



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

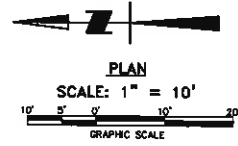


North Elevation



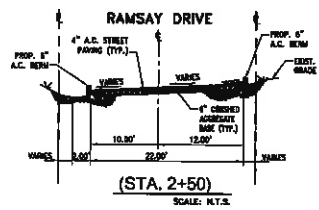
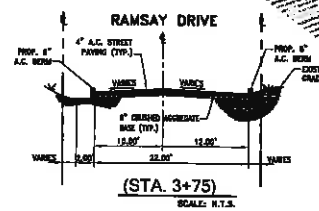
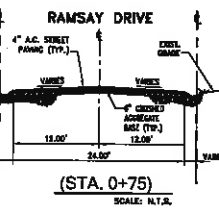
Front (South) Elevation

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LEGEND

- (729.00) EXIST. GRADE
- 729.00 FINISH GRADE
- (729.5)/729.00 EXIST. & FIN. GRADE
- (729) 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



EARTHWORK QUANTITIES:
 TOTAL CUT = 1,472.2 C.Y.
 TOTAL FILL = 481.8 C.Y.
 TOTAL EXPORT = 688.4 C.Y.

QUANTITIES:
 1. 8\"/>

OWNER:
 MR. HATCH KARBANIAN
 2351 LA SHELLE DR.
 GLENDALE, CA 91204
 (818) 255-0322

PROJECT ADDRESS:
 2351 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 DREYFUS, IN DEEDS RECORDED IN BOOK 101, PAGE 251; AND IN BOOK 197, PAGE 447, BOTH OF DEEDS.
 APN# 5663-009-004 AND 5663-009-005.

BENCHMARK:
 CHERRY GARDEN DR. AND CASCADIA DR. ROUND HEAD NAIL IN 1926 IN 3\"/>

NOTES:

1. OAK TREES ARE FOUND INSIDE PROPERTY AND/OR 20' BEYOND AND ARE SHOWN IN SURVEY WITH ACCURATE DRILLLINE AND SIZE OF TRUNK.
2. CURRENT SLOPE CALCULATION OF PROPERTY:
 a. LOT 20.....=82.8%
 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").

GRADING PLAN

REVISIONS	BY:	DATE

PROJECT NAME: 2351 RAMSAY DRIVE, GLENDALE CA 91206

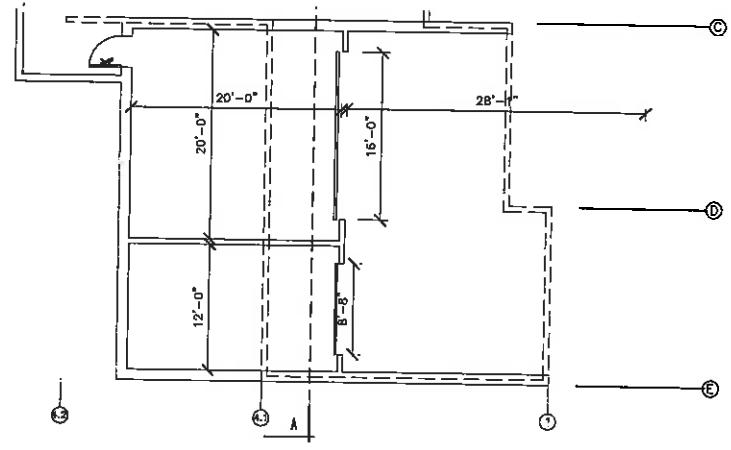
GEORGE G. BOGHOSSIAN & ASSOC., INC.
 CIVIL ENGINEERS LAND PLANNERS SURVEYORS
 1111 N. RANDO BLVD., SUITE 202
 GLENDALE, CA 91202 (818) 941-9988
 FAX (818) 941-0888

