

APPROVAL PROCEDURE FOR RESIDENTIAL WALLS/FENCES

SAMPLE PLOT PLAN/HEIGHT RESTRICTIONS

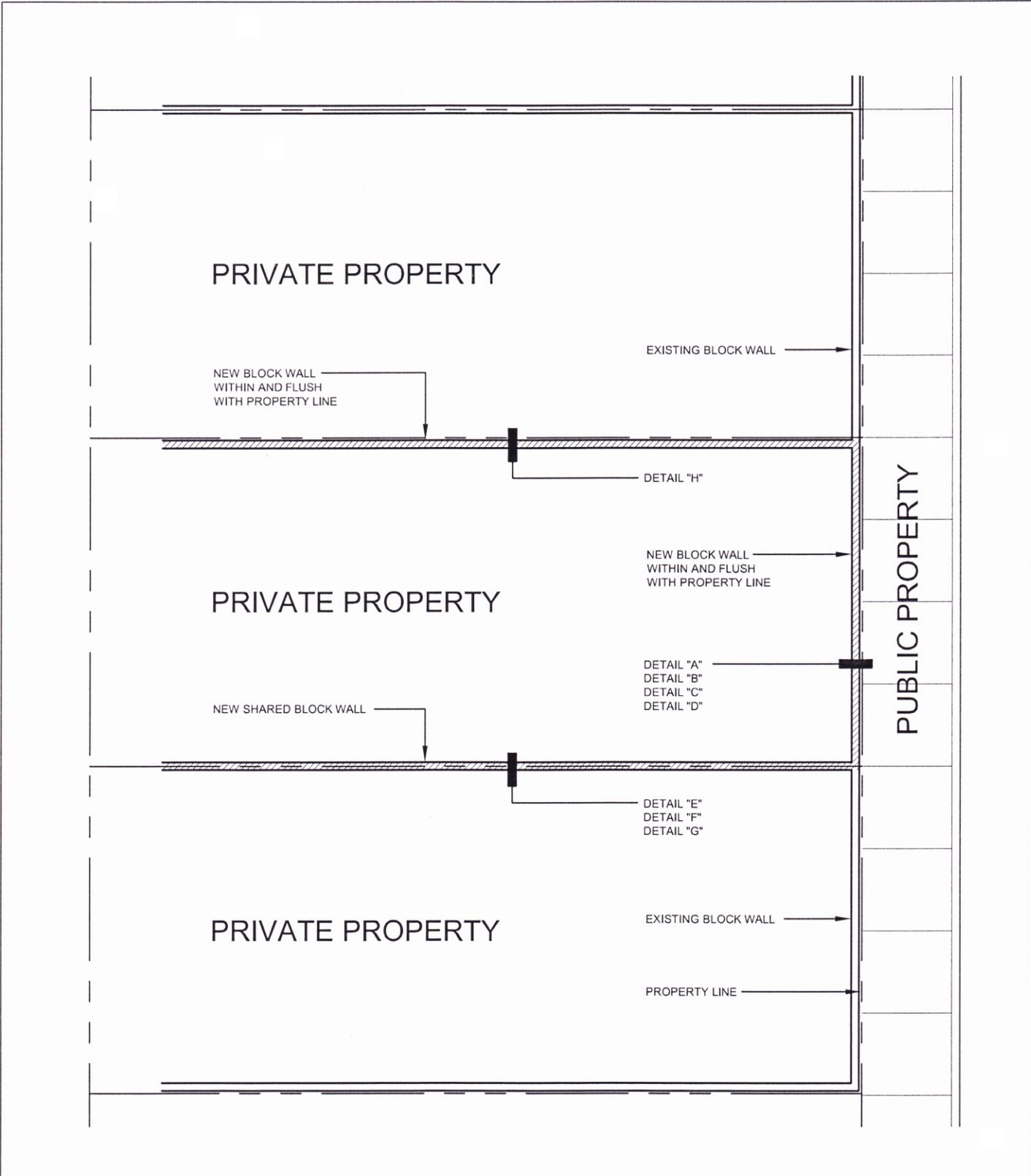


LEGEND: HEIGHT RESTRICTIONS

 = 42" MAXIMUM WALL/FENCE HEIGHT ALLOWED IN THIS AREA

 = 7' - 6" MAXIMUM WALL/FENCE HEIGHT ALLOWED

NOTE: FENCING TALLER THAN 6'-0" REQUIRES A REGISTERED DESIGN PROFESSIONAL.
FENCING TALLER THAN 7'-6" REQUIRES A CONDITIONAL USE PERMIT (CUP).



