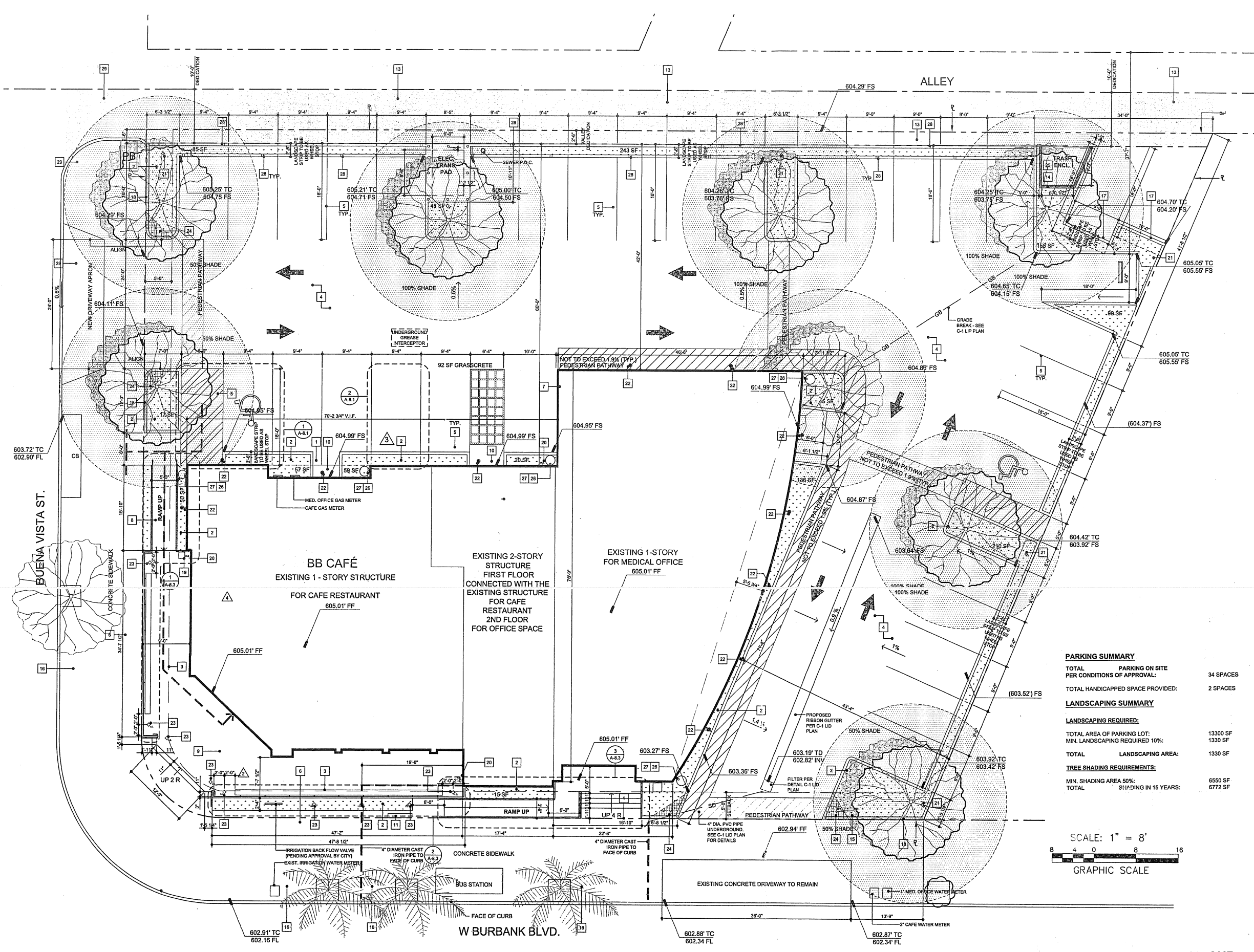




- SITE PLAN LEGEND**
- PROPERTY LINE
 - BUILDING SETBACK LINE
 - CENTER LINE OF THE STREET
 - HANDICAPPED ACCESSIBLE PATH

