



Single Family Residence
Hratch Kassabian
2331 Ramsay Dr. Glendale CA 91206

Front View



Single Family Residence
Hratch Kassabian
2331 Ramsay Dr. Glendale CA 91206

Side View



West Elevation



East Elevation

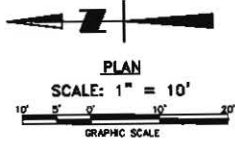


North Elevation



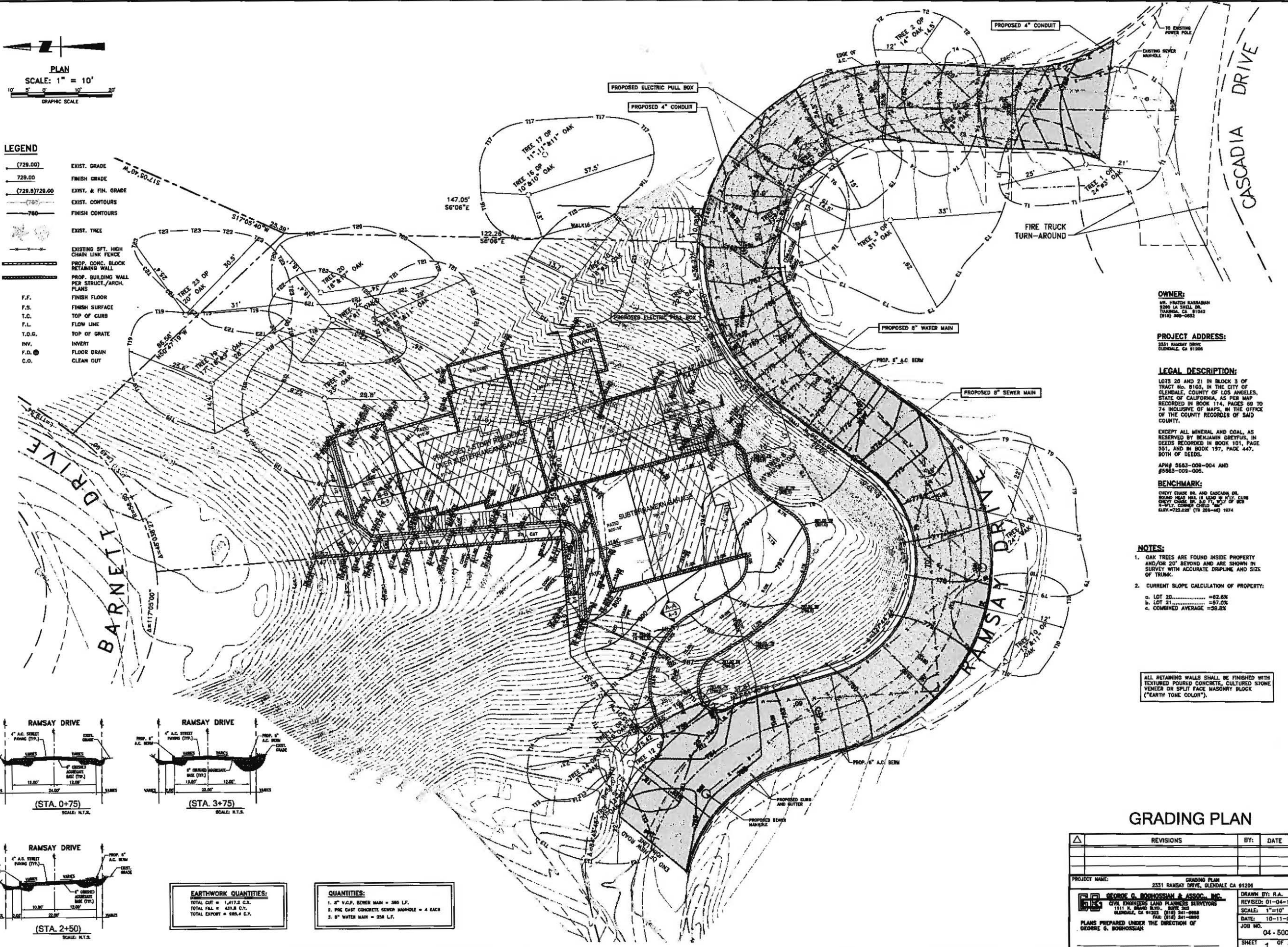
Front (South) Elevation

Single Family Residence
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2331 Ramsay Dr. Glendale CA 91206



LEGEND

- (728.00) EXIST. GRADE
- 728.00 FINISH GRADE
- (728.8)728.00 EXIST. & FIN. GRADE
- (728) EXIST. CONTOURS
- 760 FINISH CONTOURS
- EXIST. TREE
- EXISTING SFT. HIGH CHAIN LINK FENCE
- PROP. CONC. BLOCK RETAINING WALL
- PROP. BUILDING WALL PER STRUCT./ARCH. PLANS
- F.F. FINISH FLOOR
- F.S. FINISH SURFACE
- T.C. TOP OF CURB
- F.L. FLOW LINE
- T.O.G. TOP OF GRATE
- INV. INVERT
- F.D. FLOOR DRAIN
- C.O. CLEAN OUT



OWNER:
MR. FRATCH BARBARAN
2300 LA SHELLE DR.
GLENDALE, CA 91204
(818) 240-0632

PROJECT ADDRESS:
2331 RAMSAY DRIVE
GLENDALE, CA 91206

LEGAL DESCRIPTION:
LOTS 20 AND 21 IN BLOCK 3 OF TRACT NO. 8103, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGES 69 TO 74 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL MINERAL AND COAL, AS RESERVED BY BENJAMIN GREYFUS, IN DEEDS RECORDED IN BOOK 101, PAGE 55; AND IN BOOK 197, PAGE 447, BOTH OF DEEDS.

