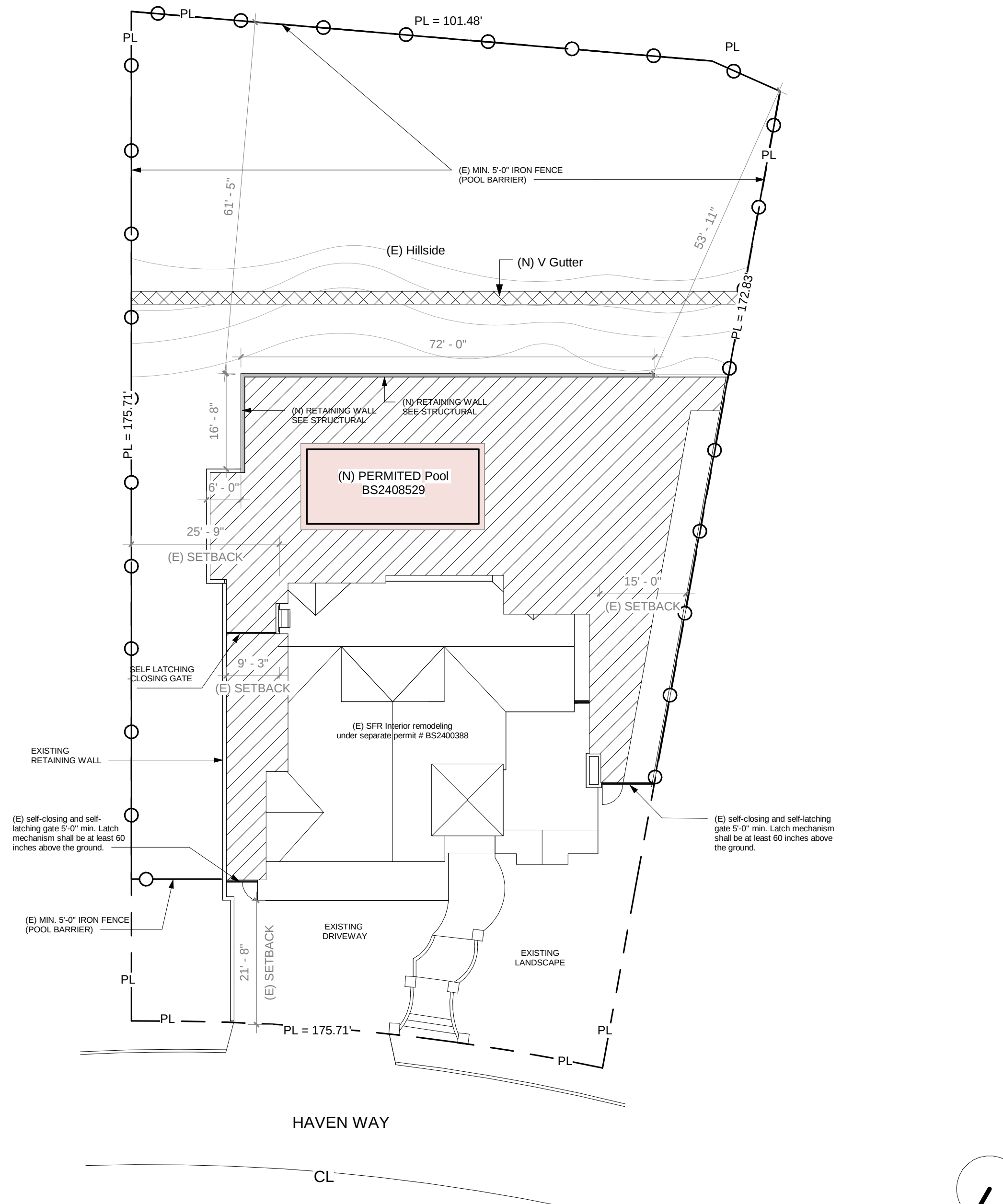


PROJECT DESCRIPTION		VICINITY MAP (N.T.S.)		SCOPE OF WORK	
NEW RETAINING WALL				1.NEW RETAINING WALL	
PROJECT ADDRESS				PROJECT DATA	
3518 HAVEN WAY, BURBANK CA 91504					
PROJECT OWNER					
ARMOND BABAKHANIANSPHONE: 818-826-31933518 HAVEN WAY, BURBANK CA 91504					
STRUCTURAL CONSULTANT					
B&W ENGINEERING153 N OAK KNOLL AVENUE, UNIT 101, PASADENA, CA, 91101SEVAN MALEK BEJANIAN 818-726-2620					
LEGAL DESCRIPTION					
APN: 2471-048-009LOT: 54TRACT: 36059					
INDEX OF DRAWINGS		PLOT PLAN (SCALE N.T.S.)			
SHT#	TITLE				
GENERAL:					
G0.0	PROJECT TITLE SHEET				
G0.1	GENERAL NOTES, ABBREVIATIONS AND SYMBOLS				
G0.2	CALGREEN NOTES				
G0.3	RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS				
G04	TOPOGRAPHIC SURVEY				
ARCHITECTURAL:					
A1.0	EXISTING & PROPOSED SITE PLAN				
A2.0	PROPOSED SECTION				
STRUCTURAL:					
S001	GENERAL NOTES				
S002	POOL AND SPA NOTES				
S003	SITE PLAN				
S004	SECTION AND DETAIL				
Note: Less than 50 cubic yard import/export					

PROJECT NO. 03-2024	
DRAWN BY Maria Minasvand	
REVIEWED BY Teny Petroian	
PROJECT START DATE 01/25/2024	
PROJECT NAME: Haven Way New Retaining Wall	
OWNER Armond Babakhanians	
PROJECT DESIGN TEAMS	
URBAN UNIT CONSTRUCTION 3467 OCEAN VIEW BOULEVARD, GLENDALE, CA 91208	
LANDSCAPING	
CIVIL	
STRUCTURAL B&W ENGINEERING 153 N OAK KNOLL AVENUE, UNIT 101,PASADENA, CA, 91101	
MECHANICAL	
ELECTRICAL	
PLUMBING	
TITLE 24	
GEOTECH	
TOPOGRAPHY	
SHEET TITLE PROJECT TITLE SHEET	
SHEET NO. G0.0	
OF SHEETS	

URBAN UNIT
CONSTRUCTION

RESIDENTIAL | COMMERCIAL | DESIGN

UU

3467 OCEAN VIEW BOULEVARD, GLENDALE, CA 91208
TEL: (818)330-9504 / EMAIL: URBANUNITCONSTRUCTION@GMAIL.COM

Teny Petroian



REVISION / VERSION

08/19/2024

PROJECT NO.

03-2024

DRAWN BY

Maria Minasvand

REVIEWED BY

Teny Petroian

PROJECT START DATE

01/25/2024

PROJECT NAME:

Haven Way New Retaining Wall

PROJECT ADDRESS:

3518 Haven Way, Burbank CA 91504

OWNER

Armond Babakhanians

PROJECT DESIGN TEAMS

URBAN UNIT CONSTRUCTION
3467 OCEAN VIEW BOULEVARD, GLENDALE, CA 91208

LANDSCAPING

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MECHANICAL

ELECTRICAL

PLUMBING

TITLE 24

GEOTECH

TOPOGRAPHY

SHEET TITLE

PROJECT TITLE SHEET

SHEET NO.

G0.0

OF SHEETS

CONTRACTOR REQUIREMENTS

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

1. OPEN EXTERIOR: JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AND AT PENETRATIONS OF UTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED, CAULKED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.
2. CLOTHES DRYER LOCATED IN A HABITABLE AREA OR IN AN AREA CONTAINING OTHER FUEL BURNING APPLIANCES SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE, OR INTO AN AREA WHICH IS NOT HABITABLE AND DOES NOT CONTAIN OTHER FUEL BURNING APPLIANCES. A 4 " DIAMETER EXHAUST VENT IS LIMITED TO 14' WITH 2 ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2' FOR EVERY ELBOW IN EXCESS OF 2. PER UNIFORM MECHANICAL CODE, SECTION 19.03, 5" DIAMETER DUCT IS ALLOWABLE. MAXIMUM DEVELOPED LENGTH ALLOWED 44 FEET. (DEDUCT 4 FT. FOR EACH 90 DEGREE ELBOW); 6" DIAMETER DUCT IS ALSO ALLOWED: MAXIMUM DEVELOPED LENGTH ALLOWED 71 FT., (DEDUCT 4.5 FT. FOR EACH 90 DEGREE ELBOW).
3. ALL BATHROOM FLOOR FINISHES SHALL BE OVER 15 LB. FELT, SHOWER ENCLOSURES, SHOWER DOORS AND PANELS TO BE OF AN APPROVED IMPACT RESISTANT MATERIAL.
4. THE CENTER OF ALL FLASHING FOR VENT PIPES, HEATER PIPES, ELECTRICAL SERVICE CONNECTIONS, ETC. SHALL BE NOT LESS THAN 12 HORIZONTAL INCHES FROM THE CENTER OF ANY ROOF VALLEY.
5. ALL STAIRWAYS SHALL HAVE MINIMUM 7'-0" HEADROOM WITH 8" MAXIMUM RISERS, 9" MINIMUM TREADS. PROVIDE HANDRAILS, MINIMUM OF ONE SIDE PER STAIR RUN UP TO 44" WIDTH, TWO IF GREATER THAN 44" WIDTH MOUNTED 34" TO 38" ABOVE NOSING, REFER TO PLANS.
6. ALL DOOR SIZES SHOWN ON DOOR SCHEDULE ARE FINISH OPENING SIZES. ALLOWANCE FOR THRESHOLDS, JAMBS, ETC. SHALL BE ADDED. FRAMES SHALL BE REINFORCED WHERE REQUIRED FOR CLOSERS, STOPS AND SECURITY HARDWARE.
7. DOORS THAT SWING OVER LANDING/PORCH REQUIRE A LANDING EQUAL TO DOOR WIDTH IN LENGTH AND NOT MORE THAN 1" BELOW THRESHOLD. DOORS THAT DO NOT SWING OVER TOP STEP OR LANDING MAY OPEN ON A LANDING OR TOP STEP THAT IS NOT MORE THAN 7 1/2" BELOW FLOOR LEVEL.
8. GLASS DOORS, FRENCH DOORS, ADJACENT GLAZED PANELS AND ALL GLAZED OPENINGS WITHIN 18" OF ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD (SEE DOOR AND WINDOW SCHEDULES).
9. STUDS IN EXTERIOR WALLS OF ROOMS WITH OPEN BEAM/SLOPING CEILING SHALL EXTEND FROM FLOOR TO ROOF WITHOUT INTERMEDIATE PLATES UNLESS PLATES ARE SO DESIGNED. MAXIMUM HEIGHT 2'X 4" IS 14 FT., 2'X 6" IS 20 FT.
10. FIRE BLOCK STUD WALLS AND PARTITIONS (INCLUDING FURRED SPACES) AT FLOOR, CEILING AND SOFFIT, AND AT MID-HEIGHT OF ALL WALLS OVER 101'-0" IN HEIGHT. NOTCHING OF EXTERIOR AND BEARING/NON-BEARING WALLS SHALL NOT EXCEED 40%/60% RESPECTIVELY, IF NOT DESCRIBED IN STRUCTURAL ENGINEERING, ATTACHED.
11. ALL METAL FRAMING ANCHORS, EXPOSED SCREWS, NAILHEADS & BOLTHEADS, AND OTHER METAL STRUCTURAL COMPONENTS SHALL BE DOUBLE-DIPPED GALVANIZED BEFORE ASSEMBLY, OR RUST-INHIBITOR PAINTED BEFORE OR AFTER ASSEMBLY TO REDUCE STRUCTURAL CORROSION. ALL EXPOSED SHEET METAL TO BE DOUBLE-DIPPED CORROSION AT ALL METAL TO METAL CONNECTIONS BE USING ONLY ONE TYPE OF METAL, SHIMMING BETWEEN THE METALS WITH NON-METALLIC WASHERS, OR UTILIZING REPLACEABLE ZINC SACRIFICIAL PLATE GALVANIC CORROSION DEVICES.
12. EXTERIOR OPENINGS INTO ATTICS, UNDER FLOOR AREAS AND OTHER ENCLOSED AREAS SHALL BE COVERED WITH 1/4" TO 1/4" CORROSION RESISTANT WIRE MESH EXCEPT FOR OPENINGS WITH DESIGNATED SASH OR DOORS.
13. PLASTER SURFACES ON WALLS, CEILINGS AND ROOF SOFFITS EXPOSED TO THE WEATHER SHALL HAVE EXTERIOR LATH AND PLASTER, UNLESS EXEMPTED. EXTERIOR PLASTER REINFORCING MAY BE APPLIED OVER GYPSUM LATH ON CEILINGS AND ROOF SOFFITS.
14. THE BUILDER SHALL PROVIDE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
15. MAINTENANCE LABELS SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTATIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNER'S USE.
16. TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND ARE NOT PERMITTED, UNLESS IN CONFORMANCE WITH APPLICABLE OSHA OR OTHER GUARANTEED REGULATIONS.
17. ITEMS NOTED BELOW SHALL BE INSTALLED AT THE HEIGHTS INDICATED, UNLESS NOTED OTHERWISE. MEASURE HEIGHT ABOVE FINISH FLOOR OR ADJACENT FINISH SURFACE TO CENTER OF RECEPTACLE/FIXTURE. PROVIDE BLOCKING AS REQUIRED FOR ALL TOWEL BARS, TOILET PAPER HOLDERS, CABINETS, WATER INLET LINES, HOSE BIBBS, COAT HOOKS AND OTHER WALL-MOUNTED ACCESSORIES.
18. ELECTRICAL ITEMS:
A. -12" SMOKE DETECTOR (12 OR LESS INCHES BELOW CEILING MEASURED @ HIGHEST POINT)
B. +6" ELECTRICAL OUTLETS @ COUNTERS (MEASURE ABOVE COUNTER SURFACE)
C. +6" TELEPHONE JACKS COUNTERS (MEASURE ABOVE COUNTER SURFACE)
D. +12" ELECTRICAL OUTLETS (SET DUPLEX OUTLETS HORIZONTALLY)
E. +12" STEP LIGHTS
F. +12" TELEPHONE JACKS
G. +12" CATV JACKS
H. +12" STEREO SPEAKER JACK NOT LOCATED @ CABINET
I. +18" EXTERIOR WP TELEPHONE JACK
J. +18" EXTERIOR WP ELECTRICAL OUTLETS
K. +24" UNDER SINK GARBAGE DISPOSER & HOT WATER DISPENSER PLUG
L. +36" REFRIGERATOR PLUG
M. +40" STEREO SPEAKER JACK @ FULL-HEIGHT CABINET
N. +40" ELECTRICAL SWITCHES
O. +40" DOOR BELL BUTTONS
P. +60" INTERCOM
Q. +66" OUTDOOR LIGHT FIXTURES (SCONCES), ABOVE FINISH WALK SURFACE
R. +66" INDOOR SCONCES
S. +84 " SECURITY SENSOR

1. PLUMBING ITEMS:
A. +6" FUEL GAS INLET PIPES @ FIREPLACES (ABOVE HEARTH), CONTROL KEY @ +24" A.F.F.
B. +12" FUEL GAS PIPE @ OVEN/RANGE/BBQ
C. +18" HOSE BIBBS, A.F.G.
D. +40" SHOWER VALVES
E. +72" SHOWERHEADS
F. HEATING ITEMS:
G. +54" THERMOSTATS
H. GENERAL ITEMS:
I. +18" TOILET PAPER HOLDER
J. +34" HANDRAILS, TOP, MIN.
K. +42" GUARDRAILS, TOP, MIN.
L. +36" DOOR KNOBS, CENTER
M. +42" DEAD BOLTS, CENTER
N. +42" TOWEL RACKS & BARS
O. +60" COAT HOOKS ON BACKS OF DOORS, KID'S BEDROOMS
P. +78" COAT HOOKS ON BACKS OF DOORS, GENERAL
Q. +60" CLOSET POLE & SHELF @ SINGLE SHELF
2. AT OWNERS DISCRETION, AND WITH PRE-APPROVAL OF ADDED COSTS THE GENERAL CONTRACTOR SHALL PREPARE THE FOLLOWING "OWNERS MANUAL TO BE LEFT WITH THE OWNER AT THE COMPLETION OF THE PROJECT. THE MANUAL SHALL INCLUDE:
3. INTRODUCTION AND LIST OF CONTENTS AND CONTRACTOR COMMENTARY, ANECDOTES, AND NEIGHBORING OBSERVATIONS (MAIL DELIVERY, TRASH SERVICE, NEIGHBORS, ETC.)

