

**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:**

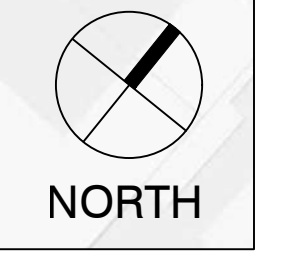
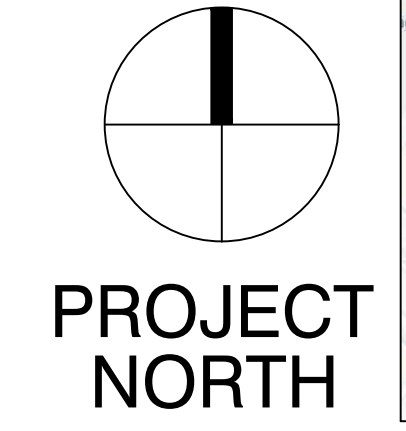
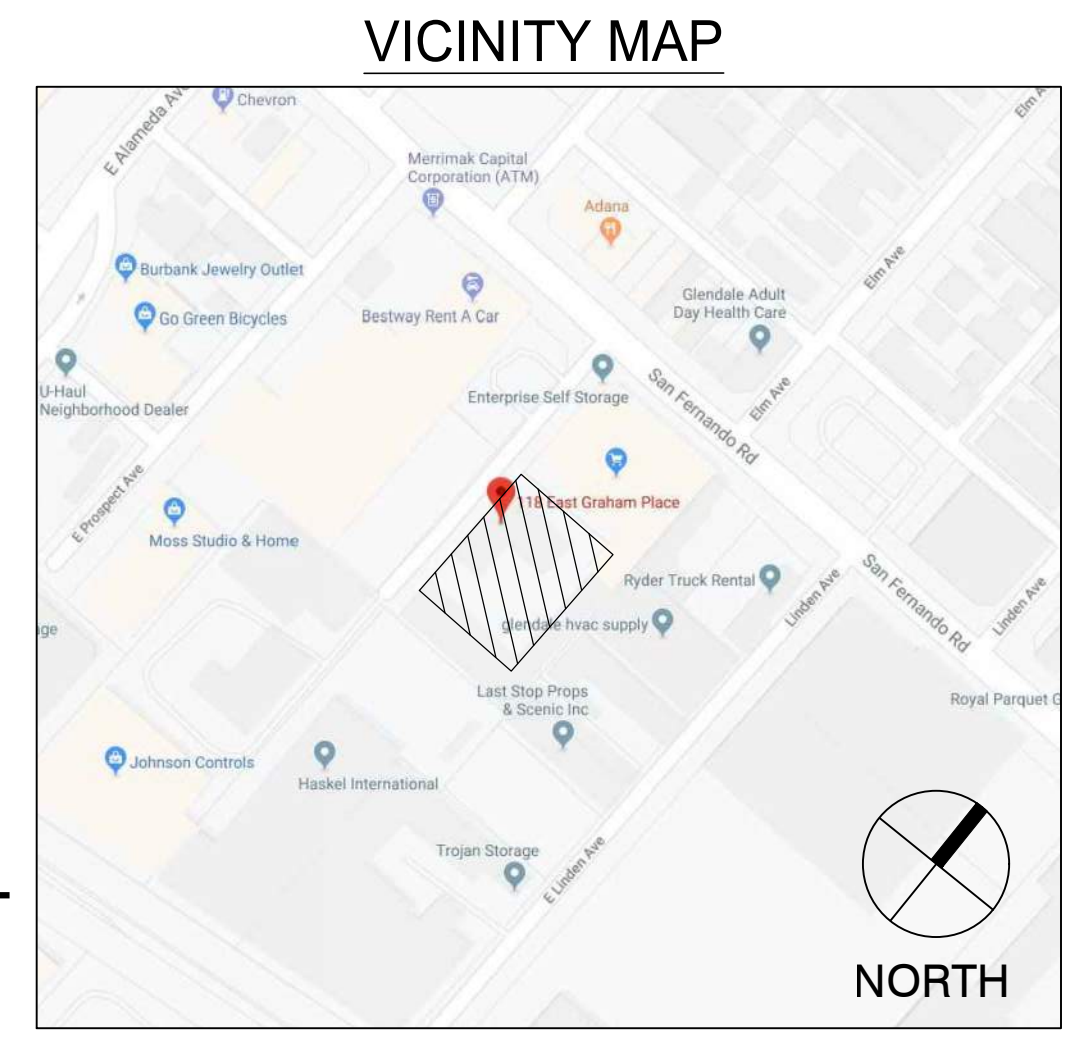
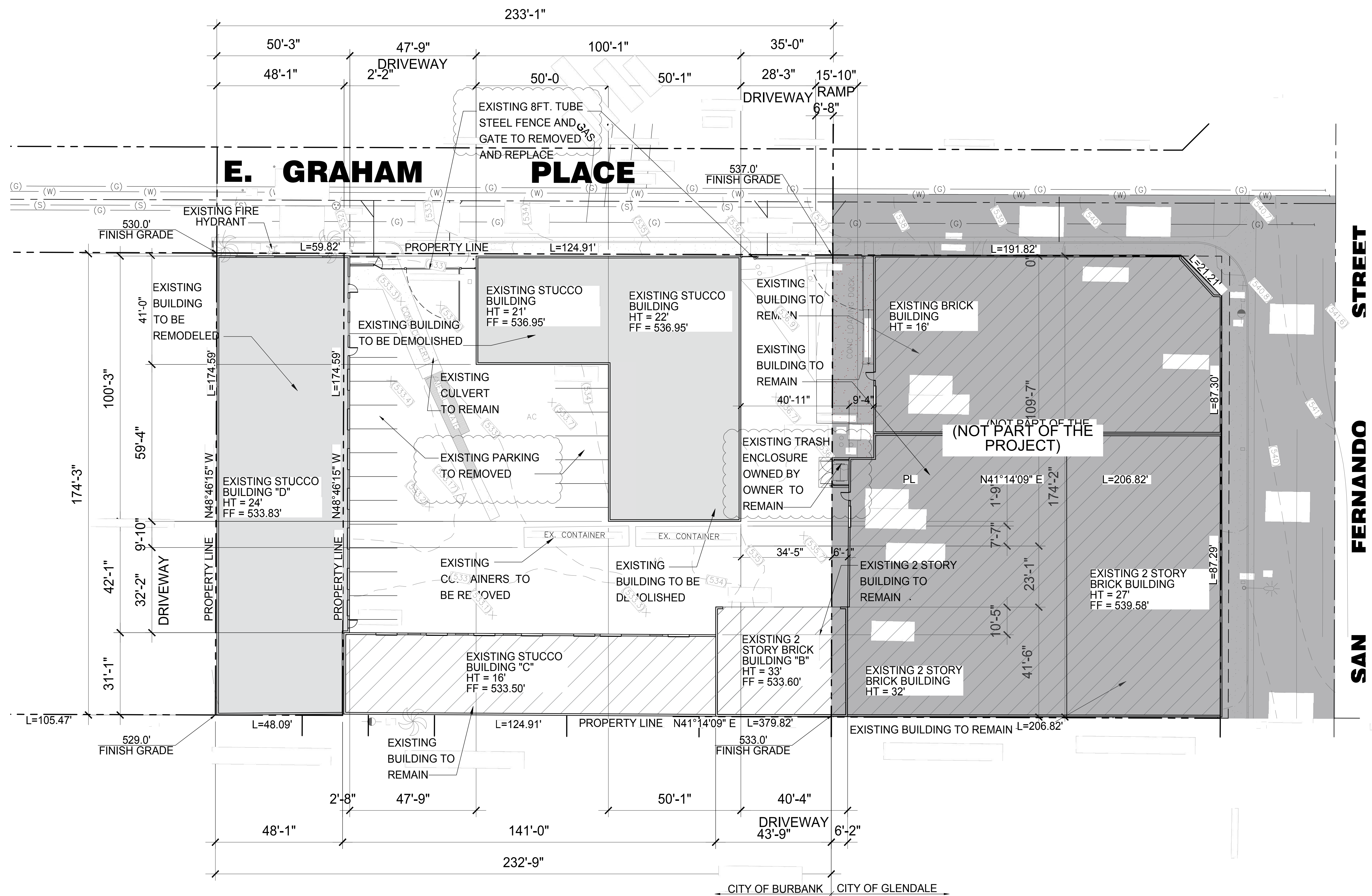
BUILDING - A (EXISTING):	7,060 S.F.
BUILDING - B (EXISTING):	4,110 S.F.
BUILDING - C (EXISTING):	4,320 S.F.
BUILDING - D (EXISTING):	8,520 S.F.
<b>EXISTING GROSS BLDG AREA:</b>	<b>24,012 S.F.</b>

**PROJECT SCOPE OF WORK:**

- DEMOLISH EXISTING BUILDING- A
- REPLACE WITH NEW 3-STORY BUILDING OVER EXISTING BUILDING PAD
- EXISTING BUILDING- B TO REMAIN
- 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.

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**B.A.R. GRAHAM PL SS BURBANK**  
108 EAST GRAHAM PLACE, BURBANK, CA 91502

**EXISTING SITE PLAN**  
SCALE: SCALE 1"=20'-0"

DATE: 23 SEP 20 17 MAY 21 14 DEC 21  
28 JAN 21 21 OCT 21 21 DEC 21  
07 APR 21 22 NOV 21  
26 APR 21 30 NOV 21  
12 MAY 21 08 DEC 21  
PROJECT No: 19.0807

**B.A.R. ENTERPRISE, LLC**

**W·D·G WALLACE DESIGN GROUP**  
27405 PUERTA REAL, SUITE 235, MISSION VIEJO, CA 92691  
949-525-9229

UNITMIX MATRIX - PROPOSED:

BUILDINGS	GROSS	RENTABLE	UNIT AVG	EFFICIENCY	TOTAL UNITS
A 1ST FLOOR	6,368.0	4,660.0	113.66	73.18%	41
A 2ND FLOOR	9,087.0	6,402.5	94.15	70.46%	68
A 3RD FLOOR	9,087.0	5,460.5	55.72	60.09%	98
EXISTING - B	1,805.0	1,050.0	61.76	58.17%	17
EXISTING - C	4,320.0	4,200.0	300.00	97.22%	14
D 1ST FLOOR	7,193.0	5,012.5	102.30	69.69%	49
D 2ND FLOOR	7,413.0	4,846.0	78.16	65.37%	62
D 3RD FLOOR	7,275.0	4,625.0	59.29	63.57%	78
TOTAL	52,548.0	36,256.5	84.91	69.00%	427

ZONING PROJECT DATA:

SOUTH SAN FERNANDO COMMERCIAL AREA  
 ALLOWABLE F.A.R. : (40,600 X 1.25) 1.250 = 50,750 SQ.FT  
 USABLE FLOOR AREA: 49,883 SQ.FT

FRONT SETBACK REQUIREMENT: 5'-0" MIN.  
 OR 20% OF BUILDING HEIGHT WHICH IS GRATER  
 (20% OF 33'-0" = 6'-6")  
 REAR/SIDE SETBACK: 0'-0"

MAX. HEIGHT: 35 FT.  
 AVERAGE GRADE  
 (4 CORNER POINT GRADE ELEVATIONS AVG)  
 PER SECTION 10-1-603(C):  
 (537'+530'+533'+529'+2129' = 532.5')  
 BUILDING A : F.F. (536.95' - 532.5' = 4.45' < 5.0')  
 BUILDING D : F.F. (533.83' - 532.5' = 1.38' < 5.0')

GROSS BUILDING AREA TABULATION:

BUILDING - A (NEW):	24,538 S.F.
FIRST FLOOR	6,366 S.F.
SECOND FLOOR	9,086 S.F.
THIRD FLOOR	9,086 S.F.
BUILDING - B (EXISTING):	3,610 S.F.
FIRST FLOOR	1,805 S.F.
SECOND FLOOR	1,805 S.F.
BUILDING - C (EXISTING):	4,402 S.F.
BUILDING - D (NEW):	21,881 S.F.
FIRST FLOOR	7,193 S.F.
SECOND FLOOR	7,413 S.F.
THIRD FLOOR	7,275 S.F.
GROSS BLDG AREA TOTAL:	54,432 S.F. (BUILDINGS A/B/C/D)

USEABLE BUILDING AREA TABULATION

BUILDING - A:	23,196 S.F.
(24,538 S.F. GROSS AREA)	
FIRST FLOOR	5,536 S.F.
SECOND FLOOR	8,830 S.F.
THIRD FLOOR	8,830 S.F.
BUILDING - B:	1,719
(3,610 S.F. GROSS AREA)	
FIRST FLOOR	OPEN AREA FOR LOADING SPACES
SECOND FLOOR	1,719 S.F.
BUILDING - C:	4,174 S.F.
(4,402 S.F. GROSS AREA)	
BUILDING - D:	20,794 S.F.
(21,881 S.F. GROSS AREA)	
FIRST FLOOR	6,379 S.F.
SECOND FLOOR	7,413 S.F.
THIRD FLOOR	7,002 S.F.
USEABLE BLDG AREA TOTAL :	49,883 S.F. (BUILDINGS A/B/C/D)