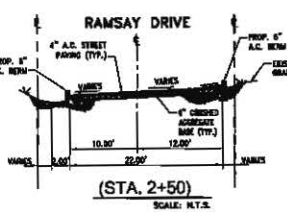
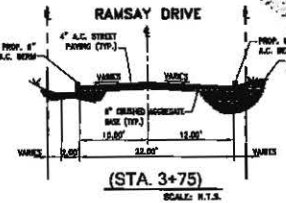
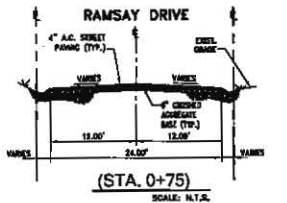
APN 5663-008-004 AND 5663-008-005.

BENCHMARK:
CHRY CHASE DR. AND CASCADIA DR. ROUND HEAD MARK IN 4249 IN N.Y.S. CURB CHRY CHASE IN 3.0 FT. N.Y. OF NCR 4-W.C. CORNER CROSS MARK ELEV. = 722.828' (TR 208-48) 1874

NOTES:

1. OAK TREES ARE FOUND INSIDE PROPERTY AND/OR 20' BEYOND AND ARE SHOWN IN SURVEY WITH ACCURATE DRPLINE AND SIZE OF TRUNK.
2. CURRENT SLOPE CALCULATION OF PROPERTY:
 - a. LOT 20.....=62.6%
 - b. LOT 21.....=57.0%
 - c. COMBINED AVERAGE =59.8%

ALL RETAINING WALLS SHALL BE FINISHED WITH TEXTURED POURED CONCRETE, CULTURED STONE VENEER OR SPLIT FACE MASONRY BLOCK ("EARTH TONE COLOR").



EARTHWORK QUANTITIES:
TOTAL CUT = 1,417.3 C.Y.
TOTAL FILL = 493.8 C.Y.
TOTAL EXPORT = 888.4 C.Y.

QUANTITIES:
1. 8" V.A.P. SEWER MAIN = 385 L.F.
2. PRE CAST CONCRETE SEWER MANHOLE = 4 EACH
3. 6" WATER MAIN = 254 L.F.

GRADING PLAN

REVISIONS	BY:	DATE

PROJECT NAME: GRADING PLAN
2331 RAMSAY DRIVE, GLENDALE CA 91206

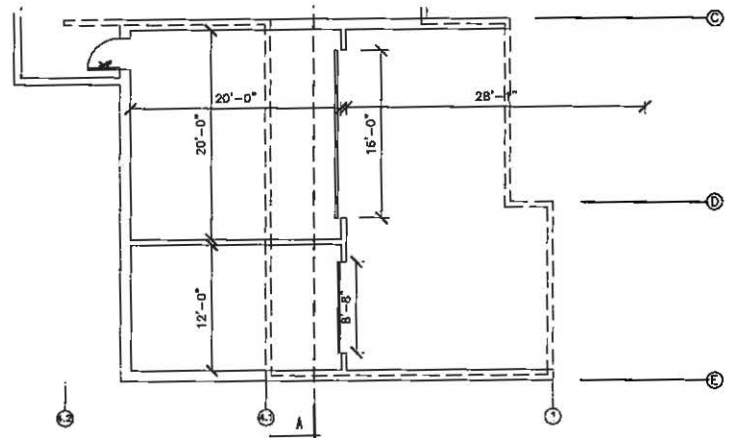
GEORGE S. BOGHOSIAN & ASSOC. INC.
CIVIL ENGINEERS LAND PLANNERS SURVEYORS
1111 N. BRAND BLVD., SUITE 202
GLENDALE, CA 91201 (818) 241-9999
FAX: (818) 241-9999