PLANS PREPARED UNDER THE DIRECTION OF
 GEORGE G. BOGHOSSIAN

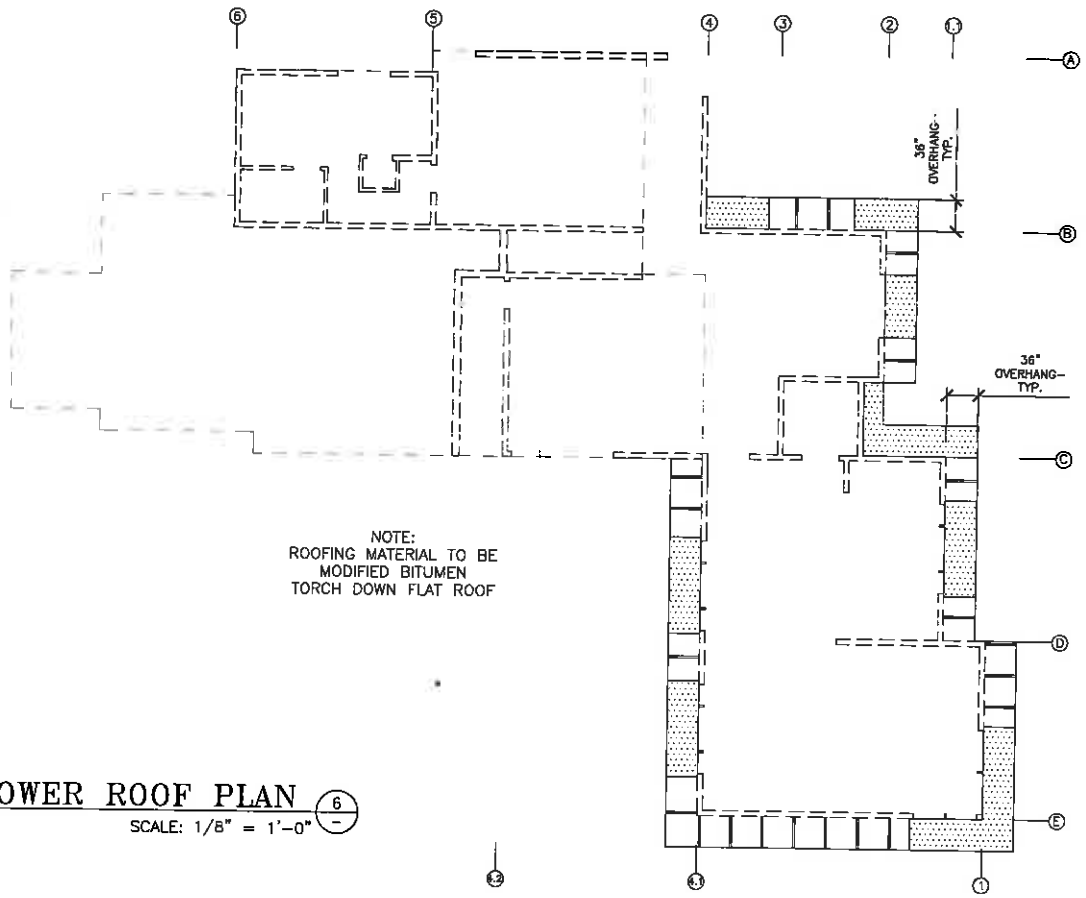
DRAWN BY: R.A.
 REVISED: 01-04-16
 SCALE: 1"=10'
 DATE: 10-11-07
 JOB NO. 04-500
 SHEET 1 OF 1

