4100 RIVERSIDE

MIXED-USE PROJECT CONSISTING OF NEW **RESIDENTIAL AND COMMERCIAL SPACES**

4100, 4108, 4110 W RIVERSIDE DRIVE BURBANK, CA 91505-4143



DENSITY BONUS APPLICATION | UPDATE NOVEMBER 2023

CLIENT: MGMT. PARTNERS 12925 RIVERSIDE DR, 4TH FLR. SHERMAN OAKS, CA 91423 310-844-2133

SURVEYOR HAHN & ASSOCIATES 28368 CONSTELLATION ROAD SUITE 300 SANTA CLARITA, CA 91355 661-481-7091

GEOTECHNICAL ENGINEER: GEOCON WEST 2807 MCGAW AVENUE IRVINE, CA 92614 949-491-6570

CIVIL ENGINEER: KPFF 700 S FLOWER STREET SUITE 2100 LOS ANGELES, CA 90017 213-418-0201

LAND USE ATTORNEY: MAYER BROWN LLP 333 S. GRAND AVE 47TH FLOOR LOS ANGELES, CA 90071 213-229-9500

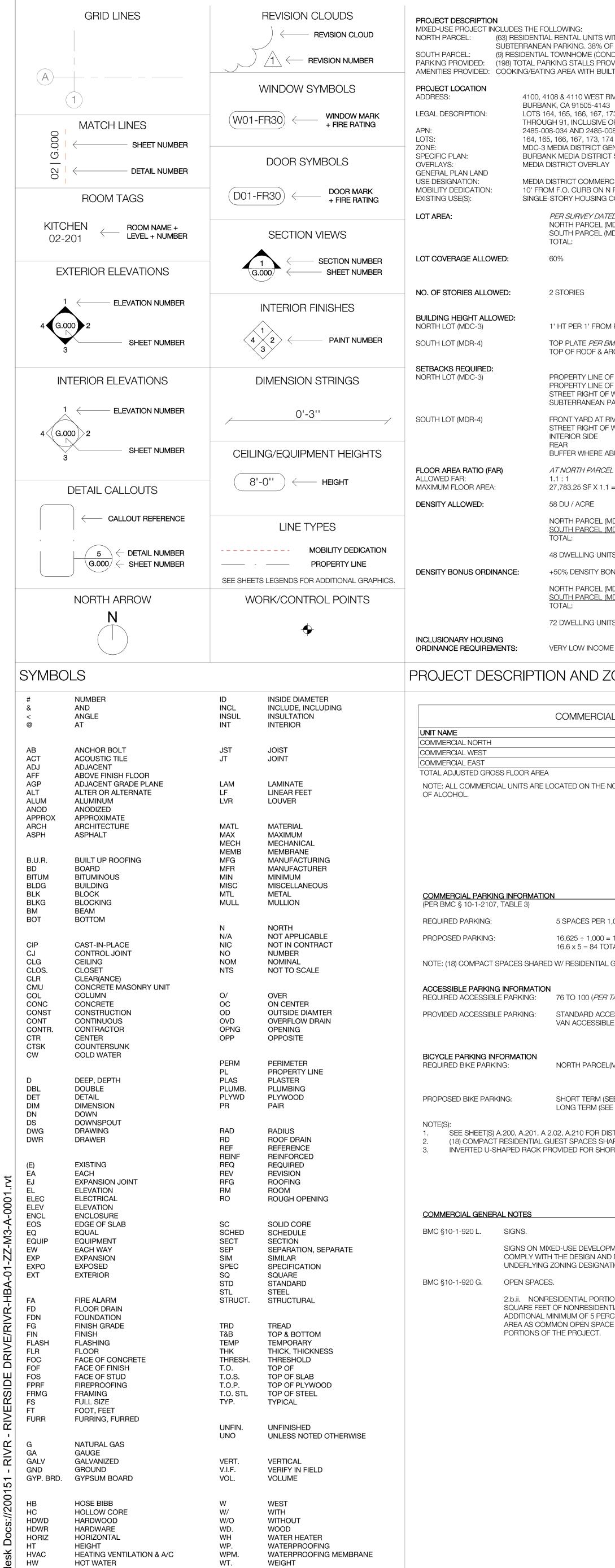
ARCHITECT: HAWKINS\BROWN

213-673-4400

8500 STELLER DRIVE BLDG. #1 CULVER CITY, CA 90232 213-493-2001

LANDSCAPE ARCHITECT: RELM 617 OLIVE ST #1110 LOS ANGELES, CA 90014

LIGHTING DESIGNER: KGM ARCHITECTURAL LIGHTING 270 CORAL CIRCLE EL SEGUNDO, CA 90245 310-552-2191



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ABBREVIATIONS

					949-491-6570
TED APRIL 6, 2023 (MDC-3) 28,092 SF (MDR-4) 15,000 SF 43,092 SF		LOT AREA POST DEDICATION(S):		28,092 - 308.75 = 27,783.25 SF <u>15,000 - 144.48 = 14,855.52 SF</u> <u>42,638.77 SF</u>	CIVIL ENGINEER:
		LOT COVERAGE PROPOSED:	SOUTH PARCEL (MDR-4)	25,130/27,783.25 SF = 90% 10,683/14,855.52 SF = 72% 35,813/42,638.77 SF = 84%	700 S FLOWER STREET SUITE 2100 LOS ANGELES, CA 90017
		NO. OF STORIES PROPOSED:	NORTH PARCEL (MDC-3) SOUTH PARCEL (MDR-4)	7 STORIES 4 STORIES	LAND USE ATTOR
DM R-1 LOT LINE: 20'		BUILDING HEIGHT PROPOSED:	(FROM AVERAGE GRADE PLANE TOP PLATE <i>PER BMC 10-1-2107</i> TOP OF ROOF & ARCH. FEATURE	<i>. (B)(6)</i> 96'-3 1/8"	MAYER BROWN LLP 333 S. GRAND AVE 47TH FL
<i>BMC 10-1-2107(B)(6)</i> : 27' ARCH. FEATURES: 35'					LOS ANGELES, CA 90071 213-229-9500
	20% AVG. OF HEIGHT DR 20% OF BUILDING	SETBACKS PROPOSED: NORTH LOT (MDC-3)	PROPERTY LINE OF R-1 OR R-2 PROPERTY LINE OF R-3 OR R-4 STREET RIGHT OF WAY AT RIVE SUBTERRANEAN PARKING	0' (NOT APPLICABLE)	PROJECT DIRE
		SOUTH LOT (MDR-4)	FRONT YARD AT RIVERSIDE STREET RIGHT OF WAY AT PASS INTERIOR SIDE REAR BUFFER WHERE ABUTTING R-1	0' 5 MIN. 5', AVG. 10' MIN. 5', AVG. 7' MIN. 5', AVG. 7' 20'	2022 CALIFORNIA BUILD 2022 CALIFORNIA ELECT 2022 CALIFORNIA MECH 2022 CALIFORNIA PLUM 2022 CALIFORNIA ENERG 2022 CALIFORNIA FIRE C
<i>CEL ONLY.</i> .1 = 30,562 SF		FLOOR AREA RATIO (FAR) PROPOSED PROPOSED FLOOR AREA: PROPOSED FAR:		EDULE(S). <i>INCLUDES STAIR & ELEV. SHAFT)</i>	2022 CALIFORNIA GREEI CITY OF BURBANK MUNICII §10-1-628: PROPERTY
		DENSITY PROVIDED:	72.7 DU / ACRE		§10-1-639: AFFORDAE §10-1-920: PROPERTY
(MDC-3): 58 DU/ACRE x 0.65 ACF (MDR-4): 27 DU/ACRE x 0.34 ACF			1-BEDROOM 2-BEDROOM 3-BEDROOM 3-BEDROOM - TOWNHOMES	30 UNITS 27 UNITS 6 UNITS 9 UNITS	\$10-1-1114: NONRESID \$10-1-2116: PROPERTN PRODUCTI
NITS / 0.99 ACRE = 48.48 DU / A0	CRE		TOTAL:	72 UNITS	CITY OF BURBANK 2035 GE
BONUS REQUESTED			72 DWELLING UNITS / 0.99 ACRE	ES = 72.7 DU / ACRE	
(MDC-3): 38 x 50% = 19 UNITS, (MDR-4): 10 x 50% = 5 UNITS,					
NITS / 0.99 ACRE = 72.73 DU / A0	CRE				
ME UNITS REQUIRED: 15% OF B	ASE DENSITY	INCLUSIONARY HOUSING PROVIDED:	48 x 15% = 7.2 = 8 VERY LOW IN	ICOME UNITS	

F PARKINGS STALLS TO BE COMPACT.	ORIES OF TYPE 5-A CONSTRUCTION OVER	ER (2) STORIES OF TYPE-1 CONSTRUCTION, WITH (3) LEVELS OF R (1) STORY OF TYPE-1 CONSTRUCTION, WITH PARKING AT GRADE.	CLIENT: MGMT. PARTNERS 12925 RIVERSIDE DR, 4TH FLR. SHERMAN OAKS, CA 91423 310-844-2133	ARCHITECT: HAWKINS\BROWN 8500 STELLER DRIVE BLDG. #1 CULVER CITY, CA 90232 213-493-2001	G.000 G.002 G.010 G.030	INFORMATION COVER SHEET RESIDENTIAL UNIT INFORMATION GENERAL NOTES, SU-30 TRUCK CIRCULATION DIAGRAMS RENDERING DENDEDING
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER O)8-032 AND 2485-008-24 AND 2485-008-25 4 ENERAL BUSINESS, MDR-4 MEDIA DISTRICT HIGH DENSI	OF SAID COUNTY.	CALIFORNIA, AS PER MAP RECORDED IN BOOK 134 PAGES 89	SURVEYOR HAHN & ASSOCIATES 28368 CONSTELLATION ROAD SUITE 300 SANTA CLARITA, CA 91355 661-481-7091	LANDSCAPE ARCHITECT: RELM 617 OLIVE ST #1110 LOS ANGELES, CA 90014 213-673-4400	G.031 G.032 G.033 G.034 G.060 G.061	RENDERING RENDERING VISUAL SIMULATIONS & (E) PHOTOS MATERIALS FLOOR AREA DIAGRAMS BUILDING AREA DIAGRAMS
⁻ SPECIFIC PLAN CIAL, MEDIUM DENSITY RESIDENTIAL PASS AVENUE. COMPLEX, SINGLE-STORY COMMERCIAL BUILDING & SU	JREACE LOTS, SEE A 120 FOR MORE INFO	RMATION	GEOTECHNICAL ENGINEER: GEOCON WEST 2807 MCGAW AVENUE IRVINE, CA 92614	LIGHTING DESIGNER: KGM ARCHITECTURAL LIGHTING 270 CORAL CIRCLE EL SEGUNDO, CA 90245	CIVIL C1.30	CUT & FILL PLAN GRADING SECTIONS
<i>ED APRIL 6, 2023</i> IDC-3) 28,092 SF	LOT AREA POST DEDICATION(S):	NORTH PARCEL (MDC-3) 28,092 - 308.75 = 27,783.25 SF	949-491-6570	310-552-2191	C1.31 C1.40	GRADING SECTIONS DRAINAGE PLAN
IDR-4) <u>15,000 SF</u> 43,092 SF		SOUTH PARCEL (MDR-4) 15,000 - 144.48 = 14,855.52 SF TOTAL: 42,638.77 SF	CIVIL ENGINEER: KPFF		LANDSCAF	PE
	LOT COVERAGE PROPOSED:	NORTH PARCEL (MDC-3)25,130/27,783.25 SF = 90%SOUTH PARCEL (MDR-4)10,683/14,855.52 SF = 72%COMBINED35,813/42,638.77 SF = 84%	700 S FLOWER STREET SUITE 2100 LOS ANGELES, CA 90017		L0.01 L0.02 L1.00	OPEN SPACE CALCULATIONS MATERIALS DIAGRAM LANDSCAPE COMPOSITE PLAN
	NO. OF STORIES PROPOSED:	NORTH PARCEL (MDC-3)7 STORIESSOUTH PARCEL (MDR-4)4 STORIES	213-418-0201		L1.01 L1.02 L1.03	LANDSCAPE PLAN - L1 LANDSCAPE PLAN - L2 LANDSCAPE PLAN - L3
I R-1 LOT LINE: 20' <i>MC 10-1-2107(B)(6)</i> : 27' RCH. FEATURES: 35'	BUILDING HEIGHT PROPOSED:	(FROM AVERAGE GRADE PLANE) TOP PLATE <i>PER BMC 10-1-2107(B)(6)</i> 96'-3 1/8" TOP OF ROOF & ARCH. FEATURES 98'-3 1/8"	LAND USE ATTORNEY: MAYER BROWN LLP 333 S. GRAND AVE 47TH FLOOR LOS ANGELES, CA 90071 213-229-9500		L2.00 L2.01 L3.00 L3.01 L4.00 L4.01	SECTION SECTION SECTION SECTION AXON PLANTING PALETTE MATERIALS PALETTE
F R-1 OR R-2 20' F R-3 OR R-4 15' WAY AT RIVERSIDE MIN. 5', 20% AVG. OF HEIGHT ARKING MIN. 5' OR 20% OF BUILDING	SETBACKS PROPOSED: NORTH LOT (MDC-3)	PROPERTY LINE OF R-1 OR R-20' (NOT APPLICABLE)PROPERTY LINE OF R-3 OR R-40' (NOT APPLICABLE)STREET RIGHT OF WAY AT RIVERSIDE0'SUBTERRANEAN PARKING0'	PROJECT DIRECTORY		SURVEY	A.L.T.A. SURVEY PAGE 1
VERSIDE MIN. 15', AVG. 17' WAY AT PASS MIN. 10', AVG. 12' MIN. 5', AVG. 7' MIN. 5', AVG. 7'	SOUTH LOT (MDR-4)	FRONT YARD AT RIVERSIDE0'STREET RIGHT OF WAY AT PASSMIN. 5', AVG. 10'INTERIOR SIDEMIN. 5', AVG. 7'DEADMIN. 5', AVG. 7'	 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 		SRVY 2 ARCHITEC	
MIN. 5', AVG. 7' BUTTING R-1 20' <i>L ONLY.</i>		REARMIN. 5', AVG. 7'BUFFER WHERE ABUTTING R-120'SEE SHT. G.060 FOR AREA SCHEDULE(S).	2022 CALIFORNIA ENERGY CODE2022 CALIFORNIA FIRE CODE2022 CALIFORNIA GREEN BUILDIGN STANDARDS	CODE	A.010 A.011	SITE PLAN - LOT AREA, PL, DEDICATIONS SITE PLAN - CIRCULATION
= 30,562 SF	PROPOSED FLOOR AREA: PROPOSED FAR:	17,391 SF <i>(COMMERCIAL ONLY, INCLUDES STAIR & ELEV. SHAFT)</i> 0.63 : 1		ARDS IN THE MULTIPLE FAMILY RESIDENTIAL ZONES	A.012 A.120 A.200	SITE PLAN - ARCHITECTURAL SITE DEMOLITION PLAN B3 FLOOR PLAN
IDC-3): 58 DU/ACRE x 0.65 ACRES = 38 UNITS IDR-4): 27 DU/ACRE x 0.34 ACRES = 10 UNITS 48 UNITS TS / 0.99 ACRE = 48.48 DU / ACRE	DENSITY PROVIDED:	72.7 DU / ACRE1-BEDROOM30 UNITS2-BEDROOM27 UNITS3-BEDROOM6 UNITS3-BEDROOM - TOWNHOMES9 UNITSTOTAL:72 UNITS	§10-1-1114:NONRESIDENTIAL ZONES§10-1-2116:PROPERTY DEVELOPMENT STANDAPRODUCTION (MDC-4) ZONE	ARDS FOR MIXED-USE DEVELOPMENTS IN	A.201 A.202 A.210 A.211 A.212	B2 FLOOR PLAN B1 FLOOR PLAN FIRST FLOOR PLAN 2ND FLOOR PLAN 3RD FLOOR PLAN
NUS REQUESTED IDC-3): 38 x 50% = 19 UNITS, + 38 = 57 UNITS IDR-4): 10 x 50% = 5 UNITS, + 10 = 15 UNITS 72 UNITS		72 DWELLING UNITS / 0.99 ACRES = 72.7 DU / ACRE	CITY OF BURBANK 2035 GENERAL PLAN		A.213 A.214 A.215 A.216 A.217	4TH FLOOR PLAN 5TH FLOOR PLAN 6TH FLOOR PLAN 7TH FLOOR PLAN ROOF PLAN
S / 0.99 ACRE = 72.73 DU / ACRE					A.300 A.310 A.320	NORTH ELEVATION EAST ELEVATION SOUTH ELEVATION
E UNITS REQUIRED: 15% OF BASE DENSITY	INCLUSIONARY HOUSING PROVIDED:	48 x 15% = 7.2 = 8 VERY LOW INCOME UNITS			A.330 A.400 A.410	WEST ELEVATION BUILDING SECTIONS BUILDING SECTIONS
ONING CODE INFORMATION					A.670 A.671 A.672	ENLARGED UNIT DRAWINGS ENLARGED UNIT DRAWINGS ENLARGED UNIT DRAWINGS
LUNITS		TOTAL UNIT MIX				
AREA 3,538 SF 10,424 SF	ONE BEDROOM TWO BEDROOM	QUANTITY AVERAGE AREA % OF TOTAL 30 836 SF 42% 27 1,205 SF 37%				
2,666 SF 16,628 SF IORTH LOT (MDC-3) AND WILL INCLUDE THE SALE	THREE BEDROOM TOTAL NO. OF UNITS	15 1,742 SF 21% 72	APPLICABLE CODES		SHEET II	
	UNIT TYPE ONE BEDROOM TWO BEDROOM	ERY LOW INCOME UNIT MIX QUANTITY 3 3 3				
	THREE BEDROOM TOTAL	2 8 PLANS FOR AFFORDABLE UNIT DISPERSION.				
	RESIDENTIAL PARKING INFORMATIO	ON		W RIVERSIDE DRIVE		
,000 ADJUSTED GROSS FLOOR AREA	(PER BMC § 10-1-639.E DENSITY BOI REQUIRED PARKING:	1 SPACE PER 0 TO 1-BEDROOM UNITS	6 1/4" 	225'-6"	`	
16.6 FAL STALLS GUESTS.	PROPOSED PARKING:	2 SPACES PER 2 TO 3-BEDROOM UNITS 1 SPACES PER 1-BEDROOM UNIT: (30) \times 1 = 30 2 SPACES PER 2 AND 3-BEDROOM UNITS: (27) \times 2 = 54 (15) \times 2 = 30 TOTAL 114	50'-0" 50'-0"	169'-9 1/8" 169.76' PER MEASURED SURVEY	•	
TABLE 11B-208.2): 4 ESSIBLE SPACES: 3 E SPACES: 1	ACCESSIBLE PARKING INFORMATIC REQUIRED ACCESSIBLE PARKING: PROVIDED ACCESSIBLE PARKING:	2% OF RESI. SPACES (<i>PER 11A-1109A.3</i>): RESIDENTIAL SPACES (114) × 2% = 3 STANDARD ACCESSIBLE SPACES: 2 VAN ACCESSIBLE SPACES: 1				
MDC-3) 1 PER 1,000 GSF 16,625 ÷ 1,000 = 16.6 25% SHORT-TERM 16.6 x 25% = 5	BICYCLE PARKING INFORMATION REQUIRED BIKE PARKING:	NORTH PARCEL (MDC-3) 0.25 PER UNIT (63) x 0.25 = 16 25% SHORT-TERM 16 x 25% = 4		7-STORY MIXED-USE F AND COMERCIAL E ZONE: MDC	BUILDING ⊊- 3 ∥	
75% LONG-TERM 16.6 x 75% = 13 EE SHT. L1.01): 6 E SHT. A.202): 20		75% LONG-TERM 16 x 75% = 12 SOUTH PARCEL (MDR-4) 5% OF PARKING (18) x 5% = 1	25'-0 1/2 MEASUF 124'-0"	LOT NOs: 164, 165, LOT AREA PER SURVE SEE PLANS FOR BUIL	Y: 28,092 SF	
STRIBUTION OF PARKING STALLS.	PROPOSED BIKE PARKING:	SHORT TERM (SEE SHT. L1.01):4LONG TERM (SEE B2 FLOOR PLAN):20	2004 DER -		JECT DATA.	
ARED W/ COMMERCIAL PARKING. RT-TERM BICYCLE PARKING.	2. (18) COMPACT RESIDENTIAL	A 2.02, A.210 FOR DISTRIBUTION OF PARKING STALLS. GUEST SPACES SHARED W/ COMMERCIAL PARKING. PROVIDED FOR SHORT-TERM BICYCLE PARKING.	6 1/2" 0 C.L. 0 P.L.			
	RESIDENTIAL OPEN SPACE REQUIR	EMENTS				
	REQUIRED OPEN SPACE NORTH PARCEL (MDC-3)			ALLL / D		
MENT IN NONRESIDENTIAL ZONES SHALL DEVELOPMENT STANDARDS FOR SIGNS IN THE FION.	RESIDENTIAL PRIVATE & COMMON:	225 SF PER 1-BEDROOM UNITS (30) x 225 = 6,750 SF 250 SF PER 2-BEDROOM UNITS (27) x 250 = 6,750 SF 275 SF PER 3-BEDROOM UNITS (6) x 275 = 1,650 SF TOTAL (PRIVATE & COMMON) 15,150 SF*	10'-0" 10 C.L. 10 P.L.		RANSF.	
ON. PROJECTS WITH MORE THAN 40,000 FIAL FLOOR AREA SHALL PROVIDE AN CENT OF THE GROSS NONRESIDENTIAL FLOOR E ACCESSIBLE FROM THE NONRESIDENTIAL	PUBLICALLY ACC. OPEN SPACE:	 *PER BMC §10-1-920 G.3 A MAXIMUM OF 40% OF THE REQUIRED OPEN SPACE FOR THE RESIDENTIAL PORTION OF THE PROJECT SHALL BE PRIVATE OPEN SPACE. 1ST 20,000 SF OF LOT AREA: 2% ADD'L 20,000 SF OF LOT AREA: +1% 27,783.25 x 3% = 833 SF 			& PAD	4-STORY RESIDENTIAL BUILDING ZONE: MDR-4 LOT NOs: 173, 174 LOT AREA PER SURVEY: 15,000 SF SEE PLANS FOR BUILDING INFO. SEE G.100 FOR PROJECT DATA.
	<u>SOUTH PARCEL (MDR-4)</u> PRIVATE OPEN SPACE: COMMON OPEN SPACE:	50 SF PER UNIT 150 SF PER UNIT (OPEN TO SKY) (9) x 150 = 1,350 SF		ER MELES HE	0.01	5.0" XTOCL.OFSTREET
	PROVIDED COMMON OPEN SPACE NORTH PARCEL (MDC-3) PRIVATE OPEN SPACE: COMMON OPEN SPACE:	MIN. 40 SF PER UNIT (SEE SHT G.002) 6,060 SF (40% x 15,150 SF) 1ST FLOOR (OPEN TO SKY) 1,190 SF 2ND FLOOR TERRACE (OPEN TO SKY) 7,900 SF TOTAL (PRIVATE & COMMON) 15,150 SF				105'-5' 105'-5' 130'-5' 130'-5' 130'-5' 130'-5' 130'-5' 130'-5'
	PUBLICALLY ACC. OPEN SPACE:	900 SF (SEE SHEET NO. L0.01)				130.41 PER.N.
	PRIVATE OPEN SPACE: COMMON OPEN SPACE:	MIN. 50 SF PER UNIT (SEE SHT G.002) 1ST FLOOR (OPEN TO SKY) 1,350 SF				7.6° BNY T EASEINENT K
	NOTE: REFER TO LANDSCAPE DRAW	/INGS FOR COMMON OPEN SPACE DIAGRAMS.				SETARU (10)
NG INFORMATION	RESIDENTIAL UNIT(S) & PARKING INFORMATION	PLOT PLAN			SCALE: 1/32" = 1'-0"

SURVEYOR HAHN & ASSOCIATES 28368 CONSTELLATION ROAD	ARCHITECT: HAWKINS\BROWN 8500 STELLER DRIVE BLDG. #1 CULVER CITY, CA 90232 213-493-2001 LANDSCAPE ARCHITECT: RELM 617 OLIVE ST #1110 LOS ANGELES, CA 90014 213-673-4400 LIGHTING DESIGNER: KGM ARCHITECTURAL LIGHTING 270 CORAL CIRCLE EL SEGUNDO, CA 90245 310-552-2191	GENERAL INFORMATIONG.000COVER SHEETG.002RESIDENTIAL UNT INFORMATIONG.010GENERAL NOTES, SU-30 TRUCK CIRCULATION DIAGRAMSG.030RENDERINGG.031RENDERINGG.032RENDERINGG.033VISUAL SIMULATIONS & (E) PHOTOSG.034MATERIALSG.060FLOOR AREA DIAGRAMSG.061BUILDING AREA DIAGRAMSCIVILC1.30CUT & FILL PLAN G1.31G1.31GRADING SECTIONS C1.40C1.40DRAINAGE PLAN
\$10-1-639:AFFORDABILITY AND DEVELOPMENT ST\$10-1-920:PROPERTY DEVELOPMENT STANDARDSNONRESIDENTIAL ZONES\$10-1-1114:ART IN PUBLIC PLACES	NOT LIMITED TO: S IN THE MULTIPLE FAMILY RESIDENTIAL ZONES TANDARDS	LANDSCAPE 10.1 OPEN SPACE CALCULATIONS 11.3 LANDSCAPE COMPOSITE FLAN 11.3 LANDSCAPE PLAN - L1 11.3 LANDSCAPE PLAN - L2 12.0 SECTION 13.0 SECTION 13.0 SECTION 13.0 SECTION ACON 14.3 MATERIALS PALETTE 15.01 MATERIALS PALETTE 16.01 MATERIALS PALETTE 17.01 STEP PLAN - LOT AREA, PL, DEDICATIONS 28.01 STEP PLAN - COTORCALINE 20.01 STEP PLAN - ARCHTECTURAL 21.01 STEP PLAN - COTORCALINE 22.01 STEP DEMOLITION PLAN 23.01 STEP PLAN - COTORCALINE 23.01 STEP PLAN - COTORCALINE 24.10 STEP PLAN - COTORCALINE 24.21 STEP PLAN - COTORCALINE 24.22 STEP PLAN - COTORCALINE 24.31 STEP PLAN - COTORCALINE 24.32 STEP PLAN
PPLICABLE CODES		SHEET INDEX
A to the second	VRIVERSIDE DRIVE	SIDENTIAL MILDING 8 66, 167 28,092 SF ING INFO. CT DATA. ANSF PAD ANSF PAD

8500 Steller Drive Building 1 Culver City, CA 90232	mail@nawkinsbrown.com hawkinsbrown.com		
Haw Brow			
4100 RIVERSIDE 4100, 4108 & 4110 W RIVERSIDE DR BURBANK, CA 91505			
DRAWING PROJECT INFORMATION			
SCALE @ ARCH E1 1/32" = 1'-0"	DATE PRINTED 2323-11-20		
DRAWN BY	CHECKED BY		
	Checker		
JOB NUMBER 200151			
DRAWING NO.	G.001		
	1		

mail@hawkinsbrown.com

8500 Steller Drive

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DATE 2023-06-30	DESCRIPTION DENSITY BONUS APPLICATION	REV		
2323-11-20	DENSITY BONUS APPLICATION UPDATE			
<u> </u>				
KEY	1			

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ALL DRAWINGS AND WRITTEN MATERIAL

odesk Docs://200151 - RIVR - RIVERSIDE DRIVE/RIVR-HBA-01-ZZ-M3-A-0001.rvt

RESIDENTIAL UNIT	(
UNIT TYPE	T
1 BR	
2 BR	
3 BR	
TOTAL RESIDENTIAL UNITS	

VERY LOW INCOME UNIT DISPERSION			
UNIT TYPE	UNIT NUMBER		
1 BR	UNIT 202		
1 BR	UNIT 210		
1 BR	UNIT 304		
1 BR: 3			
2 BR	UNIT 201		
2 BR	UNIT 305		
2 BR	UNIT 403		
2 BR: 3			
3 BR	UNIT 309		
3 BR	UNIT 409		
3 BR: 2			
TOTAL UNITS: 8			

COUNT				
UNIT COUNT				
30				
27				
15				
72				
_	UNIT COUNT 30 27 15			

L02 - 2ND FLOOR UNIT 201 TERRACE	175 SF
UNIT 202 TERRACE	53 SF
UNIT 203 TERRACE	164 SF
UNIT 204 TERRACE	72 SF
UNIT 205 TERRACE	164 SF
UNIT 206 TERRACE	60 SF
UNIT 207 TERRACE	164 SF
UNIT 209 TERRACE	868 SF 48 SF
UNIT 210 TERRACE	130 SF
UNIT 212 TERRACE	148 SF
L03 - 3RD FLOOR	
UNIT 301 TERRACE	175 SF
UNIT 302 TERRACE	60 SF
UNIT 303 TERRACE	164 SF
UNIT 304 TERRACE	60 SF
UNIT 305 TERRACE	169 SF
UNIT 306 TERRACE	60 SF
UNIT 307 TERRACE	164 SF
UNIT 308 TERRACE	144 SF
UNIT 309 TERRACE	145 SF
UNIT 310 TERRACE	50 SF 129 SF
UNIT 312 TERRACE	129 SF 154 SF
L04 - 4TH FLOOR	
UNIT 401 TERRACE	159 SF
UNIT 402 TERRACE	55 SF
UNIT 403 TERRACE	159 SF
UNIT 404 TERRACE	55 SF
UNIT 405 TERRACE	159 SF
UNIT 406 TERRACE	55 SF
UNIT 407 TERRACE	159 SF
UNIT 408 TERRACE	123 SF
UNIT 409 TERRACE	128 SF
UNIT 410 TERRACE	46 SF
UNIT 411 TERRACE	124 SF 131 SF
L05 - 5TH FLOOR	131 35
UNIT 501 TERRACE	159 SF
UNIT 502 TERRACE	55 SF
UNIT 503 TERRACE	159 SF
UNIT 504 TERRACE	55 SF
UNIT 505 TERRACE	159 SF
UNIT 506 TERRACE	55 SF
UNIT 507 TERRACE	159 SF
UNIT 508 TERRACE	123 SF
UNIT 509 TERRACE	128 SF
UNIT 510 TERRACE	46 SF
UNIT 511 TERRACE	124 SF
UNIT 512 TERRACE L06 - 6TH FLOOR	131 SF
UNIT 601 TERRACE	886 SF
UNIT 603 TERRACE	766 SF
UNIT 605 TERRACE	164 SF
UNIT 606 TERRACE	55 SF
UNIT 607 TERRACE	159 SF
UNIT 608 TERRACE	123 SF
UNIT 609 TERRACE	139 SF
UNIT 610 TERRACE	50 SF
UNIT 611 TERRACE	124 SF
UNIT 612 TERRACE	142 SF
L07 - 7TH FLOOR	
UNIT 705 TERRACE	159 SF
UNIT 706 TERRACE	55 SF
UNIT 707 TERRACE	159 SF
UNIT 708 TERRACE	123 SF
UNIT 709 TERRACE	912 SF 371 SF
TOTAL PRIVATE OPEN SPAC	

PRIVATE OPEN SPACE - NORTH PARCEL

LO2 - 2ND FLOO		1 100 05
	2 BR	1,133 SF
UNIT 202	1 BR	902 SF
UNIT 203	2 BR	1,122 SF
UNIT 204	1 BR	802 SF
UNIT 205	2 BR	1,132 SF
UNIT 206	1 BR	1,008 SF
UNIT 207	2 BR	1,301 SF
UNIT 209	3 BR	1,390 SF
UNIT 210	1 BR	788 SF
	1 BR	
		779 SF
UNIT 212	1 BR	783 SF
L03 - 3RD FLOO		
UNIT 301	2 BR	1,257 SF
UNIT 302	1 BR	802 SF
UNIT 303	2 BR	1,118 SF
UNIT 304	1 BR	802 SF
UNIT 305	2 BR	1,138 SF
UNIT 306	1 BR	1,008 SF
UNIT 307	2 BR	1,301 SF
UNIT 308	2 BR	1,293 SF
	3 BR	1,390 SF
UNIT 310	1 BR	843 SF
UNIT 311	1 BR	784 SF
UNIT 312	1 BR	788 SF
L04 - 4TH FLOO	R	
UNIT 401	2 BR	1,257 SF
UNIT 402	1 BR	802 SF
UNIT 403	2 BR	1,122 SF
UNIT 404	1 BR	802 SF
UNIT 405	2 BR	1,138 SF
UNIT 406	1 BR	1,008 SF
UNIT 407	2 BR	1,301 SF
UNIT 408	2 BR	1,293 SF
UNIT 409	3 BR	1,390 SF
UNIT 410	1 BR	843 SF
UNIT 411	1 BR	784 SF
UNIT 412	1 BR	788 SF
L05 - 5TH FLOO		
UNIT 501	2 BR	1,257 SF
UNIT 502	1 BR	802 SF
UNIT 503	2 BR	1,122 SF
UNIT 504	1 BR	802 SF
UNIT 505	2 BR	1,138 SF
UNIT 506	1 BR	1,008 SF
UNIT 507	2 BR	1,301 SF
UNIT 508	2 BR	1,293 SF
UNIT 509	3 BR	1,390 SF
UNIT 510	1 BR	843 SF
UNIT 511	1 BR	788 SF
UNIT 512	1 BR	788 SF
L06 - 6TH FLOO		I
UNIT 601	2 BR	1,133 SF
UNIT 603	2 BR	1,122 SF
UNIT 605	2 BR	1,138 SF
UNIT 606	1 BR	1,008 SF
UNIT 607	2 BR	1,301 SF
UNIT 608	2 BR	1,310 SF
UNIT 609	3 BR	1,390 SF
		,
	1 BR	793 SF
UNIT 611	1 BR	815 SF
UNIT 612	1 BR	756 SF
L07 - 7TH FLOO	R	1
UNIT 705	2 BR	1,143 SF
UNIT 706	1 BR	1,008 SF
		1,307 SF
UNIT 707		
	2 BR 2 BR	1.360.SF
UNIT 707 UNIT 708	2 BR	1,360 SF
		1,360 SF 1,454 SF 834 SF

UNIT NET AREA SCHEDULE - NORTH PARCEL

AREA

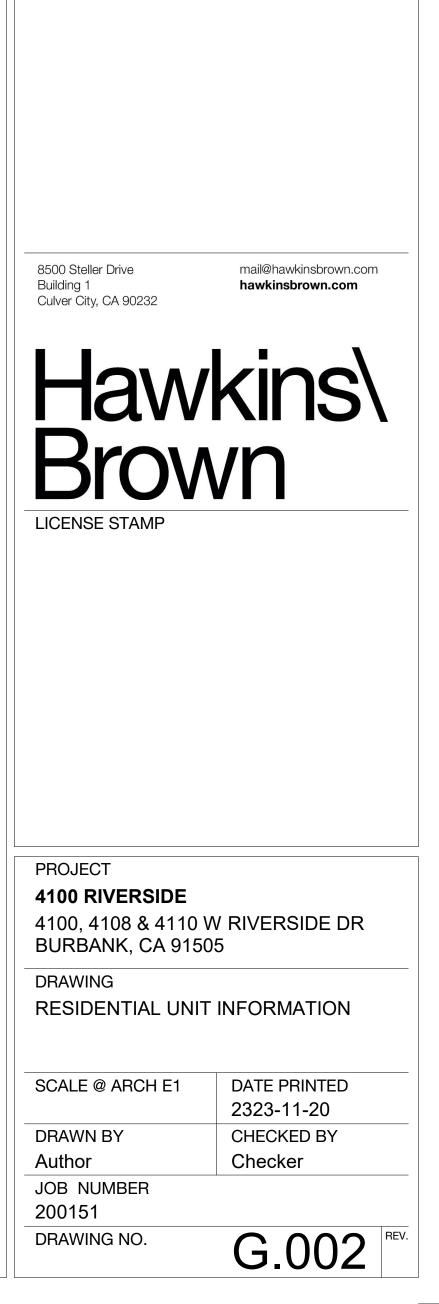
UNIT NUMBER UNIT TYPE

L02 - 2ND FLOOR

PRIVATE OPEN SPACE - SOUTH PARCEL				
UNIT NUMBER	AREA			
UNIT 101 TERRACE	144 SF			
UNIT 102 TERRACE	139 SF			
UNIT 103 TERRACE	144 SF			
UNIT 104 TERRACE	233 SF			
UNIT 105 TERRACE	225 SF			
UNIT 106 TERRACE	225 SF			
UNIT 107 TERRACE	225 SF			
UNIT 108 TERRACE	148 SF			
UNIT 109 TERRACE	182 SF			
TOTAL PRIVATE OPEN SPACE	1,664 SF			

UNIT NET AREA SCHEDULE - SOUTH PARCEL			
UNIT NUMBER	TOTAL AREA		
UNIT 101	2,023 SF		
UNIT 102	2,013 SF		
UNIT 103	2,018 SF		
UNIT 104	1,998 SF		
UNIT 105	1,980 SF		
UNIT 106	1,993 SF		
UNIT 107	1,993 SF		
UNIT 108	1,992 SF		
UNIT 109	1,842 SF		
TOTAL TOWNHOME AREA	17,851 SF		

TOTAL TOWNHOME AREA



BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ALL WORK MUST COMPLY WITH LOCAL STANDARDS AND REGULATIONS. TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S SPECIFICATION AND OTHER CONSULTANT INFORMATION.		
DATE	DESCRIPTION	REV
	DENSITY BONUS APPLICATION DENSITY BONUS APPLICATION UPDATE	
	<u> </u>	
KEY		

GENERAL NOTES CITY OF BURBANK MUNICIPAL CODE RE: PLANNING DEPARTMENT COMMENTS RECEIVED OCTOBER 16, 2023.

