

BURBANK AERO CROSSINGS



ENTITLEMENT PACKAGE RESUBMIT

RESIDENTIAL & OFFICE

ADDRESS: 2311 NORTH HOLLYWOOD WAY | BURBANK, CA

04/19/2021



1657 alvira street second floor los angeles, CA 90035
tel. 323.954.9996
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SITE INFORMATION **BURBANK AERO CROSSINGS - OPTION 1**

PROJECT ADDRESS: 2311 NORTH HOLLYWOOD WAY
APN: 2463-001-019
CURRENT ZONE: C3 - Commercial / TOD Flex & R4 - Mixed-Use TOD
PROPOSED ZONE: C3 - Commercial / TOD Flex & R4 - Mixed-Use TOD
GENERAL PLAN DESIGNATION: Regional Commercial
LOT AREA: 454,286 10.43 acres
CURRENT USE OF SITE: Commercial/ Retail

OVERALL PROJECT SUMMARY

RESIDENTIAL UNITS	862
RETAIL SF	9,700
OFFICE SF	84,900
RESIDENTIAL PARKING SPACES	
RETAIL PARKING SPACES	32
OFFICE PARKING SPACES	255
TOTAL PARKING SPACES	1,419
TOTAL BICYCLE PARKING	33
COMMON OPEN SPACE (SF)	
TOTAL BUILDING AREA (SF)	82,000
FAR	870,713 Residential and Retail (Common Areas not included)
BUILDING COVERAGE	1.92
	68%

PROPERTY SETBACKS

HOLLYWOOD WAY (Front)	5'-0" at Commercial (Ground Floor) 15'-0" at Residential (L2-L6)
SCREENLAND WAY (Rear)	0'-0"
INTERIOR SIDE YARD	10'-0" at Commercial Office
VANOWEN ST (Side)	10'-0"
VALHALLA BLVD (Side)	10'-0" at Residential 15'-0" at Commercial Office

1- RESIDENTIAL

RESIDENTIAL BUILDING 1 (VANOWEN ST)

7-Story
424 units
75'-6" TO CEILING OF HIGHEST FLOOR FROM AVERAGE GRADE PLANE
± 80'-0" TO TOP OF PARAPET
89'-6" TO HIGHEST POINT OF BUILDING (STAIR, ELEVATOR SHAFT) FROM AVERAGE GRADE PLANE

RESIDENTIAL BUILDING 2 (VALHALLA BLVD)

7-Story
438 units
77'-5" TO CEILING OF HIGHEST FLOOR FROM AVERAGE GRADE PLANE
± 85'-0" TO TOP OF PARAPET
91'-5" TO HIGHEST POINT OF BUILDING (STAIR, ELEVATOR SHAFT) FROM AVERAGE GRADE PLANE

TOTAL RESIDENTIAL UNITS PROVIDED: (BUILDING 1 + BUILDING 2)
862 units

UNIT MIX

UNIT TYPE	QTY	AVE SF	TOTAL	%
STUDIO (0 BD/1 BA)	334	513	171,450	38.7%
1 BDRM (1 BD/1 BA)	363	773	280,614	42.1%
1 BDRM (LIVE / WORK)	1	1,900	1,900	0.1%
2 BDRM (2 BD/2 BA)	133	1,099	146,178	15.4%
2 BDRM (LIVE / WORK)	5	1,736	8,681	0.6%
3 BDRM (3 BD/2 BA)	20	1,400	28,000	2.3%
3 BDRM (TOWNHOUSE)	6	1,730	10,380	0.7%
TOTAL	862	751	647,203	100%

TOTAL RESIDENTIAL BLDG AREA

± 647,203 *

* Excludes: parking, bicycle parking, driveways, mechanical, courtyard, rec. deck, balconies, and exterior walls.

ADJUSTED GROSS FLOOR AREA (BMC Title 10 Zoning 10-1-203): Means Gross Floor Area less the area occupied by the following permanent construction: exterior and interior walls, columns, stair shafts, elevator shafts, duct shafts, and in the case of office buildings, mechanical equipment rooms, atriums, foyers, courtyards, and other open space which are not necessary to satisfy any requirement of this Code may be deducted from Gross Floor Area upon recordation of a covenant between the property owner and the City limiting the use or occupancy of such space. Except as otherwise provided in this definition, no areas or spaces within a building or structure shall be deducted from Gross Floor Area.

OPEN SPACE REQUIRED

COMMON OPEN SPACE REQUIRED			
Min. 150 sf per dwelling unit	x	862 units =	129,300 SF
Min. 15% landscaped	=		19,395 SF
Per Burbank Municipal Code, Table 10-1-628(A)			
PRIVATE OPEN SPACE REQUIRED			
Min. 50 sf per dwelling unit	x	862 units =	43,100 SF
Per Burbank Municipal Code, Table 10-1-628(A)			
TOTAL OPEN SPACE REQUIRED			
Private + Common =			172,400 SF
Per Burbank Municipal Code (10-1-640) up to 30% reduction =			-51,720 SF
Required after 30% reduction =			120,680 SF

OPEN SPACE PROVIDED

COMMON OPEN SPACE PROVIDED			
(3) Courtyards (L2 Podium)		8,000 SF	including min. 15% 1,200 SF Landscape
(2) Residential Pool Deck (L6)		34,000 SF	including min. 15% 5,100 SF Landscape
Fry's Way Plaza		15,000 SF	including min. 15% 2,250 SF Landscape
Privately Maintained-Plaza's (L1)	+ / -	25,000 SF	including min. 15% 3,750 SF Landscape
TOTAL COMMON OPEN SPACE		82,000 SF	including min. 15% 12,300 SF Landscape
PRIVATE OPEN SPACE PROVIDED			
862 units with balconies and private patios x 50sf			43,100 SF
100% units have balconies			
TOTAL OPEN SPACE PROVIDED			
Private + Common =			125,100 SF

RESIDENTIAL CODE REQUIRED PARKING			
UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	334	1.25	418
1 BDRM (1 BD/1 BA)	364	1.75	637
2 BDRM (2 BD/2 BA)	138	2.00	276
3 BDRM (3 BD/2 BA)	26	2.00	52
GUEST	862	0.25	216
TOTAL REQUIRED Residential Parking			1598
HC Parking Required (2% of Total Spaces)			32

RESIDENTIAL PARKING REQUIRED			
UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	334	0.50	167
1 BDRM (1 BD/1 BA)	364	0.50	182
2 BDRM (2 BD/2 BA)	138	1.00	138
3 BDRM (3 BD/2 BA)	26	1.50	39
GUEST			
TOTAL REQUIRED Residential Parking			526
HC Parking Required (2% of Total Spaces)			11

RESIDENTIAL PARKING PROVIDED (BUILDING 1)				RESIDENTIAL PARKING PROVIDED (BUILDING 2)			
UNIT TYPE	QTY	#/UNIT	SPACES	UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	155	1.00	155	STUDIO (0 BD/1 BA)	179	1.00	179
1 BDRM (1 BD/1 BA)	202	1.00	202	1 BDRM (1 BD/1 BA)	162	1.00	162
2 BDRM (2 BD/2 BA)	51	2.00	102	2 BDRM (2 BD/2 BA)	87	2.00	174
3 BDRM (3 BD/2 BA)	16	2.00	32	3 BDRM (3 BD/2 BA)	10	2.00	20
GUEST	424	0.12	52	GUEST	438	0.12	53
TOTAL PROVIDED Residential Parking			543	TOTAL PROVIDED Residential Parking			589
HC Parking Required (2% of Total Spaces)			11	HC Parking Required (2% of Total Spaces)			12

RESIDENTIAL BICYCLE PARKING REQUIRED & PROVIDED			
BASED ON DEPT. OF CITY PLANNING, AB 744 DENSITY BONUS			
TOTAL REQUIRED Residential Bicycle Parking		526	x .05 = 27 SPACES
Short term:	25% =	7 spaces	provided near the main entrance
Long term:	75% =	20 spaces	provided in the garage

2- RETAIL

Retail off Hollywood Way
1-Story at Residential Building 2 (8,200 SF)
Retail II off Vanowen
1-Story Freestanding Building 1 (1,500 SF)
9,700 SF

RETAIL PARKING REQUIRED & PROVIDED

3.3 spaces / 1,000 General Retail (Division 2 10-1-1408) sf = 32 SPACES

3- OFFICE

Office Building off Valhalla

Allowable FAR

1.25 REGIONAL COMMERCIAL

Propose Height of Building

57'-7" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (4-STORY)
3-STORY OFFICE, 4-STORY PARKING STRUCTURE WITH ROOF LEVEL PARKING

OFFICE BUILDING SF SUMMARY

Building Area 84,900 SF

Excludes: Parking Structure, Exterior Patios and Sky Decks, Exterior Walls

OFFICE PARKING REQUIRED & PROVIDED

3 spaces / 1,000 (Division 2 10-1-1408) sf = 255 SPACES
Bike Parking (4 per 50,000 / 1 per 50,000 after) 7 Req. & Provided

4- TOTAL PARKING REQUIRED

Residential Parking Required	=	526 SPACES
Retail Parking Required	=	32 SPACES
Office Parking Required	=	255 SPACES
Total Parking Required	=	813 SPACES

5- TOTAL PARKING PROVIDED

Residential Parking Provided	=	1,132 SPACES
Retail Parking Provided	=	32 SPACES
Office Parking Provided	=	255 SPACES
Total Parking Provided	=	1,419 SPACES

6- TOTAL BUILDING AREA PROPOSED

Residential (Buildings 1 & 2 Units)	=	647,203 SF
COMMON AMENITIES	=	11,000
RESIDENTIAL LOBBIES	=	4,510
CIRCULATION (excludes shafts)	=	113,400
Retail	=	9,700 SF
Office Building	=	84,900
Total Building Area Proposed	=	870,713 SF
Total Non-Residential Building Area Proposed	=	94,600 SF
BUILDING COVERAGE PROPOSED	68%	306,850 SF / 454,286 SF
DWELLING UNIT DENSITY	83	DU / ACRE

PROJECT INFORMATION - OFFICE OPTION 1

G0.01



Burbank Aero Crossings

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KEYPLAN



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- A2.22 OFFICE VIEW 3
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- A2.31 BUILDING ELEVATIONS
- A2.32 BUILDING ELEVATIONS
- A2.33 BUILDING ELEVATIONS

BUILDING SECTIONS

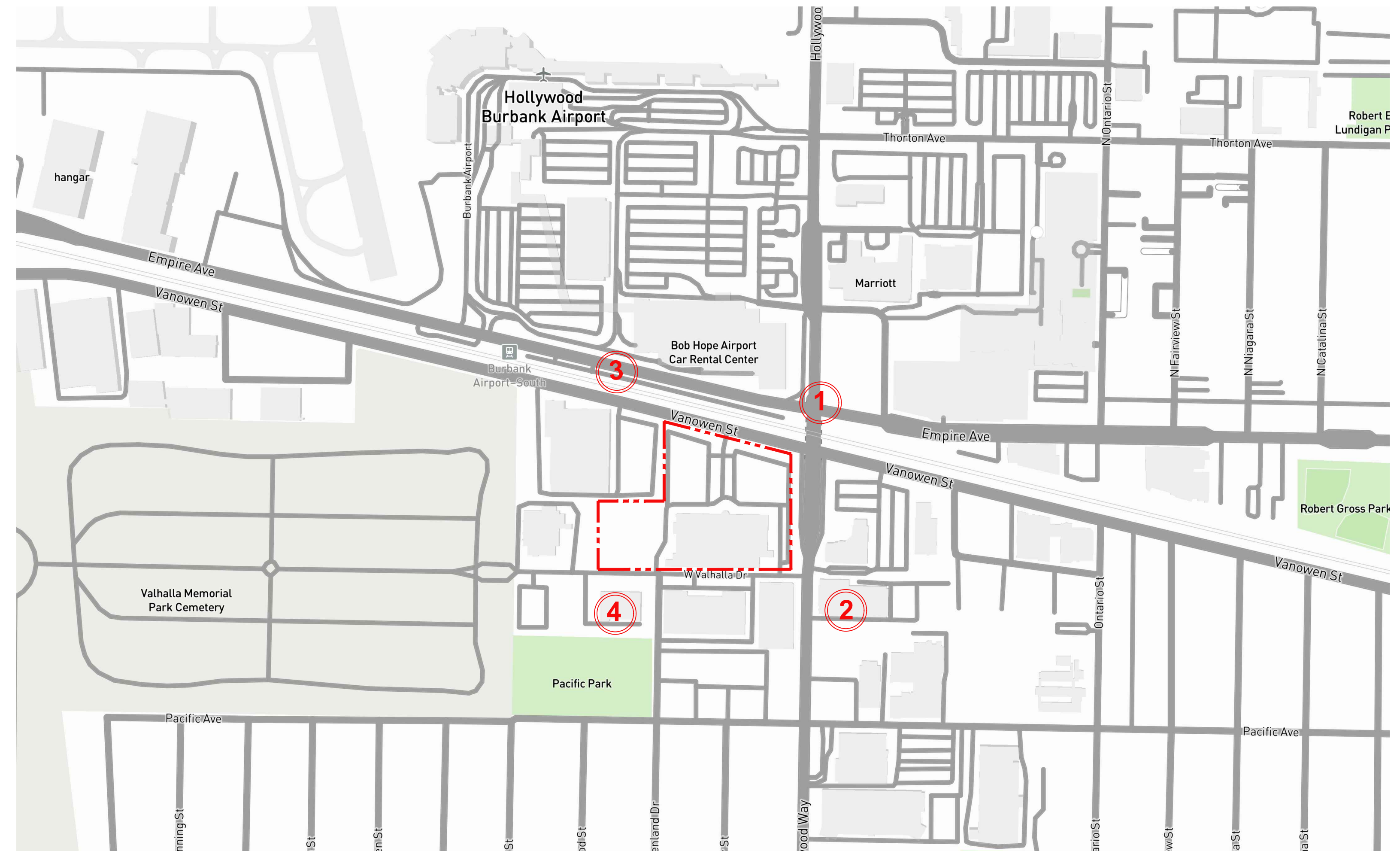
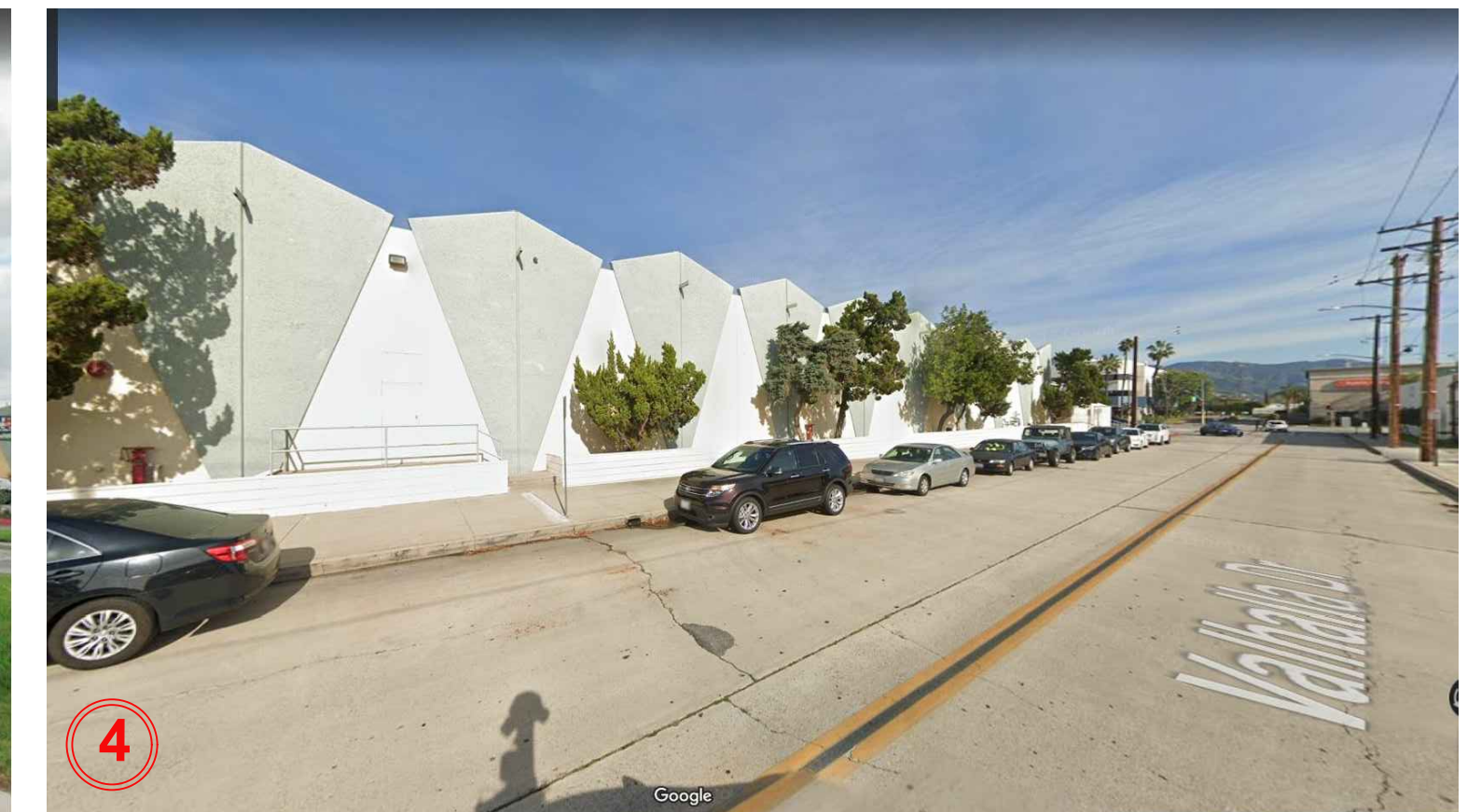
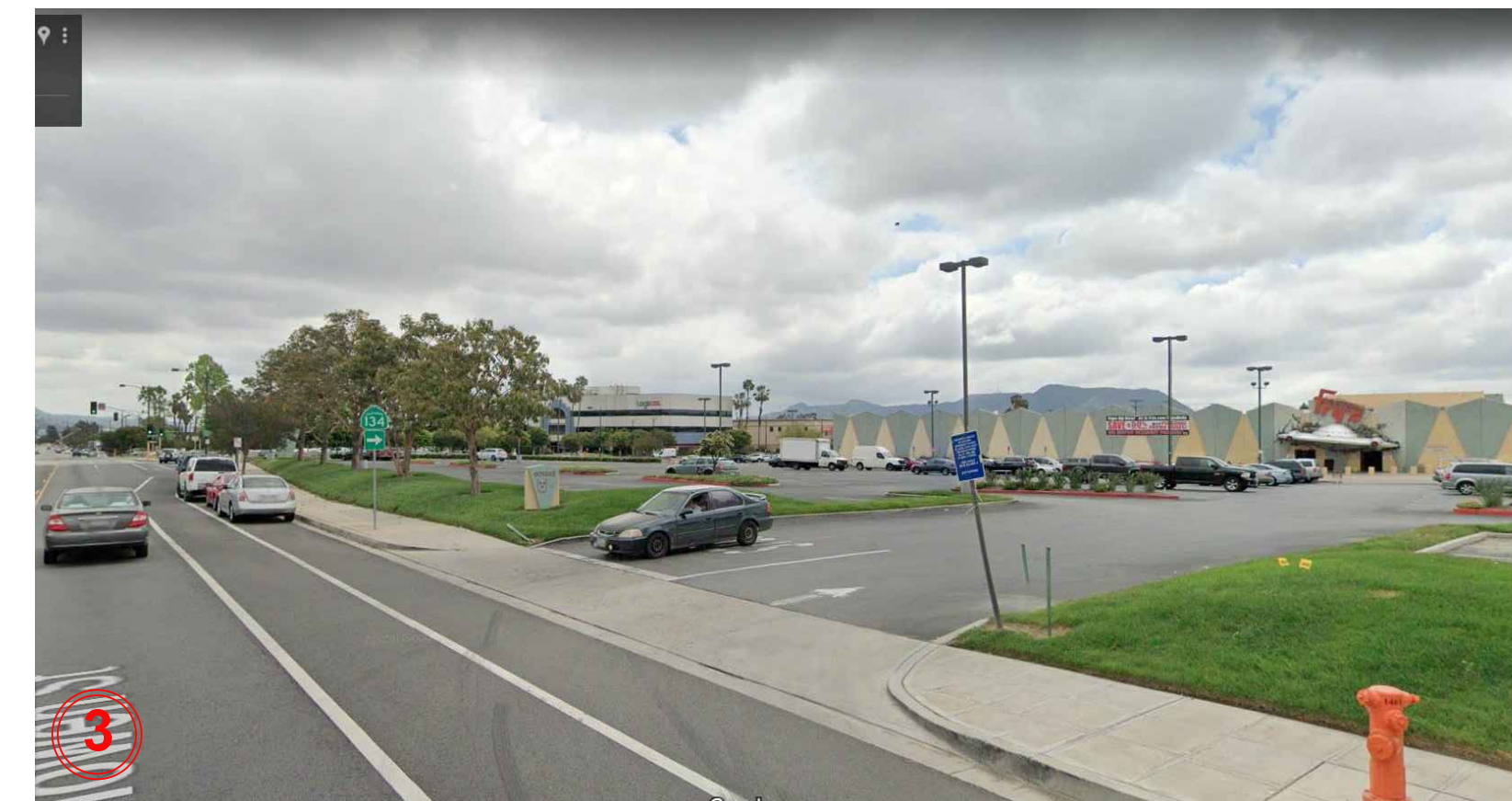
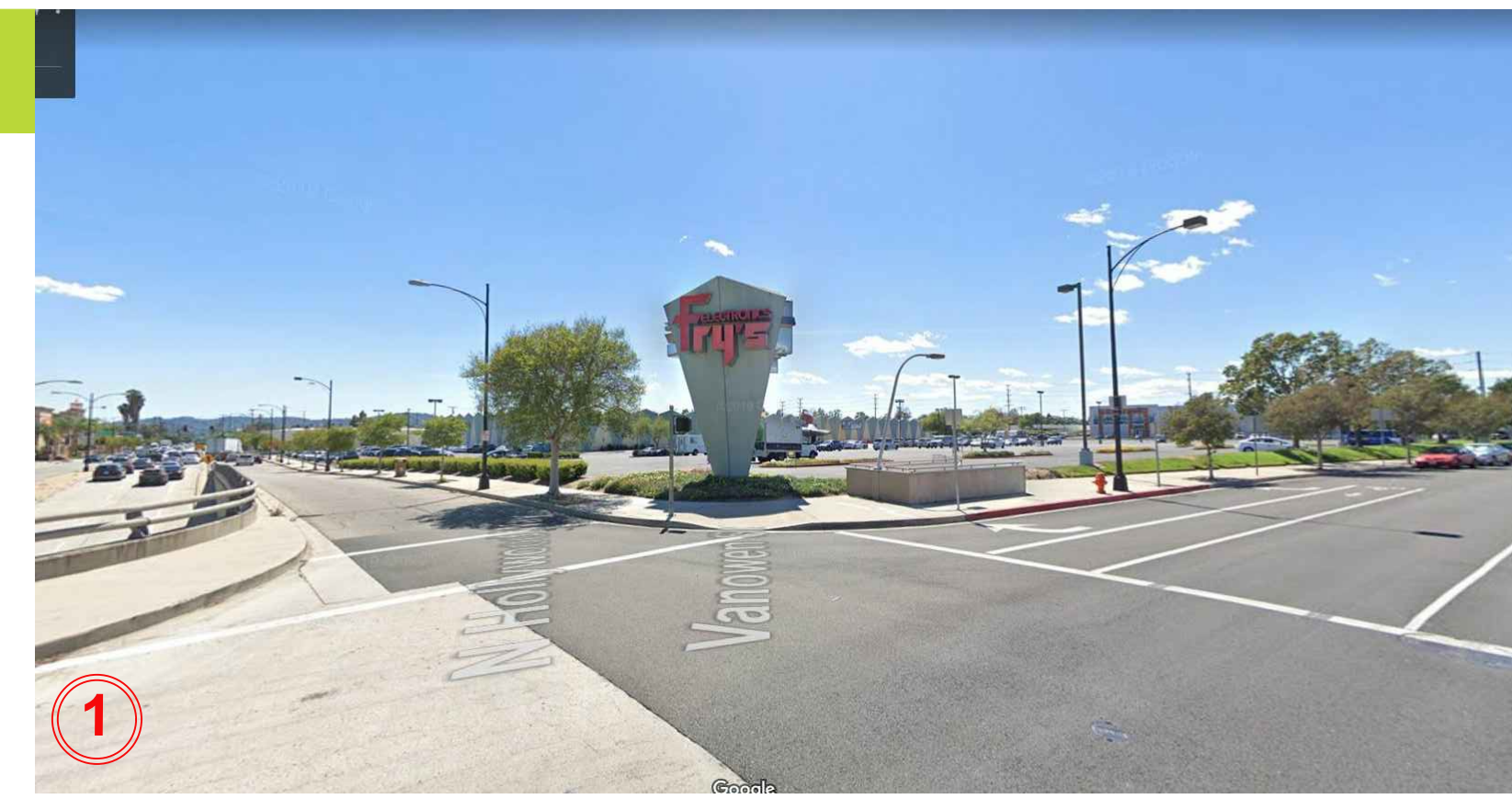
- A3.01 BUILDING SECTIONS

UNIT PLANS

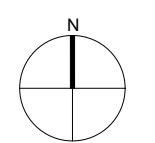
- A4.01 TOWNHOUSE
- A4.02 LIVE / WORK B1
- A4.03 LIVE / WORK C1
- A4.04 LIVE / WORK C2
- A4.05 LIVE / WORK C2
- A4.06 STUDIO
- A4.07 1-BEDROOM
- A4.08 1-BEDROOM
- A4.09 1-BEDROOM
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- L1.01 LEVEL 01 LANDSCAPE PLAN
- L1.02 LEVEL 02 & 06 LANDSCAPE PLAN
- L1.03 SITE SECTIONS



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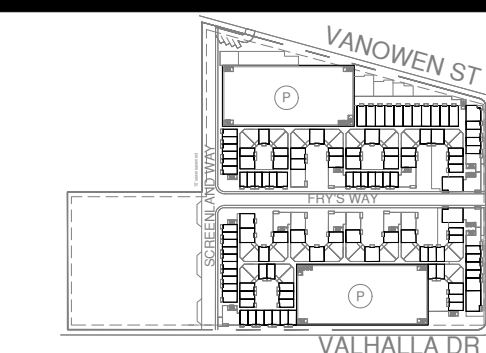
G0.02



Burbank Aero Crossings

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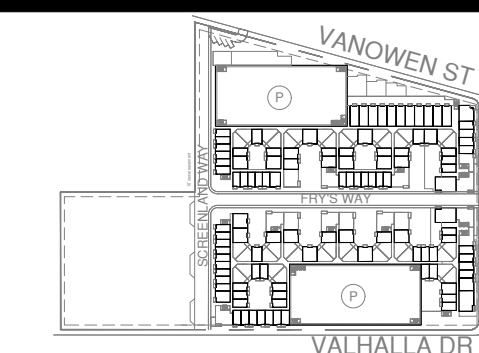
 METROLINK / AMTRAK
 BICYCLE-FRIENDLY ROADS

SITE LOCATION AND CONTEXT



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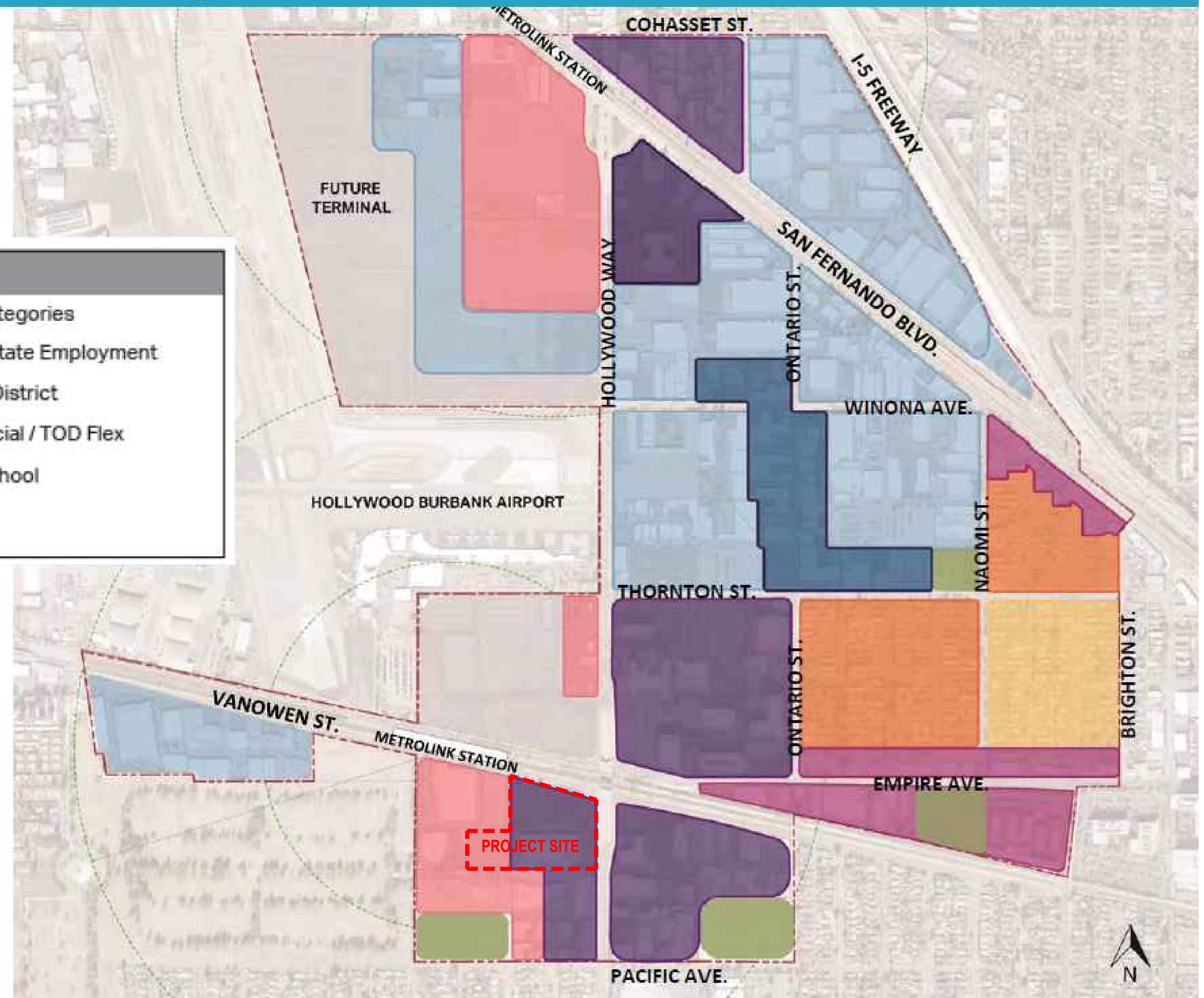
KEYPLAN



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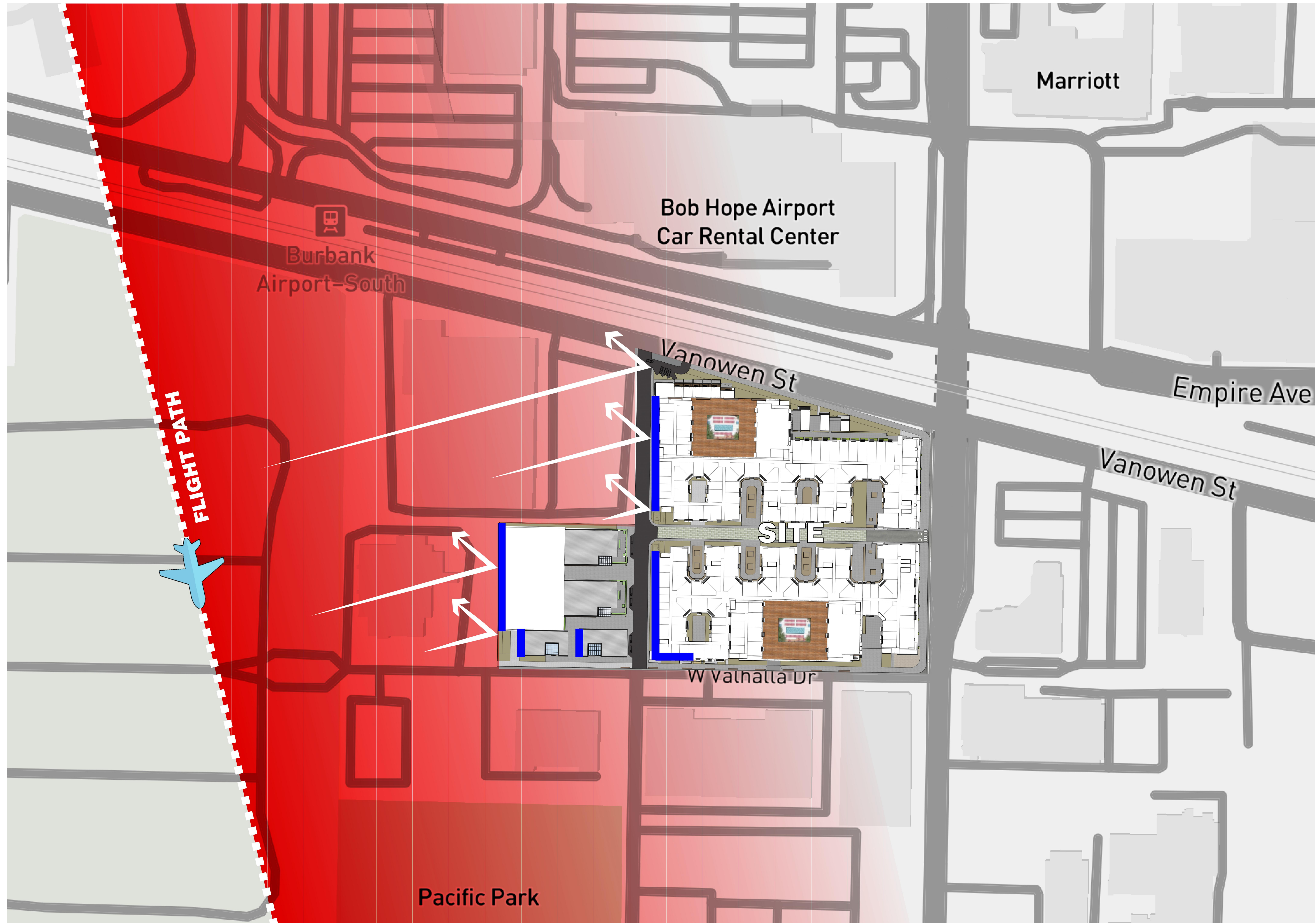
Draft Land Use Concept