R.C.E. 54361 U.C. EXP. 4-30-2017 DATE

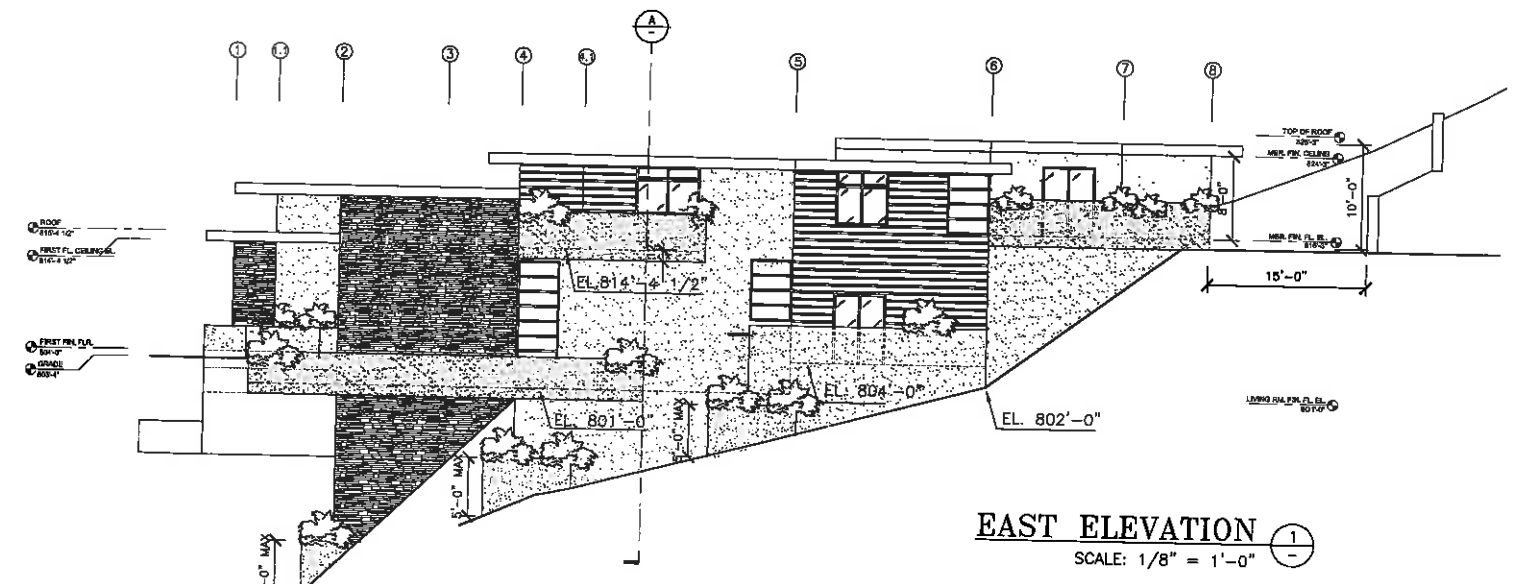
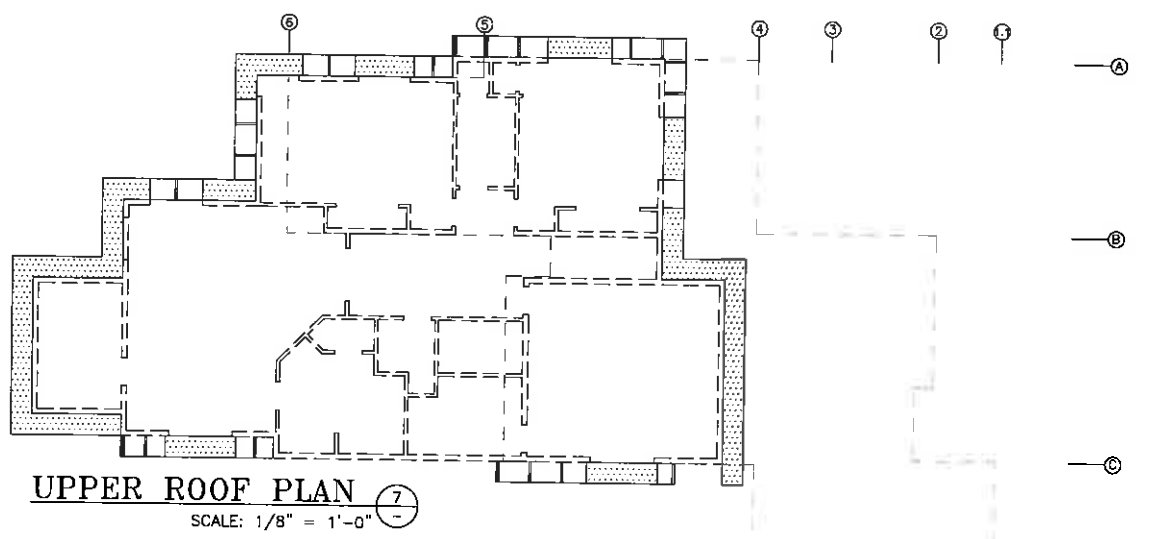
GARAGE PLAN (5)
SCALE: 1/8" = 1'-0"



