

GENERAL PROJECT DATA:

STREET ADDRESS:
118 E. GRAHAM PLACE BURBANK, CA 91502

PARCEL NO.: 5624-019-012
ZONE: M-2 GENERAL INDUSTRIAL ZONE
LAND USE: COMMERCIAL INDUSTRIAL
SITE AREA: 40,600 SQ.FT.

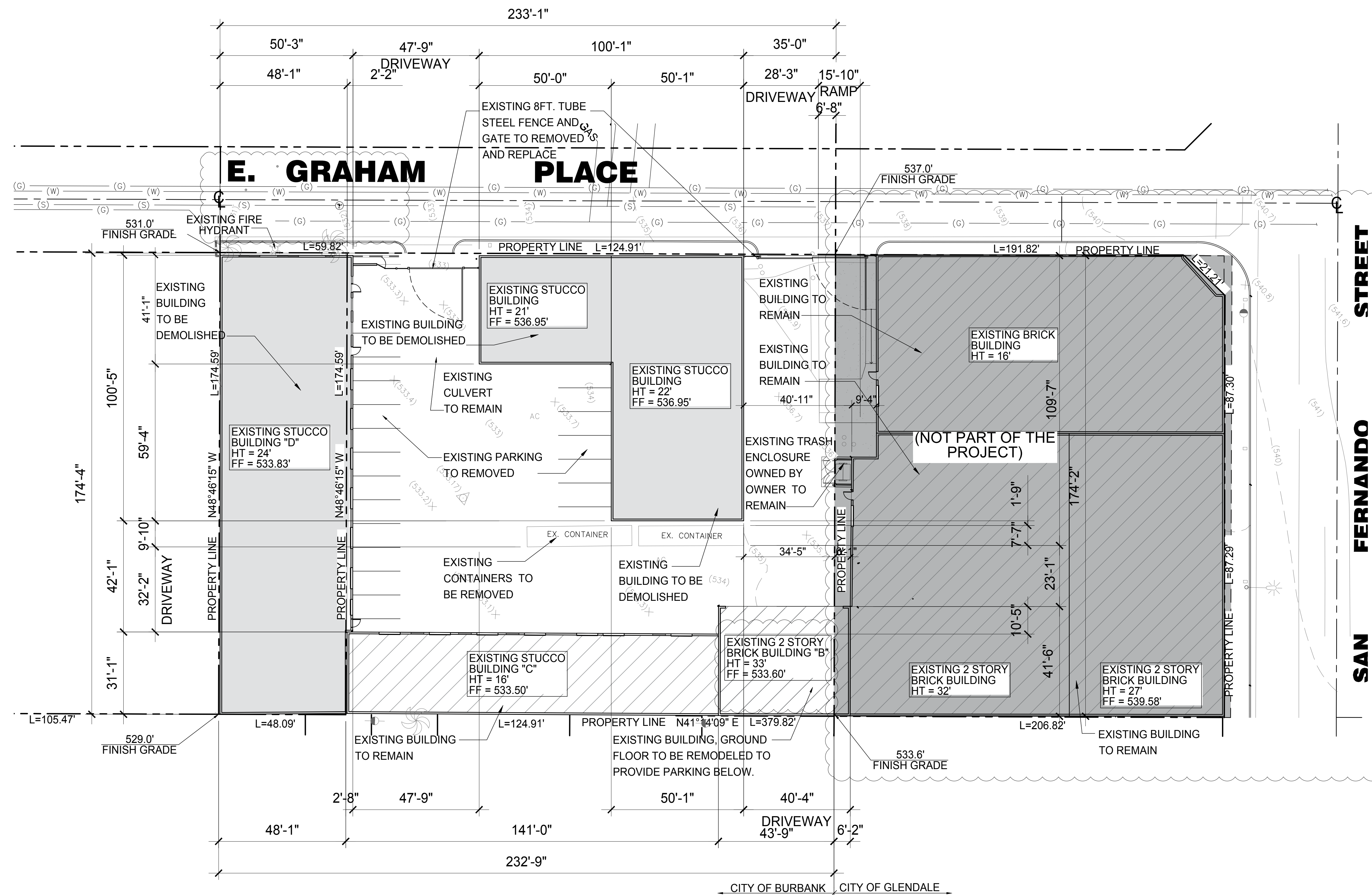
BUILDING AREA TABULATION - EXISTING:

BUILDING - A (EXISTING):	7,060 S.F.
BUILDING - B (EXISTING):	4,110 S.F.
BUILDING - C (EXISTING):	4,402 S.F.
BUILDING - D (EXISTING):	8,520 S.F.
EXISTING GROSS BLDG AREA:	24,092 S.F.

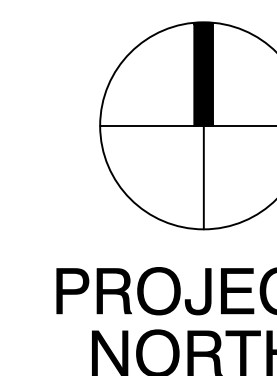
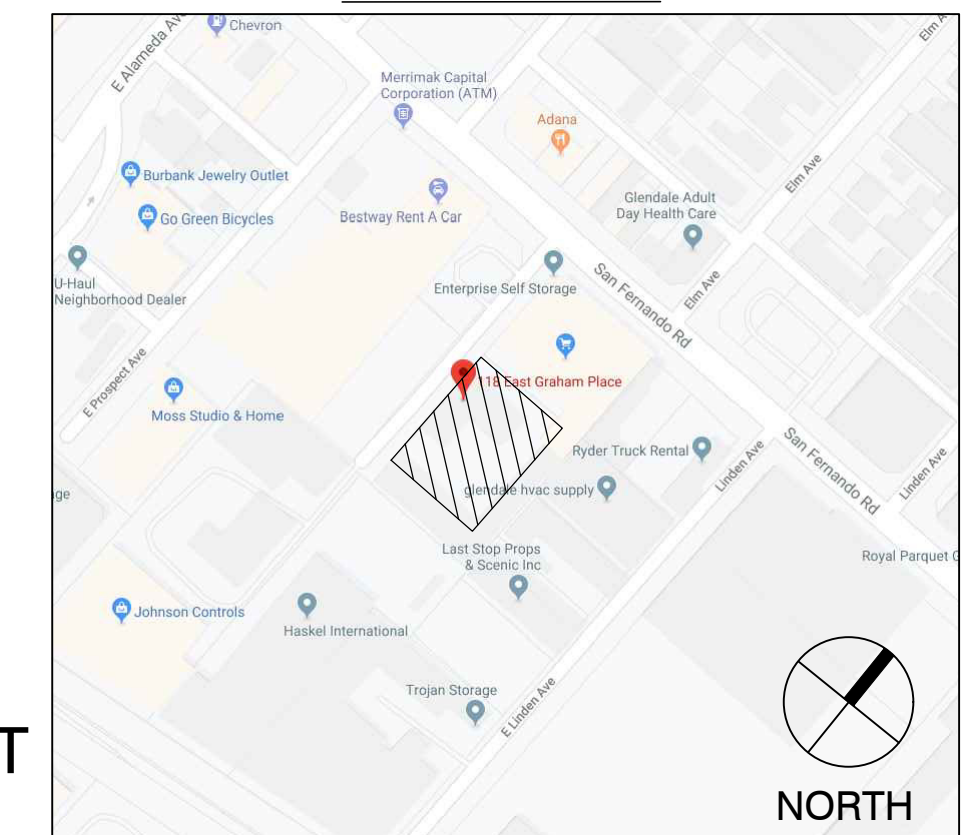
- PROJECT SCOPE OF WORK:**
- DEMOLISH EXISTING BUILDING- A REPLACE WITH NEW 3-STORY BUILDING OVER EXISTING BUILDING PAD
 - EXISTING BUILDING- B TO BE REMODELED TO PROVIDE ADDITIONAL PARKING ON GROUND FLOOR
 - EXISTING BUILDING- C TO REMAIN
 - DEMOLISH EXISTING BUILDING- D REPLACE WITH NEW 3-STORY BUILDING OVER EXISTING BUILDING PAD
 - PROVIDE NEW CONCRETE PAD AT FRONT OF EXISTING TRASH ENCLOSURE
 - REPLACE EXISTING CONCRETE DRIVEWAYS AND VEHICLE/ PEDESTRIAN GATES.

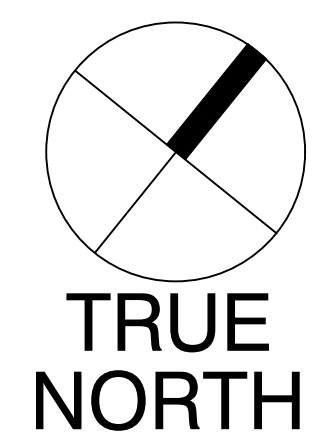
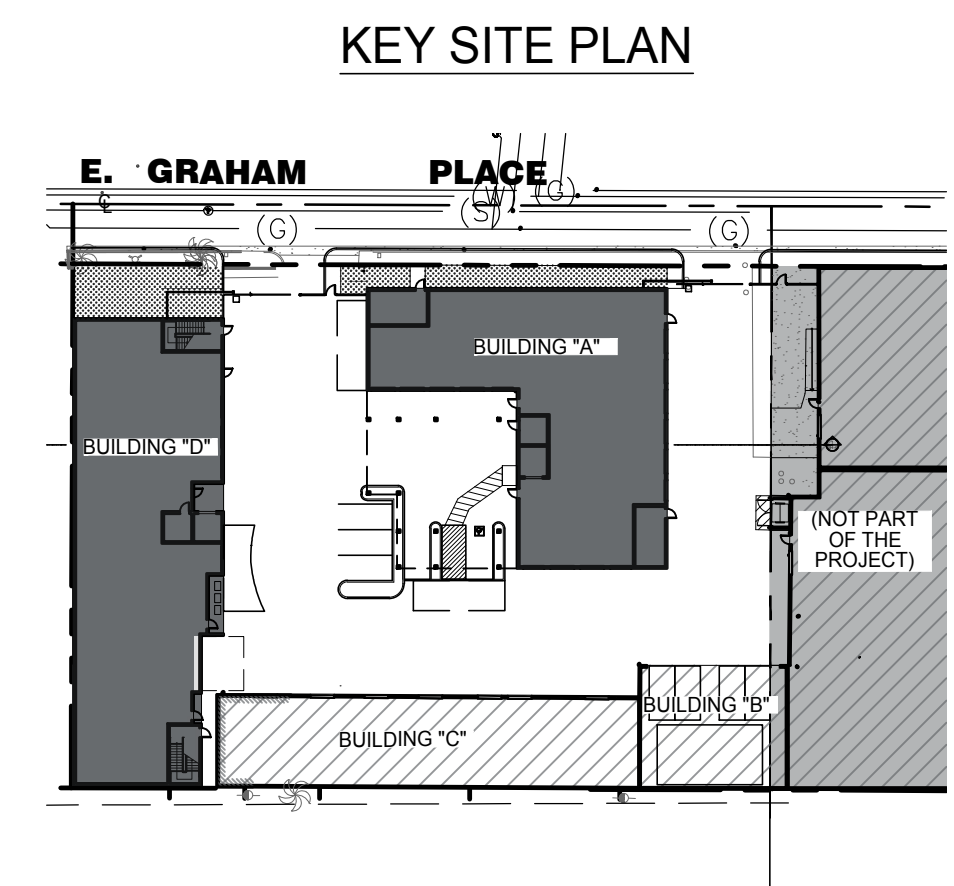
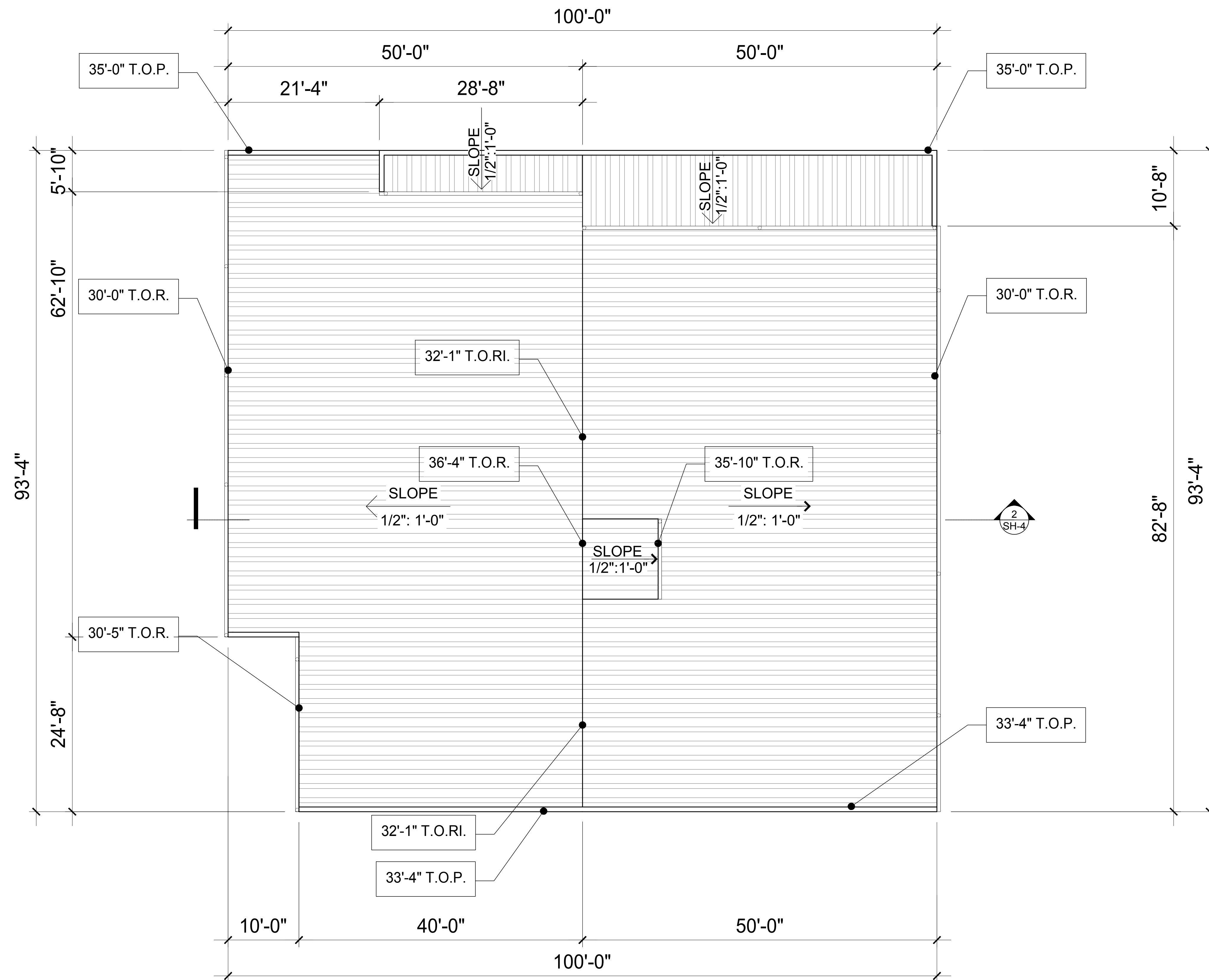
SHEET INDEX

