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### BUILDING CODE

The plans for this project are to comply with the following codes:

- 2019 California Building Code
- 2019 California Electrical Code
- 2019 California Fire Code
- 2019 California Mechanical Code
- 2019 California Plumbing Code
- 2019 California Energy Code

NOTES:  
ALL RIGHTS RESERVED. THE DRAWINGS, INFORMATION, CONTENT AND PROCEDURES DESCRIBED HEREIN ARE FOR THE EXCLUSIVE USE OF MATZUY AND ASSOCIATES AND AS SUCH, ARE NOT TO BE REPRODUCED IN ANY FORM OF MEDIA; CURRENT, FUTURE OR DISCLOSED TO OTHERS WITHOUT THE EXPRESSED WRITTEN CONSENT OF MATZUY AND ASSOCIATES. DISTRIBUTION OR DUPLICATION OF THE DOCUMENTS IS TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THESE RIGHTS. VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

### SCOPE OF WORK

PROJECT TO CONSIST AS FOLLOWS:

PROJECT CONSIST OF 100% DEMOLISHING THE EXISTING SINGLE STORY, RAISED FOUNDATION, SINGLE FAMILY DWELLING AND THE EXISTING (2) CAR GARAGE WILL BE 100% DEMOLISHED.

NEW CONSTRUCTION CONSIST OF A TWO STORY, SLAB ON GRADE, SINGLE FAMILY DWELLING. THE HOUSE CONSIST OF APPROXIMATELY 2,130 SQUARE FEET.

THE NEW PLANS CALL FOR A DETACHED TWO-CAR GARAGE AT THE REAR OF THE LOT. THE NEW GARAGE IS ABOUT 542 SQUARE FEET ON A SLAB ON GRADE.

### PROPERTY INFORMATION

PROJECT ADDRESS:	MR. MENDOZA RESIDENCE 322 N. AVON ST. BURBANK, CA. 91505	LOT AREA:	6,500 SQ. FT.
Occupancy:	R-1	YEAR BUILT:	1924
Construction Type	V-B	BUILDING AREA:	1,012
Sprinklers:	YES	APN:	2483-015-014
		DESCRIPTION:	TRACT NO. 6894 LOT 15 BLK. F

### SQ. FT. TABULATION

		NOTES
LOT DEPTH	135'-0" FT.	
LOT WIDTH	45'-0" FT.	
LOT SIZE	6,075 SQ. FT.	
1st. FLOOR	1,206 SQ. FT.	
2nd. FLOOR	924 SQ. FT.	
TOTAL	2,130 SQ. FT.	
2-CAR GAR.	542 SQ. FT.	

F.A.R. = 6,075 SQ. FT. X (40%) = 2,430 SQ. FT. ALLOWED  
TOTAL SQ. FT. PROVIDED = 2,130 SQ. FT. < 2,430 SQ. FT. ALLOWED

### LANDSCAPE TABULATION

FRONT YARD	985 SQ. FT.
REAR YARD	1,242 SQ. FT.
TOTAL	2,227 SQ. FT.

### DEFERRED SUBMITTALS

- PRE-MANUFACTURED WOOD TRUSSES.
- FIRE SPRINKLERS

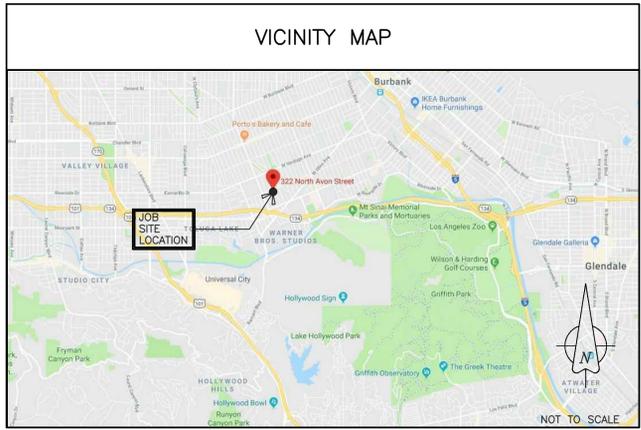
### PROJECT CONSULTANTS

**SURVEY:**  
JOHN P. OSTLY, P.L.S. 5691  
912 DELAWARE RD.  
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**GEOTECHNICAL:**  
GEOSYSTEMS, INC.  
1545 VICTORY BLVD.  
2ND. FLOOR  
GLENDALE, CA. 91201  
TEL. (818) 500-9533

A separate demolition pre-inspection and permit are required for the existing building.

All existing landscape, trees and vegetation to remain. Protect all existing pavers, curbs, gutters, trees and landscape in place. Replace any damaged improvements, irrigation lines, landscape shrubs and trees.