§ 10-1-203: DEFINITIONS:

GRADE: MEANS: (A) IN R-1 AND R-1-H ZONES-THE GRADE AS DEFINED IN SECTION 10-1-603(C); (B) FOR STRUCTURES IN ZONES OTHER THAN R-1 AND R-1-H-THE AVERAGE ELEVATION OF THE GROUND SURFACE, PRIOR TO ANY CONSTRUCTION, LEVELING, GRADING, OR DEVELOPMENT ASSOCIATED WITH THE CURRENT PROJECT, AS CALCULATED BY ADDING THE ELEVATIONS OF THE CORNERS OF A LOT AND DIVIDING BY THAT NUMBER OF CORNERS. BUILDABLE LOTS MAY BE DIVIDED INTO TWO (2) OR MORE PORTIONS. THE GRADE FOR EACH LOT PORTION SHALL BE CALCULATED AS THE AVERAGE OF THE ELEVATIONS OF ALL CORNERS OF SUCH LOT PORTION. IN THE EVENT A LOT IS SLOPED SUCH THAT ONE (1) SIDE OF A BUILDING IS HIGHER THAN THE OTHER SIDE, NO PORTION OF THE BUILDING SHALL EXCEED BY FIVE (5) FEET OF THE MAXIMUM HEIGHT ALLOWED IN THE ZONE, EACH PORTION OF THE BUILDING SHALL BE MEASURED FROM GRADE IMMEDIATELY BELOW THAT PORTION OF THE BUILDING.

§ 10-1-628: PROPERTY DEVELOPMENT STANDARDS:

A. STANDARDS TABLE.

ALL LAND USES AND STRUCTURES AND ALTERATIONS TO EXISTING LAND USES AND STRUCTURES IN THE MULTIPLE FAMILY RESIDENTIAL ZONES MUST BE DESIGNED, CONSTRUCTED, AND ESTABLISHED IN COMPLIANCE WITH THE REQUIREMENTS IN TABLE 10-1-628(A) AND ALL OTHER APPLICABLE PROVISIONS OF THIS DIVISION AND THIS CODE. WHERE THE LAST COLUMN IN THE TABLE INCLUDES A SECTION NUMBER, THE REFERENCED SECTION INCLUDES ADDITIONAL REQUIREMENTS RELATED TO THE DEVELOPMENT STANDARD.

H. FENCES, WALLS, HEDGES AND OTHER YARD FEATURES.

- 1. FENCES, WALLS, AND HEDGES.
- FENCES, WALLS, AND HEDGES MAY NOT BE COMPOSED, IN WHOLE OR PART, OF DANGEROUS WIRE TYPES INCLUDING, BUT NOT LIMITED TO: RAZOR WIRE, BARBED WIRE, ELECTRIC WIRE, OR ANY OTHER SIMILAR WIRE TYPE THAT MAY POSE SERIOUS RISK OF INJURY.
- THE MAXIMUM ALLOWED HEIGHT OF FENCES, WALLS, AND HEDGES IS AS SPECIFIED IN Β. TABLE 10-1-628(A). THE HEIGHT OF A FENCE OR WALL IS MEASURED FROM THE HIGHEST ABUTTING FINISHED
- GROUND SURFACE OF THE PROPERTY UPON WHICH THE FENCE, WALL, OR HEDGE IS LOCATED. ON SLOPED SURFACES, PORTIONS OF A FENCE, WALL, OR HEDGE MAY EXCEED THE MAXIMUM HEIGHT FOR THE PURPOSE OF PROVIDING A STAIR-STEP DESIGN, BUT EACH STAIR-STEP SECTION, AS MEASURED FROM THE HORIZONTAL MIDPOINT, MAY NOT EXCEED THE MAXIMUM HEIGHT.
- ORNAMENTATION ON TOP OF FENCES, WALLS, AND HEDGES IN THE FRONT YARD MAY EXCEED THE MAXIMUM ALLOWED HEIGHT FOR FENCES, WALLS, AND HEDGES UP TO 18 INCHES ABOVE THE ACTUAL HEIGHT OF THE FENCE, WALL, OR HEDGE OR UP TO A MAXIMUM HEIGHT OF FIVE (5) FEET, SIX (6) INCHES. ALL ORNAMENTATION FEATURES MUST BE SPACED A MINIMUM OF FOUR (4) FEET APART, AS MEASURED ON CENTER. IN
- ALL OTHER YARDS, ORNAMENTATION MAY NOT EXCEED THE MAXIMUM ALLOWED HEIGHT FOR FENCES, WALLS, AND HEDGES. ALL FENCES, WALLS, AND HEDGES MUST COMPLY WITH THE CORNER CUTOFF
- PROVISIONS OF SECTION 10-1-1303. GATES ARE SUBJECT TO THE SAME REQUIREMENTS AS FENCES AND WALLS.
- ENFORCEMENT OF NONCONFORMING FENCES, WALLS, AND HEDGES ESTABLISHED PRIOR TO OCTOBER 17, 2008, MAY BE SUBJECT TO ABEYANCE PURSUANT TO SECTION 10-1-19202.
- 2. OTHER YARD FEATURES.
- OTHER YARD FEATURES, INCLUDING BUT NOT LIMITED TO NATURAL FEATURES SUCH AS ROCKS; STRUCTURAL FEATURES SUCH AS ARBORS, PERGOLAS, FOUNTAINS, REFLECTING POOLS. ART WORKS, SCREENS, LIGHT POLES, BENCHES, AND OTHER ITEMS INCLUDED WITHIN THE DEFINITION OF LANDSCAPING PER SECTION 10-1-203 ARE LIMITED TO A MAXIMUM OF TWO (2) FEATURES PER STREET FRONTAGE WITHIN FRONT AND STREET-FACING SIDE YARDS. SUCH FEATURES MUST COMPLY WITH THE CORNER CUTOFF PROVISIONS OF SECTION 10-1-1303.
- ARBORS, PERGOLAS, AND SIMILAR STRUCTURES ARE LIMITED TO A MAXIMUM HEIGHT OF NINE (9) FEET, A MAXIMUM WIDTH OF SIX (6) FEET, AND A MAXIMUM INTERIOR LENGTH OF THREE (3) FEET AS MEASURED FROM THE HIGHEST ABUTTING FINISHED GROUND SURFACE. OTHER YARD FEATURES ARE LIMITED TO A MAXIMUM HEIGHT OF SIX (6) FEET AND A MAXIMUM WIDTH OF SIX (6) FEET.
- ENFORCEMENT OF NONCONFORMING YARD FEATURES ESTABLISHED PRIOR TO OCTOBER 17, 2008, MAY BE SUBJECT TO ABEYANCE PURSUANT TO SECTION 10-1-19202. 3. RETAINING WALLS.
- RETAINING WALLS LOCATED WITHIN FRONT YARD AREAS ARE LIMITED TO A MAXIMUM HEIGHT OF FOUR (4) FEET PER WALL.
- ADDITIONAL RETAINING WALLS MUST BE SETBACK A DISTANCE EQUIVALENT TO THE HEIGHT OF THE RETAINING WALL BELOW AS MEASURED FROM THE FACE OF THE
- RETAINING WALL BELOW. FENCES OR WALLS THAT ARE PLACED ON TOP OF A RETAINING WALL WITHIN A FRONT YARD ARE LIMITED TO A MAXIMUM HEIGHT OF FOUR (4) FEET FROM THE ABUTTING FINISHED GROUND SURFACE AND REQUIRE AN ADDITIONAL TWO (2)-FOOT SETBACK
- FROM THE FACE OF THE RETAINING WALL BELOW. ENFORCEMENT OF NONCONFORMING RETAINING WALLS ESTABLISHED PRIOR TO OCTOBER 17, 2008, MAY BE SUBJECT TO ABEYANCE PURSUANT TO SECTION 10-1-19202.

4. EXCEPTIONS. EXCEPTIONS FROM THE REQUIREMENTS OF THIS SUBSECTION (H) (INCLUDING THE APPLICABLE REQUIREMENTS OF SECTION 10-1-1303 REFERENCED HEREIN) MAY BE GRANTED THROUGH APPROVAL OF A FENCE EXCEPTION PERMIT AS FOLLOWS.

- ANY EXCEPTIONS FROM THE REQUIREMENTS OF THIS SUBSECTION (H) TO ALLOW A FENCE, WALL, HEDGE, OR OTHER YARD FEATURE WITH A HEIGHT OF SIX (6) FEET OR LESS AS MEASURED FROM THE ABUTTING FINISHED GROUND SURFACE MAY BE GRANTED THROUGH APPROVAL OF A MINOR FENCE EXCEPTION PERMIT PER SECTION 10-1-19200.
- ANY EXCEPTIONS FROM THE REQUIREMENTS OF THIS SUBSECTION (H) TO ALLOW A FENCE, WALL, HEDGE, OR OTHER YARD FEATURE WITH A HEIGHT OF GREATER THAN SIX (6) FEET AS MEASURED FROM THE ABUTTING FINISHED GROUND SURFACE MAY BE GRANTED THROUGH APPROVAL OF A MAJOR FENCE EXCEPTION PERMIT PER SECTION 10-1-19201.
- I. PARKING AREAS AND DRIVEWAYS.

1. ALL PARKING SPACES PROVIDED IN A MULTIFAMILY PROJECT, INCLUDING TENANT AND GUEST SPACES, MUST BE FULL-SIZE SPACES NO LESS THAN EIGHT (8) FEET, SIX (6) INCHES WIDE AND NO LESS THAN 18 FEET DEEP. 2. WHEN INDIVIDUAL GARAGES OR CARPORTS ARE USED TO PROVIDE PARKING FOR INDIVIDUAL

UNITS, A CLEAR SPACE NO LESS THAN NINE (9) FEET, SIX (6) INCHES WIDE AND 19 FEET DEEP MUST BE PROVIDED INSIDE THE INDIVIDUAL GARAGE OR CARPORT FOR EACH PARKING SPACE.

3. ALL PARKING SPACES MUST BE CLEAR OF ANY ENCROACHMENTS INCLUDING BUT NOT LIMITED TO STRUCTURAL FEATURES, SHELVES, CABINETS, APPLIANCES, AND EQUIPMENT. 4. TANDEM PARKING SPACES MAY BE USED ONLY ON PROJECTS WITH THREE (3) OR FEWER DWELLING UNITS IN THE MULTIPLE FAMILY ZONES, OTHER THAN IN THE R-2 ZONE. WHEN

TANDEM PARKING IS USED, AT LEAST ONE (1) TANDEM PAIR OF PARKING SPACES MUST BE PROVIDED FOR EACH DWELLING UNIT AND EACH TANDEM PAIR MUST BE ASSIGNED TO A SPECIFIC UNIT. GUEST PARKING SPACES MAY NOT BE TANDEM SPACES. 5. UNRESTRICTED ACCESS MUST BE PROVIDED TO ALL GUEST SPACES. SUCH SPACES MAY NOT BE LOCATED WITHIN A GATED OR SECURED AREA OR OTHERWISE HAVE THEIR ACCESS

RESTRICTED. 6. IN THE R-2 ZONE, ALL PARKING SPACES MUST BE PROVIDED IN AN ENCLOSED GARAGE OR CARPORT. IN ALL OTHER MULTIPLE FAMILY RESIDENTIAL ZONES, PARKING SPACES LOCATED WITHIN THE REAR HALF OF THE LOT MAY BE IN A GARAGE OR CARPORT, COVERED, OR UNCOVERED; ALL OTHER PARKING SPACES MUST BE IN AN ENCLOSED GARAGE.

7. ALL PARKING AREAS THAT ARE NOT LOCATED WITHIN AN ENCLOSED GARAGE MUST COMPLY WITH THE FOLLOWING:

PARKING AREAS MUST BE LOCATED, ARRANGED, AND/OR SCREENED WITH OPAQUE MATERIAL SO THAT THE PARKING SPACES AND BACKUP AREAS ARE NOT VISIBLE FROM A PUBLIC STREET PARKING AREAS MUST BE ENCLOSED AT THE PROPERTY LINES BY A MASONRY WALL AT LEAST SIX (6) FEET TALL EXCEPT WHERE VEHICLE ACCESS OCCURS. THIS REQUIREMENT MAY BE WAIVED BY THE COMMUNITY DEVELOPMENT DIRECTOR UPON A FINDING THAT PROVIDING A WALL MAY ENDANGER THE PUBLIC HEALTH, SAFETY, OR WELFARE.

8. ALL PARKING SPACES, DRIVEWAYS, BACKUP AREAS, AND ACCESS AISLES MUST BE DESIGNED AND CONSTRUCTED PER THE REQUIREMENTS OF ARTICLE 14 OF THIS CHAPTER. 9. DRIVEWAYS MUST LEAD DIRECTLY FROM A PUBLIC STREET OR ALLEY TO A REQUIRED PARKING AREA USING THE SHORTEST AND MOST DIRECT ROUTE FEASIBLE.

10. DRIVEWAYS MUST BE IMPROVED WITH CEMENT CONCRETE, ASPHALT, BRICK, PAVERS, OR A SIMILAR PERMANENT SURFACE APPROVED BY THE TRAFFIC ENGINEER. PORTIONS OF DRIVEWAYS WITHIN REQUIRED FRONT AND STREET-FACING SIDE YARD AREAS AND OTHERWISE READILY VISIBLE FROM A PUBLIC RIGHT-OF-WAY MUST BE IMPROVED WITH DECORATIVE PAVEMENT, BRICK, PAVERS, OR A SIMILAR DECORATIVE SURFACE APPROVED BY THE CITY PLANNER AND TRAFFIC ENGINEER.

11. DRIVEWAYS MUST BE NO LESS THAN 10 FEET WIDE AND NO MORE THAN 20 FEET WIDE AND MUST REMAIN CLEAR AND UNOBSTRUCTED BY ANY STRUCTURAL ELEMENTS OR VEGETATION. 12. A MINIMUM BACKUP TURNING RADIUS OF 24 FEET MUST BE PROVIDED FOR ALL PARKING

13. A CURB CUT FOR A DRIVEWAY MUST BE NO WIDER THAN 18 FEET. NO MORE THAN ONE (1) CURB CUT MAY BE PROVIDED ON EACH STREET FRONTAGE FOR EACH 100 FEET OF LOT FRONTAGE ON THAT STREET, EXCEPT THAT LOTS WITH LESS THAN 100 FEET OF FRONTAGE MAY PROVIDE ONE (1) CURB CUT. CURB CUTS MUST BE SEPARATED BY AT LEAST 20 FEET OF UNCUT CURB.

14. BICYCLE PARKING AREAS MUST HAVE AS MANY BICYCLE RACKS AS THE REQUIRED NUMBER OF BICYCLE PARKING SPACES. ALL BICYCLE PARKING SPACES MUST BE SECURED AND WEATHER PROTECTED BY AN OVERHEAD COVERING. BICYCLE PARKING AREAS MAY NOT BE LOCATED IN A REQUIRED SIDE OR REAR YARD SETBACK AREA.

12. EACH DWELLING UNIT MUST HAVE A DIRECT VIEW ONTO EITHER A PUBLIC STREET OR ON-SITE OPEN SPACE AS FOLLOWS:

EACH DWELLING UNIT MUST HAVE ONE (1) OR MORE WINDOWS (WHICH, FOR THE PURPOSES OF THIS SECTION, INCLUDES OTHER TRANSPARENT MATERIALS SUCH AS SLIDING GLASS DOORS) WITH A COMBINED MINIMUM WIDTH OF EIGHT (8) FEET LOCATED ON THE SAME WALL IN A PRIMARY COMMON LIVING AREA (NOT A BEDROOM).

		E Contraction of the second se
	В.	SUCH WINDOWS MAY BE LOCATED ON A FRONT OR STREET-FACING SIDE YARD ELEVATION SO AS TO PROVIDE A DIRECT VIEW OF A PUBLIC STREET. ALLEYS MA USED TO SATISFY THIS REQUIREMENT.
	C.	IF NOT LOCATED ON A FRONT OR STREET-FACING SIDE YARD ELEVATION FACIN PUBLIC STREET. SUCH WINDOWS MUST FACE AND PROVIDE A DIRECT VIEW OF
	D.	OPEN SPACE. SUCH WINDOWS MOST FACE AND FROUDE A DIRECT VIEW OF OPEN SPACE. SUCH OPEN SPACE MUST BE THE REQUIRED COMMON OPEN SPACE MUST BE ADDITIONAL OPEN SPACE THAT SATISFIES ALL COMMON OPEN SPACE REQUIREMENTS INCLUDING BUT NOT LIMITED TO MINIMUM DIMENSIONS AND LANDSCAPING, AND MAY NOT CONTAIN PARKING AREAS OR DRIVEWAYS. FOR P WITH FIVE (5) OR FEWER UNITS THAT PROVIDE 200 SQUARE FEET OF PRIVATE OF
		SPACE PER UNIT IN LIEU OF COMMON OPEN SPACE, THE WINDOWS MAY FACE A OPEN SPACE AREA SO LONG AS THE AREA PROVIDES MINIMUM DIMENSIONS OF BY 10 FEET AND IS THE PRIVATE OPEN SPACE BELONGING TO THE SAME UNIT.
L.	AMENITIES	δ.

1. ON-SITE AMENITIES MUST BE PROVIDED AS FOLLOWS. ANY OF THE AMENITY ITEMS LISTED BELOW MAY BE SUBSTITUTED WITH A COMPARABLE AMENITY SUBJECT TO APPROVAL BY THE DIRECTOR.

- Α. OUTDOOR SEATING. FOR PROJECTS WITH 21 TO 99 UNITS, TWO (2) DIFFERENT ITEMS FROM SUBSECTION (A) VOLLEYBALL AREA, ACTIVITY ROOM, SAUNA, OR PUTTING GREEN.
- WITH A MINIMUM AREA OF 400 SQUARE FEET. 2. ALL AMENITIES MUST COMPLY WITH THE FOLLOWING REQUIREMENTS:
- A. ALL AMENITIES MUST BE CONSTRUCTED OF HIGH QUALITY MATERIALS AND BY THE DIRECTOR.
- ALL AMENITIES MUST FOLLOW THE SAME DESIGN CONCEPT AND ARCHITECTURE AS THE STRUCTURES.
- INDOOR AMENITIES MUST BE READILY ACCESSIBLE BY ALL TENANTS.

COMMON OPEN SPACE REQUIREMENT.

M. PEDESTRIAN CIRCULATION.

- SITE AND OFF-SITE LOCATIONS AND FEATURES:
- COMMON BUILDING/PROJECT ENTRIES AND INDIVIDUAL UNIT ENTRIES PARKING GARAGES AND SURFACE PARKING AREAS
- BICYCLE PARKING AREAS SITTING AREAS
- TRASH COLLECTION AREAS PUBLIC SIDEWALKS TRANSIT STOPS G.
- DIRECTOR.

3. IF A PEDESTRIAN PATH IS INCLUDED ON ONE (1) OR MORE SIDES OF A VEHICLE DRIVEWAY, ACCESS AISLE, OR PARKING AREA, SUCH PATH MUST BE DIFFERENTIATED FROM THE VEHICLE CIRCULATION AREA BY A CHANGE IN COLOR, MATERIAL, AND/OR TEXTURE.

N. LANDSCAPING.

LANDSCAPING MUST BE PROVIDED FOR EVERY LOT, YARD, OPEN SPACE AREA, AND PARKING AREA AS PROVIDED IN THIS SUBSECTION. FOR THE PURPOSES OF THIS SUBSECTION. "LANDSCAPE AREA" MEANS AN AREA COVERED WITH SOIL AND PLANTED WITH TREES, SHRUBS, TURF/LAWN, OR OTHER VEGETATION, INCLUDING PERMANENT PLANTERS.

3.	ALL LANDSCAPE AREAS MUST PROVIDE MI
A.	12 INCHES FOR AREAS PLANTED WITH
в	18 INCHES FOR PLANTERS AND AREAS

3 FEET FOR PLANTERS OR AREAS PLANTED WITH TREES

4. EACH PLANTER AND LANDSCAPE AREA MUST HAVE NO DIMENSION OR DIAMETER LESS THAN THREE (3) FEET.

5. NO MORE THAN 35 PERCENT OF THE TOTAL LANDSCAPE AREA OF THE LOT AS A WHOLE MAY BE OCCUPIED BY TURF OR LAWN. THE REMAINING LANDSCAPE AREA MUST BE OCCUPIED BY GROUND COVER, VINES, ORNAMENTAL GRASSES, SMALL SHRUBS, AND/OR SEASONAL FLOWERING PLANTS. ALL LANDSCAPE AREA NOT OCCUPIED BY TURF OR GROUND COVER MUST BE COVERED WITH MULCH TO REDUCE WATER EVAPORATION AND CONSUMPTION AND WEED GROWTH.

6. AT LEAST 50 PERCENT OF THE TOTAL LANDSCAPE AREA OF THE LOT AS A WHOLE MUST BE PLANTED WITH SHRUBS AT A RATE OF ONE (1) SHRUB PER 10 SQUARE FEET.

- 7. TREES MUST BE PROVIDED IN ALL YARD AREAS AS FOLLOWS: EACH YARD AREA, SUBJECT TO NORMAL ROUNDING PROCEDURES.
- THAN ONE (1) TREE MUST BE PROVIDED FOR EACH OF THE FRONT, INTERIOR SIDE, AND STREET-FACING SIDE YARDS AND NO LESS THAN TWO (2) TREES MUST BE PROVIDED FOR
- THE REAR YARD.
- TREES IN FRONT YARD AREAS MUST BE COMPLEMENTARY TO STREET TREES AS D.
- 8. ALL REQUIRED COMMON OPEN SPACE AREAS MUST BE LANDSCAPED AS FOLLOWS: Α.
- OF LANDSCAPE AREA.
- B. PEDESTRIANS C.
- DIRECTOR APPROVAL ALL OTHER TREES MUST BE AT LEAST 15-GALLON SIZE.
- 9. ALL BUFFER AREAS REQUIRED BY SECTION 10-1-628(F) MUST BE LANDSCAPED AS FOLLOWS:
- ALL NON-HARDSCAPED AREAS WITHIN THE BUFFER AREA MUST BE LANDSCAPED. Β.

11. ALL PLANTERS MUST BE CONSTRUCTED OF PERMANENT MASONRY OR CONCRETE CONSTRUCTION. ALL PLANTERS MUST PROVIDE DRAINAGE DIRECTLY INTO A DRAINAGE SYSTEM.

12. ALL LANDSCAPE AREAS MUST INCLUDE A PERMANENT FULLY AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEMS MUST UTILIZE WATER CONSERVATION DESIGN CONCEPTS INCLUDING BUT NOT LIMITED TO LOW-FLOW SPRINKLER HEADS AND BUBBLERS, DRIP SYSTEMS, ZONE SEPARATION, MICROCLIMATE CONSIDERATIONS, AND MOISTURE SENSORS. IRRIGATION SYSTEMS MAY OPERATE ONLY BETWEEN THE HOURS OF 9 P.M. AND 6 A.M.

13. ALL LANDSCAPING, AS PLANTED PURSUANT TO THE APPROVED LANDSCAPING PLANS, AND RELATED IRRIGATION SYSTEMS. MUST BE PROPERLY MAINTAINED IN REASONABLY GOOD CONDITION, AND ANY WEEDS OR DECAYED OR DEAD VEGETATION SHALL BE REMOVED. THIS REQUIREMENT APPLIES AT ALL TIMES DURING THE LIFE OF THE PROJECT, AND IT SHALL BE UNLAWFUL FOR ANY LANDOWNER, AND PERSON HAVING LEAVING, OCCUPYING OR HAVING CHARGE OR POSSESSION OF ANY PROPERTY TO VIOLATE THIS PROVISION.

14. ALL LANDSCAPING MUST BE DESIGNED AND INSTALLED SO AS TO REACH MATURITY WITHIN FIVE (5) YEARS OF THE PLANTING DATE.

15. LANDSCAPING PLANS DEMONSTRATING COMPLIANCE WITH THE LANDSCAPING REQUIREMENTS MUST BE PREPARED BY A REGISTERED LANDSCAPE ARCHITECT. FINAL SPECIES SELECTION AND PLACEMENT OF ALL TREES AND VEGETATION MUST BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND THE PARK, RECREATION AND COMMUNITY SERVICES DIRECTOR.

MATERIALS AND COLORS.

SIMILAR PROPORTIONS. IF THE FRONT FACADE UTILIZES MORE THAN ONE (1) MATERIAL, THE

3. WHEN MORE THAN ONE (1) PALETTE OF MATERIALS IS USED FOR MULTIPLE STRUCTURES WITHIN A SINGLE PROJECT, THE PRIMARY MATERIALS MUST BE THE SAME FOR ALL STRUCTURES; ONLY SECONDARY MATERIALS MAY BE CHANGED AMONG THE STRUCTURES. THIS REQUIREMENT MAY BE WAIVED BY THE COMMUNITY DEVELOPMENT DIRECTOR FOR PROJECTS WITH FREESTANDING UNITS OR TOWNHOUSES WHERE ARCHITECTURAL VARIETY AMONG STRUCTURES IS DEEMED APPROPRIATE BY THE DIRECTOR.

UTILIZED FOR BUILDING FACADES.

SPACES.

OPEN SPACE.

N A FRONT OR STREET-FACING SIDE YARD CT VIEW OF A PUBLIC STREET, ALLEYS MAY NOT BE

EET-FACING SIDE YARD ELEVATION FACING A ST FACE AND PROVIDE A DIRECT VIEW OF ON-SITE ST BE THE REQUIRED COMMON OPEN SPACE. OR HAT SATISFIES ALL COMMON OPEN SPACE LIMITED TO MINIMUM DIMENSIONS AND IN PARKING AREAS OR DRIVEWAYS. FOR PROJECTS PROVIDE 200 SQUARE FEET OF PRIVATE OPEN OPEN SPACE, THE WINDOWS MAY FACE A PRIVATE AREA PROVIDES MINIMUM DIMENSIONS OF 10 FEET

FOR PROJECTS WITH 20 OR FEWER UNITS, TWO (2) DIFFERENT ITEMS FROM THE FOLLOWING: GAZEBO, SPA, COOKING/EATING AREA WITH BUILT-IN BARBEQUE, FOUNTAIN, REFLECTION POOL, WATER GARDEN, OR PERMANENTLY AFFIXED

AND ONE (1) ADDITIONAL ITEM FROM THE FOLLOWING: LAP POOL, HANDBALL COURT, FOR PROJECTS WITH 100 OR MORE UNITS, TWO (2) DIFFERENT ITEMS FROM SUBSECTION (A), ONE (1) ITEM FROM SUBSECTION (B), AND ONE (1) ADDITIONAL ITEM FROM THE FOLLOWING: SWIMMING POOL, TENNIS COURT, PERMANENTLY EQUIPPED GYM OR EXERCISE ROOM WITH A MINIMUM AREA OF 300 SQUARE FEET, OR COMMUNITY ROOM

PERMANENTLY INSTALLED AS PART OF THE PROJECT, UNLESS OTHERWISE APPROVED

ALL OUTDOOR AMENITIES MUST BE LOCATED IN A REQUIRED COMMON OPEN SPACE AREA OR OTHER COMMON AREA THAT IS READILY ACCESSIBLE BY ALL TENANTS. ALL IF LOCATED WITHIN A REQUIRED COMMON OPEN SPACE AREA, THE AREA OCCUPIED BY THE AMENITIES MAY STILL BE COUNTED TOWARD THE REQUIRED COMMON OPEN SPACE AREA AND MINIMUM DIMENSIONS. INDOOR AMENITIES MAY NOT COUNT TOWARD THE

1. PEDESTRIAN CIRCULATION PATHS MUST BE PROVIDED TO CONNECT THE FOLLOWING ON-

COMMON OPEN SPACE AREAS INCLUDING PLAY AREAS, RECREATION AREAS, AND

2. PEDESTRIAN PATHS MUST HAVE A MINIMUM WIDTH OF 48 INCHES AND MUST BE IMPROVED WITH A DECORATIVE PAVED SURFACE, BRICK, PAVERS, OR SIMILAR MATERIAL APPROVED BY THE

INIMUM SOIL DEPTHS AS FOLLOWS:

I TURF OR GROUND COVER CHES FOR PLANTERS AND AREAS PLANTED WITH SHRUBS AND SIMILAR VEGETATION

A. TREES MUST BE PROVIDED AT A RATE OF ONE (1) TREE PER 40 LINEAR FEET OF YARD SPACE. THE REQUIRED NUMBER OF TREES MUST BE CALCULATED SEPARATELY FOR NOTWITHSTANDING THE NUMBER OF TREES REQUIRED BY SUBSECTION A, NO LESS

ONE (1) OR MORE OF THE TREES IN BOTH THE FRONT AND STREET-FACING SIDE YARDS

MUST BE AT LEAST 48-INCH BOX SIZE; ALL OTHER TREES MUST BE AT LEAST 24-INCH BOX

DETERMINED BY THE PARK, RECREATION AND COMMUNITY SERVICES DIRECTOR.

COMMON OPEN SPACE AREAS MUST HAVE A MINIMUM PERCENTAGE OF LANDSCAPE AREA AS SPECIFIED IN TABLE 10-1-628(A). IF COMMON OPEN SPACE IS PROVIDED IN MORE THAN ONE (1) AREA, EACH INDIVIDUAL AREA MUST PROVIDE THE MINIMUM PERCENTAGE

ALL LANDSCAPE AREAS WITHIN COMMON OPEN SPACE AREAS MUST BE ACCESSIBLE BY TREES MUST BE PROVIDED IN COMMON OPEN SPACE AREAS AT A RATE OF ONE (1) TREE PER 600 SQUARE FEET OF OPEN SPACE AREA, SUBJECT TO NORMAL ROUNDING PROCEDURES. IF COMMON OPEN SPACE IS PROVIDED IN MORE THAN ONE (1) AREA, THE NUMBER OF REQUIRED TREES MUST BE CALCULATED USING THE COLLECTIVE TOTAL OF COMMON OPEN SPACE AREA. THE REQUIRED NUMBER OF TREES MAY BE DISTRIBUTED AMONG THE COMMON OPEN SPACE AREAS AT THE DISCRETION OF THE APPLICANT WITH

AT LEAST ONE HALF (1/2) OF THE REQUIRED TREES MUST BE AT LEAST 24-INCH BOX SIZE.

AT LEAST ONE 24-INCH BOX TREE MUST BE PROVIDED EVERY 15 LINEAR FEET ALONG ANY LOT LINE THAT ABUTS OR IS ADJACENT TO A SINGLE FAMILY ZONED PROPERTY. THE LANDSCAPING AND TREES REQUIRED WITHIN THE BUFFER AREA MAY BE COUNTED TOWARD SATISFYING THE OVERALL LANDSCAPING AND TREE REQUIREMENTS FOR THE PROJECT. IF THE BUFFER AREA IS USED TO SATISFY A COMMON OPEN SPACE REQUIREMENT, THE LANDSCAPING AND TREES MAY ALSO BE COUNTED TOWARD SATISFYING THE COMMON OPEN SPACE LANDSCAPING AND TREE REQUIREMENTS.

1. A MINIMUM OF TWO (2) COLORS MUST BE USED ON THE PRIMARY STRUCTURE.

2. ALL BUILDING FACADES MUST UTILIZE THE SAME PALETTE OF MATERIALS IN THE SAME OR SAME COMBINATION OF MATERIALS MUST BE UTILIZED ON ALL FACADES.

4. GLASS CURTAIN WALLS AND OTHER TRANSPARENT OR REFLECTIVE MATERIALS MAY NOT BE

R. WINDOWS AND AWNINGS.

 FRAMES, SILLS, OR SIMILAR ARCHITECTURAL ELEMENTS MUST BE USED AROUND ALL WINDOWS ON ALL ELEVATIONS WHEN APPROPRIATE TO THE ARCHITECTURAL STYLE. ALL FRAMES, SILLS, AND SIMILAR ELEMENTS MUST BE CONSISTENT WITH OR COMPLEMENTARY TO THE ARCHITECTURAL STYLE.

2. THE FOLLOWING REQUIREMENTS APPLY TO ALL AWNINGS, IF USED:

AWNINGS MAY NOT EXTEND DOWNWARD TO COVER MORE THAN 25 PERCENT OF A

WINDOW FACE. BUBBLE AWNINGS ARE PROHIBITED. VINYL, PLASTIC, AND RIBBED METAL AWNINGS ARE PROHIBITED. С.

