GENERAL NOTES

ARCHITECTURE:

GENERAL NOTES:

1. All construction shall comply with the 2022 edition of the CRC, or CBC, CMC, CPC, and CEC as adopted and amended by the State of California in Title 24 CCR and this jurisdiction.
2. Separate permits may be required for mechanical, electrical, plumbing, shoring, grading, and demolition
3. All property lines, easements, and existing buildings have been indicated on this site plan.
4. A security fence shall be provided around the construction area that shall be installed prior to excavation and/or foundation trenching. (BMC 9-1-1-3302.4)
5. Water shall be provided on the site and used to control dust.
6. Temporary toilet facilities shall be provided on site. (BMC 9-1-1-3305)
7. The finish grade shall slope a min. of 5%, or 6", to point 10 feet from building foundation, or to an approved alternate method of diverting water away from the foundation. Swales shall slope a minimum of 2%. (CBC 1804.4, CRC R401.3)
8. The top of the exterior foundation shall extend above the elevation of the street gutter a minimum of 12" plus 2%. (CBC 1808.7.4, CRC R403.1.7.3)

CURRENT BUILDING CODES:

☐ 2022 California Building Code (CBC)

☐ 2022 California Residential Code (CRC)

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

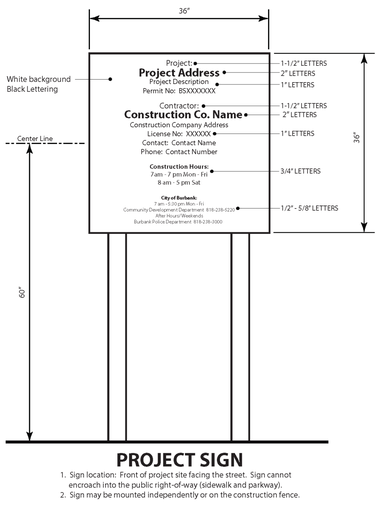
SETBACK CERTIFICATION REQUIREMENT:

☐ A California State licensed surveyor is required to certify the location and setbacks of all new construction prior to the first foundation inspection. A copy of the certification shall be available to the Building Division inspector for the job file prior to the first inspection. [BMC 9-1-1-107].

DIVERSION OF C&D DEBRIS:

A minimum 65% of generated debris shall be recycled, reused, or diverted from the landfill. An administrative fee and a refundable deposit will be collected at the time of permit issuance. The deposit can be refunded if recycling receipts are submitted to Building Division within 60 days of permit final (BMC 9-1-10-1012).

CONSTRUCTION SIGN DETAIL:



PROJECT SIGN

1. Sign location: Front of project site facing the street. Sign cannot encroach into the public right-of-way (sidewalk and parkway).
2. Sign may be mounted independently or on the construction fence.

PLANNING:

GENERAL NOTES:

☐ Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) shall only be permitted in the Permitted Zones, as identified in the subsections below.

☐ ADUs and JADUs shall comply with all applicable Development Standards in the Zoning Regulations, as identified in the subsections below.

☐ JADUs require owner-occupancy. The owner shall reside in either the remaining portion of the single-family residence or the newly created JADU. Recordation of JADU covenant will be required prior to the issuance of a Certificate of Occupancy.

☐ All ADU applications submitted for Planning Division review shall identify any existing easements on the property. The easements shall be identified on the site plan.

PERMITTED ZONES:

☐ ADUs and Junior ADUs shall be a permitted use within the City's single family and multiple family residential zones: R-1, R2, R3, R4, MDR-3, MDR-4 and R-1-H zones. (Burbank Municipal Code Section 10-1-620.3B)

☐ *Mountain Fire Zones* – Properties within the City's Mountain Fire Zone are limited to one ADU at maximum 800 square feet or one JADU at maximum 500 square feet. This requirement applies to R-1 and R-1-H properties located in the Mountain Fire Zone. (Burbank Municipal Code Section 10-1-620.3M)

DEVELOPMENT STANDARDS, ZONING REGULATIONS:

☐ All ADUs and JADUs shall comply with the development standards as required in Burbank Municipal Code Section 10-1-620.3 (Design and Development Standards for New Construction), and Ordinance No. 22-3,987.