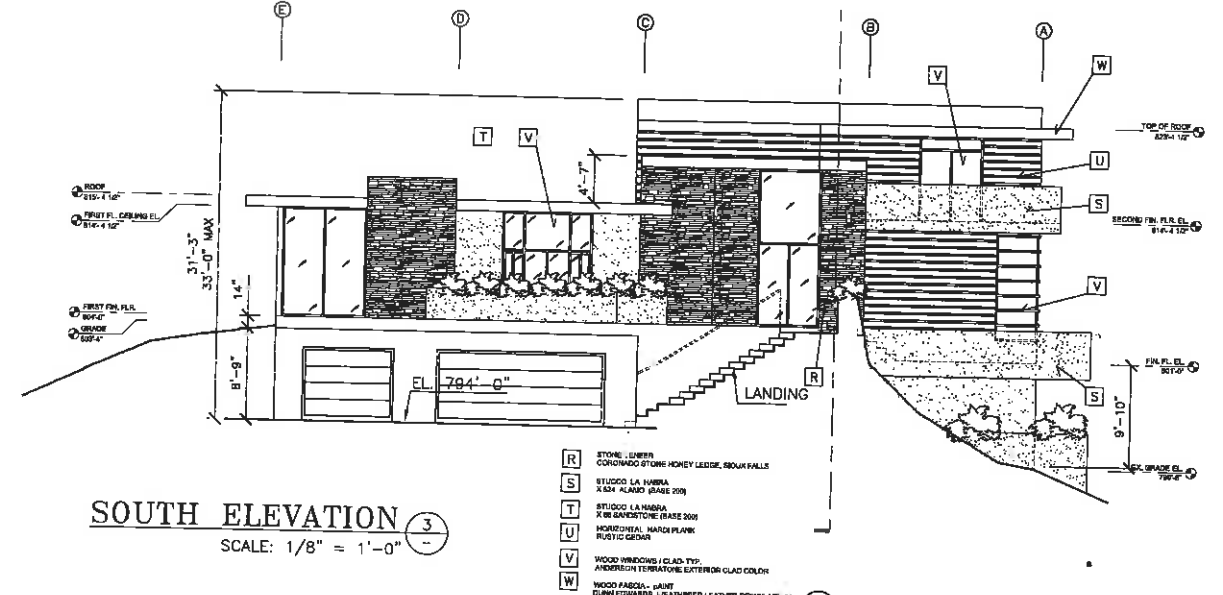
LOWER ROOF PLAN (6)
SCALE: 1/8" = 1'-0"



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

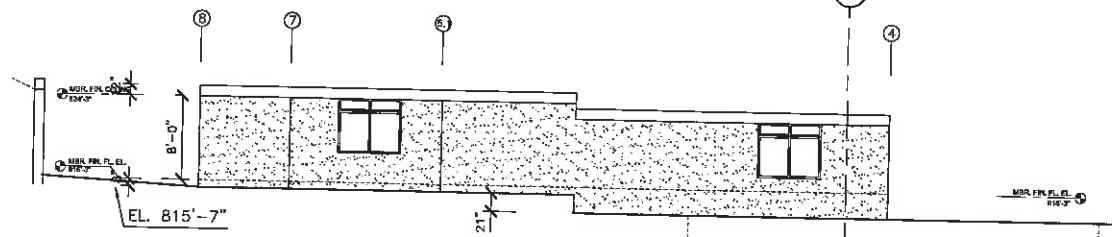


EAST ELEVATION (1)
SCALE: 1/8" = 1'-0"

