

SFD: PROPOSED POOL & OUTDOOR KITCHEN

1727 RUDELL RD. BURBANK, CA 91501

SHEET INDEX

ARCHITECTURAL

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STRUCTURAL

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PROJECT DATA

APN:	5608 027 008
OCCUPANCY GROUP:	RESIDENTIAL - SFD
ZONING:	R-1
HISTORIC DISTRICT:	NOT A HISTORIC DISTRICT
BLOCK NUMBER:	N/A
PROPERTY BOUNDARY DESCRIPTION:	TRACT # TR40026 LOT #: 2
SCHOOL DISTRICT:	BURBANK UNIFIED SCHOOL DISTRICT (BUSD)
FIRE ZONE:	YES (VHFHSZ)
FIRE SPRINKLERS:	NO
CONSTRUCTION TYPE:	VB
YEAR BUILT:	1983
HEIGHT:	25' - 0"
BEDROOMS/BATHROOMS:	3/4

AREA ANALYSIS (RFA)

LOT AREA:	17,152 SF
MAX LOT COVERAGE:	40% = 6,860.8 SF
EXISTING LOT COVERAGE:	3,650 SF
EXISTING BUILDING AREA:	3,446 SF
EXISTING GARAGE AREA:	400 SF (EXEMPT)
EXISTING LANDSCAPE:	xxxx SF
PROPOSED CONCRETE AREA:	xxxx SF

NOTE:

NO CITY APPROVAL SHALL RELIEVE OR EXONERATE ANY PERSON FROM THE RESPONSIBILITY OF COMPLYING WITH THE PROVISIONS OF THIS CODE NOR SHALL ANY VESTED RIGHTS BE CREATED FOR ANY WORK PERFORMED IN VIOLATION OF THIS CODE. (GBSC 105.8 & R105.8)

APPLICABLE BUILDING CODES

- TITLE 9 - CHAPTER 1 - BURBANK MUNICIPAL CODE
- 2022 CAL BUILDING CODE (CBC)
- 2022 CAL RESIDENTIAL CODE (CRC)
- 2022 CAL MECHANICAL CODE (CMC)
- 2022 CAL ELECTRICAL CODE (CEC)
- 2022 CAL PLUMBING CODE (CPC)
- 2022 CAL GREEN BUILDING CODE (CGBS)
- 2022 CAL FIRE CODE (CFC)
- 2022 CAL EXISTING BUILDING CODE (CEBC)
- BUILDING ENERGY EFFICIENCY STANDARDS

SCOPE OF WORK

BACKYARD REMODEL, NEW COVERED OUTDOOR KITCHEN (410 SF), NEW POOL (501 SF), NEW SPA (68 SF), POOL EQUIPMENT

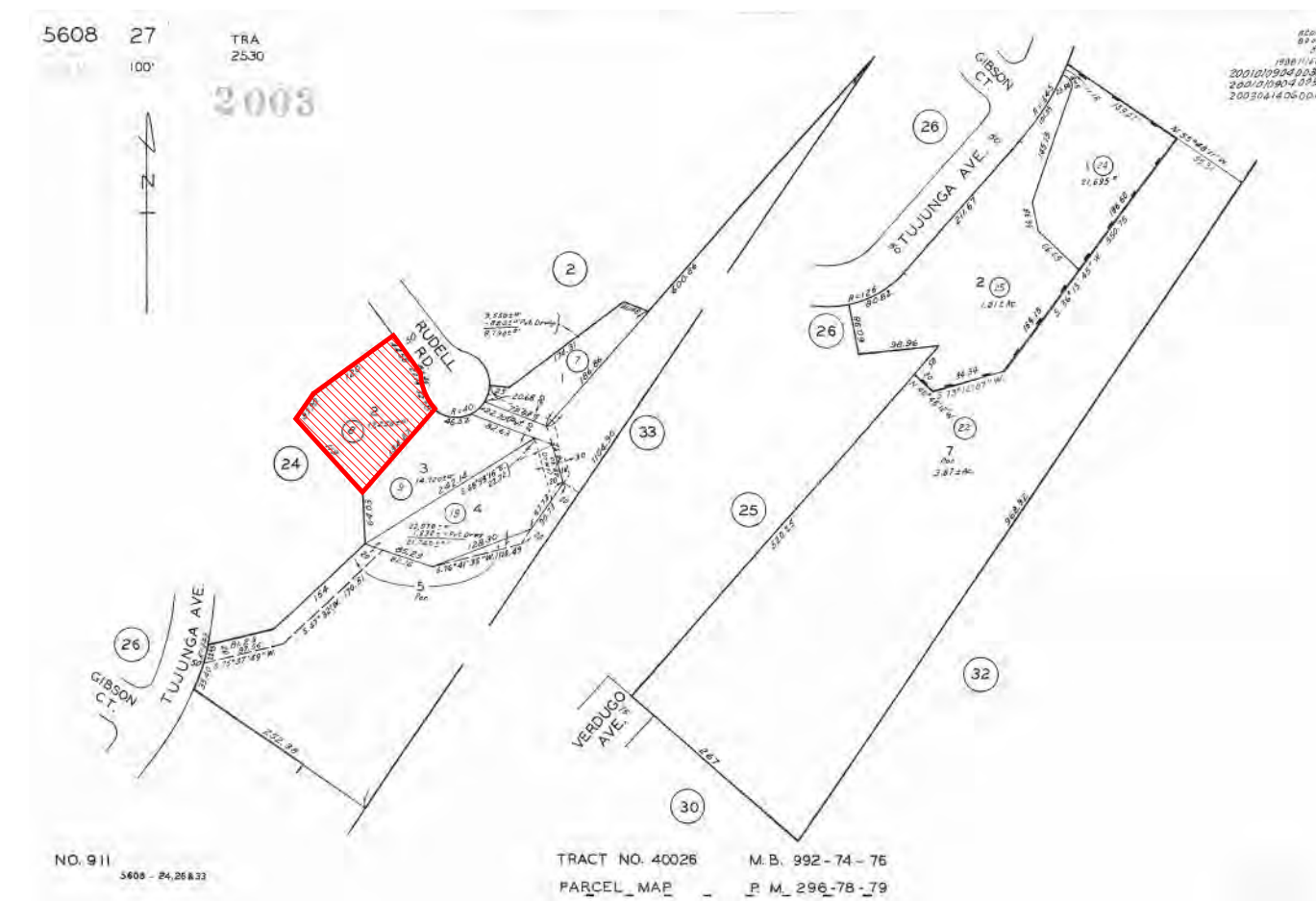
CONTRACTORS RESPONSIBILITY NOTE:

BEFORE BEGINNING CONSTRUCTION, VERIFY ALL ASPECTS OF THE CONSTRUCTION DOCUMENTS, INCLUDING DIMENSIONS, SITE CONDITIONS, SETBACKS, SITE SLOPES AROUND THE PROPOSED BUILDING, MATERIALS, SPECIFICATIONS, COORDINATION WITH SUBCONTRACTORS, NECESSARY PERMITS AND APPROVALS, PROJECT SCHEDULE, AND SAFETY REQUIREMENTS. REPORT ANY DISCREPANCIES, CONFLICTS, OR ISSUES TO THE PROJECT MANAGER IMMEDIATELY FOR RESOLUTION.

PROJECT DIRECTORY

OWNER	ARCHITECTURAL DESIGNER
<p>NAME: ARMAN ARAKELYAN</p> <p>ADDRESS: 1727 RUDELL RD. BURBANK, CA 91501</p> <p>CONTACT: arm1981arm@yahoo.com</p>	<p>KARAPETYAN DESIGN / BUILD STUDIO</p> <p>ADDRESS: 212 W. MAGNOLIA BLVD. BURBANK, CA 91502</p> <p>CONTACT: ARMEN J. KARAPETYAN PHONE: (818) 601 0203 EMAIL: info@kdbstudio.org</p>
STRUCTURAL	
<p>MLB CONSULTING AND ENGINEERING, INC.</p> <p>ADDRESS: 7918 FOOTHILL BLVD. SUNLAND, CA 91040</p> <p>PHONE: (818) 522 3181 EMAIL: info@mlbengineering.org</p>	

PARCEL MAP



LOCATION MAP



CALL "DIG ALERT" PRIOR TO ANY GROUNDWORK OR EXCAVATION

THERE ARE NO OAK, BAY, OR SYCAMORE TREES ON OR WITHIN 20 FEET OF THE SUBJECT PROPERTY

THIS PERMIT IS SOLELY FOR THE SCOPE OF WORK WITHIN THE ISSUED PERMIT NUMBER(S) PAID FOR AND ISSUED. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE PLANNING/ZONING APPROVAL OR LEGALIZATION, OR THE GRANT OF LEGAL NON-CONFORMING STATUS OR VESTED RIGHTS, OF OR TO ANY UNPERMITTED IMPROVEMENTS, BUILDINGS AND/OR STRUCTURES UNLESS SUCH LEGALIZATION IS SPECIFICALLY SHOWN ON PLANS AND NOTED IN A SCOPE OF WORK UNDER A SEPARATE PERMIT.

ROOFTOP EQUIPMENT SHALL BE COMPLETELY ENCLOSED ON ALL SIDES OR SCREENED FROM VIEW OF PUBLIC RIGHTS-OF-WAY.

RETAINING WALLS/POOLS/SPAS/JACUZZIS/BOUNDARY WALLS/FENCES/TRELLIS/PATIO COVERS REQUIRE SEPARATE PERMITS.

REVISION NUMBER	REVISION DESCRIPTION	REVISION DATE

DESIGNED BY: AK	CHECKED BY: AK
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STAMP OF APPROVAL

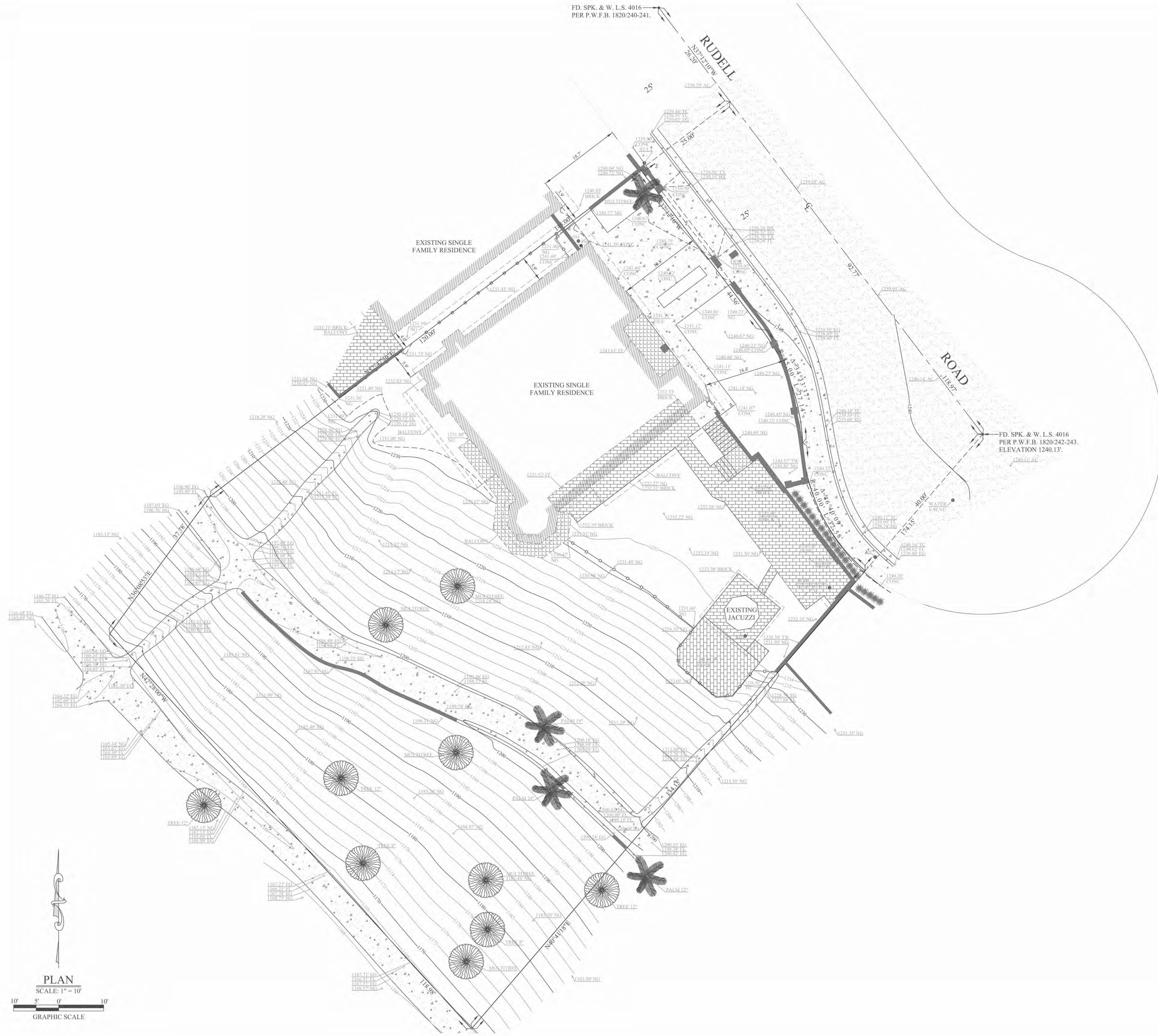
PROJECT NAME	PROJECT ADDRESS	CLIENT NAME
BACKYARD REMODEL, BACKYARD KITCHEN, AND NEW POOL AREA	1727 RUDELL RD., BURBANK, CA 91501	ARMAN ARAKELYAN

A0

FD. SPK. & W. L.S. 4016
PER P.W.F.B. 1820/240-241.