A link to Burbank Municipal Code Section 10-1-620.3 (Design and Development Standards for New Construction), and Ordinance No. 22-3,987 is included below:

https://www.burbankca.gov/web/community-development/document-library

FIRE DEPARTMENT:

GENERAL NOTES:

If existing home has Fire Sprinklers the new ADU shall have Fire Sprinklers Installed

PUBLIC WORKS:

GENERAL NOTES:

PW Permits

☐ All permanent structures must remain outside of any existing utility easement(s). Permanent structure walls and footings are prohibited within existing easements and must be place outside said easement per Burbank Municipal code BMC 7-3-701.

☐ Any work within the public right-of-way must be permitted and approved by the Public Works Department before construction can commence.

☐ No construction material shall be placed within the public right-of-way without a "Street Use" Permit issued by the Public Works Department.

☐ Detached garages accessory to a dwelling located within 2 ft. of a lot line are permitted to have roof eave projections not exceeding 4".

☐ The Site Plan shows and dimensions all new permanent structures, including roof eaves, clear of any recorded Public Utility Easement and Prescriptive Pole Line Easement.

PW Sewer

☐ Back water valve may be required

PW WASTE WATER

☐ Per BMC 9-3-407, Stormwater 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.

☐ Any existing fixture or connection to the sewer main line must be capped before building demolition activities occur.

PW TRAFFIC ENGINEERING:

☐ No visual obstruction shall be erected or maintained above 3' high or below 10' high in 5' by 5' visibility cut-off at intersection of street and driveway or alley and driveway (obstructions include fences, monuments, landscape, trees, etc.). [BMC 10-1-1303 (C)]

☐ Abandoned or dangerous driveways shall be removed [BMC 7-3-504]

☐ Driveway path to garage must be constructed per BMC 10-1-603.I.

☐ The maximum width of driveways at a curb shall be no more than 25 percent of the lot width with no single driveway exceeding 15 feet in width per 10-1-603(I)(7).

☐ Parking space access and minimum backup clearances shall be provided as shown in BMC Diagram 10-1-603(I)(1).

☐ Garage or car port must be accessed by a 24-foot turn radius per BMC 10-1-1606.

☐ When a turning movement is required to back out of a parking space, including but not limited to a curved driveway or access from an alley, a minimum backup turning radius of 24 feet must be provided for all parking spaces as measured from the exterior wall of the garage or carport. [BMC 10-1-603(I)(10)]

☐ Driveway apron must be constructed per Burbank Standard Plan BS-103. If the driveway apron requires the relocation/removal of a utility or tree, contact the appropriate department to obtain approval of relocation (Burbank Water and Power for any water meter, fire hydrant, street light or power pole, Parks and Recreation for any tree, and Public Works Field Services for any irrigation).

ELECTRICAL:

Photovoltaic Requirements for New Construction:

☒ Calculations for the dwelling's Annual Photovoltaic Electrical Output are found on the CF1R Energy Report. Contractor and Owner to review.

☒ Show where the PV system sized by the Annual Photovoltaic Electrical Output calculations is to be installed, and coordinate size requirements with CF1R Energy Report.

☒ Note that the PV system must be installed prior to final inspection.