**Matzuy and Associates**  
TEL. (646) 610-4030  
www.matzuy.com

**CLIENT:**  
MR. MENDOZA  
RESIDENCE

**PROJECT:**  
MENDOZA  
CUSTOM RESIDENCE

**DESCRIPTION**  
SITE PLAN  
322 N. AVON. ST.  
BURBANK, CA. 91505

**JOB NUMBER:** 318-291  
**PLOT DATE:** 02/28/2021

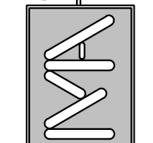
DATE	REVISION	TYPE
02/28/2021	COMMUNITY DEVELOPMENT REVIEW	▲
		▲
		▲

**SHEET NUMBER**  
CS  
SCALE: 1/8" = 1'-0"

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	A	B	C	D	E	F	G	H	J	K	M	N	P	R	S	T	X	Z												
1	<b>COMMUNITY DESIGN REVIEW NOTES</b>																													
2	<u>BURBANK POLICE DEPARTMENT DEVELOPMENT REVIEW COMMENTS:</u> ALL OUTSIDE LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5-3-505 BMC. ALL REQUIRED LIGHTING DEVICES SHALL HAVE VANDAL RESISTANT COVERS. SECURE FENCING AROUND THE CONSTRUCTION SITE WITH LOCKING GATES AND APPROPRIATE LIGHTING SHALL BE INSTALLED DURING CONSTRUCTION TO PREVENT TRESPASSING AND THEFT. DURING CONSTRUCTION, THE POLICE DEPARTMENT SHALL BE GIVEN EMERGENCY CONTACT INFORMATION OF THE CONTRACTOR, AND OWNERS FOR ANY PROBLEM ENCOUNTERED AFTER NORMAL CONSTRUCTION HOURS. <u>CONSTRUCTION HOURS OF OPERATION:</u> TO ENSURE THAT CONSTRUCTION PERSONNEL AREA AWARE OF THE RESTRICTED CONSTRUCTION TIMES, THE DEVELOPER SHALL INSTALL A PROFESSIONALLY MADE SIGN(S) 2'-0" X 3'-0" IN SIZE IN LOCATION(S) SATISFACTORY TO THE CITY PLANNER AND THE POLICE DEPARTMENT THAT STATES: "NOTICE: THE CITY OF BURBANK LIMITS CONSTRUCTION ACTIVITIES OF THIS PROJECT (DEMOLITION, EXCAVATING, GRADING, ACTUAL CONSTRUCTION, AND LANDSCAPING) AS FOLLOWS: 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY, AND FROM 8:00 AM TO 5:00 PM ON SATURDAY. THERE SHALL BE NO WORK PERFORMED ON SUNDAYS OR ON MAJOR HOLIDAYS." ANY EXCEPTIONS WOULD BE SUBJECT TO THE APPROVAL OF THE DIRECTORS OF BOTH THE COMMUNITY DEVELOPMENT AND PUBLIC WORKS DEPARTMENT. ALL RESIDENTIAL STRUCTURES SHALL DISPLAY A STREET NUMBER IN A PROMINENT POSITION SO THAT IT IS VISIBLE FROM THE STREET. THE NUMBERS SHALL BE AT LEAST FOUR (4") INCHES IN HEIGHT, OF A COLOR CONTRASTING TO THE BACKGROUND, AND LOCATED SO THEY MAY BE CLEARLY SEEN AND READ. THE NUMBERS SHALL BE ILLUMINATED DURING DARKNESS, IF THE STRUCTURE HAS A REAR VEHICLE ACCESS. NUMBERS SHALL BE PLACED THERE AS WELL. (9-2.505.1(a) BMC). THE FIRE OR POLICE DEPARTMENT MAY REQUIRE THE SIZE OF THE NUMBERS TO BE INCREASED OR PROVIDED IN ADDITIONAL LOCATIONS IF THE DISTANCE FROM ORIENTATION TO THE STREET LIMITS VISIBILITY.									<u>BURBANK PUBLIC WORKS DEVELOPMENT REVIEW COMMENTS: (CONT.)</u> ANY PORTION OF THE PUBLIC PARKWAY (SIDEWALK, CURB, CUTTER, DRIVEWAYS, LANDSCAPE, ETC.) THAT IS BROKEN, UNEVEN OR UPLIFTED AT THE END OF THE PROJECT MUST BE RECONSTRUCTED TO THE SATISFACTION OF THE CITY ENGINEER. THE REPAIRS AND/OR RECONSTRUCTION WILL BE REQUIRED WHETHER THE DAMAGE IS PRE-EXISTING OR IS A RESULT OF THE PROJECT. CONTACT THE PUBLIC WORKS INSPECTION OFFICE AT (818) 238-3955 TO HAVE THESE AREAS INSPECTED AND IDENTIFIED AFTER OBTAINING A PUBLIC WORKS EXCAVATION PERMIT. (BMC 7-3-501.) IN ANY UTILITY CUTS OR CONSTRUCTION RELATED IMPACTS ARE MADE ON AVON STREET ADJACENT TO THE PROPERTY, APPLICANT WILL HAVE TO RESTORE THE STREET FRONTING THE PROPERTY PER CITY OF BURBANK PAVING REQUIREMENTS. FOR ADDITIONAL INFORMATION OR QUESTIONS, PLEASE CONTACT ANTHONY ROMAN, CIVIL ENGINEER ASSOCIATE, AT (818) 238-3945																				
3	<u>BURBANK FIRE DEPARTMENT DEVELOPMENT REVIEW COMMENTS:</u> PROVIDE CONSTRUCTION SITE SECURITY BY MEANS OF A SIX-FOOT HIGH FENCE MAINTAINED AROUND THE ENTIRE SITE OR QUALIFIED FIREGUARD WHEN REQUIRED BY THE FIRE CODE OFFICIAL. PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH THE BURBANK MUNICIPAL CODE. PROVIDE ELECTRICAL SUPERVISION FOR ALL VALVES CONTROLLING THE WATER SUPPLY AND ALL WATER SWITCHES ON ALL FIRE SPRINKLER SYSTEMS WHERE THE NUMBER OF SPRINKLERS IS 20 OR MORE. PROVIDE A FIRE ALARM SYSTEM TO NOTIFY ALL OCCUPANTS OF AUTOMATIC FIRE SPRINKLERS WATER FLOW. PROVIDE A KNOX KEY BOX FOR FIRE DEPARTMENT ACCESS. PROVIDE A KNOX KS-2 KEY ACCESS SWITCH FOR SECURITY GATES. PROVIDE ADDRESS NUMBERS A MINIMUM OF 4" INCHES HIGH FOR RESIDENTIAL STRUCTURES AND 6" INCHES HIGH FOR ALL OTHER OCCUPANCIES WITH 3/4" INCH STROKE TO IDENTIFY THE PREMISES. NUMBERS SHALL BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY AND FROM THE ALLEY OR REAR ACCESS-WAY TO THE PROPERTY. 2A10BC FIRE EXTINGUISHER SHALL BE PROVIDED AND LOCATED AS DIRECTED BY THE FIRE CODE OFFICIAL IN THE FIELD. ALL PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED ON A POSITIVE LATCHING BRACKET OR WITHIN AN ENCLOSED CABINET. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. ALL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. PROVIDE A FIRE ALARM SYSTEM. FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE, FOR EVERY FACILITY, BUILDING, OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION WHEN ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXTERIOR WALL OF THE BUILDING IS LOCATED MORE THAN 150'-0" FEET FROM THE APPARATUS ACCESS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. MORE THAN ONE FIRE APPARATUS ROAD SHALL BE PROVIDED WHEN IT IS DETERMINED BY THE CHIEF THAT ACCESS BY A SINGLE ROAD MIGHT BE IMPAIRED BY VEHICLE CONGESTION, CONDITION OF TERRAIN, CLIMATIC CONDITIONS OR OTHER FACTORS THAT COULD LIMIT ACCESS. ACCESS DURING CONSTRUCTION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND BURBANK MUNICIPAL CODE. SPECIFICATIONS FOR FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE. PLANS FOR FIRE APPARATUS ACCESS ROAD SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. PLANS AND SPECIFICATIONS FOR FIRE HYDRANT SYSTEMS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. WHEN FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. APPROVED SIGNS OR OTHER APPROVED NOTICES SHALL BE PROVIDED AND MAINTAINED, AT THE EXPENSE OF THE PERSON(S) IN POSSESSION OF THE PROPERTY, FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS AND PROHIBIT THE OBSTRUCTION THEREOF OR BOTH. AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR THE PROTECTION SHALL BE PROVIDED TO ALL PREMISES UPON WHICH FACILITIES, BUILDING, OR PORTIONS OF BUILDINGS ARE HERE-AFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. WHEN