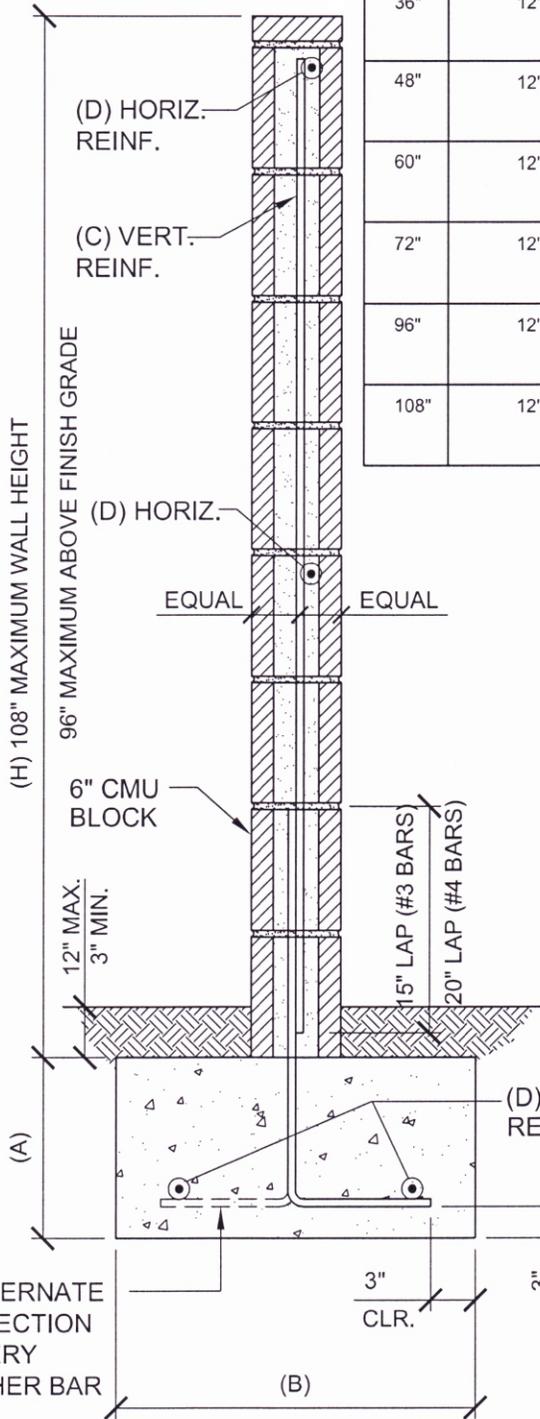
City of Lakewood Standard Wall Details, Key Plan

NO SCALE

CITY OF LAKEWOOD
 BUILDING AND SAFETY DIVISION
 5050 CLARK AVENUE
 LAKEWOOD, CA 90712
 562-866-9771 x2350

PUBLIC R.O.W.  SUBJ. PROP.

