CITY OF BURBANK
COMMUNITY DEVELOPMENT DEPARTMENT
150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459
www.burbankca.gov

July 16, 2020

MARKAS DESIGN & CONSTRUCTION
SETRAG MARKARIAN
6022 VANGAGE AVENUE
NORTH HOLLYWOOD, CA 91606

RE: Project No. 19-0003696 (Development Review) - Approved
Property Located at 565 E. Cypress Avenue

Dear Mr. Markarian,

This letter is to notify you that the Community Development Director has approved your application for Development Review to construct three two-story residential dwelling units with individual two-car garages, subject to the attached Conditions of Approval. The project also includes demolition of single-family residence and detached garage on the Project site.

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 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 **by 5:00 p.m. on July 31, 2020**. Please note, an appointment must be made for any appeal filed after 12 p.m. Monday through Friday. If no appeal is filed, then you can submit to the Building Division for Building Plan Check review the first business day following the conclusion of the 15-day appeal period.
If you have any questions concerning this letter, please contact me by phone at (818) 238-5250 or by email at GMirzaAvakyan@Burbankca.gov.

GREG MIRZA-AVAKYAN
Associate Planner
Community Development Department

Enc: Conditions of Approval
Copy of Approved Development Review Plans/Landscape Plan

cc: Sarkis Baghikian, Property Owner *(via email)*

Project No. 19-0003696 – Development Review

565 E. Cypress Avenue – Setrag Markarian, Applicant

PROJECT ADDRESS: 565 E. Cypress Ave.

PROJECT DESCRIPTION: A request for Development Review to construct three two-story residential dwelling units with individual two-car garages. The Project Site is zoned R-4, High Density Residential. The General Plan designation is High Density Residential.

EXISTING LAND USE & DEVELOPMENT:
The existing Project Site consists of a single lot, 565 E Cypress Avenue, and is currently developed with a 1,190-square-foot, single-family residence built in 1928, and a detached garage in the rear portion of the lot.

GENERAL PLAN & ZONING DESIGNATION: The zone designation is R-4, High Density Residential, and the General Plan designation is High Density Residential.

MUNICIPAL CODE CONFORMANCE: The Project as conditioned complies with all applicable standards set forth in the BMC, including, but not limited to, number of units, height, lot coverage, setbacks, open space, amenities, parking, and landscaping.

ENVIRONMENTAL REVIEW: This project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15303 (New Construction or Conversion of Small Structure) of the State CEQA Guidelines.

DATE SIGN POSTED ON-SITE: June 24, 2020

DATE PUBLIC NOTICE MAILED: June 24, 2020

DATE OF DEVELOPMENT REVIEW COMMUNITY MEETING: July 9, 2020

DATE OF DIRECTOR'S DECISION: July 16, 2020

END OF APPEAL PERIOD: July 31, 2020 (15 days after decision)

Greg Mirza-Avakyan, Associate Planner
Planning Division (818) 238-5250

Patrick Prescott,
Community Development Director

Project No. 19-0003696 – Development Review

565 E. Cypress Avenue – Setrag Markarian, Applicant

Findings for Granting a Development Review Application:
The Community Development Director finds the proposed Project satisfies the requisite findings contained in the Burbank Municipal Code (BMC) Section 10-1-1912 necessary for approval of a Development Review Application, subject to the attached Conditions of Approval.

(1) The project is consistent with all applicable provisions of the Burbank Municipal Code.

The Project as conditioned complies with all applicable provisions of the Burbank Municipal Code (BMC) including, but not limited to, lot coverage, height, setbacks, open space, amenities, parking, and landscaping, as outlined below:

- *Lot Coverage* – The Project complies with the maximum lot coverage of 60%of the lot area when located within 500'-0" of R-1 zoned property, with 39.6%proposed.

- *Building Height* – The Project is within the maximum building height of 27'-0" to the top of wall plate and 35'-0" to the top of roof, as measured from Code-defined grade, which is the average elevation of the ground surface, prior to any construction or grading, as calculated by adding the elevations of the corners of a lot and dividing by that number of corners. The maximum height to top of plate is 19'-4" for all units, and the maximum height to top of roof is 25'-2" for Unit 1 and 26'-3" for Units 2 and 3.

- *Encroachments* – Encroachments are permitted into the required setback areas by various structural components and objects to the maximum distance specified in Table 10-1-628(E). Eaves, canopies, cornices and sills not supported by posts can project within up to 0'-40" in the interior side and rear property lines, and up to 4 feet into the front setback line. The maximum projection into the required setbacks on any elevation is approximately 0'-18".

- *Setbacks and Step-backs* – The Project is required to provide minimum and average setbacks, calculated for each story of each structure. In addition, the project is required to have plane breaks averaging at least 3'-0" on each story of each structure except for garages; in addition, no less than 25% and no more than 75%of the length of each elevation must be located behind the average setback line for that elevation (deviations may be provided by the Community Development Director for the purpose of providing a greater average setback than what is required*). The following table identifies the minimum and average setbacks, as well as the average plan breaks, and percentage of the length of each elevation behind the average setback plane:

	Minimum Setback Required	Minimum Setback Provided	Minimum Average Required	Minimum Average Provided	Average plane break offset	Percent behind Average Setback
First Story – UNIT 1						
Front yard setback	15'	16'-6"	17'	17'-3"	3'	25%
Interior side yard setback (north)	5'	10'-10"	7'	20'-2"	13'-2"	29%
Interior side yard setback (south)	5'	5'	7'	7'-3"	4'	56%
Rear yard setback	5'	97'-3"	N/A**	N/A**	32'-6"	N/A**
Second Story – UNIT 1						
Front yard setback	15'	16'-6"	17'	18'-3"	25'	28.5%
Interior side yard setback (north)	5'	10'-10"	7'	14'-2"	4'-7"	14.4%*
Interior side yard setback (south)	5'	5'	7'	7'-4"	6'-10"	36.9%
Rear yard setback	5'	97-3"	7'	98'-8"	10'-4"	13.5%*

*Director may approve deviations from 25% / 75% ratio requirement for purpose of provide average setback *greater* than required by Table 10-1-628(A).

**Above-grade garages and carports are exempt from the average setback requirement and are only required to observe the minimum setback on each elevation.

	Minimum Setback Required	Minimum Setback Provided	Minimum Average Required	Minimum Average Provided	Average plane break offset	Percent behind Average Setback
First Story – UNITS 2 and 3						
Front yard setback	15'	103'-4"	17"	104'-9"	4'-6"	33%
Interior yard setback (north)	5'	5'	7'	12'	13'-1"	32.6%
Interior side yard setback (south)	5'	5'	7'	12'	13'-1"	32.6%
Rear yard setback	5'	6'-6"	N/A**	N/A**	20'-6"	N/A**

Second Story – UNITS 2 and 3						
Front yard setback	15'	103'-4"	17'	108'-8"	25'	21.25%*
Interior side yard setback (north)	5'	5'	7'	7'-1"	4'-3"	48%
Interior side yard setback (south)	5'	5'	7'	7'-1"	4'-3"	48%
Rear yard setback	5'	5'	7'	7'	3'-0"	59.1%

*Director may approve deviations from 25% / 75% ratio requirement for purpose of provide average setback *greater* than required by Table 10-1-628(A).

**Above-grade garages and carports are exempt from the average setback requirement and are only required to observe the minimum setback on each elevation.

The project complies with required building plane breaks described in BMC Section 10-1-628(G), as the building has various articulations along the outside of the structure's elevations.

- *Parking* – The project provides two parking spaces per unit, as required. The parking is provided in two separate areas and has the required internal clearance of at least 19'-0" by 19'-0" for two vehicles. All of the parking spaces provide the minimum backup radius of 24'-0".

- *Common & Private Open Space* – A minimum of 150 square feet of common open space per dwelling unit is required (450 square feet total for 3 dwelling units). The Project includes 1,705 square feet of common open space, 100% of which is open to the sky, and 19.5% of it is landscaped (where 15% is required). A range of 64 - 163 square feet of private open space per unit, where a minimum of 50 square feet per unit is required. Additionally, the Project complies with the requirement that each dwelling unit have a direct view either onto on-site open space or a public street, consistent with BMC Section 10-1-628(K)(12). Finally, 80 percent of the common open space must be open to the sky,

- *Landscape* – The Project complies with the minimum 15%of total lot area to be landscaped (by providing 1,819 square feet, or 22.8%). Additionally, the project as conditioned complies with tree planting requirements including the number of trees requires and tree box size dimensions. Existing parkway street trees fronting the Project Site will remain. Additionally, 15.9% of the common open space area is landscaped, more than the required 15%.

- *Amenities* – The project consists of three on-site amenities, where two are required. Outdoor seating, water fountain, and barbeque are provided and are conditioned to be well-maintained and permanently installed on the site. Amenities are identified on approved project plans (common open space) and conditions of approval.

- *Pedestrian Circulation* – The project complies with the pedestrian circulation requirements, as the on-site paths connect the public street to individual unit entries, parking areas, and public sidewalks.

- *Trash/Recycling Collection Areas* – The project complies with the requirement that all multifamily projects must provide a designated on-site trash and recycling collection area.

- *Lighting* – The project complies with minimum lighting requirements per BMC Section 10-1-628(W), as lighting is provided in all common areas, including the outdoor parking areas and private open space areas as identified on approved project plans and conditions of approval.

(2) The project complies with the Neighborhood Character and Compatibility requirements in Section 10-1-631 of the Burbank Municipal Code.

BMC Section 10-1-631(A)(1), (2) requires that all projects proposed on multifamily-zoned property comply with the following:

1. The project would not conflict with, or would not have an adverse impact on, the existing or intended neighborhood character; and/or,

2. The project would not have an adverse impact on nearby single-family residential structures located in any single-family residential zone.

The Project Site is zoned R-4, High Density Residential with a General Plan Land Use designation of High Density Residential. Per the Burbank2035 General Plan, Land Use Element, High Density Residential allows for a maximum density of 43 dwelling units per acre. The approximately 7,975-square-foot lot with 3 new dwelling units is equivalent to 16 dwelling units per acre and is therefore consistent with the intended development pattern for the site as well as the subject block.

The Project is compatible with the neighborhood, defined as all properties on both sides of the street between the two nearest cross streets, and all properties in the same block as the subject property including those on the closest side of the adjacent street to the rear of the property. All of the properties in the neighborhood are zoned R-4, and all the land use designation for all properties on the block are High Density Residential, and Medium Density Residential for the properties on the adjacent street to the rear of the property. with the proposal is consistent with both the existing and intended residential development pattern in the neighborhood, which primarily consists of two-story apartment buildings with either above-ground or semi-subterranean parking. As such, the Project is appropriately scaled based on the consistent allowable density within the blocks bounded by E. Elmwood Ave. to the east, N. Seventh St. to the north, N Glenoaks Blvd. to the south, and Harvard Rd. to the west. The nearest single-family zoned properties are located 250 feet of the Project Site. As such, the Project would not

conflict with or have an adverse impact on the existing or intended neighborhood character, and would not have an adverse impact on nearby single-family residential structures located in any single-family residential zone.

Additionally, as required per BMC Section 10-1-631(B), in making the above determination specific project features were considered, as follows:

- *Building Height* – As noted above, the building height is within the maximum allowable of 27'-0" to the top of wall plate and 35'-0" to the top of roof.

- *Building Size and Massing* – The building incorporates design elements that limit the overall size and massing, including recessed balconies which create a step back at the at the front, sides, and the rear of the property, as well as plane breaks which create a sense of movement and break up wall elevations. The entries are recessed and articulated by gabled overhangs. The roofline features different heights, adding more diversity and interest from the street side. Additionally, beyond the front unit, the overall mass is broken up into two separate buildings, thereby reducing the overall building footprint.

- *Proportions of elements within a building and buildings within a project* – All doors, windows, balconies, patios and other architectural and design elements are appropriate in scale for a two-story residential building. The Project utilizes traditional floor-to-ceiling heights, roof pitches, window surrounds, and symmetry.

- *Roof style and pitch*
  The building design incorporates multiple intersecting traditional hipped roof forms, consistent with many of the hipped roofs found on residential structures in the surrounding area.

- *Parking and circulation areas and vehicle access points*
  The BMC requires a minimum of two spaces per dwelling units with 2 or more bedrooms, which can be covered or uncovered (uncovered when located in the rear half of the lot). The Project includes four parking spaces in carports within the rear of the lot and two spaces within a fully-enclosed garage for the front unit. The area provided for the garages exceeds the minimum dimensions required, where 19'-0" by 19'-0" inside the garage is required, and 19'-0" by 20'-0" is provided. Access to the parking garage for the front unit is provided through a street-facing driveway, designed so as to comply with applicable drive aisle width, driveway slope, turning radius, and backup distance requirements. The garages for the rear units are accessed through the alley, and are designed to meet all applicable turning radius and backup distance requirements.

- *Building orientation including design and location of entries, windows, and balconies and their relationship to the street and neighboring properties*

The unit at the front is designed with main front entry facing the street. The design of the front-facing unit creates an engaging design at the street level by incorporating visible walkup porch entry areas, lighting, and landscaping. The rear units have street-facing entries which overlook the common open space areas.

- *Pedestrian access points, entry locations, and circulation* – As noted above, the project complies with the pedestrian circulation requirements, as the on-site paths connect the public street to individual unit entries, parking areas, and public sidewalks.

- *Location and orientation of common and private open space areas*
  Common open space is provided at the center of the property, providing privacy to the residents that would be using in a configuration that will be accessible to all residents. Individual units incorporate balconies directly accessible from those units.

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
CONDITIONS OF APPROVAL

Project No. 19-0003696 – Development Review
565 E. Cypress Ave. – Setrag Markarian, Applicant

1. Project No. 19-0003696 approves a Development Review to construct three two-story residential dwelling units with individual two-car garages. The Project Site is zoned R-4, High Density Residential. The General Plan designation is High Density Residential.

2. This permit shall expire if the scope of work is not initiated within one year of the date of this approval (expires on July 16, 2021), unless the Property Owner has diligently developed the proposed project as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements.