ATTENTION OWNERS / CONTRACTORS

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

HOLD HARMLESS / INDEMNIFICATION CLAUSES

I. SUBJECT: EXCLUDING CONSTRUCTION REVIEW

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

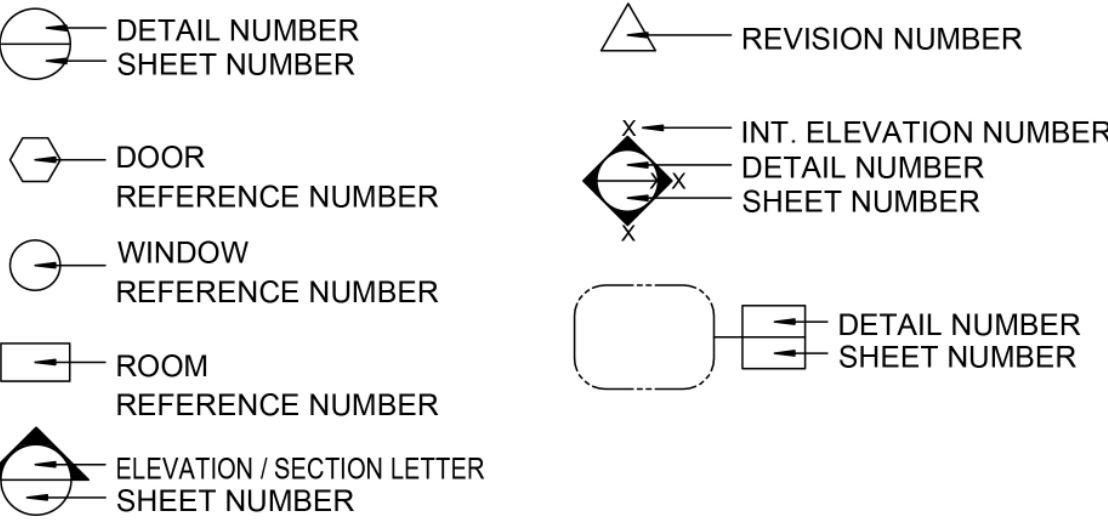
II. SUBJECT: REMODELING AND REHABILITATION

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

III. SUBJECT: OWNERSHIP OF DOCUMENTS

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

SYMBOLS



AB	ANCHOR BOLT	M	METER(S)
ABV	ABOVE	MAX	MAXIMUM
AC	ASPHALTIC CONCRETE	MB	MACHINE BOLT
A/C	AIR CONDITIONING	MECH	MECHANICAL
ACR	ACRYLIC PLASTIC	MED	MEDIUM
AD	AREA DRAIN	MTL	METAL
ADD	ADDENDUM	MFR	MANUFACTURE (R)
ADJ	ADJACENT, ADJUSTABLE	MH	MANHOLE
AFF	ABOVE FINISH FLOOR	MIN	MINIMUM
AGG	AGGREGATE	MISC	MISCELLANEOUS
ALUM	ALUMINUM	MO	MASONRY OPENING
ANOD	ANODIZED	MTL	MATERIAL
AP	ACCESS PANEL	MUL	MULLION
APPROX	APPROXIMATELY	MW	MILLWORK
ARCH	ARCHITECT (URAL)		
ACT	ACOUSTIC TILE	NAT	NORTH
AUTO	AUTOMATIC	NIC	NATURAL
		NIC	NOT IN CONTRACT
BD	BOARD	NO	NOMINAL
BIT	BITUMINOUS	NRC	NOISE REDUCTION COEFFICIENT
BLDG	BUILDING	NTS	NOT TO SCALE
BLK	BLOCK	O.C.	ON CENTER
BLKG	BLOCKING	O.D.	OVERFLOW DRAIN
BM	BENCHMARK	OD	OUTSIDE DIAMETER
BRZ	BRONZE	OVERHEAD	OWNER FURNISHED, CONTRACTOR
BSMT	BASEMENT	OFPI	OWNER FURNISHED, CONTRACTOR
BTWN	BETWEEN	PAIR	INSTALLED
BUR	BUILT-UP ROOFING	OPP	OPPOSITE
CB	CATCH BASIN		
CF	CUBIC FOOT	PART	PARTITION
CHAM	CHAMFER	PC	PRECAST
CJ	CAST IRON	PCF	POUNDS PER CUBIC FOOT
CIR	CIRCUMFERENCE	PCD	PEDESTAL
CJ	CONTROL JOINT	PERF	PERIMETER
CLG	CEILING	PERF	PERFORATE (D)
CLR	CLEAR (ANCE)	PFL	POUNDS PER LINEAR FOOT
CM	CENTIMETER (S)	PL	PROPERTY LINE
CMT	CERAMIC MOSAIC TILE	PLM	PLASTIC LAMINATE
CMU	CONCRETE MASONRY UNIT	PLG	PLATE GLASS
COL	COLUMN	PR	PAIR
COMB	COMBINATION	PSF	POUNDS PER SQUARE FOOT
COMP	COMPRESS (ED), (ION),	PSI	POUNDS PER SQUARE INCH
(BLE)	CONCRETE	PT	POINT
CONN	CONNECTION	P-T	POST TENTION
CONST	CONSTRUCTION	PTD	PAINTED
CONT	CONTINUOUS OR CONTINUE	PVC	POLYVINYL CHLORIDE
CORR	CORRUGATED	PVMT	PAVEMENT
CPT	CARPET (ED)		
CS	COUNTERSINK	QT	QUARRY TILE
CSMT	CASEMENT		
CSP	COMBINATION STANDPIPE	R/A	RISER
CT	CERAMIC TILE	RAD	RETURNS AIR
CTR	COUNTER, CENTER	RADIUS	RADIUS
CTSK	COUNTERSUNK	RB	RUBBER BASE
CYD	CUBIC YARD	RBT	RUBBER TILE
		RCP	REINFORCED CONCRETE PIPE
DEP	DEPRESSED	RD	ROOF DRAIN
DF	DRINKING FOUNTAIN	RES	RESILIENT
DIA	DIAGONAL DIAMETER	RET	RETURN
DIM	DIMENSION	REV	REVISED, REVISION
DISP	DISPENSER	RFM	ROOF HATCH
DIV	DIVISION	RFM	REFLECT (ED), (IVE), (OR)
DN	DOWN	RH	RIGHT HAND
		RM	ROOM
E	EAST, EXISTING	RO	ROUGH OPENING
EA	EACH	ROW	RIGHT OF WAY
EB	EXPANSION BOLT		
EF	EACH FACE		
EJ	EXPANSION JOINT		
EL	ELEVATION	SC	SOUTH
ELECT	ELECTRIC (AL)	SC	SOLID CORE
ELEV	ELEVATOR	SD	SCHEDULE </td
EMER	EMERGENCY	SD	STORM DRAIN
ENC	ENCLOSURE	SEAL	SEALANT
EP	ELECTRICAL PANEL	SHT	SHEET
EQUAL	EQUAL	SHR	SHIMLAR
EQPT	EQUIPMENT	SPC	SPACER
EST	ESTIMATE	SPEC	SPECIFICATION (S)
EW	ELECTRIC WATER COOLER	SPK	SPEAKER
EXH	EXHAUST	SQ	SQUARE
EXP	EXPANSION	SS	SERVICE SINK
EXT	EXTERIOR	SST	STAINLESS STEEL
		STD	STANDARD
FA	FRESH AIR, FIRE ALARM	STG	SEATING
FB	FACE BRICK, FLAT BAR	STL	STEEL
FBO	FURNISHED BY OTHERS	STL	STONE
FD	FLOOR DRAIN	STO	TORAGE
FDC	FIRE DEPARTMENT	STRUCT	STRUCTURAL
CONNECTION	CONNECTION	SUSP	SUSPENDED
FE	FIRE EXTINGUISHER	SYM	SYMMETRY, SYMMETRICAL
FEC	FIRE EXTINGUISHER		
CABINET	CABINET	TB	TREAD
FF	FINISH FLOOR	TE	TACK BOARD
FFE	FINISH FLOOR ELEVATION	TELE	TELEPHONE
FFL	FINISH FLOOR LINE	TER	TERRAZZO
FHC	FIRE HOSE CABINET	TAG	TOUGUE & GROOVE
FHS	FIRE HOSE STATION	TH	THRESHOLD
FHMS	FLATHEAD MACHINE	THICK (NESS)	THICK (NESS)
SCREW	SCREW	TOL	TOLERANCE
FHWS	FLATHEAD WOOD SCREW	T.O.S.	TOP OF STEEL
FIN	FINISH (ED)	T.O.SL	TOP OF SLAB
FJT	FLUSH JOINT	T.O.W.	TOP OF WALL
FL	FLOW LINE	T.PART	TOILET PARTITION
FLO	FLOOR CLEANOUT	TV	TELEVISION
FLG	FLASHING	TYP	TYPICAL
FLUR	FLOOR (ING)	UC	UNDERCUT
FLUR	FLUORESCENT	UNF	UNFINISHED
FND	FOUNDATION	U.O.N	UNLESS OTHERWISE NOTED
FOC	FACE OF CONCRETE	URNL	UNLESS OTHERWISE NOTED
FOF	FACE OF FINISH		
FOM	FINISH MASONRY	VB	VAPOR BARRIER
FP	FIREPROOF	VCT	VINYL COMPOSITION TILE
FS	FLOOR SINK, FULL SIZE	VERT	VERTICAL
FT	FOOT OR FEET	VF	VINYL FABRIC
FTG	FOOTING	VB	VERTICAL GRAIN
FUR	FURRED, FURRING	VT	VINYL TILE
FUT	FUTURE		
		W	WIDTH, WIDE
GA	GAUGE, GAGE	W	WEST
GALV	GALVANIZED	W	WITH
GB	GYPSUM BOARD (OR) GRAB	WB	WOOD BASE
GB	GYPSUM BOARD (OR) GRAB	WC	WATER CLOSET
GC	GENERAL CONTRACT	WD	WOOD
GCMU	GLAZED CONCRETE	WI	WROUGHT IRON
WI	MASONRY UNIT	WIN	WINDOW
GFR	GLASS FIBER REINFORCED	WM	WIRE MESH
CONC.	CONC.	WO	WITHOUT
		WP	WATERPROOF (ING)
JAN	JANITOR	W.P.	WORKING POINT
JC	JANITOR'S CLOSET	WSCOT	WAINSCOT
JT	JOINT	WWF	WELDED WIRE FABRIC

1. All construction shall comply with the 2022 edition of the CRC, OR CBC, CMC, CPC, and CEC as adopted and amended by the State of California in Title 24 CCR and the City of Burbank local amendments.
2. Separate permits may be required for mechanical, electrical, plumbing, shoring, grading, and demolition
3. All property lines, easements, and existing buildings have been indicated on this site plan.
4. A security fence shall be provided around the construction area that shall be installed prior to excavation and/or foundation trenching. (BMC 9-1-2-3302.4)
5. Water shall be provided on the site and used to control dust.
6. Temporary toilet facilities shall be provided on site. (BMC 9-1-2-3305.1)
7. The finish grade shall slope a min. of 5%, or 6", to point 10 feet from building foundation, or to an approved alternate method of diverting water away from the foundation. Swales shall slope a minimum of 2%. (CBC 1804.4, CRC R401.3)
8. The top of the exterior foundation shall extend above the elevation of the street gutter a minimum of 12" plus 2%. (CBC 1808.7.4, CRC R403.1.7.3)

URBAN UNIT
CONSTRUCTION

RESIDENTIAL | COMMERCIAL | DESIGN

3467 OCEAN VIEW BOULEVARD, GLENDALE, CA 91208
TEL: (818) 330-9504 / EMAIL: URBANUNITCONSTRUCTION@GMAIL.COM

Teny Petroian



REVISION / VERSION

08/19/2024

PROJECT NO. 03-2024
DRAWN BY Author
REVIEWED BY Checker
PROJECT START DATE 01/25/2024

PROJECT NAME:
Haven Way New Retaining Wall

PROJECT ADDRESS:
3518 Haven Way, Burbank CA 91504

OWNER
Armond Babakhanians

PROJECT DESIGN TEAMS
URBAN UNIT CONSTRUCTION
3467 OCEAN VIEW BOULEVARD, GLENDALE, CA 91208

LANDSCAPING

CIVIL

STRUCTURAL
B&W ENGINEERING
155 N OAK KNOLL AVENUE, UNIT 101,PASADENA, CA 91103

MECHANICAL

ELECTRICAL

PLUMBING

TITLE 24

GEOTECH

TOPOGRAPHY

SHEET TITLE
GENERAL NOTES, ABBREVIATIONS AND SYMBOLS

SHEET NO.
G0.1

OF SHEETS

	THE FOLLOWING NOTES SHALL BE REPRODUCED ON THE SITE PLAN OR COVER SHEET CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) – INCORPORATE THESE MANDATORY ITEMS IN THE DESIGN AND CONSTRUCTION OF THE PROJECT AND ADD NOTES TO PLANS AS APPLICABLE. OF THE SUBMITTED DRAWINGS:		
2022 CalGREEN Residential Mandatory Measure Notes			
SECTION	MEASURE	REQUIREMENTS	
PLANNING AND DESIGN			
4.106.2	Storm Water Drainage and Retention During Construction	A plan is developed and implemented to manage storm water drainage during construction.	
4.106.3	Grading and Paving	Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	
4.106.4.1	Electric Vehicle Charging	Provide capability for electric vehicle charging for one and two-family dwellings; townhouses with attached private garages in accordance with Section 4.106.4.1.	
4.106.4.2	Electric Vehicle Charging	Provide capability for electric vehicle charging for multifamily dwellings and hotels/motels in accordance with Sections 4.106.4.2.1 or 4.106.4.2.2, as applicable.	
4.106.4.3	Electric Vehicle Charging	Provide capability for electric vehicle charging for existing parking lots or new parking lots for existing residential buildings in accordance with Section 4.106.4.3, as applicable.	
ENERGY EFFICIENCY			
4.201.1	General	Building meets or exceeds the requirements of the <i>California Building Energy Efficiency Standards</i> .	
WATER EFFICIENCY AND CONSERVATION (Indoor Water Use)			
4.303.1	Water Conserving Plumbing Fixtures and Fittings	Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.	
		Plumbing fixtures & fittings	Maximum
		Water closets	1.28 gallons/flush
		Urinals	0.125 gallons/flush for wall-mounted type and 0.5 gallons/flush for floor-mounted type or other type
		Showerheads	1.8 gpm @ 80 psi
		Residential lavatory faucets	1.2 gpm @ 60 psi max. 0.8 gpm @ 20 psi min.
		Lavatory faucets in common & public use areas	0.5 gpm @ 60 psi
		Metering faucets	0.2 gallons/cycle
		Kitchen faucets	1.8 gpm @ 60 psi
		4.303.3	Standards for Plumbing Fixtures and Fittings
4.303.1.4.3	Metering faucets	Metering faucets in residential building shall not deliver more than 0.2 gallons per cycle	
WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use)			
4.304.1	Outdoor potable water use in landscape areas	Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWEL0), whichever is more stringent. 1. The Model Water Efficient Landscape Ordinance (MWEL0) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division2. MWEL0 and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/	
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Enhanced Durability & Reduced Maintenance)			
4.406.1	Rodent proofing	Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.	
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal & Recycling)			
4.408.1	Construction Waste Management	Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4.	
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Building Maintenance & Operation)			
4.410.1	Operation and Maintenance Manual	An operation and maintenance manual shall be provided to the building occupant or owner.	
4.410.2	Recycling by Occupants	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82(a)(2)(A) et seq. will also be exempt from the organic waste portion of this section.	