(H) WALL HEIGHT	(A) FOUNDATION DEPTH	(B) FOUNDATION WIDTH	(C) VERTICAL REINFORCING	(D) HORIZONTAL REINFORCING
30"	12"	14"	#3 REBAR @ 24" O.C.	#3 CONTINUOUS AT TOP OF WALL #3 CONTINUOUS AT MIDHEIGHT OF WALL #4 CONTINUOUS AT FOUNDATION
36"	12"	14"	#3 REBAR @ 24" O.C.	#3 CONTINUOUS AT TOP OF WALL #3 CONTINUOUS AT MIDHEIGHT OF WALL #4 CONTINUOUS AT FOUNDATION
48"	12"	20"	#3 REBAR @ 24" O.C.	#4 CONTINUOUS AT TOP OF WALL #3 CONTINUOUS AT MIDHEIGHT OF WALL #4 CONTINUOUS AT FOUNDATION
60"	12"	24"	#4 REBAR @ 32" O.C.	#4 CONTINUOUS AT TOP OF WALL #4 CONTINUOUS AT MIDHEIGHT OF WALL #4 CONTINUOUS AT FOUNDATION
72"	12"	27"	#4 REBAR @ 24" O.C.	#4 CONTINUOUS AT TOP OF WALL #4 CONTINUOUS AT MIDHEIGHT OF WALL #3#4 CONTINUOUS AT FOUNDATION
96"	12"	30"	#6 REBAR @ 16" O.C.	#4 CONTINUOUS AT TOP OF WALL #4 CONTINUOUS AT MIDHEIGHT OF WALL #3#4 CONTINUOUS AT FOUNDATION
108"	12"	30"	#7 REBAR @ 8" O.C.	#4 CONTINUOUS AT TOP OF WALL #4 CONTINUOUS AT MIDHEIGHT OF WALL #3#4 CONTINUOUS AT FOUNDATION



SPECIFICATIONS:

MASONRY BLOCK: Conforming to ASTM C90.
 CONCRETE: 2,500 p.s.i. compressive strength after 28 days of curing.
 REINFORCING: Deformed bars, conforming to ASTM A615, Grade 60.
 GROUT: Conforming to ASTM C476 w/ minimum compressive strength of 2,000 p.s.i.
 ANCHORS & TIES: Coppercoated or zinc-coated steel.

NOTES:

- Foundation must be poured against undisturbed soil.
- All cells containing reinforcing steel shall be solid grouted.
- Foundations shall not extend above finish grade.
- Provide alternate bends in vertical reinforcing.
- Horizontal joints shall be level, vertical joints plumb and faces of masonry flush.
- Neatly strike and clean off all joints in the face of walls which are not to be plastered.
- Chipped, warped or otherwise defective masonry units shall not be used in finish work.
- Provide "cleanouts" for grout pours > 48" high.
- An encroachment permit issued by the City of Lakewood shall be required for any portion of the block wall above grade of the adjacent public sidewalk be permitted to encroach into the public right-of-way.
- For the repair/replacement of an existing wall, the block and cap shall match the material finish and color of the existing block.
- Updated in January 2009 pursuant to the 2008 Los Angeles County Building Code.

The use of this standard wall detail shall be subject to field verification that these standard specifications apply. If the field conditions do not meet the constraints depicted on this standard wall detail, additional engineering plans must be submitted for review and approval.

This set of specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from the Lakewood Building and Safety Division. This set of specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any City ordinance or State law.

