DRB 07082021 - Reduced Plans and Renderings (provided to the DRB on May 28, 2020 and City Council)

C A R R I L L O R E S I D E N C E

ARCHITECTURAL ABBREVIATIONS

@	AT
∠	ANGLE
℄	CENTERLINE
Ø	DIAMETER
AB	ANCHOR BOLT
A/C	AIR CONDITIONING
AC	ASPHALT CONCRETE
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOF	BOTTOM OF FRAMING
BO	BOTTOM OF
BOBM	BOTTOM OF BEAM
CAB	CABINET
CB	CATCH BASIN
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
COMP	COMPOSITE SHINGLES
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CSK	COUNTER SINK
CSMT	CASEMENT
CT	CERAMIC TILE
CTSK	COUNTERSINK
CTR	CENTER
CW	COLD WATER
DS	DOWNSPOUT
DBL	DOUBLE
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DR	DOOR
DW	DISHWASHER
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ENCL	ENCLOSURE
EQ	EQUAL
EW	EACH WAY
(E)	EXISTING
EXT	EXTERIOR
FAU	FORCED AIR UNIT
FF	FINISH FLOOR
FG	FIXED GLASS
FHMS	FLATHEAD MACHINE SCREW
FIN	FINISH
FJ	FLOOR JOIST
FO	FACE OF
FLR	FLOOR
FLUOR	FLUORESCENT
FND	FOUNDATION
FTG	FOOTING
FHWS	FLATHEAD WOOD SCREW
FURR	FURRED
GA	GAUGE
GD	GARBAGE DISPOSAL
GLB	GLU LAM BEAM
GS	GALVANIZED STEEL
GYP	GYPSUM
GB	GYPSUM BOARD
HB	HOSE BIBB
HDR	HEADER
HGT	HEIGHT
HTR	HEATER
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HW	HOT WATER
IN	INCH
INT	INTERIOR
INSUL	INSULATION
JST	JOIST
LAM	LAMINATE
LAV	LAVATORY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MECH	MECHANICAL
MED	MEDIUM
MFG	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
N	NORTH
NAT	NATURAL
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
O/	OVER
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPG	OPENING
OS	OVERFLOW SCUPPER
PERF	PERFORATE
PL	PROPERTY LINE
PLYWD	PLYWOOD
PR	PAIR
PVC	POLYVINYL CHLORIDE
PREFAB	PREFABRICATED
R	RADIUS/RISER
RD	ROOF DRAIN
RDWD	REDWOOD
REFR	REFRIGERATOR
REINF	REINFORCEMENT
REQD	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RS	ROUGH SAWN
RWD	REDWOOD
SF	SQUARE FEET
SHLF	SHELF
SHLV	SHELVING
SS	STAINLESS STEEL
S&P	SHELF AND POLE
SEL	SELECT
SH	SINGLE HUNG
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SKL	SKYLIGHT
SL	SLIDER (WINDOW)
SLDG	SLIDING
SQ	SQUARE
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
T	TREAD
T&B	TOP & BOTTOM
T&G	TONGUE AND GROOVE
TC	TRASH COMPACTOR
TO	TOP OF
TOB	TOP OF BEAM
TOM	TOP OF MASONRY
TOP	TOP OF PARAFET
TOPL	TOP OF PLATE
TOS	TOP OF SHEETING
THK	THICK
TMPR	TEMPERED GLASS
TV	TELEVISION
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WI	WROUGHT IRON
WIN	WINDOW
WP	WATERPROOF
WR	WATER RESISTANT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

ARCHITECTURAL SYMBOLS

BUILDING SECTION LETTER AND SHEET

MATERIAL LEGEND NUMBER ON SAME SHEET

DETAIL REFERENCE NUMBER AND SHEET

INTERIOR ELEVATION #

PLAN BLOW-UP

STRUCTURAL GRID LINES

ELEVATION

GENERAL NOTES

A. ALL WORK SHALL CONFORM TO: (A) THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL RELATED DOCUMENTS PUBLISHED BY THE I.C.C. WHICH HAVE BEEN ADOPTED BY THE LOCAL GOVERNING AGENCY; (B) ALL REGULATIONS AND ORDINANCES OF ALL LOCAL GOVERNING AGENCIES; (C) ANY SPECIAL CONDITIONS REQUIRED BY THE LOCAL GOVERNING AGENCIES; AND (D) ALL CALIFORNIA STATE CODE AMENDMENTS (BUILDING STANDARDS CODE) TITLE 24.

THE APPLICABLE CODES WILL INCLUDE, BUT SHALL NOT BE LIMITED TO:
- 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA ENERGY CODE (CENC)
- CITY OF GLENDALE CODE

B. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENCTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE SHALL BE PROCEEDING AT HIS OWN RISK.

C. OMISSIONS FROM THE DRAWINGS AND SPECIFICATION OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

D. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

E. APPROVED NUMBERS OR ADDRESSES (PER CITY OF LOS ANGELES) SHALL BE PROVIDED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. CONTRACTOR SHALL COORDINATE THE LOCATION WITH THE ARCHITECT.

F. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE SELECTION OF ALL PLUMBING FIXTURES INCLUDING TOILETS, TUB/SHOWER, LAVATORIES, SINKS AND ALL APPROPIATE FAUCETS, TRIM AND DRAINS. THE OWNER SHALL SELECT ALL COLORS, FINISH AND OPTIONS.

G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE MECHANICAL HEATING AND DISTRIBUTION SYSTEM IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

H. THE CONTRACTOR SHALL COORDINATE WITH OWNER FOR THE SELECTION OF ALL ELECTRICAL LIGHT FIXTURES (THEIR COLOR, TYPE AND FINISH), AND SWITCHPLATED AND OUTLETS (COLOR AND TYPE). THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND HEIGHTS OF ALL OUTLETS, LIGHTING FIXTURES, ETC. WITH THE ARCHITECT.

I. THE CONTRACTOR SHALL COORDINATE WITH OWNER FOR THE SELECTION OF ALL KITCHEN APPLIANCES (COLOR, TYPE AND OPTIONS).

J. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE SELECTION AND PROPER LOCATIONS OF ALL BATHROOM SPECIALTIES INCLUDING, BUT NOT LIMITED TO, MEDICINE CABINETS, MIRRORS, TOWEL BARS AND HOOKS, TOILET PAPER DISPENSER, SOAP DISH AND SHOWER ENCLOSURE.

K. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE DESIGN OF BUILT-IN CABINETS INCLUDING DOOR AND DRAWER LOCATIONS, TYPES OF HINGES, PULLS AND SLIDING HARDWARE. THE OWNER SHALL SELECT THE TYPE OF MATERIALS, COLOR AND FINISH FOR CABINETS.

L. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE SELECTION OF ALL INTERIOR FINISHES INCLUDING FLOOR COVERINGS AND UNDERLAYMENTS, PAINT (INCLUDING NUMBER OF COATS), OTHER WALLCOVERINGS, BASE AND CASE, LAMINATES, TILE, ETC.

PROJECT DATA

OWNER:	EDUARDO J. CARRILLO
PROJECT ADDRESS:	*1248 CORONA DRIVE*
NUMBER OF STORY:	TWO
LOT SIZE (AREA):	8,889 sq.ft.
LEGAL DESCRIPTION:	A.P.N. 5679-016-001 5679-016-002 5679-016-024
	TRACT: 6759
	LOTS: 148 147 170
ZONE:	R1R *(RESTRICTED RESIDENTIAL FAR III)*
OCCUPANCY GROUP:	R-3 & U-1
TYPE OF CONSTRUCTION:	V-B
MAX. HEIGHT ALLOWED:	32 FEET
PROPOSED BLDG. HEIGHT:	32 FEET
EXISTING NATURAL SLOPE GREATER THAN 40%.....	YES
AVERAGE NATURAL SLOPE:	60%
TOTAL ALLOWED F.A.R.	30% = (2,666 sq.ft.)
TOTAL PROPOSED F.A.R.	28% = (2,247 sq.ft.)
PROPOSED PAVING AREA:	12% = (1,063 sq.ft.)
PROPOSED LANDSCAPE AREA:	60% = (5,574 sq.ft.)
PROPOSED SETBACKS:	FRONT=15'-0" SIDE= 12'-6" REAR= 10'-0"

FLOOR AREA ANALYSIS

GARAGE:	545 sq.ft.
STAIRCASE AREA:	150 sq.ft.
LAUNDRY ROOM:	32 sq.ft.
FIRST FLOOR:	1,537 sq.ft.
SECOND FLOOR:	580 sq.ft.
TOTAL GROSS AREA:	2,844 sq.ft.

NOTE: UP TO 500 sq.ft. OF GARAGE NOT PART OF GARAGE

REVISE F.A.R.:..... 2,344 sq.ft.

SCOPE OF WORK:

CONSTRUCTION OF A NEW TWO STORY SINGLE FAMILY DWELLING ON VACANT LOTS

VICINITY MAP

SHEET INDEX

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 P: 562 714 2886

OWNER: MR. EDUARDO J. CARRILLO

ADDRESS: 8207 BROOKGREEN RD. DOWNEY, CA 90240

PROPOSED NEW 2-STORY HOUSE

PROJECT ADDRESS: 1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
GLENDALE CA 91205

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE

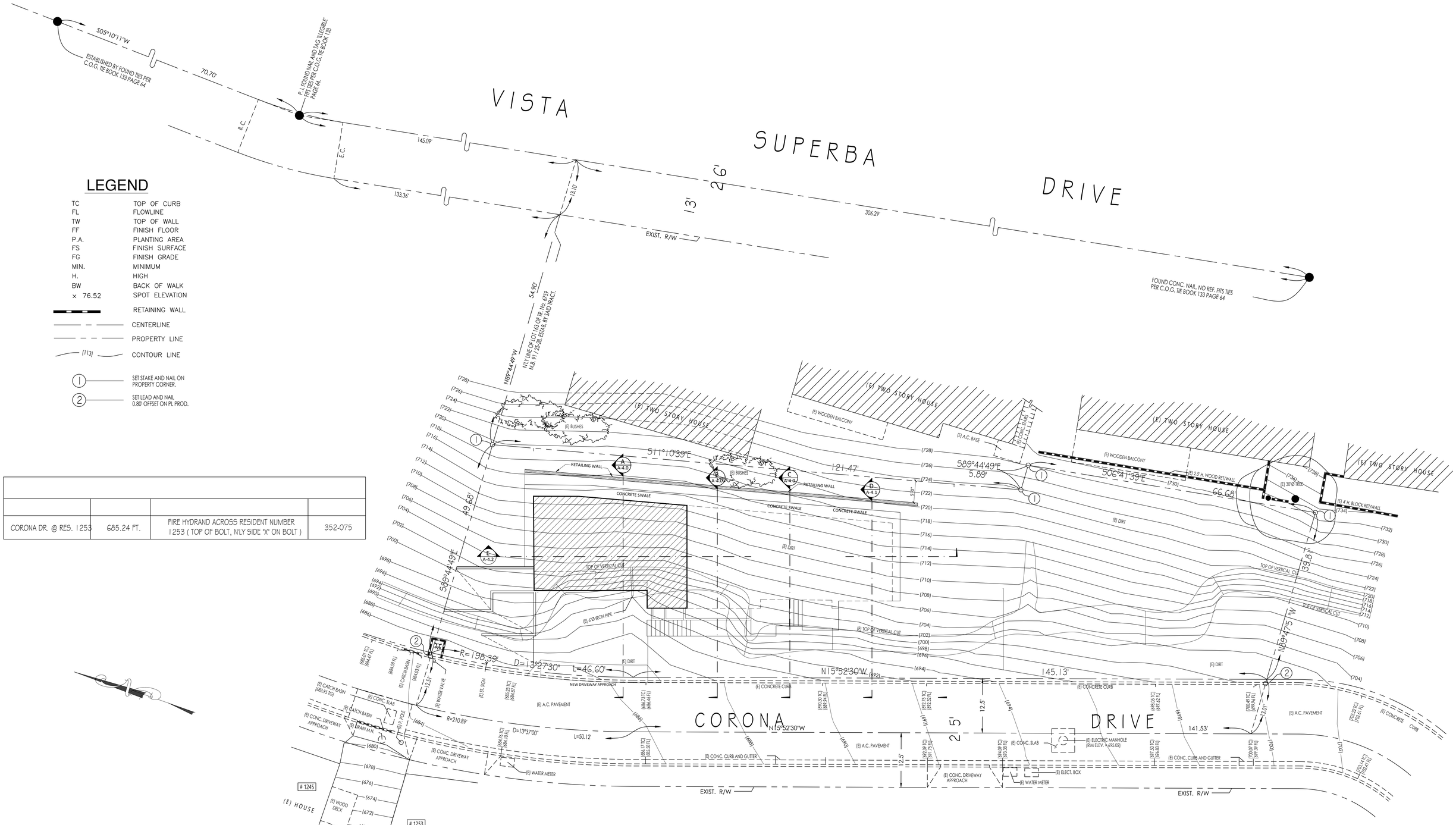
TITLE SHEET

REGISTERED PROFESSIONAL ENGINEER EDUARDO J. CARRILLO C77737 EXP. 6-30-17 CIVIL STATE OF CALIFORNIA

JOB #:	DRAWN:
15-000	E.C.
DATE: 12 / 22 / 2015	CHECKED: E.C.

A-0.0

SHEET OF



LEGEND

TC	TOP OF CURB
FL	FLOWLINE
TW	TOP OF WALL
FF	FINISH FLOOR
P.A.	PLANTING AREA
FS	FINISH SURFACE
FG	FINISH GRADE
MIN.	MINIMUM
H.	HIGH
BW	BACK OF WALK
× 76.52	SPOT ELEVATION
	RETAINING WALL
	CENTERLINE
	PROPERTY LINE
(113)	CONTOUR LINE
1	SET STAKE AND NAIL ON PROPERTY CORNER.
2	SET LEAD AND NAIL 0.80' OFFSET ON PL PROD.

CORONA DR. @ RES. 1253	685.24 FT.	FIRE HYDRAND ACROSS RESIDENT NUMBER 1253 (TOP OF BOLT, N'LY SIDE "X" ON BOLT)	352-075

LEGAL DESCRIPTION

LOTS 147, 148, AND 170 OF TRACT No. 6759, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 91, PAGES 25-28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

10.25.19

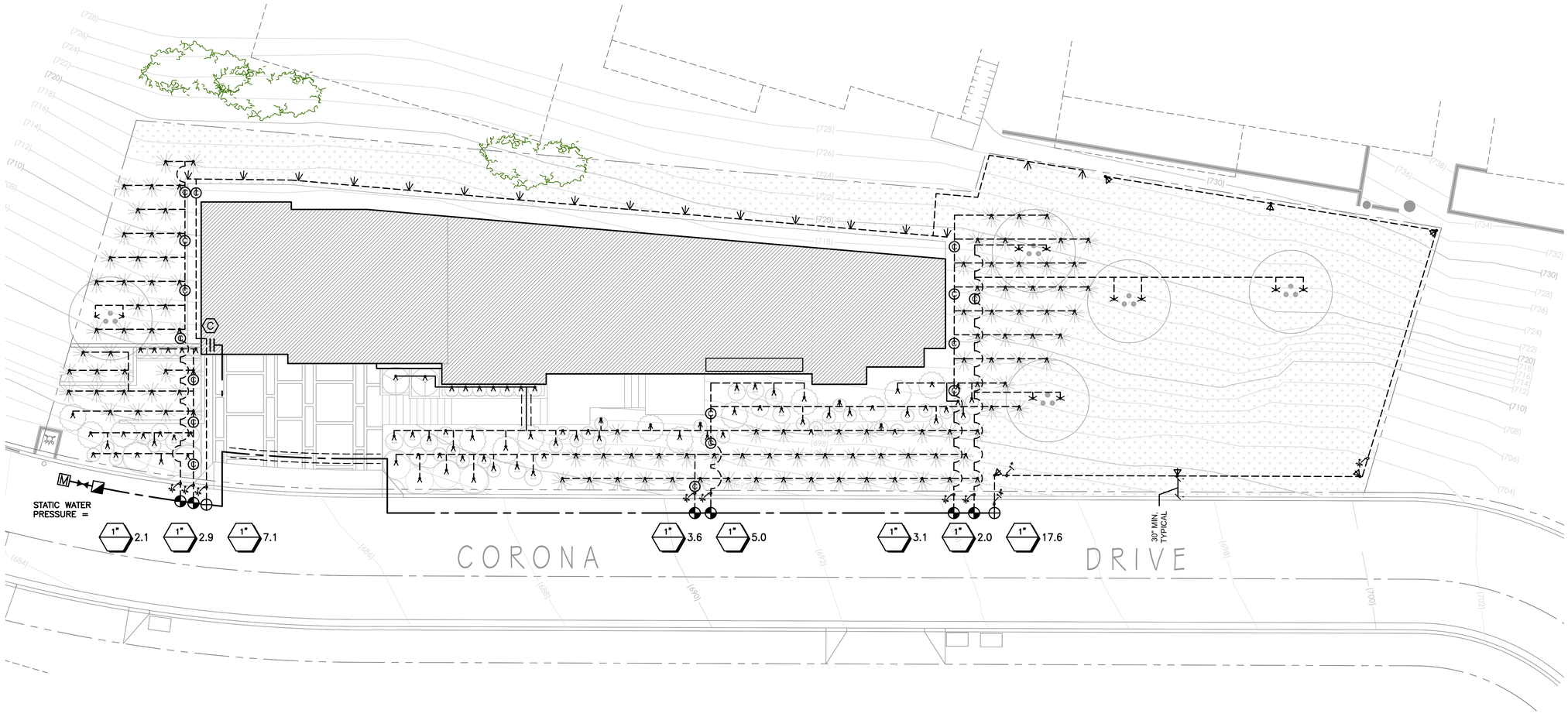
TOPOGRAPHIC SURVEY MAP

SITE ADDRESS: VACANT LAND
GLENDALE, CA 91205

A.P.Ns. 5679-016-001
5679-016-002
5679-016-024

SCALE: 1"=10'

CITY OF GLENDALE



IRRIGATION NOTES

1. DESIGN PRESSURE: Irrigation design is based on a maximum demand of 17.6 GPM. and a minimum operating pressure of 00 PSI. The Contractor shall measure static pressure at the point of connection prior to installation. If the static pressure exceeds 000 PSI, install an inline pressure regulator as shown on the Backflow Preventor Detail, Sheet L1.02. Notify the Landscape Architect and Owner's Representative if the pressure is below the minimum operating pressure. Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified devices.
2. VERIFY FIELD CONDITIONS: Do not willfully install the irrigation system as shown on the Drawings when it is obvious in the field that obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences shall be brought to the attention of the Owner's Representative. In the event this notification is not performed, the irrigation contractor shall assume the full responsibility for any revision necessary.
3. PLAN VIEW DRAWING IS DIAGRAMMATIC: Due to the scale of drawings, it is not possible to indicate or show all offsets, fittings, sleeves, which may be required. The Contractor shall carefully investigate the structural and finish conditions affecting all of this work and plan work accordingly, furnishing such fittings, sleeves, etc., as may be required to meet site conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The Contractor shall install the work in such a manner as to avoid conflicts between irrigation systems, planting, other utilities and architectural features. Locations of trees to be planted takes precedence over irrigation pipes and equipment.
4. MANUFACTURER'S DIRECTIONS: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this Contract furnish directions covering points not shown in the Drawings.
5. MATERIALS: The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the Drawings. A materials list shall be submitted prior to performing any work. Material list shall include manufacturer's name, model number, and description of all materials and equipment to be used. Substitutions of any equipment or materials for the equipment or materials listed on the Drawings may only be done with the written approval of the Owner's Authorized Representative. Equipment or materials installed or furnished without prior approval may be rejected and the Contractor may be required to remove such materials from the site at his own expense.
6. BACKFLOW PREVENTION DEVICE: All irrigation equipment installed shall be downstream of an approved, working Reduced Pressure type backflow prevention device as shown on plan.
7. ANTI-DRAINAGE DEVICES: Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur. Install inline check valves as indicated on the plans and in any other locations as needed to prevent low point drainage.
8. PIPE AND FITTINGS: PVC pipe class/schedule and sizes shall conform to those shown in irrigation equipment legend and sizing callouts. Substitution of smaller pipe sizes or different class/schedule is not permitted. PVC solvent weld fittings shall be Schedule 40. Solvent cement and primer shall be of type and installation methods prescribed by pipe manufacturer.
9. NIPPLES AND RISERS: Nipples and Risers shall be Schedule 80 PVC. Threaded ends shall be molded threads only. Machined threads not permitted.
10. MAIN LINE LEAK TEST: Test the entire main line piping system prior to the installation of valves for no less than 2 hours under hydrostatic pressure of 150 pounds per square inch and prove tight; apply pressure by a force pump provided by Contractor. If leaks develop, replace the joints, or pipe, and repeat test. Perform all tests prior to backfilling trenches. Perform test in presence of the Owner's Authorized Representative
11. FIELD ADJUSTMENTS: The Contractor may need to adjust the angles, directions and/or flowrate of the emitters/nozzles to obtain the intended coverage of the landscape area. The Contractor will provide any additional heads, special nozzles, or patterns to achieve proper coverage without additional cost to the Owner.
12. FLUSH SYSTEM: After all new irrigation system valves, pipelines and assemblies are in place and connected, and prior to installation of distribution tubing and emitters, the control valves shall be opened and a full head of water used to flush out the system.
13. FINAL OBSERVATION: The Contractor shall operate each system in its entirety for Owner's Authorized Representative at time of final observation. Any items deemed not acceptable by the Owner's Authorized Representative shall be reworked to the complete satisfaction of the Owner's Authorized Representative.
14. TURNOVER: Upon completion, furnish the following: Any required and necessary descriptive literature for installed equipment, manuals, operating instructions, and manufacturer's warranties. One (1) set of special tools required for removing, dissassembling, and adjusting each type of device installed. Guarantee Form.
15. IRRIGATION CHART: A diagram of the irrigation plan showing all zones shall be provided and kept with the irrigation controller.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER AND MODEL	REFERENCES DTL	REFERENCES SHEET
⊕	"RAIN BIRD" CONTROL VALVE 'PEB', SIZE PER PLAN	C	L1.02
◕	"RAIN BIRD" DRIP CONTROL ZONE	D	L1.02
⋈	"NIBCO" T-113 BRONZE GATE VALVE W/ WHEEL HANDLE, SIZE PER MAINLINE SIZE	E	L1.02
◪	"WILKENS" 975XL, 1", LOCATION TO BE DETERMINED, INSTALL IN PLANTING AREA	F	L1.02
Ⓒ	"RAIN BIRD" ESP4SMTel w/ESPSM6 10-STATION CONTROLLER, WEATHER-BASED CONTROLLER	G	L1.02
Ⓒ	"NDS" CHECK VALVE KSC-075-S, ¾", INSTALL ON LATERAL LINE TO PREVENT DRAINAGE	–	–
Ⓜ	DEDICATED IRRIGATION METER, INSTALLED BY GWP; 1" – CONFIRM LOCATION ON SITE	–	–
— —	PRESSURIZED MAINLINE, 1½", SCHEDULE 40 PVC; BURY PER TRENCHING DETAIL	H	L1.02
———	LATERAL LINE, SCHEDULE 40 PVC, BURY 12" MINIMUM BELOW FINISH GRADE	H	L1.02
- - -	LATERAL LINE, UVR PVC, SCHEDULE 40, ¾", ON GRADE, WITH SCHED 40 PVC FITTING; STAKE PIPE TO GRADE AT 8' ON CENTER USING #4 REBAR J-HOOKS	–	–
= = = = = =	SLEEVE (FOR MAINLINE, LATERALS, CONTROL WIRES), CLASS 315 PVC 2" THROUGH 4"; 2X DIAMETER OF SLEEVED PIPE(S)	H	L1.02
NOT SHOWN	VALVE BOXES, NDS OR EQUAL, WITH HINGED COVER, LARGE-SIZE WITH TWO DRIP CONTROL ZONE PER BOX AS SHOWN.	–	–
NOT SHOWN	CONTROL AND COMMON WIRE #14 AWG-UF (DIRECT BURIAL) SOLID COPPER WIRE (BURY WITH MAIN LINE) UL APPROVED; CONTROL VALVE WIRE SHALL HAVE A MINIMUM OF EIGHT (8) DIFFERENT COLOR CODES; ALL CONTROL WIRES FROM CONTROLLER TO VALVES TO BE CONTINUOUS (NO FIELD SPLICES ALLOWED). SCOTCHLOK SEAL PACK CONNECTORS OR DRI-SPLICE WIRE CONNECTOR AND SEALANT OR APPROVED EQUAL SHALL BE USED WHEN CONNECTION CONTROL WIRE TO CONTROL VALVES; INSTALL WIRES FOR ALL OPEN STATIONS ON CONTROLLER PLUS 4 EXTRA WIRES AT ENTIRE LENGTH	–	–

IRRIGATION EMITTER LEGEND

SYMBOL	MANUFACTURER AND MODEL	PSI	GPM Q	GPM H	GPM F	REFERENCES DTL	REFERENCES SHEET
V	"RAIN BIRD" BUBBLER PCT-05 ON 4" RISER (SCHED 80 PVC)	30	–	–	.08	A	L1.02
✕	"RAIN BIRD" BUBBLER FULL CIRCLE 1401 4" RISER (SCH. 80 PVC)	30	–	–	.25	A	L1.02
V	"RAIN BIRD" MPR NOZZLE -8H ON 12" RISER (SCHED 80 PVC)	30	–	.52	–	A	L1.02
Y	"RAIN BIRD" IMPACT ROTOR 2045-PJ-7LA ON 12" RISER (SCHED 80 PVC)	40	–	2.1	2.1	B	L1.02

SIZE / NO. GPM
STATION LABEL

JMD
LANDSCAPE ARCHITECTURE
330 ARDEN AVENUE, STE 103
GLENDALE, CA 91203
323.491.3808
WWW.JMD-LA.COM

CARRILLO RESIDENCE
Corona Drive
Glendale, CA 91205

REVISIONS	DATE
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

LICENSED LANDSCAPE ARCHITECT
JEFFREY W. MAXWELL 5579
Signature
02/28/2017
Renewal Date
Date
STATE OF CALIFORNIA

DRAWING STATUS:
CONSTRUCTION DOCUMENTS

DRAWN BY:	JWM
CHECKED BY:	
PROJECT NO.	15-0313
DATE:	2016.06.01

SHEET CONTENTS:

IRRIGATION PLAN

SHEET NUMBER:
L1.01

WATER EFFICIENT LANDSCAPE ORDINANCE
PROJECT INFORMATION

DATE:	MAY 31, 2016
TOTAL LANDSCAPE AREA:	5,758.6 SQ. FT.
PROJECT TYPE:	SINGLE-FAMILY RESIDENTIAL
WATER SUPPLY TYPE:	POTABLE WATER, GLENDALE WATER AND POWER
APPLICANT:	JEFF MAXWELL, PLA CA#5774 JMD LANDSCAPE ARCHITECTURE 330 ARDEN AVENUE, SUITE 130 GLENDALE, CA 91203 323-491-3808
PROPERTY OWNER:	EDUARDO J. CARRILLO 8207 BROOKGREEN RD. DOWNEY, CA 562-708-3586

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"

Jeffrey W Maxwell 05/31/2016

LANDSCAPE DOCUMENTATION PACKAGE INCLUDES:

1. PROJECT INFORMATION	SHEET L1.02
2. WATER EFFICIENT LANDSCAPE WRKSHT	SHEET L1.02
3. SOIL MANAGEMENT REPORT	(PROVIDED WITH CERT. OF COMPLETION)
4. LANDSCAPE DESIGN PLAN	SHEET L2.01
5. IRRIGATION DESIGN PLAN	SHEET L1.01
6. GRADING DESIGN PLAN	SEE CIVIL ENGINEERING

Upon project completion, a Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor.

An irrigation audit report shall be completed at the time of final inspection.