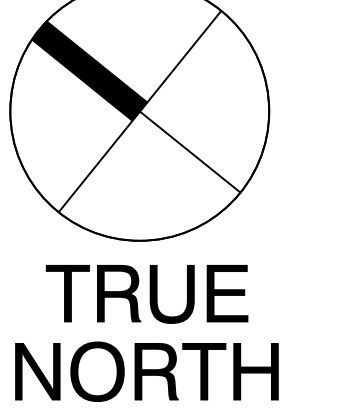
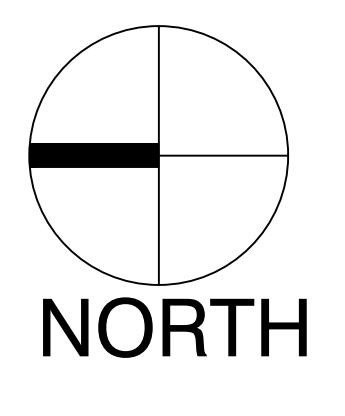
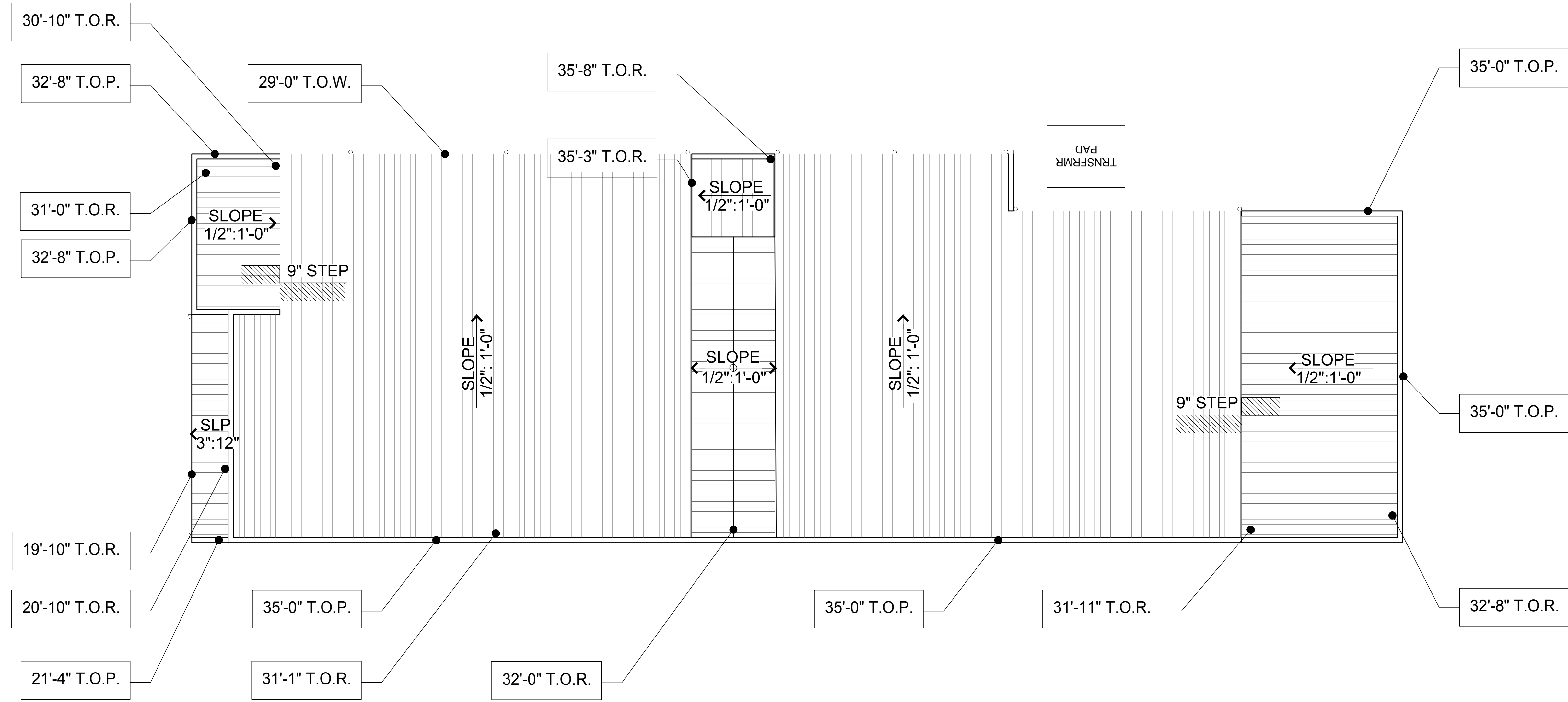
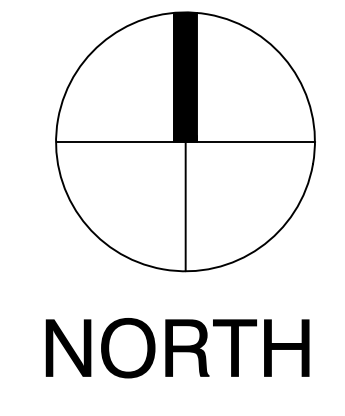
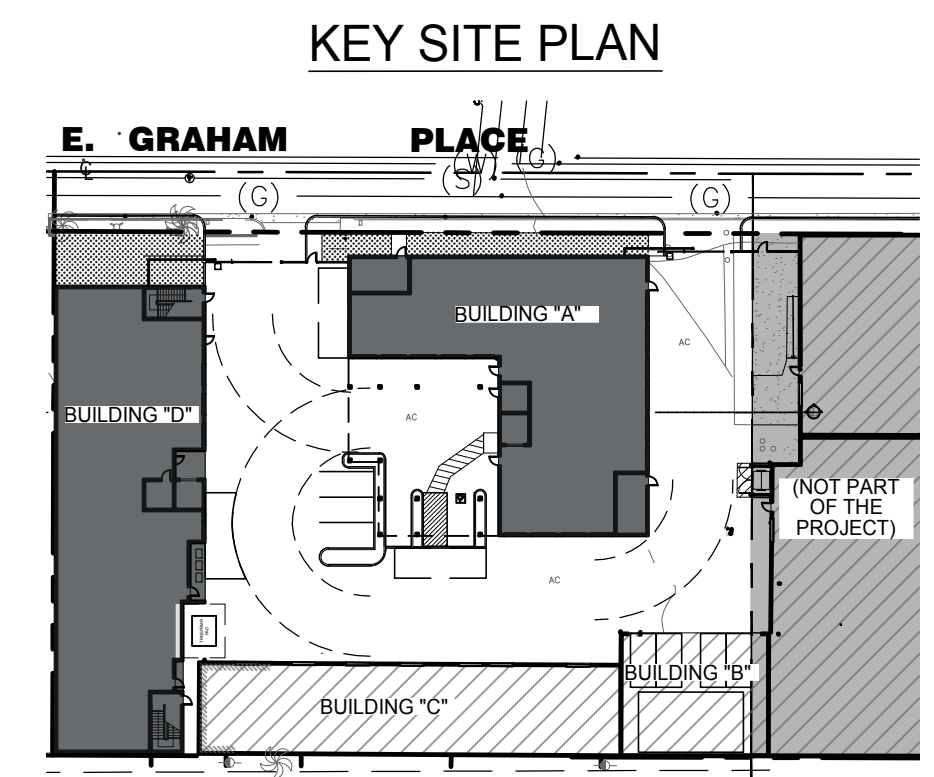
EXISTING SITE PLAN	SHEET 1
NEW SITE PLAN	SHEET 2
SITE PLAN- EXHIBIT	SHEET 3
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BUILDING C & D UNIT MIX PLAN	SHEET 5
NEW ROOF PLAN - BUILDING A	SHEET 6
NEW ROOF PLAN - BUILDING D	SHEET 7
ELEVATIONS	SHEET 8
ELEVATION AND SECTIONS	SHEET 9
ELEVATIONS	SHEET 10
EXISTING SITE ELEVATIONS	SHEET 11
EXISTING SITE ELEVATIONS	SHEET 12
NEW OVERALL LANDSCAPE PLAN	SHEET 13
EXISTING TOPO SURVEY PLAN	SHEET 14