ADJUSTED BUILDING AREA TABULATION

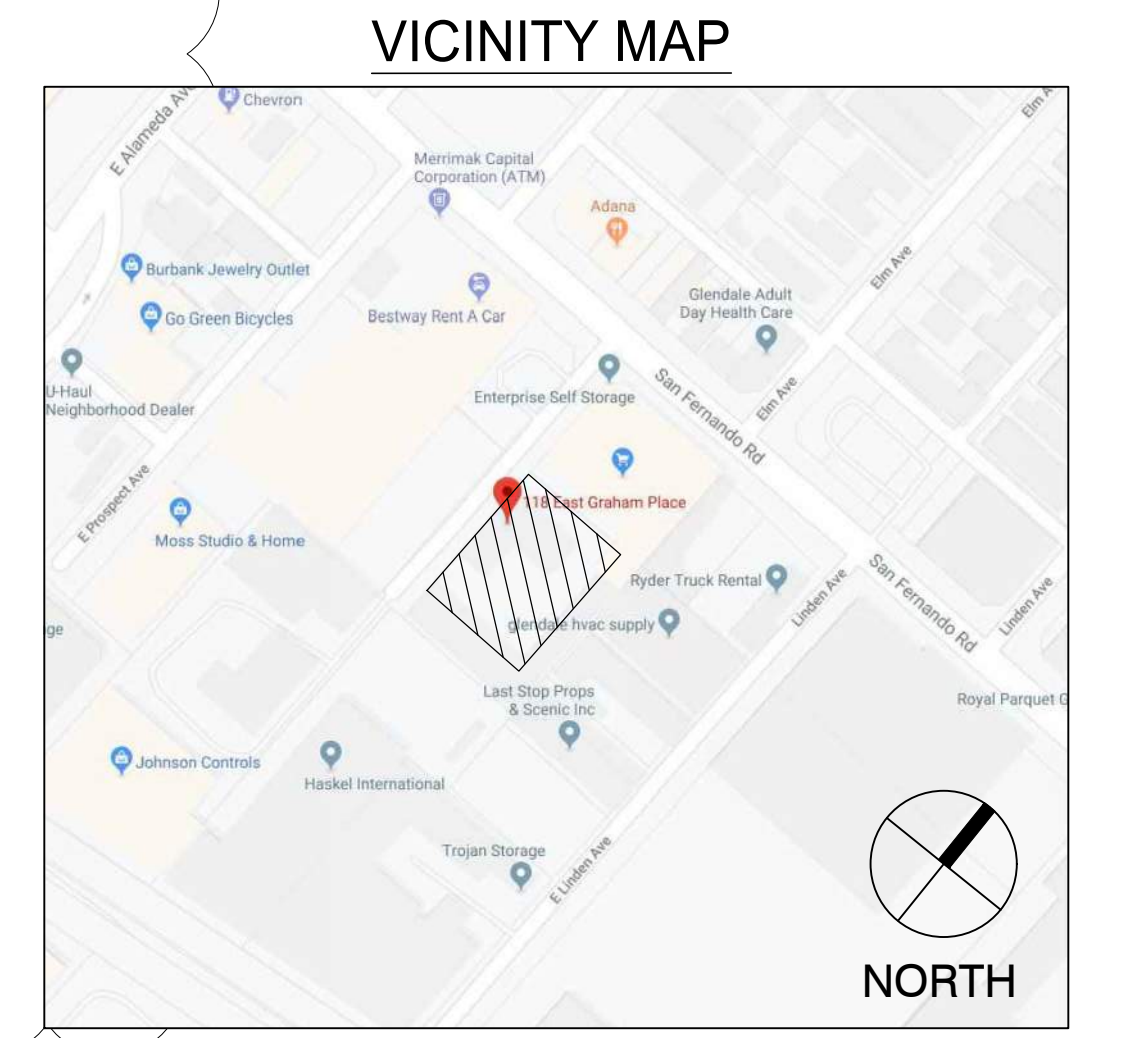
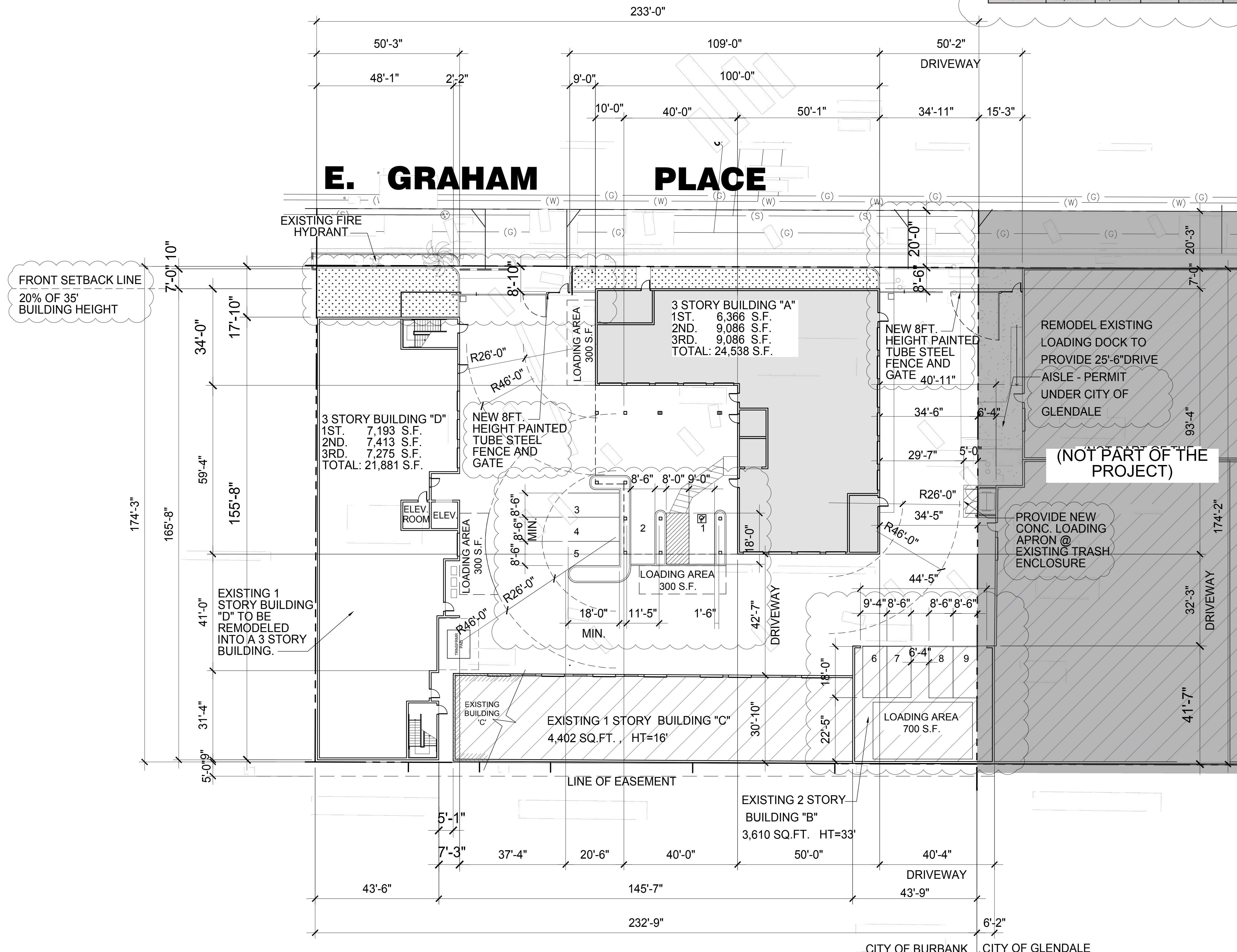
BUILDING - A:	21,934 S.F.
(24,538 S.F. GROSS AREA)	
FIRST FLOOR	5,436 S.F.
SECOND FLOOR	8,249 S.F.
THIRD FLOOR	8,249 S.F.
BUILDING - B:	1,719
(3,610 S.F. GROSS AREA)	
FIRST FLOOR	OPEN AREA FOR LOADING SPACES
SECOND FLOOR	1,719 S.F.
BUILDING - C:	4,174 S.F.
(4,402 S.F. GROSS AREA)	
BUILDING - D:	17,351 S.F.
(21,881 S.F. GROSS AREA)	
FIRST FLOOR	6,272 S.F.
SECOND FLOOR	6,607 S.F.
THIRD FLOOR	4,472 S.F.
ADJUSTED BLDG AREA TOTAL :	45,178 S.F. (BUILDINGS A/B/C/D)

PARKING DATA:

TOTAL PARKING REQUIRED: 2-7 STALLS  
 (PER TRANSPORTATION DIVISION LETTER-  
 REQUEST FOR REDUCED NUMBER OF  
 PARKING PER TRAFFIC STUDY DONE PREVIOUSLY)  
 TOTAL PARKING PROVIDED: 9 STALLS

STANDARD STALLS	6	(8'-6"X18'-0")
HANDICAP STALLS	1	(9'-0"X18'-0") VAN
STANDARD STALLS	2	(8'-6"X18'-0") 10' WIDE IF ADJACENT TO WALL / COLUMN

LOADING SPACES REQUIRED: 4 SPACES  
 (40,001 - AND OVER (3) LOADING SPACES 300 S.F. MIN. EA.)  
 LOADING SPACES PROVIDED: 4 SPACES



**B.A.R. GRAHAM PL SS BURBANK**  
 108 EAST GRAHAM PLACE, BURBANK, CA 91502

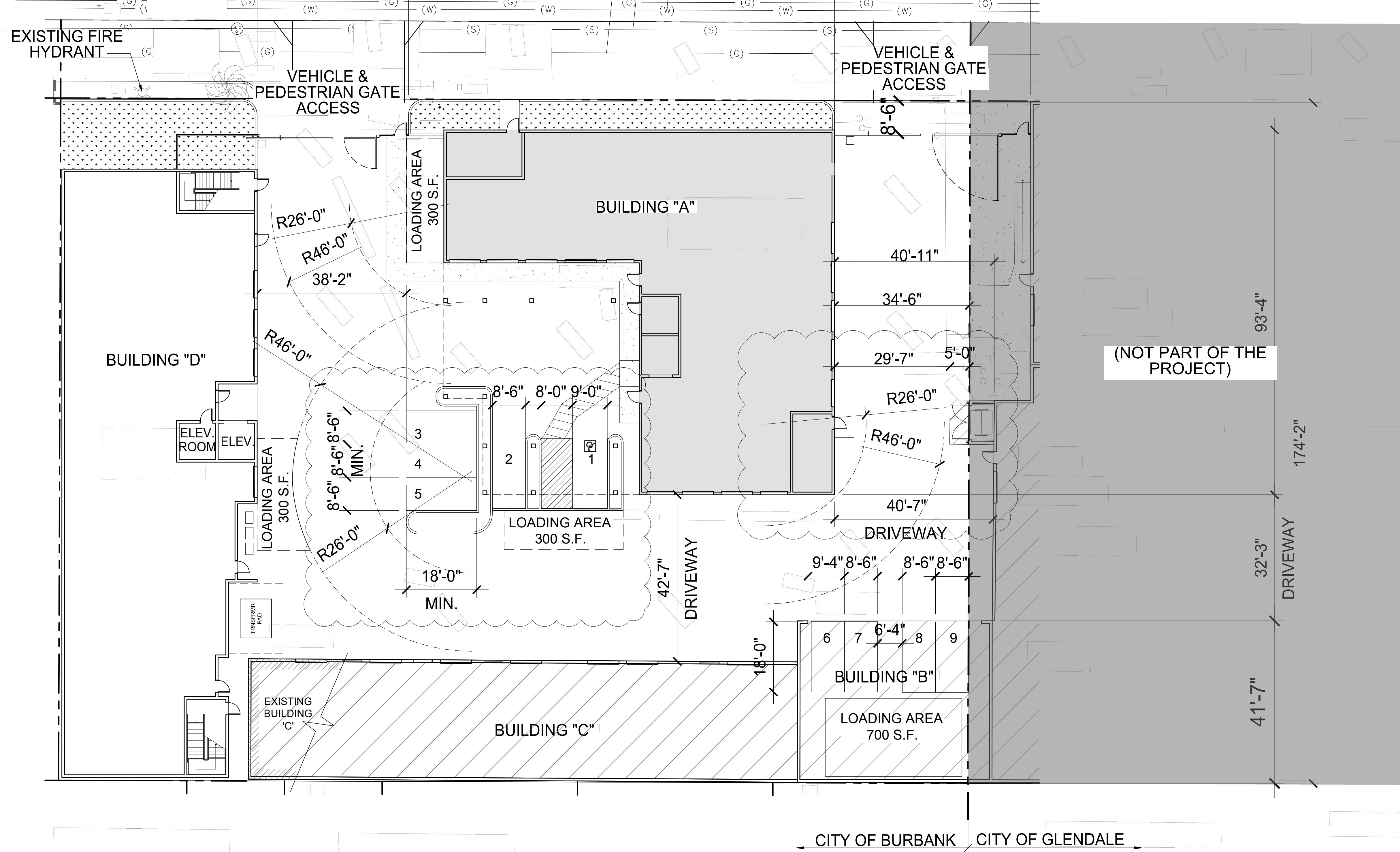
**NEW SITE PLAN**  
 SCALE: SCALE 1"=20'-0"

DATE: 23 SEP 20 17 MAY 21 14 DEC 21  
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 PROJECT No: 19.0807

**B.A.R. ENTERPRISE, LLC**

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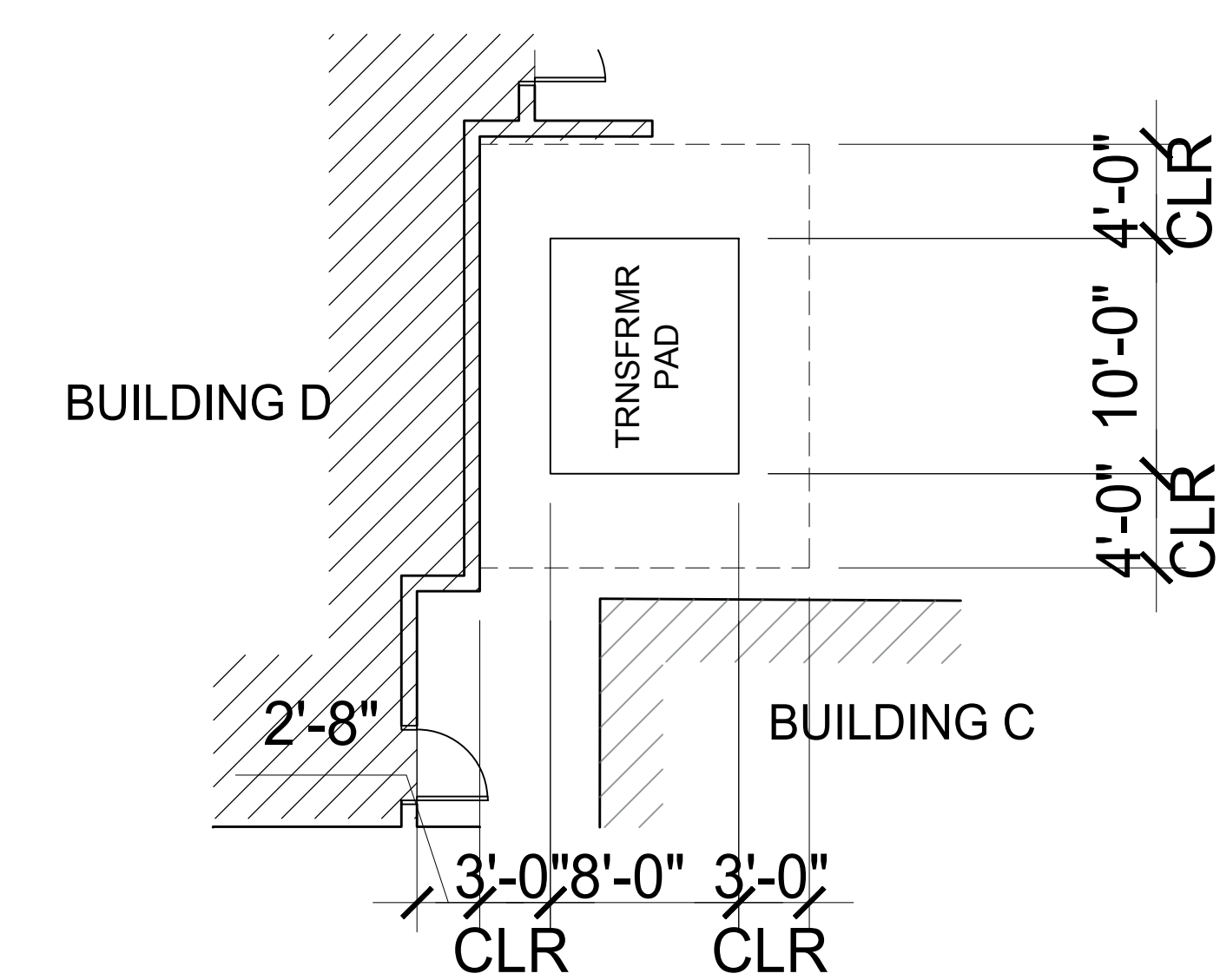
# E. GRAHAM PLACE