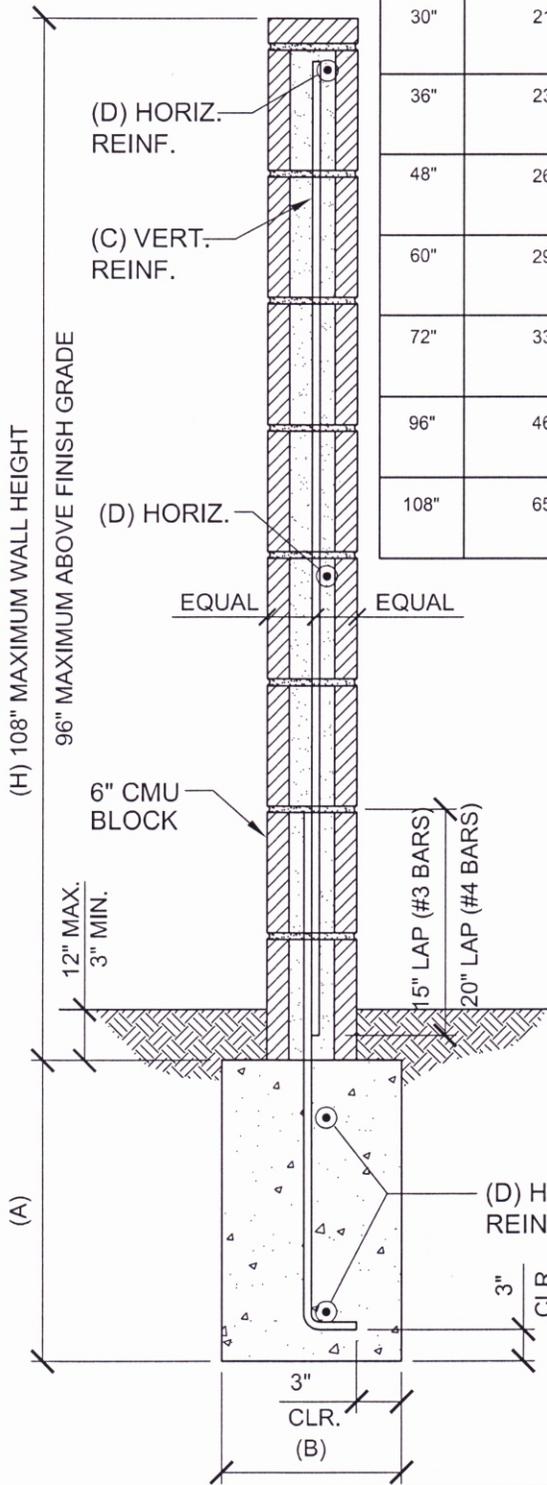
City of Lakewood Standard Wall Detail "C"
 Non-Retaining, Free Standing Condition, Adjacent to Public Right-of-Way
 T-Footing, 30" to 96" Above Grade

SCALE: 1" = 1'-0"

CITY OF LAKEWOOD
 BUILDING AND SAFETY DIVISION
 5050 CLARK AVENUE
 LAKEWOOD, CA 90712
 562-866-9771 x2350

PL (PROPERTY LINE)
PUBLIC R.O.W. SUBJECT PROP.

(H) WALL HEIGHT	(A) FOUNDATION DEPTH	(B) FOUNDATION WIDTH	(C) VERTICAL REINFORCING	(D) HORIZONTAL REINFORCING
30"	21"	12"	#3 REBAR @ 24" O.C.	#3 CONTINUOUS AT TOP OF WALL #3 CONTINUOUS AT MIDTHIGHT OF WALL #4 CONT. TOP & BOT. AT FOUNDATION
36"	23"	12"	#3 REBAR @ 24" O.C.	#3 CONTINUOUS AT TOP OF WALL #3 CONTINUOUS AT MIDTHIGHT OF WALL #4 CONT. TOP & BOT. AT FOUNDATION
48"	26"	12"	#3 REBAR @ 24" O.C.	#4 CONTINUOUS AT TOP OF WALL #3 CONTINUOUS AT MIDTHIGHT OF WALL #5 CONT. TOP & BOT. AT FOUNDATION
60"	29"	12"	#4 REBAR @ 32" O.C.	#4 CONTINUOUS AT TOP OF WALL #4 CONTINUOUS AT MIDTHIGHT OF WALL #5 CONT. TOP & BOT. AT FOUNDATION
72"	33"	12"	#4 REBAR @ 24" O.C.	#4 CONTINUOUS AT TOP OF WALL #4 CONTINUOUS AT MIDTHIGHT OF WALL #5 CONT. TOP & BOT. AT FOUNDATION
96"	46"	20"	#6 REBAR @ 16" O.C.	#4 CONTINUOUS AT TOP OF WALL 2#4 CONTINUOUS AT MIDTHIGHT OF WALL #5 CONT. TOP & BOT. AT FOUNDATION
108"	65"	20"	#7 REBAR @ 8" O.C.	#4 CONTINUOUS AT TOP OF WALL 2#4 CONTINUOUS AT MIDTHIGHT OF WALL #5 CONT. TOP & BOT. AT FOUNDATION



SPECIFICATIONS:

MASONRY BLOCK: Conforming to ASTM C90.
 CONCRETE: 2,500 p.s.i. compressive strength after 28 days of curing.
 REINFORCING: Deformed bars, conforming to ASTM A615, Grade 60.
 GROUT: Conforming to ASTM C476 w/ minimum compressive strength of 2,000 p.s.i.
 ANCHORS & TIES: Coppercoated or zinc-coated steel.