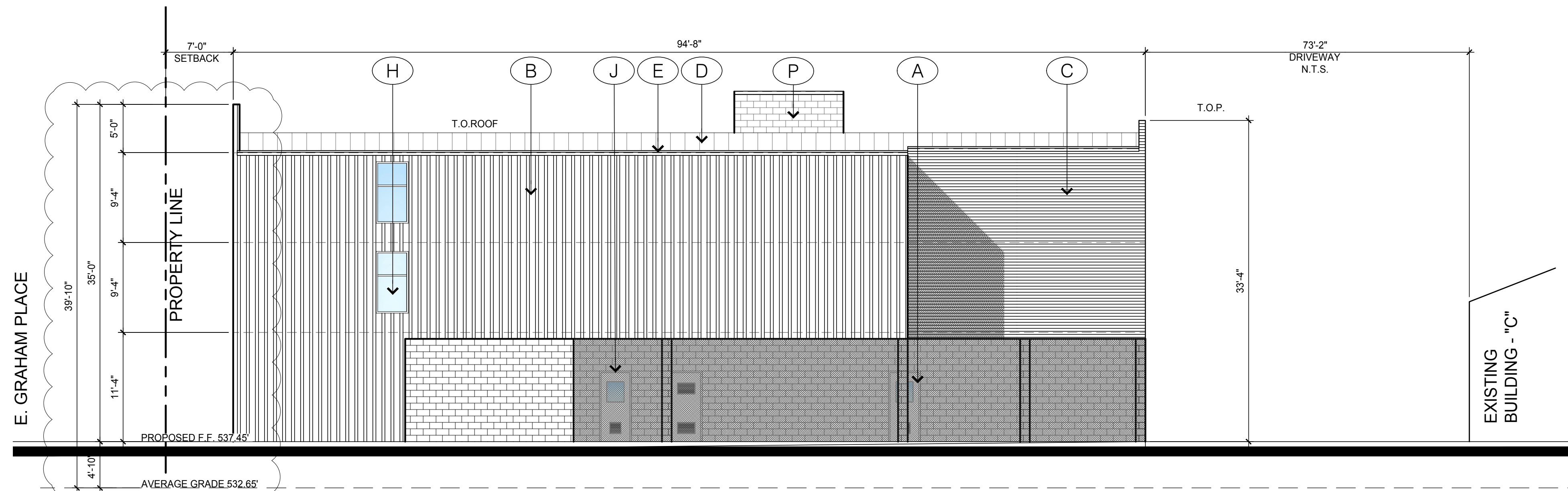


VICINITY MAP



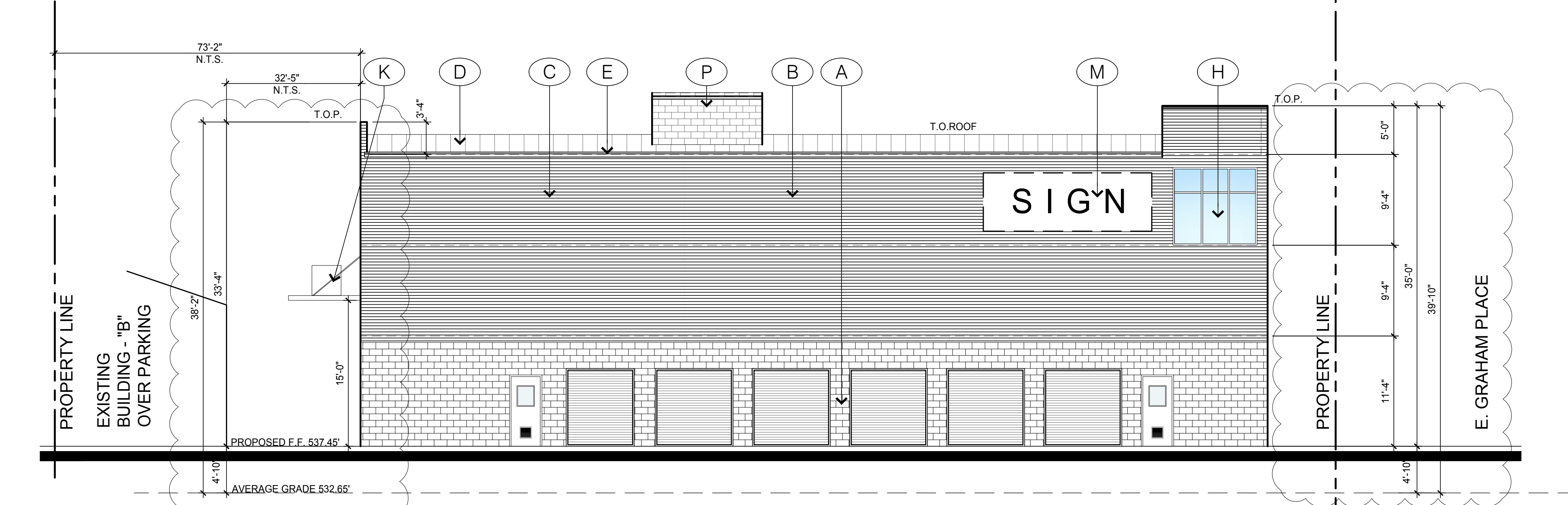






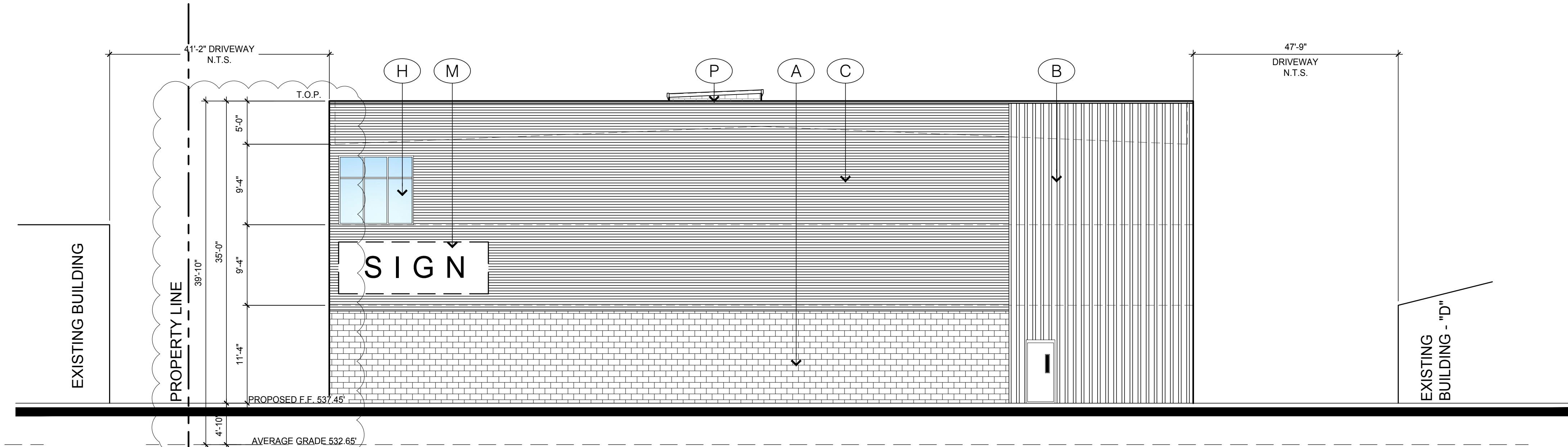
NEW BUILDING "A" - WEST ELEVATION

SCALE 1/8"=1'



NEW BUILDING "A" - EAST ELEVATION - SAN FERNANDO BLVD

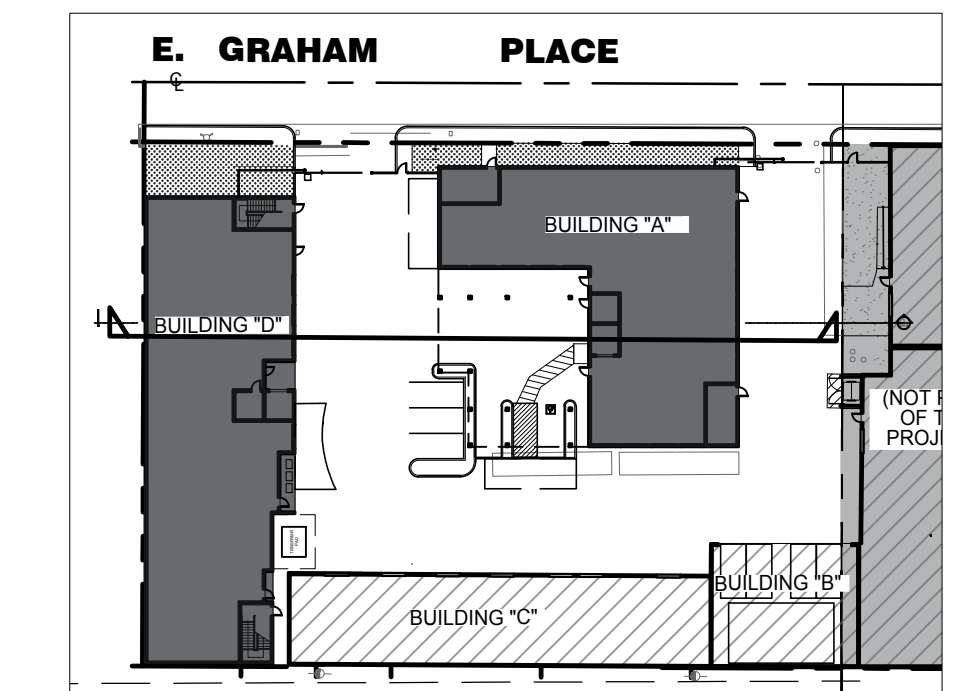
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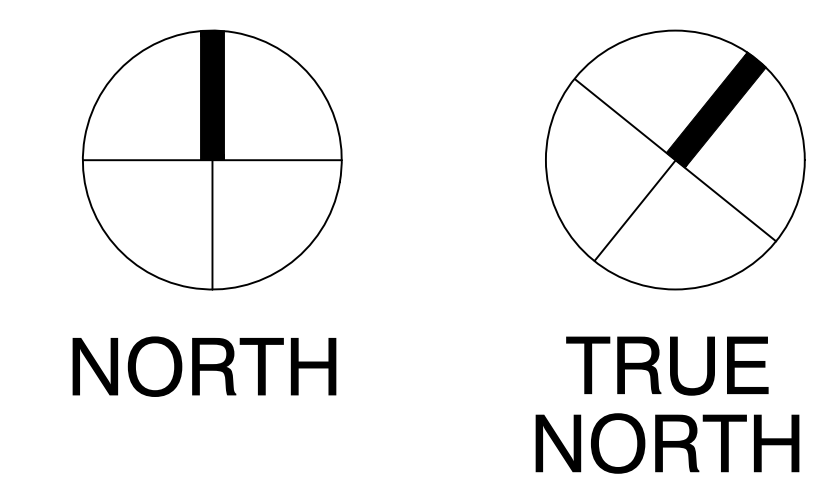
NEW BUILDING "A" - NORTH ELEVATION - E. GRAHAM PLACE