ANY PORTION OF THE FACILITY OR BUILDING PROTECTED IS IN EXCESS OF 150 FEET FROM A WATER SUPPLY ON A PUBLIC STREET, AS MEASURED BY APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE PROVIDED WHEN REQUIRED BY THE CHIEF. ALL EXITS, FIRE DEPARTMENT ACCESS AND FIRE PROTECTION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE DURING CONSTRUCTION. ANY FIRE HYDRANTS FOR THIS BLOCK SHALL BE UPGRADED WITH A 4" X 2-2-1/2" OUTLETS. CONTACT THE WATER DIVISION AT (818) 238-3500 FOR SPECIFICATIONS ON THE TYPE FIRE HYDRANT TO BE PROVIDED. PROVIDE SMOKE DETECTION FOR DWELLING UNITS, CONGREGATE RESIDENCE AND HOTEL OR LODGING GUEST-ROOMS THAT ARE USED FOR SLEEPING PURPOSE. POWER AND LOCATION OF SMOKE DETECTORS IN GROUP R OCCUPANCIES SHALL BE IN COMPLIANCE WITH THE CALIFORNIA FIRE CODE, CALIFORNIA BUILDING CODE AS AMENDED BY THE BURBANK MUNICIPAL CODE. ALL EXISTING SINGLE-FAMILY DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY SHALL HAVE INSTALLED ON OR BEFORE JULY 1, 2011 CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH THE HEALTH AND SAFETY CODE SEC. 17926. ALL EXISTING MULTI-DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY SHALL HAVE INSTALLED ON OR BEFORE JANUARY 1, 2013 CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH THE HEALTH AND SAFETY CODE SEC. 17926.									<u>WASTEWATER REQUIREMENTS:</u> EVERY BUILDING OR STRUCTURE IN WHICH PLUMBING FIXTURES ARE INSTALLED WHICH CONVEYS SEWAGE MUST BE CONNECTED TO THE MUNICIPAL WASTEWATER SYSTEM. (BMC 8-1-104). NO PERSON SHALL CONNECT TO OR TAP AN EXISTING PUBLIC SEWER WITHOUT FIRST OBTAINING A PERMIT. (BMC 8-1-301). ANY EXISTING FIXTURE OR CONNECTION TO THE SEWER MAIN LINE MUST BE CAPPED BEFORE A BUILDING DEMOLITION OCCURS. A BACKWATER VALVE IS REQUIRED ON EVERY PRIVATE SEWER LATERAL(S) CONNECTED TO A PRIVATE BUILDING(S), UNLESS IT CAN BE SHOWN THAT ALL FIXTURES CONTAINED THEREIN HAVE FLOOD LEVEL R/W ELEVATIONS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MAINTENANCE HOLE COVER OF THE PUBLIC SEWER SERVING THE PROPERTY, OR CONDITIONAL WAIVER IS GRANTED BY THE DIRECTOR (BMC 8-1-313). PLEASE NOTE THAT PUBLIC WORKS' WASTEWATER DIVISION WILL NOT SIGN OFF ON THE CERTIFICATE OF OCCUPANCY UNTIL THE OWNER/DEVELOPER PROVIDES PROOF THAT THE BACKWATER VALVE(S) HAS BEEN INSTALLED.																				
4	<u>BURBANK PUBLIC WORKS DEVELOPMENT REVIEW COMMENTS:</u> APPLICANT SHALL PROTECT IN PLACE ALL SURVEY MONUMENTS (CITY, COUNTY, STATE, FEDERAL, AND PRIVATE). PURSUANT TO CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 8771, WHEN MONUMENTS EXIST THAT MAY BE AFFECTED BY THE WORK, THE MONUMENTS SHALL BE LOCATED AND REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR OR LICENSED CIVIL ENGINEER LEGALLY AUTHORIZED TO PRACTICE LAND SURVEYING, PRIOR TO CONSTRUCTION, AND A CORNER RECORD OR RECORD OF SURVEY OF THE REFERENCES SHALL BE FILED WITH THE COUNTY SURVEYOR. A PERMIT OR A PERMANENT MONUMENT SHALL BE RESET OR A WITNESS MONUMENT OR MONUMENTS SET TO PERPETUATE THE LOCATION IF ANY MONUMENT THAT COULD BE AFFECTED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE FILLED WITH THE COUNTY SURVEYOR PRIOR TO THE RECORDING OF A CERTIFICATE OF COMPLETION FOR THE PROJECT. NO BUILDING APPURTENANCES FOR UTILITY OR FIRE SERVICE CONNECTIONS SHALL ENCROACH OR PROJECT INTO PUBLIC RIGHT-OF-WAY (i.e. STREETS AND ALLEYS). LOCATIONS OF THESE APPURTENANCES SHALL BE SHOWN ON THE BUILDING SITE PLAN AND THE OFF-SITE IMPROVEMENT PLANS (BMC 7-3-701.1)									<u>STORMWATER REQUIREMENTS:</u> PER BMC 9-3-407, BEST MANAGEMENT PRACTICES SHALL APPLY TO ALL CONSTRUCTION PROJECTS AND SHALL BE REQUIRED FROM THE TIME OF LAND CLEANING, DEMOLITION OR COMMENCEMENT OF CONSTRUCTION UNTIL RECEIPT OF A CERTIFICATE OF OCCUPANCY. CERTAIN CONSTRUCTION AND RE-CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY WILL NEED TO COMPLY WITH POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S), WHICH INCLUDE SECTIONS 8-1-1007 AND 9-3-414.D OF THE BMC AUTHORIZING THE CITY TO REQUIRE PROJECTS TO COMPLY WITH THE STANDARD URBAN STORMWATER MITIGATION PLAN PROVISIONS AND THE CITY'S LOW IMPACT DEVELOPMENT (LID) ORDINANCE. FOR QUESTION ON THESE REQUIREMENTS, PLEASE CONTACT THE CITY'S BUILDING DIVISION AT (818) 238-5220.																				
5	<u>BURBANK PUBLIC WORKS DEVELOPMENT REVIEW COMMENTS:</u> NO STRUCTURE IS PERMITTED IN ANY PUBLIC RIGHT-OF-WAY OR ANY PUBLIC UTILITY EASEMENT/POLE LINE EASEMENTS (BMC 7-3-701.1, BMC 9-1-1-3203). ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE PERMITTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT BEFORE CONSTRUCTION CAN COMMENCE. ALL CONSTRUCTION WORK IN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH BURBANK STANDARD PLANS AND MUST BE CONSTRUCTED TO THE SATISFACTION OF THE CIVIL ENGINEER. A PUBLIC WORKS EXCAVATION PERMIT IS REQUIRED. THE EXCAVATION PERMIT REQUIRES A DEPOSIT ACCEPTABLE TO THE PUBLIC WORKS DIRECTOR TO GUARANTEE TIMELY CONSTRUCTION OF ALL OFF-SITE IMPROVEMENTS. BURBANK STANDARD PLANS CAN BE ACCESSED AT: <a href="http://file.burbankca.gov/publicworks/onlinecounter/main/index.html">http://file.burbankca.gov/publicworks/onlinecounter/main/index.html</a>									<u>TRAFFIC ENGINEER GENERAL REQUIREMENTS:</u> NO VISUAL OBSTRUCTION OVER 3'-0" HIGH AND UNDER 10'-0" HIGH SHALL EXIST WITHIN THE 5'-0" BY 5'-0" CORNER CUT-OFF AT THE INTERSECTION OF THE STREET AND DRIVEWAY (BMC 10-1-1303(c)). EXISTING DRIVEWAY SLOPE VARIES FROM 27.1% TO 23.6% WITH NO TRANSITION TO THE SIDEWALK. APPLICANT SHALL RECONSTRUCT DRIVEWAY TO A MAXIMUM OF A 20% SLOPE WITH TRANSITION AT TOP AND BOTTOM PER BURBANK STANDARD PLAN BT-406. EXISTING OR PROPOSAL LANDSCAPE WITH THE PARKWAY (PUBLIC RIGHT-OF-WAY) SHALL NOT EXCEED A HEIGHT OF 8'-0", MEASURED FROM THE NEAREST TOP OF CURB. ANY TREE OR VEGETATION IN PARKWAY SHALL NOT OBSTRUCT VEHICLE VISIBILITY, ENCROACH INTO THE ROADWAY, OR OBSTRUCT USE OF PARKWAY BY PEDESTRIAN (BMC 7-3-110). <u>FIELD SERVICES GENERAL REQUIREMENTS:</u> THERE SHALL BE A DESIGNATED LOCATION ON THE PROPERTY FOR ALL SOLID WASTE CONTAINERS AND/OR BINS. CONTAINERS ARE NOT TO BE VISIBLE FROM THE STREET. SOLID WATER COLLECTION FOR THIS PROPERTY OCCURS ALONG AVON STREET.																				
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 TEL: (618) 610-4030  
 www.matzuy.com