- SITE PLAN KEYNOTES**
- THIS SYMBOL REFERENCES A FLOOR PLAN NOTE. MATCH NUMBER INSIDE SYMBOL WITH NOTE NUMBER BELOW.
 - NEW ENTRY CANOPY ABOVE.
 - NEW PROPOSED PLANTER.
 - EXISTING AWNING TO BE DEMOLISHED AND TO BE REBUILT PER PLANS.
 - ALL EXISTING ASPHALT TO HAVE CRACKS CLEARED OF DEBRIS, SPRAYED WITH WEED KILLER, FILLED & THE ENTIRE LOT SLURRY COATED
 - NEW PARKING STALL STRIP PER DETAIL 1 OF SHEET A-8.1. W/ NEW WHEEL STOP PER DETAIL 2 OF SHEET A-8.1
 - NEW SUNSCREEN ABOVE.
 - NEW ELECTRICAL CLOSET LOCATION.
 - NEW HANDICAP ACCESS RAMP. SEE DETAIL 7 ON SHEET A-8.1.
 - EXISTING BRICK PAVEMENT PATIO TO BE REMOVED COMPLETELY. RECONSTRUCT CONCRETE PATIO PER PROPOSED PLAN.
 - NEW 4" CONCRETE LANDING AND WALKWAY SLAB.
 - NEW 5 LOOP BICYCLE RACK PARKING.
 - NEW MODIFIED SIDEWALK PER 2'-6" ALLEY DEDICATION
 - ALLEY AND ALLEY DEDICATION TO BE RECONSTRUCTED WITH ASPHALTIC CONCRETE PAVEMENT PER CITY OF BURBANK STANDARD PLANS BA-200 (BMC 7-3-105, BMC 7-3-106)
 - 6' HIGH CMU TRASH ENCLOSURE WITH SLIDING GATE. CONTACT PUBLIC WORK FIELD SERVICE FOR REDUCED SIZED ENCLOSURE.
 - REQUIRED BACKFLOW DEVICE, SEE DETAIL 9 OF SHEET A-8.1
 - STREET TREE TO BE PROTECTED IN PLACE TO THE SATISFACTION OF THE PARK, RECREATION, AND COMMUNITY SERVICES DEPARTMENT
 - PROVIDE A SIGN INDICATING THAT THIS PARKING SPACE IS FOR EMPLOYEE PARKING.
 - 3' HIGH SMOOTH STUCCO LOW WALL.
 - TRASH RECEPTACLE FOR RESTAURANT CUSTOMERS. TRASH BINS SHALL HAVE NON-METALIC LIDS.
 - HOSE BIB LOCATION
 - NEW LED PARKING LOT LIGHT FIXTURE (TOTAL OF 6). SEE LIGHTING SPECIFICATION "LIGHT #1". POLE AT 8' HIGH.
 - NEW EXTERIOR WALL MOUNTED LIGHT FIXTURE (TOTAL OF 11). SEE LIGHTING SPECIFICATION "LIGHT #2". SEE ELEVATIONS FOR MOUNTING HEIGHT.
 - INGROUND UPLIGHT LIGHT FIXTURE (TOTAL OF 7). SEE LIGHTING SPECIFICATION "LIGHT #3".
 - 5' CORNER CUTOFF AREA FOR DRIVEWAYS SHALL BE CLEAR OF ANY ITEMS UP TO A HEIGHT OF 3'.
 - RECYCLING BY OCCUPANTS: PROVIDE RECYCLE BINS IN THE TRASH ENCLOSURE AREA FOR THE DEPOSITING, STORAGE AND COLLECTION OF NONHAZARDOUS MATERIALS FOR RECYCLING.
 - 4" ROUND GALVANIZED STEEL DOWNSPOUT.
 - 50 GALLON GALVANIZED STEEL RAIN BARREL (22" DIA.) X 36" (H) STACKED ON EACH OTHER. RAIN BARRELS TO BE SECURED ON A LEVELLED CONCRETE SURFACE. TOP BARREL TO HAVE A LID WITH A STURDY FINE MESH COVERING ALL OPENINGS TO PREVENT MOSQUITOS AND DEBRIS FROM GETTING INSIDE. STRAPPED TO EXTERIOR WALL. TOTAL 3 EACH LOCATION AS INDICATED ON SITE PLAN. CONTRACTOR TO VERIFY EXACT LOCATION AND PROVIDE BLOCKING @ WALL. SEE DETAIL 21/A-8.0
 - 2" WEEP HOLE. SPACING & DETAIL PER C-1 LID PLAN
 - ALLEY APPROACH AND PROPOSED DRIVEWAY TO BE REMOVE AND RECONSTRUCT

PARKING SUMMARY

TOTAL PARKING ON SITE PER CONDITIONS OF APPROVAL:	34 SPACES
TOTAL HANDICAPPED SPACE PROVIDED:	2 SPACES

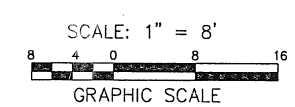
LANDSCAPING SUMMARY

LANDSCAPING REQUIRED:

TOTAL AREA OF PARKING LOT:	13300 SF
MIN. LANDSCAPING REQUIRED 10%:	1330 SF
TOTAL LANDSCAPING AREA:	1330 SF

TREE SHADING REQUIREMENTS:

MIN. SHADING AREA 50%:	6550 SF
TOTAL SHADING IN 15 YEARS:	6772 SF



SITE AND FIRST FLOOR EXISTING PLAN

REQUEST FOR ALCOHOL CUP

2411 W BURBANK BLVD.
BURBANK, CA 91506

OWNERS
MAGNOLIA CAPITAL, LLC
P.O. BOX 11177, BURBANK

PLANS INFO

PROJECT No.:
FILE No.:
DRAWN BY:
REVIEWED BY:
PRINTED:

SHEET

A-2.0