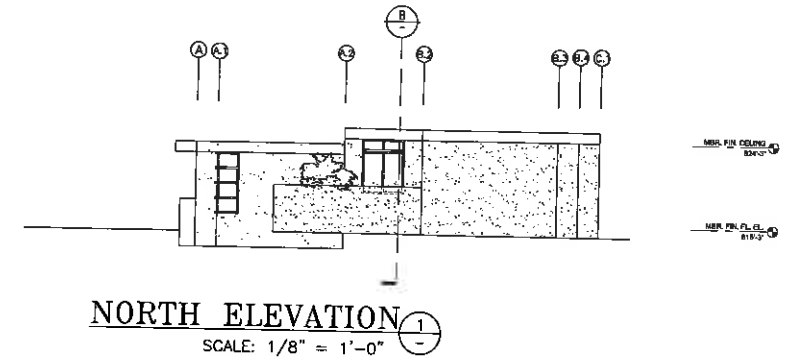


SOUTH ELEVATION (3)
SCALE: 1/8" = 1'-0"

- R STONE, LOWER CONCRETE/STONE HONEY LEDGE, BOURN FALLS
- S STUDIO LA HABRA XAN ALAMO BRASS DOOR
- T STUDIO LA HABRA XAN SANDSTONE BRASS DOOR
- U HORIZONTAL WOOD PLANK RUSTIC GRAY
- V WOOD SHINGLES (CLAD-TYP. ANDERSON TERRAZZO/RE EXTERIOR CLAD COLOR)
- W WOOD FACED, LEAD CURTAIN LEATHER DEVICE LIT. 14