PLANS PREPARED UNDER THE DIRECTION OF
GEORGE S. BOGHOSIAN

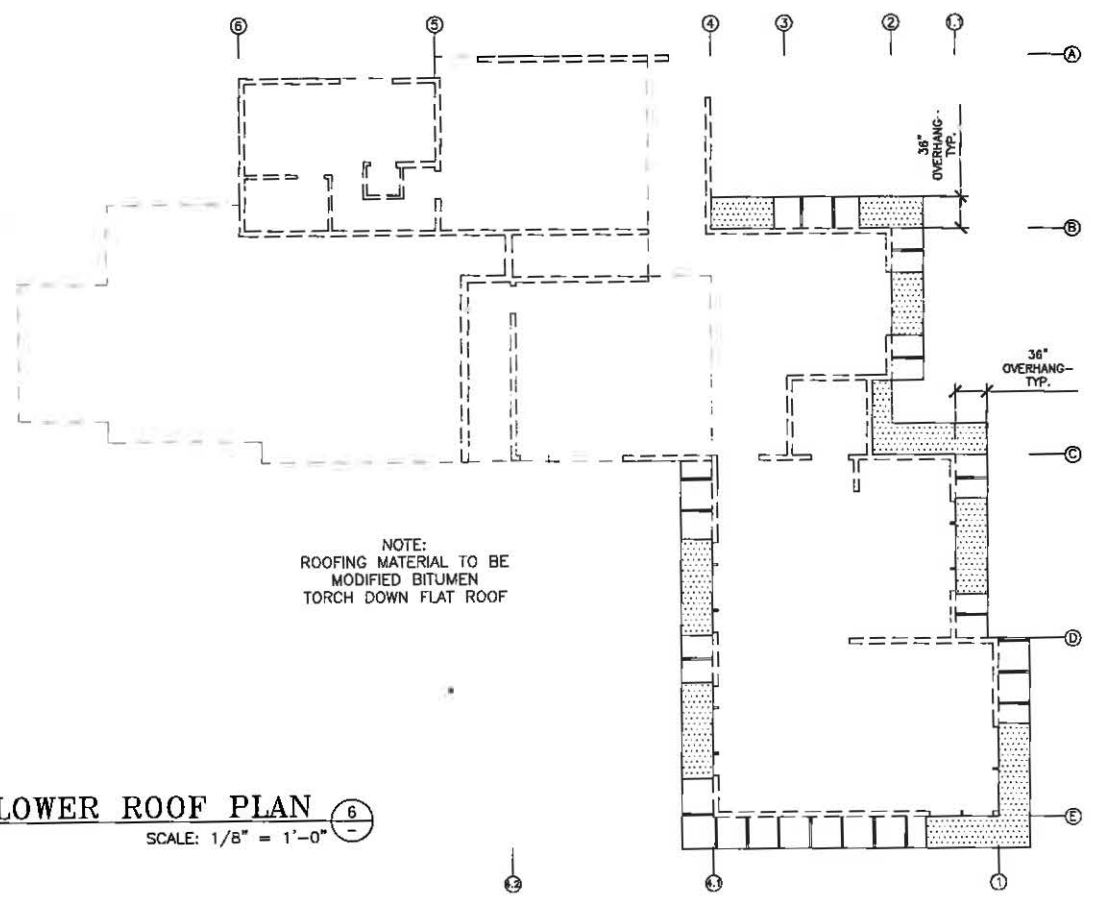
DRAWN BY: R.A.
REVISED: 01-04-16
SCALE: 1"=10'
DATE: 10-11-07
JOB NO. 04-500
SHEET 1 OF 1

B.C.E. 34381 LIC. EXP. 6-30-2017 DATE

GARAGE PLAN 5
SCALE: 1/8" = 1'-0"