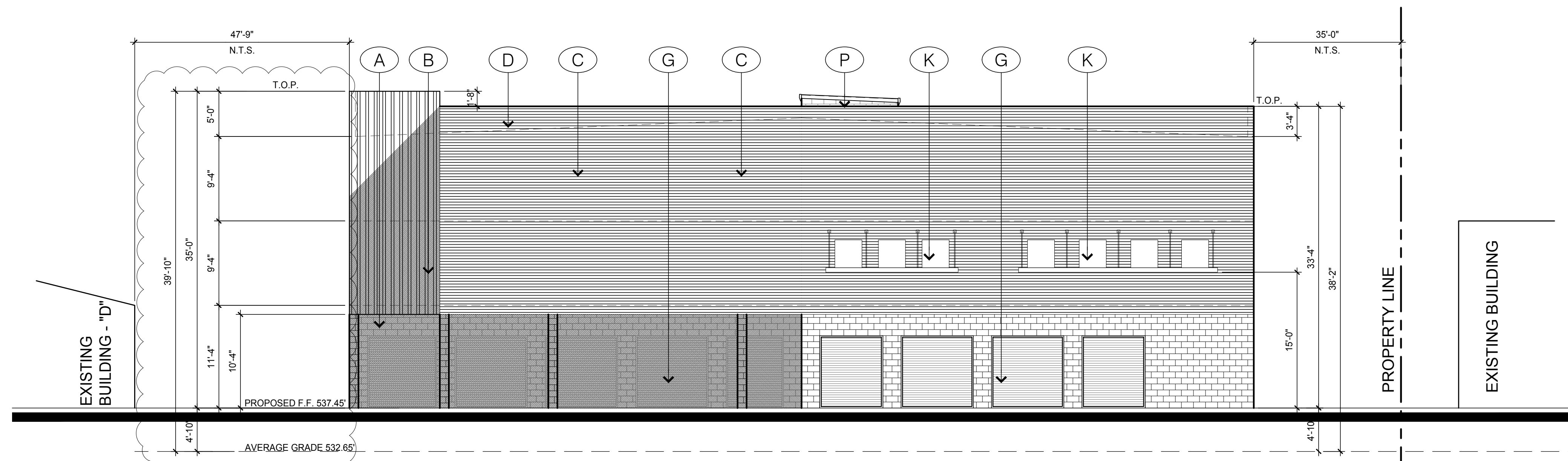
SCALE 1/8"=1'

- ELEVATION KEY NOTES**
- (A) PAINTED 8X8X16 SPLIT FACE CMU
COLOR: ETHEREAL MOOD - SW 7639
 - (B) VERTICAL EXTERIOR METAL SIDING TO
MATCH MBCI PBR PANEL
COLOR: NATURAL PATINA- MBCI SIG300
 - (C) HORIZONTAL EXTERIOR METAL SIDING TO
MATCH MBCI PBD PANEL
COLOR: TUNDRA- SIG300
 - (D) METAL STANDING SEAM ROOF
COLOR: GALVALUME PLUS - MBCI SIG300
 - (E) METAL RAIN GUTTER WITH DOWNSPOUT
COLOR: GALVALUME PLUS - MBCI SIG300
 - (F) SIGNAGE- UNDER SEPARATE PERMIT
 - (G) ROLL-UP STORAGE UNIT DOOR- JANUS LG GREEN
 - (H) ALUMINUM FRAME STOREFRONT WINDOW
 - (I) EXTERIOR ELEVATOR'S DOOR
 - (J) PAINTED METAL INTERIOR ACCESS DOOR
 - (K) CONDENSER UNITS
 - (L) HVAC FAN COIL UNIT - SUSPEND AT CLG.'
 - (M) PROPOSED SIGNAGE UNDER SEPARATE PERMIT
 - (N) MECHANICAL CONDENSER UNITS
 - (O) NEW TRANSFORMER
 - (P) ELEVATOR SHAFT

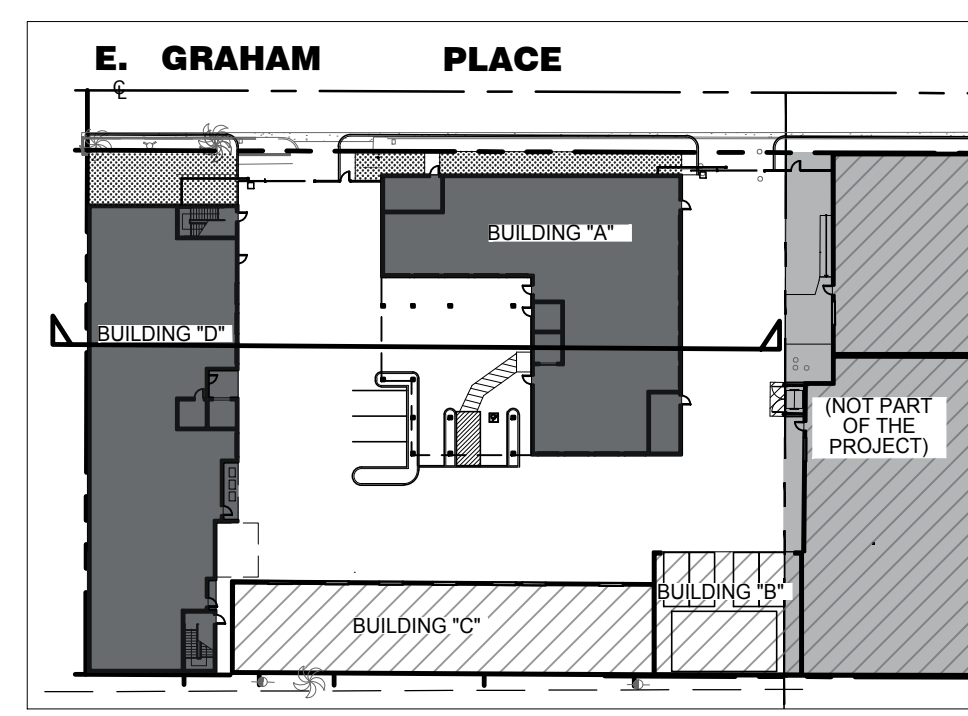


KEY SITE PLAN

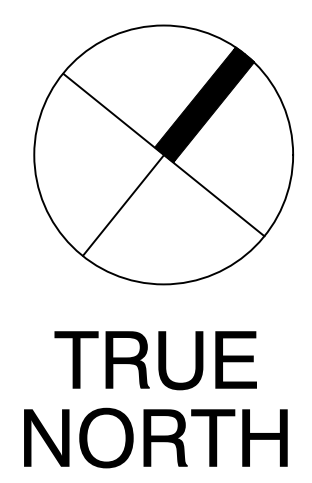
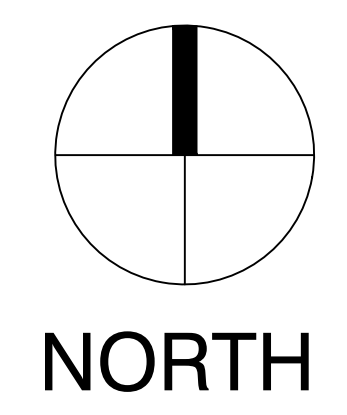




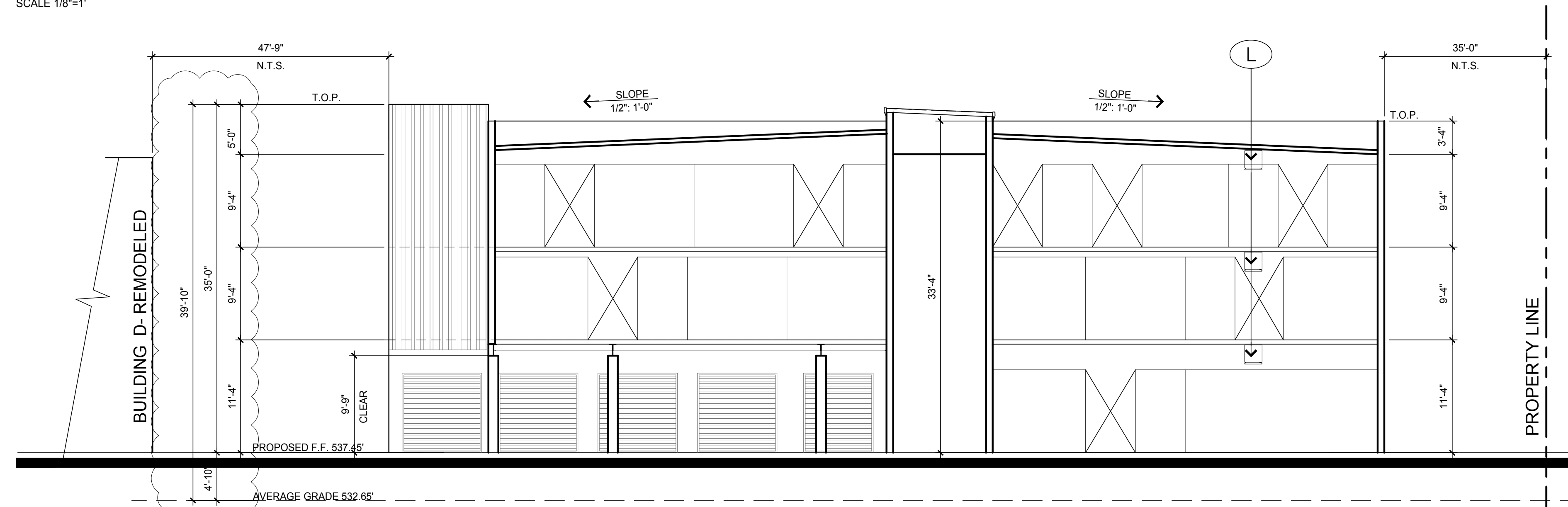
NEW BUILDING "A" - SOUTH ELEVATION
SCALE 1/8"=1'



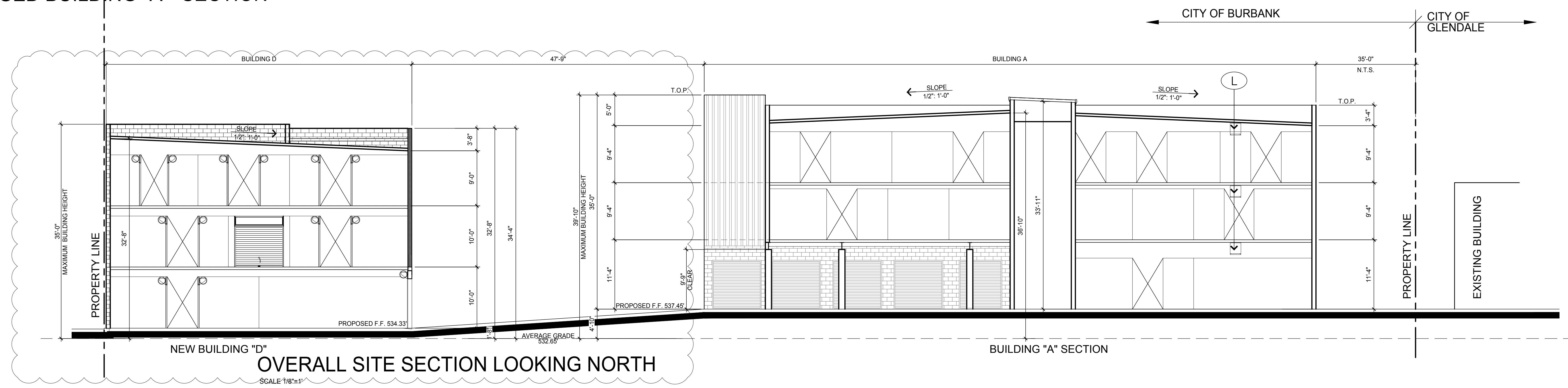
KEY SITE PLAN



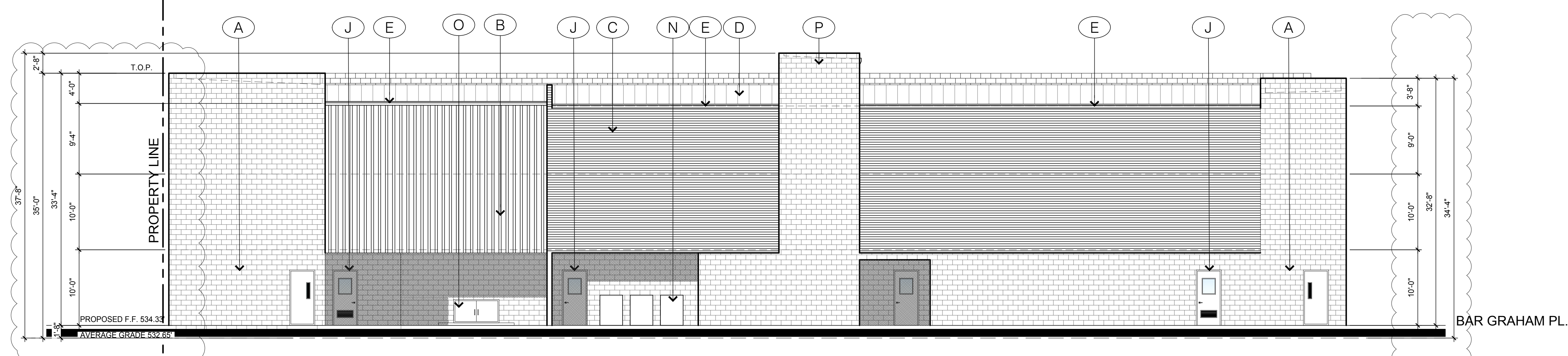
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ENLARGED BUILDING "A"- SECTION
SCALE 1/8"=1'

