



330 N SAN FERNANDO BLVD, BURBANK, CA 91502

PROJECT CONTACTS

CLIENT / TENANT

SUPER WYLD
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EMAIL: RUI.L@SUPERWYLD.COM

ARCHITECT

CURTIS SU ASSOCIATES
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MEP ENGINEER

BUILDING SOLUTIONS GROUP, INC.
ADDRESS: 1139 WESTMINSTER AVENUE, UNIT A
ALHAMBRA, CA 91803
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EMAIL: RNITE@BUILDINGSOLUTIONSGROUP.COM

LANDLORD

GD REALTY
ADDRESS: 190 N CANON DR STE 300
BEVERLY HILLS, CA 90210
CONTACT: ARASH DANIALIFAR
TEL: 310-308-1308
EMAIL: ARASHBUS@GMAIL.COM

PROPERTY INFORMATION

PROPERTY INFO:
PROPERTY ADDRESS: 316/328/330/340 N SAN FERNANDO BLVD
* PROJECT SITE ADDRESS #330
ADDRESS PER ASSESSOR RECORD: 328 N GOLDEN MALL
BURBANK CA 91502-0000
2453-002-005
APN: APPROX. 100'-6" X 160' (NO CHANGE PROPOSED)
LOT SIZE: NONE REQUIRED, DOWNTOWN AREA
OF PARKING: N/A
PAVED AREA PERCENTAGE: (BCC-1) BURBANK CENTER COMMERCIAL
EXISTING ZONING: RETAIL PROFESSIONAL
FAR: 1 (NO CHANGE)
OF DWELLING UNITS: 0 (NO CHANGE)

EXISTING BUILDING INFO:
YEAR BUILT: 1951
YEAR REMODEL: 1972
TYPE OF CONSTRUCTION: TYPE III-B
EXISTING # OF STORIES: 1 (WITH MEZZANINE); NO CHANGE PROPOSED
EXISTING SQARE-FOOTAGE: 15,642 SQ.FT. (PER RECORD FOR WHOLE BUILDING)
SUBJECT SPACE #330 SQ.FT. 10,436 SQ.FT. (PER SITE SURVEY)
GARAGE & ACC. STRUCTURE: MEZZANINE 3,070 SQ.FT. (PER SITE SURVEY)
BUILDING HEIGHT: 23'-4" (NO CHANGE, V.I.F.)
FIRE SPRINKLER: FULLY SPRINKLERED

SCOPE OF WORK

1. CHANGE OF USE FROM RETAIL TO CHILDREN'S GYM & CAFE
2. NEW PLAY EQUIPMENT
3. NEW CAFE
4. NEW RESTROOMS
5. DEMOLITION OF NON-LOAD INTERIOR BEARING WALLS
6. NEW NON-LOAD INTERIOR BEARING WALLS
7. NEW ELECTRICAL RECEPTACLES
8. HVAC REPLACEMENT AND DUCT WORKS

DEFERRED SUBMITTAL
* SIGNAGE WILL BE DEFERRED SUBMITTAL
* FIRE SPRINKLER/ALARM WILL BE DEFERRED SUBMITTAL

PROJECT INFORMATION / CODE ANALYSIS

PER SITE SURVEY:
GROUND FL SQARE-FOOTAGE 10,436 SQ.FT.
MEZZANINE SQARE-FOOTAGE 3,070 SQ.FT.
TOTAL BLDG SQARE-FOOTAGE 13,506 SQ.FT.

OCCPANCY:
EXISTING USE: CLOTHING STORE (RETAIL)
EXISTING OCC. GROUP: M (MERCANTILE)
PROPOSED USE: INDOOR PLAYGROUND, CAFE, AND CRAFT ROOMS
PROPOSED OCC. GROUP: A-3 (CHILDREN'S GYMNASIUMS)
B (CAFE, O.L. <50)
B (CRAFT ROOMS, O.L. <50 EA. ROOM)

COMPLIANCE WITH CBC 504.4 & 506.2

504.4 NUMBER OF STORIES			
OCC. GROUP	CONSTRUCTION TYPE III B	ALLOWABLE NUMBER OF STORIES (CBC 504.4)	PROJECT BUILDING STORIES
A-3	SPRINKLERED (W/O AREA INCREASE)	3	1 (WITH MEZZ.)

506.2 ALLOWABLE AREA DETERMINATION			
OCC. GROUP	CONSTRUCTION TYPE III B	ALLOWABLE AREA FACTOR (CBC 506.2)	PROJECT BUILDING AREA
A-3	SPRINKLERED (S1)	38,000 SQ.FT.	10,436 SQ.FT.
	SM (WITHOUT HEIGHT INCREASE)	28,500 SQ.FT.	10,436 SQ.FT.