S. ROOF DESIGN AND MASSING.

1. CHANGES IN ROOF HEIGHTS AND SHAPES MUST BE USED TO AVOID LONG FLAT WALLS AND BREAK UP THE MASS OF THE STRUCTURE. 2. ROOF MANSARDS AND PARAPETS, WHEN USED, MUST CONTINUE AROUND ALL BUILDING

ELEVATIONS, WHETHER OR NOT THEY ARE VISIBLE FROM THE STREET. 3. ROOF MATERIALS AND COLORS MUST COMPLEMENT THE BUILDING MATERIALS AND COLORS AND THE ARCHITECTURAL STYLE.

4. PARAPETS, WHEN USED, MUST PROVIDE VISUAL INTEREST AND VARIETY IN A MANNER CONSISTENT WITH THE ARCHITECTURAL STYLE AND FACADE OF THE BUILDING.

5. ALL ROOF MOUNTED EQUIPMENT MUST BE SCREENED FROM VIEW THROUGH THE USE OF ARCHITECTURAL SCREENING SYSTEMS THAT ARE VISUALLY INTEGRATED INTO THE BUILDING DESIGN AND CONSISTENT WITH THE ARCHITECTURAL STYLE, MATERIALS, AND COLOR. T. ENTRIES AND PORCHES.

1. ALL UNIT AND PROJECT ENTRIES MUST SERVE AS A PRIMARY DESIGN ELEMENT THROUGH CHANGES IN BUILDING FOOTPRINT, ELEVATION, VOLUME, AND/OR LANDSCAPING. 2. NO UNIT OR PROJECT ENTRY MAY OPEN DIRECTLY ONTO A PARKING AREA, DRIVEWAY, OR

OTHER VEHICLE CIRCULATION AREA. THIS REQUIREMENT IS NOT INTENDED TO PROHIBIT SECONDARY ENTRIES THAT PROVIDE ACCESS FROM A PRIVATE GARAGE THAT SERVES THE INDIVIDUAL UNIT.

3. THE MAXIMUM PERMITTED HEIGHT FOR ANY PORCH ENCLOSURE IS 42 INCHES, OR 36 INCHES IF THE PORCH OR A PORTION THEREOF PROJECTS INTO THE REQUIRED FRONT OR STREET-FACING SIDE YARD SETBACK AREA.

U. BALCONIES AND STAIRWAYS.

1. BALCONIES MUST HAVE ARCHITECTURAL ELEMENTS THAT ARE CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE STRUCTURE.

2. BALCONIES MUST BE ENCLOSED IN A MANNER CONSISTENT WITH THE ARCHITECTURAL STYLE.

3. BALCONIES MUST BE A MINIMUM OF THREE (3) FEET DEEP. WHEN USED TO SATISFY THE PRIVATE OPEN SPACE REQUIREMENT, BALCONIES MUST BE A MINIMUM OF FIVE (5) FEET DEEP.

4. BALCONIES ON ELEVATIONS THAT ABUT OR ARE ADJACENT TO SINGLE FAMILY ZONED PROPERTIES MUST BE ENCLOSED BY A SOLID OPAQUE WALL NO LESS THAN FIVE (5) FEET TALL.

5. EXTERIOR STAIRWAYS MUST BE TREATED AS A DESIGN ELEMENT THAT IS INTEGRAL TO THE MAIN STRUCTURE AND CONSISTENT WITH THE ARCHITECTURAL STYLE. V. TRASH COLLECTION AREAS.

1. ALL MULTIFAMILY PROJECTS MUST PROVIDE A DESIGNATED ON-SITE TRASH AND RECYCLING COLLECTION AREA. 2. PROJECTS WITH FOUR (4) OR MORE DWELLING UNITS MUST PROVIDE A DESIGNATED ON-SITE

TRASH AND RECYCLING COLLECTION AREA NO SMALLER THAN SEVEN (7) FEET BY EIGHT (8) FEET. UNLESS A SMALLER SIZE IS APPROVED BY THE PUBLIC WORKS DIRECTOR. WHEN LOCATED OUTSIDE OF A STRUCTURE, THE COLLECTION AREA MUST BE ENCLOSED ON THREE (3) SIDES BY A MASONRY WALL NO LESS THAN SIX (6) FEET TALL.

3. THE MATERIALS, COLORS, AND FINISH OF TRASH ENCLOSURES LOCATED OUTSIDE OF A STRUCTURE MUST BE CONSISTENT WITH OR COMPLEMENTARY TO THE ARCHITECTURAL STYLE OF THE BUILDING W. LIGHTING.

1. LIGHTING MUST BE PROVIDED IN ALL COMMON AREAS INCLUDING, BUT NOT LIMITED TO: PARKING GARAGES, OUTDOOR PARKING AREAS, COMMON OPEN SPACE AREAS, PEDESTRIAN PATHS, STAIRWAYS, AND HALLWAYS.

2. OUTDOOR LIGHTING FIXTURES MUST BE POSITIONED AND DIRECTED SO AS NOT TO SHINE OR CAUSE GLARE ONTO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY.

3. FREE-STANDING LIGHTING FIXTURES MUST BE NO TALLER THAN EIGHT (8) FEET AS MEASURED FROM THE ABUTTING GROUND SURFACE OR FLOOR LEVEL.

4. ALL LIGHTING FIXTURES MUST BE CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.

X. MASTER TELEVISION CABLE SYSTEM.

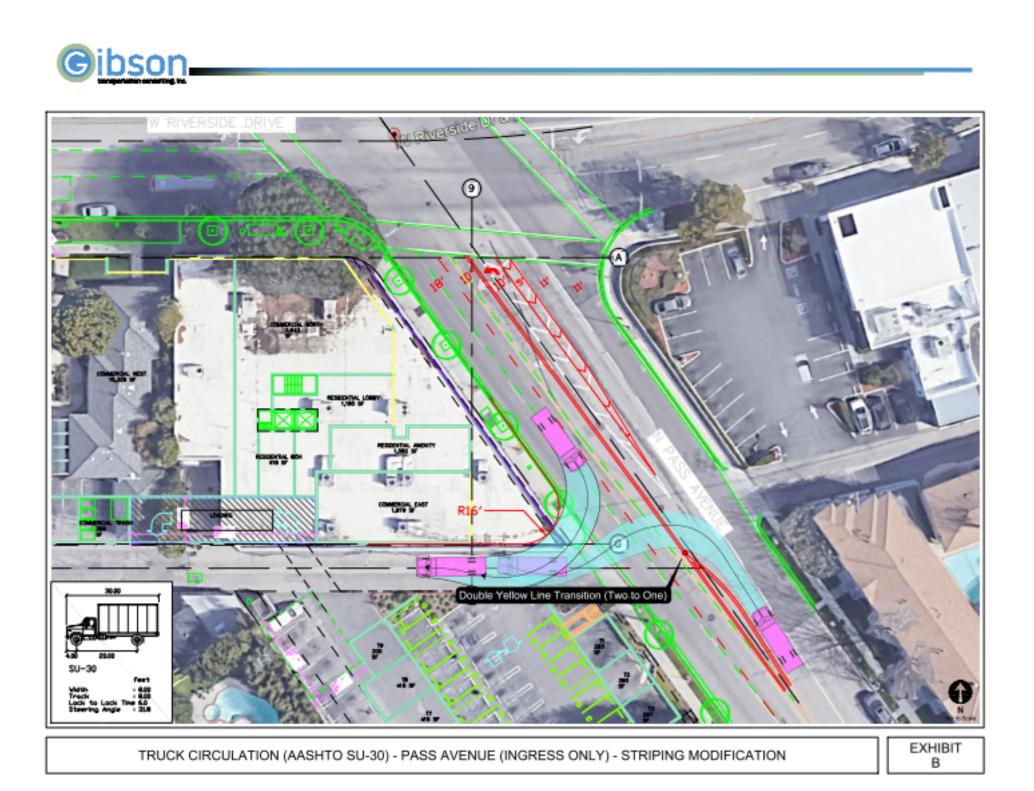
A MASTER TELEVISION CABLE SYSTEM WITH ONE (1) OR MORE TELEVISION CABLE OUTLETS IN EACH INDIVIDUAL UNIT MUST BE PROVIDED. [FORMERLY NUMBERED SECTION 31-44; AMENDED BY ORD. NO. 15-3,860, EFF. 2/27/15; 3750, 3730; 3690, 3676, 3535, 3255, 3139, 3058, 2725, 2640, 2616, 2387, 2386, 2371.]

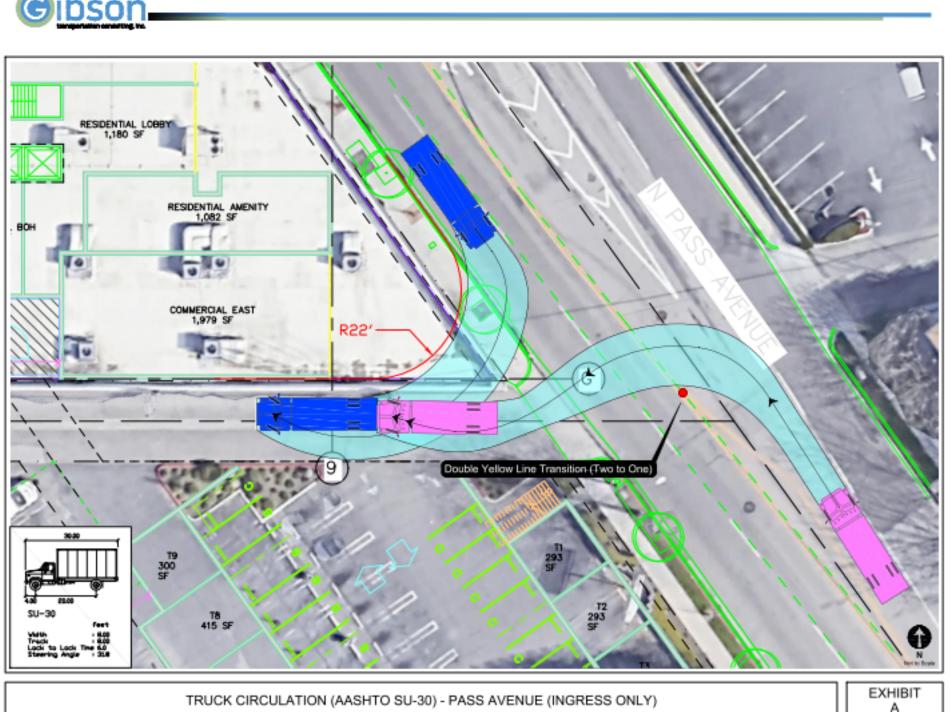
CITY OF BURBANK PUBIC WORKS.

APPLICANT SHALL PROTECT IN PLACE ALL SURVEY MONUMENTS (CITY, COUNTY, STATE, FEDERAL, AND PRIVATE). PURSUANT TO CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 8771, WHEN MONUMENTS EXIST THAT MAY BE AFFECTED BY THE WORK, THE MONUMENTS SHALL BE LOCATED AND REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR OR LICENSED CIVIL ENGINEER LEGALLY AUTHORIZED TO PRACTICE LAND SURVEYING, PRIOR TO CONSTRUCTION, AND A CORNER RECORD OR RECORD OF SURVEY OF THE REFERENCES SHALL BE FILED WITH THE COUNTY SURVEYOR. A PERMANENT MONUMENT SHALL BE RESET, OR A WITNESS MONUMENT OR MONUMENTS SET TO PERPETUATE THE LOCATION IF ANY MONUMENT THAT COULD BE AFFECTED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE FILED WITH THE COUNTY SURVEYOR PRIOR TO THE RECORDING OF A CERTIFICATE OF COMPLETION FOR THE PROJECT.







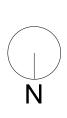


SU-30 EXHIBITS A & B

Handback Brook	_
PROJECT 4100 RIVERSIDE 4100, 4108 & 4110 W BURBANK, CA 9150	
DRAWING GENERAL NOTES, S CIRCULATION DIAG	
SCALE @ ARCH E1 12" = 1'-0"	DATE PRINTED 2323-11-20
DRAWN BY Author	CHECKED BY Checker
JOB NUMBER 200151	
DRAWING NO.	G.010

mail@hawkinsbrown.com

hawkinsbrown.com



8500 Steller Drive

Culver City, CA 90232

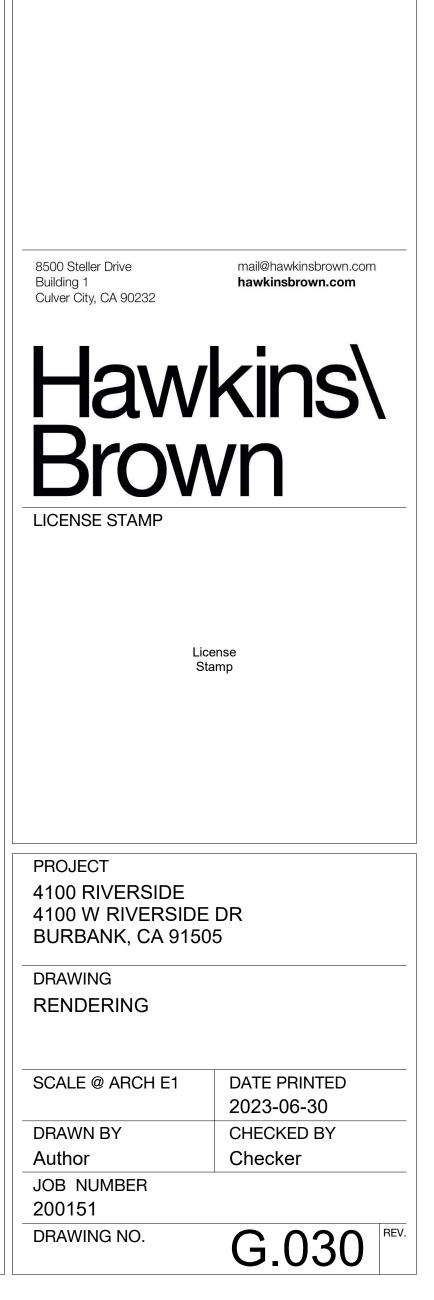
Building 1

SCALE THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ALL WORK MUST COMPLY WITH LOCAL STANDARDS AND REGULATIONS. TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S SPECIFICATION AND OTHER CONSULTANT INFORMATION.		
DATE	DESCRIPTION	REV
2323-11-20	DENSITY BONUS APPLICATION UPDATE	
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KEY		

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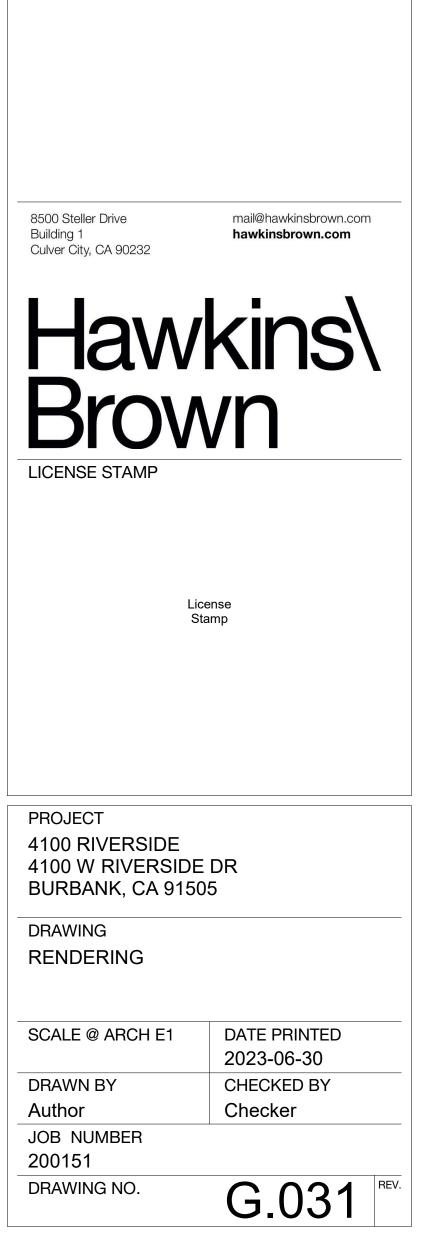
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CONTRACTOR. ALL WORK MUST COMPLY WITH LOCAL STANDARDS AND REGULATIONS. TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S SPECIFICATION AND OTHER CONSULTANT INFORMATION. DATE DESCRIPTION
2023-06-30 DENSITY BONUS APPLICATION KEY

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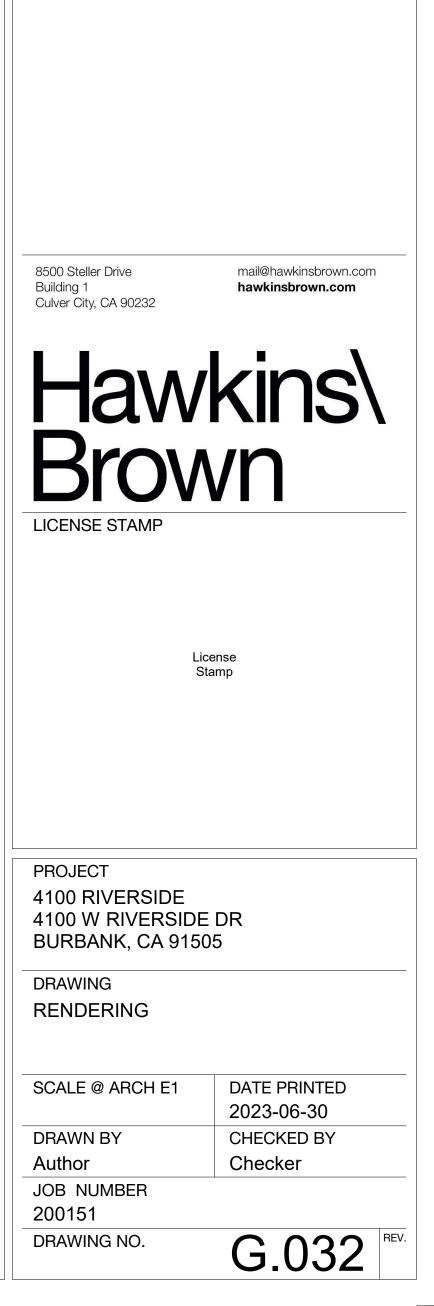


CONTRACTOR. ALL WORK MUST COMPLY WITH LOCAL STANDARDS AND REGULATIONS. TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S SPECIFICATION AND OTHER CONSULTANT INFORMATION.		
DATE	DESCRIPTION DENSITY BONUS APPLICATION	REV
2023-06-30	DENSITY BONUS APPLICATION	

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 CONTRACTOR. ALL WORK MUST COMPLY WITH LOCAL STANDARDS AND REGULATIONS. TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S SPECIFICATION AND OTHER CONSULTANT INFORMATION.

 Image: Construction of the construc

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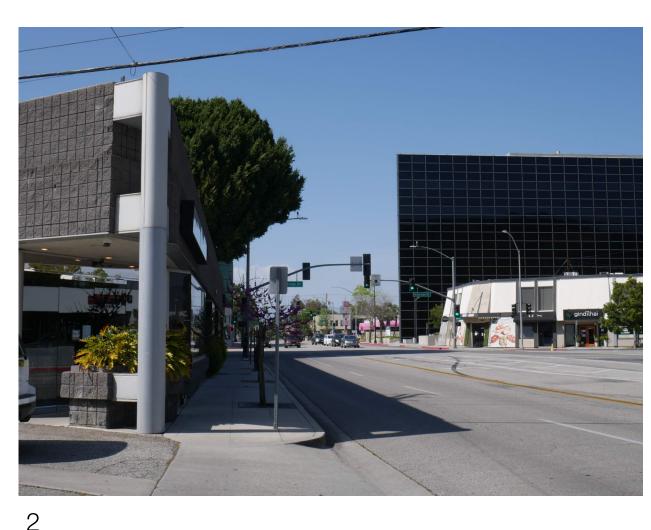
AND UNPUBLISHED WORK OF THE ARCHITECT

AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. DO NOT

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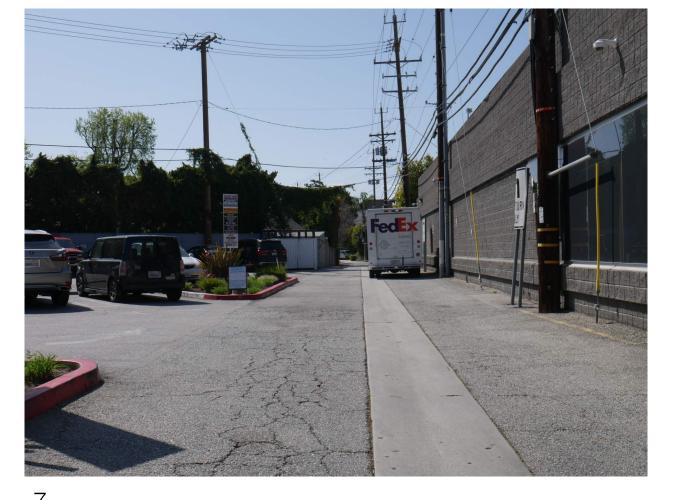


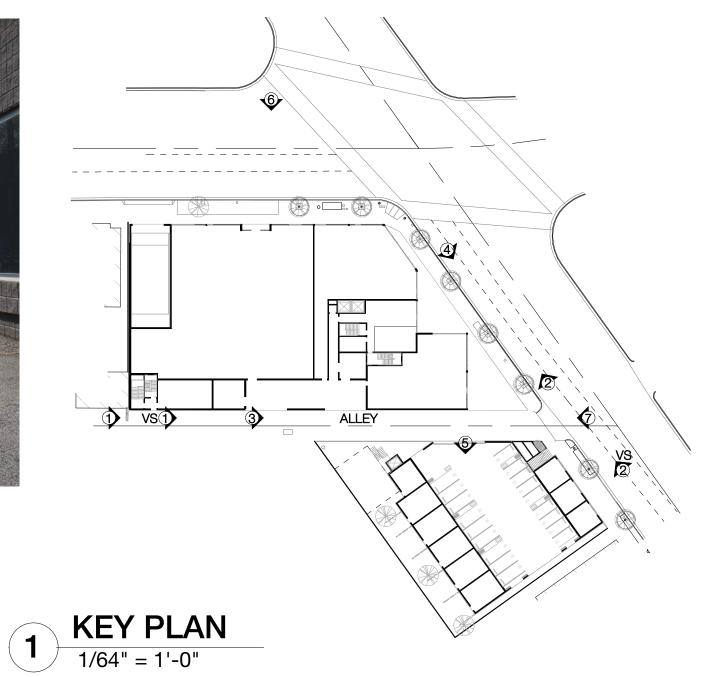


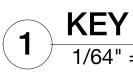


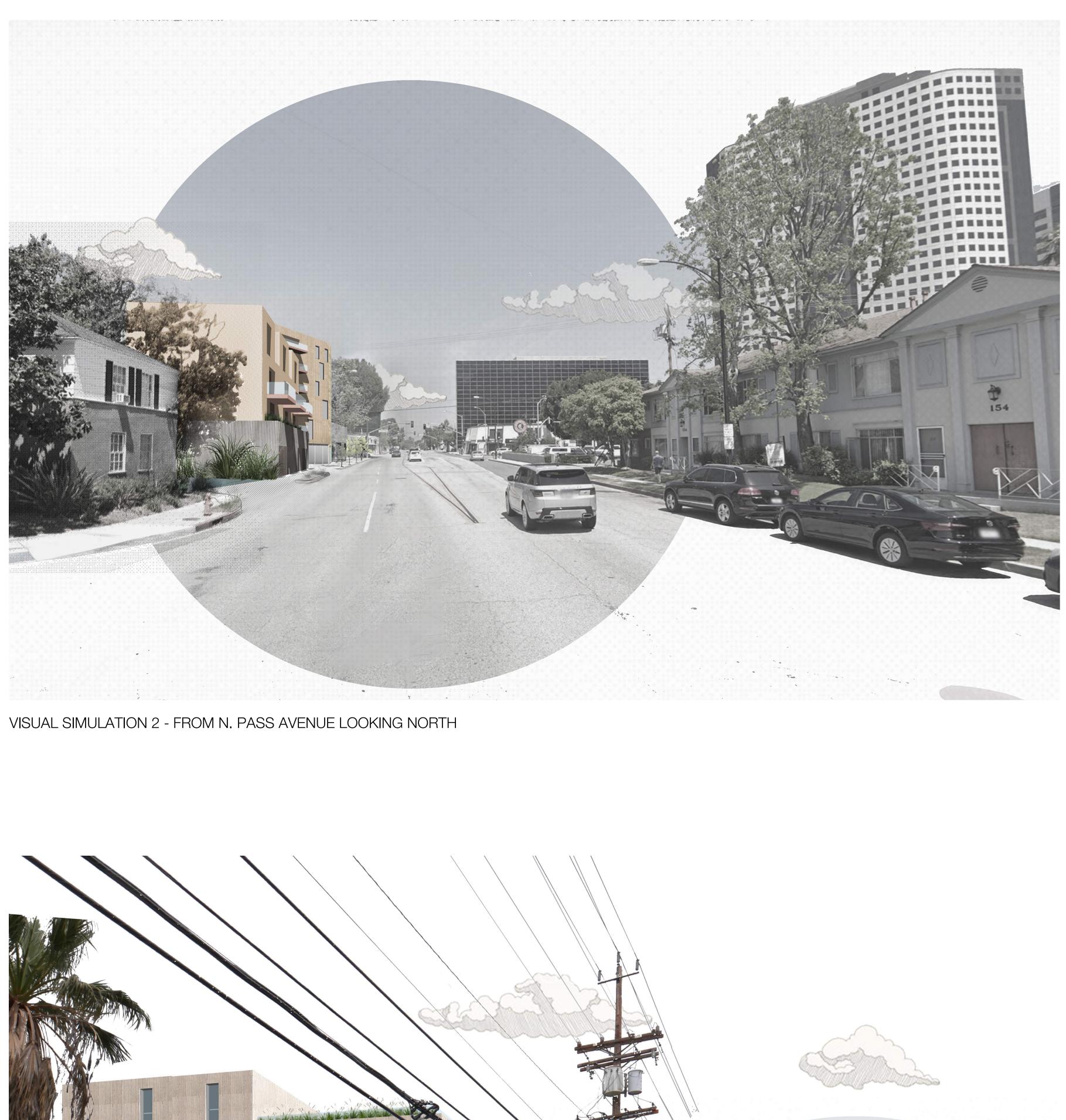






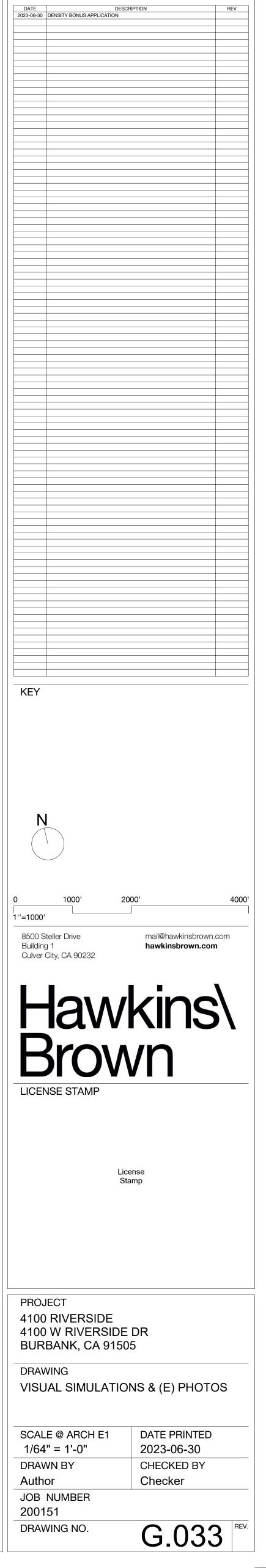








VISUAL SIMULATION 1 - FROM ALLEY LOOKING EAST



4100 Riverside Materials Board

Top row, Left to Right Glazed terracotta tile,

blue 'Kebony' wood cladding system

Concrete vertical surface, board-formed

Middle row, Left to Right

Glazed terracotta tile, blue

Slatted wood screen system

Concrete flooring, neutral color

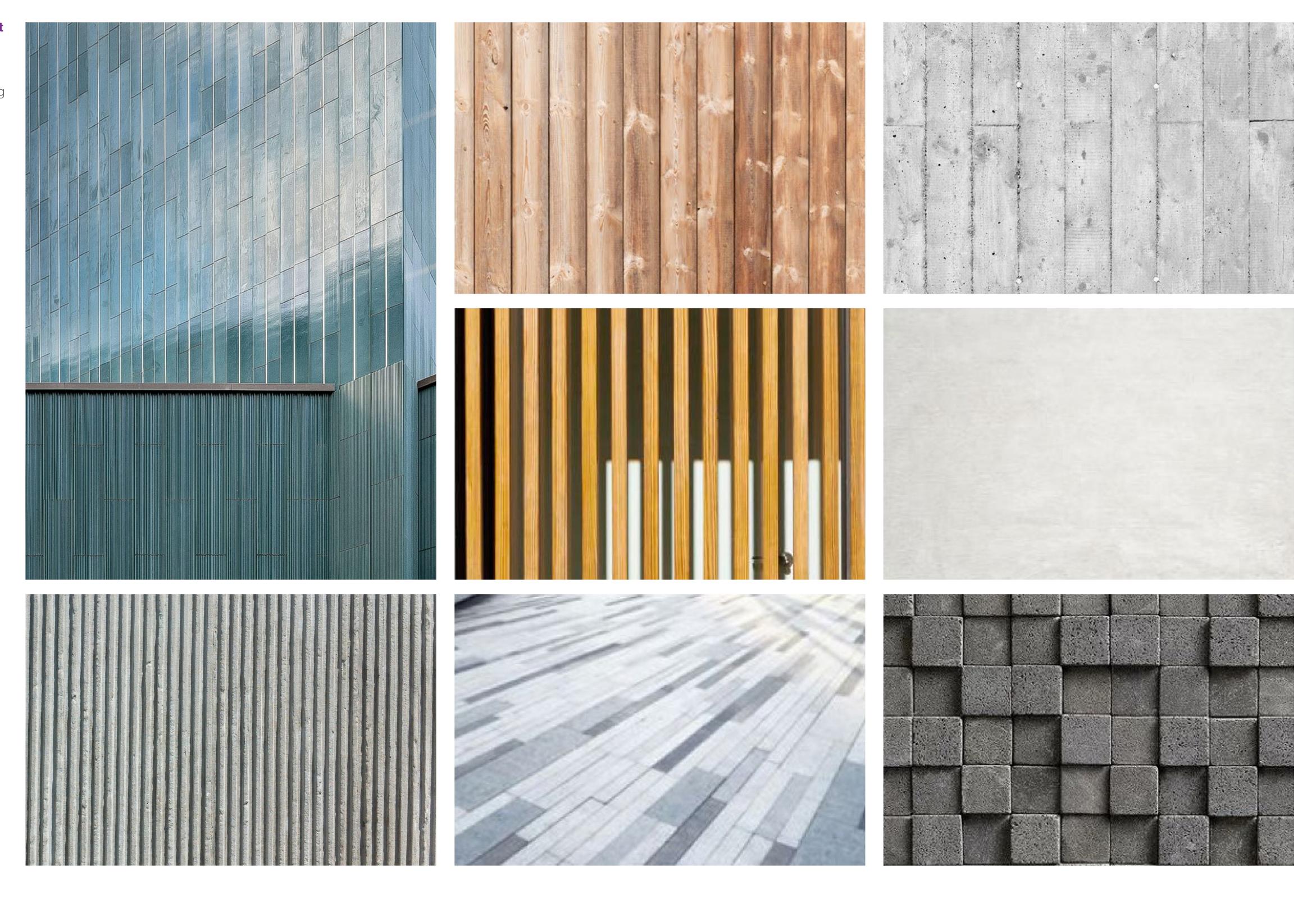
Bottom row, Left to Right

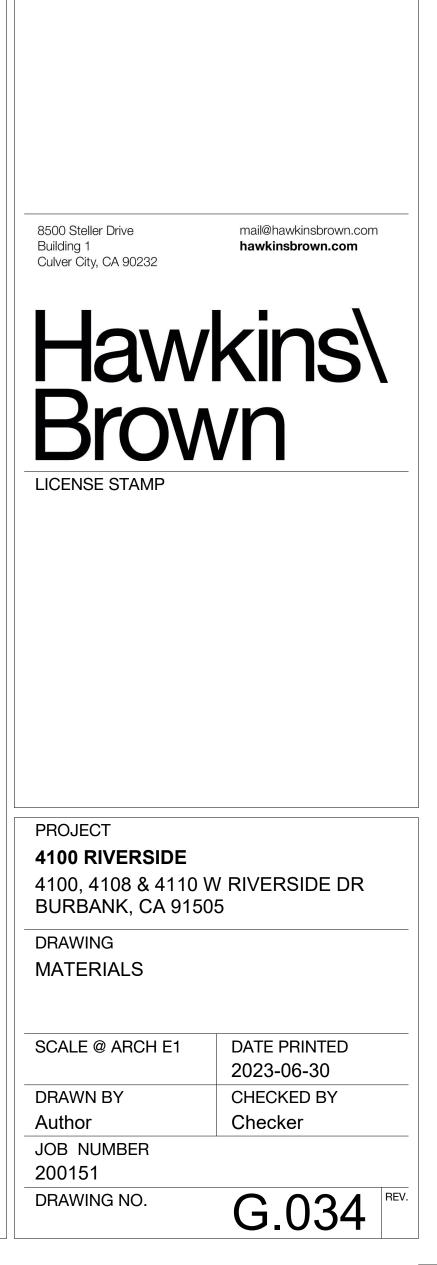
Raked stucco, integral color to be selected

