



PERSPECTIVE

GENERAL NOTES

- CONTRACTOR RELATIONSHIP**
IN THE PERFORMANCE OF THIS CONTRACT, CONTRACTOR SHALL HOLD LANDSCAPE DESIGNER AND OWNER HARMLESS FROM ANY LIABILITY COSTS, AND CHARGES ARISING OUT OF, OR, IN CONNECTION WITH CONTRACTORS, EMPLOYEES, OR ITS AGENT'S NEGLIGENCE, OMISSIONS, OR ERRORS.
- ERRORS OR CONFLICTS**
IF ANY ERRORS OR CONFLICTS ARE DISCOVERED IN THE PLANS OR NOTES, THEY SHALL BE INTEGRATED SO AS TO ACCOMPLISH THE REAL INTENT OF THE PLANS AND NOTES.
- ADDITIONS, DEVIATIONS, AND ALTERATIONS**
NO DEVIATIONS OR ALTERATIONS FROM THE PLANS AND SPECIFICATIONS SHALL BE PERMITTED UNLESS AUTHORIZED BY THE OWNER OR LANDSCAPE DESIGNER. SHOULD DEVIATION FROM PLANS AND NOTES BECOME NECESSARY DUE TO CONFLICTING SITE CONDITIONS, OWNER AND LANDSCAPE DESIGNER SHALL APPROVE IN ADVANCE ANY SUCH DEVIATION. NO ADDITIONAL WORK SHALL BE AUTHORIZED WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM THE OWNER.
- INTERPRETATIONS**
THE CONTRACTOR SHALL COMPLY WITH THE OBVIOUS INTENT AND MEANING OF THE PLANS AND SPECIFICATIONS WHICH SHALL BE CONSTRUED TO INCLUDE ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SPECIFIED HEREIN IN A WORKMANLIKE MANNER IN STRICT ACCORDANCE WITH PLANS AND NOTES. CONTRACTOR SHALL REFER TO OWNER AND LANDSCAPE DESIGNER WHOSE DECISION THEREON SHALL BE FINAL.
- OBSERVATION AND REJECTION OF MATERIALS AND WORKMANSHIP**
ALL MATERIALS AND WORKMANSHIP FURNISHED OR PERFORMED BY CONTRACTOR SHALL BE SUBJECT TO FINAL OBSERVATION AND ACCEPTANCE BY OWNER AND LANDSCAPE DESIGNER UPON COMPLETION OF ALL CONTRACT WORK, WHETHER PREVIOUSLY PAID FOR OR NOT. AT ANY AND ALL TIMES DURING THE PERFORMANCE OF THIS CONTRACT, CONTRACTOR SHALL MAKE AVAILABLE FOR OBSERVATION, TEST AND APPROVAL, MATERIALS AND WORKMANSHIP. FAILURE OF SUCH OBSERVERS TO MAKE OBSERVATION, TESTS OR APPROVALS SHALL NOT PREJUDICE THE RIGHT OF THE OWNER OR LANDSCAPE DESIGNER ON FINAL OBSERVATION. CONTRACTOR SHALL PROMPTLY REPLACE ANY AND ALL MATERIALS, WORKMANSHIP OR EQUIPMENT WHICH DOES NOT CONFORM TO THE PLANS OR NOTES. ALL MATERIALS USED ON THIS CONTRACT SHALL BE NEW AND THE BEST MARKED QUALITY, UNLESS OTHERWISE SPECIFIED.
- SAMPLES**
WHEN SO REQUIRED BY THE OWNER OR LANDSCAPE DESIGNER, CONTRACTOR SHALL SUBMIT FOR APPROVAL, SAMPLES OF THE VARIOUS MATERIALS AND SPECIFY FINISH THEREON.
- LOCAL CODES**
ALL CONSTRUCTION SHALL CONFORM WITH TO ALL LOCAL BUILDING CODES AND ORDINANCES. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL CODES PRIOR TO COMMENCING WORK. ALL COLORS, TEXTURES AND MATERIALS SHALL BE COMPLIMENTARY TO THAT OF THE HOME AND ITS DESIGN INTENT. ALL NEW MATERIALS AND DESIGN IMPLEMENTATION SHALL CONFORM TO THE H.O.A. DESIGN GUIDELINES IF THEY APPLY.
- PLANT SYMBOLS**
ALL TREE SYMBOLS SHOWN ON PLAN ARE DIAGRAMMATIC AND NOT INTENDED TO ENCRACH OVER PROPERTY WALL AND FENCES. THE IMAGES DEPICTED ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY DIFFER ONCE THE ACTUAL CONSTRUCTION IS COMPLETE. THE PLANT MATERIAL DEPICTED DOES NOT NECESSARILY REPRESENT THE FINAL LANDSCAPE INSTALLATION. PLEASE REFER TO THE PLANTING PLAN FOR ACTUAL SPECIMEN AND SIZE.
- THEME**
ALL PROPOSED COLORS AND TEXTURES SHALL BE COMPLIMENTARY TO THAT OF THE HOME, INCLUDING PROPOSED STRUCTURES, GARDEN, ART, POTTERY AND HARDSCAPE MATERIALS, SHALL MATCH OR BE COMPLIMENTARY TO THE STYLE OF THE EXISTING HOME'S ARCHITECTURE.
- SEPARATE REVIEWS AND PERMITS**
POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREE STANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.
- ASSOCIATION APPROVAL (ADVISORY)**
ISSUANCE OF A BUILDING PERMIT BY THE CITY/COUNTY DOES NOT RELIEVE THE APPLICANT OF LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE ASSOCIATION APPROVAL OF PLANS.
- PLANS DISCLOSURE NOTE**
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL BUILDING DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED ON-SITE. VARIATIONS BETWEEN BUILDING PLANS AND SITE CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT OWNER AND/OR HIS DESIGNER. AT OWNER'S REQUEST, THIS FIRM WILL BE AVAILABLE FOR FIELD INSPECTIONS AND CLARIFICATIONS. THIS MAY INCUR IN ADDITIONAL CHARGES. CONFLICT AND/OR VARIATIONS BETWEEN PLANS AND SITE CONDITIONS ARE TO BE ADDRESSED AS ISSUES TO APPLICABLE CODE COMPLIANCE. THE USE OF THESE PLANS ARE PROTECTED BY COPYRIGHT LAWS AND ITS REPRODUCTION AND USE IS LIMITED IN RELATION TO THIS PROJECT. OTHER USES ARE PROHIBITED AND MAY ONLY BE GRANTED BY WRITTEN AUTHORIZATION FROM THIS FIRM.

