



VARTAN JANGOZIAN &
ASSOCIATES
design planning • interior

PROPOSED 2 - STORY SINGLE FAMILY HOUSE

1829 KIRKBY RD., GLENDALE, CA. 91208

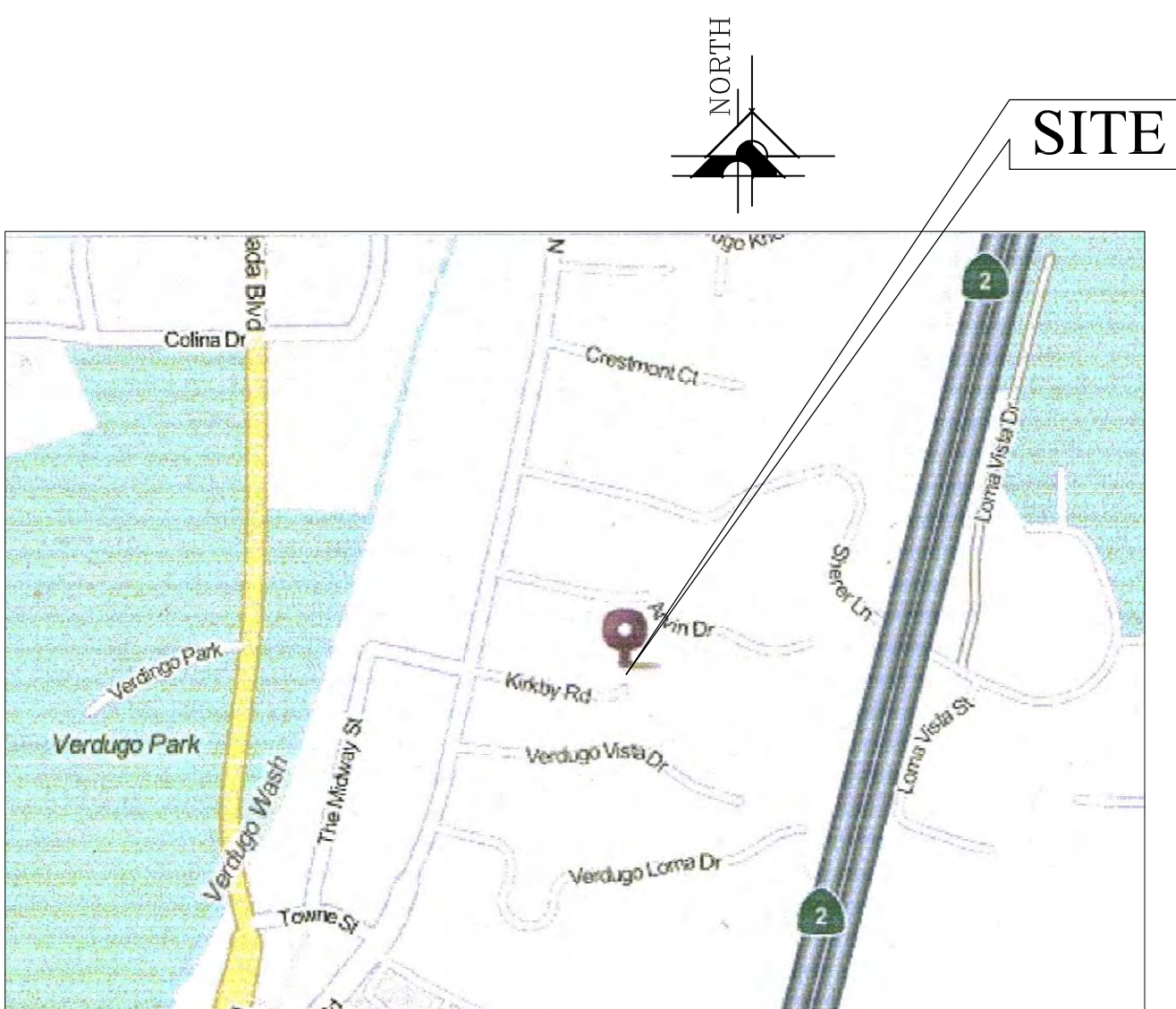
GENERAL NOTES :

- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL SITE CONDITIONS, DRAWING DIMENSIONS AND ELEVATIONS BEFORE COMMENCING ANY PORTION OF THE WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE CONTRACTOR'S FULL ACCEPTANCE OF EXISTING SITE CONDITION AND PROPOSED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULT OF ANY ERRORS, OMISSION OR DISCREPANCIES WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION FOR FABRICATION OF THE WORK.
- ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 NEW EDITION OF THE CBC, CMC, CPC, AND CECE AS ADOPTED AND AMENDED BY THE STATE OF THE CALIFORNIA IN TITLE 24 CCR AND THIS JURISDICTION.
- WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
- NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
- NO NEW ROOF TOP EQUIPMENT IS ALLOWED.
- INSTALL 6" SISAKRAFT FLASHING AT EXTERIOR OPENING.
- ALL DIMENSIONS ARE GIVEN FROM FACE TO FACE OF STUDS U.N.O.
- CONTRACTOR TO MAINTAIN CITY STREET AND SIDEWALKS CLEAR OF DIRT AND DEBRIS AT ALL TIMES.
- PROVIDE TWO LAYERS OF GRADE 'D' PAPER OVER ALL WOOD BASED SHEATHING PRIOR TO EXTERIOR LATH APPLICATION.
- PROVIDE 7/8" STUCCO OVER PLYWOOD AT EXTERIOR WALL OF THE GARAGE AREA EXT'G. REAR DOOR LOCATED AT THE WEST & MAIN DOOR LOCATED AT THE SOUTH SIDE OF GARAGE (TO SEAL THE OPENING AFTER DOORS REMOVED).
- THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCES OR STATE LAW.
- ALL WALLS TO BE 1-HOUR RATED U.N.O.
- ALL WORKS SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THIS PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO INSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
- THE FOLLOWING LOCATION SHALL BE PROVIDED WITH SAFETY GLAZING (2406a VOL. 1, CBC 2013)
 - ALL GLAZING IN DOORS AND ENCLOSURE FOR HOT TUBS, WHIRLPOOL, SAUNAS, STEAM ROOM, BATH TUBS & SHOWER EDGE OF GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE OR DRAIN INLET
 - ALL GLAZING WITHIN 24" INCHES OF A DOOR AND WITHIN 60" INCHES OF THE FLOOR.
 - ALL GLASS OVER 9 SQ. FT. IN AREA WITHIN 18" OF THE FLOOR OR 36" INCHES OF GRADE AND GLASS DOOR AND WALL PANELS.
- ALL WINDOW GLASS ARE TO BE DUAL TYPE UNLESS OTHERWISE STATED
- SD SYMBOL SHOWS LOCATION(S) OF HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK-UP. A SMOKE DETECTOR SHALL BE WIRED TO THE BLDG. ELECTRICAL SYSTEM AND SHALL BE EQUIPPED WITH BATTERY BACK-UP, AND SHALL BE CAPABLE OF SOUNDING AN ALARM AUDIBLE IN ALL SLEEPING AREA OF THE HOUSE (PROVIDE INTERCONNECTION) (2011 CBC PROVIDE SMOKE DETECTORS IN :
 - EACH SLEEPING ROOM
 - IN THE ADJACENT AREA OR HALLWAY GIVING ACCESS TO THE BEDROOMS
 - ON EACH LEVEL AND IN THE BASEMENT
 - AT THE TOP AND BOTTOM OF THE STAIRWELLS
 - WHERE CEILING HEIGHTS OF ROOMS OPEN TO THE HALLWAY SERVING A BEDROOM EXCEEDS THE HALLWAY CEILING HEIGHTS 24" OR MORE, SMOKE DETECTOR SHALL ALSO BE PROVIDED IN THE ADJACENT ROOM.
- SEPARATE PERMIT MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING SHORING, GRADING AND DEMOLITION.
- ALL PROPERTY LINES, EASTMENTS, AND EXISTING BUILDING HAVE BEEN INDICATED ON THIS SITE PLAN.
- A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA AND SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING. (BMC 9-1-1-3302.3).
- TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC 9-1-1-3305).
- THE FINISH GRADE SHALL SLOPE A MIN. OF 5% TO A POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALE SHALL SLOPE A MINIMUM OF 2%. (CRC R401.3)
- THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2%. (CRC R403.1,7.3)
- SMOKE DETECTOR SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS & ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)
- COPIES OF THE BUILDING REPORT AND / OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE TO THE PUBLIC.
- FENCES, PLANTERS & RETAINING WALLS SHALL NOT EXCEED A HEIGHT OF (3.5') FT. ABOVE THE NATURAL GROUND LEVEL IN THE REQUIRED (FRONT) YARD. (12.22C20(f))
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. (CBC 1008.1.8)
- ENTRY & EXIT DOOR MUST OPERATE AT A LANDING NOT MORE THAN 1.5" BELOW THE THRESHOLD EXCEPT PROVIDING THE DOOR SWINGS OVER THE LANDING. LANDING SHALL BE NOT MORE THAN 7.5" BELOW THE THRESHOLD. STORM AN SCREEN DOOR ARE PERMITTED TO SWING OVER ALL EXTERIOR STAIRS AND LANDINGS. (R311.3.1)
- PROVIDE 15' MIN. BETWEEN THE CENTER OF WATER CLOSET, TO ANY SIDE WALL. (CALIF. PLUMB. CODE 407.6)
- BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BLDG. OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) SEPARATE PLUMBING PERMIT IS REQUIRED).
- FINISH MATERIAL POLLUTANT CONTROL SEC. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL - THE FOLLOWING FINISH MATERIALS SHALL COMPLY WITH THE VOC CONTENT LIMITS SET FORTH IN CALGREEN SECTION 4.504 THROUGH 4.504.5 :
 - ADHESIVES, SEALANTS AND CAULKS, PAINTS AND COATINGS, CARPET SYSTEMS, CUSHIONS AND ADHESIVES, RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR.
- DOORS, WINDOWS, GLASS & GLAZING :
 - WINDOWS AND GLAZED DOORS SHALL BE DUAL GLAZED.
 - GLAZING IN DOORS WITHIN 24" OF DOOR (CBC 2406.3 (6)), WITHIN 18" OF FLOOR, WITHIN 60" OF TUB OR SHOER FLOOR (CBC 2406.3(5)), OR WITHIN 5" OF STAIRS AND STAIR LANDINGS (CBC 2406.3(10)) SHALL BE TEMPERED.
- GLAZING IN DOORS AND WINDOWS WITHIN 24" OF DOOR (CBC 2406.3(6)), WITHIN 18" OF FLOOR, WITHIN 60" OF TUB OR SHOWER FLOOR (CBC 2406.3(5)), OR WITHIN 5" OF STAIRS AND STAIR LANDINGS (CBC 2406.3(10)) SHALL BE TEMPERED.
- COMPLY WITH THE LOS ANGELES BUILDING AND SAFETY CODE & THE NEW 2013 CBC.
- ALL NEW WINDOW GLAZED SHALL BE DUAL TYPE UNLESS OTHERWISE STATED SEE SCHED. OF WINDOWS.
- PROVIDE NO. 26 GALVANIZED SHEET GAGE WEEP SCREWS WITH 3-1/2" FLANGE AT STUCCO SIDING PLACED A MINIMUM OF 4-INCHES ABOVE EARTH OR 2-INCHES ABOVE PAVED SURFACE. (CMC 512.1.2)
- AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARMS WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERYUP AND LOW BATTERY SIGNAL. (R314)
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE - FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WIRE DISTRIBUTION FACILITIES (POLE 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 - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE THE CONSTRUCTION DELAYS AND /OR ADDITIONAL EXPENSES.

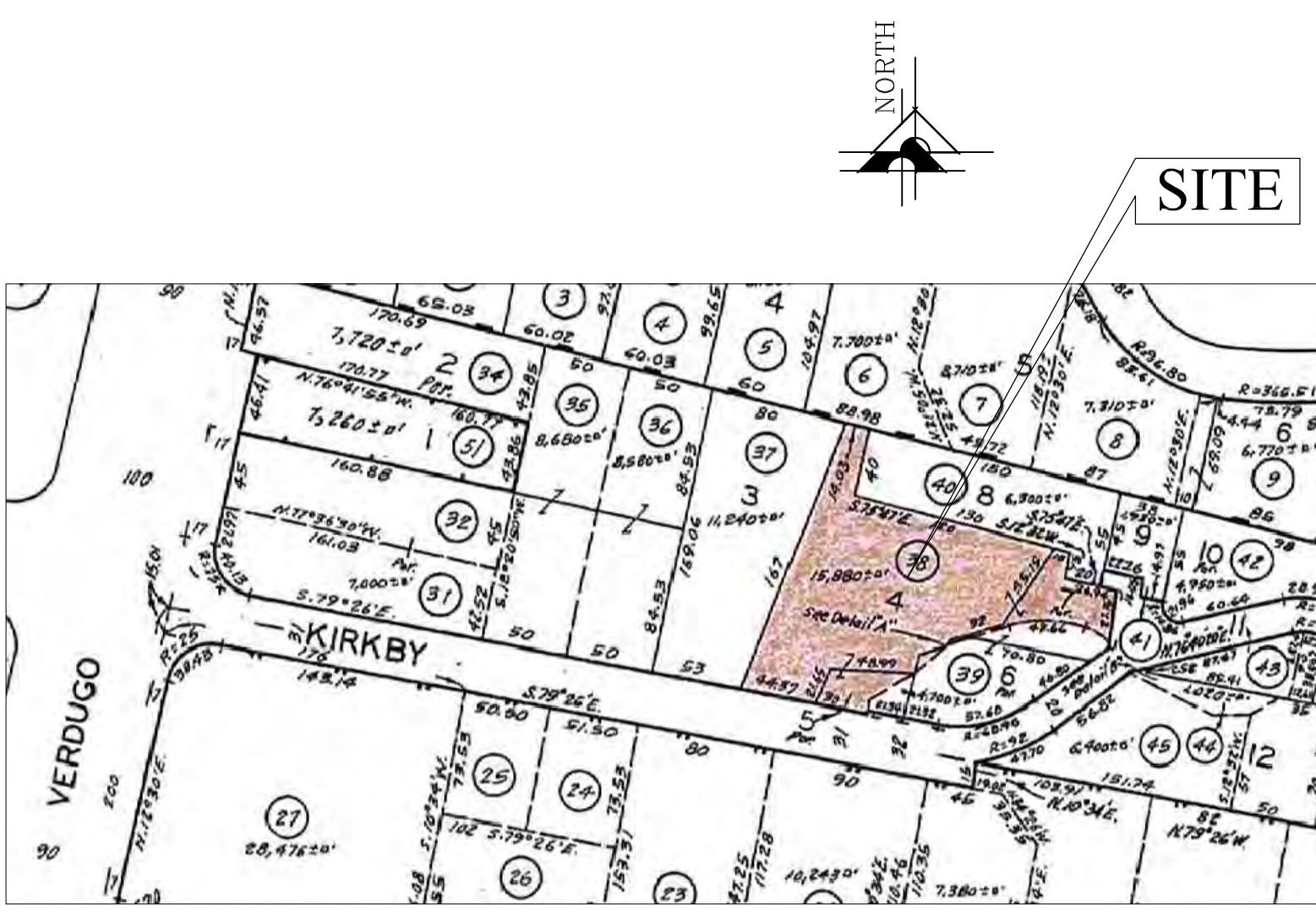
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
- KITCHEN SINKS, LAVATORIES, BATH TUBS, SHOWERS, BIDET, LAUNDRY TUBS AND WASHING MACHINE DRAINAGE SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) R308.4 :
 - FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE DOOR IS IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS :
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
- GLAZING IN RAILINGS.
- GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WALKING SURFACE.
- 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 FLIGHT 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.
- PROTECTION OF WOOD AND WOOD BASE PRODUCTS FROM DECAY SHALL BE PROVIDED IN LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE - TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED ON SECTION 2 OF AWPA U1.
- FOR STEPS / STAIR, TREAD AND RISER DIMENSIONS (7.75" MAX. RISER / 10" MIN. TREAD) (CBC R311.7.4)
- EXTERIOR DOOR SHALL MEET ONE OF THE FOLLOWING :
 - NONCOMBUSTIBLE CONSTRUCTION OR
 - SOLID WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8-IN. THICK WITH INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4-IN. THICK, OR
 - MINIMUM 20-MINS. RATED OR
 - MEET SFM 12-7A-1
- ATTIC VENTILATION SHALL NOT BE LOCATED IN SOFFITS, IN EAVE OVERHANG, BETWEEN RAFTERS AT EAVES, OR IN OTHER OVERHANG AREAS, GABLE ENDS & DORMER VENTS SHALL BE LOCATED AT LEAST 10 FEET FROM PROPERTY LINES, UNDERFLOOR VENTILATION OPENINGS SHALL BE LOCATED AS CLOSE AS POSSIBLE TO GRADE.
- BATH TUB AND SHOWER FLOORS, WALL ABOVE BATH TUB WITH A SHOWER HEAD, AND SHOWER COMPARTMENT SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R307.2)
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE 72 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE". (R308)
- FOR CLOTHES DRYER A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.3.2).
- FOR CLOTHES DRYER A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED (CMC 504.3.2.1).
- GAS WATER HEATER INSTALLED IN A GARAGE SHALL BE ELEVATED A MINIMUM OF 18" ABOVE THE GARAGE FLOOR. GAS WATER HEATER INSTALLED ON THE GROUND SHALL REST ON LEVEL CONCRETE OR OTHER APPROVED BASE NOT LESS THAN 3-INCHES ABOVE THE ADJOINING GROUND. (CPC 508.14; 508.3; CMC 307.1)
- PROVIDE SEISMIC STRAPPING TO WATER HEATER. (CPC 508.2) WATER HEATER MUST BE STRAPPED TO WALL.
- FOR WATER HEATER A T & P RELIEF VALVE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS IS REQUIRED. (CPC 505.6)
- WATER HEATERS WITH OUTDOOR COMBUSTION AIR SHALL PROVIDE TWO OPENINGS WITHIN 12 INCHES OF THE TOP AND BOTTOM OF THE ENCLOSURE. EACH OPENING SHALL BE SIZED AT 1 SQUARE INCH/4000BTU/H IF THE COMBUSTION AIR IS DIRECTLY FROM OUTDOOR AIR THROUGH DUCTS (CPC 507.4) FOR ALL OTHER INSTALLATION, COMBUSTION AIR SHALL COMPLY WITH CPC 507.
- HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 ° F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)
- PROVIDE FULLY FIRE SPRINKLER SYSTEM THROUGHOUT THE HOUSE

SECURITY REQUIREMENTS :

- ALL ENTRY DOORS TO DWELLING UNITS OR GUESTROOMS SHALL BE ARRANGE SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY INSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAYBE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALLS. (6706)
- SCREENS OR BARRIERS, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FEET OF THE UTILITY POLE OR SIMILAR STRUCTURES. (6707)
- WOOD FLUSH-TYPE DOOR SHALL BE 1 3/8" THK. MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1- DOOR STOPS OF FIXED SWINGING DOORS SHALL BE ONE -PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBIT TO THE JAMB. (6709.4)
- ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH THE SCREWS NO LESS THAN 2 - 1/2" LONG. (91.6709.5, 6709.7)
- PROVIDE DEADBOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY - OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES). (6709.2)
- STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8" AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)
- THE USE A LOCKING SYSTEM WHICH CONSIST OF A DEADLOCKING LATCH OPERATED BY A DOOR KNOB AND A DEADBOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH WHICH MUST BE SEPARATELY OPERATED. SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN THE CLOSED POSITION AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.
- WOOD PANEL DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4 IN. THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. AREA. MULTIPLE PANELS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MILLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 1 INCHES IN WIDTH. (91.6709.1 ITEM 2)
- SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6710)
- SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THE GLASS REMAINS INTACT AND ENGAGED WHEN SUBJECTED TO THE TEST SPECIFIED IN SEC. 6717.1
- GLAZED OPENING WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6713)
- SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.1)
- SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THE GLASS REMAINS INTACT AND ENGAGED WHEN SUBJECTED TO THE TEST SPECIFIED IN SEC. 6717.2



1 VICINITY MAP NOT TO SCALE



2 LOCATION PLAN NOT TO SCALE

PROJECT DESCRIPTION

PROJECT TITLE : PROPOSED 2 -STORY SINGLE FAMILY HOUSE

ADDRESS : 1829 KIRKBY RD., GLENDALE, CA. 91208

OWNER : -

LOT AREA : 15,880 SQ. FT. ±

BUILDING CODE : 2013 CBC, CMC, CPC, CEC ALONG WITH 2013 T-24 ENERGY CODE STANDARDS 2014 EDITION OF LOS ANGELES CODES

PROJECT DATE : YEAR 2015

TOTAL AREA OF EACH OCCUP. CL. BLDG. STRUCTURE :

PROPOSED FIRST FLOOR :	2,418 SQ. FT.
PROPOSED SECOND FLOOR PLAN :	1,696.5 SQ. FT.
TOTAL FIRST & SECOND : FLOOR AREA	4,114.5 SQ. FT.

EXISTING GUEST HOUSE (REMOVED) : 320 SQ. FT.

PROPOSED 3 CAR GARAGE : 648 SQ. FT.

PROPOSED FIRST FLR. ENTRY PORCH : 85.5 SQ. FT.

PROPOSED FIRST FLR. FRONT BALCONY : 100 SQ. FT.

PROPOSED SECOND FLR. BALCONY : 210.5 SQ. FT.

PROPOSED FLR. AREA RATIO : 4,114.5 SQ. FT. SQ. FT. / 15,880 SQ. FT. = 25.91 %

PROPOSED LOT COVERAGE : 3,677 SQ. FT. SQ. FT. / 15,880 SQ. FT. = 23.15 %

PROPOSED NOS. OF STORY : 2 - STORY SINGLE FAMILY HOUSE W/ 3 CAR GARAGE

ZONING : -

TYPE OF CONSTRUCTION : TYPE V B

BUILDING HEIGHT : 35'-0" MAX. PROPOSED 2-STORY HOUSE

REQUIRED : FIRE SPRINKLER THROUGHOUT (TO BE INSTALLED) NPFA 13D. SEPARATE PERMIT REQUIRED. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

PROPOSED LANDSCAPE AREA : 7,731 SQ. FT. / 15,880 SQ. FT. = 48.68 %

EXISTING LANDSCAPE AREA : 11,384 SQ. FT. / 15,880 SQ. FT. = 71.69 %

ARCHITECTURAL STYLE : CONTEMPORARY

LEGAL DESCRIPTION

ASSESSORS PARCEL NO. : 5652 - 011 - 038

TRACT NO. 5851 LOT COM AT SW COR OF LOT 4 TH S 79° 36' E 74.37 FT TH N 12° 32' E 6.7 FT TH N 55° 45' 43" E 31.14 FT TH N 50° 51' 48" E 24.52 FT TH N 72° 11' E 36.4 FT TH ... SEE MAP BOOK FOR MISSING PORTION ... AND ALL OF LOT 4

CONSULTANT

BLDG. DESIGNER :	V J & ASSOCIATES
ADDRESS :	1224 E. BROADWAY, SUITE 202, GLENDALE, CA. 91205
TEL. :	818 - 956 - 0570
FAX :	818 - 956 - 0571
STRUCT'L. ENGR' :	EFREN S. TORRES
ADDRESS :	1224 E. BROADWAY, SUITE 202, GLENDALE, CA. 91205
TEL. :	818 - 956 - 0570
FAX :	818 - 956 - 0571

SHEET INDEX

DRWG. NO.	DRAWING TITLE
	ARCHITECTURAL
A-0	PROJECT DESCRIPTION, LEGAL DESC., CONSULTANT SHEET INDEX, SCOPE OF WORKS, NOTES, VICINITY MAP & LOCATION PLAN
A-1	SITE DEV'T. PLAN, LEGENDS & NOTES
A-2	(PROPOSED) FIRST FLOOR PLAN, LEGENDS & NOTES
A-3	(PROPOSED) SECOND FLOOR PLAN, LEGENDS & NOTES
A-4	(PROPOSED) ROOF PLAN, LEGENDS & NOTES
A-5	PROPOSED BUILDING ELEVATIONS, SCHEDULES OF FINISH, LEGENDS & NOTES
A-6	PROPOSED BUILDING ELEVATIONS, SCHEDULES OF FINISH, LEGENDS & NOTES
A-7	PROPOSED BUILDING SECTIONS, LEGENDS & NOTES
A-8	ARCHITECTURAL DETAILS
	TOPOGRAPHIC SURVEY MAP
	LANDSCAPE
L-1	PLANTING PLAN, PLANT LIST, LEGENDS & NOTES
L-2	IRRIGATION PLAN, SPRINKLER HEADS, WATER USAGE CALCS., LEGENDS & NOTES
L-3	LANDSCAPE DETAILS, SPECIFICATION PLANS
	STORY POLE
SP-1	STAKING PLAN / ROOF PLAN, LEGENDS & NOTES
SP-2	STORY POLE ELEVATIONS, LEGENDS & NOTES
SP-3	STORY POLE ELEVATIONS, LEGENDS & NOTES

SCOPE OF WORK

- CONSTRUCT NEW 2-STORY SINGLE FAMILY HOUSE PER DRAWINGS. SEE PROP. BASEMENT, FIRST & SECOND FLOOR PLAN @ 1/A-2 & 1/A-3.
- EXISTING 2 - STORY SINGLE FAMILY HOUSE & GUEST HOUSE TO BE REMOVED DEMOLISHED. SEE SITE PLAN @ 1/A-1 & PROPOSED FLOOR PLAN @ 1/A-2 & 1/A-3.
- SEE REST OF THE DRAWINGS FOR ADDITIONAL REQUIREMENTS.

