

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
u-a-lab.com © 2021

SITE INFORMATION **BURBANK AERO CROSSINGS - OPTION 2**

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	151,800
RESIDENTIAL PARKING SPACES	1,132
RETAIL PARKING SPACES	32
OFFICE PARKING SPACES	455
TOTAL PARKING SPACES	1,619
TOTAL BICYCLE PARKING	38
COMMON OPEN SPACE (SF)	82,000
TOTAL BUILDING AREA (SF)	937,613 Residential and Retail (Common Areas not included)
FAR	2.1
BUILDING COVERAGE	71%

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
DEPT. OF CITY PLANNING, AB 744 DENSITY BONUS

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)
15'-0" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE

Retail II off Vanowen
1-Story Freestanding Building 1 (1,500 SF)
15'-0" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (20' TO TOP OF PARAPET)
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 Vahalla
Allowable FAR: 1.25 REGIONAL COMMERCIAL
Propose Height of Building: 70'-11" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (5-STORY)
5-STORY OFFICE, 5-STORY PARKING STRUCTURE WITH ROOF LEVEL PARKING

OFFICE BUILDING SF SUMMARY
Building Area: 151,800 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 = 455 SPACES
Bike Parking (4 per 50,000 / 1 per 50,000 after) 12 Req. & Provided

4- TOTAL PARKING REQUIRED

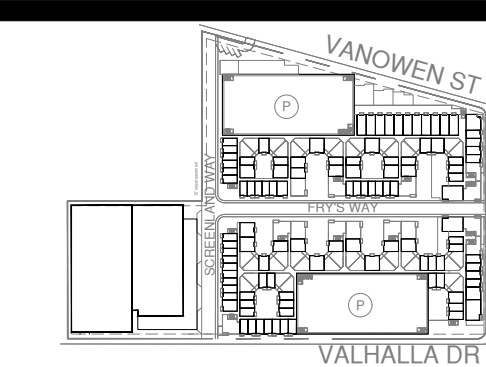
Residential Parking Required	=	526 SPACES
Retail Parking Required	=	32 SPACES
Office Parking Required	=	455 SPACES
Total Parking Required	=	1,013 SPACES

5- TOTAL PARKING PROVIDED

Residential Parking Provided	=	1,132 SPACES
Retail Parking Provided	=	32 SPACES
Office Parking Provided	=	455 SPACES
Total Parking Provided	=	1,619 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	=	151,800 SF
Total Building Area Proposed	=	937,613 SF
Total Non-Residential Building Area Proposed	=	161,500 SF
BUILDING COVERAGE PROPOSED	71%	322,650 SF /
DWELLING UNIT DENSITY	83	DU / ACRE



KEYPLAN



Burbank Aero Crossings

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ENTITLEMENT SUBMITTAL
DATE: 04/19/2021

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- A2.20 OFFICE VIEW 1
- A2.21 OFFICE VIEW 2
- A2.22 OFFICE VIEW 3
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- A2.24 OFFICE VIEW 5
- A2.25 OFFICE VIEW 6
- A2.26 OFFICE VIEW 7
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RESIDENTIAL & OFFICE BUILDING ELEVATIONS

- A2.30 BUILDING ELEVATIONS
- A2.31 BUILDING ELEVATIONS
- A2.32 BUILDING ELEVATIONS
- A2.33 BUILDING ELEVATIONS

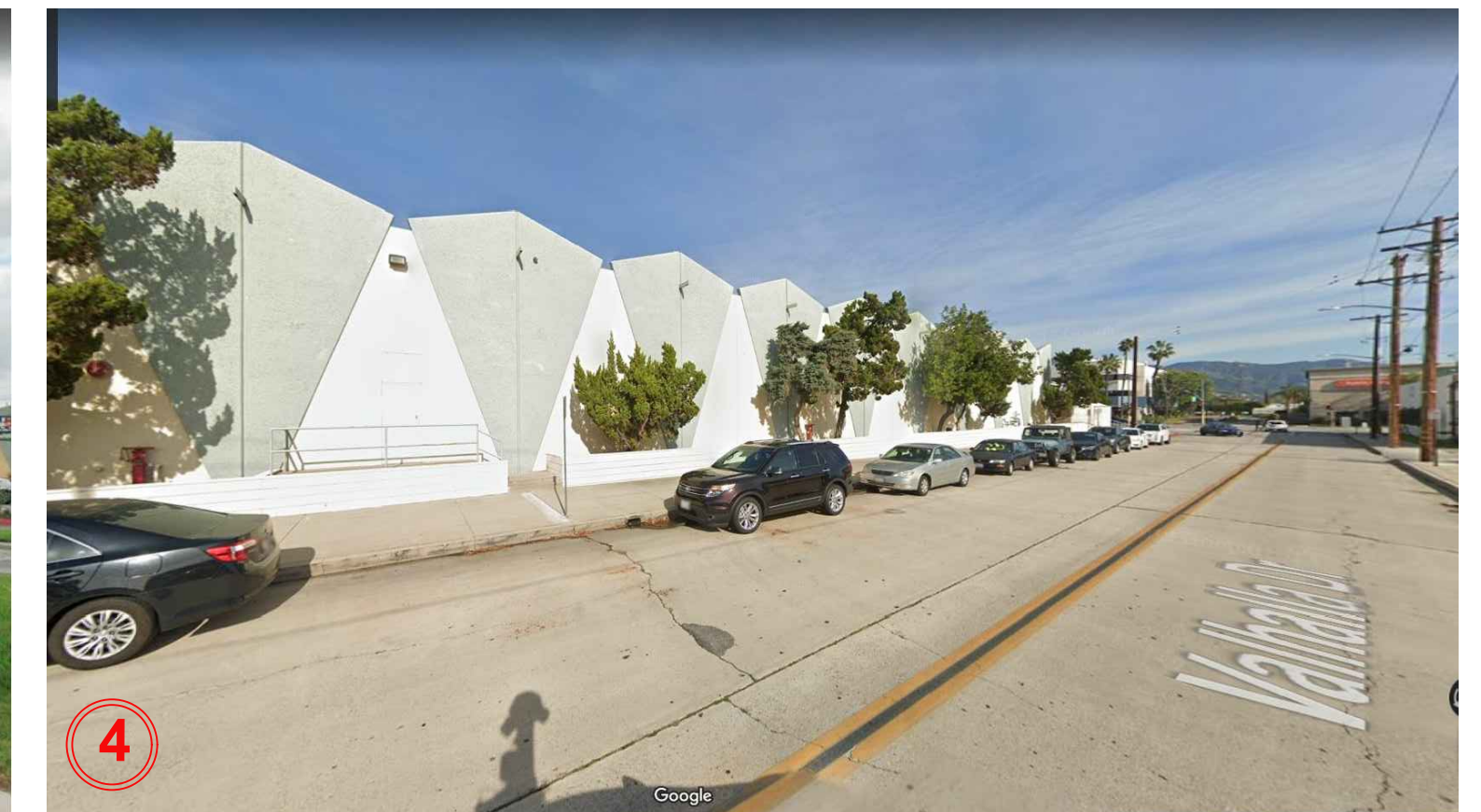
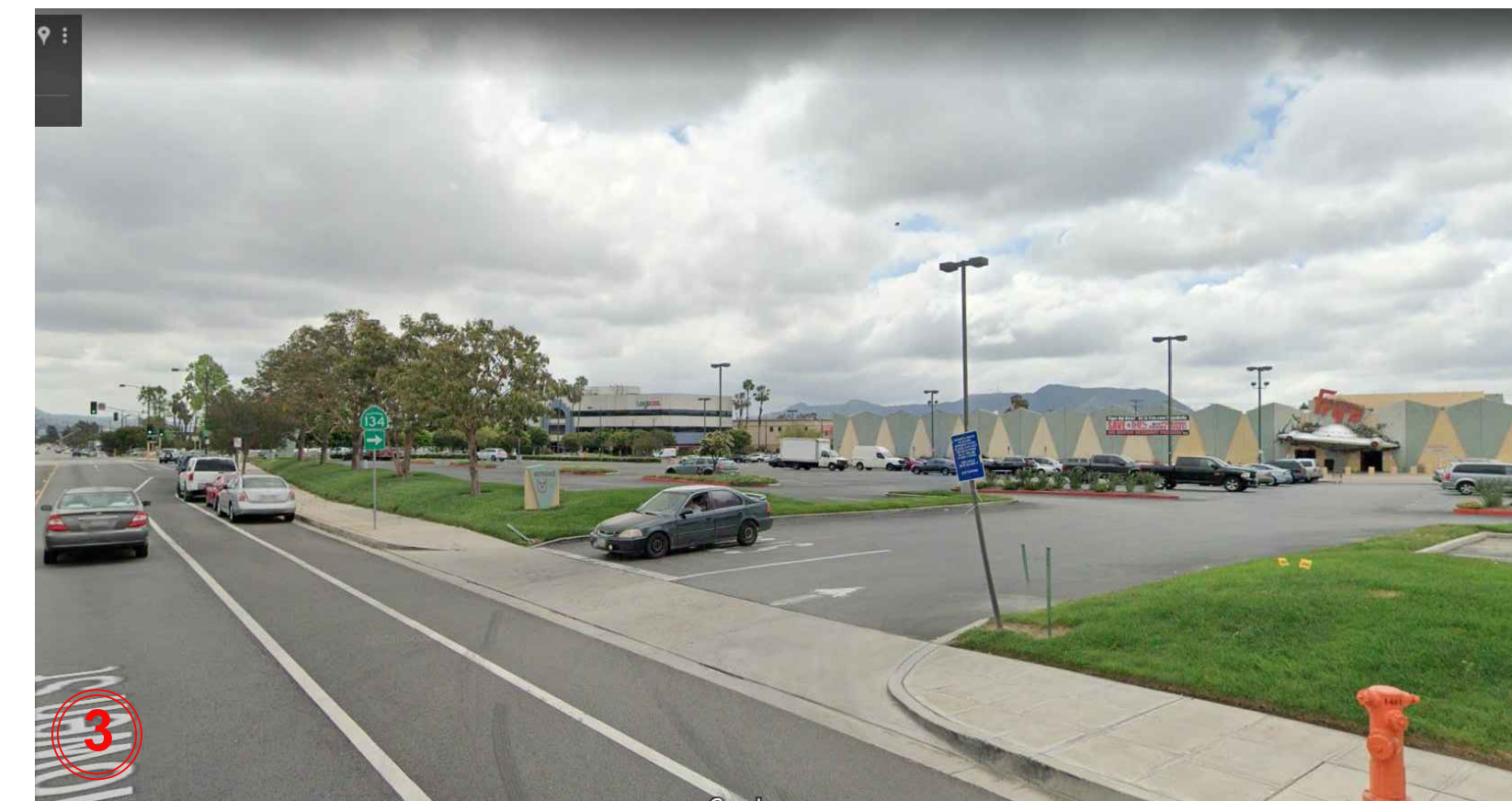
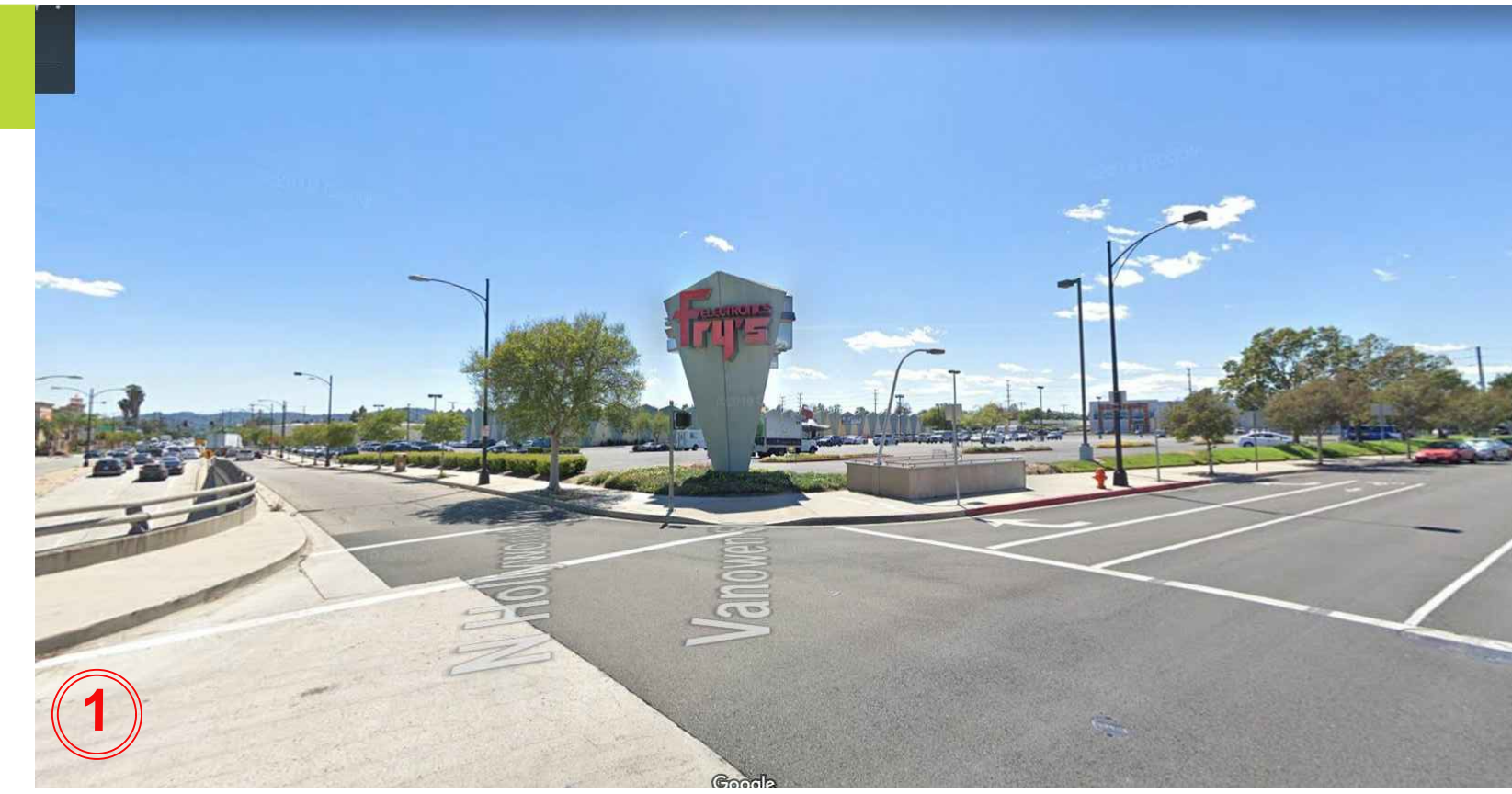
BUILDING SECTIONS

- A3.01 BUILDING SECTIONS

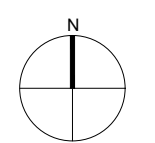
UNIT PLANS

- 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
- A4.10 2-BEDROOM
- A4.11 2-BEDROOM
- A4.12 3-BEDROOM

- L1.01 LEVEL 01 LANDSCAPE PLAN
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- L1.03 SITE SECTIONS



SITE IMAGES AND SHEET INDEX



Burbank Aero Crossings

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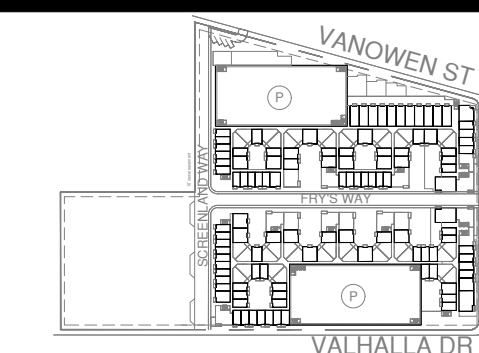
 METROLINK / AMTRAK
 BICYCLE-FRIENDLY ROADS

SITE LOCATION AND CONTEXT



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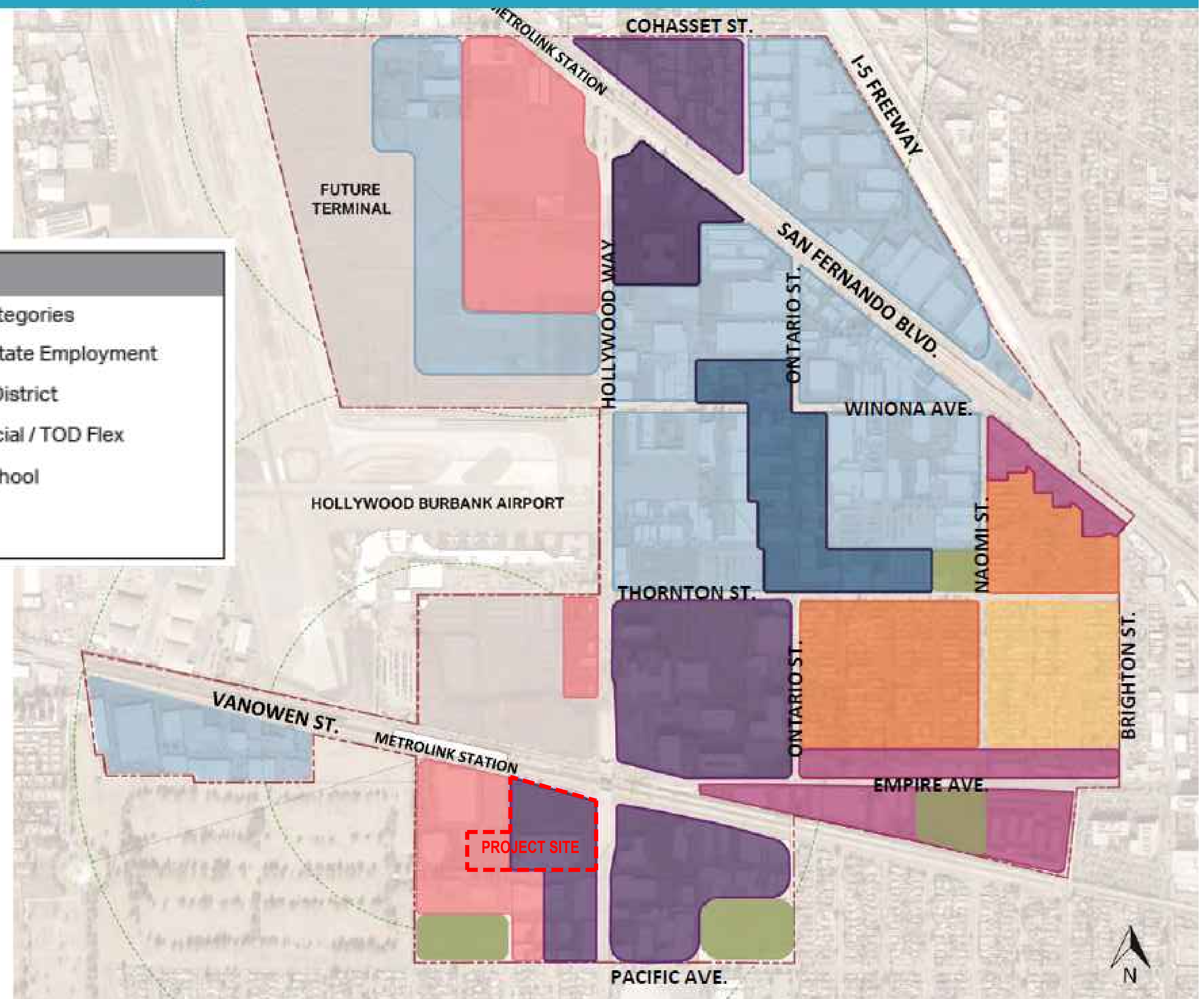
KEYPLAN



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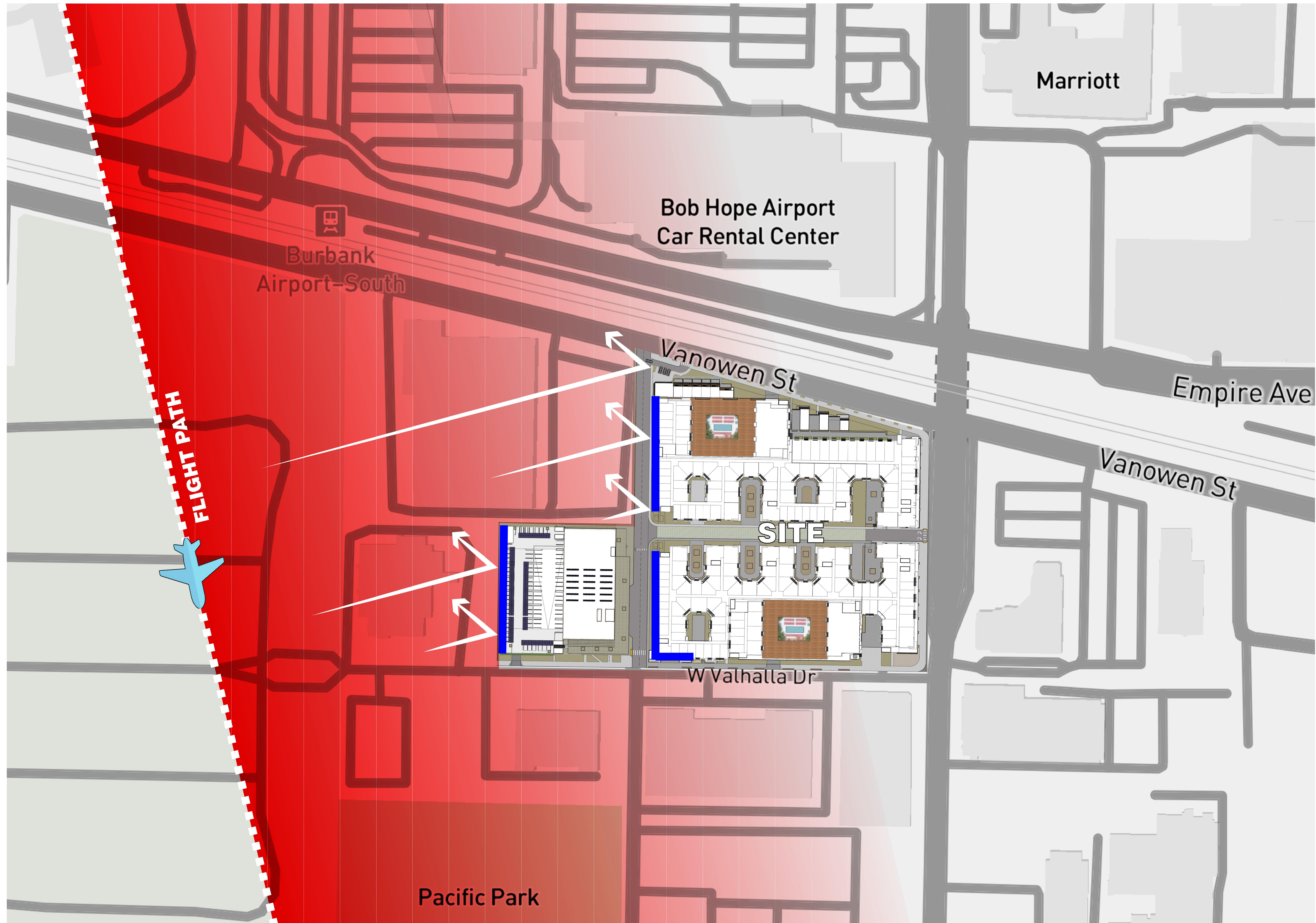
Draft Land Use Concept

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

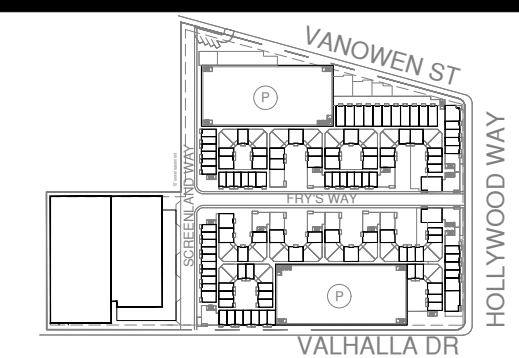
G0.05



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KEYPLAN



RESIDENTIAL

AFFORDABLE /
VERY LOW INCOME

LIVE - WORK

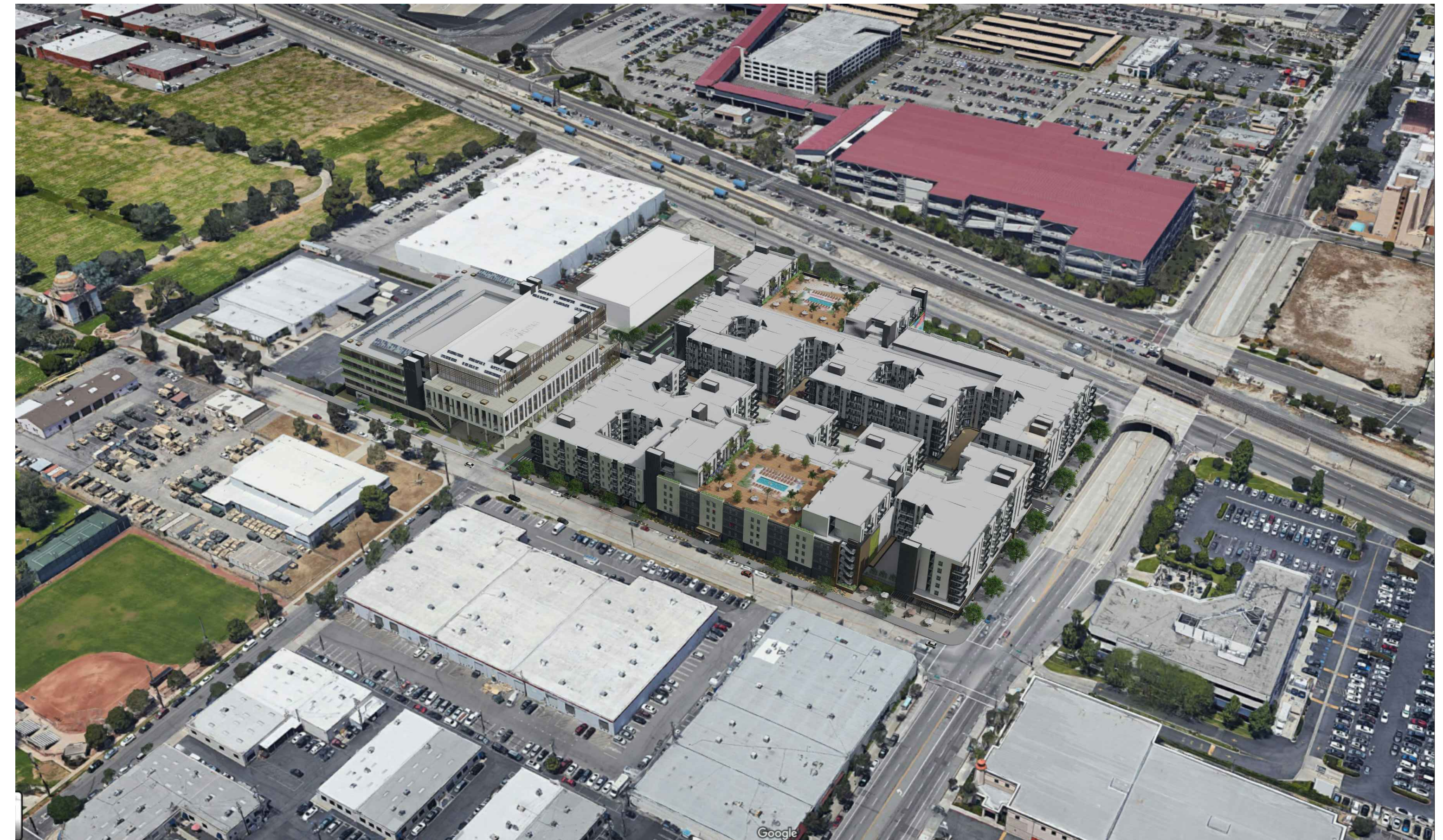
RETAIL

FLEX OFFICE



PROJECT DESCRIPTION

G0.06



MASSING VIEW

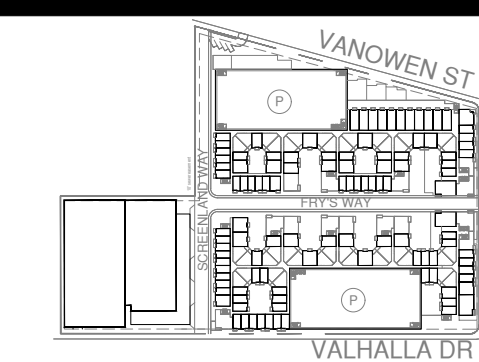
G0.07



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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.

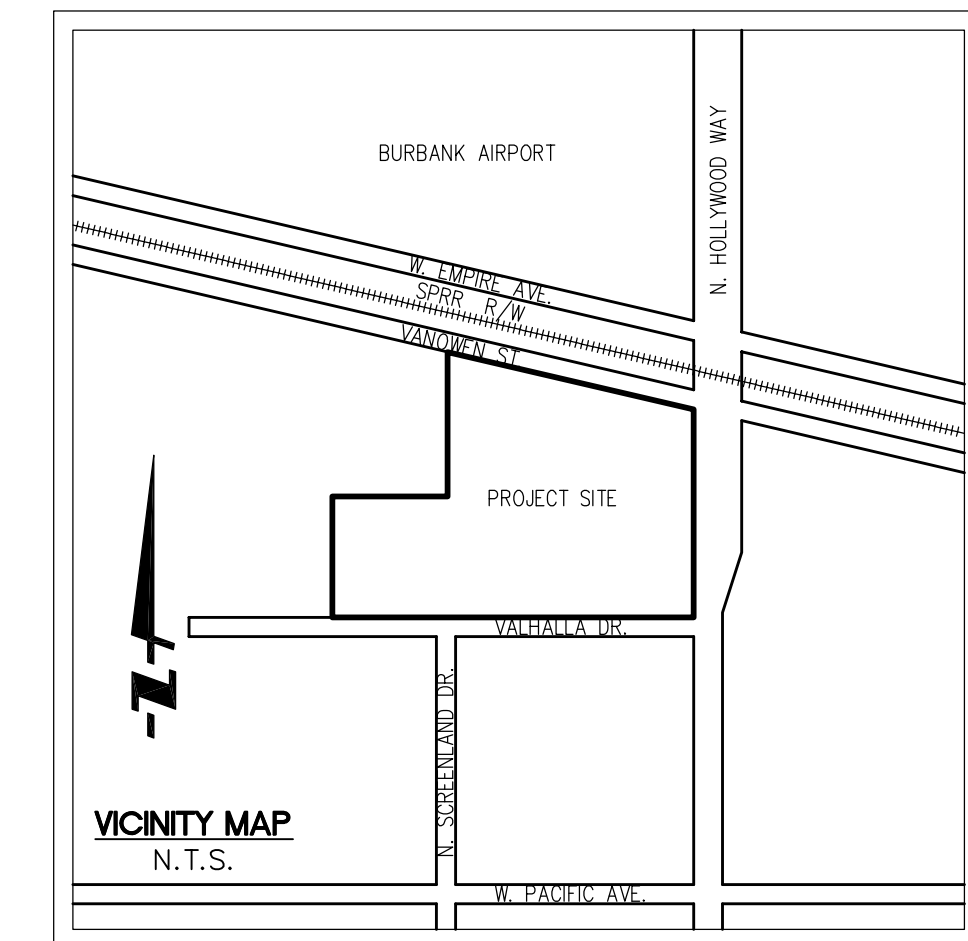
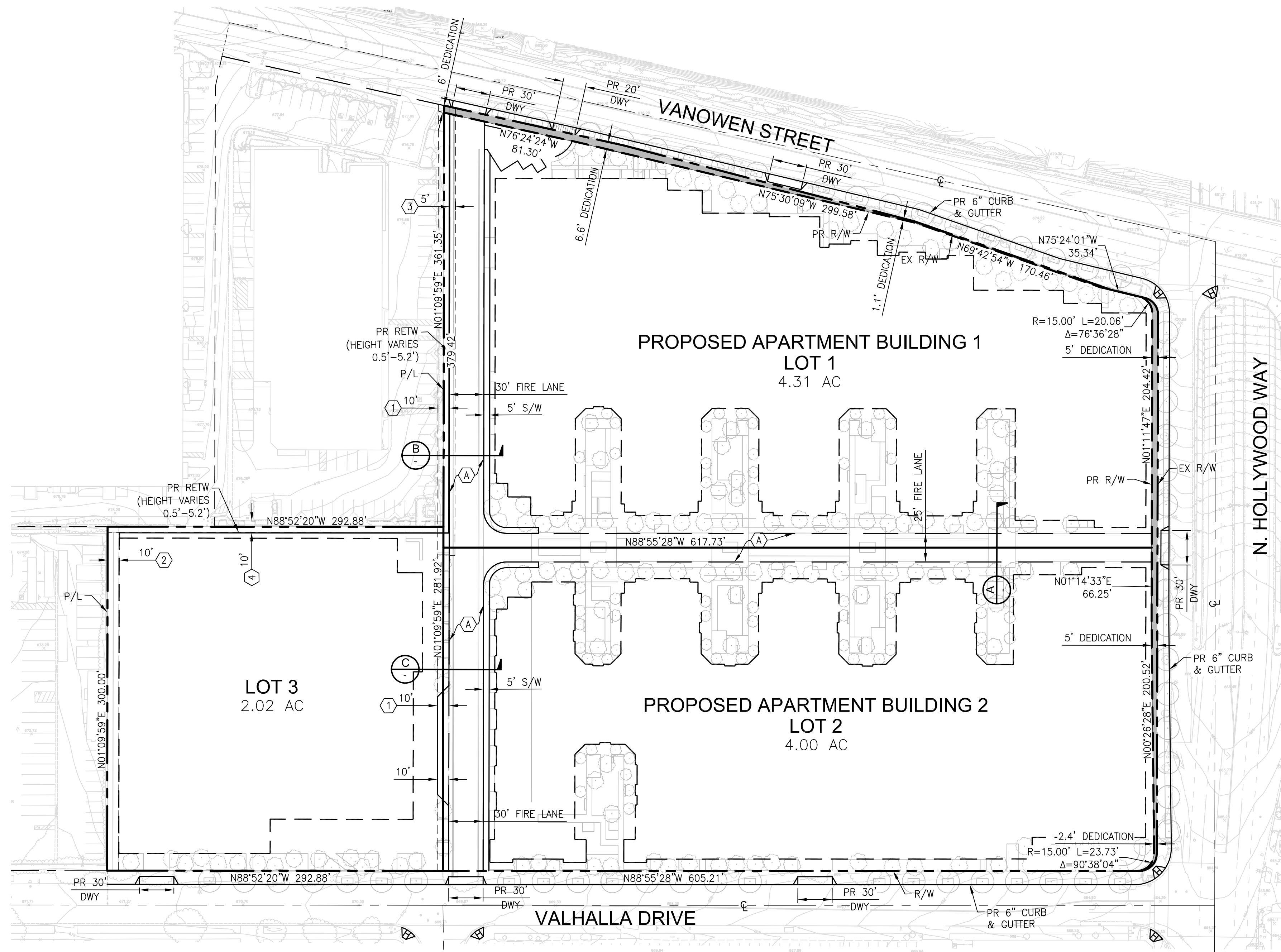
ON-SITE TREES:

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

TENTATIVE PARCEL MAP NO. 083410

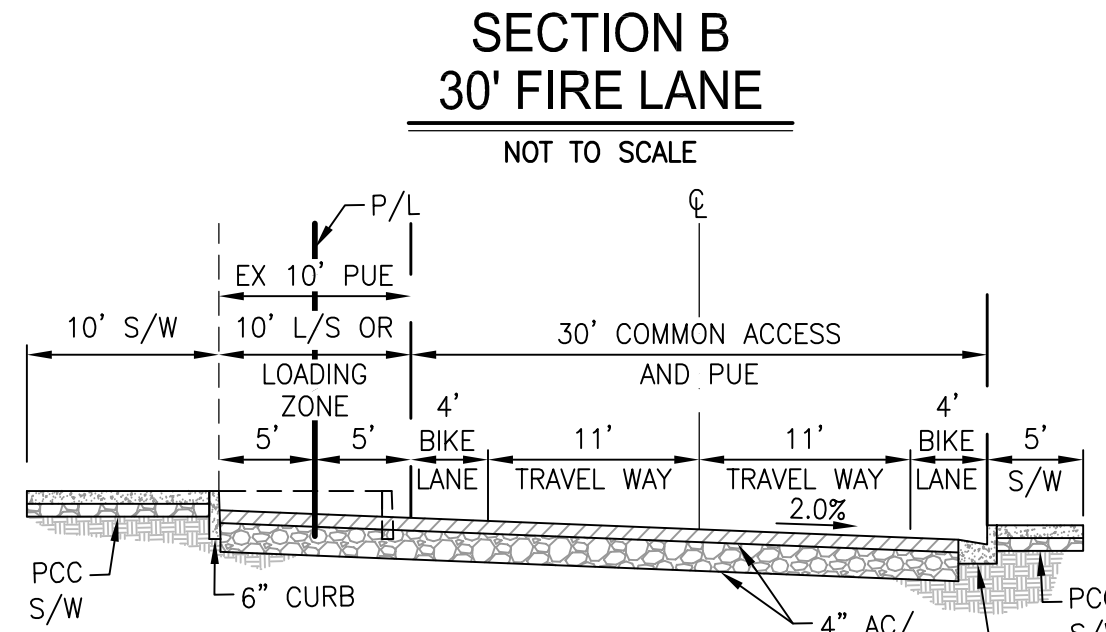
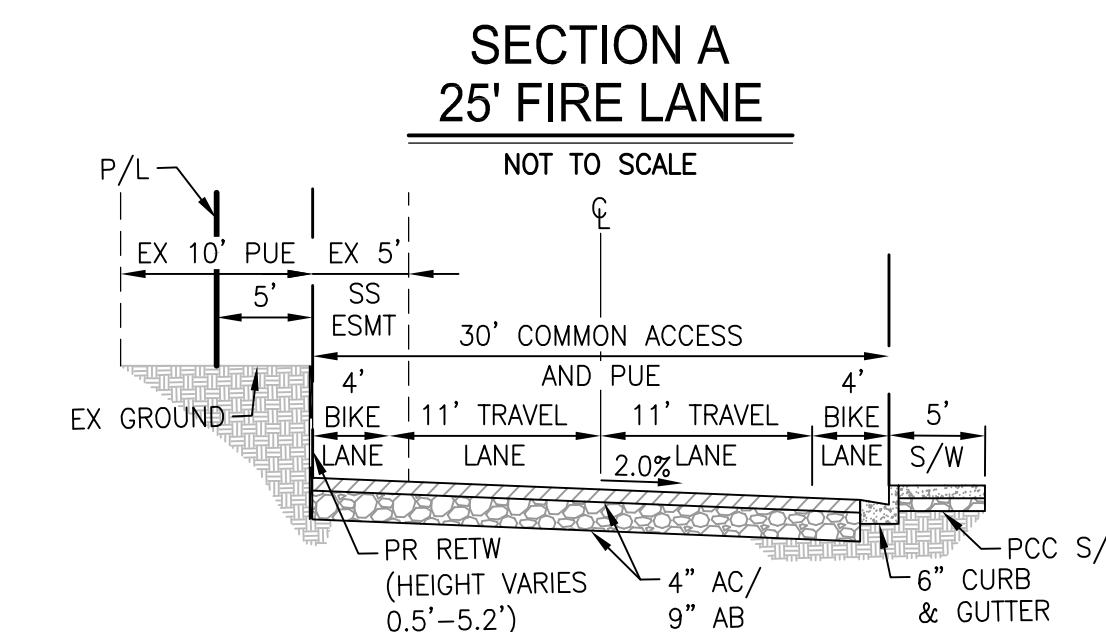
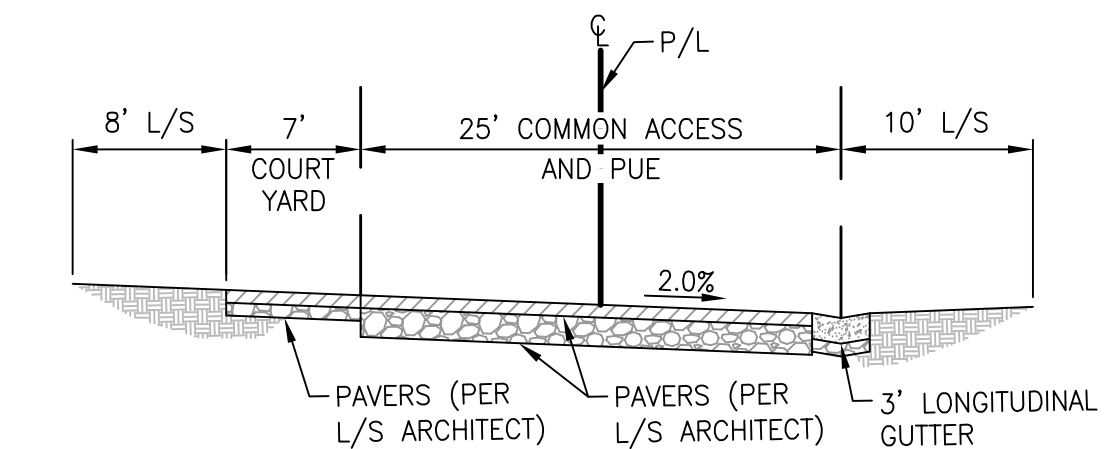
IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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

- A 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.

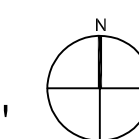
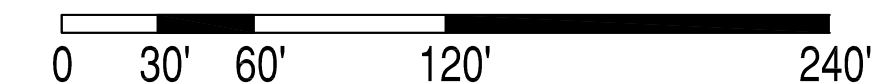
GRADING

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'

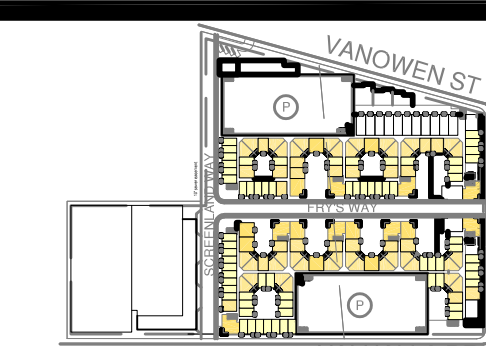


Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL

DATE: 03/02/2021

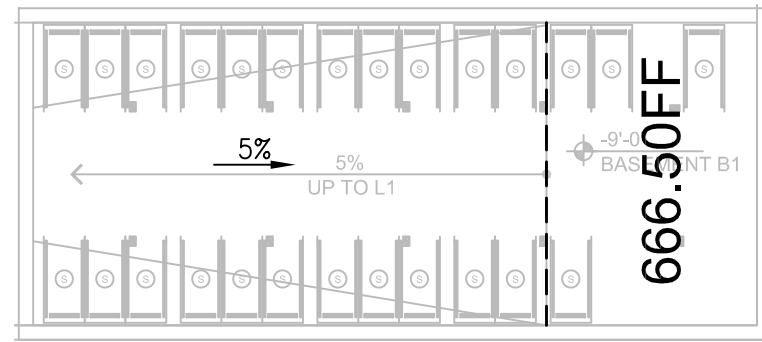


KEYPLAN



CONSTRUCTION NOTES

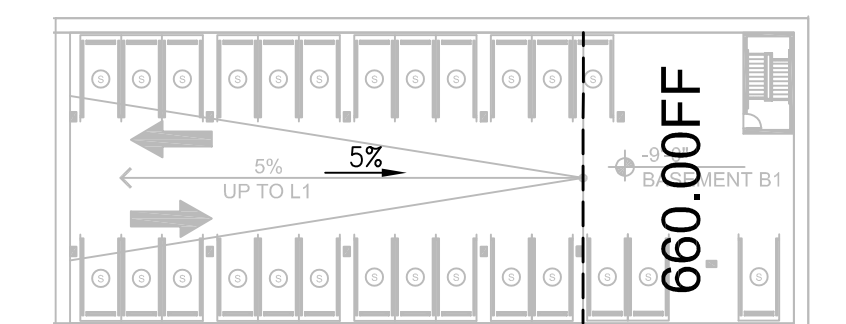
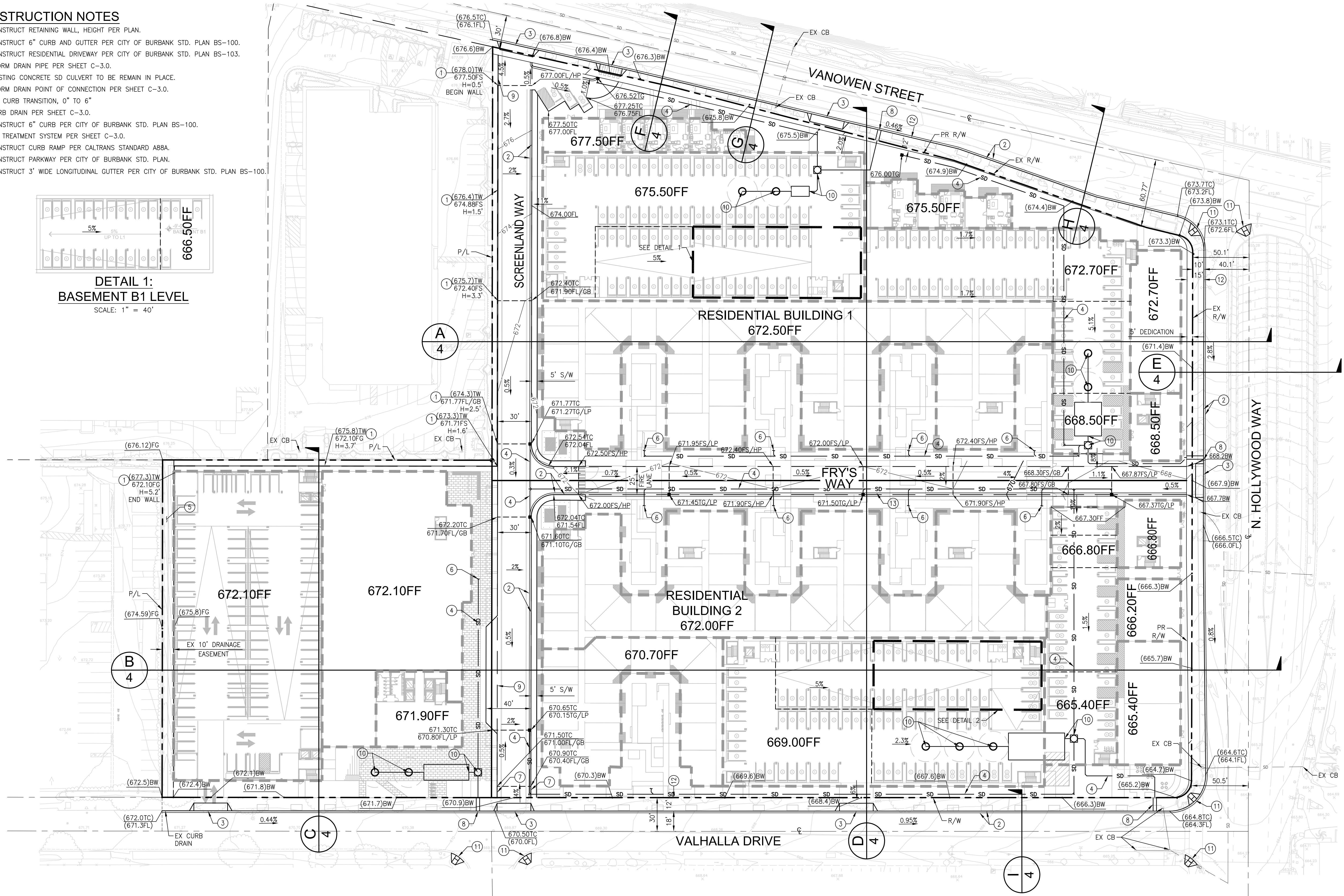
- 1 CONSTRUCT RETAINING WALL, HEIGHT PER PLAN.
- 2 CONSTRUCT 6" CURB AND GUTTER PER CITY OF BURBANK STD. PLAN BS-100.
- 3 CONSTRUCT RESIDENTIAL DRIVEWAY PER CITY OF BURBANK STD. PLAN BS-103.
- 4 STORM DRAIN PIPE PER SHEET C-3.0.
- 5 EXISTING CONCRETE SD CULVERT TO BE REMAIN IN PLACE.
- 6 STORM DRAIN 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:

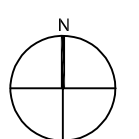
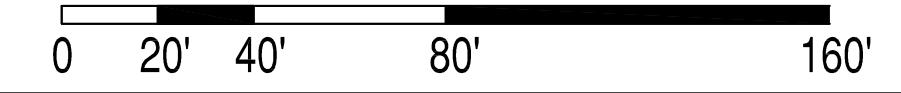
- PROPERTY LINE/RIGHT OF WAY
- PROPOSED LOT LINE
- CENTER LINE
- PROPOSED DEDICATION LINE
- PROPOSED FIRE LANE EASEMENT
- GRADE BREAK/RIDGE
- SD EXISTING STORM DRAIN PIPE
- SD PROPOSED STORM DRAIN PIPE
- PAD LIMIT
- BW BACK OF WALK
- CB CATCH BASIN
- EX EXISTING
- FF FINISH FLOOR
- FG FINISH GROUND
- 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



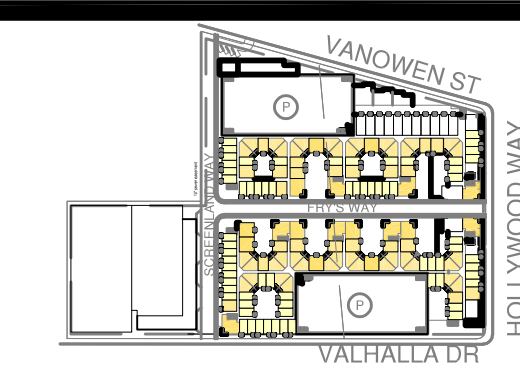
**DETAIL 2:
BASEMENT B1 LEVEL**
SCALE: 1" = 40'

CONCEPTUAL GRADING & DRAINAGE PLAN

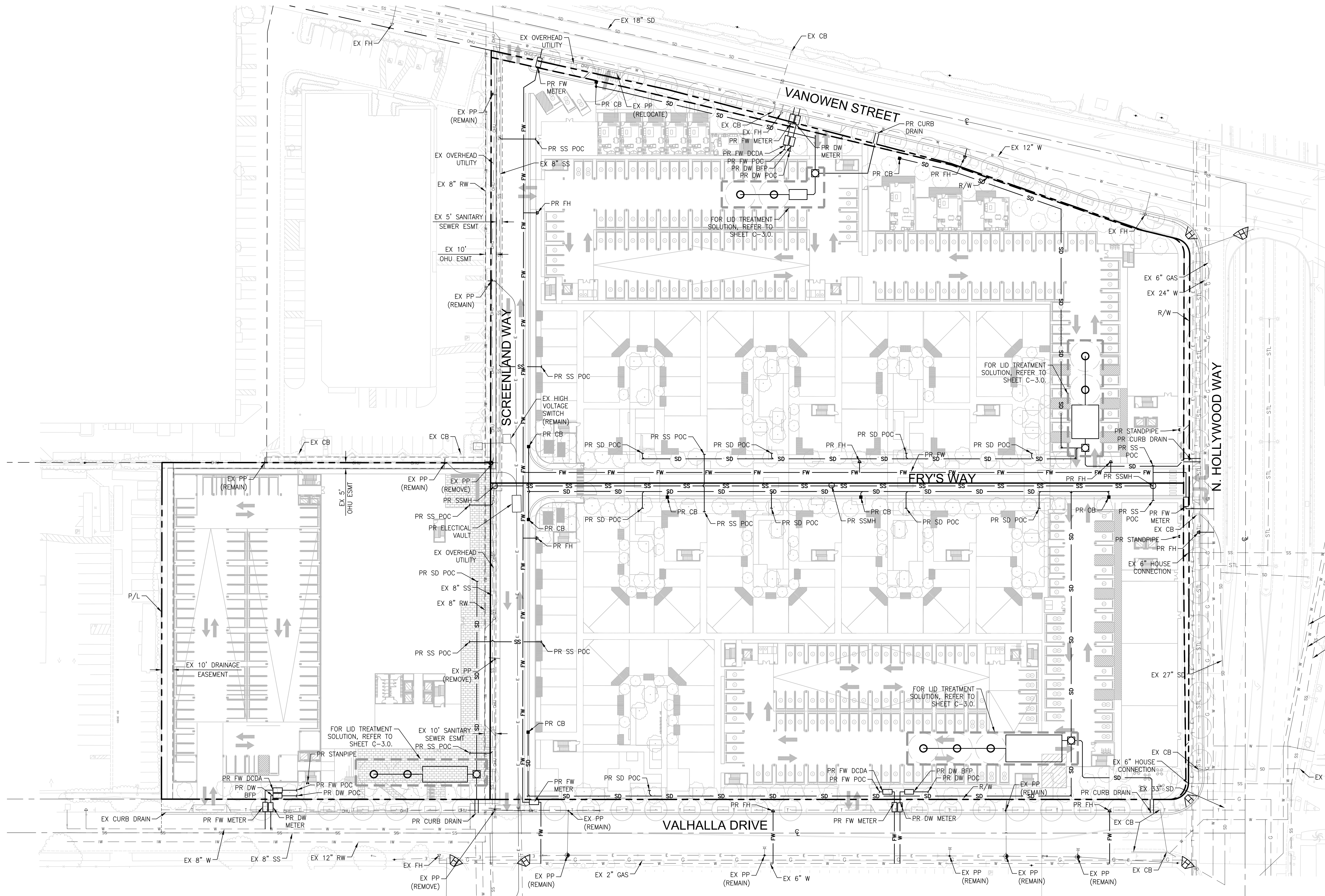
SCALE: 1" = 40'



C-1.0



KEYPLAN

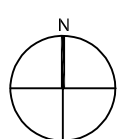
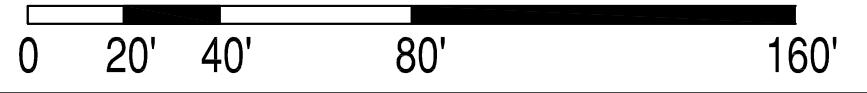


LEGEND & ABBREVIATIONS:

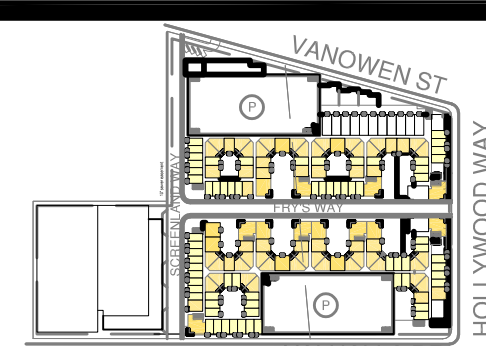
---	PROPERTY LINE/RIGHT OF WAY
---	PROPOSED LOT LINE
---	CENTER LINE
---	PROPOSED DEDICATION LINE
---	EXISTING EASEMENT LINE
SD	EXISTING STORM DRAIN PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER PIPE
RW	EXISTING RECYCLED WATER PIPE
STL	EXISTING STREETLIGHT CONDUIT
T	EXISTING TRAFFIC SIGNAL CONDUIT
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
(Hatched Area)	PROPOSED DEDICATION AREA
(Hatched Area)	PROPOSED RETAINING WALL

CONCEPTUAL UTILITY PLAN

SCALE: 1" = 40'



C-2.0



KEYPLAN

PROJECT LID DESIGN CRITERIA

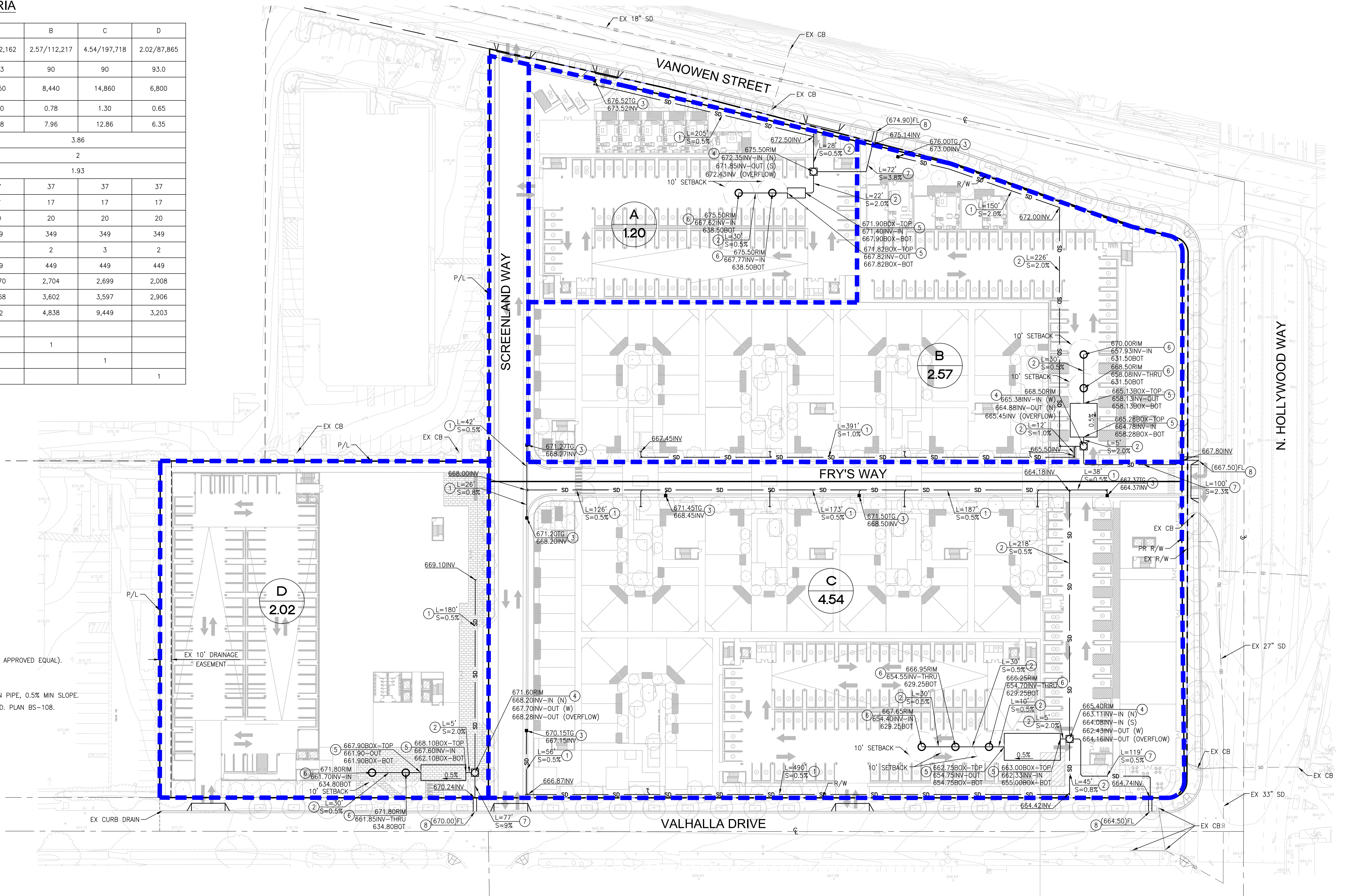
SUBAREA	A	B	C	D
SITE AREA (AC/FT ²)	1.20/52,162	2.57/112,217	4.54/197,718	2.02/87,865
IMPERVIOUS AREA PERCENT (%)	93.3	90	90	93.0
MINIMUM DESIGN CAPTURE VOLUME (FT ³)	4,050	8,440	14,860	6,800
Q _{LID} (CFS)	0.40	0.78	1.30	0.65
Q ₂₅ (CFS)	3.78	7.96	12.86	6.35
INFILTRATION RATE (IN/HR)	3.86			
FACTOR OF 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
NUMBER OF DRYWELLS	2	2	3	2
V _{DRYWELL} TOTAL (FT ³)	449	449	449	449
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
- BOT** BOTTOM
- CB** CATCH BASIN
- EX** EXISTING
- FL** FLOWLINE
- INV** INVERT
- PL** PROPERTY LINE
- PR** PROPOSED
- R/W** RIGHT OF WAY
- TG** TOP OF GRATE

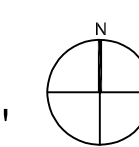
CONSTRUCTION NOTES

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.