3. The operation/construction on the site shall remain in substantial conformance with the request and with the application materials submitted by the applicant dated July 23, 2019 and the project plans dated July 15, 2020 and approved and placed on file in the office of the Planning Division.

4. This permit or approval may be modified or revoked by the City should it be determined that the proposed use as permitted by this approval or conditions under which they were permitted are detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity or if the use is maintained so as to constitute a public nuisance.

5. The applicant shall comply with all federal, state, and local laws. Violations or convictions of any of those laws in connection with the use will be cause for revocation of this permit.

6. Plans submitted for Building Plan Check review shall include the following additional notations and/or information:

   a. Title sheet shall include a detailed scope of work description for everything included under the applicable building permit, including demolition, grading, new construction, retaining walls, and landscaping.

   b. Show the required 2'-6" alley dedication line on all applicable sheets. The post-dedication site dimensions shall be the baseline for meeting all applicable development standards with the exception of maximum density, for which the pre-dedication baseline should be used.

   c. The site plan shall include a designated on-site trash and recycling collection area.
   d. As required by BMC Section 10-1-628(N), provide a landscape plan which identifies the location of all required and proposed landscaping and trees that will be used on the Project Site. The submitted landscaping plan is subject to review and approval by the Planning

Division and Building Divisions as part of review for compliance with all applicable landscaping requirements.

i. The hedges shall include installation of a drip irrigation system, subject to issuance of a plumbing permit from the Building Division, to maintain plants in good condition for the life of the Project. Water use for the Project Site shall also be subject to review and approval by the Building Division for compliance with Model Water Efficient Landscape Ordinance (MWELO) requirements.

ii. Within the Code-defined front yard, hedges shall not exceed a height of 6 feet from grade. Outside of the front yard, hedges are limited to a maximum height of 12 feet. The height shall be measured from Grade as defined in Burbank Municipal Code section 10-1-203.

e. Provide a material palette and color elevations identifying primary and secondary materials to be applied to all sides of the building, subject to approval by the Planning Division, as required by BMC section 10-1-628(Q)(2).

f. On the site plan, note the average elevation as taken from the elevations at the four corners of the property. All corner elevation measurements from existing grade, prior to construction, shall also be noted clearly.

g. On the open space plan, identify the material to be used for all pedestrian paths. Pedestrian paths must be improved with a decorative paved surface including brick, pavers, or similar material approved by the Director.

h. Provide window schedule to identify all window specifications. Windows, including surrounds, shall not be completely flush with the building.

7. The Developer shall obtain approval from the U.S. Postal Service (USPS) local growth coordinator to ensure that the plans properly locate the mailboxes. Prior to issuance of a building permit, documentation regarding approval shall be provided to the Planning Division. Contact USPS to obtain approval. Please E-mail: Angel Gonzalez (Amparo.Gonzalez@usps.gov), Diana Garcia (Diana.C.Garcia2@usps.gov), Stephen Rushton (Stephen.P.Rushton@usps.gov), Gretchen Halstead (Gretchen.A.Halstead@usps.gov), and copy: Benjamin Baladad (Benjamin.Baladad@usps.gov), Nancy Quintanilla (Nancy.Quintanill@usps.gov).

8. At least two (2) different on-site amenities shall be provided. Amenities from the following list shall be shown on the final site plan submitted during Plan Check: gazebo, spa, cooking/eating area with built-in barbeque, fountain, reflection pool, water garden, or permanently affixed outdoor seating. Any of the amenity items listed may be substituted with a comparable amenity subject to approval by the Director. All amenities must be constructed of high-quality materials and permanently installed as part of the project. All outdoor amenities must be located in a required common open space area or other common area that is readily accessible by all tenants.

9. An access gate shall be installed at the front driveway entry.

10. Plans submitted by the 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 smooth finish, plaster with smooth finish) to be used in construction.

11. Lighting must be provided in all common areas including but not limited to parking garages, outdoor parking areas, common open space areas, pedestrian paths, stairways, and hallways, and shall be identified on the site plan and elevations submitted with the building permit application. Specs for lighting fixtures shall be included in the plans. Outdoor lighting fixtures must be positioned and directed so as not to shine or cause glare onto adjacent properties of public rights-of-way.

12. The Developer shall provide off-street parking for the project, including the number/types of spaces, stall dimensions, paving, striping, location, and access, as required by the Burbank Municipal Code.

13. All required fees shall be paid as required by the Burbank Municipal Code prior to the issuance of any building permits for the project.

14. The Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Street & Solid Waste Division (Public Works Department), or Developer shall arrange for self-hauling to an authorized facility.

15. Prior to issuance of any Grading Permit, the City Engineer and the Chief Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors. AQ PDF-3.
    a. Prohibit truck idling in excess of five minutes, on-site and off-site;
    b. All active portions of the construction site shall be watered every three hours during daily construction activities and when dust is observed migrating from the project site to prevent excessive amounts of dust;
    c. Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering shall occur if dust is observed migrating from the site during site disturbance;
    d. Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered,

or watered twice daily, or non-toxic soil binders shall be applied;

e. All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour;
f. Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area;
g. Gravel bed trackout aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) shall be installed to reduce mud/dirt trackout from unpaved truck exit routes;
h. On-site and unpaved-road vehicle speed shall be limited to 15 miles per hour;
i. All on-site roads shall be paved as soon as feasible, watered twice daily, or chemically stabilized;
j. Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible;
k. All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site;
l. Reroute construction trucks away from congested streets or sensitive receptor areas;
m. Track-out devices shall be used at all construction site access points.

16. By signing and/or using this permit, the permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with full awareness of the provisions of Burbank Municipal Code Section 10-1-1913. Failure of the permittee to sign these conditions does not affect their enforceability by the City or other responsible entity. These conditions are binding upon all future property owners and occupants of the subject property.

17. The applicant shall comply with all enclosed Department/Division comments and Code requirements, and shall be verified by the Building Official or designee, prior to the issuance of any Certificate of Occupancy.

18. The Developer shall list these conditions of approval in all construction plans submitted to the Building Division for a building permit. The Developer 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 building plan sets submitted for Building Plan Check.

BUILDING DIVISION

19. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the 2019 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.

20. Plans and reports submitted for Plan Check Review are to be submitted electronically. For more information about the online submittal process, please contact the Building Division at 818-238-5220 or via email at building@burbankca.gov.

21. All Departments that have provide Conditions of Approval are to review drawings and provide final approval via online electronic review, prior to issuance of Building Permit.

22. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.

23. Development Impact Fees are assessed by the City for construction of new commercial square footage as listed in the Burbank Fee Schedule and Title 10, Article 22, of the Burbank Municipal Code.

24. Provide all information, calculations, and regulations pertaining to Low Impact Development associated with this project.

25. Grading and drainage plans will be required, and a separate Grading & Shoring Permit will be required. Topographical contour lines are to be indicated, showing existing and proposed contours. Geotechnical report may be submitted along with Grading & Shoring Permit Application.

26. New construction projects within the City of Burbank are subject to MWELO review.
New landscape areas for residential and non-residential projects between 500 and 2,500 square feet requiring a building or landscape permit, plan check or design review will be required to complete, either a Performance or Prescriptive Compliance Method.

27. The parking layout will have to comply with City standards, including minimum turning radii for accessing parking stalls.

28. Deferral of any submittal items shall have prior approval of building official. The registered design professional in responsible charge shall list the deferred submittals on construction documents for review.

29. Screening will be required for equipment located in front and side yards. The screening will include the electrical panels, A/C compressor units, gas meters, and transformers. All screening will be subject to approval by Planning and Building divisions, and BWP.

30. Construction projects must comply with Best Management Practices for construction and stormwater runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit.

31. The City's mandatory Construction & Demolition Debris Diversion Ordinance requires the recycling and diversion of at least 65% of construction and demolition debris. A refundable deposit and non-refundable administrative fee will be collected prior to permit issuance. The Ordinance applies to all demolitions and to new construction, additions, remodels, renovation, tenant improvement and alteration projects over 500 square feet in scope of work.

32. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection.

33. Plans submitted for plan check must be stamped by State-licensed architect or engineer unless the project is one of the following listed below and complies with conventional light wood frame construction requirements in the CBC:
    - Wood-framed, single-family dwellings not more than two stories in height;
    - Wood-framed, multi-family dwellings not more than two stories in height, and limited to four dwelling units per parcel;
    - Wood-framed, garages or accessory structures for single-family dwellings not more than two stories in height;
    - Non-structural or non-seismic storefronts, interior alterations or additions.

34. Approved hours of construction are:

    Monday – Friday 7:00 am to 7:00 pm
    Saturday 8:00 am to 5:00 pm

    No construction is permitted by contractors or subcontractors after hours, on Sunday or on City holidays without prior written request and approval from the Community Development Department.

35. Seven (7) sets of drawings shall be provided at the time of Plan Check Review. The following lists the necessary sheets per department:
    a. Planning – Full set of Plans (1 set of Civil / Landscape / Architectural / Structural / Mechanical / Plumbing / Electrical)
    b. Building & Safety – Full set of Plans (1 set of Civil / Landscape / Architectural / Structural / Mechanical / Plumbing / Electrical)
    c. Public Works – Partial set of Plans (1 set of Civil / Landscape / Architectural / Structural / Mechanical / Plumbing / Electrical)
    d. Burbank Water & Power Department – Partial set of Plans (1 set of Civil / Landscape / Architectural / Structural / Mechanical / Plumbing / Electrical)
    e. Burbank Police Department – Partial set of Plans (1 set of Civil / Architectural)
    f. Burbank Fire Department – Partial set of Plans (1 set of Architectural / Structural)
    g. Parks & Recreation – Partial set of Plans
        (1 set of Civil /Landscape/Architectural)
        Requires Site Plan with existing landscape to be removed
        Requires Site Plan with new landscape
        Requires the number of new bedrooms adding

LANDSCAPING

35. Tree Preservation [10-1-628(O)]: Existing parkway and on-site trees must be preserved in place and incorporated into the design of a project to the extent feasible. Preserved on-site trees may be credited toward satisfaction of the landscaping requirements of this Section. If preserving trees in place is not feasible, the applicant must comply with one of the following options, subject to approval by the Community Development Director. These options must be applied independently to parkway and on-site trees.
    a. Trees may be relocated to another location. Trees relocated on-site may be credited toward satisfaction of the landscaping requirements of this Section.
    b. Trees may be removed and replaced with a similar tree. Such replacement trees may not be credited toward satisfaction of the landscape requirement and must be provided in addition to all trees otherwise required to satisfy the landscaping requirement.
    c. Trees may be removed and the applicant must reimburse the City for the value of all removed trees per Sections 7-4-105 and 7-4-111 of this Code. All such payments made to the City must be placed in a special fund devoted to tree replacement. Such payment may not be credited toward satisfaction of the landscape requirement.

    The applicant shall provide a site plan indicating the locations of all existing trees locations, species, and trunk diameter.

36. Front Yard: Hardscape is limited to (1) a driveway leading directly from a public street or alley to a garage or other required parking area using the shortest and most direct route feasible, (2) pedestrian pathways, and (3) encroachments specifically permitted in Table 10-1-628(E). For the purposes of this Subsection, hardscape means cement concrete, asphalt, brick, pavers, and similar impervious surfaces. [10-1-628(E)(5)]. Remove front yard paving that does not function as pedestrian path (south-west corner).

37. Open space shall be separated from vehicular access. Hardscaping is limited to pedestrian pathways and recreation areas. [10-1-628(K)(7)] Provide landscape barrier that prevents vehicular access to open space. Reduce hardscaping not related to pedestrian paths or recreation areas.

38. All hardscape within common open space must be decorative brick, tile, or another permanent decorative material of similar quality. [10-1-628(K)(10)] Indicate hardscape material on plans.

39. Amenities: For projects with 20 or fewer units, two (2) different items from the following: gazebo, spa, cooking/eating area with built-in barbeque, fountain, reflection pool, water garden, or permanently affixed outdoor seating [10-1-628(L)]. Architectural plans indicate planting area in open space next to Unit 1 garage where landscape plans indicate barbeques. Clarify/revise landscape percentage calculation within open space (15% required). Provide barbeque detail/elevations to clarify the scheme indicated on the landscape plans. All amenities must be constructed of high-quality materials and permanently installed as part of the project, unless otherwise approved by the Director. [10-1-628(L)(2)].

40. Tree requirements: Trees must be provided at a rate of one (1) tree per 40 linear feet of yard space. The required number of trees must be calculated separately for each yard area, subject to

normal rounding procedures. [10-1-628(N)(7)] Provide 4 additional trees at each side yard, 24" box minimum.

41. Trees must be provided in common open space areas at a rate of one (1) tree per 600 square feet of open space area, subject to normal rounding procedures. At least one half (1/2) of the required common open space trees must be at least 24-inch box size. All other trees must be at least 15-gallon size [10-1-628(8)]. Provide 3 trees in common open space (may be combined with required side yard trees).

42. Coyote Bush in the parkway is not allowed. Provide a groundcover that allows for common foot traffic from parked vehicles.

43. Final landscape plans shall be submitted, reviewed, and approved by the City prior to obtaining a building permit.

PUBLIC WORKS DEPARTMENT

Engineering Division:

44. Provide topographic site information, including elevations, dimensions/location of existing/proposed public improvements adjacent to project (i.e. street, sidewalk, parkway and driveway widths, catch basins, pedestrian ramps.

45. Show dimensions and location of all proposed property dedications.

46. Applicant shall protect in place all survey monuments (City, County, State, Federal, and private). Pursuant to California Business and Professions Code Section 8771, when monuments exist that may be affected by the work, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to construction, and a corner record or record of survey of the references shall be filed with the County surveyor. A permanent monument shall be reset or a witness monument or monuments set to perpetuate the location if any monument that could be affected, and a corner record or record of survey shall be filed with the County surveyor prior to the recording of a certificate of completion for the project.

