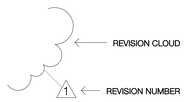
GRID LINES



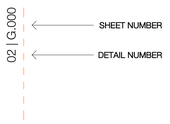
REVISION CLOUDS



WINDOW SYMBOLS



MATCH LINES



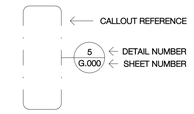
DOOR SYMBOLS



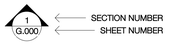
ROOM TAGS



DETAIL CALLOUTS



SECTION VIEWS



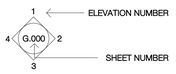
EXTERIOR ELEVATIONS



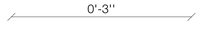
INTERIOR FINISHES



INTERIOR ELEVATIONS



DIMENSION STRINGS



CEILING/EQUIPMENT HEIGHTS



LINE TYPES



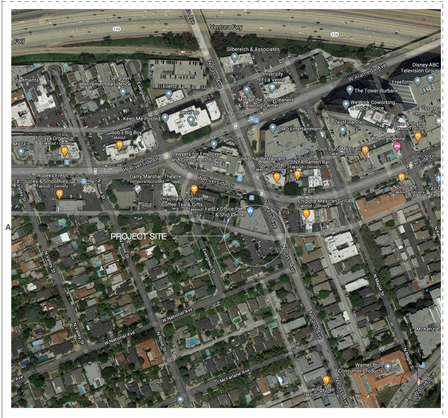
SEE SHEETS LEGENDS FOR ADDITIONAL GRAPHICS.

WORK/CONTROL POINTS

NORTH ARROW



SYMBOLS | SCALE: N/A | 18


PROJECT SITE
Silberstein & Associates
Disney ABC Television Group
The Tower Bar
Warner Bros. Discovery
Kevin McCallister's House
Mystic Mansion
Mystic Mansion
Mystic Mansion

A.L.T.A. / N.S.P.S. Land Title Survey

Date of Plan:

AUGUST 10, 2018 – (UPDATED PER NEW PTR, NOT FIELD VERIFIED)

JULY 17, 2018 (ORIGINAL)

Date of Field Survey:

JULY 6, 2018

Site Address:

4100 RIVERSIDE DRIVE, BURBANK, CA 91505

Adjoining Addresses and Owner's Information:

THE ADJOINING ADDRESSES AND OWNER'S INFORMATION SHOWN ON THIS MAP ARE PER DOCEDGE.COM AND L.A. COUNTY TAX ASSESSOR.

Assessor's Parcel Number (APN):

2485-008-034 AND 2485-008-032

General:

ALL EASEMENT DESCRIPTIONS SHOWN HEREON ARE PER PRELIMINARY REPORTS STATED HEREON AND MAY BE SHORTENED OR ABBREVIATED. ORIGINAL DOCUMENT MUST BE USED FOR COMPLETE VERBIAGE AND INTERPRETATION. OTHER EASEMENTS MAY EXIST WITHIN SUBJECT PROPERTY, NOT INCLUDED WITHIN SAID PRELIMINARY REPORTS. HAHN AND ASSOCIATES, INC. DID NOT PERFORM A TITLE SEARCH FOR THIS PROJECT. FENCING IS DEPICTED TO CENTER OF FENCE.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

Basis of Bearings:

THE BEARING OF N22°18'14"W ALONG THE CENTERLINE OF PASS AVENUE AS SHOWN ON TRACT NO. 9517, MAP BOOK 134, PAGES 89-91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

Boundary and Easements:

ESTABLISHED PER PTR, ADJUSTED TO FOUND CITY CENTERLINE MONUMENTS, USING STANDARD SURVEYING PROCEDURES.

Area:

15,585 SQUARE FEET, 0.36 ACRES – GROSS (APN: 2485-008-034)
15,000 SQUARE FEET, 0.34 ACRES – GROSS (APN: 2485-008-032)

30,586 SQUARE FEET, 0.70 ACRES – GROSS (TOTAL AREA)

Flood Zone:

THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER OF 06037C1340F DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Zoning Information:

REFERENCE: CITY OF BURBANK DEPARTMENT OF CITY PLANNING (WWW.BURBANKCA.GOV)
CITY OF BURBANK ZONE MAP, AMENDED OCTOBER 20, 2012 (ORDINANCE NO. 3830)

ZONE: LOT 166 & 167 (APN: 2485-008-034): MOC-3 MEDIA DISTRICT GENERAL BUSINESS

ZONE: LOT 173 & 174 (APN: 2485-008-032): MOR-4 MEDIA DISTRICT R-4

MINIMUM BUILDING SETBACKS:

MINIMUM 5-FT SETBACK; BUILDINGS TALLER THAN 15 FT IN HEIGHT MUST ALSO HAVE AVERAGE SETBACK OF 20% OF BUILDING HEIGHT.

0-25 FEET	1 FOOT HEIGHT PER 1 FOOT DISTANCE FROM R-1, R-1-H OR R-2 LOT LINE FOR ANY PART OF STRUCTURE.
25-50 FEET	25 FEET
50-150 FEET	35 FEET
150-300 FEET	50 FEET
300-500 FEET	70 FEET
GREATER THAN 500 FT.	15 STORIES, PROVIDED THAT THE HIGHEST PORTION OF THE STRUCTURE SHALL NOT EXCEED 205 FEET ABOVE THE AVERAGE GRADE OF THE LOT.

Existing Parking:

REGULAR: 44 SPACES
HANDICAPPED: 2 SPACES

TOTAL PARKING: 46 SPACES

Utilities:

IF UNDERGROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES OR ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IT IS ADVISED TO CALL UNDERGROUND SERVICE ALERT, (800) 227-2600, BEFORE DIGGING ON THIS SITE.

Preliminary Title Report (PTR):

PREPARED BY FIRST AMERICAN TITLE COMAPANY, COMMITMENT NO.: NCS-912048-LA2, DATED AUGUST 3, 2018.

Legal Description Per PTR:

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 166, 167, 173 AND 174 OF TRACT NO. 9517, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 134, PAGES 89 THROUGH 91 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Exceptions per PTR:

△1. NOT A SURVEY MATTER.

△2. NOT A SURVEY MATTER.

△3. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 16, 1935 AS BOOK 13342 PAGE 398 OF OFFICIAL RECORDS.

(AFFECTS LOTS 166 AND 167) – NOT PLOTTABLE, BLANKET IN NATURE –

⬠4. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 6633 PAGE 56 OF OFFICIAL RECORDS.

(AFFECTS LOTS 173 AND 174)

△5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED OCTOBER 24, 1988 AS INSTRUMENT NO. 88-1707177 OF OFFICIAL RECORDS.

△6. SURVEY PREPARED BY HAHN AND ASSOCIATES, INC., DATED JULY 6, 2018, UNDER JOB NO. UNDISCLOSED, SHOWS THE FOLLOWING:

5A A. AN ENCROACHMENT OF IMPROVEMENTS LOCATED ON SAID LAND, ONTO PASS AVENUE RIGHT OF WAY AND ALLEY, CONSISTING OF BUILDING FASCIA, SIGNS AND WALLS.

5B B. AN ENCROACHMENT OF IMPROVEMENTS LOCATED ON SAID LAND, ONTO LAND ADJACENT ON THE SOUTH CONSISTING OF WALLS.

5C C. AN ENCROACHMENT ONTO THE WESTERLY PORTION OF SAID LAND OF IMPROVEMENTS SITUATED ON LAND ADJACENT ON THE WEST, CONSISTING OF WALL.

5D D. OVERHEAD SERVICE WIRES AND POLE LINES ON THE SUBJECT PROPERTY WITHOUT BENEFIT OF EASEMENT.

△7. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

△8. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

△9. NOT A SURVEY MATTER.

△10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

(AFFECTS LOTS 173 AND 174)

△11. RIGHTS OF PARTIES IN POSSESSION.

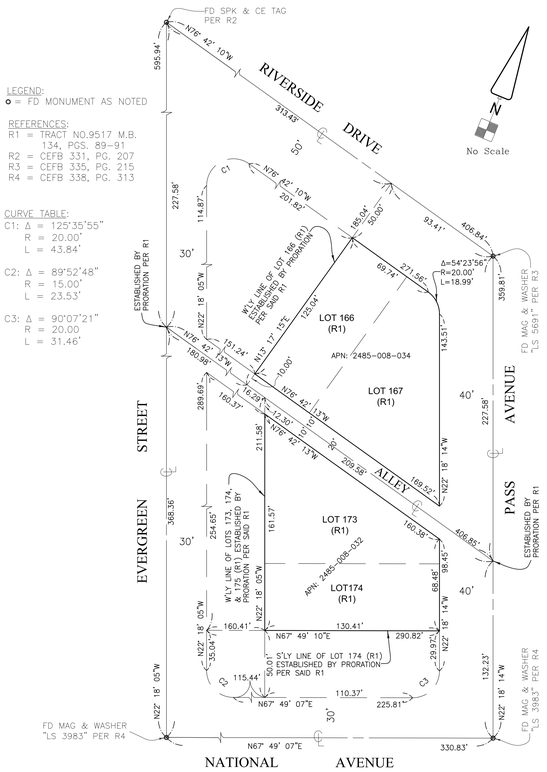
Exceptions Legend:

△ = NOT PLOTTABLE (SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)
⬠ = PLOTTED HEREON (SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)
▭ = PLOTTED HEREON (POINTED OUT HEREON)

Surveyor's Notices:

1. ENCROACHMENT BY SUBJECT PROPERTY ONTO OTHERS.
2. ENCROACHMENT ONTO SUBJECT PROPERTY BY OTHERS.
3. OVERHEAD SERVICE WIRE ENCROACHES ONTO SUBJECT PROPERTY.
4. OVERHEAD WIRES, POLES, TRANSFORMERS, VAULTS AND STRUCTURES LIE WITHIN SUBJECT PROPERTY, AS ALLOWED BY BLANKET EASEMENT EXCEPTION ITEM NO. 3

Boundary Analysis:



Vicinity Map:



Survey Prepared For:

The Post Group
1415 N. Cahuenga Blvd.
Hollywood, CA 90028

Survey Prepared By:

Hahn and Associates, Inc.
28368 Constellation Road, Unit 300
Santa Clarita, CA 91355
(661) 775-9500
www.hahnandassociates.com
info@hahnandassociates.com

HAHN AND ASSOCIATES, INC.

Surveyor's Certificate:

TO: 4100 RIVERSIDE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; BANK OF AMERICA, N.A., A NATIONAL BANKING COMPANY; THE POST GROUP, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(c), 8, 9, 13, 14, 16, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 6, 2018.

DATE OF PLAT OR MAP: AUGUST 10, 2018

NAME: BRANDON M. HAHN

DATE OF SIGNATURE: AUGUST 10, 2018

REGISTRATION NO.: PLS. 7582

LICENSED LAND SURVEYOR
BRANDON M. HAHN
NO. LS 7582
STATE OF CALIFORNIA

A.L.T.A. / N.S.P.S. Land Title Survey

Riverside Drive

Pass Avenue

Alley

Lot 167
OF TRACT 9517
M.B. 134, PAGES 89-91

Lot 166
OF TRACT 9517
M.B. 134, PAGES 89-91

Lot 173
OF TRACT 9517
M.B. 134, PAGES 89-91

Lot 174
OF TRACT 9517
M.B. 134, PAGES 89-91

2 Story Commercial Building
APN: 2485-008-034

Housing Complex
Owner: Micco Properties
4108 W Riverside Dr
Burbank, Ca 91505

Single Family Residential
Owner: Barbara A. Meade
118 N Evergreen St Burbank, Ca 91505

Single Family Residential
Owner: Colin & Stacey Gerowitz
112 N Evergreen St
Burbank, Ca 91505

Single Family Residential
Owner: Henry & Donna Bjoin
106 N Evergreen St
Burbank, Ca 91505

Single Family Residential
Owner: Charles & Veronica Chavoor
100 N Evergreen St
Burbank, Ca 91505

Multi-Family Residential
Owner: John & Melinda Arnold
4101 W. National Ave
Burbank, Ca 91505

oc parking lot
APN: 2485-008-032

oc driveway

oc roadway

Δ = 54°23'56"
L = 18.99'
R = 20.00'

N22° 18' 14"W 145.51'

N22° 18' 14"W 68.48'

N22° 18' 10"W 161.57'

N76° 42' 13"W 125.04'

N76° 42' 13"W 169.52'

N76° 42' 13"W 169.38'

N13° 17' 15"E 69.74'

N76° 42' 10"E 130.41'

N27° 49' 10"E

Legend:

- oc = asphalt concrete
- cb = catch basin
- conc. = concrete
- cor. = corner
- do = drain outlet
- emh = electrical manhole
- fh = fire hydrant
- gp = guard post
- lp = lamp post
- mp = metal post
- pl = property line
- pp = power pole
- sl = street light
- slb = street light box
- smh = sewer manhole
- tsb = traffic signal box
- tsl = traffic signal light
- ub = utility box
- ugs = underground service
- wv = water valve
- nly = northerly
- sly = southerly
- wly = westerly
- ely = easterly
- = handicap parking
- = property line
- = centerline
- RW = right of way
- = buried sewer
- = overhead wires
- = existing paint mark (indicating buried electrical)
- = existing paint mark (indicating buried cable)
- = refers to driving lane and direction of traffic

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

Surveyor's Notices:

1. ENCROACHMENT BY SUBJECT PROPERTY ONTO OTHERS.
2. ENCROACHMENT ONTO SUBJECT PROPERTY BY OTHERS.
3. OVERHEAD SERVICE WIRE ENCROACHES ONTO SUBJECT PROPERTY.
4. OVERHEAD WIRES, POLES, TRANSFORMERS, VAULTS AND STRUCTURES LIE WITHIN SUBJECT PROPERTY, AS ALLOWED BY BLANKET EASEMENT EXCEPTION ITEM NO. 3

Survey Prepared For:

The Post Group
1415 N. Cahuenga Blvd.
Hollywood, CA 90028

Survey Prepared By:

Hahn and Associates, Inc.
28368 Constellation Road, Unit 300
Santa Clarita, CA 91355
(661) 775-9500
www.hahnandassociates.com
info@hahnandassociates.com

HAHN AND ASSOCIATES, INC.



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DATE	DESCRIPTION	REV
2020-09-04	WORK-IN-PROGRESS/ DRAFT ENTITLEMENTS SET	
2020-09-11	ENTITLEMENTS SET	
2020-11-25	ENTITLEMENTS UPDATE	
2021-01-25	W-I-P, FOR INFORMATION	
2022-04-28	ENTITLEMENTS UPDATE	
2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

Hawkins\
Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
RENDERING

SCALE @ ARCH E1	DATE PRINTED
AS INDICATED	7/6/2022 5:07:43 PM
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EG	-

JOB NUMBER
200151

DRAWING NO. G.100 REV.

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DATE	DESCRIPTION	REV
2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

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8500 STELLER DRIVE #1
CULVER CITY, CA 90232

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Brown

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BURBANK, CA. 91505

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DATE	DESCRIPTION	REV
2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

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BURBANK, CA. 91505

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1



2



3



4



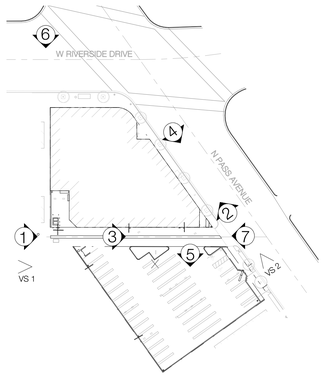
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6



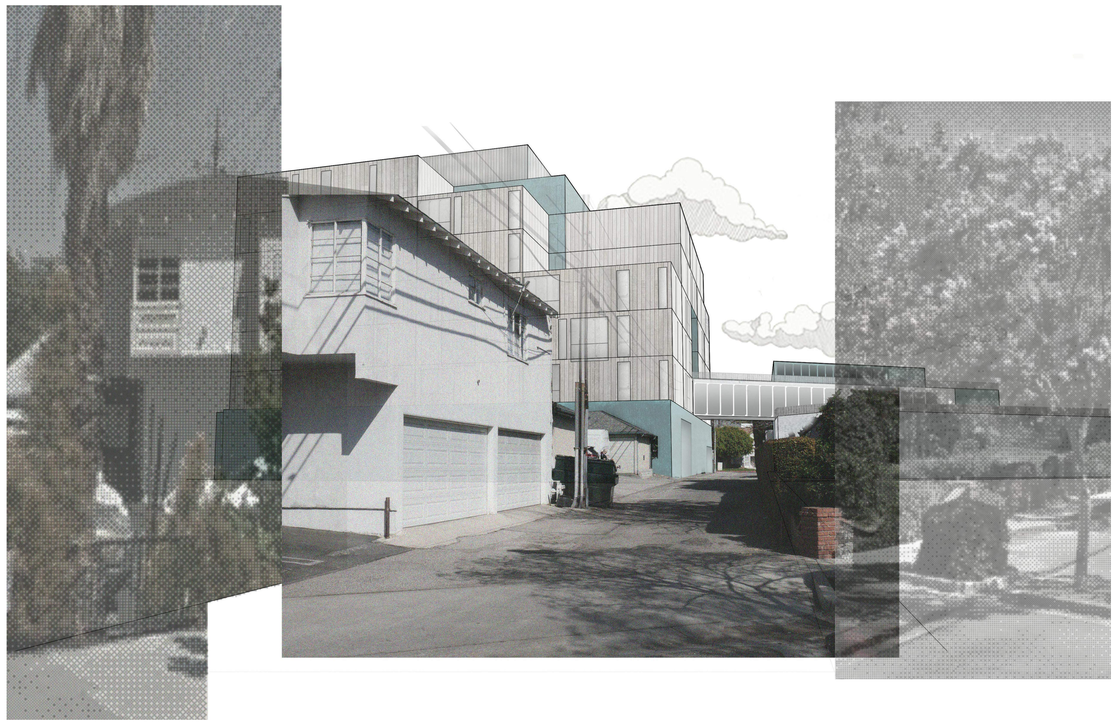
7



13 **KEY PLAN**
1/64" = 1'-0"



VISUAL SIMULATION 2 - FROM N PASS AVE LOOKING NORTH



VISUAL SIMULATION 1 - FROM ALLEY LOOKING EAST

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2021-01-25	W-I-P, FOR INFORMATION	
2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

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Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
VISUAL SIMULATIONS & (E) PHOTOS

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DATE	DESCRIPTION	REV
2020-09-11	ENTITLEMENTS SET	
2021-01-25	90-I-UP, FOR INFORMATION	
2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

Top row, Left to Right
Glazed terracotta tile, blue

'Kebony' wood cladding system

Concrete vertical surface, board-formed

Shadow blocks, Projected

Middle row, Left to Right
Glazed terracotta tile, blue

'Kebony' wood cladding system

Concrete flooring, neutral color

Shadow blocks, Spade

Bottom row, Left to Right
Raked stucco, integral color to be selected

Streetscape pavement, patterned

Concrete flooring, herringbone pattern

Shadow blocks, Hi-Lite



8500 STELLER DRIVE #1
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PROJECT
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BURBANK, CA. 91505

DRAWING
MATERIALS

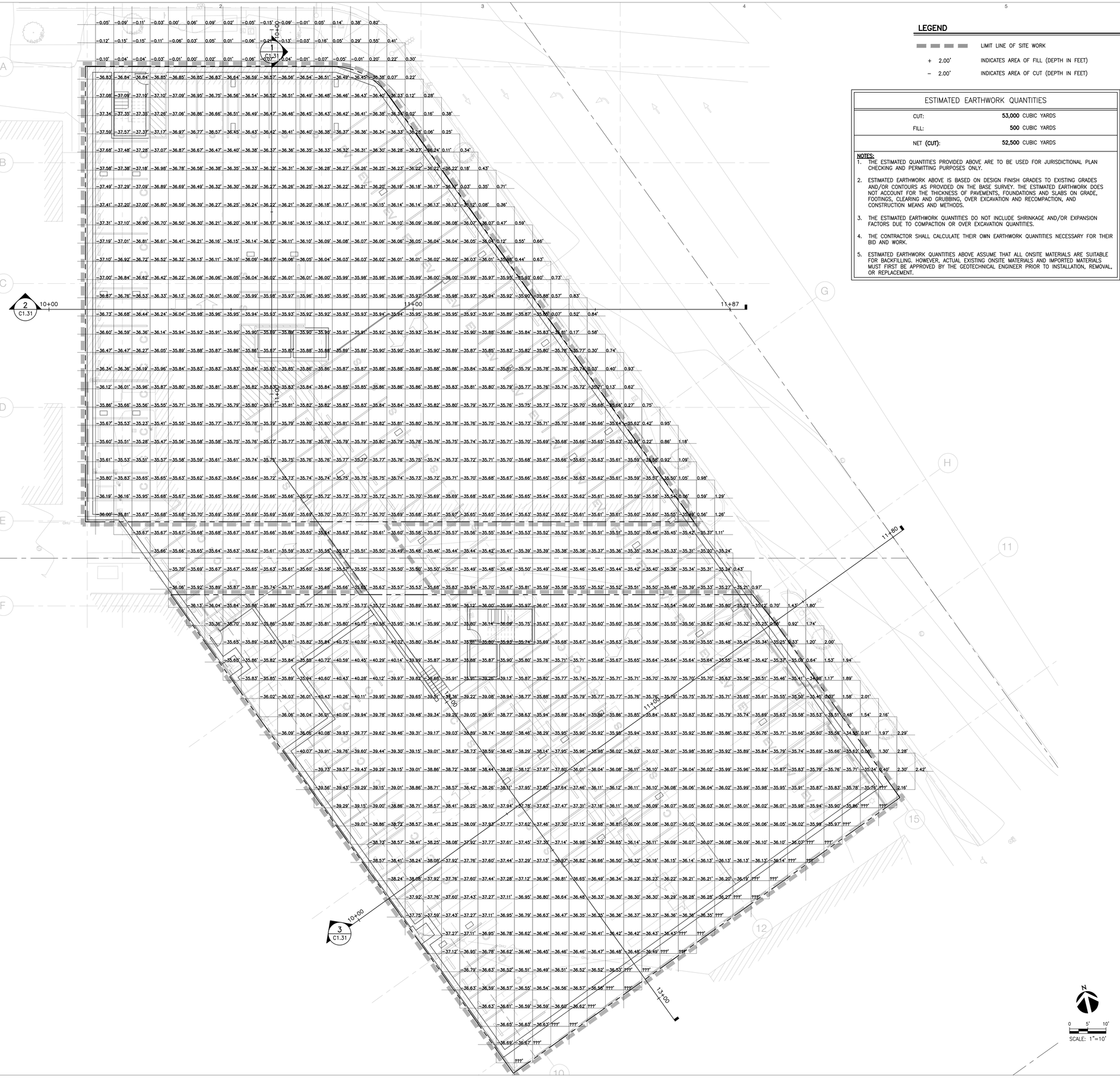
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G.104

REV.

