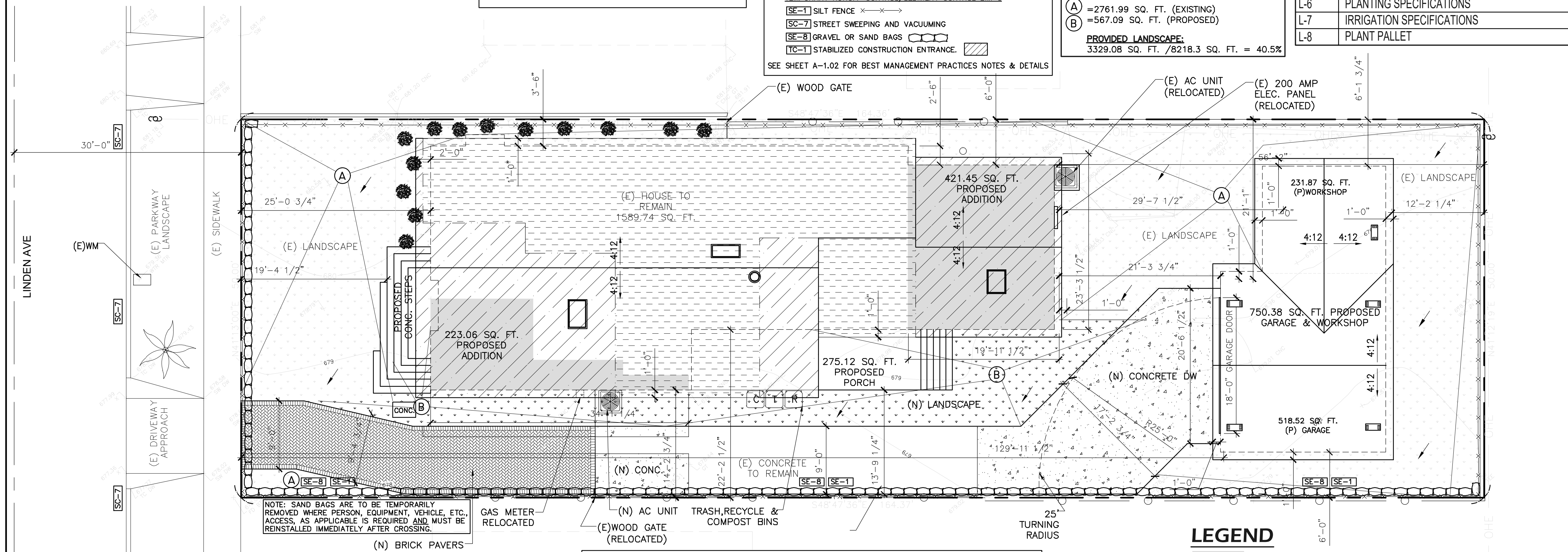


EXISTING PLOT/ ROOF PLAN



PROPOSED PLOT/ROOF PLAN

PROJECT INFORMATION:

OWNER: ARARAT ANDERASIAN
1362 LINDEN AVE.
GLENDALE, CA 91201-1118

APN: 5620-032-006
EXISTING LOT AREA: 8,218.3 SQ. FT.
ZONE: R11 LOW DENSITY RESIDENTIAL FAR DIST I

EXISTING HOME: 1,653.72 SQ. FT.
EXISTING GARAGE: (TO BE REMOVED) 443.13 SQ. FT.
EXISTING OPEN PORCH (TO BE REMOVED) 150.59 SQ. FT.
EXISTING SIDE STAIRS (TO BE REMOVED) 24.32 SQ. FT.
EXISTING LOT COVERAGE: 2,271.76 SQ. FT. = 27.6%
(E) HOME TO REMAIN: 1,653.72-63.98= 1,589.74 SQ. FT.
NEW FRONT ADDITION AREA: 227.26 SQ. FT.
NEW REAR ADDITION AREA: 421.45 SQ. FT.
NEW SIDE PORCH: 275.12 SQ. FT.
NEW GARAGE & WORKSHOP: 750.38 SQ. FT.

NEW LOT COVERAGE: 3263.95 SQ. FT. = 39.7%

ALLOWED PER TABLE 30.11-B
40% LOT COVERAGE INCLUDING ALL RESIDENTIAL AND ACCESSORY BUILDINGS

MAX FAR R11 ZONE IS .30
EXISTING FAR: 1653.72/8,218.3 SQ. FT. = .20

NEW FAR:
NEW REAR ADDITION 421.45
NEW FRONT ADDITION 223.06
EXISTING HOUSE TO REMAIN 1587.74
WORKSHOP & GARAGE 250.38

NEW FAR: 2,482.63 SQ. FT. / 8,218.3 = .30

OCCUPANCY R-3 (ALL RESIDENCES)
U (GARAGE)

CONSTRUCTION TYPE: V-B
FIRE SPRINKLERS: YES PER NFPA 13D
STORIES: ONE (ALL STRUCTURES)

OAK TREES ON OR OVERHANGING LOT: NO
POOL ON LOT: NO
EASEMENT ON LOT: NO
ANY SLOPES 3:1 OR STEEPER W/IN 40' OF ADDITIONS: NO

APPLICABLE CODES:
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- GLENDALE MUNICIPAL CODE

ALL WORK SHALL COMPLY WITH THE APPLICABLE LOCAL AND STATE CODES, ORDINANCES, & REGULATIONS.

NOTE: SEPARATE PERMIT APPLICATIONS ARE REQUIRED FOR ZONING, PUBLIC WORKS, FIRE SPRINKLER, ELECTRICAL, MECHANICAL, AND/OR PLUMBING.

SCOPE OF WORK:
- NEW 421.45 SQ. FT. ADDITION OF NEW MASTER BEDROOM, MASTER BATHROOM, W.I.C.
- DEMO EXISTING GARAGE AND REPLACE WITH NEW 750.38 SQ. FT. OF GARAGE AND WORKSHOP AREA
- NEW FRONT ADDITION OF 227.26 SQ. FT.
- NEW REAR PORCH 275.12 SQ. FT.

LEGEND

- SHADED AREA INDICATES EXISTING ROOF FRAMING TO REMAIN
- ROOF TO BE DEMO
- REMOVED FROM THE EXISTING HOUSE
- DEMO

LANDSCAPE CALCULATION
(A) = 2761.99 SQ. FT. (EXISTING)
(B) = 567.09 SQ. FT. (PROPOSED)
PROVIDED LANDSCAPE:
3329.08 SQ. FT. / 8218.3 SQ. FT. = 40.5%

LANDSCAPE	
L-1	LANDSCAPE SITE PLAN(P) PLOT PLAN
L-2	PLANTING PLAN
L-3	IRRIGATION PLAN
L-4	PLANTING DETAILS
L-5	IRRIGATION DETAILS
L-6	PLANTING SPECIFICATIONS
L-7	IRRIGATION SPECIFICATIONS
L-8	PLANT PALLET

SHEET INDEX

ARCHITECTURAL	
A-1	EXISTING PLOT PLAN/ PROPOSED PLOT PLAN
A-1.01	(P) SITE PLAN
A-1.02	CASQA SHEETS
-- CIVIL	
1 OF 1 PROPERTY SETBACK SURVEY	
A-1.1	GREEN BUILDING NOTES
A-2	(E) DEMO FLOOR PLANS
A-2.01	DEMO CALCULATION
A-2.1	(P) HOUSE FLOOR PLAN
A-2.2	MEP LAYOUT
A-2.3	(P) GARAGE FLOOR PLAN & MEP LAYOUT
A-2.4	WINDOW AND ROOF SPECIFICATION SHEETS
A-3	HOUSE EXTERIOR COLOR ELEVATIONS
A-3.1	HOUSE SECTIONS
A-3.2	GARAGE EXTERIOR COLOR ELEVATIONS & SECTIONS
A-3.3	EXTERIOR RENDERS
A-4	ROOF PLANS
STRUCTURAL	
S-1	GENERAL NOTES & DETAILS
S-2	SFR FOUNDATION PLAN
S-2.1	SFR ROOF FRAMING PLAN
S-2.2	GARAGE FOUNDATION & ROOF FRAMING PLAN
S-3	DETAILS
S-4	DETAILS
S-5	DETAILS
S-6	DETAILS
S-7	DETAILS
-- SIMPSON STEEL SW	
SSW1	ANCHORAGE DETAILS
SSW1.1	ALTERNATE ANCHORAGE DETAILS
SSW2	FRAMING DETAILS

LEGEND

- SHADED AREA INDICATES ADDITION/NEW AREA
- SHADED AREA INDICATES NEW ROOF FRAMING
- SHADED AREA INDICATES EXISTING ROOF FRAMING TO REMAIN

NOTE: SEE SHEET A-2.4 FOR WINDOW AND ROOF SPECIFICATION SHEETS



Designer: Amado Landin
16689 E. Foothill Blvd. #205
Fontana, CA 92335
(909) 489-0466 T.
landin.associates@gmail.com

CONSULTANT:
Structural Design: TBD

PROJECT
RESIDENCE REMODEL
AND ADDITION
1362 LINDEN AVE.
GLENDALE, CA 91201

TITLE
PLOT PLAN/
ROOF PLAN

ISSUANCES

REVISIONS

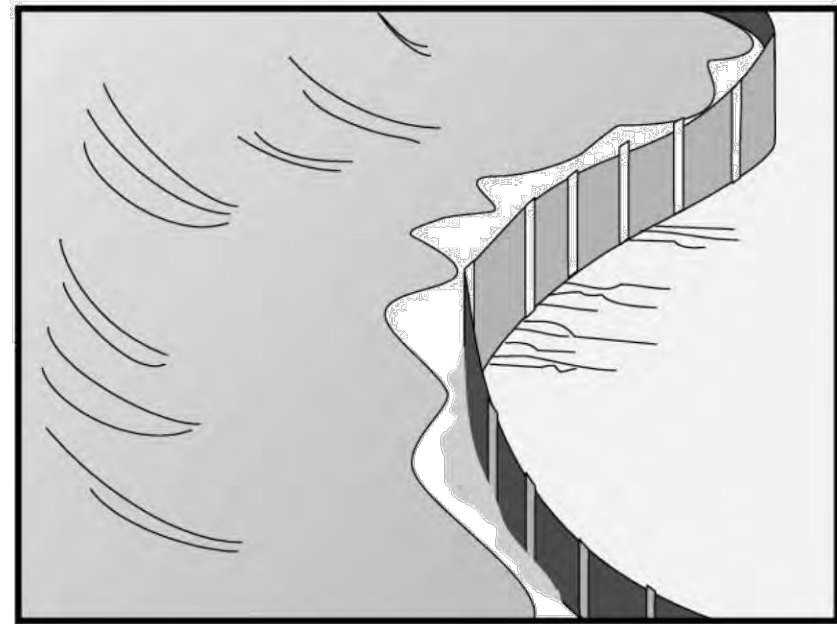
NO	DATE	BY	REMARKS

DRAWN BY: M.S.
CHECKED: A.L.
DATE: 5-03-21
SCALE: AS NOTED
JOB NO.

A-1

Silt Fence

SE-1



Description and Purpose
A silt fence is made of a filter fabric that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains sediment-laden water, promoting sedimentation behind the fence.

Suitable Applications
Silt fences are suitable for perimeter control, placed below areas where sheet flows discharge from the site. They should also be used as interior controls below disturbed areas where runoff may occur in the form of sheet and rill erosion. Silt fences are generally ineffective in locations where the flow is concentrated and are only applicable when used in combination with erosion controls. Suitable applications include:

- Along the perimeter of a project.
- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels.
- Around temporary spoil areas and stockpiles.
- Below other small cleared areas.

Limitations
■ Do not use in streams, channels, drain inlets, or anywhere flow is concentrated.

Objectives	
EC Erosion Control	<input checked="" type="checkbox"/>
SE Sediment Control	
TR Tracking Control	
WE Wind Erosion Control	
NS Non-Stormwater Management Control	
WM Waste Management and Materials Pollution Control	

Legend:
☒ Primary Objective
☒ Secondary Objective

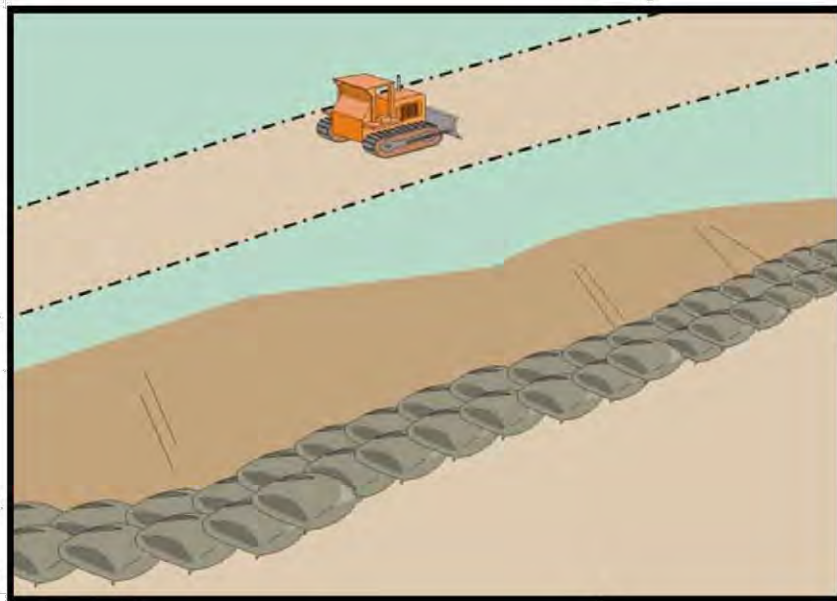
Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives	
SE-5 Fiber Rolls	
SE-6 Gravel Bag Berm	
SE-8 Sandbag Barrier	
SE-9 Straw Bale Barrier	



Sandbag Barrier

SE-8



Description and Purpose
A sandbag barrier is a series of sand-filled bags placed on a level contour to intercept sheet flows. Sandbag barriers pond sheet flow runoff, allowing sediment to settle out.

Suitable Applications
Sandbag barriers may be suitable:

- As a linear sediment control measure:
 - Below the toe of slopes and erodible slopes
 - As sediment traps at culvert/pipe outlets
 - Below other small cleared areas
 - Along the perimeter of a site
 - Down slope of exposed soil areas
 - Around temporary stockpiles and spoil areas
 - Parallel to a roadway to keep sediment off paved areas
 - Along streams and channels
- As linear erosion control measure:
 - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow

Objectives	
EC Erosion Control	<input checked="" type="checkbox"/>
SE Sediment Control	<input checked="" type="checkbox"/>
TR Tracking Control	
WE Wind Erosion Control	
NS Non-Stormwater Management Control	
WM Waste Management and Materials Pollution Control	

Legend:
☒ Primary Objective
☒ Secondary Objective

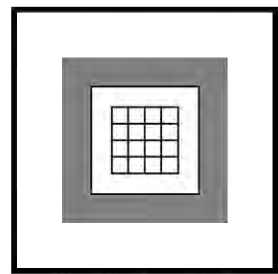
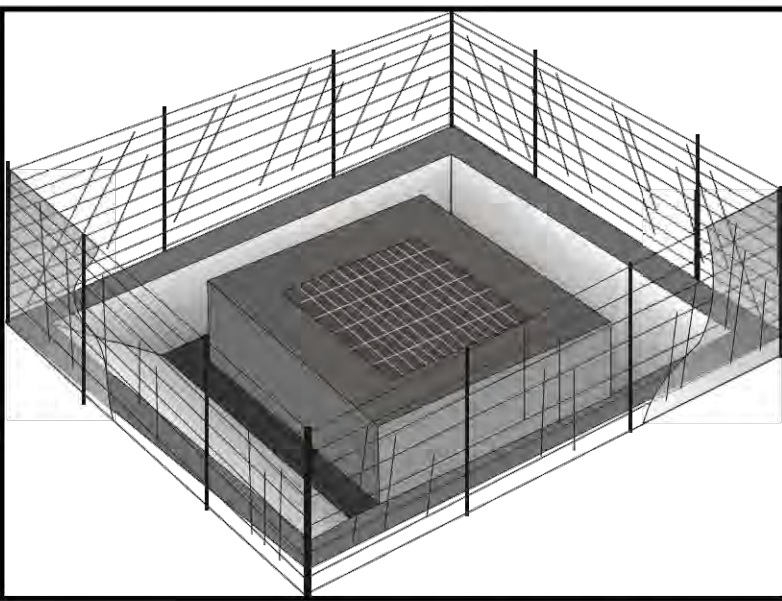
Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives	
SE-1 Silt Fence	
SE-5 Fiber Rolls	
SE-6 Gravel Bag Berm	
SE-9 Straw Bale Barrier	



Storm Drain Inlet Protection

SC-10



Standard Symbol

BMP Objectives
○ Soil Stabilization
● Sediment Control
○ Tracking Control
○ Wind Erosion Control
○ Non-Storm Water Management
○ Materials and Waste Management

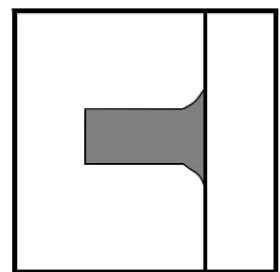
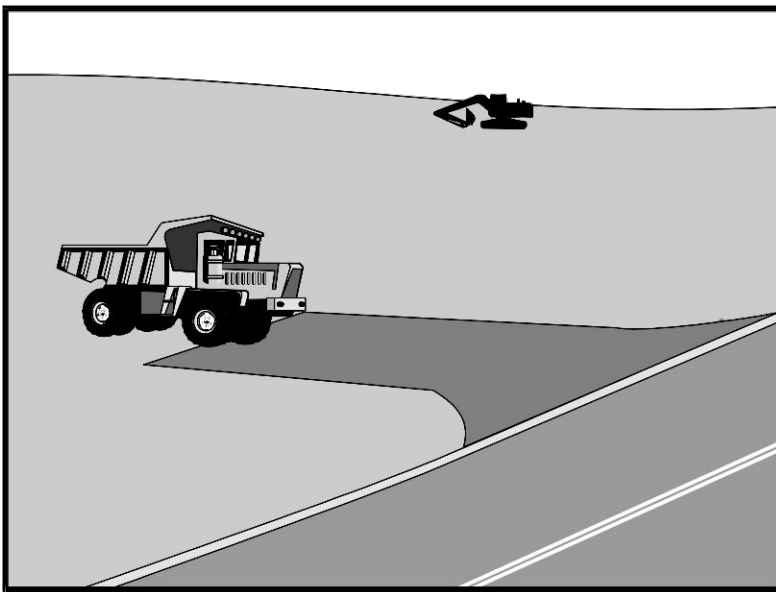
Definition and Purpose
Devices used at storm drain inlets that are subject to runoff from construction activities to detain and/or to filter sediment-laden runoff to allow sediment to settle and/or to filter sediment prior to discharge into storm drainage systems or watercourses.

- Appropriate Applications**
- Where ponding will not encroach into highway traffic.
 - Where sediment laden surface runoff may enter an inlet.
 - Where disturbed drainage areas have not yet been permanently stabilized.
 - Where the drainage area is 0.4 ha (1 ac) or less.
 - Appropriate during wet and snow-melt seasons.

- Limitations**
- Requires an adequate area for water to pond without encroaching upon traveled way and should not present itself to be an obstacle to oncoming traffic.
 - May require other methods of temporary protection to prevent sediment-laden storm water and non-storm water discharges from entering the storm drain system.
 - Sediment removal may be difficult in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are expected, use other on-site sediment trapping techniques (e.g. check dams) in conjunction with inlet protection.
 - Frequent maintenance is required.
 - For drainage areas larger than 0.4 ha (1 ac), runoff shall be routed to a sediment trapping device designed for larger flows. See BMPs SC-2, "Sediment/Desilting Basin," and SC-3 "Sediment Trap."

Stabilized Construction Entrance/Exit

TC-1



Standard Symbol

BMP Objectives
● Soil Stabilization
○ Sediment Control
● Tracking Control
● Wind Erosion Control
○ Non-Storm Water Management
○ Materials and Waste Management

Definition and Purpose
A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

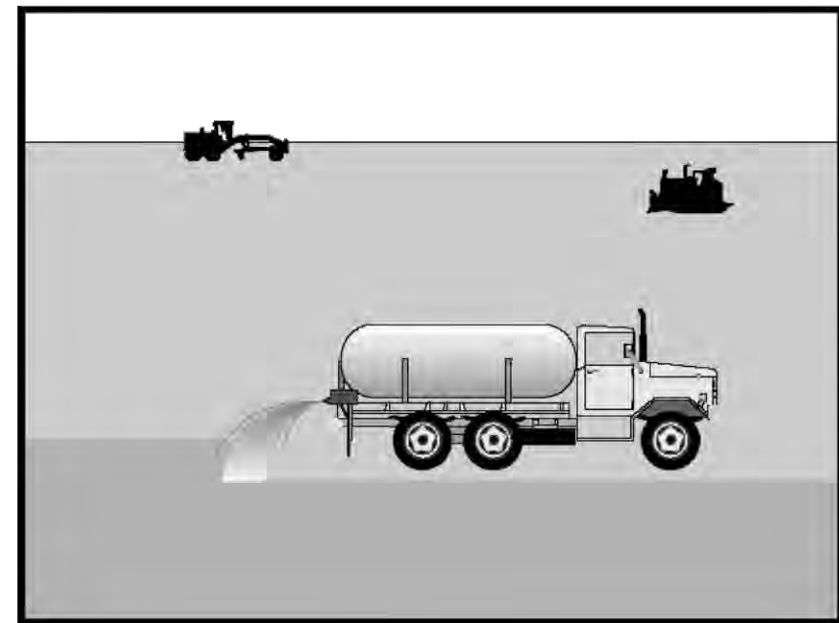
- Appropriate Applications**
- Use at construction sites:
 - Where dirt or mud can be tracked onto public roads.
 - Adjacent to water bodies.
 - Where poor soils are encountered.
 - Where dust is a problem during dry weather conditions.
 - This BMP may be implemented on a project-by-project basis in addition to other BMPs when determined necessary and feasible by the Resident Engineer (RE).

- Limitations**
- Site conditions will dictate design and need.

- Standards and Specifications**
- Limit the points of entrance/exit to the construction site.
 - Limit speed of vehicles to control dust.
 - Properly grade each construction entrance/exit to prevent runoff from leaving the construction site.
 - Route runoff from stabilized entrances/exits through a sediment-trapping device before discharge.
 - Design stabilized entrance/exit to support the heaviest vehicles and equipment that will use it.

Wind Erosion Control

WE-1



Objectives	
EC Erosion Control	
SE Sediment Control	<input checked="" type="checkbox"/>
TC Tracking Control	
WE Wind Erosion Control	<input checked="" type="checkbox"/>
NS Non-Stormwater Management Control	
WM Waste Management and Materials Pollution Control	

Legend:
☒ Primary Objective
☒ Secondary Objective

Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives	
None	

Description and Purpose
Wind erosion or dust control consists of applying water or other dust palliatives as necessary to prevent or alleviate dust nuisance generated by construction activities. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives.

Suitable Applications
Wind erosion control BMPs are suitable during the following construction activities:

- Construction vehicle traffic on unpaved roads
- Drilling and blasting activities
- Sediment tracking onto paved roads
- Soils and debris storage piles
- Batch drop from front-end loaders
- Areas with unstabilized soil
- Final grading/site stabilization

- Limitations**
- Watering prevents dust only for a short period and should be applied daily (or more often) to be effective.
 - Over watering may cause erosion.



LANDIN & ASSOCIATES
BUILDING DESIGN CONSULTANTS

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(909) 489-0466 T.
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CONSULTANT:

Structural Design: TBD

PROJECT
RESIDENCE REMODEL
AND ADDITION

1362 LINDEN AVE.
GLENDALE, CA 91201

TITLE
CASQA SHEETS

ISSUANCES

REVISIONS

NO	DATE	BY	REMARKS

DRAWN BY: M.S.
CHECKED: A.L.
DATE: 5-03-21
SCALE: AS NOTED
JOB NO.

A-1.02



RESIDENTIAL MANDATORY MEASURES NEW, ADDITION AND ALTERATION

The 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CalGreen) requires all of the following provisions. These provisions apply to all newly constructed residential buildings including one- and two-family dwellings, townhomes, and multi-family units in low-rise and high-rise residential buildings such as apartments, condominiums, hotels and motels. These provisions also apply to the additions and alterations of existing residential buildings that increase the buildings conditioned area, volume, or size.

Please incorporate these requirements into the plans and sign the compliance statement at the end of this document. Provisions that are underlined and italicized shall be shown on the construction documents. The information listed here is an outline of the Mandatory Measures. For complete requirements and possible exceptions, please refer to the 2019 CALGreen Code. Code Sections in bold are City of Glendale additional mandatory CALGreen amendments.

ITEM #	CODE SECTION	REQUIREMENTS
Chapter 1 - ADMINISTRATION		
101.3.1	Scope	Applies to ALL newly constructed residential buildings: low-rise, high-rise and hotels/motels.
Chapter 3 - GREEN BUILDING		
301.3	Addition and Alterations	<ul style="list-style-type: none">Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.Requirements only apply within the specific area of the addition or alteration.
Chapter 4 - RESIDENTIAL MANDATORY MEASURES		
Division 4.1 - Planning and Design		
1	4.106.1	Site Development (Sec. 4.106) General. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas.
2	4.106.2	Storm water drainage and retention during construction. Projects which disturb less than one acre of soil and are not part of a larger common development, shall manage storm water drainage during construction. In order to manage storm store water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. <ul style="list-style-type: none">Retention basins of sufficient size shall be utilized to retain storm water on the site.Where storm water is conveyed to a public drainage system or gutter, water shall be filtered by use of a barrier system or wattle approved by the city.Compliance with all NPDES and City of Glendale Storm Water Management Ordinance. Note: Refer to the State Water Resource Control Board for projects which disturb one acre or more of soil, or part of a larger common plan of development which in total disturbs one acre or more of soil.

