



COMMUNITY DEVELOPMENT

October 16, 2025

ANI MANUKYAN
30 N RAYMOND AVE,
PASADENA, CA 91103

Via email: anim@jvca.com

RE: Determination of Application: Approved
Project No. 25-0001158 – Minor Fence Exception Permit Application
Located at 1521 E Alameda Avenue, Burbank, CA 91501
Date Application Deemed Complete: 04/28/2025

Dear Ani,

This letter is to notify you the Community Development Director has conditionally approved your application for a Minor Fence Exception Permit (Attachment A) located at 1521 East Alameda Avenue, for two (2) retaining walls higher than 4 ft along the interior side property line and outside the front yard setback, pursuant to the ability of staff to affirmatively determine the project satisfies the requisites for approval (Attachment B) upon implementation of the attached Conditions of Approval (Attachment C). The approved plans are included as Attachment D.

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 within 15 days. Any appeal of the Director's decision must be submitted to the Planning Commission with the applicable filing fee prior to the expiration of the fifteen (15) day appeal period, or by 5:00 p.m. on October 31, 2025. If no appeal is filed, you may submit to the Building & Safety Division for Building Plan Check review the first business day following the conclusion of the 15-day appeal period. If appealed, this decision will be set aside, and the Planning Commission will conduct a De Novo review of the application and make a decision. The Planning Commission decision is final and cannot be appealed.

If you have any questions about this letter or the review process, I may be reached by telephone at (818) 238-5250, or via e-mail at ssulis@burbankca.gov.

Sincerely,

SILVIA SULIS
PLANNING TECHNICIAN

Enc: Attachment A – Community Development Department Director's Decision
Attachment B - Findings for Granting a Minor Fence Exception Approval

275 EAST OLIVE AVENUE
BURBANK, CA 91502

BURBANKCA.GOV
INFO@BURBANKCA.GOV

Attachment C - Conditions of Approval
Attachment D - Approved Plans

cc: Owner: Ara Abrahamian
abrahamian.a@gmail.com
1521 E Alameda Avenue, Burbank CA, 91501

ATTACHMENT A

Community Development Department Director's Decision

DATE: October 16, 2025

PROJECT TITLE: Project No. 25-0001158 – Minor Fence Exception

PROJECT ADDRESS: 1521 E Alameda

APPLICANT: Ani Manukyan

PROJECT DESCRIPTION: Minor Fence Exception Permit for two (2) retaining walls higher than 4 ft along the interior side property line and outside the front yard setback. The proposed wall on the northeast is approximately 33'1 ½" in linear length and has a maximum height of 6 ft above the proposed grade of the subject property. The proposed wall along the northwest property line has a linear length of 39' – 2 ¼" and a maximum height of 5'-1" above the existing grade of the adjacent lot (1515 E Alameda). The proposed retaining walls will comply with the corner cut off requirement per Municipal Code section 10-1-1303.

ZONING: R-1

GENERAL PLAN: Low Density Residential

MUNICIPAL CODE CONFORMANCE: The project complies with all the requirements in the BMC, other than those for which a Minor Fence Exception is being requested. In addition, the project is consistent with the findings for a Minor Fence Exception Permit specified in BMC Section 10-1-19200. Further, there will be no alterations made to the main dwelling or any other structures on the property as part of this permit.

ENVIRONMENTAL REVIEW: The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines pertaining to a Class 3 Categorical Exemption: New Construction or Conversion of Small Structures: Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

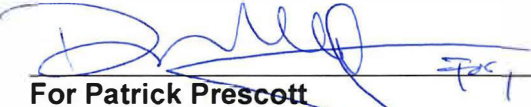
DATE SIGN POSTED ON-SITE: October 6, 2025

DATE PUBLIC NOTICE MAILED: October 14, 2025

DATE OF DIRECTOR'S DECISION: October 16, 2025

END OF APPEAL PERIOD: October 31, 2025

Silvia Sulis, Planning Technician
Planning Division (818) 238-5250


For Patrick Prescott
Community Development Director

ATTACHMENT B

Findings for Granting a Minor Fence Exception Approval

The Community Development Director finds the proposed project satisfies the requisite findings contained in the Burbank Municipal Code Section 10-1-19200(D) necessary for approval of the Minor Fence Exception Permit, subject to the attached conditions of approval.

FINDINGS

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

This finding can be made. The proposed retaining walls do not encroach on the corner cutoff areas on either side of the property, as they are located further than 5 ft from the intersection of the neighbor's driveway and the street. The wall on the western side of the property is located in the top corner of the parcel and approximately 51 linear feet from the street. The eastern wall is located approximately 26 linear feet from the street.

2. *The feature is not constructed of any materials that may pose a danger to motorists, pedestrians, or other persons.*

This finding can be made. The proposed retaining walls is made of Concrete Masonry Units (CMU), a material that is commonly used for retaining walls and do not pose danger to motorists, pedestrians or other persons. In addition, the retaining walls will be required to comply will all applicable Building Code Requirements. Furthermore, a condition of approval has been included on this Minor Fence Exception permit that requires the property owner to always maintain the walls in a state of good repair. This includes carrying out any necessary repairs promptly, upon discovery.

3. *The feature is structurally sound and is adequately maintained.*

This finding can be made. The proposed retaining walls will be required to comply with all applicable regulations of the Burbank Municipal Code and California Building Code. Furthermore, a condition of approval has been included on this Minor Fence Exception permit that requires the property owner to always maintain the walls in a state of good repair. This includes carrying out any necessary repairs promptly, upon discovery.

4. *The feature does not affect the ability of emergency personnel to respond to an emergency on the property or to adequately view the property and structures upon it from the public right-of-way.*

This finding can be made. The proposed retaining walls would be located towards the rear of the property, outside of the front yard area. Therefore, they would not affect the ability of emergency personnel to respond to an emergency on the property or to adequately view the property and structures upon it from the public right-of-way. Furthermore, the property owner is responsible for ensuring that the proposed walls are constructed in accordance with all

applicable codes, including compliance with any required regulations of the City's Police and Fire Departments.

5. *The feature is compatible in size, scale, proportion, and location with other yard features in the neighborhood, or is otherwise consistent with the prevailing neighborhood character.*

This finding can be made. The proposed retaining walls would be between 5 and 6 feet in height and would be located along the interior side property lines, outside of the front yard area. They are consistent with the size, scale, proportion, and location of retaining and free-standing walls within the neighborhood. Similar structures were observed between properties along the interior side property lines and the rear side property lines (e.g. 1445 E Alameda, 1433 E Alameda). Materials for these walls include finished and unfinished CMU blocks or exposed brick walls, and some of the structures have a maximum height of up to 6 ft. In addition, several of the structures have a fence on top of the wall, and fence materials include vinyl and wrought iron. Neighborhood for the purposes of this findings is defined by the City as the neighborhood block as the properties on the same side of the street as the project site, between intersecting/intercepting streets.

6. *The scale and proportion of the feature are consistent and compatible with structures on the same property and in the general area.*

This finding can be made. The proposed retaining walls would be between 5 and 6 feet in height and would be located along the interior side property lines, outside of the front yard area. Immediately adjacent properties (1531 E Alameda, 1515 E Alameda, 1066 E Valencia, and 1070 E Valencia) have retaining walls abutting the subject property. These walls are made of finished and unfinished CMU. Within the general area, similar retaining walls were observed (e.g. 1445 E Alameda, 1433 E Alameda, 1061 E Valencia, 1058 E Valencia). Most properties along the block face are improved with a retaining wall and fence/hedge combination in the back yard, these features are between 5-6 ft in height. The most common materials for these walls are exposed bricks, unfinished CMU blocks, or CMU blocks finished with plaster or stucco. Similarly, along the rear property lines, between the properties on E Alameda Ave and E Valencia Ave properties are separated by CMU retaining walls topped with vinyl or iron fences and/or vegetation. The proposed retaining walls will be similarly constructed to the walls already existing at the rear of properties within the general area. General Area for the purposes of this finding is defined as a 300-foot radius around the project site's property lines.

7. *The feature does not encroach upon neighboring properties or structures in a visual or aesthetic manner through its size, location, orientation, setbacks, or height.*

This finding can be made. The proposed retaining walls would be between 5 and 6 feet in height and would be located along the interior side property lines, outside of the front yard area. The proposed retaining walls are located within the property lines of the subject property and immediately adjacent to the existing retaining walls of the neighboring properties (1531 E Alameda, 1515 E Alameda, 1066 E Valencia, and 1070 E Valencia). The proposed retaining wall is common for residential properties within this part of the City and many of the surrounding properties have similar retaining walls. Furthermore, the wall would comply with all wall and fence requirements in the Burbank Municipal Code, except for the allowed height – which is the reason for which the Minor Fence Exception is being requested. Neighboring

properties for the purposes of this finding is defined as a 300-foot radius around the project site's property lines.

