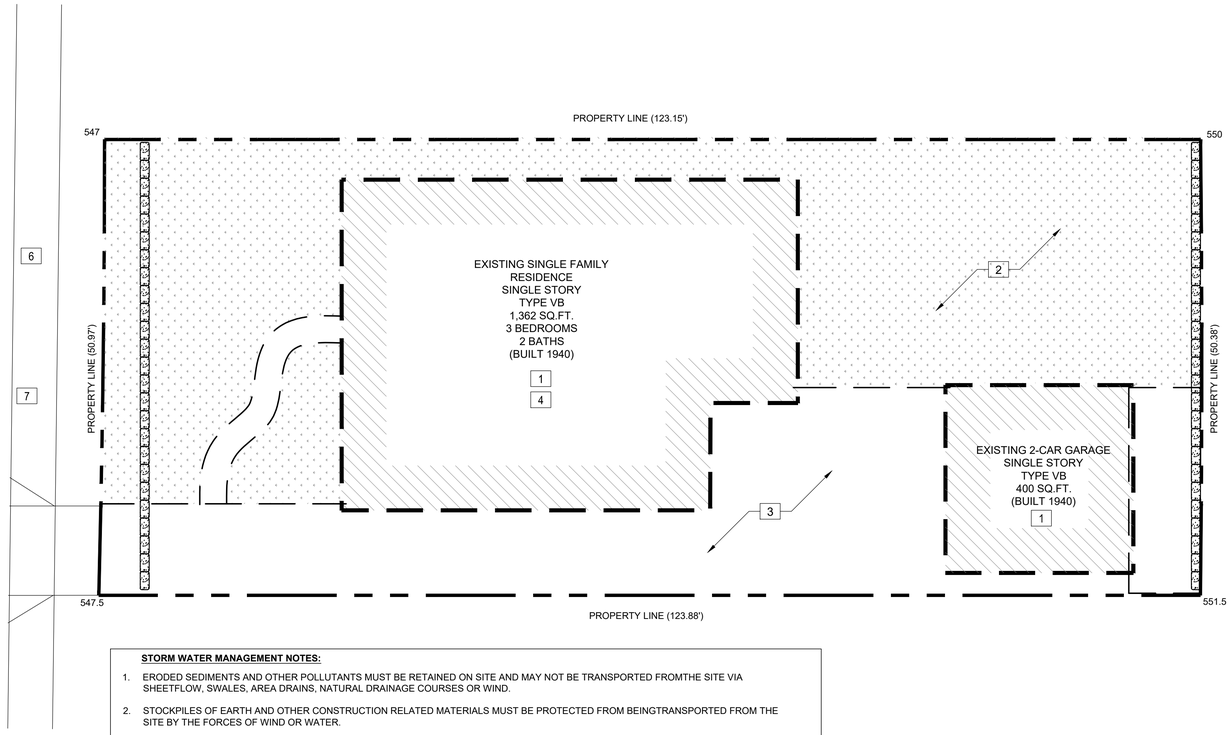
HEFFRON DRIVE



ALLEY

STORM WATER MANAGEMENT NOTES:

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROMTHE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEINGTRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING ANDARE 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.
4. NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
5. 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.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. 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.
8. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
9. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBITEROSION BY WIND AND WATER.
10. SCHEDULE CONSTRUCTION ACTIVITY TO REDUCE AREA AND DURATION OF SOIL EXPOSED TO EROSION BY WIND, RAIN, RUNOFF AND VEHICLE TRACKING.

NOTE:

EXISTING UNIT IS NOT A DEED RESTRICTED AFFORDABLE RENTAL UNIT.

PUBLIC WORKS DEPARTMENT NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE PROJECT SITE AND FOR BEING AWARE OF ALL ITEMS TO BE DEMOLISHED AND REMOVED INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, CEILING, MECHANICAL, ELECTRICAL AND PLUMBING FIXTURES. ELECTRICAL AND TELEPHONE WALL OUTLETS AND FLOOR MONUMENTS, MILLWORKS AND FINISH SURFACES, WHETHER OR NOT SPECIFICALLY INDICATED.

2. DURING DEMOLITION, THE CONTRACTOR SHALL MAINTAIN FREE AND SAFE PASSAGE TO AND THROUGH THE WORK AS REQUIRED. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN DUST-PROOF PARTITIONS AND/OR BARRICADES AS REQUIRED.

3. THE CONTRACTOR SHALL PROTECT: A) THE CONSTRUCTION AREA, B) AREAS ADJACENT TO THE CONSTRUCTION AREA, AND C) NEW OR EXISTING MATERIALS AND FINISHES FROM ANY DAMAGE(I.E., IMPACT, DUST, WATER, SPARKS, FLAMES, FUMES, ETC.) WHICH COULD OCCUR AS A RESULT OF CONSTRUCTION AND/OR DEMOLITION. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, OR OTHER MEASURES NECESSARY TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELL BEING DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR AGREES THAT ANY DAMGE INCURRED TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE [illegible] THE CONTRACTOR'S

[illegible] WORK AND NEW [illegible] CONSTRUCTION IS

[illegible] LY OF ANY [illegible] RITY OF THE [illegible] K.

6. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL, ELECTRICAL, PLUMBING, MECHANICAL, FIRE/LIFE SAFETY AND/OR ANY OTHER CONSULTANT OR VENDOR DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION INFORMATION PRIOR TO PROCEEDING WITH THE DEMOLITION.

7. CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. CONSTRUCTION WASTE WILL BE HANDLED BY AN APPROVED RECYCLING AND REUSE PLAN (RRP) FROM ENVIRONMENTAL PROGRAMS DIVISION.

8. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS TO DETERMINE EXACT SCOPE OF WORK.

9. VERIFY WITH OWNER BEFORE DISPOSING OF ANY EXISTING FIXTURES, DOORS, WINDOWS, OR OTHER REUSABLE MATERIALS.

10. THE BUILDER IS RESPONSIBLE TO PROTECT ANY EXISTING BURBANK WATER AND POWER FACILITIES IN PLACE. POWER POLES MUST BE PROTECTED IN PLACE TO PREVENT ANY MOVEMENT OF THE POLE BUTT DURING EXCAVATION. ANCHORS MUST ALSO BE PROTECTED TO PREVENT SLIPPING OR EXPOSURE THAT COULD RESULT IN THE REDUCTION OR LOSS OF HOLDING POWER. IF THESE REQUIREMENTS CANNOT BE MET, THEN NO EXCAVATION WILL BE ALLOWED WITHIN THREE FEET FROM THE FACE OF POLES AND FIVE FEET FROM ANCHORS.

DEMOLITION NOTES

THE CITY'S MANDATORY CONSTRUCTION & DEMOLITION DEBRIS DIVERSION ORDINANCE REQUIRES THE RECYCLING AND DIVERSION OF AT LEAST 50% OF CONSTRUCTION AND DEMOLITION DEBRIS. A REFUNDABLE DEPOSIT AND NON-REFUNDABLE ADMINISTRATIVE FEE WILL BE COLLECTED PRIOR TO PERMIT ISSUANCE. THE ORDINANCE APPLIES TO ALL DEMOLITIONS AND TO NEW CONSTRUCTION, ADDITIONS, REMODELS, RENOVATION, TENANT IMPROVEMENT AND ALTERATION PROJECTS OVER 500 SQUARE FEET IN SCOPE OF WORK.

ANY EXISTING CONNECTION TO THE SEWER MAIN LINE MUST BE CAPPED BEFORE A BUILDING DEMOLITION OCCURS.

LEGEND

- PROPERTY LINE
- DEMOLISH EXISTING WALLS
- SAND BAG BARRIER (ESC-52)
- SILT FENCE 5'-11"

DEMOLITION PLAN KEYNOTES

1. DEMOLISH ALL EXISTING BLDG. WALLS AND, STRUCTURE AND FOUNDATION UNDER SEPARATE PERMIT
2. EXISTING LANDSCAPE AREA TO BE DEMOLISHED. PREPARE LAND FOR FUTURE BUILDING
3. REMOVE EXISTING DRIVEWAY
4. EXISTING PLUMBING FIXTURES TO BE REMOVED, CAP-OFF PIPES AS REQUIRED TO WALLS AND/OR FLOORS, TYP.
5. (E) GAS METER
6. (E) WATER METER
7. (E) PARKWAY LANDSCAPING TO REMAIN
8. (E) ELECTRICAL METER

DEMO FLOOR PLAN

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

1

Development Review Application

Project No. 23-0000439

Karen Chavez Hernandez

November 9, 2026

Planning Division

Attachment A - 1

LR/A

LR/ARCHITECTURE

Architecture
Planning
Interior Design

Construction Management

217 W. Alameda Avenue, Suite 203
Burbank, CA 91502
(818) 840-8361 Fax (818) 840-8341

N O T E

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BID SET:	.	.

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NO.	DATE	DESCRIPTION
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2	.	.
3	.	.

ARCH/CONSULTANT:



PROJECT

NEW DUPLEX
3915 HEFFRON DR
BURBANK, CA 91505

CLIENT

DAVID GASBARRO
3915 HEFFRON DRIVE
BURBANK, CA 91505

REVISIONS

ISSUE	DATE	REVISION
1	.	.
2	.	.
3	.	.
4	.	.
5	.	.
6	.	.
7	.	.

DRAWN	CHECKED
STAFF	WR/ RM

CAD FILE

JOB NO.

21.604.00

DATE

08/09/2023

SCALE

AS SHOWN

TITLE

DEMO SITE PLAN

SHEET

A-0.1

ALL LANDSCAPE AREAS MUST INCLUDE A PERMANENT FULLY AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEMS MUST UTILIZE WATER CONSERVATION DESIGN CONCEPTS INCLUDING BUT NOT LIMITED TO LOW-FLOW SPRINKLER HEADS AND BUBBLERS, DRIP SYSTEMS, ZONE SEPARATION, MICROCLIMATE CONSIDERATIONS, AND MOISTURE SENSORS. IRRIGATION SYSTEMS MAY OPERATE ONLY BETWEEN THE HOURS OF 9 P.M. AND 6 A.M.

