

GENERAL PROJECT DATA:

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

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

BUILDING AREA TABULATION - EXISTING:

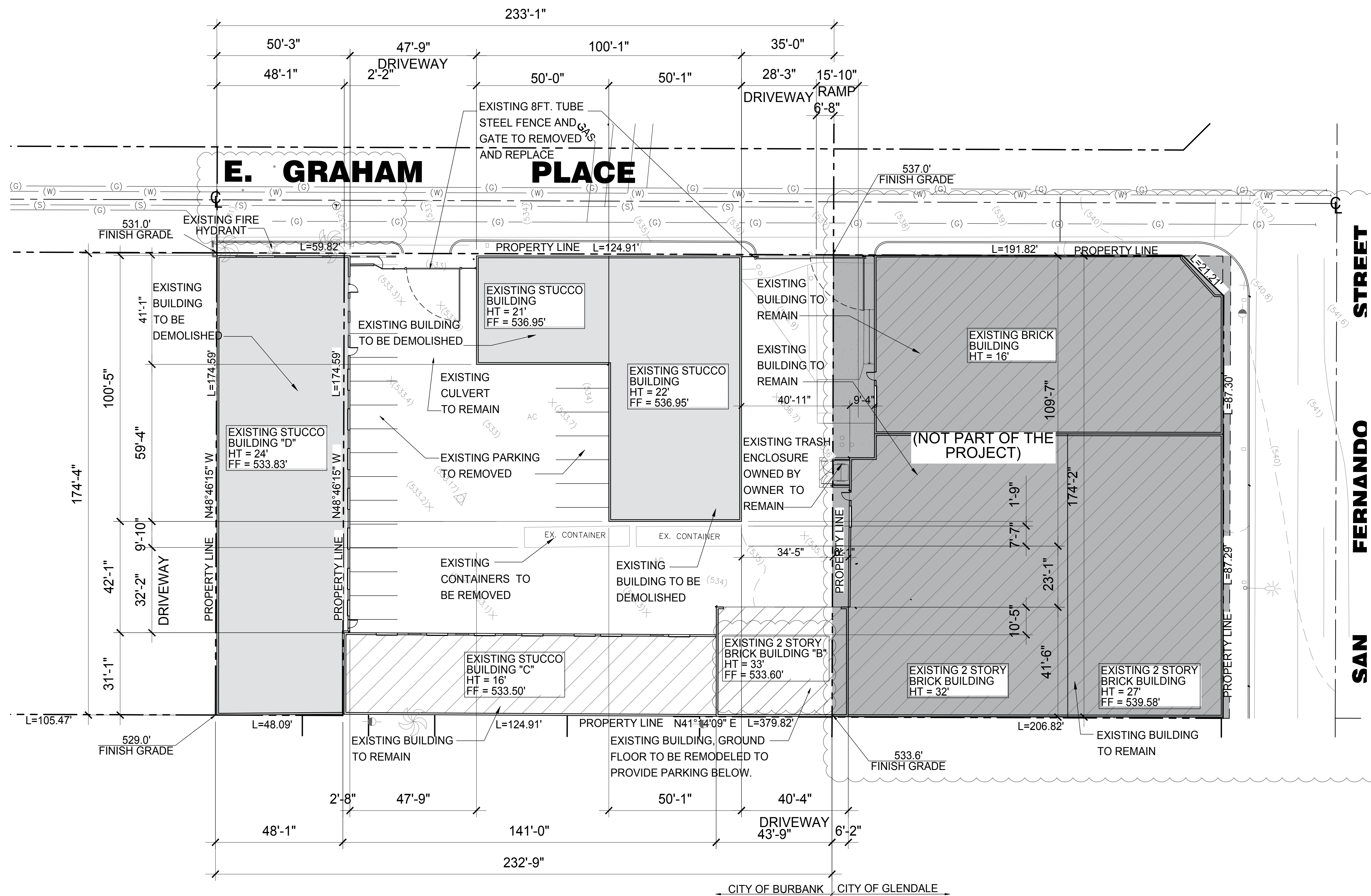
BUILDING - A (EXISTING):	7,060 S.F.
BUILDING - B (EXISTING):	4,110 S.F.
BUILDING - C (EXISTING):	4,402 S.F.
BUILDING - D (EXISTING):	8,520 S.F.
EXISTING GROSS BLDG AREA:	24,092 S.F.

PROJECT SCOPE OF WORK:

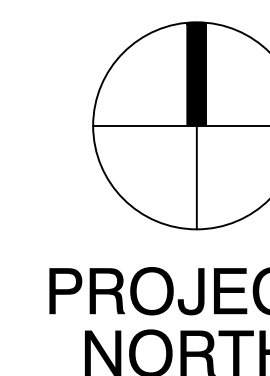
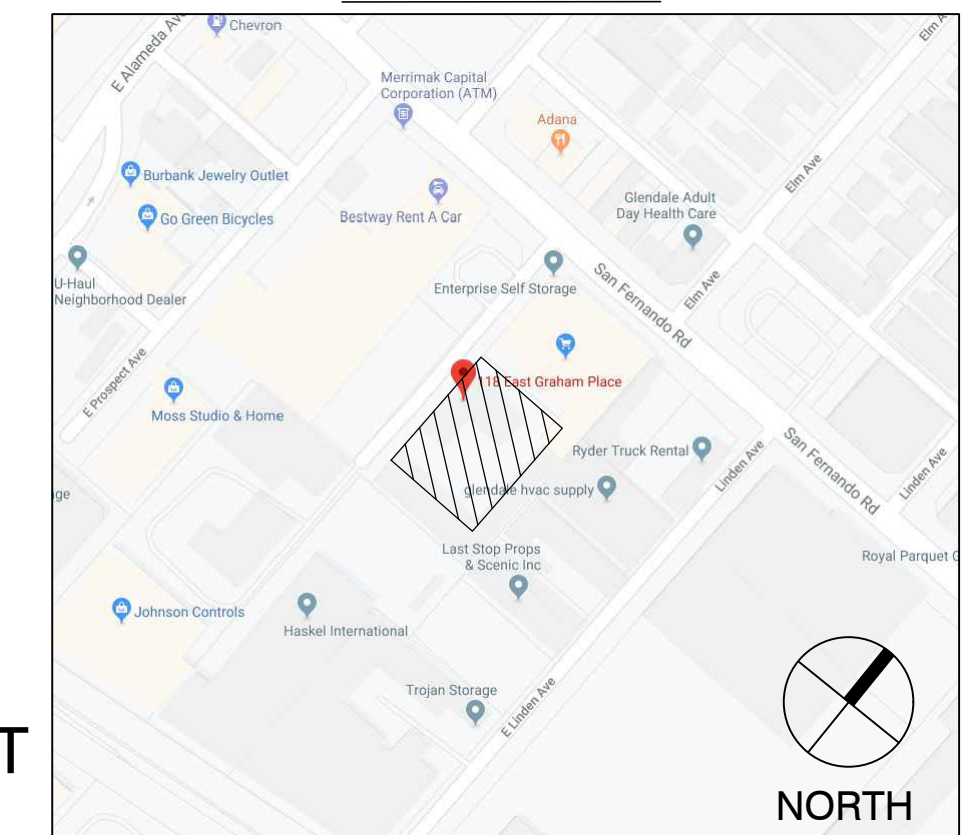
- DEMOLISH EXISTING BUILDING- A REPLACE WITH NEW 3-STORY BUILDING OVER EXISTING BUILDING PAD
- EXISTING BUILDING- B TO BE REMODELED TO PROVIDE ADDITIONAL PARKING ON GROUND FLOOR
- EXISTING BUILDING- C TO REMAIN
- DEMOLISH EXISTING BUILDING- D REPLACE WITH NEW 3-STORY BUILDING OVER EXISTING BUILDING PAD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

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VICINITY MAP



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	4,402.0	4,200.0	300.00	95.41%	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	52,630.0	36,256.5	84.91	68.89%	427

ZONING PROJECT DATA:

SOUTH SAN FERNANDO COMMERCIAL AREA
 ALLOWABLE F.A.R. : (40,600 X 1.25) 1,250 = 50,750 SQ.FT
 PROPOSED USABLE FLOOR AREA: 49,883 SQ.FT

FRONT SETBACK REQUIREMENT: 5'-0" MIN.

OR 20% OF BUILDING HEIGHT WHICH IS GRATER

REAR/SIDE SETBACK: 0'-0"

BUILDING A- PROPOSED MAX. BUILDING HEIGHT: 36'-10" FT. BUILDING D- PROPOSED MAX. BUILDING HEIGHT: 32'-8"
 AVERAGE GRADE LINE: 532.65' FT.
 (4 CORNER POINT GRADE ELEVATIONS AVG. PER SECTION 10-1-603(C));
 (SW CORNER 529'+ NW CORNER 531'+ NE CORNER 537'+ SE CORNER 533.6'/4= 532.65')

BUILDING A- CEILING OF THE HIGHEST ROOM FOR HUMAN OCCUPANCY: 31'-8"+4'-10"= 36'-10" BUILDING D- CEILING OF THE HIGHEST ROOM FOR HUMAN OCCUPANCY: 31'-0"+1'-8"= 32'-8"
 BUILDING A- MAX. ARCHITECTURAL FEATURE HEIGHT: 39'-10" BUILDING D- MAX. ARCHITECTURAL FEATURE HEIGHT: 35'-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

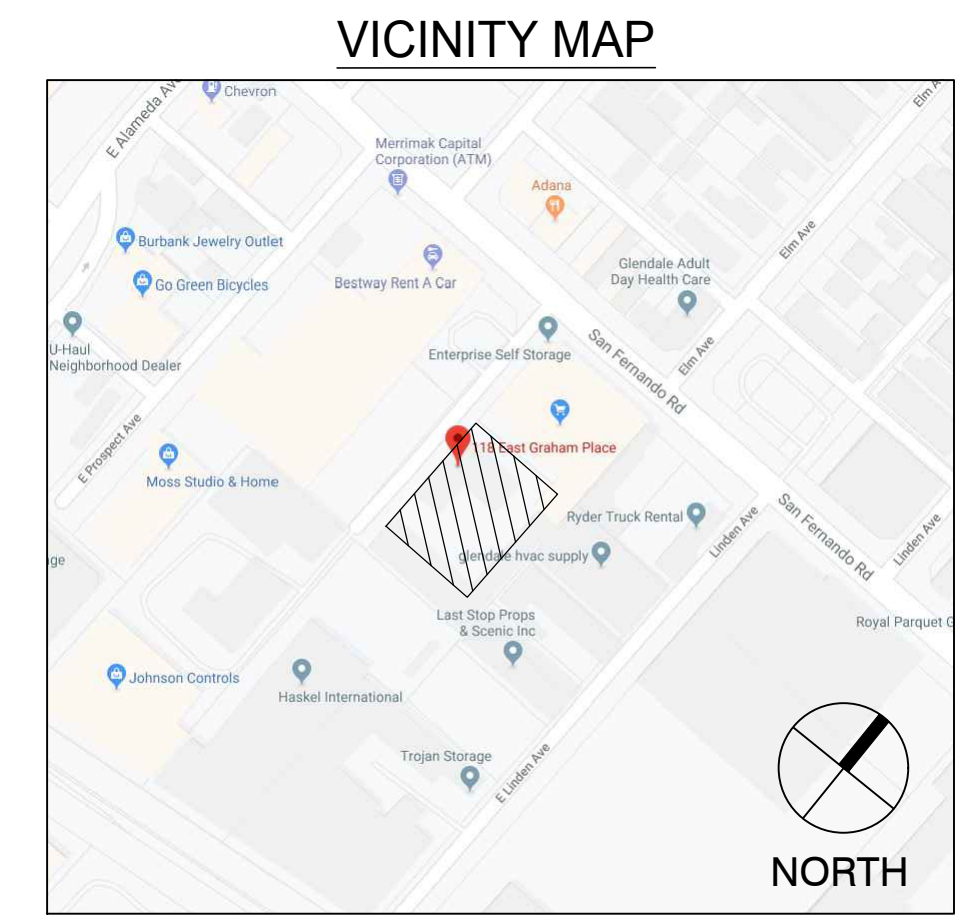
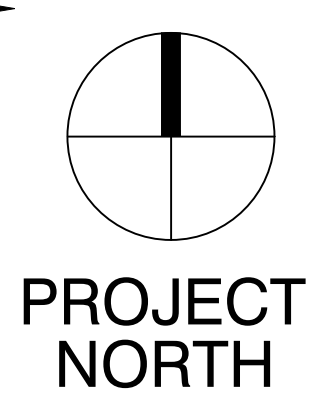
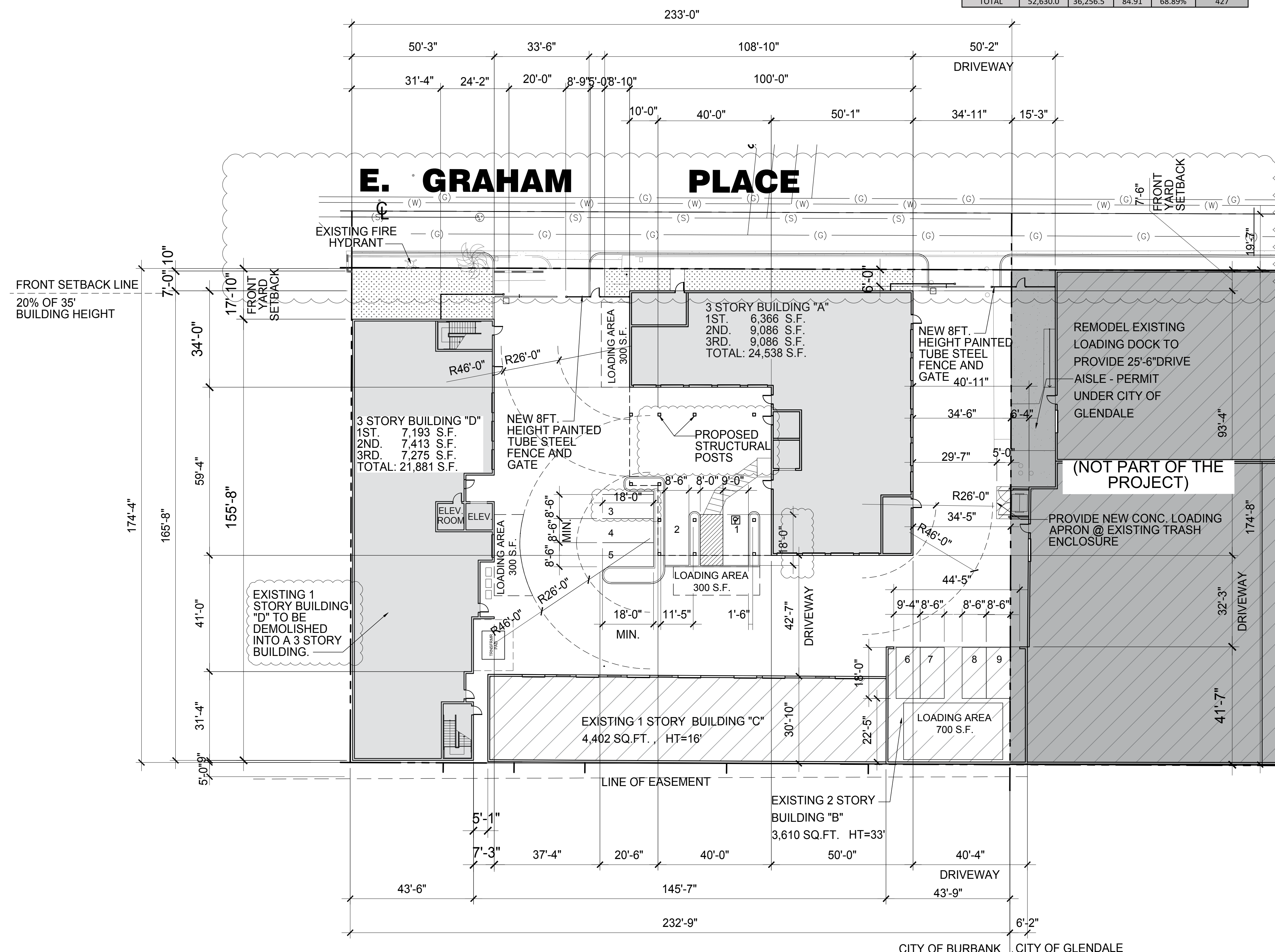
LOADING SPACES REQUIRED: 4 SPACES
 (40,001 - AND OVER (3) LOADING SPACES 300 S.F. MIN. EA.)
 LOADING SPACES PROVIDED: 4 SPACES