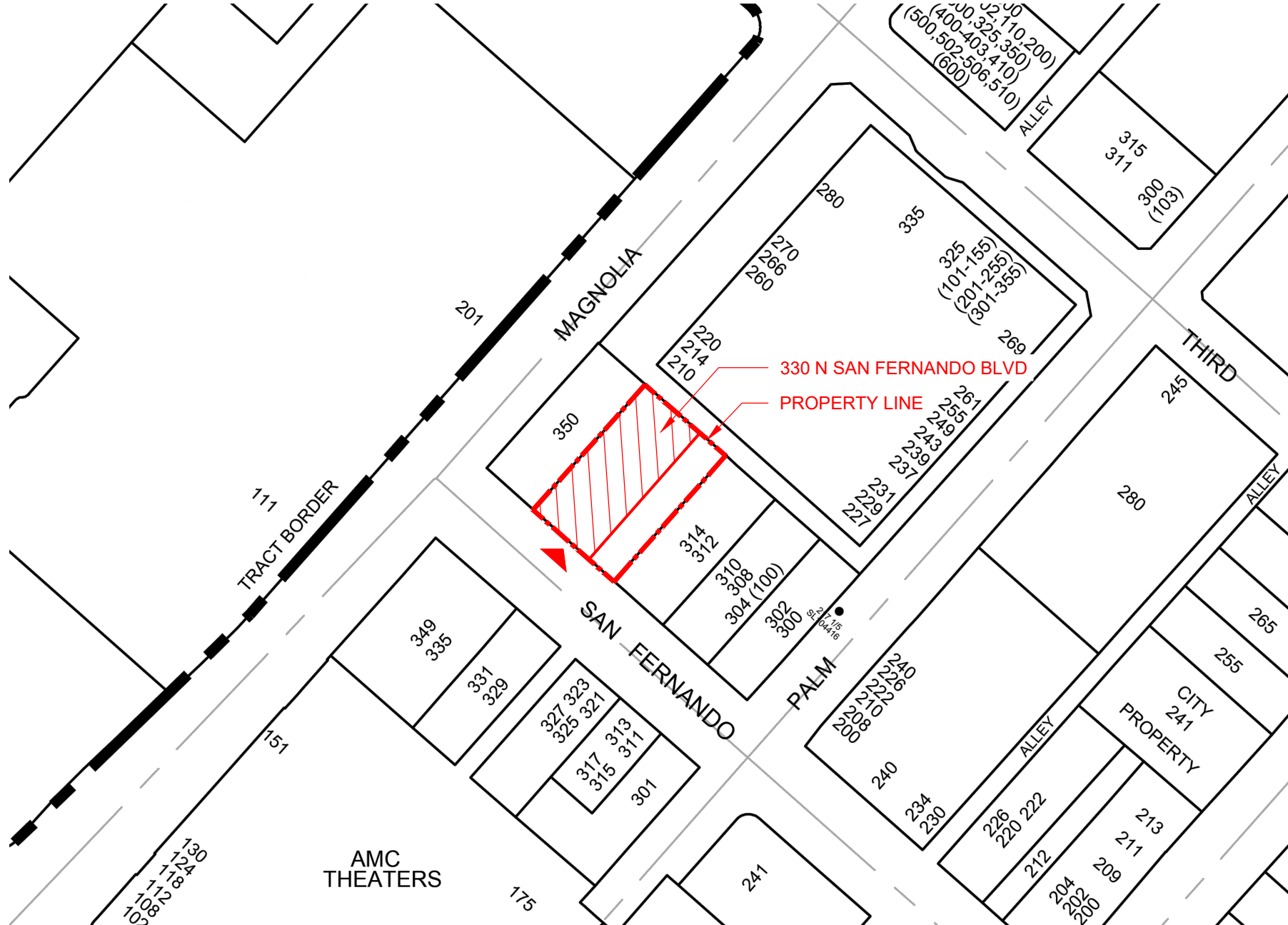
VICINITY MAP

SCALE: 1"=10,000'



NEIGHBORHOOD MAP

SCALE: 1/128" = 1'-0"



DRAWING LIST

DRAWING LIST		PLANNING CUP SUBMITTAL	BLDG PRELIM REVIEW	PLANNING CUP REV #1
#	SHEET NAME	2026/04/21	2026/05/21	2026/07/30
T-0.0	COVER PAGE	✓	✓	✓
T-1.0	PHOTO MONTAGE	✓		✓
PLN-0.0	SITE & ROOF PLAN	✓		✓
PLN-1.0	EXTERIOR ELEVATION (SAN FERNANDO)	✓		✓
PLN-1.1	EXTERIOR DESIGN	✓		✓
PLN-1.2	EXTERIOR ELEVATION (ALLEY)	✓		✓
A-1.0	OCCUPANT LOAD CALC		✓	✓
A-1.1	EGRESS & EXIT PLAN		✓	
A-3.0	FLOOR PLAN	✓		
A-3.0.1	EQUIPMENT SCHEDULE			
PLN-3.0	BUILDING AND SITE SECTION	✓		✓

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3	PLN CUP REV#1	2026/07/30
2	FOR PRELIM BLDG REVIEW	2026/05/21
1	PLN CUP APPLICATION	2026/04/21
NO.	DESCRIPTION	DATE

PROJECT #: #3609
PHASE: AHJ REVIEW
DATE: 2026/07/30
SCALE: PER DWG.
DRAWN BY: T.L.