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**CLIENT:**  
**MR. MENDOZA  
RESIDENCE**

---

**PROJECT:**  
**MENDOZA  
CUSTOM RESIDENCE**

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**DESCRIPTION:**  
**DEVELOPMENT REVIEW  
PLAN CHECK NOTES  
322 N. AVON. ST.  
BURBANK, CA. 91505**

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**JOB NUMBER:**  
**318-291**

**PLOT DATE:**  
**02/28/2021**

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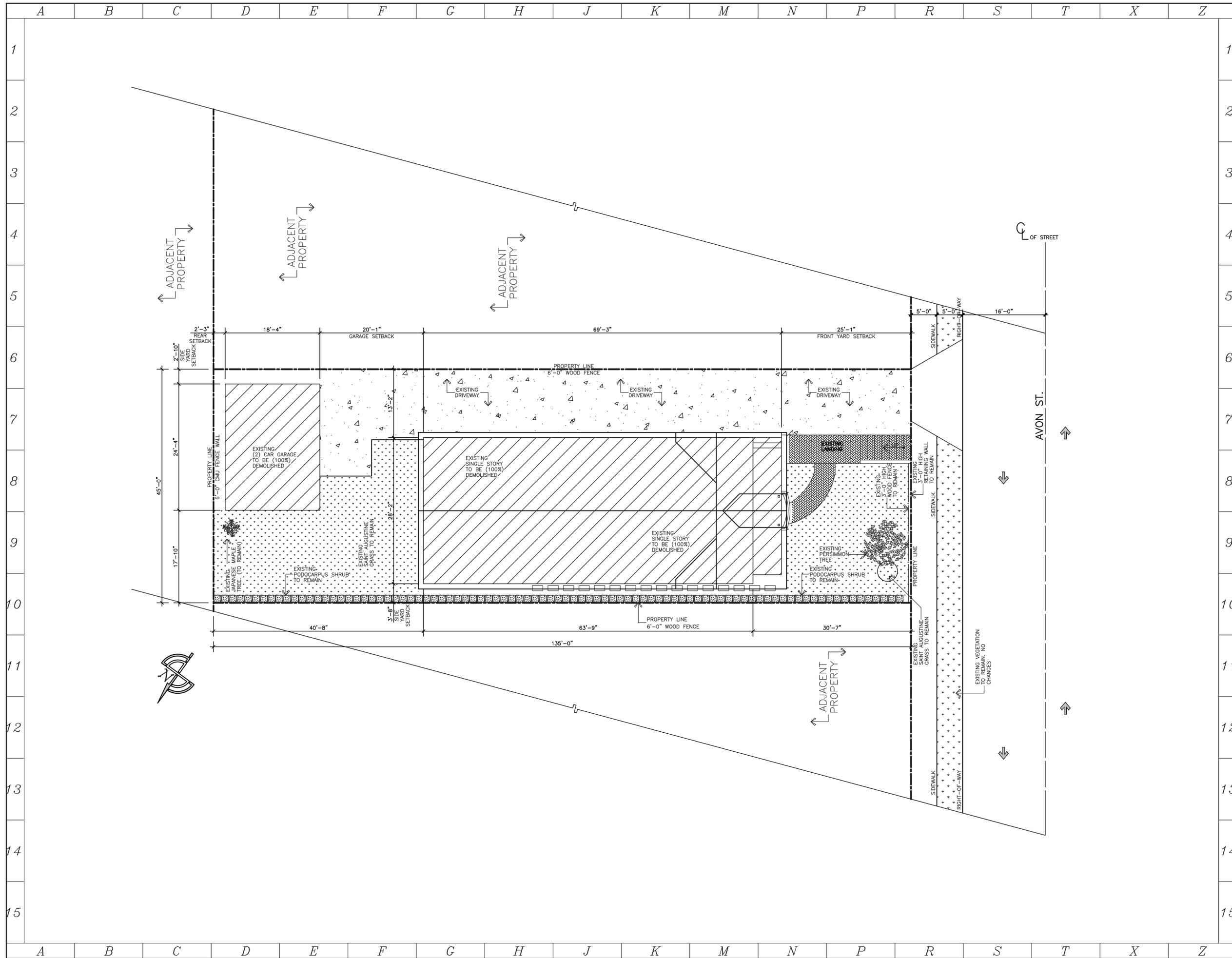
DATE	REVISION	TYPE
02/28/2021	COMMUNITY DEVELOPMENT REVIEW	1

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**SHEET NUMBER**  
**CS-1**

**SCALE:**    **N.T.S.**

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**CLIENT:**  
 MR. MENDOZA  
 RESIDENCE

**PROJECT:**  
 MENDOZA  
 CUSTOM RESIDENCE

**DESCRIPTION**  
 DEMOLITION  
 PLAN  
 322 N. AVON. ST.  
 BURBANK, CA. 91505

**JOB NUMBER:**  
 318-291  
**PLOT DATE:**  
 02/28/2021

DATE	REVISION	TYPE
02/28/2021	COMMUNITY DEVELOPMENT REVIEW	1

**SHEET NUMBER**  
 CS-2  
 SCALE: 1/8" = 1'-0"

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WINDOW SCHEDULE													
SYMBOL	WIDTH (FT.)	HEIGHT (FT.)	EGRESS WINDOW	TYPE				MATERIAL	AREA (SQ. FT.)	DIRECTION	U-FACTOR	SHGC	FINISH / NOTES
				FIXED GLASS WINDOW	CASEMENT WINDOW	AWNING WINDOW	SLIDING WINDOW						
M	3'-0"	2'-0"					B	2	6'-0"	S			FINISH: A. REPAINT EXISTING DOOR. PREP. PRIME AND PAINT DOOR. B. NEW VINYL WINDOW, COLOR AND FINISH PER OWNER. PROVIDE INSECT SCREEN AT ALL OPENINGS.  NOTES: 1. MULL WINDOWS TOGETHER AT FACTORY. 2. PROVIDE OBSCURE GLASS.
N	5'-0"	4'-0"					B	2	20'-0"	S			
P	3'-0"	2'-0"					B	2	6'-0"	W			
R	3'-0"	2'-0"					B	2	6'-0"	N			
S	3'-0"	4'-0"					B	2	12'-0"	W			
T	5'-0"	4'-0"					B	2	20'-0"	N			
W	3'-0"	4'-0"					B	2	12'-0"	E			
X	4'-0"	4'-0"					B	2	16'-0"	E			

**LEGEND:**

**EGRESS WINDOW:** 20" MINIMUM WIDTH, 36" MINIMUM HEIGHT, 5.7 SQUARE FEET, MINIMUM OPEN AREA. 44" MAXIMUM SILL FROM FINISHED FLOOR CONTACT THE ARCHITECT IMMEDIATELY SHOULD THERE BE ANY CONFLICT IN THESE REQUIREMENTS.

**TEMPERED GLASS:** VERIFY SCHEDULE. SAFETY GLASS IN HAZARDOUS LOCATION SHALL BE TEMPERED, LAMINATED OR WIRE GLASS. GLASS TO BE ETCHED MARKED.

**GENERAL NOTES:**

GENERAL CONTRACTOR AND WINDOW SUPPLIER SHALL VERIFY COMPLIANCE WITH THE FOLLOWING PRIOR TO ORDERING:

- IN R-3 OCCUPANCY, PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS PER CRC R310. MINIMUM AREA, 5.7 SQ. FT. AT GRADE LEVEL. MINIMUM WIDTH 20", MINIMUM HEIGHT: 24", MAXIMUM SILL HEIGHT TO BE 44". THERE SHALL BE CLEAR ACCESS FROM EMERGENCY ESCAPE OPENING TO A PUBLIC WAY.
- ALL GLASS WITHIN 18 INCHES OF WALKING SURFACE SHALL BE FULLY TEMPERED. ALL GLASS WITHIN 24" OF EITHER VERTICAL EDGE OF A DOOR IN ITS CLOSED POSITION SHALL BE FULLY TEMPERED. ALL TEMPERED GLASS TO BE ETCHED MARKED.
- ALL WINDOWS SHALL COMPLY WITH ANSI-S-134.1. ALL DOORS SHALL COMPLY WITH ANSI-S-134.2. ALSO ALL GLASS SHALL COMPLY WITH APPLICABLE FEDERAL CONSUMER SAFETY LAWS.
- VERIFY ALL WINDOWS WITH ELEVATIONS AND AT FIELD PRIOR TO ORDERING.
- ALL GLASS SHALL BE LOW E.
- FENESTRATION WITH "U" FACTOR LOWER THAN DEFAULT VALUES MUST HAVE PERMANENT LABEL. OTHER FENESTRATION MAY HAVE A FACTORY REMOVABLE LABEL.
- GENERAL CONTRACTOR TO VERIFY WINDOW AND DOOR OPENING AND SIZES PRIOR TO ORDERING.

