ELMWOOD APARTMENTS

246 W ELMWOOD AVE, BURBANK, CA 91502

PROPOSED DEVELOPMENT INTENDED TO CREATE FOR-RENT UNITS

PROJECT INFORMATION

ADDRESS:	246 W ELMWOOD AVE, BURBANK, CA 91502
APN:	2451-033-034
LEGAL DESCRIPTION: (SEE SURVEY)	LOTS 12 AND 35 IN BLOCK C OF TRACT #7709, CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 82, PGS 32 AND 33 O FMAPS, IN THE OFFICE OF THE COUNTY RECORD OF SAID COUNTY. EXCEPTING FROM SAID LOTS 12 AND 35, THOSE PORTIONS THEREOF CONDEMNED BY THE COUNTY OF LOS ANGELES FOR FLOOD CONTROL PURPOSES BY FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO 473793,SUPERIOR COURT, COUNTY OF LOS ANGELES, A CERTIFIED COPY THEROF BEING RECORDED IN BOOK 19742 PAGE 144, OFFICIAL RECORDS, AND IN BOOK 21665, PAGE 121, OFFICIAL RECORDS.
FUNDING:	100% PRIVATELY FUNDED, NO TAX CREDIT, NOT PUBLIC HOUSING
EXISTING USE:	1-STORY SFD
PROPOSED USE:	2 STORIES MULTI-FAMILY HOUSING OVER 1 LEVEL SEMI-SUBTERRANEAN GARAGE
MAXIMUM HEIGHT:	ON LOTS LOCATED WITHIN 500 FEET OF SINGLE FAMILY ZONED PROPERTY: - 998.36 (AVG GRADE PLANE) + 27" FEET TO TOP PLATE = (MAX. GRADE = 1,025.36) - 998.36 (AVG GRADE PLANE) + 35' FEET TO TOP OF ROOF & ARCH. FEATURES
PROPOSED HEIGHT:	26' - 0" (GRADE 1024.36')
NO. OF STORIES:	3 STORIES: 2 LEVELS OF TYPE V-A CONSTRUCTION OVER 1 LEVEL OF TYPE III A CONSTRUCTION
EXISTING ZONING:	R-4 (CDBG)
LOT AREA :	9,101 SF - SEE SURVEY
ALLOWED DENSITY:	1 UNIT PER 2,000 SQUARE FEET OF LOT (9,101 / 2,000 = 4.55 DWELLING UNITS)
PROPOSED DENSITY:	3 UNITS + 2 ADUs
REQUIRED SETBACKS:	FRONT YARD (WEST) - REQUIRED - MIN. 15'-0"; AVERAGE 17'-0" REAR YARD (EAST) - REQUIRED - MIN. 5'-0"; AVERAGE 7'-0" SIDEYARDS (NORTH & SOUTH) - MIN. 5'-0"; AVERAGE 7'-0"
ALLOWED MAX. LOT COVERAGE	60% ON LOTS LOCATED WITHIN 500 FEET OF SINGLE FAMILY ZONED PROPERTY (9,101 x 60% = 5,460.6 SF)
LOT COVERAGE (BUILDING FOOTPRINT)	2,907 SF (3-UNIT BLDG w/ REC-ROOM) + 140 SF (TRASH RM) = **3,047 SF < 5,460 SF**

PROJECT TEAM

OWNER:	SERGE NERSES 211 N LAKE ST, BURBANK, CA 91502 818-823-5267
DESIGNER:	TB REAL ESTATE DESIGN INC TOROS BALYAN 215 W ALAMEDA AVE, SUITE 201, BURBANK, CA 91502 818.652.8464
STRUCTURAL ENGINEER:	TBD
TITLE 24 CONSULTANT:	TBD
CONTRACTOR:	TBD

SHEET INDEX

A-0	PROJECT INFORMATION AND SITE PLAN
A-0.1	SURVEY
A-1	AVERAGE GRADE PLANE AND LOWEST GRADE WITHIN 5'
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A-4	AREA PLANS
A-5	SECTION AND ELEVATIONS

LANDSCAPE REQUIREMENTS

MINIMUM PERCENTAGE OF LOT AREA THAT MUST BE LANDSCAPED = 15%

LOT AREA = 9,101 SF
MINIMUM LANDSCAPE AREA REQUIRED = 9,101 x 15% = 1,365.15 SF

LANDSCAPE PROVIDED = 317 + 64 + 94 + 850 + 205 = **1,530 SF > 1,365.15 SF**

PARKING CALCULATIONS

REQUIRED PARKING
- 2 SPACES FOR EVERY UNIT
- MIN. 2 SPACES FOR GUEST PARKING

PROVIDED PARKING: 8 SPACES TOTAL
- 2 SPACES FOR EVERY UNIT = (2 SPACES x 3 UNITS) = 6 SPACES
- 2 SPACES FOR GUEST PARKING

BUILDING CODES

2023 LOS ANGELES RESIDENTIAL CODE BASED ON 2022 CALIFORNIA BUILDING CODE

CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 2 VOLUME 142

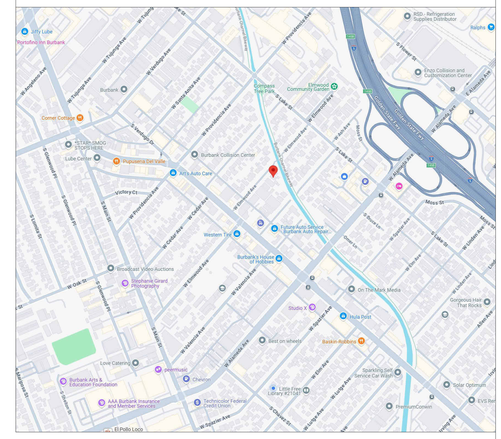
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

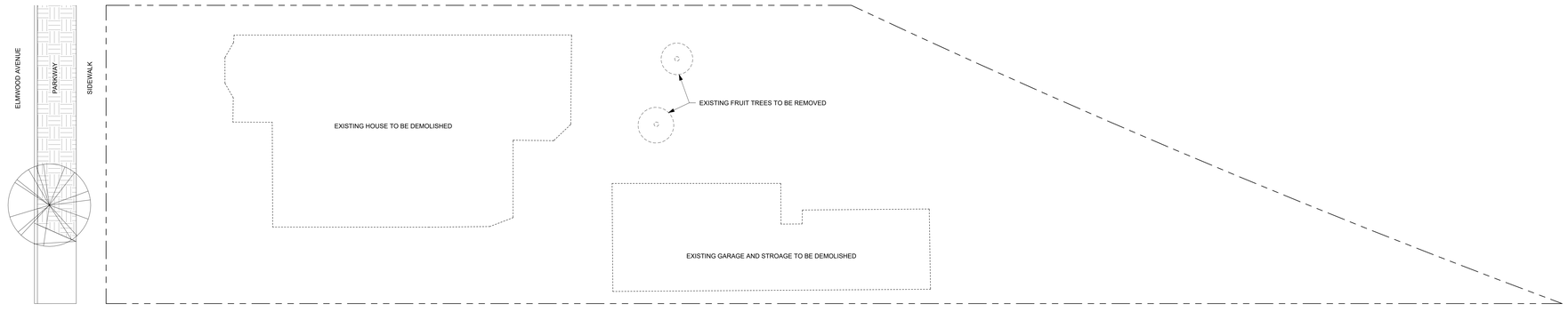
SCOPE OF WORK

- PROPOSED 2-STORY, 3,861 SF 3-UNIT APARTMENT BUILDING WITH A 1,026 SF REC ROOM OVER 1,572 SF SEMI-SUBTERRANEAN PARKING GARAGES
- PROPOSED 2-STORY 1,548 SF DETACHED ADUs (2) - **(NOT A PART OF DEVELOPMENT REVIEW)**