WATER EFFICIENT LANDSCAPE WORKSHEET

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETo) (0.62) [(0.45xLA)+(0.55xSLA)]

- MAWA=MAXIMUM APPLIED WATER ALLOWANCE (GALLONS PER YEAR)
- ETo =REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
- 0.55 =ET ADJUSTMENT FACTOR (ETAF)
- LA =LANDSCAPE AREA INCLUDES SPECIAL LANDSCAPE AREA (SQ.FT.)
- 0.62 =CONVERSION FACTOR (TO GALLONS PER SQ. FT.)
- SLA =PORTION OF LANDSCAPE IDENTIFIED AS SPECIAL LANDSCAPE AREA (SQ.FT.)
- 0.45 =ADDITIONAL ET ADJUSTMENT FACTOR FOR SLA (1.0-0.55=0.45)

ETO =43.7
LA =5,758.6 S.F.
SLA =0
MAWA = (43.7) (0.62) [(0.55x5,758.6) + (0.45x0)] = 85,812.9

MAXIMUM APPLIED WATER ALLOWANCE = 85,813 GALLONS PER YEAR

ESTIMATED TOTAL WATER USE (ETWU)

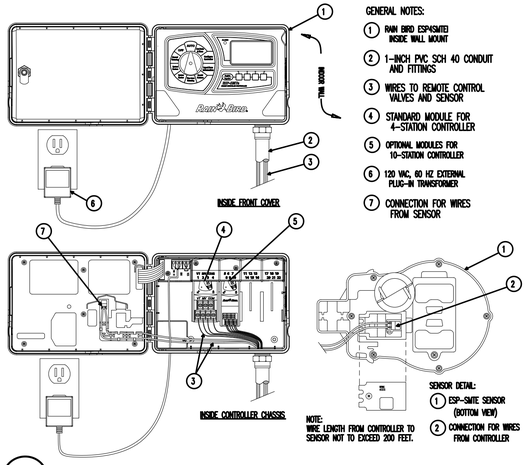
ETWU = (ETo) (0.62) (ETAF x AREA)

- ETWU =ESTIMATED TOTAL WATER USE YEAR (GALLONS PER YEAR)
- ETo =REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
- PF =PLANT FACTOR FROM WUCOLS
- 0.62 =CONVERSION FACTOR
- IE =IRRIGATION EFFICIENCY

VALVE ZONE/ DESCRIPTION	WATER USE	PLANT FACTOR (PF)	IRR TYPE	IRR EFF (IE)	ETAF (PF/IE)	LSCAPE AREA (S.F.)	ETAF X AREA	EST. TOTAL WATER USE (ETWU)
1,2,4,5,6 ORNAMENTAL CONTAINER PLANTS	L	0.2	DRIP	0.81	0.37	2,463.6	912.4	24,721.8
7 TREE BUBBLERS	L	0.2	DRIP	0.81	0.37	56.4	20.9	566.0
3,8 HYDROSEED SLOPE (TEMP IRRIGATION)	L	0.2	SPRAY	0.75	0.27	3,238.6	863.6	23,399.1
					TOTALS	5,758.6	1,797.0	48,687
					MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)			85,813

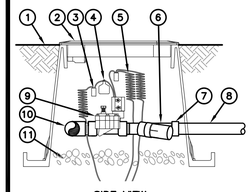
ETAF CALCULATIONS

TOTAL ETAF x AREA	1,797.0
TOTAL AREA	5,758.6
AVERAGE ETAF	0.31
AVERAGE ETAF < 0.55	



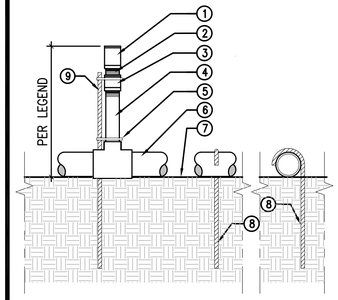
GENERAL NOTES:
1. RAIN BIRD ESPSMTE INSIDE WALL MOUNT
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES AND SENSOR
4. STANDARD MODULE FOR 4-STATION CONTROLLER
5. OPTIONAL MODULES FOR 10-STATION CONTROLLER
6. 120 VAC, 60 HZ EXTERNAL PLUG-IN TRANSFORMER
7. CONNECTION FOR WIRES FROM SENSOR

G CONTROLLER
SCALE: NOT TO SCALE
FILE: D-ESP4SMTE



1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: NDS OR RAIN BIRD VB-STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED IN XCZ-100-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD LVF-100 (INCLUDED IN XCZ-100-PRF KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS

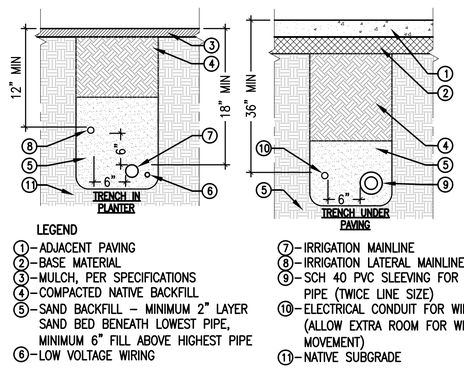
D DRIP VALVE ASSEMBLY
SCALE: NOT TO SCALE
FILE: x-XCZ-075-PRF - SQUARE



LEGEND:
1. BUBBLER NOZZLE PER PLAN AND LEGEND
2. SCH 80 PVC NIPPLE.
3. ANTI-DRAIN EXCESS FLOW VALVE PER LEGEND
4. UVR PVC SCH. 80 NIPPLE, LENGTH AS REQUIRED
5. V.I.T. TWIST TIE BANDS (TYP), 2 REQ. (TOP FASTENER SHALL SECURE HEAD)
6. UVR PVC SCH. 40 LATERAL LINE INSTALLED ON GRADE PER LEGEND
7. FINISH GRADE
8. #4 x 24" REBAR WITH 'J' HOOKED RADIUS TO HOLD PIPE - INSTALL AT 8' ON CENTER MAX.
9. #4 REBAR (TYPICAL)

NOTES:
1. WRAP ALL THREADED FITTINGS W/TEFLON TAPE
2. CONTRACTORS TO COORDINATE FINAL BUBBLER LOCATIONS AT EACH PLANT AS INDICATED ON PLAN

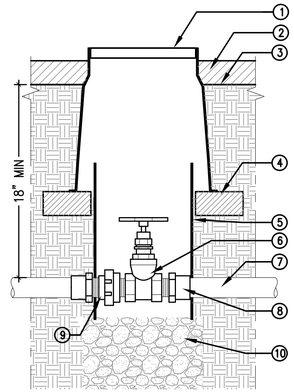
A SHRUB BUBBLER (ON-GRADE)
SCALE: NOT TO SCALE
FILE: D_RR02



LEGEND
1. ADJACENT PAVING
2. BASE MATERIAL
3. MULCH, PER SPECIFICATIONS
4. COMPACTED NATIVE BACKFILL
5. SAND BACKFILL - MINIMUM 2" LAYER SAND BED BENEATH LOWEST PIPE, MINIMUM 6" FILL ABOVE HIGHEST PIPE
6. LOW VOLTAGE WIRING
7. IRRIGATION MAINLINE
8. IRRIGATION LATERAL MAINLINE
9. SCH 40 PVC SLEEVING FOR IRRIGATION PIPE (TWICE LINE SIZE)
10. ELECTRICAL CONDUIT FOR WIRES (ALLOW EXTRA ROOM FOR WIRE MOVEMENT)
11. NATIVE SUBGRADE

NOTES:
1. EXTEND ALL SLEEVING UNDERNEATH PAVING 12" MIN INTO PLANTERS
2. MAINLINE TRENCHING UNDERNEATH TREE DRIP LINES SHALL INCLUDE ROOT PRUNING. NO ROOT OVER 2" DIAMETER SHALL BE CUT WITHOUT APPROVAL BY THE OWNERS REP.

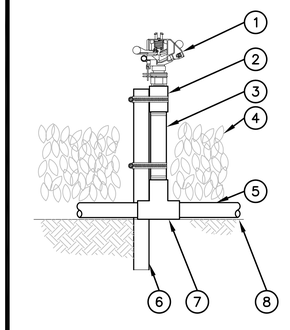
H TRENCHING
SCALE: NOT TO SCALE
FILE: D_IRR-03



LEGEND
1. ROUND 6" PLASTIC VALVE BOX, HEAT BRAND 2" LETTERS - "GV"
2. MULCH, PER SPECIFICATION
3. FINISH GRADE
4. COMMON BRICK AT BASE (2)
5. 6"Ø PVC CLASS 160 PIPE, LENGTH AS NECESSARY FOR ACCESS TO GATE VALVE
6. GATE VALE, PER LEGEND
7. PVC MAINLINE
8. PVC MALE ADAPTOR (2)
9. SCH 80 PVC UNION
10. PEA GRAVEL, 6" MIN.

NOTES:
1. INSTALL VALVE BOX 1" ABOVE TOP OF MULCH
2. WRAP ALL THREADED FITTINGS W/ TEFLON TAPE

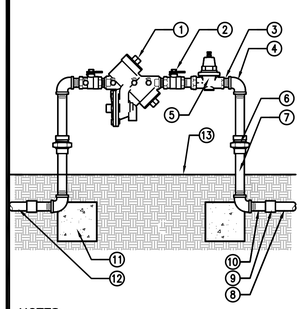
E GATE VALVE
SCALE: NOT TO SCALE
FILE: D_IRR-05



KEY
1. IMPACT SPRINKLER PER LEGEND
2. UV RADIATION RESISTANT PVC SCH 80 COUPLING
3. UV RADIATION RESISTANT PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PLANT MATERIAL
5. UV RADIATION RESISTANT PVC LATERAL PIPE
6. 1-INCH GALVANIZED STEEL PIPE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM
7. UV RADIATION RESISTANT PVC SCH 40 TEE OR ELL
8. FINISH GRADE/TOP OF MULCH

NOTES:
1. A SWING PIPE ASSEMBLY MAY BE USED WITH FLOWS LESS THAN 4 GPM.
2. USE #4 X 24" REBAR ROD WITH "J" HOOKED RADIUS AT ONE END TO HOLD PIPE SECURELY IN PLACE. INSTALL AT INTERVALS OF 10 FEET.

B IMPACT ROTOR ON GRADE
SCALE: NOT TO SCALE
FILE: D-RR2045 ROTOR ON GRADE

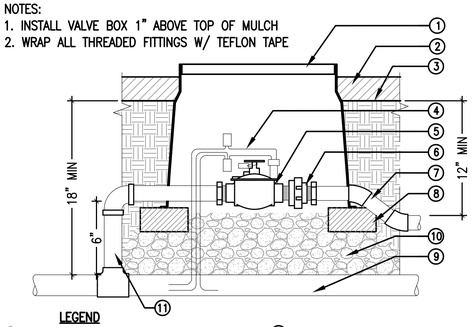


NOTES
1. SEE IRRIGATION LEGEND FOR SIZE AND MODEL
2. ALL COPPER PIPE TO BE TYPE 'L'
3. MAINTAIN MIN 12" ON ALL SIDES FROM BUILDINGS, WALL, ETC.
4. WRAP ALL THREADED FITTINGS W/ TEFLON TAPE

1. REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION DEVICE
2. BRASS BALL VALVE, 2 REQUIRED, TYP
3. BRASS NIPPLES, MIN 4" TYP
4. BRASS ELL, 4 REQUIRED
5. PRESSURE REGULATOR, SEE LEGEND
6. BRASS UNION, 2 REQUIRED
7. BRASS RISERS, LENGTH AS REQUIRED
8. PVC MAINLINE TO MASTER VALVE
9. SCH 80 PVC FEMALE ADAPTER
10. SCH 80 PVC NIPPLE 6" MIN.
11. 1 CU. FT. CONCRETE THRUST BLOCK
12. PVC MAINLINE
13. FINISHED GRADE

F REDUCED PRES. BACKFLOW DEV.
SCALE: NOT TO SCALE
FILE: D_IRR-07

NOTES:
1. INSTALL VALVE BOX 1" ABOVE TOP OF MULCH
2. WRAP ALL THREADED FITTINGS W/ TEFLON TAPE



LEGEND
1. PLASTIC VALVE BOX W/LOCKING COVER; HEAT BRAND 2" LETTERS - "RCV"
2. MULCH, PER SPECIFICATIONS
3. FINISH GRADE
4. COMMON & CONTROL WIRES TO HAVE 24" LENGTH COIL AND WATERPROOF WIRE CONNECTORS
5. REMOTE CONTROL VALVE PER LEGEND
6. SCH 80 PVC UNION
7. PVC LATERAL LINE
8. COMMON BRICK FOR BASE SUPPORT, (4 TOTAL)
9. PVC MAINLINE
10. 6" MIN PEA GRAVEL
11. SCH 80 NIPPLE

C REMOTE CONTROL VALVE
SCALE: NOT TO SCALE
FILE: D_IRR-04

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Glendale, CA 91205

REVISIONS	DATE
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

LICENSED LANDSCAPE ARCHITECT
JEFFREY W. MAXWELL 5774
Signature
05/28/2017
Renewal Date
6/1/2016
Date
STATE OF CALIFORNIA

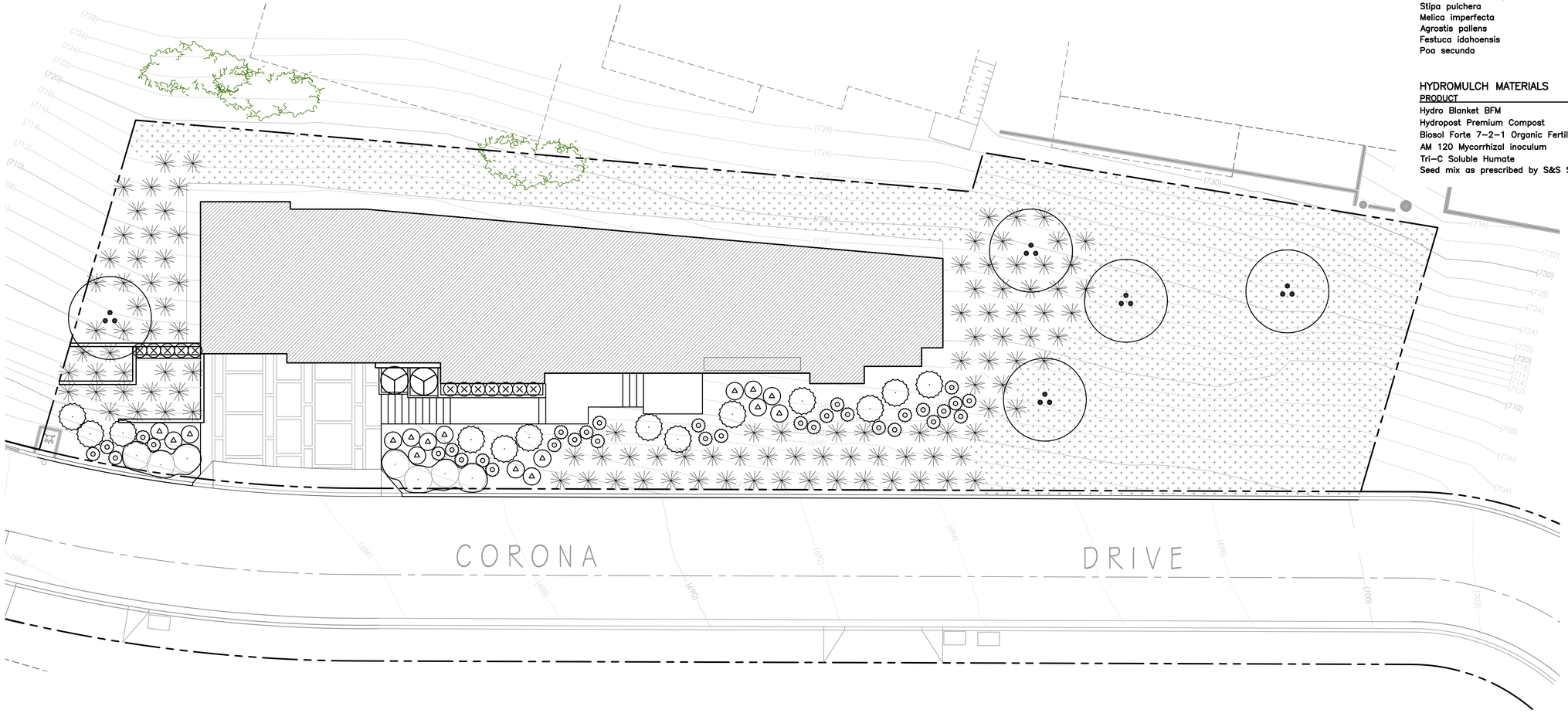
DRAWING STATUS:
CONSTRUCTION DOCUMENTS

DRAWN BY:	JWM
CHECKED BY:	
PROJECT NO.	15-0313
DATE:	2016.06.01

SHEET CONTENTS:

IRRIGATION DETAILS

SHEET NUMBER:
L1.02



HYDROSEED SEED MIX

SPECIES	PURE LIVE SEED LBS/ACRE
Festuca microstachys	6.0
Stipa pulchera	20.0
Melica imperfecta	2.0
Agrostis pallens	3.0
Festuca idahoensis	6.0
Poa secunda	4.0

HYDROMULCH MATERIALS

PRODUCT	APPLICATION RATE
Hydro Blanket BFM	3,000–4,000 lbs/acre
Hydropost Premium Compost	1,000 lbs./acre
Biosol Forte 7–2–1 Organic Fertilizer	800 lbs./acre
AM 120 Mycorrhizal inoculum	60 lbs./acre
Tri–C Soluble Humate	1 lb./acre
Seed mix as prescribed by S&S Seeds	

HYDROSEED NOTES

1. HYDROSEED INSTALLER: Contractor may subcontract with a California D–59 – Hydroseed Spraying Contractor for hydroseed operations. The Landscape Contractor shall be responsible for the quality of all labor and materials as provided by subcontractors and suppliers, including seed mix, hydroslurry ingredients, and their applications.
2. NOTICE TO PROCEED: Hydroseed shall be applied only after the completion and acceptance of the irrigation system installation and only after the completion and acceptance of weed eradication. All weeds will be cleared by the contractor prior to hydroseeding.
3. SEED MIX: The seed mix shall be used as listed in the Seed Mix List indicated on the plans, and shall be sourced by S&S Seeds (805–684–0436).
4. HYDROMULCH: The hydromulch shall contain all the ingredients as listed in the Hydromulch Ingredients list. No omissions or substitutions are permitted without prior authorization by the Owner's Representative. The Contractor shall provide invoices/purchase orders.
5. STABILIZING EMULSION: The hydromulch contains erosion control stabilizing emulsion with a functional longevity of 6–12 months. Application shall not occur during rainy weather or when soil temperature is below 40 degrees F. Pedestrians or equipment shall not be permitted to enter areas where mixtures containing stabilizing emulsion have been applied.
6. GERMINATION STAGE IRRIGATION: Commence watering one day after hydroseeding the planting areas. Water the area until the mulch fiber is moistened thoroughly. Do not saturate or wash the fiber or soil particles off the slopes. The contractor shall repair any hydroseed that erodes due to improper watering. Water the area with short and frequent cycles to maintain moisture content for maximum germination. At all times during operation, the irrigation system must be observed. Irrigation scheduling must be determined by air temperature, prevailing wind, soil texture, slope exposure, and other physical factors. It is imperative that the soil be kept moist at all times during the germination period. Irrigation may be supplemented with hand–watering if necessary to achieve equal coverage. The short, frequent watering cycles shall continue until the seedlings have grown beyond the germination stage.
7. ESTABLISHMENT PERIOD IRRIGATION: The irrigation frequency shall be reduced and the duration of cycles increased. The watering schedule shall take into account all physical factors, and shall approximate watering once a day through completion of the maintenance period.

PLANTING NOTES

1. EXISTING CONDITIONS: Contractor to verify all locations and conditions of site. Locate all existing utilities before construction begins. Coordinate all work with other trades.
2. FINISH GRADE: Finish Grades shall be those indicated on the Drawings or as may be controlled by existing installations. Grades not otherwise indicated shall be uniform, straight levels, with no abrubpt changes in the surface. Finish elevations shall be 1–1/2" below paved surfaces, mow strips, and curbs. Provide positive drainage away from all foundations and structures, without low spots or pockets.
3. PLANT MATERIAL: Provide trees, shrubs, groundcovers, and vines of quantity, size, genus, species and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock." Provide healthy, vigorous stock, grown in a recognized nursery in accordance with good horticultural practice and free of disease, insects, etc., larvae, and defects such as girdling or bound roots, knots, sun–scald, injuries, abrasions or disfigurement.
4. SUBSTITUTIONS: Substitutions are not permitted without written approval from the Owner's Authorized Representative. Substituted plant material installed or furnished without prior approval may be rejected and the Contractor may be required to remove such materials from the site at his own expense.
5. PLANT MATERIAL APPROVALS: Before planting operations commence, all or a representative sampling of plant material shall be reviewed at the site by the Owner's Authorized Representative. Defective plants installed without such review shall be removed from the site upon request by the Owner's Representative and an acceptable plant substituted in its place. Provide two–week notice of plant arrival date of all plants prior to installation. Plant review will occur once (within span of one business day) for all plant material.
6. LAYOUT: Plant layout shall be inspected and approved by the Owner's Authorized Representative prior to installation. This inspection may occur simultaneous to the plant inspection day.
7. ROOT SYSTEMS: Contractor shall be responsible for inspection of all root systems on plant materials. Inspection shall include, but not be limited to, checking for rootbound stock, encircling roots at the perimeter of the container, girdling roots at the top surface of the rootball, and other defective root conditions. Such inspections shall include the complete removal of soil from one percent of plant material containers, or at least one plant from each nursery and each plant type. Contractor shall cut defective or potentially defective girdling, rootbound, and encircling roots and spread the root system into the surrounding backfill. The Contractor shall reject plants with excessively defective root systems.
8. PRUNING: Contractor shall do no pruning without the specific approval of the Owner's Representative. Plants pruned without approval shall be replaced by the Contractor, if required.
9. SOIL TESTING AND SOIL AMENDMENT: Contractor shall submit soil samples to a laboratory for analysis and amendment recommendations. Soil sampling to be conducted per laboratory protocol. Analysis shall include soil texture, infiltration rate, pH, soluble salts, sodium, percent organic matter, and recommendations for amendment. Contractor shall follow recommendations for soil amendment for the backfill mix for container plants and for turf and ground cover areas. Install Agriform or Best slow–release fertilizer tablets per manufacturer's recommendations. Tamp backfill mix under and around rootballs as necessary, do not over compact. For soils less than 6% organic matter in the top 6 inches of soil––except for hydroseeded slopes, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.
10. FINISH GRADE RESTORATION: Restore finish grades by hand raking. Dispose of excess subgrade soil.
11. BASINS: Construct basins as necessary to water plants. Remove basins from all plants under a permanent irrigation system prior to final inspection and finish grade the planting area. Basins for plants to be hand–watered shall remain in place. Basin bottoms shall drain to berm away from plant stem.
12. WEED CONTROL TREATMENT: Prior to applying mulch, all planted areas (excluding turf) shall be treated with Regal Ronstar or equivalent per the manufacturer's specifications for pre–emergent treatment.
13. MULCH: Place a three–inch (3") minimum layer of mulch in all exposed soil surfaces not exceeding 3:1 slope or where hydroseeding is designated; rake bark mulch top dress evenly to create a uniform surface and pull bark mulch top dress away from trunks or stalks of plants. Leave 18" bark–free collar around all tree trunks, 6" bark–free collar around shrubs.
14. CLEANUP: After completion of all operations, Contractor shall remove all trash, excess soil and other debris. All walks and pavement shall be swept and washed clean, leaving the entire area in a neat, orderly condition.
15. GUARANTEE: All shrub and groundcover materials shall be guaranteed to be in a healthy and thriving condition ninety (90) days after Final Acceptance. Guarantee of plant material is effective unless it can be proven, to the satisfaction of the Owner, that the unhealthy or non–thriving material is due to causes other than the Contractor's materials or workmanship. Replace all dead plants and plants not in vigorous condition immediately upon notification by Owner during Guarantee Period. Replaced plants shall be subsequently guaranteed by the contractor for an additional 90 days following date of replacement.

PLANT LEGEND

TREES		SIZE	WATER
	PROSOPIS GLANDULOSA – HONEY MESQUITE (MULTI–TRUNK)	24" BOX	L

SHRUBS		SIZE	WATER
	AGAVE AMERICANA – CENTURY PLANT	15 GAL.	L
	AGAVE ATTENUATA 'BLUE FLAME' – BLUE FLAME AGAVE	5 GAL	L
	ALOE STRIATA – CORAL ALOE	5 GAL.	L
	DIANELLA REVOLUTA 'LITTLE REV' – LITTLE REV FLAX LILLY	5 GAL.	L
	MUHLENBERGIA RIGENS – DEER GRASS	1 GAL.	L
	LANTANA MONTEVIDENSIS 'WHITE LIGHTENING'–TRAILING LANTANA	1 GAL.	L
	PHORMIUM TENAX 'ATROPURPUREUM COMPACTUM' – NZ FLAX	15 GAL.	L

HYDROSEED		
	HYDROSEED, WITH SOIL STABILIZATION MATRIX (SEE HYDROSEED LIST)	L

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

JMD
LANDSCAPE ARCHITECTURE
330 ARDEN AVENUE, STE 103
GLENDALE, CA 91203
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CARRILLO RESIDENCE
Corona Drive
Glendale, CA 91205

REVISIONS	DATE
1.	
2.	
3.	
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LICENSED LANDSCAPE ARCHITECT
JEFFREY W. MASWELL 3574
Signature
02/28/2017
Renewal Date
6/1/2018
Date
STATE OF CALIFORNIA

DRAWING STATUS:
CONSTRUCTION DOCUMENTS

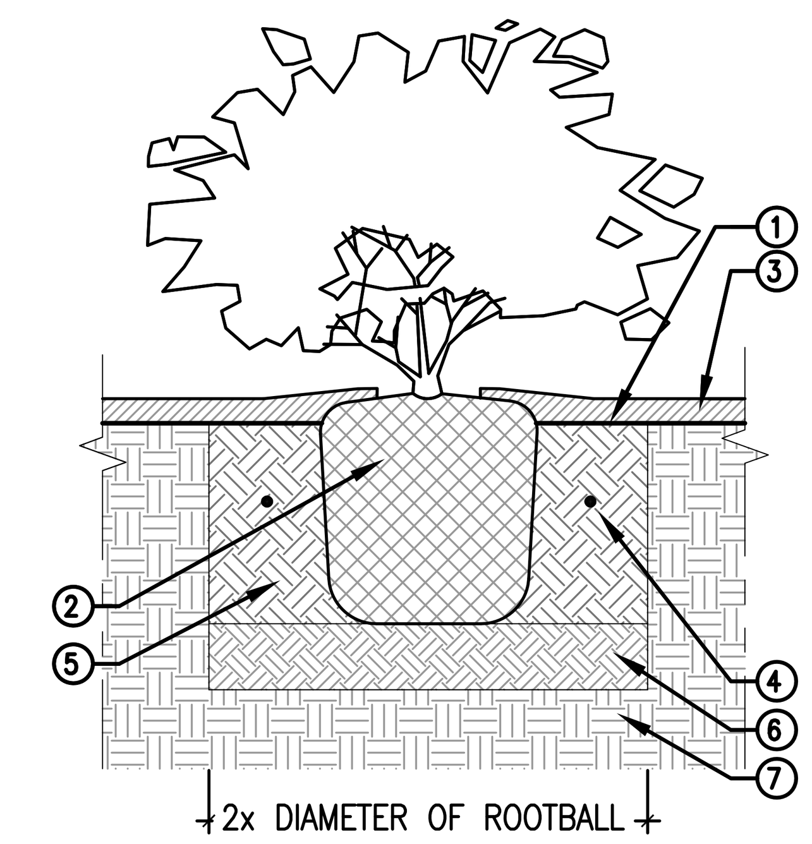
DRAWN BY:	JWM
CHECKED BY:	
PROJECT NO.	15-0313
DATE:	2016.06.01

SHEET CONTENTS:

PLANTING PLAN

SHEET NUMBER:

L2.01



LEGEND

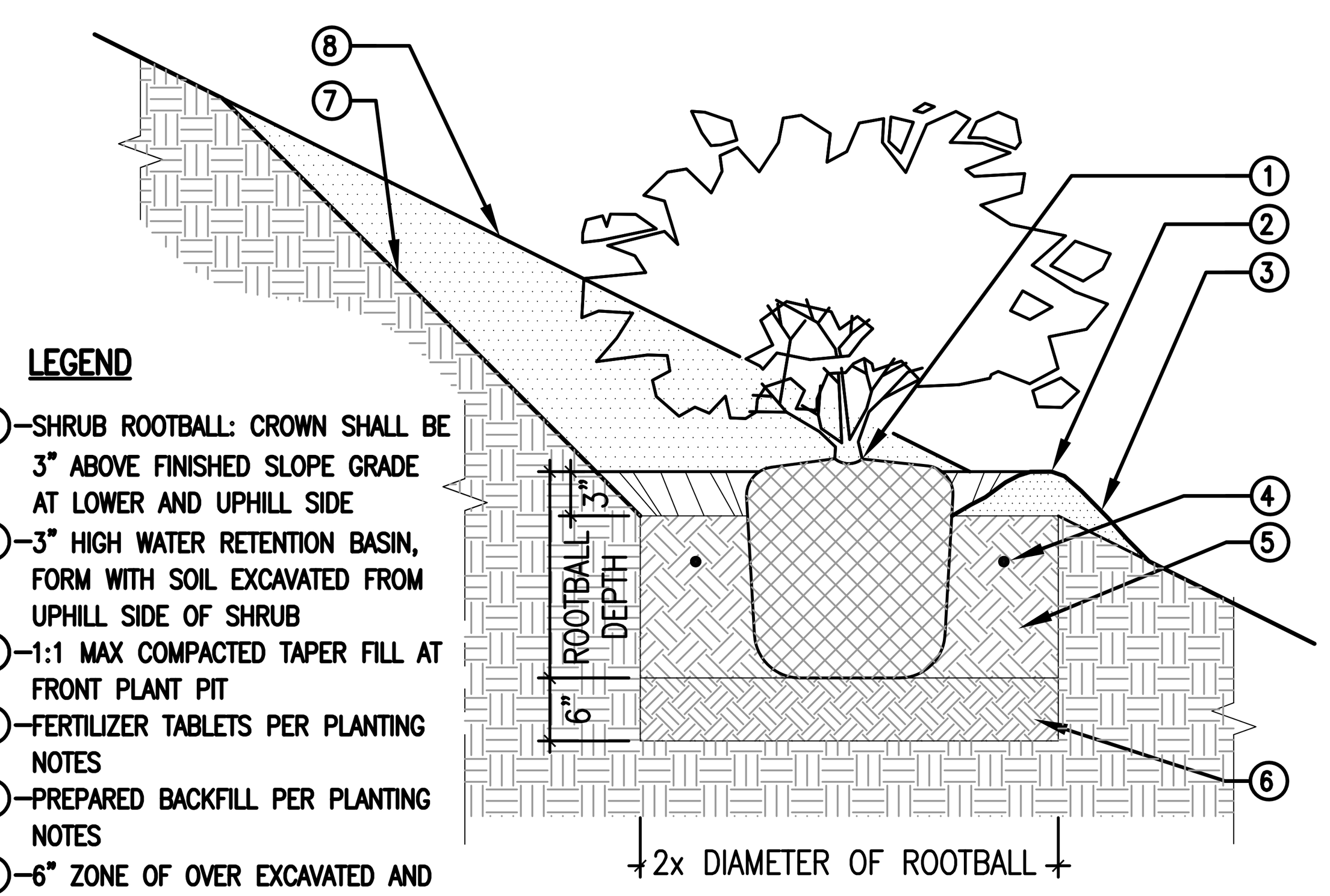
1. —FINISH GRADE
2. —ROOTBALL SET 1 1/2" ABOVE ADJACENT UNDISTURBED GRADE
3. —MULCH PER SPECIFICATIONS; SET MULCH LAYER 1" ABOVE TOP OF ROOTBALL & 2" ABOVE FINISH GRADE
4. —PLANT TABLETS PER PLANTING NOTES
5. —BACKFILL MIX PER PLANTING NOTES
6. —6" ZONE OF OVER-EXCAVATED AND RECOMPACTED NATIVE SOIL
7. —NATIVE SUB-GRADE

NOTES:

1. KEEP MULCH 3" FROM STEM OF PLANT
2. CONTRACTOR MAY BUILD WATERING BASINS DURING MAINTENANCE PERIOD, BUT MUST REMOVE BASINS AT PROJECT TURN-OVER

(A) SHRUB PLANTING

SCALE: NOT TO SCALE
FILE: D_PLA-01



LEGEND

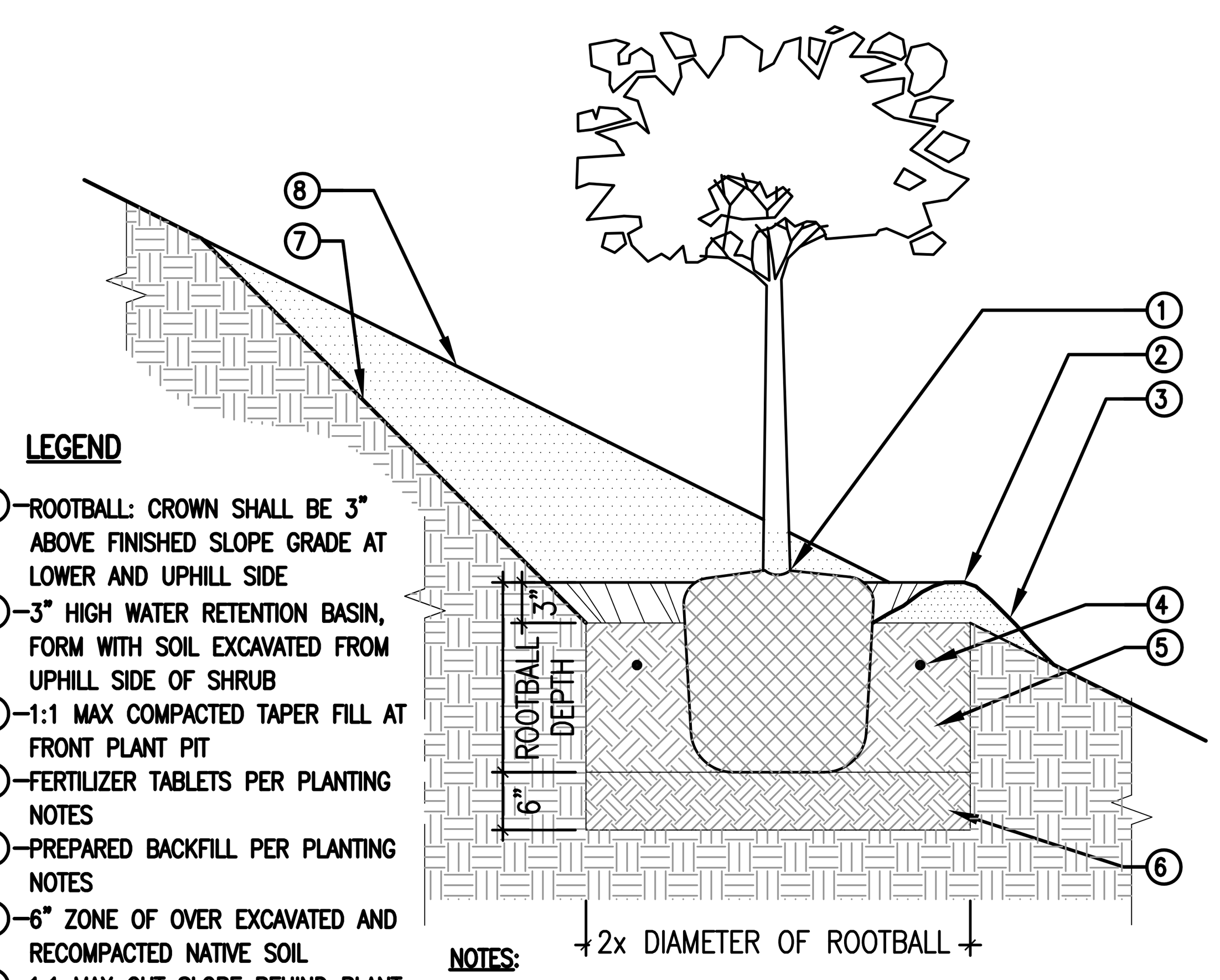
1. —SHRUB ROOTBALL: CROWN SHALL BE 3" ABOVE FINISHED SLOPE GRADE AT LOWER AND UPHILL SIDE
2. —3" HIGH WATER RETENTION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF SHRUB
3. —1:1 MAX COMPACTED TAPER FILL AT FRONT PLANT PIT
4. —FERTILIZER TABLETS PER PLANTING NOTES
5. —PREPARED BACKFILL PER PLANTING NOTES
6. —6" ZONE OF OVER EXCAVATED AND RECOMPACTED NATIVE SOIL
7. —1:1 MAX CUT SLOPE BEHIND PLANT PIT
8. —EXISTING SLOPE

NOTES:

1. KEEP MULCH 3" FROM STEM OF PLANT
2. CONTRACTOR MAY BUILD WATERING BASINS DURING MAINTENANCE PERIOD, BUT MUST REMOVE BASINS AT PROJECT TURN-OVER

(B) SHRUB PLANTING

SCALE: NOT TO SCALE
FILE: D_PLA-01



LEGEND

1. —ROOTBALL: CROWN SHALL BE 3" ABOVE FINISHED SLOPE GRADE AT LOWER AND UPHILL SIDE
2. —3" HIGH WATER RETENTION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF SHRUB
3. —1:1 MAX COMPACTED TAPER FILL AT FRONT PLANT PIT
4. —FERTILIZER TABLETS PER PLANTING NOTES
5. —PREPARED BACKFILL PER PLANTING NOTES
6. —6" ZONE OF OVER EXCAVATED AND RECOMPACTED NATIVE SOIL
7. —1:1 MAX CUT SLOPE BEHIND PLANT PIT
8. —EXISTING SLOPE

NOTES:

1. KEEP MULCH 3" FROM STEM OF PLANT
2. CONTRACTOR MAY BUILD WATERING BASINS DURING MAINTENANCE PERIOD, BUT MUST REMOVE BASINS AT PROJECT TURN-OVER

(C) TREE PLANTING ON SLOPE

SCALE: NOT TO SCALE
FILE: D_PLA-01

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REVISIONS	DATE
1.	
2.	
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7.	
8.	

DRAWING STATUS:
CONSTRUCTION DOCUMENTS

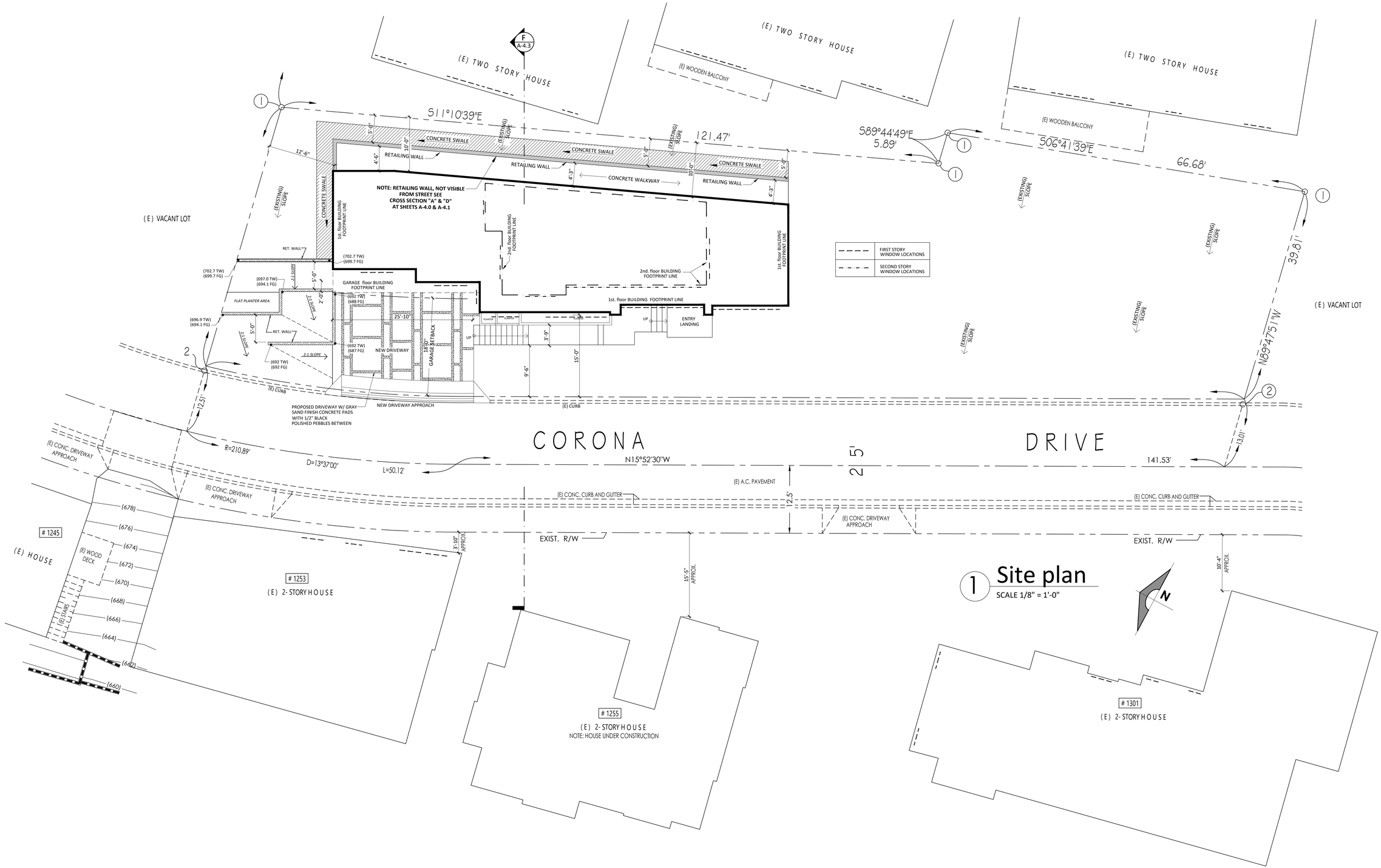
DRAWN BY:	JWM
CHECKED BY:	
PROJECT NO.	15-0313
DATE:	2016.06.01

SHEET CONTENTS:

PLANTING DETAILS

SHEET NUMBER:

L2.02



1 Site plan
SCALE 1/8" = 1'-0"

10.25.19

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 F: 562 714 2886

OWNER:
MR. EDUARDO J. CARRILLO

ADDRESS:
8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
GLENDALE CA 91205

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE
SITE PLAN

EDUARDO J. CARRILLO C77737 EXP. 6-30-17 CIVIL STATE OF CALIFORNIA
SIGNED: 10/25/19

JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

A-1.1
SHEET OF

Cut/Fill Report

Generated: 2019-12-30 11:24:47

By user: David Cervantes

Drawing: J:\2019 Projects\jn198-1248 Corona ave\Drawings\Xref\J:\2019 Projects\jn198-1248 Corona ave\Drawings\Xref\X_TOPO.dwg

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Retaining Wall (1)	full	1.000	1.000	434.68	46.98	0.07	46.91<Cut>
First Floor Pad (1)	full	1.000	1.000	1838.70	445.56	38.83	406.73<Cut>
Driveway (1)	full	1.000	1.000	515.97	61.48	1.08	60.40<Cut>
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Totals

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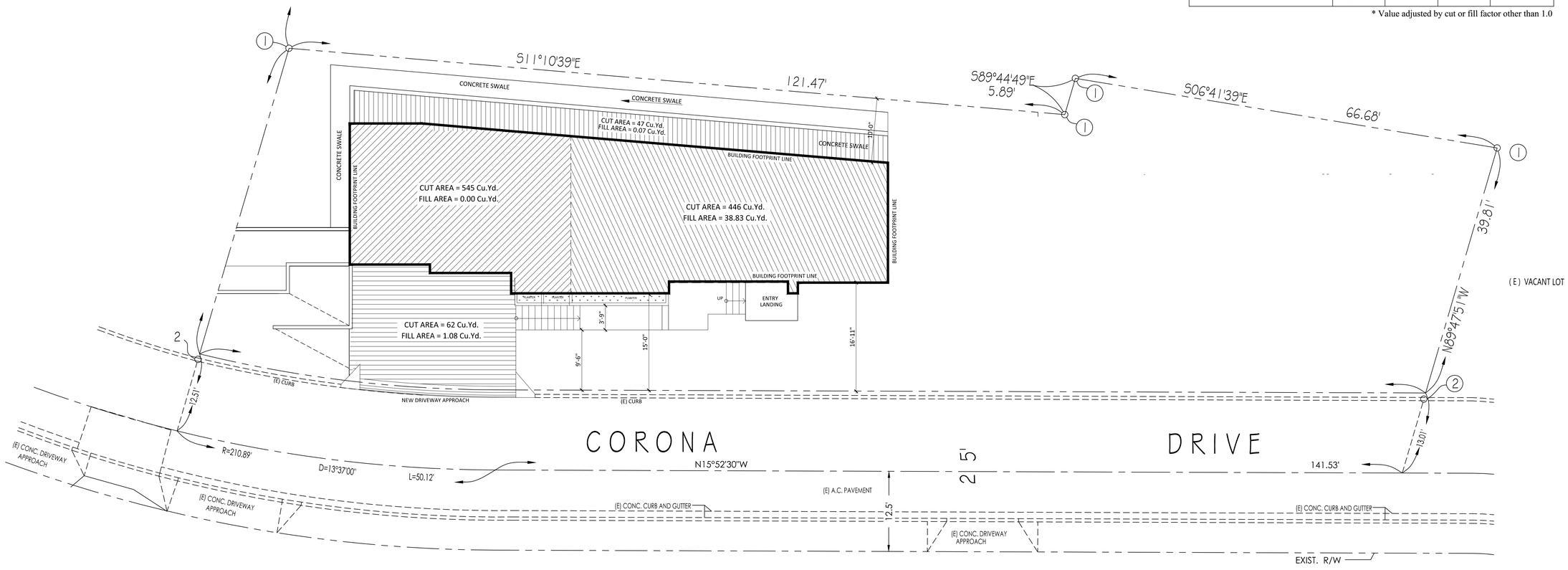
* Value adjusted by cut or fill factor other than 1.0



1 Site plan (CUT AREA)

SCALE 1/8" = 1'-0"

TOTAL CUT AREA=..... 1,098.47 Cu. Yd.
TOTAL FILL AREA=.....39.98 Cu. Yd.
TOTAL NET =.....1,058.49 Cu. Yd (cut)

04.22.20

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 P: 562 714 2886

OWNER:
MR. EDUARDO J. CARRILLO

ADDRESS:
8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND.
GLENDALE CA 91205

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

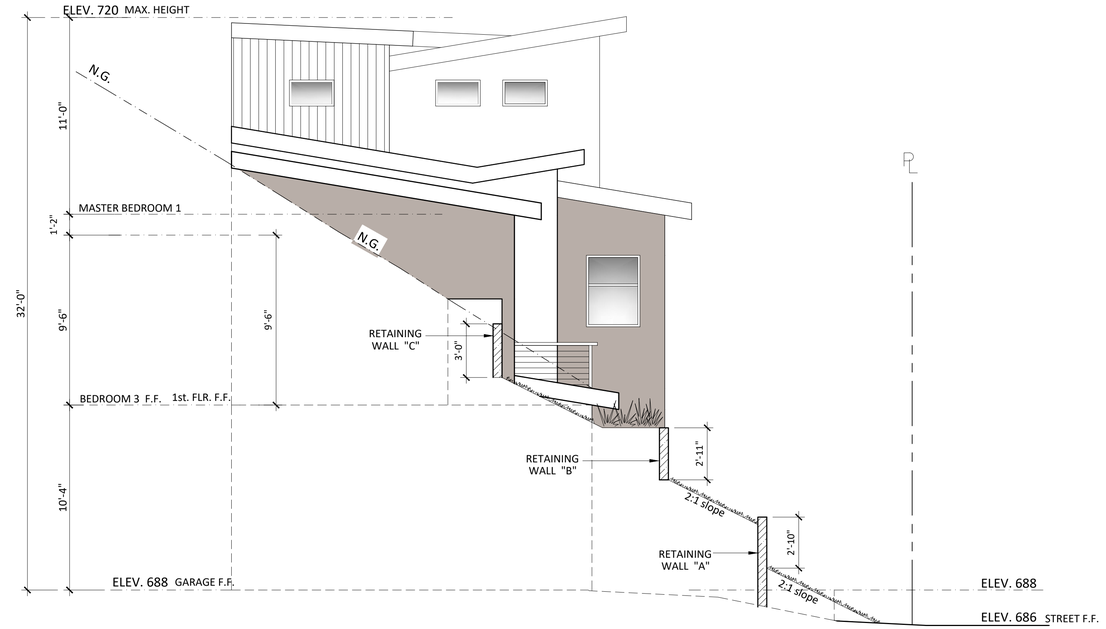
TITLE

SITE PLAN
(CUT AREA)

EDUARDO J. CARRILLO C77737 EXP. 9-30-17 CIVIL STATE OF CALIFORNIA
SIGNED: 9-22-20

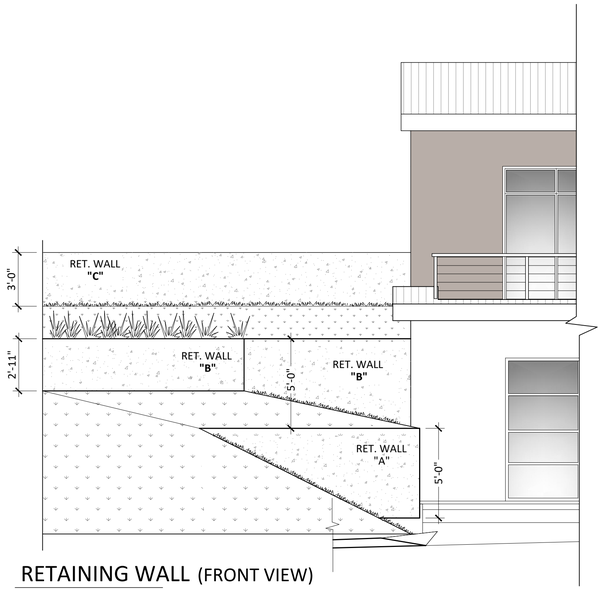
JOB #:	DRAWN:
15-000	E.C.
DATE: 12 / 22 / 2015	CHECKED: E.C.

A-1.2
SHEET OF

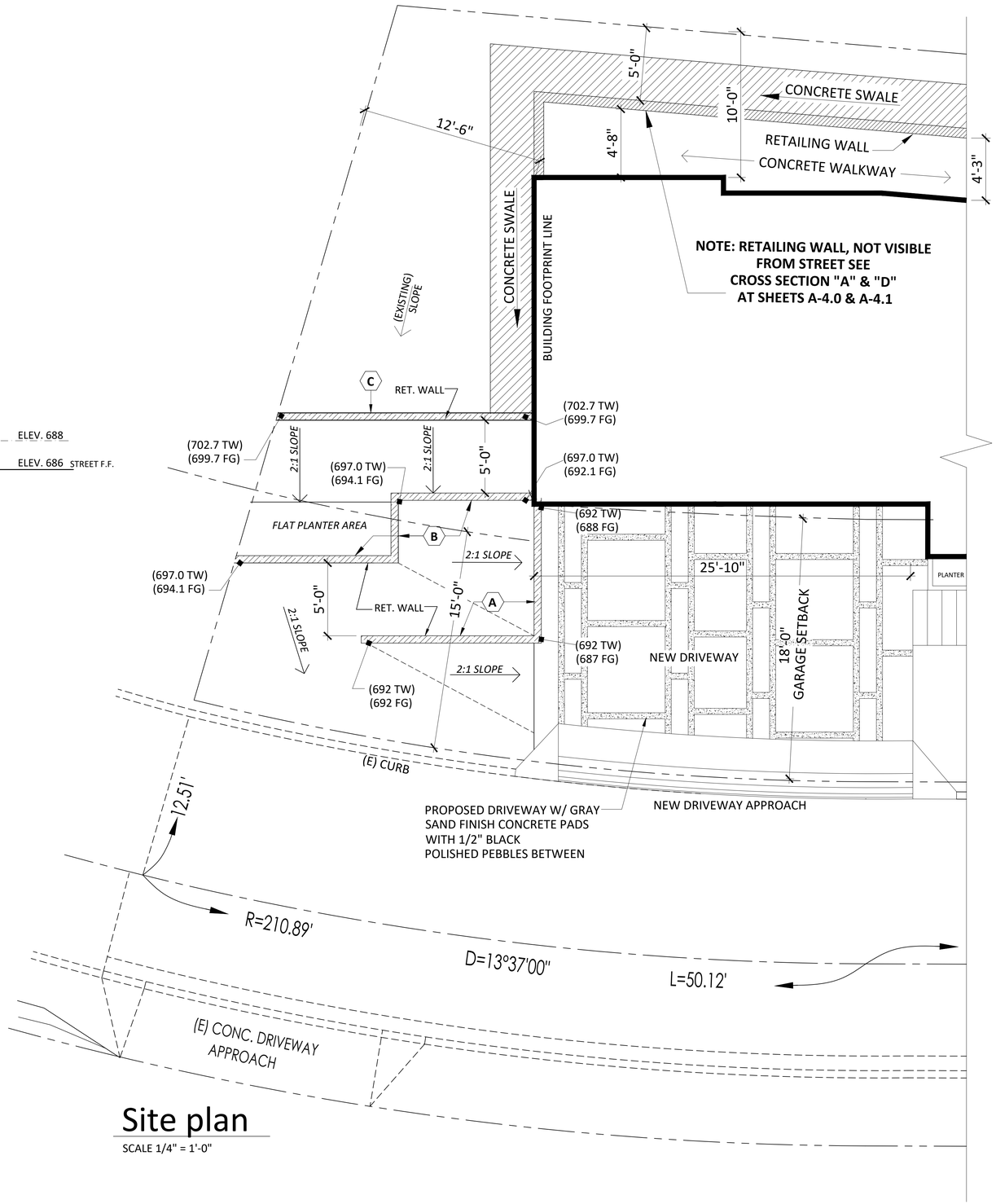


Retaining walls (Left side view)

SCALE 1/4" = 1'-0"



RETAINING WALL (FRONT VIEW)



Site plan

SCALE 1/4" = 1'-0"

10.25.19

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 F: 562 714 2886

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ADDRESS:
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DOWNEY, CA 90240

PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
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VACANT LAND,
GLENDALE CA 91205

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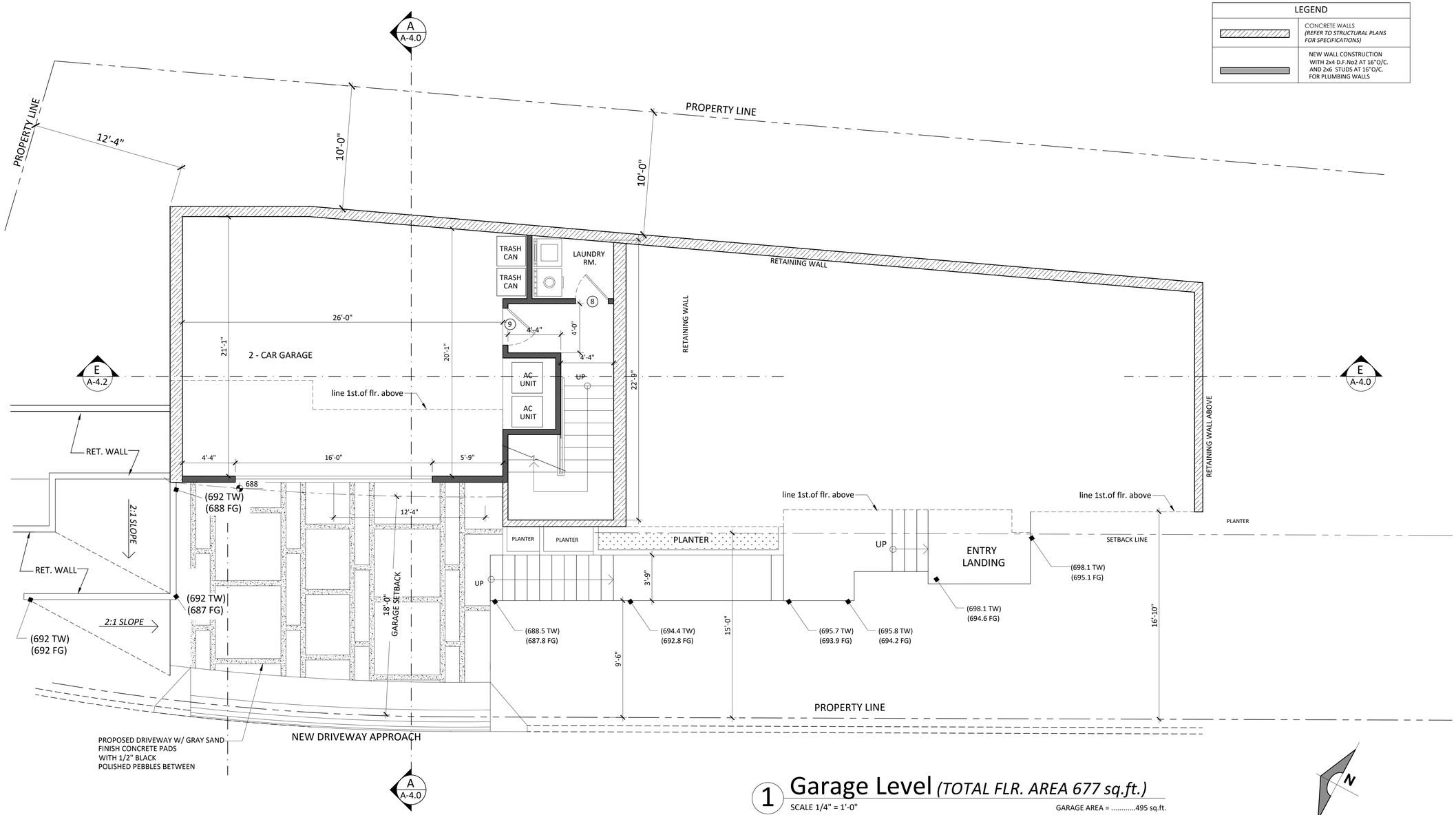
TITLE

RETAINING WALLS PLAN & ELEVATIONS

EDUARDO J. CARRILLO
C77737
EXP. 6-30-17
CIVIL
STATE OF CALIFORNIA

JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

A-1.3
SHEET OF



1 Garage Level *(TOTAL FLR. AREA 677 sq.ft.)*

SCALE 1/4" = 1'-0"

GARAGE AREA = ...495 sq.ft.
STAIRCASE AREA= .....120sq.ft.
LAUNDRY ROOM =.....32 sq.ft.
A.C. UNITS AREA=.....30 sq.ft.

10.25.19

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
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P: 562 708 3586 P: 562 714 2886

OWNER:
MR. EDUARDO J. CARRILLO

ADDRESS:
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DOWNEY, CA 90240

PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
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VACANT LAND,
GLENDALE CA 91205

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TITLE

GARAGE LEVEL

REGISTERED PROFESSIONAL ENGINEER
EDUARDO J. CARRILLO
C77737
EXP: 6-30-17
CIVIL
STATE OF CALIFORNIA

JOB #:	DRAWN:
15-000	E.C.
DATE: 12 / 22 / 2015	CHECKED: E.C.

