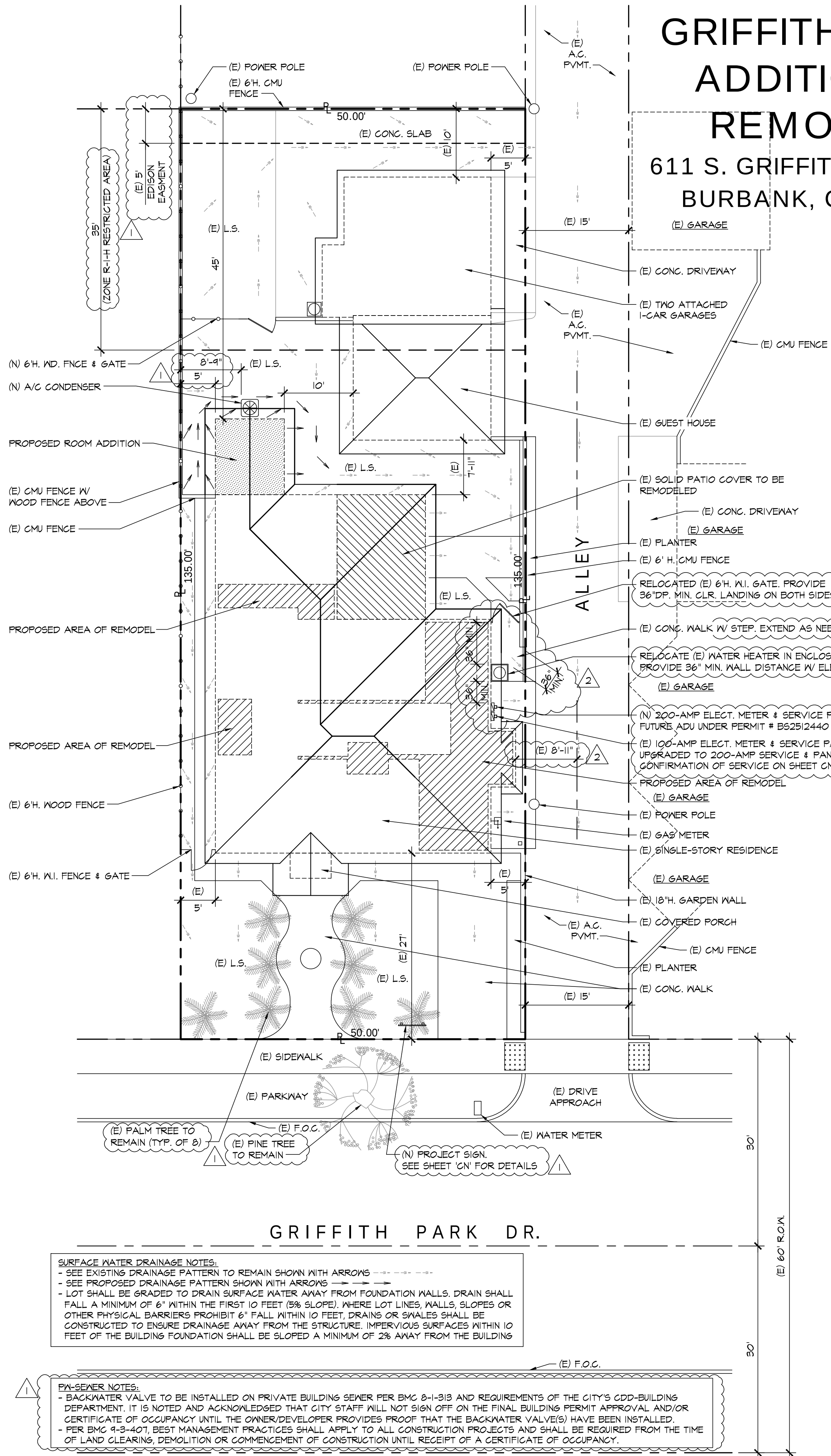


611
GRIFFITH PARK
ADDITION &
REMODEL
611 S. GRIFFITH PARK DR.
BURBANK, CA 91506



SURFACE WATER DRAINAGE NOTES:
- SEE EXISTING DRAINAGE PATTERN TO REMAIN SHOWN WITH ARROWS
- SEE PROPOSED DRAINAGE PATTERN WITH ARROWS
- LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. DRAIN SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET (5% SLOPE). WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING

PERMIT NOTES:
- BACKWATER VALVE TO BE INSTALLED ON PRIVATE BUILDING SEWER PER BMC 8-1-313 AND REQUIREMENTS OF THE CITY'S CDD-BUILDING DEPARTMENT. IT IS NOTED AND ACKNOWLEDGED THAT CITY STAFF WILL NOT SIGN OFF ON THE FINAL BUILDING PERMIT APPROVAL AND/OR CERTIFICATE OF OCCUPANCY UNTIL THE OWNER/DEVELOPER PROVIDES PROOF THAT THE BACKWATER VALVE(S) HAVE BEEN INSTALLED.
- PER BMC 9-3-401, BEST MANAGEMENT PRACTICES SHALL APPLY TO ALL CONSTRUCTION PROJECTS AND SHALL BE REQUIRED FROM THE TIME OF LAND CLEARING, DEMOLITION OR COMMENCEMENT OF CONSTRUCTION UNTIL RECEIPT OF A CERTIFICATE OF OCCUPANCY.

SITE PLAN



NORTH

- THESE NOTES SHALL APPLY UNLESS OTHERWISE NOTED ON PLANS
1. THESE DRAWINGS, LAYOUTS AND IDEAS ARE NOT TO BE REPRODUCED WITHOUT THE CONSENT OF BONALDO ENGINEERING.
 2. ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED BY THE CONTRACTOR BEFORE STARTING CONSTRUCTION AND NOTIFY ENGINEER OR DESIGNER OF ANY DISCREPANCIES WITH PLANS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA GREEN BUILDING CODE (CALGREEN), 2022 CALIFORNIA ENERGY CODE, AND THE CITY OF BURBANK MUNICIPAL CODE.
 4. APPROVAL OF THESE PLANS BY THE BUILDING DEPARTMENT DOES NOT INCLUDE THE APPROVAL FOR ANY TYPE OF ALARM SYSTEM THAT MAY BE SHOWN OR REQUIRED.
 5. SEPARATE APPROVALS FOR ANY ALARM SYSTEMS MUST BE OBTAINED.
 6. DESIGN SOIL BEARING IS 1500 P.S.F. PER TABLE 1806.2 OF THE 2022 CBC.
 7. COMPACTION REPORTS AND SOILS ENGINEER'S ROUGH GRADING CERTIFICATE SHALL BE ON FILE WITH THE BUILDING AND SAFETY DIVISION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 8. SURFACE WATER SHALL BE DIRECTED TO DRAIN AWAY FROM BUILDINGS.
 9. ALL FOOTINGS SHALL HAVE A MINIMUM DEPTH BELOW UNDISTURBED GROUND SURFACE OR APPROVED COMPACTED FILL OF 12" MIN. FOR (1) STORY AND 18" MIN. FOR (2) STORY.
 10. CONCRETE SHALL BE 2500 P.S.I. AT 28 DAYS.
 11. ANCHOR BOLTS, REBAR, POST BASES, HOLDDOWNS, ETC., SHALL BE ACCURATELY LOCATED AND TIED IN PLACE PRIOR TO POURING OF ANY CONCRETE.
 12. REBAR SHALL BE DEFORMED A.S.T.M. A615 GRADE 40. SPLICE BARS WITH 30d MIN. DIAMETERS MIN. LAP IN CONCRETE AND 50 BAR DIAMETERS MIN. IN MASONRY.
 13. CONCRETE BLOCKS SHALL BE LIGHTWEIGHT UNITS CONFORMING TO A.S.T.M. GRADE 90.
 14. SPECIAL INSPECTION NOT REQUIRED.
 15. MORTAR MIX SHALL BE PER SEC. 2103A.2 OF 2022 CBC AND SHALL CONFORM TO ARTICLES 21 AND 26A OF TMS 602.