Linear concrete paver hardscape

Shadow blocks, Projected



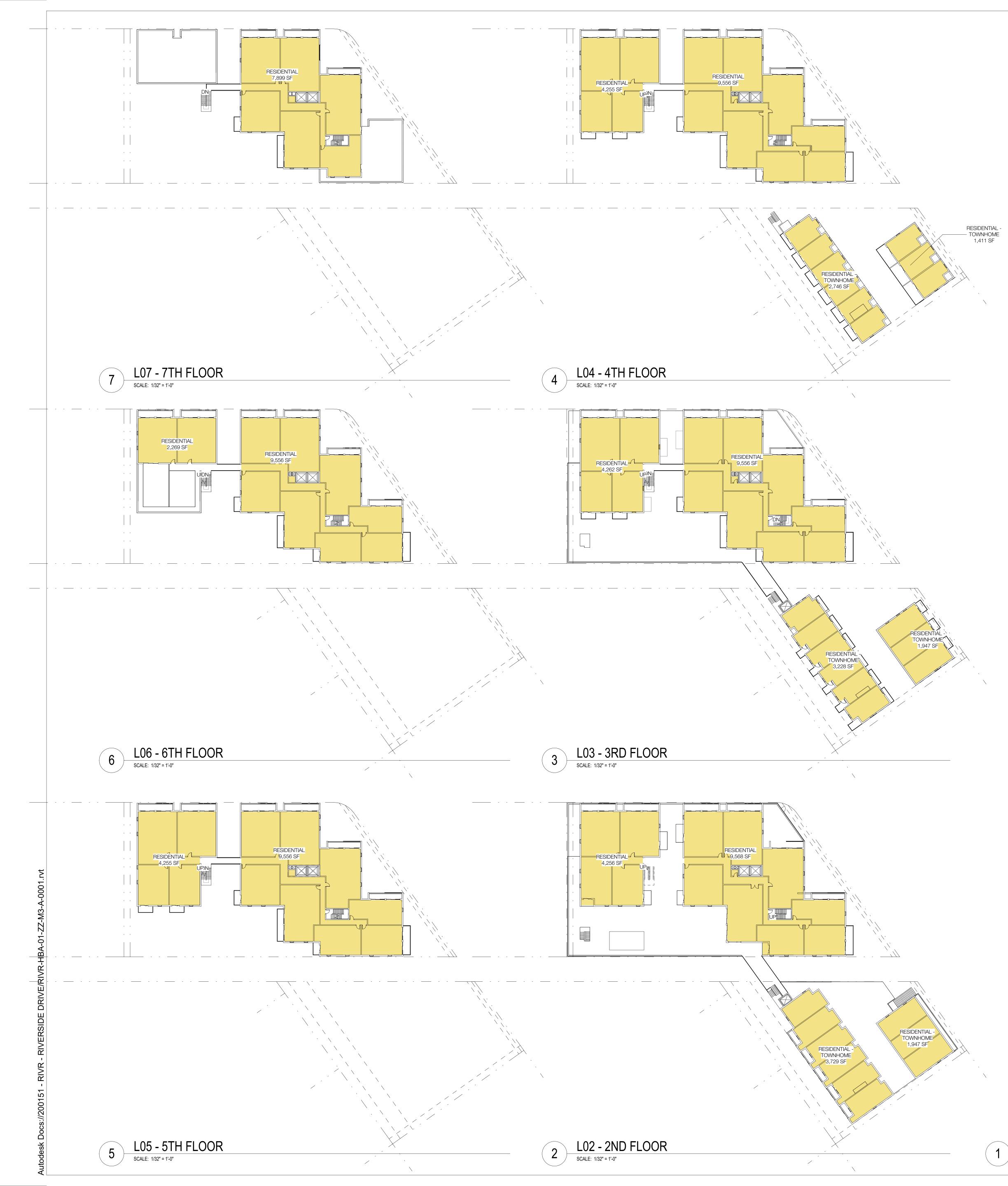




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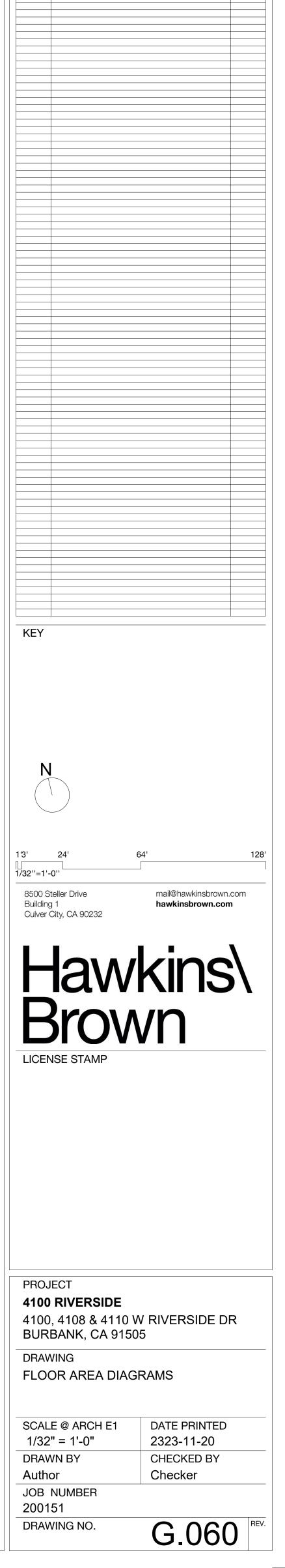
FLOOR AREA BY PARCEL	
NAME	AREA
COMMERCIAL	12,300 SF
COMMERCIAL SHARED	680 SF
RESIDENTIAL	8,996 SF
SHARED	321 SF
	22,297 SF
NORTH	
COMMERCIAL	16,711 SF
RESIDENTIAL	77,108 SF
	93,819 SF
SOUTH	
RESIDENTIAL - TOWNHOME	18,382 SF
	18,382 SF
TOTAL AREA	134,498 SF

FLOOR AREA BY LE	VEL
NAME	AREA
L01 - 1ST FLOOR	
COMMERCIAL	16,711 SF
COMMERCIAL SHARED	680 SF
RESIDENTIAL	2,120 SF
RESIDENTIAL - TOWNHOME	3,374 SF
	22,885 SF
L02 - 2ND FLOOR	
RESIDENTIAL	13,824 SF
RESIDENTIAL - TOWNHOME	5,676 SF
	19,500 SF
L03 - 3RD FLOOR	
RESIDENTIAL	13,818 SF
RESIDENTIAL - TOWNHOME	5,175 SF
	18,993 SF
L04 - 4TH FLOOR	
RESIDENTIAL	13,811 SF
RESIDENTIAL - TOWNHOME	4,157 SF
	17,968 SF
L05 - 5TH FLOOR	
RESIDENTIAL	13,811 SF
	13,811 SF
L06 - 6TH FLOOR	
RESIDENTIAL	11,825 SF
	11,825 SF
L07 - 7TH FLOOR	
RESIDENTIAL	7,899 SF
	7,899 SF
TOTAL AREA	112,881 SF

FLOOR AREA - RESIDEN	ITIAL
NAME	AREA
RESIDENTIAL	77,108 SF
RESIDENTIAL - TOWNHOME	18,382 SF
TOTAL RESIDENTIAL AREA	95,490 SF

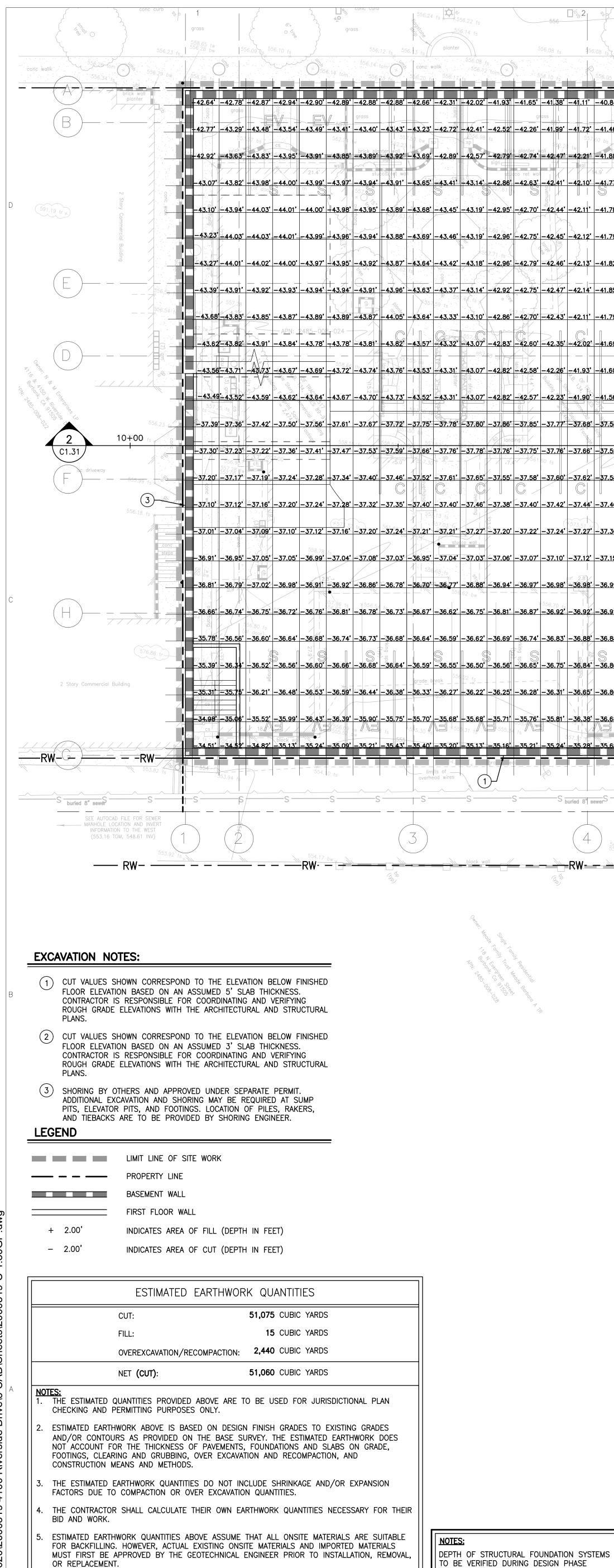
FLOOR AREA - COMMERCIAL	
NAME	AREA
COMMERCIAL	16,711 SF
COMMERCIAL SHARED	680 SF
TOTAL COMMERCIAL AREA: 6	17,391 SF





DATE DESCRIPTION
2023-06-30 DENSITY BONUS APPLICATION

2323-11-20 DENSITY BONUS APPLICATION UPDATE



556.03 f_{S}	3	Cross wolk
1' -40.84' +40.59' -40.31' -40.04' -39.62' -39.39' -39.15' -38.89' -38.59' -38.32' -38.05' -37.78' -37.51' grass 2' -41.46' -41.28' -41.04' -40.62' -40.12' -39.78' -39.49' -39.11' -38.77' -38.46' -38.17' -37.88' -37.58'		555.58 fs 556.00 is 556.02 fs 556.02 fs
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$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	<u>-36.84' -36.57' -36.30' -36.03' -36.00' -35.98' -35.96' -35.94' -35.93' -35.93' -35.93'</u>	3 - 35 , 93 [*] + 555, 53 to 5 5 5 5 5 5 5 5
$\frac{4' - 41.85' - 41.53' - 41.19' - 40.86' - 40.53' - 40.11' - 39.74' - 39.32' - 38.85' - 38.37' - 37.90' - 37.42' - 36.99'}{1' - 41.79' - 41.47' - 41.13' - 40.80' - 40.47' - 40.10' - 39.68' - 39.20' - 38.72' - 38.25' - 37.77' - 37.30' - 36.94'}{02' - 41.69' - 41.37' - 41.04' - 40.72' - 40.40' - 40.03' - 39.55' - 39.08' - 38.60' - 38.13' - 37.65' - 37.17' - 36.88'}$	4' -36.67' -36.40' -36.13' -35.86' -35.83' -35.81' -35.81' -35.82' -35.81' -35	1' -35.80' -35.79' -35.79' -35.79'
3' -41.60' -41.27' -40.95' -40.62' -40.38' -39.90' -39.43' -38.95' -38.48' -38.00' -37.53' -37.09' -36.82 0' -41.56' -41.21' -40.86' -40.54' -40.33' -39.82' -39.31' -38.83' -38.35' -37.88' -37.40' -37.03' -36.77' 8' -37.58' -37.49' -37.40' -37.34' -37.32' -37.03' -36.66' -36.44' -36.21' -35.99' -35.76' -35.71' -35.69'	<u>7'-35.73'-35.71'-35.70'-35.70'-35.70'-35.70'-35.69'-35.68'-35.68'-35.68'-35.68'</u>	5 5 5 5 5 5 5 5
$\begin{array}{c} 11 + 00 \\ 6' - 37.55' - 37.44' - 37.35' - 37.32' - 37.33' - 37.00' - 36.58' - 36.32' - 36.09' - 35.86' - 35.67' - 35.65' - 35.64' \\ 2' - 37.58' - 37.47' - 37.37' - 37.33' - 37.26' - 36.91' - 36.56' - 36.19' - 35.97' - 35.74' - 35.62' - 35.60' - 35.58' \\ \hline \end{array}$	<u>3' - 35.58' - 35.58' - 35.57' - 35.57' - 35.58' - 35.59' - 35.60' - 35.61' - 35.61' - 35.62'</u>	2' - 35.63' - 35.69' - 35.59'
14' -37.46' -37.49' -37.46' -37.35' -37.22' -36.85' -36.43' -36.11' -35.84' -35.62' -35.56' -35.54' -35.54' -35.54' 555 75 ff 555 75 ff 27' -37.30' -37.34' -37.16' -36.63' -36.63' -36.33' -36.03' -35.72' -35.52' -35.51' -35.50' -35.51' entrance 19.7 2' -37.15' -37.21' -37.30' -37.22' -37.06' -35.92' -35.95' -35.73' -35.62' -35.47' -35.47' -35.48' -35.49' overhang conc. lording	<u>'</u> -35.51' -35.52' -35.53' -35.53' -35.54' -35.55' -35.55' -35.56' -35.57' -35.57' +35.58'	8' -35.55' -35.55' -35.55' -35.54' -35.55' -35.55' -35.55' -35.55' -35.55' -35.55' -35.55' -35.55' -35.55' -35.55' -3
8' -36.99' -36.95' -36.96' -37.01' -36.95' -35.69' -35.75' -35.36' -35.41' -35.45' -35.45' -35.46' -35.47' 2' -36.91' -36.93' -36.95' -36.97' -36.96' -35.34' -35.36' -35.32' -35.35' -35.39' -35.44' -35.44' -35.45' 8' -36.88' -36.90' -36.92' -36.94' -36.92' -35.68' -35.31' -35.29' -35.29' -35.33' -35.39' -35.43' -35.42'	<u>5' - 35.45' - 35.46' - 35.47' - 35.47' - 35.48' - 35.49' - 35.49' - 35.50' - 35.51' - 35.50' + 35.49'</u>	9'-35.49'-35.48'-35.48'-35.48'-35.47'-35.45'-35.45'-35.45'-35.43'-35.39'
4 ⁴ - 36.86' - 36.87' - 36.89' - 36.91' - 36.88' - 36.06' - 35.34' - 35.32' - 35.28' - 35.28' - 35.35' - 35.38' - 35.42' 5' - 36.80' - 36.78' - 36.77' - 36.78' - 36.86' - 36.24' - 35.46' - 35.36' - 35.34' - 35.31' - 35.31' - 35.36' - 35.38' 8' - 36.68' - 36.55' - 36.50' - 36.36' - 36.57' - 36.10' - 35.39' - 35.39' - 35.39' - 35.39' - 35.34' - 35.34' - 35.34' - 35.34' - 35.37'	<u>3' -35.41' -35.40' -35.40' -35.41' -35.42' -35.43' -35.42' -35.43' -35.43' -35.42' -35.43' -35.43' -35.42' -35.43' -35.42' -35.43' -35.42' -35.43' -35.42' -35.43' -35.42' -35.43' -35.42' -35.43' -35.42' -35.43' -35.42' -35.43' -35.42' -35.43' -35.42' -35.43' -35.42' -35.43' -35.42' -3</u>	
18.2 18.2 100 <td< td=""><td>exterior building face -35.38' -35.38' -35.38' -35.38' -35.39' -35.39' -35.39' -35.38' -35.38' -35.38' building face ac alley building face building face 555.01 fs</td><td>8' - 35 37' - 35 36' - 35 36' - 35 36' - 35 36' - 35 36' - 35 36' - 35 36' - 35 36' - 35 34' - 35 34' - 35 33' - 35 33' - 35 39' - 35 31' - 35 24' 78' guy wire</td></td<>	exterior building face -35.38' -35.38' -35.38' -35.38' -35.39' -35.39' -35.39' -35.38' -35.38' -35.38' building face ac alley building face building face 555.01 fs	8' - 35 37' - 35 36' - 35 36' - 35 36' - 35 36' - 35 36' - 35 36' - 35 36' - 35 36' - 35 34' - 35 34' - 35 33' - 35 33' - 35 39' - 35 31' - 35 24' 78' guy wire
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		-0.35' -0.34' -0.33' -0.34' -0.33' -0.30' -0.28' -0.24' -0.21' -0.18' -0.15' -0.11' -0.12' -0.12' -0.12' -0.12' -0.13' 0.00' -3.63' -3.56' -3.50'
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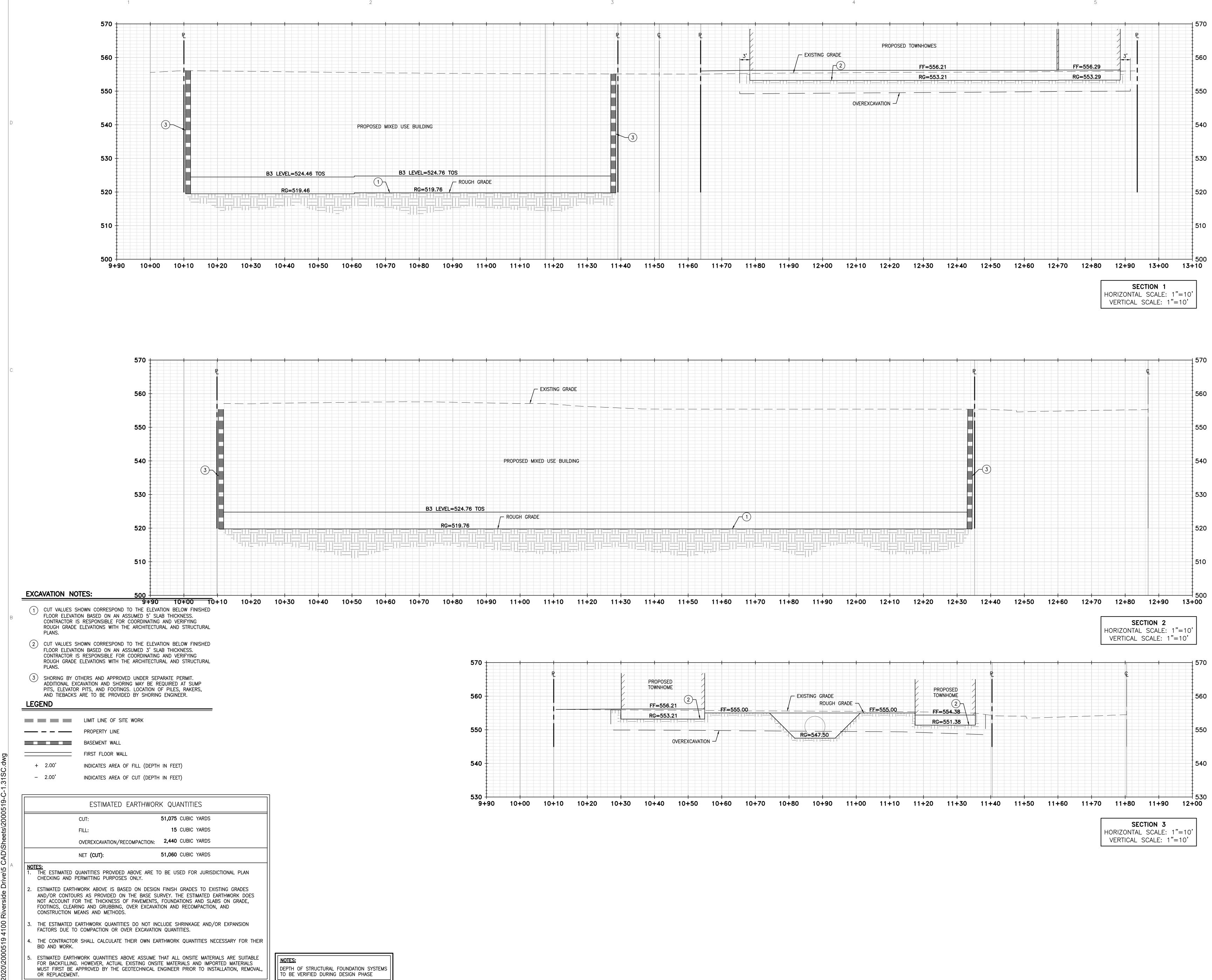
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OTHER CONSULTANT INFORMATION. 2023-06-30DENSITY BONUS APPLICATION _____ _____

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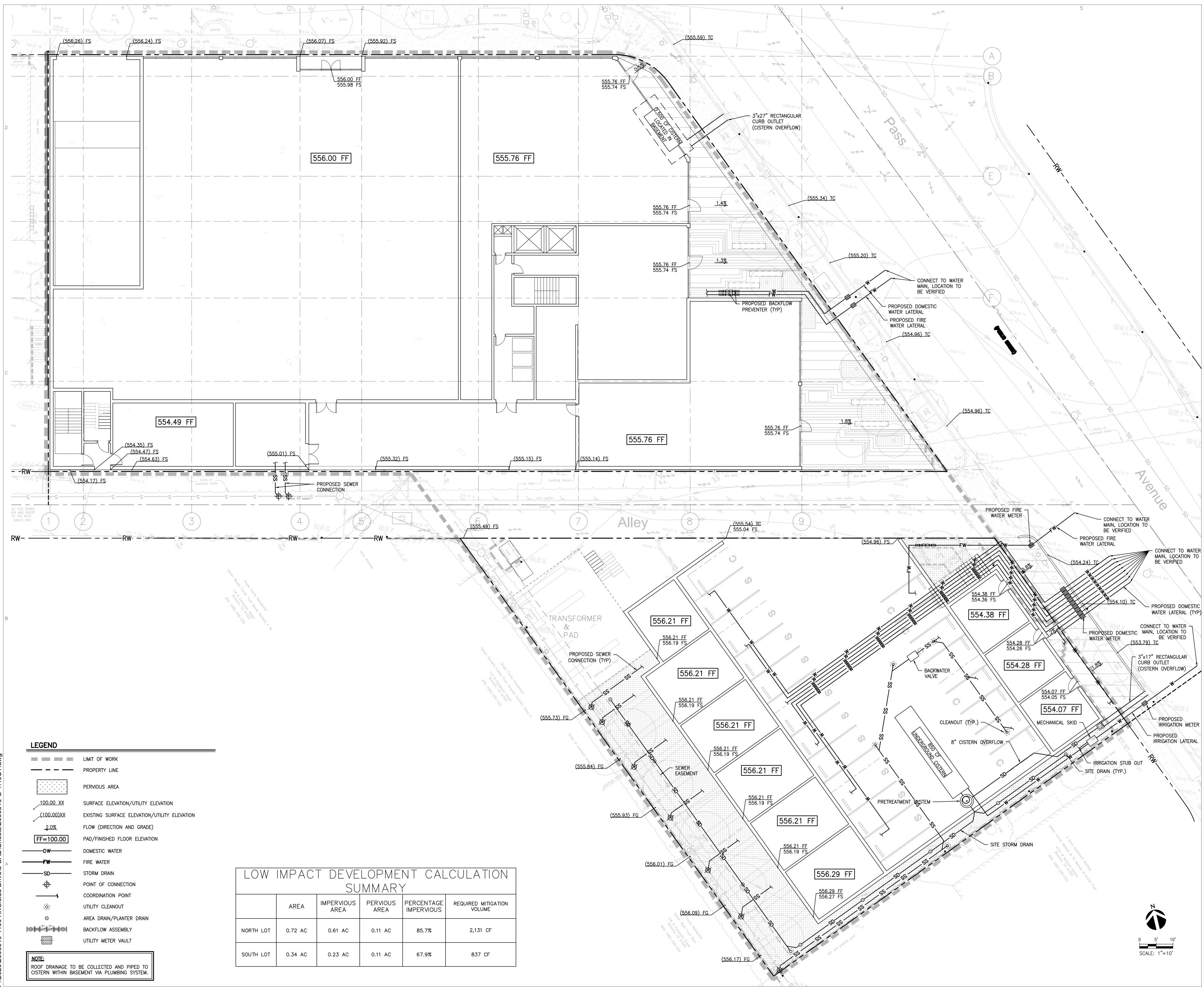
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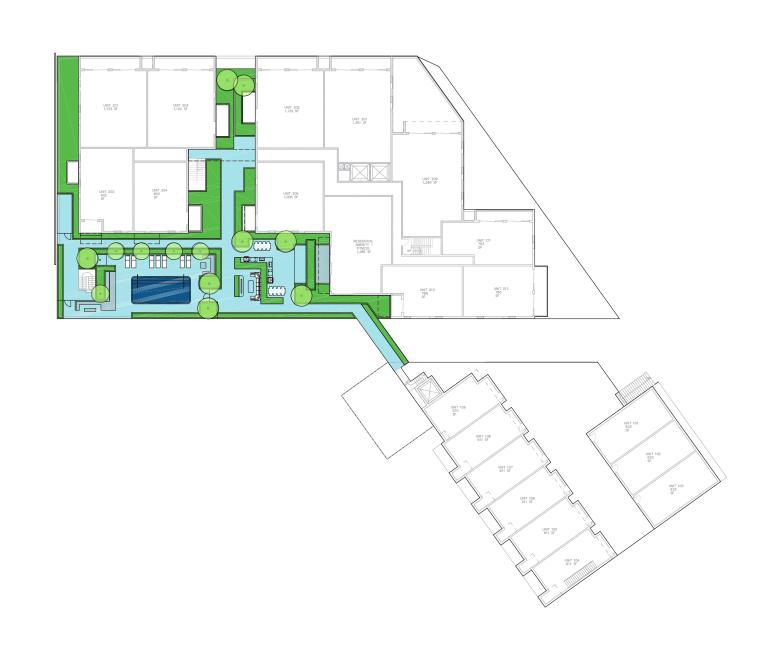
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L2_NORTH PARCEL_ COMMON OPEN SPACE AREA

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PROVIDED LANDSCAPE AREA: PROVIDED HARDSCAPE AREA: POOL AREA TOTAL OPEN SPACE AREA: PROVIDED TREES TOTAL:

3.634 SF 3,904 SF 362 SF 7,900 SF 13



L2_SOUTH PARCEL_OPEN SPACE AREA

	PROVIDED LANDSCAPE AREA:	1,278 SF	
	PROVIDED HARDSCAPE AREA:	1,477 SF	
_	TOTAL OPEN SPACE AREA:	2,755 SF	
•	PROVIDED TREES TOTAL:	3	

ADDITIONAL NOTES:

TRANSFORMER PAD

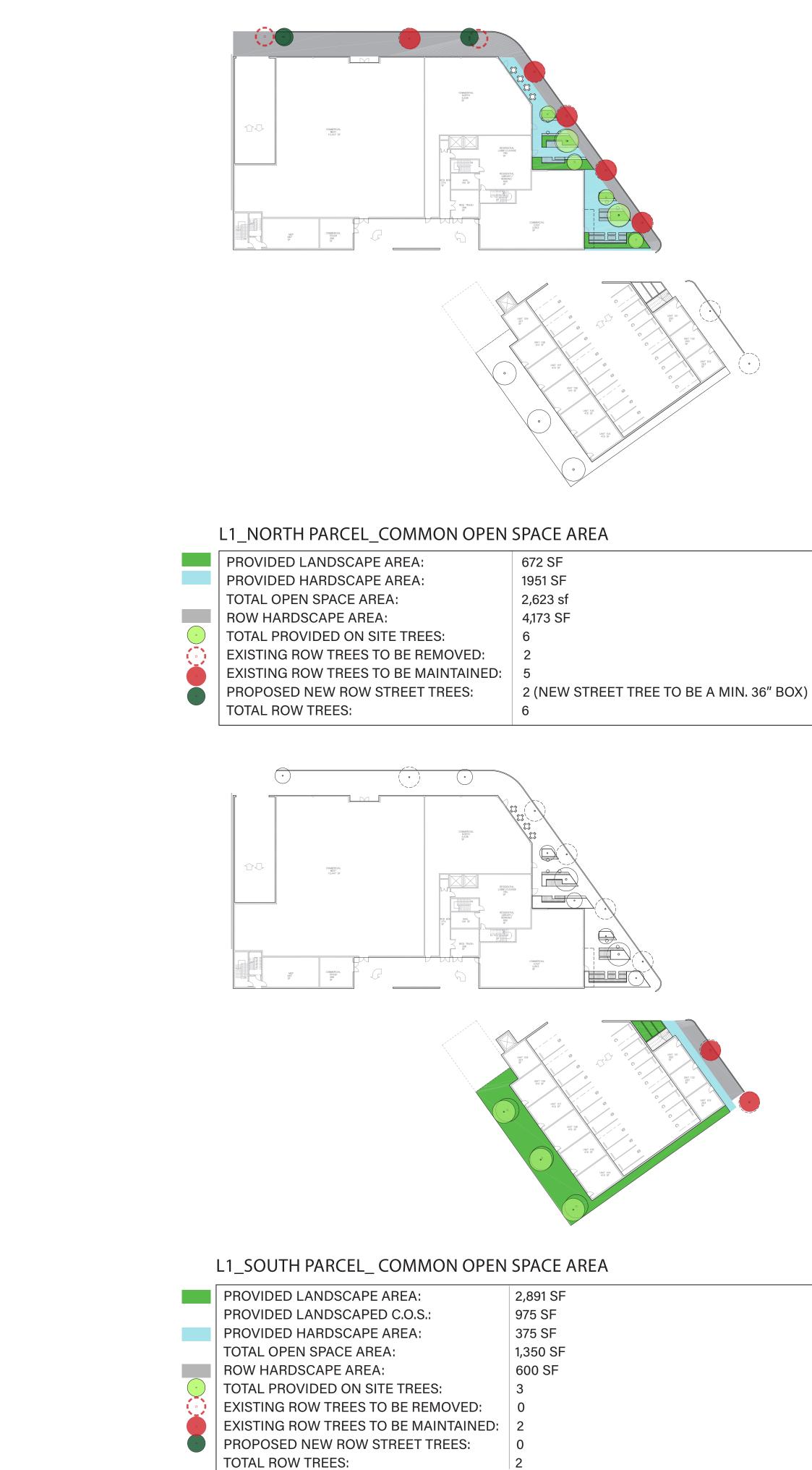
- New plantings within 3 feet of the back or sides of the pad and within 8 feet of the front shall be of a ground cover type.
- All shrubbery will only be installed outside of the working zones with trees placed a minimum of an additional 8 feet beyond.
- Finished grades will be a minimum of 5 inches below the grade level of the top of transformer pads.
- Surface water shall drain away from the concrete pads.

LANDSCAPE AND IRRIGATION PLANS

• Landscape and irrigation plans prepared by a licensed landscape architect will be submitted with the building plan check. MAWA and ETWU calculations will be provided to demonstrate compliance with Municipal Water Efficient Landscape Ordinance (MWELO).

STREET TREES

- Trees planted in the area adjacent to the street/alley will be of a type that will not grow into the existing power lines and will also have sufficient clearance from the streetlight facilities.
- Owner is responsible for installing identified street trees. Owner will contact the Forestry Supervisor, at (818) 238-5343, at least forty-eight (48) hours prior to installation.
- New street trees will require new tree pits within the existing sidewalk.
- Each street tree shall be receive water from an automatically controlled irrigation system utilizing tree bubblers as required.
- Tree Protection Zones will be shown on the irrigation plans submitted for building plan check.



• All irrigation systems shall be installed so that water is not directed onto the switch, the transformers, or the concrete pads.

NORTH PARCEL **RESIDENTIAL OPEN SPACE CALCULATIONS** 4100 RIVERSIDE

LOT NORTH: 29,802 SF

OPEN SPACE REQUIRED COMMON OPEN SPACE: PROVIDED COMMON OPEN SPACE TOTAL:	9,090 9,623
REQ. LANDSCAPED COMMON OPEN SPACE (15%):	1,364
PROVIDED LANDSCAPE TOTAL:	4,306
REQUIRED PUBLICITY ACCESSIBLE OPEN SPACE:	833
PROVIDED PUBLICITY ACCESSIBLE OPEN SPACE:	900
REQ. LANDSCAPED LOT AREA (15%):	4,470
PROVIDED LANDSCAPE LOT AREA TOTAL:	4,306
TREES REQUIRED TREES (1 PER 600 SF OF C.O.S.: PROVIDED TREES:	16 19

SOUTH PARCEL **RESIDENTIAL OPEN SPACE CALCULATIONS** 4100 RIVERSIDE

LOT SOUTH: 15,000 SF

OPEN SPACE REQUIRED COMMON OPEN SPACE: PROVIDED COMMON OPEN SPACE TOTAL:	1,350 1,350
REQ. LANDSCAPED COMMON OPEN SPACE (15%):	203
PROVIDED LANDSCAPE TOTAL:	975
REQ. LANDSCAPED LOT AREA (15%):	2,250
PROVIDED LANDSCAPE LOT AREA:	4,219
TREES REQUIRED TREES (1 PER 600 SF OF C.O.S.): PROVIDED TREES:	3 6

BIKE PARKING CALCULATIONS 4100 RIVERSIDE

REQUIRED SHORT TERM BIKE PARKING (COMMERCIAL): REQUIRED SHORT TERM BIKE PARKING (RESIDENTIAL):	4 4
TOTAL REQUIRED SHORT TERM BIKE PARKING:	8
PROVIDED SHORT TERM BIKE PARKING:	10

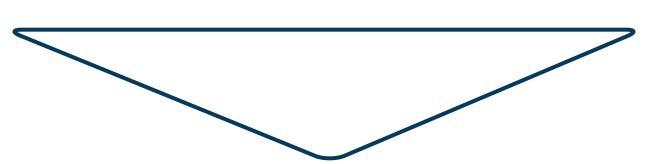
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MUTI VARIAGATED LOW WATER CALIFORNIA NATIVE PLANTING PALETTE

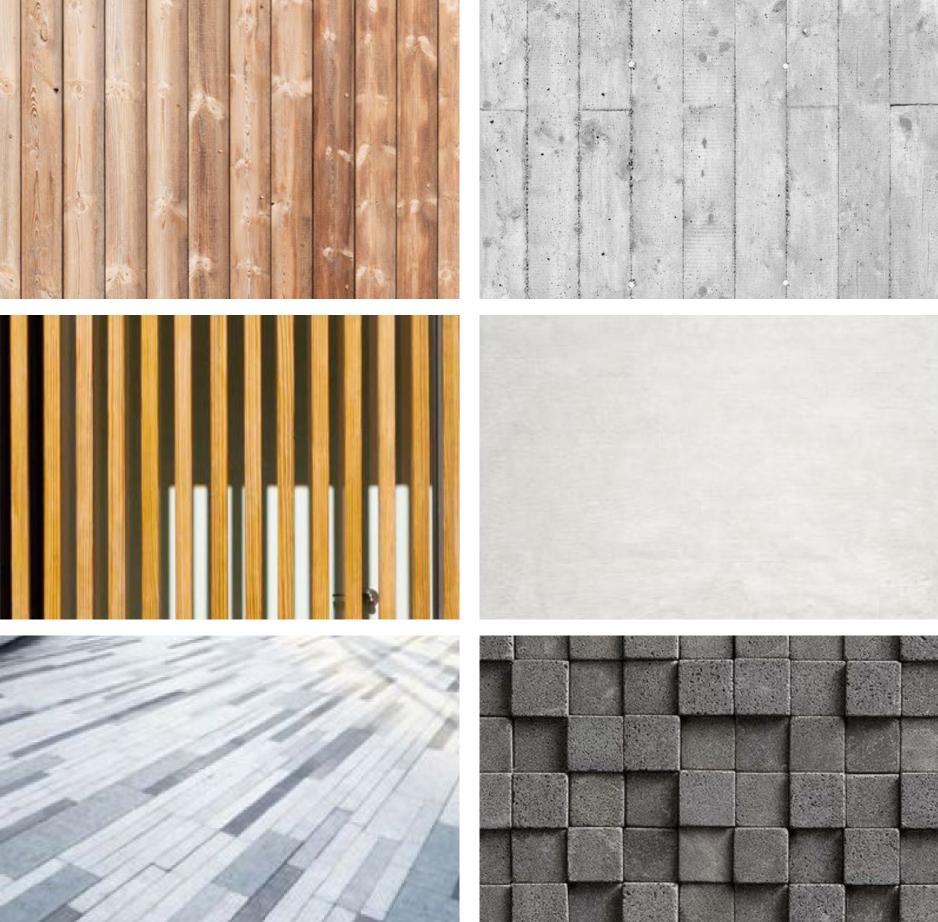








LINEAR CONCRETE PAVERS & WOOD PLANK PALETTE







CORTEN STEEL OR PAINTED PLANTERS

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SCALE DATE PRINTED AS INDICATED DRAWN BY RELM JOB NUMBER 200151 DRAWING NO. L1.00	REV.