Residential Mandatory Checklist

Page 1 of 8

Updated: 01/01/2020

ITEM #	CODE SECTION	REQUIREMENTS
3	4.106.3	Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. (Does not apply to additions and alterations not altering the drainage path.)
4	4.106.4	Electric vehicle (EV) charging for new construction. New construction shall comply with the CalGreen Sections 4.106.4.1, 4.106.4.2 or 4.106.4.3 (Items 45, 46 and 47 below) to facilitate the future installation and use of electric vehicle (EV) chargers. Electric vehicle supply equipment (EVSE) when installed, shall be in accordance with the <i>California Electrical Code</i> .
5	4.106.4.1	EV charging for new one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit (nominal 1-inch inside diameter) that originates at the main service or subpanel and terminates into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The service panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel shall be permanently labeled to identify the breaker space as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". <i>Construction documents shall show the requirements above.</i>
6	4.106.4.2	EV charging for new multi-family dwellings. If residential parking is available on a building site, construction shall comply with the following requirements to facilitate future installation and use of electric vehicle (EV) chargers. <i>Plans and electrical load calculations shall clearly show the following:</i> <ul style="list-style-type: none">Ten-percent (10%) of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.Electric vehicle charging stations (EVCS) When EV chargers are installed, one in every 25 spaces shall comply with at least one of the following options:<ul style="list-style-type: none">The EV space shall be located adjacent to an accessible parking space meeting the requirements of the <i>California Building Code</i>, Chapter 11A, to allow use of the EV charger from the accessible parking space.The EV space shall be located on an accessible route to the building, as defined in the <i>California Building Code</i>, Chapter 2.Electric vehicle charging station (EV space) dimensions. Electric vehicle charging spaces (EV spaces) shall comply with the following dimensions:<ul style="list-style-type: none">Minimum length of each EV space: 18-ft.Minimum width of each EV space: 9-ft.One in every 25 EV spaces, but not less than one, shall also have an 8-foot wide accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than nominal 1-inch inside diameter. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed

Residential Mandatory Checklist

Page 2 of 8

Updated: 01/01/2020

ITEM #	CODE SECTION	REQUIREMENTS																		
		location of the EV spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit over-current protective device. Construction documents shall identify the raceway termination point.																		
		<p>f. Multiple EV spaces electrical requirements. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway methods, wiring schematics and electrical load calculation to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full-rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.</p> <p>g. Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the <i>California Electrical Code</i>.</p>																		
7	4.106.4.3	<p>EV charging for new hotels and motels. If hotel or motel parking is available on a building site, construction shall comply with the following requirements to facilitate future installation and use of electric vehicle (EV) chargers. <i>Plans and electrical load calculations shall clearly show the following:</i></p> <p>a. Number of required EV spaces. The total number of parking spaces provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number and shall be as follows:</p> <table><thead><tr><th>TOTAL NUMBER OF PARKING SPACES</th><th>NUMBER OF REQUIRED EV SPACES</th></tr></thead><tbody><tr><td>0 to 9</td><td>0</td></tr><tr><td>10 to 25</td><td>1</td></tr><tr><td>26 to 50</td><td>2</td></tr><tr><td>51 to 75</td><td>3</td></tr><tr><td>76 to 100</td><td>4</td></tr><tr><td>101 to 150</td><td>5</td></tr><tr><td>151 to 200</td><td>6</td></tr><tr><td>201 and over</td><td>At least 6% of total</td></tr></tbody></table> <p>b. Electric vehicle charging station (EV space) dimensions. Electric vehicle charging spaces (EV spaces) shall comply with the following dimensions:</p> <ul style="list-style-type: none">Minimum length of each EV space: 18-ft.Minimum width of each EV space: 9-ft. <p>c. Single EV space electrical requirements. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than nominal 1-inch inside diameter. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit over-current protective device. Construction documents shall identify the raceway termination point.</p> <p>d. Multiple EV spaces electrical requirements. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE.</p>	TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES	0 to 9	0	10 to 25	1	26 to 50	2	51 to 75	3	76 to 100	4	101 to 150	5	151 to 200	6	201 and over	At least 6% of total
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES																			
0 to 9	0																			
10 to 25	1																			
26 to 50	2																			
51 to 75	3																			
76 to 100	4																			
101 to 150	5																			
151 to 200	6																			
201 and over	At least 6% of total																			

Residential Mandatory Checklist

Page 3 of 8

Updated: 01/01/2020

ITEM #	CODE SECTION	REQUIREMENTS
8	4.106.5 (GBSC)	Water permeable surface. <i>Provide calculation on site plan to show proposed water permeable surfaces shall not be less than 20 percent of the total 60-90-day residential uncovered parking, walking or patio surfaces.</i> The primary driveway, the primary entry walkway and entry porch or landing and required accessible routes for persons with disability as required by Chapter 11A and / or 11B of CBC shall not be included when calculating the area required to be a permeable surface.
Division 4.2 - Energy Efficiency		
Performance Requirements (Sec. 4.201)		
9	5.201.1	Scope. This project shall comply with all applicable energy efficiency requirements as set forth in the 2019 California Energy Code. <i>Energy calculations and forms shall be included as part of the plans and drawings.</i>
Division 4.3 - Water Efficiency and Conservation		
Indoor Water Use (Sec. 4.303)		
10	4.303.1	Indoor water use. Plumbing fixtures and fittings shall comply with the following and <i>shall be shown on the construction documents:</i> <ul style="list-style-type: none">Water closets: Maximum 1.28 gallons per flushUrinals: Maximum 0.125 gallons per flush for wall-mounted. Other urinals: 0.5 gallons per flushSingle showerheads: Maximum flow rate of 2.0 gallons per minute at 80 psi.Multiple showerheads serving one shower: combined flow rate of all showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi.Lavatory faucets within dwelling units: Max flow rate of 1.2 gallons per minute at 60 psi. Minimum flow rate of 0.8 gallon per minute at 20 psi.Lavatory faucets in common and public use areas: Maximum flow rate of 0.5 gallons per minute at 60 psi.Metering faucets: Maximum 0.25 gallons per cycle.Kitchen faucets: Maximum flow rate of 1.8 gallons per minute at 60 psi. Plumbing fixtures and fittings shall be installed in accordance with the 2019 California Plumbing Code and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code. Note: All noncompliant plumbing fixtures in any residential property shall be replaced with water conserving plumbing fixtures. Plumbing fixtures replacement is required prior to issuance of a

Residential Mandatory Checklist

Page 4 of 8

Updated: 01/01/2020

ITEM #	CODE SECTION	REQUIREMENTS
11	4.304.1	Outdoor Water Use (Sec. 4.304) Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficiency landscape ordinance or the current California Department of Water Resources' Model Water Efficiency Landscape Ordinance (MWELO) whichever is more stringent. <i>Landscape plans shall show all outdoor water efficiency features of CalGreen Section 4.304.</i>
Division 4.4 - Material Conservation and Resource Efficiency		
Enhanced Durability and Reduced Maintenance (Sec. 4.406)		
12	4.406.1	Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in 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 city building inspector.
13	4.408.1	Construction Waste Reduction, Disposal and Recycling (Sec. 4.408) Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with the City of Glendale's Construction and Demolition Waste Reduction and Recycling Plan (CDWRRP) Ordinance. A City approved waste management company/hauler shall be used for recycling of construction waste. Documentation of compliance shall be provided to the City's Building and Safety Division. <i>The project shall complete the city's Construction and Demolition Waste Reduction and Recycling Plan form prior to the issuance of the building permit and pay the CDWRRP deposit.</i>
14	4.410.1	Building Maintenance and Operation (Sec. 4.410) Operation and Maintenance manual. The builder shall prepare an Operation and Maintenance Manual as outlined in 2019 CalGreen Section 4.410.1. The manual shall be given to the owner upon final approval by the building inspector. In such case where the property is being sold, it should be given to the new owner at the time of sale. A copy of the manual shall be available for the inspector prior to, or at the time of final inspection.
15	4.410.2	Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide a readily accessible area(s) that serves all buildings on the site and is identified for recycling. Contact the City's Public Works Integrated Waste Management Division for details of the City's recycling ordinance.
Division 4.5 - Environmental Quality		
Fireplaces (Sec. 4.503)		
16	4.503.1	Fireplaces. Any installed gas fireplace shall be direct vent sealed combustion type. New wood burning masonry fireplaces are not allowed per SCAQMD Rule 445.

Residential Mandatory Checklist

Page 5 of 8

Updated: 01/01/2020

ITEM #	CODE SECTION	REQUIREMENTS
Pollutant Control (Sec. 4.504)		
17	4.504.1	HVAC system Protection. During the construction process and until final startup of the HVAC system, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other method to reduce the amount of water, dust and debris which may enter the system.
18	4.504.2	Finish material pollutant control. Finish material pollutant control, shall comply as follows: <ul style="list-style-type: none">Adhesives, sealants and caulks used on this project shall comply with SCAQMD Rule 1168 for VOC limits and toxic compounds. Aerosol adhesives, sealants and caulks (in packaging units not more than one pound or 16 fluid ounces) shall comply with statewide VOC standards.Paints and coatings shall comply with VOC limits in CalGreen Table 4.504.3.Aerosol paints and coatings shall comply with statewide requirements and other requirements noted in CalGreen Section 4.504.2.3Carpet Systems. All carpeting and carpet cushion shall meet the requirements of the Carpet and Rug Institute Green Label Plus Program. Adhesives shall comply with VOC limits in CalGreen Table 4.504.1.Resilient flooring. Where installed, 80% of the floor area receiving resilient flooring shall comply with one or more of the standards listed in CalGreen Section 4.504.4.Composite wood products used on the interior or exterior of the building shall comply with the formaldehyde limits in CalGreen Table 4.504.5. Verification of compliance with the standards listed above shall be provided upon request to the building inspector.
Interior Moisture Control (Sec. 4.505)		
19	4.505.1	Interior moisture control. Buildings shall meet or exceed the provisions of the California Building Code: <ul style="list-style-type: none">Concrete Slab foundations. Concrete Slab-on-grade foundations/floors that are required to have a vapor retarder by the California Building Code section 1907 or the California Residential Code section R508, shall have a capillary break consisting of a 4-inch-thick base of 1/2 inch or larger clean aggregate with a vapor retarder in direct contact with the concrete. The concrete mix design shall address bleeding, shrinkage, and curling. For additional information, see American Concrete Institute, ACE 302.2R-06.Building materials with visible signs of water damage shall not be installed. Wall and floor framing lumber shall not be encased when the framing members exceed 19-percent moisture content. Moisture content shall be verified using one of the methods listed in CalGreen section 4.505.3.Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities.
Indoor Air Quality (Sec. 4.506)		
20	4.506.1	Indoor air quality and exhaust. Each bathroom (a room which contains a bathtub, shower, or tub/shower combination) shall be mechanically ventilated and shall comply with the following: <ul style="list-style-type: none">Exhaust fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

Residential Mandatory Checklist

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Updated: 01/01/2020

ITEM #	CODE SECTION	REQUIREMENTS
21	4.507.2	Environmental Comfort (Sec. 4.507) HVAC system design. HVAC systems shall be sized, designed and have equipment selected using the methods listed in CalGreen Section 4.507.2.
22	4.509.1 (GBSC)	Natural Light and Ventilation (Sec. 4.509) Natural light and ventilation. <i>Provide calculation of required natural light and ventilation on plans showing the following:</i> <ul style="list-style-type: none">The minimum glazed area for natural light shall not be less than 10 percent of the floor area of the room served.The minimum operable area for ventilation to the outdoors shall be 5 percent of the floor area of being ventilated.
Chapter 7 - INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS		
Qualifications (Sec. 702)		
23	702.1	General. New buildings shall comply with the requirements of CalGreen Chapter 7.
24	702.1	Installer and training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. <ul style="list-style-type: none">State certified apprenticeship programs.Public utility training programs.Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.Programs sponsored by manufacturing organizations.Other programs acceptable to the enforcing agency.
25	702.2	Special inspection. When required by the California Building Code, or the approved plans, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with the CalGreen Code. Special inspectors shall comply with the following: <ul style="list-style-type: none">Special Inspectors shall be approved by the City of Glendale Building & Safety Division prior to performing any special inspections of any component or system required by the CalGreen Code.Special Inspectors shall be qualified and able to demonstrate competence to the enforcing agency in the discipline which they are inspecting.Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting.

Residential Mandatory Checklist

Page 7 of 8

Updated: 01/01/2020

ITEM #	CODE SECTION	REQUIREMENTS
Verifications (Sec. 703)		
26	703.1	Documentation. Documentation used to show compliance with this code shall include but is not limited to: construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the City of Glendale which demonstrates substantial conformance.
COMPLIANCE STATEMENT		
27		Compliance Statement. As the design professional or designer of record for this project, I certify that this project will comply with all applicable provisions of the 2019 California Green Building Standards Code (CalGreen Code). Signature _____ Print Name _____ Company _____ Address _____ Date _____ License _____

Residential Mandatory Checklist

Page 8 of 8

Updated: 01/01/2020



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CONSULTANTS

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CONSULTANT:

Structural Design: TBD

PROJECT RESIDENCE REMODEL AND ADDITION

1362 LINDEN AVE.
GLENDALE, CA 91201

TITLE

GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES

CITY OF GLENDALE

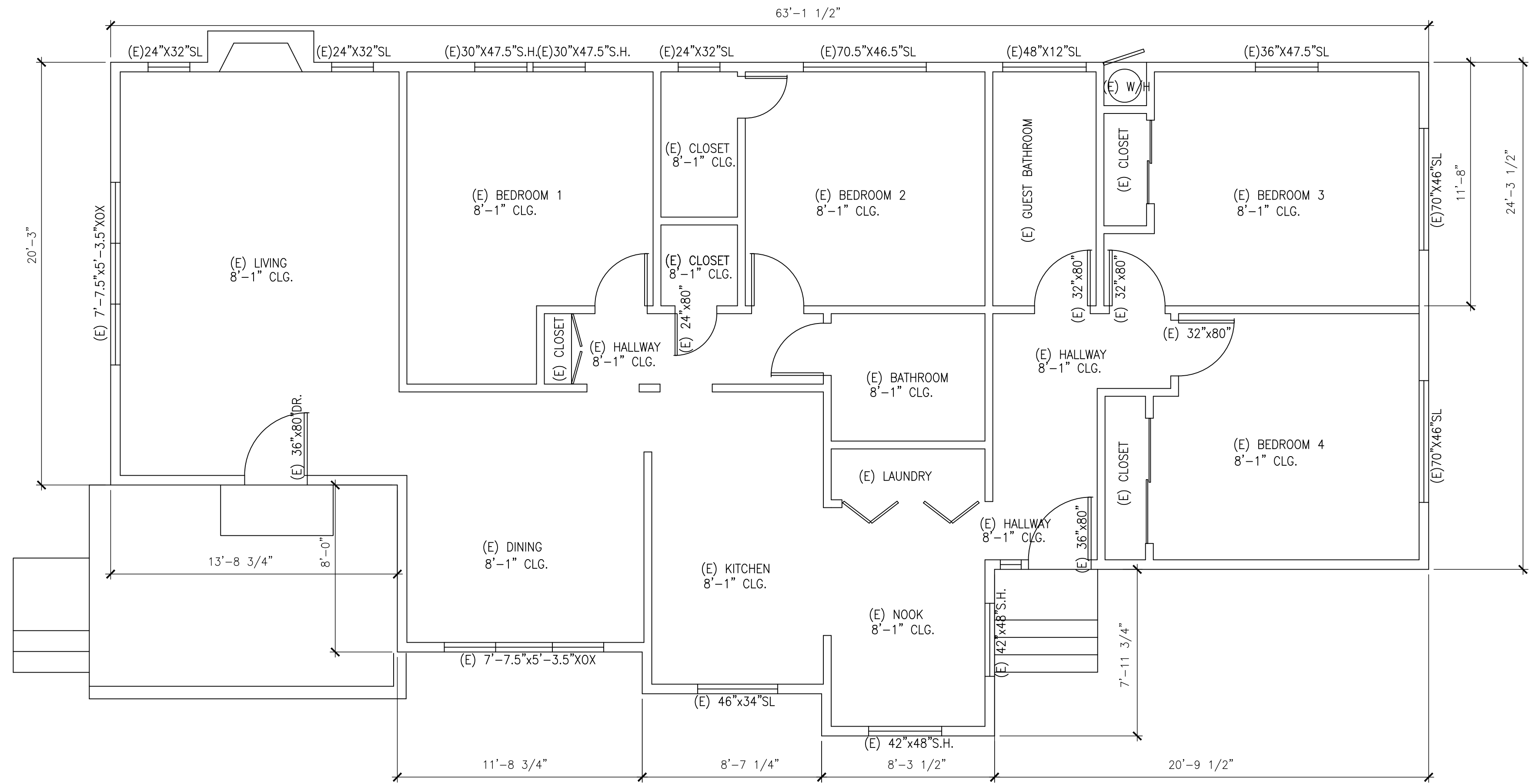
ISSUANCES

REVISIONS

NO	DATE	BY	REMARKS
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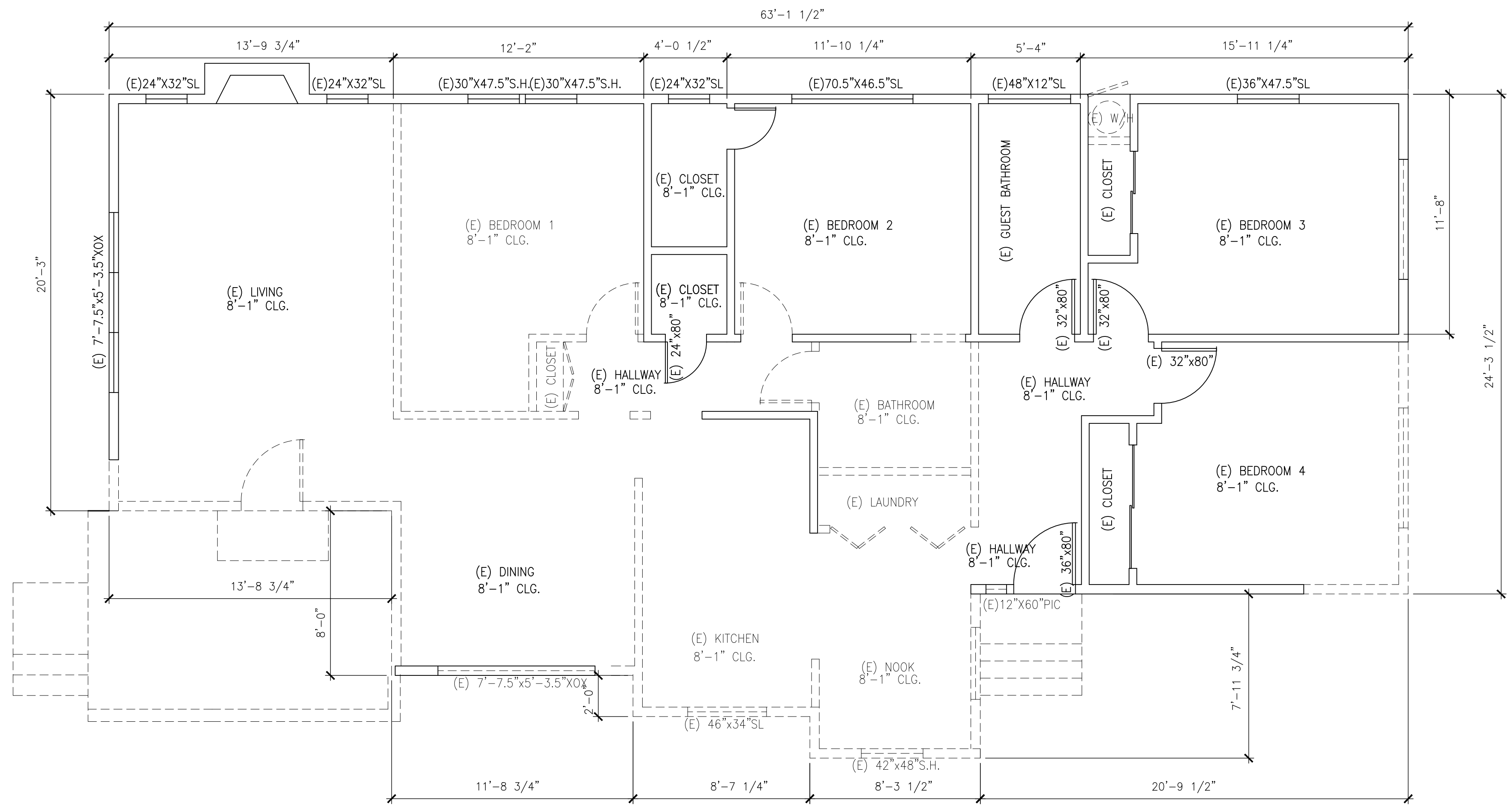
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CHECKED: A.L.
DATE: 5-03-21
SCALE: AS NOTED
JOB NO.

A-11



EXISTING FLOOR PLAN N

1/4"=1'-0"



DEMO FLOOR PLAN N

1/4"=1'-0"

LEGEND

- (E) EXISTING/WALL
- (N)/(P) NEW/PROPOSED/WALL
- (E) WALL TO BE DEMOLISHED



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PROJECT
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AND ADDITION

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TITLE
(E)/DEMO
FLOOR PLANS

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- i. FOR PURPOSES OF THIS SECTION, ROOF AREA SHALL BE CALCULATED AS THE HORIZONTAL AREA COVERING THE FLOOR AREA.
- ii. FOR PURPOSES OF THIS SECTION, EXTERIOR WALLS ARE THOSE WALLS OR PORTIONS THEREOF WHICH ARE COVERED BY OR ATTACHED TO A ROOF.
- iii. FOR PURPOSES OF THIS SECTION, OPERABLE DOORS AND WINDOWS SHALL NOT BE CALCULATED AS WALL AREA. HOWEVER, IF THE ENTIRE WALL OR WALL SEGMENT, WHICH CONTAINS THE DOOR AND/OR WINDOW OPENINGS, IS TO BE DEMOLISHED OR ABANDONED IN PLACE, THEN THE DOOR AND WINDOW OPENINGS SHALL BE CONSIDERED DEMOLISHED OR ABANDONED IN PLACE AND CALCULATED AS WALL AREA.
- iv. FOR PURPOSES OF THIS SECTION, WALLS OR WALL SEGMENTS SHALL BE CONSIDERED TO BE ALL THE AREA OF THE WALL WITHIN A PLANE. WALL SEGMENTS WHICH ARE CURVED SHALL BE CALCULATED AS STARTING AND ENDING AT THE ENDS OF THE CURVE.
- v. FOR PURPOSES OF THIS SECTION, ENLARGEMENT OF WINDOW OR DOOR OPENINGS SHALL BE CONSIDERED AS DEMOLISHING THE AREA BY WHICH THE OPENING IS ENLARGED. DIMINISHMENT OF THE AREA OF AN OPENING SHALL NOT BE CONSIDERED DEMOLITION OR VOLUNTARY RECONSTRUCTION UNLESS THE ENTIRE WALL OR WALL SEGMENT, WHICH CONTAINS THE OPENING, IS TO BE DEMOLISHED OR ABANDONED IN PLACE.

WALL HEIGHT: FLOOR TO TOP OF TOP PLATE
8'-1" (97")

FLOOR FRAMING & FOUNDATION TO REMAIN.
PROPOSED ADDITION & REMODEL TO
MAINTAIN EXISTING FINISH FLOOR HEIGHT.

ROOF FRAMING/TOP PLATE TO REMAIN.
GABLE ENDS TO BE RETROFITTED FOR
REMODELED ROOF.

SEE A-2.02 FOR ELEVATION DIAGRAMS OF
GABLE AREA CALCS.

1	=	13'-8 3/4" * 8'-1"	
	=	13.729167 * 8.083	
TOTAL SURFACE		110.973	SQ. FT.
DEMO		110.973	SQ. FT.
KEEP		0	

2	= 8'-0" * 8'-1"	
	= 8 * 8.083	
TOTAL WALL	64.664	SQ. FT.
GABLE/PARTIAL GABLE AREA		ABOVE WALL:
SEE DIAGRAM	= 26.16	SQ. FT.
TOTAL WALL AREA	64.664 + 26.16	
	= 90.824	
DEMO	90.824	SQ. FT.
KEEP	0	

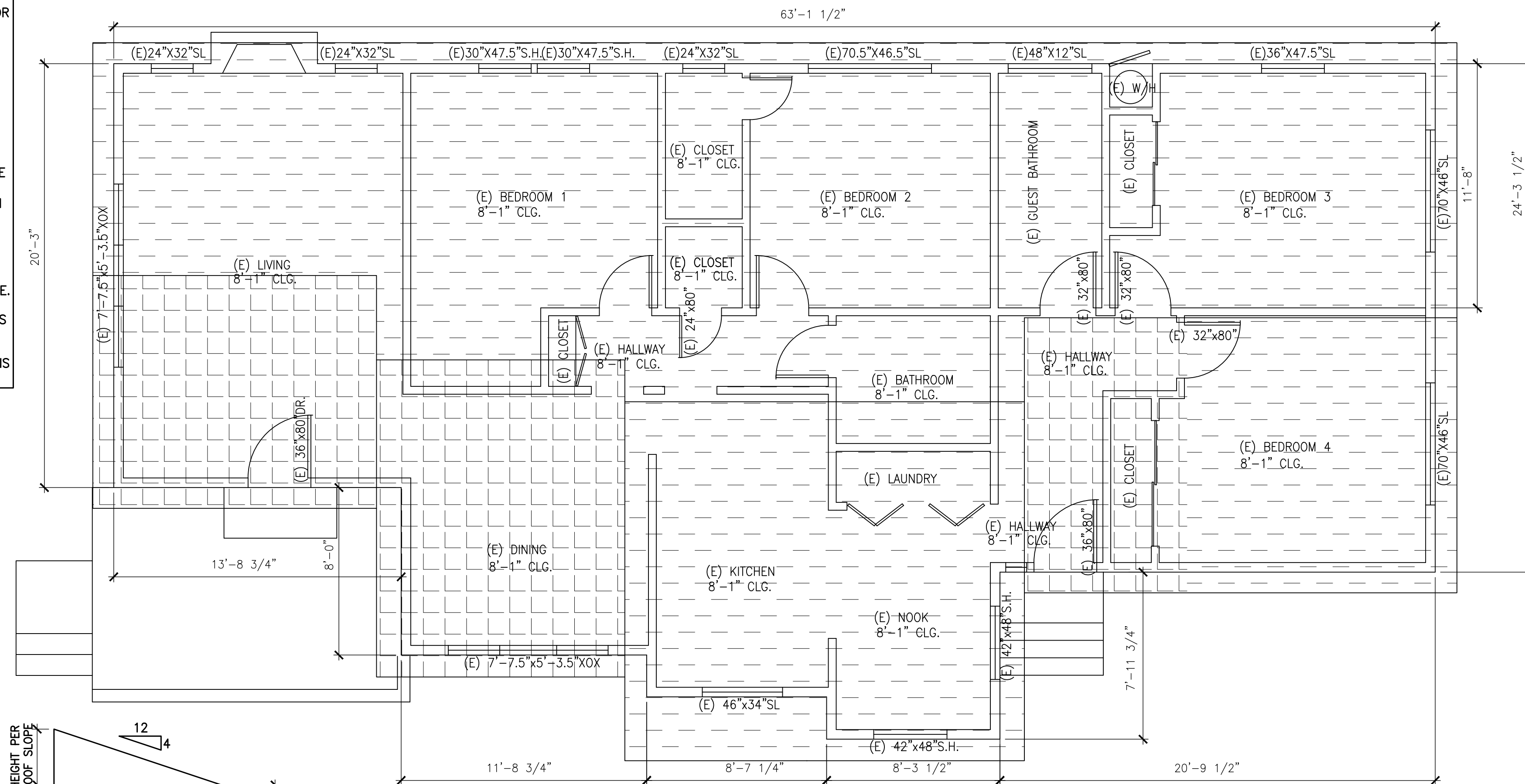
3	= 11'-8 3/4" * 8'-1"	
	= 11.729167 * 8.083	
TOTAL WALL	94.807	SQ. FT.
DEMO WALL	- 9.262	SQ. FT.
DEMO AREA NEXT TO AND UNDER WINDOW; (1'-11 1/4)	-15.66	SQ. FT.
KEEP	69.885	SQ. FT.

