
6TH ST APARTMENTS

NEW 39 UNIT COMPLEX

801-817 S. 6TH ST BURBANK CA 91501

BOLADarck Design + N. Battle A.I.A. Architect, Inc.

DATE: 04,06,2023

SUBMITTAL FOR PLANNING REVIEW

ABBREVIATIONS

&	And	E.	East
L	Angle	E.A.	Each
@	At	E.J.	Expansion Joint
C	Centerline	EL.	Elevation
⊙	Diameter or Round	ELEC.	Electrical
#	Pound or Number	ELEV.	Elevator
(E)	Existing	EMER.	Emergency
(N)	New	ENCL.	Enclosure
		E.P.	Electrical Panel board
ACOUS.	Acoustical	EQ.	Equal
A.D.	Area Drain	EQUIP.	Equipment
ADJ.	Adjustable	E.W.C.	Electric Water Cooler
AGGR.	Aggregate	EXIST.	Existing
AL.	Aluminum	EXPO.	Exposed
APPROX.	Approximate	EXP.	Expansion
ARCH.	Architectural	EXT.	Exterior
ASB.	Asbestos	F.A.	Fire Alarm
ASPH.	Asphalt	F.B.	Flat Bar
BD.	Board	F.D.	Floor Drain
BITUM.	Bituminous	F.N.	Foundation
BLD.	Building	F.E.	Fire Extinguisher
BLK.	Block	F.E.C.	Fire Extinguisher Cab.
BLKG.	Blocking	F.H.C.	Fire Hose Cabinet
BM.	Beam	FIN.	Finish
BOT.	Bottom	FL.	Floor
CAB.	Cabinet	FLASH.	Flashing
C.B.	Catch Basin	FLOOR.	Fluorescent
CEM.	Cement	F.O.C.	Face of Concrete
CER.	Ceramic	F.O.F.	Face of Finish
C.I.	Cast Iron	F.O.S.	Face of Studs
C.L.G.	Ceiling	FLR.	Floor
CLKG.	Caulking	FRPF.	Fireproof
CLO.	Closet	F.S.	Full Size
		FT.	Foot or Feet
CLR.	Clear	FTG.	Footing
COL.	Column	FURR.	Furring
CONC.	Concrete	FUT.	Future
CONN.	Connection	GA.	Gauge
CONSTR.	Construction	GALV.	Galvanized
CONT.	Continuous	G.B.	Grab Bar
CORR.	Corridor	GL.	Glass
CTSK.	Countersink	GND.	Ground
CNTR.	Counter	GR.	Grade
CFM.	Cubic Feet per Minute	GYP.	Gypsum
CTR.	Center	H.B.	Hose Bib
DBL.	Double	H.C.	Hollow Core
DEPT.	Department	HDWD.	Hardwood
D.F.	Drinking Fountain	HOWE.	Hardware
DET.	Detail	H.M.	Hollow Metal
DIA.	Diameter	HORIZ.	Horizontal
DIM.	Dimension	HR.	Hour
DISP.	Dispenser	HGT.	Height
DN.	Down	I.D.	Inside Diameter
D.O.	Door Opening	(Dim.)	(Dim.)
DR.	Door	INSUL.	Insulation
DWR.	Drawer	INT.	Interior
DS.	Down spout	INT.	Interior
D.S.P.	Dry Standpipe	JAN.	Janitor
DWG.	Drawing	JT.	Joint
LAB.	Laboratory	KIT.	Kitchen
LAM.	Laminated	SCHED.	Schedule
LAV.	Lavatory	S.D.	Soap Dispenser
LKR.	Locker	SECT.	Section
LNL.	Line	SH.	Shelf
LT.	Light	SHR.	Shower
MAX.	Maximum	SHT.	Sheet
M.C.	Medicine Cabinet	SIM.	Similar
MECH.	Mechanical	S.N.D.	Sanitary Napkin Dispenser
MEMB.	Membrane	S.N.R.	Sanitary Napkin Receptacle
MET.	Metal	SPEC.	Specification
MFR.	Manufacturer	SQ.	Square
MH.	Manhole	S.S.	Stainless Steel
MIN.	Minimum	S.SK.	Service Sink
MIR.	Mirror	STR.	Station
MISC.	Miscellaneous	STD.	Standard
M.O.	Masonry Opening	STL.	Steel
MTD.	Mounted	STR.	Storage
MUL.	Mullion	STR.L.	Structural
N.	North	SUSP.	Suspended
N.I.C.	Not In Contract	SYM.	Symmetrical
NO. OR #	Number	TRD.	Tread
NOM.	Nominal	T.B.	Towel Bar
N.T.S.	Not To Scale	T.C.	Top of Curb
O.A.	Overall	TEL.	Telephone
OBS.	Obscure	TER.	Terrazzo
O.C.	On Center	T.&G.	Tongue and Groove
O.D.	Outside Diameter (Dim.)	THK.	Thick
OFF.	Office	TOP	Top of Parapet
OPNG.	Opening	T.P.	Top of Pavement
OPP.	Opposite	T.P.D.	Toilet Paper Dispenser
PRCST.	Pre-Cast	T.V.	Television
PL.	Plate	T.W.	Top of Wall
P.LAM.	Plastic Laminate	TYP.	Typical
PLAS.	Plaster	UNF.	Unfinished
PLYWD.	Plywood	UNL.	Unless Otherwise Noted
PR.	Pair	U.O.R.	Urinal
PT.	Point	VERT.	Vertical
P.T.D.	Paper Towel Dispenser	VEST.	Vestibule
P.T.D/R	Combination Paper towel Dispenser & receptacle	W.	West
PTN.	Partition	W/	With
P.T.R.	Paper Towel Receptacle	W.C.	Water Closet
Q.T.	Quarry Tile	WD.	Wood
R.	Riser	W/O	Without
RAD.	Radius	WP.	Waterproof
R.D.	Roof Drain	WSCT.	Wainscot
REC.	Recycle	WT.	Weight
REF.	Reference		
REFR.	Refrigerator		
RGTR.	Register		
REINF.	Reinforced		
REQ.	Required		
RESIL.	Resilient		
RM.	Room		
R.O.	Rough Opening		
RWD.	Redwood		
R.W.L.	Rain Water Leader		
S.	South		
S.C.	Solid Core		
S.C.D.	Seat Cover Dispenser		

NOTE: DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. CONTRACTORS AND/OR FABRICATOR IS SOLE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. CONTRACTOR/FABRICATOR IS SOLE RESPONSIBLE FOR STRUCTURAL INTEGRITY AND PERFORMANCE OF ALL ELEMENTS. CONTRACTOR/FABRICATOR IS SOLE RESPONSIBLE FOR COORDINATING AND VERIFYING ALL DIMENSIONS. CONTRACTOR/FABRICATOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWINGS AND GIVE THE ARCHITECT 14 WORKING DAYS TO REVIEW AND CONFIRM. DO NOT SCALE DRAWING.

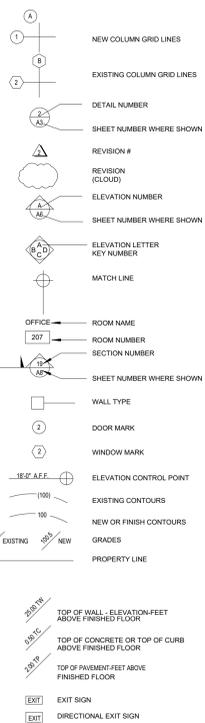


6TH STREET APARTMENTS

801, 807, 817 SOUTH 6TH STREET, BURBANK CA 91501

NEW 39-UNITS COMPLEX AND ONE SEMI-SUBTERRANEAN PARKING

SYMBOLS



NOTES

- THE APPROVAL OF PLANS SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCE OR STATE LAW.
- SEPARATE PERMIT REQUIRED FOR THE FOLLOWING:
 - MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS.
 - SITE WORK SUCH AS BLOCK WALLS, FENCES, GATES, RETAINING WALLS, ETC.
- INITIAL TENANT FOR TENANT IMPROVEMENTS SHALL COMPLY WITH PROVISIONS OF GREEN BUILDING CODE.
- OWNERS/CONTRACTORS/SIGNATURE ON CAL GREEN FORMS ARE REQUIRED PRIOR TO PERMIT ISSUANCE.
- DUCTS PENETRATING A FIRE BARRIER WALL MUST HAVE FIRE DAMPERS. CBC 716.5.2.
- FOAM PLASTICS SHALL NOT BE USED AS INTERIOR FINISH EXCEPT AS PROVIDED IN CBC 801.8. SEC. 806.4, 2604.2., CBC 2406.4.
- SHOW SAFETY GLAZING IN FOLLOWING LOCATIONS:
 - WHERE THE NEAREST EDGE GLAZING IS WITHIN 24 INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING OR IF THE GLAZING IS 5 FEET OR HIGHER ABOVE THE WALKING SURFACE).
 - GLAZING GREATER THAN 9 SQ. FT. WITH THE BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36 INCHES HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).
 - GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60 INCHES ABOVE STANDING SURFACE).
 - GLAZING IN SWINGING AND SLIDING DOORS.
 - GLAZING ADJACENT TO STAIRWAY, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF ADJACENT WALKING SURFACE.
 - GLAZING LESS THAN 6 FEET HORIZONTALLY FROM SWIMMING POOLS AND LESS THAN 5 FEET ABOVE ADJOINING GRADE.
- SEPARATE BUILDING PERMIT APPLICATION IS NEEDED FOR EACH SEPARATE STRUCTURES TO BE DEMOLISHED.
- DIFFERENT SUBMITTALS ITEMS SHALL BE LISTED ON THE TITLE SHEET OF THE PLAN AND SHALL BE SUBMITTED TO THE BUILDING AND SAFETY DEPARTMENT. DOCUMENTS SUBMITTED FOR DEFERRAL ITEMS SHALL BE REVIEWED BY THE ARCHITECT/ENGINEER OF THE RECORD INDICATING THAT IT'S IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.
- FOR DEMOLITION OF EXISTING STRUCTURE(S), PLEASE PROVIDE THE FOLLOWING:
 - A SEPARATE BUILDING APPLICATION IS REQUIRED FOR EACH INDIVIDUAL STRUCTURE TO BE DEMOLISHED.
 - NOTE ON PLAN INDICATING THE USE, OCCUPANCY, TYPE OF CONSTRUCTION, IF RESIDENTIAL(S), NUMBER OF BEDROOMS.
- FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FT.

VICINITY MAP



APPLICABLE CODES

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE LATEST CALIFORNIA CODE OF REGULATIONS TITLE 24.
 - 2023 CALIFORNIA GREEN BUILDING STANDARDS
 - 2023 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
 - 2023 CALIFORNIA BUILDING CODE (CBC)
 - 2023 CALIFORNIA RESIDENTIAL CODE (CRC)
 - 2023 CALIFORNIA ELECTRICAL CODE (ERC)
 - 2023 CALIFORNIA PLUMBING CODE (CPC)
 - 2023 CALIFORNIA MECHANICAL CODE (CMC)
 - 2023 CALIFORNIA FIRE CODE (CFC)
 - 2023 CALIFORNIA ENERGY CODE (CENC)
 - BURBANK MUNICIPAL CODE
- NOTE: THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS REQUIRED AND FOR OBTAINING A BUSINESS TAX REGISTRATION FROM THE CITY OF BURBANK BUILDING DIVISION.

SEPARATE PERMITS

- DEMOLITION
- GRADING & SHORING
- ARCHITECTURAL & STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- FIRE SPRINKLE SYSTEM
- SITE WORK SUCH AS BLOCK WALLS, FENCES, GATES, RETAINING WALLS, ETC.

PROJECT DATA:

ZONING:	R-4	ALLOWABLE LOT COVERAGE:	70 % MAX. => 25,400 x .70 = ± 17,780 SQ.FT.
GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL	PROPOSED LOT COVERAGE:	66.3% => ± 16,521.15 SQ.FT.
LOT SIZE (BEFORE DEDICATION):	135.08' x 188.00'	PROPOSED PARKING AREA :	± 20,521.35 SQ.FT.
LOT SIZE (AFTER DEDICATION):	132.58' x 188.00'	CONSTRUCTION TYPE :	VAIA
LOT AREA (BEFORE DEDICATION):	25,400 SQ.FT.		
LOT AREA (AFTER DEDICATION):	24,923.9 SQ.FT.		
RES. DENSITY MAX.	1 UNIT PER 1,000 SQ.FT. OF LOT (PER ZONING)		
ALLOWABLE NUMBER OF UNITS:	25.4 X 1 = 25.4 => 26 UNITS		
PROPOSED NUMBER OF UNITS:	26 UNITS + 50% STATE DENSITY BONUS => 39 UNITS (INCLUDING 3 LOW-INCOME AND 2 VERY-LOW INCOME)		
ALLOWABLE MAX. HEIGHT:	27 FT. TO TOP OF PLATE & 35 FT. TO TOP OF ROOF & ARCH FEATURES		
PROPOSED BUILDING HEIGHT:	37'-2" TO TOP OF PLATE & 46'-2" FT. TO TOP OF ROOF & ARCH FEATURES		
ALLOWABLE MAX. STORIES:	3		
PROPOSED STORIES:	3		

UNITS TABULATIONS

RESIDENTIAL UNIT CONFIGURATION

UNIT NUMBER	BEDROOM	BATHROOM	AREA	PATIO	BALCONY	COMMON AREA	NOTE
101	1	1	748	73.88		INCLUDING HALLWAYS, STAIRWAYS, ELEVATOR SHAFT	
102	2	2	1,010	73.88			
103	2	2	1,132	74.63			
104	2	2	1,132	74.63			
105	2	2	983	63.13			
106	2	2	983	63.13			
107	2	2	983	63.13			
108	2	2	983	63.09			
109	2	2	1,082	65.26			
110	2	2	1,082	63.12			
111	1	1	699	65.26			
112	2	2	984	63.12			
113	1	1	699	67.35			
TOTAL 1ST FLOOR			12,500	873.61		2,019.3	
201	1	1	743.58	73.88			
202	2	2	1,010	73.88			
203	2	2	1,132	74.63			
204	2	2	1,132	74.63			
205	2	2	983	63.13			
206	2	2	983	63.13			
207	2	2	983	63.13			
208	2	2	983	63.09			
209	2	2	1,082	65.26			
210	2	2	1,082	63.12			
211	1	1	699	65.26			
212	2	2	984	63.12			
213	1	1	699	81.63			
TOTAL 2ND FLOOR			12,495.6	873.61		2,111.6	
301	1	1	738.16	73.88			
302	2	2	1,010	73.88			
303	2	2	1,132	74.63			
304	2	2	1,132	74.63			
305	2	2	983	63.13			
306	2	2	983	63.13			
307	2	2	983	63.13			
308	2	2	983	63.09			
309	2	2	1,082	65.26			
310	2	2	1,082	63.12			
311	1	1	699	65.26			
312	2	2	984	63.12			
313	1	1	699	81.63			
TOTAL 3RD FLOOR			12,490.2	873.61		2,115.7	
39 UNITS	69	69	37,485.8	873.61	1,747.22	6,246.6	
ROOF DECK						6,283	
SEMI-SUBTERRANEAN PARKING						20,521.35	

WAIVERS AND INCENTIVES

- NUMBER OF WAIVERS REQUESTED: 3
- | WAIVER: | DESCRIPTION: |
|-----------------------|---|
| 1. YARD / SETBACK | UPTO 25% MODIFICATION FROM FRONT AND STREET FACING SIDE SETBACKS |
| 2. BUILDING HEIGHT | UP TO A 15 FEET INCREASE IN HEIGHT TO MAKE THE DEVELOPMENT FEASIBLE |
| 3. UNCOVERED PLATFORM | WAIVER FROM SETBACK REQUIREMENTS PER BMC TABLE 10-1-628 (E) |

PARKING ANALYSIS*

1.5 CAR PER 2-3 BED UNIT => 30 X 1.5 = 45 STALLS REQUIRED 1 CAR PER 1 BED UNIT => 9 X 1 = 9 STALLS REQUIRED	EV PARKING TABULATION		
	LEVEL 2	REQUIRED	PROVIDED
TOTAL PARKING REQUIRED: 54 STALLS (INCLUSIVE OF GUEST AND ACCESSIBLE PARKING)	EV READY	20	20
TOTAL PARKING PROVIDED: 57 STALLS	EVCS	2	2
BICYCLE: 5% OF REQUIRED PARKING: 54 X 5% => 2.7 => 3 SPACES REQUIRED	EV CAPABLE	8	8
BICYCLE SPACES PROVIDED: 3 SPACES	TOTAL	30	30

