



**COMMUNITY
DEVELOPMENT**

August 26, 2025

JOHN DENSMORE
1800 KAREN ST
BURBANK, CA 91504

Via email: Densmorejohn10@gmail.com

RE: Notice of Decision - Approval
PROJECT NO. 25-0001099 Minor Exception to Setback
Located at 1800 Karen St.

Dear Mr. Densmore,

This letter is to notify you that the Community Development Director has approved your application for the Minor Setback Exception (MSE) to construct a 290-square-foot addition to the front portion of the existing 1,507 square-foot single-family residence while maintaining a 5-foot side yard setback from the northwestern property line at the property located at 1800 Karen St in the R-1 (Single-family residential) zone (Attachment A), pursuant to the ability of staff to affirmatively determine the project satisfies the requisites for approval (Attachment B) upon implementation of the attached Conditions of Approval (Attachment C).

Please be advised that the decision of the Community Development Director will become final fifteen (15) days from the date of this letter unless the decision is appealed to the Planning Board within fifteen (15) days. Any appeal of the Director's decision must be submitted to the Planning Division with the applicable filing fee prior to the expiration of the fifteen (15) day appeal period, or **5:00 p.m. on Wednesday, September 10, 2025**. If no appeal is filed, you may submit to the Building & Safety Division for Building Plan Check review the first business day following the conclusion of the 15-day appeal period. If appealed, this decision will be set aside, and the Planning Commission will conduct a De Novo review of the application and make a decision. The Planning Commission decision is final and cannot be appealed.

If you have any questions concerning this letter, please call me at (818) 238-5250, or email me at sdurghalli@burbankca.gov.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT



Sara Durghalli
Assistant Planner

Enc:

Attachment A: Approved Plans
Attachment B: Minor Setback Exception Findings
Attachment C: Conditions of Approval

Cc: Rebecca Densmore – rebeccadensmore11@gmail.com
Douglas S. Humphries – dadadesign@gmail.com

ATTACHMENT A

Approved Plans

DEMOLITION NOTES & NOTE BLOCKS

Residential

☒ **DIVERSION OF C&D DEBRIS:** A minimum 65% of generated debris shall be recycled, reused, or diverted from the landfill. An administrative fee and a refundable deposit will be collected at the time of permit issuance. The deposit can be refunded if recycling receipts are submitted to Building Division within 60 days of permit final (BMC 9-1-11-1012).

☒ **DEMOLITION NOTE:** All demolition and grading permits will require a preconstruction meeting prior to commencement of any demolition work and a project sign must be posted on site. If a Single-Family Dwelling is being demolished that is located on a sloped lot a topographic survey is required to be performed prior to the demolition of the structure. This may also be required for a flat lot as determined by the Building Official. Documents indicating rodent and insect abatement has been performed must be presented to the building inspector prior to start of demolition.

☒ **RESIDENTIAL DEMOLITION NOTE:** Partial demolition of a residential structure in association with a construction project is only permitted where indicated on the approved plans. Any demolition work beyond that shown on the approved plans may result in a Stop Work Order (CBC Chapter 1 Sec. 115) and/or revocation of the permit (CBC Chapter 1 Sec. 105.6). Additional demolition work may also require compliance with Burbank Municipal Code Sec. 10-1-1810 if more than 50% of the structure is demolished.

Residential and Commercial Demolition

☒ Per BMC 9-1-11-1012 the following information is required:

The completed WMP must be signed by the Applicant and shall indicate all of the following:

1. The site address;
2. The names, addresses, and phone numbers of the property owner and the general contractor;
3. The existing square footage, the proposed square footage, the percentage of increase in project size, or the square footage of the structure to be demolished;
4. The estimated volume or weight of construction and demolition debris, by material type, to be generated on the project site;
5. The estimated volume or weight of construction and demolition debris, by material type, to be diverted to recycling, reuse or salvage;
6. The vendor or facility that the applicant proposes to use to collect or receive that material;
7. The estimated volume or weight of the construction and demolition materials that will be landfilled;
8. Certification that the minimum Diversion Requirement will be met;
9. Such other data and information as may be required by the Building Official;
10. Other information Applicant believes is relevant to determining its efforts to comply with this Division.

GENERAL NOTES & NOTE BLOCKS

☒ **GENERAL NOTES:**

1. All construction shall comply with the 2022 edition of the 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)
8. The top of the exterior foundation shall extend above the elevation of the street gutter a minimum of 12" plus 2% (CBC 1803.7.4).

☒ Provide on the cover of the plans a note identifying which building code is being used for this project, either:

- The 2022 California Building Code (CBC)
- Section 1.1.7.3.1 of the CBC and the CRC states that detached one- and two-family dwellings may be designed and constructed in accordance with the CBC or the CRC, but not both, unless the proposed structure or element exceeds the design limitations established in the CRC, and the code user is specifically directed by the CRC to use the CBC.

☒ On the COVER SHEET list only, the specific applicable codes used for this project.

- 2022 California Building Code (CBC)
- 2022 California Mechanical Code (CMC)
- 2022 California Electrical Code (CEC)
- 2022 California Plumbing Code (CPC)
- 2022 California Green Building Code (CALGreen)
- 2022 California Energy Code

☐ **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).

BURBANK

COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF BURBANK

WATER-CONSERVING PLUMBING FIXTURES

CERTIFICATE OF COMPLIANCE

(For buildings built on or before Jan. 1, 1994)

Project Address: 1800 KAREN ST. Permit No: BS 240 76 28

I certify, under penalty of perjury, as owner of this property, that noncompliant plumbing fixtures have been replaced with water-conserving plumbing fixtures in accordance with Civil Code Sections 1101.1 through 1101.8, the current California Plumbing Code and California Green Building Standards Code, and manufacturer's installation requirements, and that the water-conserving plumbing fixtures comply with the requirements as listed below.

Owner's Name: JOHN DENSMORE Date: 7-18-2024

Owner's Signature: [Signature]

SINGLE-FAMILY RESIDENTIAL

Fixture	CALGreen/ CPC
Water Closet	1.28 gals/flush
Showerhead	1.8 gals/min at 80 psi
Multiple Showerheads	1.8 gals/min combined at 80 psi
Lavatory Faucet	1.2 gals/min at 60 psi
Kitchen Faucet	1.8 gals/min at 60 psi

MULTI-FAMILY RESIDENTIAL

Fixture	CALGreen/ CPC
Water Closet	1.28 gals/flush
Showerhead	1.8 gals/min at 80 psi
Multiple Showerheads	1.8 gals/min combined at 80 psi
Lavatory Faucet (within units)	1.2 gals/min at 60 psi
Lavatory Faucet (common areas)	0.5 gals/min at 60 psi
Kitchen Faucet	1.8 gals/min at 60psi

☒ THE FOLLOWING NOTES SHALL BE REPRODUCED ON THE SITE PLAN OR COVER SHEET CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) - INCORPORATE T-ESE MANDATORY ITEMS IN THE DESIGN AND CONSTRUCTION OF THE PROJECT AND ADD NOTES TO PLANS AS APPLICABLE OF THE SUBMITTED DRAWINGS

2022 CalGreen Residential Mandatory Measure Notes

PLANNING AND DESIGN

4.108.2	Storm Water Drainage and Retention During Construction	A plan is developed and implemented to manage storm water drainage during construction
4.108.3	Grading and Paving	Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings
4.108.4.1	Electric Vehicle	Provide capability for electric vehicle charging for one and two-family dwellings, townhouses with attached private garages in accordance with Section 4.108.4.1.
4.108.4.2	Electric Vehicle Charging	Provide capability for electric vehicle charging for multi-family dwellings and hotels/motels in accordance with Sections 4.108.4.2.1 or 4.108.4.2.2, as applicable.
4.108.4.3	Electric Vehicle Charging	Provide capability for electric vehicle charging for existing parking lots or new parking lots for existing residential buildings in accordance with Section 4.108.4.3, as applicable

ENERGY EFFICIENCY

4.201.1	General	Building meets or exceeds the requirements of the California Building Energy Efficiency Standards
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WATER EFFICIENCY AND CONSERVATION (Indoor Water Use)

4.303.1	Water Conserving Plumbing Fixtures and Fittings	Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4
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		Maximum
	Water closets	1.22 gallons/flush
	Urinals	0.125 gallons/flush for wall-mounted type and 0.5 gallons/flush for floor-mounted type or other type
	Showerheads	1.8 gpm @ 80 psi
	Residential lavatory faucets	1.2 gpm @ 80 psi max
	Lavatory faucets in common & public use areas	0.8 gpm @ 22 psi min
	Metering faucets	0.5 gpm @ 60 psi
	Kitchen faucets	0.5 gals/cycle
		1.8 gpm @ 60 psi

4.303.3 Standards for Plumbing Fixtures and Fittings Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards

4.303.1.4.3 Metering faucets Metering faucets in residential building shall not deliver more than 0.2 gallons per cycle

WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use)

4.304.1	Outdoor potable water use in landscape areas	Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2 MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/
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MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Enhanced Durability & Reduced Maintenance)

4.402.1	Rodent proofing	Annual spaces around pipes, electric cables, conduits, or other openings in exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency
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MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal & Recycling)

4.403.1	Construction Waste Management	Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.403.2; or 3. A waste management company, per Section 4.403.3; or 4. The waste's stream reduction alternative, per Section 4.403.4
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MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Building Maintenance & Operation)

4.410.1	Operation and Maintenance Manual	An operation and maintenance manual shall be provided to the building occupant or owner. Where 5 or more multi-unit dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a locally enacted local recycling ordinance. If more restrictive (lower-tonnage) local jurisdictions that meet and apply for the exemption in Public Resources Code Section 42646.82(a)(2)(A) at seq will also be exempt from the organic waste portion of this section
4.410.2	Recycling by Occupants	

2022 CalGreen Residential Mandatory Measure Notes

ENVIRONMENTAL QUALITY (Fireplaces)

4.503.1	Fireplaces	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label and casing they are certified to meet the emission limits. Woodstoves, pellet stoves and gasplaces shall also comply with applicable local ordinances
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ENVIRONMENTAL QUALITY (Pollutant Control)

4.504.1	Covering of Dust Openings & Protection of Mech. Equipment During Construction	Duct openings and other related air distribution component openings shall be covered during construction.
4.504.2.1	Adhesives, Sealants and Caulks	Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
4.504.2.2	Paints and Coatings	Paints, stains and other coatings shall be compliant with VOC limits
4.504.2.3	Aerosol Paints and Coatings	Aerosol paints and coatings shall be compliant with product weight-to-MIR limits for VOC and other toxic compounds
4.504.2.4	Ventilation	Documentation shall be provided to verify that compliant VOC limit finish materials have been used.
4.504.3	Carpet Systems	Carpet and carpet systems shall be compliant with VOC limits
4.504.4	Resilient Flooring Systems	80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria
4.504.5	Composite Wood Products	Particleboard, medium density fiberboard (MDF) and hardwood plywood used in the interior finish systems shall comply with low formaldehyde emission standards

ENVIRONMENTAL QUALITY (Interior Moisture Control)

4.505.2	Concrete Slab Foundations	Vapor retarder and capillary break is installed at slab-on-grade foundations.
4.505.3	Moisture Content of Building Materials	Moisture content of building materials used in wall and floor framing is checked before enclosure

ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust)

4.506.1	Bathrooms Exhaust Fans	Each bathroom shall be mechanically ventilated and shall comply with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in), OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of 50 percent to a maximum of 80 percent
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ENVIRONMENTAL QUALITY (Environmental Comfort)

4.507.2	Heating and Air Conditioning System Design	Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2018 or equivalent 2. Size duct systems according to ANSI/ACCA 1 Manual D-2018 or equivalent 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent
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INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (Qualifications, Verifications)

702.1	Installer Training	HVAC system installers are trained and certified in the proper installation of HVAC systems
702.2	Special Inspection	Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting
703.1	Documentation	Verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial compliance

Note: This check list is intended only as an aid to the user and may not contain complete code language. Refer to 2022 CalGreen Chapter 4 for complete code language

CPC/BWP WATER DIV. CONDITIONS OF APPROVAL

1. EXISTING 5/8" x 3/4" WATER METER TO BE REPLACED WITH A 3/4" x 3/4" WATER METER BY CITY.
2. OWNER OR CONTRACTOR SHALL INSTALL CUSTOMER SHUTOFF VALVE AT THE WATER METER OUTLET COUPLING IN THE WATER METER BOX IN ACCORDANCE WITH BWP STANDARD DWG. BWP-625
3. OWNER OR CONTRACTOR SHALL INSTALL 3/4" MIN. BUILDING SUPPLY LINE. FROM THE CUSTOMER SHUTOFF VALVE TO THE BUILDING

SINGLE FAMILY DEVELOPMENT PROJECTS IN R-1 & R-1-H ZONES

PUBLIC NOTICE SIGN REQUIREMENTS

All applicants proposing additions and remodels that alter the exterior facades of a single-family dwelling as well as construction of new single-family dwellings in R-1 and R-1-H single-family residential zones are required to post a sign on the project site providing public notice of the pending development application.

Requirements for the design, construction, and placement of the sign are as detailed below.

1. The sign is to be erected on the project site within 30 days of applying for a plan check (i.e., payment of plan check fees). The sign shall be maintained for the entire duration of the plan check process and is to be removed after the issuance of the building permit.
2. Sign specifications and design:
 - a. Size: 3 feet long by 3 feet tall
 - b. Height: See Figure below
 - c. Location: Front of project site facing the street. Sign cannot encroach into the public right of way (sidewalk and parkway).
 - d. The sign must be constructed on a weatherproof material and mounted onto a wood backing structure. Paper or cardboard is not acceptable. The sign must be supported by two posts with a minimum size of 4 inches by 4 inches, with a proper footing if required.
 - e. The background of the sign must be white with black lettering.
 - f. In the example the lettering shown in bold (including Project Address, Permit no., Project Description, and Proposed Dwelling) must use a 2" letter font size and other lettering must use a 1" font size.
 - g. Project sign is subject to approval by the City Planner after installation.

PROJECT SIGN

1. Sign location: Front of project site facing the street. Sign cannot encroach into the public right-of-way (sidewalk and parkway).

2. Sign may be mounted independently or on the construction fence.

VERIFICATION REQUIREMENT

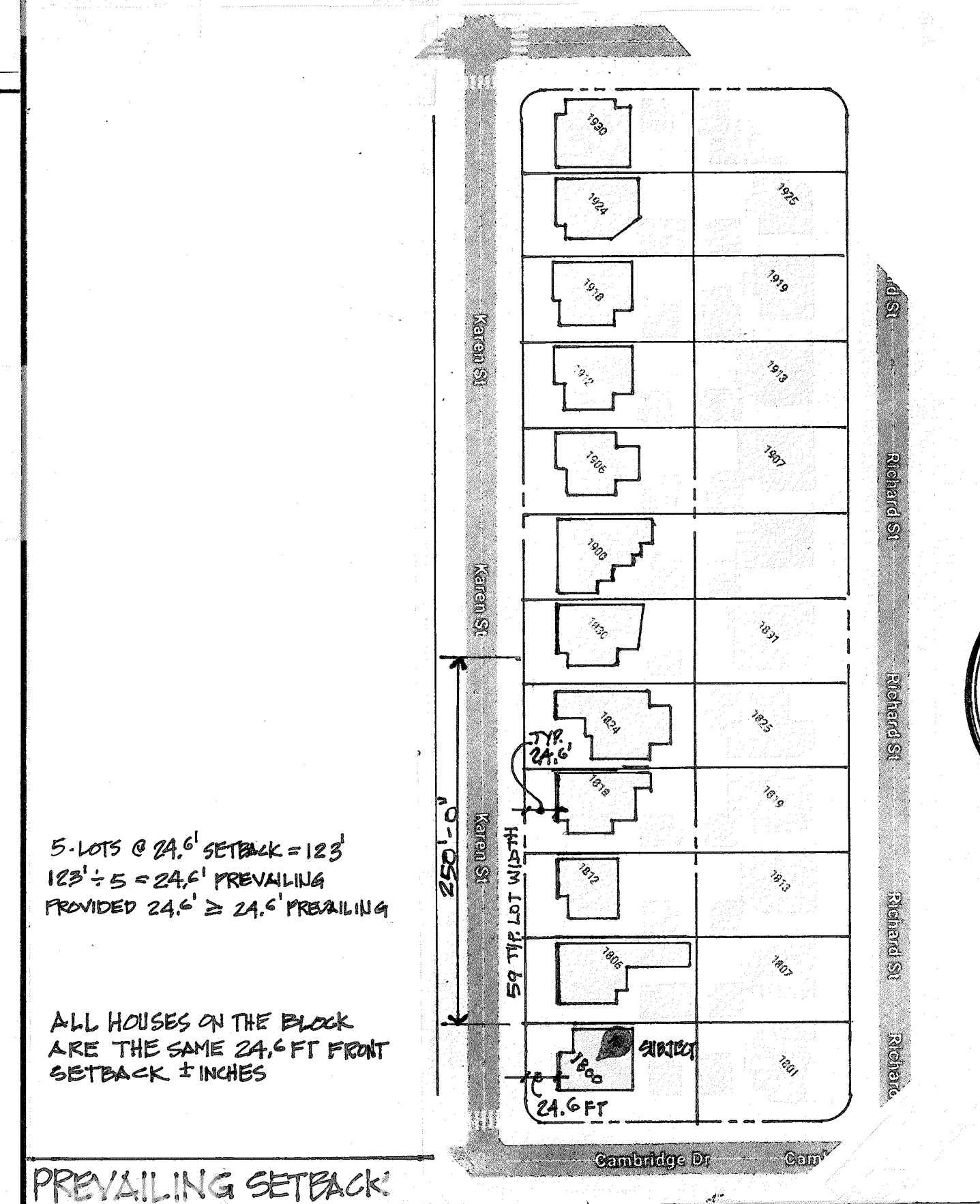
Firm or individual responsible for the verification:

Name: _____ License No.: _____

BURBANK PUBLIC WORKS NOTES

Backwater valve to be installed on private building sewer per BMC 8-1-3-13 and requirements of the City's CDD-Building Department. It is noted and acknowledged that City staff will not sign off on the Final Building Permit Approval and/or Certificate of Occupancy until the owner/developer provides proof that the backwater valve(s) have been installed.

Per BMC 9-3-407, Best Management Practices shall apply to all construction projects and shall be required from the time of land clearing, demolition or commencement of construction until receipt of a certificate of occupancy. (SEE SHEET BU FOR BMP NOTES)



STRUCTURAL DESIGN LOADS/CRITERIA

- a. [§1603.1.2 CBC] Roof Live Load = 20 PSF (No Live Load Reduction)
- b. [§1603.1.4 CBC] Wind Design data:
Basic Wind Speed (3-mile gust) = 110 MPH
Wind Importance Factor I = 1.0
Wind Exposure (s) = C
The Applicable Internal Pressure Coefficient = 1.21 (HT=15 FT); 1.29 (HT=20 FT); 1.35 (HT=25 FT); 1.40 (HT=30 FT).
Design Wind Pressure(s) for Components and Cladding = 15.9 PSF (ZONE A); -4.2 PSF (ZONE B); 10.6 PSF (ZONE C); -2.3 PSF (ZONE D).
- c. [§1603.1.5 CBC] Earthquake Design Data:
Seismic Importance factor I = 1.0
Occupancy Category = II
Mapped Spectral Response Accelerations, S_s = 1.984 & S₁ = 0.725
Site Class = D
Spectral Response Coefficients, S_{ps} = 1.587 & S_{dp} = 0.00
Basic Seismic - Force Resisting System(s) = D
Design Base Shear = 0.317W
Seismic Response Coefficient(s), C_s = 0.244
Response Modifications Factor(s), R = 6.5
Analysis Procedure used: Equivalent Lateral Force Procedure

APPROVED

CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

By: Sara Duggan Assistant Planner

Project No: 25-0001069 Date: 8/29/2025

DENSMORE RESIDENCE

DADA DESIGN & GRAPHICS

DOUGLAS S. HUMPHRIES

Licensed Architect

12122 Hartsook Street

Valley Village, California

Office (818) 506-4919

Fax (818) 506-5252

DADAdesign@netzero.net

SEAL

DOUGLAS S. HUMPHRIES

C-25559

RENEWAL DATE

3/31/2027

STATE OF CALIFORNIA

0

SHEET NO.

SEE DOOR & WINDOW NOTES ON SHT. # 2, ALL GLASS DOORS TO BE TEMPERED OR LAMINATED AND TO BE S.B.O.

WINDOW SCHEDULE (*) ASTERISK DENOTES TEMPERED GLASS AT SPECIFIC LOCATIONS (SEE PLANS)

(*) ASTERISK DENOTES TEMPERED GLASS
AT SPECIFIC LOCATIONS (SEE PLANS)

ALL EXISTING WINDOWS and EXTERIOR GLASS DOORS TO BE REPLACED

NOTE:
THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED



[Faint, illegible handwritten notes]

FRONT SETBACK AREA = 1749 SF Y 45% = 781 SF MAX PAVED

NOTE TO THE CONTRACTOR

VICINITY MAP



code analysis

- 30-011



Existing 3 Bedroom, 2 Bath Residence remodel / addition

construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution lines (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to location of the hook-up. The construction shall not be within ten feet of any power lines whether or not they are located on the property. Failure to comply may cause construction delays and/or additional expenses.

All portions of required front yard not used for necessary driveways and walkways, including decorative walkways shall be used for planting and shall not be paved. (12.21.C10(a)(5))



Lot Area = 8,092 Sq. Ft.
Lot Coverage is 2,583 Sq. Ft = 31.9 % < 60 % allowed in R-1



SHEET INDEX

BUILDING DEPARTMENT REQUIRED GENERAL NOTES

- Smoke detectors shall receive their primary power source from building wiring and shall be equipped with battery back up and low battery signal. Smoke detectors shall be located in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke detectors are to be inter-connected. In existing construction smoke detectors may be battery operated, installed in location as specified above.
- An approved Carbon Monoxide detector / alarm shall be installed in dwelling units and in sleeping units which fuel-burning appliances are installed and in dwelling units that have attached garages. CM alarm shall be provided outside of each separated dwelling unit sleeping area in the immediate vicinity of the Bedroom(s) and on every level of a dwelling unit including basements.
- A heater capable of maintaining a minimum room temperature of 68° F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature.
- Exhaust Fans shall be Energy Star Compliant and be ducted to terminate to the outside of the building. Exhaust Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.
- Provide an approved spark arrester for chimney of a fireplace, stove, or barbecue.
- An approved seismic gas shutoff valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping.
- Water heater must be strapped to wall.
- Outswing doors must open over a landing not more than 1" below the threshold. Exception: Providing the door does not swing over the landing, landing shall be not more than 8" below the threshold. All interior and exterior stairways shall be illuminated.

