



City of Glendora | City Clerk

116 E. Foothill Blvd., Glendora, CA 91741-3380
(626) 914-8210 | (626) 914-8258 Fax | CityOfGlendora.org

DATE: March 31, 2025
TO: Chair and Commissioners
FROM: City Clerk's Office
CC: Jeff Kugel, Community Development Director
Mark Carnahan, City Planner
SUBJECT: Distribution Under Separate Cover - April 1, 2025 Planning Commission Meeting
Agenda Item #3 - Development Plan Review for hillside grading associated with the
development of a single-family dwelling at 945 N. Silent Ranch Drive (Project File No.
PLN24-0020)

Attached is a revised set of plans to Public Hearing Agenda Item# 3 for 945 N. Silent Ranch Rd.

Copies are made available on the dais and to the public.

No other changes are being requested.

CHAKBAZOF RESIDENCE

PROJECT DESCRIPTION:

CONSTRUCTION OF A NEW 5,892 S.F. 2-STORY SINGLE-FAMILY RESIDENCE, 25 FEET IN HEIGHT, POOL/SPA, RETAINING WALLS NO HIGHER THAN 6 FEET IN HEIGHT, 20'-WIDE ACCESS DRIVEWAY, LANDSCAPING, CONSTRUCTION OF A NEW 854 S.F. CABANA/BAR AND POOL BATHROOM.

ADDRESS: 945 N SILENT RANCH DR GLENDORA, CA 91741
LCP DESIGNATION PER GENERAL PLAN: RURAL RESIDENTIAL

OCCUPANCY: R-3
TYPE OF CONSTRUCTION: TYPE V-B
ZONE: E7- 20,000 (SINGLE FAMILY ESTATE)

PARKING CALCULATION: 3 ENCLOSED/3 UNENCLOSED PARKING SPACES

YARD SETBACK SUMMARY:

YARD SETBACKS	REQUIRED
FRONT YARD:	25'-0" FRONT YARD SETBACK LINE PROPOSED: 145.9 CU.YD
SIDE YARDS:	7'-0" SIDE YARD SETBACK LINE
REAR YARD:	35'-0" REARYARD SETBACK LINE PROPOSED: 72'-7"

LEGAL DESCRIPTION:

TRACT: 33869 LOT: 17

A.P.N #: 8684-014-026

PHYSICAL DESCRIPTION:

GROSS LOT AREA: 21,700 S.F.

NUMBER OF STORIES: 2 (WITH 3-CAR GARAGE)

LOT DIMENSIONS: (IRREGULAR)
149.21' ON NORTH P.L., 144.83' ON SOUTH P.L.
130.00' ON WEST P.L., 135' ON EAST P.L.

TOTAL FLOOR AREAS:	
PROPOSED GROUND FLOOR:	2,816 S.F.
PROPOSED UPPER FLOOR:	3,076 S.F.
PROPOSED 4-CAR GARAGE:	810 S.F.
PROPOSED PATIO:	975 S.F.
PROPOSED FRONT PORCH:	82 S.F.

75% UPPER FLOOR RULE CALCULATION:	
UPPER FLOOR:	2,816 SQUARE FEET
GROUND FLOOR:	3,076 SQUARE FEET
GARAGE:	810-400 = 410 SQUARE FEET
PATIO:	975 S.F.
PORCH:	82 S.F.
GROUND FLOOR TOTAL =	6,302 SQUARE FEET
	2,816 S.F./6,302 S.F. = 44.7%

LOT COVERAGE CALCULATION:	
HOUSE 1ST FLOOR:	2,816 S.F.
PORCH:	82 S.F.
4-CAR GARAGE:	810 S.F.
PATIO:	975 S.F.
POOL DECK:	740 S.F.
TOTAL LOT COVERAGE:	5,423 S.F. (24.99% OF LOT) (MAXIMUM ALLOWED = 25% BASED ON ESTIMATED AVERAGE SLOPE)

BUILDING HEIGHTS: PROPOSED = 25'-0" (TOP OF PARAPET)
MAXIMUM ALLOWED = 25'-0"

AUTOMATIC FIRE SPRINKLERS REQUIRED PER NFPA 13D

GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CBC, CMG, CPG, CEG, CFC, CALGREEN, ENERGY STANDARDS, AND CRC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THIS JURSDICTION.
- SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
- ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
- A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA AND SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING (BMC 9-14-3302.3).
- WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
- TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE (BMC 9-14-3305).
- THE FINISH GRADE SHALL SLOPE A MIN. OF 5% OR 6% TO A 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% (CRC 9401.3).
- THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12' PLUS 2% (CRC 9403.1.7.3).

MECHANICAL EQUIPMENT MAY PROJECT INTO THE REAR YARD OR SIDE SETBACK AREA, BUT NO CLOSER THAN THREE FEET TO A PROPERTY LINE.

ADDITIONALLY, MECHANICAL EQUIPMENT, EXCEPT SOLAR COLLECTOR PANELS, SHALL BE SCREENED FROM PUBLIC VIEW. PLANS FOR SCREENING SHALL BE SUBMITTED TO THE DIRECTOR FOR REVIEW AND APPROVAL. ROOF-MOUNTED EQUIPMENT, EXCEPT SOLAR COLLECTOR EQUIPMENT AND ANTENNAS, IS PROHIBITED IN THE RESIDENTIAL ZONES.

ANY AND ALL PROPOSED LIGHTING SHALL BE SHIELDED AND FACING DOWNWARD UPON THE SUBJECT SITE ONLY.

SETBACK CERTIFICATION REQUIREMENT: A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACK 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.

DESIGN CRITERIA: WIND SPEED 85 MPH, EXPOSURE B.

A SEPARATE PLAN AND APPROVAL REQUIRED FOR DEMOLITION WORK TO EXISTING STRUCTURE, FOR PROPOSED POOL, CABANA AND BATHROOM.

NO OAK, BAY, OR SYCAMORE TREES ON OR WITHIN 20' OF THE SITE.

SEPARATE PERMITS ARE REQUIRED FOR POOL/SPA, FENCE/WALL, RETAINING WALL, MECHANICAL, ELECTRICAL, PLUMBING.

DEFERRED SUBMITTALS: THE PLANS FOR THE FIRE SPRINKLERS WILL BE A DEFERRED SUBMITTAL.
DEFERRED SUBMITTALS: THE ELEVATOR PLANS SHALL BE A DEFERRED SUBMITTAL.

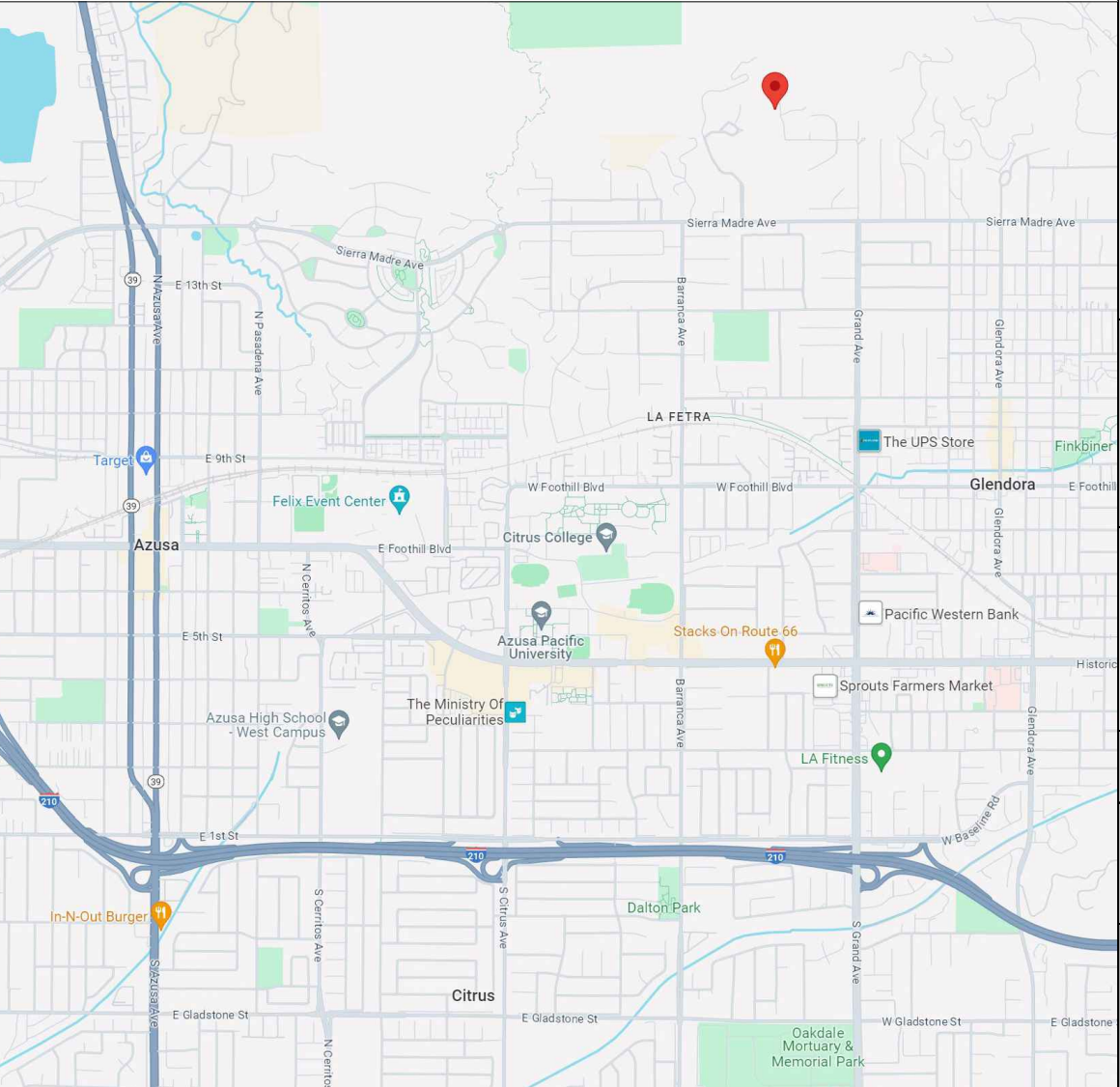
SHEET INDEX:

- A-1 LOT COVERAGE AREA CALCS
- A-2 1ST FLOOR PLAN
- A-3 2ND FLOOR PLAN
- A-4 ROOF PLAN
- A-5 ELEVATIONS
- A-6 ELEVATIONS

- C-0 COVER SHEET AND NOTES
- C-1 SITE PLAN
- C-2 GRADING SECTIONS
- C-2.1 GRADING SECTIONS
- C-3 EROSION CONTROL PLAN
- C-4 EROSION CONTROL NOTES AND DETAILS

- L-1 PLANTING PLAN
- L-2 IRRIGATION PLAN
- L-3 IRRIGATION DETAILS

VICINITY MAP:



SITE COVERAGE AREAS
SCALE: 3/32" = 1'-0"

PROJECT NAME & SITE ADDRESS:
945 N SILENT RANCH DR. GLENDORA, CA 91741

LOT COVERAGE
AREA CALCS

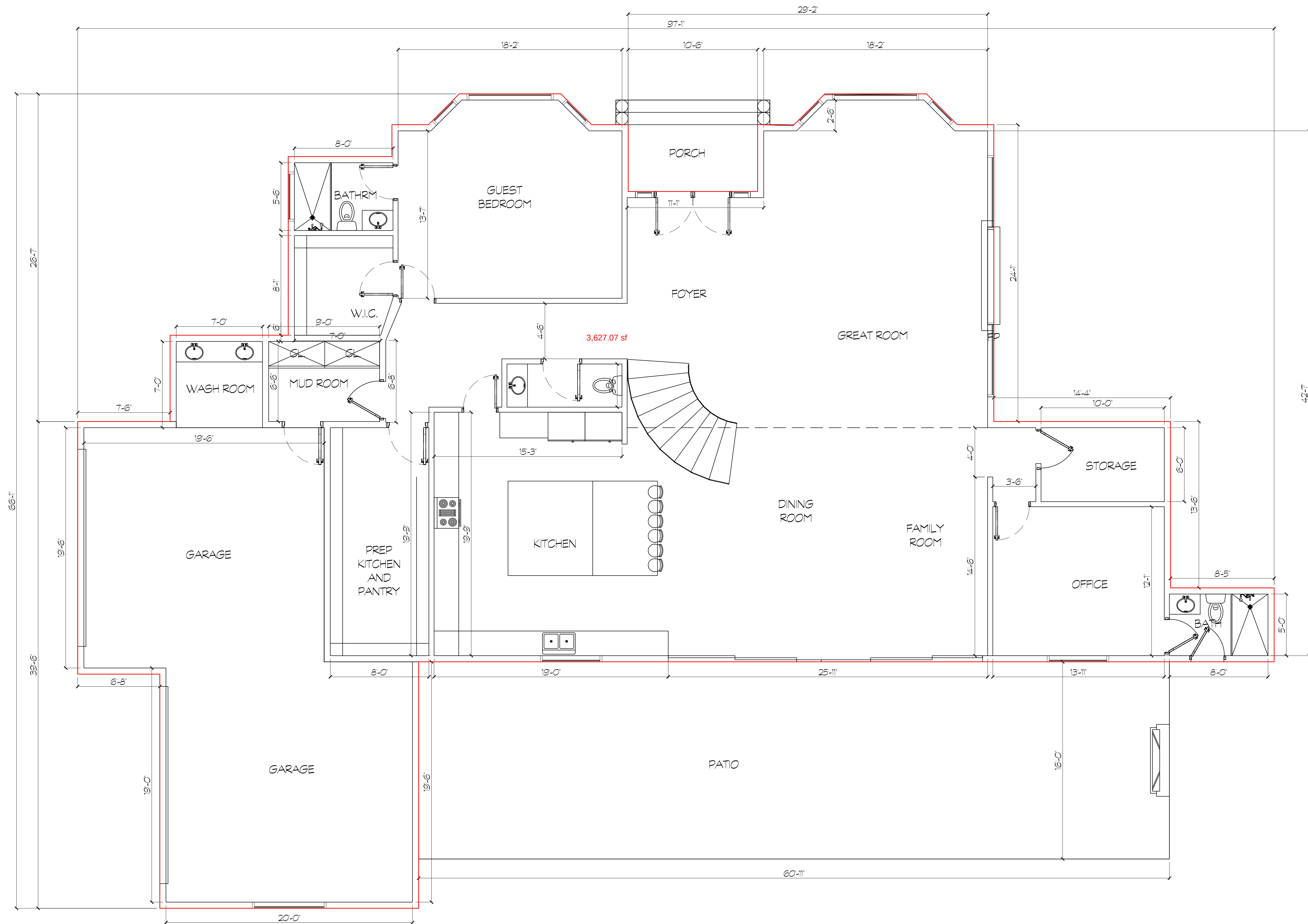
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A-1

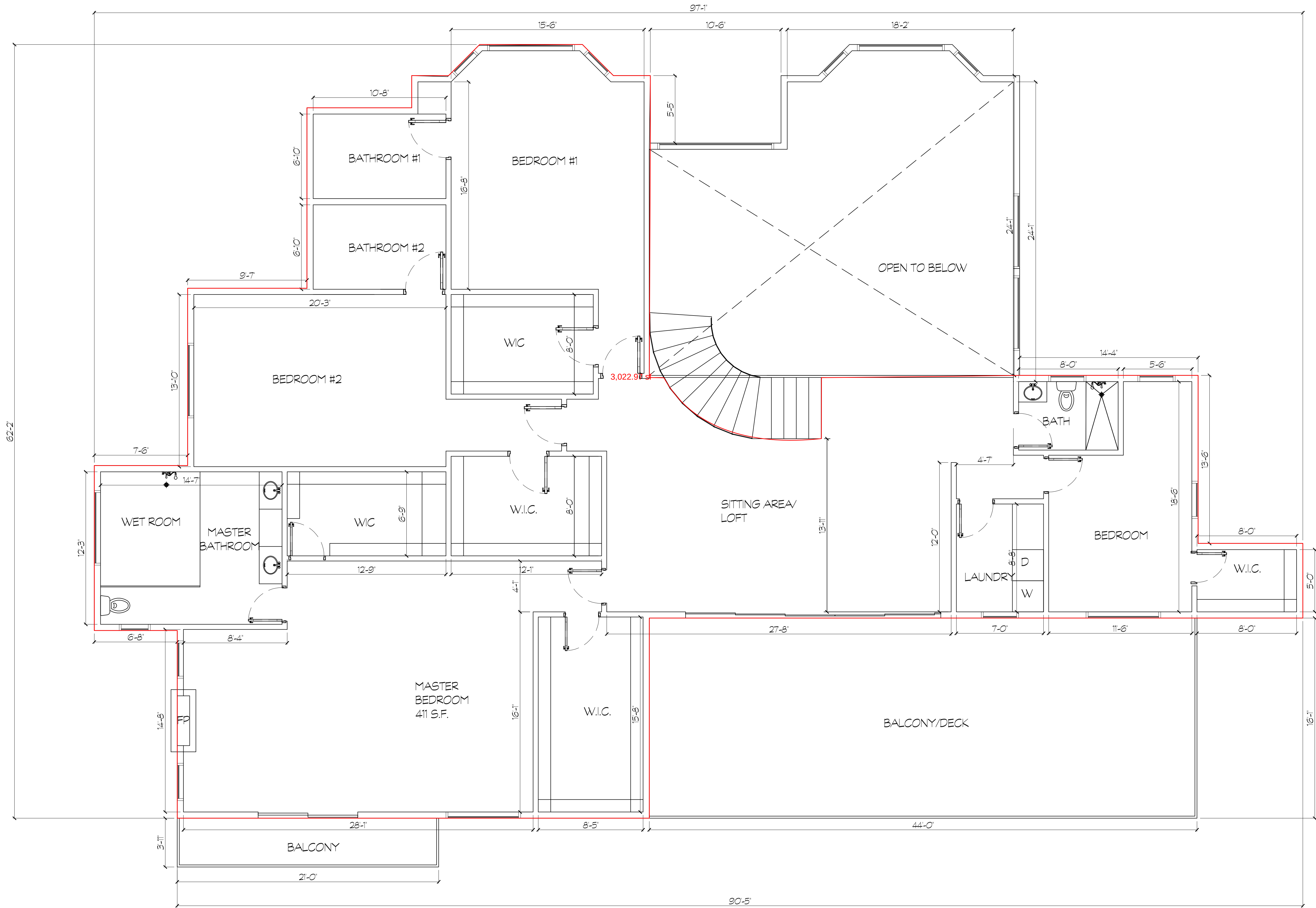
945 N SILENT RANCH DR.

stu3Dio
111 E CEDAR AVE #202 BURBANK, CA 91502
TEL: 818-745-7413 INFO@STU3DIO.COM

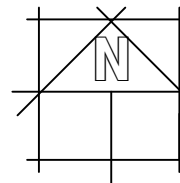
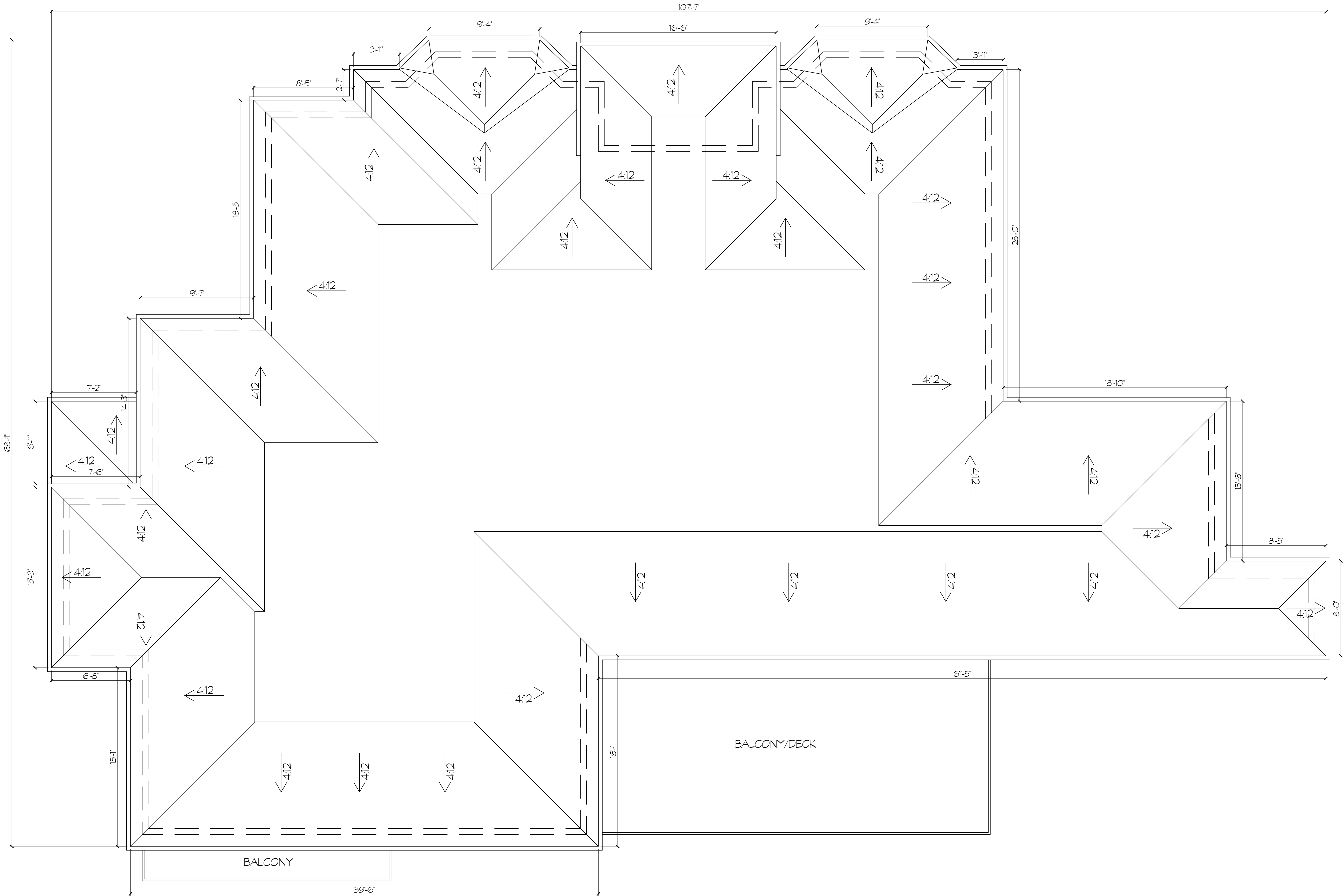
CHAKBAZOF RESIDENCE



PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN

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

DATE:
02/24/25

ROOF PLAN

PROJECT NAME & SITE ADDRESS:

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CHAKBAZOF RESIDENCE

A-4

945 N SILENT RANCH DR.

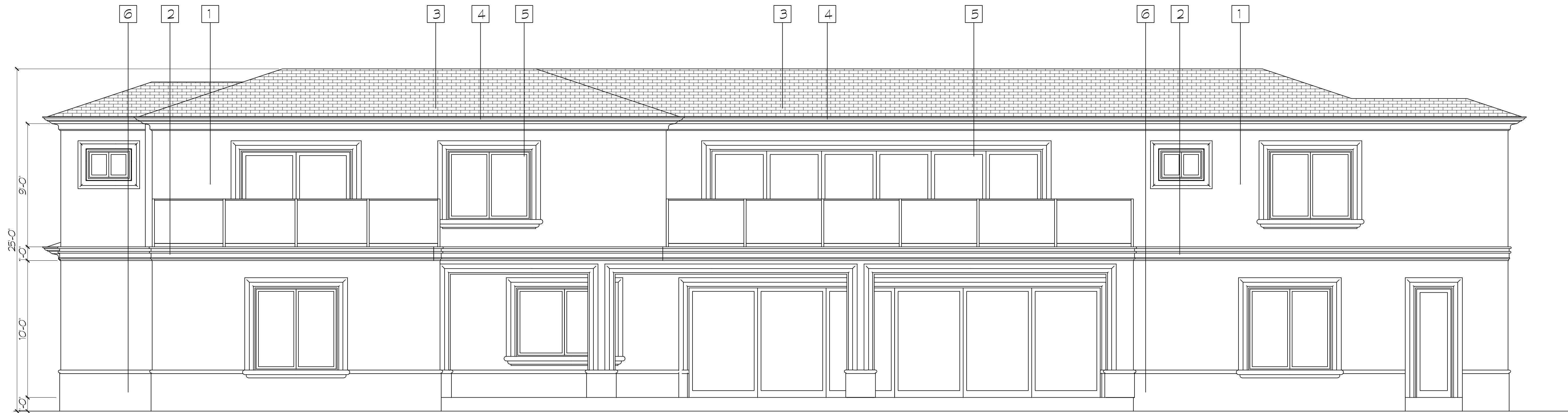


PROPOSED NORTH ELEVATION

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

MATERIALS

- 1 STUCCO - LA HABRA DOVE GRAY $\frac{7}{8}$ " THICK
- 2 PRE-CAST CONCRETE MOLDINGS - MEDIUM GRAY
- 3 ROOF - LIGHTWEIGHT FLAT CLAY ROOFS - GRAY - CLASS "A"
- 4 GUTTERS/TRIM: SW 7072 ONLINE
- 5 WINDOWS/DOORS: MILGARD - MILGARD - FIBERGLASS - BRONZE
- 6 PRE-CAST CONCRETE BASE.



PROPOSED SOUTH ELEVATION

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

ANY AND ALL PROPOSED LIGHTING SHALL BE SHIELDED AND FACING DOWNWARD UPON THE SUBJECT SITE ONLY.

PROJECT NAME & SITE ADDRESS:
945 N SILENT RANCH DR. GLENDORA, CA 91741

ELEVATIONS

DATE:
02/24/25

stu3Dio

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TEL: 818-745-7413 INFO@STU3DIO.COM

CHAKBAZOF RESIDENCE

A-5

945 N SILENT RANCH DR.



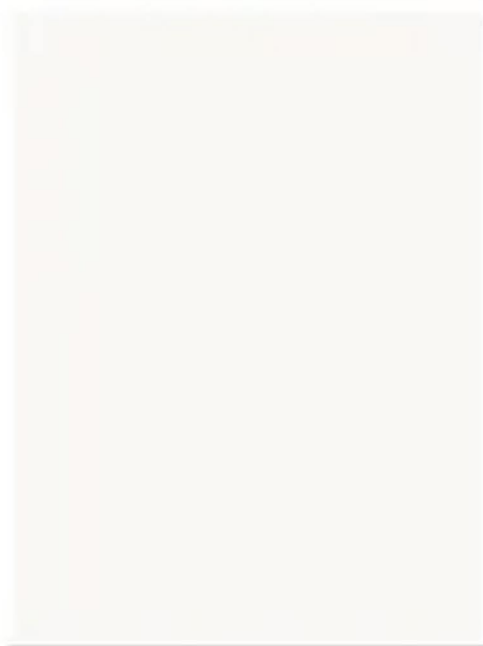
PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"

MATERIALS	
1	STUCCO - LA HABRA DOVE GRAY $\frac{7}{8}$ " THICK
2	PRE-CAST CONCRETE MOLDINGS - MEDIUM GRAY
3	ROOF - LIGHTWEIGHT FLAT CLAY ROOFS - GRAY - CLASS 'A'
4	GUTTERS/TRIM: SW 7072 ONLINE
5	WINDOWS/DOORS: MILGARD - MILGARD - FIBERGLASS - BRONZE
6	PRE-CAST CONCRETE BASE.



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

ANY AND ALL PROPOSED LIGHTING SHALL BE SHIELDED AND FACING DOWNWARD UPON THE SUBJECT SITE ONLY.



40 DOVE GREY (66) BASE 200

1 STUCCO - LA HABRA DOVE GRAY $\frac{7}{8}$ " THICK



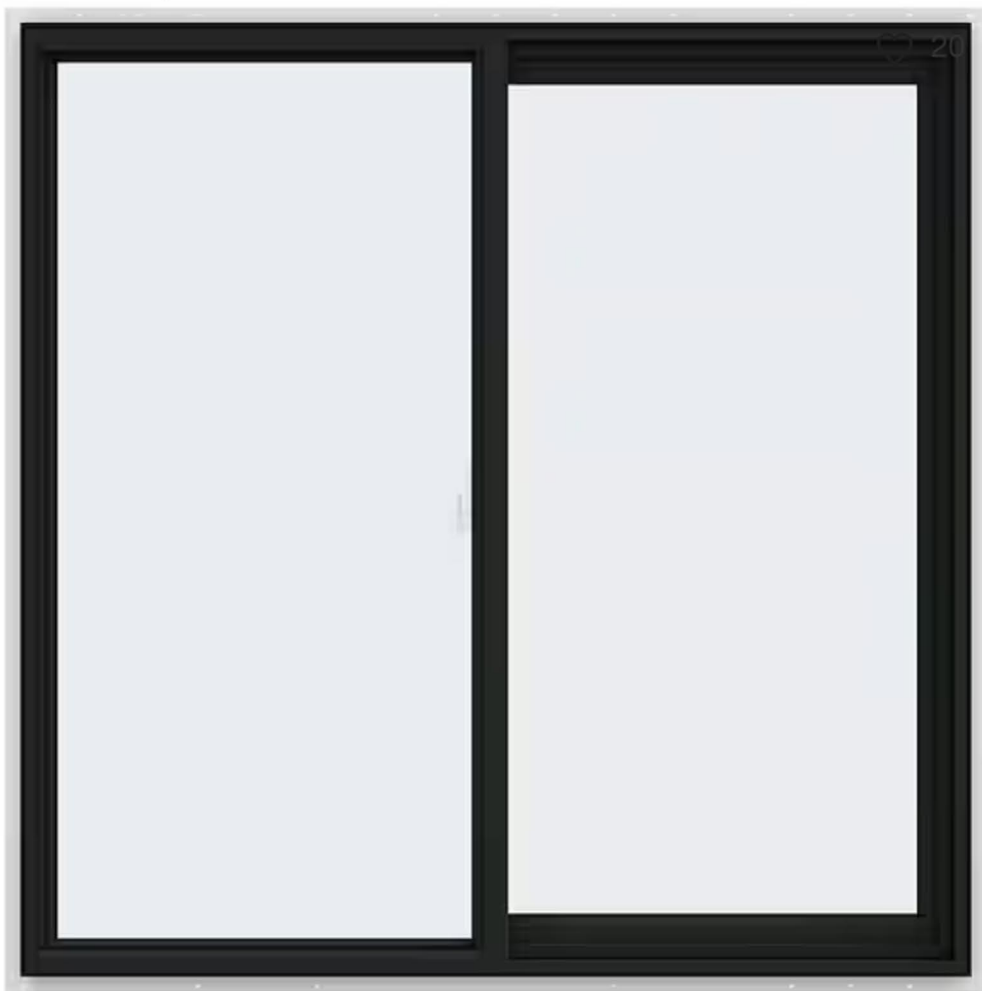
2 PRE-CAST CONCRETE MOLDINGS - MEDIUM GRAY



3 ROOF - LIGHTWEIGHT FLAT CLAY ROOFS - GRAY - CLASS "A"



4 GUTTERS/TRIM: SW 7072 ONLINE



5 WINDOWS/DOORS: MILGARD - MILGARD - FIBERGLASS - BRONZE

MATERIALS	
1	STUCCO - LA HABRA DOVE GRAY $\frac{7}{8}$ " THICK
2	PRE-CAST CONCRETE MOLDINGS - MEDIUM GRAY
3	ROOF - LIGHTWEIGHT FLAT CLAY ROOFS - GRAY - CLASS "A"
4	GUTTERS/TRIM: SW 7072 ONLINE
5	WINDOWS/DOORS: MILGARD - MILGARD - FIBERGLASS - BRONZE
6	PRE-CAST CONCRETE BASE.



6 PRE-CAST CONCRETE BASE.

ABBREVIATIONS

AB.	ANCHOR BOLT
ADJ.	ADJACENT
ALLOW.	ALLOWABLE
ALT.	ALTERNATE
APPROX.	APPROXIMATE
BDRY.	BOUNDARY
BL	BOTTOM LAYER
BOT.	BOTTOM
B.S.	BOTH SIDES
BT.	BENT
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CSK	COUNTERSUNK
CJ	CEILING JOIST
CB	CEILING BEAM
DBL.	DOUBLE
DEPR.	DEPRESSION
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DS.	DOUBLE STIRRUPS
DWLS.	DOWELS
EA.	EACH
E.F.	EACH FACE
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
E.	EXISTING
EXT.	EXTERIOR
FB.	FLOOR BEAM
FDN.	FOUNDATION
F.F.	FINISHED FLOOR
FG.	FLOOR GRADE
FHS	FIRE HOSE STATION
FJ.	FLANGE
FLR.	FLOOR
F.O.S.	FACE OF STUD
F.P.	FULL PENETRATION
F.S.	FINISHED SURFACE
G.	GAGE
GALV.	GALVANIZED
GLB	GLUE LAMINATED BEAM
GR.	GRADE
HORIZ.	HORIZONTAL
H.S.	HIGH STRENGTH
HSS.	HOLLOW
	STRUCT.SECTION
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
K.P.	KING POST
LG.	LONG
LGTH.	LENGTH
LTWT.	LIGHTWEIGHT
MECH.	MECHANICAL
MFR.	MANUFACTURER
N.I.C.	NOT IN CONTRACT
NG.	NATURAL GRADE
NLB.	NON-LOAD BEARING
NO.	NUMBER
N-S.	NORTH-SOUTH
N.T.S.	NOT TO SCALE
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OPNG.	OPENING
OPP.	OPPOSITE
P.L.	PROPERTY LINE
P.P.	PARTIAL PENETRATION
QTY.	QUANTITY
REG.	REGULAR
REINF.	REINFORCEMENT
REQ'D	REQUIRED
RB.	ROOF BEAM
RC	REINFORCED CONC.
RR	ROOF RAFTER
SCHED.	SCHEDULE
SECT.	SECTION
SHTG.	SHEATHING
S.O.G.	SLAB ON GRADE
SPCG.	SPACING SQUARE
STAG.	STAGGERED
STD.	STANDARD
STIRR.	STIRRUPS
STL.	STEEL
STR.	STRAIGHT
STRUCT.	STRUCTURAL
SUPPT.	SUPPORT
SW.	SHEAR WALL
SYM.	SYMMETRICAL
T & B	TOP AND BOTTOM
T.C.	TOP OF CURB
TEMP.	TEMPERATURE
T.S.	TOP OF STEEL
TW	TOP OF WALL
TOW.	TOP OF RAILING
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
WWM	WELDED WIRE MESH

GENERAL REQUIREMENTS

1. ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE.
2. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT PROJECT SITE BEFORE EXECUTING ANY WORK. HE SHALL NOTIFY THE OWNER AND/ OR THE AUTHORIZED AGENT OF THE OWNER OF ANY & ALL DISCREPANCIES BEFORE PROCEEDING. IT IS EXPECTED THAT CERTAIN CONDITIONS SHOWN AS EXISTING ON THE PLANS WILL DEViate FROM THE ACTUAL DETAILS OF EXISTING CONSTRUCTION UNCOVERED DURING DEMOLITION. THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD WHEN SUCH SITUATIONS ARISE.
3. EACH CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY LEGAL AUTHORITIES BEFORE PRECEDING WITH THEIR PROSPECTIVE INSTALLATION. HE SHALL ALSO ARRANGE & PAY FOR ALL INSPECTIONS & EXAMINATIONS REQUIRED BY THOSE AUTHORITIES (UNLESS AGREEMENT WITH OWNER STATES OTHERWISE.)
4. ALL WORK AND MATERIAL ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY & STATE CODES, LOCAL REGULATIONS, AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS, REGULATIONS, AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN.
5. THE STRUCTURAL PLANS SHALL BE USED IN CONJUNCTION WITH ALL OTHER RELEVANT PLANS FOR THE PROJECT.
6. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS
7. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THEREFORE, THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO INSURE THE STABILITY OF ANY ALL PARTS OF THE BUILDING DURING CONSTRUCTION.
8. THE DESIGN DOES NOT INTEND TO SHORE, LIMIT, OR RESTORE ANY CONDITIONS RESULTING FROM PREVIOUS SETTLEMENT OR EARTHQUAKE ACTIVITY.
9. IF THE DESIGN HAS BEEN DONE WITHOUT OBTAINING A SOIL REPORT, AND A SOIL REPORT IS DONE IN THE FUTURE, CONTACT "STRUCTURAL AF" TO DETERMINE IF STRUCTURAL MODIFICATIONS TO THESE DRAWINGS ARE RECOMMENDED.
10. A WET WEATHER EROSION CONTROL PLAN (WWECp), UTILIZING SEDIMENT AND EROSION CONTROL BMPs, FOR PROJECTS THAT WILL LEAVE DISTURBED SOIL DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15) IS REQUIRED. THE WWECp MUST BE PREPARED FOR PROJECTS THAT HAVE ALREADY BROKEN GROUND, NOT LESS THAN 30 DAYS PRIOR TO THE BEGINNING OF EACH RAINY SEASON DURING WHICH SOIL WILL BE DISTURBED, AND IMPLEMENTED THROUGHOUT THE ENTIRE RAINY SEASON. A COPY OF THE WWECp SHALL BE KEPT ON THE PROJECT SITE AT ALL TIMES BEGINNING 30 DAYS PRIOR TO THE START OF THE RAINY SEASON THROUGH THE END OF THE RAINY SEASON. FOR ALL PROJECTS THAT WILL BEGIN CONSTRUCTION DURING THE RAINY SEASON, THE WWECp MUST BE SUBMITTED TO THE BUREAU OF ENGINEERING, PUBLIC WORKS FOR REVIEW AND APPROVAL. THE WWECp IS NOT A REQUIREMENT FOR THE ISSUANCE OF A BUILDING OR GRADING PERMIT.
11. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
12. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS. ACCOUNT FOR SHIM SPACE, FINISH THICKNESS, LEVELING REQUIREMENTS, ETC. COORDINATE ALL DIMENSIONS SHOWN IN STRUCTURAL PLANS WITH ARCHITECTURAL PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES. DO NOT SCALE ANY DIMENSIONS FROM PLANS OR DETAILS.