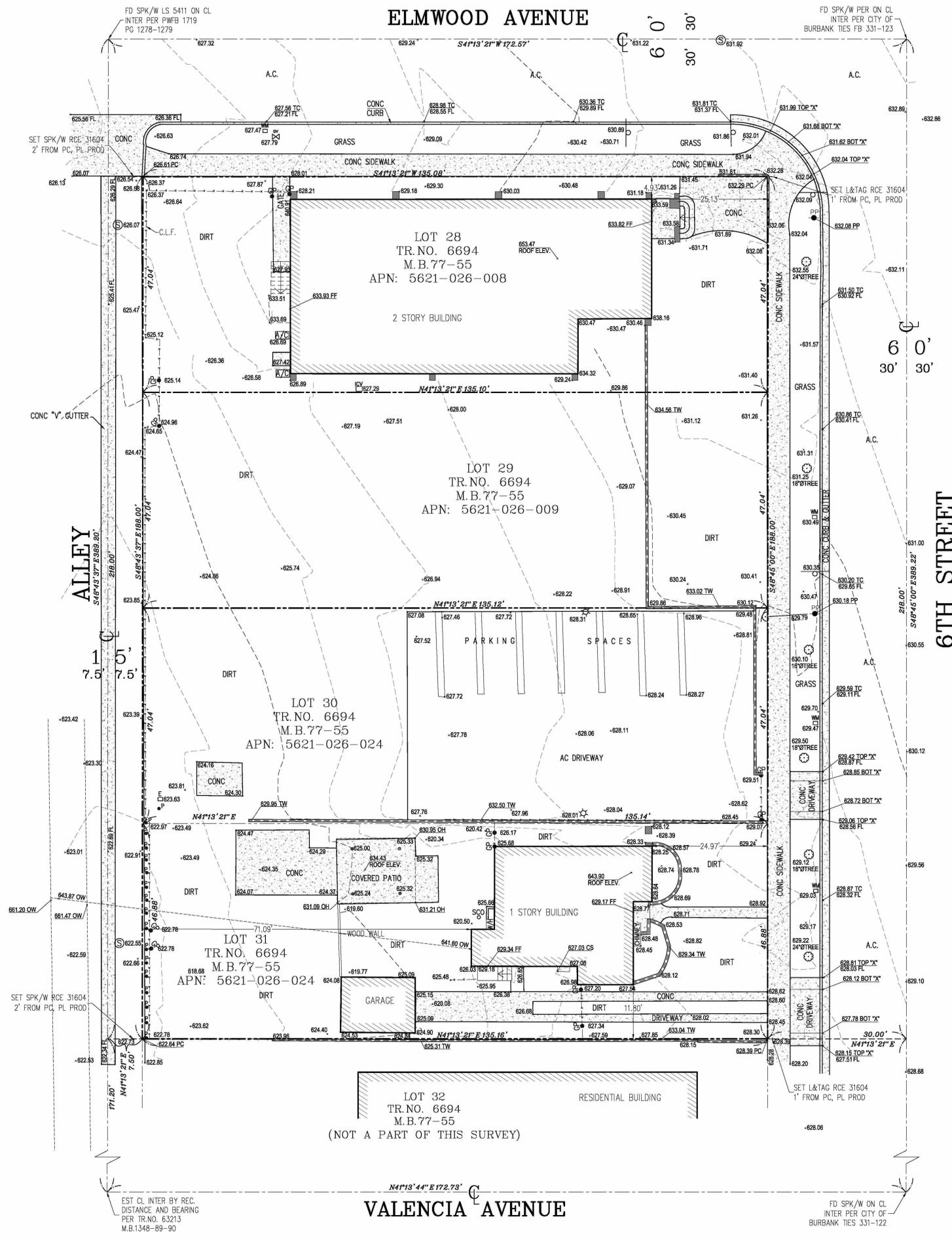
* CALCULATED PER DENSITY BONUS ORDINANCE REDUCED PARKING RATES.

LANDSCAPING ANALYSIS

REQUIRED PRIVATE OUTDOOR SPACE:	50 SQ.FT PER UNIT = 39 X 50 = 1,950 SQ.FT. MIN.
PROVIDED PRIVATE OUTDOOR SPACE:	2,620.83 SQ. FT.
REQUIRED COMMON OPEN SPACE:	150 SQ.FT PER UNIT = 39 X 150 = 5,850 SQ.FT. MIN.
PROVIDED COMMON OPEN SPACE:	8,911.8 SQ.FT. (2,628.8 SQ.FT ON FIRST FLOOR + 6,283 SQ.FT ON ROOF TOP)
REQUIRED LANDSCAPE ON LOT:	25,400 x 15% = 3,810 SQ.FT. MIN.
PROVIDED LANDSCAPE ON LOT:	6,062.7 SQ.FT. (FIRST FLOOR ONLY)
REQUIRED LANDSCAPE IN COMMON SPACE:	5,850 x 15% = 877.5 SQ.FT. MIN.
PROVIDED LANDSCAPE IN COMMON SPACE:	8,507.8 SQ.FT. (2,624.8 SQ.FT ON FIRST FLOOR + 5,883 SQ.FT ON ROOF TOP)

PROJECT DIRECTORY

PROJECT ADDRESS:	801, 807, 817 S. 6TH ST. BURBANK CA 91501
APN:	5621-026-008 5621-026-009 5621-026-024
CLIENT:	ELMWOOD VENTURES, LLC. 530 S. GLENDALE BLVD #200 BURBANK, CA 91502
ARCHITECT:	BOLADARCK DESIGN + N. BATTLE A.I.A. ARCHITECT, INC. 408 S. PASADENA AVE., SUITE #6 PASADENA, CA 91105 (626) 381-9677
PROJECT ARCHITECT:	NATHAN BATTLE
PROJECT DESIGNER:	JEAN-PIERRE BOLADIAN
PROJECT MANAGER:	FARNOOSH FARMER
SURVEY:	M&G CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. BEVERLY HILLS,



LEGAL DESCRIPTION:
 THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:
 LOTS 28, 29, 30 AND 31 OF TRACT 6694, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, CALIFORNIA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 77, PAGE(S) 55 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 MORE COMMONLY KNOWN AS: 801, 807, 817 SOUTH 6TH STREET, BURBANK, CA 91501

REFERENCE DOCUMENT:
 PER GRANT DEED
 INSTRUMENT NO.: 20190946759
 DATED AS OF: SEPTEMBER 13, 2019

LAND AREA:
 LOT 28-CONTAINING AN AREA OF 6,354.70 SQ. FT., OR 0.1458 ACRES, MORE OR LESS.
 LOT 29-CONTAINING AN AREA OF 6,354.70 SQ. FT., OR 0.1458 ACRES, MORE OR LESS.
 LOT 30-CONTAINING AN AREA OF 12,692.23 SQ. FT., OR 0.2913 ACRES, MORE OR LESS.
 TOTAL-CONTAINING AN AREA OF 25,699.63 SQ. FT., OR 0.5829 ACRES, MORE OR LESS.

BENCHMARK:
 BM ID: #709-1
 DESCRIPTION: 2-1/2" BRASS CAP STAMP CITY OF BURBANK BM 1709-1 AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PROVIDENCIA AVENUE AND KENNETH ROAD, ABOUT 20 FEET SOUTH OF THE CENTERLINE OF KENNETH ROAD AND ABOUT 48 FEET WEST OF THE CENTERLINE OF PROVIDENCIA AVENUE, SET IN THE TOP SOUTHWEST CORNER OF A 7.2 FOOT CATCH BASIN WITH DROP INLET ON THE SOUTH SIDE OF KENNETH ROAD AND ABOUT 0.7 FEET EAST OF THE STOP SIGN.
 ELEV. = 703.125 FT.

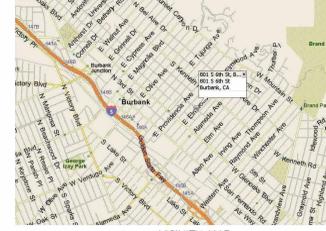
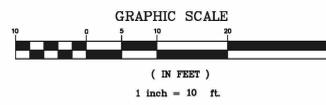
SURVEYOR'S NOTE:
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND:

APN - ASSESSOR'S PARCEL NUMBER	OH - OVERHANG
A.C. - ASPHALT CONCRETE	P.C. - PROPERTY CORNER
BM - BENCHMARK	PC - PAVE
BLDG - BUILDING	PL - PROPERTY LINE
CL - CENTERLINE	R./P.L. - PROPERTY LINE
C.L.F. - CHAIN LINK FENCE	PROD - PRODUCED (PROLONGED)
CONC. - CONCRETE	PWFB - PUBLIC WORKS FIELD BOOK
CS - CRACK SPACE	RCE - REGISTERED CIVIL ENGINEER
EST - ESTABLISH	SMH - SEWER MANHOLE
FB - FIELD BOOK	SPK/W - SPIKE & WASHER
FD - FOUND FLOOR ELEV.	TR - TRACT MAP
FL - FINISH FLOOR ELEV.	TW - TOP OF WALL ELEV.
INT - INTERSECTION	WALL LINE - WALL LINE
LS - LAND SURVEYOR	W.L. - BUILDING LINE
L&T - LEAD & TACK	FENCE LINE - FENCE LINE
M.B. - MAP BOOK	OVERHEAD WIRE - OVERHEAD WIRE

SYMBOLS:

ELECTRIC BOX	SEWER CL. OUT
AIRCONDITIONING UNIT	SEWER MANHOLE
COLUMN	SIGN POST
GAS METER	TREE
GATE POST	WATER HEATER
IRRIGATION VALVE	WATER METER
POWER POLE	
POWER POLE ANCHOR	



M&G CIVIL ENGINEERING AND LAND SURVEYING

TITLE: TOPOGRAPHIC SURVEY
 801, 807 AND 817 6TH STREET, BURBANK, CA 91501

CLIENT: John M. Cerro	JOB NO.: 19-15694
SCALE: 1" = 10'	DATE: 11/15/19
DESIGNED BY: F.G. / SA	REVISION (S):
DRAWN BY: MK	
CHECKED BY: C.D.L.	

CIVIL ENGINEERING & LAND SURVEYING
 347 S. ROBERTSON BLVD.
 BEVERLY HILLS, CALIFORNIA 90211
 TEL. (310) 659-0871 FAX (310) 659-0845
 info@mcgcivil.com www.mcgcivil.com

SHEET 1 OF 1 SHEET



VALENCIA AVENUE

FD SPK/W PER ON CL INTER PER CITY OF BURBANK TIES 331-123

EST CL INTER BY REC. DISTANCE AND BEARING PER TR.NO. 63213 M.B.1348-89-90

NOTES:

1. ALL EXISTING STRUCTURES ON PROPERTY TO BE FULLY DEMOLISHED UNDER SEPERATE PERMIT

LEGEND:

--- DEMO WALL

PROJECT NAME & SITE ADDRESS:

801-817 S. 6TH ST
BURBANK CA 91501

Drawing Content :

DEMOLITION PLAN

Revisions : _____ Date : _____

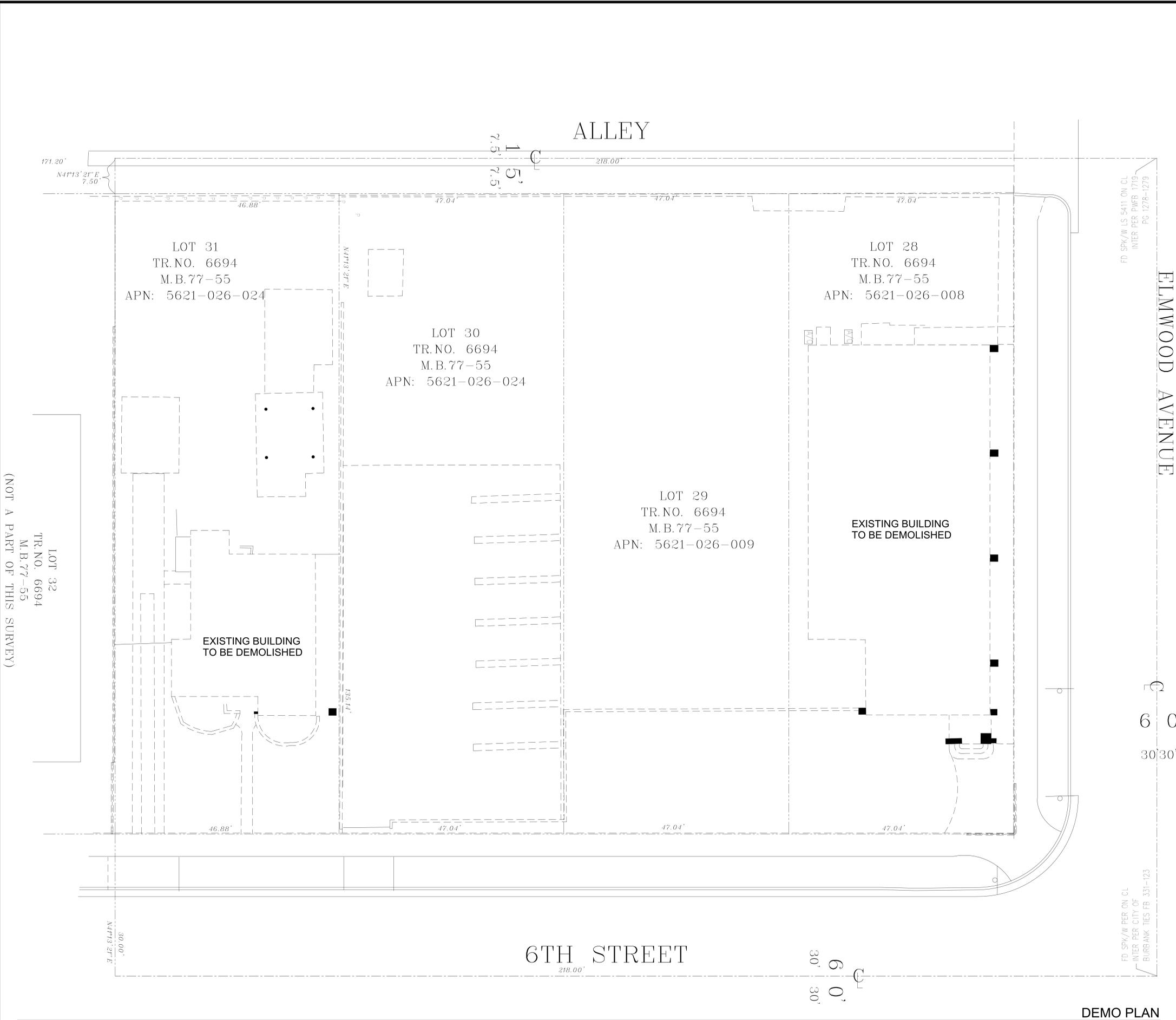
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Designer : JPB
Manager : FF
Date : 03-30-2023
Job No : 19-118-6TH

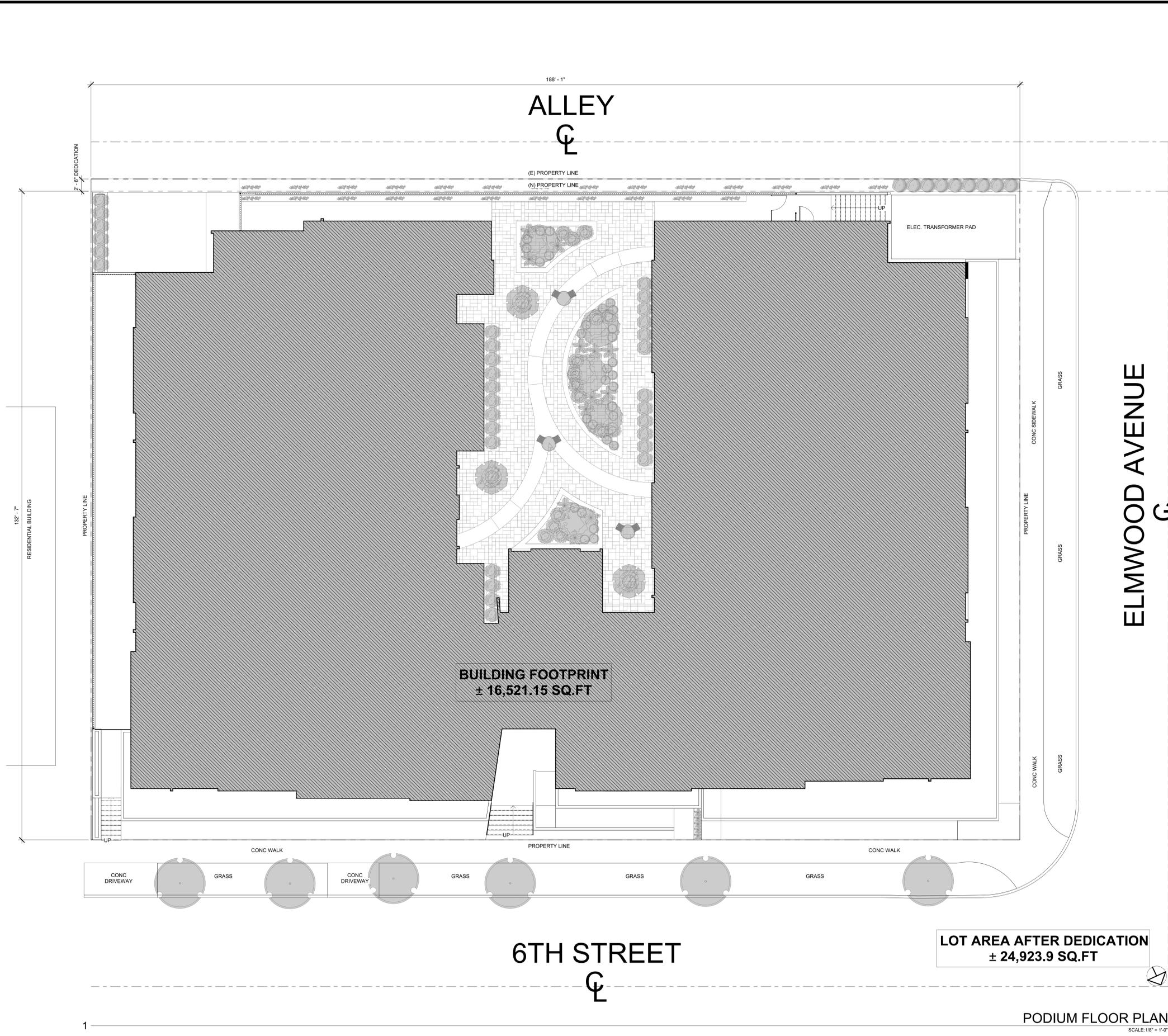
Drawing No :

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BOLADar ck Design + N. BAUDIE A.I.A. Architect, Inc.



