

KENNINGTON DR.

2745 KENNINGTON DR.
GLENDALE CA. 91206

CONTRACTOR TO VERIFY ALL DIMENSION WITH DESIGNER PRIOR TO COMMENCING WORK, DESIGNER WILL NOT BE LIABLE FOR ANY MISTAKES DONE ON SITE WITHOUT VERIFYING WITH DESIGNER. DRAWINGS SHOULD NOT BE SCALED AS THEY MAY DIFFER DUE TO REPROGRAPHICAL ERRORS.

THESE DRAWINGS ARE PREPARED UNDER CALIFORNIA BUSINESS & PROFESSIONS CODE 5537.
A. THIS CHAPTER DOES NOT PROHIBIT ANY PERSON FROM PREPARING PLANS, DRAWINGS, OR SPECIFICATIONS FOR ANY OF THE FOLLOWING:

- 1.1. SINGLE-FAMILY DWELLINGS OF WOODFRAME CONSTRUCTION NOT MORE THAN TWO STORIES AND BASEMENT IN HEIGHT.
1.2. MULTIPLE DWELLINGS CONTAINING NO MORE THAN FOUR DWELLING UNITS OF WOODFRAME CONSTRUCTION NOT MORE THAN TWO STORIES AND BASEMENT IN HEIGHT. HOWEVER, THIS PARAGRAPH SHALL NOT BE CONSTRUED AS ALLOWING AN UNLICENSED PERSON TO DESIGN MULTIPLE CLUSTERS OF UP TO FOUR DWELLING UNITS EACH TO FORM APARTMENT OR CONDOMINIUM COMPLEXES WHERE THE TOTAL EXCEEDS FOUR UNITS ON ANY LAWFULLY DIVIDED LOT.
1.3. GARAGES OR OTHER STRUCTURES APPURTENANT TO BUILDINGS DESCRIBED UNDER SUBDIVISION (A), OF WOODFRAME CONSTRUCTION NOT MORE THAN TWO STORIES AND BASEMENT IN HEIGHT
1.4. AGRICULTURAL AND RANCH BUILDINGS OF WOODFRAME CONSTRUCTION, UNLESS THE BUILDING OFFICIAL HAVING JURISDICTION DEEMS THAT AN UNDUE RISK TO THE PUBLIC HEALTH, SAFETY, OR WELFARE IS INVOLVED.

B. IF ANY PORTION OF ANY STRUCTURE EXEMPTED BY THIS SECTION DEVIATES FROM SUBSTANTIAL COMPLIANCE WITH CONVENTIONAL FRAMING REQUIREMENTS FOR WOODFRAME CONSTRUCTION FOUND IN THE MOST RECENT EDITION OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS OR TABLES OF LIMITATION FOR WOODFRAME CONSTRUCTION, AS DEFINED BY THE APPLICABLE BUILDING CODE DULY ADOPTED BY THE LOCAL JURISDICTION OR THE STATE, THE BUILDING OFFICIAL HAVING JURISDICTION SHALL REQUIRE THE PREPARATION OF PLANS, DRAWINGS, SPECIFICATIONS, OR CALCULATIONS FOR THAT PORTION BY, OR UNDER THE RESPONSIBLE CONTROL OF, A LICENSED ARCHITECT OR REGISTERED ENGINEER. THE DOCUMENTS FOR THAT PORTION SHALL BEAR THE STAMP AND SIGNATURE OF THE LICENSEE WHO IS RESPONSIBLE FOR THEIR PREPARATION. SUBSTANTIAL COMPLIANCE FOR PURPOSES OF THIS SECTION IS NOT INTENDED TO RESTRICT THE ABILITY OF THE BUILDING OFFICIALS TO APPROVE PLANS PURSUANT TO EXISTING LAW AND IS ONLY INTENDED TO CLARIFY THE INTENT OF CHAPTER 405 OF THE STATUTES OF 1985 (AMENDED BY STATS. 1996, CH. 184, SEC. 8, EFFECTIVE JANUARY 1, 1997.)

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO ANY WORK AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS REQUIRED DUE TO HIS FAILURE TO DO SO. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, COORDINATING, AND SCHEDULING OF ALL INSPECTIONS AND TESTS INDICATED ON THE PLANS AND SPECIFICATIONS RECOMMENDED BY THE SOILS REPORT AND/OR REQUIRED BY ANY GOVERNMENTAL AGENCY. CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUBS TO THE BUILDING (S) AS MAY BE INDICATED ON THE PLANS. CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES (WATER, SEWER (S), GAS, AND ELECTRICAL), TO WITHIN 5'-0" OF THE BUILDING TO TERMINATION POINTS AS INDICATED ON THE PLANS READY FOR CONNECTION.

2. THE CONTRACTOR WILL PROVIDE THE OWNER WITH A LETTER OF CERTIFICATION PREPARED IMMEDIATELY AFTER FOOTINGS ARE PLACED, TO CONFIRM THAT THE LOCATION OF FOOTINGS COMPLY WITH THE APPROVED SITE DRAWINGS. THIS SHALL BE DONE BY THE SITE CIVIL ENGINEER AT THE CONTRACTORS EXPENSE. ANY DISCREPANCIES FROM THE APPROVED BUILDING LOCATION WILL BE REMOVED AT THE CONTRACTORS EXPENSE.

3. ALL REVISIONS TO THE DRAWINGS MUST PROCEED THROUGH NORMAL CHANNELS.

4. ALL WALL FRAMING SHALL BE 2 X 4 WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED. 2X6 WOOD STUDS SHALL BE USED FOR WALLS RECEIVING HEAVY PLUMBING, ELECTRICAL PANELS, OR CONCEALING PIPE COLUMNS. ALL STUDS OVER 14'-0" HEIGHT SHALL BE 2 X 6. SEE STRUCTURAL.

5. NO ADDITIONAL ROOF OPENINGS OR ROOF MOUNTED EQUIPMENT ARE ALLOWED BEYOND THAT WHICH IS SHOWN ON THESE PLANS WITHOUT WRITTEN CONSENT OF THE DESIGNER AND THE STRUCTURAL ENGINEER.

6. BUILDING PADS CONSTRUCTED PER SOILS ENGINEERS SPECIFICATIONS ARE ASSUMED TO BE AT + 0.10 FT. OF THE ELEVATIONS SHOWN ON THE PLANS. CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER OF ANY DISCREPANCIES UPON VERIFICATION.

7. COVER ALL CONCRETE SLAB SURFACES WITH CURING PAPER BEFORE STARTING ADJACENT CONCRETE SLABS. CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR SPLASHING OF FRESH CONCRETE SEE SPECIFICATIONS.

8. PAVING SHALL BE ACCOMPLISHED ACCORDING TO THE SITE PAVING SPECIFICATIONS AND THE SOILS REPORT AND SHALL BE OF THE SAME SECTION AND DRAINAGE SCHEME AS ADJACENT PAVED AREAS. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE A.C. OR CONCRETE PAVING, ON AND OFF SITE. IF THE EXISTING PAVING FALLS SHORT OF THE BUILDING LINE, OR IF A PORTION OR SECTION OF THE EXISTING PAVING NEEDS TO BE REMOVED FOR CONSTRUCTION PURPOSE, THE BUILDING CONTRACTOR SHALL, AT THE APPROPRIATE TIME, REPLACE THE A.C. PAVING TO THE BUILDING LINE. THICKNESS OF THE A.C. PAVING BASE MATERIAL AND ALL OTHER ASPECTS SHALL MATCH EXISTING OTHER ASSOCIATED PERMANENT IMPROVEMENTS SUCH AS CONCRETE CURBS, WHEELSTOPS, PLANTING AND IRRIGATION OF DISTURBED OR DAMAGE DURING THE CONSTRUCTION PROCESS SHALL LIKEWISE BE REPLACED AND RESTORED INCLUDING PAVEMENT STRIPING. PER APWA STANDARD PLANS AND CITY STANDARDS.

9. ALL MATERIALS AND WORK SHALL CONFORM TO LATEST GOVERNING BUILDING CODES AND REGULATIONS.

10. CALL "DIG ALERT" PRIOR TO ANY GROUNDWORK OR EXCAVATION.

11. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCE OR STATE LAW.

12. TEMPORARY TOILET FACILITIES MUST BE PROVIDED ON SITE. (GBCS 118)

13. THE CONTRACTOR MUST PROVIDE PUBLIC PROTECTION IN ACCORDANCE WITH CBC SECTION 3306.1 FOR WORK ON ANY BUILDING AND STRUCTURE ADJACENT TO THE PUBLIC WAY.

14. FIRE SPRINKLER PERMIT MUST BE OBTAINED PRIOR TO ROUGH FRAMING INSPECTION.

15. NO CITY APPROVAL SHALL RELIEVE OR EXONERATE ANY PERSON FROM THE RESPONSIBILITY OF COMPLYING WITH THE PROVISIONS OF THIS CODE NOR SHALL ANY VESTED RIGHTS BE CREATED FOR ANY WORK PERFORMED IN VIOLATION OF THIS CODE. (GBCS 105.8 AND R105.8)

GENERAL NOTES

ZONE: R1R II
APN: 5663-019-005
LOT AREA: 10,307 SF.
BUILDING OCCUPANCY GROUP: R3 I U
CONSTRUCTION TYPE: TYPE V-B
NO. OF STORIES: 2 FLOORS + GARAGE
SPRINKLER SYSTEM: YES
BUILDING HEIGHT: 32'-0"
HIGH FIRE SEVERITY ZONE: YES; PROJECT TO COMPLY WITH CBC CHAPTER 7A SEE HANDOUTS & NOTIFICATION FOR INFORMATION
PROJECTIONS: N/A
LEGAL DESCRIPTION: TRACT NO 8844 LOT 5 BLK1

BUILDING & SITE DATA

DEVELOPMENT STANDARDS:

SETBACKS:
15'-0" FRONT YARD
10'-0" SIDE YARD
15'-0" REAR YARD

HEIGHT:
32'-0" FOR 2 STORY RESIDENTIAL BUILDINGS

LOT COVERAGE:
40%

AMOUNT OF DWELLING UNITS:
1 UNITS

MAX BUILDING AREA OF LOT:
3,030 SF

PARKING REQUIREMENTS: 2 PER DWELLING UNIT

PARKING SPACES PROVIDED: 2 PARKING SPACES

PARKING DESIGN: NEW (20'-0" x 20'-0")

BUILDING SEPARATION:
N/A

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: (DESIGNGROUPNAME); THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING. FOR UNLICENSED DESIGNER, PLEASE COORDINATE WITH DESIGNATED LICENSED DESIGN PROFESSION. GBCS [A]107.3.4

SETBACKS & RESTRICTIONS

LOCATION	TOTAL
GROUND FLOOR	791 SF
GARAGE EXEMPT	-500 SF
1ST FLOOR	1,483 SF
2ND FLOOR	1,246 SF
TOTAL RFA:	3,020 SF
MAX RFA ALLOWED:	3,030 SF
UNGRADED OPEN SPACE:	6,451 SF / 63%
HARDSCAPE:	941 SF / 9%
BUILDING FOOTPRINT:	1,545 SF / 15%
LANDSCAPE:	1,370 SF / 13%
TOTAL LANDSCAPE:	7,821 SF / 76%
TOTAL HARDSCAPE LOT COVERAGE:	2,486 SF / 24%
LOT SIZE	10,307 SF
FOOTPRINT	1,545 SF

FLOOR AREA BREAKDOWN

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES TO INCLUDE LOCAL AMENDMENTS"

2019 CALIFORNIA RESIDENTIAL CODE, PART 2.5
2019 CALIFORNIA BUILDING CODE, PART 2.8 & 10
2019 CALIFORNIA ELECTRICAL CODE PART 3
2019 CALIFORNIA MECHANICAL CODE PART 4
2019 CALIFORNIA PLUMBING CODE, PART 5
2019 CALIFORNIA ENERGY CODE PART 6
2019 CALIFORNIA FIRE CODE, PART 9
2020 GLENDALE BUILDING AND SAFETY CODE

APPLICABLE CODES



VICINITY MAP

- NEW 3,020 SF, SINGLE FAMILY RESIDENCE - 2 STORIES + 1 GARAGE - 4 BED / 3 BATH - HILLSIDE RESIDENCE w/ ROOF DECK
- RETAINING WALLS NEEDED FOR THE GRADING RETENTION DUE TO STEEP SITE (>60%) - UNDER SEPARATE PERMIT

RETAINING WALLS/ POOLS/ SPAS/ JACUZZIS/ BOUNDARY WALLS/ FENCES/ TRELLIS/ PATIO COVERS/ FIRE SPRINKLERS & PV SYSTEM REQUIRE SEPARATE PERMITS - FIRE SPRINKLERS & PV TO BE DEFERRED SUBMITTALS - PV TO BE INSTALLED PRIOR TO FINAL INSPECTION

AN INTEGRAL CURB & GUTTER SHALL BE CONSTRUCTED FOR THE ENTIRE FRONTAGE OF THE PROPERTY - UNDER SEPARATE PERMIT IMPROVEMENTS SHALL NOT ENCROACH INTO CITY'S EASEMENT OR RIGHT-OF-WAY

NO NEW ROOFTOP EQUIPMENT IS ALLOWED

SETBACK CERTIFICATION REQUIREMENT: A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACKS OF ALL NEW CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION.