Revisions	By

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V J & ASSOCIATES
 building design • planning • interior

1224 E. BROADWAY, SUITE 202,
 Glendale, CA 91205
 (818) 956-0570

PROPOSED 2 - STORY SINGLE FAMILY HOUSE

PROJ. TITLE : 1829 KIRKBY RD., GLENDALE, CA. 91208

PROJ. ADDR. : 1829 KIRKBY RD., GLENDALE, CA. 91208

OWNER : 1829 KIRKBY RD., GLENDALE, CA. 91208

DRWG. TITLE : PROJECT DESC., LEGAL DESC., CONSUL., SHT. INDEX, VICINITY MAP, SCOPE OF WORKS, GEN. NOTES & DETAILS

Drawn by
NEIL A.

Checked by
V. J.

Date
NOV. 9, 2016

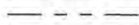
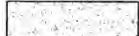




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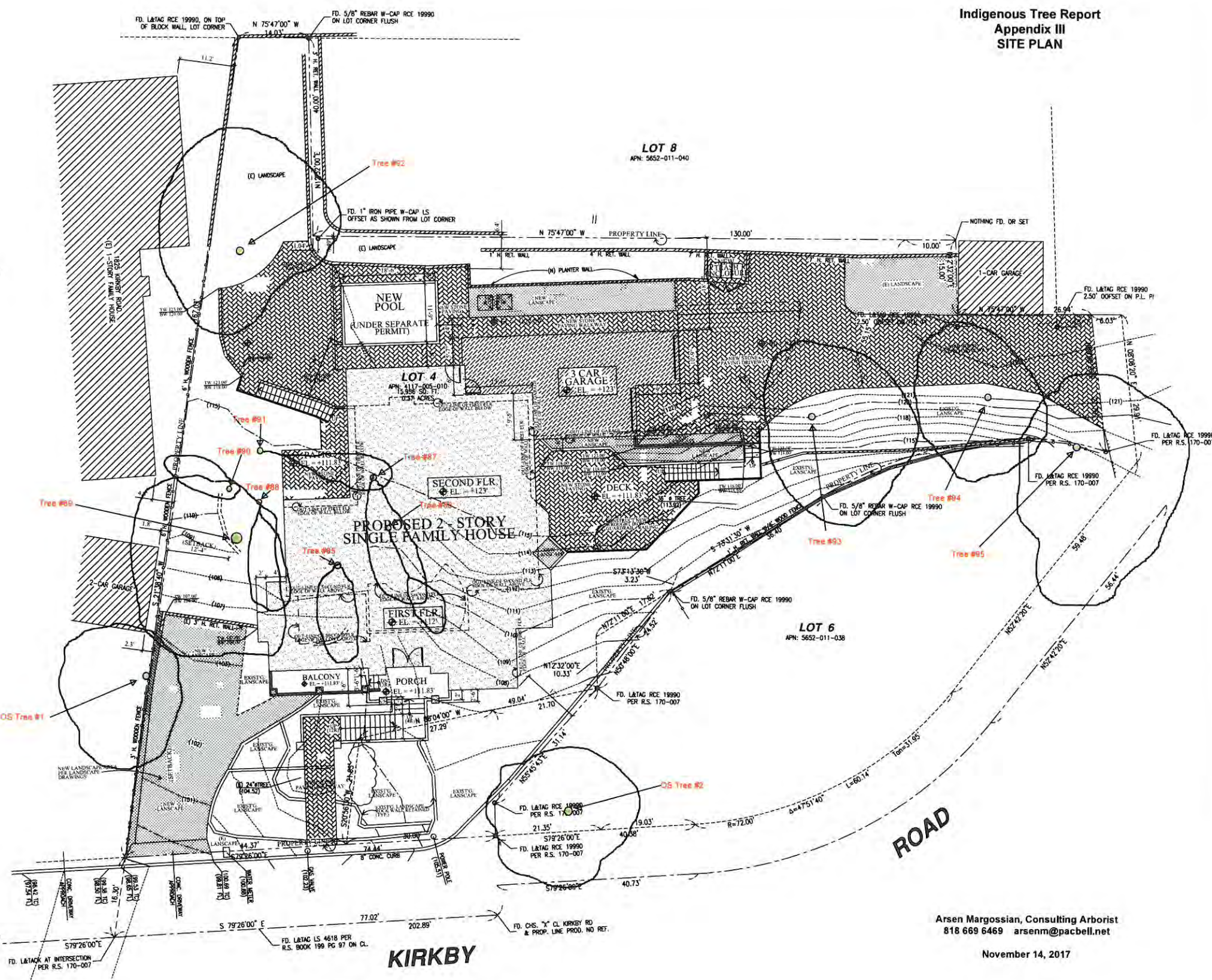
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Sheet No.
A-0

of Sheets

LEGENDS :

-  PROPERTY LINE
-  HATCHED AREA SHOWS PROPOSED HOUSE
-  HATCHED AREA SHOWS PROPOSED GARAGE
-  PROPOSED / NEW CONC. BLK. RETAINING WALL
-  HATCHED AREA SHOWS NEW STONE PAVING AREA
-  HATCHED AREA SHOWS NEW LANDSCAPE AREA



**Indigenous Tree Report
Appendix III
SITE PLAN**

Revisions	By

I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional arborist in the State of California. I understand that any false or misleading information provided to me may result in disciplinary action against my license. I understand that any false or misleading information provided to me may result in disciplinary action against my license.

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Glendale, CA 91205
(818) 956-0570

PROJ. TITLE: **PROPOSED 2-STORY SINGLE FAMILY HOUSE**
PROJ. ADDR.: 1829 KIRKBY RD., GLENDALE, CA 91208
OWNER: 1829 KIRKBY RD., GLENDALE, CA 91208
DRAWG. TITLE: PROPOSED SITE DEVELOPMENT PLAN, LEGENDS & NOTES

Arsen Margossian, Consulting Arborist
818 669 6469 arsenm@pacbell.net
November 14, 2017

Drawn by	NEIL A.
Checked by	V. J.
Date	OCT. 9, 2017
Scale	1" = 10'-0"
Job No.	
Sheet No.	A-1
of	Sheets







1 SITE DEVELOPMENT PLAN
SCALE : 1" = 10'-0"

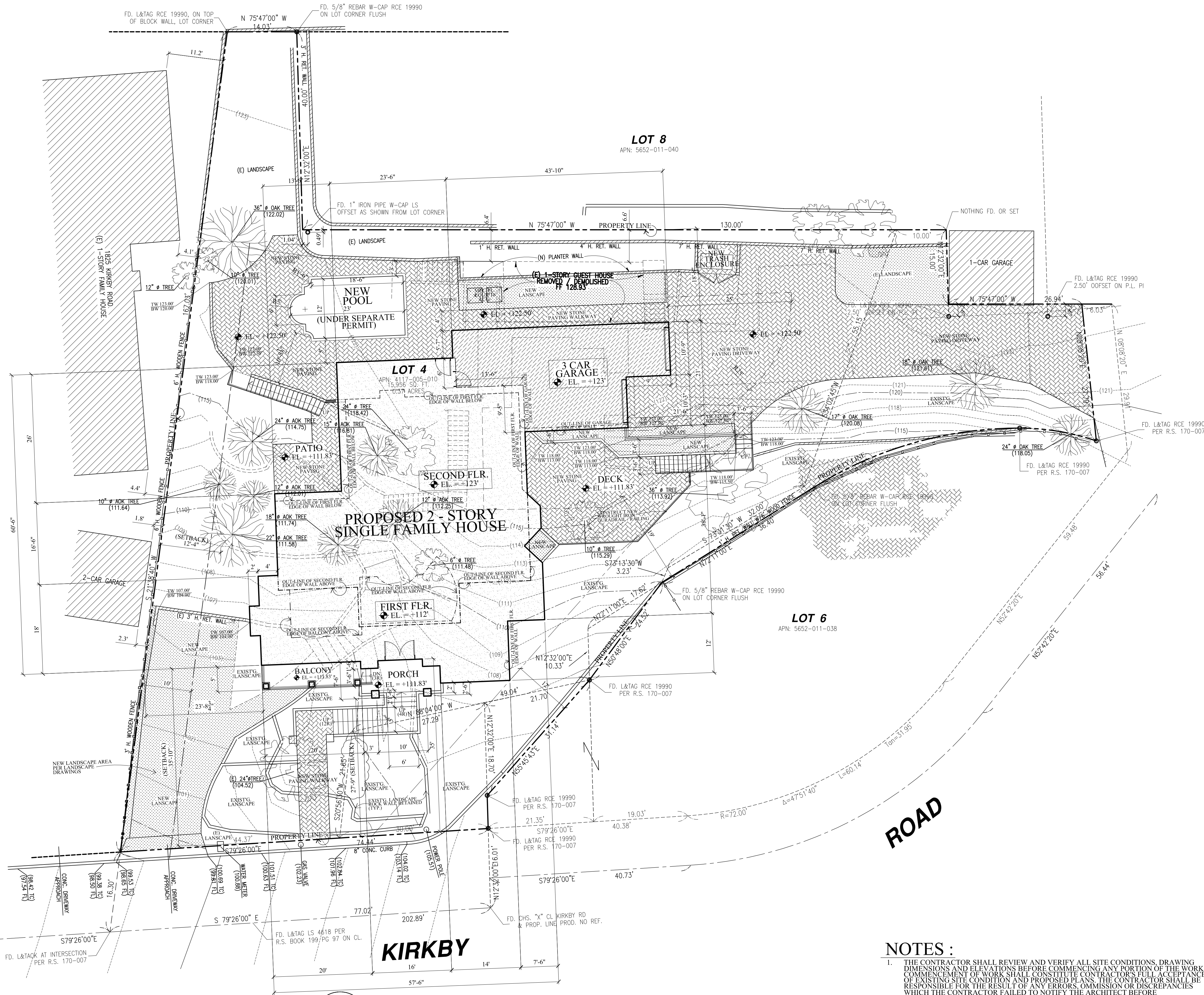
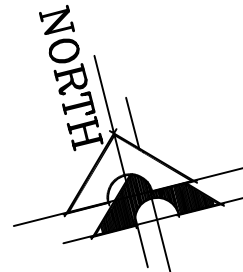
VERDUGO ROAD

ROAD

KIRKBY

LEGENDS :

-  PROPERTY LINE
-  HATCHED AREA SHOWS PROPOSED HOUSE
-  HATCHED AREA SHOWS PROPOSED GARAGE
-  PROPOSED / NEW CONC. BLK. RETAINING WALL
-  HATCHED AREA SHOWS NEW STONE PAVING AREA
-  HATCHED AREA SHOWS NEW LANDSCAPE AREA



VERDUGO ROAD

ROAD

KIRKBY

1 SITE DEVELOPMENT PLAN
SCALE : 1" = 10'-0"

NOTES :
1. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL SITE CONDITIONS, DRAWING DIMENSIONS AND ELEVATIONS BEFORE COMMENCING ANY PORTION OF THE WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE CONTRACTOR'S FULL ACCEPTANCE OF EXISTING SITE CONDITIONS AND PROPOSED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION FOR FABRICATION OF THE WORK.

Revisions	By









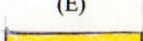

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Glendale, CA 91205
(818) 956-0570

PROPOSED 2-STORY SINGLE FAMILY HOUSE
PROJ. TITLE :
PROJ. ADDR. : 1829 KIRKBY RD., GLENDALE, CA. 91208
OWNER :
DRWG. TITLE : PROPOSED SITE DEVELOPMENT PLAN, LEGENDS & NOTES

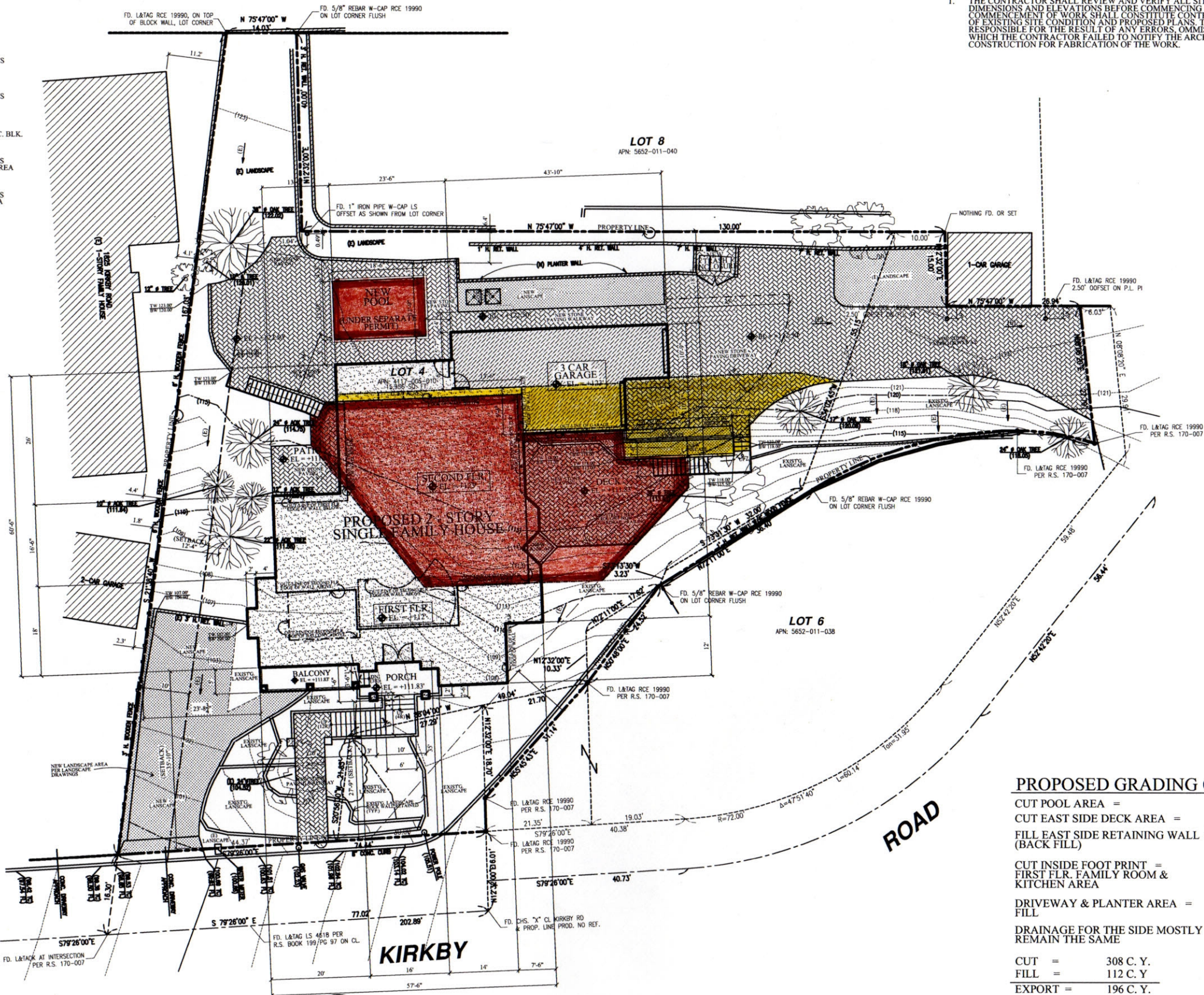
Drawn by
NEIL A.
Checked by
V. J.
Date
NOV. 9, 2016
Scale
1" = 10'-0"
Job No.
Sheet No.
A-1
of Sheets

LEGENDS :

-  PROPERTY LINE
-  HATCHED AREA SHOWS PROPOSED HOUSE
-  HATCHED AREA SHOWS PROPOSED GARAGE
-  PROPOSED / NEW CONC. BLK. RETAINING WALL
-  HATCHED AREA SHOWS NEW STONE PAVING AREA
-  HATCHED AREA SHOWS NEW LANDSCAPE AREA
-  PATH OF DRAIN
-  EXISTING
-  FILL
-  CUT

NOTES :

1. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL SITE CONDITIONS, DRAWING DIMENSIONS AND ELEVATIONS BEFORE COMMENCING ANY PORTION OF THE WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE CONTRACTOR'S FULL ACCEPTANCE OF EXISTING SITE CONDITION AND PROPOSED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULT OF ANY ERRORS, OMISSION OR DISCREPANCIES WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION FOR FABRICATION OF THE WORK.



1 SITE GRADING PLAN
SCALE : 1" = 10'-0"

PROPOSED GRADING CUT & FILL :

CUT POOL AREA =	35 C. Y. CUT
CUT EAST SIDE DECK AREA =	125 C. Y.
FILL EAST SIDE RETAINING WALL = (BACK FILL)	35 C. Y.
CUT INSIDE FOOT PRINT = FIRST FLR. FAMILY ROOM & KITCHEN AREA	148 C. Y.
DRIVEWAY & PLANTER AREA = FILL	77 C. Y.
DRAINAGE FOR THE SIDE MOSTLY REMAIN THE SAME	
CUT =	308 C. Y.
FILL =	112 C. Y.
EXPORT =	196 C. Y.

NOTE :
ALL EXISTING RETAINING WALL TO BE REMAIN, EXCEPT PORTION IN HOUSE FOOT PRINTS.

Revisions	By

V J & ASSOCIATES
landscape design • planning • interior

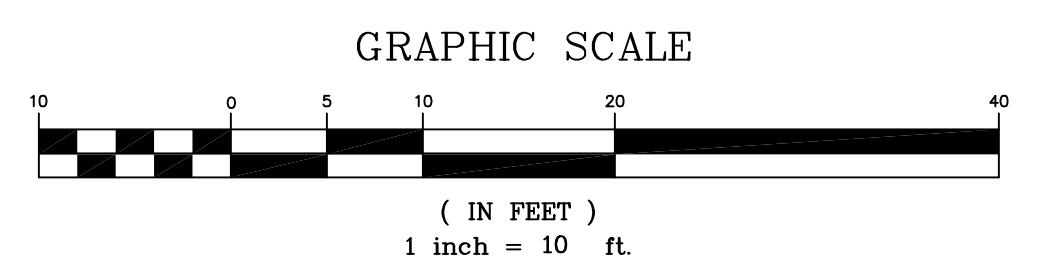
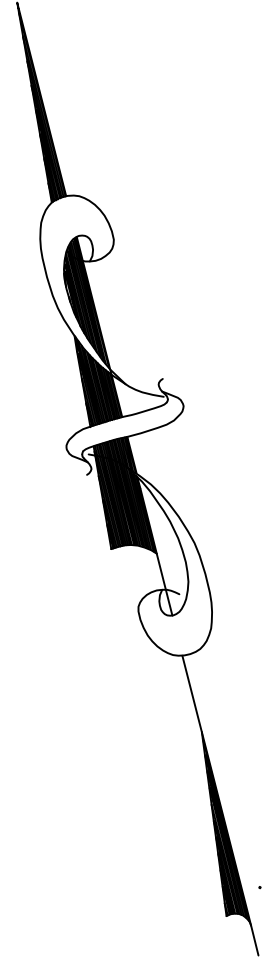
1204 E. BROADWAY, SUITE 302,
Glendale, CA 91205
(818) 966-0670

PROJ. TITLE: PROPOSED 2 - STORY SINGLE FAMILY HOUSE
PROJ. ADDR : 1829 KIRKBY RD., GLENDALE, CA. 91208
OWNER : 1829 KIRKBY RD., GLENDALE, CA. 91208
DRWG. TITLE: PROPOSED SITE GRADING PLAN, LEGENDS & NOTES

Drawn by
NEIL A.
Checked by
V. J.
Date
MARCH 14, 2018
Scale
1" = 10'-0"
Job No.
G-1
Sheet No.
G-1
of
Sheets

LEGEND

- A.C. ASPHALT
- B.W. BACK OF WALK
- CONC. CONCRETE
- C.L.F. CHAIN LINK FENCE
- DRWY DRIVEWAY
- FL FLOW LINE
- FF FINISH FLOOR
- F.S. FINISH SURFACE
- FD. FOUND
- H. HIGH
- PP POWER POLE
- P.A. PLANTING AREA
- SSMH SEWER MANHOLE
- TC TOP OF CURB
- WM WATER METER
- WV WATER VALVE
- Ø DIAMETER
- EXISTING STRUCTURE
- x100.00' SPOT ELEVATION
- C CENTERLINE
- E PROPERTY LINE
- MAJOR CONTOUR ELEVATION
- MINOR CONTOUR ELEVATION

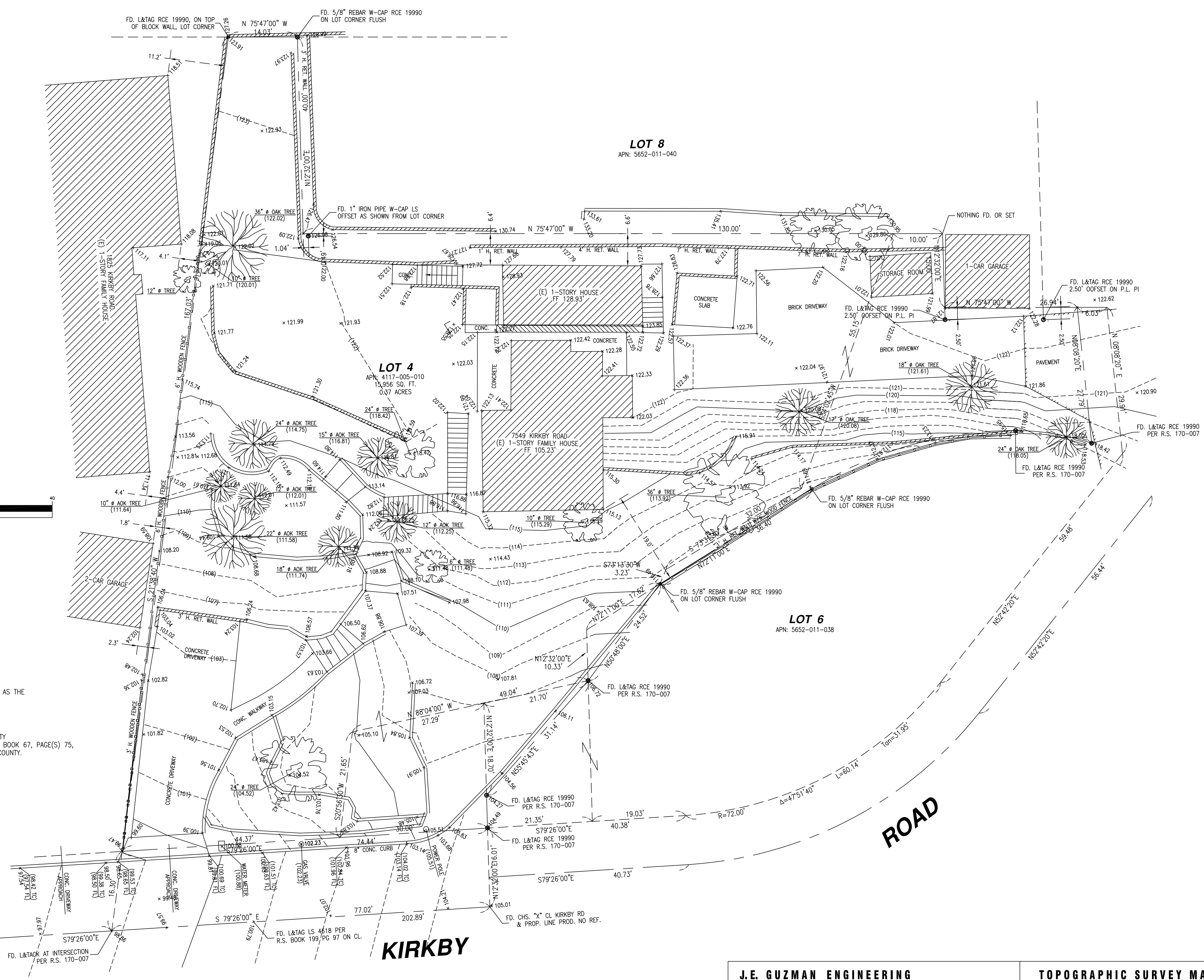


BASIS OF BEARING

THE BEARING OF N 12°32'00" E ON VERDUGO ROAD, CENTERLINE AS SHOWN ON TRACT NO. 35911, MB 960, PGS 25-26, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

LEGAL DESCRIPTION

PORTION LOT 4, TRACT NO. 5851, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 67, PAGE(S) 75, OF SAID MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ASSESSOR'S PARCEL NUMBER: 5652-011-038