PLAN_LEVEL 1

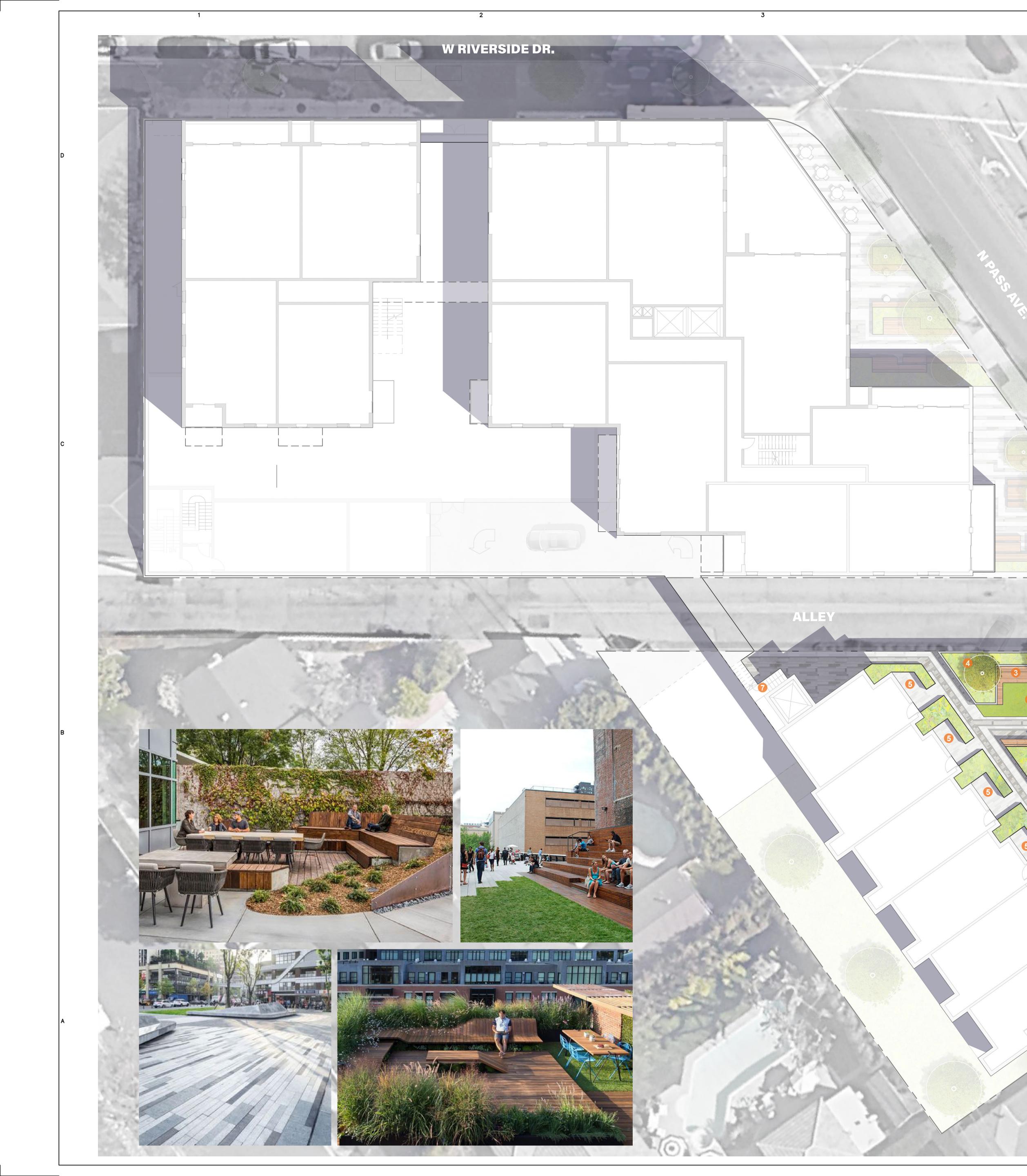
LEGEND

4

1	OUTDOOR DINING AREA
2	PARKLET
3	APT ENTRY GROVE
4	TRANSFORMER PAD
6	(PROPOSED) BIKE RACK
6	FEATURE TERRACE PLANTING
7	TOWN HOME GARAGE ENTRAN
8	LOADING AREA
9	EASEMENT/SETBACK
10	APT GARAGE ENTRANCE

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

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LEGEND

4

1	TOWNHOME ENTRANCE GAT
2	LOUNGE LAWN
3	TERRACE WOOD BENCH

- 4 RAISED PLANTER
- 5 PRIVATE PATIO
- 6 WOOD BENCH WITH TABLE
- **7** STAIRS TO NORTH PARCEL

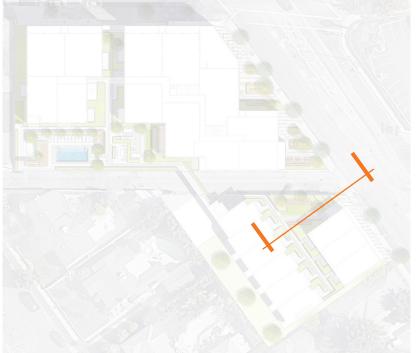
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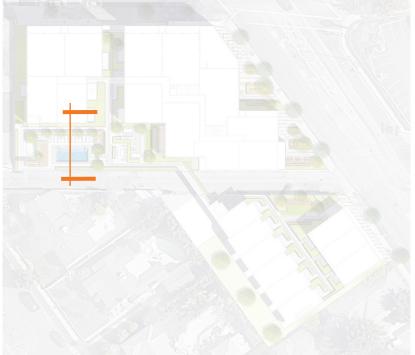
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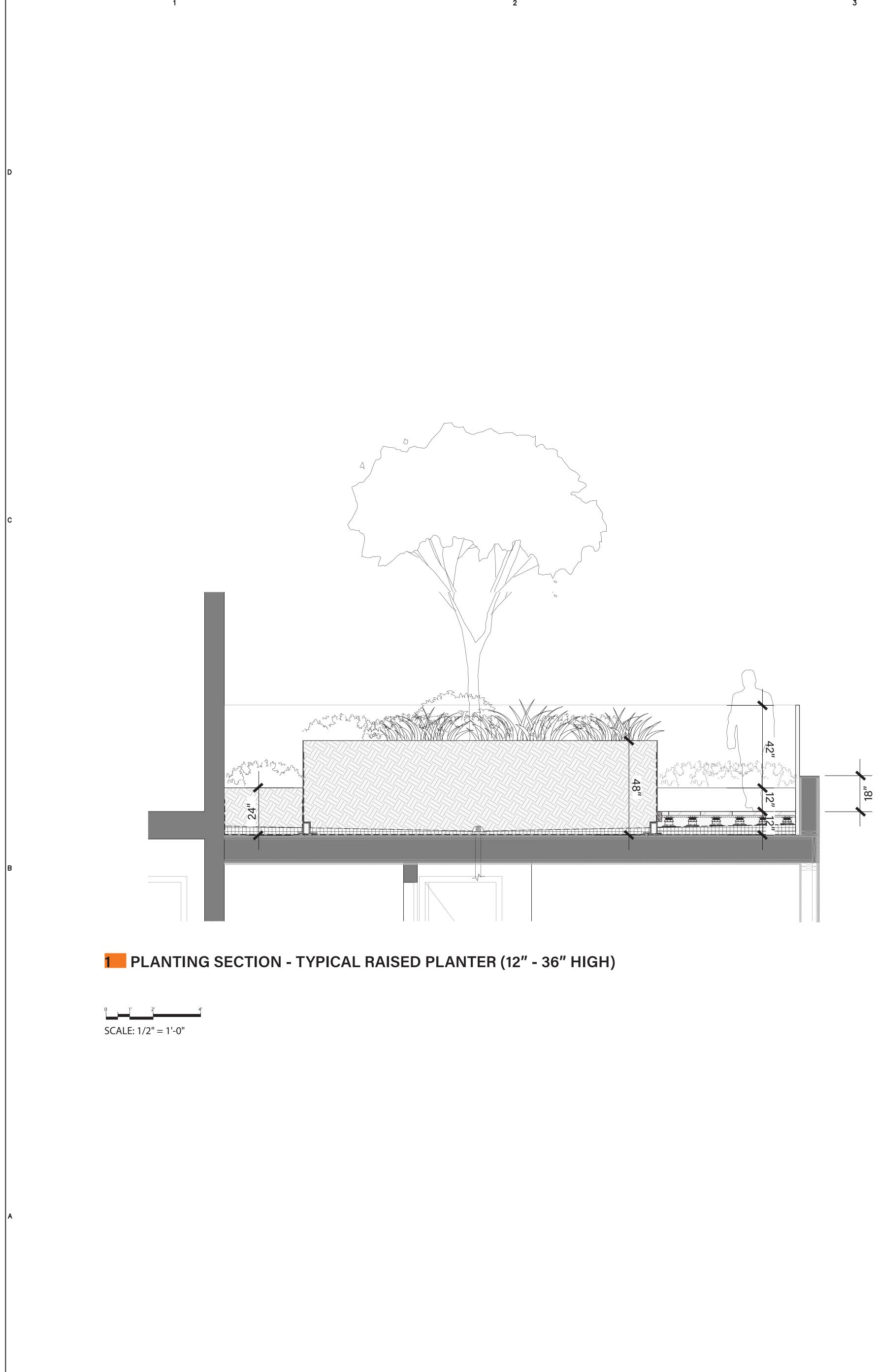


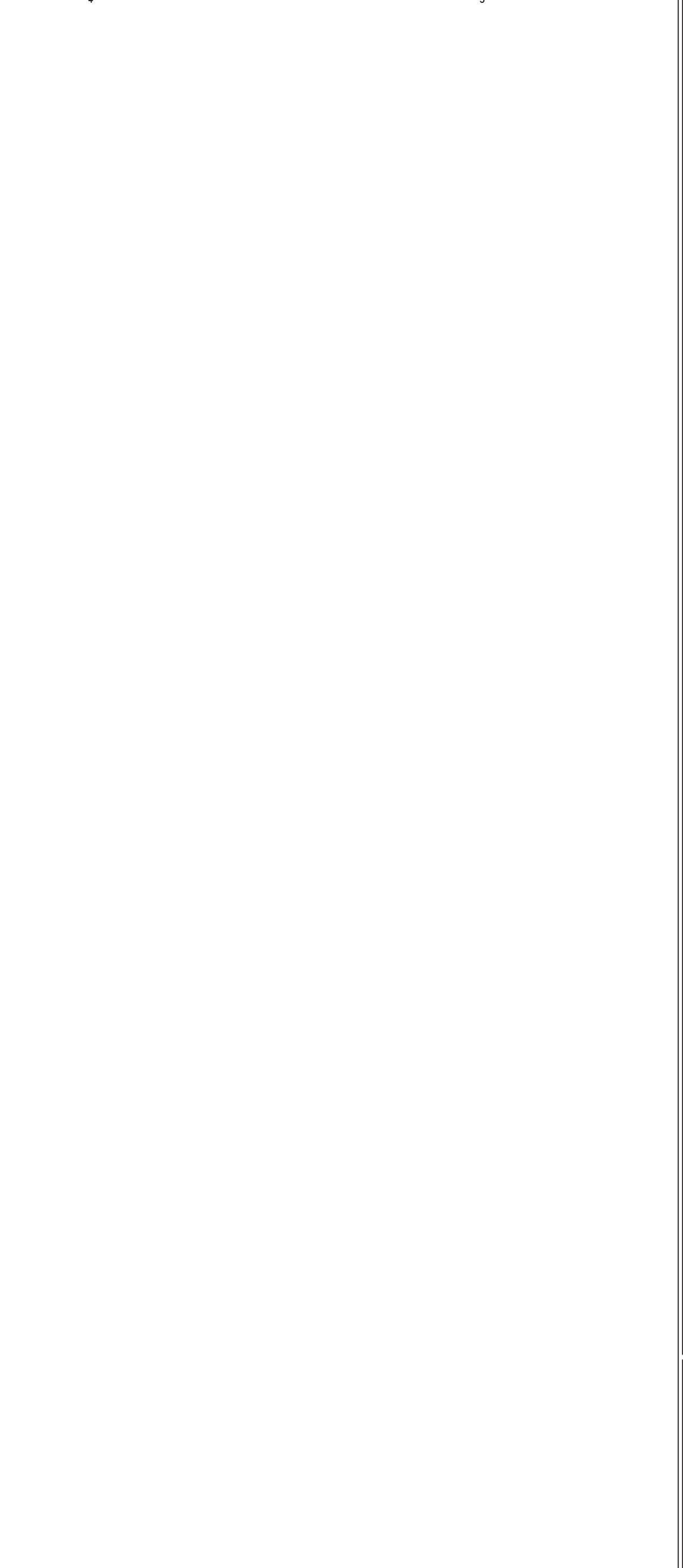
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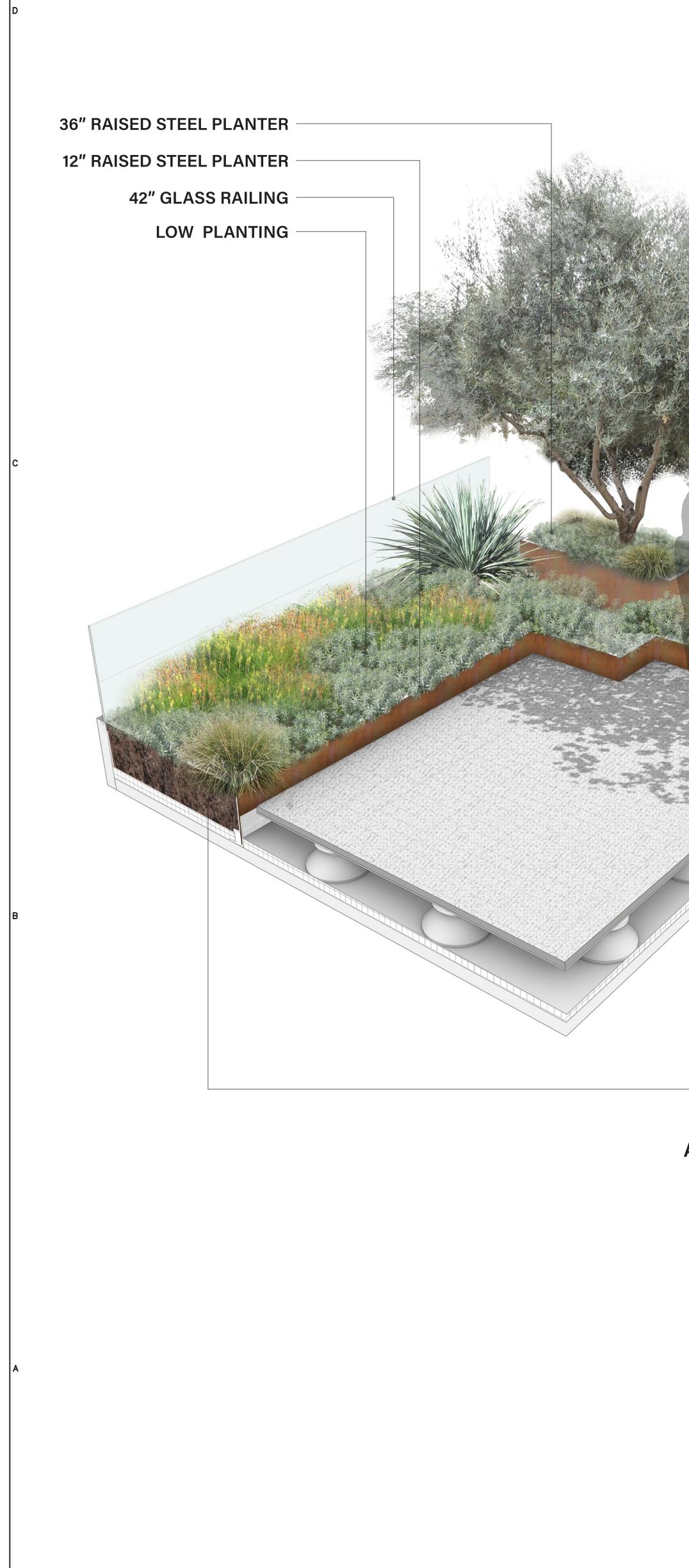


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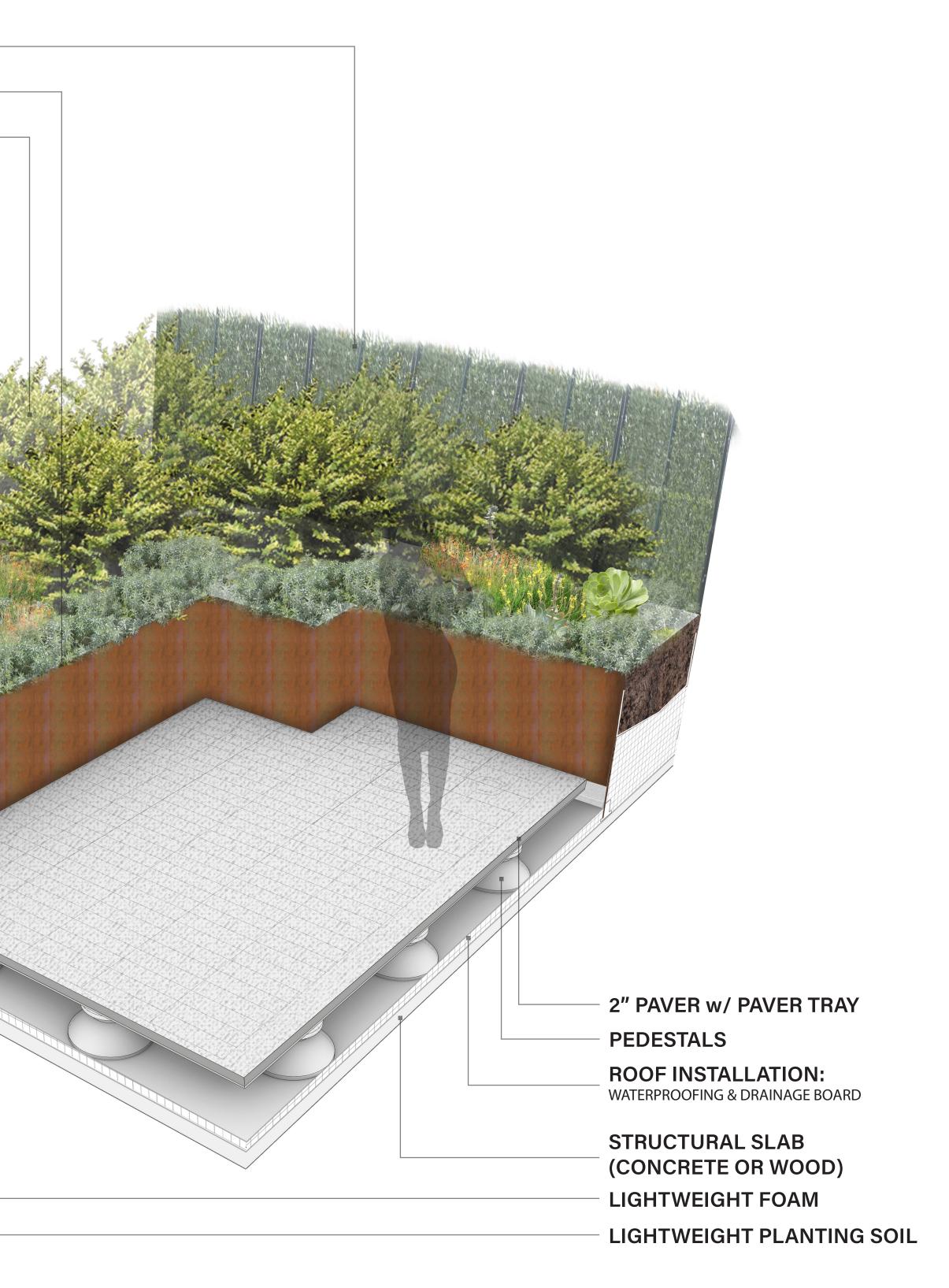


6' VERTICAL SCREEN WALL @ MECH AREAS 36" RAISED STEEL PLANTER TALL PLANTING

 2" PAVER w/ PAVER TRAY
 PEDESTALS
 ROOF INSTALLATION: WATERPROOFING & DRAINAGE BOARD

- STRUCTURAL SLAB (CONCRETE OR WOOD) - LIGHT WEIGHT PLANTING SOIL

AXON 1: 12" RAISED PLANTER L3/ L5/ L6/ L7



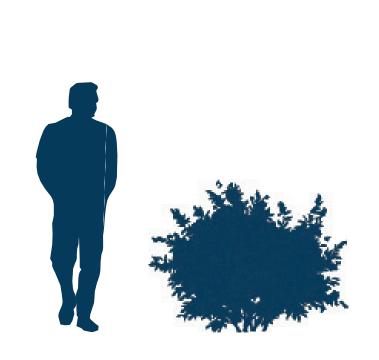
4

AXON 2: 18"- 42" RAISED PLANTER

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HIGH



MEDIUM



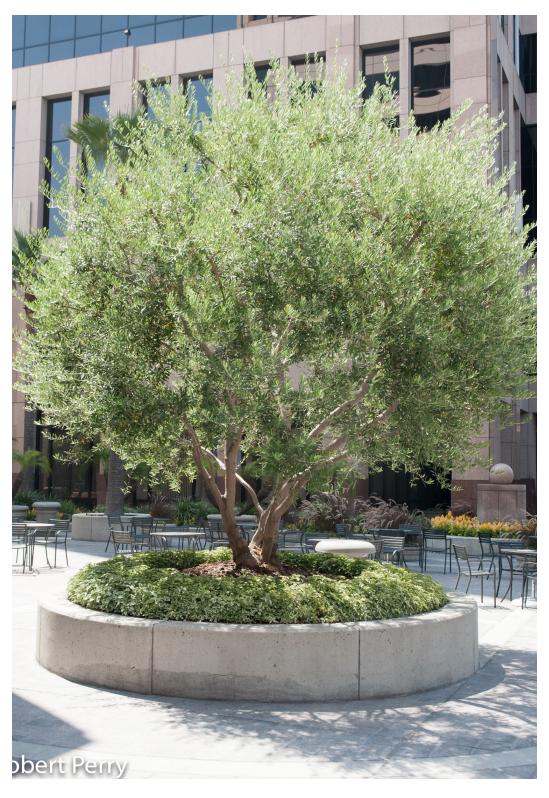
LOW











PINUS HALEPENSIS LOW WATER USE

PARKINSONIA FLORIDA LOW WATER USE

OLEA EUROPAEA SWAN HILL LOW WATER USE

SALVIA APIANA LOW WATER USE

MUHLENBERGIA LINDHEIMERI LOW WATER USE

DASYLIRON WHEELERI LOW WATER USE

CORETHROGYNE FILAGINIFOLIA LOW WATER USE

TAGETES TENUIFOLIA LOW WATER USE

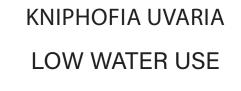
BACCHARIS 'PIGEON POINT' LOW WATER USE



GOLDEN BARREL CACTUS LOW WATER USE

ACHILLEA CVS LOW WATER USE









ISOCOMA MENZIESII LOW WATER USE

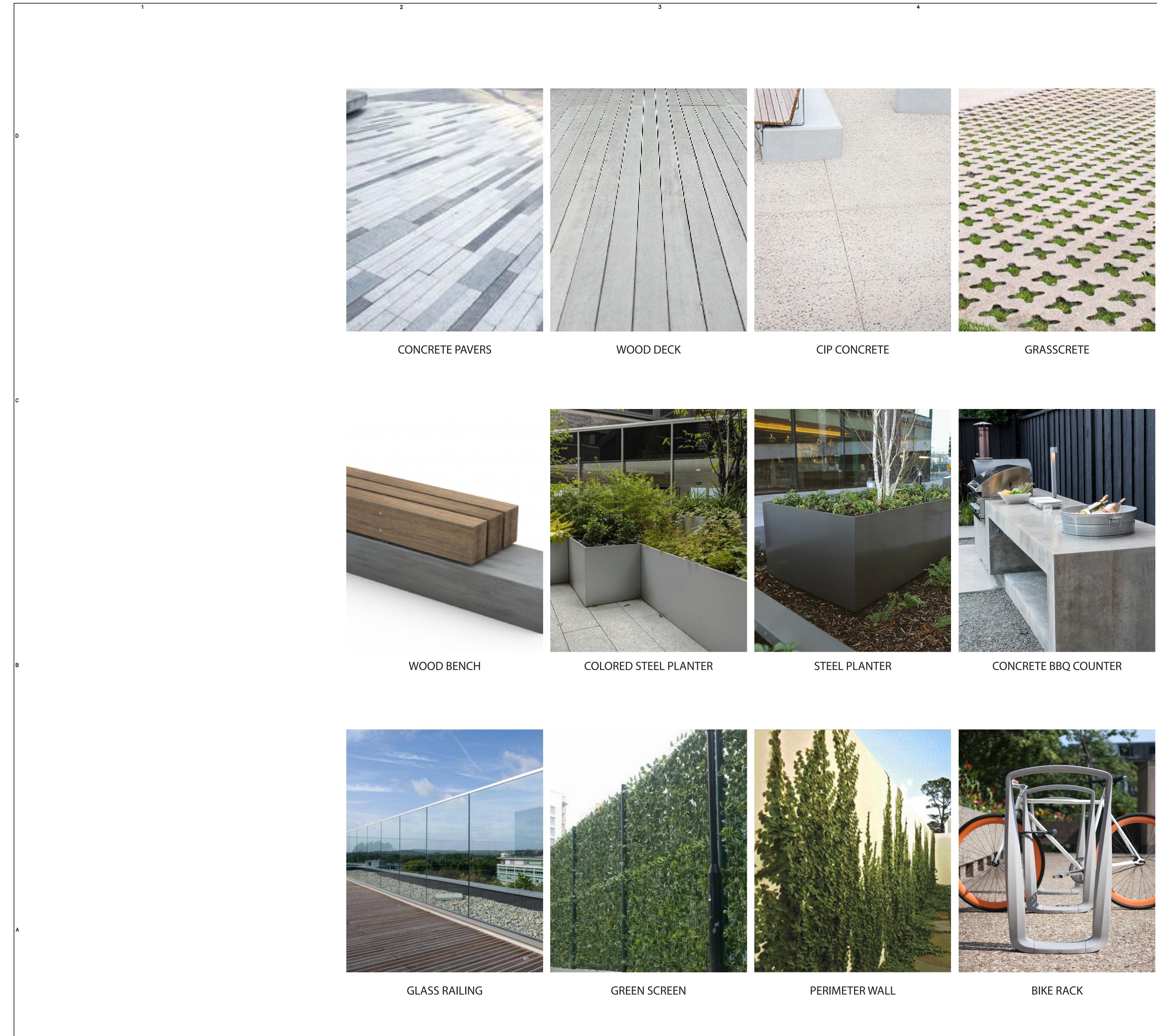


BOUTELOUA GRACILIS LOW WATER USE

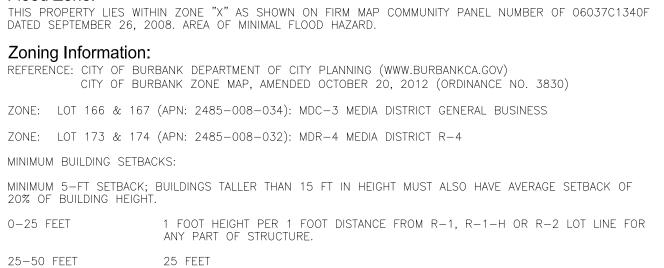


PARRY'S AGAYE LOW WATER USE

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SCALE DATE PRINTED AS INDICATED DRAWN BY CHECKED BY RELM JOB NUMBER 200151 DRAWING NO. L4.01	REV.



35 FEET

50 FEET

70 FEET

ALERT, (800) 227–2600, BEFORE DIGGING ON THIS SITE.

Vicinity Map:

NO SCALE

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

43,092 SQUARE FEET, 0.98 ACRES – GROSS (TOTAL AREA)

Date of Plan:

MARCH 30, 2023

MARCH 16, 2023

Site Address:

General:

Date of Field Survey:

L.A. COUNTY TAX ASSESSOR.

Assessor's Parcel Number (APN):

2485-008-024, 025, 032 AND 034

DEPICTED TO CENTER OF FENCE.

A PUBLIC ALLEYWAY.

PROCEDURES.

Area:

Flood Zone:

50-150 FEET

150-300 FEET

300-500 FEET

Existing Parking:

REGULAR: 44 SPACES HANDICAPPED: 2 SPACES

GARAGE PARKING: 0 SPACES TOTAL PARKING: 46 SPACES

REGULAR: 6 SPACES HANDICAPPED: 0 SPACES GARAGE PARKING: 6 SPACES TOTAL PARKING: 12 SPACES

Utilities:

APN: 2485-008-032 AND 2485-008-034

APN: 2485-008-024 AND 2485-008-025

RECEIVED ALL OF THE RECORD MAPS.

Bench Mark:

Basis of Bearings:

BASIS OF BEARINGS FOR THIS SURVEY.

Boundary and Easements:

APRIL 6, 2023 (UPDATED PER TEAM COMMENTS, NOT FIELD VERIFIED)

THE ADJOINING ADDRESSES AND OWNER'S INFORMATION SHOWN ON THIS MAP ARE PER DOCEDGE.COM AND

ALL EASEMENT DESCRIPTIONS SHOWN HEREON ARE PER PRELIMINARY REPORTS STATED HEREON AND MAY BE

PRELIMINARY REPORTS. HAHN AND ASSOCIATES, INC. DID NOT PERFORM A TITLE SEARCH FOR THIS PROJECT.

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

THE SURVEYED PROPERTY HAS DIRECT ACCESS TO PASS AVENUE, A PUBLICLY DEDICATED RIGHT OF WAY, VIA

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

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

THE ELEVATION OF 550.044 ON BENCH MARK NO. 1204–1 (2–1/2" BRASS CAP STMP CITY OF BURBANK BM

1204–1 AT THE NORTHWEST QUADRANT OF THE "T" INTERSECTION OF PASS AVENUE AND HEFFRON DRIVE, ABOUT 60 FEET NORTH OF THE CENTERLINE PROD OF HEFFRON DRIVE AND 30.5 FEET WEST OF THE

SOUTH OF F.H. #1025.), AS SHOWN IN CITY OF BURBANK PUBLIC WORKS BENCHMARK DATABASE, WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

IT IS THE RESPONSIBILITY OF THE CONSTRUCTION SURVEYOR AND/OR CONTRACTOR TO VERIFY AND CONFIRM AN ELEVATION DATUM THAT IS CONSISTENT WITH THE ELEVATIONS SHOWN ON THIS SURVEY BEFORE ANY

28,092 SQUARE FEET, 0.64 ACRES - GROSS (APN: 2485-008-024, 2485-008-025 AND 2485-008-034)

CONSTRUCTION STAKING IS PERFORMED. THIS BENCH MARK SHALL BE USED FOR REFERENCE ONLY

CENTERLINE OF PASS AVENUE, SET TOP NORTHWEST OF 21X3.5 FOOT CATCH BASIN AND ABOUT 5 FEET

SHORTENED OR ABBREVIATED. ORIGINAL DOCUMENT MUST BE USED FOR COMPLETE VERBIAGE AND

WE DO NOT HAVE EVIDENCE OF ANY CHANGES PROPOSED TO STREET RIGHT OF WAY LINES.

ALL WALLS SHOWN HEREON ARE REASONABLY PLUMB AS OF THE DATE OF SURVEY.

INTERPRETATION. OTHER EASEMENTS MAY EXIST WITHIN SUBJECT PROPERTY, NOT INCLUDED WITHIN SAID

PROPERTY LINE CLEARS ARE ORIENTED IN TRUE NORTH, PERPENDICULAR TO PROPERTY LINE. FENCING IS

4100, 4108 AND 4110 RIVERSIDE DRIVE, BURBANK, CA 91505

Adjoining Addresses and Owner's Information:

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

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.

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

BURIED UTILITIES SHOWN HEREON ARE PER CITY OF BURBANK STORM DRAIN MAP AND CITY OF BURBANK SEWER ATLAS BOOK, DATED APRIL 2010, PAGE 124. THERE ARE SOME UNDERGROUND UTILITIES THAT ARE CURRENTLY NOT SHOWN HEREON. THE UTILITY COMPANIES HAVE BEEN CONTACTED BUT WE HAVE NOT YET

134 FRFFWA

ZONE: LOT 173 & 174 (APN: 2485-008-032): MDR-4 MEDIA DISTRICT R-4 MINIMUM BUILDING SETBACKS:

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

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

Preliminary Title Report (PTR 2):

Legal Description Per PTR 2:

THE COUNTY RECORDER OF SAID COUNTY.

NOT PLOTTABLE – BLANKET IN NATURE

AS DISCLOSED BY THE DOCUMENT

RECORDING DATE: JUNE 2, 1998

THE LESSEE ARE NOT SHOWN HEREIN.

RECORDING DATE: APRIL 28, 2021

NOT DISCLOSED BY THE PUBLIC RECORDS.

BOLD TEXT, IF ANY, ARE SURVEYOR COMMENTS

AFFECTS: LOT 165.

SAID LAND.

MIZIKER & COMPAN

\$690,000.00

\$480,720.00 APRIL 1, 2021

ÖCTOBER 30, 2013

Exceptions per PTR 2:

 \triangle A. NOT A SURVEY MATTER.

 \triangle b. Not a survey matter.

 \triangle C. NOT A SURVEY MATTER.

FOR:

AFFECTS:

ENTITI ED·

LESSOR

LESSEE:

INTEREST OF

AMOUNT:

TRUSTEE

AMOUNT:

TRUSTEE:

Exceptions Legend:

DATED:

BENEFICIARY:

RECORDING

DATED:

Preliminary Title Report (PTR 1): PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-912048-LA2, DATED AUGUST 3, 2018.

Legal Description Per PTR 1: 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:

\triangle 1. NOT A SURVEY MATTER.

 \triangle 2. NOT A SURVEY MATTER.

igtriangle 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 -

 \bigcirc 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)

igtriangle 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:

6A A. AN ENCROACHMENT OF IMPROVEMENTS LOCATED ON SAID LAND, ONTO PASS AVENUE RIGHT OF WAY AND ALLEY, CONSISTING OF BUILDING FASCIA, SIGNS AND WALLS.

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

6C C. AN ENCROACHMENT ONTO THE WESTERLY PORTION OF SAID LAND OF IMPROVEMENTS

SITUATED ON LAND ADJACENT ON THE WEST, CONSISTING OF WALL. 6D D. OVERHEAD SERVICE WIRES AND POLE LINES ON THE SUBJECT PROPERTY WITHOUT BENEFIT

OF EASEMENT. \bigtriangleup 7. This item has been intentionally deleted.