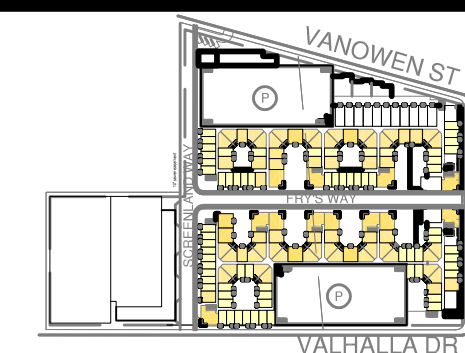


CONCEPTUAL LID PLAN

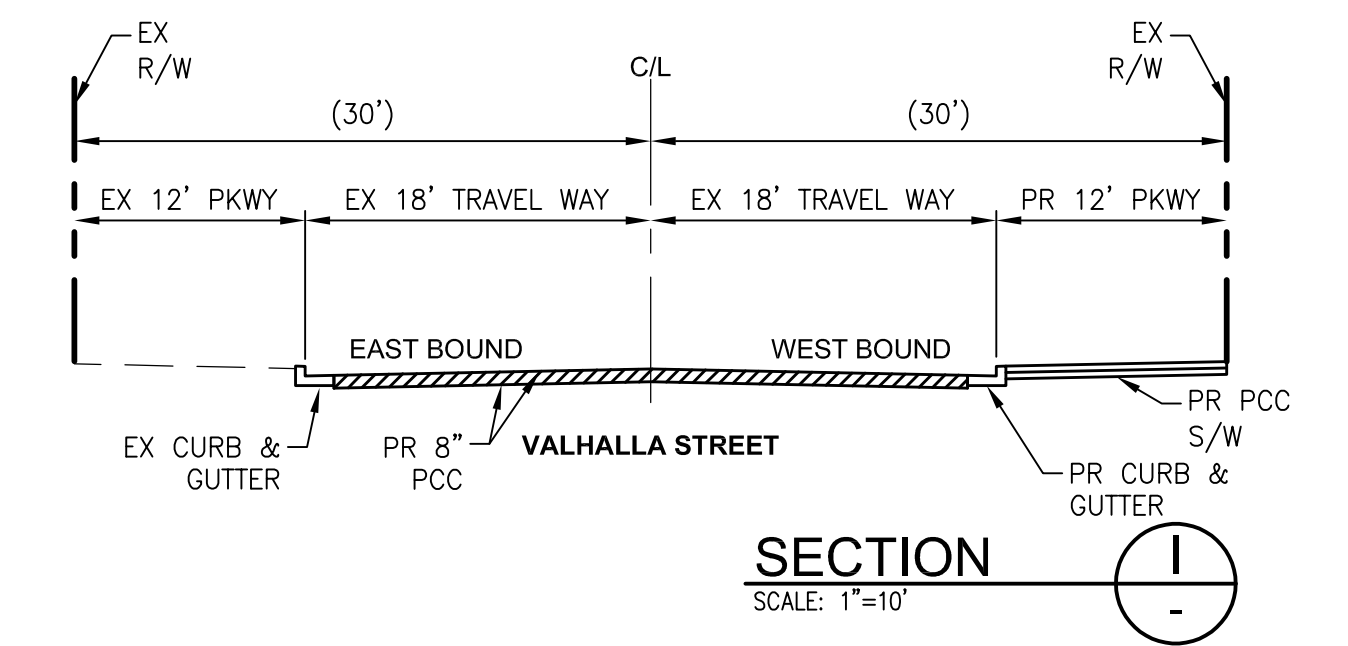
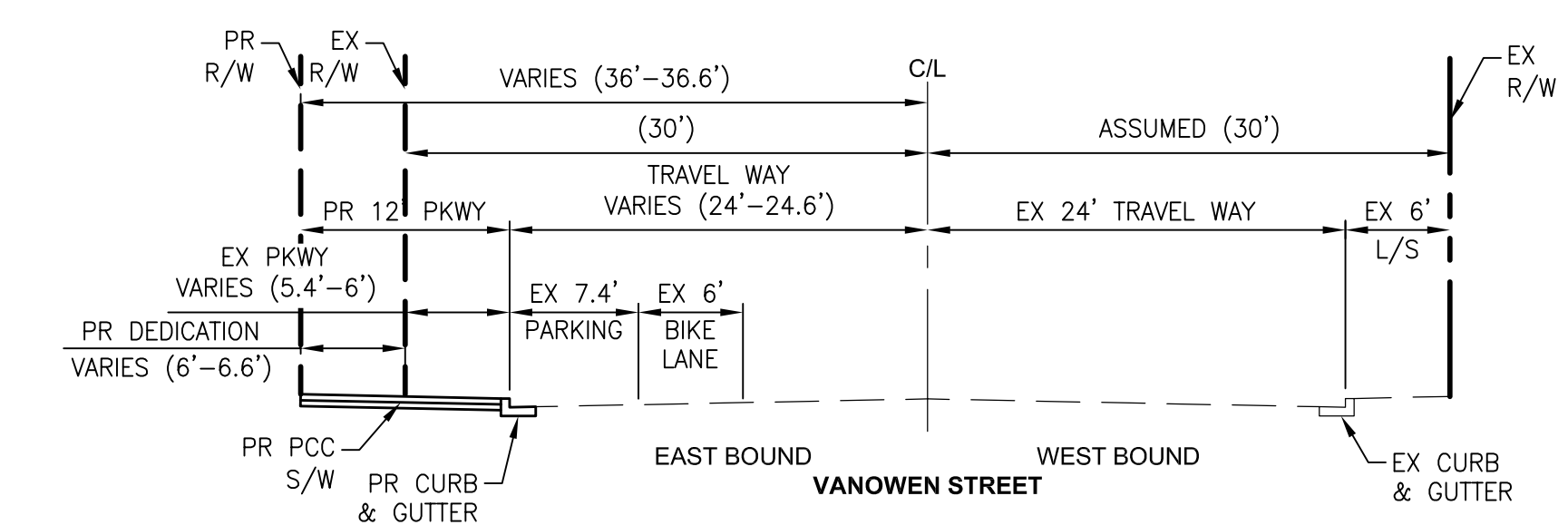
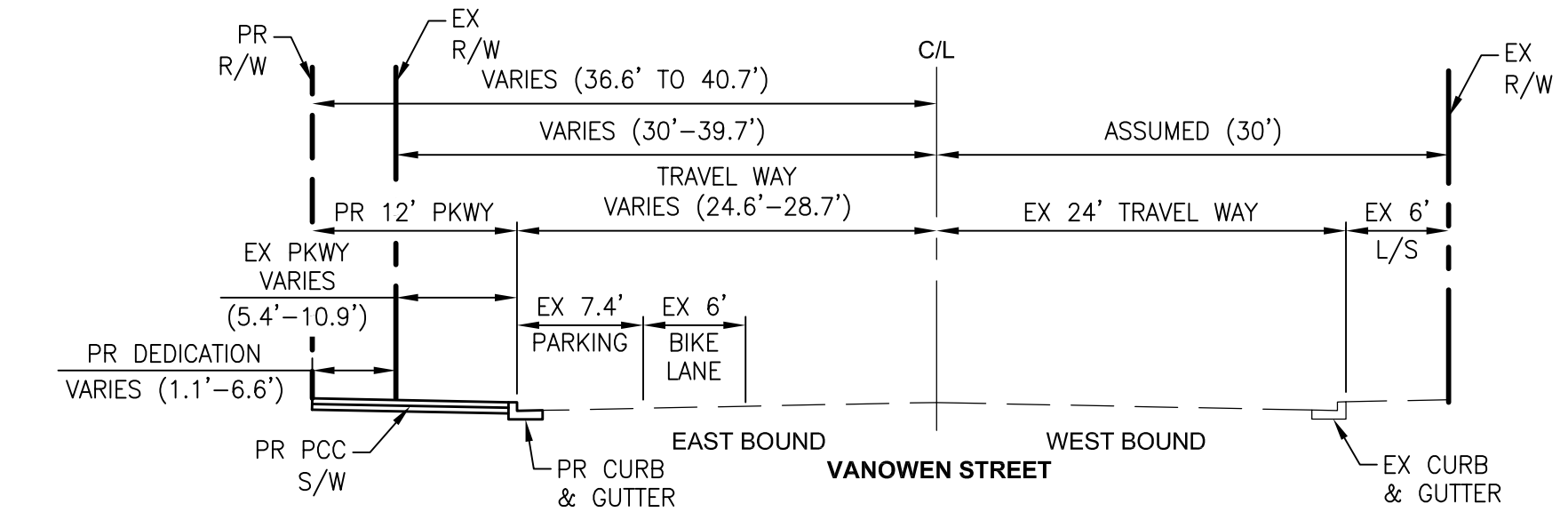
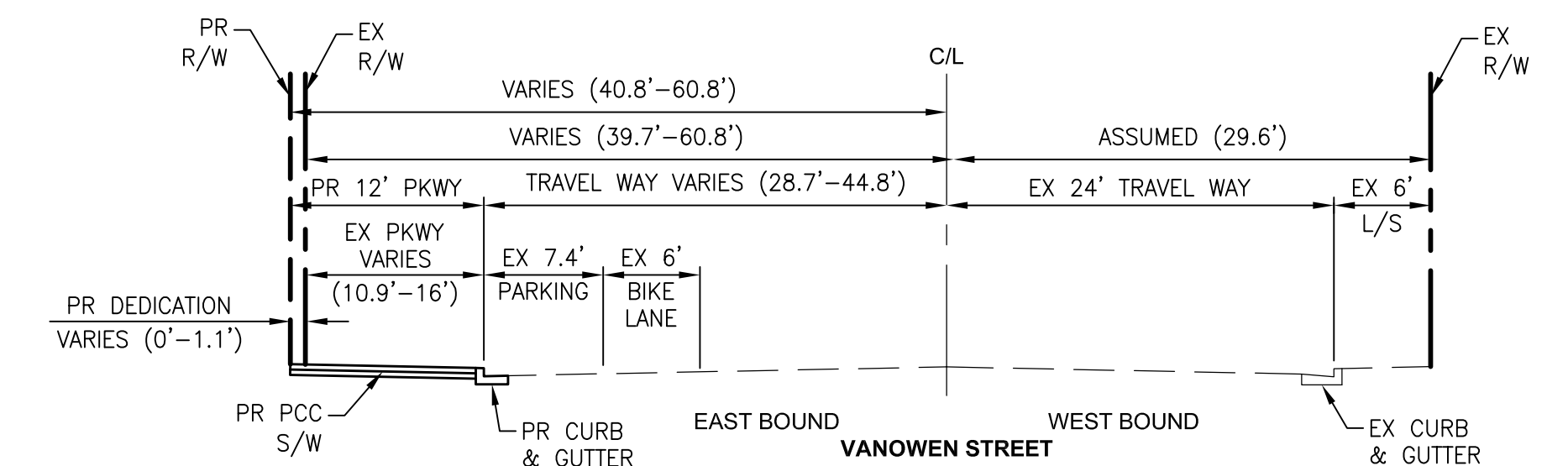
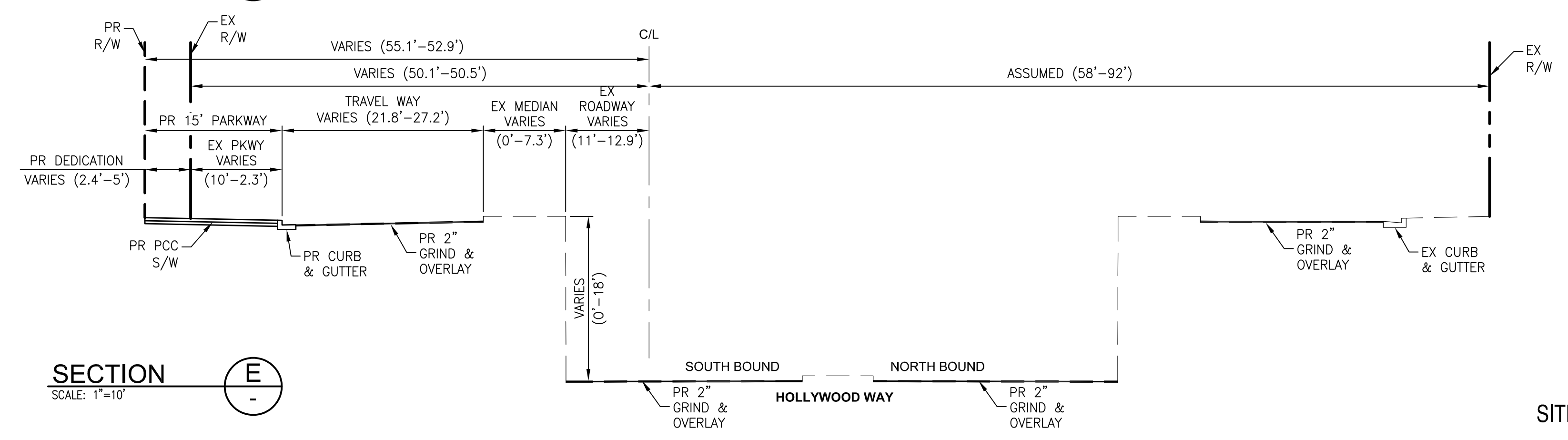
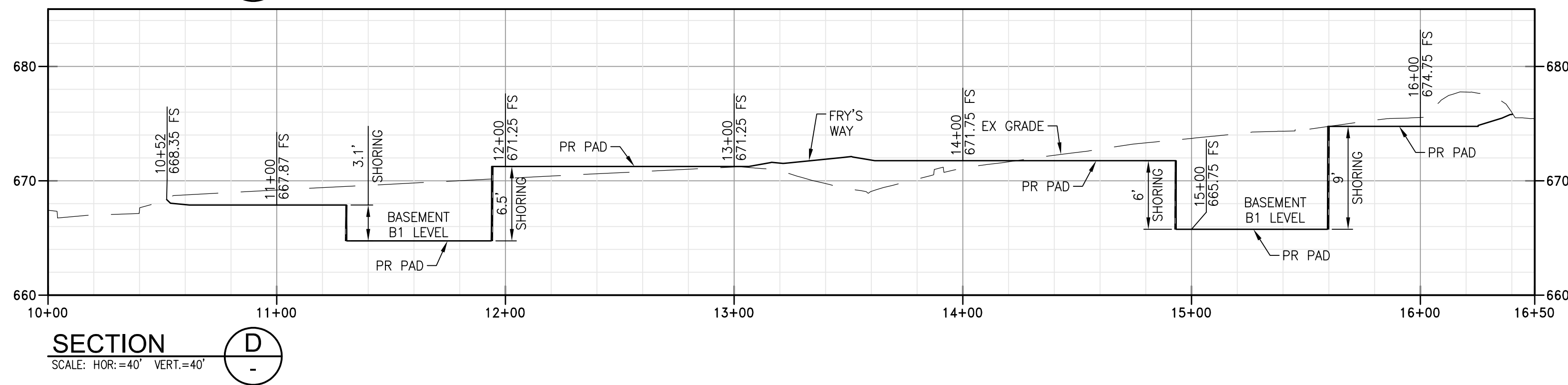
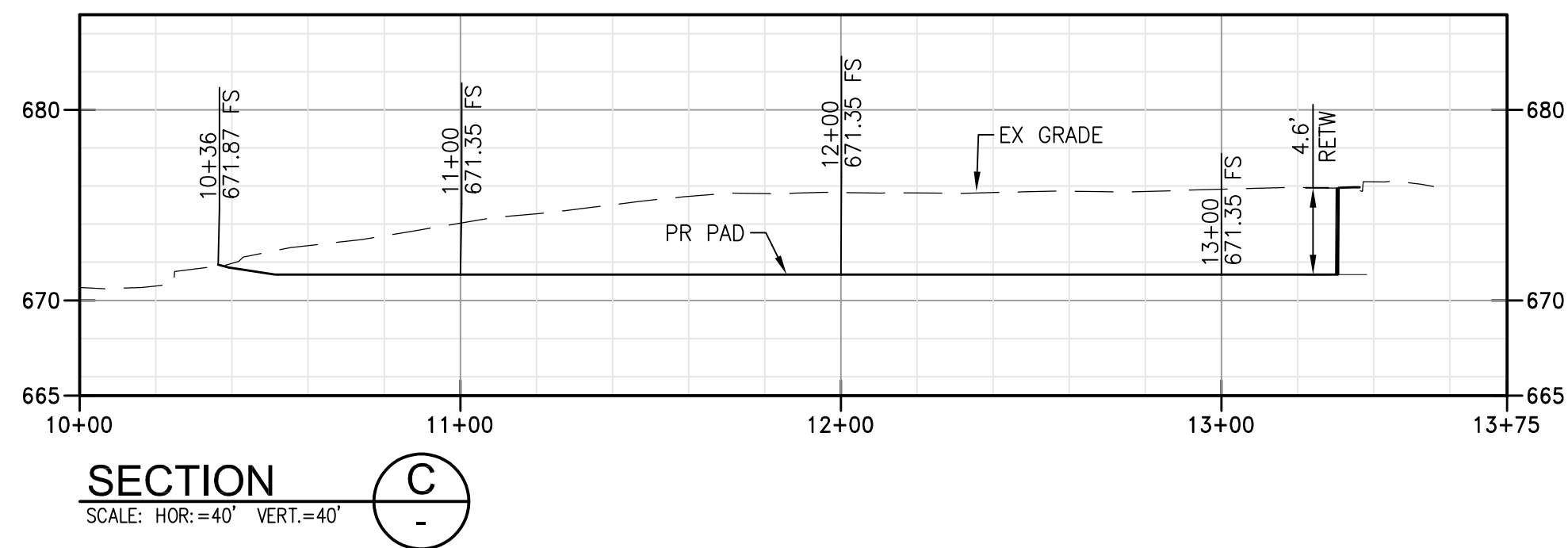
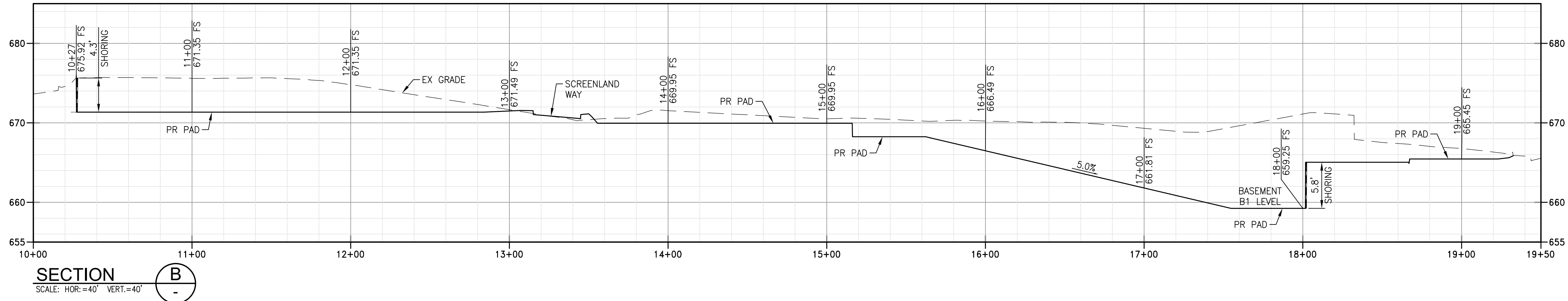
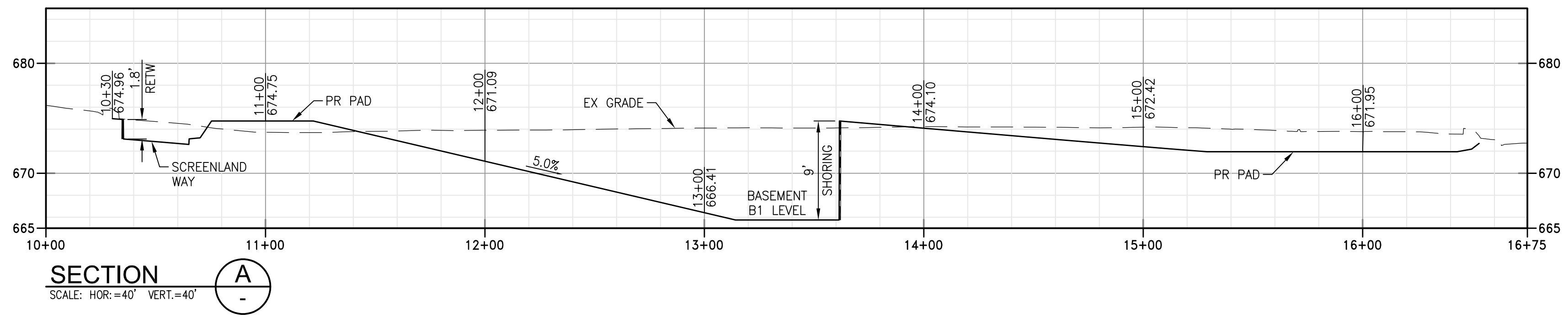
SCALE: 1" = 40'



C-3.0



KEYPLAN



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

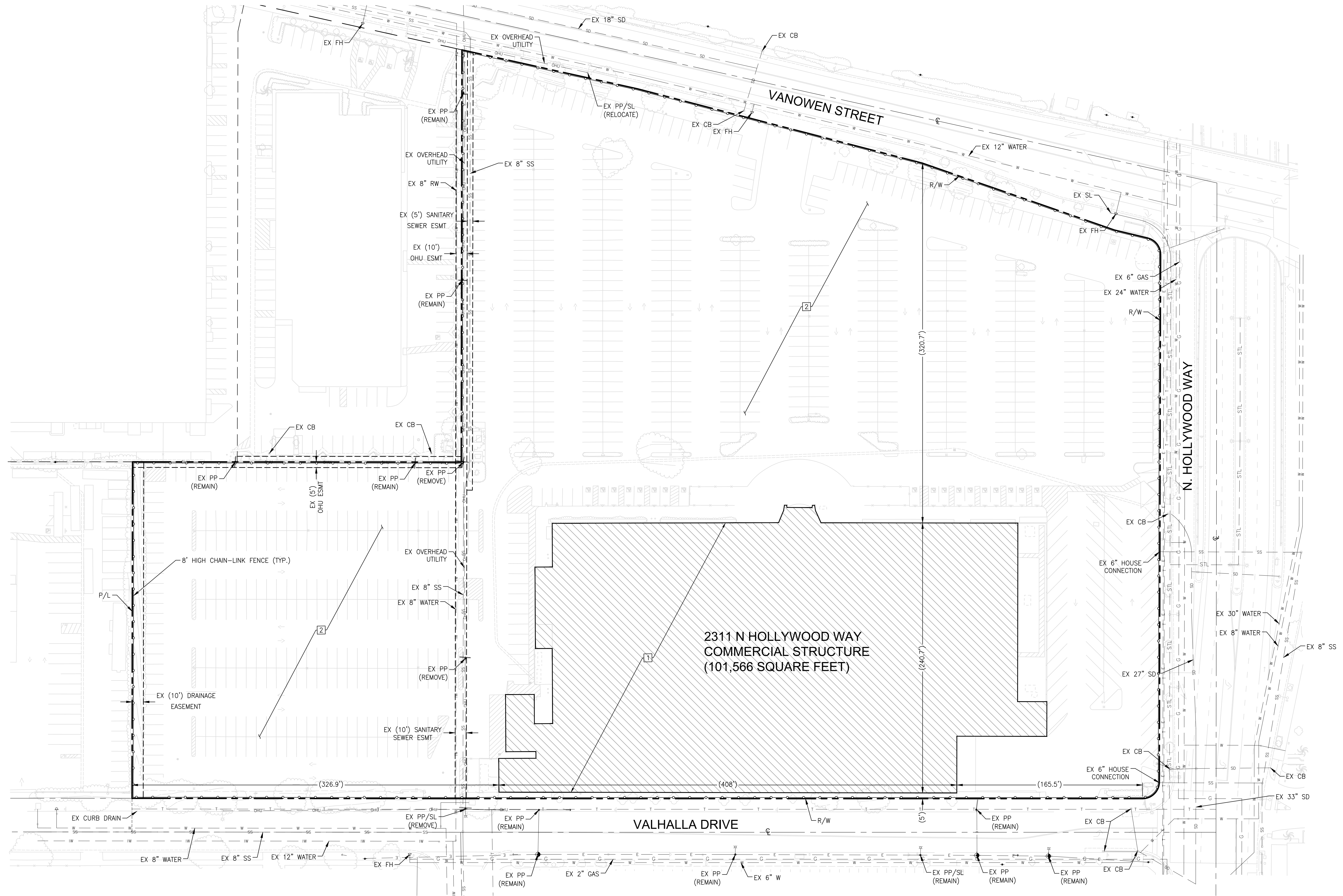
SITE SECTIONS

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

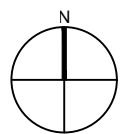
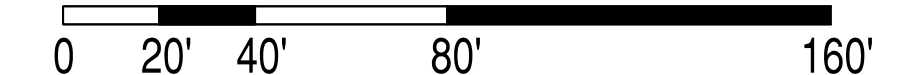
DEMOLITION NOTES

- 1 REMOVE EXISTING BUILDING
- 2 REMOVE EXISTING ASPHALT CONCRETE

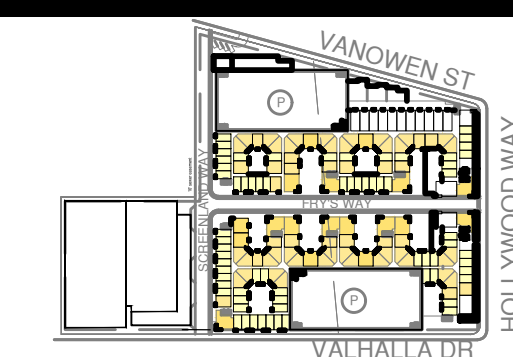


DEMOLITION PLAN

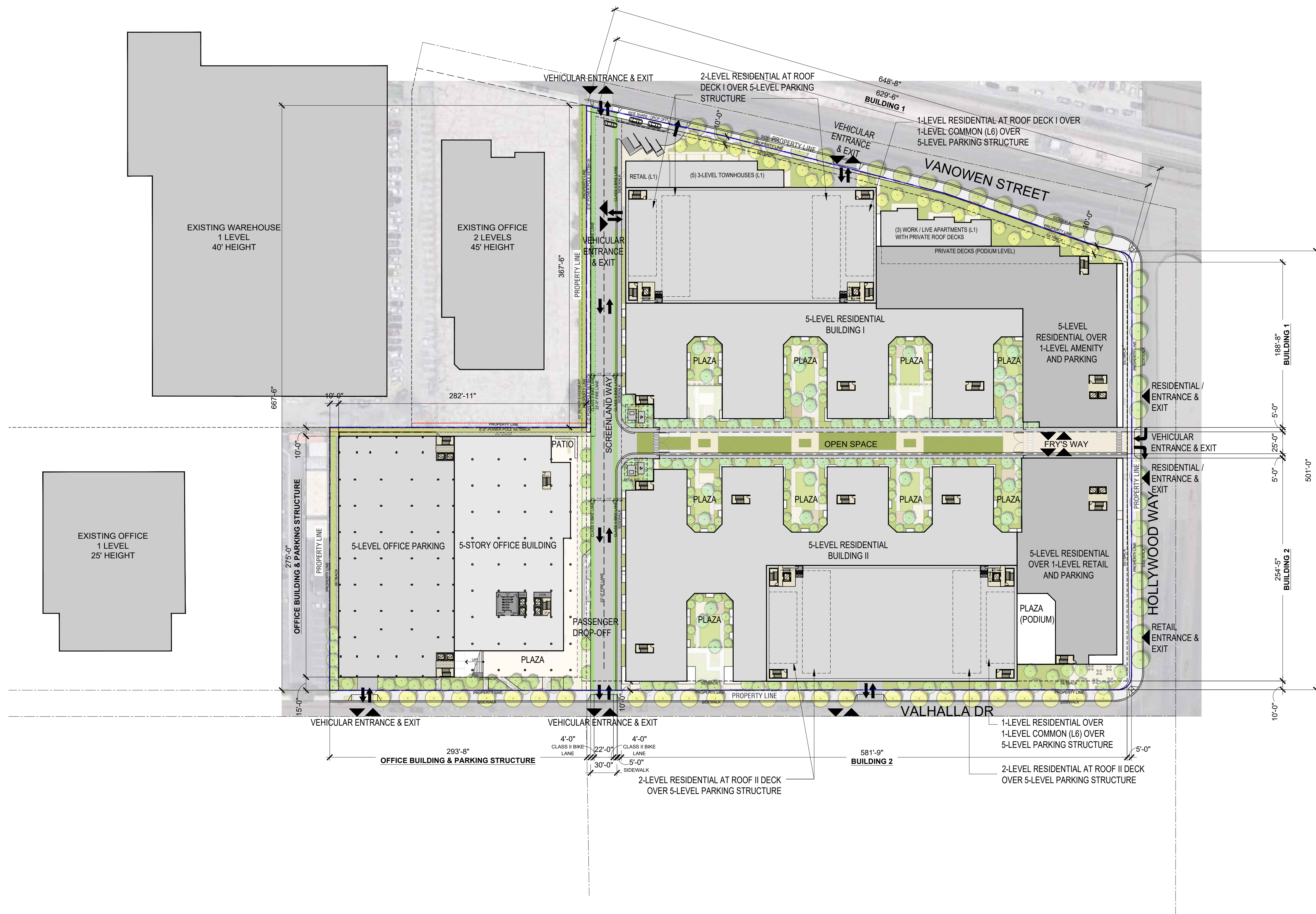
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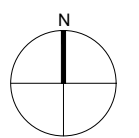
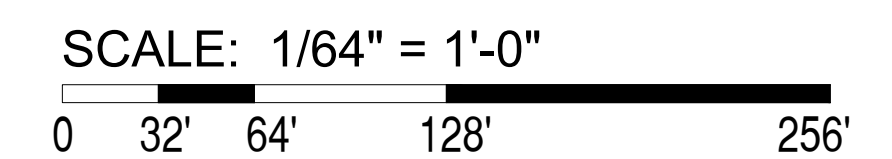
C-5.0



KEYPLAN



SITE PLAN



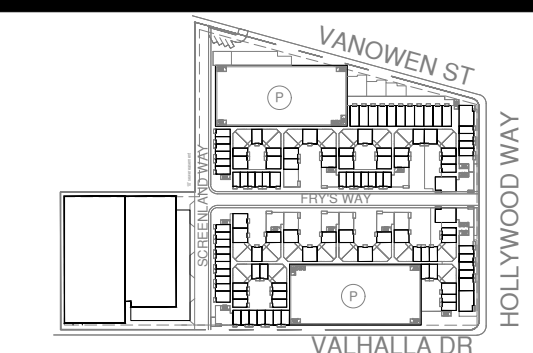
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Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

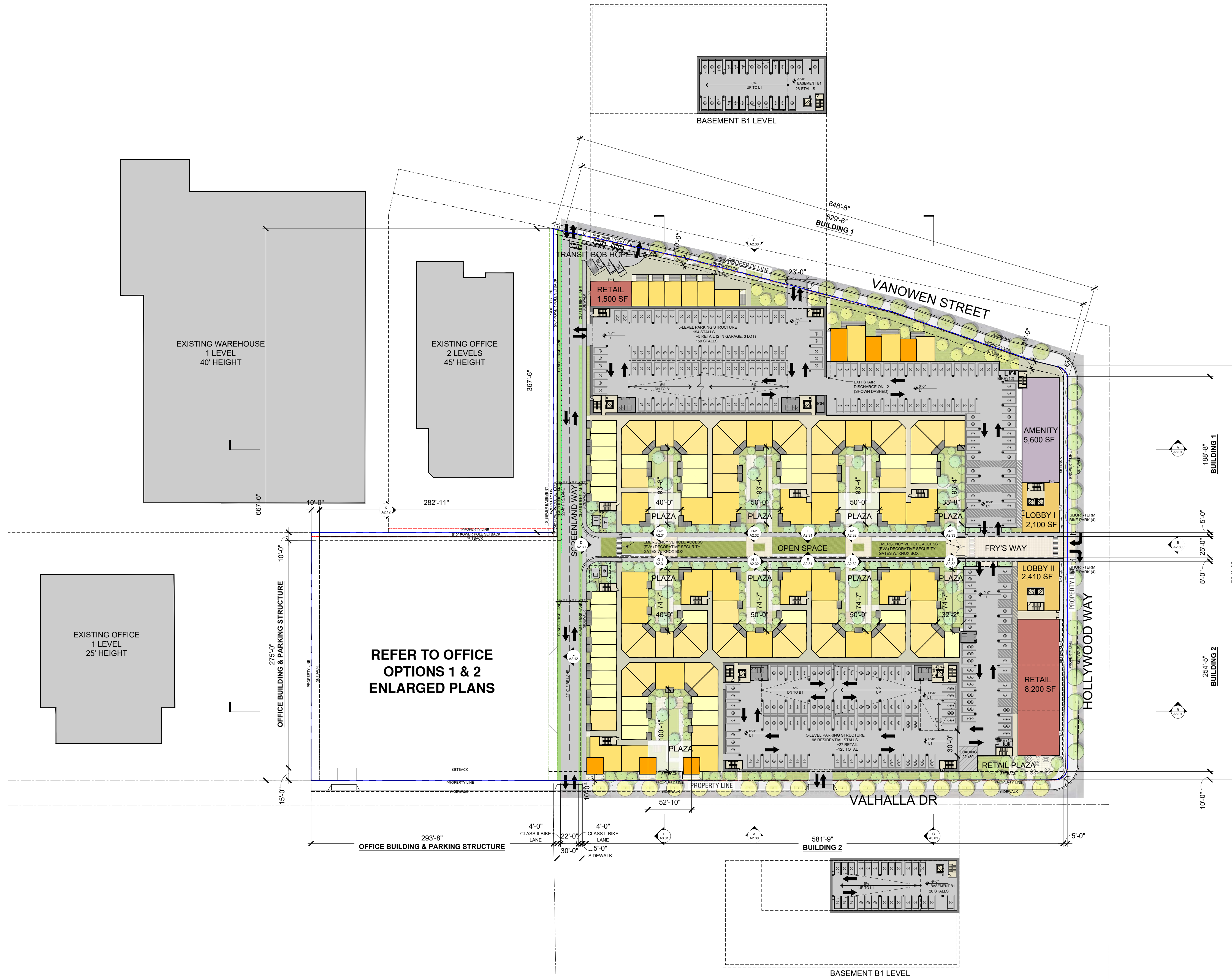
ENTIREMENT SUBMITTAL

DATE: 04/19/2021



KEYPLAN





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

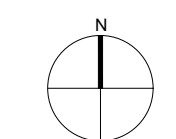
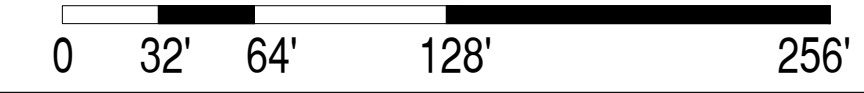
BUILDING 1 (VANOWEN)					
LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	15	23	11	6	55
2	29	40	7	2	78
3	29	40	7	2	78
4	29	40	7	2	78
5	29	40	7	2	78
6	12	17	7	2	38
7	12	2	5	0	19
TOTAL (BLDG 1)	155	202	51	16	424

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

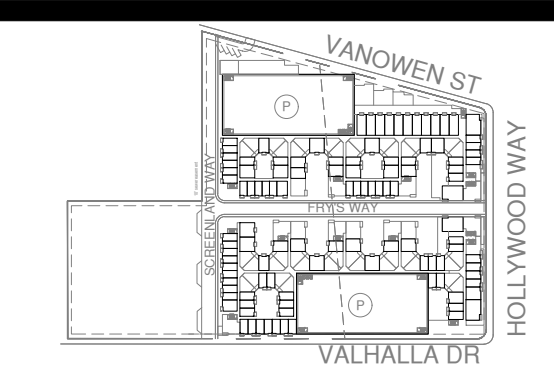
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A1.11

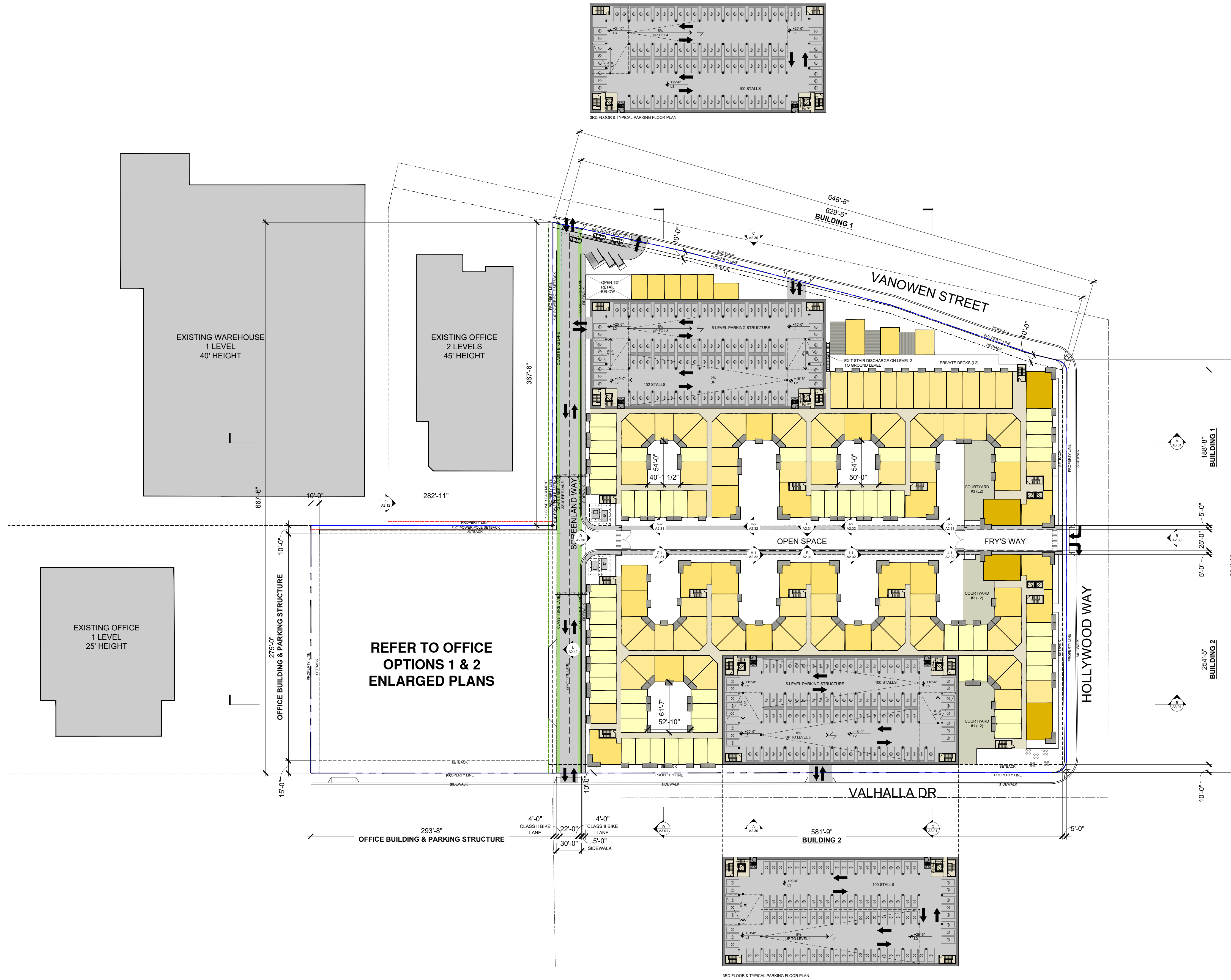
Burbank Aero Crossings

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



KEYPLAN

1657 alvira street second floor los angeles, CA 90035
 tel. 323.954.9996
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RESIDENTIAL PARKING PROVIDED (BUILDING 1)

UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	155	1.00	155
1 BDRM (1 BD/1 BA)	202	1.00	202
2 BDRM (2 BD/2 BA)	51	2.00	102
3 BDRM (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 BDRM (1 BD/1 BA)	162	1.00	162
2 BDRM (2 BD/2 BA)	87	2.00	174
3 BDRM (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