LEGEND:

	CONCRETE WALL
	BRICK WALL
	STUCCO WALL
	MULTIPLE WALL
	CURB
	CENTER LINE
	LOT LINE
	CONTOUR
	TREE
	MULTITREE
	PALM
	AREA OF DEVELOPMENT
	FENCE
	SANDWICH BOARD
	POOL COVER
	CONCRETE SLAB
	STUCCO SLAB
	BRICK SLAB
	MULTIPLE SLAB
	WATER BUTTE
	PLANTING BED
	PLANTING
	MEMBER OF UTILITY
	UTILITY
	CONCRETE DRIVE



FD. SPK. & W. L.S. 4016
PER P.W.F.B. 1820/242-243.
ELEVATION 1240.13'

NOTES:

A. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

B. IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTED ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

C. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL OF LAND.

D. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

LEGAL DESCRIPTION:
LOT 2 OF TRACT NO. 40026, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 992, PAGES 74 THROUGH 76 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES.

A.P.N. 5608-027-008.

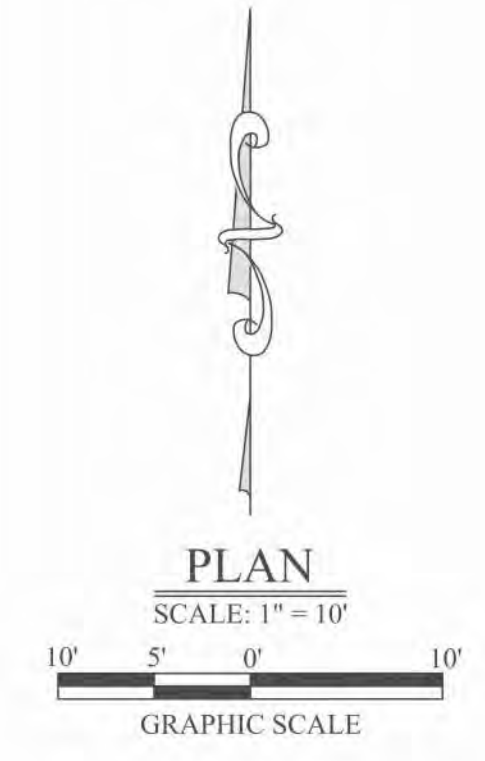
BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N37°12'10"W OF THE CENTERLINE OF RUDELL ROAD, AS SHOWN ON THE MAP OF TRACT NO. 40026, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 992, PAGES 74 THROUGH 76 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES.

BENCHMARK:
BM #1909-1.
ELEVATION: 871.689 (FT). DESCRIPTION: 2-1/2" BRASS CAP STMP CITY OF BURBANK BM 1909-1, 130 SUNSET CANYON DRIVE, AT THE NORTHWEST QUADRANT OF THE "T" INTERSECTION OF ANGELENO AVENUE AND SUNSET CANYON DRIVE, ABOUT 18.25 FEET NORTH OF THE CENTERLINE OF SUNSET CANYON DRIVE AND ABOUT 63 FEET WEST OF THE CENTERLINE OF ANGELENO AVENUE, SET IN THE TOP OF AN 11-INCH HEADWALL OF A 3x2 FOOT DROP INLET ON THE NORTH SIDE OF SUNSET CANYON DRIVE.

DATE OF SURVEY:
APRIL 18, 2022.

SITE ADDRESS:
1727 RUDELL ROAD,
BURBANK CA 91501.

COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND WITHOUT WET SEAL ARE NOT VALID.



PREPARED EXCLUSIVELY FOR:

TOPOGRAPHIC SURVEY MAP

SHEET TITLE

DATE	04.18.2022
SHEET NO.	1
JOB NO.	432750

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, DISSEMINATED, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS AND ANY OTHER DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL CONDITIONS SHOWN IN THESE DRAWINGS. STOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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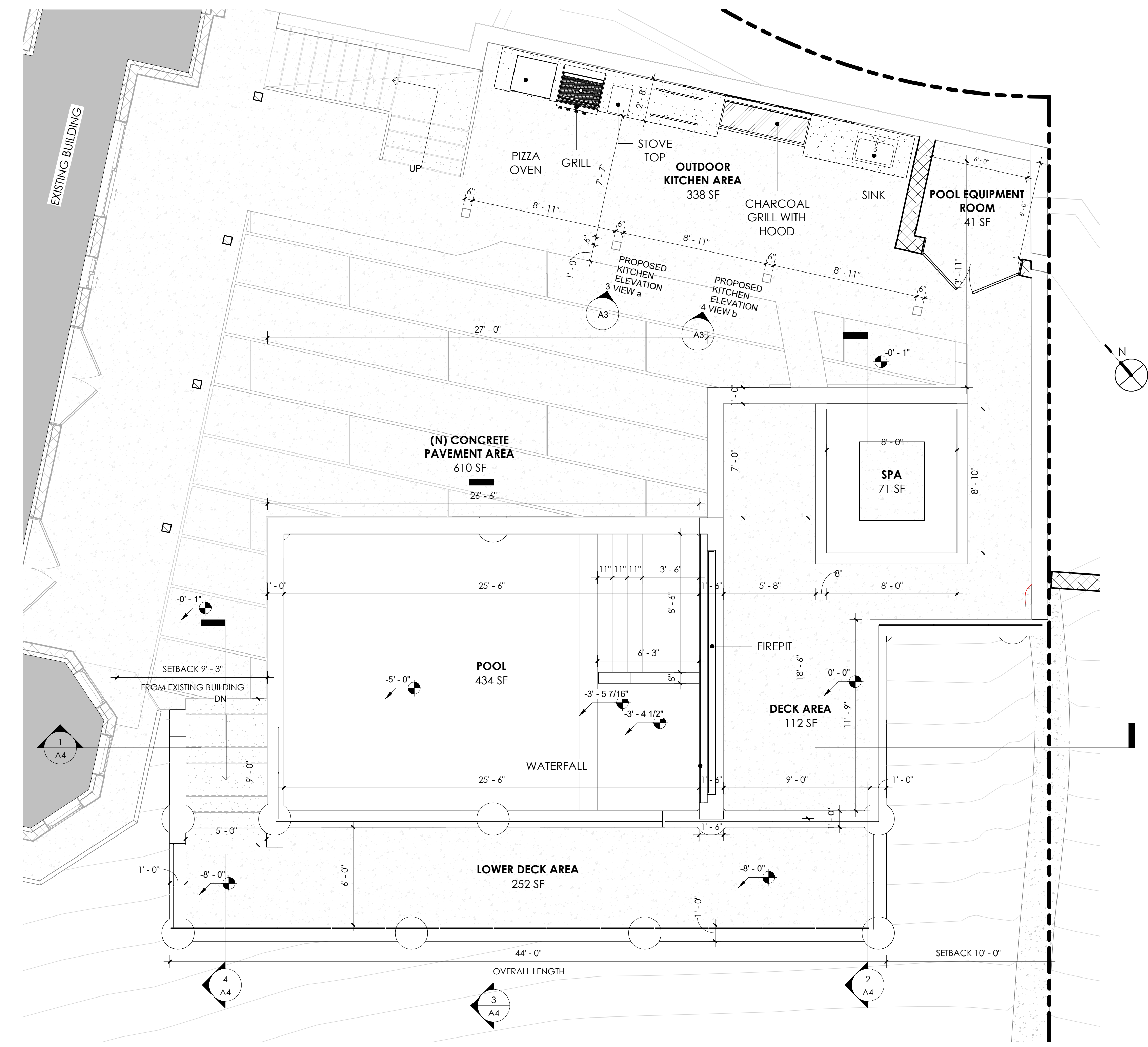
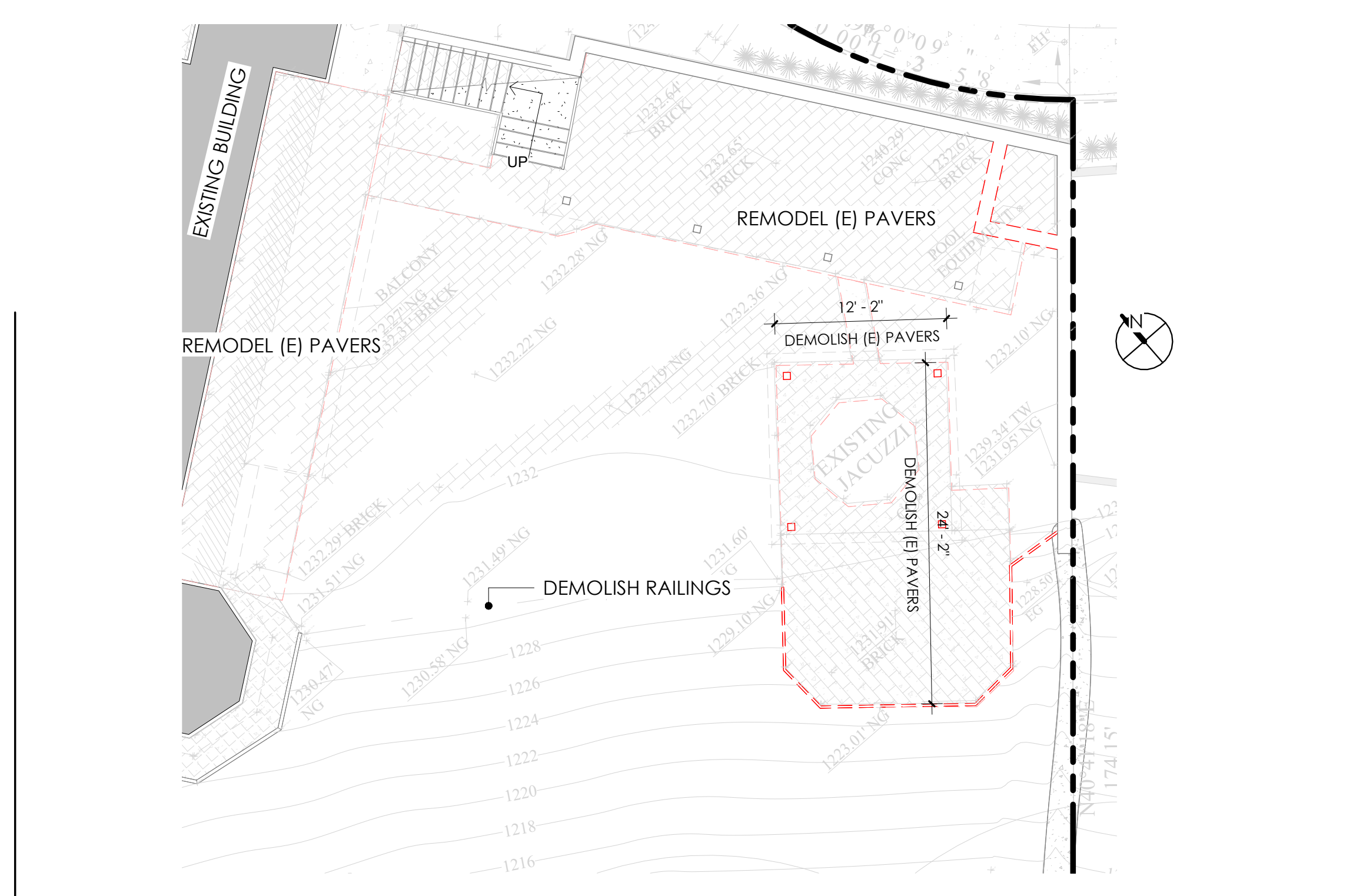
DESIGNED BY: AK
CHECKED BY: AK

STAMP OF APPROVAL

PROJECT NAME	BACKYARD REMODEL, BACKYARD KITCHEN, AND NEW POOL AREA
PROJECT ADDRESS	1727 RUDELL RD, BURBANK, CA 91501
CLIENT NAME	ARMAN ARAKELYAN

A2

SHEET NUMBER



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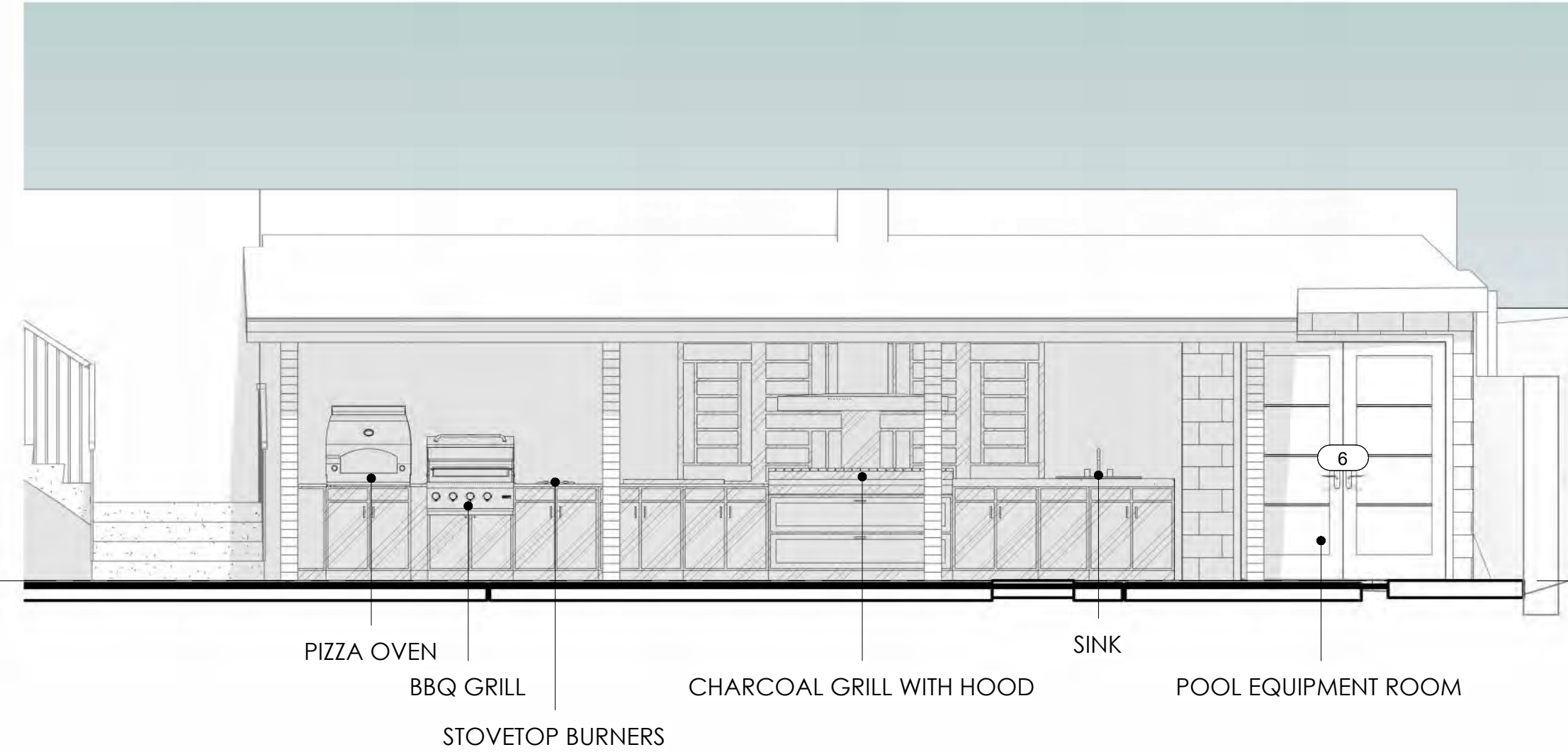
DESIGNED BY: AK
CHECKED BY: AK