$4 = 2'-0" * 8'-1"$ $= 2 * 8.083$		
TOTAL WALL	16.166	SQ. FT.
GABLE/PARTIAL GABLE AREA ABOVE WALL;		
SEE DIAGRAM	= 11.80	SQ. FT.
TOTAL WALL AREA	= 16.166 + 11.80	
	= 17.496	
DEMO	29.296	SQ. FT.
KEEP	0	

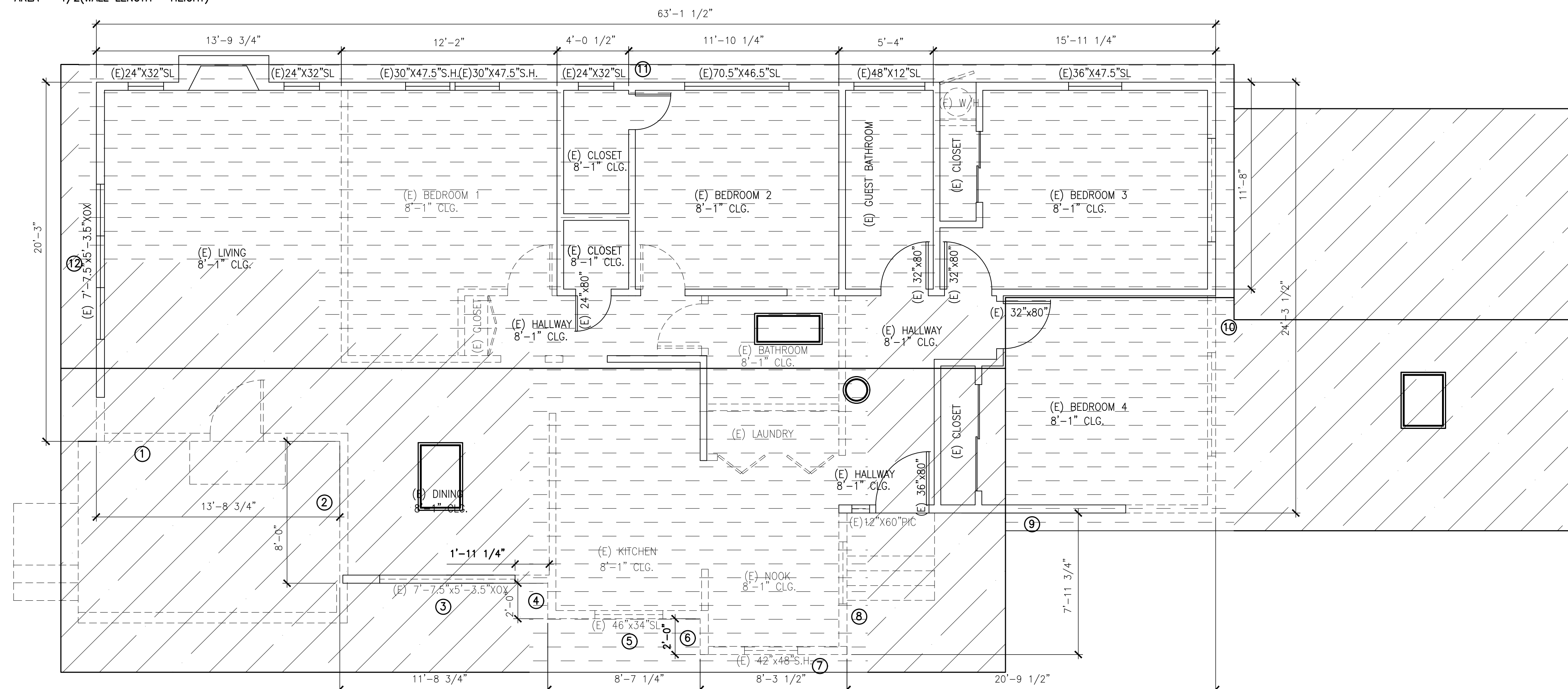
5	= 8'-7 1/4" * 8'-7 1/4"	
	= 8.604 * 8.604	
TOTAL SURFACE	74.02	SQ. FT.
DEMO	74.02	SQ. FT.
KEEP	0	

6	= 2'-0" * 8'-1"	
	= 2 * 8.083	
TOTAL WALL	16.166	SQ. FT.
GABLE/PARTIAL GABLE AREA ABOVE WALL;		
	= 1/2(2'-0" * 0'-8")	
	= 1/2(2 * 2/3) = 1.33'	
TOTAL WALL AREA	16.166 + 1.33	
	= 17.496	
DEMO	17.496	SQ. FT.
KEEP	0	

	TOTALS DEMO		
TOTAL WALL SURFACE AREA	1842.38'	SQ. FT.	
DEMO	829.21'	SQ. FT.	
KEEP	1013.17'	SQ. FT.	
TOTAL ROOF AREA	1859.24'	SQ. FT.	
DEMO	432.49'	SQ. FT.	
KEEP	1426.75'	SQ. FT.	
TOTAL SQ FT AREA	3701.62'	SQ. FT.	
DEMO	1261.70'	SQ. FT.	
KEEP	2439.92'	SQ. FT.	
DEMO	34%		
KEEP	66%		



EXISTING FLOOR PLAN N



DEMO FLOOR PLAN

1/4"=1'-0"

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PROJECT
**RESIDENCE REMODEL
AND ADDITION**

1362 LINDEN AVE.
GLENDALE, CA 91201

TITLE
**(E)/DEMO
FLOOR PLANS**

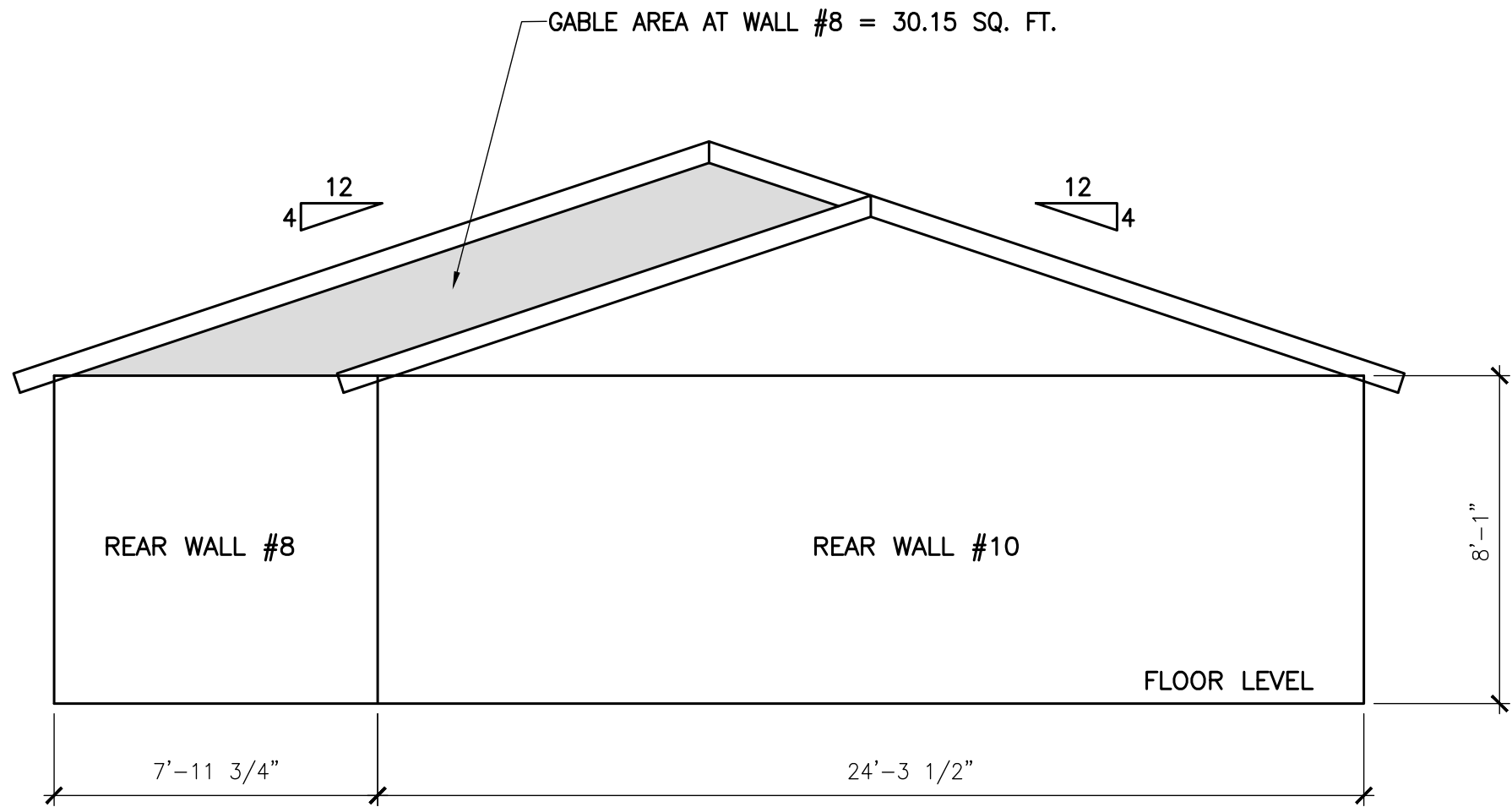
ISSUANCES

REVISIONS

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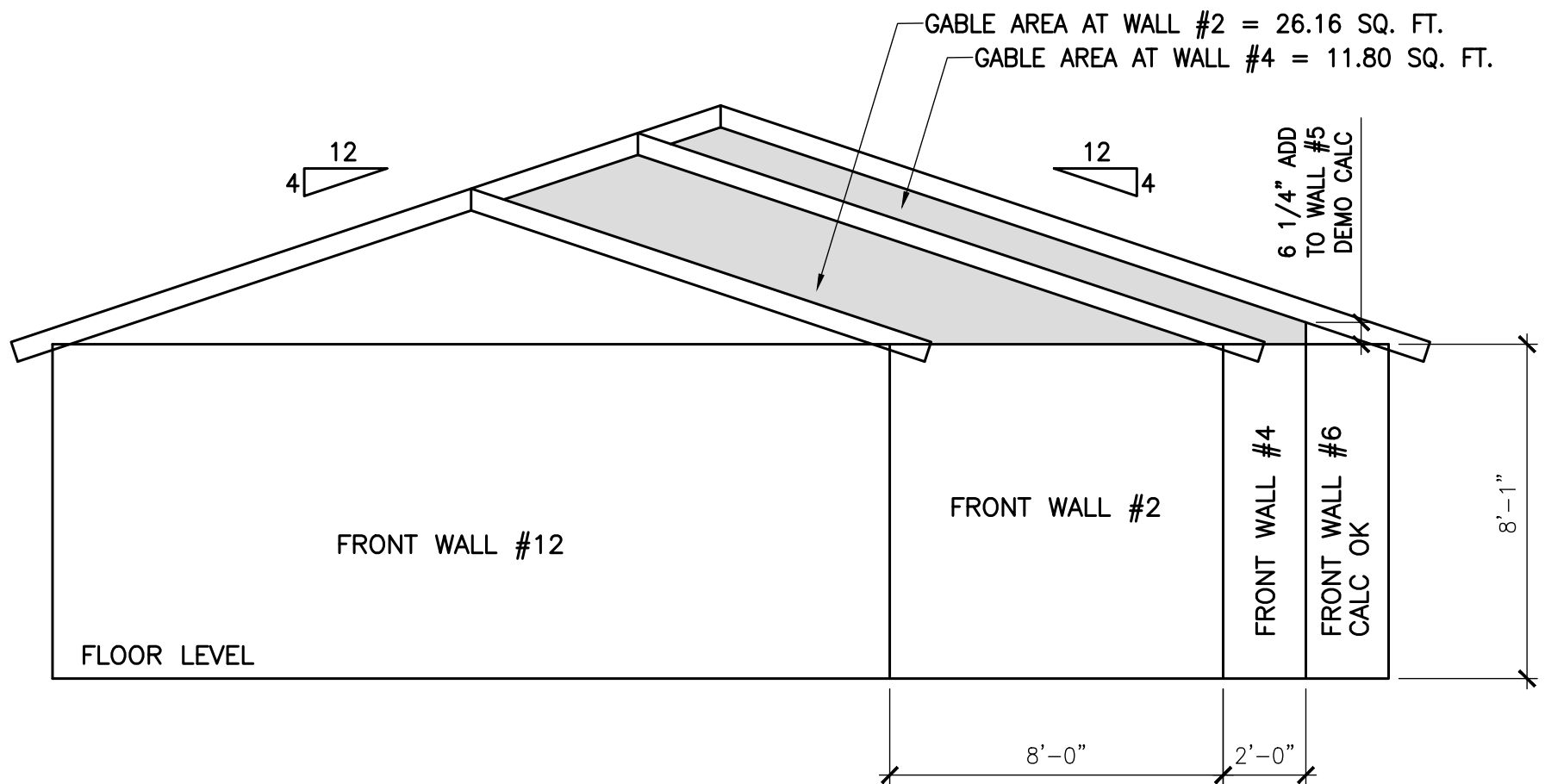
A-2.01



NOTE: EXISTING FLOOR LEVEL IS TO REMAIN. PROPOSED FLOOR LEVEL IS TO MATCH EXISTING FLOOR LEVEL. NO CRIPPLE/FOUNDATION WALLS BELOW THE EXISTING FLOOR LEVEL ARE TO BE REMOVED, THEREFORE NOT APPLICABLE TO DEMO CALCS.

REAR ELEVATION DIAGRAM

1/4"=1'-0"



NOTE: EXISTING FLOOR LEVEL IS TO REMAIN. PROPOSED FLOOR LEVEL IS TO MATCH EXISTING FLOOR LEVEL. NO CRIPPLE/FOUNDATION WALLS BELOW THE EXISTING FLOOR LEVEL ARE TO BE REMOVED, THEREFORE NOT APPLICABLE TO DEMO CALCS.

FRONT ELEVATION DIAGRAM

1/4"=1'-0"



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TITLE
DEMO CALCS -
ELEVATION
DIAGRAMS

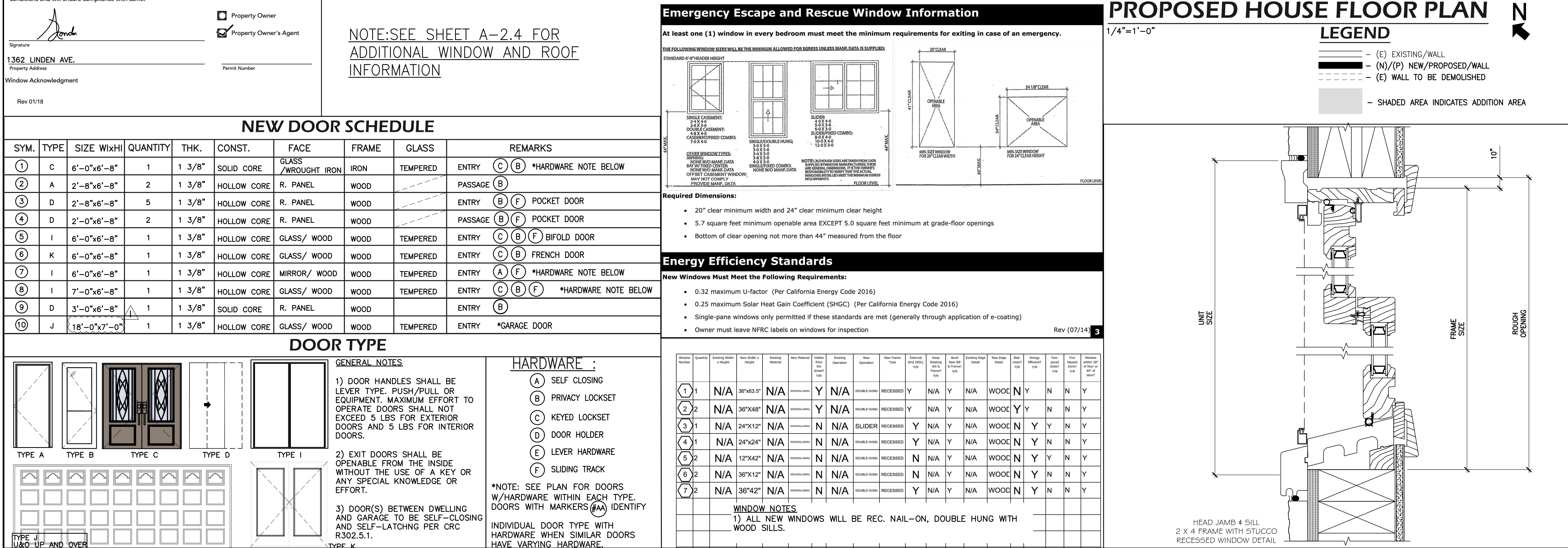
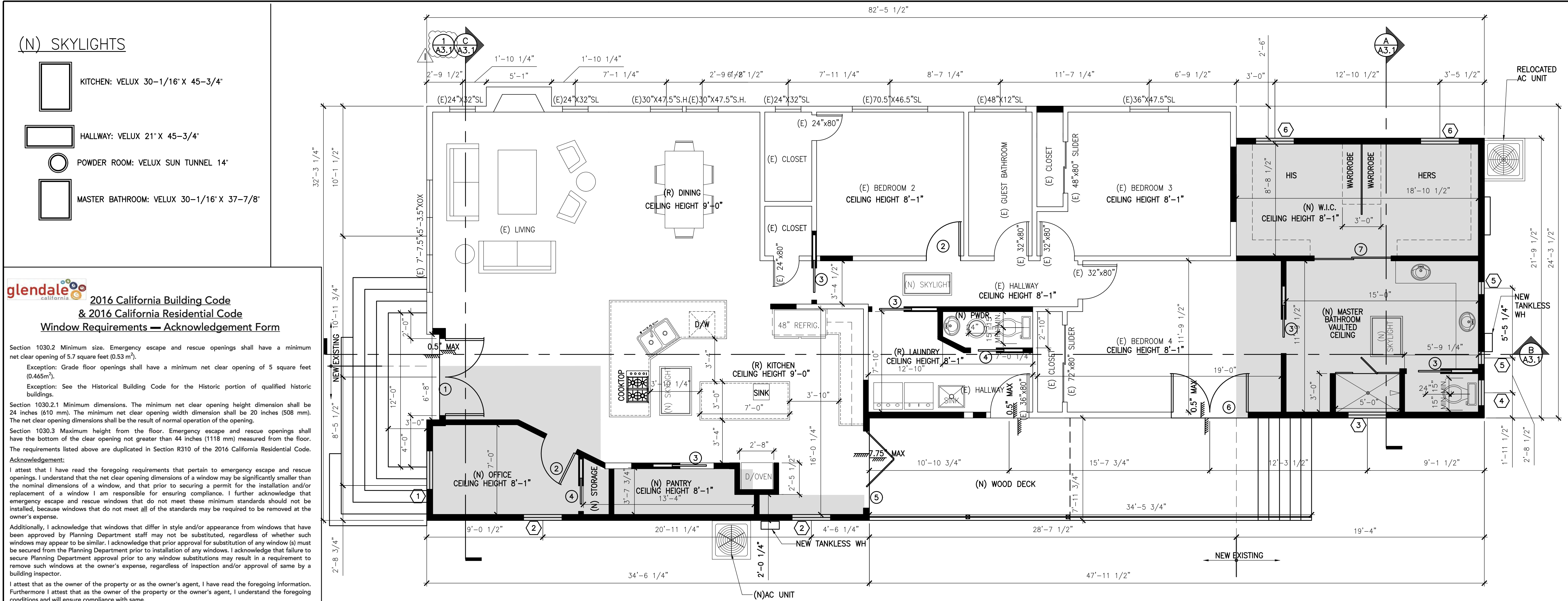
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PROJECT
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1362 LINDEN AVE.
GLENDALE, CA 91201

TITLE
(P) HOUSE FLOOR PLAN

1/4"=1'-0"

LEGEND

- (E) EXISTING/WALL
- (N)/(P) NEW/PROPOSED/WALL
- (E) WALL TO BE DEMOLISHED
- SHADED AREA INDICATES ADDITION AREA

UNIT SIZE

FRAME SIZE

ROUGH OPENING

HEAD JAMB & SILL
2 X 4 FRAME WITH STUCCO
RECESSED WINDOW DETAIL



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TITLE

MEP LAYOUT

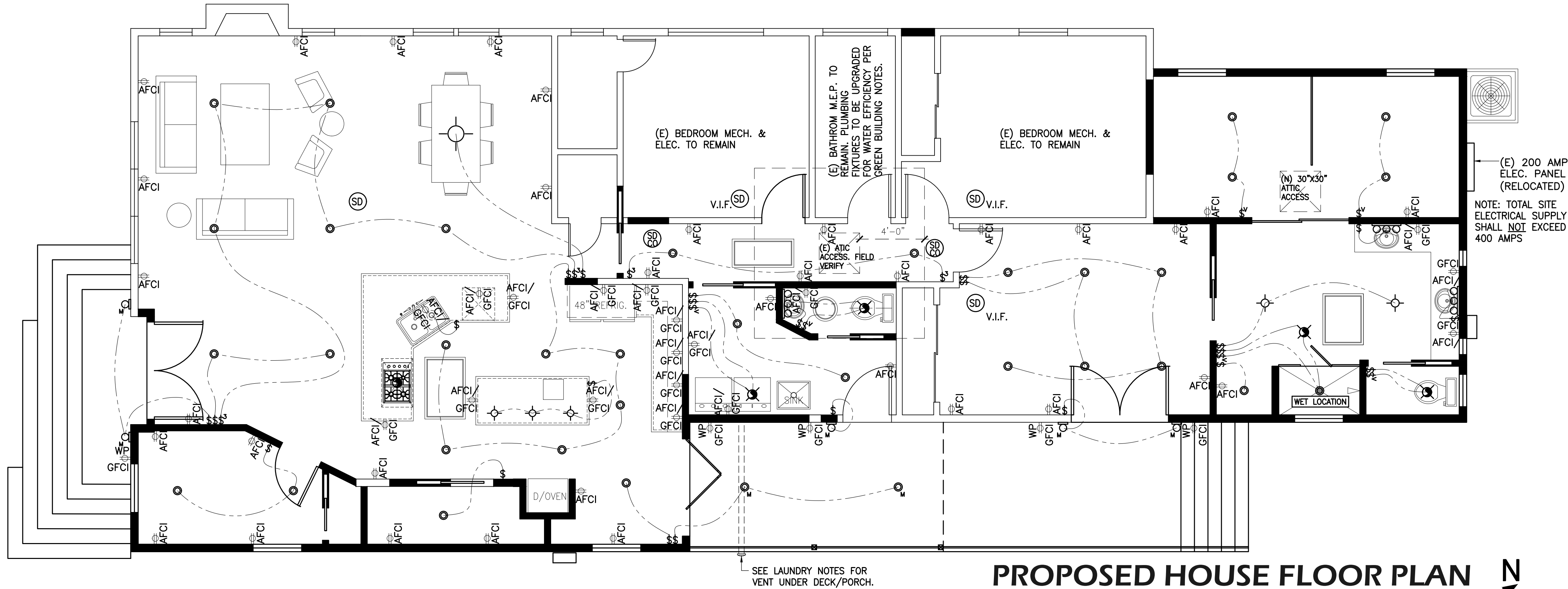
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A-2.2



IAQ VENTILATION AS INDICATED BELOW:
FAN VENTILATION RATE METHOD
MAIN RESIDENCE 2,238.45 SQ. FT.
 $Q_{fan} = 0.01 \text{ floor} + 7.5 (\text{Nbr} + 1)$
 $0.01(2,238.45) + 7.5 (3+1) = 89.26 \text{ CFM}$
 $22.38 + 30 = 52.38 \text{ CFM}$
FOR BATHROOM OR LAUNDRY ROOM EXHAUST FAN TO MEET IAQ AND STANDARD REQUIREMENT: MIN. 50 CFM + 52.31 CFM = 102.31 CFM COMBINED.
PROVIDING: 2 PANASONIC WHISPERGREEN SELECT, MODEL FV115VK2 @ 150 CFM.

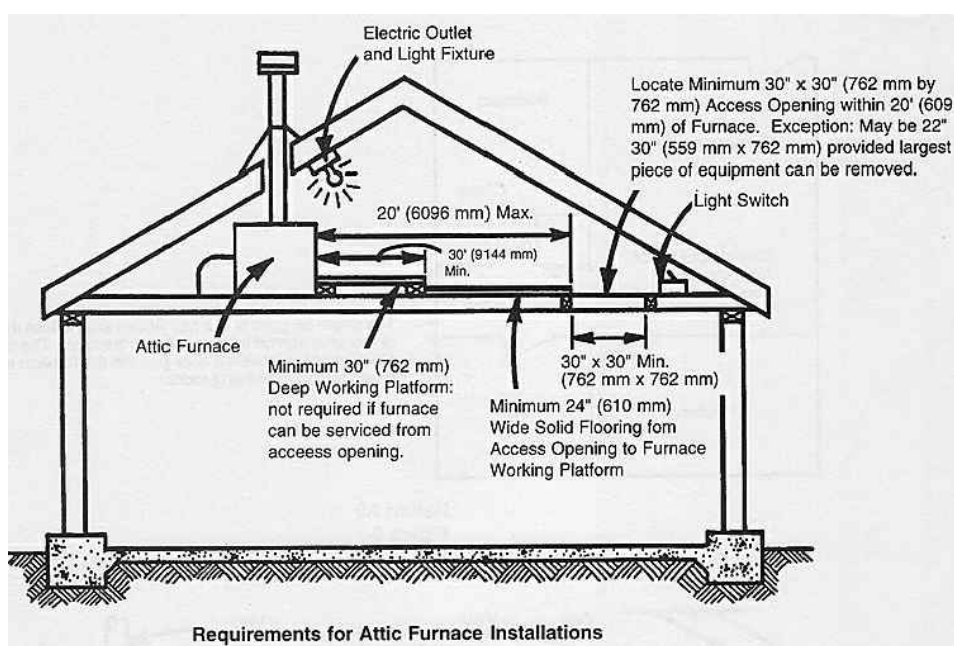
ELECTRICAL / MECHANICAL NOTES & LEGEND

- LIGHTING FIXTURES LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. (CEC 410.10)
- ☒ - LIGHTED EXHAUST FAN w/ BACKDRAFT DAMPER (MIN. 50 CFM). ENERGY STAR RATED. EXHAUST FANS WITH INTEGRAL LIGHTING SYSTEM SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM OR HAVE A LIGHTING SYSTEM THAT CAN BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.
 - ☒ - NON-LIGHTED EXHAUST FAN w/SAME REQ. NOTED ABOVE.
- UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, THE FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80%. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO AN EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E. BUILT-IN).
- SD - SMOKE DETECTOR (HARD WIRED) w/ BATTERY BACKUP SMOKE ALARMS SHOULD SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE. THEY ARE REQUIRED IN EACH SLEEPING ROOM AND THE AREA IMMEDIATELY ADJACENT AND PROVIDING ACCESS TO THE BEDROOM(S). THEY SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. A SMOKE ALARM IS REQUIRED IN EACH STORY OF A DWELLING UNIT INCLUDING BASEMENTS AND HABITABLE ATTICS. RETROFIT ALARMS CAN BE BATTERY OPERATED.
 - CB - COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE ALARM HARD WIRED w/ BATTERY BACKUP, SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. RETROFIT ALARMS CAN BE BATTERY OPERATED.
 - AFCI - ARC FAULT CIRCUIT (DUPLEX) INTERRUPTER AT MAX. 6' O.C.
 - ALL NEW INTERIOR LIGHTING, SD, CMA, RECEPTACLE OUTLETS, IN CLOSET AND BEDROOM TO BE PROTECTED ON THE SUPPLY SIDE BY A COMBINATION TYPE ARC FAULT CIRCUIT INTERRUPTER.
 - ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNITS (INCLUDING CLOSETS AND HALLWAYS) SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTIONS OF THE BRANCH CIRCUIT. (CEC210.12(B)). [BATHROOMS AND GARAGES ARE EXEMPT]
 - TAMPER RESISTANT OUTLETS-- IN ALL AREAS SPECIFIED IN SECTION 210.52, ALL NON-LOCKING 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC406.11) [BATHROOMS AND GARAGES ARE EXEMPT]
 - RECEPTACLE FACEPLATES SHALL BE INSTALLED SO AS TO COMPLETELY COVER THE OPENING AND SEAT AGAINST THE MOUNTING SURFACE.
 - DAMPER OR WET LOCATIONS: ALL 15 AND 20-AMP, 125 AND 250-VOLT RECEPTACLES SHALL BE LISTED WEATHER-RESISTANT TYPE.
 - GFCI & AFCI PROTECTION SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
 - GROUND FAULT (DUPLEX) INTERRUPTER (PROVIDE A 20 A. DEDICATED CIRCUIT FOR BATHROOM RECEPTACLES)
 - COMBINATION ARC AND GROUND FAULT (DUPLEX) INTERRUPTER
 - WEATHER PROTECTED GROUND FAULT INTERRUPTER

- SINGLE POLE SWITCH (TIMER CAPABLE SWITCHES PER PLAN)
 - SINGLE POLE SWITCH w/ DIMMER
 - SINGLE POLE SWITCH w/ MOTION SENSOR
 - 3 WAY SWITCH
 - LIGHT SWITCH WITH VACANCY SENSOR.
- NOTE:** GARAGES, LAUNDRY, AND UTILITY DESIGNATED AREAS SHALL HAVE HIGH EFFICACY LUMINAIRES AND SHALL BE CONTROL BY MEANS OF A MANUAL SWITCH AND VACANCY SENSOR
- 4" RECESS LIGHT (AIR TIGHT, INSULATED COVERED), HIGH EFFICACY (LED) 9W
 - WALL MOUNTED LIGHT FIXTURE (SINGLE) HIGH EFFICACY (LED)
 - PHOTO & MOTION SENSOR. SEE PLAN
 - WALL MOUNTED LIGHT FIXTURE (MULTIPLE) HIGH EFFICACY (LED)
 - UNDER CABINET MOUNTED LIGHT FIXTURE (MULTIPLE) HIGH EFFICACY (LED)
 - HANGING LIGHT HIGH EFFICACY (LED)
 - PHOTO & MOTION SENSOR. SEE PLAN
 - FLUORESCENT
 - HOSE BIB (ANTI-SIPHON DEVICE)
 - EV CHARGING RACEWAY
 - TERMINATION PORT
 - CEILING FAN
- NOTE :**
- HIGH EFFICACY LUMINAIRES MUST BE PINED BASED OR LED
 - ALL LUMINAIRES INSTALLED OVER THE BATHTUB SHALL BE MARKED "SUITABLE FOR DAMP LOCATIONS"

- SMOKE DETECTORS/CARBON MONOXIDE ALARM REQUIREMENTS:**
SMOKE DETECTORS ARE REQUIRED TO BE MOUNTED ON THE CEILING OR WALL AND LOCATED AS SPECIFIED BELOW. IF RETROFITTED, DETECTORS MAY BE BATTERY OPERATED (CODE REFERENCES: CBC § 907.2.11.2 AND CRC § R314).
- IN EACH SLEEPING ROOM
 - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN IMMEDIATE VICINITY OF THE BEDROOMS
 - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS
 - NOT LESS THAN 3 FEET FROM A DOOR OR OPENING OUTSIDE OF A BATHROOM THAT CONTAINS BATHROOM OR SHOWER UNLESS IT AFFECTS A-C.
 - SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA72.
 - BATTERY SMOKE ALARM IS PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE.
 - DETECTORS MUST BE UL 2034/2075 RATED
- FOR BUILDINGS WITH FUEL-BURNING APPLIANCES AND/OR ATTACHED GARAGES, PROVIDE AN APPROVED CARBON MONOXIDE ALARM AT:
- A. OUTSIDE OF WAH SEPARATE SLEEPING AREA IN THE IMMEDIATE CIVINITY OF THE BEDROOMS.
 - B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS
 - C. WHERE FUEL-BURNING APPLIANCES ARE IN BEDROOM OR ATTACHED BATHROOM
 - D. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP
 - E. BATTERY CARBON MONOXIDE ALARM IS PERMITTED IN EXISTING DWELLING UNITS WHERE NO CONSTRUCTION IS TAKING PLACE.