- Provide min 12 inch non-absorbent wall adjacent to shower and approved shatter resistant materials for shower enclosure. All shower compartments, regardless of shape, shall have a min. finished interior of 1,024 Sq. In., and shall be capable of encompassing a 30" Ø circle.
 - Provide Individual Control Valves of the Pressure Balance or Thermostatic Mixing Valve Type for showers and tub / Showers.
 - Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposable system.
 - Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs, and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply.
 - Water Closets shall have an average consumption of not more than 1.28 gallons water per flush. Shower Heads shall be designed and installed so that they will not exceed a water supply flow rate of 1.8 gallons per minute measured at 80 psi. Faucets shall be designed and manufactured so that they will not exceed a water supply flow rate of 1.2 gallons per minute at 60 psi.
 - All new plumbing fixtures shall comply with the current plumbing Code.
- Every sleeping room shall have one approved opening for emergency escape. All emergency escape windows shall have a min. net clear opening of 5.7 sq. ft. The min. net clear opening dimensions shall be 24 inches high and 20 inches wide. The finished sill height shall not be more than 44 inches above the floor.
- Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance. Or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot candles over the area of the room at height of 30" above floor level.
- When work requires a building permit having a valuation in excess of \$500.00 the owner shall equip all showers with low flow showerheads and all water closets with flush o meter - valves which flush water closets with maximum of 1.28 gallons or water closet flush reduction devices.

- Buildings shall have approved address numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- Provide anti-graffiti finish within the first 9 feet, measured from the grade, at exterior walls and doors.
- Provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. 30 seconds when door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 sec. max.) for a single opening. The deactivation switch shall be at least 54" above the floor.
Provide anti-Entrapment Drain cover meeting the current ASTM or ASME for the suction outlets of the Swimming Pool, Toddler Pool and Spa for single & multi family dwellings per the Assembly Bill (AB) # 2477
- Code states, in part, that the noise level from pool equipment or reservoir cannot exceed the ambient noise level of any other occupied property (Or adjoining unit in multi-dwelling structure) by more than five (5) decibels.
- Provide energy compliant appliances where applicable.

HERS VERIFICATION REQUIREMENT

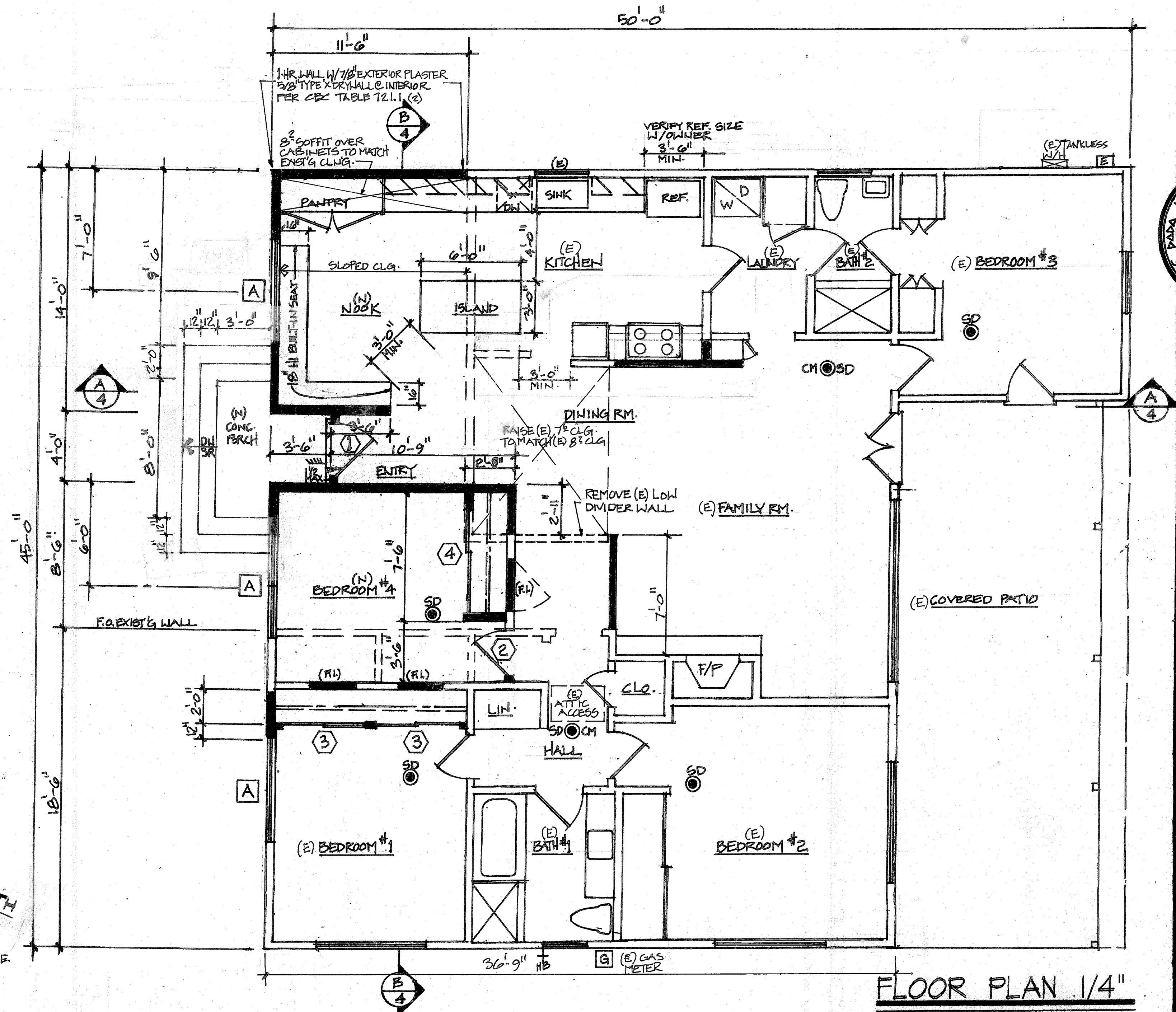
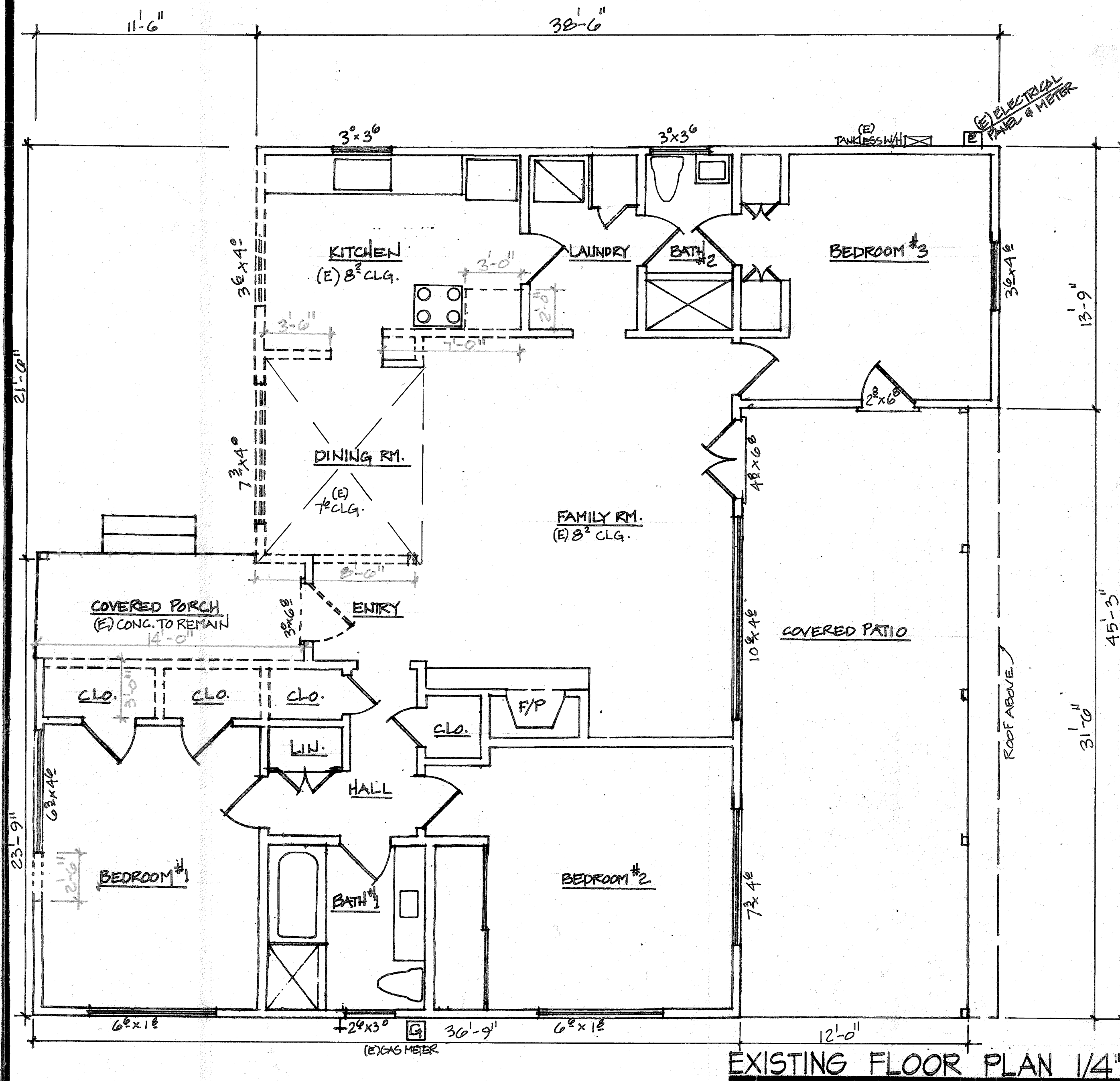
Firm or individual responsible for the verification:
Name: _____ License No.: _____

LEGEND OF SYMBOLS

- (E) = EXISTING (F.I.) = FILL-IN (E) OPENING
- (RE) = REMOVE EXISTING DOOR OR WINDOW
- S.B.O. = SELECTED BY OWNER
- T.M.E. = TO MATCH EXISTING
- D.S. = DOWNSPOUT
- = EXISTING WALLS
- = NEW WALLS
- = DOOR OR WINDOW OPENING TO BE ENCLOSED
- = WALLS TO BE REMOVED, ARCHED OR CASED OPENING AS NOTED.
- = RETAINING WALLS
- = SOUND WALLS

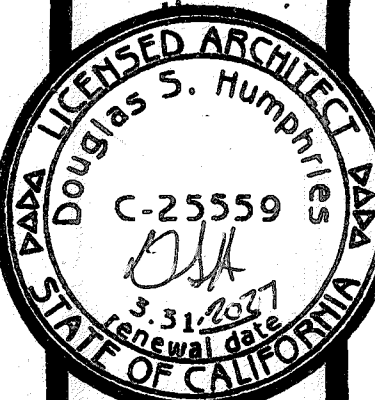
NOTE: ALL WALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS NOTED OTHERWISE (W.N.O.)

- PROVIDE R-15 INSULATION & ALL NEW EXTERIOR WALLS
- EXIST'G ADJ(N) STUDS ARE 2x4 @ 16" O.C. U.N.O.



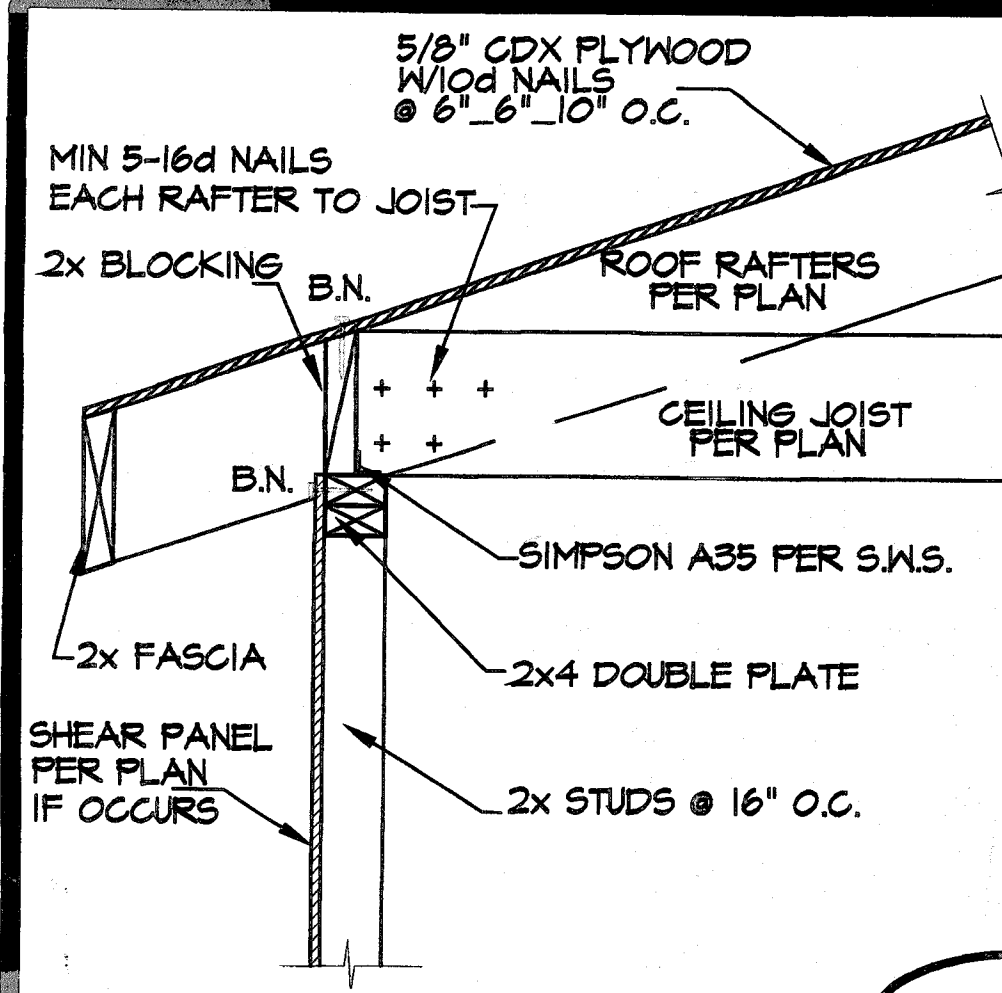
DENSMORE RESIDENCE

1800 Karen Street
Burbank, CA 91504



DADA DESIGN & GRAPHICS
DOUGLAS S. HUMPHRIES
12122 Hartbrook Street
Valley Village, California 91607
Office (818) 506-4919
DADAdesign@mezzero.net Fax (818) 506-5252