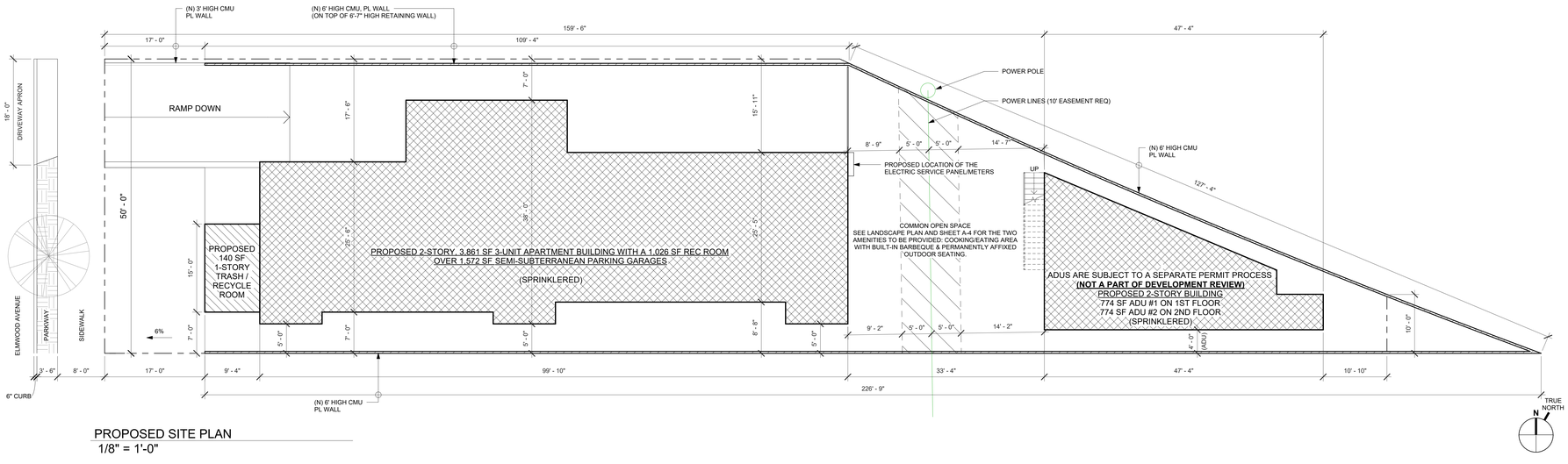
CITY APPROVAL STAMP

VICINITY MAP





EXISTING/DEMO SITE PLAN
1/8" = 1'-0"



PROPOSED SITE PLAN
1/8" = 1'-0"

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DRAFTED BY: TOROS BALYAN PHONE: 818.652.8464
EMAIL: tbrealty@tbdesign.com

ELMWOOD APARTMENTS

246 W ELMWOOD AVE, BURBANK, CA 91502

SHEET TITLE
PROJECT INFORMATION AND SITE PLAN

DATE	ISSUE / REVISION

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JOB NO. 2024-57

DATE 9-3-2025

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SHEET NO. A-0

LEGEND LINE TYPE

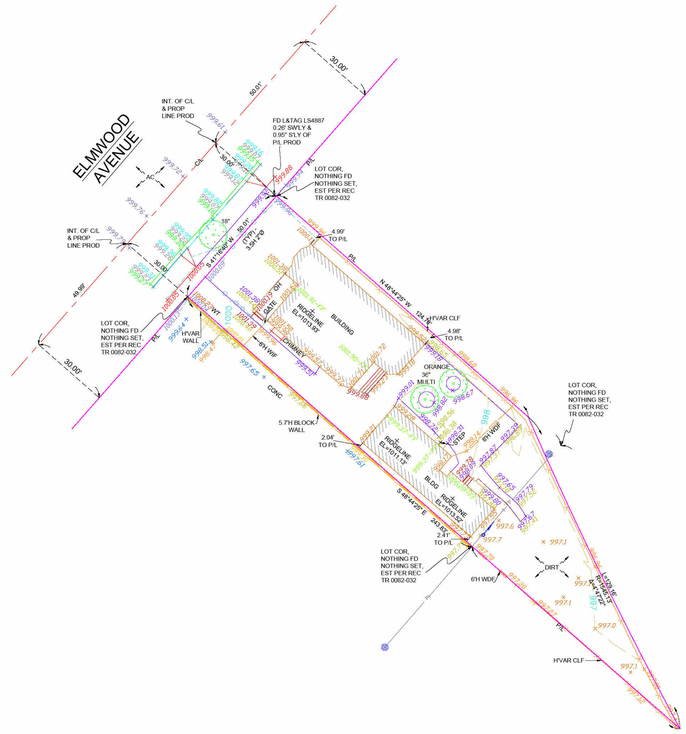
BUILDING
BUILDING OVERHANG
CONTOUR LINE
CONTOUR INDEX LINE
CURB
FLOW LINE
CONCRETE GUTTER
SIDE WALK
DRIVEWAYS
EDGE OF CONCRETE
GRADE CHANGE
WALL
CHAIN LINK FENCE
WOOD FENCE
WROUGHT IRON FENCE
STAIRS
POWER LINE
PROPERTY LINE

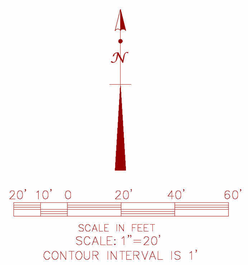
LEGEND SYMBOL

POST
POWER POLE
TREE
GUY WIRE
CONCRETE

LEGEND ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
C/L	CONTROL LINE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
EL	ELEVATION
FD	FOUND
FF	FINISHED FLOOR
H	HEIGHT
L&TAG	LEAD AND TAG
LS	LICENSE SURVEYOR
OH	OVERHANG
P/L	PROPERTY LINE
TR	TRACT
TYP	TYPICAL
VAR	VARIES
WDF	WOOD FENCE
WIF	WROUGHT IRON FENCE
WT	WALL TOP
Ø	DIAMETER





NOTES:

A. IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTED ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

B. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL OF LAND.

C. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

LEGAL DESCRIPTION:

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EXCEPTING FROM SAID LOTS 12 AND 35, THOSE PORTIONS THEREOF CONDEMNED BY THE COUNTY OF LOS ANGELES FOR FLOOD CONTROL PURPOSES BY FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO 473793,SUPERIOR COURT, COUNTY OF LOS ANGELES, A CERTIFIED COPY THEROF BEING RECORDED IN BOOK 19742 PAGE 144, OFFICIAL RECORDS, AND IN BOOK 21665, PAGE 121, OFFICIAL RECORDS.

A.P.N. 2451-033-034

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N41°16'40"E OF A COURSE IN THE CENTERLINE OF ELMWOOD AVE,AS SHOWN ON TRACT NO 7709 IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 82, PGS 32 AND 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORD OF SAID COUNTY.