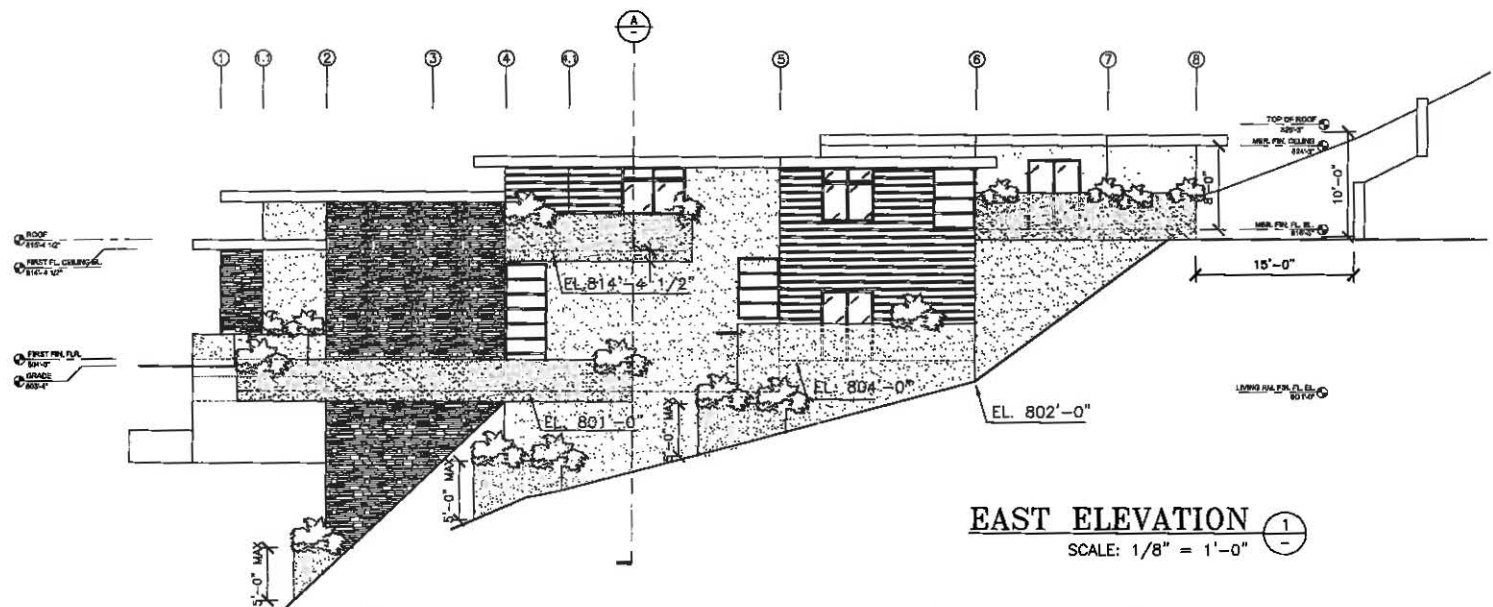
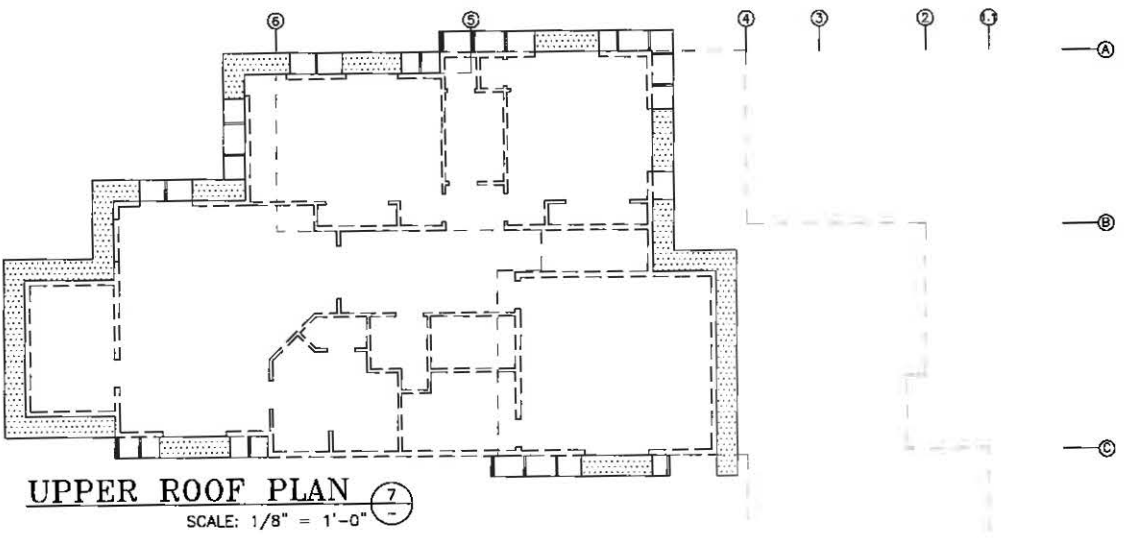


LOWER ROOF PLAN 6
SCALE: 1/8" = 1'-0"