GENERAL SPECIFICATIONS FOR ALL GRADING PLANS:

1. CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL ENGINEERING REPORT. REPORT IDENTIFIED UNDER PROJECT DIRECTORY.
2. CONTINUOUS SPECIAL INSPECTION IS REQUIRED BY GEOTECHNICAL ENGINEER AS IDENTIFIED IN GEOTECHNICAL ENGINEER REPORT. CONTRACTOR IS RESPONSIBLE TO CONTACT AND PROPERLY SCHEDULE ALL INSPECTIONS PRIOR TO START OF WORK.
3. SPECIFICATIONS SHALL HAVE PRECEDENCE OVER DRAWINGS.
4. THE STAMPED SET OF PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
5. CUT SLOPES SHALL BE 2:1 MAXIMUM.
6. FILL SLOPES SHALL BE 2:1 MAXIMUM AND COMPACTED TO 90% OF THE MAXIMUM DENSITY.
7. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
8. FILL IN THE COMPACTED FILL AREAS SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY, UNDER THE SUPERVISION OF THE SOILS ENGINEERS.
9. A STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
10. THE DISTANCE BETWEEN THE TOE OF FILL SLOPES AND AN ADJOINING PROPERTY LINE SHALL BE AT LEAST ONE-HALF OF THE VERTICAL HEIGHT OF THE SLOPE WITH A MAXIMUM OF TWENTY FEET.
11. THE TOP OF THE CUT SLOPES SHALL BE LOCATED A MINIMUM OF ONE FOOT FROM THE ADJOINING PROPERTY LINE PLUS A DISTANCE EQUAL TO ONE-FIFTH THE HEIGHT OF THE CUT OR TEN FEET, WHICHEVER IS THE LESSER DISTANCE.
12. THE LOCATION OF DUMPING OF EXCESS SOIL SHALL BE APPROVED BY THE GRADING INSPECTOR PRIOR TO COMMENCING EXCAVATION.
13. SLOPES SHALL BE BRUSHED PRIOR TO PLACING FILL IN COMPACTED FILL AREAS.
14. BRUSHING AND SCARIFYING OF SLOPES SHALL PROCEED ONLY AS FAR AS PERIODICALLY APPROVED BY THE GRADING INSPECTOR.
15. BENCHES SHALL BE APPROVED BY THE GRADING INSPECTOR AND SOIL TESTING AGENCY INSPECTOR PRIOR TO PLACING FILL.
16. ALL LOOSE FILL SHOULD BE REMOVED AND COMPACTED IN COMPACTED FILL AREAS.
17. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE.
18. LEVELED AREAS, INCLUDING ASPHALT PAVING, SHALL HAVE MINIMUM GRADES FOR DRAINAGE OF 1% TO THE STREET OR DRAINAGE DEVICES.
19. DRIVEWAY GRADES SHALL NOT EXCEED 20%.
20. DRIVEWAY GRADES EXCEEDING 10% SHALL BE PAVED.
21. NO WORK WHATSOEVER SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR.
22. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTORS AND THE OWNERS TO PROTECT ADJACENT PROPERTIES AND PUBLIC WAYS DURING GRADING OPERATIONS.
23. NO WORK SHALL BE DONE IN OR ABOUT THE GRADING PROJECT ON SUNDAY.
24. NO WORK SHALL COMMENCE BEFORE 7:00 AM NOR CONTINUE AFTER 6:00 PM.
25. DUST SHALL BE CONTROLLED BY WATERING.
26. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM BEGINNING TO COMPLETION OF GRADING OPERATIONS.
27. IF GRADING IS NOT EXPECTED TO BE COMPLETED BY OCT. 1, TEMPORARY EROSION CONTROL PLANS SHALL BE PREPARED AND APPROVED PRIOR TO OCT. 1.
28. ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO OCT. 1 AND SHALL BE MAINTAINED UNTIL APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES (>200 CY).
29. MAN MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISHED GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
30. SUBGRADE FOR CONCRETE DRAINAGE DEVICES SHALL BE TRIMMED, FINISHED, MOISTENED AND COMPACTED.
31. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
32. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES, PIPES, CONDUITS AND STRUCTURES.
33. WHERE REQUIRED, CONCRETE DRAINAGE BENCHES SHALL BE FORMED BEFORE POURING CONCRETE. FORMS SHALL BE SET TO GRADE AND ALIGNMENT AT ALL THE BREAKS IN THE CROSS SECTION. THE CONCRETE SHALL BE SCREEDED TO THE CROSS SECTIONS.
34. GUNITE DRAINAGE BENCHES SHALL BE SHOT TO WIRE GUIDES. GUIDES SHALL BE SET TO GRADE AND ALIGNMENT AT ALL THE BREAKS IN THE CROSS SECTION. THE GUNITE SHALL BE SCREEDED TO CROSS SECTIONS.
35. THE SOILS AND GEOLOGY REPORTS PREPARED FOR THIS PROJECT SHALL BE MADE A PART OF THESE PLANS.
36. ALL RECOMMENDATIONS AND CONDITIONS OF THE SOILS AND GEOLOGY REPORTS PREPARED BY SOIL ENGINEER AS INDICATED ON THIS SHEET, INCLUDING ALL CONDITIONS OF APPROVAL FROM LOCAL BUILDING DEPARTMENT SHALL BE A PART THESE PLANS. CONTRACTOR SHALL ABIDE BY ALL RECOMMENDATIONS. ANY DISCREPANCIES BETWEEN THESE PLANS AND SOILS REPORTS SHALL BE BROUGHT TO ENGINEERS ATTENTION IMMEDIATELY.
37. THE GENERAL GRADING REQUIREMENTS OF THE RELEVANT JURISDICTION ARE MADE A PART OF THESE PLANS.
38. NO GRADING SHALL BE DONE IN AREAS REQUIRING BUTTRESS FILLS UNTIL APPROVAL HAS BEEN OBTAINED FROM THE DEPARTMENT OF BUILDING AND SAFETY FOR THE BUTTRESS DESIGN.
39. ALL FOOTINGS SHALL BE FOUNDED INTO NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL AS PER CODE.
40. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
41. THE SOIL ENGINEERS IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE BUILDING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND SHALL PERFORM BOTTOM INSPECTION BEFORE ANY FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT THE APPROVAL OF THE GRADING INSPECTOR.
42. STAKE AND FLAG PROPERTY LINES IN ACCORDANCE WITH A LICENSED SURVEY MAP.
43. FOR EXPANSIVE SOILS, COMPLY WITH LOCAL REQUIREMENTS. IF PROJECT IS IN THE CITY OF LOS ANGELES, REFER TO SECTION 91.1804.4.
44. CONTINUOUS INSPECTION BY THE SOILS ENGINEER/GEOLOGIST IS REQUIRED FOR INSTALLATION OF SUBRAIN SYSTEM FOR RETAINING WALLS.
45. A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR ALL PILES.
46. ALL MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM 90% OF THE MAXIMUM DRY DENSITY OF THE FILL MATERIAL PER THE LATEST VERSION OF A.S.T.M. D 1557, WHERE COHESIONLESS SOIL HAVING LESS THAN 15% FINER THAN 0.005 MILLIMETERS IS USED FOR FILL, IT SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION BASED ON MAXIMUM DRY DENSITY (D1556). IN THE CITY OF LOS ANGELES, PLACEMENT OF GRAVEL IN LIEU OF COMPACTED FILL IS ALLOWED ONLY IF COMPLYING WITH SECTION 91.7011.3 OF THE CODE.
47. CONTINUOUS INSPECTION BY THE SOILS ENGINEER IS REQUIRED FOR ALL EXCAVATIONS.
48. PROVIDE RAIN GUTTERS OR OTHER SYSTEM FOR COLLECTING RAIN WATER FROM ROOFS, AND CONVEY RAIN WATER TO THE STREET IN A NON-EROSIBLE DEVICE.
49. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAT THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND ALL NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY THE ENGINEER OF RECORD.
50. A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED FOR GRADING AND FOUNDATION EARTHWORK WHERE: THE AREA OF GRADING EXCEEDS 60,000 SQ.FT.; CUT OR FILL SLOPES EXCEED 2:1; CUTS EXCEED 40 FT. IN HEIGHT; CUTS ARE WITHIN 20 FT. OF A PROPERTY LINE; FOUNDATION EXCAVATIONS EXTEND BELOW A 1:1 PLANE FROM PROPERTY LINE; THE PROJECT INVOLVES UNUSUAL HAZARDS; SHORING WORK IS REQUIRED INCLUDING SLOT-CUTS.

ATTACHMENT A

BEST MANAGEMENT PRACTICES
FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development Construction
Projects/Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- Other: _____

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name ARSEN ADZHEMYAN
(Owner or authorized agent of the owner)

Signature [Signature] Date 12-04-2023
(Owner or authorized agent of the owner)

*The above Best Management Practices are detailed in the California Storm Water Best Management Practices Handbook, January 2003.
www.calbmphandbooks.com

Attachment A BMP Notes.doc

PROJECT DIRECTORY

CIVIL ENGINEER:
ARSEN ADZHEMYAN
STRUCTURAL AF
1010 RALEIGH ST APT 107
GLENDALE, CA 91205
(818) 455-6667

PROJECT ADDRESS:
945 N SILENT RANCH DR
GLENDDORA, CA 91741

SCOPE OF WORK
NEW 2-STORY SFD AND NEW POOL

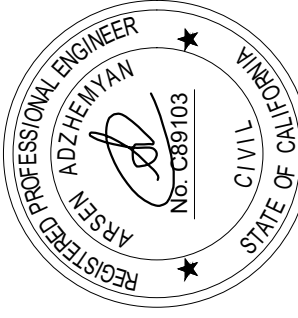
CUT AND FILL VOLUMES

SEE SHEET C-2.1
THESE VOLUMES ARE ESTIMATES FOR
ENGINEERING AND CODE PURPOSES ONLY.

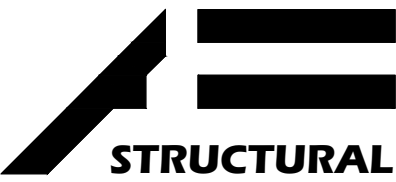
LEGAL DESCRIPTION
APN : 8684014026

SHEET INDEX

- C-0 COVER SHEET AND NOTES
- C-1 EXISTING SITE PLAN
- C-2 PROPOSED SITE PLAN
- C-3 GRADING SECTIONS
- C-3.1 GRADING SECTIONS
- C-4 EROSION CONTROL PLAN
- C-5 EROSION CONTROL NOTES AND DETAILS
- C-6 AVERAGE SLOPE
- C-7 SITE PLAN (CUT/ FILL)



PROJECT NO: 2023-211
DATE: 12/05/2023



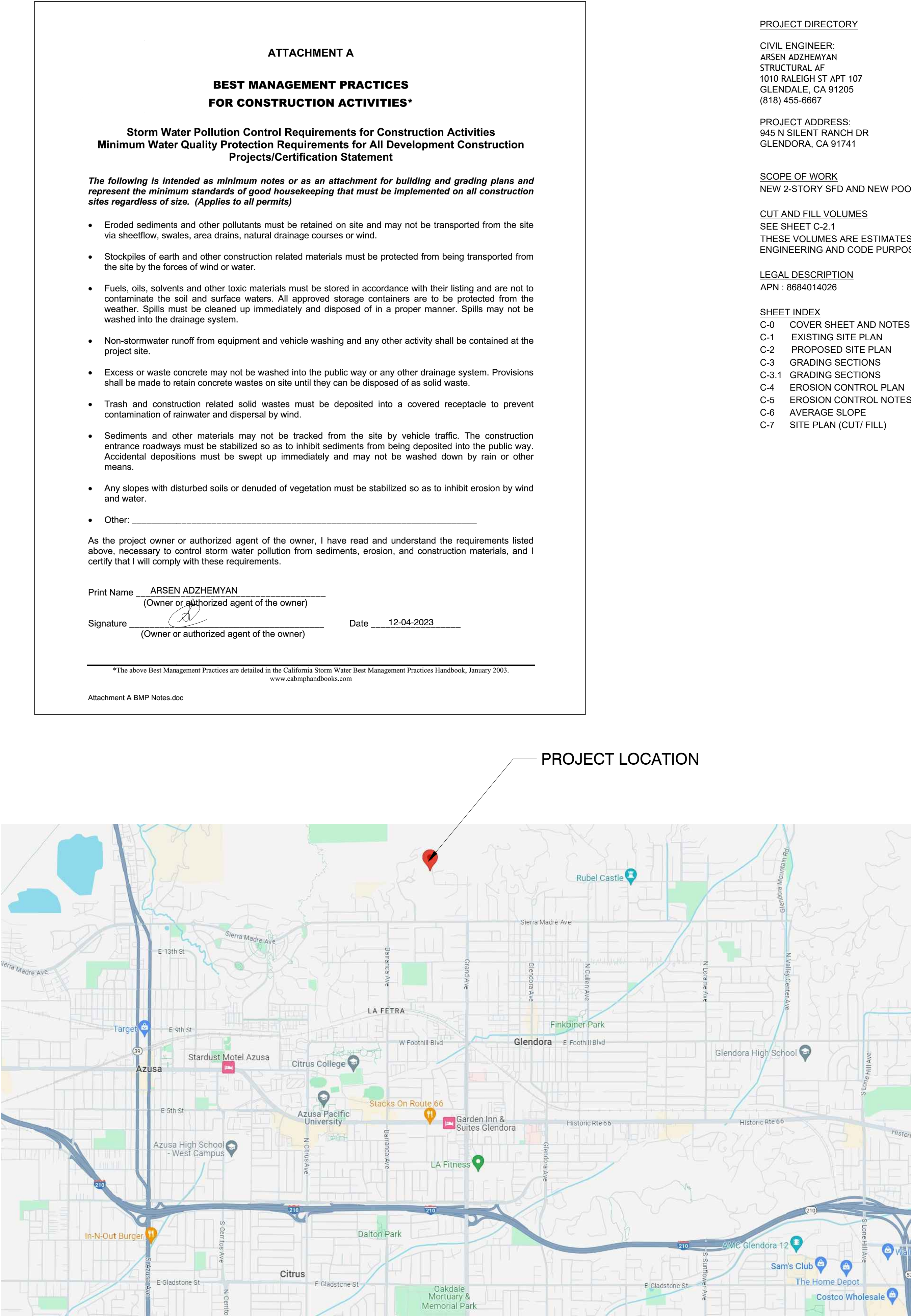
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DESIGNED BY: A.A.
CHECKED BY: V.V.

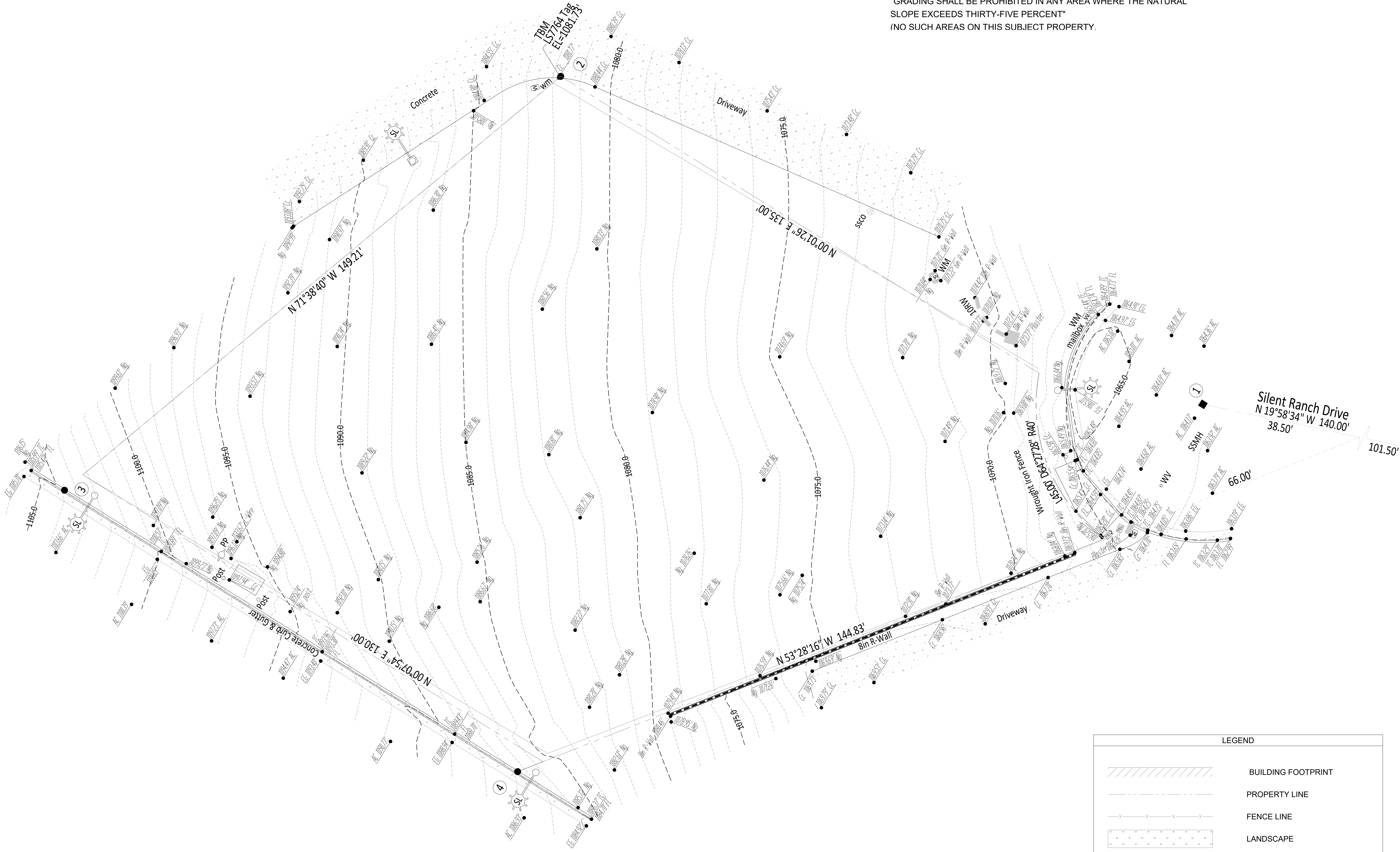
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COVER SHEET
AND NOTES

C-0

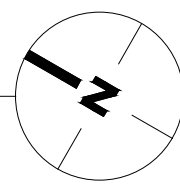


VICINITY MAP



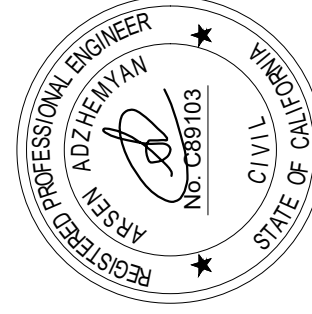
EXISTING SITE PLAN

SCALE: 3/32"=1'-0"

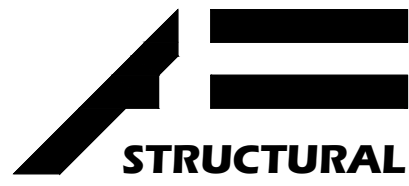


** PROHIBITED GRADING.
"GRADING SHALL BE PROHIBITED IN ANY AREA WHERE THE NATURAL
SLOPE EXCEEDS THIRTY-FIVE PERCENT"
(NO SUCH AREAS ON THIS SUBJECT PROPERTY.)

LEGEND	
	BUILDING FOOTPRINT
	PROPERTY LINE
	FENCE LINE
	LANDSCAPE
	HARDSCAPE
	(E) BLOCK WALL
	EXISTING CONTOURS



PROJECT NO: 2023-211
DATE: 12/05/2023



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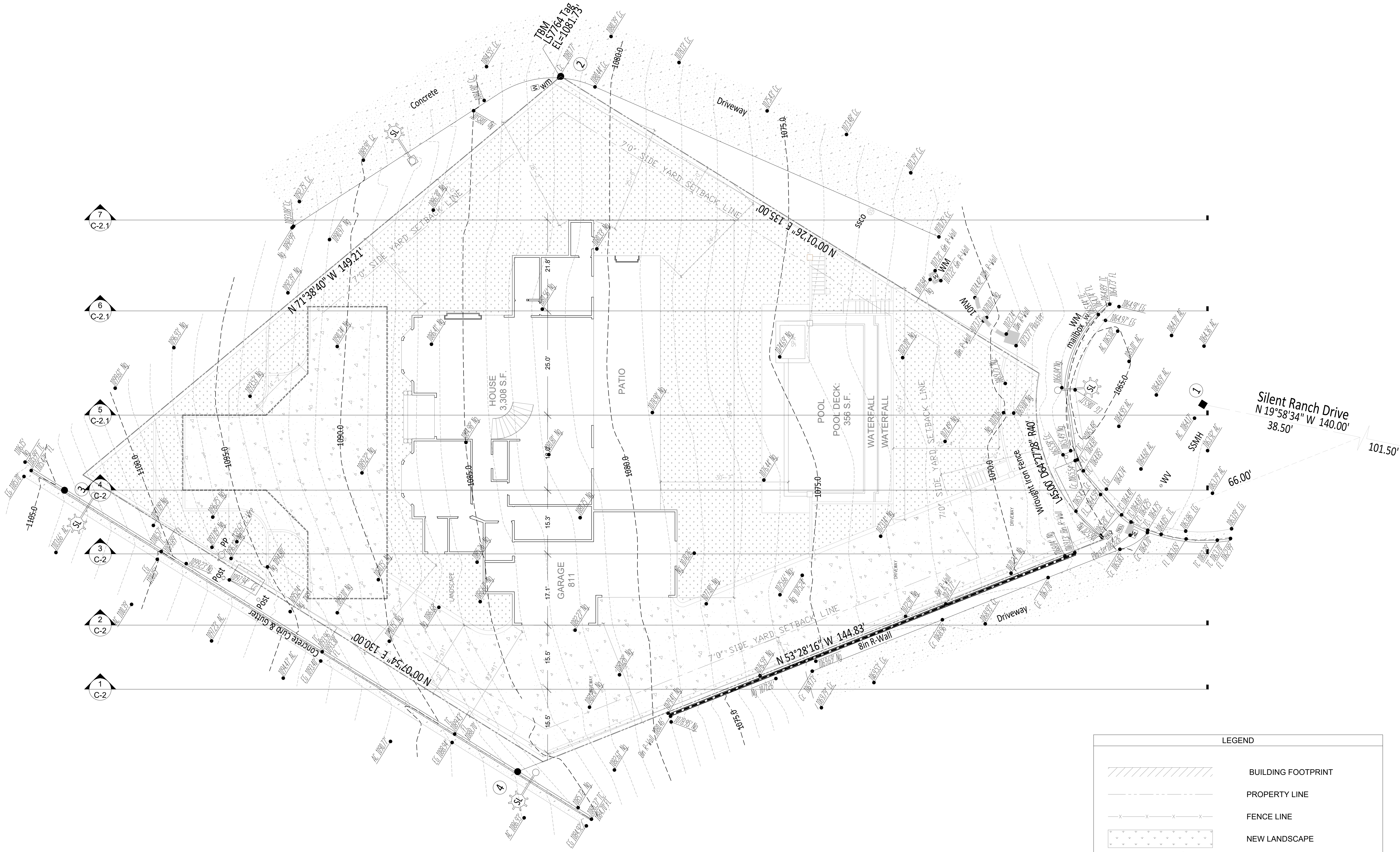
DESIGNED BY: A.A.
CHECKED BY: V.V.

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PREPARED FOR:
HAMLET SADEKYAN

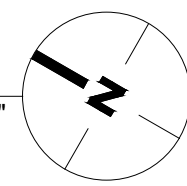
PROJECT ADDRESS:
945 N SILENT RANCH DR
GLEN DORA, CA
91741

EXISTING SITE PLAN

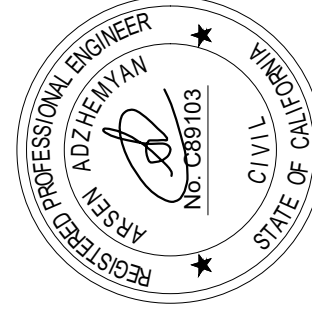


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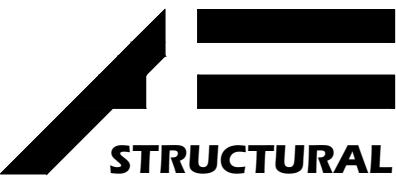
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LEGEND	
	BUILDING FOOTPRINT
	PROPERTY LINE
	FENCE LINE
	NEW LANDSCAPE
	NEW HARDSCAPE
	BLOCK WALL
	EXISTING CONTOURS



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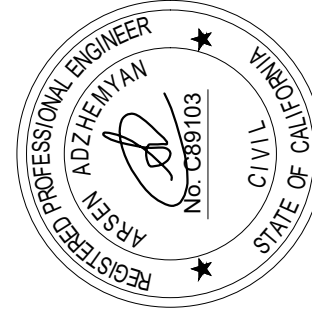
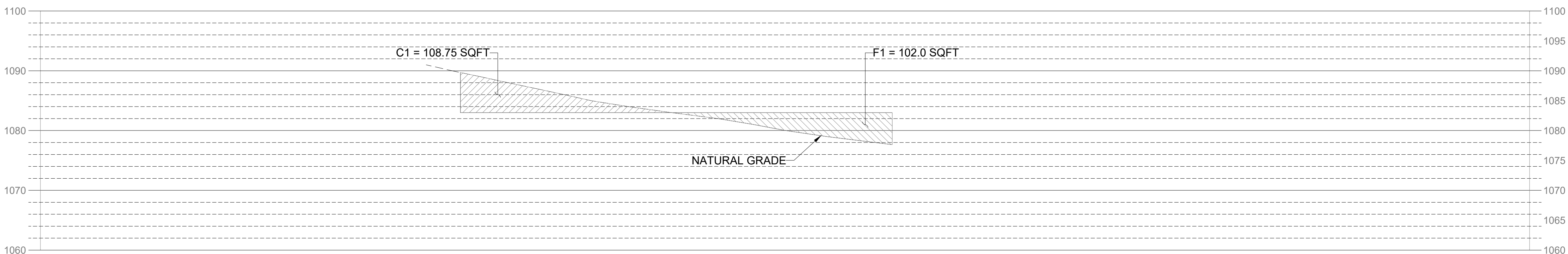
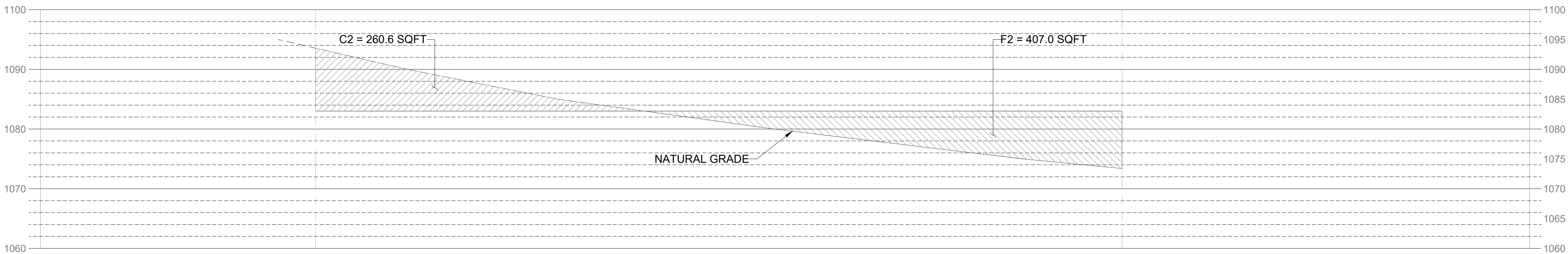
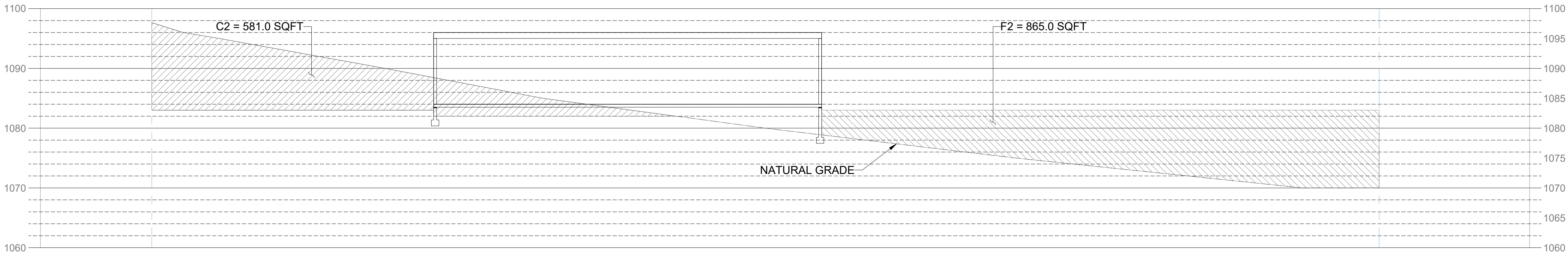
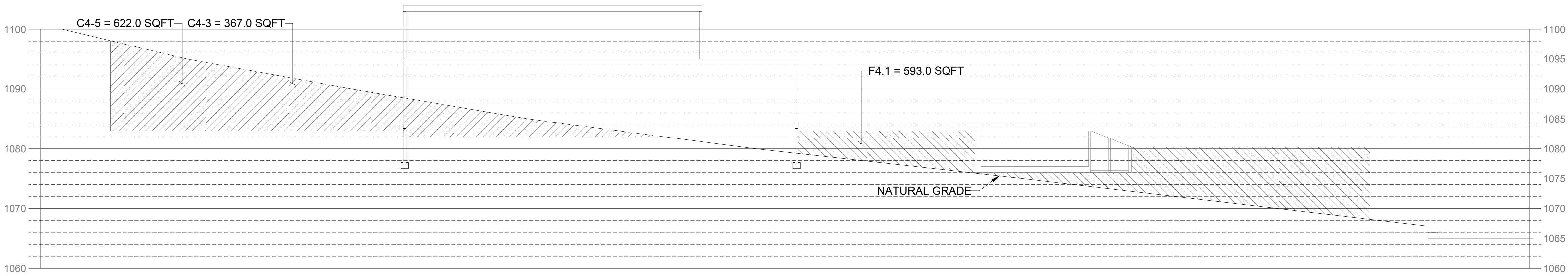
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PREPARED FOR:
HAMLET SADEKYAN

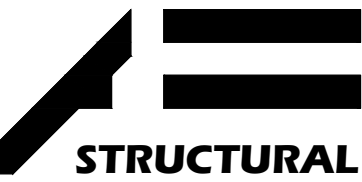
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PROPOSED SITE PLAN

C-2



PROJECT NO: 2023-211
DATE: 12/05/2023



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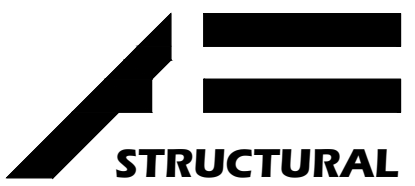
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GRADING
SECTIONS

C-3



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DATE: 12/05/2023



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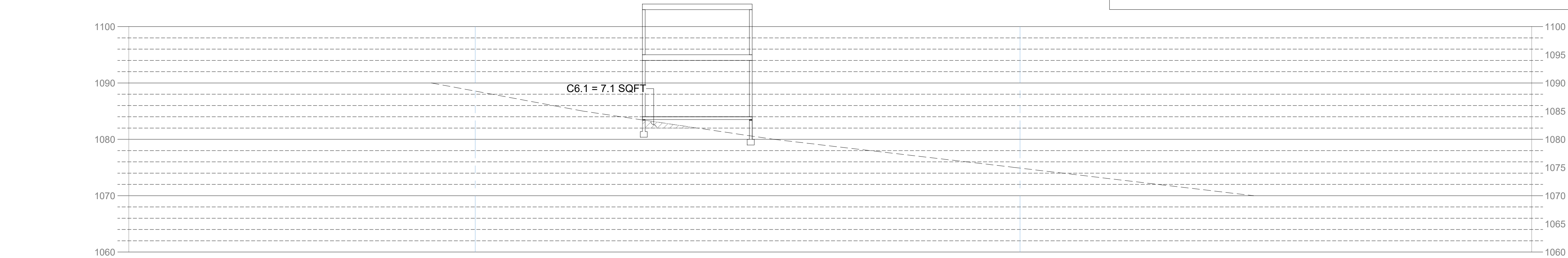
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GRADING
SECTIONS

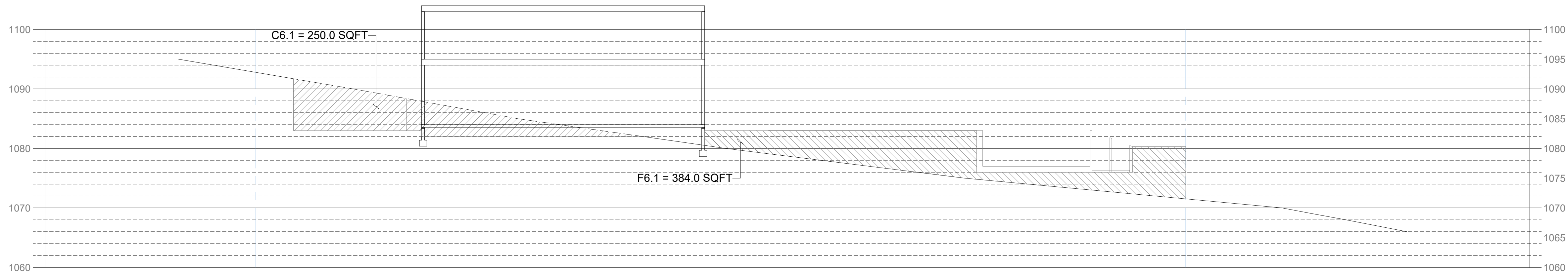
C-3.1

SECTION	d(ft)	CUT AREA (SQFT)	FILL AREA (SQFT)	CUT VOL. (CUFT)	FILL VOL. (CUFT)
0		0	0		
1	15.5			842.425	790.5
2	15.5	108.7	102	2862.075	3944.75
3	17.1	260.6	407	7195.68	10875.6
4	15.3	581.0	865	7252.2	11153.7
4		367.0	593		
		622.0	593		
5	18.0			10728	8784
		570.0	383		
		333.3	383		
6	25.0	250.0	384	7291.25	9587.5
7	21.8	7.1	0	2802.39	4185.6
TOTAL CUT/ FILL VOL. (CUFT)				38974.02	49321.7
C = TOTAL CUT VOL. (CUYD)				1443.5	
F = TOTAL FILL VOLUME (CUYD)				1826.7	

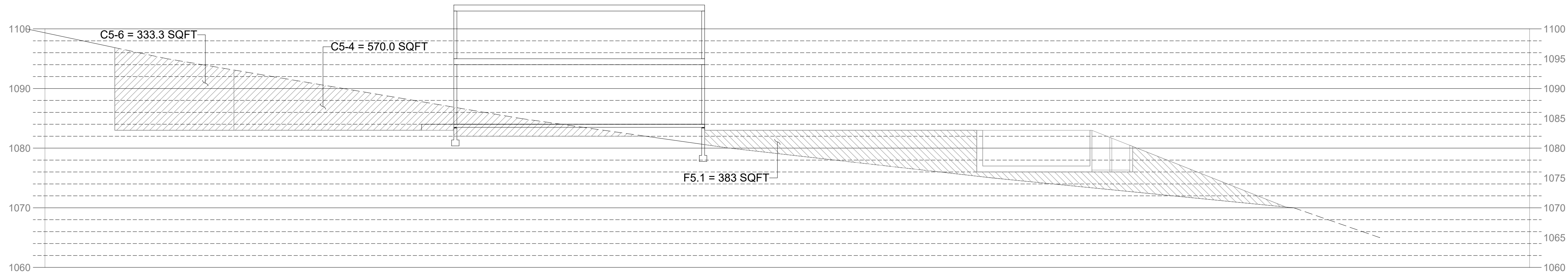
IMPORT/ EXPORT VOLUME:
IMPORT VOL. = 1826.7 CUYD - 1443.5 CUYD = 383.2 CUYD
IMPORT VOLUME = 383.2 CUYD



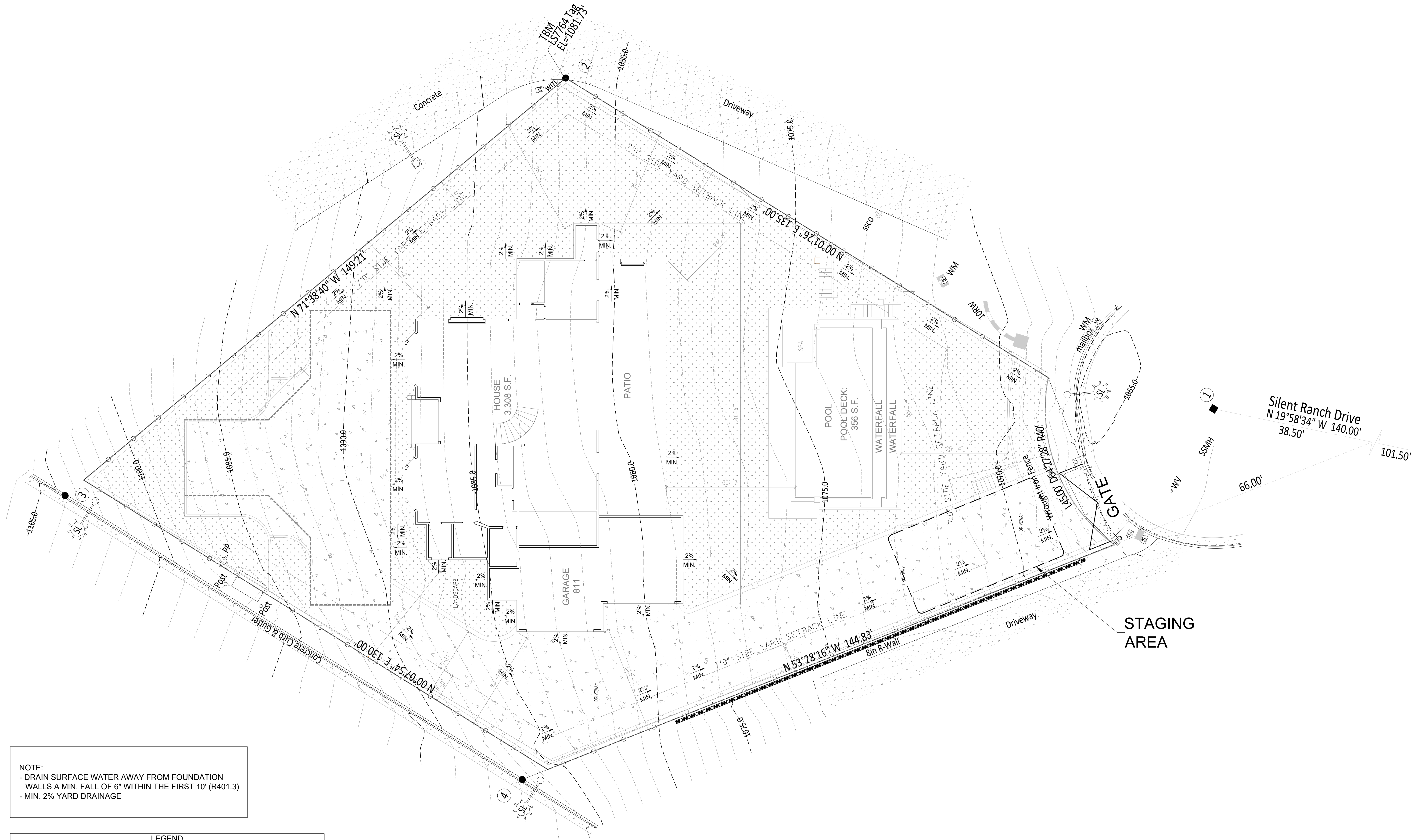
SECTION 7
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SECTION 6
Scale: 3/32"=1'-0"

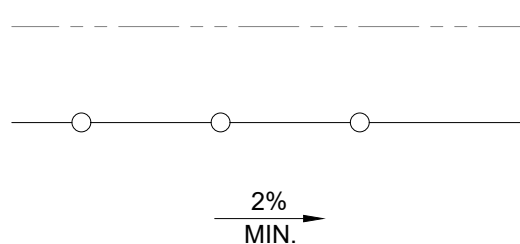


SECTION 5
Scale: 3/32"=1'-0"



NOTE:
- DRAIN SURFACE WATER AWAY FROM FOUNDATION
WALLS A MIN. FALL OF 6" WITHIN THE FIRST 10' (R401.3)
- MIN. 2% YARD DRAINAGE

LEGEND



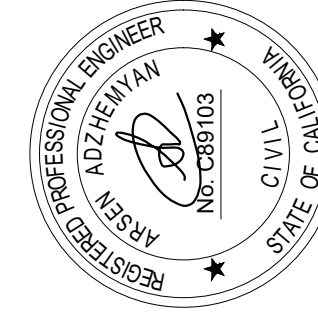
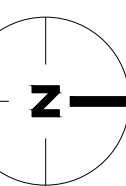
PROPERTY LINE

SILT FENCE WALL

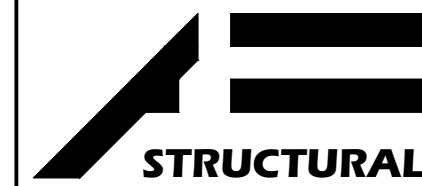
DRAINAGE DIRECTION AND SLOPE

EROSION CONTROL PLAN

SCALE: 3/32"=1'-0"



PROJECT NO: 2023-211
DATE: 12/05/2023



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1	10-29-2024	ADDRESS PC COMMENTS	A.A.
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PREPARED FOR:
HAMLET SADEKYAN

PROJECT ADDRESS:
945 N SILENT RANCH DR
GLEN DORA, CA
91741

EROSION CONTROL
PLAN

C-4

EROSION CONTROL, SEDIMENT CONTROL AND WATER QUALITY NOTES

1- A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES, NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES RAIN IS IMMINENT.