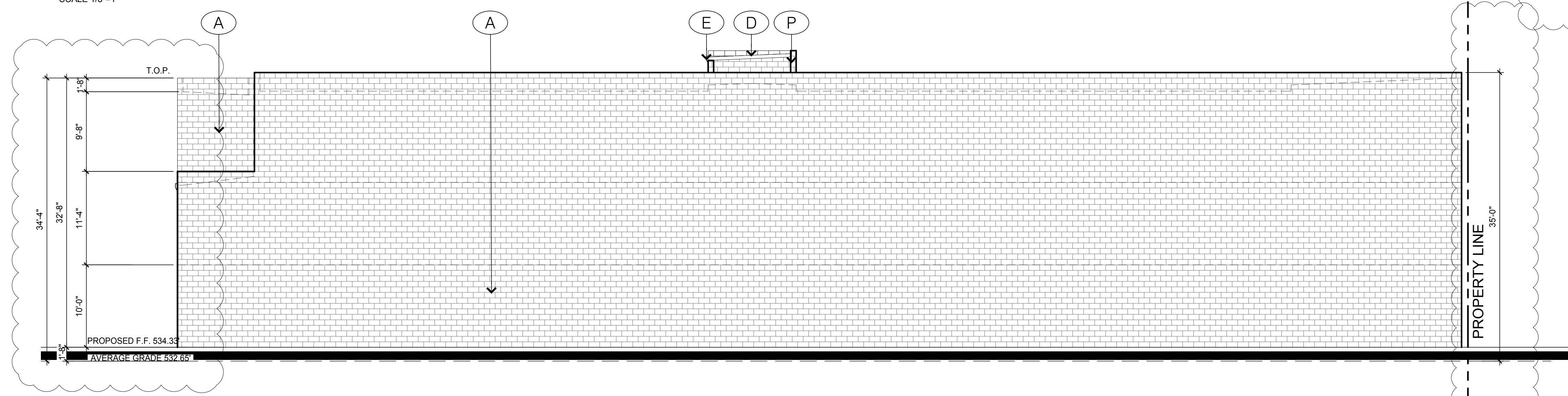


OVERALL SITE SECTION LOOKING NORTH
SCALE 1/8"=1'



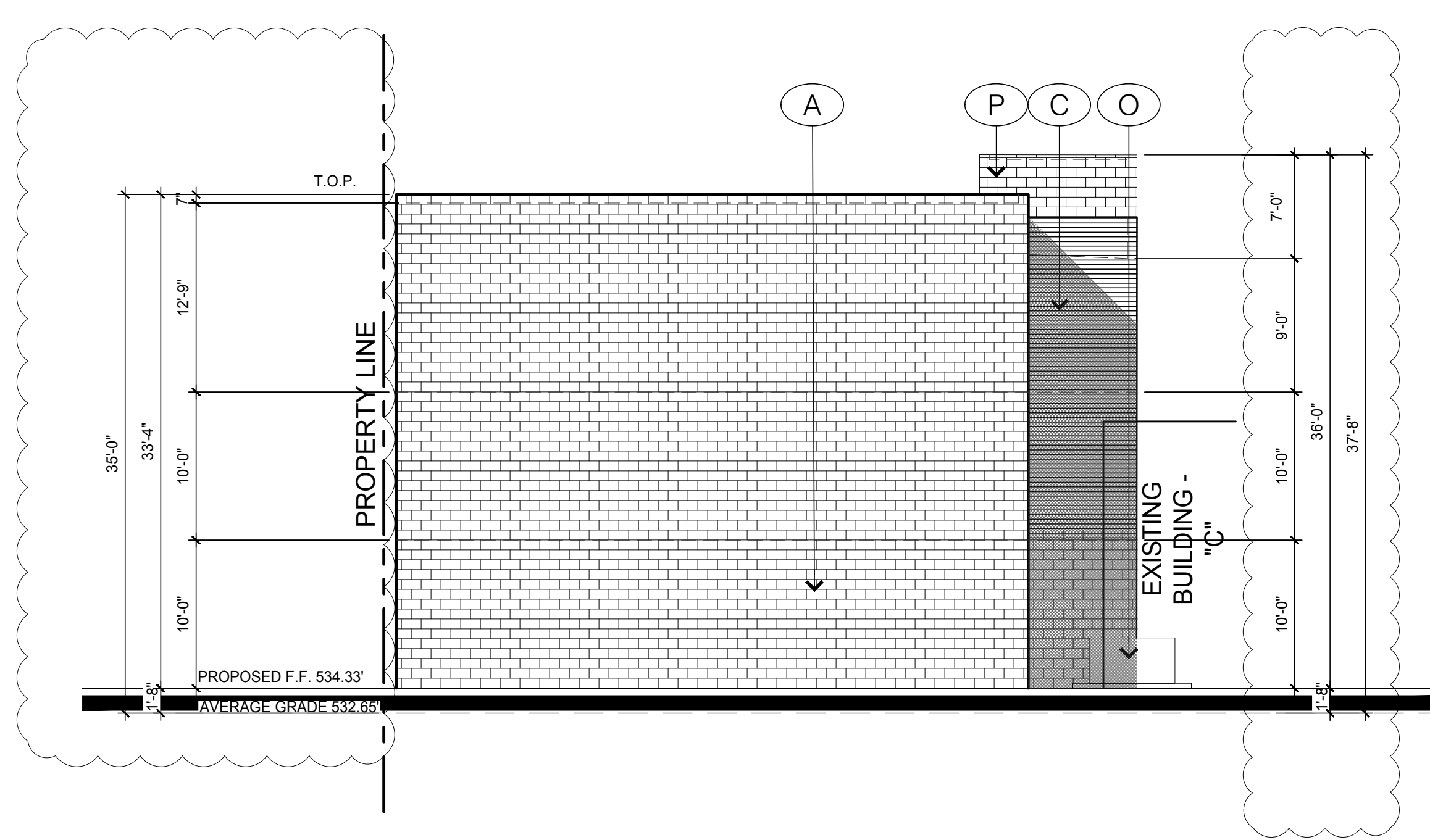
NEW BUILDING "D" - EAST ELEVATION

SCALE 1/8"=1'



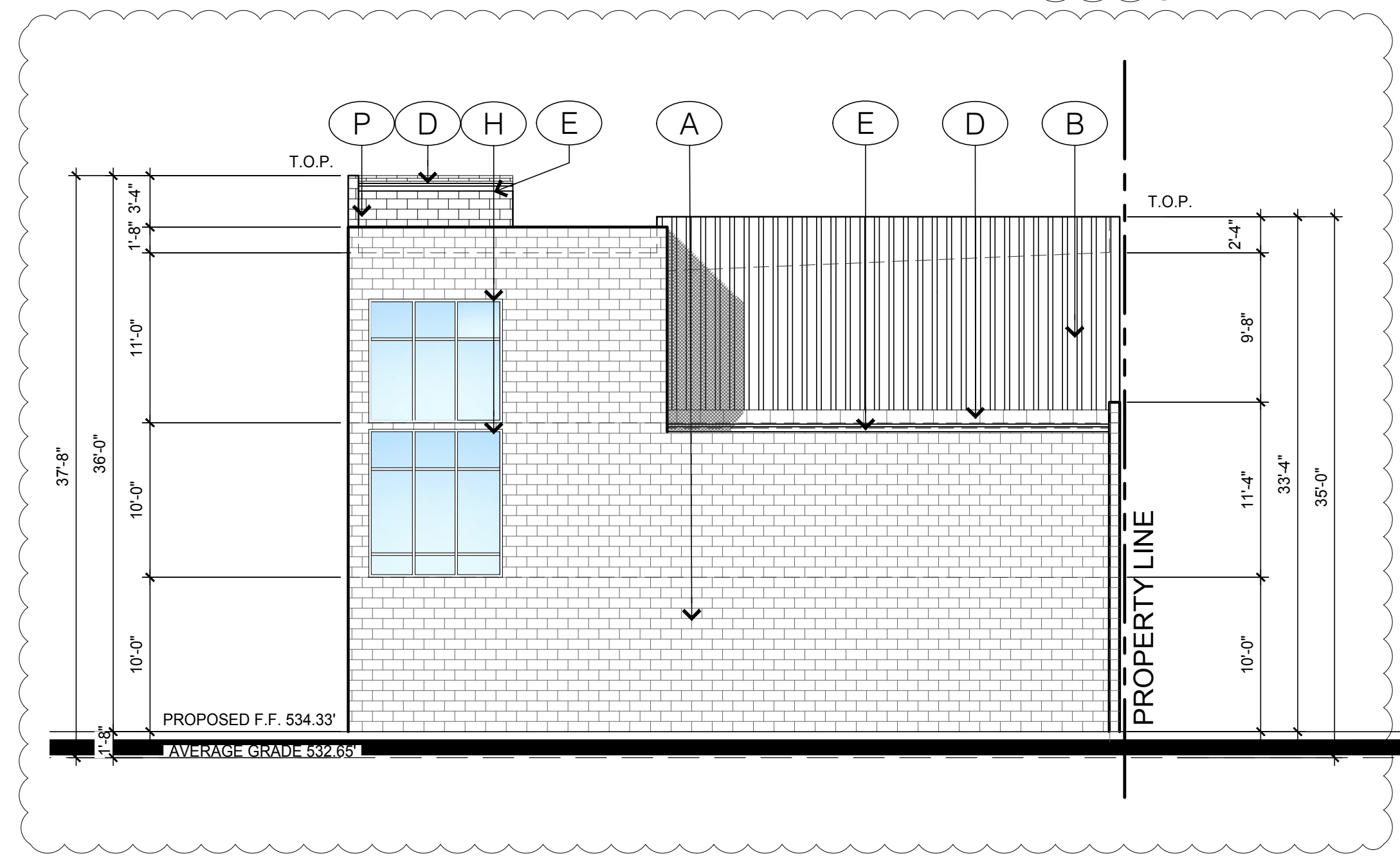
NEW BUILDING "D" - WEST ELEVATION

SCALE 1/8"=1'



NEW BUILDING D SOUTH ELEVATION

SCALE 1/8"=1'

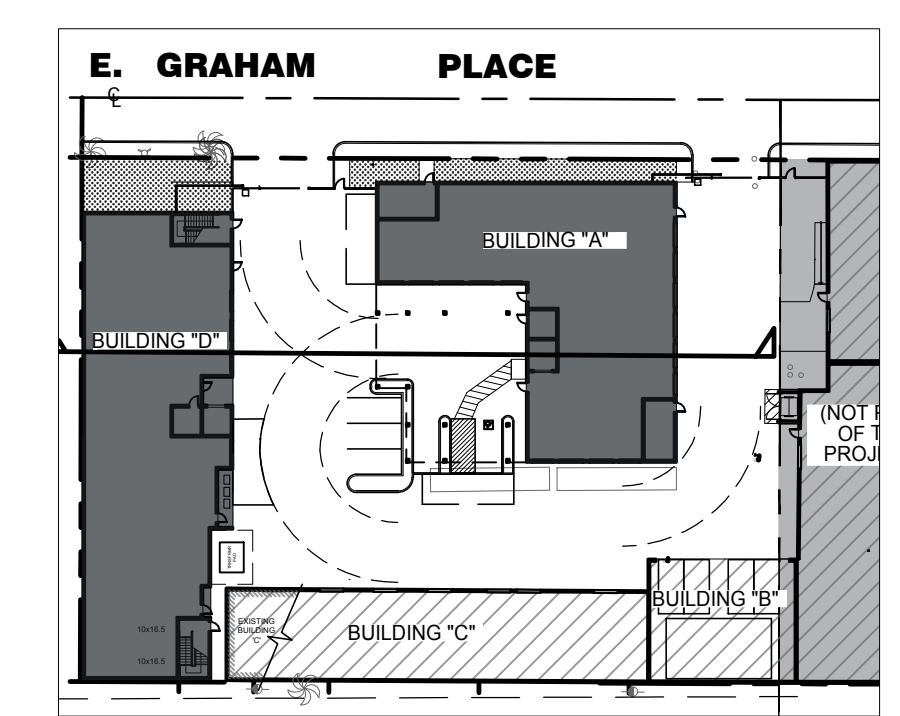


NEW BUILDING D NORTH ELEVATION- BAR GRAHAM PL.