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LEGEND

— — — —	LIMIT LINE OF SITE WORK
+ 2.00'	INDICATES AREA OF FILL (DEPTH IN FEET)
– 2.00'	INDICATES AREA OF CUT (DEPTH IN FEET)

ESTIMATED EARTHWORK QUANTITIES

CUT:	**53,000** CUBIC YARDS
FILL:	**500** CUBIC YARDS
NET **(CUT)**:	**52,500** CUBIC YARDS

NOTES:

1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
4. THE CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES NECESSARY FOR THEIR BID AND WORK.
5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.

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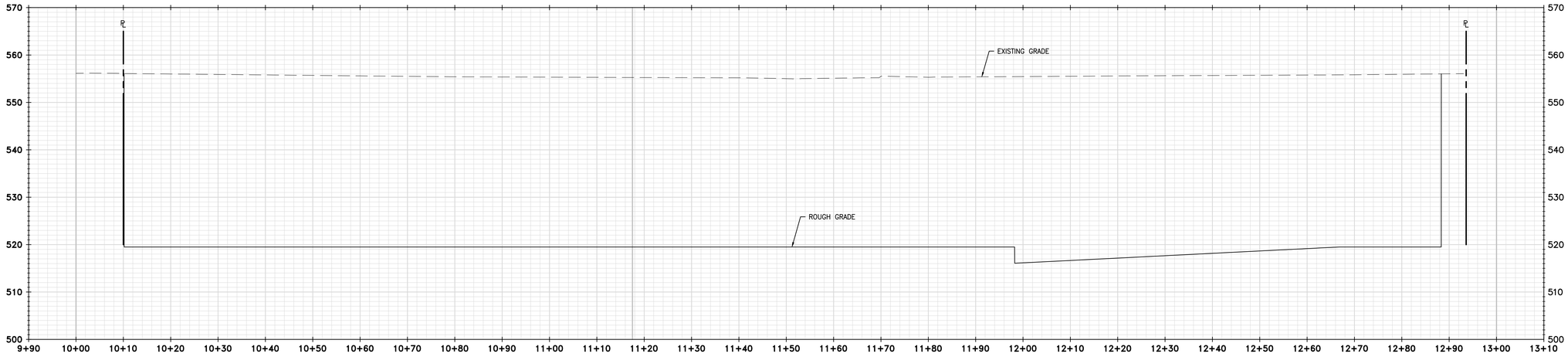
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CUT & FILL PLAN

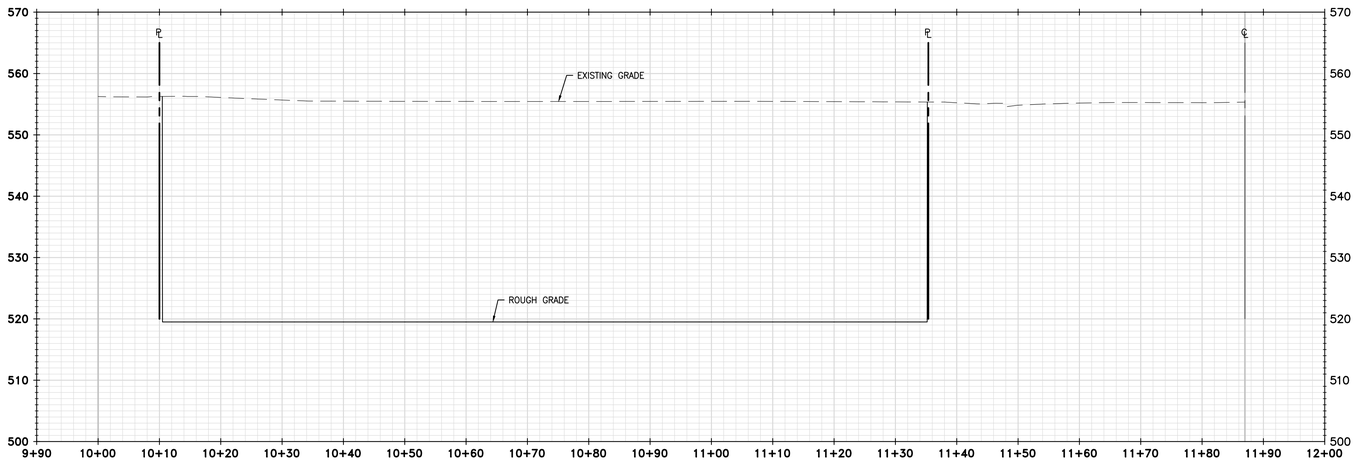
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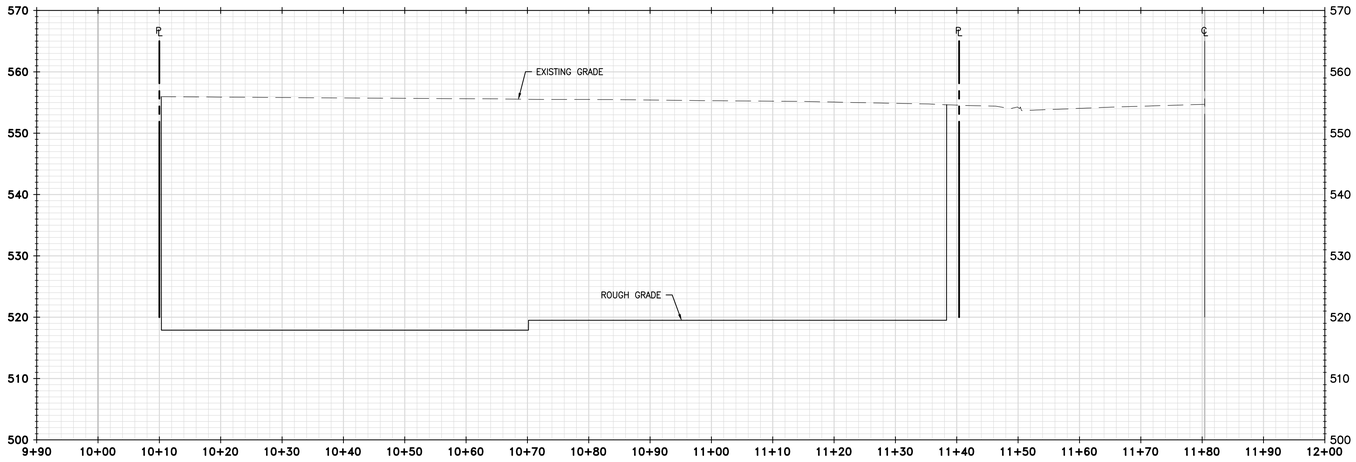
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SECTION 1
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



SECTION 2
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



SECTION 3
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'

NOTES:
DEPTH OF STRUCTURAL FOUNDATION SYSTEMS TO BE VERIFIED DURING DESIGN PHASE

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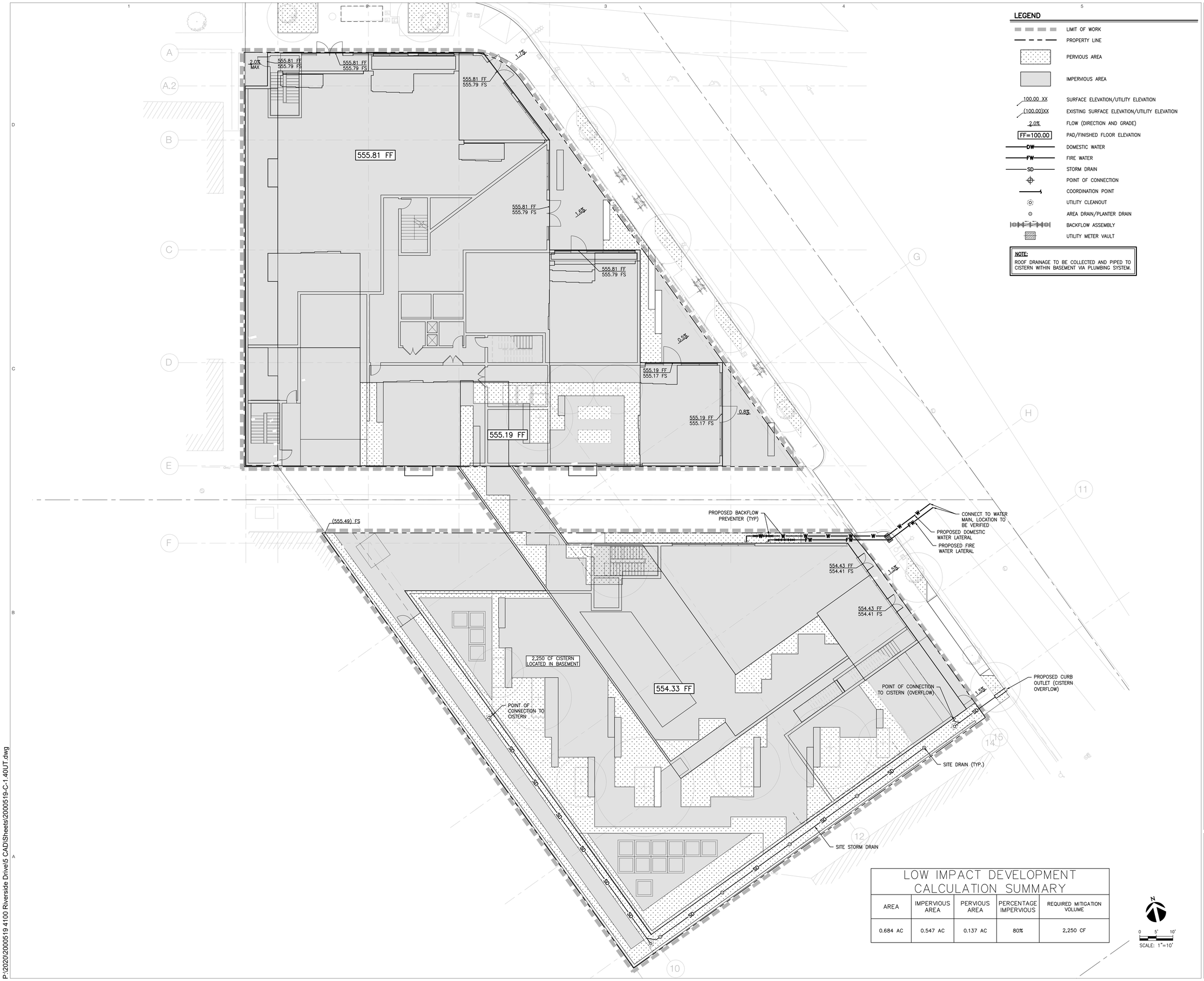
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LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- PERVIOUS AREA
- IMPERVIOUS AREA
- 100.00 XX — SURFACE ELEVATION/UTILITY ELEVATION
- (100.00)XX — EXISTING SURFACE ELEVATION/UTILITY ELEVATION
- 2.0% — FLOW (DIRECTION AND GRADE)
- FF=100.00 — PAD/FINISHED FLOOR ELEVATION
- DW — DOMESTIC WATER
- FW — FIRE WATER
- SD — STORM DRAIN
- POINT OF CONNECTION
- COORDINATION POINT
- UTILITY CLEANOUT
- AREA DRAIN/PLANTER DRAIN
- BACKFLOW ASSEMBLY
- UTILITY METER VAULT

NOTE:
ROOF DRAINAGE TO BE COLLECTED AND PIPED TO CISTERN WITHIN BASEMENT VIA PLUMBING SYSTEM.

LOW IMPACT DEVELOPMENT CALCULATION SUMMARY

AREA	IMPERVIOUS AREA	PERVIOUS AREA	PERCENTAGE IMPERVIOUS	REQUIRED MITIGATION VOLUME
0.684 AC	0.547 AC	0.137 AC	80%	2,250 CF

N

0 5' 10'
SCALE: 1"=10'

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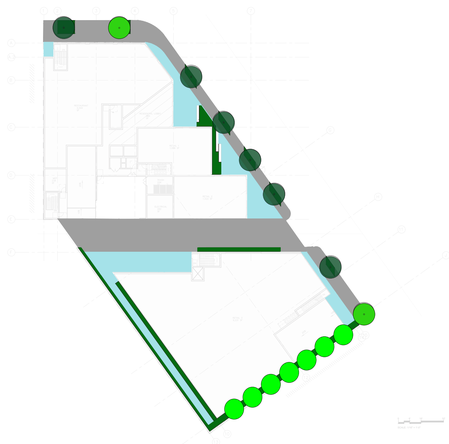
L3 COMMON OPEN SPACE AREA

PROVIDED COMMON OPEN SPACE: 2,680 SF
PROVIDED LANDSCAPE AREA: 517 SF
PROVIDED TREES: 1



L2 COMMON OPEN SPACE AREA

PROVIDED COMMON OPEN SPACE: 3,920 SF
PROVIDED LANDSCAPE AREA: 1,828 SF
PROVIDED TREES: 7



L1 ON-SITE AND ROW TREES

EXISTING ROW TREES TO BE REMOVED: 1
PROPOSED NEW ROW TREES:
- 2 STREET TREES (INCLUDES THE 1 REPLACEMENT TREE)
- 7 ON-SITE TREES

RESIDENTIAL OPEN SPACE CALCULATONS

OPEN SPACE:
Required Common Open Space: 6,600 SF
(Based on 44 units @ 150 SF each)

Provided Common Open Space: 6,600 SF

PLANTED AREA:
Required Planted Area: 990 SF
(15% of Required Common Open Space)

Provided Planted Area: 2,345 SF (35.5%)

TREES:
Required Trees: 20
- 1 per 600 SF of Common Open Space: 11 Trees
- Side Yard 1: 125 LF = 4 Trees (based on 1 per 40 LF)
- Side Yard 2: 161.5 LF = 5 Trees (based on 1 per 40 LF)

Provided Trees: 20

BIKE PARKING:
Required Bike Racks: 2 Non-Residential + 5 Residential

Provided Bike Racks: 8

WATER USE:

MAWA: 49.7 x 0.5 x 0.62 x 13,793 SF = 212,509 Gallons per Year

ETWU: 49.7 x 0.3 x 0.62 x 13,793 / 0.81 = 157,414 Gallons per Year

Water use is calculated to be 25.9% less than the Maximum Anticipated Water Allowance.

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GLAZED TERRACOTTA TILE, GREENVILLE



WOOD CLADDING, BY KEBONY



ALUMINUM FRAMED CURTAIN WALL



SHADOW BLOCK CMU, PROJECTED



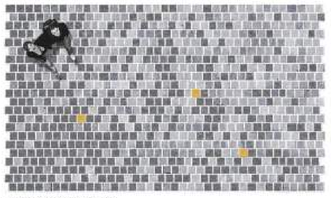
SHADOW BLOCK CMU, SPADE



SHADOW BLOCK CMU, HI-LITE



CONCRETE FLOORING



STREETSCAPE PAVEMENT, PATTERNED



CONCRETE, VERTICAL SURFACES, BOARD FORMED

CONCRETE FLOORING, NEUTRAL







MUTI VARIAGATED LOW WATER CALIFORNIA NATIVE PLANTING PALETTE



LINEAR CONCRETE PAVERS & WOOD PLANK PALETTE





CORTEN STEEL OR PAINTED PLANTERS

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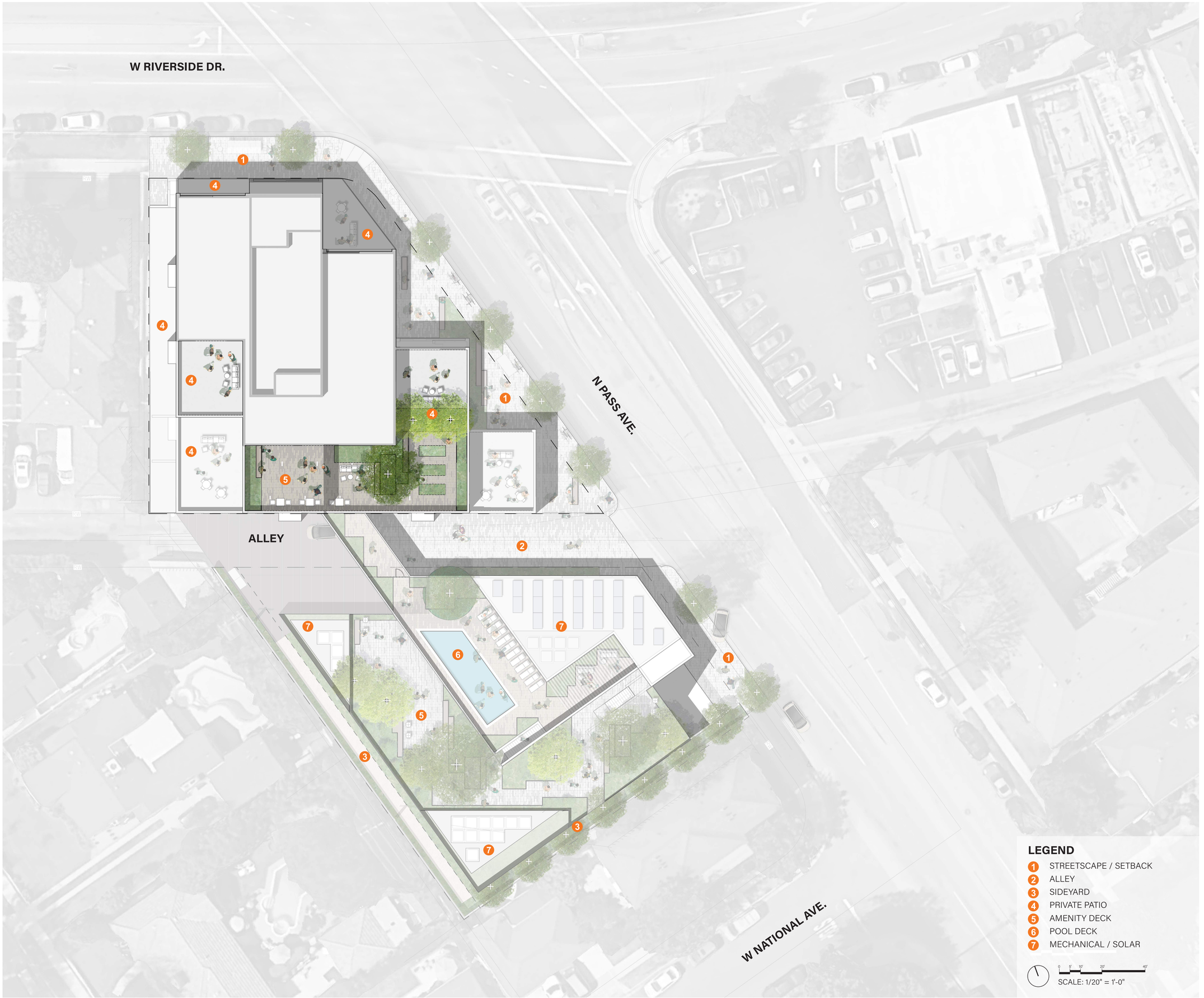
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VIEW FORM THE NEIGHBORHOOD