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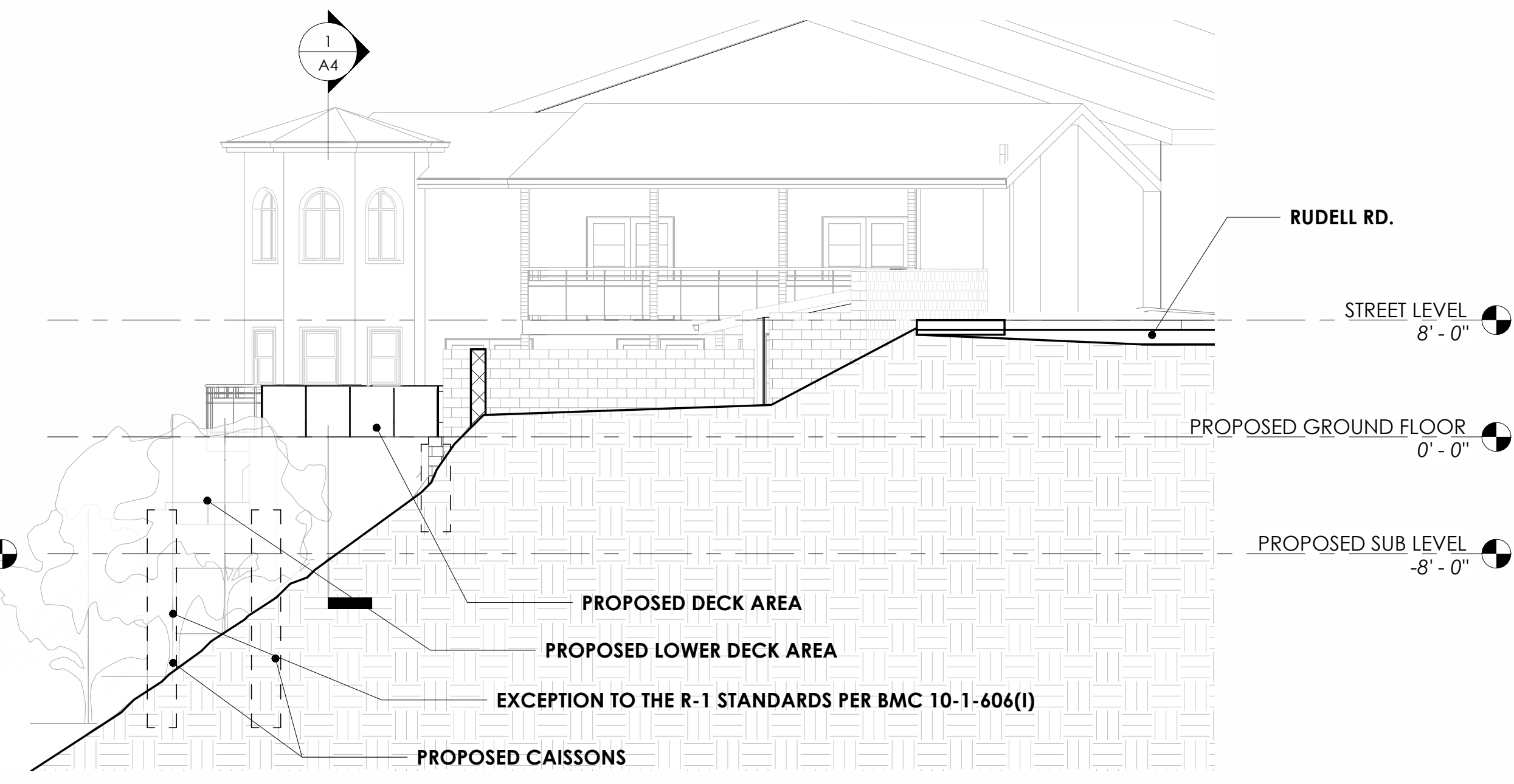
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CLIENT NAME	ARMAN ARAKELYAN

A3

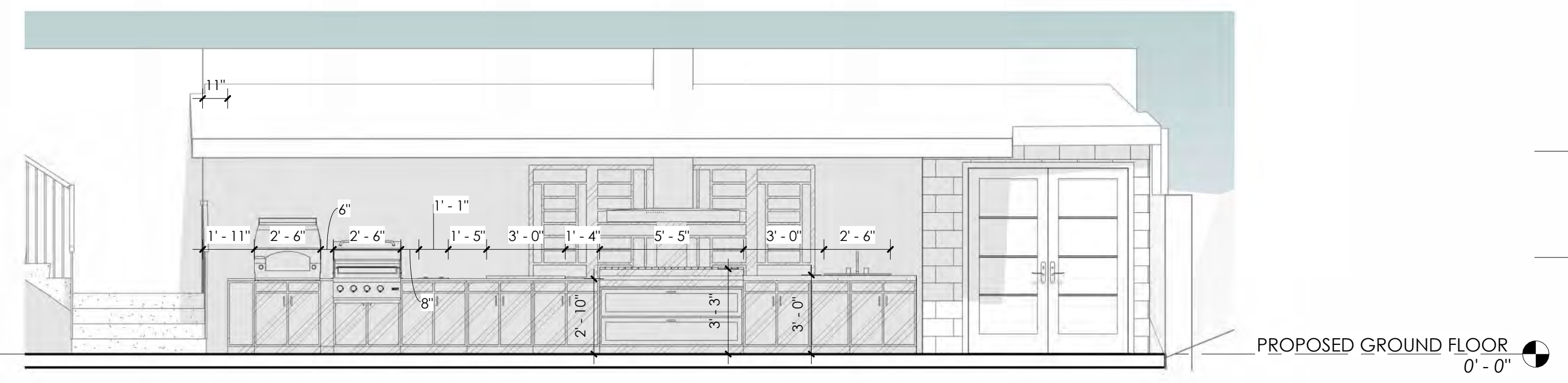
SHEET NUMBER



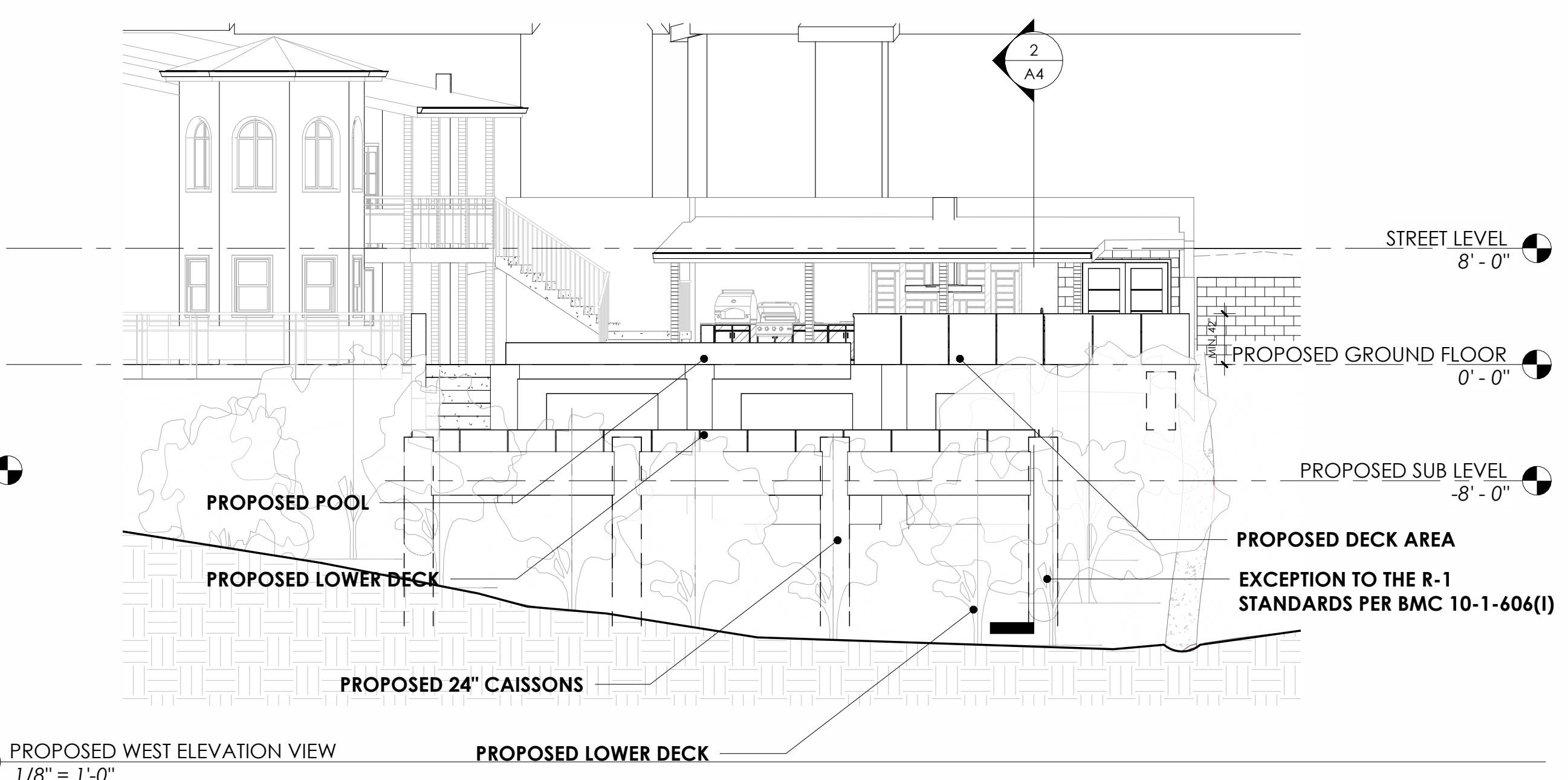
3 PROPOSED KITCHEN ELEVATION VIEW a
1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION VIEW
1/8" = 1'-0"