F.A.U. DETAIL



- CARBON MONOXIDE ALARMS ARE REQUIRED TO BE MOUNTED ON THE WALL OR CEILING OR OTHER LOCATION AS SPECIFIED IN THE MANUFACTURER'S INSTALLATION INSTRUCTION AND LOCATED AS SPECIFIED BELOW. IF RETROFITTED, ALARMS MAY BE BATTERY OPERATED WHERE THE REPAIRS OR ALTERATIONS DO NOT RESULT IN REMOVING WALL AND CEILING FINISHES OR THERE IS NO ACCESS TO THE ATTIC, BASEMENT OR CRAWL SPACE (CODE REFERENCES: CBC § 915.4 AND CRC § R315).
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION REQUIRING PERMIT EXCEEDING \$1000 [CRC R315.1, R315.2]
- A) SMOKE DETECTORS SHALL BE HARD WIRED AND SHALL BE EQUIPPED WITH BATTERY BACKUP. [CRC R315.1.1].
 - B) CO ALARMS SHALL BE LISTED IN COMPLIANCE WITH UL 2034, UL2075, AND/OR NFPA 720. [CRC R315.3]
 - C) CO ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE (E) BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT. [CRC R315.3]
 - D) SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R315.1.2]
 - E) IN AN EXISTING DWELLING UNIT, A CO ALARM IS PERMITTED TO BE BATTERY OPERATED WHERE REPAIR OR ALTERATION DO NOT RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES OR THERE IS NOT ACCESS BY MEANS OF ATTIC, BASEMENT, OR CRAWL SPACE. [CRC R315.1.1 EXCEPTIONS 2]

PLUMBING NOTES:

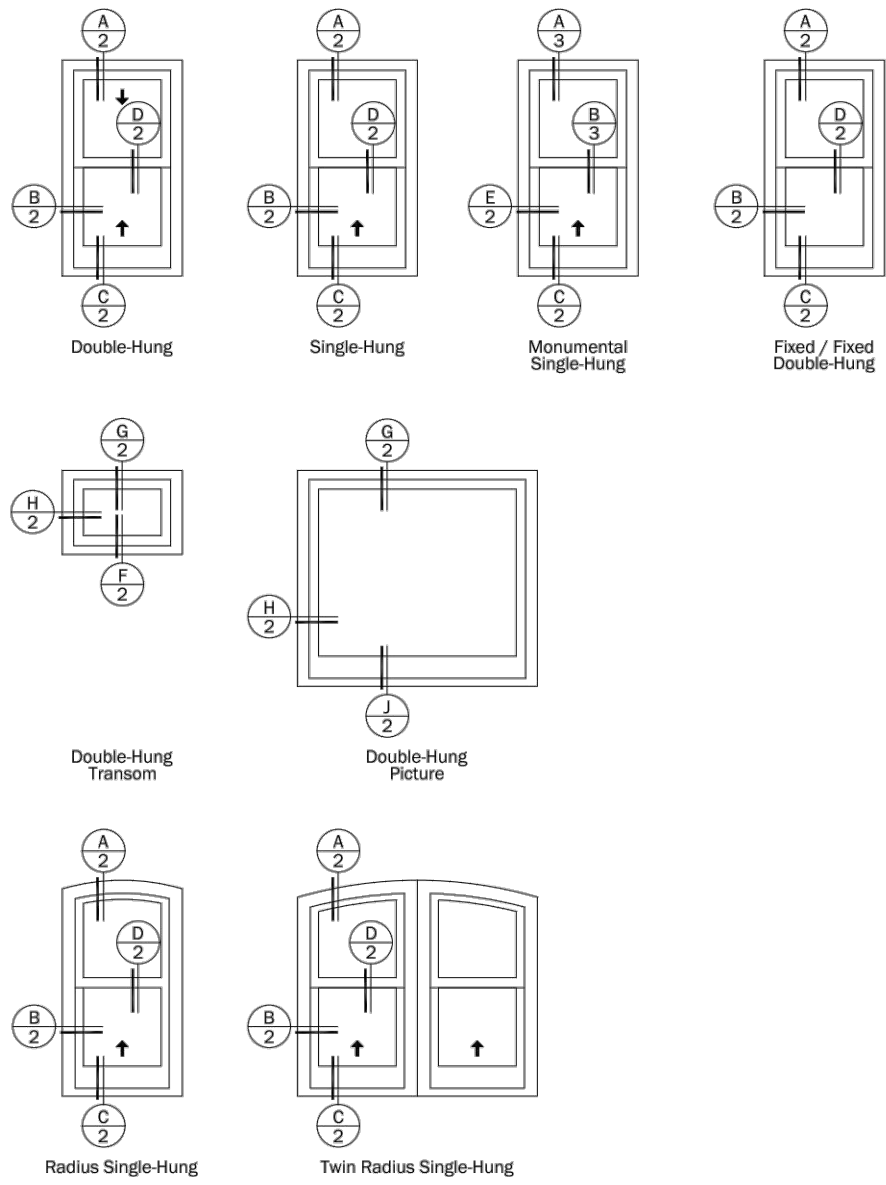
- SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC MIXING VALVE TYPE CONFORMING TO ASSE 1016 OR ASME A112.12.1/CSA B125.1. HANDLE POSITIONS SHALL BE ADJUSTED TO DELIVER A MINIMUM MIXED WATER SETTING OF 120°F
 - MAXIMUM FLOW RATE STANDARDS:
 - WATER CLOSETS: 1.2 GPF
 - URINALS: 0.5 GPF
 - SHOWERHEADS: 1.8 GPM AT 80psi
 - MULTIPLE SHOWERHEADS: 1.8 GPM AT 80psi FOR ALL COMBINED SHOWERHEADS
 - LAVATORY FAUCETS: 1.2 GPM
 - KITCHEN FAUCETS: 1.8 GPM AT 60psi
 - WALL COVERING OF SHOWERS OR TUBS WITHIN SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE DRAIN INLET.
 - PROVIDE SCHEDULE 40 STEEL PIPE FOR NEW GAS LINES.
- ADDITIONAL M.E.P. NOTES:**
BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH MINIMUM GLAZING AREA OF 3 S.F. ONE-HALF OF WHICH IS OPENABLE. THE GLAZED AREAS ARE NOT REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION OF 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS VENTILATION ARE PROVIDED.
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE THE BATHTUBS WITH SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NO LESS THAN 6 FT. ABOVE THE FLOOR.
- SHOWER DOORS SHALL SWING OUT. NET AREA OF SHOWER RECEPTOR SHALL BE NO LESS THAN 1,024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30-IN. DIA. CIRCLE.
- NEW INSTALLATION OF WATER HEATER SHALL HAVE ALL THE FOLLOWING AND PER 2019 ENERGY STANDARDS:
- A 120V. ELECTRICAL RECEPTACLE WITHIN 3 FEET FROM WATER HEATER AND ACCESSIBLE WITH NO OBSTRUCTIONS.
 - A CATEGORY III OR IV VENT OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN OUTSIDE AND WATER HEATER.
 - A CONDENSATE DRAIN NO MORE THAN 2 INCHES HIGHER THAN THE BASE ON WATER HEATER FOR NATURAL DRAINING.
 - A GAS SUPPLY LINE WITH CAPACITY OF AT LEAST 200,000 BTU/HR.
- DUCT LEAKAGE TESTING IS REQUIRED TO VERIFY A TOTAL LEAKAGE RATE OF LESS THAN 6% OF THE TOTAL FAN FLOW.
- PROVIDE APPROVED METALLIC WATER LINE CONNECTORS FROM SHUTOFFS TO PLUMBING FIXTURES. RUBBER AND PLASTICS ARE NOT PERMITTED.
- TRAPS FOR ISLAND SINK SHALL BE ROUGHED IN ABOVE THE FLOOR AND MAY BE VENT AS HIGH AS POSSIBLE, BUT NOT LESS THAN THE DRAIN BOARD HEIGHT AND IMMEDIATELY DOWNSTREAM FROM THE VERTICAL FIXTURE DRAIN.
- VERIFY THAT ALL PLUMBING FIXTURES IN THE UNIT COMPLY WITH SENATE BILL 407.
- WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SEC. 604.1 OF THE CALIFORNIA PLUMBING CODE. PEX, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 604 OF THE CPC. INSTALLATION STANDARDS OF APPENDIX I OF THE CPC AND MANUFACTURERS' RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN SEC 604.1.(D) OF THE CPC PRIOR TO PERMIT ISSUANCE.
- MINIMUM SEWER SLOPE TO BE 2%.
- PLASTIC AND COPPER PIPING RUN THROUGH FRAMING MEMBERS TO WITHIN ONE INCH OF THE EXPOSED FRAMING SHALL BE PROTECTED BY STEEL NAIL PLATES NOT LESS THAN 18 GAUGE

LAUNDRY NOTES

- 4" DRYER DISCHARGE VENT**
MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING SHALL BE EQUIPPED WITH A BACK DRAFT DAMEP A MINIMUM 4" METAL DUCT WITH SMOOTH INTERIOR SURFACES SHALL BE PROVIDED. DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14' INCLUDING 2 90 DEGREE ELBOW UNLESS PERMITTED BY THE MANUFACTURER.
- NOTES:**
LAUNDRY ROOM SHALL BE DESIGNED FOR COMBUSTION AIR AND MAKEUP AIR FOR DOMESTIC CLOTHES DRYERS IN ACCORDANCE WITH CMC 504.4.1 (1).
- CMC 504.4.1 (1):** MAKEUP AIR SHALL BE PROVIDED FOR TYPE 1 CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. [NFPA 54:10.4.3.1]. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NOT LESS THAN 100 SQUARE INCHES (0.065 m²) FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS.
- IN THE CASE OF THE RESIDENTIAL ADDITION. LAUNDRY ROOM DOOR SHALL BE LOUVERED.

E-Series

Double Hung & Single Hung Windows

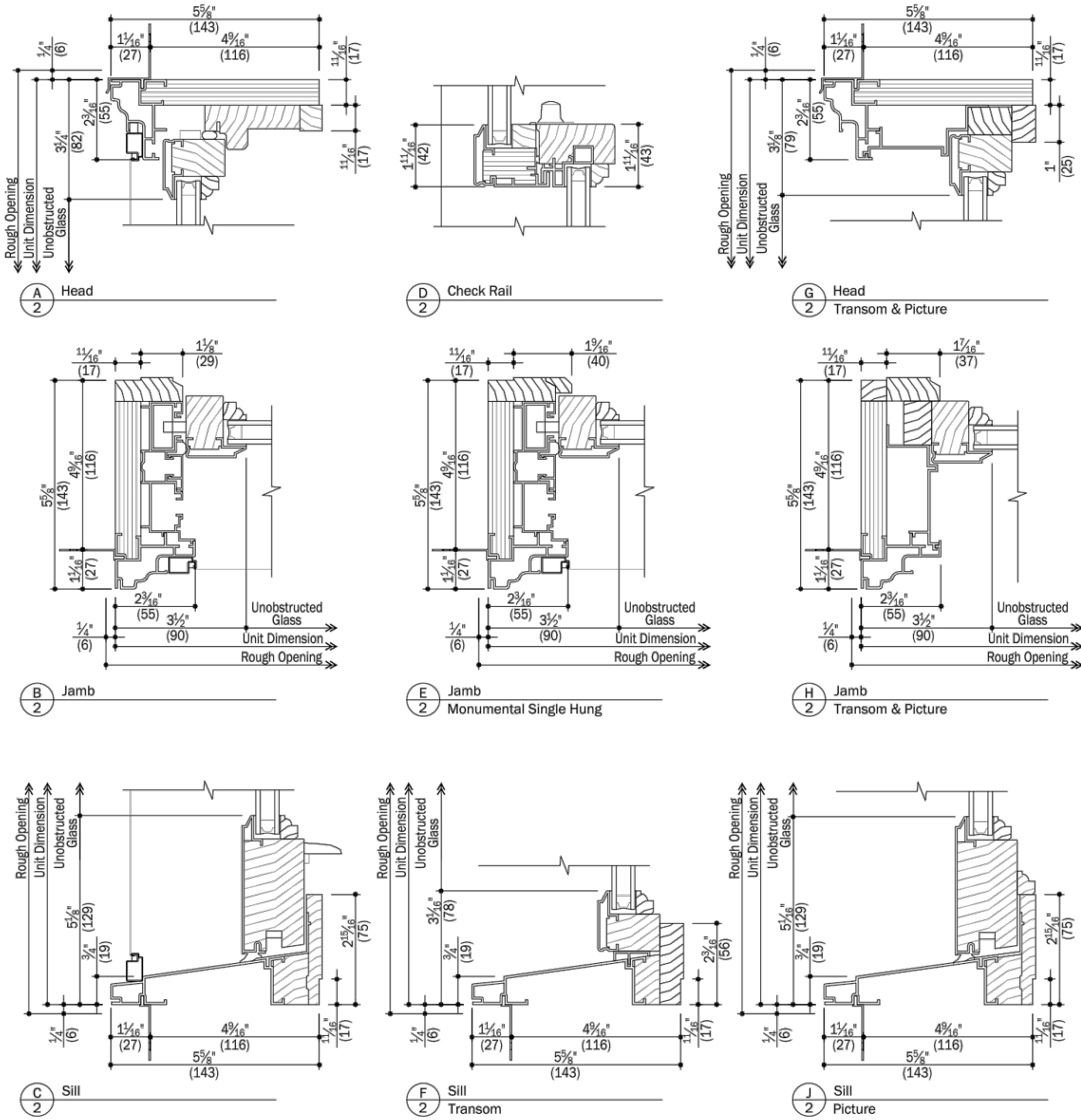


Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.
See Pages 4 Thru 11 for Options and Accessories.

Date: 02/06/18
Scale: None
File: AC | E-Series | Sections | Double Hung | Page 01 of 11

E-Series

Double Hung & Single Hung Windows

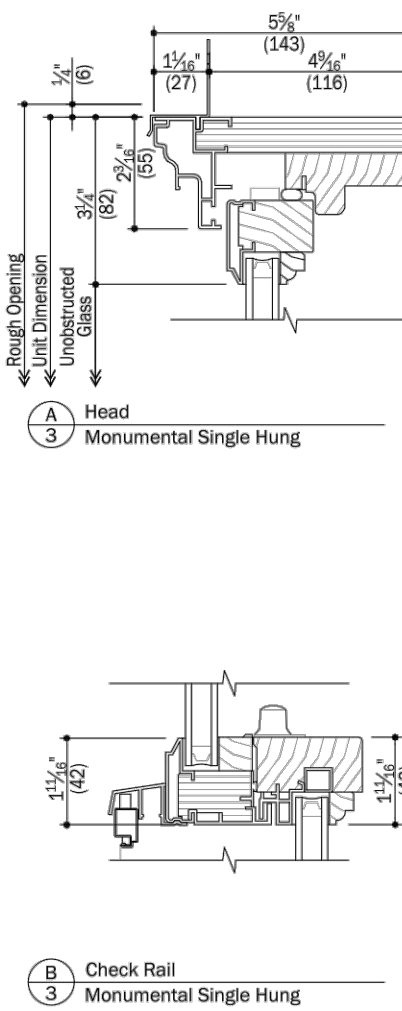


Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.
See Pages 4 Thru 11 for Options and Accessories.

Date: 02/06/18
Scale: 3" (76) = 1' (305)
File: AC | E-Series | Sections | Double Hung | Page 02 of 11

E-Series

Double Hung & Single Hung Windows

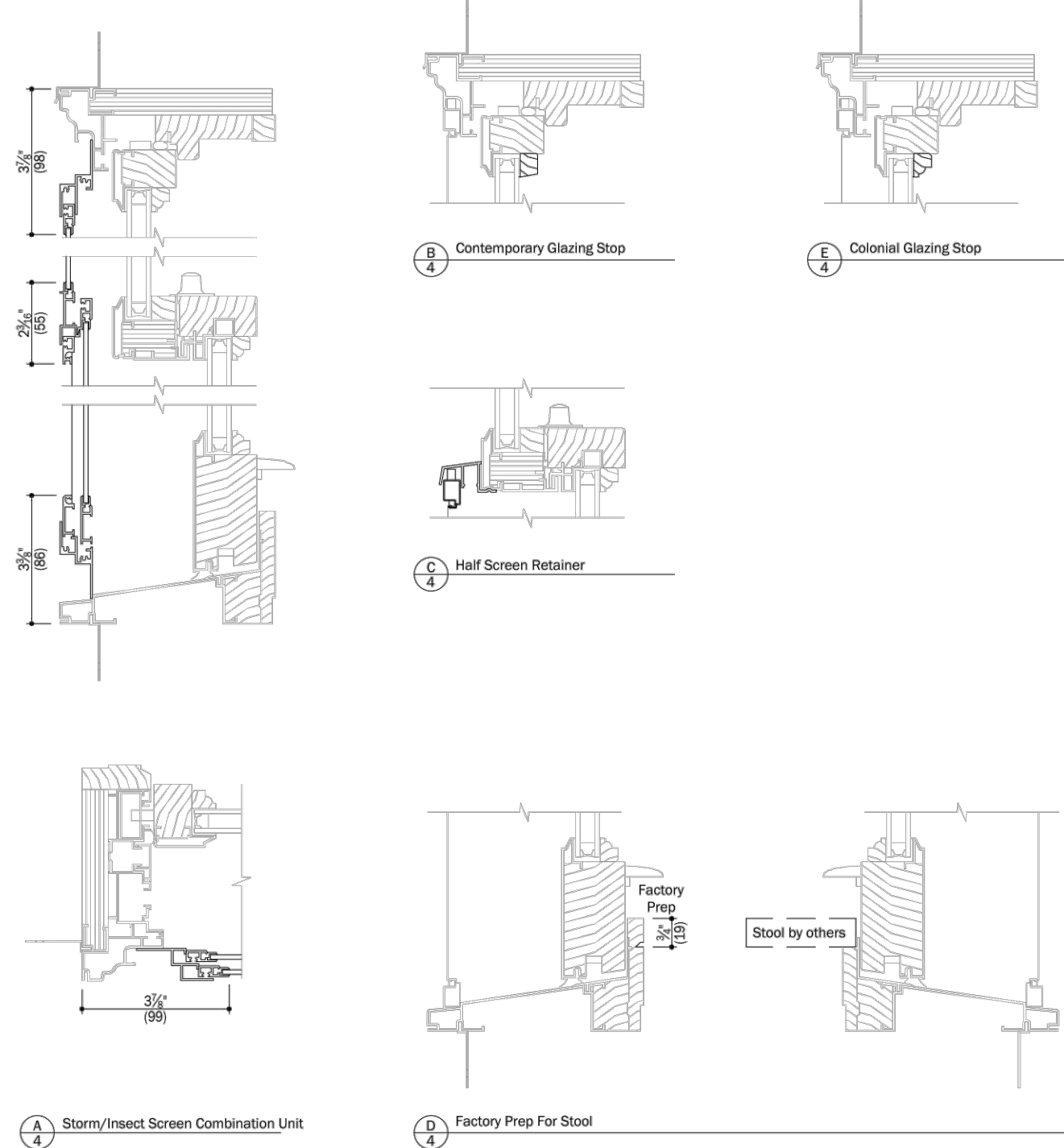


Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.
See Pages 4 Thru 11 for Options and Accessories.

Date: 02/06/18
Scale: 3" (76) = 1' (305)
File: AC | E-Series | Sections | Double Hung | Page 03 of 11

E-Series

Double Hung & Single Hung Windows



Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

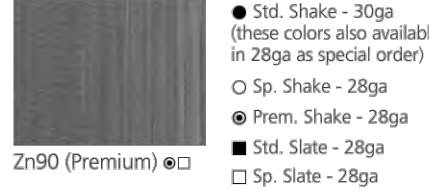
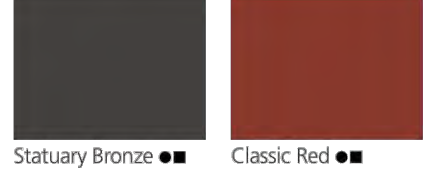
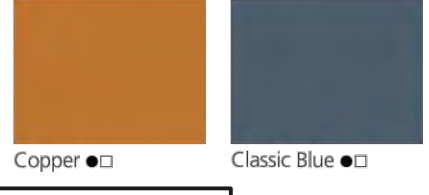
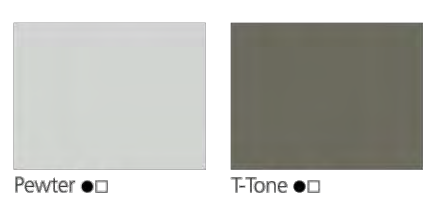
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 02/06/18
Scale: 3" (76) = 1' (305)
File: AC | E-Series | Sections | Double Hung | Page 04 of 11

Color Selection

Available in these premium colors:

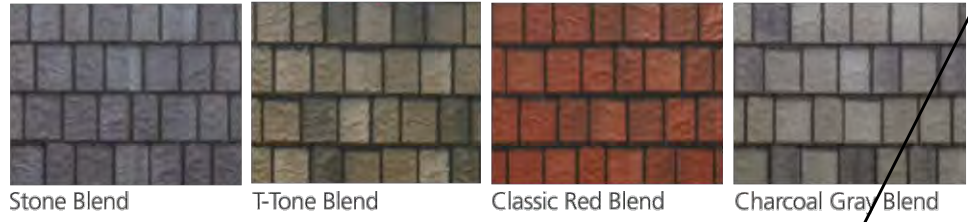
ArrowLine Shake, ArrowLine Slate (Solid Colors)



EDCO solid roofing colors meet or exceed ENERGY STAR® standards, which can reduce your energy costs.

Note: All colors shown are as accurate as possible. Please refer to actual color chip samples before making your final color selection.

Arrowline Enhanced Slate (28ga)



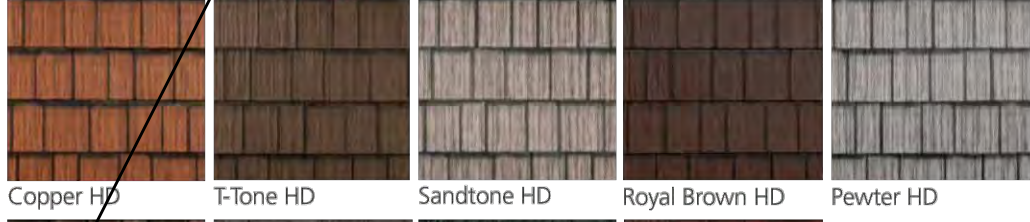
Arrowline Enhanced Shake (30ga Std, 28ga Spec)



Infiniti Thermal-Fused Shake (28ga)



Generations HD Shake (28ga)



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CONSULTANTS

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CONSULTANT:

Structural Design: TBD

PROJECT
RESIDENCE REMODEL
AND ADDITION

1362 LINDEN AVE.
GLENDALE, CA 91201

TITLE
WINDOW AND
ROOF
SPECIFICATION
SHEETS

ISSUANCES

REVISIONS

NO	DATE	BY	REMARKS

DRAWN BY: M.S.
CHECKED: A.L.
DATE: 5-03-21
SCALE: AS NOTED
JOB NO.

A-2.4

The strength and
durability of steel –
The beauty of
traditional shingles.

DESIGN AND DURABILITY

From light commercial to residential applications, ArrowLine® Shake roofing is the next wave in roofing. ArrowLine roofing will not warp, split, peel, or crack and defies winds up to 160 mph. It can easily withstand frigid northern winters as well as the blistering southern sun. Coated with a deluxe TRINAR® finish to maximize color retention, ArrowLine Shake metal shingles are available in 11 solid ENERGY STAR® colors and 6 blended dark rich colors. The unique double embossing pattern adds panel strength strong enough to be walked on. Add matching trim for an aesthetic statement like none other.

EXCELLENT PERFORMANCE

ArrowLine roofing has a unique 4-way locking system that allows them to be installed quickly and easily while locking out the harshest of weather conditions. Virtually maintenance-free, ArrowLine's 12" exposure provides a clean, distinctive look that improves the design and 'curb-appeal' appearance of your home.

OUR
WARRANTY PLUS
PROGRAM IS
UNMATCHED

We continue to set the standard with an above-and-beyond Warranty Plus program that takes the concern out of investing in metal roofing. We understand that when you pay for a superior product, it should be backed by a superior guarantee. That's the Warranty Plus promise. ArrowLine roofing products carry a lifetime, non-prorated limited warranty with hail and fade protection. The warranty is also transferable if the owner sells.



THE FOREVER ROOF
ArrowLine Shake Emboss with TRINAR®

Roofing Product Comparison	Steel	Natural Slate	Asphalt	Wood Shakes	Stone Coated
Environmentally Friendly	★	★	▼	▼	▼
Resistance to fading, balding, cracking	★	★	▼	▼	▼
Range of pre-finished colors	★	N/A	▼	▼	▼
Ease of maintenance	★	★	▼	▼	▼
Warranty coverage	★	★	▼	▼	▼
Moisture resistant (moss, mold, mildew)	★	★	▼	▼	▼
Exterior appearance (streaks)	★	★	▼	▼	▼
Ease of Install	★	★	▼	▼	▼
Resistance to the elements	★	★	▼	▼	▼

Performance Key: ★ Superior | Average | ▼ Below Average | Poor

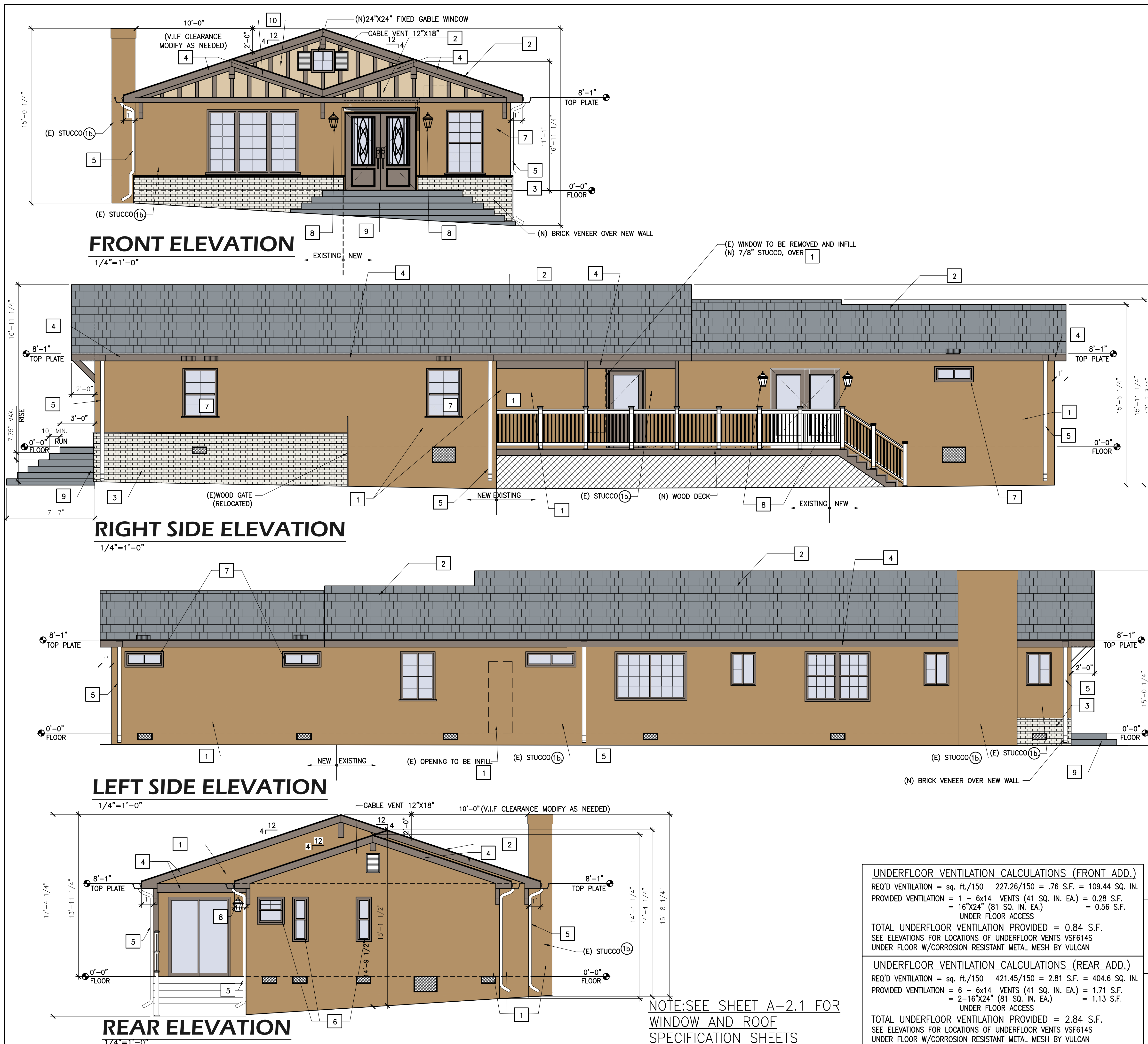
LAYER SYSTEM PROCESS

- Solid Steel Core
- Double-Embossed Texture with TRINAR® Finish
- TRINAR® PVDF Fluoropolymer Finish
- TRINAR® Polyester Corrosion Resistant Primer
- Bonderite 1402W Conversion Coat
- G-90 Galvanized Coating
- Corrosion Resistant Backer Coat

SIDEWALL ACCENTS

ArrowLine® steel shake panels were developed for use in roofing and sidewall applications. Sidewalls are not just brute strength, they are available in 11 solid ENERGY STAR® rated colors and 6 blended colors with matching trim.