8. *The feature does not impose detrimental impacts on neighboring properties or structures, including but not limited to impacts related to light and glare, sunlight exposure, air circulation, privacy, scenic views, or aesthetics.*

This finding can be made. The proposed retaining walls range in height from approximately 5 to 6 feet and are located along the interior side property lines, outside of the front yard setback. Retaining walls of this scale and location are common features within this residential neighborhood, and similar walls constructed with comparable materials can be found on surrounding properties. Given their placement and typical residential character, the proposed retaining walls would not result in detrimental impacts on adjacent properties or structures, including but not limited to light and glare, sunlight exposure, air circulation, privacy, scenic views, or aesthetics. In addition, any future walls or fences will be subject to compliance with all applicable regulations in the Burbank Municipal Code. Neighboring properties for the purposes of this finding is defined as a 300-foot radius around the project site's property lines.

ATTACHMENT C

Project No. 25-0001158, Conditions of Approval

PLANNING DIVISION

1. Project No. 25-02117, Minor Fence Exception Permit, approves the construction of two (2) retaining walls located along the northeast and northwest property lines, respectively. The wall on the northeast is approximately 33'1 ½" in linear length and has a maximum height of 6 ft above the proposed grade of the subject property. The wall along the northwest property line has a linear length of 39' – 2 ¼" and a maximum height of 5'-1" above the existing grade of the adjacent lot (1515 E Alameda). The proposed retaining walls will comply with the corner cut off requirement per Municipal Code section 10-1-1303.
2. This permit shall expire if the use is not initiated within one year of the date of this approval (expires on October 31, 2026) unless the Applicant has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements.
3. The operation/construction on the site shall remain in substantial conformance with the request and with the application materials submitted by the applicant dated October 31, 2026 and placed on file in the office of the Planning Division.
4. The applicant 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.
5. By using this Minor Fence Exception Permit, the permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with full awareness of the provisions of the Burbank Municipal Code. These conditions are binding upon all future property owners and occupants of the subject property.
6. The exterior material and design shown on the approved set of plans dated October 16, 2025 must be the same used during construction. Any modifications to materials must be reviewed and approved by the Planning Division prior to installation.
7. 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.
8. The retaining walls shall be finished with plaster, stucco, or brick or other similar materials that is consistent with the exterior finish of the main dwelling on the Project site.
 9. The retaining walls shall be adequately maintained and shall be kept free of any excess building materials or vegetation at all times.

BUILDING AND SAFETY DIVISION

10. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the **2022 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.

The 2022 California Building Standards Code is applicable to projects that submit a building permit application on or before December 31, 2022. The 2025 California Building Standards Code is applicable to projects that submit a building permit application on or after January 1, 2026.
11. 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.
12. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.
13. 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.
14. Plans, engineering and a Building Permit are required for all fences exceeding 7 feet in height from grade level and any wall that will be retaining dirt and exceeds 4 feet in height from the bottom of the foundation.
15. 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.
16. A Building Permit may be issued to the Property Owner provided that the work is limited to:

- a. A single-family dwelling of wood frame construction not more than two stories and a basement in height.
 - b. Garages or other structures appurtenant to single-family dwellings of wood frame construction not more than two stories and basement in height.
 - c. Nonstructural or non-seismic alterations or additions.
17. Approved hours of construction are:
- 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.

POLICE DEPARTMENT

18. All outside lighting shall comply with the requirements of Burbank Municipal Code 5-3- 505 - Outside Lighting.
19. Buildings/structures shall display a street number in accordance with Burbank Municipal Code 9-2-505.1(A) – Residential Building Identification and/or Burbank Municipal Code 9-2-505.1(B) – Commercial Building Identification.
20. Pursuant to Burbank Municipal Code 9-2-505.1.1 - approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property and from the alley or rear accessway to the property. Numbers/addresses on residential structures shall be at least four (4) inches (101.6 mm) in height with three-fourths (3/4) inch (19.1 mm) stroke. All other occupancies shall have numbers/addresses a minimum of six (6) inches (152.4 mm) in height with three-fourths (3/4) inches (19.1) stroke. All numbers/address shall contrast with their background.

FIRE DEPARTMENT

21. The owner and the owner's architect and/or contractor are responsible for ensuring compliance with all applicable provisions of fire life/safety codes. Failure to cite a specific code requirement in the approved plans does not relieve the applicant of such responsibility.

ATTACHMENT D

Approved Plans

GENERAL NOTES

1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2022 COUNTY OF LOS ANGELES BUILDING CODES AND THE STATE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE UNLESS SPECIFICALLY NOTED ON THESE PLANS.
2. ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING/DRAINAGE PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
3. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PER-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE: 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 NOT INVOLVING THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS.
5. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH COUNTY OF LOS ANGELES CODE, TITLE 12, SECTION 12.12.030 THAT CONTROLS AND RESTRICTS 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 5091.90) AND HEALTH AND SAFETY CODE (SECTION 10505) 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 STOP AND NO FURTHER EXCAVATION OR DISTURBANCE TO THE SITE, OR ANY NEARBY AREA WHERE REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING HAS BEEN MEASURES 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
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 DUMPSITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE 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 WORK, AS REQUESTED 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 AS REQUIRED PER TITLE CHAPTER 22.56 OF THE COUNTY OF LOS ANGELES ZONING CODE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIPLINE OF AN OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIPLINE, 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. N/A
- 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 REPORT 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 WALL PERMIT IS REQUIRED FOR ALL STANDARD RETAINING WALLS. NOTE: THIS NOTE ONLY APPLIES TO STAMPED RETAINING WALLS, GEOSGRID FABRIC AND SEGMENTAL RETAINING WALLS DO NOT REQUIRE A SEPARATE RETAINING WALL PERMIT. DETAILS AND CONSTRUCTION NOTES FOR ALL GEOSGRID 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 110.7 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 ESDP PER SECTION 110.8.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
15. TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERED GEOLOGIST OF RECORD IS CHANGED DURING GRADING, ALL 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 RE-COMMENCEMENT OF SUCH GRADING.

INSPECTION 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 1105.7 OF THE BUILDING CODE.)
- (A) PRE-GARDE - 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 SLOPES REQUIRED, AND THE STATEMENTS REQUIRED IN 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'S PLANS, REQUIRED 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 1105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
18. UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER, OR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS AS REQUIRED UNDER SECTION 1105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE. 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://DPALACOUNTY.GOV/BSID/DS/DEFAULT.ASPX. "REPORT OF GRADING ACTIVITIES" MAY BE SCANNED AND UPLOADED AT THE WEBSITE OR FAXED TO (916) 550-5482. 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 1105.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
20. THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION 1105.12 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 1105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
22. A PROPERTY LINE SURVEY, PREPARED BY A CA LICENSED LAND SURVEYOR OR A CIVIL ENGINEER WITH A LICENSE NUMBER BELOW C33466, MAY BE REQUIRED BY THE BUILDING OFFICIAL BASED UPON SITE CONDITIONS IN ACCORDANCE WITH LACBC SECTION 108.1.

DRAINAGE NOTES

23. ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.
24. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
25. ALL CONSTRUCTION AND GRADING WITHIN A STORM DRAIN EASEMENT ARE TO BE DONE PER PRIVATE DRAIN PD NO. N/A OR MISCELLANEOUS TRANSFER DRAIN MID NO. N/A.
26. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. STATUS REPORTS REQUIRED UNDER NOTE 18 AND SECTION 1105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE SHALL INCLUDE INSPECTION INFORMATION AND REPORTS ON THE STORM DRAIN INSTALLATION.