2- THE CIVIL ENGINEER OR OTHER RESPONSIBLE INDIVIDUAL SHALL SUBMIT PLANS FOR REVIEW BY CITY ENGINEER DETAILING THE PLACING OF EROSION CONTROL FACILITIES TO PROTECT AREAS SUBJECT TO STORM DAMAGE. ALL DEVICES MUST BE IN PLACE AND WORKING AT ALL TIMES, FAILURE TO PROVIDE THESE DEVICES WILL BE CAUSE TO REVOKE PERMITS OR APPROVALS BY THE CITY ENGINEER AND/ OR BUILDING OFFICIAL.

3- DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.

4- EXCEPT AS OTHERWISE APPROVED BY THE CITY INSPECTOR, REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

5- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO DISCRETION OF THE FIELD ENGINEER.

7- EROSION CONTROL DEVICES SHALL BE MODIFIED AS NEEDED AS SUBMITTED PROGRESSES, AND PLANS OF CHANGES SUBMITTED FOR APPROVAL AS REQUIRED.

8- INSURE THAT ALL EXISTING DRAINAGE COURSES AND CULVERTS ARE MAINTAINED IN WORKING CONDITION AND FREE OF SILT & DEBRIS.

10- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.

11- ALL LOOSE SOIL AND DERBIES WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.

12- AFTER A RAINSTORM, ALL SILT AND DEBRIES SHALL BE REMOVED FROM CHECK BERMS AND DESILTING BASINS BASINS PUMPED DRY.

13- APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUAL SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREET, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

14- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENT AND OTHER POLLUTANTS.

15- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

16- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIES AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.

17- FILL SLOPES AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.

18- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO (2) FEET.

19- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD ; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION OR NUISANCE ; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTE FROM PAINT, STAINS, SEALANTS, GLUES, LIME, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS ; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/ EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS.

20- DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

21- DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

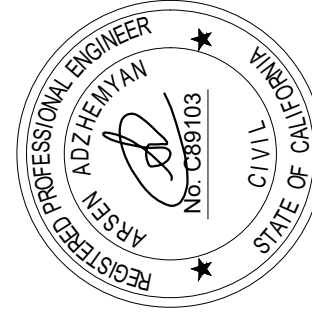
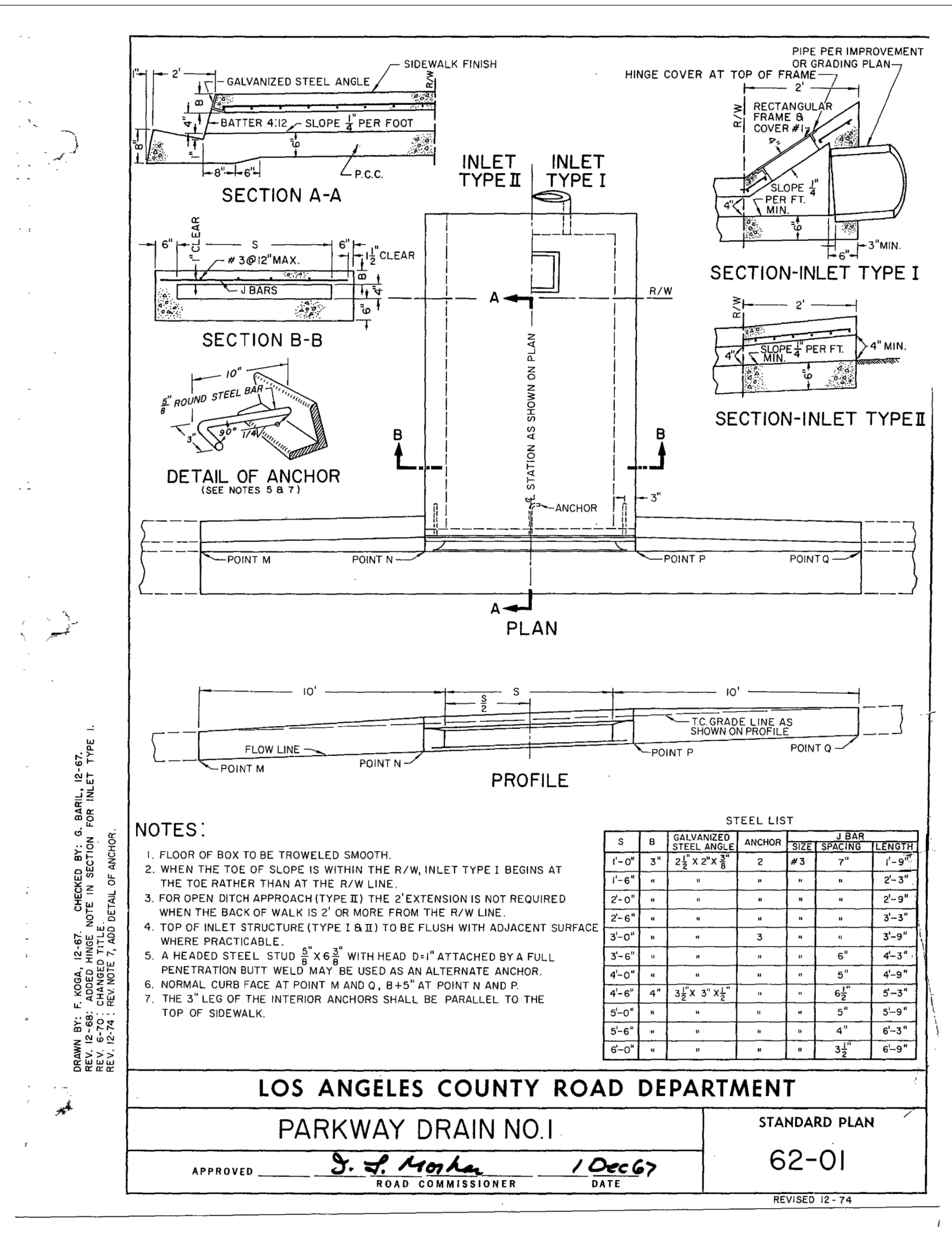
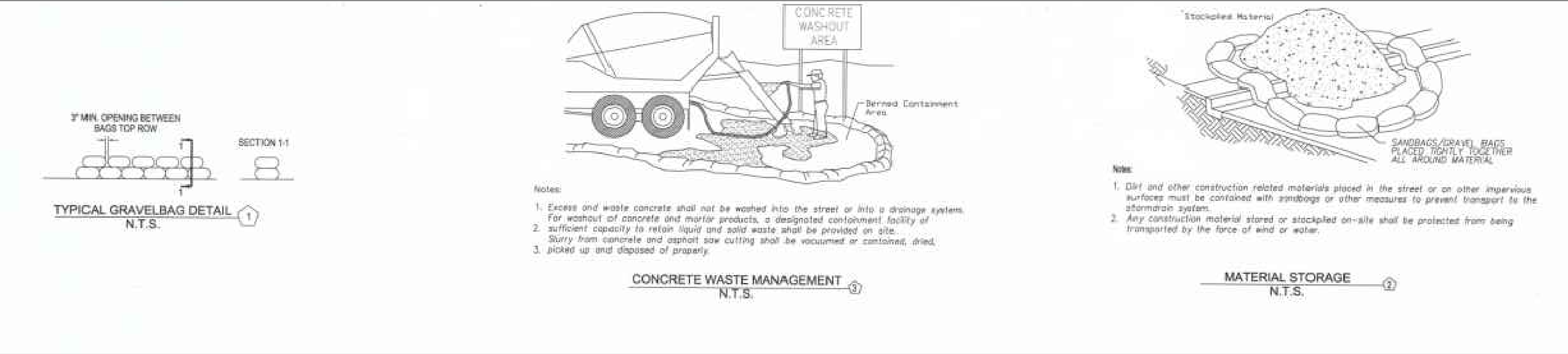
22- TAKE NECESSARY PRECAUTIONS TO INSURE THAT ADJACENT PROPERTY NOT SUFFER DAMAGE DUE TO DEBRIS, MUD, OR INUNDATION CAUSED BY GRADING ACTIVITIES WITHIN PERMITTED AREA.

23- PLACE EROSION PROTECTION AROUND ALL OUTLETS OF DOWNDRAINS THAT ARE NOT FULLY CONNECTED TO THE ULTIMATE DRAINAGE DEVICE.

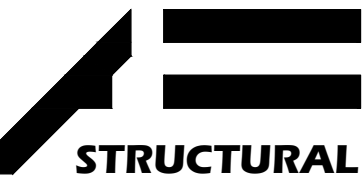
24- PLACE EROSION PROTECTION AROUND ALL ULTIMATE INLETS WHILE THE POSSIBILITY OF SILTATION EXISTS PRIOR TO ULTIMATE SLOPE PLANTING BECOMING EFFECTIVE.

25- RESTORE ALL VEGETATION AND PLANTING ON THE EXISTING SLOPE TO ORIGINAL CONDITION.

ERROSION CONTROL NOTES:
1- INSTALL TYPICAL GRAVELBAG PER DETAIL HEREON
2- MATERIAL STORAGE PER DETAIL HEREON
3- CONCRETE WASTE MANAGMENT PER DETAIL HEREON.



PROJECT NO:2023-211
DATE: 12/05/2023



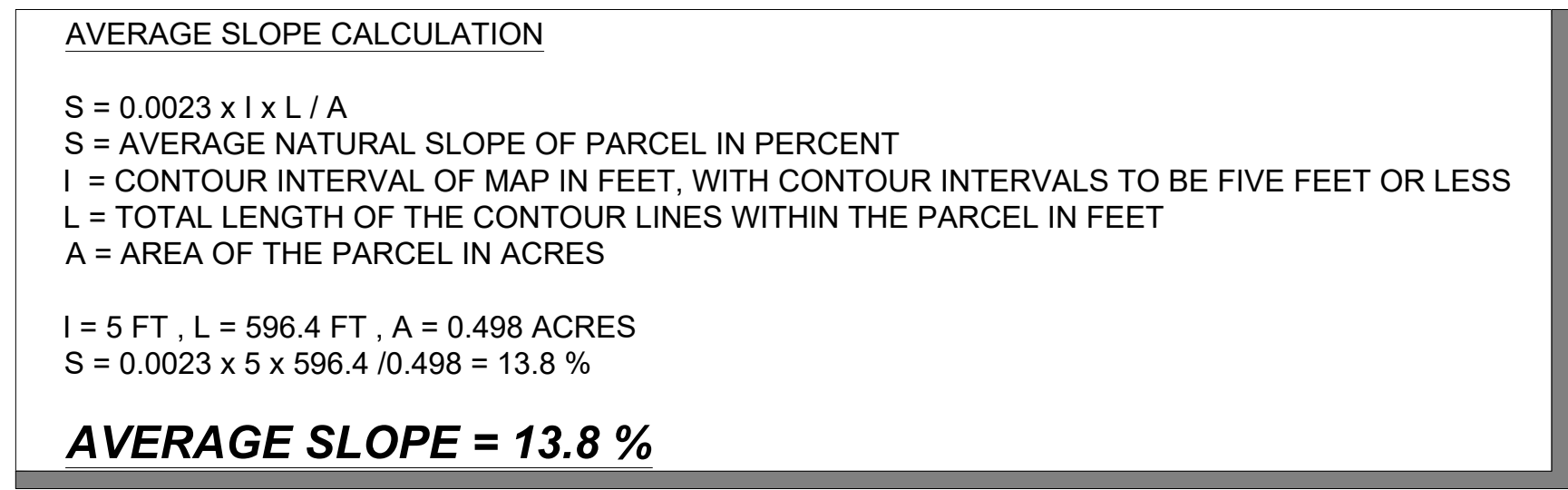
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DESIGNED BY: A.A.
CHECKED BY: V.V.

REV	DATE	DESCRIPTION	BY
1	10-29-2024	ADDRESS PC COMMENTS	A.A.
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PREPARED FOR: HAMLET SADEKYAN
PROJECT ADDRESS: 945 N SILENT RANCH DR GLENDDORA, CA 91741

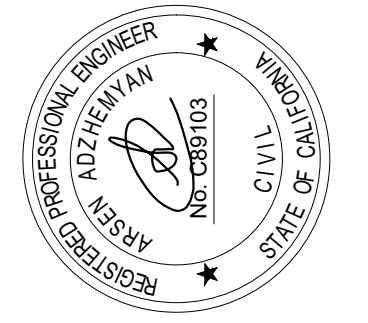
EROSION CONTROL
NOTES AND DETAILS



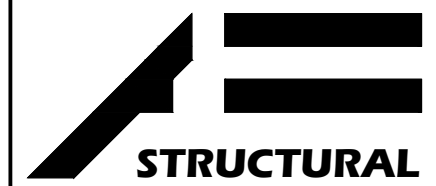
EXISTING SITE PLAN

SCALE: 3/32"=1'-0"

LEGEND	
—————	PROPERTY LINE
----- (525) -----	EXISTING CONTOURS



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AA@STRUCTURALAF.COM

DESIGNED BY: A.A.
CHECKED BY: V.V.

REV	DATE	DESCRIPTION	BY
1	10-29-2024	ADDRESS PC COMMENTS	A.A.
2			
3			
4			
5			

PREPARED FOR:

HAMLET SADEKYAN

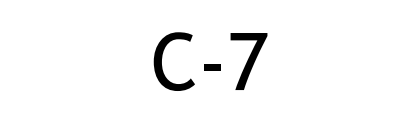
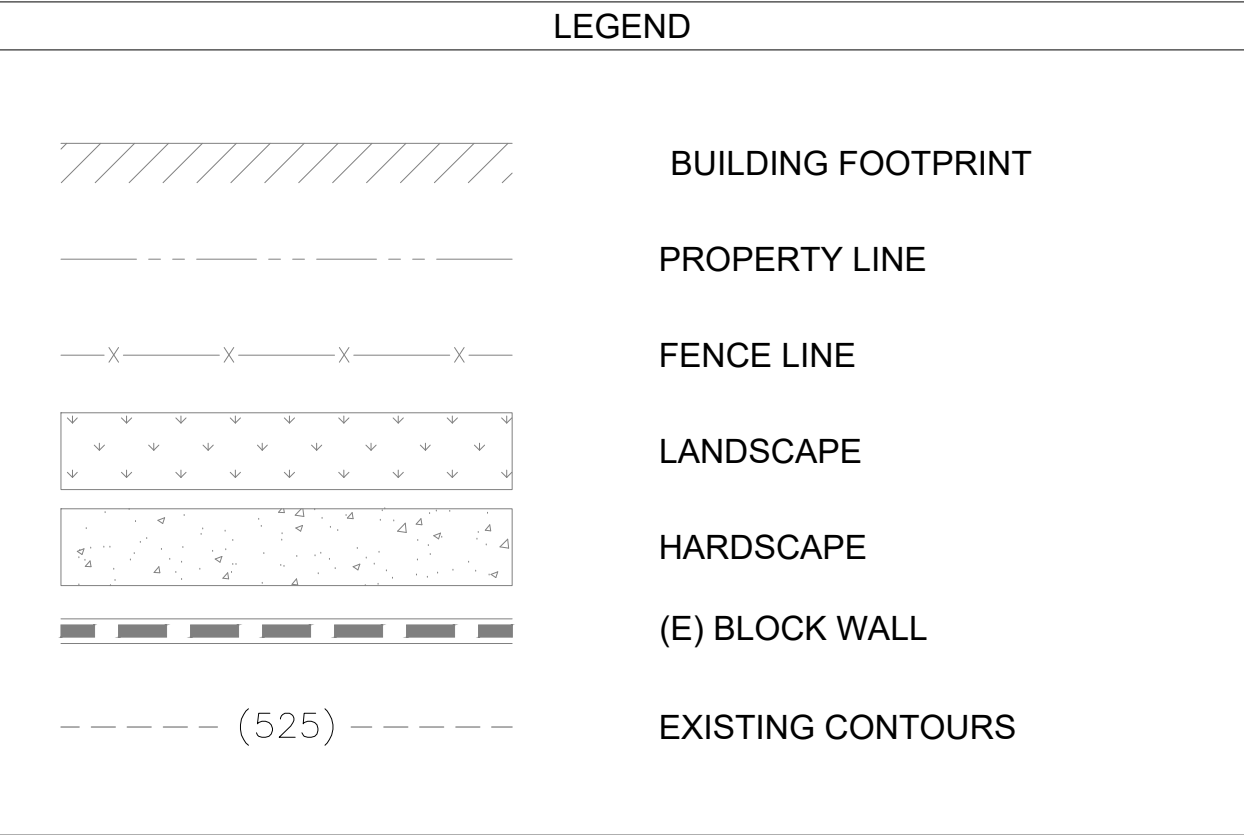
PROJECT ADDRESS:

945 N SILENT RANCH DR

GLENDFORA, CA

91741

AVERAGE SLOPE

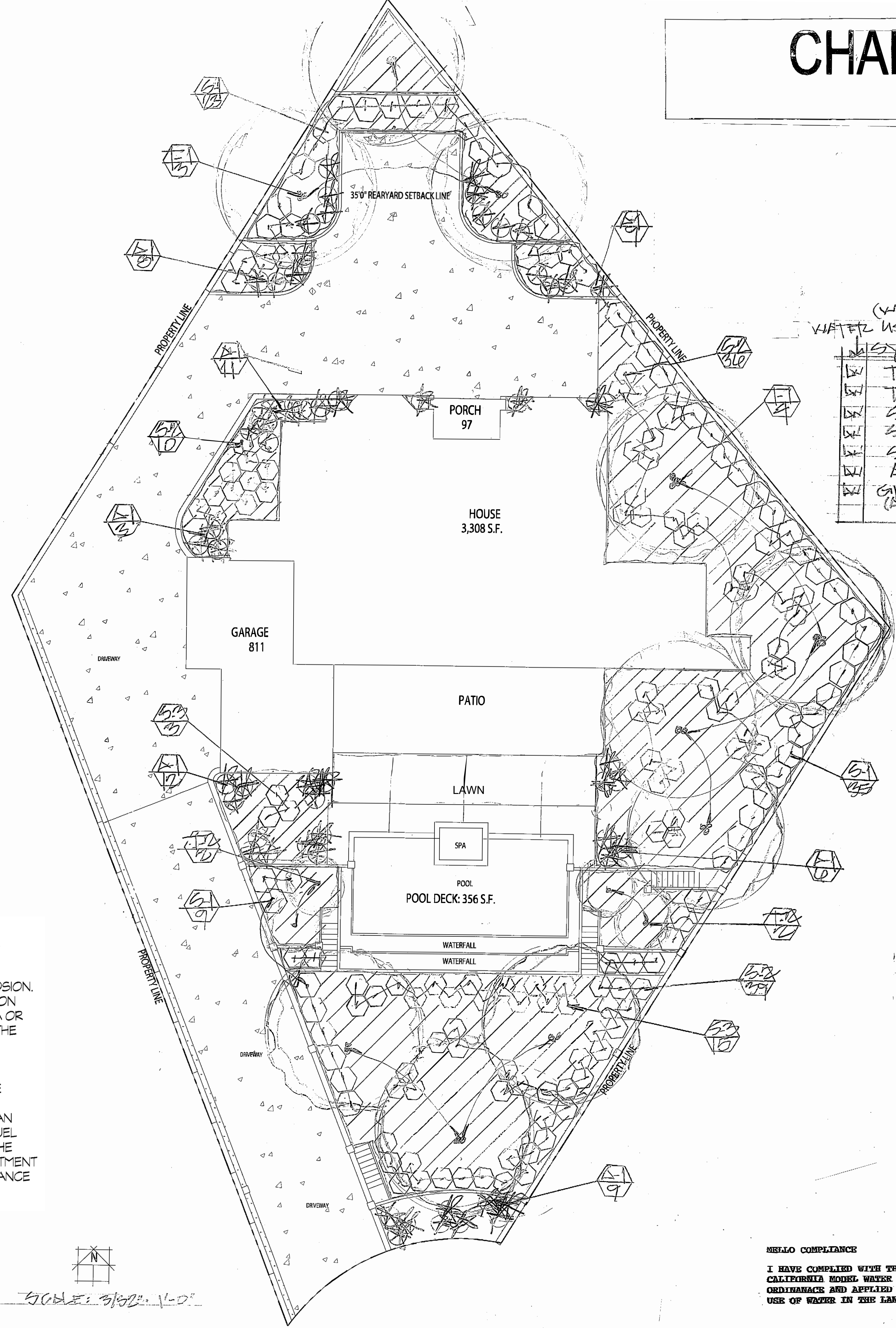


CHAKBAZOF RESIDENCE

stu3Dio
1111 E CEDAR AVE #202, BURBANK, CA 91502
TEL 818-745-7413 INFO@STU3DIO.COM

945 N SILENT RANCH DR. GLENDORA, CA 91741

CHAKBAZOF RESIDENCE



(VOLUME) WATER USAGE

SYMBOL	POTENTIAL NAME	COMMON NAME	SIZE	QTY	SPACING
T-1	QUERUS AGRIIFOLIA	COAST LIVE OAK	24" x 10"	10	-
T-2	DRAECALIS DRACO	DRAGON TREE	24" x 4"	4	-
S-1	RHAMNUS CALIFORNICA	CALIF. COTONEASTER	55 GAL	107	10' O.C.
S-2	CELANOTHUS 'HORIZONTALIS'	CARNEL OLESTRA	55 GAL	85	4' O.C.
S-3	CASTUS X 'PURPUREUS'	ORCHID ROSE	55 GAL	18	4' O.C.
A-1	HESPERALOE PARVIFLORA	RED YUCCA	55 GAL	55	2' O.C.
G-1	BECCARIA	CANYON BUSH	FLATS	AS NEEDED	-

- INSTALL FIRE RESISTANT WIRE MESH ON ALL SLOPE AREAS TO BE PLANTED.
- USE LOW WATER USAGE PLANTS.
- LANDSCAPE AREA = 11,800 SQ. FT.
- *NO EXISTING TREES ON SITE TO REMAIN.

LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED ACCENT
- PROPOSED GROUND COVER
- PLANT SYMBOL QUANTITY

GENERAL NOTES.

a. MANUFACTURED SLOPES AND DISTURBED AREAS SHALL BE LANDSCAPED AND IRRIGATED TO PREVENT EROSION, PROVIDE AESTHETIC RELIEF AND BLEND IN WITH EXISTING VEGETATION. LANDSCAPING SHALL BE ADEQUATE TO PROTECT AGAINST EROSION. SUCH LANDSCAPING SHALL INCLUDE AT LEAST ONE FIVE-GALLON SHRUB FOR EACH ONE HUNDRED SQUARE FEET OF SLOPE AREA OR DISTURBED AREA AND SUFFICIENT GROUND COVER TO COVER THE AREA WITHIN ONE YEAR FROM TIME OF PLANTING.

b. LANDSCAPE PALETTES SHALL BE DERIVED FROM THE LOS ANGELES COUNTY FIRE DEPARTMENT FUEL MODIFICATION PLAN DESIRABLE PLANT LIST AND USE NATIVE PLANT SPECIES TO THE GREATEST EXTENT FEASIBLE.

c. FOR FIRE PREVENTION PURPOSES, A FUEL MODIFICATION PLAN CONSISTENT WITH LOS ANGELES COUNTY FIRE DEPARTMENT FUEL MODIFICATION PLAN REQUIREMENTS SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND REDEVELOPMENT AND DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.

A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT FOR TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING. APPLICATIONS WHERE MULCH IS CONTRAINDICATED. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT RATE OF A MINIMUM OF 4 CUBIC YARDS SOIL PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO SOIL.

MELIO COMPLIANCE

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



PLANTING PLAN (CONCEPTUAL)

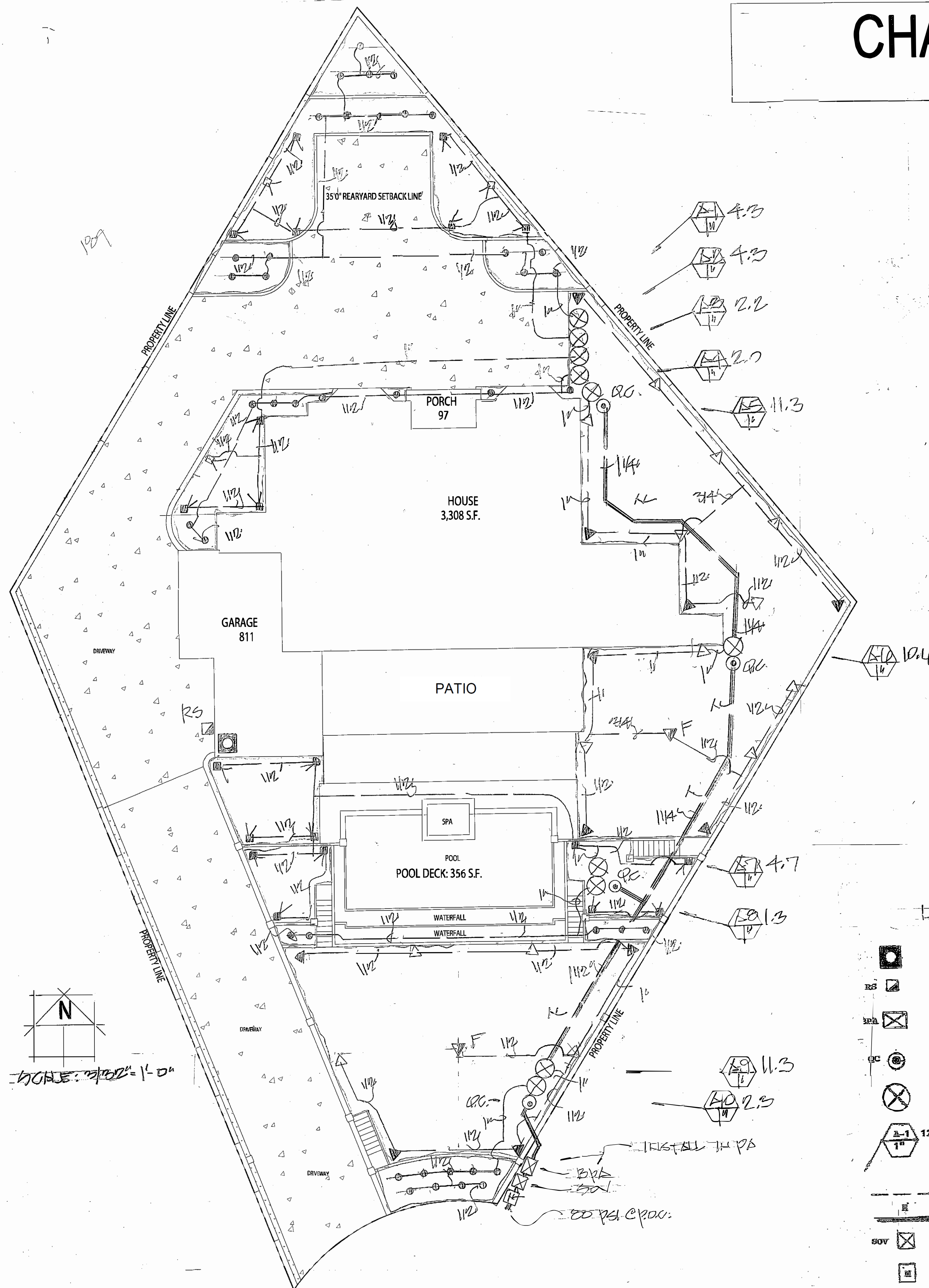
LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818-241-9169

stu3Dio
111 E. CEDAR AVE. #202, BURBANK, CA 91502

TEL: 818/745-7413 . INFO@STUDIO.COM

PROJECT NAME & SITE ADDRESS:
945 N SILENT RANCH DR. GLENDORA, CA 91741

CHAKBAZOF RESIDENCE



Reference Evapotranspiration (ETo) / 51.9							
Hydrozone # Planting Description ¹	Plant Factor (PF)	Irrigation Method ²	Irrigation Efficiency (IE) ³	ETAF (ETAF)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ⁴
Regular Landscape Areas							
A-111x1	.13	B	.81	.37	1000	72.2	7,021
A-211x1	.13	B	.75	.4	347	10.8	2,895
A-211x1	.13	B	.75	.4	197	710.8	2,445
A-211x1	.13	B	.81	.37	148	54.8	1,523
A-511x1	.13	B	.75	.4	1108	502.2	12,132
A-101x1	.13	B	.75	.4	1408	502.2	13,515
A-711x1	.13	B	.75	.4	1640	210.0	8,145
A-811x1	.13	B	.81	.37	180	22.2	70.7
A-911x1	.13	B	.75	.4	14040	811.0	7,395.1
A-1011x1	.13	B	.81	.37	184	10.1	2,110.0
A-1111x1	.13	B	.81	.37	1123	112.3	4,515.78
Totals					7980 (A)	3,839.1 (B)	102,250
Special Landscape Areas							
Totals					(C)	(D)	22,750

Hydrozone[®] / Planting Description E.g.
 1) front lawn
 2) low water use plantings
 3) medium water use plantings

Irrigation Method
 overhead spray
 or drip

Efficiency
 0.75 for spray head
 0.81 for drip

E_{TWO} (Annual Gallons Required) = $E_{IN} \times$
 $0.62 \times E_{TAX} \times A_{IN}$

where 0.62 is a conversion factor that converts acre inches per acre per year to gallons per square foot per year. A_{IN} is the total landscape area in square feet. E_{IN} is the total special landscape area in square feet, and E_{TAX} is 0.55 for residential areas and 0.45 for non-residential areas.

$$(51.3)(0.10)(.55)(9,900) + (0)$$

1. $NADWA = 139,597,004$

• $E_{FWU} = 1241250 \text{ Rp}$

SPRINKLER HEADS

S/N	BOL	DESCRIPTION	CLOCK NO.	GPK	RAPING	P.S.
	▼	"PAINTER'S" POP UP / OFF	1812-RVAN1724-90°	.73	21'	30
	▽	" " " " "HALL	1812-RVAN1724-180°	1.41	21'	30
	■	" " " " "ATTN	1812-RVAN178-90°	.42	16'	30
	□	" " " " "HALL	1812-RVAN178-180°	.85	16'	30
	●	" " " " BLURLED	1812-1740	.85	-	30
	∇ F	" " " " POP UP / END	1812-RVAN1724 360°	3.0	21'	30

LEGEND

-  WEATHER BASED CONTROLLER
#RAINBIRD ESP-LINE (2 STATION)
- RS  RAIN SENSOR (#RAINBIRD RSD-REF.)
- BPA  BACKFLOW PREVENTER (FISCO 825-Y-1½)
- QC  QUICK-COUPLER (#RAINBIRD 44LC)
-  VALVE (#RAINBIRD PEB SERIES)
-  12.0
A-1 / GPM
1"
- LATERAL LINE / SCHED 40 PVC
- IN
 MAINLINE / SCHED 40 PVC
- SOV  SHUT-OFF VALVE
- IRI  IRRIGATION METER
- 

CHECK VALVES OR ANTI-TURNBACK VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE CAN OCCUR.

MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF EMERGENCY OR ROUTINE REPAIR.

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR ABOVE THE RECOMMENDED PRESSURE OF THE SPECIFIC IRRIGATION DEVICES.

A DIAGRAM OF THE IRRIGATION PLAN, SHOWING HYDROZONES SHALL BE KEPT WITHIN THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER DESIGNEE OF THE LANDSCAPE PLANT IRRIGATION PLANS OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

AT THE TIME OF THE FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

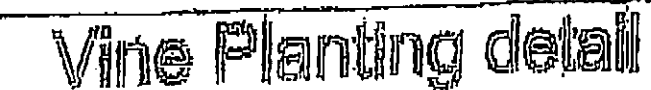
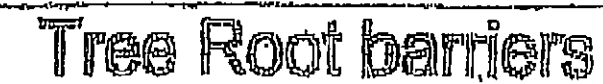
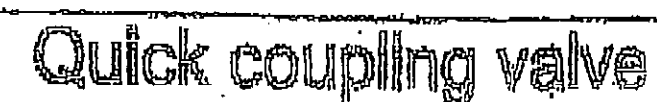
IRRIGATION PLAN

(CONCEPTUAL)

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314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
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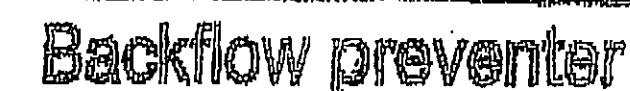
945 N SILENT RANCH DR.

2

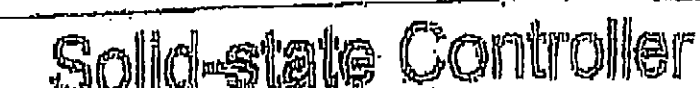
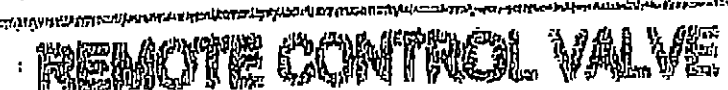
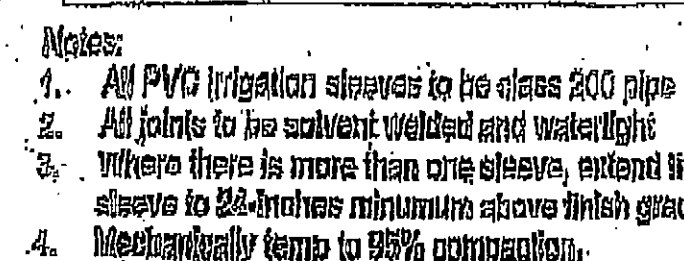
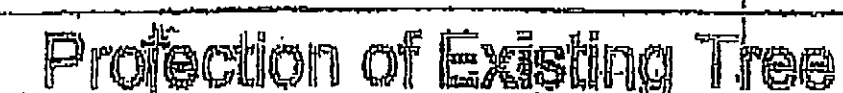
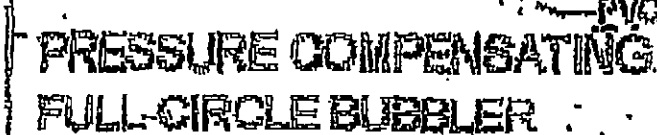