Proposed Zone Categories	
Residential Inclusive Mixed-Use Categories	
	Mixed-Use TOD
	Mixed-Use Corridor
	High Density Residential
	Low Density Residential
Non-Residential Categories	
	Golden State Employment
	Maker's District
	Commercial / TOD Flex
	Park / School
	Airport



ZONING MAP SPECIFIC PLAN

G0.04

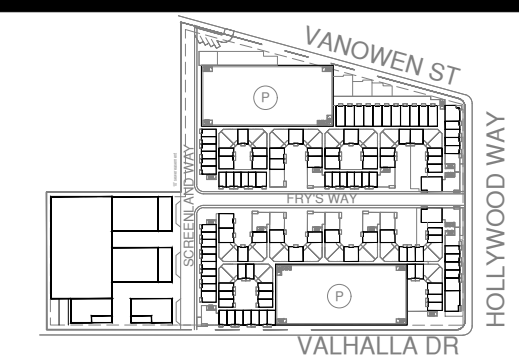


DESIGN AND MITIGATION FEATURES

Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN

RESIDENTIAL

AFFORDABLE /
VERY LOW INCOME

LIVE - WORK

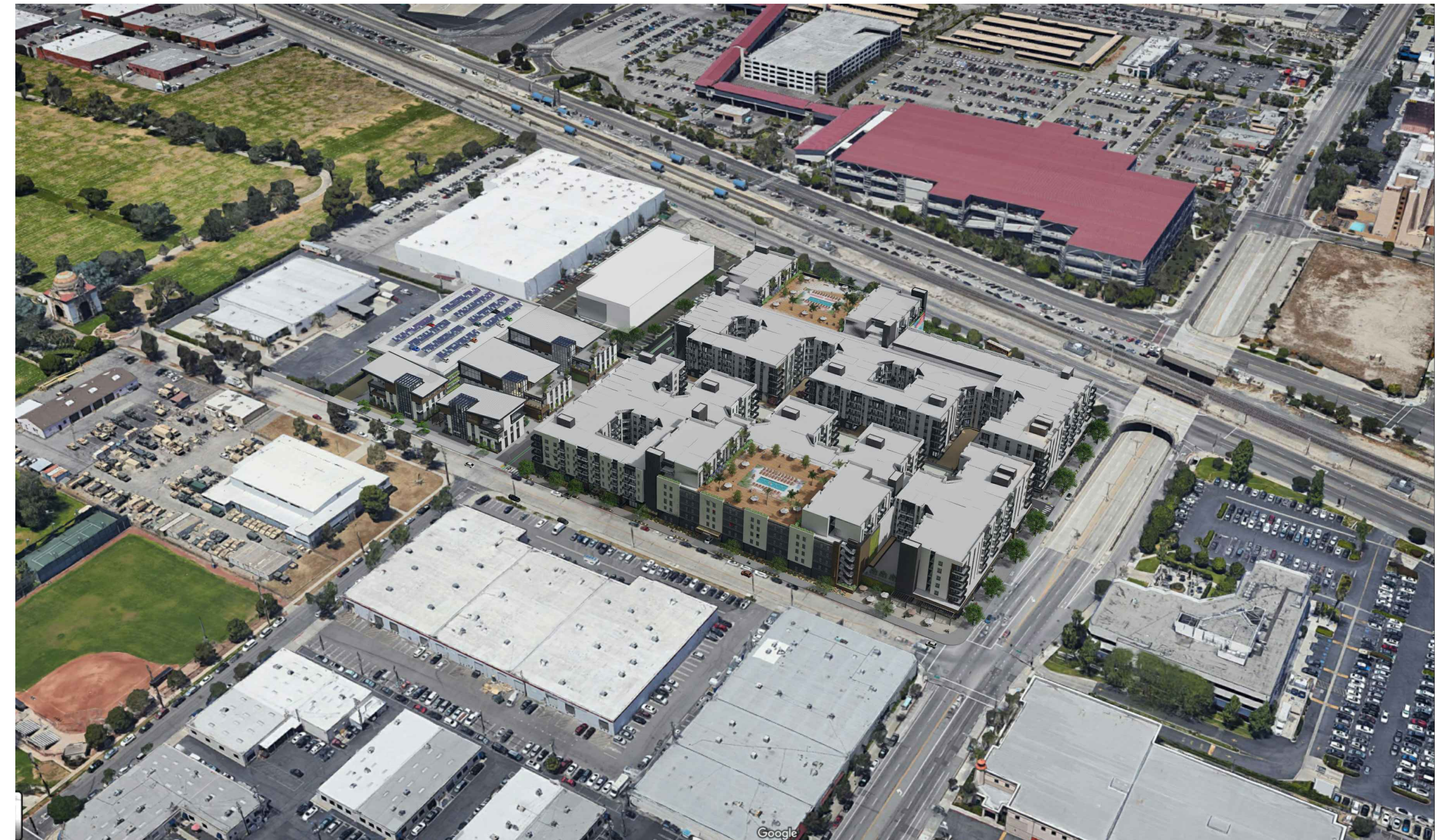
RETAIL

FLEX OFFICE



PROJECT DESCRIPTION

G0.06



MASSING VIEW

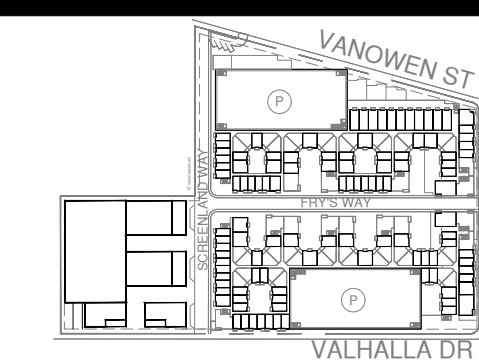
G0.07



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

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KEYPLAN



LEGEND

---	PROPERTY LINE/RIGHT OF WAY
---	PROPOSED LOT LINE
---	CENTER LINE
---	PROPOSED DEDICATION LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
EX	EXISTING
PCC	PORTLAND CEMENT CONCRETE
PL	PROPERTY LINE
PP	POWER POLE
PR	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
RETW	RETAINING WALL
R/W	RIGHT OF WAY
SS	SANITARY SEWER
---	PROPOSED DEDICATION AREA
---	PROPOSED RETAINING WALL
---	BUILDING OUTLINE

SUBDIVIDER

LATERRA DEVELOPMENT, LLC
1880 CENTURY PARK EAST
LOS ANGELES, CA 90067
TEL: (310) 552-0065

CIVIL ENGINEER

FUSCOE ENGINEERING
600 WILSHIRE BLVD, SUITE 1470
LOS ANGELES, CA 90017
TEL: (213) 988-8802
CONTACT: JOHN OLIVIER, PE #C44568

PROJECT ADDRESS

2311 N. HOLLYWOOD WAY, BURBANK, CA 91505

ASSESSOR'S PARCEL MAP INFORMATION

2463-001-019

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 24143, IN THE CITY OF BURBANK, AS PER MAP FILED IN BOOK 269 PAGES 99 AND 100 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK

ELEVATIONS HEREON ARE IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED LOCALLY ON THE CITY OF BURBANK BENCHMARK:

BM: 1803-1 ELEVATION: 657.10 FEET

BASIS OF BEARING

BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83.) ZONE 11, 2017.50 EPOCH AS DERIVED LOCALLY BY GPS CONTINUALLY OPERATING REFERENCE STATIONS BRAN, LFRS, AND WMAP AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER. ALL DISTANCES WERE SCALED TO GROUND BY APPLYING THE COMPUTED COMBINATION FACTOR (CF) 0.9999426225.

EXISTING SITE

ALL EXISTING BUILDINGS LOCATED WITHIN THE PROJECT SITE TO BE REMOVED/ DEMOLISHED.

PROJECT INFORMATION

PROPOSED NEW RESIDENTIAL BUILDINGS WITH 424 UNITS FOR BUILDING 1 (7 STORIES), 439 UNITS FOR BUILDING 2 (7 STORIES), AND AN 81,000 SF OFFICE BUILDING (5 STORIES).

ZONING

EXISTING: C-3 COMMERCIAL GENERAL BUSINESS
PROPOSED: C-3 COMMERCIAL GENERAL BUSINESS

FLOOD ZONE INFORMATION

SAID PROPERTY IS NOT INCLUDED IN A FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE FLOOD ZONE DESIGNATION IS: ZONE X (UNSHADED)
PER COMMUNITY PANEL NO.: 06037C1320F
EFFECTIVE DATE: SEPTEMBER 26, 2008

SITE AREA SUMMARY

EXISTING GROSS AREA:	454,286 SF	(10.43 AC)
PROPOSED AREA (POST-DEDICATION):	449,961 SF	(10.33 AC)
AREA TO BE DEDICATED:	4,325 SF	(0.10 AC)

PROPOSED LOTS

- LOT 1: RESIDENTIAL GROUND LOT
- LOT 2: RESIDENTIAL GROUND LOT
- LOT 3: OFFICE GROUND LOT

PROPOSED METHOD OF SEWAGE DISPOSAL

THE PROJECT SITE WILL BE SERVED BY THE EXISTING SEWER MAIN LOCATED ON-SITE VIA AN EXISTING SANITARY SEWER EASEMENT.

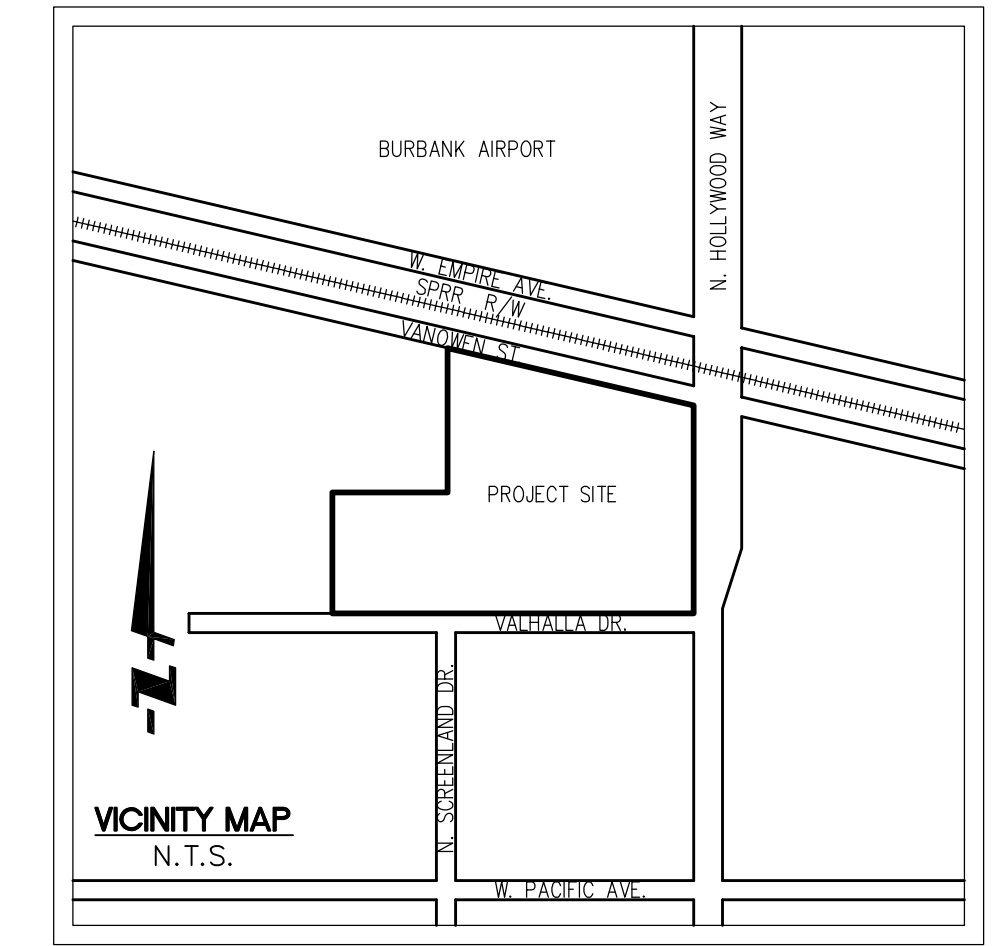
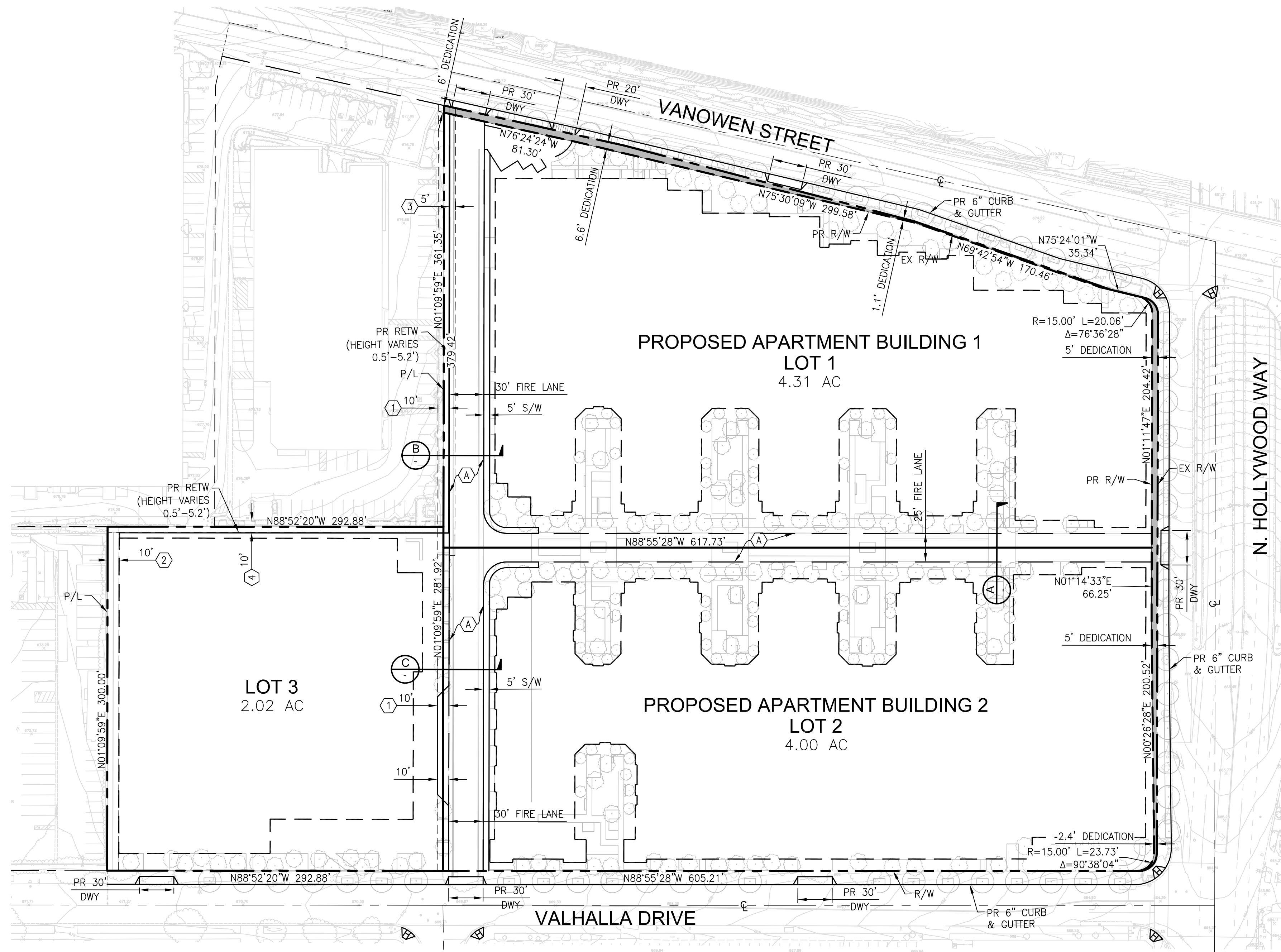
ON-SITE TREES:

THERE ARE CURRENTLY NO OAK TREES OR ANY OTHER TYPE OF PROTECTED TREE EXISTING ON THE PROJECT SITE.

TENTATIVE PARCEL MAP NO. 083410

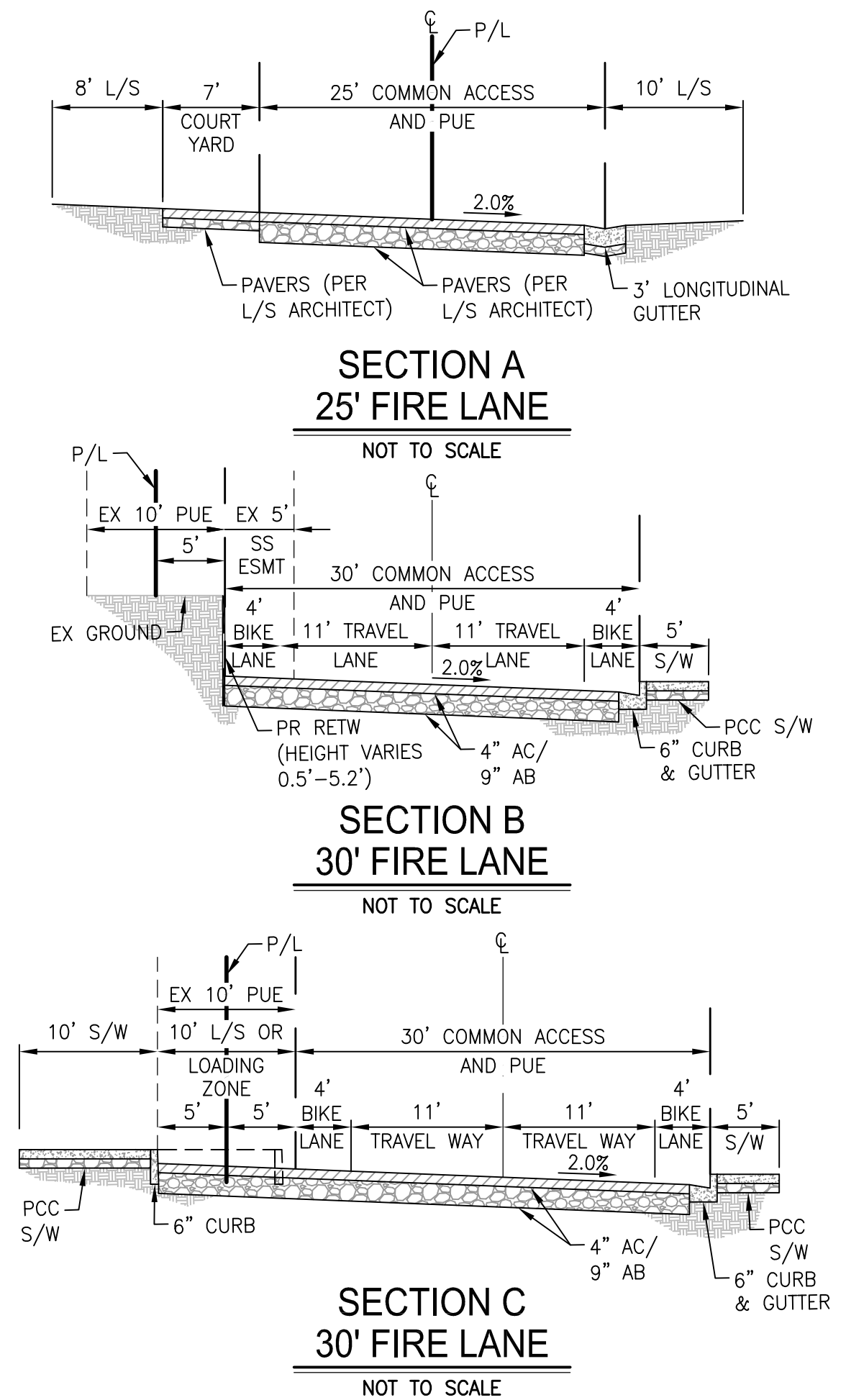
IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES



SHEET INDEX

SHEET 1 - TITLE SHEET



EXISTING EASEMENTS STATEMENT

- ① AN EASEMENT FOR PUBLIC UTILITY, SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 12, 1961 AS INSTRUMENT NO. 1418 IN BOOK D1282, PAGE 989 OF OFFICIAL RECORDS.
- ② AN EASEMENT FOR DRAINAGE CHANNEL AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 02, 1994 AS INSTRUMENT 94-1983333 OF OFFICIAL RECORDS.
- IN FAVOR OF: SMC PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP AFFECTS: THE MOST WESTERLY 10 FEET, AS DESCRIBED THEREIN.
- ③ AN EASEMENT FOR PUBLIC UTILITY, SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 11, 1962 AS INSTRUMENT NO. 3914 IN BOOK D1611, PAGE 921 OF OFFICIAL RECORDS.
- ④ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 12, 1961 AS INSTRUMENT NO. 1417 IN BOOK D1282, PAGE 987 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS

- Ⓐ AN IRREVOCABLE OFFER TO DEDICATE A NON-EXCLUSIVE PRIVATE RECIPROCAL EASEMENT FOR COMMON ACCESS, EMERGENCY VEHICLE ACCESS, AND UTILITIES.

PROPOSED METHOD OF FLOOD AND EROSION CONTROL

THE SITE IS SERVED BY AN EXISTING PUBLIC STORM DRAIN MAIN ON THE NORTHWEST CORNER OF THE PROJECT SITE ON VANOWEN ST. AND ALSO ON THE SOUTHEAST CORNER OF THE PROJECT SITE ON N. HOLLYWOOD WAY. STORMWATER WILL BE COLLECTED VIA ON-SITE STORM DRAIN PIPES AND ROUTED TOWARDS ON-SITE DRYWELLS FOR TREATMENT BEFORE DISCHARGING INTO VANOWEN STREET, N. HOLLYWOOD WAY, AND VALHALLA DRIVE VIA PROPOSED CURB DRAINS.

EROSION CONTROL SHALL BE IMPLEMENTED THROUGHOUT THE CONSTRUCTION PHASE IN ACCORDANCE TO STANDARDS AND REQUIREMENTS SET FORTH BY THE CALIFORNIA STATE REGIONAL WATER QUALITY CONTROL BOARD AND THE CALIFORNIA STORMWATER QUALITY ASSOCIATION.

GRADING

THE PROPOSED SITE IS ANTICIPATED TO BE A FILL SITE AND WILL REQUIRE APPROXIMATELY 22,000 CY OF EXPORTED MATERIAL. NOTE THAT THIS VALUE IS BASED ON AN ASSUMED 9" PAD SECTION FOR PRELIMINARY DESIGN OF THE PROJECT AND WILL CHANGE AS DESIGN DEVELOPMENT PROGRESSES.

GENERAL NOTES

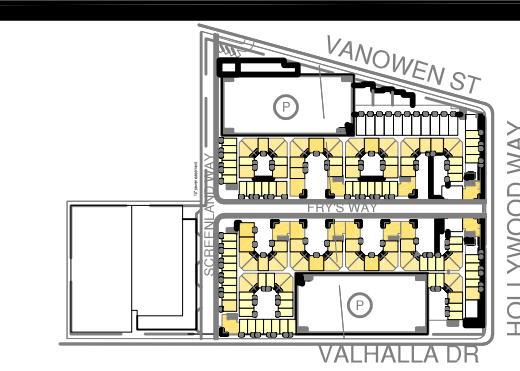
1. THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER, SEWER LINES AND STORM DRAIN (DRAINAGE) DIRECTLY ADJACENT TO THE PROPERTY.
2. ALL BOUNDARY MONUMENTS ARE TO BE SET WITHIN 24 MONTHS AFTER FINAL MAP RECORDED, OR MONUMENTS WILL BE BONDED FOR.

SCALE: 1" = 60'



Burbank Aero Crossings

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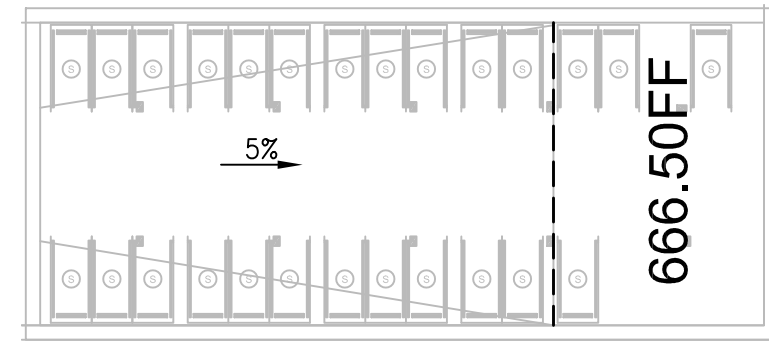


KEYPLAN



CONSTRUCTION NOTES

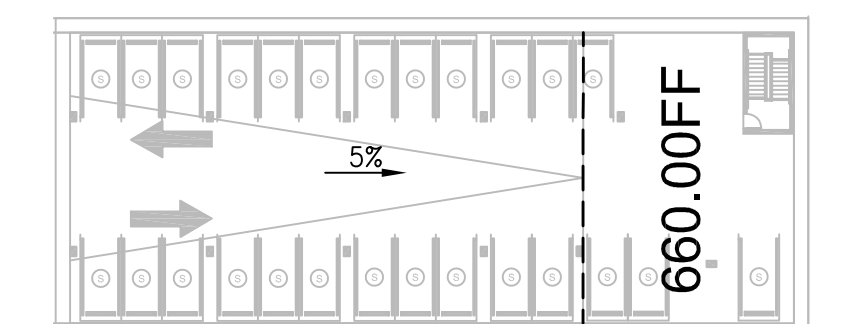
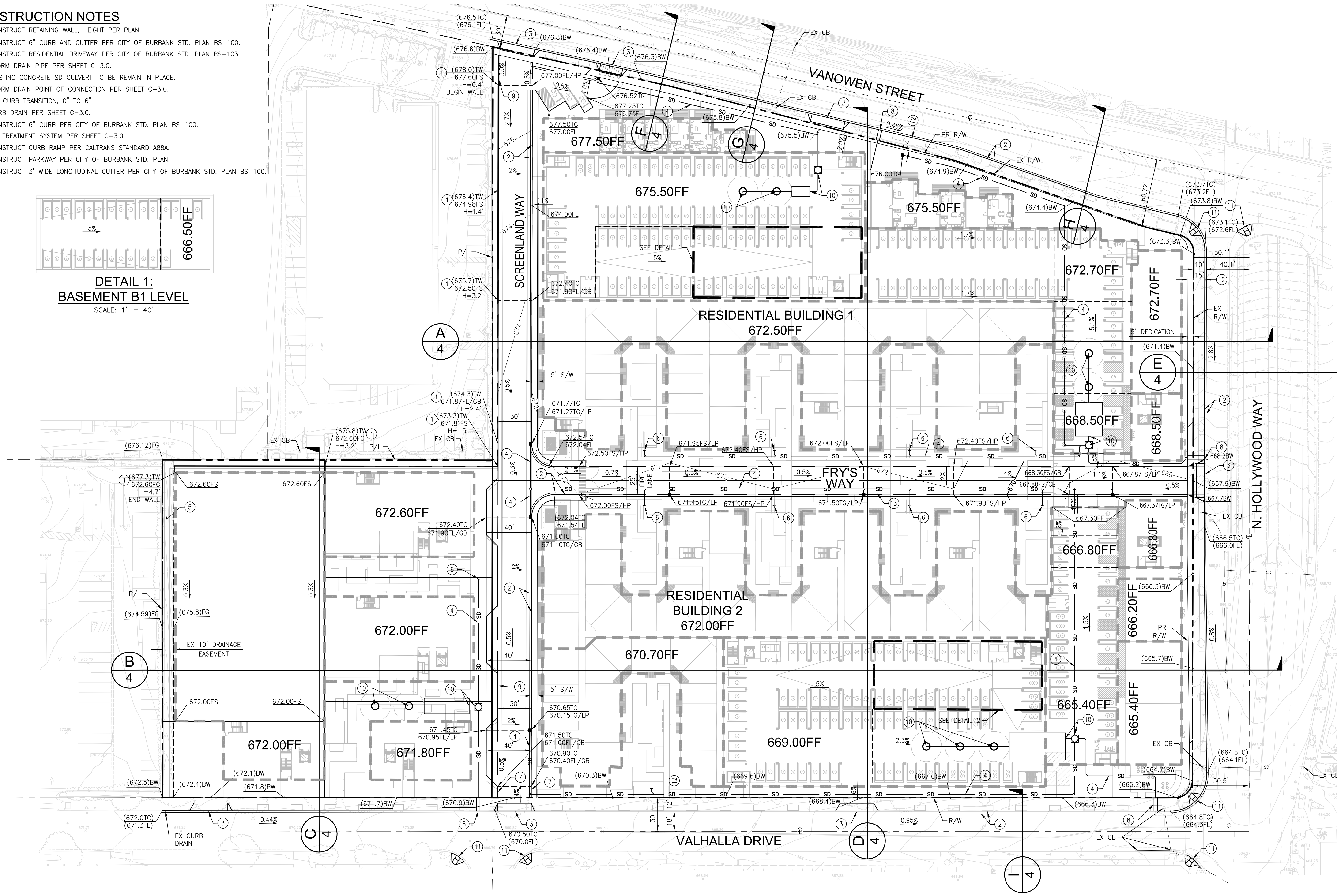
- 1 CONSTRUCT RETAINING WALL, HEIGHT PER PLAN.
- 2 CONSTRUCT 6" CURB AND GUTTER PER CITY OF BURBANK STD. PLAN BS-100.
- 3 CONSTRUCT RESIDENTIAL DRIVEWAY PER CITY OF BURBANK STD. PLAN BS-103.
- 4 STORM DRAIN PIPE PER SHEET C-3.0.
- 5 EXISTING CONCRETE SD CULVERT TO BE REMAIN IN PLACE.
- 6 STORM DRAIN POINT OF CONNECTION PER SHEET C-3.0.
- 7 10' CURB TRANSITION, 0" TO 6"
- 8 CURB DRAIN PER SHEET C-3.0.
- 9 CONSTRUCT 6" CURB PER CITY OF BURBANK STD. PLAN BS-100.
- 10 LID TREATMENT SYSTEM PER SHEET C-3.0.
- 11 CONSTRUCT CURB RAMP PER CALTRANS STANDARD AB8A.
- 12 CONSTRUCT PARKWAY PER CITY OF BURBANK STD. PLAN.
- 13 CONSTRUCT 3' WIDE LONGITUDINAL GUTTER PER CITY OF BURBANK STD. PLAN BS-100.