ELECTRICAL ILLUMINARIES:

A. Luminaire Efficacy: All installed luminaires must meet the requirements in Table 150.0-A.

Table 150.0-A Classification of High Luminous Efficacy Light Sources

Automatically considered high luminous efficacy (does NOT require JA8 certification)

1. LED light sources installed outdoors
2. Inseparable solid state lighting (SSL) luminaires containing colored light sources that are installed to provide decorative lighting
3. Pin-based linear fluorescent or compact fluorescents with electronic ballasts
4. High-intensity discharge (HID) light sources including pulse start metal halide and high-pressure sodium light sources
5. Luminaires with a hardwired, high-frequency generator and induction lamp
6. Ceiling fan lights kits subject to federal appliance regulations

Must be JA8 certified/marked

7. All light sources installed in ceiling recessed downlight luminaires: Note that ceiling-recessed downlight luminaires must not have screw base sockets regardless of lamp type, as specified in §150.0(k)1C.
8. Anything not listed in this table

EXCEPTIONS:

1. Integrated Device Lighting: Lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors and garage door openers
2. Navigation Lighting: Lighting such as night lights, step lights and path lights less than 5 watts
3. Cabinet Lighting: Lighting internal to drawers, cabinetry and linen closets with an efficacy of 45 lumens per watt or greater

B. Screw-based Luminaires: Screw-based luminaires must contain lamps that comply with Reference Joint Appendix JA8.

C. Recessed Downlight Luminaires in Ceilings: There is a new exception to the airtight labeling and installation requirements for recessed luminaires that are either marked for use in fire-rated installations or are installed in non-insulated ceilings.

D. Light Sources in Enclosed or Recessed Luminaires: No change, although this section has been reorganized.

E. Blank Electrical Boxes: Language is added about how the blank electrical boxes must be served for dimmer, vacancy sensor control, low voltage wiring or fan speed control.

INDOOR LIGHTING CONTROLS

E. Automatic-off Controls: Walk-in closets have been added in addition to bathrooms, garages, laundry room and utility rooms as spaces requiring an occupancy/vacancy sensor with automatic-off functionality. It was clarified that lighting in opaque-fronted drawers and cabinetry must be controlled with automatic-off when a drawer or door is closed.

F. Dimming Controls: Dimmers that are required for lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens and bedrooms) must have readily accessible dimming controls. Forward phase-cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.

EXCEPTIONS:

1. Ceiling fans with integrated lighting may use remote control.
2. Luminaires connect to a circuit in which the controlled lighting power is <20 watts OR controlled by an occupancy/vacancy sensor providing automatic-off functionality.
3. Lighting is under <5 watts for navigation (e.g., night lights, step lights and path lights), or lighting is internal to opaque-fronted drawers and cabinetry (which may alternatively use automatic-off controls).

G. Independent Controls: The following must be controlled independently:

- Integrated lighting of exhaust fans from the fan function
- Undercabinet lighting
- Undershelf lighting
- Interior lighting of display cabinets
- Switched outlets

ELECTRICAL NOTES per 2022 CALIFORNIA ELECTRICAL CODE:

A. PANEL LOCATIONS
1. Panels shall not be located in the vicinity of easily ignitable material, such as clothes closets, or in bathrooms [CEC 240-24(D)].
2. Provide locations of Main Electrical Panel and any Sub Panels for Accessory Structures.

B. NON-METTALIC SHEATHED CABLE [CEC 334]
Non-metallic sheathed cable shall be:
1. Protected by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, schedule 80 PVC conduit, pipe, or other means when cable is exposed or subject to physical damage. [CEC 334.15(B)]
2. Protected by a 1/16-inch steel plate or sleeve or be not less than 1-1/4 inch from the nearest edge of the framing member, when installed through framing members. Steel plates or sleeves are required on all double shear walls when cable is installed either through or parallel to framing members [CEC 334.17, 300.4].
3. Protected by guard strips within 6 feet of an attic access when no permanent stairs or ladders are provided [CEC 334.23, 320.23].
4. Protected by guard strips in the entire attic when permanent stairs or ladders are provided. Access panels or doors from the second floor into the attic are considered permanent access and guard strips are required in the entire attic. [CEC 320.23]
5. Have a bending radius not less than 5 times the diameter of the cable [CEC 334.24].
6. Supported at intervals not exceeding 4-1/2 feet and within 12" of every outlet box, junction box, cabinet or fitting [CEC 334.30].