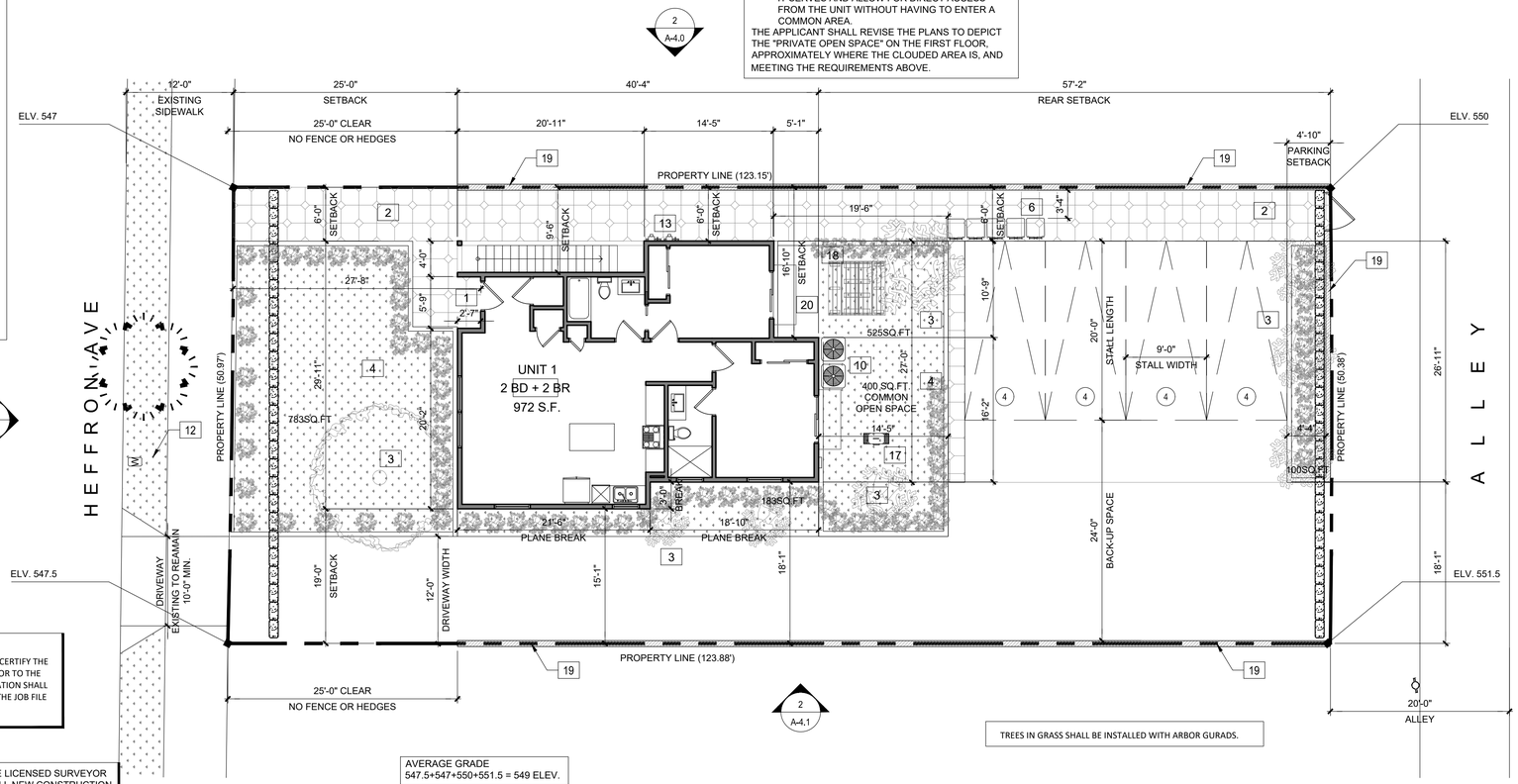
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ALL LANDSCAPING MUST BE DESIGNED AND INSTALLED SO AS TO REACH MATURITY WITHIN FIVE (5) YEARS OF THE PLANTING DATE.

THE FOLLOWING REQUIREMENTS APPLY TO PRIVATE OPEN SPACE AREAS:

A) EACH INDIVIDUAL PRIVATE OPEN SPACE AREA MUST BE ENCLOSED BY AN OPAQUE ENCLOSURE AT LEAST 42 INCHES TALL.
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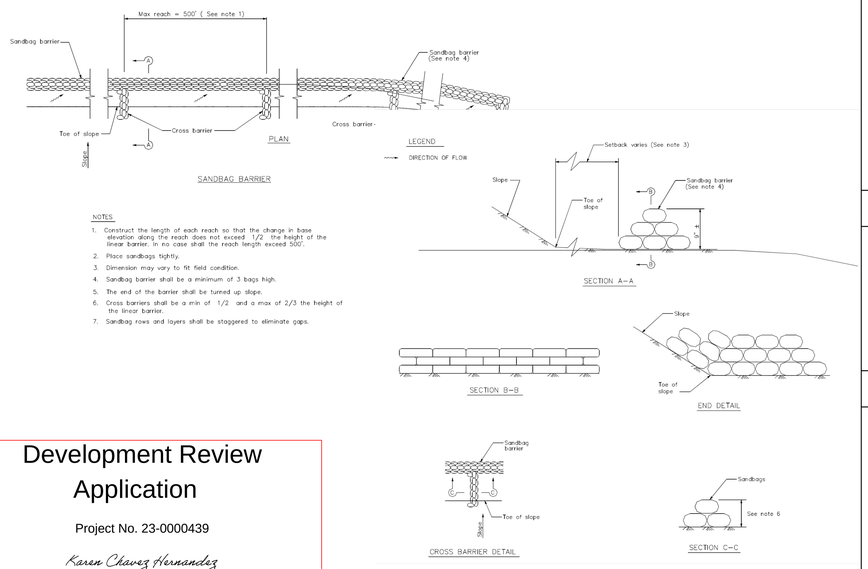
TREES IN GRASS SHALL BE INSTALLED WITH ARBOR GURADS.

AVERAGE GRADE
547.5+547+550+551.5 = 549 ELEV.

SETBACK CERTIFICATION REQUIREMENT:

A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACKS OF ALL NEW CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION. (BMC 9-1-1-107).

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Karen Chavez Hernandez

November 9, 2026

Planning Division

FIRST AND 2ND FLOOR
NORTH AVERAGE SETBACKS (FRONT YARD)
(25'x 20.17')+(27.67'x 5.75')+(45.92x 4') / 29.92' = 847.03' / 29.92' = 28'.31" AVERAGE

EAST AVERAGE SETBACKS (SIDE YARD)
(9.5'x 20.92')+ (6'x 14.42')+ (16.83'x 5.08') / 40.33' = 370.76' / 40.33' = 9'.19" AVERAGE

WEST AVERAGE SETBACKS (SIDE YARD DRIVEWAY)
(15.08'x 21.5')+ (18.08'x 18.83') / 40.33' = 664.67' / 40.33' = 16'.48" AVERAGE

SOUTH AVERAGE SETBACKS (REAR YARD)
924.44 + 669.19 + 228 / 29.92' = 1821.63.' / 29.92' = 60'.88" AVERAGE

SETBACK AVERAGE

FRONT = 2.58+20.92 / 2 = 23.5 / 2 = 11.75	FRONT = 4+5.75 / 29.92 = 9.75 / 29.92 = 32%
EAST = 3.5+10.75 / 2 = 14.25 / 2 = 7.13	EAST = 20.92+5.08 / 40.33' = 26 / 40.33' = 64%
WEST = 3 / 1 = 3	WEST = 18.83 / 40.33' = 47%
REAR = 5.08+18.83 / 2 = 11.96	REAR = 10.75+3 / 26.92" = 13.25 / 26.92" = 51%

PLANE BREAKS

PLANE AVERAGE

ALL LANDSCAPE AREAS MUST PROVIDE MINIMUM SOIL DEPTHS AS FOLLOWS:

I. 12" FOR AREAS PLANTED WITH TURF OR GROUND COVER

II. 18" FOR PLANTERS AND AREAS PLANTED WITH SHRUBS AND SIMILAR VEGETATION

III. 3' FOR PLANTERS OR AREAS PLANTED WITH TREES.

LANDSCAPE NOTES

MELALEUCA QUINQUENERVIA 48" BOX (1)

ARBUTUS 'MARINA' (STRAWBERRY MADRONE) 24" BOX (7)

CISTUS X SKANBERGII (PINK ROCKROSE) (81)

LOT SIZE : 6,260 SQ.FT.
25% TO BE LANDSCAPED : 1,562 SQ.FT.
LANDSCAPE PROVIDED: 1,591 SQ.FT.

PROPERTY LINE
EXISTING BUILDING WALL
NEW BUILDING WALL
EXISTING WOOD FENCE
SLOPE 2% SLOPE SITE DRAINAGE DIRECTION
AREA OF WORK
SAND BAG BARRIER (ESC-52)
SILT FENCE 5'-11"

LEGEND

LOT COVERAGE PER SEC. 10-1-628(C):

1,032 / 6,190 (LOT) = 16.7%

COMMON OPEN SPACE PER SEC. 10-1-628 (K):
150 S.F PER UNIT = 300 S.F REQUIRED
140 SF + 193 S.F.= 333 S.F. PROVIDED

LANDSCAPE AREA CALC PER SEC. 10-1-628(N):
REQUIRED: 25% MINIMUM 1,548 S.F.
PROVIDED: 1,591 S.F.