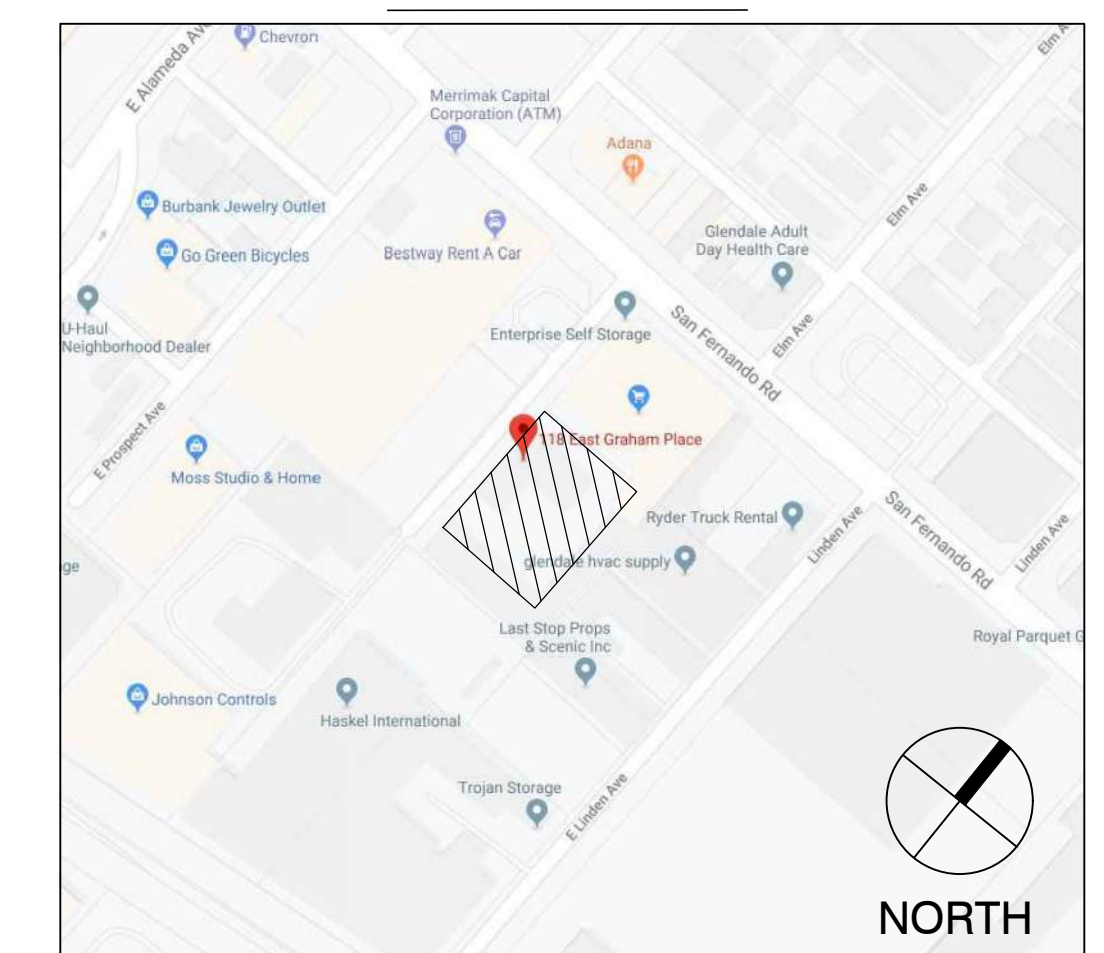
### CONSTRUCTION NOTES:

1. BUILDING "A" AND BUILDING "D" 'S PAD PROTECT IN PLACE.
2. ALL LOADING AREAS ARE 300 S.F. MINIMUM.
3. THE LOADING AREAS ARE NOT WITHIN THE FRONT, REAR, AND SIDE YARDS.
4. NO PARKING SPOTS ARE BLOCKING ROLL UP DOOR/ PATH OF TRAVEL.
5. NEW FENCE AND GATE PER SITE PLAN AND SITE PLAN EXHIBIT.
6. ALL MECHANICAL UNITS ARE ON THE SITE PLAN SCREENED FROM THE LINE OF SITE.
7. USE OF PARKING AREAS FOR STORAGE IS NOT ALLOWED PER SECTION 10-1-407.01.
8. THE BUILDINGS ARE 7 FT. SET BACK WHICH IS 20% OF THE BUILDING HEIGHT.
9. ALL PARKING STALLS ADJACENT TO A WALL HAVE A 9'-6" WIDTH.
10. ALL DRIVE AISLE WIDTHS AND TURNING RADIUS ARE PER CITY OF BURBANK FIRE DEPARTMENT REQUIREMENTS AND CBC 2019.

### TRANSFORMER DIMENSIONS



### VICINITY MAP



**B.A.R. GRAHAM PL SS BURBANK**  
108 EAST GRAHAM PLACE, BURBANK, CA 91502

**SITE PLAN- EXHIBIT**  
SCALE: SCALE 1"=20'-0"

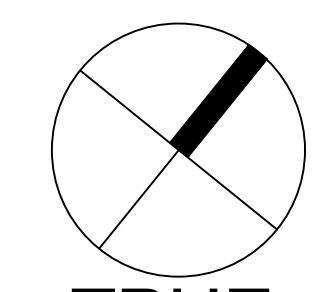
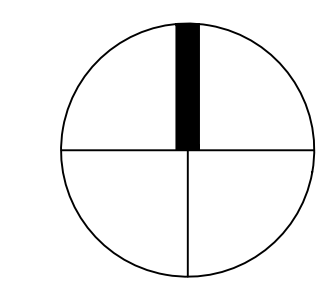
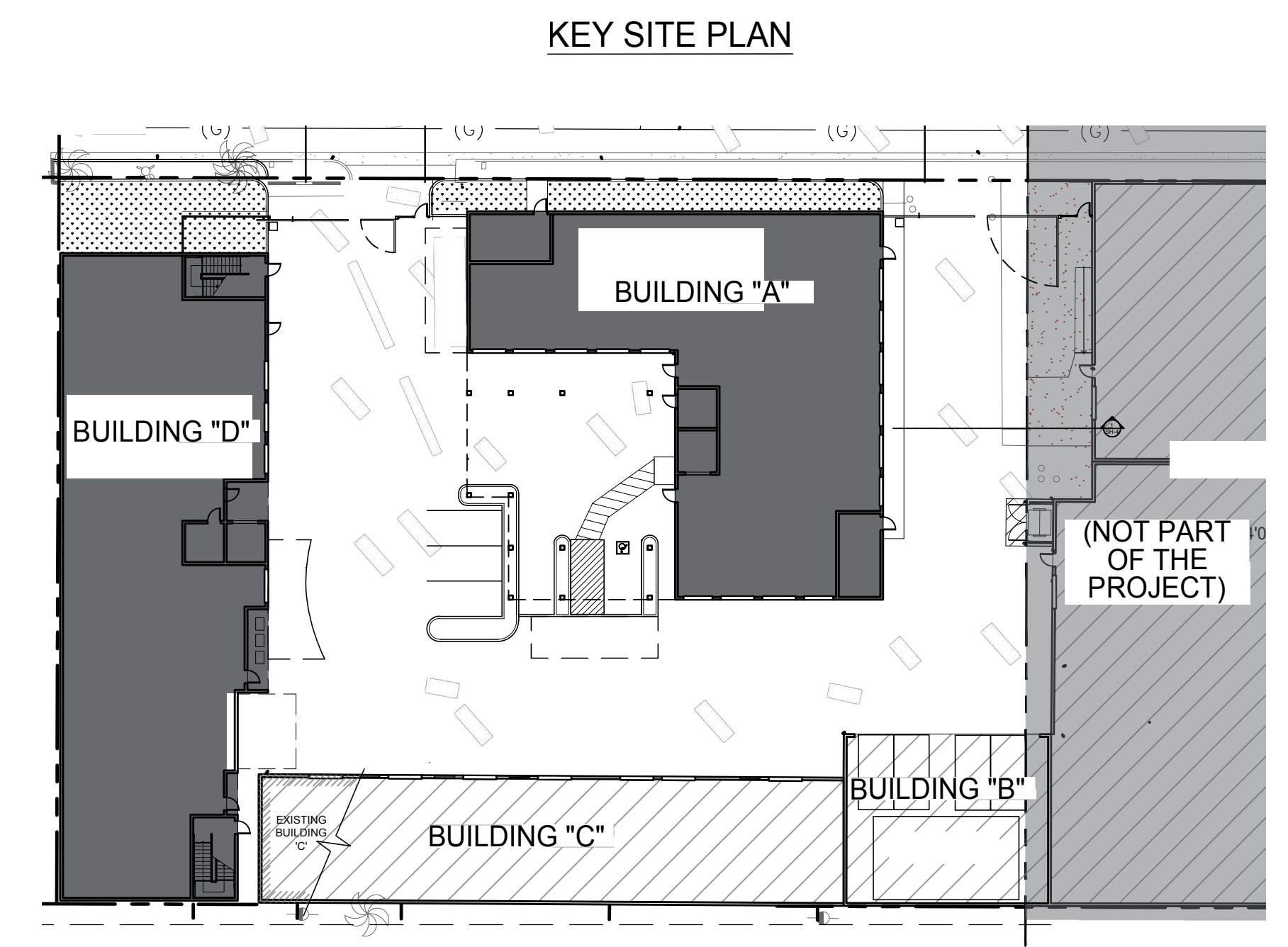
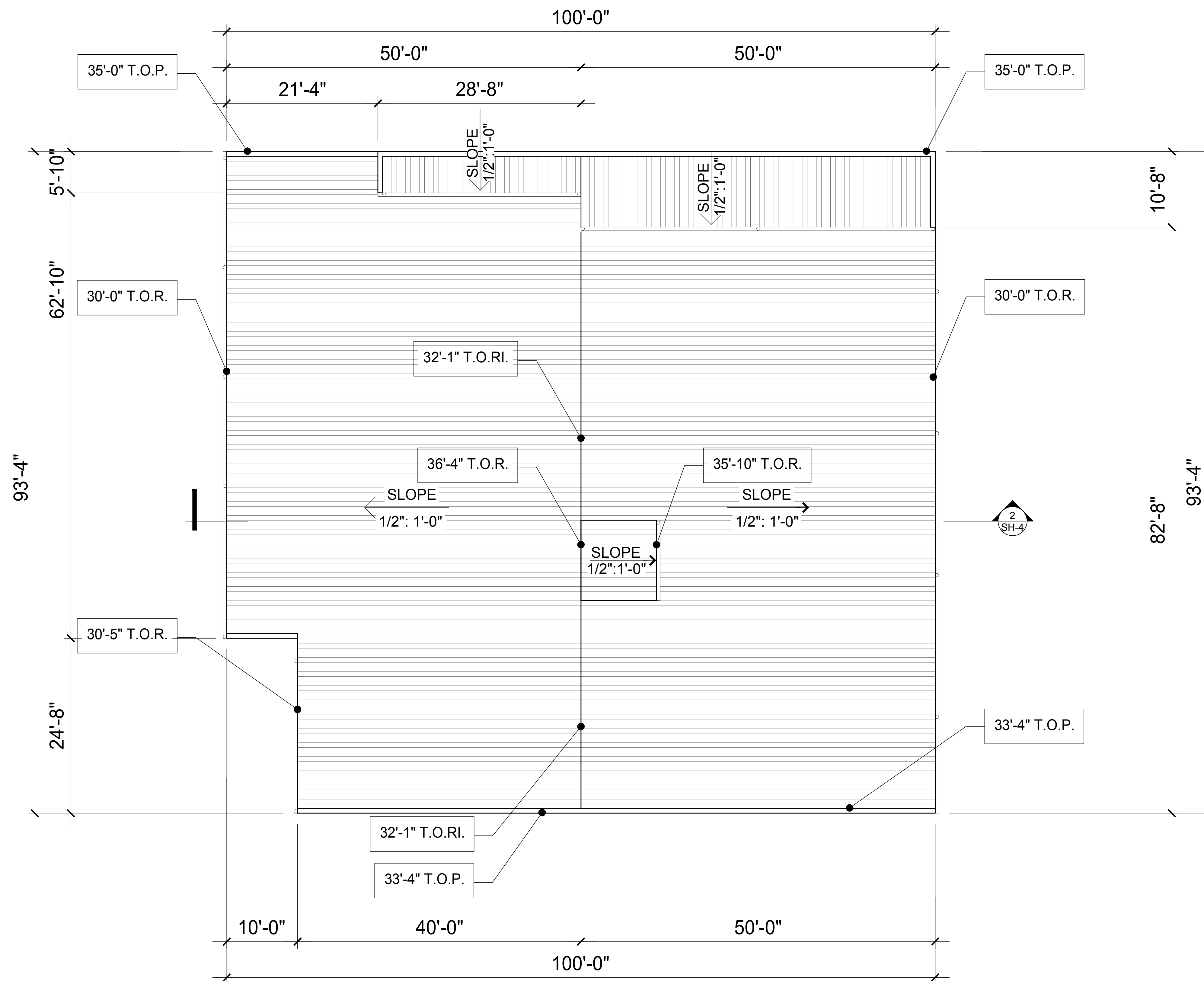
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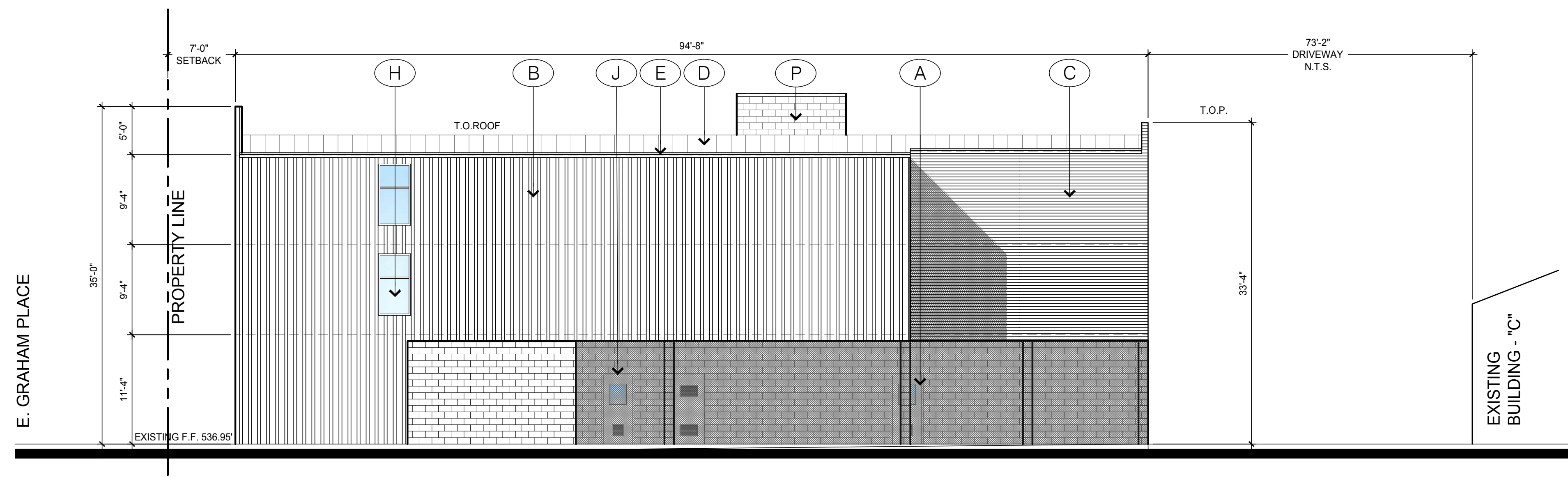
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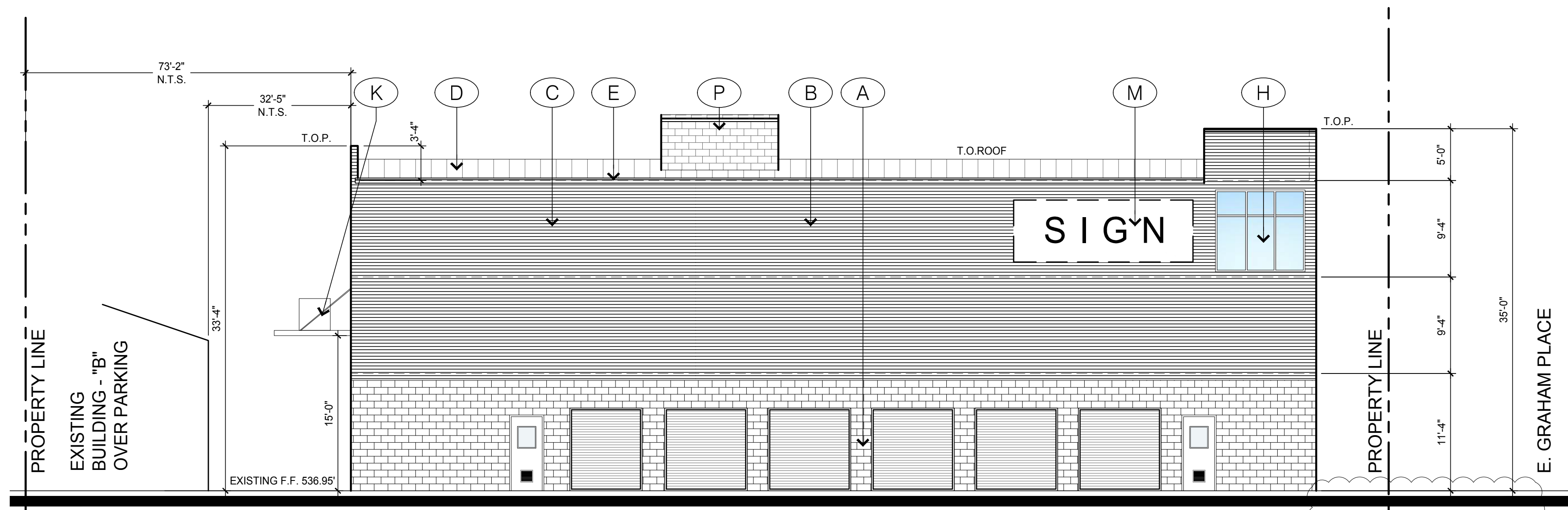