DISCLAIMER: WE MAKE NO GUARANTEE THE INFORMATION CONTAINED HEREIN REPRESENTS ACTUAL AS-BUILTS OR FIELD CONDITIONS. AS A RESULT, ALL INFORMATION SHOULD BE FIELD VERIFIED.

COVER PAGE

T-0.0

I STREET VIEW



VIEW 1



VIEW 2



VIEW 3



VIEW 4

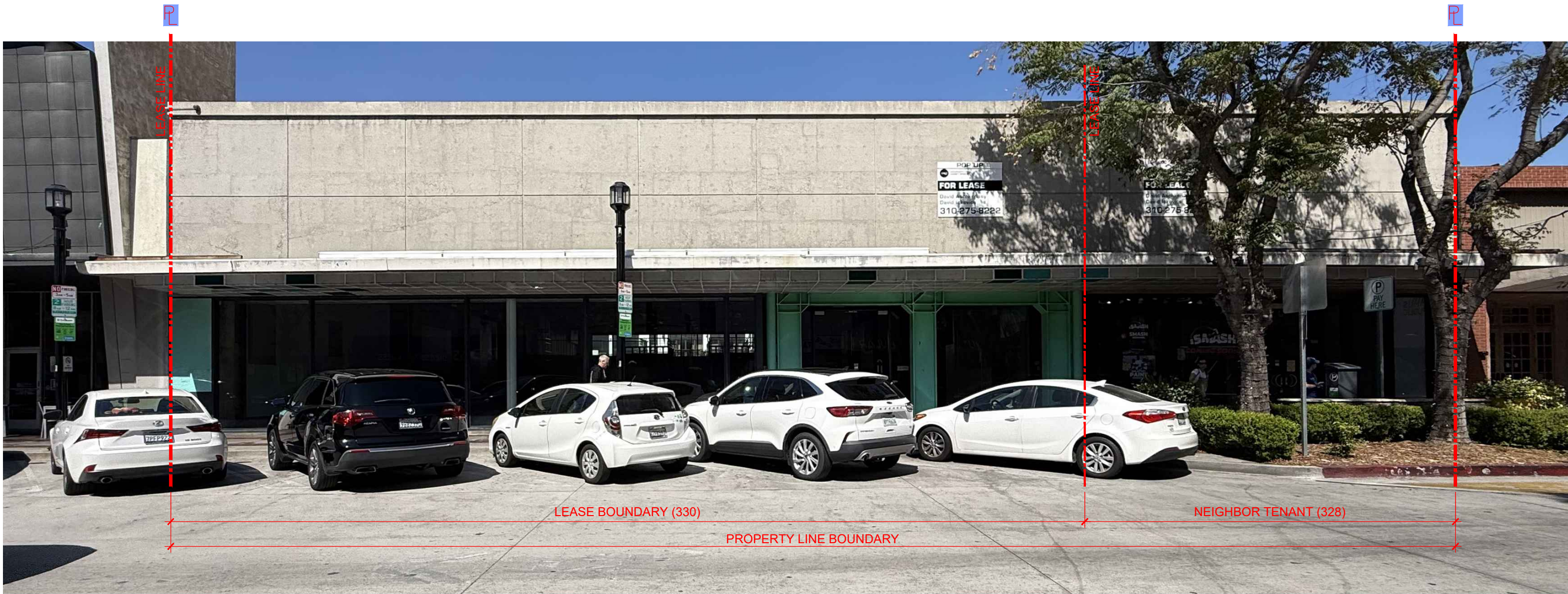


VIEW 5



VIEW 6

2 FRONT ELEVATION PHOTO (FACING SAN FERNANDO)



3 BACK ELEVATION PHOTO (FACING BACK ALLEY)



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NO.	DESCRIPTION	DATE
3	PLN CLIP REV#1	2026/07/30
2	FOR PRELIM BLDG REVIEW	2026/06/21
1	PLN CLIP APPLICATION	2026/04/21