FRONT AND/OR REAR HARDSCAPE MATERIALS TO BE COMPATIBLE WITH HOUSE (DRIVEWAYS, WALKWAYS, PATIOS, WALLS, COLUMNS, ETC.) IF REQUIRED.

DO NOT FILL DIRT AGAINST ANY EXISTING PERIMETER WALLS/FENCES. MUST PROVIDE SUBWALL BETWEEN RAISED PLANTER AREAS AND EXISTING WALLS AND FENCES.

DO NOT ATTACH ANY NEW WALLS TO EXISTING WALLS. LEAVE AN AIR GAP.

ALL PLANTING AREAS VISIBLE FROM STREETS THAT ARE NOT COMPLETELY COVERED WITH SHRUBS SHALL RECEIVE TURF OR LIVING GROUND COVER. GROUND COVER TO BE PLANTED AT 12 IN MAX. ON CENTER SPACING.

BUILDING CODE REQUIREMENTS

- FOR RESIDENTIAL POOLS, THE POOL ENCLOSURE IS SHOWN PER PLAN. THE TOP OF THE BARRIER SHALL BE AT LEAST 60 IN ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 IN MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE SWIMMING POOL. THE GATES SHALL OPEN OUTWARD, AWAY FROM THE POOL AND SHALL BE SELF-CLOSING AND SELF-LATCHING. THE LATCH TO BE A MINIMUM 4'-6" ABOVE THE GROUND. (3109.4.16109g).
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WEATHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.150) (SEPARATE PLUMBING PERMIT IS REQUIRED).
- PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL ACTIVATE WITHIN 7 SECONDS AND SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECONDS MAXIMUM) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54 INCHES ABOVE THE FLOOR. (3109.4.1.8).
- SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ANSI/APSP-7 (3109.5).

IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA:	8,001 S.F.
EXISTING IMPERVIOUS SURFACES:	
DWELLING	
ATTACHED GARAGE	
DRIVEWAY	
PORCH	
COVERED PATIO	
PAVEMENT	
	TOTAL: 1,921 S.F.
NEW IMPERVIOUS SURFACES:	
POOL	
CONCRETE DECKING AND COPING	
EQUIPMENT	
	TOTAL: 818 S.F.

CONCLUSION:
818 S.F. / 8,001 S.F. = 10.2%
THIS IS LESS THAN 15% OF THE TOTAL LOT AREA.
818 S.F. / 1,921 S.F. = 43%
THIS IS LESS THAN 50% OF THE EXISTING IMPERVIOUS SURFACE AREA.



PERSPECTIVE

MECHANICAL NOTES

PLUMBING:
POOL PUMPS) TO HAVE THE CAPACITY TO PROVIDE A COMPLETE TURNOVER OF POOL WATER VOLUME THROUGHOUT THE FILTERING SYSTEM IN A 12-HOUR PERIOD OR LESS. (503.0 USPSHTC).

POOL WATER VOLUME: 2,000 GALLONS PER 12 HOUR PERIOD = 2.8 GPM
SPA WATER VOLUME: 154 GALLONS PER 1 HOUR PERIOD

MINIMUM REQUIRED TO BE 3/4 H.P. CONTINUOUS FLOW
PROVIDE SHARED SYSTEM: PENTAIR INTELFLOW-3 H.P.
ADJUSTABLE RATE: OK

- ELECTRICAL:**
- CONDUCTORS USED TO CARRY ELECTRIC CURRENT SHALL BE COPPER FOR ALUMINUM AND COPPER CLAD ALUMINUM #8 AWG AND/OR LARGER (CEC SECTION 310-15).
 - RECEPTACLES THAT PROVIDE POWER FOR THE WATER PUMP MOTORS OR FOR OTHER LOADS DIRECTLY RELATED TO THE CIRCULATION AND SANITATION SYSTEM OF THE POOL AND SPA SHALL BE LOCATED AT LEAST 10 FT FROM THE INSIDE WALLS OF THE POOL, OR NOT LESS THAN 6 FT FROM THE INSIDE WALLS OF THE POOL IF:
 - CONSIST OF SINGLE RECEPTACLES.
 - EMPLOY A LOCKING CONFIGURATION.
 - ARE OF THE GROUNDING TYPE.
 - HAVE A GFCI PROTECTION.
 - NO FEWER THAN ONE 125V, 15 OR 20 AMP RECEPTACLE ON A GENERAL PURPOSE BRANCH CIRCUIT SHALL BE LOCATED NO LESS THAN 6 FT AND NOT MORE THAN 20 FT FROM THE INSIDE WALL OF THE POOL AND NOT 6'-6" ABOVE THE FINISH FLOOR PLATFORM OR GRADE LEVEL SERVING THE POOL. THE RECEPTACLE SHALL BE GFCI PROTECTED AND WEATHERPROOF (680.22 (A) 3 AND 4 CEC).
 - SWITCHING DEVICES SHALL BE LOCATED AT LEAST 5 FT HORIZONTALLY FROM THE INSIDE WALL OF THE POOL UNLESS SEPARATED BY A WALL, SOLID FENCE OR OTHER PERMANENT BARRIER, UNLESS, THE SWITCH IS LISTED AS BEING ACCEPTABLE FOR THE USE WITHIN 5 FT. (680.22 (C) CEC).
 - ALL METAL CONSTRUCTION WITHIN 5 FT OF POOL WATER EDGE SHALL BE BONDED TO THE EQUIPOTENTIAL BONDING GRID.