2022 CalGREEN Residential Mandatory Measure Notes		
SECTION	MEASURE	REQUIREMENTS
ENVIRONMENTAL QUALITY (Fireplaces)		
4.503.1	Fireplaces	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.
ENVIRONMENTAL QUALITY (Pollutant Control)		
4.504.1	Covering of Duct Openings & Protection of Mech. Equipment During Construction	Duct openings and other related air distribution component openings shall be covered during construction.
4.504.2.1	Adhesives, Sealants and Caulks	Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
4.504.2.2	Paints and Coatings	Paints, stains and other coatings shall be compliant with VOC limits.
4.504.2.3	Aerosol Paints and Coatings	Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.
4.504.2.4	Verification	Documentation shall be provided to verify that compliant VOC limit finish materials have been used.
4.504.3	Carpet Systems	Carpet and carpet systems shall be compliant with VOC limits.
4.504.4	Resilient Flooring Systems	80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.
4.504.5	Composite Wood Products	Particleboard, medium density fiberboard (MDF) and hardwood plywood used in the interior finish systems shall comply with low formaldehyde emission standards.
ENVIRONMENTAL QUALITY (Interior Moisture Control)		
4.505.2	Concrete Slab Foundations	Vapor retarder and capillary break is installed at slab-on-grade foundations.
4.505.3	Moisture Content of Building Materials	Moisture content of building materials used in wall and floor framing is checked before enclosure.
ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust)		
4.506.1	Bathroom Exhaust Fans	Each bathroom shall be mechanically ventilated and shall comply with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent.
ENVIRONMENTAL QUALITY (Environmental Comfort)		
4.507.2	Heating and Air Conditioning System Design	Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D- 2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (Qualifications, Verifications)		
702.1	Installer Training	HVAC system installers are trained and certified in the proper installation of HVAC systems.
702.2	Special Inspection	Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.
703.1	Documentation	Verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.
Note: This check list is intended only as an aid to the user and may not contain complete code language. Refer to 2022 CALGreen Chapter 4 for complete code language.		

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SHEET TITLE

CALGREEN NOTES

SHEET NO.

G0.2

OF SHEETS

RESIDENTIAL
CONSTRUCTION MINIMUM REQUIREMENTS

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

GENERAL:

- Residential building undergoing permitted alterations, additions or improvements shall replace non-compliant plumbing fixtures with water-conserving plumbing fixtures meeting the requirements of 2022 California Green Building Standards Code, Section 4.303.1 Plumbing fixture replacement is required prior to issuance of a certificate of occupancy or final inspection by the Chief Building Official.
- Issuance of a building permit by the City of Newport Beach does not relieve applicants of the legal requirements to observe covenants, conditions and restrictions, which may be recorded against the property or to obtain plans. You should contact your community associations prior to commencement of any construction authorized by this permit.
- Prior to performing any work in the city right-of-way an encroachment permit must be obtained from the Public Works Department.
- A site survey by a licensed surveyor shall be required prior to foundation concrete pour.
- Stairways shall not be less than 36 inches clear width. (CRC 311.7.1) The minimum head clearance shall be 6'-8" measured vertically from the sloped line adjoining tread nosing. (CRC 311.7.2)
- Advisory Note: Homeowners Association (HOA) approval is independent of the City process and may be required for this improvement. Please check with the HOA Board.
- Additional permits are required for detached structures including but not limited to:
 - Accessory structures, detached patio covers, and trellises,
 - Masonry or concrete fences over 3.5 ft. high or within 3 feet of the property line,
 - Retaining walls over 4 ft. high from the bottom of the foundation to the top of the wall and any retaining wall within 3 ft. of property line regardless of height.

- Electrical and Plumbing for exterior improvements detached from the house (i.e. barbeque, fountain, fire feature)

CONSTRUCTION:

- Pedestrian protection adjacent to public way to be as follows:

CBC TABLE 3306.1 PROTECTION OF PEDESTRIANS		
HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
8 feet or less	Less than 5 feet	Construction railings
	5 feet or more	None
More than 8 feet	Less than 5 feet	Barrier and covered walkway
	5 feet or more, but not more than one-fourth the height of construction	Barrier and covered walkway
	5 feet or more, but between one-fourth and one-half the height of construction	Barrier
	5 feet or more, but exceeding one-half the height of construction	None

- All exterior lath and plaster shall have two layers of 10-minute Grade D paper over wood-based sheathing. (CRC R703.7.3, CBC 2510.6)
- Wall covering of showers or tubs with showers shall be of cement plaster, tile, or approved equal, to a height of not less than 72 inches above drain inlet. Backing for tile shall be cement board or cement plaster. (CRC R307.2, CBC 1209.2.3)
- Safety glazing shall be provided at the following hazardous locations: (CRC R308.4, CBC 2406.4)
 - Swinging, bi-fold, and sliding doors.
 - When located within 60 inches above the floor of wet surfaces such as tubs, showers, saunas, steam rooms, or outdoor swimming pool.
 - Glazing adjacent to doors:
 - Within a 24-inch arc of either vertical edge of doors or within 60 inches of walking surface.
 - Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches of the hinge side of an in-swinging door.
 - Where glazing area is more than 9 sq. ft. in area, with the bottom edge less than 18 inches above the floor, top edge more than 36 inches above floor, and within 36 inches of a walking surface, measured horizontally.
 - Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps.
 - Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread.
 - Glazing in guards and railings.
- All doors and operable windows with sill height less than 48 inches above the indoor finished floor from the house into the pool area shall be equipped with an approved alarm or an approved alternate drowning prevention safety feature. (CBC 3109(115922))
- Smoke alarms shall be installed in the following locations (CRC R314.3, CBC 907.2.11.2, 907.2.11.3 & 907.2.11.4):

- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story, including basements and habitable attics.
- Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.
- A minimum of 20 feet horizontally from any permanently installed cooking appliance.
- Smoke alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R314.4 & R314.5 or CBC 907.2.11.5 & 907.2.11.6.

- Carbon monoxide alarms shall be installed in the following locations (CRC R315.3):
 - Outside of each sleeping area in the immediate vicinity of the bedroom(s).
 - On every occupiable level of the dwelling unit including basements.
 - Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

Carbon monoxide alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R315.6(4).

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

TEMPORARY GENERATOR:

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

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

2022 CorrList\RESIDENTIALConstructionMinimumReq 11/2023

3

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

FIREPLACE:

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

MECHANICAL:

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

2022 CorrList\RESIDENTIALConstructionMinimumReq 11/2023

4

- Where whole house fans are used in bathroom areas, the fan must run continuously and shall not be tied to a humidity control sensor. (Cal Green 4.506.1(2)).
- The clothes dryer vent shall not exceed 14 ft. in overall length with maximum two 90-degree elbows. (CMC 504.4.2.1)
- Environmental air ducts shall terminate min. 3 feet from property line or openings into building, and 10 feet from a forced air inlet. (CMC 502.2.1)
- Mechanical equipment shall be installed per the manufacture's installation instructions. (CMC 303.1)
- Domestic range vents to be smooth metallic interior surface. (CMC 504.3)
- Supply and return air ducts to be insulated at a minimum of R-6. (Cal Energy Code Table 150.1-A.)

PLUMBING:

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

2022 CorrList\RESIDENTIALConstructionMinimumReq 11/2023

5

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

ELECTRICAL:

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

2022 CorrList\RESIDENTIALConstructionMinimumReq 11/2023

6

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

FOUNDATION:

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

2022 CorrList\RESIDENTIALConstructionMinimumReq 11/2023

7

URBAN UNIT
CONSTRUCTION

RESIDENTIAL | COMMERCIAL | DESIGN

UU

3467 OCEAN VIEW BOULEVARD, GLENDALE, CA 91208
TEL: (818)330-9504 / EMAIL: URBANUNITCONSTRUCTION@GMAIL.COM

Teny Petroian



REVISION / VERSION

08/19/2024

PROJECT NO. 03-2024
DRAWN BY Author
REVIEWED BY Checker
PROJECT START DATE 01/25/2024

PROJECT NAME:
Haven Way New Retaining Wall

PROJECT ADDRESS:
3518 Haven Way, Burbank CA 91504

OWNER
Armond Babakhanians

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

SHEET TITLE
RESIDENTIAL
CONSTRUCTION
MINIMUM
REQUIREMENTS
G0.3
OF SHEETS

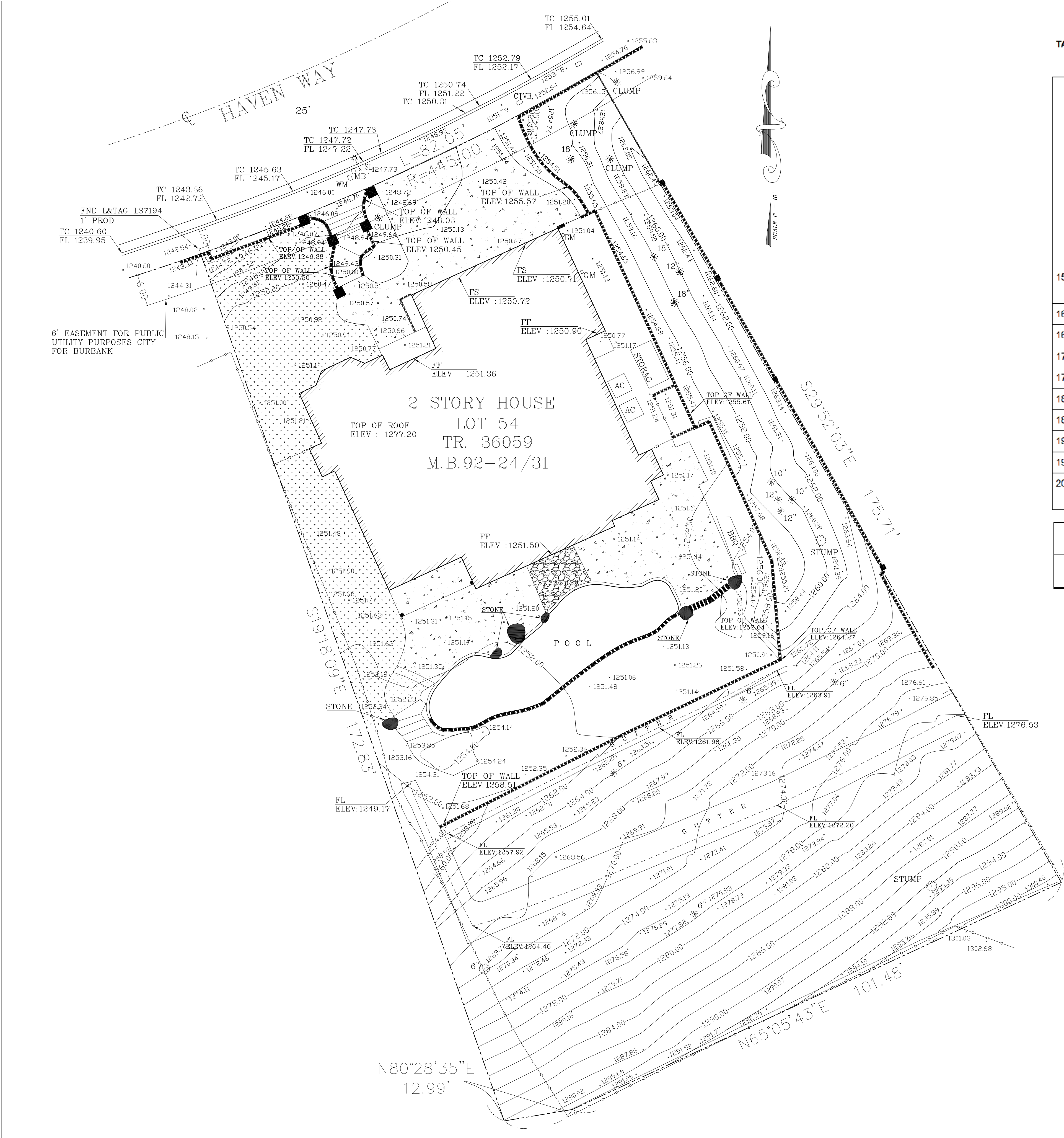
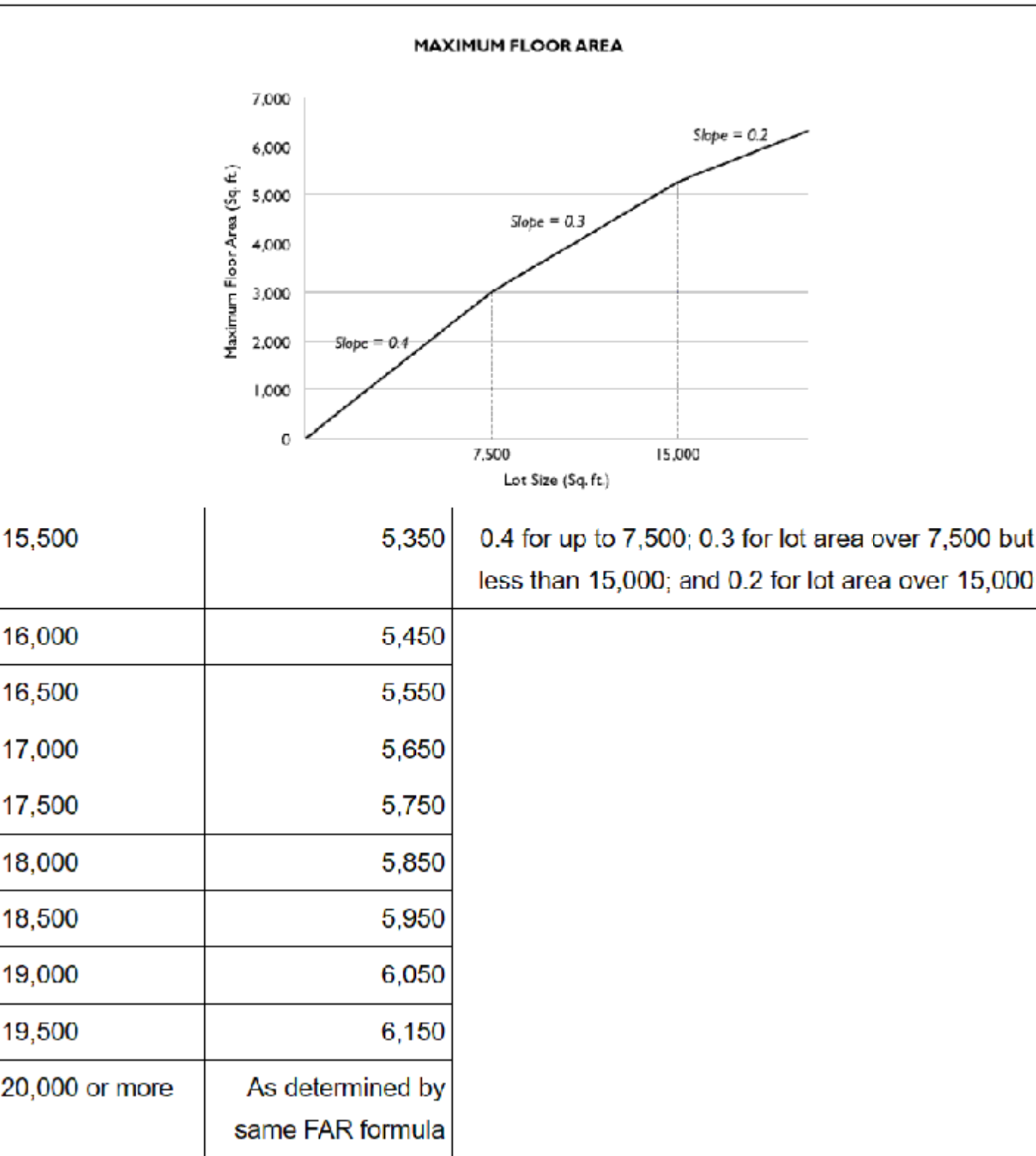


TABLE 10-1-603(D): MAXIMUM GROSS FLOOR AREA AND FLOOR AREA RATIO (FAR) BY LOT SIZE



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

LEGAL DESCRIPTION:

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

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

BASIS OF BEARINGS:

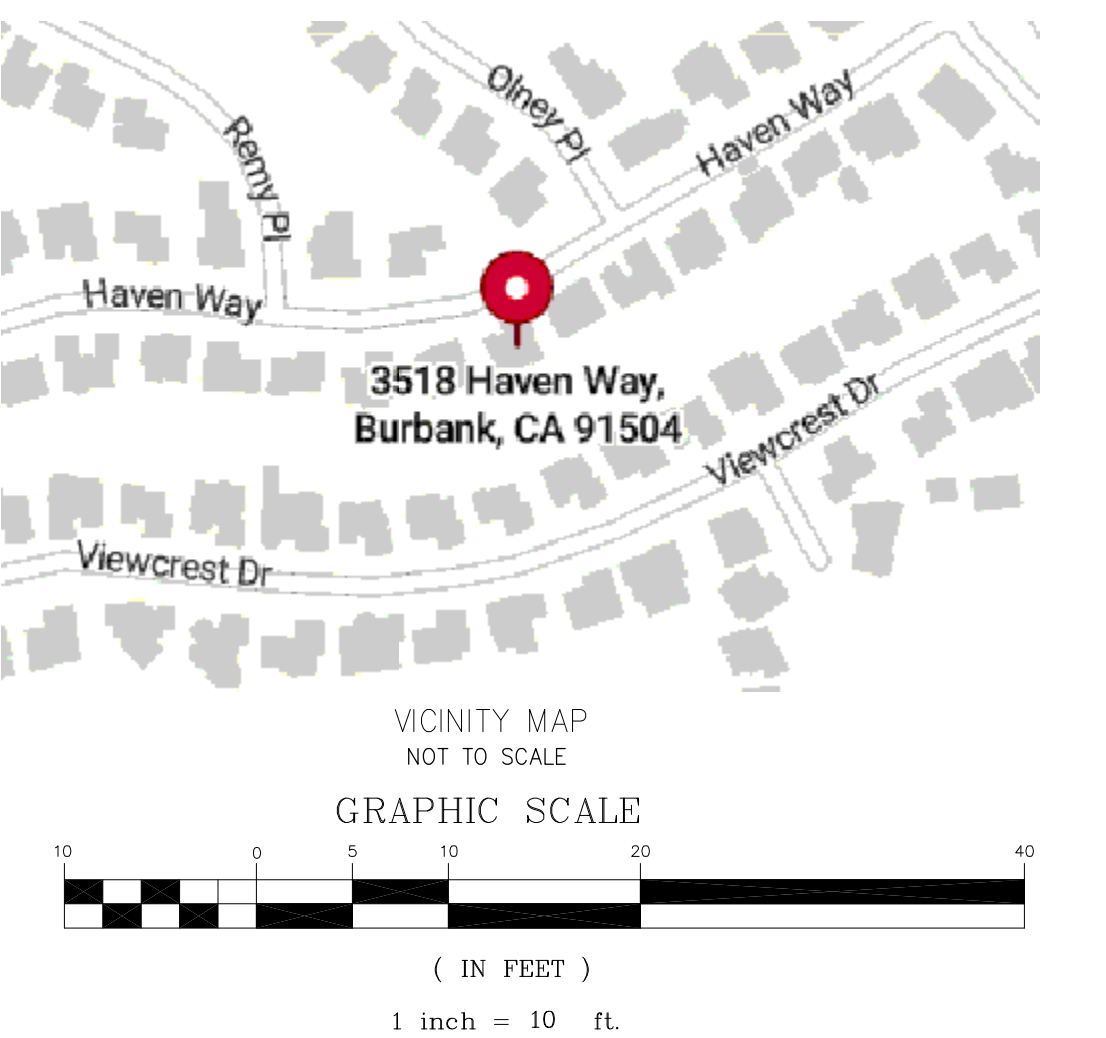
THE BEARING NORTH 82°08'10" WEST, ON THE CENTERLINE OF HAVEN WAY, AS SHOWN ON TRACT NO. 36059, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 92, PAGES 24~31, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

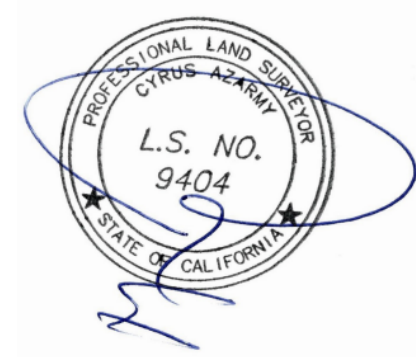
FOUND BM #2206-1, 2-1/2" BRASS CAP STMP CITY OF BURBANK BM 2206-1, 3400 HAVEN WAY, AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF HAVEN WAY AND REYNOLDS DRIVE, ABOUT 21 FEET SOUTH OF HAVEN WAY AND 4.3 FEET EAST OF THE CENTERLINE OF REYNOLDS DRIVE, SET IN THE TOP WEST CORNER OF A 14x2 FOOT CATCH BASIN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

- NOTE:
- THE EASEMET IS PLOTTED JUST PER TRACK MAP.
- SYMBOLS:
- | | | |
|-------------------------|-------------------------------------|---------------------------------|
| 2x3 4' HIGH CONTROL BOX | IRRIGATION VALVE | STREET LIGHT BOX |
| AIRCONDITIONING UNIT | LIGHT STANDARD/ FED. CROSSING LIGHT | TEL (PUBLIC PHONE) |
| CABLE TV BOX | MAIL BOX | TEL BOX |
| CATCH BASIN | MONITORING WELL | TELEPHONE MANHOLE |
| COLUMN | PALM TREE | TRAFFIC LIGHT |
| DRAIN | PARK METER | TRAFFIC LIGHT CONTROL BOX |
| ELECTRIC MANHOLE | PINE TREE | TRAFFIC LIGHT WITH ARM |
| FIRE CONTROL VALVE | POWER POLE | TRAFFIC LIGHT WITH STREET LIGHT |
| FIRE DEPT. CONN. (FDC) | POWER POLE ANCHOR | TREE |
| FIRE HYDRANT | PULL BOX | VENT |
| GAS METER | SEWER CL. OUT | WATER MANHOLE |
| GAS VALVE | SEWER MANHOLE | WATER METER |
| GATE POST | SIGN POST | WATER VALVE |
| GTE PULL BOX | STORM DRAIN MANHOLE | WATER VAULT |
| GUARD POST | STREET LIGHT | |

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



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



MAXIMUM FLOOR AREA

The graph illustrates the relationship between Lot Size (Sq. ft.) and Maximum Floor Area (Sq. ft.). The curve is piecewise linear, with slopes of 0.4, 0.3, and 0.2 for different lot size ranges.

Lot Size (Sq. ft.)	Maximum Floor Area (Sq. ft.)
0	0
7,500	3,000
15,000	5,250
22,500	6,000

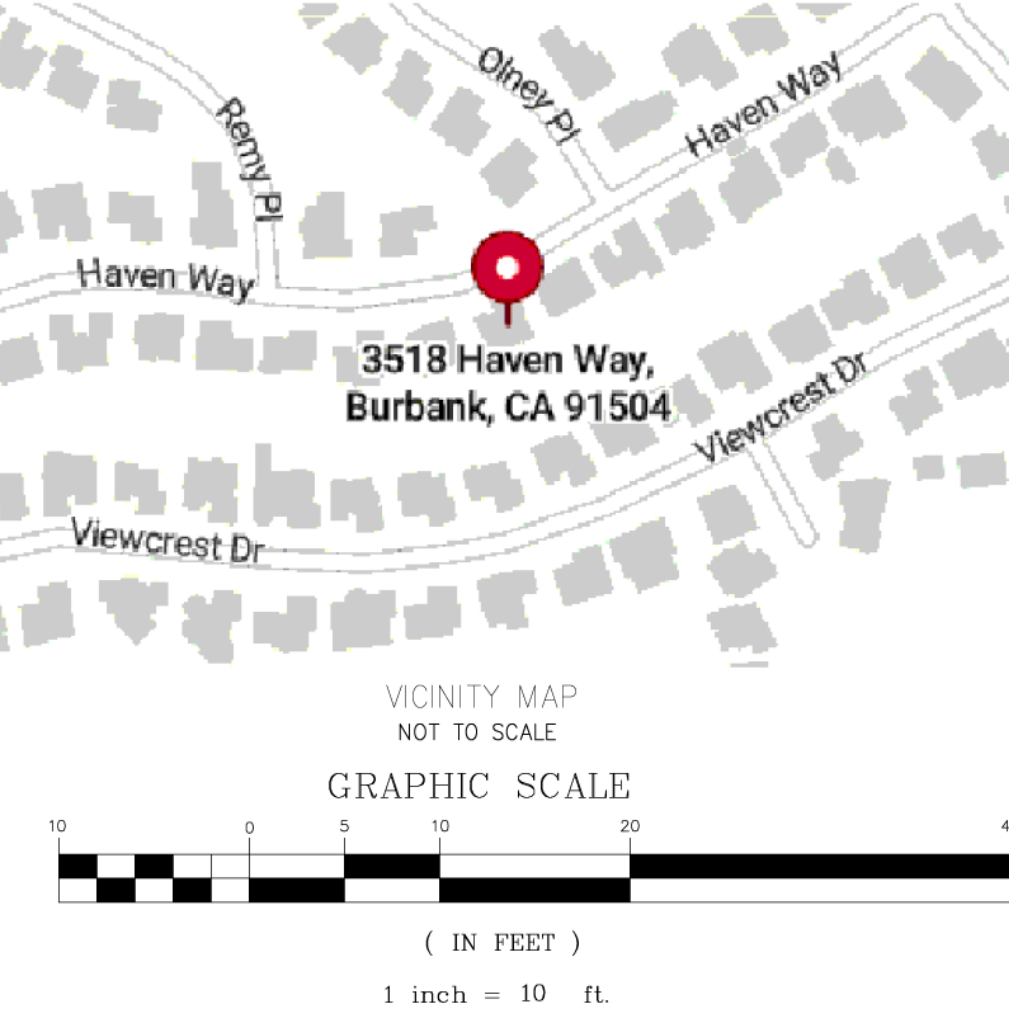
LOT NO	LOT AREA		FAR BY LOT SIZE		MAX. GROSS FLOOR AREA RATIO BY LOT SIZE
54	17073.30	x	0.20	=	3414.66

NOTE: THE EASEMET IS PLOTTED JUST PER TRACK MAP.

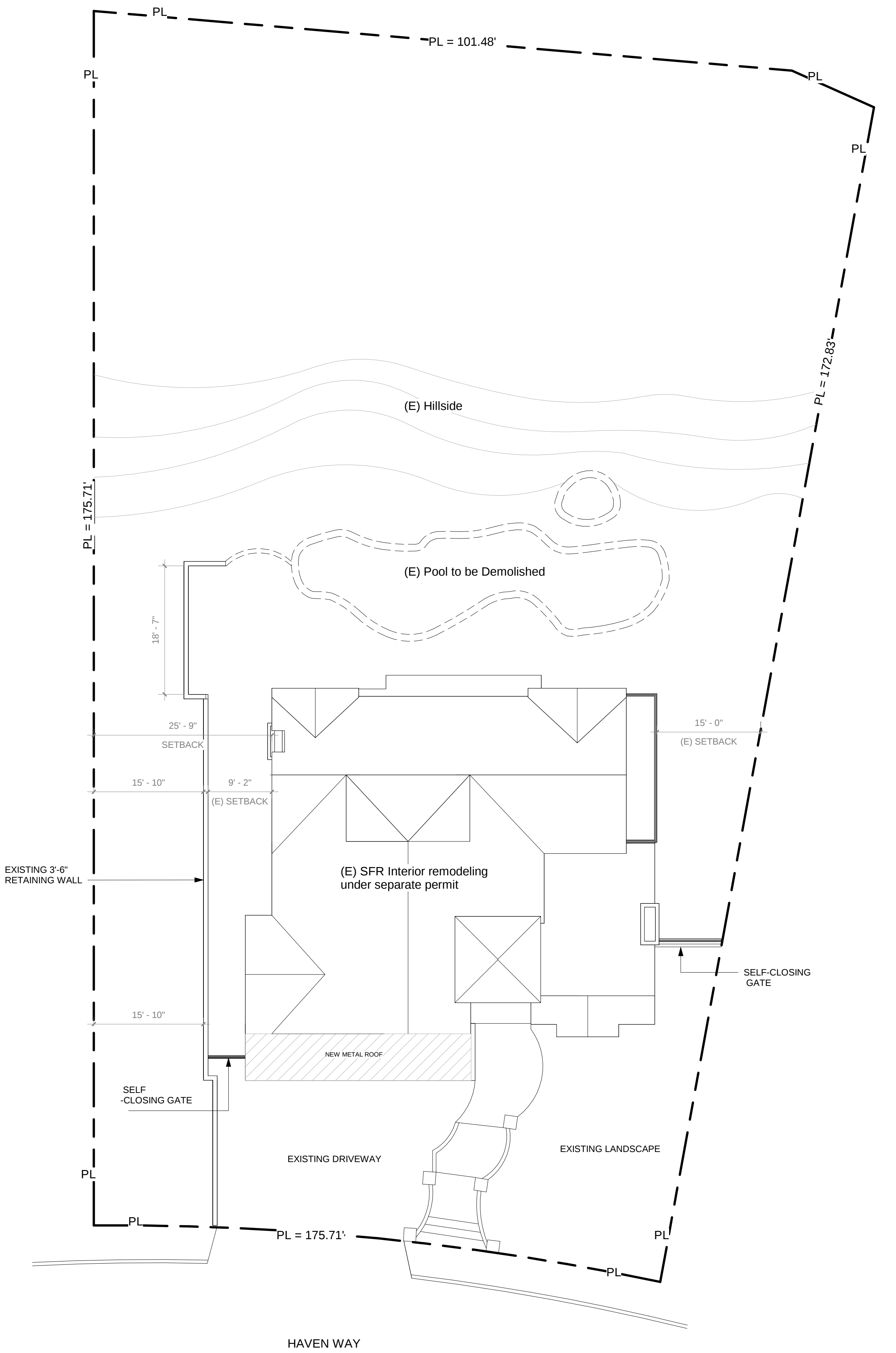
SYMBOLS:

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

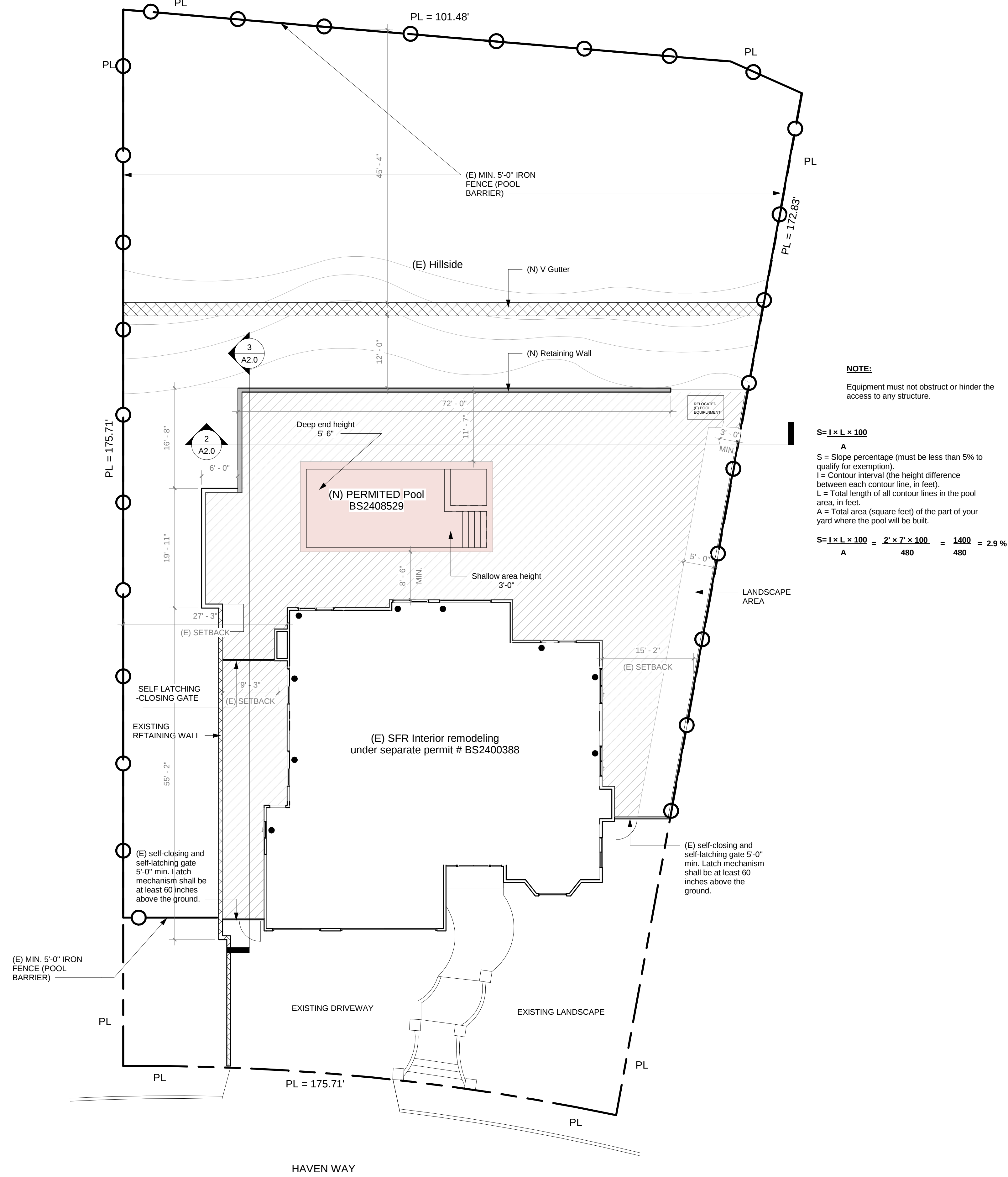
END:					
AC	-	ASPHALT CONCRETE	(P)	-	PRORATED
BC	-	BUILDING CONCRETE	P.C.	-	PROPERTY CORNER
BM	-	BENCHMARK	PG	-	PAGE
BW	-	BACK OF WALL	PI	-	POINT OF INTERSECTION
CD	-	CALCULATED DATA	PL	-	PROPERTY LINE
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CLF	-	CENTERLINE	R	-	RECORD
CLF	-	CHAIN LINK FENCE	RCE	-	REGISTERED CIVIL ENGINEER
CLM	-	COLUM	S.S.M.	-	STANDARD SURVEY MONUMENT
CNC	-	CONCRETE	S.S.D.M.	-	SANITARY SEWER DRAIN MANHOLE
Dd	-	DEED	S.S.W.H.	-	SANITARY SEWER MANHOLE
DE	-	ELECTRIC	S & T	-	SPIKE & TIN
EP	-	EDGE OF PAVEMENT	SPK/W	-	SPIKE & WASHER
ESMT	-	EASEMENT	TC	-	TOP OF CURB ELEV.
EST	-	ESTABLISH	TR	-	TRACT MAP
F	-	FIELD BOOK	TW	-	TOP OF WALL ELEV.
D	-	FOUND	WL	-	WROUGHT IRON
F	-	FINISH FLOOR ELEV.			
L	-	FLOWLINE ELEV.	NLY	-	NORTHERLY
S	-	FINISH SURFACE	S/O	-	SOUTHERLY
N	-	NORTH	E/O	-	EASTERLY
W	-	WEST	E/O	-	EAST OF
INTER	-	INTERSECTION	WLY	-	WESTERLY
IR	-	IRON PIPE			
L	-	LAND SURVEYOR			
& T	-	LEAD & TACK			
M	-	MEASURED	-----		PROPERTY LINE
MB	-	MAP BOOK	-----		CENTERLINE
NG	-	NATURAL GRADE	-----		WALL
NH	-	NORTH	-----		BOUNDARY LINE
O	-	OVERLAP	-----		FENCE LINE



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



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



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

NOTE:
Equipment must not obstruct or hinder the access to any structure.