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LEGEND

1. STREETSCAPE / SETBACK
2. ALLEY
3. SIDEYARD
4. PRIVATE PATIO
5. AMENITY DECK
6. POOL DECK
7. MECHANICAL / SOLAR

0 5' 10' 20' 40'

SCALE: 1/20" = 1'-0"

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LEGEND

1. (EXISTING) STREET TREES
2. (PROPOSED) STREET TREES
3. PARKWAY PLANTING
4. BUS STOP
5. PROPOSED BIKE RACK
6. RESIDENTIAL/ RETAIL ENTRY LOBBY
7. RETAIL ENTRY
8. FEATURE PLANTING
9. FEATURE BENCH
10. PARKING ENTRANCE
11. ALLEYWAY
12. LOADING DOCK
13. SERVICE YARD
14. TRANSFORMER PAD
15. EASEMENT/ SETBACK
16. EDGE WALL W/ PLANTING

0 5' 10' 20' 40'

SCALE: 1/20" = 1'-0"

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LEGEND

1. OUTDOOR DINING
2. OUTDOOR KITCHEN W/ BBQ COUNTER
3. OUTDOOR LOUNGE
4. OUTDOOR GYM
5. FEATURE BENCH
6. FEATURE TREE
7. RAISED STEEL PLANTER (TYP.)
8. VERTICAL GREEN SCREEN
9. MECHANICAL YARD
10. PRIVATE PATIO

0 5' 10' 20' 40'

SCALE: 1/20" = 1'-0"

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LEGEND

1. LOUNGE AREA
2. BRIDGE WALK
3. RAISED STEEL PLANTER
4. FEATURE BENCH
5. FEATURE TREE
6. POOL DECK
7. LOUNGE CHAIRS
8. LOUNGE TERRACE W/ PLANTING
9. TRELLIS

0 5' 10' 20' 40'

SCALE: 1/20" = 1'-0"

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LEGEND

1. PRIVATE PATIO
2. MECHANICAL YARD (L4)
3. SOLAR PANELS (L4)

0 5' 10' 20' 40'

SCALE: 1/20" = 1'-0"

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2020-09-23	ENTITLEMENTS UPDATE	
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2021-01-25	W-I-P, FOR INFORMATION	
2021-10-15	ENTITLEMENTS UPDATE	
2022-03-14	ENTITLEMENTS UPDATE	
2022-03-23	ENTITLEMENTS UPDATE	
2022-04-28	ENTITLEMENTS UPDATE	

KEY

617 S Olive St. Suite 1110
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PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
LANDSCAPE PLAN - L6

SCALE AS INDICATED	DATE PRINTED
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JOB NUMBER 200151	
DRAWING NO. L1.05	REV.



LEGEND

1. PRIVATE PATIO
2. RAISED STEEL PLANTER
3. COMMUNITY GARDEN
4. FEATURE BENCH
5. FEATURE TREE
6. LOUNGE CHAIR & FIRE PIT
7. VIEWING DECK

0 5' 10' 20' 40'

SCALE: 1/20" = 1'-0"

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2022-04-28	ENTITLEMENTS UPDATE	

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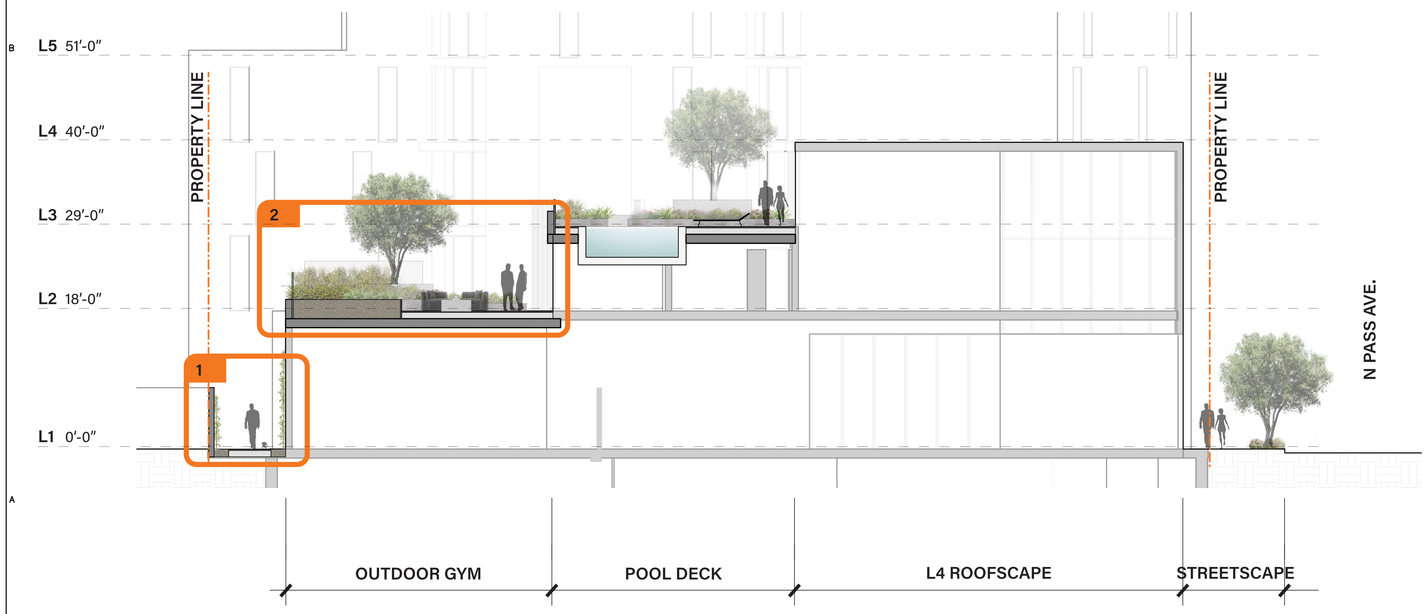
PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
LANDSCAPE PLAN - L7

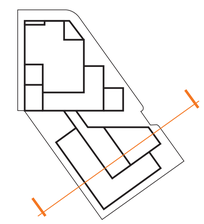
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SECTION 1 - NS



SECTION 2 - EW



SCALE: 1/2" = 1'-0"

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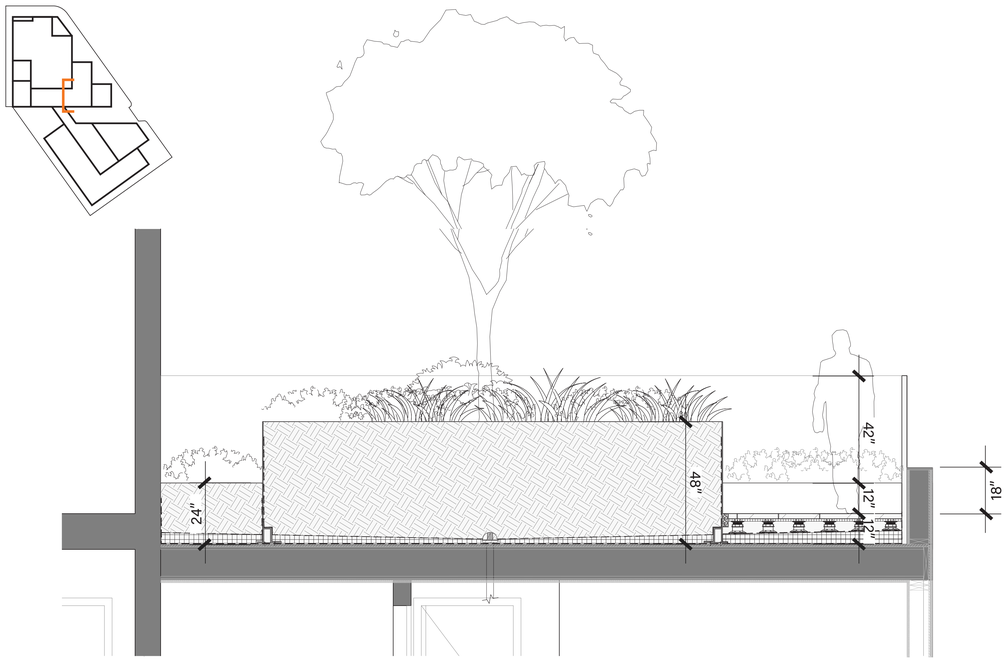
PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
SECTION

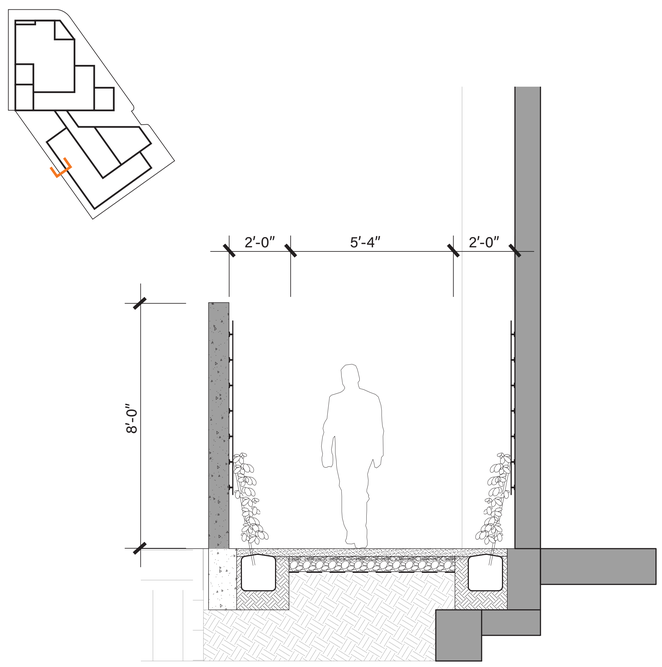
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JOB NUMBER
200151

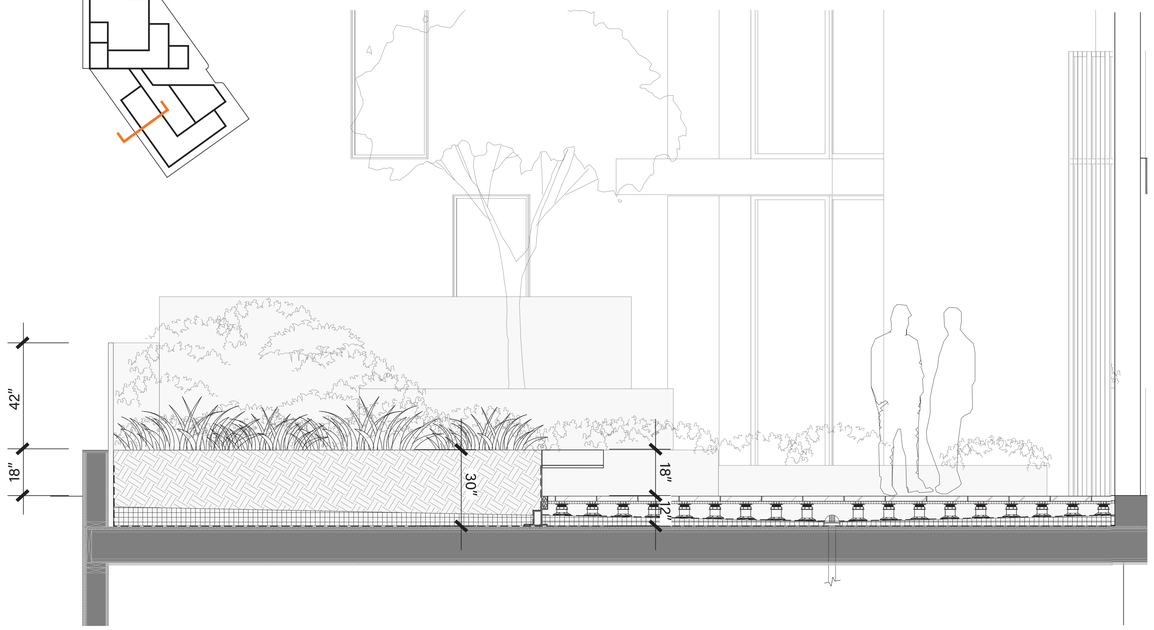
DRAWING NO. L2.00 REV.



3 PLANTING SECTION TYP. 3 - 12" RAISED



1 EASEMENT & SETBACK PLANTING & WALL



2 PLANTING SECTION TYP. 2 - 18" RAISED

SCALE: 1/2" = 1'-0"

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SECTION

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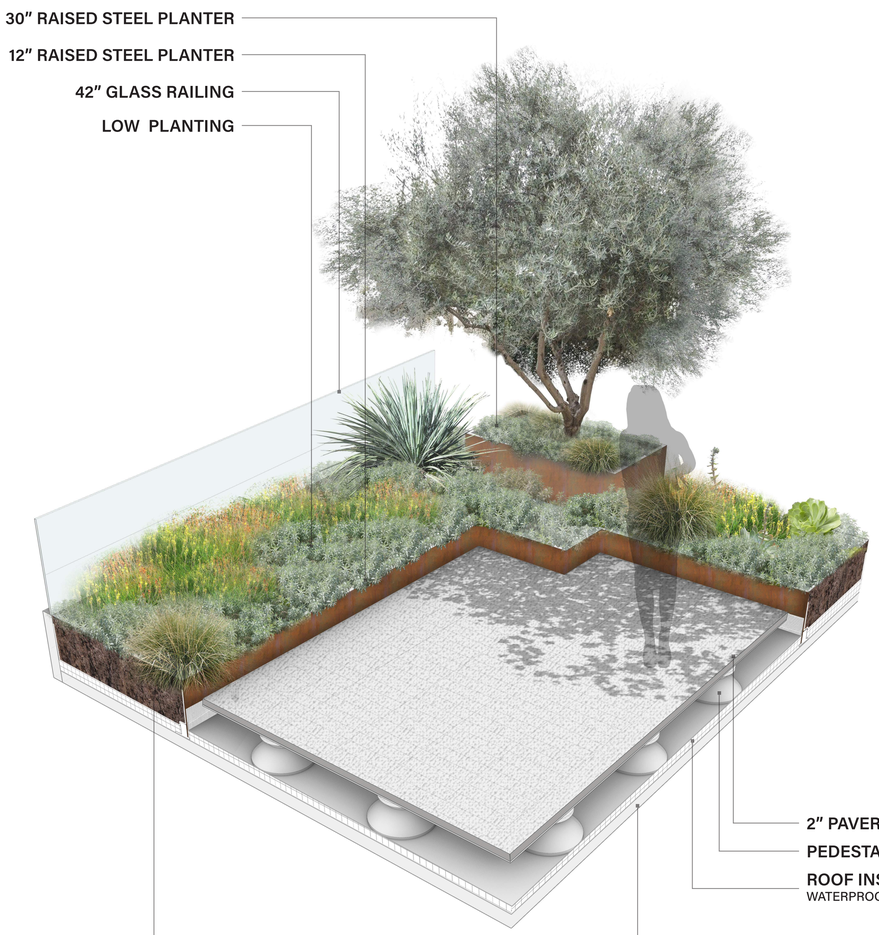
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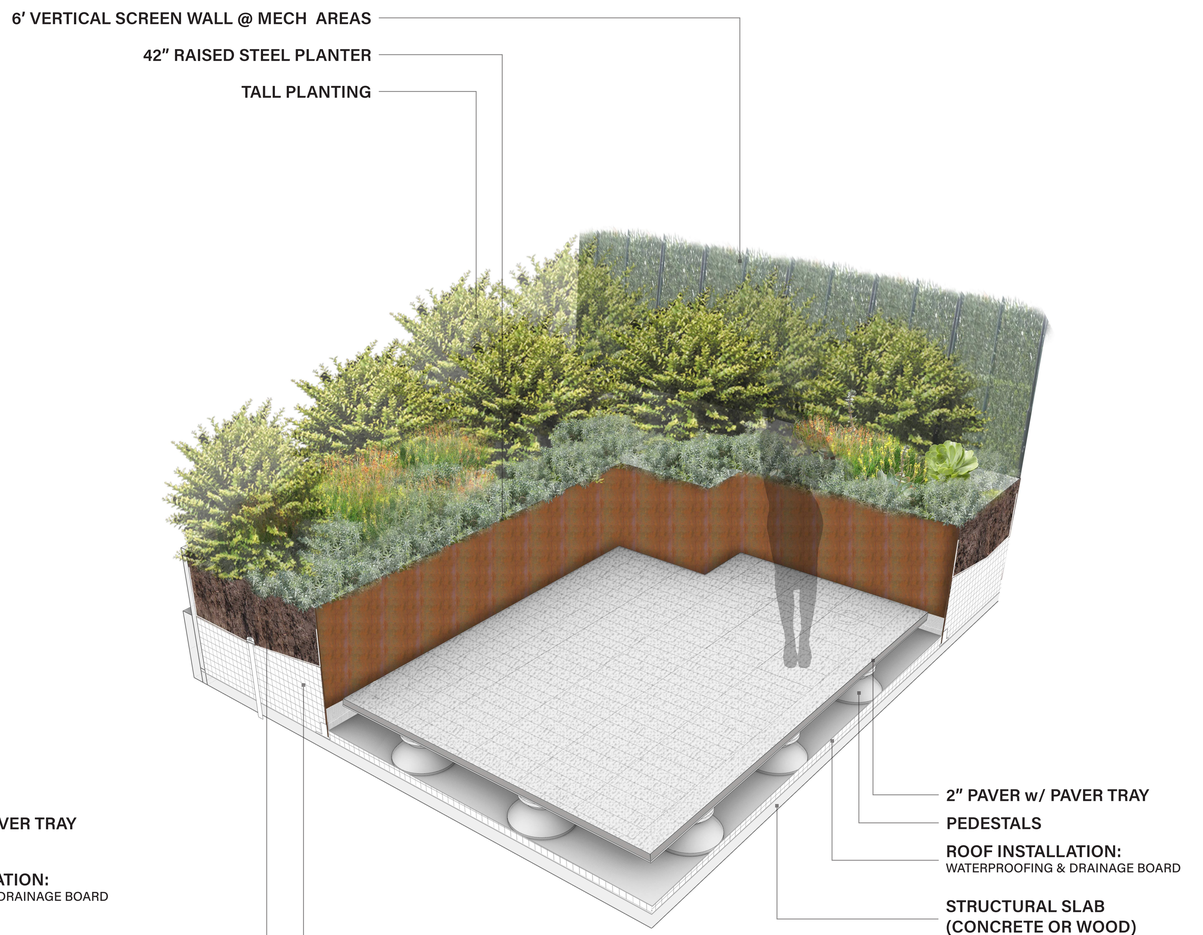
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AXON 1: 12" RAISED PLANTER

L3/ L5/ L6/ L7



AXON 2: 18"- 42" RAISED PLANTER

L2

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HIGH



PINUS HALEPENSIS

LOW WATER USE



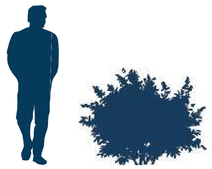
PARKINSONIA FLORIDA

LOW WATER USE

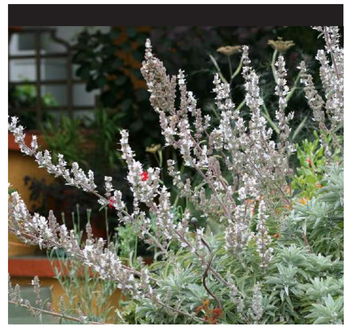


OLEA EUROPAEA SWAN HILL

LOW WATER USE



MEDIUM



SALVIA APIANA

LOW WATER USE



MUHLENBERGIA LINDHEIMERI

LOW WATER USE



DASYLIRON WHEELERI

LOW WATER USE



KNIPHOFIA UVARIA

LOW WATER USE



LOW



CORETHROGYNE FILAGINIFOLIA

LOW WATER USE



BACCHARIS 'PIGEON POINT'