A-2.0

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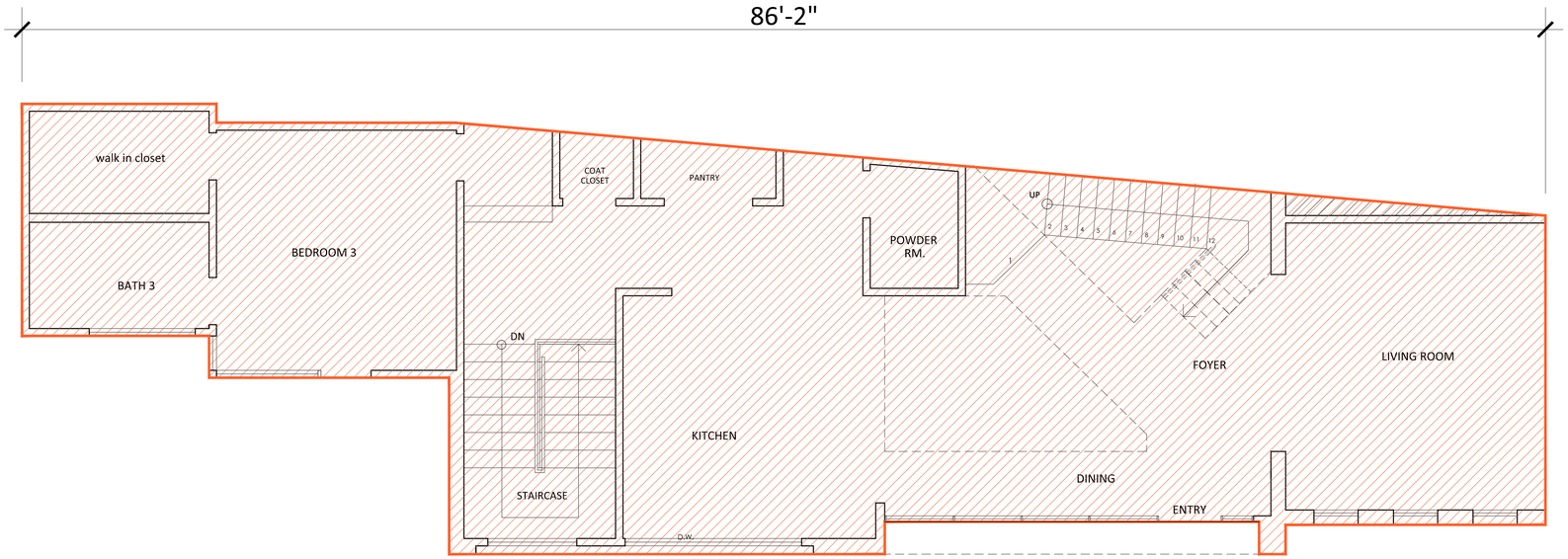
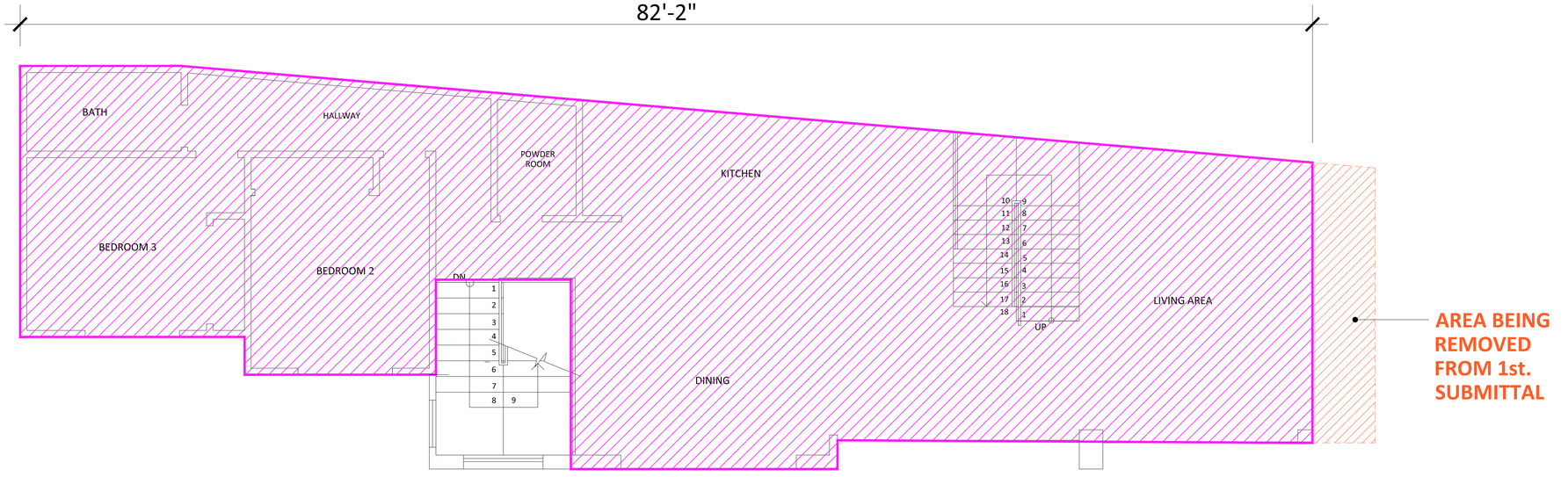


1st. SUBMITTAL *1st. FLOOR PLAN = 1,429 sq.ft.*

FOR REFERENCE ONLY



3rd. SUBMITTAL *1ST FLOOR PLAN = 1,537sq.ft.*

CURRENT SUBMITTAL

04.20.20

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
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PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
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CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE

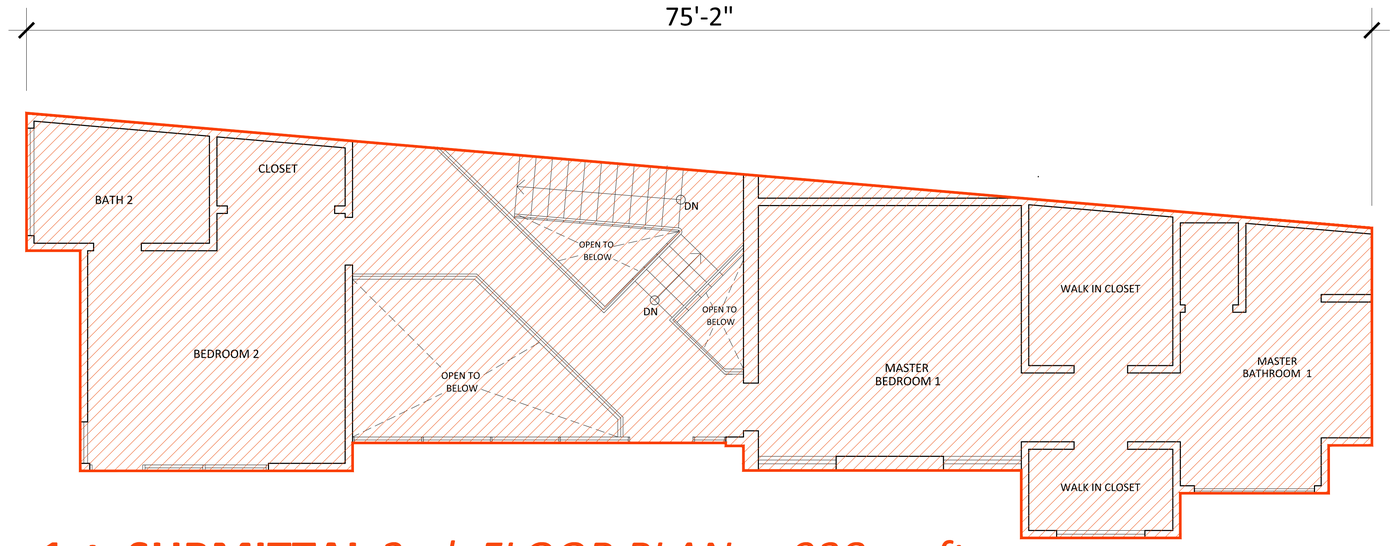
1st. submittal FIRST FLOOR AREAS

EDUARDO J. CARRILLO C77737 EXP: 6-30-17 CIVIL STATE OF CALIFORNIA

JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

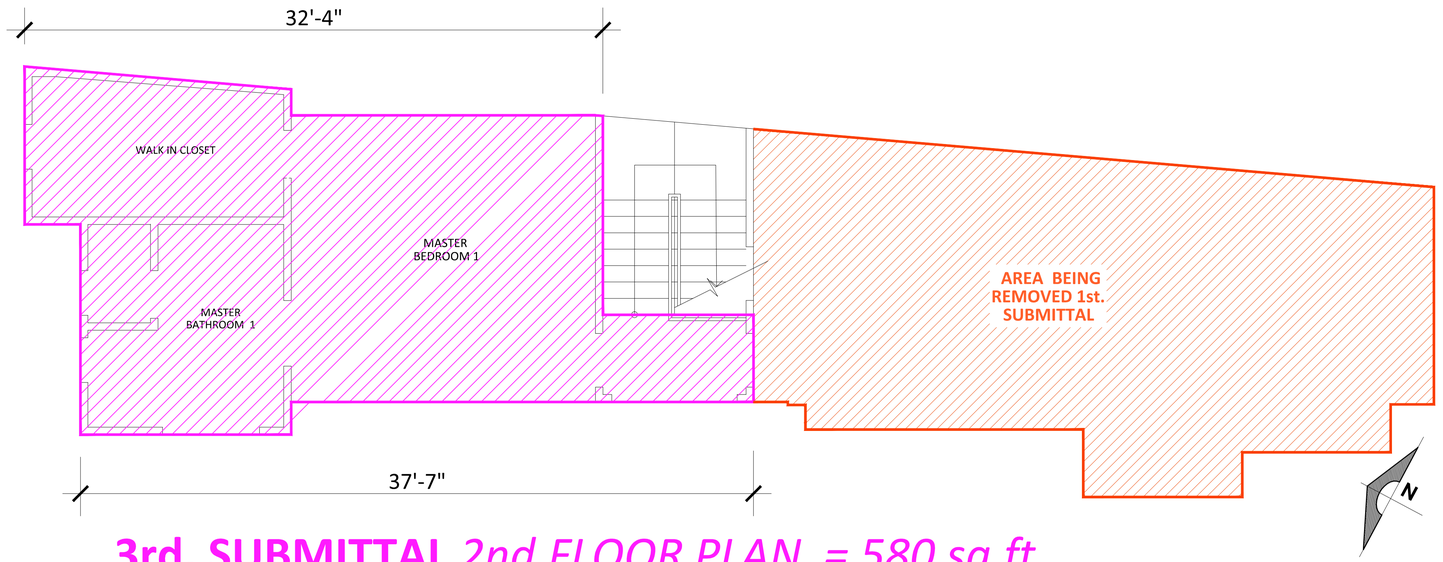
A-2.0C

SHEET OF



1st. SUBMITTAL *2nd. FLOOR PLAN = 938 sq.ft.*

FOR REFERENCE ONLY



3rd. SUBMITTAL *2nd.FLOOR PLAN = 580 sq.ft.*

CURRENT SUBMITTAL

04.20.20

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 P: 562 714 2886

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PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
GLENDALE CA 91205

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE

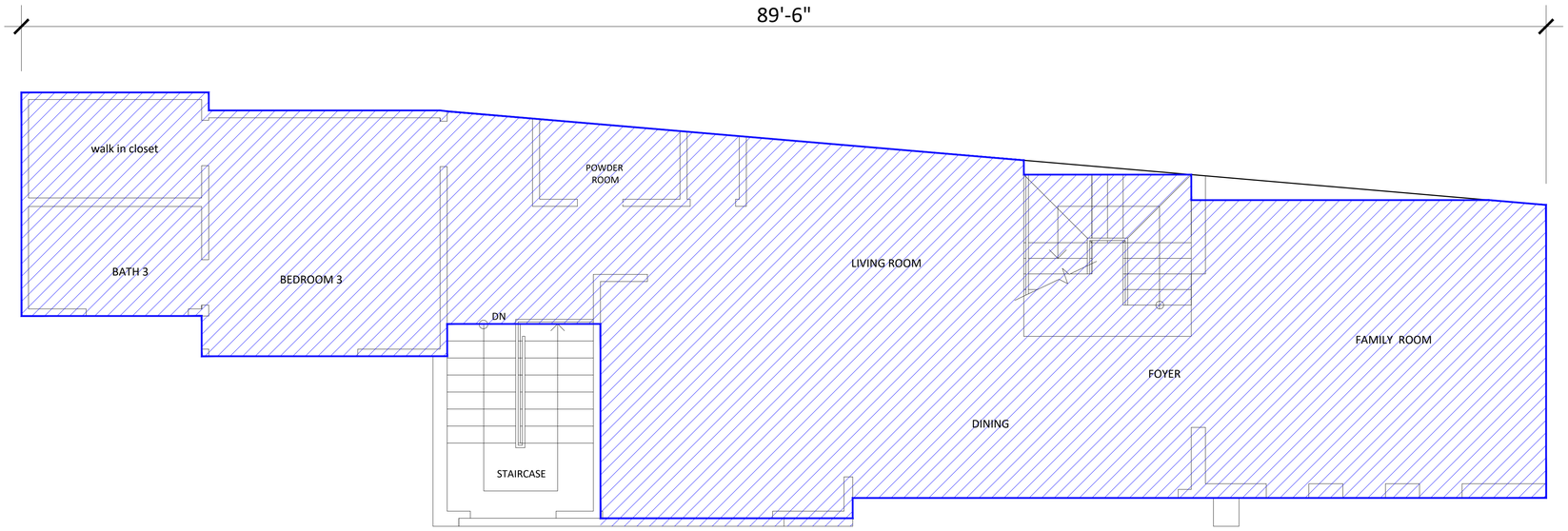
1st. submittal SECOND FLOOR AREAS

EDUARDO J. CARRILLO C77737 EXP. 6-30-17 CIVIL

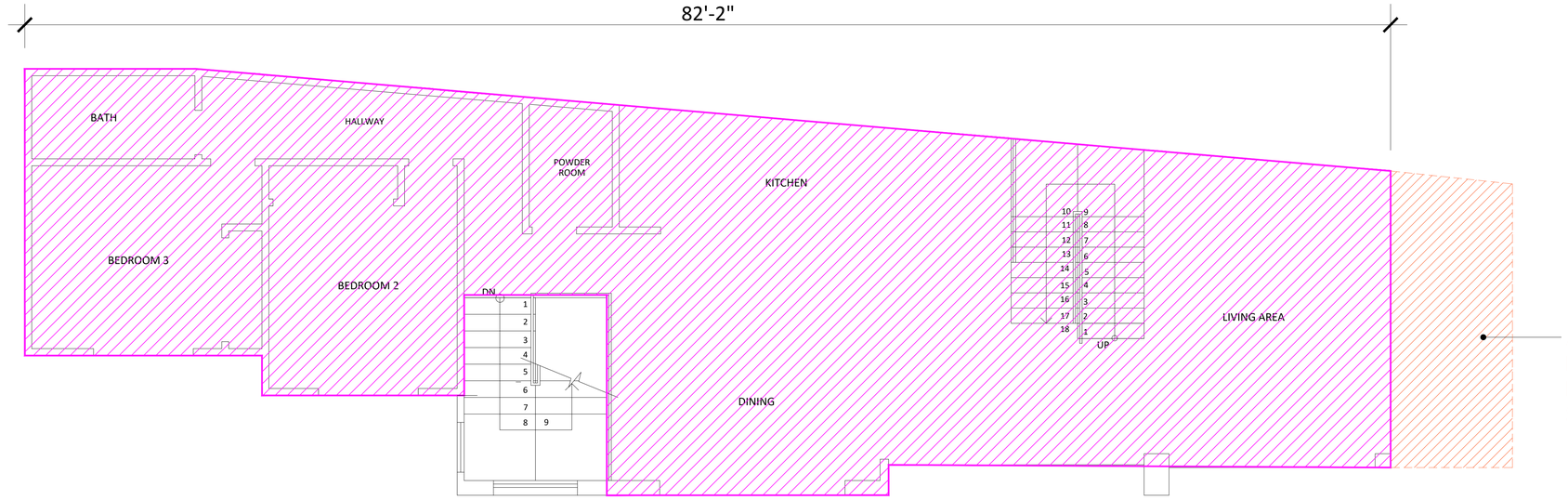
JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

A-2.0d

SHEET OF



2ND SUBMITTAL 1ST FLOOR PLAN *= 1,538 sq.ft.*



REVISED 1ST FLOOR PLAN *= 1,537sq.ft.*

3rd. SUBMITTAL 1st. FLOOR PLAN - 1,537 sq. ft.

CURRENT SUBMITTAL

10.25.19

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
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NEW 2-STORY HOUSE

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1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
GLENDALE CA 91205

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

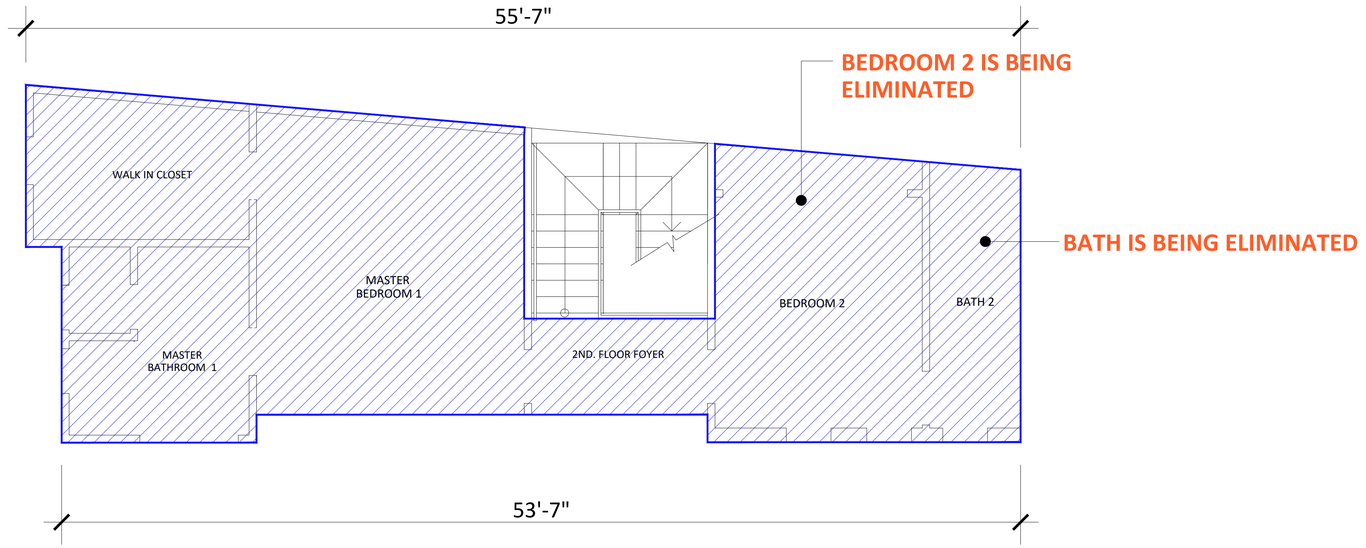
TITLE

FIRST FLOOR AREAS

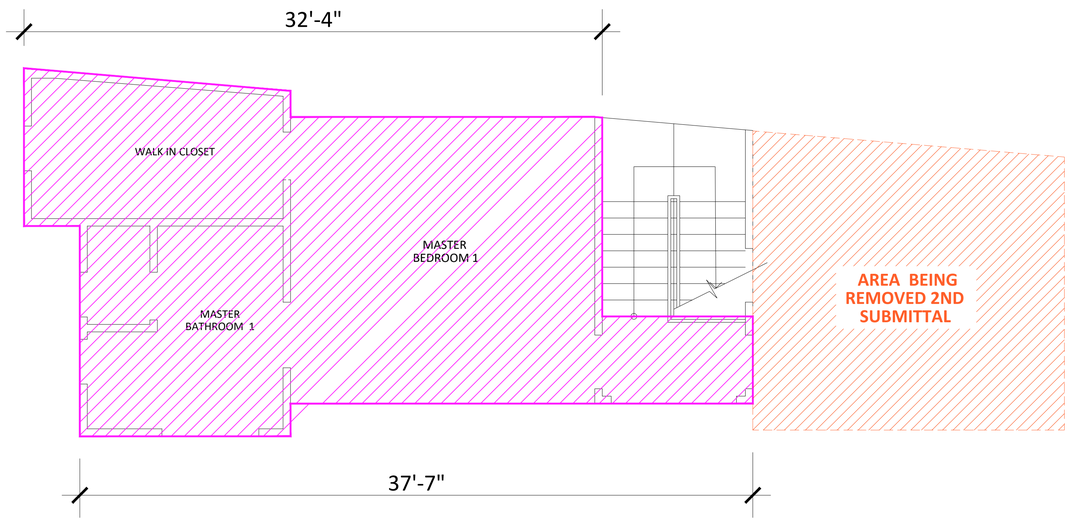
EDUARDO J. CARRILLO C77737 EXP. 6-30-17 CIVIL STATE OF CALIFORNIA
SIGNED: 10/25/19

JOB #:	DRAWN:
15-000	E.C.
DATE: 12 / 22 / 2015	CHECKED: E.C.

A-2.1a
SHEET OF



2ND SUBMITTAL 2ND FLOOR PLAN *= 798 sq.ft.*



REVISED 2ND FLOOR PLAN *= 580 sq.ft.*

3rd. SUBMITTAL 2nd. FLOOR PLAN - 580 sq. ft.

CURRENT SUBMITTAL

10.25.19

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates engineering
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DOWNEY, CA 90240
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DOWNEY, CA 90240

PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
GLENDALE CA 91205

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TITLE

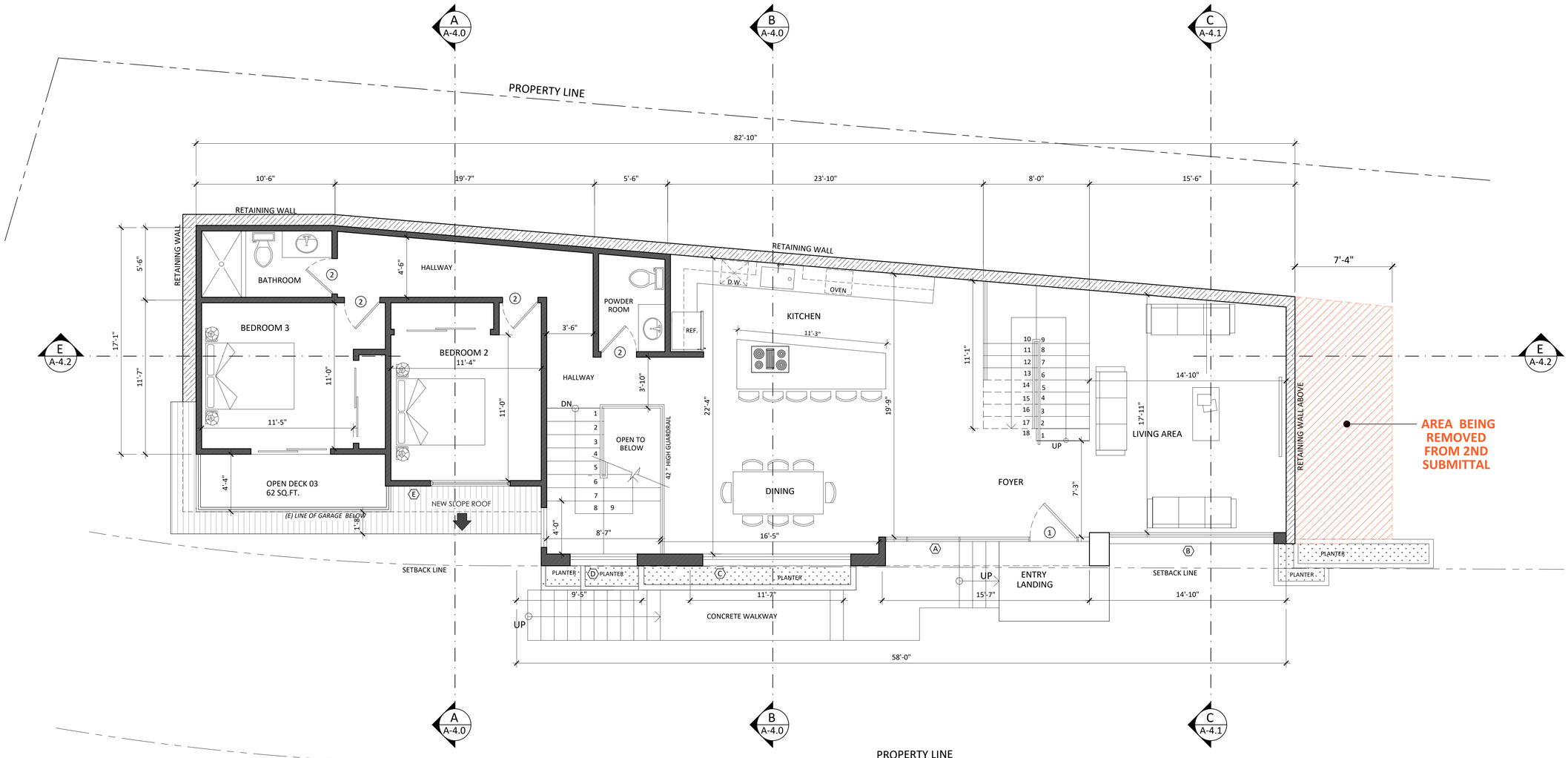
SECOND FLOOR AREAS

REGISTERED PROFESSIONAL ENGINEER
EDUARDO J. CARRILLO
C77737
EXP. 6-30-17
CIVIL
STATE OF CALIFORNIA

JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

A-2.1b
SHEET OF

LEGEND	
	CONCRETE WALLS *(REFER TO STRUCTURAL PLANS FOR SPECIFICATIONS)*
	NEW WALL CONSTRUCTION WITH 2x4 D.F.No2 AT 16"O/C. AND 2x6 STUDS AT 16"O/C. FOR PLUMBING WALLS



10.25.19

1 First floor plan *(1,537 sq.ft.)*

SCALE 1/4" = 1'-0"

OPEN DECK 03 .....= 62 sq.ft.

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 P: 562 714 2886

OWNER:
MR. EDUARDO J. CARRILLO

ADDRESS:
8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
GLENDALE CA 91205

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE

FIRST FLOOR PLAN

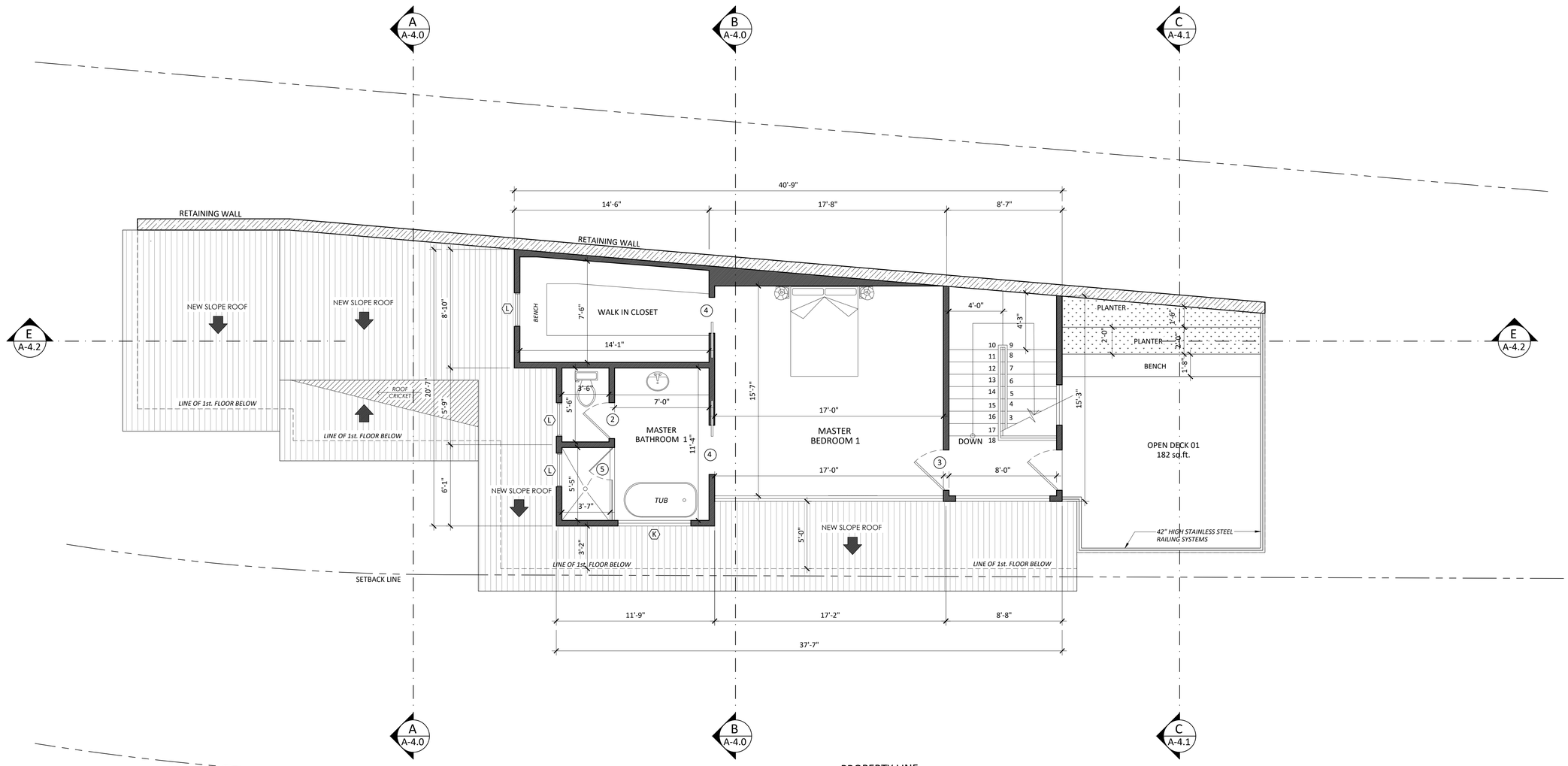
EDUARDO J. CARRILLO C77737 EXP: 6-30-17 CIVIL STATE OF CALIFORNIA

JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

A-2.1

SHEET OF

LEGEND	
	CONCRETE WALLS *(REFER TO STRUCTURAL PLANS FOR SPECIFICATIONS)*
	NEW WALL CONSTRUCTION WITH 2x4 D.F.No2 AT 16"O/C. AND 2x6 STUDS AT 16"O/C. FOR PLUMBING WALLS



1 2nd floor plan *(580 sq.ft.)*

SCALE 1/4" = 1'-0"

OPEN DECK 01 .....= 182 sq.ft.