PROPOSED AMMENITIES PER SEC. 10-1-628(L)
- BBQ
- PERMANENT SEATING

LOT CALCULATIONS

SITE PLAN

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

1

1	FRONT ENTRY
2	PERMEABLE PAVERS
3	TREE, MINIMUM 24" BOX SIZE.
4	LANDSCAPE
5	HARDSCAPE
6	NON-COVERED TRASH CANS
7	NOT USED
8	LANDING WITH 1/2" TRANSITION AT DOOR
9	TANKLESS WATER HEATER. SEE SPEC ON A-0.01
10	AIR CONDITIONING UNIT. SEE SPEC ON A-0.01
11	FURNACE UNIT. SEE SPEC ON A-0.01
12	WATER METER
13	GAS METER LOCATIONS
14	OUTLINE OF FLOOR ABOVE
15	ELECTRICAL METER
16	COMMON OPEN SPACE
17	BBQ
18	PERMANENT SEATING AMENITY
19	CMU WALL 6'-0"H
20	PRIVATE OPEN SPACE 50 SQ.FT. MIN.

KEYNOTES

LR/A
LR/A ARCHITECTURE
Architecture
Planning
Interior Design
Construction Management
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Burbank, CA 91502
(818) 840-8361 Fax (818) 840-8341

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ARCH/CONSULTANT:

LICENSED ARCHITECT
JOHN GILMORE DEENIHAN
C-9147
REN. 8/31/2027
STATE OF CALIFORNIA

PROJECT
NEW DUPLEX
3915 HEFFRON DR
BURBANK, CA 91505

CLIENT
DAVID GASBARRO
3915 HEFFRON DRIVE
BURBANK, CA 91505

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DRAWN	CHECKED
STAFF	WR/ RM

CAD FILE: 21604 A-1.0 Site Plan.dwg

JOB NO.: 21.604.00

DATE: 08/09/2023

SCALE: AS SHOWN

TITLE: SITE PLAN

SHEET: A-1.0

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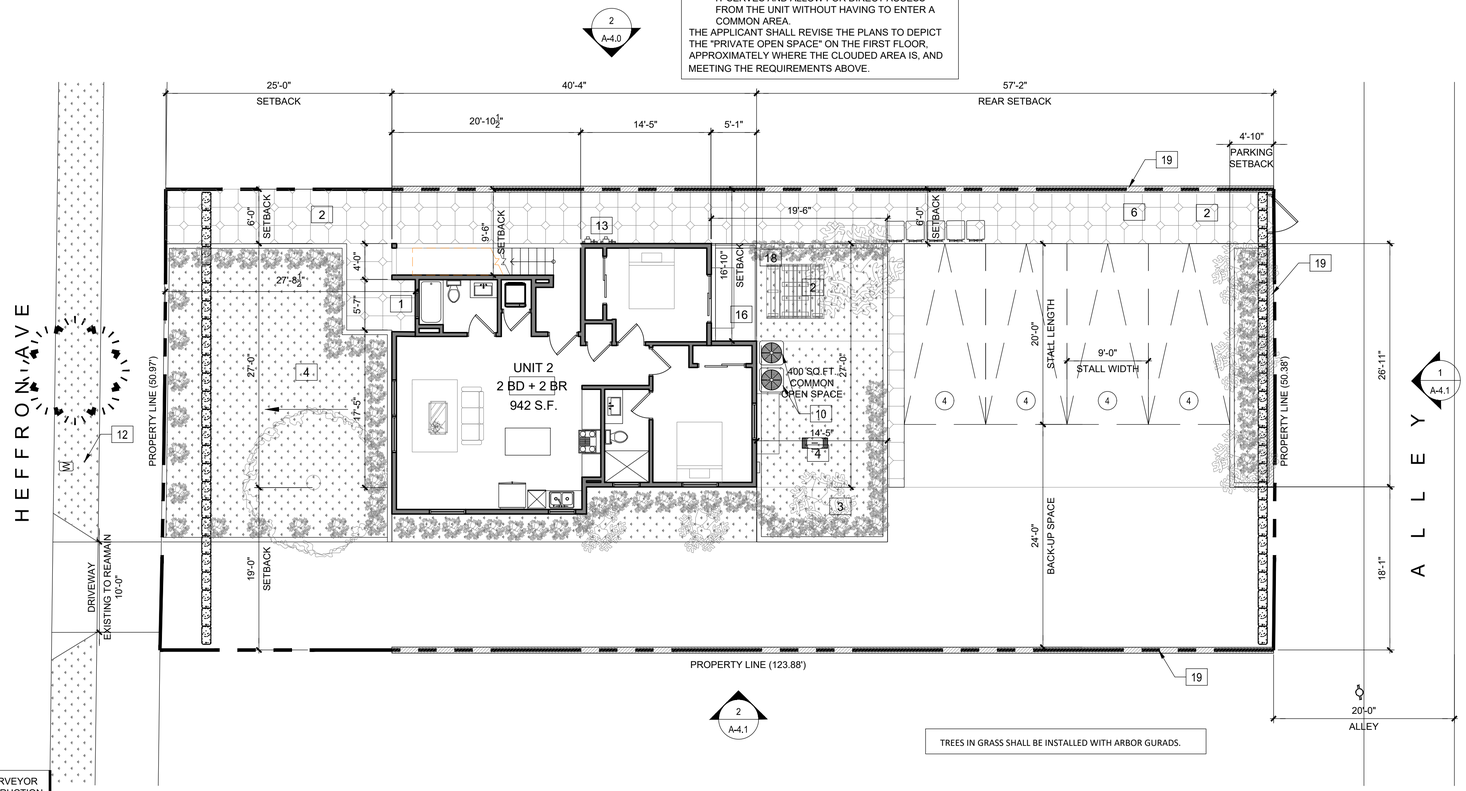
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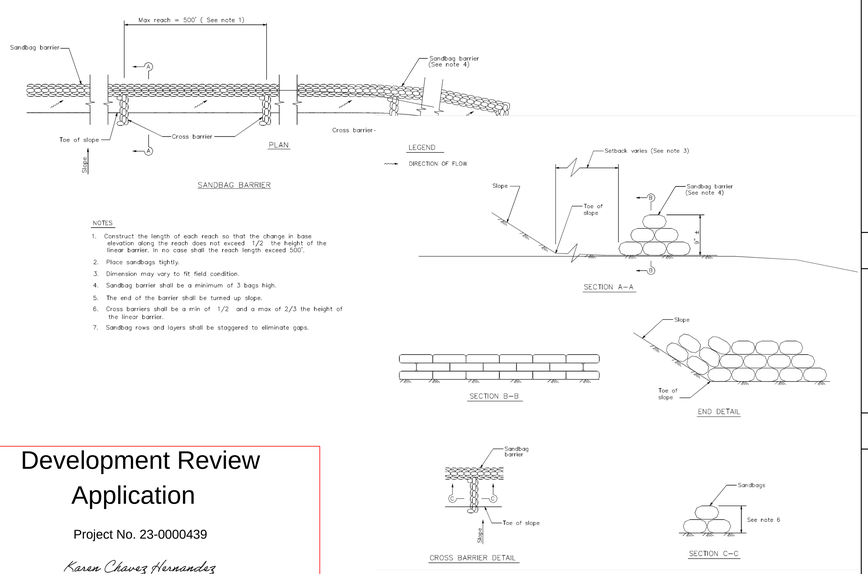
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SITE PLAN 2nd FLOOR
SCALE: 1/8" = 1'-0"

1



NOTES
1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/2 the height of the linear barrier. In no case shall the reach length exceed 500'.
2. Place sandbags tightly.
3. Dimension may vary to fit field condition.
4. Sandbag barrier shall be a minimum of 3 bags high.
5. The end of the barrier shall be turned up slope.
6. Cross barriers shall be a min of 1/2 and a max of 2/3 the height of the linear barrier.
7. Sandbag rows and layers shall be staggered to eliminate gaps.

FIRST AND 2ND FLOOR

NORTH AVERAGE SETBACKS (FRONT YARD)
(25'x 20.17')+(27.67'x 5.75')+(45.92x 4') / 29.92' = 847.03' / 29.92' = 28'.31" AVERAGE

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PLANE BREAKS

PLANE AVERAGE

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III. 3' FOR PLANTERS OR AREAS PLANTED WITH TREES.

PROPERTY LINE
EXISTING BUILDING WALL
NEW BUILDING WALL
EXISTING WOOD FENCE
SLOPE — 2% SLOPE SITE DRAINAGE DIRECTION
AREA OF WORK
SUSMP SANDBAG BARRIER

LEGEND

PROVIDE LOT COVERAGE PER SEC. 10-1-628(C):

PRIVATE AND COMMON OPEN SPACE PER SEC. 10-1-628 (K):

LANDSCAPE AREA CALC PER SEC. 10-1-628(N):

PROPOSED AMMENITIES PER SEC. 10-1-628(L)

LOT CALCULATIONS

1 FRONT ENTRY
2 PERMEABLE PAVERS
3 TREE, MINIMUM 24" BOX SIZE.
4 LANDSCAPE
5 HARDSCAPE
6 CMU FENCE
7 NOT USED
8 LANDING WITH 1/2" TRANSITION AT DOOR
9 TANKLESS WATER HEATER. SEE SPEC ON A-0.01
10 AIR CONDITIONING UNIT. SEE SPEC ON A-0.01
11 FURNACE UNIT. SEE SPEC ON A-0.01
12 WATER METER
13 GAS METER LOCATIONS
14 OUTLINE OF FLOOR ABOVE
15 ELECTRICAL METER
16 BALCONY 50 SQ.FT. MIN.

KEYNOTES

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Karen Chavez Hernandez

November 9, 2026

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LR/A ARCHITECTURE
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(818) 840-8361 Fax (818) 840-8341

N O T E
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SUBMITTALS	DATE	DESCRIPTION
PRE-BID:	.	.
BLD'G. DEPT.:	12/16/22	PLANNING SUBMITTAL
BID SET:	.	.