LOW WATER USE



ISOCOMA MENZIESII

LOW WATER USE



BOUTELOUA GRACILIS

LOW WATER USE



TAGETES TENUIFOLIA

LOW WATER USE



ACHILLEA CVS

LOW WATER USE



GOLDEN BARREL CACTUS

LOW WATER USE



PARRY'S AGAYE

LOW WATER USE

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
PLANTING PALETTE

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CONCRETE PAVERS



WOOD DECK



CIP CONCRETE



GRASSCRETE



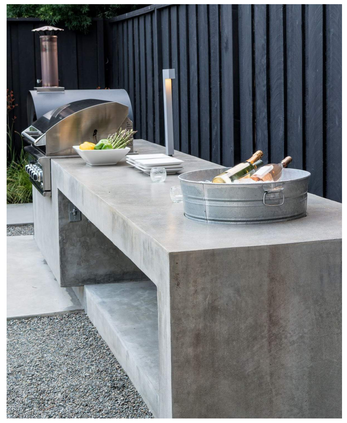
WOOD BENCH



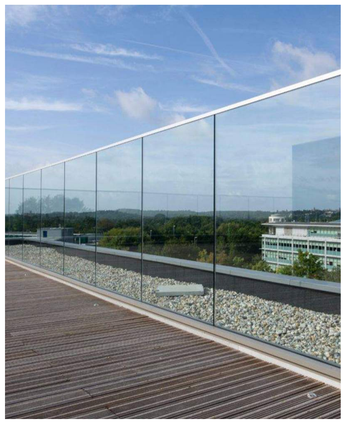
COLORED STEEL PLANTER



STEEL PLANTER



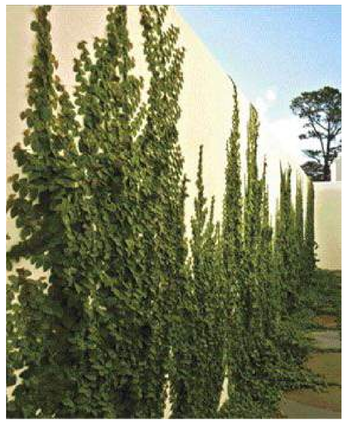
CONCRETE BBQ COUNTER



GLASS RAILING



GREEN SCREEN



PERIMETER WALL



BIKE RACK

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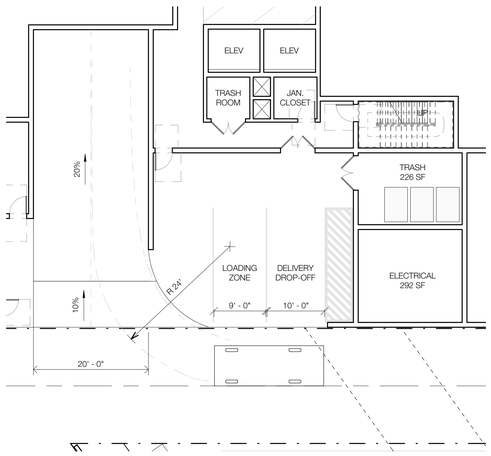
PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
MATERIALS PALETTE

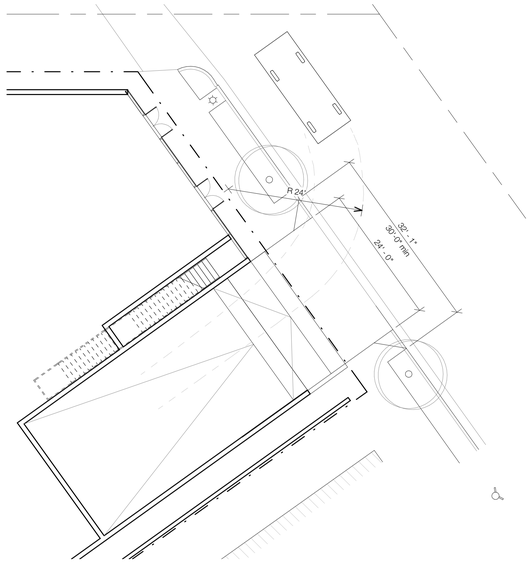
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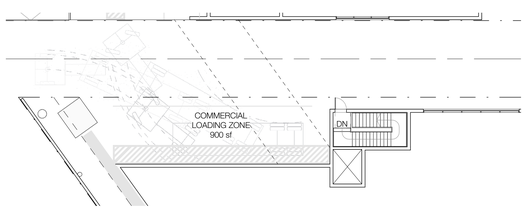
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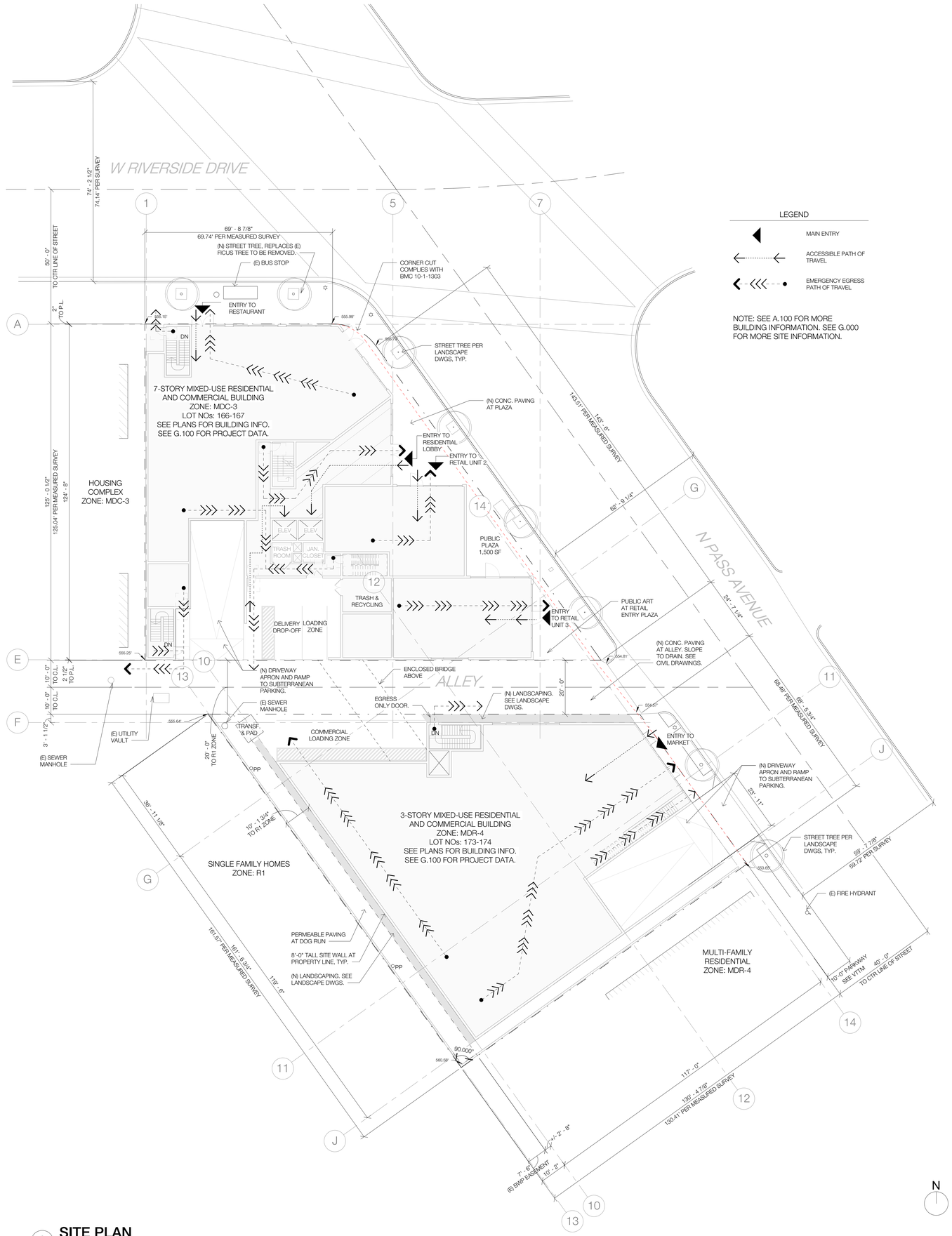
4 TURNING RADIUS DIAGRAM 3
3/32" = 1'-0"



3 TURNING RADIUS DIAGRAM 2
3/32" = 1'-0"



2 TURNING RADIUS DIAGRAM 1
1/16" = 1'-0"



1 SITE PLAN
1/16" = 1'-0"

LEGEND

- MAIN ENTRY
- ACCESSIBLE PATH OF TRAVEL
- EMERGENCY EGRESS PATH OF TRAVEL

NOTE: SEE A.100 FOR MORE BUILDING INFORMATION. SEE G.000 FOR MORE SITE INFORMATION.

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2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

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PROJECT
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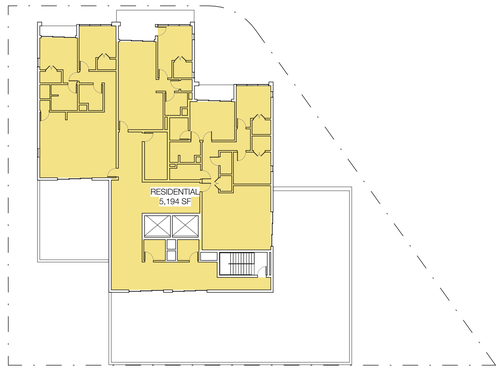
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SITE PLAN & TURNING RADIUS DIAGRAMS

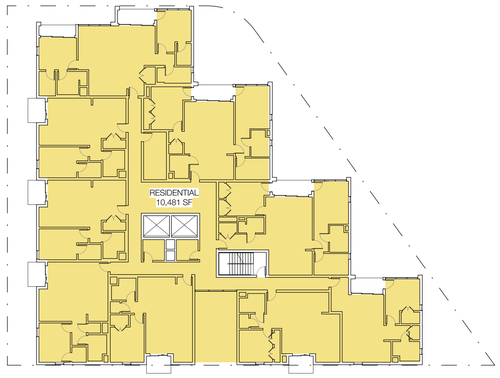
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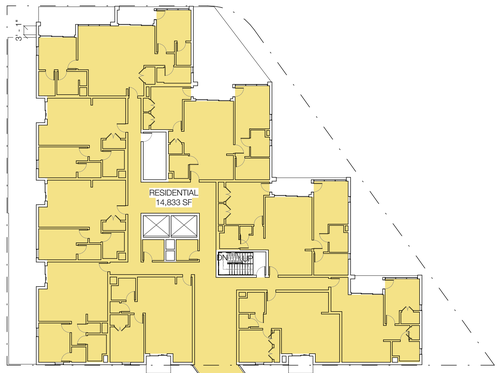
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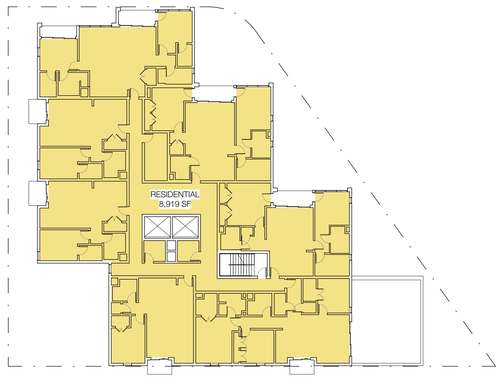
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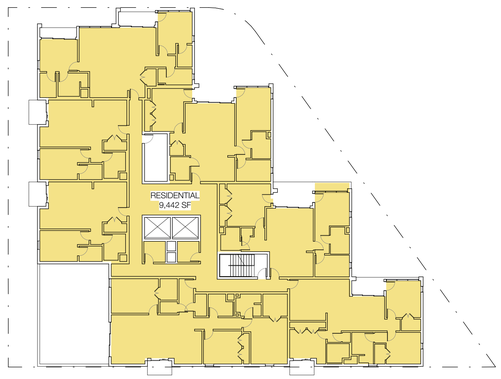




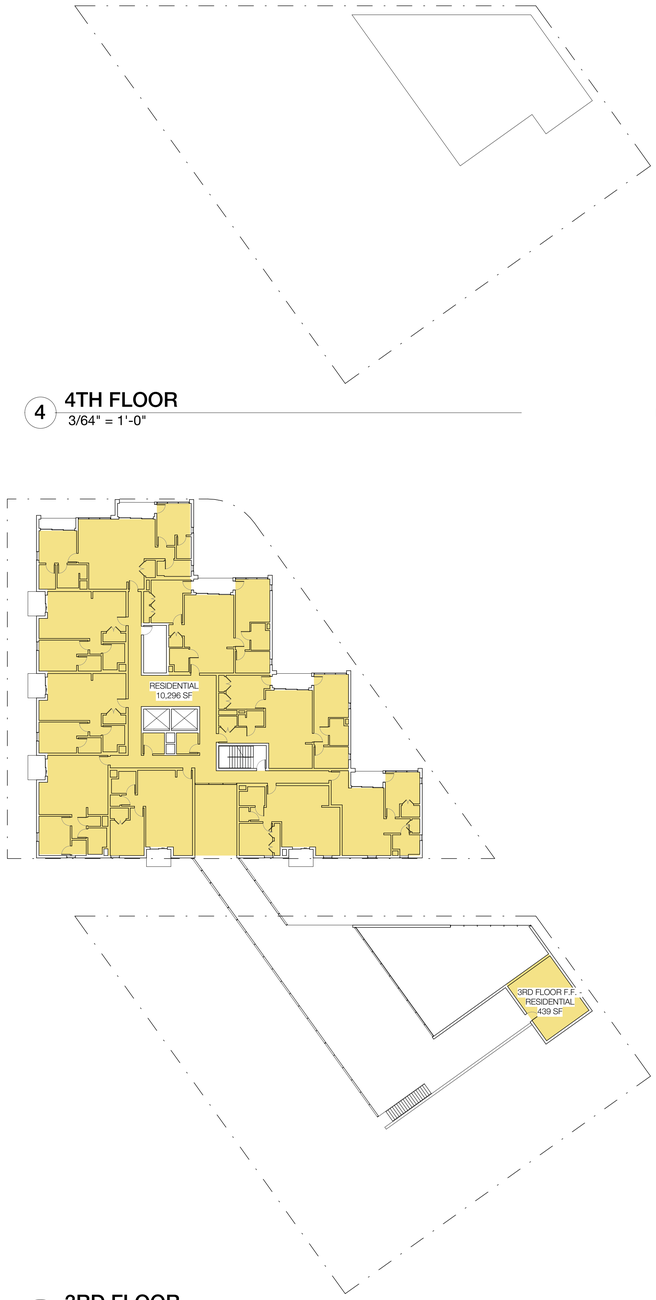
7 7TH FLOOR
3/64" = 1'-0"



6 6TH FLOOR
3/64" = 1'-0"

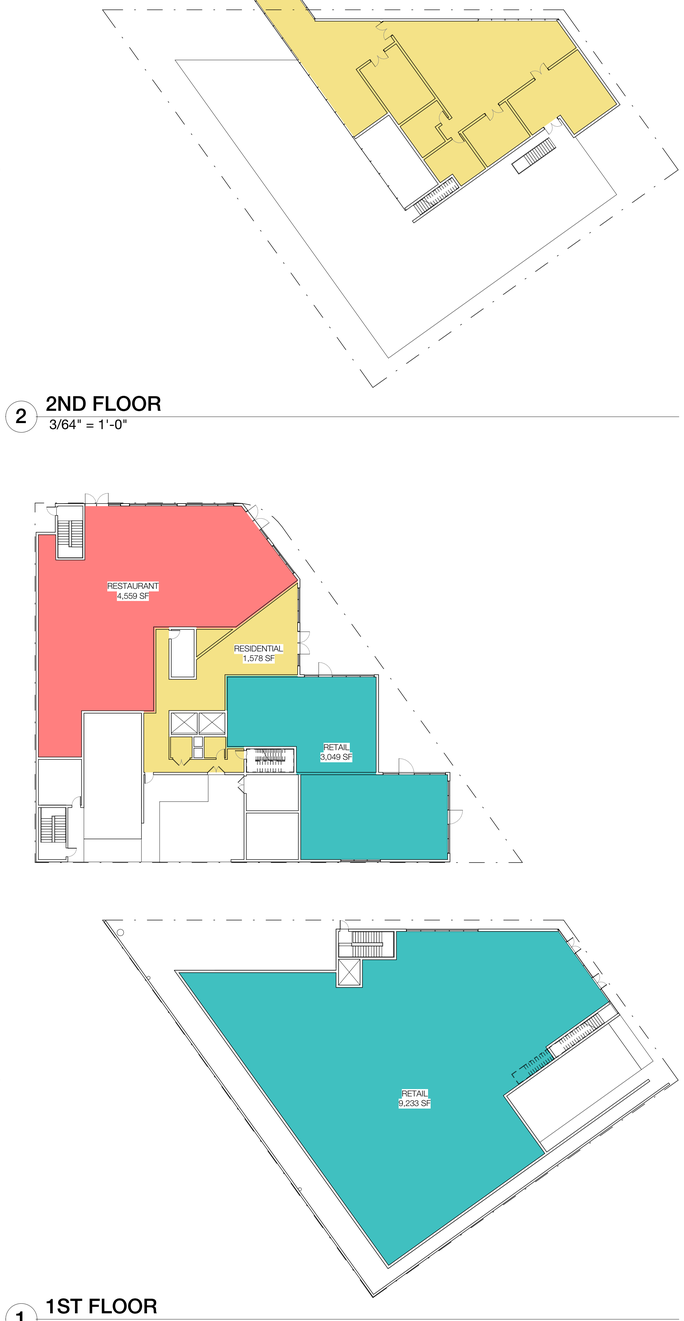


5 5TH FLOOR
3/64" = 1'-0"



3 3RD FLOOR
3/64" = 1'-0"

4 4TH FLOOR
3/64" = 1'-0"



2 2ND FLOOR
3/64" = 1'-0"

1 1ST FLOOR
3/64" = 1'-0"

NOTES

1. AREAS ARE MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS AND INCLUDES INTERIOR PARTITIONS.
2. AREAS INCLUDE INTERIOR CIRCULATION.
3. AREAS DO NOT INCLUDE STAIRS, ELEVATORS, SHAFTS AND MEP SPACES.
4. ALL FIGURES ARE SUBJECT TO DESIGN DEVELOPMENT AND PLANNING NEGOTIATIONS.