4 PROPOSED KITCHEN ELEVATION VIEW b
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION VIEW
1/8" = 1'-0"

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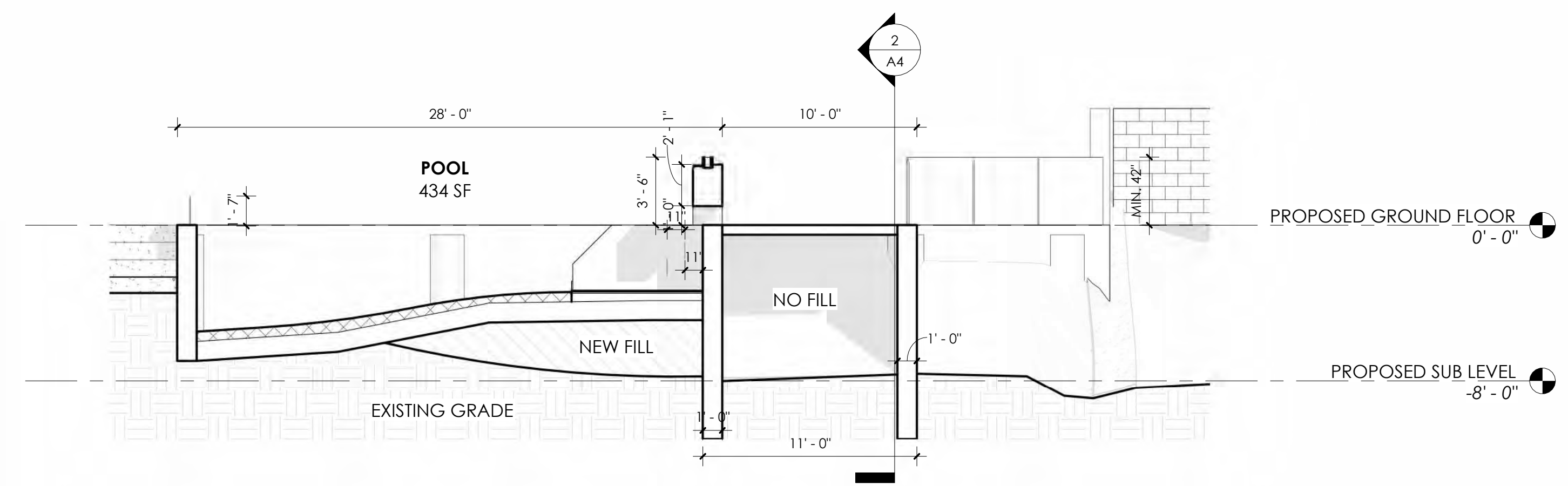
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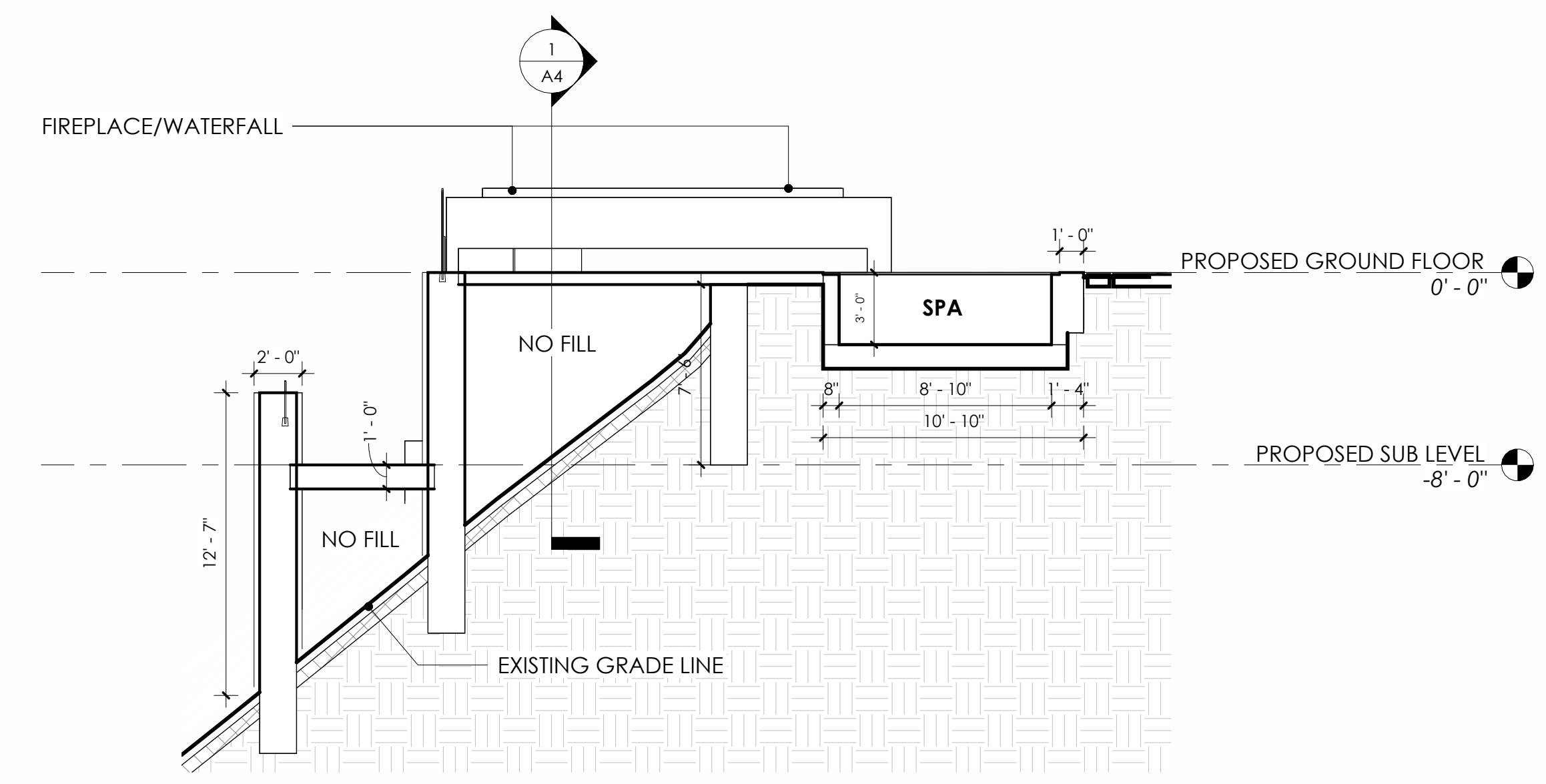
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A4

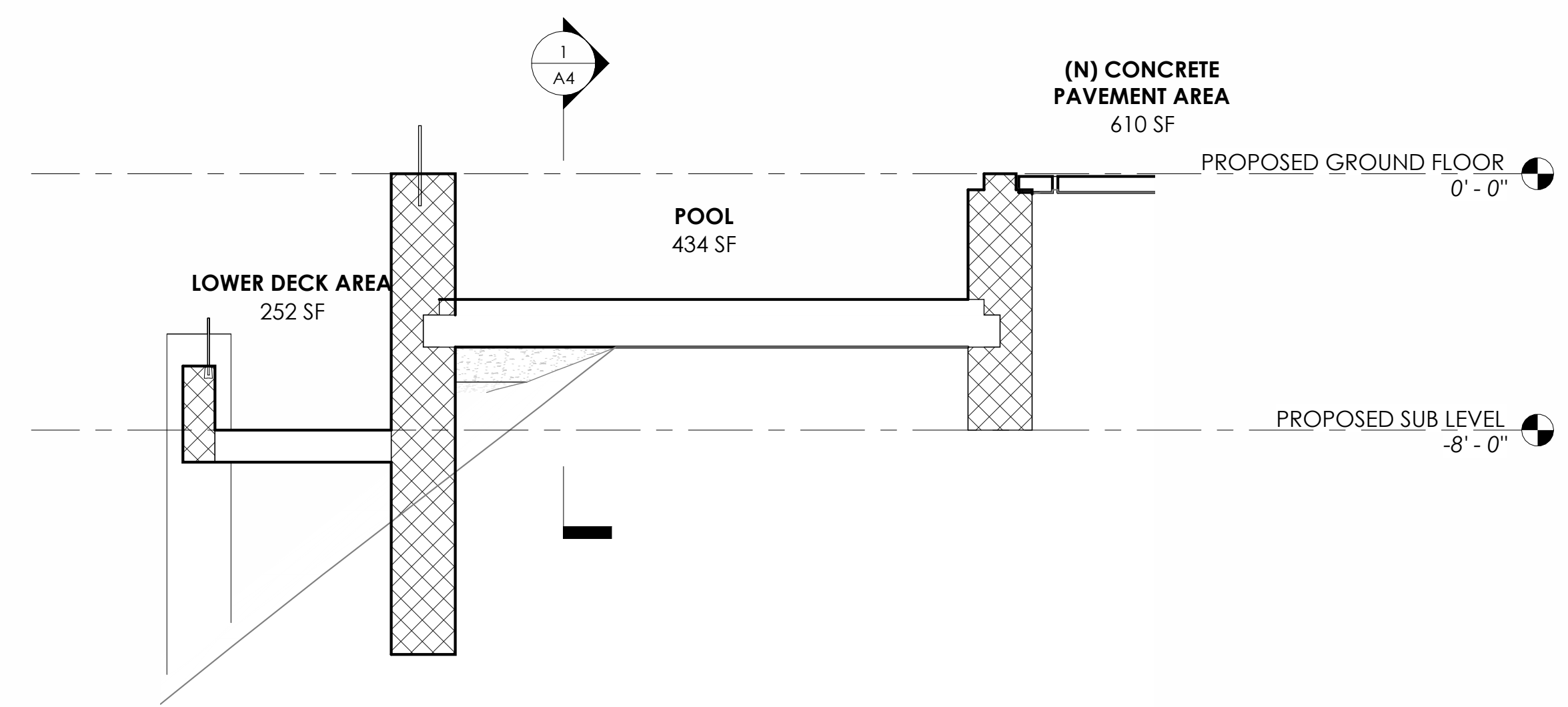
SHEET NUMBER



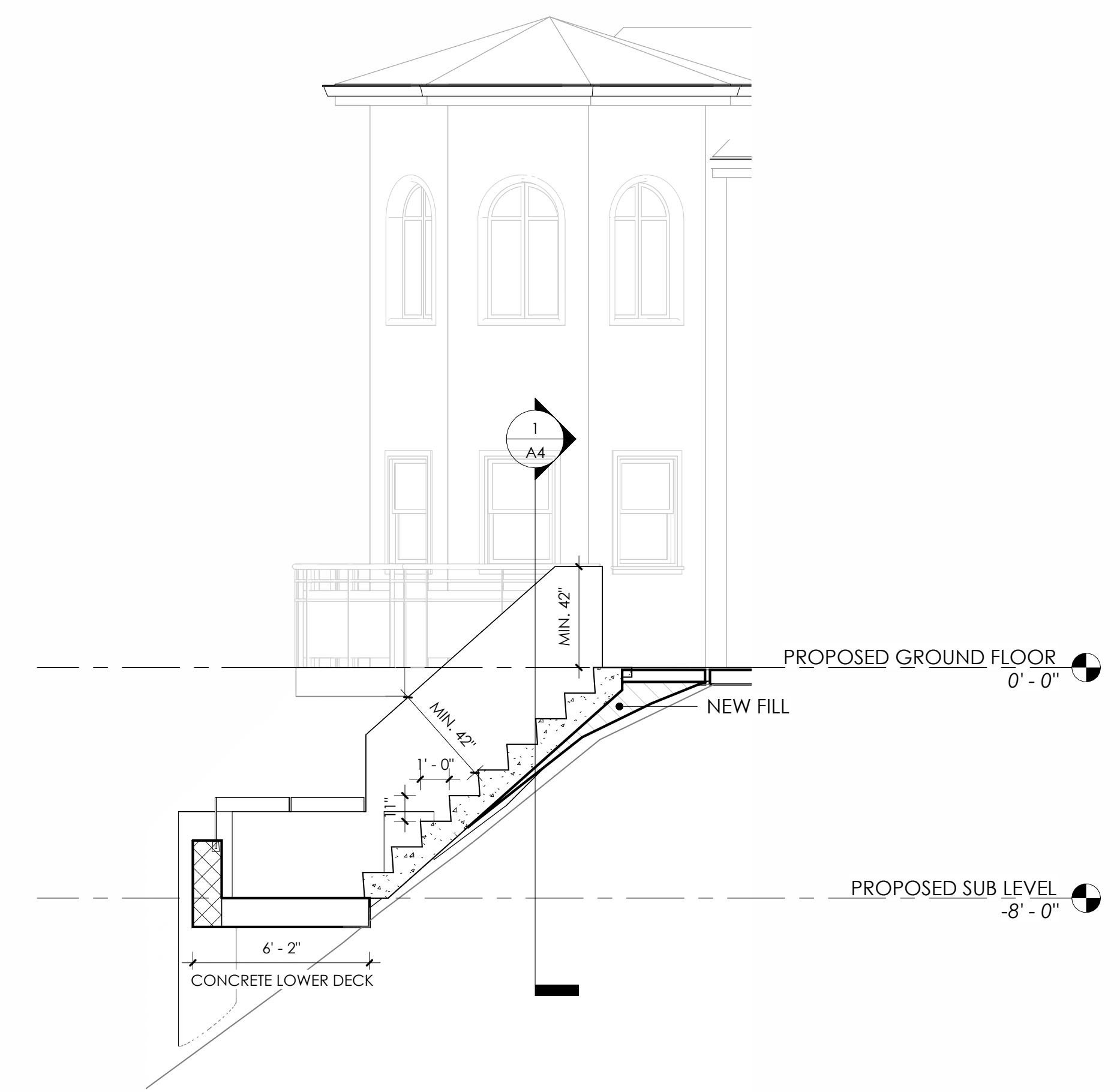
1 PROPOSED SECTION 1
3/16" = 1'-0"



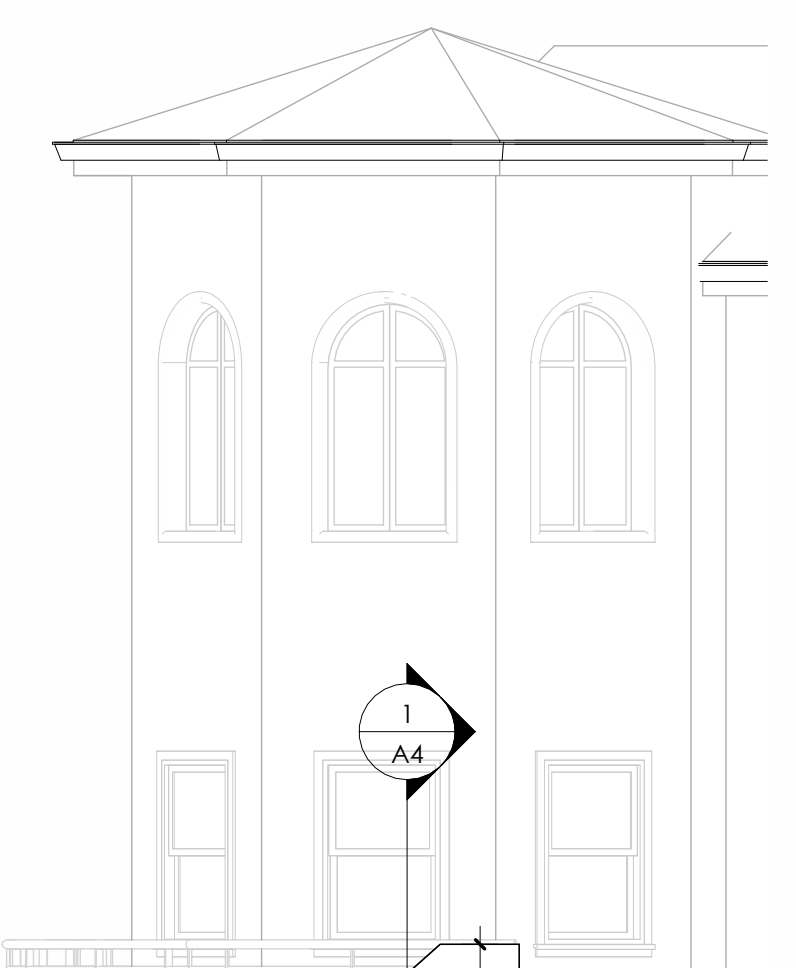
2 PROPOSED SECTION 2
3/16" = 1'-0"



3 PROPOSED SECTION 3
1/4" = 1'-0"



4 PROPOSED SECTION 4
1/4" = 1'-0"



Karapetyan

DESIGN / BUILD STUDIO

TEL: (818) 601 0203
@kdbstudio
kdb-studio.com

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3D RENDERINGS

A5

SHEET NUMBER



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CLIENT NAME	ARMAN ARAKELYAN
SITE PHOTOS	

A101



1



2



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4



5



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8



9



10



11



12

GENERAL NOTES

1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE BURBANK MUNICIPAL CODE, 2019 CALIFORNIA BUILDING CODES AND THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE UNLESS SPECIFICALLY NOTED ON THESE PLANS.

2. ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.

3. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTOR(S) OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER JURISDICTIONAL AGENCIES. PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADE MEETING.

4. APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODES AND DOES NOT REFLECT ANY POSITION BY THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER.

5. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL RESTRICT NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 8:00 PM TO 6:30 AM, AND ON SUNDAYS AND HOLIDAYS. (MORE RESTRICTIVE CONSTRUCTION ACTIVITY TIMES MAY GOVERN, AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLANS WHEN APPLICABLE.)

6. CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING HAS BEEN MEASURED HAVE BEEN TAKEN:

- A. THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND
B. IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.

7. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
8. ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DUMP SITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMP SITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.

9. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.

10. SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY FIELD ENGINEER OR LICENSED SURVEYOR. PRIOR TO GRADING AS REQUIRED BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.

11. NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIP LINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER.

IF AN OAK TREE PERMIT IS OBTAINED, (ADD THE FOLLOWING NOTE):

ALL GRADING AND CONSTRUCTION WITHIN THE PROTECTED ZONE OF ALL OAK TREES SHALL BE PER OAK TREE PERMIT NO. _____. ALL RECOMMENDATIONS IN THE PERMIT AND ASSOCIATED OAK TREE REPORT MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING PLAN. A COPY OF THE OAK TREE PERMIT AND ASSOCIATED REPORTS SHALL BE MAINTAINED IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.

12. THE STANDARD RETAINING WALL DETAILS SHOWN ON THE GRADING PLANS ARE FOR REFERENCE ONLY. STANDARD RETAINING WALLS ARE NOT CHECKED, PERMITTED, OR INSPECTED PER THE GRADING PERMIT. A SEPARATE RETAINING WALLS PERMIT IS REQUIRED FOR ALL STANDARD RETAINING WALLS. NOTE: THIS NOTE ONLY APPLIES TO STANDARD RETAINING WALLS. GEOTRID FABRIC AND SEGMENTAL RETAINING WALLS DO NOT REQUIRE A SEPARATE RETAINING WALL PERMIT. DETAILS AND CONSTRUCTION NOTES FOR ALL GEOTRID WALLS MUST BE ON THE GRADING PLAN.

13. A PREVENTIVE PROGRAM TO PROTECT THE SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED PER SECTION J101.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE. OWNER IS TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND A FIRST EVIDENCE OF THEIR EXISTENCE SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL.

14. WHERE A GRADING PERMIT IS ISSUED AND THE BUILDING OFFICIAL DETERMINES THAT THE GRADING WILL NOT BE COMPLETED PRIOR TO NOVEMBER 1, THE OWNER OF THE SITE ON WHICH THE GRADING IS BEING PERFORMED SHALL, ON OR BEFORE OCTOBER 1, FILE OR CAUSE TO BE FILED WITH THE BUILDING OFFICIAL AN ESCP PER SECTION J110.8.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

15. TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THEIR RESPONSIBILITY WITHIN THE AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF SUCH GRADING.

INSPECTIONS NOTES:

16. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF

REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK. (SECTION J105.7 OF THE BUILDING CODE.)

(A) PRE-GRADE - BEFORE THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION.

(B) INITIAL - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION. NOTE: PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.

(C) ROUGH - WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED, DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE, AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.

(D) FINAL - WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES INSTALLED, SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REVISION STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED AND APPROVED.

17. IN ADDITION TO THE INSPECTION REQUIRED BY THE BUILDING OFFICIAL FOR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

18. UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER FOR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS. THESE REPORTS, KNOWN AS "REPORT OF GRADING ACTIVITIES", SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS FOLLOWS:

- 1. BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE;
2. MONTHLY, AT ALL OTHER TIMES; AND
3. AT ANY TIME WHEN REQUESTED IN WRITING BY THE BUILDING OFFICIAL.

SUCH "REPORT OF GRADING ACTIVITIES" SHALL CERTIFY TO THE BUILDING OFFICIAL THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS, THE BUILDING CODE, ALL GRADING PERMIT CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS. THIS FORM IS AVAILABLE AT THE FOLLOWING WEBSITE http://dpw.lacounty.gov/bsd/dg/default.aspx. "REPORT OF GRADING ACTIVITIES" MAY BE SCANNED AND UPLOADED AT THE WEBSITE OR FAXED TO (310) 530-5482. FAILURE TO PROVIDE REQUIRED INSPECTION REPORTS WILL RESULT IN A "STOP WORK ORDER."

19. ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL PER SECTION J105.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

20. THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE AT THE COMPLETION OF ROUGH GRADING.

21. FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

DRAINAGE NOTES:

22. ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.

23. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.

24. ALL CONSTRUCTION AND GRADING WITHIN A STORM DRAIN EASEMENT ARE TO BE DONE PER PRIVATE DRAIN PD NO. _____ OR MISCELLANEOUS TRANSFER DRAIN MTD NO. _____.

25. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. STATUS REQUIRED UNDER NOTE 18 AND SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE SHALL INCLUDE INSPECTION INFORMATION AND REPORTS ON THE STORM DRAIN INSTALLATION.

AGENCY NOTES:

26. AN ENCROACHMENT PERMIT FROM (COUNTY DEPARTMENT OF PUBLIC WORKS) (CALTRANS) (CITY OF _____) IS REQUIRED FOR ALL WORK WITHIN OR AFFECTING RIGHT OF WAY. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO (COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS)(CALTRANS) (CITY OF _____) ENCROACHMENT PERMIT.

27. AN ENCROACHMENT PERMIT /CONNECTION PERMIT IS REQUIRED FROM THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT FOR ALL WORK WITHIN THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT RIGHT OF WAY. ALL WORK SHALL CONFORM TO CONDITIONS SET BY THE PERMIT.

28. PERMISSION TO OPERATE IN VERY HIGH FIRE HAZARD SEVERITY ZONE MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU OR THE LOCAL FIRE STATION PRIOR TO COMMENCING WORK.

29. ALL WORK WITHIN THE STREAMBED AND AREAS OUTLINED ON GRADING PLANS SHALL CONFORM TO: ARMY CORP 404 PERMIT NUMBER: _____ CALIFORNIA FISH & WILDLIFE PERMIT NO.: _____.

30. ALL CONSTRUCTION/DEMOLITION, GRADING, AND STORAGE OF BULK MATERIALS MUST COMPLY WITH THE LOCAL AQMD RULE 403 FOR FUGITIVE DUST. INFORMATION ON RULE 403 IS AVAILABLE AT AQMD'S WEBSITE http://www.avagqmd.com.

FILL NOTES:

31. ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA:

A. 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.

B. 93 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER. THE RELATIVE COMPACTION SHALL BE DETERMINED BY A S.T.M. SOIL COMPACTION TEST D1557-91 WHERE APPLICABLE. WHERE NOT APPLICABLE, A TEST ACCEPTABLE TO THE BUILDING OFFICIAL SHALL BE USED. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

C. 95 PERCENT OF MAXIMUM DRY DENSITY IS REQUIRED FOR ALL FIRE LANES UNLESS OTHERWISE APPROVED BY THE FIRE

DEPARTMENT.

38. FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.) HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, AND SHALL BE OBTAINED BY THE SAND CONE METHOD.

39. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE IF THEY MEET OR EXCEED THE DESIGN VALUES USED IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:

- A. ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
B. ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.

C. ONE TEST AT THE LOCATION OF THE FINAL FILL SLOPE FOR EACH BUILDING SITE (LOT) IN EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.

D. ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.

40. SUFFICIENT TESTS OF FILL SOILS SHALL BE MADE TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE SOIL ENGINEER INCLUDING SOIL TYPES, SHEAR STRENGTHS PARAMETERS AND CORRESPONDING UNIT WEIGHTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

A. PRIOR AND SUBSEQUENT TO PLACEMENT OF THE FILL, SHEAR TESTS SHALL BE TAKEN ON EACH TYPE OF SOIL OR SOIL MIXTURE TO BE USED FOR ALL FILL SLOPES STEEPER THAN THREE (3) HORIZONTAL TO ONE VERTICAL.

B. SHEAR TEST RESULTS FOR THE PROPOSED FILL MATERIAL MUST MEET OR EXCEED THE DESIGN VALUES USED IN THE GEOTECHNICAL REPORT TO DETERMINE SLOPE STABILITY REQUIREMENTS. OTHERWISE, THE SLOPE MUST BE REEVALUATED USING THE ACTUAL SHEAR TEST VALUE OF THE FILL MATERIAL THAT IS IN PLACE.

C. FILL SOILS SHALL BE FREE OF DELETERIOUS MATERIALS.

41. FILL SHALL NOT BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOIL ENGINEER. THE BUILDING OFFICIAL MAY REQUIRE A "STANDARD TEST METHOD FOR MOISTURE, ASH, ORGANIC MATTER, AND ALL OTHER ORGANIC SOILS" ASTM D-2927-97 ON ANY SUSPECT MATERIAL. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. SOIL CONTAINING SMALL AMOUNTS OF ROOTS MAY BE ALLOWED PROVIDED THAT THE ROOTS ARE IN A QUANTITY AND DISTRIBUTED IN A MANNER THAT WILL NOT BE DETRIMENTAL TO THE FUTURE USE OF THE SITE AND SOILS ENGINEER APPROVES THE USE OF SUCH MATERIAL.

42. ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIAMETER SHALL NOT BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. LOCATION, EXTENT, AND ELEVATION OF ROCK DISPOSAL AREAS MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.

43. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS WHERE FILLS HAVE A DEPTH GREATER THAN 30 FEET OR SLOPE SURFACE STEEPER THAN 2:1. (SECTION J107.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE)

44. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATION, (SECTION J107.2 OF THE COUNTY OF LOS ANGELES BUILDING CODE)

45. ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. SUBDRAIN INFORMATION MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.

46. FILL SLOPES IN EXCESS OF 2:1 STEEPNESS RATIO ARE TO BE CONSTRUCTED BY THE PLACEMENT OF SOIL AT SUFFICIENT DISTANCE BEYOND THE PROPOSED FINISH SLOPE TO ALLOW COMPACTION EQUIPMENT TO BE OPERATED AT THE OUTER LIMITS OF THE FINAL SLOPE SURFACE. THE EXCESS FILL IS TO BE REMOVED PRIOR TO COMPLETION OF ROUGH GRADING. OTHER CONSTRUCTION PROCEDURES MAY BE USED WHEN IT IS DEMONSTRATED TO THE SATISFACTION OF THE BUILDING OFFICIAL THAT THE ANGLE OF SLOPE, CONSTRUCTION METHOD AND OTHER FACTORS WILL HAVE EQUIVALENT EFFECT.

PLANTING AND IRRIGATION NOTES:

47. PLANTING AND IRRIGATION ON GRADED SLOPES MUST COMPLY WITH THE FOLLOWING MINIMUM GUIDELINES:

A. THE SURFACE OF ALL CUT SLOPES MORE THAN 5 FEET IN HEIGHT AND FILL SLOPES MORE THAN 3 FEET IN HEIGHT SHALL BE PROTECTED AGAINST DAMAGE BY EROSION BY PLANTING WITH GRASS OR GROUND COVER PLANTS. SLOPES EXCEEDING 15 FEET IN VERTICAL HEIGHT SHALL ALSO BE PLANTED WITH SHRUBS, SPACED AT NOT TO EXCEED 10 FEET ON CENTERS, OR TREES, SPACED AT NOT TO EXCEED 20 FEET ON CENTERS, OR A COMBINATION OF SHRUBS AND TREES AT EQUIVALENT SPACING. IN ADDITION TO THE GRASS OR GROUND COVER PLANTS, THE PLANTS SELECTED AND PLANTING METHODS USED SHALL BE SUITABLE FOR THE SOIL AND CLIMATIC CONDITIONS OF THE SITE. PLANT MATERIAL SHALL BE SELECTED WHICH WILL PRODUCE A COVERAGE OF PERMANENT PLANTING EFFECTIVELY CONTROLLING EROSION. CONSIDERATION SHALL BE GIVEN TO DEEP-ROOTED PLANTING MATERIAL, NEEDING LIME WATERING, MAINTENANCE, HIGH ROOT TO SHOOT RATIO, WIND SUSCEPTIBILITY AND FIRE-RETARDANT CHARACTERISTICS. ALL PLANT MATERIALS MUST BE APPROVED BY THE BUILDING OFFICIAL. (SECTION J110.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE)

NOTE: PLANTING MAY BE MODIFIED FOR THE SITE IF SPECIFIC RECOMMENDATIONS ARE PROVIDED BY BOTH THE SOIL ENGINEER AND A LANDSCAPE ARCHITECT. SPECIFIC RECOMMENDATIONS MUST CONSIDER SOILS AND CLIMATIC CONDITIONS, IRRIGATION REQUIREMENTS, PLANTING METHODS, FIRE RETARDANT CHARACTERISTICS, WATER EFFICIENCY, MAINTENANCE NEEDS, AND OTHER REGULATORY REQUIREMENTS. RECOMMENDATIONS MUST INCLUDE A FINDING THAT THE ALTERNATIVE PLANTING WILL PROVIDE A PERMANENT AND EFFECTIVE METHOD OF EROSION CONTROL. MODIFICATIONS TO PLANTING MUST BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION.