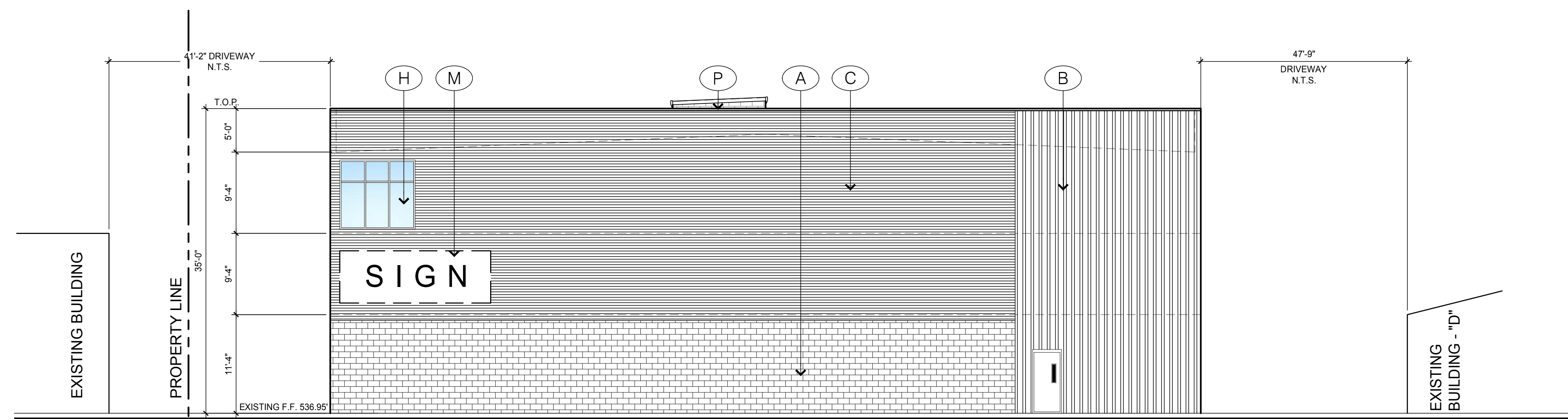
**NEW BUILDING "A" - WEST ELEVATION**

SCALE 1/8"=1'



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

SCALE 1/8"=1'

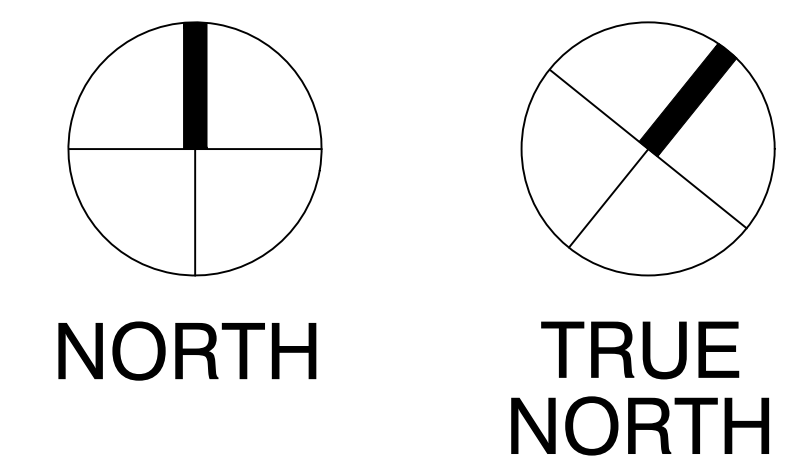
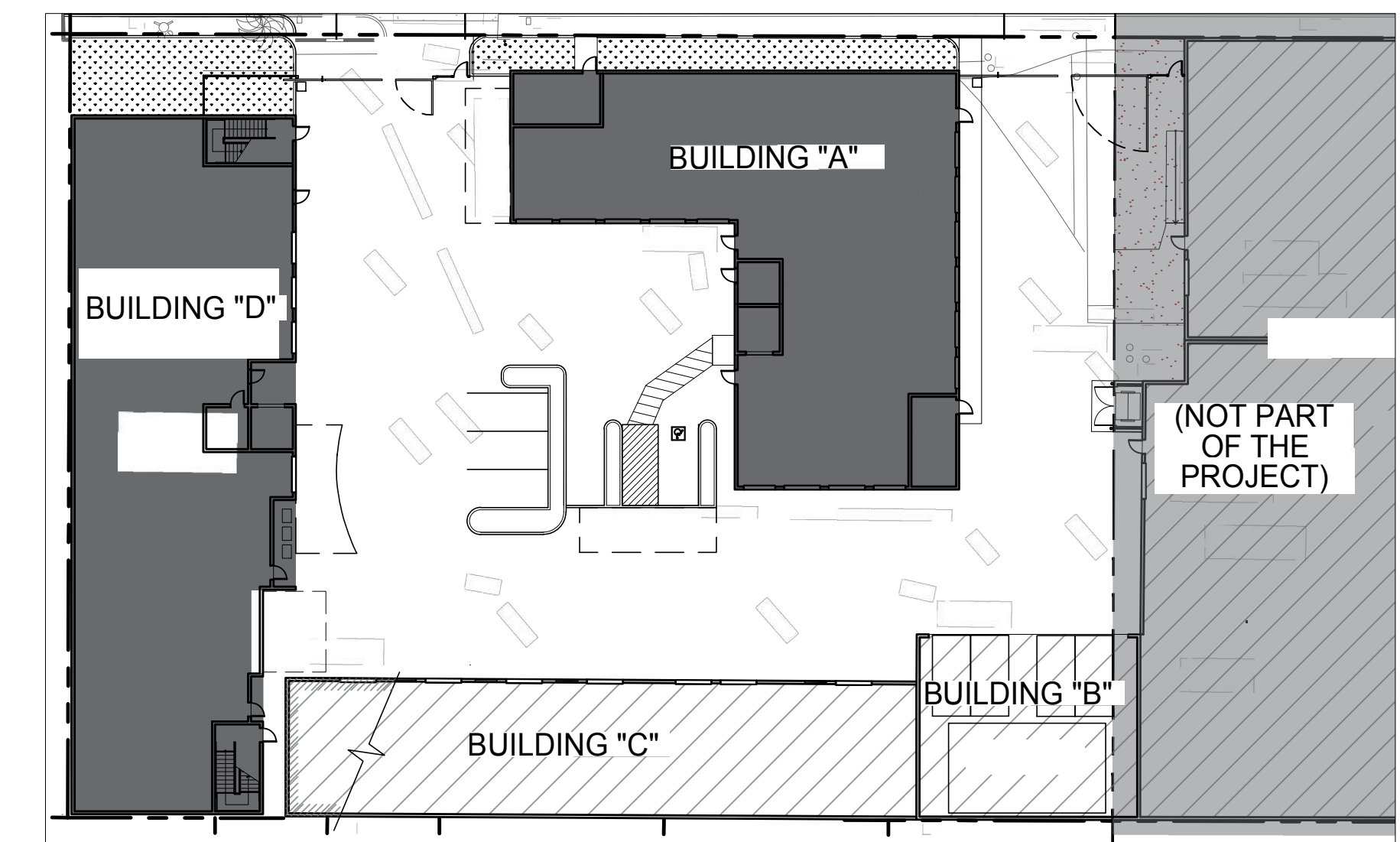


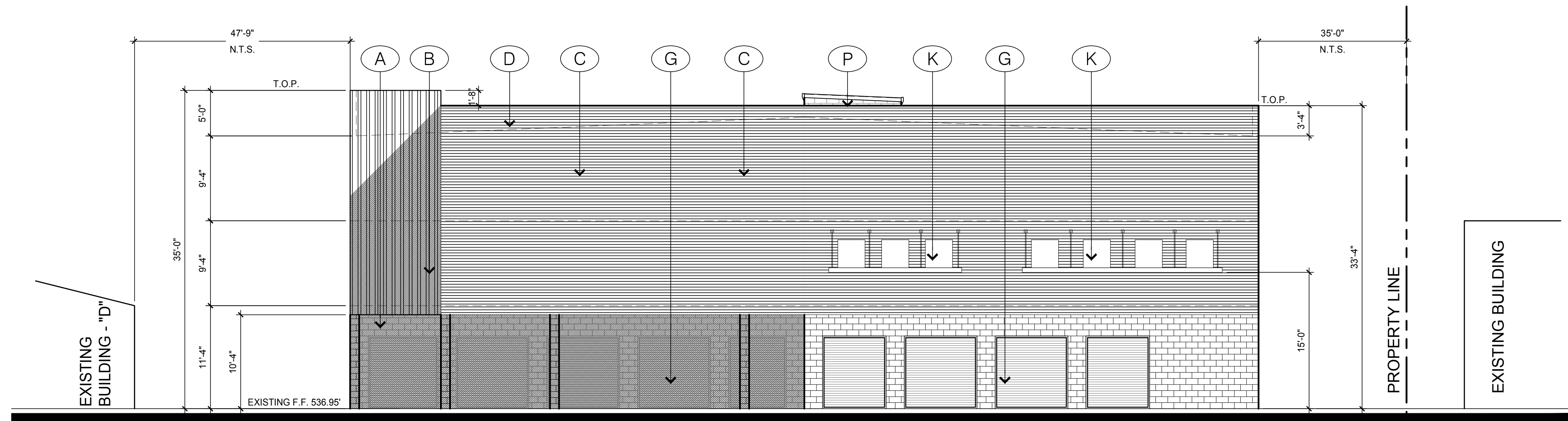
**NEW BUILDING "A" - NORTH ELEVATION - E. GRAHAM PLACE**

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) HVAC FAN COIL UNIT - SUSPEND AT CLG.'
  - (N) MECHANICAL CONDENSER UNITS
  - (O) NEW TRANSFORMER
  - (P) ELEVATOR SHAFT