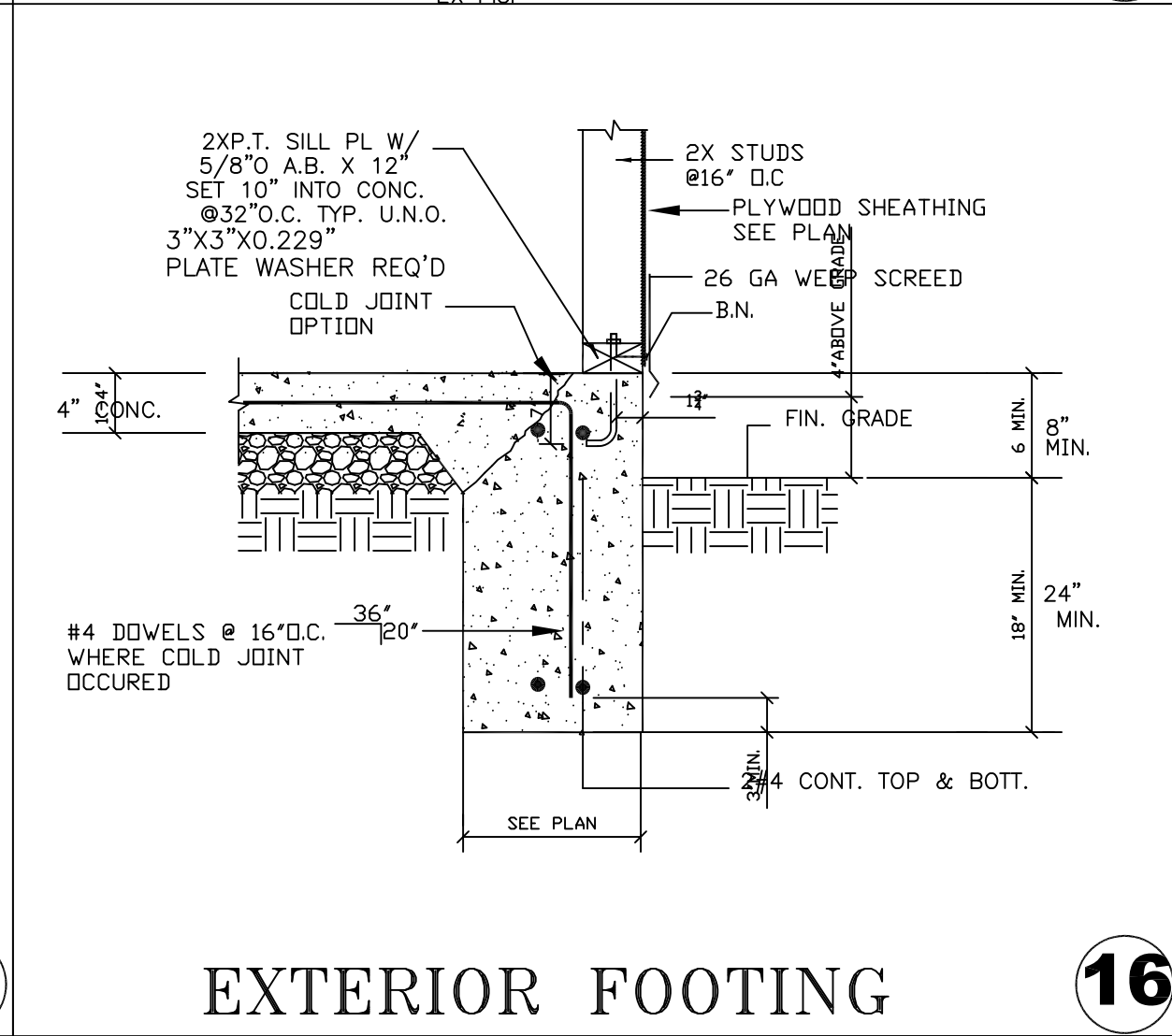
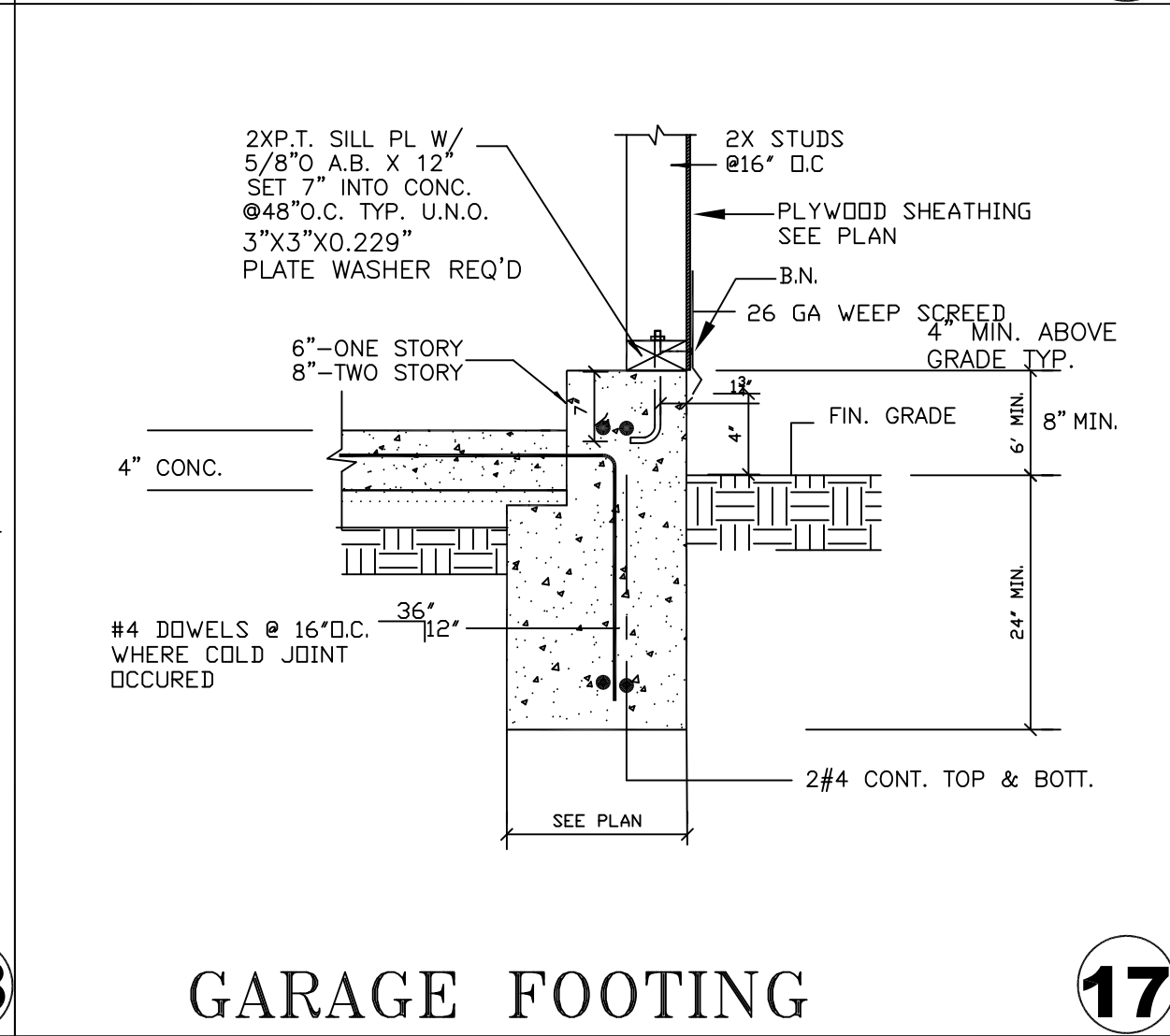
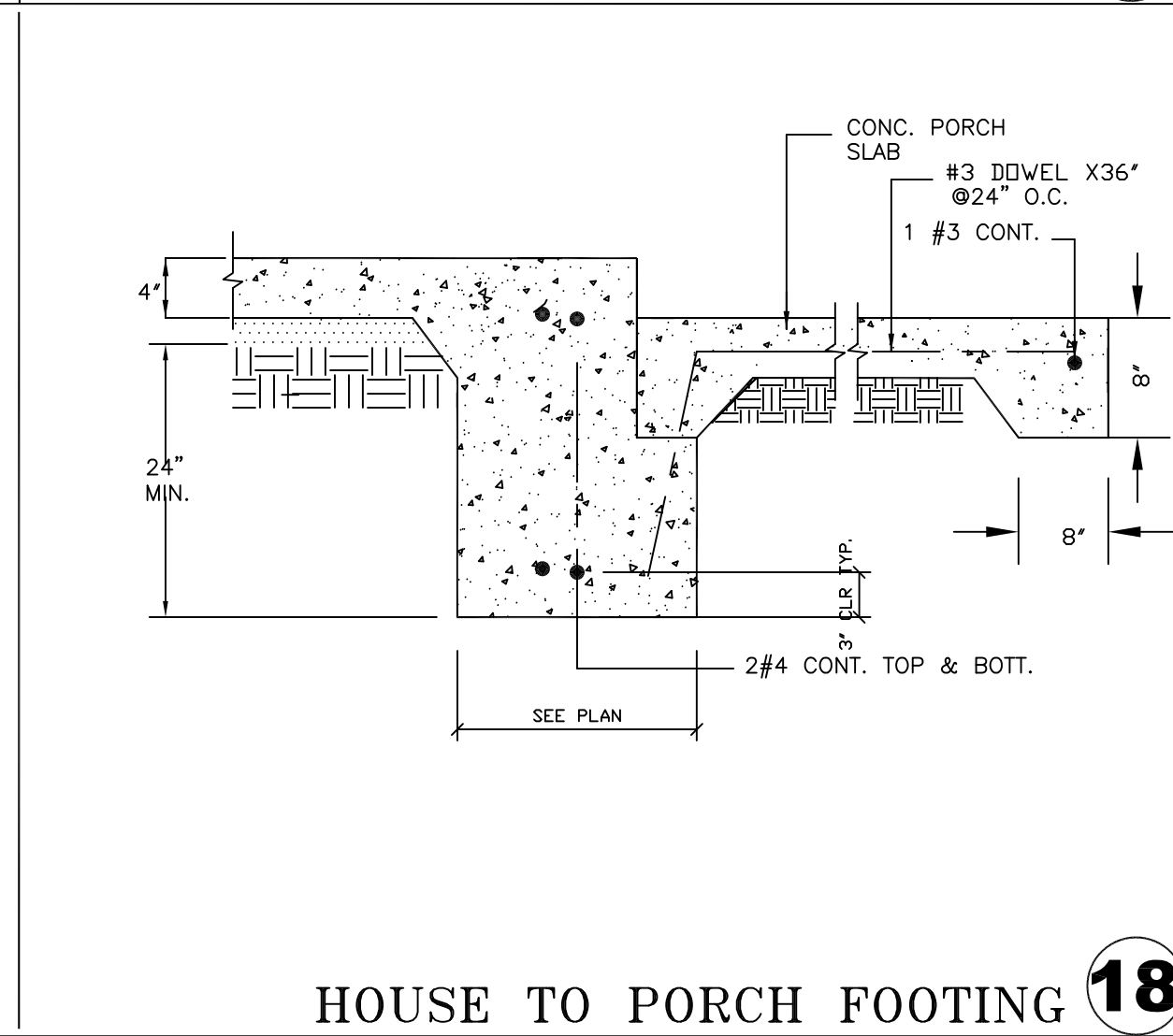
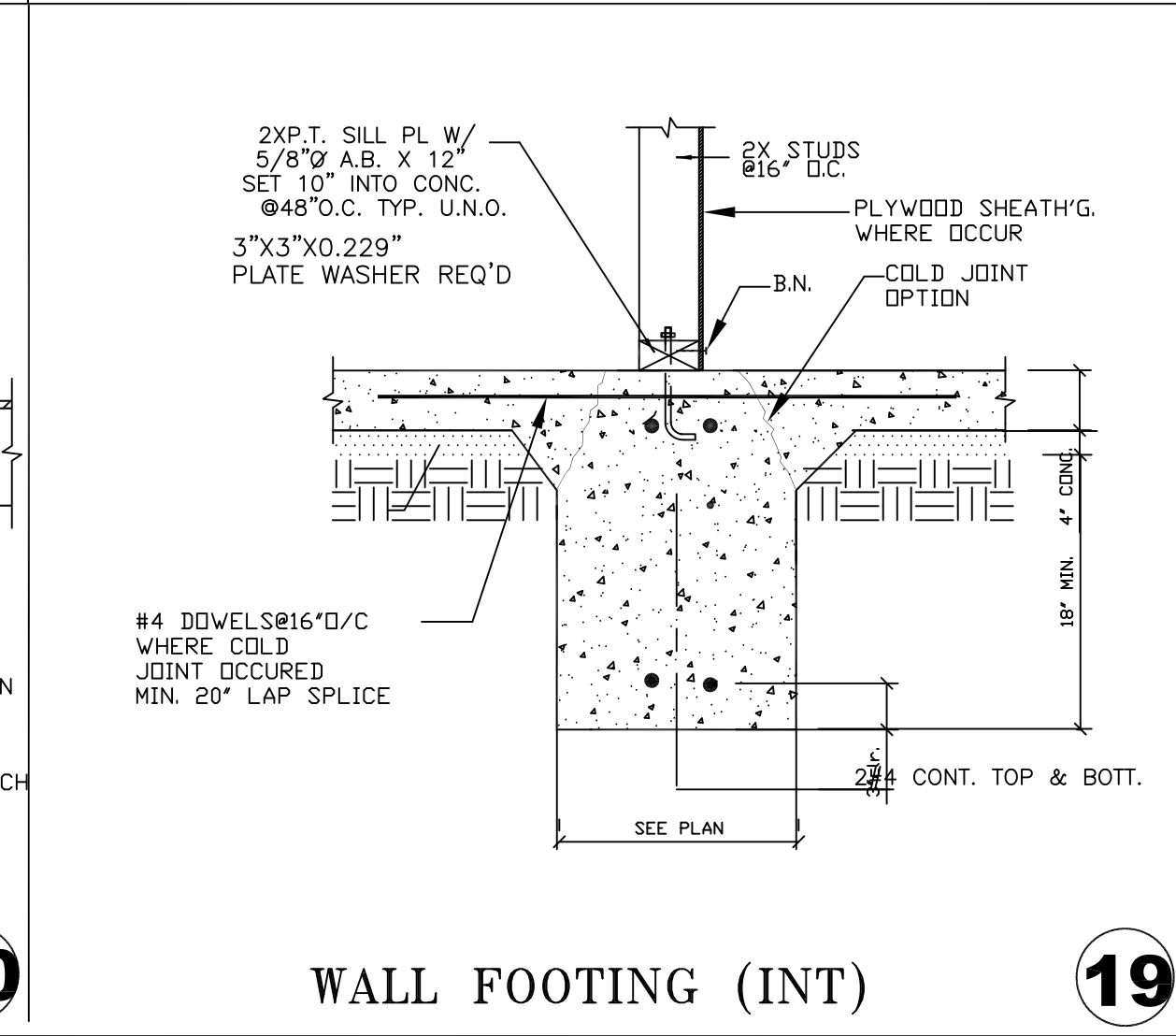
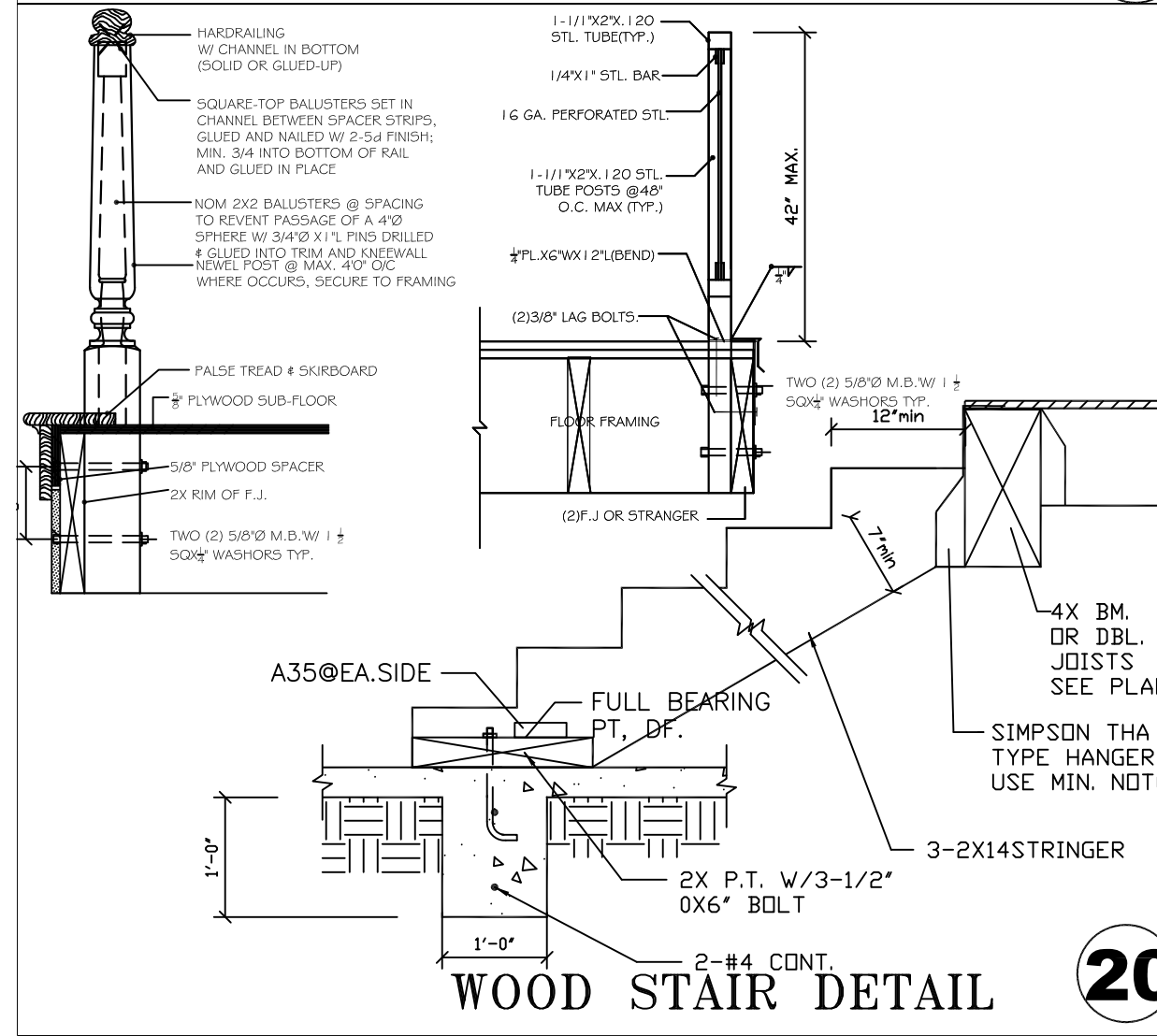
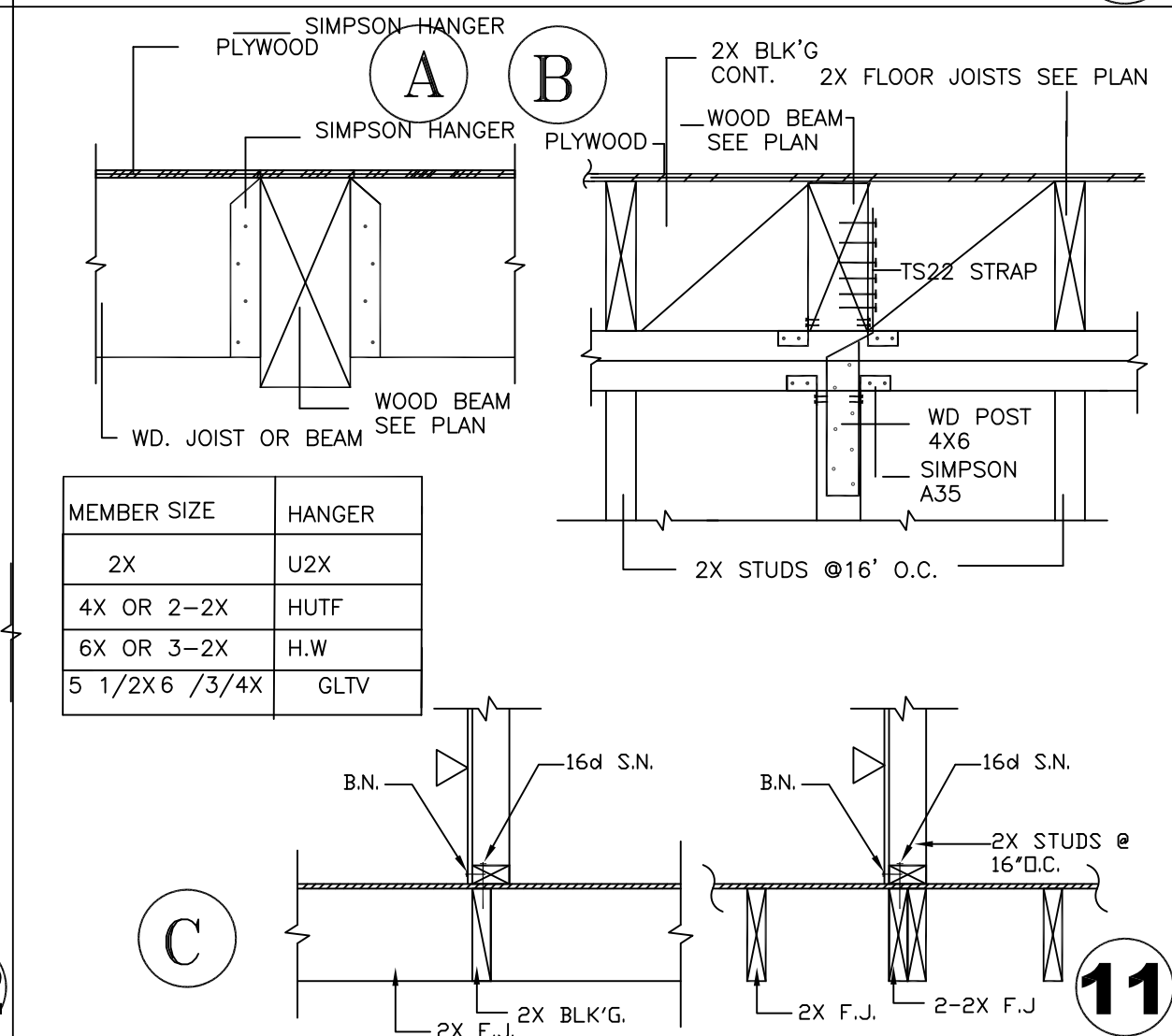
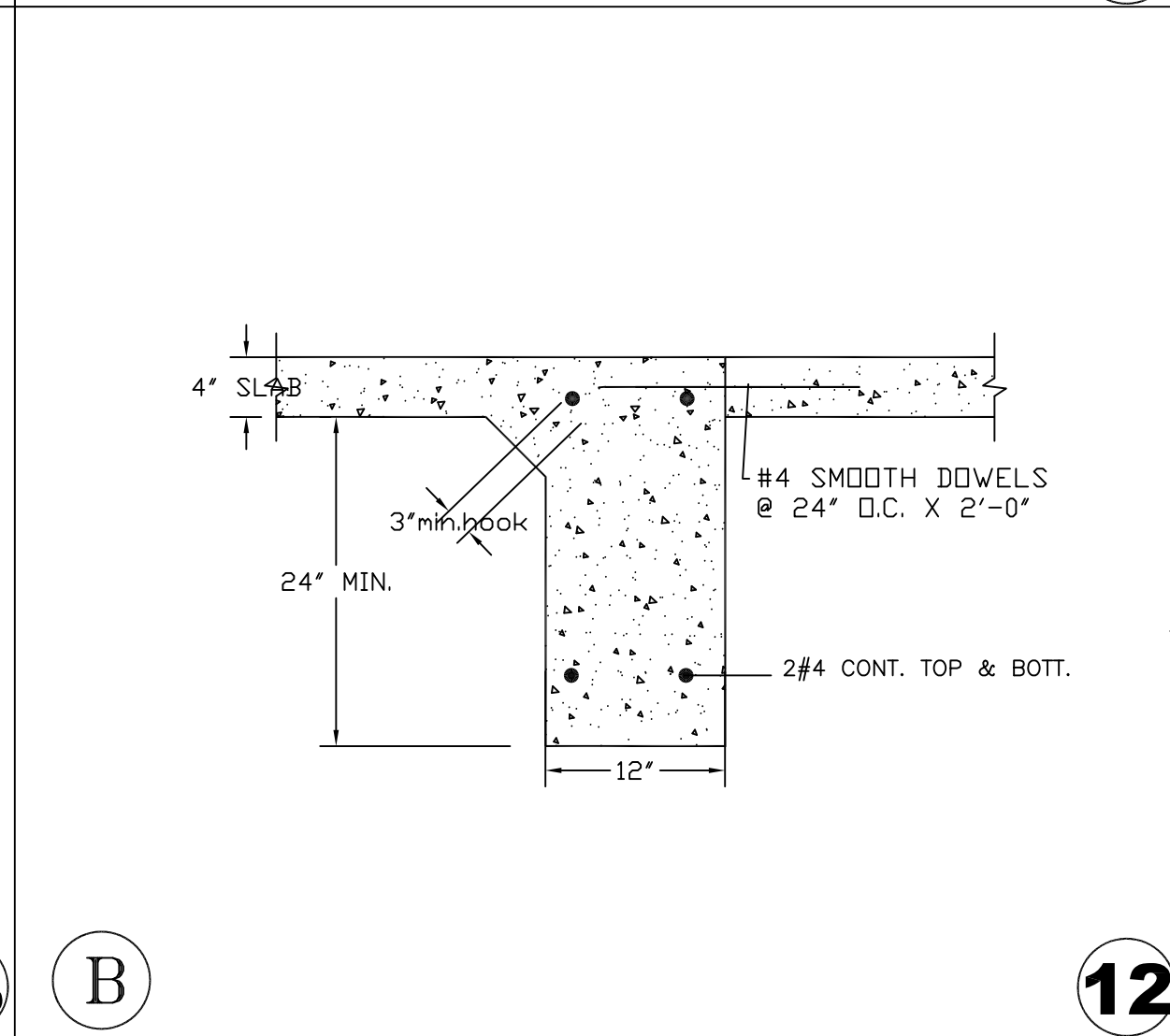
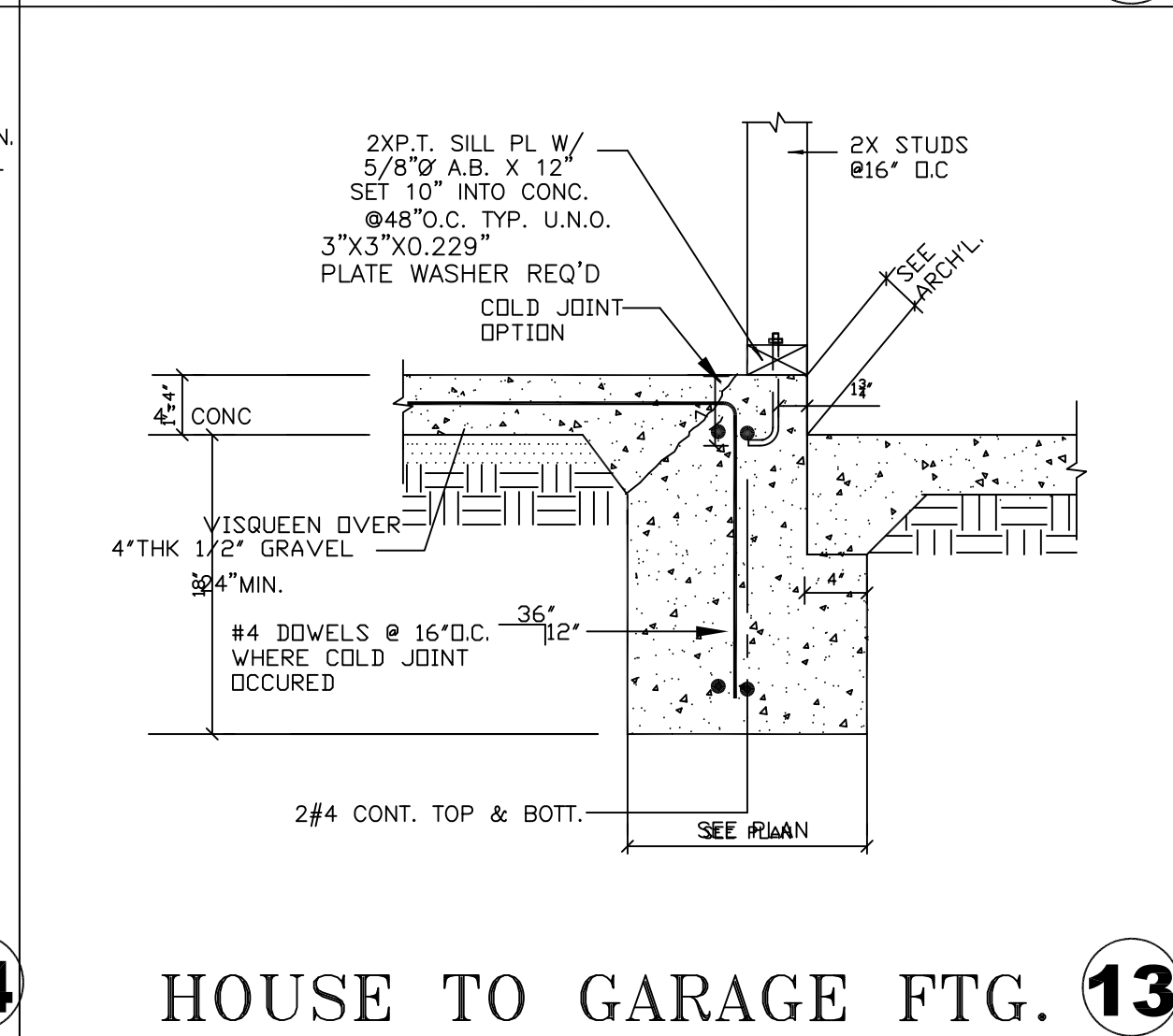
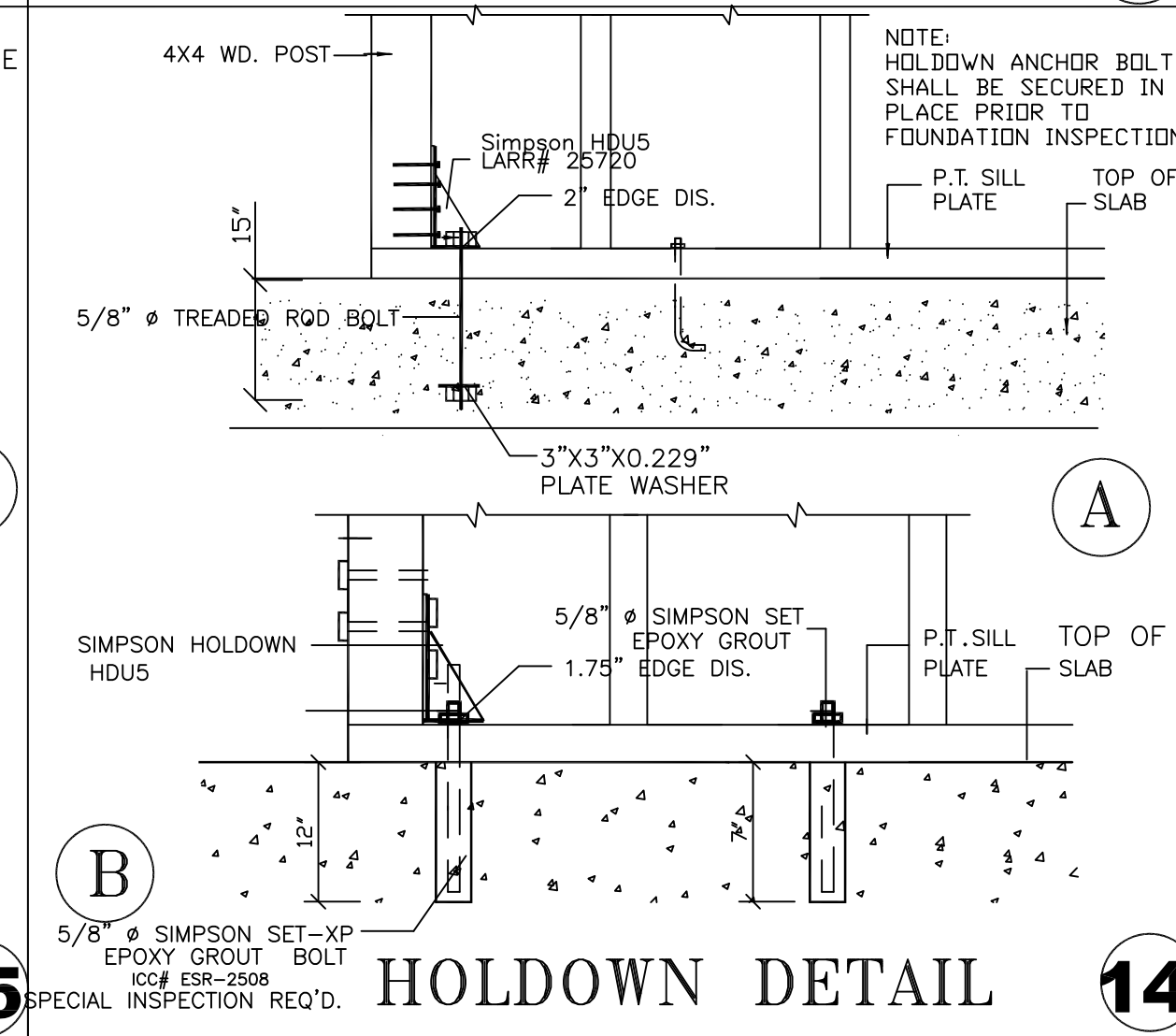
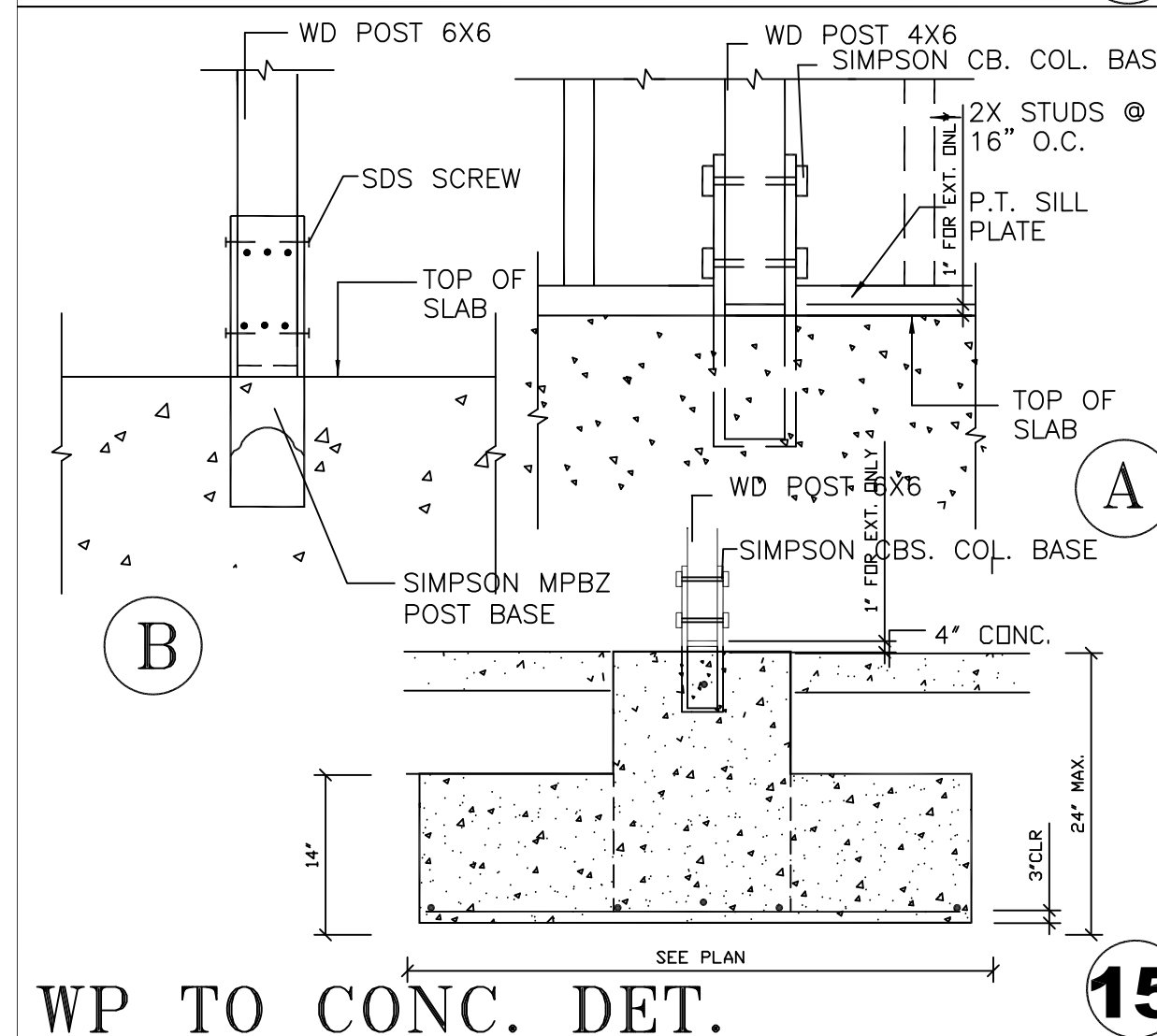