Floor Area Legend

- RESIDENTIAL
- RESTAURANT
- RETAIL

BUILDING AREA SCHEDULE

Name	Area
1ST FLOOR F.F.	
RETAIL	12,282 SF
RESTAURANT	4,559 SF
RESIDENTIAL	1,578 SF
	18,419 SF
2ND FLOOR F.F.	
RESIDENTIAL	14,833 SF
	14,833 SF
3RD FLOOR F.F.	
RESIDENTIAL	10,735 SF
	10,735 SF
4TH FLOOR F.F.	
RESIDENTIAL	10,481 SF
	10,481 SF
5TH FLOOR F.F.	
RESIDENTIAL	9,442 SF
	9,442 SF
6TH FLOOR F.F.	
RESIDENTIAL	8,919 SF
	8,919 SF
7TH FLOOR F.F.	
RESIDENTIAL	5,194 SF
	5,194 SF
TOTAL FLOOR AREA	78,023 SF

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2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

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Brown

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PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
BUILDING AREA DIAGRAMS

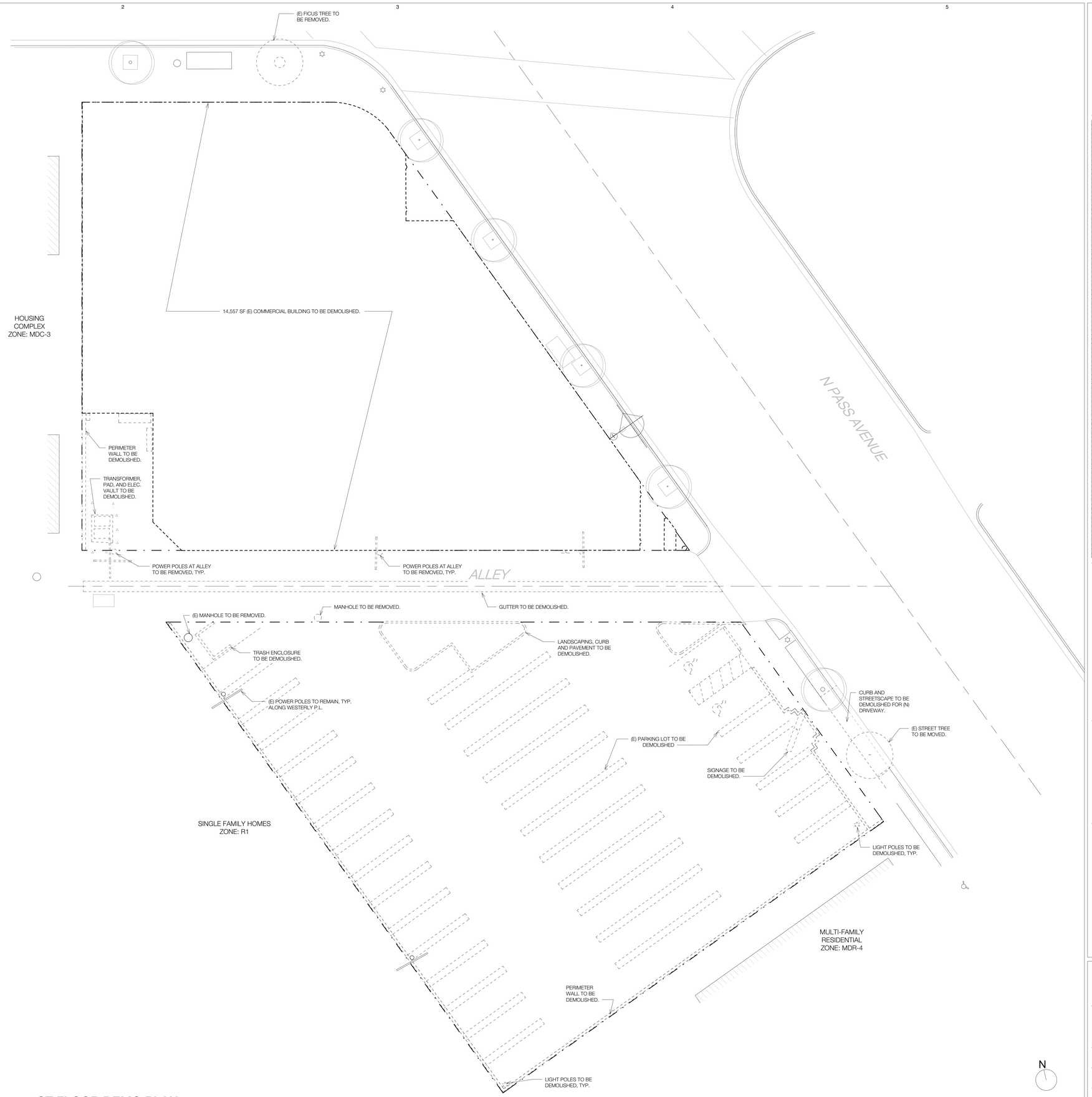
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Author	Checker

JOB NUMBER
200151

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A.060

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1 **1ST FLOOR DEMO PLAN**
3/32" = 1'-0"

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DATE	DESCRIPTION	REV
2020-09-04	WORK-IN-PROGRESS/ DRAFT ENTITLEMENTS SET	
2020-09-11	ENTITLEMENTS SET	
2021-01-25	IW-I-P, FOR INFORMATION	
2022-03-23	ENTITLEMENTS UPDATE	
2022-04-28	ENTITLEMENTS UPDATE	
2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

Hawkins\
Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
DEMOLITION PLAN

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JOB NUMBER
200151

DRAWING NO. A.120 REV.

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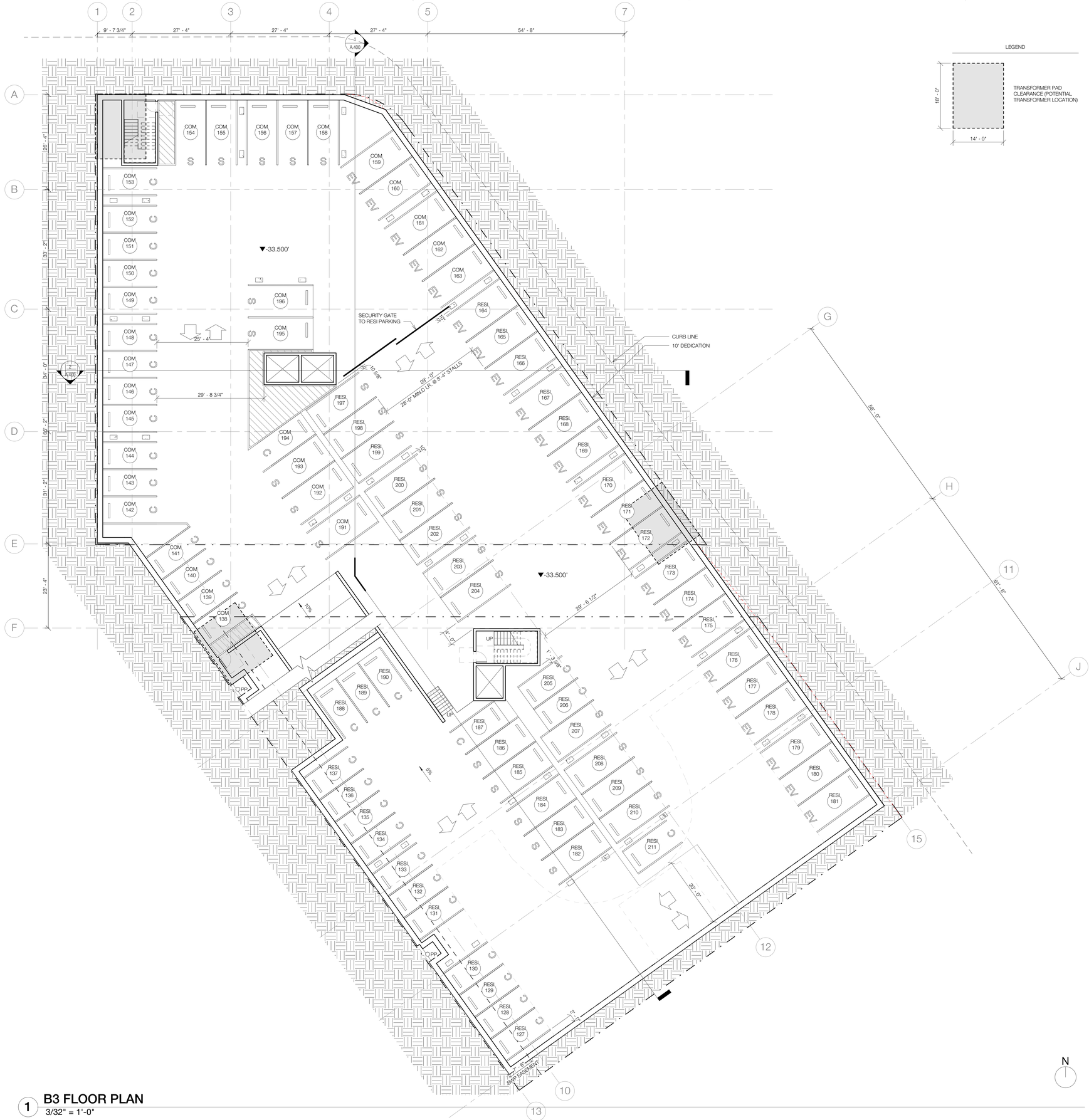
PARKING SCHEDULE - LEVEL B03			
DEPT	MARK	TYPE	DESCRIPTION
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COM	139	COMPACT	7'-6" x 15' - 90°
COM	140	COMPACT	7'-6" x 15' - 90°
COM	141	COMPACT	7'-6" x 15' - 90°
COM	142	COMPACT	7'-6" x 15' - 90°
COM	143	COMPACT	7'-6" x 15' - 90°
COM	144	COMPACT	7'-6" x 15' - 90°
COM	145	COMPACT	7'-6" x 15' - 90°
COM	146	COMPACT	7'-6" x 15' - 90°
COM	147	COMPACT	7'-6" x 15' - 90°
COM	148	COMPACT	7'-6" x 15' - 90°
COM	149	COMPACT	7'-6" x 15' - 90°
COM	150	COMPACT	7'-6" x 15' - 90°
COM	151	COMPACT	7'-6" x 15' - 90°
COM	152	COMPACT	7'-6" x 15' - 90°
COM	153	COMPACT	7'-6" x 15' - 90°
COM	154	STANDARD	8'-6" x 18' - 90°
COM	155	STANDARD	8'-6" x 18' - 90°
COM	156	STANDARD	8'-6" x 18' - 90°
COM	157	STANDARD	8'-6" x 18' - 90°
COM	158	STANDARD	8'-6" x 18' - 90°
COM	159	STANDARD	9'-0" x 18' - 90° EVCS
COM	160	STANDARD	9'-0" x 18' - 90° EVCS
COM	161	STANDARD	9'-0" x 18' - 90° EVCS
COM	162	STANDARD	9'-0" x 18' - 90° EVCS
COM	163	STANDARD	9'-0" x 18' - 90° EVCS
COM	191	STANDARD	9'-0" x 18' - 90°
COM	192	STANDARD	9'-0" x 18' - 90°
COM	193	STANDARD	9'-0" x 18' - 90°
COM	194	COMPACT	7'-6" x 15' - 90°
COM	195	STANDARD	9'-0" x 18' - 90°
COM	196	STANDARD	9'-0" x 18' - 90°

COM: 32

RESI	127	COMPACT	7'-6" x 15' - 90°
RESI	128	COMPACT	7'-6" x 15' - 90°
RESI	129	COMPACT	7'-6" x 15' - 90°
RESI	130	COMPACT	7'-6" x 15' - 90°
RESI	131	COMPACT	7'-6" x 15' - 90°
RESI	132	COMPACT	7'-6" x 15' - 90°
RESI	133	COMPACT	7'-6" x 15' - 90°
RESI	134	COMPACT	7'-6" x 15' - 90°
RESI	135	COMPACT	7'-6" x 15' - 90°
RESI	136	COMPACT	7'-6" x 15' - 90°
RESI	137	COMPACT	7'-6" x 15' - 90°
RESI	164	STANDARD	9'-0" x 18' - 90° EVCS
RESI	165	STANDARD	9'-0" x 18' - 90° EVCS
RESI	166	STANDARD	9'-0" x 18' - 90° EVCS
RESI	167	STANDARD	9'-0" x 18' - 90° EVCS
RESI	168	STANDARD	9'-0" x 18' - 90° EVCS
RESI	169	STANDARD	9'-0" x 18' - 90° EVCS
RESI	170	STANDARD	9'-0" x 18' - 90° EVCS
RESI	171	STANDARD	9'-0" x 18' - 90° EVCS
RESI	172	STANDARD	9'-0" x 18' - 90° EVCS
RESI	173	STANDARD	9'-0" x 18' - 90° EVCS
RESI	174	STANDARD	9'-0" x 18' - 90° EVCS
RESI	175	STANDARD	9'-0" x 18' - 90° EVCS
RESI	176	STANDARD	9'-0" x 18' - 90° EVCS
RESI	177	STANDARD	9'-0" x 18' - 90° EVCS
RESI	178	STANDARD	9'-0" x 18' - 90° EVCS
RESI	179	STANDARD	9'-0" x 18' - 90° EVCS
RESI	180	STANDARD	9'-0" x 18' - 90° EVCS
RESI	181	STANDARD	9'-0" x 18' - 90° EVCS
RESI	182	STANDARD	8'-4" x 18' - 90°
RESI	183	STANDARD	8'-4" x 18' - 90°
RESI	184	STANDARD	8'-4" x 18' - 90°
RESI	185	STANDARD	8'-4" x 18' - 90°
RESI	186	STANDARD	8'-4" x 18' - 90°
RESI	187	COMPACT	7'-6" x 15' - 90°
RESI	188	COMPACT	7'-6" x 15' - 90°
RESI	189	COMPACT	7'-6" x 15' - 90°
RESI	190	COMPACT	7'-6" x 15' - 90°
RESI	197	STANDARD	8'-4" x 18' - 90°
RESI	198	STANDARD	8'-4" x 18' - 90°
RESI	199	STANDARD	8'-4" x 18' - 90°
RESI	200	STANDARD	8'-4" x 18' - 90°
RESI	201	STANDARD	8'-4" x 18' - 90°
RESI	202	STANDARD	8'-4" x 18' - 90°
RESI	203	STANDARD	8'-4" x 18' - 90°
RESI	204	STANDARD	8'-4" x 18' - 90°
RESI	205	COMPACT	7'-6" x 15' - 90°
RESI	206	COMPACT	7'-6" x 15' - 90°
RESI	207	STANDARD	8'-4" x 18' - 90°
RESI	208	STANDARD	8'-4" x 18' - 90°
RESI	209	STANDARD	8'-4" x 18' - 90°
RESI	210	STANDARD	8'-4" x 18' - 90°
RESI	211	COMPACT	7'-6" x 15' - 90°

RESI: 53

TOTAL: 85



1 **B3 FLOOR PLAN**
3/32" = 1'-0"

LEGEND

TRANSFORMER PAD CLEARANCE (POTENTIAL TRANSFORMER LOCATION)

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DATE	DESCRIPTION	REV
2021-10-15	ENTITLEMENTS UPDATE	
2022-03-14	ENTITLEMENTS UPDATE	
2022-03-23	ENTITLEMENTS UPDATE	
2022-04-28	ENTITLEMENTS UPDATE	
2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

Hawkins\
Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
B3 FLOOR PLAN

SCALE @ ARCH E1	DATE PRINTED
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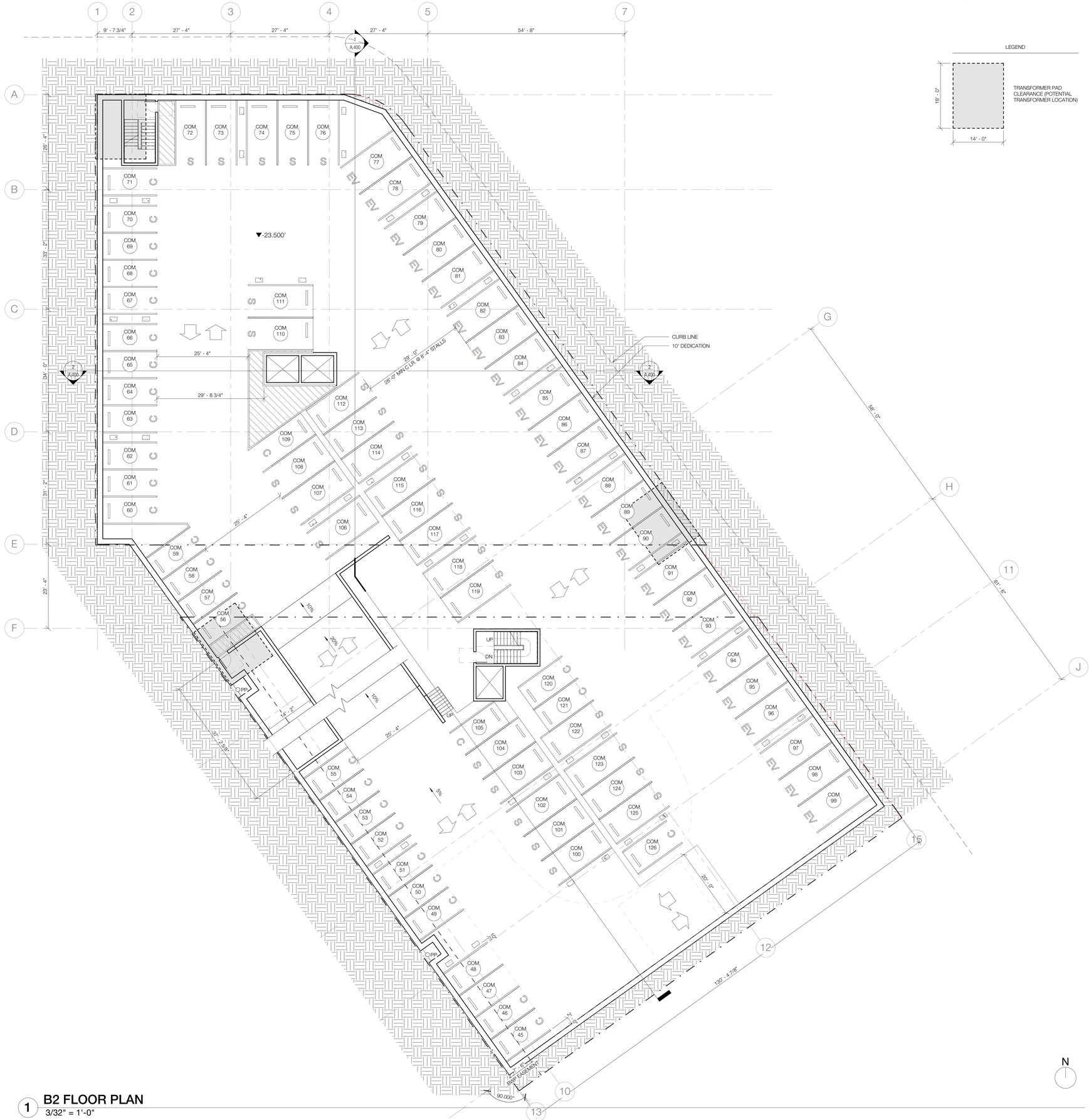
DRAWING NO.
A.200

REV.

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PARKING SCHEDULE - LEVEL B02			
DEPT	MARK	TYPE	DESCRIPTION
COM	45	COMPACT	7'-6" x 15' - 90°
COM	46	COMPACT	7'-6" x 15' - 90°
COM	47	COMPACT	7'-6" x 15' - 90°
COM	48	COMPACT	7'-6" x 15' - 90°
COM	49	COMPACT	7'-6" x 15' - 90°
COM	50	COMPACT	7'-6" x 15' - 90°
COM	51	COMPACT	7'-6" x 15' - 90°
COM	52	COMPACT	7'-6" x 15' - 90°
COM	53	COMPACT	7'-6" x 15' - 90°
COM	54	COMPACT	7'-6" x 15' - 90°
COM	55	COMPACT	7'-6" x 15' - 90°
COM	56	COMPACT	7'-6" x 15' - 90°
COM	57	COMPACT	7'-6" x 15' - 90°
COM	58	COMPACT	7'-6" x 15' - 90°
COM	59	COMPACT	7'-6" x 15' - 90°
COM	60	COMPACT	7'-6" x 15' - 90°
COM	61	COMPACT	7'-6" x 15' - 90°
COM	62	COMPACT	7'-6" x 15' - 90°
COM	63	COMPACT	7'-6" x 15' - 90°
COM	64	COMPACT	7'-6" x 15' - 90°
COM	65	COMPACT	7'-6" x 15' - 90°
COM	66	COMPACT	7'-6" x 15' - 90°
COM	67	COMPACT	7'-6" x 15' - 90°
COM	68	COMPACT	7'-6" x 15' - 90°
COM	69	COMPACT	7'-6" x 15' - 90°
COM	70	COMPACT	7'-6" x 15' - 90°
COM	71	COMPACT	7'-6" x 15' - 90°
COM	72	STANDARD	8'-6" x 18' - 90°
COM	73	STANDARD	8'-6" x 18' - 90°
COM	74	STANDARD	8'-6" x 18' - 90°
COM	75	STANDARD	8'-6" x 18' - 90°
COM	76	STANDARD	8'-6" x 18' - 90°
COM	77	STANDARD	9'-0" x 18' - 90° EVCS
COM	78	STANDARD	9'-0" x 18' - 90° EVCS
COM	79	STANDARD	9'-0" x 18' - 90° EVCS
COM	80	STANDARD	9'-0" x 18' - 90° EVCS
COM	81	STANDARD	9'-0" x 18' - 90° EVCS
COM	82	STANDARD	9'-0" x 18' - 90° EVCS
COM	83	STANDARD	9'-0" x 18' - 90° EVCS
COM	84	STANDARD	9'-0" x 18' - 90° EVCS
COM	85	STANDARD	9'-0" x 18' - 90° EVCS
COM	86	STANDARD	9'-0" x 18' - 90° EVCS
COM	87	STANDARD	9'-0" x 18' - 90° EVCS
COM	88	STANDARD	9'-0" x 18' - 90° EVCS
COM	89	STANDARD	9'-0" x 18' - 90° EVCS
COM	90	STANDARD	9'-0" x 18' - 90° EVCS
COM	91	STANDARD	9'-0" x 18' - 90° EVCS
COM	92	STANDARD	9'-0" x 18' - 90° EVCS
COM	93	STANDARD	9'-0" x 18' - 90° EVCS
COM	94	STANDARD	9'-0" x 18' - 90° EVCS
COM	95	STANDARD	9'-0" x 18' - 90° EVCS
COM	96	STANDARD	9'-0" x 18' - 90° EVCS
COM	97	STANDARD	9'-0" x 18' - 90° EVCS
COM	98	STANDARD	9'-0" x 18' - 90° EVCS
COM	99	STANDARD	9'-0" x 18' - 90° EVCS
COM	100	STANDARD	8'-4" x 18' - 90°
COM	101	STANDARD	8'-4" x 18' - 90°
COM	102	STANDARD	8'-4" x 18' - 90°
COM	103	STANDARD	8'-4" x 18' - 90°
COM	104	STANDARD	8'-4" x 18' - 90°
COM	105	COMPACT	7'-6" x 15' - 90°
COM	106	STANDARD	9'-0" x 18' - 90°
COM	107	STANDARD	9'-0" x 18' - 90°
COM	108	STANDARD	9'-0" x 18' - 90°
COM	109	COMPACT	7'-6" x 15' - 90°
COM	110	STANDARD	9'-0" x 18' - 90°
COM	111	STANDARD	9'-0" x 18' - 90°
COM	112	STANDARD	8'-4" x 18' - 90°
COM	113	STANDARD	8'-4" x 18' - 90°
COM	114	STANDARD	8'-4" x 18' - 90°
COM	115	STANDARD	8'-4" x 18' - 90°
COM	116	STANDARD	8'-4" x 18' - 90°
COM	117	STANDARD	8'-4" x 18' - 90°
COM	118	STANDARD	8'-4" x 18' - 90°
COM	119	STANDARD	8'-4" x 18' - 90°
COM	120	COMPACT	7'-6" x 15' - 90°
COM	121	COMPACT	7'-6" x 15' - 90°
COM	122	STANDARD	8'-4" x 18' - 90°
COM	123	STANDARD	8'-4" x 18' - 90°
COM	124	STANDARD	8'-4" x 18' - 90°
COM	125	STANDARD	8'-4" x 18' - 90°
COM	126	COMPACT	7'-6" x 15' - 90°