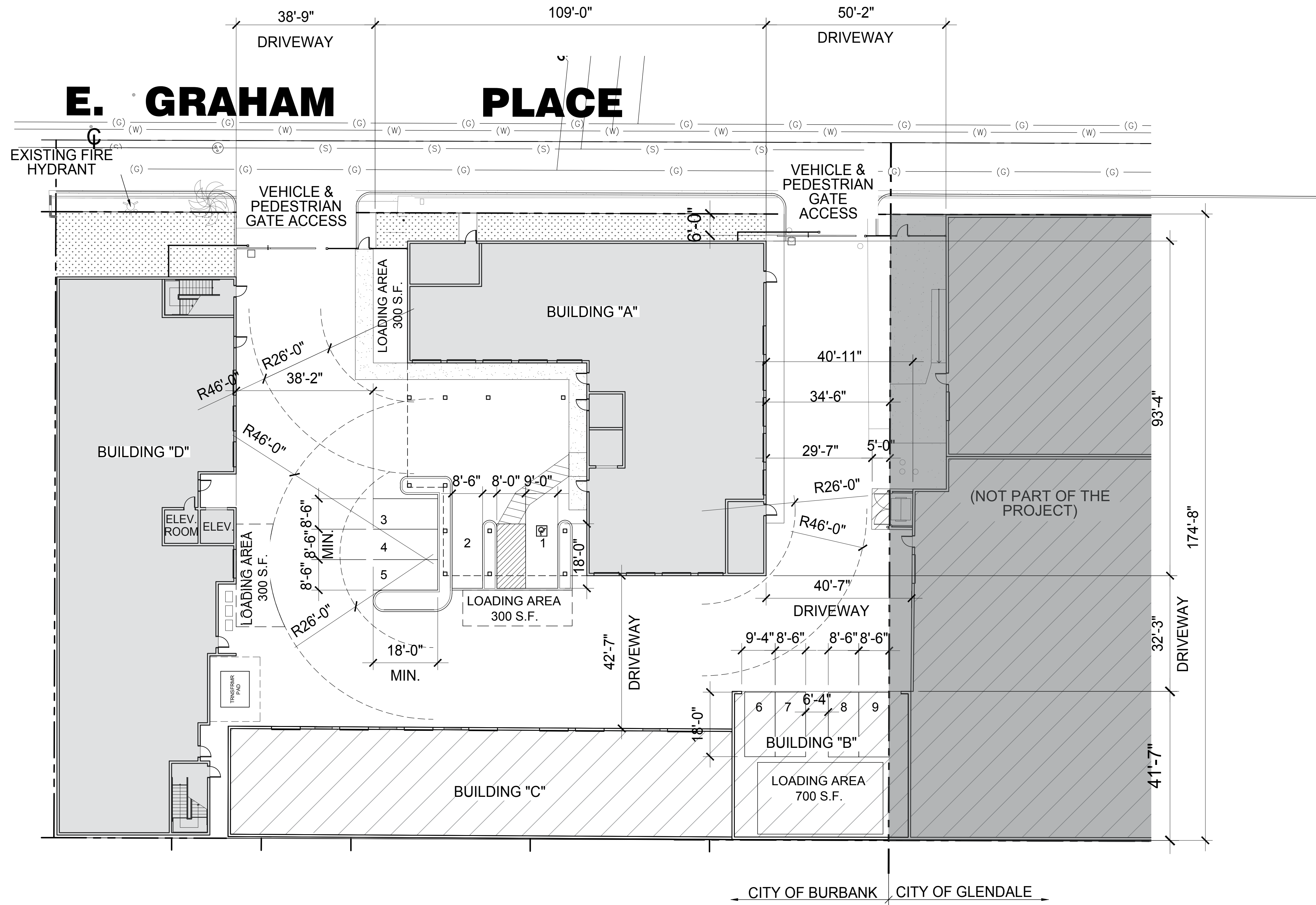
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 28 JAN 21 30 NOV 21 17 JUN 22
 07 APR 21 02 DEC 21 21 JUN 22
 28 APR 21 08 DEC 21
 12 MAY 21 14 DEC 21
 17 MAY 21 21 DEC 21

PROJECT No: 19.0807

B.A.R. ENTERPRISE, LLC

W·D·C WALLACE DESIGN GROUP
 27405 PUERTA REAL, SUITE 235, MISSION VIEJO, CA 92691
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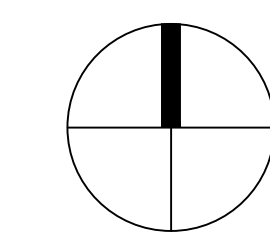
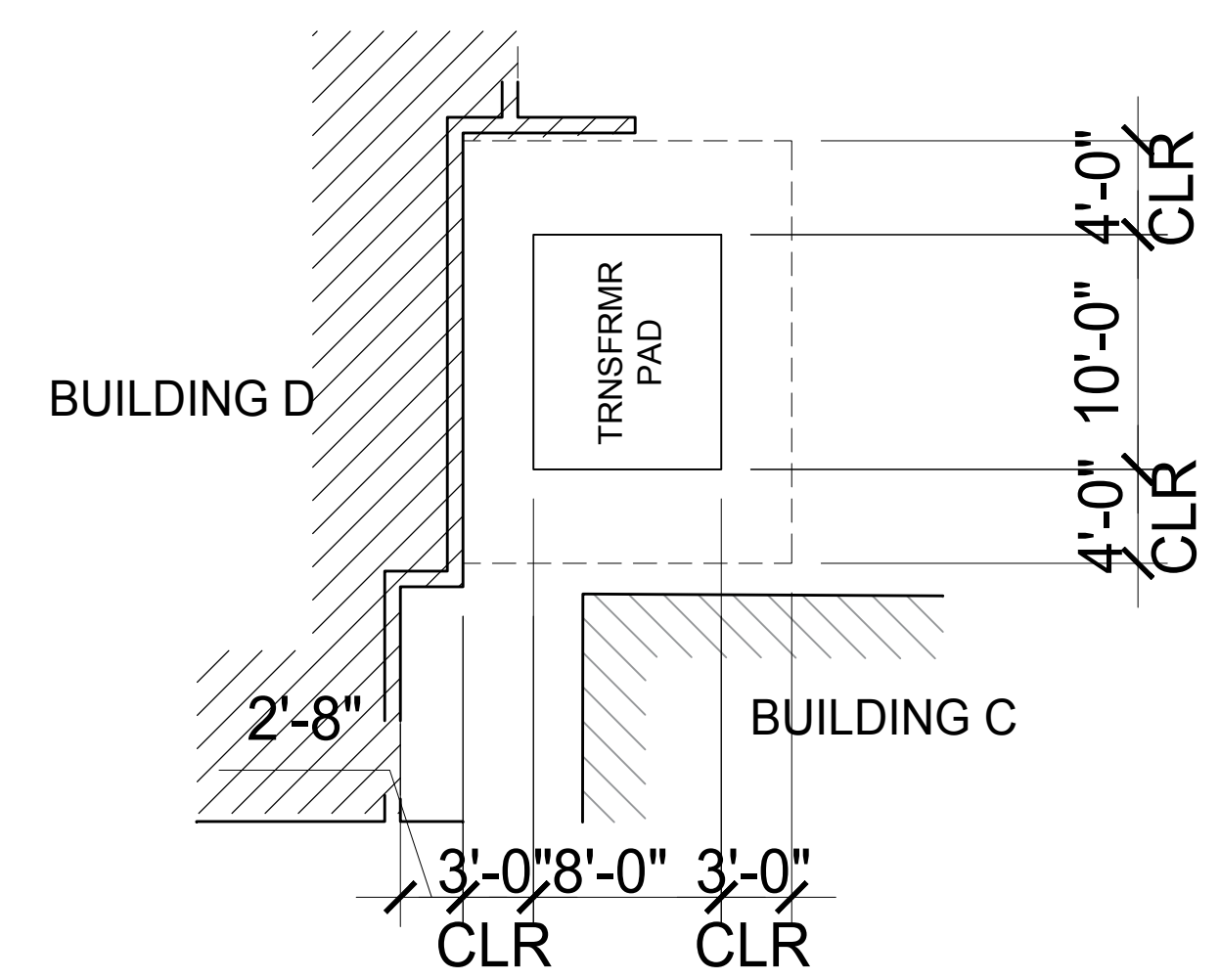




CONSTRUCTION NOTES:

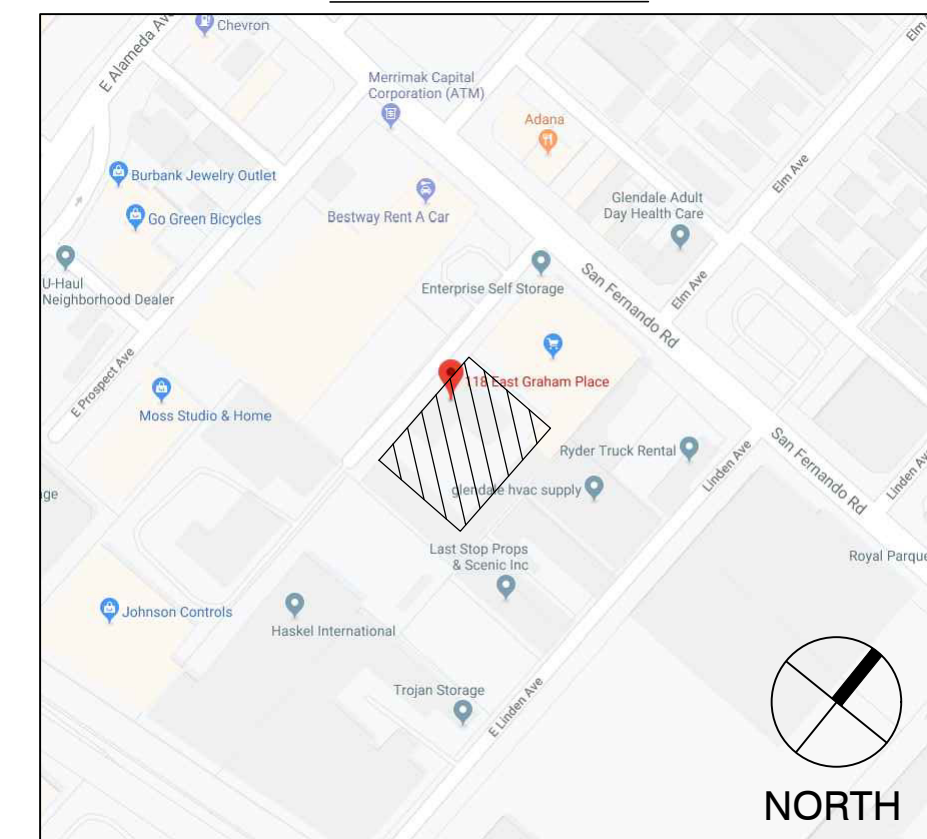
1. BUILDING "A" AND BUILDING "D" 'S PAD PROTECT IN PLACE.
2. ALL LOADING AREAS ARE 300 S.F. MINIMUM.
3. THE LOADING AREAS ARE NOT WITHIN THE FRONT, REAR, AND SIDE YARDS.
4. NO PARKING SPOTS ARE BLOCKING ROLL UP DOOR/ PATH OF TRAVEL.
5. NEW FENCE AND GATE PER SITE PLAN AND SITE PLAN EXHIBIT.
6. ALL MECHANICAL 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 RADIUSES ARE PER CITY OF BURBANK FIRE DEPARTMENT REQUIREMENTS AND CBC 2019.