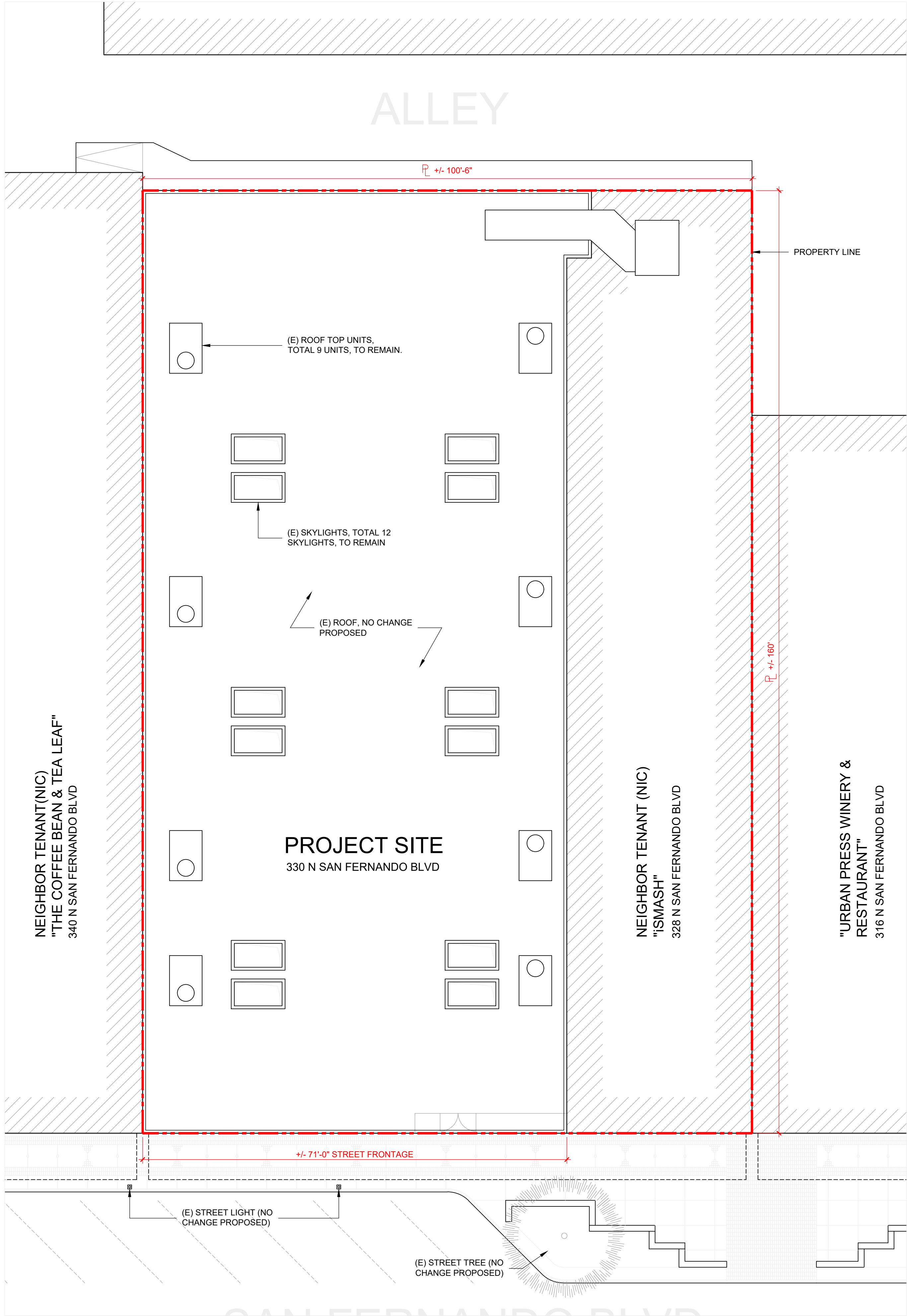
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PHOTOGRAPHS