10.25.19

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 P: 562 714 2886

OWNER:
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PROPOSED
NEW 2-STORY HOUSE

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VACANT LAND,
GLENDALE CA 91205

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TITLE

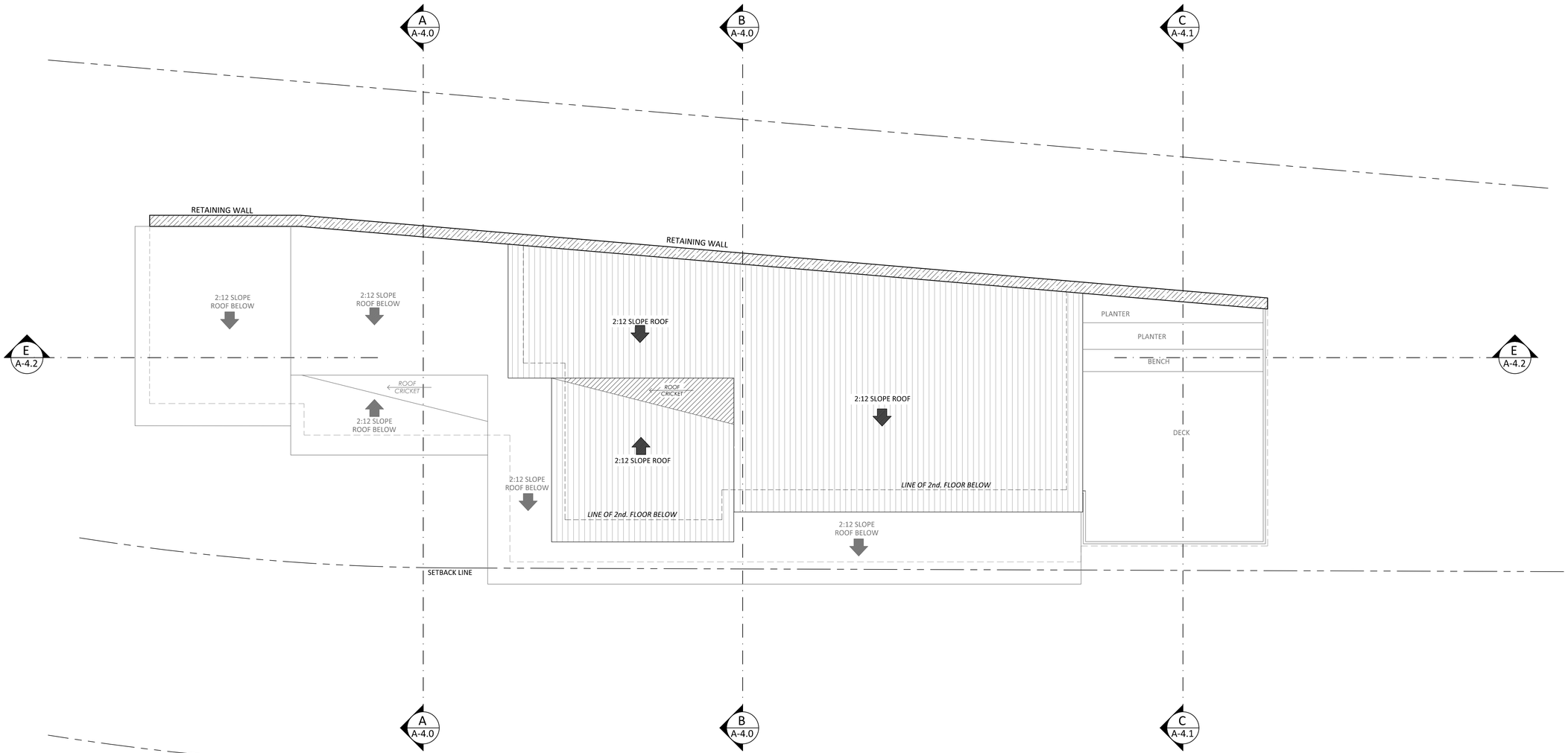
SECOND FLOOR PLAN

REGISTERED PROFESSIONAL ENGINEER
EDUARDO J. CARRILLO
C77737
EXP. 6-30-17
CIVIL
STATE OF CALIFORNIA

JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

A-2.2

SHEET OF



05.11.20

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 P: 562 714 2886

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DOWNEY, CA 90240

PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
GLENDALE CA 91205

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TITLE

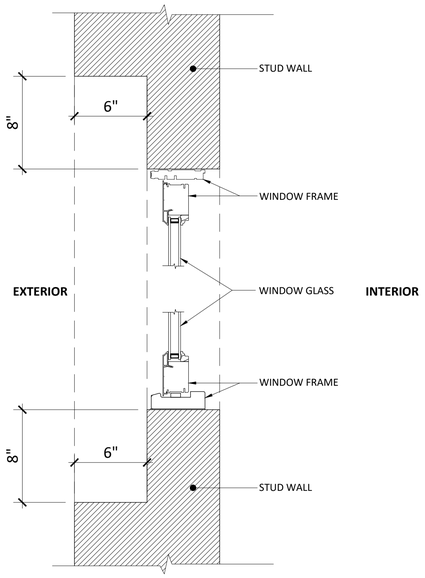
ROOF PLAN

EDUARDO J. CARRILLO
C77737
EXP. 9-30-17
CIVIL
STATE OF CALIFORNIA

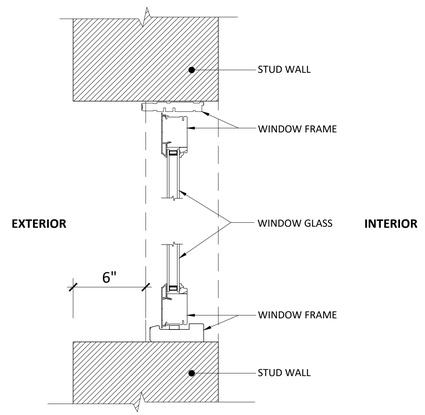
JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

A-2.3

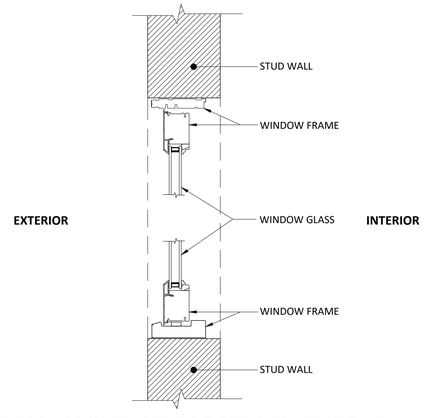
SHEET OF



FLASH / RECESSED - WINDOW SECTION *TYPE 3*

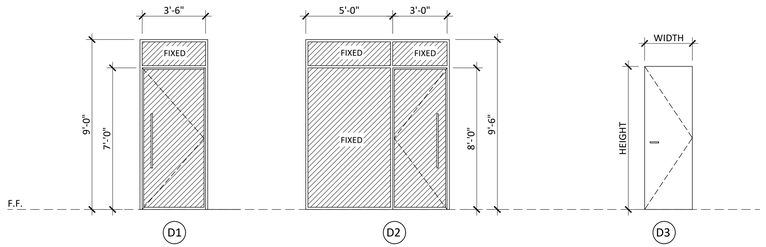


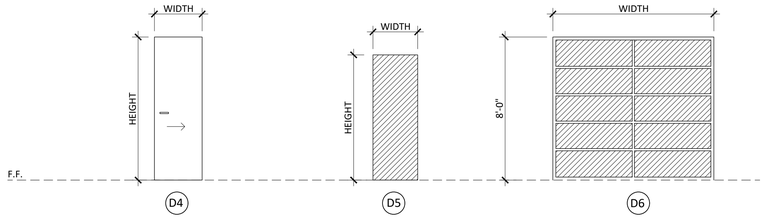
RECESSED - WINDOW SECTION *TYPE 2*



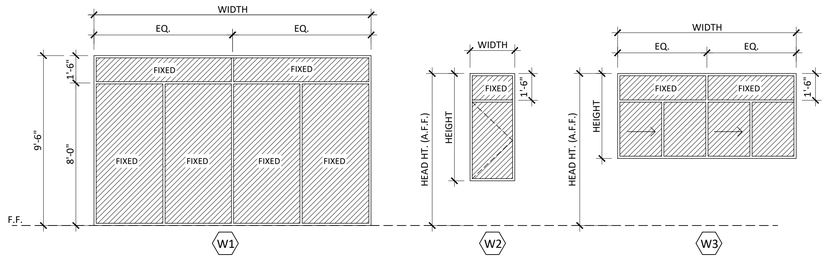
FLASH - WINDOW SECTION *TYPE 1*

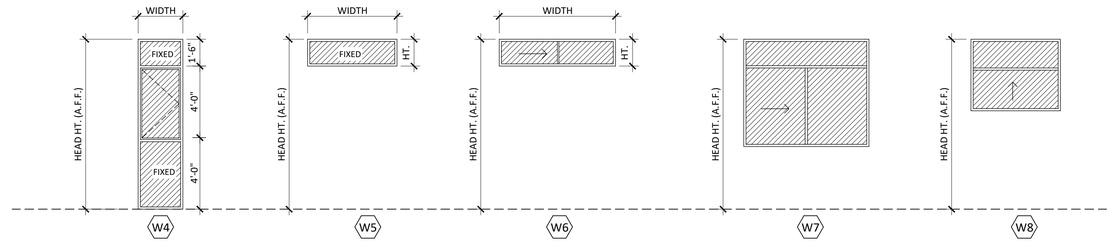
DOOR TYPE / VIEW FROM EXTERIOR SIDE





WINDOW TYPE / VIEW FROM EXTERIOR SIDE





DOOR SCHEDULE

SYM.	SIZE			TYPE		REMARKS	
	W	H	THK.				
1	3'-6"	7'-0"	1-3/4"	D1	ALUM. GLASS PANEL	SWING, TEMP. GLASS , FRONT DOOR	
2	2'-8"	8'-0"	1-3/4"	D3	WOOD SOLID CORE FLUSH SLAB	SWING DOOR , POWDER ROOM BEDROOM 2,3 BATH 2 MASTER BATH	
3	3'-0"	8'-0"	1-3/4"	D3	WOOD SOLID CORE FLUSH SLAB	BEDROOM 2, 3 , MASTER BEDROOM 1	
4	2'-8"	8'-0"	1-3/4"	D4	WOOD SOLID CORE FLUSH SLAB	POCKET DOOR, MASTER BATH 1, WALK-IN CLOSET	
5	2'-6"	7'-0"	———	D5	GLASS SHOWER DOOR	SLIDING, TEMPERED GLASS, DOOR & ENCLOSURE	
6	3'-0"	8'-0"	1-3/4"	D1	ALUM. GLASS PANEL	SWING, TEMPERED GLASS , DECK 01	
7	9'-9"	8'-0"	———	D6	ALUM. GARAGE DOOR W/ GLASS PANELS	ROLL UP, GARAGE DOOR	
8	2'-8"	8'-0"	1-3/4"	D3	WOOD SOLID CORE FLUSH SLAB	SWING, LAUNDRY ROOM	
9	3'-0"	8'-0"	1-3/4"	D3	WOOD SOLID CORE FLUSH SLAB	SWING, GARGE	

WINDOW SCHEDULE

SYM.	SIZE			HEAD HT. (A.F.F.)	TYPE				REMARKS
	W	H	THK.						
A	14'-0"	8'-5"	1-3/4"	8'-6"	W1	ALUM. CLAD, FIXED	1	FLUSH	TEMP. GLASS , ENTRY
B	7'-0"	6'-0"	1-3/4"	8'-6"	W7	ALUM. CLAD, FIXED, SLIDER	1	FLUSH / RECESSED	LIVING ROOM
C	10'-0"	6'-0"	1-3/4"	8'-6"	W3	ALUM. CLAD, FIXED, SLIDER	1	FLUSH / RECESSED	DINING
D	5'-0"	6'-0"	1-3/4"	--	W7	ALUM. CLAD, FIXED, SLIDER	1	FLUSH / RECESSED	STAIRS
E	5'-0"	4'-0"	1-3/4"	--	W8	ALUM. CLAD, SINGLE HUNG	1	FLUSH / RECESSED	STAIRS
F	2'-0"	9'-6"	1-3/4"	9'-6"	W1	ALUM. CLAD, FIXED	1	FLUSH	BATHROOM 3
G	6'-0"	1'-6"	1-3/4"	9'-6"	W6	ALUM. CLAD, SLIDER		FLUSH	BATH 3
H	2'-6"	9'-0"	1-3/4"	9'-0"	W1	ALUM. CLAD, FIXED	1	FLUSH	MASTER BEDROOM 1
I	9'-6"	9'-0"	1-3/4"	9'-0"	W1	ALUM. CLAD, FIXED	1	FLUSH	MASTER BEDROOM 1
J	2'-6"	6'-0"	1-3/4"	9'-0"	W2	ALUM. CLAD, CASEMENT, FIXED	1	FLUSH / RECESSED	BEDROOM 2
K	5'-6"	4'-0"	1-3/4"	9'-0"	W7	ALUM. CLAD, CASEMENT, FIXED	1	FLUSH	MASTER BATH 1
L	2'-6"	1'-6"	1-3/4"	9'-0"	W5	ALUM. CLAD, AWNING	3	FLUSH	MASTERBATH, WALK-IN CLOSET
M	3'-0"	1'-6"	1-3/4"	8'-8"	W5	ALUM. CLAD, SLIDER	1	FLUSH	BATH 2

NOTE:
ALL EXTERIOR DOORS FRAME AND ALL WINDOWS FRAME TO BE COLOR BLACK

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
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OWNER:
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DOWNEY, CA 90240

PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
GLENDALE CA 91205

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE

DOOR & WINDOW SCHEDULE

REGISTERED PROFESSIONAL ENGINEER
EDUARDO J. CARRILLO
C77737
EXP. 6-30-17
CIVIL
STATE OF CALIFORNIA

JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

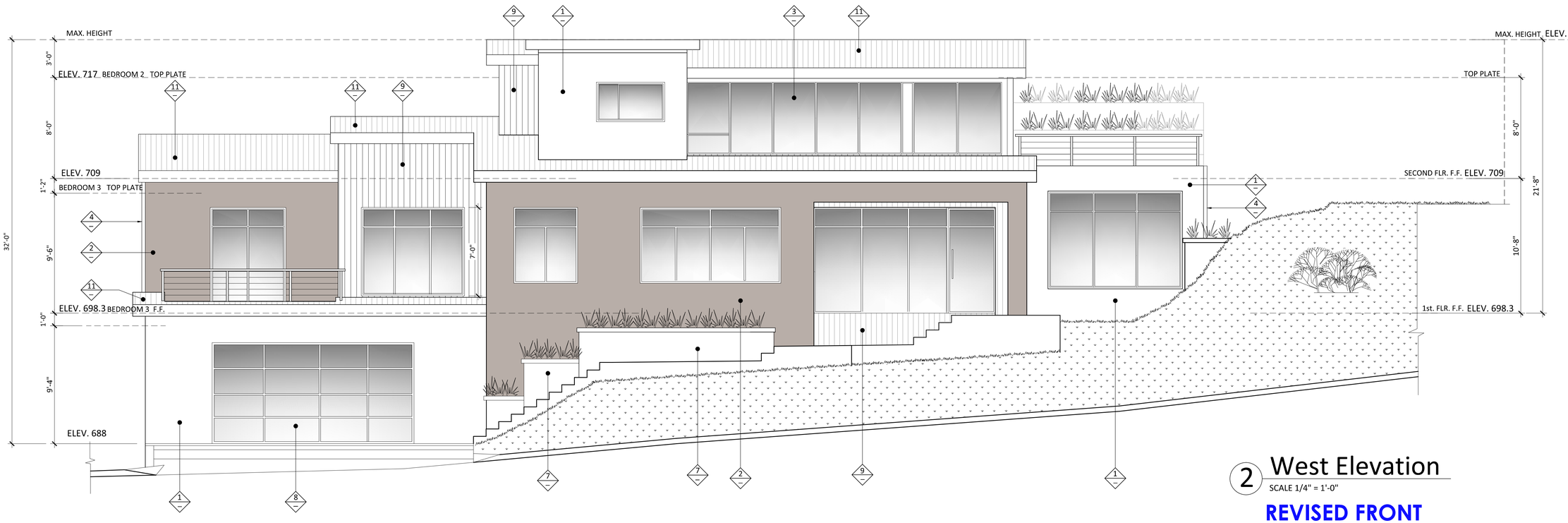
A-2.4
SHEET OF

PROPOSED FINISH KEYNOTES

1. 7/8" EXTERIOR SMOOTH CEMENT
   STUCCO FINISH
   MANUFACTURE: A HABRA COLOR LIGHT GREY
2. 7/8" EXTERIOR SMOOTH CEMENT
   STUCCO FINISH
   MANUFACTURE: A HABRA COLOR LIGHT BROWN
3. DOORS AND WINDOWS
   THERMALLY IMPROVED ALUMINUM
   MANUFACTURER: MILGARD
   FRAME COLOR: BLACK
   STYLE: CONTEMPORARY
4. METAL DOWNSPOUT
   COLOR: DARK GRAY
5. STAINLESS STEEL RAILING SYSTEMS
   SQUARE POST WITH CABLE HOLDERS
   MANUFACTURE: ATLANTIS RAILING SYSTEM
   MODEL: SunRail™ Nautilus
7. CONCRETE WALLS
   MATERIAL: TEXTURED POURED CONCRETE
   FINISH: ROUGH
8. ALUMINUM GARAGE DOOR,
   AVANTE ™ COLLECTION
   MANUFACTURE: CLOPAY
   FRAME COLOR: BLACK (ANODIZED)
   GLASS COLOR:WHITE ACRYLIC
9. WOOD STRIP SIDING PANELS
   MANUFACTURE: ADVANTAGE-LUMBER
   PRODUCT: IPE RAINSCREEN SIDING
10. CONCRETE SLAB & STEPS
    MATERIAL: TEXTURED POURED CONCRETE
    FINISH: ROUGH
11. METAL ROOF
    MATERIAL: CONCEALED FASTENER METAL PANEL
    FINISH: SILICONIZED POLYESTER

PROPOSED COLORS

A. **DARK GRAY** (TUXEDO 3033L)
   BY: LA HABRA
   FINISH: SANTA BARBARA
B. **GRAY** (BASALT 3015L)
   BY: LA HABRA
   FINISH: SANTA BARBARA
C. **LIGHT GRAY** (PLATEAU 3019L)
   BY: LA HABRA
   FINISH: SANTA BARBARA



2 West Elevation
SCALE 1/4" = 1'-0"

REVISED FRONT ELEVATION

05.11.20

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 P: 562 714 2886

OWNER:
MR. EDUARDO J. CARRILLO

ADDRESS:
8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
GLENDALE CA 91205

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE
WEST EXTERIOR ELEVATION

EDUARDO J. CARRILLO
C77737
EXP. 6-30-17
CIVIL

JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

A-3.1a
SHEET OF

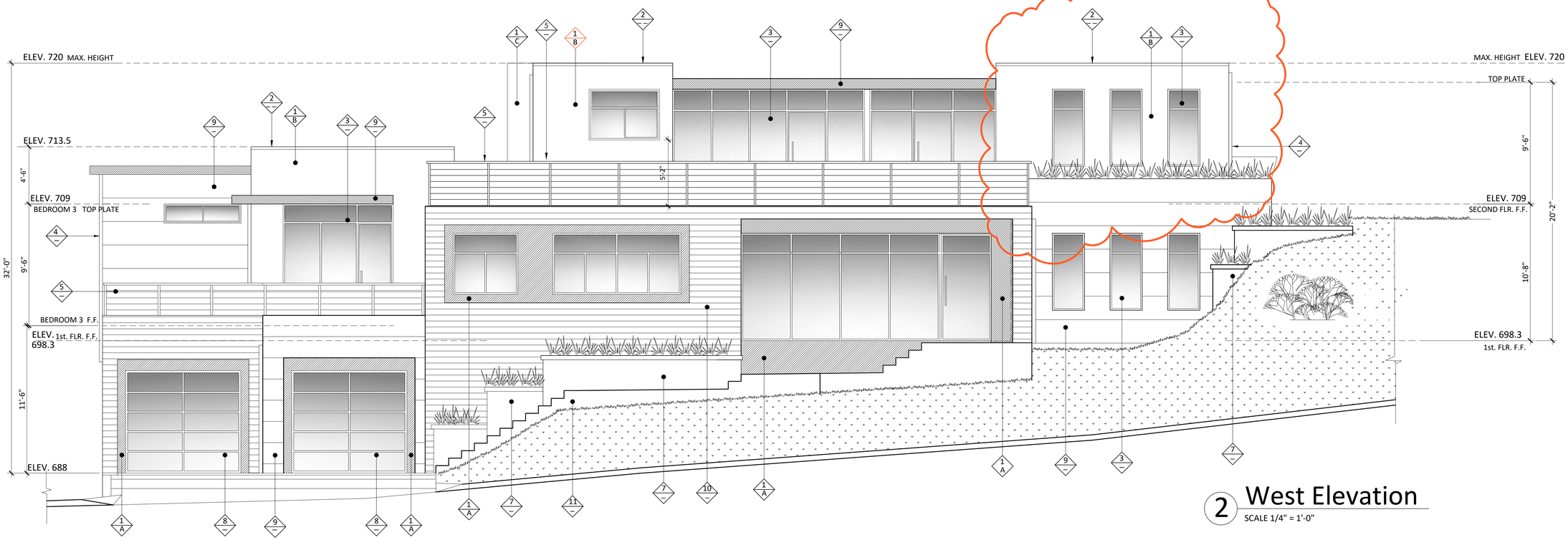
PROPOSED FINISH KEYNOTES

1. 7/8" EXTERIOR SMOOTH CEMENT STUCCO FINISH
   MANUFACTURE: A HABRA
2. SHOP FORM PRE-FINISHED METAL COPING CAP, COLOR TO MATCH WALL
3. DOORS AND WINDOWS
   THERMALLY IMPROVED ALUMINUM
   MANUFACTURER: MILGARD
   FRAME COLOR: BLACK
   STYLE: CONTEMPORARY
4. METAL DOWNSPOUT
   COLOR: DARK GRAY
5. STAINLESS STEEL RAILING SYSTEMS
   SQUARE POST WITH CABLE HOLDERS
   MANUFACTURE: ATLANTIS RAILING SYSTEM
   MODEL: SunRail™ Nautilus
7. CONCRETE WALLS
   COLOR: LIGHT BROWN
   FINISH: ROUGH
8. ALUMINUM GARAGE DOOR,
   AVANTE ™ COLLECTION
   MANUFACTURE: CLOPAY
   FRAME COLOR: BLACK (ANODIZED)
   GLASS COLOR:WHITE ACRYLIC
9. COMPOSITE ALUMINUM
   PANEL CLADDING SYSTEM
   MANUFACTURE: AL13
   COLOR: ELEPHANT GREY
10. WOOD STRIP SIDING PANELS
    MANUFACTURE: ADVANTAGE-LUMBER
    PRODUCT: IPE RAINSCREEN SIDING
11. CONCRETE SLAB & STEPS
    COLOR: NATURAL COLOR
    FINISH: ROUGH

PROPOSED COLORS

A. **DARK GRAY** (TUXEDO 3033L)
   BY: LA HABRA
   FINISH: SANTA BARBARA
B. **GRAY** (BASALT 3015L)
   BY: LA HABRA
   FINISH: SANTA BARBARA
C. **LIGHT GRAY** (PLATEAU 3019L)
   BY: LA HABRA
   FINISH: SANTA BARBARA

AREA THAT IS BEING REMOVED FROM 2ND SUBMITTAL



2 West Elevation
SCALE 1/4" = 1'-0"

ORIGINAL FRONT ELEVATION FROM 2ND SUBMITTAL FOR REFERENCE ONLY

10.25.19

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 P: 562 714 2886

OWNER:
MR. EDUARDO J. CARRILLO

ADDRESS:
8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
GLENDALE CA 91205

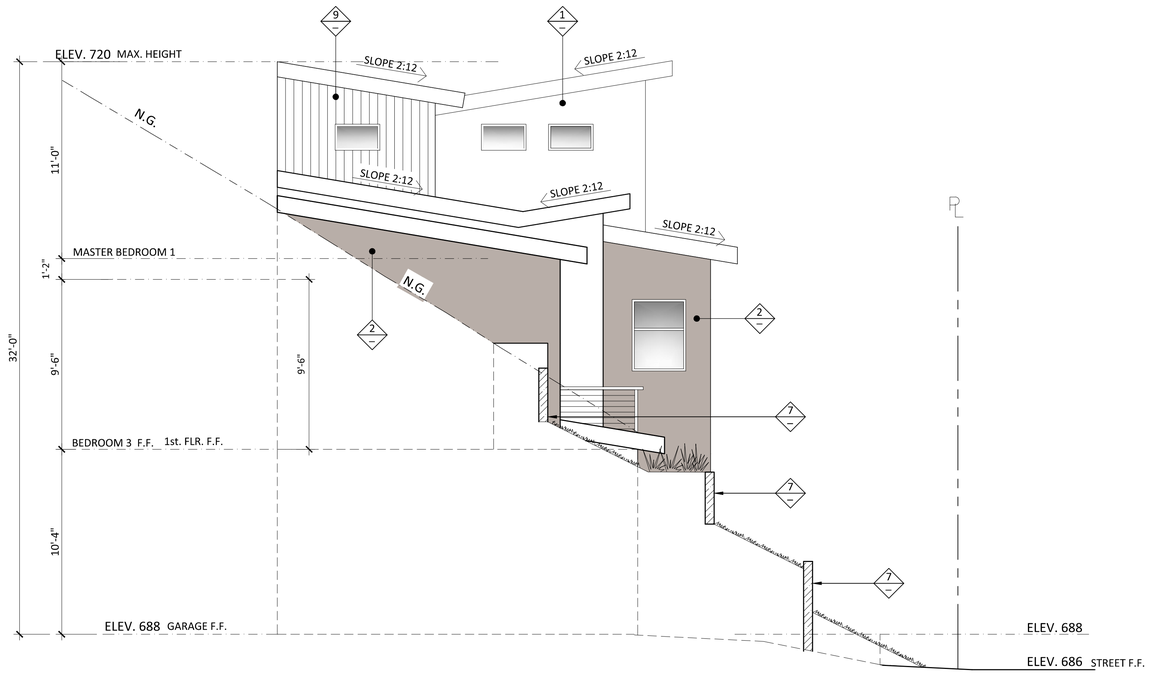
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE
WEST EXTERIOR ELEVATION

EDUARDO J. CARRILLO
C77737
EXP. 6-30-17
CIVIL
STATE OF CALIFORNIA
SIGNED 10/25/19

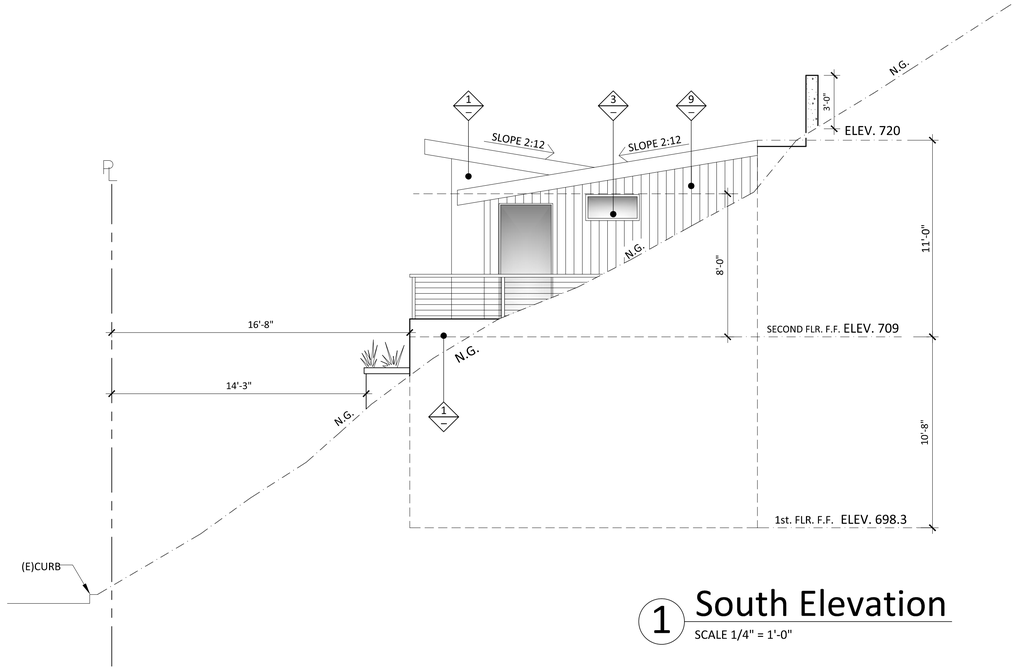
JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

A-3.1b
SHEET OF



2 North Elevation

SCALE 1/4" = 1'-0"



1 South Elevation

SCALE 1/4" = 1'-0"

05.11.20

PROPOSED FINISH KEYNOTES

1. 7/8" EXTERIOR SMOOTH CEMENT STUCCO FINISH
   MANUFACTURE: A HABRA COLOR LIGHT GREY
2. 7/8" EXTERIOR SMOOTH CEMENT STUCCO FINISH
   MANUFACTURE: A HABRA COLOR LIGHT BROWN
3. DOORS AND WINDOWS
   THERMALLY IMPROVED ALUMINUM
   MANUFACTURER: MILGARD
   FRAME COLOR: BLACK
   STYLE: CONTEMPORARY
4. METAL DOWNSPOUT
   COLOR: DARK GRAY
5. STAINLESS STEEL RAILING SYSTEMS
   SQUARE POST WITH CABLE HOLDERS
   MANUFACTURE: ATLANTIS RAILING SYSTEM
   MODEL: SunRail™ Nautilus
7. CONCRETE WALLS
   MATERIAL: TEXTURED POURED CONCRETE
   FINISH: ROUGH
8. ALUMINUM GARAGE DOOR,
   AVANTE ™ COLLECTION
   MANUFACTURE: CLOPAY
   FRAME COLOR: BLACK (ANODIZED)
   GLASS COLOR:WHITE ACRYLIC
9. WOOD STRIP SIDING PANELS
   MANUFACTURE: ADVANTAGE-LUMBER
   PRODUCT: IPE RAINSCREEN SIDING
10. CONCRETE SLAB & STEPS
    MATERIAL: TEXTURED POURED CONCRETE
    FINISH: ROUGH
11. METAL ROOF
    MATERIAL: CONCEALED FASTENER METAL PANEL
    FINISH: SILICONIZED POLYESTER

PROPOSED COLORS

A. **DARK GRAY** (TUXEDO 3033L)
   BY: LA HABRA
   FINISH: SANTA BARBARA
B. **GRAY** (BASALT 3015L)
   BY: LA HABRA
   FINISH: SANTA BARBARA
C. **LIGHT GRAY** (PLATEAU 3019L)
   BY: LA HABRA
   FINISH: SANTA BARBARA

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 P: 562 714 2886

OWNER:
MR. EDUARDO J. CARRILLO

ADDRESS:
8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
GLENDALE CA 91205

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE

NORTH & SOUTH EXTERIOR ELEVATION

REGISTERED PROFESSIONAL ENGINEER
EDUARDO J. CARRILLO
C77737
EXP. 6-30-17
CIVIL
STATE OF CALIFORNIA

JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

A-3.2

SHEET OF

PROPOSED FINISH KEYNOTES

1. 7/8" EXTERIOR SMOOTH CEMENT STUCCO FINISH
   MANUFACTURE: A HABRA COLOR LIGHT GREY
2. 7/8" EXTERIOR SMOOTH CEMENT STUCCO FINISH
   MANUFACTURE: A HABRA COLOR LIGHT BROWN
3. DOORS AND WINDOWS
   THERMALLY IMPROVED ALUMINUM
   MANUFACTURER: MILGARD
   FRAME COLOR: BLACK
   STYLE: CONTEMPORARY
4. METAL DOWNSPOUT
   COLOR: DARK GRAY
5. STAINLESS STEEL RAILING SYSTEMS
   SQUARE POST WITH CABLE HOLDERS
   MANUFACTURE: ATLANTIS RAILING SYSTEM
   MODEL: SunRail™ Nautilus
7. CONCRETE WALLS
   MATERIAL: TEXTURED POURED CONCRETE
   FINISH: ROUGH
8. ALUMINUM GARAGE DOOR,
   AVANTE ™ COLLECTION
   MANUFACTURE: CLOPAY
   FRAME COLOR: BLACK (ANODIZED)
   GLASS COLOR:WHITE ACRYLIC
9. WOOD STRIP SIDING PANELS
   MANUFACTURE: ADVANTAGE-LUMBER
   PRODUCT: IPE RAINSCREEN SIDING
10. CONCRETE SLAB & STEPS
    MATERIAL: TEXTURED POURED CONCRETE
    FINISH: ROUGH
11. METAL ROOF
    MATERIAL: CONCEALED FASTENER METAL PANEL
    FINISH: SILICONIZED POLYESTER