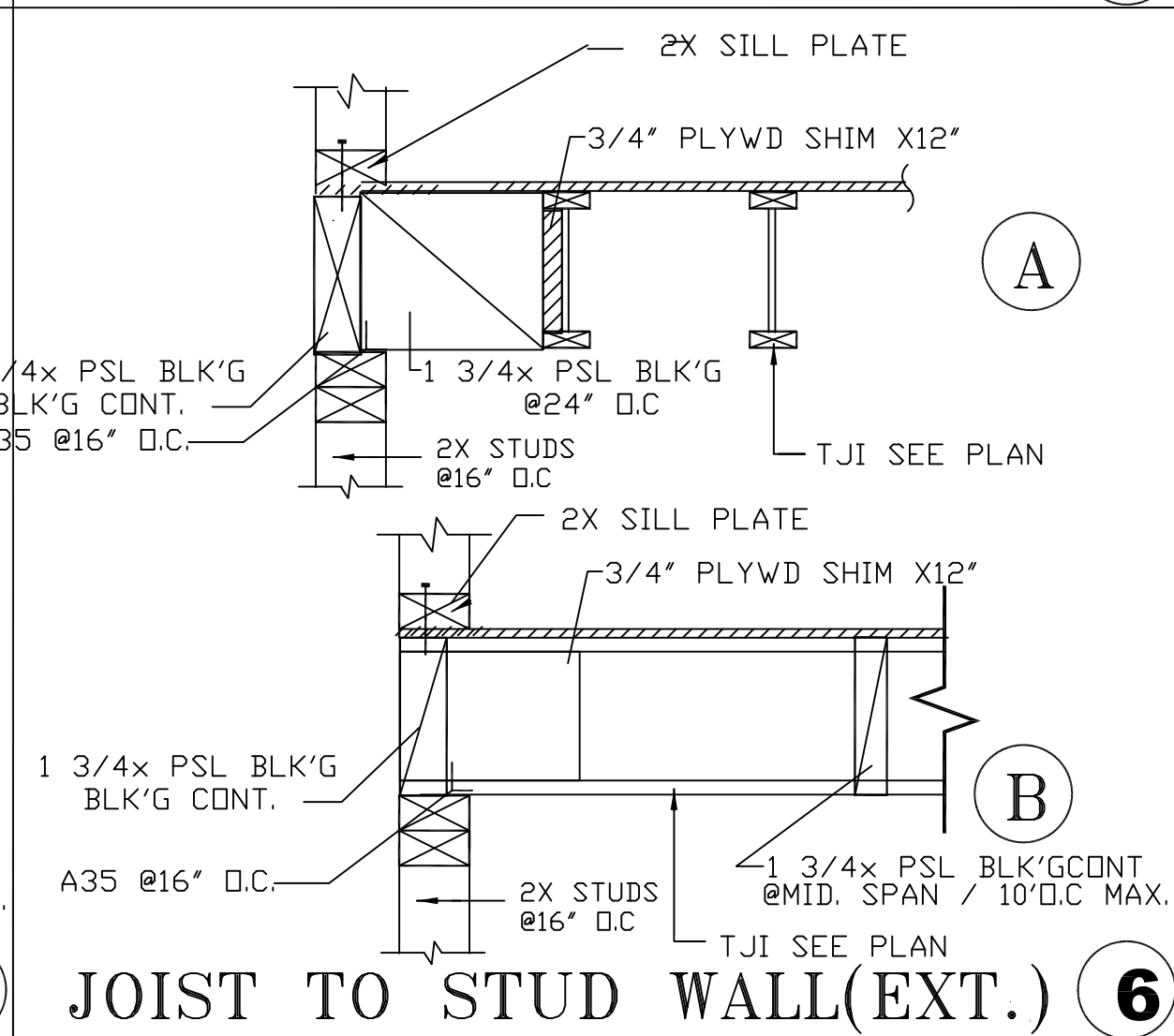
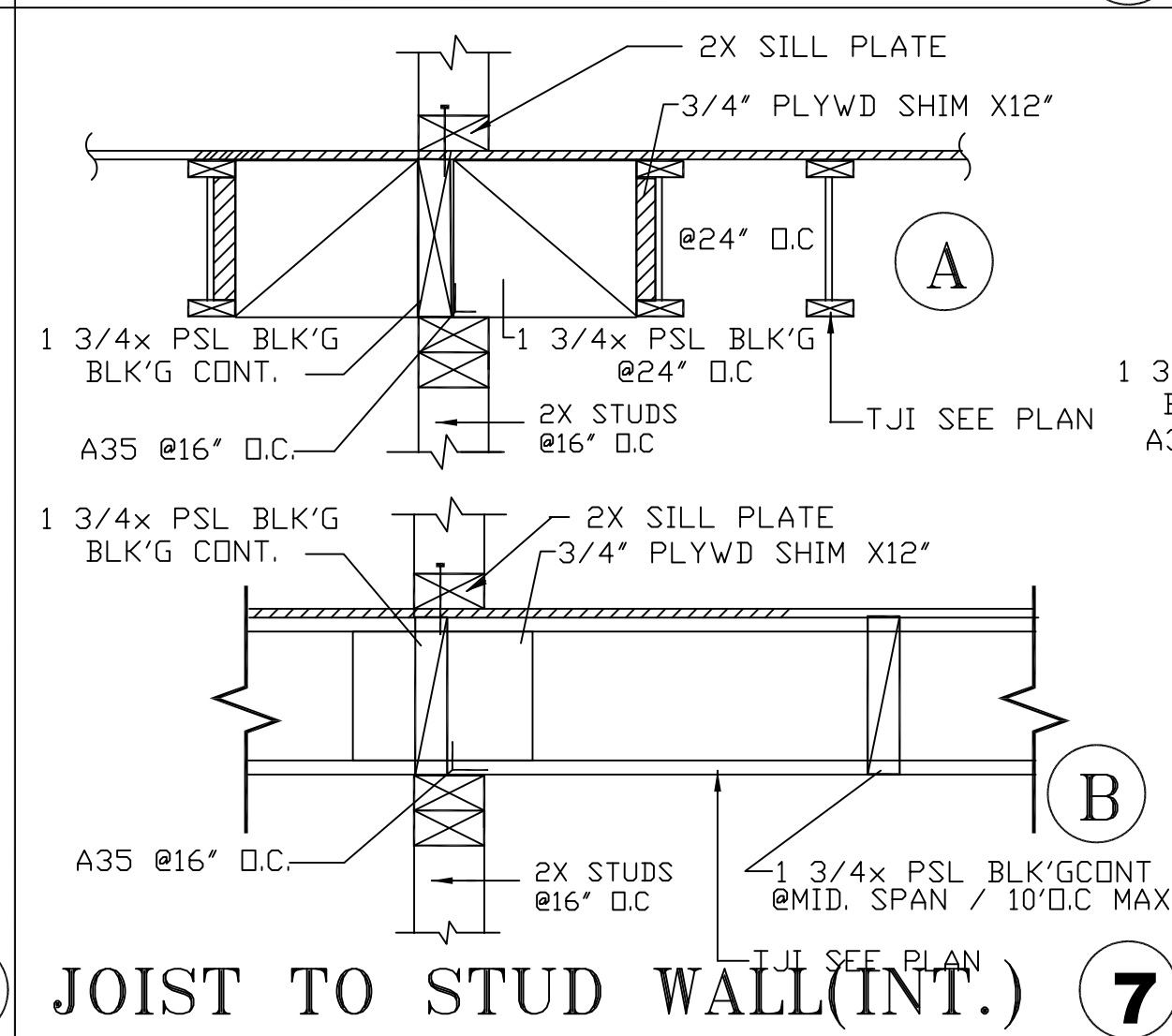
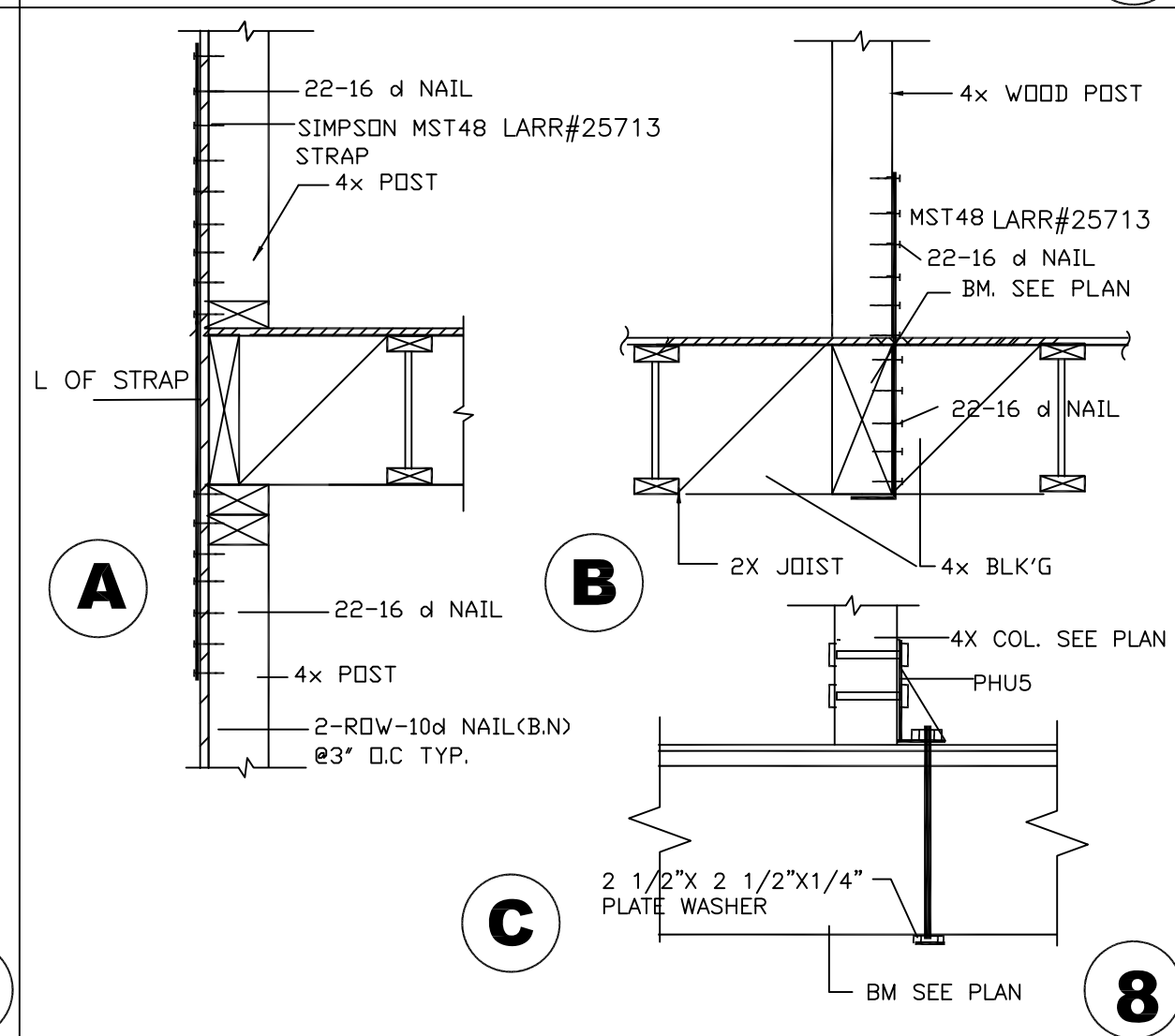
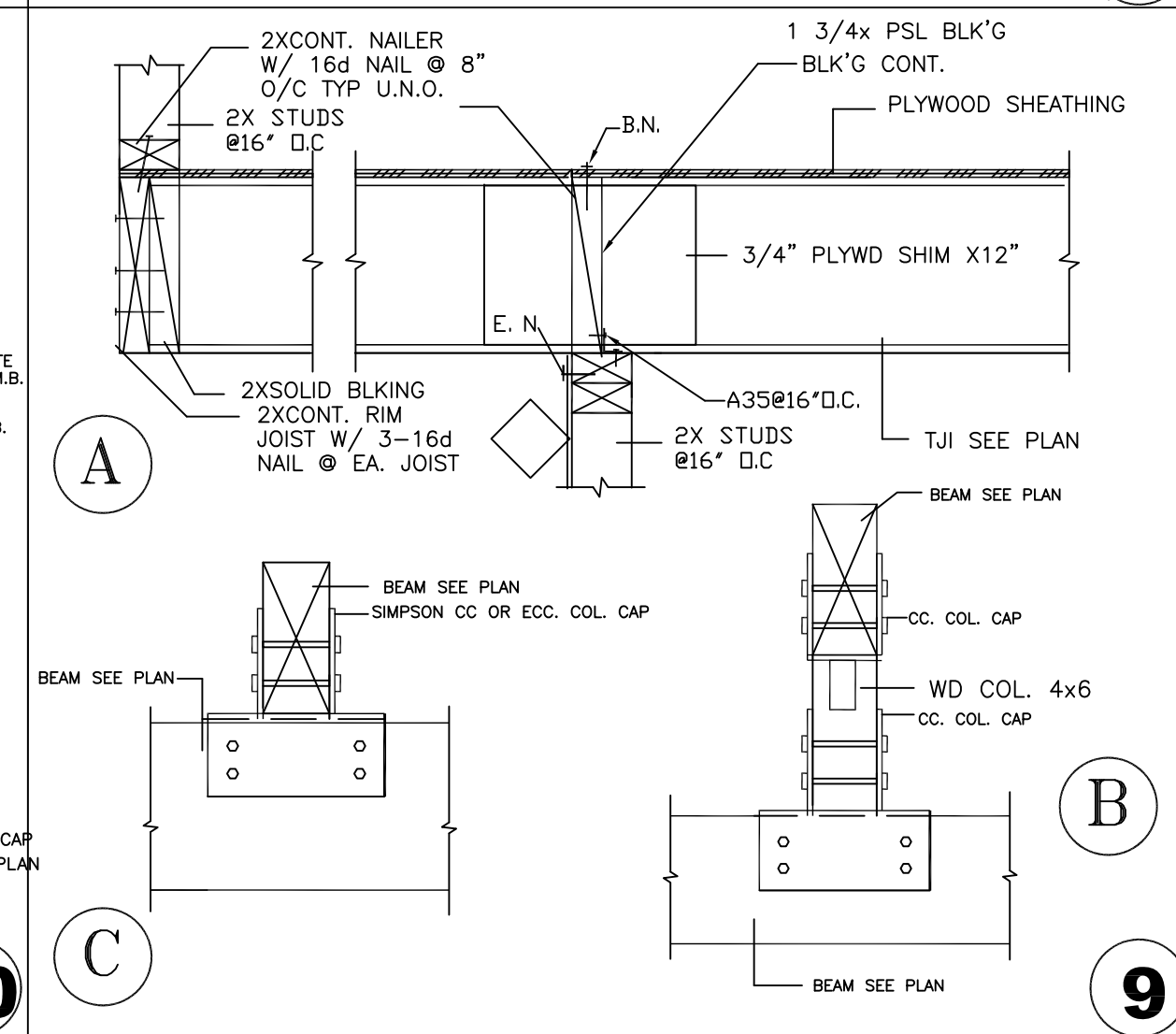
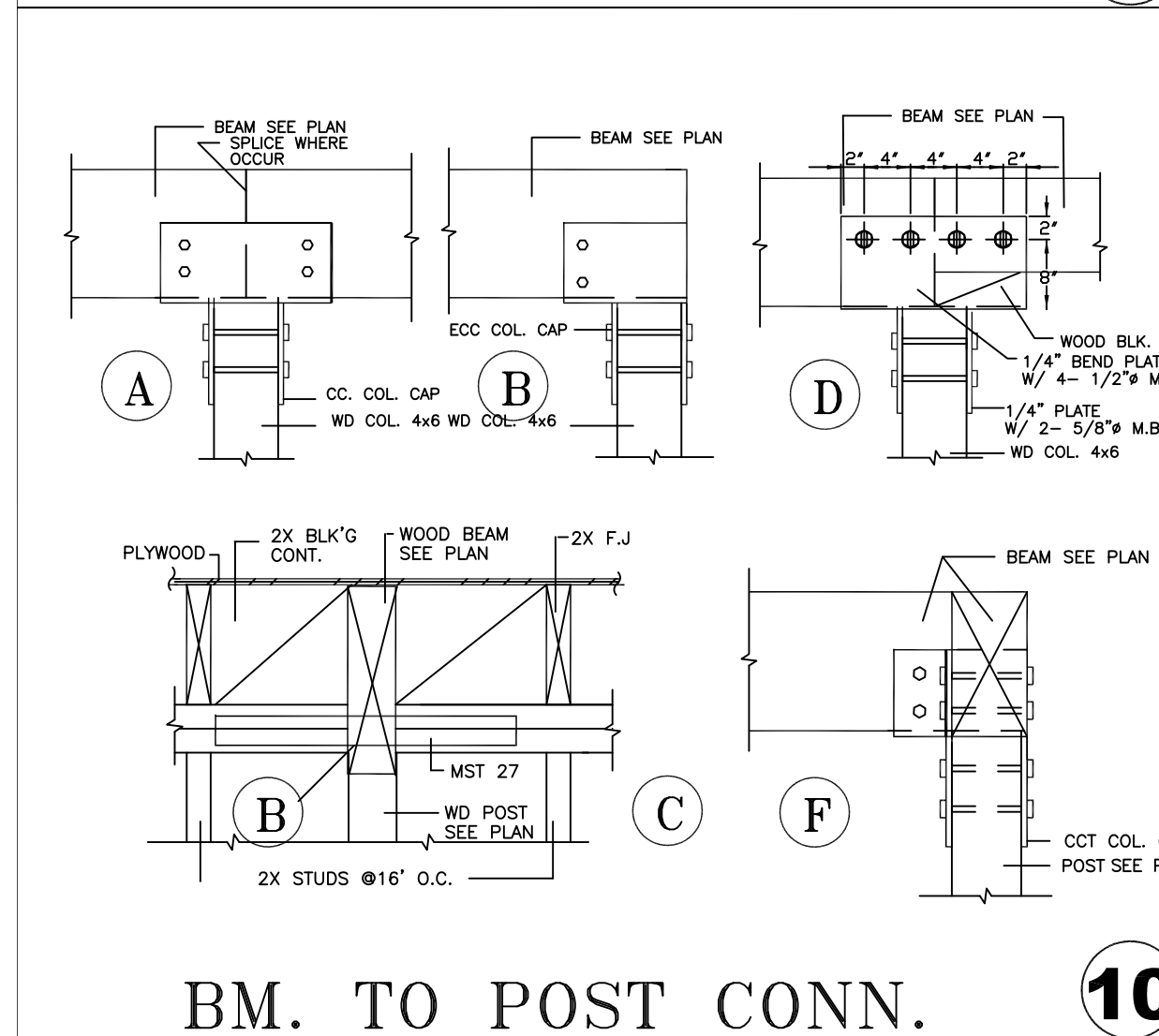
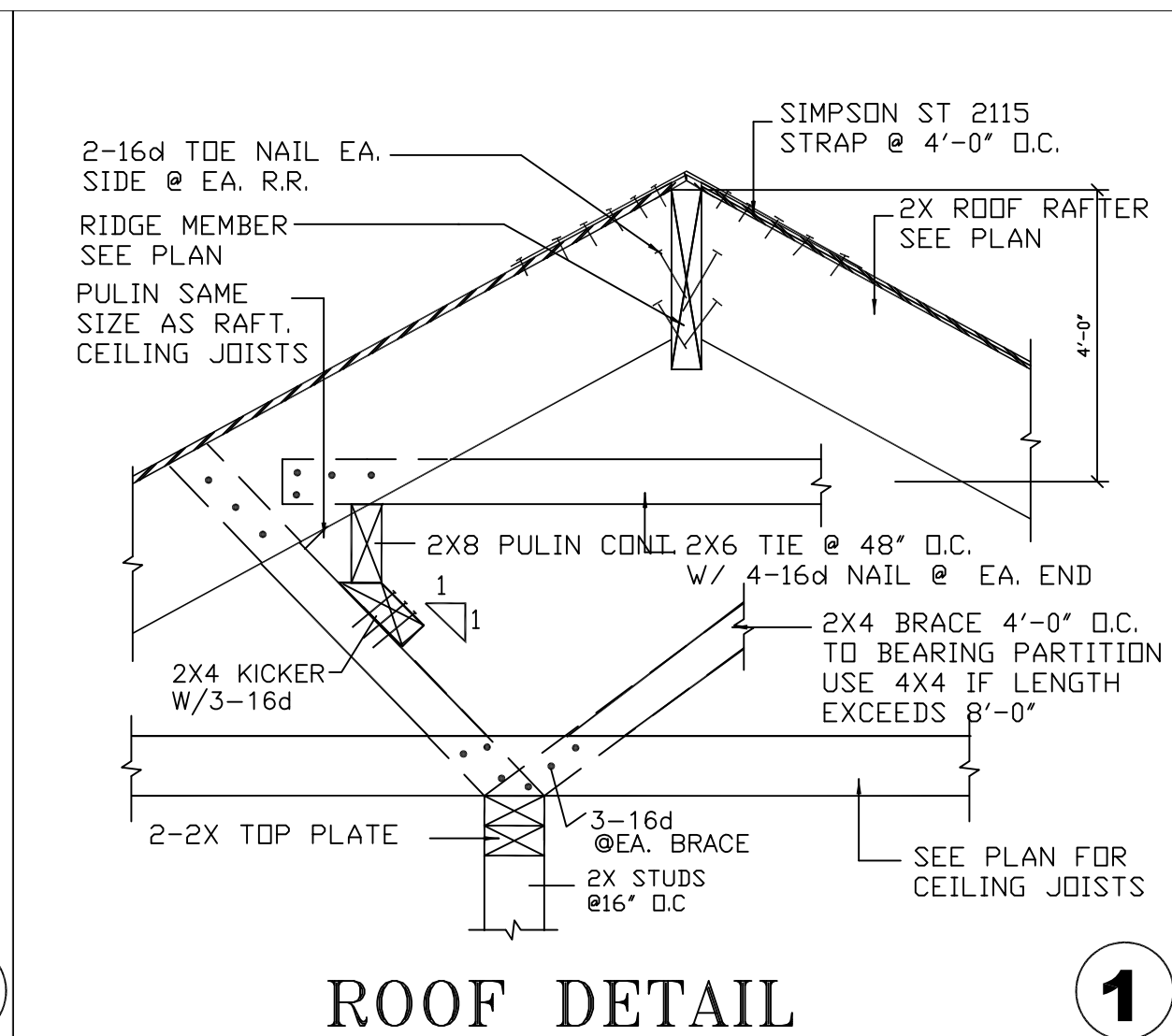
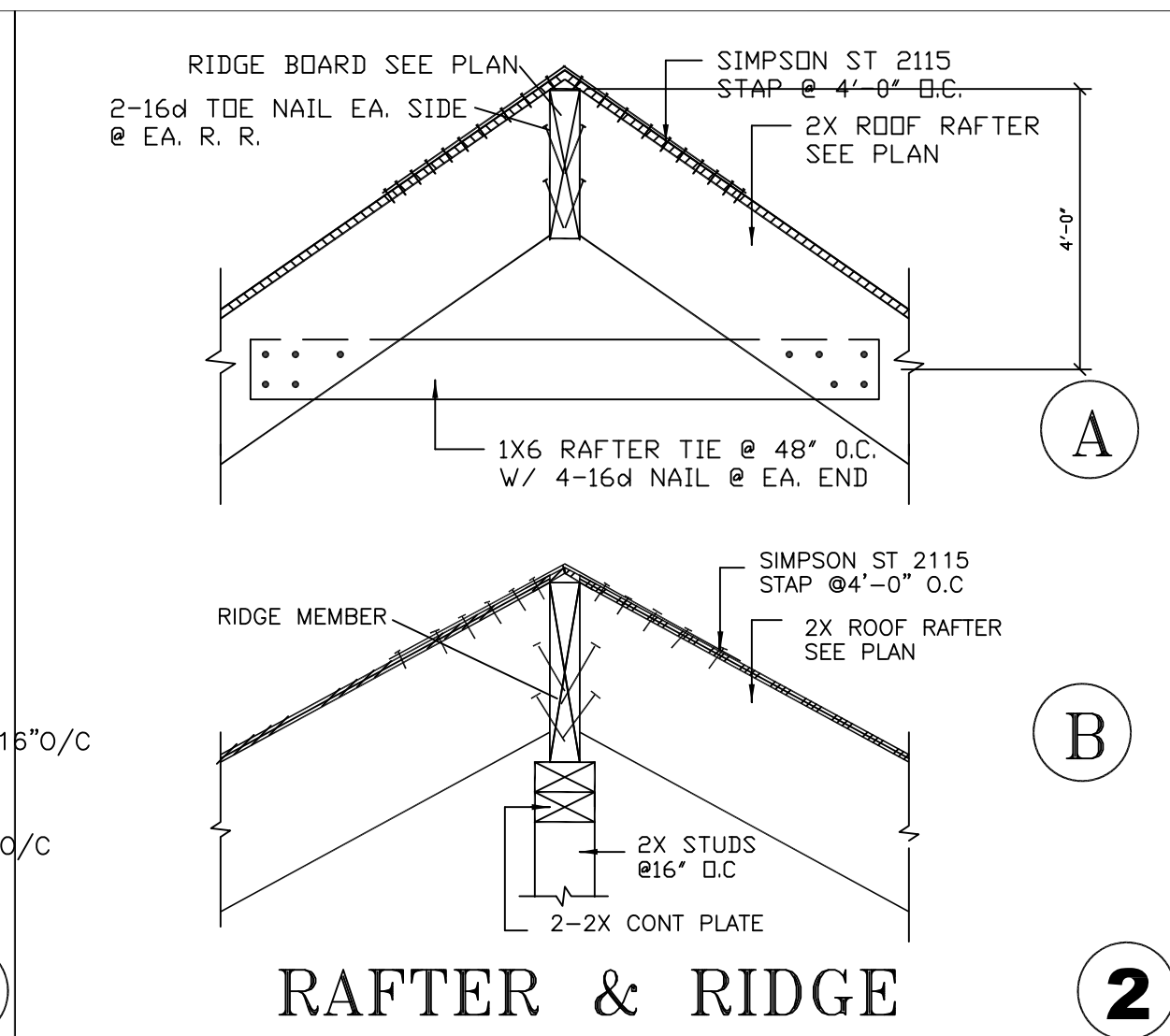
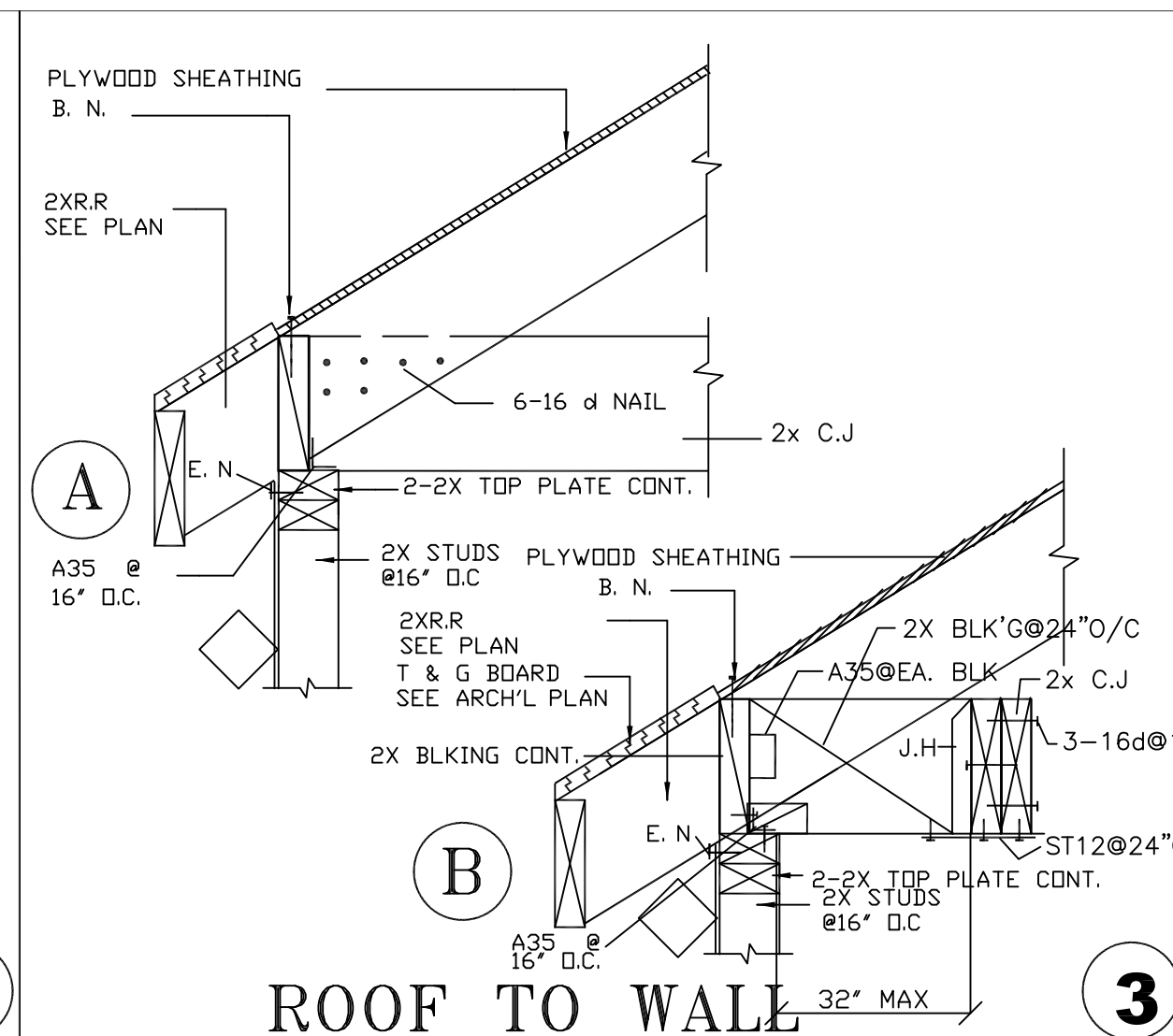
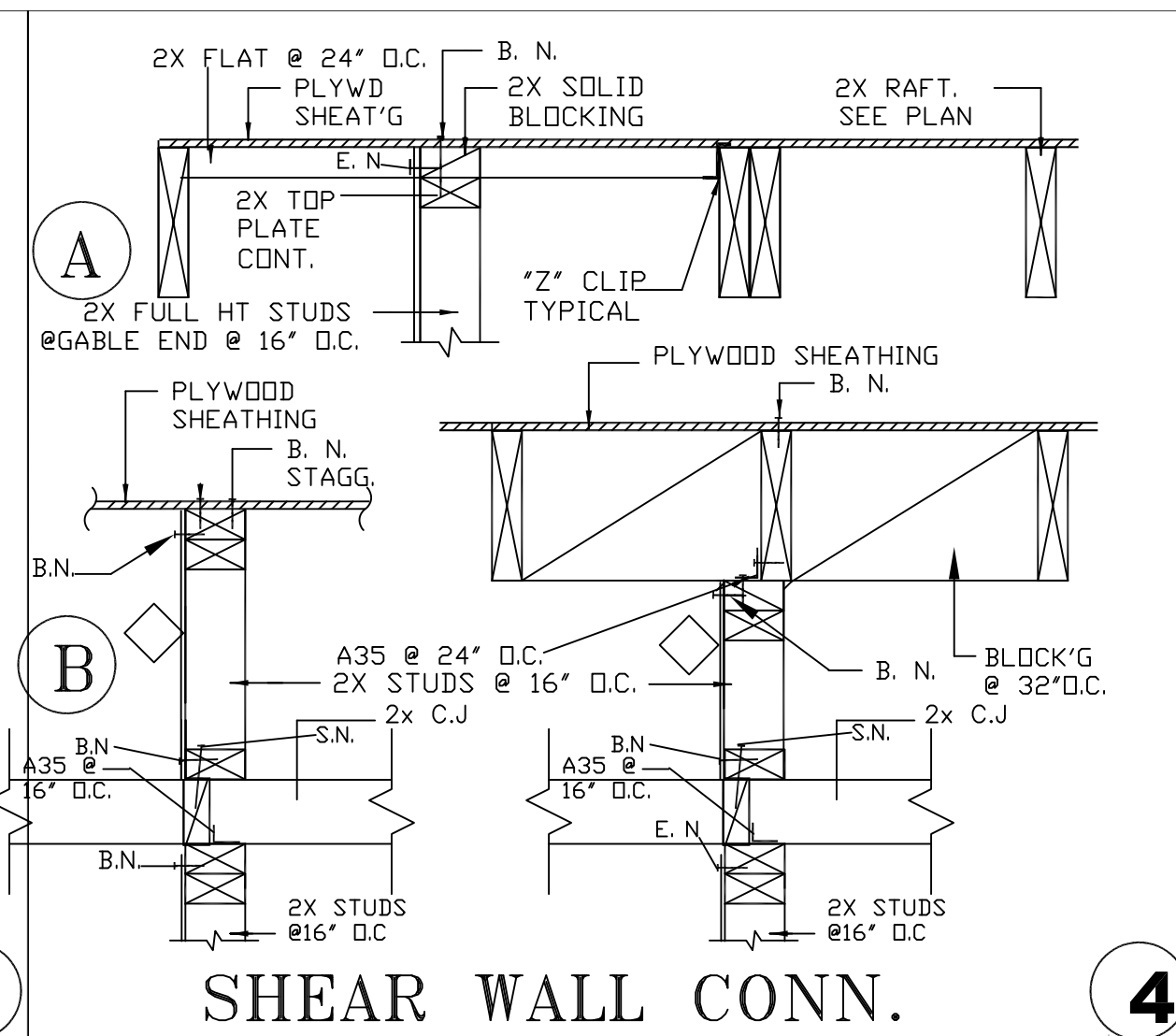
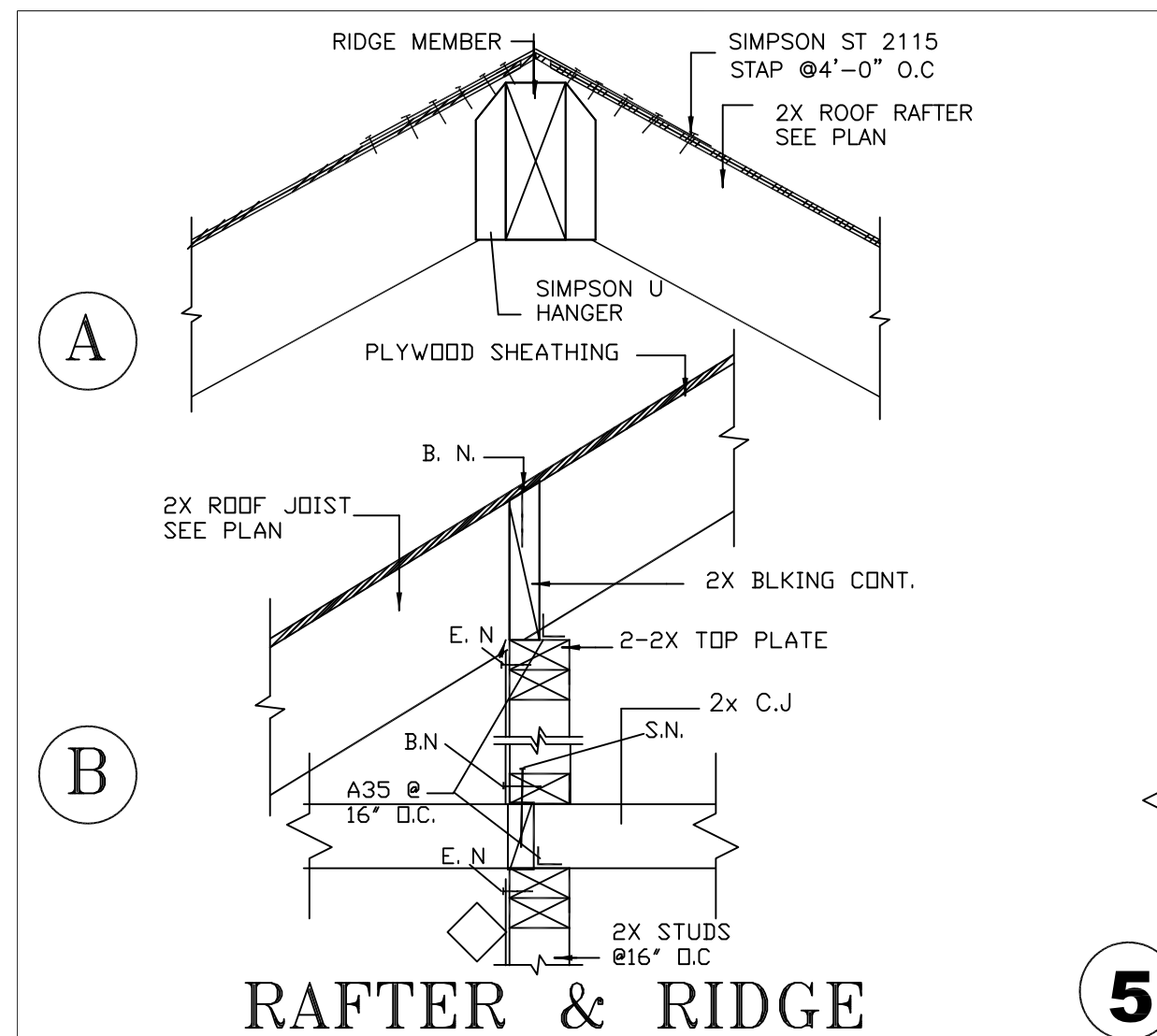
- ## Landscape Notes