SCOPE OF WORK

OWNER
101 CENTRAL PACIFIC PROPERTIES, LLC.
2745 KENNINGTON DR.
GLENDALE, CA. 91206

DESIGNER
(design group name)
BENNY ARIAS
1610 W. 7TH ST.
LOS ANGELES, CA. 90017
(T) 626.485.2843

STRUCTURAL / CIVIL ENGINEER / T24 (ENERGY)
KOBES STRUCTURAL & DESIGN
19528 VENTURA BLVD. #641
TARZANA, CA. 91366

LANDSCAPE
O.O. DESIGN
232 N CAMBRIDGE ST.
ORANGE, CA. 92666
(T) 626.594.6165
(E) STEVE@O.DESIGN.COM

SOILS ENGINEER
GEOBODEN INC.
5 HODGENVILLE
IRVINE, CA. 92620
(T) 949.872.9565
(E) geoboden@geobodeninc.com

CONSULTANT LIST

SHEET INDEX	
NUMBER	SHEET NAME
ARCHITECTURAL	
T-0.0	COVER SHEET
T-0.01	RENDERINGS FOR REFERENCE
T-0.02	MATERIAL BOARD
T-0.03	RFC RESPONSES
TOPO-1	TOPOGRAPHY SURVEY
TOPO-2	SLOPE ANALYSIS EXHIBIT
T-1.0	AREA CALCULATIONS
T-2.0	NEIGHBORHOOD CONTEXT PLAN
T-3.0	HARDSCAPE VS SOFTSCAPE
T-4.0	SPECS
T-5.0	SPECS
T-6.0	REVIEW APPROVALS / ATTACHMENTS
T-7.0	REPORT ATTACHMENTS
T-8.0	2019 CAL GREEN CODE
A-0.0	EXISTING SITE PLAN
A-1.0	PROPOSED SITE PLAN
A-1.1	PROPOSED SITE PLAN - WALL HEIGHTS
A-2.0	GROUND FLOOR
A-2.1	1ST FLOOR
A-2.2	2ND FLOOR
A-2.3	ROOF DECK PLAN
A-3.0	ELEVATIONS - LINWORK
A-3.1	ELEVATIONS - LINWORK
A-3.2	ELEVATION - LINWORK
A-4.0	ELEVATIONS - COLORED
A-4.1	ELEVATIONS - COLORED
A-4.2	ELEVATIONS - COLORED
A-5.0	SITE SECTIONS #1 - DRIVEWAY
A-5.1	SITE SECTIONS #2 - ACCESS
A-5.2	SITE SECTIONS #3 - RETAINING WALLS
A-5.3	SITE SECTIONS #4 - BUILDING PLACEMENT
A-5.4	SITE SECTIONS #5 - CROSS SECTIONS
A-5.5	SITE SECTION #6 - CROSS SECTIONS
A-5.6	BUILDING WALL SECTIONS
A-6.0	WINDOW SCHEDULE
A-6.1	DOOR SCHEDULE
A-7.0	STAIR DIAGRAM & DETAILS
AD-1.0	ARCHITECTURAL DETAILS
AD-2.0	ARCHITECTURAL DETAILS

SHEET INDEX	
NUMBER	SHEET NAME
STRUCTURAL	
SN1	STRUCTURAL NOTES
SN2	STRUCTURAL NOTES
SN3	SPECIAL MOMENT FRAMES DETAILS
SN4	STANDARD QA FOR MOMENT FRAMES
SN5	STANDARD QA FOR MOMENT FRAMES
SN6	STANDARD QA FOR MOMENT FRAMES
ST1	FOUNDATION TYPICAL DETAILS
ST2	FRAMING TYPICAL DETAILS
S1	FOUNDATION PLAN
S2	FIRST FLOOR FRAMING PLAN
S3	SECOND FLOOR FRAMING PLAN
S4	ROOF FRAMING PLAN
SD1	FOUNDATION DETAILS
SD1.1	FOUNDATION DETAILS
SD1.2	FOUNDATION DETAILS
SD1.3	FOUNDATION DETAILS
SD1.4	FOUNDATION DETAILS
SD1.5	FOUNDATION DETAILS
SD1.6	SOLDIER PILE DETAILS
SD2	FRAMING DETAILS
SD2.1	FRAMING DETAILS
SD2.2	FRAMING DETAILS
SD3	FRAMING DETAILS
T24	
M-4.0	ENERGY ANALYSIS
GRADING & DRAINAGE	
C-1	GRADING NOTES
C-2	GRADING PLAN
C-3	SECTIONS & DETAILS
C-4	DETAILS
C-5	STANDARD NOTES, DETAILS & LEGEND
C-6	EROSION CONTROL PLAN, CONSTRUCTION NOTES
LANDSCAPE	
FMP-1	FUEL MODIFICATION PLANTING PLAN
FMP-2	PLANTING NOTES & DETAILS
FMP-3	FUEL MODIFICATION IRRIGATION PLAN
FMP-4	IRRIGATION DETAILS
FMP-5	HYDROZONES AND WATER BUDGET

[design group name]

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APPROVALS:

No.	Description	Date
1	Revision 1 - 1st PLAN CHECK	11/23/22
2	Revision 2	10/23
3	Revision 3	07/12/24
4	Revision 4	11/01/24

SHEET TITLE.

COVER SHEET

JOB NO. SCALE

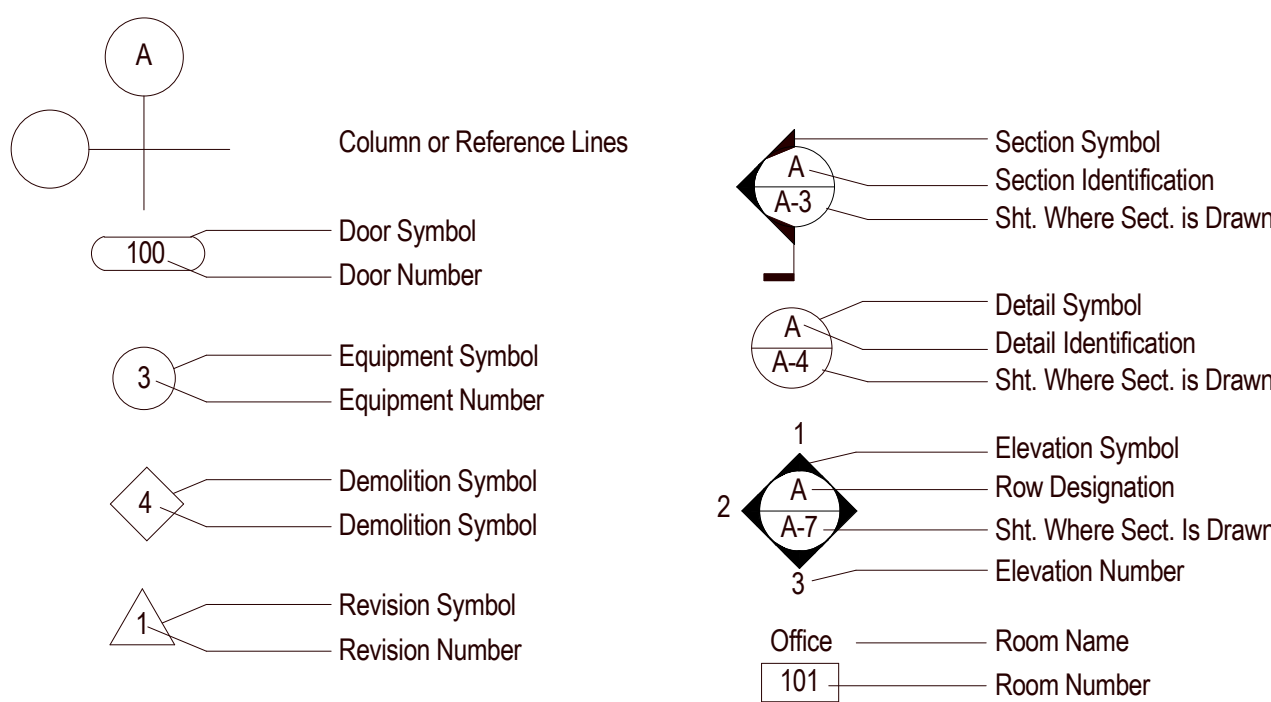
DDGN-0011

SHEET NO.

T-0.0

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ABBREVIATIONS



SYMBOL DEFINITIONS

SHEET INDEX



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APPROVALS:

No.	Description	Date

SHEET TITLE.

**RENDERINGS
FOR REFERENCE**

JOB NO. [DGN-001] SCALE AS NOTED

SHEET NO.

T-0.01



LA HABRA STUCCO - COLOR: SILVER GREY
FINISH: SANTA BARBARA SMOOTH
SEE T-4.0 FOR ADDITIONAL INFORMATION



CAST CONCRETE STEPWAY LIGHTING
SEE T-4.0 FOR ADDITIONAL INFORMATION



CAST IN PLACE RETAINING WALL - COLOR: NATURAL
FINISH: WEATHER WOODGRAIN
SEE T-4.0 FOR ADDITIONAL INFORMATION



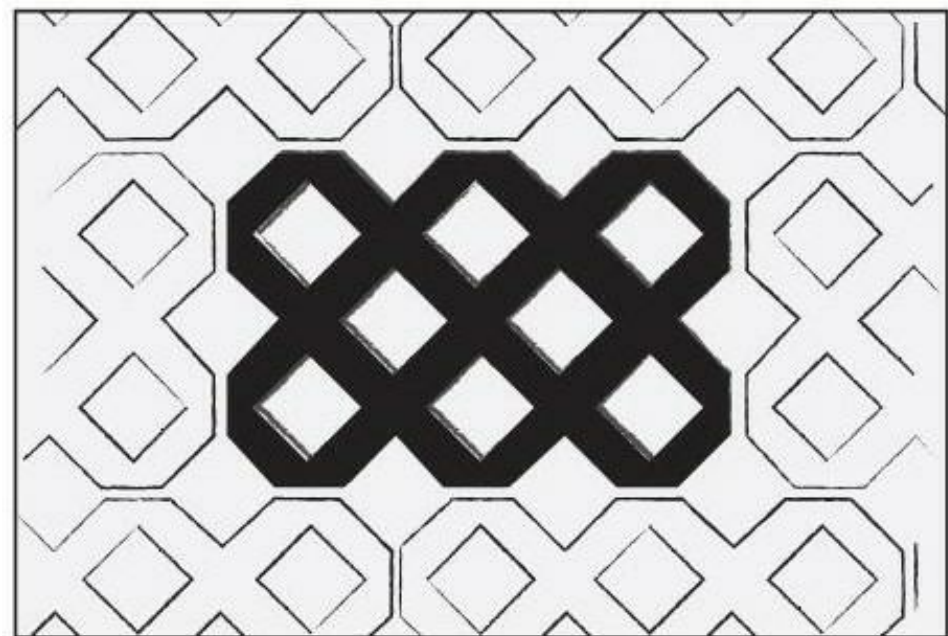
WALL SCONCE LIGHTING
SEE T-4.0 FOR ADDITIONAL INFORMATION



HARDIE PANEL VERTICAL SIDING - COLOR: TIMBER BARK
FINISH: SELECT CEDARMILL
SEE T-4.0 FOR ADDITIONAL INFORMATION



GLASS RAILING w/NO MULLION & SHOE MOULDING
SEE T-4.0 FOR ADDITIONAL INFORMATION



TURFSTONE PERMEABLE PAVER SYSTEMS
SEE T-5.0 FOR ADDITIONAL INFORMATION



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APPROVALS:

No.	Description	Date

SHEET TITLE.