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

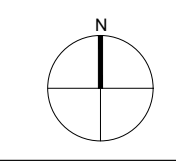
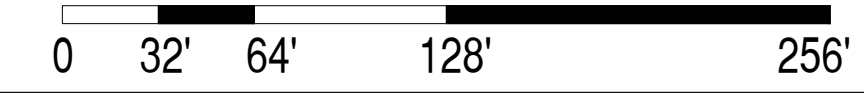
BUILDING 2 (VALHALLA)

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

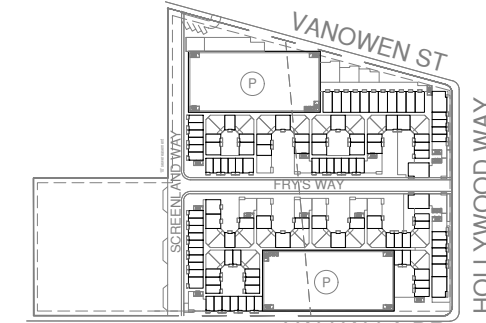
SECOND-FIFTH FLOOR PLANS

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



Burbank Aero Crossings

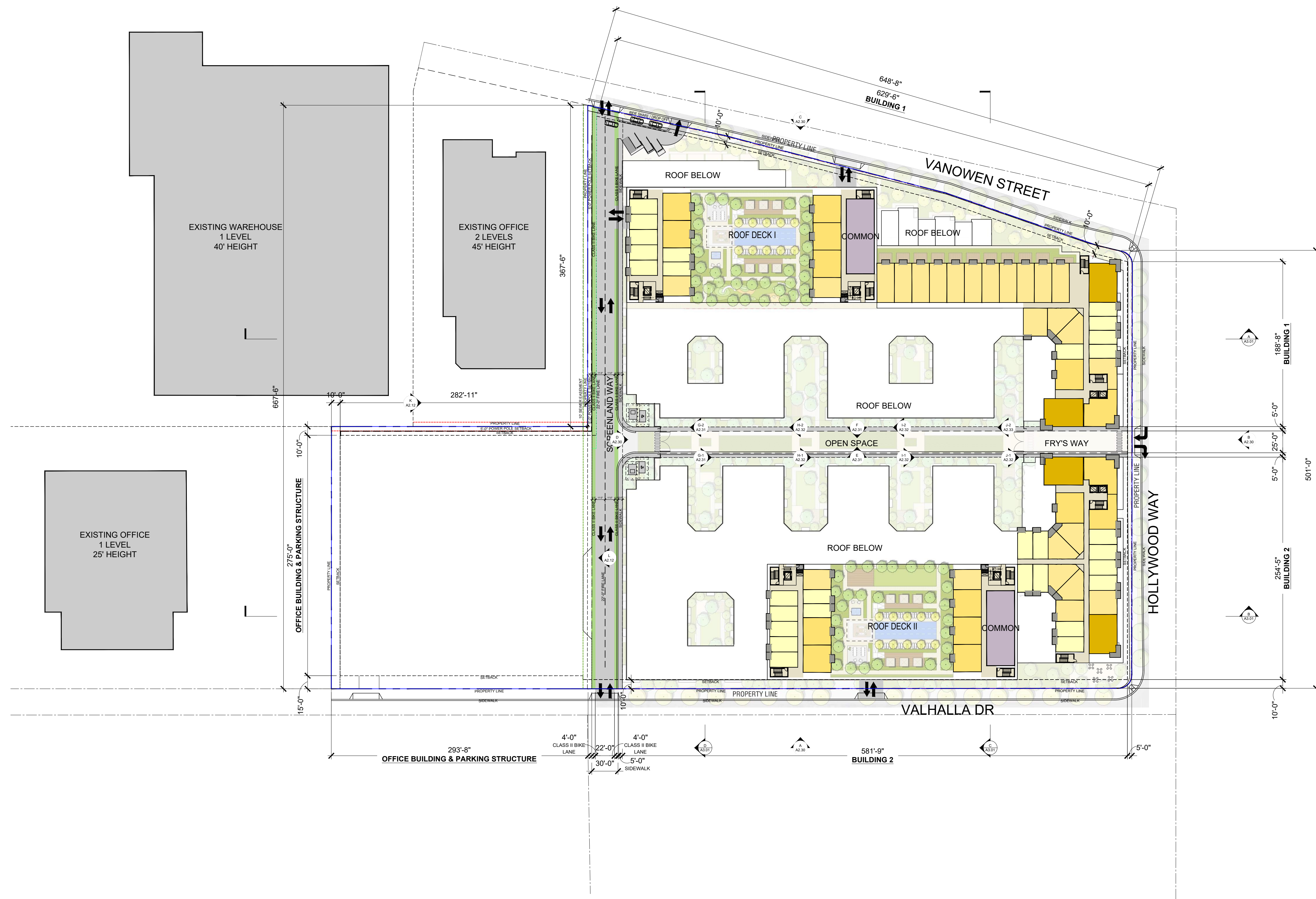
2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505
 ENTITLEMENT SUBMITTAL
 DATE: 04/19/2021



KEYPLAN



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

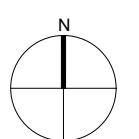
SIXTH FLOOR PLAN

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

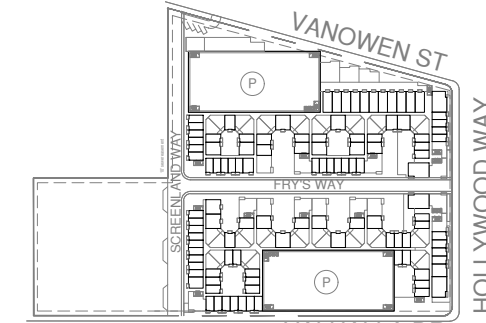
TOTAL	334	364	138	26	862
	39%	42%	16%	3%	100%

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



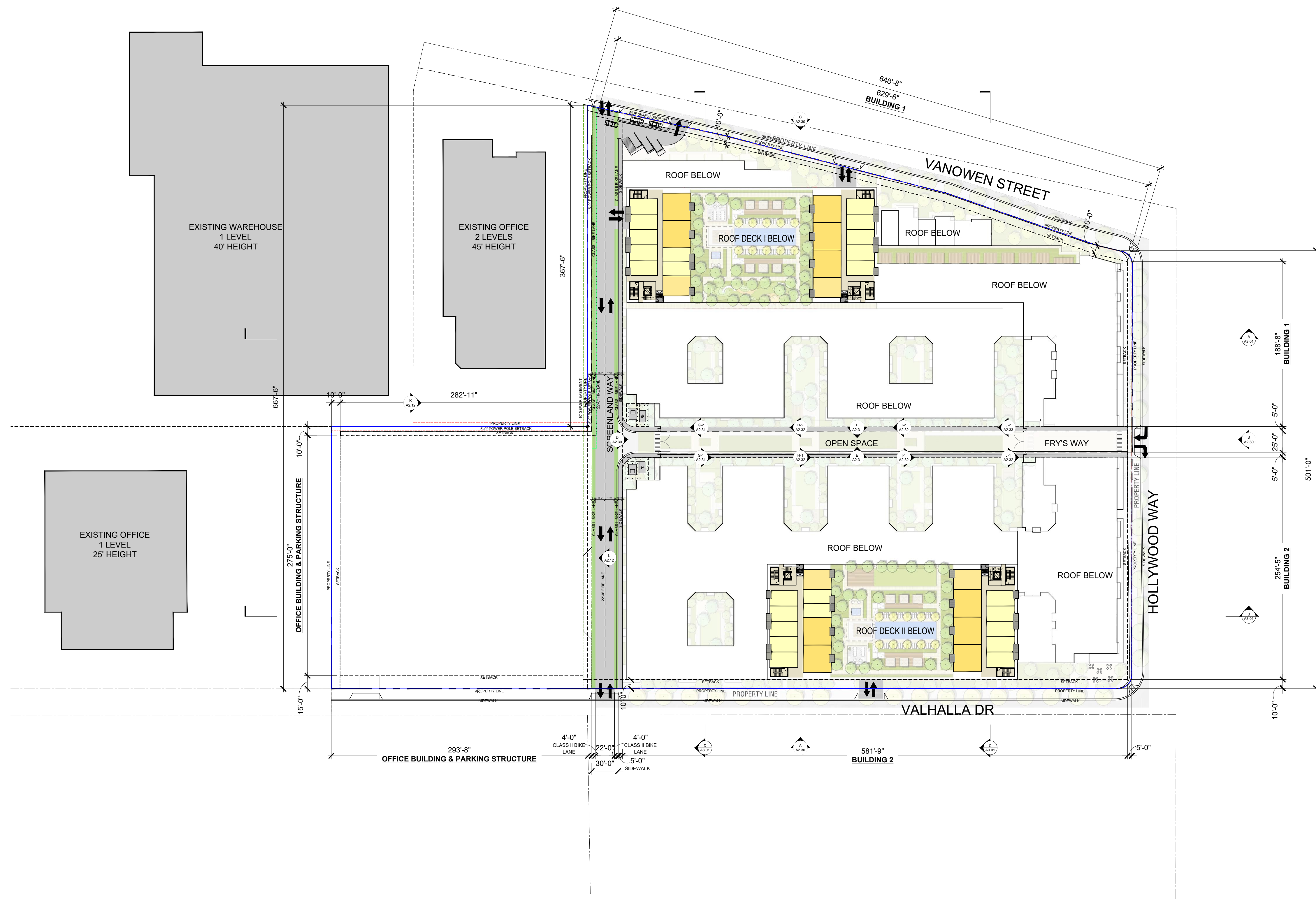
Burbank Aero Crossings

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 DATE: 04/19/2021



KEYPLAN





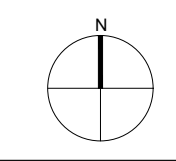
BUILDING 1 (VANOWEN)					
LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	15	23	11	6	55
2	29	40	7	2	78
3	29	40	7	2	78
4	29	40	7	2	78
5	29	40	7	2	78
6	12	17	7	2	38
7	12	2	5	0	19
TOTAL (BLDG 1)	155	202	51	16	424

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

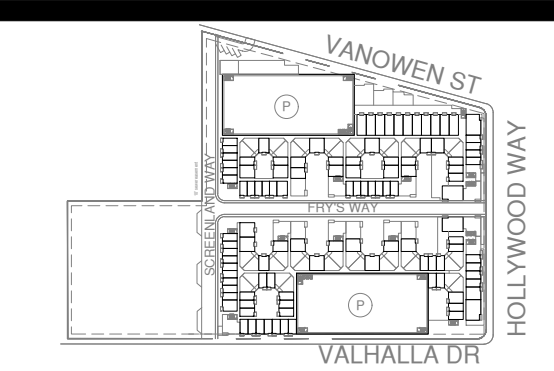
SEVENTH FLOOR PLAN

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



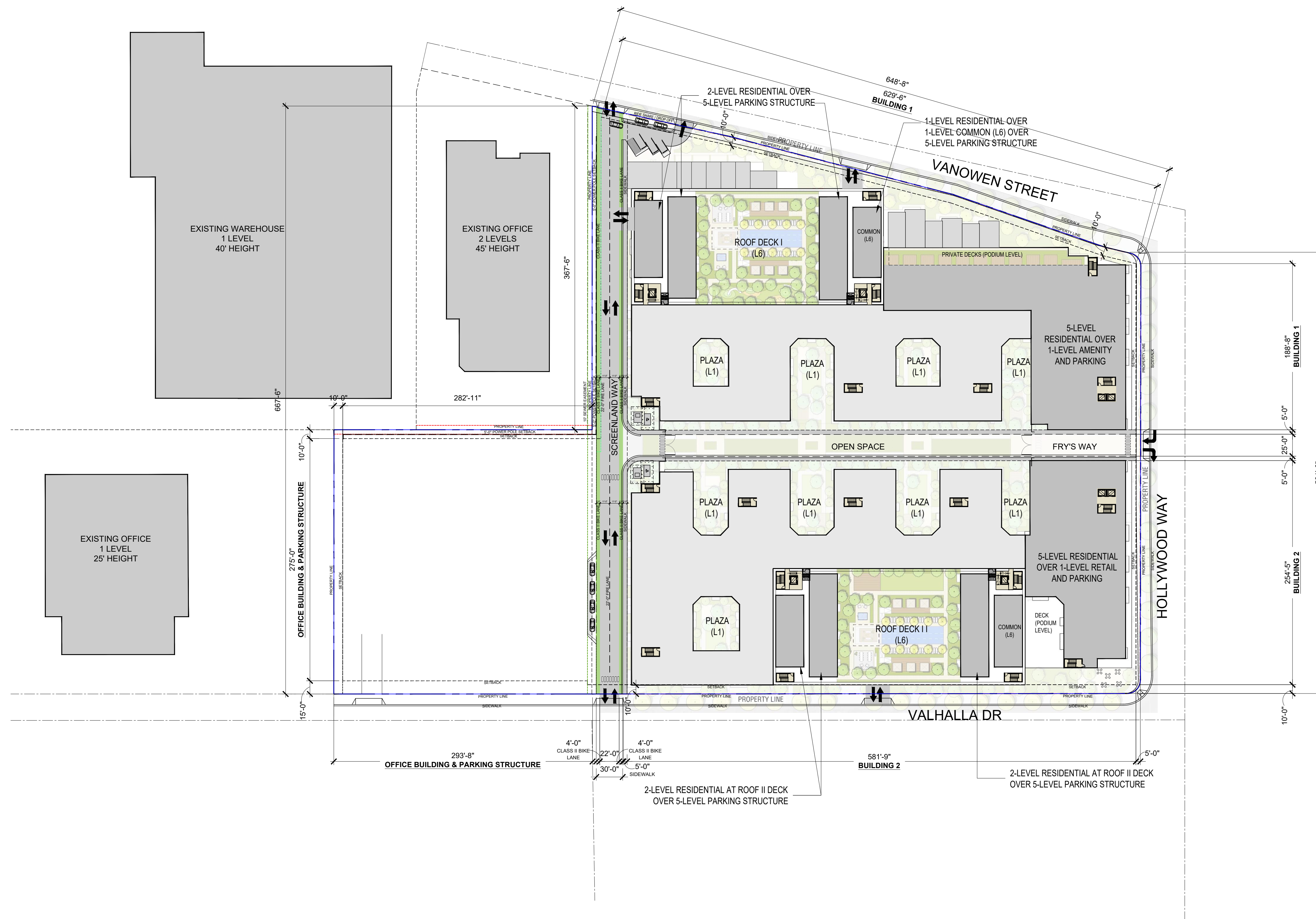
Burbank Aero Crossings

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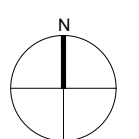
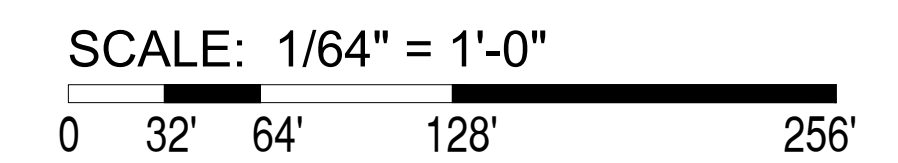


KEYPLAN

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ROOF PLAN



A1.15

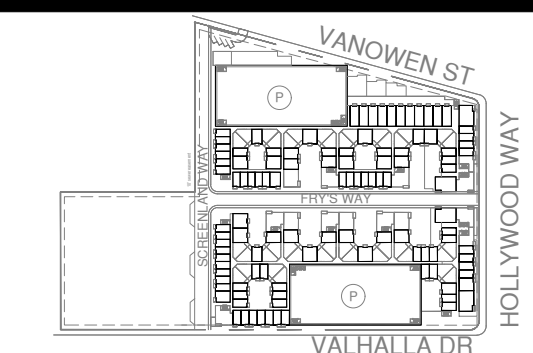


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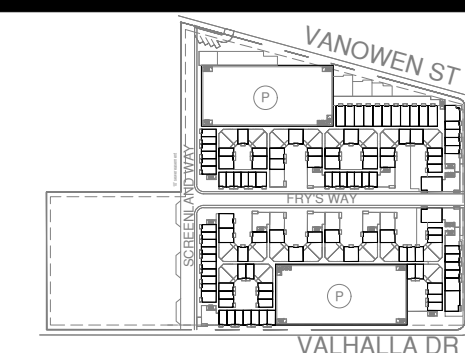
RESIDENTIAL VIEW 1



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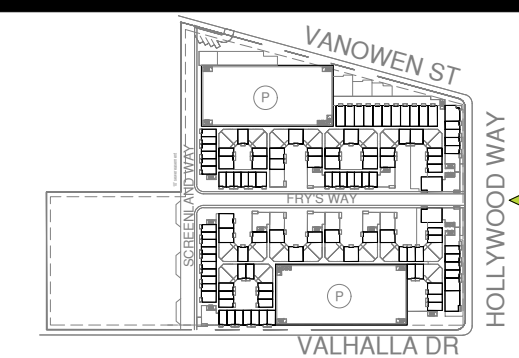
RESIDENTIAL VIEW 2



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RESIDENTIAL VIEW 3



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DATE: 04/19/2021



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RESIDENTIAL VIEW 3A

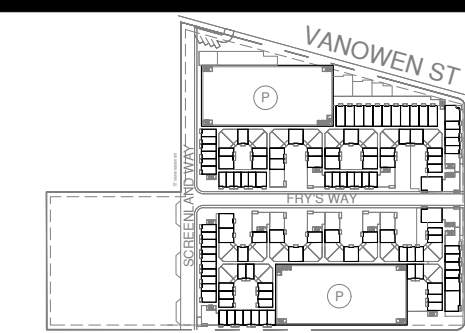
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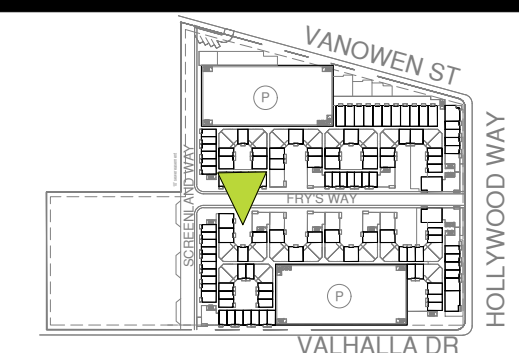
RESIDENTIAL VIEW 4



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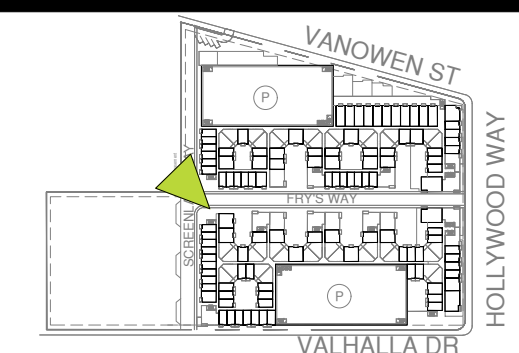
RESIDENTIAL VIEW 5



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ENTITLEMENT SUBMITTAL
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KEYPLAN





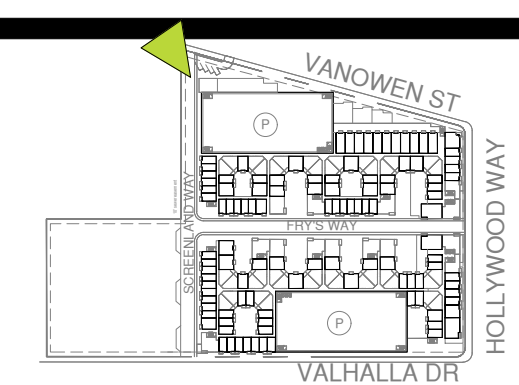
RESIDENTIAL TOWNHOUSE & RETAIL VIEW 6



Burbank Aero Crossings

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ENTITLEMENT SUBMITTAL
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KEYPLAN





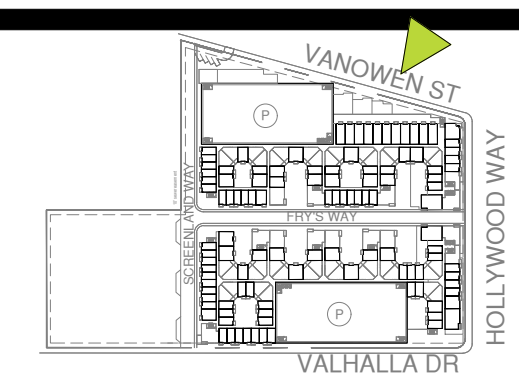
RESIDENTIAL & LIVE / WORK VIEW 7



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KEYPLAN





RESIDENTIAL & LIVE / WORK VIEW 8



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KEYPLAN





RESIDENTIAL & LIVE / WORK VIEW 9



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KEYPLAN





RESIDENTIAL & LIVE / WORK VIEW 10



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KEYPLAN





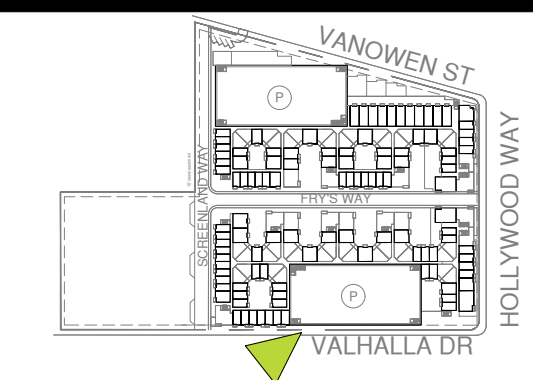
RESIDENTIAL & LIVE / WORK VIEW 11



Burbank Aero Crossings

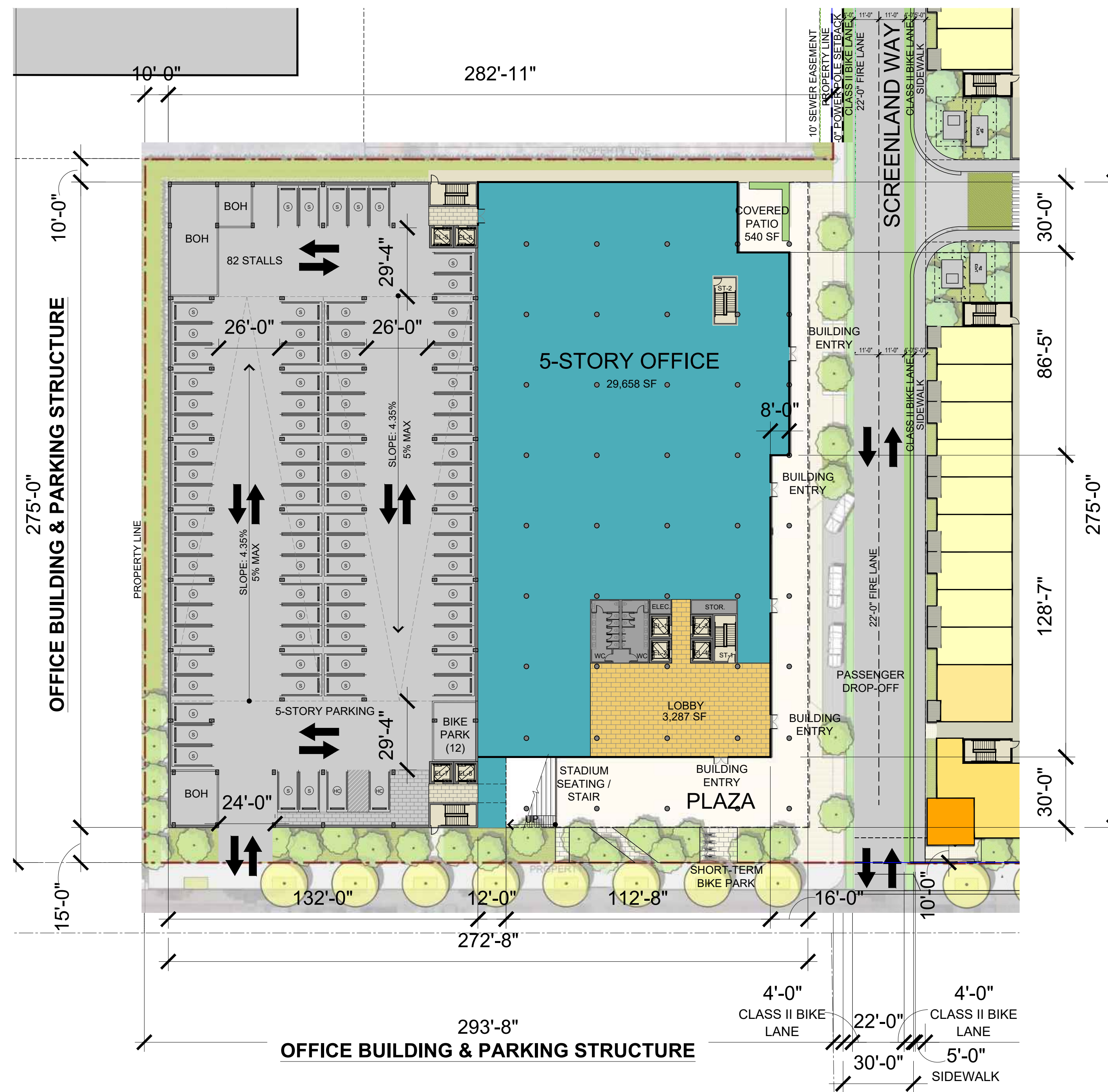
2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





3- OFFICE

Office Building off Vahalla

Allowable FAR

1.25 REGINAL COMMERCIAL

Propose Height of Building

70'-11" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (5-STORY)
5-STORY OFFICE, 5-STORY PARKING STRUCTURE WITH ROOF LEVEL PARKING

OFFICE BUILDING SF SUMMARY

Building Area **151,800 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 =

455 SPACES

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

12 Req. & Provided

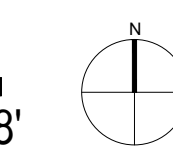
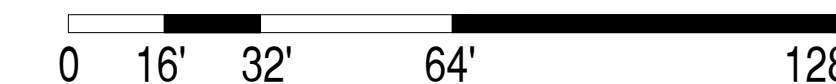
OFFICE BUILDING			
GROSS SQFT - PER FLOOR			
(EXTERIOR DECK / PATIO NOT INCLUDED IN TOTAL GSF)			
FLOOR	BUILDING	COVERED PATIO	EXTERIOR PATIO
5	26,400		9,280
4	29,800	2,100	
3	29,800	2,100	5,700
2	30,600	700	
1	29,700	600	
TOTAL	146,300	5,500	14,980
TOTAL GSF + COVERED PATIO			151,800

OFFICE PARKING					
PROVIDED					
LEVEL	S	HC	C	T	TOTAL
ROOF	51	2			53
5	78	2			80
4	78	2			80
3	78	2			80
2	78	2			80
1	80	2			82
TOTAL	443				455
TOTAL	443	12			455

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

OFFICE BUILDING: FIRST FLOOR PLAN

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

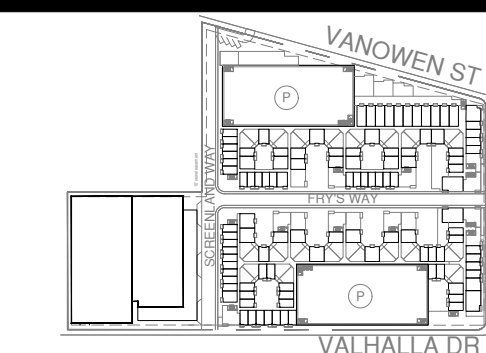


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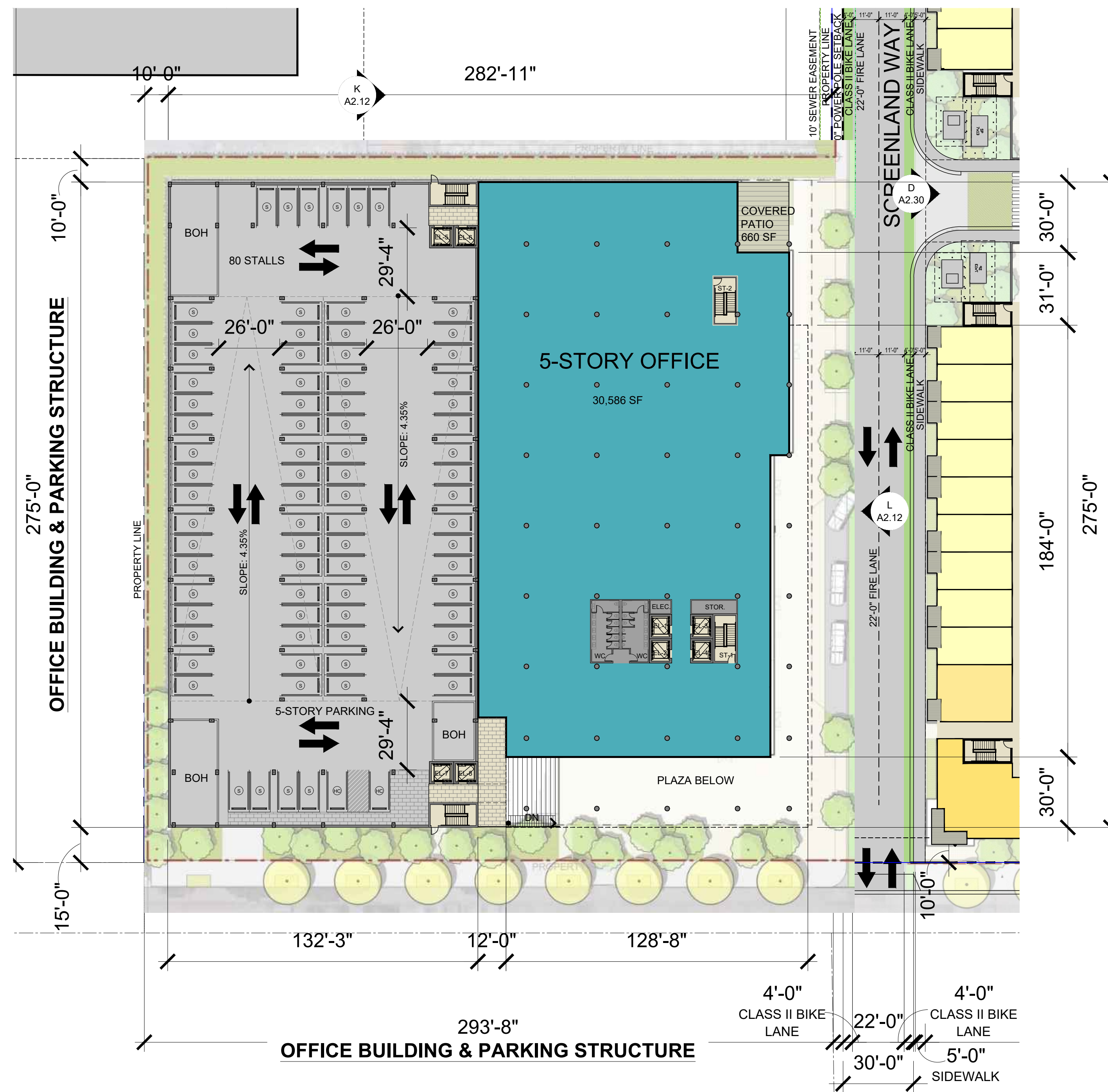
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DATE: 04/19/2021



KEYPLAN





3- OFFICE

Office Building off Vahalla

Allowable FAR

1.25 REGIONAL COMMERCIAL

Propose Height of Building

70'-11" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (5-STORY)
5-STORY OFFICE, 5-STORY PARKING STRUCTURE WITH ROOF LEVEL PARKING

OFFICE BUILDING SF SUMMARY

Building Area **151,800 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 = **455 SPACES**
Bike Parking (4 per 50,000 / 1 per 50,000 after) **12 Req. & Provided**

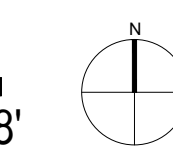
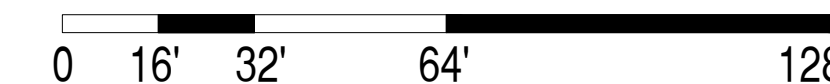
OFFICE BUILDING			
GROSS SQFT - PER FLOOR			
(EXTERIOR DECK / PATIO NOT INCLUDED IN TOTAL GSF)			
FLOOR	BUILDING	COVERED PATIO	EXTERIOR PATIO
5	26,400		9,280
4	29,800	2,100	
3	29,800	2,100	5,700
2	30,600	700	
1	29,700	600	
TOTAL	146,300	5,500	14,980
TOTAL GSF + COVERED PATIO			151,800

OFFICE PARKING					
PROVIDED					
LEVEL	S	HC	C	T	TOTAL
ROOF	51	2			53
5	78	2			80
4	78	2			80
3	78	2			80
2	78	2			80
1	80	2			82
TOTAL	443				455
TOTAL	443	12			455