ELECTRICAL:

C. CIRCUITS AND RECEPTACLES
1. Tamper-Resistant Receptacles shall be installed as specified in dwelling units in all areas specified in 210.52 and 550.13. [CEC 406.12]
2. Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 ft. from an outlet, including any wall space 2 ft. wide or greater. Note: A fixed panel of a sliding glass door is considered wall space. [CEC 210.52(A)].
3. In kitchens, breakfast rooms, pantries and dining rooms a minimum of 2-20A circuits shall be provided [CEC 210.11(C) (1)]. Counter space receptacles shall be GFCI [CEC 210.8(A)] and installed:
   - At each wall counter space that is 12 in. or greater [CEC 210.52(C)] ;
   - Maximum 24 in. from the end of the counter [CEC 210.52 (C)(2(a))];
   - Maximum 20 in. above counter surface [CEC 210.52) (C)(3(1))];
   - Below countertop or works surfaces (one receptacle min.) not more than 12 in. below counter surface [CEC 210.52 (C)(3(3))
4. Bathrooms shall have a separate 20A circuit [CEC 210.11(C) (3)] with at least one GFCI wall receptacle within 36 in. of each basin [CEC 210.8(A)(1); CEC 210.52(D)].
5. Laundry rooms shall have a separate 20A circuit with at least one receptacle shall be provided [CEC 210.11(C)(2)]. All receptacles within 6 ft. of the sink shall be GFCI [CEC 210.8(A)(7)].
6. In garages, at least one GFCI receptacle shall be provided [CEC 210.52(G)]. All other garage receptacles except those dedicated to an appliance or that are not readily accessible shall be GFCI. [CEC 210.8(A)(2)].
7. In hallways of 10 ft. or more in length, at least one receptacle shall be provided [CEC 210.52(H)].
8. Outdoor outlets shall be GFCI [CEC 210.8(A) (3)]. One outlet shall be installed at the front of the dwelling and one at the rear of the dwelling. Receptacles shall be accessible at grade level and not more than 6-1/2 ft. above grade [CEC 210.52(E)].
9. All crawl space receptacles shall be GFCI [CEC 210.8(A)(4)].
10. All unfinished basement receptacles shall be GFCI unless they are not readily accessible or are service a dedicated appliance [CEC 210.8(A)(5)].
11. All receptacles within 6 ft. of a wet bar shall be GFCI [CEC 210.8(A)(7)].
12. All receptacles on 15A or 20A branch circuits that supply family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas shall be protected by combination-type Arc-Fault Circuit Interrupters (AFCI), including switched outlets [CEC 210.12(A)].
13. All receptacles serving appliances or motors with a rating of 1 HP or 6 Amps shall be on a separate circuit.
14. For HVAC equipment, a separate 15A or 20A circuit with an accessible receptacle at the equipment shall be provided within 25 ft. of the equipment [CEC 210.63]. If located in an under-floor area, the receptacle shall be GFCI [CEC 210.8(4)].
15. Basements, Garages and Accessory Buildings. For a one-family dwelling, at least one receptacle outlet shall be installed in the areas specified in 210.52(G)(1) through (3). These receptacles shall be in addition to receptacles required for specific equipment. [CEC210.52]
    1. Garages. In each attached garage and in each detached garage with electrical power. The branch circuit supplying this receptacle(s) shall not supply outlets outside of the garage. At least one receptacle outlet shall be installed for each car space.
    2. Accessory Buildings. In each accessory building with electric power.
    3. Basement. In each separate unfinished portion of a basement.