DATE	7/7/18
SCALE	NOTED
NOTED	7/7/18
BY	DS
CHECKED	
APPROVED	
2	



ATTIC VENTING CALCULATIONS

NFA CALC'D FOR VENTS

ATTIC AREA = 198 SF. = 1.32 SF. VENT AREA REQUIRED

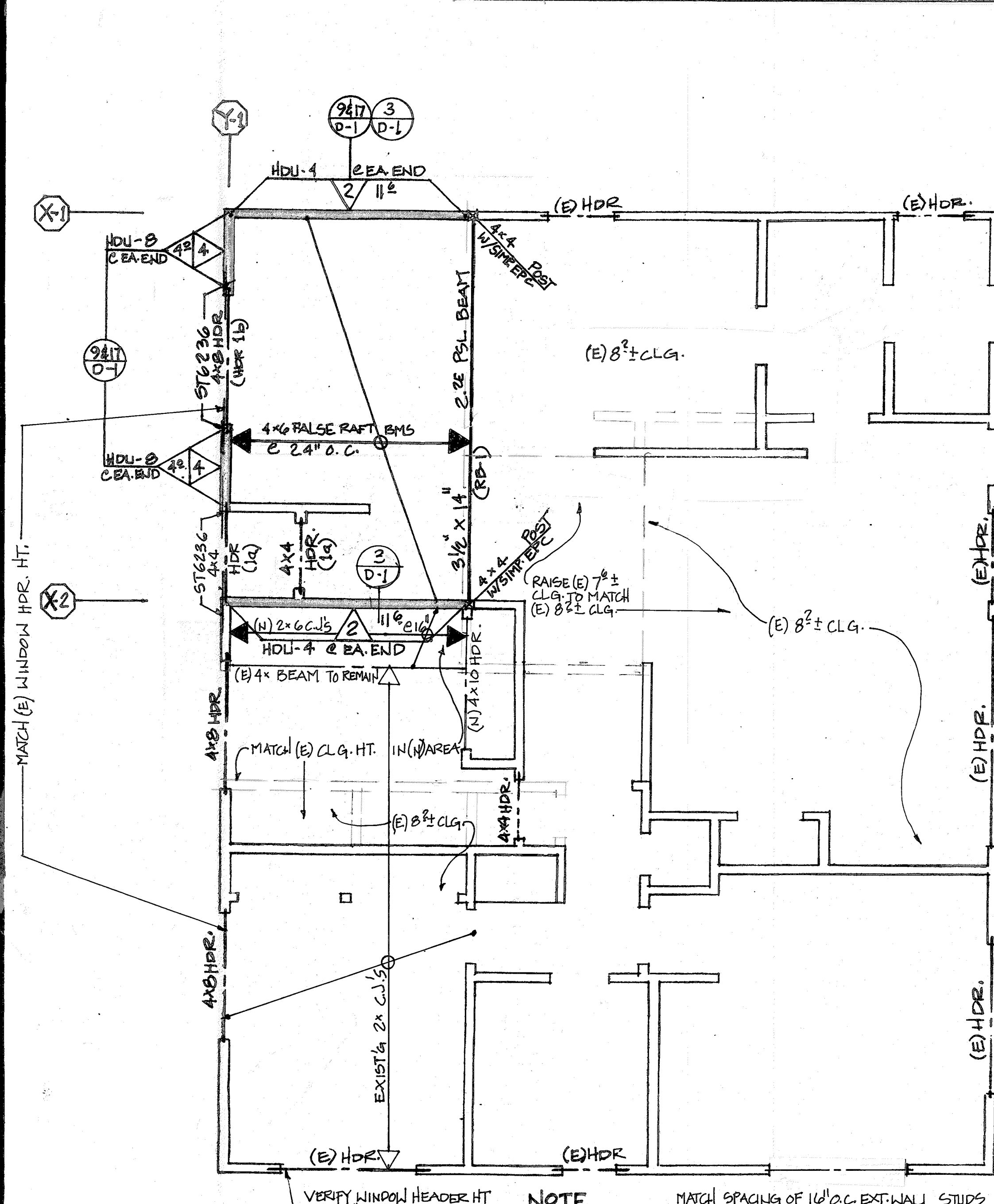
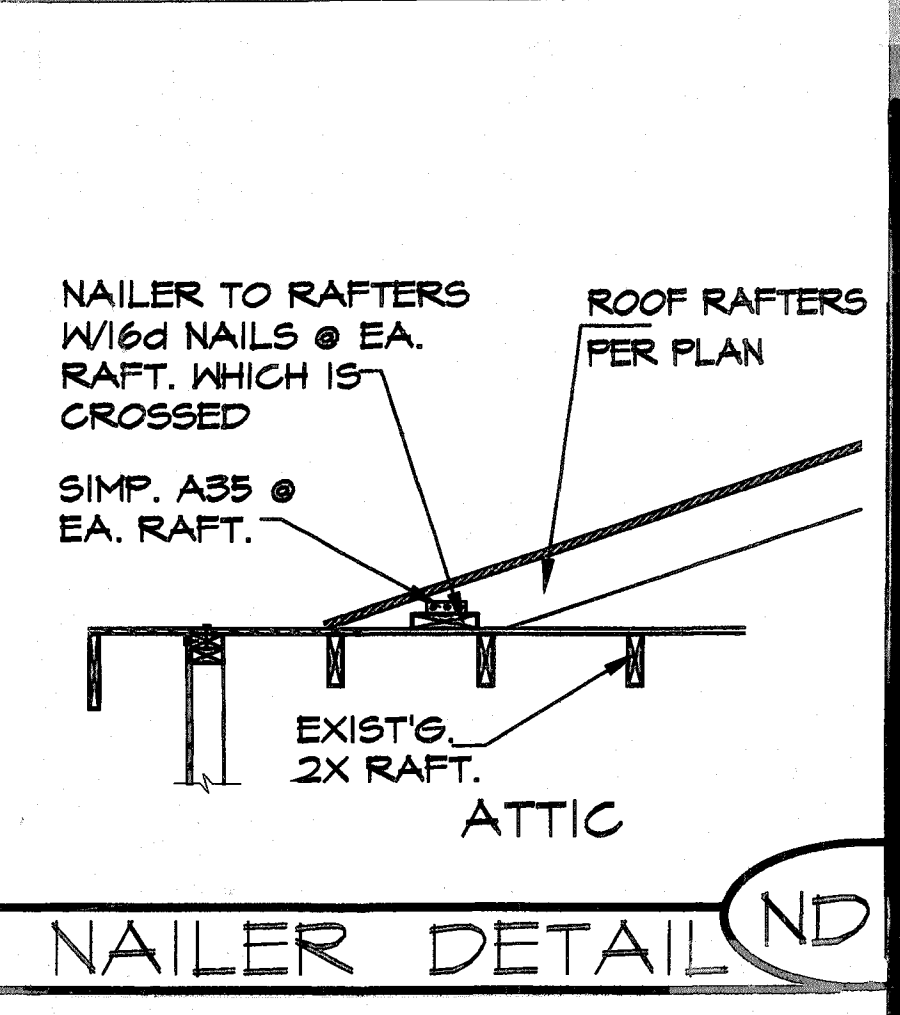
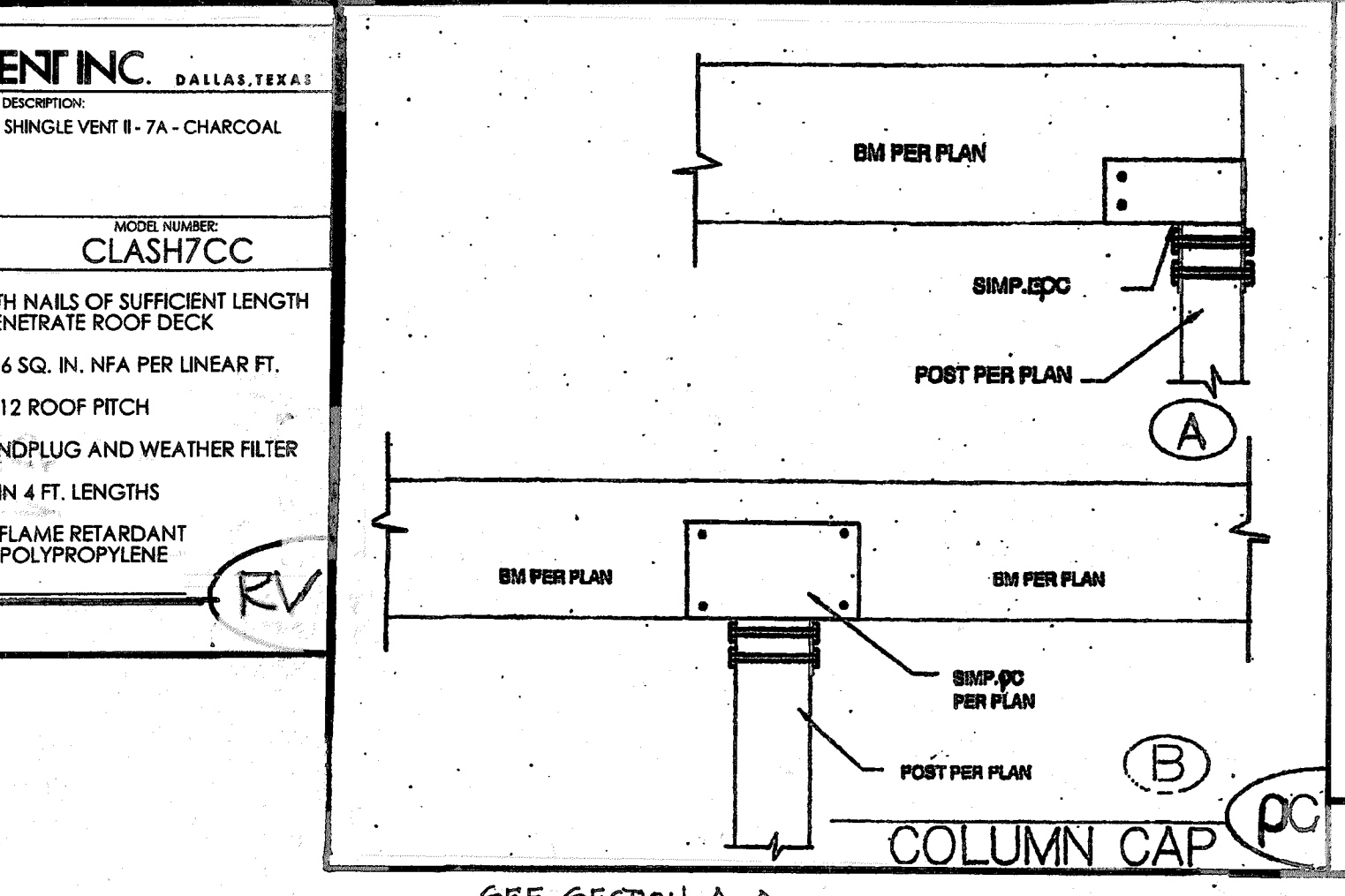
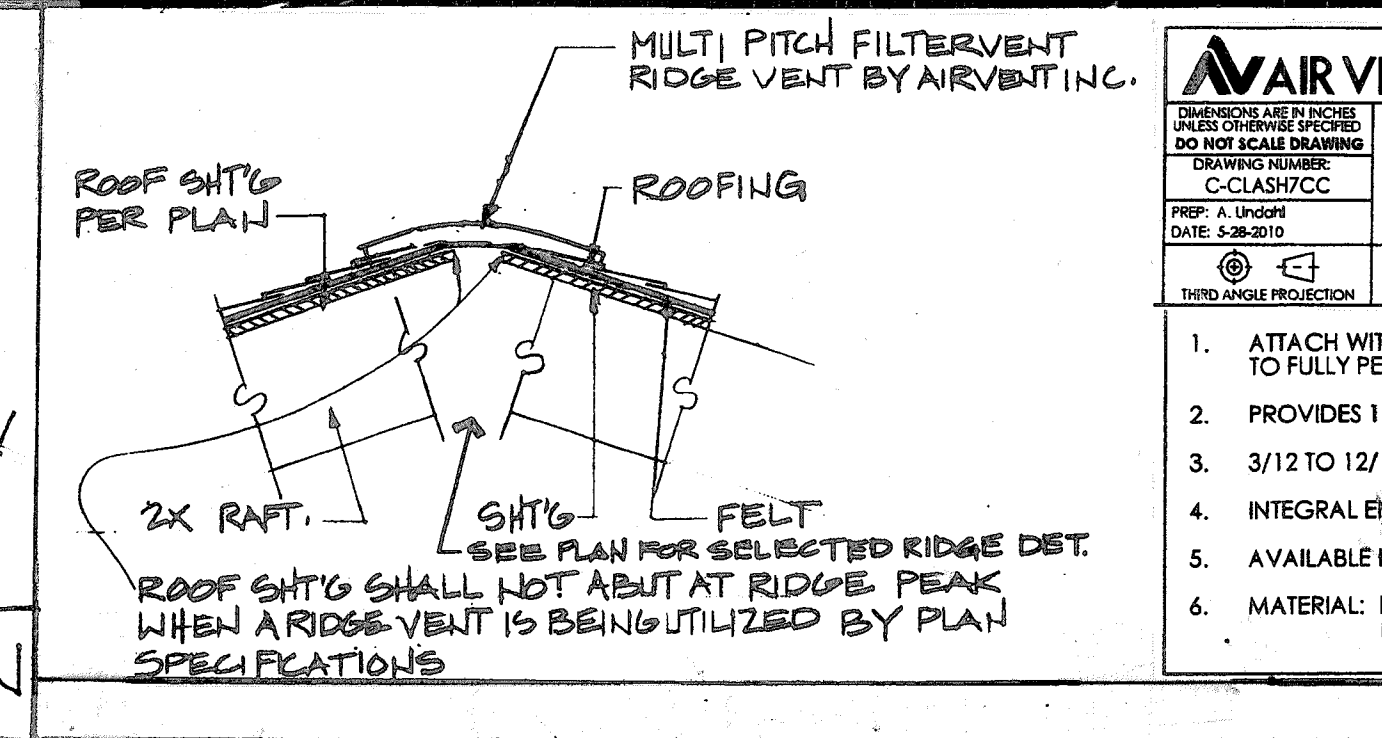
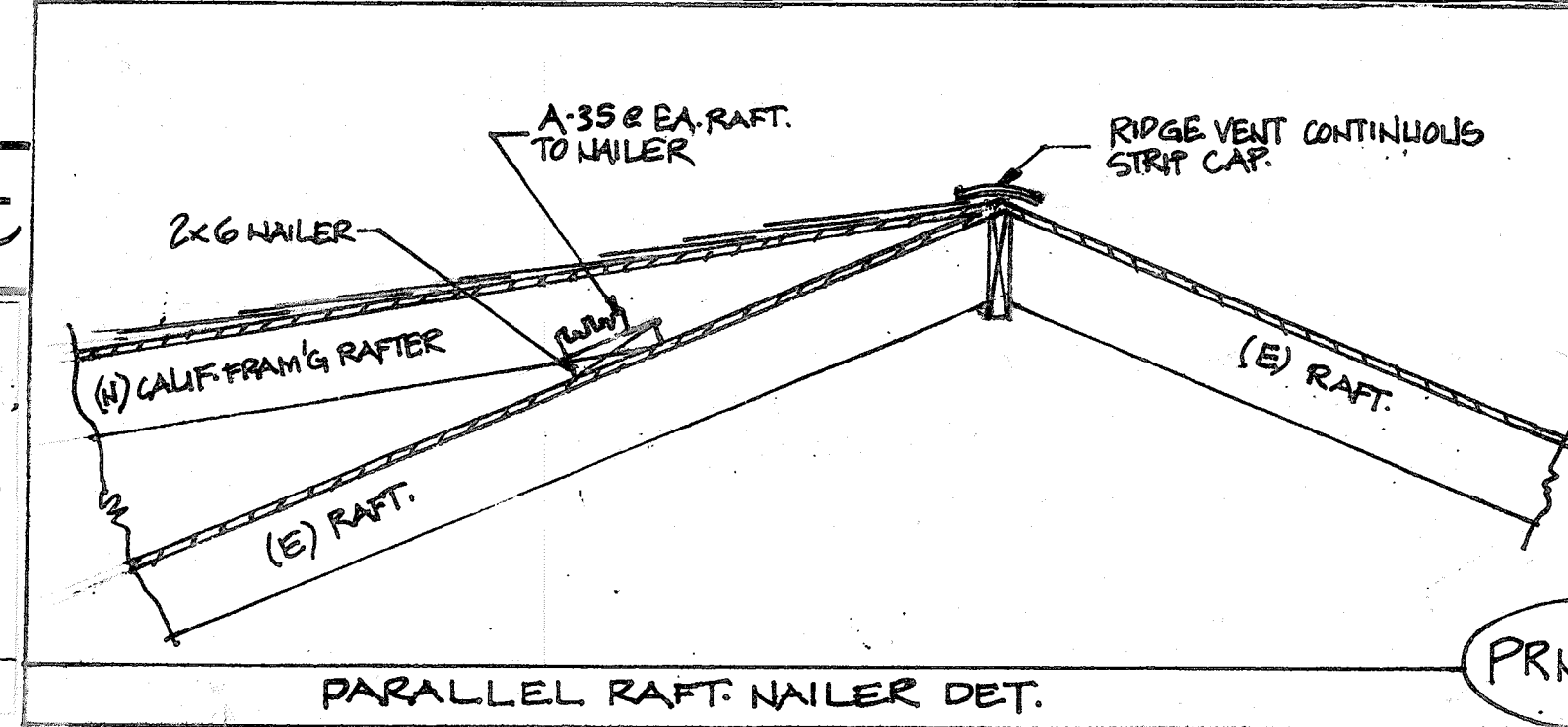
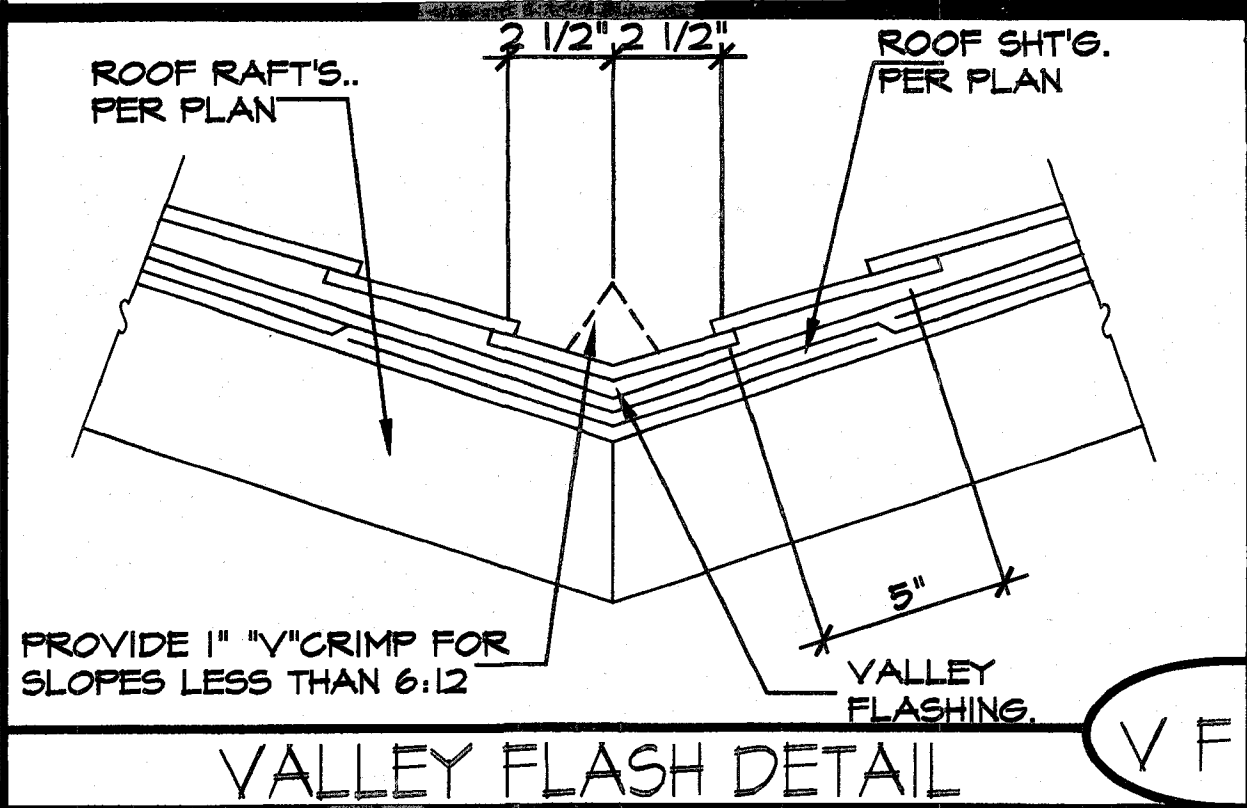
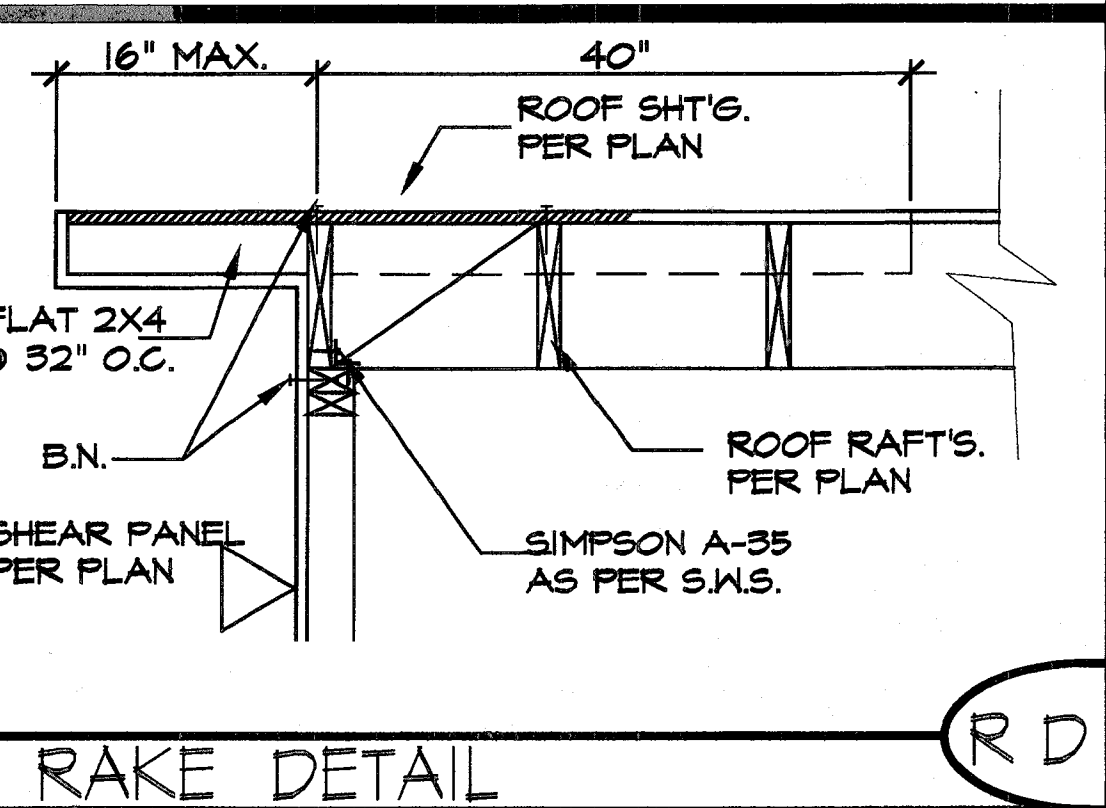
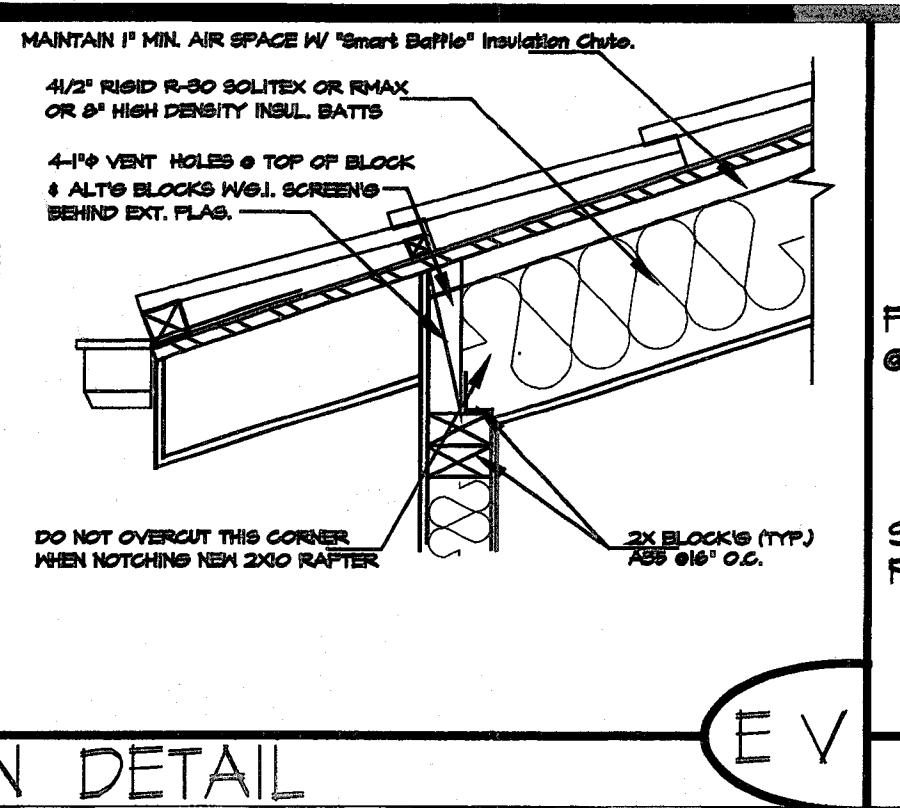
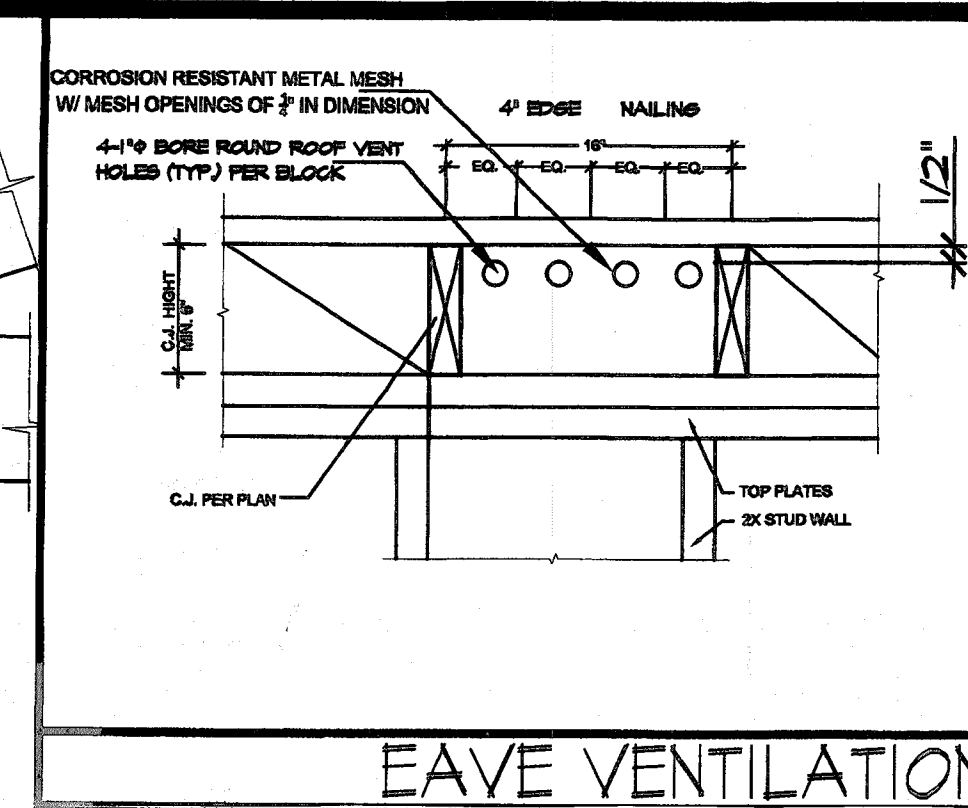
16" SLOPED CLG. VENTS @ 0.1 SF. EACH = 1.6 SF. PROVIDED