COM: 82
TOTAL: 82



1 **B2 FLOOR PLAN**
3/32" = 1'-0"

LEGEND

TRANSFORMER PAD CLEARANCE (POTENTIAL TRANSFORMER LOCATION)

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2020-09-11	ENTITLEMENTS SET	
2021-01-25	IR-I-F, FOR INFORMATION	
2021-10-15	ENTITLEMENTS UPDATE	
2022-03-14	ENTITLEMENTS UPDATE	
2022-03-25	ENTITLEMENTS UPDATE	
2022-04-28	ENTITLEMENTS UPDATE	
2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

Hawkins\
Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
B2 FLOOR PLAN

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DRAWING NO.	REV.
A.201	

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PARKING SCHEDULE - LEVEL B01			
DEPT	MARK	TYPE	DESCRIPTION
COM	9	VAN	9-0" x 18' - 90° ACC. EVCS VAN
COM	10	VAN	9-0" x 18' - 90° ACC. EVCS VAN
COM	11	STANDARD	9-0" x 18' - 90° ACC.
COM	12	STANDARD	9-0" x 18' - 90° ACC.
COM	13	STANDARD	9-0" x 18' - 90° ACC.

COM: 5

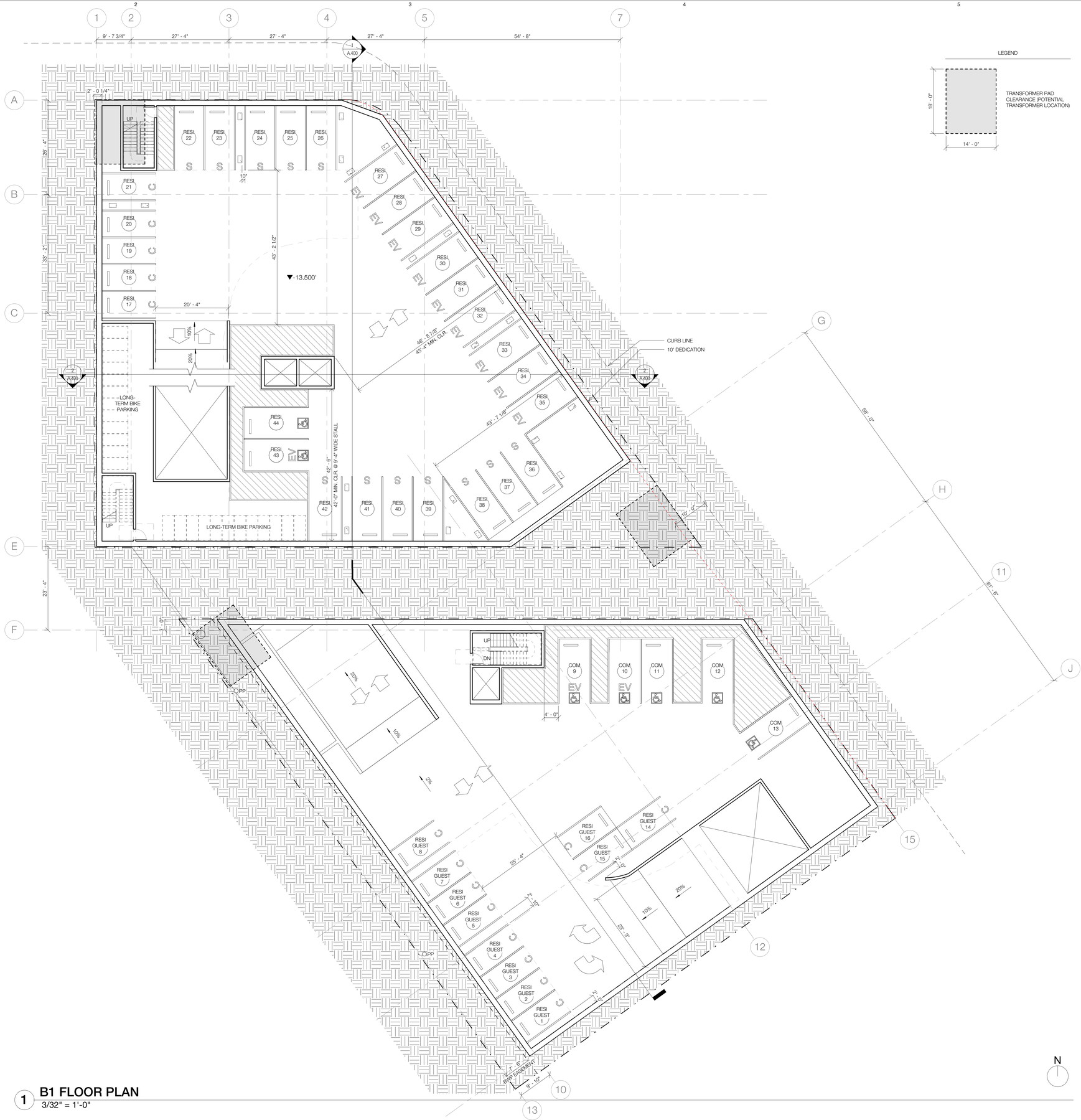
RESI	17	COMPACT	7'-6" x 15' - 90°
RESI	18	COMPACT	7'-6" x 15' - 90°
RESI	19	COMPACT	7'-6" x 15' - 90°
RESI	20	COMPACT	7'-6" x 15' - 90°
RESI	21	COMPACT	7'-6" x 15' - 90°
RESI	22	STANDARD	8'-6" x 18' - 90°
RESI	23	STANDARD	8'-6" x 18' - 90°
RESI	24	STANDARD	8'-6" x 18' - 90°
RESI	25	STANDARD	8'-6" x 18' - 90°
RESI	26	STANDARD	8'-6" x 18' - 90°
RESI	27	STANDARD	9'-0" x 18' - 90° EVCS
RESI	28	STANDARD	9'-0" x 18' - 90° EVCS
RESI	29	STANDARD	9'-0" x 18' - 90° EVCS
RESI	30	STANDARD	9'-0" x 18' - 90° EVCS
RESI	31	STANDARD	9'-0" x 18' - 90° EVCS
RESI	32	STANDARD	9'-0" x 18' - 90° EVCS
RESI	33	STANDARD	9'-0" x 18' - 90° EVCS
RESI	34	STANDARD	9'-0" x 18' - 90° EVCS
RESI	35	STANDARD	9'-0" x 18' - 90° EVCS
RESI	36	STANDARD	8'-6" x 18' - 90°
RESI	37	STANDARD	8'-6" x 18' - 90°
RESI	38	STANDARD	8'-6" x 18' - 90°
RESI	39	STANDARD	8'-6" x 18' - 90°
RESI	40	STANDARD	8'-6" x 18' - 90°
RESI	41	STANDARD	8'-6" x 18' - 90°
RESI	42	STANDARD	9'-4" x 18' - 90°
RESI	43	VAN	9-0" x 18' - 90° ACC. EVCS VAN
RESI	44	STANDARD	9-0" x 18' - 90° ACC.

RESI: 28

RESI GUEST	1	COMPACT	7'-6" x 15' - 90°
RESI GUEST	2	COMPACT	7'-6" x 15' - 90°
RESI GUEST	3	COMPACT	7'-6" x 15' - 90°
RESI GUEST	4	COMPACT	7'-6" x 15' - 90°
RESI GUEST	5	COMPACT	7'-6" x 15' - 90°
RESI GUEST	6	COMPACT	7'-6" x 15' - 90°
RESI GUEST	7	COMPACT	7'-6" x 15' - 90°
RESI GUEST	8	COMPACT	7'-6" x 15' - 90°
RESI GUEST	14	COMPACT	7'-6" x 15' - 90°
RESI GUEST	15	COMPACT	7'-6" x 15' - 90°
RESI GUEST	16	COMPACT	7'-6" x 15' - 90°

RESI GUEST: 11

TOTAL: 44



1 B1 FLOOR PLAN

3/32" = 1'-0"

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2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

Hawkins\
Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

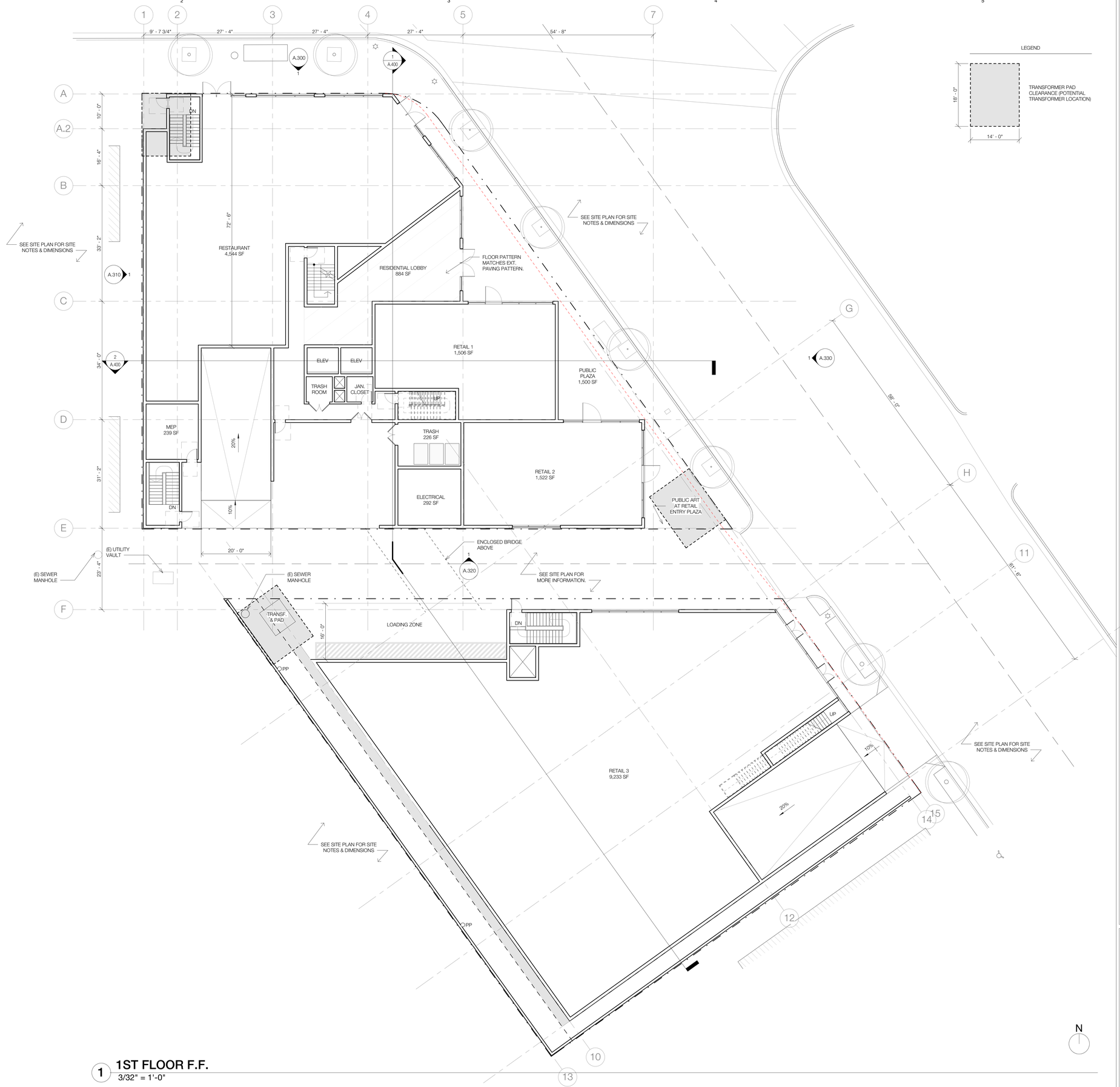
DRAWING
B1 FLOOR PLAN

SCALE @ ARCH E1	DATE PRINTED
AS INDICATED	7/7/2022 3:03:05 PM
DRAWN BY	CHECKED BY
DT	MO

JOB NUMBER
200151

DRAWING NO. A.202 REV.

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1 **1ST FLOOR F.F.**
3/32" = 1'-0"

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DATE	DESCRIPTION	REV
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2020-09-11	ENTITLEMENTS SET	
2020-09-22	ENTITLEMENTS UPDATE	
2021-01-25	W-I-P, FOR INFORMATION	
2021-06-22	W-I-P, FOR INFORMATION	
2021-10-15	ENTITLEMENTS UPDATE	
2022-03-14	ENTITLEMENTS UPDATE	
2022-03-23	ENTITLEMENTS UPDATE	
2022-04-28	ENTITLEMENTS UPDATE	
2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

Hawkins\
Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
1ST FLOOR PLAN

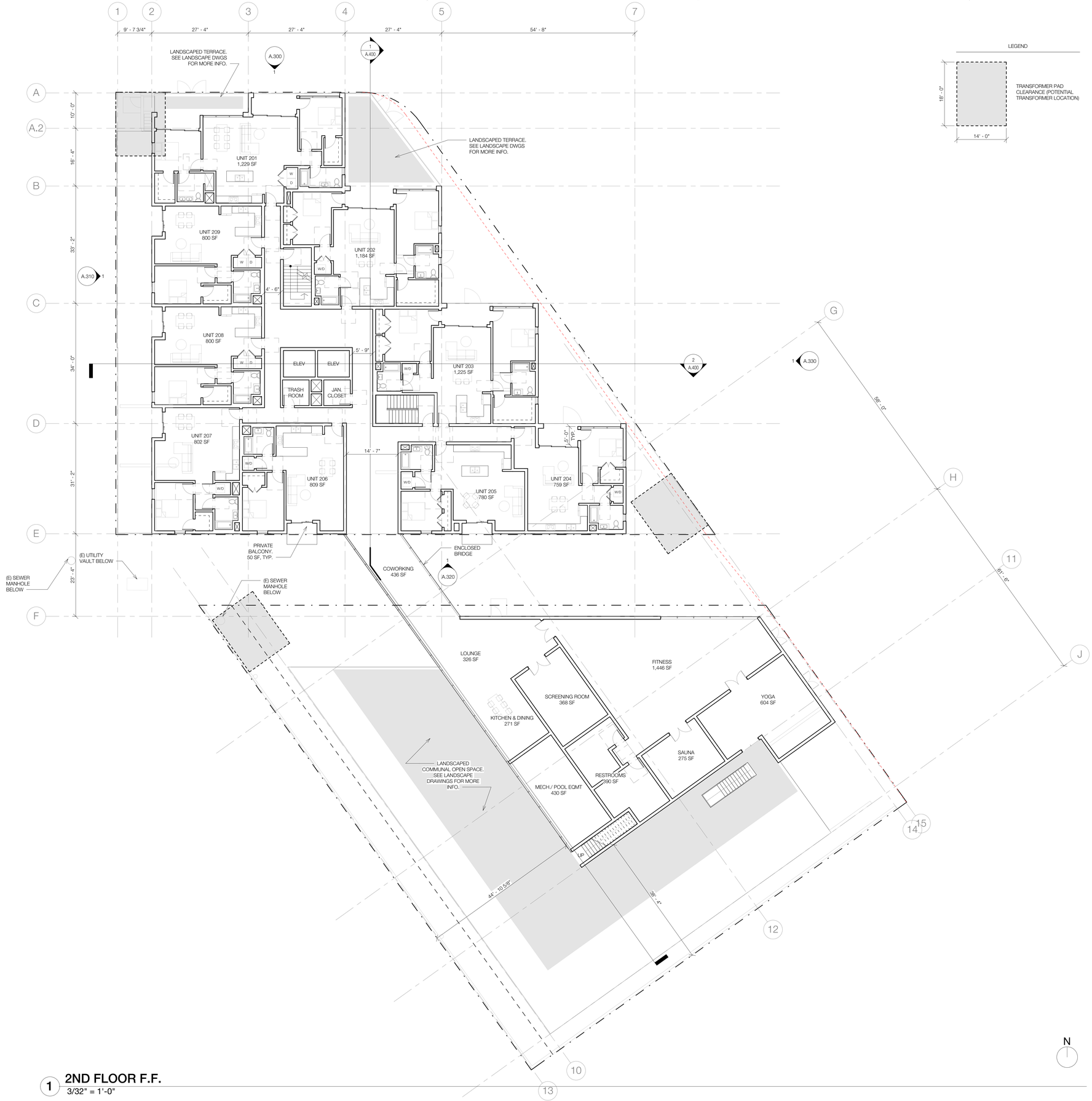
SCALE @ ARCH E1	DATE PRINTED
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JOB NUMBER
200151

DRAWING NO.
A.210

REV.