S = I x L x 100
A

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

S = I x L x 100 = **2' x 7' x 100** = **1400** = **2.9 %**
A 480 480

URBAN UNIT
CONSTRUCTION

RESIDENTIAL | COMMERCIAL | DESIGN

UU

3467 OCEAN VIEW BOULEVARD, GLENDALE, CA 91208
TEL: (818) 330-9504 / EMAIL: URBANUNITCONSTRUCTION@GMAIL.COM

Teny Petroian

REVISION / VERSION

08/19/2024

PROJECT NO.
DRAWN BY
REVIEWED BY
PROJECT START DATE

03-2024
Maria Minasvand
Teny Petroian
01/25/2024

PROJECT NAME:
Haven Way New Retaining Wall

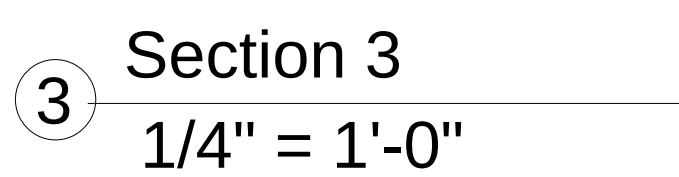
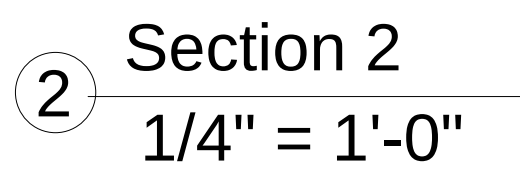
PROJECT ADDRESS:
3518 Haven Way, Burbank CA 91504

OWNER
Armond Babakhanians

PROJECT DESIGN TEAMS
URBAN UNIT CONSTRUCTION
3467 OCEAN VIEW BOULEVARD, GLENDALE, CA 91208
LANDSCAPING
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155 N OAK KNOLL AVENUE, UNIT 101, PASADENA, CA 91101
MECHANICAL
ELECTRICAL
PLUMBING
TITLE 24
GEOTECH
TOPOGRAPHY

SHEET TITLE
EXISTING & PROPOSED
SITE PLAN

SHEET NO.
A1.0
OF SHEETS



F SHEETS

DESIGN CRITERIA AND LOADS

1. STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH: CALIFORNIA BUILDING CODE AND SUPPLEMENTS 2022

ASCE/SEI 7-19

ACI 318-14

AISC 360-16

AISC 341-16, INCLUDING SUPPLEMENTS

AWS D1.1

AISI S100
2. NDS-18 AND SDPWS-15

II
3. OCCUPANCY RISK CATEGORY

II
4. SEISMIC

D
5. SEISMIC DESIGN CATEGORY

1.0
6. IMPORTANCE FACTOR

1.0
7. SOIL CLASSIFICATION PER

D
8. GEOTECHNICAL REPORT

D
9. S_u

2.27
10. S₁

0.77
11. S_{av}

1.57
12. S_{at}

1.16
13. R

N/A
14. C_u

N/A
15. C_o

N/A

4. WIND:

94 MPH
5. BASIC WIND SPEED

1.0
6. IMPORTANCE FACTOR

C
7. EXPOSURE CLASS

C
8. DEAD LOADS:

NOTE: LIVE LOADS SHALL BE POSTED AS REQUIRED PER SECTION 1603A.3 OF CBC.
9. ALL LATERAL LOAD RESISTANCE AND STABILITY OF THE BUILDING IN THE COMPLETED STRUCTURE IS PROVIDED BY WOOD SHEAR WALLS IN EACH ORTHOGONAL DIRECTION. REFER TO PLANS FOR LOCATIONS. THE PLYWOOD SHEATHING SERVE AS HORIZONTAL DIAPHRAGMS DISTRIBUTING THE LATERAL WIND AND SEISMIC FORCES TO THE VERTICAL LATERAL ELEMENTS WHICH IN TURN CARRY THE LOAD TO THE BUILDING FOUNDATIONS.

GENERAL

1. ALL WORK SHALL COMPLY WITH TITLE 24 OF THE CALIFORNIA CODE OF CALIFORNIA BUILDING CODE, LATEST EDITION, AND ALL OTHER LOCAL OR STATE AGENCIES HAVING JURISDICTION ON THIS PROJECT.

2. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ENGINEER, NOR THE PRESENCE OF THE ENGINEER OR THEIR EMPLOYEES AND SUBCONSULTANTS AT THE CONSTRUCTION SITE, SHALL RELIEVE THE CONTRACTOR AND ANY OTHER ENTITY OF THEIR OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THE ENGINEER AND THEIR PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR OTHER ENTITY OR THEIR EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PRECAUTIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE JOBSITE SAFETY. THE ENGINEER AND THE ENGINEER 'S CONSULTANTS SHALL BE MADE ADDITIONAL INSURED UNDER THE CONTRACTOR 'S GENERAL LIABILITY INSURANCE POLICY.

3. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.

4. ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE JOBSITE PRIOR TO CONSTRUCTION. START OF SHOP DRAWINGS, START OF CONSTRUCTION, AND/OR FABRICATION OF MATERIALS. IF DISCREPANCIES ARE ENCOUNTERED, OR CONDITIONS DEVELOP THAT ARE NOT COVERED BY THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ADJACENT EXISTING SURFACES AND AREAS WHICH MAY BE DAMAGED AS A RESULT OF NEW WORK.

6. STRUCTURAL DRAWINGS INCLUDE DESIGN REQUIREMENTS AND DIMENSIONS FOR STRUCTURAL INTEGRITY BUT DO NOT SHOW ALL DETAIL DIMENSIONS TO FIT INTRICATE ARCHITECTURAL AND MECHANICAL DETAILS. CONTRACTOR SHALL SO CONSTRUCT THE WORK SO IT WILL CONFORM TO THE CLEARANCES REQUIRED BY ARCHITECTURAL, MECHANICAL AND ELECTRICAL DESIGN.

7. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CLARIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

8. DO NOT SCALE DRAWINGS. PRINTED DIMENSIONS HAVE PRECEDENCE OVER SCALED DRAWINGS AND LARGE-SCALE OVER SMALL-SCALE DRAWINGS. CONTRACTOR TO DETERMINE FINAL DIMENSION WITH ARCHITECT.

9. TYPICAL DETAILS SHALL APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.

10. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND SAFETY OF WORKMEN DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OR APPROVAL OF THE ABOVE ITEMS AND DOES NOT IN ANY WAY RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITIES FOR THE ABOVE.

11. SEE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR DETAILS, CONDITIONS, PITS, TRENCHES, PADS, DEPRESSIONS, ROOF/FLOOR OPENINGS, STAIRS, SLEEVES, ITEMS TO BE EMBEDDED OR ATTACHED TO STRUCTURAL ELEMENTS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS.

12. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADE CONTRACTORS. OPENING SIZES AND LOCATIONS SHOWN FOR DUCTS, PIPE, INSERTS AND OTHER PENETRATIONS WHEN SHOWN ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED PRIOR TO FORMING.

13. NO HOLES, NOTCHES, BLOCKOUTS, ETC. ARE ALLOWED IN STRUCTURAL ELEMENTS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.

14. BEFORE SUBMITTING A PROPOSAL FOR THIS WORK, EACH BIDDER SHALL VISIT THE PREMISES AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS, TEMPORARY CONSTRUCTION REQUIRED, QUANTITIES AND TYPE OF EQUIPMENT, ETC. THE BID SHALL INCLUDE ALL SUMS REQUIRED TO DO THE WORK WITHIN THE EXISTING CONDITIONS.

15. SHOP DRAWINGS SHALL BE REVIEWED AND COORDINATED PRIOR TO SUBMITTING TO THE ARCHITECT. EACH SHOP DRAWING SUBMITTED SHALL BE STAMPED INDICATING REVIEW BY THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR AND REVIEW BY THE ARCHITECT SHALL NOT BEGIN UNTIL THIS IS COMPLETE. WORK SHALL NOT BEGIN WITHOUT REVIEW BY THE ARCHITECT/STRUCTURAL ENGINEER.

16. SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT/STRUCTURAL ENGINEER FOR GENERAL CONFORMANCE WITH DESIGN CONCEPT ONLY. NOTATIONS MADE BY THE ARCHITECT/STRUCTURAL ENGINEER ON THE SHOP DRAWINGS DO NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS.

17. ELEVATIONS ARE BASED ON THE FIRST FLOOR ELEVATION INDICATING ON THE ARCH PLANS.
- EARTHWORK
1. FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT DATED MAY 15, 2024 PREPARED BY ADVANCED GEOTECHNIQUES, REPORT 3 24-420

2. NOT USED

3. NET ALLOWABLE BEARING PRESSURE FOR THESE FOUNDATIONS WITH MINIMUM SIZE FOOTING EMBEDDED AT THE MINIMUM DEPTH AS INDICATED ABOVE SHALL BE 1500 PSF WITH 30% INCREASE WHERE COMBINED WITH SEISMIC OR WIND LATERAL LOAD.

4. THE ABOVE GIVEN VALUES ARE FOR TOTAL OF DEAD AND FREQUENTLY APPLIED LIVE LOADS. FOR SHORT DURATION TRANSIENT LOADING, SUCH AS WIND OR SEISMIC FORCES, THE GIVEN VALUES MAY BE INCREASED BY ONE-THIRD.

5. RESISTANCE TO LATERAL LOADS SHALL BE PROVIDED BY FRICTION AGAINST BASE OR BY PASSIVE EARTH PRESSURE. ALLOWABLE COEFFICIENT OF FRICTION SHALL BE 0.2 AND ALLOWABLE PASSIVE PRESSURE SHALL BE 200 PCF TO A MAXIMUM OF 200 PCF

7. SITE PREPARATION BELOW THE PROPOSED STRUCTURE, ALL EXISTING FILL SHALL BE REMOVED TO COMPETENT ALLUVIUM AND REPLACED AS COMPACTED FILL. REMOVALS SHALL PROVIDE THE PROPOSED STRUCTURE WITH A MINIMUM OF THREE FEET BELOW BOTTOM OF PROPOSED FOOTINGS. THE REMOVALS SHALL BE MINIMUM OF FIVE FEET OUTSIDE OF THE PROPOSED PERIMETER FOOTPRINT OR AT A 1:1 PROJECTION, WHICHEVER IS GREATER. FOR ALL PROPOSED PAVED AREAS, ALL OLD FILL AND THE UPPER 1 TO 2 FEET OF THE ALLUVIUM SHALL BE REMOVED AND RECOMPACTED.

8. ALL EXCAVATIONS SHALL BE PROPERLY AND SAFELY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING/BASEMENT WALLS BEFORE CONCRETE HAS ATTAINED SPECIFIED COMPRESSIVE STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL WALLS BELOW GRADE FROM LATERAL LOADS UNTIL SUPPORTING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED 7-DAY STRENGTH MINIMUM. BACKFILLING IS NOT PERMITTED FOR FOUNDATION WALLS UNTIL SUPPORTED SLAB TOP AND BOTTOM IS IN PLACE OR THE WALL IS ADEQUATELY BRACED TO RESIST LATERAL LOADS. CONTRACTOR SHALL PROVIDE FOR DESIGN, PLACING AND INSTALLATION OR SHORING AND/OR SHEETING.

9. CONTRACTOR SHALL PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER OR SEEPAGE. FREE GROUND WATER WAS NOT ENCOUNTERED IN THE BORINGS. DETAILS OF GROUND WATER INFORMATION CAN BE OBTAINED FROM THE ABOVE MENTIONED GEOTECHNICAL REPORT. IF GROUND WATER SHOULD OCCUR DURING EXCAVATION, SPECIAL PROCEDURES SHALL BE IMPLEMENTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER OF RECORD.

10. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEETING AND SHORING REQUIRED TO SAFELY RETAIN EARTH BANKS AS REQUIRED.

11. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILL MATERIAL OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS AND FOUNDATIONS. IF ANY SUCH MATERIAL OR STRUCTURES ARE FOUND, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. ALL ABANDONED FOOTINGS, UTILITIES AND OTHER STRUCTURES THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.

12. EXTREME CARE SHALL BE EXERCISED WHEN EXCAVATING OR GRADING ADJACENT TO EXISTING STRUCTURES OR IMPROVEMENTS TO NOT DAMAGE OR UNDERMINE FOUNDATIONS, WALLS, SLABS, UTILITIES, ETC.

13. ALL FOOTINGS SHALL BE PLACED ONTO FIRM UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL, REMOVING ANY EXISTING FILL OR UNSUITABLE SOILS, AS RECOMMENDED BY THE GEOTECHNICAL REPORT. EXCAVATIONS FOR FOOTINGS SHALL BE INSPECTED AND APPROVED BY THE INSPECTION AGENCY PRIOR TO PLACING CONCRETE. CONTRACTOR SHALL NOTIFY INSPECTION AGENCY WHEN EXCAVATION IS READY FOR TESTING. INSPECTION AGENCY TO SUBMIT LETTER OF COMPLIANCE TO THE OWNER.

14. FOOTING ELEVATIONS SHOWN DESIGNATE A MINIMUM DEPTH WHERE AN ADEQUATE SOIL BEARING PRESSURE IS EXPECTED. FOOTINGS, PIERS AND/OR WALLS SHALL BE LOWERED OR EXTENDED AS REQUIRED TO REACH SOIL MEETING THE DESIGN BEARING PRESSURE.

15. ALL REQUIRED AREA SHALL BE ACCORDING TO THE PROJECT GEOTECH REPORT.

16. THE MOISTURE CONTENT OF ONSITE CLAYEY SOILS AT THE TIME OF COMPACTION SHALL BE BETWEEN 2-3% ABOVE OPTIMUM MOISTURE CONTENT.

17. ANY IMPORT FILL SOIL REQUIRED SHALL HAVE A LOW POTENTIAL FOR EXPANSION AND SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO IMPORTING.

18. ALL UNACCEPTABLE MATERIAL AND ORGANIC MATERIAL SHALL BE REMOVED FROM THE PROJECT AND THE EXPOSED NATURAL SOIL SHALL BE PROOF-ROLLED AND THE COMPACTION VERIFIED BY AN INSPECTION AGENCY PRIOR TO PLACING FILL. AREAS EXHIBITING WEAKNESS SHALL BE REMOVED AND REPLACED BY ACCEPTABLE COMPACTED FILL.