**DETAIL 1:
BASEMENT B1 LEVEL**
SCALE: 1" = 40'

LEGEND & ABBREVIATIONS:

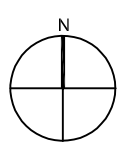
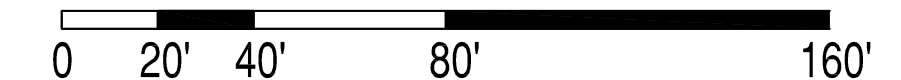
- PROPERTY LINE/RIGHT OF WAY
- PROPOSED LOT LINE
- CENTER LINE
- PROPOSED DEDICATION LINE
- PROPOSED FIRE LANE EASEMENT
- GRADE BREAK/RIDGE
- SD EXISTING STORM DRAIN PIPE
- SD PROPOSED STORM DRAIN PIPE
- PAD LIMIT
- BW BACK OF WALK
- CB CATCH BASIN
- EX EXISTING
- FF FINISH FLOOR
- FG FINISH GROUND
- FL FLOWLINE
- FS FINISH SURFACE
- H HEIGHT
- HP HIGH POINT
- LP LOW POINT
- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- (A #) SITE SECTIONS (PER SHEET C-5.0)
- /// PROPOSED DEDICATION AREA
- PROPOSED RETAINING WALL



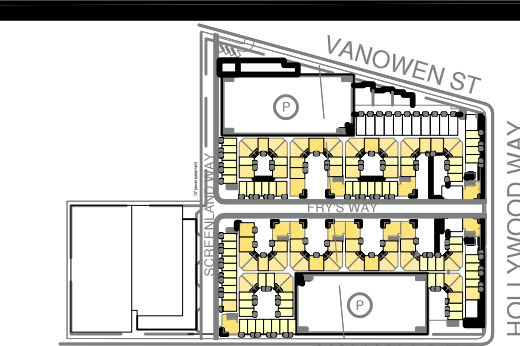
**DETAIL 2:
BASEMENT B1 LEVEL**
SCALE: 1" = 40'

CONCEPTUAL GRADING & DRAINAGE PLAN (OPTION 1)

SCALE: 1" = 40'



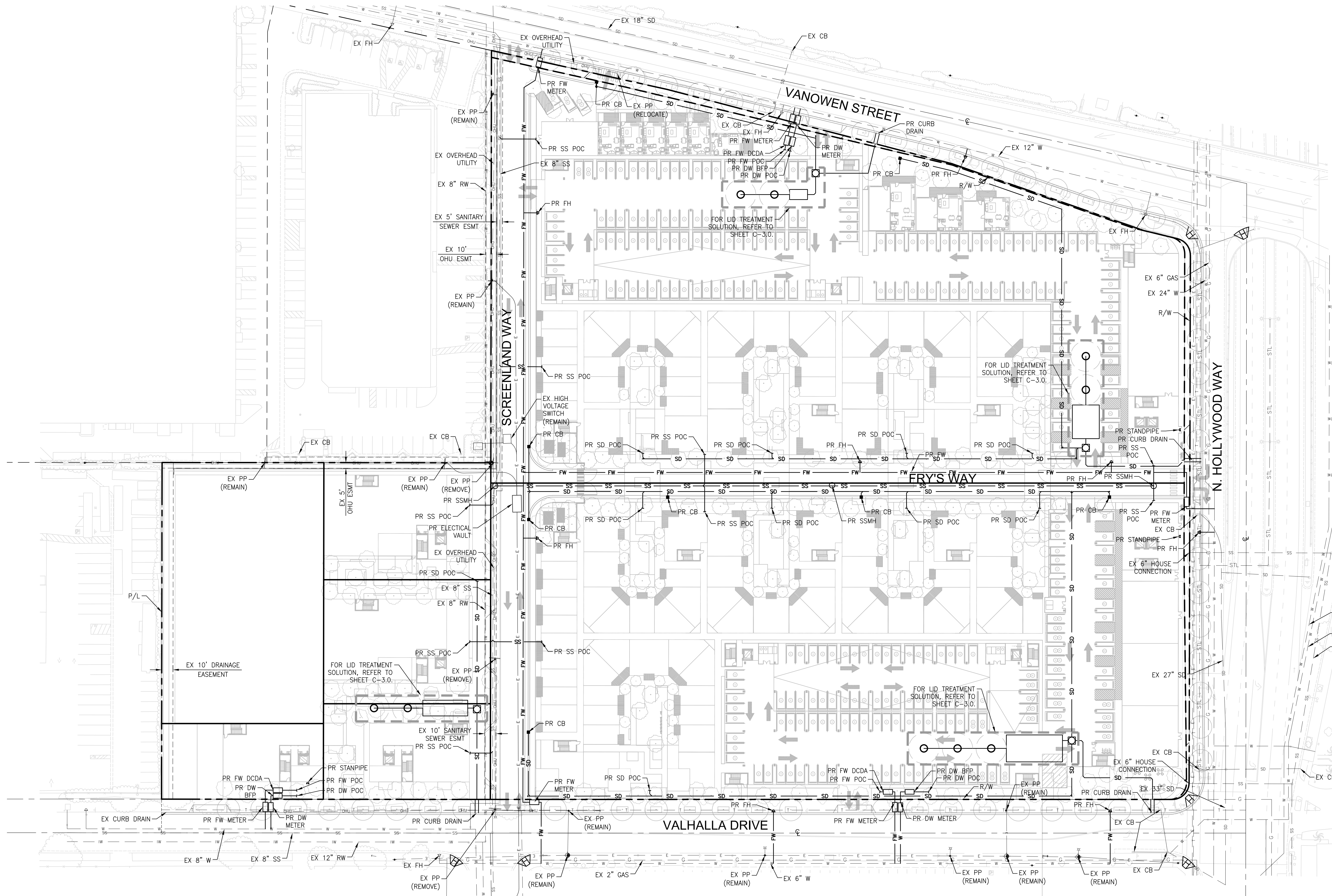
C-1.0



KEYPLAN

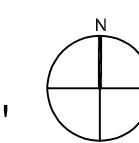
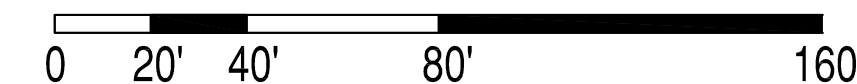
LEGEND & ABBREVIATIONS:

---	PROPERTY LINE/RIGHT OF WAY
---	PROPOSED LOT LINE
---	CENTER LINE
---	PROPOSED DEDICATION LINE
---	EXISTING EASEMENT LINE
SD	EXISTING STORM DRAIN PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER PIPE
RW	EXISTING RECYCLED WATER PIPE
STL	EXISTING STREETLIGHT CONDUIT
T	EXISTING TRAFFIC SIGNAL CONDUIT
G	EXISTING GAS PIPE
E	EXISTING ELECTRICAL CONDUIT
SD	PROPOSED STORM DRAIN PIPE
SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED DOMESTIC WATER PIPE
FW	PROPOSED FIRE WATER PIPE
E	PROPOSED ELECTRICAL CONDUIT
BFP	BACKFLOW PREVENTER
CB	CATCH BASIN
DW	DOMESTIC WATER
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
OHU	OVERHEAD UTILITY
POC	POINT OF CONNECTION
PP	POWER POLE
PR	PROPOSED
R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
---	PROPOSED DEDICATION AREA
---	PROPOSED RETAINING WALL

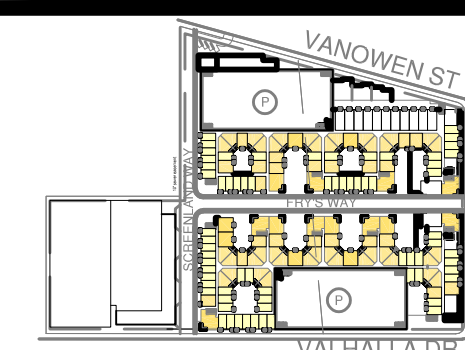


CONCEPTUAL UTILITY PLAN (OPTION 1)

SCALE: 1" = 40'



C-2.0



KEYPLAN

PROJECT LID DESIGN CRITERIA

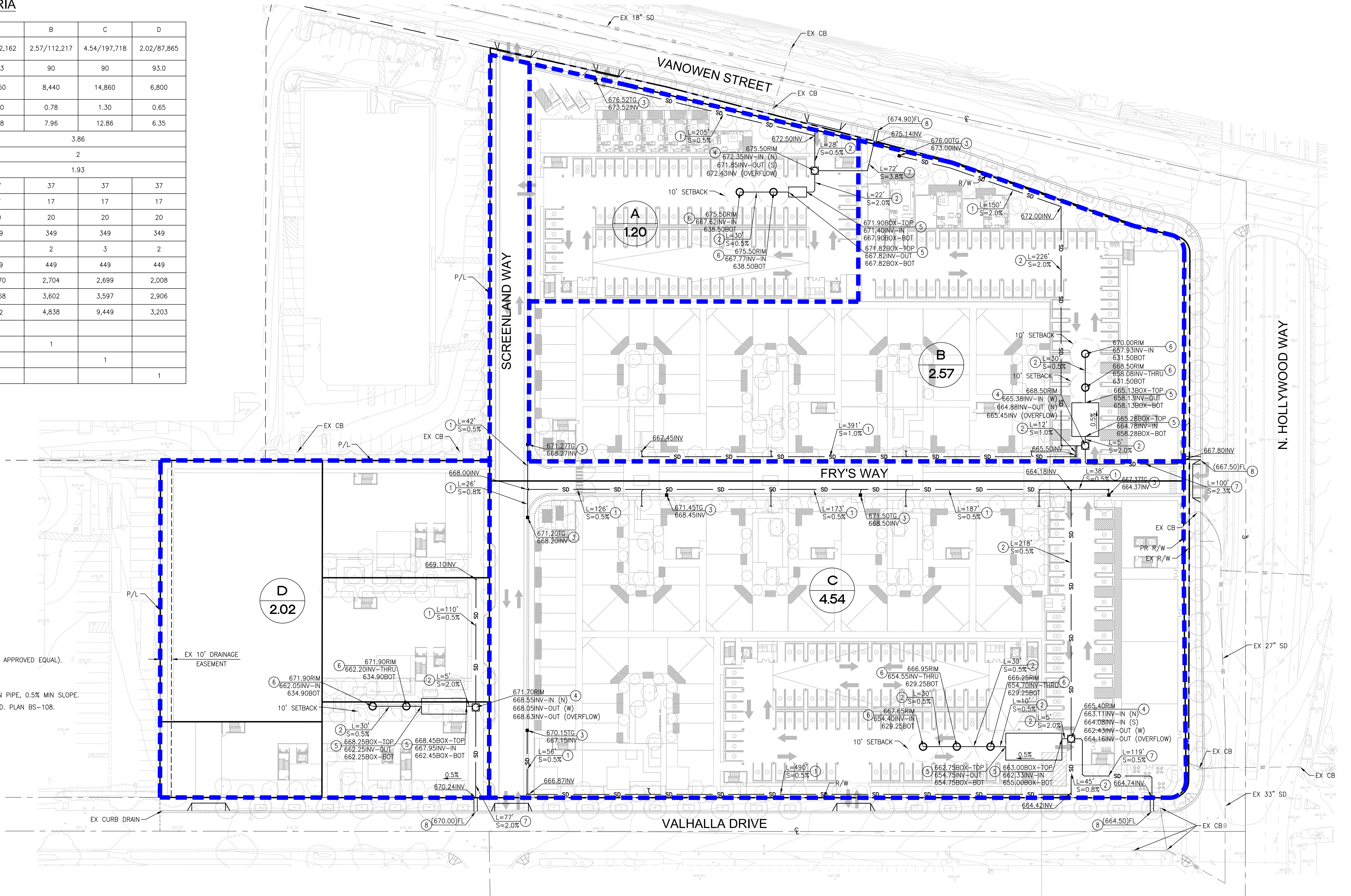
SUBAREA	A	B	C	D
SITE AREA (AC/FT ²)	1.20/52,162	2.57/112,217	4.54/197,718	2.02/87,865
IMPERVIOUS AREA PERCENT (%)	93.3	90	90	93.0
MINIMUM DESIGN CAPTURE VOLUME (FT ³)	4,050	8,440	14,860	6,800
Q _{LID} (CFS)	0.40	0.78	1.30	0.65
Q ₂₅ (CFS)	3.78	7.96	12.86	6.35
INFILTRATION RATE (IN/HR)	3.86			
FACTOR OF SAFETY	2			
K _{SAT} DESIGN (IN/HR)	1.93			
HEIGHT _{DRYWELL} CHAMBER (FT)	37	37	37	37
HEIGHT _{GRAVEL} (FT)	17	17	17	17
DEPTH TO INFILTRATION (FT)	20	20	20	20
V _{DRYWELL} (FT ³)	349	349	349	349
V _{INFILTRATION} (FT ³)	2,570	2,704	2,699	2,008
V _{DRYWELL TOTAL} (FT ³)	3,468	3,602	3,597	2,906
V _{CISTERN} (FT ³)	582	4,838	9,449	3,203
4' DEPTH X 9' WIDTH X 16' LENGTH CISTERN	1			
7' DEPTH X 24' WIDTH X 30' LENGTH CISTERN		1		
8' DEPTH X 24' WIDTH X 50' LENGTH CISTERN			1	
6' DEPTH X 14' WIDTH X 40' LENGTH CISTERN				1

LEGEND & ABBREVIATIONS:

- PROPERTY LINE/RIGHT OF WAY
- PROPOSED LOT LINE
- CENTER LINE
- PROPOSED DEDICATION LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- DRAINAGE AREA LIMIT
- PROPOSED DEDICATION AREA
- BOTTOM
- CATCH BASIN
- EXISTING
- FLOWLINE
- INVERT
- PROPERTY LINE
- PROPOSED
- RIGHT OF WAY
- TOP OF GRATE

CONSTRUCTION NOTES

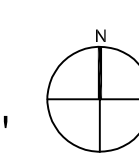
1. INSTALL SDR35 PVC STORM DRAIN PIPE.
2. INSTALL SCH40 PVC GASKETED STORM DRAIN PIPE.
3. INSTALL STORM DRAIN CATCH BASIN.
4. INSTALL PRETREATMENT HYDRODYNAMIC SEPARATOR (OR APPROVED EQUAL).
5. INSTALL STORMWATER CISTERN, SIZE PER PLAN.
6. INSTALL DRYWELL.
7. INSTALL SCH40 PVC GASKETED OVERFLOW STORM DRAIN PIPE, 0.5% MIN SLOPE.
8. INSTALL CURB DRAIN NO. 2 PER CITY OF BURBANK STD. PLAN BS-108.



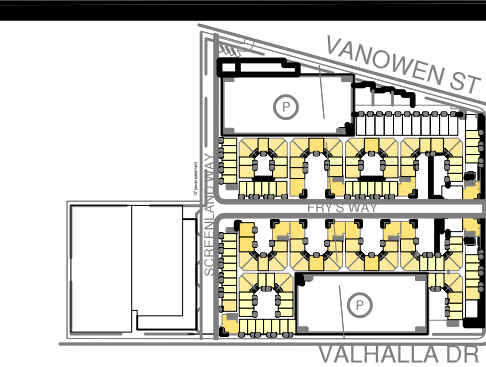
CONCEPTUAL LID PLAN (OPTION 1)

SCALE: 1" = 40'

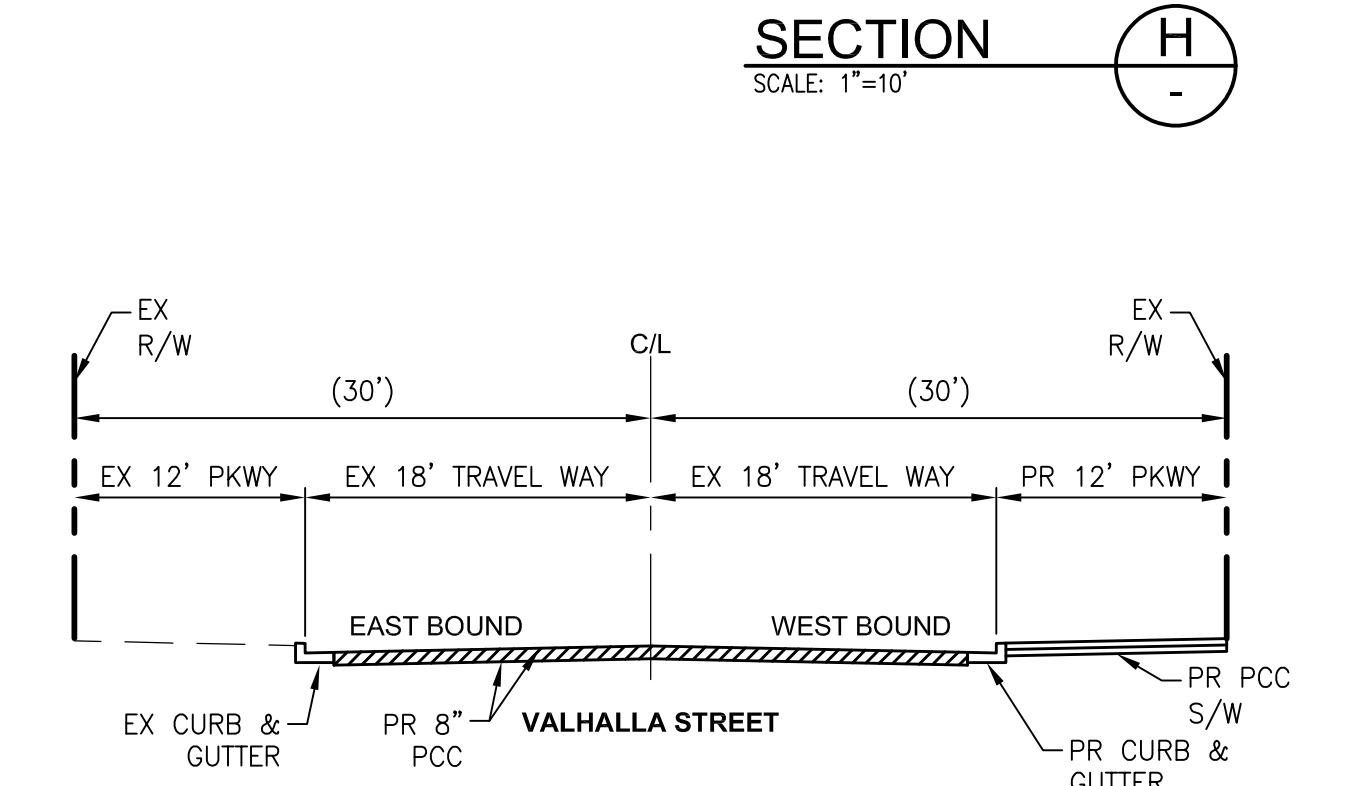
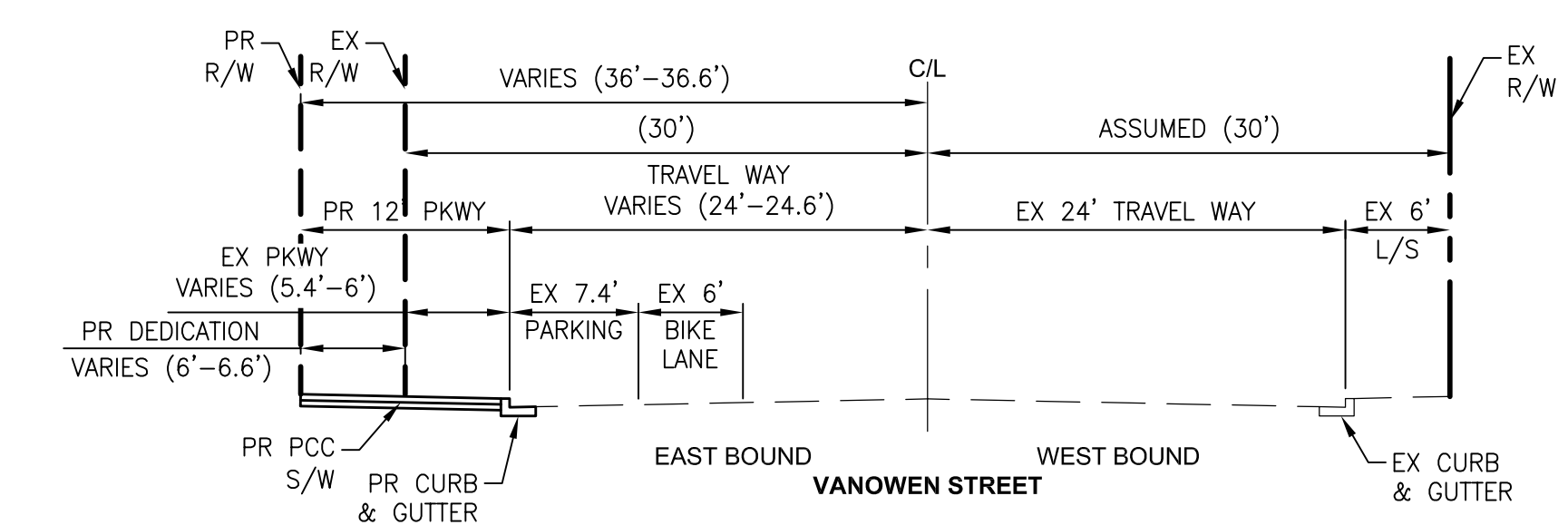
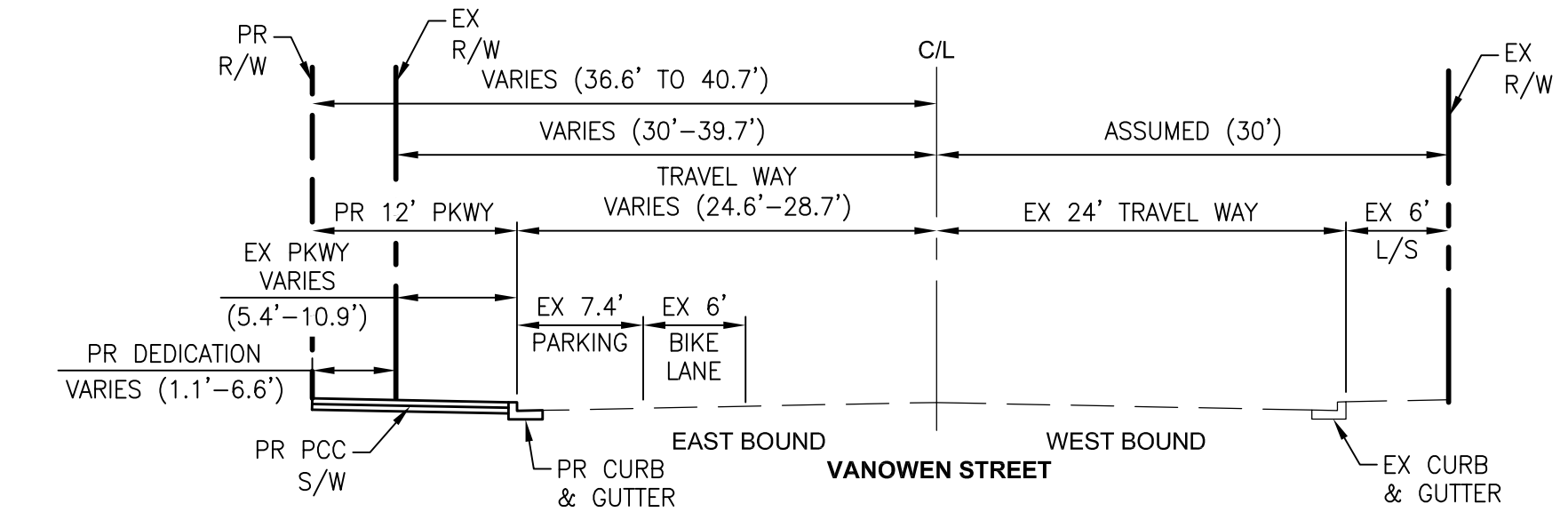
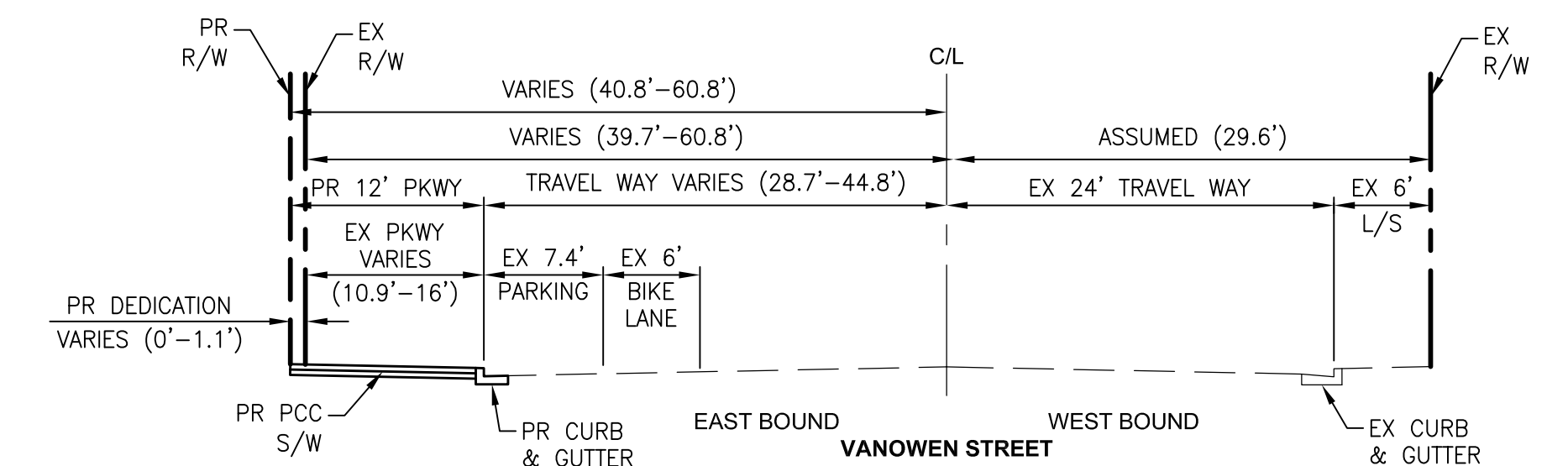
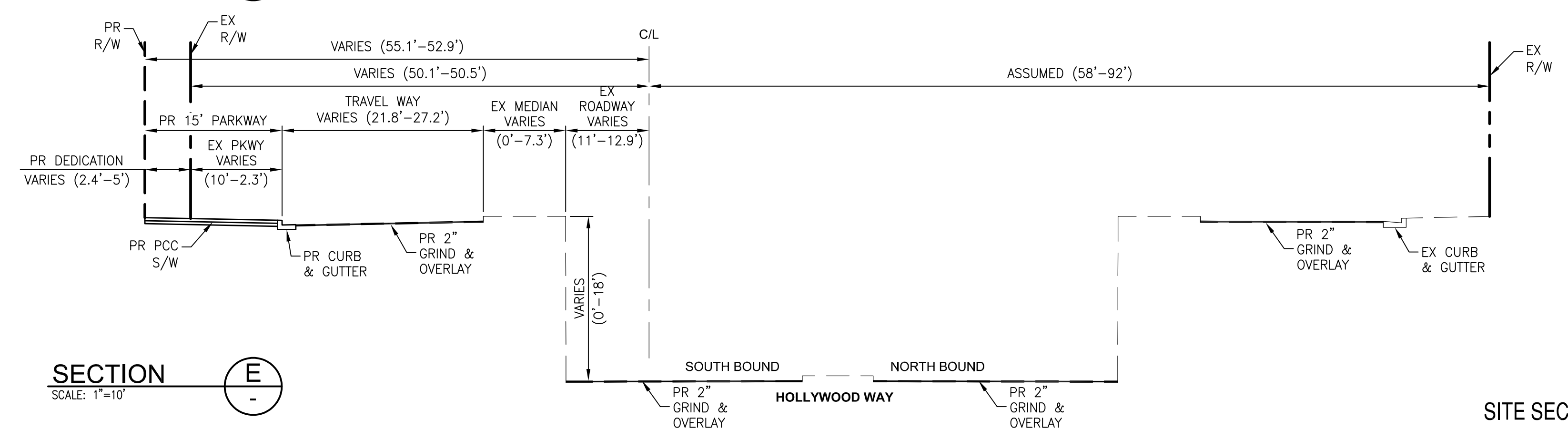
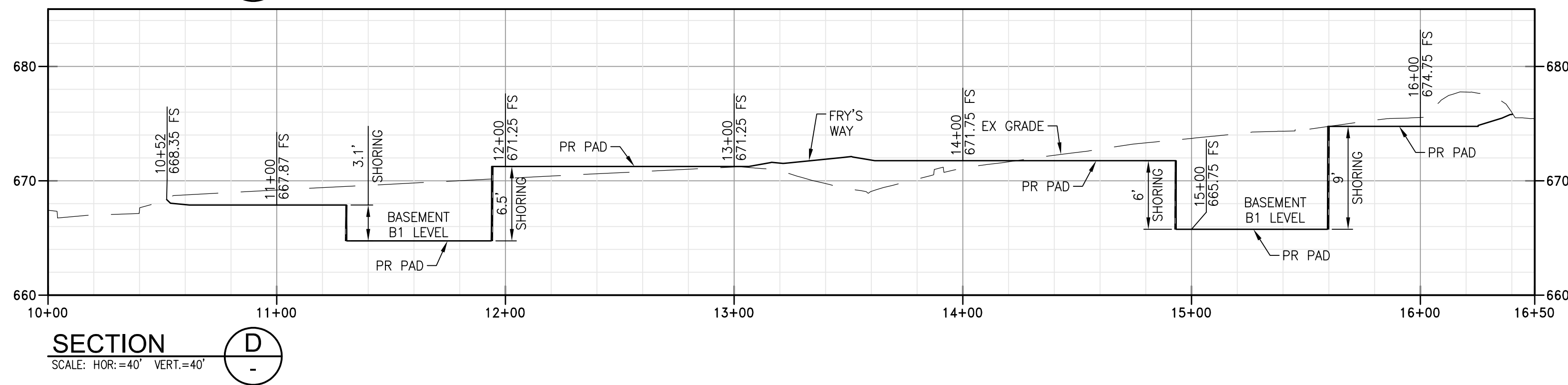
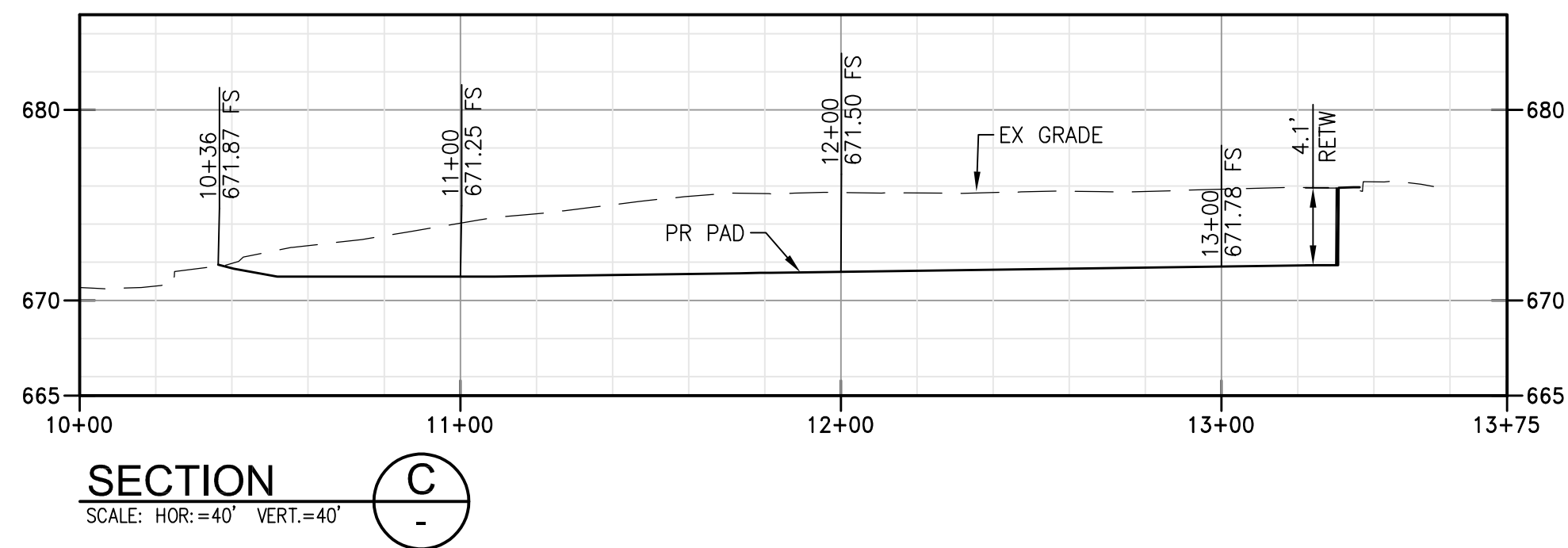
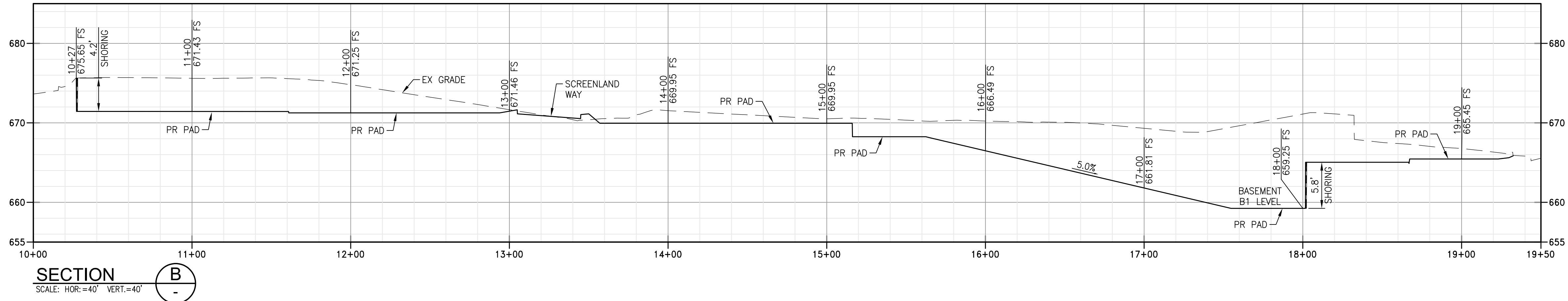
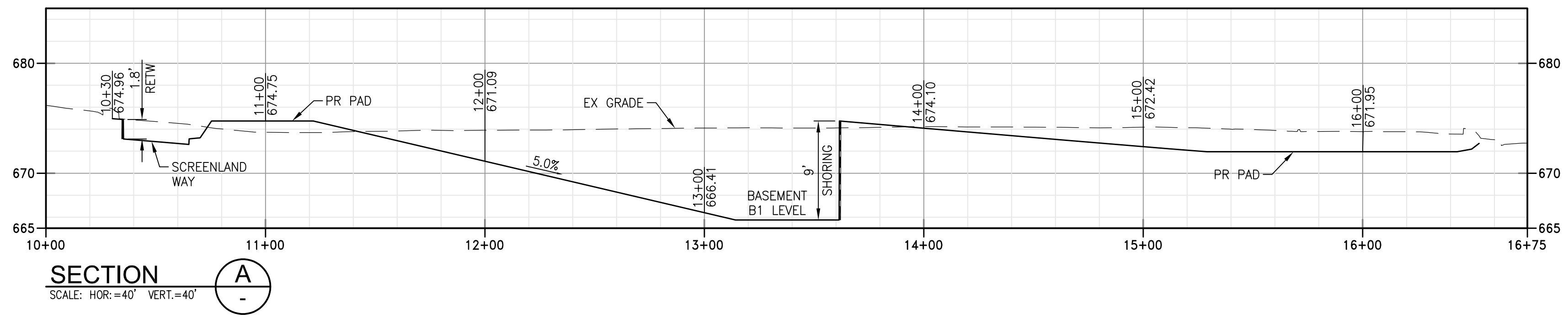
0 20' 40' 80' 160'



C-3.0



KEYPLAN



GRADING NOTE:
CONCRETE SLAB ASSUMED TO BE 9", TO BE CONFIRMED BY STRUCTURAL ENGINEER.