BENCHMARK:

ASSUMED ELEVATION ON FLOOD CONTROL LEAD & TACK LOCATED AT THE CONCRETE WALK AT THE INTERSECTION OF ELMWOOD AVE AND THE SOUTHERLY LINE OF THE BRIDGE. ELEVATION: 1000.00'

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA AND THIS SURVEY HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION

THOMAS ABRAHAMIAN, PLS 9689

PREPARED FOR:

ARTHUR MARTIROSYAN
246 W ELMWOOD AVE
BURBANK, CA 91502

TOPOGRAPHIC SURVEY

LA SURVEYING & MAPPING

712 FAY DRIVE; GLENDALE, CA 91206
818-288-6669
tom@surveyingla.com

PROFESSIONAL LAND SURVEYOR
THOMAS ABRAHAMIAN
PLS 9689
STATE OF CALIFORNIA

DATE OF SURVEY
12/21/2024

CITY APPROVAL STAMP

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TB REAL ESTATE DESIGN
215 W. ALAMEDA AVENUE, SUITE 201, BURBANK, CA 91502
PHONE: 818.652.8464
DRAFTED BY: TOKOHI | EMAIL: tokohi@tbdesign.com

ELMWOOD APARTMENTS

246 W ELMWOOD AVE, BURBANK, CA 91502

SHEET TITLE
SURVEY

DATE	ISSUE / REVISION

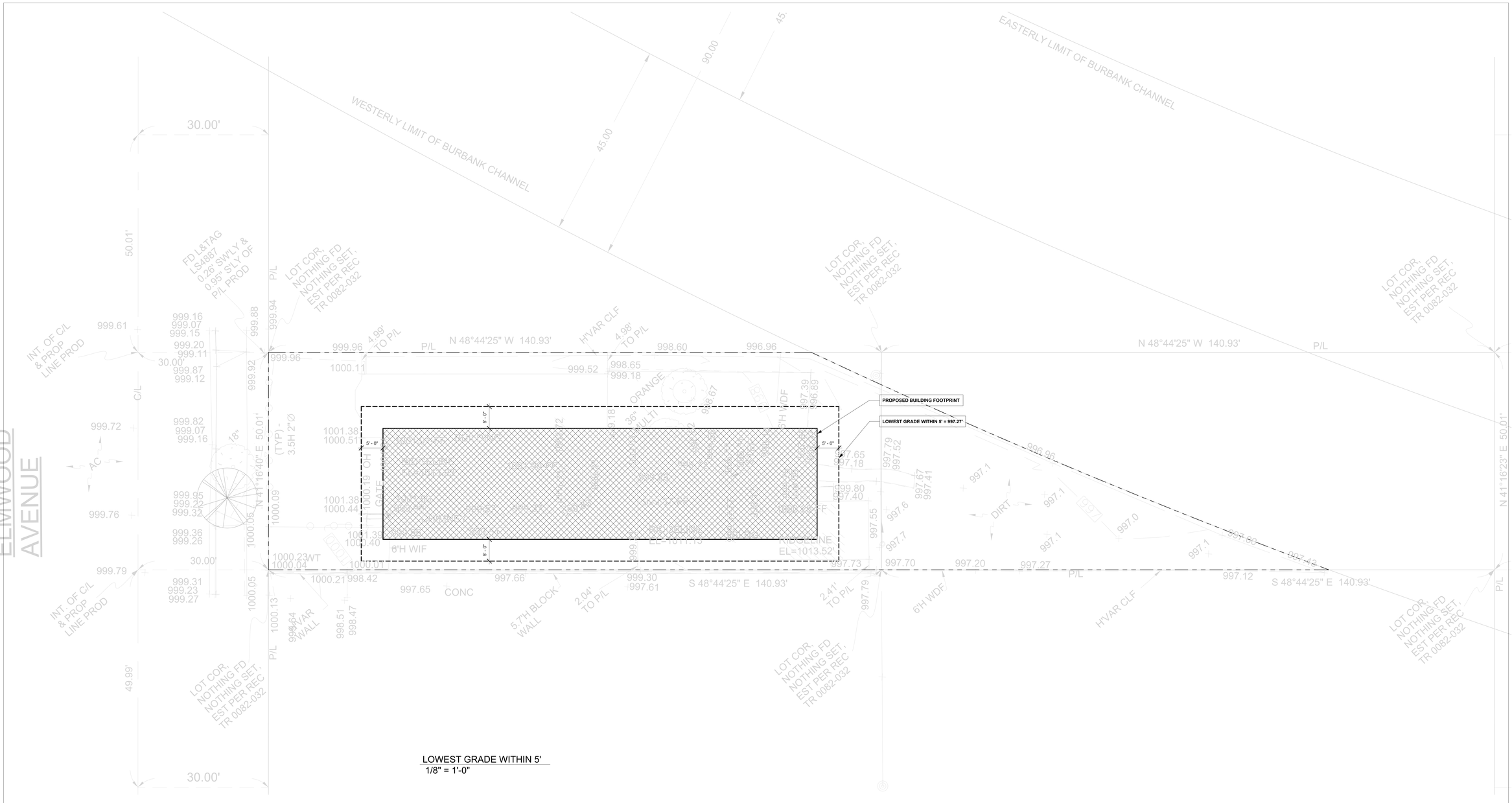
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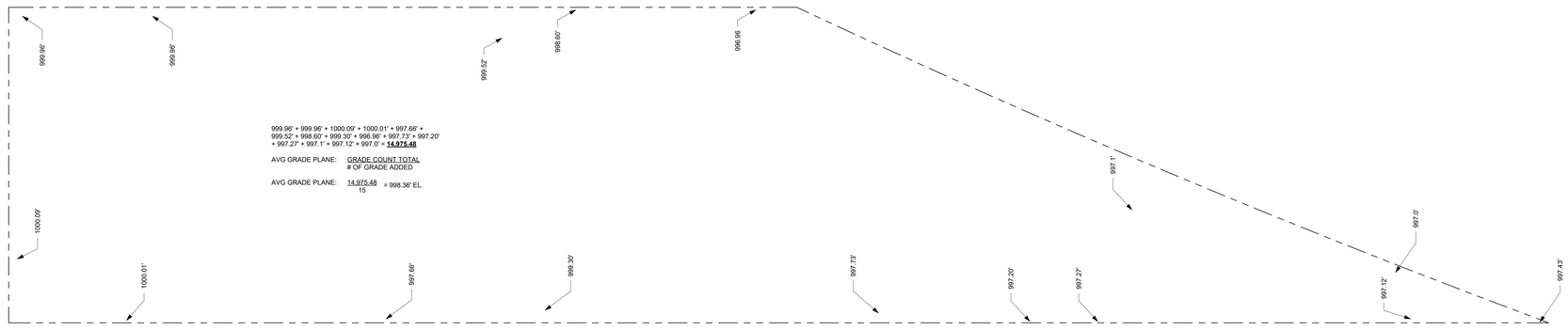
DATE 9-3-2025

SCALE

SHEET NO. A-0.1



LOWEST GRADE WITHIN 5'
1/8" = 1'-0"



999.96' + 999.96' + 1000.09' + 1000.01' + 997.66' + 999.52' + 998.60' + 999.30' + 996.96' + 997.73' + 997.20' + 997.27' + 997.1' + 997.12' + 997.0' = **14,975.48**

AVG GRADE PLANE: GRADE COUNT TOTAL / # OF GRADE ADDED

AVG GRADE PLANE: 14,975.48 / 15 = 998.36' EL.