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LEGEND

TRANSFORMER PAD CLEARANCE (POTENTIAL TRANSFORMER LOCATION)

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DATE	DESCRIPTION	REV
2020-09-04	WORK-IN-PROGRESS/ DRAFT ENTITLEMENTS SET	
2020-09-11	ENTITLEMENTS SET	
2020-09-22	ENTITLEMENTS UPDATE	
2021-01-25	W-I-P, FOR INFORMATION	
2021-06-22	W-I-P, FOR INFORMATION	
2021-10-15	ENTITLEMENTS UPDATE	
2022-03-14	ENTITLEMENTS UPDATE	
2022-04-28	ENTITLEMENTS UPDATE	
2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

Hawkins\
Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
2ND FLOOR PLAN

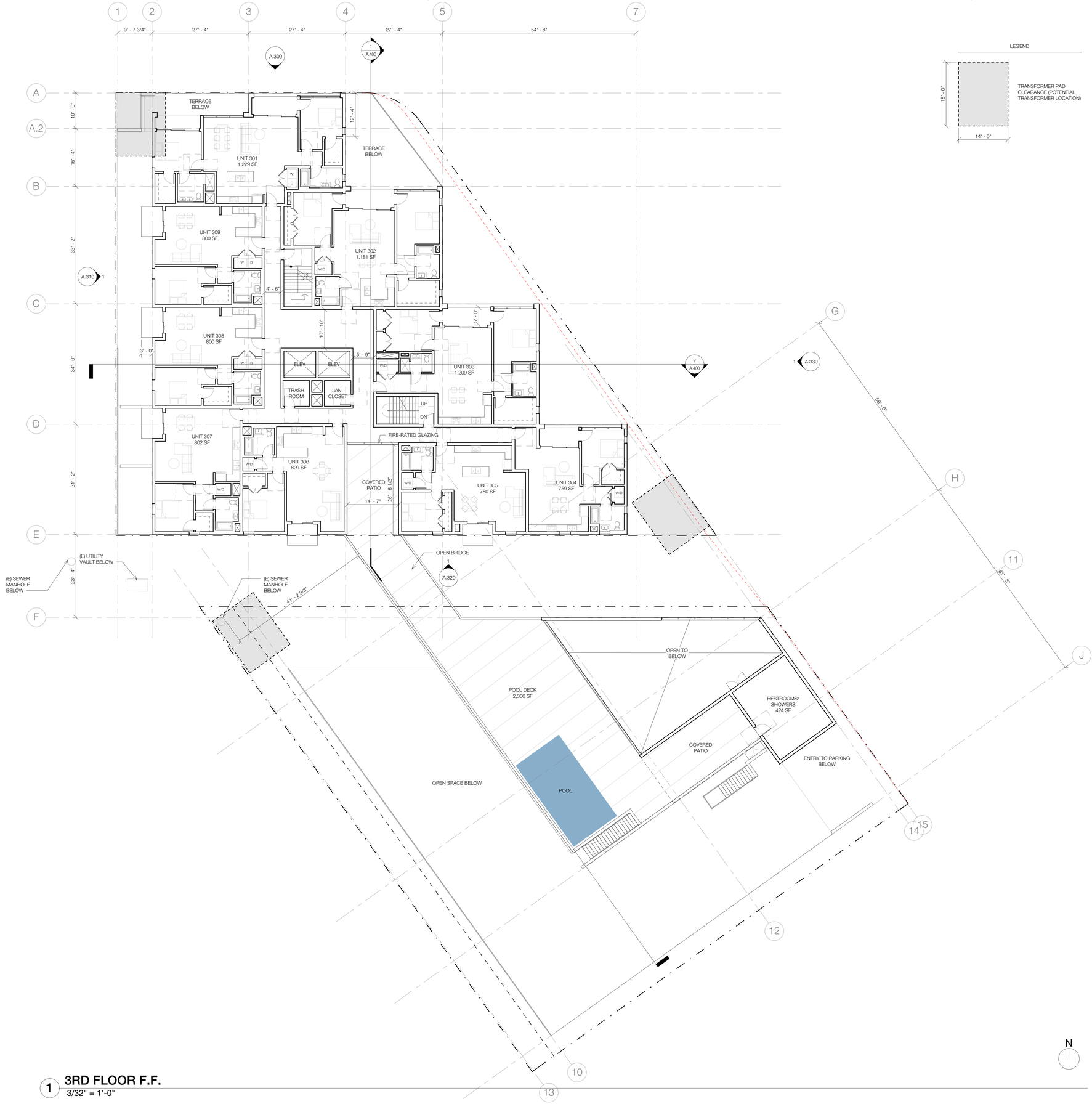
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200151

DRAWING NO. A.211 REV.

1 2ND FLOOR F.F.
3/32" = 1'-0"

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1 **3RD FLOOR F.F.**
3/32" = 1'-0"

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2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

Hawkins\
Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
3RD FLOOR PLAN

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200151

DRAWING NO.
A.212

REV.

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1 **4TH FLOOR F.F.**
3/32" = 1'-0"

LEGEND

18' - 0"
14' - 0"
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2022-03-23	ENTITLEMENTS UPDATE	
2022-04-28	ENTITLEMENTS UPDATE	
2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

Hawkins\
Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

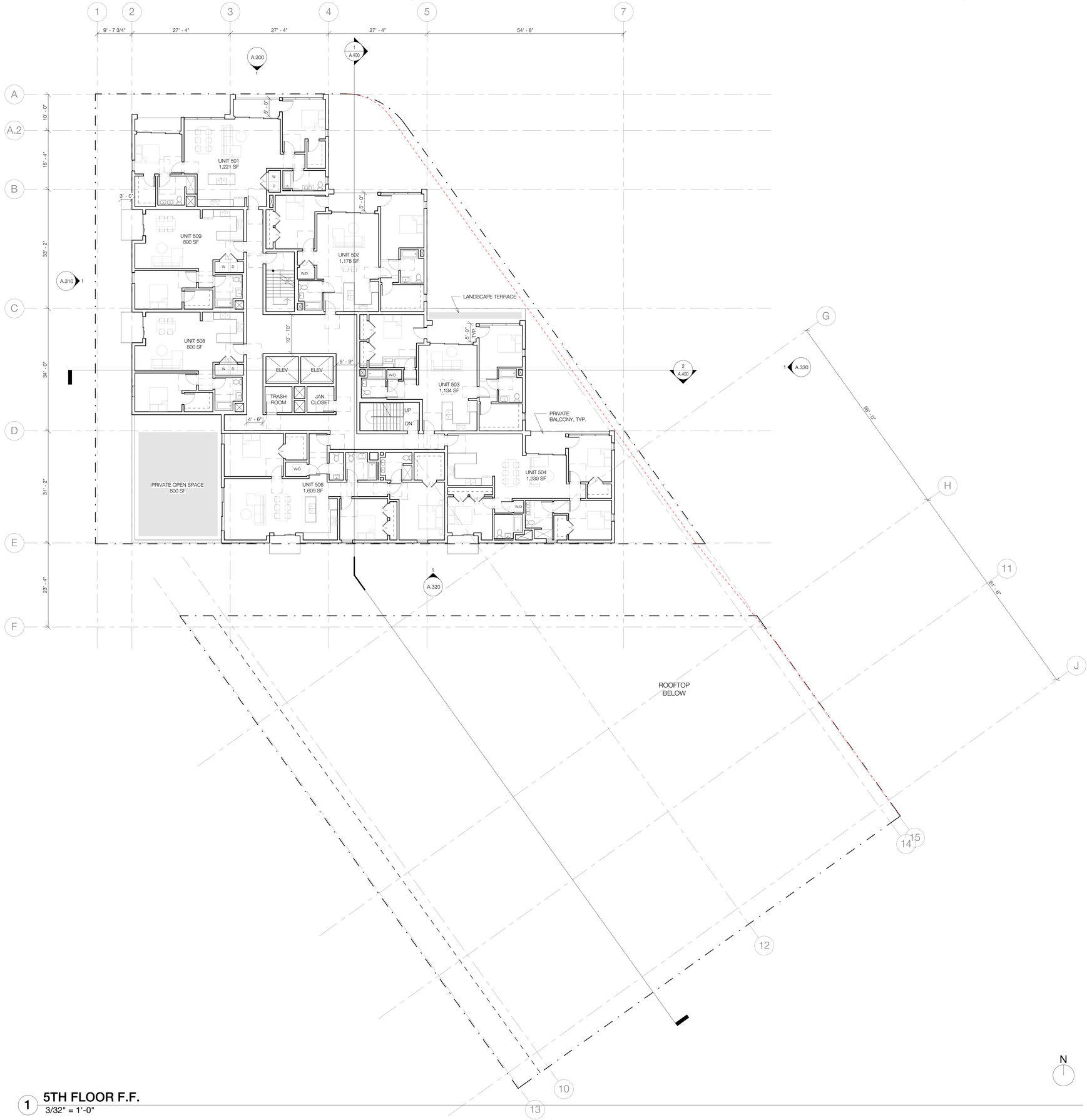
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4TH FLOOR PLAN

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JOB NUMBER
200151

DRAWING NO. A.213 REV.

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1 **5TH FLOOR F.F.**
3/32" = 1'-0"

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2022-04-28	ENTITLEMENTS UPDATE	
2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

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Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
5TH FLOOR PLAN

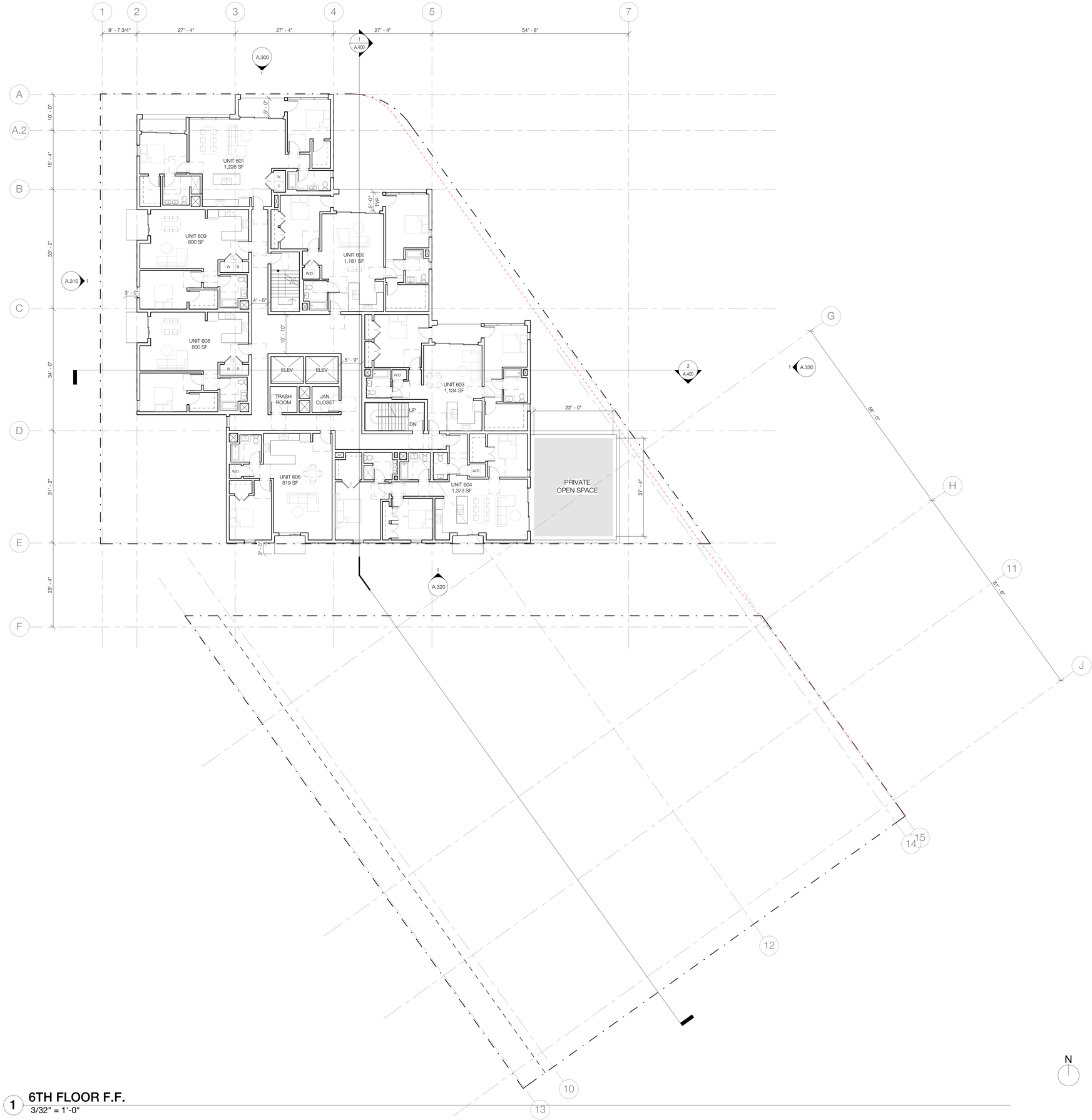
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DT	MO

JOB NUMBER
200151

DRAWING NO.
A.214

REV.

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1 **6TH FLOOR F.F.**
3/32" = 1'-0"

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2022-04-28	ENTITLEMENTS UPDATE	
2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

Hawkins\
Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

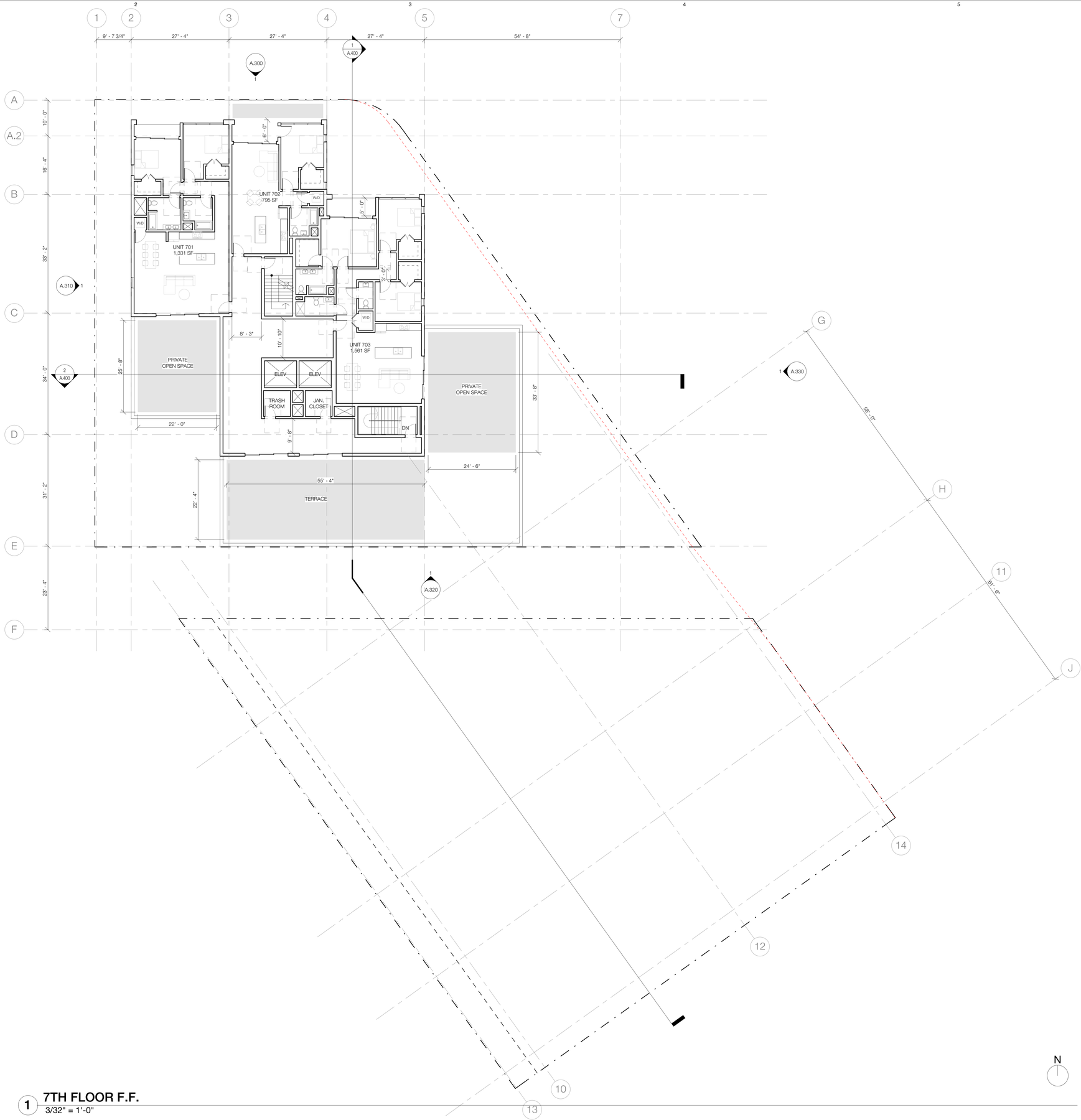
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200151

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1 7TH FLOOR F.F.
3/32" = 1'-0"

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2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

Hawkins\
Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

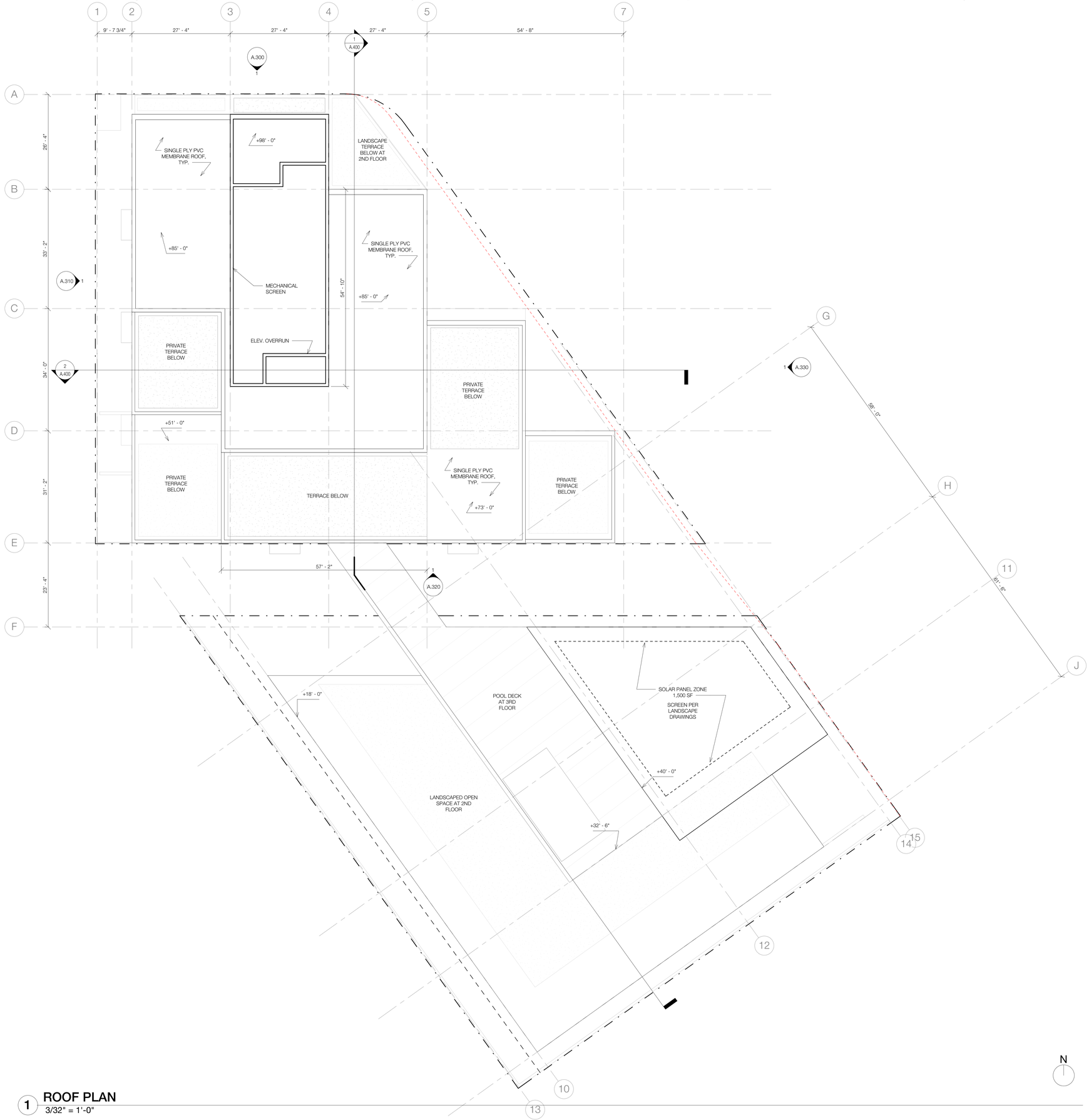
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7TH FLOOR PLAN

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JOB NUMBER
200151

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1 ROOF PLAN

3/32" = 1'-0"

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2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

Hawkins\
Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
ROOF PLAN

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JOB NUMBER
200151

DRAWING NO.
A.217

REV.