MATERIAL
BOARD

JOB NO. [DGN-001] SCALE AS NOTED
SHEET NO.

T-0.02

10/6/2020Plan Check 4386

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

DATE: October 01, 2020
TO: Milca Toledo, Community Development Department
FROM: Gerald Tom, GWP Water Engineering
Daniel Scorza, GWP Electric Engineering
SUBJECT: PMPA 1906514
2745 Kennington Drive
Glendale Water & Power (GWP) Engineering has reviewed the plans. Requirements are as follows:
Electric Engineering
Customer Service (818) 548-3921
• Project to contact GWP Customer Service Engineering to determine electric service requirements before starting the permitting process. Final construction plans must incorporate the electric service plan information for GWP Electric Engineering to sign off the building plan application.
• Project to pay all fees required for obtaining electric service before application(s) for building or electric permit(s) is/are signed by GWP Customer Service Engineering.
• Project to provide electric service - size, single line diagram and electric load calculation per National Electric Code (NEC).
Fiber Optics (818) 548-3923
• No conflict.
Street Lighting (818) 548-4877
• No Conflict
Transmission & Distribution (818) 548-3923
• No conflict.
Water Engineering
Recycled Water (818) 548-2062
• No conflict.

10/6/2020Plan Check 4386

Backflow Prevention (818) 548-2062
• No conflict.
Potable Water (818) 548-2062
• Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
• Fire Department approval/exemption shall be obtained when determining if existing fire flow is adequate. The applicant shall pay the cost of any necessary fire or domestic water services and recycled water service to the property, as well as offsite water facility improvements necessary to provide fire flow as required by the Glendale Fire Department.
• All water facilities shall be protected in place during construction of the subject project. All water valves, water meter boxes, water vaults and fire hydrants must be relocated and set to finished grade when necessary at project's expense.
• Additional comment(s) and/or attachment(s).
The static water pressure at the project site is approximately 164 psi, the owner shall be responsible to install all required pressure reducing valves as needed for the domestic and irrigation services.

10/6/2020Plan Check 4386

22

FIRE DEPARTMENT NOTES:

1. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.
2. FIRE SPRINKLERS: PROVIDE A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE STRUCTURE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF NFPA 13D AND THE REQUIREMENTS OF THE GLENDALE FIRE DEPARTMENT. FIRE SPRINKLER PLANS SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT.
3. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.
4. CARBON MONOXIDE DETECTORS: SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. ALARMS SHALL BE HARDWIRED FROM THE BUILDING POWER SUPPLY AND EQUIPPED WITH BATTERY BACKUP. DETECTORS SHALL MEET U.L. 2034 AND/OR NFPA 720 STANDARDS. 2034 CALIFORNIA RESIDENTIAL CODE CHAPTER 3 SEC. R315
5. FUEL MODIFICATION / LANDSCAPING FOR HIGH FIRE HAZARD AREAS (HFHA):
 - MAINTAIN EXISTING / PROVIDE FUEL MODIFICATION ONLY – NO FIRE DEPARTMENT REVIEW OR PERMITTING OF LANDSCAPE PLANS
 - ALL FUEL MODIFICATION / LANDSCAPING SHALL COMPLY WITH FIRE DEPARTMENT APPROVED/PERMITTED LANDSCAPE PLANS
6. FIRE PERMITS: THE FOLLOWING PERMITS ARE REQUIRED FROM THE FIRE DEPARTMENT:
 - FIRE SPRINKLER
 - FUEL MODIFICATION / LANDSCAPING
 - OTHER
7. REQUIRED FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE LISTED BELOW. FOR ALL INSPECTIONS, CALL 818-548-4810. FIRE SPRINKLER OVERHEAD/UNDERGROUND ROUGH AND FLUSH (BEFORE COVERING ANY PIPING)
- FIRE SPRINKLER FINAL
- FUEL MODIFICATION / LANDSCAPING
- FIRE PREVENTION BUREAU FINAL (ADDRESS SIGNS, EGRESS, FIRE DEPARTMENT ACCESS, SMOKE DETECTORS, FUEL MODIFICATION, ETC.)

INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS

Project Address: 2745 Kennington Drive
Project CaseNo.: PMPA1906514
If project comments are not received by the due date, it will be assumed that your department has no comments.
NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.
COMMENTS:
☐ This office DOES NOT have any comment.
☒ This office HAS the following comments/conditions. (See attached Dept. Master List)
Date: 10-12-2020
Print Name: Sarkis Hairapetian
Title: Pr. BCS, Dept. B&S. Tel.: X-3209
COMMENTS:
☒ 1. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
A. Separate application is required for separate detached structures, demolition, retaining walls, fences and swimming pool.
B. Projects is within the Wildland Urban Interface Fire Areas and it shall comply with Chapter 7A, Vol. 1, CBC 2016.
☒ 2. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Neighborhood Services, Planning, etc.), for inspection to ascertain that all conditions of approval of this conditional use permit are complied with.
☒ 3. That Structure or building on hillside with slope greater than 33% shall comply with the Section 1615 special hillside design requirements.
☒ 4. That additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) will be required upon submittal of plans for building plan check and permit.
A. Electric vehicle (EV) charging for new construction. New construction shall comply with Glendale's CALGreen Sections 4.106.4.1 (Items R5) to facilitate the future installation and use of electric vehicle (EV) chargers. Electric vehicle supply equipment (EVSE) when installed, shall be in accordance with the California Electrical Code (CEC).
☒ 5. Site grading shall be limited to 50 cubic yard or less for the excavations of the proposed footings and grade slabs. Greater than 50 cubic yard will require separate grading application and grading permit.
☒ 6. The proposed improvements shall not increase the amount of storm water runoff to the properties downstream. Hydrology and hydraulic calculations shall be submitted to the City for review and approval.
☒ 7. Any proposed drainage infrastructures shall be constructed per City standards.

Revised 21 SEPTEMBER 2020 –VE 2

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DATE: 9-28-20 DUE DATE: 10-15-20
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.
FROM: Milca Toledo Tel. # 8181
PROJECT ADDRESS: 2745 Kennington Drive
Applicant: Benny Arias
Property Owner: Jacob Farsakh
PROJECT DESCRIPTION:
The applicant is proposing to construct a new, 3-story, 3,020 SF single-family residence with an attached 791 SF garage on a 10,307 SF vacant lot located in the R1R-II (Restricted Residential Zone, Floor Area Ratio District II) zone. The project proposes to grade 1,657 Cubic Yards (export/fill) in conjunction with the project.
PLEASE CHECK:
A. CITY ATTORNEY
B. COMMUNITY DEVELOPMENT:
X (1) Building & Safety
X (2) Economic Development
X (3) Housing
X (4) Neighborhood Services
X (5) Planning & Urban Design
EIF/Historic District
D. COMMUNITY SERVICES/PARKS:
X
E. FIRE ENGINEERING (PSC)
F. GLENDALE WATER & POWER:
X (1) Water
X (2) Electric
G. INFORMATION SERVICES (Wireless Telecom)
H. PUBLIC WORKS (ADMINISTRATION):
X (1) Engineering & Land Development
X (2) Traffic & Transportation
X (3) Facilities (city projects only)
X (4) Integrated Waste
X (5) Maintenance Services/Urban Forester
J. GLENDALE POLICE
K. OTHER:
X (1) STATE-Alcohol Beverage Control (ABC)
X (2) Tribal Consultations (EIFs)
X (3) City Clerk's Office
ENTITLEMENT(S) REQUESTED
Variance Case No.:
AUP/CUP Case No.:
Other Pre Application Case No.:
ADR/DRB Case No.:
Tentative Tract/Parcel Map No.:
Zone Change/GPA:
Other Pre Application Case No.:
PMPA1906514

Revised 21 SEPTEMBER 2020 –VE 1

INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS

Project Address: 2745 Kennington Drive
Project CaseNo.: PMPA1906514
If project comments are not received by the due date, it will be assumed that your department has no comments.
NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.
Date: 10-15-20
Print Name: Foster McLean
Title: Asst. Fire Marshal Dept. Fire Tel.: x3402
COMMENTS:
☐ This office DOES NOT have any comment.
☒ This office HAS the following comments/conditions. (See attached Dept. Master List)
a. ADDITIONAL COMMENTS:
1. Fire sprinkler system. A complete automatic fire sprinkler system shall be installed in all new structures in accordance with the recommendations of NFPA 13D and the requirements of the Glendale Fire Department. Plans and permit application shall be submitted to the Fire Department within 30 days of issuance of the building permit. Riser and all sprinkler piping shall be concealed, no exposed piping on exterior perimeters.
2. Address. Approved address numbers, building numbers or approved building identification shall be placed in a position that is plainly legible and visible from the street, road and walkways giving access to and within the property. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4-inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) and shall be illuminated in an approved manner (if numbers are on the exterior). Number height and stroke width shall be increased as needed for legibility based on visibility distance.
3. Emergency escape. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with the CBC.
4. Emergency access walkway. Provide an emergency access walkway leading from fire apparatus access road to exterior openings per the CFC. Landings shall be provided beneath the bedroom rescue windows or doors to provide fire department access around the home. All architectural and landscape plans shall be designed to avoid any present or future obstructions that may hinder access and placement of fire department ladders.
5. High Fire Hazard Area. Projects located in the High Fire Hazard Area must comply with all related regulations (see the Fire Prevention Vegetation Management section of the Glendale Fire Department website www.glendalefire.org for a map and related requirements).
6. Hazard abatement. All hazardous vegetation shall be abated per city requirements for a distance of 100 feet prior to construction of any new structure (and from any existing structures) and shall be maintained at all times.
7. Fuel modification/Landscaping. All landscaping/fuel modification shall comply with the Hillside Development Landscape Guidelines. Provide a minimum 100 foot Fuel Modification

Revised 21 SEPTEMBER 2020 –VE 2

INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS

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Date: 10-12-20
Print Name: Katherine Williams
Title: Arborist Technician Dept. Maintenance Services, Public Works Tel.: x3402
COMMENTS:
☐ This office DOES NOT have any comment.
☒ This office HAS the following comments/conditions. (See attached Dept. Master List)
Site Description
The subject property is located in the Chevy Chase Canyon neighborhood of Glendale. Typical vegetation in this area includes the dense, shrub-dominated community of native California chaparral on the upper slopes and larger native trees, such as the Western sycamore, California bay, and coast live oak, within the protected areas of the canyon.
Required Plan Submittal – Indigenous Tree Ordinance
Glendale Municipal Code requires all persons who apply for development permits or entitlements to submit an accurate plan showing exact locations of each protected indigenous tree on the subject property and on adjoining properties whose trunks or branches are located twenty (20) feet outside the subject property line. Guidelines for submission of entitlements, development permits or preliminary plan reviews report can be found at www.glendaletree.org.
The applicant has provided a letter from ISA Certified Arborist Kay Greeley stating that there are no protected trees on the site or within 20' of the site.
City of Glendale Street Trees
There are no City of Glendale Street Trees in the public Right of Way (ROW) adjacent to this property. At this time, Forestry will not request street tree planting in this location due to extremely limited planter space.
Recommendations
No additional review from Forestry is required since there are no protected trees on site. However, Forestry encourages the applicant to utilize a native plant landscape palette appropriate to this location. Suggested tree species include California bay (Upland Redwood), voyan (Highland Redwood), scrub oak (Quercus berberidifolia), in addition to larger trees such as oak, bay, and sycamore.