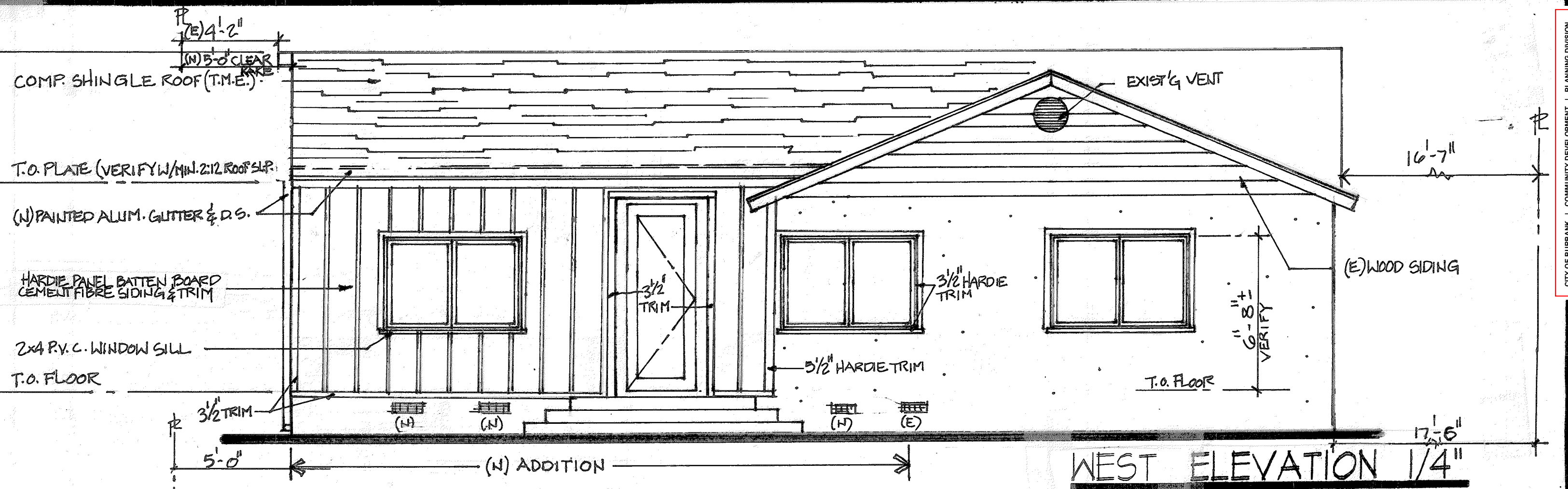
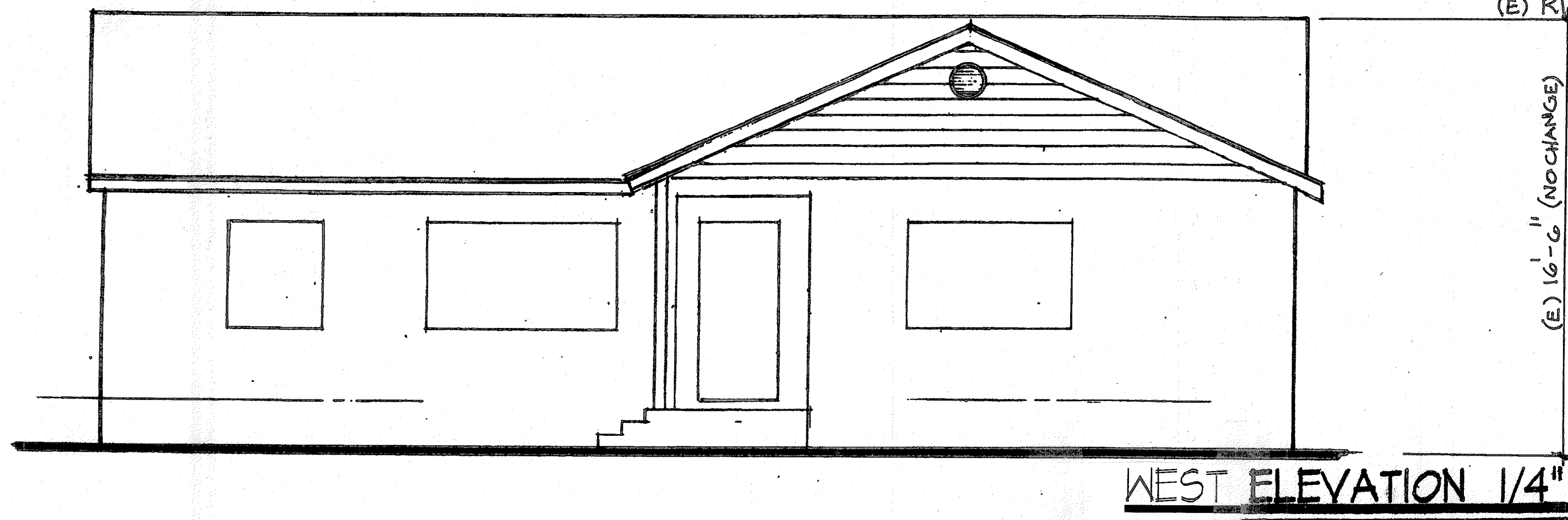
GABLE VENTS = SF. PROVIDED

ROOF VENT @ SF. EACH = SF. PROVIDED

EAVE VENTS @ SF. EACH = SF. PROVIDED

TOTAL ATTIC VENTING = REQUIRED 1.32 SF. < 1.6 SF. PROVIDED

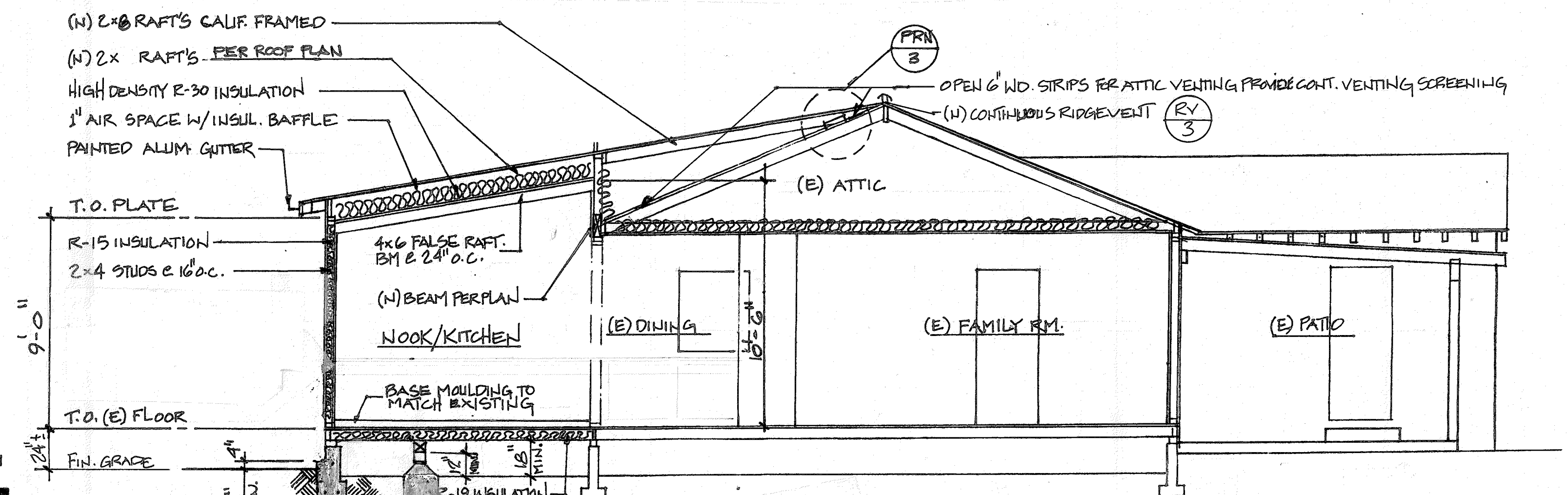
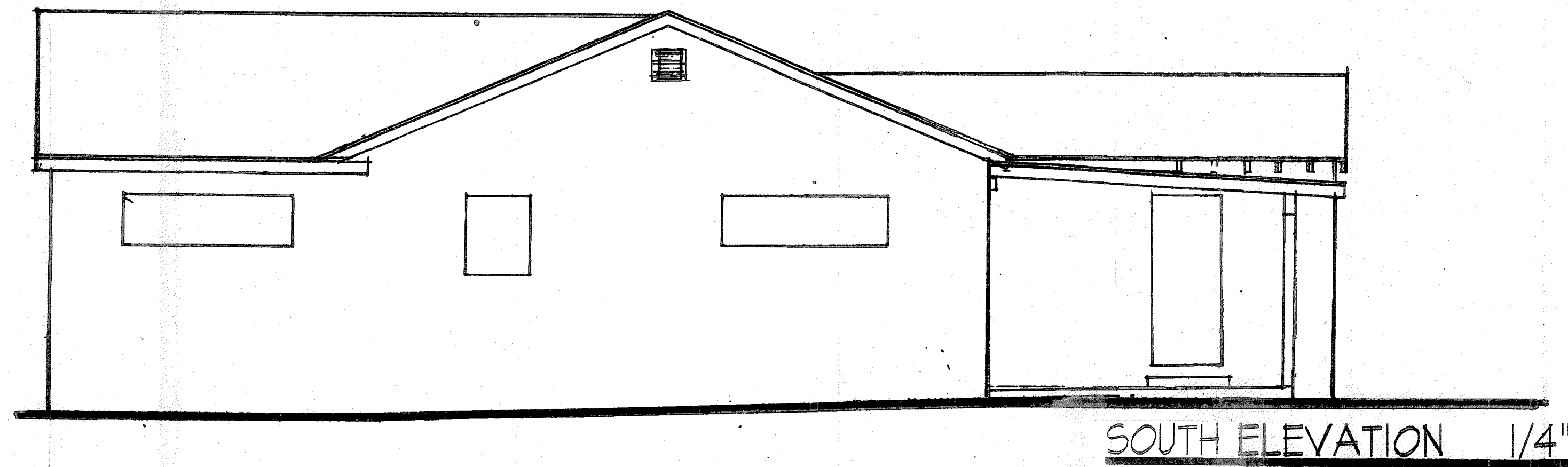
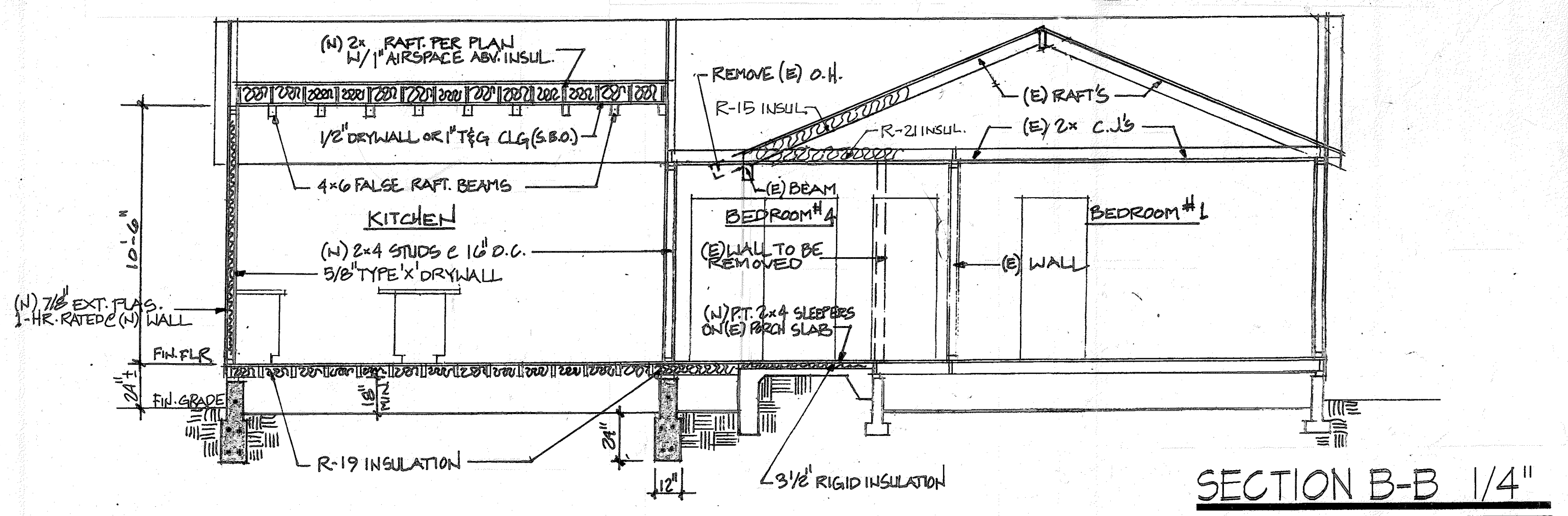
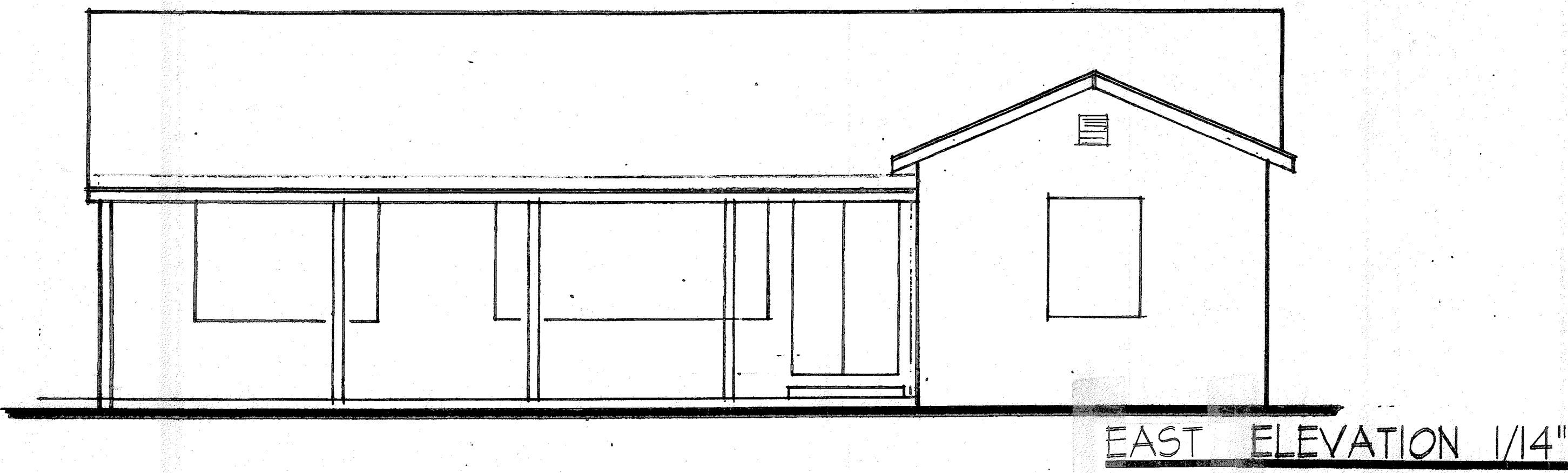
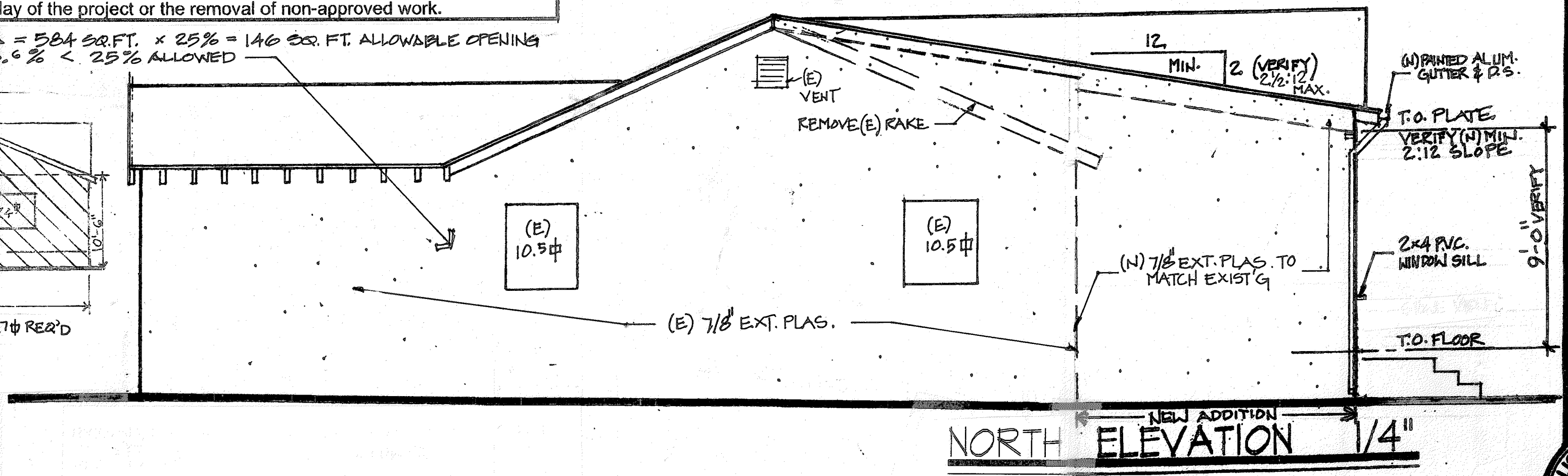
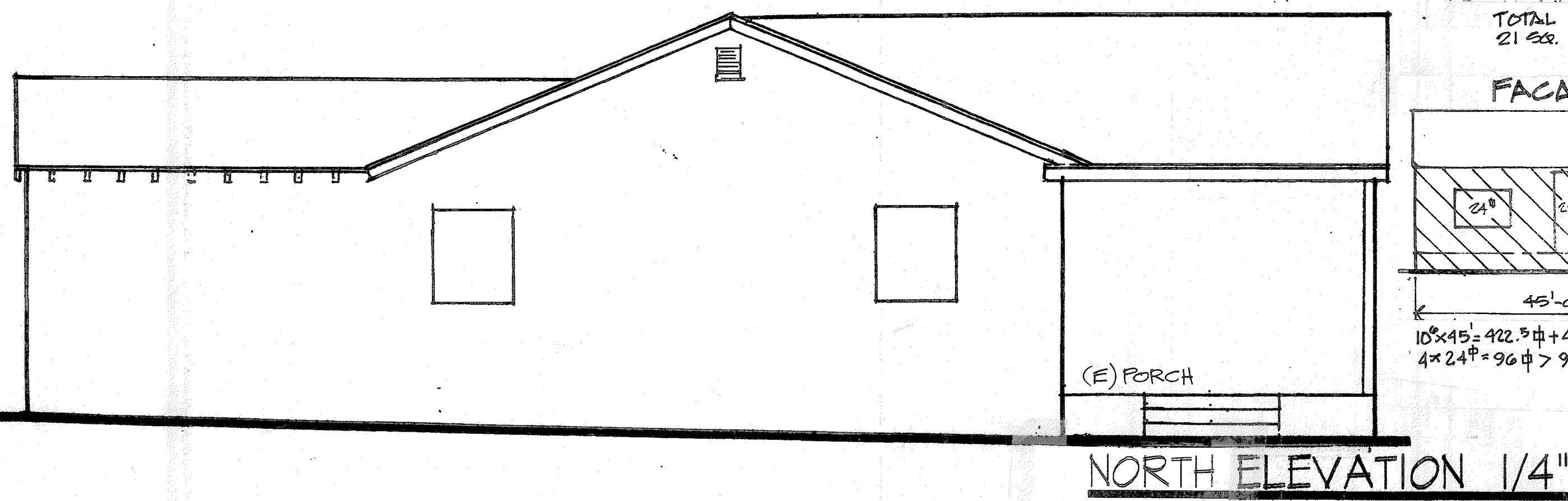
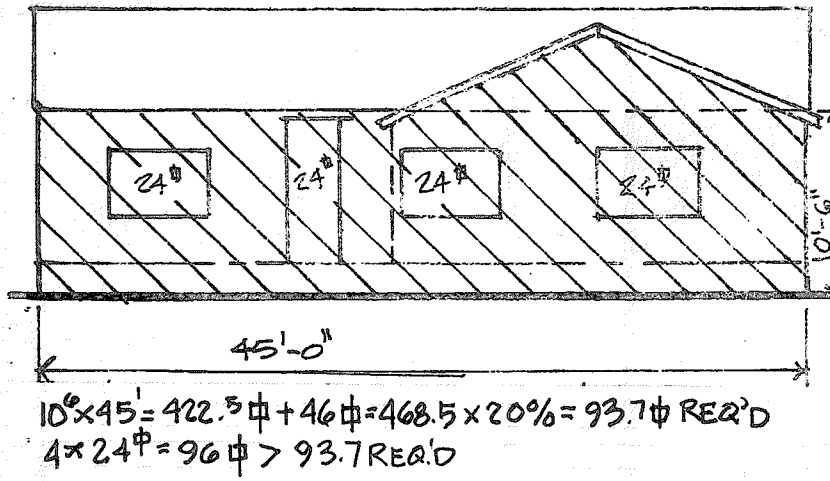




Any addition or changes made to the approved Exterior elevation design either on the drawings or during construction will require Planning Division and Building & Safety Division review and approval and may result in a delay of the project or the removal of non-approved work.

TOTAL NORTH WALL AREA = 584 SQ. FT. \times 25% = 146 SQ. FT. ALLOWABLE OPENING
21 SQ. FT. OPENING = 3.9% < 25% ALLOWED

FACADE CALC.



EXISTING ELEVATIONS

No. 26 galvanized sheet gage weep screed with a 3-1/2" flange at stucco siding placed a minimum of 4 inches above earth or 2 inches above paved areas. (CRC R703.7.2.1, CBC 2512.12)

BUILDING DEPARTMENT REQUIRED STRUCTURAL NOTES


1. Plate washers are required for all hold downs.
2. Hold-downs shall be re-tightened just prior to covering the wall-framing.
3. Foundation sills shall be pressure treated, or foundation grade Redwood.
4. If design includes reduced edge distance, Deputy inspection is required.
5. For buildings over 2-stories use 2 x 6 or 3 x 4 minimum size studs at 16" O.C. min. required for first story bearing walls.
6. Provide full height studs at gable end walls for vaulted ceiling room(s).
7. Walls with 12" studs or greater use min. 2 x 6 @ 16" O.C.
8. Walls with 20" studs or greater use min. 2 x 8 @ 16" O.C.
9. Bearing wall studs cannot be notched more than 25% of their width. Bored holes cannot have a diameter greater than 40% of the stud width.
10. Cripple walls exceeding 4' in height shall be framed of studs having the size required for an additional story.
11. The following applies to all shear walls with a shear value greater than 300 plf. These walls shall be clearly identified on the plans.
Provide the following:
a) 3x foundation sill plates.
b) 3x studs and blocks between adjacent panels.
c) 1/2" edge distance for plywood boundary nailing.
d) Stagger nails if nails spacing is less than 3" O.C.
e) Square plate washers shall be used with all anchor bolts.
5/8" bolt - 3" x 3" x 1/4"
3/4" bolt - 3" x 3" x 5/16"
7/8" bolt - 3" x 3" x 5/16"
1" bolt - 3.5" x 3.5" x 3/8"
12. All diaphragm and shear wall nailing shall utilize common nails or galvanized box type.
13. Stucco shear walls that utilize furring shall use galvanized nails (having a minimum 11 ga., 1-1/2" long, 7/16" diameter head, and furred out a min 1/4") to attach the lath of the studs. Staples shall not be used.
14. All bolt holes shall be drilled 1/32 to 1/16" oversized.
15. Lag Bolts and Wood Screws: Provide lead hole 40% to 70% of threaded shank dia. and full dia. for smooth shank portion. Soap, paraffin, or other approved lubrication shall be used on threads installation shall be by screwing not hammering. Care shall be taken to avoid over torquing bolt and screw.
16. Provide double joists under parallel bearing partitions.
17. Solid blocking shall be provided at all horizontal joints occurring in braced wall panels.
18. Material Specifications:
a) Soil: Type of soil and bearing value Per Table 1806.2
b) Plywood diaphragms: Product Standard PS 195, Douglas fir-Larch, Structural I (or CDX).
c) Particle Board: ANSI A208.1-1989. Moisture protection is required.
d) Wood Framing members: Grade and species of all lumber must be grade marked.
e) Glue Lam Beams: GLB must be fabricated in a licensed shop. Identify grade.
Symbol and lamination species per CBC 2303.1.3
19. Field welding to be done by welders must be certified by the Building Department for (structural steel) (reinforcing steel) (light gauge steel). Continuous inspection by deputy inspector is required.
20. Shop welds must be performed by a Bldg. Dept. licensed fabricator's shop.
21. Continuous inspection by deputy inspector is required for all concrete designed with fc greater than 2500 psi.
22. Welding of reinforced steel shall comply with RGA 377.
23. A Bldg. Dept. licensed fabricator is required for _____ on the plan.
24. Continuous inspection by deputy inspector is required for _____ on the plan.
25. When half stresses are used and fm is no more than 1500 psi for concrete masonry (2600 psi for clay masonry), a letter of certification from the supplier shall be required at the time of, or prior to, delivery of the materials to the job site to assure the materials comply.
26. Special inspection shall be provided for the following:
a) Structural concrete;
b) Bolts installed in concrete;
c) Ductile moment-resisting concrete frame;
d) Reinforcing steel and prestressing steel;
e) Structural welding except where performed by approved fabricator.
27. Special inspection shall be provided for the following:
a) High strength bolt installations and tightening operations;
b) Structural masonry;
c) Reinforced gypsum concrete;
d) Insulating concrete fill.
28. No Ducts or Electrical Conduits shall be embedded in the concrete slab of fire rated floor or roof systems using steel deck with structural concrete fill.