AGENCY NOTES

27. AN ENCROACHMENT PERMIT FROM COUNTY OF LOS ANGELES DEPARTMENT OF PUBIC WORKS IS REQUIRED FOR ALL WORK WITHIN OR AFFECTING ROAD RIGHT OF WAY. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS ENCROACHMENT PERMIT.
28. 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.
29. ALL WORK WITHIN THE STREAMBED AND AREAS OUTLINED ON GRADING PLANS SHALL CONFORM TO
- ARMY CORP 404 PERMIT NUMBER: N/A
- CALIFORNIA FISH & WILDLIFE PERMIT NO. N/A
30. ALL CONSTRUCTION / DEMOLITION, GRADING, AND STORAGE OF BULK MATERIALS MUST COMPLY WITH THE LOCAL AGMD RULE 403 FOR FUGITIVE DUST. INFORMATION ON RULE 403 IS AVAILABLE AT AGMD'S WEBSITE. HTTPS://WWW.AVGMD.COM

GENERAL GEOTECHNICAL NOTES

32. ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE APPROVED GRADING PLANS AND SPECIFICATIONS.
33. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC INSPECTIONS BY THE GEOTECHNICAL CONSULTANTS WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE GEOLOGY AND SOILS SECTION, (900 S. FREMONT, ALHAMBRA, CA 91803 - 3RD FLOOR).
34. THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTIONS DURING THE PREPARATION OF THE NATURAL GROUND AND THE PLACEMENT AND COMPACTION OF THE FILL TO BE SATISFIED THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PLAN AND APPLICABLE CODE REQUIREMENTS.
35. ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT. AN AS-BUILT GEOLOGIC MAP MUST BE INCLUDED IN THE FINAL GEOLOGY REPORT. PROVIDE A FINAL REPORT STATEMENT THAT VERIFIES WORK WAS DONE IN ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE PROVISIONS (SECTION 1105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODES). THE FINAL REPORT(S) MUST BE SUBMITTED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
36. FOUNDATION WALL, AND POOL EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOIL ENGINEER, PRIOR TO THE PLACING OF STEEL OR CONCRETE.
37. BUILDING PADS LOCATED IN CUT/FILL TRANSITION AREAS SHALL BE OVER-EXCAVATED A MINIMUM OF THREE (3) FEET BELOW THE PROPOSED BOTTOM OF FOOTING.

FILL NOTES

38. 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 1101.5 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.
39. FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL. (SECTION 1101.5 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.
40. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL 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-FEET VERTICAL LIFT OR PORTION THEREOF.
- D. ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR-FEET VERTICAL LIFT OR PORTION THEREOF.
41. 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 UNTIL HEIGHTS 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 AVAILABILITY 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.
42. 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, FEAT OR OTHER ORGANIC SOILS" ASTM D-2974-87 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 SIRE AND THE SOILS ENGINEER APPROVES THE USE OF SUCH MATERIALS.
43. ROCK OR SIMILAR MATERIALS 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.
44. 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 1101.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)
45. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATION. (SECTION 1101.2 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)
46. ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. SUBDRAIN INFORMATION MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.
47. 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. (SECTION 1101.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

ENGINEERED GRADING REQUIREMENT

FIELD DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD, A.S.T.M. D1556-LATEST VERSION, IN FINE-GRAINED COHESIVE SOILS FIELD DENSITY MAY BE DETERMINED BY THE DRIVE-CYLINDER METHOD, A.S.T.M. D-2937-LATEST VERSION, PROVIDED NOT LESS THAN 20% OF THE REQUIRED DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND-CONE METHOD. THE METHOD OF DETERMINING FIELD DENSITY SHALL BE SHOWN IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL.

48. 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 GROUNDCOVER 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 GROUNDCOVER 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, NEEDLING LIMITED WATERING, MAINTENANCE, HIGH ROOT TO SHOOT RATIO, WIND SUSCEPTIBILITY AND FIRE-RETARDANT CHARACTERISTICS. ALL PLANT MATERIALS MUST BE APPROVED BY THE BUILDING OFFICIAL. (SECTION 1103 OF THE COUNTY OF LOS ANGELES BUILDING CODE)

NOTE: PLANTING MAY BE MODIFIED FOR THE SITE IF SPECIFIC RECOMMENDATIONS ARE PROVIDED BY BOTH THE SOILS ENGINEER AND 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 1103 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 RECOMMENDATIONS 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 1103.4 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 APPLICANT TO COORDINATE WITH OTHER AGENCIES TO MEET THEIR REQUIREMENTS WHILE MAINTAINING COMPLIANCE WITH THE COUNTY OF LOS ANGELES BOLDING CODE.
49. 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 1101.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)
50. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO PREVENT SPRAY ON STRUCTURES. (TITLE 9), SECTION 5.401.2.1.)

ADDITIONAL NOTES

1. DRAINAGE NOTES:
- A. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
- B. OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
- C. A PROPERTY LINE SURVEY, PREPARED BY A CA LICENSED LAND SURVEYOR OR A CIVIL ENGINEER WITH A LICENSE NUMBER BELOW C33466, MAY BE REQUIRED BY THE BUILDING OFFICIAL BASED UPON SITE CONDITIONS IN ACCORDANCE WITH LACBC SECTION 108.1.
- D. AN EXCAVATION / ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION AND / OR DISCHARGE OF DRAINAGE WITHIN PUBLIC ROAD R/W (CITY OF LA CANADA FLINTRIDGE).
- E. NO WORK IS ALLOWED WITHIN THE PROTECTED ZONE OF OAK TREE WITHOUT AN OAK TREE REPORT AND PERMIT.
- F. FINISHED FLOOR SHALL BE 8" MINIMUM ABOVE FINISHED GRADE.
- G. TOTAL PROPOSED LANDSCAPE AREA 3284 SQUARE FEET.

BEST MANAGEMENT PRACTICE NOTES

1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTINGS AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPED WITH DISTURBED SOILS OR DENuded OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OF THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND / OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO RESULT IN REVOCATION OF GRADING AND / OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

PRINT NAME: JAMES COANE
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

SIGNATURE: _____ DATE: 02/12/2024
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL)

EROSION CONTROL

- EC1 SCHEDULING
- EC2 PRESERVATION OF EXISTING VEGETATION
- EC3 HYDRAULIC MULCH
- EC4 HYDROSEEDING
- EC5 SOIL BINDERS
- EC6 STRAW MULCH
- EC7 GEOTEXTILES & MATS
- EC8 WOOD MULCHING
- EC9 EARTH DIKES AND DRAINAGE SWALES
- EC10 VELOCITY DISSEMINATION SWALES
- EC11 SLOPE DRAINS
- EC12 STREAMBANK STABILIZATION
- EC13 RESERVED
- EC14 COMPOST BLANKETS
- EC15 SOIL PREPARATION / ROUGHENING

TEMPORARY SEDIMENT CONTROL

- SE1 SILT FENCE
- SE2 SEDIMENT BASIN
- SE3 SEDIMENT TRAP
- SE4 CHECK DAM
- SE5 FIBER ROLLS
- SE6 GRAVEL BAG BERM
- SE7 STREET SWEEPING AND VACUUMING
- SE8 SANDBAG BARRIER
- SE9 STRAW BALE BARRIER
- SE10 STORM DRAIN INLET PROTECTION
- SE11 ACTIVE TREATMENT SYSTEMS
- SE12 TEMPORARY SILT DIKE
- SE13 COMPOST SOCKS & BERMS
- SE14 BIOFILTER BAGGS