Revised 21 SEPTEMBER 2020 –VE 2

PUBLIC WORKS ENGINEERING
-Land Development Section-

☒ Comments/Conditions ☐ No Comments
1. The project shall comply with all National Pollutant Discharge Elimination System (NPDES) requirements.
2. All roof and on-site drainage shall be conveyed to the street via sheet flow through the driveway apron or cast iron pipes/parkway drains from the property line and exiting through the curb.
3. No portion of the proposed walls and pavement shall encroach into the public right-of-way.
4. An integral curb and gutter shall be constructed for the entire frontage of the property.
5. The applicant shall install and extend an 8-inch sewer main utility to the property. The closest sewer manhole is about 520 feet from the property going easterly along Kennington Drive. The entire width of the street shall be resurfaced from the property to the point of sewer connection after the installation of the sewer main line. All costs involved in extending the sewer main utility shall be borne solely by the applicant at no cost to the City.
6. Sewer and street improvement plans prepared by a Registered Civil Engineer shall be submitted to the Public Works – Land Development Section for review and approval. Separate plan check and permit fees shall apply. Traffic control and vehicular access shall be provided at all times during working and non-working hours.
7. Separate permit(s) are required for all work within the public-right-of-way. All applicable construction work shall conform to the SPWPV manual. The applicant shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.
8. The entire asphalt concrete roadway within the vicinity of the property will be inspected after the completion of the project. In the event of damage caused by construction activities, the applicant may be required to perform additional street improvement repairs including but not limited to street pavement reconstruction, restoration of parking restriction curb painting, traffic striping, and pavement markings at no cost to the City and to the satisfaction of the Director of Public Works.
9. Traffic comments shall be submitted separately by Traffic Section.
10. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.

Page 1 of 2

Zone for all proposed and existing structures. Submit plans and application to obtain a Fire Permit.

8. Building materials. All building material and material assemblies (walls, roofs, decks, windows, etc.) for projects within the High Fire Hazard Area shall comply with the CBC Chapter 7A.
b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)
☐ 1.
c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)
☐ 1.

Revised 21 SEPTEMBER 2020 –VE 3

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
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X (2) Economic Development
X (3) Housing
X (4) Neighborhood Services
X (5) Planning & Urban Design
EIF/Historic District
D. COMMUNITY SERVICES/PARKS:
X
E. FIRE ENGINEERING (PSC)
F. GLENDALE WATER & POWER:
X (1) Water
X (2) Electric
G. INFORMATION SERVICES (Wireless Telecom)
H. PUBLIC WORKS (ADMINISTRATION):
X (1) Engineering & Land Development
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X (3) Facilities (city projects only)
X (4) Integrated Waste
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J. GLENDALE POLICE
K. OTHER:
X (1) STATE-Alcohol Beverage Control (ABC)
X (2) Tribal Consultations (EIFs)
X (3) City Clerk's Office
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Variance Case No.:
AUP/CUP Case No.:
Other Pre Application Case No.:
ADR/DRB Case No.:
Tentative Tract/Parcel Map No.:
Zone Change/GPA:
Other Pre Application Case No.:
PMPA1906514

Revised 21 SEPTEMBER 2020 –VE 1

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
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X (4) Neighborhood Services
X (5) Planning & Urban Design
EIF/Historic District
D. COMMUNITY SERVICES/PARKS:
X
E. FIRE ENGINEERING (PSC)
F. GLENDALE WATER & POWER:
X (1) Water
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G. INFORMATION SERVICES (Wireless Telecom)
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Zone Change/GPA:
Other Pre Application Case No.:
PMPA1906514

Revised 21 SEPTEMBER 2020 –VE 1

INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS

(PLEASE SEND OUT THIS FORM ONLY WHEN ENVIRONMENTAL IMPACT COMMENTS ARE NEEDED.)
Location: 2745 Kennington Drive
The project would not have adverse environmental effects on areas regulated by this Division/Section.
The project would have potential environmental impacts on areas regulated by this Division/Section identified below.
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.
POTENTIAL ENVIRONMENTAL IMPACT(S):
PROPOSED MITIGATION MEASURE(S):
The following mitigation measures are required to reduce adverse environmental effects to less than significant. (Please do not include code requirements listed in comment below.)
ADDITIONAL COMMENTS:
CASE No.:
Property Address:
Name/Signature Date:
Title: Dept. Tel. (Ext.):
Revised 21 SEPTEMBER 2020 –VE 4

INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS

Project Address: 2745 Kennington Drive
Project CaseNo.: PMPA1906514
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DATE: 10-29-20
Print Name: Arlene Isgayan
Title: Sr. Administrative Analyst Dept. CSP Tel.: x4474
COMMENTS: This project is subject to appropriate provisions of the Public Use Facilities Development Impact Fee Ordinance which requires that fees be paid to offset impacts on parks, recreation and library facilities. Developer should complete the Development Impact Fee forms for staff to calculate the appropriate amount of the fee due based upon the net new square footage and/or new units added.
☐ This office DOES NOT have any comment.
☒ This office HAS the following comments/conditions. (See attached Dept. Master List)
a. ADDITIONAL COMMENTS:
☐ 1.
b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)
☐ 1.
c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)
☐ 1.

Revised 21 SEPTEMBER 2020 –VE 3

[design group name]

1610 W. 7TH ST. LOS ANGELES, CA. 90017
benny@designgroupname.com
marino@designgroupname.com

KENNINGTON DR.
2745 KENNINGTON DR.
GLENDALE CA. 91206

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APPROVALS:

No.	Description	Date
2	Revision 2	10/23

SHEET TITLE.