AVERAGE GRADE PLANE
1/8" = 1'-0"

CITY APPROVAL STAMP

TRUE NORTH

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SHEET TITLE
AVERAGE GRADE PLANE AND LOWEST GRADE WITHIN 5'

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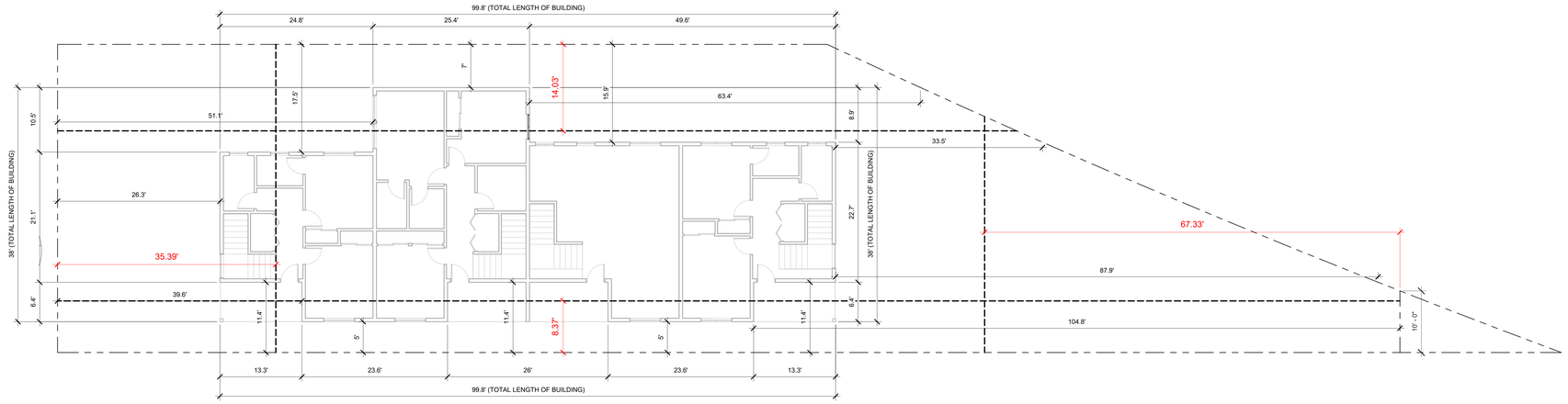
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SHEET NO. A-1



AVERAGE SETBACK CALCS FOR WEST ELEVATION (FRONT):

6.4 x 39.6 = 253.44
21.1 x 26.3 = 554.93
10.5 x 51.1 = 536.55
TOTAL = 1,344.92

1,344.92 / 38 = **35.39' AVERAGE FRONT SETBACK**

AVERAGE SETBACK CALCS FOR SOUTH ELEVATION (SIDE):

11.4 x 13.3 = 151.62
5 x 23.6 = 118
11.4 x 26 = 296.4
5 x 23.6 = 118
11.4 x 13.3 = 151.62
TOTAL = 835.64

835.64 / 99.8 = **8.37' AVERAGE SIDE SETBACK**

AVERAGE SETBACK CALCS FOR NORTH ELEVATION (SIDE):

17.5 x 24.8 = 434
7 x 25.4 = 177.8
15.9 x 49.6 = 788.64
TOTAL = 1,400.44

1,400.44 / 99.8 = **14.03' AVERAGE SIDE SETBACK**

AVERAGE SETBACK CALCS FOR EAST ELEVATION (REAR):

63.4 x 8.9 = 564.26
22.7 [(33.5 + 87.9) / 2] = 1,377.89
6.4 [(87.9 + 104.8) / 2] = 616.64
TOTAL = 2,600.07

2,558.79 / 38 = **67.33' AVERAGE REAR SETBACK**

35.39' AVERAGE FRONT SETBACK

38' (TOTAL LENGTH OF BUILDING) x 25% = 9.5' MIN
38' (TOTAL LENGTH OF BUILDING) x 75% = 28.5' MAX

LENGTH LOCATED BEHIND THE AVERAGE SETBACK PLANE:
10.5' + 6.4 = 16.9'

16.9' > 9.5' MIN.
16.9' < 28.5' MAX

8.37' AVERAGE SIDE SETBACK

99.8' (TOTAL LENGTH OF BUILDING) x 25% = 24.95' MIN
99.8' (TOTAL LENGTH OF BUILDING) x 75% = 74.85' MAX

LENGTH LOCATED BEHIND THE AVERAGE SETBACK PLANE:
13.3' + 26' + 13.3' = 52.6'

52.6' > 24.95' MIN.
52.6' < 74.85' MAX

14.03' AVERAGE SIDE SETBACK

99.8' (TOTAL LENGTH OF BUILDING) x 25% = 24.95' MIN
99.8' (TOTAL LENGTH OF BUILDING) x 75% = 74.85' MAX

LENGTH LOCATED BEHIND THE AVERAGE SETBACK PLANE:
24.8 + 49.6 = 74.4'

74.4' > 24.95' MIN.
74.4' < 74.85' MAX

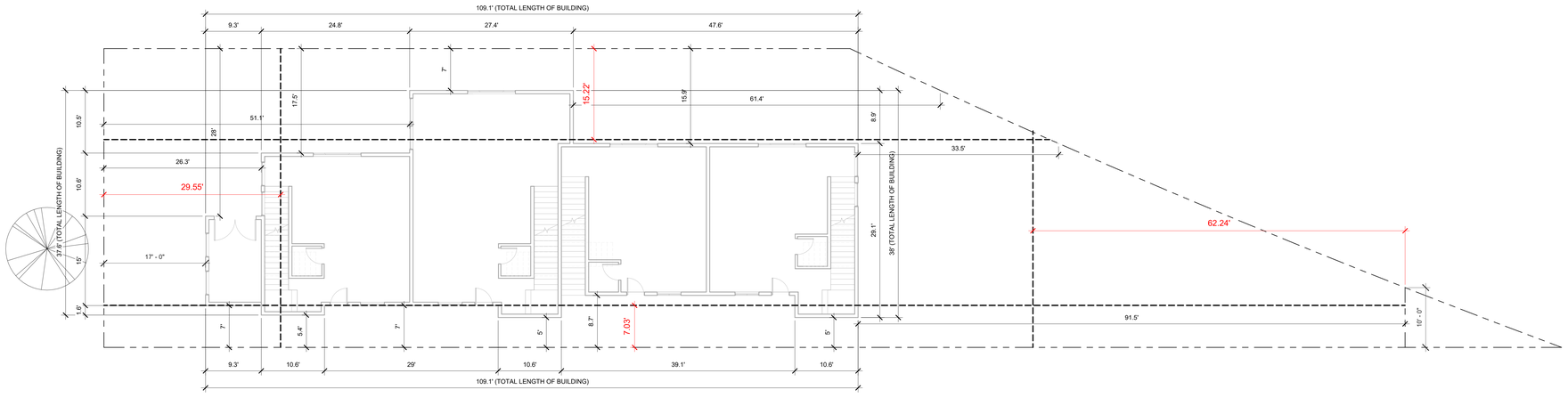
67.33' AVERAGE REAR SETBACK

38' (TOTAL LENGTH OF BUILDING) x 25% = 9.5' MIN
38' (TOTAL LENGTH OF BUILDING) x 75% = 28.5' MAX

LENGTH LOCATED BEHIND THE AVERAGE SETBACK PLANE:
38'