DOOR SCHEDULE													
SYMBOL	WIDTH (FT.)	HEIGHT (FT.)	THICKNESS	CORE			TYPE	AREA	DIRECTION	U-FACTOR	SHGC	NOTES	FINISH / NOTES
				SOLID CORE	TEMP. GLASS	TEMP. GLASS							
1	4'-0"	8'-0"	1-3/4"	S.C.			B	3	32'-0"	E			FINISH: A. REPAINT EXISTING DOOR. PREP. PRIME AND PAINT DOOR. B. PAINT NEW DOOR. PROVIDE EMTEK OR EQUAL DOOR HARDWARE. STYLE AND FINISH TO BE SELECTED PRIOR TO ORDERING.  NOTES: 1. ENTRY DOOR. STYLE AND FINISH PER OWNER. 2. FIBERGLASS DOOR 3. FIRE RATED DOOR
2	2'-6"	8'-0"	1-3/4"	S.C.			B	3	20'-0"	W			
3	3'-6"	8'-0"	1-3/4"	S.C.			B	3	28'-0"	N			
4	2'-8"	6'-8"	1-3/8"	H.C.			B	3	17'-8"				
5	2'-6"	6'-8"	1-3/8"	H.C.			B	3	16'-7"				

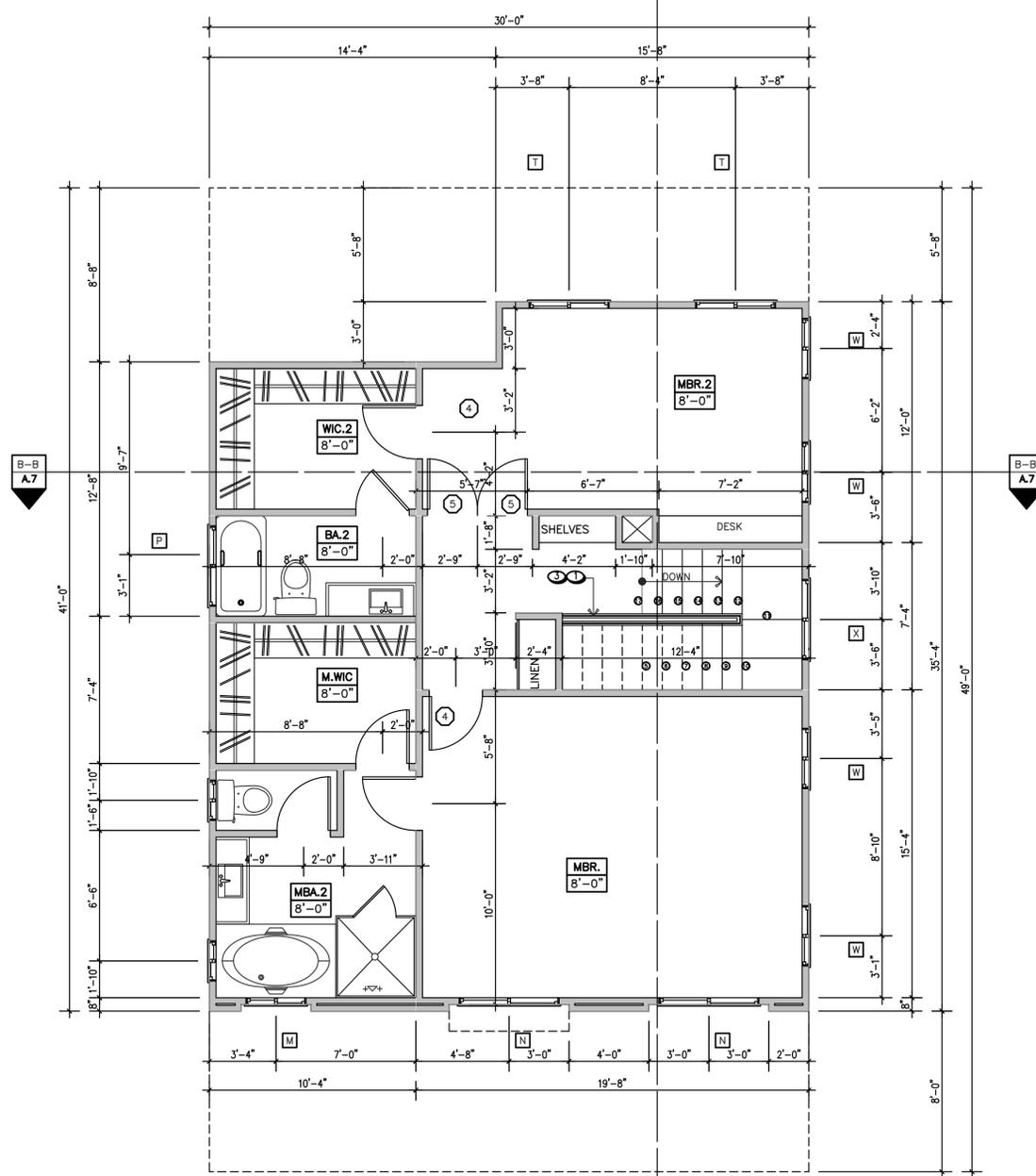
**LEGEND:**

**TEMPERED GLASS:** VERIFY SCHEDULE. SAFETY GLASS IN HAZARDOUS LOCATION SHALL BE TEMPERED, LAMINATED OR WIRE GLASS. GLASS TO BE ETCHED MARKED.

**SELF-CLOSING**

**GENERAL NOTES:**

- ALL NEW DOORS TO MATCH EXISTING DOORS. FINISH AND STYLE PER OWNER
- VERIFY ALL DOOR SIZE WITH OWNER PRIOR TO ORDERING AND INSTALLING DOORS
- DOORS AND FRAMES FROM 1-HOUR RATED GARAGE TO HOUSE WALLS SHALL BE RATED NO LESS THAN 20 MINUTE SMOKE CONTROL ASSEMBLY. (THE SEPARATION MAY BE LIMITED TO THE INSTALLATION OF MATERIALS APPROVED FOR 1-HOUR FIRE RESISTIVE CONSTRUCTION ON THE GARAGE SIDE AND SELF CLOSING, TIGHT FITTING, 1-3/8" SOLID CORE WOOD DOOR STEEL HONEYCOMB-CORE DOOR, OR A DOOR HAVING A FREE PROTECTION RATING OF NOT LESS THAN 20 MINUTES IS PERMITTED IN LIEU OF 1-HOUR ASSEMBLY. DOOR SHALL BE SELF CLOSING AND LATCHING (CRC 302.5.1)
- ALL GLASS SHALL BE LOW E.
- FENESTRATION WITH "U" FACTOR LOWER THAN DEFAULT VALUES MUST HAVE PERMANENT LABEL. OTHER FENESTRATION MAY HAVE A FACTORY REMOVABLE LABEL.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL CORROSION RESISTANT PANS BELOW ALL EXTERIOR DOORS. INCLUDE PROTECTION TO PREVENT ELECTROLYSIS BETWEEN DISSIMILAR METAL.
- GENERAL CONTRACTOR TO VERIFY WINDOW AND DOOR OPENING AND SIZES PRIOR TO ORDERING.



**PROPOSED SECOND FLOOR PLAN**

PLAN LEGEND	
XX	DENOTES ROOM NAME
X'-0"	DENOTES CEILING HEIGHT
	DENOTES PROPOSED 2X4 STUD WALL AT 16" o.c. WITH GYPSUM WALL BOARD AND CEILING BOARD 5/8" THICK THROUGHOUT, UNLESS NOTED OTHER WISE. USE MOISTURE RESISTANT WALL BOARD & CEILING BOARD IN WET AREAS RECOMMENDED BY THE MANUFACTURER. PROVIDE R-19 INSULATION AT ALL EXTERIOR AND SEPARATION WALLS.
ABBREVIATIONS	
S.H.	SINGLE HUNG WINDOW
WIN.	WINDOW
SLID.	SLIDING
(E)	EXISTING
(N)	NEW
S.C. D.R.	SOLID CORE DOOR
H.C. D.R.	HOLLOW CORE DOOR

**PLAN NOTES**

INDICATES FLOOR PLAN NOTE -- SEE NUMBERS BELOW

- STAIR TREADS SHALL BE NO LESS THAN 11" DEEP, MEASURED FROM RISER TO RISER. THE MAXIMUM RISE OF THE STAIR SHOULD HAVE A MAXIMUM HEIGHT OF 7-3/4". MINIMUM 6'-8" HEADROOM CLEARANCE AND A 36" MINIMUM CLEAR WIDTH. THE HANDRAIL MAXIMUM HEIGHT TO BE 38" AND A MIN. HEIGHT OF 34" ABOVE TREAD NOSING. ALL STEPS SHALL HAVE A UNIFORM RISER HEIGHTS AND UNIFORM TREAD WIDTHS. RISERS SHALL BE SOLID AND SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30' FROM THE VERTICAL PLANE.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP. BOARD.
- PROVIDE 42" HIGH GUARDS WITH A MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS.