RELEASES:

NO.	DATE	DESCRIPTION
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ARCH/CONSULTANT:

LICENSED ARCHITECT
JOHN GILMORE DEENHAN
C-9147
REN. 8/31/2027
STATE OF CALIFORNIA

PROJECT
NEW DUPLEX
3915 HEFFRON DR
BURBANK, CA 91505

CLIENT
DAVID GASBARRO
3915 HEFFRON DRIVE
BURBANK, CA 91505

REVISIONS

ISSUE	DATE	REVISION
1	.	.
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DRAWN	CHECKED
STAFF	WR/ RM

CAD FILE
21604 A-1.1 Site Plan 2nd Floor.dwg

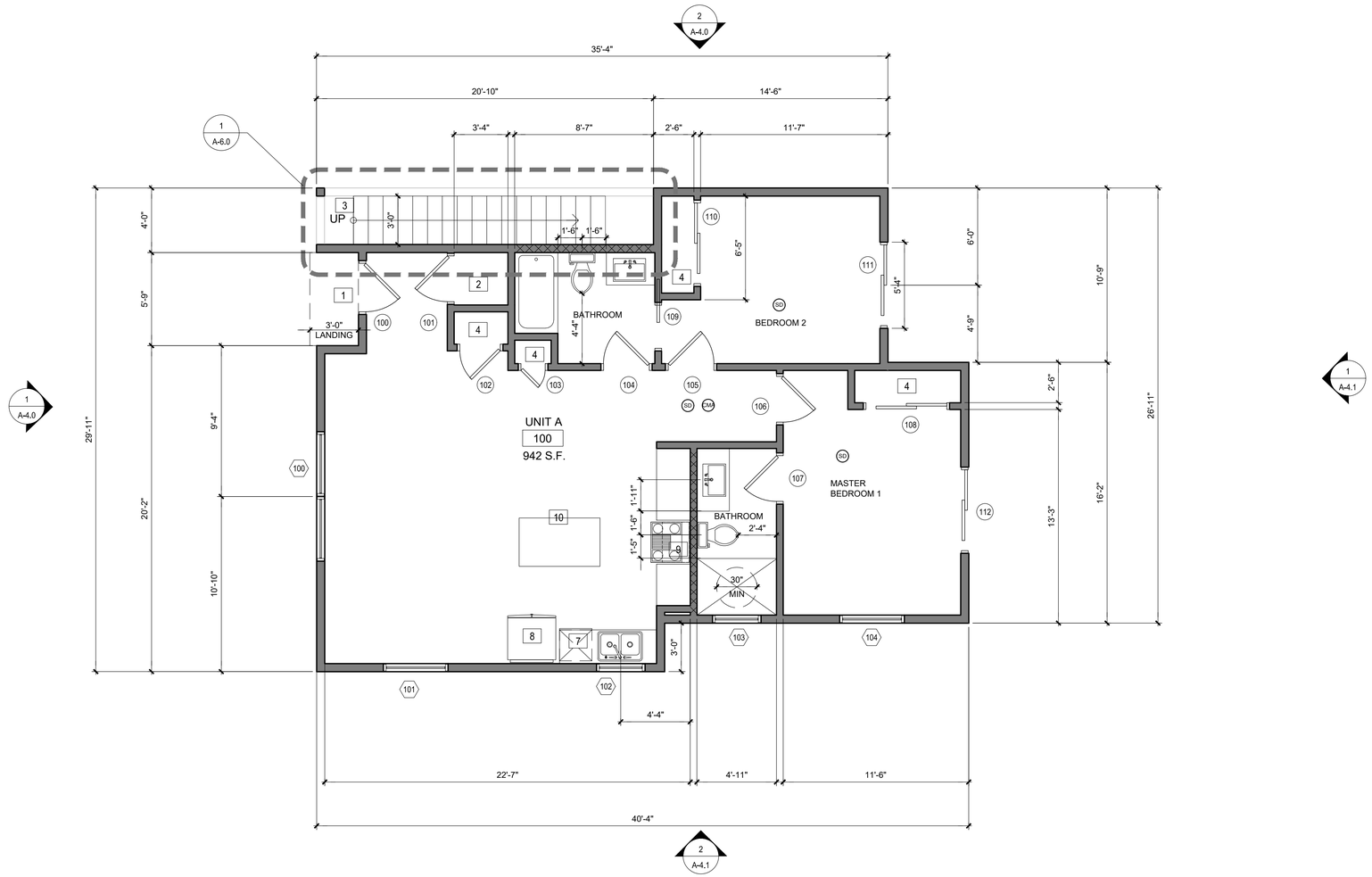
JOB NO.
21.604.00

DATE
08/09/2023

SCALE
AS SHOWN

TITLE
SITE PLAN
2nd FLOOR

SHEET
A-1.1



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

1

1	UNIT ENTRY 1/2" TRANSITION
2	WASHER/DRYER LOCATION
3	STAIRCASE TO UPSTAIRS UNIT
4	CLOSET
5	MILWORK BY OWNER
6	SINK
7	DISHWASHER
8	FRIDGE
9	STOVE
10	KITCHEN ISLAND
11	PLUMBING FIXTURE

KEYNOTES

1. VERIFY-IN-FIELD ACCURACY OF GRIDLINES. REPORT TO ARCHITECT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITION.
2. SEE SHEET A-0.0 FOR SYMBOLS & ABBREVIATIONS.
3. WHEN PROVIDED, SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS .
4. ALL DIMENSIONS ARE TO FACE OF MASONRY,CONCRETE, STUD, OR CENTERLINE OF COLUMN.
5. PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS, INCLUDING FURRED SPACES, AT 10' INTERVALS BOTH VERTICALLY AND HORIZONTALLY.
6. WHEN PROVIDED, SEE STRUCTURAL DRAWINGS FOR BUILDING SECTION

A. SIZE AND LOCATION OF FRAMING AND PLYWOOD SHEATHING

B. SPECIAL NAILING AND BLOCKING REQUIREMENTS

9. PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS AS REQUIRED FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
10. FOR DOOR & WINDOW SCHEDULE - SEE SHEET A-7.0 AND A-7.01
11. GREEN NOTES:
NEW PLUMBING FIXTURES AND FITTINGS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE FLOW RATES SPECIFIED
12. THE HEATING AND AIR-CONDITIONING SYSTEM SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2011. ANSI/ACCA 29-D-2014 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 3 MANUAL S-2014. (4.507.2)
13. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
14. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
15. THE LANDINGS OR FINISHED FLOORS SHALL NOTBE MORE THAN 1-1/2" LOWER THAN THE TOP OF THRESHOLD EXCEPT THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR (CRC 311.3.1, CBC 1010.1.7)

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EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM THE LIGHTING SYSTEMS. SECTION 150.0 (K)(2)(B)

1. UNFIRED TANKS SHALL HAVE A MINIMUM R-12 INSULATION

2. R-7.7 INSULATION SHALL BE INSTALLED ON THE FIRST 5 FEET OF HOT AND COLD-WATER PIPES.

3. ALL HOT WATER PIPING 3/4" OR LARGER, FROM WATER HEATER TO THE KITCHEN FIXTURES, SHALL HAVE R-7.7 INSUALTION.

ENERGY CODE REQUIREMENTS

NOTE ON PLAN:

X 100% of the luminaires in a kitchen must be high efficacy.

In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by a vacancy sensor.

Bedrooms, living rooms, family rooms, and other rooms used for living and sleeping must have high efficacy lighting, and may require an occupant sensor with a manual-on/auto-off feature, or dimmers.

Exterior lighting must be high efficacy, a photocell and motion sensor may be installed.

TITLE 24 RESIDENTIAL LIGHTING STANDARDS
Permanently installed luminaires that have plug-in or hardwired connections for electric power must comply with the mandatory energy requirements summarized below.

ROOM	% HIGH EFFICACY [1,2]	OPTIONS
KITCHEN	100%[3]	
CABINET LIGHTING	100%	Under-cabinet lighting shall be switched separately from other lighting.
BATHROOM	100%	Vacancy Sensor[4]
GARAGE	100%	Vacancy Sensor[4]
OUTDOORS	100%	

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CRC, OR CBC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THE CITY OF BURBANK LOCAL AMENDMENTS.
2. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION
3. ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
4. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING. (BMC 9-1-2-3302.4)
5. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC 9-1-2-3305.1)
7. THE FINISH GRADE SHALL SLOPE A MIN. OF 5%, OR 6", TO POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%. (CBC 1804.4, CRC R401.3)
8. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2%. (CBC 1808.7.4, CRC R403.1.7.3)

NEW INSTALLATION OF GAS WATER HEATER SHALL HAVE ALL THE FOLLOWING AS PER 2019 CALIFORNIA ENERGY CODE 150.0 (n):

1. A 120V ELECTRICAL RECEPTACLE IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE WITH NO OBSTRUCTIONS.

2. A CATEGORY III OR IV, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN OUTSIDE TERMINATION AND THE WATER HEATER.

3. A CONDENSATE DRAIN NO MORE THAN 2 INCHES HIGHER THAN THE BASE ON WATER HEATER FOR NATURAL DRAINING.

4. A GAS SUPPLY LINE WITH CAPACITY OF AT LEAST 200,000 BTU/HR

SMOKE ALARM REQUIREMENTS:
1. AN APPROVED SMOKE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING $1000.
2. BATTERY OPERATED SMOKE ALARMS PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE OR IN BUILDING UNDERGOING ALTERATION OR REPAIR THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES, UNLESS THER IS AN ATTIC, CRAWL SPACE OR BASEMENT WHICH COULD PROVIDE ACCESS TO WIRING.
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1. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING $1000.
2. CO ALARMS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
3. CO ALARMS SHALL BE LISTED FOR COMPLIANCE WITH UL 2034, UL 217, UL 2075, AND MAINTAINED PER NFPA 720.
4. CO ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL FO A DWELLING UNIT INCLUDING BASEMENT.
5. CO ALARM SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT.
6. IN EXISTING DWELLING UNIT, A CO ALARM IS PERMITTED TO BE BATTERY OPERATED WHERE REPAIR OR ALTERATION DO NOT RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES.

CLOTHES DRYER:

A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED

DRYER EXHAUST CANNOT EXCEED 14'-0" WITH A MAX OF TWO 90° ELBOWS

A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6'-0" AND CANNOT BE CONCEALED

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B. SINGLE SHOWERHEAD - 1.8 GPM @ 80PSI
C. MULTIPLE SHOWERHEADS - 1.8 GPM AT 80PSI FOR ALL COMBINED SHOWERHEADS
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E. METERING FAUCETS- 25 GALLONS PER CYCLE
F. KITCHEN FAUCETS - 1.8 6PM @ 6 OPSI

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PROVIDE 6'-0" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.