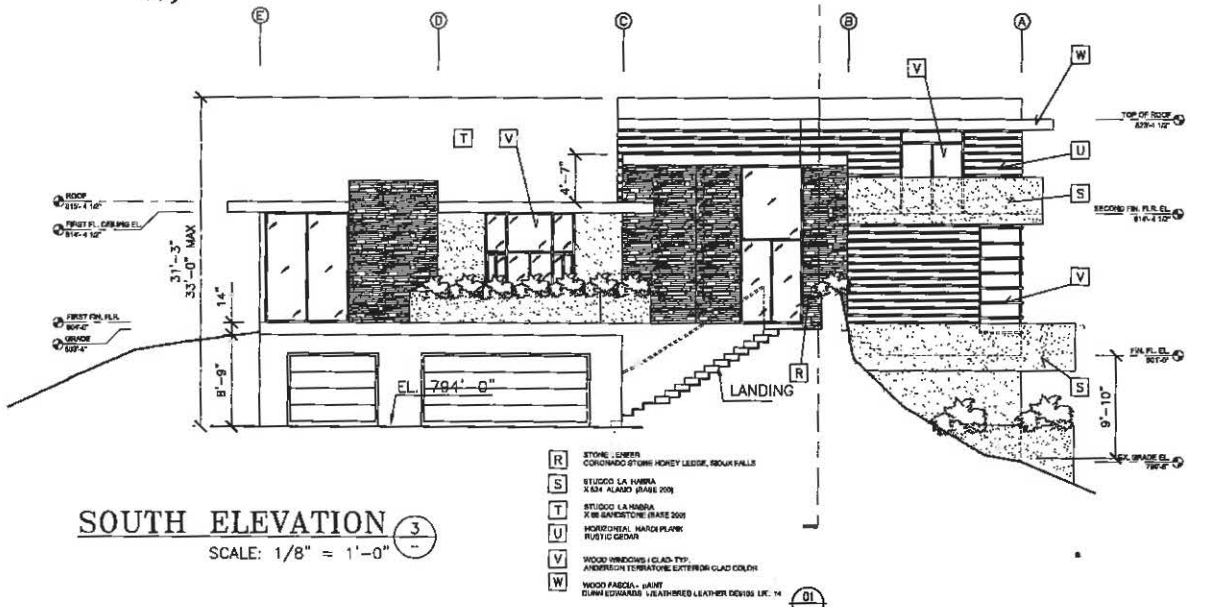


NOTE:
ROOFING MATERIAL TO BE
MODIFIED BITUMEN
TORCH DOWN FLAT ROOF

UPPER ROOF PLAN 7
SCALE: 1/8" = 1'-0"



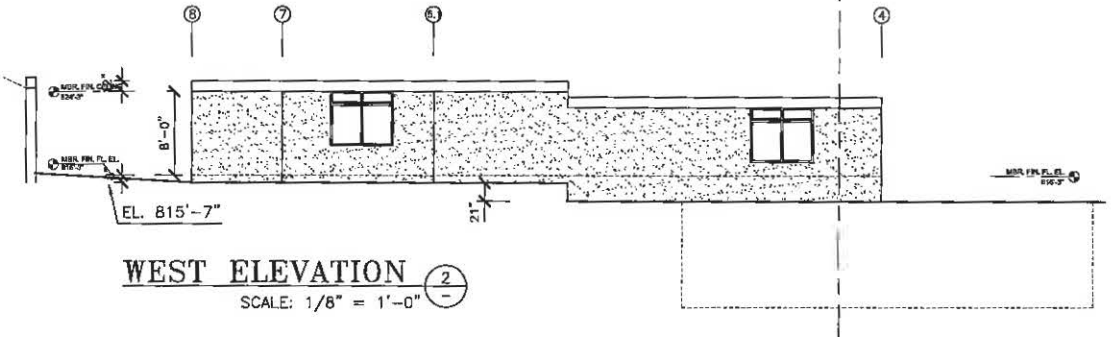
EAST ELEVATION 1
SCALE: 1/8" = 1'-0"



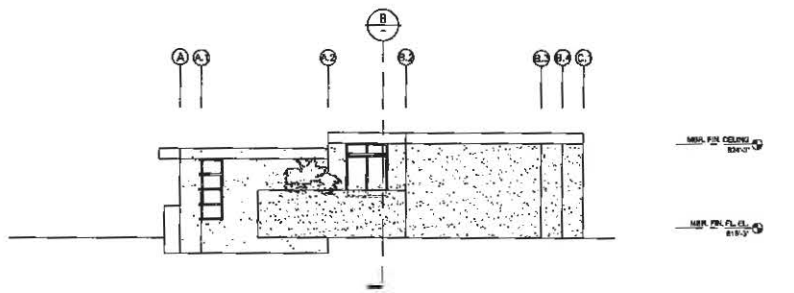
SOUTH ELEVATION 3
SCALE: 1/8" = 1'-0"

- R STONE, CERAMIC
CONCRETE STONE, HONEY LUGGE, BOURN HILLS
- S STUCCO LA HABRA
K&M GRANITIC, BRASS 200
- T STUCCO LA HABRA
K&M GRANITIC, BRASS 200
- U HORIZONTAL WOOD PLANK
PLASTIC GRAB
- V WOOD SHEDDING CLAD-TYP.
ANDERSON TERRAZZO EXTERIOR CLAD COLON
- W WOOD PANEL, JAMB
CLINE SCHWABER, LEATHERED LEATHER DESIGN LK-14

WEST ELEVATION 2
SCALE: 1/8" = 1'-0"