SOLID **ENHANCED**



- 1 (N) 7/8" SMOOTH STUCCO OVER 2 LAYERS OF GRADE D PAPER.
(b) SHERWIN WILLIAMS SW 6123 BAGUETTE (OR APPROVED EQUAL)
- 2 NEW METAL ROOF CLASS "A" ROOFING OVER 2 LAYERS OF 15 LB. FELT, OVER 1/2" PLYWD. METAL ROOF BY ARROWLINE UL-1897 UPLIFT RESISTANCE UP TO 160 MPH RATING WITH 5 CLIPS AND SCREWS, ICC-ES EVALUATION REPORT ESR-3564. COLOR: SOLID COLOR- CHARCOAL GRAY 28 GA.
- 3 TRIANGLE BRICK EVELYN BAY-GRAY BRICK VENEER (OR APPROVED EQUAL)
- 4 FACIA BOARD PAINT: SHERWIN WILLIAMS SW 6160 BEST BRONZE
- 5 RECTANGULAR METAL DOWNSPOUT/GUTTER TO MATCH EXTERIOR HOUSE COLOR
- 6 ANDERSEN E-SERIES DOUBLE HUNG WINDOWS. EXTERIOR ALUMINUM FRAME COLOR TERRATONE OR APPROVED EQUAL.
- 7 ANDERSEN E-SERIES GLIDING WINDOWS. EXTERIOR ALUMINUM FRAME COLOR TERRATONE OR APPROVED EQUAL.
- 8 2-LIGHT OIL RUBBED BRONZE OUTDOOR WALL MOUNT SCONCE WITH CLEAR GLASS SHADE BY DSI. EXT. LIGHT W/MOTION & PHOTO- SENSOR COMBINATION OR APPROVED EQUAL
- 9 CONCRETE
- 10 (N) SMOOTH STUCCO WITH 1X4 VERTICAL ARCHITECTURAL WOOD FEATURE TO SIMULATE WOOD SIDING SHERWIN WILLIAMS SW 6120 BELIEVABLE BUFF (OR APPROVED EQ.)

UNDERFLOOR VENTILATION CALCULATIONS (FRONT ADD.)
REQ'D VENTILATION = sq. ft./150 227.26/150 = .76 S.F. = 109.44 SQ. IN.
PROVIDED VENTILATION = 1 - 6x14 VENTS (41 SQ. IN. EA.) = 0.28 S.F.
= 16"x24" (81 SQ. IN. EA.) = 0.56 S.F.
UNDER FLOOR ACCESS
TOTAL UNDERFLOOR VENTILATION PROVIDED = 0.84 S.F.
SEE ELEVATIONS FOR LOCATIONS OF UNDERFLOOR VENTS VSF614S
UNDER FLOOR W/CORROSION RESISTANT METAL MESH BY VULCAN

UNDERFLOOR VENTILATION CALCULATIONS (REAR ADD.)
REQ'D VENTILATION = sq. ft./150 421.45/150 = 2.81 S.F. = 404.6 SQ. IN.
PROVIDED VENTILATION = 6 - 6x14 VENTS (41 SQ. IN. EA.) = 1.71 S.F.
= 2-16"x24" (81 SQ. IN. EA.) = 1.13 S.F.
UNDER FLOOR ACCESS
TOTAL UNDERFLOOR VENTILATION PROVIDED = 2.84 S.F.
SEE ELEVATIONS FOR LOCATIONS OF UNDERFLOOR VENTS VSF614S
UNDER FLOOR W/CORROSION RESISTANT METAL MESH BY VULCAN

ATTIC VENTILATION CALCULATIONS (FRONT ADD.)
ATTIC AREA 227.26 SQ. FT.
REQ'D VENTILATION = sq. ft./150 227.26/150 = 1.52 S.F. = 218.9 SQ. IN.
PROVIDED VENTILATION = 3 5x14 EAVE VENTS (41 SQ. IN. EA.) = .85 S.F.
2 12x18 GABLE VENTS (81 SQ. IN. EA.) = 1.13 S.F.
TOTAL PROVIDED = 1.98 S.F.

ATTIC VENTILATION CALCULATIONS (REAR ADD.)
ATTIC AREA 421.45 SQ. FT.
REQ'D VENTILATION = sq. ft./300 421.45/300 = 1.4 S.F. = 201.6 SQ. IN.
PROVIDED VENTILATION = 1 12x18 GABLE VENTS (81 SQ. IN. EA.) = .56 S.F.
= 3 5x14 EAVE VENTS (41 SQ. IN. EA.) = .85 S.F.
TOTAL PROVIDED = 1.41 S.F.

NOTE: SEE SHEET A-2.1 FOR WINDOW AND ROOF SPECIFICATION SHEETS

LANDIN & ASSOCIATES
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CONSULTANT:
Structural Design: TBD

PROJECT
RESIDENCE REMODEL AND ADDITION
1362 LINDEN AVE.
GLENDALE, CA 91201

TITLE
ELEVATIONS

ISSUANCES

NO	DATE	BY	REMARKS

REVISIONS

NO	DATE	BY	REMARKS

DRAWN BY: M.S.
CHECKED: A.L.
DATE: 5-03-21
SCALE: AS NOTED
JOB NO.

A-3



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Structural Design: TBD

PROJECT
**RESIDENCE REMODEL
AND ADDITION**

1362 LINDEN AVE.
GLENDALE, CA 91201

TITLE

HOUSE SECTIONS

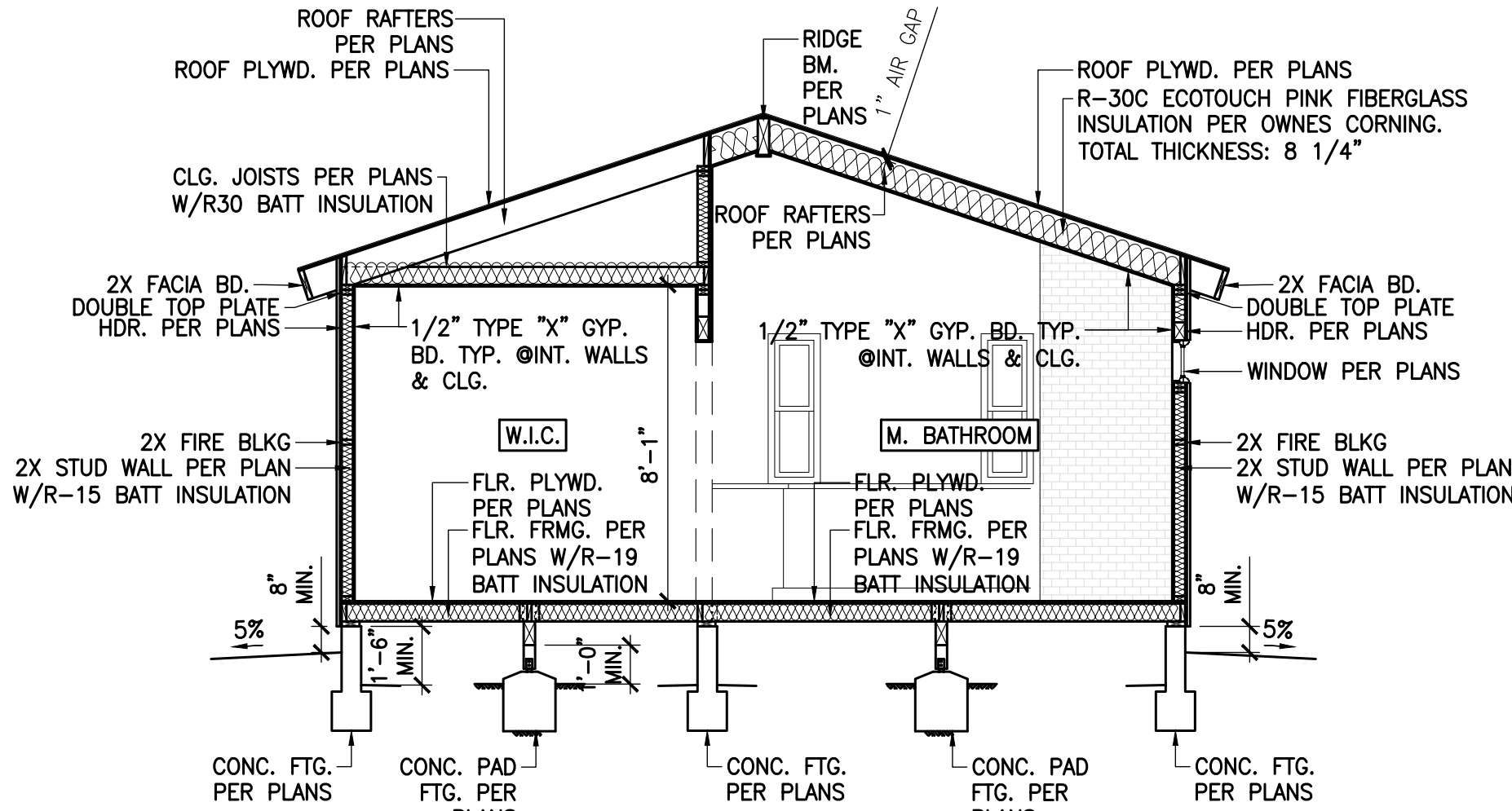
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REVISIONS

NO	DATE	BY	REMARKS

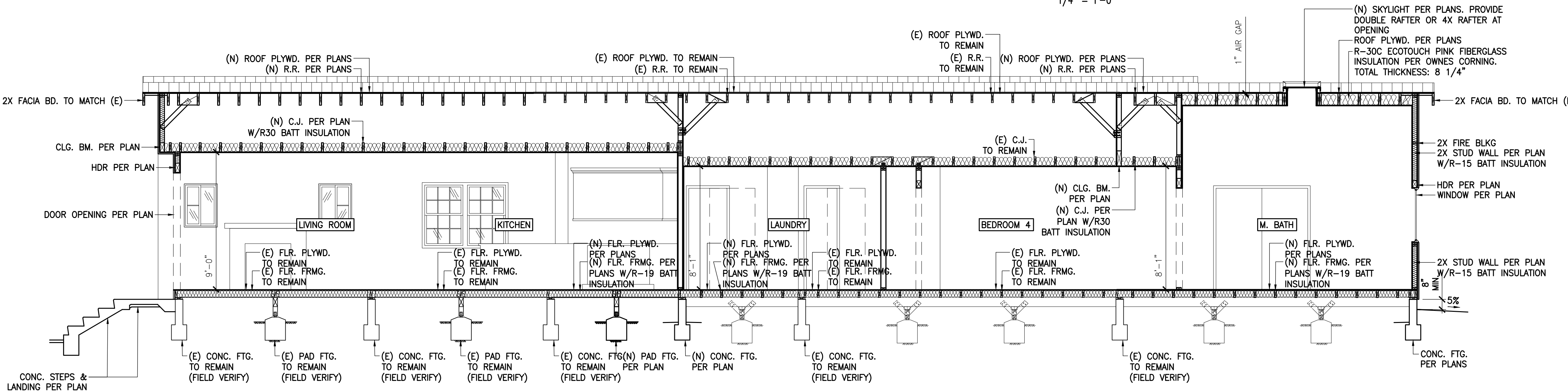
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CHECKED: A.L.
DATE: 5-03-21
SCALE: AS NOTED
JOB NO.

A-3.1



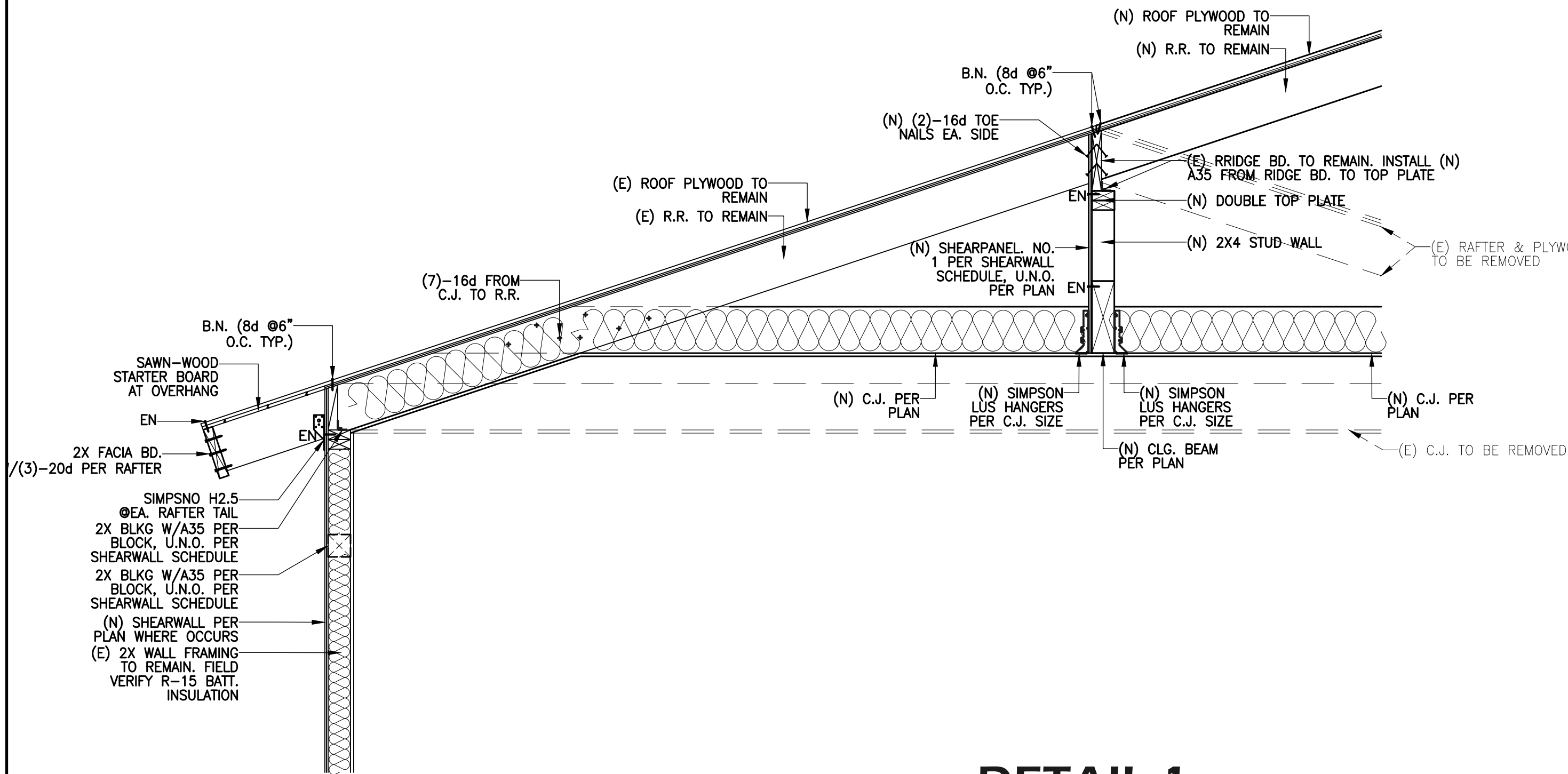
SECTION A

1/4" = 1'-0"



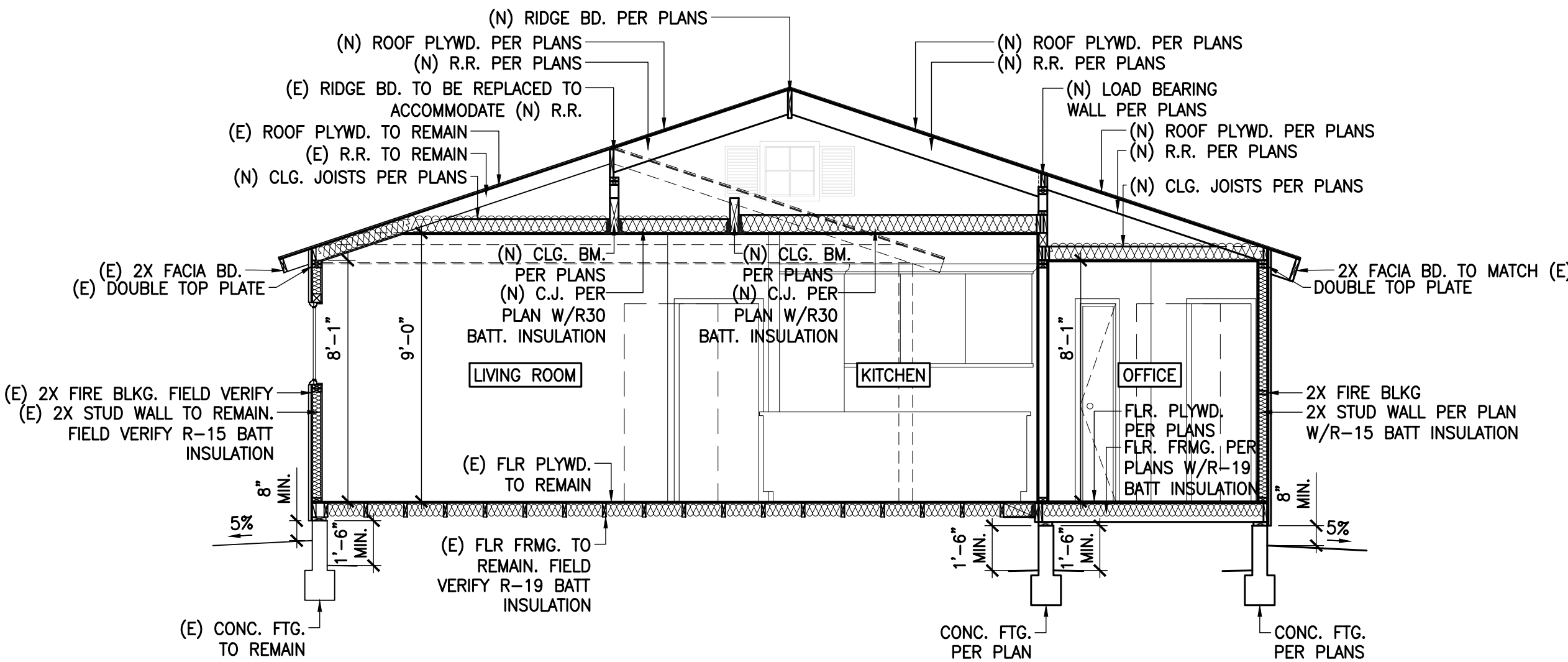
SECTION B

1/4" = 1'-0"



DETAIL 1

(E) RAFTERS TO NEW RAFTERS CONNECTION SCALE: 3/4" = 1'-0"



SECTION C

1/4" = 1'-0"



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Structural Design: TBD

PROJECT
**RESIDENCE REMODEL
AND ADDITION**

1362 LINDEN AVE.
GLENDALE, CA 91201

TITLE

**(P) GARAGE
ELEVATIONS &
SECTIONS**

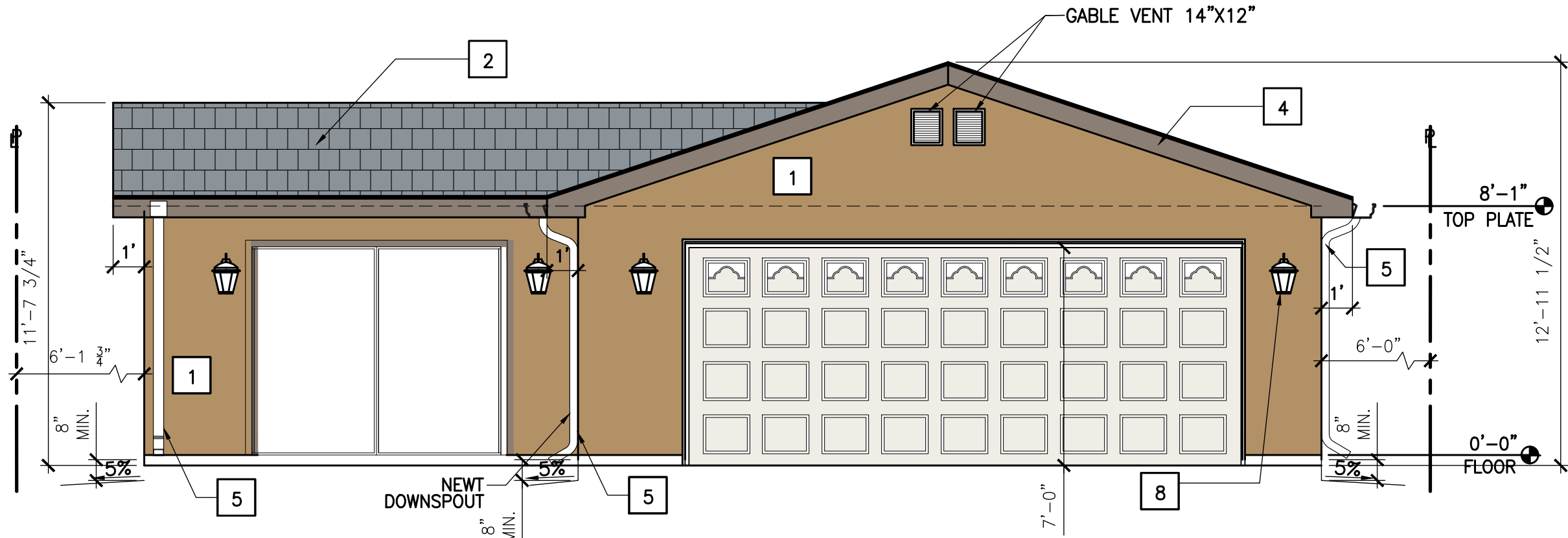
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REVISIONS

NO	DATE	BY	REMARKS

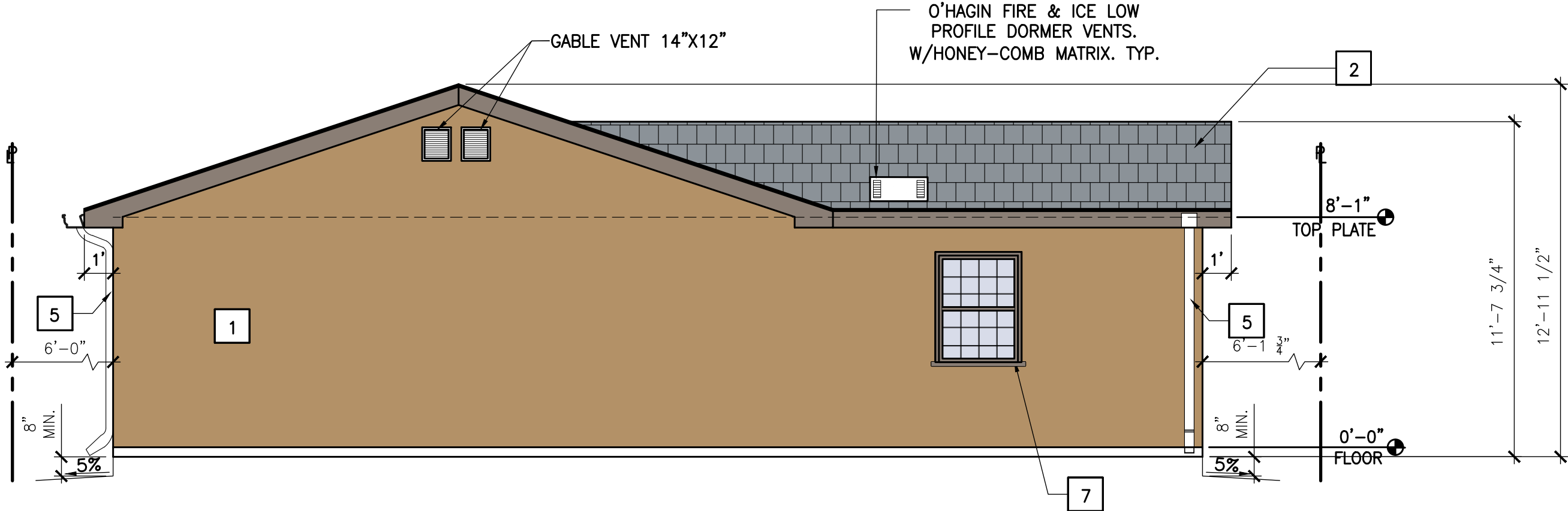
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DATE: 5-03-21
SCALE: AS NOTED
JOB NO.