Roof diaphragm nailing to be inspected before covering. Face grain of plywd shall be perpendicular to supports. Floor shall have tongue and groove or blocked panel edges. Plywood spans shall conform with the Code Table. 1/8" Gap at all Plywood Panel Edges Required.
Contractors responsible for the construction of a wind or seismic force resisting system/component listed in the "Statement of Special Inspection" shall submit a written statement of responsibility to the BS Inspectors and the owner prior to the commencement of work on such system or component.
Continuous Special Inspection by a registered deputy inspector is required for field welding, concrete strength > 2500 psi, high strength bolting, sprayed-on fireproofing, engineered masonry, high-lift grouting, pre-stressed concrete, high load diaphragms and special moment-resisting concrete frames.
Periodic Special Inspection is required for wood shear walls, shear panels, and diaphragms. Including nailing, bolting, anchoring and other fastening to components of the seismic force resisting system where the fastener spacing is < 4 inches on center.
Fasteners for preservative-treated or fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel in accordance with ASTM A 153.

GENERAL FOUNDATION NOTES

- 1) The concrete stem wall is not to be included in hold-down anchor bolt embedment depth.
- 2) Verify locations of all hardware to be placed in footings prior to pouring of concrete.
- 3) Provide 5/8" ϕ x 12" A.B.'s w/4" min. embedment in footing beginning within 12" of sill ends, as required by shear wall schedule on sheet # _____ or at 48" o.c. max if not required to be less by schedule.
- 4) Verify if expansive soil exists prior to completion of footing excavations and placing of forms and reinforcing bars.
- 5) Saturate the soil prior to pouring the new footings and/or slabs.
- 6) Non-structural concrete slabs on grade to be 5" thick conc. w/6" x 6" - # 6x6 E.W.N.M. and #4 bars @ 16" O.C. EA. WAY over 15 mil. Vapor barrier membrane over 4" gravel.
- 7) See notes on sheet # _____ for more extensive specifications of concrete and steel reinforcing bar requirements.
- 8) Details drawn specific to this project take precedence over general details which may be included in this set of drawings.
- 9) CONCRETE SLAB CAPILLARY BREAK NOTE: A Vapor Barrier shall be provided in direct contact with Concrete for proposed Concrete Slab on grade construction & between wood sleepers applied on top of existing slabs where it occurs. (Min. 15 mil. Polyethylene memb.)
- 10) New Interior Concrete Slabs shall have a 4" thick base of 1/2" or larger clean aggregate under min. 15 mil. Polyethylene Membrane. See Concrete Slab details.
- 11) Hold-down connector bolts into wood framing require approved plate washers, and hold-downs shall be finger tight and 7" wrench turn tightened just prior to covering the wall framing. Connector Bolts into wood framing require steel plate washers. Hold-down hardware must be secured in place prior to Foundation Inspection.
- 12) Protection of wood and wood based products from decay shall be provided in the locations specified per code by the use of naturally durable wood or wood that is preservative-treated in accordance with ANPFA UI for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of ANPFA UI.

GENERAL FRAMING NOTES

- 1)  = Required Shear paneled walls (see sheet # _____ for shear wall schedule)
- 2) All framing hardware callouts (connectors, hangers, straps, anchors, etc...) Are to be "Simpson strong-tie" or equal equivalent approved alternate.
- 3) All hold-downs at new applications are to have a min. 4x4 post where manufacturer's requirements may be only 2x4.
- 4) All hold-downs at existing applications are to have a min. 4x4 post where possible without unreasonable installation difficulty, but may not be less than 2x4 and not less than 4x4 in any case for HDU-B or greater. For hold-downs anchored to posts larger than 4x4 see plan.
- 5) All beams, headers, and girders 4x10 or larger to be min. Douglas fir #1 noted otherwise.
- 6) See notes on sheet # _____ for more extensive specifications of framing lumber and structural steel requirements.
- 7) Abbreviations: MODIF. = modified connector hardware. ABV. = above. SIM. = similar to specified detail (plans supersede general details) (E) = existing. PST. = post. BOT. = bottom of referenced member. CONT. = continuous. TO. = top of.
- 8) For shear walls 300lb. or greater on a concrete slab use 3x treated sill plate.
- 9) Provide 1/2" CDX plywood w/8d nails @ 6" o.c. and 12" o.c. at all exterior walls where no shear panel is required.
- 10) All beams to have min. 4x4 post with at least one dimension equal to beam width where no "call-out" is indicated on the plan.
- 11) All post to beam connections shall have Simp. 'CC' or 'ECC' caps as appropriate at top or bottom (when used as king post) and Simp. I2BT (if no CB, HD or strap specified) at bottom plate connection if not indicated at "call-out" or keyed to detail reference.
- 12) Draft stops shall be provided within a concealed floor ceiling assembly formed of combustible construction.

STRUCTURAL NOTES & NOTE BLOCKS

- FOUNDATION NOTES:
1. Concrete strength for foundations shall be 2,500 psi min.
 2. Minimum footing reinforcement shall be two #4 bar top and bottom.
 3. Minimum anchor bolt size and spacing shall be 5/8" dia. AB @ 72" o.c., with 7" embedment, and 3" x 3" x 1/2" plate washers. Anchor bolts shall be located a maximum of 12" and 4 1/2" minimum from the end of the plate.

STRUCTURAL OBSERVATION

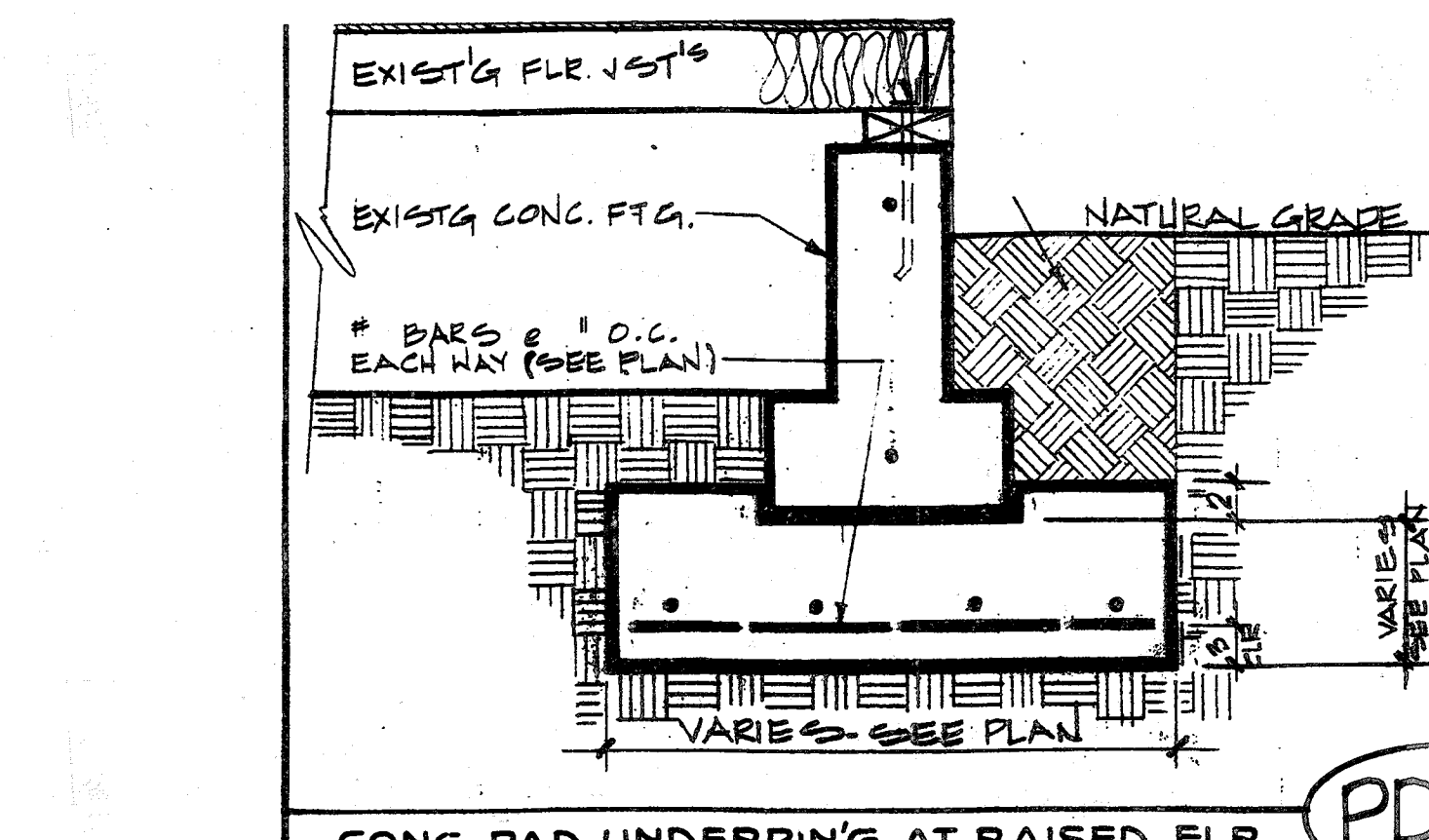
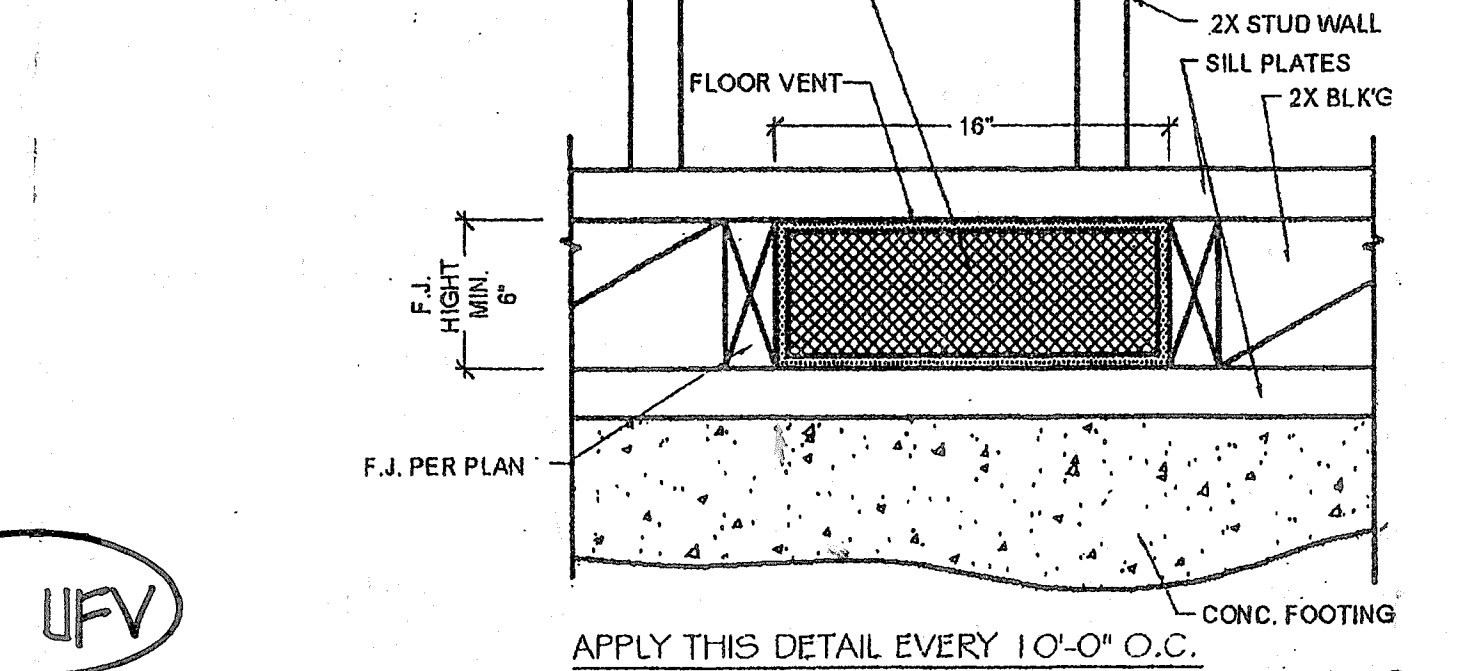
Firm or individual responsible for the structural observation:
Name: _____ Calif. Reg. _____

FOUNDATION	WALLS & WALL FRAMING	OTHER STRUCTURAL MEMBERS	ROOF AND FLOOR DIAPHRAGM
Footings, Stem Walls, Piers	Concrete Wall	Steel Moment Frame	Concrete
Rad Footings	Masonry Wall	Steel Braced Frame	Steel Deck
Slab	Wood Wall & Shear Wall	Concrete Moment Frame	Wood
Caisson, Piles, Grade Beams	Wood Structural Beams & Members	Masonry Wall Frame	Other
Stepped Footing, Hillside	Other	Other	Other









SPECIAL INSPECTION

ITEMS
Concrete over 2,500 psi
Bolts installed in Concrete
Special Moment-Resisting Concrete Frame
Reinforcing Steel and Steel Tendons
Structural Welding
High-strength Bolting
Structural Masonry
Reinforced Gypsum Concrete
Insulating Concrete Fill
Sprayed-on Fire Resistant Materials
Piling, Piers, and Caissons
Shoring
Special Grading, Excavation, and Fill
Smoke-Control System
Other

UNDER FLOOR VENT (U.F.V.) CALC'S
5' x 14' U.F.V. = 49 sq ft (UNDER FLOOR AREA = 286 sq ft)
286 / 49 = 5.84 VENTING REQ'D 4 U.F.V.'s 49 sq ft = 1.96 sq ft
1.96 sq ft PROVIDED > 1.90 sq ft REQ'D



SHEARWALL SCHEDULE

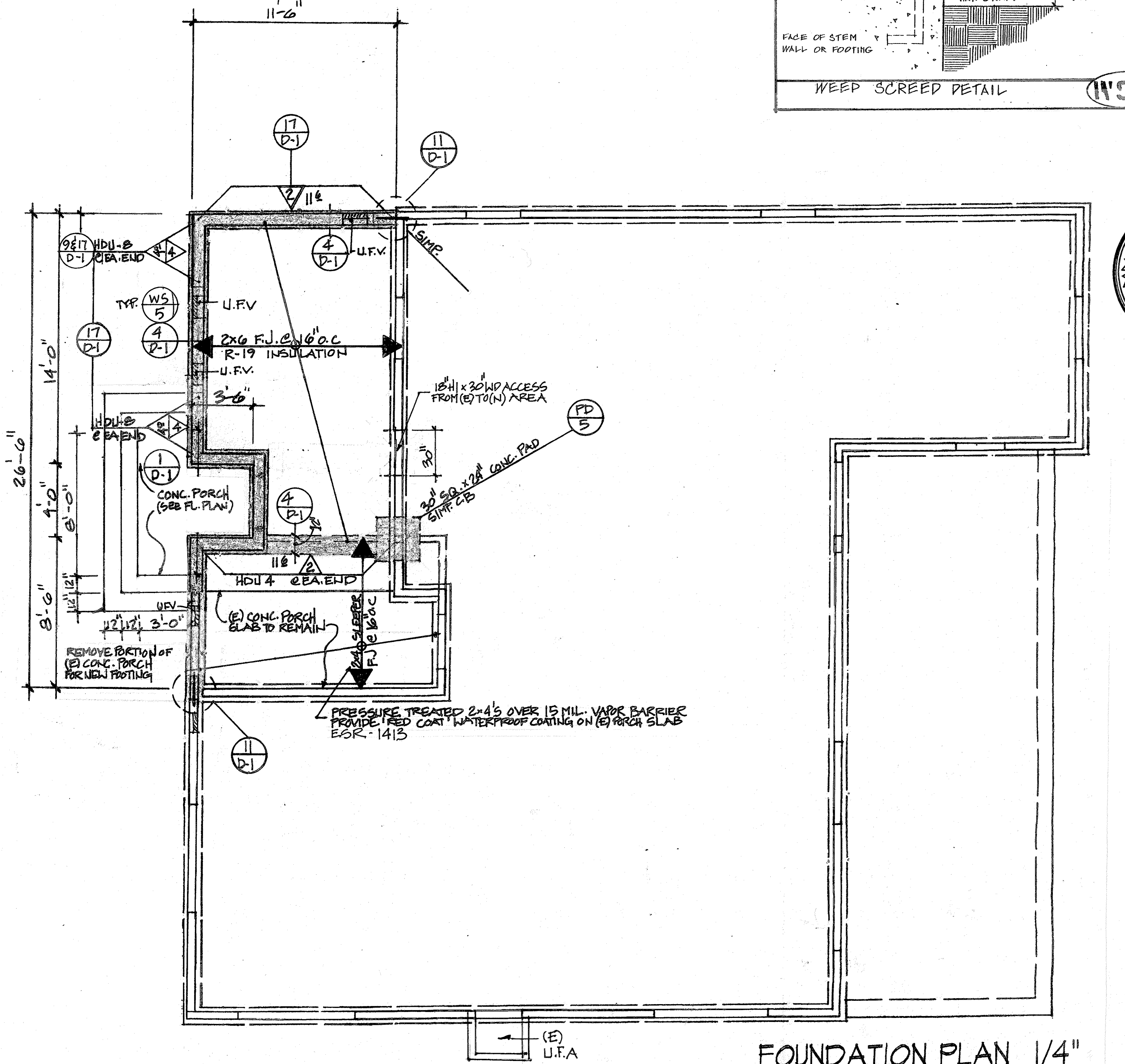
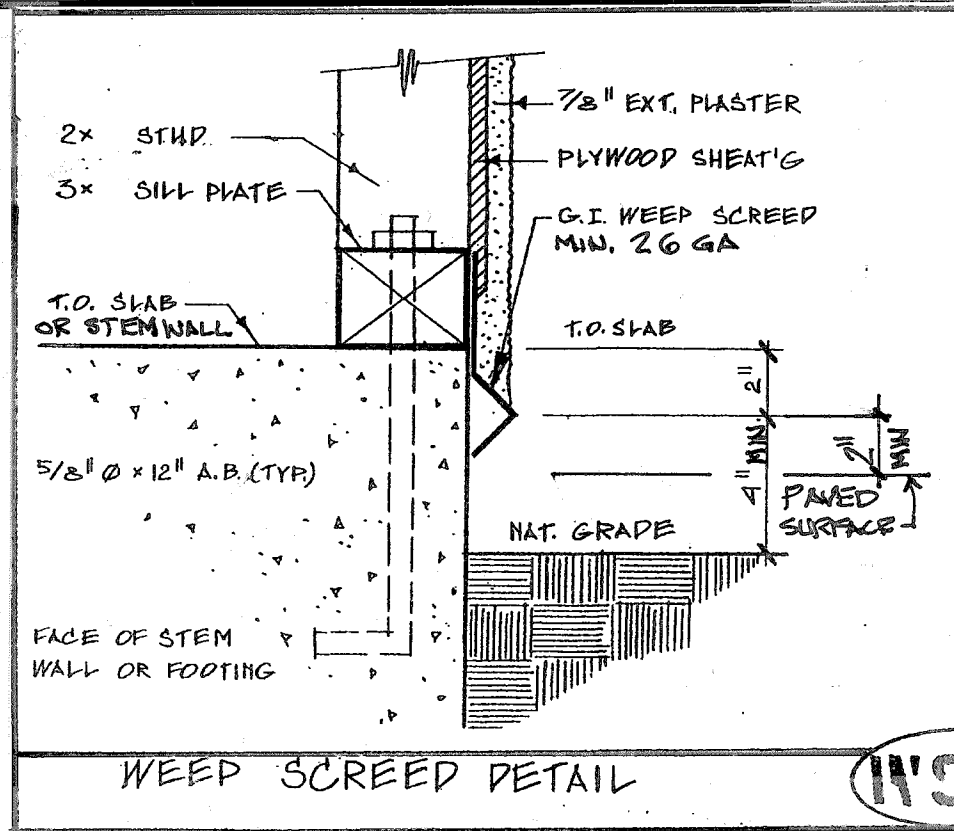
LENGTH OF SHEAR WALL IN FEET		TYPE OF SHEAR WALL PER TABLE BELOW		SHEARWALL SCHEDULE		(PLEASE READ ALL NOTES BELOW)		CAPACITY		STRAPS		NOTES	
TYPE	PLYWOOD (4-PLY) SEE NOTE (1)	PLYWOOD NAILING SEE NOTE (2)	ANCHOR BOLT SILL PLATE TO FTS SEE NOTE (3)	LAG BOLT & SILL PLATE 2ND FLR. & RAISED FTG. SEE NOTE (4)	VERTICAL HOLD-DOWNS & FLR. & RAISED FTG. OR AT CONC. LEVELS								
	1/2" STRUC-I PLYWOOD ONE SIDE	10d COMMON @ 6" EDGE 12" FIELD	5/8" ϕ 48" 2xPL	16d NAIL 64" O.C. 2 x PL	5/8" ϕ x 8" 24" O.C.	HDU 1/4" 4x4 MIN.	LTPS OR ABS @ 24" O.C.	280 (N/LF)	230 (N/LF)	1-1/2" x 4" (B)			
	1/2" STRUC-I PLYWOOD ONE SIDE	10d COMMON @ 4" EDGE 12" FIELD	5/8" ϕ 36" 3xPL	1" LB. X 6" LONG @ 12" 5x PL. PRE DRILLED	5/8" ϕ x 8" 24" O.C.	HDU 1/4" 4x4 MIN.	LTPS OR ABS @ 24" O.C.	480 (N/LF)	348 (N/LF)	1-1/2" x 4" (B)(4)(12/1)			
	1/2" STRUC-I PLYWOOD ONE SIDE	10d COMMON @ 3" EDGE 12" FIELD	5/8" ϕ 30" 5xPL	1" LB. X 6" LONG @ 12" 5x PL. PRE DRILLED	5/8" ϕ x 8" 24" O.C.	HDU 1/4" 4x4 MIN.	LTPS OR ABS @ 24" O.C.	550 (N/LF)	450 (N/LF)	2-1/2" x 4" (B)(4)(12/1)			
	1/2" STRUC-I PLYWOOD ONE SIDE	10d COMMON @ 2" EDGE 12" FIELD	5/8" ϕ 24" 5xPL	1" LB. X 6" LONG @ 12" 5x PL. PRE DRILLED	5/8" ϕ x 8" 24" O.C.	HDU 1/4" 4x4 MIN.	LTPS OR ABS @ 24" O.C.	750 (N/LF)	600 (N/LF)	2-1/2" x 4" (B)(4)(12/1)			
	1/2" STRUC-I PLYWOOD TWO SIDE	10d COMMON @ 4" EDGE 12" FIELD	5/8" ϕ 48" 3xPL	1" LB. X 6" LONG @ 12" 5x PL. PRE DRILLED	5/8" ϕ x 8" 24" O.C.	HDU 1/4" 4x4 MIN.	LTPS OR ABS @ 24" O.C.	860 (N/LF)	640 (N/LF)	2-1/2" x 4" (B)(4)(12/1)			
	1/2" STRUC-I PLYWOOD TWO SIDE	10d COMMON @ 3" EDGE 12" FIELD	5/8" ϕ 36" 5xPL	1" LB. X 6" LONG @ 12" 5x PL. PRE DRILLED	5/8" ϕ x 8" 24" O.C.	HDU 1/4" 4x4 MIN.	LTPS OR ABS @ 24" O.C.	1100 (N/LF)	900 (N/LF)	3-1/2" x 4" (B)(4)(12/1)			
	1/2" STRUC-I PLYWOOD TWO SIDE	10d COMMON @ 2" EDGE 12" FIELD	5/8" ϕ 30" 5xPL	1" LB. X 6" LONG @ 12" 5x PL. PRE DRILLED	5/8" ϕ x 8" 24" O.C.	HDU 1/4" 4x4 MIN.	LTPS OR ABS @ 24" O.C.	1460 (N/LF)	1160 (N/LF)	4-1/2" x 4" (B)(4)(12/1)			
CDX (3-PLY)													
	1/2" OR 5/8" CDX PLYWD. ONE SIDE	10d COMMON @ 6" EDGE 12" FIELD	5/8" ϕ 48" 2xPL	16d NAIL 64" O.C. 2xPL	LTPS OR ABS @ 24" O.C.			200 (N/LF)	200 (N/LF)	(B)			

NOTE: SHEARWALL PANEL OSB STRUCTURAL ONE CAN BE USED IN LIEU OF 1/2" STRUCTURAL ONE BASE ON LOADINGS.