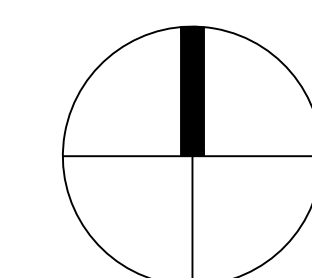
SCALE 1/8"=1'

ELEVATION KEY NOTES

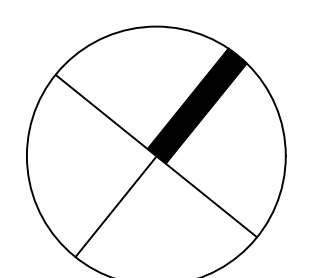
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KEY SITE PLAN

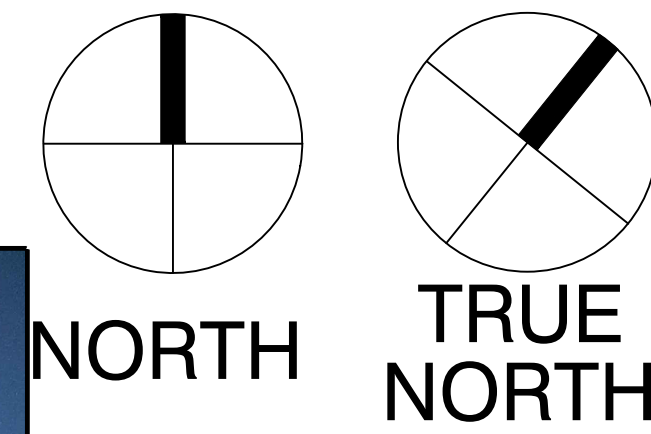
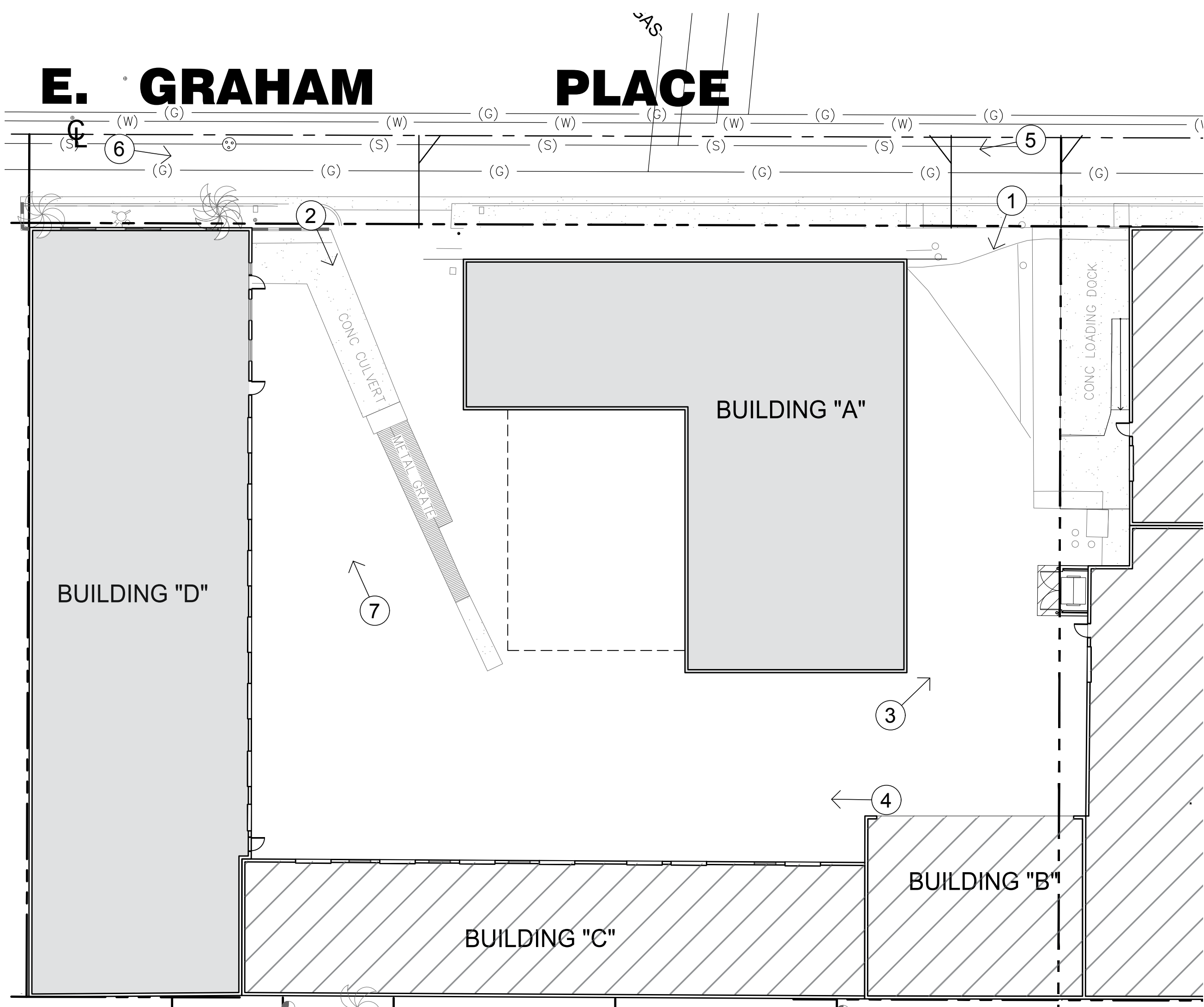


NORTH



TRUE NORTH

E. GRAHAM PLACE



1 BAR GRAHAM PLACE LOOKING SOUTH- GATE 1

2 BAR GRAHAM PLACE LOOKING SOUTH- GATE 2

3 SOUTH DRIVE-WAY LOOKING AT NORTH EAST DRIVEWAY

4 SOUTH DRIVE-WAY LOOKING AT BUILDING "D"

5 BAR GRAHAM PLACE LOOKING WEST

6 BAR GRAHAM PLACE LOOKING EAST



7 SOUTH DRIVE-WAY LOOKING AT NORTH WEST DRIVEWAY

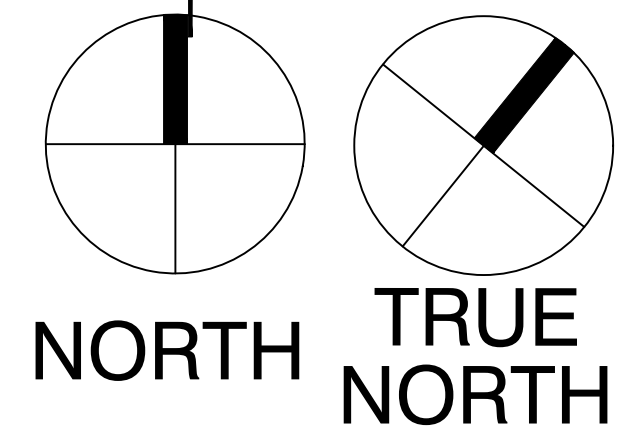
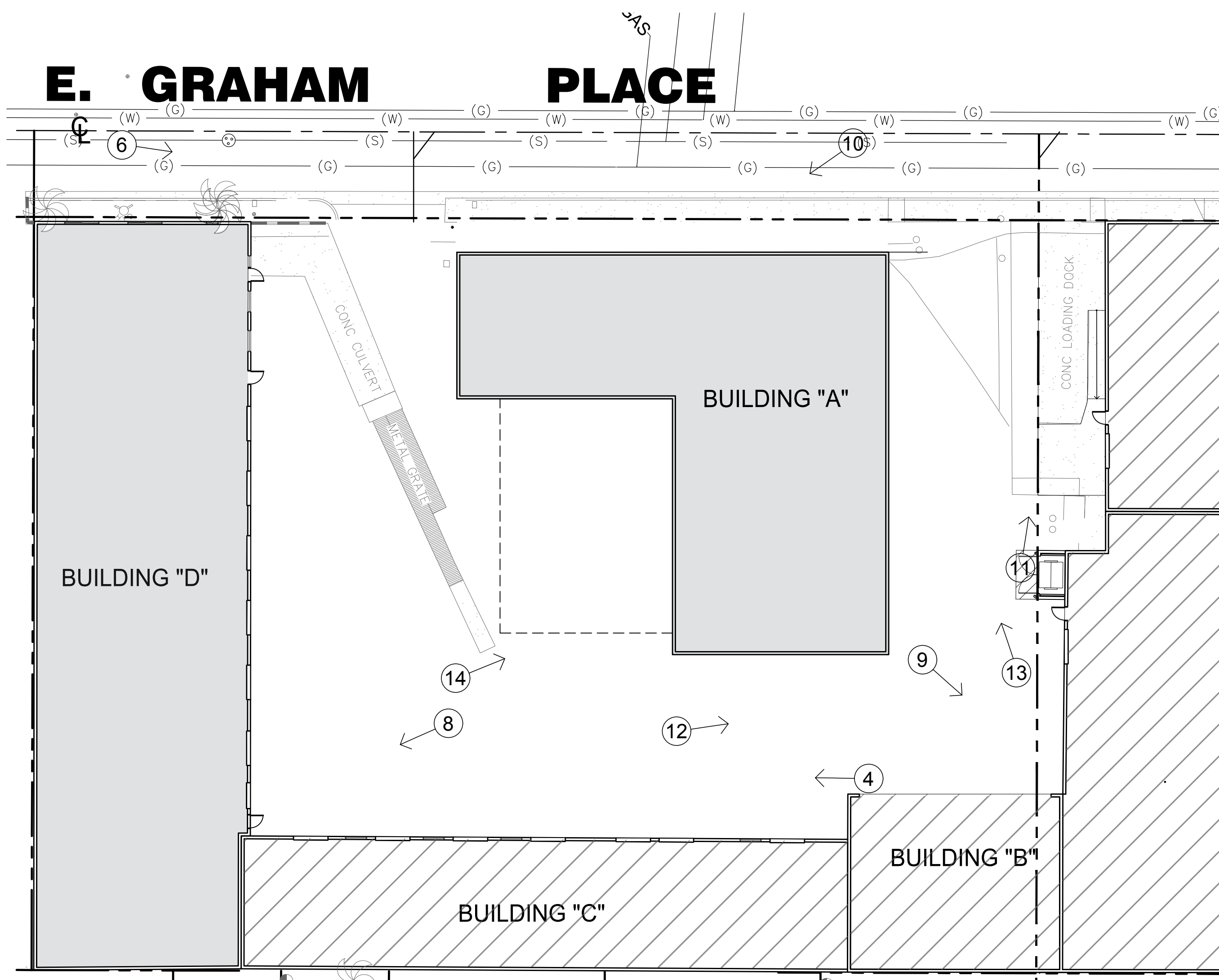