FLOOR AREA TABULATION			
FLOOR AREA RATIO IS CALCULATED USING THE TOTAL GROSS FLOOR AREA OF THE ENCLOSED STRUCTURES ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE MAIN DWELLING STRUCTURE, ACCESSORY STRUCTURES, SECOND DWELLING UNITS, ENCLOSED PATIOS, AND SHEDS, EXCEPT THAT GARAGES AND CARPORTS OR PORTIONS THEREOF UP TO 600 SQUARE FEET, STABLES, CORRALS, AND TACK ROOMS ATTACHED THERETO ARE NOT INCLUDED. (B.M.C. 10-1-603.D.1)			
NON-ENCLOSED SPACES AND STRUCTURES ARE NOT INCLUDED IN THE FLOOR AREA RATIO. A SPACE IS CONSIDERED NON-ENCLOSED IF IT IS COMPLETELY OPEN ON AT LEAST TWO (2) SIDES FROM THE GROUND ON FLOOR LEVEL TO A HEIGHT OF SIX (6) FEET, EIGHT (8) INCHES ABOVE THE GROUND OR FLOOR LEVEL. (B.M.C. 10-1-603.D.2)			
FIRST FLOOR LIVING AREA			
NO.	AREA DESIGNATION	SIZE	NOTES
1.	LIVING ROOM	214 SQ. FT.	
2.	KITCHEN	276 SQ. FT.	
3.	DINNING ROOM	365 SQ. FT.	
4.	BEDROOM #3	165 SQ. FT.	
5.	W.I.C. #3	14 SQ. FT.	
6.	BATHROOM #3	52 SQ. FT.	
7.	STAIRWELL	85 SQ. FT.	
8.	POWDER ROOM	35 SQ. FT.	
9.	1ST. FLOOR LIVING AREA	1,206 SQ. FT.	
SECOND FLOOR LIVING AREA			
NO.	AREA DESIGNATION	SIZE	NOTES
10.	MASTER BEDROOM	311 SQ. FT.	
11.	MASTER BATHROOM	122 SQ. FT.	
12.	MASTER WIC	76 SQ. FT.	
13.	BEDROOM #2	210 SQ. FT.	
14.	BATHROOM #2	55 SQ. FT.	
15.	WIC 2	79 SQ. FT.	
16.	HALLWAY	71 SQ. FT.	
17.	2ND. FLOOR LIVING AREA	924 SQ. FT.	
EXTERIOR LIVING AREA			
NO.	AREA DESIGNATION	SIZE	NOTES
18.	PATIO	18 SQ. FT.	
19.	FRONT YARD PATIO	240 SQ. FT.	