WIND EROSION CONTROL

- WE1 WIND EROSION CONTROL

ADDITIONAL

- F.S. FINISHED GRADE

EQUIPMENT TRACKING CONTROL

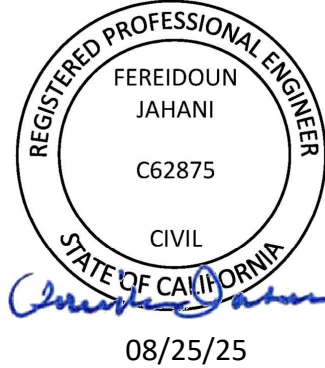
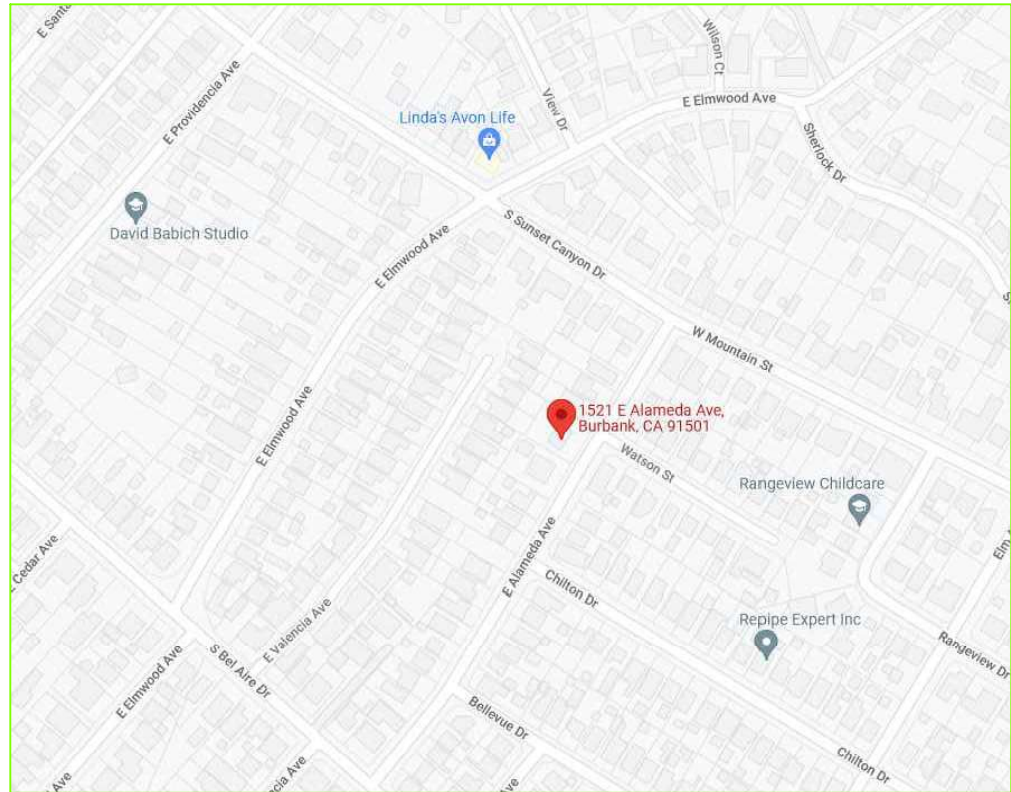
- TC1 STABILIZED CONSTRUCTION ENTRANCE EXIT
- TC2 STABILIZED CONSTRUCTION ROADWAY
- TC3 ENTRANCE / OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

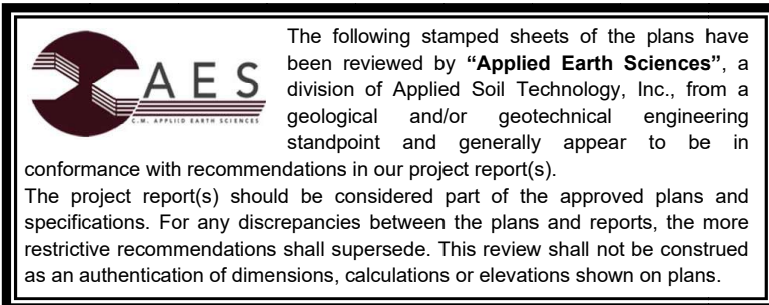
- NS1 WATER CONSERVATION PRACTICES
- NS2 DEWATERING OPERATIONS
- NS3 PAVING AND GRINDING OPERATIONS
- NS4 TEMPORARY STREAM CROSSINGS
- NS5 CLEAR WATER DIVERSION
- NS6 ILLICIT CONNECTION / DISCHARGE
- NS7 POTABLE WATER / IRRIGATION
- NS8 VEHICLE AND EQUIPMENT CLEANING
- NS9 VEHICLE AND EQUIPMENT FUELING
- NS10 VEHICLE AND EQUIPMENT MAINTENANCE
- NS11 FILE DRIVING OPERATIONS
- NS12 CONCRETE CURING
- NS13 CONCRETE FINISHING
- NS14 MATERIAL AND EQUIPMENT USE
- NS15 DEMOLITION ADJACENT TO WATER
- NS16 TEMPORARY BATCH PLANTS

WASTE MANAGEMENT MATERIAL POLLUTION CONTROL

- WM1 MATERIAL DELIVERY AND STORAGE
- WM2 MATERIAL USE
- WM3 STOCKPILE MANAGEMENT
- WM4 SPILL PREVENTION AND CONTROL
- WM5 SOLID WASTE MANAGEMENT
- WM6 HAZARDOUS WASTE MANAGEMENT
- WM7 CONTAMINATION SOIL MANAGEMENT
- WM8 CONCRETE WASTE MANAGEMENT
- WM9 HAZARDOUS LIQUID WASTE MANAGEMENT
- WM10 LIQUID WASTE MANAGEMENT



08/25/25

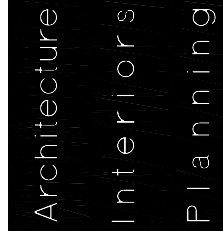


VICINITY MAP

NOT TO SCALE

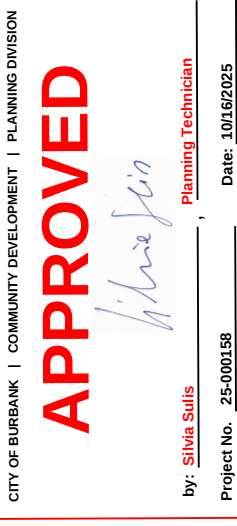
REVISIONS

BY



James V. Coane & Associates
Architects

30 North Raymond Avenue, Suite 811, Pasadena, California 91103 T 626 584 6922 F 626 584 6964

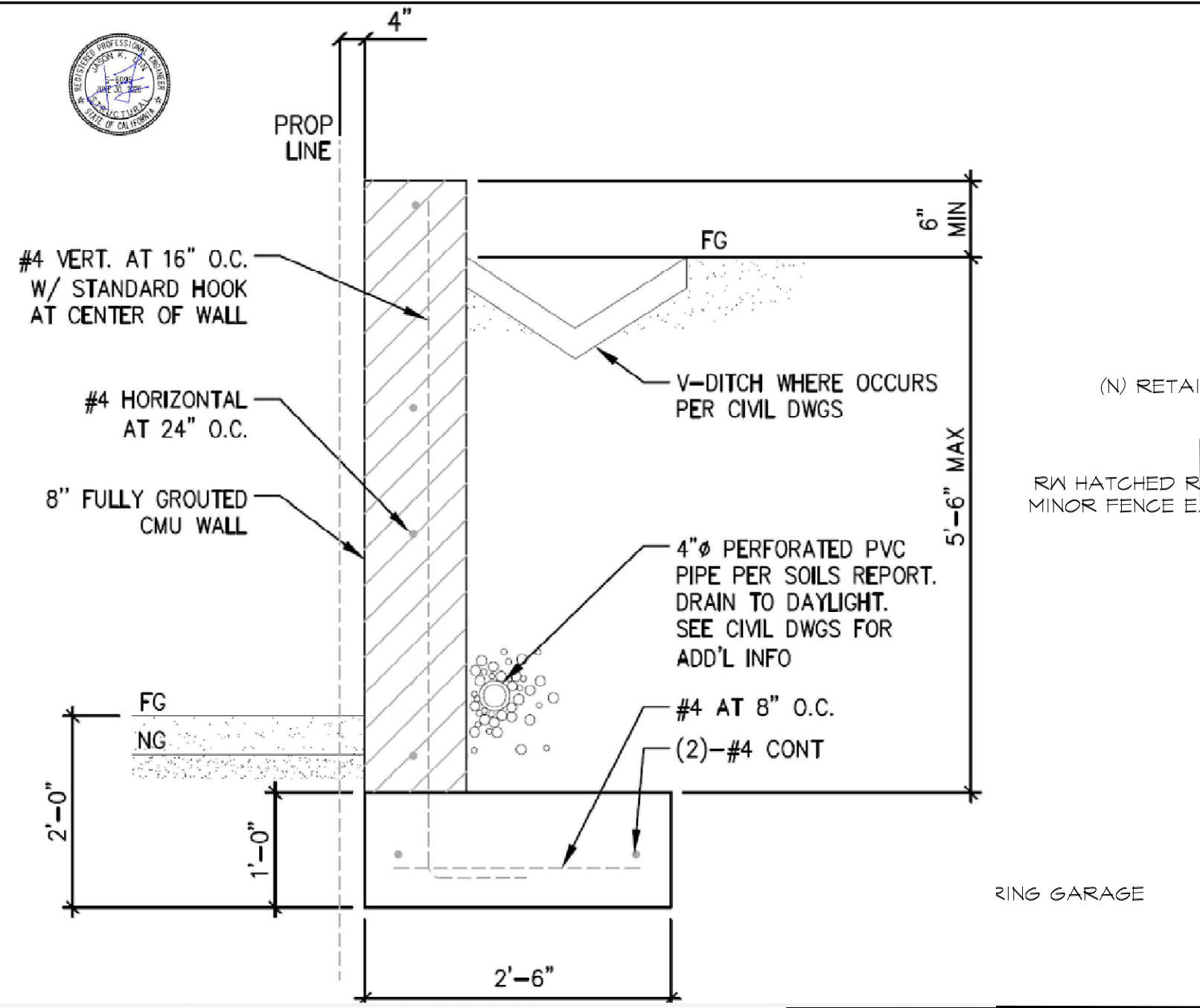


GRADING NOTES

ABRAHAMIAN RESIDENCE

1521 E. ALAMEDA AVE
BURBANK, CA 91501

Date	
Scale	1/8" = 1'-0"
Drawn	
Job	
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Of	Sheets