VERDUGO ROAD

KIRKBY ROAD

ROAD

J.E. GUZMAN ENGINEERING
(626) 260-5666

ENGINEER _____ DATE: _____

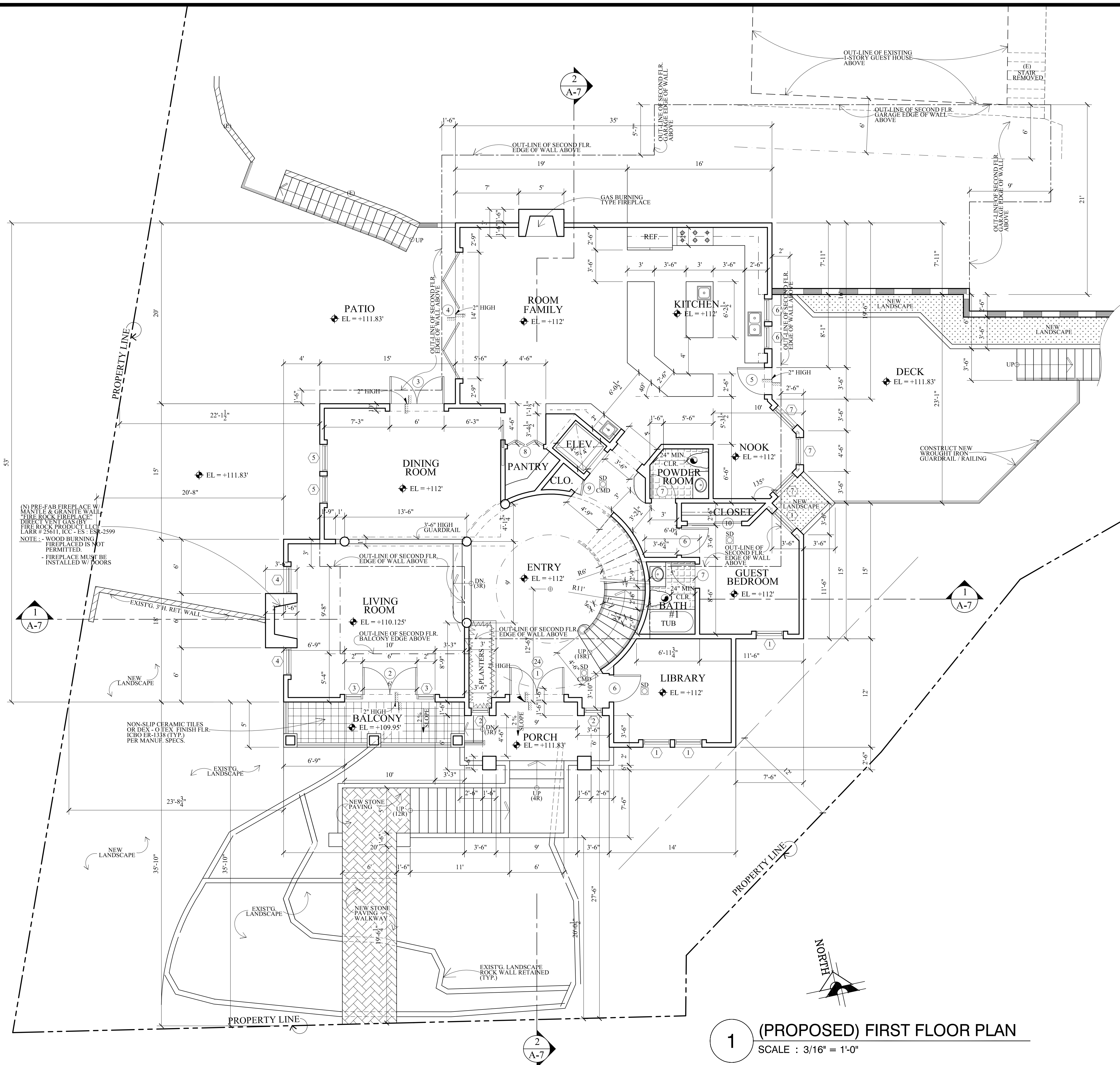
TOPOGRAPHIC SURVEY MAP

SITE ADDRESS:
1829 KIRKBY ROAD
GLENDALE, CA 91208
ASSESSOR'S PARCEL NUMBER: 5652-011-038

DATE: 1-12-2015
SHEET 1 OF 1

SCALE: 1"=10' DRAWN BY: FABIAN MARISAL

COUNTY OF LOS ANGELES



(N) PRE-FAB FIREPLACE W/ MANTLE & GRANITE WALL - FIRE ROCK FIREPLACE - DIRECT VENT - BY LARR # 25611, ICC-ES ESR-2399
 NOTE: - WOOD BURNING FIREPLACES IS NOT PERMITTED.
 - FIREPLACE MUST BE INSTALLED W/ FLOORS

NOTES:

- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL SITE CONDITIONS, DRAWING DIMENSIONS AND ELEVATIONS BEFORE COMMENCING ANY PORTION OF THE WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE CONTRACTOR'S FULL ACCEPTANCE OF EXISTING SITE CONDITION AND PROPOSED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULT OF ANY ERRORS, OMISSION OR DISCREPANCIES WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION FOR FABRICATION OF THE WORK.
- EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. (CBC 1008.1.8)
- FLUSH VOLUMES FOR LOW-CONSUMPTION AND WATER SAVER WATER CLOSETS SHALL BE PROVIDED WITH A MAXIMUM 1.28 GALLONS OF WATER PER FLUSHED. (CPC 402.1, 402.2)
- 120V HARD-WIRED SMOKE ALARMS WITH BATTERY BACK-UP SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS: IN EACH BEDROOM, ON CEILING OR WALL OUTSIDE OF EACH SEPARATE BEDROOM, AND IN EACH STORY, INCLUDING BASEMENTS (NEW CONSTRUCTION), WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CBC 2512.1.2)
- PROVIDE AN APPROVED CARBON MONOXIDE DETECTOR RECEIVING ITS PRIMARY SOURCE OF POWER FROM THE BUILDING WIRING AND HAVING BATTERY BACK-UP SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA OR BEDROOM(S) AND ONE IN EVERY LEVEL OF THE DWELLING INCLUDING BASEMENTS, WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE ALARM SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM IS PERMITTED TO BE SOLELY BATTERY OPERATED WHERE THE WORK DOES NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES, OR THERE IS NO ACCESS THROUGH AN ATTIC, BASEMENT OR CRAWL SPACE. (CRC R315.1)
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
- FOR FUTURE ELECTRIC VEHICLE CHARGING STATION IN ONE OR TWO FAMILY DWELLINGS AND TOWNHOUSES, PROVIDE:
 - ONE 208 / 240 V 40 AMP, GROUNDED AC OUTLET, FOR EACH DWELLING UNIT; OR
 - PANEL CAPACITY AND CONDUIT FOR THE FUTURE INSTALLATION OF A 208 / 240 40 AMP, GROUNDED AC OUTLET FOR EACH DWELLING UNIT.
 THE ELECTRIC OUTLET OR CONDUIT TERMINATION SHALL BE LOCATED WITHIN THE PARKING AREA. (4.106.6)
- SUFFICIENT CONDUCTOR SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
- A LABEL STATING "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT.
- PROVIDE MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY INSTALLED TO ACCOMMODATE A DEDICATED 208 / 240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
- THE RESIDENCE SHALL BE EQUIPPED WITH EXIT ALARMS ON THOSE DOORS PROVIDING DIRECT ACCESS TO THE POOL.
- NO WINDOWS ARE PERMITTED IN STAIRWAY UNLESS THE REQUIRED WIDTH OF RUN IS PROVIDED AT A POINT 12" OUT FROM NARROW END OF TREAD BUT IN NO CASE SHALL ANY WIDTH OF RUN BE LESS THAN 6".
- PROVIDE A 72" HIGH NON-ABSORBENT WALL SURFACE IN BATHTUB AND SHOWER COMPARTMENT. (CRC R307.2)
- PROVIDE A MINIMUM 22" X 30" ATTIC ACCESS AT 30" MIN. CLEAR HEADROOM. (CRC R807.1; CMC 904.11.1)
- APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, AND WALKWAY ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 - INCHES (102 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 mm) AND SHALL BE ILLUMINATED IN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.
- PROVIDE ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SF. OF ATTIC AREA) IS REQUIRED. (R806.2)
- PROVIDE ATTIC AREA HAVING CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (22" X 30" MINIMUM). ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IT IS NOT ALLOWED WITHIN A SMALL CLOSET SPACE. (R807.1)
- PROVIDE 1" MINIMUM BETWEEN THE CENTER OF WATER CLOSET. (CALF. PLUMB. CODE 407.6)

LEGENDS:

- CMD CO / CM DETECTOR (CARBON MONOXIDE DETECTOR)
- SYMBOL SHOWS FAN MECH. VENT CONNECTED DIRECTLY TO THE OUTSIDE. CAPABLE OF PROVIDING 7-12 AIR CHANGES PER HOUR. MECH FAN MUST BE CONNECTED TO THE LIGHT SWITCH. (EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT). (9.506.1) PROVIDE EXHAUST FAN W/ CAPACITY OF 50 CFM (100 CFM FOR KITCHEN)
- SD S.D. SYMBOL SHOWS LOCATION(S) OF HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK-UP. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR ACCESS TO EACH SLEEPING SLEEPING AREA; BATTERY OPERATED SMOKE DETECTORS PERMITTED IN EXISTING CONSTRUCTION. (SEE ALSO NOTE NO. 4)
- ▬ 1-HOUR RATED WALL
- ▨ CONC. BLK. WALL
- ① WINDOW REFERENCE (SEE SCHED. OF WINDOWS @ SHT. A-7)
- ② DOOR REFERENCE (SEE SCHED. OF DOORS @ SHT. A-7)
- (E) EXISTING

1 (PROPOSED) FIRST FLOOR PLAN
 SCALE : 3/16" = 1'-0"

Revisions	By

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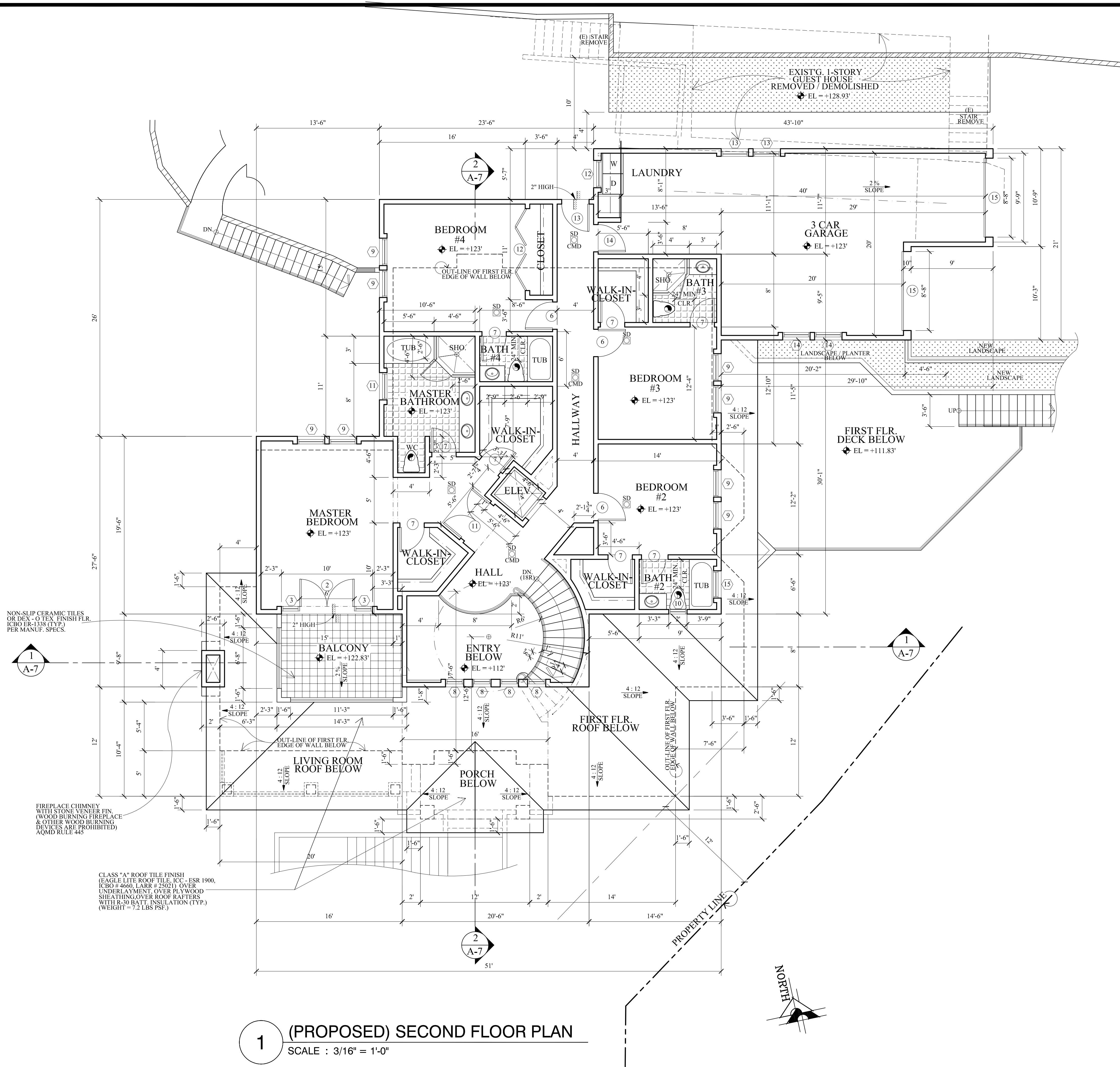
V J & ASSOCIATES
 building design • planning • interior

1224 E. BROADWAY, SUITE 202,
 GLENDALE, CA 91205
 (818) 956-0570

PROPOSED 2 - STORY SINGLE FAMILY HOUSE
 PROJ. TITLE : 1829 KIRKBY RD., GLENDALE, CA. 91208
 PROJ. ADD. : 1829 KIRKBY RD., GLENDALE, CA. 91208
 OWNER :
 DRWG. TITLE : PROPOSED FIRST FLOOR PLAN, LEGENDS & NOTES

Drawn by
NEIL A.
 Checked by
V. J.
 Date
NOV. 9, 2016
 Scale
3/16" = 1'-0"
 Job No.

Sheet No.
A-2
 of Sheets



1 (PROPOSED) SECOND FLOOR PLAN
 SCALE : 3/16" = 1'-0"

NOTES :

- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL SITE CONDITIONS, DRAWING DIMENSIONS AND ELEVATIONS BEFORE COMMENCING ANY PORTION OF THE WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE CONTRACTOR'S FULL ACCEPTANCE OF EXISTING SITE CONDITION AND PROPOSED PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULT OF ANY ERRORS, OMISSION OR DISCREPANCIES WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION FOR FABRICATION OF THE WORK.
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- FLUSH VOLUMES FOR LOW-CONSUMPTION AND WATER SAVER WATER CLOSETS SHALL BE PROVIDED WITH A MAXIMUM 1.28 GALLONS OF WATER PER FLUSHED. (CPC 402.1, 402.2)
- 120V HARD-WIRED SMOKE ALARMS WITH BATTERY BACK-UP SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS : IN EACH BEDROOM, ON CEILING OR WALL OUTSIDE OF EACH SEPARATE BEDROOM, AND IN EACH STORY, INCLUDING BASEMENTS (NEW CONSTRUCTION), WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT, THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CBC 2512.1.2)
- PROVIDE AN APPROVED CARBON MONOXIDE DETECTOR RECEIVING ITS PRIMARY SOURCE OF POWER FROM THE BUILDING WIRING AND HAVING BATTERY BACK-UP SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA OR BEDROOM(S) AND ONE IN EVERY LEVEL OF THE DWELLING INCLUDING BASEMENTS, WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNITS, THE ALARM SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM IS PERMITTED TO BE SOLELY BATTERY OPERATED WHERE THE WORK DOES NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES, OR THERE IS NO ACCESS THROUGH AN ATTIC, BASEMENT OR CRAWL SPACE. (CRC R315.1)
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
- FOR FUTURE ELECTRIC VEHICLE CHARGING STATION IN ONE OR TWO FAMILY DWELLINGS AND TOWNHOUSES, PROVIDE :
 a. ONE 208 / 240 V 40AMP, GROUNDED AC OUTLET, FOR EACH DWELLING UNIT; OR
 b. PANEL CAPACITY AND CONDUIT FOR THE FUTURE INSTALLATION OF A 208 / 240 40 AMP, GROUNDED AC OUTLET FOR EACH DWELLING UNIT.
 THE ELECTRIC OUTLET OR CONDUIT TERMINATION SHALL BE LOCATED WITHIN THE PARKING AREA.
 (4.106.6)
 c. SUFFICIENT CONDUCTOR SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
 d. A LABEL STATING "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT.
 e. PROVIDE MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY INSTALLED TO ACCOMMODATE A DEDICATED 208 / 240 VOLT BRANCE CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
- THE RESIDENCE SHALL BE EQUIPPED WITH EXIT ALARMS ON THOSE DOORS PROVIDING DIRECT ACCESS TO THE POOL.
- NO WINDERS ARE PERMITTED IN STAIRWAY UNLESS THE REQUIRED WIDTH OF RUN IS PROVIDED AT A POINT 12" OUT FROM NARROW END OF TREAD BUT IN NO CASE SHALL ANY WIDTH OF RUN BE LESS THAN 6".
- PROVIDE A 7/8" HIGH NON-ABSORBENT WALL SURFACE IN BATHTUB AND SHOWER COMPARTMENT. (CRC R807.2)
- PROVIDE A MINIMUM 22" X 30" ATTIC ACCESS AT 30" MIN. CLEAR HEADROOM. (CRC R807.1; CMC 904.11.1)
- APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, DRIVE, AND WALKWAY ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 - INCHES (102 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 mm) AND SHALL BE ILLUMINATED IN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR), NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.
- PROVIDE ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SF. OF ATTIC AREA) IS REQUIRED. (R806.2)
- PROVIDE ATTIC AREA HAVING CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (22" X 30" MINIMUM). ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IT IS NOT ALLOWED WITHIN A SMALL CLOSET SPACE. (R807.1)
- PROVIDE 5" MINIMUM BETWEEN THE CENTER OF WATER CLOSET. (CALF. PLUMB. CODE 407.6)

LEGENDS :

- CMD CO / CM DETECTOR (CARBON MONOXIDE DETECTOR)
- SYMBOL SHOWS FAN MECH. VENT CONNECTED DIRECTLY TO THE OUTSIDE. CAPABLE OF PROVIDING 7-12 AIR CHANGES PER HOUR. MECH FAN MUST BE CONNECTED TO THE LIGHT SWITCH. (EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT). (9.506.1) PROVIDE EXHAUST FAN W/ CAPACITY OF 50 CFM (100 CFM FOR KITCHEN)
- SD S.D. SYMBOL SHOWS LOCATION(S) OF HARD-WIRED SMOKE DETECTOR DETECTOR WITH BATTERY BACK-UP. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE HALLWAY OR AREA GIVING ACCESS TO EACH SLEEPING AREA; BATTERY OPERATED SMOKE DETECTORS PERMITTED IN EXISTING CONSTRUCTION. (SEE ALSO NOTE NO. 4)
- ▬ 1-HOUR RATED WALL
- ▨ CONC. BLK. WALL
- ① WINDOW REFERENCE (SEE SCHED. OF WINDOWS @ SHT. A-7)
- ② DOOR REFERENCE (SEE SCHED. OF DOORS @ SHT. A-7)

Revisions	By

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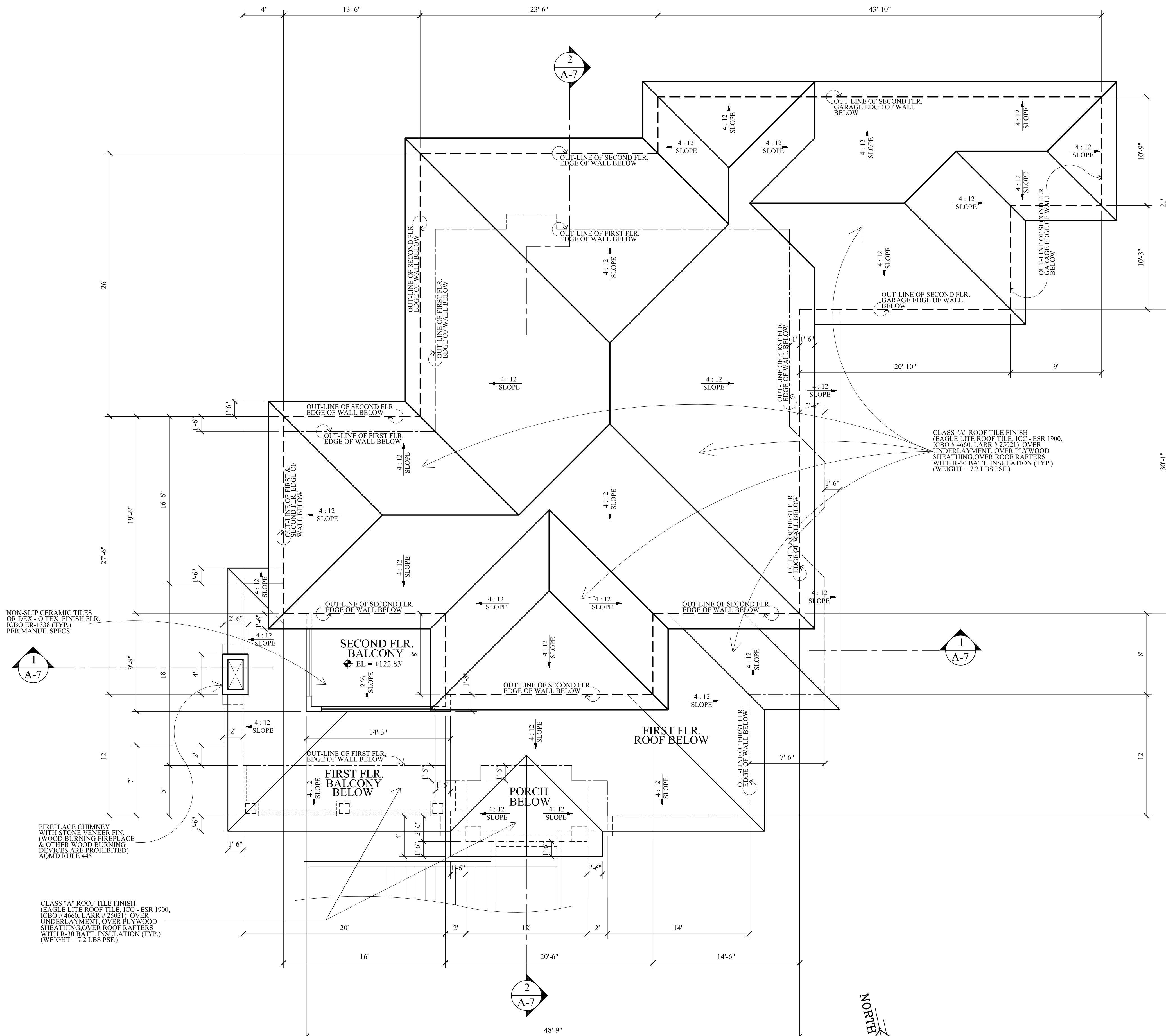
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 (818) 956-0570

PROPOSED 2 - STORY SINGLE FAMILY HOUSE

PROJ. TITLE : 1829 KIRKBY RD., GLENDALE, CA. 91208
 PROJ. ADD : 1829 KIRKBY RD., GLENDALE, CA. 91208
 OWNER :
 DRAWG. TITLE : PROPOSED SECOND FLOOR PLAN, LEGENDS & NOTES

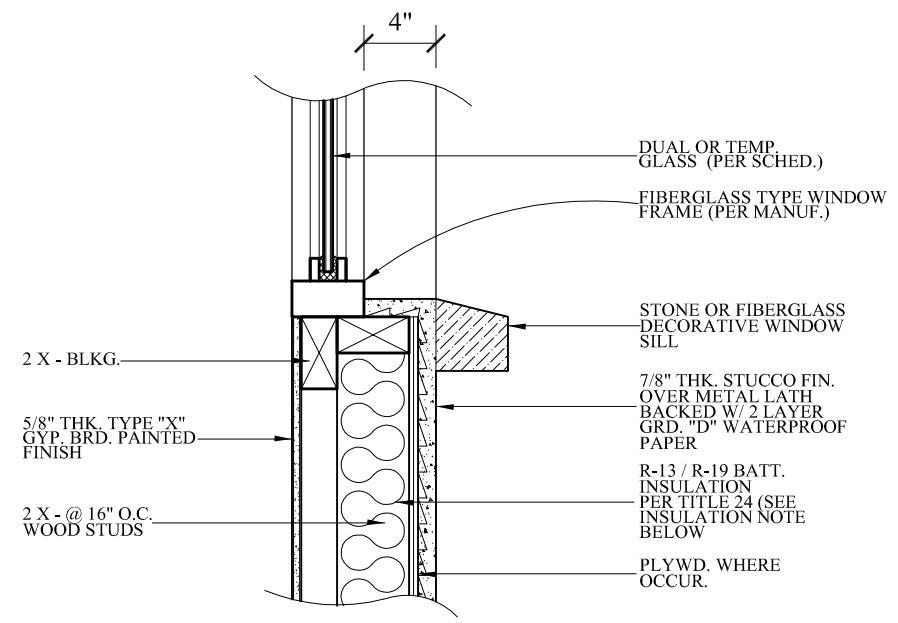
Drawn by
NEIL A.
 Checked by
V. J.
 Date
NOV. 9, 2016
 Scale
3/16" = 1'-0"
 Job No.
 Sheet No.
A-3
 of Sheets



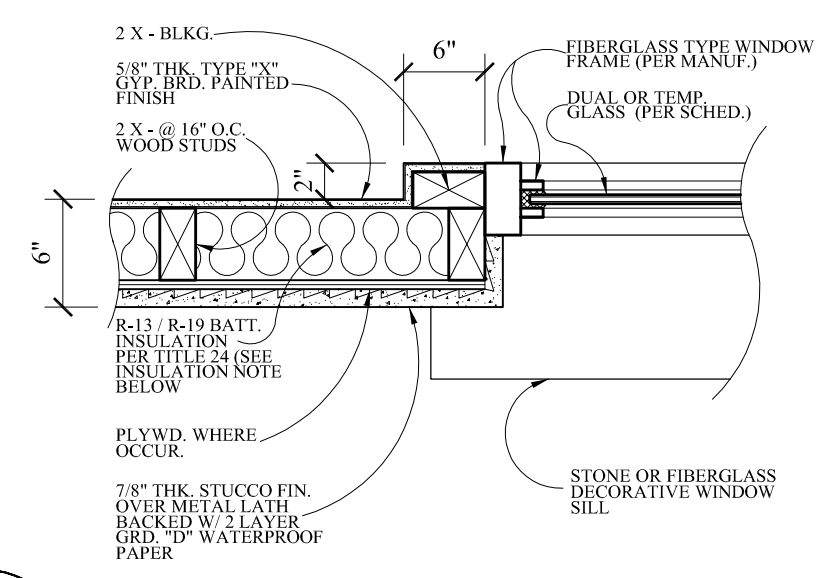
1 (PROPOSED) ROOF PLAN
SCALE : 3/16" = 1'-0"

NOTES :

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- PROVIDE MIN. 22" X 30" ATTIC ACCESS AT 30" MIN. CLEAR HEADROOM. (CRC R807.1, CMC 904.11.1)
- ROOFING ARE TO BE IN CLASS "A" CONC. ROOF TILE
EAGLE LITE ROOF TILE ICC - ESR 1900, ICBO # 4660, LARR # 25021 OR EQUAL, AS PER MANUF. SPECS.
DIMENSIONS SPECS :
LENGHT : 17"
WIDTH : 12-3/8"
AVERAGE THICKNESS : 1/2"
WEIGHT : 7.2 LBS. EAGLE LITE TILES (APPROXIMATELY DRY INSTALLED WEIGHT) (APPROXIMATELY 89 TILES PER 100 SQ. FT.)
COVERAGES :
FIRE RESISTANCE :
EAGLE TILES EASILY EXCEED THE RESISTANCE REQUIREMENTS FOR BURNING BRANDS AND SPREAD OF FLAME LISTED IN A.S.T.M. CLASS A FIRE TEST CRITERIA.
COLD WEATHER RESISTANCE :
EAGLE TILES SURPASS THE FREEZE - THAW TEST REQUIREMENTS OF ALL KNOWN BUILDING CODE DEVELOPMENT AGENCIES.
- TILE NAILING SHALL BE :
A. AS PER ICBO APPROVAL.
B. 11 GAUGE CORROSION RESISTANT, 3/4" INCH INTO SHEATHING TABLE 15-D-1, VOL. 1, UBC 2013 AND CBC
- PROVIDE R-30 BATT. INSULATION TO ROOF
- INSTALL INSULATION IN ALL CLOSED OPENINGS.