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

OFFICE BUILDING: SECOND FLOOR PLAN

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



A2.12

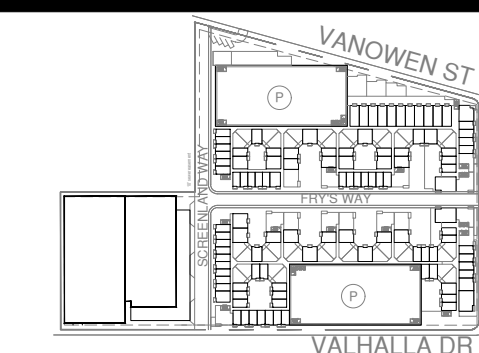


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ENTITLEMENT SUBMITTAL

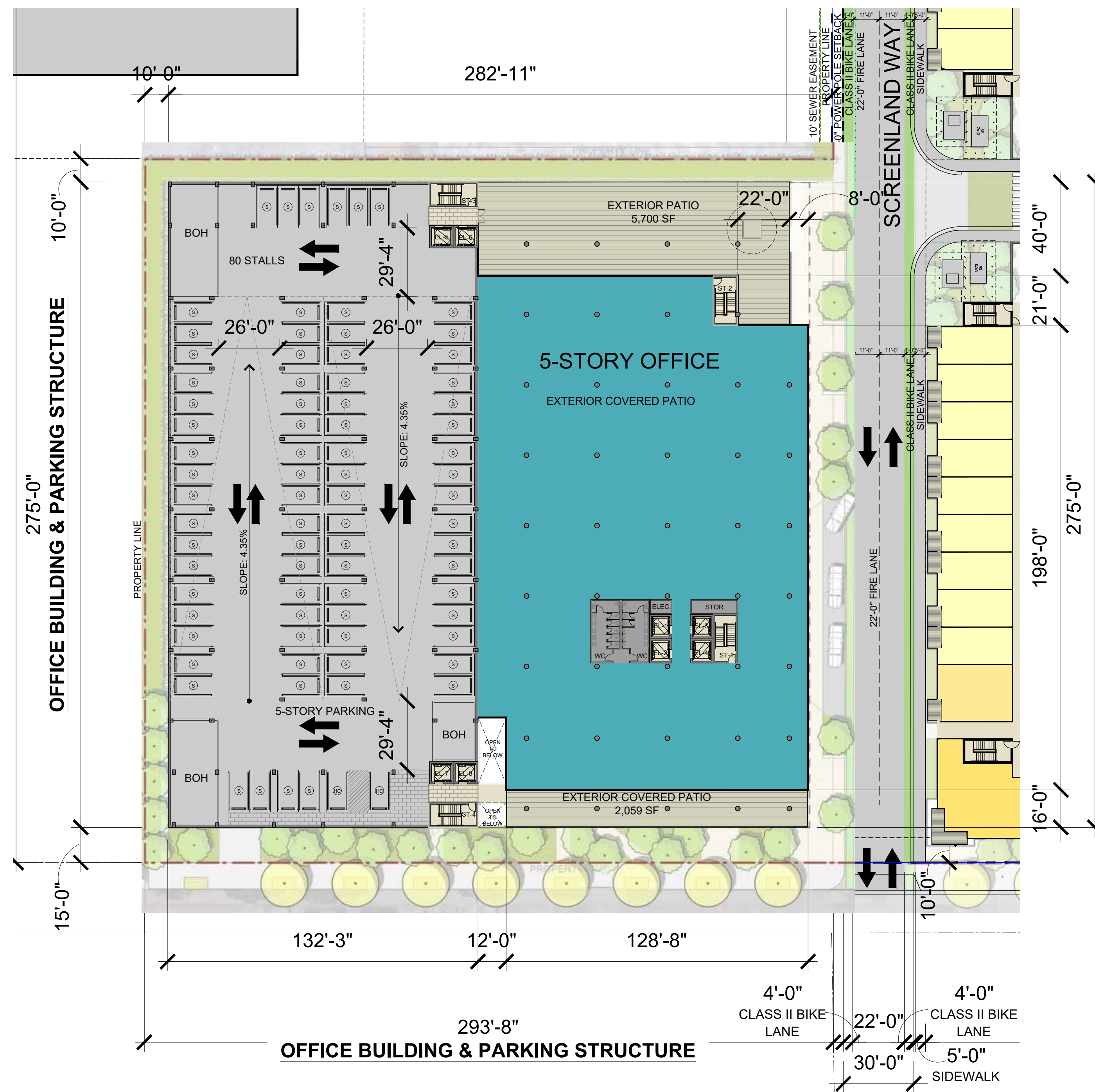
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KEYPLAN



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3- OFFICE	
Office Building off Vahalla	
Allowable FAR	1.25 REGINAL COMMERCIAL
Propose Height of Building	70'-11" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (5-STORY) 5-STORY OFFICE, 5-STORY PARKING STRUCTURE WITH ROOF LEVEL PARKING
OFFICE BUILDING SF SUMMARY	
Building Area	151,800 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 =	455 SPACES
Bike Parking (4 per 50,000 / 1 per 50,000 after)	12 Req. & Provided

OFFICE BUILDING			
GROSS SQFT - PER FLOOR			
(EXTERIOR DECK / PATIO NOT INCLUDED IN TOTAL GSF)			
FLOOR	BUILDING	COVERED PATIO	EXTERIOR PATIO
5	26,400		9,280
4	29,800	2,100	
3	29,800	2,100	5,700
2	30,600	700	
1	29,700	600	
TOTAL	146,300	5,500	14,980
TOTAL GSF + COVERED PATIO		151,800	

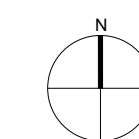
OFFICE PARKING PROVIDED					
LEVEL	S	HC	C	T	TOTAL
ROOF	51	2			53
5	78	2			80
4	78	2			80
3	78	2			80
2	78	2			80
1	80	2			82
TOTAL	443				455

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

OFFICE BUILDING: THIRD FLOOR PLAN

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

0 16' 32' 64' 128'



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

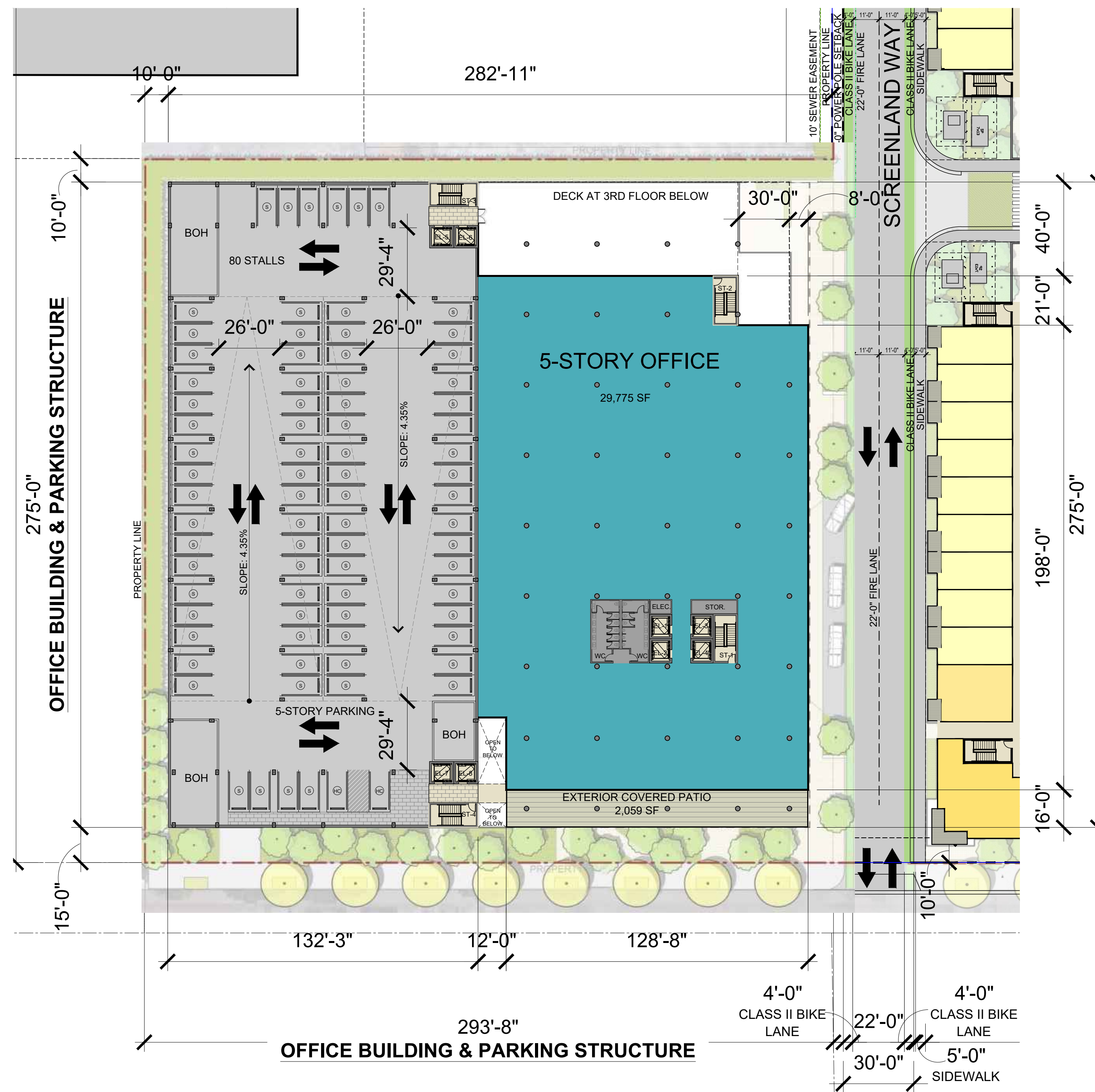
ENTITLEMENT SUBMITTAL

DATE: 04/19/2021



KEYPLAN





3- OFFICE

Office Building off Vahalla

Allowable FAR

1.25 REGIONAL COMMERCIAL

Propose Height of Building

70'-11" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (5-STORY)
5-STORY OFFICE, 5-STORY PARKING STRUCTURE WITH ROOF LEVEL PARKING

OFFICE BUILDING SF SUMMARY

Building Area **151,800 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 = **455 SPACES**
Bike Parking (4 per 50,000 / 1 per 50,000 after) **12 Req. & Provided**

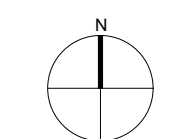
OFFICE BUILDING			
GROSS SQFT - PER FLOOR			
(EXTERIOR DECK / PATIO NOT INCLUDED IN TOTAL GSF)			
FLOOR	BUILDING	COVERED PATIO	EXTERIOR PATIO
5	26,400		9,280
4	29,800	2,100	
3	29,800	2,100	5,700
2	30,600	700	
1	29,700	600	
TOTAL	146,300	5,500	14,980
TOTAL GSF + COVERED PATIO		151,800	

OFFICE PARKING PROVIDED					
LEVEL	S	HC	C	T	TOTAL
ROOF	51	2			53
5	78	2			80
4	78	2			80
3	78	2			80
2	78	2			80
1	80	2			82
TOTAL	443				455

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

OFFICE BUILDING: FOURTH FLOOR PLAN

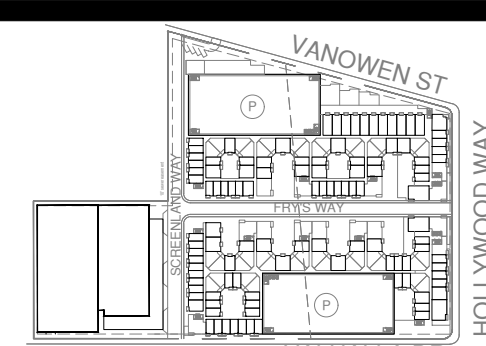
SCALE: 1/32" = 1'-0"
0 16' 32' 64' 128'



Burbank Aero Crossings

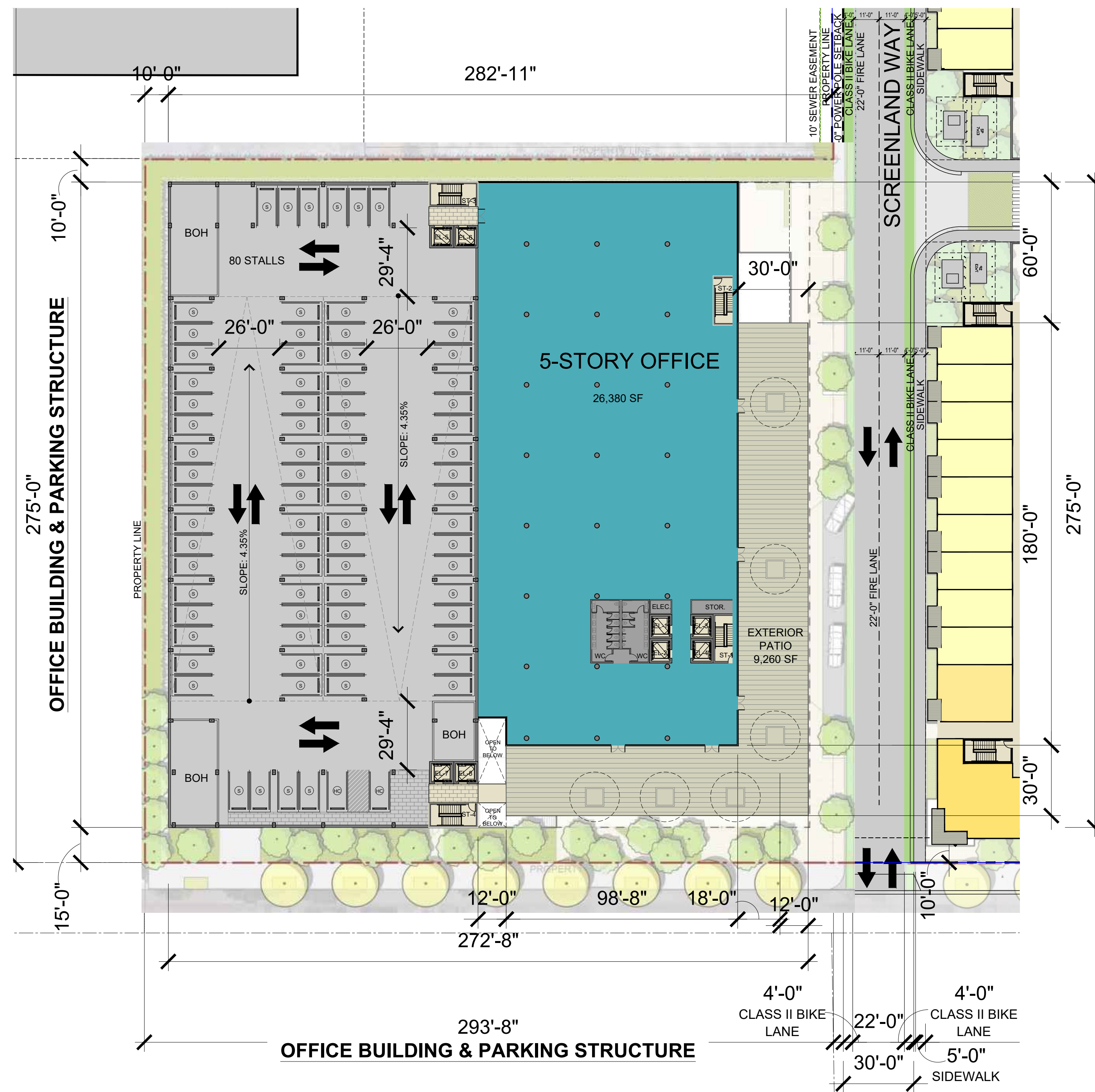
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DATE: 04/19/2021



KEYPLAN





3- OFFICE

Office Building off Vahalla

Allowable FAR

1.25 REGIONAL COMMERCIAL

Propose Height of Building

70'-11" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (5-STORY)
5-STORY OFFICE, 5-STORY PARKING STRUCTURE WITH ROOF LEVEL PARKING

OFFICE BUILDING SF SUMMARY

Building Area **151,800 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 = **455 SPACES**

Bike Parking (4 per 50,000 / 1 per 50,000 after) **12 Req. & Provided**

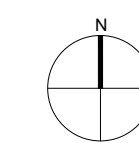
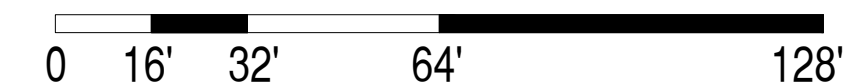
OFFICE BUILDING			
GROSS SQFT - PER FLOOR			
(EXTERIOR DECK / PATIO NOT INCLUDED IN TOTAL GSF)			
FLOOR	BUILDING	COVERED PATIO	EXTERIOR PATIO
5	26,400		9,260
4	29,800	2,100	
3	29,800	2,100	5,700
2	30,600	700	
1	29,700	600	
TOTAL	146,300	5,500	14,960
TOTAL GSF + COVERED PATIO			151,800

OFFICE PARKING PROVIDED					
LEVEL	S	HC	C	T	TOTAL
ROOF	51	2			53
5	78	2			80
4	78	2			80
3	78	2			80
2	78	2			80
1	80	2			82
TOTAL	443				455

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

OFFICE BUILDING: FIFTH FLOOR PLAN

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



Burbank Aero Crossings

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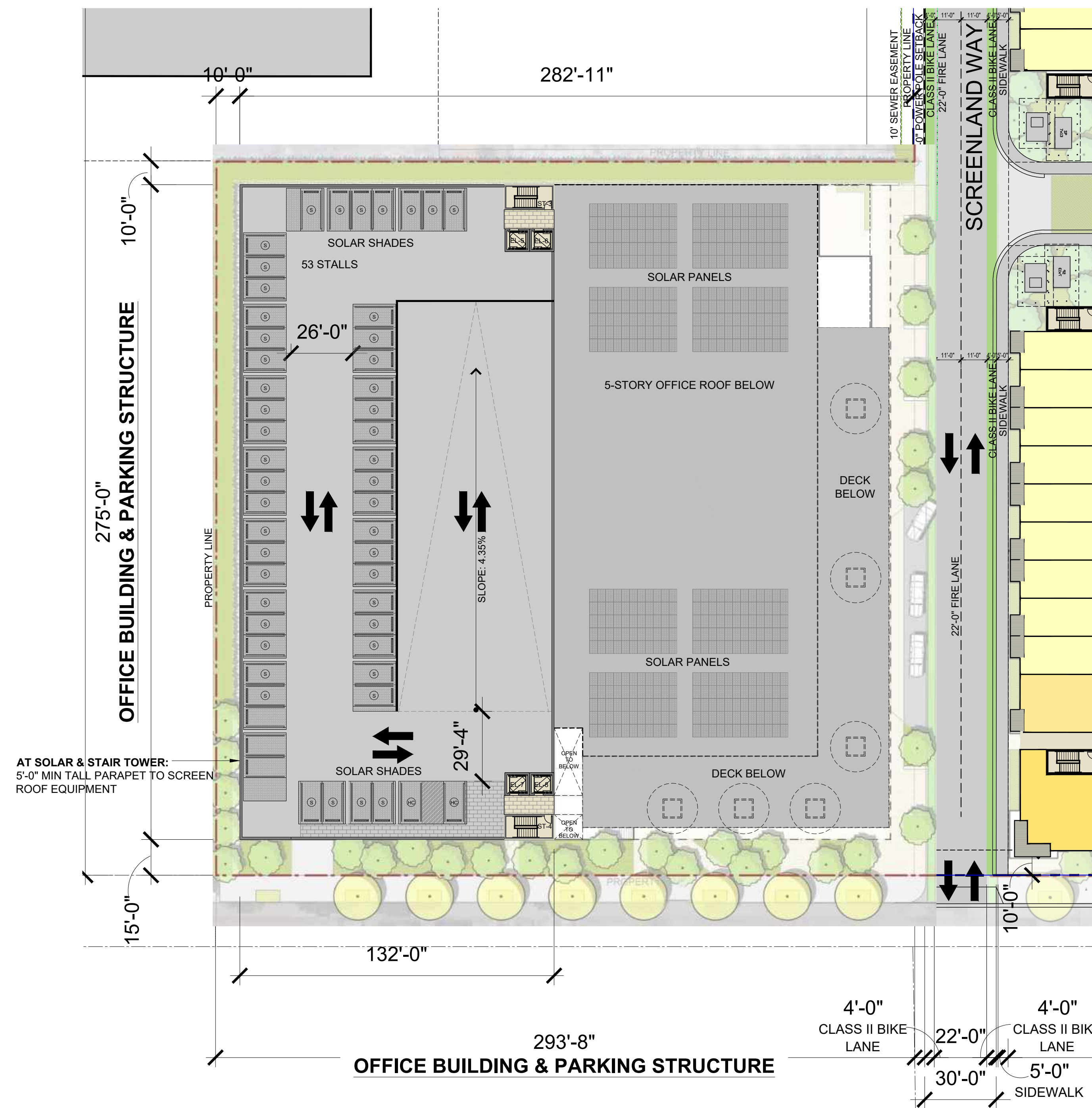
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3- OFFICE	
Office Building off Vahalla	
Allowable FAR	1.25 REGINAL COMMERCIAL
Propose Height of Building	70'-11" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (5-STORY) 5-STORY OFFICE, 5-STORY PARKING STRUCTURE WITH ROOF LEVEL PARKING
OFFICE BUILDING SF SUMMARY	
Building Area	151,800 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 =	455 SPACES
Bike Parking (4 per 50,000 / 1 per 50,000 after)	12 Req. & Provided

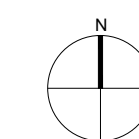
OFFICE BUILDING			
GROSS SQFT - PER FLOOR			
(EXTERIOR DECK / PATIO NOT INCLUDED IN TOTAL GSF)			
FLOOR	BUILDING	COVERED PATIO	EXTERIOR PATIO
5	26,400		9,280
4	29,800	2,100	
3	29,800	2,100	5,700
2	30,600	700	
1	29,700	600	
TOTAL	146,300	5,500	14,980
TOTAL GSF + COVERED PATIO			151,800

OFFICE PARKING PROVIDED					
LEVEL	S	HC	C	T	TOTAL
ROOF	51	2			53
5	78	2			80
4	78	2			80
3	78	2			80
2	78	2			80
1	80	2			82
TOTAL	443				455

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

OFFICE BUILDING: ROOF PLAN

SCALE: 1/32" = 1'-0"
0 16' 32' 64' 128'



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTIREMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





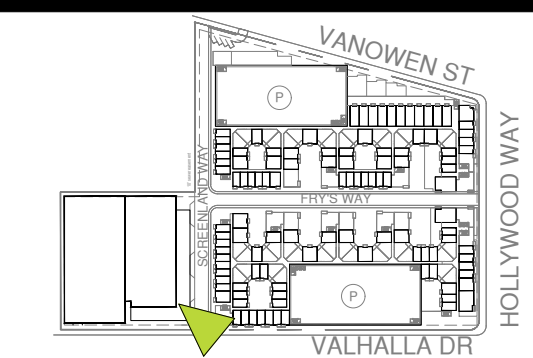
OFFICE VIEW 1



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





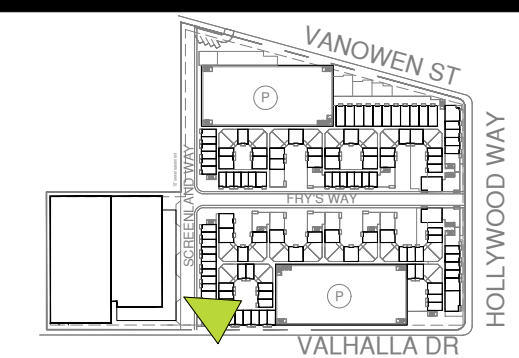
OFFICE VIEW 2



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





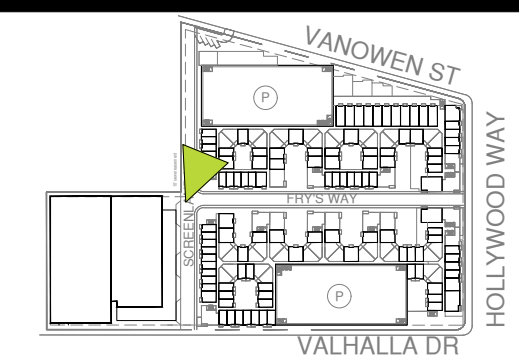
OFFICE VIEW 3



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





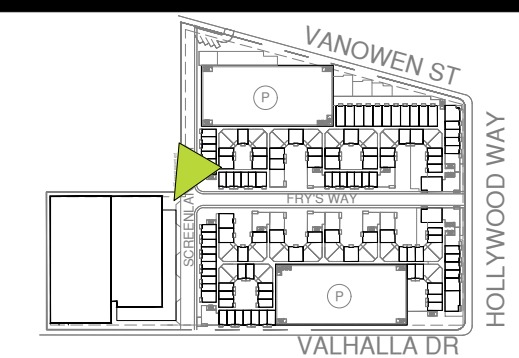
OFFICE VIEW 4



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN



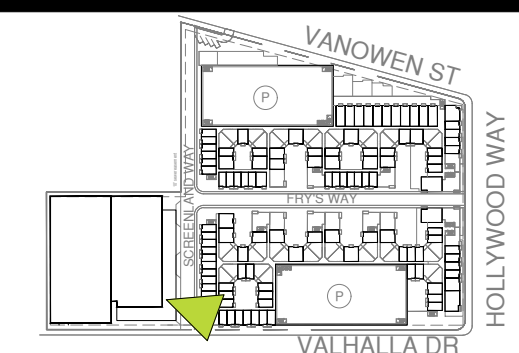


OFFICE VIEW 5



Burbank Aero Crossings

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



KEYPLAN





OFFICE VIEW 6



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





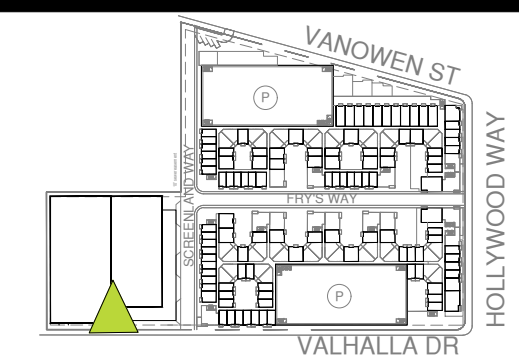
OFFICE VIEW 7



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN



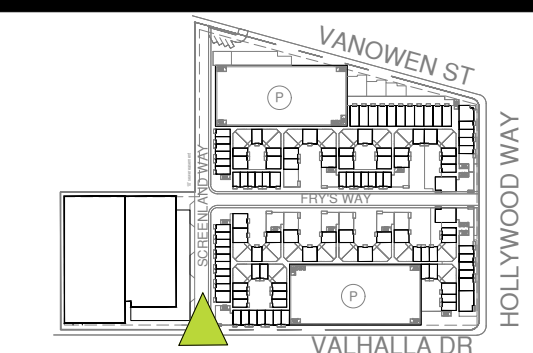


OFFICE VIEW 8

Burbank Aero Crossings

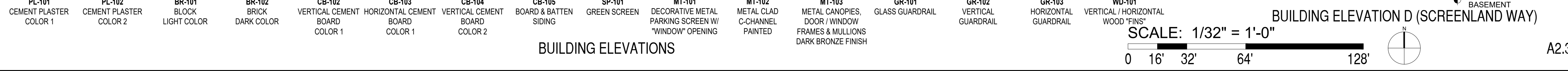
2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN

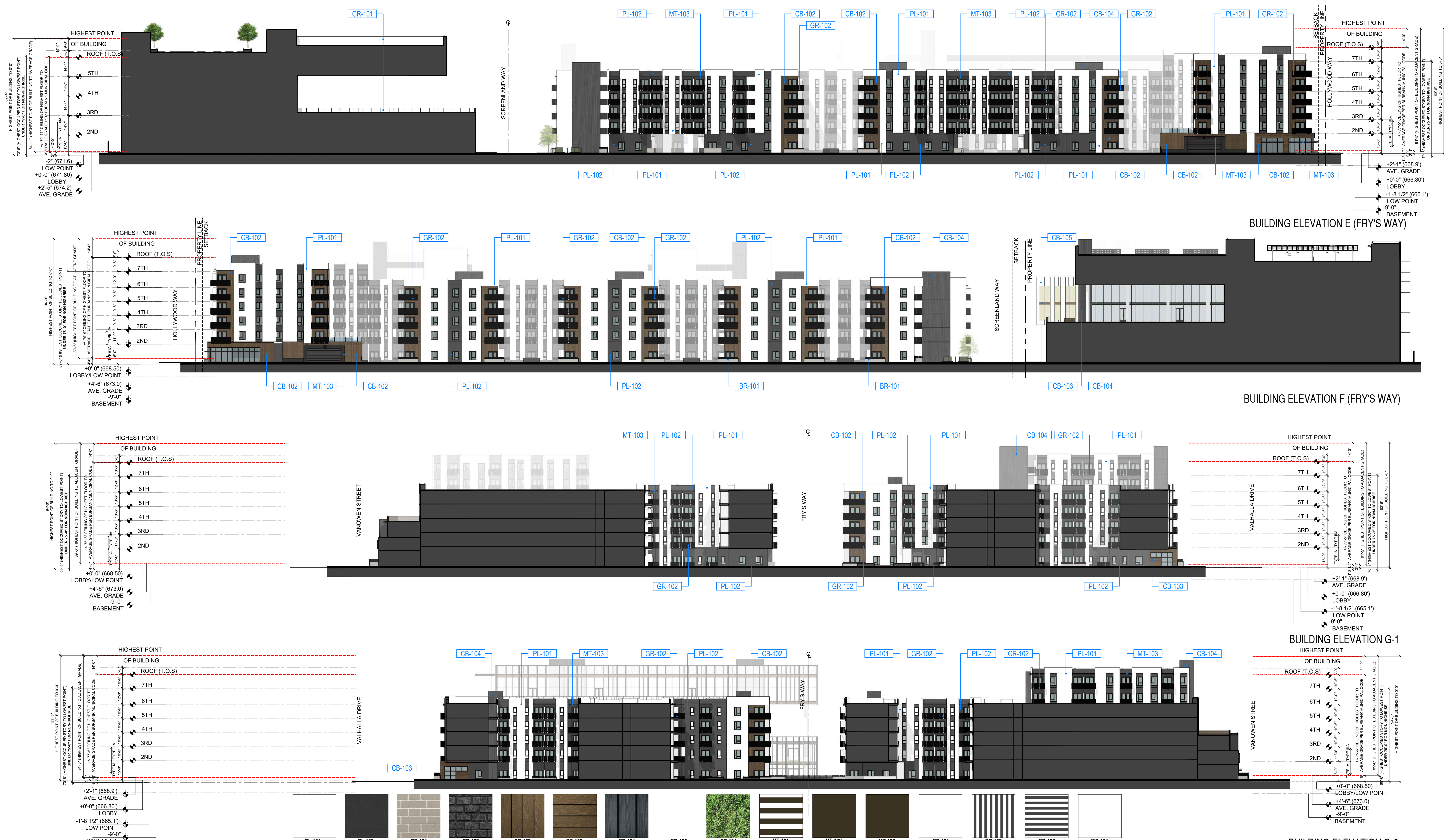




Burbank Aero Crossings

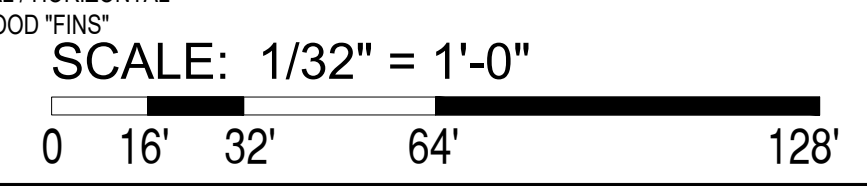
2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505
 ENTITLEMENT SUBMITTAL
 DATE: 04/19/2021





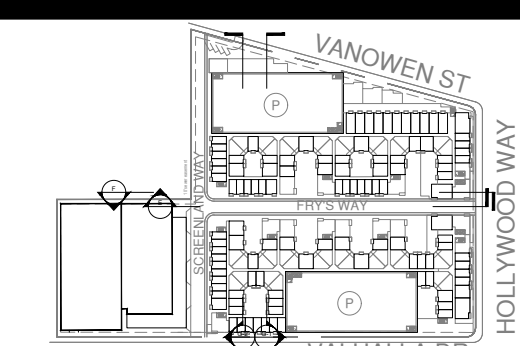
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CEMENT PLASTER COLOR 1	CEMENT PLASTER COLOR 2	BLOCK LIGHT COLOR	BRICK DARK COLOR	VERTICAL CEMENT BOARD COLOR 1	HORIZONTAL CEMENT BOARD COLOR 1	VERTICAL CEMENT BOARD COLOR 2	BOARD & BATTEN SIDING	GREEN SCREEN	DECORATIVE METAL PARKING SCREEN W/ "WINDOW" OPENING	METAL CLAD C-CHANNEL PAINTED	METAL CANOPIES, DOOR / WINDOW FRAMES & MULLIONS DARK BRONZE FINISH	GLASS GUARDRAIL	VERTICAL GUARDRAIL	HORIZONTAL GUARDRAIL	VERTICAL / HORIZONTAL WOOD "FINS"