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

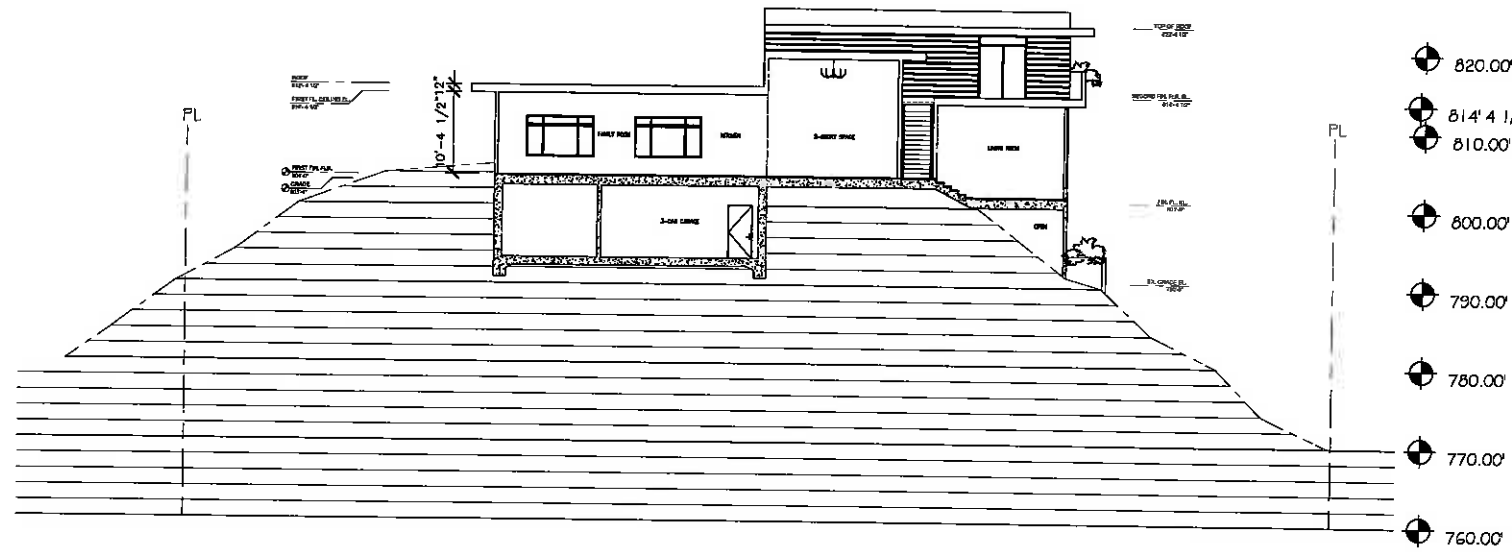


NORTH ELEVATION (4)
SCALE: 1/8" = 1'-0"

SINGLE FAMILY RESIDENCE
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1111 N. BRAND BLVD., SUITE 202
GLENDALE, CA 91204 (619) 241-9998
(619) 241-9999 (619) 241-0999



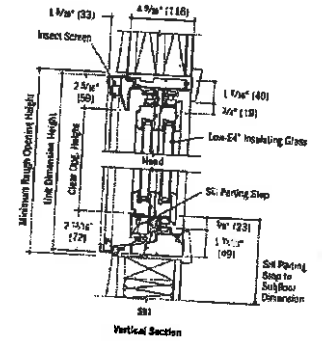
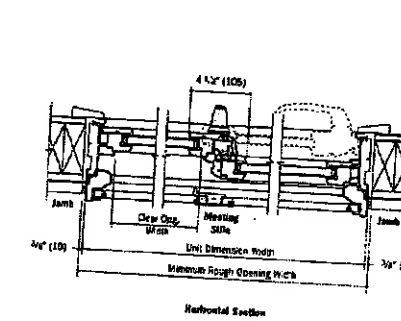


SECTION A-A (1)
SCALE: 3/32" = 1'-0"