A-3.2



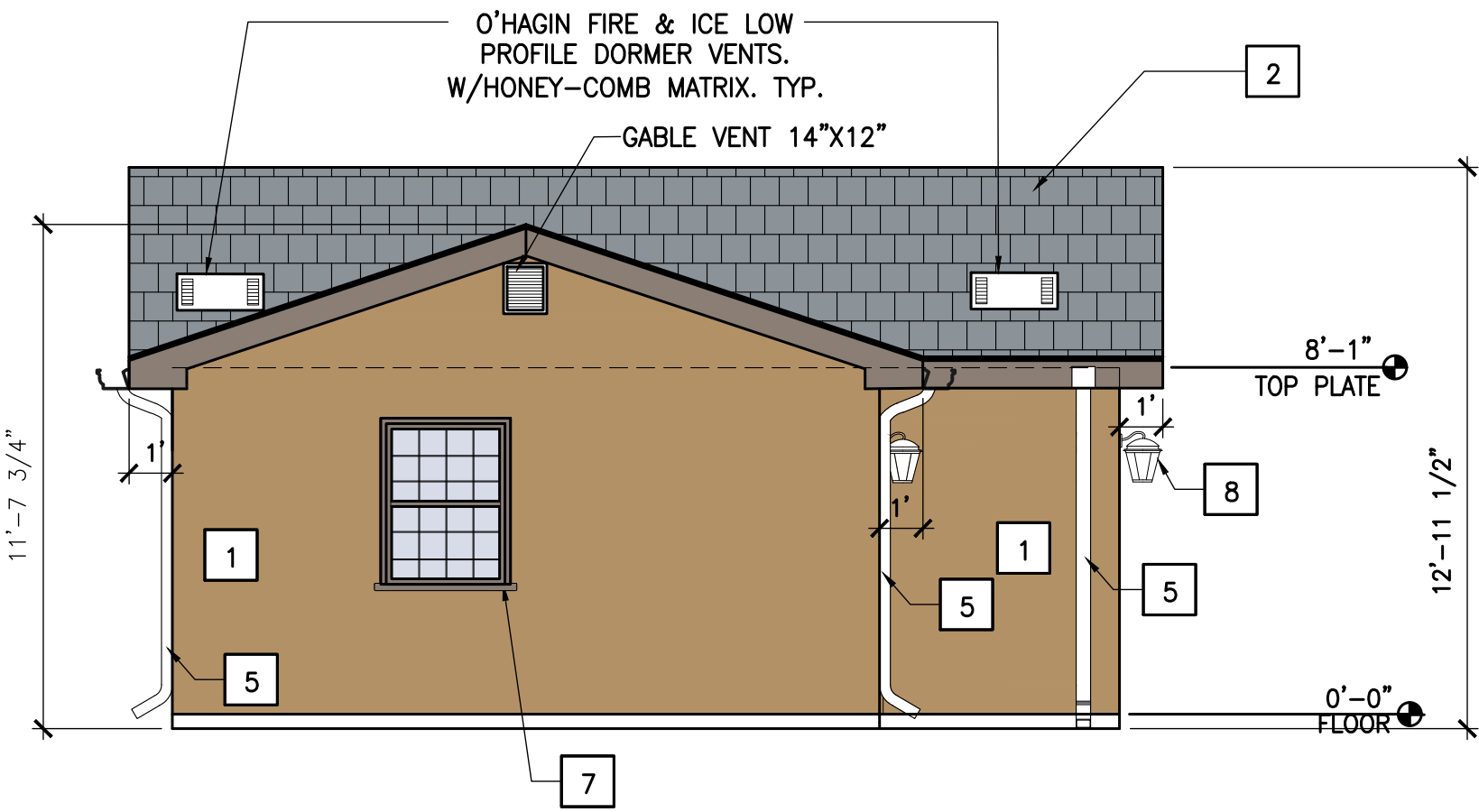
GARAGE FRONT ELEVATION

1/4"=1'-0"



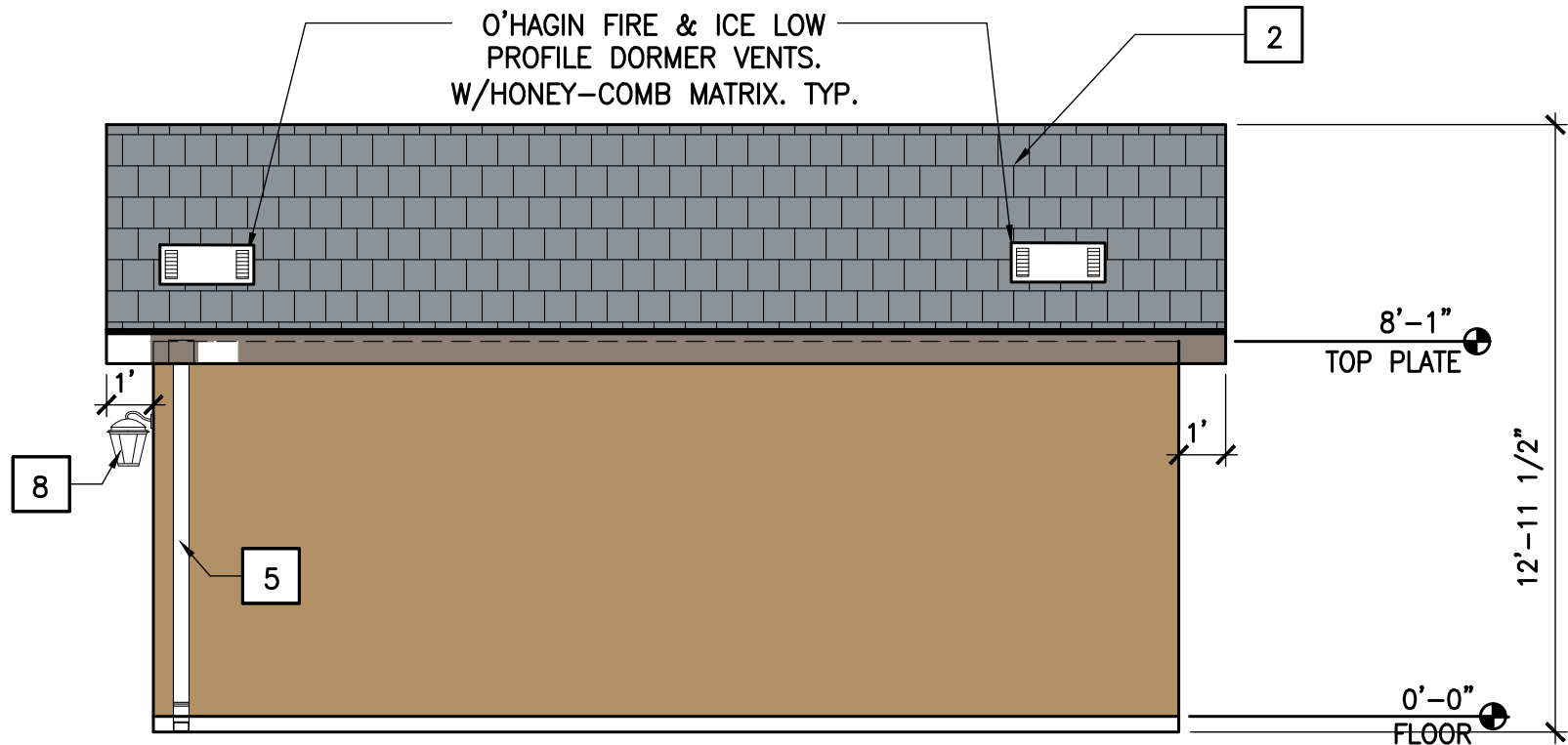
GARAGE REAR ELEVATION

1/4"=1'-0"



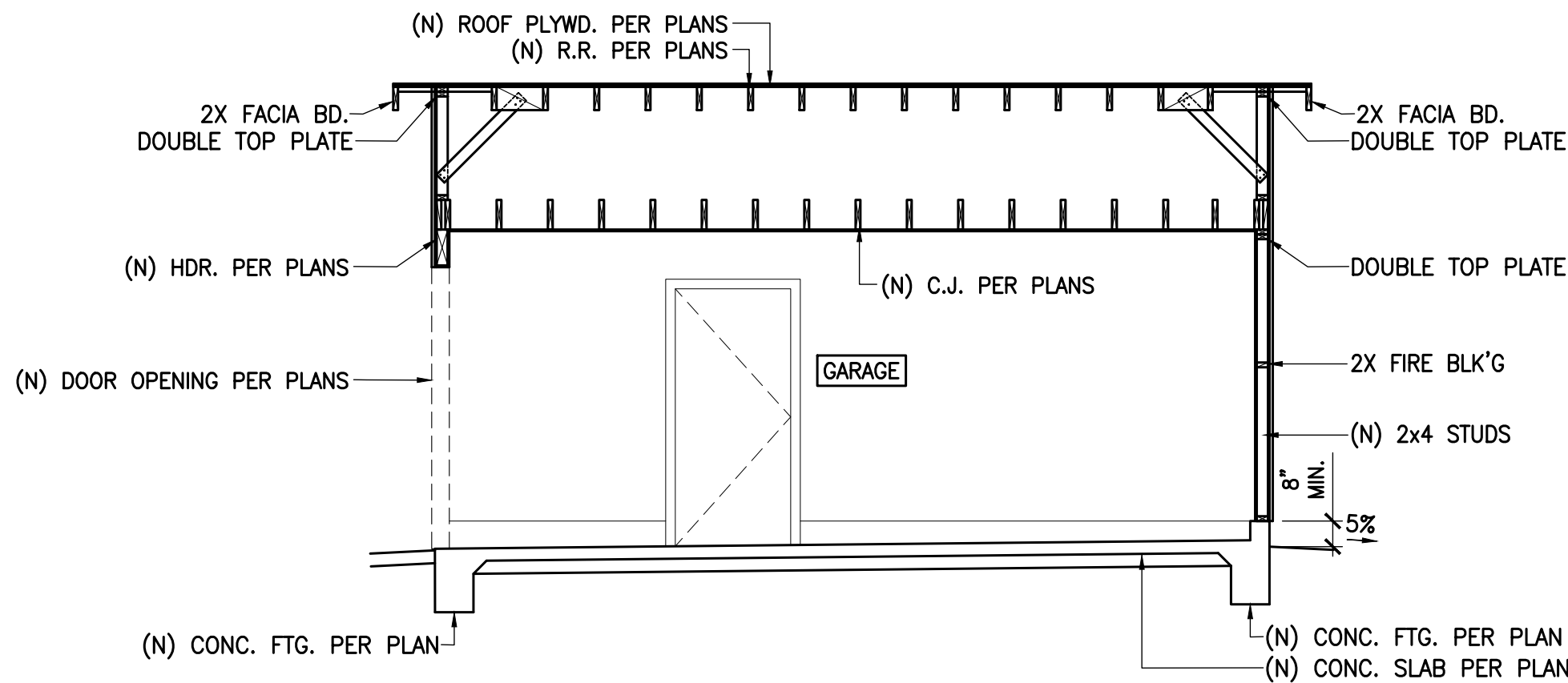
GARAGE LEFT ELEVATION

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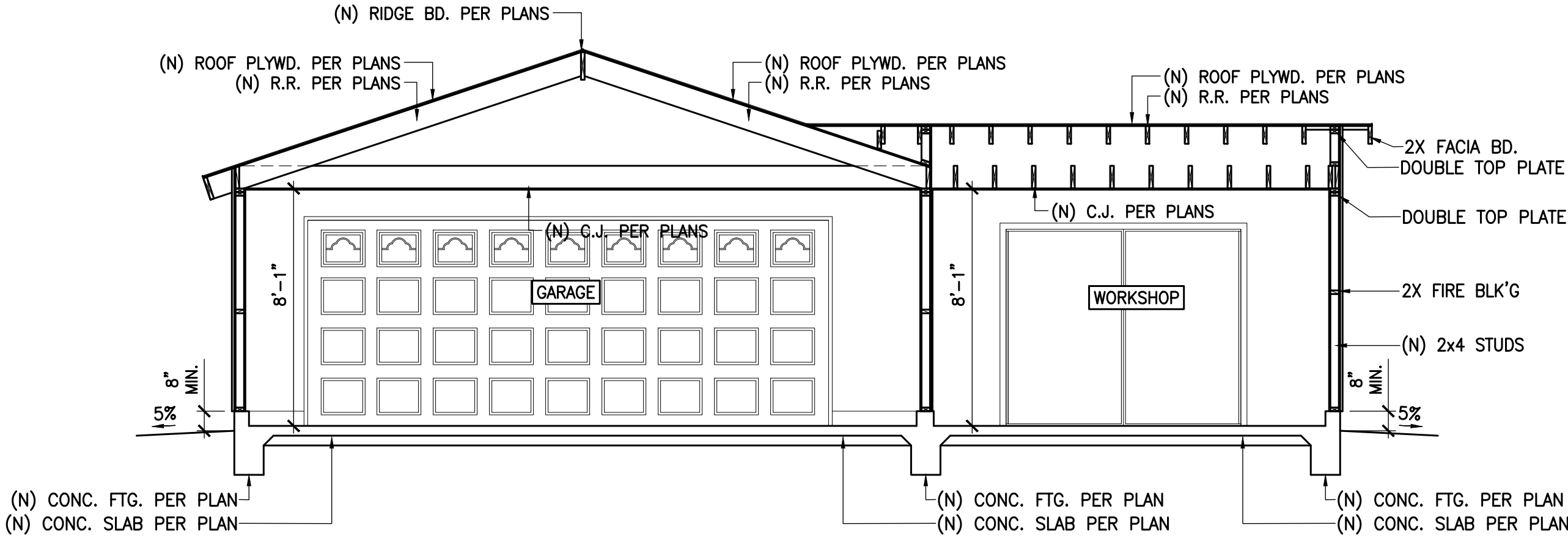
GARAGE RIGHT ELEVATION

1/4"=1'-0"



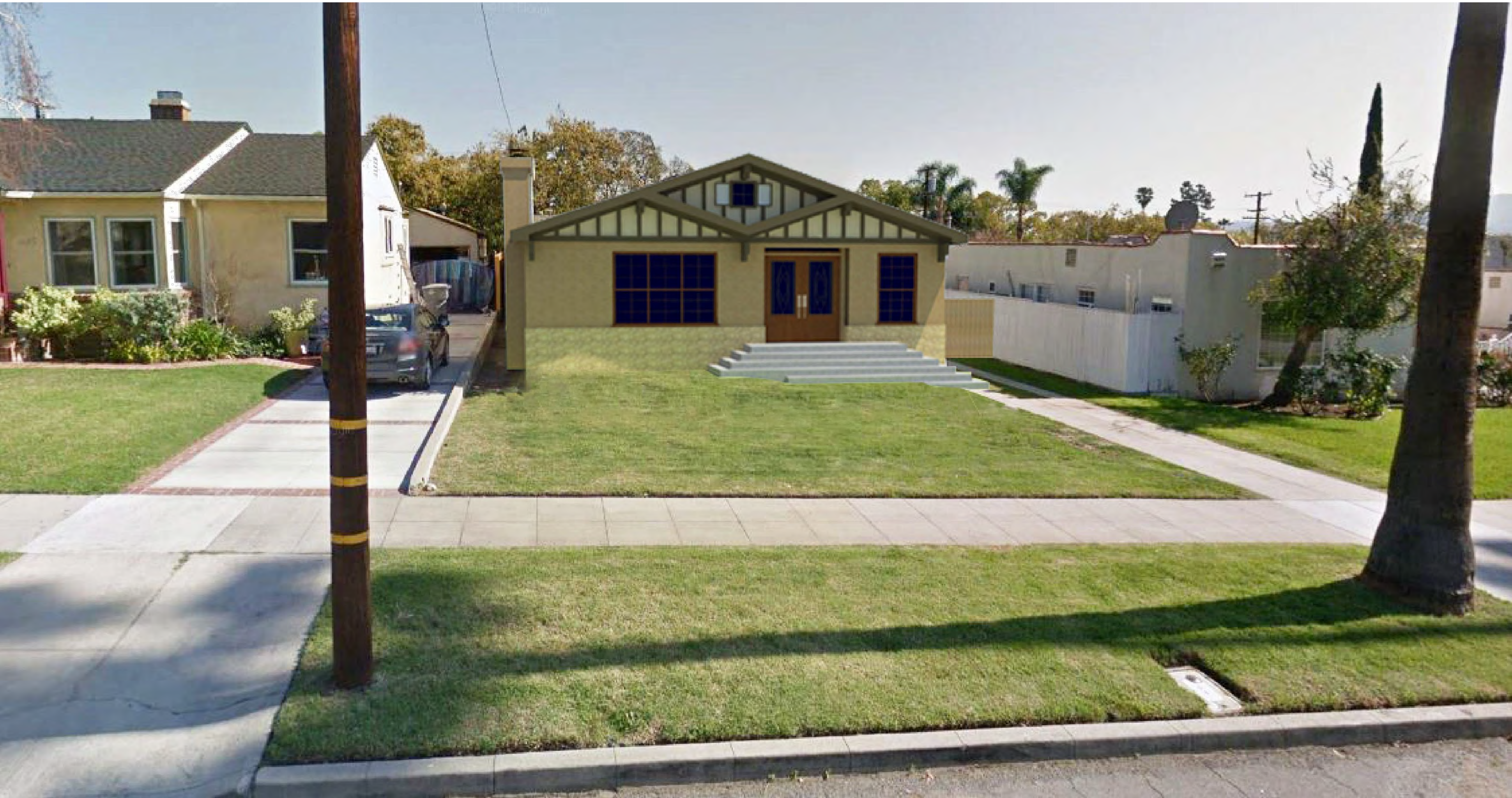
SECTION E

1/4" = 1'-0"



SECTION D

1/4" = 1'-0"



FRONT (NORTH) VIEW



FRONT (NORTHWEST) VIEW



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Structural Design: TBD

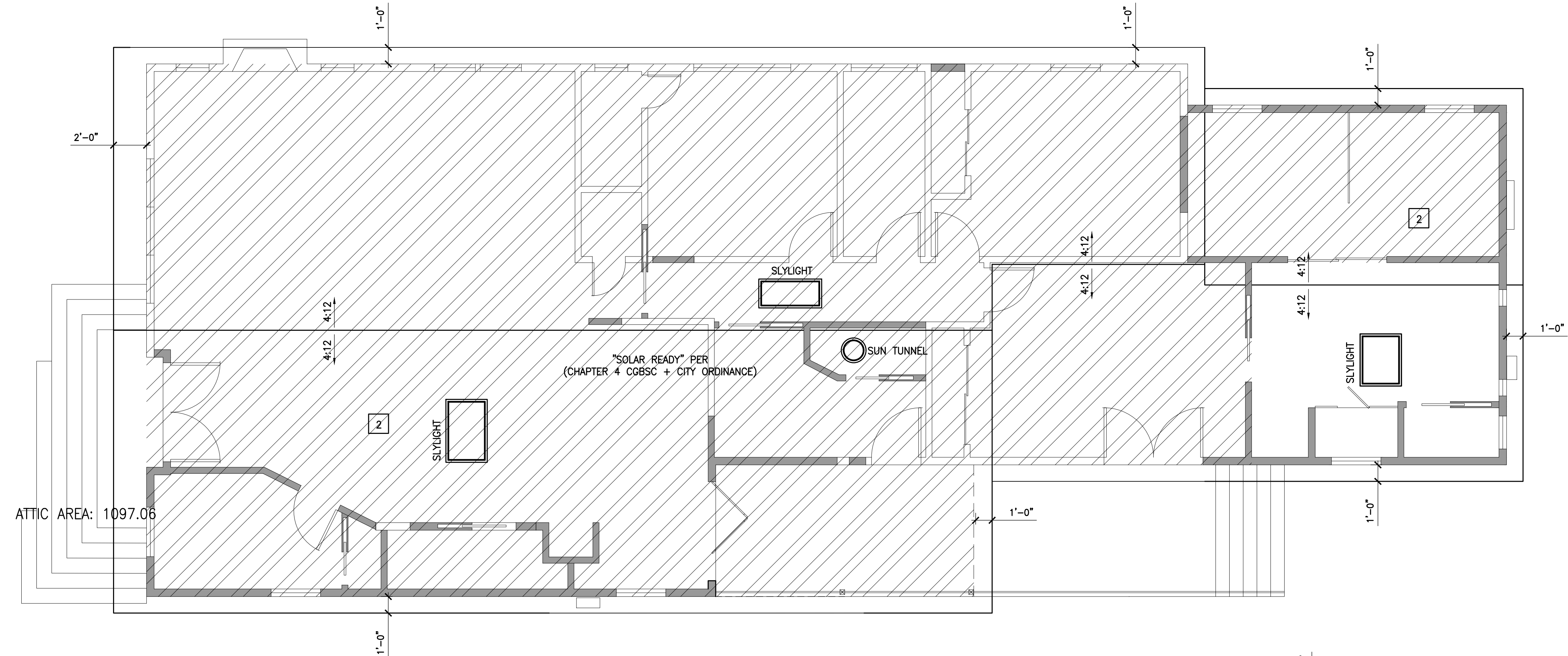
PROJECT
**RESIDENCE REMODEL
AND ADDITION**
1362 LINDEN AVE.
GLENDALE, CA 91201

TITLE
**EXTERIOR
RENDERS**

ISSUANCES			

REVISIONS			
NO	DATE	BY	REMARKS

DRAWN BY: M.S.
CHECKED: A.L.
DATE: 5-03-21
SCALE: AS NOTED
JOB NO.





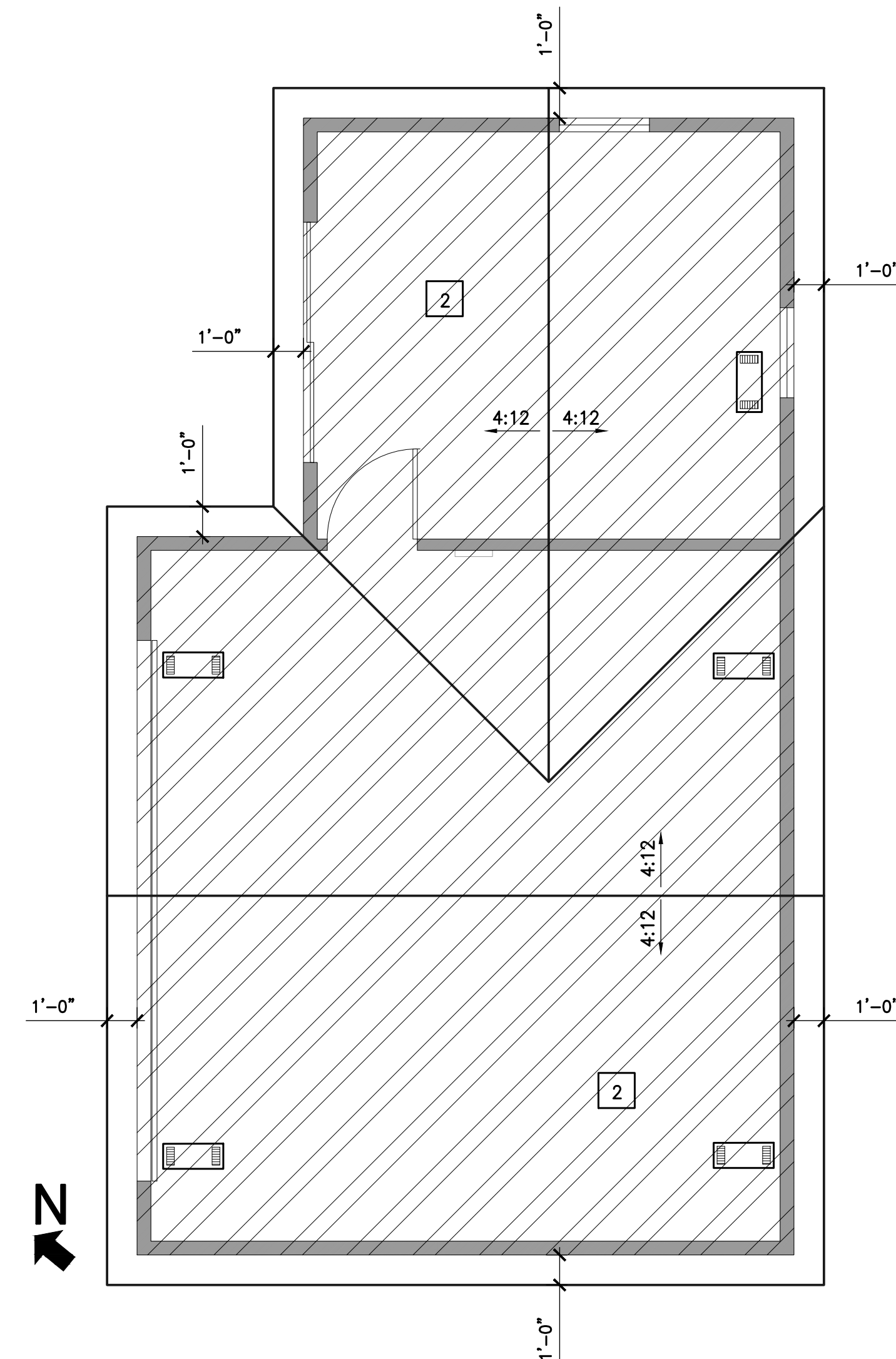
MAIN RESIDENCE ROOF PLAN
1/4"=1'-0"



2 NEW METAL ROOF CLASS "A" ROOFING OVER 2 LAYERS OF 15 lb. FELT, OVER 1/2" PLYWD. METAL ROOF BY ARROWLINE UL-1897 UPLIFT RESISTANCE UP TO 160 MPH RATING WITH 5 CLIPS AND SCREWS. ICC-ES EVALUATION REPORT ESR-3564. COLOR: SOLID COLOR- CHARCOAL GRAY 28 GA. SEE A-2.4 FOR ROOFING SPECIFICATIONS

GARAGE/WORKSHOP ROOF PLAN
1/4"=1'-0"

 - ATTIC AREA
 - LOW DORMER VENT



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CONSULTANT:

Structural Design: TBD

PROJECT
**RESIDENCE REMODEL
AND ADDITION**
1362 LINDEN AVE.
GLENDALE, CA 91201

TITLE
ROOF PLANS

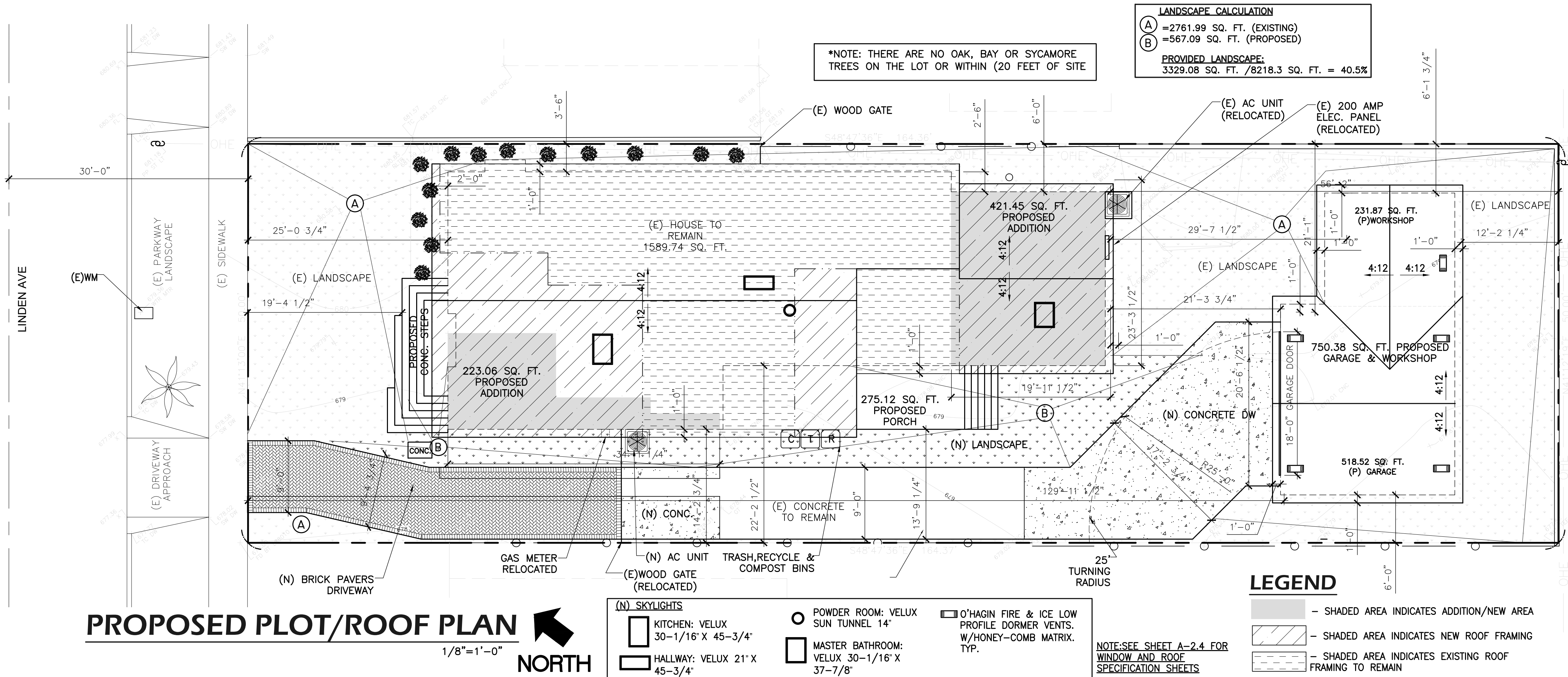
ISSUANCES

REVISIONS

NO	DATE	BY	REMARKS

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DATE: 5-03-21
SCALE: AS NOTED
JOB NO.