SITE SECTIONS (OPTION 1)

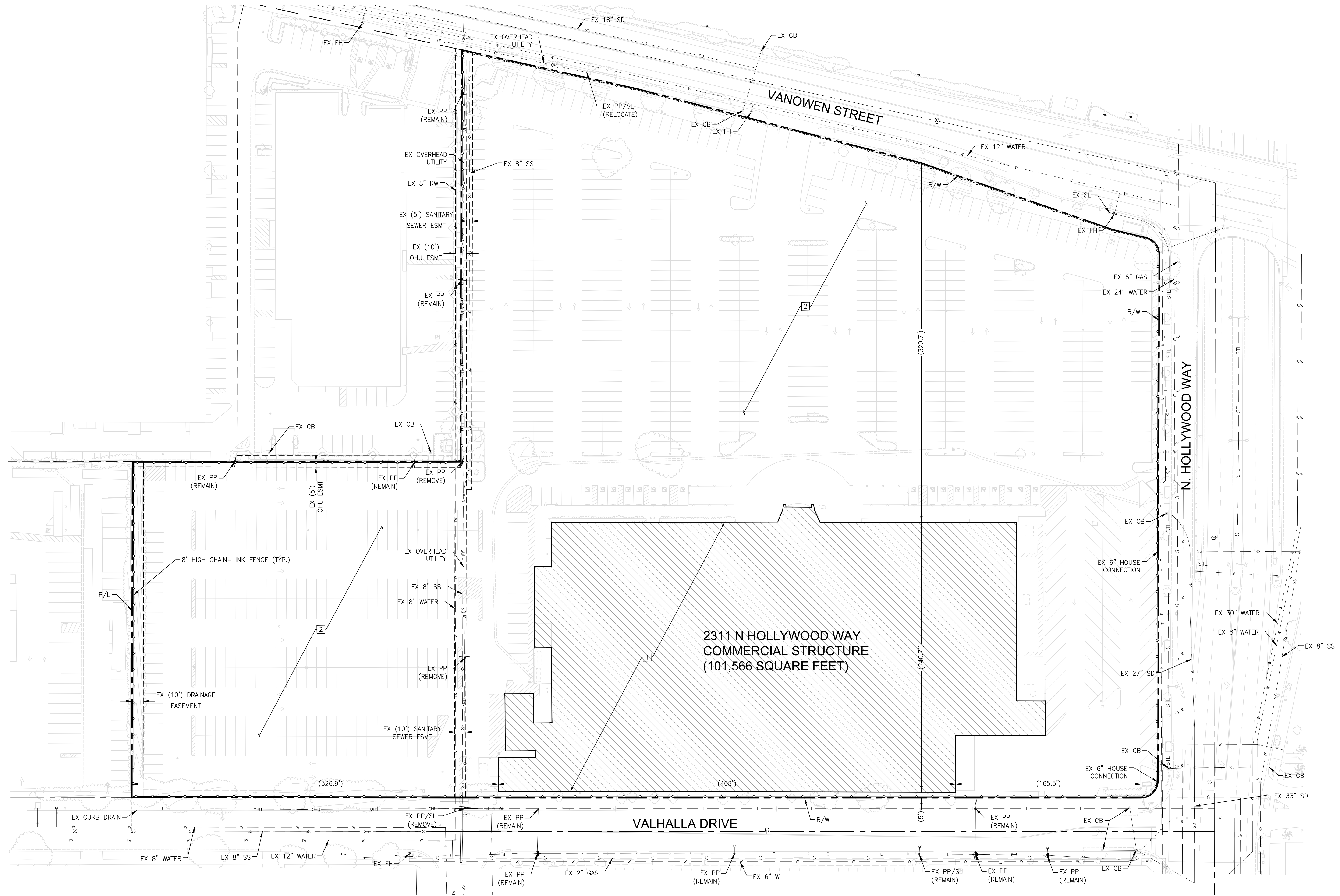
LEGEND & ABBREVIATIONS:

	PROPERTY LINE/RIGHT OF WAY
	EXISTING BUILDING LINE
	CENTER LINE
	EASEMENT LINE
	EXISTING STORM DRAIN PIPE
	EXISTING SANITARY SEWER PIPE
	EXISTING WATER PIPE
	EXISTING RECYCLED WATER PIPE
	EXISTING STREETLIGHT CONDUIT
	EXISTING TRAFFIC SIGNAL CONDUIT
	EXISTING GAS PIPE
	EXISTING ELECTRICAL CONDUIT
	8' HIGH PERIMETER CHAIN-LINK FENCE
	EXISTING BUILDING

CB	CATCH BASIN
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
OHU	OVERHEAD UTILITY
P/L	P/L
PP	POWER POLE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
TYP	TYPICAL

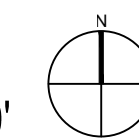
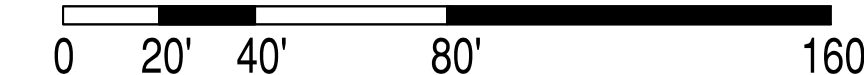
DEMOLITION NOTES

- 1 REMOVE EXISTING BUILDING
- 2 REMOVE EXISTING ASPHALT CONCRETE

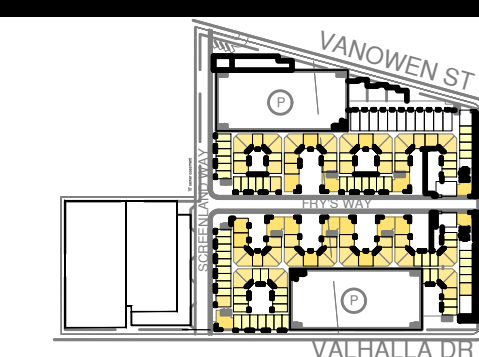


DEMOLITION PLAN

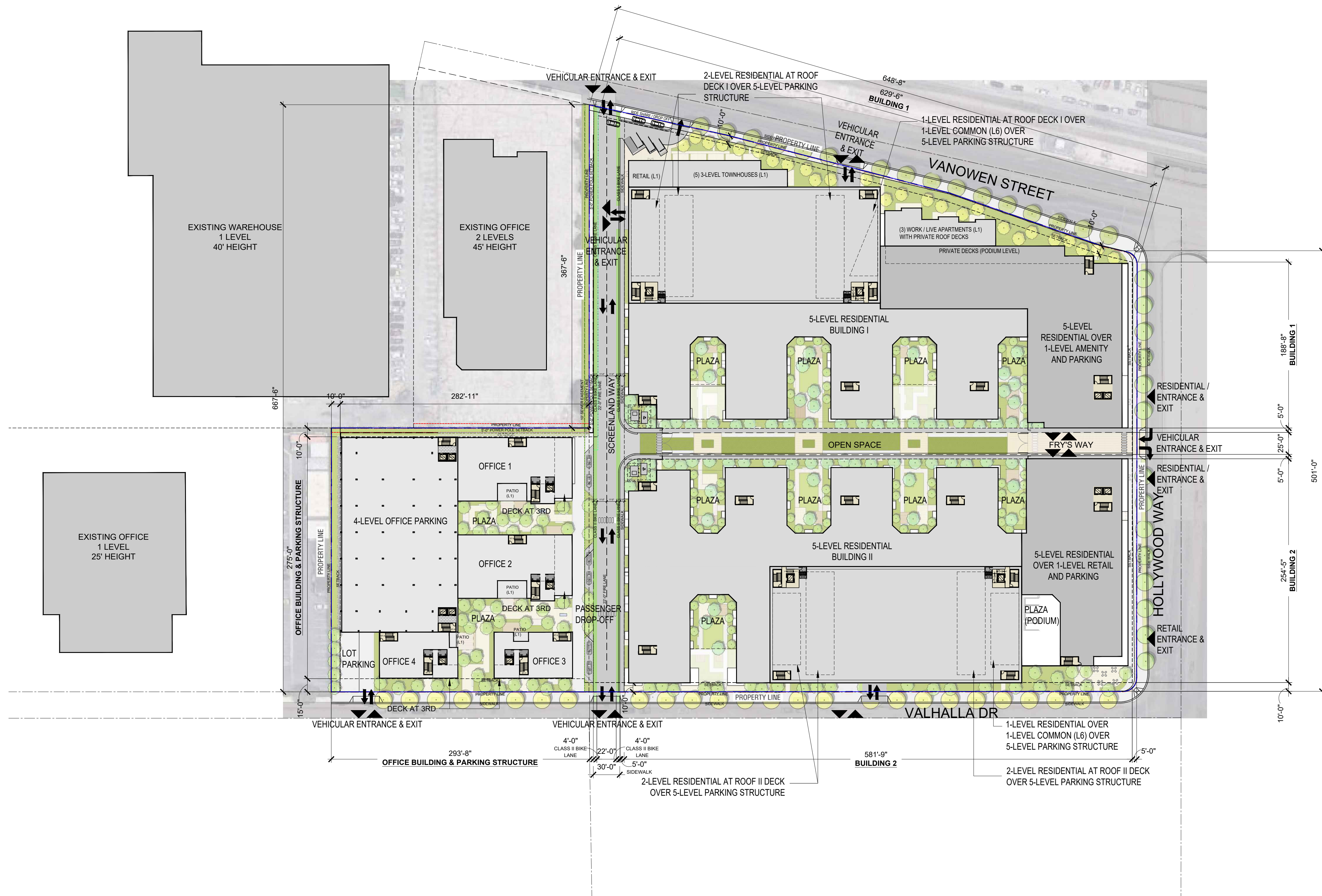
SCALE: 1" = 40'



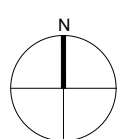
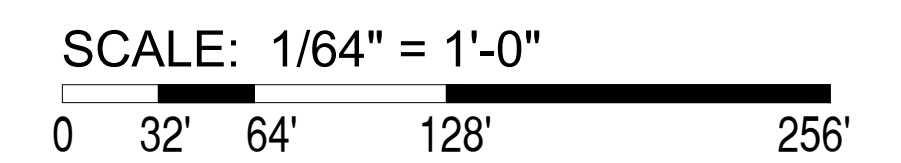
C-5.0



KEYPLAN



SITE PLAN



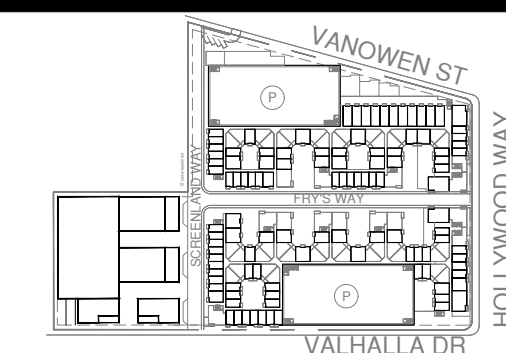
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Burbank Aero Crossings

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ENTIREMENT SUBMITTAL

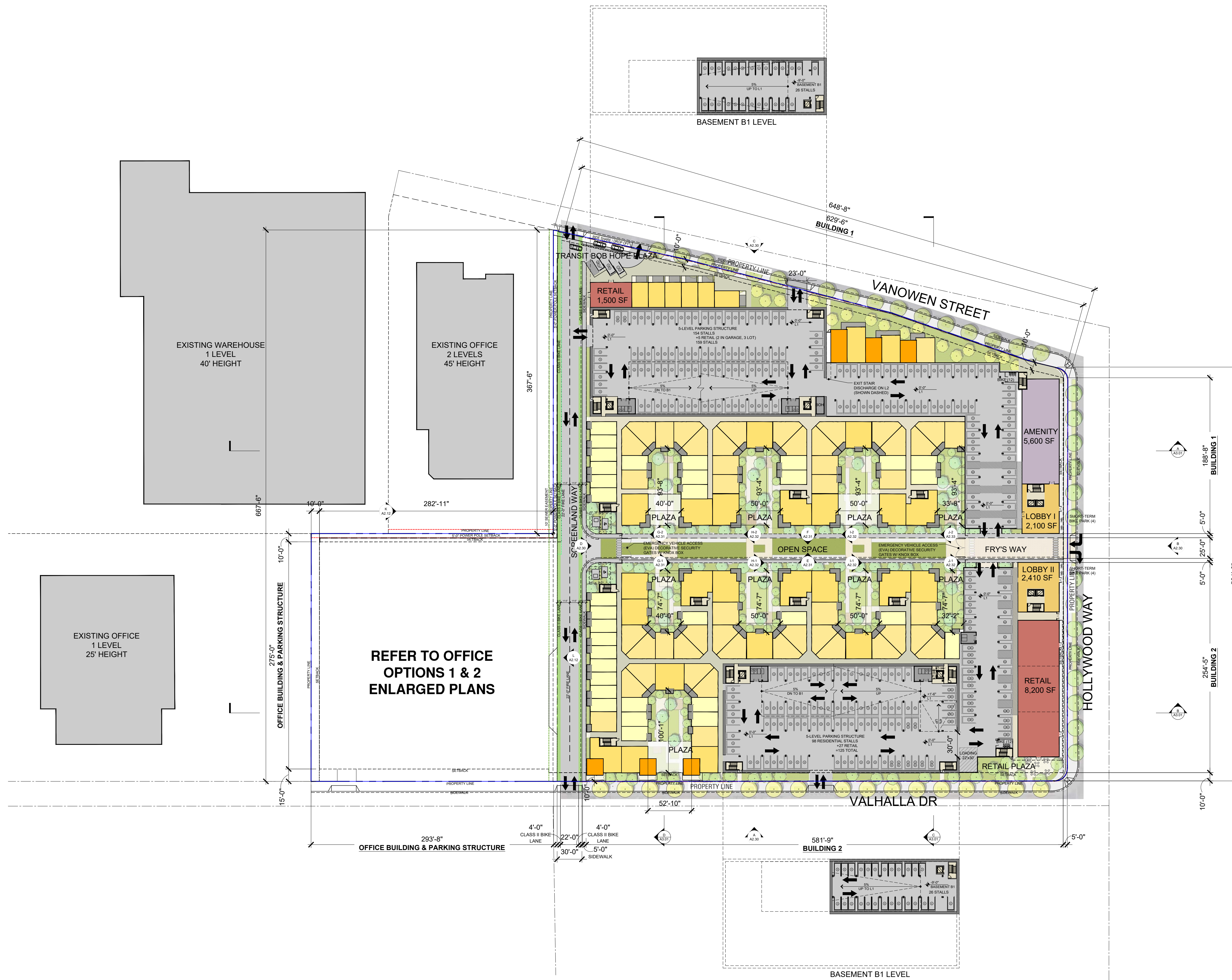
DATE: 04/19/2021



KEYPLAN



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RESIDENTIAL PARKING PROVIDED (BUILDING 1)			
UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	155	1.00	155
1 BD RM (1 BD/1 BA)	202	1.00	202
2 BD RM (2 BD/2 BA)	51	2.00	102
3 BD RM (3 BD/2 BA)	16	2.00	32
GUEST	424	0.12	52
TOTAL PROVIDED Residential Parking			543
HC Parking Required (2% of Total Spaces)			11

RESIDENTIAL PARKING PROVIDED (BUILDING 2)			
UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	179	1.00	179
1 BD RM (1 BD/1 BA)	162	1.00	162
2 BD RM (2 BD/2 BA)	87	2.00	174
3 BD RM (3 BD/2 BA)	10	2.00	20
GUEST	438	0.12	53
TOTAL PROVIDED Residential Parking			589
HC Parking Required (2% of Total Spaces)			12

RESIDENTIAL BICYCLE PARKING REQUIRED & PROVIDED			
Short term:	25%	=	7 spaces provided near the main entrance
Long term:	75%	=	29 spaces provided in the garage
26 SPACES			

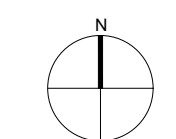
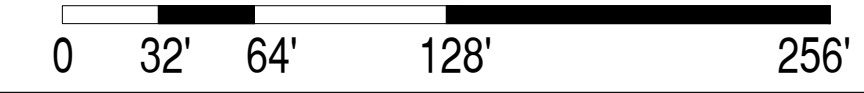
BUILDING 1 (VANOWEN)					
LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	15	23	11	6	55
2	29	40	7	2	78
3	29	40	7	2	78
4	29	40	7	2	78
5	29	40	7	2	78
6	12	17	7	2	38
7	12	2	5	0	19
TOTAL (BLDG 1)	155	202	51	16	424

BUILDING 2 (VALHALLA)					
LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	18	24	14	0	56
2	33	32	15	2	82
3	33	32	15	2	82
4	33	32	15	2	82
5	33	32	15	2	82
6	17	8	8	2	35
7	12	2	5	0	19
TOTAL (BLDG 2)	179	162	87	10	438
TOTAL	334	364	138	26	862
	39%	42%	16%	3%	100%

UNITS (STUDIO)
 UNITS (1B)
 UNITS (2B)
 UNITS (3B)
 LOBBY
 COMMON
 OFFICE
 CIRCULATION
 BOH / BIKE
 PARKING
 TERRACE
 RETAIL

FIRST FLOOR PLAN

SCALE: 1/64" = 1'-0"

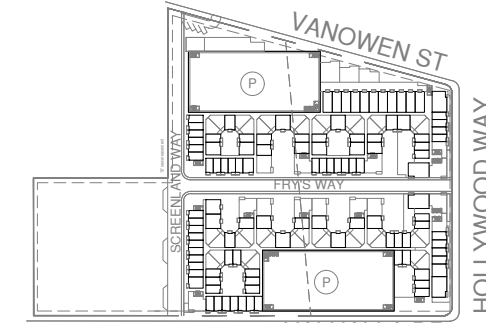


A1.11



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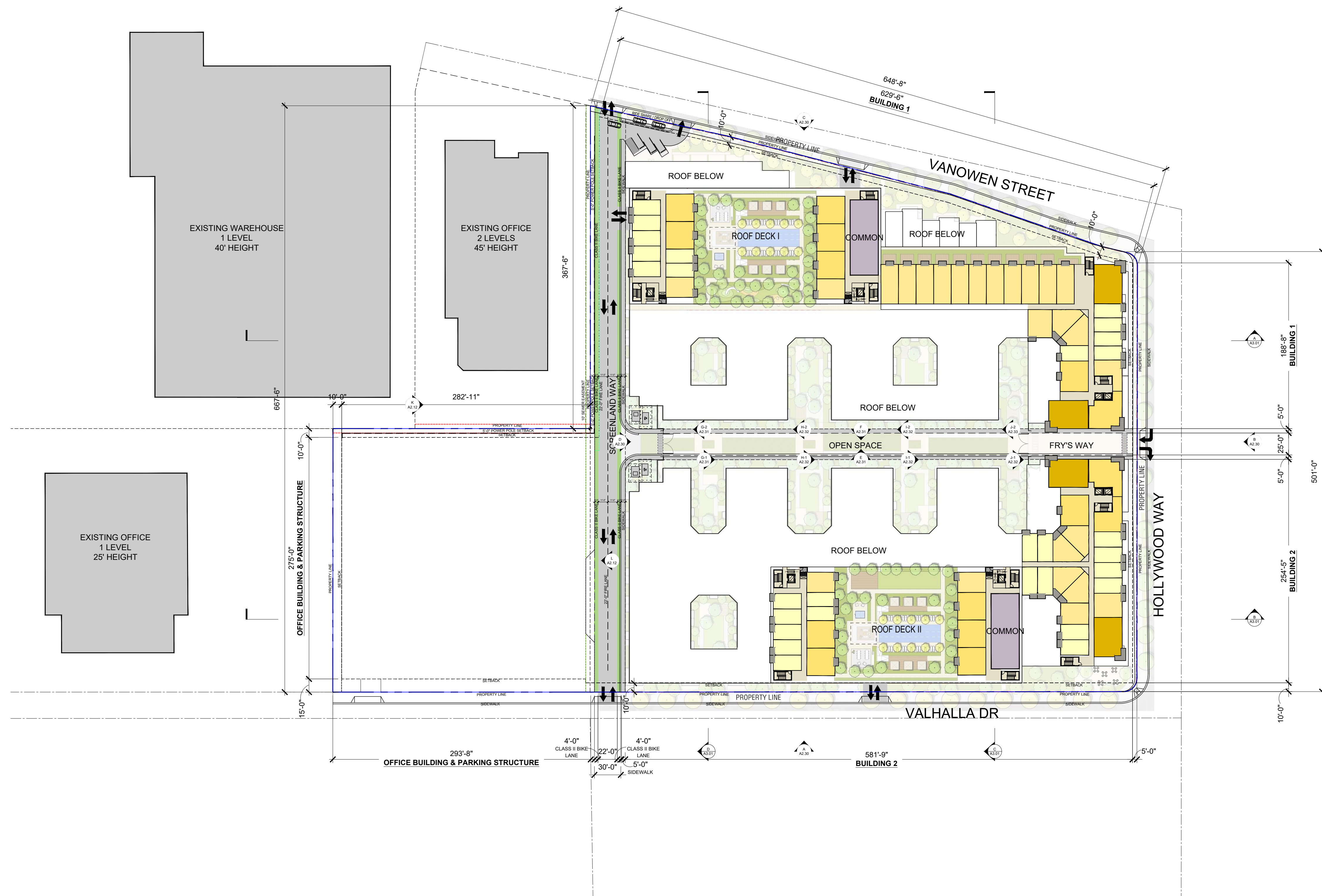
2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505
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 DATE: 04/19/2021



KEYPLAN



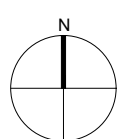
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UNITS (STUDIO)
 UNITS (1B)
 UNITS (2B)
 UNITS (3B)
 LOBBY
 COMMON
 OFFICE
 CIRCULATION
 BOH / BIKE
 PARKING
 TERRACE
 RETAIL

SIXTH FLOOR PLAN

SCALE: 1/64" = 1'-0"
 0 32' 64' 128' 256'



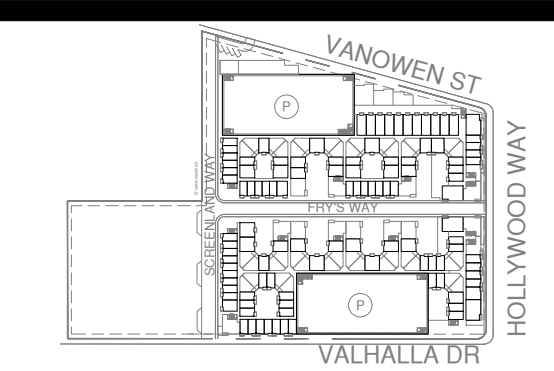
BUILDING 1 (VANOWEN)					
LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	15	23	11	6	55
2	29	40	7	2	78
3	29	40	7	2	78
4	29	40	7	2	78
5	29	40	7	2	78
6	12	17	7	2	38
7	12	2	5	0	19
TOTAL (BLDG 1)	155	202	51	16	424

BUILDING 2 (VALHALLA)					
LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	18	24	14	0	56
2	33	32	15	2	82
3	33	32	15	2	82
4	33	32	15	2	82
5	33	32	15	2	82
6	17	8	8	2	35
7	12	2	5	0	19
TOTAL (BLDG 2)	179	162	87	10	438
TOTAL	334	364	138	26	862
	39%	42%	16%	3%	100%



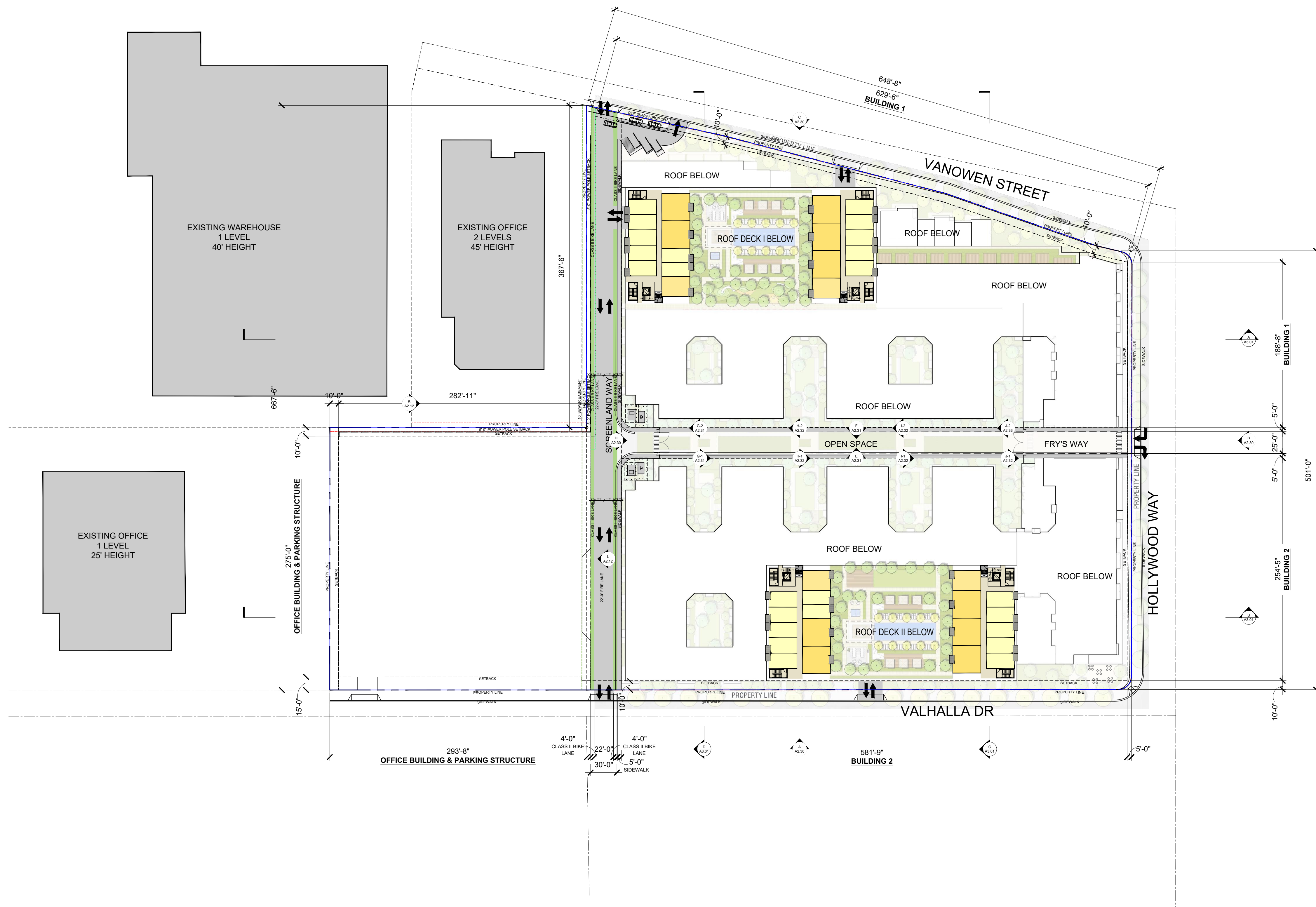
Burbank Aero Crossings

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KEYPLAN





UNITS (STUDIO)
 UNITS (1B)
 UNITS (2B)
 UNITS (3B)
 LOBBY
 COMMON
 OFFICE
 CIRCULATION
 BOH / BIKE
 PARKING
 TERRACE
 RETAIL

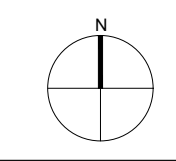
BUILDING 1 (VANOWEN)					
LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	15	23	11	6	55
2	29	40	7	2	78
3	29	40	7	2	78
4	29	40	7	2	78
5	29	40	7	2	78
6	12	17	7	2	38
7	12	2	5	0	19
TOTAL (BLDG 1)	155	202	51	16	424

BUILDING 2 (VALHALLA)					
LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	18	24	14	0	56
2	33	32	15	2	82
3	33	32	15	2	82
4	33	32	15	2	82
5	33	32	15	2	82
6	17	8	8	2	35
7	12	2	5	0	19
TOTAL (BLDG 2)	179	162	87	10	438

TOTAL	334	364	138	26	862
	39%	42%	16%	3%	100%

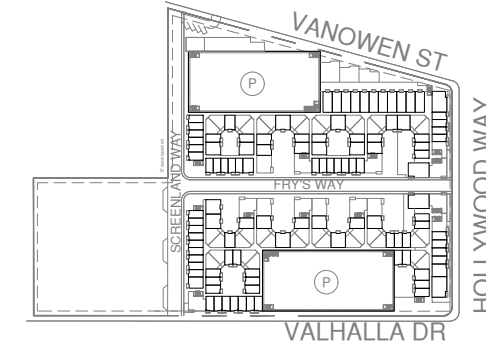
SEVENTH FLOOR PLAN

SCALE: 1/64" = 1'-0"



Burbank Aero Crossings

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KEYPLAN





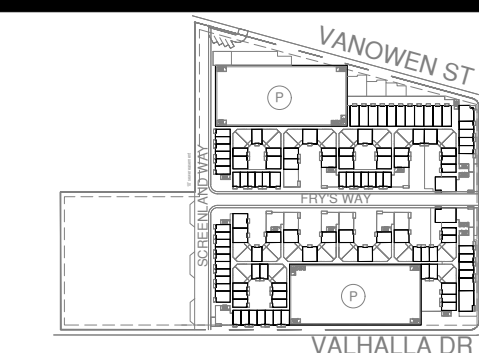
RESIDENTIAL VIEW 1



Burbank Aero Crossings

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KEYPLAN





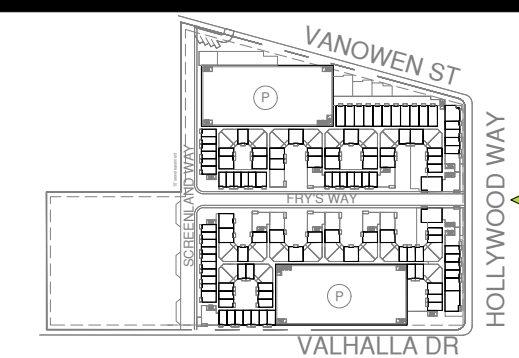
RESIDENTIAL VIEW 2



Burbank Aero Crossings

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ENTITLEMENT SUBMITTAL
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RESIDENTIAL VIEW 3



Burbank Aero Crossings

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KEYPLAN





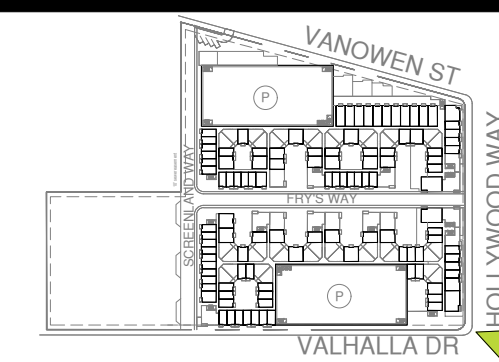
RESIDENTIAL VIEW 3A



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

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DATE: 04/19/2021



KEYPLAN





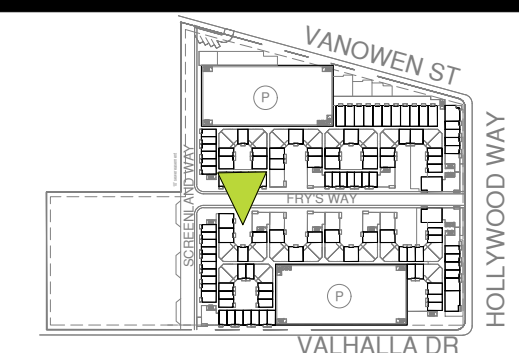
RESIDENTIAL VIEW 4



Burbank Aero Crossings

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ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





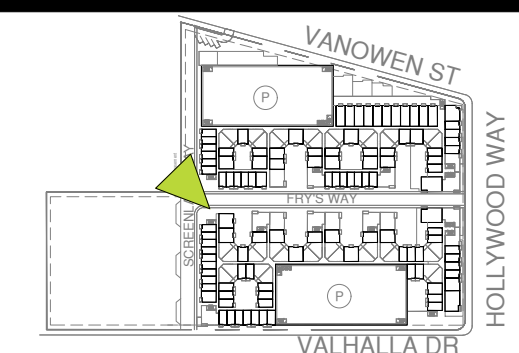
RESIDENTIAL VIEW 5



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





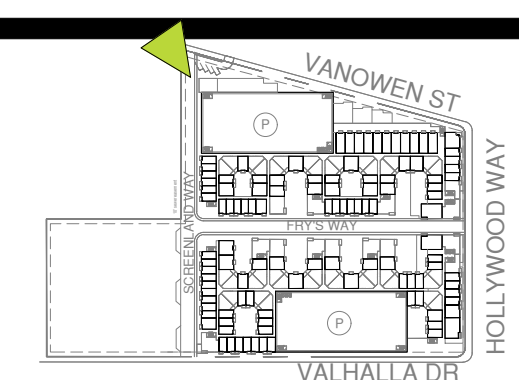
RESIDENTIAL TOWNHOUSE & RETAIL VIEW 6



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





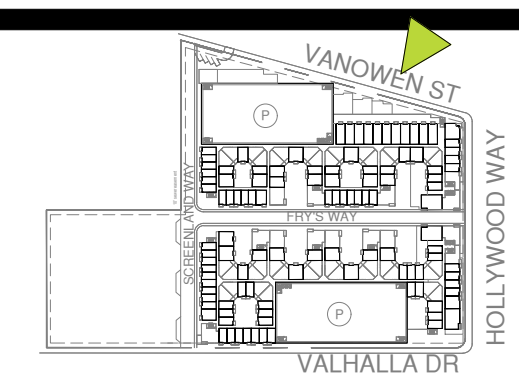
RESIDENTIAL & LIVE / WORK VIEW 7



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





RESIDENTIAL & LIVE / WORK VIEW 8



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

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KEYPLAN





RESIDENTIAL & LIVE / WORK VIEW 9



Burbank Aero Crossings

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KEYPLAN





RESIDENTIAL & LIVE / WORK VIEW 10



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





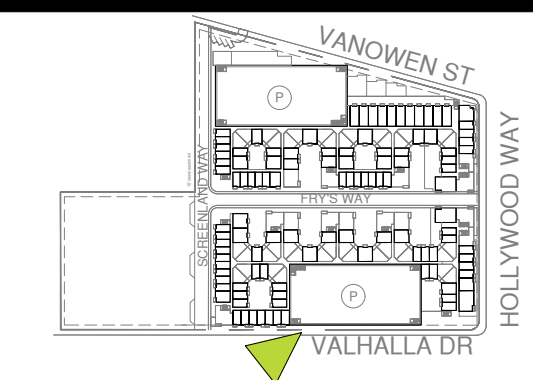
RESIDENTIAL & LIVE / WORK VIEW 11



Burbank Aero Crossings

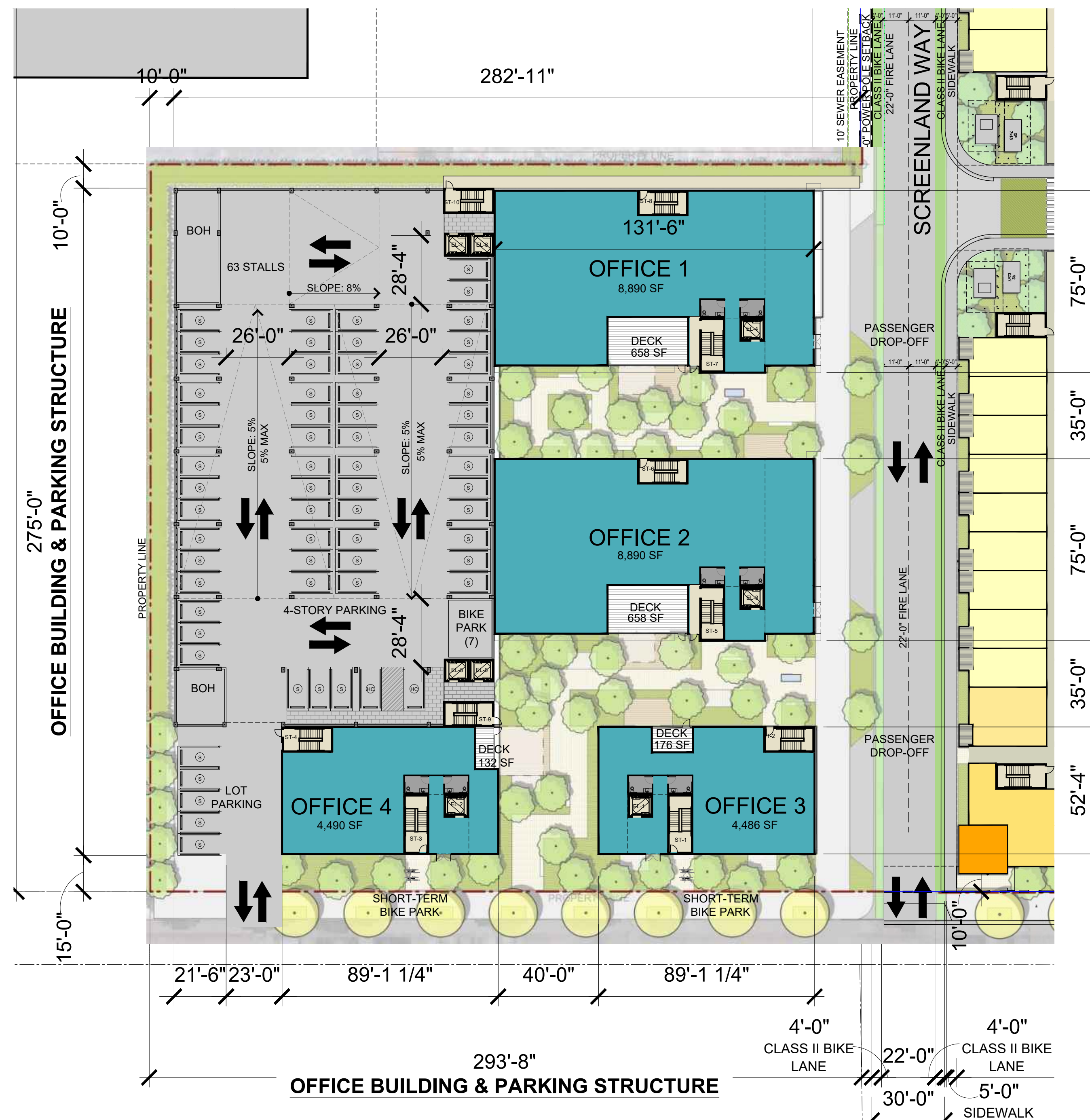
2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