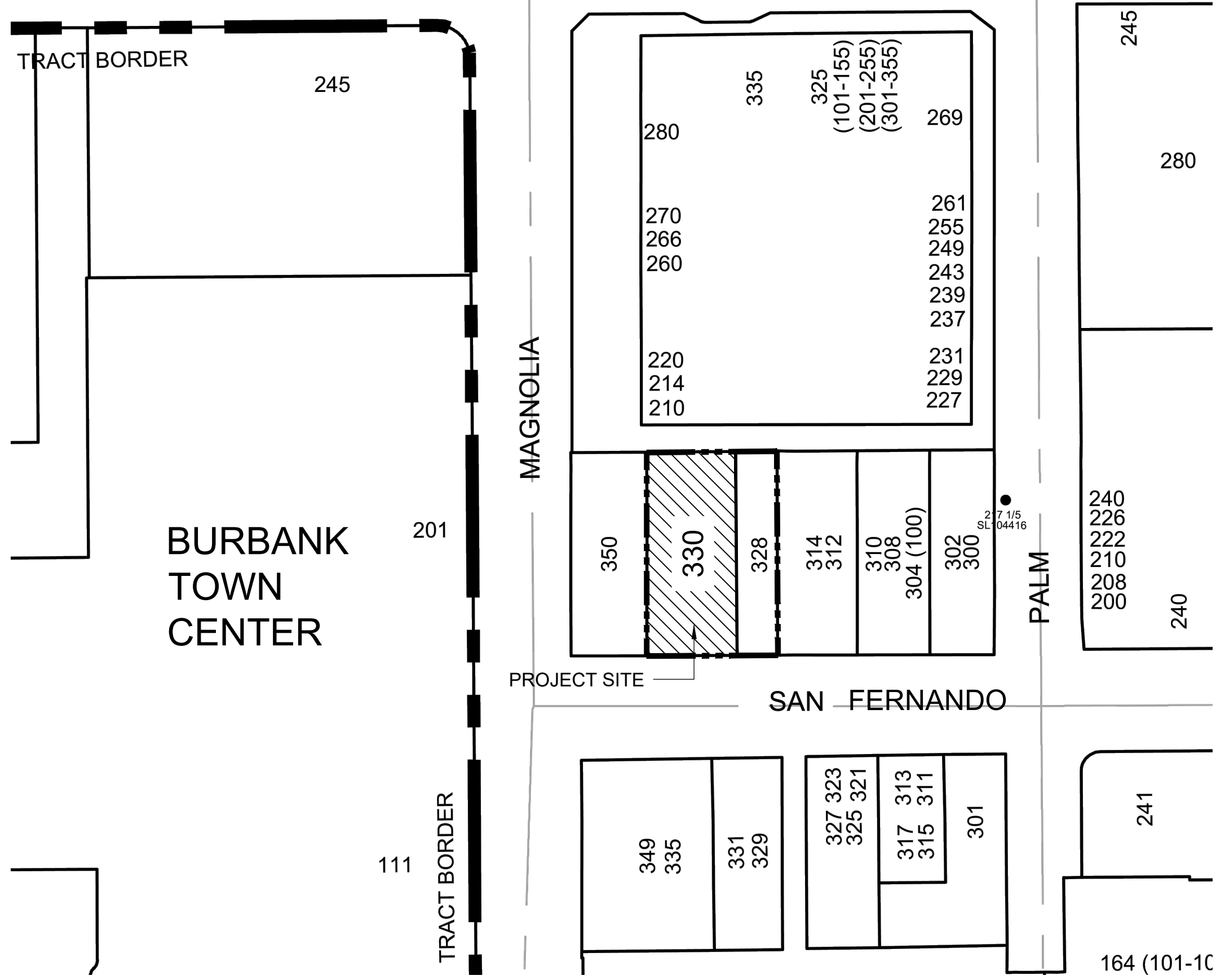
I SITE & ROOF PLAN

SCALE: 3/32"=1'-0"