(NOT A PART OF THIS SURVEY)



DIAGRAMS GENERAL NOTES:

1. LOT COVERAGE IS CALCULATED USING THE FOOTPRINT OF ALL STRUCTURES ON THE PROPERTY EXCEPT AS EXEMPTED BELOW, AS MEASURED FROM THE EXTERIOR WALLS OR THE OUTSIDE EDGE OF SUPPORTING POSTS.
2. CANTILEVERED UPPER STORIES OF UP TO FOUR (4) FEET ARE NOT INCLUDED IN THE CALCULATION OF LOT COVERAGE IF THE CANTILEVERED PORTION IS GREATER THAN FOUR(4) FEET OR IF THE OVERHANGING PORTION IS SUPPORTED FROM THE GROUND. THE ENTIRE CANTILEVERED PORTION MUST BE INCLUDED IN THE CALCULATION OF LOT COVERAGE.
3. THE FOLLOWING STRUCTURES ARE NOT INCLUDED IN THE CALCULATION OF LOT COVERAGE:
 - A. NON-ENCLOSED PORCHES, PATIOS, PORTE-COCHERES, AND SIMILAR NON-ENCLOSED COVERED SPACES AND STRUCTURES. A SPACE IS CONSIDERED NON-ENCLOSED IF IT IS COMPLETELY OPEN ON AT LEAST TWO (2) SIDES FROM THE GROUND OR FLOOR LEVEL TO A HEIGHT OF SIX (6) FEET, EIGHT INCHES ABOVE THE GROUND OR FLOOR LEVEL.
 - B. FULLY SUBTERRANEAN PARKING GARAGES WHERE THE TOP OF THE ROOF DECK IS LOCATED AT LEAST THREE (3) FEET BELOW THE NATURAL GROUND SURFACE.
 - C. THE TOP DECK OF SEMI-SUBTERRANEAN PARKING GARAGES OR PORTIONS THEREOF WHEN THE AREA IS USED TO SATISFY A COMMON OR PRIVATE OPEN SPACE REQUIREMENT, OR WHEN THE AREA IS OPEN AND NOT COVERED WITH STRUCTURES AND CONTIGUOUS TO A REQUIRED OPEN SPACE AREA.

BOLADar ck

ARCHITECTURE . ENGINEERING
 489 PASADENA AVE., SUITE 6, PASADENA, CA 91105
 OFFICE : 626-381-9677 INFO@BOLADARCK.COM

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PROJECT NAME & SITE ADDRESS:

801-817 S. 6TH ST
 BURBANK CA 91501

Drawing Content :

LOT COVERAGE

LOT COVERAGE TABULATION:

GROSS LOT AREA AFTER DEDICATION	=> ± 24,923.9 SQ.FT
BUILDING FOOTPRINT	=> ± 16,521.15 SQ.FT
LOT COVERAGE	=> 66.3 %

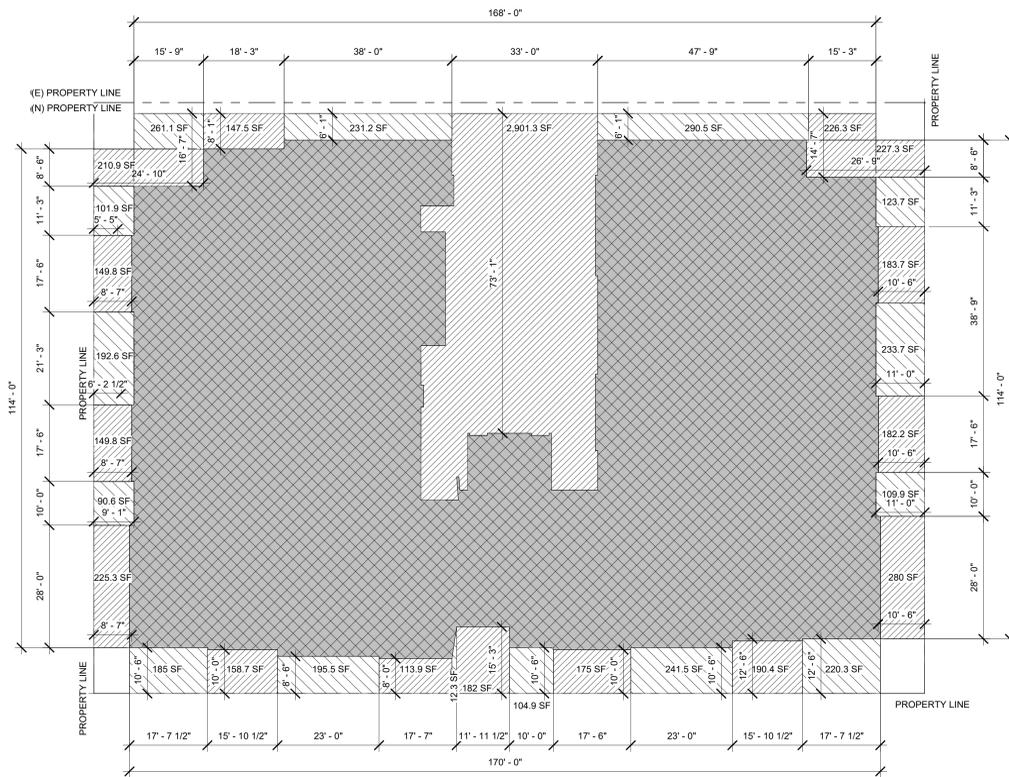
Revisions : _____ Date : _____

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Designer : JPB
 Manager : FF
 Date : 03-30-2023
 Job No : 19-118-6TH

Drawing No :

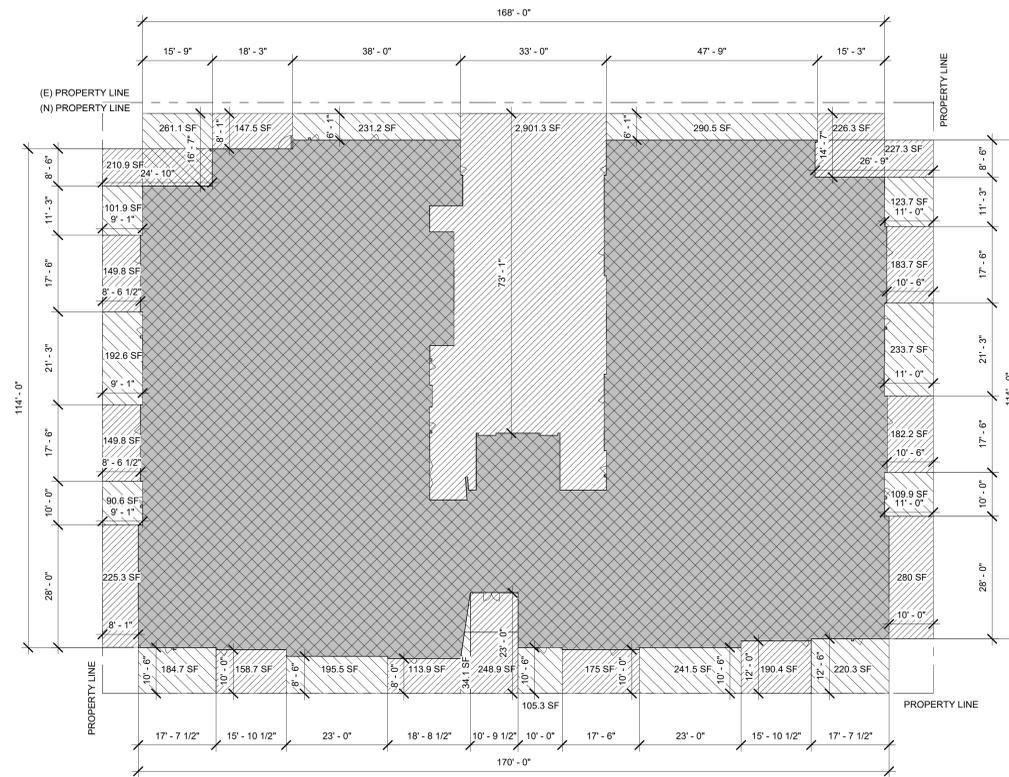
A-1.1



THIRD FLOOR SETBACK	NORTH		WEST		EAST		SOUTH	
	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.
MINIMUM	15'	8'-0"	10'	10'-0"	5'	8'-1"	5'	6'-1"
AVERAGE	17'	10'-6"	12'	11'-9"	7'	9'-9"	7'	24'-2"

THIRD FLOOR PLAN DIAGRAM
 SCALE: 1/16" = 1'-0"

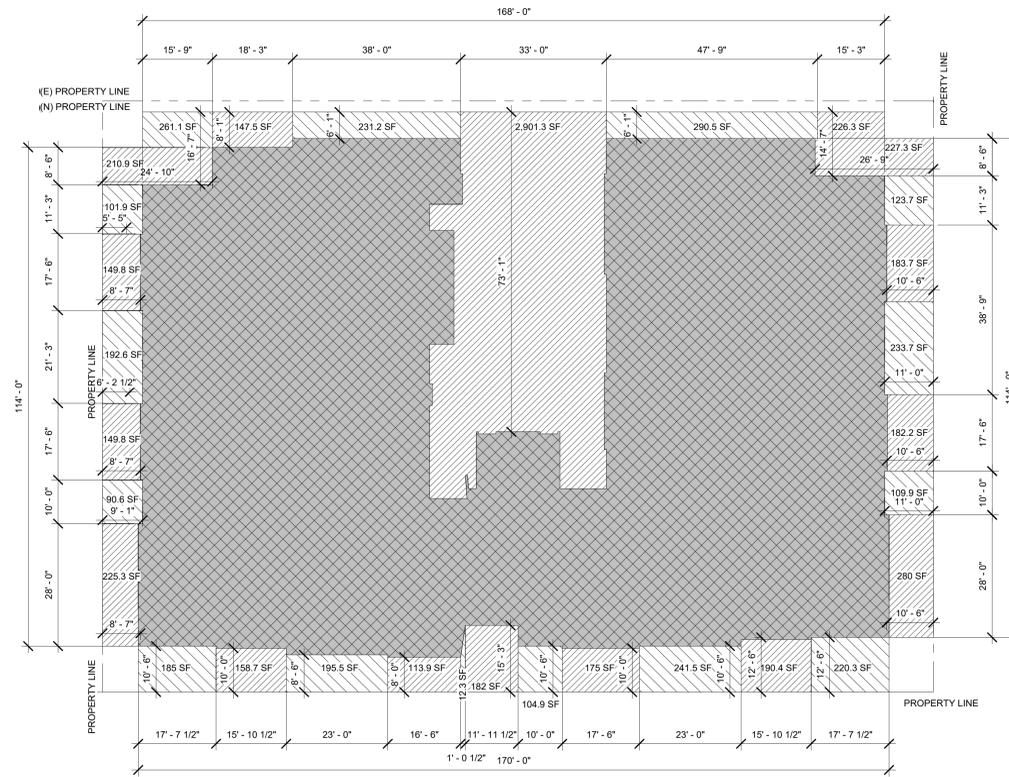
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FIRST FLOOR SETBACK	NORTH		WEST		EAST		SOUTH	
	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.
MINIMUM	15'	8'-0"	10'	10'-0"	5'	8'-1"	5'	6'-1"
AVERAGE	17'	11'-0"	12'	11'-9"	7'	9'-9"	7'	24'-2"

FIRST FLOOR PLAN DIAGRAM
 SCALE: 1/16" = 1'-0"

1



SECOND FLOOR SETBACK	NORTH		WEST		EAST		SOUTH	
	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.
MINIMUM	15'	8'-0"	10'	10'-0"	5'	8'-1"	5'	6'-1"
AVERAGE	17'	10'-6"	12'	11'-9"	7'	9'-9"	7'	24'-2"

SECOND FLOOR PLAN DIAGRAM
 SCALE: 1/16" = 1'-0"

2

PROJECT NAME & SITE ADDRESS:

801-817 S. 6TH ST
 BURBANK CA 91501

Drawing Content :

SETBACK DIAGRAMS

Revisions : _____ Date : _____

- ▲
- ▲
- ▲

Designer : JPB
 Manager : FF
 Date : 03-30-2023
 Job No : 19-118-6TH

Drawing No :

A-1.2



FRONT STREET A

SCALE:



FRONT STREET B

SCALE:

PROJECT NAME & SITE ADDRESS:

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BURBANK CA 91501

Drawing Content :

PRELIMINARY MASSING STUDIES

Revisions : Date :

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- △
- △

Designer : JPB
Manager : FF
Date : 03-30-2023
Job No : 19-118-6TH

Drawing No :

A-1.4

BOLADarck Design + N. BATTLE A.I.A. Architect, Inc.

FLOOR PLAN GENERAL NOTES:

- REFER TO ENLARGED PLANS, DOOR/WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
- ALL FRAMED WALLS SHALL BE CHALKED OUT AND APPROVED PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES FOUND IN ± V.I.F. DIMENSIONS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO CONSTRUCTION.
- LANDING AT EXTERIOR DOORS SHALL BE 2" BELOW FINISHED FLOOR & SLOPED AWAY FROM THE BUILDING, 1/4" PER 12" MAX. U.N.O.
- EGRESS WINDOW AT BEDROOMS SHALL BE MAX. OF 44" A.F.F., MIN. 20" WIDE & 24" HIGH WITH A TOTAL AREA OF 5.7 SQUARE FEET MIN.
- SHOWER STALLS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 7.1 SQUARE FEET MIN. & BE ABLE TO ACCOMMODATE A MIN. 30" CIRCLE AT THE THRESHOLD LEVEL. THESE CLEARANCES SHALL BE MAINTAINED UP TO A MIN. HEIGHT OF 70" ABOVE SHOWER DRAIN & COVERED IN NON-ABSORBENT MATERIAL.
- WALLS & SOFFIT OF ENCLOSED USABLE SPACE OF INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1-HR. FIRE-RESISTIVE CONSTRUCTION.
- PROVIDE 70" MIN. HIGH NON-ABSORBENT MATERIAL ON ADJACENT WALLS TO SHOWERS.
- DOOR JAMB OFFSET SHALL BE 3" MIN. ON HINGE SIDE, U.N.O.
- GREEN CODE:
 - THIS PROJECT SHALL COMPLY WITH:
 - 2014 CALIFORNIA GREEN BUILDING STANDARDS CODE.
 - THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES IN TABLE 9.303.2 FOUND AT G-002, GREEN NOTES.
 - EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. REFER TO G-002-1 GREEN BUILDING CODE PLAN CHECK NOTES, NOTE# 20.
 - EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. REFER TO G-002-1 GREEN BUILDING CODE PLAN CHECK NOTES, NOTE #21.

WALL TYPES:

- ELEVATOR SHAFT WALL:**
2 HR FIRE RESISTIVE CONSTRUCTION. PROVIDE 2 LAYERS OF GYPSUM BOARD. SEE STRUCTURAL FOR DETAILS.
- EXTERIOR WALL:**
1 HR FIRE RESISTIVE CONSTRUCTION. EXTERIOR CONCRETE WALL. SEE STRUCTURAL.
- INTERIOR DOUBLE WALL:**
1 HR FIRE RESISTIVE CONSTRUCTION. 2x6 @ 16" O.C. FRAMING w/ R-19 BATT INSULATION. FINISH BOTH SIDES WITH 5/8" TYPE X GYPSUM BOARD.
- INTERIOR PARTITION WALL:**
1 HR FIRE RESISTIVE CONSTRUCTION. 2x4 @ 16" O.C. FRAMING. 5/8" TYPE X GYPSUM BOARD EACH SIDE. REFER TO ENLARGED FLOOR PLANS FOR BATHROOMS.
- SHORT WALL:**
2x6 @ 16" O.C. FRAMING. FINISH BOTH SIDES WITH SMOOTH PLASTER. REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS.