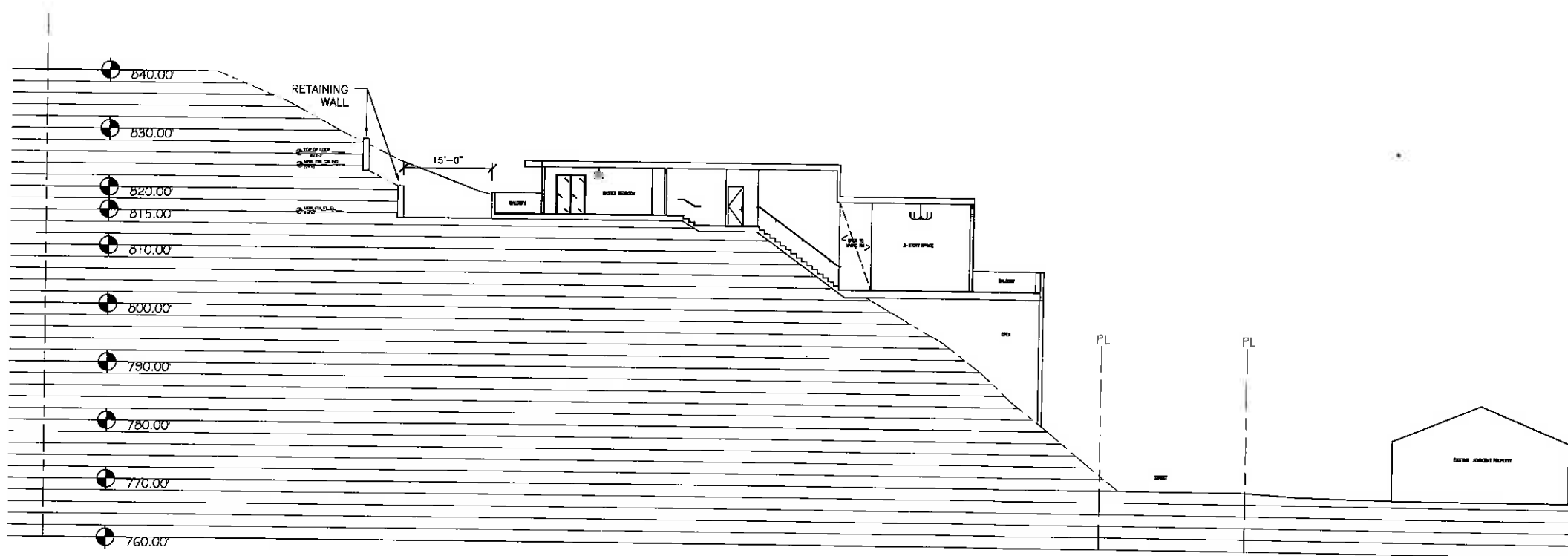
Andersen GLIDING WINDOWS

400 SERIES

Gliding Window Details
Scale 1 1/2" (38) = 1'-0" (305) = 1:8



WINDOW SECTION (3)
NO SCALE



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

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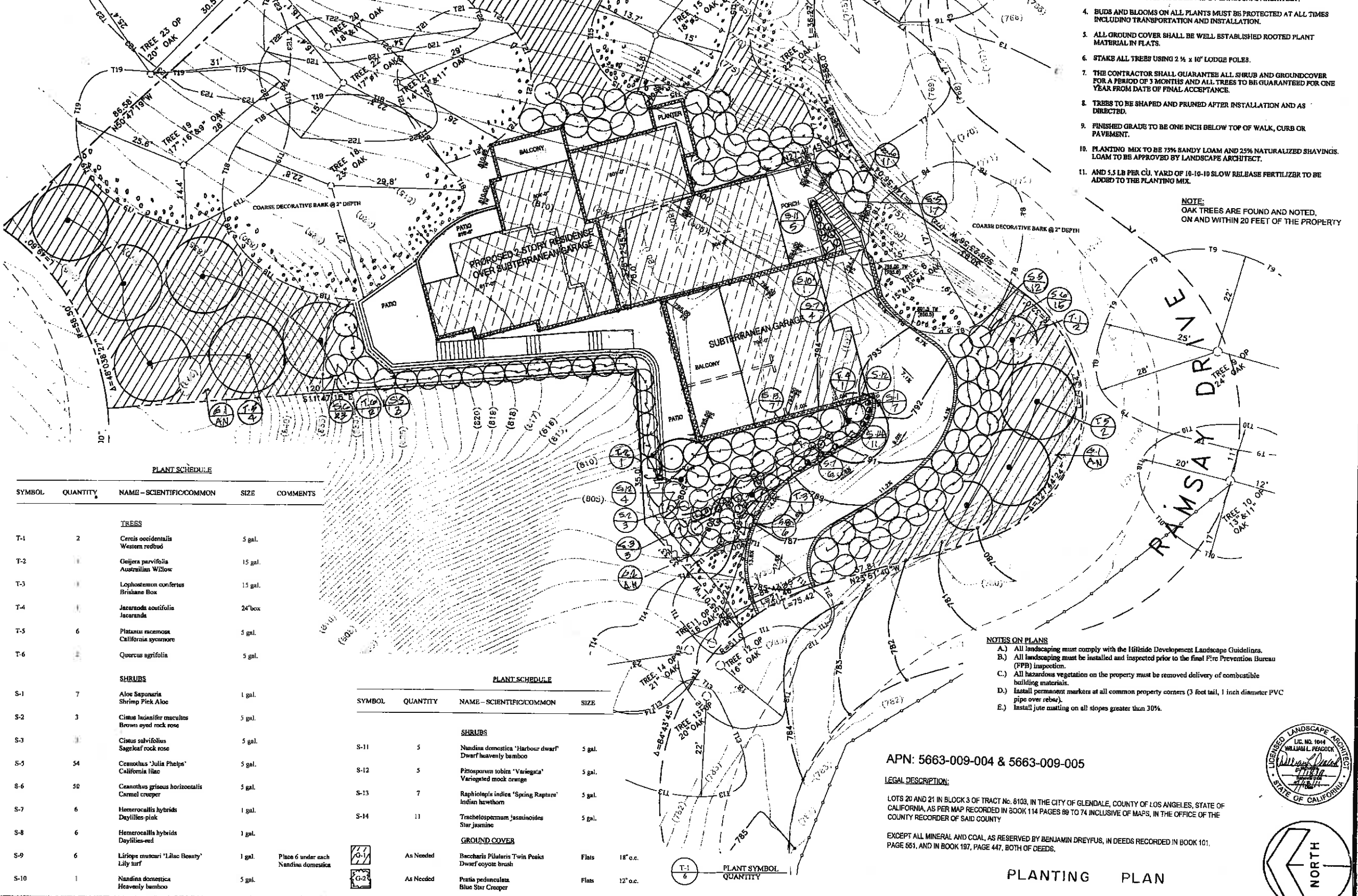
DIAL BEFORE YOU DIG