BUILDING ELEVATIONS



Burbank Aero Crossings

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

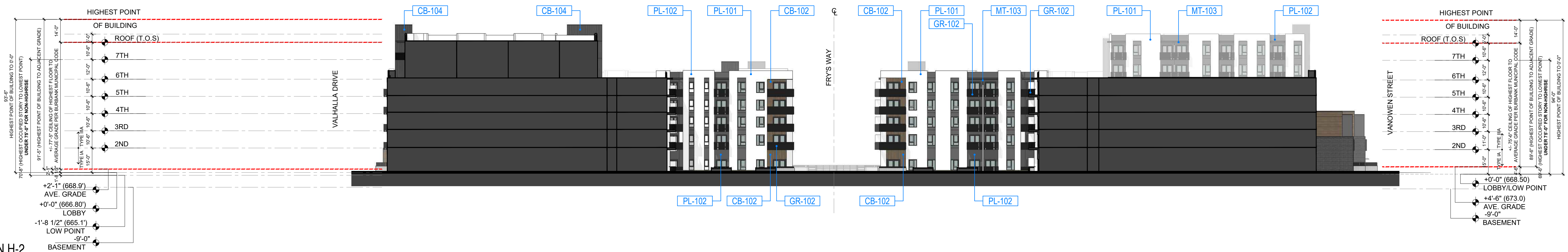


KEYPLAN

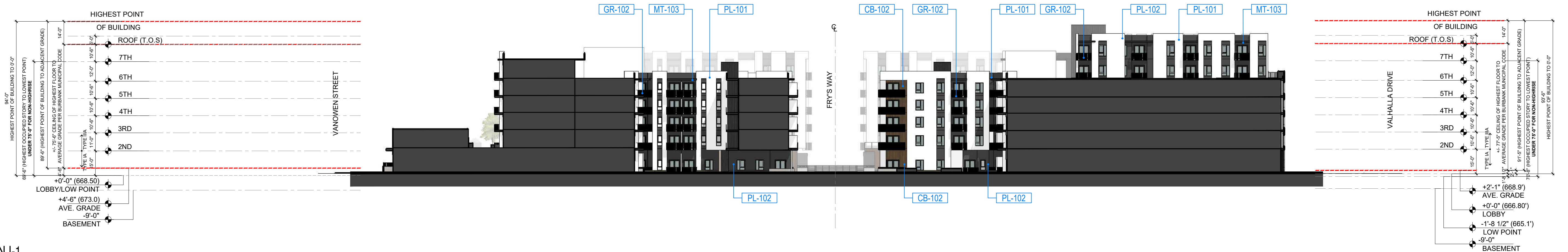




BUILDING ELEVATION H-1



BUILDING ELEVATION H-2

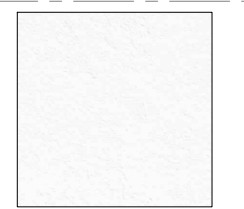








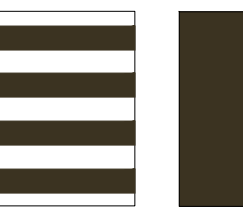
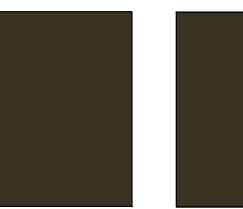
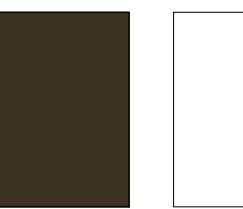
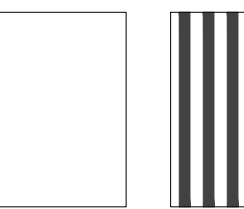
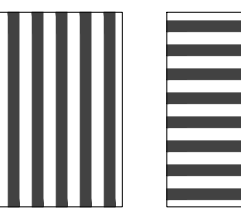
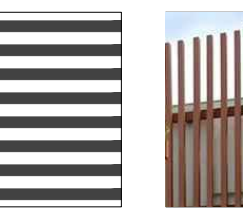



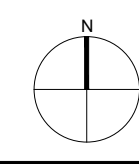
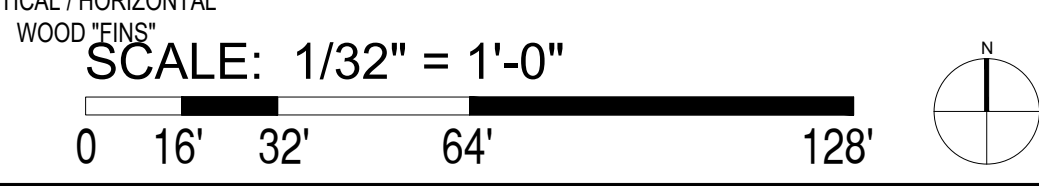
BUILDING ELEVATION I-1



BUILDING ELEVATION I-2

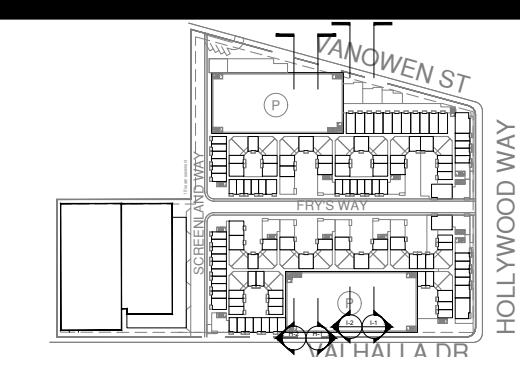
BUILDING ELEVATIONS

															
PL-101	PL-102	BR-101	BR-102	CB-102	CB-103	CB-104	CB-105	SP-101	MT-101	MT-102	MT-103	GR-101	GR-102	GR-103	WD-101
CEMENT PLASTER	CEMENT PLASTER	BLOCK	BRICK	VERTICAL CEMENT	HORIZONTAL CEMENT	VERTICAL CEMENT	BOARD & BATTEN	GREEN SCREEN	DECORATIVE METAL	METAL CLAD	METAL CANOPIES,	GLASS GUARDRAIL	VERTICAL	HORIZONTAL	VERTICAL / HORIZONTAL
COLOR 1	COLOR 2	LIGHT COLOR	DARK COLOR	BOARD	BOARD	BOARD	SIDING		PARKING SCREEN W/	C-CHANNEL	FRAMES & MULLIONS		GUARDRAIL	GUARDRAIL	WOOD FINS
									"WINDOW" OPENING	PAINTED	DARK BRONZE FINISH				



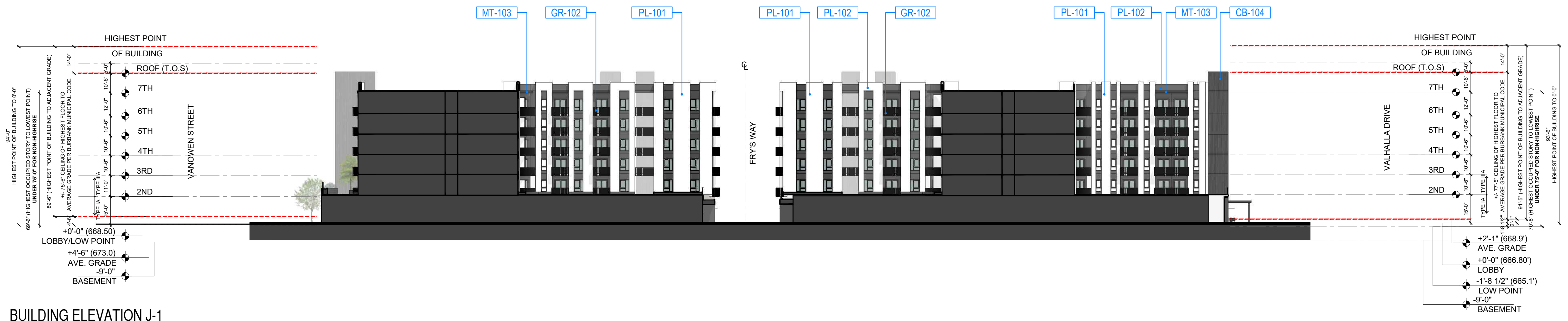
Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505
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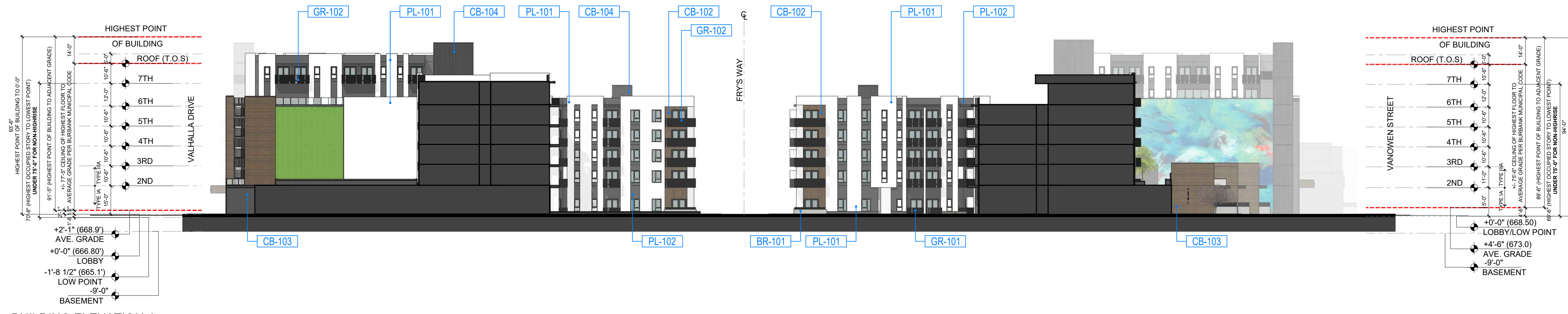


KEYPLAN





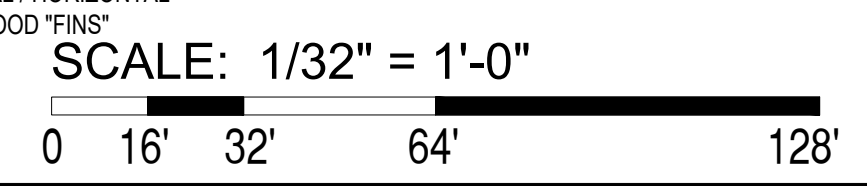
BUILDING ELEVATION J-1



BUILDING ELEVATION J-2

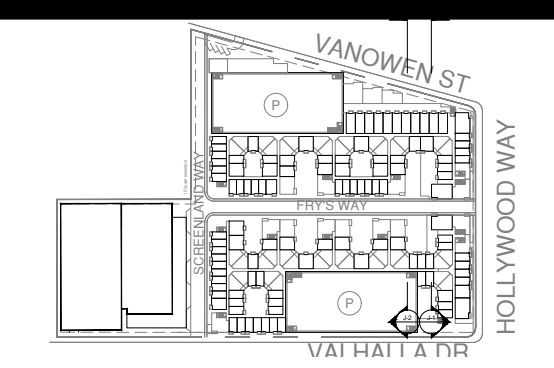


BUILDING ELEVATIONS



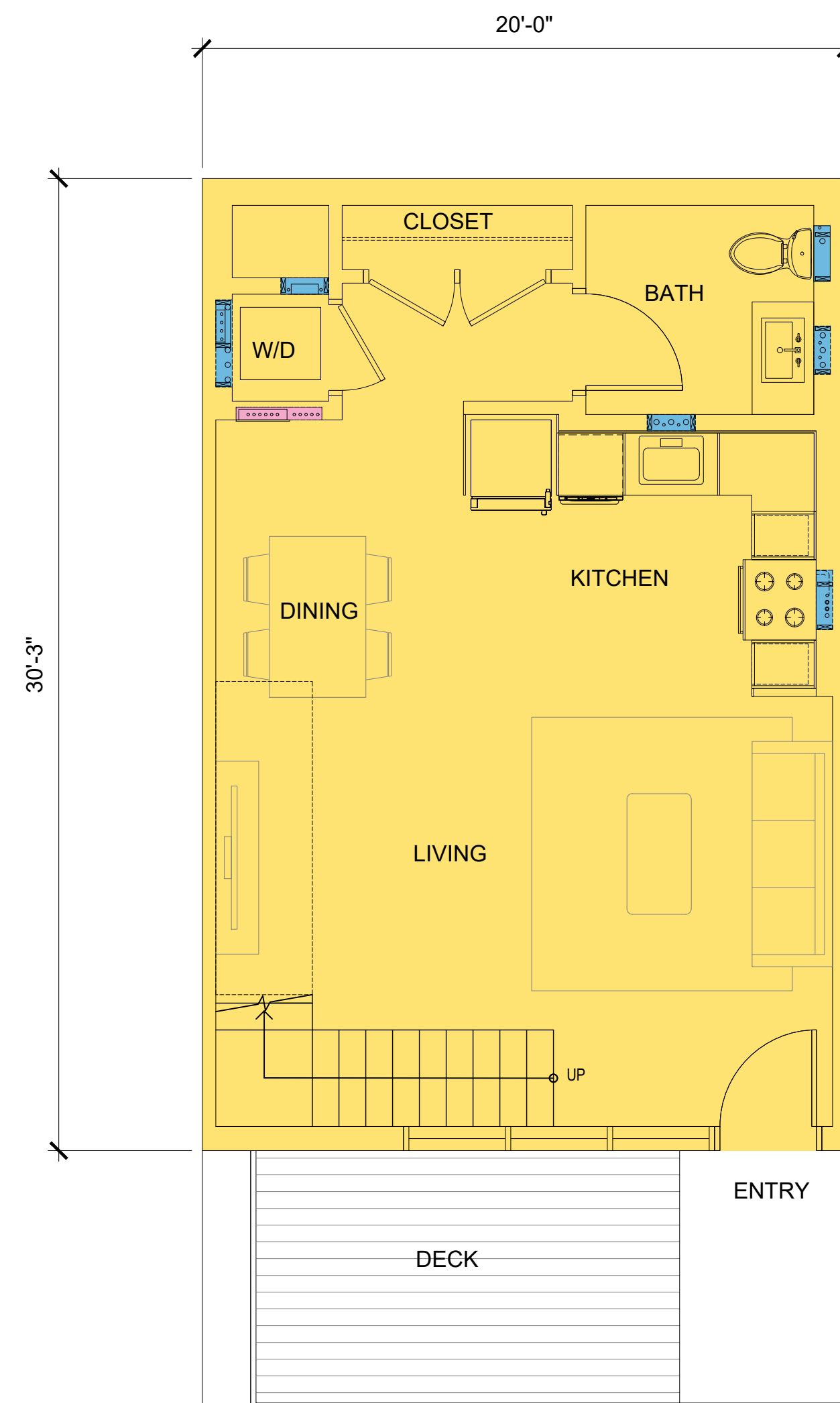
Burbank Aero Crossings

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

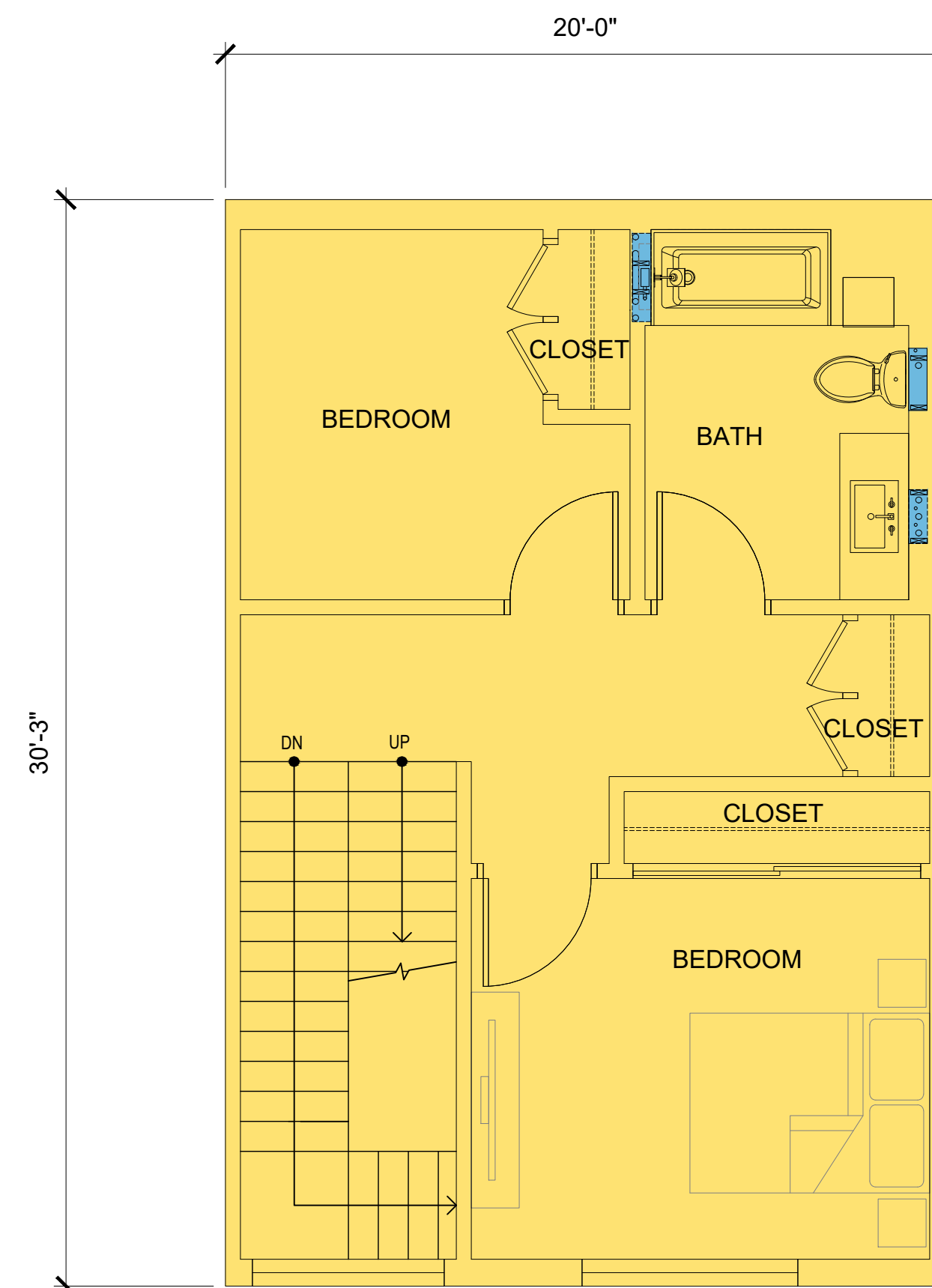


KEYPLAN

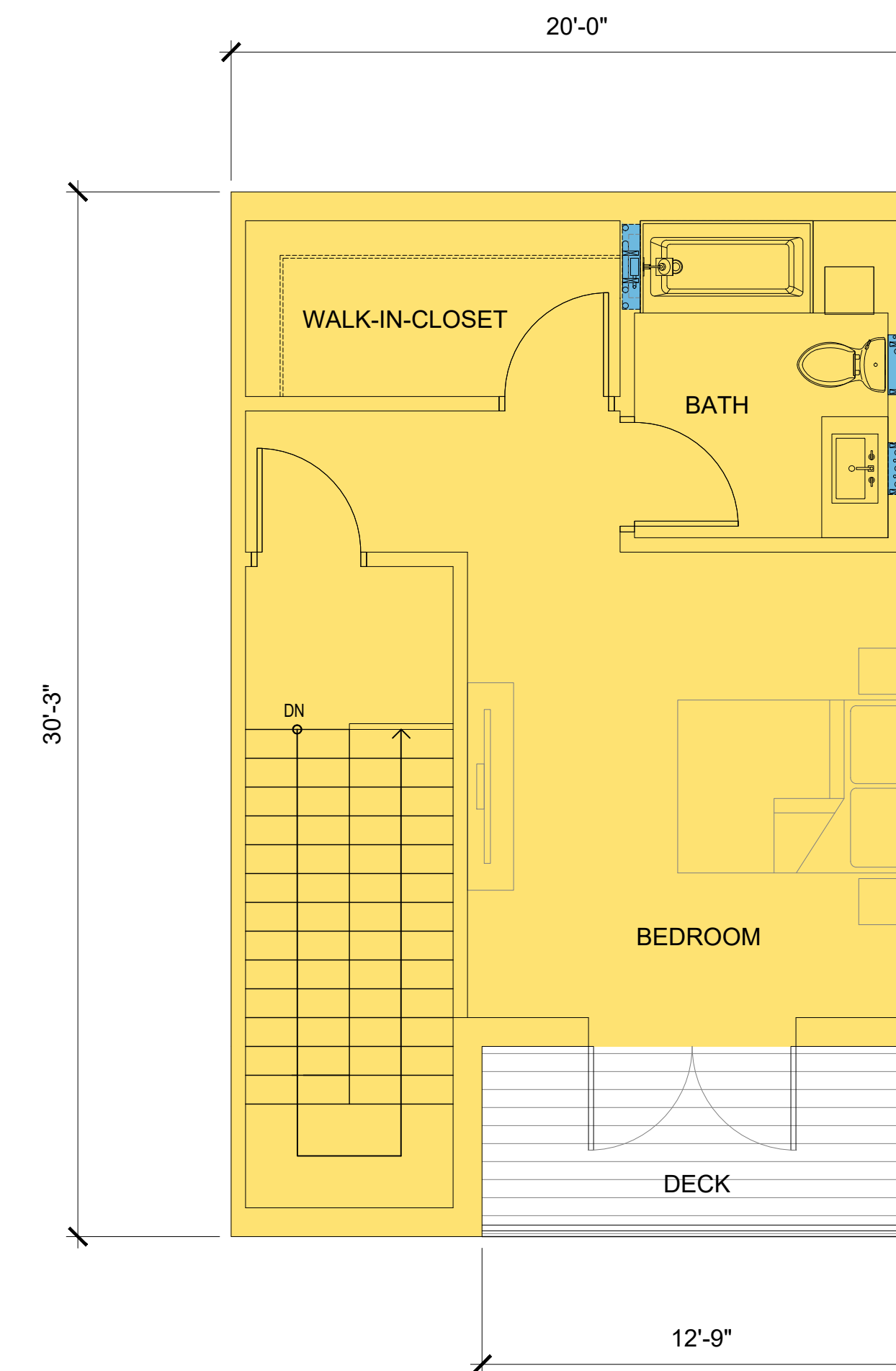




TOWNHOUSE - LEVEL 1
600 SF PER FLOOR



TOWNHOUSE - LEVEL 2

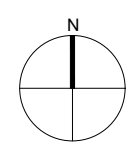
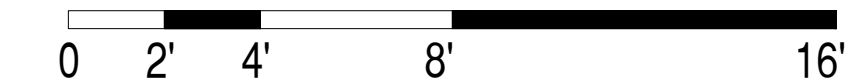


TOWNHOUSE - LEVEL 3



UNIT PLANS - TOWNHOUSE

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



A4.01



Burbank Aero Crossings

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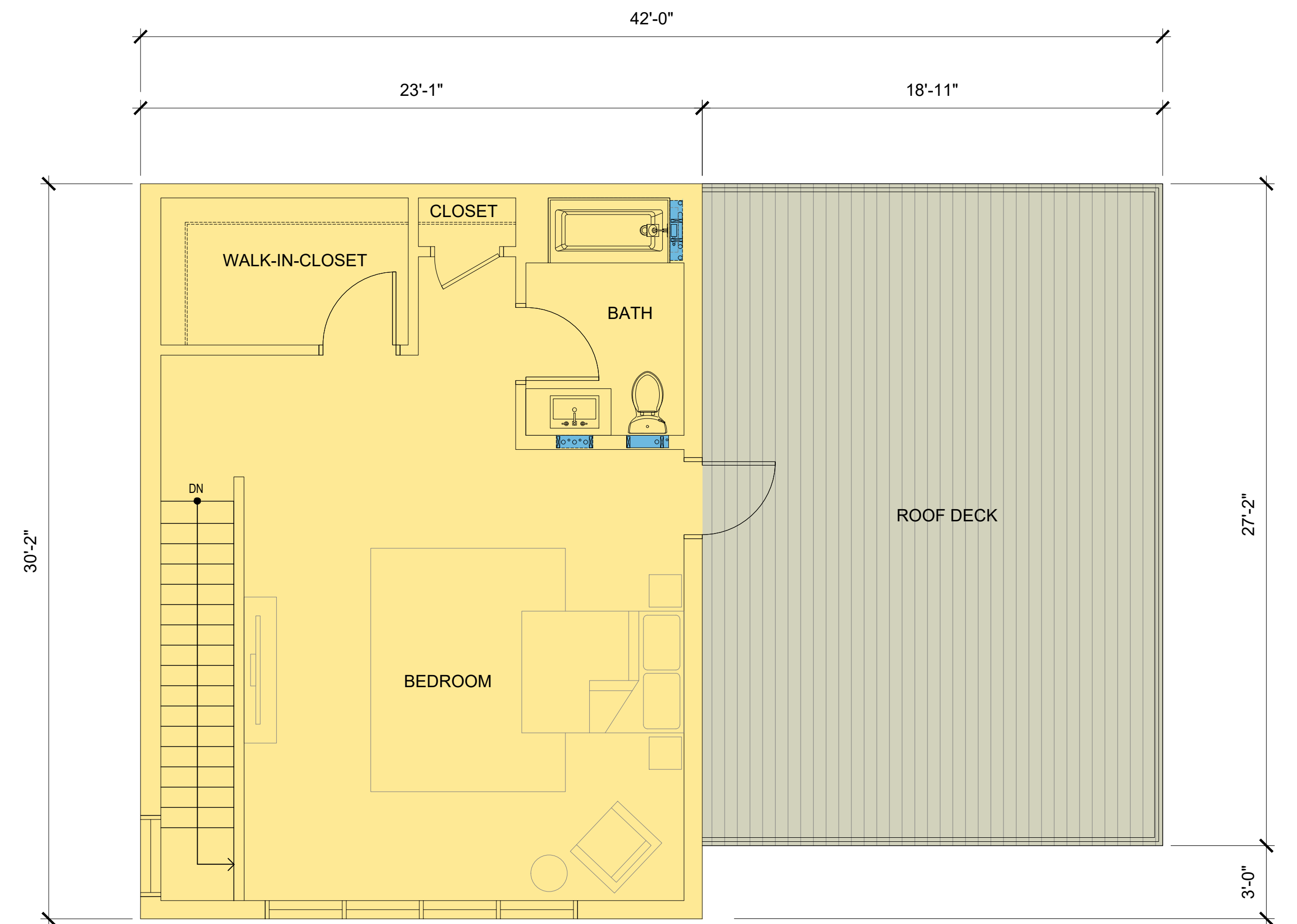


KEYPLAN





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

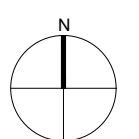
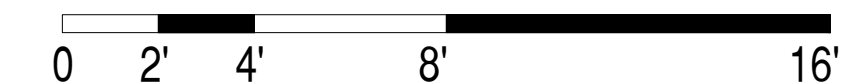


LIVE / WORK B1 - LEVEL 2
 LIVE: 697 SF

											
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

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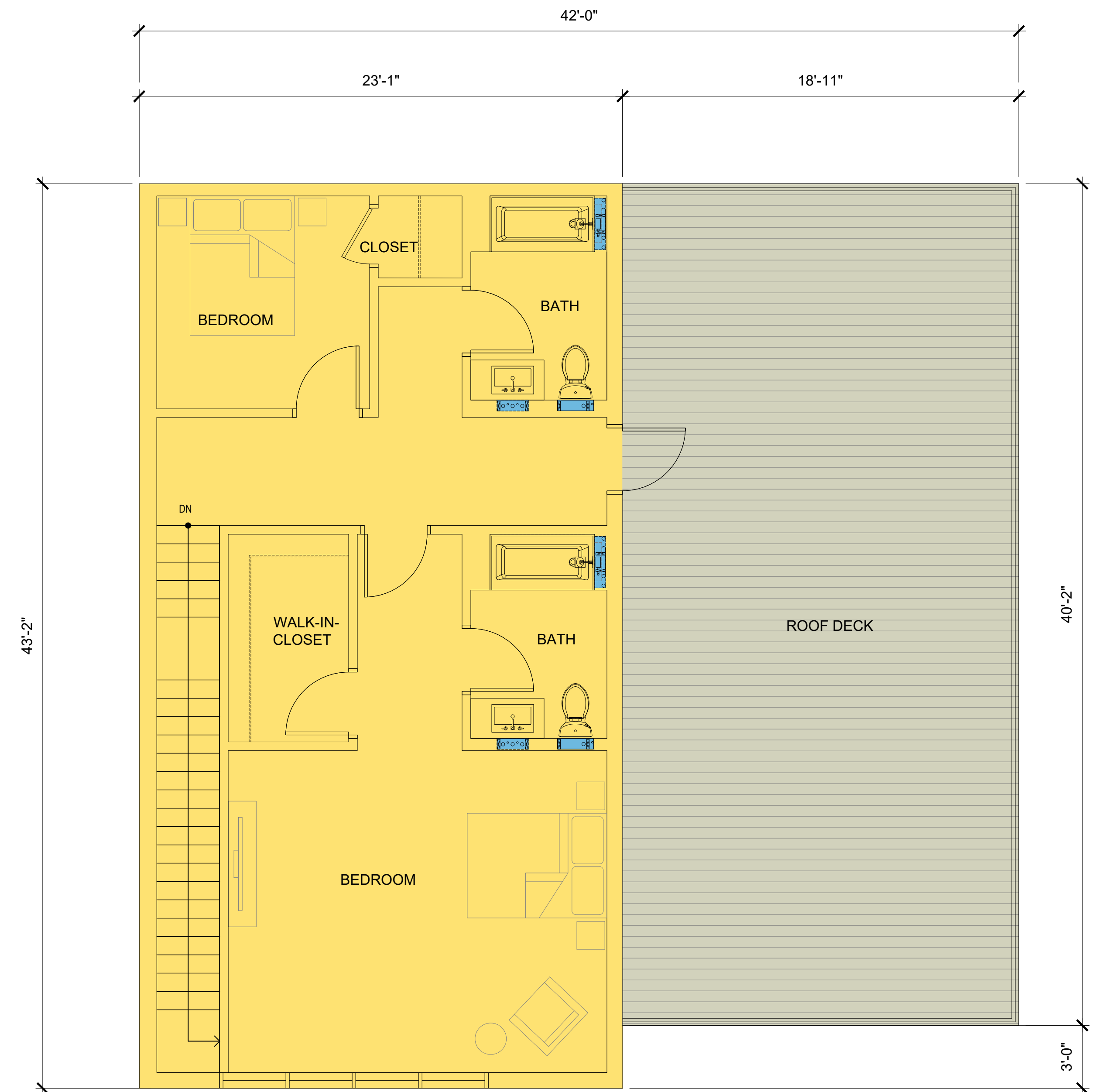


KEYPLAN





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

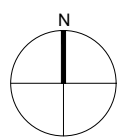
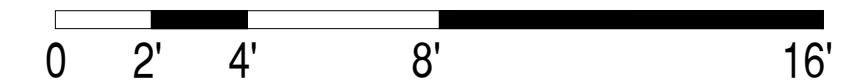


LIVE / WORK C1 - LEVEL 2
 LIVE: 997 SF



UNIT PLANS - LIVE / WORK

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



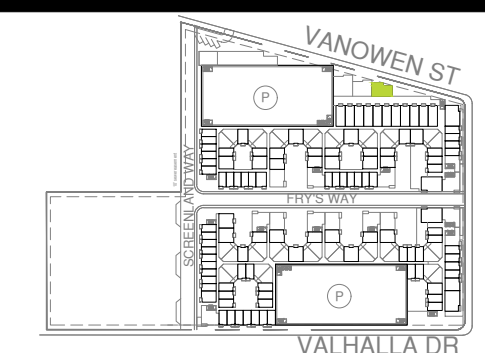
A4.03



Burbank Aero Crossings

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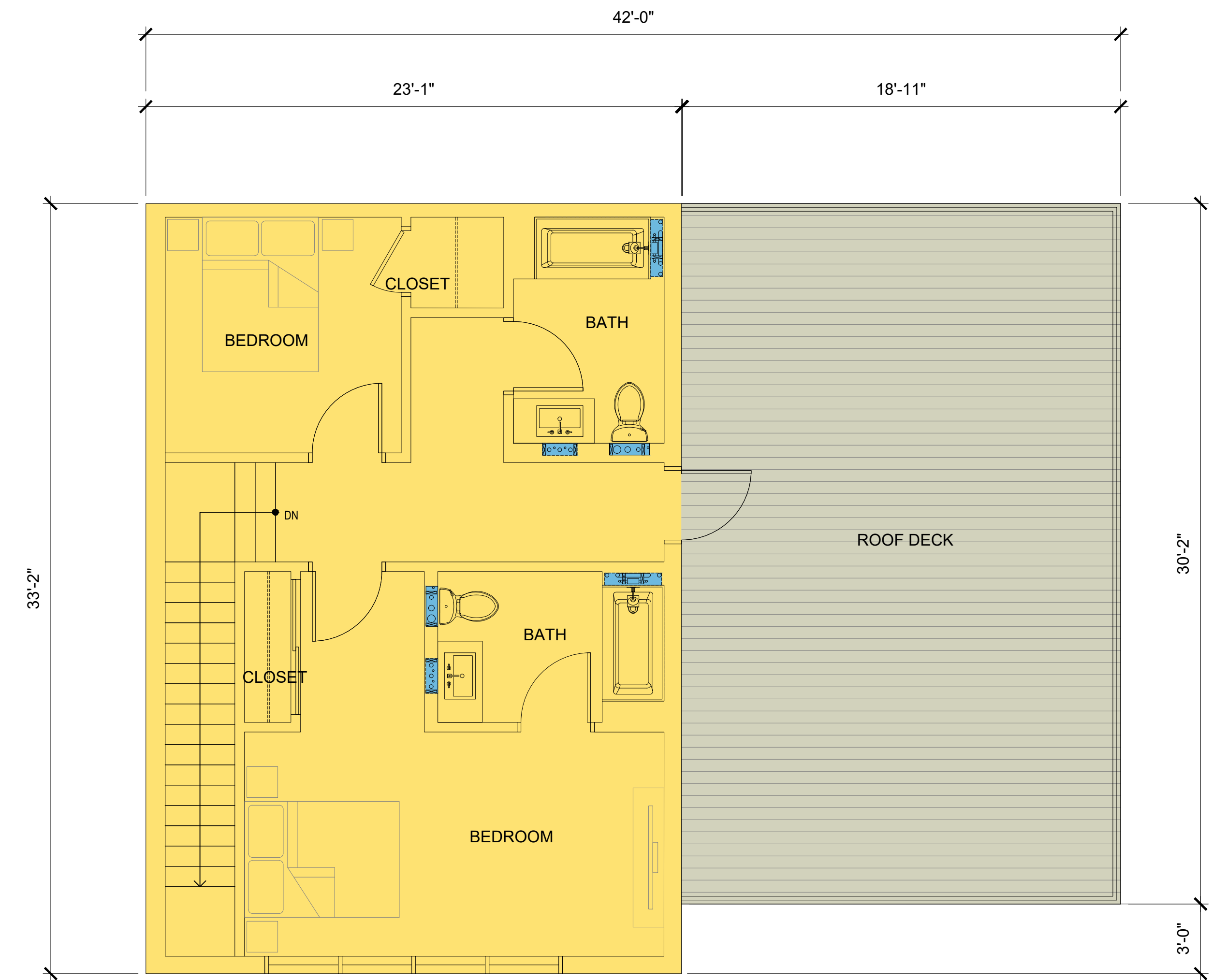