47. No building appurtenances for utility or fire service connections shall encroach or project into the public right-of-way (i.e. streets and alleys). Locations of these appurtenances shall be show on the building site plan [BMC 26-701.1 and UBC Chapter 45].

48. No structure is permitted in any public right-of-way or any public utility easements/pole line easements [BMC 7-1-3208, 26-701.1].

49. All unused driveways shall be removed and reconstructed with curb, gutter and sidewalk [BMC 26-504].

50. Broken, uneven, or sub-standard sidewalk, driveway, pedestrian ramps, pavement, curb and gutter fronting the property shall be replaced to the satisfaction of the City Engineer. Contact the Public Works Inspection Office at (818) 238-3955 to have these areas identified after obtaining a Public Works Excavation Permit [BMC 26-501].

51. All work in the City right-of-way must comply with Burbank Standard Plans and must be constructed to the satisfaction of the City Engineer. A Public Works **EXCAVATION PERMIT** is required. The excavation permit requires a deposit acceptable to the Director of Public Works to guarantee timely construction of all on-site improvements.

Prior to the Issuance of a Building Permit, complete the following:

52. Dedicate* to the City for street right-of-way: a portion of the property adjacent to alley frontage lying within 10 feet of alley centerline [BMC 26-106].

    ***Contact Real Estate Division of the Community Development Department at (818) 238-5180 for information to accomplish this dedication.**

53. Submit hydrology/hydraulic calculations and site drainage plans. On-site drainage shall not flow across the public parkway (sidewalk). It should be conveyed by underwalk drains into the gutter through the curb face [BMC 26-102, BMC 13-117].

54. Off-site improvement plans (in the public right-of-way) must be approved by the Public Works Director. Plans must be submitted in City of Burbank Standard format and as-built plans must be submitted on mylar paper.

55. An address form must be processed [BMC 26-907].

Prior to the issuance of Certificate of Occupancy, complete the following:

56. Improve dedicated portion of alley with asphaltic concrete pavement to slope toward alley flow line [BMC 26-105, MBC106].

57. Resurface to the centerline of alley (edge of gutter) fronting the property per City of Burbank Standards.

58. Remove and reconstruct any portion of sidewalk that is uneven or up-heaving fronting the property along Cypress Avenue per City of Burbank Standards. Contact the Public Works Inspection Office at (818) 238-3955 to have these areas identified after obtaining a Public Works Excavation permit [BMC 7-3-501].

59. Any portion of the public parkway (curb, gutter, driveways, landscape, etc.) that is broken, uneven or uplifted at the endo f the project must be reconstructed to the satisfaction of the City Engineer. The repairs and/or reconstruction will be required whether the damage is pre-existing or is a result of the project. Contact the Public Works Inspection Office at (818) 238-3955 to have these areas inspected and identified after obtaining a Public Works Excavation Permit [BMC 7-3-501].

60. Fence at the rear of the property must be removed or relocated to align with the 2.5-foot dedication.

Additional comments:

61. If any utility cuts or construction related impacts are made on Cypress Avenue adjacent to the property, applicant will have to restore the street fronting the property per city of Burbank paving requirements.

62. Building access doors, loading docks doors, and access gates may not swing into the public right-of-way [BMC 7-3-701.1].

63. Additional impacts to street triggered by this project could extend the paving restoration limits.

    For additional questions, please contact Anthony Roman, Civil Engineer Associate, at (818) 238-3945.

Water Reclamation and Sewer Requirements:

64. Per city records, city sewer main is located in the alley. The location, depth, and dimensions of all sanitary sewer lines and easements must be shown on the plans.

Wastewater Requirements:

65. Under the current rate structure, pulling the Building Permit for the proposed development is subject to a Sewer Facilities Charge estimated at $1,187.00 The Charge is due prior to issuance of a Building Permit [BMC 8-1-802 and BMC 8-1-806].

    SFC = Proposed Developments – Demolition Credits
    = Multi-Family Residential units [$667/Unit * 3 Units] – Single Family Residential Unit [$814/Unit * 1 Unit]
    = $1,187

    Note: it is the responsibility of the developer to show proof of the existing sewer usage or existing sewer usage or existing development so that the proper credit can be given.

66. Every building or structure in which plumbing fixtures are installed which conveys sewage must be connected to the municipal wastewater system [BMC 8-1-104].

67. No person shall connect to or tap an existing public sewer without obtaining a permit [BMC 8-1-301].

68. Any existing fixture or connection to the sewer main line must be capped before a building demolition occurs.

69. A backwater valve is required on every private sewer lateral(s) connected to a private building(s), unless it can be shown that all fixtures contained therein have flood level rim elevations above the elevations of the next upstream maintenance hole cover of the public sewer serving the property, or a conditional waiver is granted by the Director [BMC 8-1-313]. Please not that Public Works' Wastewater Division will not sign off on the Certificate of Occupancy until the owner/developer provides proof that the backwater valve(s) has been installed.

Stormwater Requirements

70. 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. Certain construction and re-construction activities on private property will need to comply with post-construction Best Management Practices (BMPs), which include Sections 8-1-1007 and 9-3-414.D of the BMC authorizing the City to require projects to comply with the Standard Urban Stormwater Mitigation Plan provisions and the City's Low Impact Development (LID) ordinance.

    For questions on these requirements, please contact Eden Lopez at (818) 238-3930.

Traffic Engineering Division:

71. No visual obstruction over 3' high and under 10' high shall existing within the 5' by 5' corner cut-off at the intersection of the street and driveway [BMC 10-1-1303(C)].

72. Existing driveway is substandard. Reconstruct driveway and driveway apron to minimum 10 feet wide with 3-foot wings [BMC 10-1-1603 and BS-103].

73. A 24-foot turning radius shall be provided for access to all parking spaces for Unit 1, Unit 2, and Unit 3. Any garage/carport that is accessed from the adjacent alley shall have a minimum setback of 9' from the alley property line in order to provide a minimum 24' turning radius for vehicles entering and existing the garage/carport. This applies to carports for Unit 2 and Unit 3 [BMC 10-1-1606 & 10-1-603].

For additional information or questions, please contact Vikki Davtian, Senior Traffic Engineer, at (818) 238-3965.

BURBANK WATER AND POWER – ELECTRIC

Plan Information

74. The following information shall be included on the construction plans:
    a. Dimensions/location of existing/proposed public improvements adjacent to project.
    b. The width and the location of all the existing and proposed easements.
    c. Fully dimensioned building elevations showing height of structure from natural grade.
    d. Proposed location of the electric service panel/meters.
    e. Proposed location/dimensions of new streetlight pullboxes and streetlight.
    f. Dimensions/setback of driveway/skirt at parkway to show enough clearance for a new streetlight pullbox to be installed at the parkway along the right side property line.
75. Plan approval will not be given until an electric service confirmation is obtained. Contact BWP Engineering at (818) 238-3575. The plans must show the pertinent information related to the method of service as specified on the confirmation.

Load Requirements

76. A load schedule and secondary service schematic will be required to determine the extent of the electrical load requirements. An electronic copy of a plot plan of the site, showing all the existing and proposed substructures, complying with BWP AutoCAD standards should also be provided to BWP Electrical Engineering to aid the electrical design. BWP will provide full comments after the electrical sheets are provided. A meeting should be scheduled between the developer, project architect, electrical engineer, and BWP Electrical Engineering early in the design stage of each phase of the project to discuss all the issues and to finalize the location of the facilities.

77. Loads below 5MW will be fed from the existing system but will require upgrades to accommodate the new development, at the developers cost.

Substructure

78. The developer's contractor will provide as-built drawings showing the exact location of underground substructure installed to serve the property.

79. All substructure work including pull boxes and secondary conduits are the responsibility of the developer and shall be done in accordance with Burbank Water and Power drawings and specifications.

80. Any existing and proposed substructure on-site and off-site, which may affect the location of the new underground electrical system and any other improvements shall be identified and shown on the final plans in order to avoid a potential conflict with other substructure.

81. BWP will provide the following items at the developer's cost:

    a. Construction drawings for all substructure work

    b. Engineering support during construction

    c. Inspection of the work performed by the developer's contractor to ensure the work is done per the plans provided by BWP and per BWP specifications

    d. Installation of metering devices.

Safety/Clearances

82. The State of California Public Utilities Commission General Order No. 95 requires that no building or structure be allowed to encroach within the envelope 12' vertical and 6'horizontal from the existing high voltage lines along the existing alleys within project boundary. The actual height and location of the conductor attachment has to be surveyed and shown on the plans.

83. The State of California Public Utilities Commission General Order No. 95 requires that no building or structure be allowed to encroach within the envelope 8' vertical and 3' horizontal from the existing low voltage lines along the existing alleys within project boundary. The actual height and location of the conductor attachment has to be surveyed and shown on the plans.

84. The State of California Public Utilities Commission General Order No. 95 requires that no temporary scaffolding, platforms or supporting framework upon which men may work be allowed to encroach within the required clearance envelopes as stated in the previous two comments.

85. Burbank Water and Power Rules and Regulations require that no open patios or balconies will be erected underneath any high voltage overhead conductor regardless of vertical clearance.

86. Plans must be revised to avoid encroachment into the envelope as commented above. Building elevations will show the existing power poles, their height from natural grade, conductor attachment heights and locations (all surveyed), and the described above envelopes clear from any portion of the building per BWP drawing S-708 (attached).

87. The developer's contractor is responsible for protecting any existing Burbank Water and Power facilities in place. Power poles must be protected in place to prevent any movement of the pole butt during excavation. Anchors must also be protected to prevent slippage or exposure that could result in the reduction or loss of holding power. If these requirements

cannot be met, then no excavation will be allowed within three feet from the face of poles and five feet from anchors.

88. The developer's contractor is responsible for protecting any existing Burbank Water and Power underground facilities from damage during construction. No crane imposed loads will be allowed on any existing manhole or pullbox structures.

89. Any excavation that restricts vehicular access to existing BWP facilities may require the relocation of such facilities at the developer's cost.

Aid-in-Construction

90. The Burbank Water and Power fees for providing electric service are Aid-in-Construction (AIC) charges set forth in Section 3.26 of BWP's Rules and Regulations for Electric Service. AIC charges are to recover the actual cost of:

    a) Providing and installing new facilities to serve the customer;

    b) Conducting feasibility studies and engineering;

    c) Relocating existing overhead or underground facilities.

91. Actual costs vary from project to project and AIC examples can be found in the Burbank Water and Power "Guide for Electric Service".

92. If any portion of the existing BWP facilities needs to be upgraded or relocated due to the subject project, it will be done at the developer's expense.

Metering/Service

93. All electrical installations must conform to the Burbank Water and Power Rules and Regulations for Electric Service (latest revision).

94. Contact BWP Engineering at (818) 238-3647 (residential) or at (818) 238-3565 (commercial) if the existing service panel requires upgrading.

95. For multi-metered services all numbering must be completed in a permanent manner at all individual units and meter sockets before service can be energized. See BWP Rules and Regulations, Section 2.68 (c) for acceptable labeling (stenciling or riveted tags required, permanent marker is unacceptable). Contact Public Works Engineering for unit designations.

96. Outdoor meter locations are preferred. When adequate exterior wall space is not available, a separately locked, clearly labeled meter room is acceptable. All meter rooms must be located on the ground floor and have two exit doors equipped with panic hardware. At least one door must lead directly outside. BWP must be supplied an access key to the room, which will be

installed in a lock box adjacent to the door. The developer shall consult BWP for approved location and obtain a service confirmation prior to any installations.

97. All new metered services require a path for meter communications to BWP communication networks. Installation of meters that fail to continuously communicate with BWP communication networks will require additional BWP approved equipment to be installed at the developer's expense in order to create the appropriate communications path.

Street Lighting

98. The developer is responsible for the street lighting system traversing the project. The street light system is required to be underground fed with LED luminaires. If existing lighting conditions do not satisfy this requirement, modification will have to be made at the developer's expense. Standards and luminaries will be supplied by BWP at the developer's expense. A plot plan of the site must be submitted to BWP during the initial planning stage of the project for street light design.

99. Any construction that impacts existing streetlight standards or infrastructure will require relocation at the developer's cost.

100. The developer's contractor will provide as-built drawings showing the exact location of underground substructure installed to serve the new streetlight in the parkway at the south east side of the property.

Fiber/Communication

101. Burbank Water and Power offers high-speed, high-quality fiber optics-based services through its ONE Burbank program. Fiber service is available to the project if desired. For further information, email support@oneburbank.com or call (818) 238-3113.

102. Contact AT&T at (866) 577-7726 for any phone company facility conflicts. Contact Charter Communications at (818) 847-5013 for any cable T.V. facility conflicts.

Landscaping

103. Any trees planted in the area adjacent to the street/alley will be of a type that will not grow into the existing power lines and will also have sufficient clearance from the streetlight facilities.

104. All equipment locations and screening structures will be indicated on the plans and must meet the Community Development Department Equipment Screening Guidelines. The plans will include the proposed screening method, height of screening, material finish, and color or species of vegetation. All screen walls, which are a part of, or adjacent to, the proposed building will be shown on the building elevations. All screen walls detached from the building

will be included as a separate elevation. Verification of submittal requirements and recommendations for screening requirements shall be by the CDD Director or his designee.

Energy Efficiency

105. The electrical design shall comply with California Building Code Title 24 energy efficiency requirements and shall use, wherever practical, surge suppressors, filters, isolation transformers, or other available means to preserve a quality of power of its electrical service and to protect sensitive electronic and computer-controlled equipment from voltage surges, sags, and fluctuations. BWP also recommends the use of an uninterruptible power supply (UPS) and a standby generator for critical loads.

106. Power factor correction to a minimum of 90% will be requested to minimize kVA demand as well as energy use. The developer must use California Nonresident Building Standard to consider and implement energy efficient electrical equipment and devices for minimizing peak demand and wasteful energy consumption.