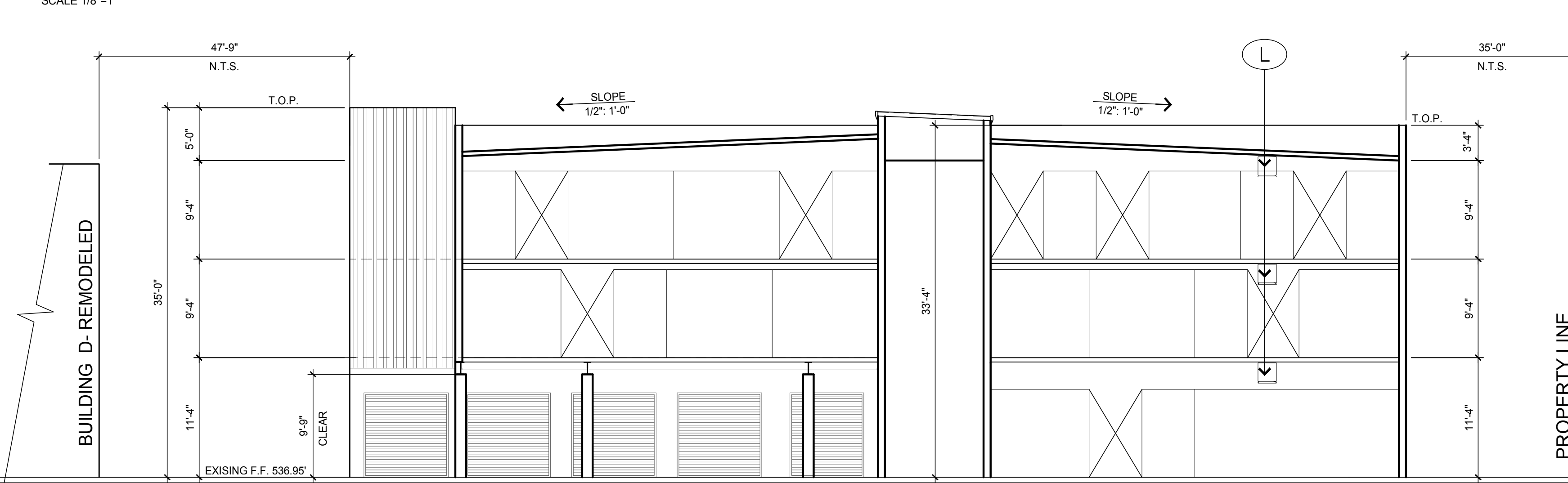
**KEY SITE PLAN**





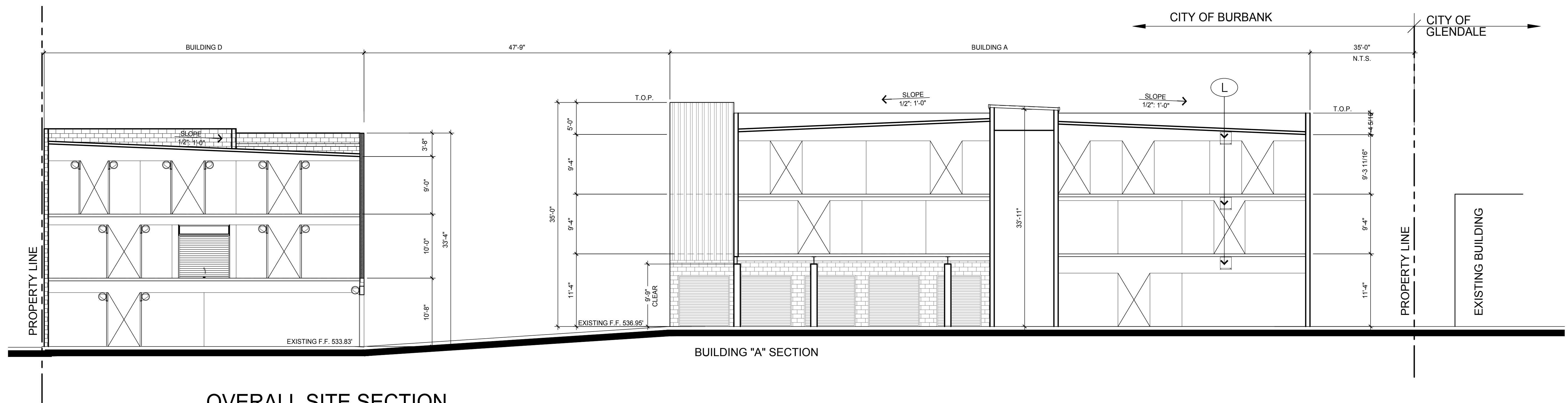
**NEW BUILDING "A" - SOUTH ELEVATION**

SCALE 1/8"=1'



**ENLARGED BUILDING "A"- SECTION**

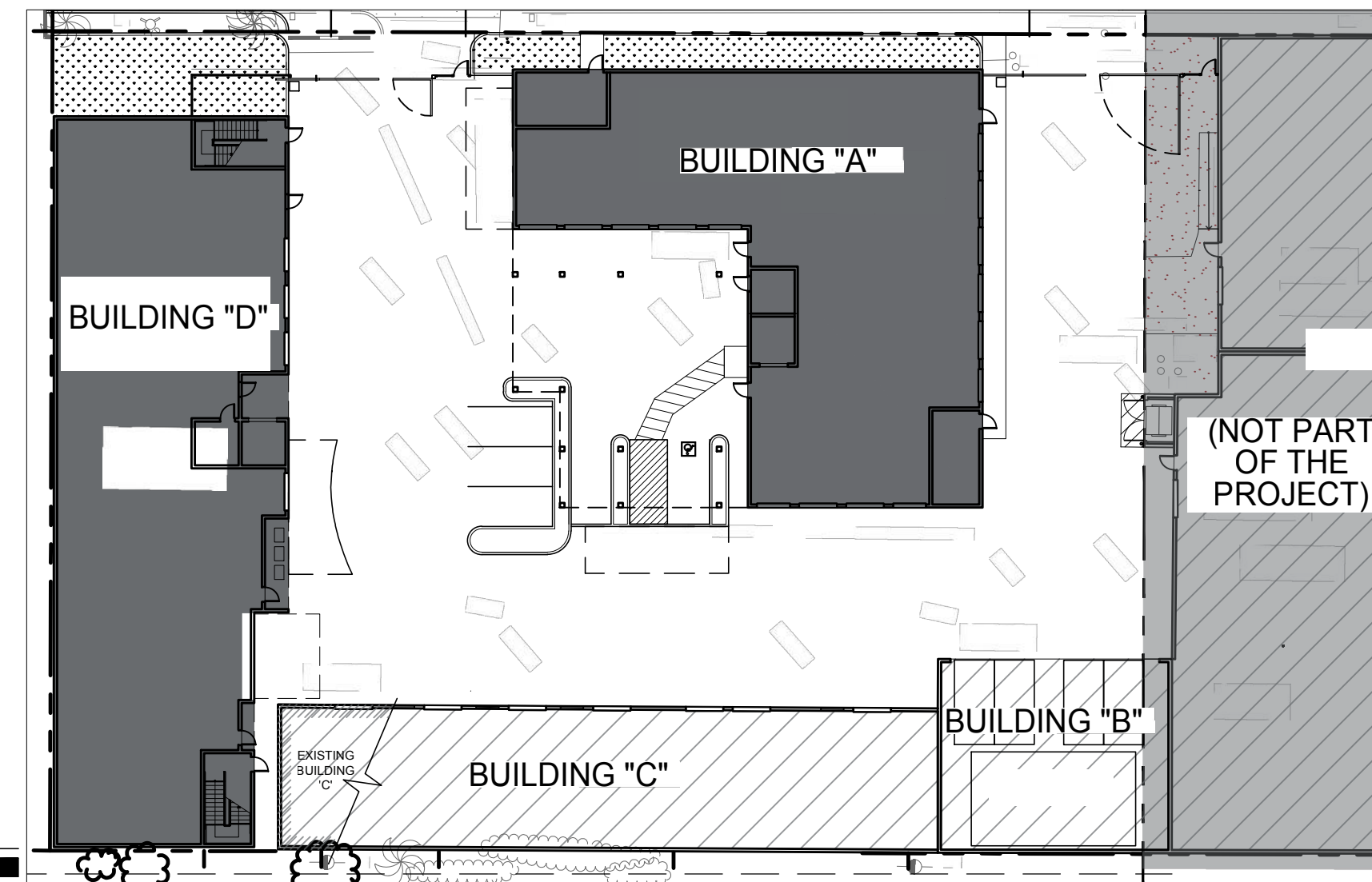
SCALE 1/8"=1'



**OVERALL SITE SECTION**

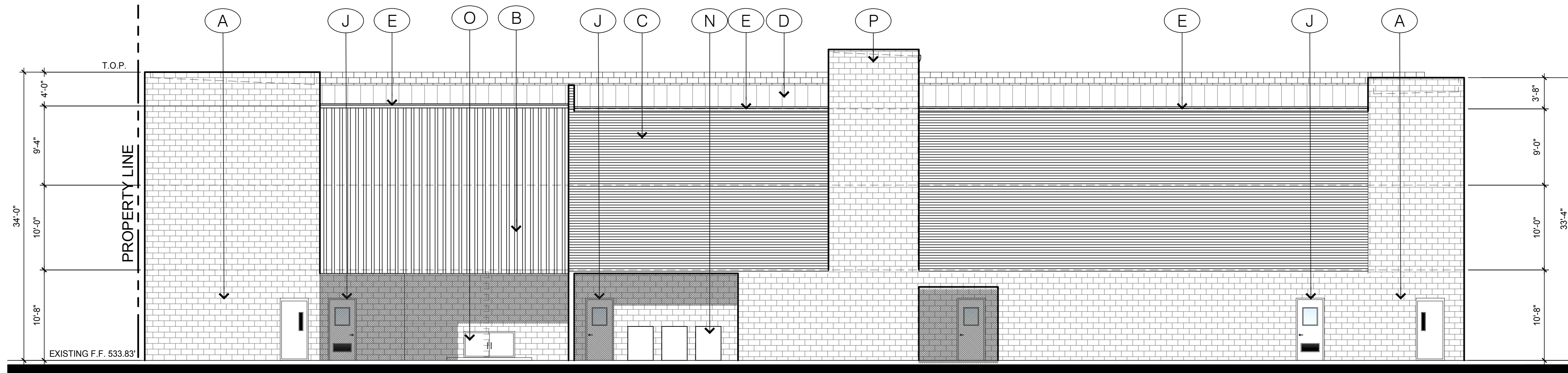
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**KEY SITE PLAN**



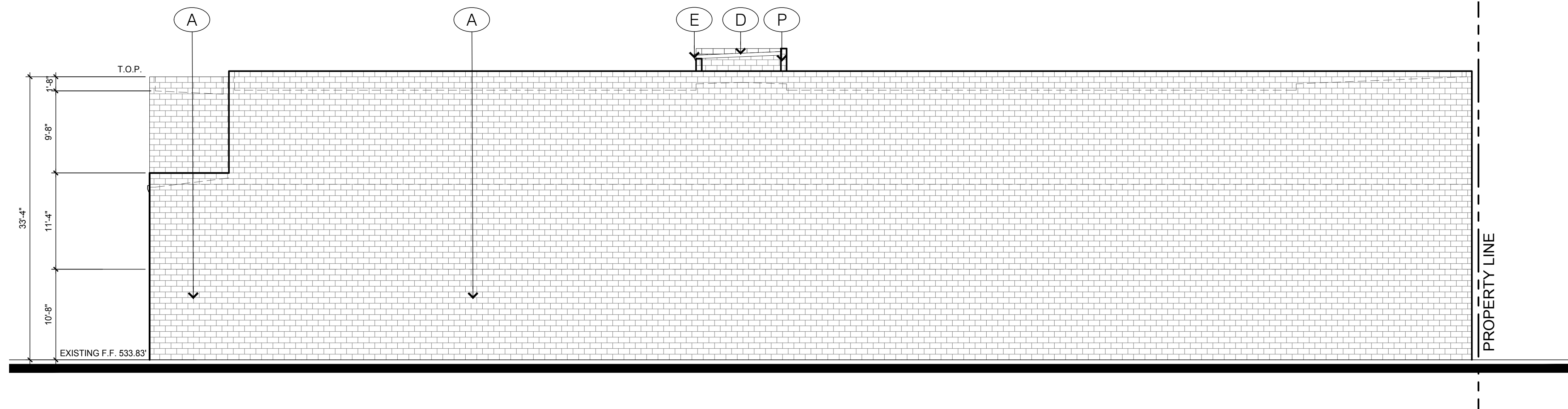
**ELEVATION KEY NOTES**

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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
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- (L) HVAC FAN COIL UNIT - SUSPEND AT CLG.'
- (M) HVAC FAN COIL UNIT - SUSPEND AT CLG.'
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- (O) NEW TRANSFORMER
- (P) ELEVATOR SHAFT



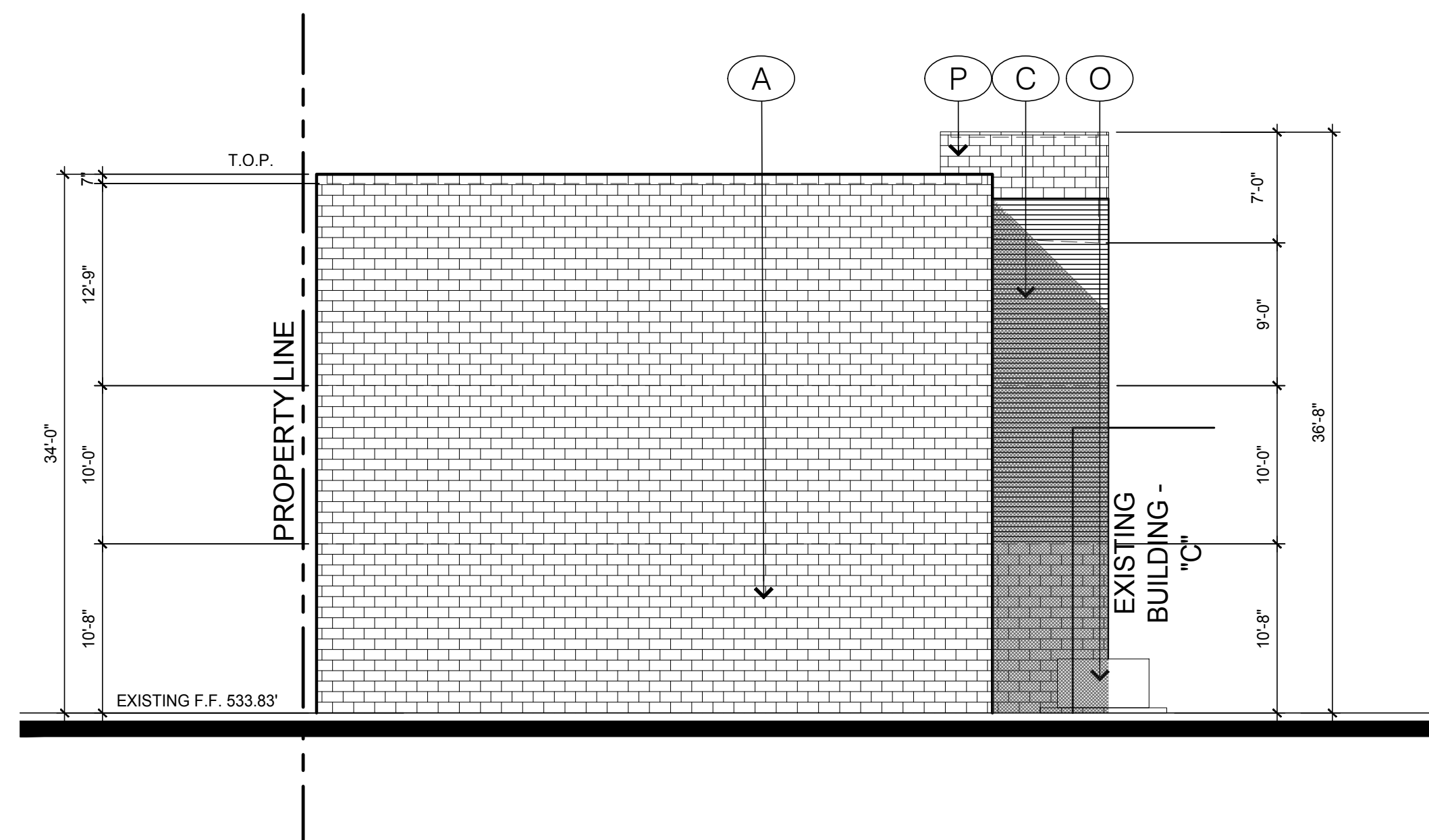
**NEW BUILDING "D" - EAST ELEVATION - E. GRAHAM PLACE**