 16. GROUT MIX SHALL BE PER SEC. 2103A.3 OF 2022 CBC AND COMPLY WITH ARTICLE 22 OF TMS 602. THE GROUT SHALL BE SPECIFIED BY PROPORTION REQUIREMENTS OR PROPERTY REQUIREMENTS.
 17. LUMBER SHALL BE GRADE STAMPED BY AN APPROVED AGENCY, N.W.P.A., N.C.L.B., OR EQUAL, UNLESS NOTED OTHERWISE.
 18. LUMBER SHALL BE AS FOLLOWS:
2x4 STUDS: STUD GRADE D.F.-L.
2x6 STUDS: STUD GRADE D.F.-L. OR #3 D.F.-L.
2x WALL PLATES: CONSTRUCTION GRADE D.F.-L. OR #2 D.F.-L.
2x RAFTERS AND JOISTS: #2 D.F.-L.
4x BEAMS: #2 D.F.-L.
6x BEAMS: #1 D.F.-L.
4x POSTS: CONSTRUCTION GRADE D.F.-L. OR #2 D.F.-L.
6x POSTS: #1 D.F.-L.
 19. WOOD PLATES ON SLAB SHALL BE PRESSURE TREATED D.F.-L. OR FOUNDATION GRADE REDWOOD.
 20. PLYWOOD SHALL BE GRADE STAMPED BY THE A.P.A. OR EQUAL IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 1-83, AND SHALL BE STRUCTURAL I, EXPOSURE 1.
 21. MISCELLANEOUS STEEL SHALL CONFORM TO A.S.T.M. SPECIFICATIONS FOR MINIMUM YIELD STRENGTH OF 36,000 P.S.I.
 22. ALL WELDING SHALL BE DONE BY A CERTIFIED WELDER IN AN APPROVED SHOP, OR IN THE FIELD WITH SPECIAL INSPECTION, UNLESS APPROVED OTHERWISE BY THE BUILDING OFFICIAL.
 23. HOLES FOR BOLTS IN WOOD SHALL BE BOLT DIAMETER +1/16" MAX. HOLES FOR BOLTS IN STEEL SHALL BE BOLT DIAMETER +1/16" MAX.
 24. METAL FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE.
 25. NAILING OF WOOD MEMBERS SHALL BE IN ACCORDANCE WITH TABLE 2304.10.2 OF THE 2022 CBC.
 26. BOLTS SHALL BE A.S.T.M. GRADE A-307.
 27. SHOWER AND TUB/SHOWER CONTROL VALVES SHALL BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER SECTIONS 408.3 AND 408.4 OF THE 2022 CBC.
 28. PLUMBING PIPING: CPVC PIPING MAY NOT BE USED FOR HOT OR COLD WATER PIPING INSIDE A BUILDING.
 29. WATER HEATER SHALL BE ADEQUATELY BRACED TO RESIST SEISMIC FORCES. PROVIDE (2) STRAPS (ONE STRAP AT TOP 1/3 OF THE TANK AND ONE STRAP AT THE BOTTOM 1/3 OF THE TANK) PER SECTION 507.2 OF THE 2022 CPC.
 30. MECHANICAL VENTS FOR FORCED AIR UNITS SHALL NOT BE INTERCONNECTED WITH THE NATURAL DRAFT VENT OF ANOTHER NATURAL GAS APPLIANCE, UNLESS DOCUMENTATION IS PROVIDED TO THE BUILDING AND SAFETY DIVISION, VERIFYING THAT THE FORCED AIR UNIT BEING INSTALLED IS NOT EQUIPPED WITH A FORCED INDUCTION FAN OR ANY OTHER EQUIPMENT THAT WOULD CREATE A MECHANICAL DRAFT SYSTEM, PER THE REQUIREMENTS OF CHAPTER 5 OF THE 2022 CMC.
 31. SAFETY GLAZING SHALL BE USED IN FIXED AND OPERABLE PANELS OF SWINGS, SLIDING AND BIFOLD DOORS PER SECTIONS R308.1 AND R308.4 OF THE 2022 CRC.