Electric Vehicle Charging

107. At least 6% of the total parking spaces shall be capable of supporting future Electric Vehicle Supply Equipment (EVSE). Plan design shall be based on Level 2 EVSE or greater, at maximum operating ampacity. Only underground raceways and related underground equipment per Burbank Water and Power standards are required to be installed at the time of construction. Plans shall include the locations and type of EVSE, raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all the electrical vehicles at all designated EV charging spaces at their full rated amperage. The electrical service panel shall include capacity to simultaneously charge all EVs at their full-rated amperage and shall identify the overcurrent protective devices space(s) reserved for future EV charging purposes as "EV CAPABLE." The future EV charging stations shall be placed at multiple convenient and visible locations within the new parking facilities. This requirement may be superseded by future state building mandates.

108. As part of our efforts to reduce greenhouse gas emissions, improve air quality, and enhance customer service, Burbank Water and Power's Electric Vehicle Charging program promotes the use of electric vehicles by providing rebates for the installation of Level 2 (240V) charging equipment. BWP also installs and maintains a public electric vehicle charging network, consisting of 27 Level 2 chargers and 1 DC Fast Charger (480V), with new stations added each year depending on budget and availability. For more information on the rebates and the charging network, please contact Drew Kidd, EV Program Manager at 818-238-3653 or DKidd@burbankca.gov. Additionally, information can be found at https://www.burbankwaterandpower.com/electric-vehicles.

Additional Comments

109. BWP can provide one single phase service of 400 amps or less to the property. New development construction standards will require the installation of underground electric service. Underground electric service is possible on the right or rear side of the new building. The applicant will be responsible for actual costs incurred by BWP associated with providing electric service solely for the customer's use and benefit. Costs shall include but not limited to labor, equipment, metering, transformer upgrade, and the installation of electric service substructures. Aid-in Construction charges shall recover all "actual costs" to BWP associated with providing the necessary electrical facilities. The applicant can obtain one utility meter per unit provided that Public Works assigns an address for each unit.

110. BWP requires that no open patios or balconies will be erected underneath any high voltage overhead conductor regardless of vertical clearance. Due to the close proximity of the proposed development, the actual height and location of the conductor attachments have to be surveyed and shown on the plans. Refer to drawing S-708 for G.O. 95 Clearances for structures in proximity to primary and secondary crossarms. The plans show inconsistent dimensions from the rear property line to the rear building. The developer needs to clearly show that the building, including the balcony, will maintain the minimum distance to avoid being built directly under the high voltage lines.

111. If temporary scaffolding, platforms, or supporting structures upon which men may work shall enter the building envelope clearance, during construction, or if aerial truck access is to place workers within a minimum of ten feet of the primary high voltage conductors (up to 12kV), then BWP shall install primary hard covers to the pertinent area of high voltage conductors and exposed equipment at the owner's expense, prior to any work being performed in that area. Show the existing utility poles on the plans. All new proposed trees will be of a type to not grow into the high voltage lines. The owner is responsible for trimming all trees clear of the power lines.

112. The developer is responsible for the street lighting system traversing the project. The street light system is required to be underground fed with LED luminaires. A new marbelite underground fed system is required at the left front of the property. The system would be fed from the underground service substructures installed by the applicant at the rear of the property. If existing lighting conditions do not satisfy this requirement, modification will have to be made at the developer's expense. Standards and luminaries will be supplied by BWP at the developer's expense. A plot plan of the site must be submitted to BWP during the initial planning stage of the project for street light design. A 3 feet Public Utility Easement will be necessary for the street light conduit run.

113. Prior to final plan approval, contact the residential service planner to determine the new service location, to obtain a confirmation of electric service for permanent and temporary power, and to discuss BWP's requirements. A load schedule should be provided at that time.

For additional information or questions please contact Alen Khachatourian, Junior Engineering Aide, BWP at (818) 238-3647 or akhachatourian@burbankca.gov.

Please find the following Attachments:

A. S-707 Residential Underground Service
B. S-708 GO-95 Clearances
C. S-713 Secondary Riser Detail
D. S-810 Residential Pull Box Requirements
E. S-810 Residential Underground Service Conduit Separation
F. BSL-400 BWP Specifications for the Construction of Underground Streetlight Systems
G. BSL-403 Streetlight Pullbox Installation Details
H. BSL-404 Marbelite Standard Mounting Details
I. A600185/9APCX12 Streetlight Pullbox Details

BURBANK WATER AND POWER – WATER

114. Include this information on construction plans for plan check:
- Size & location of water services (domestic, fire, type & location of the backflow assembly)
- Calculations for sizing of domestic water meter and service (See Attached Sheet)
- Landscape irrigation plans for backflow plan check
- Location of stub-out(s) for future connection(s)

115. Temporary water for construction purposes only may be supplied from the existing service at **565 E. Cypress Ave** only after the owner or contractor has signed up for its use at the Burbank Water and Power, 164 W. Magnolia Blvd., between 8:30 AM and 4:30 PM, Monday through Friday. The existing meter(s) and box(s) are to be protected at all times during demolition of the site and/or construction.

116. The new water service, if required for this project, will come from a 6-inch main in Alley North of Cypress at a static pressure of approximately 80 PSI.

117. Developer shall provide a stub-out to within 2' of curb line at **565 E. Cyprress Ave** to receive service from future main in **Cypress Ave**. A pressure regulator and relief valve shall be installed on stub-out if so required for original service. Call BWP Water Engineering for inspection a minimum of 24 hours ahead of time. Inspection is required before the trench is backfilled. Provide a sketch showing the location of the end of the stub-out.

118. Due to the system static pressure at this site, the Building Division requirements for a pressure regulator are to be followed in accordance with the 2016 California Plumbing Code.

119. A copy of this Development Review shall be show on the applicant's plan submittal.

120. The water service for this project may be required to be provided with protective devices that prevent objectionable substances from being introduced into the public water supply system, per Title 17 of the California Administrative Code. A $50 backflow prevention plan check fee is due before the plans will be stamped, signed and approved by the Water Division. Both domestic and fire services may require installation of backflow prevention devices. Plan check will take a minimum of five working days. Backflow devices must be installed on private property and as close as possible to the property line.

121. The owner or contractor shall contact BWP Water Division at (818) 238-3500 before the building permit is issued. The drawings will be reviewed for adequate sizing of the service and meter and will take a minimum of five working days. Domestic meter size shall be adequate to provide the required flow, as determined by a licensed plumber or architect, calculated from the number of fixture units for the proposed development, pursuant to the California Plumbing Code 2016, CCR, Title 24, Part 5. Prior to final approval and preparation of an estimate by the BWP Water Division, the applicant shall obtain approval from the City of Burbank Fire Department for appropriate fire service size and appurtenance selection. A deposit will then be collected to cover construction costs for all required services. Construction scheduling will be based on date of receipt of the required drawings, fees and deposit.

122. If the Fire Department requires any new fire hydrants and/or fire services for this development, the owner or contractor shall request an estimate for same from BWP Water Division by calling (818) 238-3500. The full deposit for any required work (including upgrading the fire service/backflow device) must be paid before the Water Division approves the project drawings.

123. A Water Main Replacement Fee (WMRG) is required in accordance with Section 4.34 (c), (d) and (e) of BWP Water Division Rules and Regulations.

124. Per Section (e): A water Main Replacement Fee shall be applied, WMRF = 50 ft x $85/ft = $4,250.

125. The applicant shall be responsible for all additional costs of connection, installation, and abandonment in accordance with Burbank Water and Power (BWP) Rules and Regulations.

PARKS AND RECREATION DEPARTMENT

126. Submit landscape and irrigation plans prepared by a licensed landscape architect. Must comply

with Municipal Water Efficient Landscape Ordinance (MWELO) requirements if over 500 square feet of landscape.

127. Provide an Arborist Valuation for all trees and landscape removed for this project.

128. Street Trees are to remain. If street trees are to be removed, they shall be replaced:
    a. Contact Forestry for a list of approved street trees.
    b. All street trees shall be a minimum of 24" box size.
    c. Trees in grass shall be installed with Arbor Guards.
    d. Tree wells are required.
    e. Provide irrigation bubbler to street trees.

129. Park Development Fee shall be paid prior to the issuance of building permits: $150/bedroom (8 x $150.00 = $1,200)

130. Must comply with Art in Public Places Ordinance if building costs are over $500,000.

131. Add note on planning plan: Owner to install the street trees, they must contact the Forestry Supervisor at (818) 238-5343, at least forty-eight (48) hours prior to installation. Failure to contact the City for inspection and installation may cause the removal and replacement at the owner's expense.

132. Provide automatically controlled irrigation system to the parkway.

POLICE DEPARTMENT

133. The following areas shall be illuminated at all times with light having an intensity of at least two (2) foot-candles at floor level: Every apartment house and hotel, every public hallway, passageway, public stairway, fire escape, elevator, public toilet or bath, means of egress, all open parking spaces and carports, open parking garages and approaches to open garages and carports, all parking structures, and all semi-subterranean and subterranean garages. All outside lighting shall comply with the requirements of Section 5-3-505 BMC. Required lighting devices shall have vandal resistant covers.

134. All buildings and parking structures shall be capable of supporting emergency safety service radio communication systems in compliance with the requirements of Section 9-1-1-2703 BMC. All enclosed and/or subterranean interior areas of this project will be tested upon completion of construction to determine the radio signal transparency. Any buildings or structures which cannot pass the appropriate radio signal strength test may require installation of a radiating cable

antennae *or* internal multiple antennae low power repeater system with or without FCC type accepted bi-directional UHF amplifiers as necessary to meet this requirement.

135. Preventive measures shall be taken to secure any entrances to the building(s) from any parking structures to prevent the possibility of theft or burglary.

136. The architectural design shall allow an unobstructed view, from public rights-of-way, of all ground level entry and exit doors. In the case of commercial buildings, this shall include all ground level windows as well. Landscaping or other barriers shall not obscure visibility.

137. All exterior doors, other than primary entry doors, shall be self-closing and self-locking to prevent trespassing.

138. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft. During construction, the Police Department shall be given emergency contact information of contractors and owners for any problems encountered after normal construction hours.

139. To ensure that construction personnel are aware of the restricted construction times, the developer shall install professionally made sign(s) 2 ft. X 3 ft. in size in location(s) satisfactory to the City Planner and the Police Department that states, "NOTICE: THE CITY OF BURBANK LIMITS CONSTRUCTION ACTIVITIES OF THIS PROJECT (DEMOLITION, EXCAVATION, GRADING, ACTUAL CONSTRUCTION, AND LANDSCAPING) as follows: 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY, AND FROM 8:00 AM TO 5:00 PM ON SATURDAY. THERE SHALL BE NO WORK PERFORMED ON SUNDAYS OR ON MAJOR HOLIDAYS." Any exceptions would be subject to the approval of the Directors of both the Community Development and Public Works Departments.

140. A construction "truck route plan," which identifies truck routes along major arterials while avoiding residential streets, and the frequency of trips and hours of operation, shall be prepared prior to approval of any demolition, grading, or building permits and approved by the Public Works Director. The plan shall demonstrate avoidance of congested roadways and sensitive receptors (e.g., residential areas) and shall minimize the number of trips and trip lengths to the maximum extent feasible.

141. The developer shall provide a site plan, to the Police Department representative's and the Public Works Director's satisfaction, that shows sufficient off-street parking locations for construction

employees and equipment so as to not impact the local residential community or nearby businesses, and shall require contractors to prepare a trip reduction plan for construction crew vehicles to reduce potential vehicle trips on the road. The developer shall place such language (dealing with parking and trip reduction) in all contractor agreements.

142. Buildings shall be numbered with the approval of the enforcing authority. This section shall not prevent supplementary numbering such as reflective numbers on street curbs or decorative numbering. Such numbering will be considered supplemental only and shall not satisfy the requirements of this section.

143. Multiple family dwelling complexes or any building having a separate identifying factor, other than the street number, shall be clearly identified. Each individual unit shall have a unit identifying number, letter, or combination thereof clearly displayed on or near the door.

144. All commercial structures shall display a street number in a prominent position so that it is easily visible from the street. The numbers shall be at least six (6) inches in height, of a color contrasting to the background, and located so they may be clearly seen and read (9-2-105.1(a) BMC). The numbers shall be illuminated during darkness. If the structure has rear vehicle access, numbers shall be placed there as well. *The Fire or Police Departments may require the size of the numbers to be increased or provided in additional locations if the distance from or orientation to the street limits visibility.* Address numbers shall also be displayed on the roof of the building to be visible from police helicopters. Digits shall be a minimum of 18 X 24 inches with a 3" line width in a color that contrasts with the background.

145. Any building having a separate identifying factor other than the street number shall be clearly identified. Each individual unit shall have a unit identifying number, letter, or combination thereof, prominently displayed.

146. Points of vehicular ingress and egress shall not disrupt the normal flow of traffic on public rights-of-way. Signs and/or physical barriers preventing or restricting certain movements may be required.

147. Stairwells, the interiors of which are not completely visible when first entering, shall have mirrors so placed as to make the whole stairwell interior visible to pedestrians outside.

148. When access to or within a multiple-family dwelling complex, private residential community, or other buildings with multiple occupants is unduly difficult because of secured openings, or where immediate access is necessary for lifesaving or other POLICE purposes, a Series 3200 Knox-Box Security Vault key box and/or a Series 3500 Knox Box key switch shall be installed in an

accessible location (9-2-506.1(a) BMC). The POLICE key box/switch may only be obtained directly from Knox and request applications are available only from the Burbank Police Department. The POLICE key box shall be separate from the FIRE key box and shall contain keys to allow access to security gates or doors as required by the Chief of Police. The installation shall occur during the construction phase. Depending on the size of the development, more than one POLICE Knox-Box may be required. Your project requires Knox-Boxes to be installed in the following location(s):

Police Knox Box mounted on the wall adjacent to the main front door. The box must be visible while standing at the front door, and easily accessible.

For additional information or questions, please contact Sergeant Green at (818) 238-3240 or via email at dgreen@burbankca.gov. The Police Department will be available to review plans and apply an approval stamp for building permits Tuesday through Friday between 9:00 A.M. and 11:00 AM.