D. LIGHTING [CEC 210.70]
1. Switched lighting shall be installed in:
   - Every habitable room, kitchen, and bathroom, hallways, and stairways at each level,
   - Garages,
   - At all outdoor entrances and exits,
   - In all attics, under floor areas, utility rooms and basements used for storage
   - Near HVAC equipment in attic, under floor areas, rooms or basements, with a switch at the access point.
2. Lighting installed in a closet shall be a surface mounted or recessed fluorescent fixture or a surface mounted incandescent fixture with completely enclosed lamps or recessed incandescent fixture with completely enclosed lamps. Surface incandescent lighting shall be installed a minimum of 12 in. from the nearest point of a storage space. Surface fluorescent lighting and recessed lighting shall be installed a minimum of 6 in. from the nearest point of a storage space. [CEC410.16(C)]

E. FANS
In bathrooms containing tubs or showers, a fan capable of exhausting 50 cfm shall be installed [Energy Standards 150(o)].

F. SMOKE ALARMS
In new construction, smoke alarms shall receive their primary power from the building wiring. The wiring shall be permanent and installed without a disconnecting switch other than those required for overcurrent protection [CRC R314.4]

☐ The Site Plan shows and dimensions all new permanent structures, including roof eaves, clear of any recorded Public Utility Easement and Prescriptive Pole Line Easement.

☐ The Site Plan shows the location of the existing Main Electrical Service Panel and dimensions a 36"x36" working space in front of the panel clear of obstructions, exposed gas and water lines. If an electrical upgrade is required or requested, the proposed location of the new Main Electrical Service Panel with dimensions is also provided.

For Existing Overhead Electric Service

☐ The Site Plan also shows the location of the Utility Pole and the path of the existing electrical service drop.

For Existing Underground Electric Service

☐ The Site Plan also shows the location of the Riser Pole, pull-boxes, path, diameter of the existing underground service entrance conduit and dimensions GO-128 Safety Clearances from any underground electric facilities.

Electric Service Confirmation is required:

☐ For Projects requiring relocation, modification or upgrades to the existing electric service – A Confirmation of Electric Service is required and included.

☐ Applicant requires temporary electric service during construction – A Confirmation of Electric Service is required and included.

☐ Permit approval is pending confirmation of electric service. Limit of 1 electrical service entrance per parcel to a centralized meter panel location. Line-side taps are prohibited. Applicant must provide electric load schedule and secondary electric service schematic for the entire property. On-site pad-mounted transformer is required for services above 400 amperes.

Electric Service Confirmation is NOT required:

☐ Project is not conflicting with existing Electric facilities, including the service entrance, nor is making any changes to the existing electric service. – Applicant confirms that NO confirmation of Electric Service is being requested or needed.

WATER:

WATER-CONSERVING PLUMBING FIXTURES:

SINGLE-FAMILY RESIDENTIAL

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

MULTI-FAMILY RESIDENTIAL

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

Plan/Permit Submittal Requirements For Accessory Dwelling Unit (ADUs):

☐ 1. BWP Rules and Regulations **§ 4.30 (b):** The domestic water meter size shall be adequately sized, calculated from the number of fixture units for the development, pursuant to the CPC, CCR, Title 24, Part 5. All water fixtures on the parcel, including existing and proposed dwelling units, must be included on the "Sizing Water Meter and Service Line" form and submitted in ProjectDox in the "Supporting Documents" folder.

☐ 2. The California Residential Code (CRC) section R313.2 requires automatic residential fire sprinkler systems in new one and two family dwellings.

☐ 3. Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

☐ **4.** Initial one of the following:

a. Automatic Fire Sprinklers are not required under CRC R313.2; OR

b. Automatic Fire Sprinklers are required under CRC R313.2 and I have submitted proof of Fire Department review and Automatic Fire Sprinkler requirements in the "Supporting Documents" Folder.

☐ 5. If a new water service is requested for the ADU, in addition to the existing water service for the existing dwelling; or modifications are required for the existing water service, you will be responsible for all connection, installation, and abandonment costs. A new water service can cost up to $10,000. Abandoning or relocating an existing service can cost up to $2,000.