 \triangle 8. This item has been intentionally deleted.

igtriangleq 9. NOT A SURVEY MATTER.

 \triangle 10. water rights, claims or title to water, whether or not shown by the public records.

(AFFECTS LOTS 173 AND 174) \triangle 11. RIGHTS OF PARTIES IN POSSESSION.

Exceptions Legend:

- \triangle = not plottable (see title report and actual documents for details)
- $\hat{\Omega}$ = plotted hereon (see title report and actual documents for details) \square = Plotted Hereon (pointed out hereon)

BOLD TEXT, IF ANY, ARE SURVEYOR COMMENTS

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.

OVERHEAD WIRES, POLES, TRANSFORMERS, VAULTS AND STRUCTURES LIE WITHIN SUBJECT PROPERTY, AS ALLOWED BY BLANKET EASEMENT EXCEPTION ITEM NO. 3

Survey Prepared For:

Plus Development 700 N. San Vicente Blvd, G-498 West Hollywood, CA 90069 (310) 561-6023

Survey Prepared By:

Hahn and Associates, Inc. 28368 Constellation Road, Suite 300 Santa Clarita, CA 91355 (661) 775-9500



PREPARED BY CHICAGO TITLE COMPANY, COMMITMENT NO.: 00186323-987-0C1-JS9, DATED FEBRUARY 2, 2023, AMENDED: FEBRUARY 14, 2023 NO.1

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

LOTS 164 AND 165 OF TRACT NO. 9517, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 134, PAGE(S) 89 TO 91 INCLUSIVE OF MAPS, IN THE OFFICE OF

riangle 1. water rights, claims or title to water, whether or not disclosed by the public records. \triangle 2. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE

OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: BOOK 13342, PAGE 398, OF OFFICIAL RECORDS

ightarrow 3. An easement affecting that portion of said land and for the purposes stated herein, and INCIDENTAL PURPOSES, AS PROVIDED IN THE ABOVE MENTIONED INSTRUMENT POLE LINES AND CONDUITS

 Δ 4. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein SUBORDINATION AGREEMENT

RUBEN'S HAIR STYLING RECORDING NO: 98-923872, OF OFFICIAL RECORDS THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE

riangle 5. A deed of trust to secure an indebtedness in the amount shown below,

TRUSTOR/GRANTOR MIZCO PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AMERICAN SECURITIES COMPANY, A CORPORATION WELLS FARGO BANK, NATIONAL ASSOCIATION DATE: NOVEMBER 12, 2013 RECORDING NO: 20131599339, OF OFFICIAL RECORDS

 \triangle 6. A deed of trust to secure an indebtedness in the amount shown below,

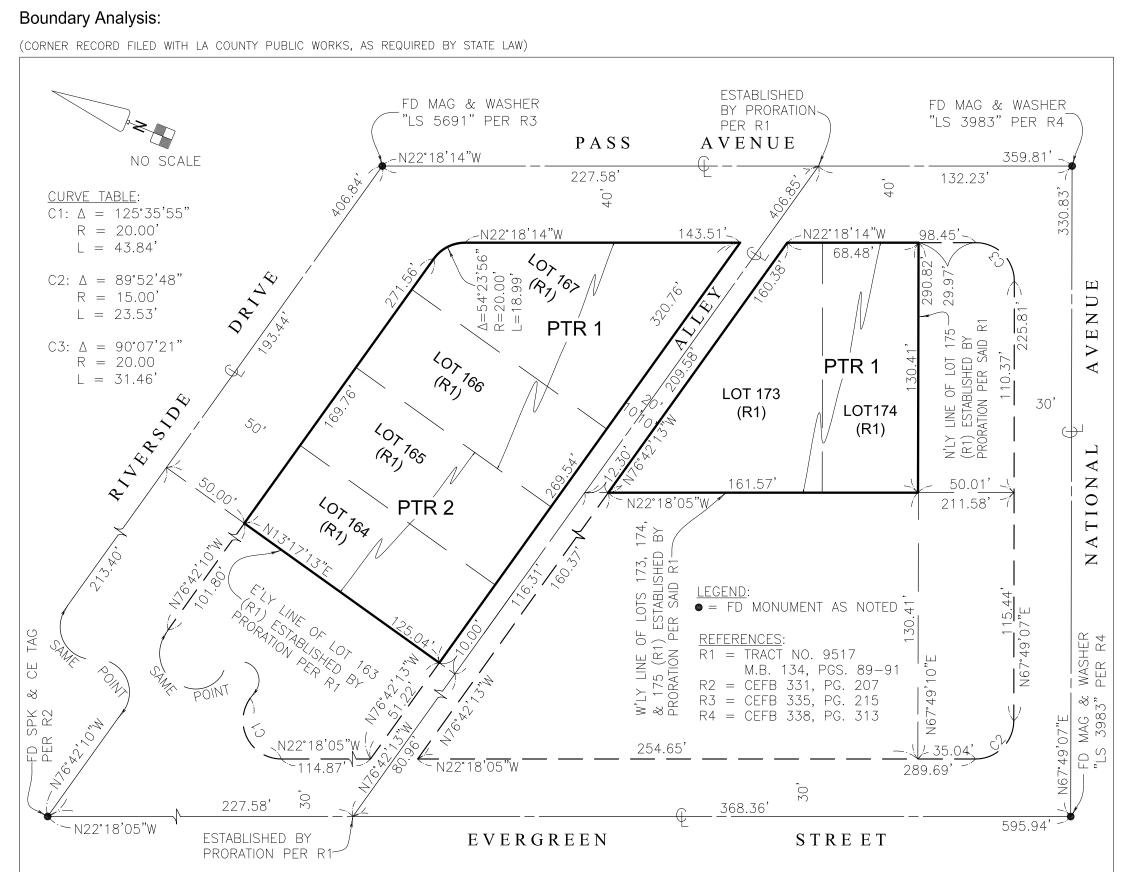
TRUSTOR/GRANTOR MIZCO PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY TRSTE, INC., A VIRGINIA CORPORATION BENEFICIARY: WELLS FARGO BANK, NATIONAL ASSOCIATION RECORDING NO: 20210675003, OF OFFICIAL RECORDS

igtriangle 7. Any rights of the parties in possession of a portion of, or all of, said land, which rights are THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS

THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

igtriangle 8. matters which may be disclosed by an inspection and/or by a correct alta/nsps land title igtriangleSURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

 \triangle = not plottable (see title report and actual documents for details) $\hat{\Omega}$ = plotted hereon (see title report and actual documents for details)



Surveyor's Certificate:

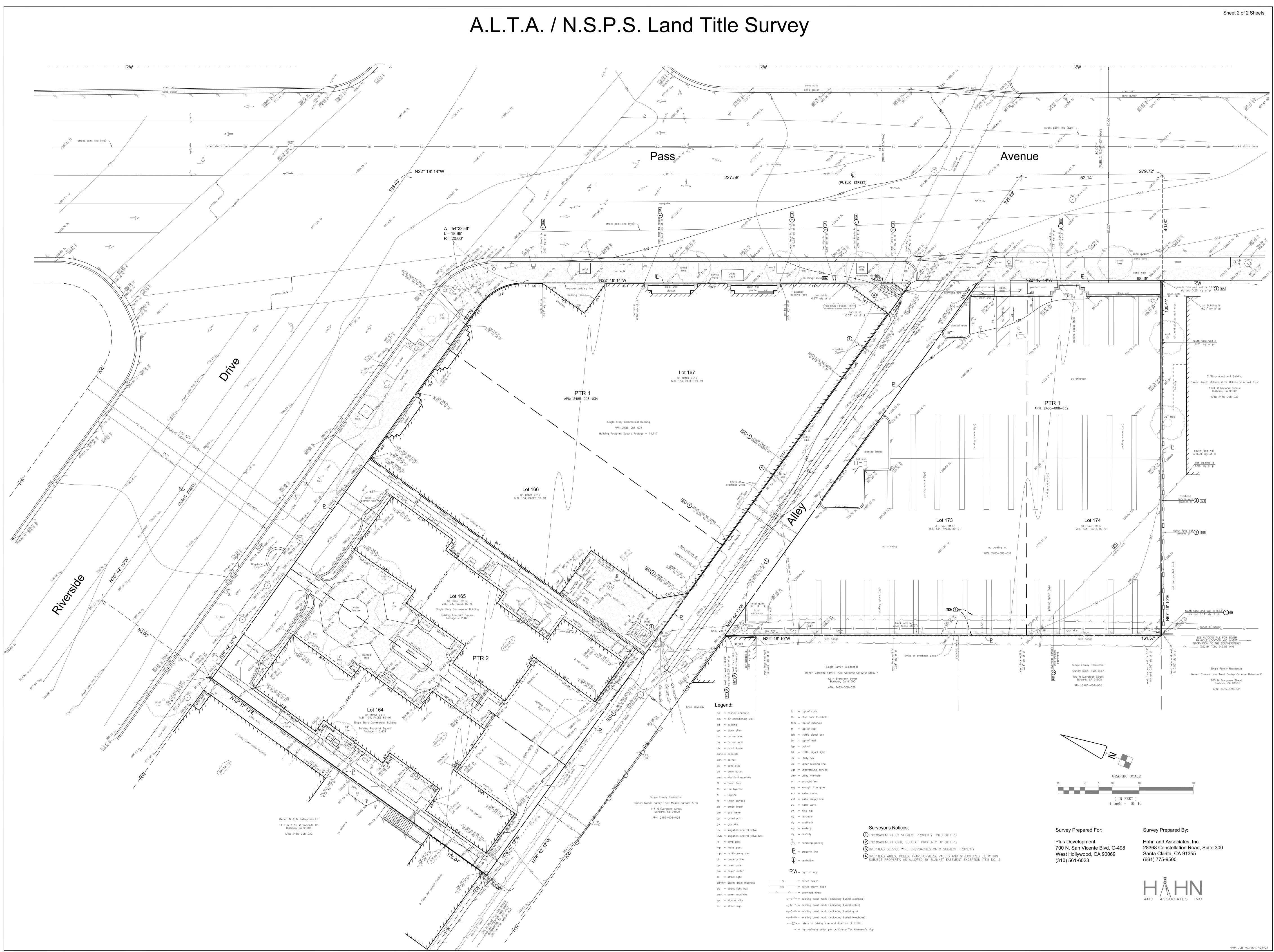
TO 4100 RIVERSIDE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 9, 2023 DATE OF PLAT OR MAP: APRIL 6, 2023

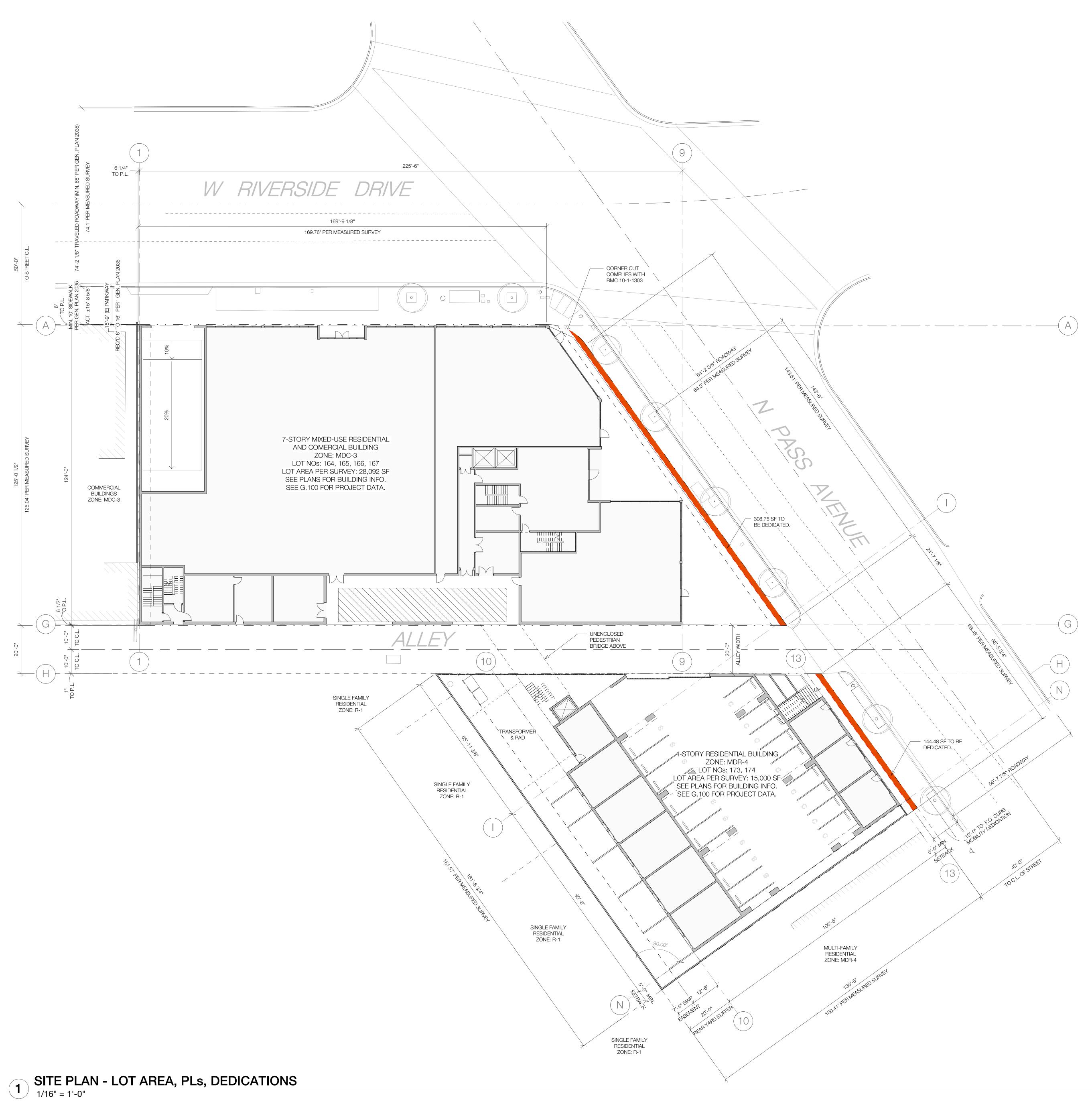
Forthe M. Hohn NAME: BRANDON M. HAHN DATE OF SIGNATURE: APRIL 6, 2023 REGISTRATION NO.: PLS 7582

NOTE: THIS IS A "PRELIMINARY DRAFT" AND IS NOT THE EXACT VERSION THAT WILL BE FILED AND/OR RECORDED.



HAHN JOB NO.: 8017-23-2







	DENSITY BONUS APPLICAT	ION UPDATE
KEY		
$\overline{\ }$,	
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	teller Drive 1 City, CA 90232 City, CA 90232	mail@hawkinsbrown.com hawkinsbrown.com
16''=1'- 8500 S Building Culver LICEN PROJ 4100 BUR PROJ 4100 BUR SITE DED SCAL 1/16 DRAV Autho	teller Drive 1 City, CA 90232 City, City, CA 90232 City, City, CA 90232 City, City, City,	mail@hawkinsbrown.com hawkinsbrown.com

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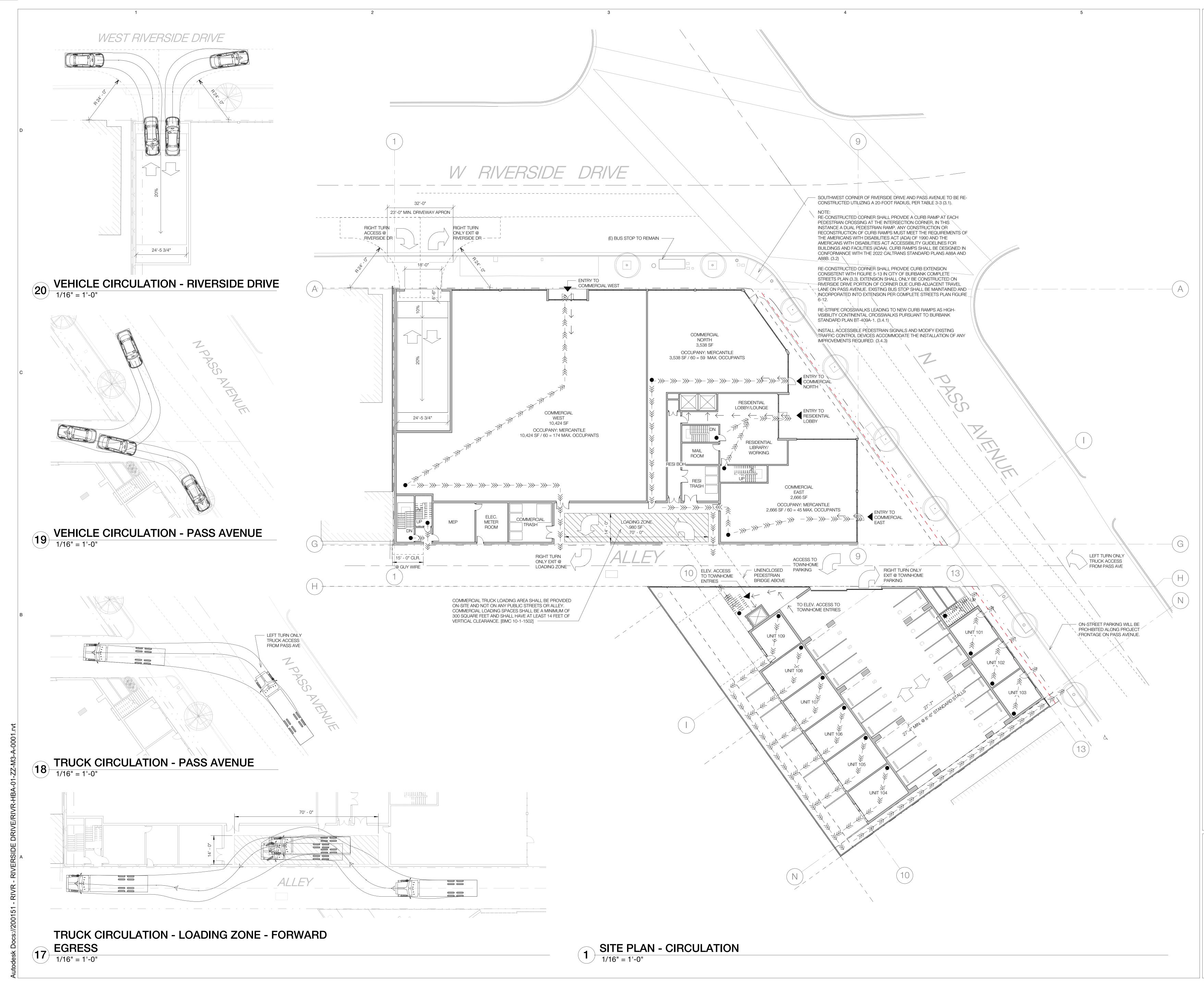
SCALE THIS DRAWING. ALL DIMENSIONS TO

CONTRACTOR. ALL WORK MUST COMPLY

BE VERIFIED IN THE FIELD BY THE

WITH LOCAL STANDARDS AND

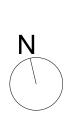
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Handback Brook		
PROJECT 4100 RIVERSIDE 4100, 4108 & 4110 W RIVERSIDE DR BURBANK, CA 91505		
DRAWING SITE PLAN - CIRCULATION		
SCALE @ ARCH E1 1/16" = 1'-0"	DATE PRINTED 2323-11-20	
DRAWN BY	CHECKED BY	
Author	Checker	
JOB NUMBER 200151		
DRAWING NO.	A.011	

mail@hawkinsbrown.com

hawkinsbrown.com



8500 Steller Drive

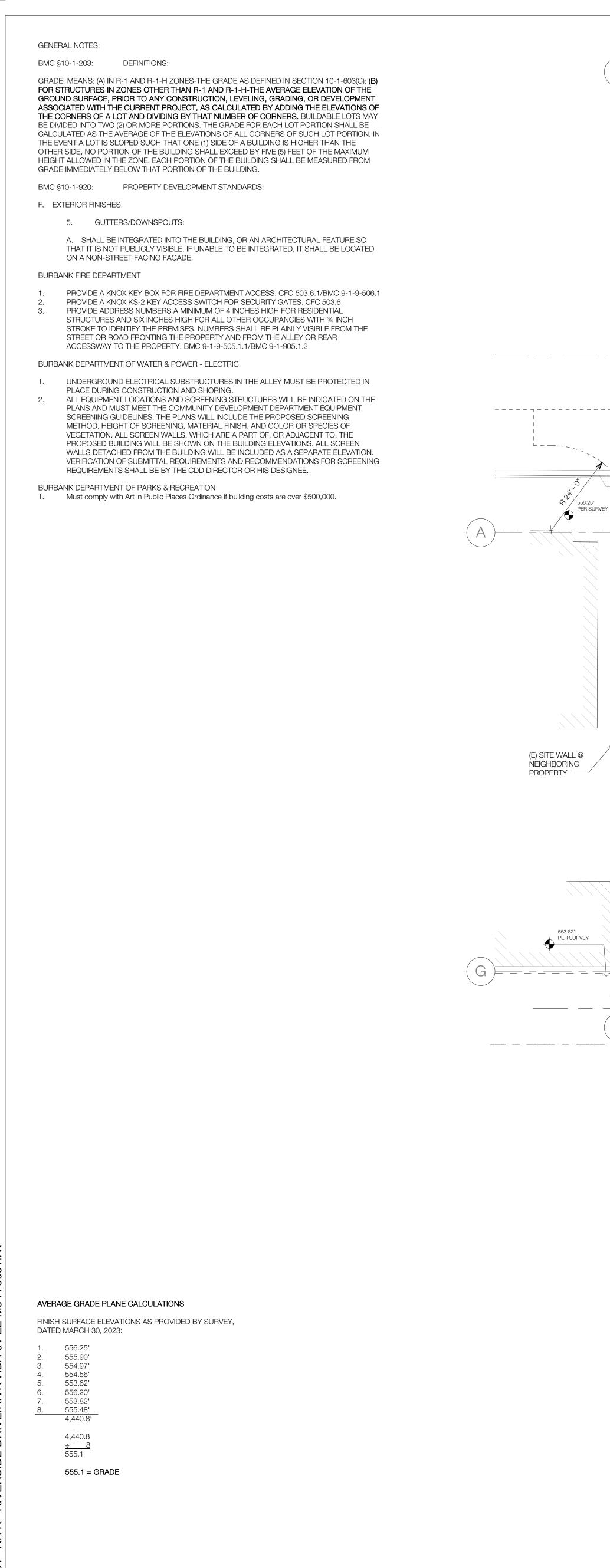
Building 1 Culver City, CA 90232

AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ALL WORK MUST COMPLY WITH LOCAL STANDARDS AND REGULATIONS. TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S SPECIFICATION AND OTHER CONSULTANT INFORMATION.		
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2323-11-20	DENSITY BONUS APPLICATION UPDATE	
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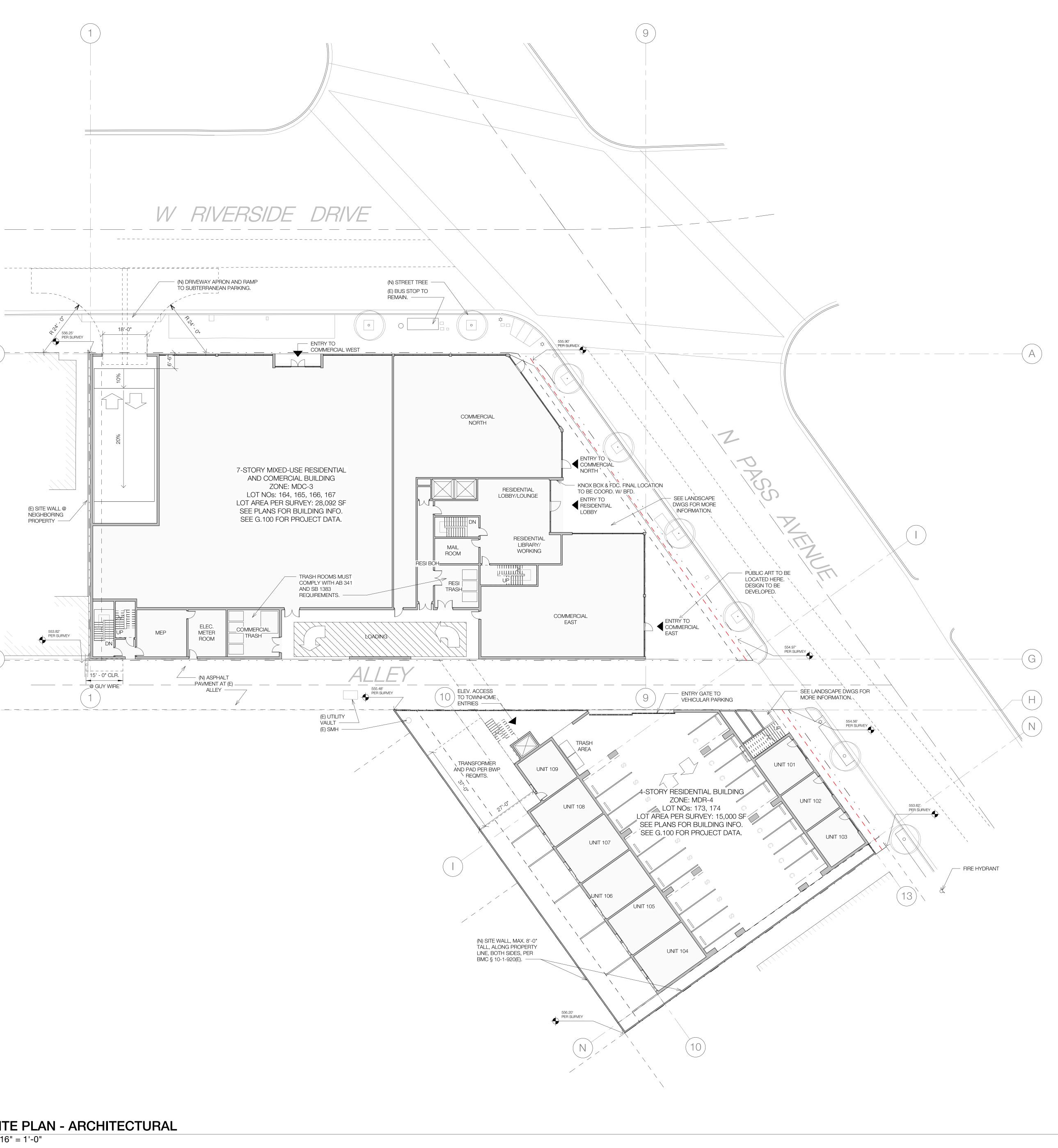
AND UNPUBLISHED WORK OF THE ARCHITECT

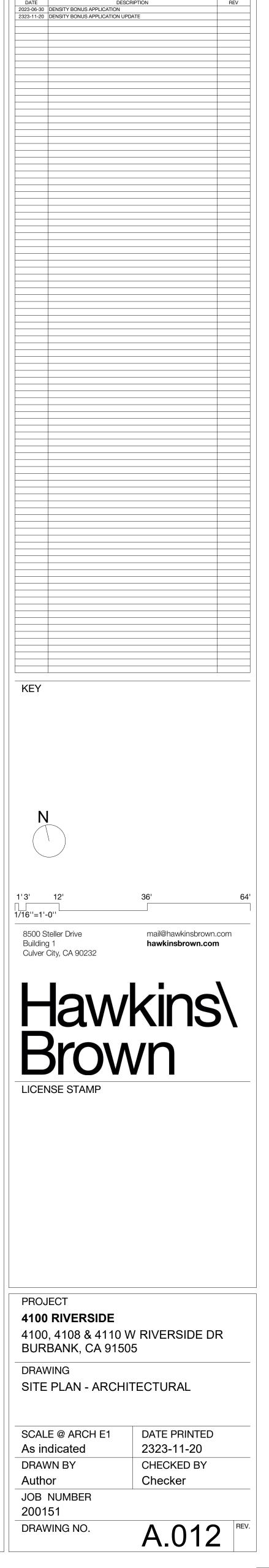
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL





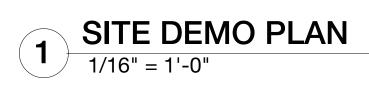
1 SITE PLAN - ARCHITECTURAL 1/16" = 1'-0"





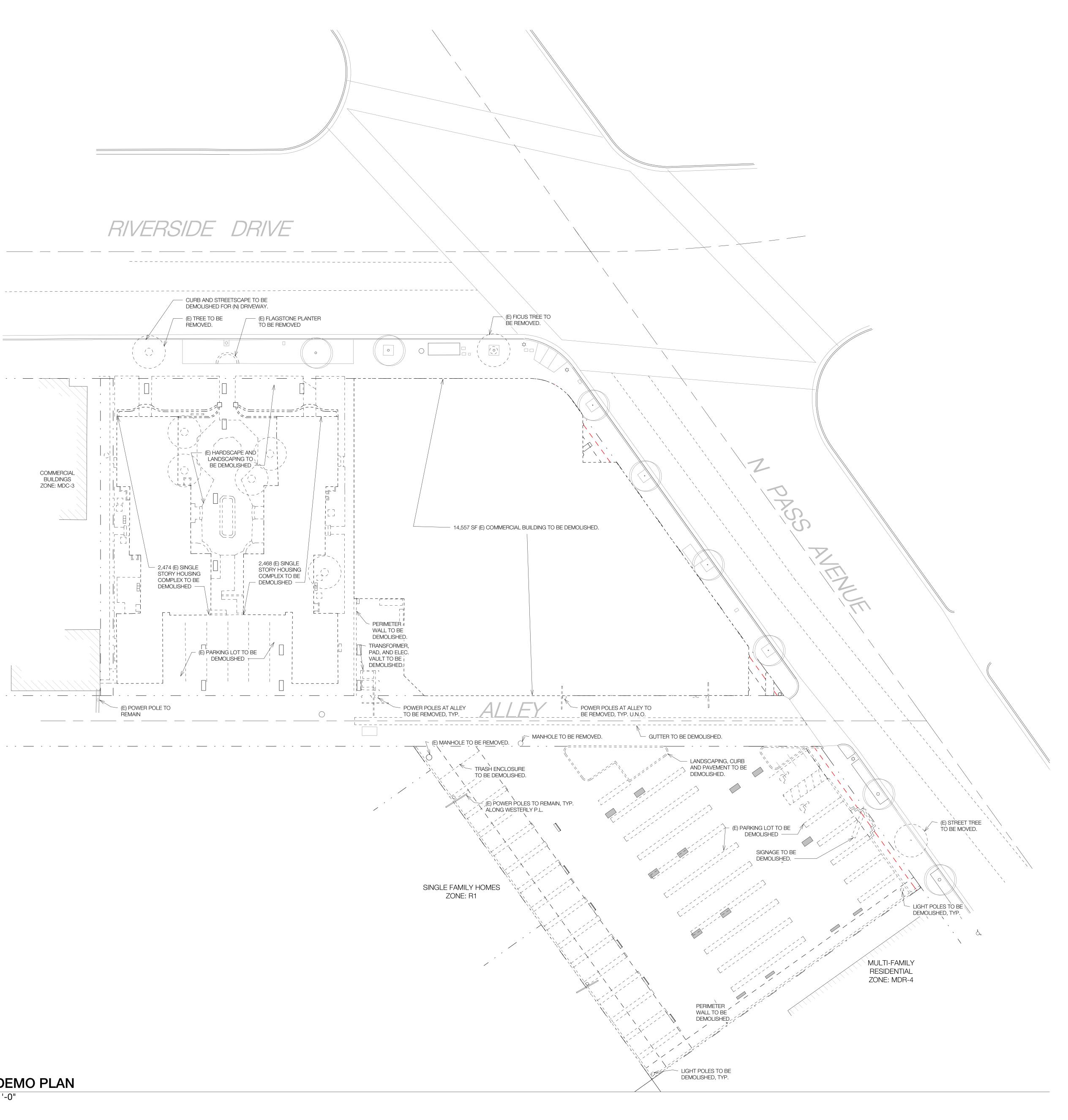
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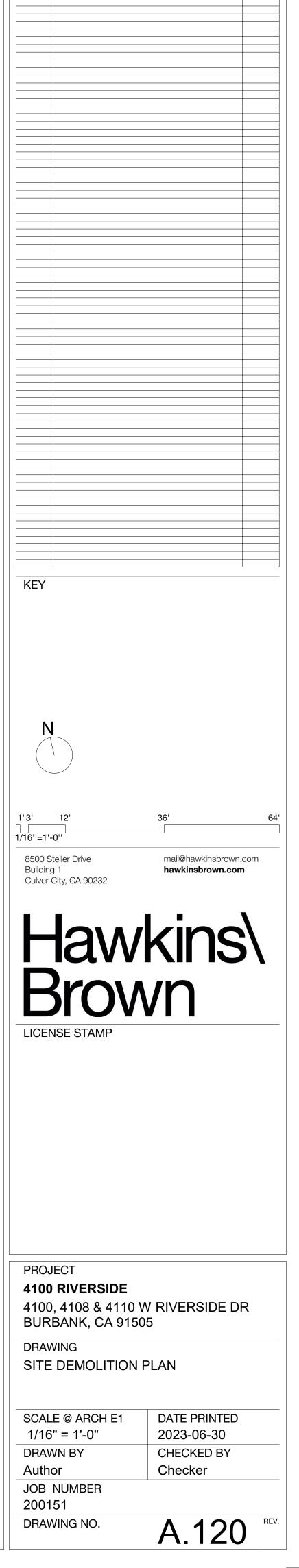
DESCRIPTION