Soil characteristics



- Note: All other requirements to be per city standards and specifications.

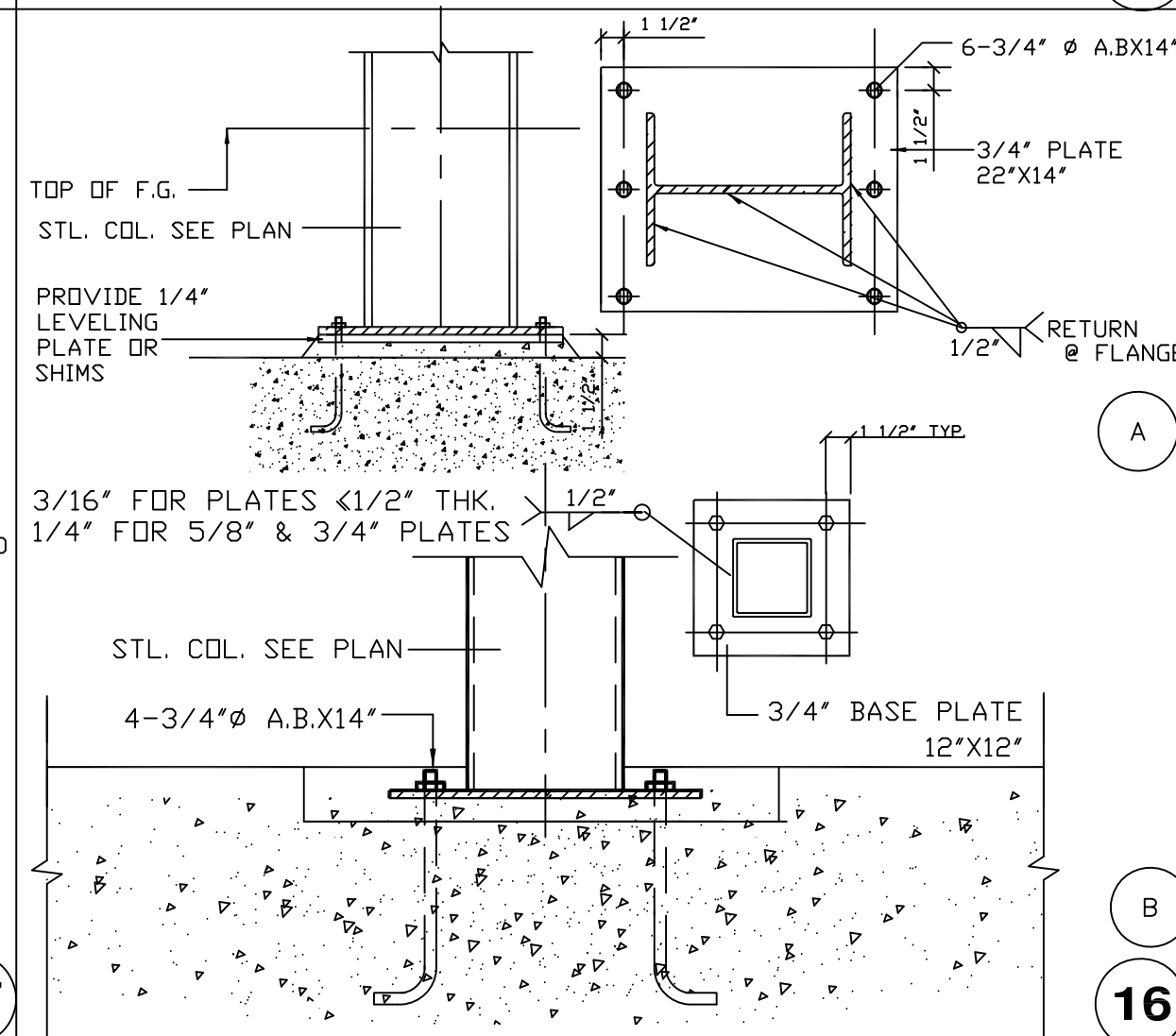
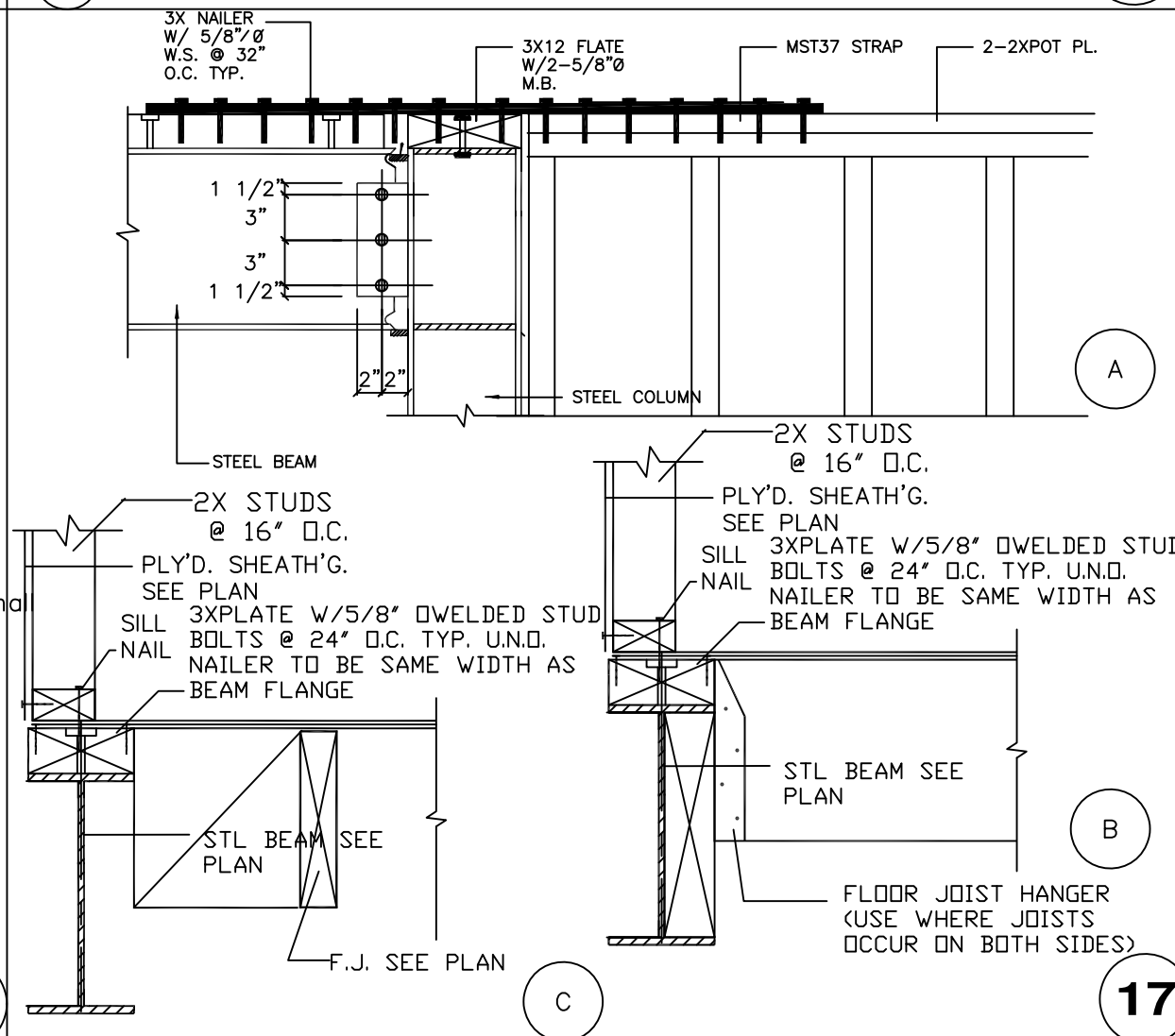
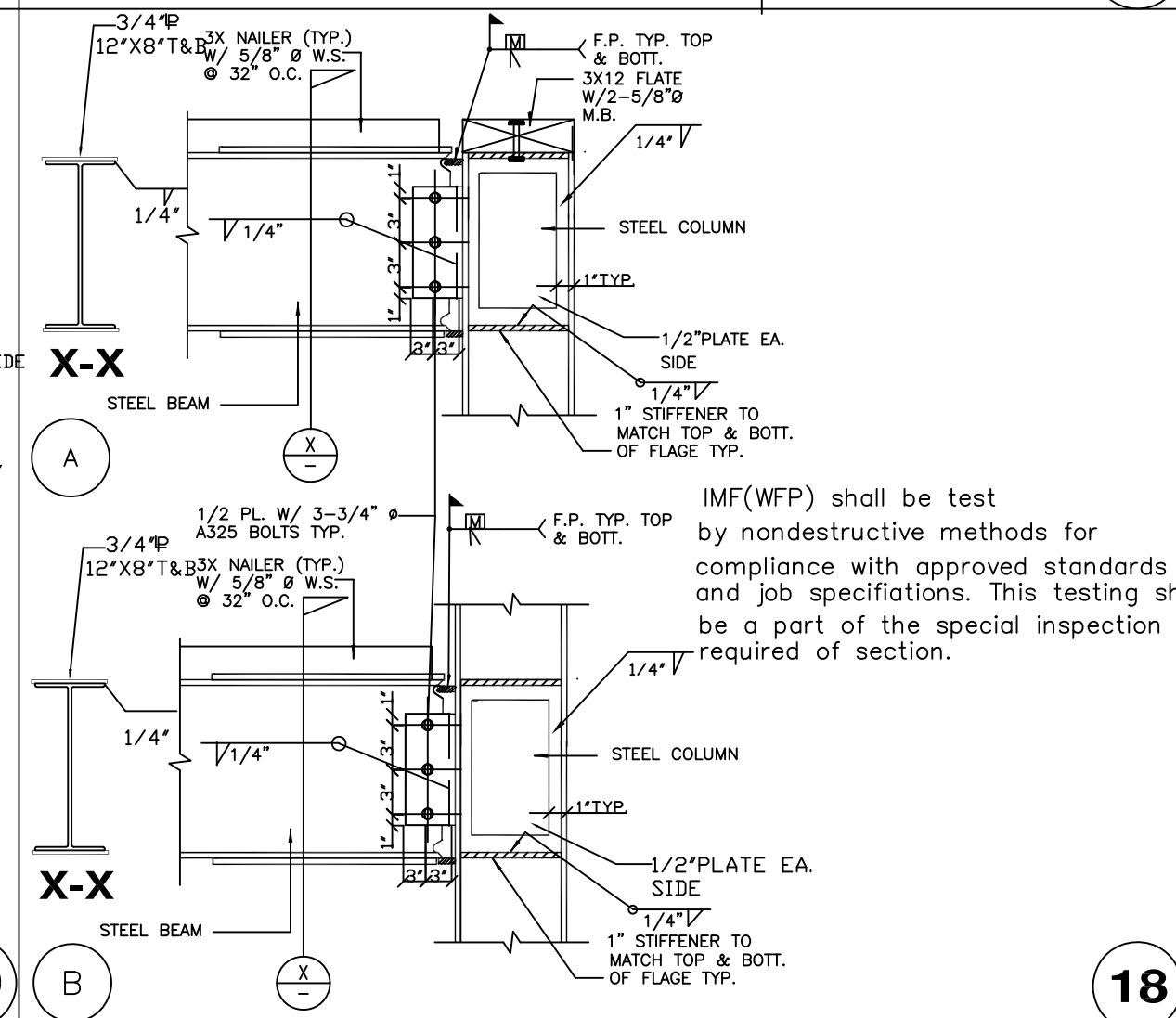
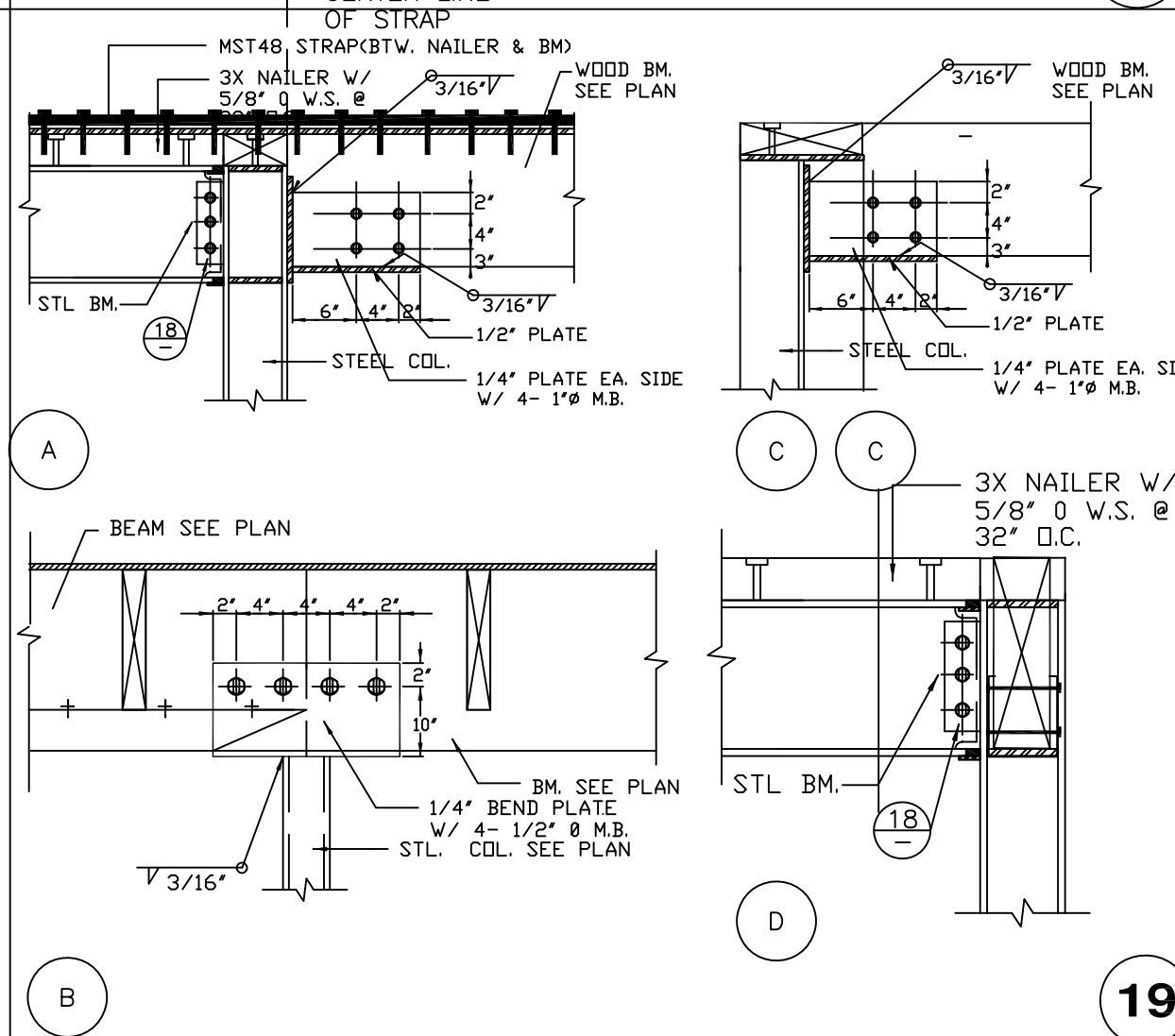
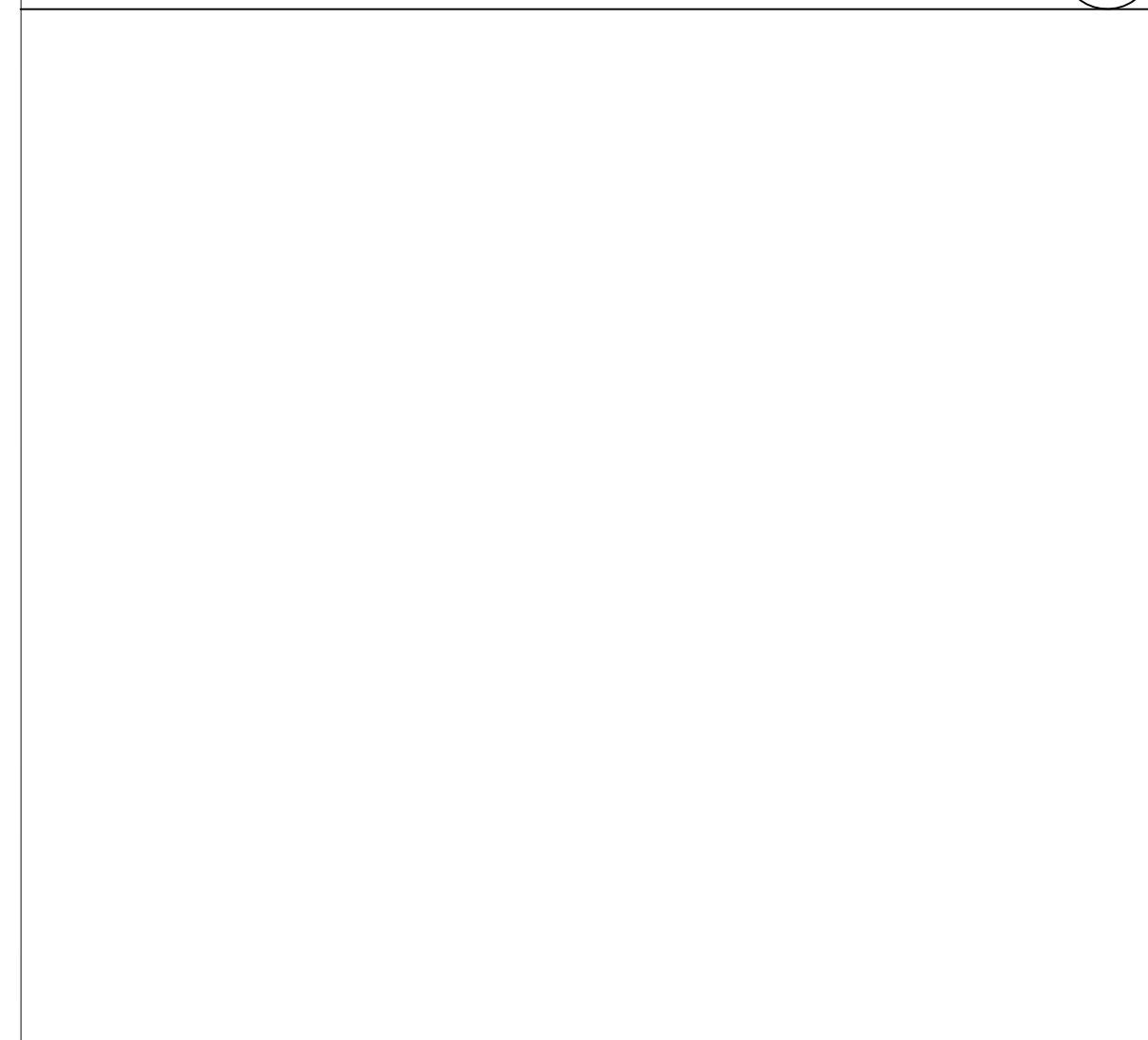
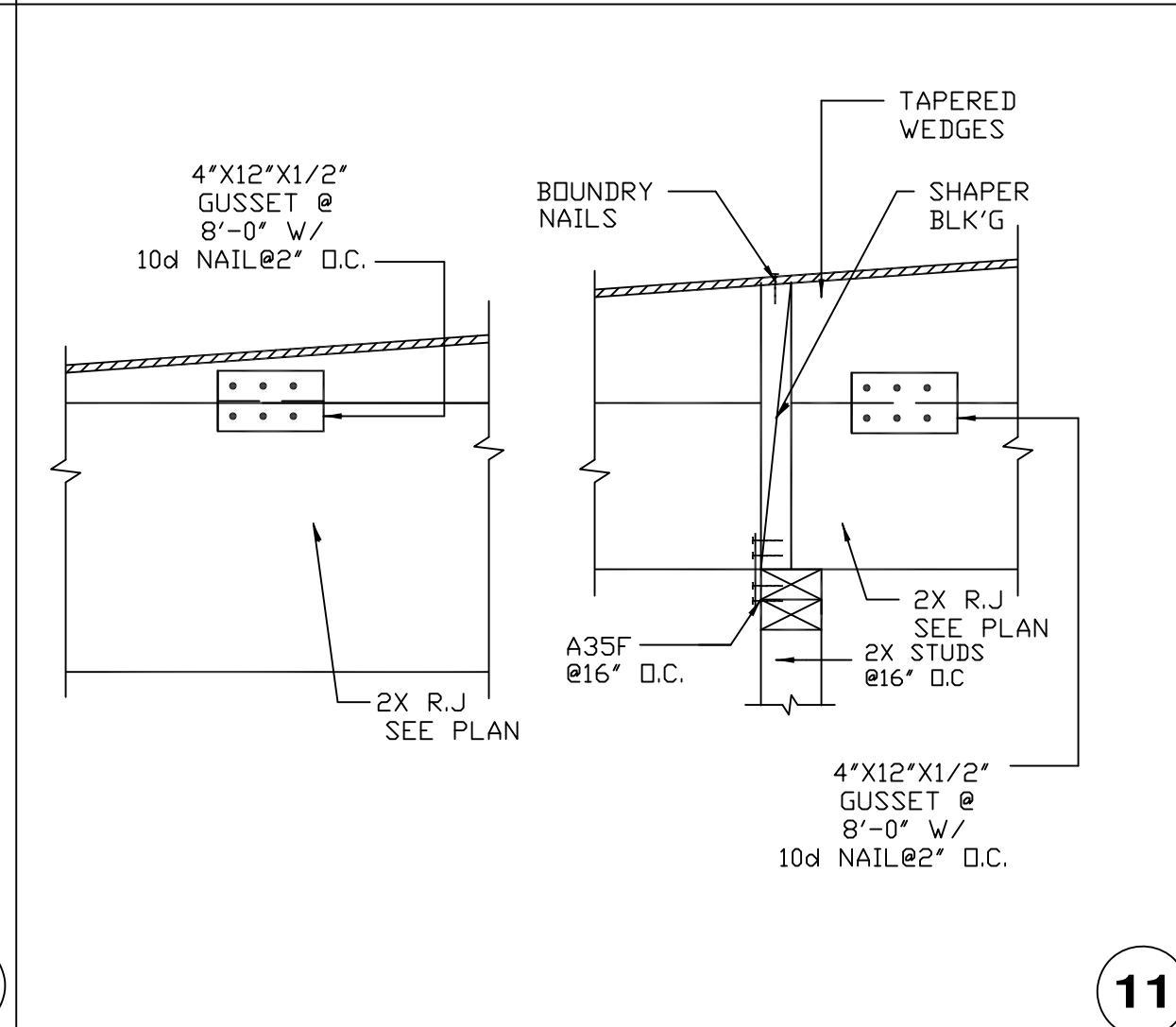
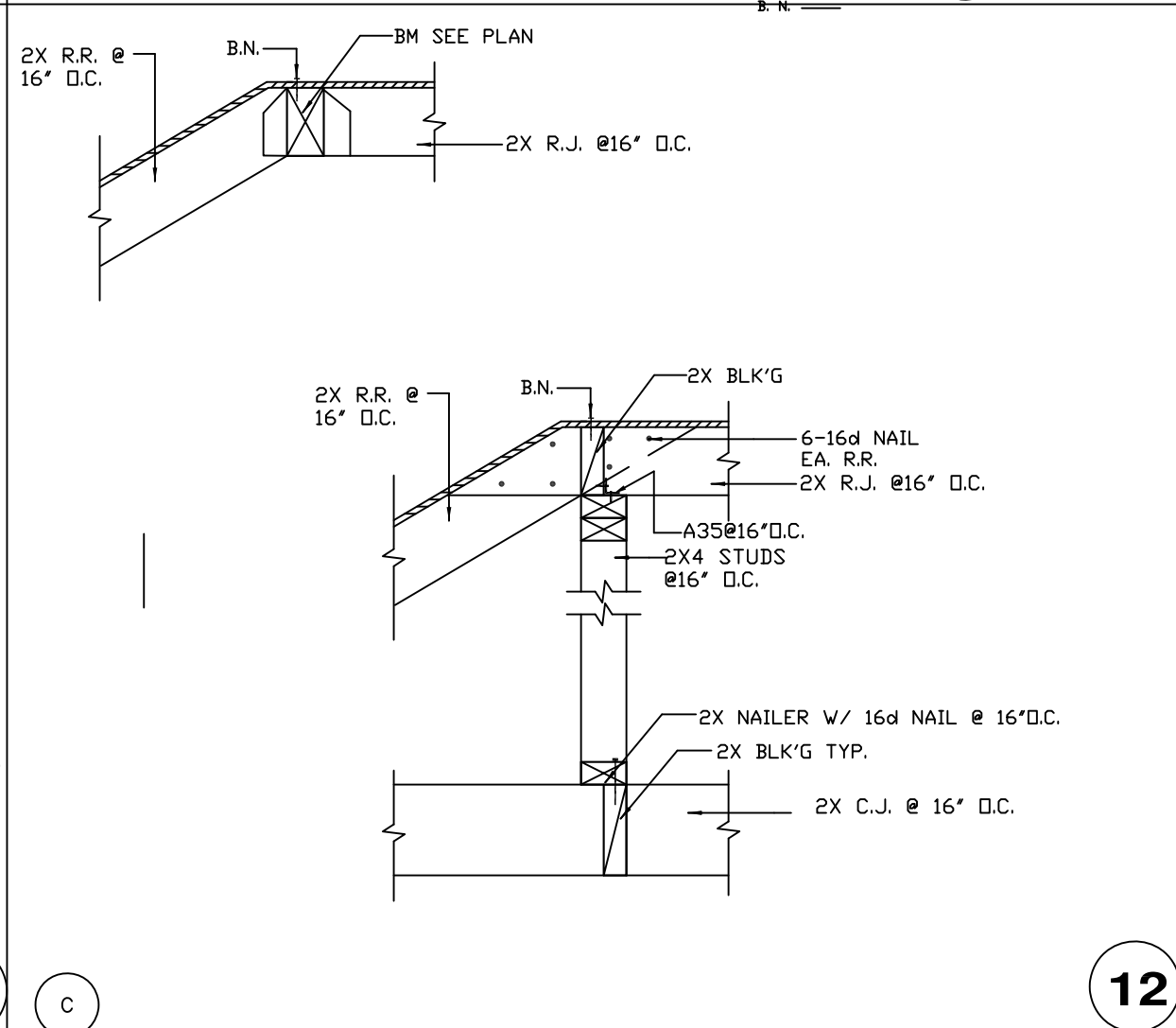
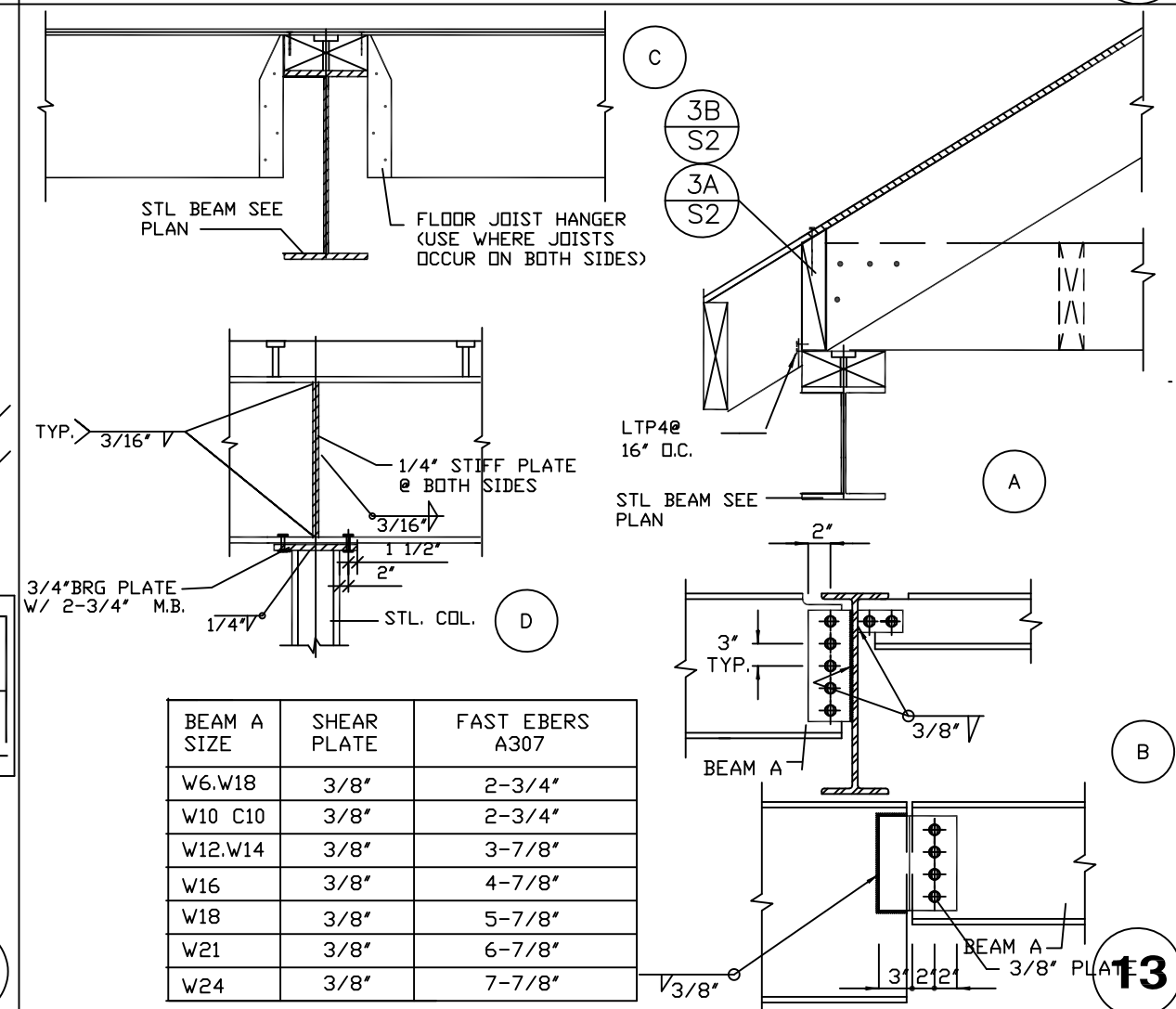
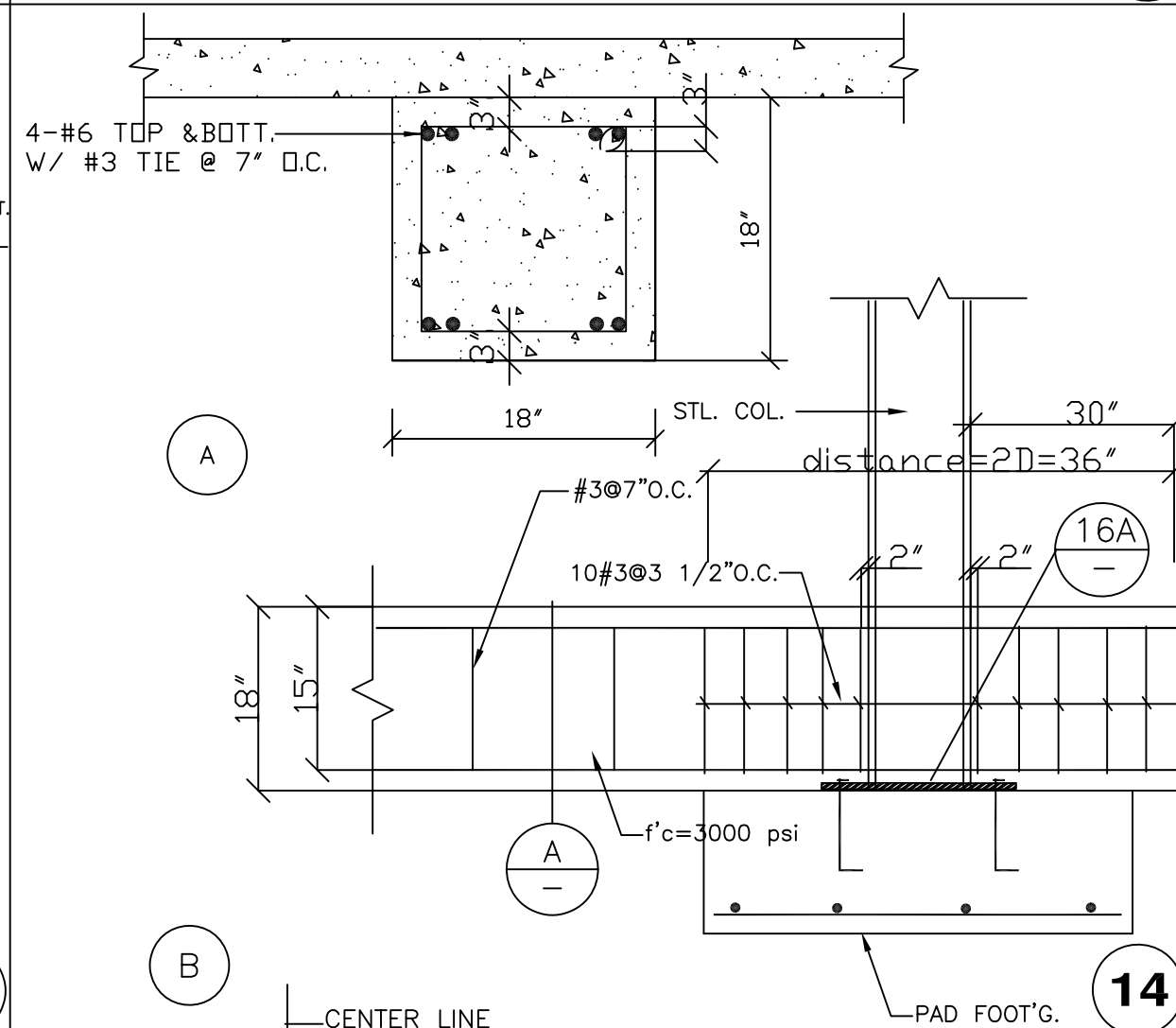
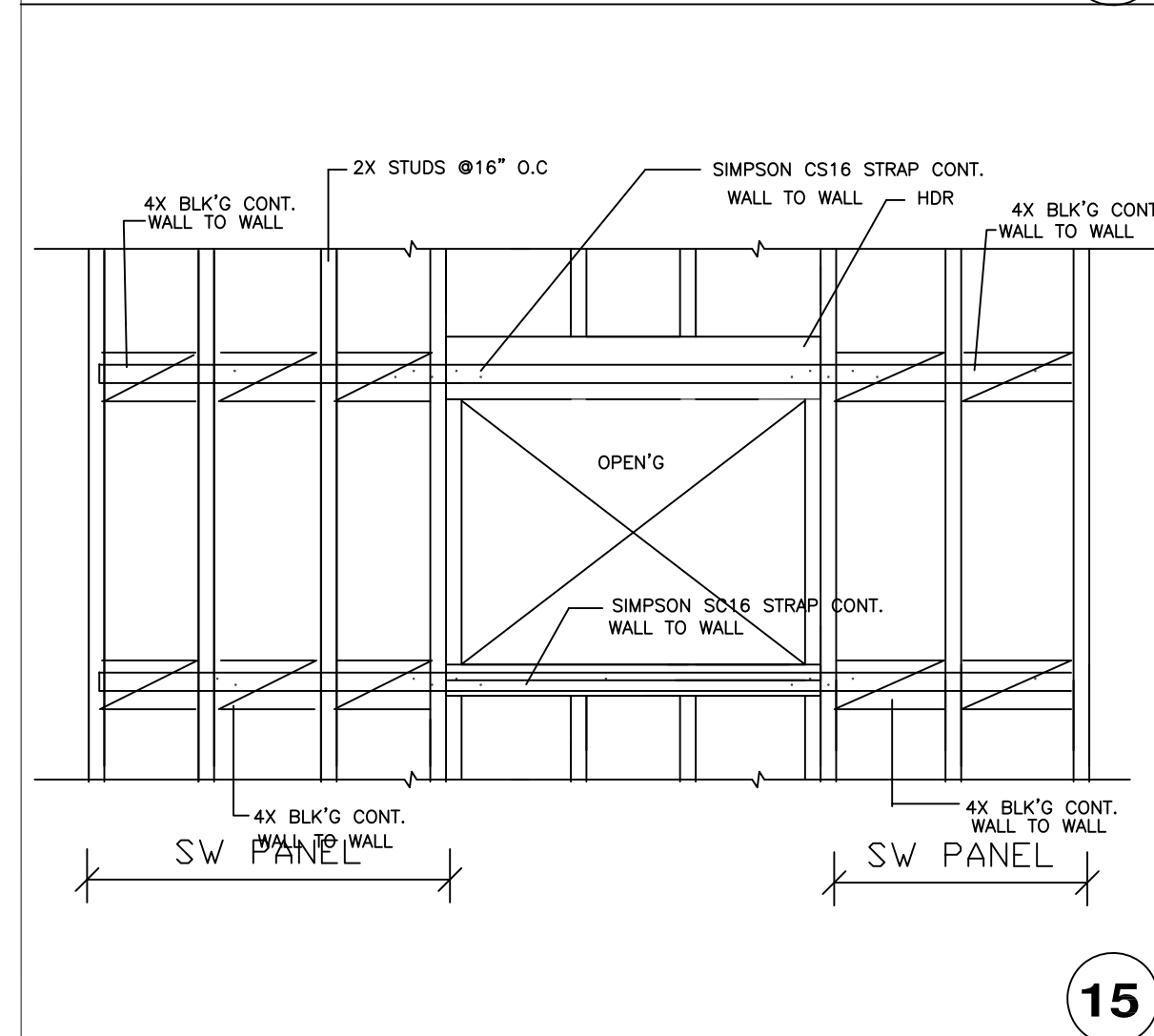
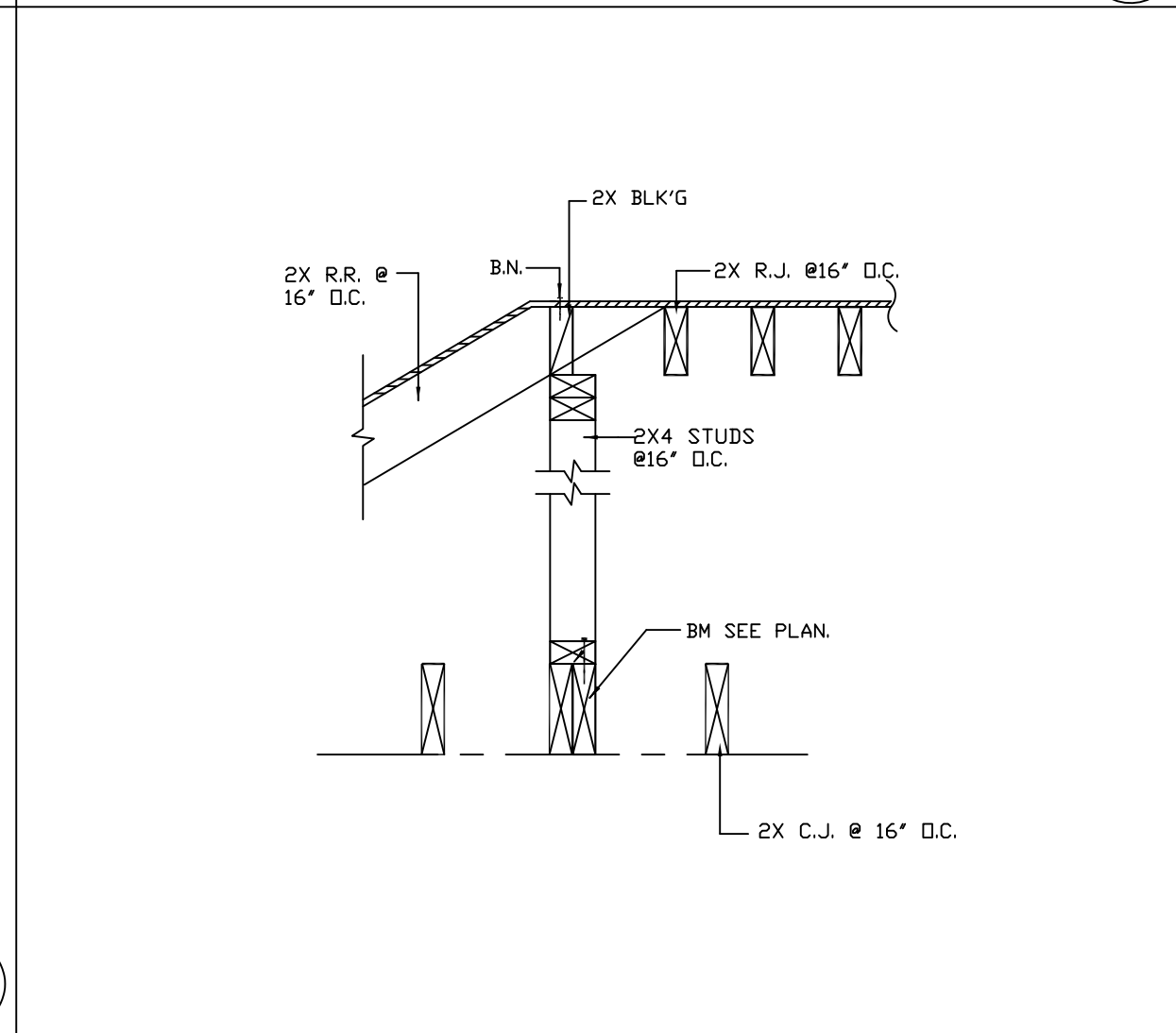
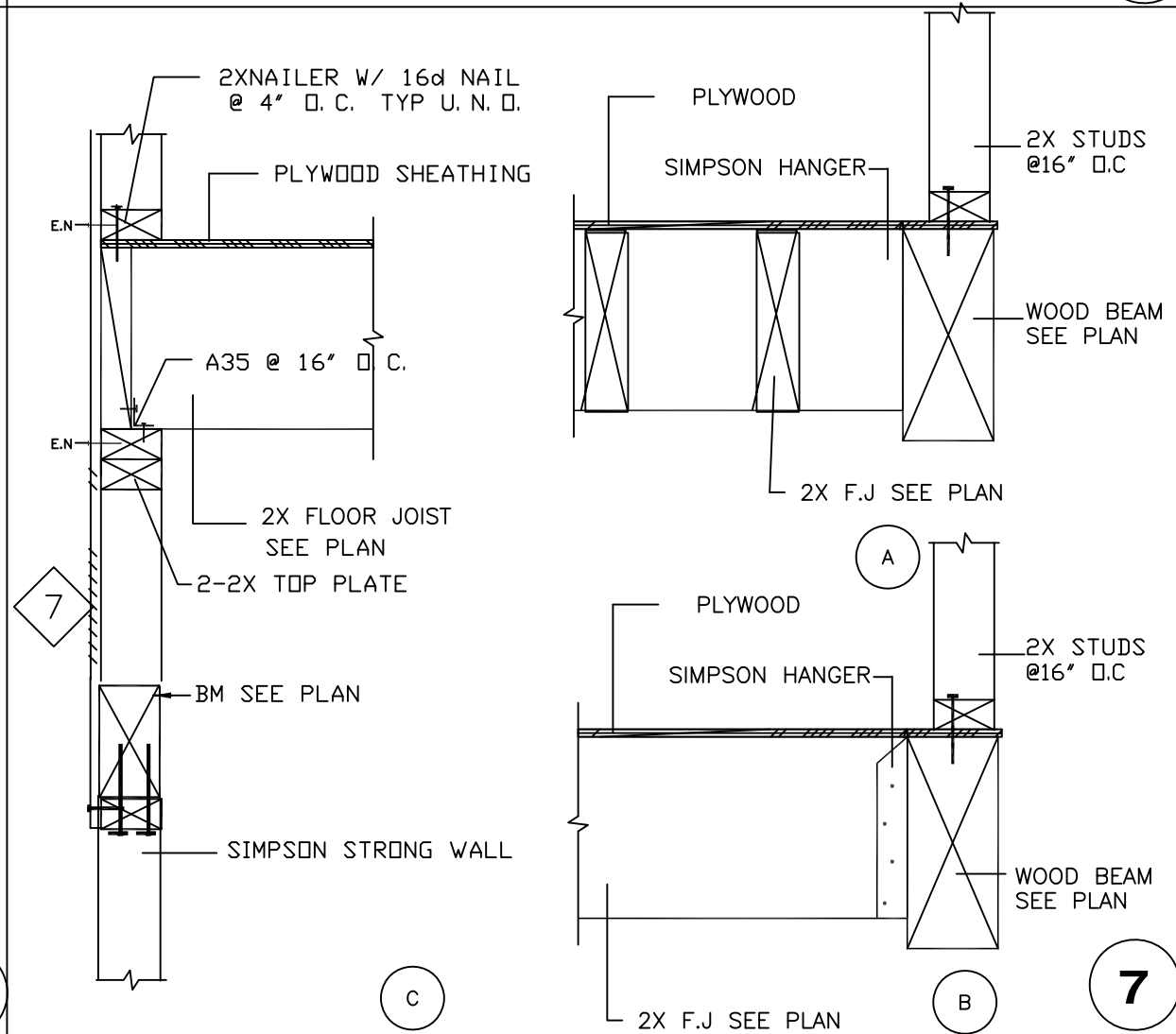
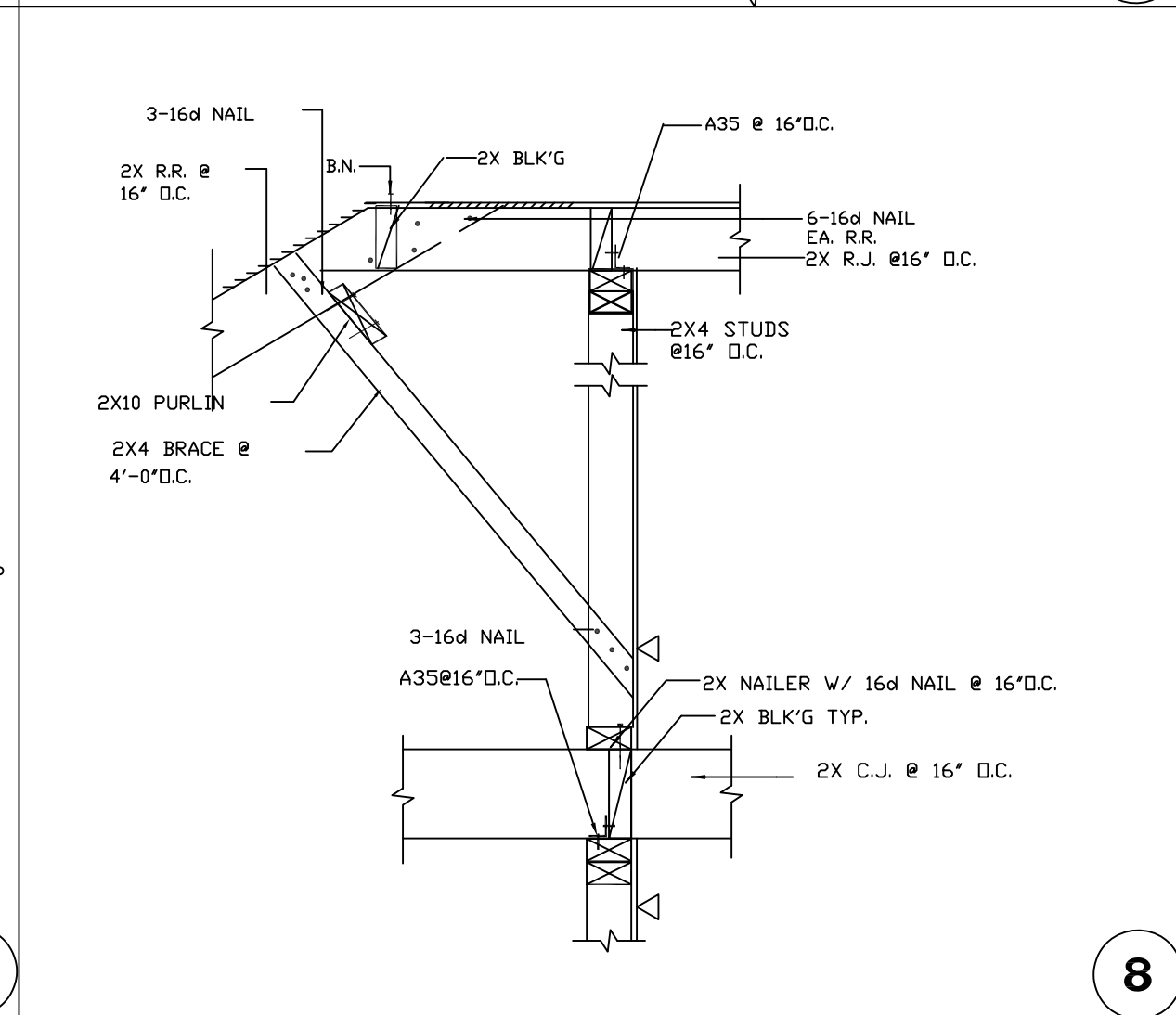
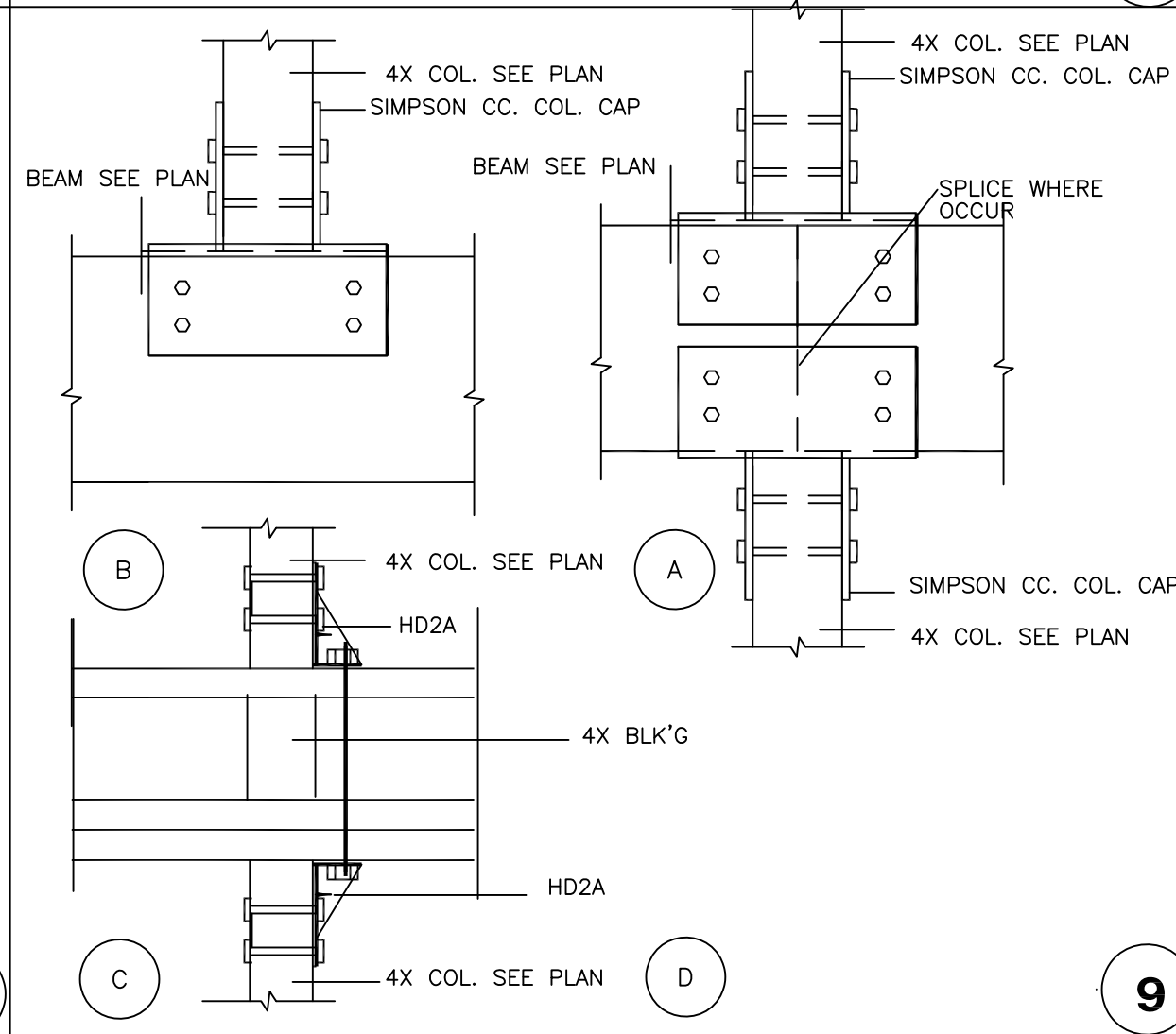
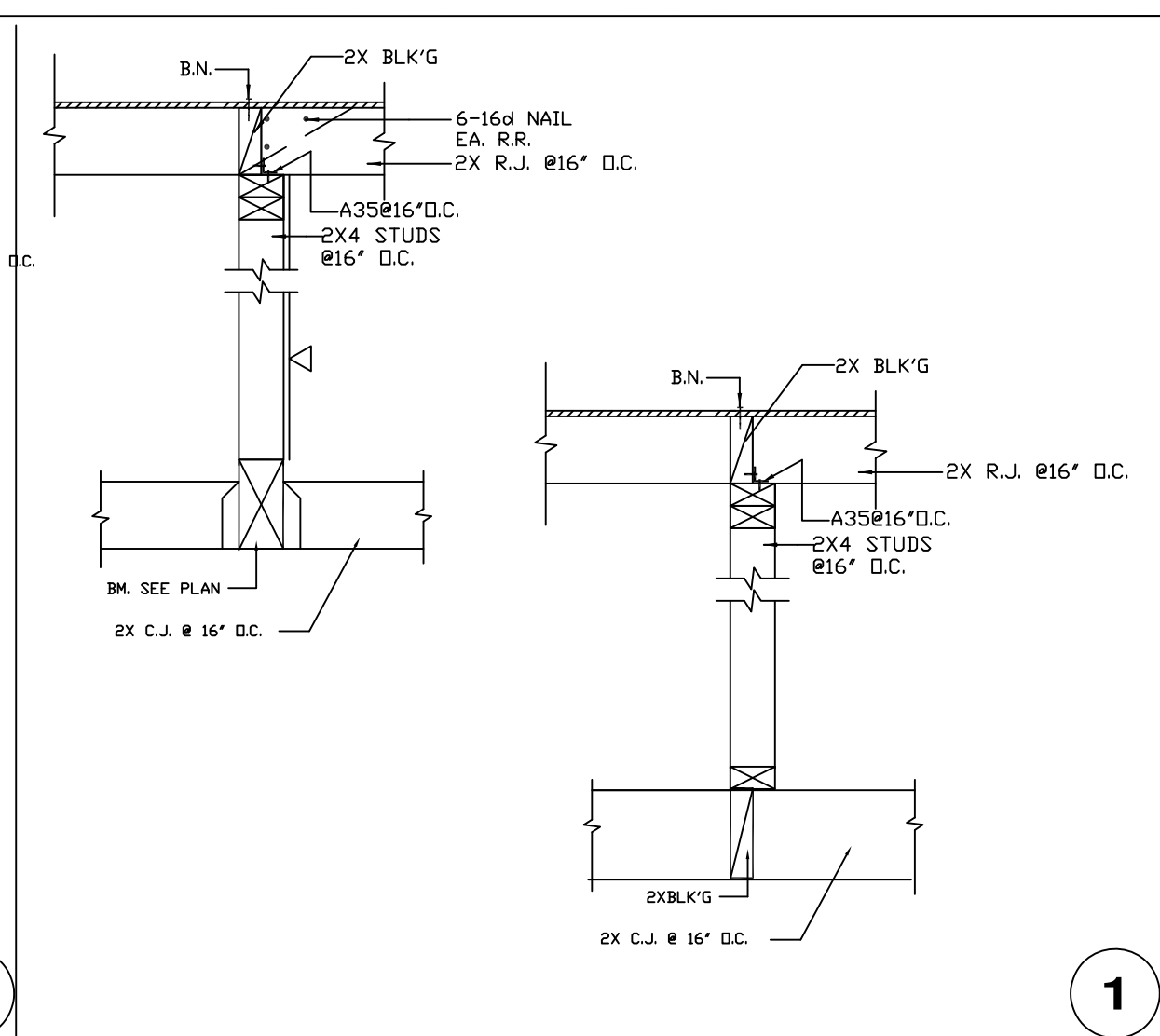
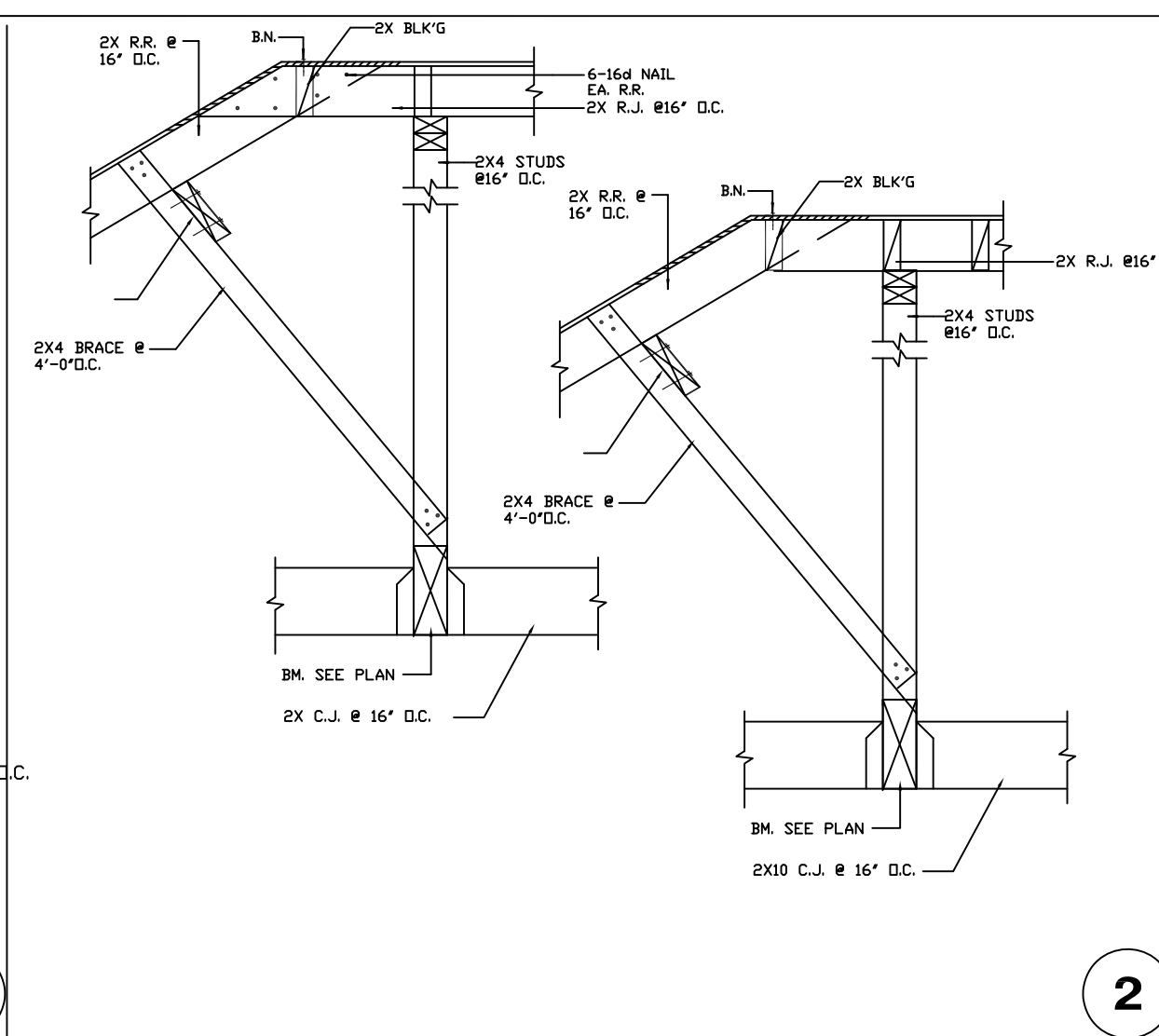
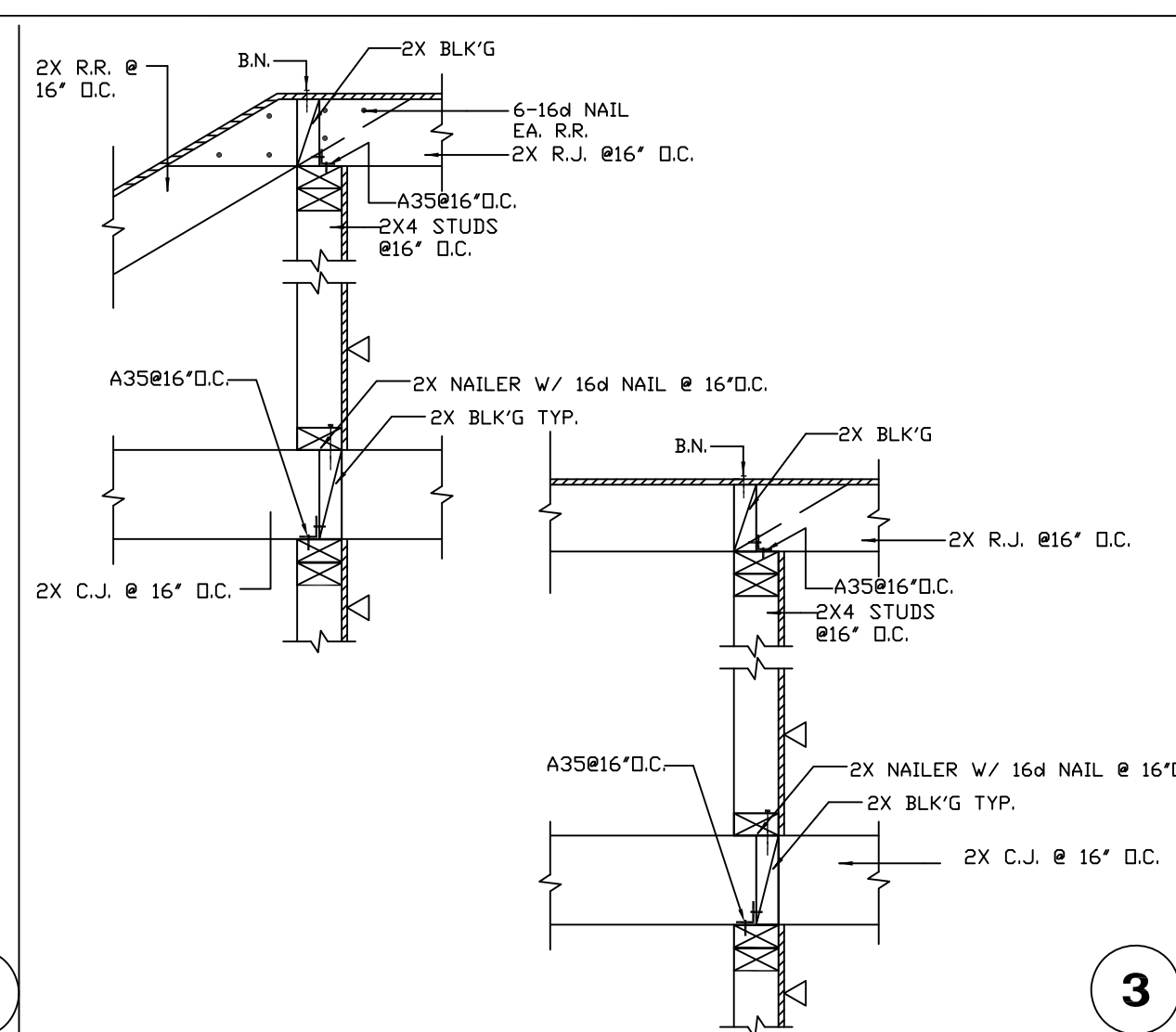
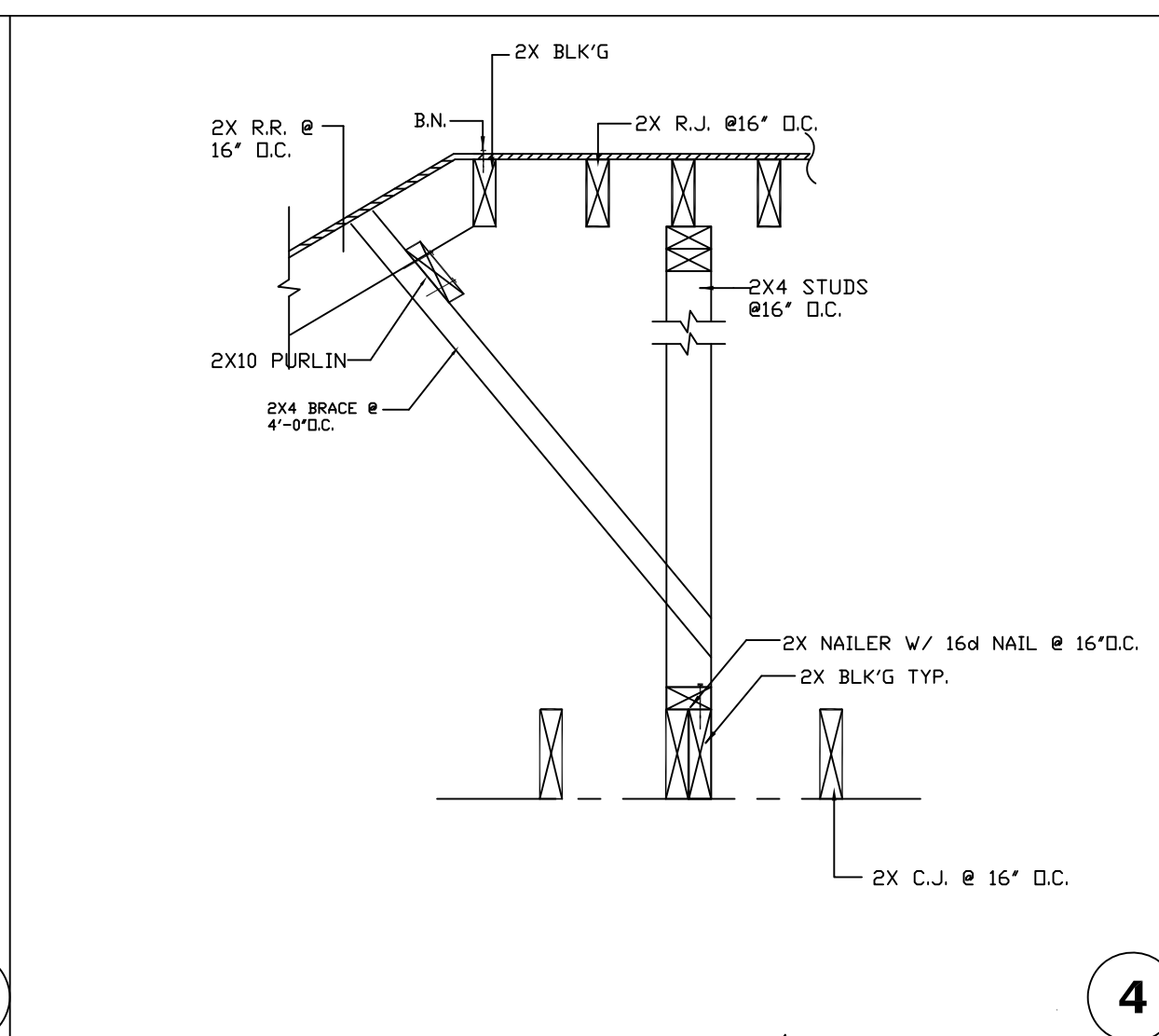
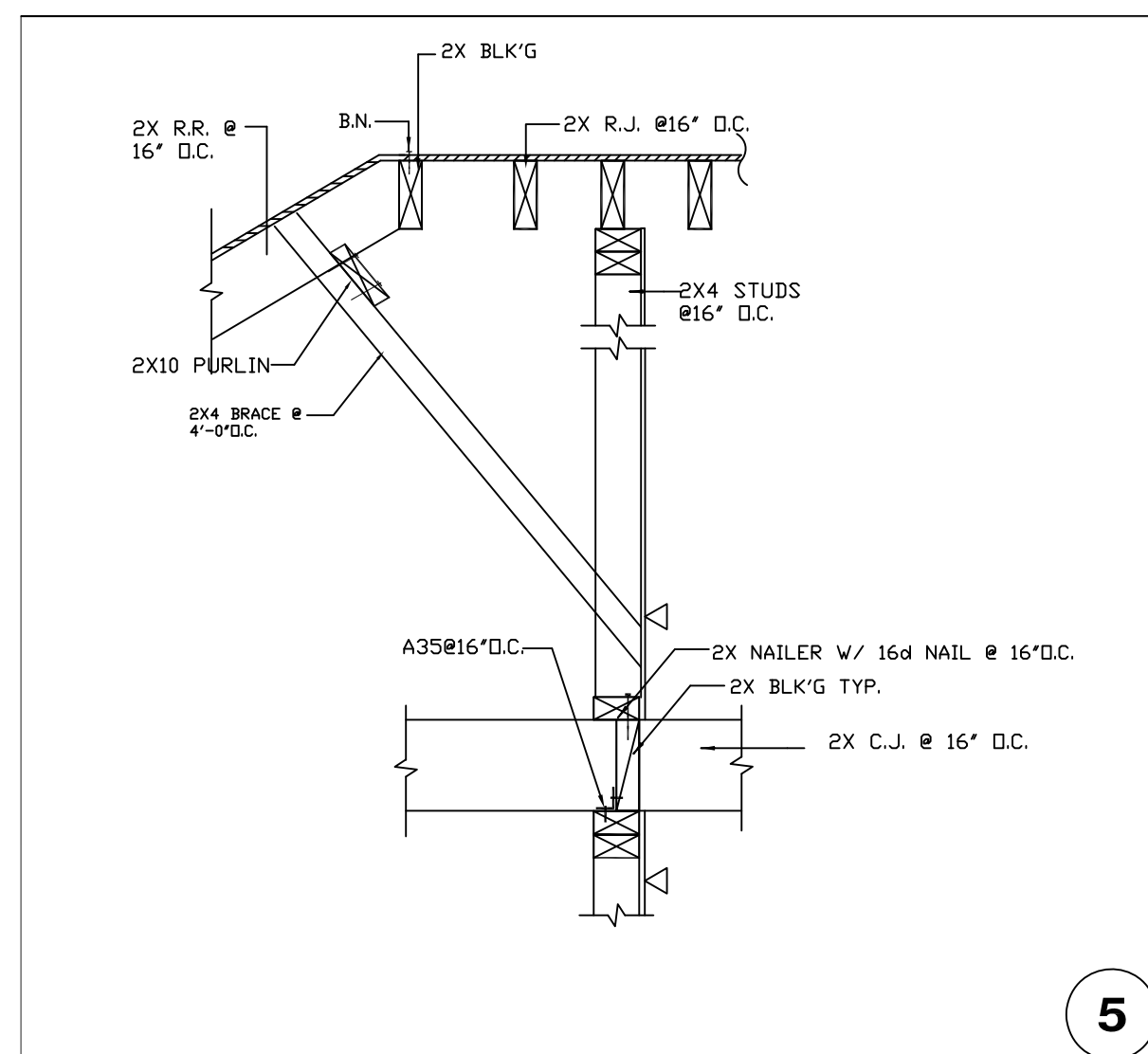