6X6 POST

NOTE:

PROVIDE 1-HOUR FIRE RESISTIVE CONSTRUCTION ON ALL EXTERIOR WALLS. PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON INTERIOR OF WALLS AND 7/8" MINIMUM STUCCO ON EXTERIOR OF WALLS.

LEGEND :

- LINE OF CONSTRUCTION ABOVE
- 2-HR RATED FIRE WALL. PROVIDE 5/8" TYPE X GYPSUM BOARD EACH SIDE. EXTEND TO BOTTOM OF ROOF SHEATHING.
- ACCESSIBLE PATH OF TRAVEL
- PATH OF TRAVEL
- F.E. FIRE EXTINGUISHER (RECESSED OR SEMI-RECESSED)
- SMOKE DETECTOR (CEILING MOUNTED)
- CARBON MONOXIDE DETECTOR (CEILING MOUNTED)
- SITE DRAINAGE (PER APPROVED GRADING PLANS)
- KNOX BOX
- FDC

PROJECT NAME & SITE ADDRESS:

801-817 S. 6TH ST
BURBANK CA 91501

Drawing Content :

SECOND FLOOR PLAN

Revisions : _____ Date : _____

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△	
△	

Designer : JPB
 Manager : FF
 Date : 03-30-2023
 Job No : 19-118-6TH

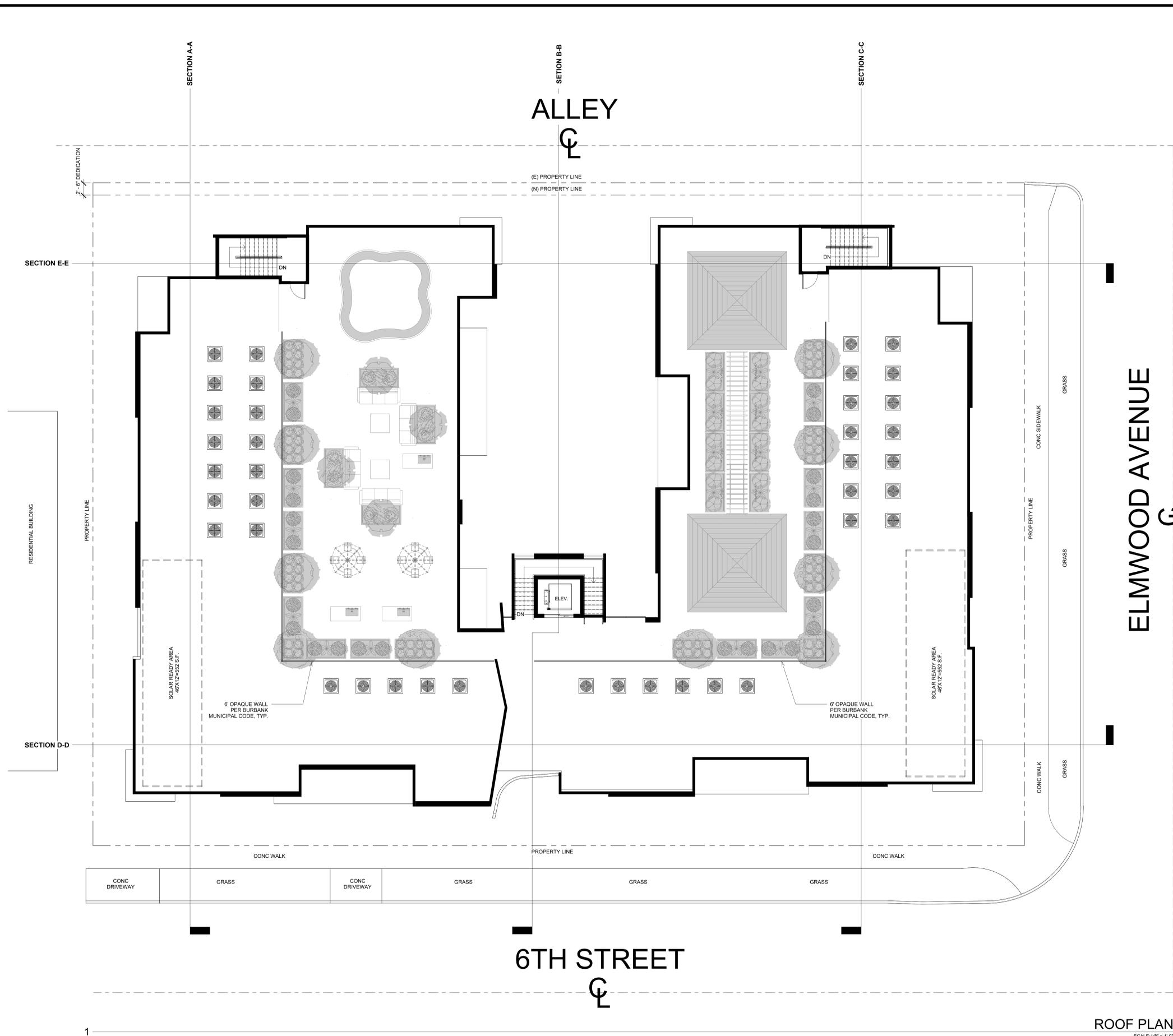
Drawing No :

A-2.2

BOLADar ck Design + N. BAUDE A.I.A. Architect, Inc.



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FLOOR PLAN GENERAL NOTES:

1. REFER TO ENLARGED PLANS, DOOR/WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
2. ALL FRAMED WALLS SHALL BE CHALKED OUT AND APPROVED PRIOR TO CONSTRUCTION.
3. ANY DISCREPANCIES FOUND IN ± V.I.F. DIMENSIONS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO CONSTRUCTION.
4. LANDING AT EXTERIOR DOORS SHALL BE 2" BELOW FINISHED FLOOR & SLOPED AWAY FROM THE BUILDING, 1/4" PER 12" MAX, U.N.O.
5. EGRESS WINDOW AT BEDROOMS SHALL BE MAX. OF 44" A.F.F., MIN. 20" WIDE & 24" HIGH WITH A TOTAL AREA OF 5.7 SQUARE FEET MIN.
6. SHOWER STALLS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 7.1 SQUARE FEET MIN. & BE ABLE TO ACCOMMODATE A MIN. 30" CIRCLE AT THE THRESHOLD LEVEL. THESE CLEARANCES SHALL BE MAINTAINED UP TO A MIN. HEIGHT OF 70" ABOVE SHOWER DRAIN & COVERED IN NON-ABSORBENT MATERIAL.
7. WALLS & SOFFIT OF ENCLOSED USABLE SPACE OF INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1-HR. FIRE-RESISTIVE CONSTRUCTION.
8. PROVIDE 70" MIN. HIGH NON-ABSORBENT MATERIAL ON ADJACENT WALLS TO SHOWERS.
9. DOOR JAMB OFFSET SHALL BE 3" MIN. ON HINGE SIDE, U.N.O.
10. GREEN CODE:
 - 9.1. THIS PROJECT SHALL COMPLY WITH:
 - 9.1.1. 2014 CALIFORNIA GREEN BUILDING STANDARDS CODE.
 - 9.2. THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES IN TABLE 9.303.2 FOUND AT G-002, GREEN NOTES.
 - 9.3. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. REFER TO G-002-1 GREEN BUILDING CODE PLAN CHECK NOTES, NOTE# 20.
 - 9.4. EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. REFER TO G-002-1 GREEN BUILDING CODE PLAN CHECK NOTES, NOTE #21.

WALL TYPES:

-  **ELEVATOR SHAFT WALL:**
2 HR FIRE RESISTIVE CONSTRUCTION. PROVIDE 2 LAYERS OF GYPSUM BOARD. SEE STRUCTURAL FOR DETAILS.
-  **EXTERIOR WALL:**
1 HR FIRE RESISTIVE CONSTRUCTION. EXTERIOR CONCRETE WALL. SEE STRUCTURAL.
-  **INTERIOR DOUBLE WALL:**
1 HR FIRE RESISTIVE CONSTRUCTION. 2x6 @ 16" O.C. FRAMING w/ R-19 BATT INSULATION. FINISH BOTH SIDES WITH 5/8" TYPE X GYPSUM BOARD.
-  **INTERIOR PARTITION WALL:**
1 HR FIRE RESISTIVE CONSTRUCTION. 2x4 @ 16" O.C. FRAMING. 5/8" TYPE X GYPSUM BOARD EACH SIDE. REFER TO ENLARGED FLOOR PLANS FOR BATHROOMS.
-  **SHORT WALL:**
2x6 @ 16" O.C. FRAMING. FINISH BOTH SIDES WITH SMOOTH PLASTER. REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS.

 6X6 POST

NOTE:
PROVIDE 1-HOUR FIRE RESISTIVE CONSTRUCTION ON ALL EXTERIOR WALLS. PROVIDE 5/8" TYPE X GYPSUM BOARD ON INTERIOR OF WALLS AND 7/8" MINIMUM STUCCO ON EXTERIOR OF WALLS.

LEGEND :

-  LINE OF CONSTRUCTION ABOVE
-  2-HR RATED FIRE WALL. PROVIDE 5/8" TYPE X GYPSUM BOARD EACH SIDE. EXTEND TO BOTTOM OF ROOF SHEATHING.
-  ACCESSIBLE PATH OF TRAVEL
-  PATH OF TRAVEL
-  F.E. FIRE EXTINGUISHER (RECESSED OR SEMI-RECESSED)
-  SMOKE DETECTOR (CEILING MOUNTED)
-  CARBON MONOXIDE DETECTOR (CEILING MOUNTED)
-  SITE DRAINAGE (PER APPROVED GRADING PLANS)
-  KNOX BOX
-  FDC

ROOF PLAN
SCALE: 1/8" = 1'-0"

BOLADar ck

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Drawing Content :

ROOF PLAN

BOLADar ck Design + N. BAULE A.I.A. Architect, Inc.

Revisions : _____ Date : _____

Designer : JPB
Manager : FF
Date : 03-30-2023
Job No : 19-118-6TH

Drawing No :

A-2.4

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MATERIALS & FINISHES:	
1 STUCCO BUILDING COLOR DUNN EDWARDS PAINT SPARKLING FROST OR EQUAL	7 HINKLEY ATLANTIS ALUMINUM 16"x6"x4" DARK SKY OUTDOOR LIGHT
2 ACCENT COLOR #1 DUNN EDWARDS PAINT SHINING KNIGHT OR EQUAL	8 CUSTOM CUT METAL PLANE
3 PARKING GARAGE GATE: RAS DOORS - ALUMINUM GRILLE GATE	9 CUSTOM ALUMINUM/FROSTED TEMPERED GLASS GATE
4 MILGARD WINDOWS AND PATIO DOORS - ALUMINUM - CLEAR ANODIZED	10 ALPINE SILVER OR SIMILAR COLOR FOR METAL CAPS, FASCIA, DOWNSPOUTS, GUTTERS, AND BALCONY RAILINGS
5 ARCHITECTURAL STONE CLADDING - LIMESTONE	11 CRL GLASS BALCONY RAILING
6 CUSTOM WROUGHT-IRON GATE & FENCE, COLOR: BLACK	12 WATER FEATURE
	13 JAMESHARDIE FIBER CEMENT SIDING WHITE

ELEVATION NOTES:

- REFER TO ENLARGED PLANS, DOOR/WINDOW SCHEDULE FOR ADDITIONAL INFORMATION
- ALL FRAMED WALLS SHALL BE CHALKED OUT AND APPROVED PRIOR TO CONSTRUCTION.
- EXTERIOR LIGHT FIXTURES SHALL HAVE LAMP TEMPERATURE RATING OF BETWEEN 2,700 TO 3,000 KELVIN DEGREES, FOR WARM LAMP APPEARANCE
- ALL BALCONY RAILINGS SHALL BE FROSTED GLASS TO CONCEAL ITEMS STORED ON BALCONIES.
- TO PROMOTE GREATER CONSISTENCY WITH THE DESIGN LANGUAGE OF THE BUILDING, THE ENTRY FENCE PANELS SHALL BE CLEAR GLASS, WITH A METAL GATE. IF A CRASH REQUIRE ON THE INTERIOR FOR EXISTING THE GARDEN IN AN EMERGENCY, A SOLID METAL PANEL, INTEGRATED WITH THE GATE DESIGN, SHALL CONCEAL IF FROM STREET VIEW.
- PARAPET FLASHING / COPING SHALL MATCH THE COLOR OF THE BUILDING WALL.
- THE EAST ELEVATION OF THE BUILDING AT THE REAR OF THE COURTYARD SHALL BE PAINTED AN ACCENT COLOR SIMILAR TO BUT LIGHTER THAN THE APPROVED WINDOW FRAMING COLOR.
- ALL METAL WORKS COLORS, INCLUDING BALCONY RAILING SUPPORTS AND CAPS, OPEN PERGOLAS, FENCING, LIGHTING, PARKING GARAGE GATES AND ANY NECESSARY HANDRAILS, THROUGHOUT SHALL MATCH AS CLOSELY AS POSSIBLE THE SILVER COLOR PRESENTED AT THE JANUARY 14, 2014 DESIGN COMMISSION MEETING.
- THE WINDOW FRAMING COLOR SHALL BE SIERRA PACIFIC # 43, TAN, AS PRESENTED AT THE JANUARY 14, 2014 DESIGN COMMISSION MEETING AND ON FILE WITH THE PLANNING DIVISION.
- SCUPPERS AND DOWNSPOUTS MATCH MAIN COLOR



BOLADar ck

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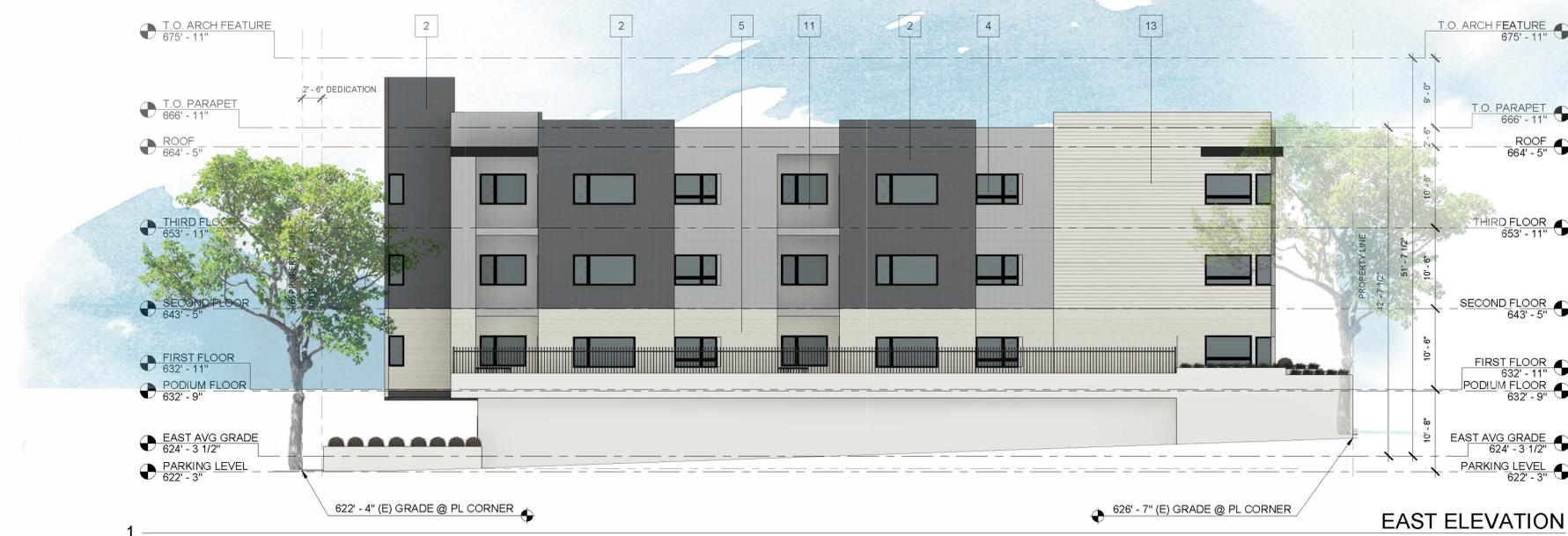
ELEVATIONS

Revisions : _____ Date : _____

Designer : JPB
Manager : FF
Date : 03-30-2023
Job No : 19-118-6TH

Drawing No :

A-3.0



MATERIALS & FINISHES:

1 STUCCO BUILDING COLOR DUNN EDWARDS PAINT SPARKLING FROST OR EQUAL	7 HINKLEY ATLANTIS ALUMINUM 16"x8"x4" DARK SKY OUTDOOR LIGHT
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	13 JAMESHARDIE FIBER CEMENT SIDING WHITE

- ELEVATION NOTES:**
- REFER TO ENLARGED PLANS, DOOR/WINDOW SCHEDULE FOR ADDITIONAL INFORMATION
 - ALL FRAMED WALLS SHALL BE CHALKED OUT AND APPROVED PRIOR TO CONSTRUCTION
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 - PARAPET FLASHING / COPING SHALL MATCH THE COLOR OF THE BUILDING WALL.
 - THE EAST ELEVATION OF THE BUILDING AT THE REAR OF THE COURTYARD SHALL BE PAINTED AN ACCENT COLOR SIMILAR TO BUT LIGHTER THAN THE APPROVED WINDOW FRAMING COLOR.
 - ALL METAL WORKS COLORS, INCLUDING BALCONY RAILING SUPPORTS AND CAPS, OPEN PERGOLAS, FENCING, LIGHTING, PARKING GARAGE GATES AND ANY NECESSARY HANDRAILS, THROUGHOUT SHALL MATCH AS CLOSELY AS POSSIBLE THE SILVER COLOR PRESENTED AT THE JANUARY 14, 2014 DESIGN COMMISSION MEETING.
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 - SCUPPERS AND DOWNSPOUTS MATCH MAIN COLOR



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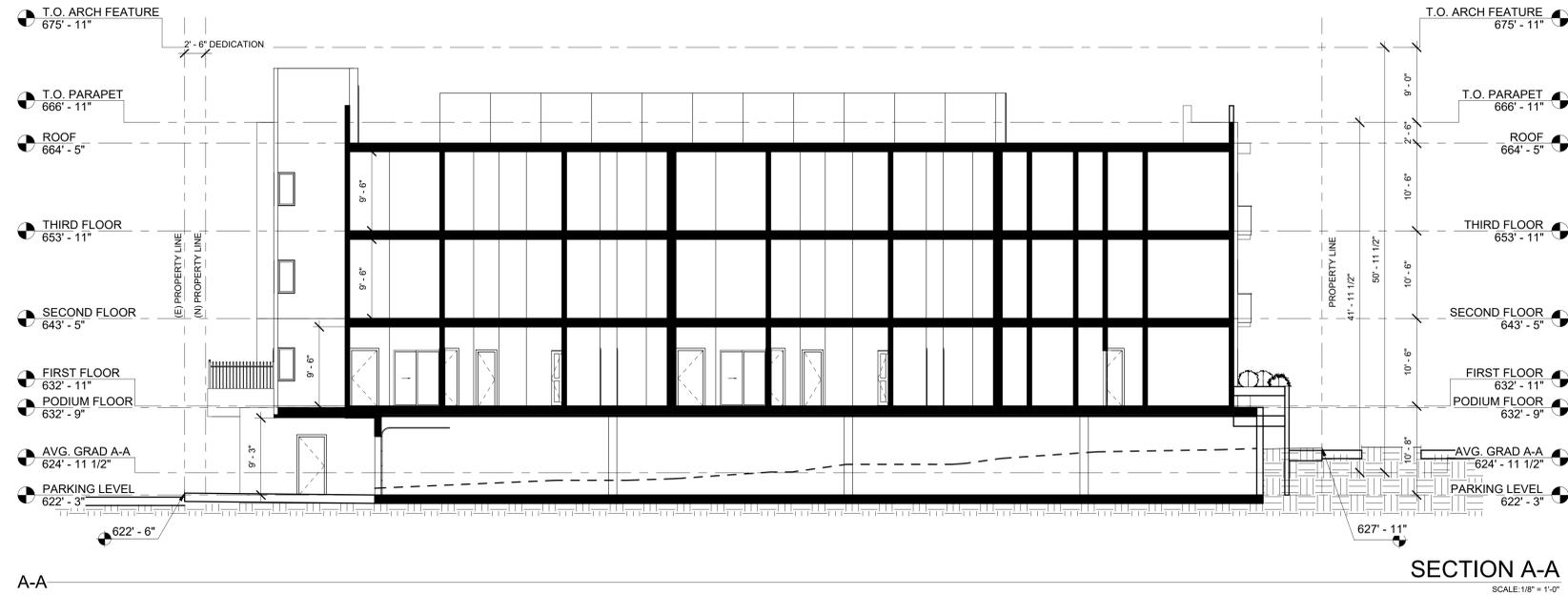
ELEVATIONS

Revisions : _____ Date : _____

Designer :	JPB
Manager :	FF
Date :	03-30-2023
Job No :	19-118-6TH

Drawing No : _____

A-3.1



A-A

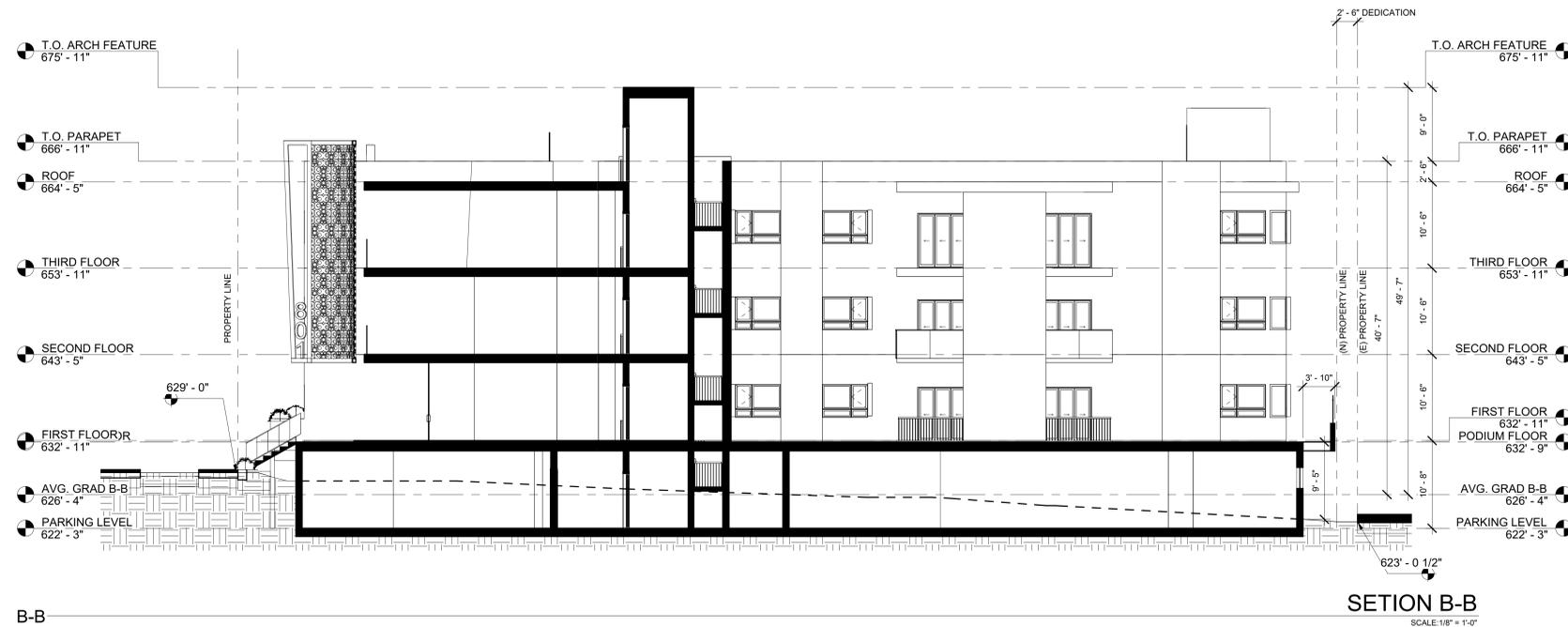
SECTION A-A
 SCALE: 1/8" = 1'-0"

PROJECT NAME & SITE ADDRESS:

801-817 S. 6TH ST
 BURBANK CA 91501

Drawing Content :

SECTION 1-2



B-B

SECTION B-B
 SCALE: 1/8" = 1'-0"

Revisions : Date :

Revisions	Date
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Designer : JPB
 Manager : FF
 Date : 03-30-2023
 Job No : 19-118-6TH

Drawing No :

A-4.0

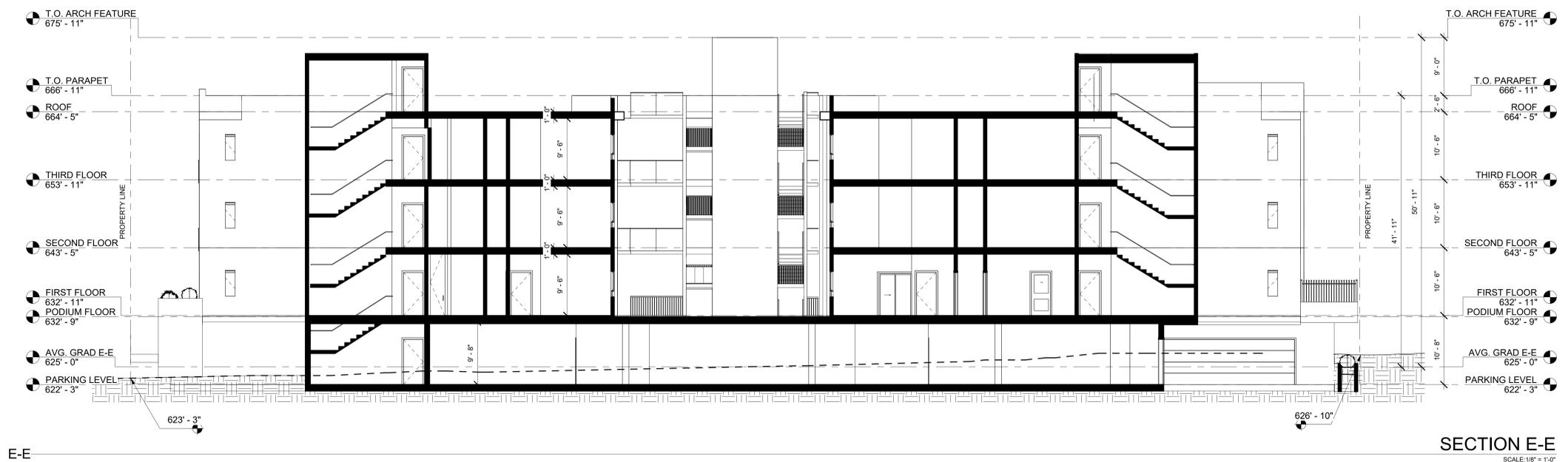
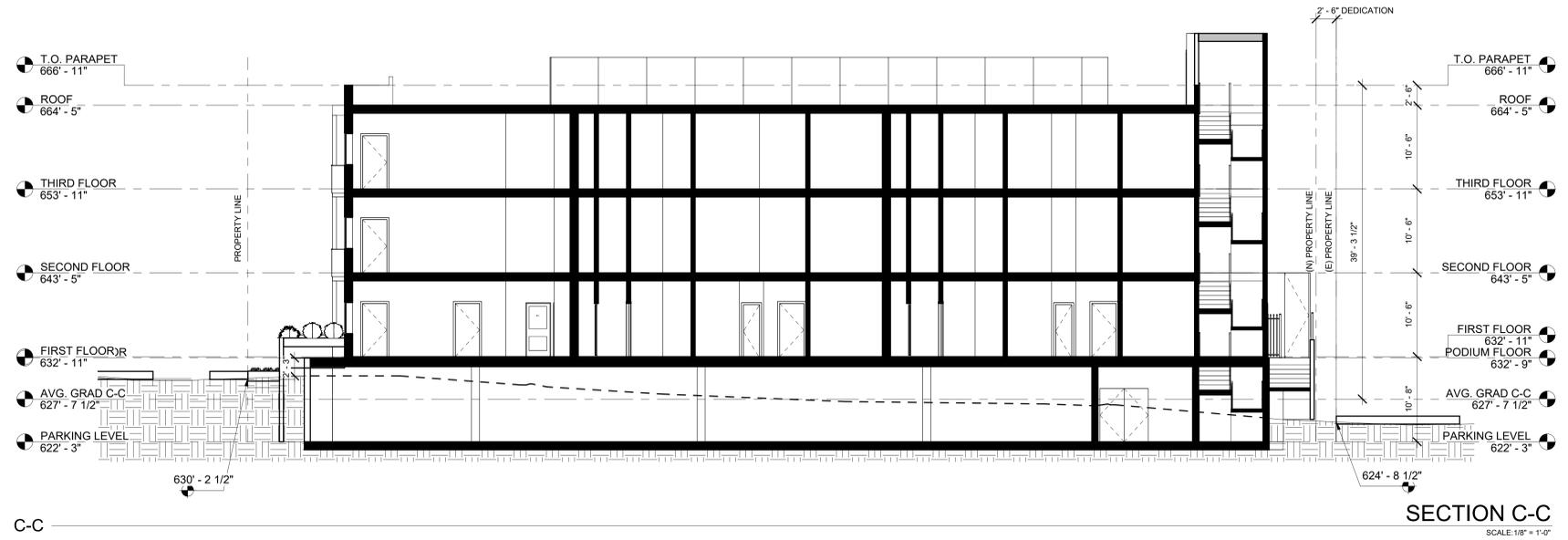
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801-817 S. 6TH ST
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Drawing Content :

SECTION 3-4-5



Revisions: _____ Date: _____

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Designer : JPB
 Manager : FF
 Date : 03-30-2023
 Job No : 19-118-6TH

Drawing No :



DATE 08-11-20

SCALE AS SHOWN

DRAWN BY SH

CHECKED BY AA

REVISIONS/PLAN LOG

PROJECT AND CLIENT NAME

6TH STREET RESIDENCE

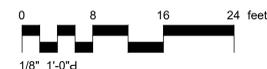
801-817 6TH STREET
BURBANK, CA 91501

SHEET DESCRIPTION

GROUND FLOOR
LANDSCAPE PLAN

SHEET NUMBER L-1.0 OF 3
PROJECT NUMBER

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DATE 08-11-20
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CHECKED BY AA

REVISIONS/PLAN LOG

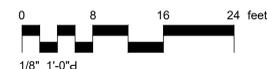
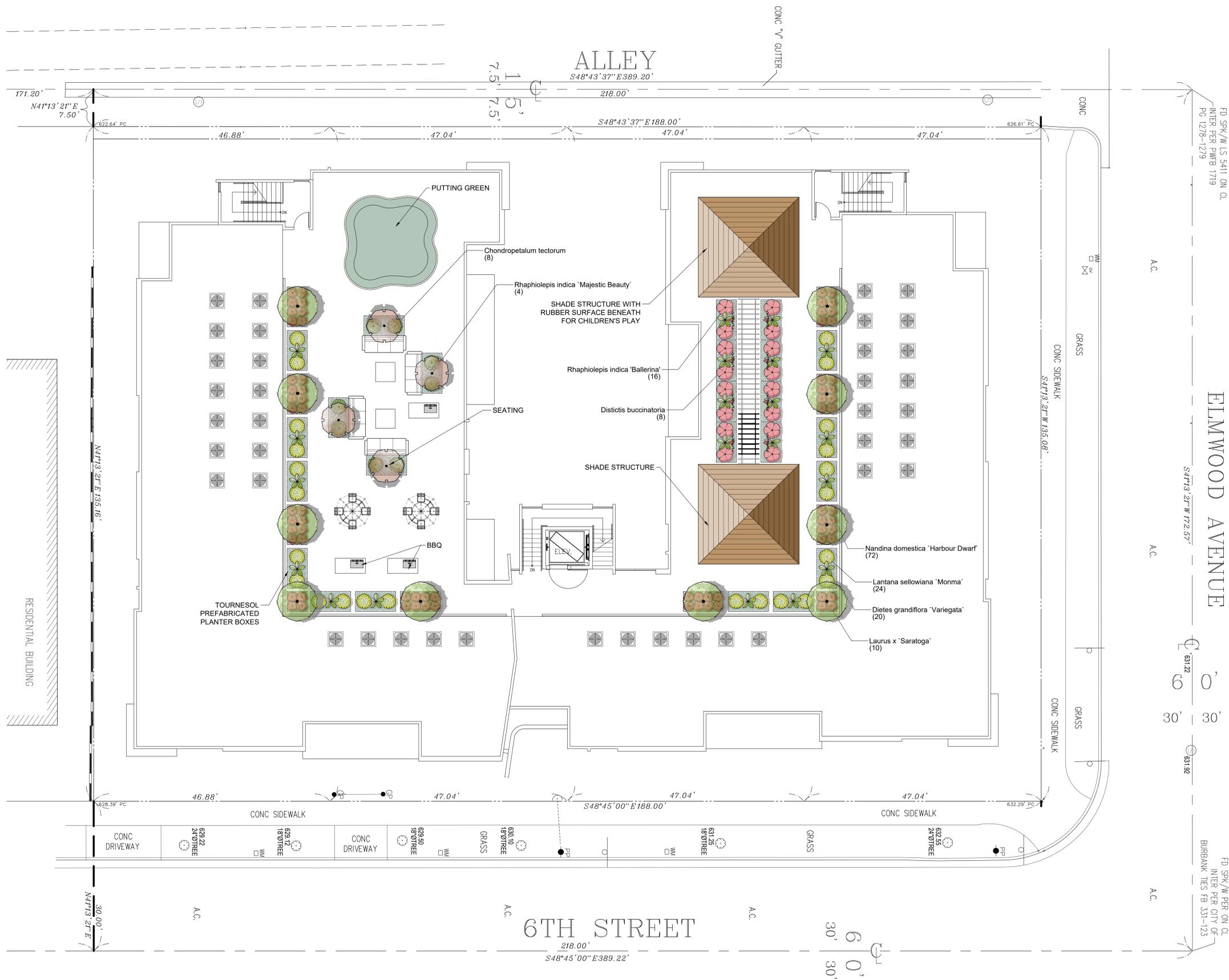
PROJECT AND CLIENT NAME