- ENERGY EFFICIENCY:**
- A PIPE SHALL BE INSTALLED AT LEAST 36 IN IN LENGTH BETWEEN THE FILTER AND HEATER OR DEDICATED SUCTION AND RETURN LINES, OR A BUILT-IN OR BUILT-UP CONNECTIONS TO ALLOW FOR FUTURE INSTALLATION OF A SOLAR HEATING EQUIPMENT (WHEN APPLIES). (110.1(b)2 CEC).
 - OUTDOOR POOL OR SPA SYSTEM EQUIPPED WITH HEAT PUMP TO BE PROVIDED WITH POOL COVER. INSTALL THERMO-TEX SOLAR GUARD MODEL LMP#70802 OR EQUIVALENT (WHEN APPLIES).

CODES
PROJECT TO COMPLY WITH ALL APPLICABLE BUILDING CODES:
2016 EDITION OF CALIFORNIA BUILDING CODE (CBC), RESIDENTIAL CODE (CRC), MECHANICAL CODE (CMC), ELECTRICAL CODE (CEC), PLUMBING CODE (CPC), FIRE CODE (FCF), CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN), CALIFORNIA ENERGY EFFICIENCY STANDARDS, I-24 ENERGY COMPLIANCE, USP AND SPA CODES, ALONG WITH LOCAL BUILDING DEPARTMENT CODES.

LEGAL DESCRIPTION

OWNER: JULIETA ESCEN
SITE ADDRESS: 1621 THURBER PL
BURBANK, CA 91501

APN: 5618-016-002
LOT: 2
TRACT: 11822

JURISDICTION: BURBANK, CALIFORNIA
ZONING: R-1

LOT AREA: 8,001 S.F. / 0.18 ACRES
YEAR BUILT: 1952

ENGINEER: TODD LEE LACHER
LIC#C67656
ADDRESS: 1201 N TUSTIN AVE
ANAHEIM, CA 92807
(714) 630-6100

AGENT: CARLOS FLORES
ADDRESS: 2750 DATE ST
RIVERSIDE, CA 92507
(909) 770-9140

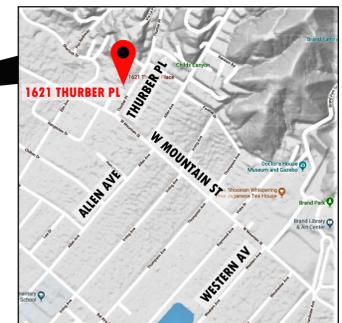
CONTRACTOR: 3M POOLS/MARIO MARISCAL
LIC#1045078, C-53
ADDRESS: 1094 DOUGLASS DR
POMONA, CA 91768
(909) 630-4300

SCOPE OF WORK

NEW POOL/EQUIPMENT
NEW HARDSCAPE
NEW DRAINAGE

SHEET INDEX

A.01 1 OF 5 COVER
A.02 2 OF 5 GENERAL PLAN
A.03 3 OF 5 POWERLINE SETBACK
A.04 4 OF 5 DRAINAGE PLAN
A.05 5 OF 5 POOL BARRIER