B. SLOPES REQUIRED TO BE PLANTED BY SECTION J110.3 SHALL BE PROVIDED WITH AN APPROVED SYSTEM OF IRRIGATION THAT IS DESIGNED TO COVER ALL PORTIONS OF THE SLOPE. IRRIGATION SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. A FUNCTIONAL TEST OF THE SYSTEM MAY BE REQUIRED. FOR SLOPES LESS THAN 20 FEET IN VERTICAL HEIGHT, HOSE BIBS TO PERMIT HAND WATERING WILL BE ACCEPTABLE IF SUCH HOSE BIBS ARE INSTALLED AT CONVENIENTLY ACCESSIBLE LOCATIONS WHERE A HOSE NO LONGER THAN 50 FEET

IS NECESSARY FOR IRRIGATION. THE REQUIREMENTS FOR PERMANENT IRRIGATION SYSTEMS MAY BE MODIFIED UPON SPECIFIC RECOMMENDATION OF A LANDSCAPE ARCHITECT OR EQUIVALENT AUTHORITY THAT, BECAUSE OF THE TYPE OF PLANTS SELECTED, THE PLANTING METHODS USED AND THE SOIL AND CLIMATIC CONDITIONS AT THE SITE, IRRIGATION WILL NOT BE NECESSARY FOR THE MAINTENANCE OF THE SLOPE PLANTING. (SECTION J110.4 OF THE COUNTY OF LOS ANGELES BUILDING CODE)

C. OTHER GOVERNMENTAL AGENCIES MAY HAVE ADDITIONAL REQUIREMENTS FOR LANDSCAPING AND IRRIGATION. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO COORDINATE WITH OTHER AGENCIES TO MEET THEIR REQUIREMENTS WHILE MAINTAINING COMPLIANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODE.

48. THE PLANTING AND IRRIGATION SYSTEMS SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER ROUGH GRADING. PRIOR TO FINAL GRADING APPROVAL ALL REQUIRED SLOPE PLANTING MUST BE WELL ESTABLISHED. (SECTION J110.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE)

49. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO PREVENT SPRAY ON STRUCTURES.

50. PRIOR TO ROUGH GRADE APPROVAL THIS PROJECT REQUIRES A LANDSCAPE PERMIT. LANDSCAPE PLANS IN COMPLIANCE WITH THE "MODEL WATER EFFICIENT LANDSCAPE ORDINANCE" TITLE 23, CHAPTER 2.7 OF CALIFORNIA CODE OF REGULATIONS (AB 1881) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS, LAND DEVELOPMENT DIVISION, 600 S. FREMONT AVE., ALHAMBRA - 3RD FLOOR, CA 91803 (626) 458-4921. TO OBTAIN LANDSCAPE PERMIT APPROVED PLANS AND WATER PURVEYOR ACKNOWLEDGMENT FORM MUST BE SUBMITTED TO THE LOCAL BUILDING AND SAFETY OFFICE.

MATERIAL SPECIFICATIONS:

CONCRETE:

1. CAST-IN-PLACE CONCRETE SHALL BE REGULAR WEIGHT STONE AGGREGATE CONCRETE. UNLESS NOTED OTHERWISE, MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS:

- a. FOOTINGS AND SLABS: 2500 PSI.
b. GRADE BEAMS, AND PILES: 3000 PSI.
c. ALL OTHER CONCRETE: 2500 PSI.

2. CYLINDER TESTS SHALL BE MADE FOR ALL CONCRETE GREATER THAN 2500 PSI AND TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. ALL CONCRETE GREATER THAN 2500 PSI SHALL BE SUBJECT TO CONTINUOUS INSPECTION IN CONFORMANCE WITH THE BLDG. CODE.

3. CEMENT SHALL CONFORM TO ASTM C150.

4. AGGREGATES SHALL CONFORM TO ASTM C33.

5. READY MIX CONCRETE SHALL COMPLY WITH ASTM C94.

6. U.N.O. REINFORCING STEEL FOR TIES AND STIRRUPS SHALL BE ASTM A615 GRADE 40. ALL OTHER REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.

7. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A185.

8. MIN. REINFORCING STEEL LAP SPLICE SHALL BE 40 BAR DIA., 1'-8" MIN.

9. UNLESS NOTED OTHERWISE, ALL DETAILING, FABRICATION, AND ERECTION OF REINFORCING BARS SHALL CONFORM TO THE CURRENT EDITION OF THE A.C.I. "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES."

10. UNLESS NOTED OTHERWISE, ON THE DRAWINGS, MIN. CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

- a. CONCRETE POURED AGAINST EARTH'S
b. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
i. #5 BARS AND SMALLER 1-1/2"
ii. ALL BARS LARGER THAN #5 2"
c. FORMED CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH:
i. SLABS AND WALLS 3/4"
ii. BEAMS AND COLUMNS 1-1/2"

11. MINIMUM FOOTING REINFORCEMENT SHALL BE (1) #4 BAR TOP AND BOTTOM (CRC R403.1.3)

12. MINIMUM ANCHOR BOLT SIZE AND SPACING SHALL BE 5/8" DIA. @ 12" OC. WITH "E" EMBEDMENT, AND 3X3X1/4" PLATE WASHERS. ANCHOR BOLTS SHALL BE LOCATED AT MAXIMUM OF 12" AND 4 1/2" MINIMUM FROM THE END OF PLATE (CRC R403.1.6, R602.11.1)

MASONRY

13. HOLLOW CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT GRADE N, FM=1500 PSI CONFORMING TO ASTM C90.

14. REINFORCING STEEL SHALL CONFORM TO A.S.T.M. A-615 GRADE 60.

15. MORTAR PROPORTIONS : 1 PART PORTLAND CEMENT 1 PART LIME PUTTY 4 PARTS SAND.

16. GROUT PROPORTIONS : 1 PART PORTLAND CEMENT 3 PARTS SAND 1/2 PART LIME PUTTY

17. ALL GROUT SHALL BE 2,500 PSI AT 28 DAYS.

BURBANK MUNICIPAL CODE SECTION 7-1-1110.3. (APPENDIX J) MAINTENANCE OF PROTECTIVE DEVICES - EXCAVATION AND GRADING

THE OWNER OF ANY PROPERTY ON WHICH GRADING OR AN EXCAVATION OR FILL HAS BEEN MADE PURSUANT TO A GRADING PERMIT GRANTED HEREUNDER, AND ANY OTHER PERSON OR AGENT IN CONTROL OF SUCH PROPERTY, SHALL MAINTAIN IN GOOD CONDITION AND REPAIR ALL RETAINING WALLS, CRIBBING, DRAINAGE STRUCTURES, AND OTHER PROTECTIVE DEVICES, INCLUDING PLANTING, AND IRRIGATION SYSTEMS, SHOWN IN THE APPROVED PLANS AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION FOR A GRADING PERMIT OR SUBSEQUENTLY REQUIRED BY THE BUILDING OFFICIAL.

CSB SECTION 3307

PROTECTION OF ADJOINING PROPERTY
3307.1 PROTECTION REQUIRED. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES.

FOR EXCAVATIONS, ADJACENT PROPERTY SHALL BE PROTECTED AS SET FORTH IN SECTION 832 OF THE CALIFORNIA CIVIL CODE.

PRIOR TO THE ISSUANCE OF ANY PERMIT THAT AUTHORIZES AN EXCAVATION WHERE THE EXCAVATION IS TO BE OF A GREATER DEPTH THAN ARE THE WALLS OR FOUNDATION OF ANY ADJOINING BUILDING OR STRUCTURE AND LOCATED CLOSER TO THE PROPERTY LINE THAN THE DEPTH OF THE EXCAVATION, THE OWNER OF THE SITE SHALL PROVIDE THE BUILDING DIVISION WITH SATISFACTORY EVIDENCE THAT THE ADJACENT PROPERTY OWNER OR OWNERS HAVE BEEN GIVEN 30-DAYS ADVANCE WRITTEN NOTICE OF THE INTENT TO EXCAVATE. THIS NOTICE SHALL STATE THE DEPTH TO WHICH THE EXCAVATION IS INTENDED TO BE MADE AND WHEN THE EXCAVATION WILL COMMENCE. THIS NOTICE SHALL BE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.

3307.2 UNDERPINNING
3307.2.1 GENERAL. IN CONSTRUCTING UNDERPINNING, ALL PORTIONS OF THE STRUCTURE SHALL BE SUPPORTED SO THAT NO STRUCTURAL MATERIAL IS STRESSED BEYOND THE YIELD POINT.

3307.2.2 CLOSURE. ALL SPACES BETWEEN THE EXISTING FOOTING AND THE UNDERPINNING SHALL BE PACKED FULL OF MORTAR CONFORMING TO THE PROVISIONS OF SECTION 2103 OF THE CALIFORNIA BUILDING CODE AND HAVING NO SLUMP WHEN TESTED BY THE METHOD SPECIFIED IN ASTM C143.

3307.3 TEMPORARY EXCAVATIONS AND SHORING
3307.3.1 GENERAL. EXCAVATIONS SHALL NOT REMOVE THE LATERAL SUPPORT FROM A PUBLIC WAY, FROM AN ADJACENT PROPERTY OR FROM AN EXISTING STRUCTURE. FOR THE PURPOSE OF THIS SECTION, THE LATERAL SUPPORT SHALL BE CONSIDERED TO HAVE BEEN REMOVED WHEN ANY OF THE FOLLOWING CONDITIONS EXIST:

- 1. THE EXCAVATION EXPOSES ANY ADVERSE GEOLOGICAL FORMATIONS, WHICH WOULD AFFECT THE LATERAL SUPPORT OF A PUBLIC WAY OR AN ADJACENT STRUCTURE.
2. THE EXCAVATION EXTENDS BELOW A PLANE EXTENDING DOWNWARD AT AN ANGLE OF 45 DEGREES FROM THE EDGE OF THE PUBLIC WAY OR AN ADJACENT PROPERTY.
3. THE EXCAVATION EXTENDS BELOW A PLANE EXTENDING DOWNWARD AT AN ANGLE OF 45 DEGREES FROM THE BOTTOM OF AN EXISTING STRUCTURE.

3307.3.2 REMOVAL OF LATERAL SUPPORT. APPROVAL OF THE PUBLIC WORKS DEPARTMENT SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF A PERMIT AUTHORIZING ANY EXCAVATION THAT WOULD REMOVE THE LATERAL SUPPORT FROM A PUBLIC WAY.

THE SLOPES OF EXCAVATIONS ADJACENT TO AN EXISTING STRUCTURE, AN ADJACENT PROPERTY OR PUBLIC WAY MAY EXCEED ONE HORIZONTAL TO ONE VERTICAL WHERE EITHER:

- 1. A SOIL REPORT RECOMMENDING THAT THE SLOPE MAY BE IN EXCESS OF ONE TO ONE HAS BEEN OBTAINED FROM THE BUILDING DIVISION AND THE PUBLIC WORKS DEPARTMENT WHEN THE EXCAVATION IS ADJACENT TO A PUBLIC WAY.

WHEN JUSTIFIED BY THE SOILS ENGINEER, THE BUILDING DIVISION MAY APPROVE THE USE OF THE PROPOSED BUILDING AND/OR SHORING TO SUPPORT AN ADJACENT STRUCTURE ON AN ADJOINING PROPERTY IN LIEU OF UNDER PINNING, PROVIDED:

(I) EVIDENCE IS SUBMITTED THAT THE ADJOINING PROPERTY OWNER HAS BEEN NOTIFIED IN ADVANCE OF THE PROPOSED EXCAVATION IN COMPLIANCE WITH SECTION 832 OF THE CALIFORNIA CIVIL CODE.

(II) THE OWNER OF THE SITE RECORDS A SWORN AFFIDAVIT WITH THE OFFICE OF THE COUNTY RECORDER, WHICH WILL INFORM FUTURE OWNERS OF THE SITE THAT THE LATERAL SUPPORT OF A PORTION OF THE BUILDING FOOTINGS ON THE ADJOINING PROPERTY IS PROVIDED BY THE SUBTERRANEAN WALLS OF THE BUILDING ON THE SITE.

2. UNDERPINNING IS DESIGNED TO SUPPORT ADJACENT STRUCTURES, TEMPORARY SHORING IS DESIGNED TO SUPPORT THE EXCAVATION, AND PLANS ARE APPROVED AND PERMITS ARE ISSUED BY THE BUILDING DIVISION.

TEMPORARY SHORING SHALL BE DESIGNED FOR AN EARTH PRESSURE EQUIVALENT TO THAT EXERTED BY A LIQUID WEIGHING NOT LESS THAN 30 POUNDS PER CUBIC FOOT PLUS ALL SURCHARGE LOADS OR AS RECOMMENDED BY A SOILS ENGINEER AND APPROVED BY THE BUILDING DIVISION.

THE DESIGN OF THE REQUIRED TEMPORARY SHORING AND NECESSARY UNDERPINNING SHALL INCLUDE A SEQUENCE OF CONSTRUCTION AND INSTALLATION.

ALLOWABLE STRESSES USED IN THE DESIGN OF TEMPORARY SHORING MAY BE INCREASED 33 1/3% FOR STRUCTURAL AND REINFORCING STEEL AND 25% FOR WOOD. NO INCREASE WILL BE PERMITTED FOR CONCRETE. OTHER VALUES SHALL BE THOSE PRESCRIBED BY THIS CODE.

3307.4 PLANS REQUIRED. THE BUILDING OFFICIAL MAY REQUIRE PLANS PREPARED BY A LICENSED ENGINEER SHOWING HOW PROTECTION OF ADJOINING PROPERTIES OR PUBLIC RIGHTS-OF-WAY IS TO BE ACCOMPLISHED DURING CONSTRUCTION ON THE SITE. THE ENGINEER MAY BE REQUIRED TO EVALUATE THE POTENTIAL HAZARD OF THE CONSTRUCTION TO ADJOINING PROPERTIES DURING THE CONSTRUCTION PROCESS, INCLUDING THE LONG-TERM HAZARD IF THE PROJECT IS ABANDONED DURING THE GRADING AND FOUNDATION EXCAVATION PROCESSES.