FLOOR SHEATHING NOTE

Subfloor to be 3/4" T&G underlayment grade plywood w/ PL 400 or equiv. glue and use 10d ring shanked nails @ 6" o.c. and 10" o.c. PL 48/24

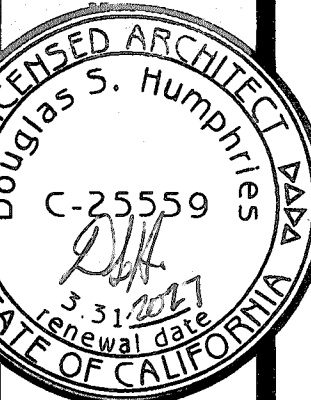
- 1- USE EXTERIOR GRADE PLYWOOD FOR EXTERIOR SHEAR WALLS. INCHES ON CENTER. BOUNDARIES, EDGES, FIELD (1/2" EDGE DISTANCE FOR PLYWOOD BOUNDARY NAIL) @ 1/2" FROM THE EDGE OF CONNECTING MEM. 5/8" A.B. 12" LONG W/10" EMBEDMENT OR 4" (MIN) INTO FIRST FOUR OF TWO FOUR FOUNDATION SLAB SYSTEM. (SEE NEXT LINE FOR PLATE WASHER)
- 2- (A-B) 1/2" A.B. 1/4" x 9" x 9". (B-C) 1/2" A.B. 1/4" x 9" x 9". (C-D) 1/2" A.B. 1/4" x 9" x 9". (D-E) 1/2" A.B. 1/4" x 9" x 9".
- 3- SILL TO WOOD FLOOR ASSEMBLY ON RAISED FTG. OR MULTISTORY COMMON NAILS OR 5/8" LAS X 8" LONG 8 INCHES ON CENTER. (PRE-DRILLED)
- 4- STUDS SHALL BE PLACED @ 16" O.C. MAXIMUM. USE 2x6 STUDS FOR WALLS OVER 10'-0". (BEARING WALLS)
- 5- STUDS, SILL AND TOP PLATE SHALL BE 5" (NOM) OR HIDER AND NAILS SHALL BE STAGGERED. LAS SCREWS SHALL BE PRE-DRILLED. (FOR SHEAR WALL @ 2 TO 4')
- 6- 11 ga GALV. NAILS. 13L, 3/4" DIA. HEAD W/LATH TURNED 1/4"
- 7- ALL SHEAR WALLS EXCEEDING 500 POUNDS PER LINEAR FOOT (PLF) REQUIRE 5 X SILLS AND STUDS AT THE PANEL EDGES & BLOCKS BETWEEN ADJ. PANELS OWNER SHALL EMPLOY ENGINEER OF RECORD OR (LICENSED REPRESENTATIVE) TO REVIEW THE CONSTRUCTION IN QUESTION FOR GENERAL CONFORMANCE TO THE PLANS PER NOTES 1-4 (ATTACHED IF APPLIES). FOR MAY BE SPLICED ON USING 16D NAILS, AND THE SAME SPACING AS THE SHEAR WALL PANEL EDGE. THE EDGE NAILING SHALL BE STAGGERED ACROSS THE 2-2X STUDS AND SILL.
- 8- ONLY COMMON NAILS W/PL HEADS CAN BE USED. ANY SUBSTITUTION REQUIRES A MODIFICATION FOR ALTERNATE METHOD OF CONSTRUCTION AND A STRUCTURAL ANALYSIS TO SUPPORT THE SUBSTITUTION (E.G. BOXNAILER NAILS OR SCREWS).
- 9- THE MAXIMUM ALLOWABLE SHEAR FOR 3-PLY PLYWOOD IS 200 PLF.
- 10- PRE-DRILLED HOLE DIAM. SHALL NOT EXCEED 10% OF NAIL DIAM.
- 11- REDUCED DESIGN LOADS ARE USED FOR THIS SCHEDULE.



FOUNDATION PLAN 1/4"

APPROVED

DENSMORE RESIDENCE



DADA DESIGN & GRAPHICS
DOUGLAS S. HUMPHRIES
12122 Hartsook Street
Valley Village, California 91607
Office (818) 506-4919
Fax (818) 506-5232
DADAdesign@netzero.net

APRIL 2024
NOTED
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5

ELECTRICAL NOTES per 2022 California Electrical Code

- A. **PANEL LOCATIONS:** Panels shall not be located in the vicinity of easily ignitable material, such as clothes closets [CEC 240.24(2)], or in bathrooms [CEC 240.24(3)].
- B. **NON-METALLIC SHEATHED CABLE [CEC 304.10]:** Non-metallic sheathed cables shall be:
 1. Protected by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, asphalted 90 PVC conduit, type RTRC started with the surface, or other means when cable is exposed or subject to physical damage. [CEC 304.10(1)(B)]
 2. Protected by a 1/8-inch steel plate or sheath or by not less than 1-1/4 inch of concrete or other approved fire-resisting member, when installed through framing members. Steel plates or sheaths are required on all double sheath cable when cable is installed as a through or parallel to framing members. [CEC 304.10(1)(C)]
 3. Protected by guard strips in the entire area when permanent sheath or sheaths are provided. [CEC 304.10(1)(D)]
 4. Protected by a 1/8-inch steel plate or sheath or by not less than 1-1/4 inch of concrete or other approved fire-resisting member, when installed through framing members. Steel plates or sheaths are required on all double sheath cable when cable is installed as a through or parallel to framing members. [CEC 304.10(1)(E)]
 5. Supported at intervals not exceeding 4-1/2 feet and within 12" of every outlet box, junction box, cabinet, or fitting [CEC 304.10(1)(F)]
- C. **CIRCUITS AND RECEPTACLES:**
 1. **Temporary Receptacles:** Receptacles shall be installed as specified in dwelling units in all areas specified in 210.52 and 210.15. [CEC 210.52(1)]
 2. **Receptacles:** shall be installed so that no point shall be more than 6 ft. from an outlet, including any wall space 2 ft. wide or greater. Note: A fixed panel of a sliding glass door is considered wall space. [CEC 210.52(2)]
 3. In bedrooms, bathrooms, porches and other rooms a minimum of 2-20A circuits shall be provided [CEC 210.11(1)(1)]
 4. **Countertop receptacles:** shall be provided [CEC 210.52(1)(1)] and installed:
 - a. At each end of counter space that is 12 in. or greater [CEC 210.52(1)(1)(a)]
 - b. Minimum 24 in. from the end of the counter [CEC 210.52(1)(1)(b)]
 - c. Minimum 24 in. above countertop surface [CEC 210.52(1)(1)(c)]
 - d. At least one receptacle per 10 linear feet of counter space (one receptacle min.) not more than 12 in. below countertop surface [CEC 210.52(1)(1)(d)]
 - e. Receptacles shall have a separate 20A circuit [CEC 210.11(1)(1)(e)]
 - f. Receptacles shall have a separate 20A circuit with at least one receptacle shall be provided [CEC 210.11(1)(1)(f)]
 - g. Receptacles shall be provided [CEC 210.52(1)(1)(g)]
 5. In garages, at least one GFCI receptacle shall be provided [CEC 210.52(1)(1)(g)]
 6. In bedrooms, bathrooms, porches and other rooms a minimum of 2-20A circuits shall be provided [CEC 210.11(1)(1)]
 7. In hallways of 10 ft. or more in length, at least one receptacle shall be provided [CEC 210.52(1)(1)(h)]
- D. **LIGHTING [CEC 210.70]:**
 1. Switched lighting shall be installed in:
 - a. Every habitable room, kitchen, and bathroom, hallways, and entryways at each level.
 - b. Garages.
 - c. At all outdoor entrances and exits.
 - d. In all stairs, under floor areas, utility rooms and basements used for storage.
 - e. Near HVAC equipment in attic, under floor areas, rooms or basements, with a switch at the access point.
 2. Lighting installed in a closet shall be a surface mounted or recessed fluorescent fixture or a surface mounted or recessed fluorescent fixture with completely enclosed lamps or recessed incandescent fixture with completely enclosed lamps. Surface incandescent lighting shall be provided a minimum of 12 in. from the nearest point of a storage space. Surface fluorescent lighting and recessed lighting shall be installed a minimum of 6 in. from the nearest point of a storage space. [CEC 410.10(1)(1)]
- E. **FANS:** Each bathroom containing a bathtub, shower, or bathtub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code and the California Green Building Standards Code.
- F. **SMOKE ALARMS:** In new construction, smoke alarms shall receive their primary power from the building wiring. The wiring shall be permanent and installed without disconnecting switch other than those required for emergency maintenance [CEC 914.4, CEC 907.4.1(1)(1)]

ELECTRICAL SYMBOLS

- ⊕ = ELECTRIC GARAGE DOOR OPENER W/LIGHT
- ⊕ = ELECTRIC CEILING FAN
- ⊕ = W/LIGHT KIT
- ⊕ = WALL MOUNTED LIGHT
- ⊕ = CEILING INCANDESCENT OR FLUORESCENT LIGHT
- ⊕ = WALL BRACKET INCAND.
- ⊕ = FLUSH CEILING INCAND.
- ⊕ = FLUSH WALL WASHER
- ⊕ = FLUSH EYEBALL
- ⊕ = 2-TUBE FLUORESCENT
- ⊕ = TRACK LIGHT
- ⊕ = EXISTING LIGHT
- ⊕ = DUPLEX OUTLET
- ⊕ = QUADPLEX OUTLET
- ⊕ = 1/2 HOT OUTLET
- ⊕ = 220 VOLT OUTLET
- ⊕ = FLOOR OUTLET
- ⊕ = WEATHERPROOF OUTLET W/G.F.I. OUTLET
- ⊕ = G.F.I. OUTLET
- ⊕ = HIDDEN OUTLET
- ⊕ = EXISTING OUTLET
- ⊕ = SWITCH
- ⊕ = SWITCH W/DIMMER
- ⊕ = THREE WAY SWITCH
- ⊕ = EXISTING SWITCH
- ⊕ = LOW VOLTAGE SWITCH
- ⊕ = TELEPHONE JACK
- ⊕ = TELEVISION JACK
- ⊕ = DOORBELL PUSHBUTTON
- ⊕ = DOOR CHIMES
- ⊕ = 5-MIN. AIR EXCH. FAN
- ⊕ = JUNCTION BOX
- ⊕ = HEATER, CEILING
- ⊕ = COMBO FAN & HEATER
- ⊕ = COMBO HEATER & LIGHT
- ⊕ = COMBO FAN & LIGHT
- ⊕ = COMBO FAN, LIGHT, & HEATER
- ⊕ = SMOKE DETECTOR
- ⊕ = COMMUNICATION PANEL
- ⊕ = SECURITY PANEL
- ⊕ = STEREO SPEAKER
- ⊕ = HALL LIGHT

SPECIAL PURPOSE OUTLETS

TYPICAL SYMBOL WITH LETTER INDICATING EQUIPMENT AS NOTED BELOW

AC	AC/HEATER	H	MICROWAVE OVEN
CF	COMPACTOR	O	OVEN
CH	COFFEE MAKER	P	PUMP
CT	COOK TOP	PO	POOL EQUIPMENT
D	DRYER	R	REFRIGERATOR
DTS	DISPOSER	RU	RANGE
DS	DISHWASHER	SU	STEAM UNIT
HW	INSTANT HOT WATER	TD	TOWEL DRYER
I	IRON	W	WASHER
J	ICE MAKER	WD	WASHING DRAWER
JH	INSTA-RED WARMER	WH	WATER HEATER
JH	ICE WATER UNIT	WP	WINDPOOL JACUZZI

NOTE: VERIFY EQUIPMENT REQUIREMENT 220V.

NOTE ON PLAN:

- 100% of the luminaires in a kitchen must be high efficacy.
- In bedrooms, 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/off feature, or dimmer.
- 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**
- KITCHEN**
- CABINET LIGHTING**
- BATHROOM**
- GARAGE**
- LAUNDRY ROOMS**
- UTILITY ROOMS**
- CLOSETS > 10 SF**
- ALL OTHER ROOMS**
- EXTERIOR**

ROOM	% HIGH EFFICACY 1,2	OPTIONS
KITCHEN	100%	
CABINET LIGHTING	100%	Under-cabinet lighting shall be switched separately from other lighting.
BATHROOM	100%	Vacancy Sensor
GARAGE	100%	Vacancy Sensor
LAUNDRY ROOMS	100%	Vacancy Sensor
UTILITY ROOMS	100%	Vacancy Sensor
CLOSETS > 10 SF	100%	Vacancy Sensor
ALL OTHER ROOMS	100%	Vacancy Sensor or Dimmer
EXTERIOR	100%	Controlled by manual on/off switch and one of the following: motion sensor, photo control and automatic time switch control, astronomical time clock, or EIMCS

1. High efficacy lighting contains pin-based sockets and includes fluorescent with electronic ballasts, metal halide, high pressure sodium, and certified LED lighting.	7. All light sources installed in ceiling recessed downlight luminaires: Note that ceiling-recessed downlight luminaires must not have screw base sockets regardless of lamp type, as specified in §152.0R(1)(C).
2. Luminaires recessed into insulated ceilings must be approved for zero clearance insulation contact (IC) and rated and labeled as air tight (AT).	8. Anything not listed in this table
3. 100% of the total lighting wattage (based on the max. lamp rating) in a kitchen is required to be high efficacy.	
4. All Occupant Sensor Control Types shall be programmed to turn OFF all or part of the lighting no longer than 20 minutes after the space is vacated of occupants, except as specified by Section 130.1(c)(6).	
5. Includes bedrooms, living, dining and family rooms, club houses, home offices, and enclosed patios. Closets that are less than 70 ft. in area and hallways are exempt from this requirement.	
6. Lights around pools and water features subject to California Electrical Code Article 680 are exempt.	
7. Energy management control system.	

A. Luminaire Efficacy: All installed luminaires must meet the requirements in Table 150.0-A.	
Table 150.0-A Classification of High Luminaire Efficacy Light Sources	
Automatically considered high luminaire efficacy (does NOT require JAD certification)	Must be JAD certified/Marked
1. LED light sources installed outdoors	
2. Incandescent solid state lighting (SSL) luminaires containing colored light sources that are installed to provide decorative lighting	
3. Pin-based linear fluorescent or compact fluorescent with electronic ballasts	
4. High-intensity discharge (HID) light sources including pulse start metal halide and high-pressure sodium light sources	
5. Luminaires with a hardwired, high-frequency generator and induction lamp	
6. Ceiling fan lights are subject to federal appliance regulation	
EXCEPTIONS:	
1. Integrated Device Lighting: Lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors and garage door openers	
2. Navigation Lighting: Lighting such as night lights, step lights and path lights less than 5 watts	
3. Cabinet Lighting: Lighting internal to drawers, cabinetry and linen closets with an efficacy of 45 lumens per watt or greater	
B. Screw-based Luminaires: Screw-based luminaires must contain lamps that comply with Reference Joint Appendix JAD.	
C. Recessed Downlight Luminaires in Ceilings: There is a new exception to the air tight labeling and installation requirements for recessed luminaires that are either marked for use in fire-rated installations or are installed in non-vented ceilings.	
D. Light Sources in Enclosed or Recessed Luminaires: No change, although this section has been reorganized.	
E. Stunt Electrical Boxes: Language is added about how the stunt electrical boxes must be served for dimmer, vacancy sensor control, low voltage wiring or fan speed control.	
INDOOR LIGHTING CONTROLS	
E. Automatic-Off Controls: Wall-in closets have been added in addition to bedrooms, garages, laundry room and utility rooms as spaces requiring an occupancy/vacancy sensor with automatic-off functionality. It was clarified that lighting in opaque-fronted drawers and cabinetry (which may alternatively use automatic-off controls).	
F. Dimming Controls: Dimmers that are required for lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens and bedrooms) must have readily accessible dimming controls. Forward phase-cut dimmers controlling LED light sources in these spaces must comply with NECA SSL 7A.	
EXCEPTIONS:	
1. Ceiling fans with integrated lighting may use remote control.	
2. Luminaires connect to a circuit in which the controlled lighting power is <20 watts OR controlled by an occupancy/vacancy sensor providing automatic-off functionality.	
3. Lighting is under <5 watts for navigation (e.g., night lights, step lights and path lights), or lighting is internal to opaque-fronted drawers and cabinetry (which may alternatively use automatic-off controls).	
G. Independent Controls: The following must be controlled independently:	
• Integrated lighting of exhaust fans from the fan function	
• Undercabinet lighting	
• Undershelf lighting	
• Interior lighting of display cabinets	
• Switched outlets	

ELECTRICAL NOTES

CONTRACTOR TO VERIFY ALL LIGHT TRIMS SPECIFIED TO HAVE LAMPS PER DRAWINGS AND THAT ALL LIGHT TRIMS SPECIFIED SHALL BE INSTALLED WITH APPROPRIATE HOODING FOR LIGHTS SPECIFIED AND FOR BUILDING CONDITIONS EXISTING OR CALLED OUT ON DRAWINGS.

CONTRACTOR TO SIZE AND LOCATE MAIN PANEL AND LOCATE NEW SUBPANELS AS REQUIRED. PROVIDE THE CITY AUTHORITY WITH CALCULATIONS AND CIRCUITING INFORMATION.

ALL WORK AND MATERIAL TO BE PER N.E.C. AND ALL ADOPTED COUNTY CODES AND ORDINANCES.

ALL FIXTURES TO BE INSTALLED COMPLETE. FIXTURES "BY OWNER" SHALL BE INSTALLED COMPLETE BY CONTRACTOR.

ALL OUTLETS IN GARAGE, LAUNDRY, KITCHEN, BATHROOMS, AND EXTERIOR TO BE ON GROUND FAULT CIRCUITS. ALL SWITCHES TO BE GROUNDED WITH SINGLE COVER PLATES WHERE SHOWN ADJACENT ON PLANS. ALL SWITCHES TO BE SIZED PER REQUIRED RATING.

CONTRACTOR TO SCHEDULE WITH ARCHITECT A WALK THROUGH FOR FINAL LOCATIONS OF ALL LIGHT FIXTURES AND OUTLETS.

THIS PLAN IS DIAGNOSTIC IN NATURE AND INDICATES THE LOCATION OF OUTLETS AND EQUIPMENT. THE ARCHITECT AND/OR OWNER RESERVE THE RIGHT TO MAKE REASONABLE CHANGES IN OUTLET LOCATIONS BEFORE ROUGH IN WITHOUT ADDITIONAL EXPENSE.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND EQUIPMENT ON THE JOB. CONTRACTOR TO VERIFY THAT ALL EXISTING ELECTRICAL FIXTURES, OUTLETS, SWITCHES, ETC., THAT ARE TO REMAIN BE CLEAR OF THE NEW CONSTRUCTION OR RELOCATE IN THE IMMEDIATE AREA.

CONTRACTOR TO PROVIDE SWITCH AND PORCELAIN SOCKET IN ATTIC WITHIN IMMEDIATE AREA OF ACCESS PER CITY CODE.

PROVIDE FUEL/GAS AT WATER HEATERS AND A/C UNITS. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR LOCATIONS OF EQUIPMENT.

PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED, FOR HEATER, MECHANICAL, ELECTRICAL, EQUIPMENT, VENT DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT TO BE PROVIDED WITH APPROVED SPRAY OR LATERAL BRACING.