FIRE DEPARTMENT

149. Provide construction site security by means of a six-foot high fence maintained around the entire site or a qualified fireguard when required by the Fire Code Official.

150. Provide an automatic fire sprinkler system in accordance with the Burbank Municipal Code.

151. Provide electrical supervision for all valves controlling the water supply and all water flow switches on all fire sprinkler systems where the number of sprinklers is 20 or more.

152. Provide a fire alarm system to notify all occupants of automatic fire sprinkler water flow.

153. Provide a Knox key box for fire department access.

154. Provide a Knox KS-2 key access switch for security gates.

155. Provide address numbers a minimum of 4 inches high for residential structures and six inches high for all other occupancies with ¾ inch stroke to identify the premises. Numbers shall be plainly visible from the street or road fronting the property and from the alley or rear accessway to the property.

156. 2A10BC fire extinguishers shall be provided and located as directed by the Fire Code Official in the field. All portable fire extinguishers shall be installed on a positive latching bracket or within an enclosed cabinet.

157. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. All locking devices shall be of an approved type.

158. Provide a fire alarm system.

159. Fire apparatus access roads shall be provided in accordance with the California Fire Code, for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility. More than one fire apparatus road shall be provided when it is determined by the chief that access by a single road might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Access during construction shall be maintained in accordance with the CFC/BMC.

160. Specifications for fire apparatus access roads shall be provided and maintained in accordance with the California Fire Code.

161. Plans for fire apparatus access road shall be submitted to the fire department for review and approval prior to construction.

162. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.

163. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, **such protection shall be installed and made serviceable prior to and during the time of construction.**

164. Approved signs or other approved notices shall be provided and maintained, at the expense of the person(s) in possession of the property, for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.

165. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief.

166. All exits, fire department access and fire protection shall me maintained in accordance with the California Fire Code during construction.

167. Any fire hydrants for this block shall be upgraded with a 4" X 2-2 ½" outlets. Contact the Water Division at 238-3500 for specifications on the type fire hydrants to be provided.

168. Except as otherwise provided, no person shall maintain, own, erect, or construct, any building or structure or any part thereof, or cause the same to be done which fails to support adequate radio coverage for City emergency service workers, including but not limited to firefighters and police officers. Buildings and structures which cannot meet the required adequate radio coverage shall be equipped with any of the following in order to achieve the required adequate radio coverage: a radiating cable system or an internal multiple antenna system with or without FCC type accepted bi-directional UHF amplifiers as needed. Further information and guidance can be obtained by contacting the City of Burbank Radio Communications shop at (818)238-3601.

169. For parking garages provided with a ventilation system in accordance with the California Building Code "Interior Environment" a remote over-ride switch shall be provided for Fire Department use as assistance for smoke removal. The switch shall be located and clearly marked in a readily accessible location as directed by the Fire Department.

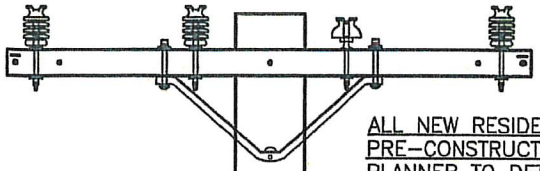
170. Provide smoke detection for dwelling units, congregate residences and hotel or lodging guestrooms that are used for sleeping purposes.

171. Power and location of smoke detectors in Group R occupancies shall be in compliance with the California Fire Code, California Building Code as amended by the Burbank Municipal Code.

172. All existing single-family dwelling units intended for human occupancy shall have installed on or before July 1, 2011 carbon monoxide detectors in accordance with the Health & Safety Code §17926.

173. All existing Multi-dwelling units intended for human occupancy shall have installed on or before January 1, 2013 carbon monoxide detectors in accordance with the Health & Safety Code §17926.

174. In order to determine fire flow requirements for this building, the following information shall be provided prior to issuing a building permit for final fire department plan check:
- Building Type Construction as defined by the California Building Code.
- Square feet of the building.



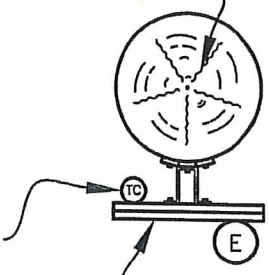
ALL NEW RESIDENTIAL UNDERGROUND INSTALLATIONS REQUIRE A PRE-CONSTRUCTION MEETING WITH THE BWP ELECTRIC SERVICE PLANNER TO DETERMINE CONDUIT ROUTING AND PULLBOX LOCATION. CONTACT THE SERVICE PLANNER TO SCHEDULE THE MEETING AND FOR ALL FURTHER UNDERGROUND INSPECTIONS.

ALL CONDUIT MUST BE INSPECTED AND APPROVED BY THE RESIDENTIAL SERVICE PLANNER PRIOR TO COVERING. THESE INSPECTIONS ARE INDEPENDANT OF AND SEPARATE FROM ANY INSPECTION THAT MAY BE REQUIRED BY THE BURBANK BUILDING DIVISION AND/OR PUBLIC WORKS DEPARTMENT.

BWP TO PULL IN CONDUCTORS

NO CATV OR TELECOMMUNICATION CONDUITS ARE TO BE PLACED INTO BWP PULL BOX.
ALSO REFER TO RELATED BWP UNDERGROUND STANDARDS, LATEST REVISION:
DWG S-810 RESIDENTIAL PULL BOX REQUIREMENTS
DWG S-811 RESIDENTIAL DIRECT BURY SEPARATION
DWG S-713 SECONDARY RISER DETAIL

UTILITY POLE



STANDOFFS BY BWP

PVC CONDUIT INSTALLED BY BWP

OK TO RUN COMMUNICATION CONDUIT ON BACKSIDE OF BWP STANDOFFS (KEEP MAXIMUM SEPARATION TO ELECTRIC) OR DIRECTLY ON POLE (SAME SIDE OF POLE AS ELECTRIC RISER – DO NOT OBSTRUCT POLE CLIMBING SPACE). CONSULT WITH COMMUNICATION PROVIDER REGARDING SPECIFIC REQUIREMENTS. SEE BWP DRAWING S-811 FOR UNDERGROUND SEPARATION REQUIREMENTS.

BWP WILL INSTALL STANDOFFS. DO NOT ATTACH TO POLE UNTIL BWP HAS COMPLETED ALL FIELD WORK.

_____" DIA

¼" NYLON PULL CORD INSTALLED BY CONTRACTOR

CONTRACTOR RESPONSIBLE FOR FIRST 10' OF CONDUIT

10'-0"

PULL BOX BY CONTRACTOR 2'X3' INSIDE DIMENSIONS TO BE SET AT FINAL GRADE, SEE BWP DWG S-810

SCH #80 PVC BY CONTRACTOR (GALVANIZED IF EXPOSED OR FRAME OUT AND ENCLOSE CONDUIT)

SCH #80 PVC BY CONTRACTOR (RISER AND FIRST BEND MUST BE GALVANIZED RIGID CONDUIT IF IN THE ALLEY OR NEAR VEHICLE TRAFFIC)

_____" DIAMETER

8" BELOW BOTTOM OF LID

6" ABOVE GRAVEL

2'-0" MIN. ON PRIVATE PROPERTY

SCH #80 PVC BY CONTRACTOR SCH #80 PVC ON ALL BENDS

12" DEEP PEA GRAVEL UNDER PULL BOX SUPPORTED BY 12" PULLBOX EXTENSION, OR EQUIVALENT

SCH #40 PVC BY CONTRACTOR

SCH #80 PVC BY CONTRACTOR

MAXIMUM OF (3) 90° BENDS IN 100' CONTINUOUS RUN. BENDS MUST BE MINIMUM 3' RADIUS.

No.	REVISIONS	BY	CHECK	APP'V'D	DATE
B	ADD NOTES / NEW DWGS	SK	RS	RS	8/25/17
A	ADD NOTES / DIMENSIONS	SRA	DSL	DSL	6/24/13

DRAWN DSL | SCALE N/S | CHECK TZ | APP'V'D | DATE 8/4/03

ELECTRICAL SERVICES DIVISION

RESIDENTIAL UNDERGROUND SERVICE

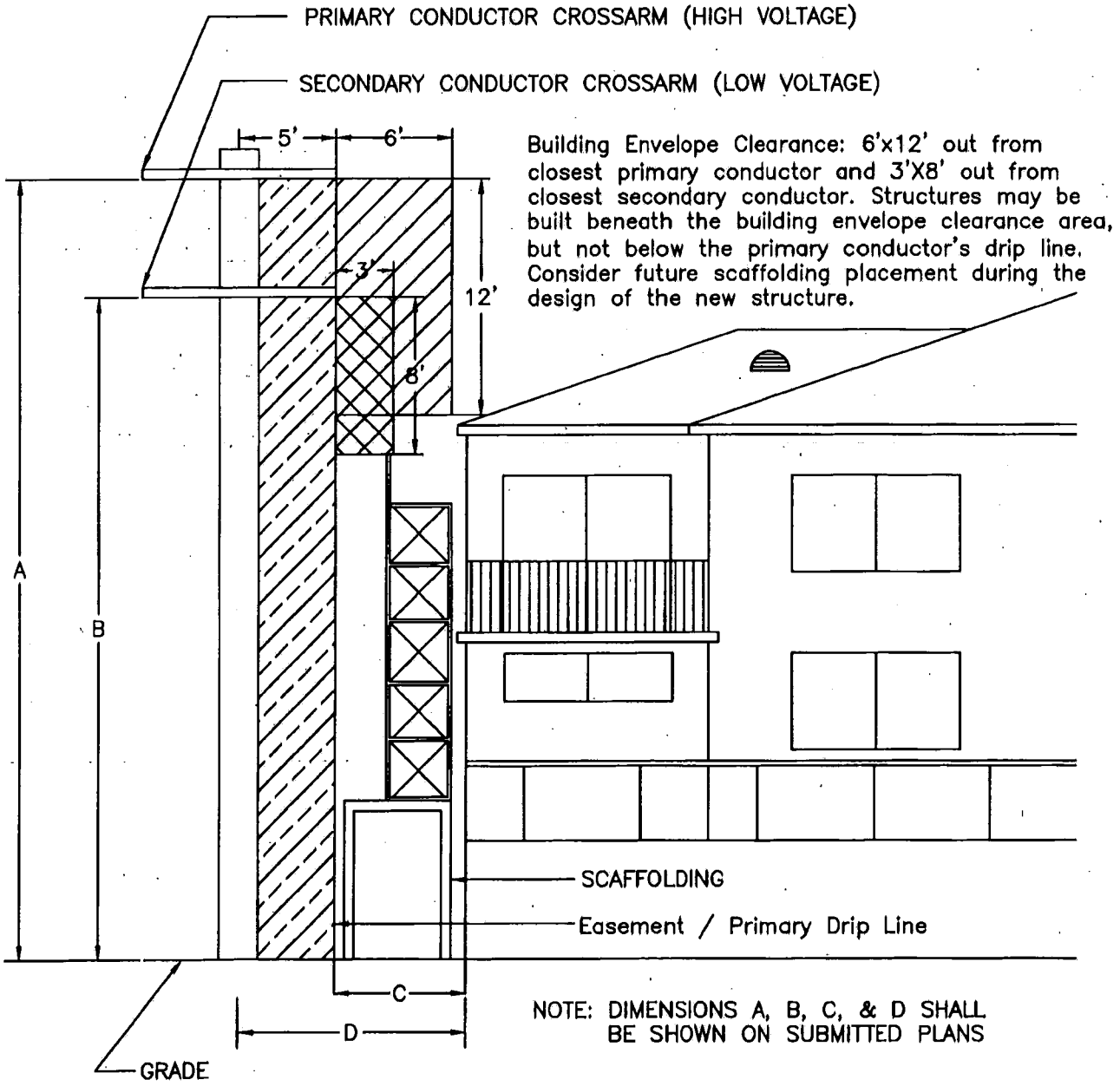
DRAWING No. S-707B

NOTE: For safety purposes, when proposed construction plans place the new structure in close proximity to the primary and secondary overhead conductors, then the designer must revise the plans to avoid encroachment into the building envelope clearance area shown below. Building elevations must be provided to show locations of the existing power pole(s), their height(s) from natural grade, conductor attachment heights, the lowest point of the conductor's sag, (all surveyed), and all pertinent clearance dimensions to show that all portions of the building are outside of this clearance zone.

No permanent structure is to be built within the Utilities Easement and/or below any primary conductor's drip line.

No open patios or balconies will be erected underneath any high voltage overhead conductors, regardless of vertical clearance.

If temporary scaffolding, platforms, or supporting structures upon which men may work shall enter the building envelope clearance, during construction, or if aerial truck access is to place worker(s) within a minimum of ten feet of the primary high voltage conductors (up to 12kV), then BWP shall install primary hard covers to the pertinent area of high voltage conductors and exposed equipment at the owner's expense, prior to any work being performed in that area. Plans must show proof of scaffolding or other support structures outside of the clearance zone in order to avoid the necessity of BWP having to cover the high voltage lines. Any proposed encroachment of men working within 10 feet of primary high voltage lines of 34.5kV or 69kV will require the conductors to be de-energized and grounded by the utility, prior to the encroachment, at the owner's expense.



Building Envelope Clearance: 6'x12' out from closest primary conductor and 3'X8' out from closest secondary conductor. Structures may be built beneath the building envelope clearance area, but not below the primary conductor's drip line. Consider future scaffolding placement during the design of the new structure.

