOUSTICAL TILE	N	NORTH
AUTO	AUTOMATIC	NAT	NATURAL
		NIC	NOT IN CONTRACT
BD	BOARD	NOM	NOMINAL
BIT	BITUMINOUS	NRC	NOISE REDUCTION COEFFICIENT
BLDG	BUILDING	NTS	NOT TO SCALE
BLK	BLOCK		
BLKG	BLOCKING	O.C.	ON CENTER
BM	BEAM/BEAM	OD	OVERFLOW DRAIN
BRZ	BRONZE	O.D.	OUTSIDE DIAMETER
BSH	BASEMAN	OH	OVERHEAD
BTWN	BETWEEN	OFCI	OWNER FURNISHED CONTRACTOR
BLW	BELOW FLOOR/ROOFING		INSTALLED
		OPG	OPENING
CB	CATCH BASIN	OPP	OPPOSITE
CF	CUBIC FOOT		
CHAM	CHAMFER	PART	PARTITION
CI	CAST IRON	PC	PRECAST
CIP	CYLINDRICAL PIPE	PCF	POUNDS PER CUBIC FOOT
CJ	CONTROL JOINT	PED	PEDESTRIAN
CLG	CEILING	PEN	PENETRATION
CLR	CLEAR (ANCE)	PERF	PERFORATE (D)
CM	CENTIMETER (S)	PL	PROPERTY LINE
CMU	CURVED MOSAIC TILE	PL	PLASTIC LAMINATE
COL	CONCRETE MASONRY UNIT	PLAM	PLATE GLASS
CONC	COLUMN	PLGL	PLATE
CONST	CONSTRUCTION	PT	PAINT
CONT	CONTINUOUS OR CONTINUE	PTD	PAINTED
CONTR	CONTRACTOR	PTN	PARTITION
CONT	CONTINUOUS OR CONTINUE	PVC	POLYVINYL CHLORIDE
CORR	CORRUGATED	PVMT	PAVEMENT
CPT	CARPET (ED)		
CT	COUNTERTOP	QT	QUARRY TILE
CSMT	CASEMENT		
CSP	COMBINATION STANDPIPE	R	RISER
CT	CERAMIC TILE	RA	RETURN AIR
CTR	COUNTER, CENTER	RAD	RADIUS
CTSK	COUNTERSINK	RB	RUBBER BASE
CW	CURB WALL	RD	ROOF DRAIN
CYD	CUBIC YARD	REI	RADIUS TILE
		RCP	REINFORCED CONCRETE PIPE
DF	DOUGLAS FIR	RE	REAR DOWN
DH	DIMENSION FOR HIGH	RES	RESILIENT
DIA	DIAMETER, DIMETER	RET	RETAIN
DIM	DIMENSION	REV	REVISING, REVISION
DISP	DISPENSER	RFG	ROOFING
DN	DOWNSPOUT	RFM	ROOF HATCH
DW	DISHWASHER	RL	REPLACE (D), (MENT)
		RO	ROUGH OPENING
E	EAST, EXISTING	RH	RIGHT HAND
EA	EACH	RW	RAIN WATER
EB	EXPANSION BOLT		
EJ	EXPANSION JOINT	S	SOUTH
EL	ELEVATION	SC	SOLID CORE
ELEC	ELECTRICAL	SCR	SCREEN, CLR
ELEV	ELEVATOR	SD	SOUND DEADENING
EMER	EMERGENCY	SHA	SHEAR WALL
ENCL	ENCLOSURE	SECT	SECTION
EP	ELECTRICAL PANEL	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
EQPT	EQUIPMENT	SPC	SPACING
EST	ESTIMATE	SPEC	SPECIFICATION (S)