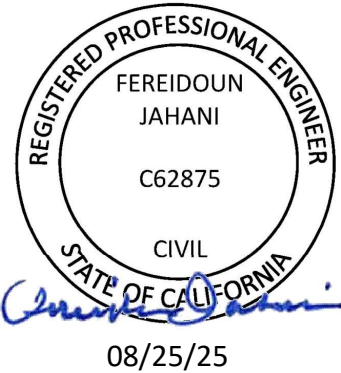
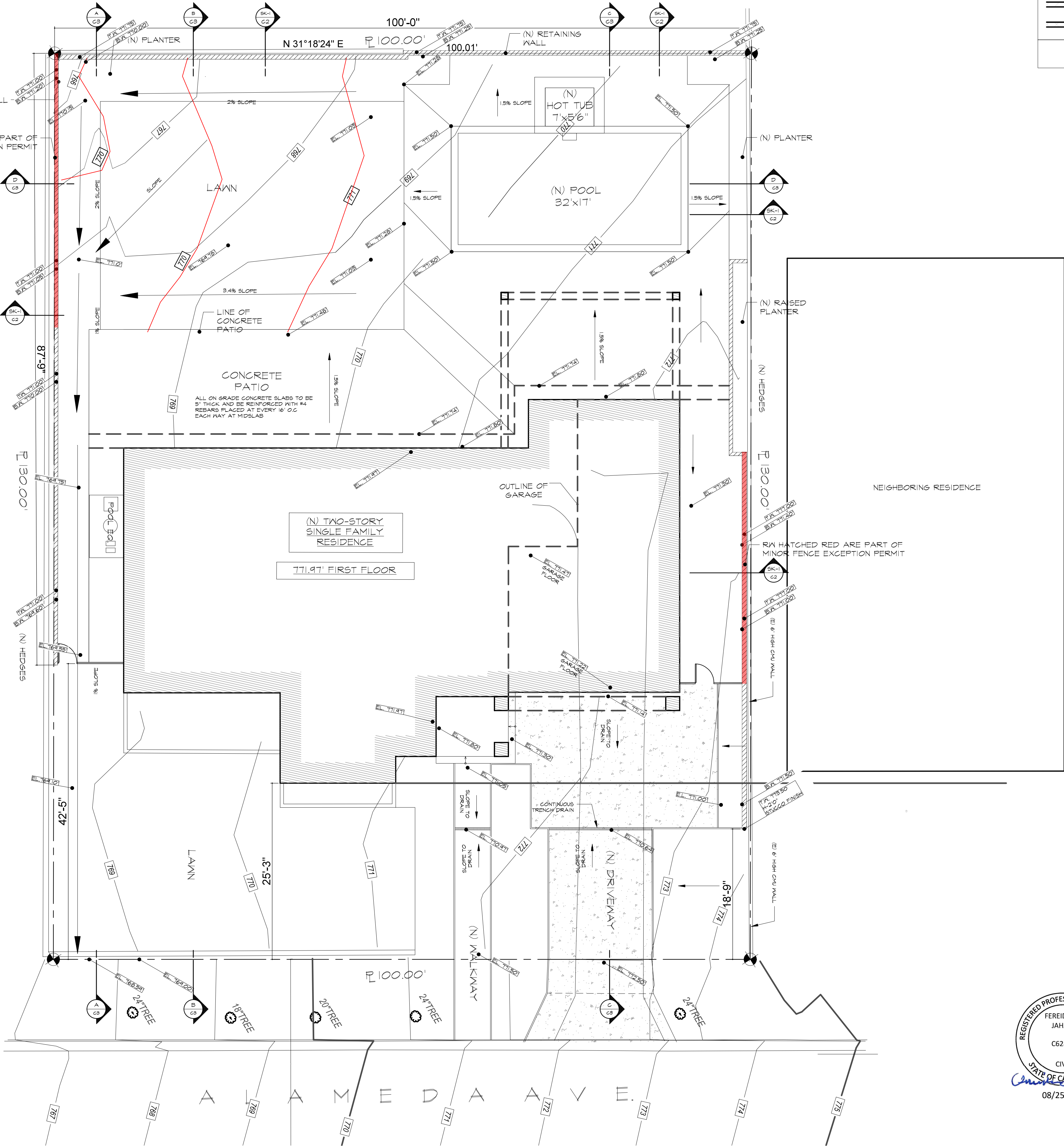
SK-1 PROPERTY LINE RETAINING WALL (5'-6" MAX)

NEIGHBORING RESIDENCE

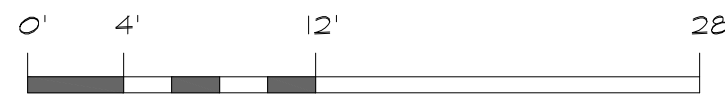
INSTALL WATERPROOFING BENEATH CONCRETE GRADE SLABS AND RETAINING WALLS

ALL FOOTING EXCAVATIONS SHOULD BE OBSERVED AND APPROVED BY A REPRESENTATIVE OF "APPLIED EARTH SCIENCES" BEFORE REINFORCING IS PLACED. SITE GRADING WORK SHOULD BE CONDUCTED UNDER OBSERVATION AND TESTING BY A REPRESENTATIVE "APPLIED EARTH SCIENCES". FOR PROPER SCHEDULING, PLEASE NOTIFY THIS OFFICE AT LEAST 24 HOURS BEFORE ANY OBSERVATION WORK IS REQUIRED.

THE GARAGE PAD SHALL BE REMOVED AND RECOMPACTED PER THE SOILS REPORT



PROPOSED GRADING PLAN

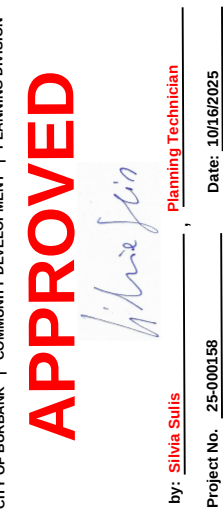


LEGEND RETAINING WALLS	
	(E) RETAINING WALLS
	(N) RETAINING WALLS
	(N) FREE STANDING WALLS
(T.N.)	TOP OF THE WALL
(B.N.)	BOTTOM OF WALL

REVISIONS	BY



James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 511, Pasadena, California 91103 T 626 564 6022 F 626 564 6064