SCALE 1/8"=1'



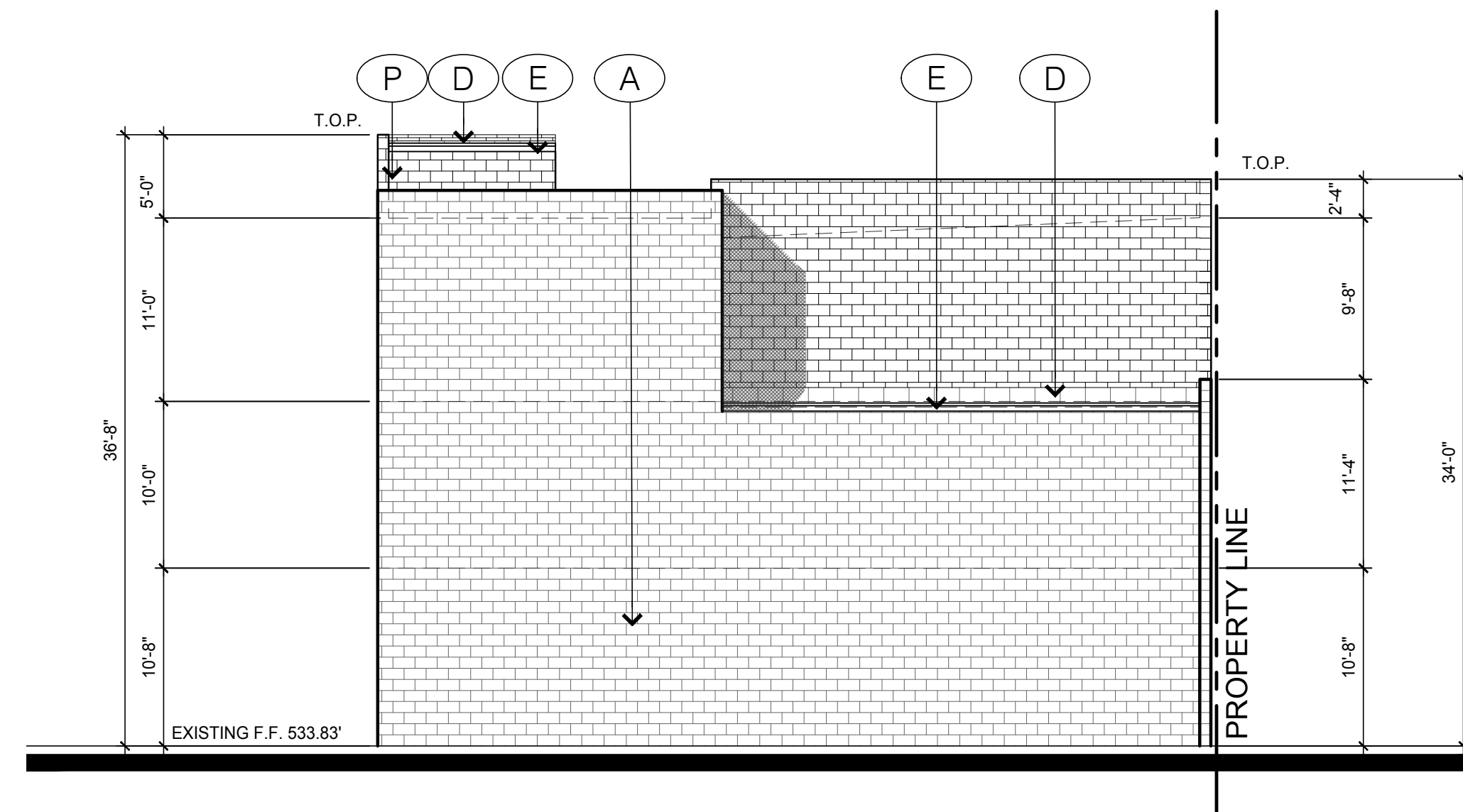
**NEW BUILDING "D" - WEST ELEVATION**

SCALE 1/8"=1'



**BUILDING D SOUTH ELEVATION**

SCALE 1/8"=1'



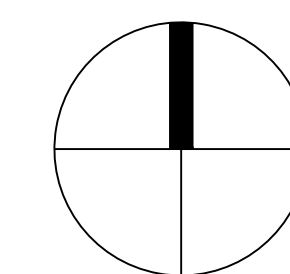
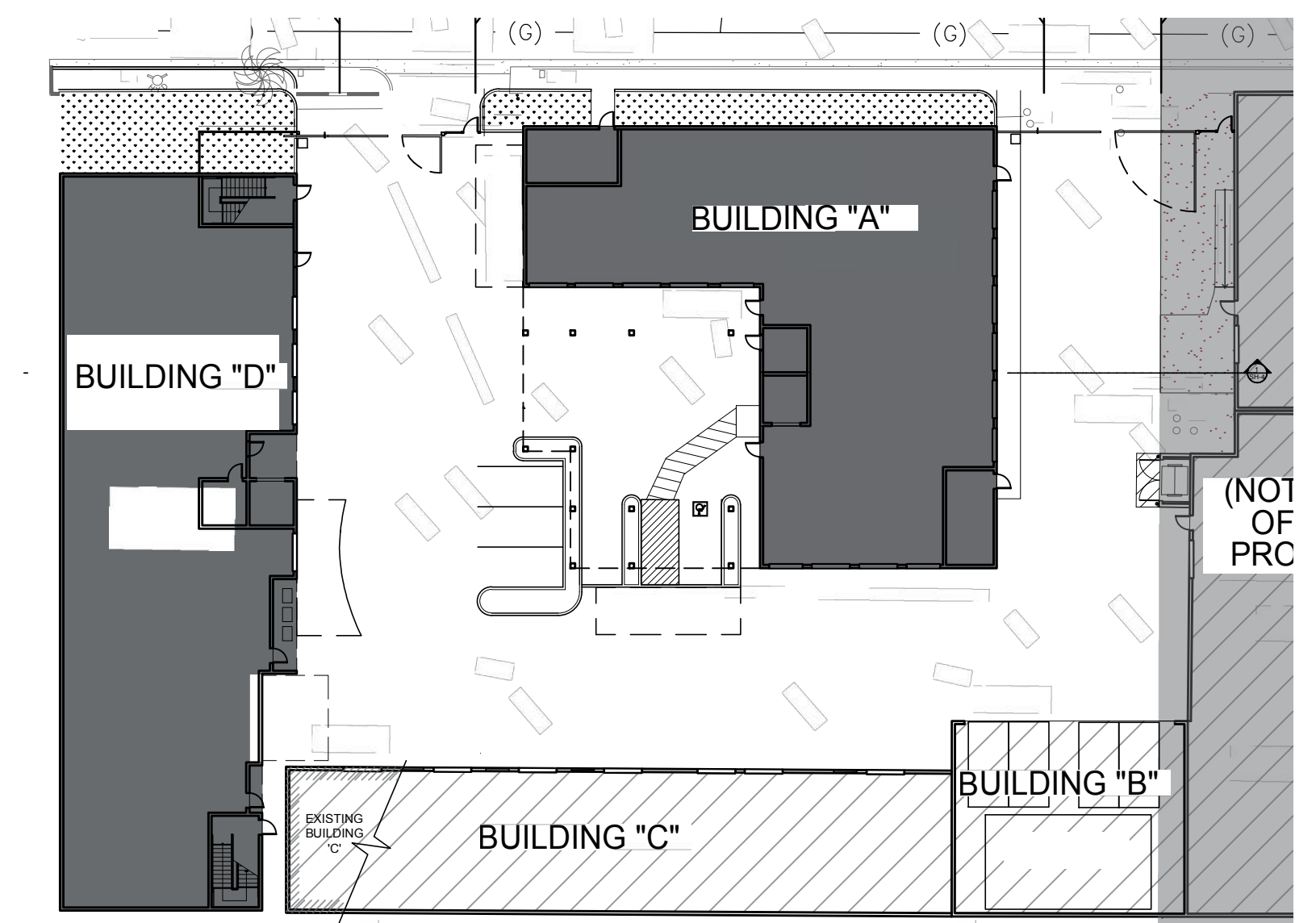
**BUILDING D NORTH ELEVATION**

SCALE 1/8"=1'

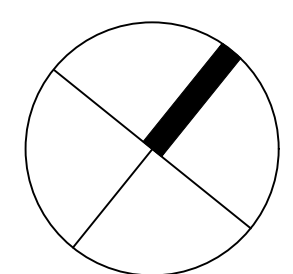
**ELEVATION KEY NOTES**

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MATCH MBCI PBR PANEL  
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**KEY SITE PLAN**

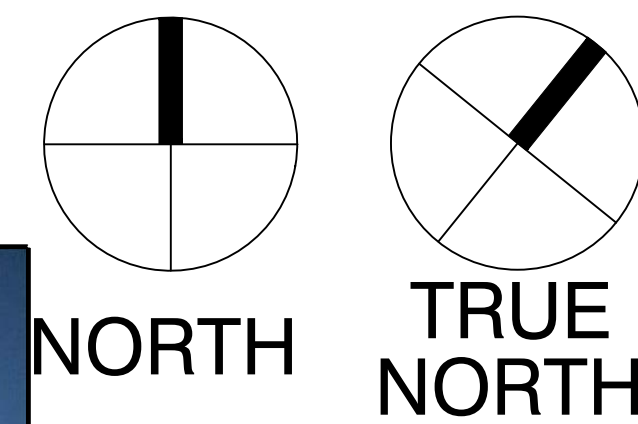
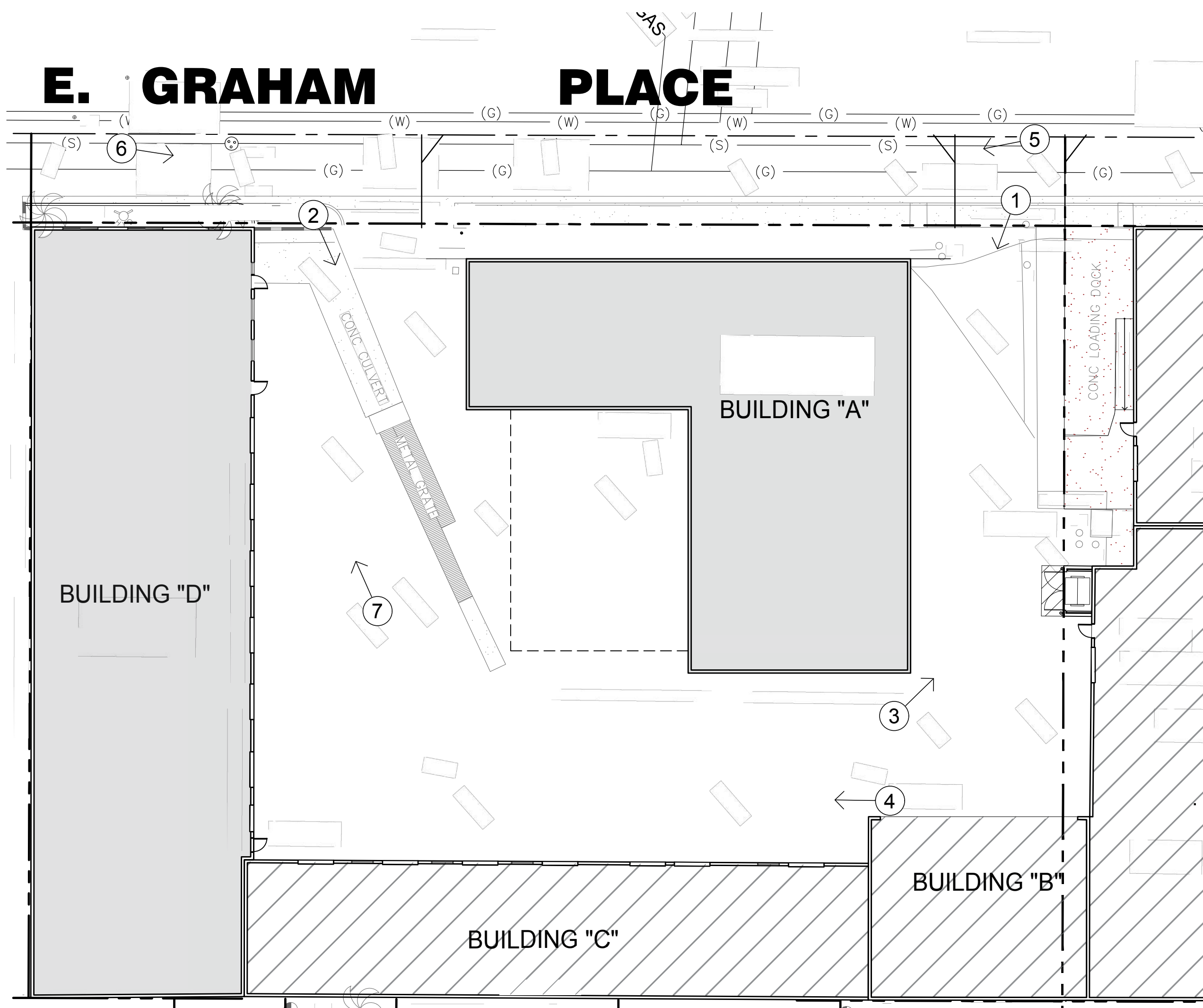