PROPOSED COLORS

A. **DARK GRAY** (TUXEDO 3033L)
   BY: LA HABRA
   FINISH: SANTA BARBARA
B. **GRAY** (BASALT 3015L)
   BY: LA HABRA
   FINISH: SANTA BARBARA
C. **LIGHT GRAY** (PLATEAU 3019L)
   BY: LA HABRA
   FINISH: SANTA BARBARA

2 West Elevation
SCALE 1/4" = 1'-0"

10.25.19

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 P: 562 714 2886

OWNER:
MR. EDUARDO J. CARRILLO

ADDRESS:
8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
GLENDALE CA 91205

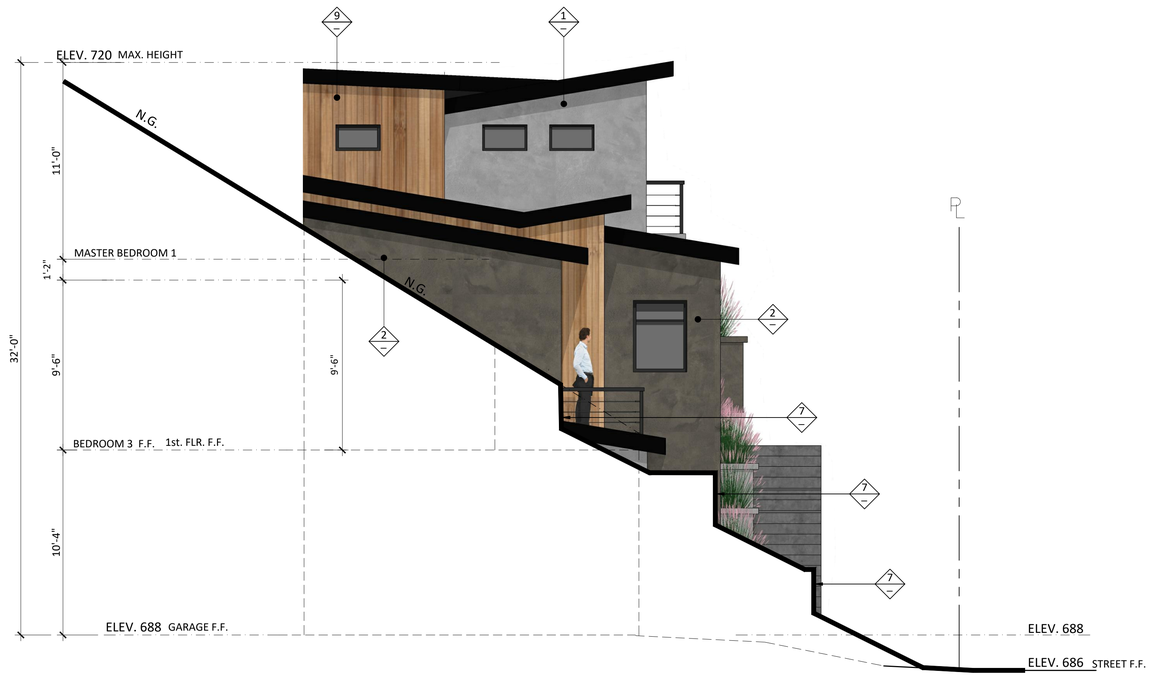
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE
COLORED WEST ELEVATION

REGISTERED PROFESSIONAL ENGINEER
EDUARDO J. CARRILLO
C77737
EXP. 6-30-17
CIVIL
STATE OF CALIFORNIA

JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

A-3.3
SHEET OF



2 North Elevation

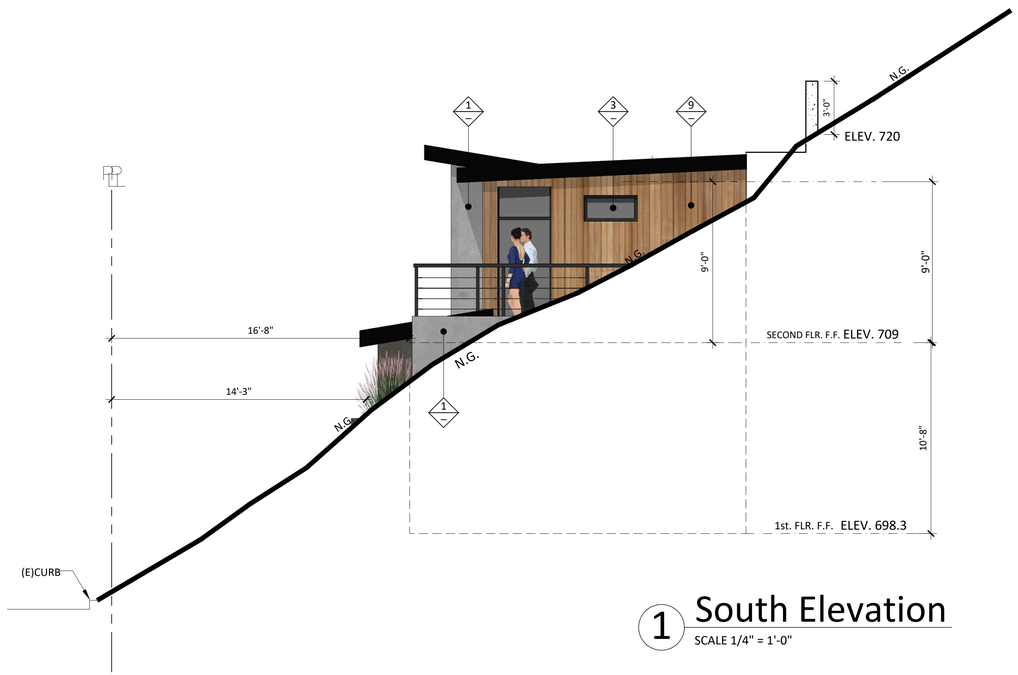
SCALE 1/4" = 1'-0"

PROPOSED FINISH KEYNOTES

1. 7/8" EXTERIOR SMOOTH CEMENT STUCCO FINISH
   MANUFACTURE: A HABRA COLOR LIGHT GREY
2. 7/8" EXTERIOR SMOOTH CEMENT STUCCO FINISH
   MANUFACTURE: A HABRA COLOR LIGHT BROWN
3. DOORS AND WINDOWS
   THERMALLY IMPROVED ALUMINUM
   MANUFACTURER: MILGARD
   FRAME COLOR: BLACK
   STYLE: CONTEMPORARY
4. METAL DOWNSPOUT
   COLOR: DARK GRAY
5. STAINLESS STEEL RAILING SYSTEMS
   SQUARE POST WITH CABLE HOLDERS
   MANUFACTURE: ATLANTIS RAILING SYSTEM
   MODEL: SunRail™ Nautilus
7. CONCRETE WALLS
   MATERIAL: TEXTURED POURED CONCRETE
   FINISH: ROUGH
8. ALUMINUM GARAGE DOOR,
   AVANTE ™ COLLECTION
   MANUFACTURE: CLOPAY
   FRAME COLOR: BLACK (ANODIZED)
   GLASS COLOR:WHITE ACRYLIC
9. WOOD STRIP SIDING PANELS
   MANUFACTURE: ADVANTAGE-LUMBER
   PRODUCT: IPE RAINSCREEN SIDING
10. CONCRETE SLAB & STEPS
    MATERIAL: TEXTURED POURED CONCRETE
    FINISH: ROUGH
11. METAL ROOF
    MATERIAL: CONCEALED FASTENER METAL PANEL
    FINISH: SILICONIZED POLYESTER

PROPOSED COLORS

A. **DARK GRAY** (TUXEDO 3033L)
   BY: LA HABRA
   FINISH: SANTA BARBARA
B. **GRAY** (BASALT 3015L)
   BY: LA HABRA
   FINISH: SANTA BARBARA
C. **LIGHT GRAY** (PLATEAU 3019L)
   BY: LA HABRA
   FINISH: SANTA BARBARA



1 South Elevation

SCALE 1/4" = 1'-0"

10.25.16

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 P: 562 714 2886

OWNER:
MR. EDUARDO J. CARRILLO

ADDRESS:
8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
GLENDALE CA 91205

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE

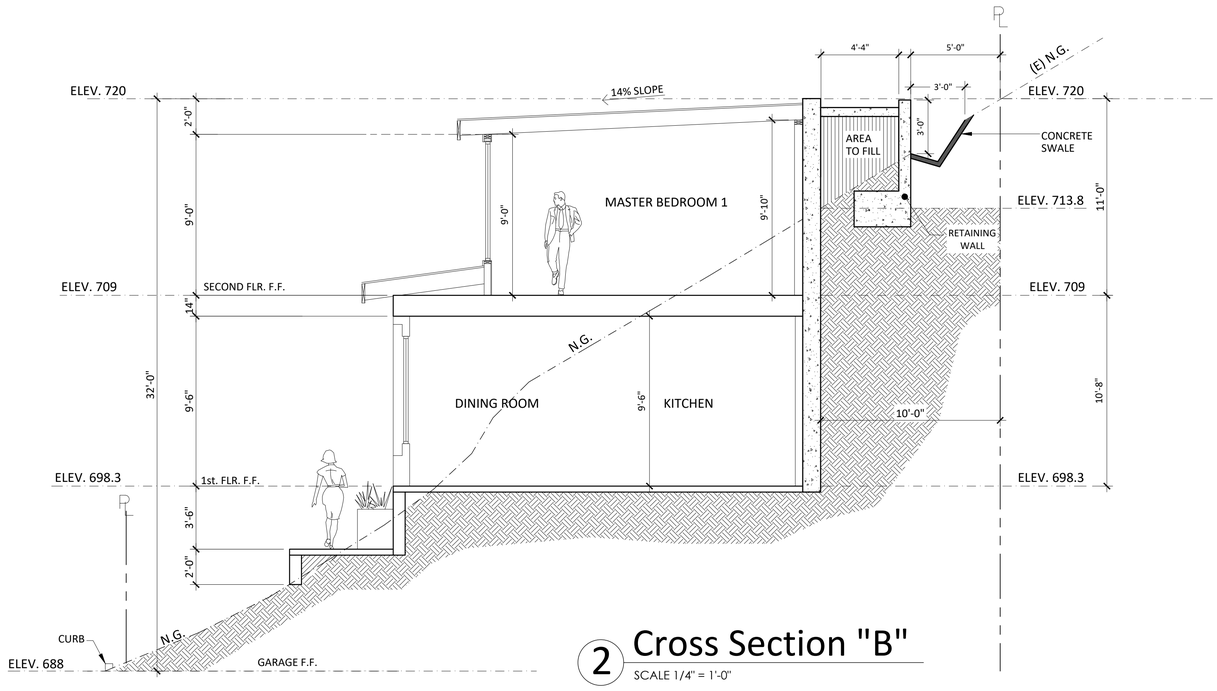
COLORED SOUTH & NORTH ELEVATION

EDUARDO J. CARRILLO
C77737
EXP. 6-30-17
CIVIL
STATE OF CALIFORNIA

JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

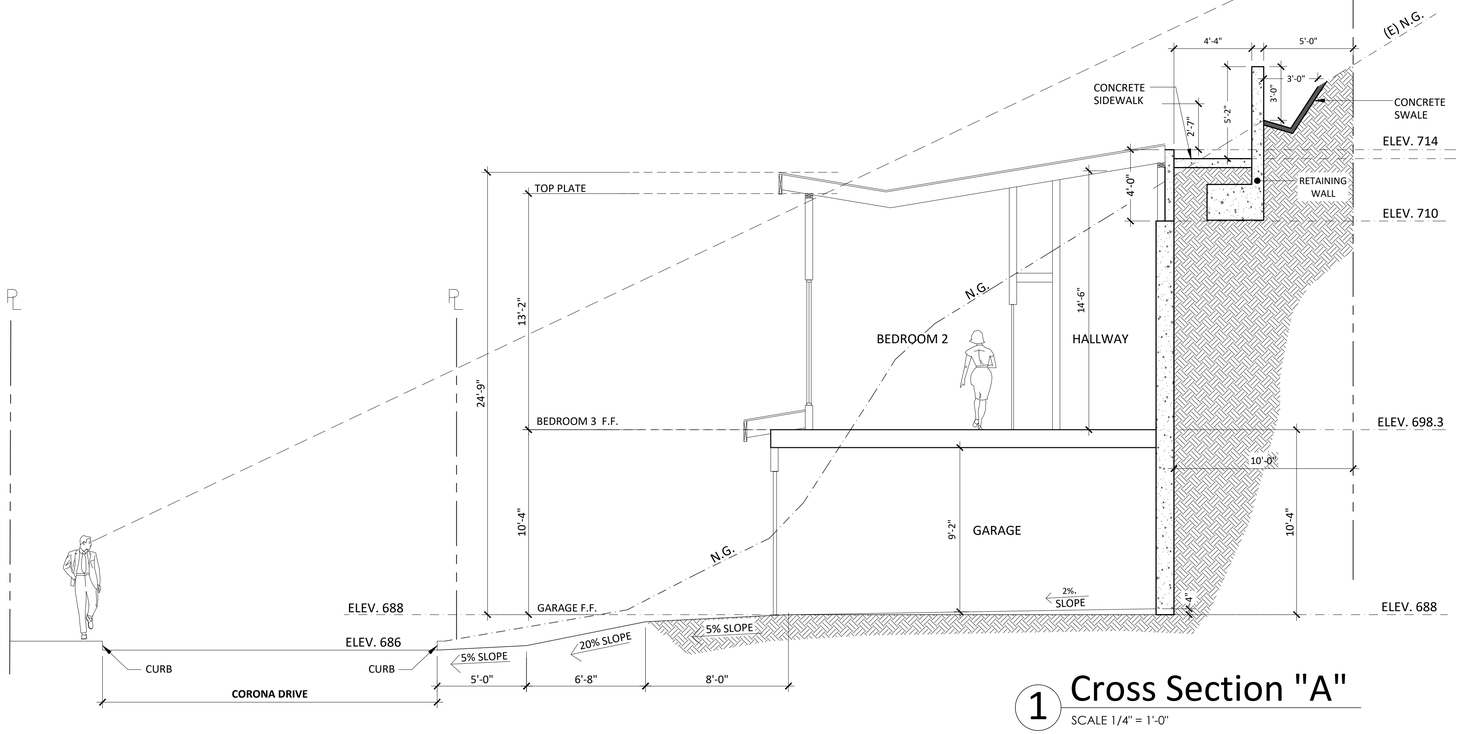
A-3.4

SHEET OF



2 Cross Section "B"

SCALE 1/4" = 1'-0"



1 Cross Section "A"

SCALE 1/4" = 1'-0"

10.25.19

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 P: 562 714 2886

OWNER:
MR. EDUARDO J. CARRILLO

ADDRESS:
8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
GLENDALE CA 91205

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE

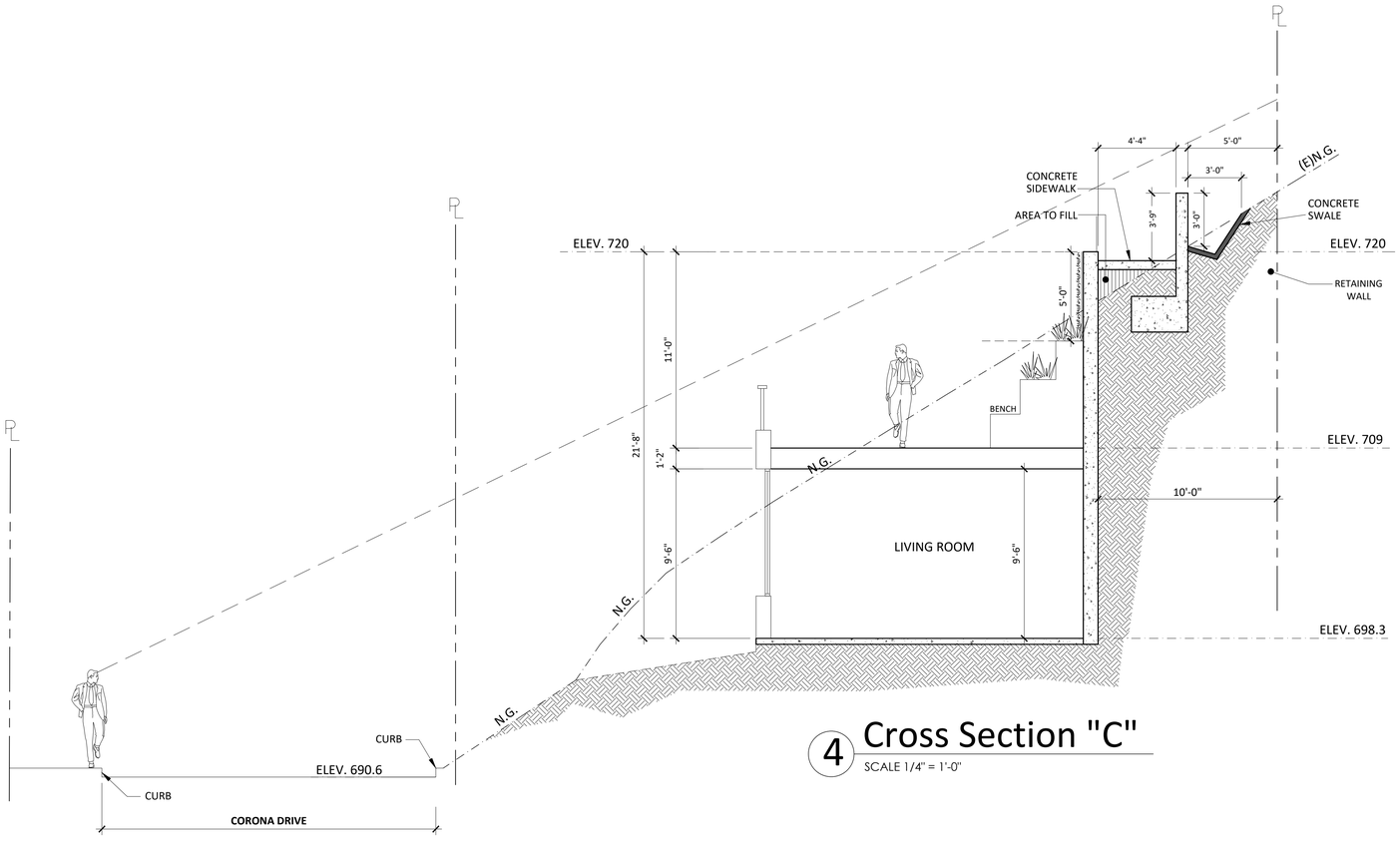
SITE CROSS SECTION A & B

REGISTERED PROFESSIONAL ENGINEER
EDUARDO J. CARRILLO
C77737
EXP. 6-30-17
CIVIL
STATE OF CALIFORNIA

JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

A-4.0

SHEET OF



4 Cross Section "C"

SCALE 1/4" = 1'-0"

10.25.19

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 P: 562 714 2886

OWNER:
MR. EDUARDO J. CARRILLO

ADDRESS:
8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
GLENDALE CA 91205

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE

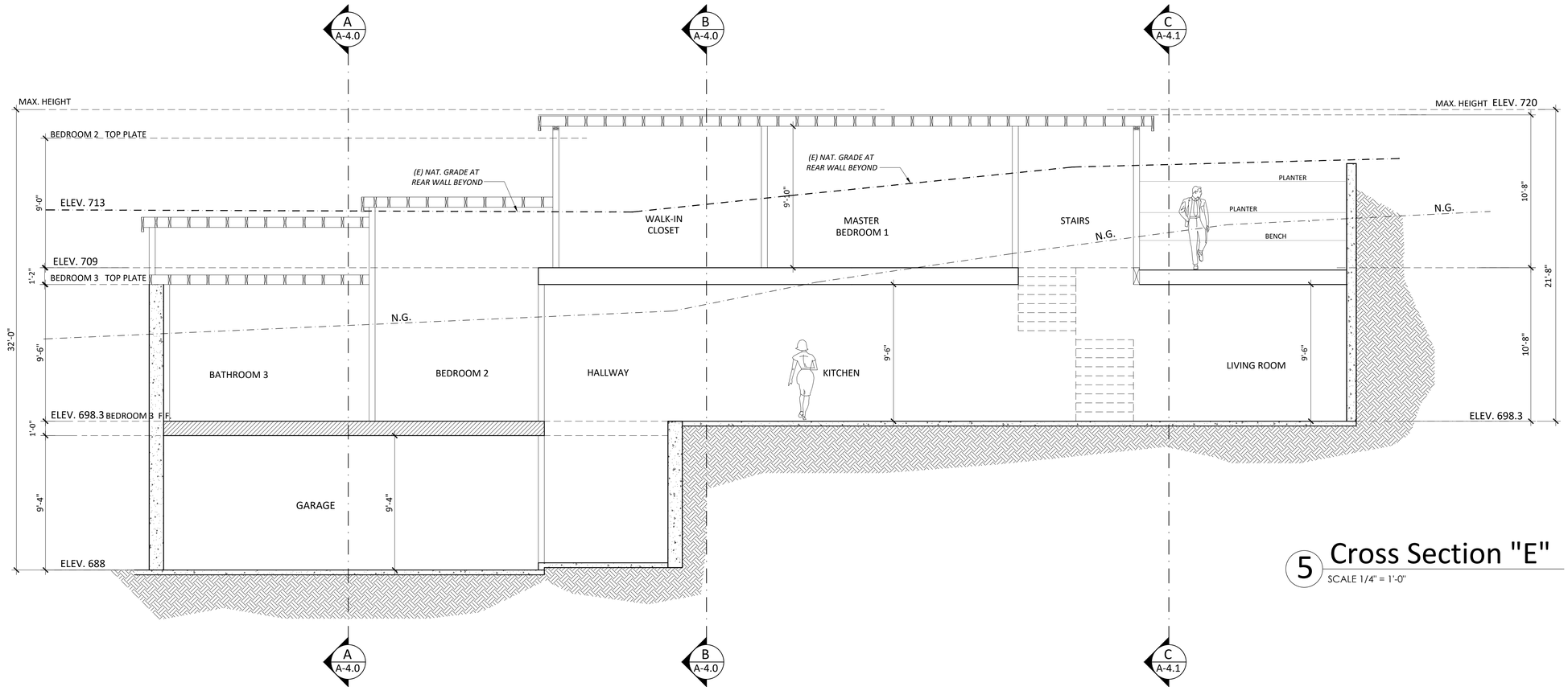
SITE CROSS SECTION C

EDUARDO J. CARRILLO C77737 EXP. 6-30-17 CIVIL STATE OF CALIFORNIA
SIGNED: 10/25/19

JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

A-4.1

SHEET OF



5 Cross Section "E"
SCALE 1/4" = 1'-0"

10.25.19

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 P: 562 714 2886

OWNER:
MR. EDUARDO J. CARRILLO

ADDRESS:
8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
GLENDALE CA 91205

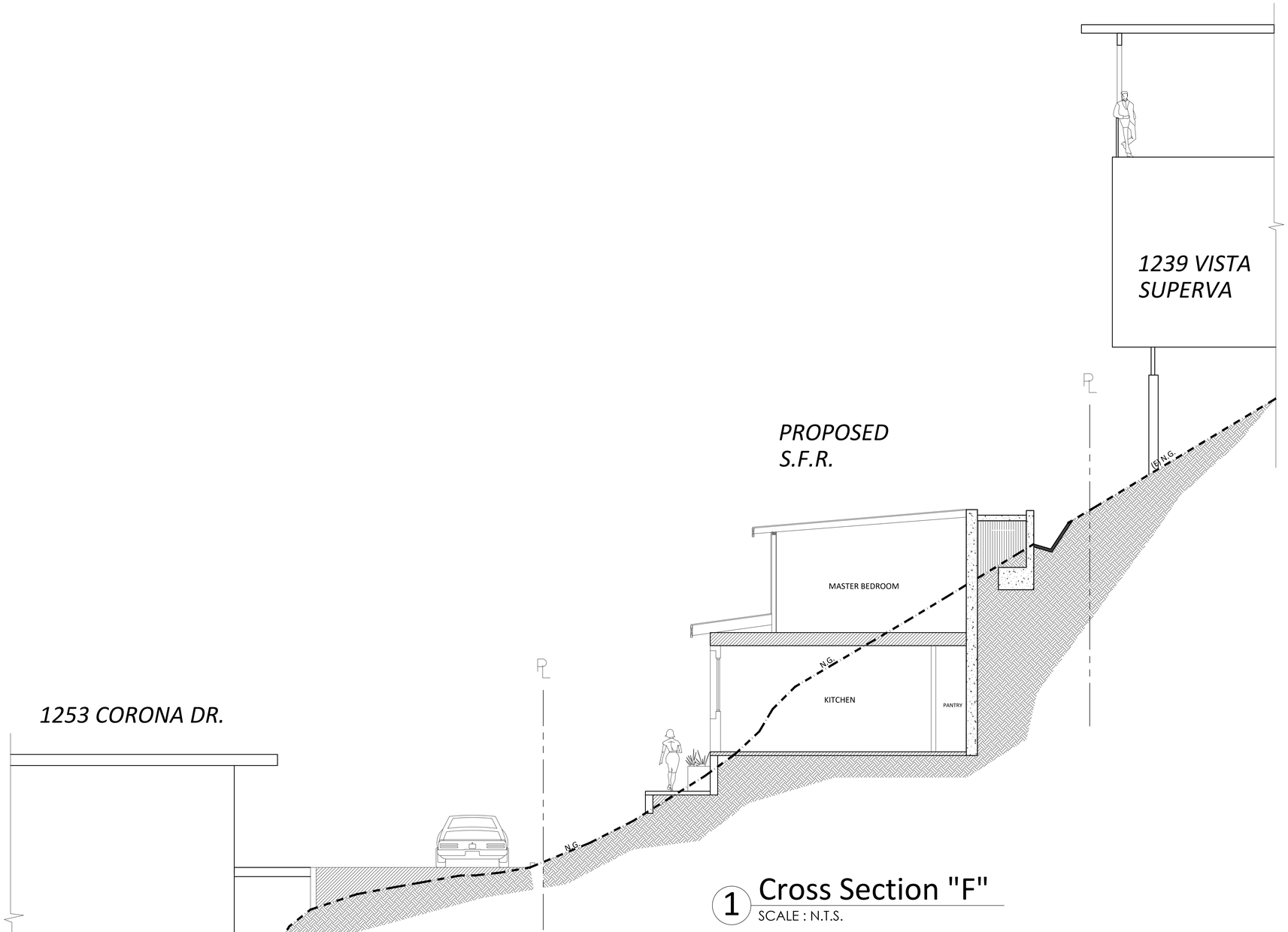
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE
SITE CROSS SECTION E

REGISTERED PROFESSIONAL ENGINEER
EDUARDO J. CARRILLO
C77737
EXP. 6-30-17
CIVIL
STATE OF CALIFORNIA

JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

A-4.2
SHEET OF



1 Cross Section "F"
SCALE : N.T.S.

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 P: 562 714 2886

OWNER:
MR. EDUARDO J. CARRILLO

ADDRESS:
8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED
NEW 2-STORY HOUSE

PROJECT ADDRESS:
1248 CORONA DR. GLENDALE, CA 91205
VACANT LAND,
GLENDALE CA 91205

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE

SITE CROSS SECTION F

EDUARDO J. CARRILLO C77737 EXP. 6-30-17 CIVIL STATE OF CALIFORNIA

JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

A-4.3
SHEET OF

PRECISE GRADING PLAN

CARRILLO RESIDENCE

1248 CORONA DRIVE,
GLENDALE , CA. 91205

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF ROSEMEAD PUBLIC WORKS DEPARTMENT MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.

2. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A ``PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-227-2600, TWO DAYS BEFORE YOU DIG.

3. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE LOS ANGELES COUNTY AND STORM WATER STANDARDS MANUAL.

4. ``PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.

5. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF ROSEMEAD (626) 569-2100.

6. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.

7. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY.

SWPPP NOTES

1. DISCHARGING SEDIMENT-LADEN WATER WHICH WILL CAUSE OR CONTRIBUTE TO AN EXCEEDANCE OF THE APPLICABLE RWQCB'S BASIN PLANS FROM A DEWATERING SITE OR SEDIMENT BASIN/TRAP INTO ANY RECEIVING WATER OR STORM DRAIN WITHOUT FILTRATION OR EQUIVALENT TREATMENT IS PROHIBITED.

2. THE DISCHARGER SHALL AMEND THE SWPPP WHENEVER THERE IS A CHANGE IN CONSTRUCTION OR OPERATIONS, WHICH MAY AFFECT THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS, GROUNDWATER, OR A MUNICIPAL STORM DRAIN SYSTEM. THE SWPPP SHALL ALSO BE AMENDED IF THE DISCHARGER VIOLATES ANY CONDITION OF THE GENERAL PERMIT OR HAS NOT ACHIEVED THE GENERAL OBJECTIVE OF REDUCING OR ELIMINATING POLLUTANTS IN STORM WATER DISCHARGES. ALL AMENDMENTS SHOULD BE DATED AND DIRECTLY ATTACHED TO THE SWPPP.

3. TEMPORARY ON-SITE DRAINAGE TO CARRY CONCENTRATED FLOW SHALL BE SELECTED TO COMPLY WITH CITY REQUIREMENTS TO CONTROL EROSION, TO RETURN FLOWS TO THEIR NATURAL DRAINAGE COURSES, AND TO PREVENT DAMAGE TO DOWNSTREAM PROPERTIES.

4. DISCHARGES ORIGINATING FROM OFF-SITE, WHICH FLOW ACROSS OR THROUGH AREAS DISTURBED BY CONSTRUCTION THAT MAY CONTAIN POLLUTANTS, SHOULD BE REPORTED TO THE RWQCB.