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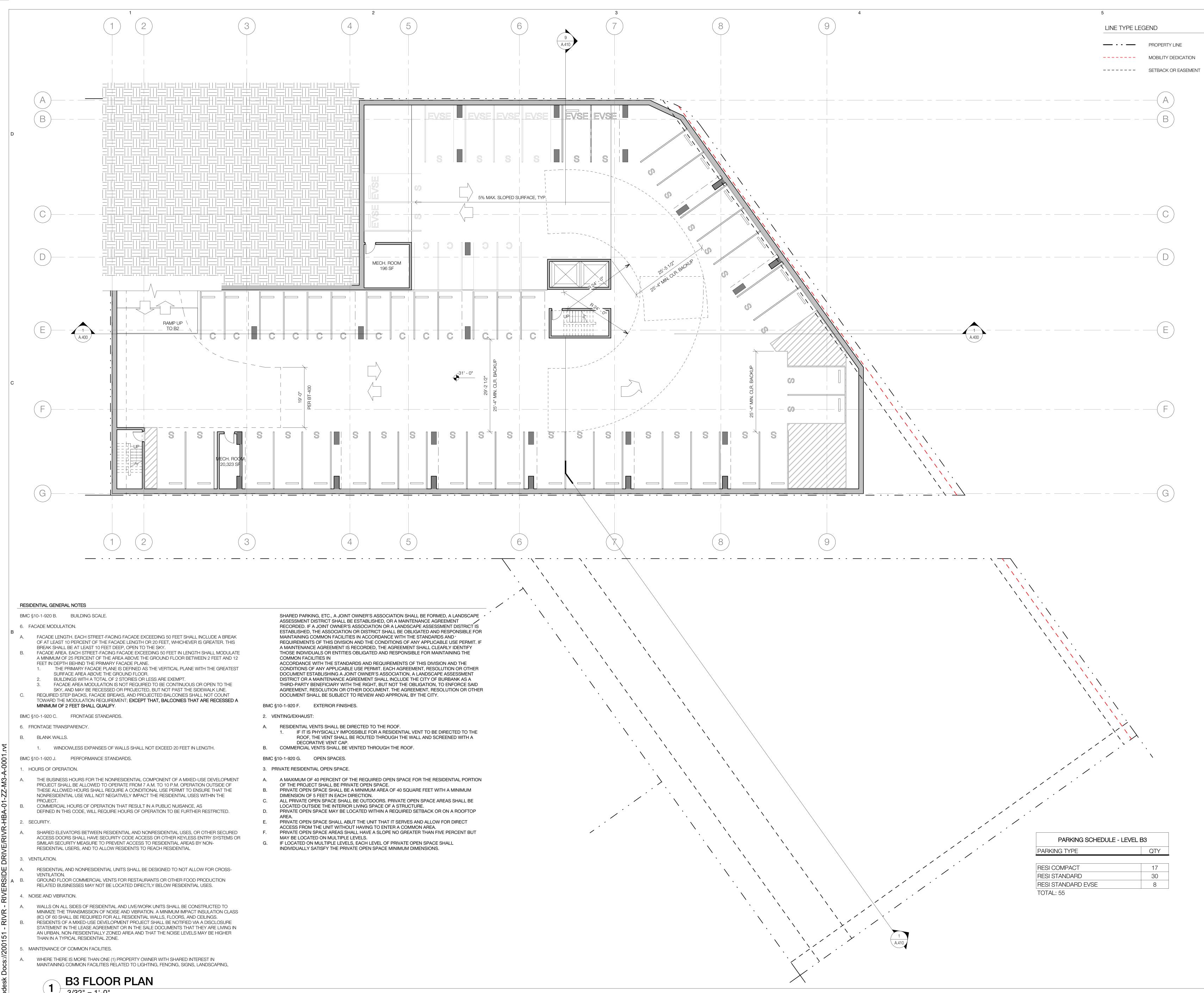
COMMERCIAL BUILDINGS ZONE: MDC-3



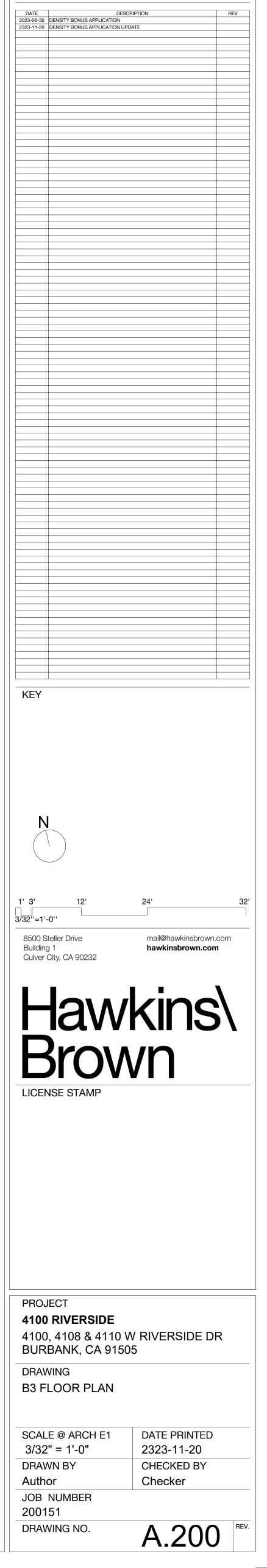


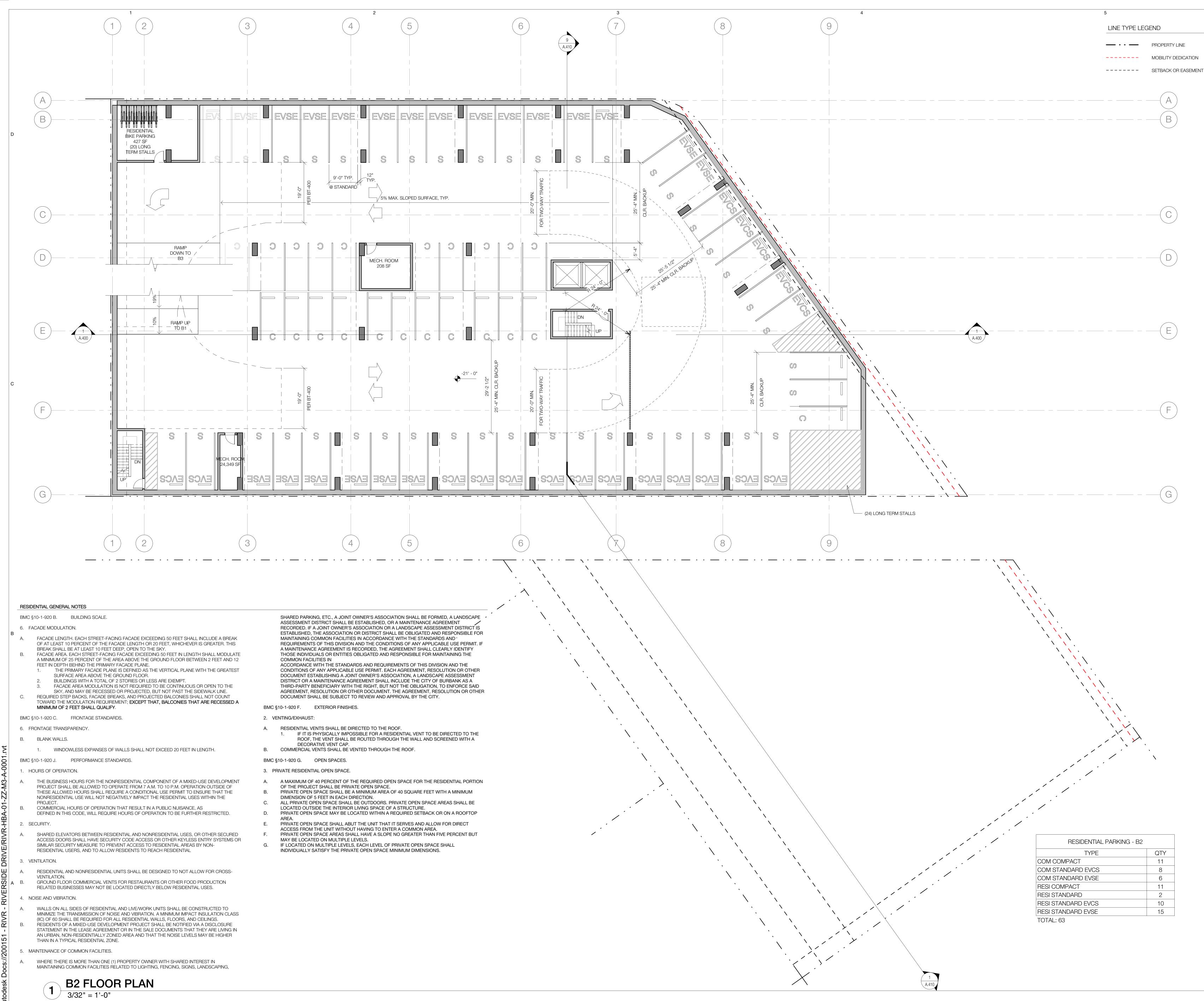
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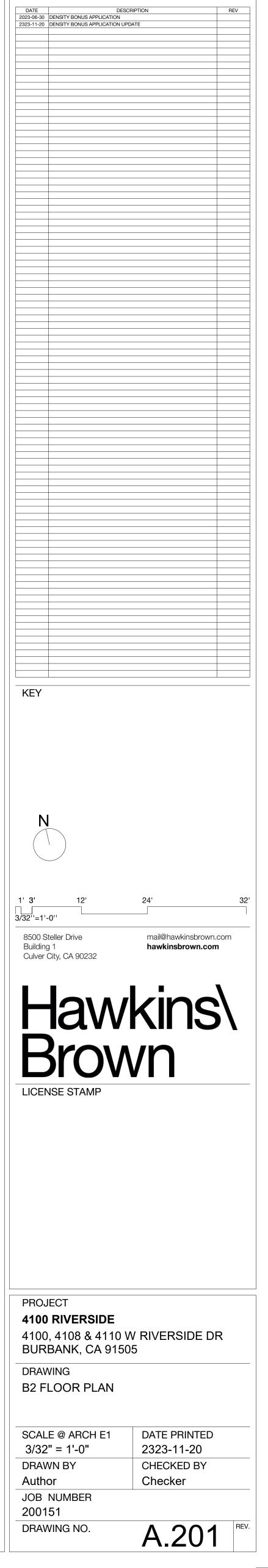
DATE DESCRIPTION
2023-06-30 DENSITY BONUS APPLICATION

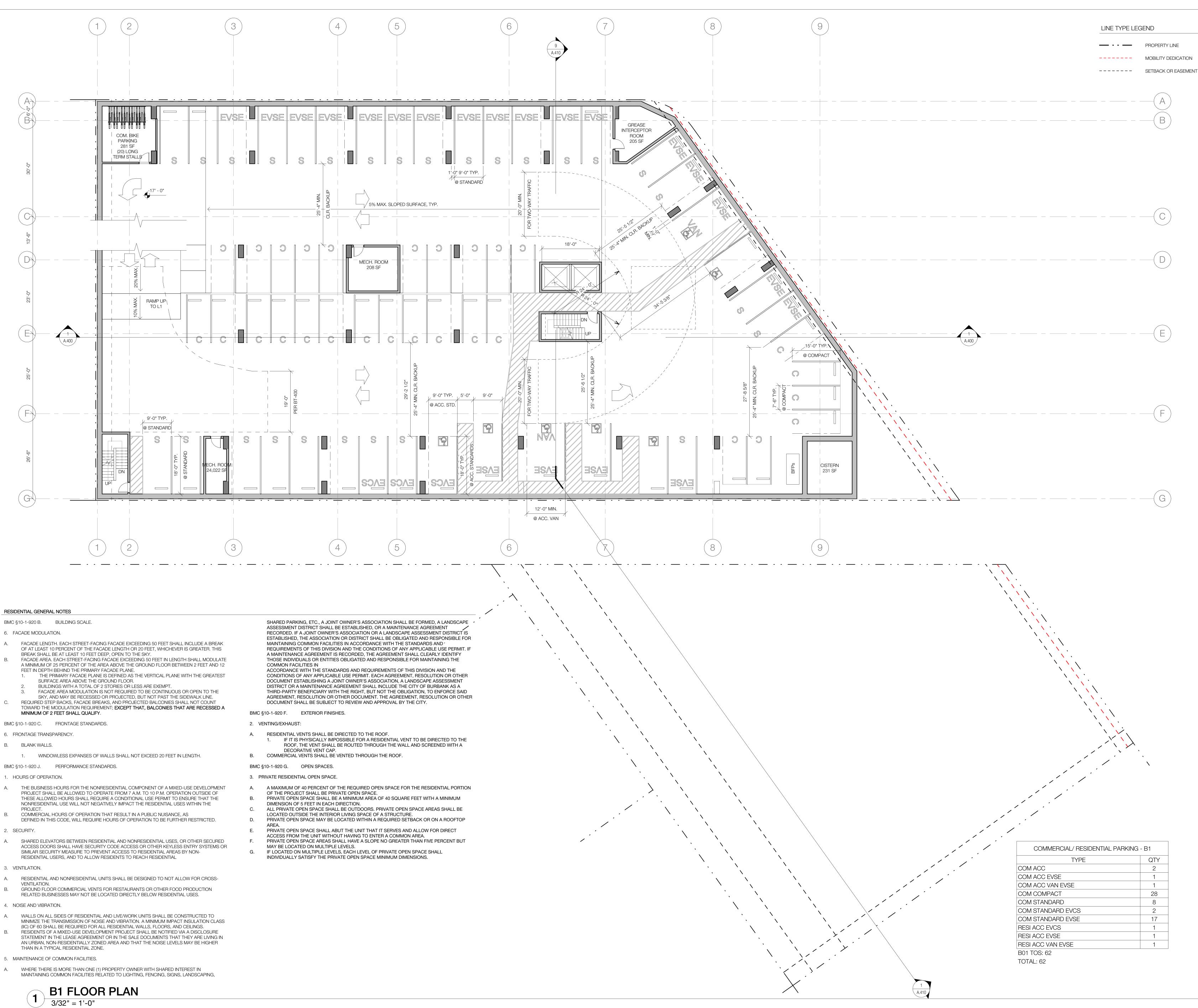


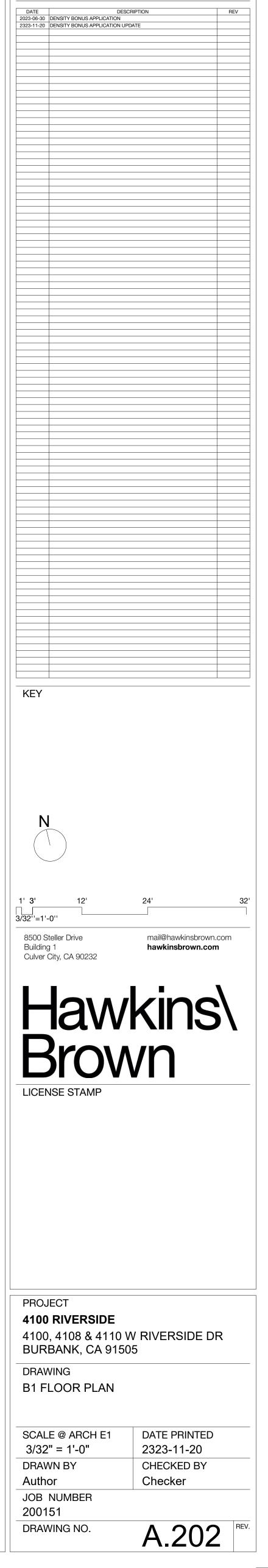
3/32" = 1'-0"

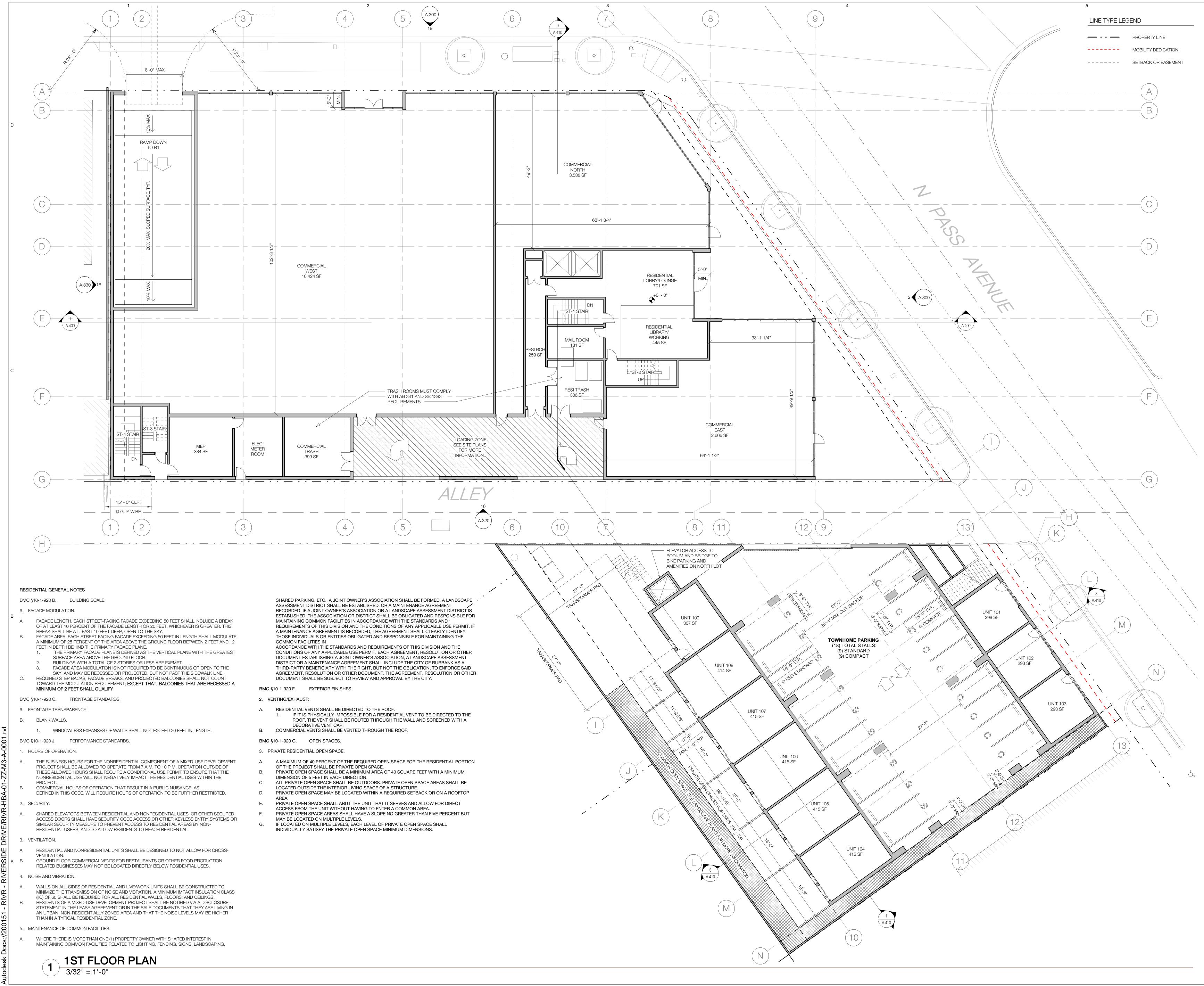


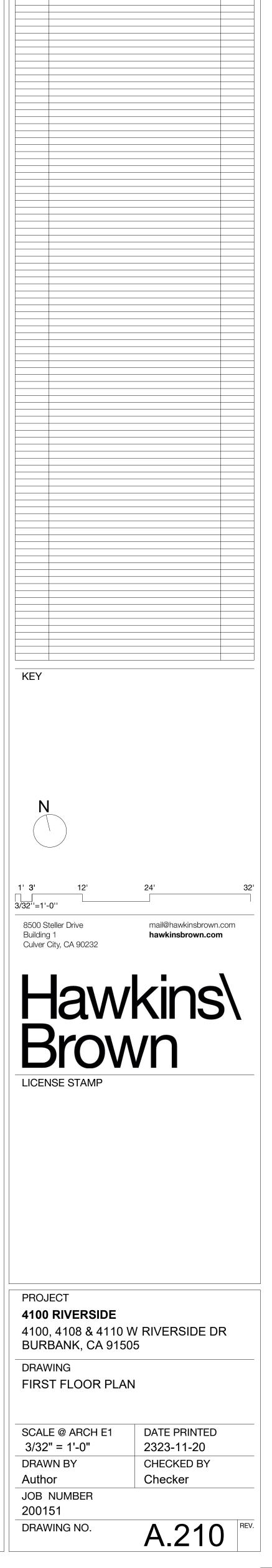






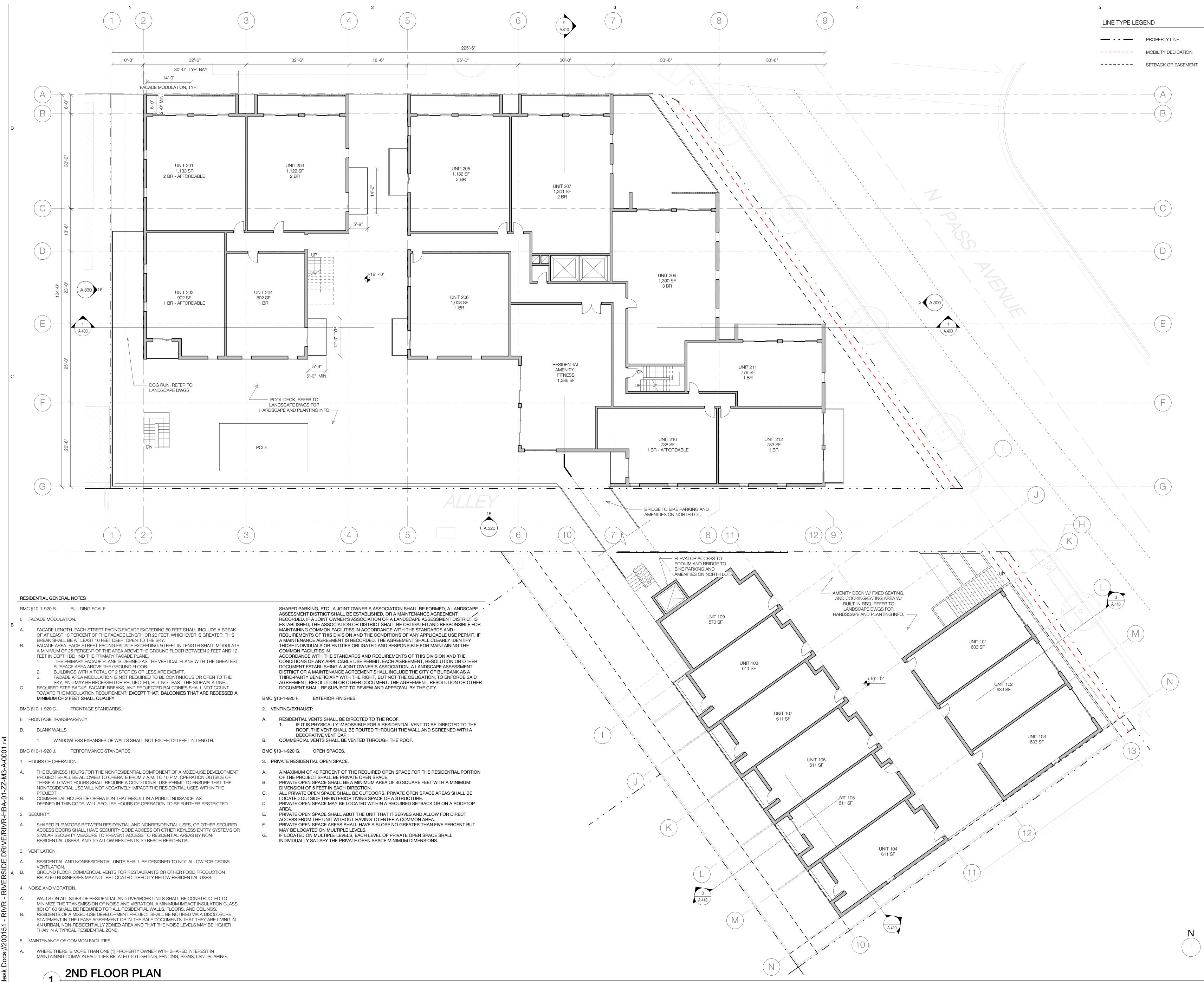




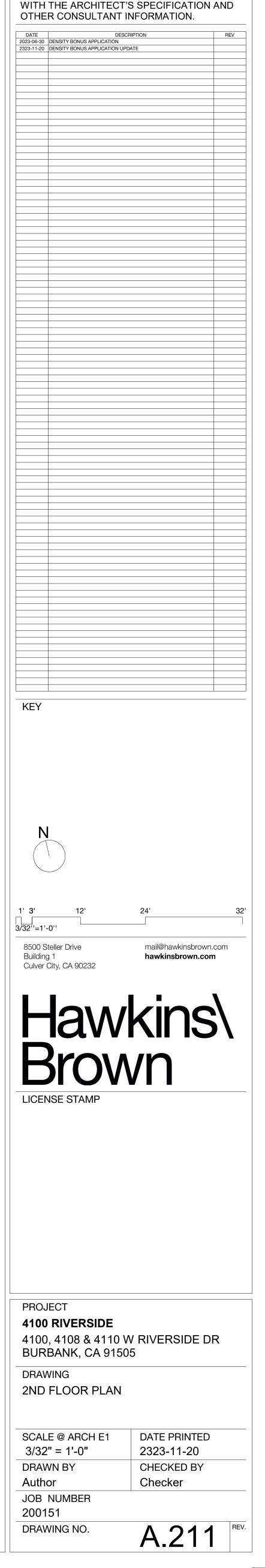


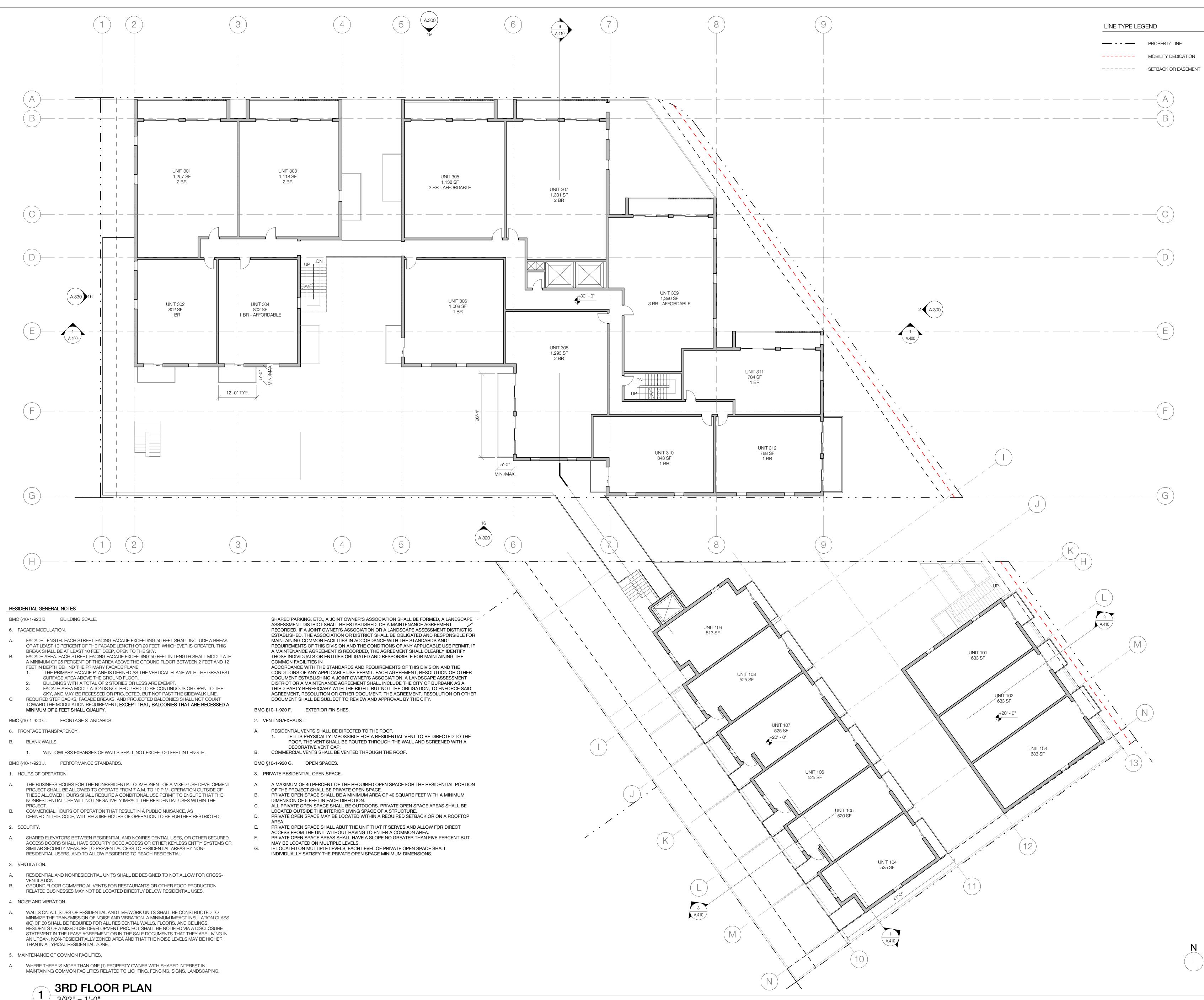
DESCRIPTION

2023-06-30 DENSITY BONUS APPLICATION 2323-11-20 DENSITY BONUS APPLICATION UPDATE

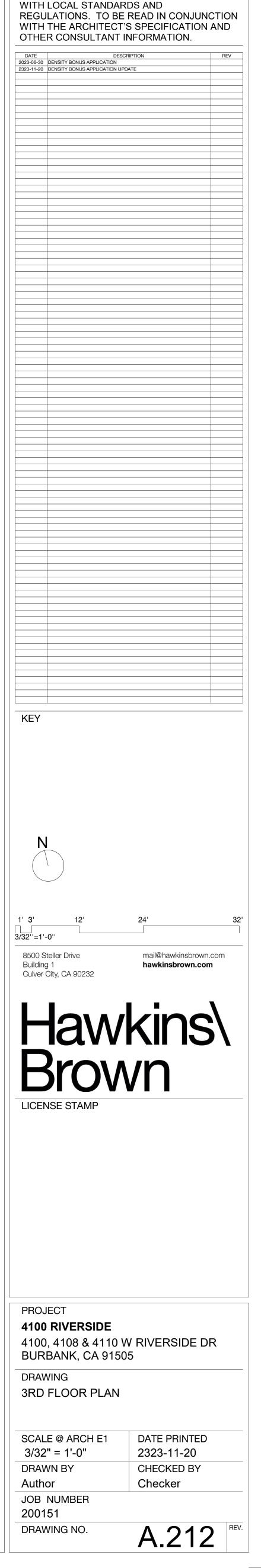


3/32" = 1'-0"





3RD FLOOR PLAN 3/32" = 1'-0"



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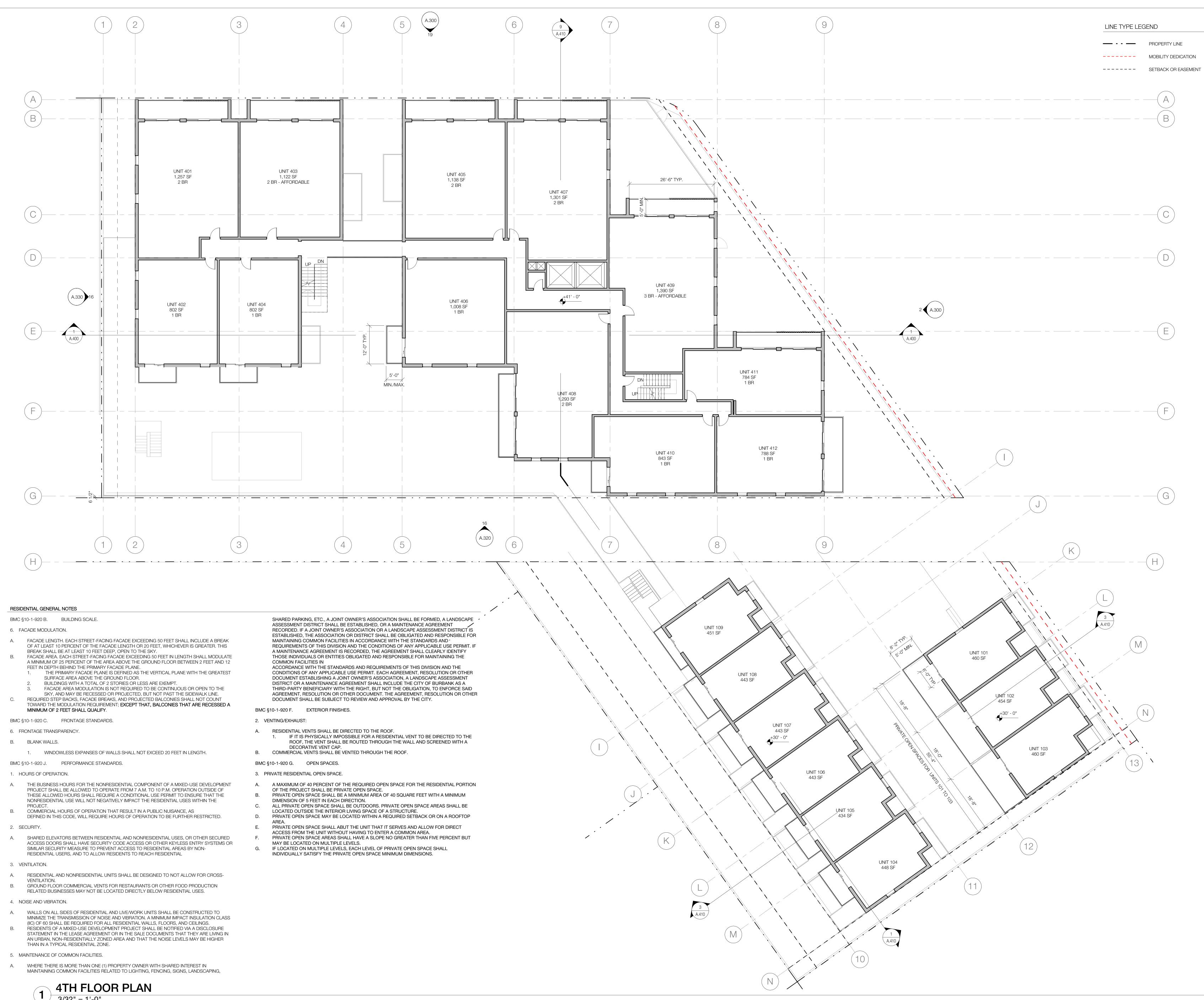
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DISCLOSED WITHOUT THE WRITTEN