6TH STREET RESIDENCE

801-817 6TH STREET
BURBANK, CA 91501

SHEET DESCRIPTION

ROOF DECK
LANDSCAPE PLAN



PLANT SCHEDULE GROUND FLOOR

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
	Agonis flexuosa 'Jervis Bay Afterdark'	Red Peppermint Tree	15 gal	Low	6
	Existing Tree		Existing	Moderate	6
	Laurus x 'Saratoga'	Saratoga Hybrid Laurel	15 gal	Low	5
	Rhaphiolepis indica 'Majestic Beauty'	Majestic Beauty Indian Hawthorn	15 gal	Low	3
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
	Agave attenuata 'Huntington Blue'	Century Plant	5 gal	Low	19
	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 gal	Low	90
	Carex tumulicola	Foothill Sedge	1 gal	Low	29
	Chondropetalum tectorum	Cape Rush	1 gal	Low	15
	Diets grandiflora 'Variegata'	Striped Fortnight Lily	5 gal	Low	21
	Hardenbergia violacea	Lilac Vine	5 gal	Low	35
	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	1 gal	Low	35
	Phormium tenax 'Jack Spratt'	New Zealand Flax	1 gal	Low	327
	Rhaphiolepis indica 'Conor'	Eleanor Tabor Indian Hawthorn	5 gal	Low	31
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
	Senecio mandraliscae 'Blue Chalk Sticks' Space 18" o.c.	Senecio	1 gal	Low	950 sf

PLANT SCHEDULE ROOF DECK

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
	Laurus x 'Saratoga'	Saratoga Hybrid Laurel	15 gal	Low	10
	Rhaphiolepis indica 'Majestic Beauty'	Majestic Beauty Indian Hawthorn	15 gal	Low	4
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
	Chondropetalum tectorum	Cape Rush	1 gal	Low	8
	Diets grandiflora 'Variegata'	Striped Fortnight Lily	5 gal	Low	20
	Distictus buccinatoria	Blood Red Trumpet Vine	5 gal	Moderate	8
	Lantana sellowiana 'Monma'	White Lightnin'® Trailing Lantana	1 gal	Very Low	24
	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	1 gal	Low	72
	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal	Low	16

NOTE : PROVIDE MINIMUM SOIL DEPTH OF 24" FOR ALL PLANTERS, AND 36" FOR PLANTERS WITH TREES. LID PLANTERS TO BE DESIGNED BY CIVIL ENGINEER.



Agonis flexuosa 'Jervis Bay Afterdark'



Laurus 'Saratoga'



Rhaphiolepis 'Majestic Beauty'



Agave attenuata



Callistemon viminalis 'Little John'



Carex tumulicola



Chondropetalum tectorum



Diets variegata



Distictus buccinatoria



Hardenbergia 'Happy Wanderer'



Lantana 'White Lightning'



Nandina 'Harbor Dwarf'



Phormium t. 'Jack Spratt'



Rhaphiolepis indica



Senecio 'Blue Chalk Sticks'



DATE 08-11-20

SCALE AS SHOWN

DRAWN BY SH

CHECKED BY AA

REVISIONS/PLAN LOG

PROJECT AND CLIENT NAME

6TH STREET RESIDENCE

801-817 6TH STREET
BURBANK, CA 91501

SHEET DESCRIPTION

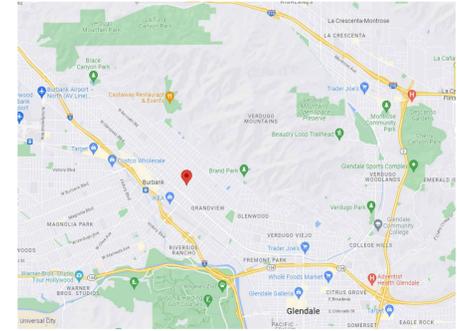
PLANT LEGENDS
AND GALLERY

SHEET NUMBER L-1.2 OF 3

PROJECT NUMBER

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CITY OF BURBANK GRADING AND DRAINAGE PLAN 801-817 S 6TH STREET



GENERAL NOTES:

1. ALL WORK SHALL BE DONE UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER. DURING AND UPON COMPLETION OF THE WORK, A CERTIFICATE SIGNED BY A REGISTERED CIVIL ENGINEER SHALL BE FILED WITH THE CITY ENGINEER CERTIFYING THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THIS PERMIT AND THE WHITTIER MUNICIPAL CODE. INCLUDED WITH THIS CERTIFICATE SHALL BE A MAP SHOWING THE ELEVATIONS OF THE LOTS AND SLOPES OF ALL BANKS, AS CONSTRUCTED.
2. DURING ALL GRADING OPERATIONS, ADEQUATE PROTECTION SHALL BE PROVIDED FOR ADJOINING PROPERTY OR PROPERTY LOCATED AT LOWER ELEVATIONS WHERE EROSION MAY CAUSE DAMAGE OR NUISANCE. PROTECTION SHALL ALSO BE PROVIDED FOR ADJOINING PUBLIC WAYS. A DESILTING BASIN SHALL BE MAINTAINED ON THE PROPERTY AT ALL TIMES TO RETAIN ALL DIRT AND SILT WITHIN THE PROPOSED DEVELOPMENT BOUNDARIES. THE APPLICANT SHALL SUBMIT A PLAN IN WRITING SPECIFYING THE MANNER IN WHICH PROTECTION WILL BE PROVIDED FOR THE ADJOINING PROPERTIES.
3. A COMPREHENSIVE GENERAL LIABILITY INSURANCE CERTIFICATE SHALL BE PRESENTED TO THE CITY ENGINEER SHOWING SAME TO BE IN EFFECT FOR NOT LESS THAN \$500,000 COMBINED SINGLE LIMIT OCCURRENCE. THE APPLICANT SHALL FURNISH THE CITY WITH A CERTIFICATE CONTAINING A THIRTY (30) DAY CANCELLATION NOTICE CLAUSE AND SHALL NAME THE CITY AS ADDITIONAL INSURED.
4. A SURETY BOND OR CASH DEPOSIT IN THE SUM OF \$ _____ SHALL BE PROVIDED TO THE CITY ENGINEER GUARANTEEING THE COMPLETION OF THE EXCAVATION WORK SHOWN ON THE GRADING PLAN AND IN THE MANNER THE COMPLETION OF THE EXCAVATION WORK SHOWN ON THE GRADING PLAN AND IN THE MANNER SPECIFIED IN THE GRADING PERMIT. THE FOLLOWING WORK SHALL BE COVERED BY THIS BOND:
 - a. THE COMPLETION OF THE EXCAVATION WORK AS SHOWN ON THE GRADING PLAN AND IN THE MANNER SPECIFIED IN THE GRADING PERMIT AND UNDER THE CONDITIONS SET FOR THE APPROVAL OF THE DEVELOPMENT.
 - b. INSTALLATION OF PAVED DRAINS AS SHOWN ON THE APPROVED GRADING PLAN.
 - c. CONSTRUCTION OF DRAINAGE PIPES, CONDUITS, AND DRAINAGE STRUCTURES AS SHOWN ON THE APPROVED GRADING PLAN AND AS REQUIRED BY THE GRADING PERMIT.
 - d. THE PROTECTION OF ALL SLOPES IMMEDIATELY UPON COMPLETION WITH SEEDING OR OTHER FORMS OF APPROVED EROSION CONTROL DEVICE.
 - e. THE IMPROVEMENT OF ALL STREETS AS REQUIRED BY THE TENTATIVE APPROVAL OF THE DEVELOPMENT.
5. THE GRANTING OF THIS PERMIT SHALL NOT BE CONSTRUED TO AUTHORIZE APPLICANT TO DO GRADING WORK OUTSIDE THE BOUNDARIES OF THE PROPERTY OWNED BY THE APPLICANT. EVIDENCE OF PERMISSION TO WORK ON ADJOINING PROPERTIES SHALL BE SUBMITTED IN WRITING TO THE CITY ENGINEER BEFORE DOING ANY WORK ON SUCH PROPERTY.
6. NO WORK SHALL BE DONE BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. OR ON SUNDAYS.
7. ALL RETAINING WALLS SHALL BE CONSTRUCTED UNDER PERMIT FROM THE CITY OF WHITTIER BUILDING DEPARTMENT.
8. ALL DRIVEWAY APRONS SHALL BE APPROVED BY THE TRAFFIC ENGINEER AND CONSTRUCTED UNDER PERMIT FROM THE CITY OF WHITTIER PUBLIC WORKS DEPARTMENT.
9. DUST SHALL BE CONTROLLED BY SPRINKLING AS REQUIRED BY THE CITY ENGINEER.
10. BEFORE EXPORTING ANY DIRT FROM THE SITE, A PERMIT SHALL BE OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF WHITTIER.
11. ADDITIONAL CONDITIONS MAY BE IMPOSED FROM TIME TO TIME BY THE CITY ENGINEER TO ALLEVIATE TRAFFIC AND NUISANCE CONDITIONS.
12. CUT SLOPES: THE MAXIMUM ALLOWABLE STEEPNESS OF CUT SLOPES IS 2:1. STEEPER SLOPES MAY BE PERMITTED BY THE CITY ENGINEER ONLY AFTER INVESTIGATION AND RECOMMENDATION BY A SOILS ENGINEER OR GEOLOGIST THAT THE PROPOSED STEEPER SLOPE WILL BE STABLE AND NOT CREATE HAZARD. AN APPROVED DRAINAGE DITCH SHALL BE CONSTRUCTED ACROSS THE TOP OF ALL CUT SLOPES.
13. FILL SLOPES: THE ALLOWABLE SLOPE FOR FILL BANKS IS 2:1 MAXIMUM.
14. COMPACTION OF FILLS:
 - a. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL AND CERTIFICATES FROM AN ACCREDITED LABORATORY OR CIVIL ENGINEER SHOWING THE DEGREE OF COMPACTION SHALL BE PROVIDED THE CITY ENGINEER AND BUILDING SUPERINTENDENT, TOGETHER WITH A TABULATION OF THE PERCENT COMPACTION OBTAINED IN THEIR VARIOUS TESTS AND A PLAN SHOWING THE LOCATION OF THE TESTS.
 - b. COMPACTION MAY BE REDUCED TO A MINIMUM OF 85% WITHIN THE OUTER EIGHT INCHES OF FILL SLOPE SURFACES. WHEN COMPARATIVE EFFORT SIMILAR TO GRID ROLLING IS USED ON THE SURFACE, OR
 - c. COMPACTION MAY BE LESS THAN 90% IF THE FILL IS NOT INTENDED TO SUPPORT STRUCTURES AND COMPACTION IS NOT OTHERWISE REQUIRED FOR SAFETY. PRIOR APPROVAL WILL BE REQUIRED FROM THE CITY ENGINEER FOR COMPACTION OF LESS THAN 90%.
 - d. SLOPE SURFACES MAY BE SCARIFIED OR TOP SOIL ADDED, PROVIDED SUCH LOOSE MATERIALS ARE NOT OVER THREE INCHES THICK.
15. DRAINAGE FROM ALL LOTS SHALL BE CARRIED TO THE CURB LINE IN A MANNER THAT WILL PREVENT DAMAGE TO THE PROPOSED IMPROVEMENTS.
16. COMPACTION METHODS:
 - a. THE SPACE OVER WHICH FILLS ARE TO BE MADE SHALL FIRST BE CLEARED OF ALL TRASH, BRUSH, TREES, STUMPS, TIMBER, OR DEBRIS AND SHALL BE SCARIFIED.
 - b. WHEN AN EXISTING FILL IS TO BE WIDENED OR A NEW FILL IS TO BE MADE, THE NEW MATERIAL SHALL BE BONDED TO THE OLD BY PLOWING DEEP LONGITUDINAL FURROWS.
 - c. ALL FILLING SHALL BE DONE WITH GOOD SOUND EARTH OR GRAVEL, AND NO OIL CAKE, MACADAM, BITUMINOUS PAVEMENT, CONCRETE OR OTHER LUMPY MATERIAL SHALL BE USED IN THE FILL UNLESS THE SAME IS SCATTERED AND THE LUMPS DO NOT EXCEED FOUR (4) INCHES IN DIAMETER AND ARE NOT PLACED WITHIN ONE (1) FOOT OF SUB-GRADE.
 - d. SLOPE BENCHING (6 FEET MINIMUM WIDTH) SHALL BE REQUIRED WHERE FILLS ARE PLACED ON A NATURAL GRADE EXCEEDING FIVE (5) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL.

BEST MANAGEMENT PRACTICE NOTES

1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDEED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/ OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/ OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

PRINT NAME _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

SIGNATURE _____ DATE _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

LOTS 28, 29, 30 AND 31 OF TRACT 6694, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES AS SHOWN ON MAP RECORDED IN BOOK 77 PAGE 55 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN : 5621-026-008, 5621-026-009, 5621-026-024

LAND AREA:

CONTAINING A TOTAL AREA OF 25,404.67 SQ. FT., OR 0.5832 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THE BEARING NORTH 48° 45' 00" WEST, ON THE CENTERLINE OF 6TH STREET AS SHOWN ON TRACT NUMBER 6694 MAP BOOK 77 PAGE 55, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

INDEX OF DRAWINGS:

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EROSION & SEDIMENT CONTROL PLAN	ESCP-2
EROSION & SEDIMENT CONTROL DETAIL (CASQA BMP # WM-8 & WM-3)	ESCP-3
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EROSION & SEDIMENT CONTROL DETAIL (CASQA BMP # WE-1)	ESCP-6

NO.	DATE

OWNER : MR. JOHN M. GERRO
PROJECT ADDRESS : 801 S 6TH STREET BURBANK, CALIFORNIA 91501

GENERAL GRADING NOTES INDEX OF SHEET

ZENITH ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERING • STRUCTURAL • LAND SURVEYING
5122 KATELLA AVENUE SUITE 210, LOS ALAMITOS, CA 90720
TEL. NO. : 714-576-7725 EMAIL : info@zenithceis.com

PREPARED UNDER THE DIRECT SUPERVISION OF:



03/30/25
DATE

DESIGNED BY: M.D.

CHECKED BY: G.B.B.

JOB NO. : Z-23-0430
SCALE: AS SHOWN
DATE: 03/30/23
SHEET NAME: C-1
SHEET : 1 OF 10

 CALL TOLL FREE 1-800 227-2600 TWO WORKING DAYS BEFORE YOU DIG	SOIL ENGINEER & ENGINEERING GEOLOGIST NAME: _____ ADDRESS: _____ TEL. NO.: _____	SOIL ENGINEER APPROVAL THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED: _____ DATE _____	APPROVED BY: CITY OF BURBANK CITY ENGINEER _____ DATE _____ R.C.E. _____ EXP. _____
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EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES

1. IN CASE OF EMERGENCY, CALL GIL B. BERMEJO AT PHONE NO. 714-576-7725

2. TOTAL DISTURBED AREA 0.5832 AC WDDID # N/A

1. RISK LEVEL MORE THAN 1 ACRE 1 2 3 (CIRCLE ONE AS DETERMINED BY STATE GENERAL PERMIT FOR SITES GREATER THAN 1 ACRE)

- A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
- TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPS TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

GIL B. BERMEJO
CIVIL ENGINEER/QSD SIGNATURE

DATE

21. THE FOLLOWING NOTES MUST BE ON PLANS.

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

OWNER OR AUTHORIZED REPRESENTATIVE(PERMITTEE)

DATE

22. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.

BEST MANAGEMENT PRACTICE NOTES

- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
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- "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/ OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/ OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

PRINT NAME _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

SIGNATURE _____ DATE _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

THE FOLLOWING BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 2009, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT(ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY COUNTY INSPECTORS.)