A TYP. WINDOW SILL DET. SEC.
NOT TO SCALE



B TYP. WINDOW DET. PLAN
NOT TO SCALE

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(818) 956-0570

PROJ. TITLE : **PROPOSED 2 - STORY SINGLE FAMILY HOUSE**
PROJ. ADDR. : 1829 KIRKBY RD., GLENDALE, CA. 91208
OWNER :
DRAWG. TITLE : PROPOSED ROOF PLAN, LEGENDS & NOTES

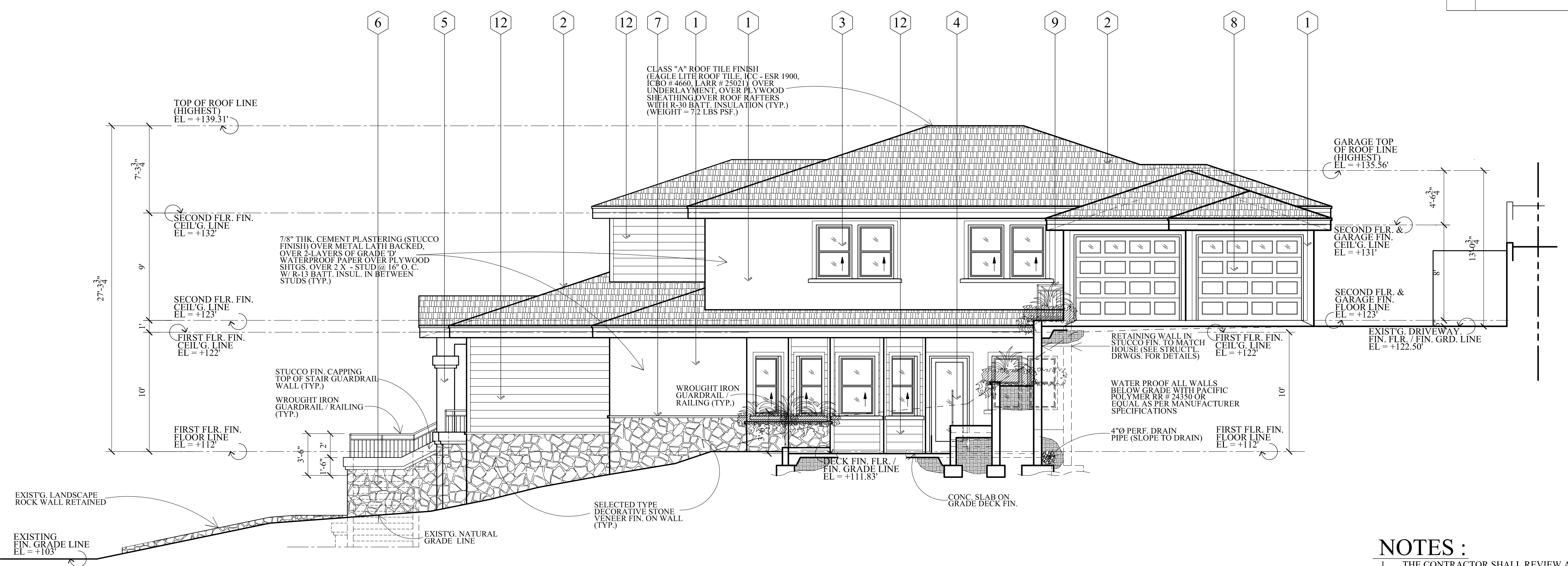
Drawn by
NEIL A.
Checked by
V. J.
Date
NOV. 9, 2016
Scale
3/16" = 1'-0"
Job No.

Sheet No.
A-4
of Sheets



1 FRONT ELEVATION
SCALE : 3/16" = 1'-0"

REF.	SCHEDULE OF FINISHES
1	STUCCO PLASTERING WALL FINISH
2	CLASS "A" ROOF TILES FINISH
3	FIBERGLASS TYPE WINDOW (BROWN COLOR)
4	FIBERGLASS TYPE DOOR W/ TEMP. GLASS (BROWN COLOR)
5	COLUMN IN WOOD FIN. TO MATCH HOUSE EXTERIOR FIN.
6	STONE VENEER FINISH ON WALL (MOUNTAIN VILLA STONE COLOR : GREY QUARTZITE) BY CORONADO STONE PRODUCTS)
7	STONE MOLDING / TRIMMING
8	REMOTE CONTROL METAL GARAGE DOOR
9	WROUGHT IRON GUARDRAIL
10	FIREPLACE CHIMNEY IN STUCCO FINISH
11	SOLID WOOD SWING DOOR W/ TEMP. GLASS
12	HARDIEPLANK BOARD LAP SIDING WALL FINISH



2 RIGHT SIDE ELEVATION
SCALE : 3/16" = 1'-0"

NOTES :
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Revisions	By

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PROPOSED 2-STORY SINGLE FAMILY HOUSE
PROJ. TITLE : 1829 KIRKBY RD., GLENDALE, CA. 91208
PROJ. ADDR : 1829 KIRKBY RD., GLENDALE, CA. 91208
OWNER :
DRAWG. TITLE : PROPOSED BUILDING ELEVATIONS, LEGENDS & NOTES

Drawn by
NEIL A.
Checked by
V. J.
Date
NOV. 9, 2016
Scale
3/16" = 1'-0"
Job No.

Sheet No.
A-5
of
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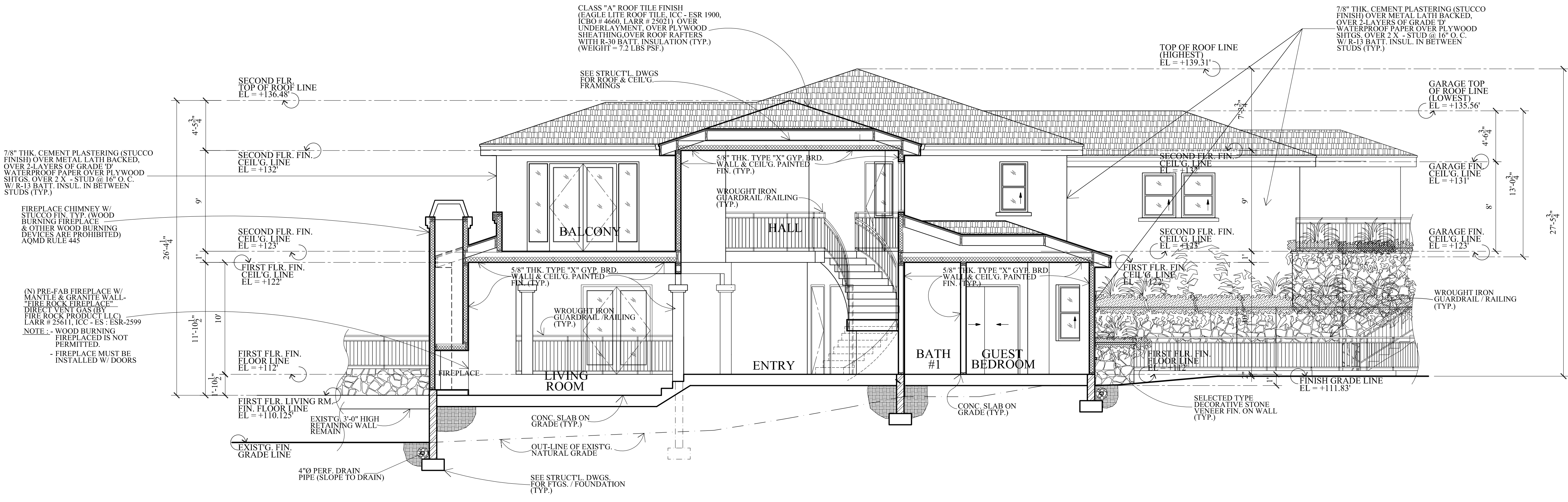
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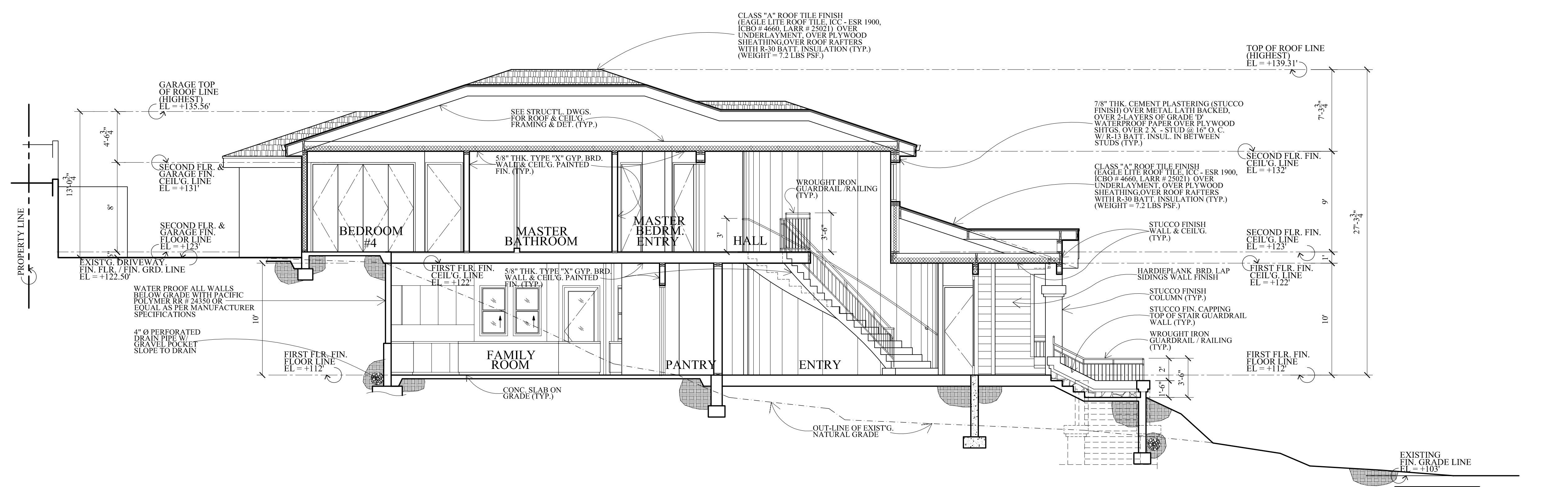
PROPOSED 2-STORY SINGLE FAMILY HOUSE

PROJ. TITLE: 1829 KIRKBY RD., GLENDALE, CA. 91208
 PROJ. ADDR.: 1829 KIRKBY RD., GLENDALE, CA. 91208
 OWNER: 1829 KIRKBY RD., GLENDALE, CA. 91208
 DRAWG. TITLE: PROPOSED BUILDING SECTIONS, LEGENDS & NOTES

Drawn by
 NEIL A.
 Checked by
 V. J.
 Date
 NOV. 9, 2016
 Scale
 3/16" = 1'-0"
 Job No.
 Sheet No.
A-7
 of Sheets