SITE LOCATION MAP VICINITY MAP

3MPOOLS

1094 DOUGLASS DR
POMONA, CA 91768
(909) 630-4300

LIC#1045078, C53

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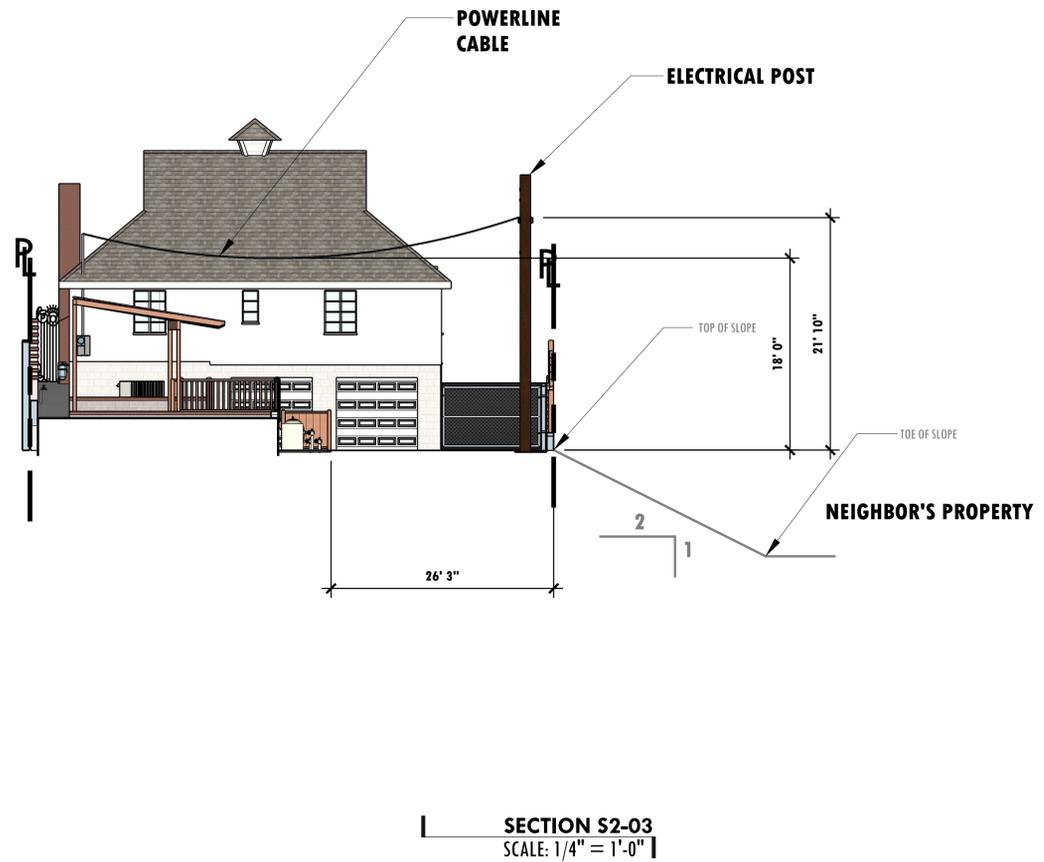
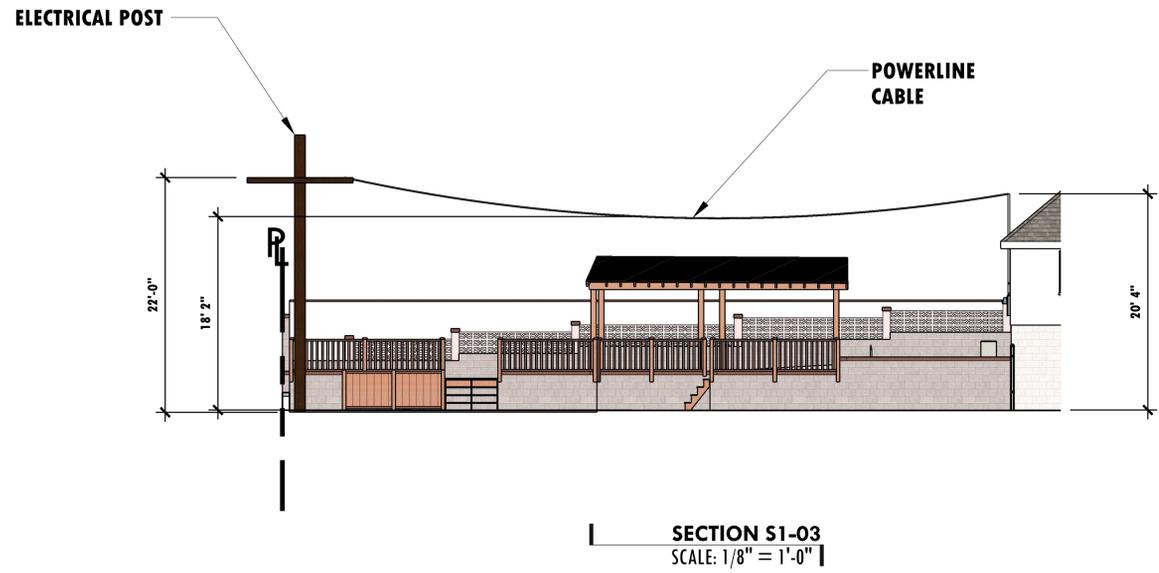
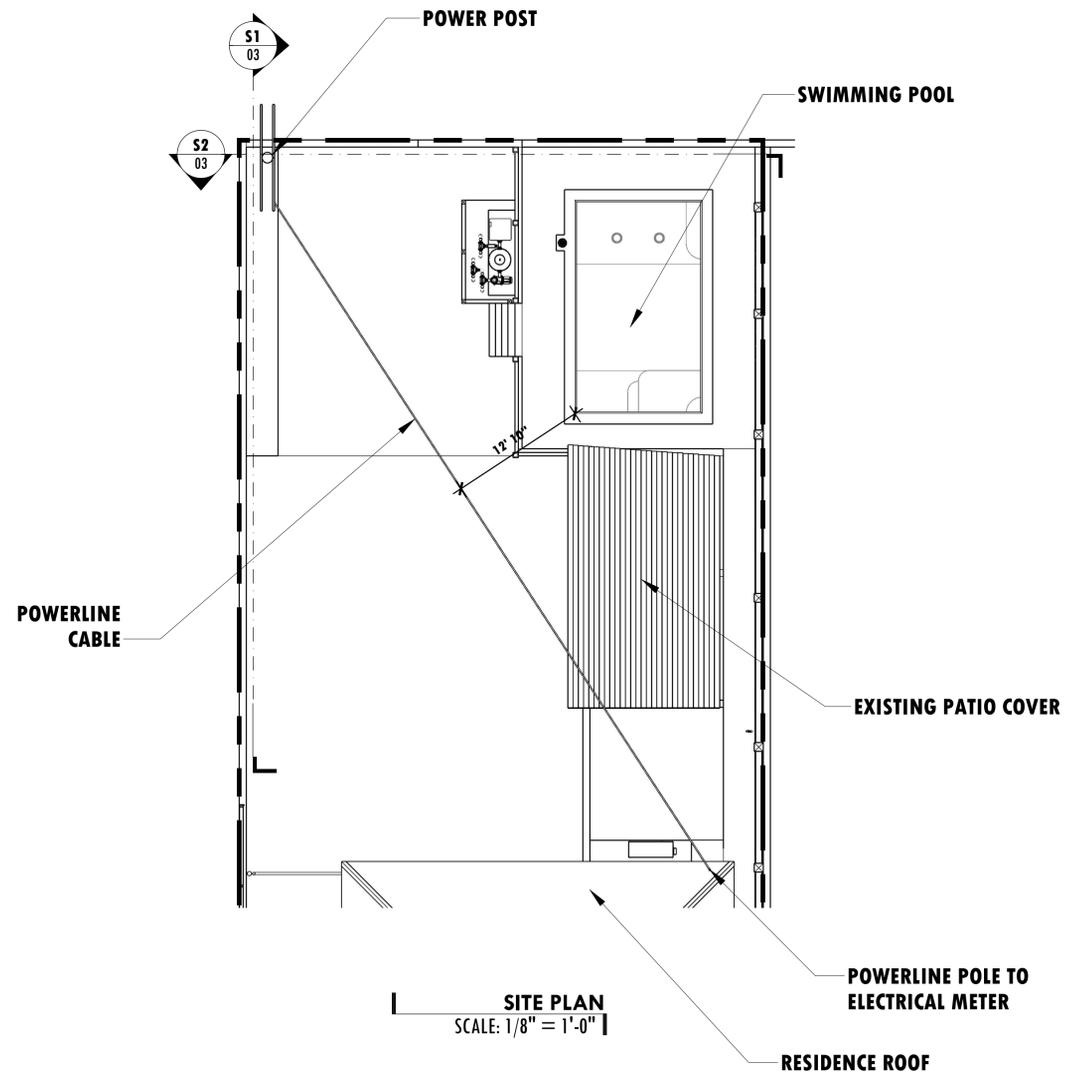
ESCEN
RESIDENCE
COVER SHEET