EROSION CONTROL

- EC1 - SCHEDULING
- EC2 - PRESERVATION OF EXISTING VEGETATION
- EC3 - HYDRAULIC MULCH
- EC4 - HYDROSEEDING
- EC5 - SOIL BINDERS
- EC6 - STRAW MULCH
- EC7 - GEOTEXTILES AND MATS
- EC8 - WOOD MULCHING
- EC9 - EARTH DIKES AND DRAINAGE SWALES
- EC10 - VELOCITY DISSIPATION DEVICE
- EC11 - SLOPE DRAINS
- EC12 - STREAMBANK STABILIZATION
- EC13 - POLYACRYLAMIDE

TEMPORARY SEDIMENTS CONTROL

- SE1 - SILT FENCE
- SE2 - SEDIMENT BASIN
- SE3 - SEDIMENT TRAP
- SE4 - CHECK DAM
- SE5 - FIBER ROLLS
- SE6 - GRAVEL BAG BERM
- SE7 - STREET SWEEPING AND VACCUING
- SE8 - SAND BAG BARRIER
- SE9 - STORM DRAIN INLET PROTECTION

WIND EROSION CONTROL

- WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

- TC1 - STABILIZED CONSTRUCTION ENTRANCE
- TC2 - STABILIZED CONSTRUCTION ROADWAY
- TC3 - ENTRANCE/OUTLET TIRE TRASH

NON-STORMWATER MANAGEMENT

- NS1 - WATER CONSTRUCTION PRACTICE
- NS2 - DEWATERING OPERATIONS
- NS3 - PAVING AND GRINDING OPERATIONS
- NS4 - TEMPORARY STREAM CROSSING
- NS5 - CLEAR WATER DIVERSION
- NS6 - ILLICIT CONNECTION/DISCHARGE
- NS7 - POTABLE WATER/ IRRIGATION
- NS8 - VEHICLE AND EQUIPMENT CLEANING
- NS9 - VEHICLE AND EQUIPMENT FUELING
- NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
- NS11 - PILE DRIVING OPERATIONS
- NS12 - CONCRETE CURING
- NS13 - CONCRETE FINISHING
- NS14 - MATERIAL AND EQUIPMENT USE
- NS15 - DEMOLISION ADJACET TO WATER
- NS16 - TEMPORARY BATCH PLANTS

WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL

- WM1 - MATERIAL DELIVERY AND STORAGE
- WM2 - MATERIAL USE
- WM3 - STOCKPILE MANAGEMENT
- WM4 - SPILL PRESERVATION AND CONTROL
- WM5 - SOLID WASTE MANAGEMENT
- WM6 - HAZARDOUS WASTE MANAGEMENT
- WM7 - CONTAMINATION SOIL MANAGEMENT
- WM8 - CONCRETE WASTE MANAGEMENT
- WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
- WM10 - LIQUID WASTE MANAGEMENT

NO.	DATE	REVISIONS	

OWNER : **MR. JOHN M. GERRO**
PROJECT ADDRESS : **801 S 6TH STREET
BURBANK, CALIFORNIA 91501**

TEMPORARY EROSION AND SEDIMENT CONTROL NOTES

ZENITH ENGINEERING & SURVEYING, INC
CIVIL ENGINEERING • STRUCTURAL • LAND SURVEYING
5122 KATELLA AVENUE SUITE 210, LOS ALAMITOS, CA 90720
TEL. NO. : 714-576-7725 EMAIL : info@zenithceils.com

PREPARED UNDER THE DIRECT SUPERVISION OF:



03/30/25
DATE

DESIGNED BY: **M.D.**

CHECKED BY: **G.B.B.**

JOB NO. : **Z-23-0430**

SCALE: **AS SHOWN**

DATE: **03/30/23**

SHEET NAME

ESCP-1

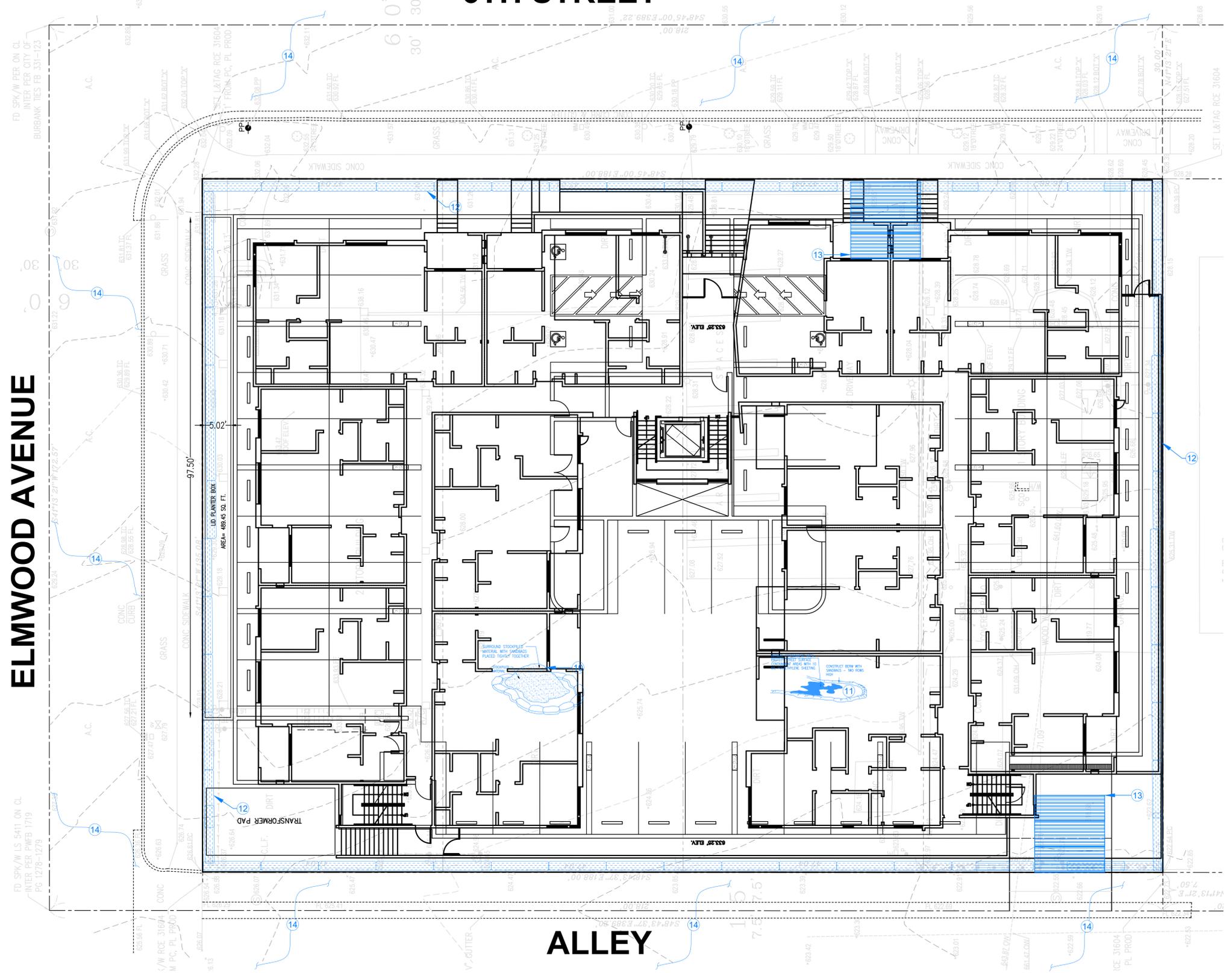
SHEET : **5 OF 10**

<p>UNDERGROUND SERVICE ALERT</p> <p>CALL TOLL FREE 1-800 227-2600 TWO WORKING DAYS BEFORE YOU DIG</p>	<p>SOIL ENGINEER & ENGINEERING GEOLOGIST</p>	<p>SOIL ENGINEER APPROVAL</p>	<p>APPROVED BY: CITY OF BURBANK</p>
	<p>NAME:</p>	<p>THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED:</p>	<p>CITY ENGINEER _____ DATE</p>
	<p>ADDRESS:</p>	<p>_____ DATE</p>	<p>R.C.E. _____ EXP. _____</p>
	<p>TEL. NO.:</p>	<p>_____ DATE</p>	<p>_____</p>

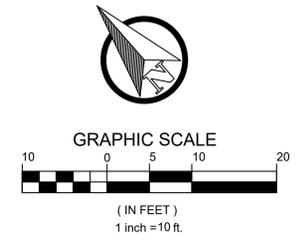
ELMWOOD AVENUE

6TH STREET

ALLEY



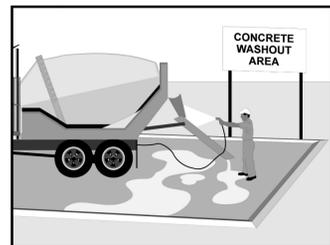
- BMP CONSTRUCTION NOTES:**
- ⑩ PROTECT STOCKPILED MATERIALS FROM EROSION PER CASQA BMP # WM-3 (SEE DETAIL ON SHEET ESCP-3)
 - ⑪ PROVIDE BERMED CONCRETE AND MORTAR WASHOUT CONTAINMENT AREA PER CASQA BMP # WM-8 (SEE DETAIL ON SHEET ESCP-3)
 - ⑫ INSTALL SAND BAG BERM PER CASQA BMP # SE-8 (SEE DETAIL ON SHEET ESCP-4)
 - ⑬ INSTALL STABILIZED CONSTRUCTION ENTRANCE PER CASQA BMP # TC-1 (SEE DETAIL ON SHEET ESCP-5)
 - ⑭ PROVIDE STREET SWEEPING AND VACUUMING PER CASQA BMP # SE-7 (SEE DETAIL ON ESCP-4)
 - ⑮ PROVIDE WIND EROSION CONTROL/DUST CONTROL PER CASQA BMP # WE-1 (SEE DETAIL ON ESCP-6)



UNDERGROUND SERVICE ALERT CALL TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG	SOIL ENGINEER & ENGINEERING GEOLOGIST NAME: _____ ADDRESS: _____ TEL. NO.: _____	SOIL ENGINEER APPROVAL THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED: _____ DATE	APPROVED BY: CITY OF BURBANK CITY ENGINEER _____ DATE _____ R.C.E. _____ EXP. _____
	DESIGNED BY: M.D. CHECKED BY: G.B.B.		

OWNER: MR. JOHN M. GERRO PROJECT ADDRESS: 801 S 6TH STREET BURBANK, CALIFORNIA 91501	REVISIONS NO. DATE
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN	NO. DATE
 ZENITH ENGINEERING & SURVEYING, INC. CIVIL ENGINEERING • STRUCTURAL • LAND SURVEYING 5122 KATELLA AVENUE SUITE 210, LOS ALAMITOS, CA 90720 TEL. NO.: 714-576-7725 EMAIL: info@zenithcells.com	PREPARED UNDER THE DIRECT SUPERVISION OF:
JOB NO.: Z-23-0430 SCALE: AS SHOWN DATE: 03/30/23 SHEET NAME: ESCP-2 SHEET: 6 OF 10	03/30/25 DATE

Concrete Waste Management WM-8



- Categories**
- EC Erosion Control
 - SE Sediment Control
 - TC Tracking Control
 - WE Wind Erosion Control
 - NS Non-Stormwater Management Control
 - WM Waste Management and Materials Pollution Control
- Legend:**
- Primary Category
 - Secondary Category

Description and Purpose
Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Effluent Limits (NEL) and Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

Suitable Applications
Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.

- Targeted Constituents**
- Sediment
 - Nutrients
 - Trash
 - Metals
 - Bacteria
 - Oil and Grease
 - Organics

Potential Alternatives
None



Concrete Waste Management WM-8

- Concrete trucks and other concrete-coated equipment are washed onsite.
- Mortar-mixing stations exist.
- Stucco mixing and spraying.
- See also NS-8, Vehicle and Equipment Cleaning.

Limitations
Offsite washout of concrete wastes may not always be possible.
Multiple washouts may be needed to assure adequate capacity and to allow for evaporation.

Implementation
The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Store dry and wet materials under cover, away from drainage areas. Refer to WM-1, Material Delivery and Storage for more information.
- Avoid mixing excess amounts of concrete.
- Perform washout of concrete trucks in designated areas only, where washout will not reach stormwater.
- Do not wash out concrete trucks into storm drains, open ditches, streets, streams or onto the ground. Trucks should always be washed out into designated facilities.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:
 - On larger sites, it is recommended to locate washout areas at least 50 feet from storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
 - Washout wastes into the temporary washout where the concrete can set, be broken up, and then disposed properly.
 - Washout should be lined so there is no discharge into the underlying soil.
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose in the trash.
- See typical concrete washout installation details at the end of this fact sheet.

Education
Educate employees, subcontractors, and suppliers on the concrete waste management techniques described herein.

Concrete Waste Management WM-8

- Arrange for contractor's superintendent or representative to oversee and enforce concrete waste management procedures.
- Discuss the concrete management techniques described in this BMP (such as handling of concrete waste and washout) with the ready-mix concrete supplier before any deliveries are made.

Concrete Demolition Wastes
Stockpile concrete demolition waste in accordance with BMP WM-3, Stockpile Management.

Dispose of or recycle hardened concrete waste in accordance with applicable federal, state or local regulations.

Concrete Slurry Wastes
PCC and AC waste should not be allowed to enter storm drains or watercourses.

PCC and AC waste should be collected and disposed of or placed in a temporary concrete washout facility (as described in Onsite Temporary Concrete Washout Facility, Concrete Transit Truck Washout Procedures, below).

A foreman or construction supervisor should monitor onsite concrete working tasks, such as saw cutting, coring, grinding and grooving to ensure proper methods are implemented.

Saw-cut concrete slurry should not be allowed to enter storm drains or watercourses. Residue from grinding operations should be picked up by means of a vacuum attachment to the grinding machine or by sweeping. Saw cutting residue should not be allowed to flow across the pavement and should not be left on the surface of the pavement. See also NS-3, Paving and Grinding Operations; and WM-10, Liquid Waste Management.

Concrete slurry residue should be disposed in a temporary washout facility (as described in Onsite Temporary Concrete Washout Facility, Concrete Transit Truck Washout Procedures, below) and allowed to dry. Dispose of dry slurry residue in accordance with WM-5, Solid Waste Management.

Onsite Temporary Concrete Washout Facility, Transit Truck Washout Procedures

Temporary concrete washout facilities should be located a minimum of 50 ft from storm drain inlets, open drainage facilities, and watercourses. Each facility should be located away from construction traffic or access areas to prevent disturbance or tracking.

A sign should be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

Temporary concrete washout facilities should be constructed above grade or below grade at the option of the contractor. Temporary concrete washout facilities should be constructed and maintained in sufficient quantity and size to contain all liquid and concrete waste generated by washout operations.

Concrete Waste Management WM-8

- Temporary washout facilities should have a temporary pit or bermed areas of sufficient volume to completely contain all liquid and waste concrete materials generated during washout procedures.
- Temporary washout facilities should be lined to prevent discharge to the underlying ground or surrounding area.
- Washout of concrete trucks should be performed in designated areas only.
- Only concrete from mixer truck chutes should be washed into concrete wash out.
- Concrete washout from concrete pumper bins can be washed into concrete pumper trucks and discharged into designated washout area or properly disposed of or recycled offsite.
- Once concrete wastes are washed into the designated area and allowed to harden, the concrete should be broken up, removed, and disposed of per WM-5, Solid Waste Management. Dispose of or recycle hardened concrete on a regular basis.
- Temporary Concrete Washout Facility (Type Above Grade)
 - Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this BMP, with a recommended minimum length and minimum width of 10 ft; however, smaller sites or jobs may only need a smaller washout facility. With any washout, always maintain a sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations.
 - Materials used to construct the washout area should conform to the provisions detailed in their respective BMPs (e.g., SE-8 Sandbag Barrier).
 - Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.
 - Alternatively, portable removable containers can be used as above grade concrete washouts. Also called a "roll-off"; this concrete washout facility should be properly sealed to prevent leakage, and should be removed from the site and replaced when the container reaches 75% capacity.
- Temporary Concrete Washout Facility (Type Below Grade)
 - Temporary concrete washout facilities (type below grade) should be constructed as shown on the details at the end of this BMP, with a recommended minimum length and minimum width of 10 ft. The quantity and volume should be sufficient to contain all liquid and concrete waste generated by washout operations.
 - Lath and flagging should be commercial type.
 - Plastic lining material should be a minimum of 10 mil polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

Concrete Waste Management WM-8

The base of a washout facility should be free of rock or debris that may damage a plastic liner.

Removal of Temporary Concrete Washout Facilities
When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and properly disposed or recycled in accordance with federal, state or local regulations. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and properly disposed or recycled in accordance with federal, state or local regulations.

Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

Costs
All of the above are low cost measures. Roll-off concrete washout facilities can be more costly than other measures due to removal and replacement; however, provide a cleaner alternative to traditional washouts. The type of washout facility, size, and availability of materials will determine the cost of the washout.

Inspection and Maintenance
BMPs must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.