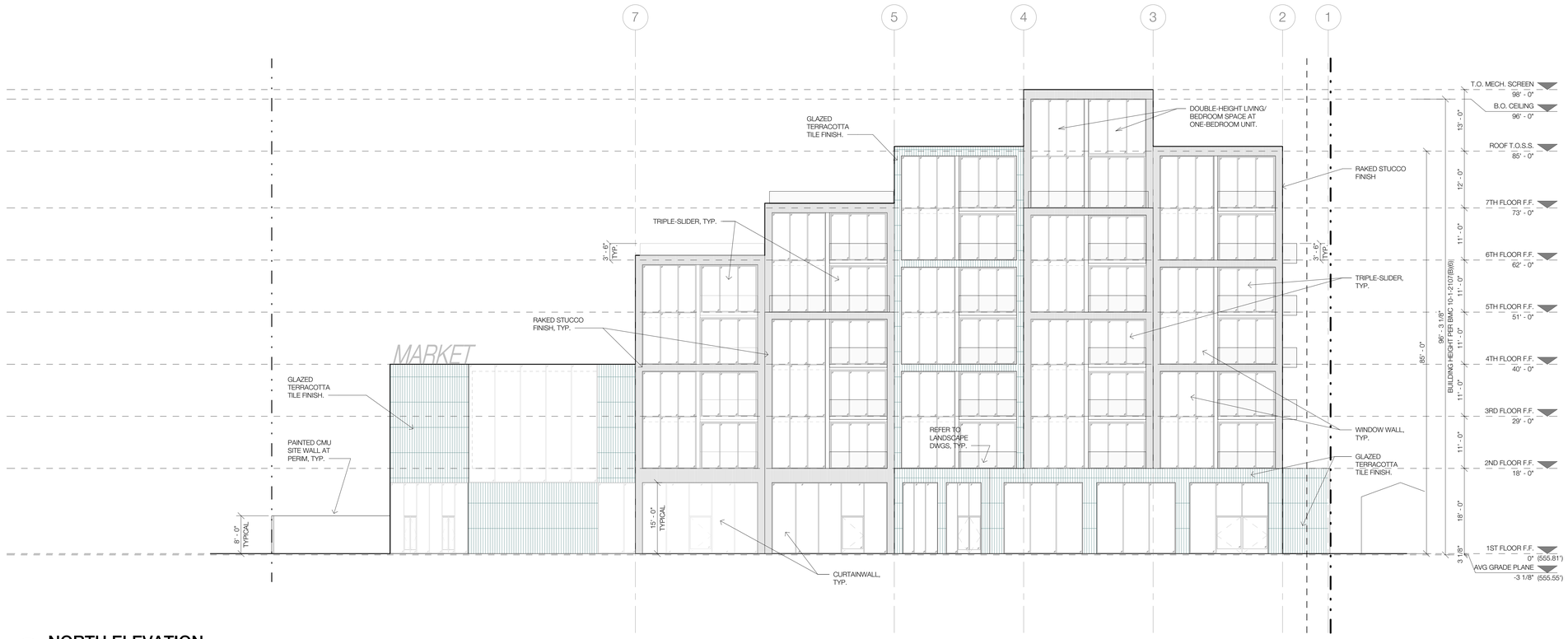
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2022-04-26	ENTITLEMENTS UPDATE	
2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY



1 NORTH ELEVATION
3/32" = 1'-0"

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

Hawkins\
Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
NORTH ELEVATION

SCALE @ ARCH E1	DATE PRINTED
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200151

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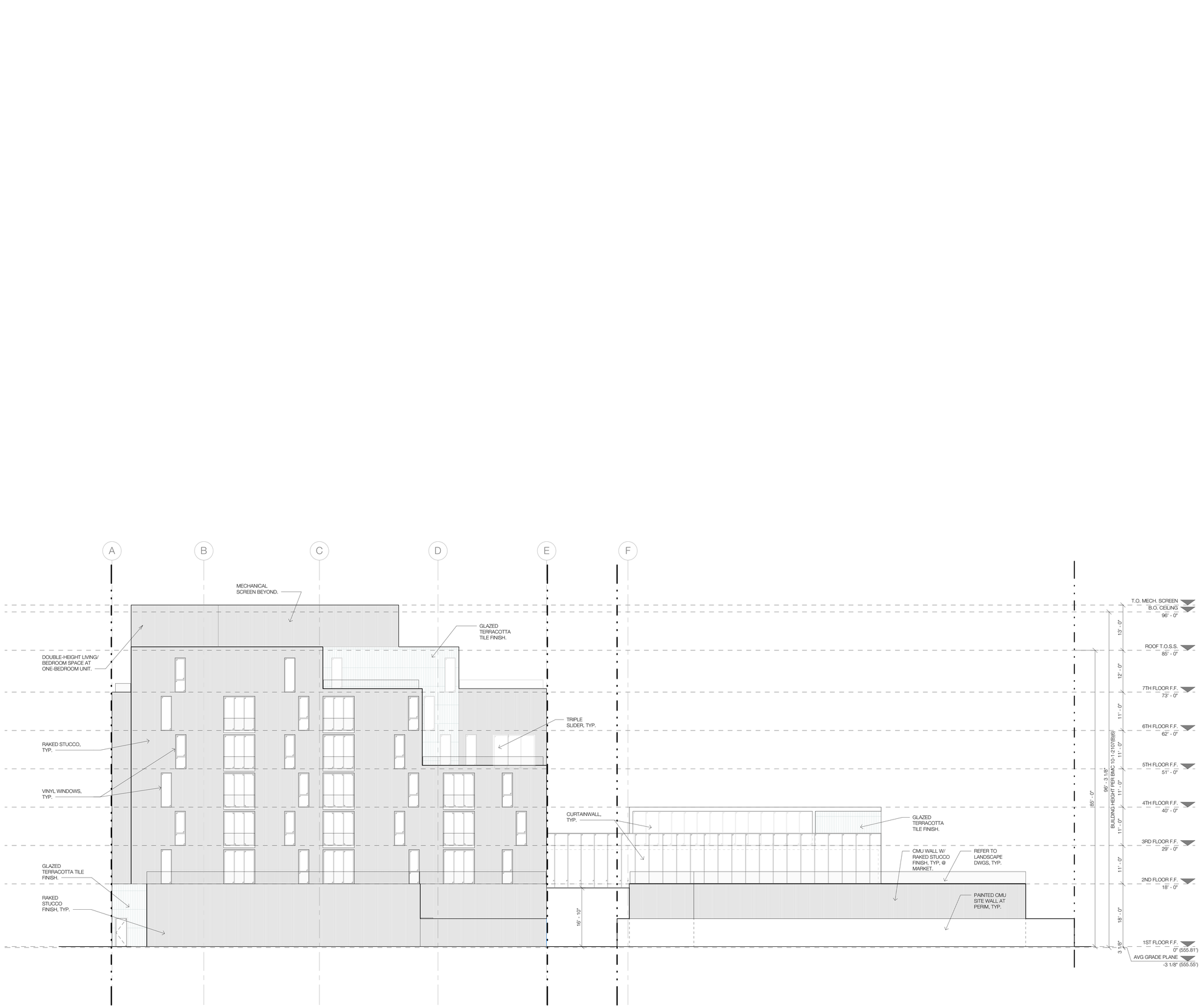
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2022-04-28	ENTITLEMENTS UPDATE	
2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY



1 **WEST ELEVATION**
3/32" = 1'-0"

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

Hawkins\
Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
WEST ELEVATION

SCALE @ ARCH E1	DATE PRINTED
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JOB NUMBER
200151

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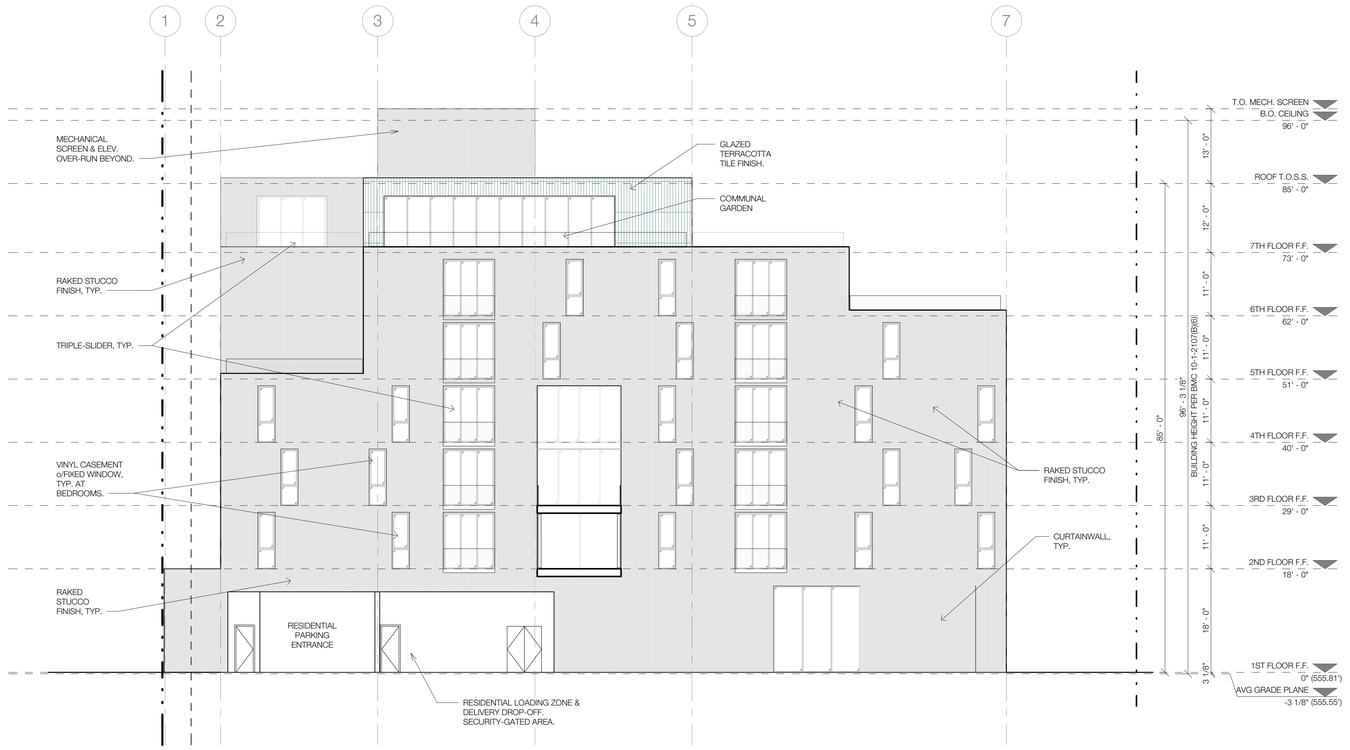
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2022-04-28	ENTITLEMENTS UPDATE	
2022-06-06	ENTITLEMENTS UPDATE	
2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY



1 **SOUTH ELEVATION**
3/32" = 1'-0"

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

Hawkins\
Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
SOUTH ELEVATION

SCALE @ ARCH E1	DATE PRINTED
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JOB NUMBER
200151

DRAWING NO.
A.320

REV.

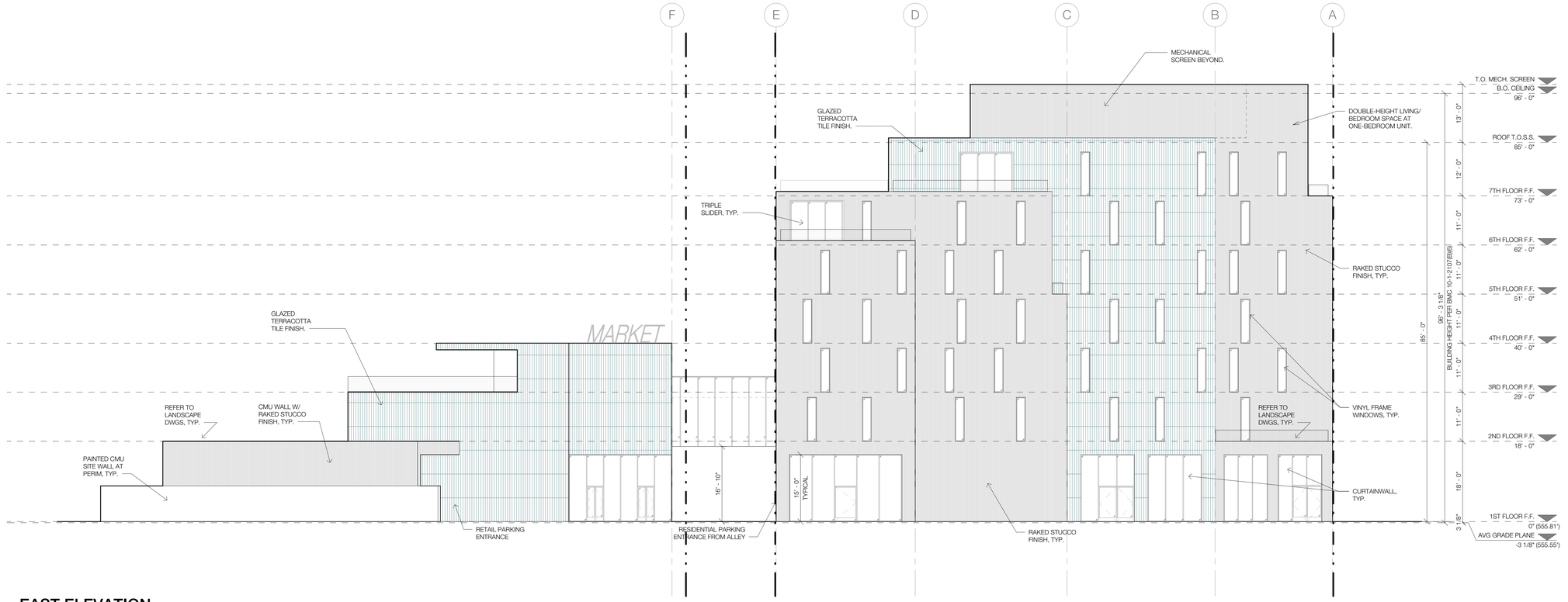
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2021-06-22	W-I-P, FOR INFORMATION	
2021-10-15	ENTITLEMENTS UPDATE	
2022-03-25	ENTITLEMENTS UPDATE	
2022-04-28	ENTITLEMENTS UPDATE	

KEY



1 **EAST ELEVATION**
3/32" = 1'-0"

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

Hawkins\
Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

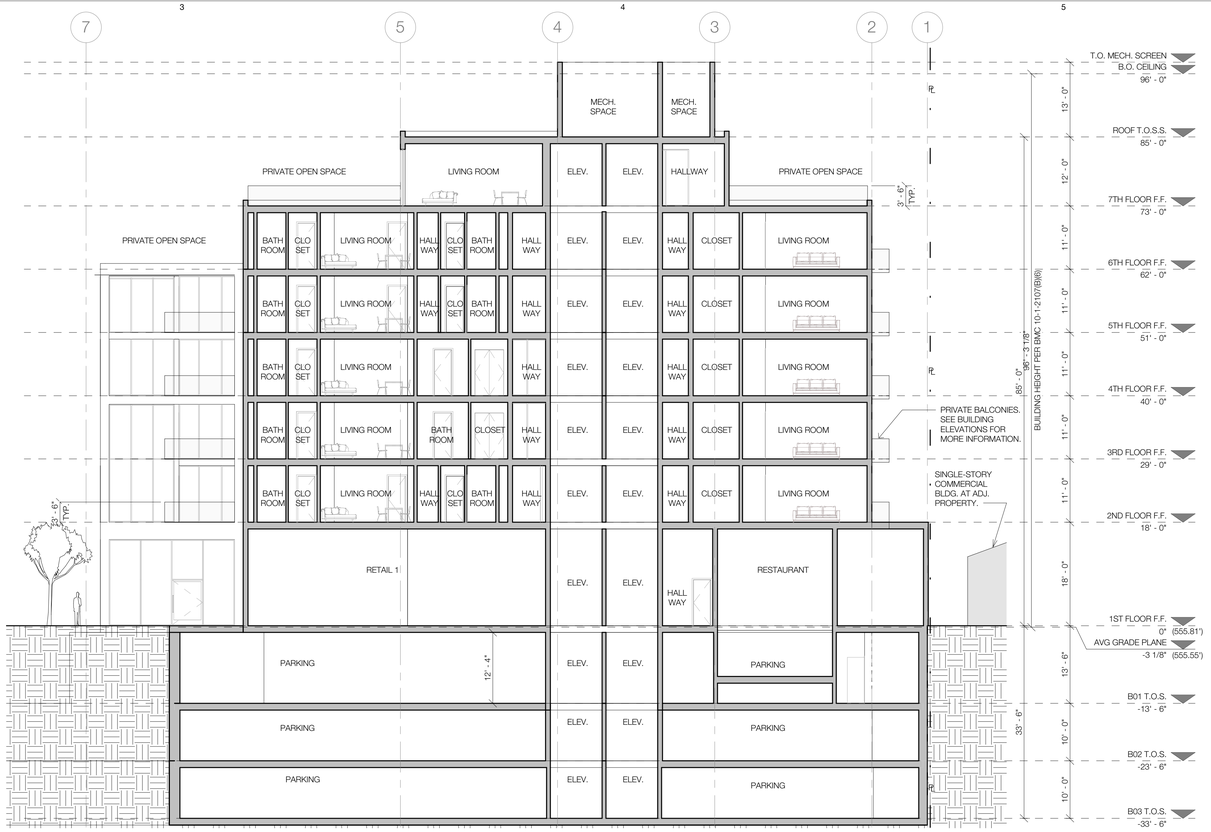
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EAST ELEVATION

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JOB NUMBER
200151

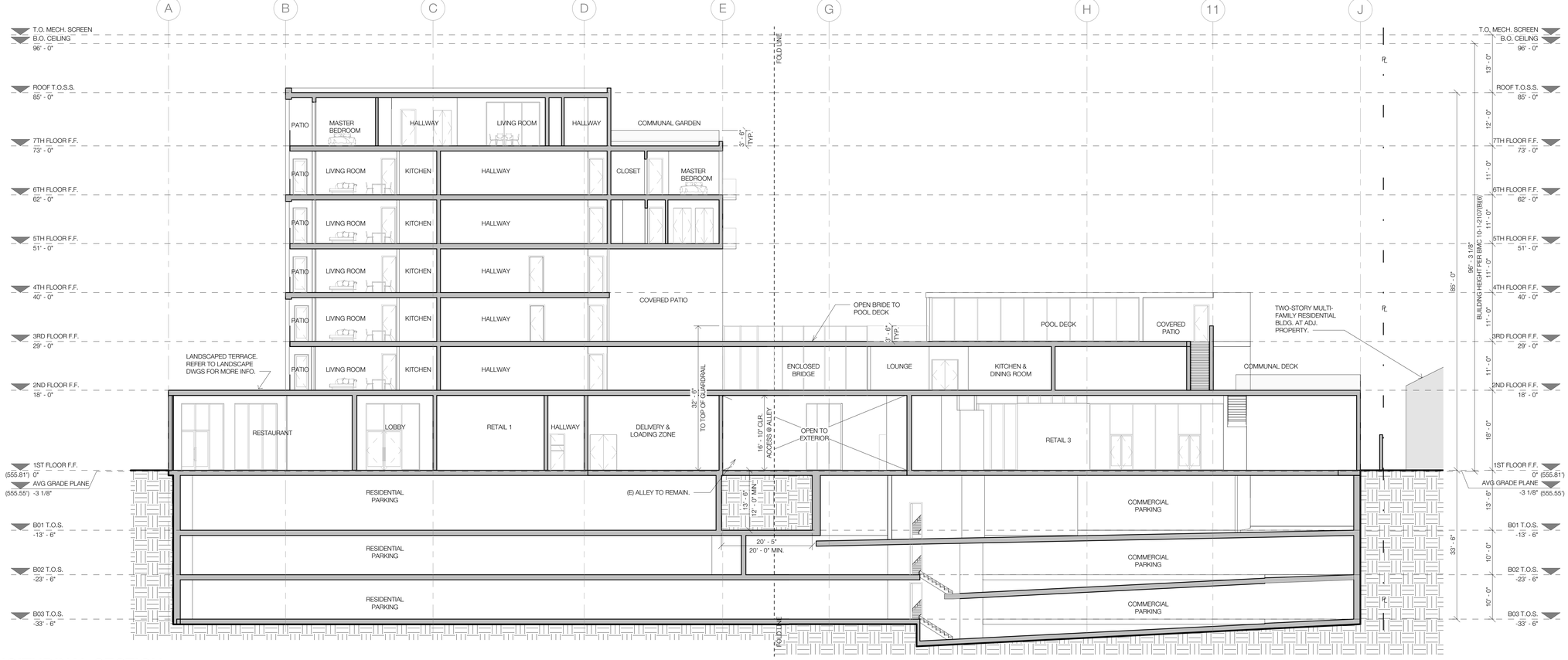
DRAWING NO. A.330 REV.

BIM 360://Riverside/RIVR-HBA-01-ZZ-M3-A-0001.rvt



2 TRANSVERSE SECTION

3/32" = 1'-0"



1 LONGITUDINAL SECTION

3/32" = 1'-0"

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2022-07-01	ENTITLEMENTS UPDATE	
2022-07-06	ENTITLEMENTS UPDATE	

KEY

8500 STELLER DRIVE #1
CULVER CITY, CA 90232

Hawkins\
Brown

LICENSE STAMP

PROJECT
4100 RIVERSIDE
4100 RIVERSIDE DRIVE
BURBANK, CA. 91505

DRAWING
BUILDING SECTIONS

SCALE @ ARCH E1	DATE PRINTED
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DT	MO

JOB NUMBER
200151

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