- CITY OF BURBANK GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CBC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THE CITY OF BURBANK LOCAL AMENDMENTS.
 2. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
 3. ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
 4. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING. (BMC 4-1-2-3302)
 5. WATER SHALL BE PROVIDED ON SITE USED TO CONTROL DUST.
 6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC 4-1-2-3305.1)
 7. THE FINISH GRADE SHALL SLOPE A MIN. OF 5% OR 6" TO POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2% (CBC 1804.4, CRC R403.13)
 8. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2% (CBC 1808.7.4, CRC R403.13)

- DEMOLITION NOTES:**
- A MINIMUM 65% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. AN ADMINISTRATIVE FEE AND A REFUNDABLE DEPOSIT WILL BE COLLECTED AT THE TIME OF PERMIT ISSUANCE. THE DEPOSIT CAN BE REFUNDED IF RECYCLING RECEIPTS ARE SUBMITTED TO BUILDING DIVISION WITHIN 60 DAYS OF PERMIT FINAL (BMC 9-1-1-1012).
 - PARTIAL DEMOLITION OF A RESIDENTIAL STRUCTURE IN ASSOCIATION WITH A CONSTRUCTION PROJECT IS ONLY PERMITTED WHERE INDICATED ON THE APPROVED PLANS. ANY DEMOLITION WORK BEYOND THAT SHOWN ON THE APPROVED PLANS MAY RESULT IN A STOP WORK ORDER (CBC CHAPTER 1 SEC. 15) AND/OR REVOCATION OF THE PERMIT (CBC CHAPTER 1, SEC. 105.6). ADDITIONAL DEMOLITION WORK MAY ALSO REQUIRE COMPLIANCE WITH BURBANK MUNICIPAL CODE SEC. 10-1-1810 IF MORE THAN 50% OF THE STRUCTURE IS DEMOLISHED.

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 (BMC 9-1-1-107)

HERS VERIFICATION REQUIREMENT:
FIRM OR INDIVIDUAL RESPONSIBLE FOR THE VERIFICATION:
NAME: _____ LICENSE No.: _____

REFER TO SHEET "CN" FOR ADDITIONAL CITY NOTES

RESIDENTIAL GREEN BUILDING STANDARDS:
REFER TO SHEETS CALG-1 & CALG-2 FOR ADDITIONAL MANDATORY MEASURES

1. MINIMUM OF 65% OF CONSTRUCTION NON-HAZARDOUS WASTE IS TO BE RECYCLED. (C6BC 4.408.1)
2. CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT. PER C6BC 4.408.2
3. IF NEW APPLIANCES, ETC. ARE TO BE INSTALLED, BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. (C6BC 4.410.1)
4. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. (C6BC 4.504.1)
5. VOLATILE ORGANIC COMPOUNDS (VOC's) MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4504.3 AND TABLES 4504.1, 4504.2, 4504.3 AND 4504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. (C6BC 4.504.2)
6. MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF THREE METHODS SPECIFIED IN SECTION 4505.3. BUILDING MATERIALS WITH VISIBLE SIGN OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN C6BC SECTION 4505.3
7. PRIOR TO FINAL INSPECTION, THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE, TO THE BUILDING DEPARTMENT OFFICIAL, WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARD CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. (C6BC 102.3)
8. PER C6BC SECTION 409.3.1, EXISTING NONCOMPLIANT FIXTURES (TOILETS THAT USE MORE THAN 128 GALLONS PER FLUSH, URINALS THAT USE MORE THAN 0.125 GALLON OF WATER PER FLUSH, SHOWERHEADS THAT HAVE A FLOW CAPACITY OF MORE THAN 1.8 GALLONS OF WATER PER MINUTE, KITCHEN FAUCETS THAT EMIT MORE THAN 1.8 GALLONS OF WATER PER MINUTE OR OTHER INTERIOR FAUCETS THAT EMIT MORE THAN 1.2 GALLONS OF WATER PER MINUTE) SHALL BE REPLACED BY WATER CONSERVING FLUSHING FIXTURES COMPLYING WITH C6BC SECTION 409.3.1. CERTIFICATION OF COMPLIANCE SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO FINAL PERMIT APPROVAL.