3- OFFICE

Office Building off Vahalla

Allowable FAR

1.25 REGINAL COMMERCIAL

Propose Height of Building

57'-7" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (4-STORY)
3-STORY OFFICE, 4-STORY PARKING STRUCTURE WITH ROOF LEVEL PARKING

OFFICE BUILDING SF SUMMARY

Building Area

84,900 SF

Excludes: Parking Structure, Exterior Patios and Sky Decks, Exterior Walls

OFFICE PARKING REQUIRED & PROVIDED

3 spaces / 1,000 (Division 2 10-1-1408) sf =

255 SPACES

Bike Parking (4 per 50,000 / 1 per 50,000 after)

7 Req. & Provided

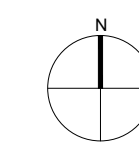
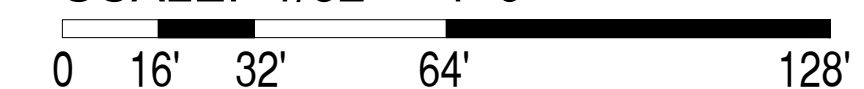
UNITS (STUDIO)
 UNITS (1B)
 UNITS (2B)
 UNITS (3B)
 LOBBY
 COMMON
 OFFICE
 CIRCULATION
 BOH / BIKE
 PARKING
 TERRACE
 RETAIL

OFFICE OPTION 1						
GROSS SQFT - PER FLOOR						
(EXTERIOR DECK / PATIO NOT INCLUDED IN TOTAL GSF)						
FLOOR	OFFICE 1	OFFICE 2	OFFICE 3	OFFICE 4	COVERED PATIO	EXTERIOR PATIO
3	8,100	8,100	4,300	4,300	3,300	3,500
2	9,200	9,200	4,300	4,300	1,400	
1	8,900	8,900	4,500	4,500	1,600	
TOTAL	26,200	26,200	13,100	13,100	6,300	3,500
TOTAL GSF + COVERED PATIO					84,900	

OFFICE PARKING PROVIDED						
LEVEL	S	HC	C	T	TOTAL	
4	60	2				62
3	60	2				62
2	60	2				62
1	55	2				57
TOTAL	235	8				243

OFFICE CAMPUS: FIRST FLOOR PLAN

SCALE: 1/32" = 1'-0"

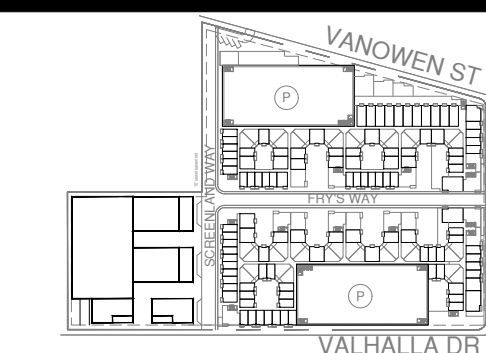


Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL

DATE: 04/19/2021



KEYPLAN





3- OFFICE

Office Building off Vahalla

Allowable FAR

1.25 REGINAL COMMERCIAL

Propose Height of Building

57'-7" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (4-STORY)
3-STORY OFFICE, 4-STORY PARKING STRUCTURE WITH ROOF LEVEL PARKING

OFFICE BUILDING SF SUMMARY

Building Area

84,900 SF

Excludes: Parking Structure, Exterior Patios and Sky Decks, Exterior Walls

OFFICE PARKING REQUIRED & PROVIDED

3 spaces / 1,000 (Division 2 10-1-1408) sf =

255 SPACES

Bike Parking (4 per 50,000 / 1 per 50,000 after)

7 Req. & Provided

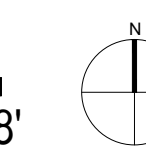
UNITS (STUDIO)
 UNITS (1B)
 UNITS (2B)
 UNITS (3B)
 LOBBY
 COMMON
 OFFICE
 CIRCULATION
 BOH / BIKE
 PARKING
 TERRACE
 RETAIL

OFFICE OPTION 1						
GROSS SQFT - PER FLOOR						
(EXTERIOR DECK / PATIO NOT INCLUDED IN TOTAL GSF)						
FLOOR	OFFICE 1	OFFICE 2	OFFICE 3	OFFICE 4	COVERED PATIO	EXTERIOR PATIO
3	8,100	8,100	4,300	4,300	3,300	3,500
2	9,200	9,200	4,300	4,300	1,400	
1	8,900	8,900	4,500	4,500	1,600	
TOTAL	26,200	26,200	13,100	13,100	6,300	3,500
TOTAL GSF + COVERED PATIO					84,900	

OFFICE PARKING PROVIDED					
LEVEL	S	HC	C	T	TOTAL
4	60	2			62
3	60	2			62
2	60	2			62
1	55	2			57
TOTAL	235	8			243

OFFICE CAMPUS: SECOND FLOOR PLAN

SCALE: 1/32" = 1'-0"

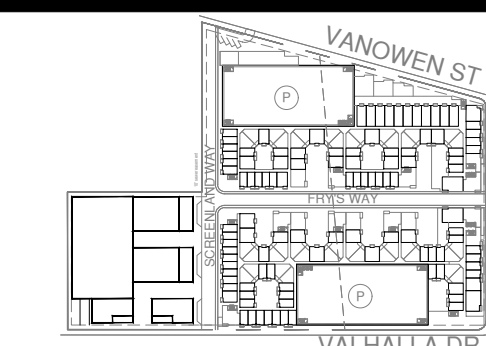


Burbank Aero Crossings

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ENTIREMENT SUBMITTAL

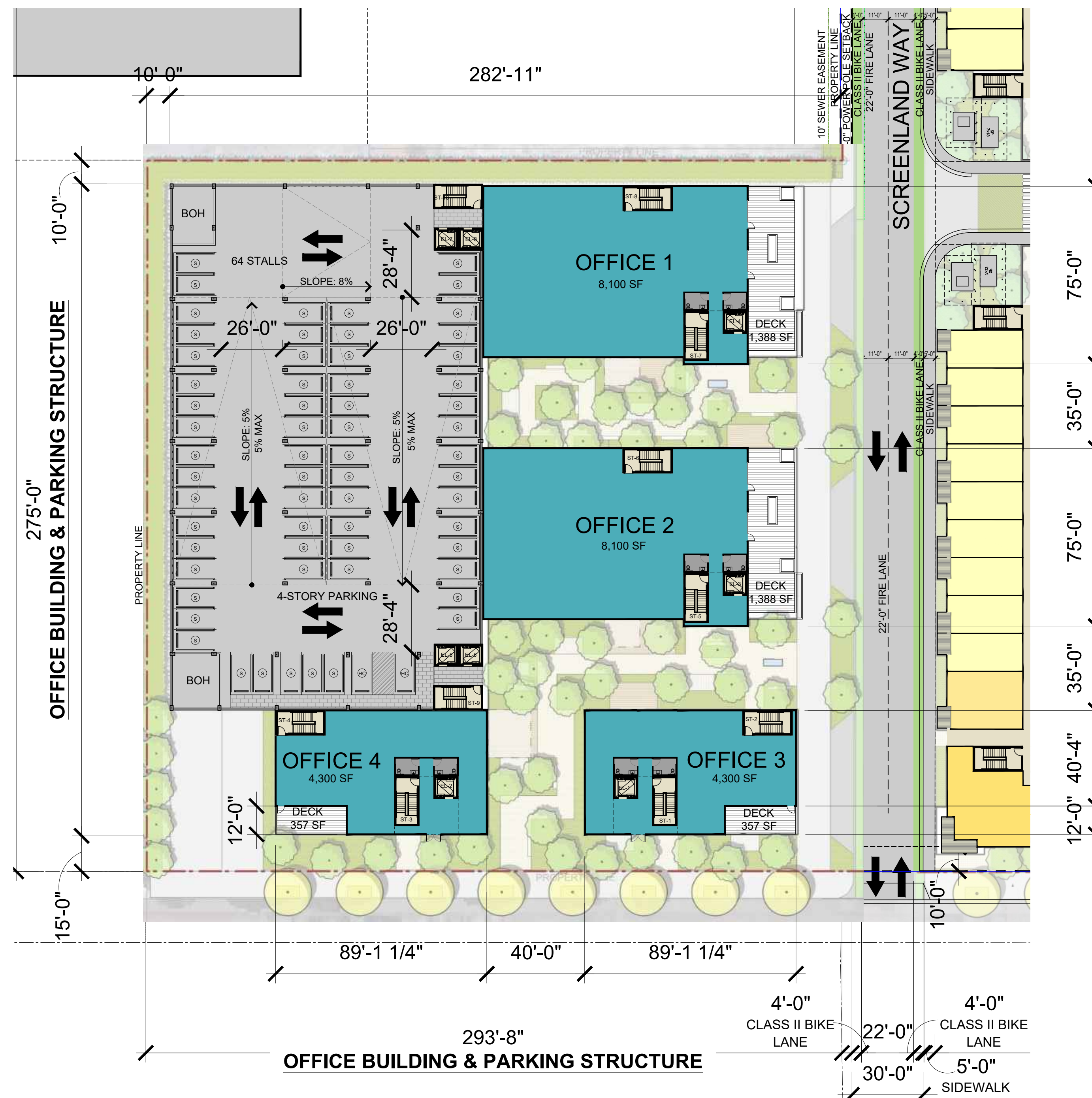
DATE: 04/19/2021



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3- OFFICE

Office Building off Vahalla

Allowable FAR

1.25 REGINAL COMMERCIAL

Propose Height of Building

57'-7" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (4-STORY)
3-STORY OFFICE, 4-STORY PARKING STRUCTURE WITH ROOF LEVEL PARKING

OFFICE BUILDING SF SUMMARY

Building Area

84,900 SF

Excludes: Parking Structure, Exterior Patios and Sky Decks, Exterior Walls

OFFICE PARKING REQUIRED & PROVIDED

3 spaces / 1,000 (Division 2 10-1-1408) sf =

255 SPACES

Bike Parking (4 per 50,000 / 1 per 50,000 after)

7 Req. & Provided



OFFICE CAMPUS: THIRD FLOOR PLAN

OFFICE OPTION 1

GROSS SQFT - PER FLOOR

(EXTERIOR DECK / PATIO NOT INCLUDED IN TOTAL GSF)

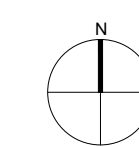
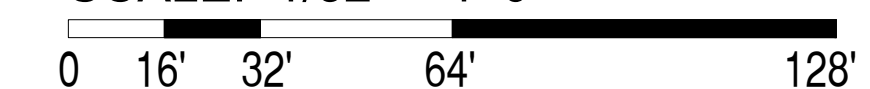
FLOOR	OFFICE 1	OFFICE 2	OFFICE 3	OFFICE 4	COVERED PATIO	EXTERIOR PATIO
3	8,100	8,100	4,300	4,300	3,300	3,500
2	9,200	9,200	4,300	4,300	1,400	
1	8,900	8,900	4,500	4,500	1,600	
TOTAL	26,200	26,200	13,100	13,100	6,300	3,500
TOTAL GSF + COVERED PATIO					84,900	

OFFICE PARKING

PROVIDED

LEVEL	S	HC	C	T	TOTAL
4	60	2			62
3	60	2			62
2	60	2			62
1	55	2			57
TOTAL	235	8			243

SCALE: 1/32" = 1'-0"

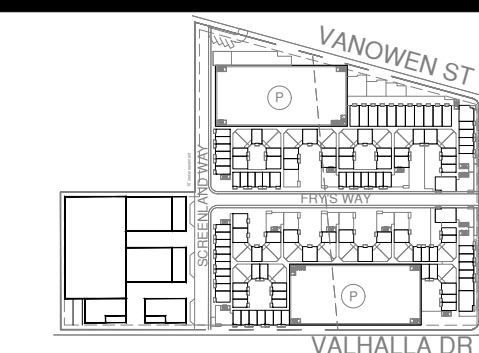


Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

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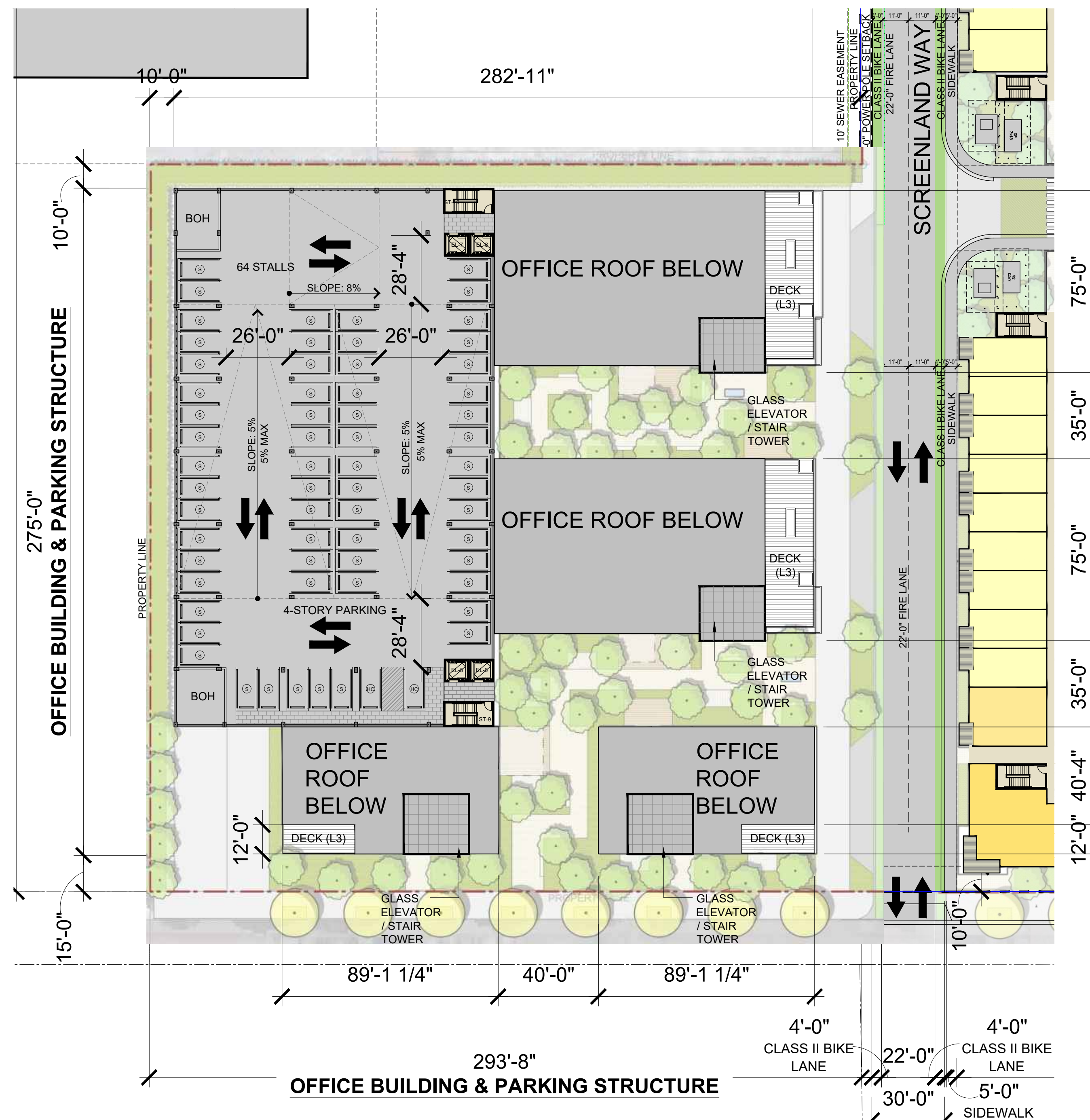
DATE: 04/19/2021



KEYPLAN



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3- OFFICE

Office Building off Vahalla

Allowable FAR

1.25 REGINAL COMMERCIAL

Propose Height of Building

57'-7" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (4-STORY)
3-STORY OFFICE, 4-STORY PARKING STRUCTURE WITH ROOF LEVEL PARKING

OFFICE BUILDING SF SUMMARY

Building Area

84,900 SF

Excludes: Parking Structure, Exterior Patios and Sky Decks, Exterior Walls

OFFICE PARKING REQUIRED & PROVIDED

3 spaces / 1,000 (Division 2 10-1-1408) sf =

255 SPACES

Bike Parking (4 per 50,000 / 1 per 50,000 after)

7 Req. & Provided

UNITS (STUDIO) UNITS (1B) UNITS (2B) UNITS (3B) LOBBY COMMON OFFICE CIRCULATION BOH / BIKE PARKING TERRACE RETAIL

OFFICE OPTION 1

GROSS SQFT - PER FLOOR

(EXTERIOR DECK / PATIO NOT INCLUDED IN TOTAL GSF)

FLOOR	OFFICE 1	OFFICE 2	OFFICE 3	OFFICE 4	COVERED PATIO	EXTERIOR PATIO	
3	8,100	8,100	4,300	4,300	3,300	3,500	
2	9,200	9,200	4,300	4,300	1,400		
1	8,900	8,900	4,500	4,500	1,600		
TOTAL	26,200	26,200	13,100	13,100	6,300	3,500	
TOTAL GSF + COVERED PATIO	84,900						

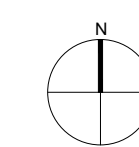
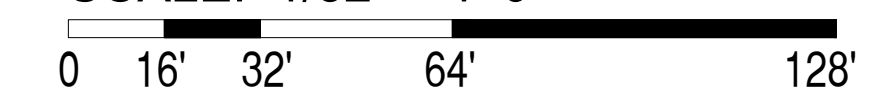
OFFICE PARKING

PROVIDED

LEVEL	S	HC	C	T	TOTAL
4	60	2			62
3	60	2			62
2	60	2			62
1	55	2			57
TOTAL	235	8			243

OFFICE CAMPUS: FOURTH FLOOR PLAN

SCALE: 1/32" = 1'-0"

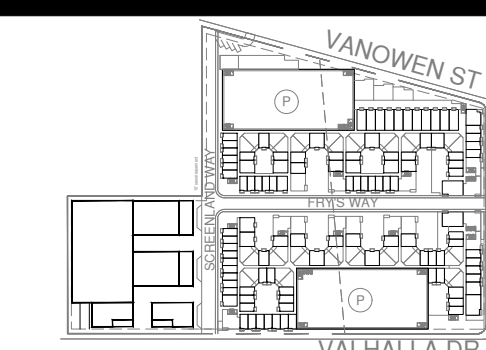


Burbank Aero Crossings

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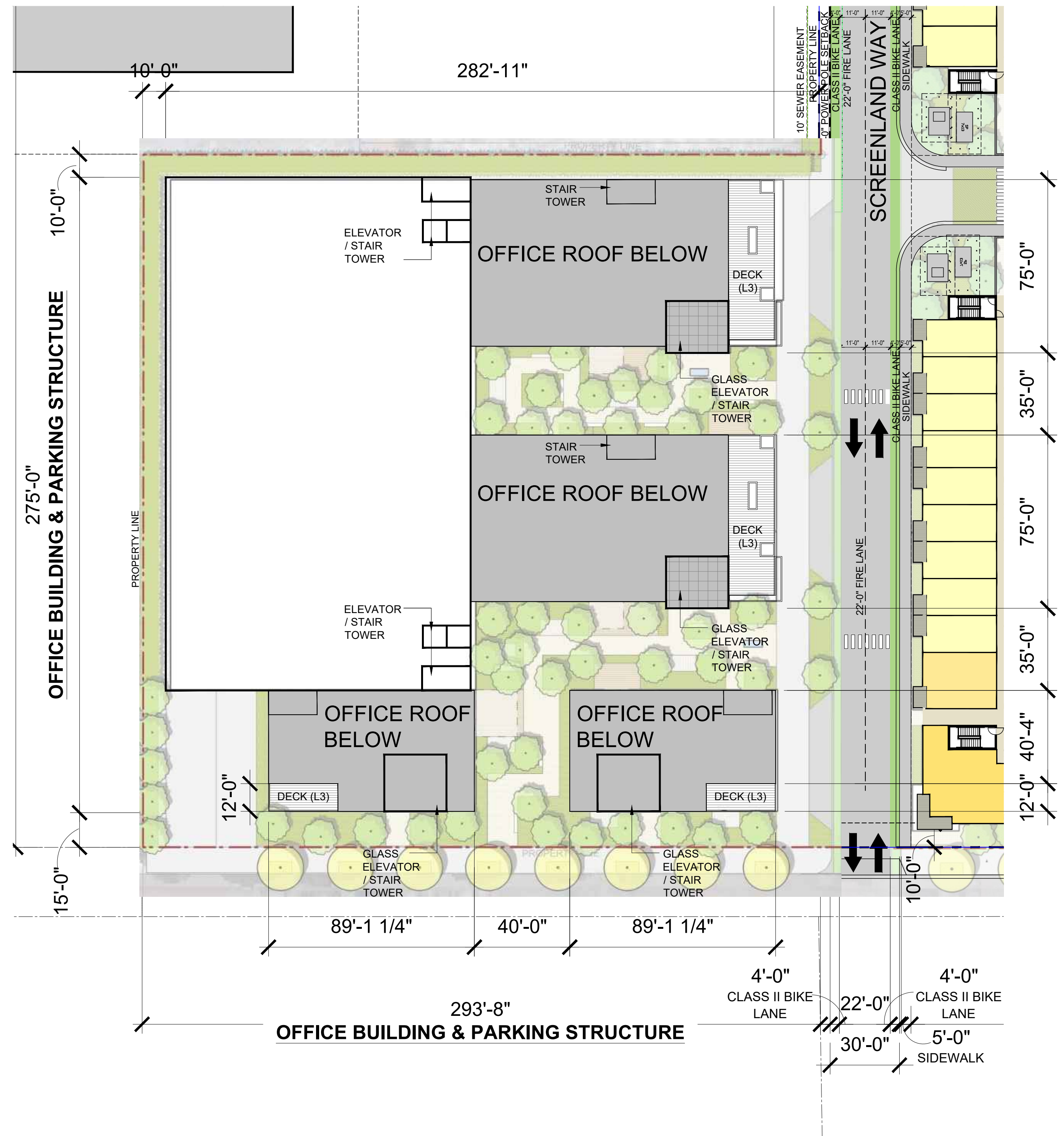
ENTIREMENT SUBMITTAL

DATE: 04/19/2021



KEYPLAN

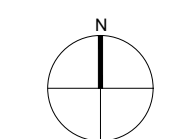




UNITS (STUDIO)	UNITS (1B)	UNITS (2B)	UNITS (3B)	LOBBY	COMMON	OFFICE	CIRCULATION	BOH / BIKE	PARKING	TERRACE	RETAIL

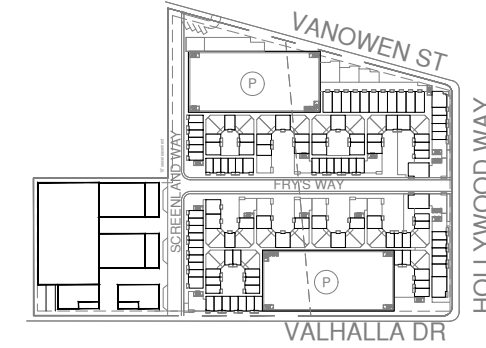
OFFICE CAMPUS: ROOF FLOOR PLAN

SCALE: 1/32" = 1'-0"



Burbank Aero Crossings

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KEYPLAN





OFFICE VIEW 1



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





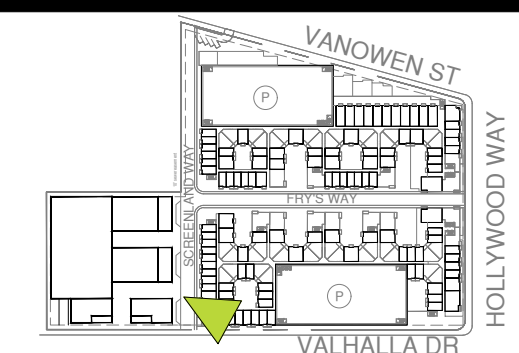
OFFICE VIEW 2



Burbank Aero Crossings

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ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





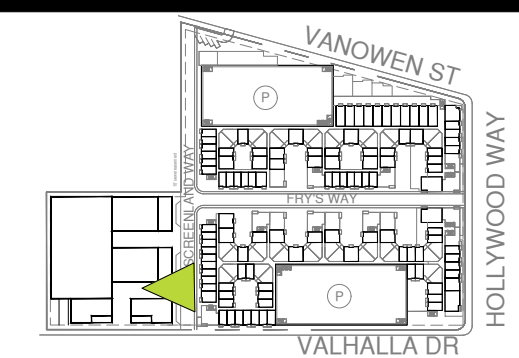
OFFICE VIEW 3



Burbank Aero Crossings

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ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





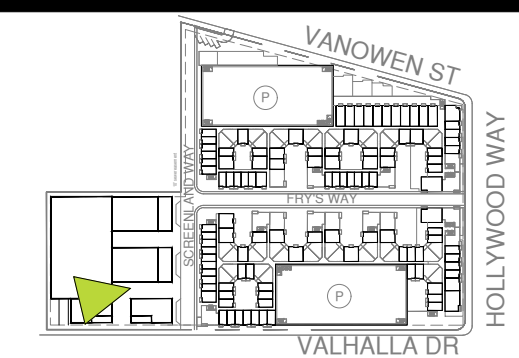
OFFICE VIEW 4



Burbank Aero Crossings

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ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





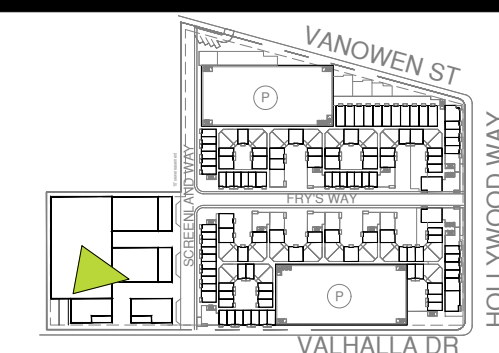
OFFICE VIEW 5



Burbank Aero Crossings

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KEYPLAN





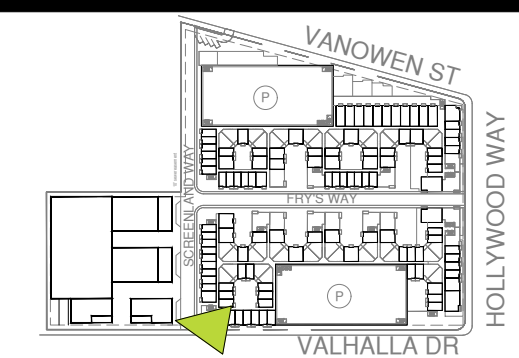
OFFICE VIEW 6



Burbank Aero Crossings

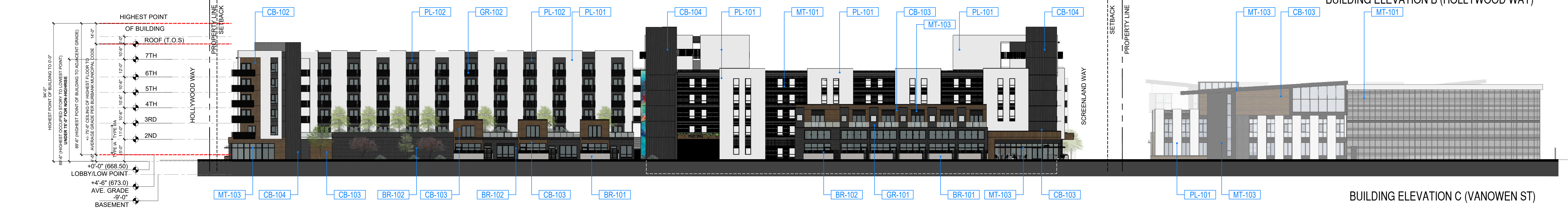
2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021

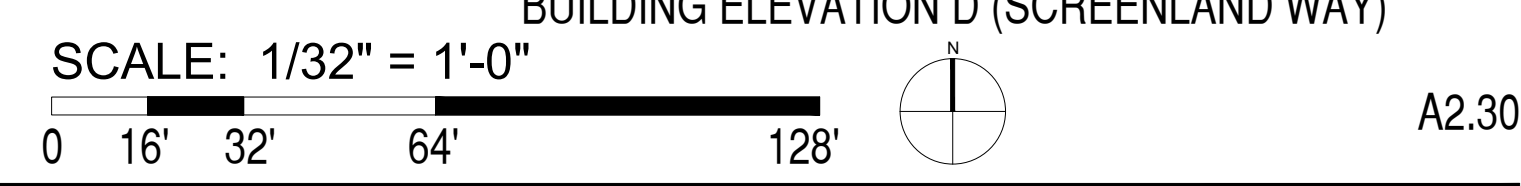


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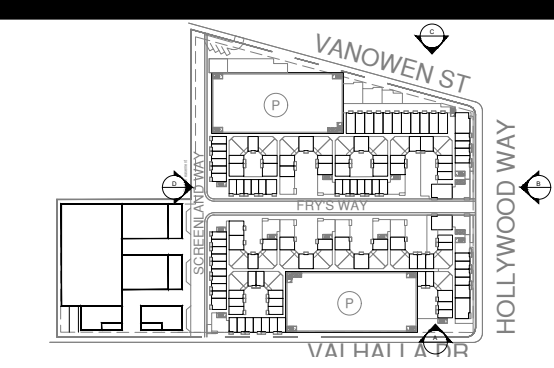


PL-101	PL-102	BR-101	BR-102	CB-102	CB-103	CB-104	SP-101	MT-101	MT-102	MT-103	GR-101	GR-102	GR-103
CEMENT PLASTER COLOR 1	CEMENT PLASTER COLOR 2	BLOCK LIGHT COLOR	BRICK DARK COLOR	VERTICAL CEMENT BOARD COLOR 1	HORIZONTAL CEMENT BOARD COLOR 1	VERTICAL CEMENT BOARD COLOR 2	GREEN SCREEN	DECORATIVE METAL PARKING SCREEN W/ "WINDOW" OPENING	METAL CLAD C-CHANNEL PAINTED	METAL CANOPIES, DOOR / WINDOW FRAMES & MULLIONS DARK BRONZE FINISH	GLASS GUARDRAIL	VERTICAL GUARDRAIL	HORIZONTAL GUARDRAIL



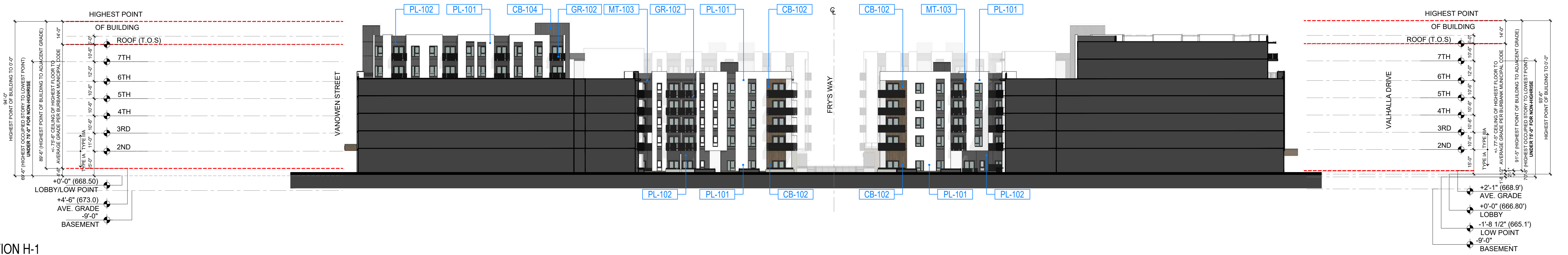
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ENTITLEMENT SUBMITTAL
DATE: 04/19/2021