38' > 9.5' MIN.
38' > 28.5' MAX

SECOND FLOOR - AVERAGE SETBACK CALCULATIONS
1/8" = 1'-0"



AVERAGE SETBACK CALCS FOR WEST ELEVATION (FRONT):

2 x 26.3 = 52.6
15 x 17 = 255
10.6 x 26.3 = 278.78
10.5 x 51.1 = 536.55
TOTAL = 1,122.93

1,122.93 / 38 = **29.55' AVERAGE FRONT SETBACK**

AVERAGE SETBACK CALCS FOR SOUTH ELEVATION (SIDE):

7 x 9.3 = 65.1
5 x 10.6 = 53
7 x 29 = 203
5 x 10.6 = 53
8.7 x 39.1 = 340.17
5 x 10.6 = 53
TOTAL = 767.27

767.27 / 109.1 = **7.03' AVERAGE SIDE SETBACK**

AVERAGE SETBACK CALCS FOR NORTH ELEVATION (SIDE):

28 x 9.3 = 260.4
17.5 x 24.8 = 434
7 x 25.4 = 177.8
15.9 x 49.6 = 788.64
TOTAL = 1,660.84

1,660.84 / 109.1 = **15.22' AVERAGE SIDE SETBACK**

AVERAGE SETBACK CALCS FOR EAST ELEVATION (REAR):

61.4 x 8.9 = 546.46
29.1 [(33.5 + 91.5) / 2] = 1,818.75
TOTAL = 2,365.21

2,365.21 / 38 = **62.24' AVERAGE REAR SETBACK**

29.55' AVERAGE FRONT SETBACK

38' (TOTAL LENGTH OF BUILDING) x 25% = 9.5' MIN
38' (TOTAL LENGTH OF BUILDING) x 75% = 28.5' MAX

LENGTH LOCATED BEHIND THE AVERAGE SETBACK PLANE:
10.5'

10.5' > 9.5' MIN.
10.5' < 28.5' MAX

7.03' AVERAGE SIDE SETBACK

109.1' (TOTAL LENGTH OF BUILDING) x 25% = 27.27' MIN
109.1' (TOTAL LENGTH OF BUILDING) x 75% = 81.82' MAX

LENGTH LOCATED BEHIND THE AVERAGE SETBACK PLANE:
39.1'

39.1' > 27.27' MIN.
39.1' < 81.82' MAX

15.22' AVERAGE SIDE SETBACK

109.1' (TOTAL LENGTH OF BUILDING) x 25% = 27.27' MIN
109.1' (TOTAL LENGTH OF BUILDING) x 75% = 81.82' MAX

LENGTH LOCATED BEHIND THE AVERAGE SETBACK PLANE:
9.3' + 24.8' + 47.6' =

27.4' > 27.27' MIN.
81.7' < 81.82' MAX

62.24' AVERAGE REAR SETBACK

38' (TOTAL LENGTH OF BUILDING) x 25% = 9.5' MIN
38' (TOTAL LENGTH OF BUILDING) x 75% = 28.5' MAX

LENGTH LOCATED BEHIND THE AVERAGE SETBACK PLANE:
38'

38' > 9.5' MIN.
38' > 28.5' MAX

GROUND FLOOR - AVERAGE SETBACK CALCULATIONS
1/8" = 1'-0"

CITY APPROVAL STAMP

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SHEET TITLE
AVERAGE SETBACK CALCS

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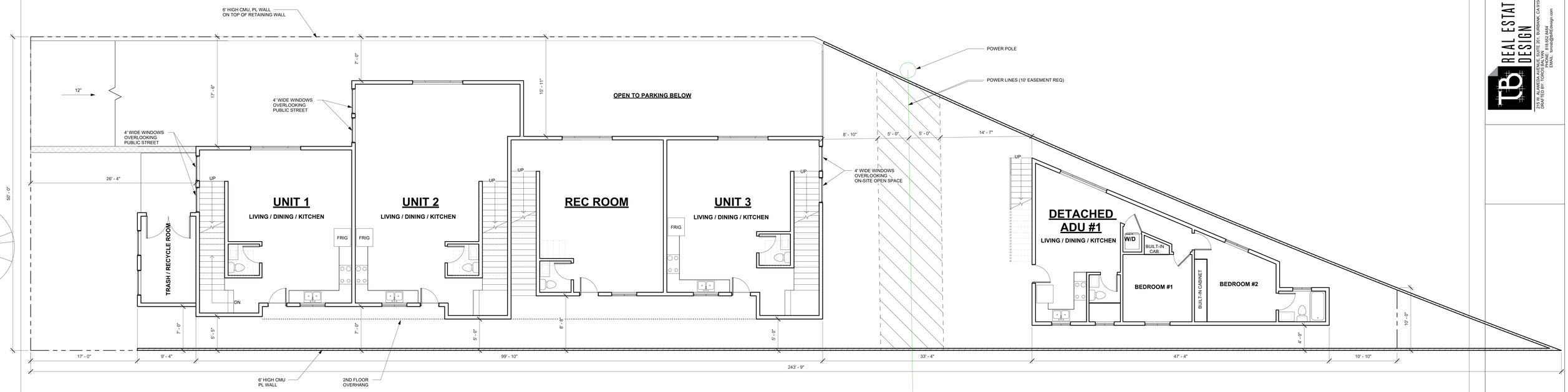
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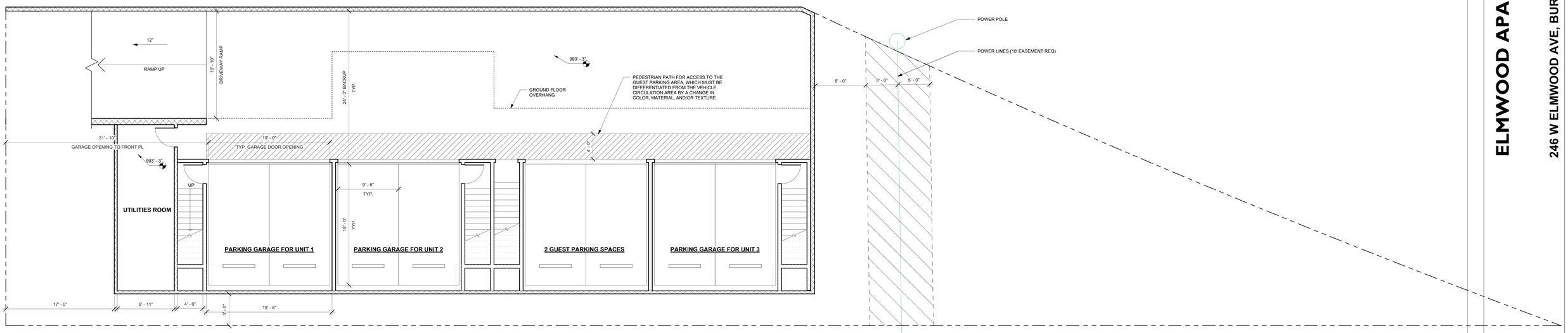
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SCALE 1/8" = 1'-0"