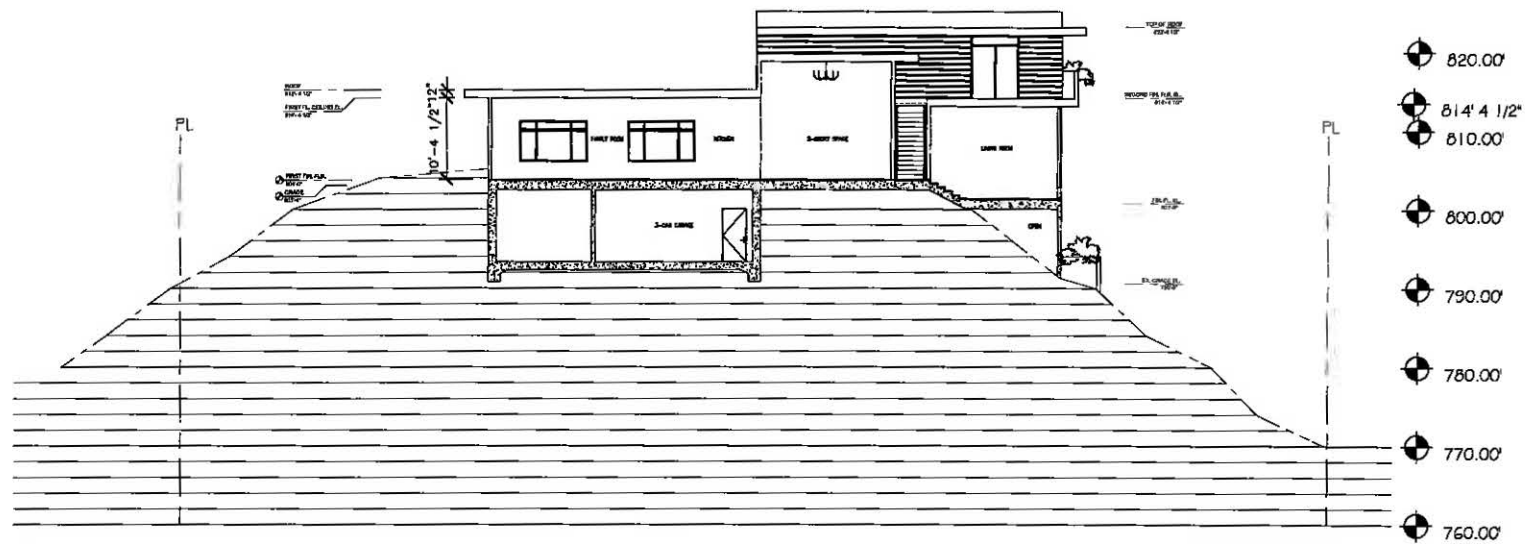


NORTH ELEVATION 4
SCALE: 1/8" = 1'-0"



SINGLE FAMILY RESIDENCE
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2331 RAMSAY DR. GLENDALE, CA 91206

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1111 N. BRAND BLVD., SUITE 202
GARDEN GATE, CA 91746
(618) 241-0880
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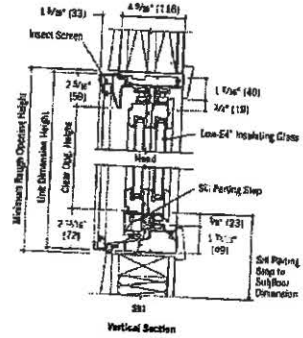
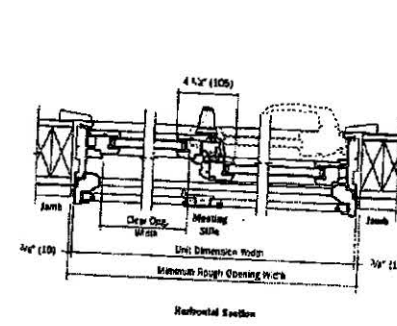


SECTION A-A (1)
SCALE: 3/32" = 1'-0"

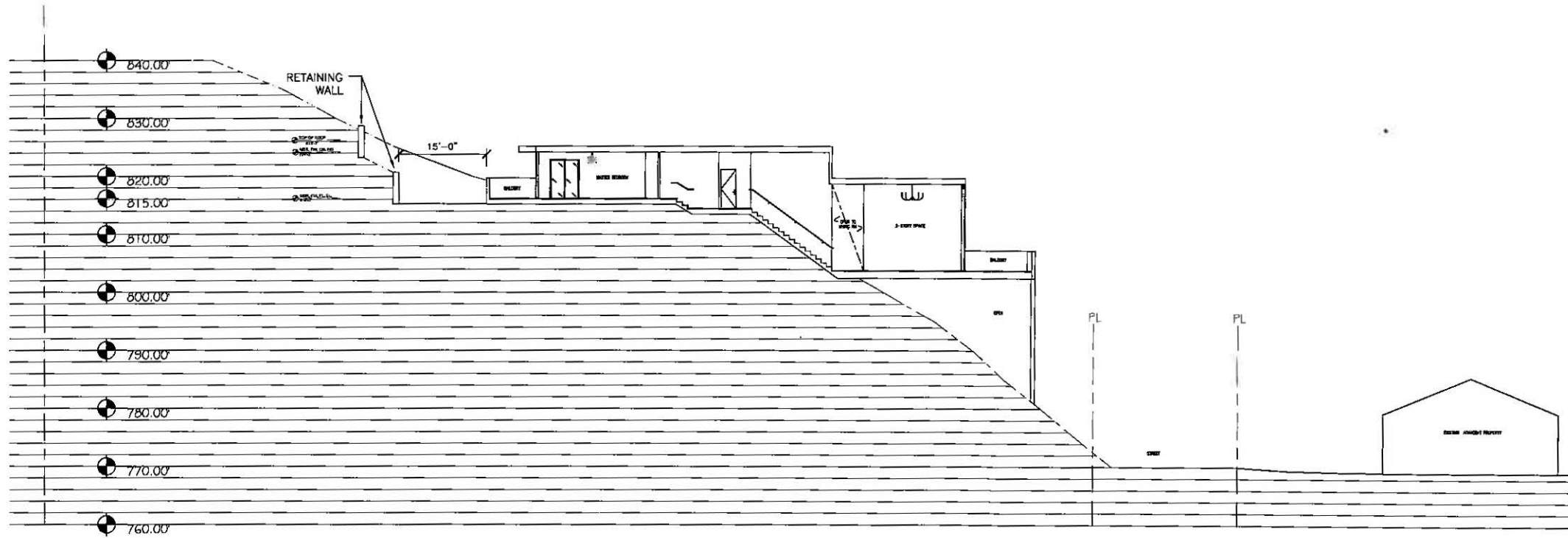
Andersen^{WINDPROOF SYSTEM} GLIDING WINDOWS