SHOWER DOORS SHALL SWING OUT. NET AREA OF SHOWER RECEPTOR SHALL BE NO LESS THAN 1,024 SQ.IN. OF FLOOR AREA, AND ENCOMPASS 30 IN DIAMETER CIRCLE

INSULATION
- ROOF R-38
- WALLS R-15
- FLOOR R-19
- R-6 DUCT INSULATION

PROVIDE DUCT SEALING AND REFRIGERANT CHARGE MEASUREMENT

SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEAD SHALL BE FINISHED WITH A PACKAGE UNIT OR A SPLIT SYSTEM.

PLAN NOTES

- COMPACT FLOURESCENT RECESSED DOWNLIGHT - VIF
- PENDANT LIGHT
- ENERGY STAR W/ HUMIDISTAT EXHAUST FAN 50 CFM TO OUTSIDE
- ELECTRICAL DUPLEX OUTLET
- GFI ELECTRICAL DUPLEX OUTLET
- SWITCH LOCATION
- JUNCTION BOX
- EXTERIOR WALL LIGHTS
- HOSE BIB
- SD SMOKE DETECTORS TO BE HARD-WIRED WITH BATTERY BACK-UP, TYP.
- CM CARBON MONOXIDE ALARM
- DOOR TAG
- WINDOW TAG
- 2x STUD WALL @ 16" O.C. W/ 5/8" GYP. BD. 7/8" STUCCO
- 2x STUD WALL @ 16" O.C. W/ 5/8" GYP. BD.
- 2x6 PLUM WALL W/ GREEN B.D. ON INSIDE

GENERAL NOTES & NOTE BLOCKS | GENERAL NOTES | LEGEND

Development Review Application
Project No. 23-0000439
Karen Chavez Hernandez
November 9, 2026
Planning Division

LR/A
LR/ARCHITECTURE
Architecture
Planning
Interior Design
Construction Management
217 W. Alameda Avenue, Suite 203
Burbank, CA 91502
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DRAWN: STAFF | CHECKED: WR/ RM

CAD FILE: 21604 A-2.0 First Floor Plan.dwg

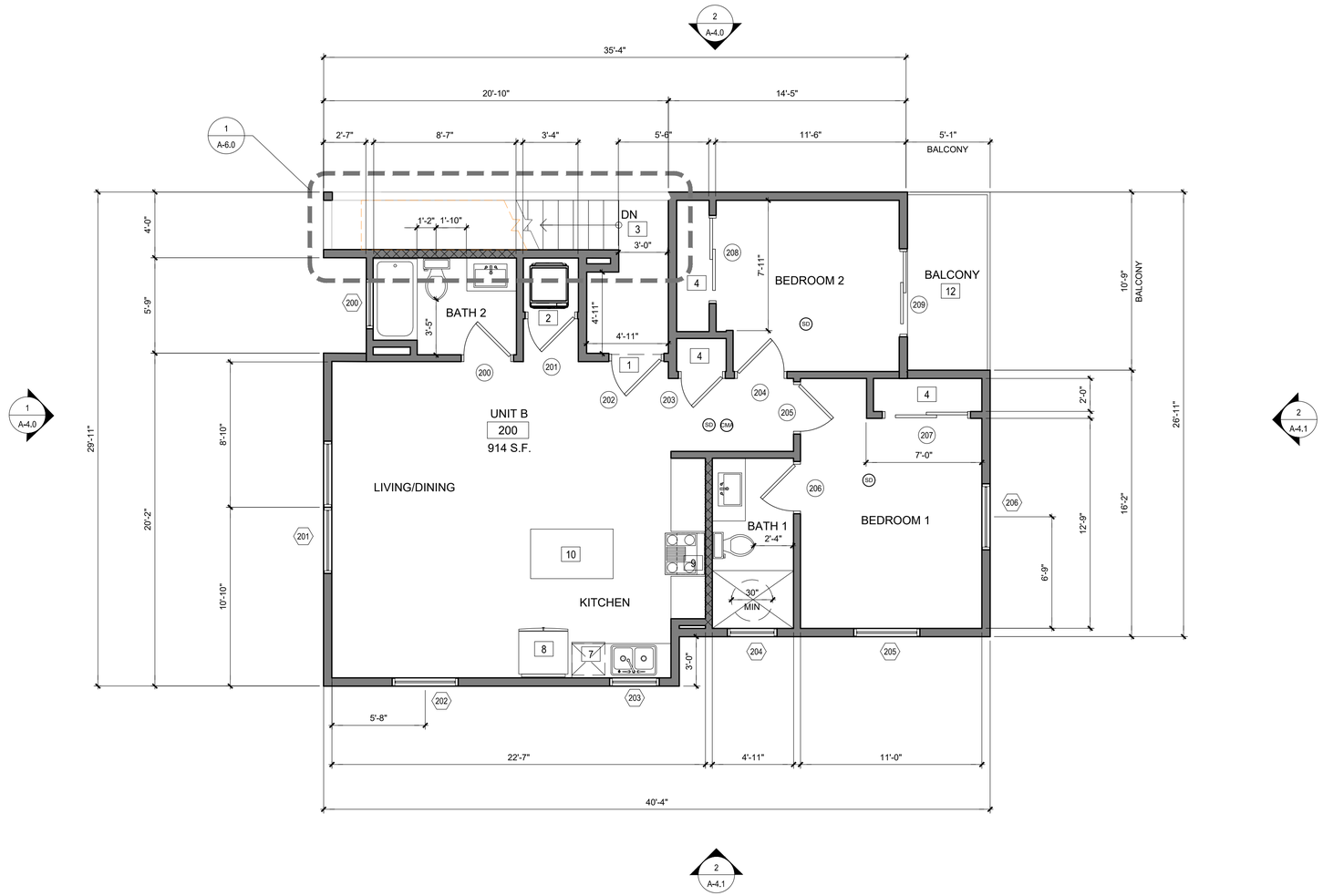
JOB NO.: 21.604.00

DATE: 08/09/2023

SCALE: AS SHOWN

TITLE: FIRST FLOOR PLAN

SHEET: A-2.0



SECOND FLOOR PLAN

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

1

1	UNIT ENTRY 1/2" TRANSITION
2	WASHER/DRYER LOCATION
3	STAIRCASE TO UPSTAIRS UNIT
4	CLOSET
5	MILWORK BY OWNER
6	SINK
7	DISHWASHER
8	FRIDGE
9	STOVE
10	KITCHEN ISLAND
11	PLUMBING FIXTURE
12	BALCONY 50 SQ.FT. MIN. W/ 42" GUARD RAIL.

KEYNOTES

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GARAGE	100%	Vacancy Sensor*

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C. MULTIPLE SHOWERHEADS - 1.8 GPM AT 80PSI FOR ALL COMBINED SHOWERHEADS
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- WALLS R-15
- FLOOR R-19
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- PENDANT LIGHT
- ENERGY STAR W/ HUMIDISTAT EXHAUST FAN 50 CFM TO OUTSIDE
- ELECTRICAL DUPLEX OUTLET
- GFI ELECTRICAL DUPLEX OUTLET
- SWITCH LOCATION
- J — JUNCTION BOX
- EXTERIOR WALL LIGHTS
- HOSE BIB
- SD — SMOKE DETECTORS TO BE HARD-WIRED WITH BATTERY BACK-UP, TYP.
- CM — CARBON MONOXIDE ALARM
- DOOR TAG
- WINDOW TAG
- 2x STUD WALL @ 16" O.C. W/ 5/8" GYP. BD. 7/8" STUCCO
- 2x STUD WALL @ 16" O.C. W/ 5/8" GYP. BD.
- 2x6 PLUM WALL W/ GREEN B.D. ON INSIDE

GENERAL NOTES & NOTE BLOCKS | GENERAL NOTES | LEGEND

Development Review Application

Project No. 23-0000439

Karen Chavez Hernandez

November 9, 2026

Planning Division

Attachment A - 5

LR/A
LR/ARCHITECTURE
Architecture
Planning
Interior Design
Construction Management
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ARCH/CONSULTANT:

LICENSED ARCHITECT
JOHN GILMORE DENIHAN
C-9147
REN. 8/31/2027
STATE OF CALIFORNIA

PROJECT

NEW DUPLEX
3915 HEFFRON DR
BURBANK, CA 91505

CLIENT

DAVID GASBARRO
3915 HEFFRON DRIVE
BURBANK, CA 91505

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DRAWN: STAFF | CHECKED: WR/ RM