2 SITE PLAN

SCALE: 1=1,000



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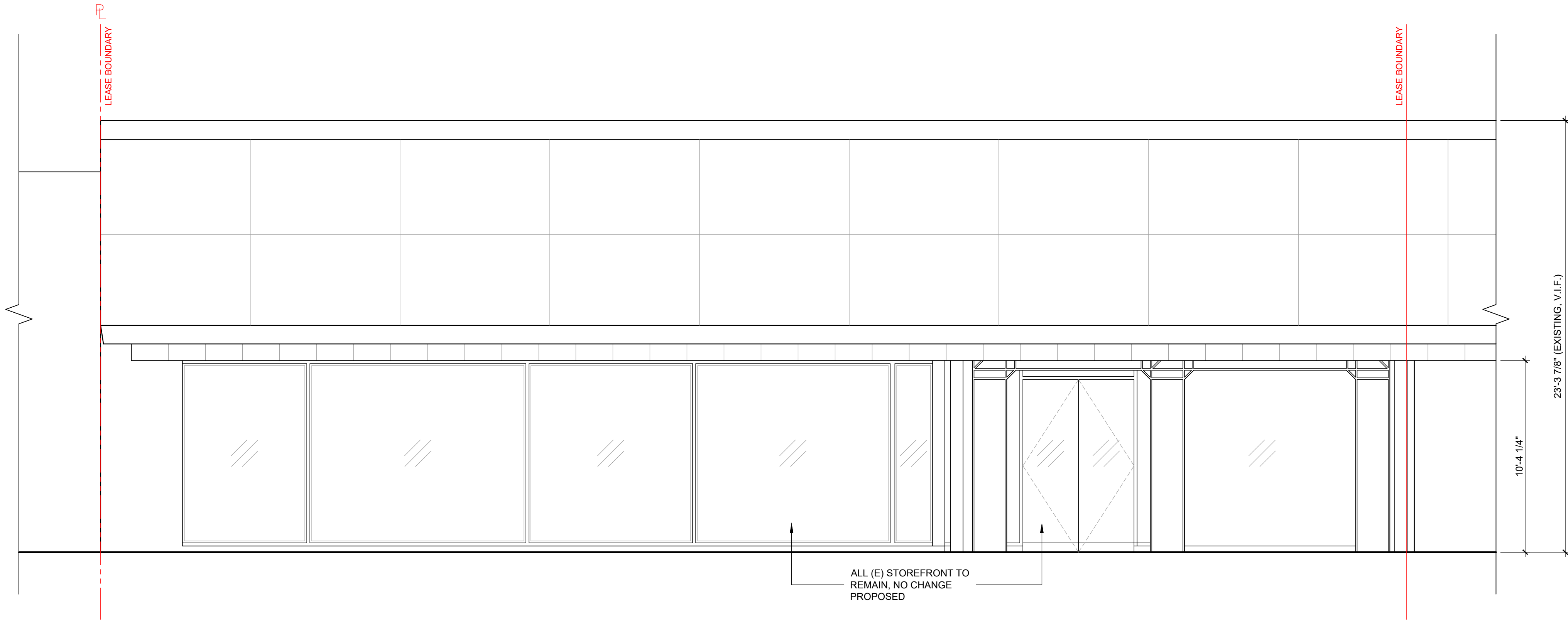
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2	FOR PRELIM BLDG REVIEW	2026/05/21
1	PLN CLP APPLICATION	2026/04/21
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PROJECT #: #03609
PHASE: AHJ REVIEW
DATE: 2026/7/30
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SITE PLAN

PLN-0.0



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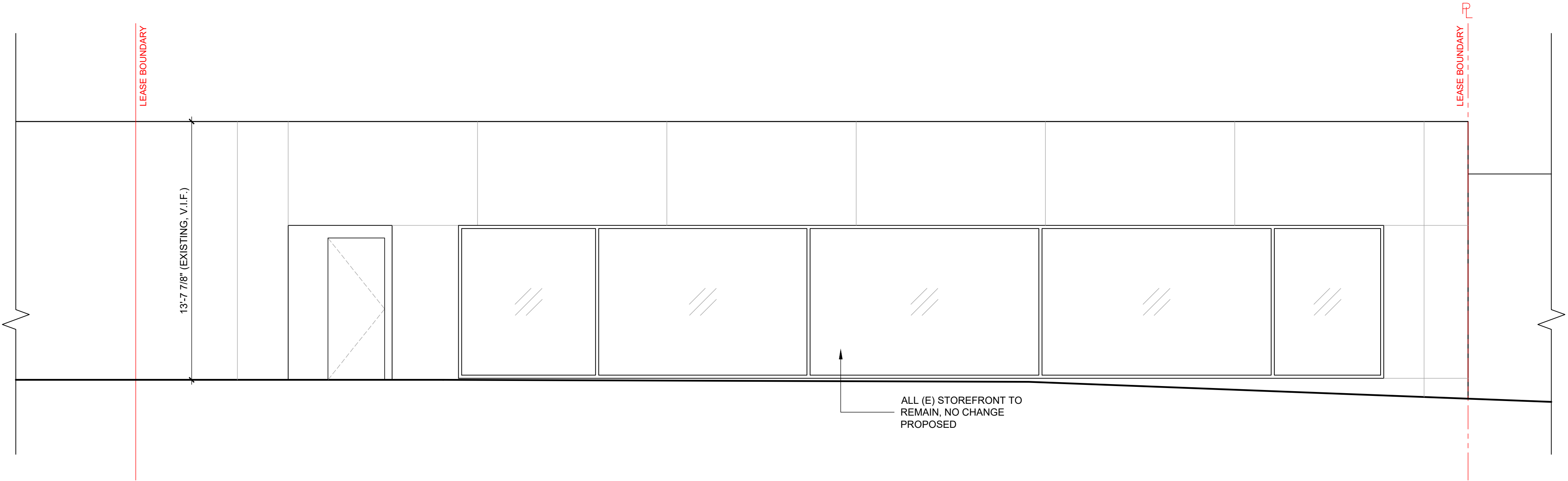
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1	PLN CUP APPLICATION	2026/04/21
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EXTERIOR ELEVATION



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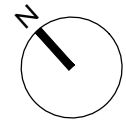
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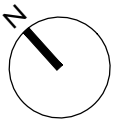
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EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