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RESIDENCE

**PROJECT:**  
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CUSTOM RESIDENCE

**DESCRIPTION**  
PROPOSED FIRST &  
SECOND FLOOR PLAN  
322 N. AVON ST.  
BURBANK, CA. 91505

**JOB NUMBER:**  
318-291  
**PLOT DATE:**  
02/28/2021

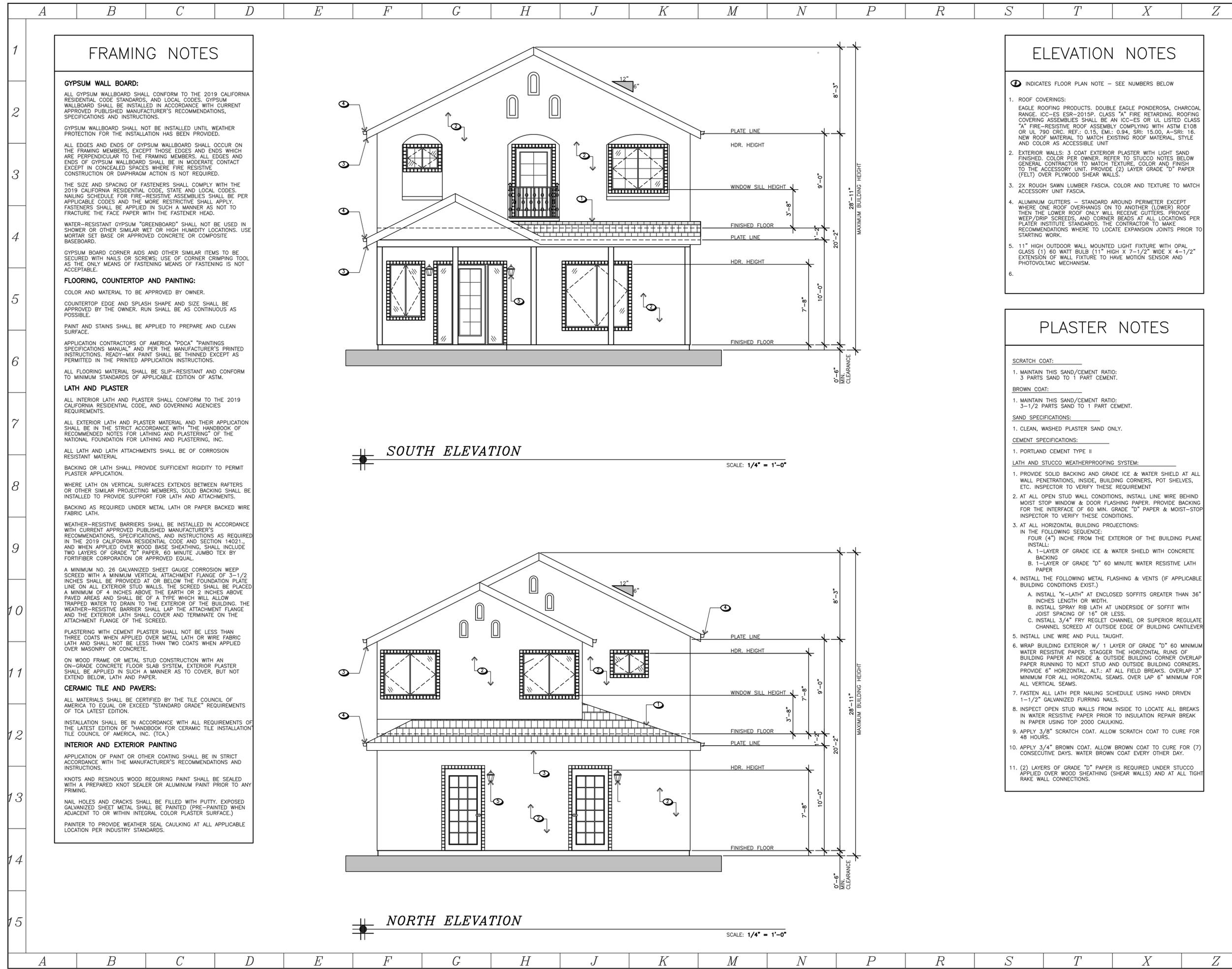
DATE	REVISION	TYPE
02/28/2021	COMMUNITY DEVELOPMENT REVIEW	1

**SHEET NUMBER**  
A.2  
**SCALE:** 1/4" = 1'-0"

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**FRAMING NOTES**

**GYPSON WALL BOARD:**  
 ALL GYPSUM WALLBOARD SHALL CONFORM TO THE 2019 CALIFORNIA RESIDENTIAL CODE STANDARDS, AND LOCAL CODES. GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT APPROVED PUBLISHED MANUFACTURER'S RECOMMENDATIONS, SPECIFICATIONS AND INSTRUCTIONS.  
 GYPSUM WALLBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION HAS BEEN PROVIDED.  
 ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL OCCUR ON THE FRAMING MEMBERS, EXCEPT THOSE EDGES AND ENDS WHICH ARE PERPENDICULAR TO THE FRAMING MEMBERS. ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL BE IN MODERATE CONTACT EXCEPT IN CONCEALED SPACES WHERE FIRE RESISTIVE CONSTRUCTION OR DIAPHRAGM ACTION IS NOT REQUIRED.  
 THE SIZE AND SPACING OF FASTENERS SHALL COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL CODE, STATE AND LOCAL CODES. NAILING SCHEDULE FOR FIRE-RESISTIVE ASSEMBLIES SHALL BE PER APPLICABLE CODES AND THE MORE RESTRICTIVE SHALL APPLY. FASTENERS SHALL BE APPLIED IN SUCH A MANNER AS NOT TO FRACTURE THE FACE PAPER WITH THE FASTENER HEAD.  
 WATER-RESISTANT GYPSUM "GREENBOARD" SHALL NOT BE USED IN SHOWER OR OTHER SIMILAR WET OR HIGH HUMIDITY LOCATIONS. USE MORTAR SET BASE OR APPROVED CONCRETE OR COMPOSITE BASEBOARD.  
 GYPSUM BOARD CORNER AIDS AND OTHER SIMILAR ITEMS TO BE SECURED WITH NAILS OR SCREWS; USE OF CORNER CRIMPING TOOL AS THE ONLY MEANS OF FASTENING MEANS OF FASTENING IS NOT ACCEPTABLE.

**FLOORING, COUNTERTOP AND PAINTING:**  
 COLOR AND MATERIAL TO BE APPROVED BY OWNER.  
 COUNTERTOP EDGE AND SPLASH SHAPE AND SIZE SHALL BE APPROVED BY THE OWNER. RUN SHALL BE AS CONTINUOUS AS POSSIBLE.  
 PAINT AND STAINS SHALL BE APPLIED TO PREPARE AND CLEAN SURFACE.  
 APPLICATION CONTRACTORS OF AMERICA "PDCA" "PAINTINGS SPECIFICATIONS MANUAL" AND PER THE MANUFACTURER'S PRINTED INSTRUCTIONS. READY-MIX PAINT SHALL BE THINNED EXCEPT AS PERMITTED IN THE PRINTED APPLICATION INSTRUCTIONS.  
 ALL FLOORING MATERIAL SHALL BE SLIP-RESISTANT AND CONFORM TO MINIMUM STANDARDS OF APPLICABLE EDITION OF ASTM.

**LATH AND PLASTER**  
 ALL INTERIOR LATH AND PLASTER SHALL CONFORM TO THE 2019 CALIFORNIA RESIDENTIAL CODE, AND GOVERNING AGENCIES REQUIREMENTS.  
 ALL EXTERIOR LATH AND PLASTER MATERIAL AND THEIR APPLICATION SHALL BE IN THE STRICT ACCORDANCE WITH "THE HANDBOOK OF RECOMMENDED NOTES FOR LATHING AND PLASTERING" OF THE NATIONAL FOUNDATION FOR LATHING AND PLASTERING, INC.  
 ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION RESISTANT MATERIAL.  
 BACKING OR LATH SHALL PROVIDE SUFFICIENT RIGIDITY TO PERMIT PLASTER APPLICATION.  
 WHERE LATH ON VERTICAL SURFACES EXTENDS BETWEEN RAFTERS OR OTHER SIMILAR PROJECTING MEMBERS, SOLID BACKING SHALL BE INSTALLED TO PROVIDE SUPPORT FOR LATH AND ATTACHMENTS.  
 BACKING AS REQUIRED UNDER METAL LATH OR PAPER BACKED WIRE FABRIC LATH.  
 WEATHER-RESISTIVE BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT APPROVED PUBLISHED MANUFACTURER'S RECOMMENDATIONS, SPECIFICATIONS, AND INSTRUCTIONS AS REQUIRED IN THE 2019 CALIFORNIA RESIDENTIAL CODE AND SECTION 14021, AND WHEN APPLIED OVER WOOD BASE SHEATHING, SHALL INCLUDE TWO LAYERS OF GRADE "D" PAPER, 60 MINUTE JUMBO TEX BY FORTIFIBER CORPORATION OR APPROVED EQUAL.  
 A MINIMUM NO. 26 GALVANIZED SHEET GAUGE CORROSION WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED.  
 PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH AND SHALL NOT BE LESS THAN TWO COATS WHEN APPLIED OVER MASONRY OR CONCRETE.  
 ON WOOD FRAME OR METAL STUD CONSTRUCTION WITH AN ON-GRADE CONCRETE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED IN SUCH A MANNER AS TO COVER, BUT NOT EXTEND BELOW, LATH AND PAPER.

**CERAMIC TILE AND PAVERS:**  
 ALL MATERIALS SHALL BE CERTIFIED BY THE TILE COUNCIL OF AMERICA TO EQUAL OR EXCEED "STANDARD GRADE" REQUIREMENTS OF TCA LATEST EDITION.  
 INSTALLATION SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS OF THE LATEST EDITION OF "HANDBOOK FOR CERAMIC TILE INSTALLATION" TILE COUNCIL OF AMERICA, INC. (TCA.)

**INTERIOR AND EXTERIOR PAINTING**  
 APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.  
 KNOTS AND RESINOUS WOOD REQUIRING PAINT SHALL BE SEALED WITH A PREPARED KNOT SEALER OR ALUMINUM PAINT PRIOR TO ANY PRIMING.  
 NAIL HOLES AND CRACKS SHALL BE FILLED WITH PUTTY. EXPOSED GALVANIZED SHEET METAL SHALL BE PAINTED (PRE-PAINTED WHEN ADJACENT TO OR WITHIN INTEGRAL COLOR PLASTER SURFACE.)  
 PAINTER TO PROVIDE WEATHER SEAL CAULKING AT ALL APPLICABLE LOCATION PER INDUSTRY STANDARDS.

**SOUTH ELEVATION**

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

**NORTH ELEVATION**

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

**ELEVATION NOTES**

- ① INDICATES FLOOR PLAN NOTE - SEE NUMBERS BELOW
- ROOF COVERINGS:  
 EAGLE ROOFING PRODUCTS. DOUBLE EAGLE PONDEROSA, CHARCOAL RANGE, ICC-ES ESR-2015P, CLASS "A" FIRE RETARDING, ROOFING COVERING ASSEMBLIES SHALL BE AN ICC-ES OR UL LISTED CLASS "A" FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL 790 CRC. REF.: 0.15, EMI.: 0.94, SRI: 15.00, A-SRI: 16. NEW ROOF MATERIAL TO MATCH EXISTING ROOF MATERIAL, STYLE AND COLOR AS ACCESSIBLE UNIT
  - EXTERIOR WALLS: 3 COAT EXTERIOR PLASTER WITH LIGHT SAND FINISHED. COLOR PER OWNER. REFER TO STUCCO NOTES BELOW GENERAL CONTRACTOR TO MATCH TEXTURE, COLOR AND FINISH TO THE ACCESSORY UNIT. PROVIDE (2) LAYER GRADE "D" PAPER (FELT) OVER PLYWOOD SHEAR WALLS.
  - 2X ROUGH SAWN LUMBER FASCIA. COLOR AND TEXTURE TO MATCH ACCESSORY UNIT FASCIA.
  - ALUMINUM GUTTERS - STANDARD AROUND PERIMETER EXCEPT WHERE ONE ROOF OVERHANGS ON TO ANOTHER (LOWER) ROOF THEN THE LOWER ROOF ONLY WILL RECEIVE GUTTERS. PROVIDE WEEP/DROP SCREEDS, AND CORNER BEADS AT ALL LOCATIONS PER PLASTER INSTITUTE STANDARDS. THE CONTRACTOR TO MAKE RECOMMENDATIONS WHERE TO LOCATE EXPANSION JOINTS PRIOR TO STARTING WORK.
  - 11" HIGH OUTDOOR WALL MOUNTED LIGHT FIXTURE WITH OPAL GLASS (1) 60 WATT BULB (11" HIGH X 7-1/2" WIDE X 4-1/2" EXTENSION OF WALL FIXTURE TO HAVE MOTION SENSOR AND PHOTOVOLTAIC MECHANISM.
  -