CAD FILE: 21604 A-2.1 Second Floor Plan.dwg

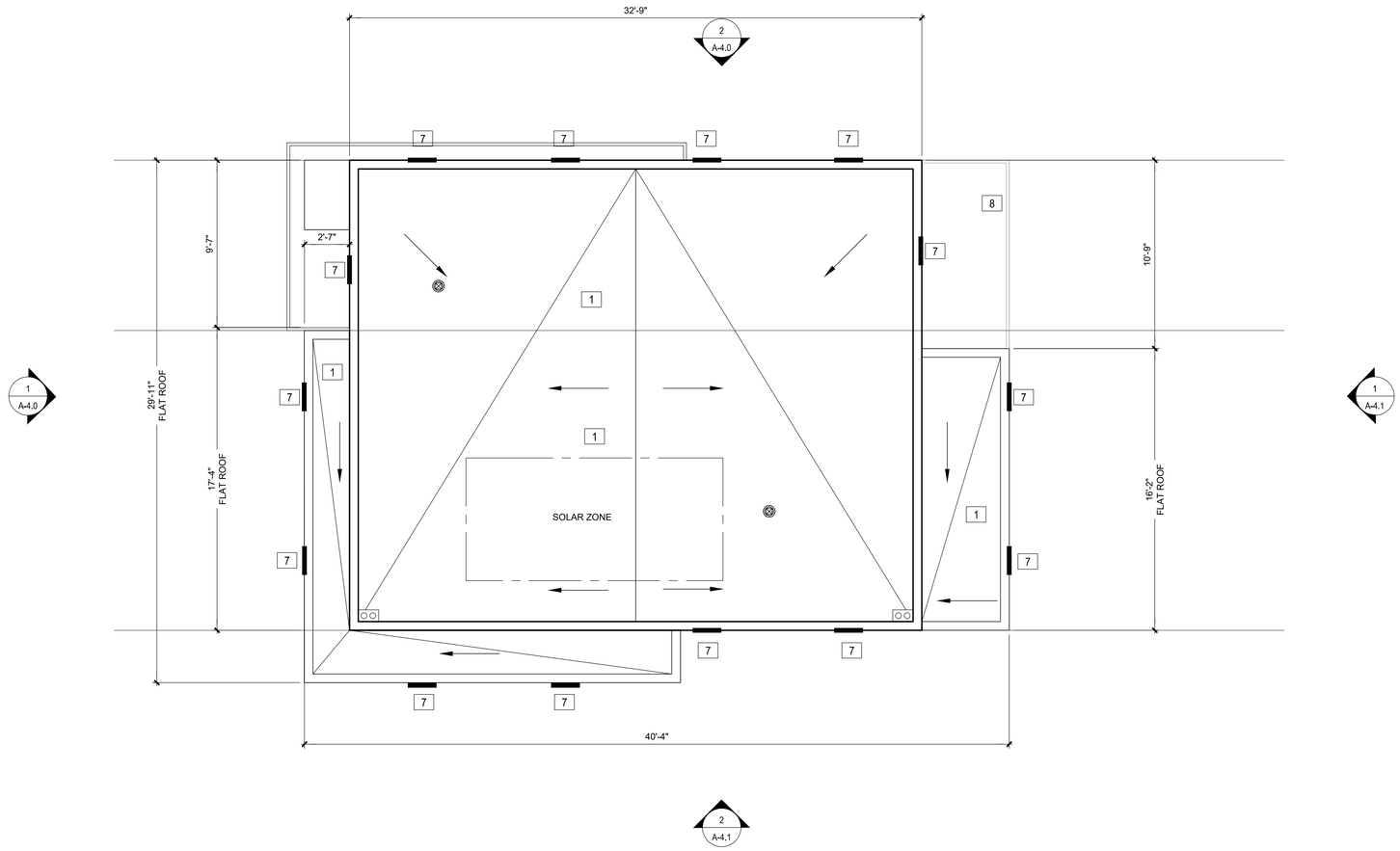
JOB NO.: 21.604.00

DATE: 08/09/2023

SCALE: AS SHOWN

TITLE: SECOND FLOOR PLAN

SHEET: A-2.1



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

1

1	SELF ADHERING CAP SHEETS MATERIAL ROOF
2	NOT USED
3	OUTLINE OF WALL BELOW
4	NOT USED
5	ROOF RIDGE
6	GABLE VENTS
7	ROOF VENTS
8	BALCONY BELOW

NOTE:
FOR ROOF COVERING INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

KEYNOTES

EXHAUST FAN

ROOF DRAIN

SLOPE DIRECTION

ROOF PLAN LEGEND

1. THE FOLLOWING ITEMS SHALL COMPLY WITH SPECIFIC I.C.C. HOLDOWNS, STRAPS, FRAMING CLIPS, RETROFIT ANCHOR BOLTS, SHEAR PLATES, JOIST HANGERS.

2. ICBO EVALUATION REPORTS OR LARR's ARE ACCEPTABLE FOR THE FOLLOWING NON-STRUCTURAL ITEMS; PROVIDE REPORT NUMBER. ROOFING TILE.

3. DRAFT STOPS SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION. (1000 S.F. AND 60' MAX BETWEEN DRAFT STOPS)

4. DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS, AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION. (3000 S.F. AND 60' MAX.)

5. NOTCHING OF EXTERIOR AND BEARING/NON BEARING WALLS SHALL NOT EXCEED 25% / 40% OF ITS WIDTH, RESPECTIVELY. BORED HOLES IN BEARING/NON BEARING WALLS SHALL NOT EXCEED 40% / 60% OF ITS WIDTH RESPECTIVELY.

6. PROVIDE FIRE BLOCKING IN CONCELAED SPACES OF STUD WALLS, PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL, AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.

7. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN .019 IN. (NO. 26 GALVANIZED SHEET)

8. ROOF DIAPHRAMG NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.

GENERAL NOTES

THE SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO VENTS, CHIMENEYS, EQUIPMENT, PARAPETS, AND STAIRWELLS

SOLAR NOTES

1. CONTRACTOR SHALL PROVIDE AND INSTALL ROOFING IN ACCORDANCE WITH GAF ASTM SPECIFICATION NO D4601 OR APPROVED EQUAL.
2. CONTRACTOR SHALL PROVIDE AND INSTALL ROOFING IN ACCORDANCE WITH THE SYSTEM MANUFACTURERS REQUIREMENTS FOR A CLASS A FIRE RETARDENT ROOFING, THAT CAN BE GUARANTEED FOR TWELVE YEARS WHEN INSTALLED UNDER MANUFACTURER'S OBSERVATION, COMPLYING WITH STATUTORY REQUIREMENTS AT THE PLACE OF CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION TO THE ARCHITECT THAT APPLICATOR IS APPROVED BY SYSTEM MANUFACTURER.
4. THE OWNER RESERVES THE RIGHT TO EMPLOY A ROOFING CONSULTANT FOR THE PURPOSE OF FIELD OBSERVATION AND TESTING AND TO ADVISE OWNER AND CONTRACTOR REGARDING COMPLIANCE OF THIS WORK WITH THE CONTRACT REQUIREMENTS FOR AND RELATED TO ROOFING.
5. CONTRACTOR SHALL PROVIDE SYSTEM MANUFACTURERS WRITTEN APPROVAL OF MODIFICATIONS CONTAINED HEREIN OF THEIR REQUIREMENTS FOR THE SPECIFIED SYSTEM(S)
6. CONTRACTOR SHALL INSTALL INTERPLIES, CAP SHEET AND BASE FLASHING IN A MANNER TO ACHIEVE, AS NEARLY AS POSSIBLE, AN UNBROKEN FILM OF ASPHALT, FREE OF VOIDS, BETWEEN EACH LAYER. CONTRACTOR IS RESPONSIBLE FOR METHOD OF ACHIEVING THIS RESULT.
7. ALL ROOF PENETRATIONS SHALL NOT BE CLOSER THAN 18" TO CURBS, CRICKETS, WALLS ETC.
8. CONTRACTOR TO REMOVE ALL EXISTING MECHANICAL UNITS AND ACCESSORIES.

CONSTRUCTION ROOF NOTES

ROOF NOTES:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.

2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFIT, DROP CEILINGS, AND COVE CEILINGS;

3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN-LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.

4. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS; AND

5. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

6. A MINIMUM OF 1" OF SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF VENTS FOR VAULTED CEILING OR FLAT ROOFS.

FIRE BLOCKING NOTES

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LICENSED ARCHITECT
JOHN GILMORE DEDNHAM
C-9147
REN. 8/31/2027
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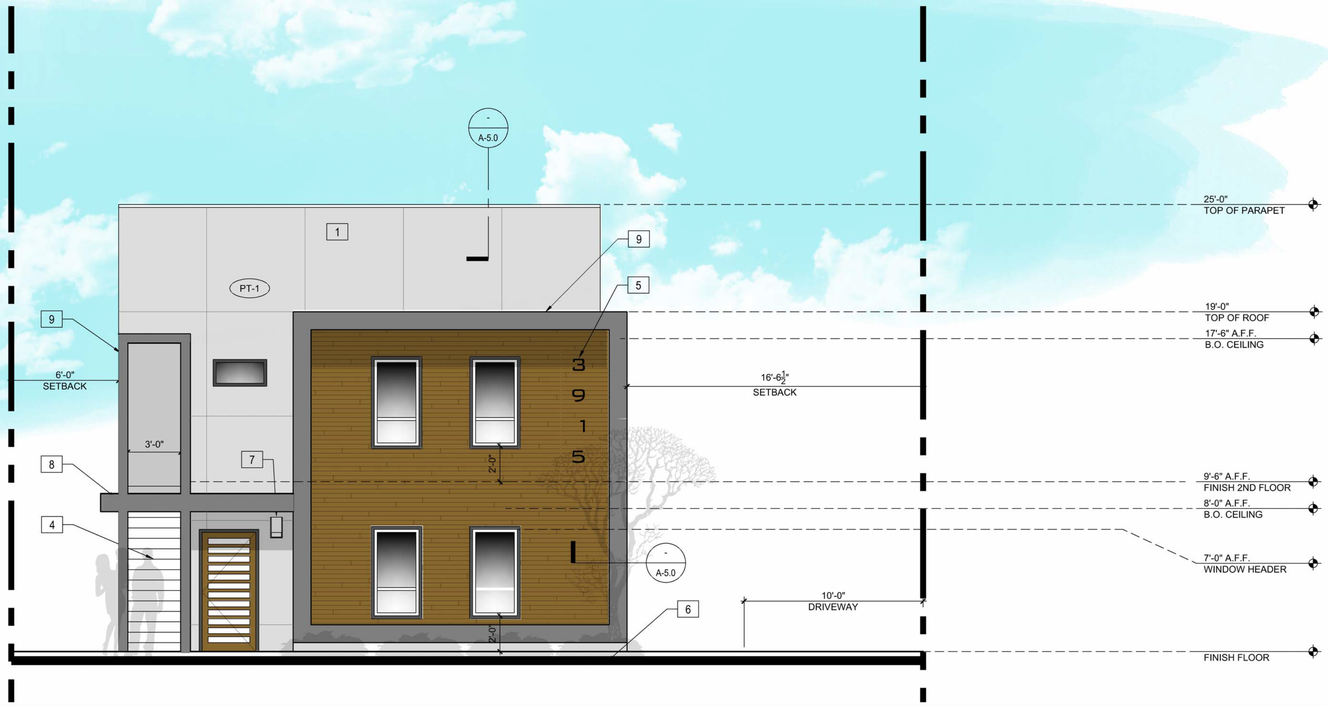
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SCALE
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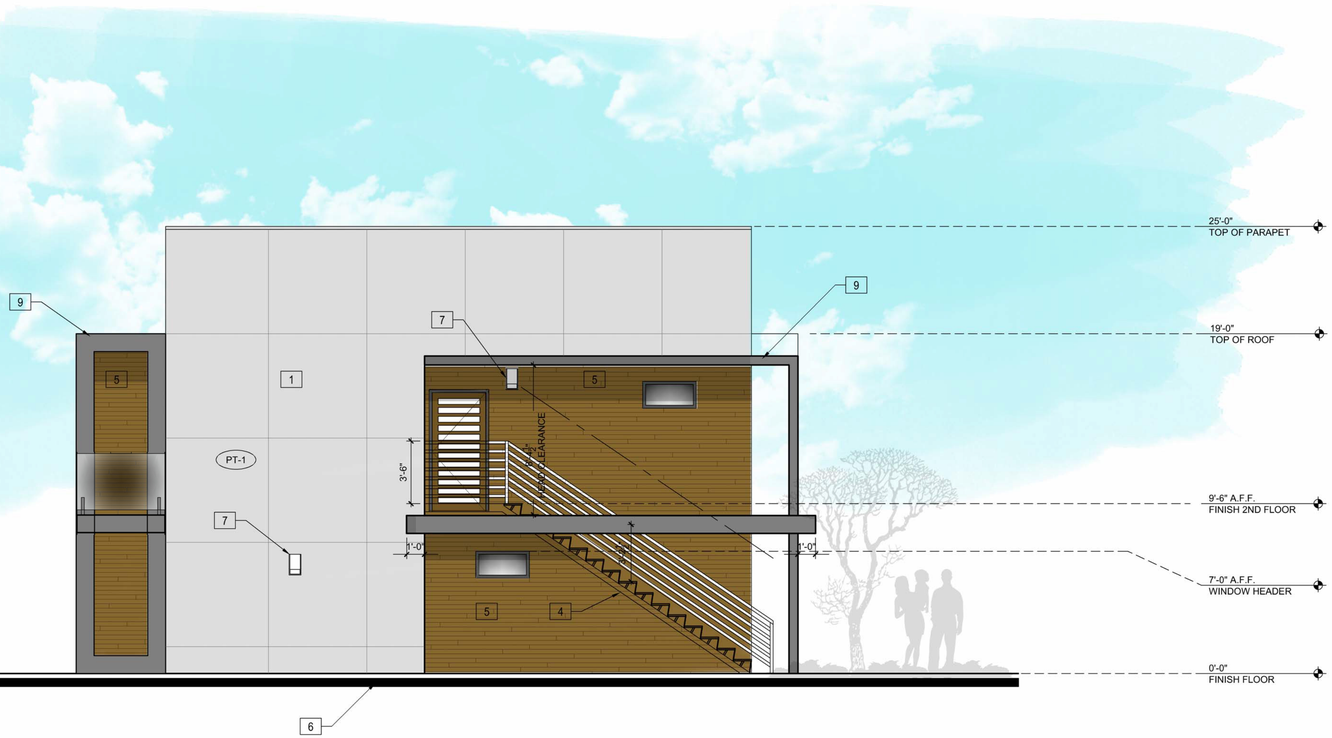
TITLE
ROOF PLAN

SHEET
A-3.0



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

2



EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

1

1	7/8" STUCCO
2	NEW METAL SEAM ROOF
3	SLIDING DOOR
4	STAIRS TO SECOND FLOOR UNIT(PRE-FAB)
5	WOOD SIDING
6	WEEP SCREED
7	WALL SCONCE
8	CANOPY
9	ARCHITECTURAL FEATURE

KEYNOTES

SYMBOL	FINISH	COLOR SPECIFICATION
PT-1	PAINT	
PT-2	PAINT	
PT-3	PAINT	

MATERIAL

ANY ADDITION OR CHANGES MADE TO THE APPROVED EXTERIOR ELEVATION DESIGN EITHER ON THE DRAWINGS OR DURING CONSTRUCTION WILL REQUIRE PLANNING DIVISION AND BUILDING DIVISION REVIEW AND APPROVAL AND MAY RESULT IN A DELAY OF THE PROJECT OR THE REMOVAL OF NON-APPROVED WORK.

NOTES

NOTE: IN EVERY BEDROOM AND BASEMENT, PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING:

1. A NET CLEAR OPENING ARE OF NOT LESS THAN 5.7 S.F.
2. A MINIIMUM CLEAR HEIGHT OF 24-IN.
3. A MINIIMUM CLEAR WIDTH OF 20 IN.
4. THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44-IN. MEASURED FROM THE FLOOR.

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LR/A ARCHITECTURE

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ARCH/CONSULTANT:

LICENSED ARCHITECT
JAMES RUSSELL
C-31417
REN. 8/31/2027
STATE OF CALIFORNIA

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3915 HEFFRON DR
BURBANK, CA 91505

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3915 HEFFRON DRIVE
BURBANK, CA 91505

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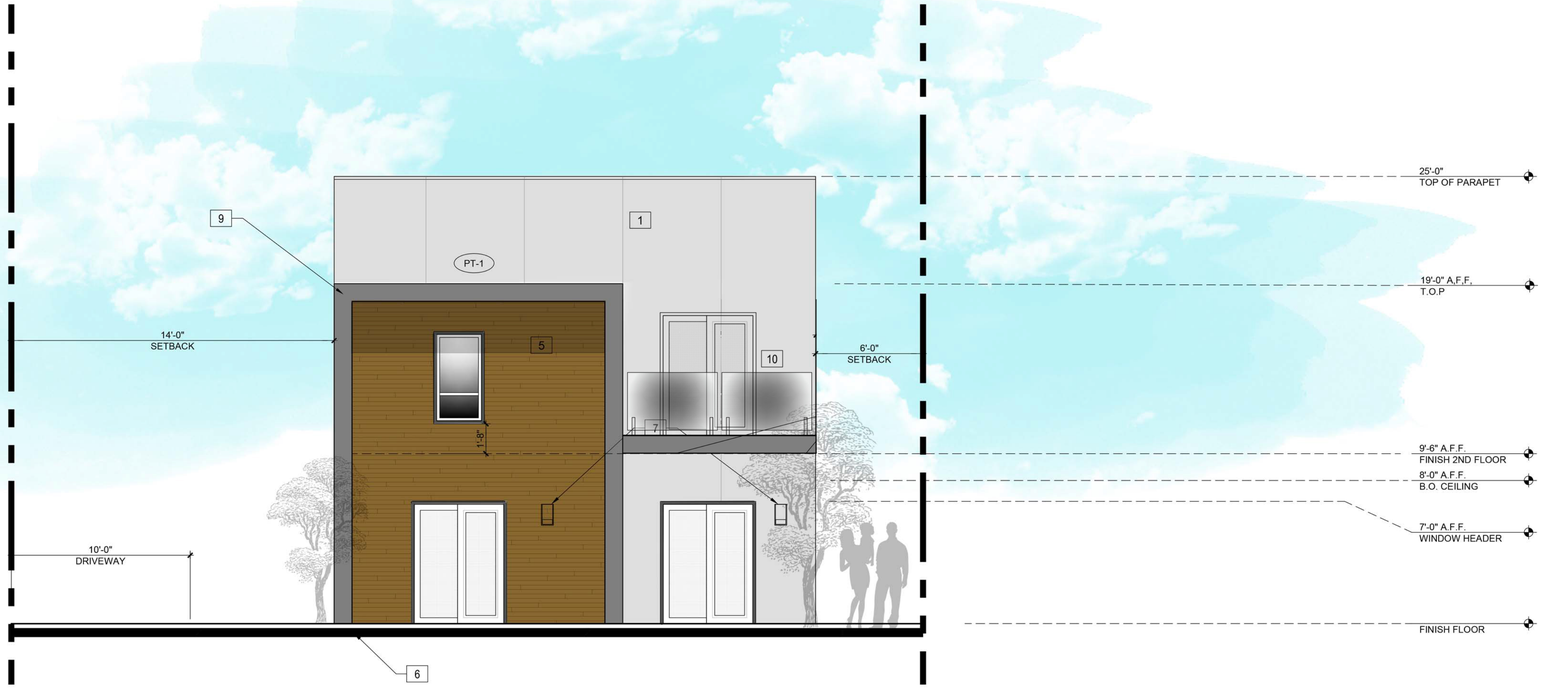
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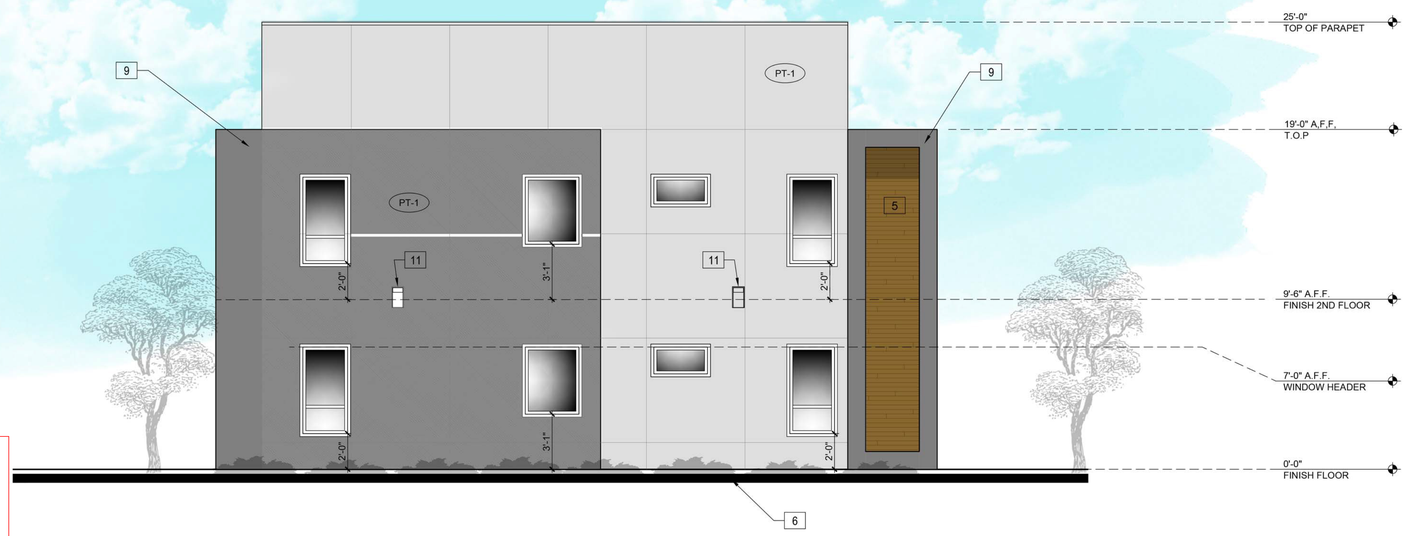
TITLE
EXTERIOR ELEVATIONS

