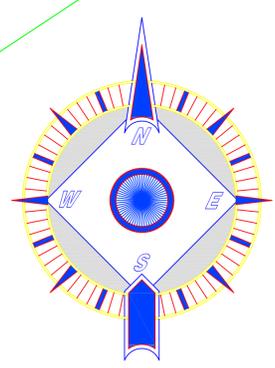


ARCHITECTURAL SURVEY

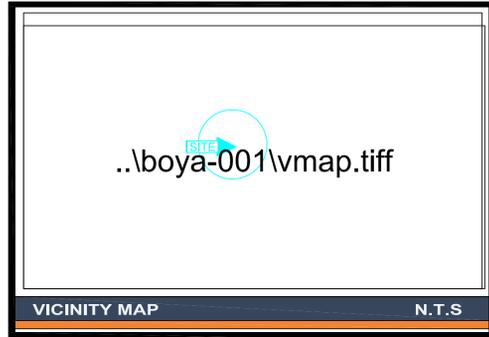
TRACT No 16974
M.B. 402-35-36

UNIVERSITY AVENUE

1 STORY SINGLE FAMILY RESIDENCE



- LEGEND:**
- LINE TYPES**
- CENTERLINE
 - - - PROPERTY LINE
 - CHAIN LINK FENCE
 - WROUGHT IRON FENCE OR WOOD FENCE
 - × WIRE FENCE
- ARCHITECTURAL SYMBOLS**
- AC ASPHALT CONCRETE
 - ACB ASPHALT CONCRETE BERM
 - ACU AIR CONDITION UNIT
 - BELMH PAC BELL HANHOLE
 - BL BUILDING LINE
 - BLDG BUILDING
 - BRK BRICK
 - BW BACK OF WALK
 - BX BOTTOM OF DRIVEWAY "X"
 - CB CATCH BASIN
 - CD CURB DRAIN
 - CL CENTERLINE
 - CLF CHAIN LINK FENCE
 - CNC CONCRETE
 - CNR CORNER
 - CO CLEAN OUT
 - CTV CABLE TV BOX
 - DRN DRAIN
 - DS DOWN SPOUT
 - DWY DRIVEWAY
 - EG EDGE OF GUTTER
 - EP EDGE OF PAVEMENT
 - EQP EQUIPMENT
 - FD FOUND
 - FF FINISHED FLOOR
 - FH FIRE HYDRANT
 - FL FLOW LINE
 - FNC FENCE
 - FP FIRE PLACE
 - FW FRONT OF WALK
 - GB GRADE BREAK
 - GM GAS METER
 - GTR GUTTER
 - L LEAD & TACK
 - LITE STREET OR AREA LIGHT
 - NG NATURAL GROUND
 - OAK OAK TREE
 - O,S OFFSET
 - OH OVERHANG
 - PEAK HIGH POINT ON ROOF
 - PLASTER PLASTER
 - PINE PINE TREE
 - PL PROPERTY LINE
 - PP POWER POLE
 - ROCK ROCK
 - SDMH STORM DRAIN MANHOLE
 - SET SET CONTROL POINT
 - SLB SEWER LEAN OUT
 - SSCO SANITARY SEWER MANHOLE
 - SSMH SANITARY SEWER MANHOLE
 - STN STONE
 - STP STEP
 - STR STAIR
 - SWALL STONE WALL
 - TB TOP OF BERM
 - TC TOP OF CURB
 - TOE TOE OF SLOPE
 - TOP TOP OF SLOPE
 - TSTP RAILROAD TIE STEP
 - TW TOP OF WALL
 - TWALL RAILROAD TIE WALL
 - TX TOP OF DRIVEWAY "X"
 - VD V-DITCH
 - VLT VAULT
 - WDF WOOD FENCE
 - WDWALL WOOD WALL
 - WF WIRE FENCE
 - WH WATER HEATER
 - WIF WROUGHT IRON FENCE
 - WM WATER METER
 - WV WATER VALVE
- SCOPING**
- _AP ANGEL POINT
 - _L POINT ON LINE
 - _NE NO ELEVATION (DO NOT USE)
- FINISHES**
- ASPHALT CONCRETE
 - BRICK
 - CONCRETE
 - STONE or GRAVEL
- SYMBOLS**
- WALL
 - GENERAL TREE
 - PALM TREE
 - PINE TREE
 - SPRUCE TREE
 - POWER POLE
 - SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - FIRE HYDRANT
 - UTILITY BOX
 - DRAIN INLET
 - BENCHMARK