SHEET NO. A-1.1



GROUND FLOOR PLAN
3/16" = 1'-0"



SEMI-SUBTERRANEAN PARKING FLOOR PLAN
3/16" = 1'-0"

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SHEET TITLE
SEMI-SUBTERRANEAN AND GROUND FLOOR PLANS

DATE	ISSUE / REVISION

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JOB NO. 2024-57

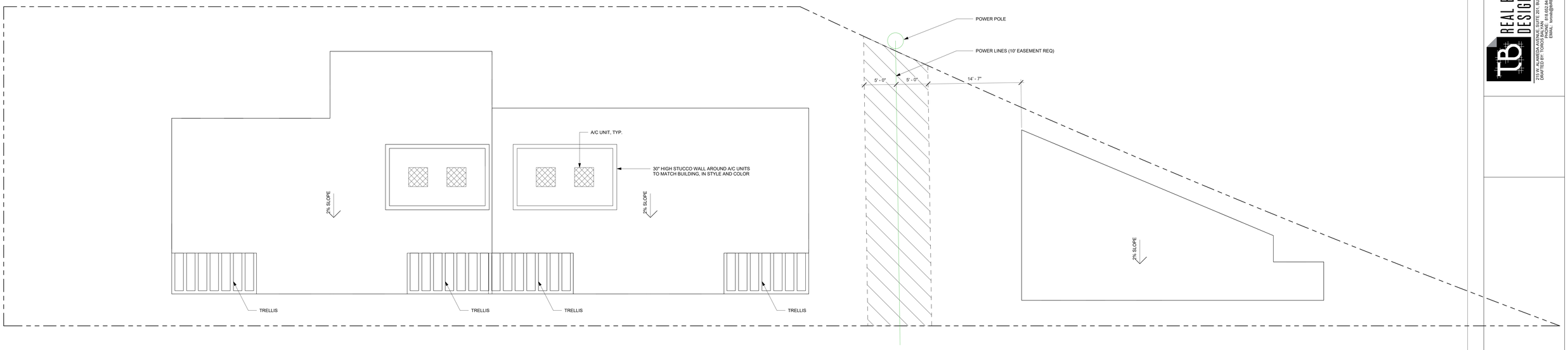
DATE 9-3-2025

SCALE 3/16" = 1'-0"

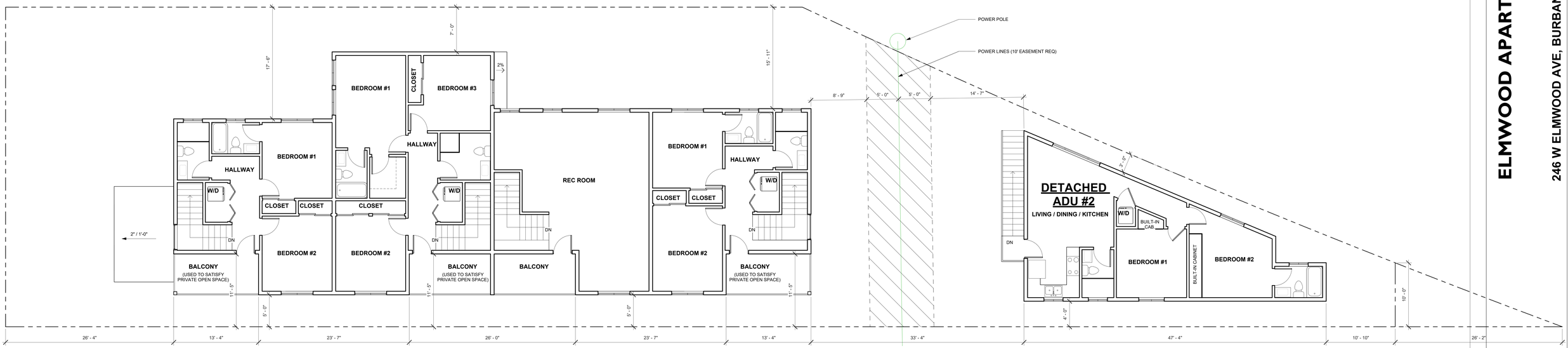
SHEET NO. A-2

TRUE NORTH

NOTE: ROOF MOUNTED EQUIPMENT
ALL EQUIPMENT MUST BE SCREENED FROM VIEW THROUGH THE USE OF ARCHITECTURAL SCREENING SYSTEMS THAT ARE VISUALLY INTEGRATED INTO THE BUILDING DESIGN AND CONSISTENT WITH THE ARCHITECTURAL STYLE, MATERIALS, AND COLOR.



ROOF PLAN
3/16" = 1'-0"



SECOND FLOOR PLAN
3/16" = 1'-0"

CITY APPROVAL STAMP

TB REAL ESTATE DESIGN
215 W. ALAMEDA AVENUE, SUITE 201, BURBANK, CA 91502
PHONE: 818.652.6464
DRAFTED BY: TOKOSH, MASIS
EMAIL: tbrosa@tbdesign.com

ELMWOOD APARTMENTS

246 W ELMWOOD AVE, BURBANK, CA 91502

SHEET TITLE
SECOND FLOOR AND ROOF PLANS

DATE	ISSUE / REVISION

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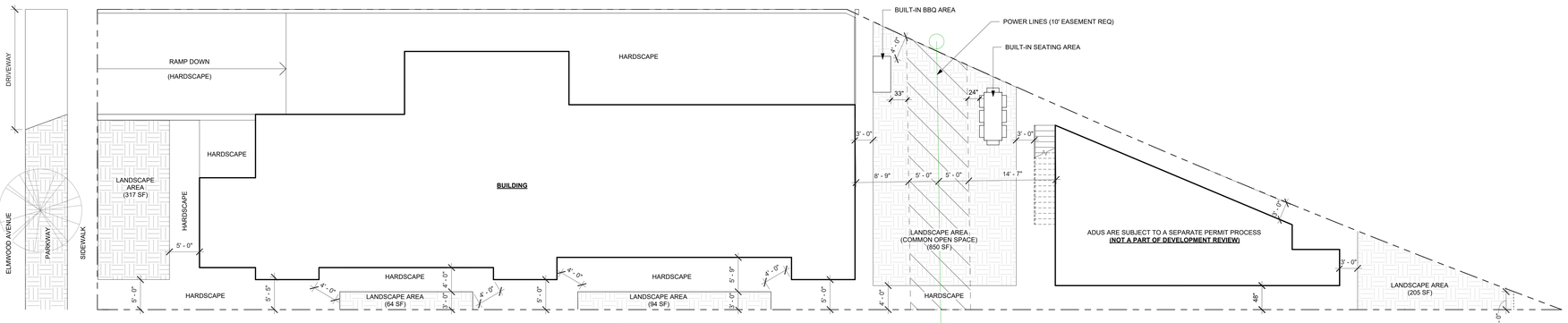
SCALE 3/16" = 1'-0"