5 BAR GRAHAM PLACE LOOKING WEST



6 BAR GRAHAM PLACE LOOKING EAST

E. GRAHAM PLACE



8 SOUTH DRIVE-WAY LOOKING AT SOUTH WEST DRIVEWAY



9 SOUTH DRIVE-WAY LOOKING AT SOUTH WEST DRIVEWAY



10 BAR GRAHAM PLACE LOOKING SOUTH WEST



11 SOUTH DRIVE-WAY LOOKING AT E.GRAHAM PLACE



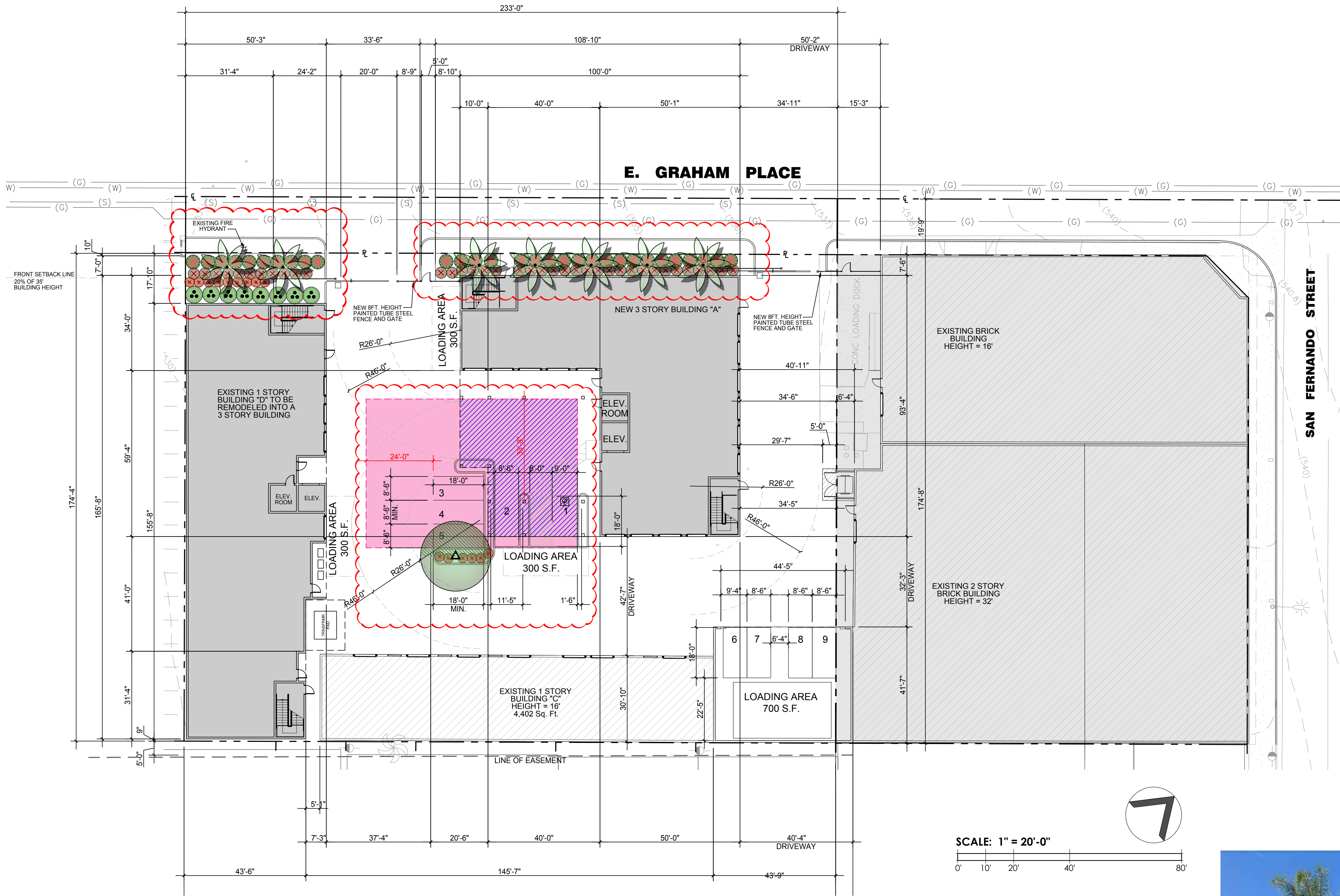
12 SOUTH DRIVE-WAY LOOKING AT NORTH EAST



13 SOUTH DRIVE-WAY LOOKING AT WEST NORTH



14 EXISTING BUILDING "A" LOOKING AT NORTH EAST



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	QTY	WUCOLS
TREES					
	SYAGRUS ROMANZOFFIANA	QUEEN PALM	36" BOX	7	MEDIUM
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	1	LOW
SHRUBS / SUCCULENTS					
	CALLISTEMON 'BETTER JOHN'	BETTER JOHN CALLISTEMON	5 GAL.	15	LOW
	COTONEASTER DAMMERI 'LOWFAST'	BEARBERRY COTONEASTER	1 GAL.	30	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	37	LOW
	PHOTINIA FRASERI	FRASER PHOTINIA	5 GAL.	8	LOW

- PLANTING NOTES:**
- MULCH TO BE EVENLY DISTRIBUTED THROUGHOUT ALL SHRUB AND GROUND COVER UNLESS OTHERWISE NOTED ON PLANS. ALL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF FOREST FLOOR COMPOSTED WOOD MULCH 1/2" - 1 1/2" SIZE. AVAILABLE AT: AGUINAGA GREEN. (877) OC-MULCH. MULCH SHALL HAVE A MINIMUM 80% RECYCLED CONTENT.
 - TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER, CENTERED ON THE TREE AND EXTENDING 8 LINEAL FEET IN OPPOSITE DIRECTION OF THE TRUNK (16 LINEAL FEET TOTAL LENGTH PER ONE SIDE, 32 LINEAL FEET INCLUDING OPPOSING SIDES OF A TREE WITHIN A PLANTER) OR AS APPROVED BY THE ENGINEER. ROOT BARRIER SHALL BE DEEP ROOT # UB 24-2 BARRIER AVAILABLE FROM BISHOP COMPANY, 800-421-4833, OR AN APPROVED EQUAL - REFER TO PLANTING PLAN
 - ALL PLANT MATERIAL SHALL BE CONTINUALLY MAINTAINED IN HEALTHY CONDITION, ANY DEAD OR DISEASED PLANTS WILL BE REMOVED.
- IRRIGATION SYSTEM:**
- THE IRRIGATION SHALL BE AN AUTOMATIC SYSTEM UTILIZING LOW VOLUME DRIP EMITTERS TO ELIMINATE OVER SPRAY AND A SMART WEATHER BASED CONTROLLER FOR EFFICIENCY. THE DESIGN WILL COMPLY WITH THE LOCAL AND STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND GUIDELINES.

PARKING SHADE CALCULATION

BOTANICAL NAME/ COMMON NAME	FULL S.F. (314)	HALF S.F. (157)	25% S.F. (79)
QUERCUS AGRIFOLIA COAST LIVE OAK	N/A	1 x (157) = 157	N/A
TOTAL TREE SHADE:			157 S.F.
TOTAL SHADE FROM BUILDING OVERHANG:			1,814 S.F.
TOTAL PARKING LOT AREA:			4,016 S.F.
TOTAL SHADED PARKING LOT AREA:			49%