2 5 6 6 N. SAN FERNANDO ROAD
LOS ANGELES, CALIFORNIA 90065
Ph: 818.761.1508 Efax: 818.484.4000
WWW.TDRENGINEERING.COM

PREPARED FOR:
HARRY BOYAJIAN
812 UNIVERSITY AVENUE
BURBANK, CALIFORNIA
91504
PH: 818-937-3510

SITE ADDRESS:
812 UNIVERSITY AVENUE
BURBANK, CALIFORNIA
91504

LEGAL DESCRIPTION:

LOT 39 OF TRACT No. 16974 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 402 PAGES 35 - 36 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THIS MAP WAS CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.

BOUNDARIES SHOWN PER RECORD DATA.

BASIS OF BEARING:

THE BEARINGS HEREON ARE BASED ON THE BEARING NORTH 49°45'00" EAST OF A COURSE IN THE CENTERLINE OF UNIVERSITY AVENUE AS SHOWN ON TRACT MAP.

BENCHMARK:

MAG NAIL SET IN UNIVERSITY AVENUE AS SHOWN HEREON
ELEVATION - 100.00

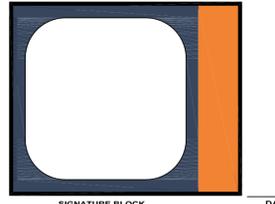
NOTES:

- THIS MAP WAS CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.
- BOUNDARIES SHOWN PER RECORD DATA.
- TDR IS NOT RESPONSIBLE FOR ANY ITEMS THAT MAY BE OMITTED FROM THIS MAP DUE TO DENSE BRUSH, PARKED AUTOMOBILES, OR OTHER OBSTRUCTIONS AT TIME OF SURVEY. HARDSCAPE W/O SURVEY DATA IS APPROX.

ASSESSORS PARCEL No.	T.G.	ZONE
2470-025-021		
PARCEL AREA:	DIST MAP:	DATE:
7277 Sq. Ft.		5-15-20

REVISION NOTES:

No.	DESCRIPTION:	DATE:



PROJECT NUMBER:
BOYA-001

SHEET:
C1

SCALE
1"=10'

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 1146 N. CENTRAL AVE., # 538
 GLENDALE, CA 91202
 e: armenk@arpadesign.com
 t: 818.937.3510