ICC-ES Evaluation Report

ESR-1413
Effective Date: March 2017
This report is subject to re-examination in one year
www.icc-es.org | (800) 423-6587 | (562) 699-0543 A Subsidiary of the International Code Council®

DIVISION: 09 30 00—FINISHES
Section: 09 30 00—Tiling

REPORT HOLDER:

CUSTOM BUILDING PRODUCTS, INC.
7717 Center Ave, Suite 600
Huntington Beach, CA 92647
(949) 698-8503
www.custombuildingproducts.com

EVALUATION SUBJECT:

REDGARD® WATERPROOFING AND CRACK PREVENTION MEMBRANE, C-CURE PRO-RED WATERPROOFING AND ANTI-FRACTURE MEMBRANE AND JAMO® WATERPROOFING MEMBRANE

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2015, 2012, 2009 and 2006 International Building Code® (IBC)
- 2015, 2012, 2009 and 2006 International Residential Code® (IRC)
- 2015, 2012, 2009 and 2006 International Plumbing Code® (IPC)

Property evaluated:

Water resistance

2.0 USES

RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 953, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane are used on concrete floors, as a barrier to liquid water migration, in bonded, thin-set installations of ceramic tile and dimensional stone under the IRC and IRC. The membrane is also used as a shower sub-panel lining material in accordance with the IRC.

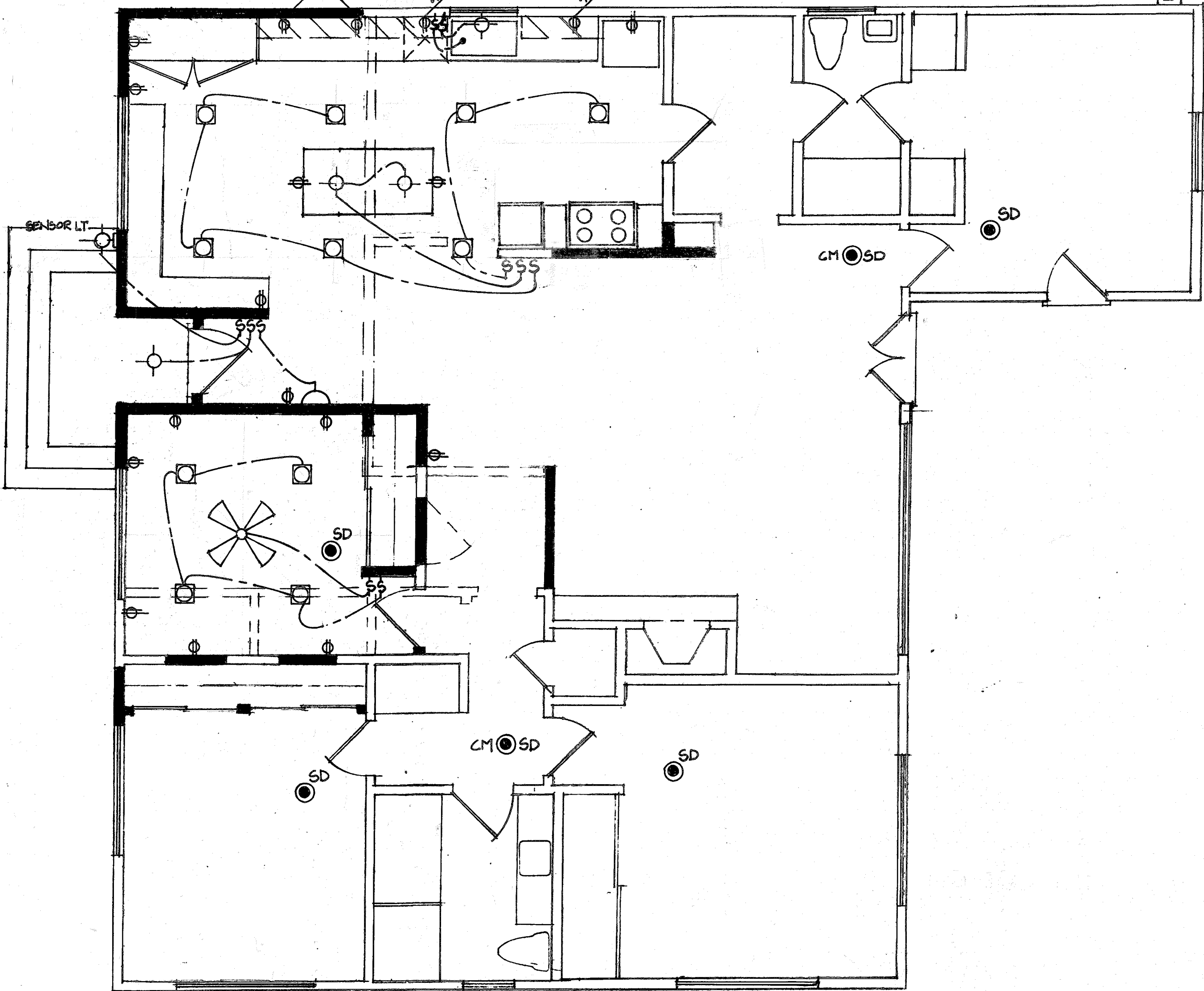
3.0 DESCRIPTION

3.1 General:

RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 953, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane are liquid-applied, elastomeric waterproofing materials that cure to form a monolithic membrane.

4.2 Membrane Application:

All porous surfaces must be dampened, and a 1/2-inch-wide (19.1 mm), rough-textured synthetic roller, or a 1/2-inch-by-1/2-inch (6.4 mm by 4.8 mm) V-notch trowel, must be used to apply the membrane. On corners where floors and walls meet, a maximum protruding of 90 mils



NOTE: SMOKE DETECTORS AND CARBON MONOXIDE DET. ARE REQUIRED ON THIS PROJECT PER NOTE #1 GHT.#1

PER BMC, 10-1-603 (M) EXTERIOR LIGHTING SHALL BE DESIGNED AND INSTALLED SO AS TO AVOID GLARE AND LIGHT SPILL OVER ONTO ADJOINING AND ADJACENT RESIDENCES AND PUBLIC RIGHT OF WAY.

6.3 CONDITIONS OF USE

The RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 953, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane described in this report comply with, or the suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

6.1 Application must comply with this report, the manufacturer's published installation instructions and the applicable code. In the event of a conflict between the installation instructions and this report, this report governs.

6.2 Application is limited to ceramic tile and dimension stone installations on floors and for use as shower sub-panels or linings.

6.3 The membrane must not be used to bridge substrate expansion joints.

6.4 The membrane recognized in this report is manufactured by Custom Building Products in Grand Prairie, Texas under a quality control program with annual inspection by ICC-ES.

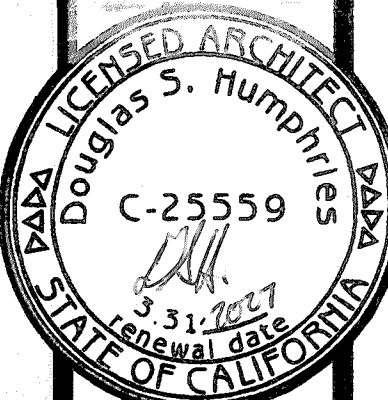
6.5 EVIDENCE SUBMITTED

Date in accordance with the ICC-ES Acceptance Criteria for Waterproofing Membranes for Flooring and Shower Lining (AC108), dated June 2000 (currently revised August 2013) and American National Standard Specification for Load Bearing, Bonded, Waterproofing Membranes for Thin-Set Ceramic Tiles and Dimension Stone Installation (A118.10), dated 2014.

7.0 IDENTIFICATION

Contents of the RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 953, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane described in this report are identified by a label bearing the manufacturer's name (Custom Building Products), address, the product name, the date of manufacture and the evaluation report number (ESR-1413).

4.4 Method of Repair: The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.



DADA DESIGN & GRAPHICS
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APRIL 2024
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DENSMORE RESIDENCE
1800 Karen Street
Burbank, CA 91504

APPROVED
CITY OF BURBANK - COMMUNITY DEVELOPMENT / PLANNING DIVISION
By: Sara Duggan
Project No: 25-001089
Date: 9/26/2025



Burbank Water and Power

PROCEDURES FOR NEW RESIDENTIAL OVERHEAD ELECTRICAL SERVICE AND/OR UPGRADES

Step 1.1 - Meet with Residential Electrical Service Planner on-site with any proposed plans to spot the location of the new meter panel and obtain a Confirmation of Electric Service. Contact Burbank Water and Power Electrical Engineering at 818-238-3647 to set up a field appointment.

Step 2.1 - Obtain an Electrical Permit from the Building Division, (150 N Third St). Call 818-238-5220 for service hours. Customer must have a valid Confirmation of Electric Service from Burbank Water and Power and a licensed (City & State) contractor. An owner/builder can obtain the Residential Electrical Permit if the residence is owner occupied and a Workmen's Compensation waiver is signed.

For New Services Only: If the service is new, contact Public Works Department at 818-238-3590 for address assignment. Burbank Water and Power will only provide meters for legal addresses as recognized by the Public Works Department.

Note: To set up a billing account for new services, contact Burbank Water and Power Customer Service at 818-238-3700. There must be an active billing account for BWP to energize the service.

Multi-Unit Apartments/Residences Only: Aid-In-Construction charges apply to multi-unit apartments/residences. AIC charges are shown on the Confirmation of Electric Service. There are no Aid-In-Construction fees for single family dwellings. Any fees and/or deposits required by BWP must be paid prior to energizing the service. These fees are separate from permitting fees required by the Building Division. Please pay Aid-In-Construction charges at the Electric Engineering counter at BWP from 1:00pm until 3:00pm, Monday through Friday, (164 W Magnolia Blvd., Burbank CA 91502).

Step 3.1 - Licensed Contractor/Owner Builder completes work in compliance with BWP's Confirmation of Electric Service and Burbank City's Building Codes. All service equipment must comply with Electric Utility Service Equipment Requirements Committee (EUSERC) standards. Contractor may maintain continuity of service until final connection by BWP. Temporary weather head connections should be made with split bolt connectors - no unapproved devices allowed. Contact the Residential Electrical Service Planner if temporary power is required. Any connections or devices of any kind which prevent metering of electricity consumption constitute diversion of electric energy and are subject to fines per Burbank Municipal Code 8-2-213. BWP reserves the right to install a limiter when electrical panel or service head conditions are left unsafe.

Step 4.1 - Upon work completion, contact the Building Division for final inspection by calling 818-238-5220 between 8:00am to 5:00pm the day before the inspection is desired. If there is an access issue to the building, like dogs or locked gates, call the inspector between the hours of 7:00am to 8:00am or 3:00pm to 3:30pm to arrange for an AM or PM inspection.

Step 5.1 - Upon approval of the Building Division's final electrical inspection, BWP will issue a Service Order to the field. Please allow up to 10 business days for field crews to install the service.

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Burbank Water and Power

164 West Magnolia Boulevard, P.O. Box 631, Burbank CA 91503-0631



BURBANK WATER AND POWER

PROCEDURES FOR NEW RESIDENTIAL UNDERGROUND ELECTRICAL SERVICE AND/OR UPGRADES

Step 1.1 - Meet with Residential Electrical Service Planner on-site with any proposed plans to spot the location of the new meter panel and obtain a Confirmation of Electric Service. Contact Burbank Water and Power Electrical Engineering at 818-238-3647 to set up a field appointment.

Step 2.1 - Obtain an Electrical Permit from the Building Division, (150 N Third St). Call 818-238-5220 for service hours. Customer must have a valid Confirmation of Electric Service from Burbank Water and Power and a licensed (City & State) contractor. An owner/builder can obtain the Residential Electrical Permit if the residence is owner occupied and a Workmen's Compensation waiver is signed.

Note: If the servicing pole is deteriorated, BWP will replace it before installing the underground service at that location. The Residential Electrical Service Planner will provide the location of the new pole. Underground service must rise at the location provided by BWP. BWP will install standoffs on the riser pole. Any substructure installed prior to BWP completing fieldwork may need to be moved at the owner's expense.

For New Services Only: If the service is new, contact Public Works Department at 818-238-3590 for address assignment. Burbank Water and Power will only provide meters for legal addresses as recognized by the Public Works Department.

Note: To set up a billing account for new services, contact Burbank Water and Power Customer Service at 818-238-3700. There must be an active billing account for BWP to energize the service.

Multi-Unit Apartments/Residences Only: Aid-In-Construction charges apply to multi-unit apartments/residences. AIC charges are shown on the Confirmation of Electric Service. There are no Aid-In-Construction fees for single family dwellings. Any fees and/or deposits required by BWP must be paid prior to energizing the service. These fees are separate from permitting fees required by the Building Division. Please pay Aid-In-Construction charges at the Electric Engineering counter at BWP from 1:00pm until 3:00pm, Monday through Friday, (164 W Magnolia Blvd., Burbank CA 91502).

Step 3.1 - When the substructure has been installed per drawing S-707, contact BWP at 818-238-3647 for an underground inspection. This is separate from any required Building Division inspections.

Step 4.1 - Licensed Contractor/Owner Builder completes work in compliance with BWP's Confirmation of Electric Service and Burbank City's Building Codes. All service equipment must comply with Electric Utility Service Equipment Requirements Committee (EUSERC) standards. Contractor may maintain continuity of service until final connection by BWP. Contact the Residential Electrical Service Planner if temporary power is required. Any connections or devices of any kind which prevent metering of electricity consumption constitute diversion of electric energy and are subject to fines per Burbank Municipal Code 8-2-213. BWP reserves the right to install a limiter when electrical panel or service head conditions are left unsafe.

Step 5.1 - Upon work completion, contact the Building Division for final inspection by calling 818-238-5220 between 8:00am to 5:00pm the day before the inspection is desired. If there is an access issue to the building, like dogs or locked gates, call the inspector between the hours of 7:00am to 8:00am or 3:00pm to 3:30pm to arrange for an AM or PM inspection.

Step 6.1 - Upon approval of both BWP underground inspection and a Building Division final electrical inspection, BWP will issue a Service Order to the field. Please allow up to 10 business days for field crews to install the service.

Burbank Water and Power

164 West Magnolia Boulevard, P.O. Box 631, Burbank CA 91503-0631



TAMPERING OR DIVERTING ELECTRIC OR WATER SERVICE IS AGAINST THE LAW

If tampering is found by Burbank Water and Power (BWP), the account holder may be charged a \$500 tampering fine per the City of Burbank's Fee Schedule. If BWP also determines the tampered service is unsafe or was connected illegally as described in BWP's Rules and Regulations, it may be disconnected by BWP personnel and the account holder charged an additional \$100 fine. The account holder may be subject to back billing as well as for the costs to replace/repair any BWP property damaged, destroyed, or missing. Please note that multiple acts of tampering may result in higher penalties and could lead to legal action. Penalties will be included on the next municipal services bill; however they must be paid prior to being reconnected.

Meter locking rings must be removed and installed by BWP Electric Services Division exclusively. Requests must be made with at least 24-hour advance notice by calling (818) 238-3575.

BURBANK MUNICIPAL CODE

Electric

8-2-213 (D) Diversion: No owner, lessee, tenant, or other person in possession of or having charge and control of any premises connected to the City electrical system shall connect or maintain any electric consuming device to the line side of an electric meter installed on such premises; nor shall such person connect or maintain any connections or devices of any kind which would prevent the meter from registering the total amount of electricity consumed on the premises and supplied from the City's electrical system. The existence of electric energy consuming devices installed ahead of the meter or any tampering or interfering with wires, devices, or equipment connected to the City's electrical system or the damage to, alteration, or obstruction of any meter, including the breaking of meter seals, which will permit or make possible the use of electric energy without its proper registration on an electric meter shall constitute prima facie evidence of diversion of electric energy in violation of the provisions of this subsection by the customer in whose name service is being rendered or by the person benefiting from the use of such diverted energy. Prima facie evidence of diversion of electric energy in violation of the provisions of this subsection shall also exist whenever a check meter registers more electric energy in the same interval of time than does the meter installed at the customer's premises.

Water

8-2-113 (D) No person other than a duly authorized employee of the City shall connect any customer's water pipes and apparatus with the City's mains. No person other than a duly authorized employee of the City shall open or turn on any City water valve regulating the flow of water from the City water mains to any customer's premises after such valve shall have been turned off by the General Manager for nonpayment of charges for water or at the request of the present customer or a previous customer, or for any other reason.

8-2-113 (E) No owner, lessee, tenant or other person in possession of or having charge and control of any premises connected to the City water system shall use or permit to be used any water from such system through the customer's water pipes connected with such system, unless prior to such use, water service to such premises shall have been granted by the General Manager pursuant to application made by such person or the person under whom he holds such possession or charge and control, and such water service has not been discontinued in any manner set forth in subsection D of this section.

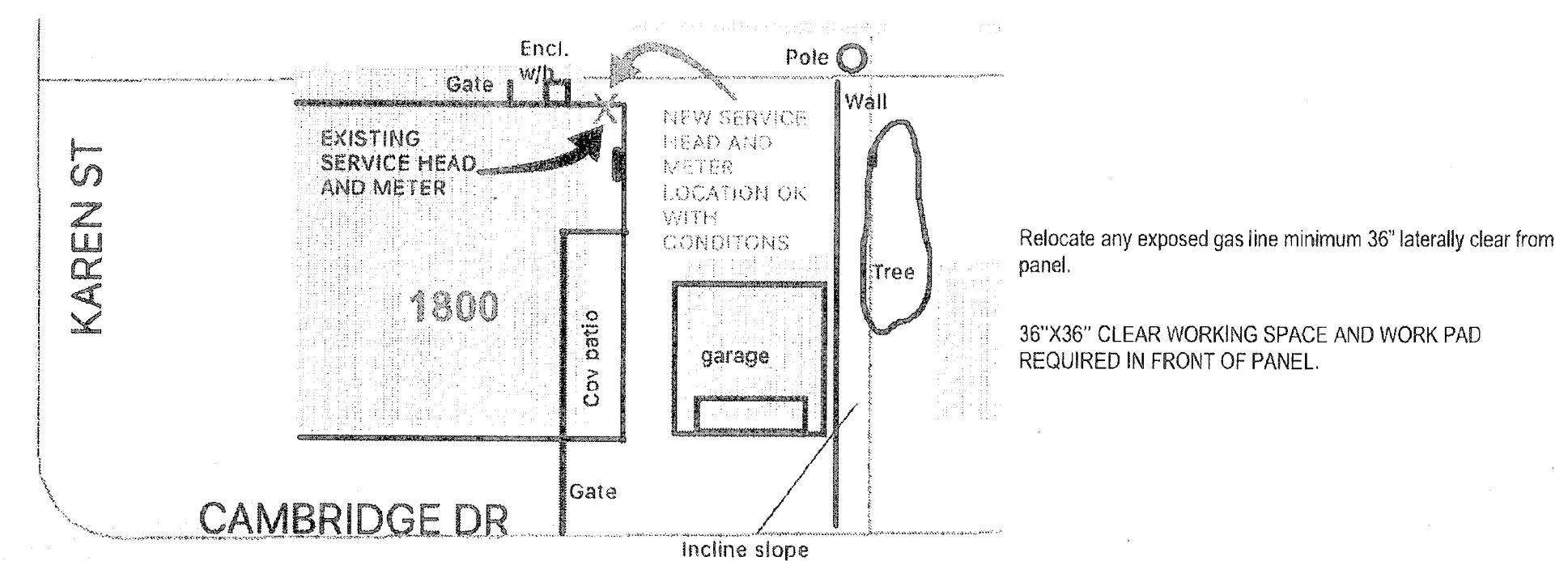
8-2-113 (F) A special charge in an amount designated in the Utility Rate Resolution shall be assessed against any person or persons violating any provision of this section. This special charge shall cover the expense to the City of checking such water main or connection and turning it off again after it has been turned on in violation of subsection D or E of this section. This charge shall be in addition to any other

RESIDENTIAL - CONFIRMATION OF ELECTRIC SERVICE

Burbank Water and Power | 164 W. Magnolia Blvd. | 818-238-3575
(MUST BE PRESENTED AT BUILDING DEPARTMENT TO OBTAIN PERMIT)

Fault Current
10,000 AIC

Address: 1800 Karen Street
Service Type: Residential Voltage Characteristics: 1PH - 120/240V
Service Ampacity: 225A Service Method: Overhead Date: April 12, 2024
Qty of meters: 1 Branch Circuit Rating: N/A BWP Rep: Sal Z
Calculated Demand: N/A



ANY CHANGES MUST BE APPROVED BY BWP PRIOR TO INSTALLATION

- ☒ An Aid-In-Construction fee of \$ 0.00 and a Capacity Charge of \$ EXEMPT, payable to BWP, is required before BWP will unlock the meter, if applicable, or before BWP will energize the metered electric panel. The Capacity Charge is based on the kVA demand of the new, upgraded, relocated, or replaced metered electric panel in accordance with BWP Rules and Regulations Section 3.26(g) and the City of Burbank Fee Resolution.
- ☒ Service head above roof 40 inches with minimum 1.5 inch rigid steel, Periscope per BWP Drawings S-401E & S-402E.
- ☒ Contractor must leave a minimum of 36 inches of wire out of the service head. Aluminum conductors are not accepted for residential services.
- ☒ Vertical Clearances: Residential - at house 10 feet, over driveway 12 feet; and over street and alley 18 feet.
- ☒ A radial clearance of 22.5 feet is required from any pool, spa, or body of water. Service may not cross directly over water.
- ☒ Maintain a minimum of 24 inches of clearance between electric service line and any telephone / cable TV lines, heating vents, or chimneys.
- ☒ Any interfering tree branches to be trimmed clear of service drop path / attachment / ladder access by owner PRIOR to final inspection.
- ☒ Meter height 48 inch minimum - 75 inch maximum to center of meter. (36 inch min. is acceptable if meters are enclosed). Ring-style socket.
- ☒ A 36 inch x 36 inch x 4 inch level concrete work pad & a 36 inch x 36 inch clear working space is required in front of the face of the new panel.
- ☒ Maintain 36 inch lateral clearance between electric service equipment and any gas lines / gas service equipment.
- ☒ Maintain a minimum of 4 inches from the edge of the panel to any obstruction or the corner of the building.
- ☒ Maintain power line envelope clearances from building per BWP Drawing S-708.
- ☒ To remove locking ring from electric meter call 818-238-3575, 24 hours prior to starting work.
- ☒ Provide sufficient ladder access for service connection per BWP Dwg. S-714.

NOTES - New meter socket may not be jumpered. Bypassing the meter socket is considered diversion and fines will be assessed to the customer.