5. DISCHARGERS WHO ARE PRESENTLY COVERED UNDER NPDES GENERAL PERMIT NO. CAS000002 FOR DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY MAY SUBMIT A NOTICE OF TERMINATION WHEN THEY MEET ONE OF THE FOLLOWING CRITERIA.

A. THE CONSTRUCTION PROJECT HAS BEEN COMPLETED AND THE FOLLOWING CONDITIONS HAVE BEEN MET: ALL ELEMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN HAVE BEEN COMPLETED; CONSTRUCTION MATERIALS AND EQUIPMENT MAINTENANCE WASTE HAVE BEEN DISPOSED OF PROPERLY; THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER MANAGEMENT REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS AND THE APPROPRIATE USE PERMITS HAVE BEEN OBTAINED; AND A POST-CONSTRUCTION STORM WATER OPERATION AND MANAGEMENT PLAN IS IN PLACE.

B. CONSTRUCTION ACTIVITIES HAVE BEEN SUSPENDED, EITHER TEMPORARILY OR INDEFINITELY AND THE FOLLOWING CONDITIONS HAVE BEEN MET: ALL ELEMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN HAVE BEEN COMPLETED; CONSTRUCTION MATERIALS AND EQUIPMENT MAINTENANCE WASTE HAVE BEEN DISPOSED OF PROPERLY; ALL DENUDED AREAS AND OTHER AREAS OF POTENTIAL EROSION ARE STABILIZED; AN OPERATION AND MAINTENANCE PLAN FOR EROSION AND SEDIMENT CONTROL IS IN PLACE; AND THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER MANAGEMENT REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS. THE DATE CONSTRUCTION ACTIVITIES WERE SUSPENDED, AND THE EXPECTED DATE CONSTRUCTION ACTIVITIES WILL START UP AGAIN SHOULD BE PROVIDED.

6. SEDIMENT CONTROL BMP'S ARE REQUIRED AT APPROPRIATE LOCATIONS ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL INLETS TO THE STORM DRAIN SYSTEM AT ALL TIMES.

7. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ADEQUATE SEDIMENT CONTROL MATERIALS ARE AVAILABLE TO CONTROL SEDIMENT DISCHARGES AT THE DOWNGRADE PERIMETER AND OPERATIONAL INLETS (WEATHER AND STORM PREDICTIONS CAN BE OBTAINED BY CALLING THE NATIONAL WEATHER SERVICE AT (858) 675-8700 OR BY VISITING THE NATIONAL WEATHER SERVICE WEB SITE AT HTTP://WWW.WRH.NOAA.GOV FOR WEATHER INFORMATION AND CURRENT SATALITE/RADAR FEEDS).

8. INSPECTIONS SHALL BE PERFORMED BEFORE AND AFTER STORM EVENTS AND ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS TO IDENTIFY BMP EFFECTIVENESS AND IMPLEMENT REPAIRS OR DESIGN CHANGES AS SOON AS FEASIBLE, DEPENDING ON FIELD CONDITIONS. EQUIPMENT, MATERIALS, AND WORKERS MUST BE AVAILABLE FOR RAPID RESPONSE TO FAILURES AND EMERGENCIES. ALL CORRECTIVE MAINTENANCE TO BMP'S SHALL BE PERFORMED AS SOON AS POSSIBLE AFTER THE CONCLUSION OF EACH STORM, DEPENDING UPON WORKER SAFETY.

9. FOR EACH INSPECTION, A QUALIFIED PERSON SHALL COMPLETE AN INSPECTION CHECKLIST CONTAINING THE FOLLOWING MINIMUM INFORMATION: INSPECTION DATE, WEATHER INFORMATION (BEGINNING/END OF STORM EVENT, DURATION, TIME SINCE LAST STORM, APPROXIMATE RAINFALL IN INCHES), DESCRIPTION OF INADEQUATE BMP'S, LIST OF OBSERVATIONS OF ALL BMP'S AND VISIBLE INSPECTION OF OUTFALLS, DISCHARGE POINTS, DOWNSTREAM LOCATIONS, AND PROJECTED REQUIRED MAINTENANCE ACTIVITIES, CORRECTIVE ACTIONS REQUIRED, INCLUDING CHANGES TO THE SWPPP AND IMPLEMENTATION DATES, INSPECTOR'S NAME, TITLE, SIGNATURE, AND QUALIFICATIONS.

10. INDIVIDUALS RESPONSIBLE FOR SWPPP, IMPLEMENTATION, AND PERMIT COMPLIANCE SHALL BE APPROPRIATELY TRAINED. THIS INCLUDES THOSE PERSONNEL RESPONSIBLE FOR INSTALLATION, INSPECTION, MAINTENANCE, AND REPAIR OF BMP'S. THOSE RESPONSIBLE FOR OVERSEEING, REVISING, AND AMENDING THE SWPPP SHALL ALSO DOCUMENT THEIR TRAINING. THE QUALIFIED PERSON SHALL ATTEND THE PRE-CONSTRUCTION MEETING. THE QUALIFIED PERSON SHALL HAVE KNOWLEDGE AND TRAINING OF THE INTENT AND ENFORCEMENT OF SWPPP'S AND BMP'S AND BE PROPERLY TRAINED TO CONDUCT INSPECTIONS AND PREPARE REPORTS OF THE CONSTRUCTION SITE WITH RESPECT TO THE CITY'S MUNICIPAL CODE/ORDINANCES AND THE SWPPP.

11. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE, WHICH SHALL BE PROVIDED, UPON REQUEST, TO THE RWQCB OR CITY PERSONNEL. THE SWPPP IS CONSIDERED A REPORT THAT SHALL BE AVAILABLE TO THE PUBLIC BY THE RWQCB UNDER SECTION 308(B) OF THE CLEAN WATER ACT.

12. RECORDS OF ALL INSPECTIONS, COMPLIANCE CERTIFICATIONS, NONCOMPLIANCE REPORTING, SWPPP AND ANY OTHER DOCUMENTS GENERATED AS PART OF SWPPP, MUST BE RETAINED FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE GENERATED.

GRADING & GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND, IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED:

2. TRANSVERSE CONTRACTION JOINTS SHOULD NOT BE SPACED MORE THAN 15 FEET AND SHOULD BE CUT TO A DEPTH OF $\frac{1}{4}$ THE THICKNESS OF THE SLAB. LONGITUDINAL JOINTS SHOULD NOT BE SPACED MORE THAN 12 FEET APART.

3. THE PCCP MATERIALS SHOULD CONFORM TO SECTION 201 AND SHOULD BE CONSTRUCTED IN ACCORDANCE WITH SECTION 302-6 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SPPWC, LATEST EDITION). PAVEMENT SUBGRADE SHOULD BE PREPARED IN ACCORDANCE WITH SECTION 301 OF THE SPPWC

4. EXISTING SOILS EXPOSED BELOW PAVEMENT REPLACEMENT AREAS SHOULD BE SCARIFIED AT LEAST 6 INCHES, MOISTURE CONDITIONED AS NEEDED TO NEAR OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 95 PERCENT OF THE LABORATORY MAXIMUM DRY DENSITY (ASTM D 1557) TO PRODUCE A FIRM AND UNYIELDING SURFACE.

5. IMPORTED AGGREGATE BASE MATERIAL SHOULD BE TESTED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT ABOVE THE SUBGRADE. AGGREGATE BASE MATERIALS SHOULD BE MOISTURE CONDITIONED AS NEEDED TO NEAR OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 95 PERCENT OF THE LABORATORY MAXIMUM DRY DENSITY (ASTM D 1557) FOR SUPPORT OF NEW PAVEMENT SECTIONS.

6. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER AND/OR THEIR AUTHORIZED REPRESENTATIVES SHOULD BE PRESENT AT THE SITE TO PROVIDE A SOURCE OF ADVICE TO THE CLIENT REGARDING THE GEOTECHNICAL ASPECTS OF THE PROJECT AND TO OBSERVE AND TEST THE EARTHWORK PERFORMED. THEIR PRESENCE SHOULD NOT BE CONSTRUED AS AN ACCEPTANCE OF RESPONSIBILITY FOR THE PERFORMANCE OF THE COMPLETED WORK, SINCE IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE WORK TO ENSURE THAT IT COMPLIES WITH ALL APPLICABLE PLANS, SPECIFICATIONS, ORDINANCES, ETC.

7. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED SOILS REPORT, OR IF REQUIRED, AN AS-GRADED GEOTECHNICAL REPORT WILL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO TECHNICAL GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT WILL BE SUBMITTED TO THE FIELD ENGINEERING SECTION OF ENGINEERING AND CAPITAL PROJECTS DEPARTMENT AND A SECOND COPY TO THE GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT OR PROJECT PLANS, REPORTS OR SPECIFICATIONS, THE FINAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A CALIFORNIA CERTIFIED ENGINEERING GEOLOGIST.

8. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

_____ _____

ENGINEER'S NOTICE TO CONTRACTORS

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL POTHOLE TO VERIFY DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION

2. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATION" OF THE U.S. DEPARTMENT OF LABOR, AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS."

3. THE CITY ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS."

4. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

1. FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET OR AS INDICATED ON DETAILS.

2. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.

3. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.

4. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.

5. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

6. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.

7. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.

8. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

9. ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.

10. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.

11. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.

12. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.

13. THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

GRADING NOTES

1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS OF THE CITY AND THE COUNTY OF LOS ANGELES MUNICIPAL CODE.

2. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL.

NOTICE TO CONTRACTOR

THE QUANTITIES AS SHOWN HEREON ARE FOR PERMIT & BONDING PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES PRIOR TO THE START OF GRADING & ACCOUNT FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING DEFICIENCIES TO BRING THE SITE TO DESIGN GRADE.

OWNER/APPLICANT

MR. EDUARDO J. CARRILLO
1248 CORONA DR.,
GLENDALE CA., 91205

CONSTRUCTION NOTES

1. PROTECT IN PLACE AS NOTED.
2. CONSTRUCT 4" THICK PCC SLAB ON GRADE PER STRUCTURAL PLANS. SEE DETAIL "1" ON SHEET S1.1.

EXISTING IMPROVEMENTS

- ⊗ WATER VALVE
- ○ GAS VALVE
- □ WATER METER
- ○ SEWER MANHOLE
- EXISTING TREE
- (123.52) EXISTING ELEVATION.
- 122.75 FINISHED ELEVATION.
- FIRE HYDRANT
- POWER POLE

GRADING LEGEND

- PROPOSED HARDSCAPE/DRIVE APPROACH
- PROPOSED FLOW LINE
- 100.00 SPOT ELEVATION
- RETAINING WALL

GRADING QUANTITIES

GRADED AREA	0.25	[ACRES]	
CUT QUANTITIES	1098.47	[CYD]	MAX CUT SLOPE RATIO (2:1MAX)
FILL QUANTITIES	39.98	[CYD]	MAX FILL SLOPE RATIO (2:1MAX)

ASSESSORS PARCEL NUMBER

AS STATED ON RECORDED DOCUMENT

GRADING NOTES

SITE ADDRESS: VACANT LAND
GLENDALE, CA 91205

A.P.Ns. 5679-016-001
5679-016-002
5679-016-024

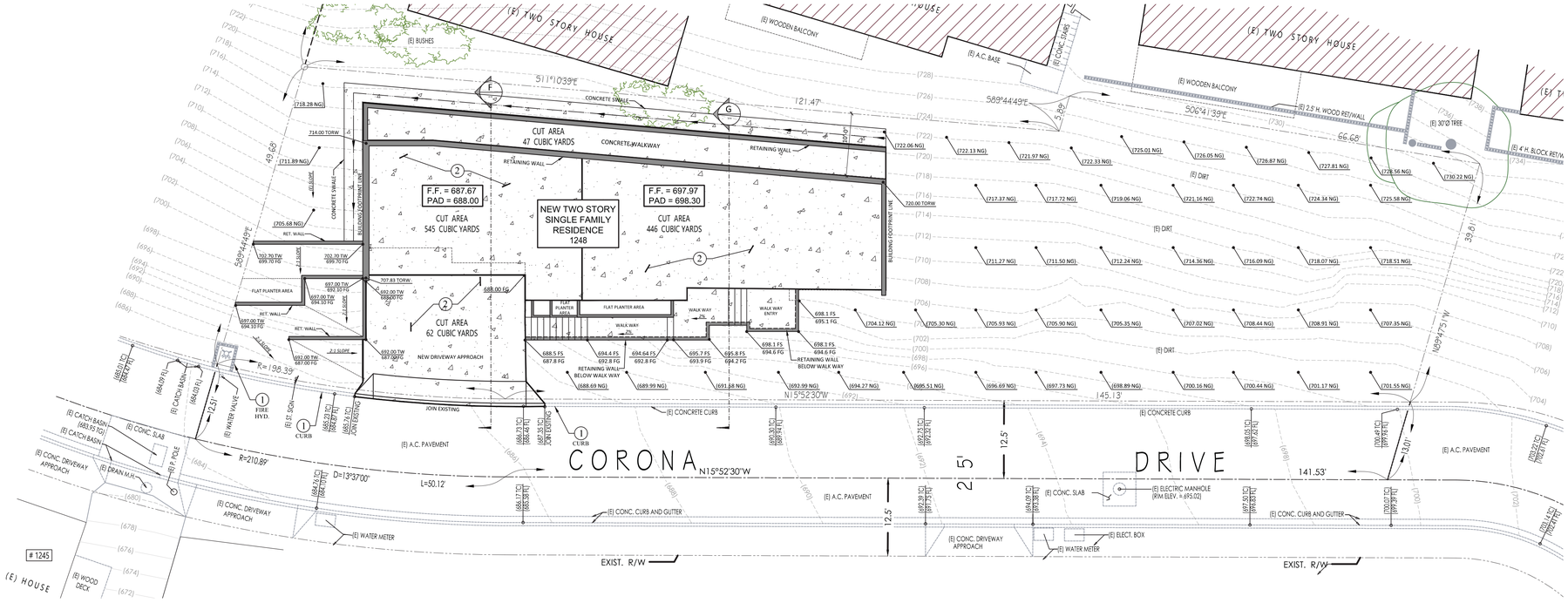
SCALE: AS SHOWN

CITY OF GLENDALE

PRECISE GRADING PLAN

CARRILLO RESIDENCE

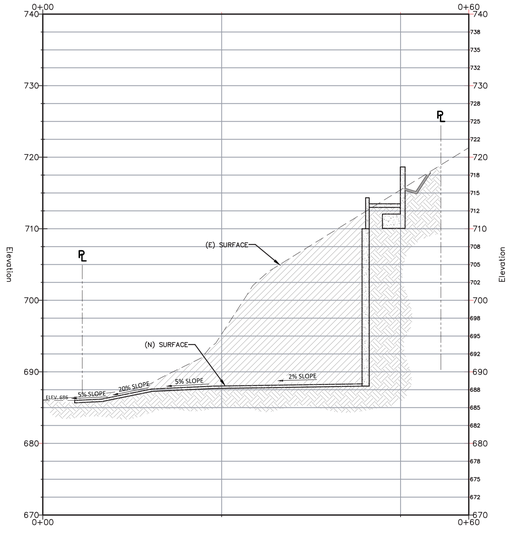
1248 CORONA DRIVE,
GLENDALE , CA. 91205



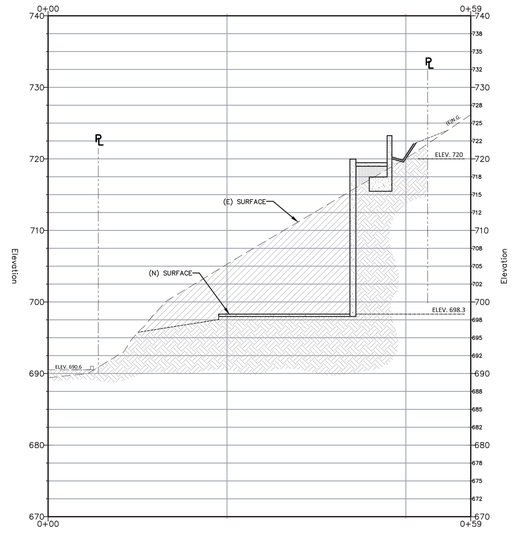
GRADING PLAN
SCALE: 1"= 10'

GRADING LEGEND

- PROPOSED HARDSCAPE/DRIVE APPROACH
- PROPOSED FLOW LINE
- 100.00 — SPOT ELEVATION
- RETAINING WALL



SECTION F–F
SCALE: 1"= 20'



SECTION G–G
SCALE: 1"= 20'

LEGAL DESCRIPTION

LOTS 147, 148, AND 170 OF TRACT No. 6759, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 91, PAGES 25-28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER:

MR. EDUARDO J. CARRILLO
1248 CORONA DR.,
GLENDALE CA., 91205

GENERAL NOTES:

1. EXISTING LAND USE: RESIDENTIAL
2. PROPOSED LAND USE: RESIDENTIAL
3. EXISTING ADJACENT LAND USES TO THE EAST AND WEST: RESIDENTIAL

DEVELOPMENT STANDARDS:

DESCRIPTION	PROVIDED
BUILDING SETBACKS:	
FRONT	20.0'
SIDE	12.5"
REAR	10.0'
PARKING SPACES:	2 GARAGE

INFRASTRUCTURE NOTE:

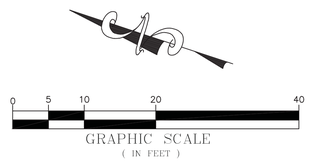
LOCATION AND SIZE OF INFRASTRUCTURE SHOWN HEREON ARE BASED ON ARCHITECTURAL.

AREA SUMMARY:

DESCRIPTION	SQUARE FEET	ACRES	PERCENTAGE
AREA	8,889 SF	0.204 AC	20.4%
OPEN SPACE	5,574 SF	0.127 AC	12.7%
BUILDING AREA	2,844 SF	0.065 AC	6.5%
DRIVEWAY	450 SF	0.010 AC	7.5%

CONSTRUCTION NOTES

1. PROTECT IN PLACE AS NOTED.
2. CONSTRUCT 4" THICK PCC SLAB ON GRADE PER STRUCTURAL PLANS. SEE DETAIL "1" ON SHEET S1.1.



GRADING PLAN

SITE ADDRESS: VACANT LAND
GLENDALE, CA 91205

A.P.Ns. 5679–016–001
5679–016–002
5679–016–024

SCALE: AS SHOWN

CITY OF GLENDALE

Cut/Fill Report

Generated: 2019-12-30 11:24:47

By user: David Cervantes

Drawing: J:\2019 Projects\jn198-1248 Corona ave\Drawings\Xref\J:\2019 Projects\jn198-1248 Corona ave\Drawings\Xref\X_TOPO.dwg

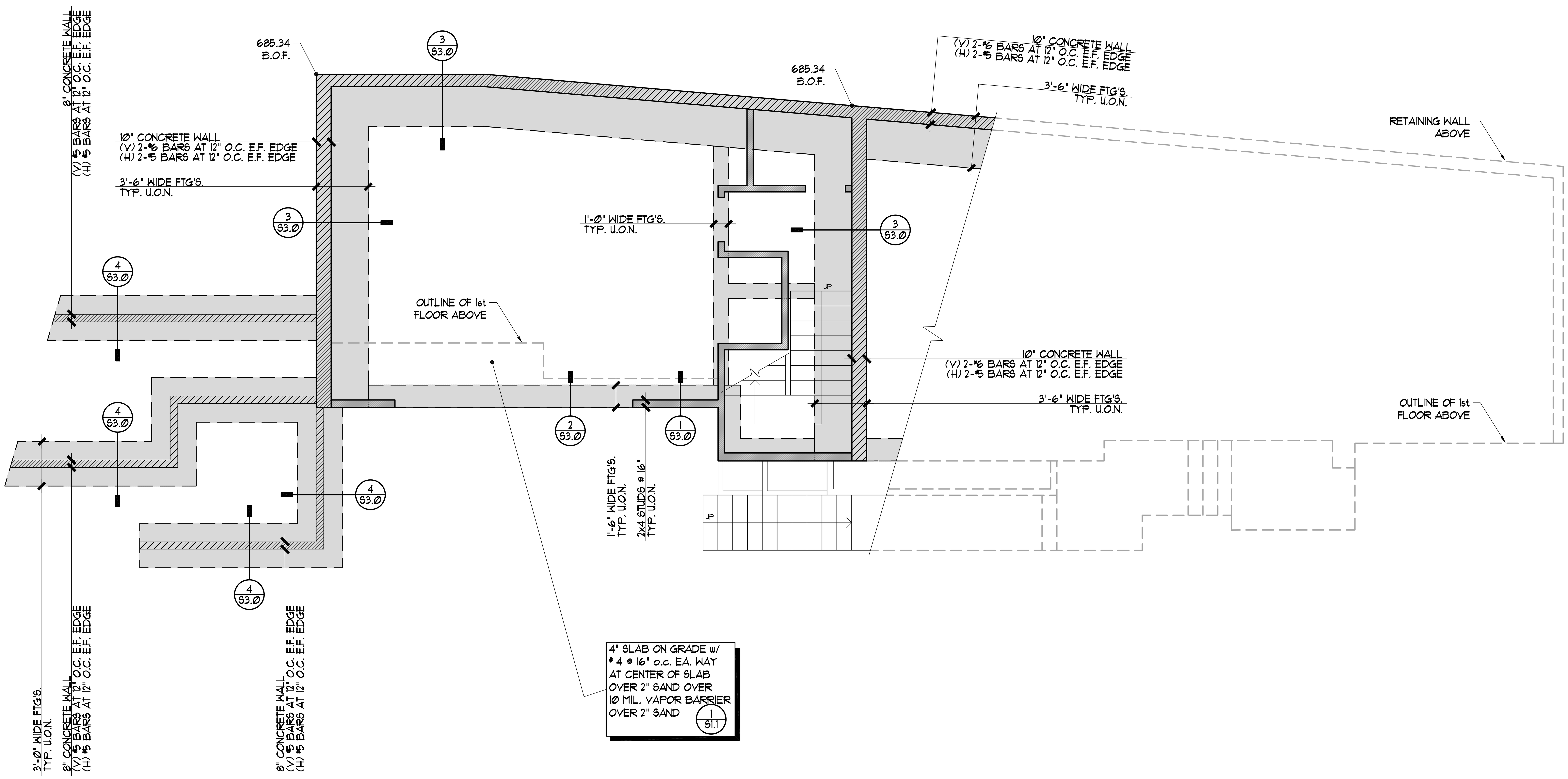
Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Retaining Wall (1)	full	1.000	1.000	434.68	46.98	0.07	46.91<Cut>
First Floor Pad (1)	full	1.000	1.000	1838.70	445.56	38.83	406.73<Cut>
Driveway (1)	full	1.000	1.000	515.97	61.48	1.08	60.40<Cut>
Garage Pad (1)	full	1.000	1.000	837.66	544.46	0.00	544.46<Cut>

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	3627.02	1098.47	39.98	1058.49<Cut>

* Value adjusted by cut or fill factor other than 1.0



FOUNDATION PLAN

scale: 1/4"=1'-0"

PLAN NOTES

1. SEE GENERAL NOTES AND TYPICAL DETAILS ON SHEETS S1.0, S1.1, S1.2, S1.3 & S1.4. THESE NOTES AND DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
2. SLAB-ON-GRADE CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PLACEMENT OF CONCRETE.
3. STRUCTURAL WALLS ARE WALLS THAT RESIST GRAVITY , WIND, AND/OR SEISMIC LOADS. ALL EXTERIOR WOOD FRAME WALLS ARE STRUCTURAL WALLS. WALLS OR PORTIONS OF WALLS NOT INDICATED ON THE STRUCTURAL DRAWINGS ARE PARTITION WALLS. REFER TO ARCHITECTURAL PLANS FOR LOCATION AND EXTENT OF PARTITION WALLS.
4. FOR DIMENSIONS, EXTENT , AND NATURE OF ALL WALLS, REFER TO ARCHITECTURAL DWGS.
5. FOR ITEMS EMBEDDED INTO CONCRETE SLABS AND WALLS, REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
6. ANCHOR BOLTS, INCLUDING HOLDOWN ANCHORS, SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
7. HOLD- DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
8. ALL WOOD EXPOSED TO WEATHER TO BE TREATED WOOD, REDWOOD OR OTHER SPECIES NATURALLY RESISTANT TO DECAY AND JOIST HANGERS, STRAPS, TIES, ETC. SHALL BE GALVANIZED (G185 COATING). FASTENERS SHALL BE STAINLESS STEEL OR APPROVED EQUAL.
9. ALL EXISTING FRAMING, DIMENSIONS, FOOTINGS TO BE VERIFY BY CONTRACTOR PRIOR TO COMMENCING ANY WORK. NOTIFY THE ENGINEER OF RECORDS IF ANY DISCREPANCIES OCCURS.

LEGEND

2.5	SPREAD FOOTING PER SCHEDULE ON THIS SHEET.
	STEPPED FOOTING PER DETAIL 10/S1.1.
	SLAB-ON-GRADE JOINT PER DETAIL 1/S1.1
	STEP IN SURFACE OF SLAB-ON-GRADE PER DETAIL 2/S1.1. REFER TO ARCHITECTURAL DRAWINGS FOR DEPTH OF STEP.
4x6	WOOD POST SIZE. MARK IS INDICATED AT THE BASE OF THE POST.
4x4 HDU2	HOLDOWN ANCHOR SIZE PER DETAIL 2/S1.2. HOLDOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
4'-0" 6	SHEARWALL PER SCHEDULE ON S2.0. SEE DETAILS ON SHEET S1.2 FOR TYPICAL SHEARWALL ASSEMBLY. ALL SHEARWALLS CALLED OUT AT THIS LEVEL START AT THIS LEVEL AND CONTINUE UP.
'SSW18x8'	INDICATES PREFABRICATED STRONG-WALL SHEARWALL BY "SIMPSON STRONG-TIE". SEE SHEET SSW1-SSW2 FOR DETAILS.
	NEW FOOTING PER PLAN, SEE DETAILS FOR DEPTH AND REBAR.

SPREADFTG1500REV

SPREAD FOOTING SCHEDULE

MARK	SIZE (W x LGTH x THK*)	REINF. (E.W. BOT.)	CAPACITY (KIPS)
1.5	1'-6" x 1'-6" x 12"*	3- #4	3
2	2'-0" x 2'-0" x 12"*	3- #4	5
2.5	2'-6" x 2'-6" x 12"*	4- #4	8
3	3'-0" x 3'-0" x 12"*	3- #5	12
3.5	3'-6" x 3'-6" x 12"*	3- #5	17
4	4'-0" x 4'-0" x 12"*	4- #5	22
4.5	4'-6" x 4'-6" x 12"*	4- #5	27
5	5'-0" x 5'-0" x 15"*	4- #5	32
5.5	5'-6" x 5'-6" x 15"*	4- #5	39

SPREAD FOOTING SCHEDULE NOTES:

(1) ABOVE CAPACITY VALUES ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF½
(2) * MIN. FOOTING THK. PER SCHEDULE ABOVE, THICKEN/DEEPEN WHERE REQUIRED PER A.B. MIN. EMBEDMENT + 6".
(3) MIN. FOOTING BEARING DEPTH OF SPREAD FOOTING TO BE 24" DEEP, FROM LOWEST ADJACENT GRADE FOR EXTERIOR CONDITION AND 18" DEEP, FROM LOWEST ADJACENT GRADE FOR FOR INTERIOR CONDITION.

REGULAR SHEARWALL SCH. EC NEW1

SHEARWALL SCHEDULE

MARK	SHEATHING (1)	NAIL SIZE (2)	EDGE NAIL SPACING	FIELD NAIL SPACING	SILL TO WOOD CONN. (1)	SILL TO CONC. CONN. (5) (CAST-IN-PLACE)	SILL TO CONC. CONN. (5) (SIMPSON RETROFIT BOLT) (RFB #5x8)	BLKG. TO TOP PLATE CONNECTION	SHEAR WALL TYPE(3)	ALLOW. SHEAR TYPE(3)
6	15/32 STR I O.S.	10d	6"	12"	SDS1/4"x6" @ 16"	2x: 5/8"ø A.B. @ 32" 3x: 5/8"ø A.B. @ 48"	2x: 5/8"ø SCREW @ 32" 3x: 5/8"ø SCREW @ 32"	A35 @ 16"	I	340
4	15/32 STR I O.S.	10d	4"	12"	SDS1/4"x6" @ 12"	3x: 5/8"ø A.B. @ 32"	3x: 5/8"ø SCREW @ 24"	A35 @ 16"	II	510
3	15/32 STR I O.S.	10d	3" STGR(4)	12"	SDS1/4"x6" @ 9"	3x: 5/8"ø A.B. @ 24"	3x: 5/8"ø SCREW @ 18"	A35 @ 12"	II	665
2	15/32 STR I O.S.	10d	2" STGR(4)	12"	SDS1/4"x6" @ 6"	3x: 5/8"ø A.B. @ 16"	3x: 5/8"ø SCREW @ 12"	A35 @ 8"	II	870
4D	15/32 STR I D.S.	10d	4"	12"	SDS1/4"x6" @ 6"	3x: 5/8"ø A.B. @ 16"	3x: 5/8"ø SCREW @ 12"	A35 @ 8"	III	1020
3D	15/32 STR I D.S.	10d	3" STGR(4)	12"	SDS1/4"x6" @ 4"	3x: 5/8"ø A.B. @ 12"	3x: 5/8"ø SCREW @ 8"	A35 @ 6"	IV	1330
2D	15/32 STR I D.S.	10d	2" STGR(4)	12"	SDS1/4"x6" @ 3"	3x: 5/8"ø A.B. @ 8"	3x: 5/8"ø SCREW @ 6"	A35 @ 4"	IV	1740

SHEARWALL NOTES:

1. O.S. INDICATES SHEATHING ON ONE SIDE OF WALL AS SHOWN ON PLANS. D.S. INDICATES DOUBLE SIDED SHEARWALL: SHEATHING ON BOTH SIDES OF WALL.
2. USE COMMON WIRE NAILS FOR ALL STRUCT. I SHEATHING.
3. SEE DETAILS ON SHEET S1.2 FOR SHEARWALL ASSEMBLIES BASED ON SHEARWALL TYPE.
4. FOR STAGGERED EDGE NAILING REQUIREMENTS SEE DETAIL ON SHEET S1.2.
5. SEE DETAILS 6/S1.1 AND 7/S1.1 FOR PLATE WASHER SIZE AND MINIMUM ANCHOR BOLT EMBEDMENT, RESPECTIVELY. TITEN HD SCREWS TO BE USED IN RETROFIT CONDITIONS.
6. WHERE 3x SILL PLATES AND EDGE STUDS ARE REQUIRED AT EXISTING 2x CONDITION, SEE DETAIL 6/S1.2.
7. MIN. EDGE DISTANCE AT ALL PLYWOOD EDGES SHALL BE ½".
8. ALL A.B.'S TO HAVE A 3x3x0.229 MINIMUM PLATE WASHER SIZE.
9. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALL,SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS.