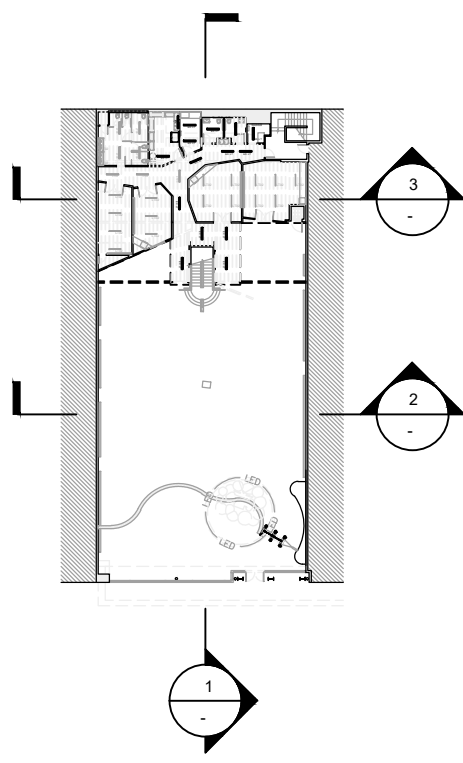
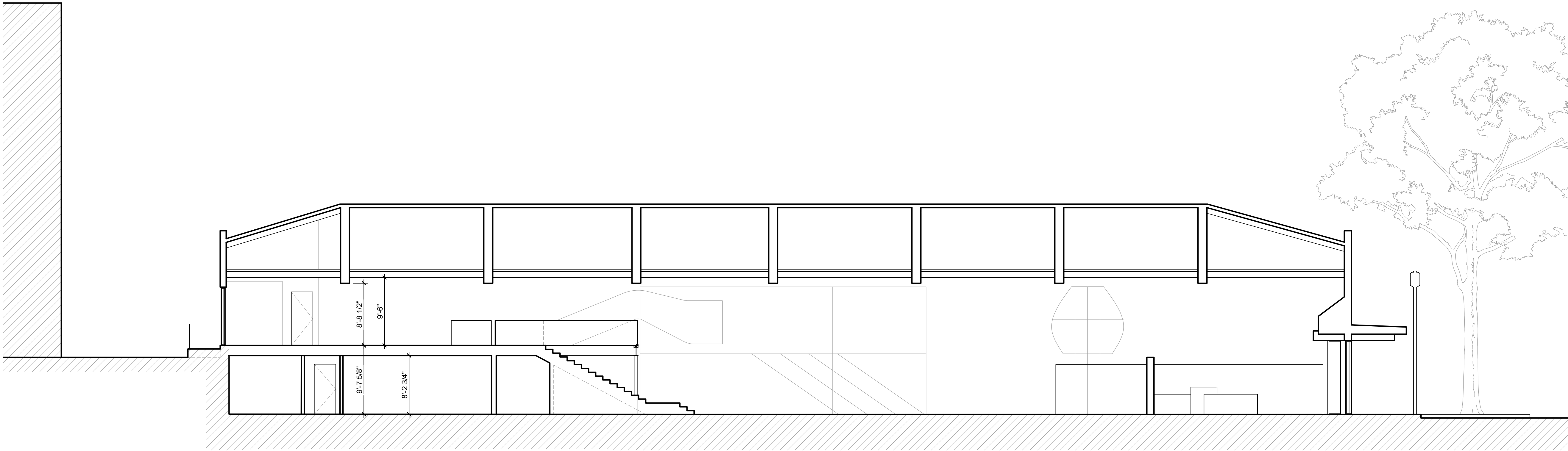
SCALE: 1/8"=1'-0"



A-1.0

I BUILDING & SITE SECTION

SCALE: 1/8"=1'-0"