**NORTH**

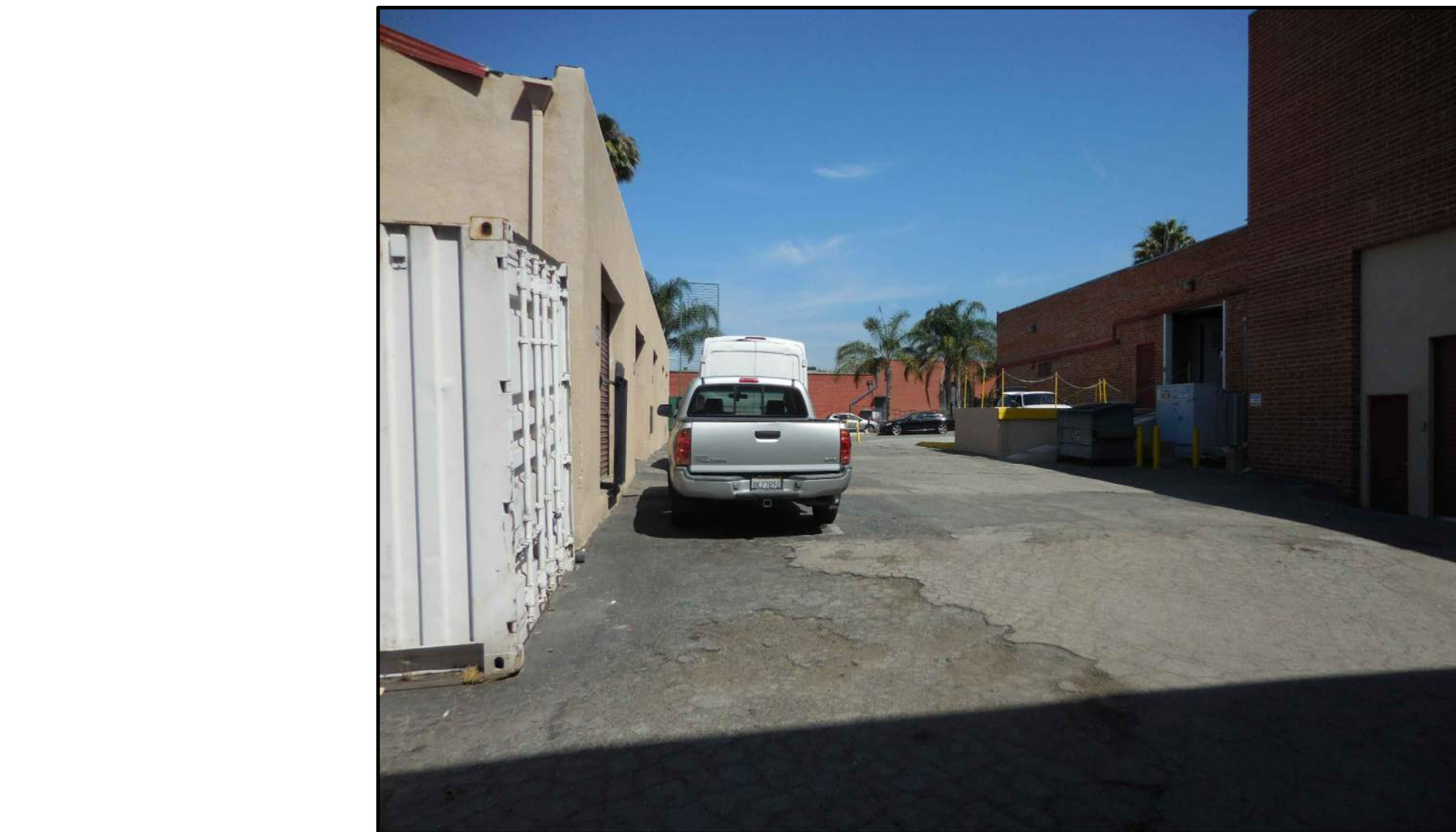


**TRUE  
NORTH**

# 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"



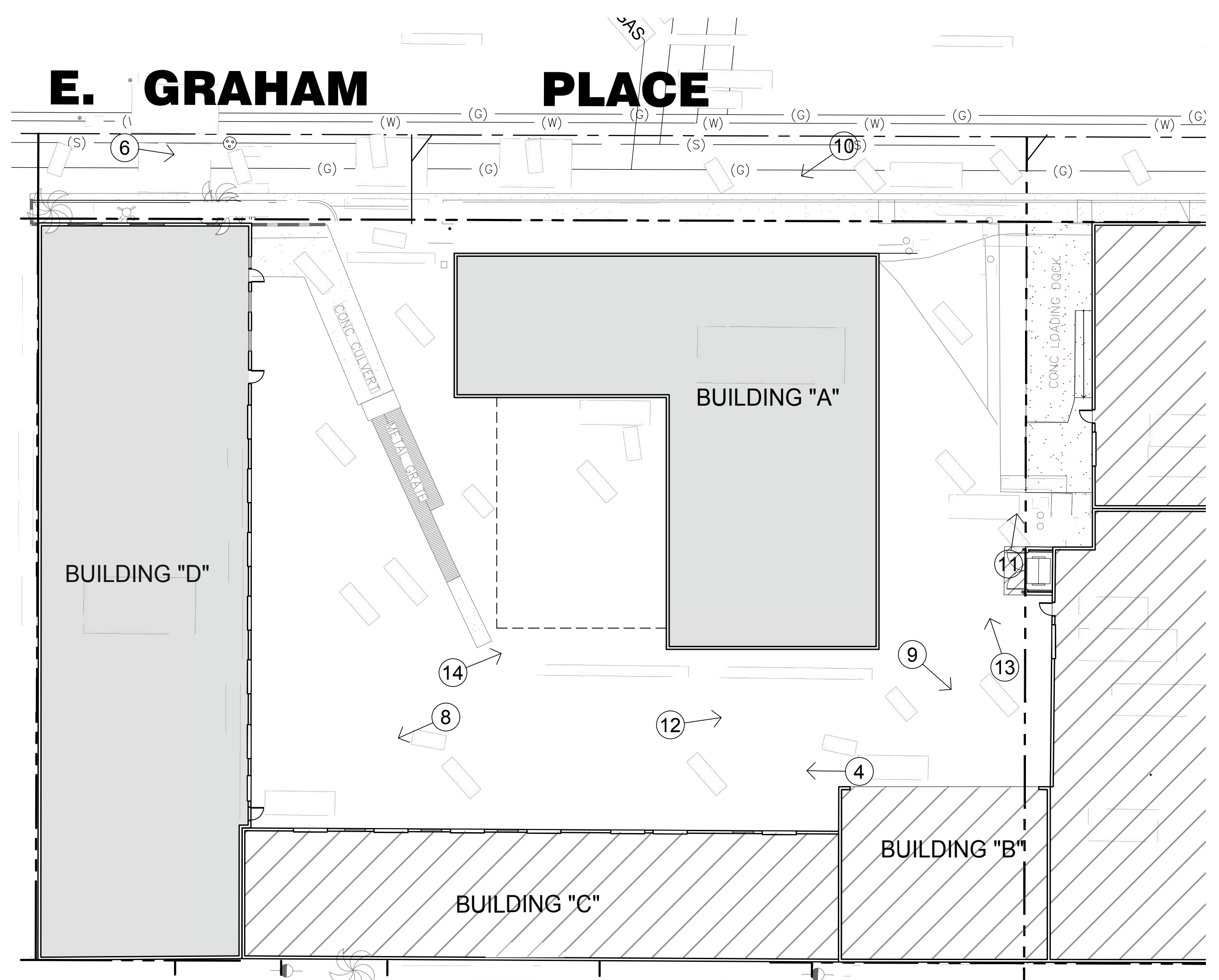
7 SOUTH DRIVE-WAY LOOKING AT NORTH WEST DRIVEWAY

5 BAR GRAHAM PLACE LOOKING WEST



6 BAR GRAHAM PLACE LOOKING EAST





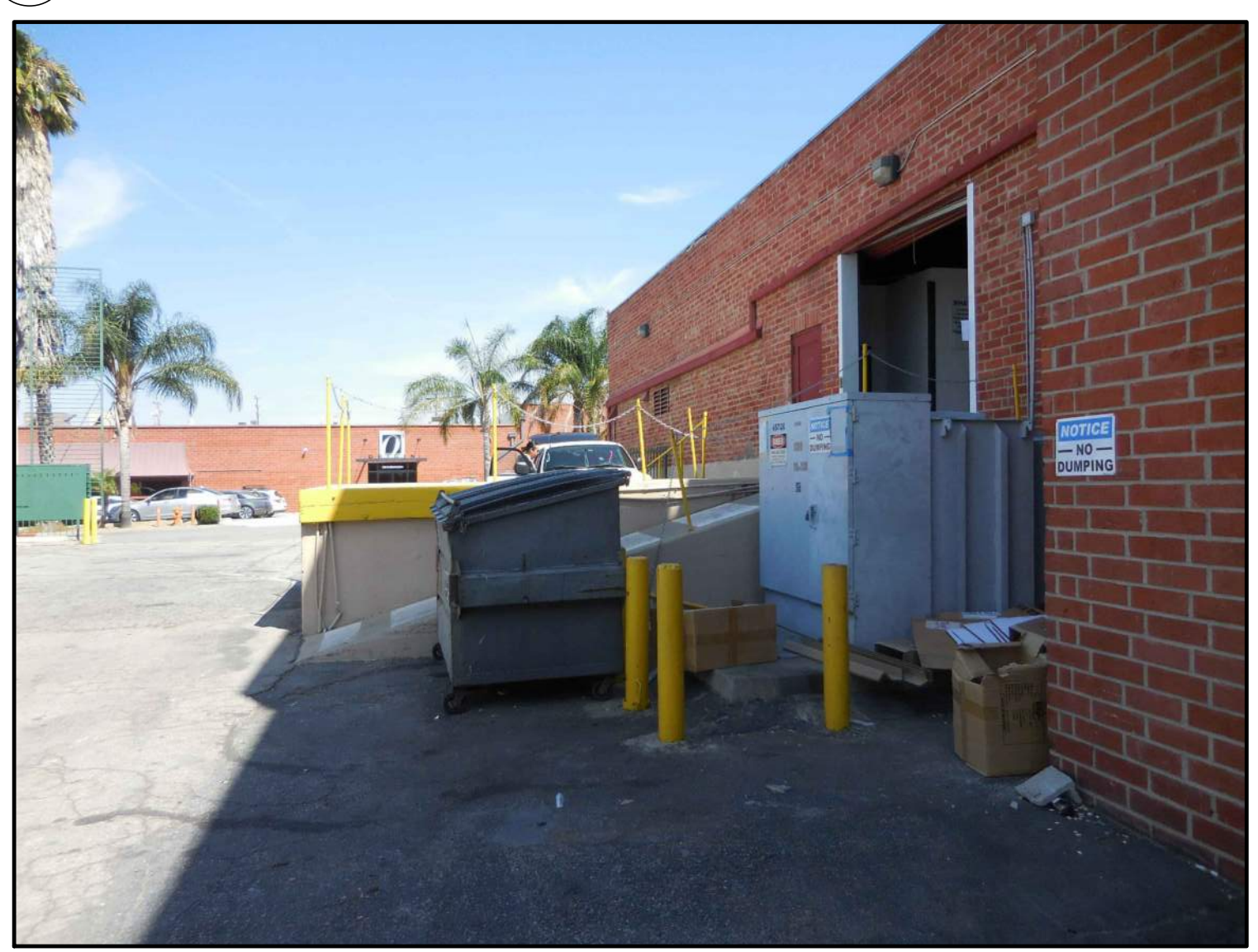
8 SOUTH DRIVE-WAY LOOKING AT SOUTH WEST DRIVEWAY



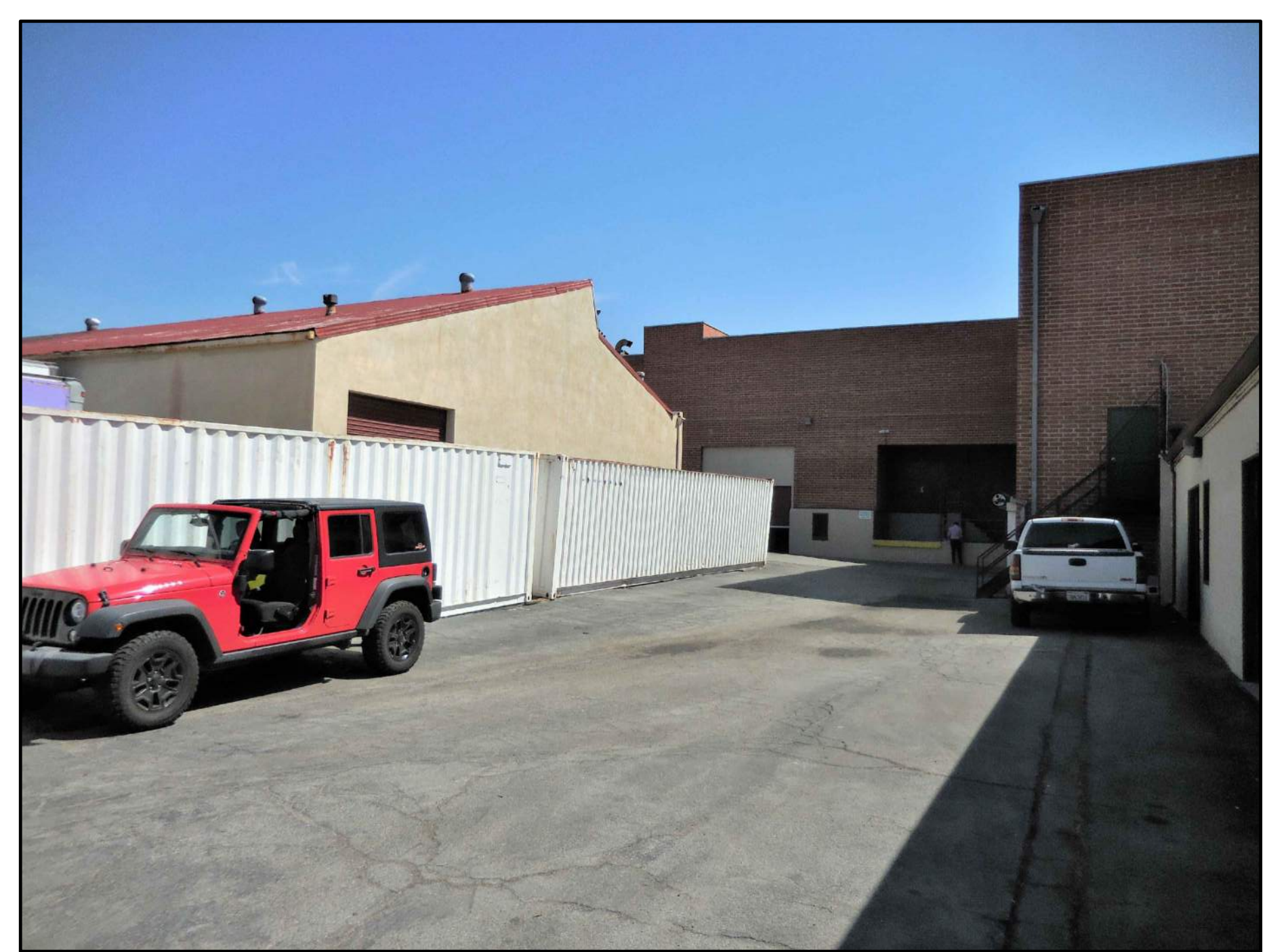
9 SOUTH DRIVE-WAY LOOKING AT SOUTH WEST DRIVEWAY