REVISION

MARK	DATE	REVISIONS
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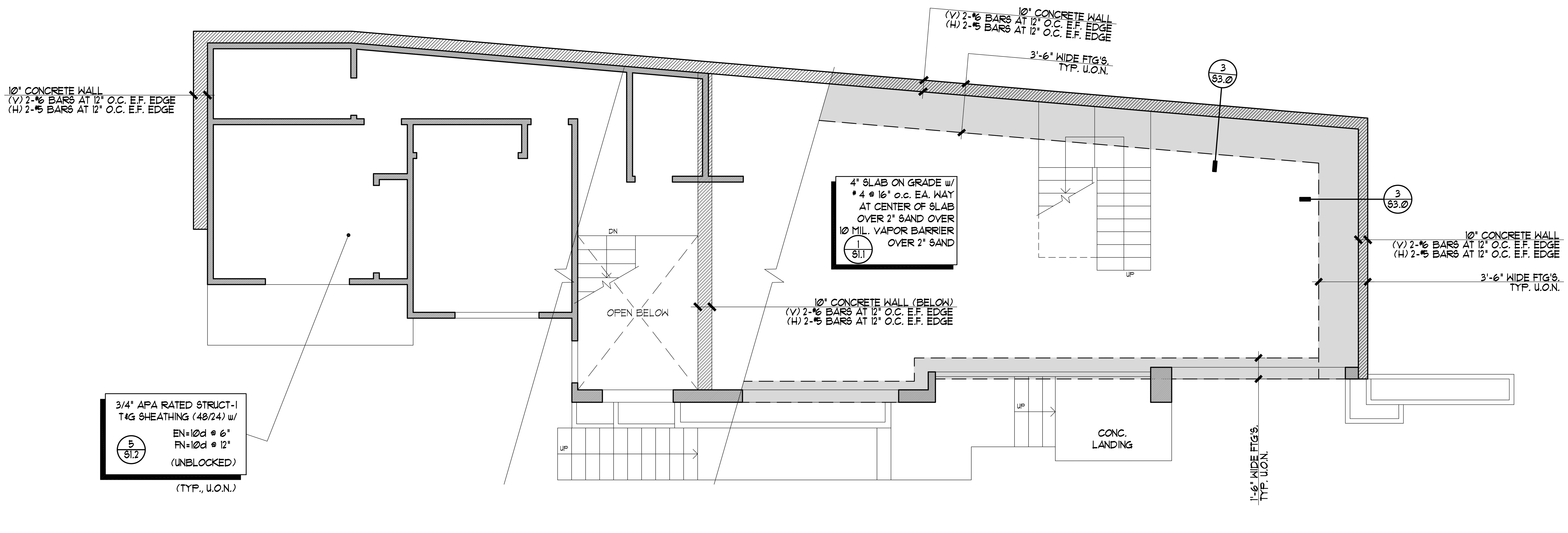
TITLE
FOUNDATION PLAN

JOB #: 19-184	DRAWN: U.P.
DATE: Nov. 27, 19	CHECKED: E.C.

S2.0

SHEET X OF X



FOUNDATION AND FLOOR FRAMING PLAN

scale: 1/4"=1'-0"

PLAN NOTES (SEE NOTES ON S2.0 FOR FND.)

1. SEE GENERAL NOTES AND TYPICAL DETAILS ON SHEETS S1.0, S1.1, S1.2, S1.3 & S1.4. THESE NOTES AND DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
2. FOR TOP OF SHEATHING, TOP PLATE, AND TOP OF PARAPET ELEVATIONS NOT NOTED, REFER TO ARCHITECTURAL DRAWINGS.
3. STRUCTURAL WALLS ARE WALLS THAT RESIST GRAVITY , WIND, AND/OR SEISMIC LOADS. ALL EXTERIOR WOOD FRAME WALLS ARE STRUCTURAL WALLS. WALLS OR PORTIONS OF WALLS NOT INDICATED ON THE STRUCTURAL DRAWINGS ARE PARTITION WALLS. REFER TO ARCHITECTURAL PLANS FOR LOCATION AND EXTENT OF PARTITION WALLS.
4. FOR DIMENSIONS, EXTENT , AND NATURE OF ALL WALLS, REFER TO ARCHITECTURAL DWGS.
5. NOMINAL ROOF LINE VARIES. SEE PLAN FOR SPOT ELEVATIONS. STRUCTURAL WALLS BELOW ARE INDICATED BY DASHED LINES. FRAMING AT THIS LEVEL ARE SHOWN BY SOLID LINES.
6. SIZE AND LOCATION OR ALL MECHANICAL EQUIPMENT TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO PLACEMENT.
7. FOR SIZE AND LOCATION OF FLOOR OPENING FOR STAIRS, REFER TO ARCHITECTURAL DWGS.
8. FOR TOP OF SHEATHING ELEVATIONS NOT NOTED REFER TO ARCHITECTURAL DWGS.
9. ALL EXISTING FRAMING, DIMENSIONS, FOOTINGS TO BE VERIFY BY CONTRACTOR PRIOR TO COMMENCING ANY WORK. NOTIFY THE ENGINEER OF RECORDS IF ANY DISCREPANCIES OCCURS.
10. ALL WOOD EXPOSED TO WEATHER TO BE TREATED WOOD, REDWOOD OR OTHER SPECIES NATURALLY RESISTANT TO DECAY AND JOIST HANGERS, STRAPS, TIES, ETC. SHALL BE GALVANIZED (G185 COATING). FASTENERS SHALL BE STAINLESS STEEL OR APPROVED EQUAL.

LEGEND

- 4x6 — WOOD POST SIZE. MARK IS INDICATED AT THE BASE OF THE POST.
- 4x4 ST-2 — STRAP HOLDOWN SIZE AT THAT FLOOR LEVEL. SEE SCHEDULE ON THIS SHEET.
- 4'-0" 6 — SHEARWALL PER SCHEDULE ON S2.0. SEE DETAILS ON SHEET S1.2 FOR TYPICAL SHEARWALL ASSEMBLY. ALL SHEARWALLS CALLED OUT AT THIS LEVEL START AT THIS LEVEL AND CONTINUE UP.
- 18 — REQUIRED TOP PLATE SPLICE. SEE SCHEDULE ON 9/S1.2 FOR ALL REQUIREMENTS. THE MARKED SPLICE SHALL APPLY FOR THE FULL LENGTH OF THE WALL WHERE INDICATED. USE TYPE 18 SPLICE MIN., U.N.O. ON PLAN.
- FRAMING MEMBER BEARING ON TOP OF SUPPORT.
- FRAMING MEMBER INSTALLED FLUSH (IN HANGER) AT ITS SUPPORT.
- HEADER MEMBER. INSTALL MEMBER AT HEAD OF OPENING IN WALL BELOW. SEE DETAIL 9/S1.3.
- BEAM MEMBER INSTALLED DIRECTLY BELOW SHEATHING, U.O.N.

STRAP HD SCHEDULE

TAG	STRAP TYPE	END LENGTH "L1"	NAILS REQ. WITHIN END LENGTH "L1"	CAPACITY (KIPS)	LA CITY (KIPS)	EQUIVALENT HOLD DOWN @ FOUNDATION
ST-1	CS18	10"	10 -10d	1.37	1.03	HDU2
ST-2	CS16	12"	11 -10d	1.705	1.27	HDU2
ST-3	2-CS18	10"	20 -10d	2.74	2.05	HDU2
ST-4	2-CS16	12"	22 -10d	3.41	2.56	HDU4
ST-5	CMSTC16	23"	33 -16d SINKERS	4.59	3.44	HDU5
ST-6	CMST14	30"	38 -16d	6.49	4.86	HDU8
ST-7	CMST12	39"	50 -16d	9.24	6.93	HDU11

NOTES:
1. STRAP CONNECTON PER DETAIL 6 ON SHEET S1.4.
2. SEE DETAILS 7 & 8 ON SHEET S1.4. FOR STRAP TO BEAM CONDITIONS.
3. BASED ON LARR #25713 AND ICC # ER 2105
4. HOLDDOWN IS REQ'D AT FOUNDATION AT EA. FLOOR TO FLOOR STRAP/POST. SEE EQUIVALENT HD IN TABLE FOR HD'S TO FOUNDATION DETAIL ON SCHEDULE ABOVE.
5. INSTALL STRAP OVER SHEATHING. SHEATHING EDGE NAILING REQ'D IN ADDITION TO STRAP NAILING

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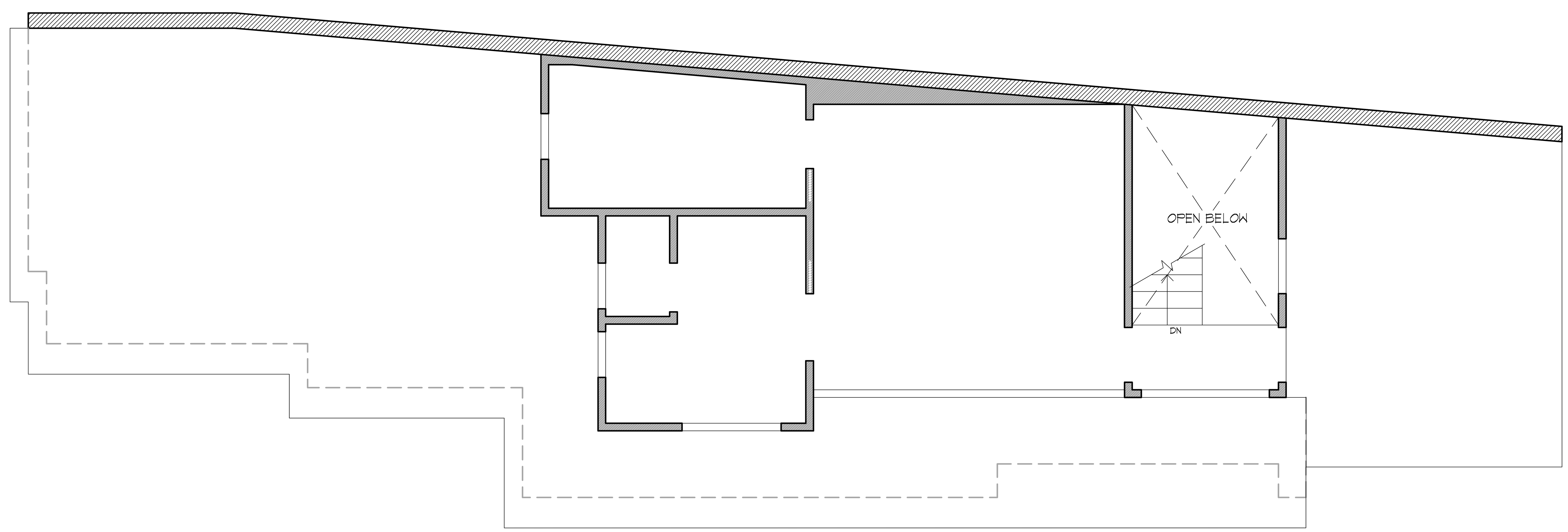
FOUNDATION AND FLOOR FRMG. PLAN

JOB #: 19-184	DRAWN: U.P.
DATE: Nov. 27, 19	CHECKED: E.C.

S2.1

SHEET X OF X



ROOF FRAMING PLAN

scale: 1/4"=1'-0"

PLAN NOTES

1. SEE GENERAL NOTES AND TYPICAL DETAILS ON SHEETS S1.Ø, S1.1, S1.2, S1.3 & S1.4. THESE NOTES AND DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
2. FOR TOP OF SHEATHING, TOP PLATE, AND TOP OF PARAPET ELEVATIONS NOT NOTED, REFER TO ARCHITECTURAL DRAWINGS.
3. STRUCTURAL WALLS ARE WALLS THAT RESIST GRAVITY , WIND, AND/OR SEISMIC LOADS. ALL EXTERIOR WOOD FRAME WALLS ARE STRUCTURAL WALLS. WALLS OR PORTIONS OF WALLS NOT INDICATED ON THE STRUCTURAL DRAWINGS ARE PARTITION WALLS. REFER TO ARCHITECTURAL PLANS FOR LOCATION AND EXTENT OF PARTITION WALLS.
4. FOR DIMENSIONS, EXTENT , AND NATURE OF ALL WALLS, REFER TO ARCHITECTURAL DWGS.
5. NOMINAL ROOF LINE VARIES. SEE PLAN FOR SPOT ELEVATIONS. STRUCTURAL WALLS BELOW ARE INDICATED BY DASHED LINES. FRAMING AT THIS LEVEL ARE SHOWN BY SOLID LINES.
6. SIZE AND LOCATION OR ALL MECHANICAL EQUIPMENT TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO PLACEMENT.
7. ALL WOOD EXPOSED TO WEATHER TO BE TREATED WOOD, REDWOOD OR OTHER SPECIES NATURALLY RESISTANT TO DECAY AND JOIST HANGERS, STRAPS, TIES, ETC. SHALL BE GALVANIZED (G185 COATING). FASTENERS SHALL BE STAINLESS STEEL OR APPROVED EQUAL.
8. ALL EXISTING FRAMING, DIMENSIONS, FOOTINGS TO BE VERIFY BY CONTRACTOR PRIOR TO COMMENCING ANY WORK. NOTIFY THE ENGINEER OF RECORDS IF ANY DISCREPANCIES OCCURS.

LEGEND

18	REQUIRED TOP PLATE SPLICE. SEE SCHEDULE ON 9/S1.2 FOR ALL REQUIREMENTS. THE MARKED SPLICE SHALL APPLY FOR THE FULL LENGTH OF THE WALL WHERE INDICATED. USE TYPE 18 SPLICE MIN., U.N.O. ON PLAN.
	FRAMING MEMBER BEARING ON TOP OF SUPPORT.
	FRAMING MEMBER INSTALLED FLUSH (IN HANGER) AT ITS SUPPORT.
	HEADER MEMBER. INSTALL MEMBER AT HEAD OF OPENING IN WALL BELOW. SEE DETAIL 9/S1.3.
	BEAM MEMBER INSTALLED DIRECTLY BELOW SHEATHING, U.O.N.
C.J.	CEILING JOIST CLEAR SPAN, SEE DETAIL 12/S1.3 FOR CEILING JOIST SIZE AND SPACING.
	'CMST12' COIL STRAP (L=15FT MIN. U.N.O.) w/ CONT. 4x JOIST DEPTH CONT. BLK'G, PER DETAIL.

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TITLE

ROOF FRMG. PLAN

REGISTERED PROFESSIONAL ENGINEER
EDUARDO J. CARRILLO
C77737
EXP. 6-30-21
CIVIL
STATE OF CALIFORNIA
SIGNED: 11/27/19

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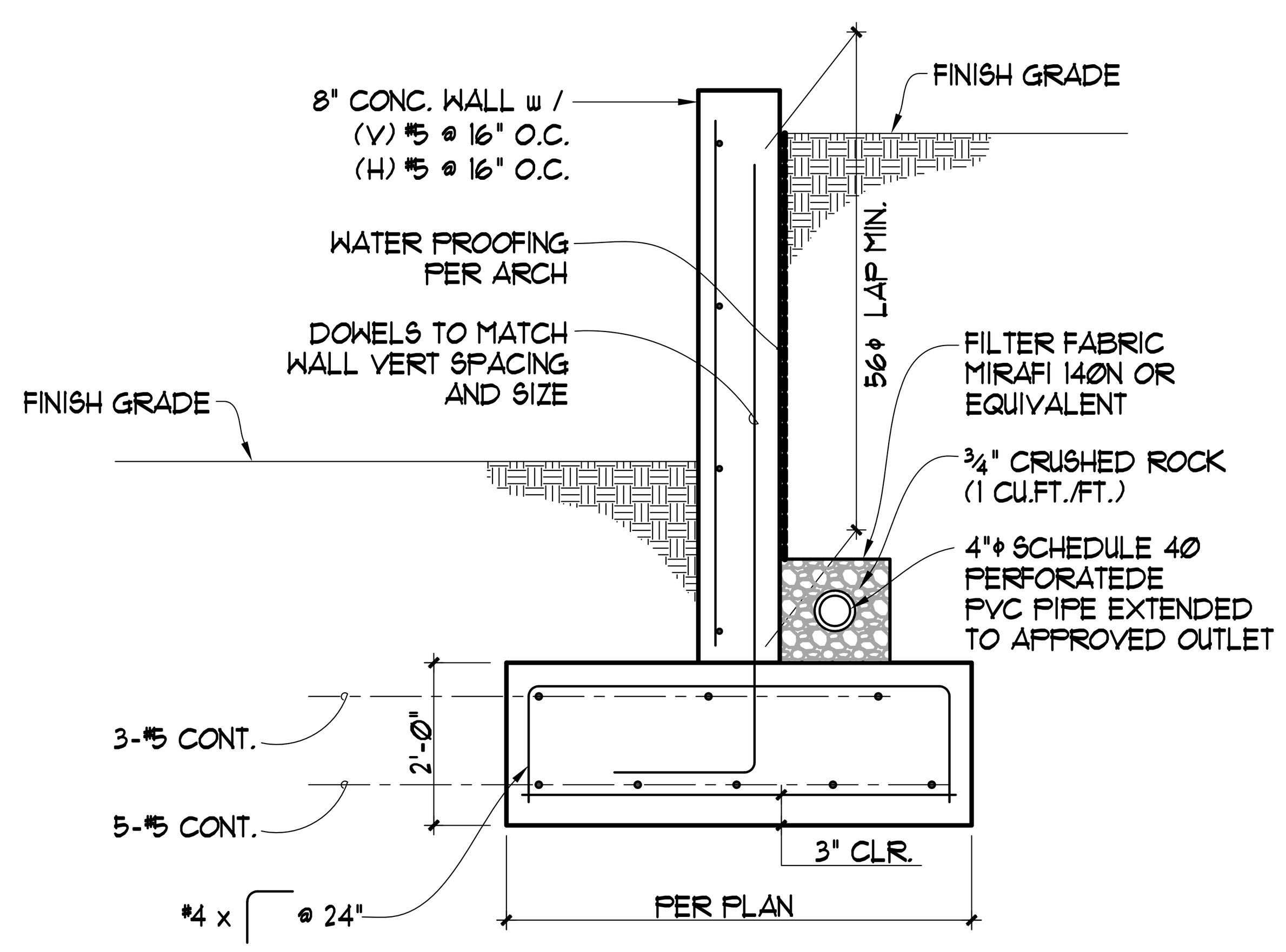
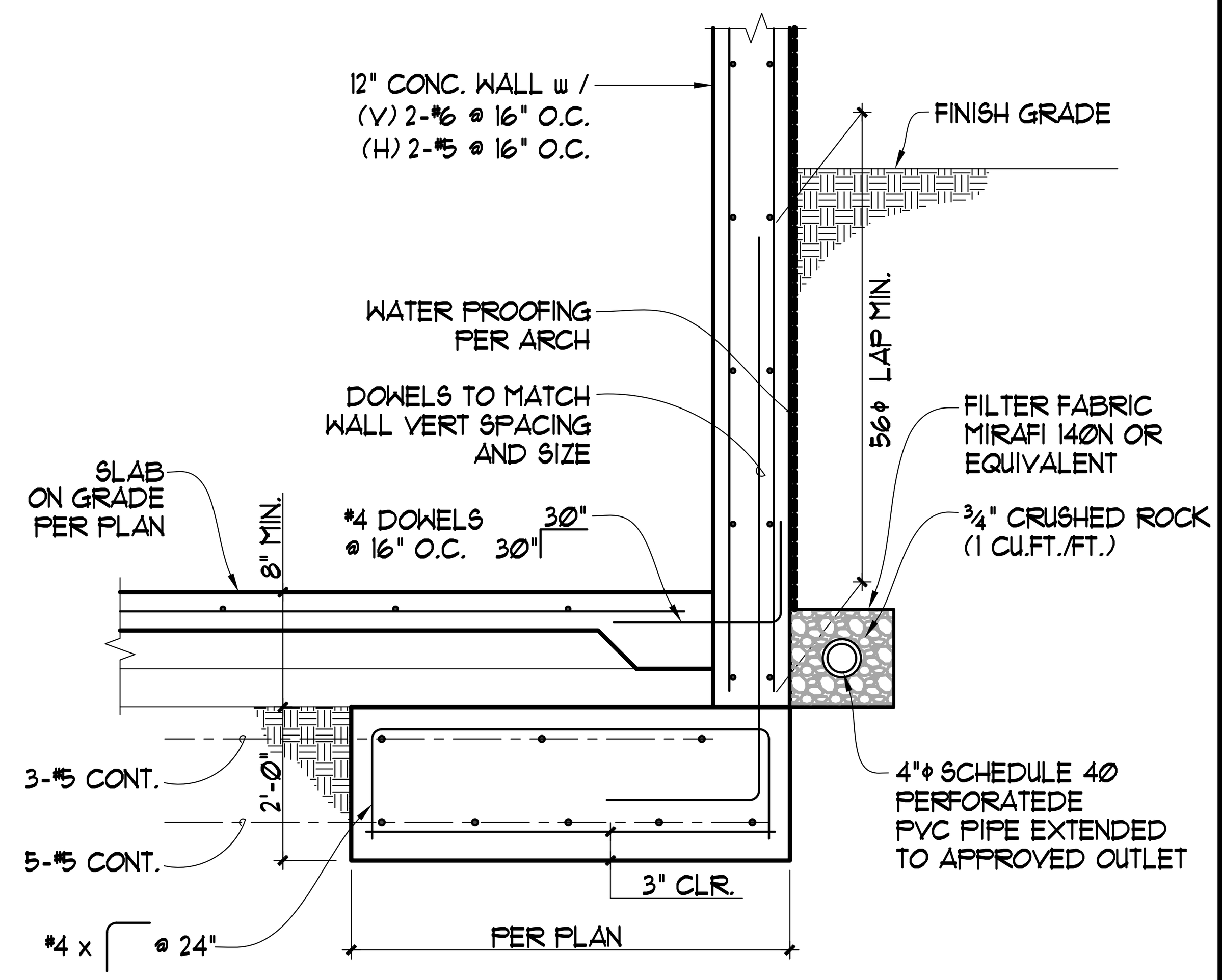
S2.2

SHEET X OF X



4	DETAIL



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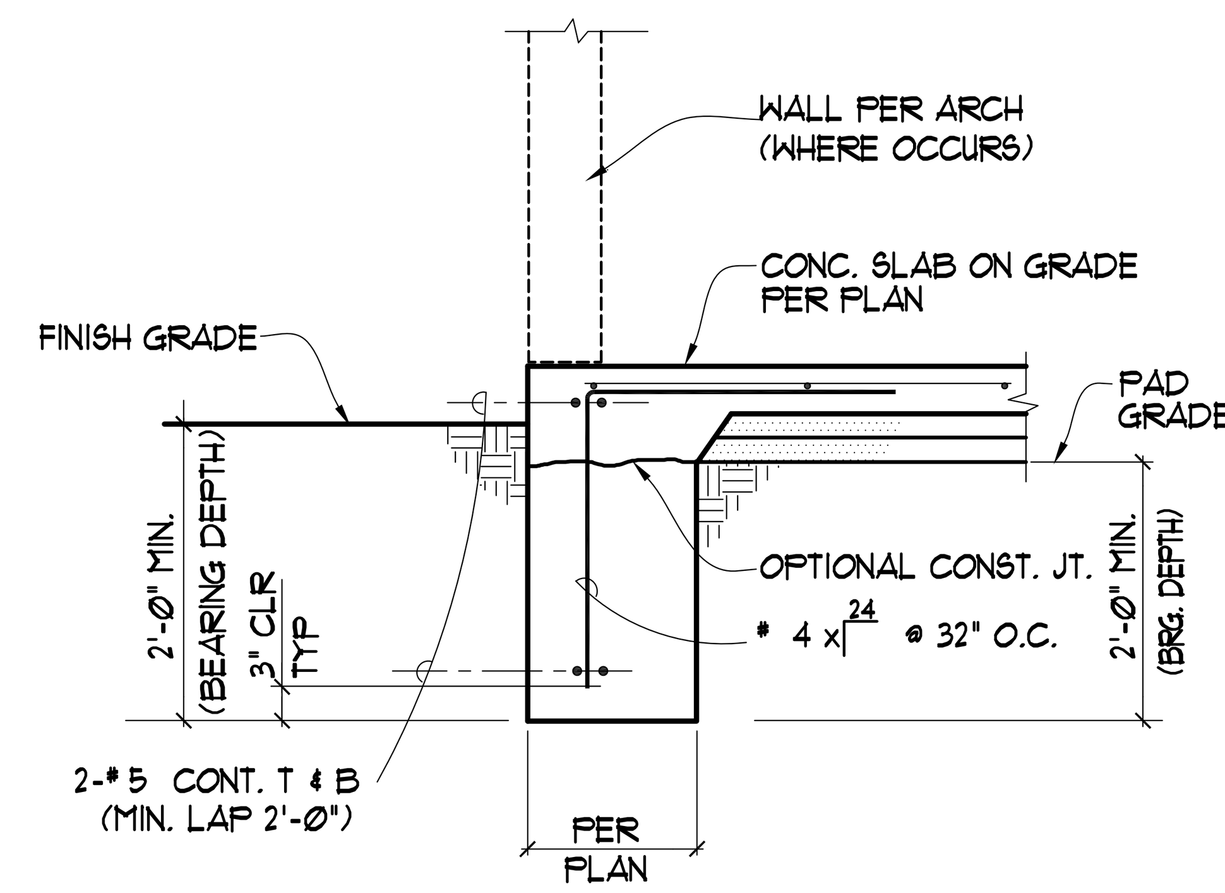

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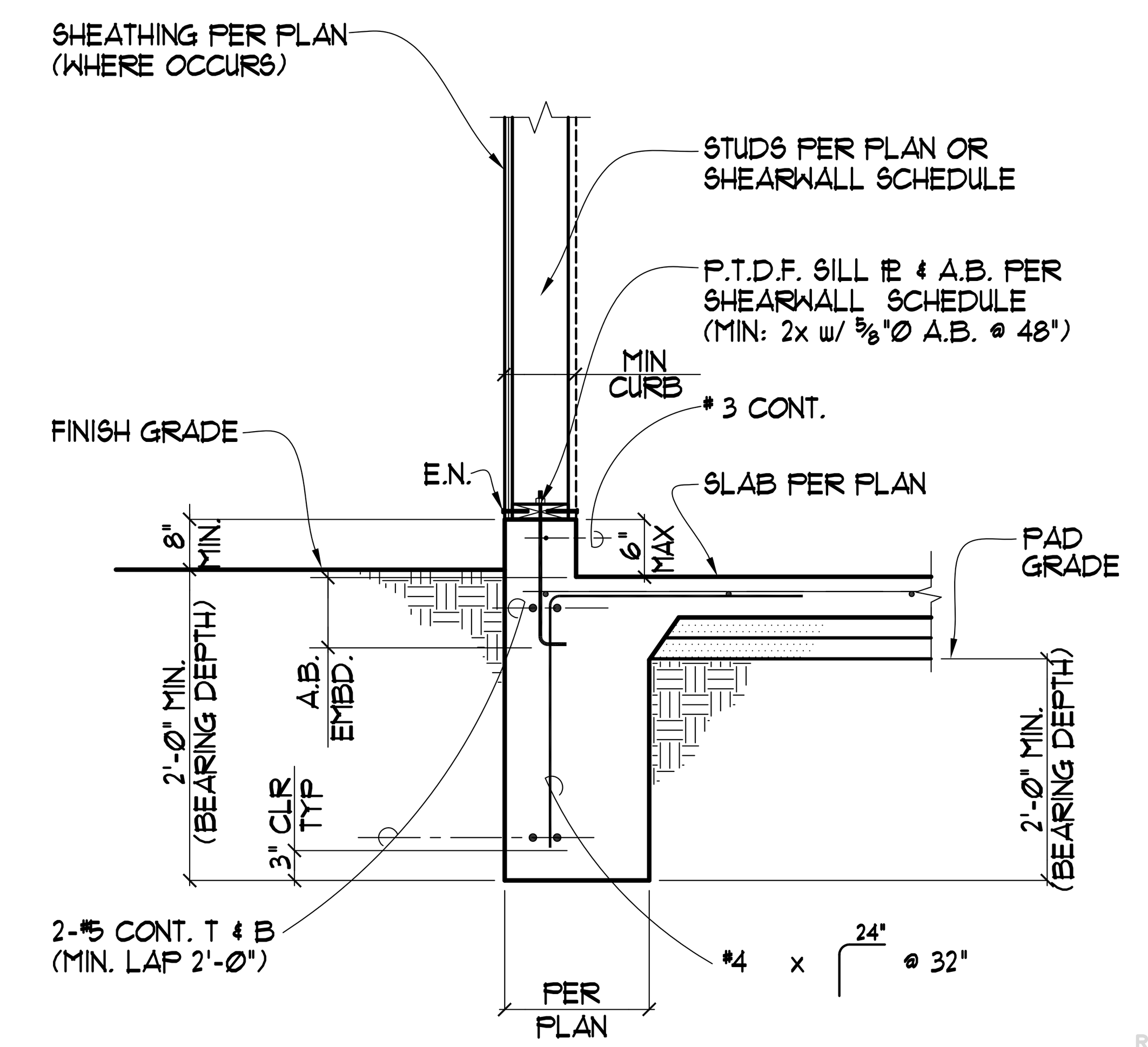

1	DETAIL

8	DETAIL

7	DETAIL

6	DETAIL

5	DETAIL

12	DETAIL

11	DETAIL

10	DETAIL

9	DETAIL

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S3.0

SHEET OF X