NOTE: DIMENSIONS A, B, C, & D SHALL BE SHOWN ON SUBMITTED PLANS

A	ADD NOTES / DIMENSIONS	SRA	RS	RS	6/6/18
No.	REVISIONS	BY	CHECK	APP'V'D	DATE
DRAWN DSL	SCALE NTS	CHECK	APP'V'D	DATE 8/4/03	

ELECTRICAL SERVICES DIVISION

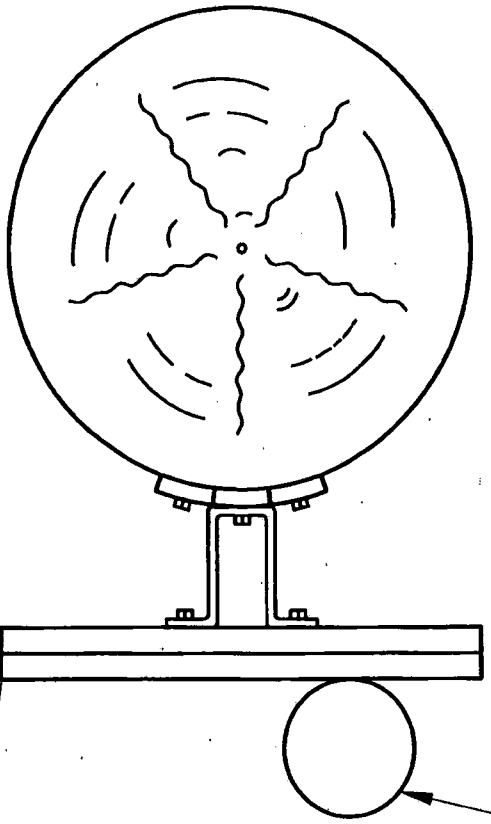
G.O. 95
CLEARANCES

DRAWING No.
S-708A

POLE LOCATION _____

POLE NUMBER _____

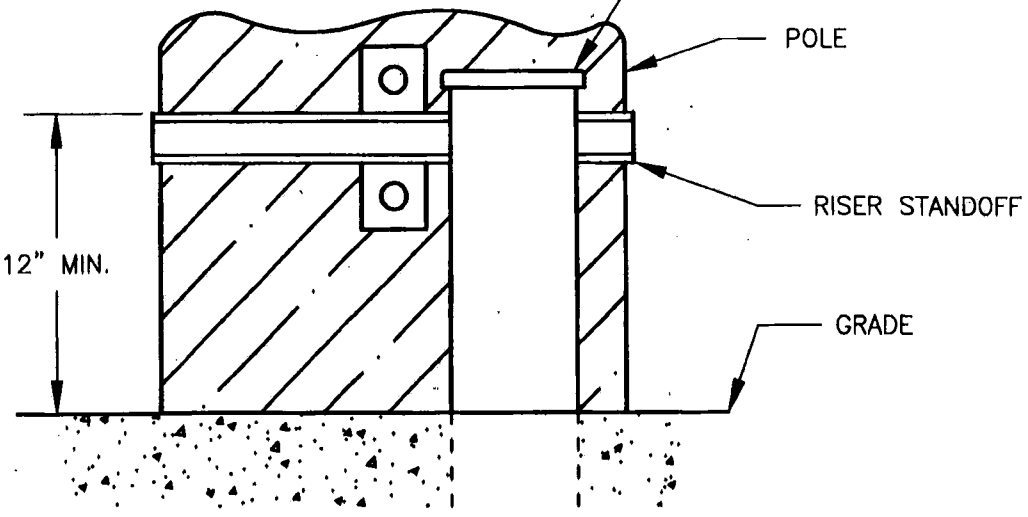
NOTE TO CONTRACTOR:
DO NOT STRAP CONDUIT TO POLE. BWP WILL INSTALL STANDOFFS TO MOUNT CONDUIT TO.



BWP TO INSTALL RISER STANDOFFS AT 1'–0" AND 8'–0" ABOVE GRADE

(1) ____" CONDUITS BY _____

AERIAL VIEW



SIDE VIEW

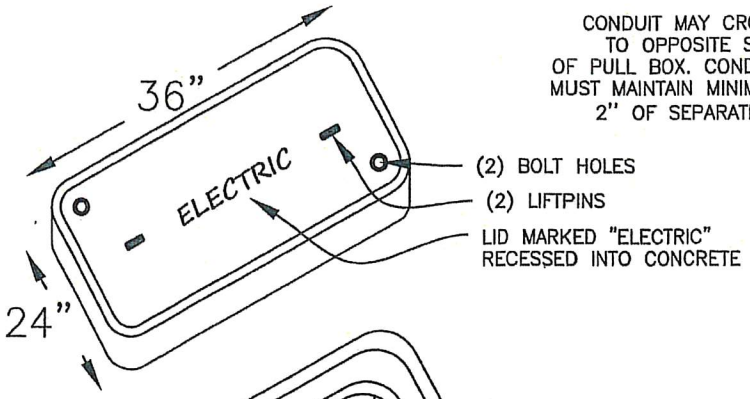
No.	REVISIONS	BY	CHECK	APP'V'D	DATE

DRAWN DSL | SCALE NTS | CHECK [illegible] APP'V'D [illegible] | DATE 1/24/06

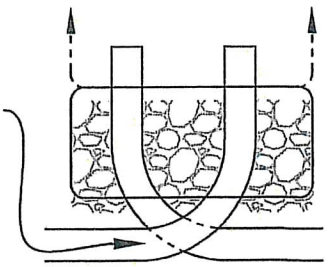
ELECTRICAL SERVICES DIVISION

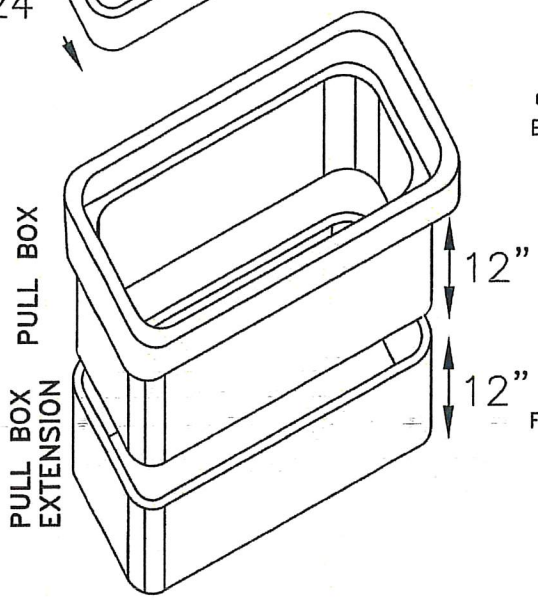
SECONDARY RISER DETAIL

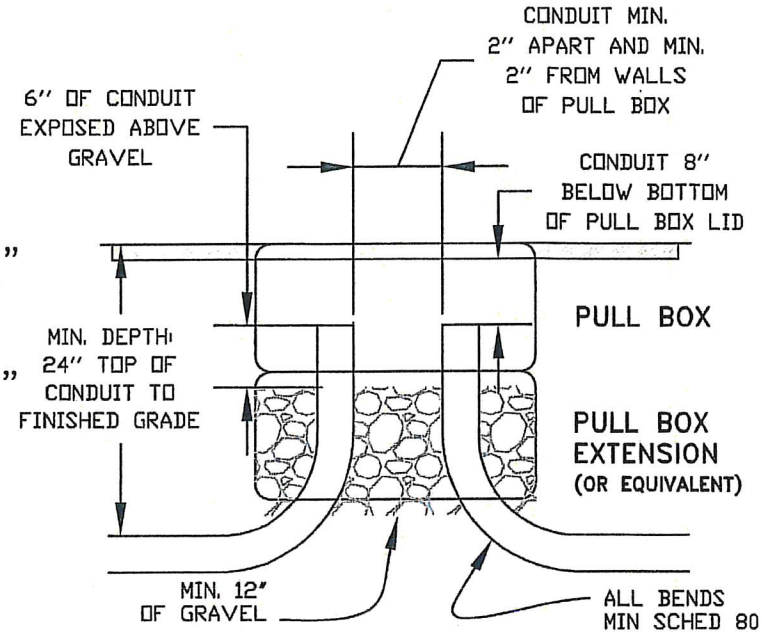
DRAWING No. S–713



CONDUIT MAY CROSS TO OPPOSITE SIDE OF PULL BOX. CONDUIT MUST MAINTAIN MINIMUM 2" OF SEPARATION.







NOTES:

- POLYMER CONCRETE OR FRP OPEN-BOTTOM PULL BOX WITH POLYMER CONCRETE NON-SLIP COVER AND RING BY OWNER (STEEL COVER FOR ALLEY OR STREET ONLY).
- INSTALLATIONS NOT SUBJECT TO TRAFFIC MAX LID WEIGHT 115 LBS.
- INSIDE DIMENSIONS 24" X 36", STRAIGHT WALL, TO BE SET AT FINAL FINISHED GRADE.
- MINIMUM TOTAL DEPTH OF 24"; OBTAIN MINIMUM DEPTH BY USING 24" TALL PULL BOX, OR 12" PULL BOX WITH 12" EXTENSION, OR EQUIVALENT.
- MINIMUM LOAD RATING: ANSI/SCTE 77-2013 TIER 5 FOR BACKYARD, ANSI TIER 22 FOR DRIVEWAY OR PARKWAY, MINIMUM AASHTO M306 INCIDENTAL TRAFFIC H-20 FOR ALLEY AND AASHTO M306 FULL TRAFFIC H-20 FOR STREET LOCATIONS.
- FOR BACKYARD, NON-TRAFFIC INSTALLATIONS:
  ARMORCAST MODEL A6001974APCX12
  NEWBASIS MODEL PCA243624 OR FCA243624
  OR BWP APPROVED EQUIVALENT.
- FINISHED GRADE TO SLOPE AWAY FROM PULL BOX, DO NOT PLACE PULL BOX OR SET GRADE SO PULL BOX IS SUBJECT TO DRAINAGE OR RUN-OFF. WHERE PULL BOX IS NOT A TRIPPING HAZARD AND NOT IN THE PUBLIC RIGHT OF WAY, SET PULL BOX SLIGHTLY ABOVE GRADE TO REDUCE WATER INTRUSION.
- PULL BOX AREA REQUIRES A MINIMUM OF 2 FEET OF LEVEL WORKING CLEARANCE ON A MINIMUM OF 3 SIDES OF THE PULL BOX. SAFE, UNOBSTRUCTED ACCESS TO THE PULL BOX MUST BE PROVIDED AT ALL TIMES.
- CONDUIT ENDS MUST BE SMOOTH, AND THE EXTENSION OF THE CONDUIT CENTERLINE MUST CLEAR THE EDGES OF THE PULL BOX IF CONDUIT DOES NOT END VERTICALLY.
- TEMPORARILY SEAL ALL CONDUIT TO PREVENT ENTRY OF DEBRIS, INSTALL 1/4" NYLON PULL-CORD IN ALL INSTALLED CONDUIT.
- CONDUITS MAY CROSS TO OPPOSITE SIDE OF PULL BOX TO REDUCE SPACE REQUIREMENT BETWEEN POLE AND PULL BOX AS LONG AS ALL CONDUIT REMAIN MIN. 2" FROM OTHER CONDUITS AND PULL BOX WALLS.
- FOR ALL DRIVEWAY, ALLEY, AND STREET INSTALLATIONS, OR ANY AREA SUBJECT TO DELIBERATE OR INCIDENTAL VEHICULAR TRAFFIC, OBTAIN PRE-APPROVAL FROM THE BWP SERVICE PLANNER PRIOR TO ORDERING PULL BOX COMPONENTS.

No.	REVISIONS	BY	CHECK	APP'V'D	DATE

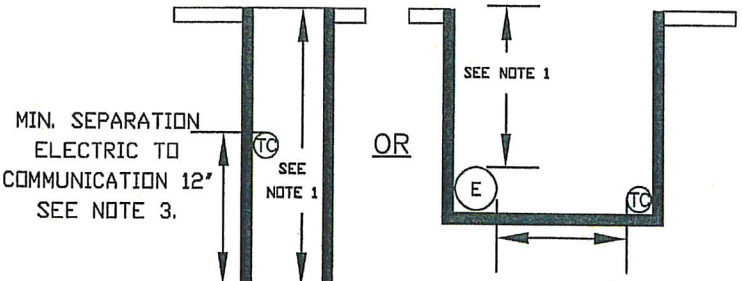
DRAWN	SK	SCALE	NONE	CHECK	RS	APP'V'D	RS	DATE	04/03/18

ELECTRICAL SERVICES DIVISION

RESIDENTIAL PULL BOX REQUIREMENTS

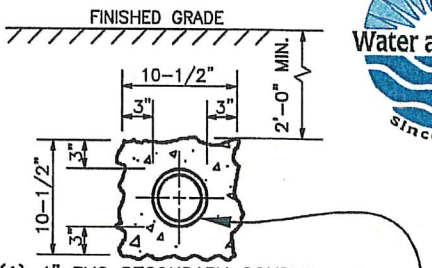
DRAWING No. S-810

TELECOMMUNICATION SEPARATION



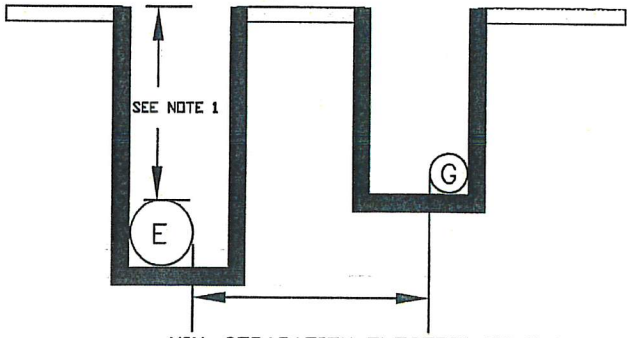
MIN. SEPARATION ELECTRIC TO COMMUNICATION 12" SEE NOTE 3.

CONCRETE ENCASEMENT



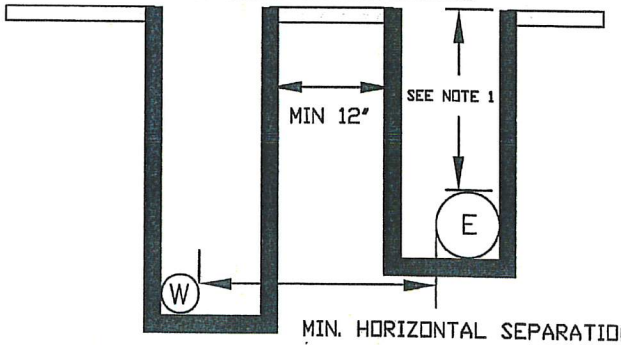
(1) 4" PVC SECONDARY CONDUIT WITH CONCRETE ENCASEMENT. 3 1/2 SACK MIX WITH 3/8 IN. AGGREGATE. NO RED DYE FOR SECONDARY CONDUIT. SEE NOTE 4.