SPECIAL INSPECTIONS REQUIRED:

1. EPOXY ANCHORS - PERIODICALLY DURING INSTALLATION

CONTRACTOR RESPONSIBILITY: EACH CONTRACTOR OR SUB-CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE WIND AND/OR SEISMIC RESISTING SYSTEM THAT IS LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK REQUIRING SPECIAL INSPECTION. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS

GENERAL NOTES

SHEET No.	SHEET DESCRIPTION	ST. 5/26/25	P.C. REV. 3/4/26	P.C. REV. 5/26/26
CVR	SITE PLAN, VICINITY MAP, AND GENERAL NOTES	•	•	•
CN	CITY NOTES	•	•	•
A-1	EXISTING/DEMOLITION FLOOR PLAN	•	•	•
A-2	PROPOSED FLOOR PLAN	•	•	•
A-2.1	EXISTING & PROPOSED ROOF PLANS	•	•	•
A-3.0	EXISTING EXTERIOR ELEVATIONS	•	•	•
A-3.1	PROPOSED EXTERIOR ELEVATIONS	•	•	•
SN-1	STRUCTURAL GENERAL NOTES	•	•	•
SN-2	STRUCTURAL SCHEDULES & STANDARD DETAILS	•	•	•
S-1	FOUNDATION PLAN	•	•	•
S-2.0	EXISTING/DEMOLITION ROOF FRAMING PLAN	•	•	•
S-2.1	ROOF FRAMING PLAN	•	•	•
S-3.1	SECTIONS	•	•	•
S-3.2	SECTIONS	•	•	•
S-3.3	SECTIONS	•	•	•
SD-1	FOUNDATION DETAILS	•	•	•
SD-2	FRAMING DETAILS	•	•	•
SD-3	DETAILS & FASTENING SCHEDULE	•	•	•
EN-1	ENERGY NOTES / REQUIREMENTS	•	•	•
EN-2	ENERGY NOTES / REQUIREMENTS	•	•	•
CALG-1	CALGREEN RESIDENTIAL MANDATORY MEASURES	•	•	•
CALG-2	CALGREEN RESIDENTIAL MANDATORY MEASURES	•	•	•
SHEET INDEX		SCALE	1	
SCOPE OF WORK		SCALE	2	
SITE DATA		SCALE	3	
BUILDING INFO.		SCALE	4	
LEGAL DESCRIPTION		SCALE	5	
VICINITY MAP		SCALE	6	

bonaldo engineering
10700 Jersey blvd., suite 700
rancho cucamonga, ca 91730
phone 1.909.944.9992
email sergeb@bonaldoeing.com

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF BONALDO ENGINEERING. ALL DESIGNS AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR THE USE ON THE SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE. WITHOUT THE EXPRESS WRITTEN PERMISSION OF BONALDO ENGINEERING, WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE FIELD AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

**611 GRIFFITH PARK
ADDITION & REMODEL**

PROJECT ADDRESS: 611 S. GRIFFITH PARK DR., BURBANK, CA 91506

CASE No. OWNER

SHEET TITLE: SITE PLAN, VICINITY MAP, GENERAL NOTES

SHEET No. 25-16-4557

CVR

This approval covers only the work included on the application for the permit and is not an approval of the violation of any provisions of the City Ordinances or State Law, or a waiver of any other required approvals.