Temporary concrete washout facilities should be maintained to provide adequate holding capacity with a minimum freeboard of 4 in. for above grade facilities and 12 in. for below grade facilities. Maintaining temporary concrete washout facilities should include removing and disposing of hardened concrete and returning the facilities to a functional condition. Hardened concrete materials should be removed and properly disposed or recycled in accordance with federal, state or local regulations.

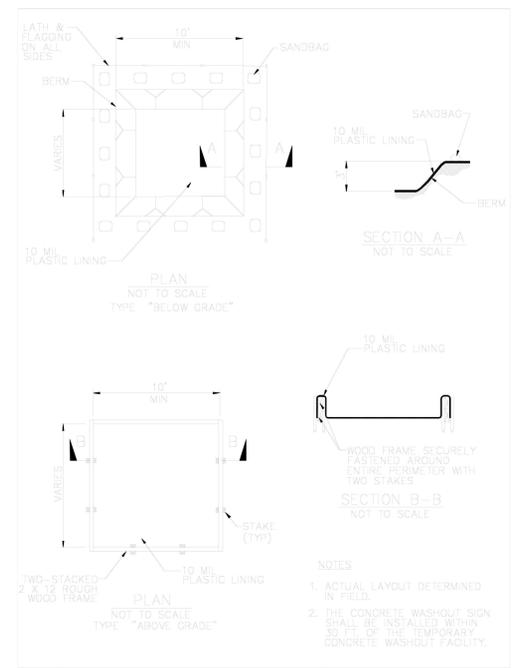
Washout facilities must be cleaned, or new facilities must be constructed and ready for use once the washout is 75% full.
Inspect washout facilities for damage (e.g. torn liner, evidence of leaks, signage, etc.). Repair all identified damage.

References
Blueprint for a Clean Bay: Best Management Practices to Prevent Stormwater Pollution from Construction Related Activities; Santa Clara Valley Nonpoint Source Pollution Control Program, 1995.

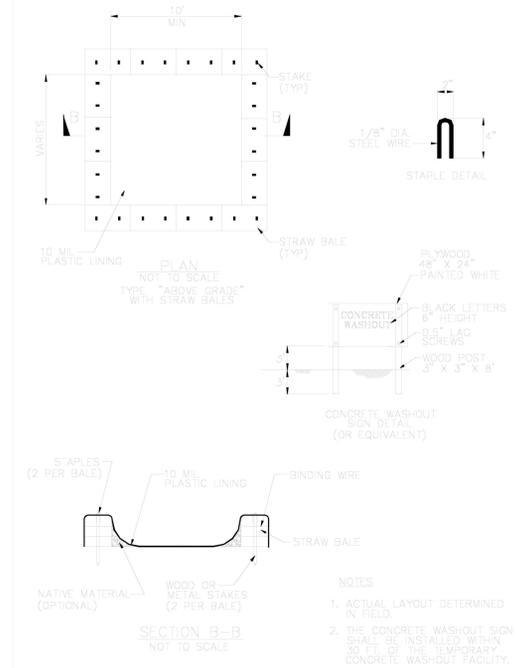
Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), November 2000, Updated March 2003.

Stormwater Management for Construction Activities; Developing Pollution Prevention Plans and Best Management Practice, EPA 832-R-92005; USEPA, April 1992.

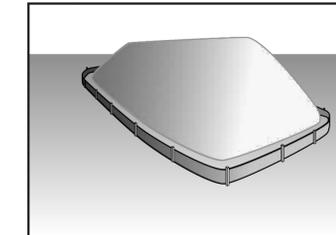
Concrete Waste Management WM-8



Concrete Waste Management WM-8



Stockpile Management WM-3



- Categories**
- EC Erosion Control
 - SE Sediment Control
 - TC Tracking Control
 - WE Wind Erosion Control
 - NS Non-Stormwater Management Control
 - WM Waste Management and Materials Pollution Control
- Legend:**
- Primary Category
 - Secondary Category

Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt binder (so called "cold mix" asphalt), and pressure treated wood.

Suitable Applications
Implement in all projects that stockpile soil and other loose materials.

Limitations
Plastic sheeting as a stockpile protection is temporary and hard to manage in windy conditions. Where plastic is used, consider use of plastic tarps with nylon reinforcement which may be more durable than standard sheeting.

Plastic sheeting can increase runoff volume due to lack of infiltration and potentially cause perimeter control failure.
Plastic sheeting breaks down faster in sunlight.

The use of Plastic materials and photodegradable plastics should be avoided.

Implementation
Protection of stockpiles is a year-round requirement. To properly manage stockpiles:



NO.	DATE

REVISIONS

OWNER: MR. JOHN M. GERRO

PROJECT ADDRESS: 801 S 6TH STREET BURBANK, CALIFORNIA 91501

ERION & SEDIMENT CONTROL DETAILS (CASQA BMP # WM-8)

ZENITH ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERING • STRUCTURAL • LAND SURVEYING
5122 KATELLA AVENUE SUITE 210, LOS ALAMITOS, CA 90720
TEL. NO.: 714-576-7725 EMAIL: info@zenithcebs.com

PREPARED UNDER THE DIRECT SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER
No. 86264
Exp. 03-31-23
CIVIL
STATE OF CALIFORNIA

03/30/25
DATE

DESIGNED BY: M.D.
CHECKED BY: G.B.B.

JOB NO.: Z-23-0430
SCALE: AS SHOWN
DATE: 03/30/23
SHEET NAME
ESCP-3
SHEET: 7 OF 10

UNDERGROUND SERVICE ALERT

CALL TOLL FREE 1-800 227-2600 TWO WORKING DAYS BEFORE YOU DIG

SOIL ENGINEER & ENGINEERING GEOLOGIST

NAME: _____ ADDRESS: _____ TEL. NO.: _____

SOIL ENGINEER APPROVAL

APPROVED BY: CITY OF BURBANK

CITY ENGINEER _____ DATE _____ R.C.E. _____ EXP. _____

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED: _____ DATE _____

Street Sweeping and Vacuuming SE-7



Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control
Legend:	
<input checked="" type="checkbox"/>	Primary Objective
<input checked="" type="checkbox"/>	Secondary Objective

Description and Purpose

Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

Suitable Applications

Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

Limitations

Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

Implementation

- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming efforts to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.
- Do not use kick brooms or sweeper attachments. These tend to spread the dirt rather than remove it.

Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input type="checkbox"/>
Bacteria	<input type="checkbox"/>
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input type="checkbox"/>

Potential Alternatives	
None	<input type="checkbox"/>



Street Sweeping and Vacuuming SE-7

- If not mixed with debris or trash, consider incorporating the removed sediment back into the project

Costs

Rental rates for self-propelled sweepers vary depending on hopper size and duration of rental. Expect rental rates from \$58/hour (3 yd³ hopper) to \$88/hour (9 yd³ hopper), plus operator costs. Hourly production rates vary with the amount of area to be swept and amount of sediment. Match the hopper size to the area and expect sediment load to minimize time spent dumping.

Inspection and Maintenance

- Inspect BMPs prior to forecast rain, daily during extended rain events, after rain events, weekly during the rainy season, and at two-week intervals during the non-rainy season.
- When actively in use, points of ingress and egress must be inspected daily.
- When tracked or spilled sediment is observed outside the construction limits, it must be removed at least daily. More frequent removal, even continuous removal, may be required in some jurisdictions.
- Be careful not to sweep up any unknown substance or any object that may be potentially hazardous.
- Adjust brooms frequently; maximize efficiency of sweeping operations.
- After sweeping is finished, properly dispose of sweeper wastes at an approved dumpsite.

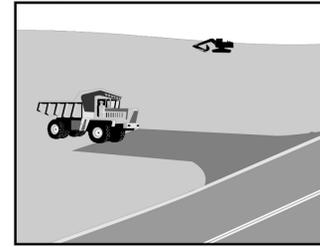
References

Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), November 2000.

Labor Surcharge and Equipment Rental Rates, State of California Department of Transportation (Caltrans), April 1, 2002 – March 31, 2003.



Stabilized Construction Entrance/Exit TC-1



Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control
Legend:	
<input checked="" type="checkbox"/>	Primary Objective
<input checked="" type="checkbox"/>	Secondary Objective

Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Suitable Applications

Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water

Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input type="checkbox"/>
Trash	<input type="checkbox"/>
Metals	<input type="checkbox"/>
Bacteria	<input type="checkbox"/>
Oil and Grease	<input type="checkbox"/>
Organics	<input type="checkbox"/>

Potential Alternatives	
None	<input type="checkbox"/>



Stabilized Construction Entrance/Exit TC-1

runoff.

Implementation

General

A stabilized construction entrance is a pad of aggregate underlain with filter cloth located at any point where traffic will be entering or leaving a construction site to or from a public right of way, street, alley, sidewalk, or parking area. The purpose of a stabilized construction entrance is to reduce or eliminate the tracking of sediment onto public rights of way or streets. Reducing tracking of sediments and other pollutants onto paved roads helps prevent deposition of sediments into local storm drains and production of airborne dust.

Where traffic will be entering or leaving the construction site, a stabilized construction entrance should be used. NPDES permits require that appropriate measures be implemented to prevent tracking of sediments onto paved roadways, where a significant source of sediments is derived from mud and dirt carried out from unpaved roads and construction sites.

Stabilized construction entrances are moderately effective in removing sediment from equipment leaving a construction site. The entrance should be built on level ground. Advantages of the Stabilized Construction Entrance/Exit is that it does remove some sediment from equipment and serves to channel construction traffic in and out of the site at specified locations. Efficiency is greatly increased when a washing rack is included as part of a stabilized construction entrance/exit.

Design and Layout

- Construct on level ground where possible.

- Select 3 to 6 in. diameter stones.
- Use minimum depth of stones of 12 in. or as recommended by soils engineer.
- Construct length of 50 ft minimum, and 30 ft minimum width.
- Rumble racks constructed of steel panels with ridges and installed in the stabilized entrance/exit will help remove additional sediment and to keep adjacent streets clean.
- Provide ample turning radii as part of the entrance.
- Limit the points of entrance/exit to the construction site.
- Limit speed of vehicles to control dust.
- Properly grade each construction entrance/exit to prevent runoff from leaving the construction site.
- Route runoff from stabilized entrances/exits through a sediment trapping device before discharge.
- Design stabilized entrance/exit to support heaviest vehicles and equipment that will use it.

Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input type="checkbox"/>
Trash	<input type="checkbox"/>
Metals	<input type="checkbox"/>
Bacteria	<input type="checkbox"/>
Oil and Grease	<input type="checkbox"/>
Organics	<input type="checkbox"/>

Potential Alternatives	
None	<input type="checkbox"/>



Stabilized Construction Entrance/Exit TC-1

- Select construction access stabilization (aggregate, asphaltic concrete, concrete) based on longevity, required performance, and site conditions. Do not use asphalt concrete (AC) grindings for stabilized construction access/roadway.
- If aggregate is selected, place crushed aggregate over geotextile fabric to at least 12 in. depth, or place aggregate to a depth recommended by a geotechnical engineer. A crushed aggregate greater than 3 in. but smaller than 6 in. should be used.
- Designate combination or single purpose entrances and exits to the construction site.
- Require that all employees, subcontractors, and suppliers utilize the stabilized construction access.
- Implement SE-7, Street Sweeping and Vacuuming, as needed.
- All exit locations intended to be used for more than a two-week period should have stabilized construction entrance/exit BMPs.

Inspection and Maintenance

- Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities. While activities associated with the BMPs are under way, inspect weekly during the rainy season and of two-week intervals in the non-rainy season to verify continued BMP implementation.
- Inspect local roads adjacent to the site daily. Sweep or vacuum to remove visible accumulated sediment.
- Remove aggregate, separate and dispose of sediment if construction entrance/exit is clogged with sediment.
- Keep all temporary roadway ditches clear.
- Check for damage and repair as needed.
- Replace gravel material when surface voids are visible.
- Remove all sediment deposited on paved roadways within 24 hours.
- Remove gravel and filter fabric at completion of construction

Costs

Average annual cost for installation and maintenance may vary from \$1,200 to \$4,800 each, averaging \$2,400 per entrance. Costs will increase with addition of washing rack, and sediment trap. With wash rack, costs range from \$1,200 - \$6,000 each, averaging \$3,600 per entrance.

References

Manual of Standards of Erosion and Sediment Control Measures, Association of Bay Area Governments, May 1995.

Stabilized Construction Entrance/Exit TC-1

National Management Measures to Control Nonpoint Source Pollution from Urban Areas, USEPA Agency, 2002.

Proposed Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters, Work Group Working Paper, USEPA, April 1992.

Stormwater Quality Handbooks Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), November 2000.

Stormwater Management of the Puget Sound Basin, Technical Manual, Publication #91-75, Washington State Department of Ecology, February 1992.

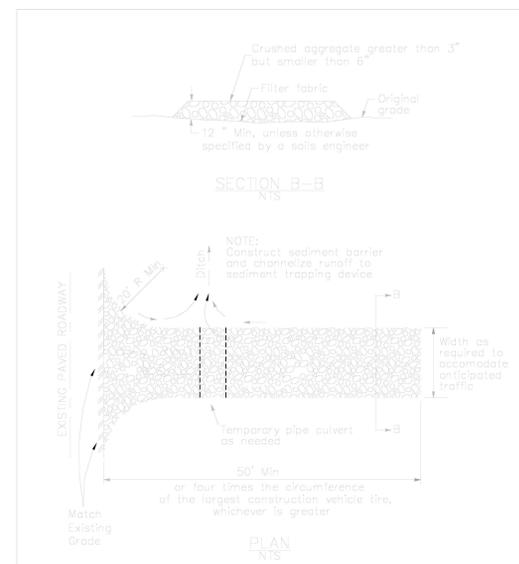
Virginia Erosion and Sedimentation Control Handbook, Virginia Department of Conservation and Recreation, Division of Soil and Water Conservation, 1991.

Guidance Specifying Management Measures for Nonpoint Pollution in Coastal Waters, EPA 840-B-9-002, USEPA, Office of Water, Washington, DC, 1993.

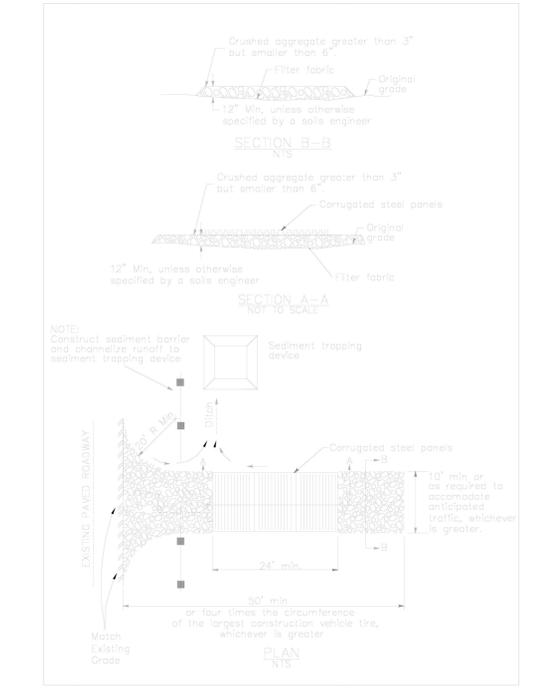
Water Quality Management Plan for the Lake Tahoe Region, Volume II, Handbook of Management Practices, Tahoe Regional Planning Agency, November 1988.



Stabilized Construction Entrance/Exit TC-1



Stabilized Construction Entrance/Exit TC-1



UNDERGROUND SERVICE ALERT CALL TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG	SOIL ENGINEER & ENGINEERING GEOLOGIST NAME: _____ ADDRESS: _____ TEL. NO.: _____	SOIL ENGINEER APPROVAL THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED: _____ DATE	APPROVED BY: CITY OF BURBANK CITY ENGINEER _____ DATE _____ R.C.E. _____ EXP. _____
	JOB NO.: Z-23-0430 SCALE: AS SHOWN DATE: 03/30/23 SHEET NAME: ESCP-5 SHEET: 9 OF 10		DESIGNED BY: M.D. CHECKED BY: G.B.B. DATE: 03/30/25

NO.	DATE

OWNER: MR. JOHN M. GERRO
 PROJECT ADDRESS: 801 S 6TH STREET
 BURBANK, CALIFORNIA 91501

EROSION & SEDIMENT CONTROL DETAILS (CASQA BMP # SE-7 & TC-1)

ZENITH ENGINEERING & SURVEYING, INC.
 CIVIL ENGINEERING • STRUCTURAL • LAND SURVEYING
 5122 KATELLA AVENUE SUITE 210, LOS ALAMITOS, CA 90720
 TEL. NO.: 714-576-7725 EMAIL: info@zenithcells.com

PREPARED UNDER THE DIRECT SUPERVISION OF:

DESIGNED BY: M.D.
 CHECKED BY: G.B.B.
 DATE: 03/30/25