TRANSFORMER DIMENSIONS

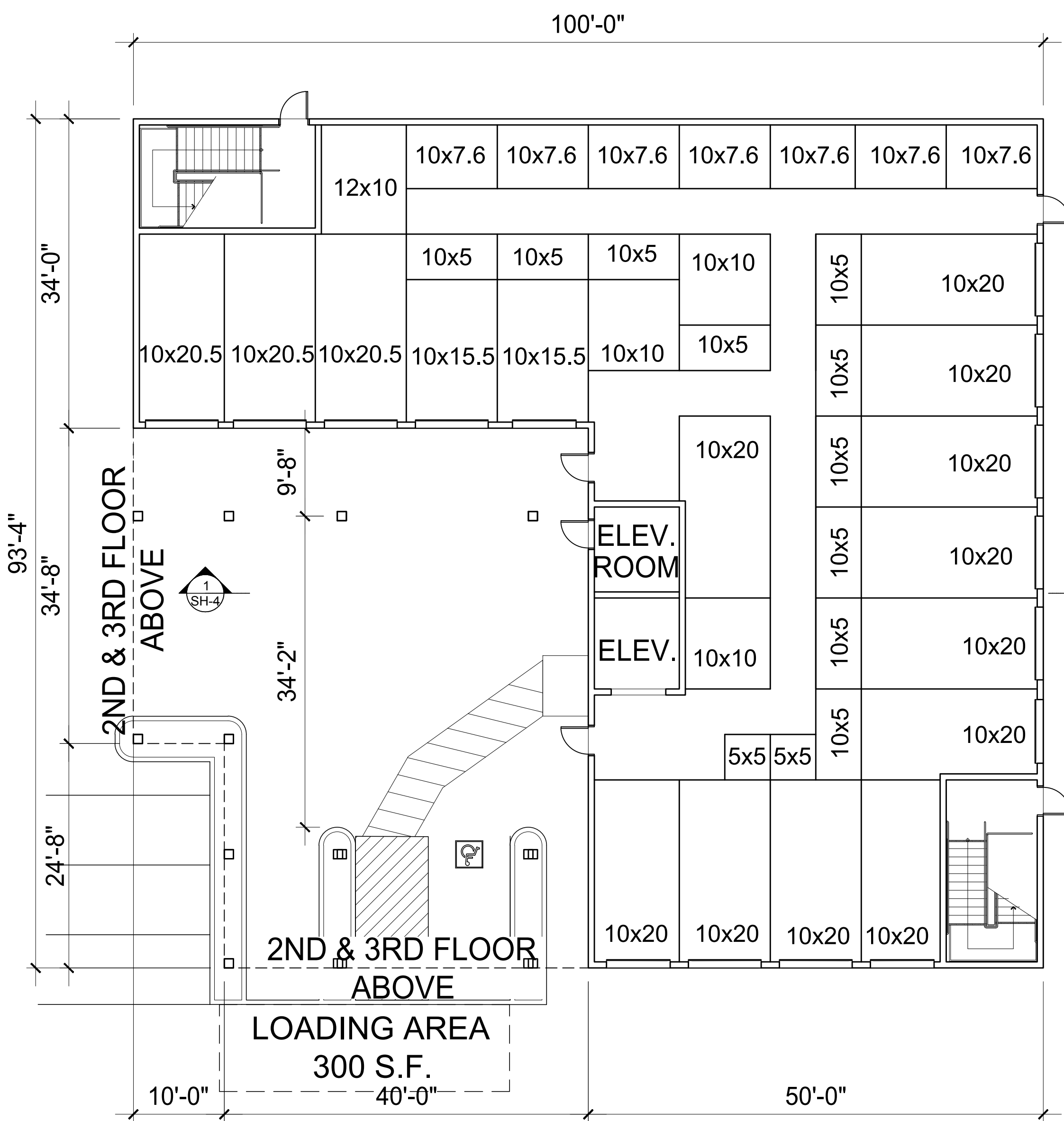


PROJECT NORTH

VICINITY MAP

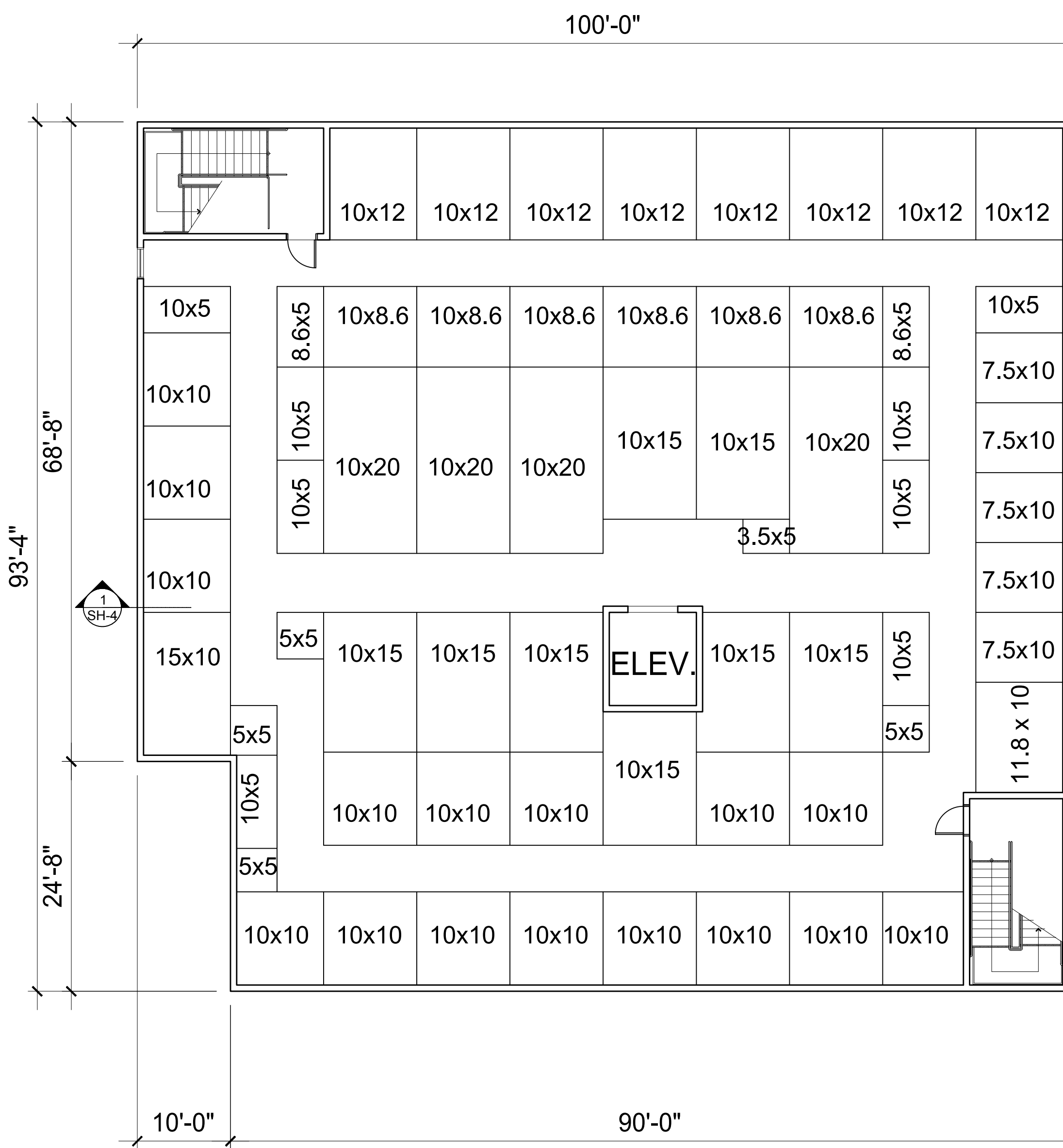


E. GRAHAM PLACE



FIRST FLOOR UNITMIX PLAN
NEW BUILDING "A"

E. GRAHAM PLACE

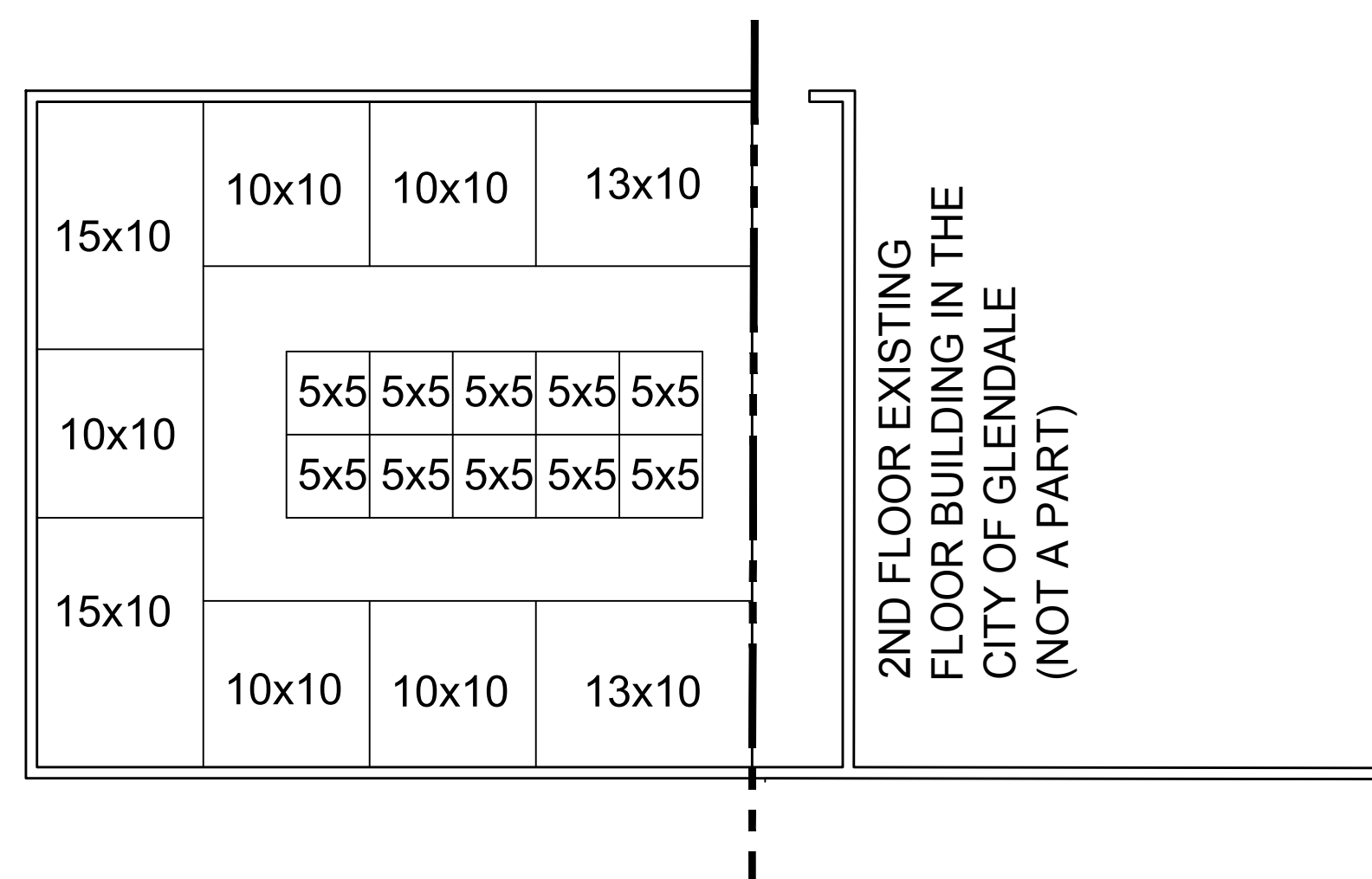


SECOND FLOOR UNITMIX PLAN
NEW BUILDING "A"

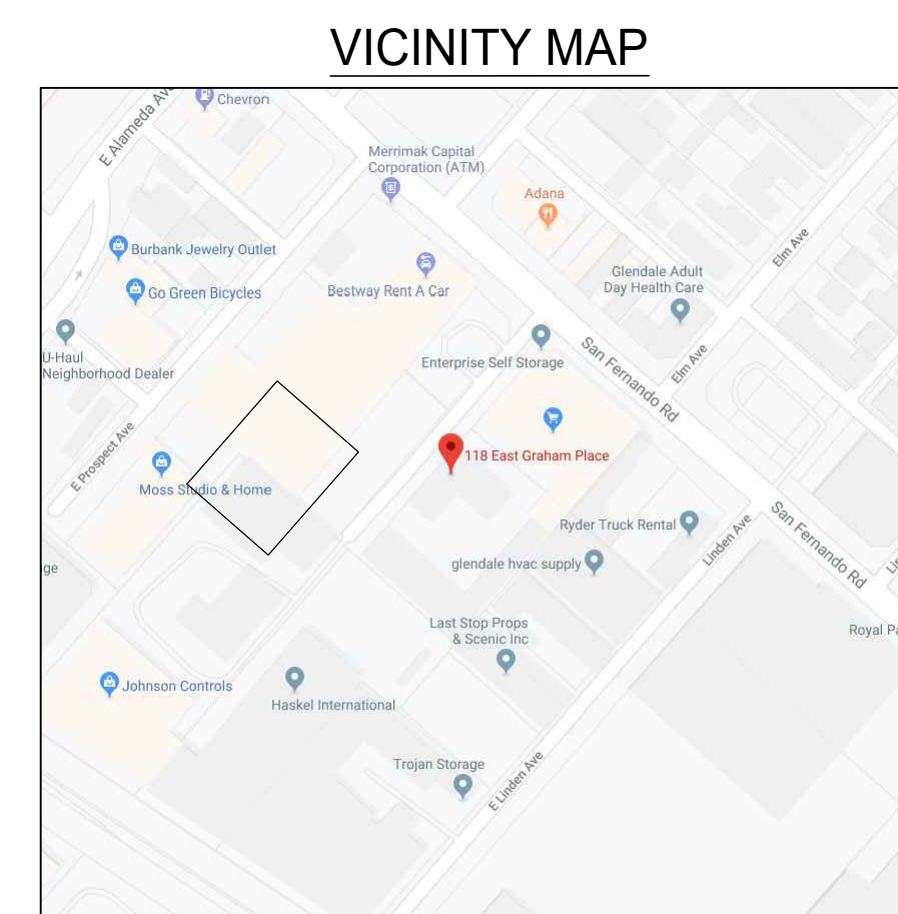
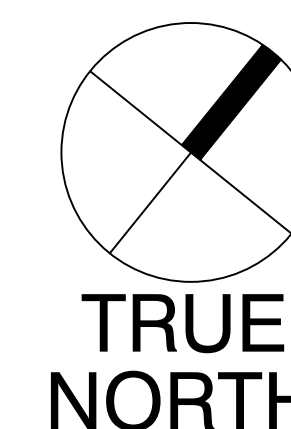
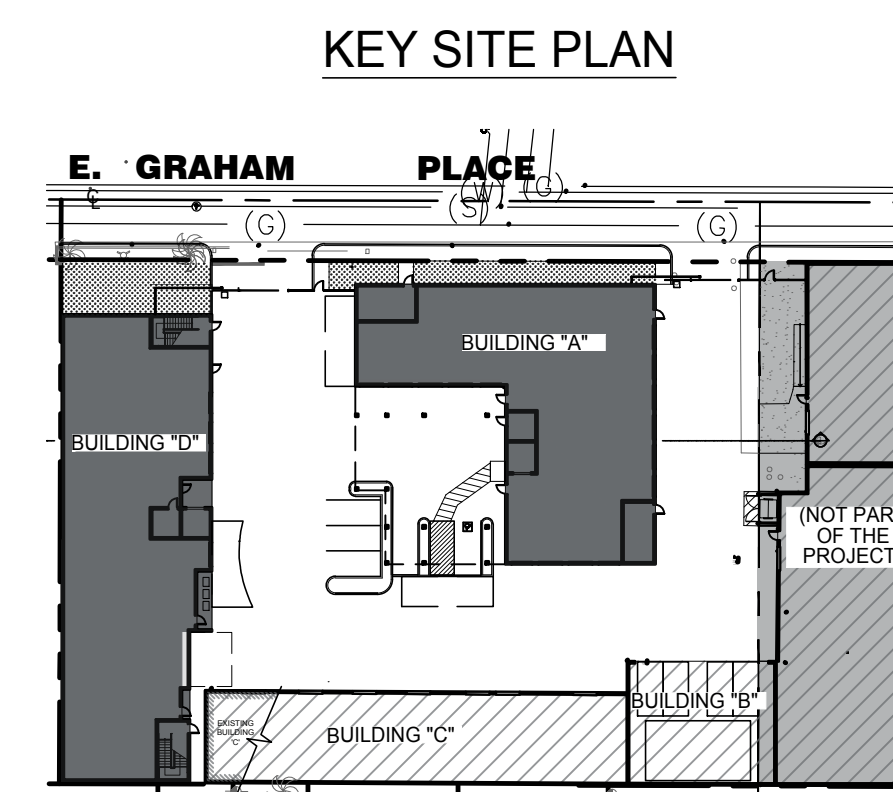
E. GRAHAM PLACE