19. ALL SITE WORK SHALL BE PERFORMED UNDER THE INSPECTION OF THE SPECIAL INSPECTION AGENCY. VARIATIONS IN SITE CONDITIONS AND THE GEOTECHNICAL REPORT SHALL BE REPORTED TO THE ARCHITECT/STRUCTURAL ENGINEER FOR CLARIFICATIONS PRIOR TO PROCEEDING.

MASONRY

1. CONCRETE BLOCKS SHALL BE OF SIZES SHOWN ON THE DRAWINGS, TYPE AND COLOR AS SELECTED BY THE ARCHITECT AND CONFORM TO ASTM C-90, GRADE N-1. BLOCK SHALL BE MEDIUM WEIGHT UNITS, FM 2000 PSI.

2. GROUT MIX SHALL BE 1:3:2 PORTLAND CEMENT TO SAND TO PEA GRAVEL WITH 1/10 PART LIME PUTTY OR HYDRATED LIME, 2000 PSI.

3. MORTAR (TYPE S) MIX SHALL BE 1:3 PORTLAND CEMENT TO SAND WITH NOT MORE THAN ONE-HALF NOR LESS THAN ONE-QUARTER PART LIME PUTTY WITH SUCONEM RED LABEL ADDED, TYPE S, 2000 PSI.

4. ALL REINFORCING SHALL HAVE A MINIMUM COVERAGE OF ONE BAR DIAMETER (1" MIN.) OF GROUT AND VERTICAL BARS SHALL BE PLACED IN THE CENTER OF THE WALL UNLESS SHOWN OTHERWISE.

5. GROUT CELLS SOLID IN ALL WALLS U.N.O. REINFORCING SHALL BE SECURELY HELD IN PLACE. GROUT IN 4'-0" MAXIMUM LIFTS. FOR HIGH LIFT GROUT SEE NOTES BELOW.

6. NO PIPES OR DUCTS SHALL BE PLACED IN MASONRY UNLESS NOTED OR DETAILED SPECIFICALLY.

7. CONTINUOUS INSPECTION OF BLOCK LAYING & GROUTING IS REQUIRED.

8. BOLTS SHALL BE GROUTED SOLID WITH 1" MIN. GROUT BETWEEN BOLT AND MASONRY AT BLOCK FACE.

9. ALL CONCRETE TO RECEIVE MASONRY SHALL BE SANDBLASTED OR BUSH HAMMERED.

10. HIGH LIFT GROUTING MAY BE EMPLOYED ONLY IF THE FOLLOWING STEPS ARE TAKEN.

a. OPEN THE FACE SHELL OF THE BOTTOM LINE AND BLOCK FOR EVERY CELL TO BE FILLED.

b. CLEAN ALL MORTAR PROTRUDING INTO EACH CELL.

c. CLEAN OUT DROPPINGS AND CLOSE THE CELL.

d. LIMIT THE GROUT LIFT TO 8'-0" MAX.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE PUBLICATIONS: ACI 117, ACI 301, ACI 305.1, ACI 308.1, ACI 308.1, ACI 318 AND SP-066, UNO.

2. CONCRETE MATERIALS SHALL CONFORM TO:

CEMENT

ASTM C150, TYPE I OR II

FLY ASH

ASTM C618, TYPE C OR F

FINE AND COARSE AGGREGATE

ASTM C33

LIGHTWEIGHT AGGREGATE

ASTM C330

WATER

POTABLE

AIR-ENTRAINING ADMIXTURE

ASTM C260

WATER-REDUCING ADMIXTURE

ASTM C494

3. CONCRETE STRENGTHS SHALL CONFORM TO:

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

4. DRYPACK SHALL BE 1:3-1/2 PORTLAND CEMENT TO SAND WITH A MINIMUM 28-DAY STRENGTH OF 7000 PSI.

5. CROSS REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS TO ASSURE PROPER DIMENSIONS AND PLACEMENT OF ALL ANCHOR BOLTS, INSERTS, NOTCHES, EDGES OF WALLS/GRADE BEAMS AND PIERS.

6. UNO, ALL FOOTINGS SHALL BE CENTERED UNDER WALLS, PIERS OR COLUMNS.

7. SANDBLAST ALL EXISTING CONCRETE SURFACES OLDER THAN 28 DAYS AGAINST WHICH CONCRETE IS TO BE PLACED, UNLESS DIRECTED OTHERWISE IN WRITING BY THE STRUCTURAL ENGINEER.

8. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL PENETRATIONS THROUGH CONCRETE BEFORE PLACING. SECURE SUCH SLEEVES TO PREVENT MOVEMENT DURING PLACING OPERATIONS. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF PENETRATIONS.

9. CORE DRILLING CONCRETE IS NOT PERMITTED UNLESS NOTED OTHERWISE OR APPROVED IN WRITING BY THE ARCHITECT. NOTIFY THE ARCHITECT IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.

10. CONFIRM WITH ARCHITECT THAT MATERIALS TO BE EMBEDDED ARE SUITABLE FOR EMBEDMENT IN CONCRETE.

11. THE OUTSIDE DIAMETER OF EMBEDDED CONDUIT OR PIPE SHALL NOT EXCEED 1/3 OF THE STRUCTURAL SLAB THICKNESS, INCLUDING AT CROSS-OVERS, AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING WITH A MINIMUM 3 " CLEAR COVER. CONDUIT OR PIPE RUNNING PARALLEL TO EACH OTHER SHALL BE SPACED AT LEAST 8" APART AND NO MORE THAN 2 RUNS STACKED VERTICALLY IN THE SLAB. CONDUIT OR PIPE SHALL NOT BE EMBEDDED IN SLAB THICKNESSES LESS THAN 6 INCHES.

12. DO NOT PLACE PIPES, DUCTS, REGLETS OR CHASES IN STRUCTURAL CONCRETE WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT.

13. NO ALUMINUM SHALL BE ALLOWED IN THE CONCRETE WORK UNLESS COATED TO PREVENT ALUMINUM-CONCRETE REACTION.

14. PROJECTING CORNERS OF BEAMS, WALLS, COLUMNS, ETC., SHALL BE FORMED WITH A 3/4 INCH CHAMFER, UNLESS NOTED OTHERWISE ON ARCHITECTURAL DRAWINGS.

15. SLOPE SLABS TO DRAINS OR FOR POSITIVE DRAINAGE IF NO DRAINS ARE PRESENT, AND PROVIDE DEPRESSIONS WHERE SHOWN ON THE STRUCTURAL AND/OR ARCHITECTURAL DRAWINGS. WITHOUT REDUCING THE THICKNESS OF SLAB INDICATED. FOR SLAB-ON-GRADE DEPRESSIONS GREATER THAN 1 INCH, REFER TO DETAILS FOR ADDITIONAL REINFORCING.

16. INTERNALLY VIBRATE ALL CAST-IN-PLACE CONCRETE EXCEPT SLABS-ON-GRADE WHICH NEED ONLY BE VIBRATED AROUND UNDER FLOOR DUCTS AND OTHER EMBEDDED ITEMS. VIBRATE TOPS OF COLUMNS.

17. PROVIDE VERTICAL CONTROL JOINTS IN EXPOSED CONCRETE WALLS AT A MINIMUM UNIFORM SPACING NOT TO EXCEED 25 FEET PER ACI 224.3. COORDINATE JOINT LOCATIONS WITH ARCHITECTURAL DRAWINGS.

18. CONCRETE SHALL NOT BE PERMITTED TO DROP MORE THAN 5 FEET.

19. CONCRETE SLABS SHALL BE CURED BY KEEPING CONTINUOUSLY WET FOR 7 DAYS. FORMS FOR CONCRETE WALLS SHALL BE LEFT IN PLACE FOR 7 DAYS OR MAY BE STRIPPED AFTER 3 DAYS AND COATED WITH AN APPROVED CURING COMPOUND.

20. NOTIFY THE ARCHITECT/STRUCTURAL ENGINEER 48 HOURS MINIMUM PRIOR TO ALL POUR.

21. THE DESIGN AND ENGINEERING OF FORMWORK, AS WELL AS ITS CONSTRUCTION, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. FORMS SHALL BE DESIGNED TO HAVE SUFFICIENT STRENGTH TO SAFELY WITHSTAND THE LOADS RESULTING FROM PLACEMENT AND VIBRATION OF THE CONCRETE, AND SHALL ALSO BE DESIGNED FOR SUFFICIENT RIGIDITY TO MAINTAIN SPECIFIED TOLERANCES. CONTRACTOR SHALL SUBMIT DETAILED FORMWORK SHOP DRAWINGS TO THE ARCHITECT TO BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT ONLY.

22. NO CONCRETE SHALL BE PLACED ONTO OR AGAINST SUBGRADES CONTAINING FREE WATER, FROST, ICE OR SNOW.

23. DURING WINTER CONSTRUCTION, ALL FOOTINGS SHALL BE PROTECTED FROM FROST PENETRATION UNTIL THE BUILDING IS ENCLOSED AND TEMPORARY HEAT IS PROVIDED.

24. THE CONCRETE CONTRACTOR SHALL FURNISH MIX DESIGN SHOP DRAWINGS FOR REVIEW.

25. GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR SIZE, LOCATION AND HEIGHT OF MECHANICAL EQUIPMENT PADS ON CONCRETE SLAB ON STEEL DECK AND SLAB-ON-GRADE.

POWER ACTUATED FASTENERS

1. POWER ACTUATED FASTENING SYSTEMS SHALL BE INSTALLED IN NORMAL WEIGHT AND LIGHTWEIGHT CONCRETE, MASONRY AND STEEL PER THE REQUIREMENTS OF THE ICC ESR FOR THE SPECIFIC FASTENER AND AS REQUIRED BY THE MANUFACTURER.

2. WHEN INSTALLING POWDER ACTUATED FASTENERS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID HITTING THE EXISTING REINFORCING BARS. MAINTAIN A MINIMUM CLEARANCE OF 1" BETWEEN THE REINFORCEMENT AND THE FASTENER.

3. POWDER ACTUATED FASTENERS ARE NOT PERMITTED BY ASCE 7-16 SECTION 13.4.5 FOR SEISMIC TENSION LOAD APPLICATIONS. POWDER ACTUATED FASTENERS SHALL NOT BE USED TO CARRY SEISMIC TENSION LOADS, EXCEPT FOR VERTICAL SEISMIC LOAD PRODUCED BY SELF-WEIGHT OF THE COMPONENTS SUPPORTED, OR IN CRACKED CONCRETE UNLESS PREAPPROVED FOR SUCH LOADING BY THE ENFORCEMENT AGENCY.

4. POWER ACTUATED FASTENERS MAY BE USED FOR SEISMIC SHEAR, WHEN THEY ARE SPECIFICALLY LISTED FOR SERVICE IN RESISTING LATERAL LOADS IN AREAS SUBJECT TO EARTHQUAKE.

5. MINIMUM EDGE DISTANCE FOR POWER ACTUATED FASTENERS SHALL BE THE LARGER OF THE VALUES GIVEN IN ASTM E1190 OR THE APPLICABLE ICC ESR.

6. FASTENERS TO BE TESTED SHALL BE SELECTED AT RANDOM BY THE INSPECTION AGENCY.

7. TESTING OF POWER ACTUATED FASTENERS USED TO ATTACH TRACKS OF INTERIOR NON-SHEAR WALL PARTITIONS FOR SHEAR ONLY, WHERE THERE ARE AT LEAST THREE FASTENERS, IS NOT REQUIRED.

8. IF ANY FASTENERS FAIL TESTING, TEST ALL FASTENERS OF THE SAME TYPE, INSTALLED BY THE SAME TRADE, NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE FASTENERS PASS, THEN RESUME THE INITIAL TEST FREQUENCY.

9. THE TEST LOAD MAY BE APPLIED BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION IN THE FASTENER, SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, CALIBRATED SPRING LOADED DEVICES, ETC. POWDER ACTUATED FASTENERS SHALL BE TENSION TESTED TO TWICE THE ALLOWABLE TENSION LOAD AS LISTED IN THE ICC ESR.

10. HILTI X-ENP-19 L15 SHOT PIN [ICC ESR-2776] CAN BE USED IN LIEU OF HILTI XU-0.157 AND XU-0.145 SHOT PINS FOR CONNECTION TO STEEL APPLICATION, AT CONTRACTOR'S OPTION.

FOR STRUCTURAL ONLY

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

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REVISIONS		
#	DESCRIPTION	DATE

PREPARED BY:
BW ENGINEERING
BUILDING THE NEW WORLD
— Innovate | Build | Excel —

OWNER:
ARMOND BABAKHANIAN

3518 Haven Way, Burbank
CA 91504

PREPARED FOR:

URBAN UNIT

3467 OCEAN VIEW BLV.
GLENDALE CA 91208

SITE ADDRESS:

3518 Haven Way, Burbank
CA 91504

GENERAL NOTES	
Date	Sheet
Scale	S001
AS SHOWN	

2022 SWIMMING POOL & SPA
RESIDENTIAL
MINIMUM CONSTRUCTION REQUIREMENT

ENCLOSURE, BARRIER & DROWNING PREVENTION

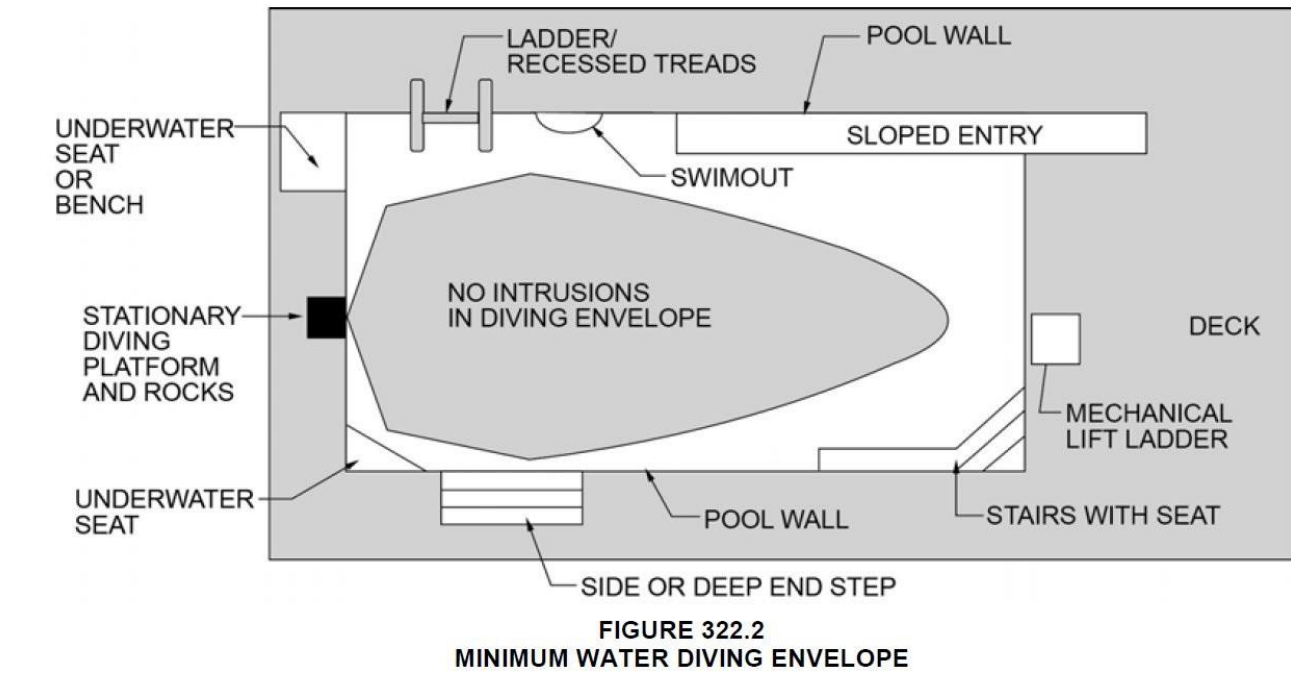
- Every pool and/or spa shall be fully enclosed by a barrier. Pool Barrier shall comply with the following (ISPSC 305.2.1 through 305.3.3):
 - 5 ft or greater height above grade, measured from outside of the pool area.
 - Minimum 45 inches spacing of horizontal members when placed on the outside of the fence.
 - Maximum 4 inch spacing of vertical members.
 - Decorative cutouts shall not exceed 1.75 inches wide.
 - Maximum 2 inch vertical clearance between the bottom of the fence and ground.
 - Maximum 1.75 inch square chain link mesh, unless provided with slats fastened at the top and bottom which reduce the openings to 1.75 inches or less.
 - Diagonal members shall form openings of 1.75 inches or less.
 - Gates shall have self-closing, and self-latching mechanisms. Latch mechanism shall be at least 60 inches above the ground.
 - All gates shall swing out of the pool area in the direction leading to a public way.
- Prior to pre-plaster approval and filling pool/spa, at least two drowning prevention safety measure as noted in #3 below shall be permanently installed (CBC 3109.2 (115922)).
- Two drowning prevention safety features shall be provided. Identify the drowning prevention safety feature to be utilized for this pool installation (CBC 3109.2 (115922)).
 - Intermediate pool enclosure between the house and pool.
 - Removable mesh pool fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
 - All doors providing direct access to the pool/spa area from the residence shall be equipped with a self-closing, self-latching device with a release mechanism placed at 54 inches or more above the floor.
 - The residence shall be equipped with exit alarms on all operable windows having a sill height of less than 48 inches above the indoor finished floor or doors providing direct access to the pool/spa. Alarms shall comply with the following:
 - Alarms shall be listed and labeled in accordance with UL 2017. (CBC 3109.4.1.8 Item 1).
 - Alarm shall produce an audible warning when the door and/or its screen, are opened.
 - The alarm shall sound continuously for a minimum of 30 seconds within 7 seconds after the door is opened, at a sound pressure level of not less than 85 dBA when measured inside the dwelling at 10 ft from the alarm.
 - The alarm shall automatically reset under all conditions.
 - The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. The deactivation shall last not more than 15 seconds. The deactivation switch shall be located at least 54 inches above the threshold of the door.
 - Alarms shall be permanently secured by screws or epoxy.
 - An ASTM Specifications F1346-91 (reapproved 2010) approved safety pool cover.
 - Product Manufacturer:
 - Product Name:
 - ASTM testing agency approval letter.
- Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to the ASTM Standard F2208 "Standards Specification for Pool Alarms" which includes surface motion, pressure, sonar, laser and infrared type alarms. For purposes of this article, "swimming pool alarms" shall not include swimming

protection alarm devices designed for individual use, such as an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water.