400 SERIES

Gliding Window Details
Scale 1 1/4" (38) = 1'-0" (305) - 1:8



WINDOW SECTION (3)
NO SCALE



SECTION B-B (2)
SCALE: 3/32" = 1'-0"

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1222 W. 12TH ST. GLENDALE, CA 91202
(618) 241-0898
FAX: (618) 241-0880

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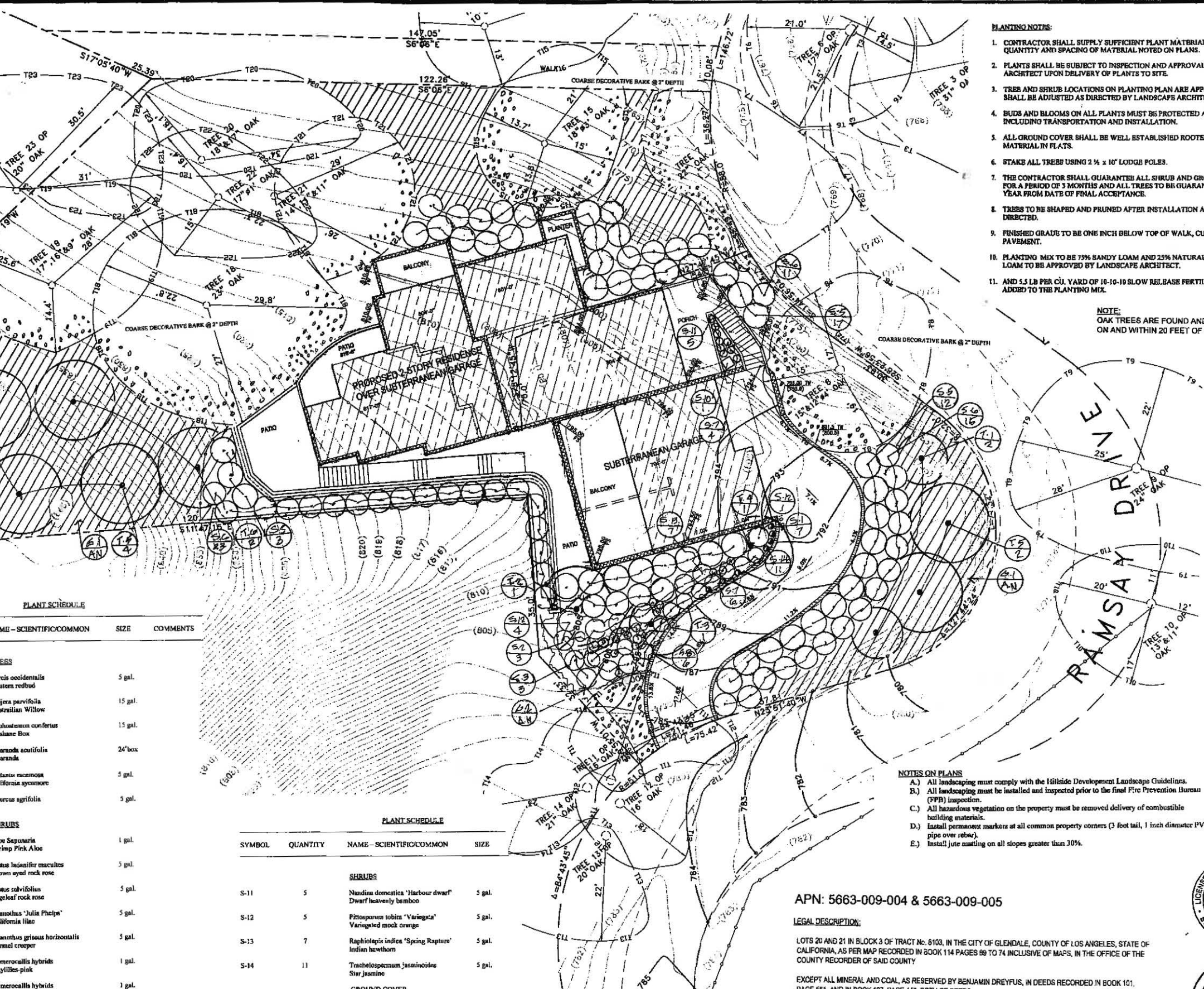
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- PLANTING NOTES:**
1. CONTRACTOR SHALL SUPPLY SUFFICIENT PLANT MATERIALS TO FULFILL QUANTITY AND SPACING OF MATERIAL NOTED ON PLANS.
 2. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL OF LANDSCAPE ARCHITECT UPON DELIVERY OF PLANTS TO SITE.
 3. TREE AND SHRUB LOCATIONS ON PLANTING PLAN ARE APPROXIMATE AND SHALL BE ADJUSTED AS DIRECTED BY LANDSCAPE ARCHITECT.
 4. BUDS AND BLOOMS ON ALL PLANTS MUST BE PROTECTED AT ALL TIMES INCLUDING TRANSPORTATION AND INSTALLATION.
 5. ALL GROUND COVER SHALL BE WELL ESTABLISHED ROOTED PLANT MATERIAL IN FLATS.
 6. STAKE ALL TREES USING 2 1/2 x 10" LODGE POLES.
 7. THE CONTRACTOR SHALL GUARANTEE ALL SHRUB AND GROUND COVER FOR A PERIOD OF 3 MONTHS AND ALL TREES TO BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
 8. TREES TO BE SHAPED AND PRUNED AFTER INSTALLATION AND AS DIRECTED.
 9. FINISHED GRADE TO BE ONE INCH BELOW TOP OF WALK, CURB OR PAVEMENT.
 10. PLANTING MIX TO BE 75% SANDY LOAM AND 25% NATURALIZED SHAVINGS. LOAM TO BE APPROVED BY LANDSCAPE ARCHITECT.
 11. AND 5.5 LB PER CU. YARD OF 10-10-10 SLOW RELEASE FERTILIZER TO BE ADDED TO THE PLANTING MIX.