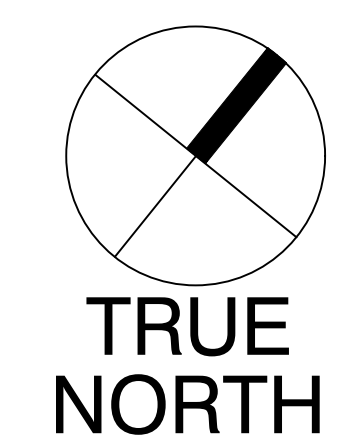
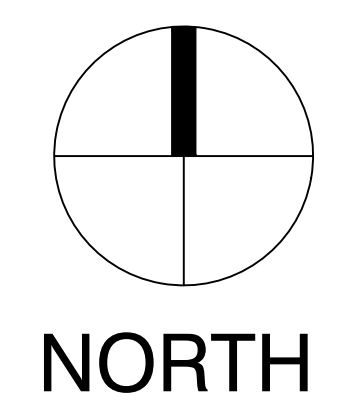
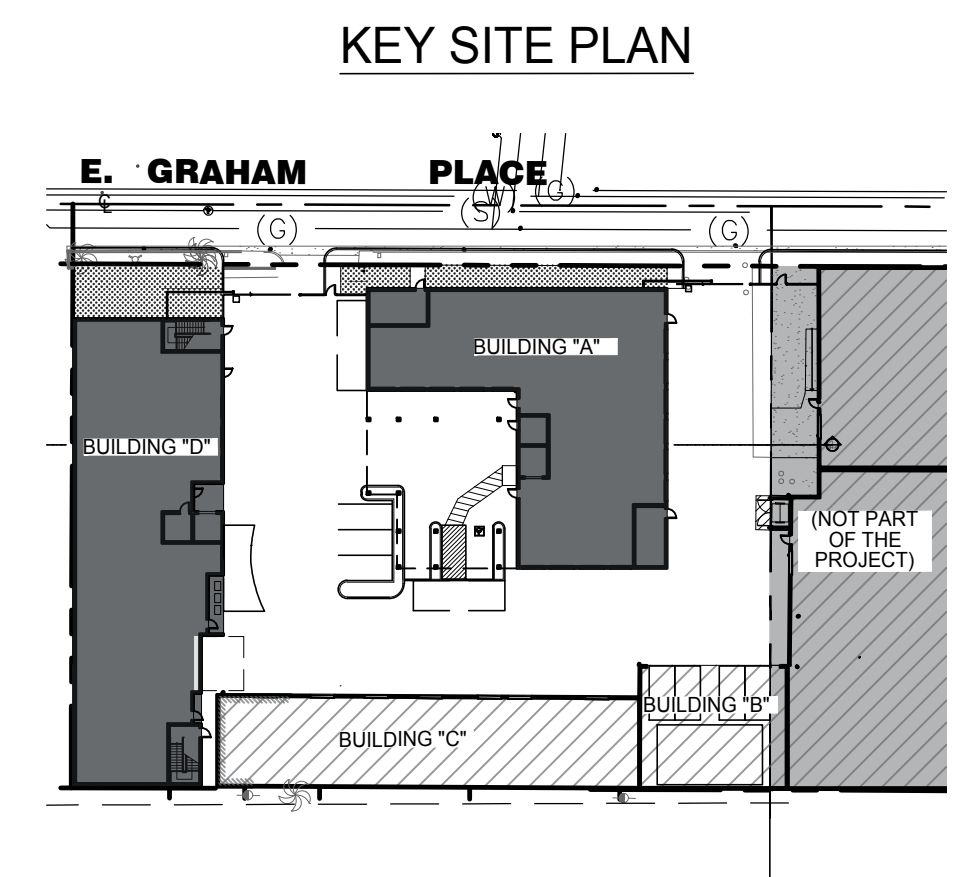
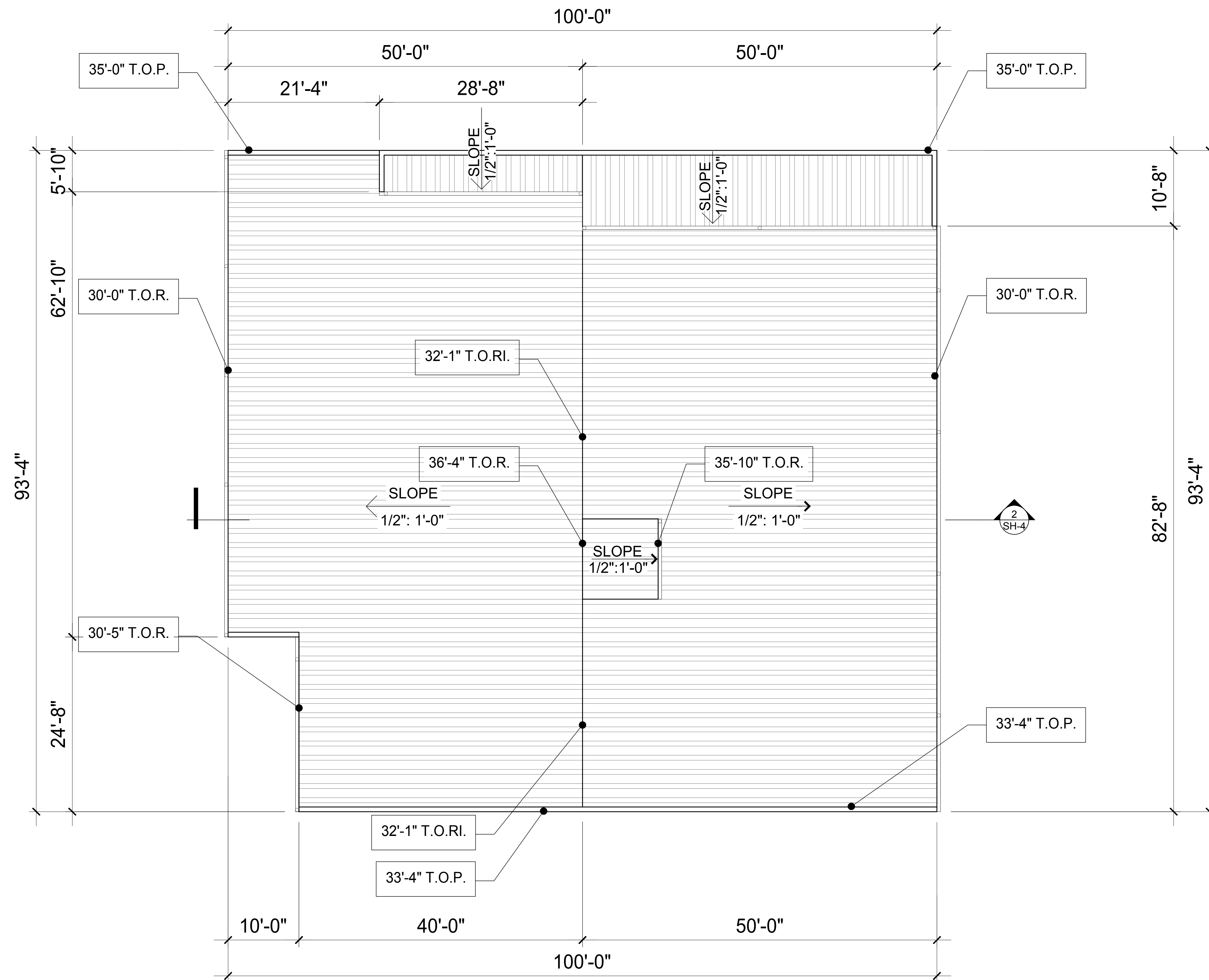


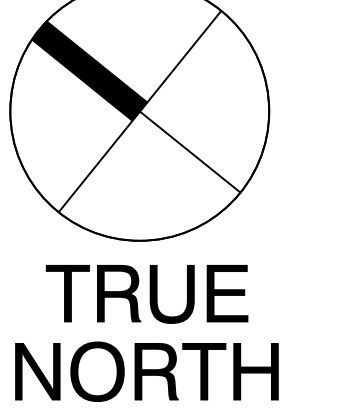
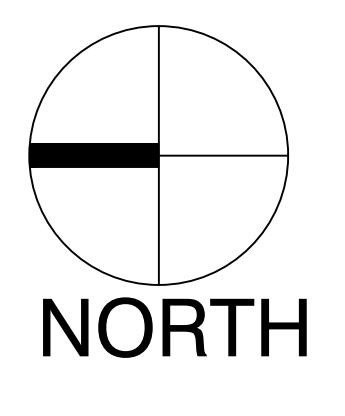
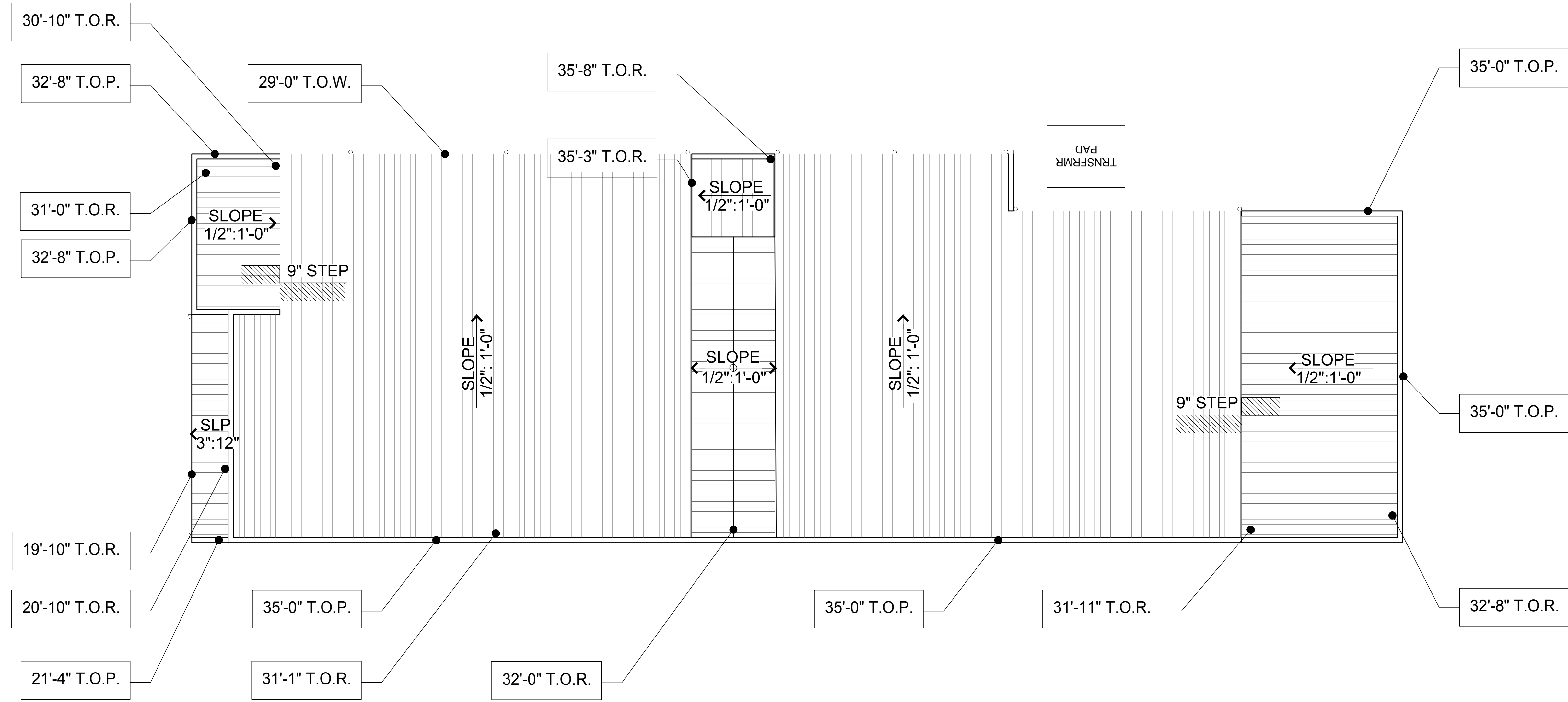
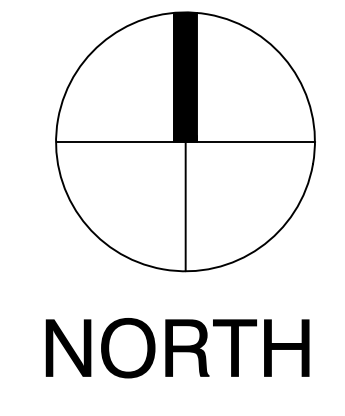
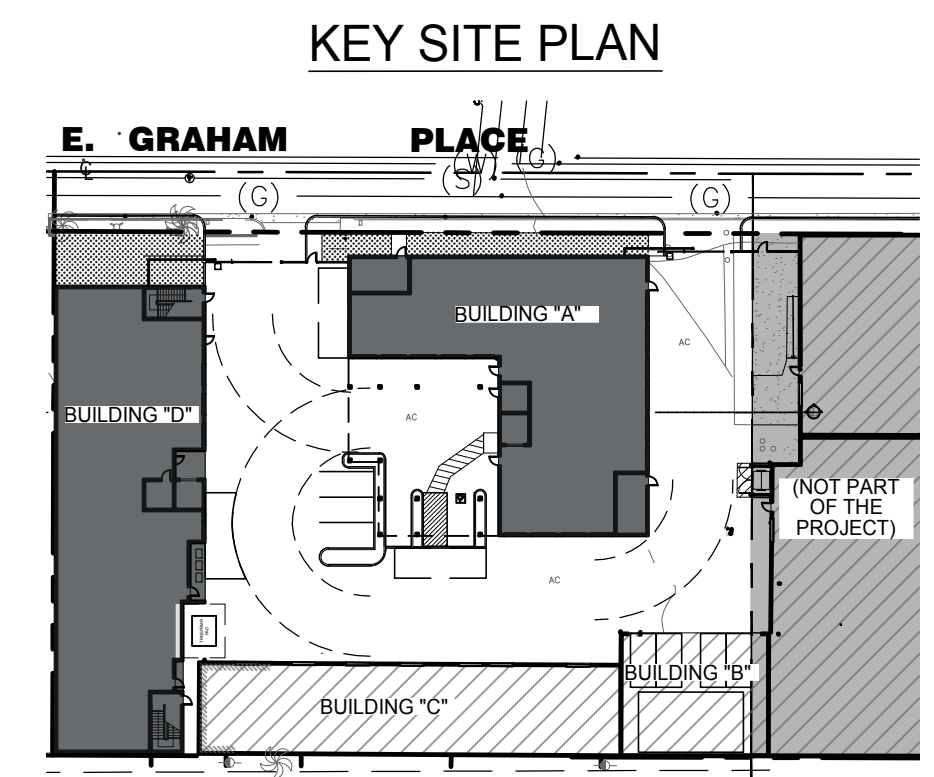
THIRD FLOOR UNITMIX PLAN
NEW BUILDING "A"