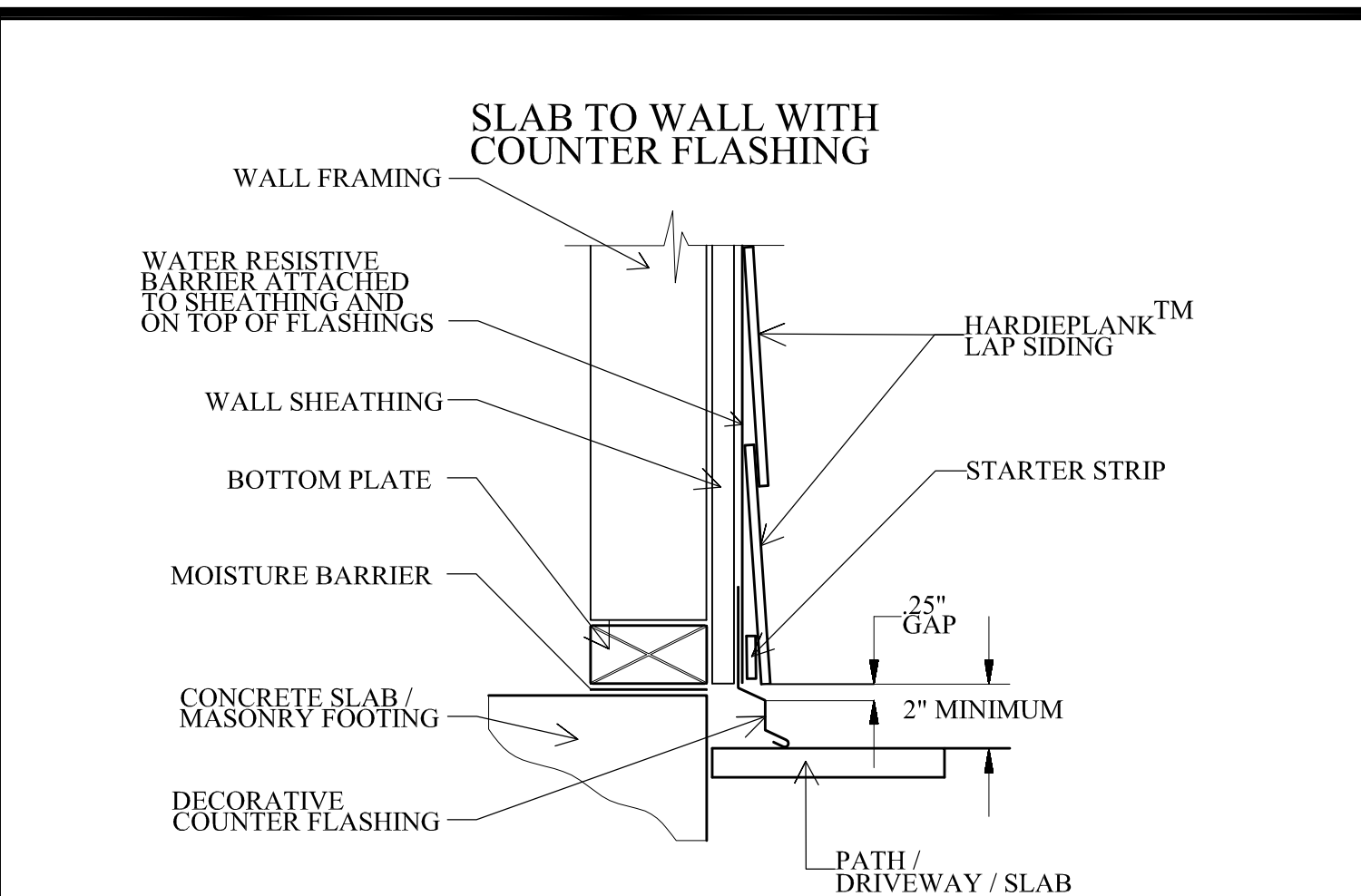


1 BUILDING SECTION
 SCALE : 3/16" = 1'-0"

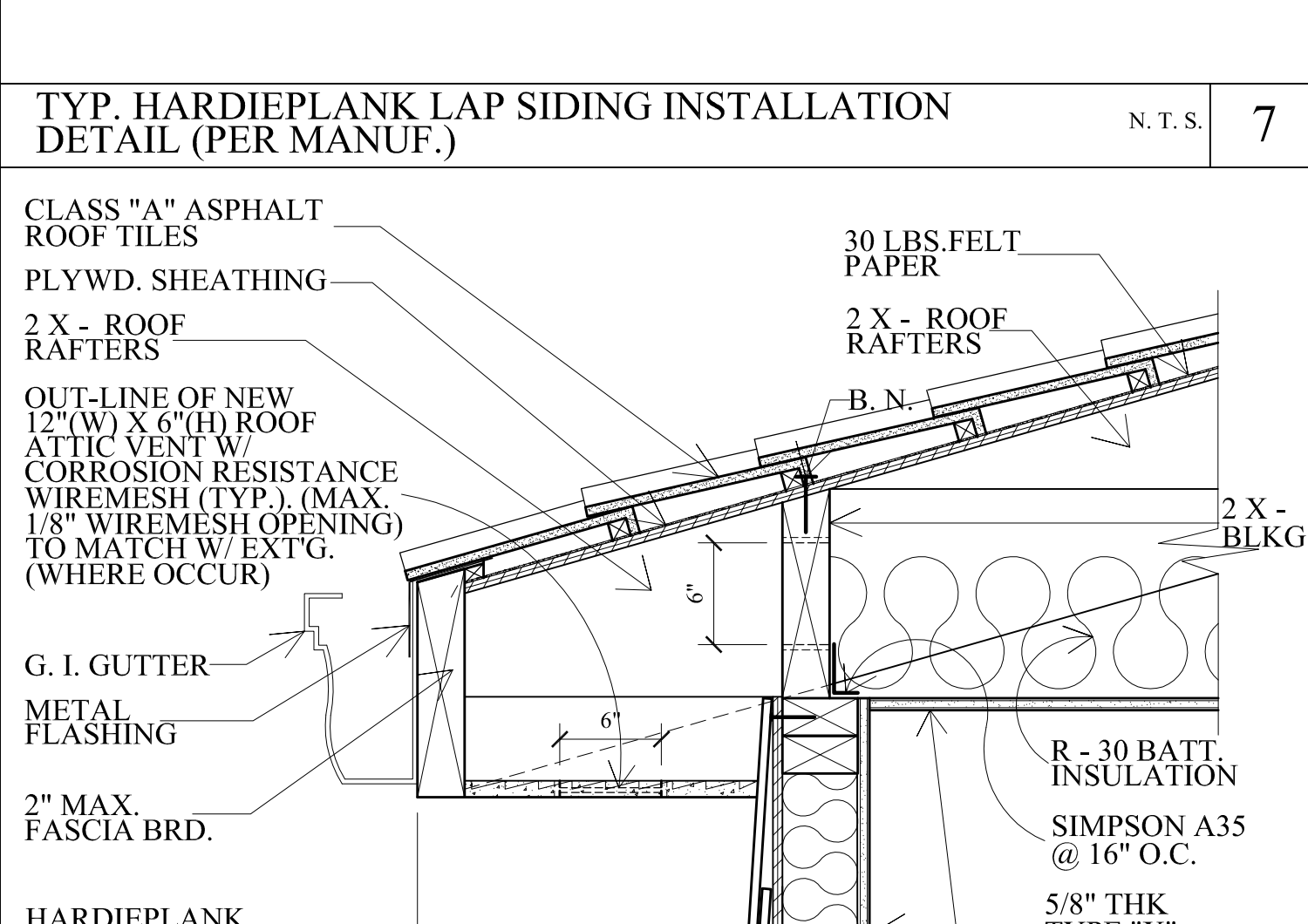


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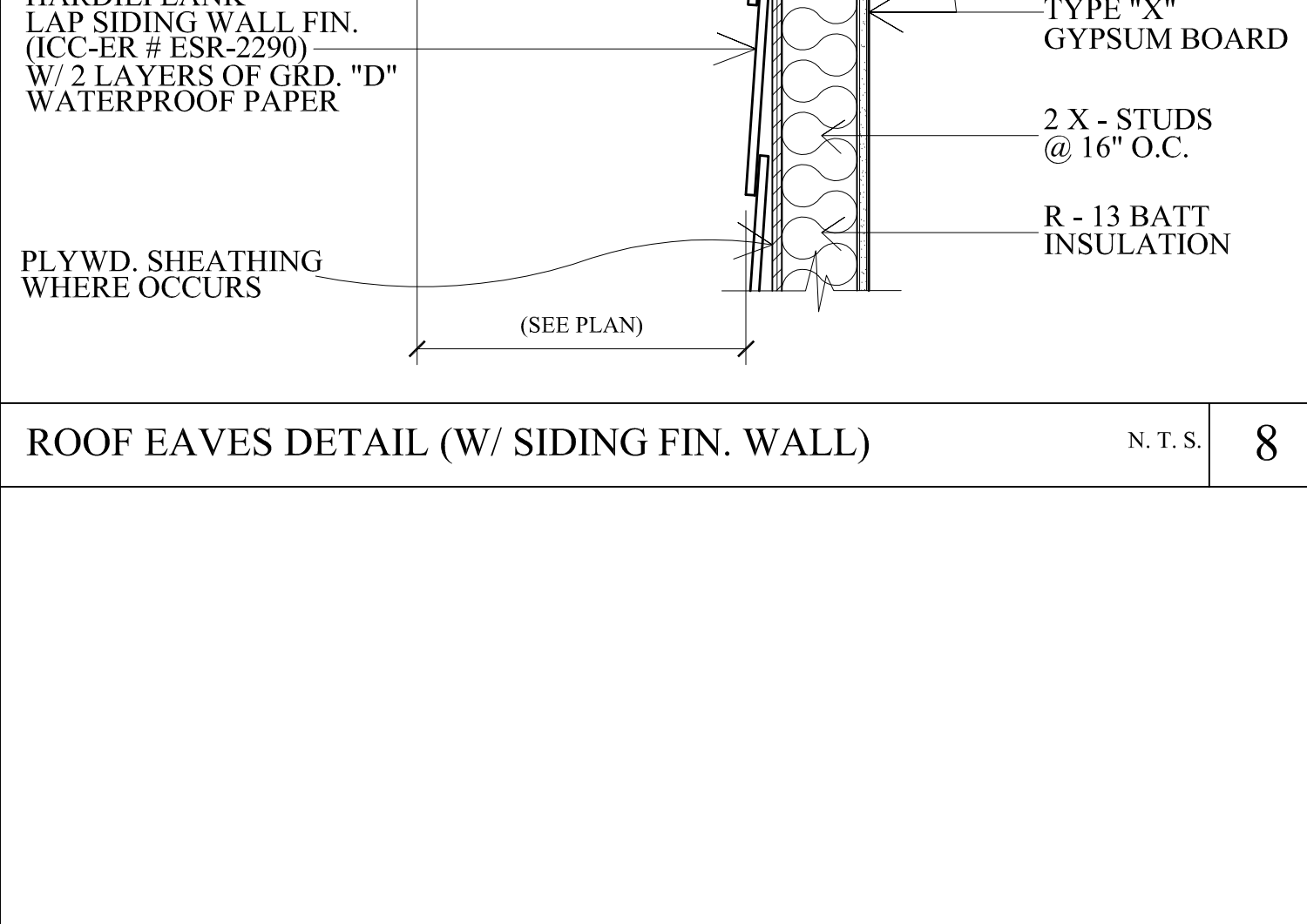
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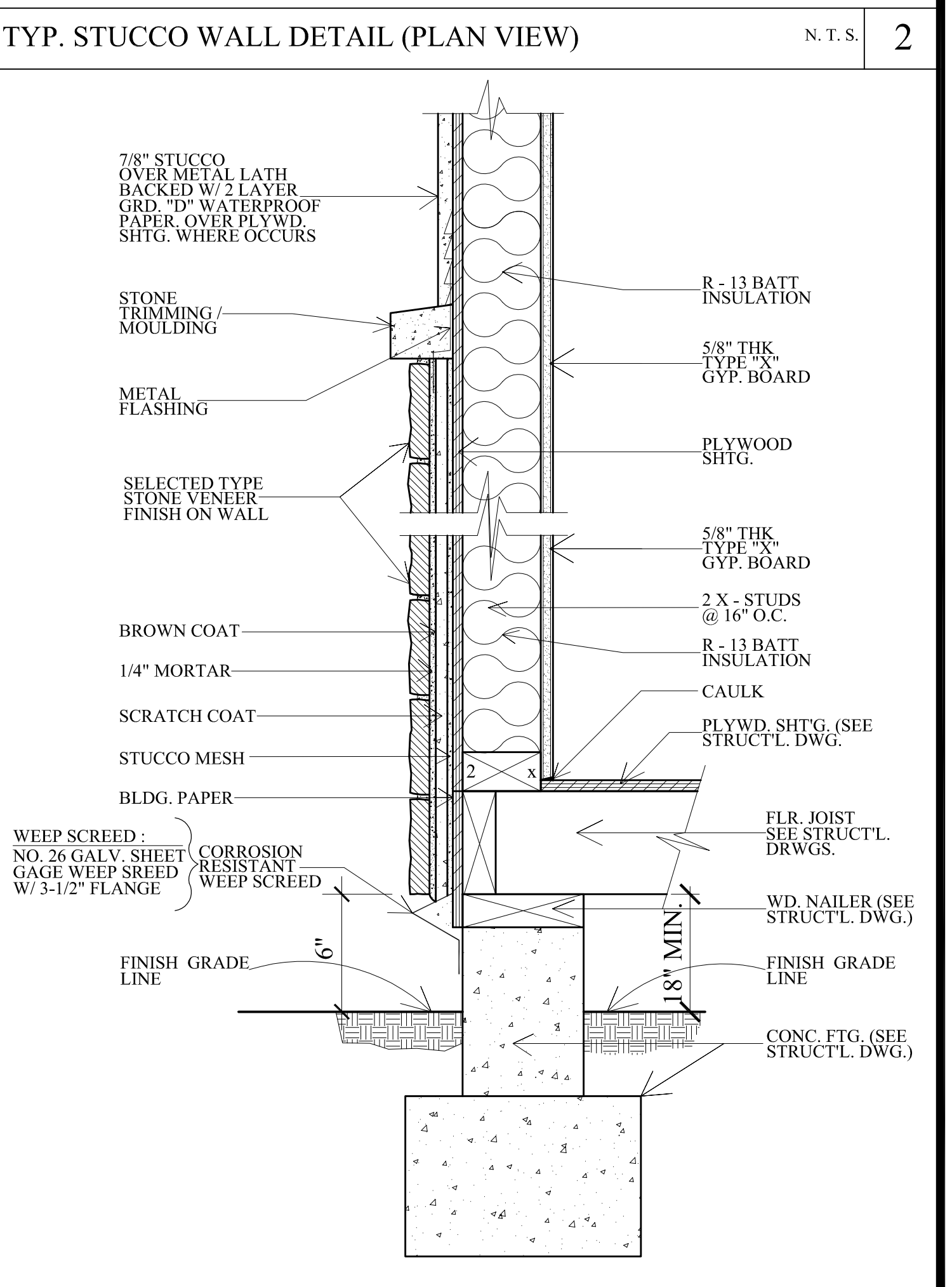
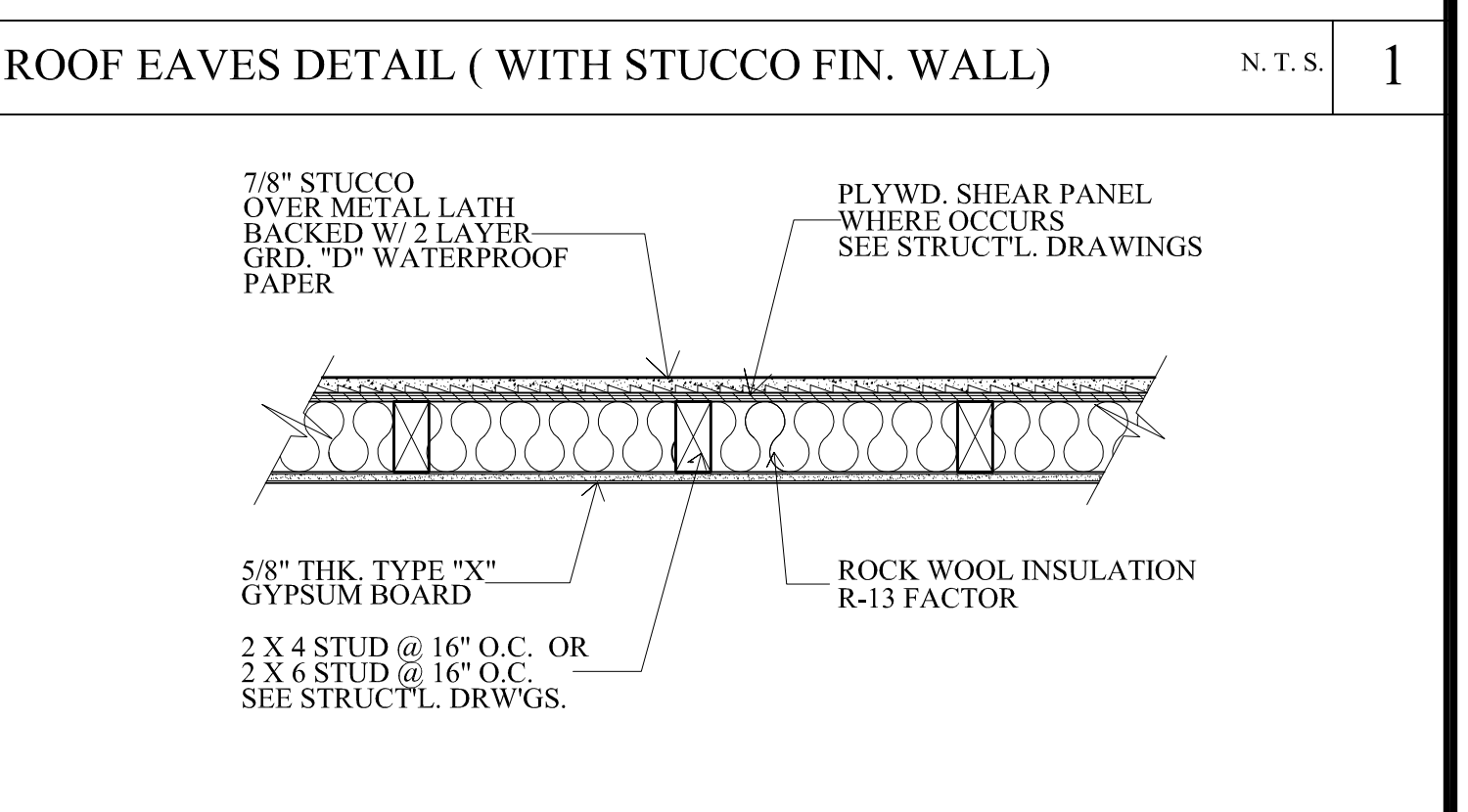
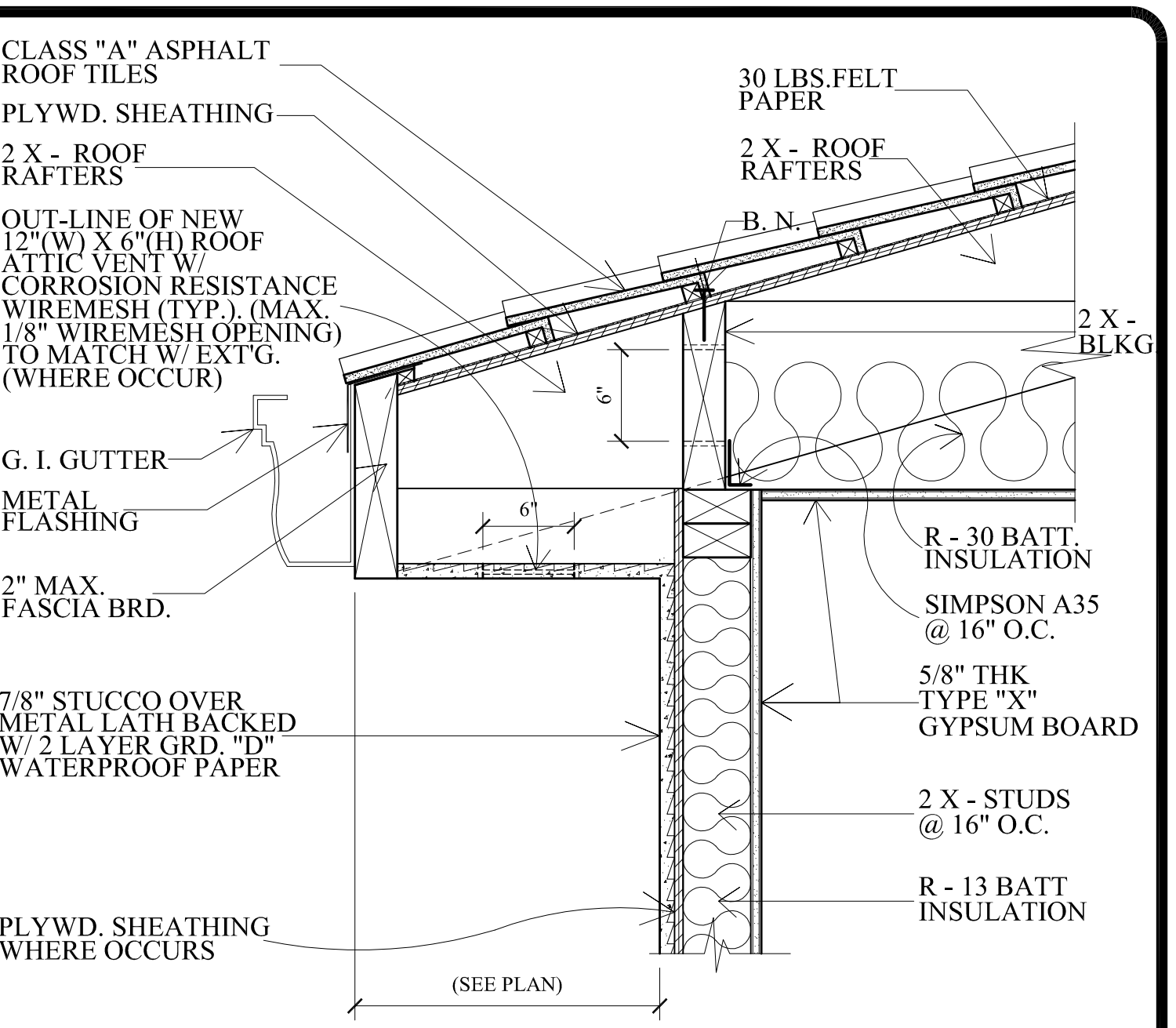
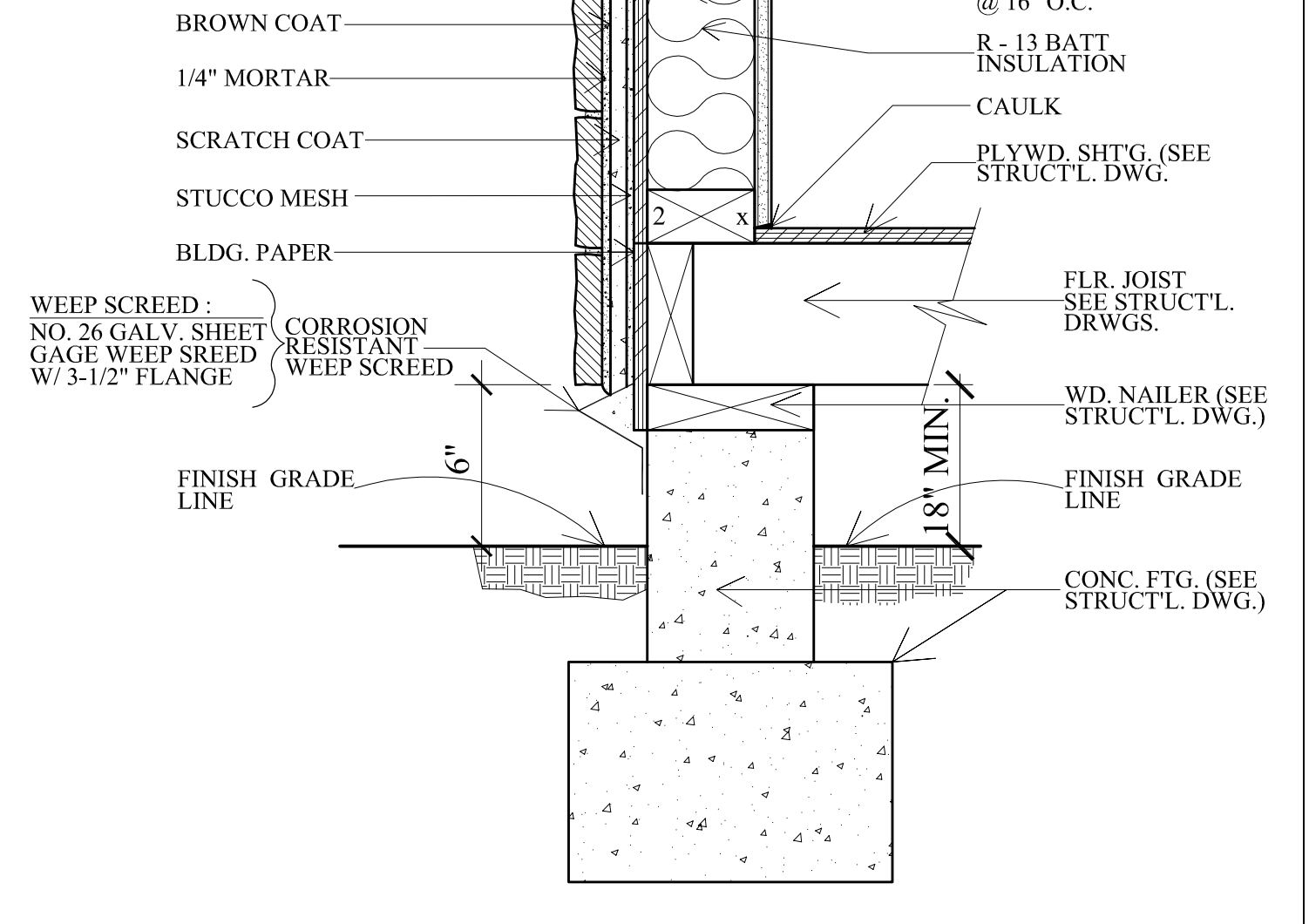
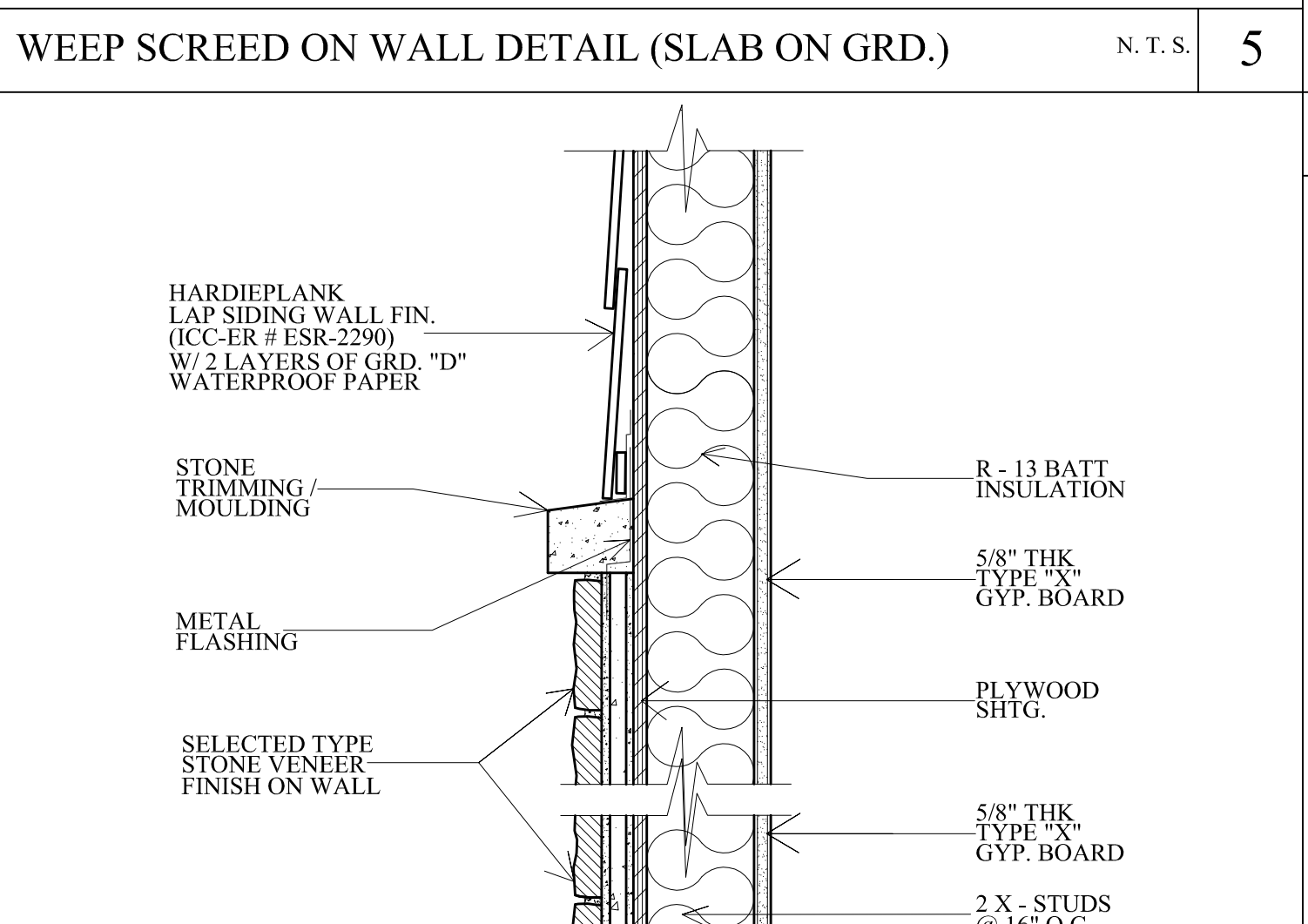
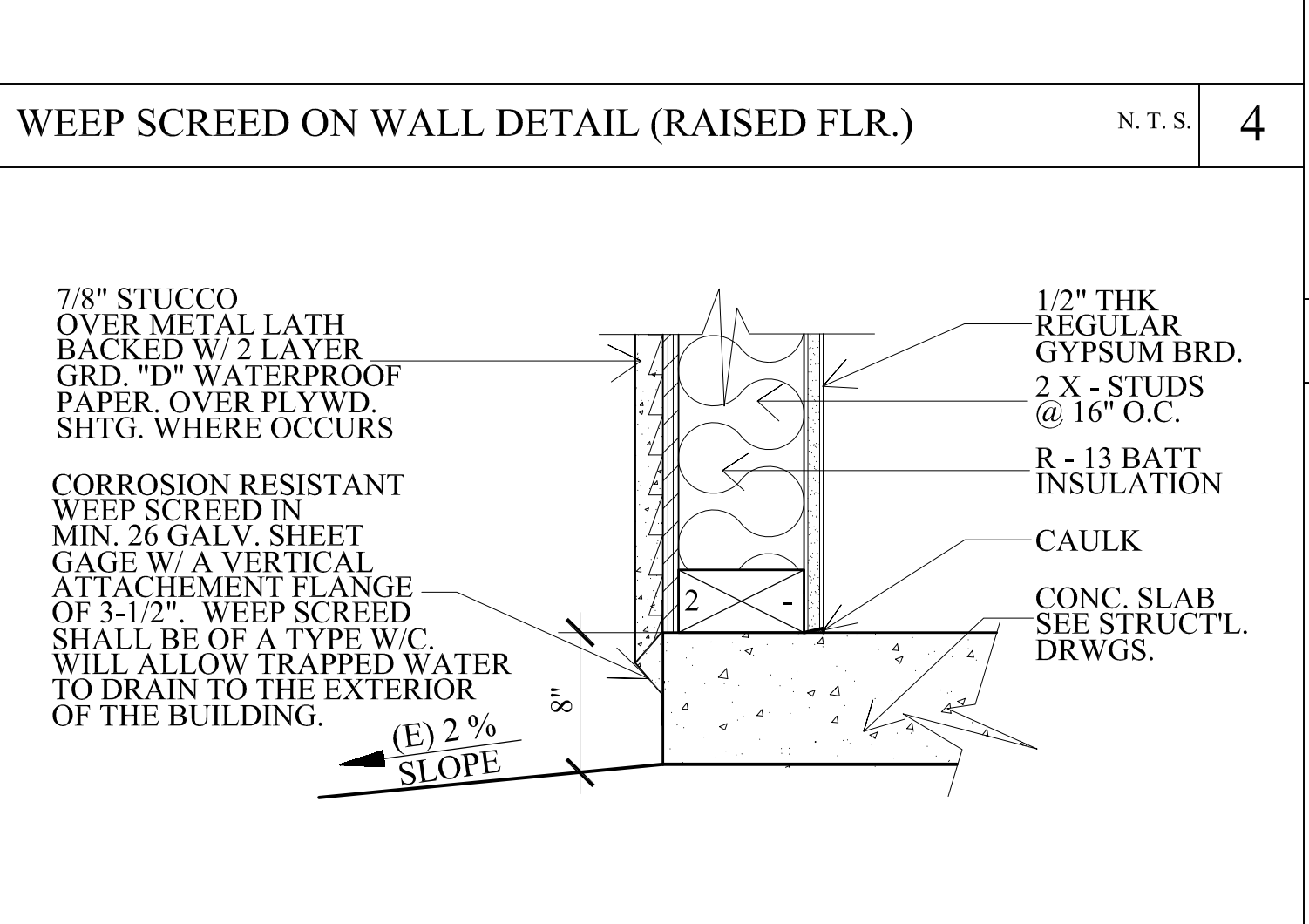
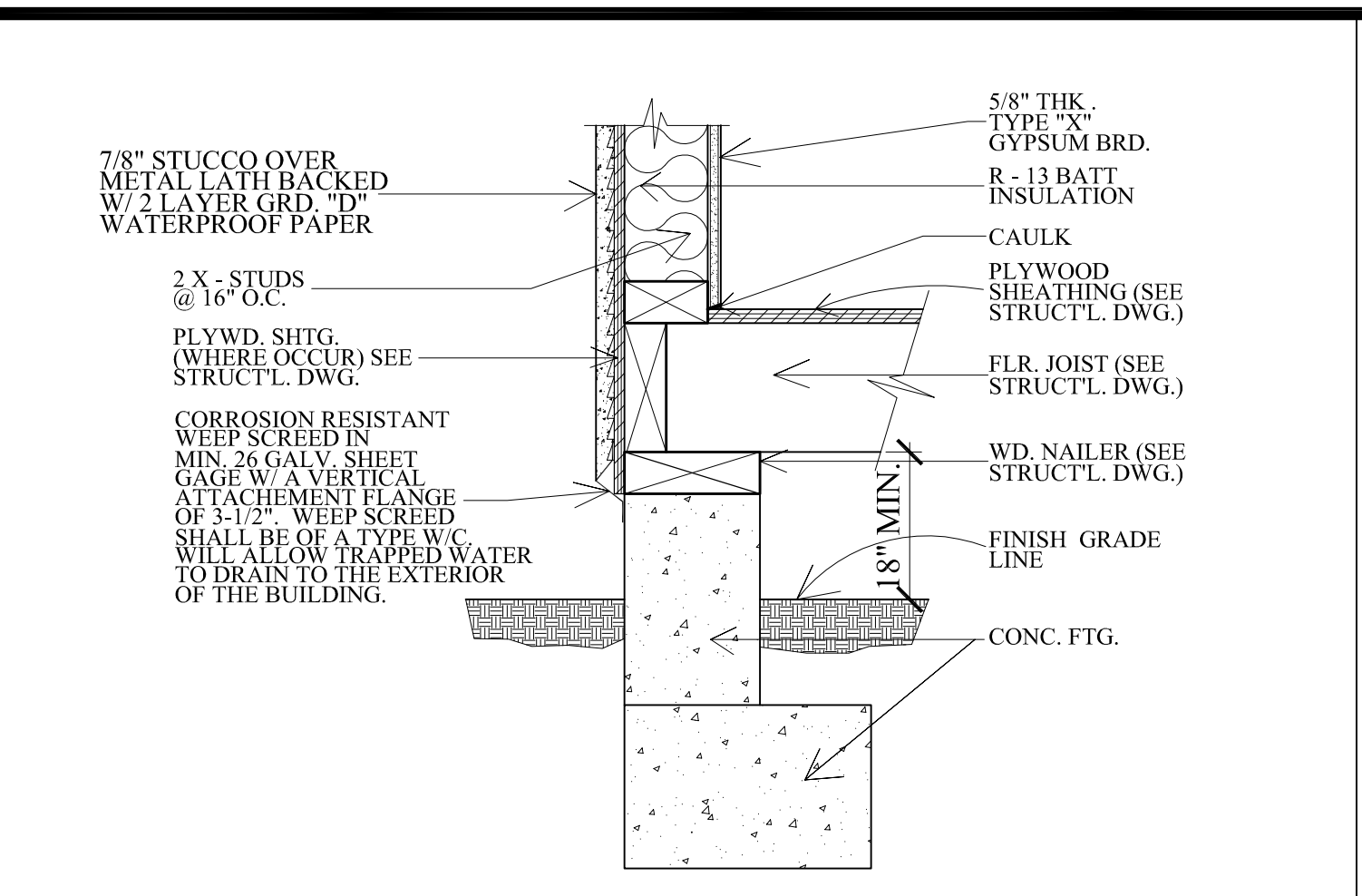
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DETAILS	N. T. S.	13
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DETAILS	N. T. S.	14
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PROJ. TITLE: **PROPOSED 2 - STORY SINGLE FAMILY HOUSE**

PROJ. ADDR.: 1829 KIRKBY RD., GLENDALE, CA. 91208

OWNER: 1829 KIRKBY RD., GLENDALE, CA. 91208

DRAWG. TITLE: ARCHITECTURAL DETAILS & NOTES

Drawn by
NEIL A.