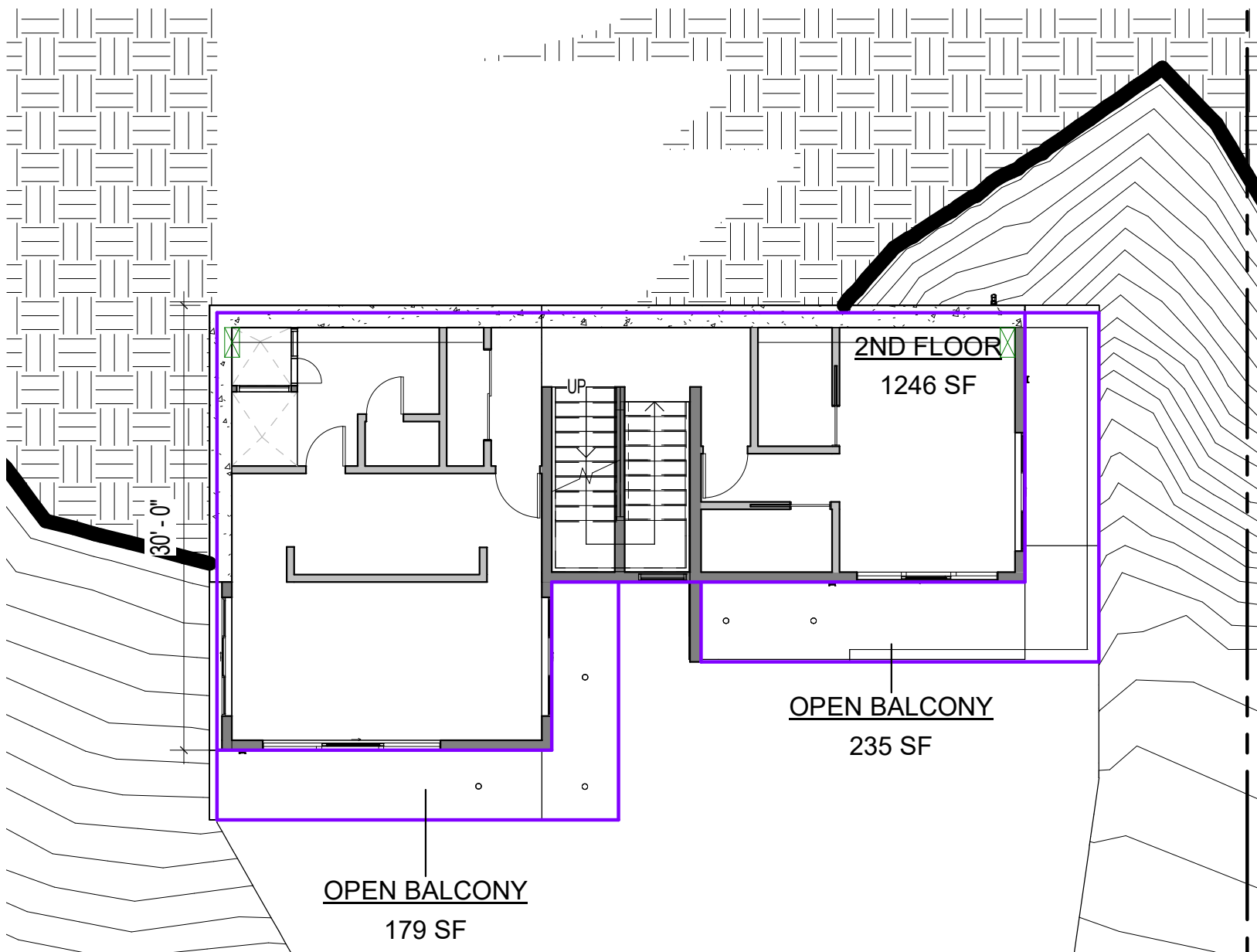
RFC RESPONSES

JOB NO. SCALE

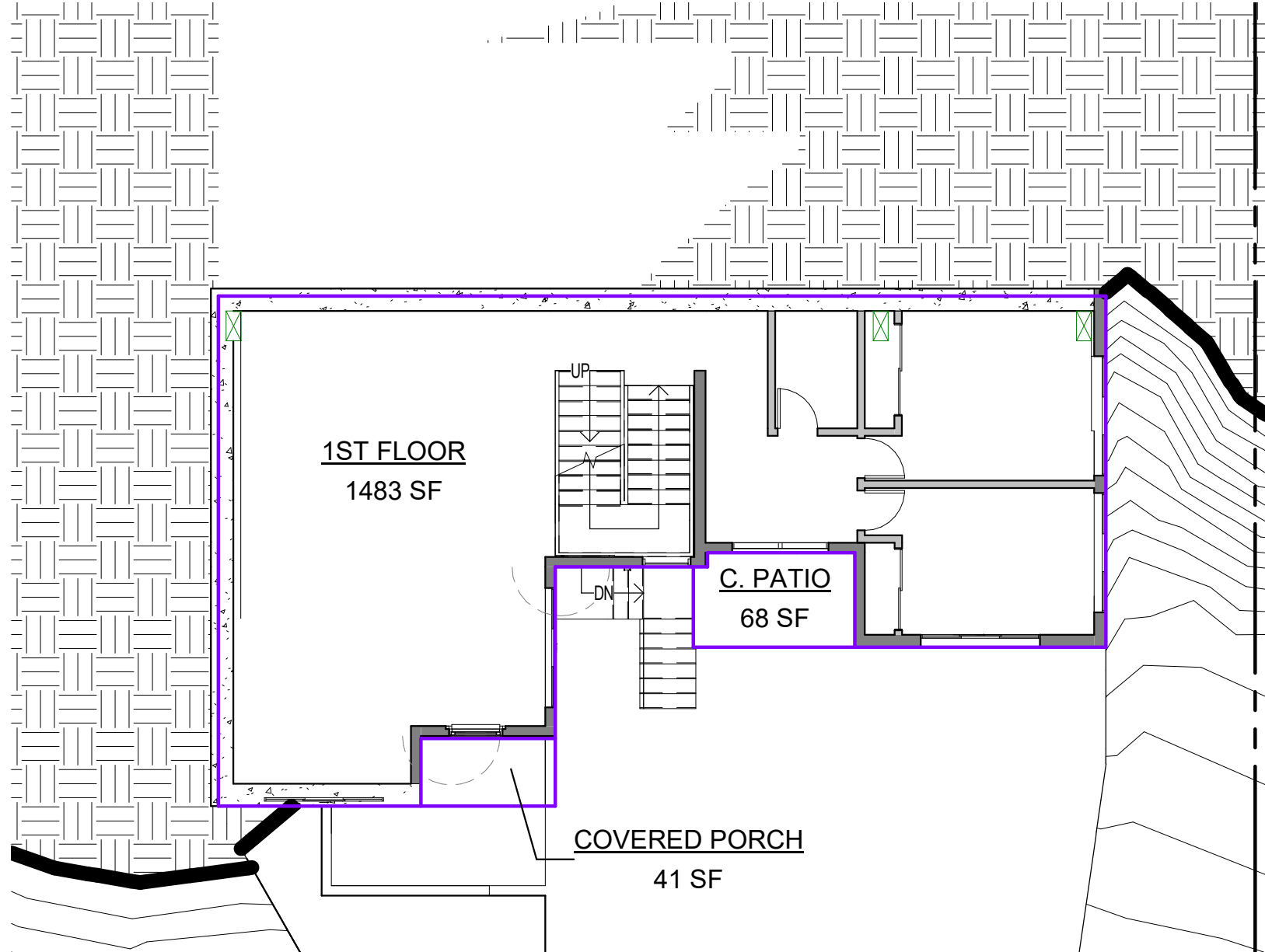
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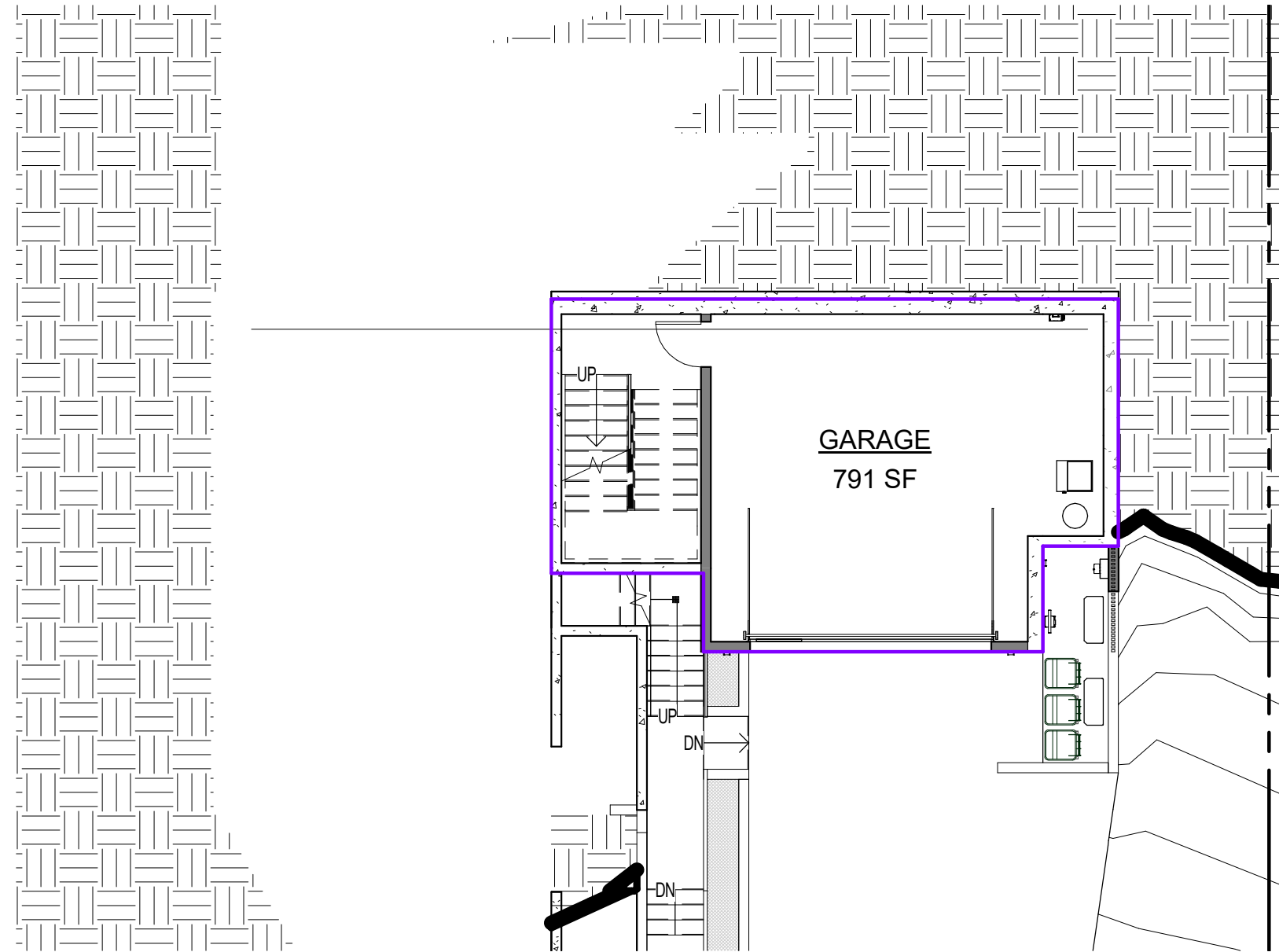
T-0.03



2nd FLOOR SCALE 1" = 10'-0" 3



1st FLOOR SCALE 1" = 10'-0" 2



GROUND FLOOR SCALE 1" = 10'-0" 1

LOCATION TOTAL

GROUND FLOOR 791 SF
GARAGE EXEMPT -500 SF
1ST FLOOR 1,483 SF
COVERED PATIO 0 SF
2ND FLOOR 1,246 SF
TOTAL RFA: 3,020 SF
MAX RFA ALLOWED: 3,030 SF

UNGRADED OPEN SPACE: 6,451 SF / 63%
HARDSCAPE: 941 SF / 9%
BUILDING FOOTPRINT: 1,545 SF / 15%
LANDSCAPE: 1,370 SF / 13%

TOTAL LANDSCAPE: 7,821 SF / 76%
TOTAL HARDSCAPE: 2,486 SF / 24%

LOT SIZE 10,307 SF
FOOTPRINT 1,545 SF

[design group name]

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APPROVALS:

No.	Description	Date

SHEET TITLE.

AREA CALCULATIONS

JOB NO. SCALE
[DGN-001] AS NOTED
SHEET NO.

T-1.0



PHOTO A



PHOTO B



PHOTO C



PHOTO D



PHOTO E



PHOTO F



PHOTO G



PHOTO H



1. N/A
2. N/A
3. N/A
4. N/A

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KEYNOTES

RET. WALL

APPROVALS:

FLOOR PLAN NOTES

- 2ND-FLOOR WINDOW LOCATION
- 1ST-FLOOR WINDOW LOCATION
- ADJACENT P.L.
- PROPERTY LINE
- SETBACK
- FOOTPRINT

LEGEND

No.	Description	Date

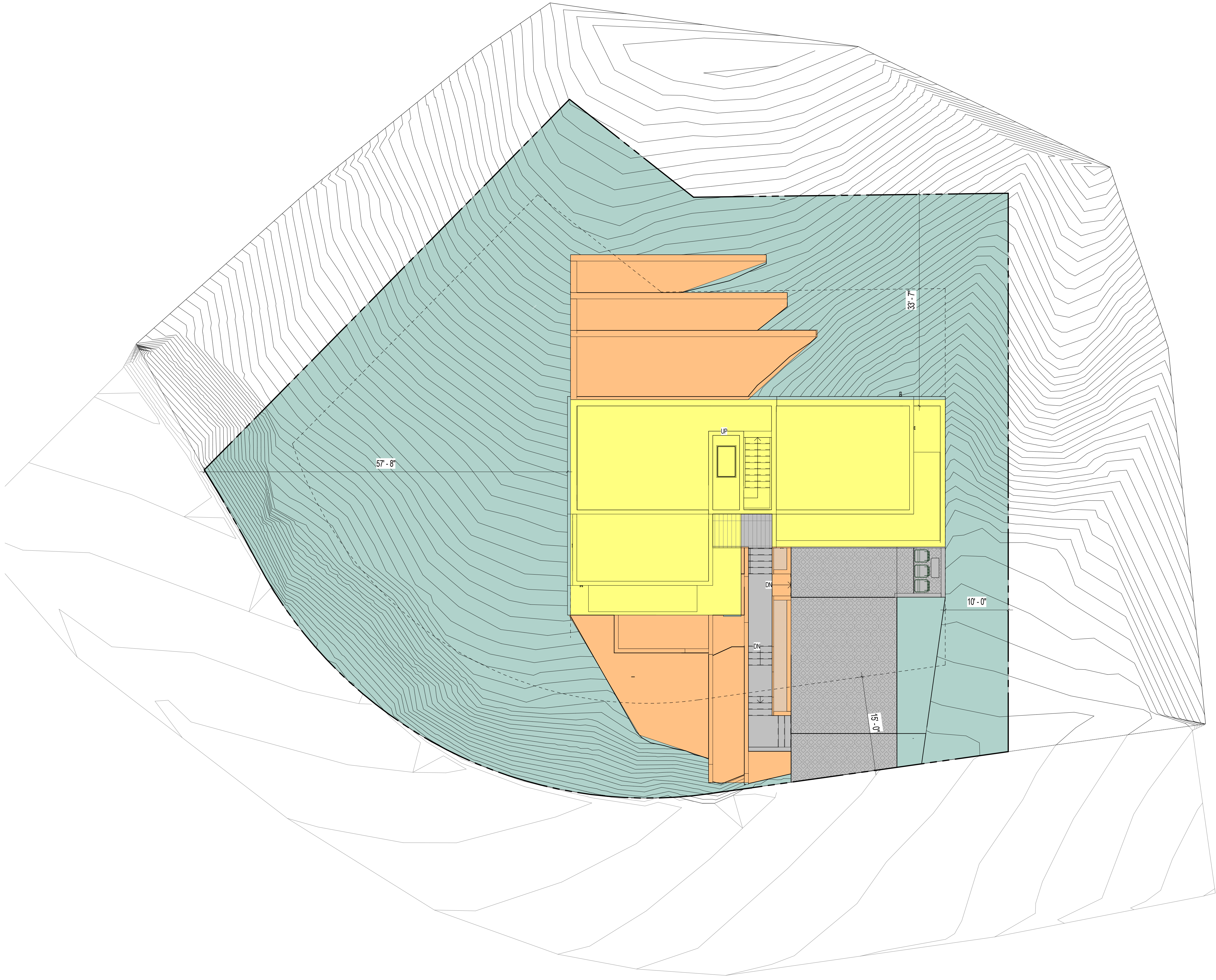
SHEET TITLE.