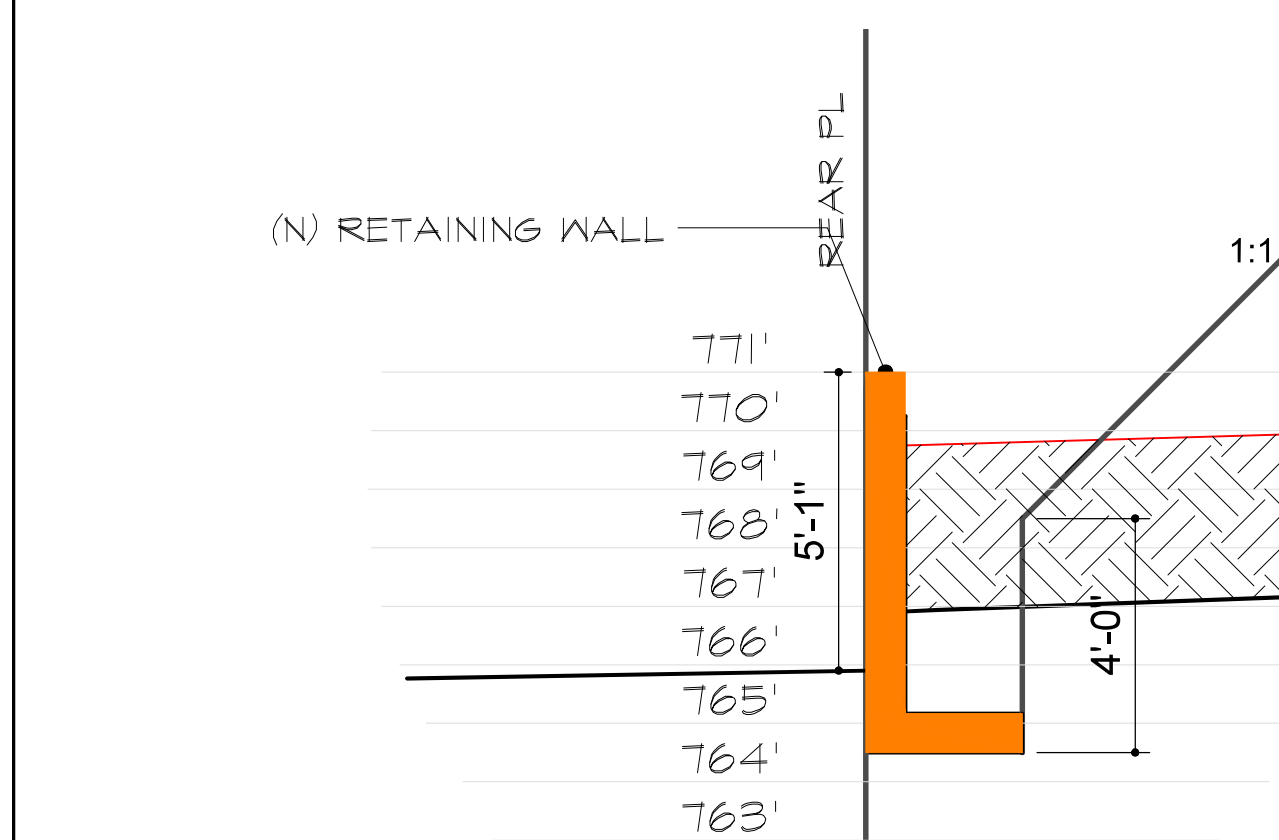
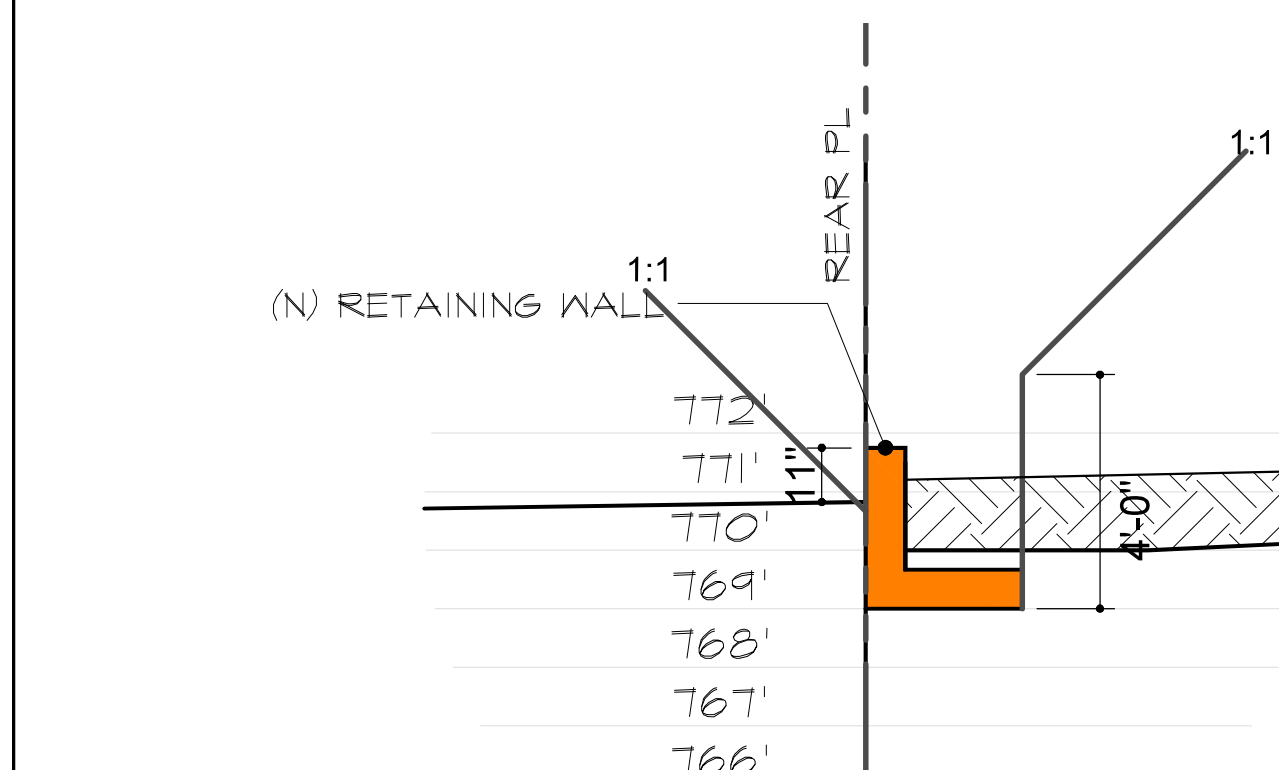
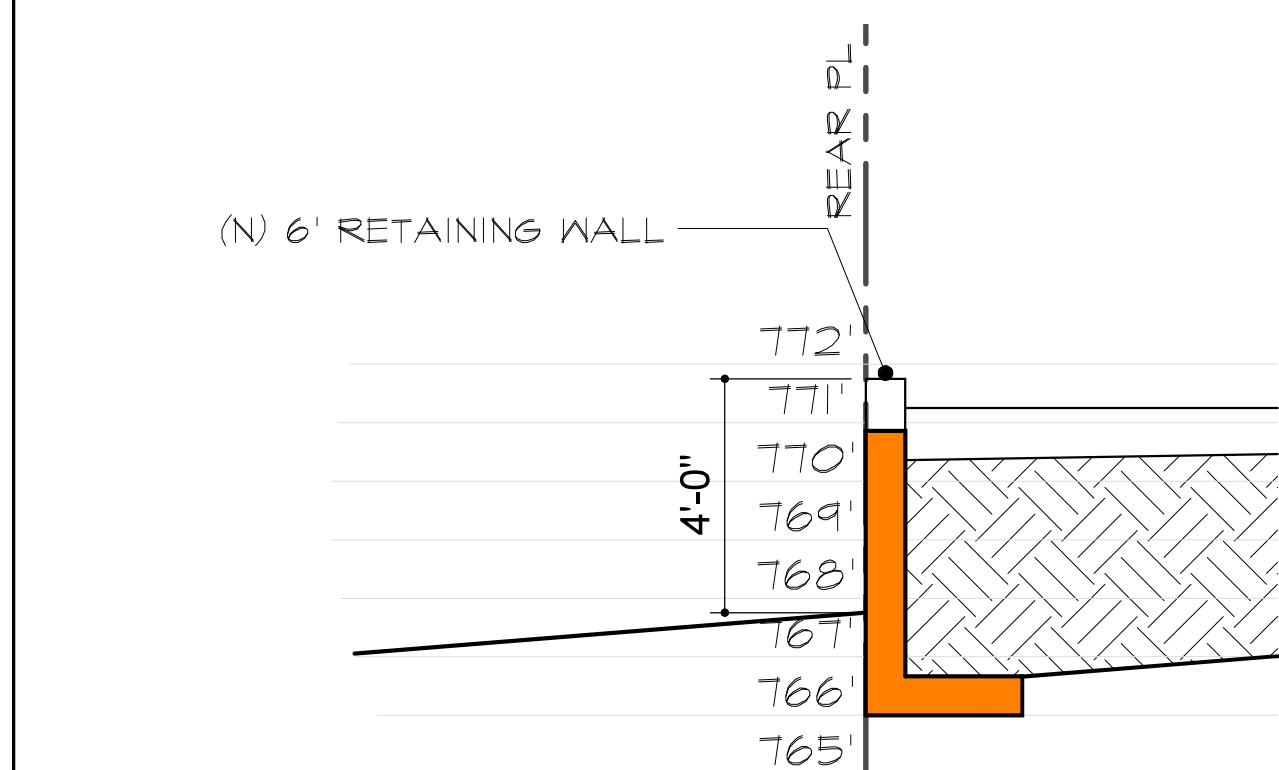
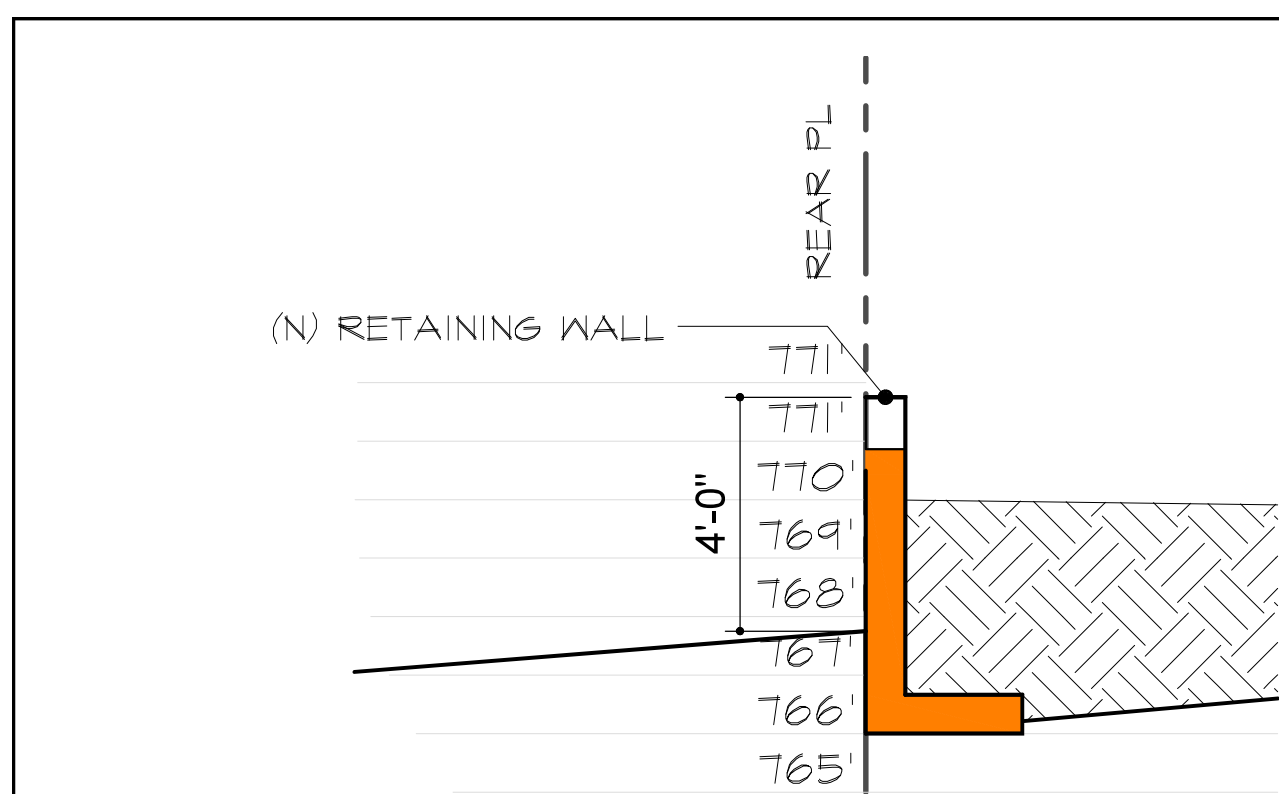