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JOB LOCATION: 945 N SILENT RANCH DR. GLENDORA, CA 91741	Date
	Scale
	Drawn
	Job 25060
	Sheet
	S-2 Of Sheet



DAVID LI & ASSOCIATES
Consulting Engineers
1305 San Gabriel Blvd. #101
Rosemead, Ca 91770
(626) 288-1216

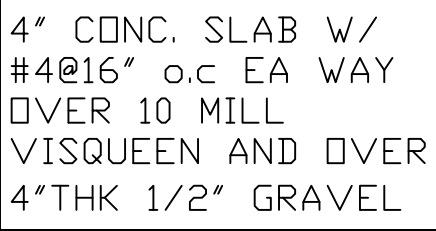
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945 N SILENT RANCH DR.
GLENDDORA, CA 91741

Date _____
Scale _____
Drawn _____
Job 25060 _____
Sheet _____
S-3
Of _____ Sheet _____



[illegible]

- ① 7/8" STUCCO OVER PAPER BACK'D LATH WITH 16 GA. GALV. STAPLE, 7/8" LEGS @ 6" O.C. CBC TABLE 2306.3.3(Vallow=180 #/FT) SILL BOLTS 5/8"Ø @ 32"O.C.



4" CONC. SLAB W/
#4@16" o.c EA WAY
OVER 10 MILL
VISQUEEN AND OVER
4"THK 1/2" GRAVEL

4" CONC. SLAB W/
#4@16" o.c EA WAY

ALL CONT. FOOTING TO BE 16" MIN. WIDE TYP. U.O.N.

ALL SHEAR WALL HOLDDOWN TO BE HDU4 TYPICAL, U.O.N. PER DETAIL 14/S.2

F1	2'-6" SQ.X18" W/3-#5 E.W.	F2	3'-0" SQ.X18" W/4-#5 E.W.
F3	3'-6" SQ.X18" W/4-#5 E.W.	F4	4'-0" SQ.X18" W/5-#5 E.W.
F5	36"x5'-0"x24" W/#5@12" O.C. E.W.		

FOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL FASTENERS (I.E., NAILS, SCREWS, A.B. HANGERS, ETC.) MUST BE USED WHEN DIRECTLY IN CONTACT WITH PRESSURE-TREATED LUMBERS.

HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL FASTENERS
(i.e., NAILS, SCREWS, A.B. HANGERS, ETC.) MUST BE USED WHEN DIRECTLY
IN CONTACT WITH PRESSURE-TREATED LUMBERS.

Date _____

Scale _____

Drawn _____

Job 25060 _____

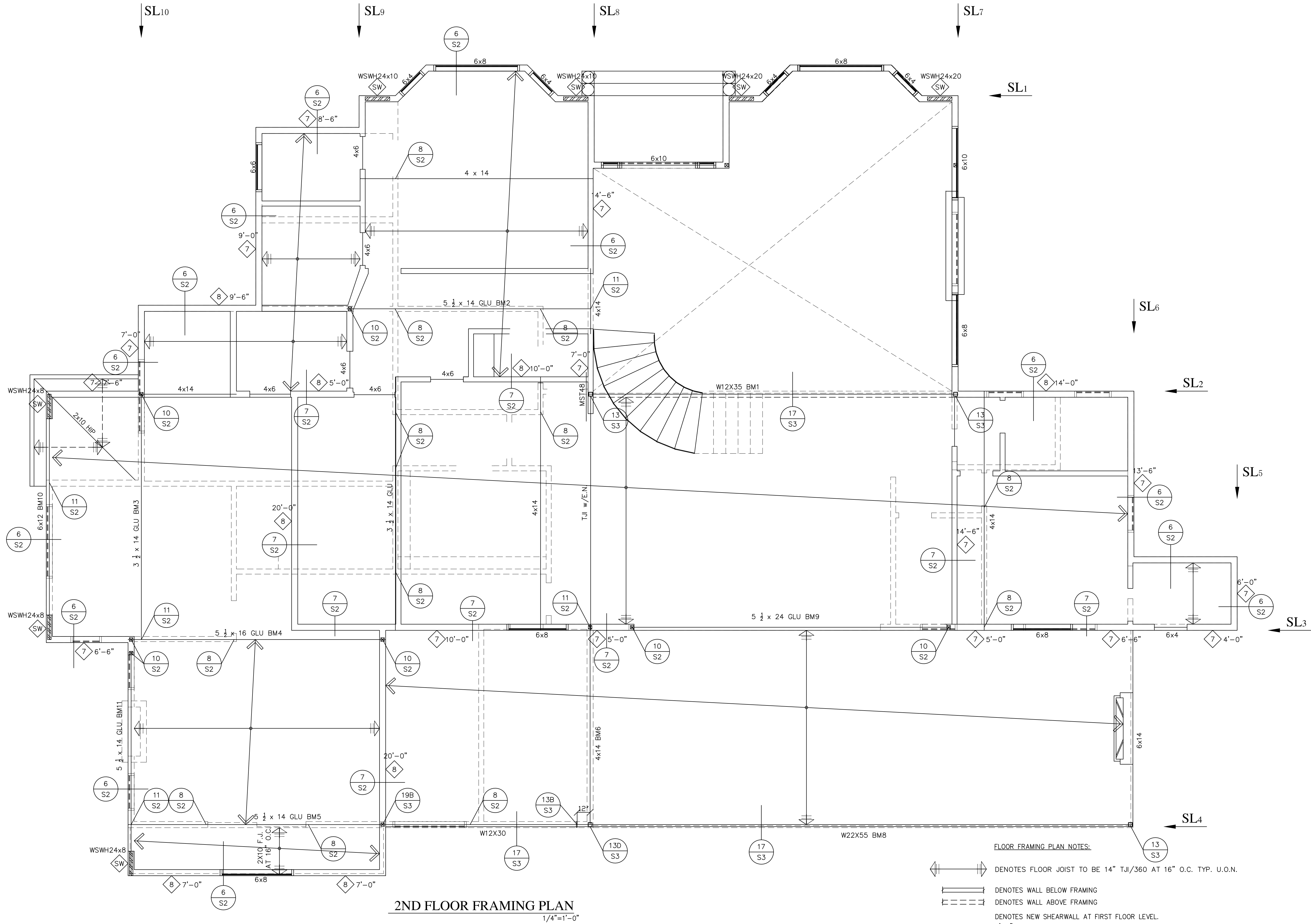
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S-4

Of _____ Sheet _____

SHEAR WALL SCHEDULE									
	CAPACITY #/L.F.	Structural I plywood or OSB	NAIL	SPACING		FLOOR SILL NAIL	SILL BOLTS		REMARK
				BOUND	EDGE				
7	260	15/32 STR'L 1	8d	4	4	12	16 d @ 3" O.C.	5/8" @ 24" O.C.	
8	380	15/32 STR'L 1	8d	3	3	12	5/8" @ 5" L.G @ 10" O.C.	5/8" @ 16" O.C.	SEE #2&3
9	490	15/32 STR'L 1	8d	2	2	12	5/8" @ 5" L.G @ 8" O.C.	5/8" @ 12" O.C.	SEE #2&3
10	640	15/32 STR'L 1	10d	2	2	12	5/8" @ 5" L.G @ 4" O.C.	5/8" @ 8" O.C.	SEE #2&3
11	7/8" STUCCO OVER PAPER BACK'D LATH WITH 16 GA. GALV. STAPLE, 7/8" LEGS @ 6" O.C. CBC TABLE 2306.3.3 (Vallow=180 #/FT) SILL BOLTS 5/8" @ 32" O.C.								

- Hold-down hardware secured in place prior to calling inspector.
- Shear panels and diaphragms, including nailing, bolting, anchoring and other fastening to other components of the seismic force-resisting system, where the fastener spacing of the sheathing is < 4" o.c. req'd deputy inspection
- Sill PL & studs @ edge of plywood for shear walls with lateral loads greater than 300 pounds/foot require a 3 inch nominal or greater member.
- All bolt holes shall be drilled a Max. of 1/16" oversized.
- 1/2" edge distance for plywood boundary nailing.
- 1/8" gap at all plywood panel edges required.



- FLOOR FRAMING PLAN NOTES:
- DENOTES FLOOR JOIST TO BE 14" TJI/360 AT 16" O.C. TYP. U.O.N.
 - DENOTES WALL BELOW FRAMING
 - DENOTES WALL ABOVE FRAMING
 - DENOTES NEW SHEARWALL AT FIRST FLOOR LEVEL.
 - X'-Y" DENOTES THE MINIMUM LENGTH OF THE SHEARWALL. SEE S-1 SHEAR WALL SCHEDULE
 - SEE GENERAL NOTES AND DETAIL ON S-1 FOR FLOOR SHEATHING SPECIFICATION AND NAILING

DAVID JL & ASSOCIATES
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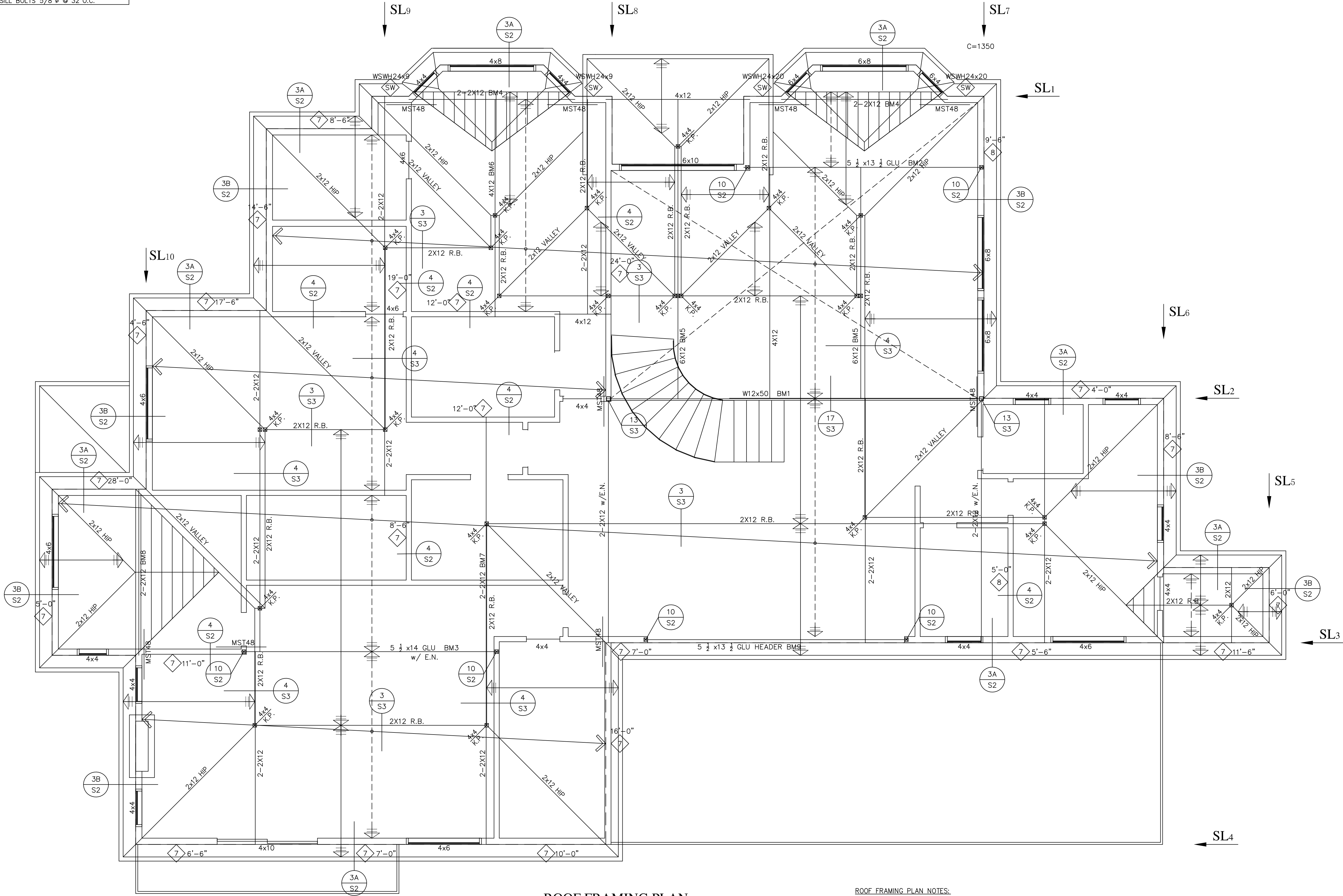


JOB LOCATION:
945 N SILENT RANCH DR.
GLENDDORA, CA 91741

Date
Scale
Drawn
Job 25060
Sheet
S-5
Of Sheet

SHEAR WALL SCHEDULE									
	CAPACITY #/L.F.	Structural I plywood or OSB	NAIL	SPACING		FLOOR SILL NAIL	SILL BOLTS		REMARK
				BOUNDED	INTERM				
7	260	15/32 STR'L	1 8d	4	4	12	16 d @ 3" O.C.	5/8" @ 24" O.C.	
8	380	15/32 STR'L	1 8d	3	3	12	5/8" @ 5" L.G @ 10" O.C.	5/8" @ 16" O.C.	SEE #2&3
9	490	15/32 STR'L	1 8d	2	2	12	5/8" @ 5" L.G @ 6" O.C.	5/8" @ 12" O.C.	SEE #2&3
10	640	15/32 STR'L	1 10d	2	2	12	5/8" @ 5" L.G @ 4" O.C.	5/8" @ 8" O.C.	SEE #2&3
11	7/8" STUCCO OVER PAPER BACK'D LATH WITH 16 GA. GALV. STAPLE, 7/8" LEGS @ 6" O.C. CBC TABLE 2306.3.3 (Vallow=180 #/FT) SILL BOLTS 5/8" @ 32" O.C.								

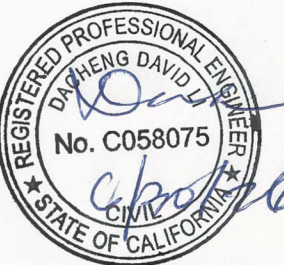
- Hold-down hardware secured in place prior to calling inspector.
- Shear panels and diaphragms, including nailing, bolting, anchoring and other fastening to other components of the seismic force-resisting system, where the fastener spacing of the sheathing is < 4" o.c. req'd deputy inspection
- Sill PL & studs @ edge of plywood for shear walls with lateral loads greater than 300 pounds/foot require a 3 inch nominal or greater member.
- All bolt holes shall be drilled a Max. of 1/16" oversized.
- 1/2" edge distance for plywood boundary nailing.
- 1/8" gap at all plywood panel edges required.