NEIGHBORHOOD
CONTEXT PLAN

JOB NO. SCALE
[DGN-001] AS NOTED

SHEET NO.

T-2.0



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

[design group name]

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SITE NOTES

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RET. WALL #

APPROVALS:

LOT SIZE: 10,307 SF
TOTAL LANDSCAPE SPACE : 7,821 SF
7,821 SF / 10,307 SF = 75%

- UNGRADED OPEN SPACE : 6,451 SF
- HARDSCAPE : 941 SF
- BUILDING : 1,545 SF
- LANDSCAPE : 1,370 SF

No.	Description	Date

SHEET TITLE.

HARDSCAPE VS
SOFTSCAPE

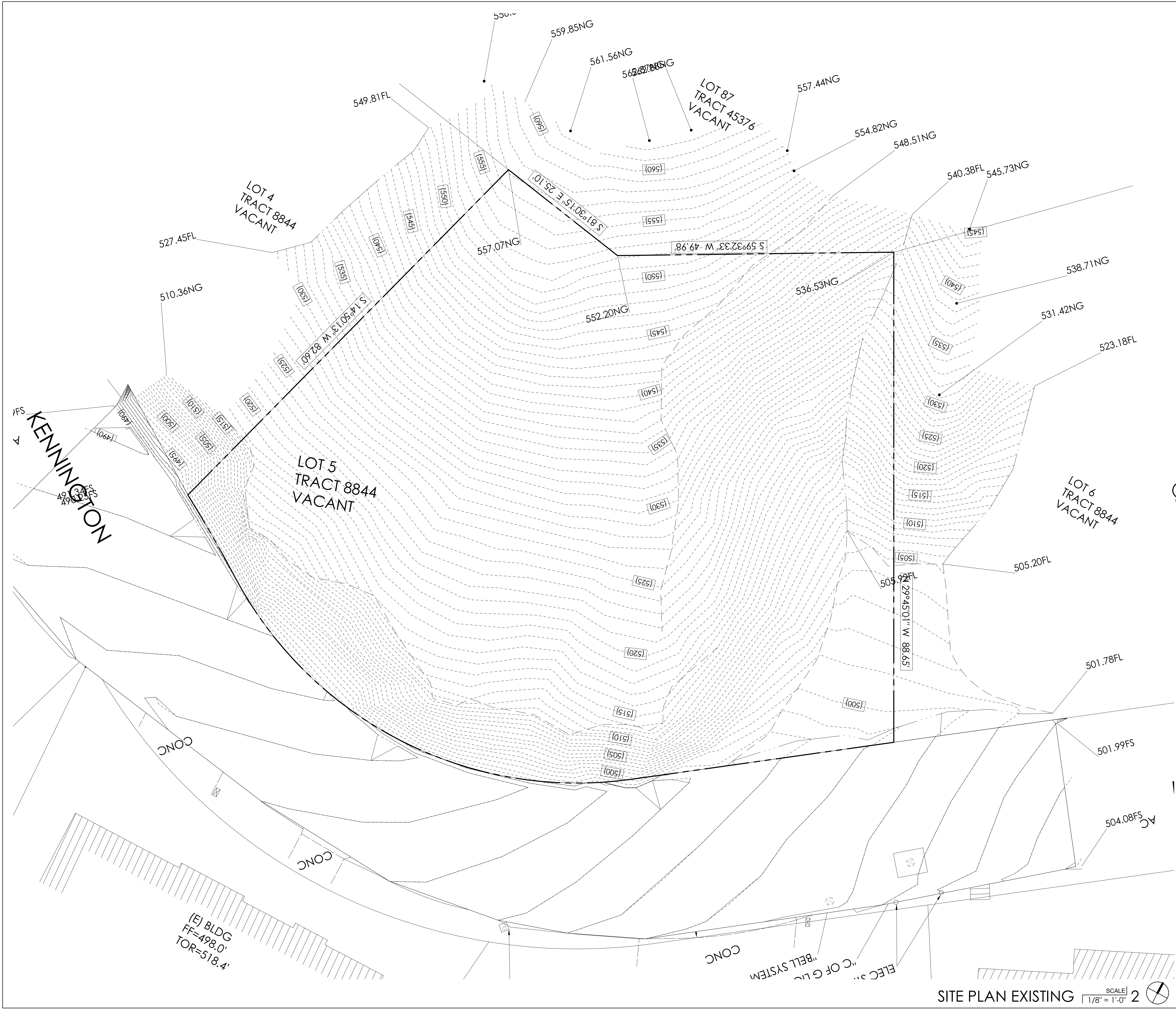
JOB NO. [DGN-001] SCALE AS NOTED

SHEET NO.

T-3.0

LEGEND

HARDSCAPE VS LANDSCAPE PLAN SCALE 1/8" = 1'-0" 1



DESCRIPTION

KEYNOTES

1. THERE ARE NO OAK, BAY OR SYCAMORE TREES ON THE LOT OR WITHIN TWENTY (2) FEET OF THE SITE - SEE T-6.0 FOR REFERENCE
2. ALL EASEMENTS HAVE BEEN INDICATED ON THIS SITE PLAN AND HAVE BEEN VERIFIED BY PUBLIC WORKS AND PLANNING DEPARTMENTS - NO SEWER OR STORM DRAIN EASEMENTS ON THIS LOT

SITE NOTES

FLOOR PLAN NOTES

- SITE DRAINAGE
- ROOF DRAINAGE
- SCOPE OF WORK
- PROPERTY LINE
- SETBACK
- FOOTPRINT

LEGEND

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APPROVALS:

No.	Description	Date
1	Revision 1 - 1st PLAN CHECK	112322

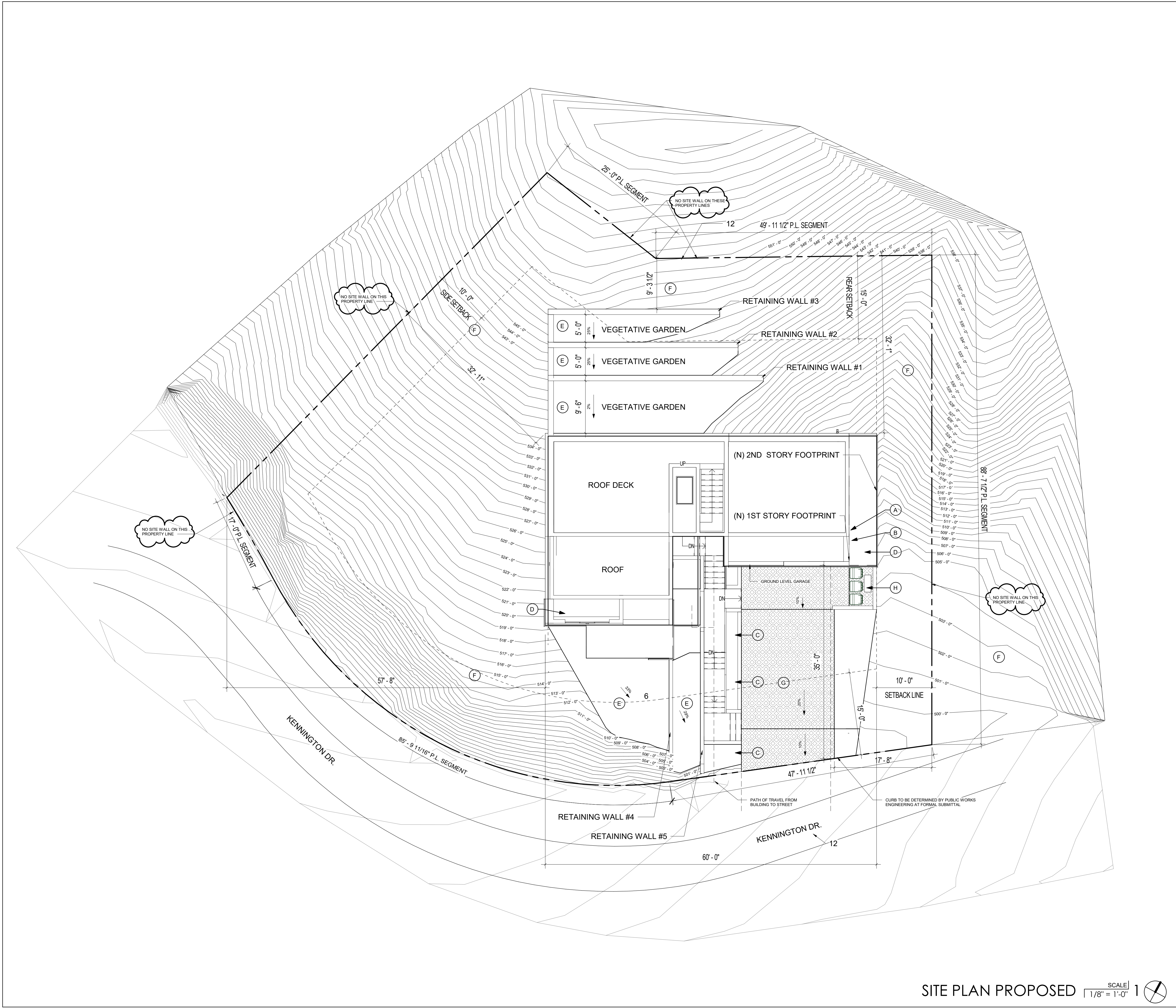
SHEET TITLE.

EXISTING SITE PLAN

JOB NO. SCALE
[DGN-001] AS NOTED

SHEET NO.

A-0.0



#	DESCRIPTION
A	GAS METER
B	ELECTRICAL METER
C	PLANTER
D	BALCONY
E	GRADED LANDSCAPE
F	NON-GRADED LANDSCAPE
G	PERMEABLE DRIVEWAY - SEE T-5.0 FOR SPECS
H	TRASH CAN LOCATION

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KEYNOTES

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SITE NOTES

APPROVALS:

FLOOR PLAN NOTES

- SITE DRAINAGE 2% AS PER ANNOTATION
- ROOF DRAINAGE AS PER ANNOTATION
- SCOPE OF WORK
- PROPERTY LINE
- SETBACK
- FOOTPRINT

LEGEND

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

No.	Description	Date
1	Revision 1 - 1st PLAN CHECK	112322

SHEET TITLE.

PROPOSED SITE PLAN

JOB NO. SCALE
[DGN-001] AS NOTED
SHEET NO.