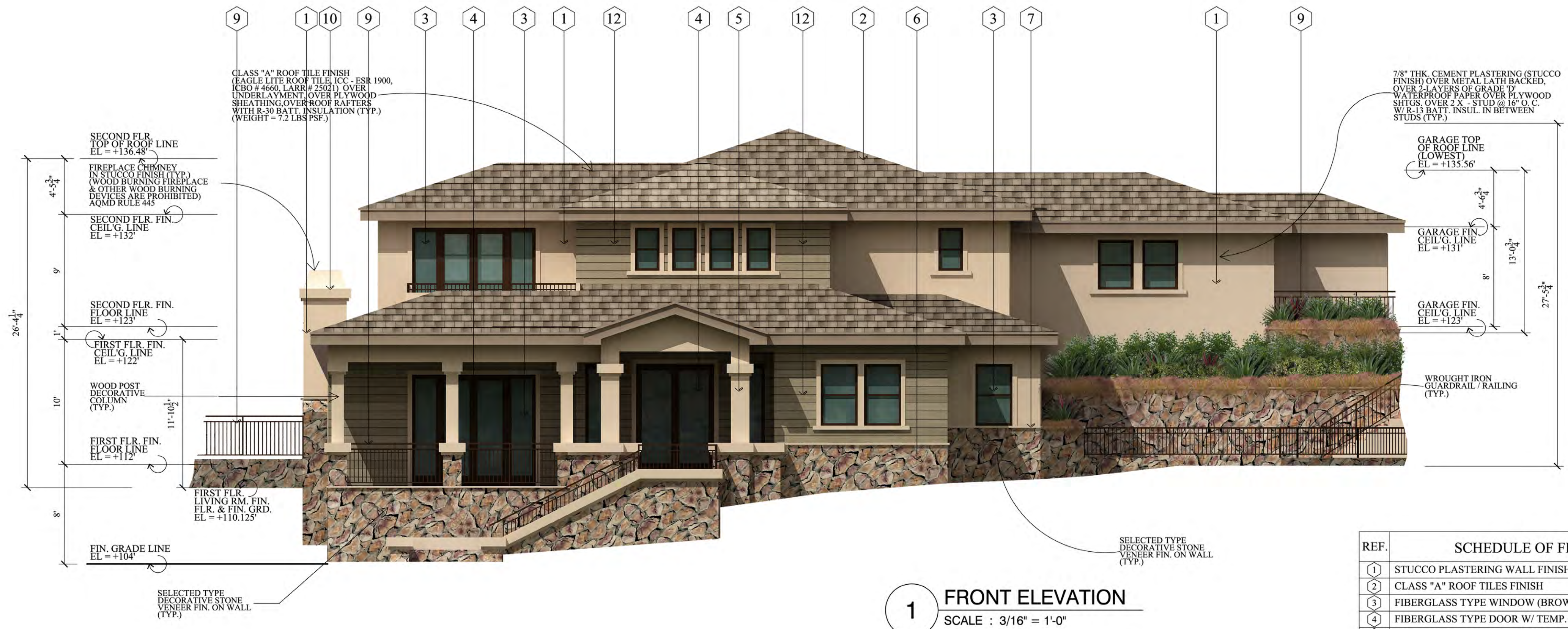
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V. J.

Date
NOV. 9, 2016

Scale
N. T. S.

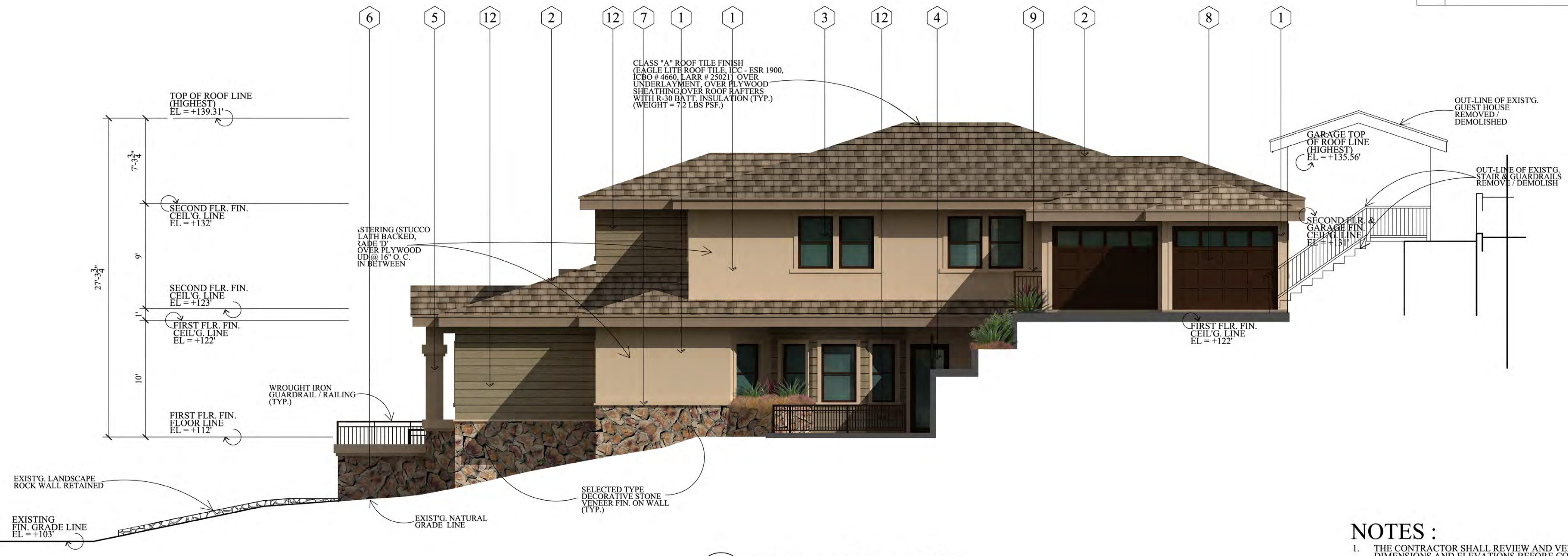
Job No.

Sheet No.
A-8



1 FRONT ELEVATION
SCALE : 3/16" = 1'-0"

REF.	SCHEDULE OF FINISHES
1	STUCCO PLASTERING WALL FINISH
2	CLASS "A" ROOF TILES FINISH
3	FIBERGLASS TYPE WINDOW (BROWN COLOR)
4	FIBERGLASS TYPE DOOR W/ TEMP. GLASS (BROWN COLOR)
5	COLUMN IN WOOD FIN. TO MATCH HOUSE EXTERIOR FIN.
6	STONE VENEER FINISH ON WALL (MOUNTAIN VILLA STONE COLOR ; GREY QUARTZITE) BY CORONADO STONE PRODUCTS)
7	STONE MOLDING / TRIMMING
8	REMOTE CONTROL METAL GARAGE DOOR
9	WROUGHT IRON GUARDRAIL
10	FIREPLACE CHIMNEY IN WOOD SIDING FINISH
11	SOLID WOOD SWING DOOR W/ TEMP. GLASS
12	WOOD SIDING WALL FINISH



2 RIGHT SIDE ELEVATION
SCALE : 3/16" = 1'-0"

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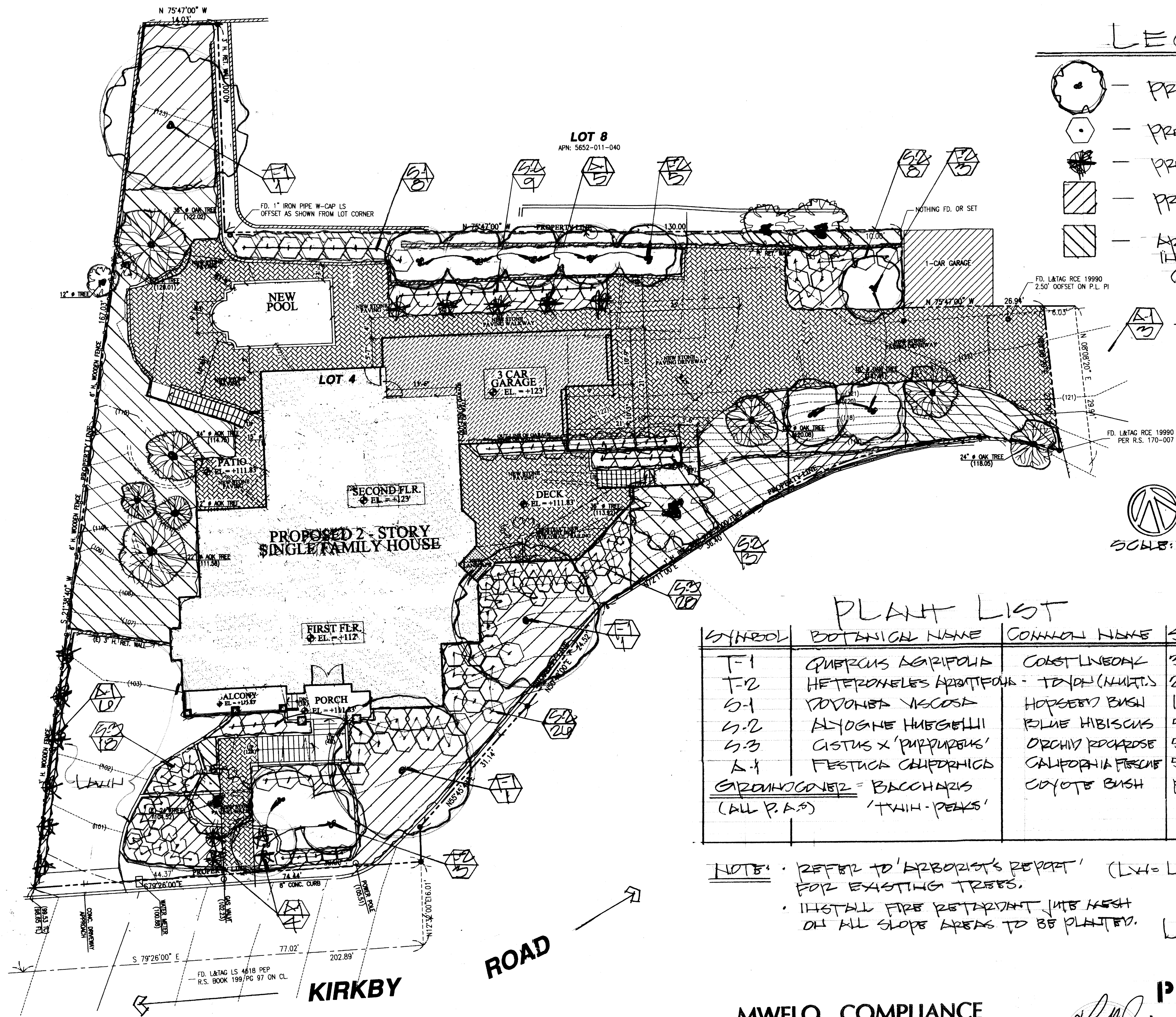
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(818) 956-0570

PROPOSED 2-STORY SINGLE FAMILY HOUSE

PROJ. TITLE: 1829 KIRKBY RD., GLENDALE, CA. 91208
PROJ. ADDR: 1829 KIRKBY RD., GLENDALE, CA. 91208
OWNER: 1829 KIRKBY RD., GLENDALE, CA. 91208
DRWG. TITLE: PROPOSED BUILDING ELEVATIONS, LEGENDS & NOTES

Drawn by NEIL A.
Checked by V. J.
Date AUG. 8, 2016
Scale 3/16" = 1'-0"
Job No.

Sheet No.
A-5.1



LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED ACCENT
- PROPOSED GROUNDCOVER
- AREA W/ NO PLANTINGS
INSTALL 3 1/2" DEPTH WOOD BARK
(ADJACENT TO EXISTING LAKE)
- PLANT SYMBOL
QUANTITY

SCALE: 1" = 10'-0"

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USAGE		
				QTY.	SPACING	LR
T-1	QUERCUS AGRIFFOLIA	COAST REDWOOD	24" EX	3	-	LW
T-2	HETEROMELES ARBUTIFOLIA - TENDR (NATIVE)		24" EX	11	-	LW
S-1	ROVONIA VISCOSA	HORSERADISH BUSH	15 GAL	8	5' 0 0"	LW
S-2	ALYOGNE HUEGELII	BLUE HIBISCUS	5 GAL	50	4' 0 0"	LW
S-3	CISTUS X 'PURPUREUS'	ORCHID ROSE	5 GAL	40	3' 0 0"	LW
A-1	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5 GAL	9	REINOC	LW
GROUNDCOVER = BACCHARIS (ALL P.A.S.)			COYOTE BUSH	FLATS	AS NEEDED	LW

NOTE: REFER TO 'ARBORIST'S REPORT' FOR EXISTING TREES. (LW = LOW WATER USAGE/P.F.=3)
 INSTALL FIRE RETARDANT JUTE MESH ON ALL SLOPE AREAS TO BE PLANTED. LANDSCAPE AREA = 3,835 SQ. FT.

MWEO COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

L. G. Tison
 13148
 #1844

PLANTING PLAN

LARRY G. TISON & ASSOCIATES
 LARRY G. TISON, A.S.L.A.
 LANDSCAPE ARCHITECTURE
 314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
 818-241-9169

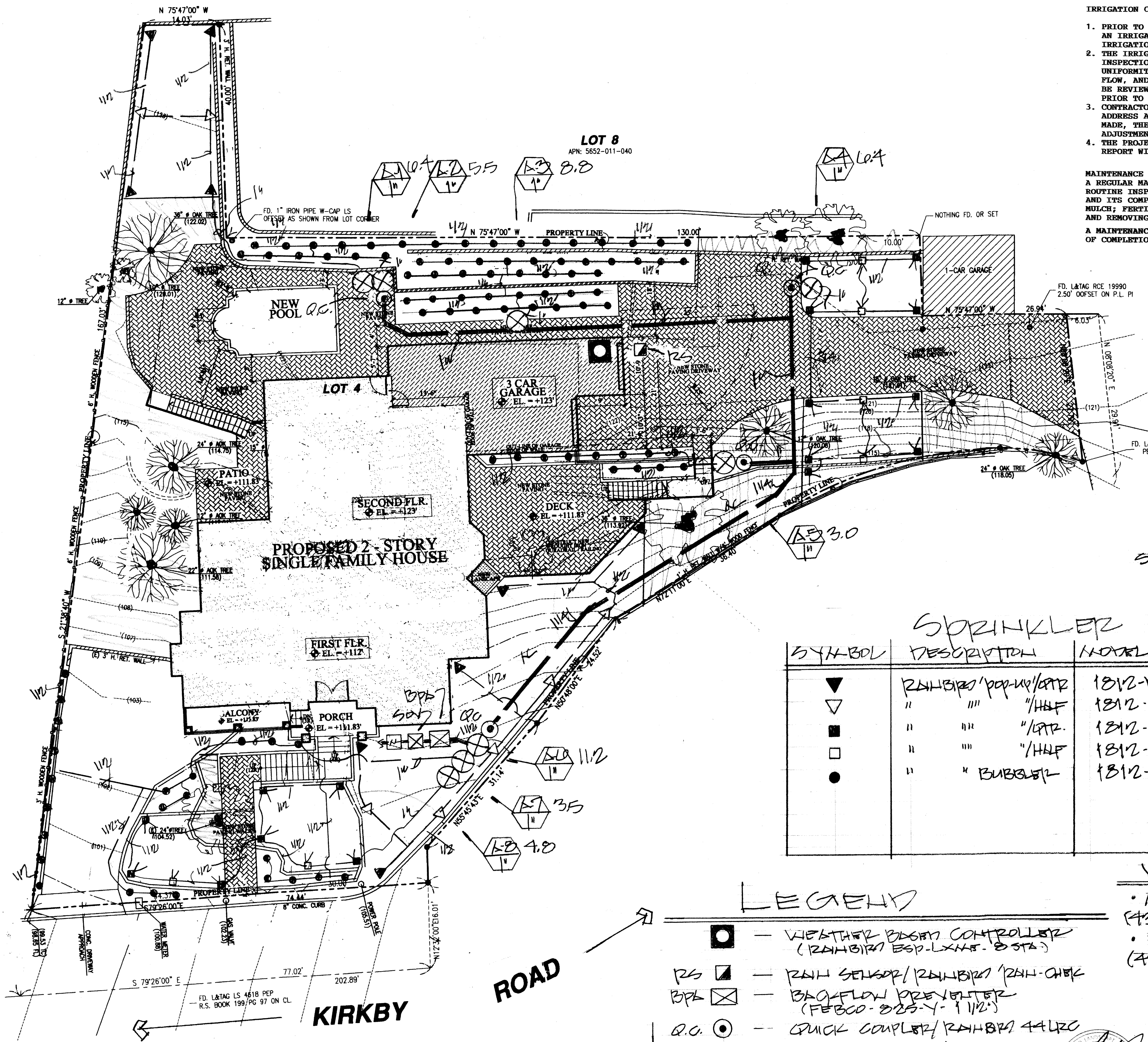
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PROJ. TITLE: PROPOSED 2-STORY SINGLE FAMILY HOUSE
 PROJ. ADDR: 1829 KIRKBY RD., GLENDALE, CA. 91208
 OWNER: 1829 KIRKBY RD., GLENDALE, CA. 91208
 DRWG. TITLE:

Drawn by LGT
 Checked by BL
 Date 9-23-16
 Scale 1" = 10'-0"
 Job No.
 Sheet No.
 1-1



IRRIGATION CONTROLS AND ADJUSTMENTS

1. PRIOR TO FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION AUDIT CONDUCTED BY A "CERTIFIED LANDSCAPE IRRIGATION AUDITOR" AND
2. THE IRRIGATION AUDIT SHALL INCLUDE, BUT IS NOT LIMITED TO; INSPECTION; SYSTEM TUNE UP; SYSTEM TEST WITH DISTRIBUTION UNIFORMITY; REPORTING OVERSPRAY OR RUN-OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE. THE AUDIT SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT OF RECORD AND APPROVED PRIOR TO ACCEPTANCE OF JOB.
3. CONTRACTOR SHALL REPAIR OR ADJUST IRRIGATION, IF NECESSARY, TO ADDRESS ALL REPORTED DEFICIENCIES. IF REPAIRS OR ADJUSTMENTS ARE MADE, THE SYSTEM SHALL BE RE-ADJUSTED. PROVIDE REPAIRS AND ADJUSTMENTS UNTIL AN IRRIGATION AUDIT REPORTS NO DEFICIENCIES.
4. THE PROJECT APPLICANT/OWNER SHALL SUBMIT THE IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE CITY.

MAINTENANCE SCHEDULE
 A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE; BUT NOT LIMITED TO; ROUTINE INSPECTION; AN ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS; AERATING AND DETACHING TURF AREA; REPLENISHING MULCH; FERTILIZING; PRUNING; WEEDING IN ALL LANDSCAPE AREAS; AND REMOVING OBSTRUCTIONS TO EMISSION DEVICES.
 A MAINTENANCE SCHEDULE IS TO BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION.

SCALE: 1" = 10'-0"

SPRINKLER HEADS

SYMBOL	DESCRIPTION	MODEL NO	GPM	RADIUS	PSI
▼	RAINBIRD/pop-up/ATP	1812-R13-130	.80	16'	30
▽	" " " " /HALF	1812-R13-12H	1.60	16'	30
■	" " " " /LAP	1812-100HAPZ	.59	10'	30
□	" " " " /HALF	1812-100HAPR	.79	10'	30
●	" " BUBBLER	1812-1401	.25	-	30

WATER USAGE CALCULATIONS

• MAXIMUM APPLICABLE WATER ALLOWANCE = (437)(0.02)(.55)(3,335 SQ.FT) + (0) = 57,148 GPY
 • ESTIMATED TOTAL WATER USAGE = (437)(0.02)(.3 x 3,335 SQ.FT) + (0) = 41,500 GPY (0.75)

LEGEND

- ☐ — WEATHER BASIN CONTROLLER (RAINBIRD ESP-LXNF. 8 STG)
- RS □ — RAIN SENSOR/RAINBIRD RAIN-CHECK
- BPF □ — BACKFLOW PREVENTER (FEBCO-325-Y-1 1/2")
- Q.C. ○ — QUICK COUPLER/RAINBIRD 44LRC
- ⊗ — VALVE/RAINBIRD PFB SERIES
- ⚙️ — VALVE NOT GPC VALVE SIZE
- — — — — MAINLINE/SCHD. 40 PVC
- — — — — LATERAL LINE/SCHD. 40 PVC

- SOV □ — SHUT OFF VALVE/HANDY
- — — — — IRRIGATION NETWORK

IRRIGATION PLAN

LARRY G. TISON & ASSOCIATES
 LARRY G. TISON, A.S.L.A.
 LANDSCAPE ARCHITECTURE
 314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
 818-241-9169

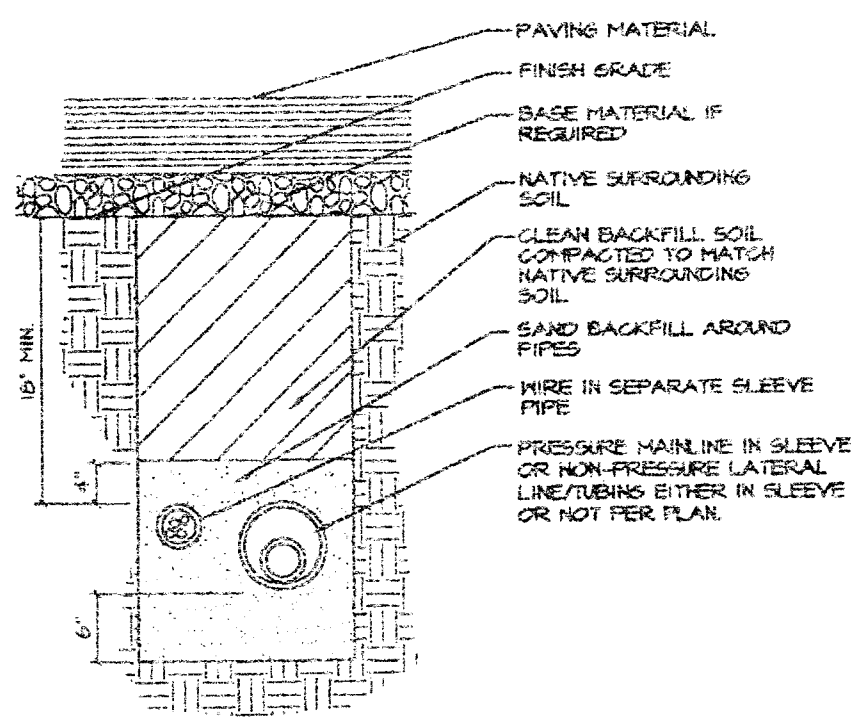
Revisions	By

I hereby certify that I am a duly Licensed Landscape Architect in the State of California, License No. 12345. I have prepared the plans shown hereon and I am a duly Licensed Professional Engineer in the State of California, License No. 67890. I have prepared the calculations shown hereon and I am a duly Licensed Professional Engineer in the State of California, License No. 12345. I have prepared the calculations shown hereon and I am a duly Licensed Professional Engineer in the State of California, License No. 67890.