KEYPLAN





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

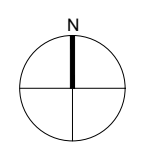
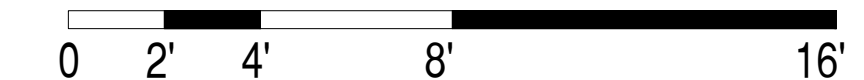


LIVE / WORK C2 - LEVEL 2
 LIVE: 766 SF



UNIT PLANS - LIVE / WORK

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



A4.04



Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

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KEYPLAN





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

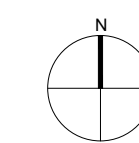
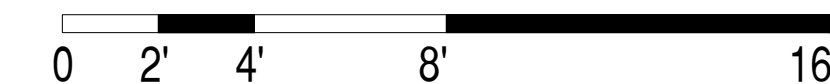


LIVE / WORK C4
 LIVE: 1,060 SF
 WORK: 400 SF



UNIT PLANS - LIVE / WORK

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



A4.05



Burbank Aero Crossings

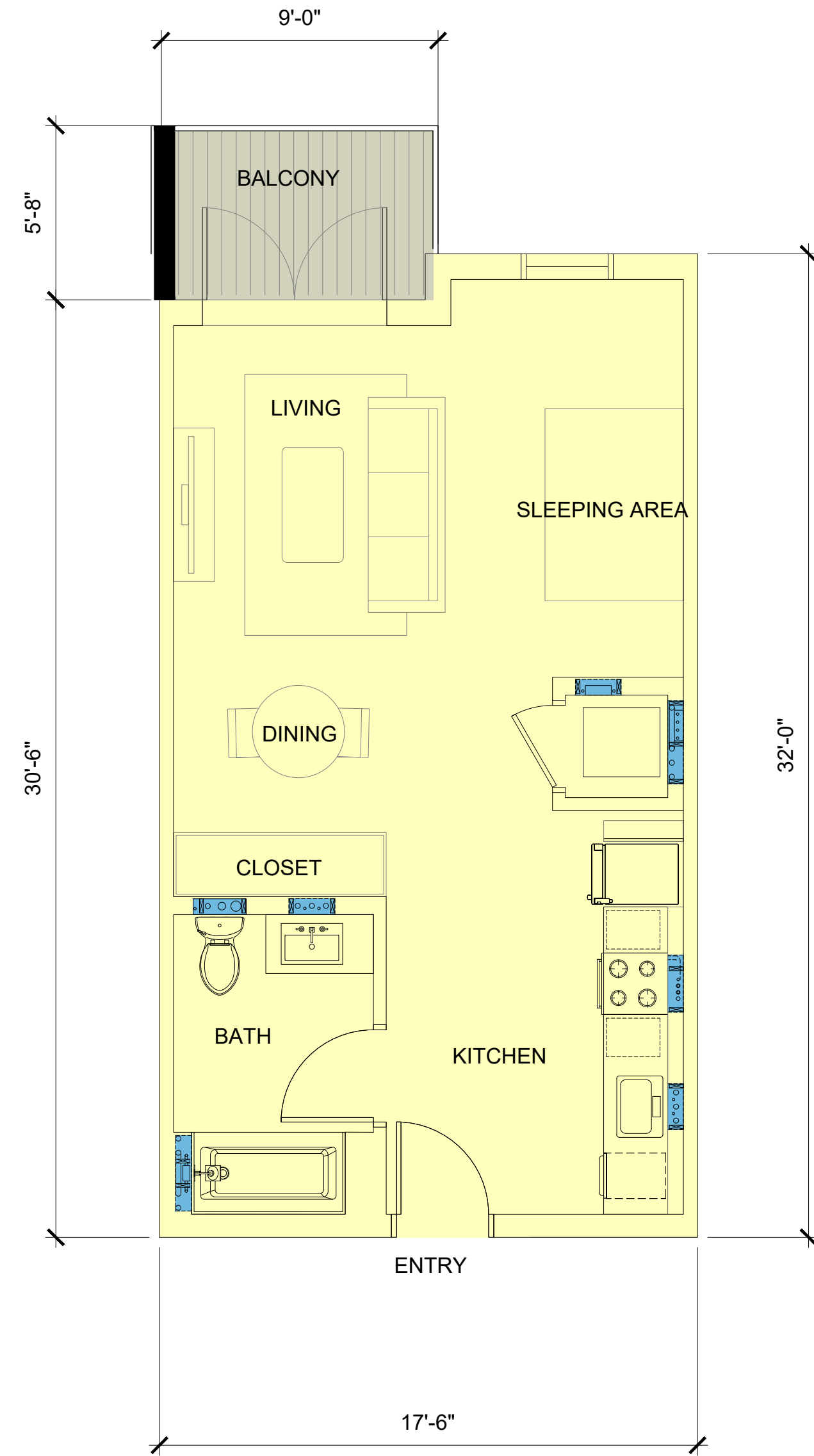
2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
 DATE: 04/19/2021

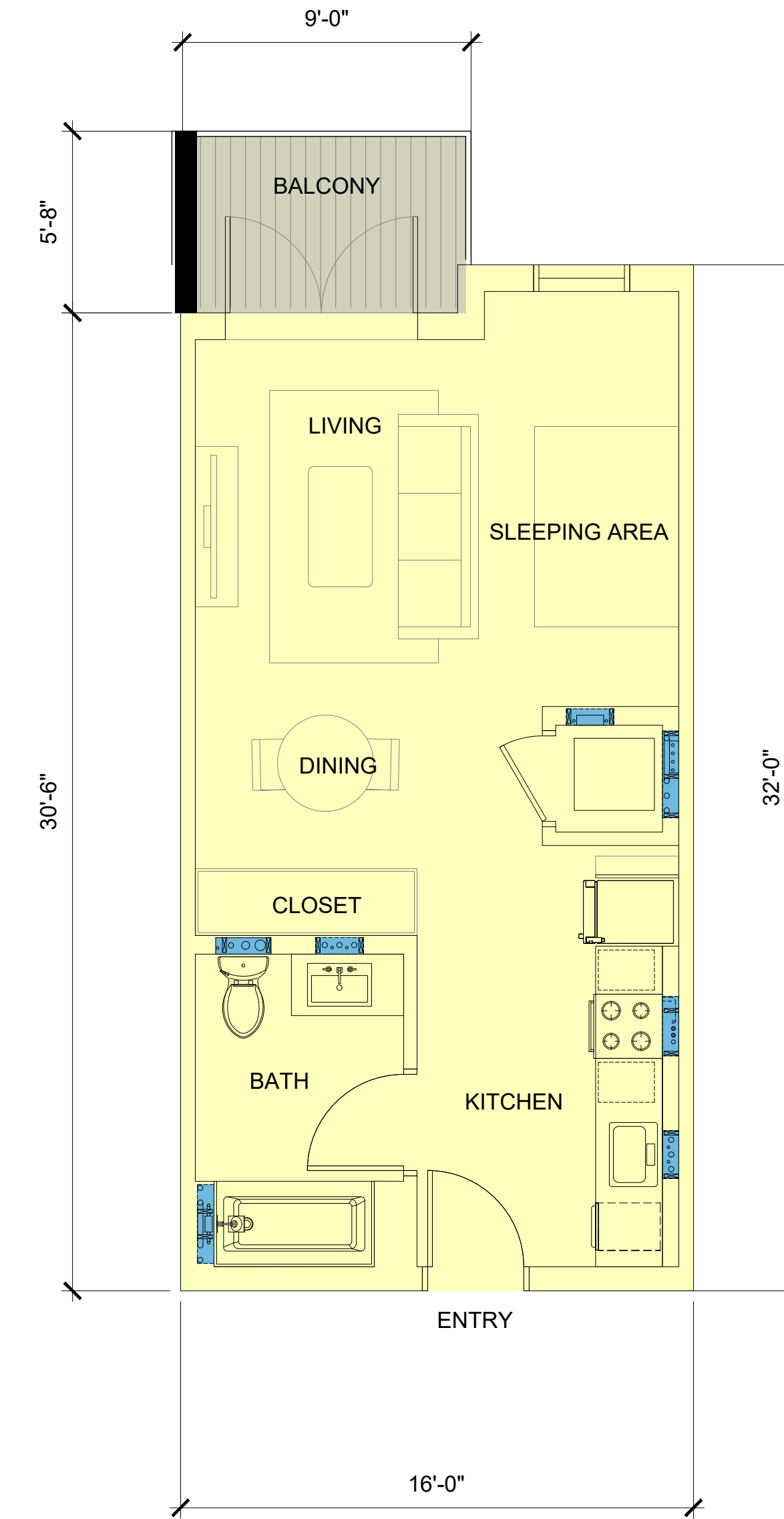


KEYPLAN





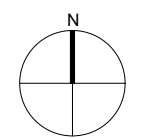
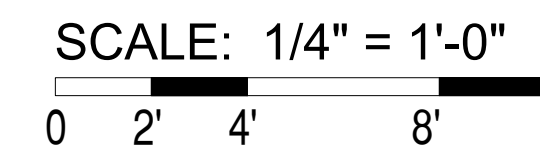
STUDIO A1
550 SF



STUDIO A1a
500 SF



UNIT PLANS - STUDIO



A4.06



Burbank Aero Crossings

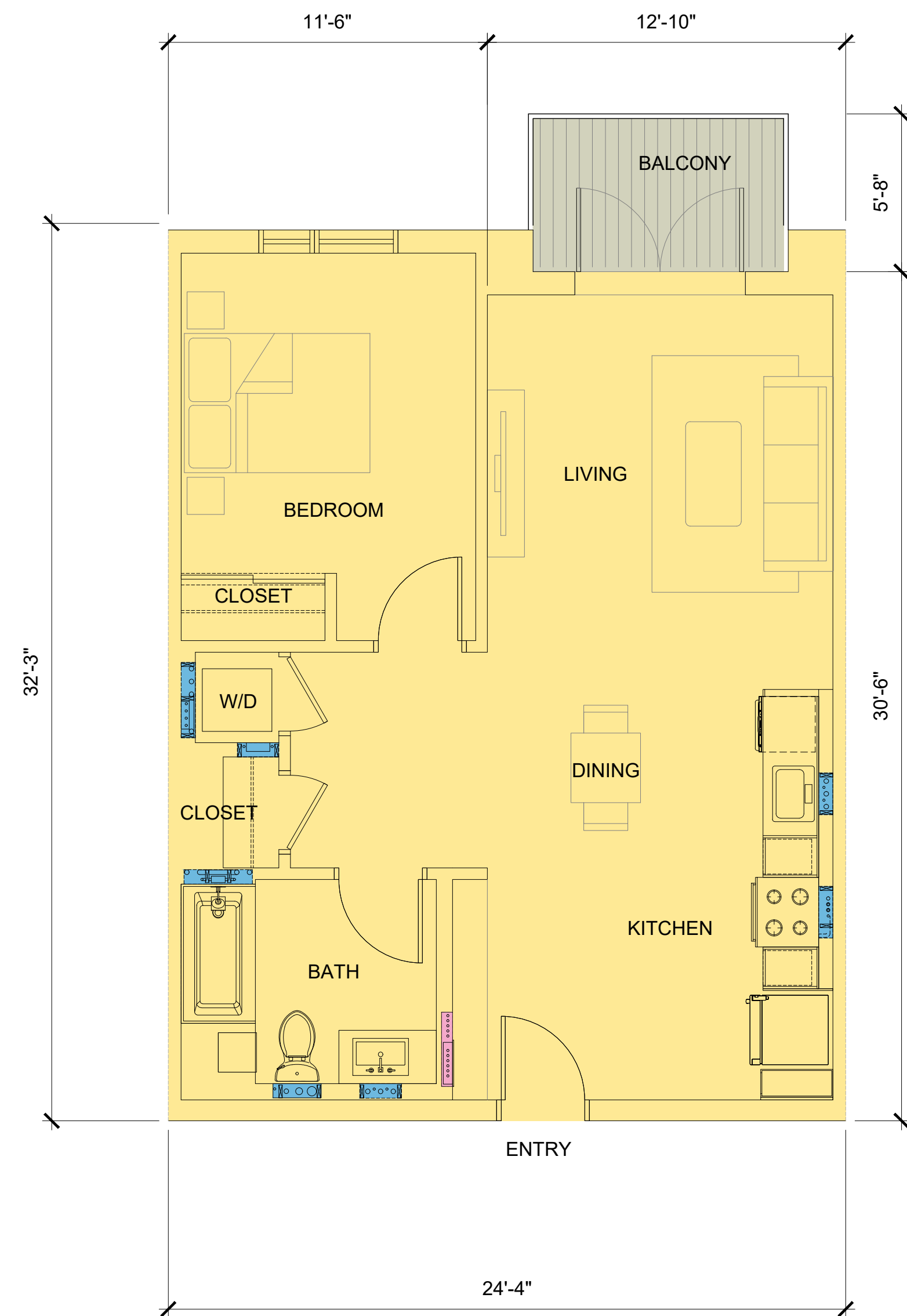
2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021

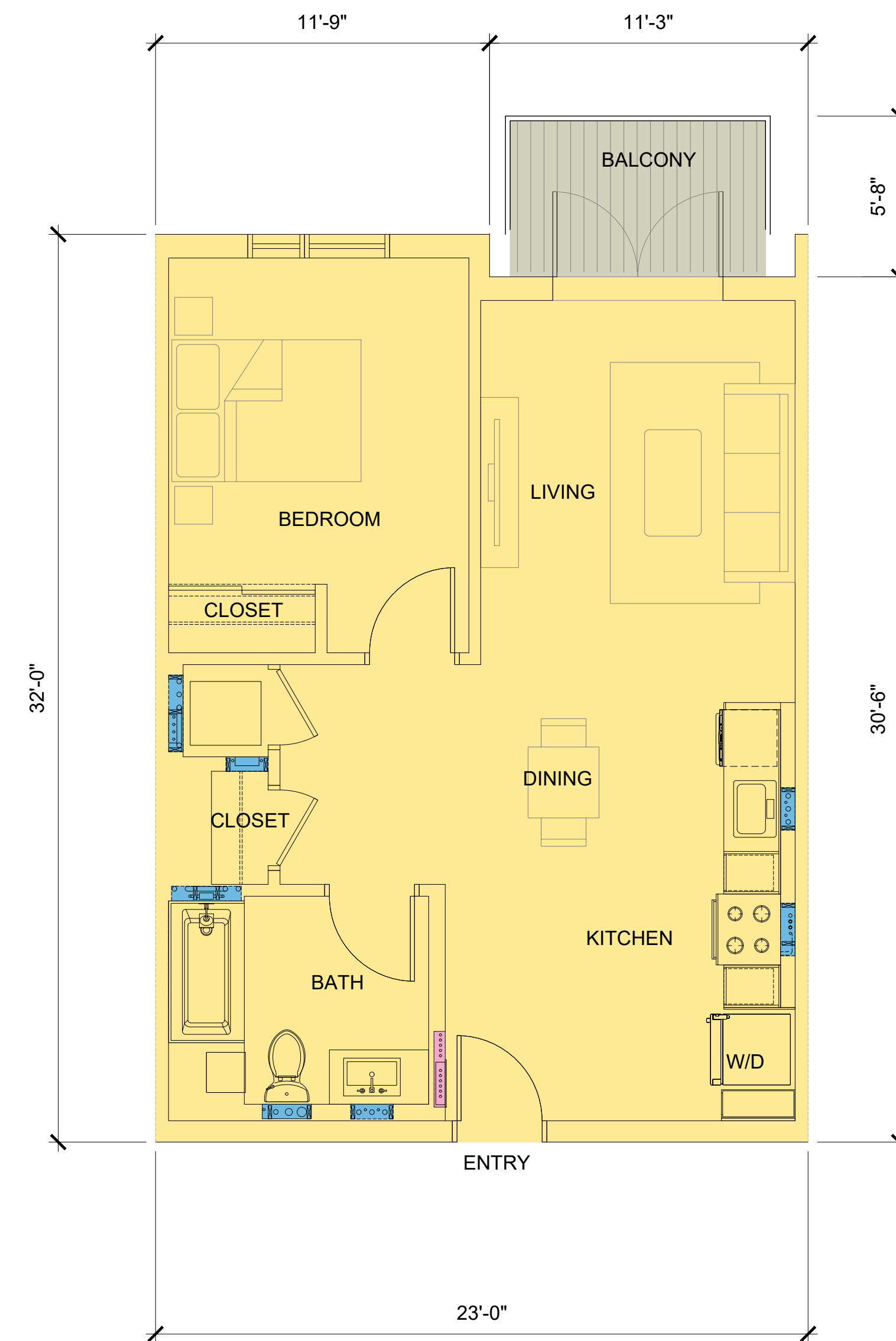


KEYPLAN





1-BEDROOM B1
764 SF

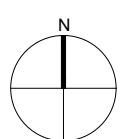
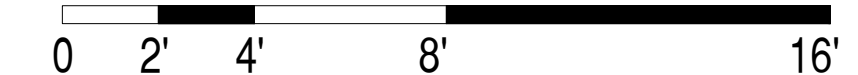


1-BEDROOM B2
722 SF



UNIT PLANS - 1-BEDROOM

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



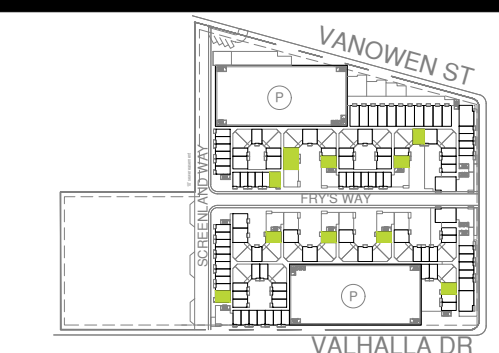
A4.07



Burbank Aero Crossings

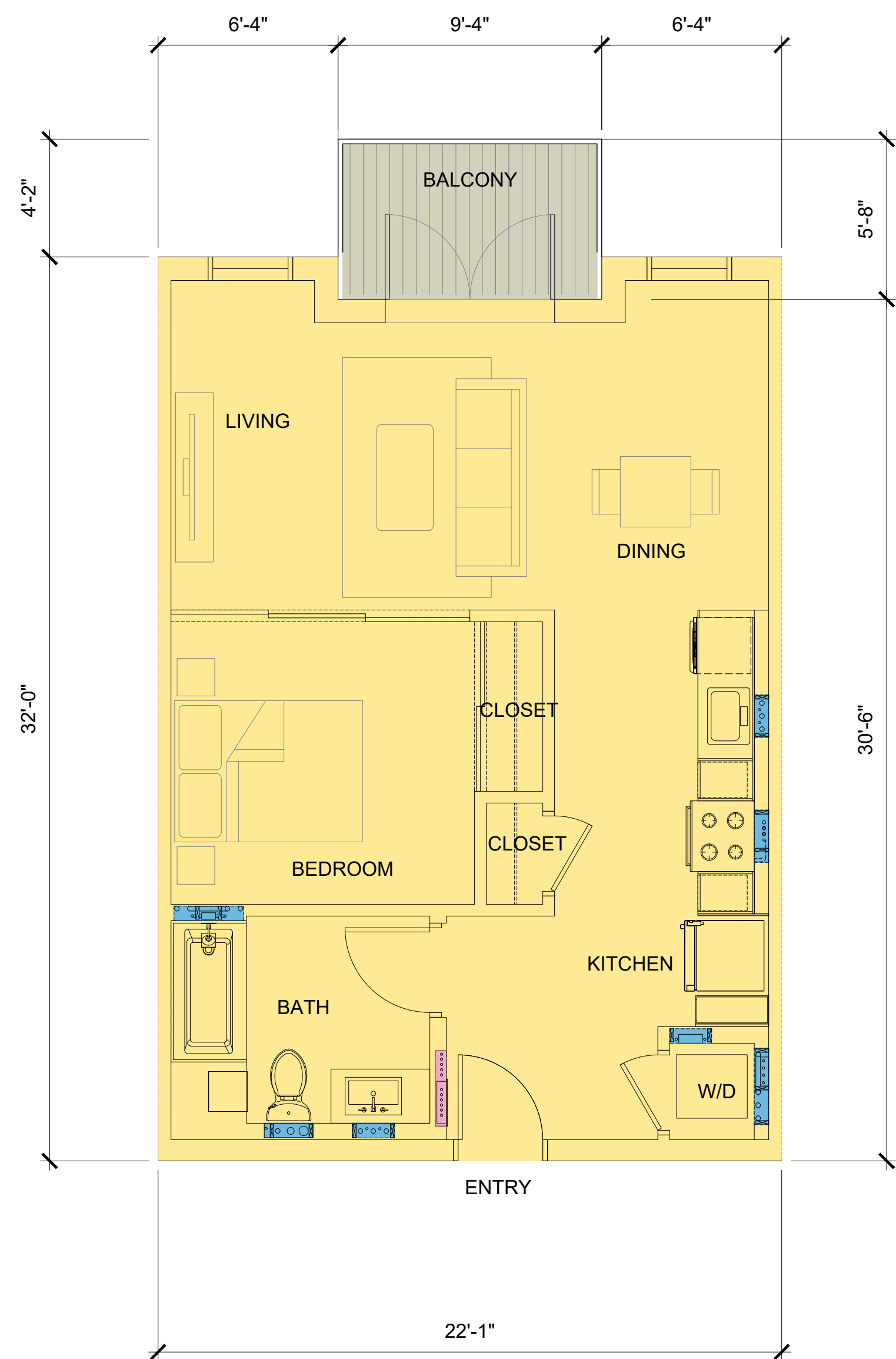
2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





1-BEDROOM B3
764 SF

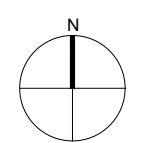
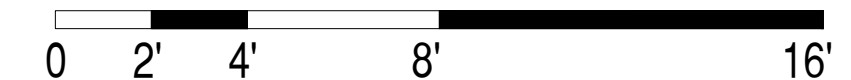


1-BEDROOM B4
732 SF



UNIT PLANS - 1-BEDROOM

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



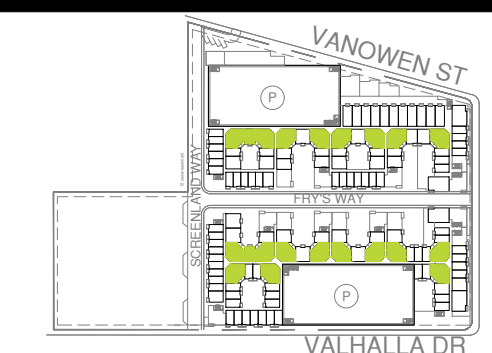
A4.08



Burbank Aero Crossings

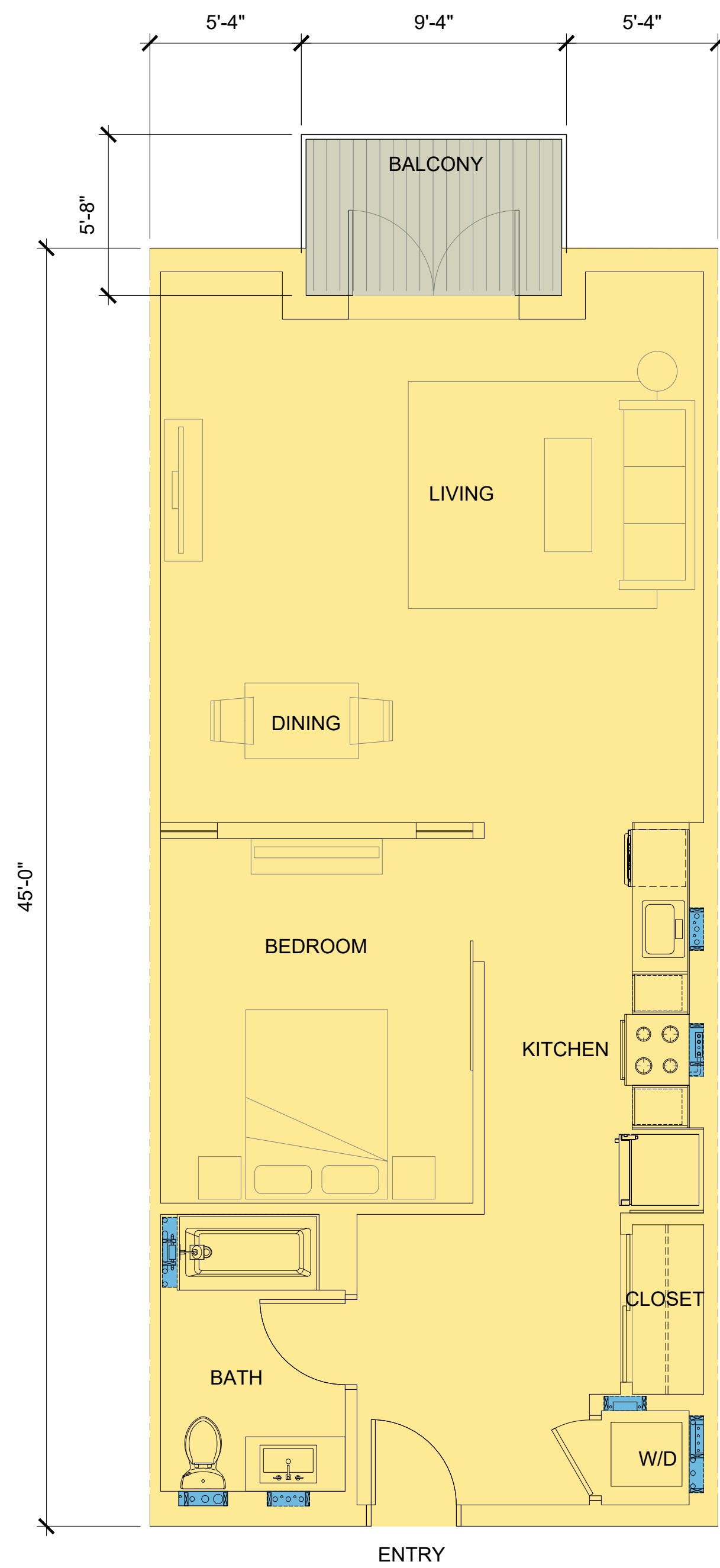
2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL
DATE: 04/19/2021



KEYPLAN





1-BEDROOM B6
887 SF

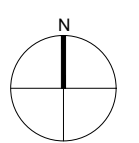


1-BEDROOM B7
755 SF



UNIT PLANS - 1-BEDROOM (INBOARD)

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



A4.09



Burbank Aero Crossings

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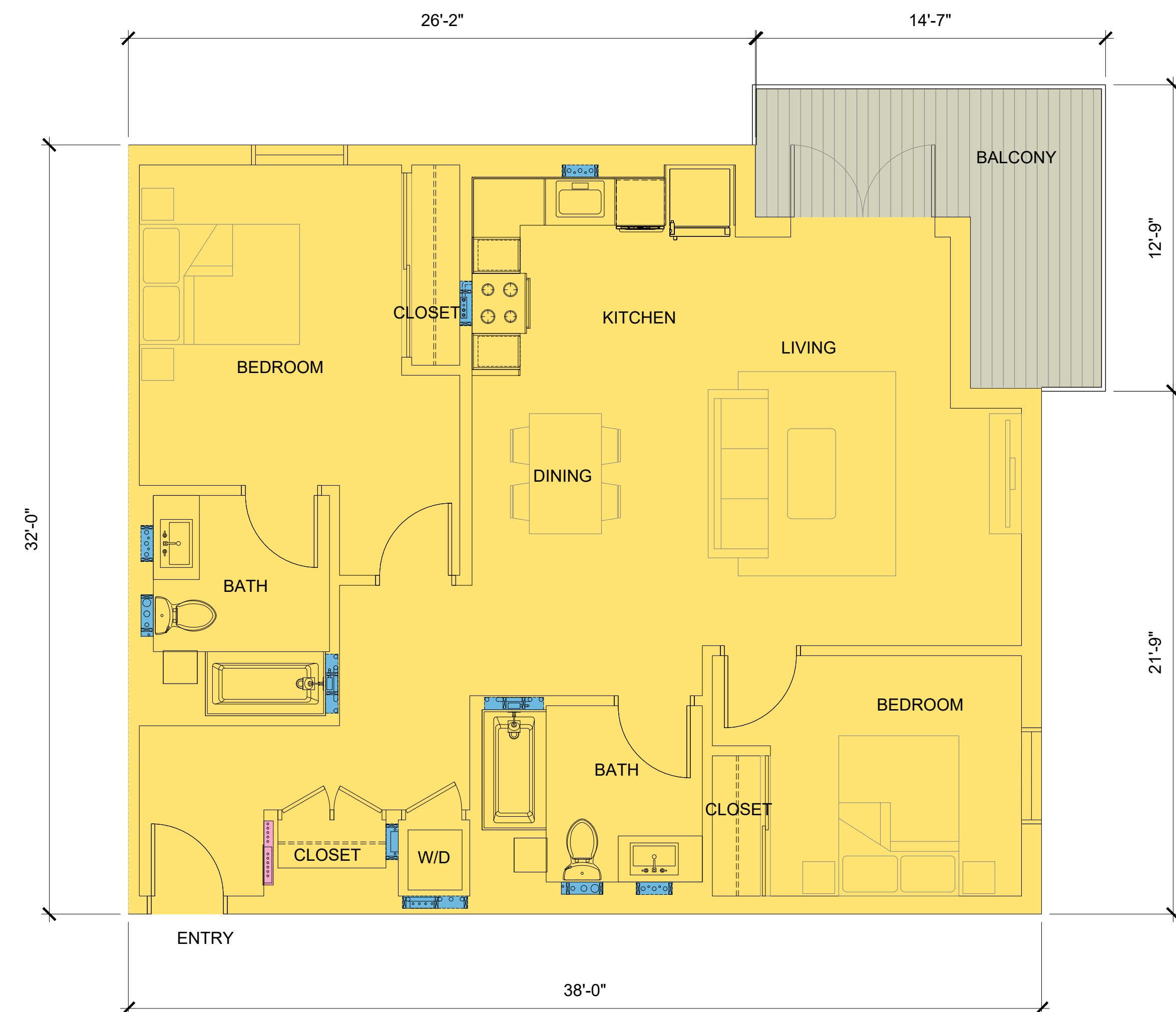


KEYPLAN





2-BEDROOM C2
989 SF

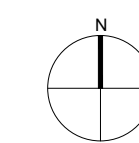
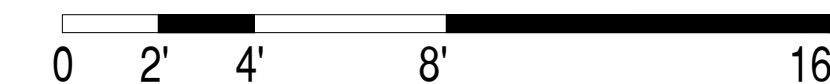


2-BEDROOM C4
1,157 SF



UNIT PLANS - 2-BEDROOM

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



A4.10



Burbank Aero Crossings

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KEYPLAN



1657 alvira street second floor los angeles, CA 90035
tel. 323.954.9996
u-a-lab.com © 2020

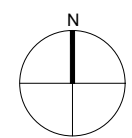
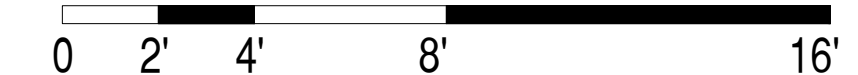


2-BEDROOM C5
1,100 SF

											
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"