CALLISTEMON 'BETTER JOHN'
Better John Callistemon



COTONEASTER DAMMERI 'LOWFAST'
Bearberry Cotoneaster



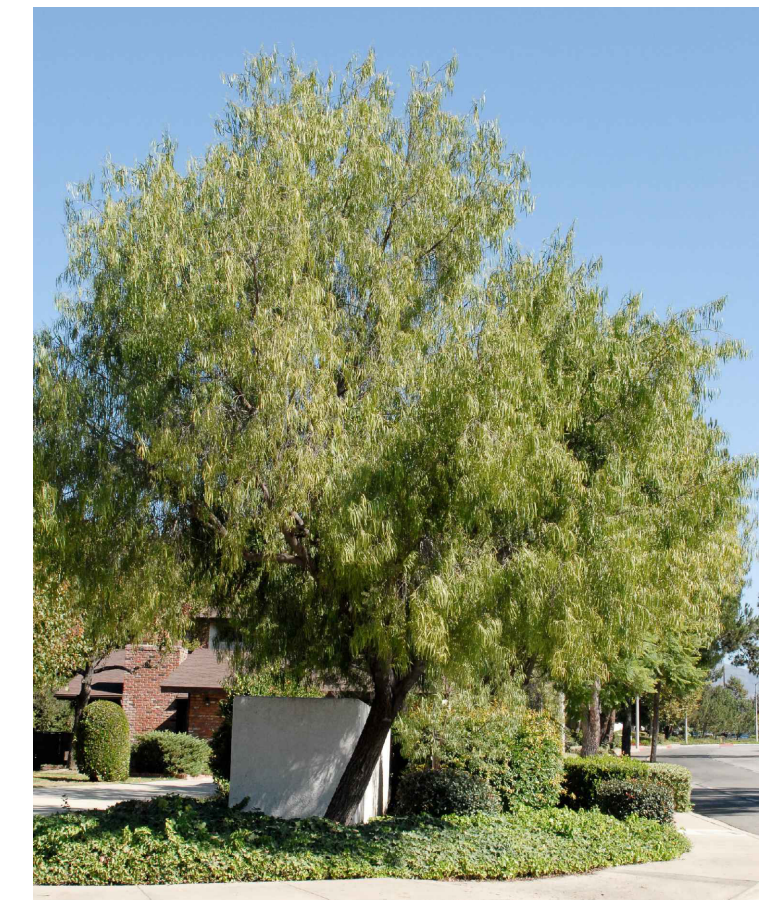
HESPERALOE PARVIFLORA
Red Yucca



PHOTINIA FRASERI
Fraser Photinia

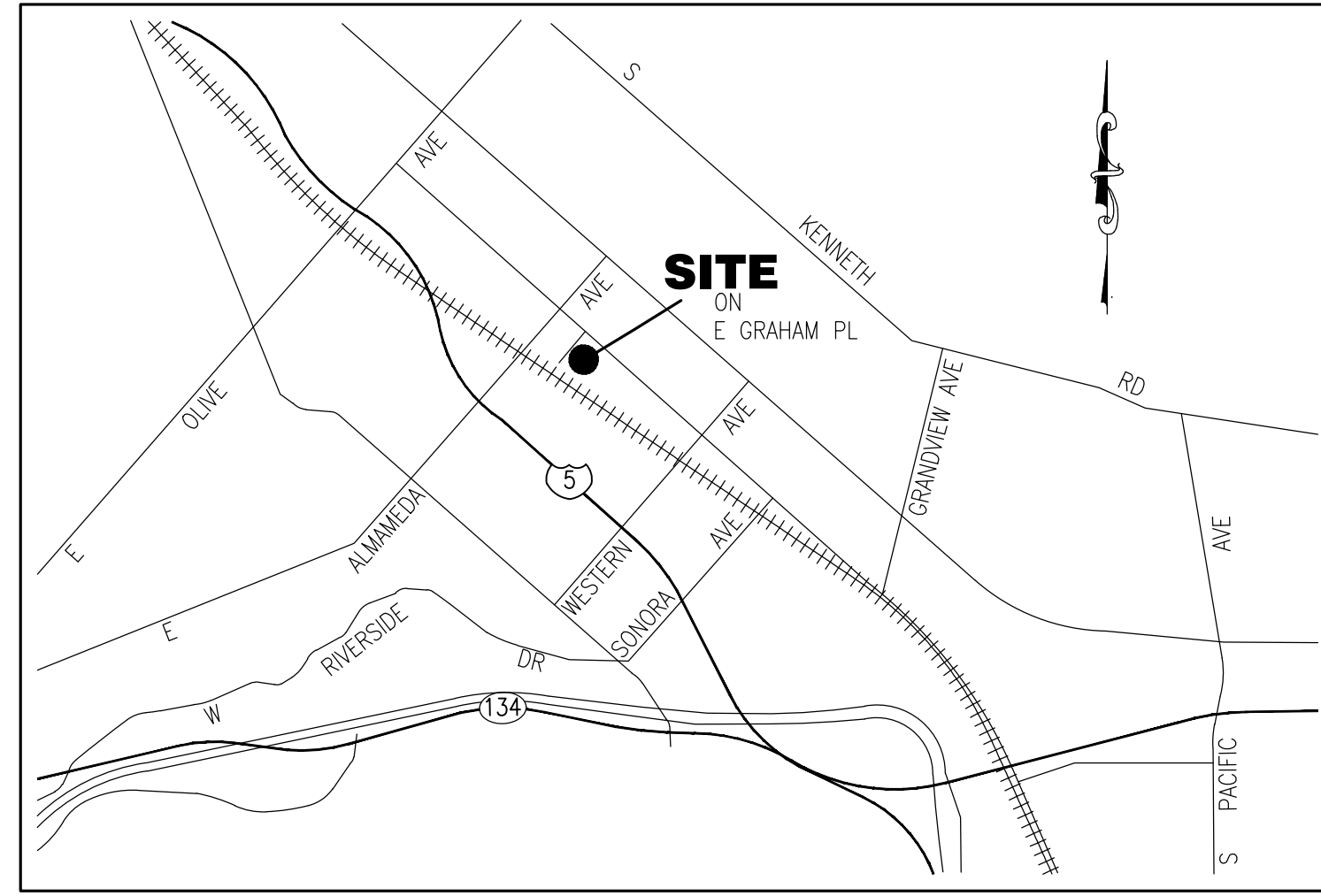


SYAGRUS ROMANZOFFIANA
Queen Palm

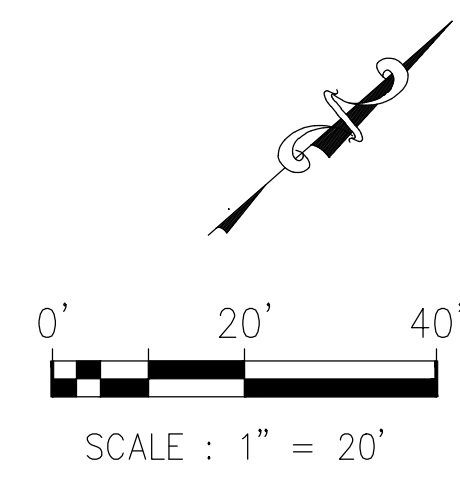


GEIJERA PARVIFLORA
Australian Willow

NUVIS
LANDSCAPE
ARCHITECTURE
714-754-7311
CA 1891 . NV 396 | SBE . DBE
21-018.01 02/16/2022
SHEET 1 OF 1



VICINITY MAP
NOT TO SCALE



Line #	BEARING	DISTANCE
L1	N86°13'57"E	21.21'
L2	S41°14'09"W	15.00'
L3	S48°46'15"E	15.00'

Curve #	Length	Radius	Delta
C1	23.57'	15.00'	90°01'10"

ABBREVIATIONS

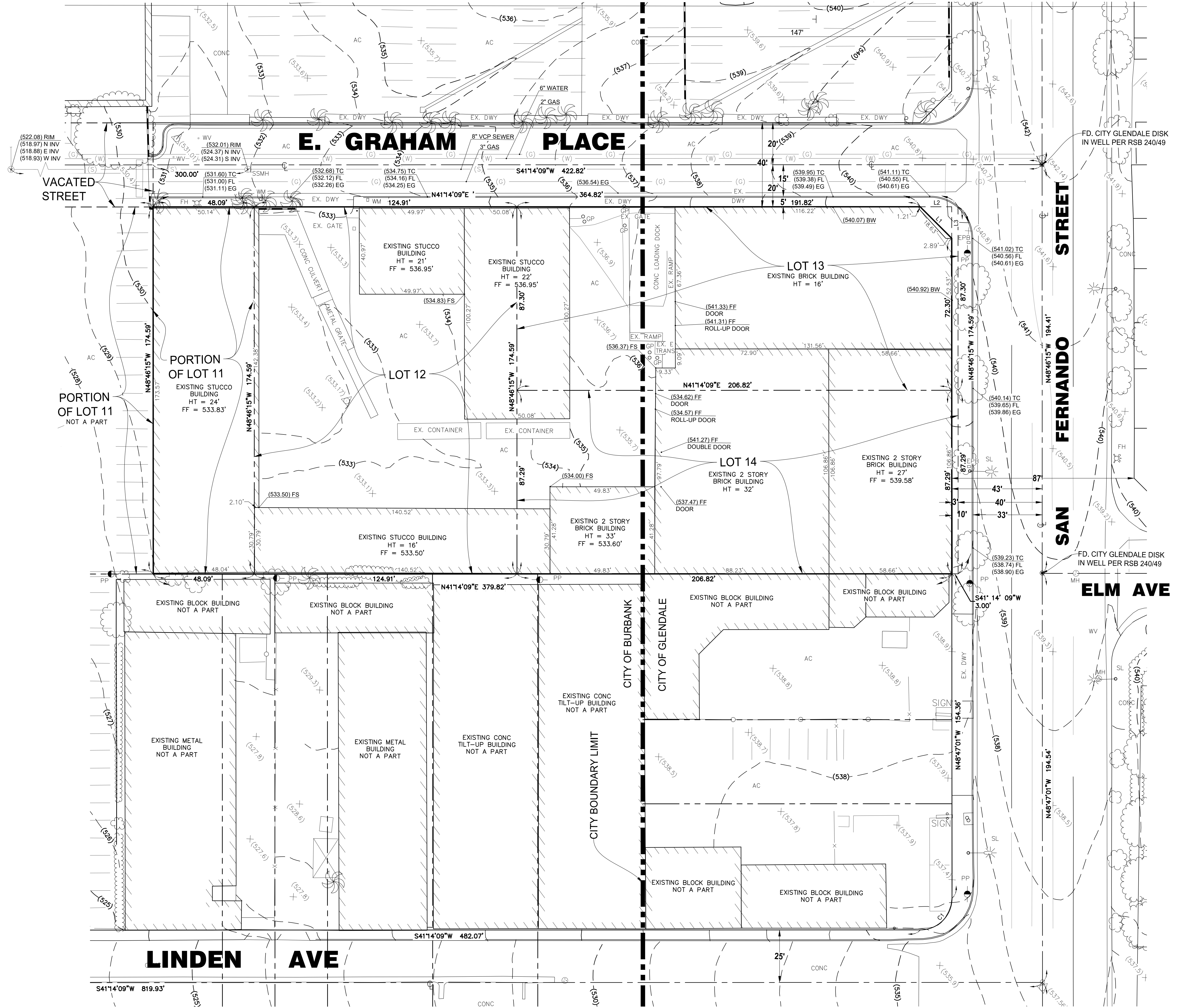
- | | | |
|------------------------------------|--------------------------------|---------------------------|
| AC = ASPHALTIC CONCRETE | N/O = NORTH OF | ---(E)--- = ELECTRICAL |
| AV = AVERAGE | N.T.S. = NOT TO SCALE | ---(G)--- = GAS |
| BLDG = BUILDING | O/A = OVERHEAD | ---(S)--- = SEWER |
| CL = CENTER LINE | O/S = OFFSET | ---(T)--- = TELEPHONE |
| CONC = CONCRETE | PL = PROPERTY LINE | ---(W)--- = WATER |
| CONC = CONCRETE | PP = POWER POLE | ---(O)--- = OVERHEAD WIRE |
| C&G = CURB & GUTTER | RET = RETAINING | |
| DDCV = DOUBLE DETECTOR CHECK VALVE | SL = SIDEWALK | |
| DWY = DRIVEWAY | SL = STREET LIGHT | |
| EMH = ELECTRICAL MANHOLE | SMH = STORM MANHOLE | |
| E/O = EAST OF | S/O = SOUTH OF | |
| E. TRANS = ELECTRICAL TRANSFORMER | ST = STREET | |
| EV = ELECTRICAL VAULT | ST = STREET LIGHT | |
| EX = EXISTING | TE = TRASH ENCLOSURE | |
| FH = FIRE HYDRANT | TELE = TELEPHONE | |
| FF = FINISHED FLOOR | TMH = TELEPHONE MANHOLE | |
| FP = FLAG POLE | TPB = TELEPHONE PULL BOX | |
| FS = FINISHED SURFACE | TS = TRAFFIC SIGNAL | |
| GP = GUARD POST | TSPB = TRAFFIC SIGNAL PULL BOX | |
| GW = GUY WIRE | W/O = WEST OF | |
| GV = GAS VALVE | WV = WATER VALVE | |
| HC = HANDICAP | YD = YARD | |
| HT = BUILDING HEIGHT | YL = YARD LIGHT | |
| LT. STD. = LIGHT STANDARD | | |

LEGAL DESCRIPTION

THE NORTHEASTERLY 48.09 FEET OF LOT 11 AND ALL OF LOT 12 TO 14 INCLUSIVE OF TRACT NO. 2276, PARTLY WITHIN THE CITY OF BURBANK AND PARTLY WITHIN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE(S) 109 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THOSE PORTIONS OF LOTS 13 AND 14 LYING WITHIN THE LAND DESCRIBED IN FINAL ORDER OF CONDEMNATION SUPERIOR COURT CASE NO. 172436 A COPY OF WHICH WAS RECORDED IN BOOK 9571 PAGE 327, OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER.

APN: 5624-019-012 AND 5624-019-013



BASIS OF BEARING

THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE BEARING OF NORTH 48° 46' 15" WEST OF CENTERLINE OF SAN FERNANDO ROAD AS SHOWN ON RECORD OF SURVEY RECORDED IN MAP BOOK 305, PAGE 82 RECORDS OF LOS ANGELES COUNTY.

BENCH MARK

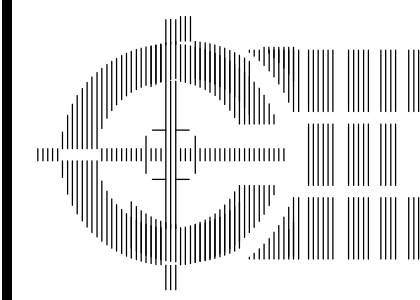
BM # 2276

BRASS DISK IN NLY CURB SAN FERNANDO RD 1.0 FT WLY OF BCR IN CURB RETURN N-ELY CORNER. STAMPED "BM 2276 SET 2004".

NGVD29 - 2005 ADJUSTMENT

CITY OF GLENDALE

ELEV = 539.55'



CIVIL ENGINEERING & LAND SURVEYING

COORY ENGINEERING

TEL: (714) 202-8700 FAX: (714) 202-8701

1718 N. Neville Street, Orange, CA 92865

TOPOGRAPHIC SURVEY
B.A.R. STORAGE
118 E. GRAHAM PLACE
BURBANK, CA 91502

PREPARED FOR: **B.A.R. ENTERPRISES**

DRAWN BY: ND SCALE: 1" = 20' SHEET: 1 OF 1

CHECKED BY: SMK JOB NO: 722-104

DISREGARD PRINTS BEARING EARLIER REVISION DATES → 11-11-19