3307.5 PERFORMANCE BOND. IF THE EVALUATION OF POTENTIAL HAZARD REQUIRED IN SECTION 3307.4 INDICATES THAT A HIGH HAZARD EXISTS DURING THE GRADING OR FOUNDATION EXCAVATION PROCESSES, THE CITY MAY REQUIRE THAT A CASH BOND OR OTHER APPROVED SECURITY IN THE AMOUNT ESTIMATED TO ABATE THE HAZARD BE PROVIDED PRIOR TO THE ISSUANCE OF A PERMIT AUTHORIZING THE GRADING AND EXCAVATION. SHOULD THE PROJECT BE ABANDONED OR INTERRUPTED DURING THE CONSTRUCTION PROCESS AND PERMITTEE IS UNABLE TO ABATE THE HAZARD IN A TIMELY MANNER, THE CITY MAY IN ITS SOLE DISCRETION UTILIZE THE BOND OR SECURITY AMOUNT TO ABATE THE HAZARD IN ACCORDANCE WITH THE PROCEDURES STATED IN SECTION 3307.6.

3307.6 ABATEMENT OF HAZARDOUS CONDITIONS.
3307.6.1 GENERAL. FOR THE PURPOSES OF THIS SECTION, THE PROCEDURES FOR ABATEMENT SET FORTH IN THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, AS ADOPTED AND AMENDED IN CHAPTER 14.74 OF THE MUNICIPAL CODE, MAY BE USED TO ABATE HAZARDOUS CONDITIONS RELATED TO PROTECTION OF ADJOINING PUBLIC RIGHTS-OF-WAY AND PRIVATE PROPERTIES.

3307.6.2 IMMINENT HAZARDS. THE BUILDING OFFICIAL SHALL COMPLY WITH THE FOLLOWING EMERGENCY ABATEMENT PROCEDURES:

- 1. IN DETERMINING THE EXISTENCE OF AN IMMINENT HAZARD, THE BUILDING OFFICIAL SHALL CONDUCT A PERSONAL INSPECTION OF THE PROJECT SITE.
2. THE BUILDING OFFICIAL SHALL CAUSE THE CITY'S CONSULTING ENGINEERING GEOLOGIST TO CONDUCT AN INSPECTION OF THE PROJECT SITE AND ISSUE A REPORT IDENTIFYING THE NATURE

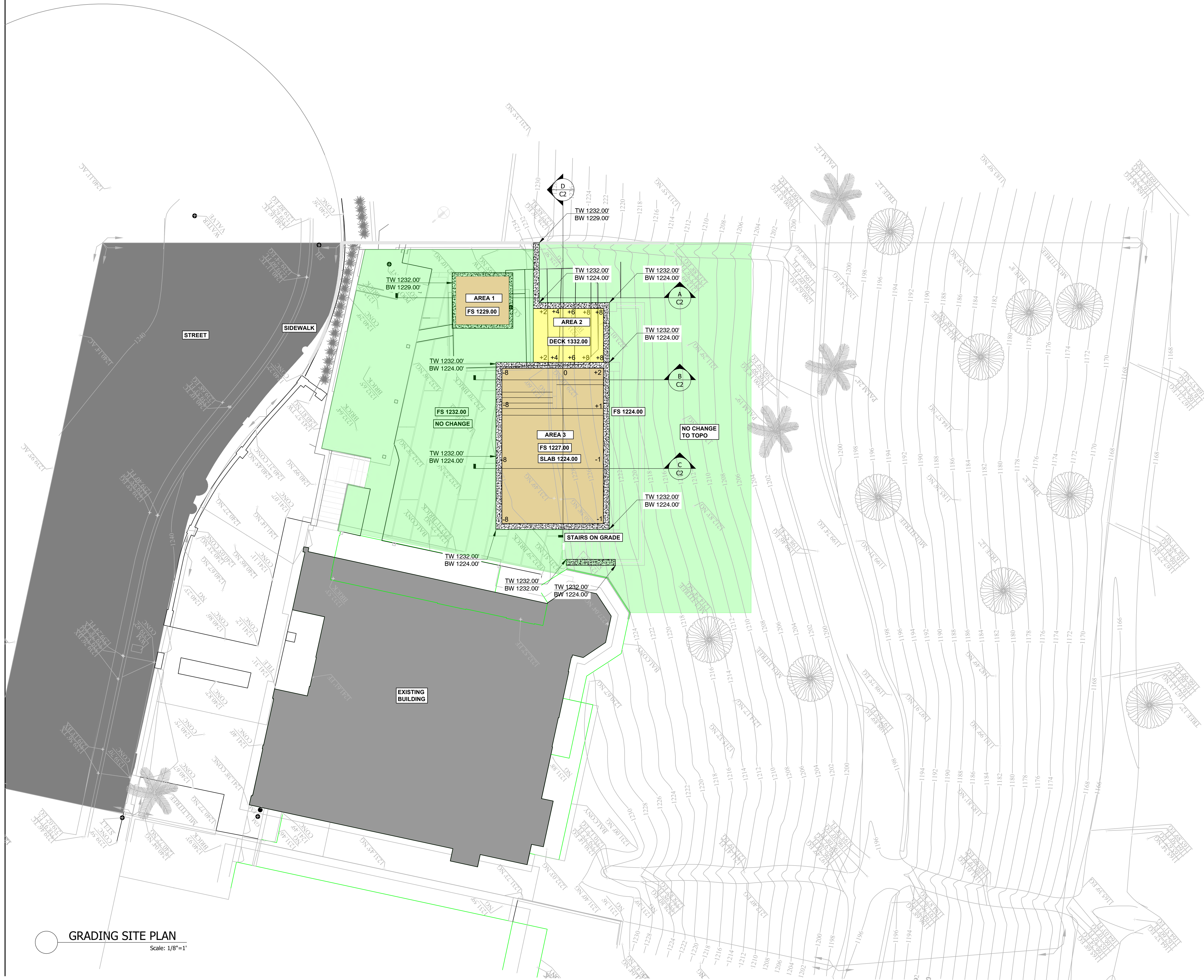
AND SCOPE OF THE HAZARD AND RECOMMENDED CORRECTIVE MEASURES.

3. IF, AFTER REVIEW OF THE ENGINEERING GEOLOGIST'S REPORT, THE BUILDING OFFICIAL FINDS THAT A HAZARD TO ADJOINING PUBLIC RIGHTS-OF-WAY OR PRIVATE PROPERTIES EXISTS, HE/SHE SHALL GIVE WRITTEN NOTICE TO THE OWNER OR OTHER RESPONSIBLE PERSON OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE SITE UPON WHICH THE HAZARDOUS CONDITION EXISTS. SUCH NOTICE SHALL INCLUDE A DESCRIPTION OF THE HAZARDOUS CONDITION, THE NECESSARY CORRECTIVE ACTION OR ABATEMENT, AND THE TIME WITHIN WHICH SUCH CORRECTIVE ACTION OR ABATEMENT MUST BE UNDERTAKEN AND COMPLETED.



7918 FOOTHILL BLVD.
SUNLAND, CA 91040
(818) 521-6342
INFO@MLBENGINEERING.ORG

LEGEND	
TW XXX.XX	PROPOSED ELEVATION
TW (XXX.XX)	EXISTING ELEVATION
890.45	EXISTING ELEVATION FROM SURVEY
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL



GRADING SITE PLAN
Scale: 1/8"=1'

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

DATE: 11/10/2024
JOB NO: MLB24-xxx

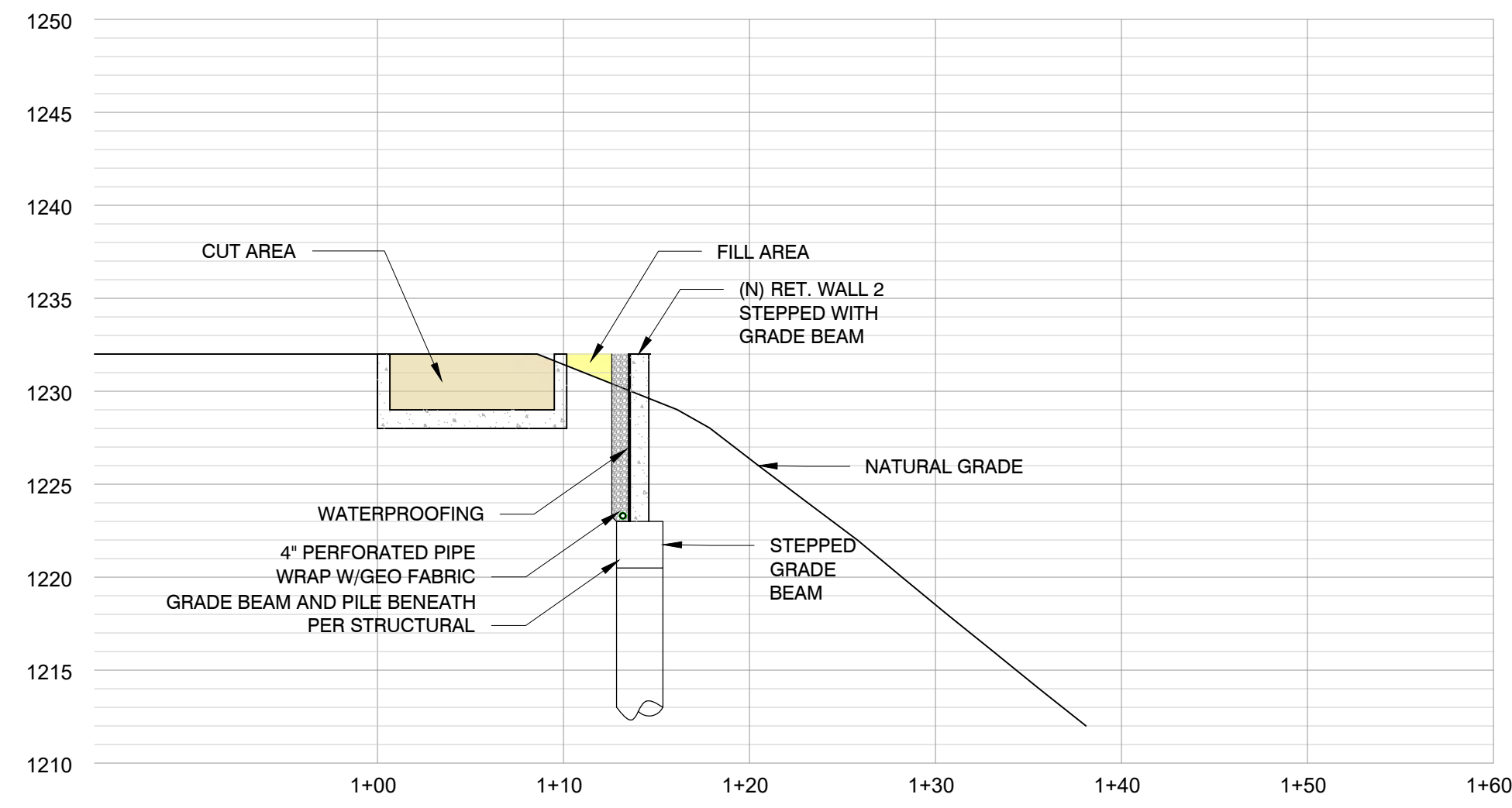


DESIGNED BY: EE
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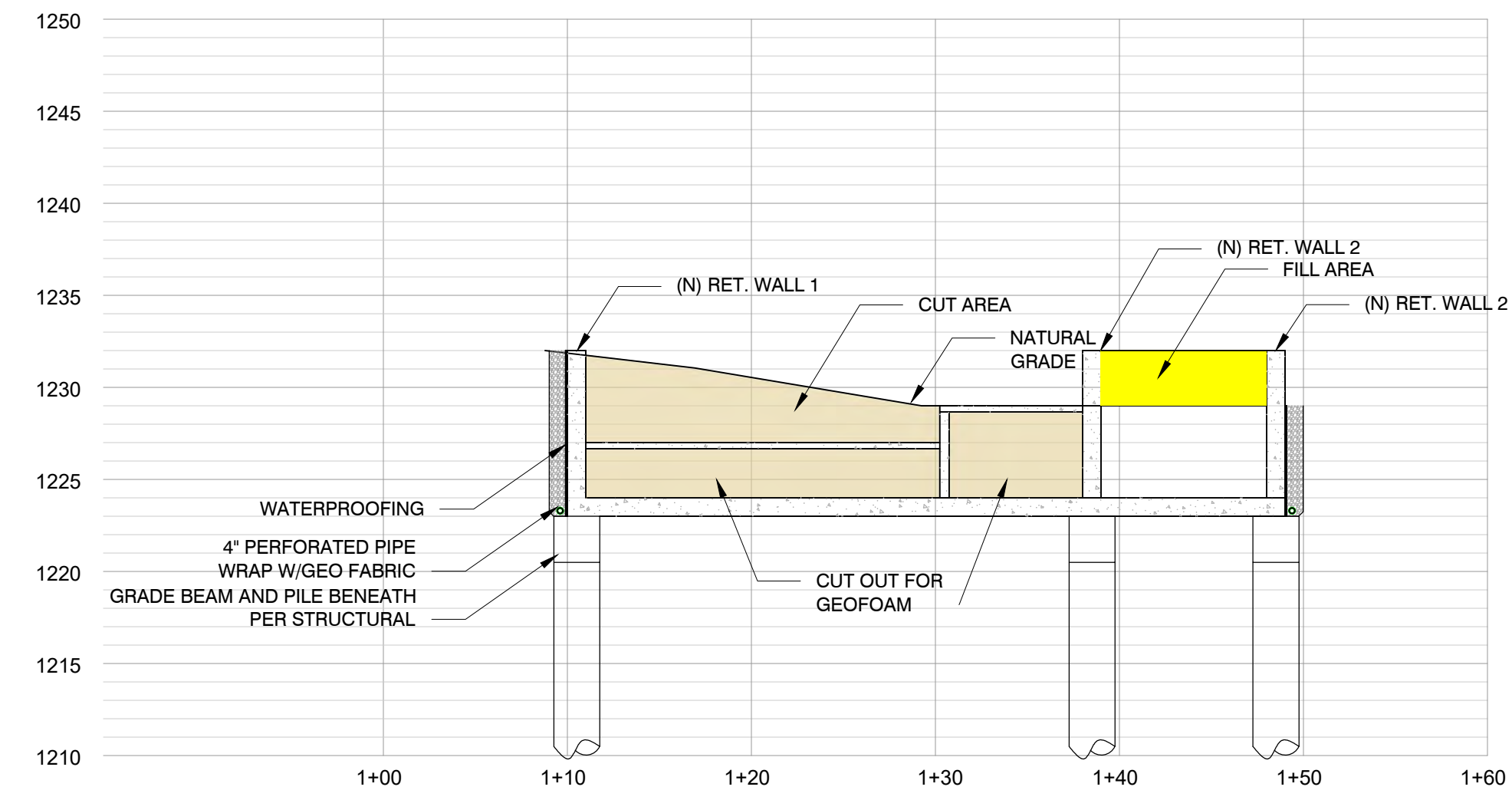
1727 RUDELL RD.
BURBANK CA
91501