A-1.0

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#	DESCRIPTION
1	RETAINING WALL 1- CONCRETE BOARD FORM FINISH, 5' HIGH MAX - SEE ELEVATIONS FOR REFERENCE. SEE SECTION - 5/ A-5.0
2	RETAINING WALL 2- CONCRETE BOARD FORM FINISH, 5' HIGH MAX - SEE ELEVATIONS FOR REFERENCE. SEE SECTION - 5/ A-5.0
3	RETAINING WALL 3- CONCRETE BOARD FORM FINISH, 5' HIGH MAX - SEE ELEVATIONS FOR REFERENCE. SEE SECTION - 5/ A-5.0
4	RETAINING WALL 4- CONCRETE BOARD FORM FINISH, 5' HIGH MAX - SEE ELEVATIONS FOR REFERENCE. SEE SECTION - 5/ A-5.0
5	RETAINING WALL 5- CONCRETE BOARD FORM FINISH, 5' HIGH MAX - SEE ELEVATIONS FOR REFERENCE. SEE SECTION - 5/ A-5.0
6	RETAINING WALL 6- CONCRETE BOARD FORM FINISH, 42" HIGH MAX - SEE ELEVATIONS FOR REFERENCE. SEE SECTION - 5/ A-5.0
7	WALL 7- CONCRETE BOARD FORM FINISH, 5' HIGH MAX - SEE ELEVATIONS FOR REFERENCE. SEE SECTION - 5/ A-5.0
8	WALL 8- P. T. WOOD SIDING TO MATCH FACADE, 5' HIGH MAX - SEE ELEVATIONS FOR REFERENCE. SEE SECTION - 5/ A-5.0
9	WALL 9- P. T. WOOD SIDING TO MATCH FACADE, 5' HIGH MAX - SEE ELEVATIONS FOR REFERENCE. SEE SECTION - 5/ A-5.0
10	WALL 10- CONCRETE BOARD FORM FINISH, 5' HIGH MAX / TO FOLLOW SLOPE - SEE ELEVATIONS FOR REFERENCE. SEE SECTION - 5/ A-5.0

APPROVALS:

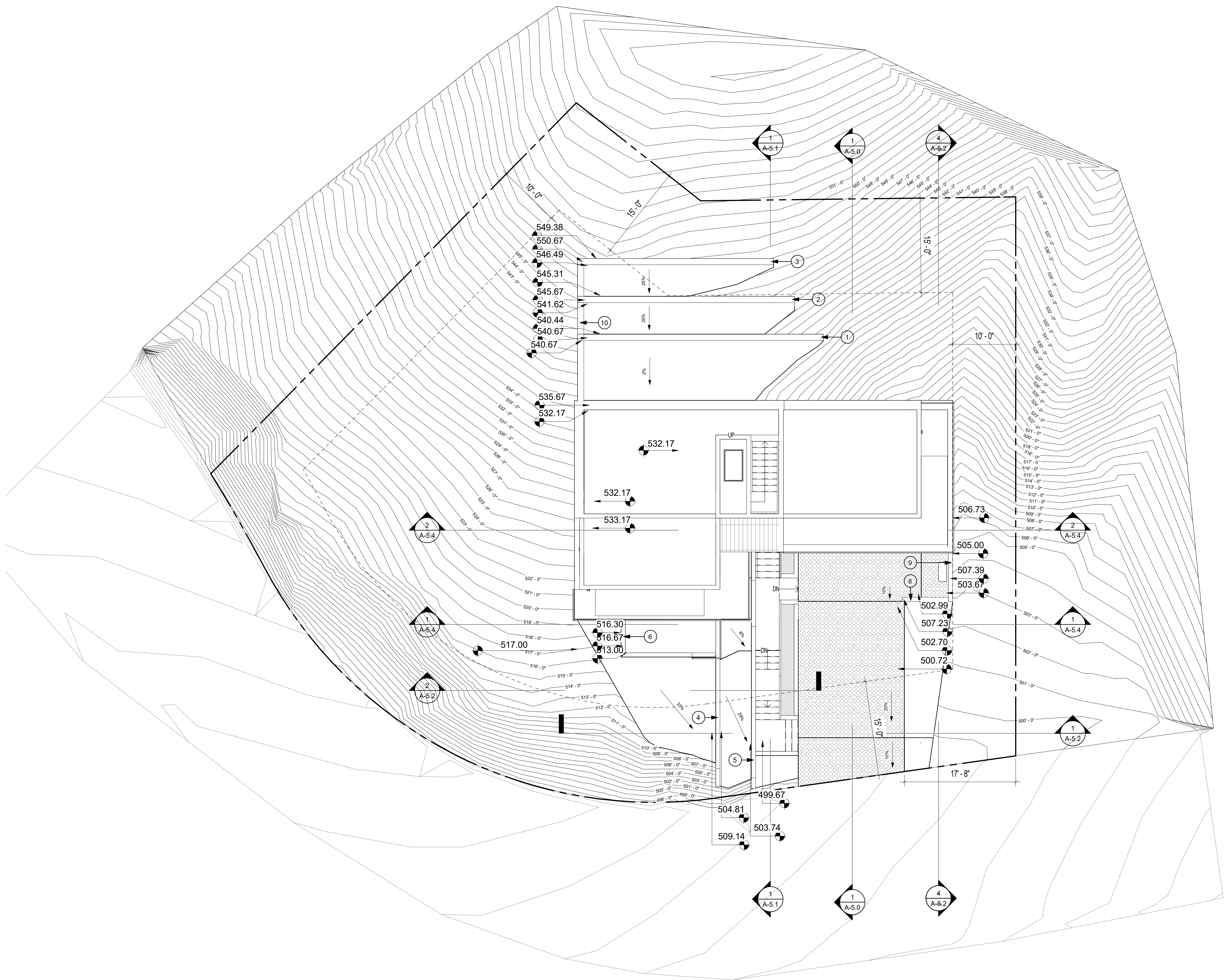
No.	Description	Date

SHEET TITLE.

JOB NO.	SCALE
OGN-001]	AS NOTED
SHEET NO.	

11/1/2024 5:46:57 PM

SITE PLAN PROPOSED - HTS. $\frac{1}{8}" = 1'-0"$ 1




SITE DRAINAGE
 2%


ROOF DRAINAGE
 AS PER ANNOTATION

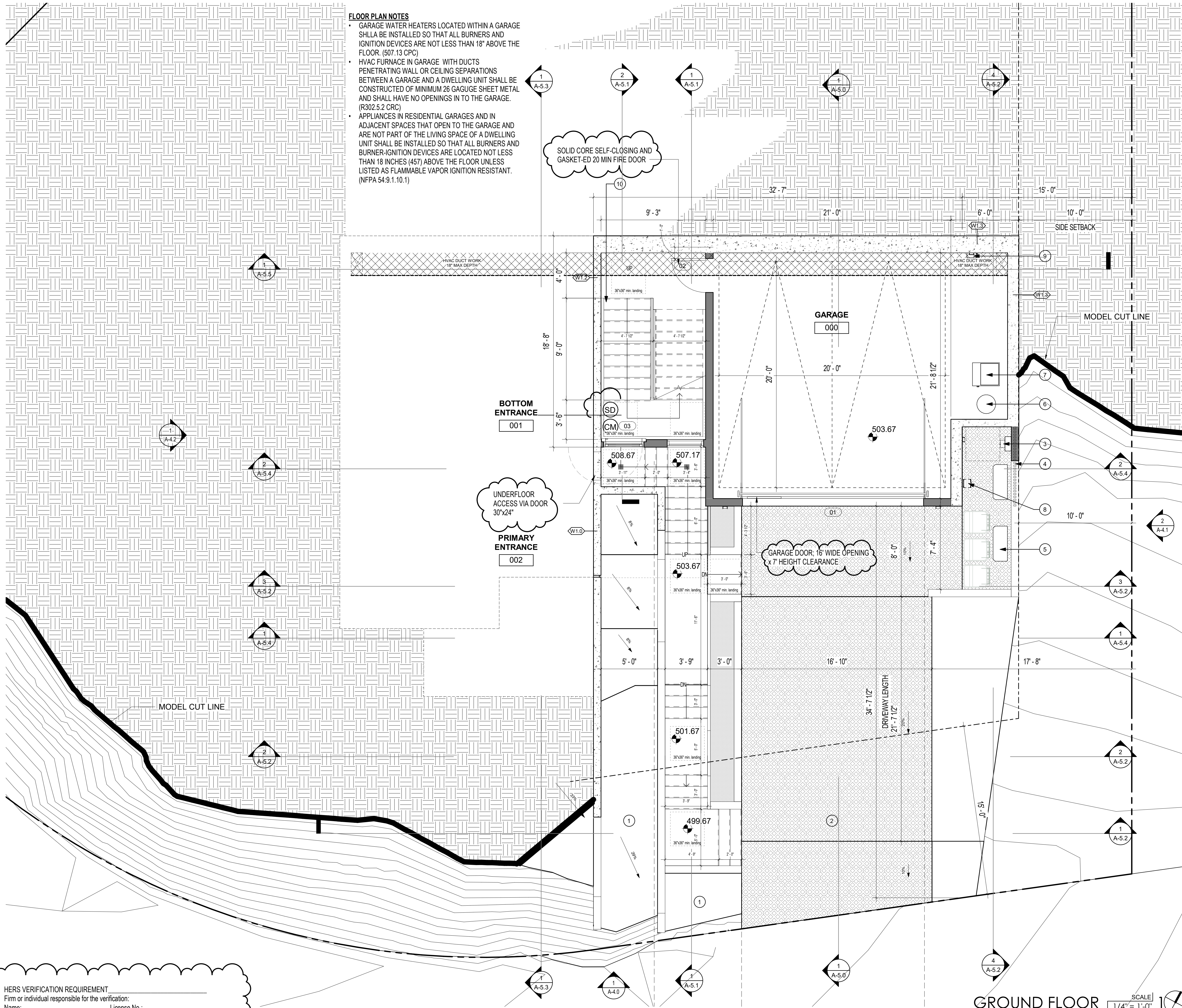

SCOPE OF WORK


PROPERTY LINE


SETBACK


FOOTPRINT

A-1.1



- FLOOR PLAN NOTES**
- GARAGE WATER HEATERS LOCATED WITHIN A GARAGE SHALL BE INSTALLED SO THAT ALL BURNERS AND IGNITION DEVICES ARE NOT LESS THAN 18" ABOVE THE FLOOR. (507.13 CPC)
 - HVAC FURNACE IN GARAGE WITH DUCTS PENETRATING WALL OR CEILING SEPARATIONS BETWEEN A GARAGE AND A DWELLING UNIT SHALL BE CONSTRUCTED OF MINIMUM 26 GAGUE SHEET METAL AND SHALL HAVE NO OPENINGS IN TO THE GARAGE. (R302.5.2 CRC)
 - APPLIANCES IN RESIDENTIAL GARAGES AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE AND ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT SHALL BE INSTALLED SO THAT ALL BURNERS AND BURNER-IGNITION DEVICES ARE LOCATED NOT LESS THAN 18 INCHES (457) ABOVE THE FLOOR UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. (NFPA 54-9.1.10.1)

#	DESCRIPTION
1	GRADED LANDSCAPE
2	PERMEABLE DRIVEWAY
3	ELECTRICAL METERS - SEE METER SPOT ON T-6.0
4	VERTICAL WOOD SLATS / RAILING
5	A/C CONDENSORS AS PER T24
6	WATER HEATER - AS PER T24
7	FURNACE - AS PER T24
8	GAS METER - UNDER ELECTRICAL METER
9	ELECTRIC VEHICLE CHARGER-4.106.4.1 New one- and two-family dwellings and town-houses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
10	WOOD STAIRS AS PER DETAIL 6 & 7 / AD-2.0 - SEE STRUCTURAL FOR ADDITIONAL INFORMATION

- KEYNOTES**
- SMOKE ALARMS SHALL COMPLY WITH SPECIFIC LOCATION REQUIREMENTS PER NFPA 72 SECTION 29.8.3.4. (CRC R314.3.3, CBC 907.2.11.8)
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 - A. AN APPROVED SMOKE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING \$1000. (CRC R314.8.2)
 - B. BATTERY OPERATED SMOKE ALARMS PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE OR IN BUILDING UNDERGOING ALTERATION OR REPAIR THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT WHICH COULD PROVIDE ACCESS FOR WIRING. (CRC R314.8 EXCEPTIONS 1, 3, CBC 907.2.11.9)
 - C. SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. (CRC R314.4, CBC 907.10.5)
 - D. SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP. (CRC R314.6, CBC 907.12.6, CBC 907.2.11.9)
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 - A. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR EXISTING BUILDINGS AND NEW CONSTRUCTION WHEN THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE, FIREPLACE, AND/OR AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING. (CRC 315.2.1, CBC 915.1.1, CBC 915.1.5)
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FLOOR PLAN NOTES

- LEGEND**
- CONCRETE WALL
 - EXT. WALL
 - INT. WALL
 - TOILET CLEARANCE
CLEARANCE IN FRONT OF TOILET SHALL BE 24" DEPTH & 30" WIDTH
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REFER TO BUILDING ELEVATIONS & SITE PLAN FOR ADDTL INFORMATION
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 - CO2 DETECTOR
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APPROVALS:

No.	Description	Date
1	Revision 1 - 1st PLAN CHECK	11/23/22

SHEET TITLE.