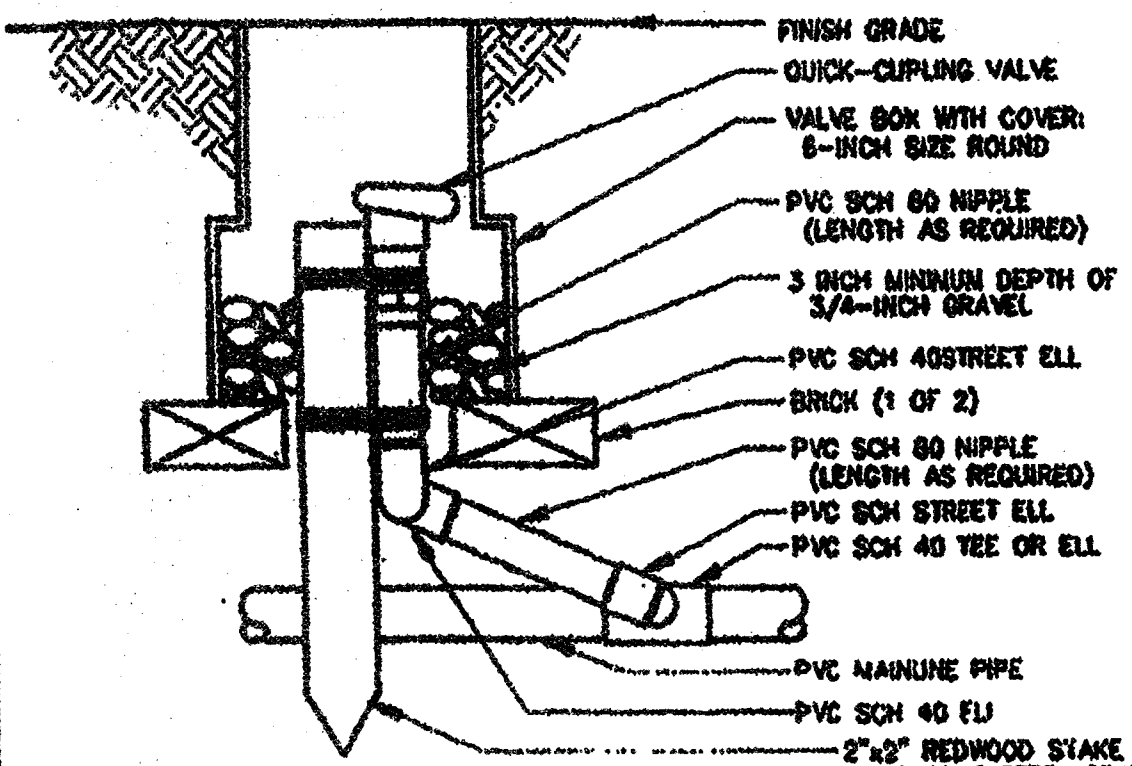
V J & ASSOCIATES
 Building design • planning • interior
 1224 E. BROADWAY, SUITE 202,
 Glendale, CA 91205
 (818) 956-0570

PROJ. TITLE: **PROPOSED 2-STORY SINGLE FAMILY HOUSE**
 PROJ. ADDR.: 1829 KIRKBY RD., GLENDALE, CA. 91208
 OWNER: 1829 KIRKBY RD., GLENDALE, CA. 91208
 DRAWG. TITLE:

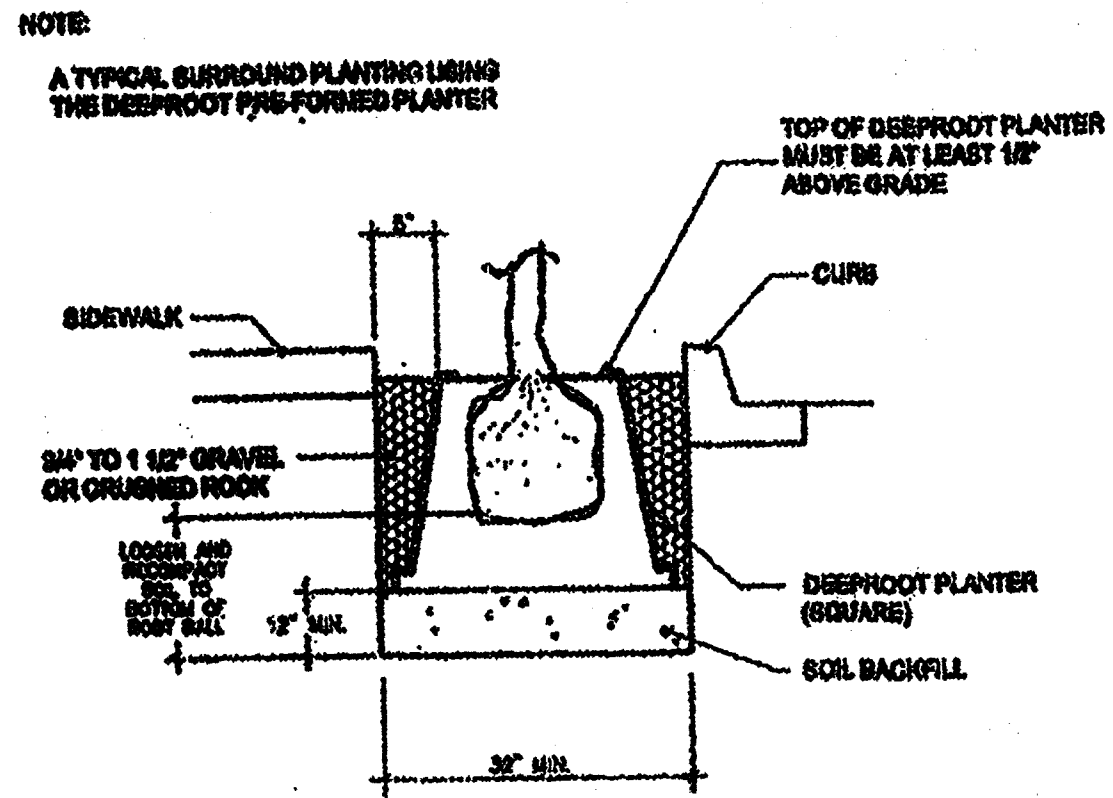
Drawn by: LGT
 Checked by: BL
 Date: 9-25-16
 Scale: 1" = 10'-0"
 Job No.:
 Sheet No.: **L-2**



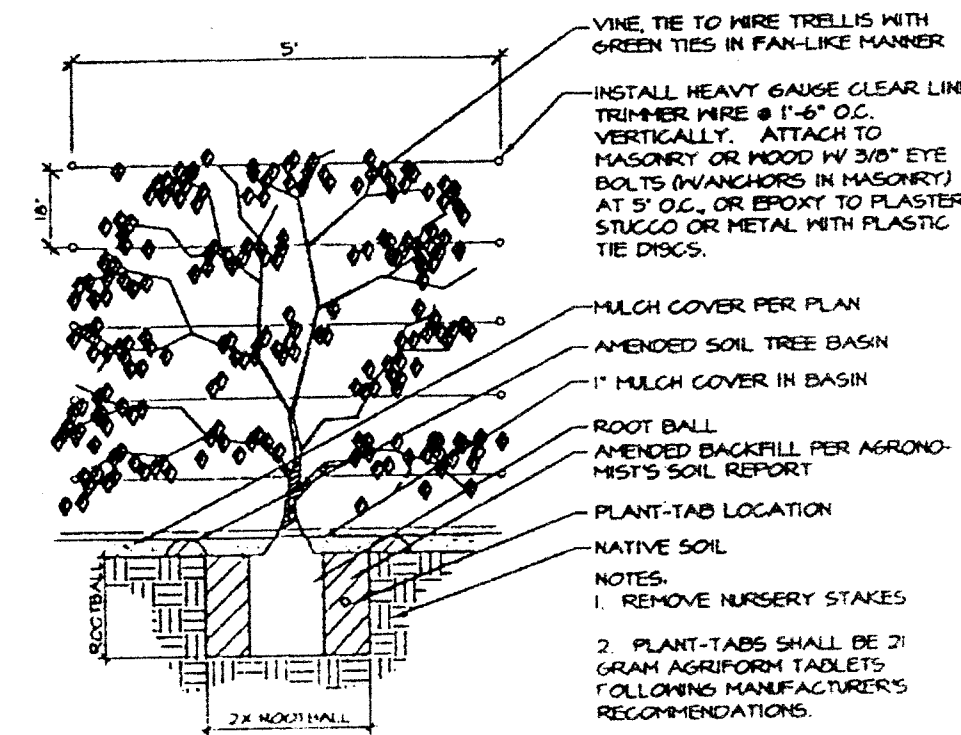
PIPE & WIRE TRENCHING



QUICK-COUPLING VALVE



TREE ROOT BARRIERS

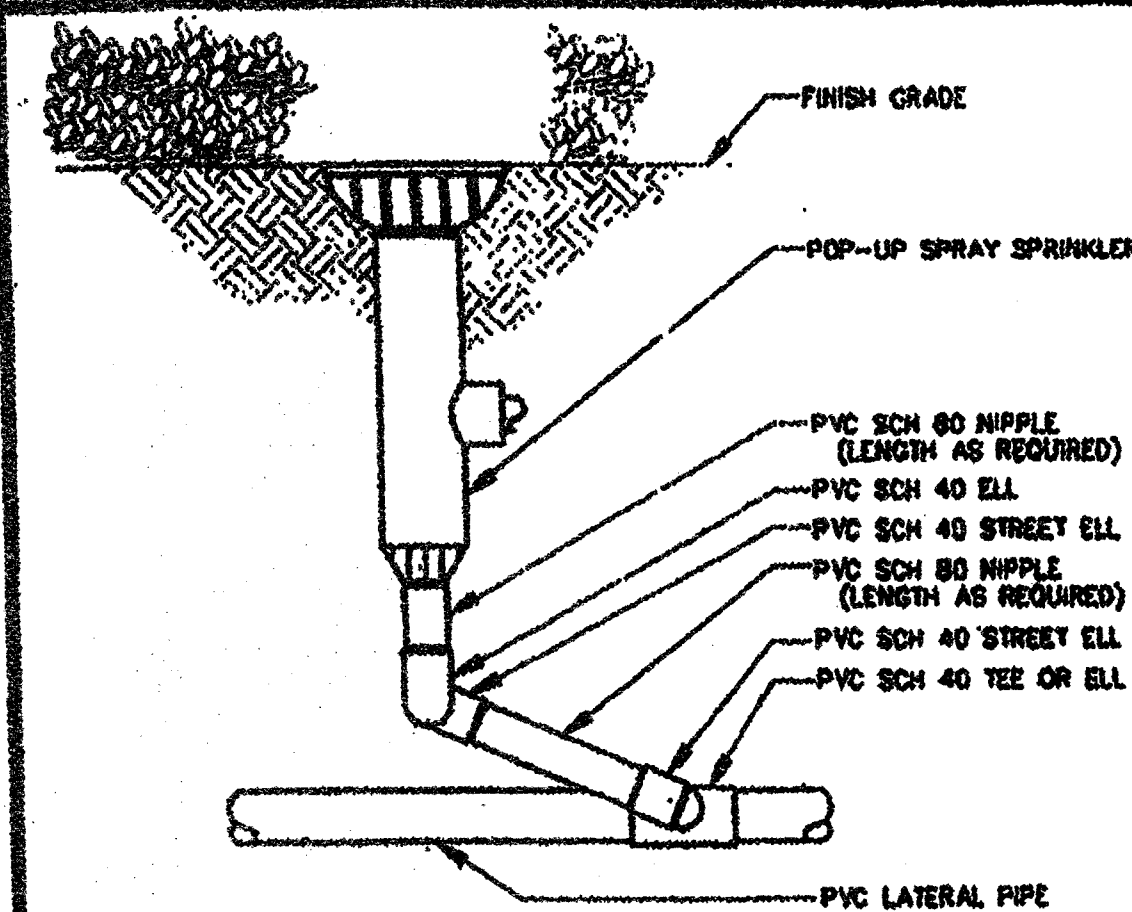


VINE PLANTING DETAIL

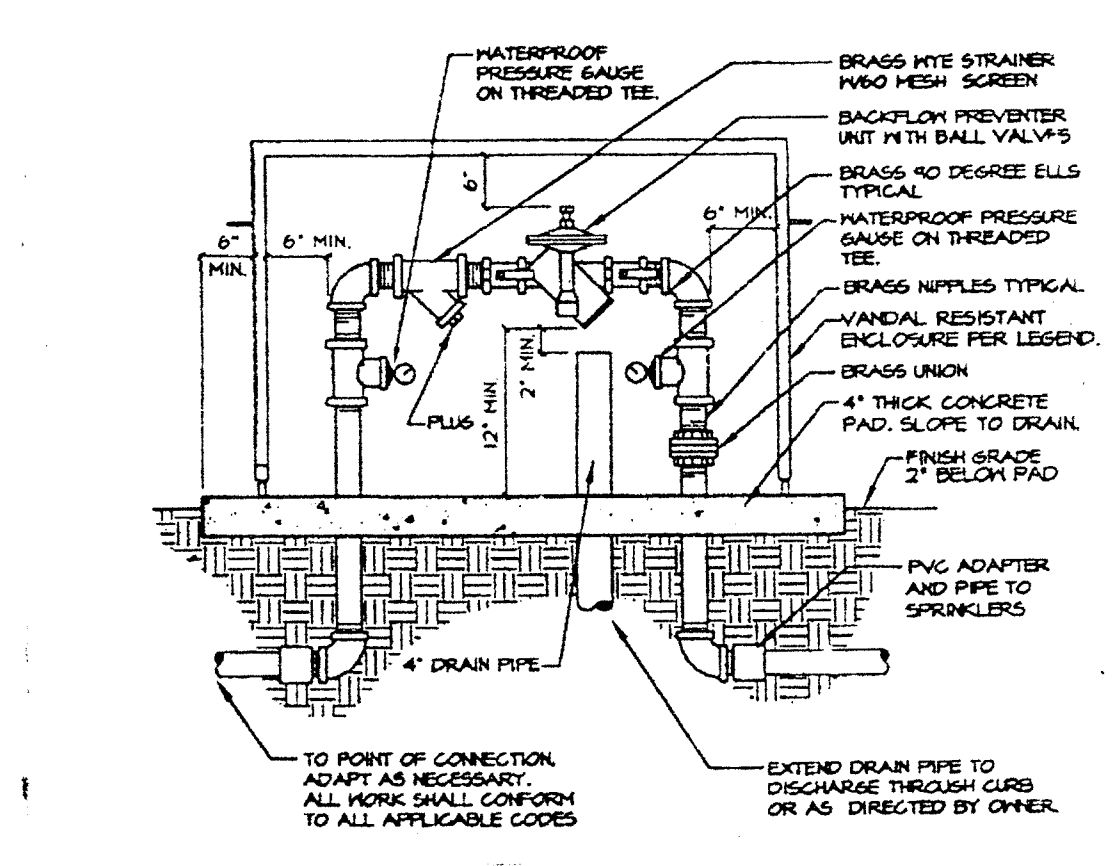
- LANDSCAPE NOTES
1. CONTRACTOR SHALL VERIFY PLANT COUNT FOR BIDDING PURPOSES.
 2. GROUND COVER INDICATED BY [Hatched Pattern] SHALL BE CONTINUOUS UNDER SHRUB.
 3. PLANTING AREAS WHICH HAVE NO GROUND COVER INDICATED SHALL RECEIVE 2" MIN. FINE REDWOOD BARK AS A GROUND COVER.
 4. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR 90 DAYS AFTER INSTALLATION AND REPLACE ANY DISEASED OR DAMAGED MATERIAL DURING THAT ONE YEAR PERIOD.
 5. THE FOLLOWING AMENMENTS SHALL BE UNFORMALLY BROADCAST AND THOROUGHLY INCORPORATED TO A DEPTH OF 12" MIN. BY ROTORILLER EQUAL AMOUNT PER. 1000 SQ. FT.
 6. CU. YD. (2") NITROGEN STABILIZED ORGANIC AMENDMENT FROM REDWOOD SAWDUST, FIR DUST, OR FINELY GROUND BARK 5 LBS. AMMONIUM SULFATE.
- NOTE: THIS FORMULA IS A STD. MIX AND WILL CHANGE IF THERE ARE ANY UNUSUAL SOIL CONDITIONS AT THE SITE. COMPACTED BACKFILL SHALL BE 100% ON SITE SOIL.

Soil Type	CURRENT PROPOSED RATE - BOM PER HOUR							
	COVER	BARK	COVER	BARK	COVER	BARK	COVER	BARK
Coarse sandy soil	2.00	2.00	2.00	1.50	1.00	1.00	1.00	0.80
Light sandy soil	1.75	1.50	1.25	1.00	0.75	0.75	0.75	0.60
Light sandy soil - compact	1.75	1.00	1.25	0.50	1.00	0.60	0.75	0.40
Light sandy soil - compact	1.50	0.75	1.00	0.50	0.75	0.40	0.50	0.30
Light sandy soil - compact	1.00	0.50	0.50	0.40	0.50	0.30	0.40	0.20
Light clay soil	0.80	0.30	0.50	0.25	0.40	0.15	0.30	0.10
Light clay soil - compact	0.80	0.15	0.15	0.10	0.12	0.06	0.10	0.06