ROOF FRAMING PLAN
1/4"=1'-0"

- ROOF FRAMING PLAN NOTES:
- DENOTES ROOF RAFTER TO BE 2x12 AT 16" O.C. TYP. U.O.N.
 - DENOTES CEILING JOIST TO BE 2x12 AT 16" O.C. TYP. U.O.N.
 - SEE GENERAL NOTES AND DETAIL ON S-1 FOR ROOF SHEATHING SPECIFICATION AND NAILING
 - DENOTES WALL BELOW FRAMING
 - 7 X'-Y" DENOTES NEW SHEARWALL AT SECOND FLOOR LEVEL.
 - X'-Y" DENOTES THE MINIMUM LENGTH OF THE SHEARWALL.
 - SEE S-1 SHEAR WALL SCHEDULE

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JOB LOCATION:
945 N SILENT RANCH DR.
GLENDDORA, CA 91741

Date
Scale
Drawn
Job 25060
Sheet
S-6
Of Sheet

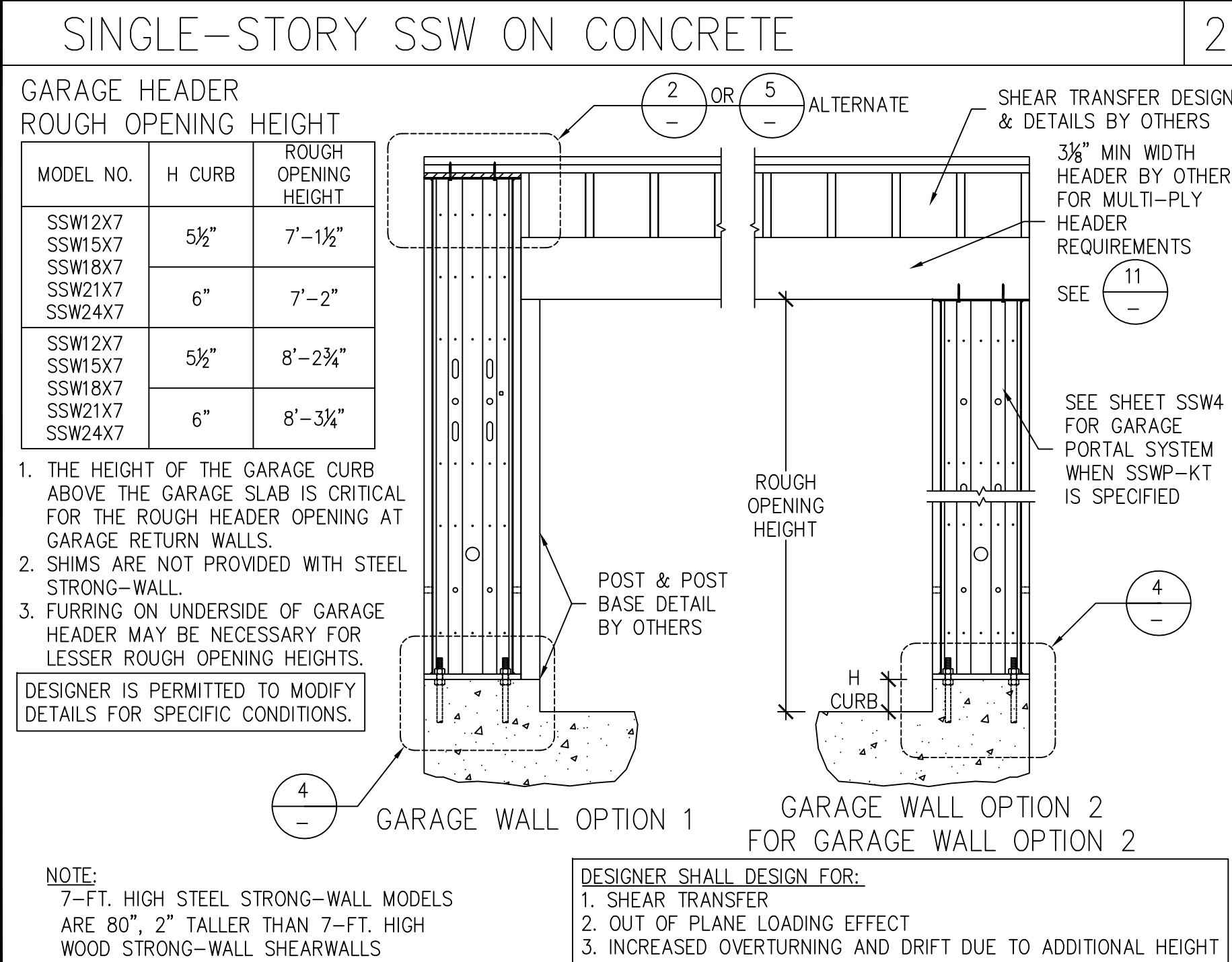
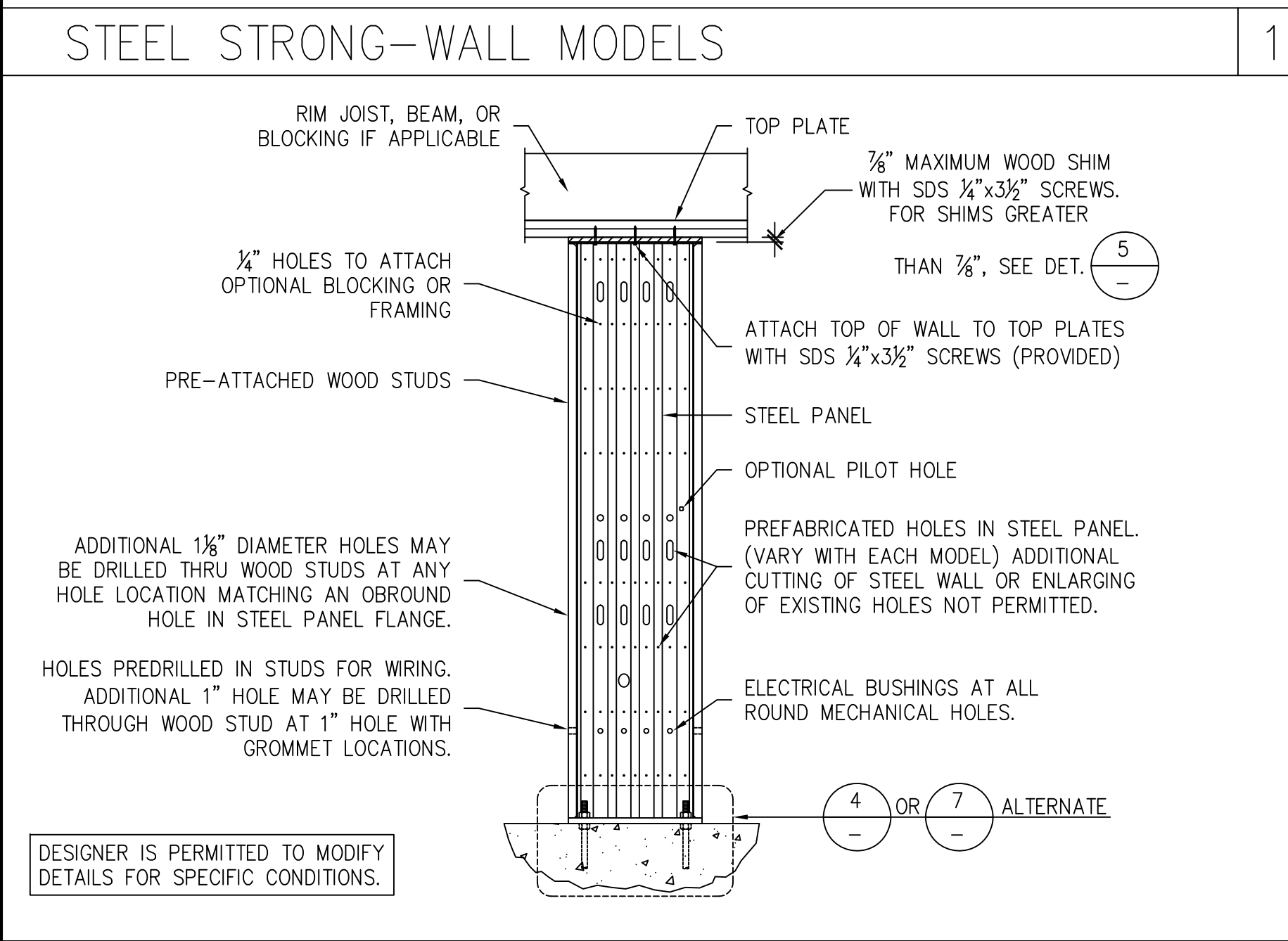
WALL PROFILES

TABLE NOTES :

1. SDS ¼"x3½" SCREWS PROVIDED WITH WALL.
2. SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.

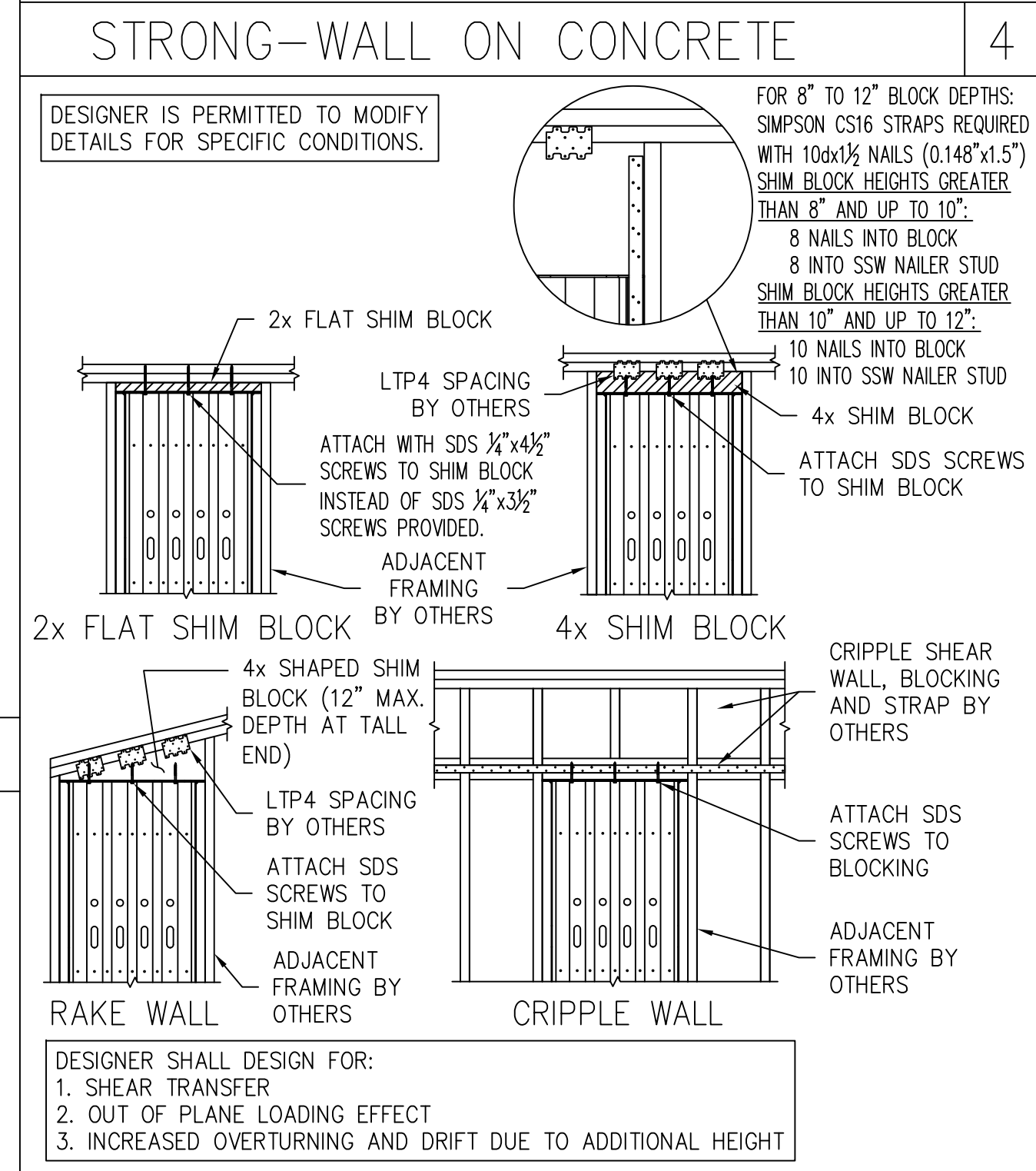
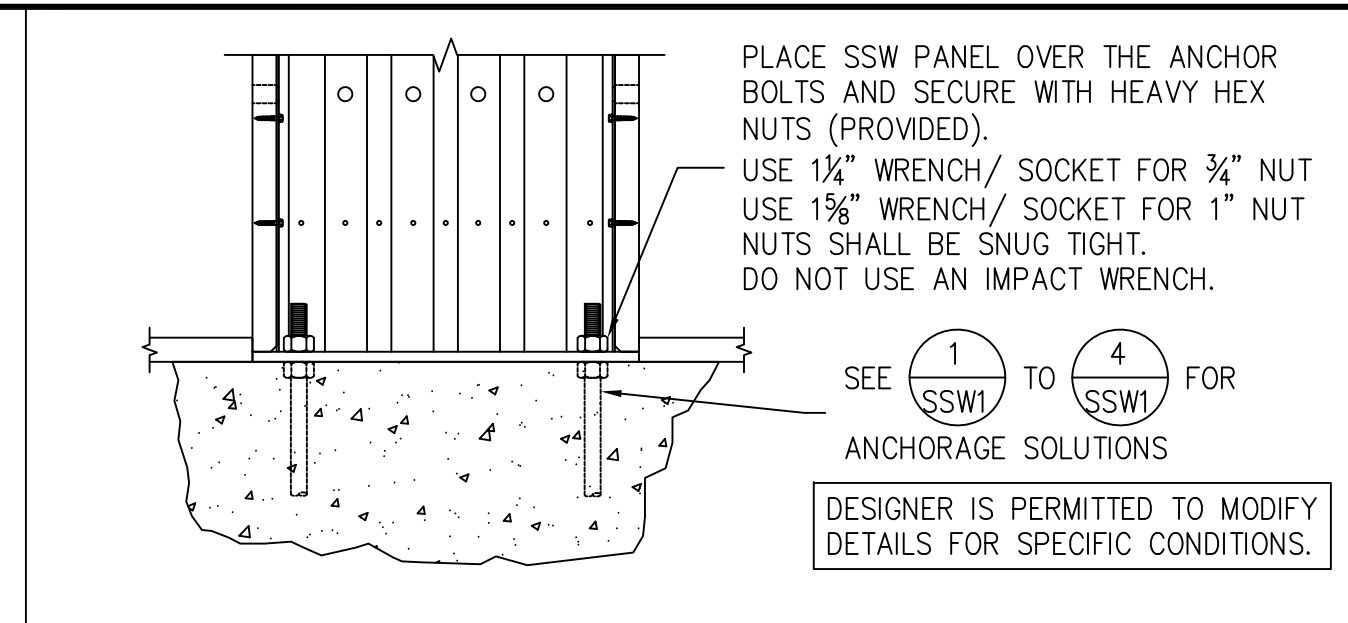
STEEL STRONG-WALL MODELS

STD. WALL MODEL NO.	-STK WALL MODEL NO.	H(in)	T(in)	HOLDOWN ANCHOR BOLTS ²	QTY.OF TOP OF WALL SCREWS ¹
SSW12x7	---	80	3½	2-¾"	4
SSW15x7	---	80	3½	2-1"	6
SSW18x7	---	80	3½	2-1"	9
SSW21x7	---	80	3½	2-1"	12
SSW24x7	---	80	3½	2-1"	14
SSW12x7.4	---	85½	3½	2-¾"	4
SSW15x7.4	---	85½	3½	2-1"	6
SSW18x7.4	---	85½	3½	2-1"	9
SSW21x7.4	---	85½	3½	2-1"	12
SSW24x7.4	---	85½	3½	2-1"	14
SSW12x8	---	93½	3½	2-¾"	4
SSW15x8	SSW15x8-STK	93½	3½	2-1"	6
SSW18x8	SSW18x8-STK	93½	3½	2-1"	9
SSW21x8	SSW21x8-STK	93½	3½	2-1"	12
SSW24x8	SSW24x8-STK	93½	3½	2-1"	14
SSW12x9	---	105½	3½	2-¾"	4
SSW15x9	SSW15x9-STK	105½	3½	2-1"	6
SSW18x9	SSW18x9-STK	105½	3½	2-1"	9
SSW21x9	SSW21x9-STK	105½	3½	2-1"	12
SSW24x9	SSW24x9-STK	105½	3½	2-1"	14
SSW12x10	---	117½	3½	2-¾"	4
SSW15x10	SSW15x10-STK	117½	3½	2-1"	6
SSW18x10	SSW18x10-STK	117½	3½	2-1"	9
SSW21x10	SSW21x10-STK	117½	3½	2-1"	12
SSW24x10	SSW24x10-STK	117½	3½	2-1"	14
SSW15x11	SSW15x11-STK	129½	5½	2-1"	6
SSW18x11	SSW18x11-STK	129½	5½	2-1"	9
SSW21x11	SSW21x11-STK	129½	5½	2-1"	12
SSW24x11	SSW24x11-STK	129½	5½	2-1"	14
SSW15x12	SSW15x12-STK	141½	5½	2-1"	6
SSW18x12	SSW18x12-STK	141½	5½	2-1"	9
SSW21x12	SSW21x12-STK	141½	5½	2-1"	12
SSW24x12	SSW24x12-STK	141½	5½	2-1"	14
SSW18x13	SSW18x13-STK	153½	5½	2-1"	9
SSW21x13	SSW21x13-STK	153½	5½	2-1"	12
SSW24x13	SSW24x13-STK	153½	5½	2-1"	14



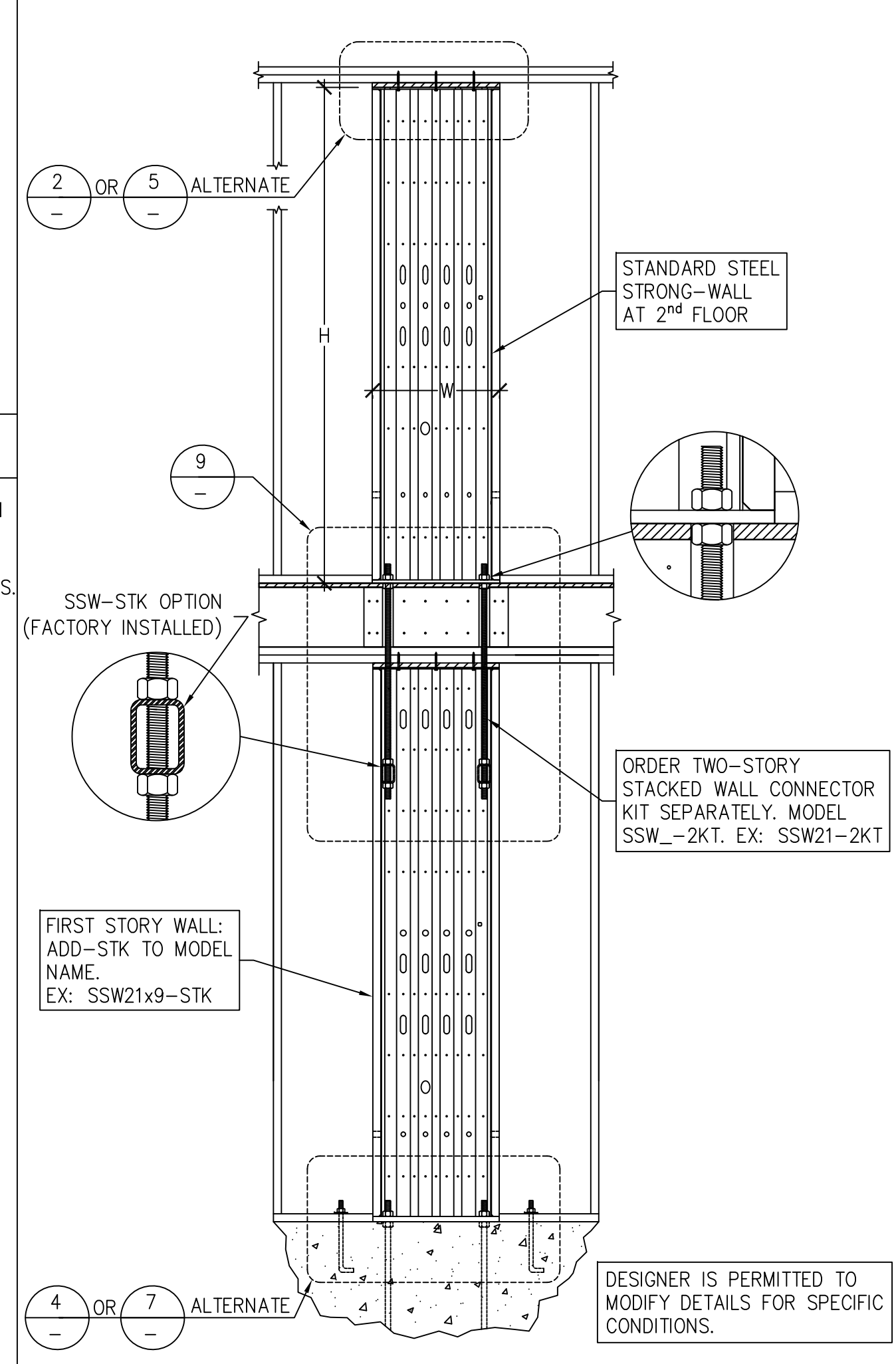
ALTERNATE GARAGE WALL OPTIONS

3



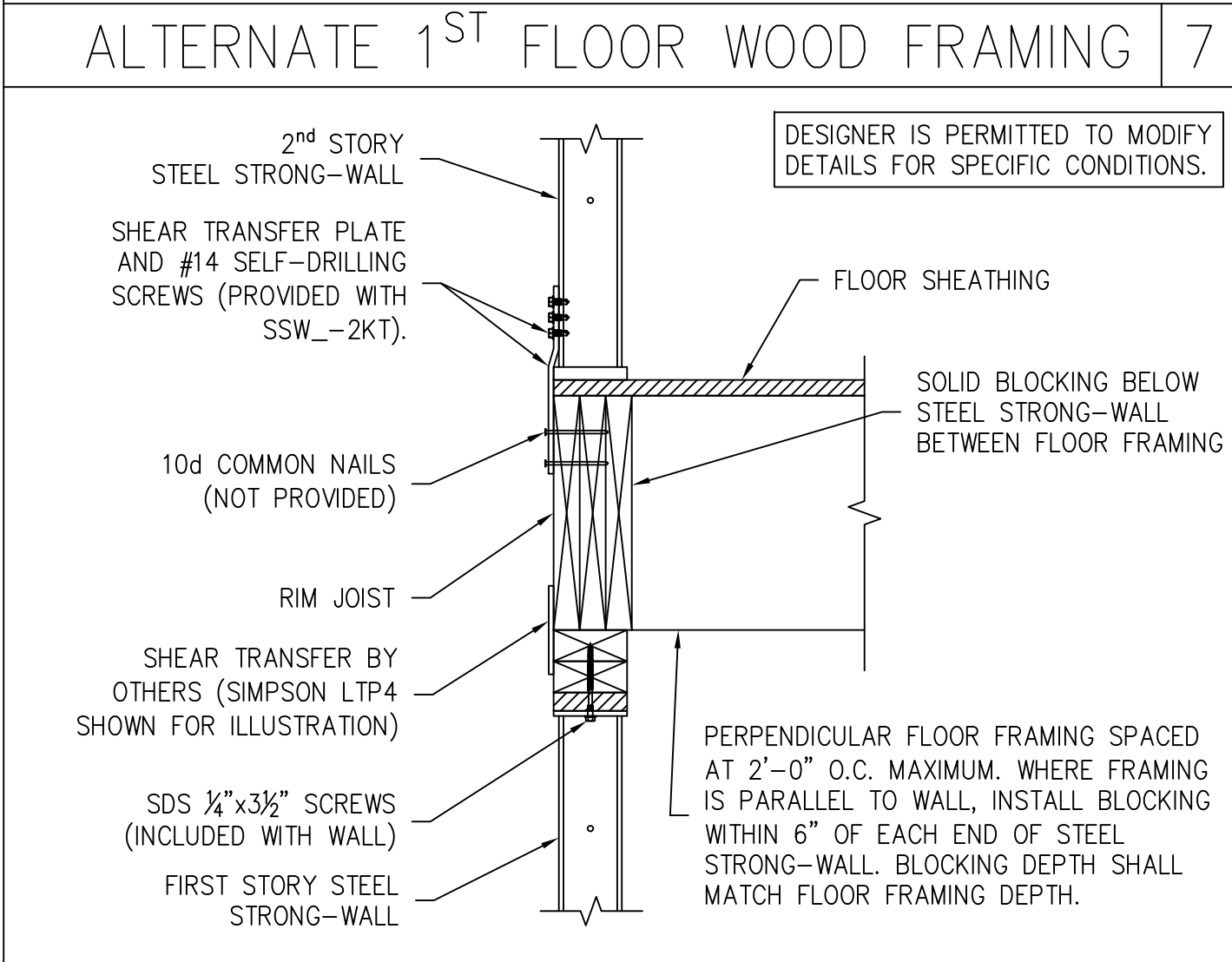
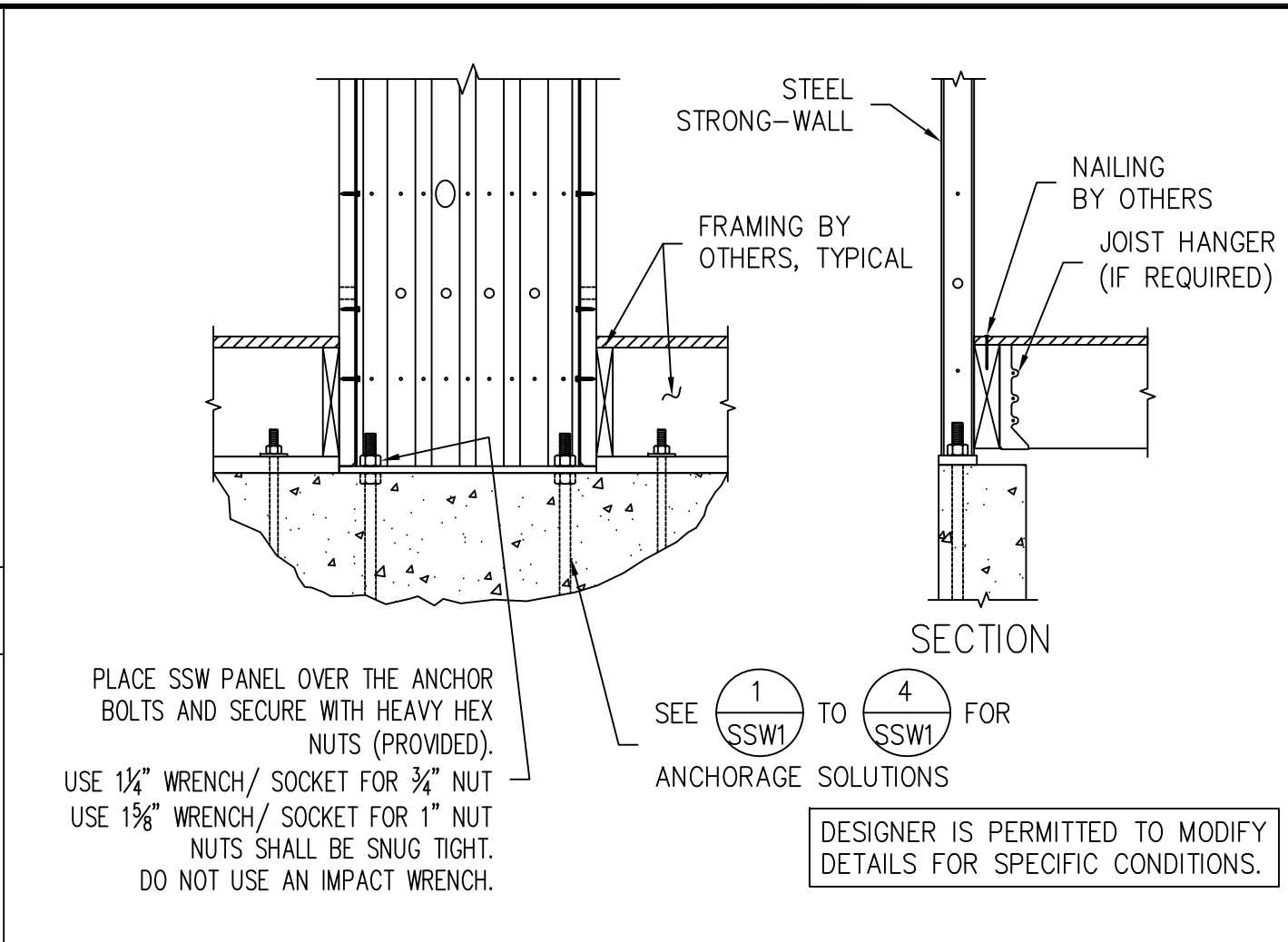
TOP OF WALL HEIGHT ADJUSTMENTS

5



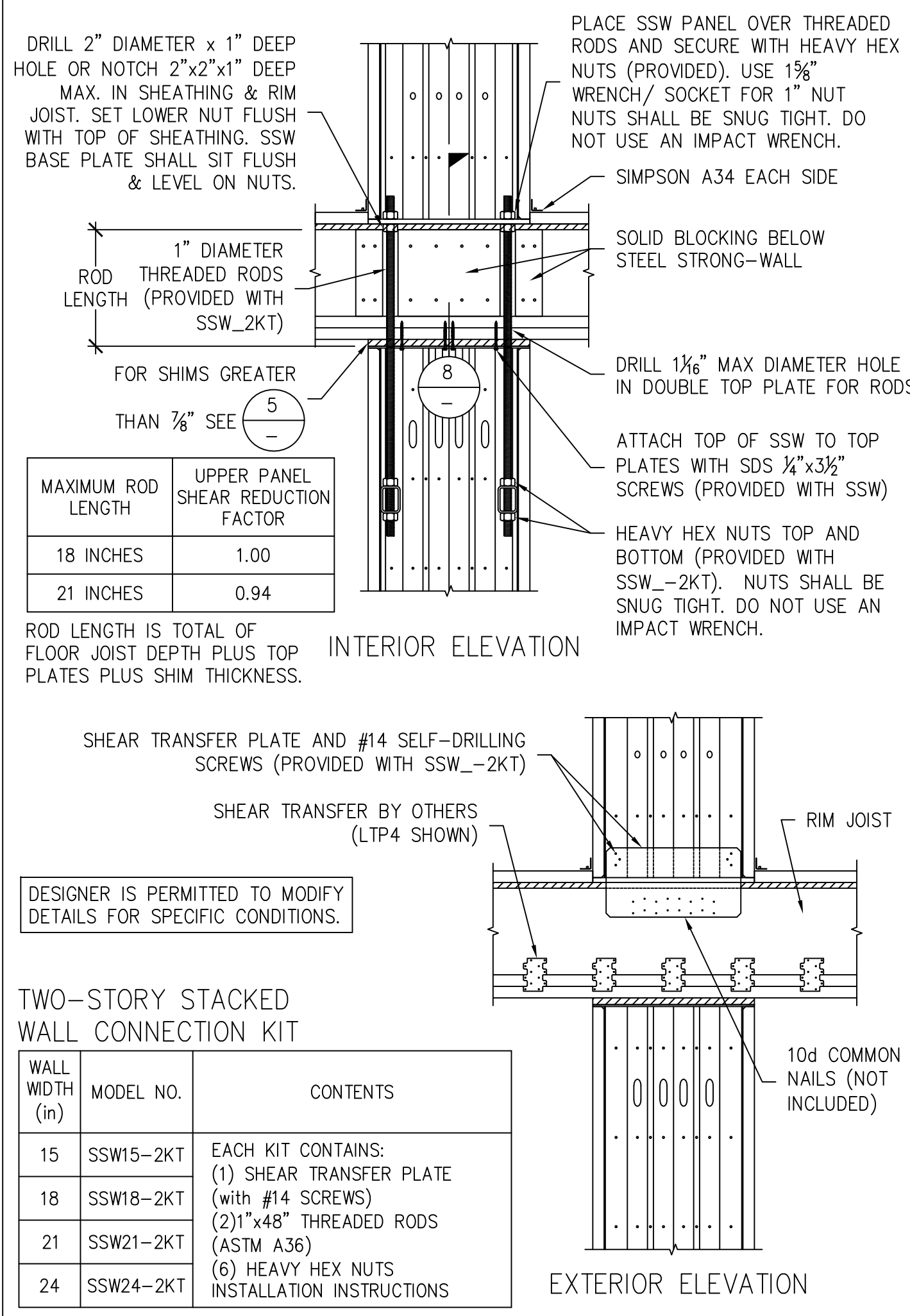
TWO-STORY STACKED

6



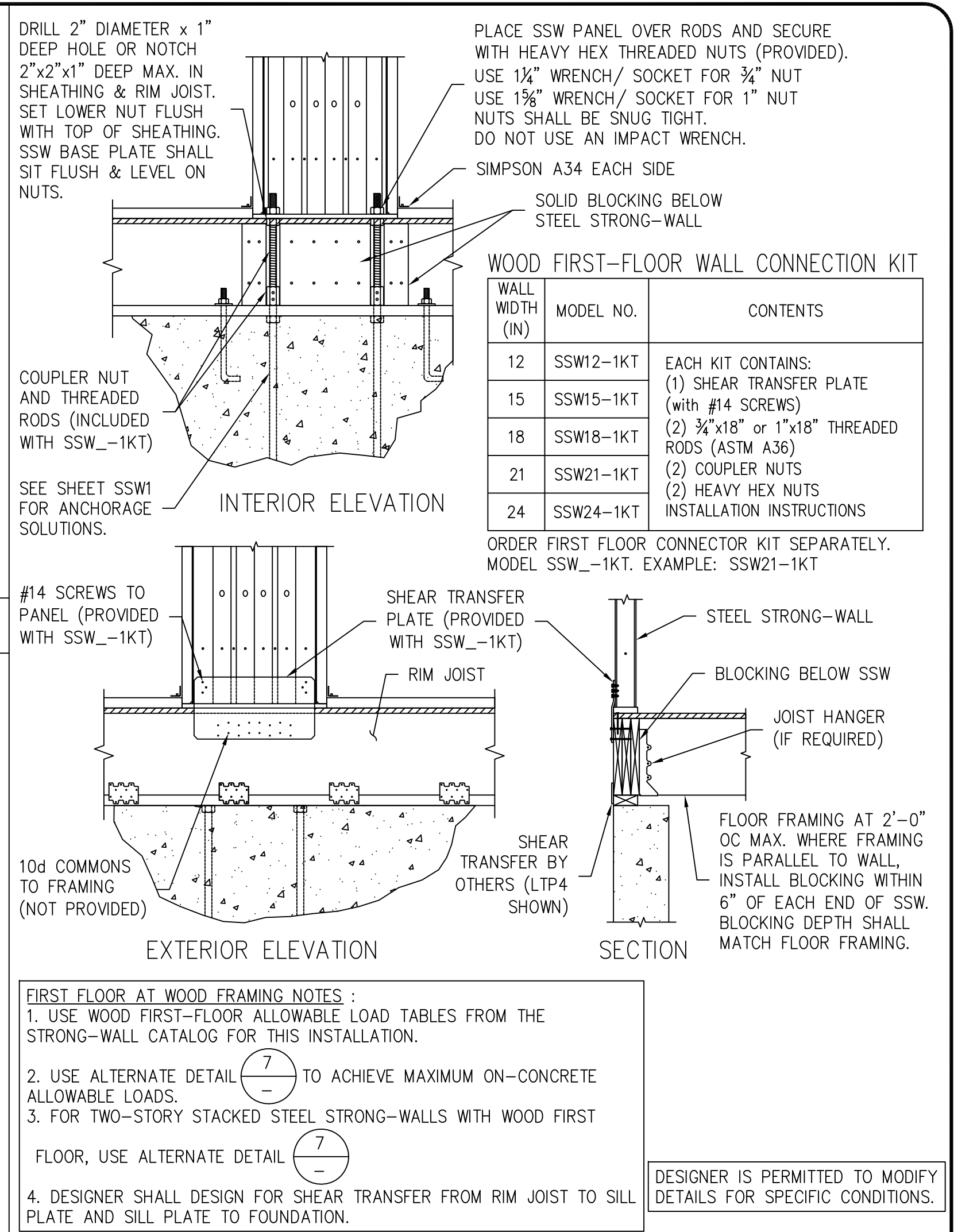
TWO-STORY STACKED FLOOR SECTION

8



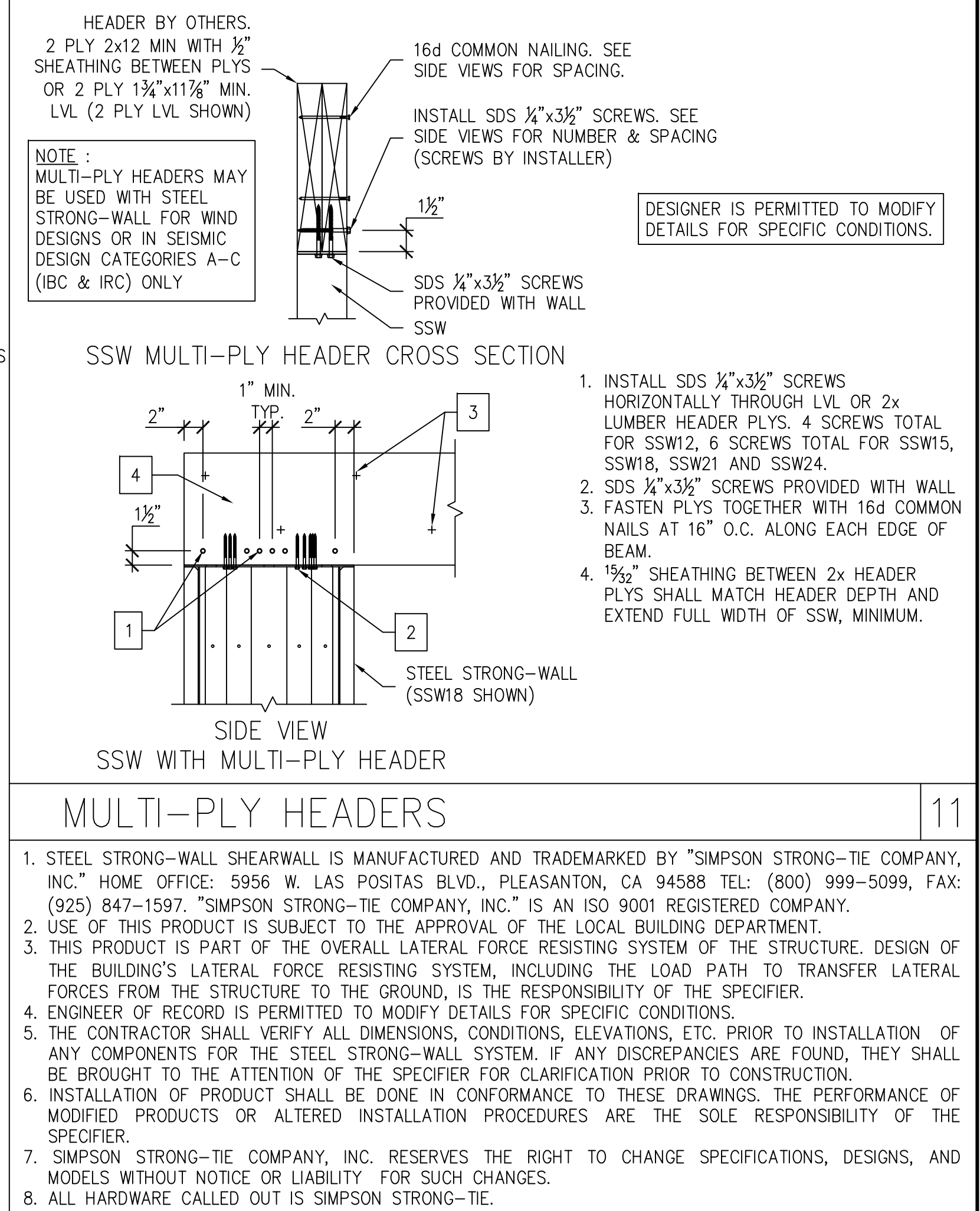
TWO-STORY STACKED FLOOR FRAMING

9



FIRST FLOOR AT WOOD FRAMING

10



NOTES

12

REVISIONS

NO.	DATE	REVISIONS
1	08-21-2009	2008 IBC REVISIONS
2	04-16-2014	2012 IBC REVISIONS
3	06-08-2016	2015 IBC REVISIONS
4	06-18-2020	2018 IBC REVISIONS
5	03-16-2021	2021 IBC REVISIONS

REGISTERED PROFESSIONAL ENGINEER

DAVID J. BARNES

No. C058075

STATE OF CALIFORNIA

SIMPSON Strong-Tie, Co. Inc.

• 5956 W. Las Positas Blvd.
Pleasanton, CA 94588

• Tel: (800) 999-5099

• Website: www.strongtie.com

STEEL STRONG-WALL

FRAMING DETAILS

ENGINEERED DESIGNS

NAME

DATE

SCALE

CHECKED

SHEET

SSW1

OF SHEETS

JOB NO.

THERE IS NO EQUAL