SHEET NO. A-3

TRUE NORTH

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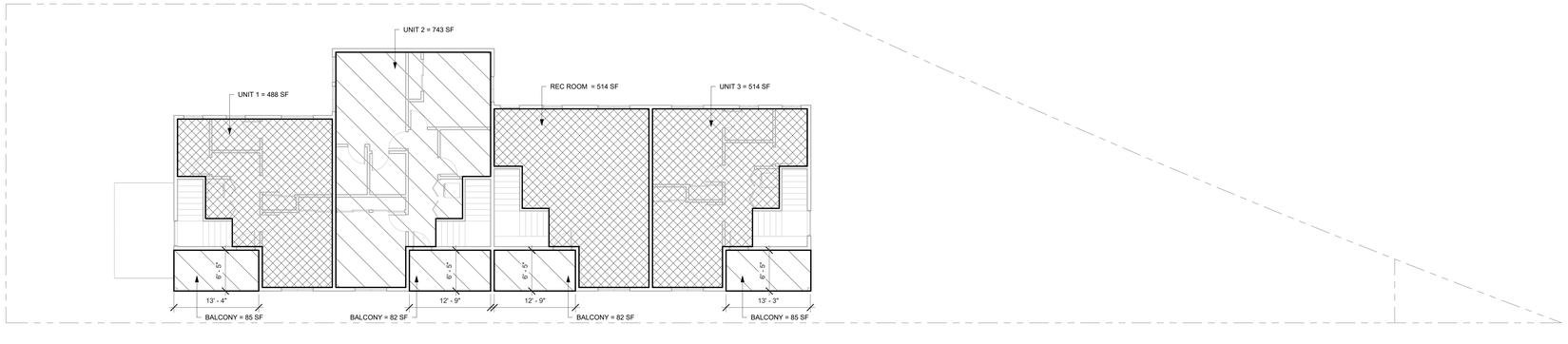


LANDSCAPE AREA PLAN
1/8" = 1'-0"

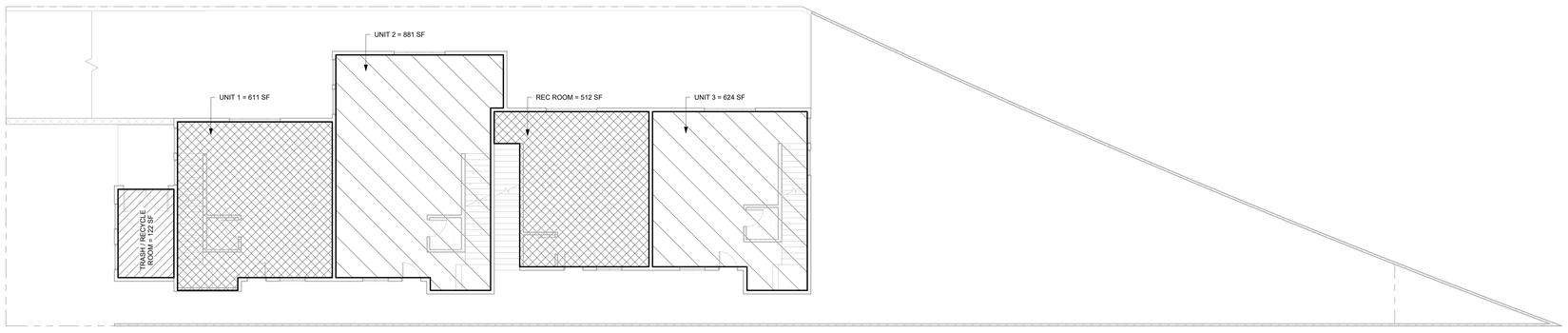
MINIMUM PERCENTAGE OF LOT AREA THAT MUST BE LANDSCAPED = 15%

LOT AREA = 9,101 SF
MINIMUM LANDSCAPE AREA REQUIRED = 9,101 x 15% = 1,365.15 SF

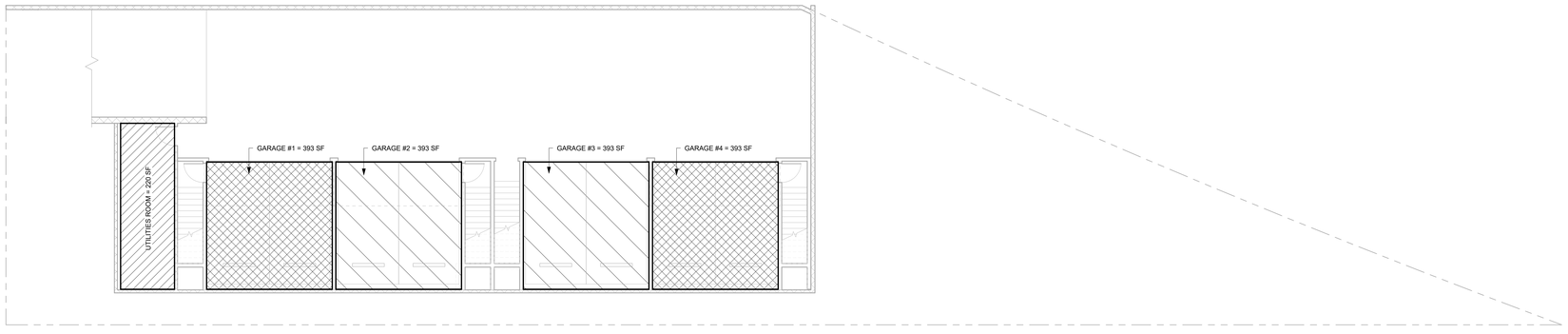
LANDSCAPE PROVIDED = 317 + 64 + 94 + 850 + 205 = **1,530 SF > 1,365.15 SF**



SECOND FLOOR - AREA PLAN
1/8" = 1'-0"



GROUND FLOOR - AREA PLAN
1/8" = 1'-0"



SEMI-SUBTERRANEAN PARKING LEVEL - AREA PLAN
1/8" = 1'-0"

	GROUND FLR	SECOND FLR	RESIDENTIAL TOTAL	GARAGE
UNIT 1	611 SF	488 SF	1,099 SF	393 SF
UNIT 2	881 SF	743 SF	1,608 SF	393 SF
REC ROOM	512 SF	514 SF	1,026 SF	393 SF
UNIT 3	624 SF	514 SF	1,138 SF	393 SF
TOTALS	2,628 SF	2,259 SF	4,887 SF	1,572 SF

CITY APPROVAL STAMP

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TB REAL ESTATE DESIGN
215 W. ALAMEDA AVENUE, SUITE 201, BURBANK, CA 91502
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PHONE: 818.652.6464
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ELMWOOD APARTMENTS

246 W ELMWOOD AVE, BURBANK, CA 91502

SHEET TITLE
AREA PLANS

DATE	ISSUE / REVISION

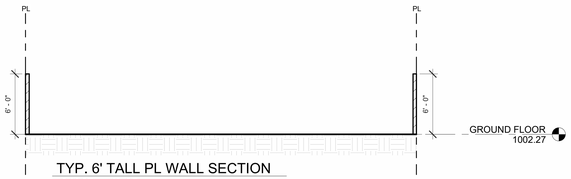
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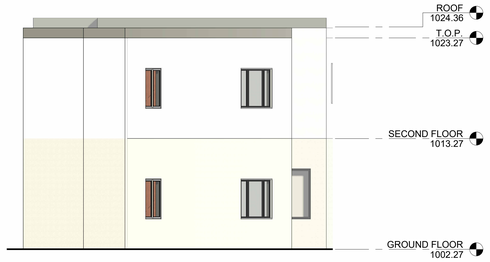
DATE 9-3-2025