NOTES:

1. Foundation must be poured against undisturbed soil.
2. All cells containing reinforcing steel shall be solid grouted.
3. Foundations shall not extend above finish grade.
4. Provide alternate bends in vertical reinforcing.
5. Horizontal joints shall be level, vertical joints plumb and faces of masonry flush.
6. Neatly strike and clean off all joints in the face of walls which are not to be plastered.
7. Chipped, warped or otherwise defective masonry units shall not be used in finish work.
8. Provide "cleanouts" for grout pours > 48" high.
9. An encroachment permit issued by the City of Lakewood shall be required for any portion of the footing that encroaches into the public right-of-way. In no instance shall any portion of the block wall above grade of the adjacent public sidewalk be permitted to encroach into the public right-of-way.
10. For the repair/replacement of an existing wall, the block and cap shall match the material finish and color of the existing block.
11. Updated in January 2009 pursuant to the 2008 Los Angeles County Building Code.

The use of this standard wall detail shall be subject to field verification that these standard specifications apply. If the field conditions do not meet the constraints depicted on this standard wall detail, additional engineering plans must be submitted for review and approval

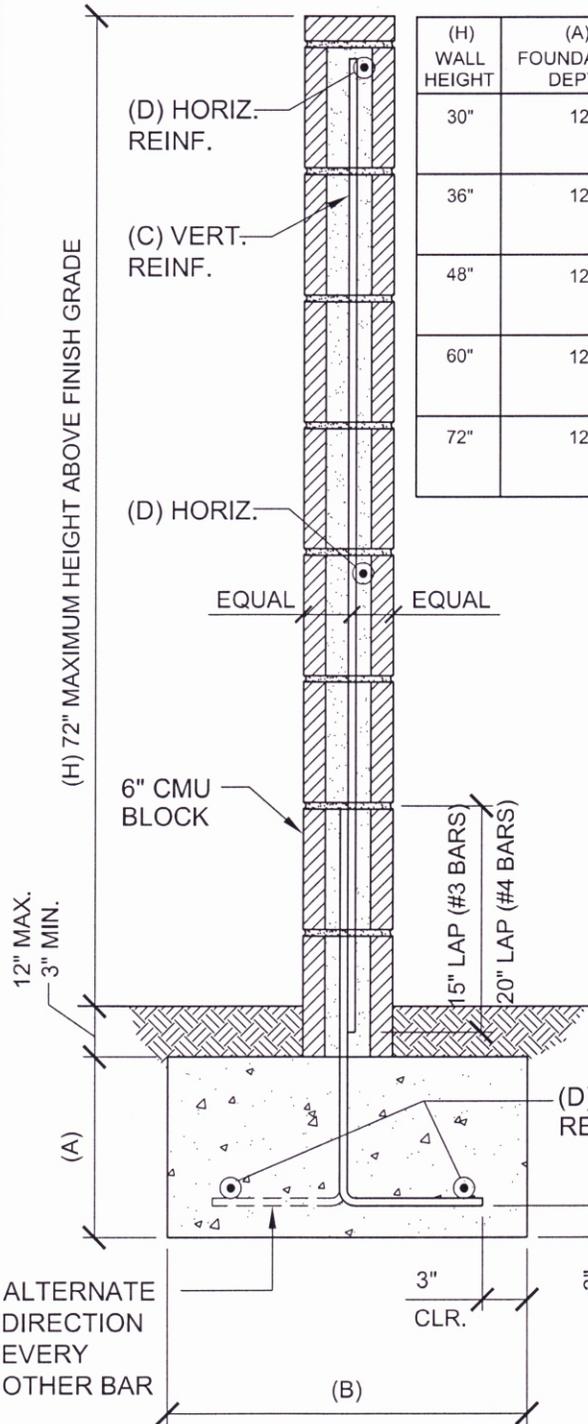
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City of Lakewood Standard Wall Detail "D"
 Non-Retaining, Free Standing Condition, Adjacent to Public Right-of-Way
 I-Footing, 30" to 96" Above Grade