10 BAR GRAHAM PLACE LOOKING SOUTH WEST



11 SOUTH DRIVE-WAY LOOKING AT E. GRAHAM PLACE



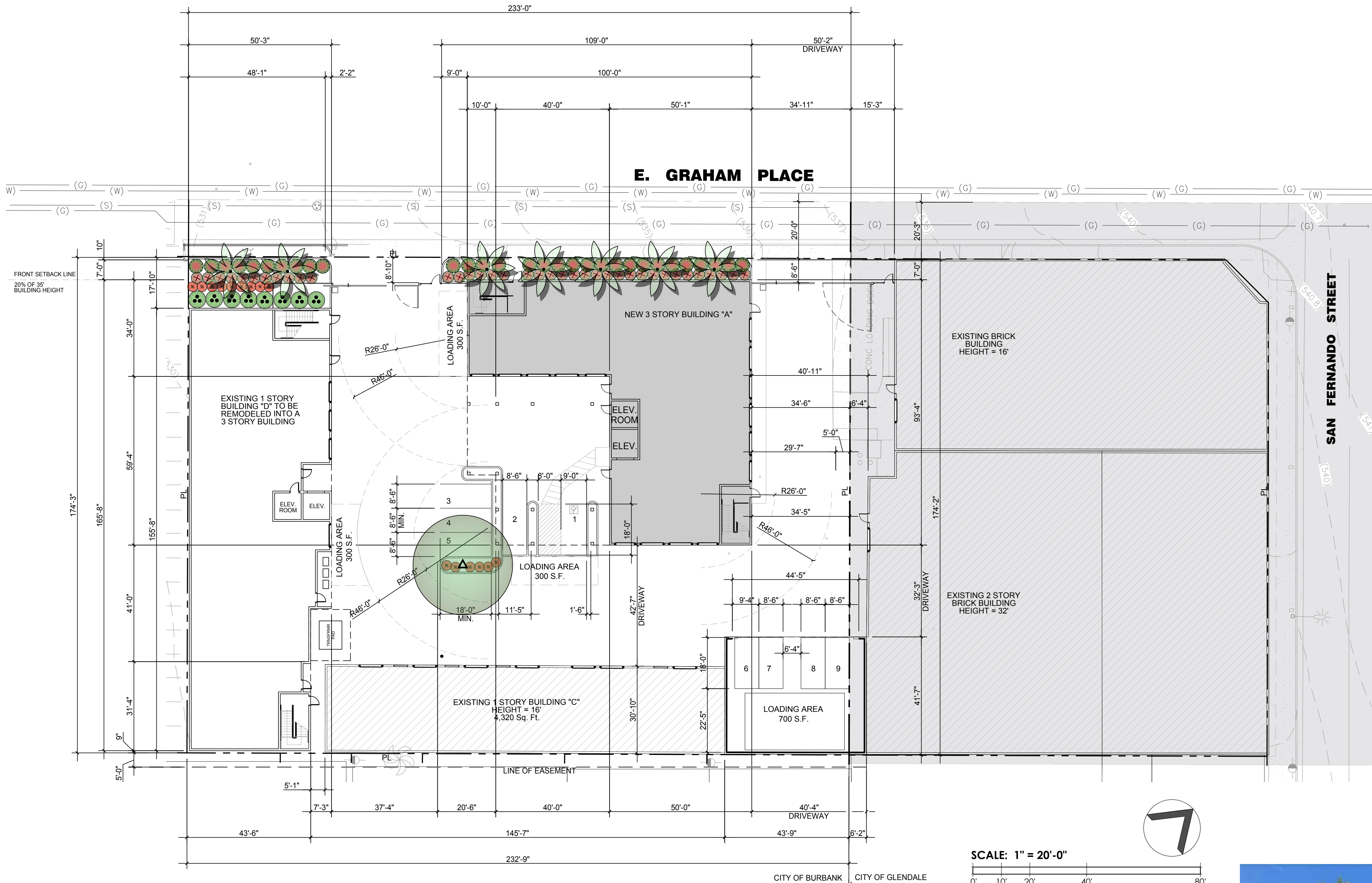
12 SOUTH DRIVE-WAY LOOKING AT NORTH EAST



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
<b>TREES</b>					
	SYAGRUS ROMANZOFFIANA	QUEEN PALM	10' BTF	7	MEDIUM
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	1	LOW
<b>SHRUBS / SUCCULENTS</b>					
	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 GROUNDCOVER 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. (962)	HALF S.F. (481)	25% S.F. (240)
QUERCUS AGRIFOLIA COAST LIVE OAK	N/A	1 x (481) = 481	N/A
<b>TOTAL TREE SHADE:</b>		<b>481 S.F.</b>	
<b>TOTAL SHADE FROM BUILDING OVERHANG:</b>		<b>1,408 S.F.</b>	
<b>TOTAL PARKING LOT AREA:</b>		<b>3,285 S.F.</b>	
<b>TOTAL SHADED PARKING LOT AREA:</b>		<b>57.5%</b>	



CALLISTEMON 'BETTER JOHN'  
Better John Callistemon



COTONEASTER DAMMERI 'LOWFAST'  
Bearberry Cotoneaster



HESPERALOE PARVIFLORA  
Red Yucca



PHOTINIA FRASERI  
Fraser Photinia

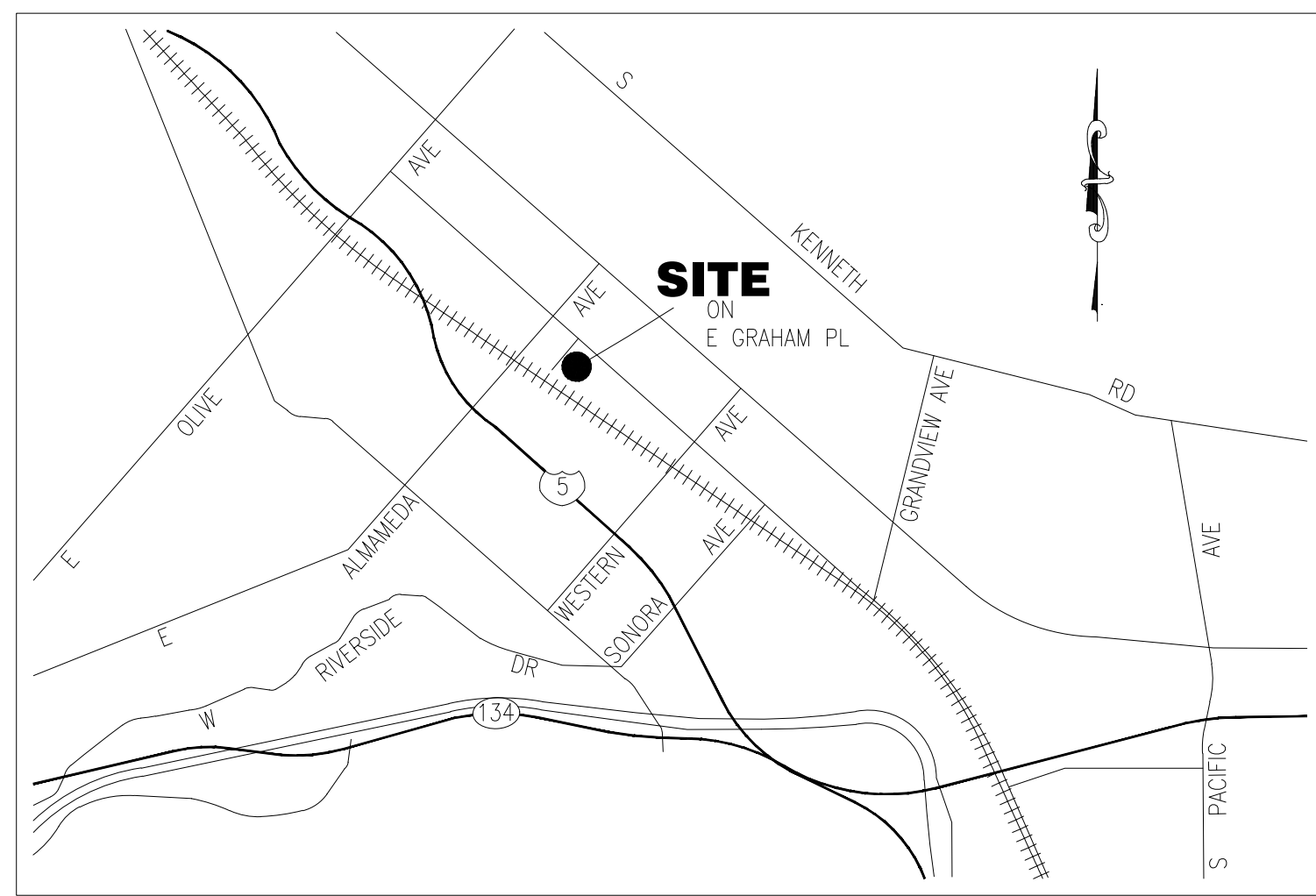


SYAGRUS ROMANZOFFIANA  
Queen Palm

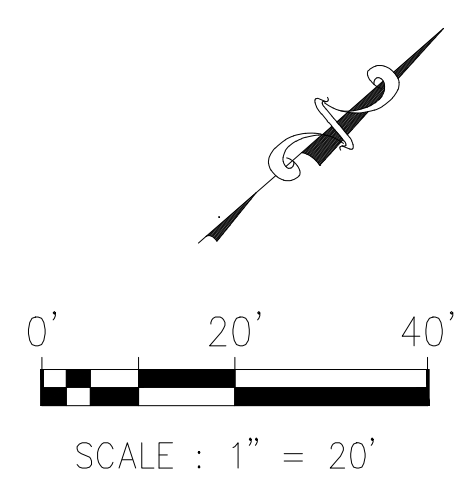


QUERCUS AGRIFOLIA  
Coast Live Oak

**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**

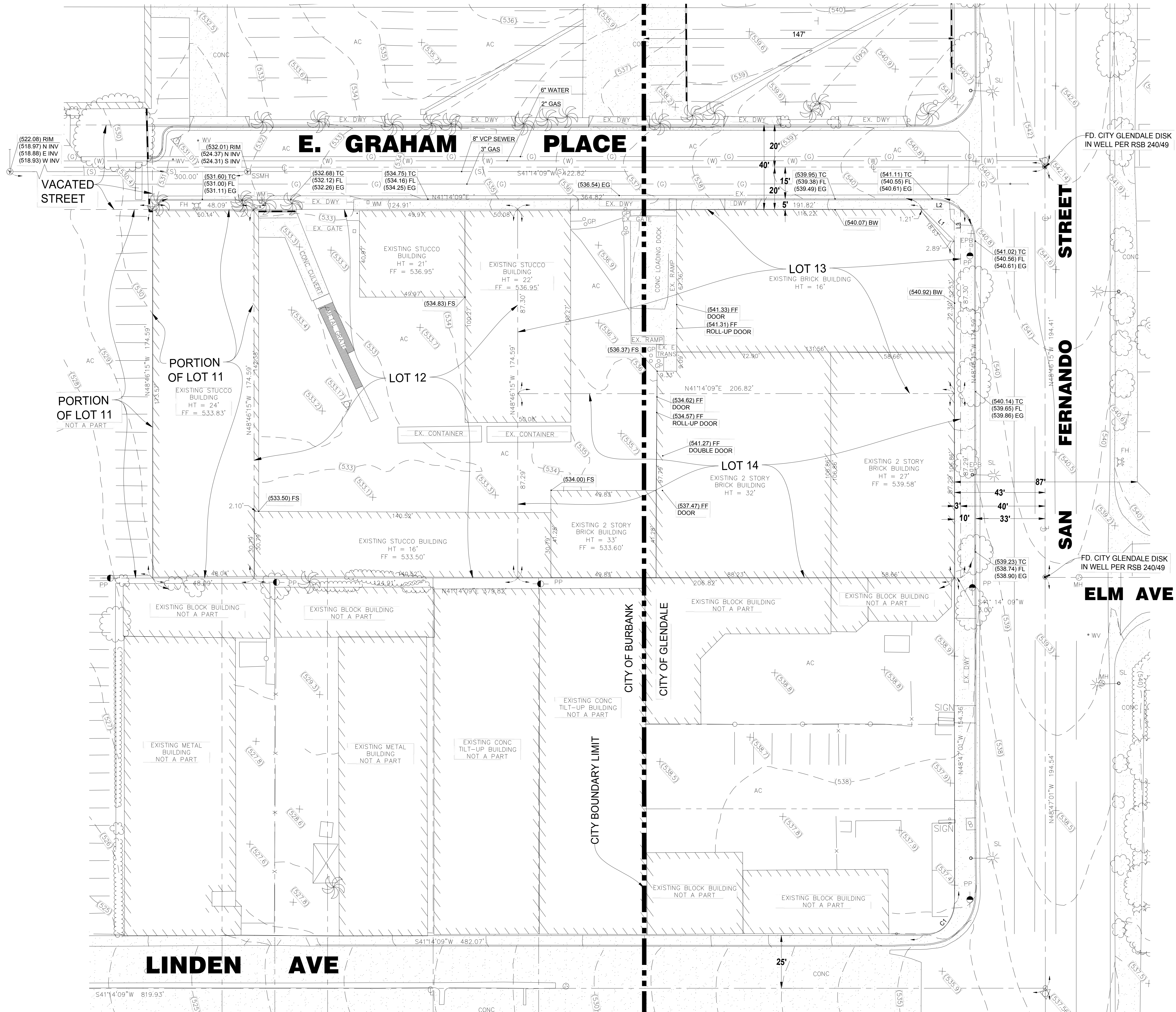
- |                                    |                                |                                  |
|------------------------------------|--------------------------------|----------------------------------|
| AC = ASPHALTIC CONCRETE            | N/O = NORTH OF                 | — — —  = BLOCK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

**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



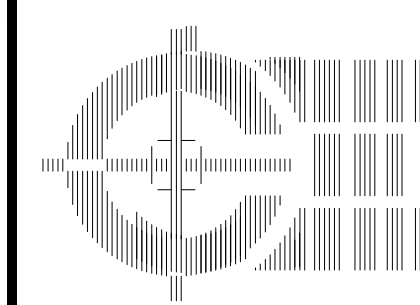
**BASIS OF BEARING**

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      ELEV = 539.55'

**CITY OF GLENDALE**



CIVIL ENGINEERING & LAND SURVEYING  
**COORY ENGINEERING**  
TEL: (714) 202-8700 FAX: (714) 202-8701  
1715 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'
CHECKED BY:	SMK	JOB NO.:	722-104
DISREGARD PRINTS BEARING EARLIER REVISION DATES	11-11-19	11-26-19	
SHEET: 14 OF 14			