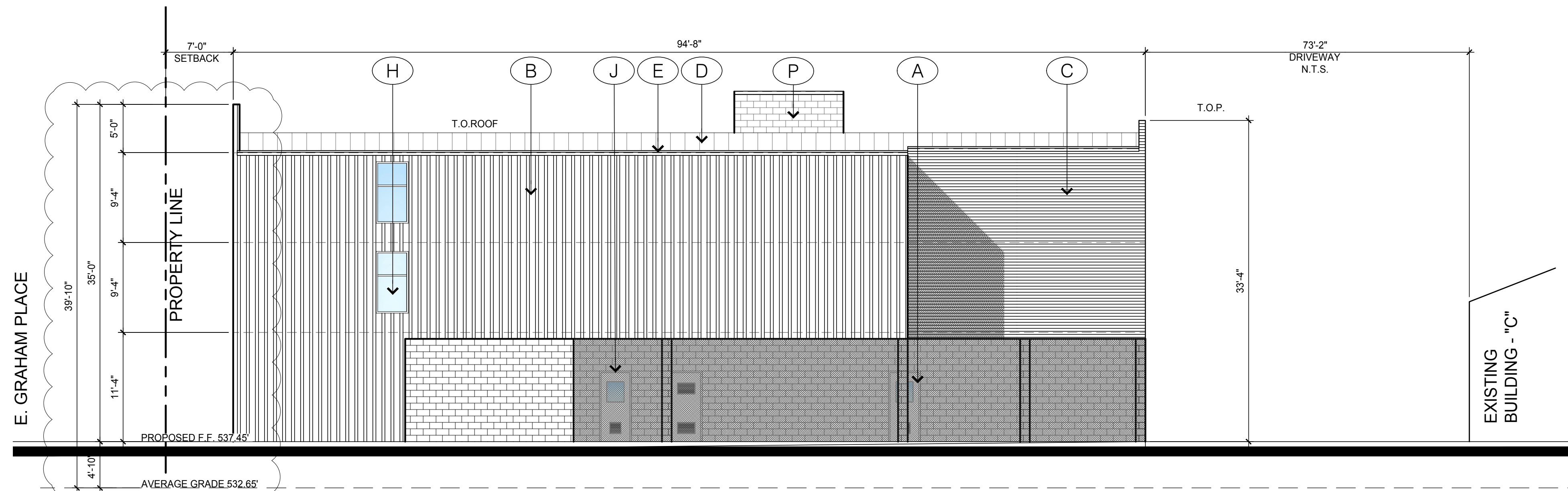


SECOND FLOOR UNIT MIX
EXISTING BUILDING "B"



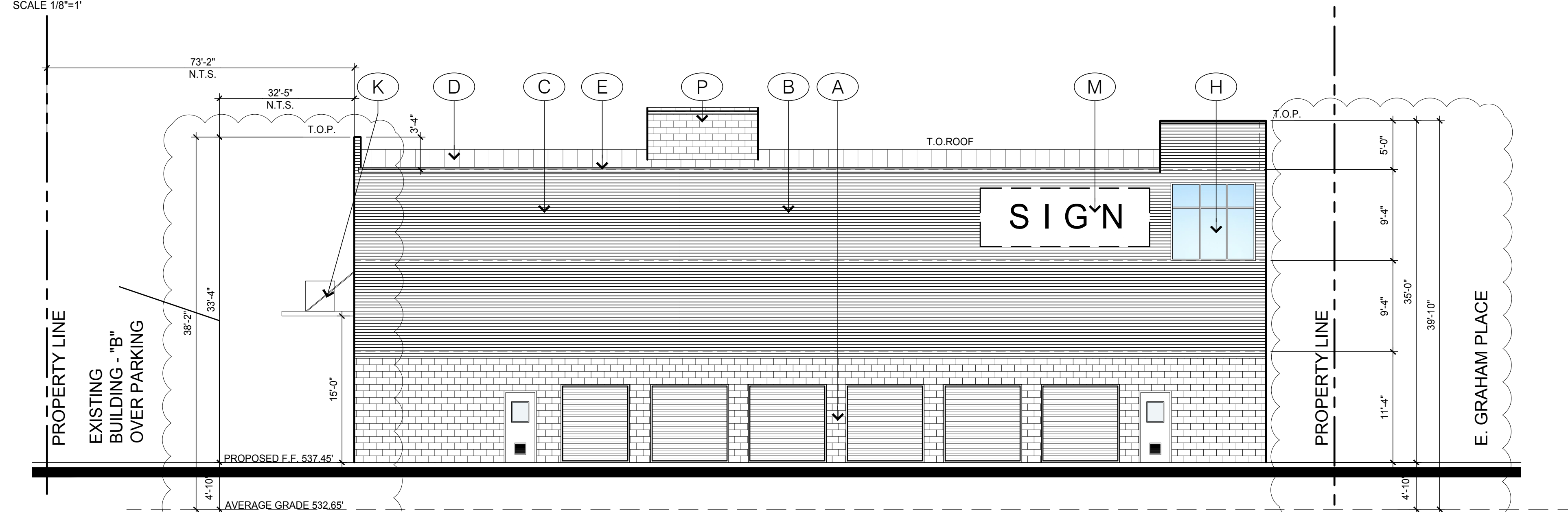






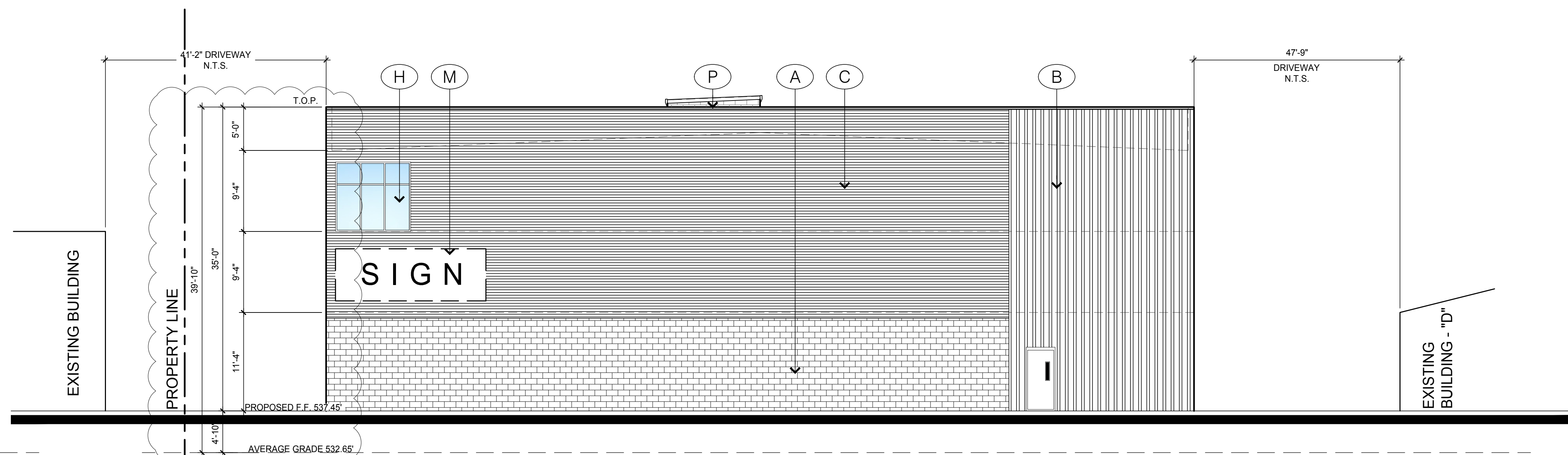
NEW BUILDING "A" - WEST ELEVATION

SCALE 1/8"=1'



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

SCALE 1/8"=1'

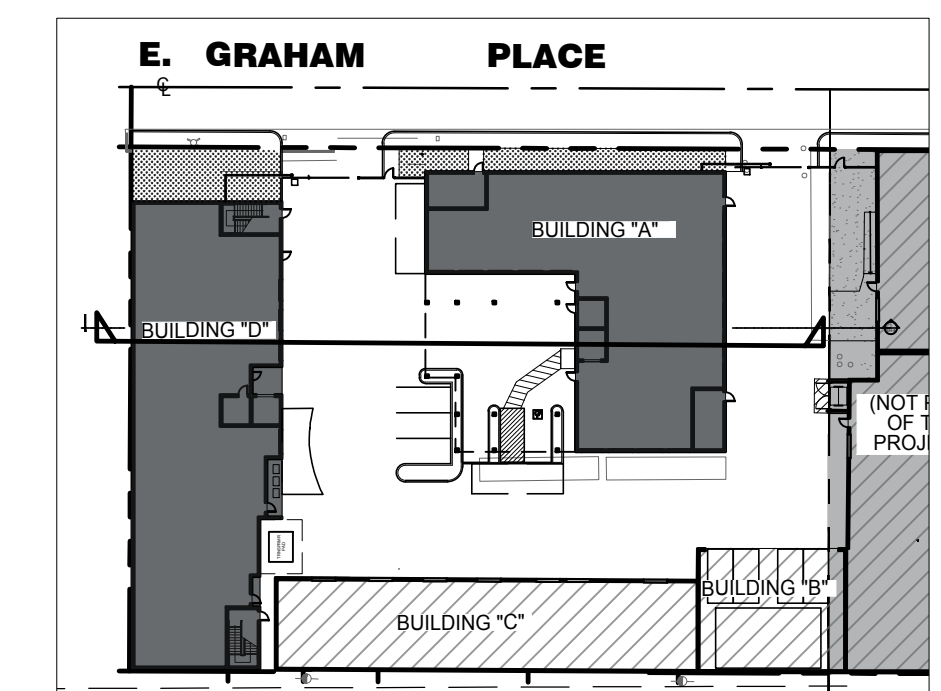


NEW BUILDING "A" - NORTH ELEVATION - E. GRAHAM PLACE

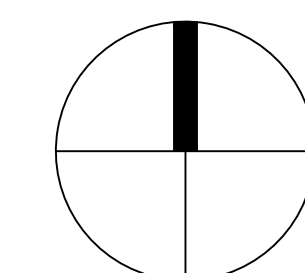
SCALE 1/8"=1'

ELEVATION KEY NOTES

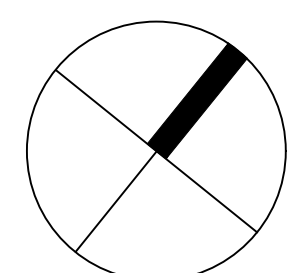
- (A) PAINTED 8X8X16 SPLIT FACE CMU
COLOR: ETHEREAL MOOD - SW 7639
- (B) VERTICAL EXTERIOR METAL SIDING TO
MATCH MBCI PBR PANEL
COLOR: NATURAL PATINA- MBCI SIG300
- (C) HORIZONTAL EXTERIOR METAL SIDING TO
MATCH MBCI PBD PANEL
COLOR: TUNDRA- SIG300
- (D) METAL STANDING SEAM ROOF
COLOR: GALVALUME PLUS - 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) PROPOSED SIGNAGE UNDER SEPARATE PERMIT
- (N) MECHANICAL CONDENSER UNITS
- (O) NEW TRANSFORMER
- (P) ELEVATOR SHAFT