SCALE: 1" = 1'-0"

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 5050 CLARK AVENUE
 LAKEWOOD, CA 90712
 562-866-9771 x2350

(PROPERTY LINE) \perp
 SUBJECT PROPERTY 1 \odot SUBJECT PROPERTY 2



(H) WALL HEIGHT	(A) FOUNDATION DEPTH	(B) FOUNDATION WIDTH	(C) VERTICAL REINFORCING	(D) HORIZONTAL REINFORCING
30"	12"	14"	#3 REBAR @ 24" O.C.	#3 CONTINUOUS AT TOP OF WALL #3 CONTINUOUS AT MIDHEIGHT OF WALL 2#4 CONTINUOUS AT FOUNDATION
36"	12"	14"	#3 REBAR @ 24" O.C.	#3 CONTINUOUS AT TOP OF WALL #3 CONTINUOUS AT MIDHEIGHT OF WALL 2#4 CONTINUOUS AT FOUNDATION
48"	12"	20"	#3 REBAR @ 24" O.C.	#4 CONTINUOUS AT TOP OF WALL #3 CONTINUOUS AT MIDHEIGHT OF WALL 2#4 CONTINUOUS AT FOUNDATION
60"	12"	24"	#4 REBAR @ 32" O.C.	#4 CONTINUOUS AT TOP OF WALL #4 CONTINUOUS AT MIDHEIGHT OF WALL 2#4 CONTINUOUS AT FOUNDATION
72"	12"	27"	#4 REBAR @ 24" O.C.	#4 CONTINUOUS AT TOP OF WALL #4 CONTINUOUS AT MIDHEIGHT OF WALL 3#4 CONTINUOUS AT FOUNDATION

SPECIFICATIONS:

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 GROUT: Conforming to ASTM C476 w/ minimum compressive strength of 2,000 p.s.i.
 ANCHORS & TIES: Coppercoated or zinc-coated steel.

NOTES:

- Foundation must be poured against undisturbed soil.
- All cells containing reinforcing steel shall be solid grouted.
- Foundations shall not extend above finish grade.
- Provide alternate bends in vertical reinforcing.
- Horizontal joints shall be level, vertical joints plumb and faces of masonry flush.
- Neatly strike and clean off all joints in the face of walls which are not to be plastered.
- Chipped, warped or otherwise defective masonry units shall not be used in finish work.
- Provide "cleanouts" for grout pours > 48" high.
- For the repair/replacement of an existing wall, the block and cap shall match the material finish and color of the existing block.
- Updated in January 2009 Pursuant to the 2008 Los Angeles County Building Code.