- Safety glazing is required in fences, doors and windows, where the glass is within 5 ft of the pool/spa/hot tub's edge and less than 60 inches above grade (CBC 2406.4.5 & CRC R308.4.5).
- The construction sites for in-ground swimming pools and spas shall be provided with construction fencing to surround the site from the time that any excavation occurs up to the time that the permanent barrier is completed. The fencing shall be not less than 4 feet in height. (ISPSC 305.1.1)

POOL AND SPA CONSTRUCTION

- Construction of stairs into the shallow end and recessed pool stairs shall conform to the following (ISPC 809.5):
 - Treads shall have a minimum unobstructed horizontal depth of 10 inches and a minimum unobstructed walking surface area of 240 square inches.
 - Risers, other than the top and bot-tom riser, shall have a uniform height of not greater than 12 inches.
 - The top riser height shall be any dimension not exceeding 12 inches for the width of the walking surface.
 - The bottom riser height shall be any dimension not exceeding 12 inches.
 - Riser heights shall be measured at the horizontal centerline of the walking surface area.
 - In design water depths exceeding 48 inches, additional steps shall not be required.
- The slope of beach and sloping entries used as a pool entrance shall not exceed 1 unit vertical in 7 units horizontal (14-percent slope). (ISPC 809.6)
- Where steps and benches are used in conjunction with sloping entries, the vertical riser distance shall not exceed 12 inches. For steps used in conjunction with sloping entries, the requirements of Section 809.6 shall apply. (ISPC 809.7)
- The horizontal surface of underwater seats, benches and swimouts shall be not greater than 20 inches below the design waterline. (ISPC 809.9)
- SPA FLOOR: The slope of the floor shall not exceed 1 unit vertical in 12 units horizontal (8.3-percent slope). Where multilevel floors are provided, the change in depth shall be indicated. (ISPC 503.3, 901.2)
- Where installed, steps and ladders shall be located outside of the minimum diving water envelope as indicated



- LADDERS:** Ladder treads shall have a uniform horizontal depth of not less than 2 inches. There shall be a uniform distance between ladder treads, with a distance of not less than 7 inches and not greater than 12 inches. The top tread of a ladder shall be located not greater than 12 inches below the top of the deck or coping. Ladder treads shall have slip-resistant surfaces. (ISPC 322.3)

shall have a compressive strength of 4500 psi min at 28 days. Epoxy coated reinforcing bars shall be required for all shell reinforcing and bond beam bars.

- Backwash valve shall be same as return pipe diameter, but not less than 2" diameter. (CA-ENERGY 150(p)(4))
- Pool/spa drain shall be connected to a "P" trap, which drains to the sewer system. (CPC 813.1)
 - Pool/spa heater vent shall be 4 ft away from property line. The equipment vent shall be 4' away or one foot above openings in dwelling exterior walls. (CMC 802.8.2)
 - Where equipment, including pool/spa equipment such as pumps, filters and heaters, is on the same lot as a pool or spa and such equipment is located outside of the barrier protecting the pool or spa, such equipment shall be located not less than 36 inches from the outside of the barrier. (ISPSC 305.2.9)
 - Pool/spa heating system shall be certified by the manufacturer for the following items (CA-ENERGY 110.4(a)):
 - For equipment subject to State or federal appliance efficiency standards, listings in the Commission's directory of certified equipment showinging compliance with applicable standards
 - On-off switch mounted outside of the heater
 - A permanent weatherproof instruction plate or card for energy efficient operation
 - No electric resistance heating
 - Waste water from any filter, scum filter, scum gutter, overflow, pool emptying line, or similar apparatus shall discharge into an approved type receptor and subsequently into a public sewer. The flood level rim of such receptor shall be at least 6 inches above the Base Flood Elevation (BFE) indicated in the Flood Insurance Rate Map (FIRM) as printed by the Federal Emergency Management Agency's with effective date of 3-21-2019. Direct connections shall not be made between the end of the backwash line and the disposal system. Drains shall discharge through an air gap. (ISPSC 320.1)
 - New swimming pool/spa shall have at least two circulation suction outlets per pump that shall be hydraulically balanced and symmetrically plumbed through one or more "T" fittings, which are separated by a distance of at least 3 ft in any direction between the drains. (CBC 3109.2 (115928)(a)(2))
 - Suction outlets shall be covered with anti-entrapment grates, as specified in the ANSI/APSP-16 performance standard or successor standard designated by the federal Consumer Product Safety Commission that cannot be removed except with the use of tools. Slots or openings in the grates or similar protective devices shall be of a shape, area, and arrangement that would prevent physical entrapment and would not pose any suction hazard to bathers. (CBC 3109.2 (115928.(b)))
 - Surface skimming systems shall be listed and labeled in accordance with NSF 50.

PUMPS & MOTORS

- An emergency shutoff switch shall be provided to disconnect power to recirculation and jet system pumps and air blowers. Emergency shutoff switches shall be: provided with access; located within sight of the pool or spa; and located not less than 5 feet horizontally from the inside walls of the pool or spa.
- All pool or spa systems and equipment shall have the following (CA-ENERGY 110.4):
 - At least 36 inches of pipe between the filter and heater, or dedicated suction and return line, or built-in connection to allow for the future addition of solar heating equipment.
 - A cover for outdoor pools or spas if a heat pump or gas heater is used.
 - Pool shall have directional inlets to mix the pool water.
 - The circulation pump must have a time switch that allows the pump to be set to run in the off-peak electric demand period for the minimum time required to maintain public health standards.
- Pool pumps & motors (CA-ENERGY 150(p)(1)):
 - Only those listed in the Commission's directory of certified equipment shall be installed
 - Filtration flow rate shall not exceed that to turn over pool water volume in 6 hours or 36 gpm, whichever is greater.
 - Pump motors (for filtration) shall meet the applicable federal standard in 10 CFR 431.465.
 - Each auxiliary pool load (spa, water features, etc.) shall be served by a separate pump or multi-speed pump.
 - Multi-speed pump shall have controls that will default to the filtration flow rate when no auxiliary pool loads are operating.
 - Multi-speed pump shall default to the filtration flow rate setting within 24 hours.

INSPECTION

- Special inspection is required for shotcrete and gunite installation.
- Where sulfate or salt water exposure is known to exist due to local soil conditions, concrete shall be of Type V and

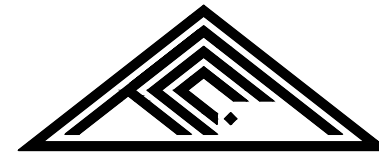
- There shall be a clearance of not less than 3 inches and not greater than 4 inches between the pool wall and the ladder.
 - Ladders shall be provided with two handholds or two handrails. The clear distance between ladder handrails shall be not less than 17 inches and not greater than 24 inches.
- RECESSED TREAD:** Recessed treads shall have a mini-mum depth of not less than 5 inches and a width of not less than 12 inches. The vertical distance between the pool coping edge, deck, or step surface and the uppermost recessed tread shall be not greater than 12 inches. Recessed treads shall have slip-resistant surfaces. (ISPC 322.4)
 - Recessed treads at the center-line shall have a uniform vertical spacing of not less than 7 inches (178 mm) and not greater than 12 inches.
 - Recessed treads shall drain into the pool.
 - Recessed treads shall be provided with a handrail or grab rail on each side of the treads. The clear distance between handrails and grab rails shall be not less than 17 inches and not greater than 24 inches.
 - HANDHOLDS:** Where the depth below the design waterline of a pool or spa exceeds 42 inches, handholds along the perimeter shall be provided. Hand-holds shall be located at the top of deck or coping (ISPSC 323.1).
 - Handholds shall be located not more than 12 inches above the design waterline.
 - Handholds shall be horizon-tally spaced not greater than 4 feet apart.

ELECTRICAL SYSTEM

- Any walk surface within 3 ft of the pool edge shall be bonded, including unreinforced or landscaped areas. (CEC 680.26.(B)(2))
- In outdoor pool areas, luminaires, lighting outlets, and ceiling-suspended (paddle) fans installed above the pool or the area extending 5 ft. horizontally from the inside walls of the pool shall be at a height not less than 12 ft. above the maximum water level of the pool. (CEC 680.22.(B)(1)).
- Electrical outlets less than 20 ft from pool or spa shall be GFCI protected (CEC 680.22.(A)(4)).
- All overhead power lines and other services shall comply with CEC 680.9.
- The following devices and equipment associated with the swimming pool, spa, or hot tub shall be grounded in accordance with CEC, Article 680.6:
 - Underwater Lighting
 - Electrical equipment and panel boards
 - Ground fault circuit interrupters
- The following structures and equipment shall have electrical bonding (CEC 680.26):
 - Pool shell reinforcing or metal shell
 - Underwater lighting
 - Metal fittings attached to pool structure
 - Electrical equipment including pumps, motors, & electric pool covers
 - Fixed metal parts/structures (i.e. metal sheathed cables, pipings, awnings, fences, etc...) less than 5 ft horizontally measured from inside pool wall
 - Fixed metal parts/structures (i.e. metal sheathed cables, pipings, awnings, fences, etc...) less than 12 ft vertically above highest water level
 - Steel reinforcing under adjacent walking surfaces
- The following devices and equipment associated with the swimming pool, spa, or hot tub shall be GFCI protected in accordance with CEC Section 680:
 - Receptacles located within the general area of a pool, spa, or hot tub
 - Receptacles used for power generation for pools, spas, and hot tubs
 - Electrical equipment

PLUMBING & HEATING SYSTEMS

- Pool system piping (CA-ENERGY 150(p)(2)):
 - A straight pipe (min. length = 4 x pipe diameter) shall be installed before the pump.
 - Pipe size shall be sized such that at maximum flow the velocity of the water is less than 8 fps in the return line and 6 fps in the suction line.
 - All elbows shall be of sweep elbow or elbow-type that provides less pressure drop than straight pipe length of 30 pipe diameter.
 - Pool filters shall be at least the size specified in NSF/ANSI 50 for public pool intended applications. (CA-ENERGY 150(p)(3))



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3518 Haven Way, Burbank
CA 91504

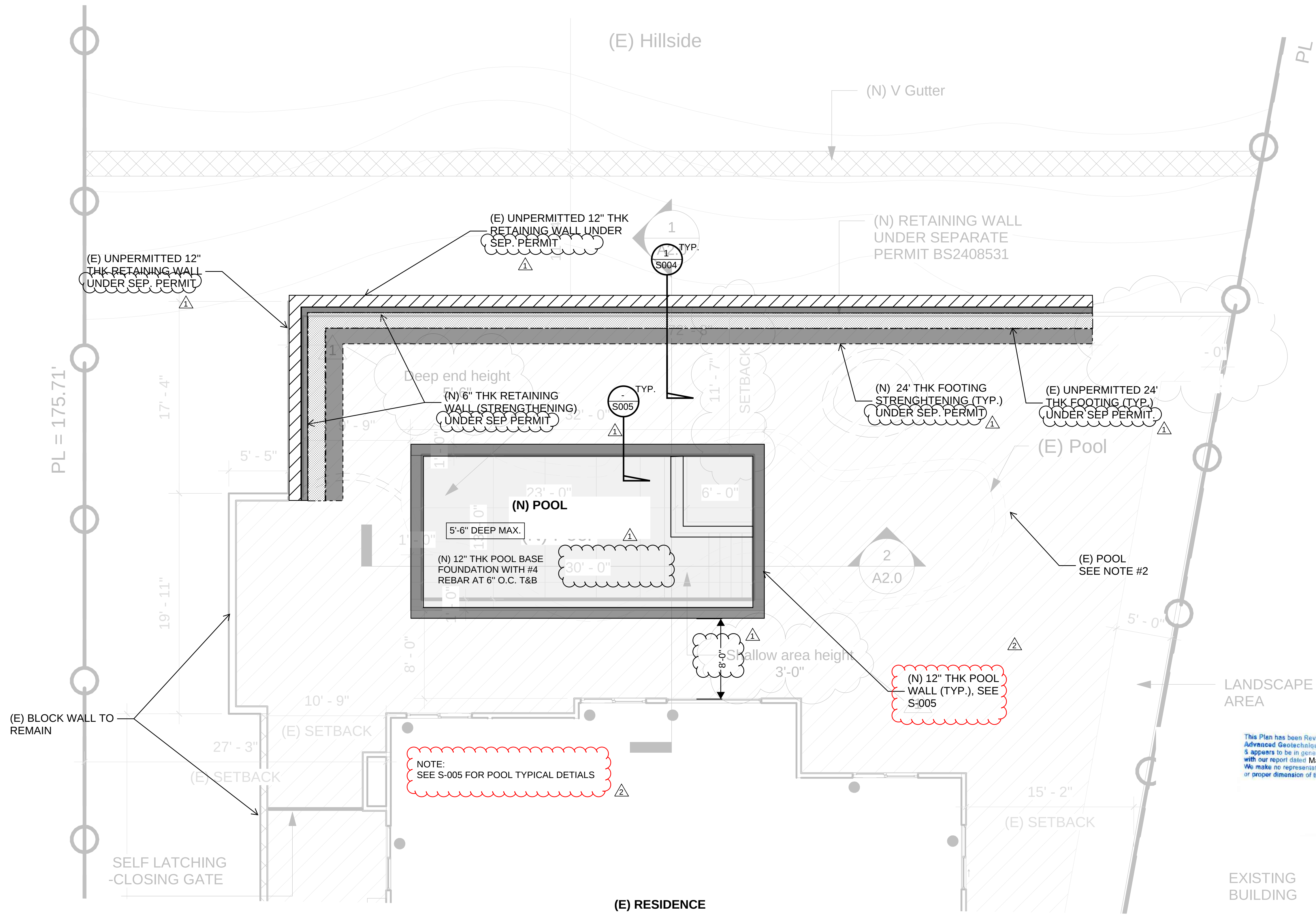
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URBAN UNIT
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GLENDALE CA 91208

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POOL AND SPA NOTES		Sheet S002
Date		
Scale	AS SHOWN	

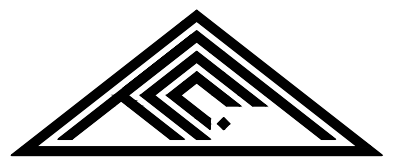


FOUNDATION/POOL AND RETAINING WALL PLAN

Scale 1:5

NOTE:

- 1- SPECIAL INSPECTION IS REQUIRED FOR THE GUNITE INSTALLATION.
- 2- The existing pool shall be entirely demoed where overlaps with new pool along with its shell but when the existing pool is outside of the new pool footprint, then only the portion of pool shell 2 feet below grade will be removed, backfill the existing pool area as per soil report.