GRADING PLAN

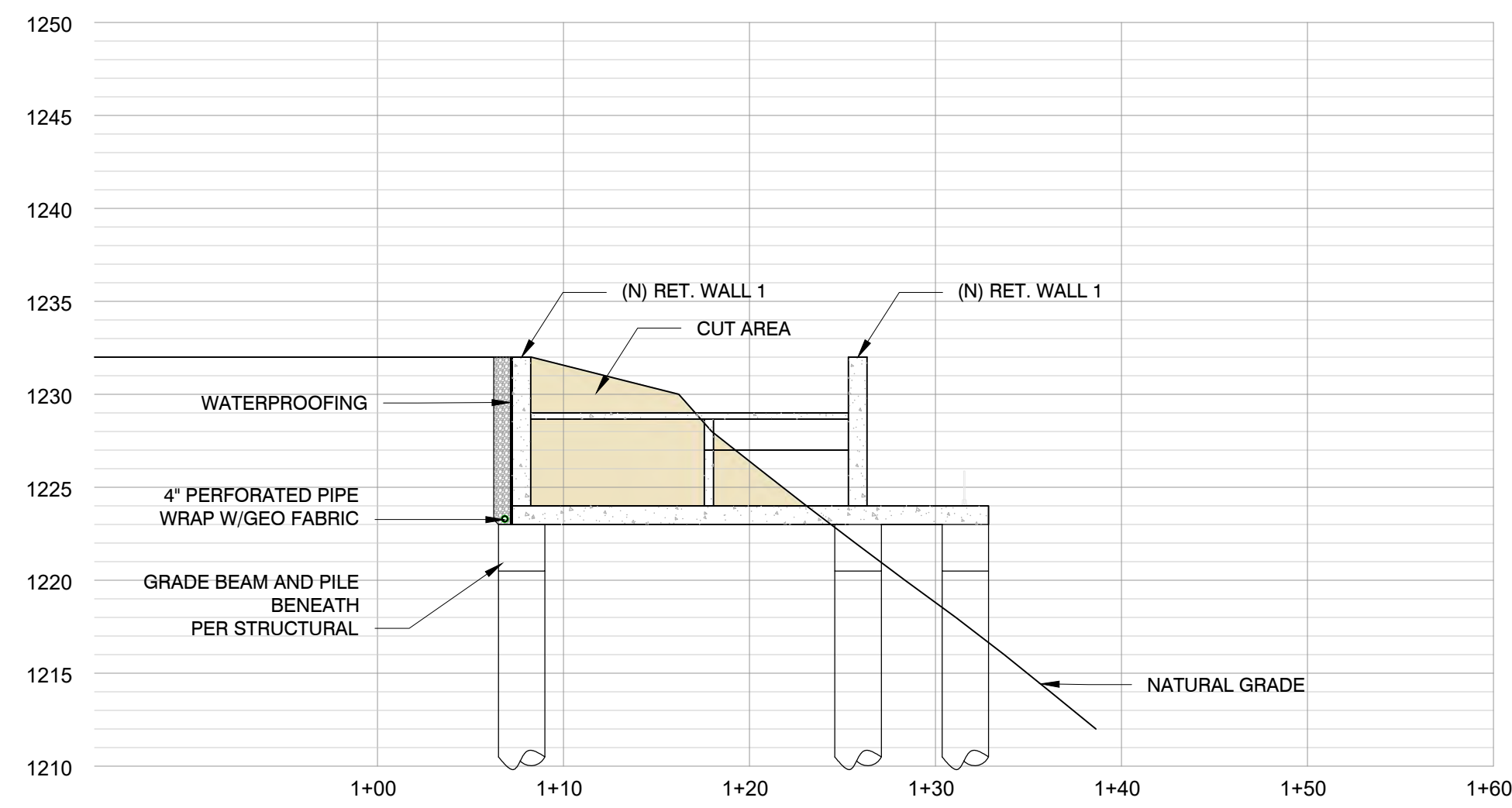
C-1.0



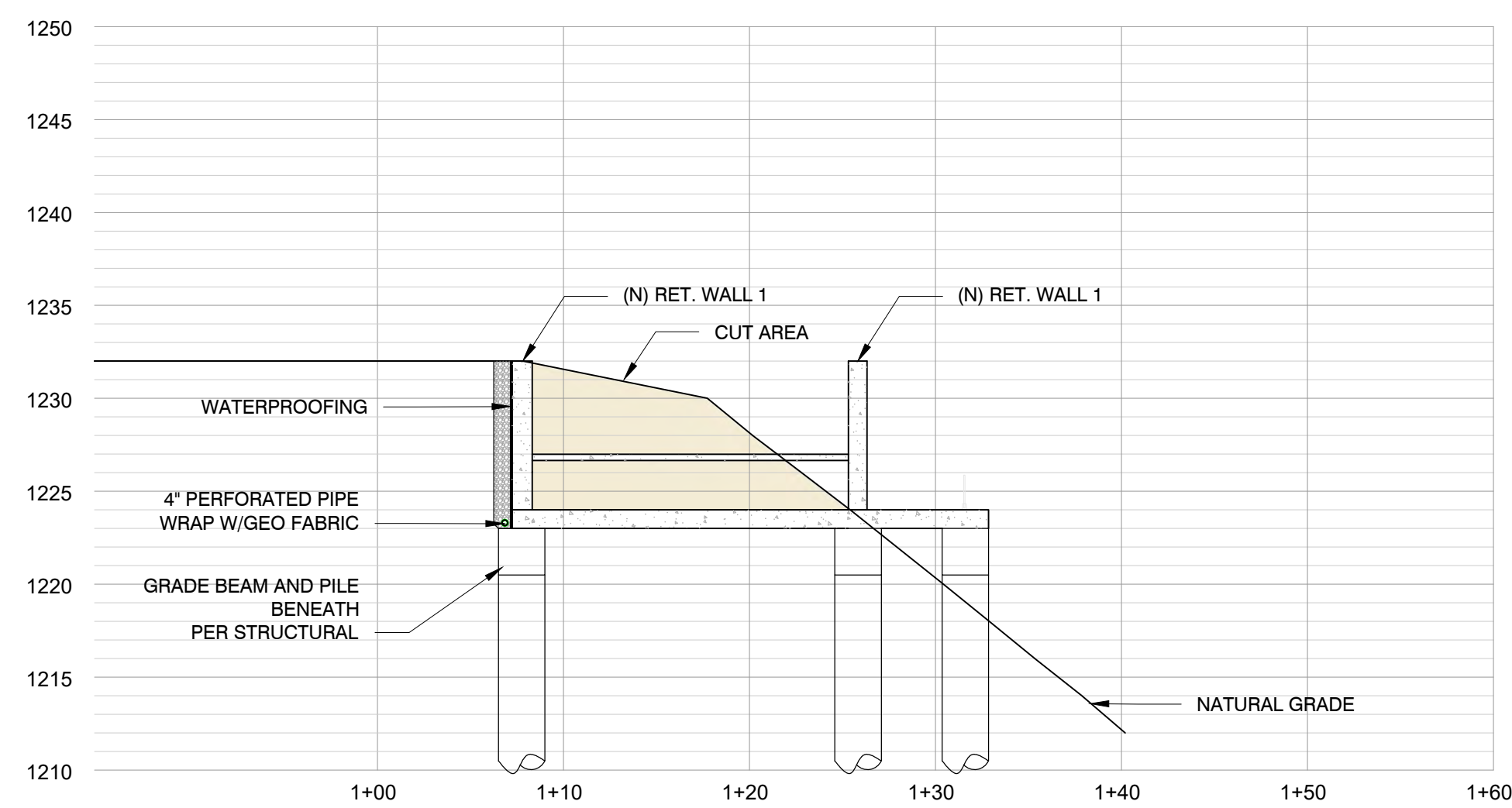
A GRADING SECTION
Scale: 1/8"=1'



D GRADING SECTION
Scale: 1/8"=1'



B GRADING SECTION
Scale: 1/8"=1'



C GRADING SECTION
Scale: 1/8"=1'

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

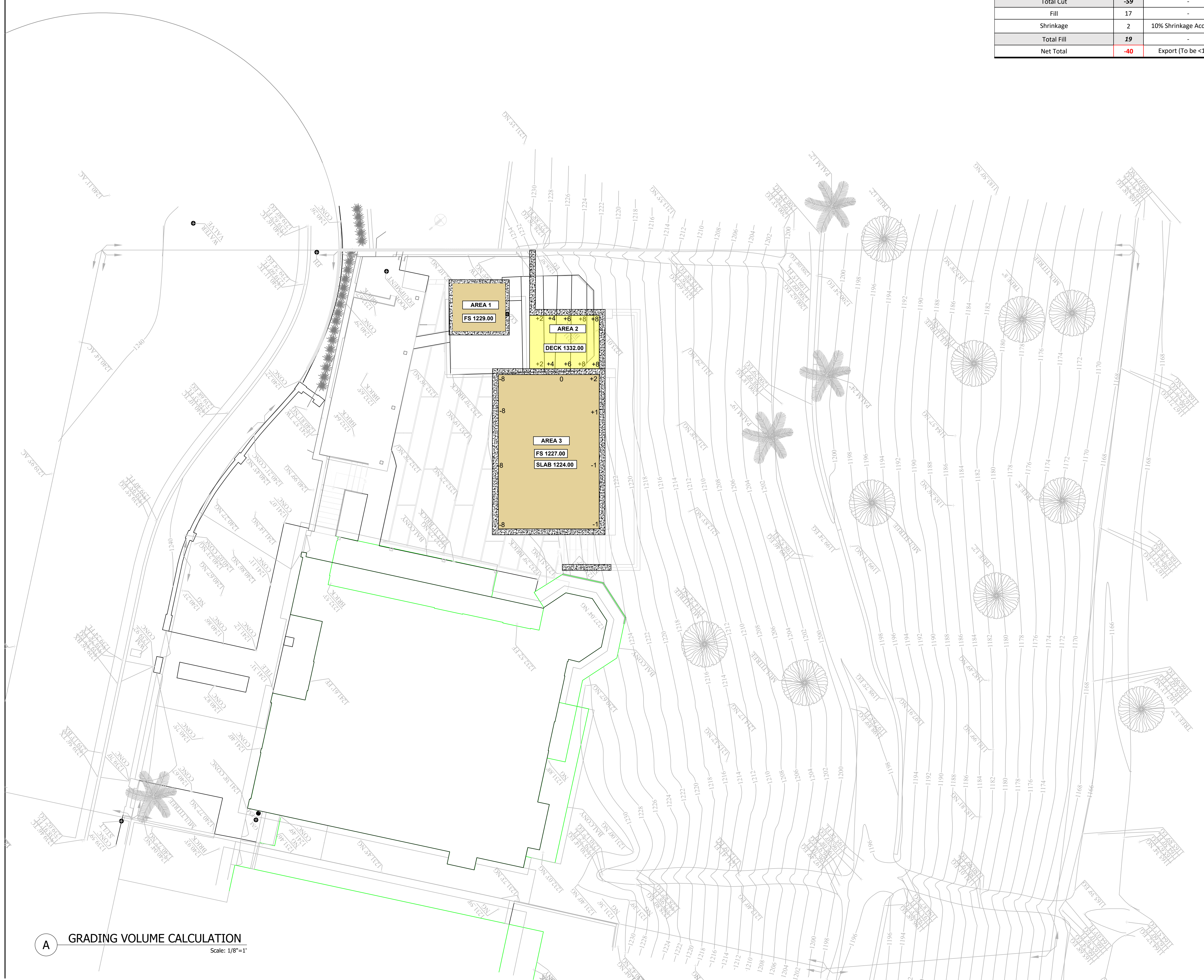
DATE: 11/10/2024
JOB NO: MLB24-xxx



DESIGNED BY: EE
CHECKED BY: GB

1727 RUDELL RD.
BURBANK CA
91501

GRADING SECTIONS



Grading Volume Breakdown		
Description	Volumes (cy)	Note
Cut	-54	-
Swell	-5	10% Swell Accounted
Total Cut	-59	-
Fill	17	-
Shrinkage	2	10% Shrinkage Accounted
Total Fill	19	-
Net Total	-40	Export (To be <1000)

Cut/Fill Depths	Area 1	Area 2	Area 3
	-3	8	-8
-3	6	2	
-3	4	-8	
-3	2	1	
	0	-8	
	2	-1	
	4	-8	
	6	-1	
	8		
Avg.	-3.0	4.4	-3.9

MLB
CONSULTING & ENGINEERING

7918 FOOTHILL BLVD.
SUNLAND, CA 91040
(818) 521-6342
INFO@MLBENGINEERING.ORG

GRADING VOLUME SUMMARY		
TOTAL CUT	59	CY
TOTAL FILL	19	CY
IMPORT	0	CY
EXPORT	40	CY

A GRADING VOLUME CALCULATION
Scale: 1/8"=1'

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

DATE: 11/10/2024
JOB NO: MLB24-xxx



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1727 RUDELL RD.
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**GRADING VOLUME
CALCULATIONS**

C-3.0