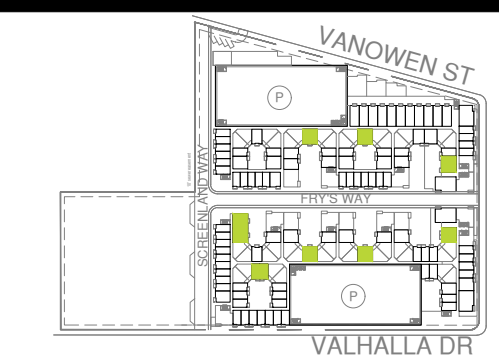
A4.11



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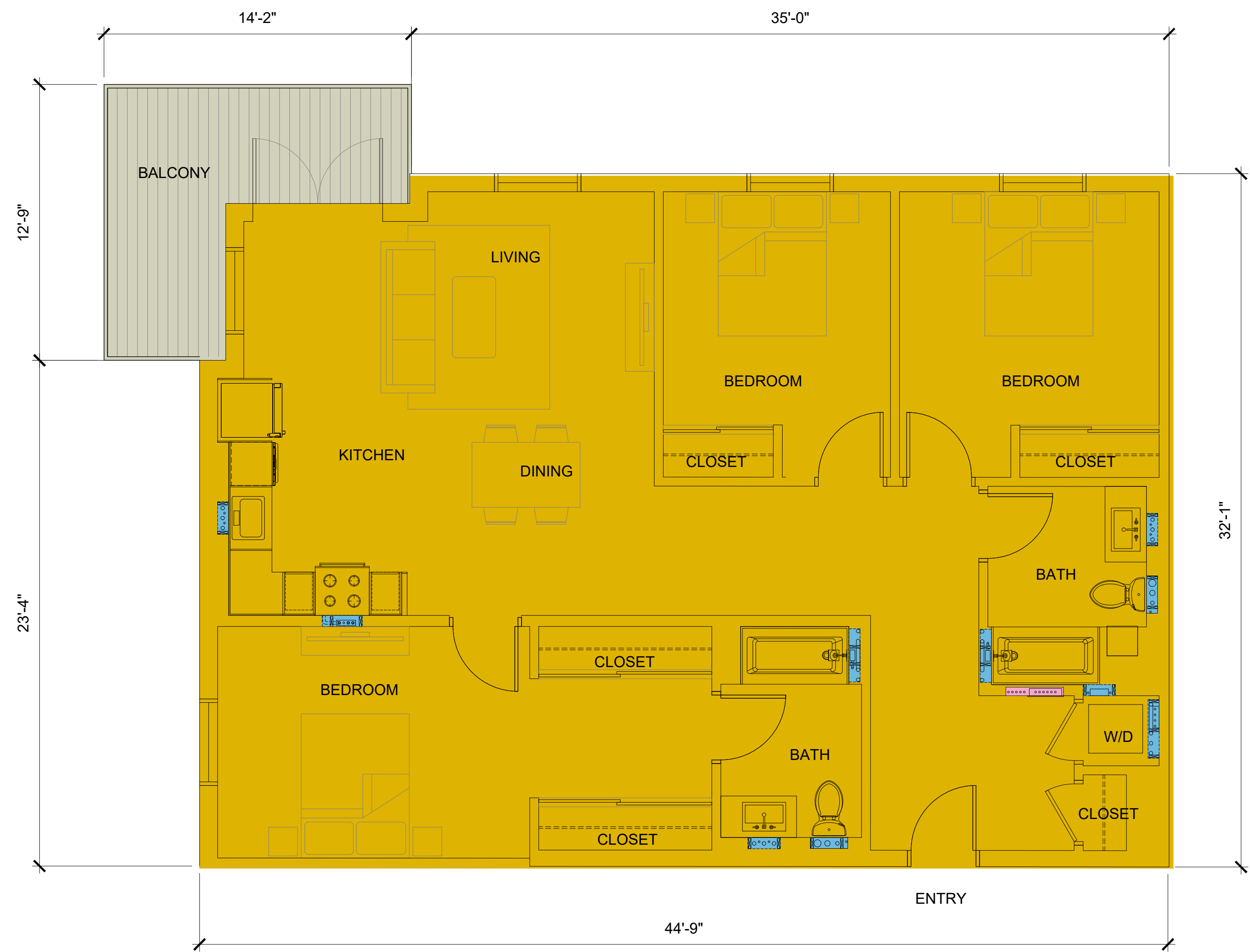
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KEYPLAN



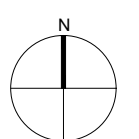
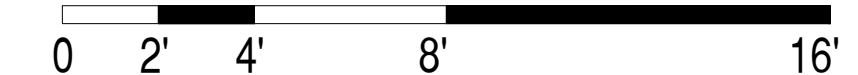


3-BEDROOM D1
1,400 SF

											
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"



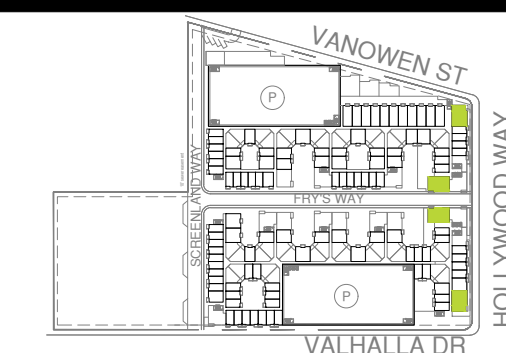
A4.12



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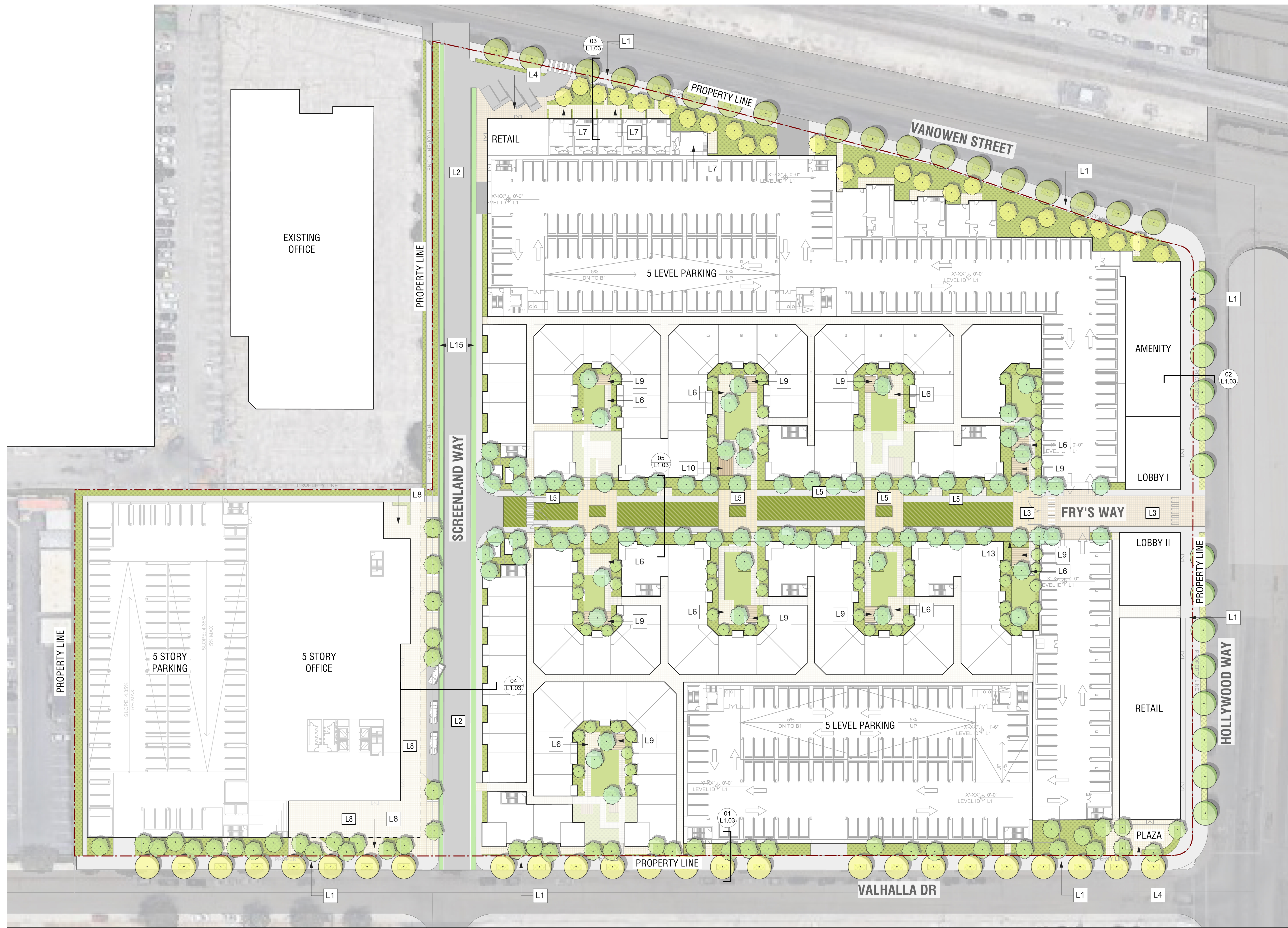
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DATE: 04/19/2021



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 - AMENITY AREA DECORATIVE PAVING
- L11 - POOL
- L12 - POOL SPA
- L13 - DOG PARK
- L14 - OVERHEAD SHADE STRUCTURE
- L15 - 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 (230)**
- 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 (59,260 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 MAXICAN BUSH SAGE
 - SANTOLINA SPP. LAVANDER COTTON
 - SENECIO MANDRALISCAE BLUE CHALK STICKS
 - SESLERIA AUTUMNALIS WYNYABBIE GEM WESTRINGIA
 - TEUCRIUM CHAMAEDRYIS AUTUMN MOOR GRASS
 - WESTRINGIA 'WYNYABBIE GEM' GERMANDER

- TURF (6,500 sf) TURF SOD
- HYBRID BERMUDA GRASS
- FIRE LANE / STALOK FIBER (6,600 sf) BERKELEY SEDGE
- CAREX DIVULSA

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

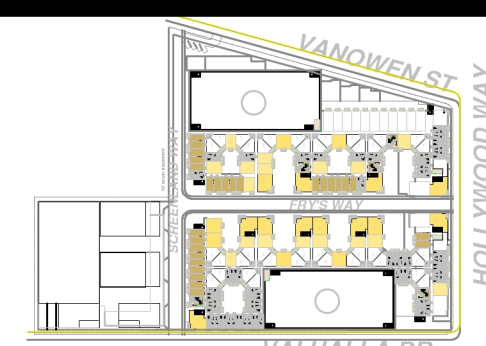
01

LVL 01 LANDSCAPE PLANS



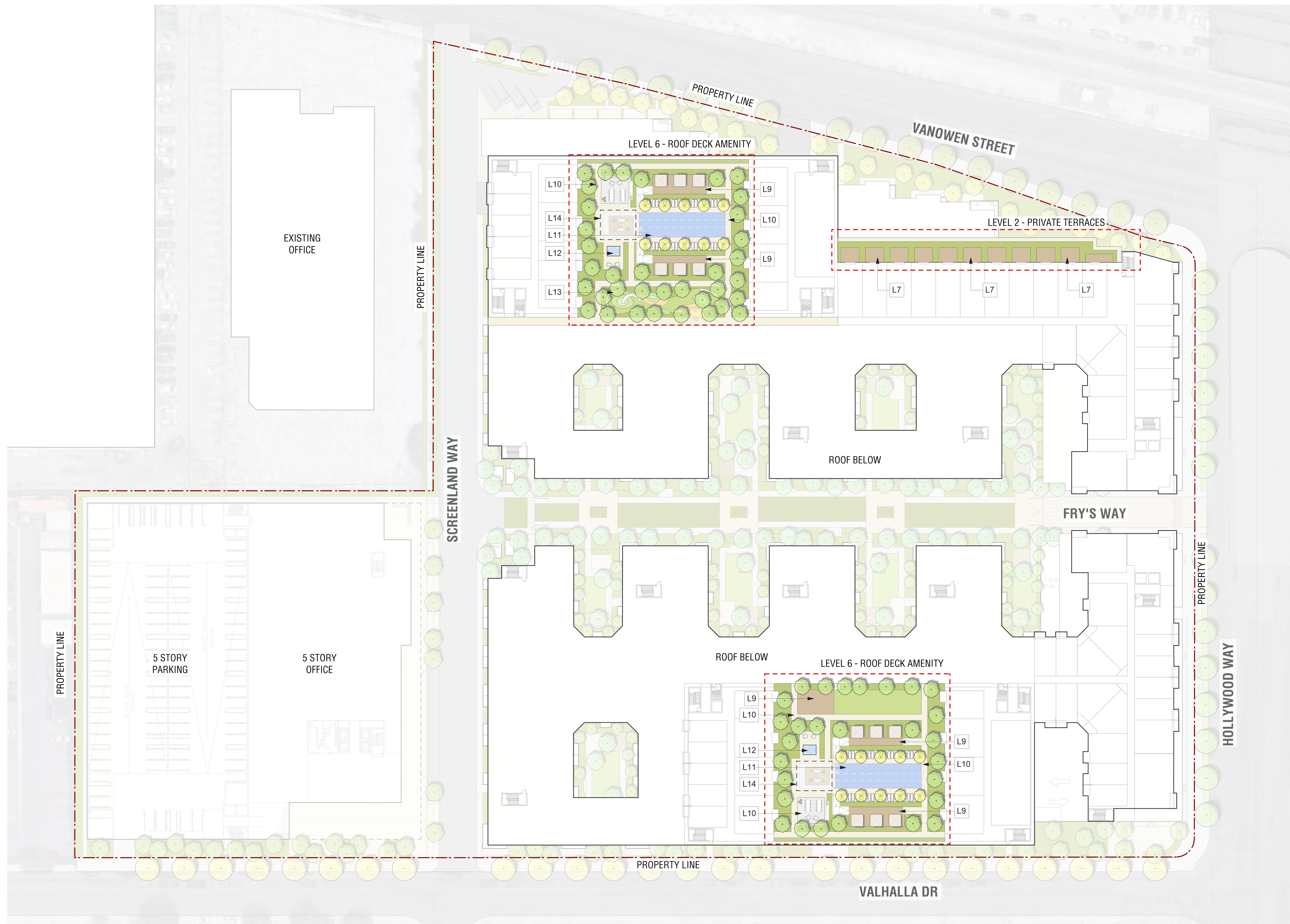
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DATE: 04/19/2021



KEYPLAN





LEGEND

- L1 - STREET SIDEWALK
- L2 - VEHICULAR ASPHALT PAVING
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- L11 - POOL
- L12 - POOL SPA
- L13 - DOG PARK
- L14 - OVERHEAD SHADE STRUCTURE
- L15 - CLASS II BIKE LANE

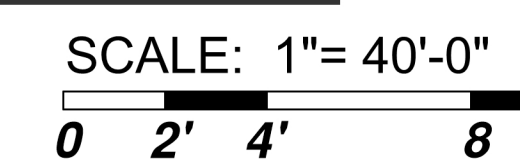
PLANT PALETTE

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	MAXICAN BUSH SAGE
SANTOLINA SPP.	LAVANDER COTTON
SENECIO MANDRALISCAE	BLUE CHALK STICKS
SESLERIA AUTUMNALIS	WYNYABBIE GEM WESTRINGIA
TEUCRIUM CHAMAEDRYIS	AUTUMN MOOR GRASS
WESTRINGIA 'WYNYABBIE GEM'	GERMANDER
TURF (Level 06 - 1,800 sf)	
HYBRID BERMUDA GRASS	TURF SOD

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

01

LVL 02 & 06 LANDSCAPE PLANS

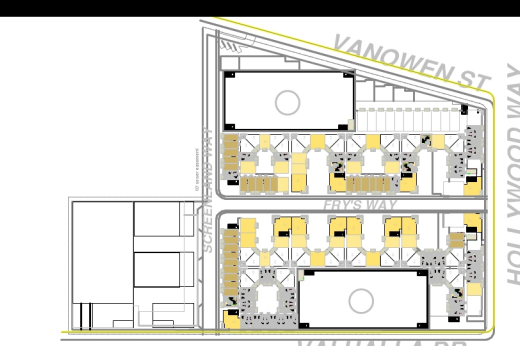


L1.02



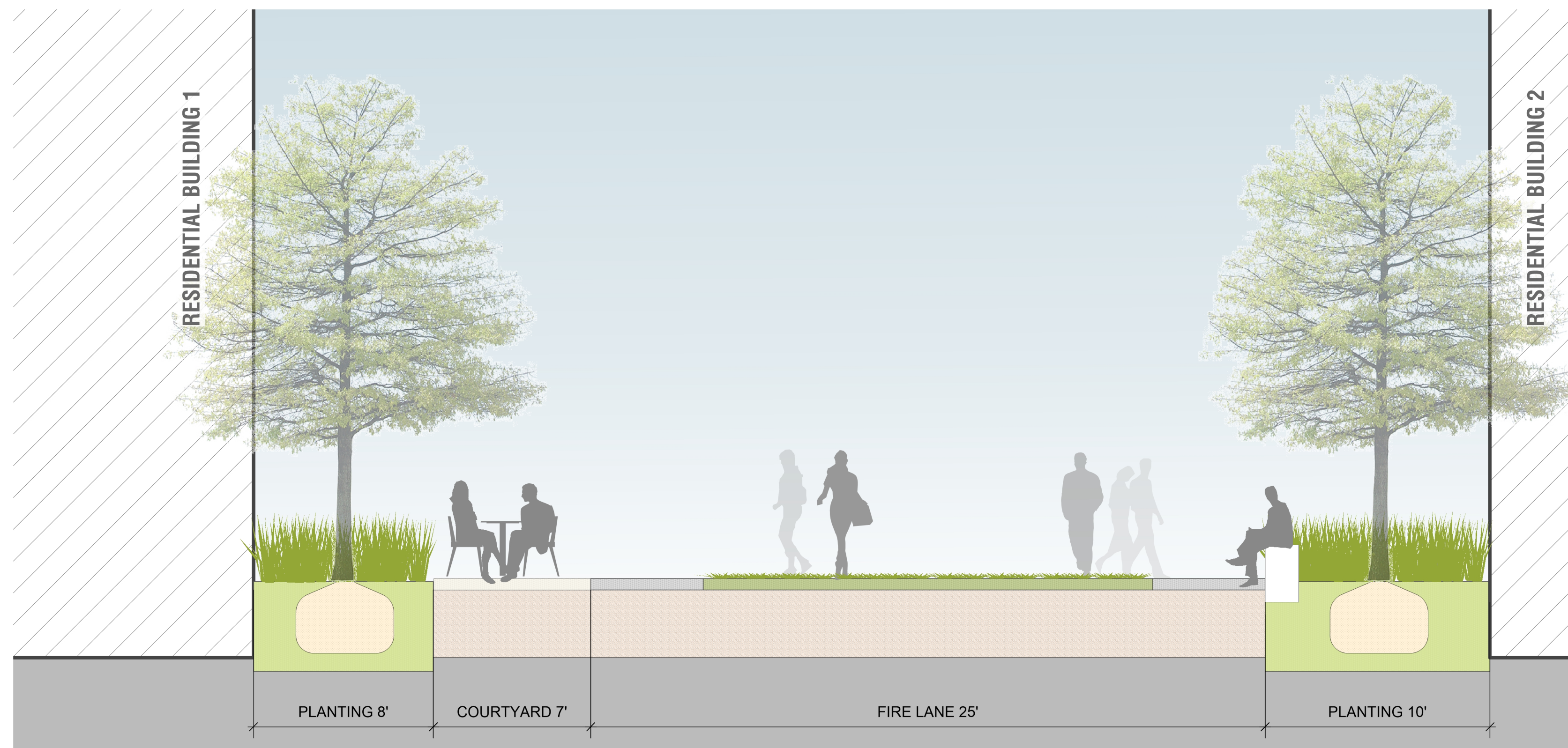
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KEYPLAN

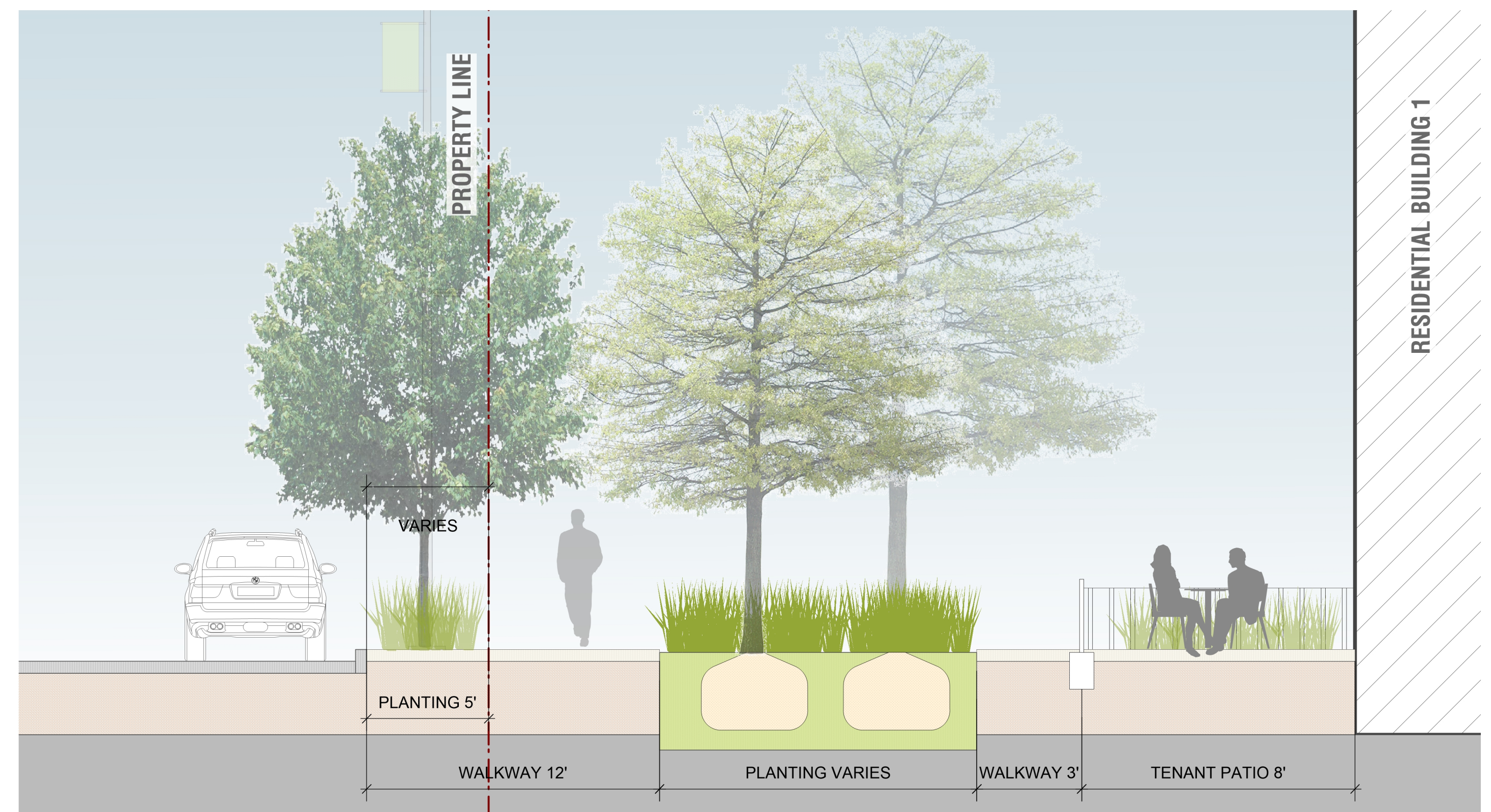




SITE SECTIONS - FIRE LANE

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

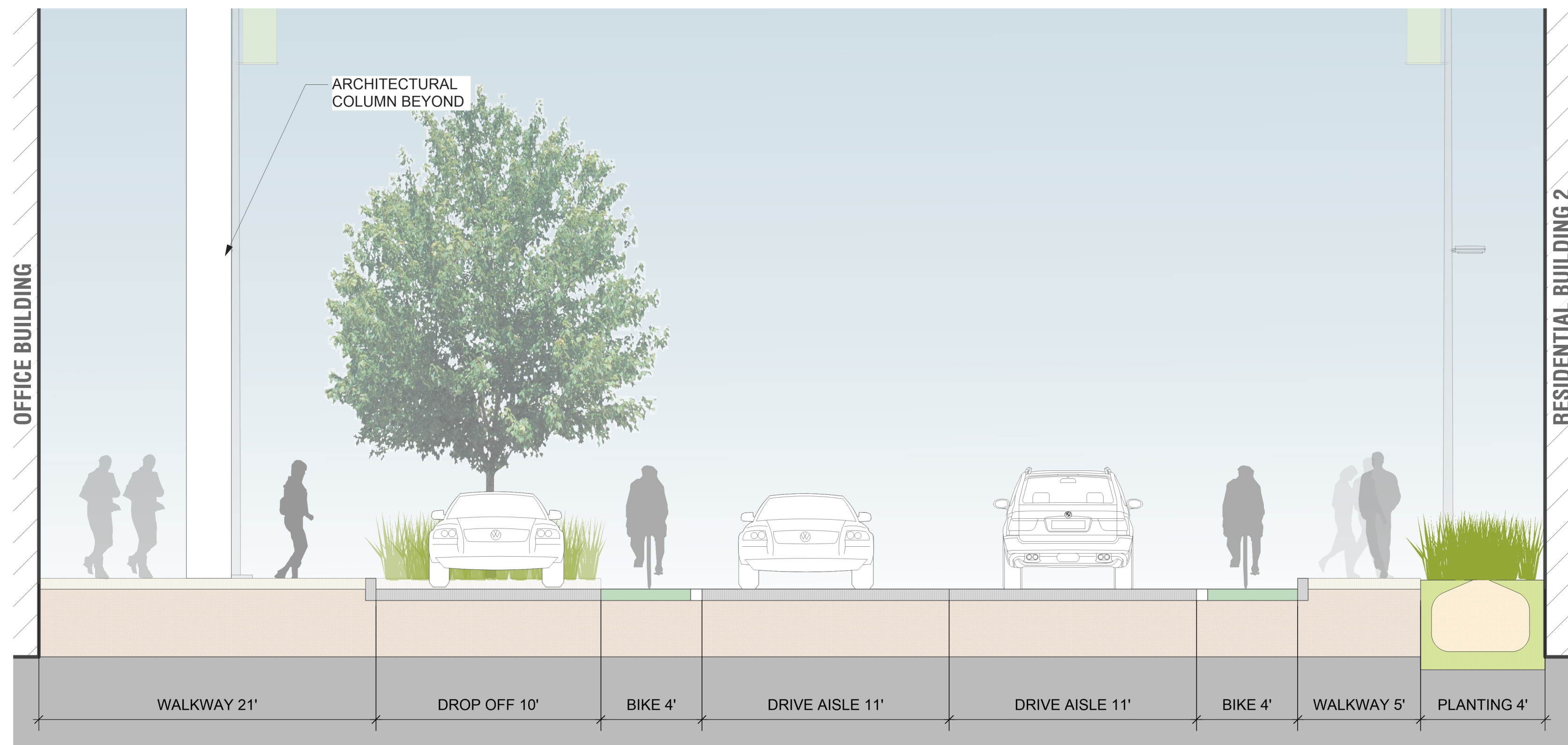
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SITE SECTIONS - VANOWEN ST

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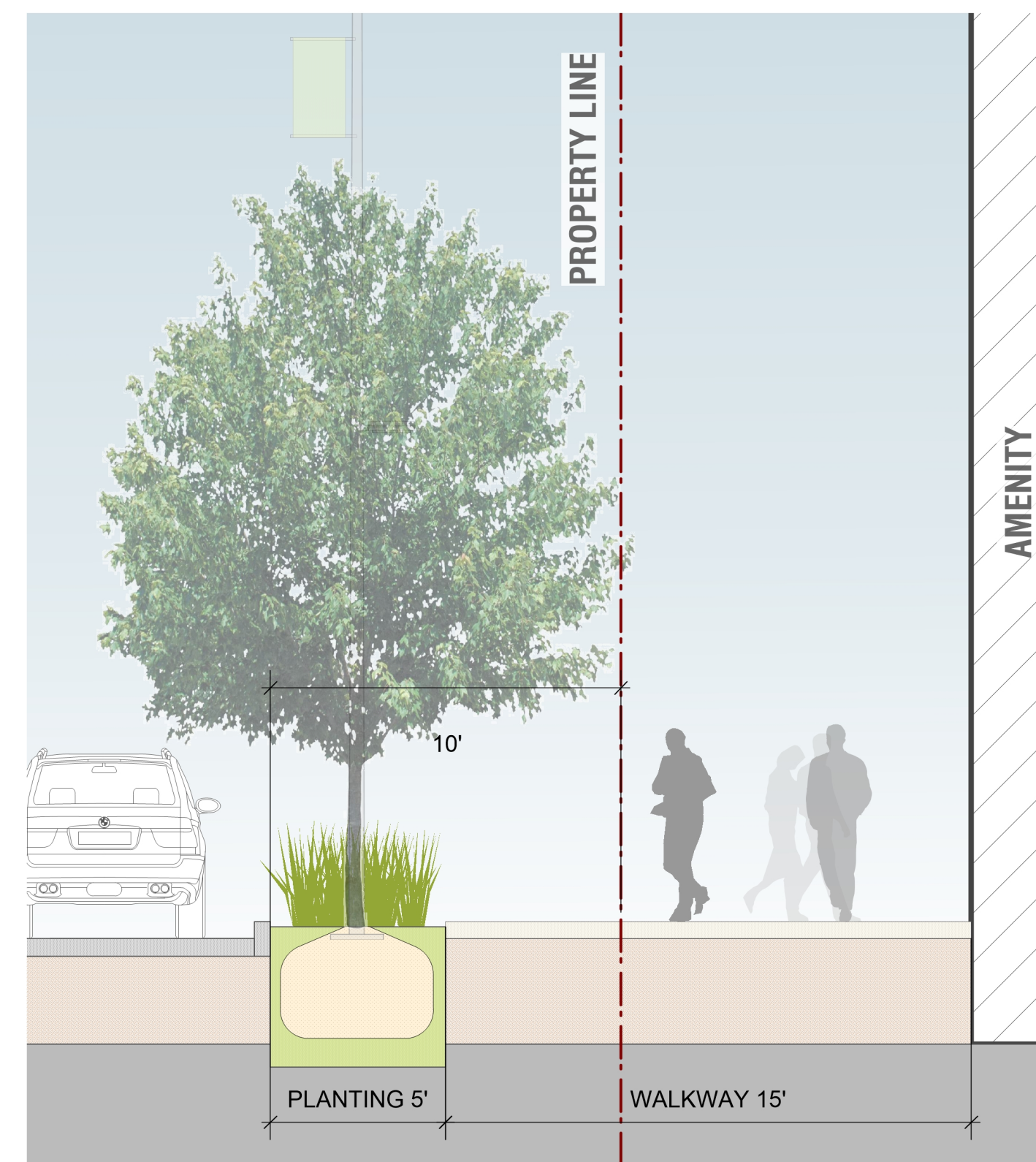
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SITE SECTIONS - SCREENLAND WAY

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

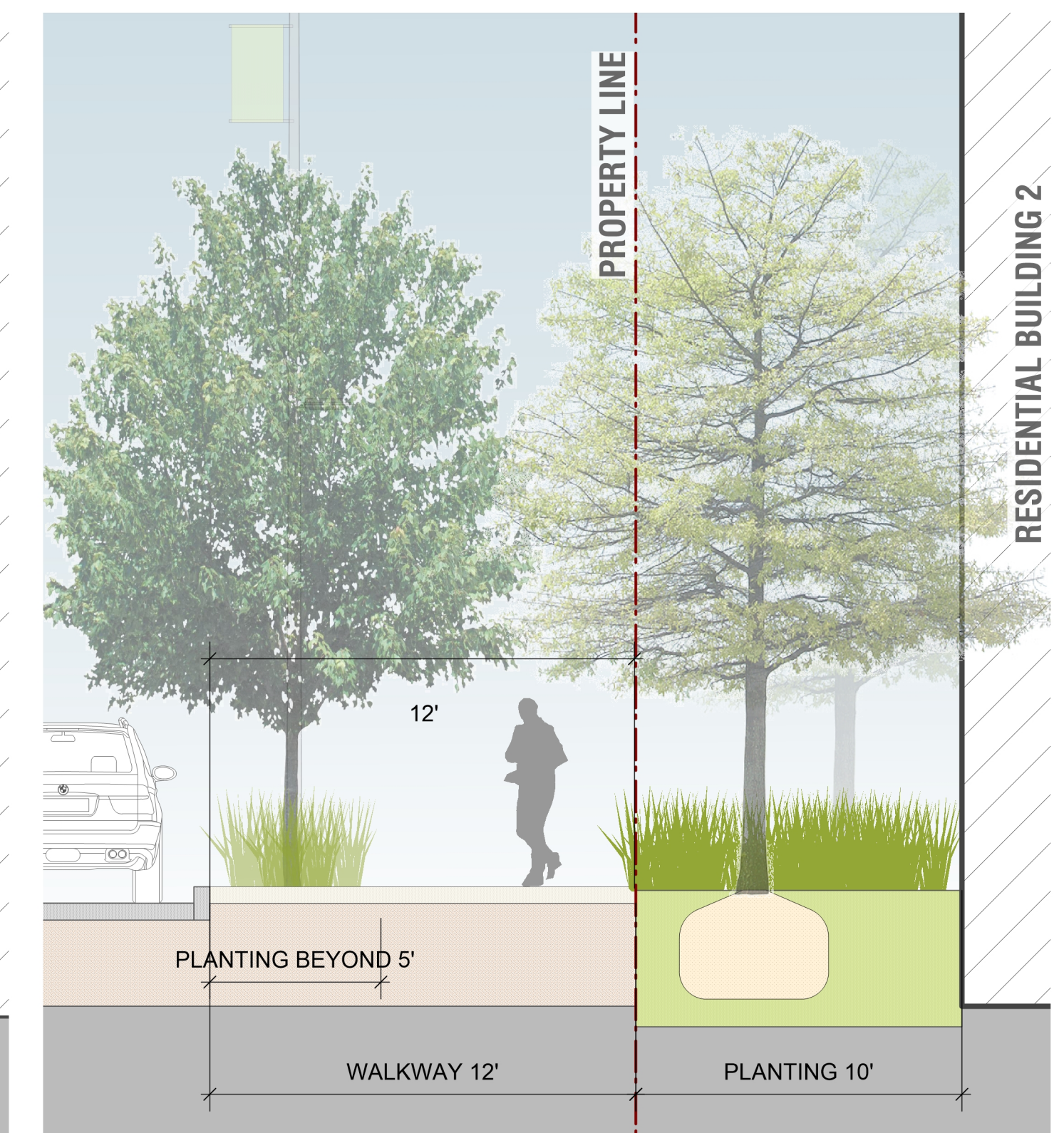
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SITE SECTIONS - HOLLYWOOD WAY

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

02



SITE SECTIONS - VALHALLA DR

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

01

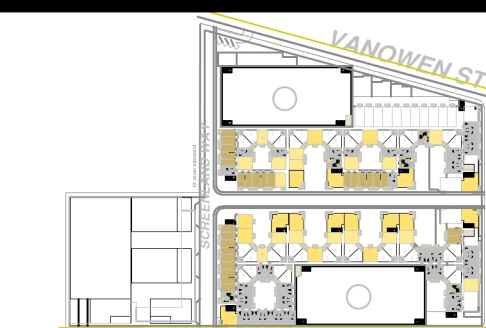
LANDSCAPE SECTIONS

L1.03



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KEYPLAN