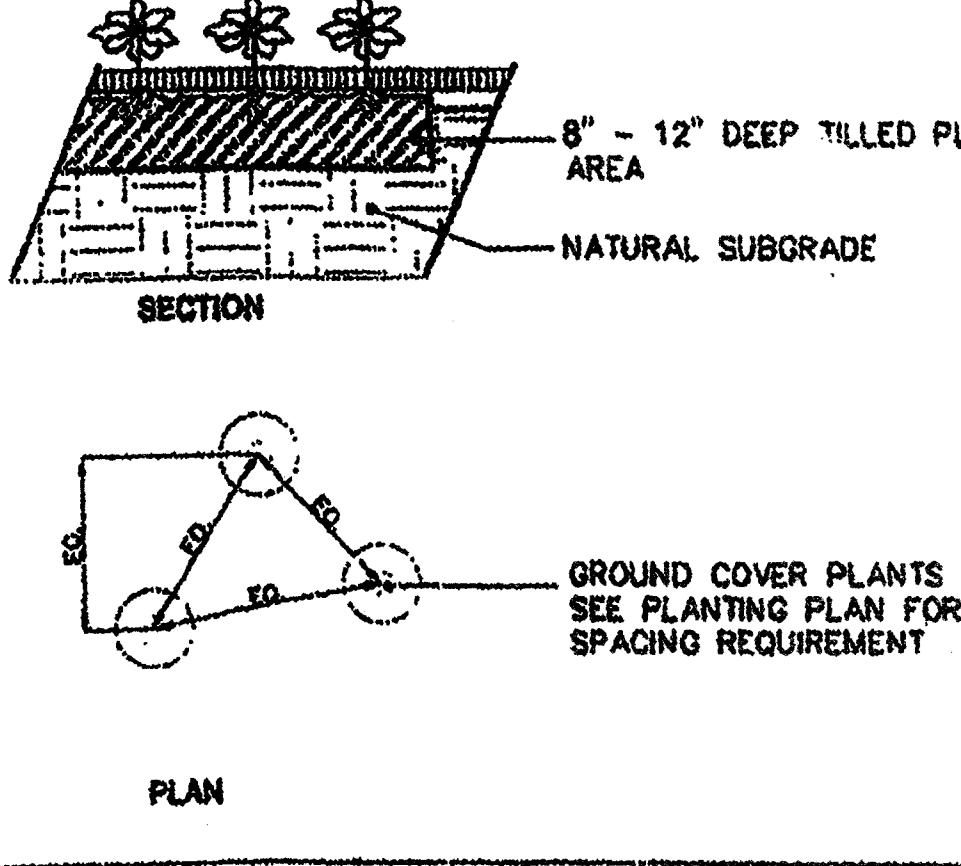
SOIL CHARACTERISTICS



POP-UP SPRAY SPRINKLER

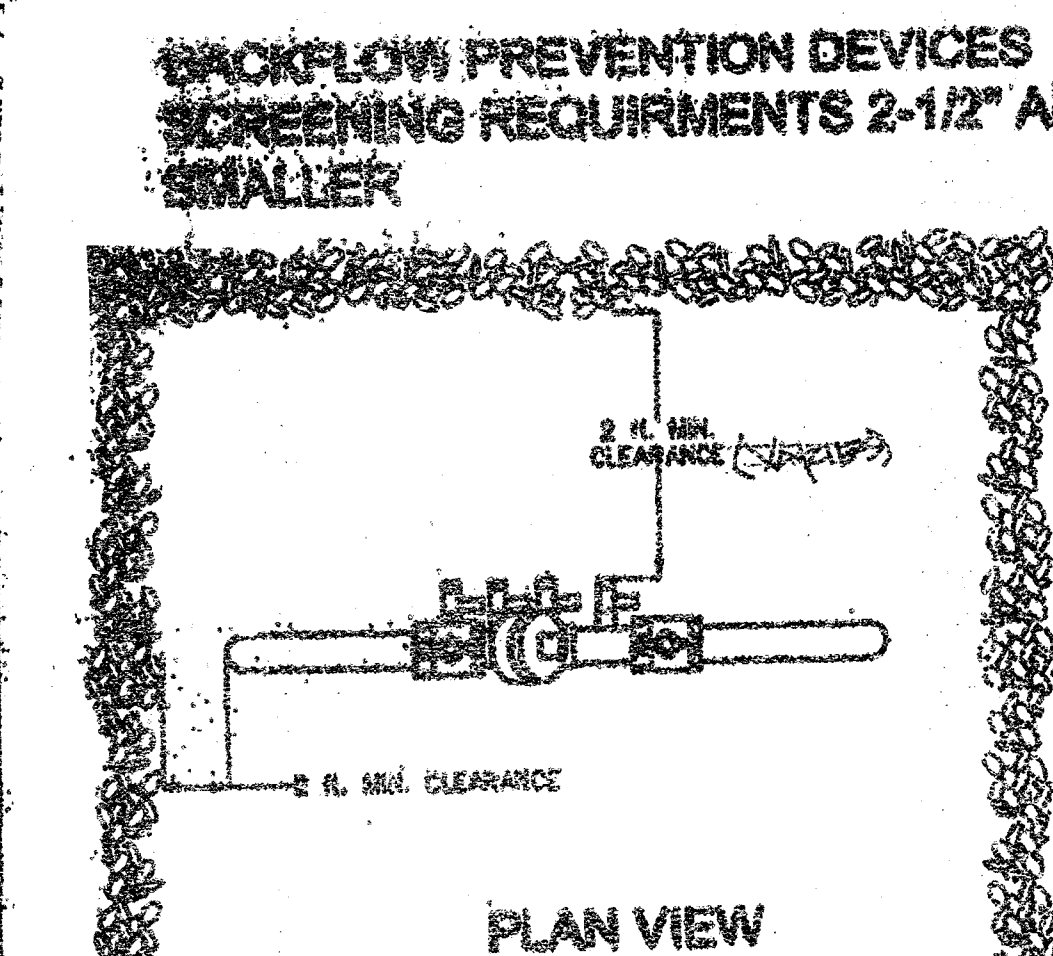


BACKFLOW PREVENTER

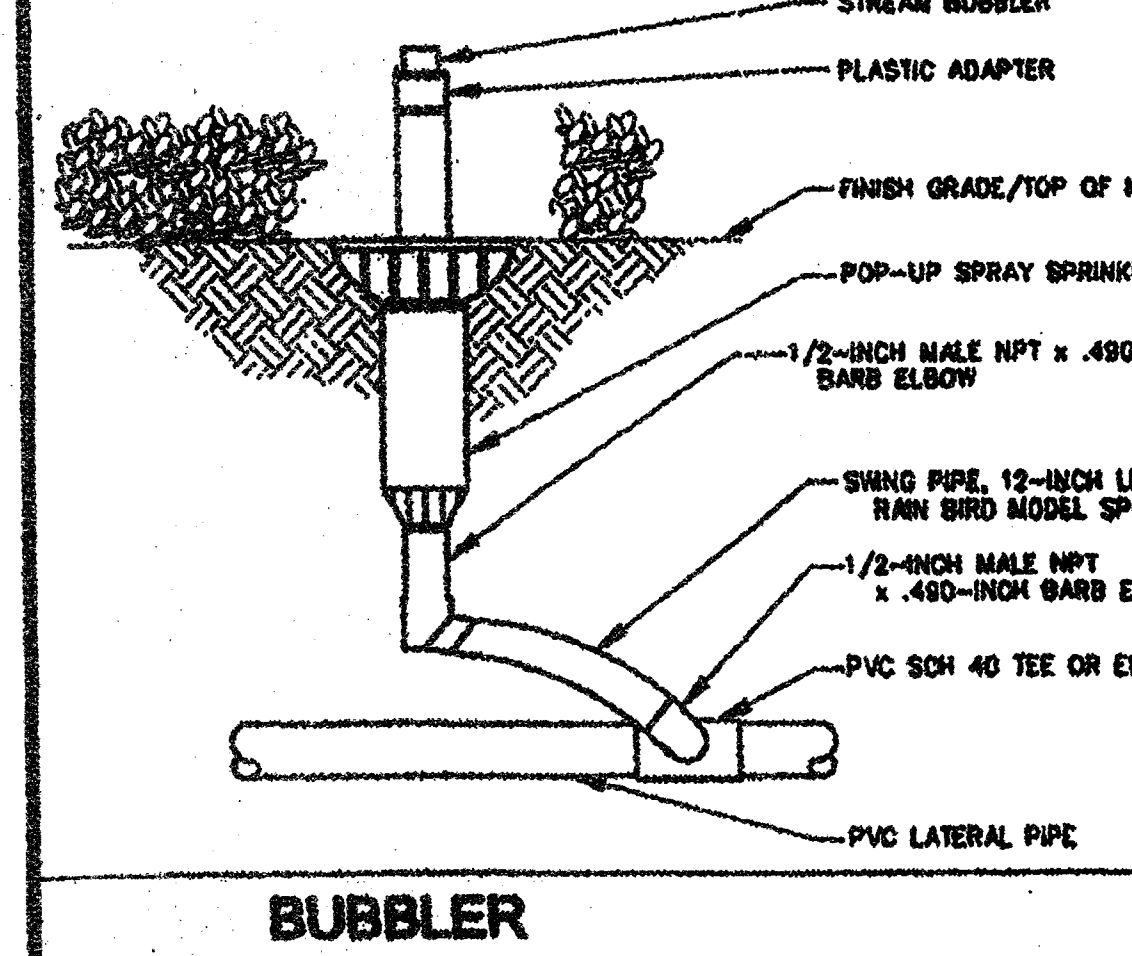


GROUND COVER PLANTING DETAIL

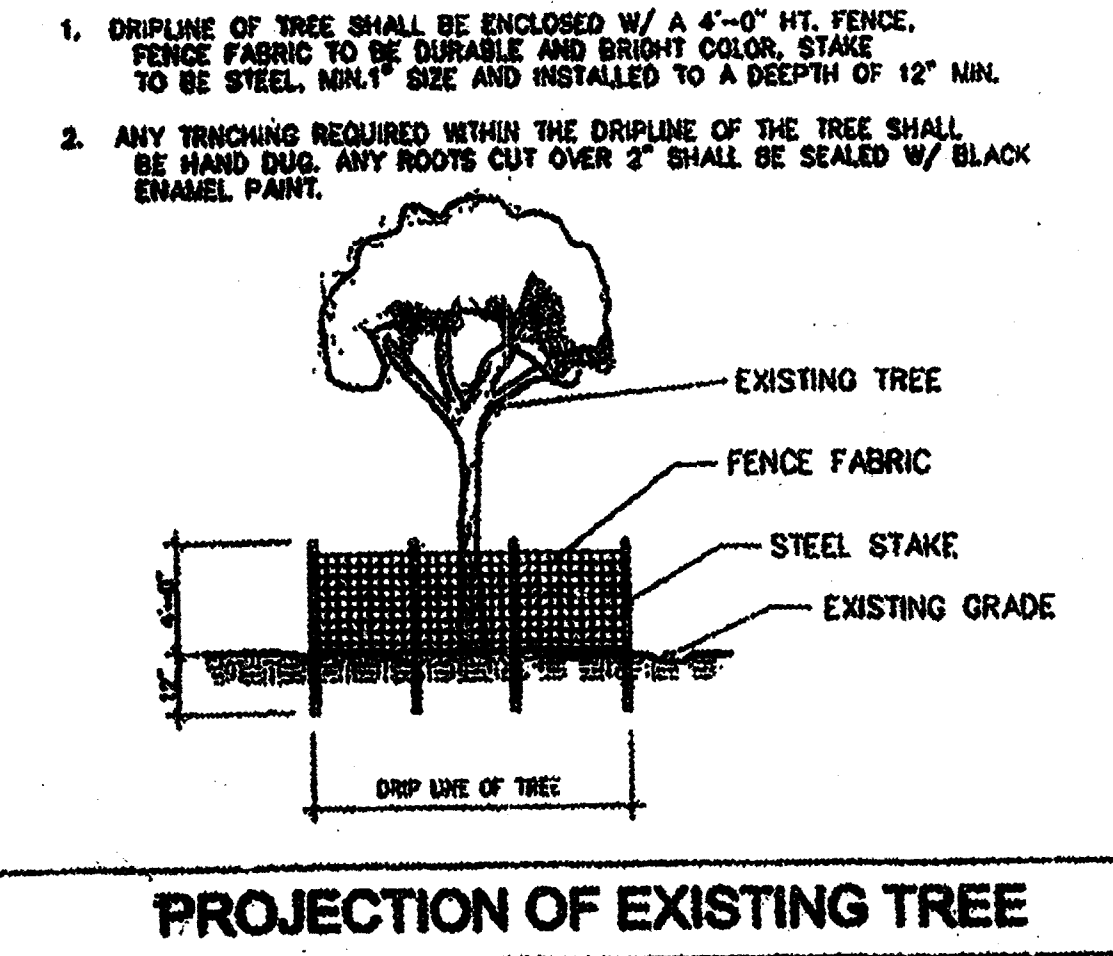
- IRRIGATION NOTES
1. ALL IRRIGATION LINES UNDER DRIVES TO BE INSTALLED IN PVC SLEEVE @ 18" DEPTH MIN.
 2. LOCATE ALL RCV'S & HB'S IN PLANTING AREAS. (TYP.)
 3. JET ALL LINES AND TRENCHES UNDER PAVING 90% MIN. COMPACTION.
 4. INSTALL REMOTE CONTROL VALVE IN AMETEX 12" BOX OR EQUAL (ONE VALVE PER BOX) & MARKED "IRRIGATION", LOCATED BOXES IN GROUND COVER AREAS WHENEVER POSSIBLE AND A MIN. 12" FROM PAVING OR CURBS.
 5. THE CONTRACTOR SHALL PROVIDE OWNER WITH A COMPLETELY OPERATING SYSTEM AND CLEAN SET OF MARKED PRINTS AS "AS-BUILT" DRAWINGS. REFERENCE ALL TRENCHES WITH DIMENSIONS TO NEAREST BUILDING OR PAVING.
 6. THE CONTRACTOR SHALL WARRANT THAT THE SYSTEM WILL BE FREE FROM DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR. ALL REPAIRS NECESSARY SHALL BE MADE AT NO COST TO THE OWNER.
- NOTE: ALL OTHER REQUIREMENTS TO BE PER CITY STANDARDS AND SPECIFICATIONS



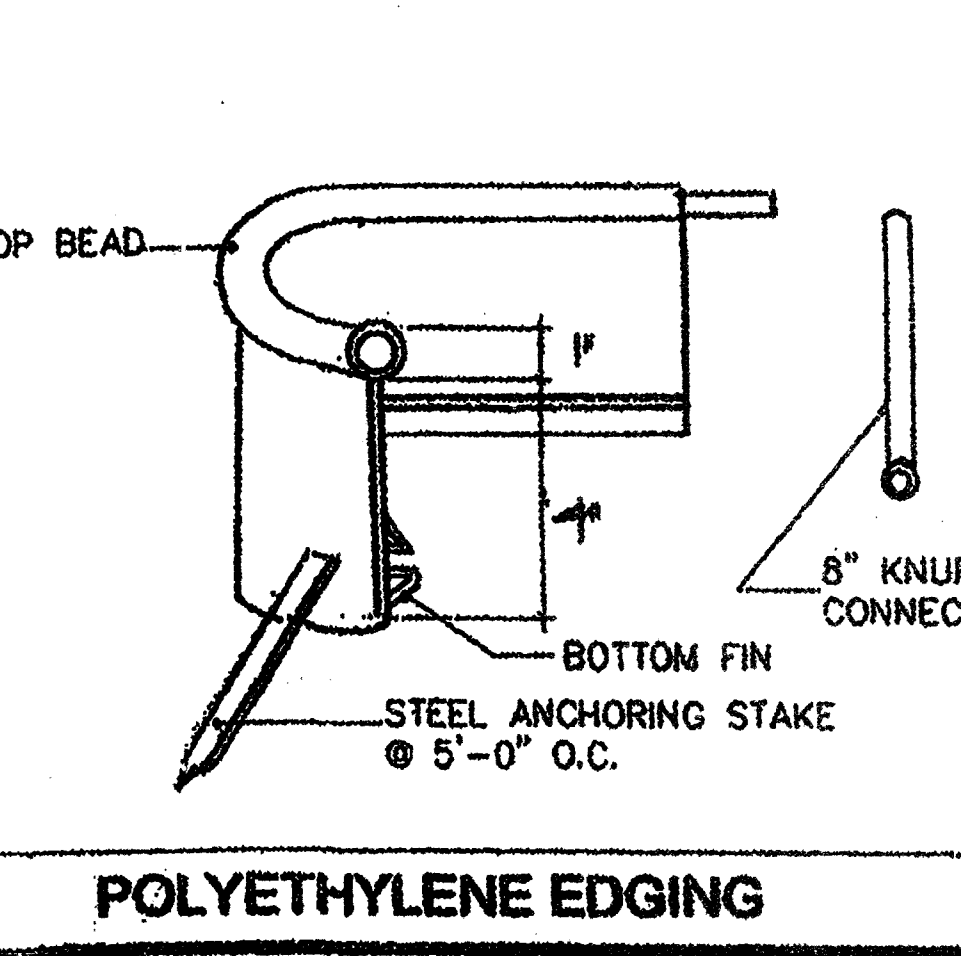
BACKFLOW PREVENTION DEVICES SCREENING REQUIREMENTS 2-1/2" AND SMALLER



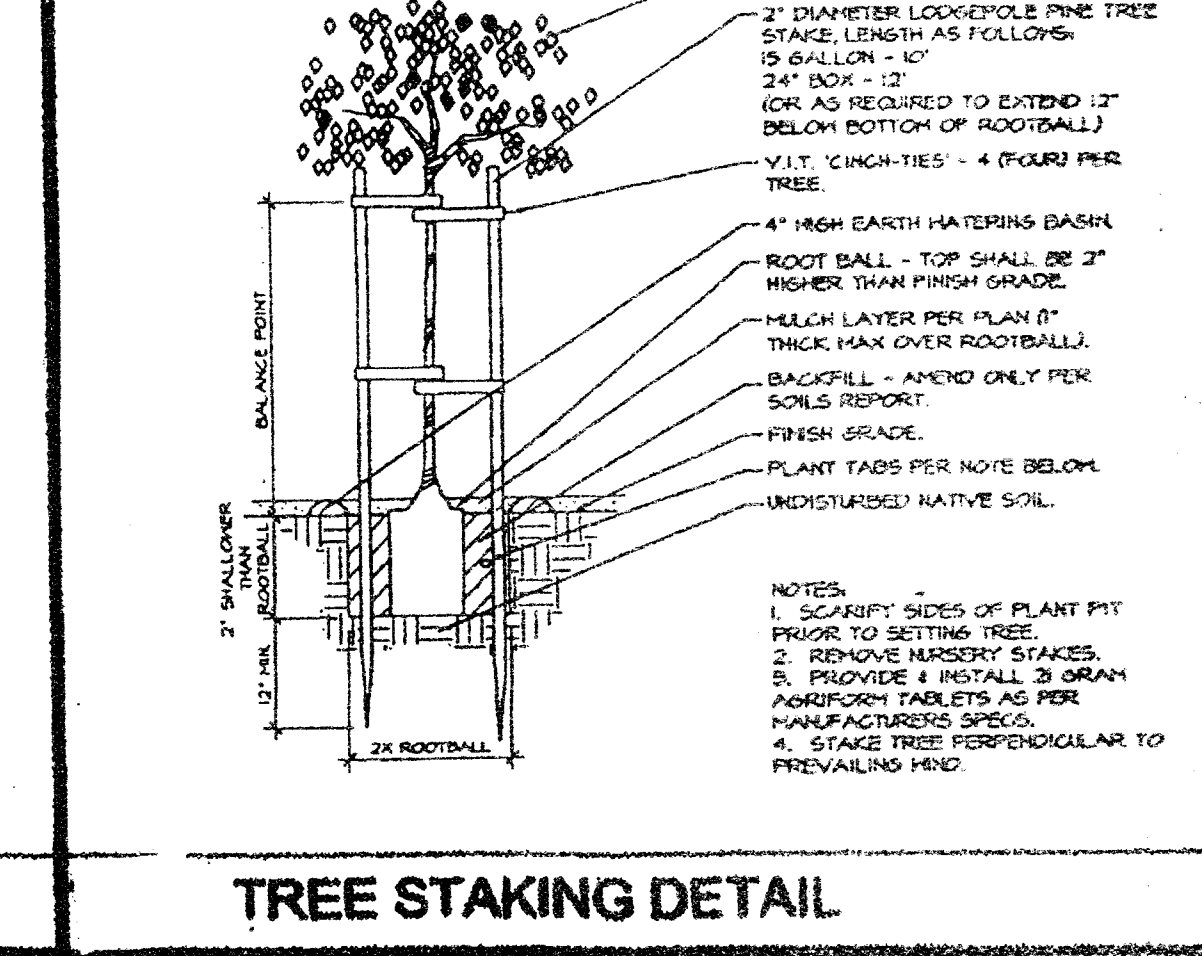
BUBBLER



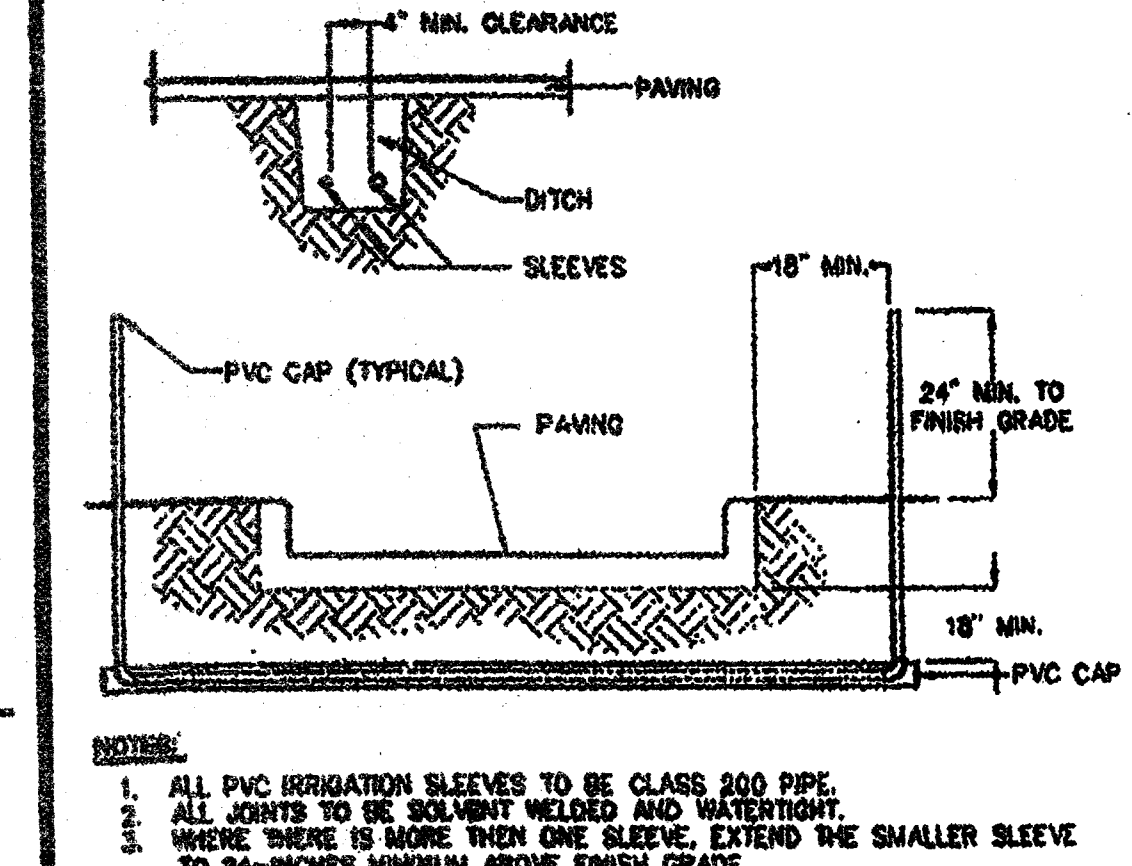
PROJECTION OF EXISTING TREE



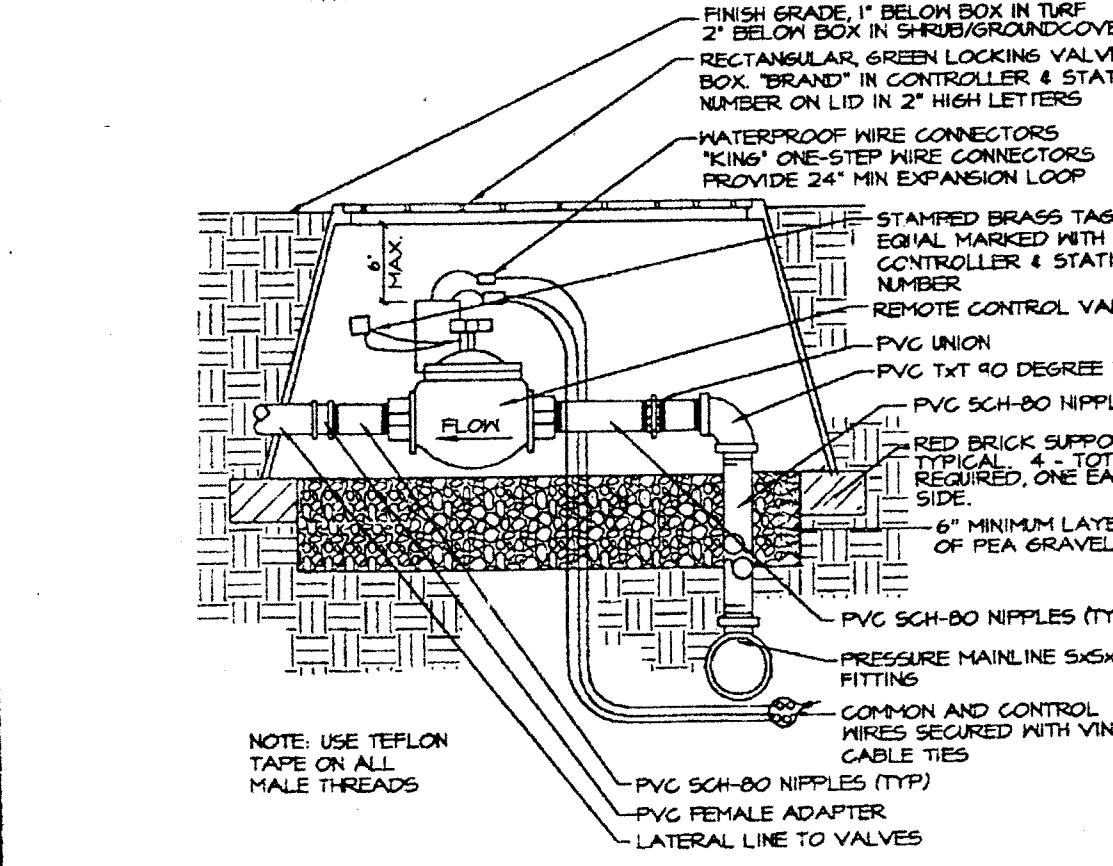
POLYETHYLENE EDGING



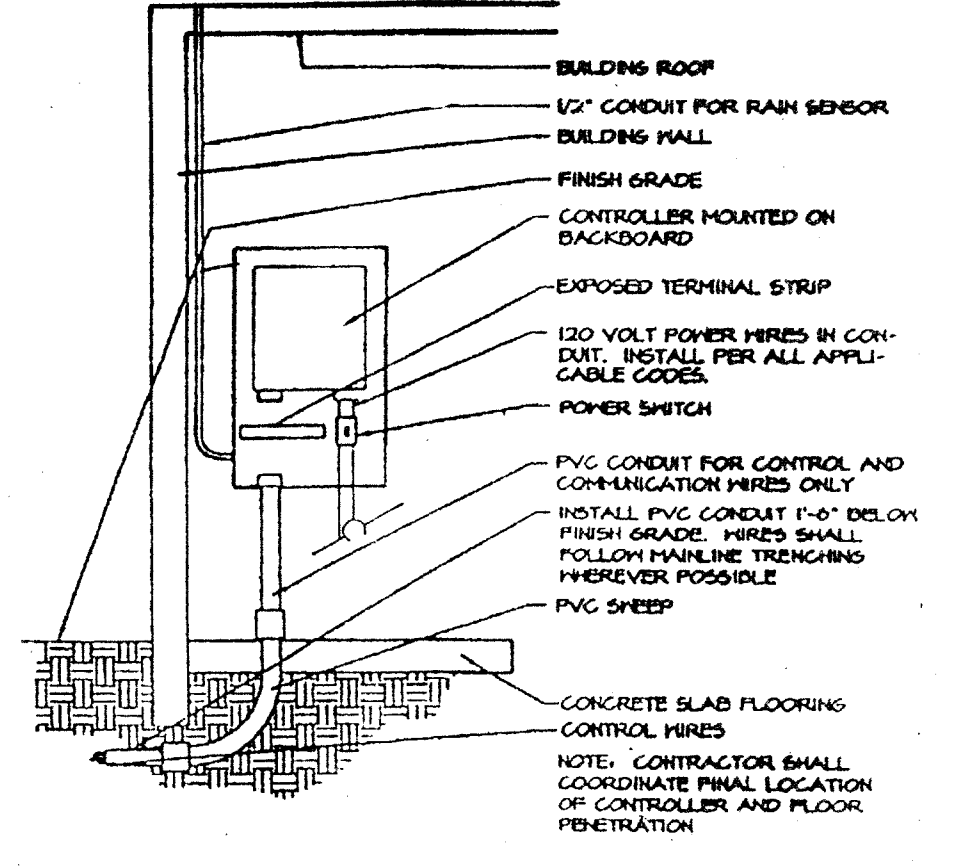
TREE STAKING DETAIL



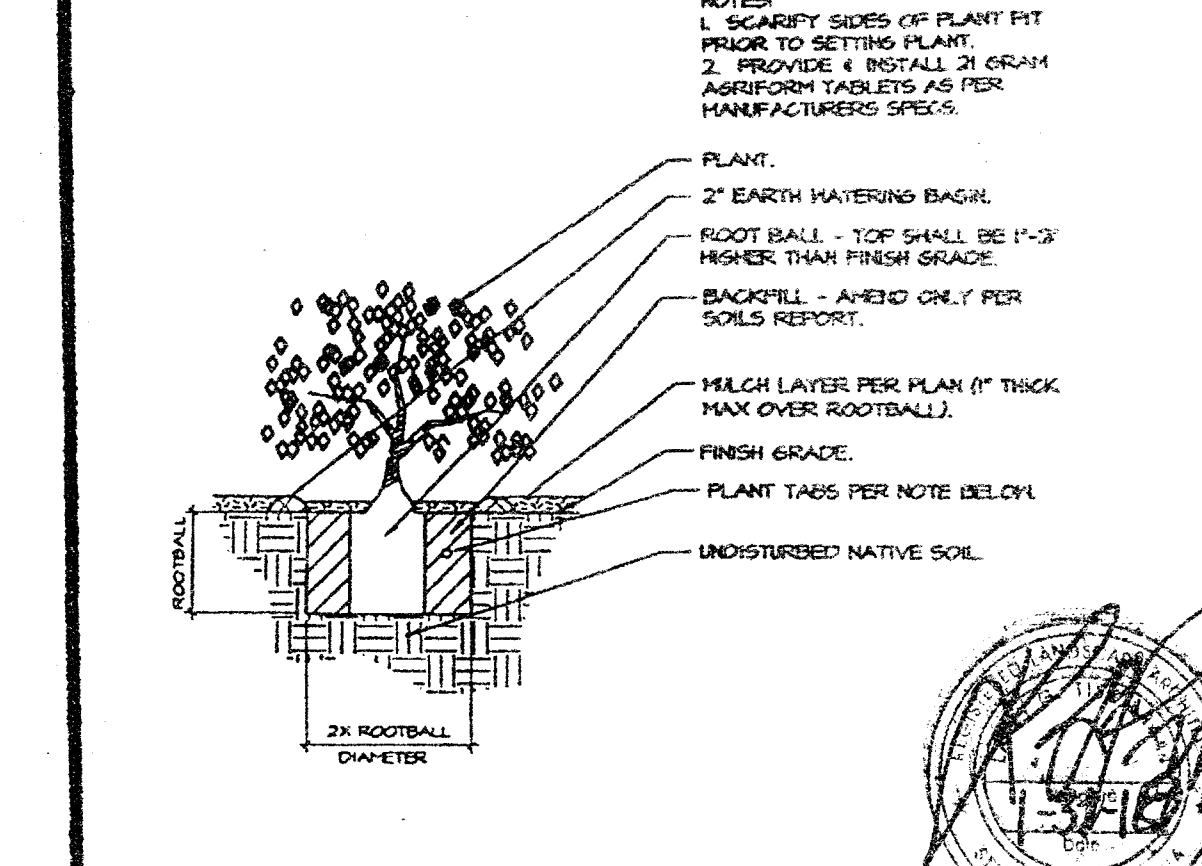
SLEEVING



REMOTE CONTROL VALVE



SOLID-STATE CONTROLLER



SHRUB PLANTING DETAIL

BACKFLOW DEVICE SCREENING DETAIL

REVISIONS BY

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.C.A.
LANDSCAPE ARCHITECTURE
315 E. BROADWAY, SUITE D, GLENDALE, CALIF. 91201-2185

NOTE: USE DETAILS AS APPLICABLE TO THIS PROJECT ONLY.

LANDSCAPE DETAIL SPECIFICATION PLAN

DATE:

SCALE:

N.T.S.

DRAWN: Lot

SHEET#

L-3