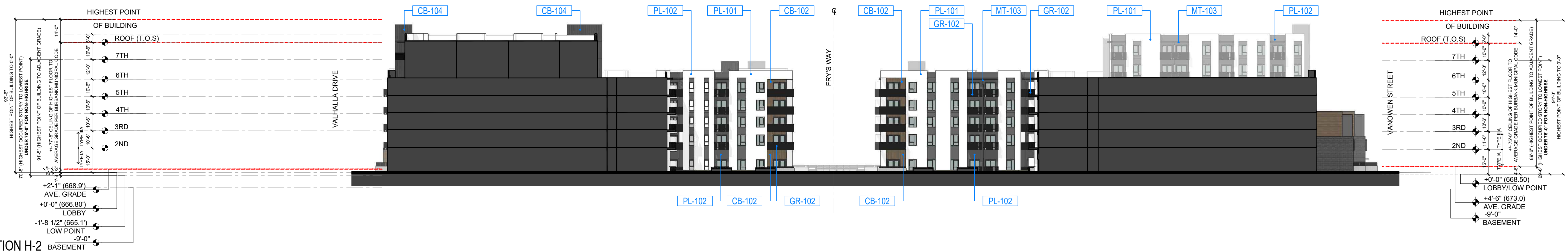


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BUILDING ELEVATION H-1



BUILDING ELEVATION H-2



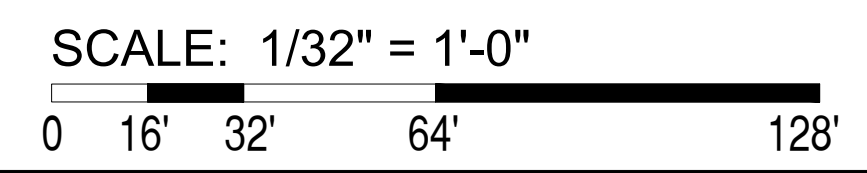
BUILDING ELEVATION I-1



BUILDING ELEVATION I-2

PL-101 CEMENT PLASTER COLOR 1	PL-102 CEMENT PLASTER COLOR 2	BR-101 BLOCK LIGHT COLOR	BR-102 BRICK DARK COLOR	CB-102 VERTICAL CEMENT BOARD COLOR 1	CB-103 HORIZONTAL CEMENT BOARD COLOR 1	CB-104 VERTICAL CEMENT BOARD COLOR 2	SP-101 GREEN SCREEN	MT-101 DECORATIVE METAL PARKING SCREEN W/ "WINDOW" OPENING	MT-102 METAL CLAD C-CHANNEL PAINTED	MT-103 METAL CANOPIES, DOOR / WINDOW FRAMES & MULLIONS DARK BRONZE FINISH	GR-101 GLASS GUARDRAIL	GR-102 VERTICAL GUARDRAIL	GR-103 HORIZONTAL GUARDRAIL

BUILDING ELEVATIONS



SCALE: 1/32" = 1'-0"

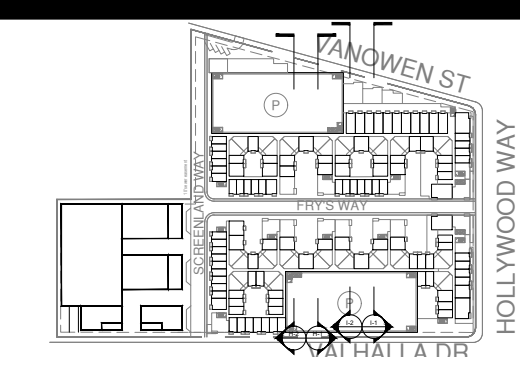


Burbank Aero Crossings

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ENTITLEMENT SUBMITTAL

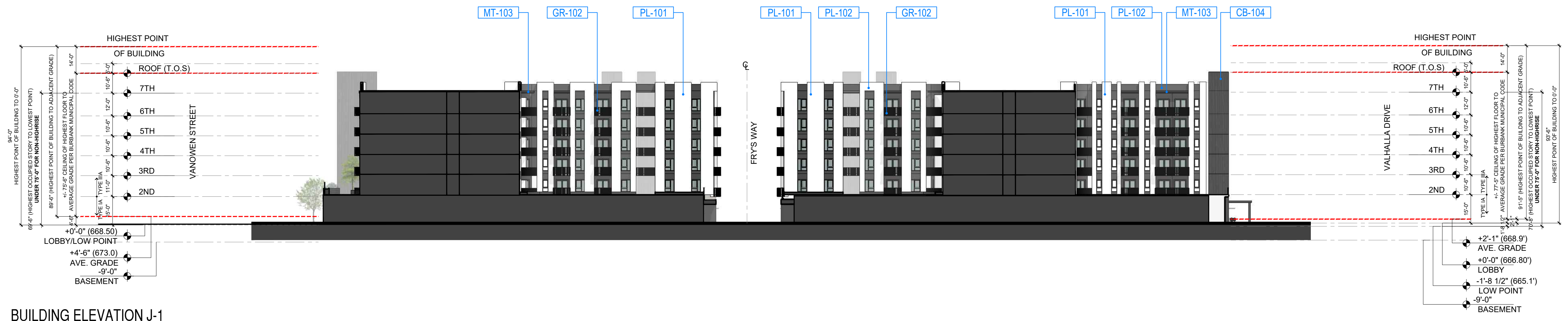
DATE: 04/19/2021



KEYPLAN



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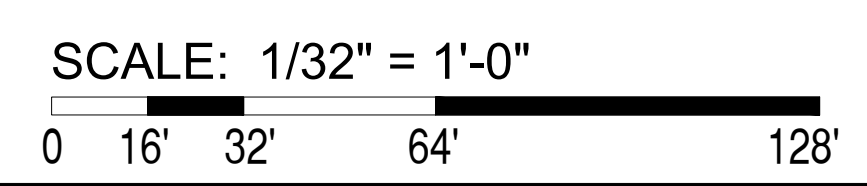
BUILDING ELEVATION J-1



BUILDING ELEVATION J-2



BUILDING ELEVATIONS

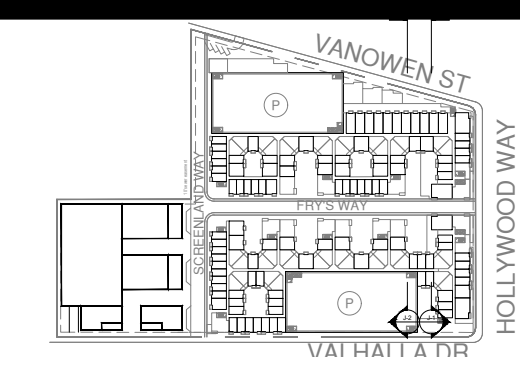


SCALE: 1/32" = 1'-0"



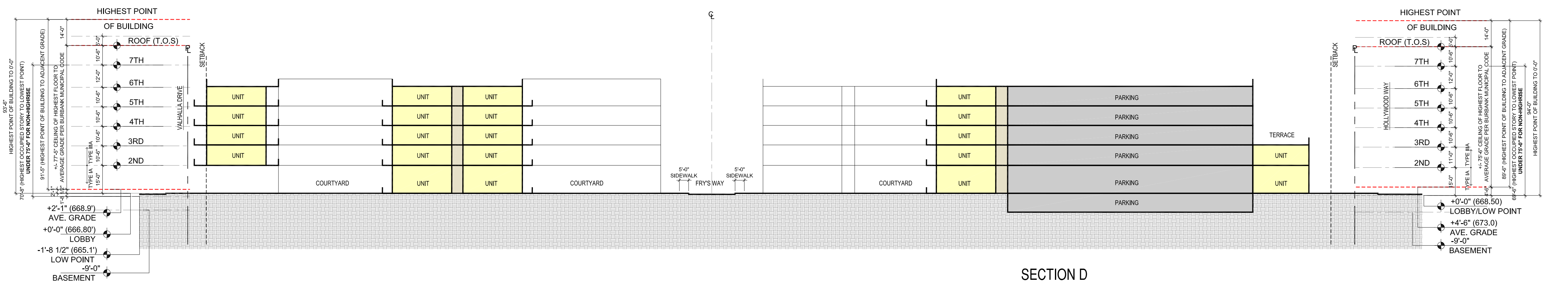
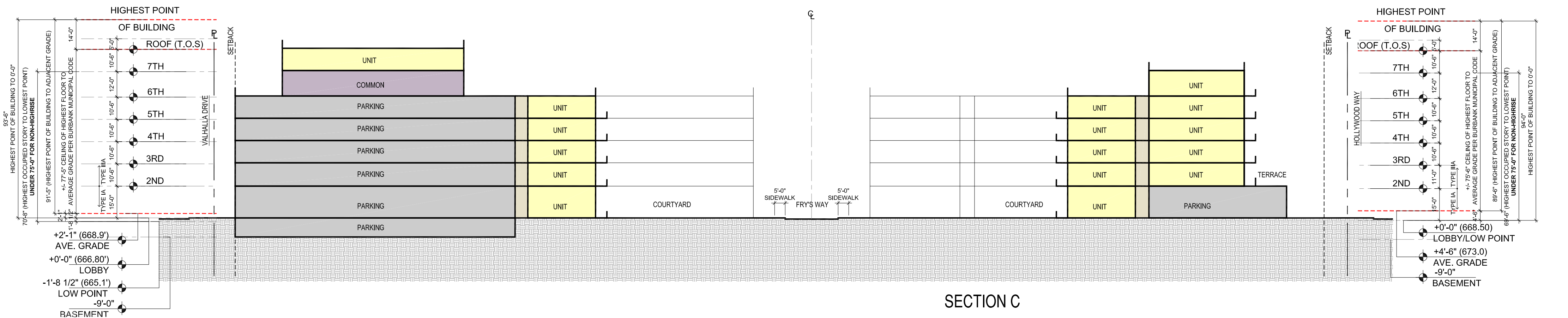
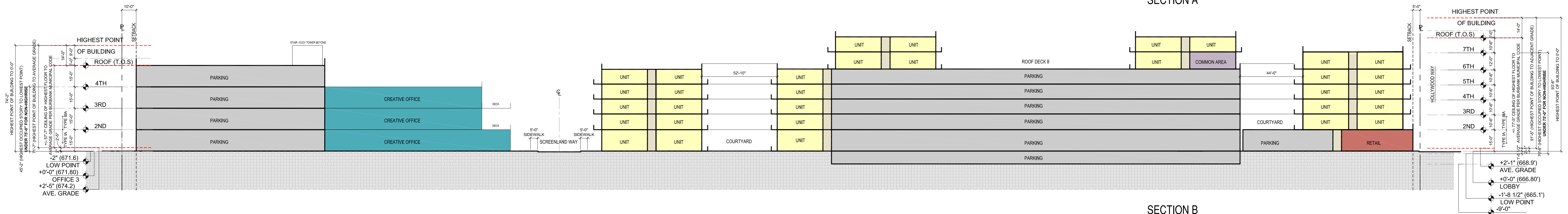
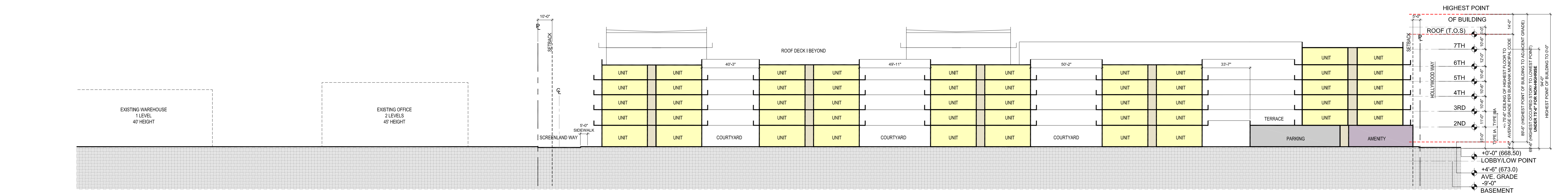
Burbank Aero Crossings

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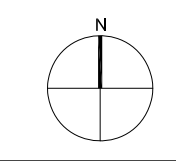
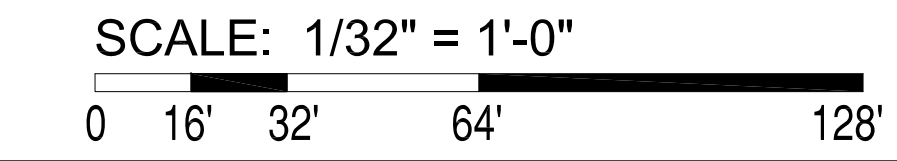


KEYPLAN





BUILDING SECTIONS



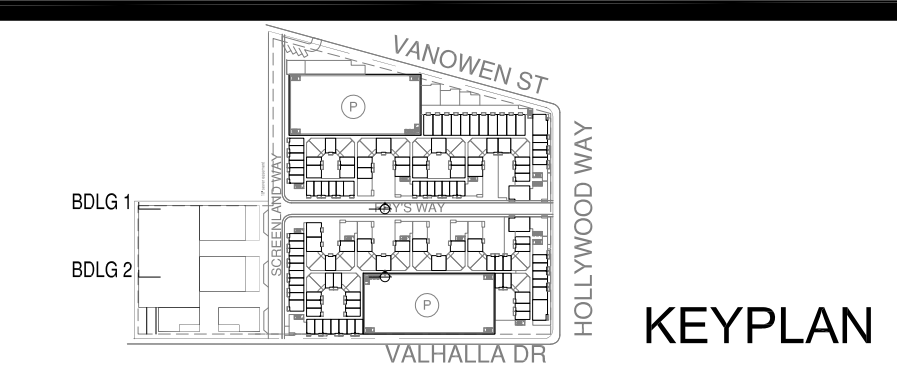
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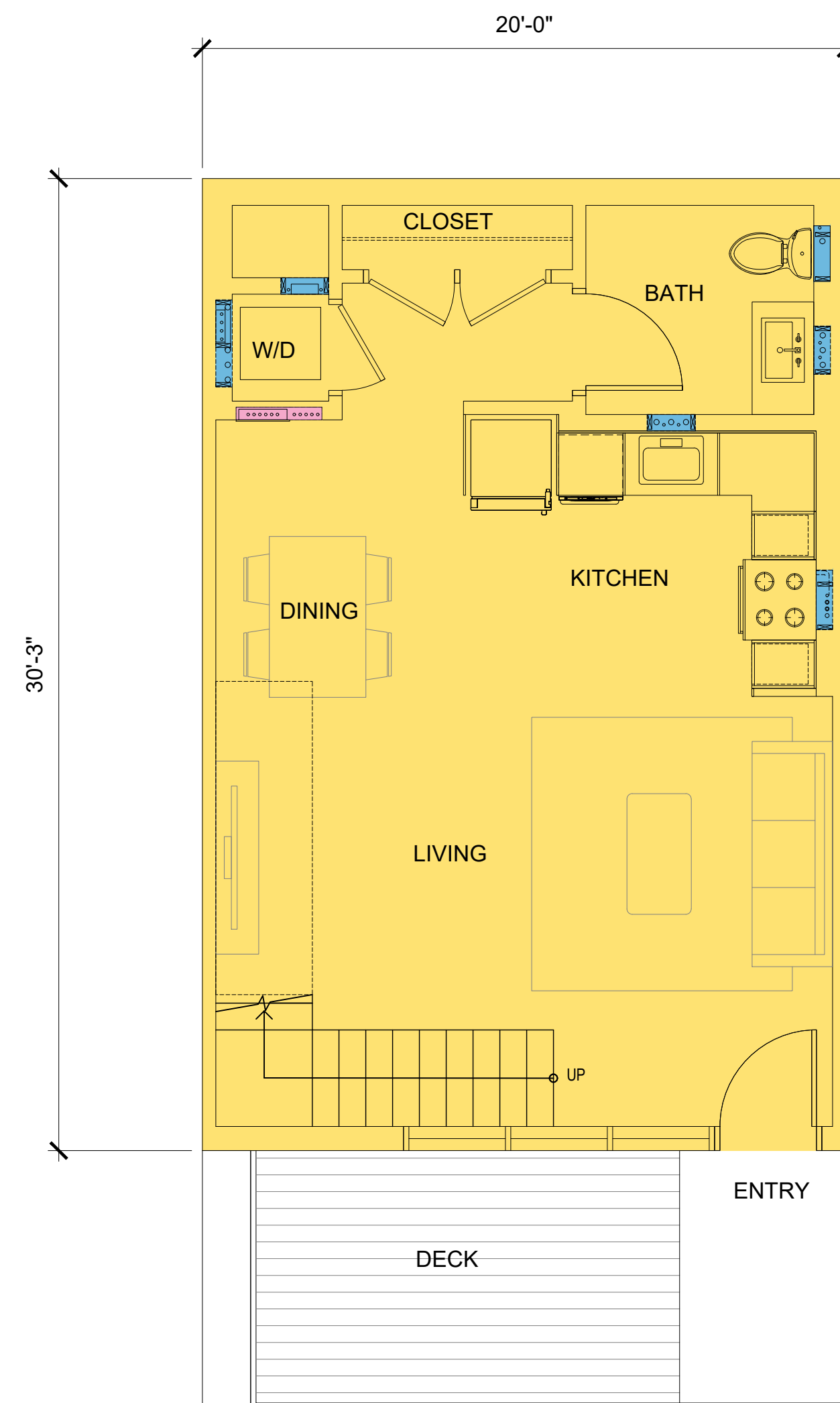
Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

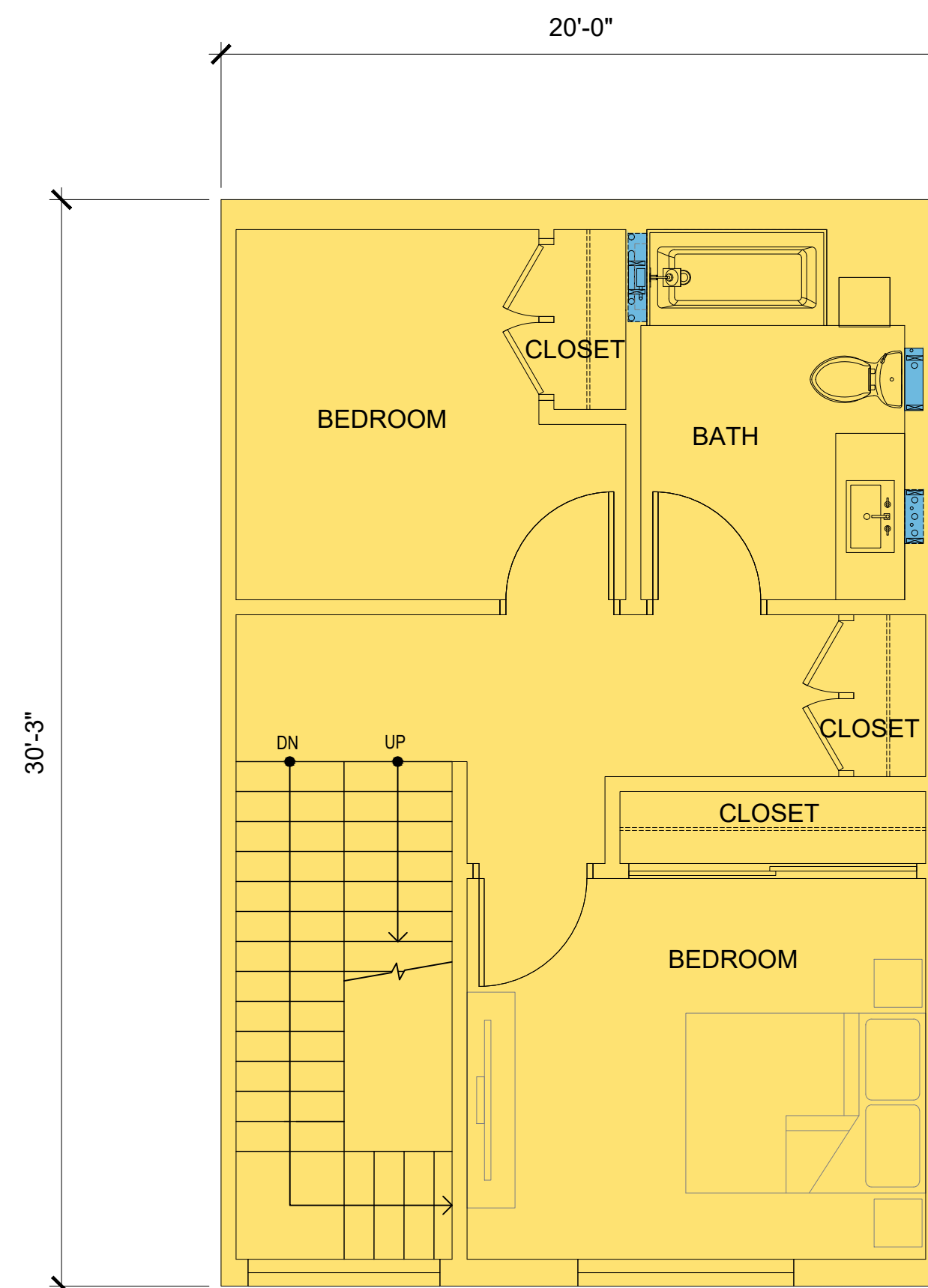
ENTITLEMENT SUBMITTAL

DATE: 04/19/2021

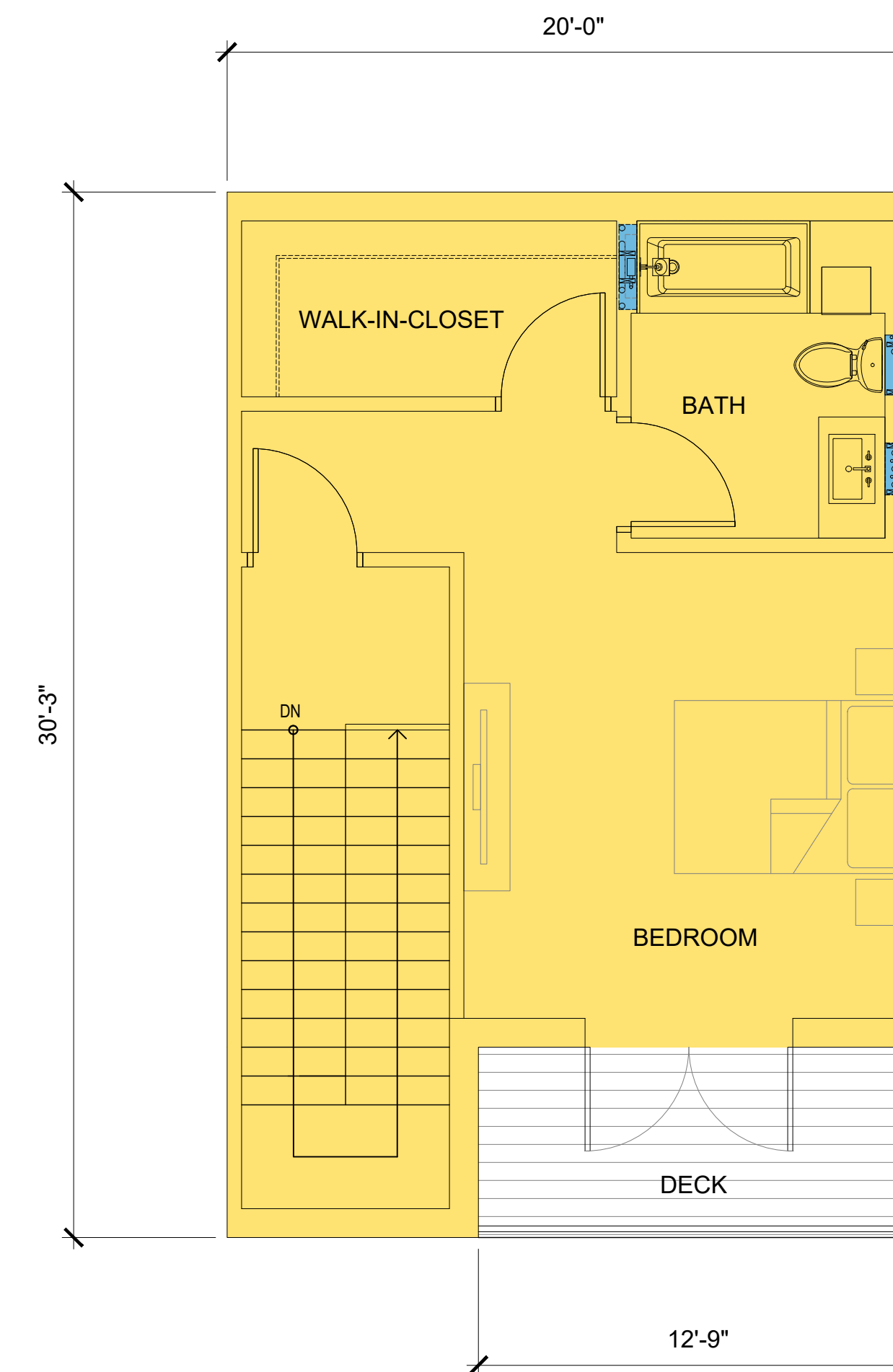




TOWNHOUSE - LEVEL 1
600 SF PER FLOOR



TOWNHOUSE - LEVEL 2

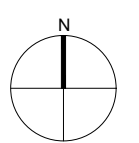
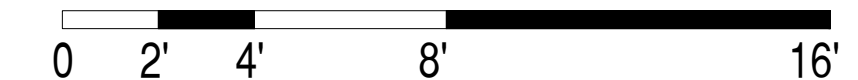


TOWNHOUSE - LEVEL 3



UNIT PLANS - TOWNHOUSE

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



A4.01



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021

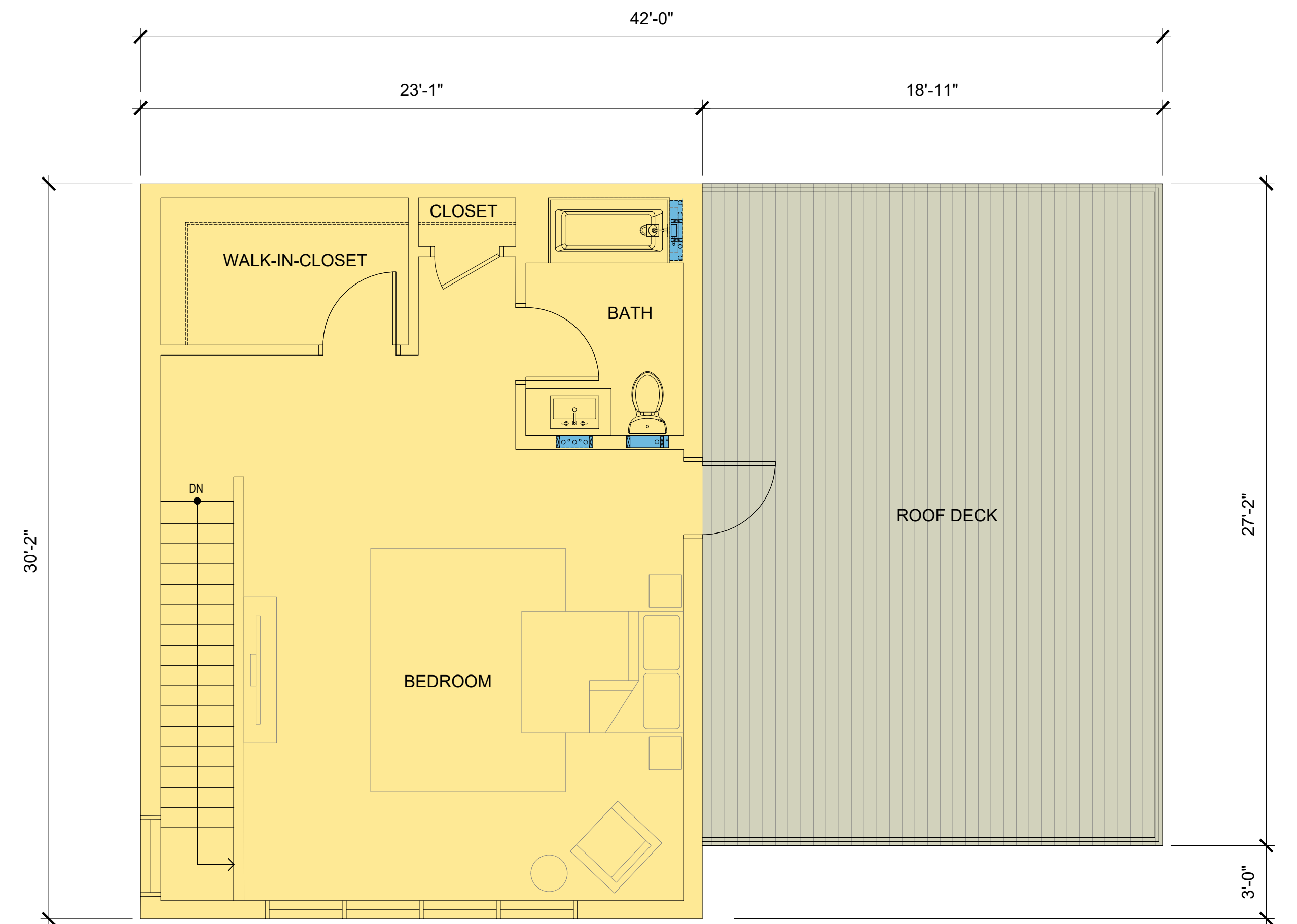


KEYPLAN





LIVE / WORK B1 - LEVEL 1
 LIVE: 676 SF
 WORK: 535 SF

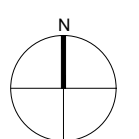
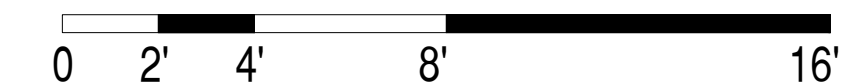


LIVE / WORK B1 - LEVEL 2
 LIVE: 697 SF

											
UNITS (STUDIO)	UNITS (1B)	UNITS (2B)	UNITS (3B)	LOBBY	COMMON	OFFICE	CIRCULATION	BOH / BIKE	PARKING	TERRACE	RETAIL

UNIT PLANS - TOWNHOUSE

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



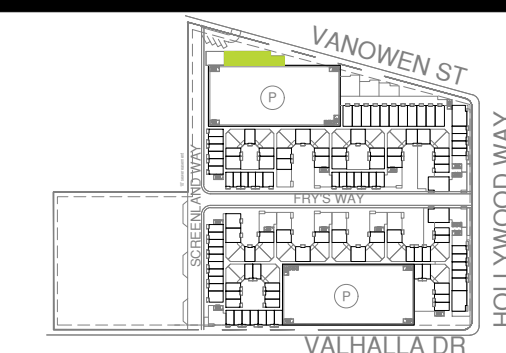
A4.02



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
 DATE: 04/19/2021

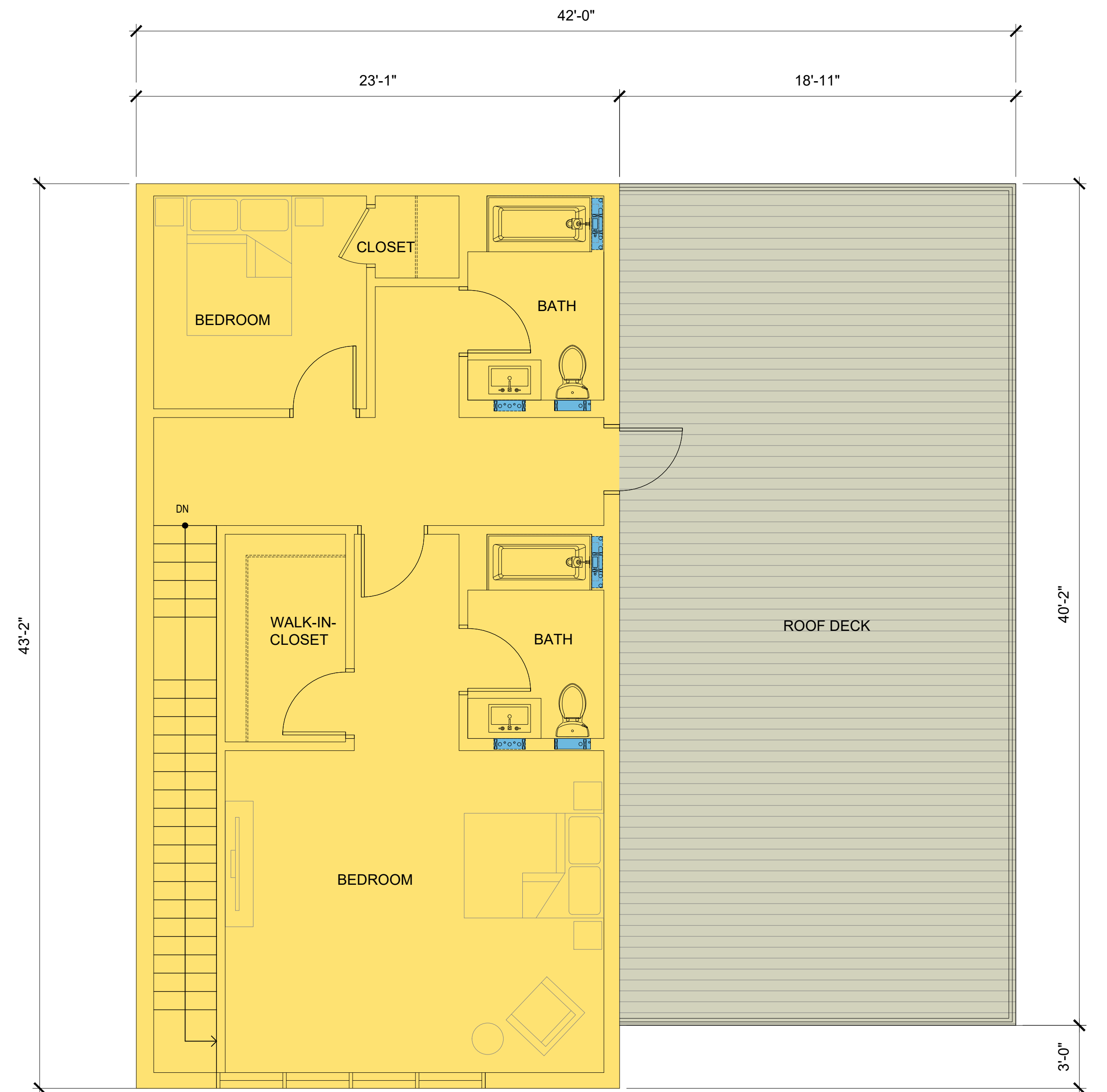


KEYPLAN





LIVE / WORK C1 - LEVEL 1
 LIVE: 967 SF
 WORK: 790 SF

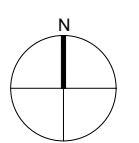
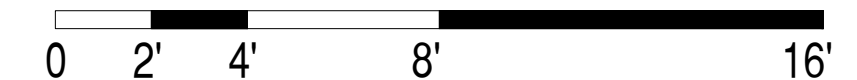