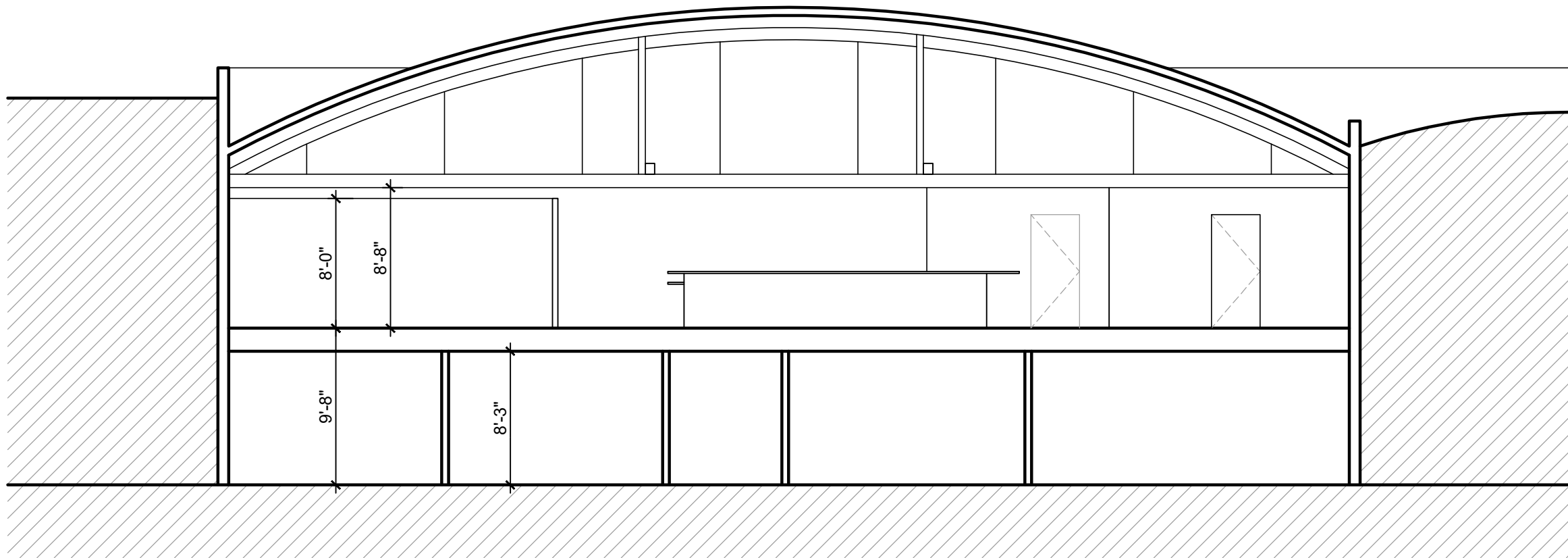
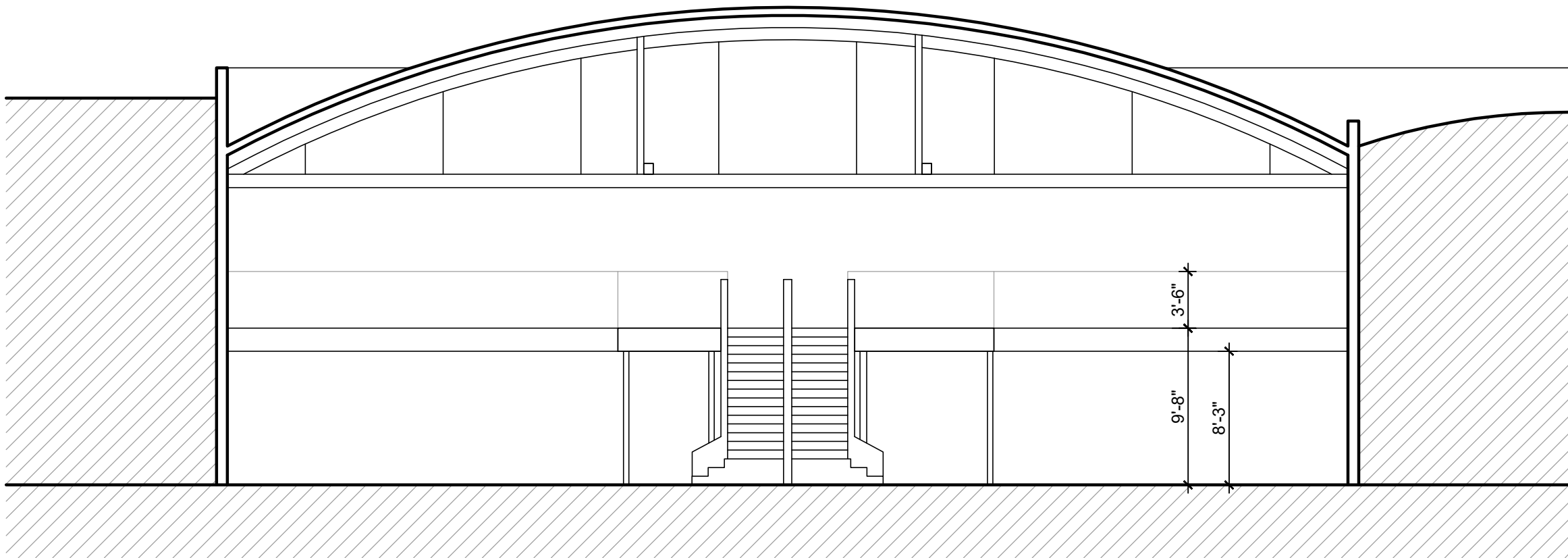


2 BUILDING CROSS SECTION

SCALE: 1/8"=1'-0"

3 BUILDING CROSS SECTION

SCALE: 1/8"=1'-0"



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BUILDING & SITE SECTIONS

PLN-3.0