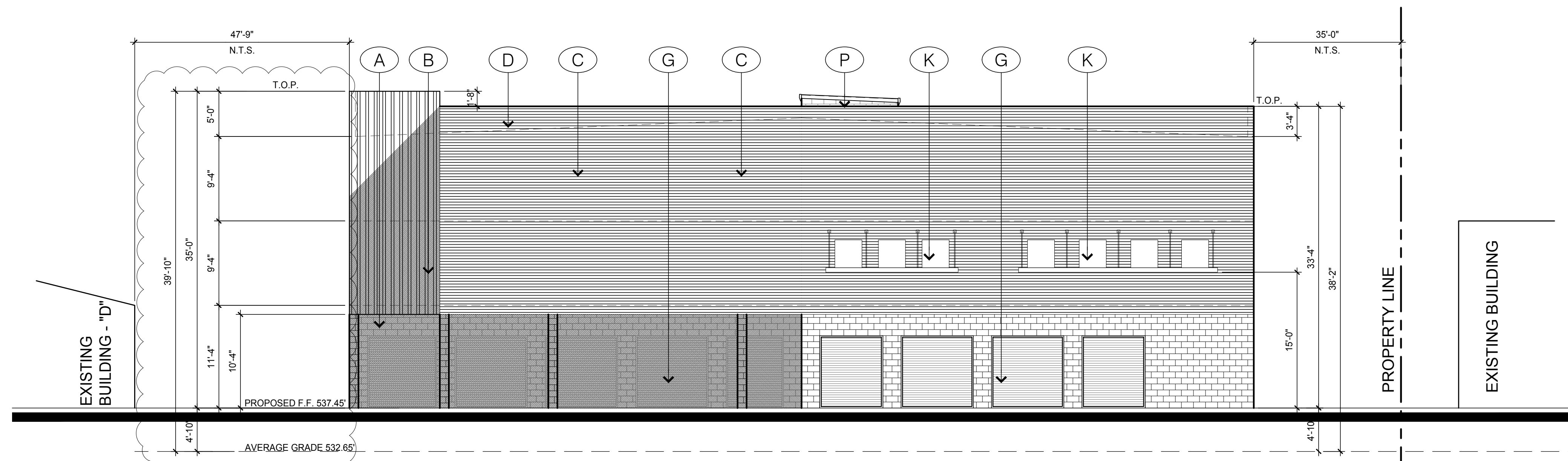
KEY SITE PLAN



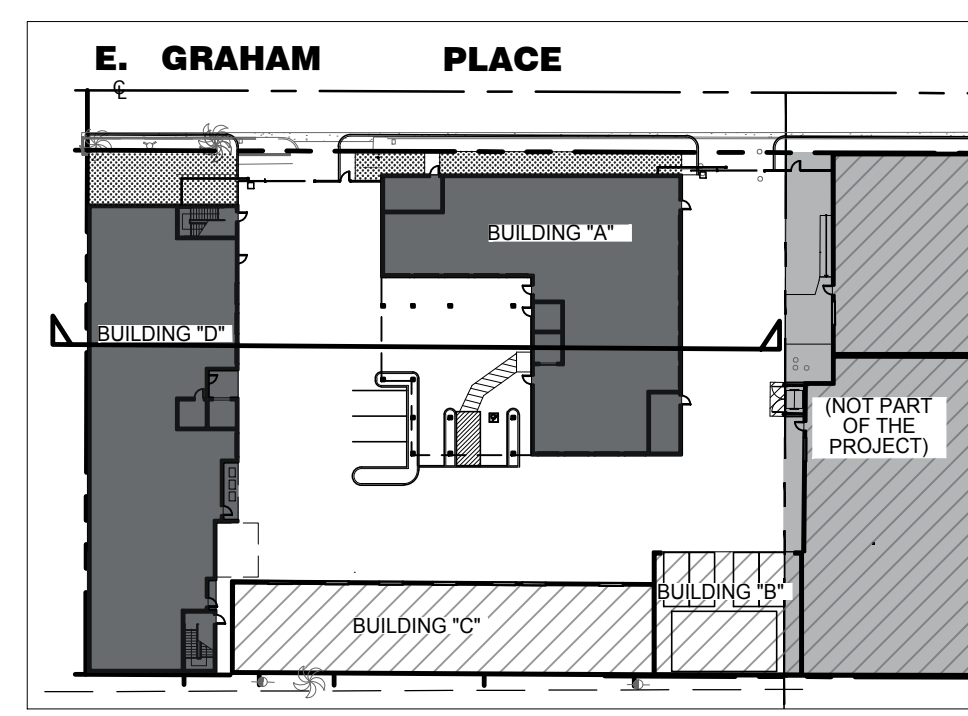
NORTH



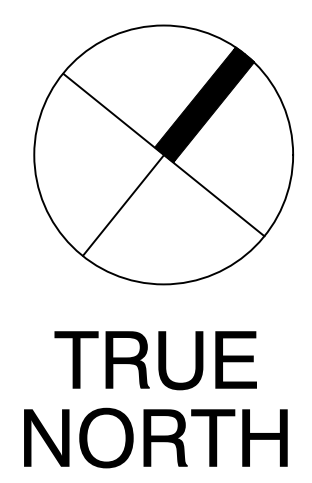
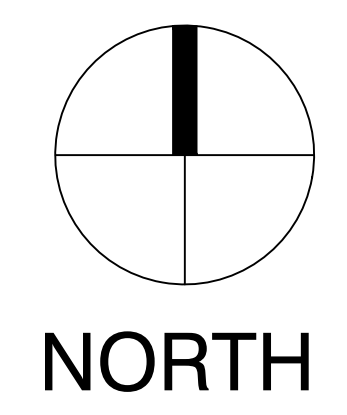
TRUE NORTH



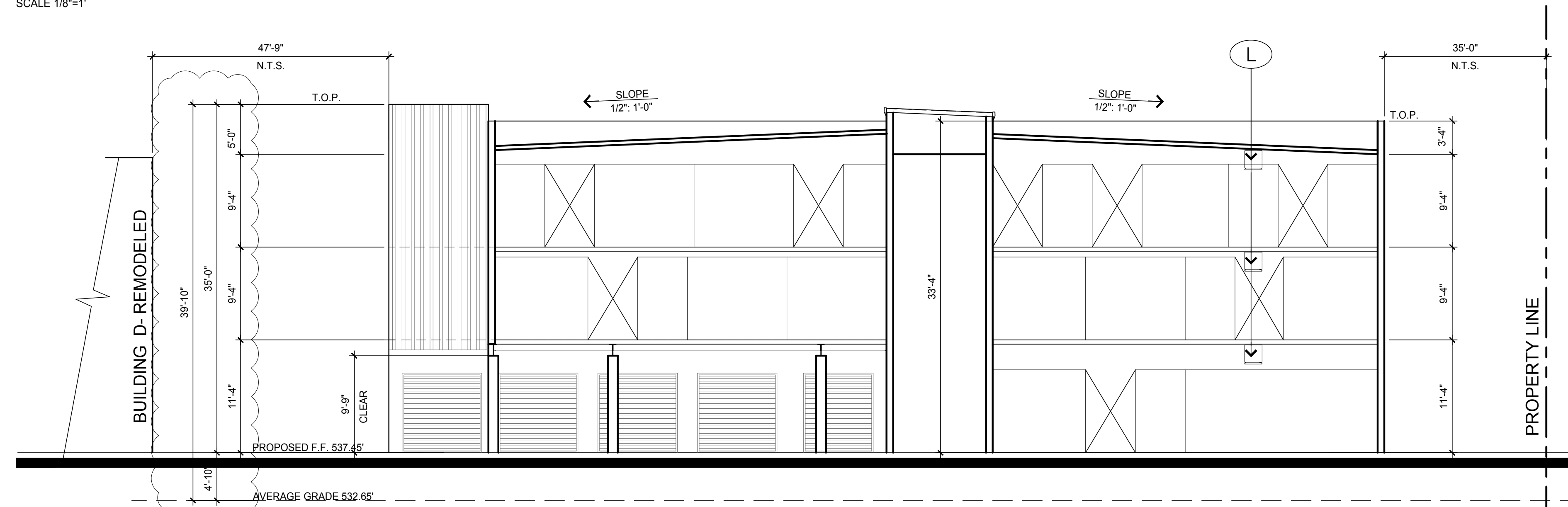
NEW BUILDING "A" - SOUTH ELEVATION
SCALE 1/8"=1'



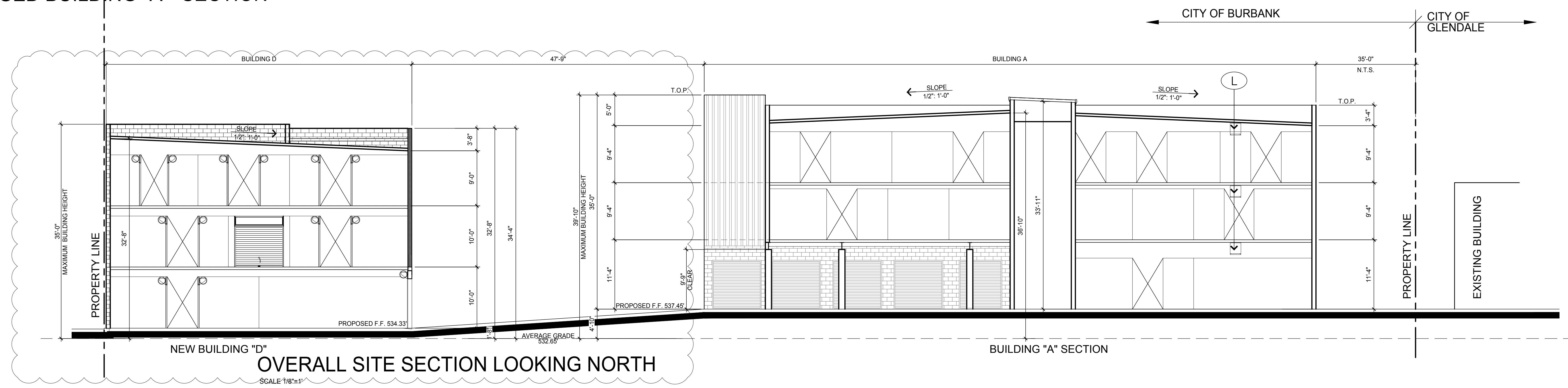
KEY SITE PLAN



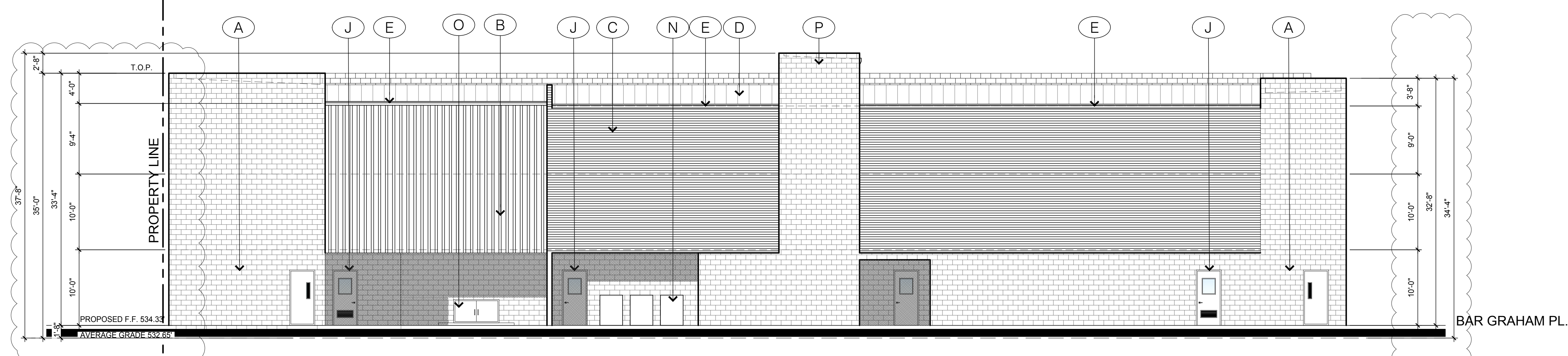
- ELEVATION KEY NOTES**
- (A) PAINTED 8X8X16 SPLIT FACE CMU
COLOR: ETHEREAL MOOD - SW 7639
 - (B) VERTICAL EXTERIOR METAL SIDING TO
MATCH MBCI PBR PANEL
COLOR: NATURAL PATINA- MBCI SIG300
 - (C) HORIZONTAL EXTERIOR METAL SIDING TO
MATCH MBCI PBD PANEL
COLOR: TUNDRA- SIG300
 - (D) METAL STANDING SEAM ROOF
COLOR: GALVALUME PLUS - MBCI SIG300
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 - (K) CONDENSER UNITS
 - (L) HVAC FAN COIL UNIT - SUSPEND AT CLG.'
 - (M) PROPOSED SIGNAGE UNDER SEPARATE PERMIT
 - (N) MECHANICAL CONDENSER UNITS
 - (O) NEW TRANSFORMER
 - (P) ELEVATOR SHAFT



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

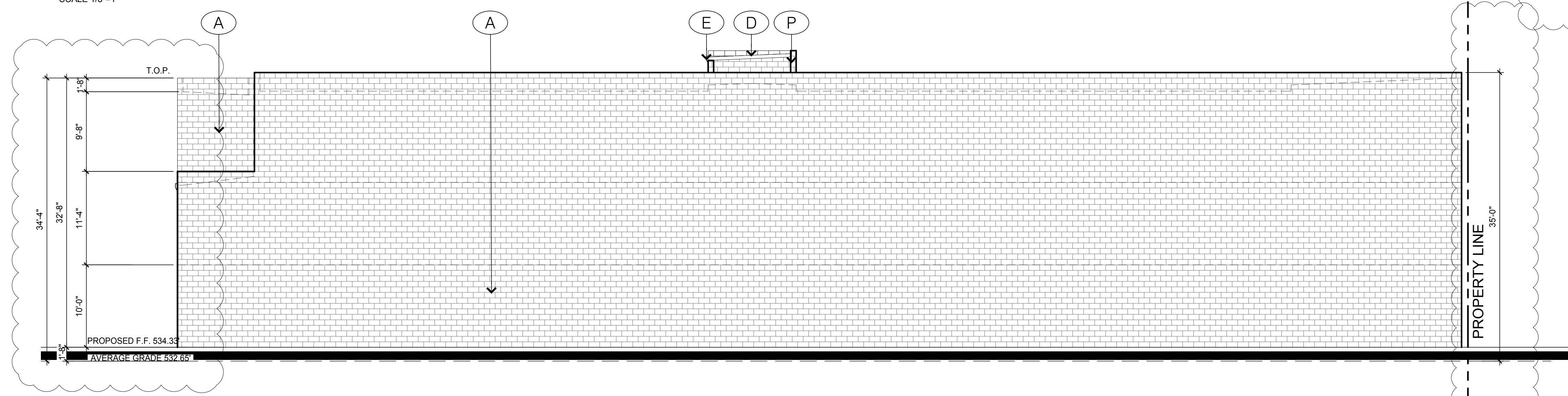


OVERALL SITE SECTION LOOKING NORTH
SCALE 1/8"=1'