A-4



RESIDENCE REMODEL AND ADDITION

LANDSCAPE IMPROVEMENT PLANS 1361 Alameda Ave. Glendale, CA 91201

	LANDSCAPE
L-1	LANDSCAPE SITE PLAN(P) PLOT PLAN
L-2	PLANTING PLAN
L-3	IRRIGATION PLAN
L-4	PLANTING DETAILS
L-5	IRRIGATION DETAILS
L-6	PLANTING SPECIFICATIONS
L-7	IRRIGATION SPECIFICATIONS
L-8	PLANT PALLET



LANDIN & ASSOCIATES
BUILDING DESIGN
CONSULTANTS

Designer: Amado Landin
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Fontana, CA 92335
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CONSULTANT:

Structural Design: TBD

PROJECT
**RESIDENCE REMODEL
AND ADDITION**

1362 LINDEN AVE.
GLENDALE, CA 91201

TITLE

**LANDSCAPE PLOT
PLAN**

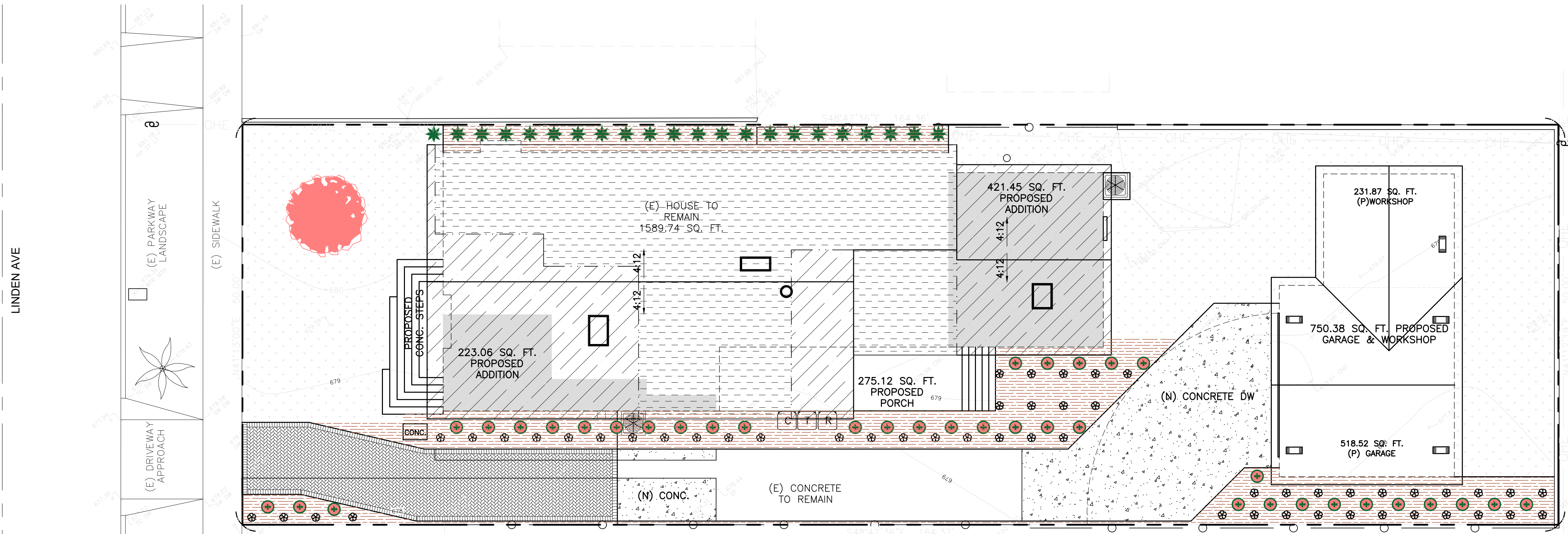
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L-1



PLANTING PLAN

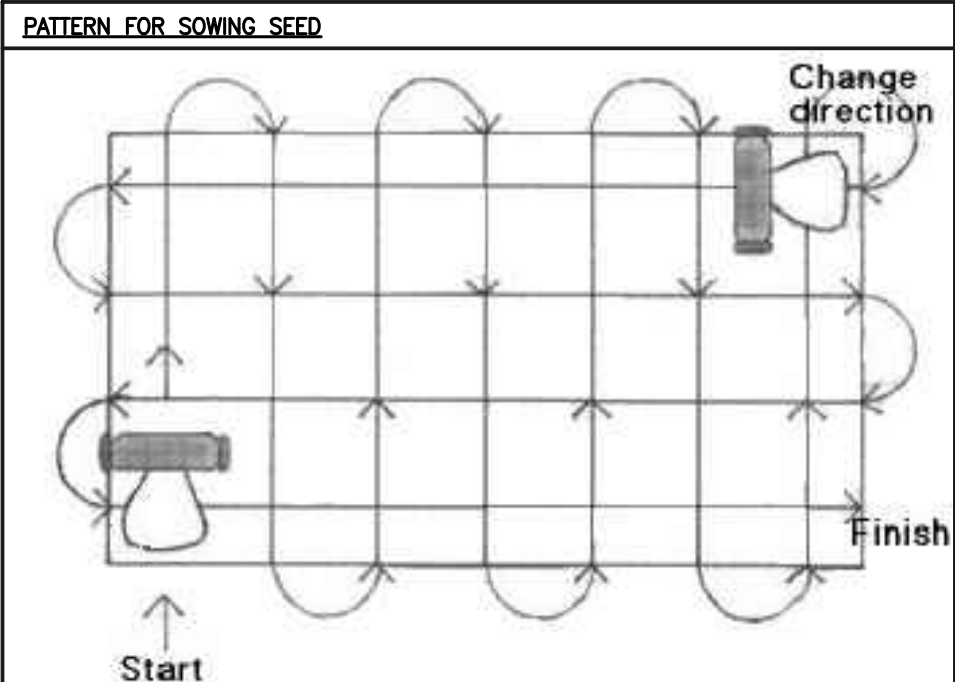
1/8"=1'-0"



NOTES: THERE ARE NO OAK, BAY OR SYCAMORE TREES ON THE LOT OR WITHIN TWENTY (20) FEET OF THE SITE.

PLANTING NOTES

SYMBOL	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS IV WATER USAGE	INTENDED MATURE SIZE (HxW)
	1	24" BOX	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crepe Myrtle	Low	15'H, 15' dia.
	16	5 gal.	Lantana Carnara 'New Gold'	Compact Yellow Lantana	Low	2'H, 4' dia.
	15	5 gal.	Zauschneria Californica Mexicana	California Fuschia	Low	3'H, 4' dia.
	22	1 gal.	Cardex Divulsa	Berkley Sedge	Mod	2'H, 2' dia.
	788 sq. ft.		Medium Grind Mulch - See notes on this sheet			
			EXISTING TURF TO REMAIN & BE REHABILITATED. FOLLOW NEW TURF GUIDELINES.			
	NEW TURF sq. ft.		COLD SEASON - KENTUCKY BLUEGRASS WARM SEASON - HYBRID BERMUDA	Cynodon DactylonC. Transvaalensis Germplasma Poa Pratensis	Mod Mod	2'H 2'H



EXISTING TURF TO REMAIN & BE REHABILITATED
WHERE REHABILITATING A LAWN FROM SEED:
- MEASURE THE AREA TO BE PLANTED AND DETERMINE THE TOTAL AMOUNT OF SEED NEEDED PER SPECIES/MANUFACTURER'S RECOMMENDATIONS
- DIVIDE THE TOTAL AMOUNT OF SEED IN HALF
- SOW HALF OF THE SEED FOLLOWING A VERTICAL PATHWAY AND SNOW THE REMAINING HALF HORIZONTALLY AS SHOWN BELOW
- SPREAD THE SEED WITH A DROP, BROADCAST, OR HANDHELD SPREADER
- AT LOW SEEDING RATES, SAND/DUST, SAND, OR OTHER SUITABLE MATERIAL MIXED WITH THE SEED AIDS IN OBTAINING UNIFORM COVERAGE
- COVER SEED TO A DEPTH OF 1/16 TO 1/8 INCH BY RAKING IT IN AND LIGHTLY ROLLING OR FIRING THE SOIL
- THE FINISHED SEED BED SHOULD HAVE SHALLOW UNIFORM DEPRESSIONS ABOUT 1/2 INCH DEEP AND 1 - 2 INCHES APART.
- FOR SUMMER TURF ESTABLISHMENT, A THIN LAYER OF MULCH (NO MORE THAN 1/4 INCH THICK) CAN BE SPREAD OVER THE SEEDS WITH A PEAT SPREADER TO PROTECT THE SEEDS AND KEEP THE SOIL MOIST
- KEEP THE SOIL MOIST DURING THE GERMINATION PERIOD (USUALLY 1 - 2 WEEKS) BY APPLYING FREQUENT, BUT LIGHT, IRRIGATIONS

LANDSCAPE CONCEPT:
THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW AND MEDIUM WATER USE PLAN MATERIAL. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL. MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOF PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY, CONSISTENT WITH ALL STANDARDS AND SPECIFICATIONS. A 2" LAYER OF BARK MULCH WILL BE USED IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT CITY OF GLENDALE LANDSCAPE GUIDELINES.

IRRIGATION CONCEPT:
THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY, LOW WATER USE METHODS. ALL PLANTERS WILL USE DRIP LINE WITH AN IRRIGATION EFFICIENCY OF 0.90. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR AFTER PLANT ESTABLISHMENT. ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT CITY OF GLENDALE LANDSCAPE GUIDELINES.

PLANTING NOTES

NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.

IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.

A 3" DEEP LAYER OF PALM SPRINGS GOLD 3/8" WIDE GRAVEL SHALL BE PLACED IN ALL PLANTING BEDS, EXCEPT LAWN AREAS.

PLANT COUNTS ARE FOR BIDDING PURPOSES ONLY. SEE STRUCTURAL PLANS FOR BLOCK WALL DESIGN.

ALL ABOVE GROUND UTILITIES AND IRRIGATION EQUIPMENT SHALL BE SCREENED.

IN ADDITION TO SPECIFIED BACKFILL MIX, PLANTS SHALL ALSO RECEIVE GRO-POWER 7 GRAM PLANTING TABLETS AT THE FOLLOWING RATES:
3 TABLETS PER 1 GALLON,
8 TABLETS PER 5 GALLON,
15 TABLETS PER 15 GALLON,
16 TABLETS PER 24" BOX,
30 TABLETS PER 36" BOX.

SHEET NUMBER DETAIL/SECTION NUMBER

GALLONS PER MINUTE STATION NUMBER
VALVE SIZE

ALL WORK TO MEET OR EXCEED STATE & LOCAL CODES AND INDUSTRY STANDARDS. WRITTEN DIMENSIONS TO PRECEDE SCALED DIMENSIONS.

UNDERGROUND UTILITIES:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING OR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES, AND FOR PROTECTION OF SAME. DAMAGES RESULTING FROM CONTRACTOR'S WORK OR THAT OF THE CONTRACTOR'S SUB-CONTRACTORS SHALL BE RESTORED TO ORIGINAL CONDITION AT THE OWN EXPENSE. CITY SHALL HAVE THE FINAL SAY IF REPAIRS ARE TO BE MADE BY CONTRACTOR OR OTHERS.



UNDERGROUND SERVICE
ALERT OF SOUTHERN
CALIFORNIA

DIAL TOLL FREE
1-800-227-2600

AT LEAST TWO DAYS
BEFORE YOU DIG



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TITLE

PLANTING PLAN

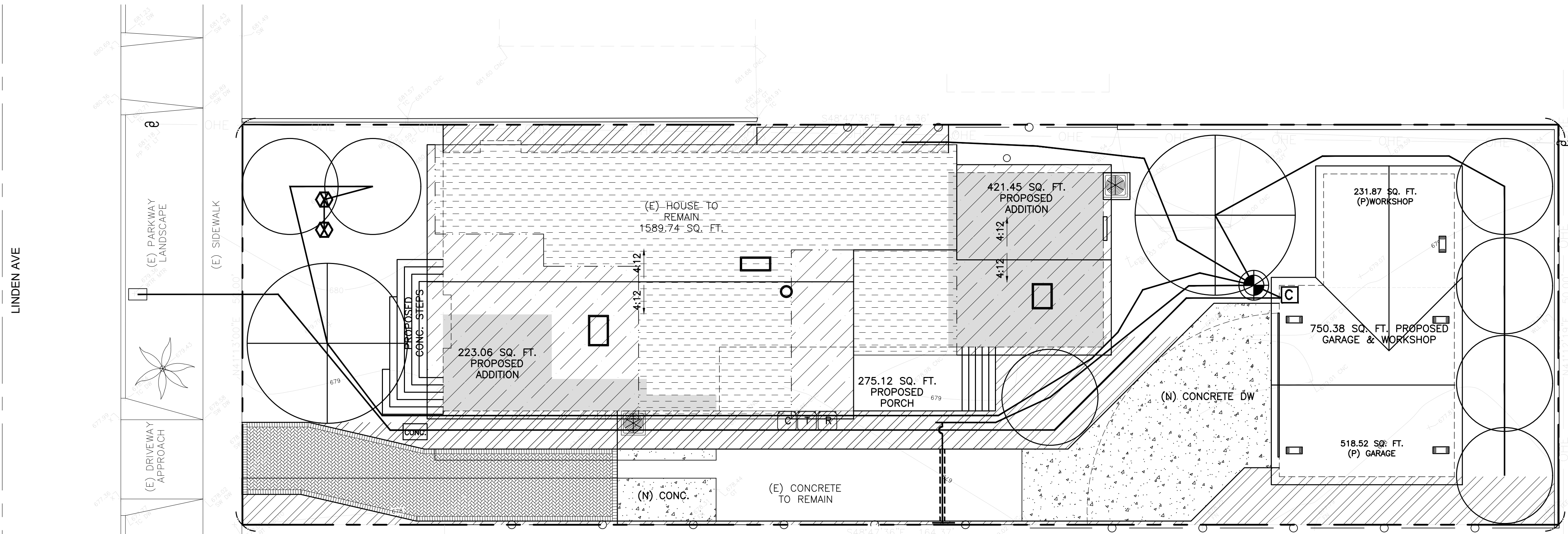
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L-2



IRRIGATION PLAN
1/8"=1'-0" NORTH

NOTES: THERE ARE NO OAK, BAY OR SYCAMORE TREES ON THE LOT OR WITHIN TWENTY (20) FEET OF THE SITE.

IRRIGATION SCHEDULES
ESTABLISHMENT OF 3 MONTH PERIODS

HYDROZONE ONE (DRIP) - SHRUBS AND GROUND COVER

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
IRRIQ. FREQ. (DAYS/WK)	2	2	3	3	4	4	4	4	4	2	2	2
IRRIH. CYCLES/DAY	2	2	2	2	2	2	2	2	2	2	2	2
MIN./CYCLE	20	20	25	25	25	35	35	35	35	25	25	20

HYDROZONE TWO (BUBBLERS) - TREES

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
IRRIQ. FREQ. (DAYS/WK)	4	4	4	5	6	6	7	7	7	6	5	4
IRRIH. CYCLES/DAY	2	2	2	2	2	2	2	2	2	2	2	2
MIN./CYCLE	5	5	6	6	7	8	8	8	8	7	6	5

HYDROZONE THREE (MP ROTATORS) - GROUND COVER

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
IRRIQ. FREQ. (DAYS/WK)	2	2	3	3	4	4	4	4	4	2	2	2
IRRIH. CYCLES/DAY	2	2	2	2	2	2	2	2	2	2	2	2
IRRIH. MIN./CYCLE	5	5	6	6	6	7	7	7	7	6	5	5

ESTABLISHED PLANTINGS:

HYDROZONE ONE (DRIP) - SHRUBS AND GROUND COVER

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
IRRIQ. FREQ. (DAYS/WK)	1	1	2	2	3	4	4	4	3	1	1	1
IRRIH. CYCLES/DAY	1	1	1	1	1	1	1	1	1	1	1	1
MIN./CYCLE	20	20	30	30	30	45	45	45	45	30	30	30

HYDROZONE TWO (BUBBLERS) - TREES

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
FREQ. (DAYS/WK)	3	3	3	3	5	5	7	7	7	5	3	3
IRRIH. CYCLES/DAY	1	1	1	1	1	1	1	1	1	1	1	1
MIN./CYCLE	7	8	9	9	9	10	10	10	10	9	8	7

HYDROZONE THREE (MP ROTATORS) - GROUND COVER

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
IRRIQ. FREQ. (DAYS/WK)	1	1	2	2	3	4	4	4	3	1	1	1
IRRIH. CYCLES/DAY	1	1	1	1	1	1	1	1	1	1	1	1
MIN./CYCLE	7	8	9	9	9	10	10	10	10	9	8	7

NOTE: SCHEDULE IS A GUIDE ONLY. ACTUAL FIELD CONDITIONS MAY REQUIRE MORE OR LESS WATERING TIME AS PLANTS MATURE. CONTRACTOR AND/OR OWNER TO ADJUST AS NEEDED.

EQUIPMENT LEGEND

SYMBOL	DESCRIPTION
	GATE VALVE NISCO T-10, LINE SIZE
	MAINLINE PVC, SCH. 40
	LATERAL LINE PVC, SCH. 40
	IRRIGATION SLEEVE PVC, SCH. 40 AT 2 1/2 X DIA. OF PIPE
	LOW FLOW CONTROL ZONE KIT F (0.8 - 20.0 GPM) RAINBIRD XICZ-100-PRB-COM
	REMOTE CONTROL VALVE F RAINBIRD 100-PRB
	QUICK COUPLING VALVE RAINBIRD 30-CRC, 3/4"
	AUTOMATIC IRRIGATION CONTROLLER RAINBIRD ESP/SLV/CMF USE WITH RAIN CHECK

DRIP LINE

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	NOZZEL	RADIUS	G.P.H.	P.S.I.	PATTERN
	RAINBIRD	XFD	ON-SURFACE USING 18" SPACING	XFD-06-18	DRIP	0.6	30	FLOOD

BUBBLERS

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	NOZZEL	RADIUS	G.P.H.	P.S.I.	PATTERN
	RAINBIRD	1804-CV	4" POP-UP	1402	1'	0.5	30	TRICKLE

SPRAY HEADS

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	NOZZEL	RADIUS	G.P.H.	P.S.I.	PATTERN
	RAINBIRD	1804 SAM-PRS	4' pop-up heigh	8 SERIES HE-VAN	6'	0.96	20	360°
	RAINBIRD	1804 SAM-PRS	4' pop-up heigh	10 SERIES HE-VAN	10'	0.45	30	45°
	RAINBIRD	1804 SAM-PRS	4' pop-up heigh	10 SERIES HE-VAN	10'	1.78	30	360°

PRESSURE LOSS CALCULATIONS:

EXISTING STATIC PRESSURE (PSI) : 80

VALVE NO:

COMPONENT	SIZE	GPM	LENGTH	LOSS/100'	NET LOSS
WATER METER	1"	10	-	-	0.7
COPPER SERVICE LINE	1"	50'	50'	3.35	1.68
BACKFLOW PREVENTER	1-1/4"	-	-	-	10.0
MAINLINE	1"	140'	140'	2.4	3.36
CONTROL VALVE	1"	-	-	-	1.8
ELEVATION	-	-	-	-	-
LATERALS	-	-	-	-	5.0
SUBTOTAL					17.54
25% PRESSURE ALLOWANCE FOR FITTINGS					4.39
SPRINKLER OPERATING PRESSURE					30.0
TOTAL PRESSURE LOSS (PSI)					51.93

P.O.C. AT TEE OFF FROM EXISTING MAINLINE
PRIOR TO INSTALLATION OF IRRIGATION SYSTEM, THE CONTRACTOR SHALL VERIFY STATIC PRESSURE AT P.O.C. AT 80 P.S.I. SHOULD PRESSURE BE BELOW THAT, THE LANDSCAPE DESIGNER SHALL BE NOTIFIED.

EXISTING STATIC PRESSURE (PSI): 80
TEST DATE:
AGENCY:
PHONE NO:

IRRIGATION NOTES

- 1) MAINLINE AND LATER LINES SHALL BE SLEEVED UNDER ALL DRIVEWAYS AND WALKWAYS. THE IRRIGATION EQUIPMENT IS SHOWN IN THE STREET/HARDSCAPE AREA FOR CLARIFICATION ONLY. ACTUAL EQUIPMENT SHALL BE PLACED WITHIN LANDSCAPE AREAS. VALVE BOXES AND EQUIPMENT INSTALLED ABOVE THE GROUND TO BE PLACED IN SHRUB/GROUND COVER AREAS WHERE POSSIBLE.
- 2) SPRINKLER HEADS SHALL BE AS INDICATED ON THE DRAWINGS. SIX INCH (4") POP-UP TYPE SPRAY HEADS SHALL BE INSTALLED IN ALL LAWN AREAS. TWELVE (12") POP-UP TYPE SPRAY HEADS SHALL BE INSTALLED IN ALL GROUND COVER/SHRUB AREAS WHERE OCCUR.

SHEET NUMBER STATION NUMBER
 GALLONS PER MINUTE VALVE SIZE



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CONSULTANTS

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GLENDALE, CA 91201

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IRRIGATION PLAN

ISSUANCES

REVISIONS

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L-3



DIAL TOLL FREE
1-800-227-2600

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UNDERGROUND SERVICE
ALERT OF SOUTHERN
CALIFORNIA

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Eto:

Landscape Area: 5,360 sq. ft.

Special Landscape Area: 0 sq.ft.

5,360 sq. ft.

Section A. HYDROZONE INFORMATION TABLE

Hydrozone*	Zone or Valve	Irrigation Method**	Area (sq. ft.)	% of Landscape Area
1-LW (NE SIDE)	1	D & B (B AT TREE)	214	6.5%
1-LW (DRIVEWAY)	2	D & B (B AT TREE)	938	28.1%
1-MW (FRONT)	3	S	798	23.9%
1-MW (REAR)	4	S	1,385	41.5%
	Total		3,335	100%

*Hydrozone

HW = High Water Use Plants

MW = Moderate Water Use Plants

LW = Low Water Use Plants

**Irrigation Method

O = Other

S = Spray

R = Rotator

B = Bubbler

D = Dipper

SS = Subsurface Drip

Section B. WATER BUDGET CALCULATIONS

Section B1. MAWA: Maximum Applied Water Allowance (gallons per year)

Eto Reference ET (inches per year)

ETAF ET Adjustment Factor

LA Landscape Area (square feet)

0.62 Conversion Factor (to gallons per sq. ft.)

SLA Special Landscape Area (square feet)

1 - ETAF ET Adjustment Factor for Special Landscape Area

(MAWA) Total Landscape Area (Eto)

(0.62) [(ETAF x LA) + (1-ETAF)xSLA]

(55.10) (0.62) [(0.55x3,335) + (0.55x0)]

(55.10) (0.62) (1834.25) + 0

(55.10) (0.62) (1834.25) = 62,661.65 Gallons Per Year

Section B2. ETWU: Estimated Total Water Use (gallons per year)

(Eto) (0.62) [(PF/E)x(HA)] = Gallons Per Year

Hydrozone/ Planting Description	Plant Factors (PF) (See Table A)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAFxArea (HA)	Estimated Total Water Use (ETWU)
1-LW	0.2	D & B	0.81	0.25	214	53.5	456.92
1-LW	0.2	D & B	0.81	0.25	938	234.5	2,002.75
1-MW	0.5	S	0.71	0.70	798	558.6	13,358.03
1-MW	0.5	S	0.71	0.70	1,385	969.5	23,184.04
Totals					3,335	1,816.1	39,001.74

Special Landscape Areas

Hydrozone/ Planting Description	Plant Factors (PF) (See Table A)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAFxArea (HA)	Estimated Total Water Use (ETWU)
						0.00	
Totals					0	0	

MAWA

39,001.74

ETWU

62,661.65

DIFFERENCE

23,659.91

Table A – PF (Plant Factor)

High Water Usage Plants	0.8	Between 0.7–0.9
Moderate Water Usage Plants	0.5	Between 0.4–0.6
Low Water Usage Plants	0.2	Between 0.1–0.3
Very Low Water Usage Plants	0.1	Below 0.1

Table B – IE (Irrigation Efficiency)

Spray Heads	0.71
Rotator Heads	0.75
Bubblers	0.78
Drip Emitters	0.81
Subsurface Irrigation	0.85

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAFxArea

1,816.1

Total Area

3,335

Average ETAF

0.54 < 0.55 OK

Special Landscape Areas

Total ETAFxArea

–

Total Area

–

Average ETAF

–

Outside Wall

Controller: Outdoor Wall Mount

1.5-INCH PVC SCH 40 CONDUIT FITTINGS JUNCTION BOX

1-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY WIRES TO REMOTE CONTROL VALVES

AUTOMATIC CONTROLLER

SCALE: N.T.S.

7

1

2

3

4

5

1. Controller Enclosure

2. Wall

3. Automatic Controller

4. 24 Volt Conduit

5. 120 Volt Conduit

NOTE: Install controller enclosure to wall as per manufacture's installation instructions.

WALL MOUNT CONTROLLER ENCLOSURE

SCALE: N.T.S.

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1. Finish grade

2. Standard valve box with cover: Rain Bird DB Series

3. Waterproof Connection: Rain Bird VB-STD

4. Valve ID Tag

5. 30-inch linear length of wire, coiled

6. Pressure regulating filter

7. PVC SCH 40 female adapter

8. Lateral pipe

9. Remote control valve

10. 1-inch ball valve

11. PVC SCH 80 nipple (length as required)

12. PVC SCH 40 Ell

13. PVC SCH 80 Nipple (2-inch length, hidden) and PVC SCH 40 Ell

14. PVC SCH 40 Tee or Ell

15. Mainline pipe

16. 3/4-inch minimum depth of 3/4-inch washed gravel

17. PVC SCH 80 nipple, close (included in XCZ-PRB-100-COM KIT)

DRIP CONTROL ZONE KIT

SCALE: N.T.S.

4

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Planting Specifications

Part 1 – General

1.01 SCOPE OF WORK

All work shall be performed by a contractor with a C-27 license or greater. Work shall consist of furnishing all materials, services, and equipment necessary to completely install all landscape work as indicated on the drawings and herein specified.

1.02 INSPECTION AND TESTS

- A. Inspection shall be performed by Owner's Representative at the following times. A 48-hour notice shall be given prior to anticipated inspections. Notify City or County of commencement of landscaping-give anticipated timeline from start to finish. Inspections shall be as follows:
 - 1.1. Upon completion of finished grade, soil preparation and final rake out.
 - 1.2. When trees and shrubs are spotted for planting, with the examples of planting holes for trees and shrubs.
 - 1.3. Final Inspection when planting and all other specified work has been completed.
- B. All landscaping, irrigation, and street trees shall be installed and maintained in accordance with local Codes, Ordinances, and Standard Requirements.
- C. Material requirement for all plant material shall be #1 grade for the California Nursery Industry Certificate as issues by the agricultural commissioner of the county of origin.

1.03 GUARANTEE

- A. All plant material installed and workmanship performed under the contract shall be guaranteed against any and all poor, inadequate, or inferior materials, and/or workmanship for a period of 365 days from the date of written final acceptance by an Owner's Representative.
- B. During the guarantee period, any material found to be dead, missing, or in poor condition shall be replaced by the Contractor within 10 days of written notification.
- C. Replacement shall be made in accordance with the original contract drawings and specifications.
- D. Material and labor involved in replacing plant material shall be provided by the Contractor at no additional cost.

1.04 SOIL TEST

Contractor shall obtain agronomic soils tests covering all planting areas after completion of finish grading and prior to start of soil preparation work. Tests shall be performed by an approved agronomic soils testing laboratory and shall include a fertility and suitability analysis with written recommendations for soil preparation and planting backfill mix. The soils report recommendations shall take precedence over minimum amendment and fertilizer application rates specified herein only when they exceeded specified minimums.

Part 2 – Materials

2.01 SCOPE OF WORK

- Fertilizers and soil amendments may include any or all of the specific material specified herein and shall be applied at the rates indicated on the plans of in Part 2.06, Backfill Material, and Part 3.02, Soil Preparation, herein.
- A. Fertilizer: Shall be 'Gro-Power Plus' and 'Gro-Power' 20 gram planting tablets as manufactured by Souther California Organic Fertilizer Co., Inc., (714) 750-3830, or equal.
 - B. Organic Soil Amendment: Shall be nitrogen fortified redwood or cedar wood shavings and shall contain a minimum of 1% available nitrogen. Material containing manure or pine is unacceptable.
 - C. Inorganic Soil Amendment: Shall be agricultural grade iron sulfate.

2.02 TOPSOIL

- All soil imported for backfill or as fill soil (if required) shall meet the following requirements: Backfill or fill soil shall be from a source outside the limits of the project, selected by the Contractor and in compliance with the requirements specified herein. The Contractor shall coordinate with the grading or general contractor in the case of fill soil and submit a written report of a testing agency, per 1.04 Soil Test, registered by the State prior to movement of soil. Soil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods, and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush, and other litter. It shall not be infested with nematodes or other undesirable insects and plan disease organisms. Soil shall meet the following additional requirements"
- A. Gradation Limits. Sand = 65%, Silt = 25%, Clay = 10% maximum. The sand, silt, and clay gradation limits shall be as defined in ASTM D422.
 - B. Permeability Rate. Not less than 0.5 inches (13 mm) per hour nor more than 2 inches (51 mm) per hour when tested in accordance with ASTM D2434 or other approved methods.
 - C. Agricultural Suitability. The topsoil shall be suitable to sustain growth of plants specified.

2.03 SEED (IF APPLICABLE. SEE LEGEND)

- All seed used for lawn and/or ground cover plantings shall be labeled and shall be furnished in sealed standard containers. See which has become wet, moldy, or otherwise damaged in transit or storage will not be accepted.
- A. Lawn: Seed mix shall be per plan.
Note: Thoroughly blend seed varieties prior to application.

2.04 HYDROMULCH MATERIALS (IF APPLICABLE, SEE LEGEND)

- Water: General precautions should be observed when drawings water from sources other than pressure main. Such water must be free of impurities.
- Seed: See as specified in 2.03 above.
- Mulch: Fiber shall be produced from cellulose such as wood pulp or similar organic material and shall be of such character that it will disperse into a uniform slurry when mixed with water. Materials which inhibit germination or growth shall not be present in the mixture.
- Fertilizer: 'Gro-Power' organic fertilizer per 2.01-A, above, or equal.
- Binding: Dry powder organic concentrate, Ecology Controls M-Binder or equal.
- Agent Available from Robinson Fertilizer Co. (714) 538-3575.

2.05 PLANTS

- All plants shall be true to name, and one of each bundle or lot shall be tagged with the name and size of plants in accordance with the standards of practice recommended by the American Association of Nurserymen, and be No. 1 grade, healthy, disease free, and have no physical damage.
- Plant ground cover in areas shown on plans. Ground cover plans (rooted cuttings) shall have been grown in flats, and remain in those until transplanting.
- All trees and shrubs supplied by Contractor shall be of the specified standard height and diameter set by the American Standard for Nursery Stock. The height of the trees shall be measured 6 inches above the crown roots. The tress shall stand erect without support. Root bound material is not acceptable. All plants of like species shall be of uniform height, spread, and form.