SHEET
A-4.0



SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

2



WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

1

1 7/8" STUCCO
2 NEW METAL SEAM ROOF
3 OPENABLE ESCAPE WINDOW
4 BALCONY
5 WOOD SIDING
6 WEEP SCREED
7 WALL SCONCE
8 CANOPY
9 ARCHITECTURAL FEATURE
10 -
11 WALL RACK

KEYNOTES

SYMBOL	FINISH	COLOR SPECIFATION
PT-1	PAINT	
PT-2	PAINT	
PT-3	PAINT	

MATERIAL

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ARCH/CONSULTANT:

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No. C-34147
REN. 8/31/2027
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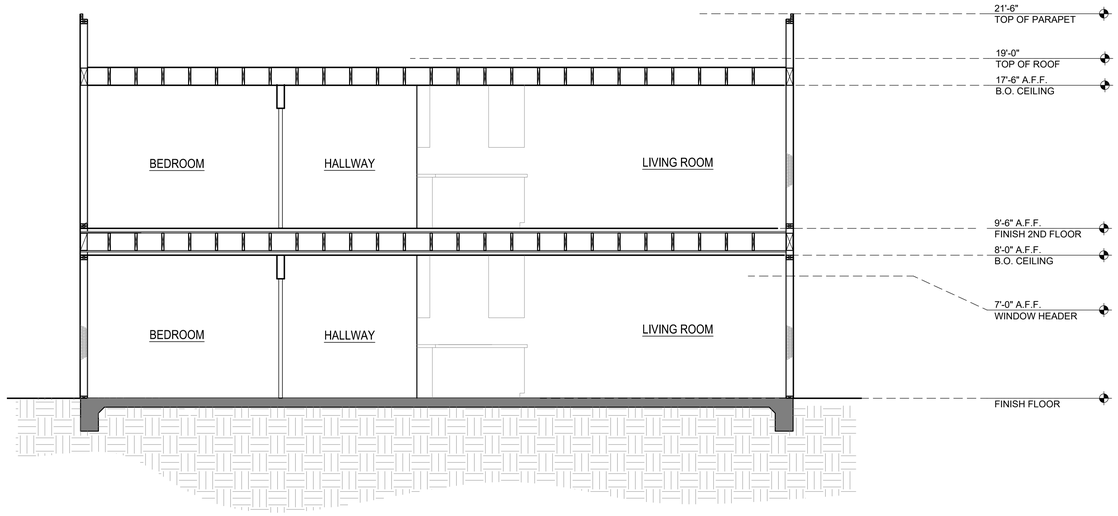
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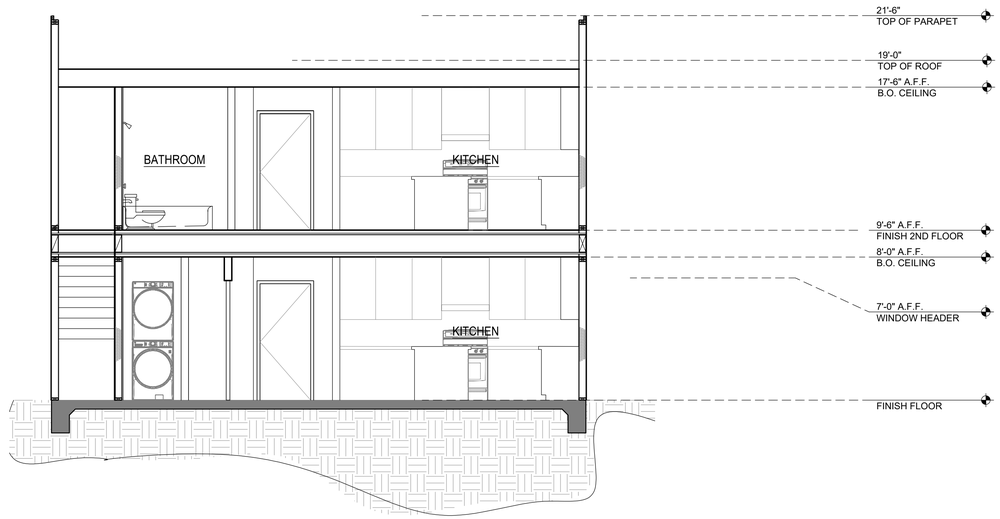
SCALE
AS SHOWN

TITLE
EXTERIOR ELEVATIONS

SHEET
A-4.1



CROSS SECTION
SCALE:1/4" = 1'-0" | 1



LONGITUDINAL CROSS SECTION
SCALE:1/4" = 1'-0" | 2

1 R-XX + 5 WALL INSULATION (PER TITLE 24)

2 R-XX ATTIC INSULATION (PER TITLE 24)

3 R-38CJ + R-15RR CEILING BELOW ATTIC (PER TITLE 24)

KEYNOTES

NOTES:

1. ANCHOR BOLTS 1/2" x 10" EMBEDDED 7" AND SPACED MAXIMUM 6' WITH 229" x 3" x 3" PLATE WASHERS, MINIMUM 2 ANCHOR BOLTS PER PIECE, LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PIECE.

2. ALL FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS THAT REST ON CONCRETE OR MASONRY FOUNDATIONS SHALL BE PRESERVATIVE TREATED WOOD (AWPA U1) AND FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M4. FASTENERS (OTHER THAN ANCHOR BOLTS) IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.

3. MINIMUM CONCRETE STRENGTH 2,500 PSI.

4. EXTERIOR WALLS, BEARING WALLS AND BRACED WALL PANELS REQUIRE CONTINUOUS FOOTAGE. R403.1.

5. 23/32" PLYWOOD REQUIRED FOR 24" JOIST SPACING.

6. WHERE INTERIOR WALLS ARE SHEAR WALLS, WALL FRAMING AND SHEATHING SHALL EXTEND TO THE ROOF SHEATHING.

7. FOOTINGS ON OR ADJACENT TO SLOPES SHALL MEET THE REQUIREMENTS OF SECTION R403.1.7.

8. WALLS SEPARATING UNITS IN TOWNHOUSES SHALL BE PROVIDED WITH PARAPET IN ACCORDANCE WITH R302.2.2.

9. PROJECTS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) MUST ALSO INCORPORATE THE REQUIREMENTS OF SECTION R337 INTO THE DESIGN.

10. EXTERIOR WALLS OF DWELLINGS AND ACCESSORY STRUCTURES CLOSER THAN 5-FT (NON-SPRINKLERED) / 3-FT (SPRINKLERED) TO THE PROPERTY LINE SHALL BE 1-HR FIRE RESISTANCE RATED CONSTRUCTION.

11. NO OPENINGS OTHER THAN APPROVED FOUNDATION VENTS SHALL BE PERMITTED IN THE EXTERIOR WALLS IF DWELLINGS AND ACCESSORY BUILDINGS WHERE THE EXTERIOR WALL IS LESS THAN 3-FT TO THE PROPERTY LINE.

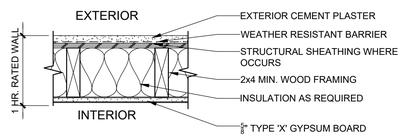
12. THE AREA OF EXTERIOR WALL OPENINGS OF NON-SPRINKERED DWELLINGS AND ACCESSORY BUILDINGS LOCATED = 3-FT AND < 5-FT TO THE PROPERTY LINE SHALL BE LIMITED TO 25% OF THE WALL AREA. EXTERIOR WALL OPENINGS ARE UNLIMITED WHEN EXTERIOR WALLS ARE LOCATED = 5-FT FOR NON-SPRINKLERED BUILDINGS AND = 3-FT FOR SPRINKLERED BUILDINGS.

13. EAVES SHALL BE OF 1-HR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE WHEN LOCATED BETWEEN 2-FT AND 5-FT FROM THE PROPERTY LINE FOR NON-SPRINKLERED BUILDINGS AND BETWEEN 2-FT AND 3-FT FROM THE PROPERTY LINE FOR SPRINKLERED BUILDINGS. DETACHED GARAGES WITHIN 2-FT OF A PROPERTY LINE MAY HAVE A MAXIMUM 4-INCH EAVE, PROVIDED THE EAVE DOES NOT EXTEND OVER THE PROPERTY LINE AND IS ALLOWED BY THE ZONING CODE.

14. EAVES SHALL NOT PROJECT MORE THAN 4" FOR EACH ONE FOOT OF REQUIRED SIDE YARD, AND SHALL PROVIDE A MINIMUM 30" CLEAR SPACE BETWEEN THE EAVE AND THE PROPERTY LINE (LAMC 12.22C20(B)).

15. EXTERIOR STUCCO WALLS SHALL BE PROVIDED WITH A CORROSION RESISTANT WEEP SCREED COMPLYING WITH SECTION R703.7.2.1.

GENERAL NOTES



CONSTRUCT ACCORDING TO:
CBC TABLE 721.1(2) 15-1.3
STC = 50 MIN.

1HR RATED EXTERIOR PLASTER WALL
SCALE: 1 1/2" = 1'-0" | 4

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SCALE
AS SHOWN

TITLE

BUILDING SECTIONS

SHEET
A-5.0