EWC	ELECTRIC WATER COOLER	SPR	SPRINKLER
EXH	EXHAUST	SQ	SQUARE
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	SST	STAINLESS STEEL
		STD	STANDARD
FA	FRESH AIR / FIRE ALARM	STG	SEATING
FB	FACE BRICK, FLAT BAR	STL	STEEL
FBO	FURNISHED BY OTHERS	ST	STONE
FD	FLOOR DRAIN	STRU	STRUCTURAL
FDC	FIRE DEPARTMENT	STRUCT	STRUCTURAL
CONNECTION		SUSP	SUSPENDED
FE	FIRE EXTINGUISHER	SYM	SYMMETRY, SYMMETRICAL
FEC	FIRE EXTINGUISHER CABINET		
FF	FINISH FLOOR	TB	TACK BOARD
FFE	FINISH FLOOR ELEVATION	TELE	TELEPHONE
FFL	FINISH FLOOR LINE	TER	TERRAZZO
FHC	FIRE HOSE CABINET	TEG	TEMPERED GLASS
FHO	FIRE HOSE STATION	TH	THICK (NESS)
FHWS	FLAT-HEAD MACHINE SCREW	THK	THICK (NESS)
FHWS	FLAT-HEAD WOOD SCREW	TOB	TOP OF BEAM
FIN	FINISH (ED)	TOC	TOP OF CURB
FJ	FILLER JOINT	TOW	TOP OF WALL
FL	FLOOR LINE	T-PART	TOILET PARTITION
FLASH	FLOOR LEVELING	TV	TELEVISION
FLG	FLASHING	TYP	TYPICAL
FLR	FLOOR (ING)		
FLUR	FLUORESCENT	UC	UNDERCUT
FND	FOUNDATION	UNF	UNFINISHED
FOC	FACE OF CONCRETE	U.O.N.	UNLESS OTHERWISE NOTED
FOF	FACE OF FINISH	UR	URINAL
FOM	FACE OF MASONRY		
FP	FIREPROOF	VB	VAPOR BARRIER
FS	FLOOR SINK, FULL SIZE	VCT	VINYL COMPOSITION TILE
FT	FOOT OR FEET	VERT	VERTICAL
FTG	FOOTING	VP	VINYL PAINT
FURN	FURNISH, FURNISHED	VTC	VERTICAL CHASE
FUT	FUTURE	VT	VINYL TILE
GA	GAUGE (GAGE	W	WIDTH, WIDE
GALV	GALVANIZED	W	WEST
GB	GYPSUM BOARD, (GB) GRAB	WB	WITH
GLB	GLUE	WBB	WOOD BASE
GC	GENERAL CONTRACT	WC	WATER CLOSET
GDWJ	GLAZED DOWELS	WD	WOOD
GRDWY	GRID	WI	WROUGHT IRON
GSKT	GASKET	WIN	WINDOW
GWB	GLASS FIBER REINFORCED	WM	WIRE MESH
GYPC		WO	WITH OUT
		WP	WATERPROOF (ING)
HB	JANITOR	WP	WORKING POINT
HC	JANITORS CLOSET	WSC	WAINSCOT
HT	HEIGHT	WPB	WALL BUILDING PAPER
HDR	HEADER		
HM	HOLLOW METAL		
HORIZ	HORIZONTAL		
HR	HOUR		
HW	HOT WATER		
IN	INCH		
INSUL	INSULATION		
LAV	LAVATORY		
LB	POUND		
LP	LOW POINT		
LT	LIGHT		
LVR	LOUVER		
LW	LIGHTWEIGHT		