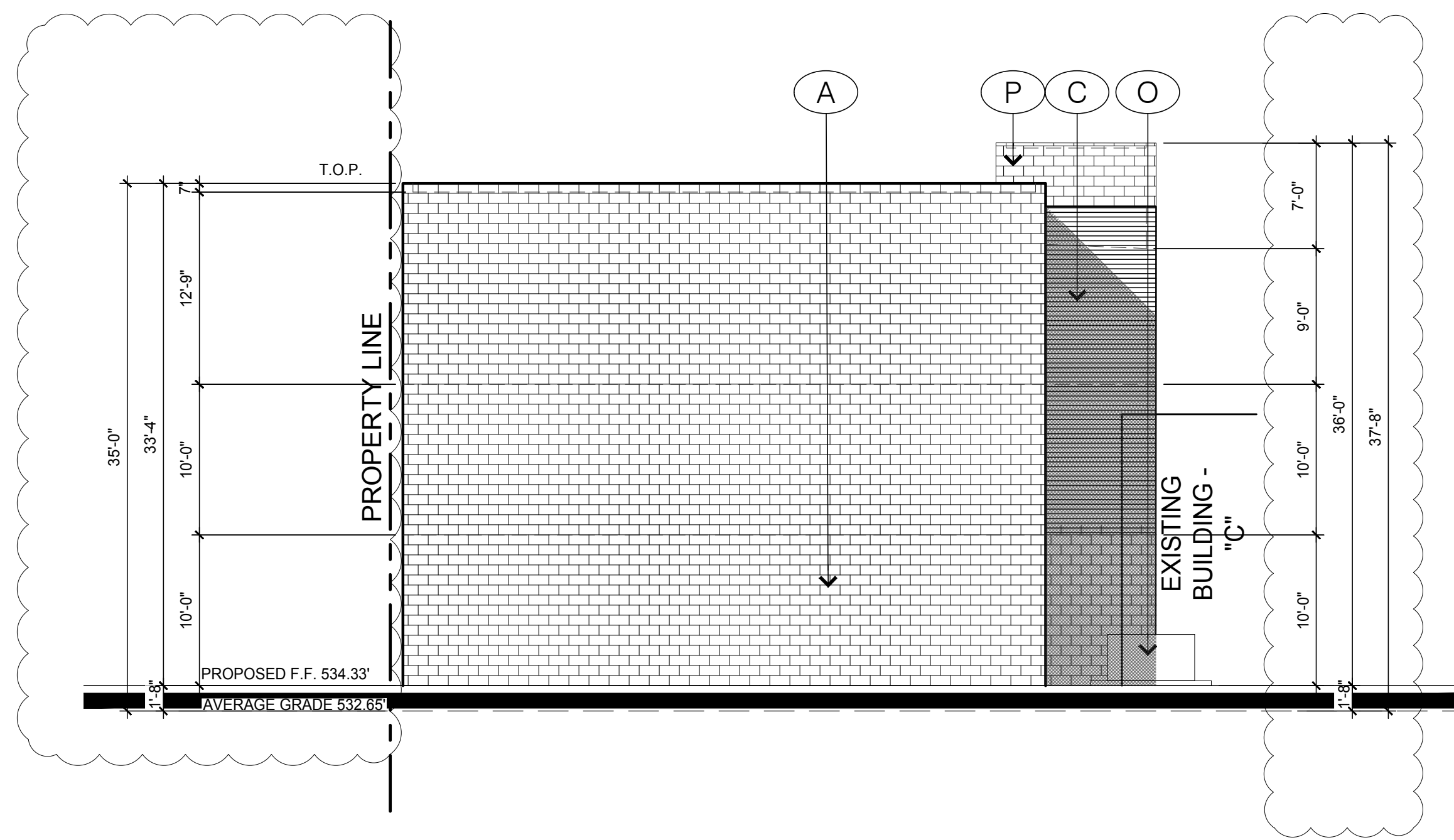
NEW BUILDING "D" - EAST ELEVATION

SCALE 1/8"=1'



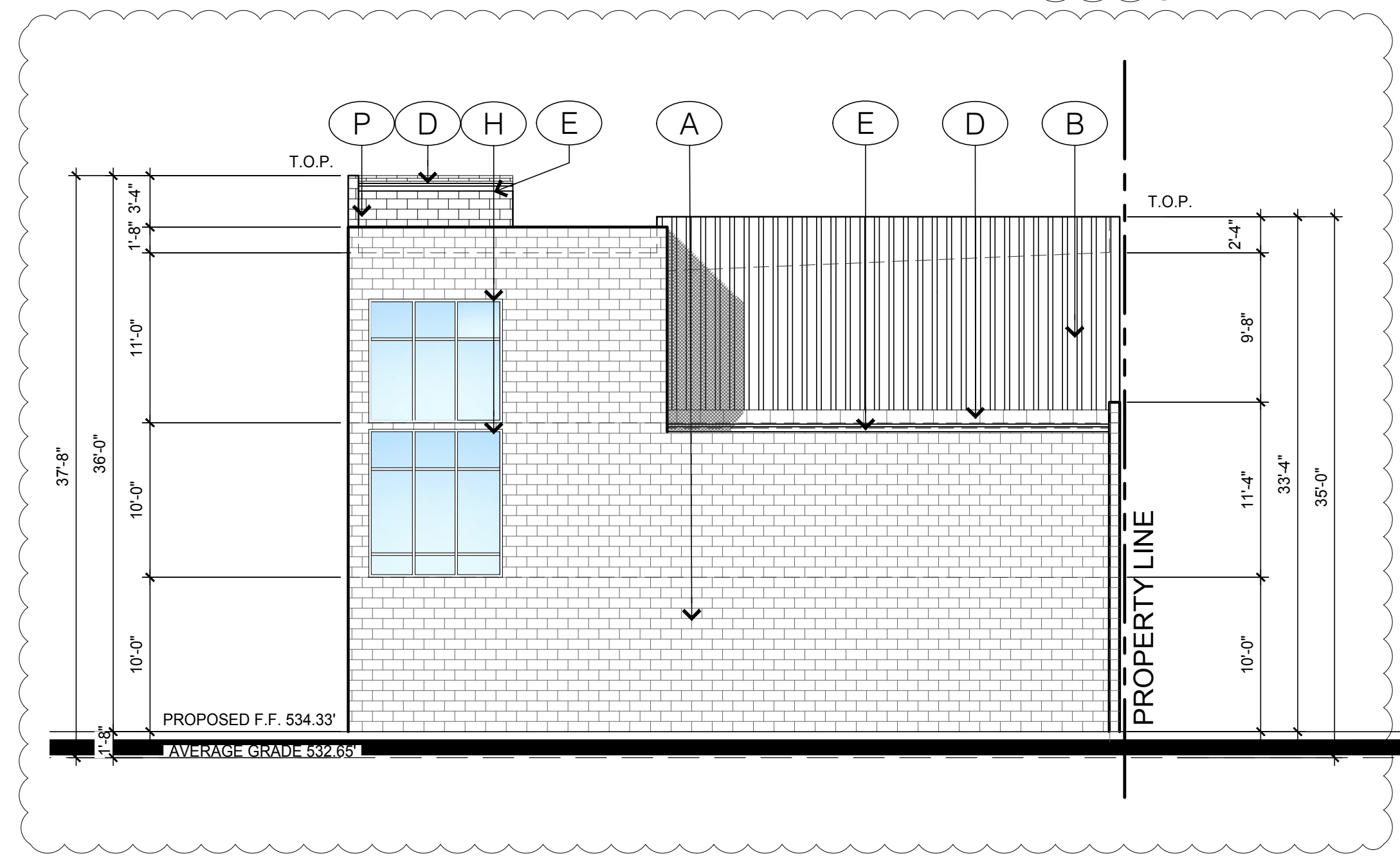
NEW BUILDING "D" - WEST ELEVATION

SCALE 1/8"=1'



NEW BUILDING D SOUTH ELEVATION

SCALE 1/8"=1'

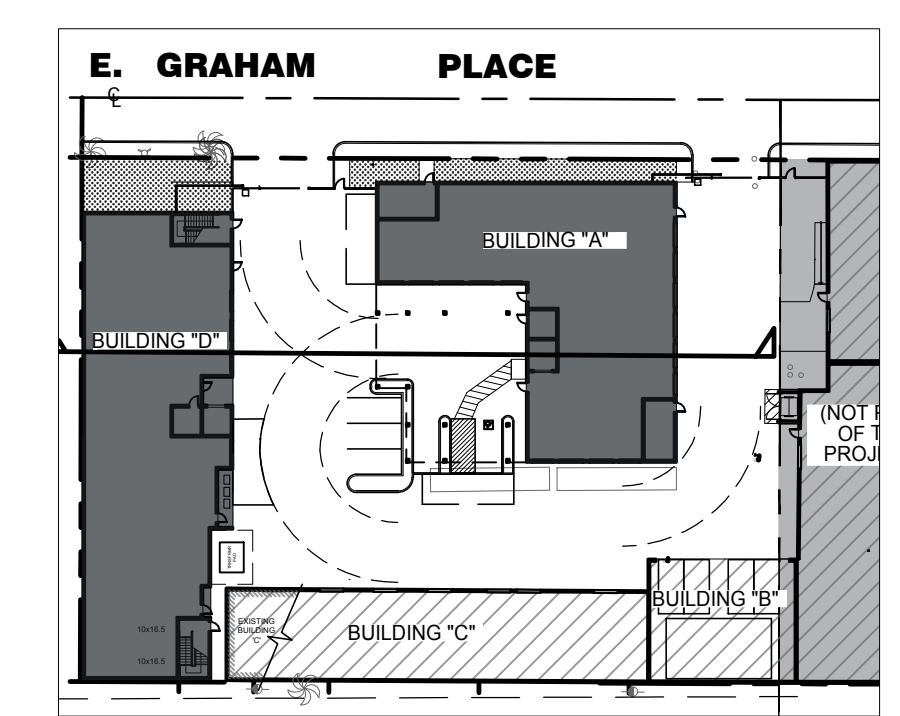


NEW BUILDING D NORTH ELEVATION- BAR GRAHAM PL.

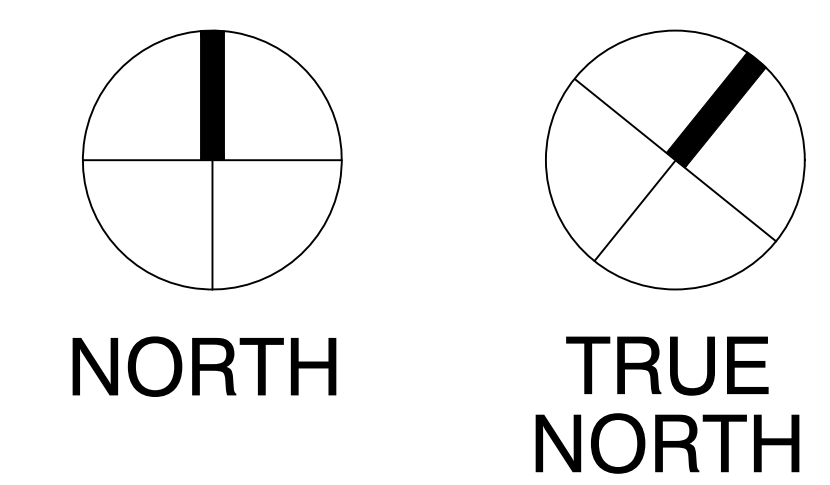
SCALE 1/8"=1'

ELEVATION KEY NOTES

- (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
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- (O) NEW TRANSFORMER
- (P) ELEVATOR SHAFT

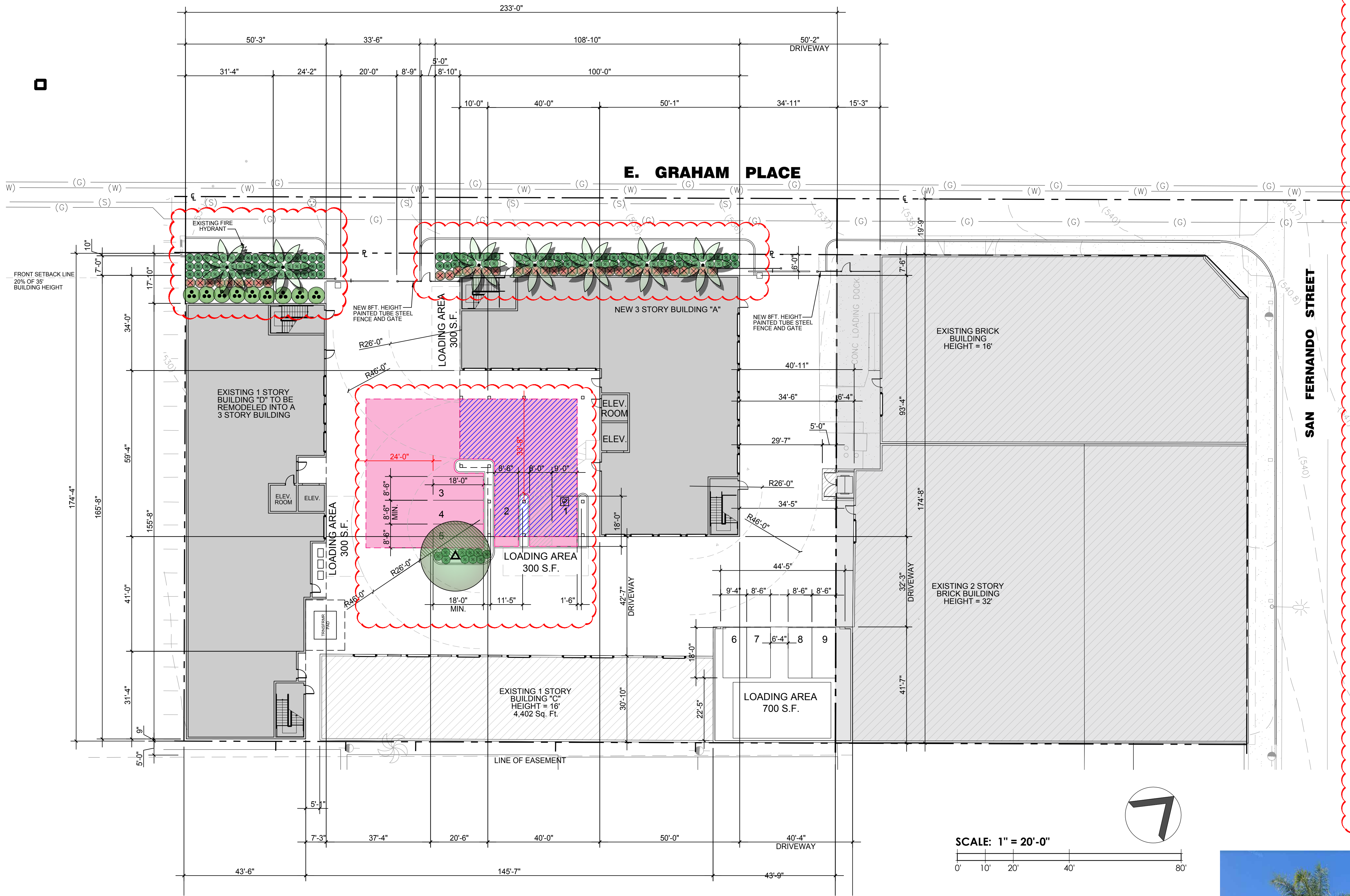


KEY SITE PLAN



NORTH

TRUE NORTH



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	QTY	WUCOLS
TREES					
	SYAGRUS ROMANZOFFIANA	QUEEN PALM	36" BOX	7	MEDIUM
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	1	LOW
SHRUBS / SUCCULENTS					
	CALLISTEMON 'BETTER JOHN'	BETTER JOHN CALLISTEMON	5 GAL.	128	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	38	LOW
	PHOTINIA FRASERI	FRASER PHOTINIA	5 GAL.	9	LOW