LIVE / WORK C1 - LEVEL 2
 LIVE: 997 SF



UNIT PLANS - LIVE / WORK

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



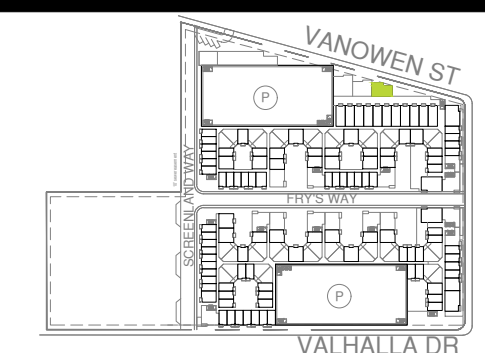
A4.03



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
 DATE: 04/19/2021

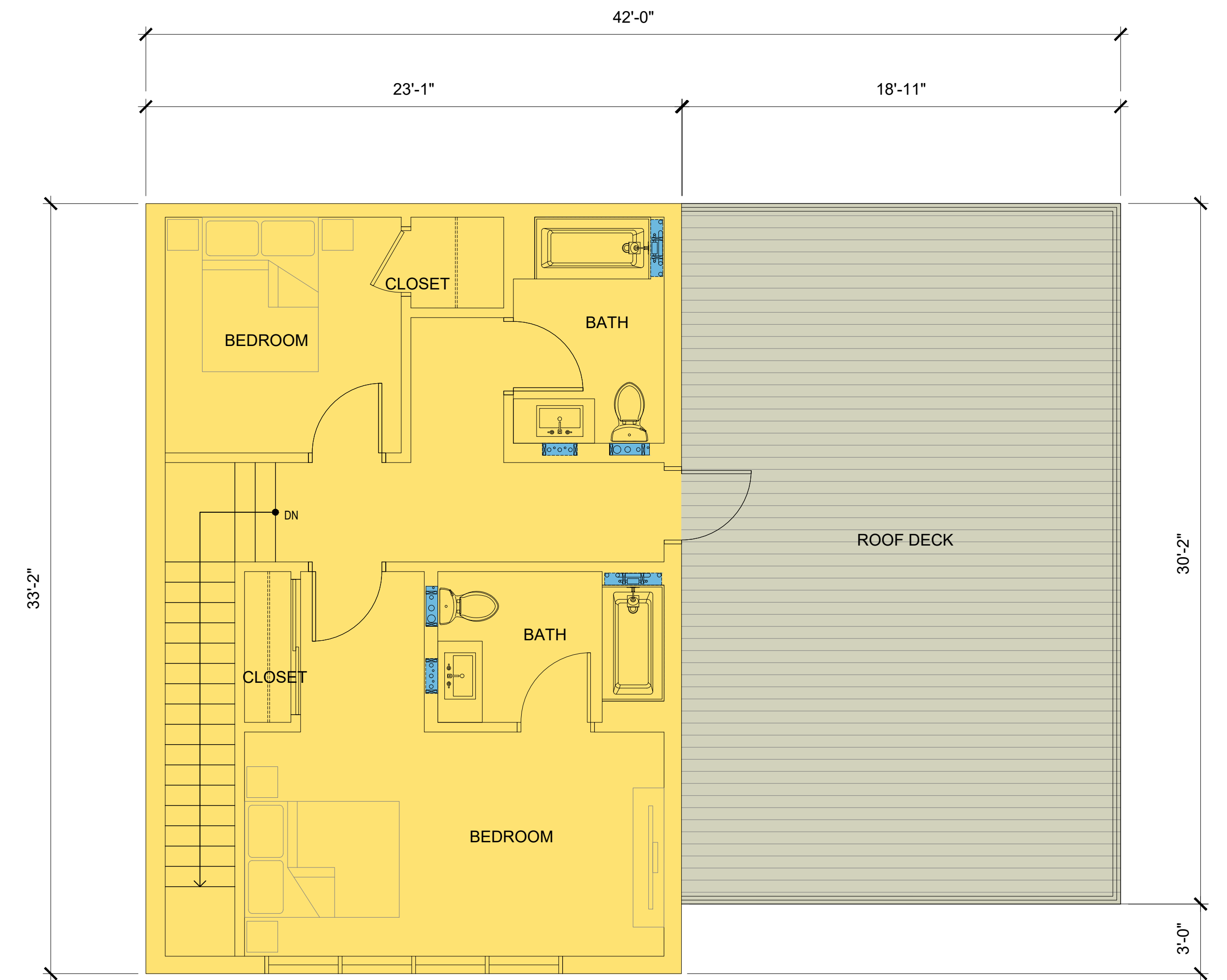


KEYPLAN





LIVE / WORK C2 - LEVEL 1
 LIVE: 743 SF
 WORK: 594 SF

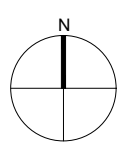
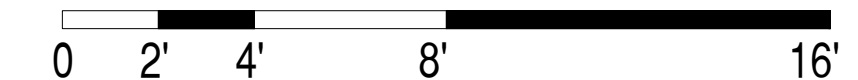


LIVE / WORK C2 - LEVEL 2
 LIVE: 766 SF



UNIT PLANS - LIVE / WORK

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



A4.04



Burbank Aero Crossings

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ENTITLEMENT SUBMITTAL
 DATE: 04/19/2021



KEYPLAN





LIVE / WORK C3
 LIVE: 795 SF
 WORK: 400 SF

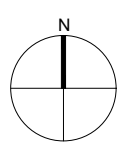


LIVE / WORK C4
 LIVE: 1,060 SF
 WORK: 400 SF



UNIT PLANS - LIVE / WORK

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



A4.05



Burbank Aero Crossings

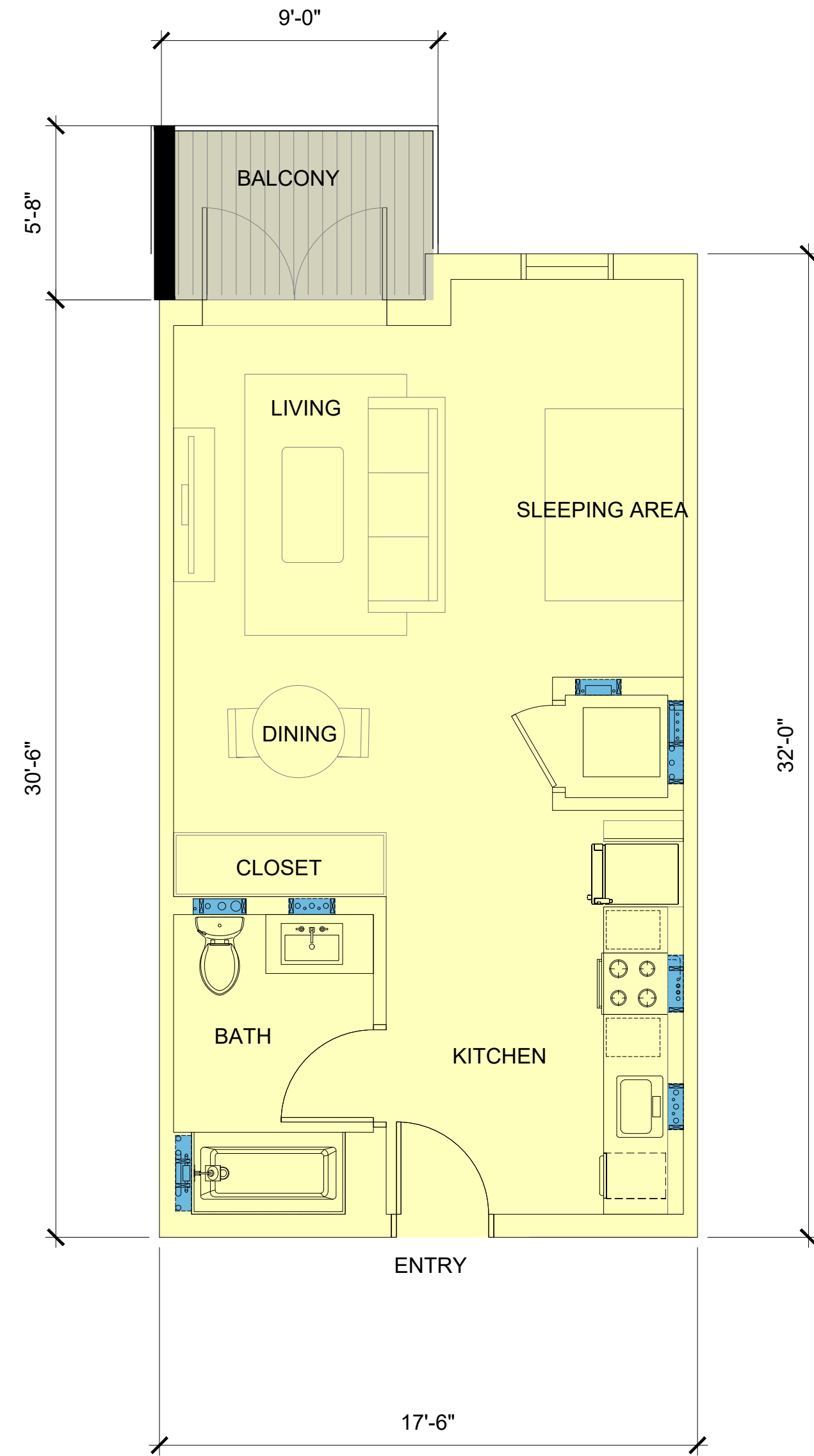
2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
 DATE: 04/19/2021

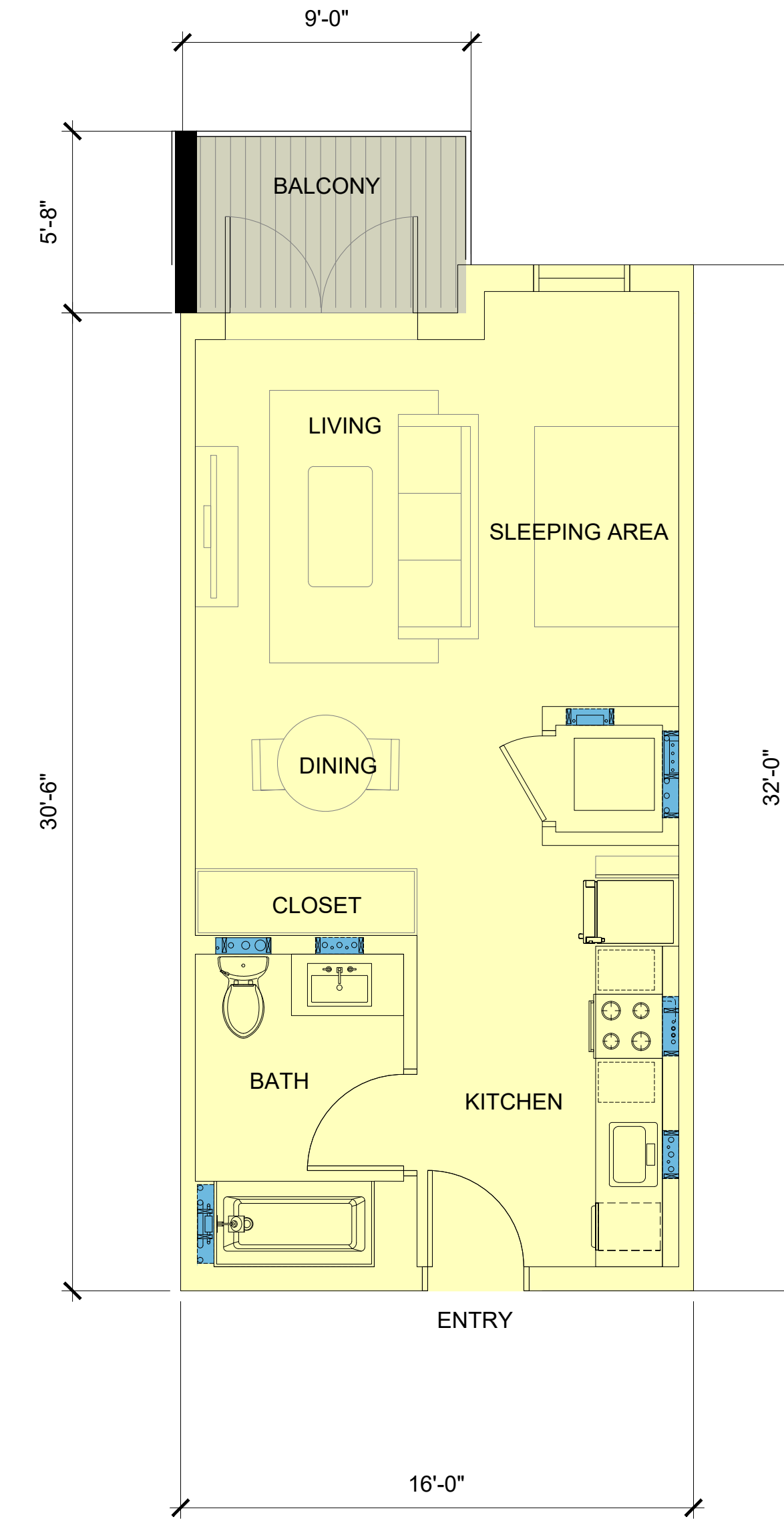


KEYPLAN





STUDIO A1
550 SF

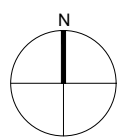
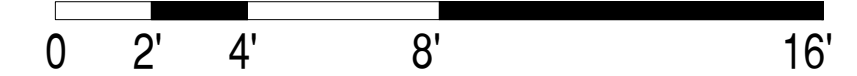


STUDIO A1a
500 SF



UNIT PLANS - STUDIO

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



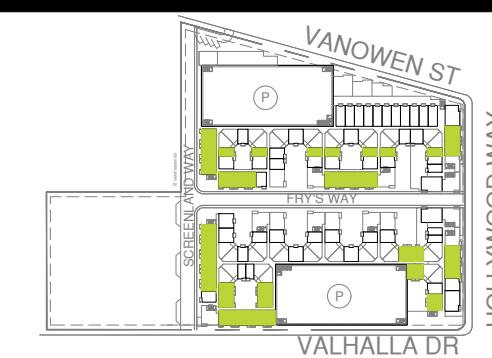
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Burbank Aero Crossings

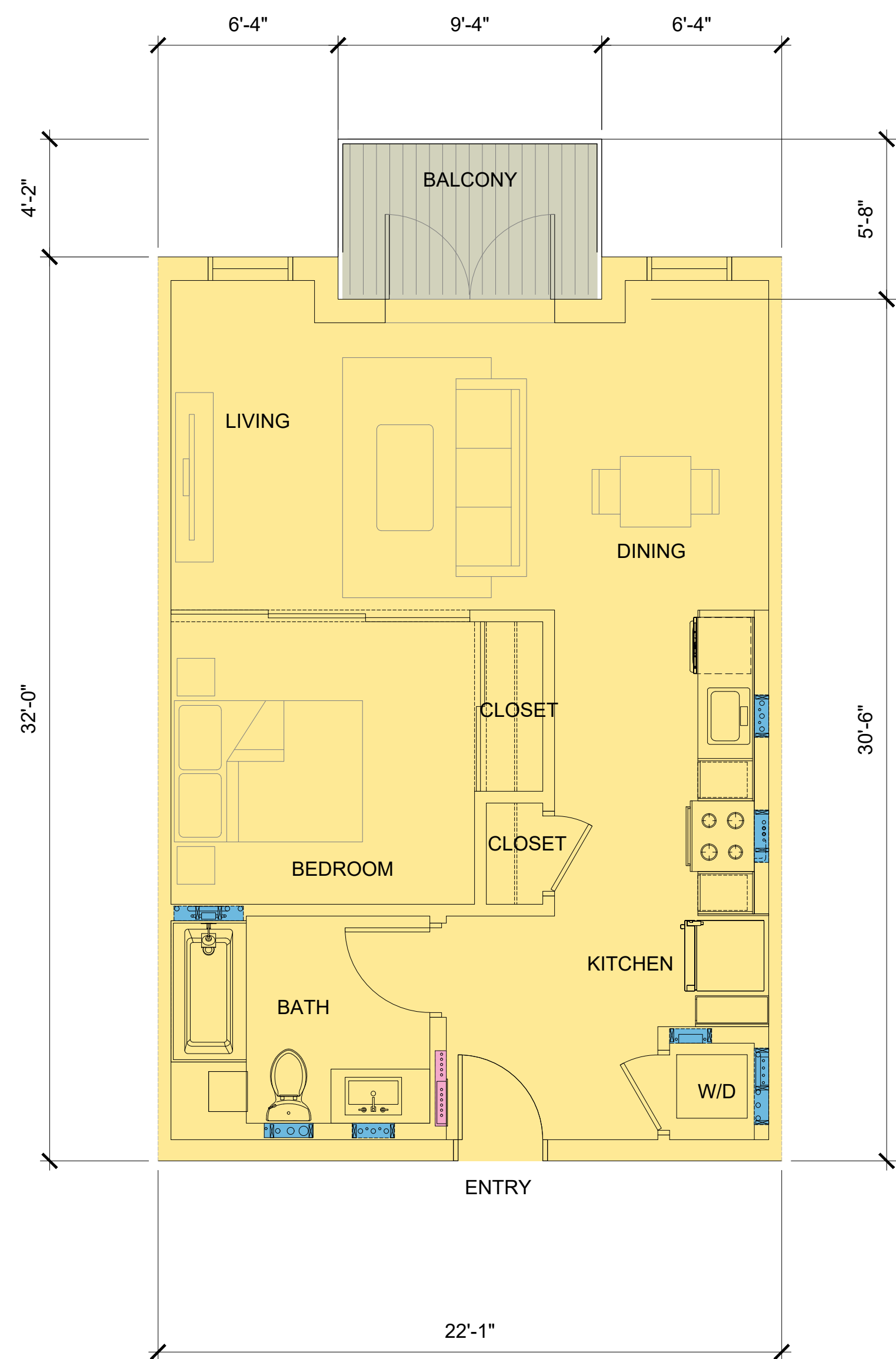
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ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





1-BEDROOM B3
764 SF

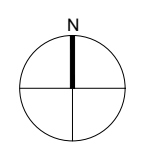
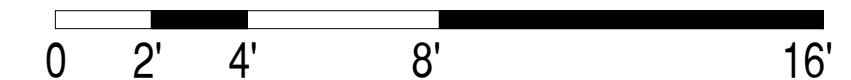


1-BEDROOM B4
732 SF



UNIT PLANS - 1-BEDROOM

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



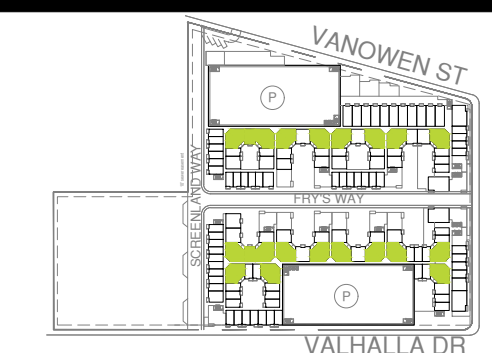
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Burbank Aero Crossings

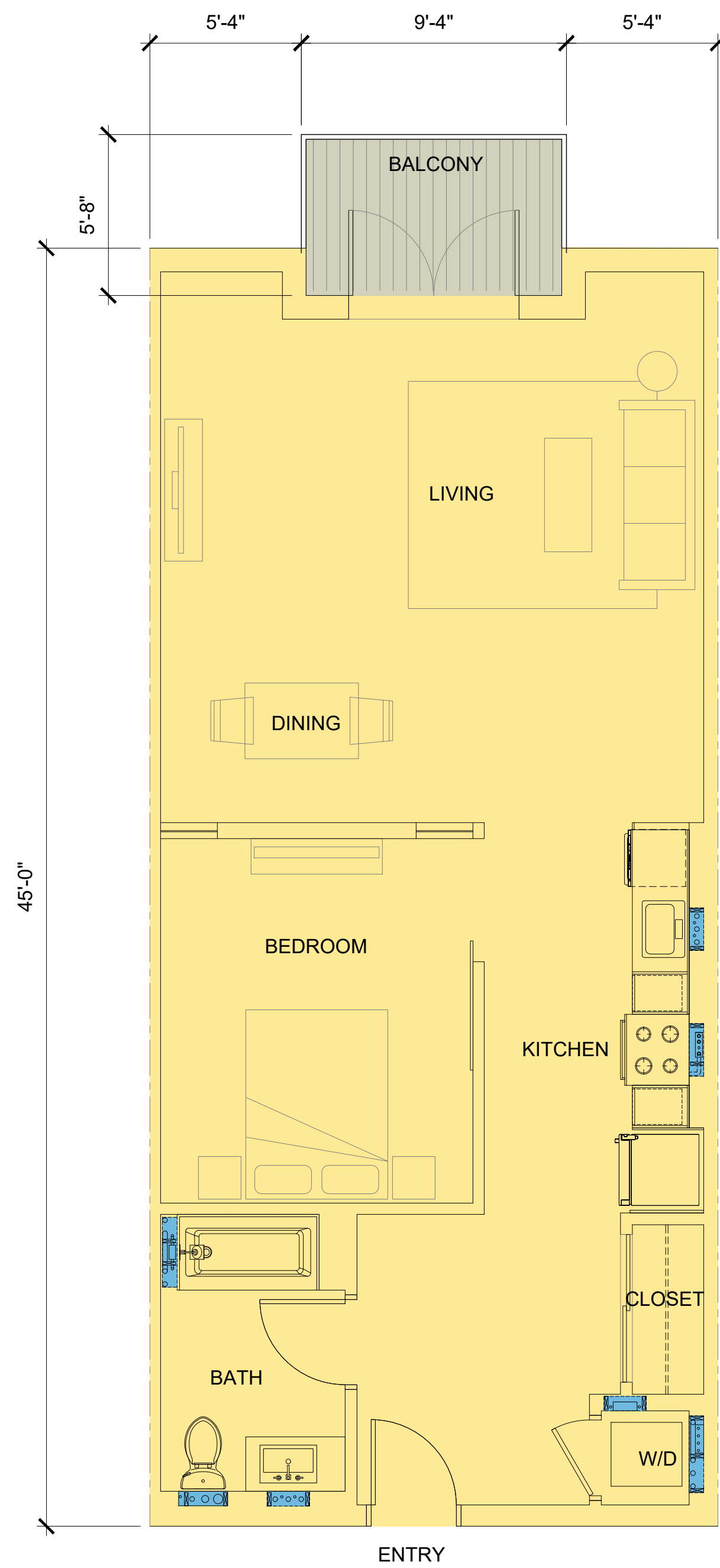
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ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





1-BEDROOM B6
887 SF

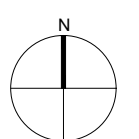


1-BEDROOM B7
755 SF

											
UNITS (STUDIO)	UNITS (1B)	UNITS (2B)	UNITS (3B)	LOBBY	COMMON	OFFICE	CIRCULATION	BOH / BIKE	PARKING	TERRACE	RETAIL

UNIT PLANS - 1-BEDROOM (INBOARD)

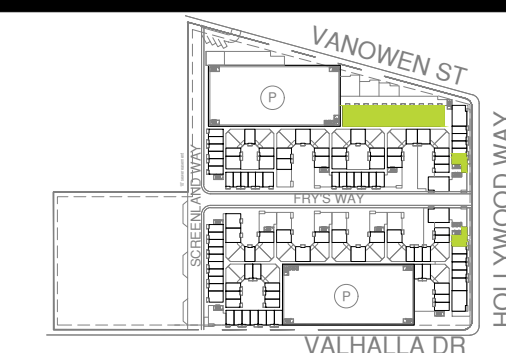
SCALE: 1/4" = 1'-0"



Burbank Aero Crossings

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ENTITLEMENT SUBMITTAL
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KEYPLAN





2-BEDROOM C2
989 SF

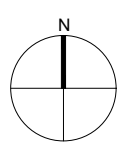


2-BEDROOM C4
1,157 SF



UNIT PLANS - 2-BEDROOM

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



A4.10



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DATE: 04/19/2021



KEYPLAN



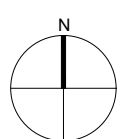
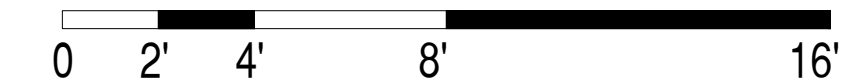


2-BEDROOM C5
1,100 SF

											
UNITS (STUDIO)	UNITS (1B)	UNITS (2B)	UNITS (3B)	LOBBY	COMMON	OFFICE	CIRCULATION	BOH / BIKE	PARKING	TERRACE	RETAIL

UNIT PLANS - 2-BEDROOM

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



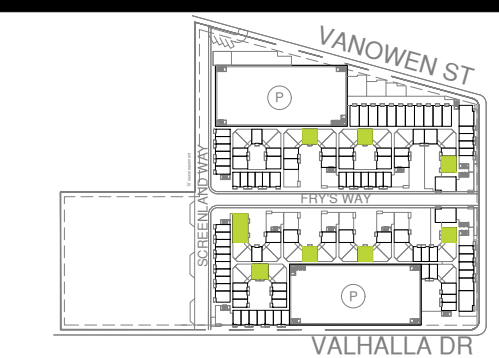
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Burbank Aero Crossings

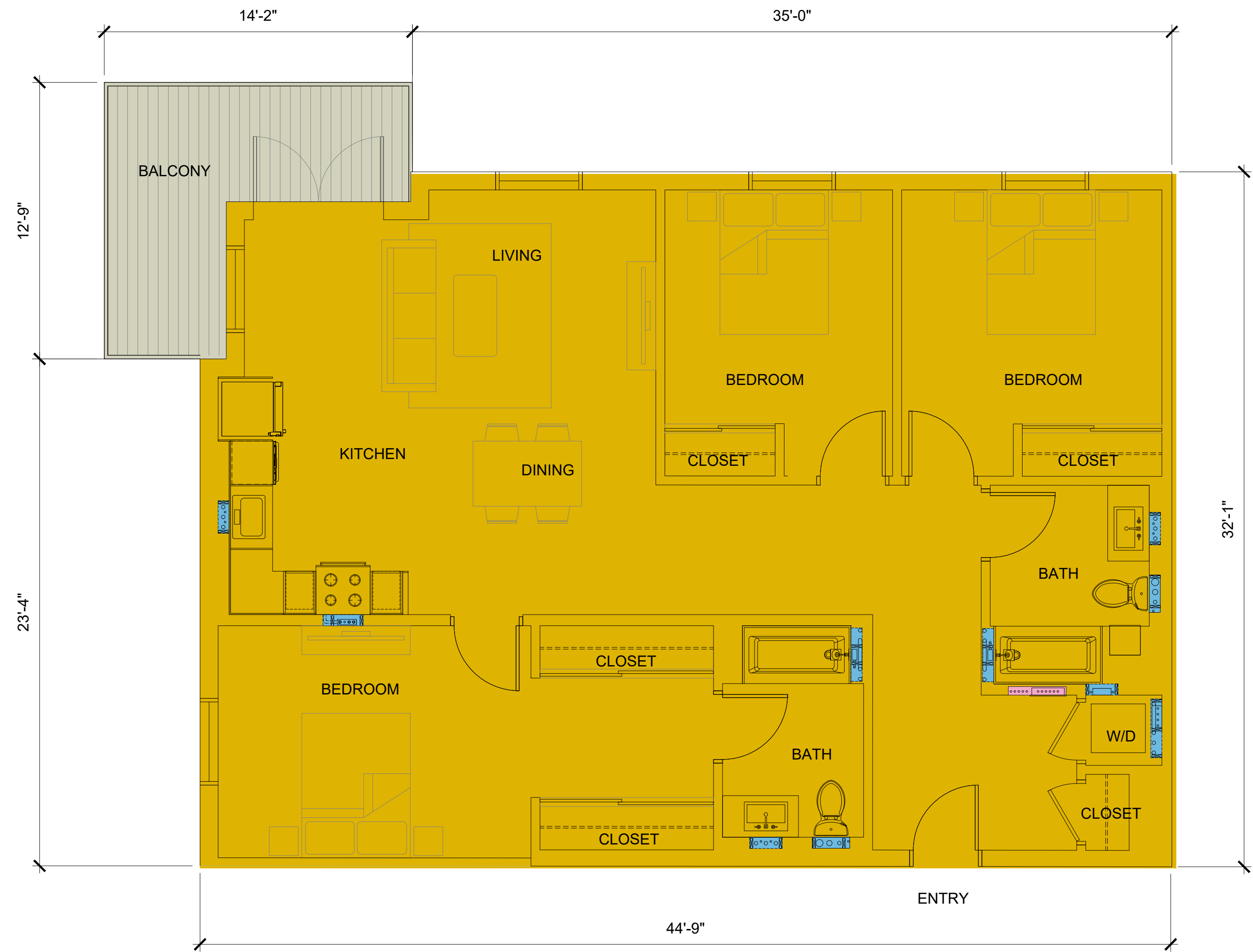
2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN



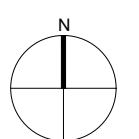
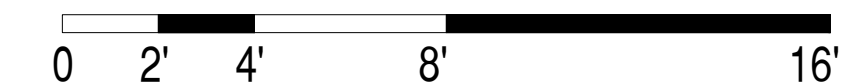


3-BEDROOM D1
1,400 SF

											
UNITS (STUDIO)	UNITS (1B)	UNITS (2B)	UNITS (3B)	LOBBY	COMMON	OFFICE	CIRCULATION	BOH / BIKE	PARKING	TERRACE	RETAIL

UNIT PLANS - 3-BEDROOM

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



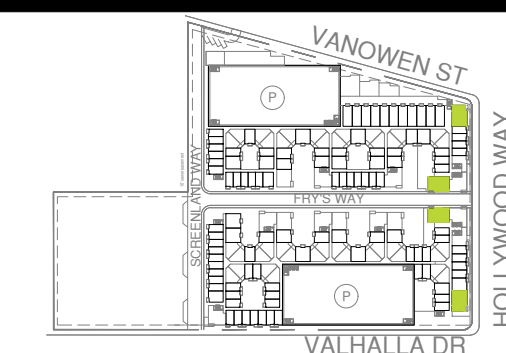
A4.12



Burbank Aero Crossings

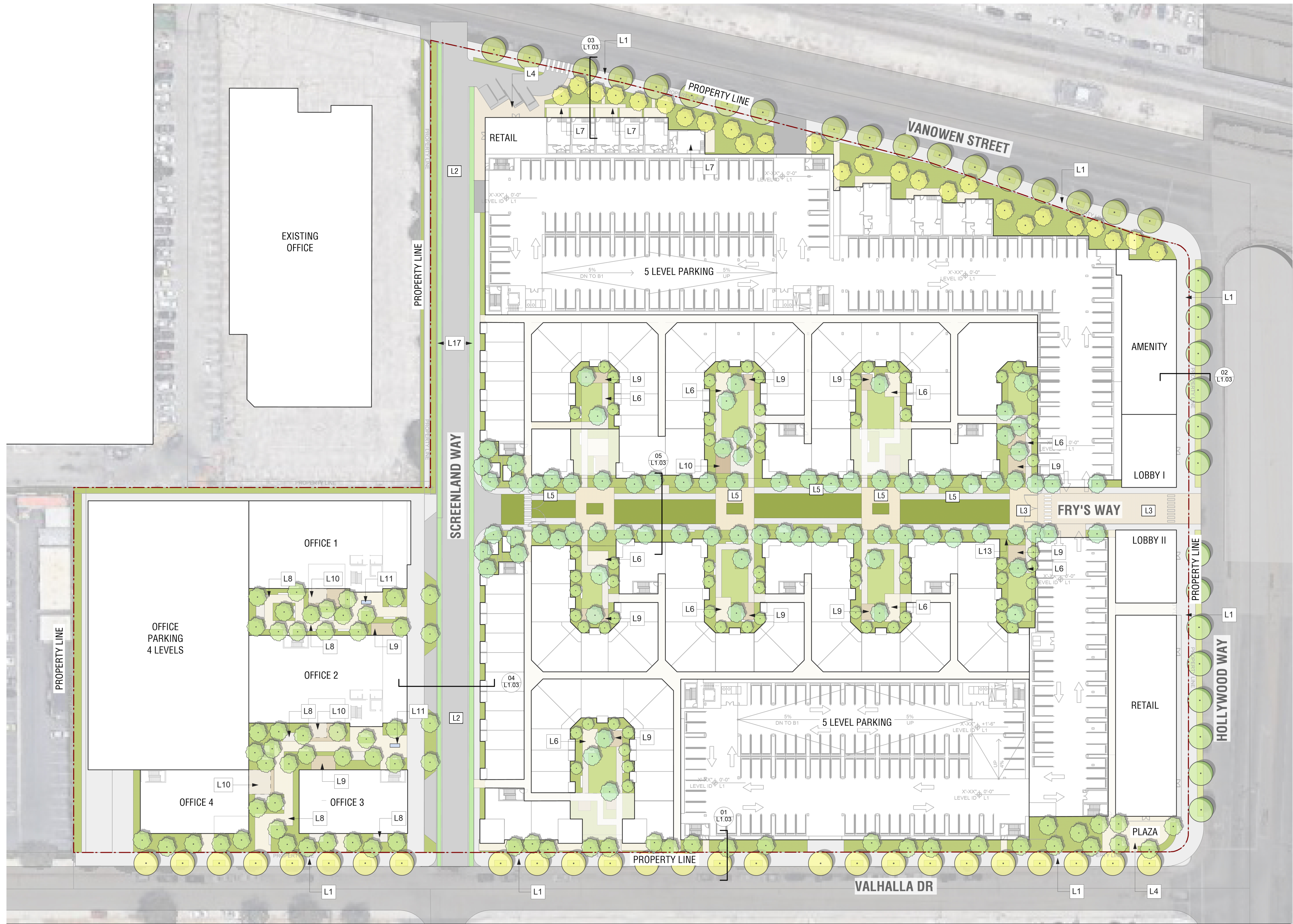
2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