CLIENT
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JOB NO.
2018020
DRAWN BY
C.Flores
ISSUE
1.1.16.18

REVISION
09.10.2020

A.01



**ES C E N
RESIDENCE
POWERLINE SETBACK**

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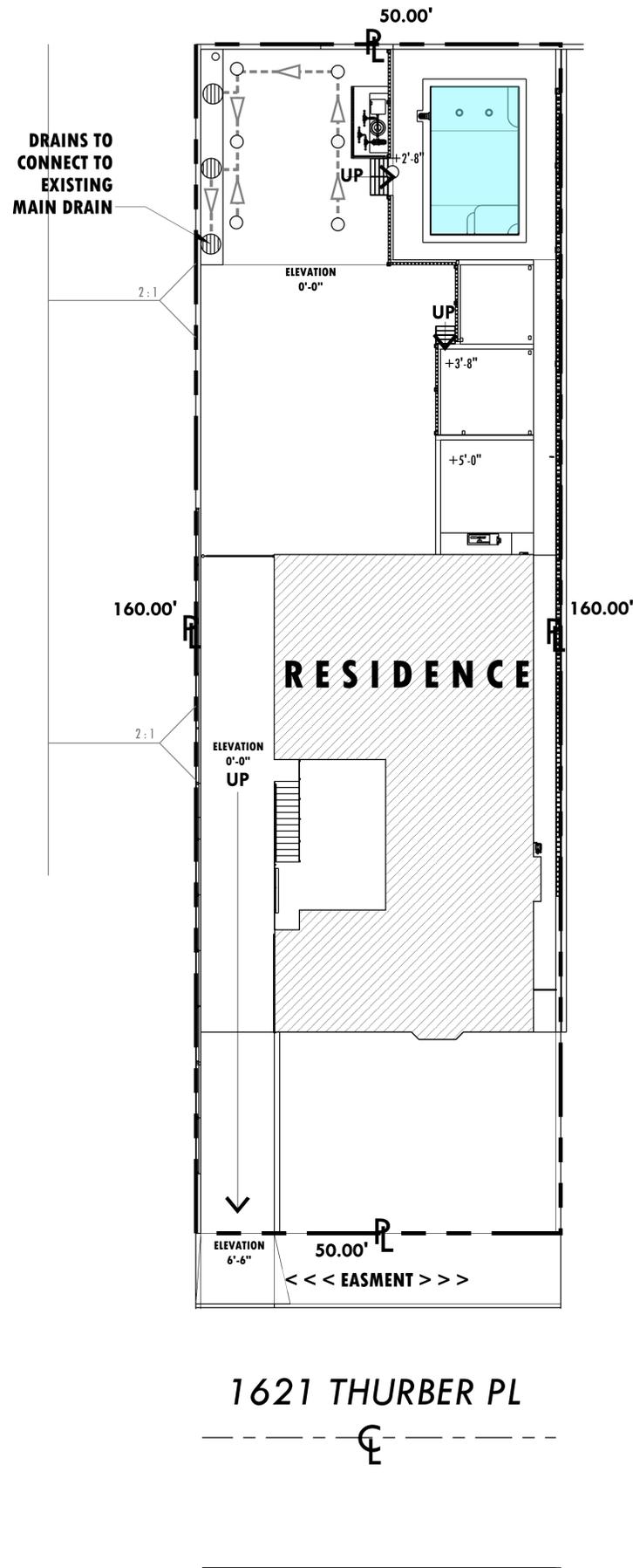
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DRAINAGE LEGEND

-  4 IN NDS ATRIUM DRAIN TYP
-  3 IN NDS SATIN BRASS DECK DRAIN TYP
-  4 IN SDR-35 SOLID PVC DRAIN PIPE
-  FLOW DIRECTION