PROPOSED GRADING PLAN
ABRAHAMIAN RESIDENCE
1521 E. ALAMEDA AVE
BURBANK, CA 91501

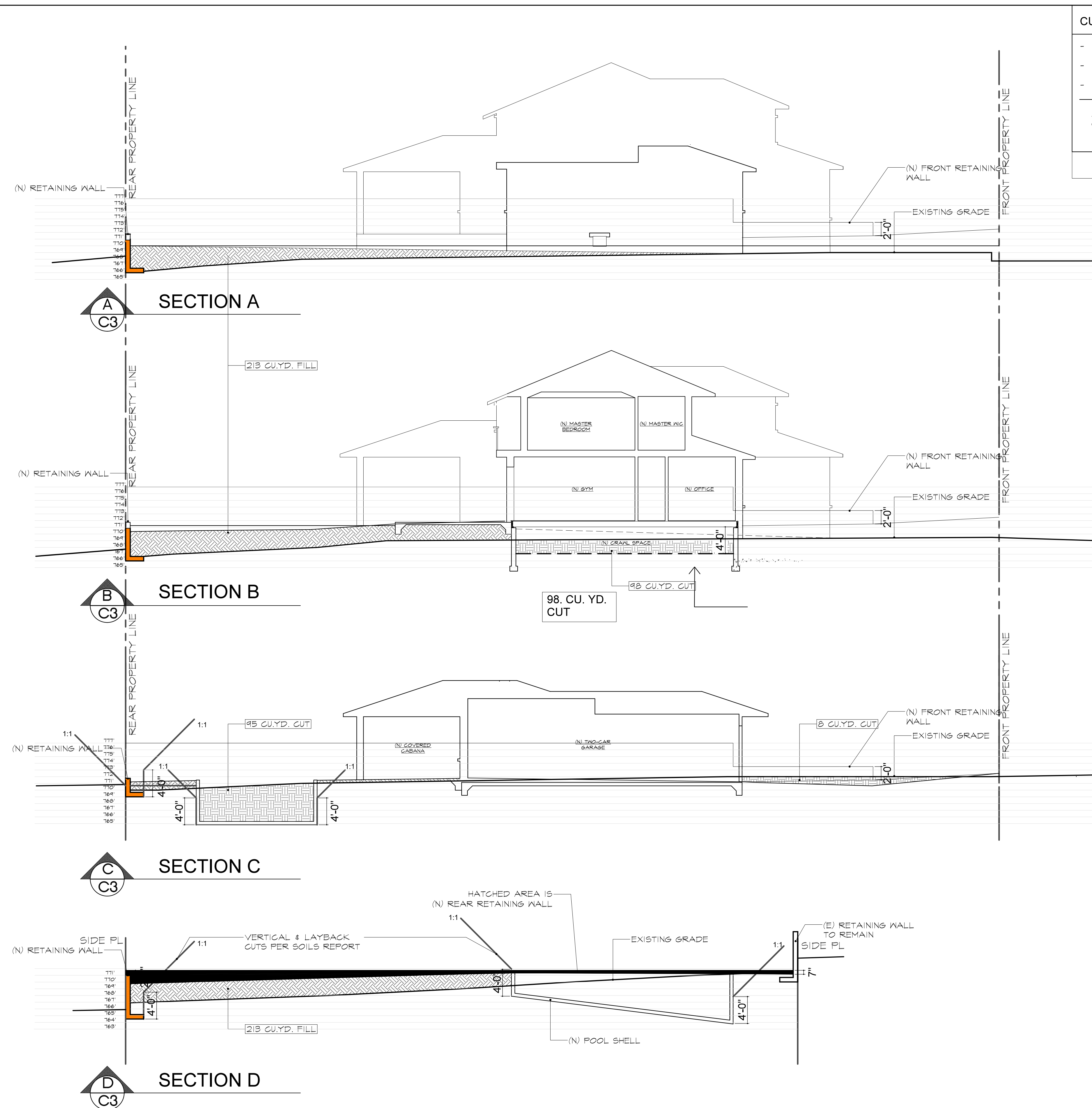
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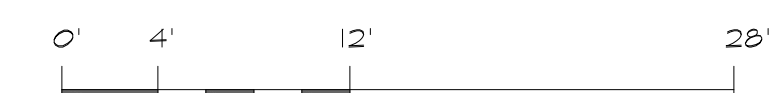


SITE SECTION DIAGRAM



CUT	FILL
- 98 CU.YD	- 213 CU.YD
- 95 CU.YD	
- 8 CU.YD	
201 CU.YD CUT	213 CU.YD FILL
(TW) (TRA)	TOP OF THE WALL TOP OF RETAINING WALL

CUT	FILL
- 98 CU.YD	- 213 CU.YD
- 95 CU.YD	
- 8 CU.YD	
201 CU.YD CUT	213 CU.YD FILL
(TW) (TRA)	TOP OF THE WALL TOP OF RETAINING WALL



REVISIONS	BY

Architecture
Interiors
Planning

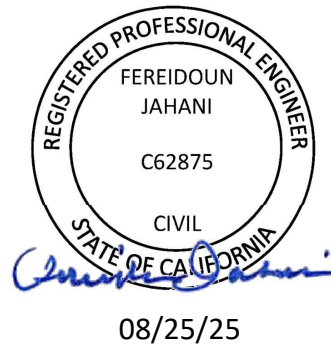
James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626 584 6922 F 626 584 6984