- A minimum 36 inch radial clearance is required from windows, balconies, roof access ladders, etc. from point of service attachment.
- All installations must conform to the requirements of EUSERC, NEC, and BWP Rules and Regulations for Electric Service.
- For combination underground/overhead residential meter panels, BWP will only accept EUSERC Dwg. No. 301, for an overhead feed.
- This service confirmation expires one year from date of issue.



remedy, civil or penal, which may be available to the City to enforce the provisions hereof, and all such remedies shall be cumulative at the election of the City.

RULES & REGULATIONS

1.10 (d) Any unauthorized person found taking utility service from or through any of BWP's facilities will be assessed charges and/or prosecuted under the full extent of the law. Any unauthorized equipment or apparatus found connected to BWP's facilities will be removed by BWP personnel and stored at BWP. The equipment or apparatus may be redeemed upon full payment of all penalties, fees or charges due. After 30 days, unclaimed equipment or apparatus will be disposed of at BWP's discretion.

1.50 (b)(4) BWP may disconnect a service without notice if unsafe, nuisance, or hazardous conditions are found to exist on the Customer's premises. BWP will immediately notify the Customer of the reasons and the necessary corrections required before reconnection. Such unsafe, nuisance, or hazardous conditions may exist due to defective appliances or equipment that may be detrimental to either the Customer, BWP, or to BWP's other Customers.

1.50 (b)(5) A Customer's utility service may be discontinued for fraudulent use of service. When BWP determines that a Customer has obtained service by fraudulent means or has diverted utility service from another Customer without authorization from BWP, the service may be discontinued without notice. BWP will not restore service to such Customer until that Customer has complied with all rules and regulations and BWP has been reimbursed for the full amount of the service rendered and the actual cost to BWP, including administrative and overhead, incurred by reason of the fraudulent use.

4.10 (c) The Customer is advised that in order to protect public water supplies, certain acts are by state law misdemeanors and in some instances punishable by imprisonment in the county jail or state prison. State law in this regard includes, but is not limited to, the following:

Section 498 Penal Code: This section includes stealing water, as well as diverting other utilities illegally and taking water after service has been disconnected and the meter sealed, including unauthorized connection to fire hydrants.

4.30 (e) Only duly authorized employees of BWP are allowed to connect the Customer's service or to disconnect same from BWP's water mains.

CITY OF BURBANK FEE SCHEDULE

Article X. Section 10.A. Electric Miscellaneous Charges

(3) Disconnect after illegal connection	\$100.00	Violation
(6) Repairs and replacements due to illegal connections	At Cost	Each
(7) Energy diversion	\$500.00	Violation

Article XI. Section 7.A. Water Miscellaneous Charges

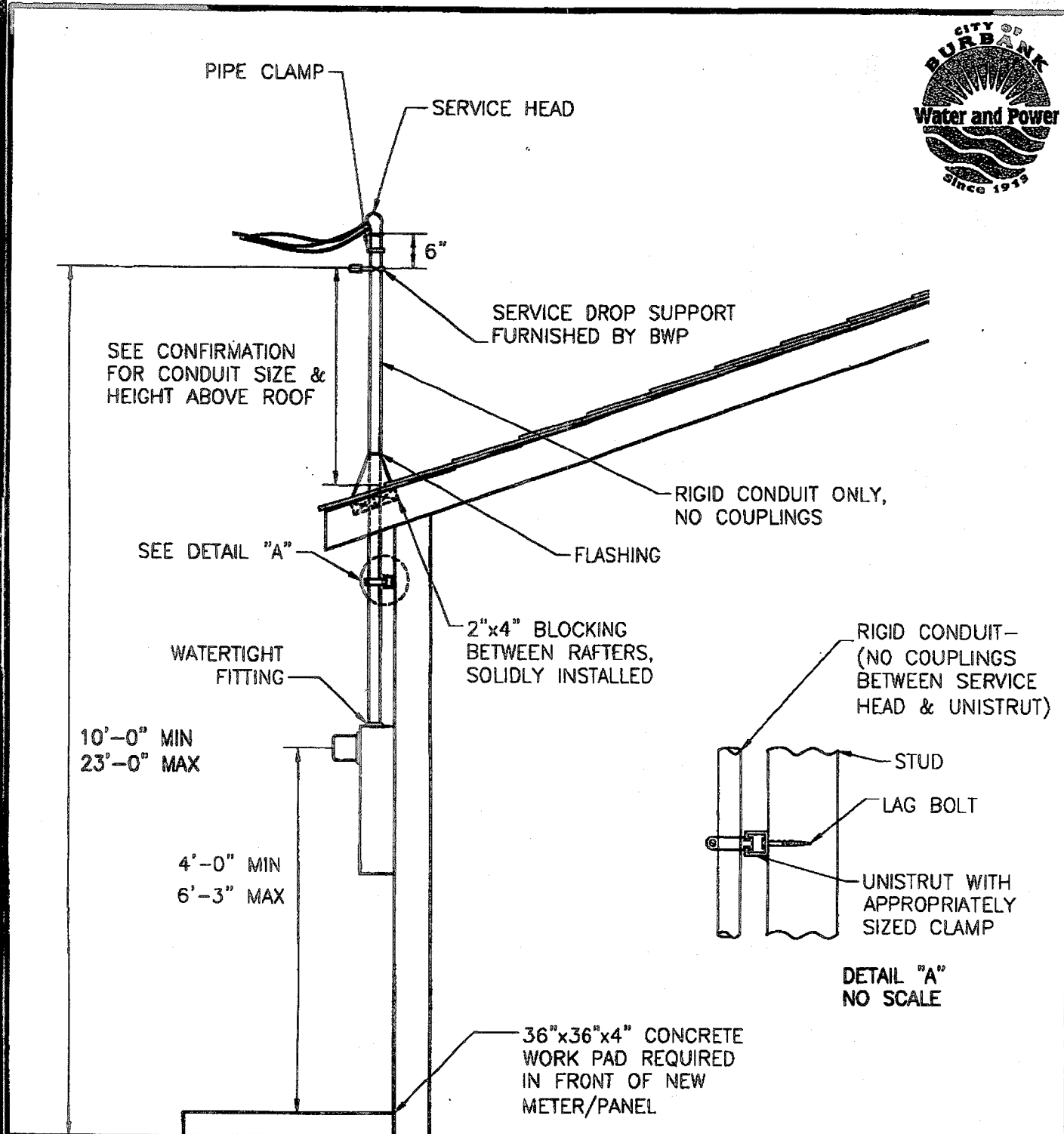
(2) Disconnection after illegal connection	\$100.00	Violation
(6) Repairs and replacements due to illegal water connections	At Cost	Each Occurrence
(9) Penalty for unauthorized connection to department facilities	\$500.00	Violation
(10) Penalty for unauthorized use of water through a department facility	\$500.00	Violation

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 - Part 5: Definitions)

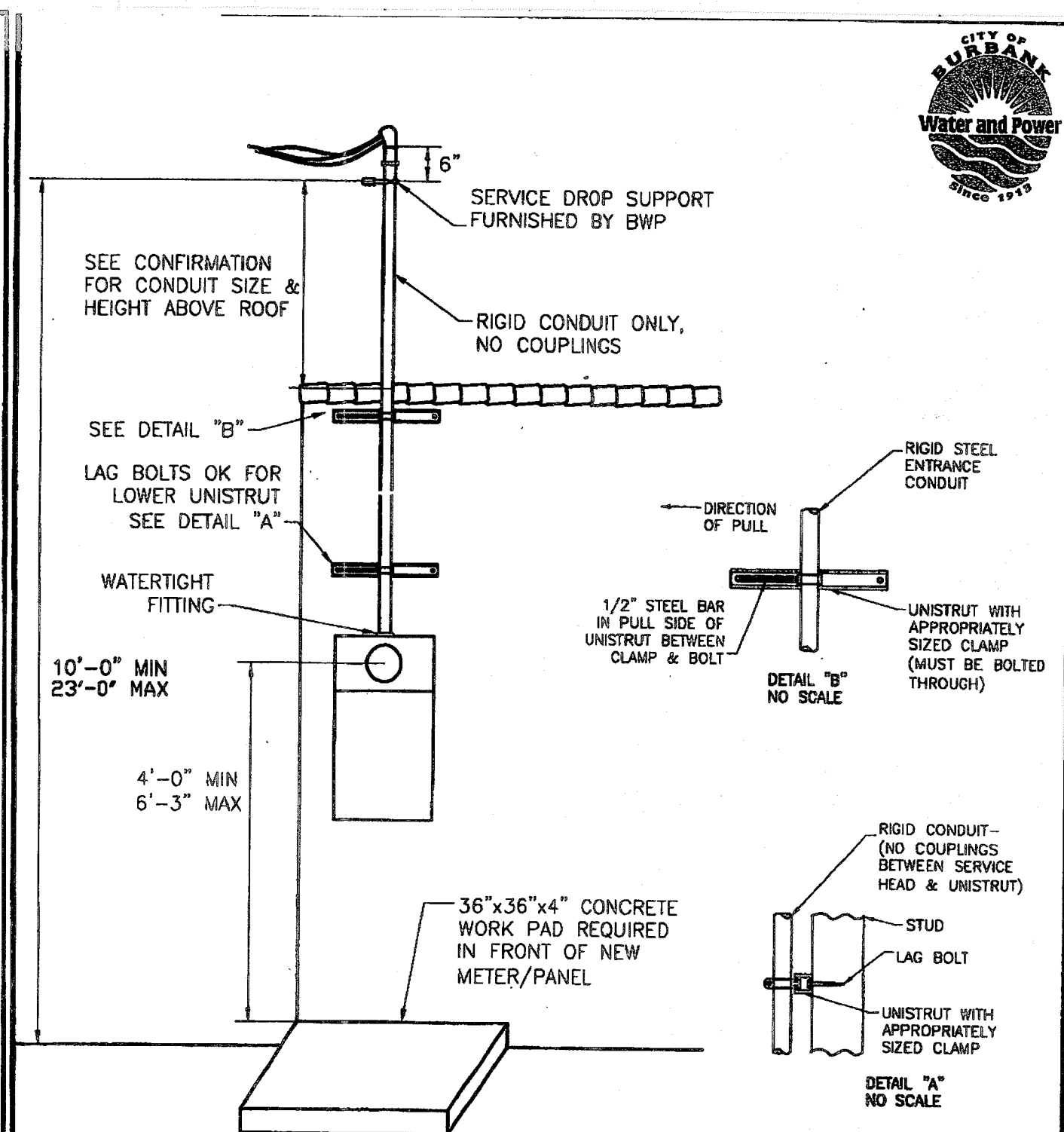
- Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
- Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- Sediments and other materials shall 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 street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
- Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
- Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.



- NOTES:
- WHERE RISER DOES NOT PASS THROUGH A ROOF OVERHANG, A SECOND PIECE OF UNISTRUT MUST BE INSTALLED JUST BELOW ROOF LINE. SEE DRAWING NO. S-402.
 - BWP WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING CAUSED BY RAIN/STRUCTURAL FAILURE.
 - CONTRACTOR MUST LEAVE 3' OF WIRE OUT OF THE SERVICE HEAD.
 - ATTACHMENT POINT MUST BE ACCESSIBLE BY LADDER. SEE DRAWING NO. S-714.
 - CONTRACTOR MUST NOTIFY BWP OF ANY CHANGES MADE AFTER CONFIRMATION OF SERVICE THAT WOULD AFFECT SERVICE ATTACHMENT (ROOFLINE, ROOFING MATERIAL, WORKSPACE, ETC.)
 - ELECTRICAL SERVICE EQUIPMENT MUST HAVE MINIMUM 3' LATERAL CLEARANCE FROM ANY GAS LINE.

NO.	REVISIONS	BY	CHKD	APP'D	DATE
1	CHANGED MINIMUM CONDUIT SIZE	TZ	JC	DOB	12-2-24
2	ADDED CONCRETE WORK PAD	TZ	JC	DOB	12-2-24
3	UPDATED REQUIREMENTS	DOB	JC	DOB	12-2-24
4	REVISIONS	DOB	JC	DOB	12-2-24
5	REVISIONS	DOB	JC	DOB	12-2-24
6	REVISIONS	DOB	JC	DOB	12-2-24

DRAWN: TBN SCALE: NONE CHECK: BK APP'D: AFD DATE: 7-1-75



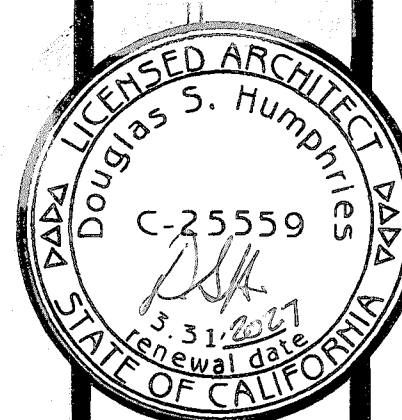
- NOTES:
- THE DEPARTMENT WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING CAUSED BY RAIN OR STRUCTURAL FAILURE.
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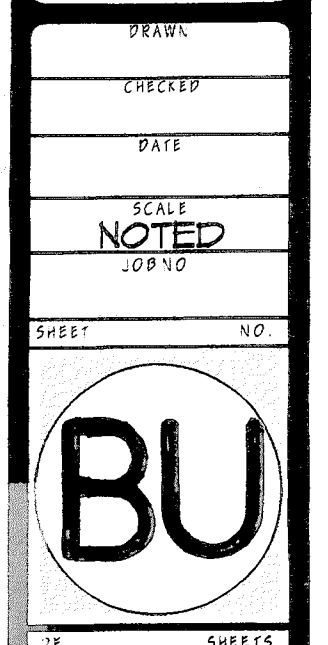
DRAWN: TBN SCALE: NONE CHECK: BK APP'D: AFD DATE: 7-1-75



DENSMORE RESIDENCE
1800 Karen Street
Burbank, CA 91504



DADA DESIGN & GRAPHICS
DOUGLAS S. HUMPHRIES
12122 Hartsook Street
Valley Village, California 91607
Office (818) 506-4919
Fax (818) 506-3252
DADAdesign@netzero.net



ATTACHMENT B

Analysis of Requisite Findings for Granting a Development Review

The Community Development Director finds the proposed project satisfies the requisite findings per Section 10-1-1810.5 contained in the Burbank Municipal Code necessary for approval of the Minor Exception to a Side Yard Setback Permit, subject to the attached conditions of approval.

FINDINGS

- 1. The non-conforming minor addition, alteration or other minor non-conforming work is necessary for one or more of the following reasons: a) the work is necessary to reduce a hazard or safety problem identified by a government official charged with identifying such hazards or problems; b) the work is necessary to maintain or improve the aesthetic appearance or architectural viability of the structure; or, c) requiring the alteration or addition to conform strictly to the requirements of Section 10-1-1810 would unreasonably add to the cost of construction.*

The Minor Setback Exception request is essential to preserving the aesthetic appearance of the existing dwelling. According to Burbank Municipal Code (BMC) Section 10-1-603(A), the required side-yard setback for interior lots in the R-1 (Single-Family Residential) zone must be 10% of the lot width. Given that this property is 67 feet, 9 inches wide, the minimum required side-yard setback is 6 feet, 9 inches. However, the existing 1,507-square-foot dwelling has a setback of 5 feet from the northwestern side property line. Allowing the proposed addition to maintain this 5-foot setback would create a cohesive architectural design, enhancing the overall visual continuity of the main dwelling. Based on this, staff has determined that the project is consistent with Finding (b).

- 2. The alteration or addition will not increase the height or number of stories of the existing non-conforming structure, and any non-conforming additions are of equal or lesser height than the existing structure.*

The proposed 290 square-foot addition, located within the required side-yard setback area, will be constructed at the same height as the adjacent portions of the residence within the setback, measuring 16 feet, 6 inches. The remaining portions of the addition will comply with the setback requirements outlined in BMC Section 10-1-603. Since the project does not alter the existing height of the residence within the required side setback, staff has determined that the project is consistent with this finding.

3. *The alteration or addition will not result in any decrease of the existing setback or otherwise increase the degree of non-conformity of the existing structure or create a new non-conformity.*

There will not be any change to the nonconformity of the existing walls of the residence. The wall of the existing residence on the northwestern elevation is 5 feet from the side property line, and the proposed addition would continue the existing 5-foot setback. The existing non-conformity would not be increased by allowing the addition to encroach into the required side setback to the same extent as the existing building, and the addition will be built to the same height as the existing nonconforming portions of the residence. Therefore, staff has determined that the project is consistent with this finding.

4. *Windows, doors, wall covering and roof materials, and other architectural features of the alteration or addition will be consistent with the remainder of the structure.*

The proposed addition will be consistent with the architectural features of the single-family residence including the modification to the materials in the front of the home, as they are complimentary to the modern traditional architectural style of the home. Therefore, staff has determined that the Project is consistent with this finding.

5. *The alteration or addition will not degrade the appearance or architectural quality of the structure.*

The addition will not degrade the appearance or architectural quality of the structure. By allowing the addition to maintain the existing non-conforming side-yard setbacks, the architectural integrity and uniformity of the home will be retained. The addition, together with the modifications to the rest of the home, will result in a cohesive architectural style. Therefore, staff has determined that the Project is consistent with this finding

6. *The alteration or addition as proposed will not have unnecessary or unreasonable detrimental impacts to neighboring properties or structures including but not limited to impacts to light and sunlight, air circulation, privacy, scenic views or aesthetics.*

The proposed addition will not cause neighboring properties to experience impacts from light or glare, sunlight exposure, air circulation, privacy, or aesthetics. There are no new windows proposed for the addition located in the side yard setback, so the proposed changes will not have any privacy impacts. Therefore, staff has determined that the proposed Project is consistent with this finding.

ATTACHMENT C

Project No. 25-0001099, Conditions Of Approval

CDD - PLANNING DIVISION

1. Project No. 25-0001099 (Minor Exception to Side Yard Setback) approves the Minor Setback Exception to allow a side yard setback of 5'-0" on the northwestern side rather than the code-required minimum side yard setback of 6'-9" (or ten percent of lot width) for the 11'-6" linear length of a 290 square-foot addition to the front portion of the existing residence. Unless otherwise approved by the Community Development Director or his/her designee, the Site Plan, Floor Plan, and operational plan shall be substantial conformance with the conceptual plans approved on August 26, 2025 (Attachment A). The Community Development Director or their designee may determine what minor modifications to the approved plans may be considered to be in substantial conformance.
2. This permit shall expire if the scope of work is not initiated within one year of the date of this approval (expires on August 26, 2026), or the final decision following an appeal, unless the Property Owner or Permittee has diligently developed the proposed project as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. Any period of time during which the project is subject to a legal challenge shall not count towards the expiration date. Prior to the noted expiration date, the Property Owner or Permittee can request the Community Development Director's approval of a one-time extension of the permit for a period not to exceed one-year from the date of expiration.
3. Unless otherwise modified by this entitlement or preempted by state or federal law, the Project shall comply with the R-1 Zone property development and design standards. Compliance with these standards will be verified at the time of building permit submittal.
4. Pursuant to Burbank Municipal Code (BMC) Section 10-1-19401, the Permittee, including their successors and assignees, shall defend, indemnify, and hold harmless the City of Burbank (the City) and its agents, officers, employees, agencies, boards, commissions, or City Council from any claim, action or proceeding brought against the City, its agents, officers, employees agencies, boards, commissions, or City Council to attack, set aside, void or annul the subject approval and environmental determination under the California Environmental Quality Act or National Environmental Policy Act by the City, its agents, officers, employees, agencies, commissions, or City Council. The indemnification shall include damages awarded against the City, if any, cost of suit, attorney's fees, administrative expenses, and other costs and expenses incurred in connection with such action, including, but not limited to, all such City costs and expenses

incurred by enforcing this indemnification provision. This duty to defend, indemnify, and hold harmless the City and its agents, officials, employees, agencies, boards, commissions, or City Council shall apply even if the Permittee fails or refuses to enter into the indemnification agreement. In the event of a legal challenge, the provisions under BMC Section 10-1-19402 shall be followed.

5. The applicant shall comply with all federal, state, and local laws. Violation or conviction of any of those laws in connection with the use will be cause for revocation of this permit.
6. All required fees shall be paid as required by the Burbank Municipal Code prior to the issuance of any building permits for the project.
7. The applicant shall submit plans with dimensioned setbacks consistent with the submitted stamped survey from a licensed surveyor.
8. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction.
9. The Permittee shall comply with all Department/Division comments and Code requirements and shall be verified by the responsible Department and/or the Building Official or their designee, prior to the issuance of any Certificate of Occupancy.
10. The Permittee shall list these conditions of approval in all construction plans submitted to the Building Division for a building permit. The applicant shall also provide a separate written document outlining how, or where, each of the conditions have been addressed in the building permit plan set for all City Division/Department conditions enclosed and provide the same number of copies as plan sets submitted for Building Plan Check.

CDD - BUILDING & SAFETY DIVISION

11. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the **2022 edition** of the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and Building Energy Efficiency Standards, including all intervening Code Cycles.

The 2022 California Building Standards Code is applicable to projects that submit a building permit application on or before December 31, 2022. The 2025

California Building Standards Code is applicable to projects that submit a building permit application on or after January 1, 2026.

12. The fire-resistance rating for any dwelling or accessory building less than 5ft from the property line shall be 1-hour. The wall shall be rated for exposure from both sides. [CRC Table R302.1 (1)].
 - a. Provide UL or equivalent testing authority number for exterior wall type
 - b. Interior finish material of 5/8" Type 'X' gypsum board is required.
 - c. Exterior finish material must be called out and fire rating information must be provided
13. Exterior walls located less than 3ft minimum fire separation distance (i.e. Property Line, adjacent buildings on same property) shall be:
 - d. 1- hour rated construction with exposure from both sides
 - e. Shall have no openings
14. Exterior walls located with 3ft to 5 ft minimum fire separation distance (i.e. Property Line, adjacent buildings on same property) shall be:
 - f. 1- hour rated construction with exposure from both sides
 - g. Shall have 25% maximum square footage of wall area openings
 - h. Projections greater than or equal to 2ft to less than 5ft min fire separation distance shall be 1-hr rated on the underside for non-sprinklered building [per CRC Table R302.1 (1)].
15. Detached garages accessory to a dwelling located within 2 ft of a lot line are permitted to have roof eave projections not exceeding 4" [CRC R 302.1 exceptions 4].
16. 1-Hour wall is required between second dwelling unit and primary residence when primary residence is not sprinklered and second dwelling unit is attached to primary residence. Separation must extend through attic space. Contact Fire Dept. for any additional information.