☐ 6. If a parcel has multiple water services, per **§ 4.35**, each water service must be protected with an approved backflow device located as close to the water meter as possible. Each backflow device must be tested annually, at your expense, to ensure they are functioning properly.

☐ 7. If you have any questions, please contact us.

a. Email (Preferred): WaterServicePlanner@Burbankca.gov

b. Phone: 818-238-3500

CITY OF BURBANK

Burbank Water and Power - Water Engineering

SIZING WATER METER AND SERVICE LINE

(Per California Plumbing Code, 2022 Edition, Title 24, Part 5)

Owner's Name: _____ Date: _____
Project Address: _____ Agent : _____
BS Permit #: _____ Agent Ph.#: _____
Owner's Phone #: _____ Planning Zone: _____

Description	Fixture Quantities	Water Supply Fixture Units: No. of Fixture Units, Private Use	Public Use	SubTotal
Bathtub or Combination Bath/Shower (fill)		4	4	
3/4" Bathtub Fill Valve		10	10	
Shower, per head		2	2	
Clothes washer		4	4	
Dishwasher, domestic		1.5	1.5	
Hose Bibb		2.5	2.5	
Hose Bibb, each additional *		1	1	
Lawn Sprinkler each head *		1	1	
Sinks				
Kitchen, domestic		1.5	1.5	
Bar		1	2	
Bathroom (lavatory)		1	1	
Laundry		1.5	1.5	
Service or Mop Basin		1.5	3	
Wash-up, each set of faucets		-	2	
Clinic Faucet		-	3	
Clinic Flushometer Valve with or without faucet			8	
Water Closet, 1.6 GPF Gravity Tank (Assembly # Use 3.5)		2.5	2.5	
Water Closet, 1.6 GPF Flushometer Tank (Assembly # Use 3.5)		2.5	2.5	
Water Closet, 1.6 GPF Flushometer Valve		See Note 5		
Water Closet, > 1.6 GPF Gravity Tank (Assembly # Use 7.0)		3	5.5	
Water Closet, > 1.6 GPF Flushometer Valve		See Note 5		
Urinal, 1.0 GPF Flushometer Valve		See Note 5		
Urinal, greater than 1.0 GPF Flushometer Valve		See Note 5		
Urinal, flush tank (Assembly # Use 3.0)		2	2	
Urinal, Hybrid		1	1	
Bidet		1	-	
Dental Unit, cuspidor		-	1	
Drinking Fountain or Watercooler (Assembly # Use 0.75)		0.5	0.5	
Washfountain, circular spray			4	
Mobile Home or Manufactured Home, each (minimum)		6		
Owner's/Agent's initials:			**Total Fixture Units**	
		Distance from meter to most remote outlet		

Notes:
1. Appliances, Appurtenances or Fixtures not included in this Table may be sized by reference to fixtures having a similar flow rate and frequency of use.
2. For fixtures or supply connections likely to impose continuous flow demands, determine the required flow in gallons per minute (GPM) and add it separately to the demand (in GPM) for the distribution system or portions thereof.
3. Reduction of fixture unit loading for additional hose bibbs is to be used only when sizing total building demand and for pipe sizing when more than one hose bibb is supplied by a common pipe. Minimum pipe size to each hose bibb shall be sized on the basis of 2.5 fixture units.
4. Fixture quantities are total plumbing fixtures existing and new.
5. When using Flushometer systems, see Note 12
6. For Assembly Use see Table 610.1

For Water Division Use Only

Pressure at highest outlet _____
City to Install Meter and Service Size _____
Customer to Install Min. Building Supply Line Size (from meter to building) _____

ARCHITECT:
ENGINEER:
ADDRESS:
CITY:
PHONE:

GENERAL NOTES SHEET

PROPERTY ADDRESS:

Issue Date
Project Status

G01
sheet no.

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