SCALE As indicated

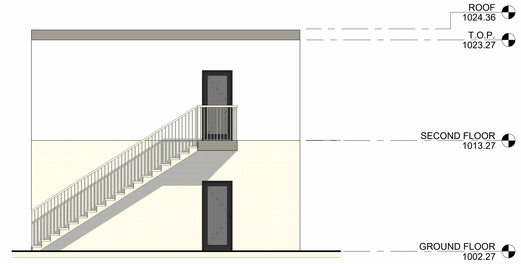
SHEET NO. A-4



TYP. 6' TALL PL WALL SECTION
3/16" = 1'-0"

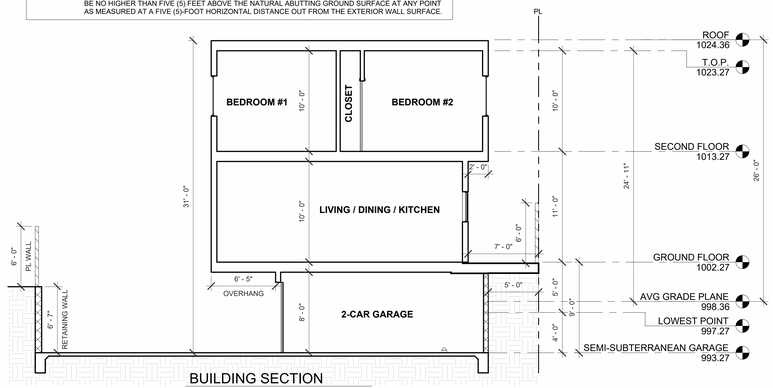


EAST ELEVATION (ADU)
3/16" = 1'-0"

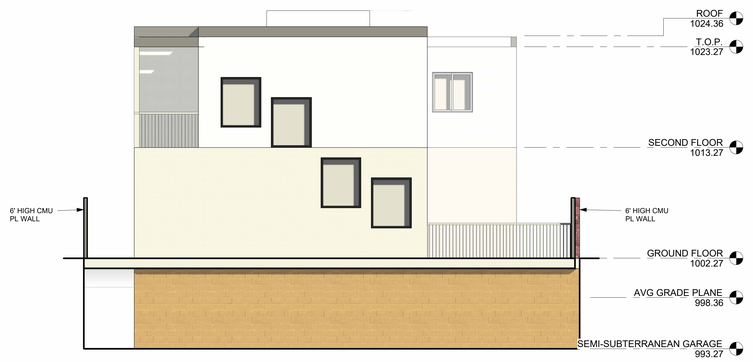


WEST ELEVATION (ADU)
3/16" = 1'-0"

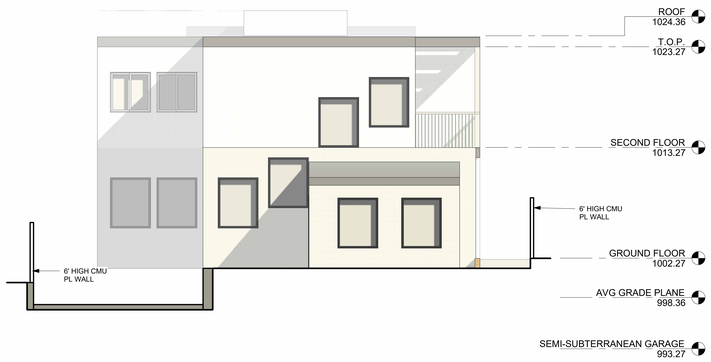
MAXIMUM NUMBER OF STORIES FOR ALL STRUCTURES = 2
J. PARKING GARAGES.
1. TO BE CONSIDERED A SEMI-SUBTERRANEAN GARAGE, THE TOP DECK OF A PARKING GARAGE MUST BE NO HIGHER THAN FIVE (5) FEET ABOVE THE NATURAL ABUTTING GROUND SURFACE AT ANY POINT AS MEASURED AT A FIVE (5)-FOOT HORIZONTAL DISTANCE OUT FROM THE EXTERIOR WALL SURFACE.



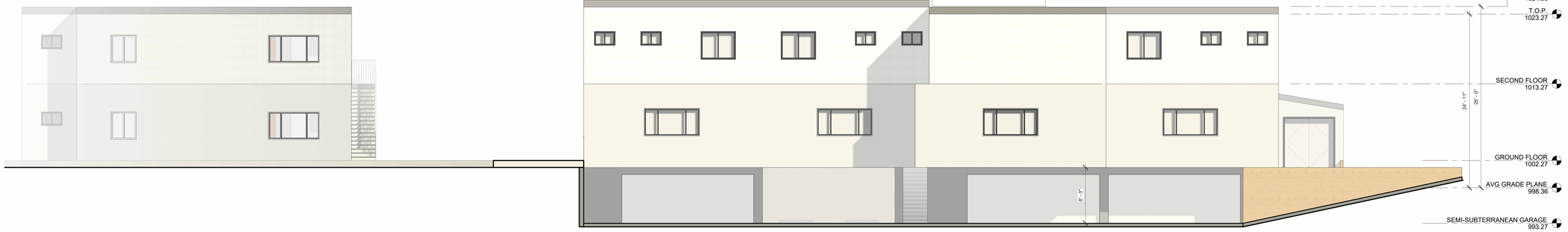
BUILDING SECTION
3/16" = 1'-0"



EAST ELEVATION
3/16" = 1'-0"



WEST ELEVATION (STREET-FACING)
3/16" = 1'-0"



NORTH ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"

MAXIMUM HEIGHT ALLOWED:

ON LOTS LOCATED WITHIN 500 FEET OF SINGLE FAMILY ZONED PROPERTY:
- 998.36 (AVG GRADE PLANE) + 27' FEET TO TOP PLATE
- 998.36 (AVG GRADE PLANE) + 35' FEET TO TOP OF ROOF & ARCHITECTURAL FEATURES

MATERIAL PALETTE:
1. STUCCO – TWO-TONE

GROUND FLOOR COLOR:
COOL LIGHT GRAY OR WARM TAUPE (DUNN-EDWARDS "COBBLESTONE PATH")

SECOND FLOOR COLOR:
WARM WHITE / SOFT BONE (DUNN-EDWARDS "WHISPER")

2. WINDOW FRAMES & RAILINGS

MATERIAL: ALUMINUM OR POWDER-COATED STEEL
COLOR: MATTE BLACK

3. ROOFING MATERIAL: ARCHITECTURAL COMPOSITION SHINGLES

COLOR: MEDIUM ("CHARCOAL")

CITY APPROVAL STAMP

TB REAL ESTATE DESIGN
215 W. ALAMEDA AVENUE, SUITE 201, BURBANK, CA 91502
BURBANK | LOS ANGELES | SAN MARINO
DRAFTED BY: TOKOSHI, MARI
PHONE: 818.652.6464
EMAIL: tbrede@tbdesign.com

ELMWOOD APARTMENTS

246 W ELMWOOD AVE, BURBANK, CA 91502

SHEET TITLE
SECTION AND ELEVATIONS

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DATE 9-3-2025
SCALE 3/16" = 1'-0"
SHEET NO. A-5

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