1. All construction shall comply with the 2022 edition of the CRC, OR CBC, CPC, and CEC as adopted and amended by the State of California in Title 24 CCR and the City of Burbank local amendments.
2. Separate permits may be required for mechanical, electrical, plumbing, shoring, grading, and demolition.
3. All property lines, easements, and existing buildings have been indicated on this site plan.
4. 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)
5. Water shall be provided on the site and used to control dust.
6. Temporary toilet facilities shall be provided on site. (BMC 9-1-2-3305.1)
7. The finish grade shall slope a min. of 5%, or 6", to point 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)
8. 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)

URBAN UNIT CONSTRUCTION
RESIDENTIAL I COMMERCIAL I DESIGN
3467 OCEAN VIEW BOULEVARD, GLENDALE, CA 91208
TEL: (818)530-9504 I EMAIL: URBANUNITCONSTRUCTION@GMAIL.COM
Teny Petrosian

REVISION / VERSION
08/19/2024

PROJECT NO 25-2024
DRAWN BY Author
REVIEWED BY Owner
PROJECT START DATE 05/25/2024

PROJECT NAME:
Haven Way New Retaining Wall

PROJECT ADDRESS:
3518 Haven Way, Burbank CA 91504

PROJECT DESCRIPTION

NEW RETAINING WALL

PROJECT ADDRESS

3518 HAVEN WAY, BURBANK CA 91504

PROJECT OWNER

ARMOND BABAKHANIANS PHONE: 818-826-3193
3518 HAVEN WAY, BURBANK CA 91504

STRUCTURAL CONSULTANT

B&W ENGINEERING
153 N OAK KNOLL AVENUE, UNIT 101, PASADENA, CA, 91101
SEVAN MALEK BEJANIAN 818-726-2620

LEGAL DESCRIPTION

APN: 2471-048-009 LOT: 54 TRACT: 36059

INDEX OF DRAWINGS

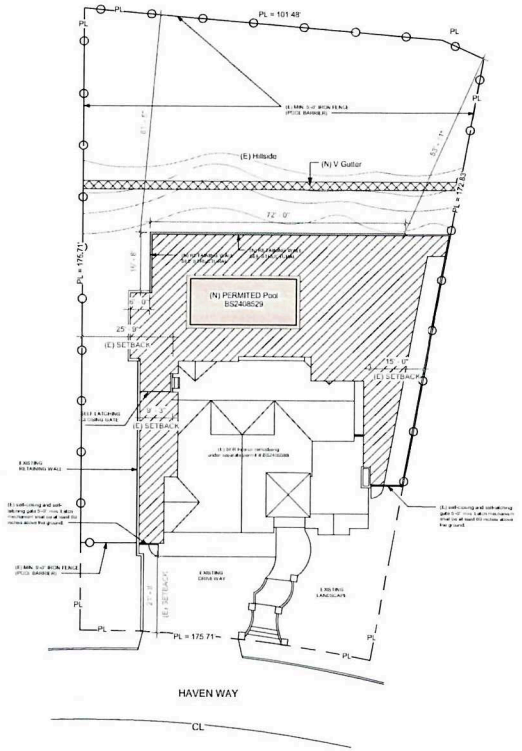
SHT#	TITLE
GENERAL:	
G0.0	PROJECT TITLE SHEET
G0.1	GENERAL NOTES, ABBREVIATIONS AND SYMBOLS
G0.2	CALGREEN NOTES
G0.3	RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS
G04	TOPOGRAPHIC SURVEY
ARCHITECTURAL:	
A1.0	EXISTING & PROPOSED SITE PLAN
A2.0	PROPOSED SECTION
STRUCTURAL:	
S001	GENERAL NOTES
S002	POOL AND SPA NOTES
S003	SITE PLAN
S004	SECTION AND DETAIL

Note:
Less than 50 cubic yard import/export

VICINITY MAP (N.T.S.)



PLOT PLAN (SCALE N.T.S.)



SCOPE OF WORK

1.NEW RETAINING WALL

PROJECT DATA

ZONE:	R-1
LOT AREA:	16,370.74 SF
TYPE OF CONSTRUCTION:	V-B
SPRINKLED:	NO
OCCUPANCY GROUP:	R3/U
USE:	SFR
STORIES:	2
BUILDING HEIGHT:	-
NUMBER OF BEDROOMS:	4
NUMBER OF BATHROOMS:	3
PARINGS:	2 CAR GARAGE
NUMBER OF DWELLING UNITS:	1
YEAR BUILT:	1989
HIGH FIRE ZONE:	YES
1ST FLOOR AREA	2,069 SF
2ND FLOOR AREA	1,738 SF
GARAGE	640 SF
BALCONY	165 SF
TOTAL (E) RESIDENTIAL AREA	4,612 SF

PLOT PLAN NOTES:
THERE ARE NO OAK, BAY, AND/OR SYCAMORE TREES ON THIS LOT OR WITHIN 20 FEET OF THE LOT.
SITE DRAINAGE NOTE:
EXISTING SITE DRAINAGE SLOPE TO REMAIN WITH NO CHANGE.
NPDES NOTE:
THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO STREET, GUTTER OR STORM DRAIN SYSTEM.

SUBMITTAL NOTES:
1. ANY DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD PRIOR TOSUBMITTAL FOR PLAN REVIEW.
2. ALL FIRE SPRINKLER WORK UNDER SEPARATE PERMIT.
3. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN ONE (1) YEAR FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE.
4. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUESTSTATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BYTHE BUILDING OFFICIAL.
5. NO CHANGE IN EXISTING BUILDING HEIGHT.

GOVERNING CODES

2022 CBC;
2022 CPC;
2022 CMC;
2022 CEC;
2022 CEnC;
2023 CGSBC;
2022 CFC;

CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION
APPROVED
Hillside Development Permit
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Project No. 25-0006474 Date 11/23/2026

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Teny Petrosan

REVISION / VERSION
08/19/2024

PROJECT NO 03-2024
DRAWN BY Mane Mnatsakanyan
REVIEWED BY Teny Petrosan
PROJECT START DATE 03/29/2024

PROJECT NAME: Haven Way New Retaining Wall
PROJECT ADDRESS: 3518 Haven Way, Burbank CA 91504

OWNER
Armond Babakhanians

PROJECT DESIGN TEAMS
URBAN UNIT CONSTRUCTION
3467 OCEAN VIEW BOULEVARD, GLENDALE, CA 91208
LANDSCAPING
CIVIL
STRUCTURAL
B&W ENGINEERING
153 N OAK KNOLL AVENUE, UNIT 101 PASADENA, CA, 91101
MECHANICAL
ELECTRICAL
PLUMBING
TITLE 24
GEOTECH
TOPOGRAPHY

SHEET TITLE
PROJECT TITLE SHEET

SHEET NO.
G0.0
OF SHEETS

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EXHIBIT B-1