UNIVERSITY RESIDENCE

812 UNIVERSITY AVE.
 BURBANK CA 91504 US

REVISION NUMBER DATE

PROJECT NO: XXXXX

APPROVED: _____

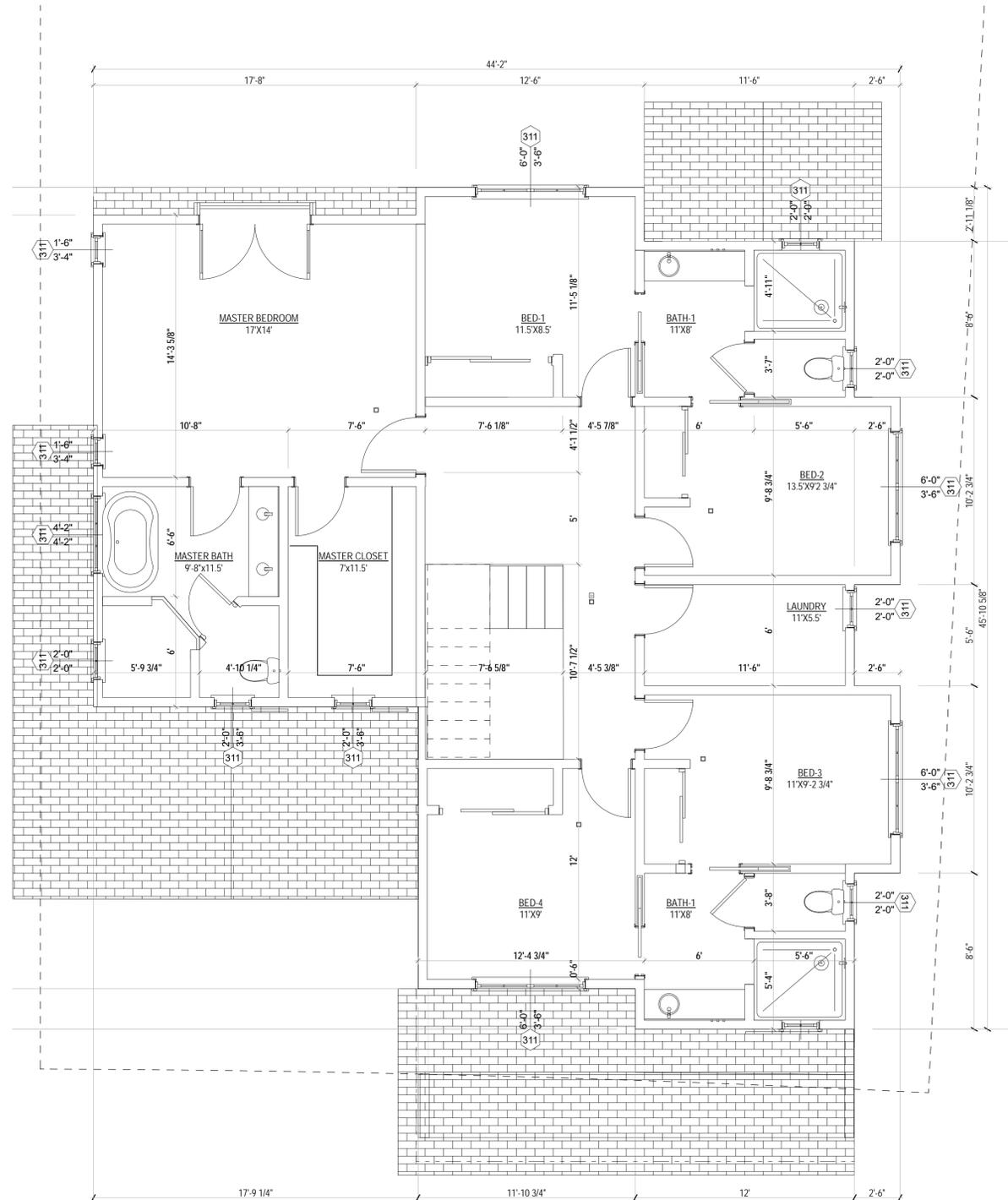
DRAWN BY: XXX

SCALE

DATE:

SHEET TITLE

FLOOR PLANS

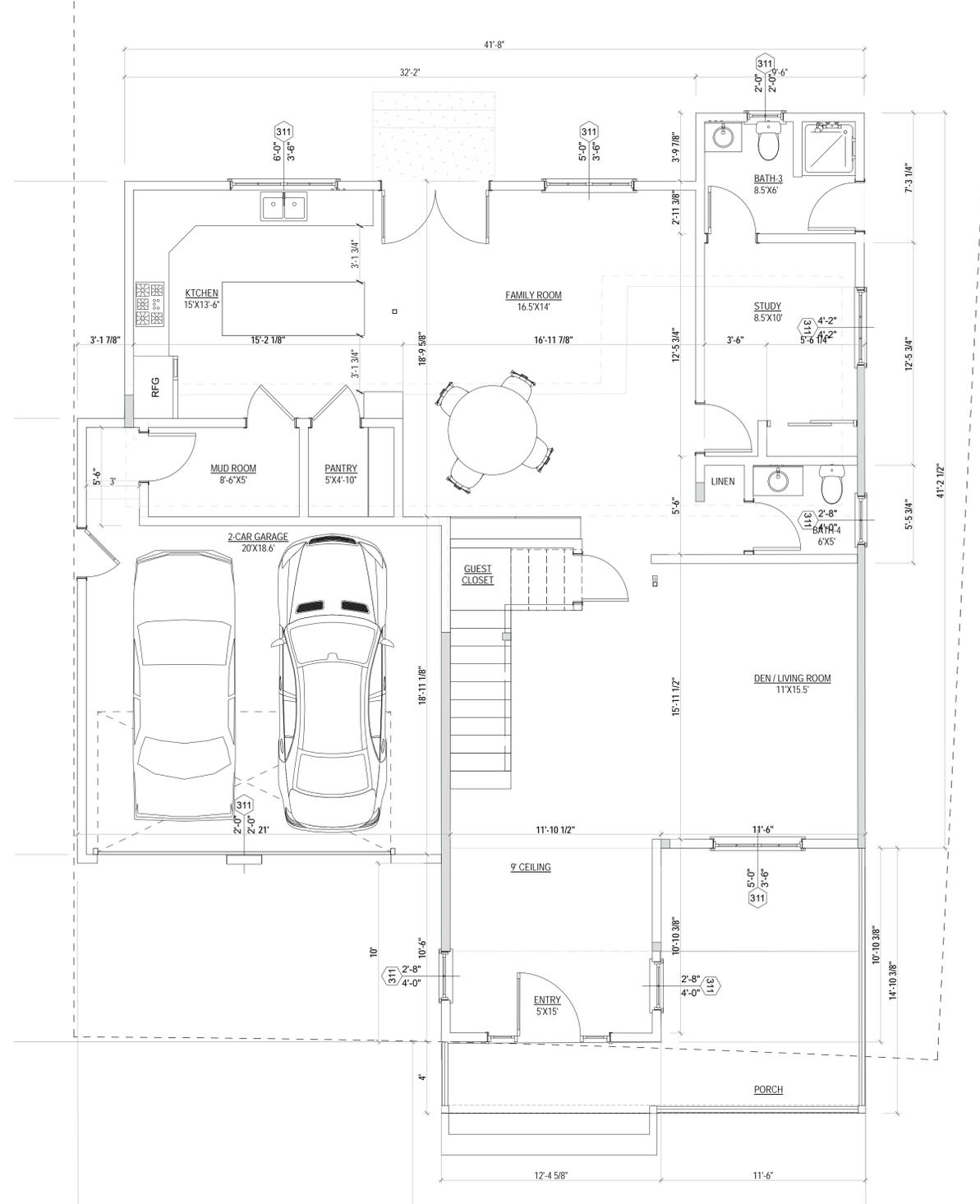


PROPOSED 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



- LEGEND
- (N) WALL
 - (E) WALL
 - SMOKE DETECTORS
 - CM CARBON MONOXIDE ALARM
 - F EXHAUST FAN



PROPOSED 1ST FLOOR

SCALE: 1/4" = 1'-0"