POOL DRAINAGE NOTES

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO FURNISH AND INSTALL DRAINAGE SYSTEM AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. CONTRACTOR SHALL MAINTAIN THE PROJECT SITE THROUGHOUT THE PROGRESS OF THE WORK IN A REASONABLE, DRY, WORKABLE CONDITION, FREE OF SURFACE WATER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING OF NEW OR EXISTING WALKS, CURBS, AND PAVEMENTS REQUIRED FOR PROPER INSTALLATION OF DRAINAGE SYSTEM.
4. TRENCH BOTTOMS SHALL BE GRADED AND PREPARED TO PROVIDE A FIRM AND UNIFORM BEARING SURFACE THROUGHOUT THE ENTIRE SYSTEM.
5. DRAINAGE SYSTEM TO HAVE A POSITIVE FLOW TO STREET, WITH NO STANDING WATER.
6. CATCH BASINS SHALL BE INSTALLED PER PLAN, SWALE GRADE TO DRAIN TO CATCH BASINS.
7. ALL YARD AREAS SHALL SURFACE DRAIN TO AREA DRAINS, WHICH MUST, IN TURN, TIE INTO THE BUILDER INSTALLED DRAIN SYSTEM.
8. CONNECT ALL GUTTER DOWNSPOUTS TO SYSTEM.
9. PRIME AND GLUE ALL CONNECTIONS.
10. WATER DRAINED FROM SWIMMING POOLS MUST NOT ENCRUCH ON ABUTTING PROPERTY, INCLUDING H.O.A. MAINTAINED PROPERTY OR REAR PROPERTIES, EXCEPT IN SPECIAL CASES WHEN PERMISSION IS FIRST OBTAINED FROM THE APPROPRIATE CITY OR COUNTY AGENCIES AND THE H.O.A.

POOL WASTEWATER DISPOSAL

1. TO DRAIN TO A STORM SEWER OR ESTABLISHED STORM CHANNEL WHICH ABUTS THE PROPERTY, IF PERMISSION CAN BE OBTAINED FROM THE L.A. COUNTY PUBLIC WORK CONSTRUCTION DIVISION.
2. TO THE STREET, IF A PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER.
3. ON THE PROPERTY, IF THE PROPERTY IS LARGE ENOUGH TO ENSURE THAT RUNOFF WILL NOT ENCRUCH ON ABUTTING PROPERTY OR POSE A HAZARD TO ONSITE IMPROVEMENTS.

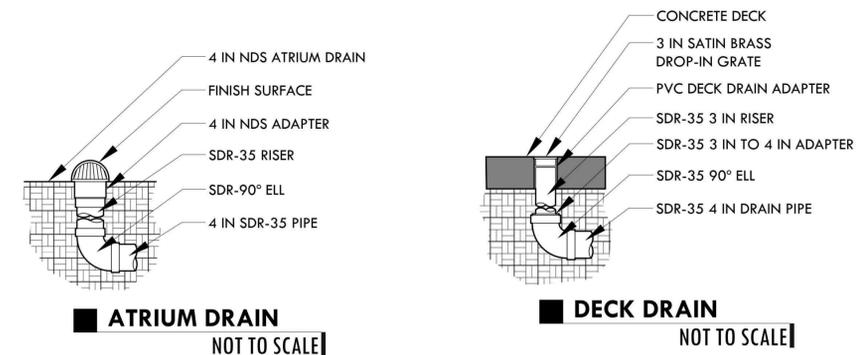
IN CASES WHERE NONE OF THE ABOVE CAN BE ACCOMPLISHED, A TANK TRUCK MUST REMOVE THE POOL CONTENTS.

FINISH GRADING NOTES

1. ALL PLANTING AREAS SHALL HAVE POSITIVE SURFACE DRAINAGE OF 2% MINIMUM.
2. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM BUILDINGS, WALLS, TOP OF SLOPES, AND ADJACENT PROPERTY LINES.
3. ALL PAVED SURFACES SHALL HAVE A POSITIVE SURFACE DRAINAGE AT 1% MINIMUM.

POLLUTANTS NOTE

THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE IS PROHIBITED. NO SOLID WASTE, PETROLEUM BIPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED. SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.



SITE PLAN
SCALE: 1/8" = 1'-0"

**ESCCEN
RESIDENCE
DRAINAGE PLAN**

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