GAS SEPARATION



MIN. SEPARATION ELECTRIC TO GAS 24", 18" OK ONLY WHEN CROSSING. GAS AND ELECTRIC TO BE INSTALLED IN SEPARATE TRENCHES.

WET UTILITY SEPARATION



MIN. HORIZONTAL SEPARATION ELECTRIC TO WET UTILITIES 36" INCLUDING MIN. 12" UNDISTURBED SOIL, SEE NOTE 2.

NOTES:
E = SECONDARY ELECTRICAL, G = GAS, TC = TELECOMMUNICATIONS, W = WET UTILITY

NOTE 1: MINIMUM DEPTH TO TOP OF CONDUIT 24" IN PARKWAY, ALLEY, OR STREET WITH 3" CONCRETE ENCASEMENT, 24" DEEP PVC DIRECT BURY ON RESIDENTIAL PRIVATE PROPERTY ONLY. DEPTH IS MEASURED FROM TOP OF CONDUIT TO FINISHED GRADE.

NOTE 2: WET UTILITIES INCLUDE WATER LINES, IRRIGATION, DOWNSPOUTS, RUNOFF CONTROL, POOL PLUMBING, SEWAGE, ETC.

NOTE 3: CONTACT COMMUNICATION PROVIDER FOR UNDERGROUNDING REQUIREMENTS AND PRE-APPROVAL.

NOTE 4: PUBLIC RIGHT OF WAY EXCAVATION REQUIRES SEPARATE PUBLIC WORKS PERMIT AND INSPECTION. BWP CONCRETE ENCASEMENT MUST BE CONTAINED WITH FORMS TO ENSURE EVEN AND SQUARE ENCASEMENT. CONDUIT MUST BE BRACED WITH DUCT SPACERS TO PREVENT MOVEMENT OR FLOATING IN CONCRETE. PUBLIC WORKS REQUIRED SLURRY BACKFILL DOES NOT SUBSTITUTE 3" CONCRETE ENCASEMENT REQUIREMENT. BWP MUST INSPECT CONCRETE ENCASEMENT PRIOR TO SLURRY OR BACKFILL. CONDUIT MUST RUN PARALLEL OR PERPENDICULAR TO PUBLIC RIGHT OF WAY, CONDUIT SHALL NOT CROSS ANY ALLEY/STREET AT AN ANGLE.

- NON-UTILITY LINES ARE NOT ALLOWED IN ANY UTILITY TRENCH (IRRIGATION CONTROL, FIRE BUILDING ALARM, LOAD SIDE ELECTRICAL, POOL LIGHTING, ETC.).
- UNDERGROUND CONDUIT MUST MAINTAIN MIN. 5 FOOT CLEARANCE FROM EDGE OF CONDUIT TO IN-GROUND POOL, SPA, POND, ETC.
- CONDUIT MAY NOT CROSS UNDERNEATH ANY PORTION OF ANY PERMANENT STRUCTURE.
- THE BOTTOM OF THE TRENCH SHALL BE SMOOTH WITH NO SHARP PROTRUSIONS THAT MAY DEFLECT OR DAMAGE THE CONDUIT. BACKFILL MUST BE FREE OF DEBRIS GREATER THAN $\frac{1}{2}$" AND MUST NOT CONTAIN ANY SHARP ROCKS OR OBJECTS THAT MAY DAMAGE THE CONDUIT. NATIVE BACKFILL PREFERRED. IF CLEAN NATIVE BACKFILL IS NOT AVAILABLE, MINIMUM 6" OF ACCEPTABLE BACKFILL MUST BE IMPORTED. BACKFILL TO BE COMPACTED TO MINIMUM 90%.
- NOTIFY USA DIGALERT 811 OR 1-800-422-4133 PRIOR TO ANY EXCAVATION.
- ANY TRENCH 48" OR DEEPER REQUIRES SAFE ACCESS AND EGRESS EVERY 25'. SHORE TRENCHES LESS THAN 60" IF REQUIRED. ANY TRENCH DEEPER THAN 60" MUST HAVE PROTECTIVE SYSTEMS (SHORING) MEETING OSHA REQUIREMENTS. KEEP EXCAVATED SOIL MIN. 24" FROM TRENCH EDGES. INSTALLATIONS NOT MEETING THESE REQUIREMENTS CANNOT BE INSPECTED UNTIL THESE REQUIREMENTS ARE MET.

IN CASE OF CONFLICT BETWEEN THIS STANDARD AND CPUC GO-128, THEN GO-128 SHALL TAKE PRECEDENCE. ANY VARIANCE FROM THIS STANDARD MUST BE PRE-APPROVED IN WRITING BY BWP. ALL INSTALLATIONS MUST MEET MINIMUM GO-128 REQUIREMENTS.

No.	REVISIONS	BY	CHECK	APP'V'D	DATE

ELECTRICAL SERVICES DIVISION

DRAWN	SCALE	CHECK	APP'V'D	DATE
SK	NONE	RS	RS	04/03/18

RESIDENTIAL UNDERGROUND SERVICE CONDUIT SEPARATION

DRAWING No. S-811

SPECIFICATIONS FOR THE CONSTRUCTION OF AN UNDERGROUND 120 VOLT STREET LIGHTING SYSTEM WITH MARBELITE STANDARDS

Street lighting equipment to be installed under this contract shall be installed in accordance with the BWP issued plans and all work shall be performed in accordance with Section 86, Signals and Lighting, of the Standard Specifications, latest edition and Standard Plans, latest edition of the State of California Department of Transportation except as specified:

Resurfacing - Trench resurfacing shall be in accordance with Sections 306-1.5.1 and 306-1.5.2 of the Standard Specifications. Generally permanent paving shall be the same type as existing and same thickness plus one additional inch.

ADDITIONS

1. "Marbelite" Standards (provided by BWP) with 27' mounting height and 8' mastarm, and handhole in base.

2. Standards shall be installed on concrete foundations of 2' x 2' x 4'-6", the foundation being level with the top of the curb. A maximum of 6" hole overdig from the specified dimensions shall be allowed; otherwise, forms shall be used if overdig exceeds 6". One, 1" diameter, long radius conduit ell shall be installed in foundation pointing towards the pull box. Four galvanized steel anchor rods as supplied by manufacturer shall be installed in each foundation in accordance with template provided by manufacturer. See Drawing BSL-404 for marbelite standard mounting details. (Anchor rods will be supplied by the contractor).

3. Standards shall be installed 30" behind face of curb unless specified differently on the drawing. The poles shall be plumb and vertical. Mastarms shall be installed projecting in a direction perpendicular to the centerline of the street or towards the center of the cul-de-sac. Along the line of the mastarm, the luminaire shall be leveled. Along the line of the centerline of the street the luminaire shall be installed parallel to street grade.

4. Standards shall be installed at locations shown on drawings except where specific approval is obtained from the Engineer for an alternate location.

5. Street lighting conduits between pull boxes and BWP source to pull box shall be 2" PVC Schedule 40 installed 24" below grade and 60" from the face of the curb, unless specified differently on the drawing. The projecting conduit ell from the street light standard foundation shall be capped to prevent debris from entering conduit during construction. Completion and joining of street light service conduits shall be completed as part of construction of secondary duct system.

6. Street lighting conduit shall be 1" PVC Schedule 40 between pull boxes and standards as shown on Drawing No. BSL-403.

7. Luminaires shall be 100-watt, 250-watt and 400-watt high pressure sodium luminaire wired for 120 volts and equipped with photo-electric receptacle which can either accept photocell or shorting cap (to be provided by BWP).

8. Each luminaire shall be controlled by a 120-volt photocell. The street light conductors between pull boxes, shall be two #2 AWG copper 600-volt THW one white and one black, unless specified differently on the drawing. Sufficient conductor shall be installed to permit conductors to be drawn 18" out of pull box. Aluminum conductor shall not be substituted for copper. The electrical source conductors will be sized and installed by BWP.

9. Luminaire shall be installed on standard, wired complete with new two conductors #10 AWG stranded copper 600-volt THWN one white and one black. Sufficient conductor shall be installed to permit conductors to be drawn 18" out of pull box.

10. Pull boxes to be Brooks No. 2 PB series without any extension, Armorcast A6001863A-CB with Armorcast A6001865 or A6001865-T (traffic rated) cover or approved equal. Pull boxes shall be installed and capped with street light concrete foundation in accordance with BWP Drawing No. BSL-403. See Item 15 for the capping concrete mix.

11. Each standard with 100W HPS or 250 W HPS Luminaires shall be fused with 5-amp in-line fuse in fuse holders. 400W HPS shall be fused with 10-amp in-line fuse. Lateral circuits shall be protected with 20-amp fuse for up to 1.25 kW load and 30-amp fuse for up to 2.5 kW load.

12. Street light circuits to be wired complete by BWP.

13. Conductors shall be spliced by use of C-shaped compression connectors or proper size of split bolt connectors.

14. In addition to the above, the contractor shall pour bases for the street light standards as shown on Drawing No. BSL-404.

15. The concrete mix shall consist of the following batch weights per cubic yard of concrete:

	FOUNDATION	CAPPING
Mix #560C3250 or Sec-201-1-1 Std. Spec. for P/Wks Constr.	Cement (6 sacks)....560 lbs. 5/8" Aggregate..... 889 lbs. Washed Sand..... 2,075 lbs. Water.....37.2 gal.	Cement (5-1/2 sacks).....517 lbs. 3/8" Aggregate.....1,451 lbs. Washed Sand.....1,496 lbs. Water.....35.75 gal.

16. Marbelite standards, luminaires and high pressure sodium lamps shall be made available at the Burbank Water and Power, Lake Street yard, at customer's cost.

17. The Contractor shall contact BWP at (818) 238-3575 to obtain approval on the exact field location of the lighting standards prior to starting the job.

18. Burbank Water and Power will provide inspection at customer's cost.

19. When working on street lighting circuits, it shall be necessary to call BWP, Electrical Distribution Section at (818) 238-3582 to obtain daily circuit clearance before beginning work. Street lighting construction or modification shall be accomplished with all lighting remaining in service overnight. Any exceptions must be approved by the City Traffic Engineer and the Street Lighting Engineer. It may be necessary to install temporary lighting units in order to meet this requirement.

20. The Contractor shall obtain excavation permit from Public Works Department, Permit Desk before starting work.

21. The Contractor shall contact Underground Service Alert (USA) at 800-227-2600 at least 48 hours prior to the start of the excavation work.

22. Backfill for street crossing shall be placed to a minimum relative compaction of 90% except that the top 6" of subgrade for the pavement for permanent resurfacing shall be compacted to a minimum relative compaction of 95%. Contact Public Works Inspector at (818) 238-3955 for compaction test.

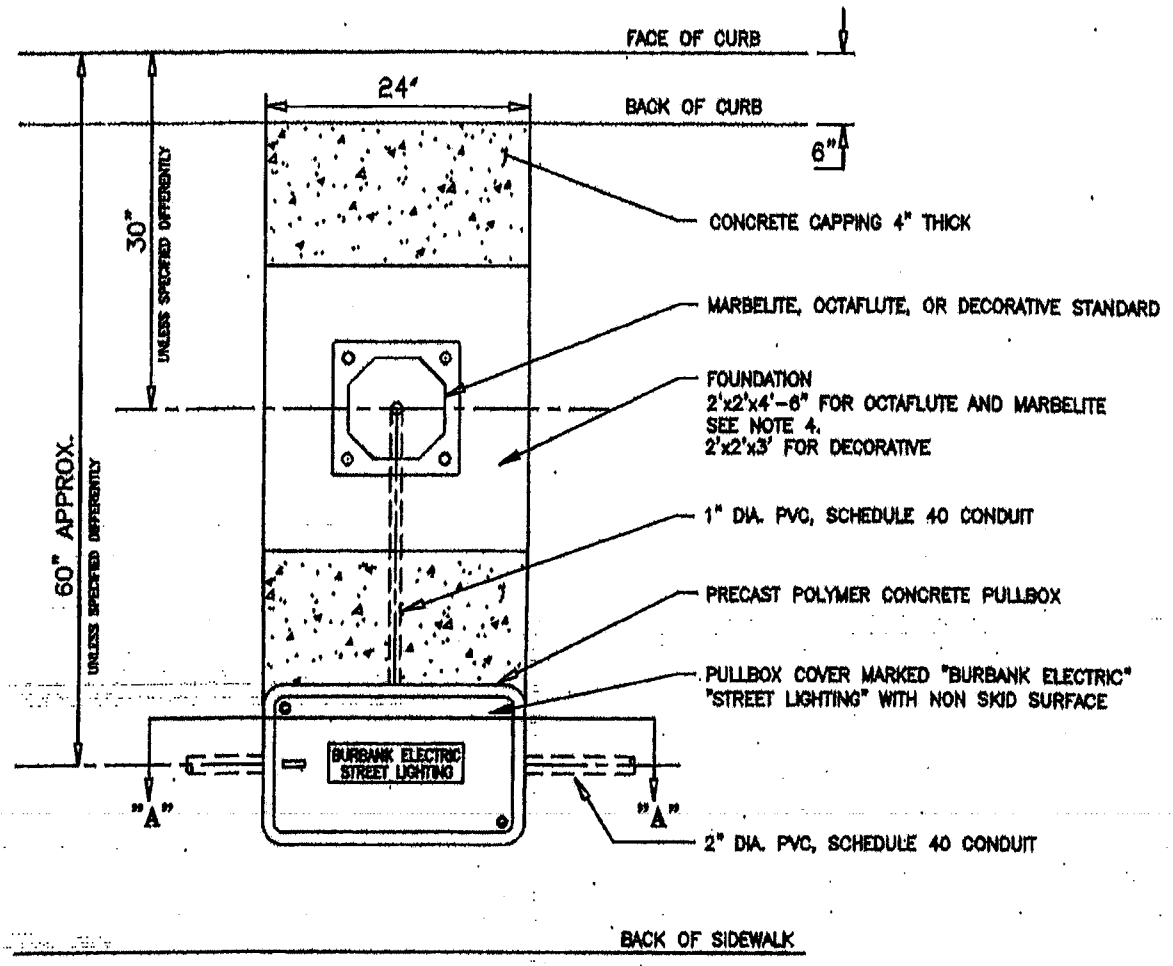
BURBANK WATER AND POWER

REV	BY	APP.	DATE
1	KK	JJC	10/6/99
2	RS		4/3/06

SPECIFICATIONS – 120V MARBELITE STANDARD

APPROVED BY _____
Transmission & Distribution Engineering Manager DATE

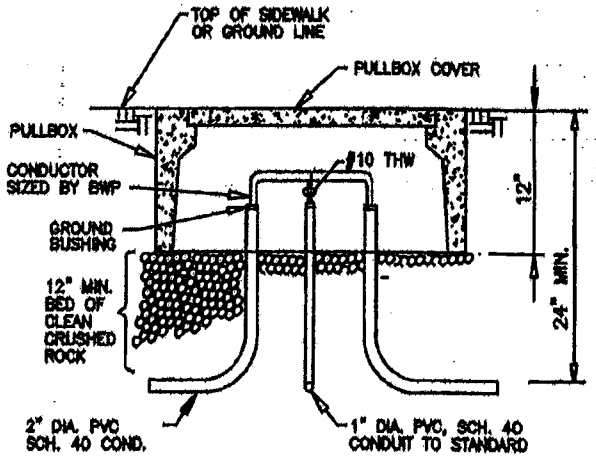
STANDARD DWG.
BSL-400-2
SHEET 2 OF 2



PLAN VIEW

NOTES:

1. PULL BOXES SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON BWP PLANS OR AS OTHERWISE SPECIFIED.
2. PULL BOXES SHALL BE PRECAST REINFORCED CONCRETE BROOKS 2PB SERIES OR ARMORCAST A6001859APCX12 (12"X22" INSIDE DIMENSION) WITH ARMORCAST A6001865 OR A6001865-T (TRAFFIC RATED) COVER OR APPROVED EQUAL.
3. WIRING SHALL NOT BE PULLED INTO CONDUIT UNTIL PULL BOXES ARE CAPPED.
4. REFER TO DRAWING NO. BSL-404 FOR MARBELITE MOUNTING DETAILS, DRAWING NO. BSL-405 FOR OCTAFLUTE MOUNTING DETAILS, OR DRAWING NO. BSL-406 FOR DECORATIVE STANDARDS MOUNTING DETAILS.



SECTION "A-A"

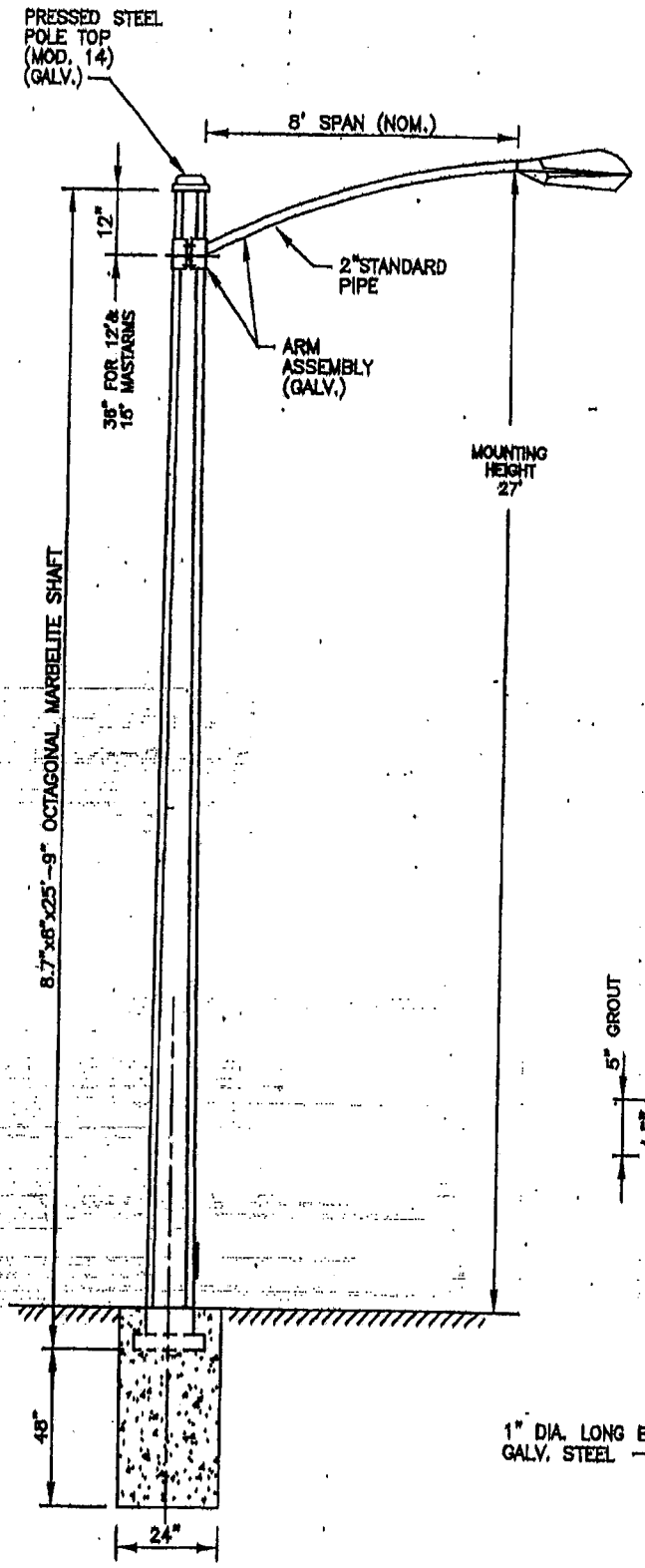
BURBANK WATER AND POWER

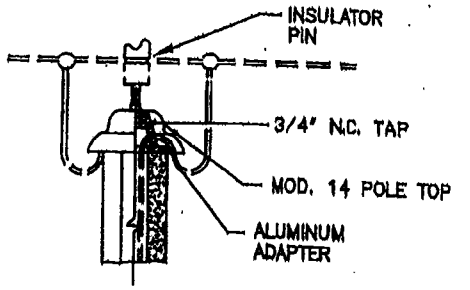
REV	BY	APP.	DATE
1	KK	JJC	10/6/99
2	RS	KK	4/3/06
3	JLP	KK	10/1/12
AA			

STREETLIGHT PULLBOX INSTALLATION DETAILS

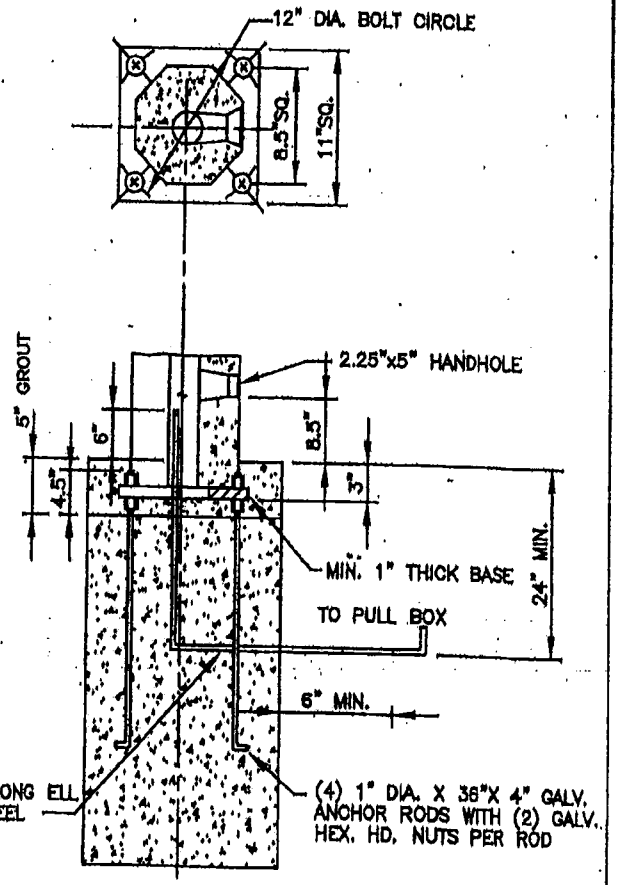
APPROVED BY DAVID HERNANDEZ
Transmission & Distribution Engineering Manager DATE

STANDARD DWG.
BSL-403-4
SHEET 1 OF 1





POLE TOP DETAIL



BASE DETAIL

BURBANK WATER AND POWER

REV	BY	APP.	DATE
A	KK	JJC	10/6/99
B	RS	KK	3/2/06

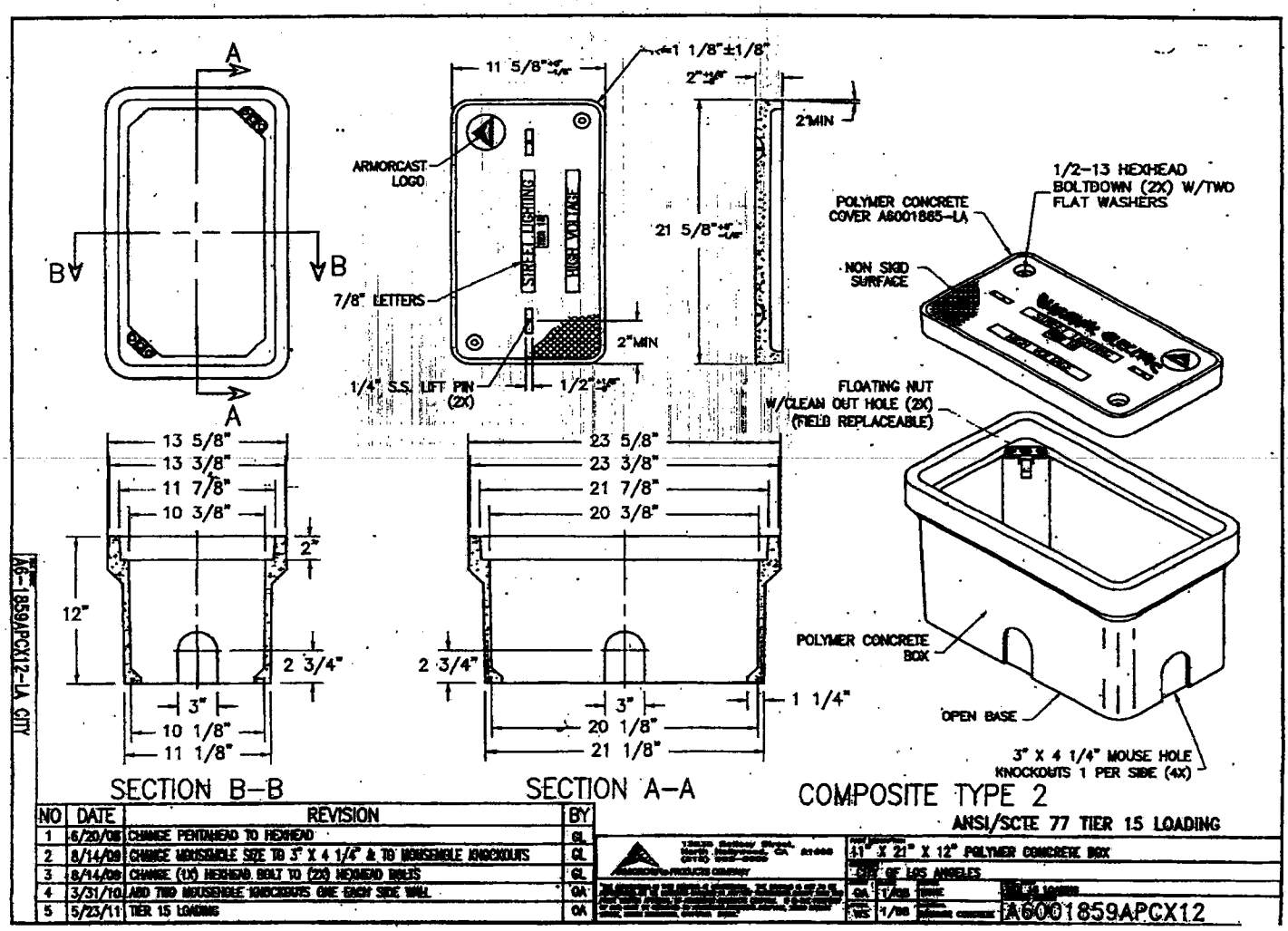
MARBELITE STANDARD MOUNTING DETAILS

APPROVED BY: Dev D. Bubb

TRANSMISSION & DISTRIBUTION ENGINEERING MANAGER — DATE

STANDARD DWG. BSL-404-2

SHEET 1 OF 1



SECTION B–B

SECTION A–A

COMPOSITE TYPE 2

ANSI/SCTE 77 TIER 15 LOADING

NO	DATE	REVISION	BY
1	6/20/08	CHANGE PENTAHEAD TO HEXHEAD	GL
2	8/14/09	CHANGE MOUSEHOLE SIZE TO 3" X 4 1/4" & TO MOUSEHOLE KNOCKOUTS	GL
3	8/14/09	CHANGE (1X) HEXHEAD BOLT TO (2X) HEXHEAD HOLES	GL
4	3/31/10	ADD TWO MOUSEHOLE KNOCKOUTS ONE EACH SIDE WALL	GA
5	5/23/11	TIER 15 LOADING	GA

41" X 21" X 12" POLYMER CONCRETE BOX

CITY OF LOS ANGELES

GA 1/08 WS 1/08

A6001859APCX12

A6-1859APCX12-LA CITY