1-800-422-4133

DIGALERT



PLAY IT SAFE. DIG BEFORE YOU DIG.



- PLANTING NOTES:**
- CONTRACTOR SHALL SUPPLY SUFFICIENT PLANT MATERIALS TO FULFILL QUANTITY AND SPACING OF MATERIAL NOTED ON PLANS.
 - PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL OF LANDSCAPE ARCHITECT UPON DELIVERY OF PLANTS TO SITE.
 - TREE AND SHRUB LOCATIONS ON PLANTING PLAN ARE APPROXIMATE AND SHALL BE ADJUSTED AS DIRECTED BY LANDSCAPE ARCHITECT.
 - BUDS AND BLOOMS ON ALL PLANTS MUST BE PROTECTED AT ALL TIMES INCLUDING TRANSPORTATION AND INSTALLATION.
 - ALL GROUND COVER SHALL BE WELL ESTABLISHED ROOTED PLANT MATERIAL IN PLATS.
 - STAKE ALL TREES USING 2 1/2" x 10" LODGE POLES.
 - 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.
 - TREES TO BE SHAPED AND PRUNED AFTER INSTALLATION AND AS DIRECTED.
 - FINISHED GRADE TO BE ONE INCH BELOW TOP OF WALK, CURB OR PAVEMENT.
 - PLANTING MIX TO BE 75% SANDY LOAM AND 25% NATURALIZED SHAVINGS. LOAM TO BE APPROVED BY LANDSCAPE ARCHITECT.
 - AND 5.5 LB PER CU. YARD OF 16-16-16 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	Lophostemon confertus Brisbane Box	15 gal.	
T-4	1	Jacaranda acutifolia Jacaranda	24" box	
T-5	6	Platanus 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 laurifolius maculatus Brown eyed rock rose	5 gal.	
S-3	3	Cistus rubrifolius 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	Lilipoe 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
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	Raphiolepis indica 'Spring Rapture' Indian hawthorn	5 gal.
S-14	11	Trachelospermum jasminoides Star jasmine	5 gal.
GROUND COVER			
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**
- All landscaping must comply with the Hillside Development Landscape Guidelines.
 - All landscaping must be installed and inspected prior to the final Fire Prevention Bureau (FPB) inspection.
 - All hazardous vegetation on the property must be removed delivery of combustible building materials.
 - Install permanent markers at all common property corners (3 foot tall, 1 inch diameter PVC pipe over rebar).
 - Install jute matting on all slopes greater than 30%.

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

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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.I.A.
landscape architect and site planner
851 misty isle drive glendale, ca 91207-818/240-0874
Email Address: wlp_mls@msn.com

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

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