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

PARKING SHADE CALCULATION

BOTANICAL NAME/ COMMON NAME	FULL S.F. (314)	HALF S.F. (157)	25% S.F. (79)
QUERCUS AGRIFOLIA COAST LIVE OAK	N/A	1 x (157) = 157	N/A
TOTAL TREE SHADE:			157 S.F.
TOTAL SHADE FROM BUILDING OVERHANG:			1,718 S.F.
TOTAL PARKING LOT AREA:			3,751 S.F.
TOTAL SHADED PARKING LOT AREA:			50%



CALLISTEMON 'BETTER JOHN'
Better John Callistemon



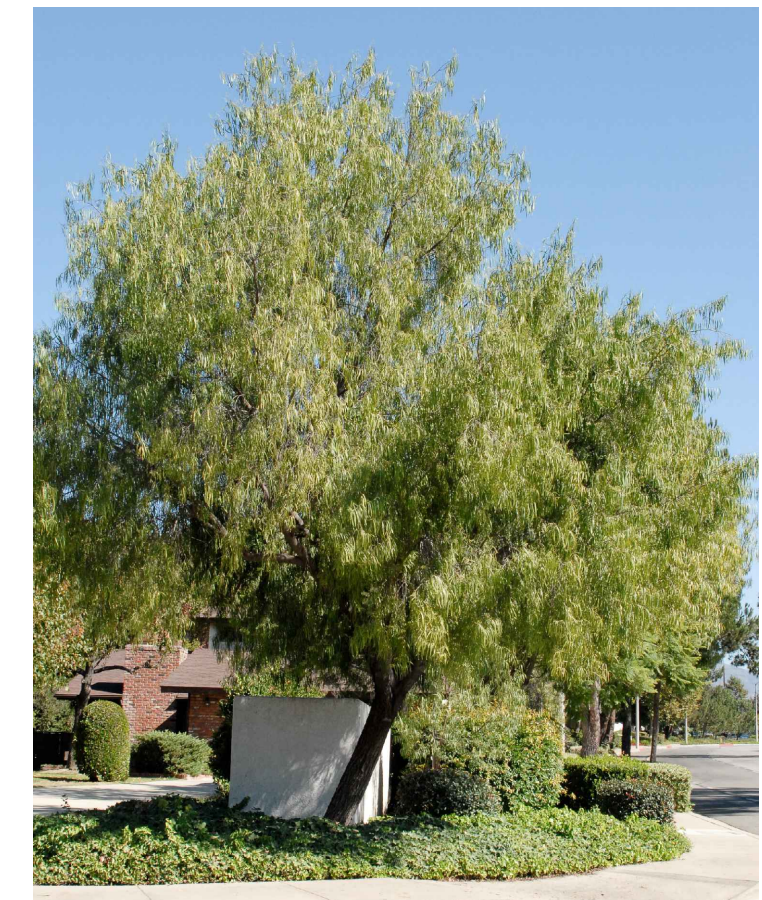
HESPERALOE PARVIFLORA
Red Yucca



PHOTINIA FRASERI
Fraser Photinia

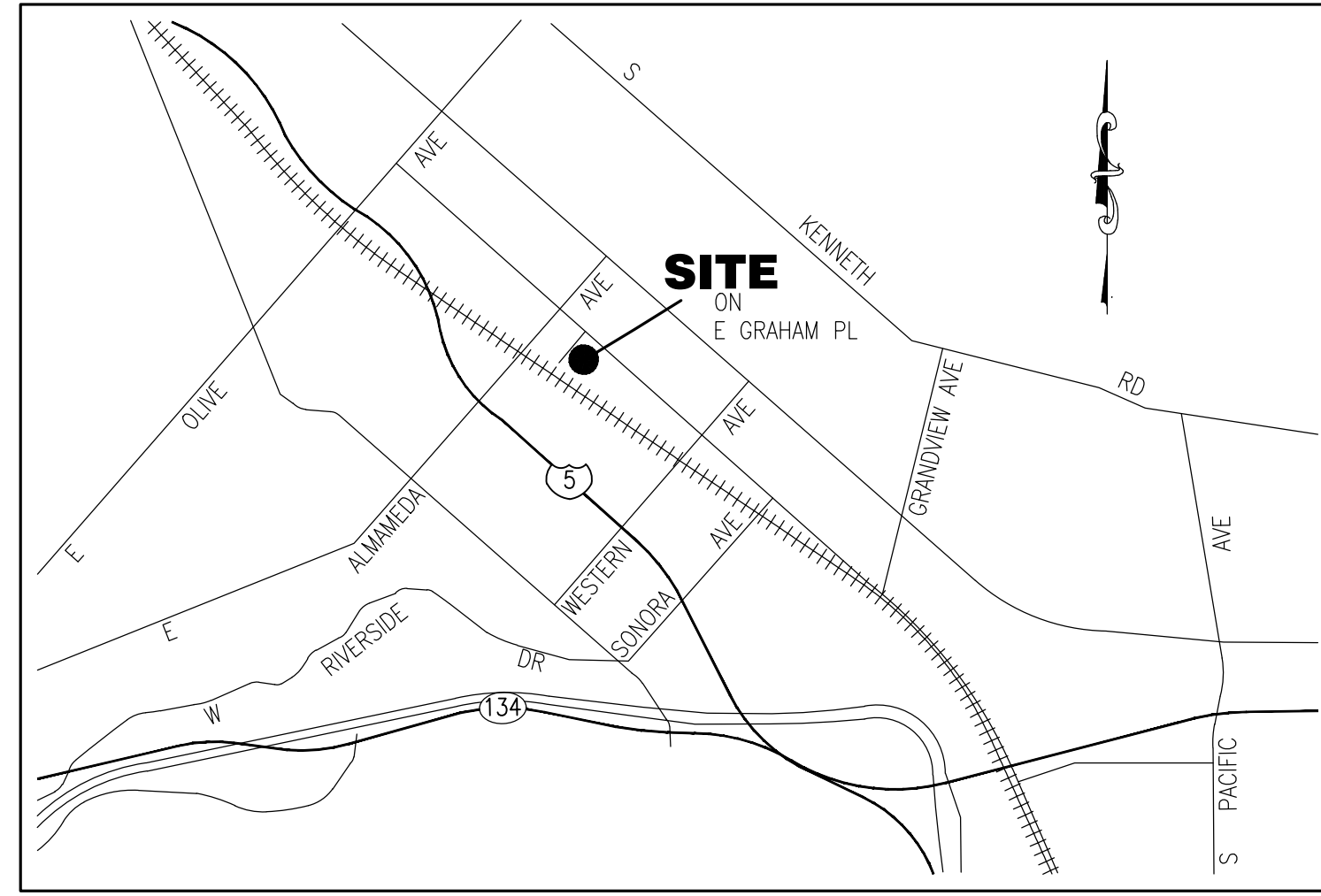


SYAGRUS ROMANZOFFIANA
Queen Palm

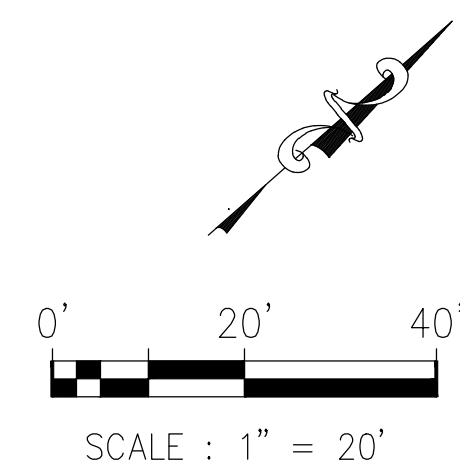


GEIJERA PARVIFLORA
Australian Willow

NUVIS
LANDSCAPE
ARCHITECTURE
714-754-7311
CA 1891 . NV 396 | SBE . DBE
21-018.01 07/18/2022
SHEET 1 OF 1



VICINITY MAP
NOT TO SCALE



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

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

ABBREVIATIONS

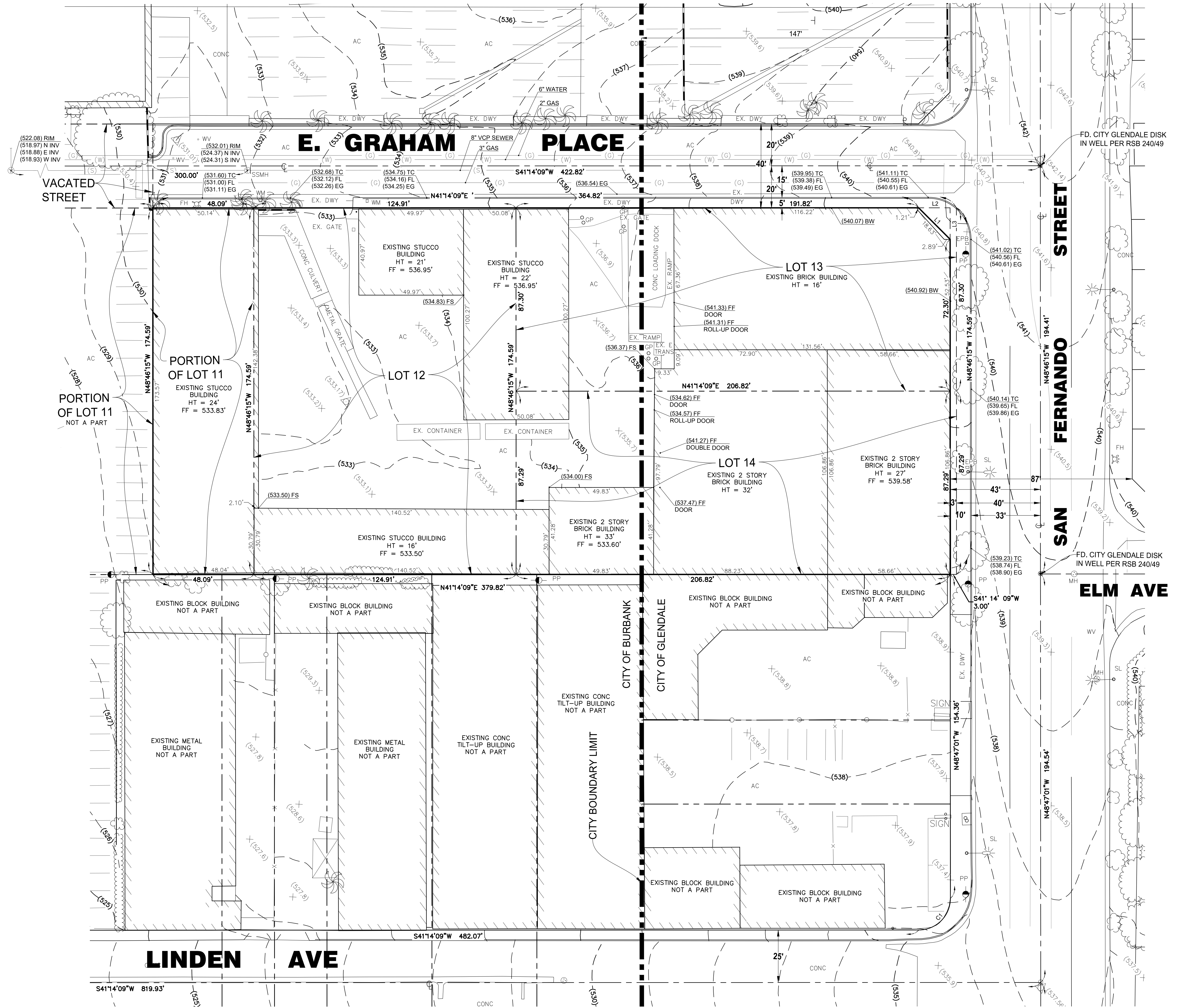
- | | | | |
|------------------------------------|--------------------------------|-----------|-------------------------|
| AC = ASPHALTIC CONCRETE | N/O = NORTH OF | ---(E)--- | ELECTRICAL |
| AV = AVERAGE | N.T.S. = NOT TO SCALE | ---(G)--- | GAS |
| BLDG = BUILDING | O/S = OFFSET | ---(S)--- | SEWER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

LEGAL DESCRIPTION

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

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

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



BASIS OF BEARING

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

BENCH MARK

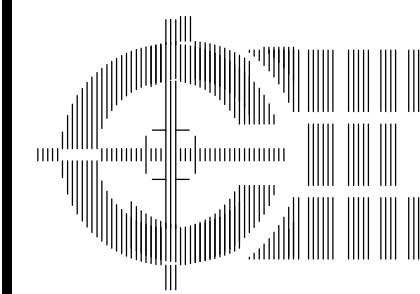
BM # 2276

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

NGVD29 - 2005 ADJUSTMENT

CITY OF GLENDALE

ELEV = 539.55'



CIVIL ENGINEERING & LAND SURVEYING

COORY ENGINEERING

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

1718 N. Neville Street, Orange, CA 92865

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

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

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

CHECKED BY: SMK JOB NO: 722-104

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