2.06 BACKFILL MATERIAL

- A. Topsoil used in the backfill material shall be a loamy, fertile, and friable soil and shall be free of weeds and seed. Topsoil shall conform to Section 2.02, Topsoil, of these specifications.
- B. Backfill materials shall be prepared by blending the following materials and shall be used during planting as shown in the planting details:
 - 1.1. 80% approved topsoil
 - 1.2. 20% organic soil amendment, nitrogen stabilized (wood shavings)
 - 1.3. 15 pounds 'Gro-Power Plus' organic fertilizer per cubic yard
 - 1.4. 'Gro-Power' planting tablets per manufacturer's specifications
- C. All backfill material shall be bulk mixed, not individually mixed at each plant pit.

2.07 HEADERS, STAKES, AND TIES

- A. Trees stakes shall be 2" diameter x10 foot ling straight grained treated lodgepole pine.
- B. Tree ties shall be "Cinch Ties" manufactured by V.I.T. Co., Cerritos, CA (714) 871-2309, or equal.
- C. Root barriers shall be manufactured by DeepRoot or equal, depth per plans.
- D. Arbor guards shall be "9" Barkguard Tree Sheidl', manufactured by Agri Supply, or equal.

Part 3 – Execution

3.01 LANDSCAPE GRADING

The Contractor shall bring all planting areas to finished grades, filing as needed or removing surplus dirt, removing rocks and debris over 1 inch in diameter, and floating to a smooth uniform grade. All areas shall slope to drain. Flow lines shall be established to existing road curbs and/or a sidewalk as shown on the plans and as directed. Final grade of all turf and ground cover areas shall be 1/2" below adjacent surfaces after establishment.

3.02 SOIL PREPARATION

- A. All landscape mounding, rough grading, and finished grading shall be completed prior to beginning prior to beginning soil preparation.
- B. Soil preparation shall begin with rototilling of all planting areas under grades of 2:1 to a minimum depth of 8" prior to distributing amendments.
- C. The following soil amendments shall be added per 1,000 square feet to all planting areas under grades of 2:1"
 - 3 cubic yards nitrogen stabilized organic amendment derived from redwood shavings, fir, or cedar shavings.
 - 200 pounds organic soil amendment: 'Go-Power Plus' (5-3-1) organic fertilizer (to be incorporated to a minimum 9" depth following leaching).

3.01 LANDSCAPE GRADING

- A. Planting is not recommended from December through February in all areas and also not recommended from July through August. The Contractor assumes all responsibility for planting at these times.
- B. Trees and Shrubs: Plant holes shall be dug to size as indicated in the detail drawings. Before trees are set in the holes, a water test should be made as follows: all plant holes shall be filled to the brim with water and allowed to drain before any planting is done. If water does not drain out of hole within 24 hours, conduct soil test. Plants shall be planted at such a depth that the crown roots bear the same relative position to finish grade as they did to the soils where they were grown. When maintenance Period ends and water basing's earth berms are removed, under no circumstances shall dirt be leveled in a manner which buries crown roots. Backfill after planting shall be compacted carefully into place without injuring the roots of the tree or breaking up the ball earth surrounding the roots.
- C. Ground Cover: Ground cover plants shall be planted in staggered rows, evenly spaced and at intervals called out on the drawings. Each plant shall be planted with its proportionate amount of the flat soil in a manner that will insure a minimum disturbance to the root systems. The cuttings shall be planted sufficiently deep to cover all roots. Root crown should bear the same relationship to soil as it did in the flat. Immediately sprinkle after each planting until entire area is soaked to the full depth of each hole.
- D. Mulch: Ground Cover and Shrub Areas: Apply mulch in all ground cover and shrub areas after planting to 3 inch depth of mediums barkchips or shabing of sufficient size not to be affected by wind.

3.05 WEED ERADICATION

- A. Weed Eradication procedures prior to hydroseeing new areas and planting of ground cover areas infested with bermuda grass or other weed infestations:
 - 1.1. Manually remove all existing vegetation completely (grub out roots) unless otherwise shown on the plans and legally dispose of it off-site.
 - 1.2. Fertilize all planting areas with urea 35-0-0 commercial fertilizer at the rate of 0.5 pounds (1/2 lb.) per 1,000 square feet.
 - 1.3. Water all planting areas thoroughly to a minimum depth of 6" for a perios of 2 consecutive weeks to germinate all residual weed seeds.
 - 1.4. Discontinue watering for 2 consecutive days, then apply a non-selective broad spectrum systemic herbicide per manufacture's specifications. No water shall be applied for a minimum of 4 days following application of contact weed killer.
 - 1.5. Allow a sufficient period of time to insure that all weeds are dead and remove.
 - 1.6. Begin the hydroseeding operations or planting on all areas as specified herein.

All specified materials shall be delivered to the site in the supplier's original unopened containers bearing proper and accurate labeling.

3.06 HYDROSEEDING

- A. Mixing of hydroseed: Mixing shall be performed in a tank, with a built-in continuous agitation and recirculation system of sufficient operation and capacity to produce a homogeneous slurry of fiber, M-binder seed, fertilizer, and water in the designated unit proportions.

Fiber	1,800	lbs. per acre
Ecology M-Binder	100	lbs. per acre
Seed (see plant legend)	(see plant legend)	lbs. per acre
Water	3,000	lbs. per acre
'Gro-Power' organic fertilizer	1,000	lbs. per acre

With agitation system operation at part seed, water shall be added to the tank, good circulation shall be established. Materials shall be added in such a manner that they are uniformly blended into the mixture in the following sequence.

When tank is 1/3 filled with water:

- Add binding agent - 1/2 acre requirement
- Add 3 - 50 lb. bales of fiber
- Add seed - 1/2 acre requirement
- Add 'Gro-Power' - 1/2 acre requirement

Agitate mixture at full speed when the tank is half-filled with water.

Add remainder fiber requirement before tank is 3/4 full, and add remainder seed, M-Binder, and 'Gro-Power' per amounts listed above. Slurry distribution should begin immediately.

Area to be hydroseeded shall be moistened to a depth of 6 inches just prior to application.

- B. Application
Hydroseeded slurry shall be applied under high pressure evenly and result in a uniform coat on all areas to be treated. Care shall be exercised to assure that plants in place are not subjected to the direct force of an application.

Slurry shall be immediately removed from walks, pavement, structures, and ground cover areas that are inadvertently sprayed.

All bare spots shall be reseeded by the Contractor within 15 days. The Contractor will be responsible for all reseeded areas for as long after seeding as necessary until acceptable germination and establishment is realized

3.07 WATERING

- A. It shall be the Contractor's responsibility to maintain a balanced watering program to ensure proper growth until final acceptance of the work.
- B. Immediately after planting, apply water to each tree, shrub, or vine. Apply water in a moderate stream in the planting hole until the material about the roots is completely saturated from the bottom of the hole to the top of the ground.
- C. Irrigation"
 - 1.1. Contractor shall properly and completely maintain the irrigation system. A balanced water program shall be maintained to ensure proper growth until final acceptance of the work. Over watering is as unacceptable as under watering.
 - 1.2. All controllers are to have each station individually adjusted on a monthly basis. System shall be set considering the application rate each area is capable of receiving. The system shall operate on short intervals, with the cycle repeating at a later time to reduce runoff.
 - 1.3. Controller shall be programmed to operate during time of least evaporation and wind turbulence, generally 2 am to 10 am.

3.08 MAINTENANCE

All areas landscaped by the Contractor under this contract shall be maintained by the Contractor for a period of not less than 90 days from the date of written acceptance for start of maintenance.

- A. Start of maintenance criteria:
 - 1.1. Maintenance period shall not start until all elements of the project are completed in accordance with the contract documents.
 - 1.2. Power to remote controllers shall be established prior to the beginning of the maintenance period.
 - 1.3. Written acceptance by the Owner's Representative must be obtained prior to the beginning of the maintenance period.
- B. End of maintenance:
 - 1.1. On satisfactory completion of the 90 day (minimum) maintenance period, the Owner's Representative will inspect the project for final acceptance.
 - 1.2. Deficiencies noted during inspection shall extend the maintenance period until all are corrected.
 - 1.3. End of maintenance shall occur only on written acceptance by the Owner's Representative.
 - 1.4. Pre-emergent herbicide should be applied at end of maintenance period after hydroseed completes germination in all areas.
- C. During the maintenance period, provide all watering, weeding, fertilizing, cultivation and spraying necessary to keep the plants and turf in a healthy growing condition and to keep the planted areas neat, edged, and attractive. All trees and shrubs shall be pruned as necessary to encourage new growth and eliminate rank sucker growth. All pruning to be per NAA Standards. Old wilted flowers and dead foliage shall be immediately pinched or cut off. Shrubs shall not be sheared.
- D. The contractor shall retain a Certified Arborist to inspect conditions of mature trees impacted by roadway widening. Arborist shall make monthly report to City of County regarding condition of trees during maintenance period.
- E. After planting and during the maintenance period, in the event that trees exhibit iron chlorosis symptoms, apply FE 138 Geigy or equivalent at manufacturer's recommended rates.
- F. Should the appearance of any plant indicate weakness, that plant shall be replaced immediately with a new healthy plant. At the end of the maintenance period, all plant materials shall be in a healthy, growing condition and spaced as indicated on the plans.
- G. Lawns (if applicable) shall be mowed and clippings removed on a weekly basis. Cut lawns at least 2-1/2 inches during warm seasons and reduce to 2 inches during winter or cooler season. Avoid removing more than 1/3 of the leaf area of blade at any one time. Alternate mowing pattern to avoid rutting lawns.
- H. Trim lawn edges (if applicable) adjacent to walks, curbs, paved areas, buildings, shrub and tree areas every two weeks, or more often if needed to maintain a neat and well defined appearance.
- I. Damage to planting areas shall be repaired immediately and throughout the maintenance period.

- J. Remove watering basin's earth berms. Under no circumstances shall the soil be leveled in a manner that buries the plant's crown roots.
- K. Miscellaneous Maintenance Items:
 - 1.1. Depressions caused by vehicles, bicycles, soil setting or foot traffic shall be filled and leveled. Replant damage areas.
 - 1.2. Exterminate gophers and moles, and repair damage as above.
 - 1.3. The Contractor shall apply 'Gro-Power' organic fertilizer at a rate of 25 pounds per 1,000 square feet, for a minimum of 2 applications. The first application shall be between the 25th and 30th day of the maintenance period and the second application between the 75th and 80th day.
 - 1.4. Debris and trash shall be removed from the site weekly at a minimum.
 - 1.5. Further herbicide applications and hand weeding will be required if major weed infestation occurs, to be at the discretion of the Owner's Representative.

3.09 DISEASE AND PEST CONTROL

Throughout the maintenance period, all plants shall be maintained in a disease and pest free condition. A licensed pest control operator shall be retained by the Contractor to recommended and apply all pesticides, herbicides, and fungicides. All pesticides, herbicides, and fungicides must be reported to the Inspector, with documentation stating which pest and/or fungus was treated. Report quantity of materials used in gallons or ounces.

3.10 CLEAN UP

Upon completion of the work, the Contractor shall smooth all ground surfaces, remove excess materials, rubbish, debris, etc.; sweep adjacent street, curbs, gutters, walkways, and trails, and remove construction equipment from the premises.



LANDIN & ASSOCIATES
BUILDING DESIGN CONSULTANTS

Designer: Amado Landin
16689 E. Foothill Blvd, #205
Fontana, CA 92335
(909) 489-0466 T.
landin.associates@gmail.com

CONSULTANT:

Structural Design: TBD

PROJECT
RESIDENCE REMODEL
AND ADDITION

1362 LINDEN AVE.
GLENDALE, CA 91201

TITLE

PLANTING
SPECIFICATIONS

ISSUANCES

REVISIONS

NO	DATE	BY	REMARKS

DRAWN BY: M.S.
CHECKED: A.L.
DATE: 5–03–21
SCALE: AS NOTED
JOB NO.

L-6

Irrigation Specifications

Part 1 – General

1.01 SCOPE OF WORK

all work shall be performed by a contractor with a c-27 license or greater. The work required is indicated on the drawings and includes, but is not limited to, new irrigation systems in median and retrofitted irrigation systems on each side of roadway, automatic controller, remote control valves, quick coupler valves, water connections, and electric connections.

1.02 INSPECTION AND TESTS

- A. It is the landscape contractors responsibility to contact the owner's representative, 48 hours prior to desired inspection of an item at extension.
- B. Prior to release of utilities or maintenance period commencement, the following inspections are required:
Construction of irrigation system in open trench condition (prior to backfill).
Pressure test 150 psi for:
 - A three (3) hour continuous period.
 - An irrigation coverage test, planting including street trees, contact the owner's representative, engineering division for species and locations.
 - Finish grade prior to seeding
 - Compliance with approved landscape plans
 - Any special conditions of approval attached to project
 - Final inspection
- C. The owner's representative and landscape contractor shall be present at this inspection.

1.03 MAINTENANCE GUIDELINES

- A. landscape shall be maintained in a neat, clean, weed-free and healthy condition. This shall include but not limited to:
 - Cultivation of planted beds at intervals not to exceed 10 days.
 - Regular mowing to maintain lawn height not to exceed 2" (may vary per species).
 - Regular pruning of plants as necessary to control and direct growth.
 - Scheduled maintenance of irrigation controller to assure proper application rate of water necessary for proper plant growth. Drip irrigation may require specialized landscape maintenance care.
 - Immediate replacement of plant material as needed due to death, disease, or lack of growth.
 - Fertilization on a regular schedule as recommended by the manufacturer to provide proper plan growth.
 - stakes, guy, and ties on trees shall be checked regularly for correct function. Ties are to be adjusted to avoid abrasions or girdling of trunks or branches.
 - Upon completion of the maintenance period, an inspection shall be made by the Owner's Representative. The landscape shall be maintained in accordance with these landscape maintenance standards. Maintenance bonding shall be released at the end of the appropriate period if the landscape is maintained according to plans and specifications.
 - The principal bond holder is responsible to contact the owner/representative and schedule the maintenance inspection.

1.04 TURNOVER IRRIGATION ITEMS

- A. Controller charts
 - Provide one controller chart (of the maximum size the inside of the controller door will allow) for each automatic controller. The chart shall diagram the area covered by the controller and shall be prepared from record drawings.
- B. Operation and maintenance manuals:
 - Two individually bound copies of operation and maintenance manuals shall be delivered.
- C. Supply as part of this contract the following items:
 - Two keys for each automatic controller.
 - One valve box cover wrench.
- D. Materials list:
 - 1.1. Complete material list shall be submitted to the on-site construction manager prior to performing any work. Catalog data and full descriptive literature must be submitted whenever the use of items different than those specified is requested.
 - 1.2. Material list shall be submitted using the following example:

Item	Description	Manufacturer	Model
1	Pressure Supply lines	Lasco	Schedule 40
2	Lawn Spray Head	Toro	570-GP
- E. Record drawings for new systems - contractor shall provide complete as-built drawings which shall be mylar copies of the project plans and shall conform to the following:
 - 1.1. Record accurately on one set of contract drawings all changes in the work consulting departures from the original contract drawings.
 - 1.2. The changes and dimensions shall be recorded in legible and workmanlike manner to the satisfaction of the inspectors. Prior to final inspection of work, submit record drawings to inspectors for approval.
 - 1.3. Dimensions from two permanent points of reference (walls, sidewalks curbs, etc.), Data shown on record drawings shall be recorded day to day as the project is being installed. All lettering on drawings shall be a minimum of 1/8" in size.
 - 1.4. Show locations and depths of the following items for new systems:
 - Point of connection for water and electrical service
 - Routing of sprinkler pressure lines. Dimensions maximum 100 feet long routing.
 - Gate valves
 - Sprinkler control valves
 - Quick coupling valves
 - Routing of control wires
 - Electircal service lines
 - Sprinkler heads
 - Lateral lines
 - Related equipment (as may be directed)
 - 1.5. Maintain record drawings on site at all times

1.05 GUARANTEE

- A. The entire sprinkler system, including all work done under this contract, shall be guaranteed by the contractor against all defects, fault of material, and workmanship, for one year from the date of final inspection.
- B. The contractor shall instruct the Owner's Representative in the operation and maintenance of the system and shall furnish a complete set of operating instructions.

Part 2 – Materials

2.01 GENERAL

Materials and equipment installed or furnished that do not meet these standards will be rejected and shall be removed from the site at no expense.

2.02 GALVANIZED STEEL PIPE FITTINGS (IF APPLICABLE)

- A. All galvanized steel pipe shall be Schedule 40, threaded, coupled, and hot-dipped galvanized, and shall comply with the requirements of ASTM A120-66 of ASTM A53-67.
- B. All fittings for galvanized steel pipe shall be 150 pound rated galvanized malleable iron, banded pattern.
- C. Pipe sizes indicated on the drawings are nominal inside diameter, unless otherwise noted.

2.03 BRASS PIPE FITTINGS (IF APPLICABLE)

- A. All brass pipes and fittings to be IPS standard weight, 125 UBS, 85% red brass, and are to be used as standpipes on backflow preventer.
- B. Where galvanized riseres and/or fittings are required, a dielectric union shall be installed at connection point of galvanized and bronze material.

2.04 PLASTIC PIPE FITTINGS

- A. All plastic pipes shall bear the following markings: manufacturer's name, nominal pipe size, schedule or class, type of material, pressure rating in PSI, NSF seal of approval, and the date of extrusion.
- B. Pressure supply lines 1½" or smaller in diameter located downstream from the backflow prevention device shall be Schedule 40 PVC. Pressure supply lines 2" or larger shall be either Class 315 solvent velt PVC or Class 200 rubber gasket type PVC. Solvent weld and ring type shall not be used together on the same pressurized line.
- C. Non-pressure lines shall be Schedule 40 PVC.
- D. All fittings shall be standard weight Schedule 40 and shall be injection molded of an improved PVC fitting compound. Threaded plastic fittings shall be injection molded.
- E. All threaded nipples shall be standard weight Schedule 80 with molded threads unless otherwise specified.
- F. All solvent cementing of plastic pipe and fittings shall be a two-step process, using primer solvent cement applied per manufacturer's specifications. Cement shall be of a fluid consistency, not gel-like or ropy. Primer and solvent shall be applied to both mating surfaces.

2.05 BACKFLOW PREVENTION DEVICES

Backflow preventer shall be as shown on drawings

2.06 VALVES

- A. Gate valves:
 - 1.1. Gate valves 2" or smaller shall have screwed joints and brass bodies.
 - 1.2. All gate valves shall have a maximum working pressure of no less than 150 PSI and shall conform to AWWA
- B. Remote control valves:
Valves shall be as shown on the drawings. Connect to the controller in the operating sequences indicated on the drawings.

2.07 VALVE BOXES

- A. Valves boxes shall be fabricated from a durable, weather resistant plastic material, resistant to sunlight and chemical actions of soil.
- B. The valve box shall be secured with a hidden latch mechanism or bolts.
- C. The cover of the box shall be capable of sustaining a load of 1,500 pounds.
- D. Valve box extensions shall be by the same manufacturer as the valve box.
- E. Gate valve boxes shall be round plastic boxes with bolt-down covered marked "GATE VALVE".
- F. Remote control valves boxes shall be rectangular plastic boxes with bolt-down covered marked with the valve identification numbers stenciled in 2" high letters/ numbers using epoxy resin base paint of a contrasting color.

2.08 AUTOMATIC CONTROLLER

Automatic controllers shall be as indicated on the drawings complete with hookup to electrical sources. All controllers shall be enclosed in a vandal-resistant, waterproof enclosure, LeMeur or approved equal, or as shown on the drawings. All wiring from electrical meter to pedestal mount controller to be underground and sleeved through concrete pads.

2.09 ELECTRICAL-PRIMARY

- A. All electrical equipment shall be NEMA Type 3, water proofed for exterior installations.
- B. All electrical work shall conform to local codes and ordinances. Above ground wires shall be conduit enclosed

2.10 WIRING - LOW VOLTAGE

- A. Remote control wires shall be direct burial AWG-UF type, 14 gauge as per manufacturer's specifications.
- B. Connections shall be either epoxy-sealed packet type or Scotch Lock connectors.
- C. Ground wires shall be white in color. Control wires shall be of same color for a given controller. Where more than one controller occupies a single trench, each controller shall have different color control wires.

2.11 SPRINKLER HEADS

Sprinkler heads shall be as indicated on the drawings. Anti-drain valves shall be installed as required for elimination of low head drainage.

2.12 IRRIGATION SLEEVES

Irrigation sleeves shall be Schedule 40 PVC. Size shall be twice the diameter of the size of pipe, electrical wiring and pipes to be sleeved separately. Sleeving is required under all paved surfaces.

2.13 WATER SAVING SYSTEM

The water saving system shall be as indicated on the drawings. It shall consist of one main component: the rain collection unit

Part 3 – Execution

3.01 GENERAL INSTALLATION

- A. Water supply: Connections to proposed water meter (meter installation by others) shall be at the location shown on the drawings. Minor changes caused by actual site conditions shall be made at no additional cost to the city.
- B. Layout: Layout irrigation systems and make minor adjustments required due to differences between site and drawings. Where piping is shown on drawings under paved area, but running parallel and adjacent to planted area, install piping in the planted areas.
- C. Diagrammatic intent: The drawings are essentially diagrammatic. The size and location of equipment and fixtures are drawn to scale where possible. Provide offsets in piping and changes in equipment locations as necessary to conform with structures and to avoid obstructions or conflicts with other work.
- D. Grades: Before starting work, carefully check all grades to determine that work may safely proceed, keeping within the specified material depth with respect to finish grade.
- E. Inspection: Before starting work, carefully check all grades to determine that work may safely proceed, keeping within the specified material depth with respect to finish grade.
 - 1.1. Prior to all work of this section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where installation may properly commence without conflicts.
 - 1.2. Verify that the irrigation system may be installed in strict accordance with all pertinent codes and regulations, the original design, the reference standards, and the various manufacturer's recommendations.
 - 1.3. Verify pressure in pounds per square inch (PSI) prior to any work. Contact Landscape architect if pressure varies from that indicated on plans.
- F. Discrepancies: Do not proceed with installation in areas of discrepancy until all discrepancies have been resolved.
- G. Field Measurements: Make all necessary measurements in the field to ensure precise fit of items in accordance with the original design.

3.02 TRENCHING

- A. Contractor shall notify UNDERGROUND SERVICE ALERT (800) 422-4133 at least working day before beginning to dig.
- B. Dig trenches and support pipe continuously on bottom of ditch. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings to the depths below finished grade and as noted.
- C. Tree roots shall be protected. Cut no roots over 1/2" diameter. Reroute pipe above or below all roots. Preservation of all roots to take precedence over pipe depth requirement. All trenching to maximize distance from existing mature trees. Hand digging is required where trenching might impact existing tree roots.
- D. Provide minimum cover of 30 inches over pressure supply lines under paved areas.
- E. Provide minimum cover of 18 inches over pressure supply lines under paved areas.
- F. Provide minimum cover of 18 inches over control wires
- G. Provide minimum cover of 12 inches over non-pressure lines.

3.03 BACKFILLING

- A. Initial backfill on all lines shall be of fine granular material with no foreign matter larger than 1/2" in size, 6" above pipe.
- B. Backfill shall be tamped in 4" layers under the pipe and uniformly on both sides for the full width of the trench and the full length of the pipe. Materials shall be sufficiently damp to permit thorough compaction, free of voids. Backfill shall be compacted to dry density equal to adjacent undisturbed soil and shall conform to adjacent grades.
- C. Flooding in lieu of tamping is not allowed without specific approval
- D. Under no circumstances shall truck wheels be used to compact soil.
- E. Provide sand backfill a minimum of 6" over and under all piping routed under paving areas.

3.04 PIPING

- A. Piping under existing concrete pavement must be installed in sleeves 2½ times the outer diameter of the pipe which is being sleeved. No hydraulic diving is permitted under any concrete pavement.
- B. Cutting or breaking of existing pavement is not permitted without written permission from the owner.
- C. Install pipe with all marking up for visual inspection and verification.
- D. Remove all dented and damaged pipe sections.
- E. Contractor shall install concrete thrust blocking at all changes of direction and terminal points of pressure pipe.
- F. All lines shall have a minimum clearance of 4 inches from each other and 6 inches from lines of other trades.
- G. Parallel lines shall not be installed directly over one another.
- H. Make all joints in strict accordance with the manufacturer's recommended methods; allow solvent welds at least 15 minutes setup time before moving or handling and 24 hours curing time before filling.
- I. All threaded plastic-to-plastic connections shall be assembled using Teflon tape.
- J. For plastic-to-metal connections, use non-hardening pipe dope on all threaded plastic-to-metal connections, except where noted otherwise.
- K. Piping shall be snaked from side to side in trench bottom to allow for expansion and contraction.

3.05 ASSEMBLIES

- A. Install all assemblies specified herein according to the respective detail drawings or specifications, using best standard practice.
- B. Install backflow assemblies in shrub areas and/or adjacent to other hardscape items rather than turf areas, when possible, and at height required by local codes.
- C. Valves shall be installed in shrub areas whenever possible.
- D. Each valve box shall be installed on a foundation of pea gravel, backfill one cubic foot minimum. Valve boxes shall be installed with the box tops one inch above the surface of surrounding finish grade in shrub area, and flush with turf areas.

3.06 CONTROLLER

- A. Controller shall be located behind shrubs and/or adjacent to other hardscape items. Maintenance access shall be provided.
- B. The irrigation system shall be programmed to operate during the periods of minimal use of the design area and at time of least evaporation and wind turbulence, generally 2:00 am to 6:00 am.
- C. The controller shall be programmed so that each valve operates separately.

3.07 WIRING

- A. Wiring shall occupy the same trench and shall be installed along the same route as the pressure supply lines wherever possible.
- B. Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of 12 feet.
- C. All connections shall be of an approved type and shall occur in a valve box. Provide an 18 inch service loop at each connection.
- D. An expansion loop of inches shall be provided at each wire connection and/or directional turn, and one of 24 inches shall be provided at each remote control valve.
- E. A continuous

3.08 FLUSHING THE SYSTEM

- A. Prior to installation of sprinkler heads, the valves shall be opened and full head of water used to flush out the lines and risers.
- B. Sprinkler heads shall be installed after system flush has been completed.

3.09 WATER SAVING SYSTEM

- A. The water saving system shall have one rain collection unit connected to the time clock.
- B. The system shall have one or more rain collection units per time clock and one rain collection unit per three designated valves, and will use irrigation wiring.
- C. The rain collection unit shall be wired to the existing solenoid wires, and allow switch of use of time clock wires from power of valve to part of water saving system.
- D. The rain collection unit shall not require any down time field maintenance.

3.10 SPRINKLER HEADS

- A. Sprinkler heads shall be installed as designated on the drawings.
- B. Spacing of heads shall not exceed maximum indicated on the drawings or in manufacture's directions.
- C. Head height in relation to finish grades shall be as indicated on the drawings at the time of completion.

3.11 ADJUSTING THE SYSTEM

Contractor shall adjust valves, align sprinkler heads of each system to maximize coverage to 100% and minimize overspray prior to planting.

3.12 IRRIGATION SLEEVING

- A. Provide minimum cover of 18 inches on irrigation sleeves to be provided under all paving.
- B. See 3.02 (Trenching) and 3.03 (Backfilling) for further information.

3.13 COMPLETION CLEANING

Upon completion of work, Contractor shall smooth all ground surgaces; removed excess materials, rubbish, debris, etc.; sweep adjacent streets, curbs, gutters, walkways, and trails; and remove construction equipment from the premises.



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CONSULTANT:
Structural Design: TBD

PROJECT

**RESIDENCE REMODEL
AND ADDITION**

1362 LINDEN AVE.
GLENDALE, CA 91201

TITLE

**IRRIGATION
SPECIFICATIONS**

ISSUANCES			

REVISIONS			
NO	DATE	BY	REMARKS

DRAWN BY: M.S.
CHECKED: A.L.
DATE: 5-03-21
SCALE: AS NOTED
JOB NO.

L-7



HYBRID BERMUDA



KENTUCKY BLUEGRASS



CAREX DIMPLEA - BERKLEY SEDGE



LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' - TUSCARORA CREEP MYRTLE



LANTANA CAMARA 'NEW GOLD' - COMPACT YELLOW LANTANA



ZAUSCHNERIA CALIFONCA MEXICANA - CALIFORNIA FUSCHIA



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PROJECT
RESIDENCE REMODEL
AND ADDITION

1362 LINDEN AVE.
GLENDALE, CA 91201

TITLE
PLANT PALLET

ISSUANCES

REVISIONS

NO	DATE	BY	REMARKS

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