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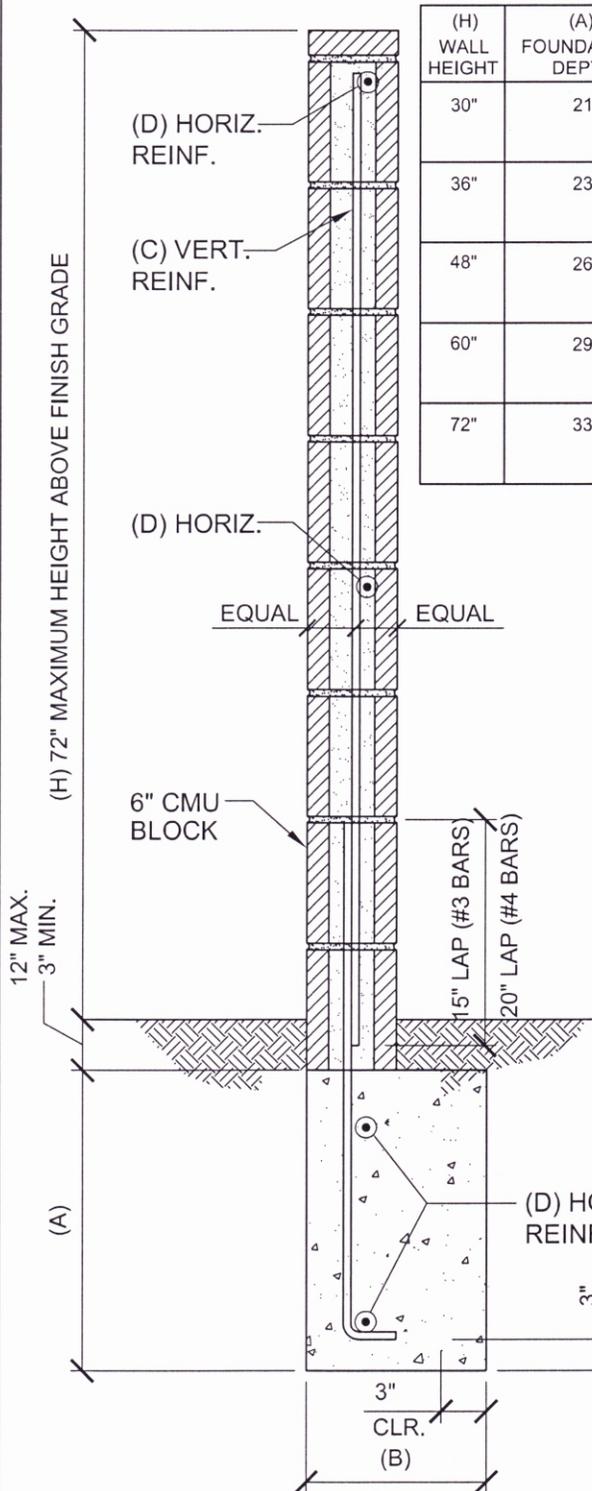
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City of Lakewood Standard Wall Detail "G"
 Non-Retaining, Free Standing Condition, Between Two Private Properties
 T-Footing, 30" to 72" Above Grade

SCALE: 1" = 1'-0"

CITY OF LAKEWOOD
 BUILDING AND SAFETY DIVISION
 5050 CLARK AVENUE
 LAKEWOOD, CA 90712
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(PROPERTY LINE) R
 SUBJECT PROPERTY 1 SUBJECT PROPERTY 2



(H) WALL HEIGHT	(A) FOUNDATION DEPTH	(B) FOUNDATION WIDTH	(C) VERTICAL REINFORCING	(D) HORIZONTAL REINFORCING
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36"	23"	12"	#3 REBAR @ 24" O.C.	#3 CONTINUOUS AT TOP OF WALL #3 CONTINUOUS AT MIDHEIGHT OF WALL #4 CONT. TOP & BOT. AT FOUNDATION
48"	26"	12"	#3 REBAR @ 24" O.C.	#4 CONTINUOUS AT TOP OF WALL #3 CONTINUOUS AT MIDHEIGHT OF WALL #5 CONT. TOP & BOT. AT FOUNDATION
60"	29"	12"	#4 REBAR @ 32" O.C.	#4 CONTINUOUS AT TOP OF WALL #4 CONTINUOUS AT MIDHEIGHT OF WALL #5 CONT. TOP & BOT. AT FOUNDATION
72"	33"	12"	#4 REBAR @ 24" O.C.	#4 CONTINUOUS AT TOP OF WALL #4 CONTINUOUS AT MIDHEIGHT OF WALL #5 CONT. TOP & BOT. AT FOUNDATION

SPECIFICATIONS:

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City of Lakewood Standard Wall Detail "H"
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 I-Footing, 30" to 72" Above Grade

SCALE: 1" = 1'-0"

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