GROUND FLOOR

JOB NO. SCALE

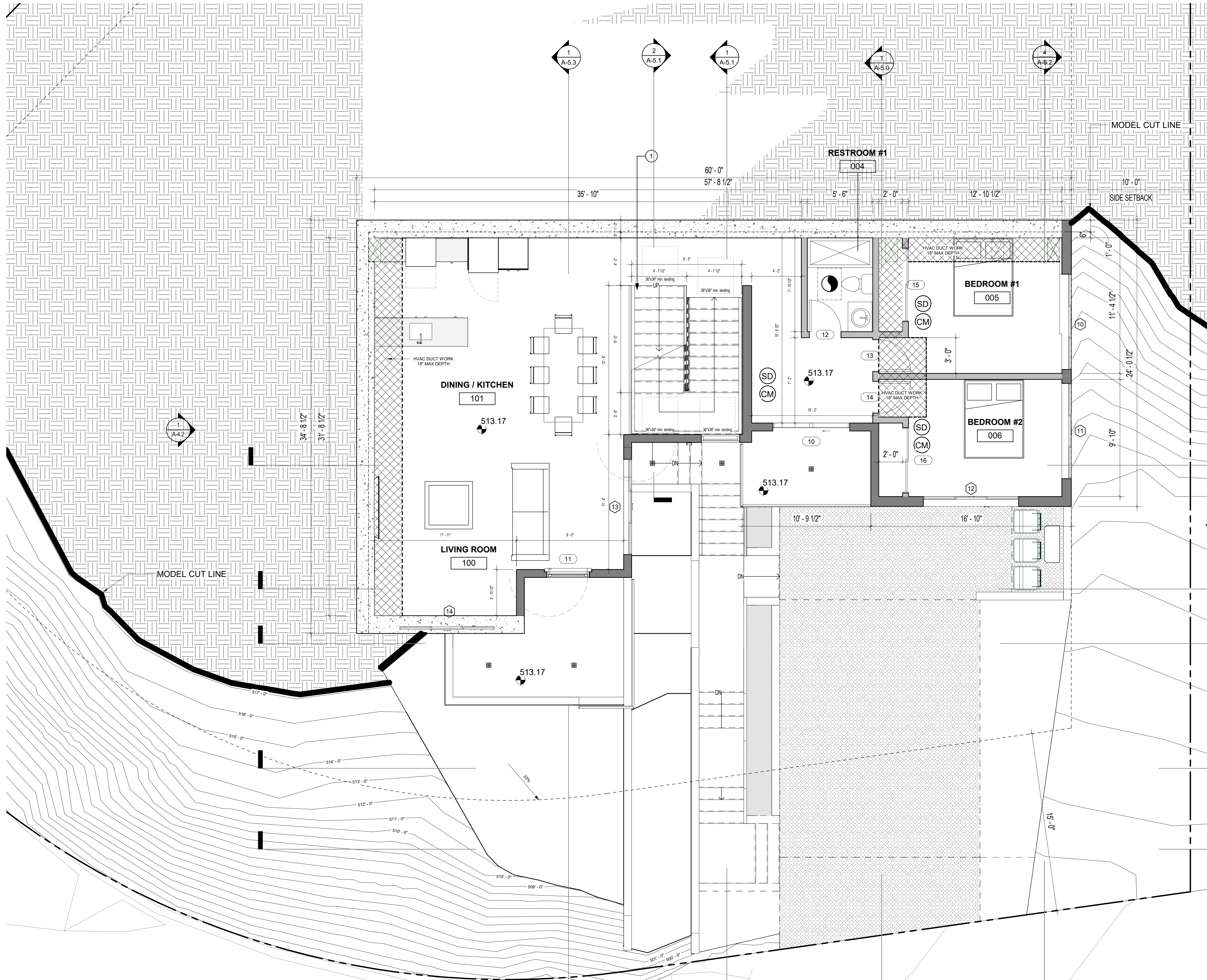
10/24/22 10/24/22

SHEET NO.

A-2.0

HERS VERIFICATION REQUIREMENT
Firm or individual responsible for the verification:
Name: License No.:

11/1/2024 5:47:00 PM



#	DESCRIPTION
1	WOOD STAIRS AS PER DETAIL 6 & 7 / AD-2.0 - SEE STRUCTURAL FOR ADDITIONAL INFORMATION

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LEGEND

[design group name]

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APPROVALS:

No.	Description	Date
1	Revision 1 - 1st PLAN CHECK	112322

SHEET TITLE.

1ST FLOOR

JOB NO. SCALE
[DGN-001] AS NOTED

SHEET NO.

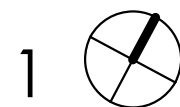
A-2.1

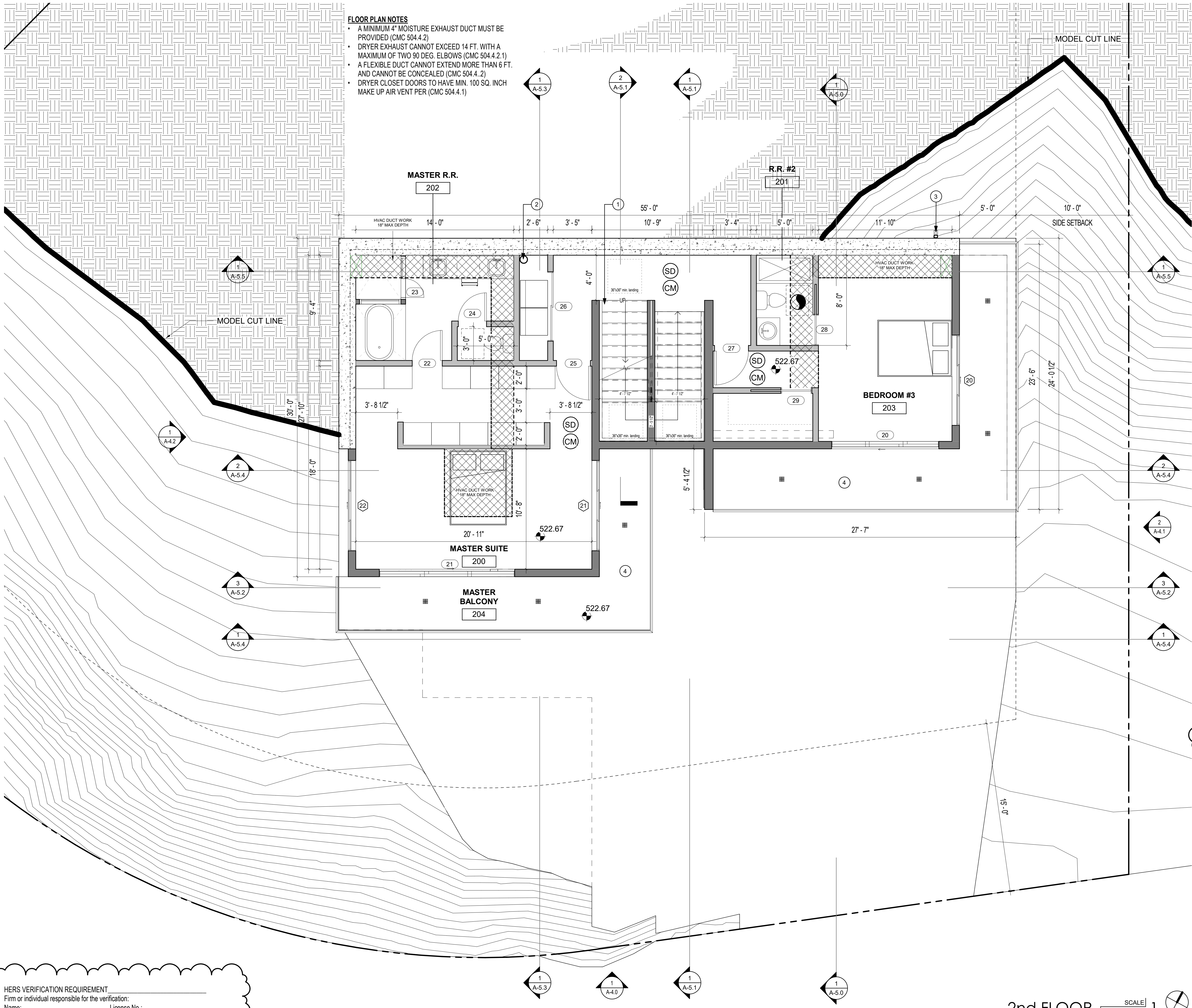
HERS VERIFICATION REQUIREMENT
Firm or individual responsible for the verification:
Name: _____ License No.: _____

1st FLOOR

SCALE

1/4" = 1'-0"





- FLOOR PLAN NOTES**
- A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.4.2)
 - DRYER EXHAUST CANNOT EXCEED 14 FT. WITH A MAXIMUM OF TWO 90 DEG. ELBOWS (CMC 504.4.2.1)
 - A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED (CMC 504.4.2.2)
 - DRYER CLOSET DOORS TO HAVE MIN. 100 SQ. INCH MAKE UP AIR VENT PER (CMC 504.4.1)

#	DESCRIPTION
1	WOOD STAIRS AS PER DETAIL 6 & 7 (AD.2.0 - SEE STRUCTURAL FOR ADDITIONAL INFORMATION)
2	4" MIN. MOISTURE EXHAUST DUCT - SEE DETAIL
3	DOWNSPOUT - DARK FINISH - CONNECT ALL DOWNSPOUTS TO DRAINAGE AS PER CIVIL PLAN
4	ROOF DECK SURFACE TO BE COATED WITH ESR-1284 - GacoFlex Urethane Rubber Walking Deck Roof Covering - INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

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LEGEND

APPROVALS:

No.	Description	Date
1	Revision 1 - 1st PLAN CHECK	11/23/22

SHEET TITLE:

2ND FLOOR

JOB NO. SCALE
[DGN-001] AS NOTED

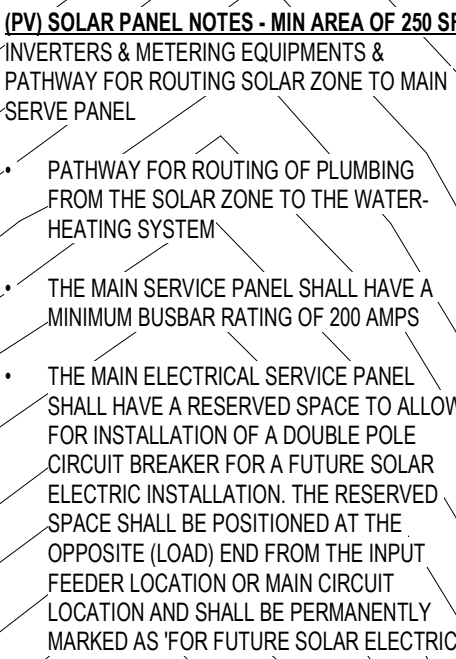
SHEET NO.

A-2.2

HERS VERIFICATION REQUIREMENT
Firm or individual responsible for the verification:
Name: _____ License No.: _____

2nd FLOOR SCALE 1/4" = 1'-0" 1

11/1/2024 5:47:04 PM



KEYNOTES

- ## FLOOR PLAN NOTES

SLAB ELEVATION CHANGE
REFER TO BUILDING ELEVATIONS & SITE PLAN FOR
ADD'L INFORMATION

(SD)

SMOKE DETECTOR

(CM)

CO2 DETECTOR

(E)

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LEGEND

A-2.3

DECK SCALE
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