- LEGEND
- (N) WALL
 - (E) WALL
 - SMOKE DETECTORS
 - CM CARBON MONOXIDE ALARM
 - F EXHAUST FAN

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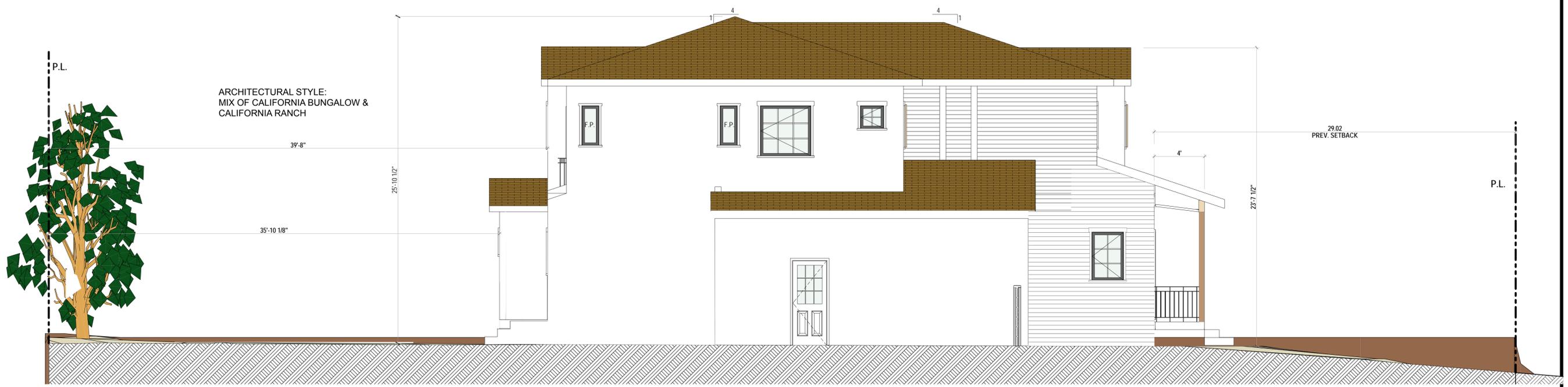
ARCHITECTURAL STYLE:
 MIX OF CALIFORNIA BUNGALOW &
 CALIFORNIA RANCH



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ARCHITECTURAL STYLE:
 MIX OF CALIFORNIA BUNGALOW &
 CALIFORNIA RANCH



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

REVISION NUMBER DATE

PROJECT NO: XXXXX
 APPROVED:
 DRAWN BY: XXX
 SCALE
 DATE:

SHEET TITLE

PROPOSED ELEVATIONS

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ARCHITECTURAL STYLE:
MIX OF CALIFORNIA BUNGALOW &
CALIFORNIA RANCH

REAR ELEVATION

SCALE: 1/4" = 1'-0"