**PLASTER NOTES**

- SCRATCH COAT:**
- MAINTAIN THIS SAND/CEMENT RATIO:  
 3 PARTS SAND TO 1 PART CEMENT.
- BROWN COAT:**
- MAINTAIN THIS SAND/CEMENT RATIO:  
 3-1/2 PARTS SAND TO 1 PART CEMENT.
- SAND SPECIFICATIONS:**
- CLEAN, WASHED PLASTER SAND ONLY.
- CEMENT SPECIFICATIONS:**
- PORTLAND CEMENT TYPE II
- LATH AND STUCCO WEATHERPROOFING SYSTEM:**
- PROVIDE SOLID BACKING AND GRADE ICE & WATER SHIELD AT ALL WALL PENETRATIONS, INSIDE, BUILDING CORNERS, POT SHELVES, ETC. INSPECTOR TO VERIFY THESE REQUIREMENT
  - AT ALL OPEN STUD WALL CONDITIONS, INSTALL LINE WIRE BEHIND MOIST STOP WINDOW & DOOR FLASHING PAPER. PROVIDE BACKING FOR THE INTERFACE OF 60 MIN. GRADE "D" PAPER & MOIST-STOP INSPECTOR TO VERIFY THESE CONDITIONS.
  - AT ALL HORIZONTAL BUILDING PROJECTIONS:  
 IN THE FOLLOWING SEQUENCE:  
 FOUR (4") INCHES FROM THE EXTERIOR OF THE BUILDING PLANE INSTALL:  
 A. 1-LAYER OF GRADE ICE & WATER SHIELD WITH CONCRETE BACKING  
 B. 1-LAYER OF GRADE "D" 60 MINUTE WATER RESISTIVE LATH PAPER
  - INSTALL THE FOLLOWING METAL FLASHING & VENTS (IF APPLICABLE BUILDING CONDITIONS EXIST.)  
 A. INSTALL "K-LATH" AT ENCLOSED SOFFITS GREATER THAN 36" INCHES LENGTH OR WIDTH.  
 B. INSTALL SPRAY RIB LATH AT UNDERSIDE OF SOFFIT WITH JOIST SPACING OF 16" OR LESS.  
 C. INSTALL 3/4" FRY REGLET CHANNEL OR SUPERIOR REGULATE CHANNEL SCREED AT OUTSIDE EDGE OF BUILDING CANTILEVER
  - INSTALL LINE WIRE AND PULL TAUGHT.
  - WRAP BUILDING EXTERIOR W/ 1 LAYER OF GRADE "D" 60 MINIMUM WATER RESISTIVE PAPER. STAGGER THE HORIZONTAL RUNS OF BUILDING PAPER AT INSIDE & OUTSIDE BUILDING CORNER OVERLAP PAPER RUNNING TO NEXT STUD AND OUTSIDE BUILDING CORNERS. PROVIDE 6" HORIZONTAL. ALT.: AT ALL FIELD BREAKS. OVERLAP 3" MINIMUM FOR ALL HORIZONTAL SEAMS. OVER LAP 6" MINIMUM FOR ALL VERTICAL SEAMS.
  - FASTEN ALL LATH PER NAILING SCHEDULE USING HAND DRIVEN 1-1/2" GALVANIZED FURRING NAILS.
  - INSPECT OPEN STUD WALLS FROM INSIDE TO LOCATE ALL BREAKS IN WATER RESISTIVE PAPER PRIOR TO INSULATION REPAIR BREAK IN PAPER USING TOP 2000 CAULKING.
  - APPLY 3/8" SCRATCH COAT. ALLOW SCRATCH COAT TO CURE FOR 48 HOURS.
  - APPLY 3/4" BROWN COAT. ALLOW BROWN COAT TO CURE FOR (7) CONSECUTIVE DAYS. WATER BROWN COAT EVERY OTHER DAY.
  - (2) LAYERS OF GRADE "D" PAPER IS REQUIRED UNDER STUCCO APPLIED OVER WOOD SHEATHING (SHEAR WALLS) AND AT ALL TIGHT RAKE WALL CONNECTIONS.



**CLIENT:**  
 MR. MENDOZA  
 RESIDENCE

**PROJECT:**  
 MENDOZA  
 CUSTOM RESIDENCE

**DESCRIPTION**  
 PROPOSED  
 ELEVATIONS  
 322 AVON ST.  
 BURBANK, CA. 91505

**JOB NUMBER:**  
 318-291  
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 02/28/2021

DATE	REVISION	TYPE

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 TEL: (949) 610-4030  
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### ELEVATION NOTES

Ⓢ INDICATES FLOOR PLAN NOTE - SEE NUMBERS BELOW

- ROOF COVERINGS:  
EAGLE ROOFING PRODUCTS, DOUBLE EAGLE PONDEROSA, CHARCOAL RANGE, ICC-ES ESR-2015P, CLASS "A" FIRE RETARDING, ROOFING COVERING ASSEMBLIES SHALL BE AN ICC-ES OR UL LISTED CLASS "A" FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL 790 CRC, REF.: 0.15, EMI.: 0.94, SRI: 15.00, A-SRI: 16. NEW ROOF MATERIAL TO MATCH EXISTING ROOF MATERIAL, STYLE AND COLOR AS ACCESSIBLE UNIT
- EXTERIOR WALLS: 3 COAT EXTERIOR PLASTER WITH LIGHT SAND FINISHED, COLOR PER OWNER, REFER TO STUCCO NOTES BELOW GENERAL CONTRACTOR TO MATCH TEXTURE, COLOR AND FINISH TO THE ACCESSORY UNIT, PROVIDE (2) LAYER GRADE "D" PAPER (FELT) OVER PLYWOOD SHEAR WALLS.
- 2X ROUGH SAWN LUMBER FASCIA, COLOR AND TEXTURE TO MATCH ACCESSORY UNIT FASCIA.
- ALUMINUM GUTTERS - STANDARD AROUND PERIMETER EXCEPT WHERE ONE ROOF OVERHANGS ON TO ANOTHER (LOWER) ROOF THEN THE LOWER ROOF ONLY WILL RECEIVE GUTTERS. PROVIDE WEEP/D RIP SCREEDS, AND CORNER BEADS AT ALL LOCATIONS PER PLASTER INSTITUTE STANDARDS. THE CONTRACTOR TO MAKE RECOMMENDATIONS WHERE TO LOCATE EXPANSION JOINTS PRIOR TO STARTING WORK.
- 11" HIGH OUTDOOR WALL MOUNTED LIGHT FIXTURE WITH OPAL GLASS (1) 60 WATT BULB (11" HIGH X 7-1/2" WIDE X 4-1/2" EXTENSION OF WALL FIXTURE TO HAVE MOTION SENSOR AND PHOTOVOLTAIC MECHANISM.
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**CLIENT:**  
MR. MENDOZA  
RESIDENCE

**PROJECT:**  
MENDOZA  
CUSTOM RESIDENCE

**DESCRIPTION**  
PROPOSED  
ELEVATIONS  
322 AVON ST.  
BURBANK, CA. 91505

**JOB NUMBER:** 318-291  
**PLOT DATE:** 02/28/2021

DATE	REVISION	TYPE

**SHEET NUMBER**  
A.6

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