NOTE:
OAK TREES ARE FOUND AND NOTED ON AND WITHIN 20 FEET OF THE PROPERTY

PLANT SCHEDULE

SYMBOL	QUANTITY	NAME - SCIENTIFIC/COMMON	SIZE	COMMENTS
TREES				
T-1	2	Cercis occidentalis Western redbud	5 gal.	
T-2	1	Geijera parvifolia Australian Willow	15 gal.	
T-3	1	Lophospermum confertus Brisbane Box	15 gal.	
T-4	1	Jacaranda acutifolia Jacaranda	24" box	
T-5	6	Pistacia racemosa California sycamore	5 gal.	
T-6	2	Quercus agrifolia	5 gal.	
SHRUBS				
S-1	7	Aloe Saponaria Shrimp Pink Aloe	1 gal.	
S-2	3	Cistus lucidiflorus Brown eyed rock rose	5 gal.	
S-3	3	Cistus subvillosus Sageleaf rock rose	5 gal.	
S-5	54	Ceanothus 'Julia Phelps' California lilac	5 gal.	
S-6	50	Ceanothus griseus horizontalis Carmel creeper	5 gal.	
S-7	6	Hemerocallis hybrids Daylilies-pink	1 gal.	
S-8	6	Hemerocallis hybrids Daylilies-red	1 gal.	
S-9	6	Liriope muscari 'Lilac Beauty' Lily turf	1 gal.	Place 6 under each Nandina domestica
S-10	1	Nandina domestica Heavenly bamboo	5 gal.	

PLANT SCHEDULE

SYMBOL	QUANTITY	NAME - SCIENTIFIC/COMMON	SIZE	COMMENTS
SHRUBS				
S-11	5	Nandina domestica 'Harbour dwarf' Dwarf heavenly bamboo	5 gal.	
S-12	5	Pittosporum tobira 'Variegata' Variegated mock orange	5 gal.	
S-13	7	Raphirolepis indica 'Spring Rapture' Indian hawthorn	5 gal.	
S-14	11	Trachelospermum jasminoides Star jasmine	5 gal.	
GROUND COVERS				
G-1	As Needed	Baccharis Pilularis 'Twin Peaks' Dwarf coyote brush	Flats	18" o.c.
G-2	As Needed	Pratia pedunculata Blue Star Creeper	Flats	12" o.c.

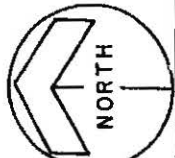
- NOTES ON PLANS**
- A.) All landscaping must comply with the Hillside Development Landscape Guidelines.
 - B.) All landscaping must be installed and inspected prior to the final Fire Prevention Bureau (FPB) inspection.
 - C.) All hazardous vegetation on the property must be removed delivery of combustible building materials.
 - D.) Install permanent markers at all common property corners (3 foot tall, 1 inch diameter PVC pipe over rebar).
 - E.) Install jute matting on all slopes greater than 30%.

APN: 5663-009-004 & 5663-009-005

LEGAL DESCRIPTION:
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EXCEPT ALL MINERAL AND COAL, AS RESERVED BY BENJAMIN DREYFUS, IN DEEDS RECORDED IN BOOK 101, PAGE 551, AND IN BOOK 197, PAGE 447, BOTH OF DEEDS.

PLANTING PLAN



REVISIONS	BY

William L. Peacock a.s.l.a.
landscape architect and site planner
851 misty isle drive glendale, ca 91207 818/240-0874
Email Address: wp_landscape@aol.com

SINGLE FAMILY RESIDENCE
HRATCH KASSABIAN
2331 RAMSAY DR
GLENDALE, CA 91206

DATE: JUNE 2011
SCALE: 1" = 10'
JOB NO.: 1985
SHEET: 1-1