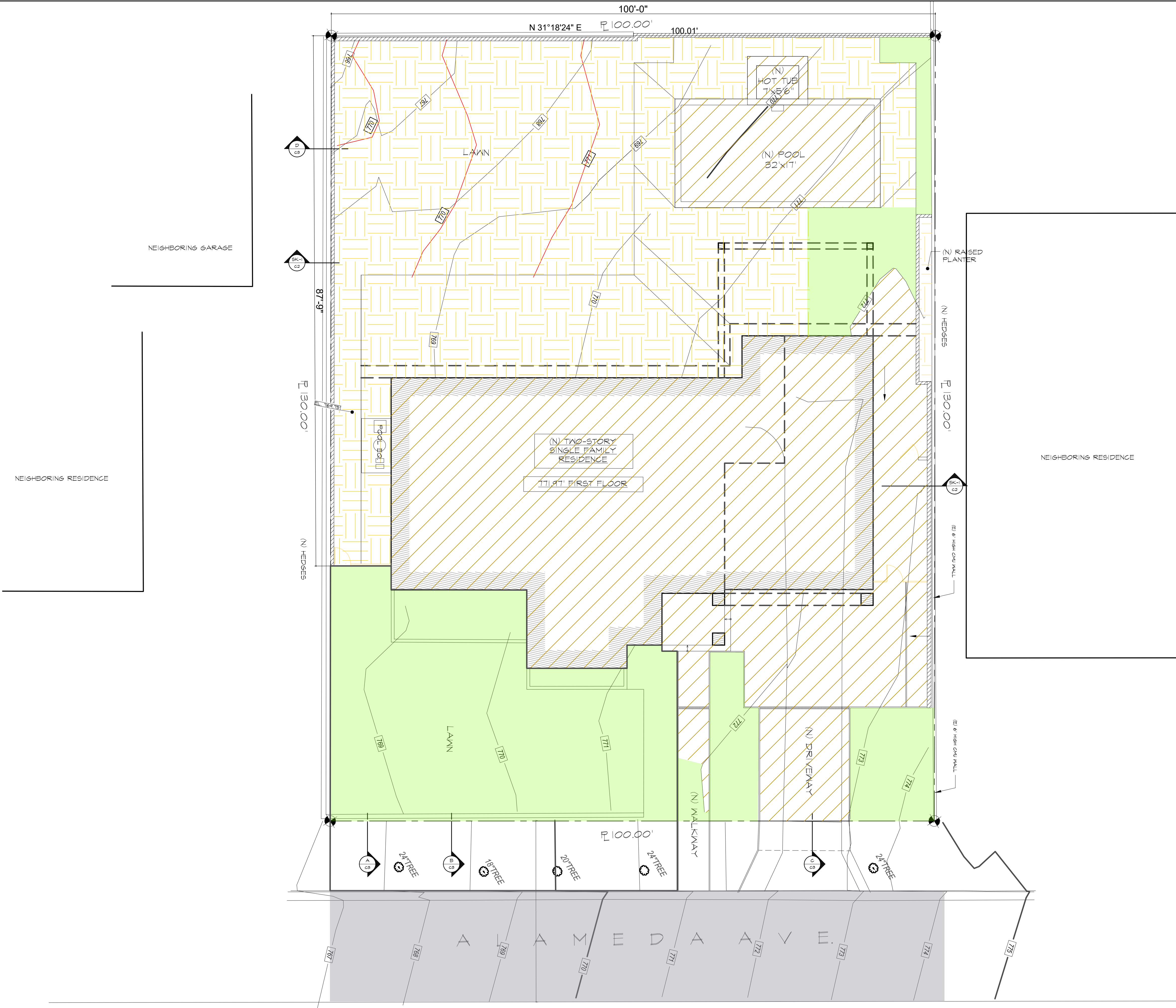
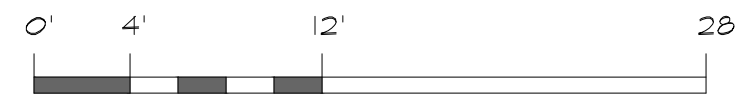
SITE CROSS SECTION

ABRAHAMIAN RESIDENCE
1521 E. ALAMEDA AVE
BURBANK, CA 91501

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CUT AND FILL MAP



CUT	FILL
- 98 CU.YD - 95 CU.YD - 8 CU.YD	- 213 CU.YD
201 CU.YD CUT	213 CU.YD FILL
(TW) (TRW)	TOP OF THE WALL TOP OF RETAINING WALL

- GRADING FILL
- GRADING CUT
- NATURAL TERRAIN
- STREET

REVISIONS

BY

Architecture
Interiors
Planning

James V. Coane & Associates
Architects

30 North Raymond Avenue, Suite 811, Pasadena, California 91103 T 626 584 6022 F 626 584 6884

CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

APPROVED

By: *[Signature]* Planning Director Date: 2/21/2025

Project No: 2500018

CUT AND FILL MAP

ABRAHAMIAN RESIDENCE

1521 E. ALAMEDA AVE

BURBANK, CA 91501

Date

Scale

Drawn

Job

Sheet

C5

Of Sheets



Map
Prepared
For:
Ara
Abrahamian
1521
E.
Alameda
Avenue
Burbank,
CA.
91501
APN:
5620-005-030

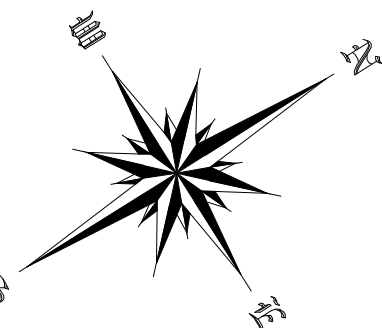
Map
Prepared
By:
Winn-Winn
Surveying
La
Verne,
CA.
91750
WINNSURVEYING.COM

24X36

Date:
February,
2022

S-1

Scale: 1/8" = 1'



BASIS OF BEARINGS
THE BEARING N57°16'50"W ALONG THE CENTERLINE OF SUNSET CANYON DRIVE
(FORMERLY 11TH STREET) PER TRACT MAP 3545 RECORDED IN MAP BOOK 40 PAGES 35-36,
RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON
THIS MAP.

BENCHMARK 1709-1 (CITY OF BURBANK BM)
ELEVATION = 703.125 (feet) NAVD88
2-1/2" BRASS CAP STMP CITY OF BURBANK BM 1709-1 AT THE SOUTHWEST QUADRANT
OF THE INTERSECTION OF PROVIDENCIA AVENUE AND KENNETH ROAD, ABOUT 20
FEET SOUTH OF THE CENTERLINE OF KENNETH ROAD AND ABOUT 49 FEET WEST OF
THE CENTERLINE OF PROVIDENCIA AVENUE, SET IN THE TOP SOUTHWEST CORNER OF
A 7x2 FOOT CATCH BASIN WITH DROP INLET ON THE SOUTH SIDE OF KENNETH ROAD
AND ABOUT 0.7 FEET EAST OF STOP SIGN.

TBM: ELEV= 500.08'; SPK&W LS8294, CENTERLINE INT, OLIVE AVE & ALTA VISTA AVE

TW = TOP OF WALL
TC = TOP OF CURB
FL = FLOW LINE
EP = EDGE OF PAVEMENT
EG = EDGE OF GUTTER
AC = ASPHALT PAVEMENT
CP = CONCRETE PAVEMENT
CONC = CONCRETE PAVEMENT
EMB = ELECTRIC METER BOX
PP = POWER POLE
FF = FINISH FLOOR
GM = GAS METER
STP = TOP OF STOP
AIR = AIR CONDITIONER
OHP = OVERHEAD POWER
WM = WATER METER
TRW = TOP ROCK WALL

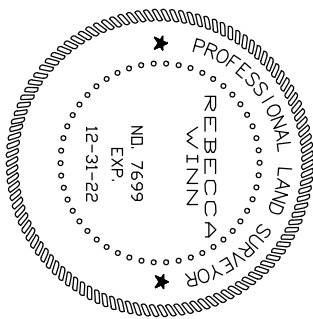
FD L & T STAMPED LS 2507
NO REF. 11.42' FROM PROP
CORNER & 0.10' FROM PL
PROD SW'LY.

FD L & TAG LS 7764 NO REF.
11.42' FROM PROP CORNER
& 0.04' FROM PL PROD NE'LY.

FD L & TAG RCE 16362 NO REF.
11.44' FROM PROP CORNER
& 0.09' FROM PL PROD SW'LY.

SET L & TAG LS 7699 ON SLY
FACE OF WALL UP 4.0'. 0.50'
FROM PROPERTY CORNER
ALONG PROPERTY LINE.

SET TAG LS 7699 IN EPOXY
ON TOP WALL UP 5.0'. 0.50'
FROM PROPERTY CORNER
ALONG PL PROD SW'LY.



SURVEY

ALAMEDA AVENUE