LEGEND

- L1 - STREET SIDEWALK
- L2 - VEHICULAR ASPHALT PAVING
- L3 - VEHICULAR DECORATIVE PAVING
- L4 - RETAIL PLAZA DECORATIVE PAVING
- L5 - FIRE LANE CONCRETE PAVING
- L6 - RESIDENTIAL COURTYARD DECORATIVE PAVING
- L7 - TENANT PATIO
- L8 - OFFICE COURTYARD DECORATIVE PAVING
- L9 - WOOD DECKING
- L10 - WORKPOD STRUCTURE
- L11 - WATER FEATURE
- L12 - AMENITY AREA DECORATIVE PAVING
- L13 - POOL
- L14 - POOL SPA
- L15 - DOG PARK
- L16 - OVERHEAD SHADE STRUCTURE
- L17 - CLASS II BIKE LANE

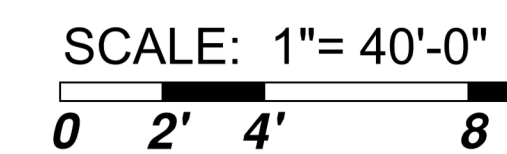
PLANT PALETTE

BOTANICAL NAME	COMMON NAME
STREET TREE (60)	
PLATANUS RACEMOSA	WESTERN SYCAMORE
PODOCARPUS SPP.	PODOCARPUS
PROSOPIS SPP.	MESQUITE
QUERCUS AGRIFOLIA	COAST LIVE OAK
TIPUANA TIPU	TIPU
ULMUS SPP.	ELM
INTERIOR/CANOPY TREE (253)	
ARBUTUS 'X MARINA'	STRAWBERRY TREE
GELERA PARVIFLORA	AUSTRALIAN WILLOW
OLEA 'SWAN HILL' MULTI	SWAN HILL FRUITLESS OLIVE
PISTACIA CHINENSIS	CHINESE PISTACHE
PLATANUS ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE
PODOCARPUS HENKELII	LONG-LEAFED YELLOW WOOD
QUERCUS ILEX	HOLLY OAK
SCHINUS MOLLE	CALIFORNIA PEPPER
TRISTANIA CONFERTA	BRISBANE BOX
ULMUS PARVIFOLIA 'TRU GREEN'	TRUE GREEN CHINESE ELM
ORNAMENTAL PLANTING (64,930 sf)	
AGAVE SPP.	AGAVE
ALOE SPP.	ALOE
CAREX DIVULSA	BERKELEY SEDGE
CEANOTHUS CULTIVARS	CEANOTHUS
DIANELLA SPP.	FLAX LILY
DIETES BICOLOR	FORTNIGHT LILY
JUNCUS PATENS	ELK BLUE CALIFORNIA RUSH
LANTANA MONTEVIDENSIS (SELLOWIANA)	TRAILING LANTANA
LAVANDULA SPP.	LAVENDER
LEUCOPHYLLUM SPP.	PURPLE SAGE
LIRIOPE MUSCARI	LILY TURF
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
LOMANDRA 'TROPIC BELLE'	TROPIC BELLE MAT RUSH
MUHLENBERGIA DUMOSA	BAMBOO MUHLY
MYOPORUM PARVIFOLIUM & CULTIVARS	MYOPORUM
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
OLEA EUROPEA 'MONTRA'	LITTLE OLLIE
PENNISETUM SPATHIOLATUM	SLENDER VELD'T GRASS
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY HUNTINGTON CARPET
ROSMARINUS OFFICINALIS 'PROSTRATUS'	TRAILING ROSEMARY
SALVIA GREGGII & HYBRIDS	AUTUMN SAGE
SALVIA LEUCANTHA	MEXICAN BUSH SAGE
SANTOLINA SPP.	LAVANDER COTTON
SENECIO MANDRALISCAE	BLUE CHALK STICKS
SESLERIA AUTUMNALIS	WYNYABBIE GEM WESTRINGIA
TEUCRIUM CHAMAEDRYS	AUTUMN MOOR GRASS
WESTRINGIA 'WYNYABBIE GEM'	GERMANDER
TURF (6,500 sf)	
HYBRID BERMUDA GRASS	TURF SOD
FIRE LANE / STALOK FIBER (6,600 sf)	
CAREX DIVULSA	BERKELEY SEDGE

LEVEL 01 - LANDSCAPE PLAN
SCALE: 1" = 40'-0"

01

LVL 01 LANDSCAPE PLANS



L1.01

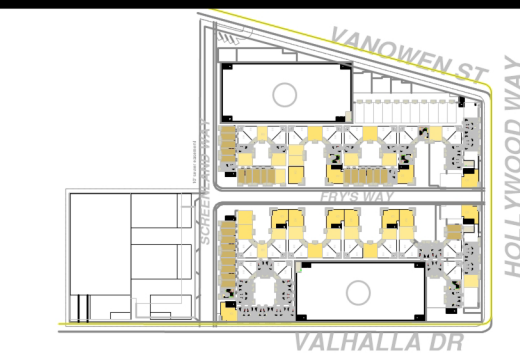


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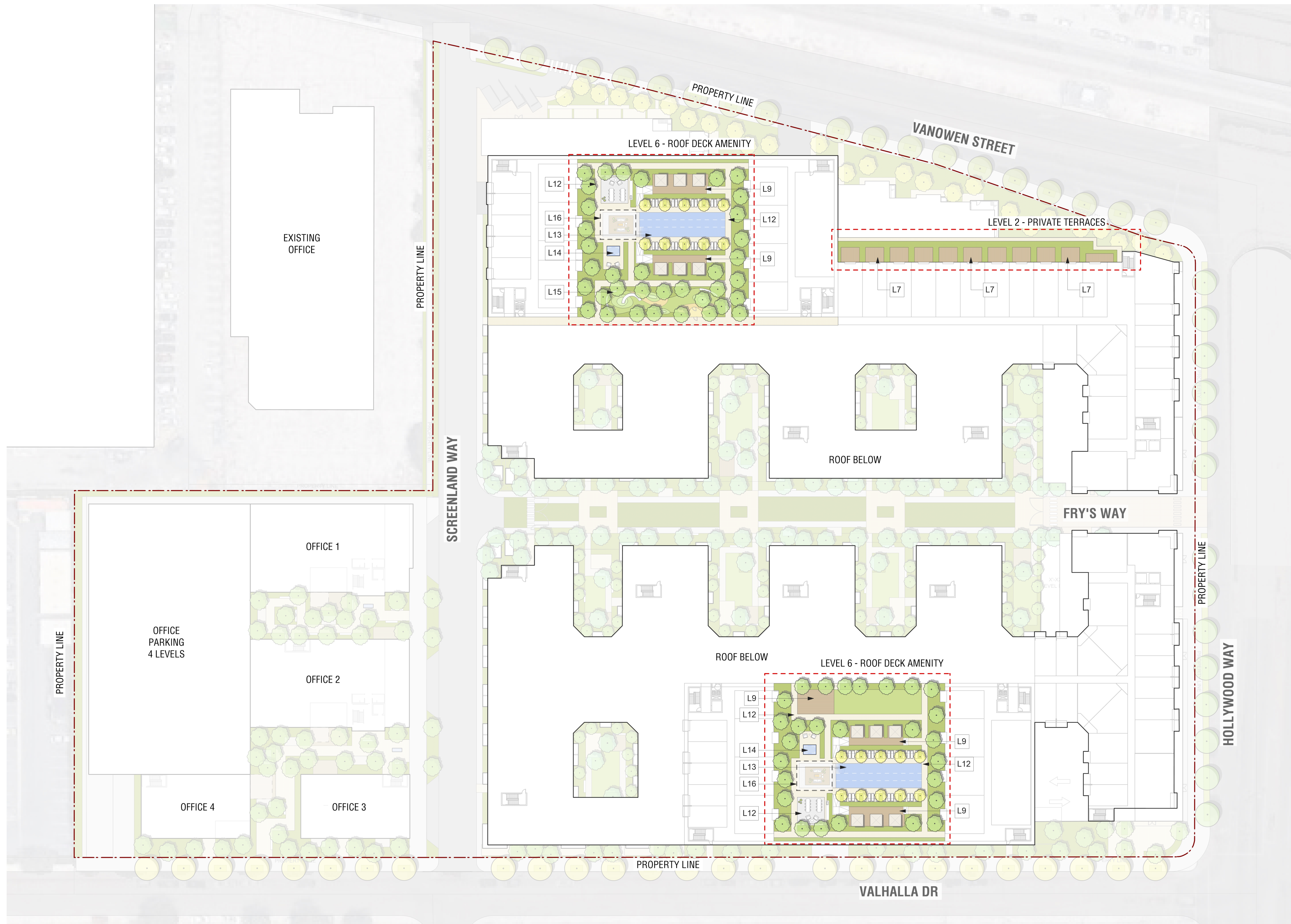
ENTITLEMENT SUBMITTAL

DATE: 04/19/2021



KEYPLAN





LEGEND

- L1 - STREET SIDEWALK
- L2 - VEHICULAR ASPHALT PAVING
- L3 - VEHICULAR DECORATIVE PAVING
- L4 - RETAIL PLAZA DECORATIVE PAVING
- L5 - FIRE LANE CONCRETE PAVING
- L6 - RESIDENTIAL COURTYARD DECORATIVE PAVING
- L7 - TENANT PATIO
- L8 - OFFICE COURTYARD DECORATIVE PAVING
- L9 - WOOD DECKING
- L10 - WORKPOD STRUCTURE
- L11 - WATER FEATURE
- L12 - AMENITY AREA DECORATIVE PAVING
- L13 - POOL
- L14 - POOL SPA
- L15 - DOG PARK
- L16 - OVERHEAD SHADE STRUCTURE

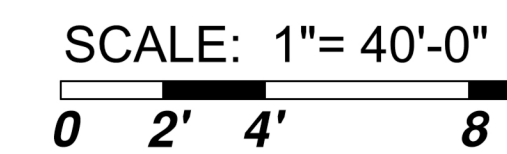
PLANT PALETTE

BOTANICAL NAME	COMMON NAME
STREET TREE	
PLATANUS RACEMOSA	WESTERN SYCAMORE
PODOCARPUS SPP.	PODOCARPUS
PROSOPIS SPP.	MESQUITE
QUERCUS AGRIFOLIA	COAST LIVE OAK
TIPUANA TIPU	TIPU
ULMUS SPP.	ELM
INTERIOR/CANOPY TREE (Level 06 - 84)	
ARBUTUS X 'MARINA'	STRAWBERRY TREE
GEJERA PARVIFLORA	AUSTRALIAN WILLOW
OLEA 'SWAN HILL' MULTI	SWAN HILL FRUITLESS OLIVE
PISTACIA CHINENSIS	CHINESE PISTACHE
PLATANUS ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE
PODOCARPUS HENKELII	LONG-LEAFED YELLOW WOOD
QUERCUS ILEX	HOLLY OAK
SCHINUS MOLLE	CALIFORNIA PEPPER
TRISTANIA CONFERTA	BRISBANE BOX
ULMUS PARVIFOLIA 'TRU GREEN'	TRUE GREEN CHINESE ELM
ORNAMENTAL PLANTING (Level 02 - 2,000 sf, Level 06 - 17,300 sf)	
AGAVE SPP.	AGAVE
ALOE SPP.	ALOE
CAREX DIVULSA	BERKELEY SEDGE
CEANOTHUS CULTIVARS	CEANOTHUS
DIANELLA SPP.	FLAX LILY
DIETES BICOLOR	FORTNIGHT LILY
JUNCUS PATENS	ELK BLUE CALIFORNIA RUSH
LANTANA MONTEVIDENSIS (SELLOWIANA)	TRAILING LANTANA
LAVANDULA SPP.	LAVENDER
LEUCOPHYLLUM SPP.	PURPLE SAGE
LIRIOPE MUSCARI	LILY TURF
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
LOMANDRA 'TROPIC BELLE'	TROPIC BELLE MAT RUSH
MUHLENBERGIA DUMOSA	BAMBOO MUHLY
MYOPORUM PARVIFOLIUM & CULTIVARS	MYOPORUM
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
OLEA EUROPEA 'MONTRA'	LITTLE OLLIE
PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY HUNTINGTON CARPET
ROSMARINUS OFFICINALIS 'PROSTRATUS'	TRAILING ROSEMARY
SALVIA GREGGII & HYBRIDS	AUTUMN SAGE
SALVIA LEUCANTHA	MEXICAN BUSH SAGE
SANTOLINA SPP.	LAVANDER COTTON
SENECIO MANDRALISCAE	BLUE CHALK STICKS
SESLERIA AUTUMNALIS	WYNYABBIE GEM WESTRINGIA
TEUCRIUM CHAMAEDRYS	AUTUMN MOOR GRASS
WESTRINGIA 'WYNYABBIE GEM'	GERMANDER
TURF (Level 06 - 1,800sf)	
HYBRID BERMUDA GRASS	TURF SOD
FIRE LANE / STALOK FIBER	
CAREX DIVULSA	BERKELEY SEDGE

LEVEL 2 & 6 - LANDSCAPE PLAN
SCALE: 1" = 40'-0"

01

LVL 02 & 06 LANDSCAPE PLANS



L1.02

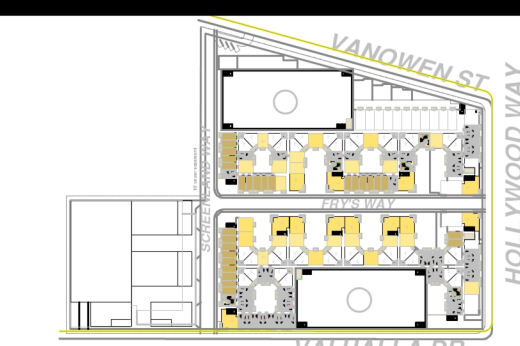


Burbank Aero Crossings

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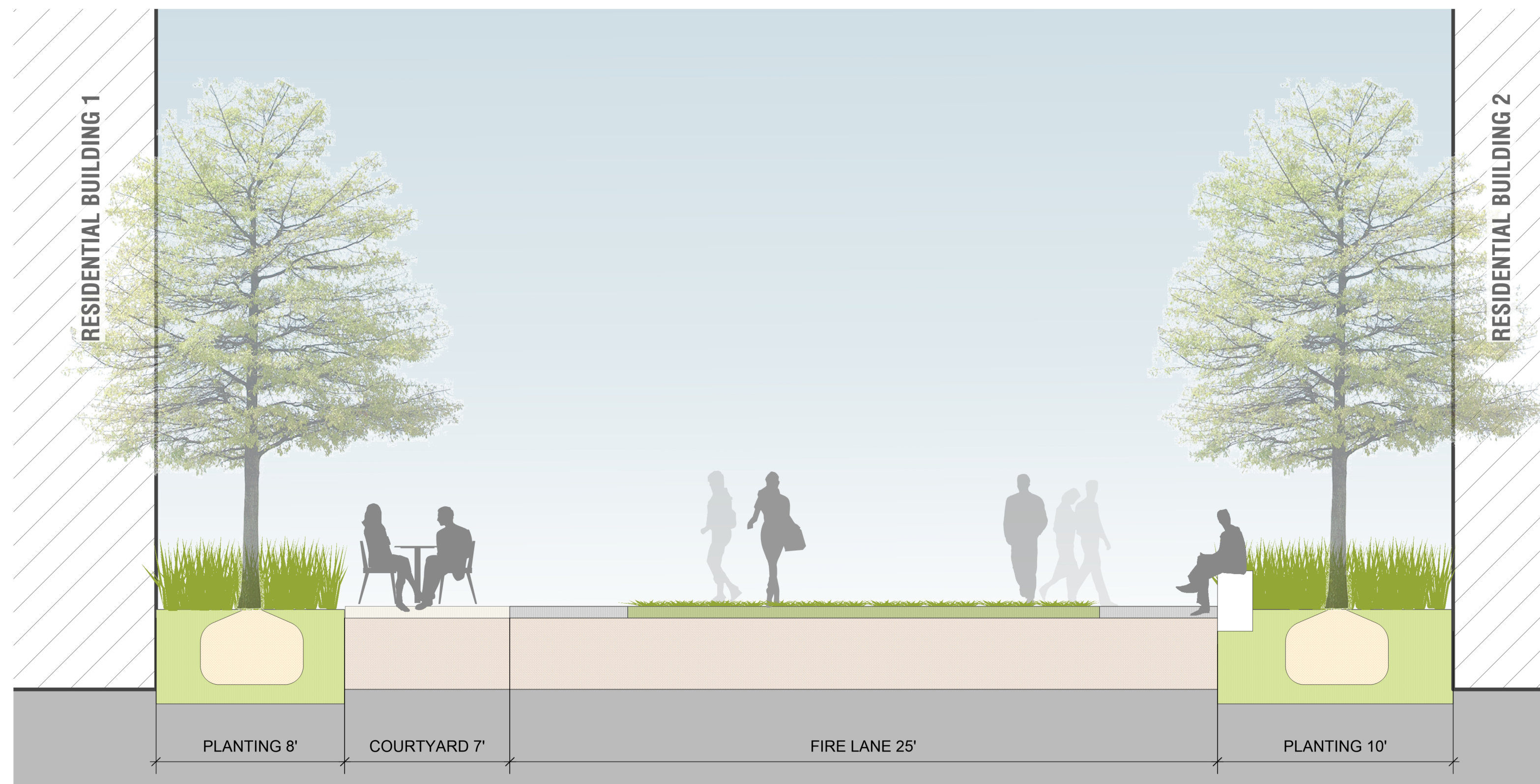
ENTITLEMENT SUBMITTAL

DATE: 04/19/2021



KEYPLAN

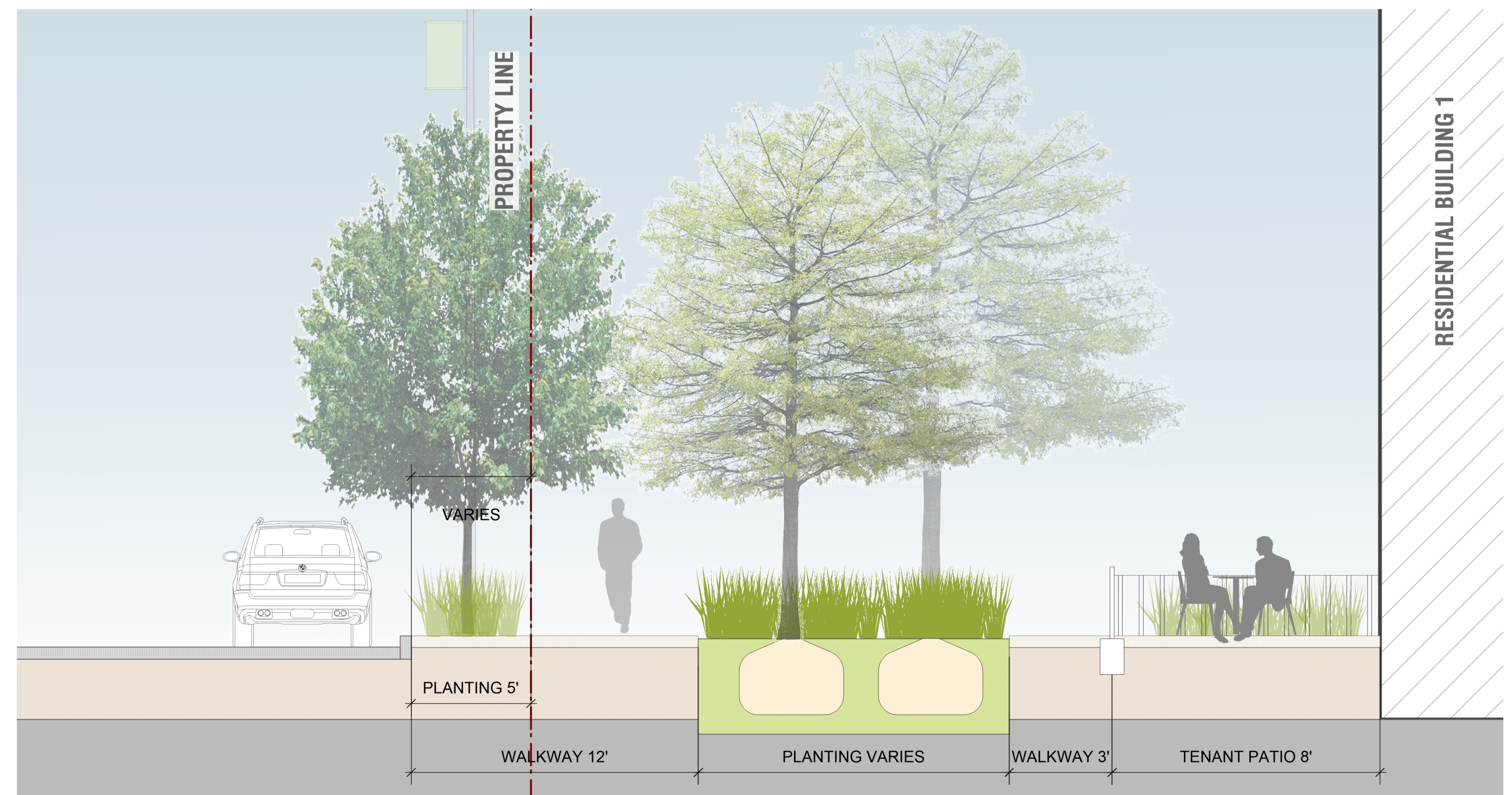




SITE SECTIONS - FIRE LANE

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

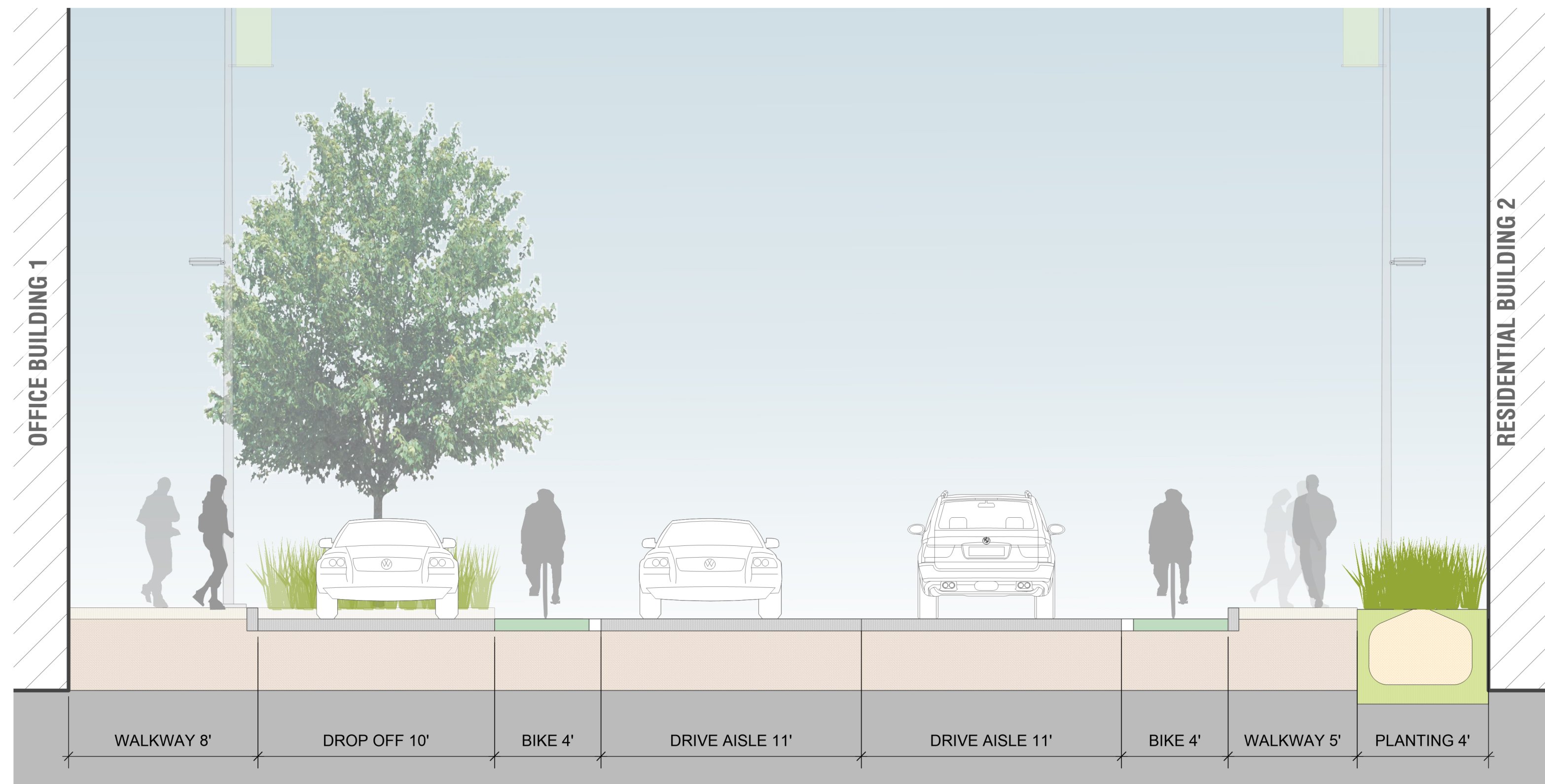
05



SITE SECTIONS - VANOWEN ST

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

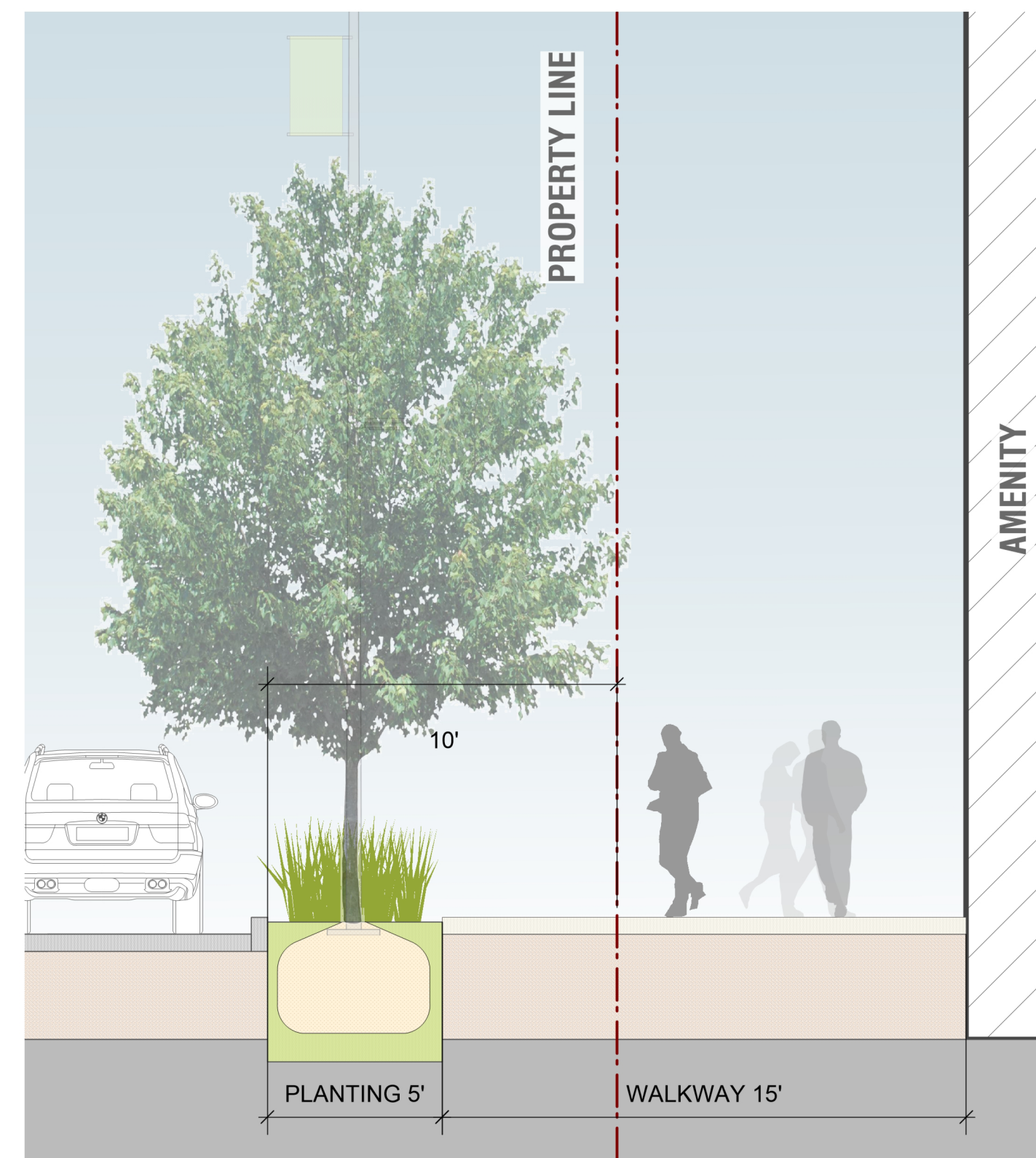
03



SITE SECTIONS - SCREENLAND WAY

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

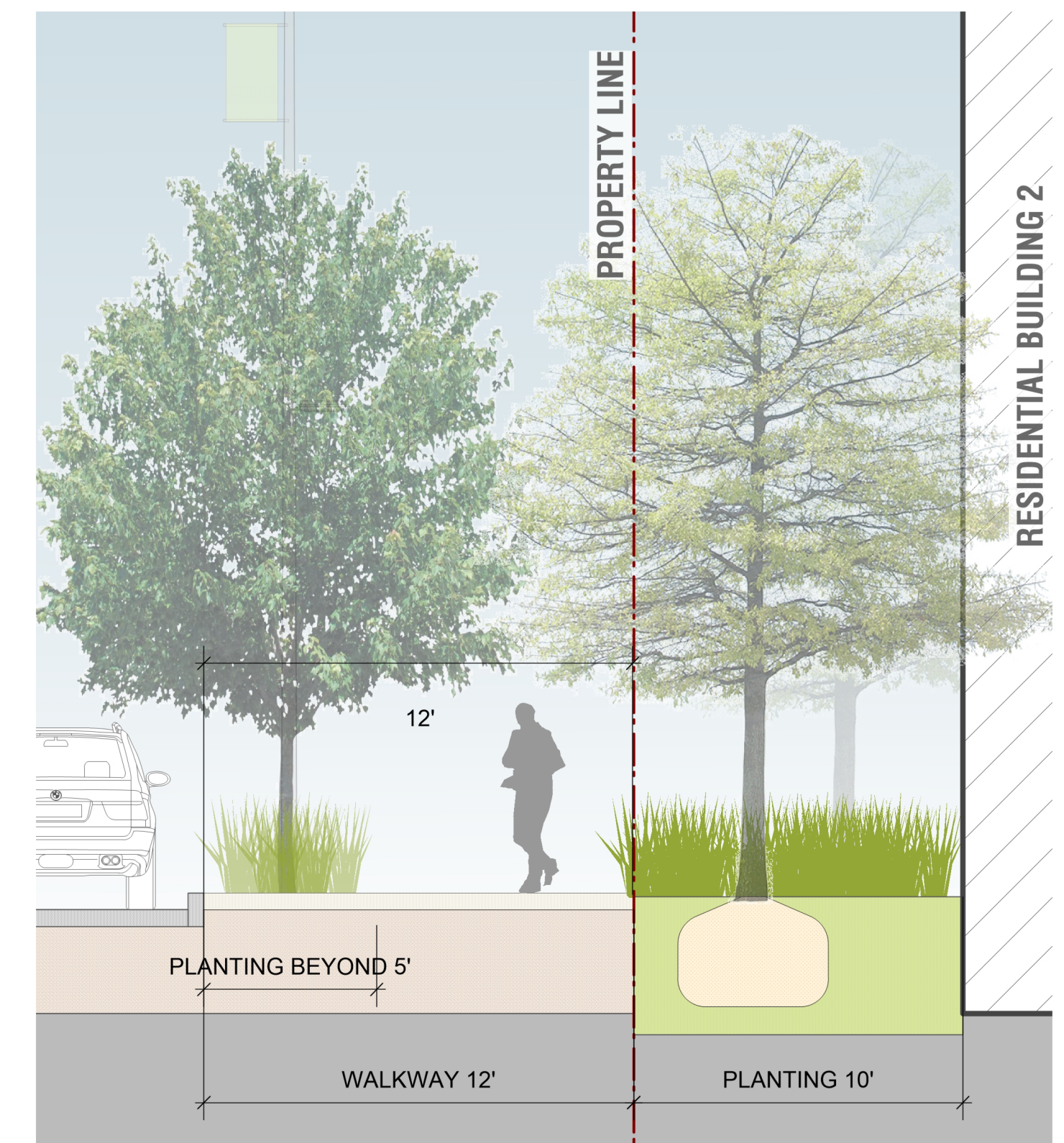
04



SITE SECTIONS - HOLLYWOOD WAY

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

02



SITE SECTIONS - VALHALLA DR

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

01

LANDSCAPE SECTIONS

L1.03

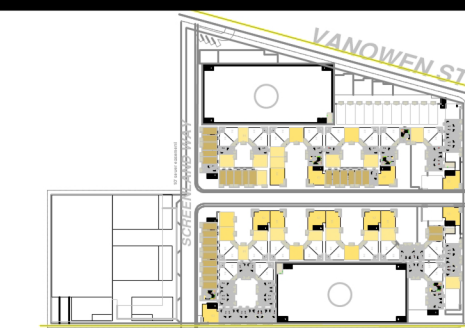


Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL

DATE: 04/19/2021



KEYPLAN