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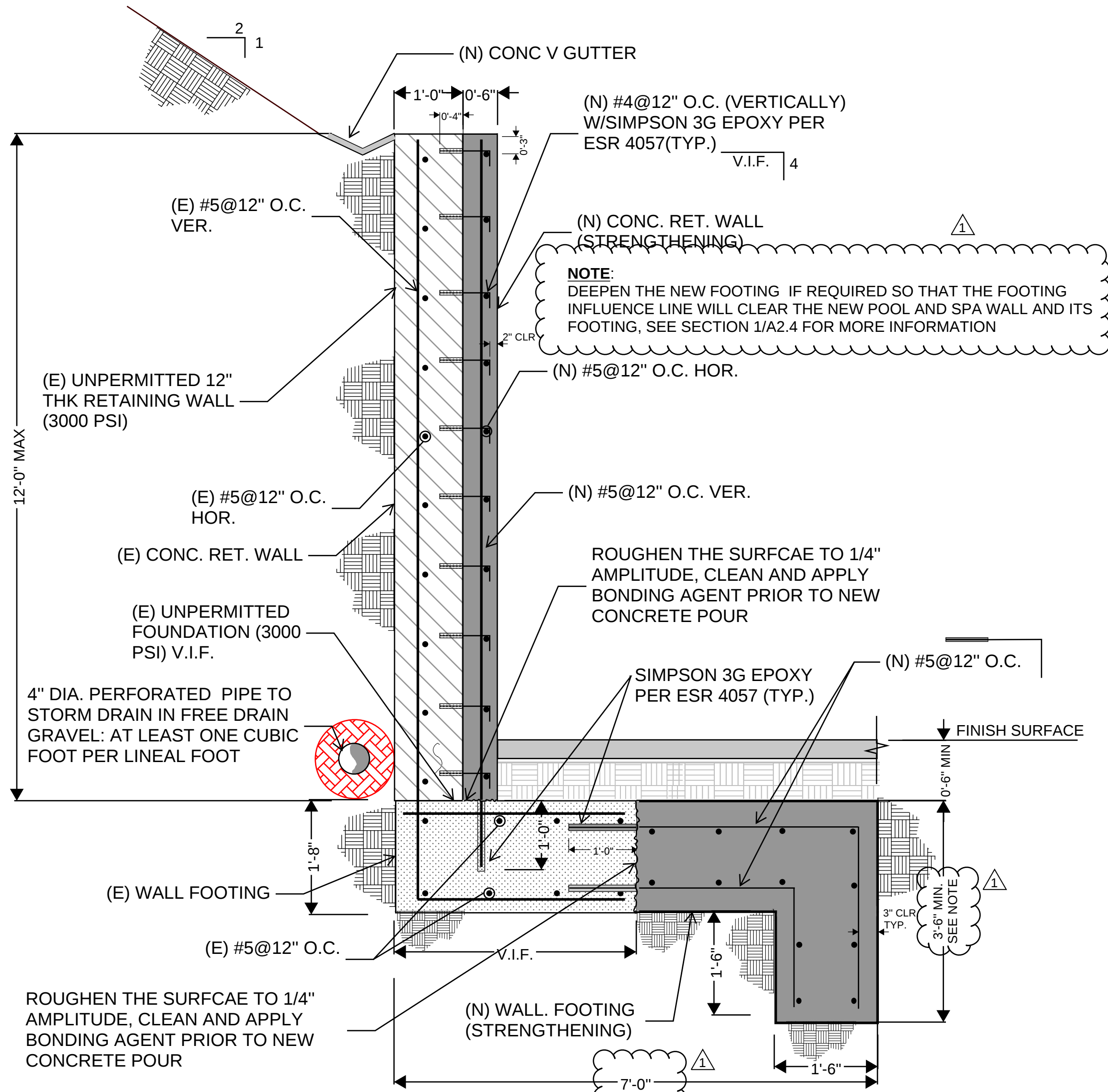
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SITE PLAN	
Date	Sheet
Scale	S003
AS SHOWN	

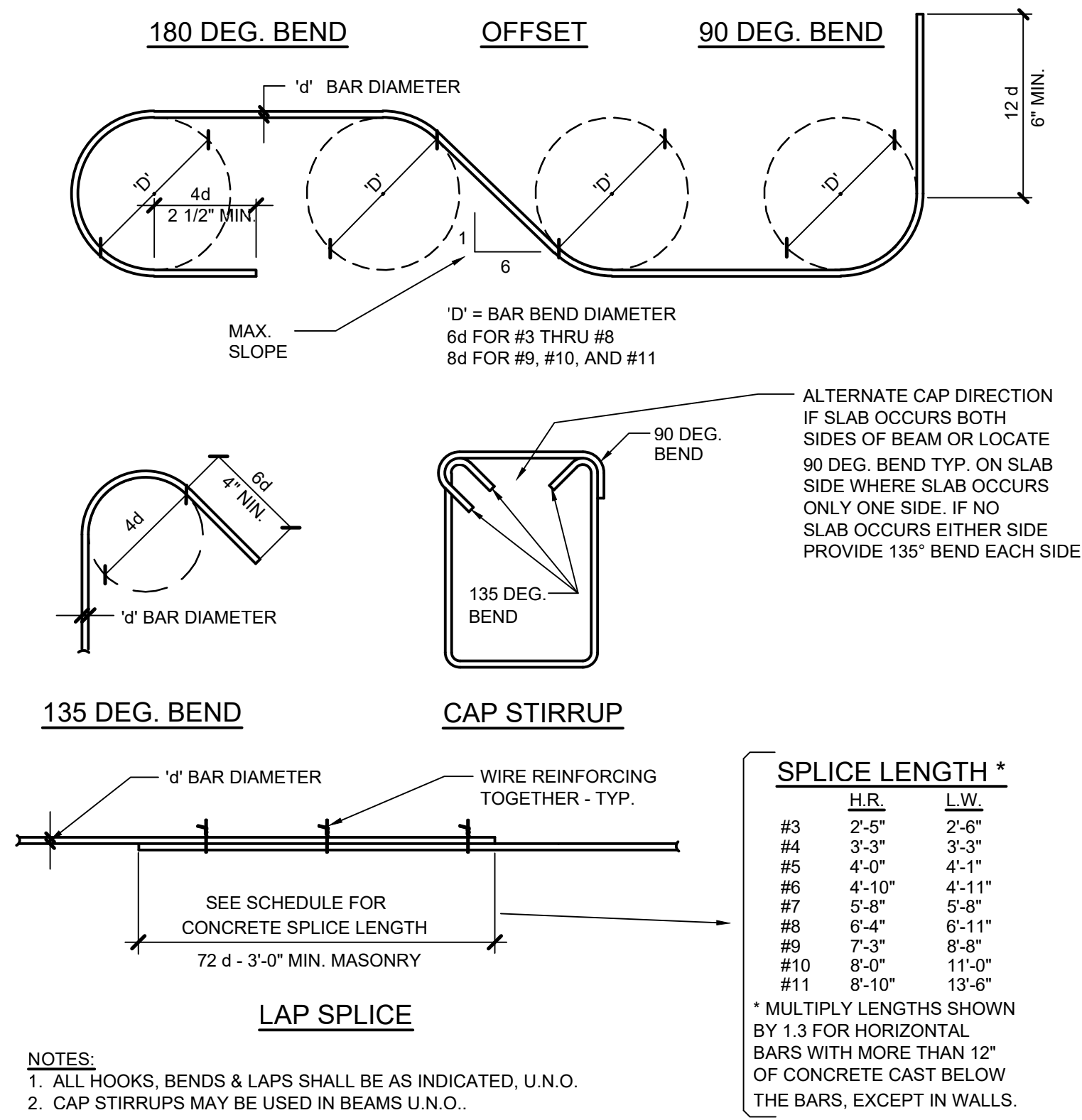


1 RETAINING WALL SECTION UNDER SEP. PERMIT
Scale 1:3/4
FOR REFERENCE ONLY

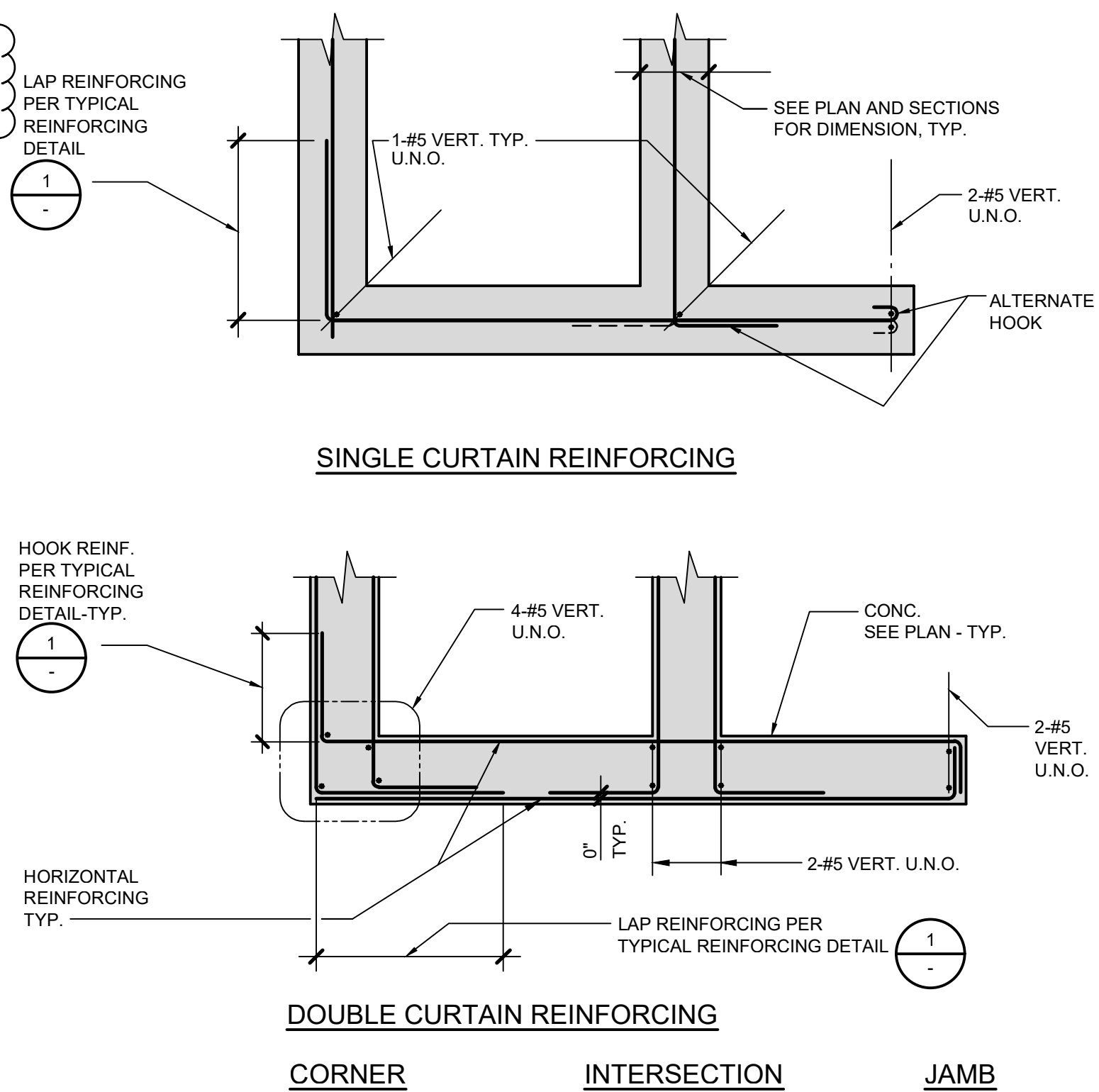
This Plan has been Reviewed by
Advanced Geotechniques
It appears to be in general conformance
with our report dated May 15, 2024
We make no representation for the accuracy
or proper dimension of this plan



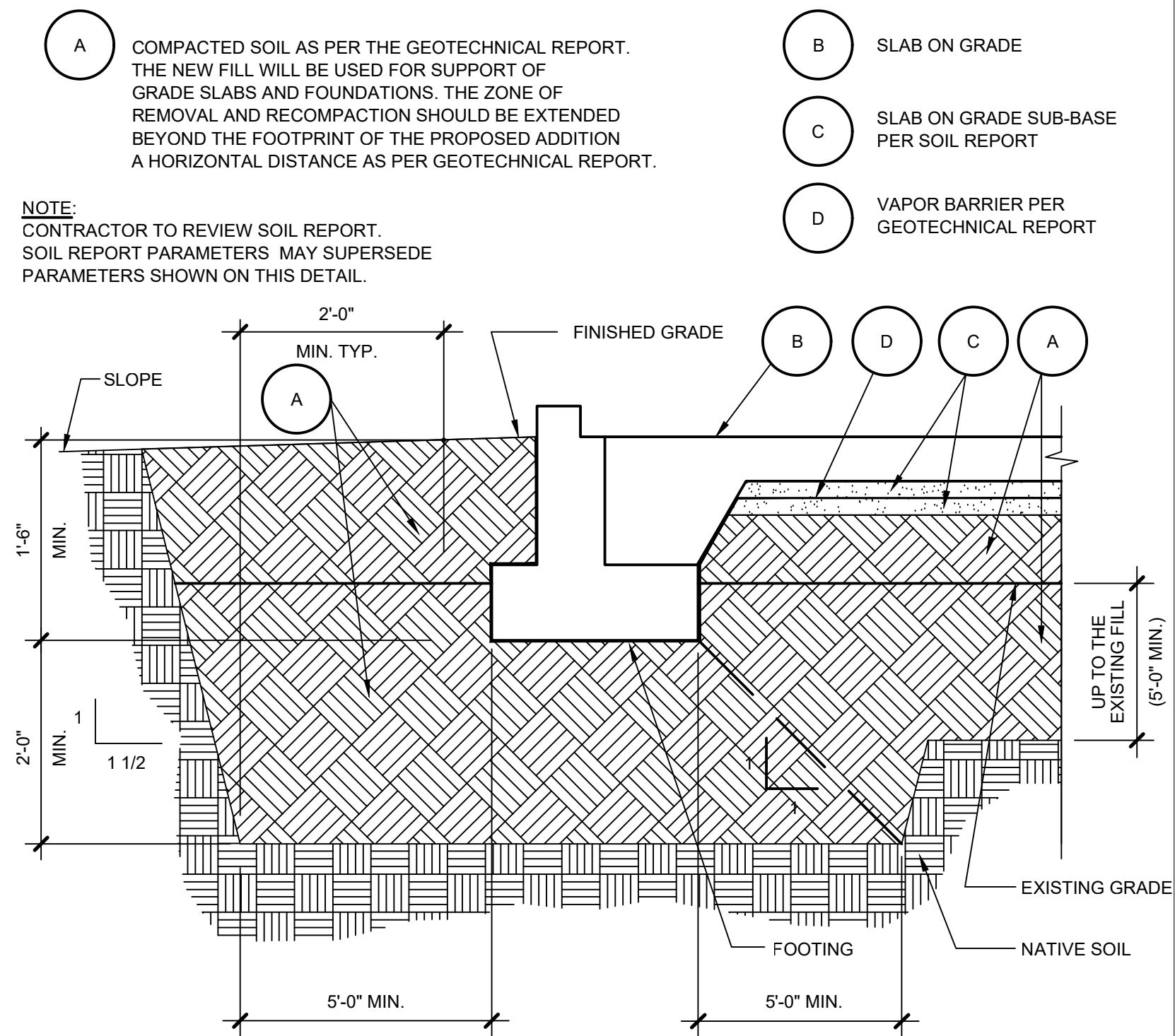
TYPICAL POOL SECTION
Scale 1:3/4



2 TYP. REINFORCING DETIAL



5 TYPICAL POOL WALL INTERSECTION DETAIL



3 SITE PREPRATION

FOOTINGS POURED AGAINST EARTH	3"
FORMED SURFACES BELOW GRADE	2"
WALLS: EXTERIOR SURFACES ABOVE GRADE	2"
INTERIOR SURFACES	1"
STRUCTURAL SLABS, TOP AND BOTTOM	3/4"
SLABS ON GRADE, TOP	1"

NOTE:
PROVIDE MIN. CONC. PROTECTION FOR REINFORCED STEEL AS SHOWN U.N.O. ON DETAILS.

6 CONC. PROTECTION FOR REINFORCEMENT



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SECTION AND DETAIL	Sheet
Date	S004
Scale	AS SHOWN