ARCHITECTURAL STYLE:
MIX OF CALIFORNIA BUNGALOW &
CALIFORNIA RANCH

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REVISION NUMBER DATE

REVISION NUMBER	DATE

PROJECT NO: XXXXX

APPROVED: _____

DRAWN BY: XXX

SCALE

DATE

SHEET TITLE

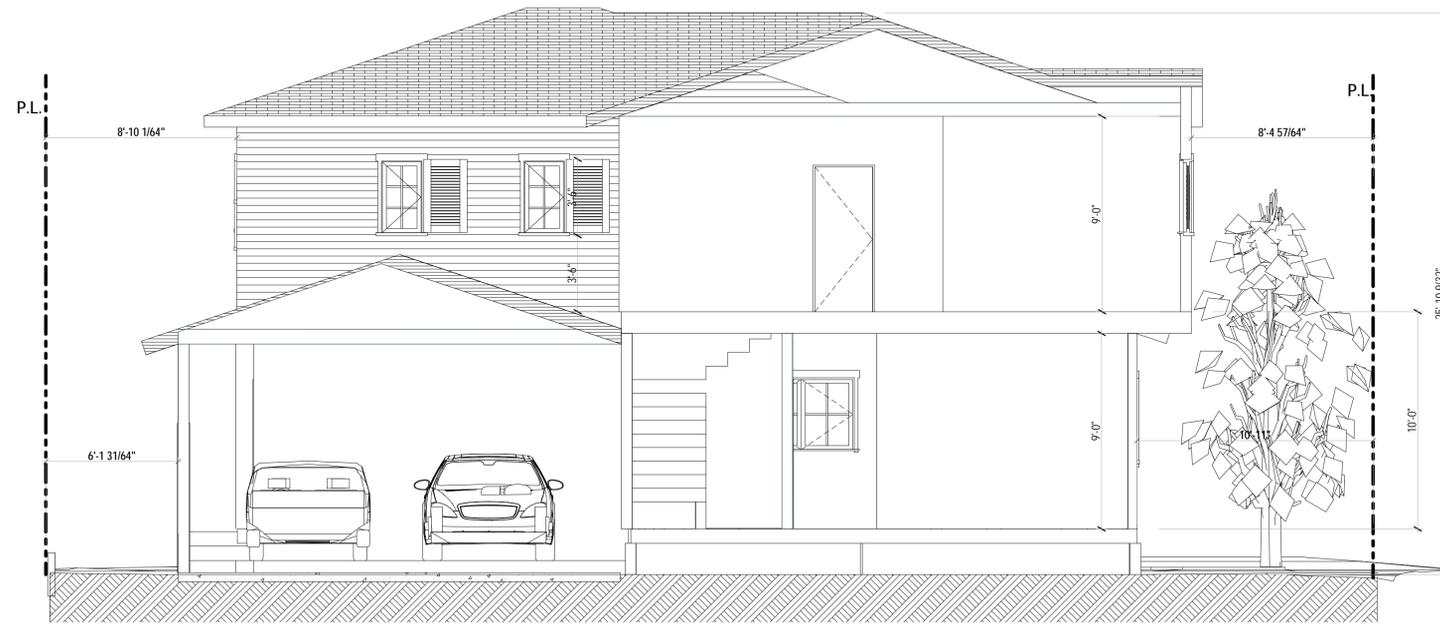
PROPOSED
ELEVATIONS

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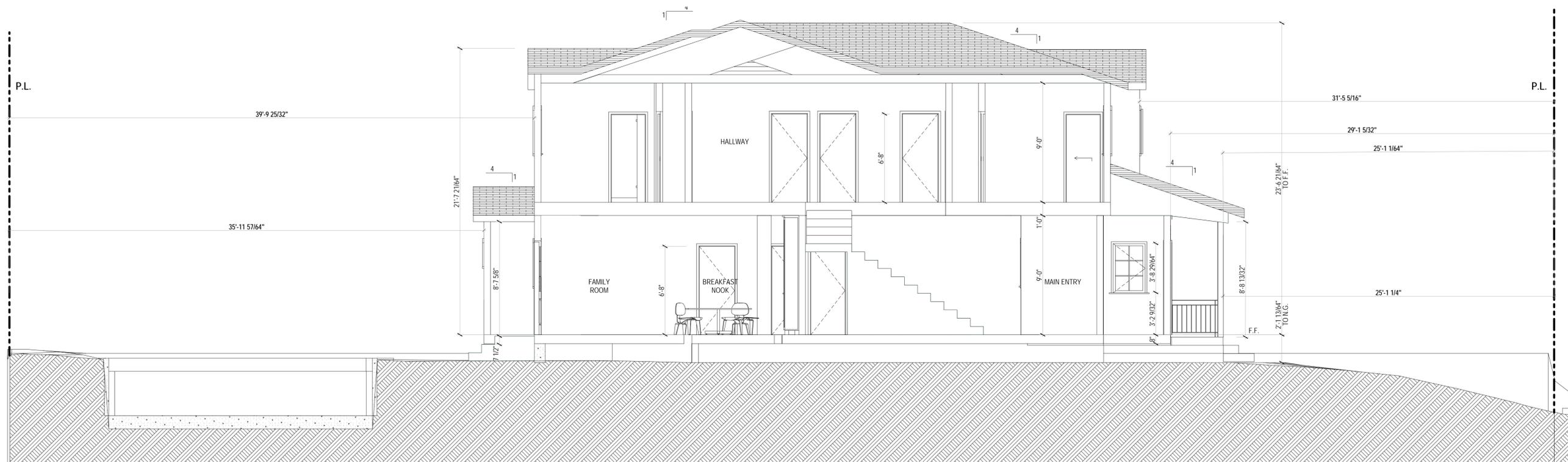
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 RESIDENCE

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PROPOSED BUILDING SECTION A

SCALE: 1/4" = 1'-0"



PROPOSED BUILDING SECTION B

SCALE: 1/4" = 1'-0"

REVISION NUMBER DATE

REVISION NUMBER	DATE

PROJECT NO: XXXXX
 APPROVED:
 DRAWN BY: XXX
 SCALE
 DATE:

SHEET TITLE

Building Sections