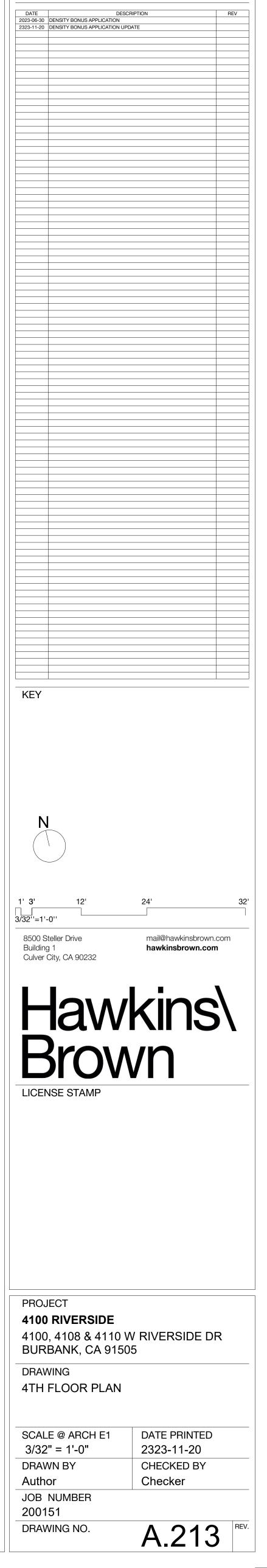
BE VERIFIED IN THE FIELD BY THE

CONSENT OF THE ARCHITECT. DO NOT

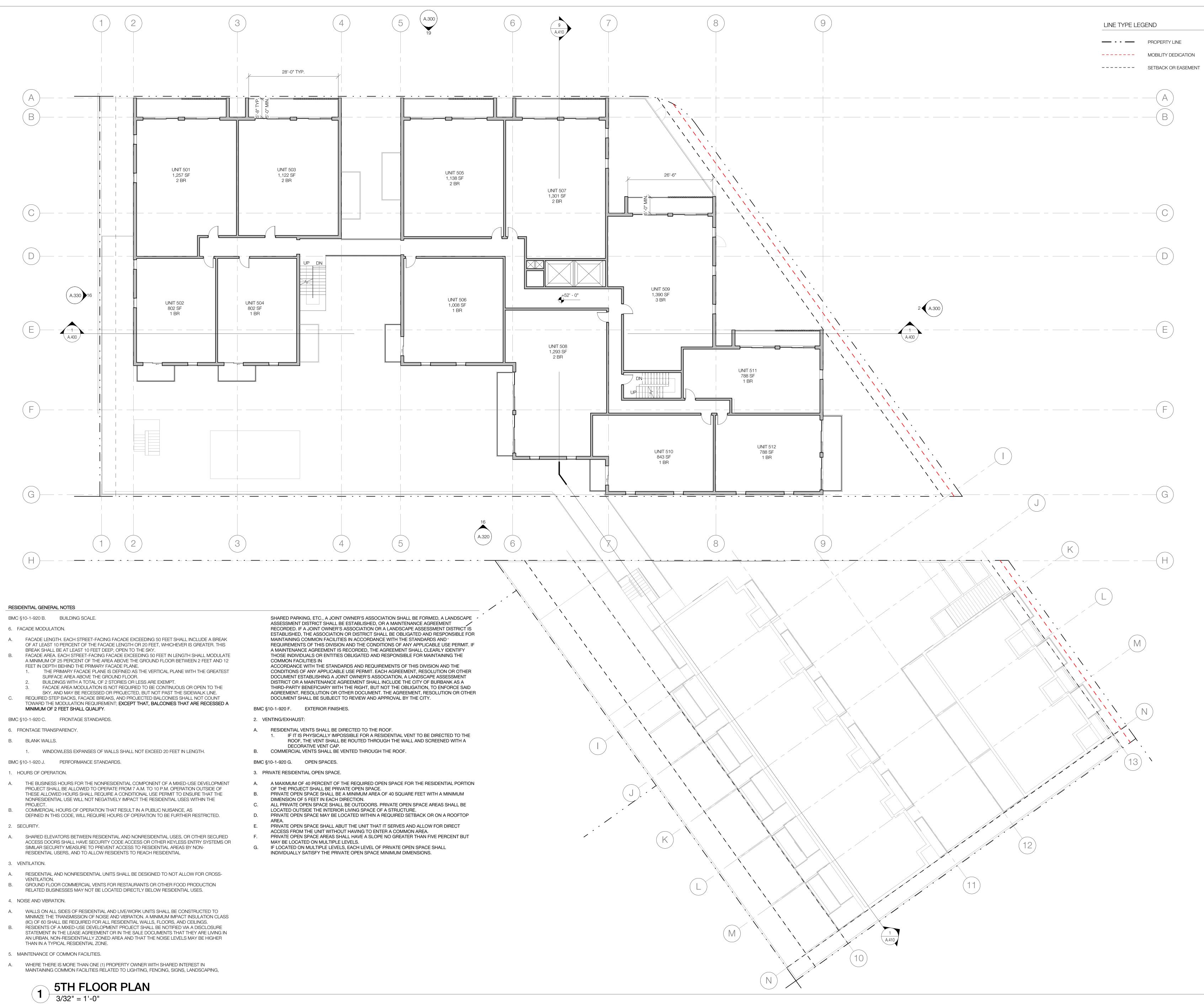
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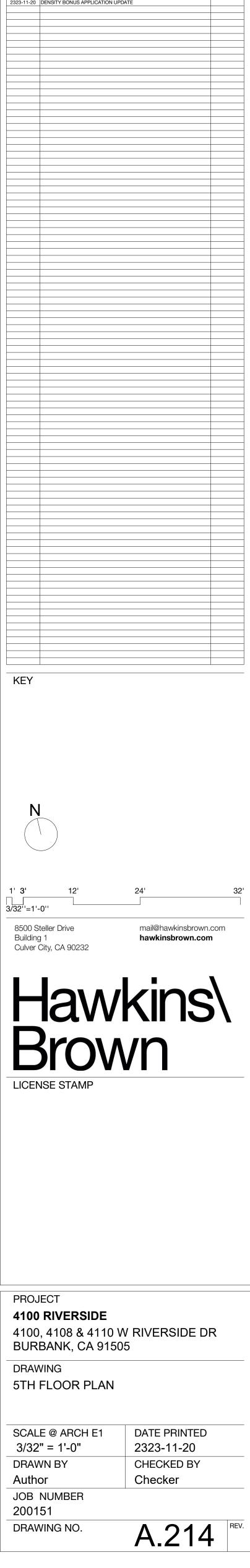


4TH FLOOR PLAN 3/32" = 1'-0"



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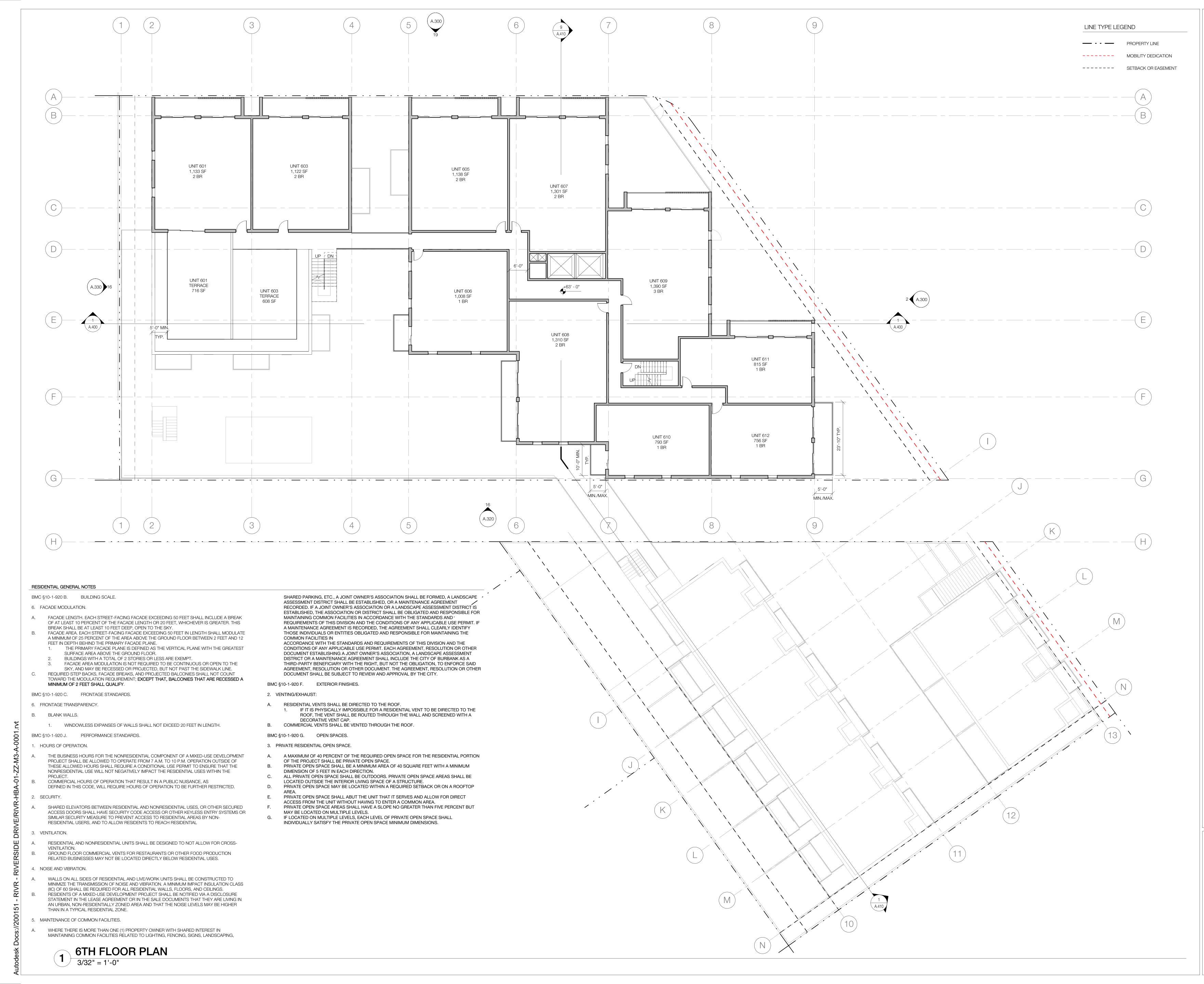


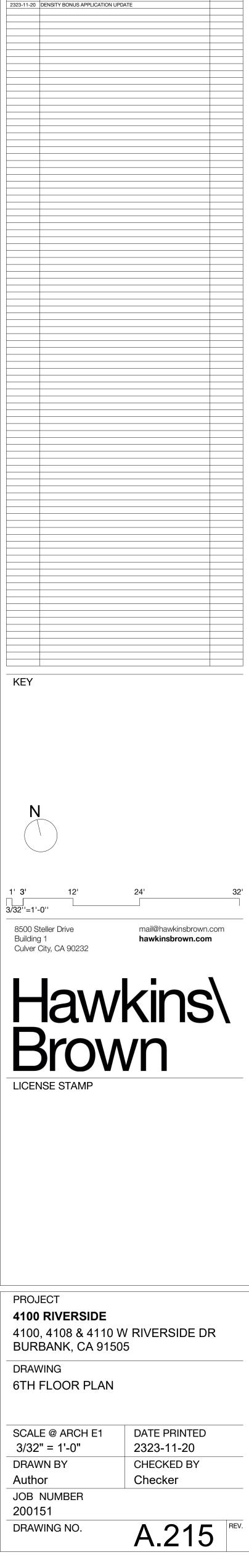


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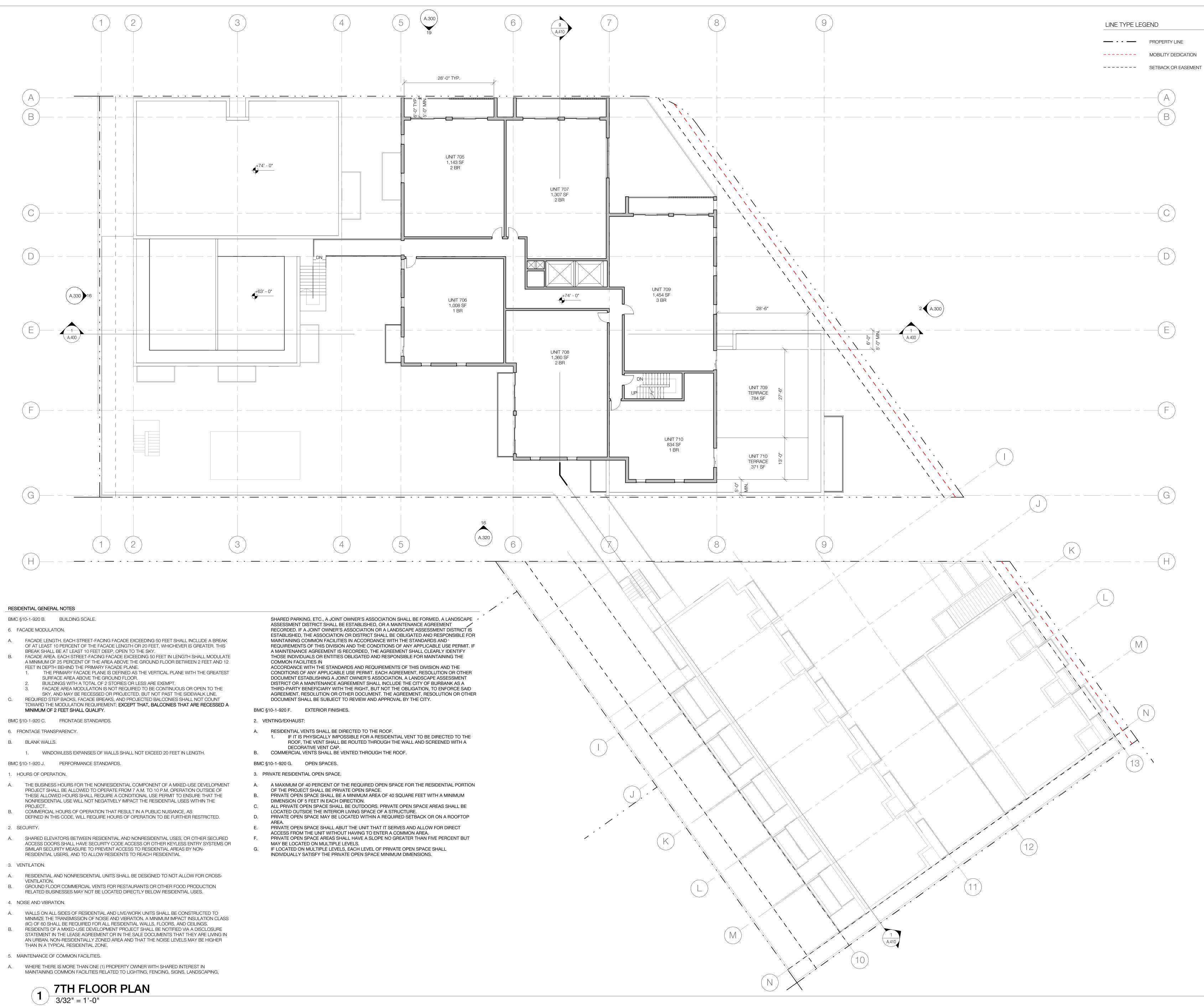


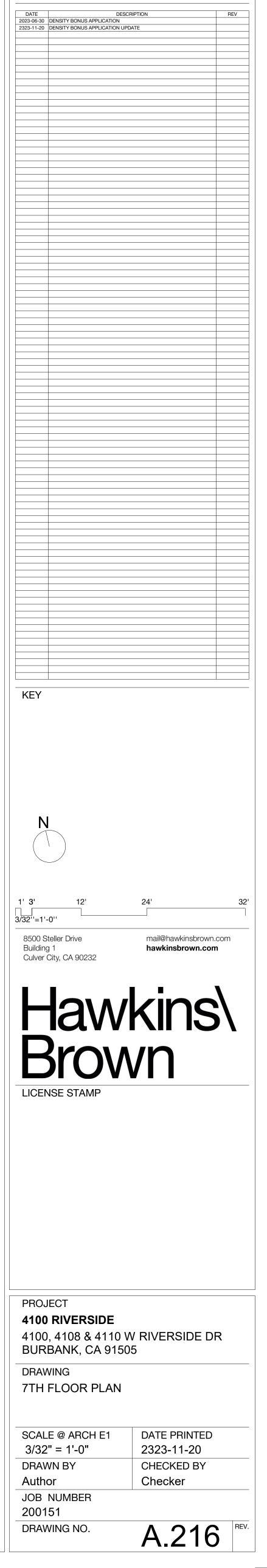


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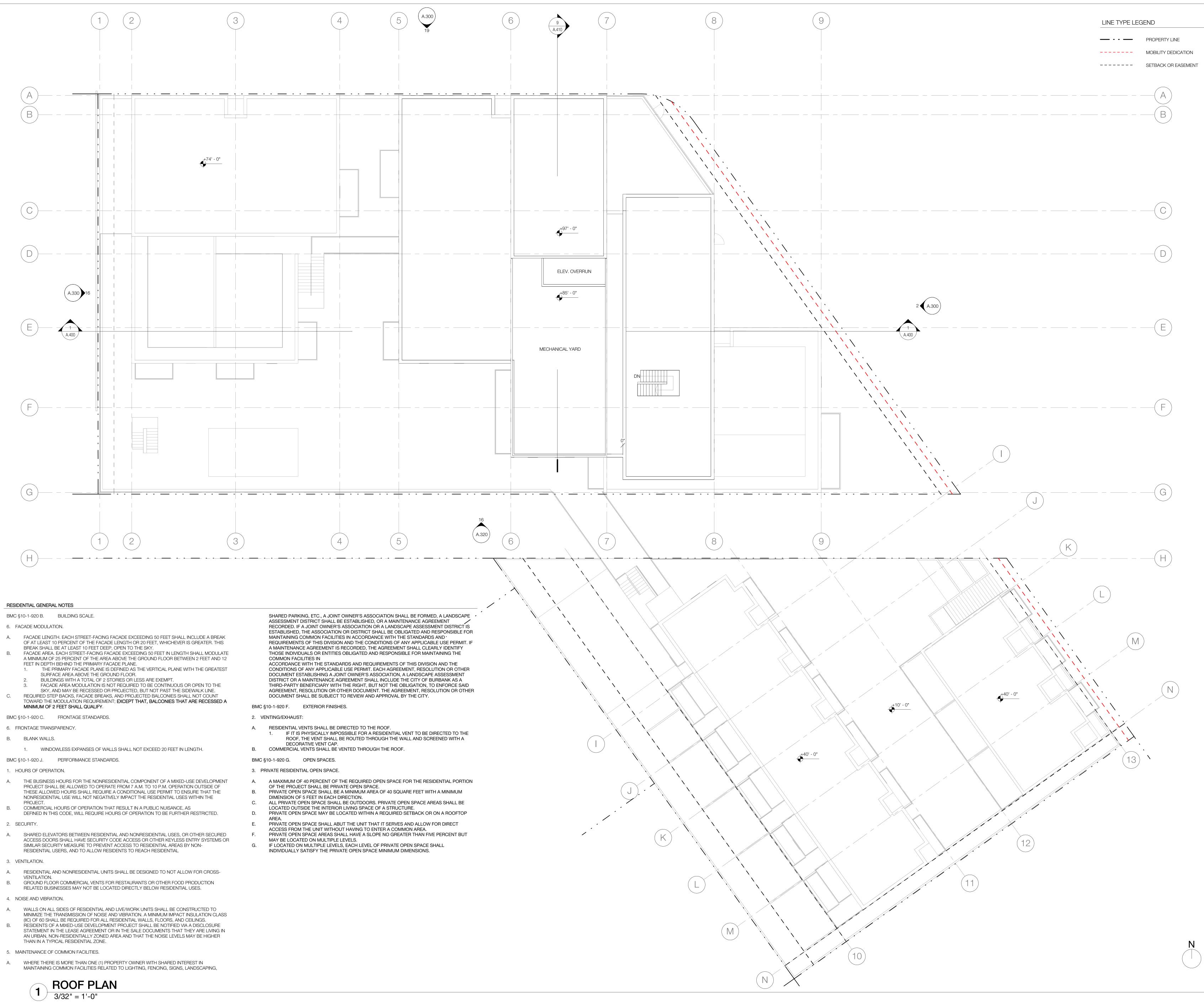
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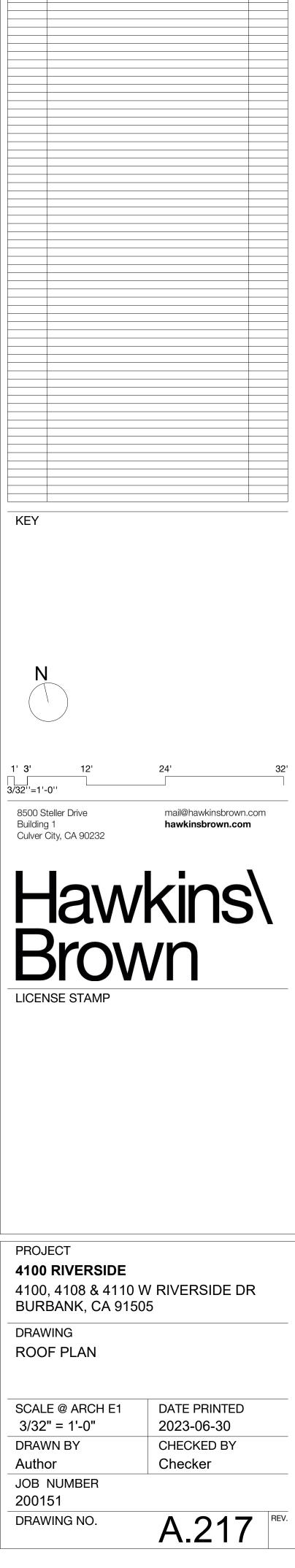
2023-06-30 DENSITY BONUS APPLICATION





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DATE	DESCRIPTION	REV		
2023-06-30	DENSITY BONUS APPLICATION			

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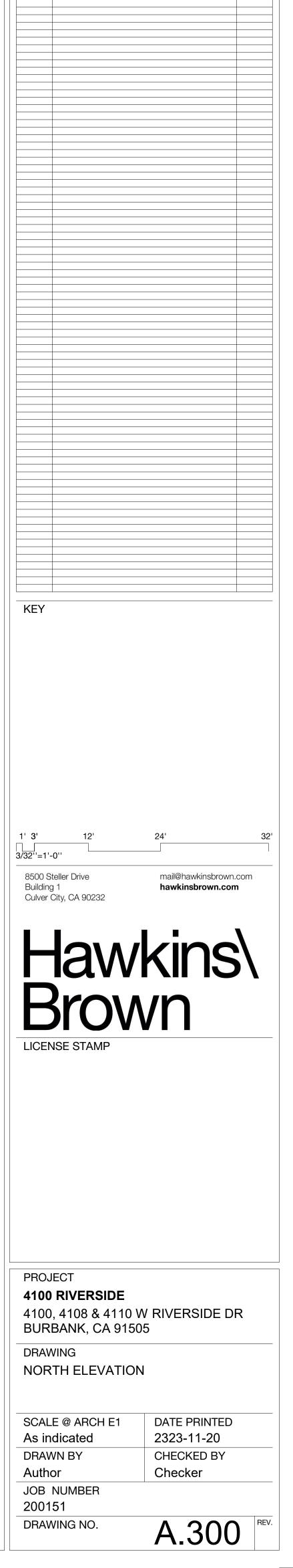
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MATERIAL LEGEND



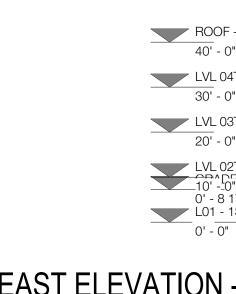
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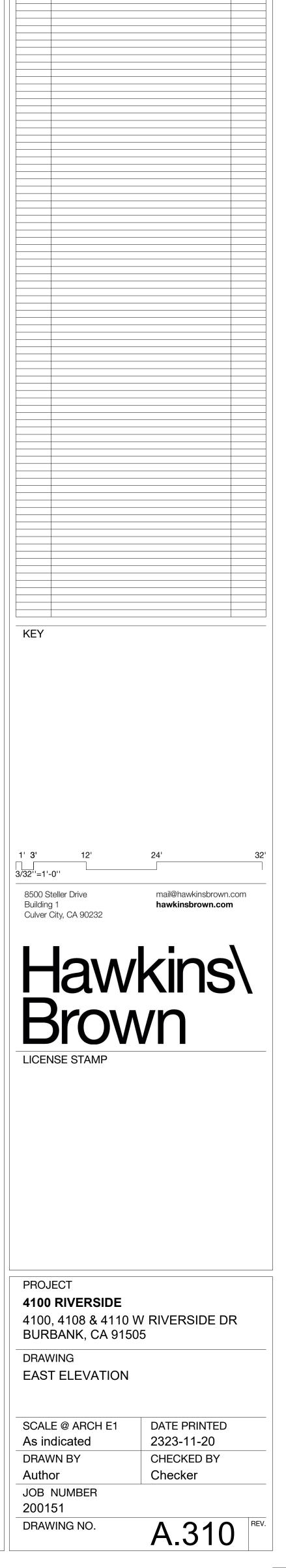
DATE DESCRIPTION 2023-06-30 DENSITY BONUS APPLICATION

2323-11-20 DENSITY BONUS APPLICATION UPDATE









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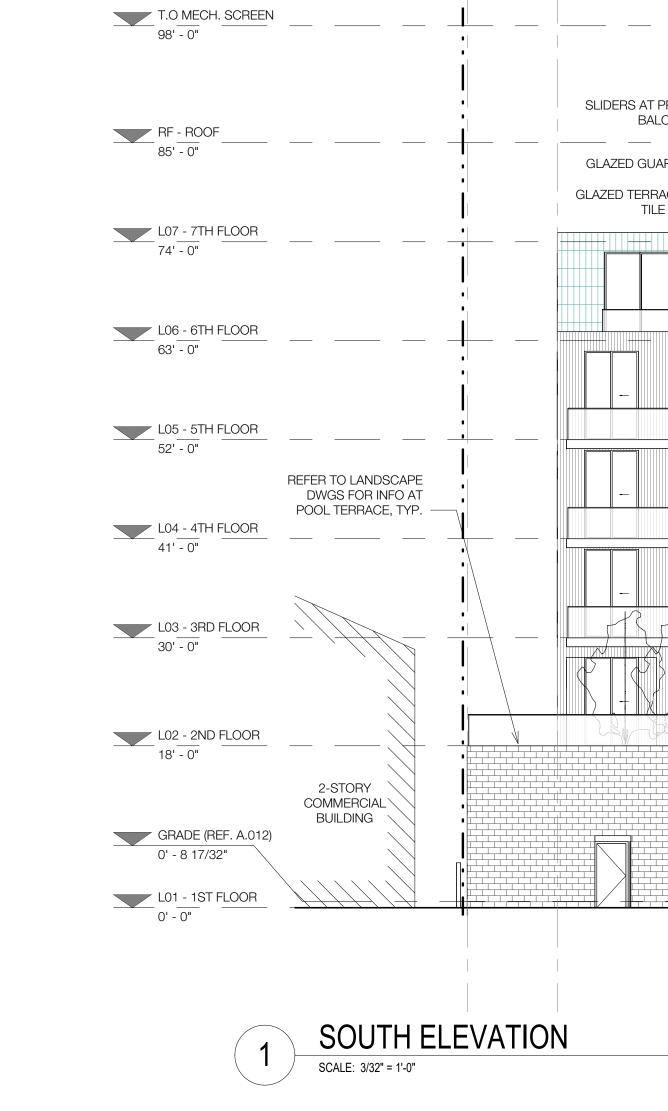
 2023-06-30
 DENSITY BONUS APPLICATION

2323-11-20 DENSITY BONUS APPLICATION UPDATE

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MATERIAL LEGEND

SMOOTH STUCCO

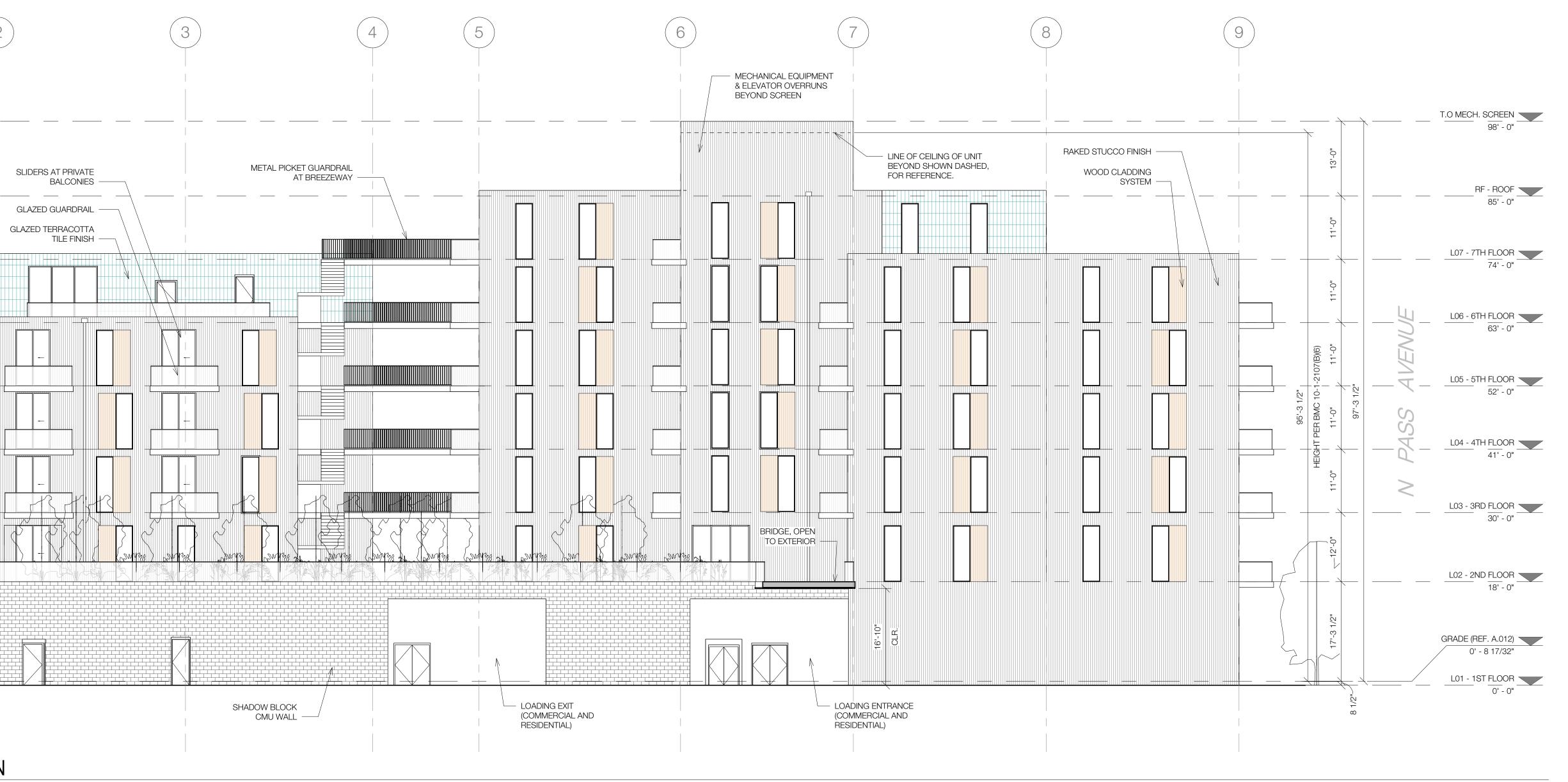


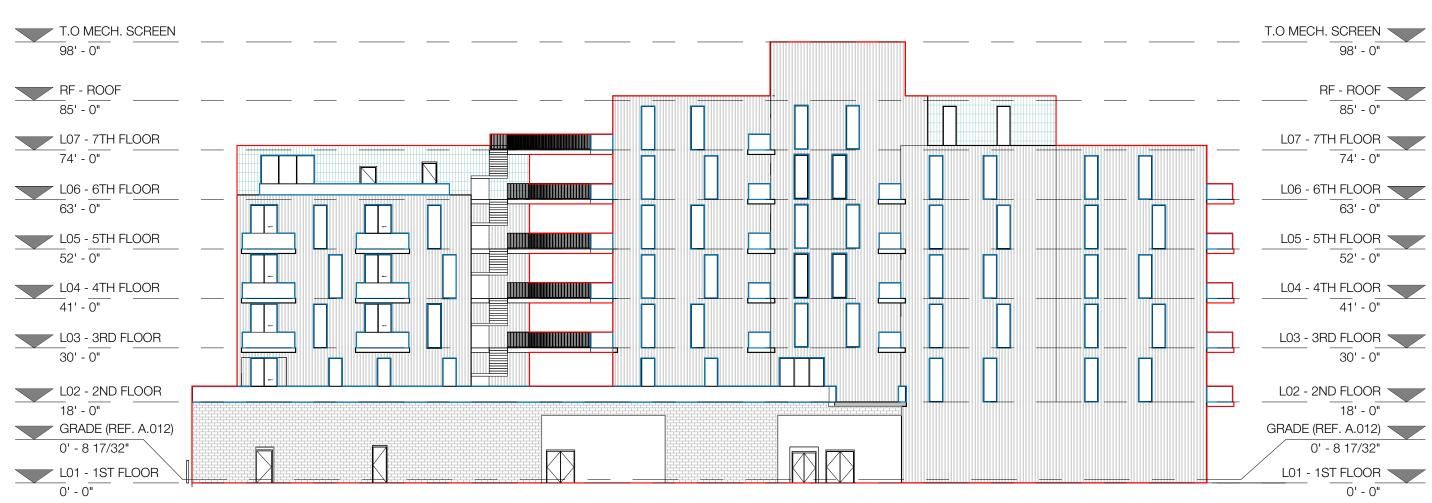


(2)

(1)

16 SOUTH ELEVATION - MATERIAL DIAGRAMS 3/64" = 1'-0"





	RF - ROOF	
	85' - 0"	
L07 -	- 7TH FLOOR 74' - 0"	MATERIAL CALCULATION 17,401 SF TOTAL ELEVATION AREA
L06 -	6TH FLOOR 63' - 0"	MAIN MATERIAL(S) FOR ELEVATION: 9,638 SF OF RAKED STUCCO WALL (55% OF AREA) 3,062 SF OF GLAZING (18% OF AREA) 1,964 SF OF CMU BLOCK WALL (11% OF AREA)
L05 -	52' - 0"	NOTE: BUILDING ELEVATIONS WITH LESS THAN 50% OF SURFACE IN GLASS OR OTHER REFLECTIVE MATERIALS
L04 -	4TH FLOOR 41' - 0"	SHALL BE LIMITED TO A MAXIMUM OF 20% REFLECTIVITY FOR THOSE MATERIALS.
L03 -	3RD FLOOR 30' - 0"	
<u>+</u>	2ND FLOOR 18' - 0" 5 (REF. A.012) 0' - 8 17/32"	
L01 -	- 1ST FLOOR 0' - 0"	

MATERIAL LEGEND

- 5

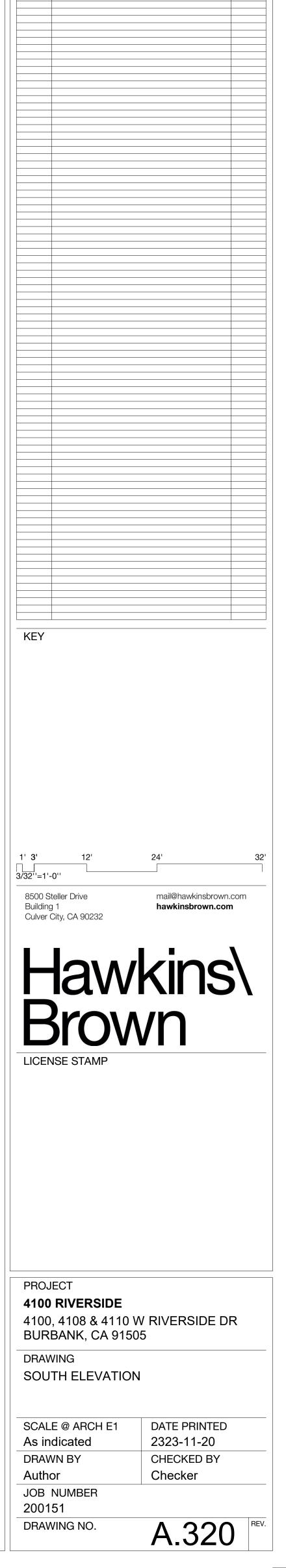
SMOOTH STUCCO RAKED STUCCO GLAZED TERRACOTTTA TILE CMU WALL SLATTED WOOD SCREEN

LINE TYPE LEGEND --------------------------------PROPERTY LINE ---- MOBILITY DEDICATION

---- SETBACK OR EASEMENT

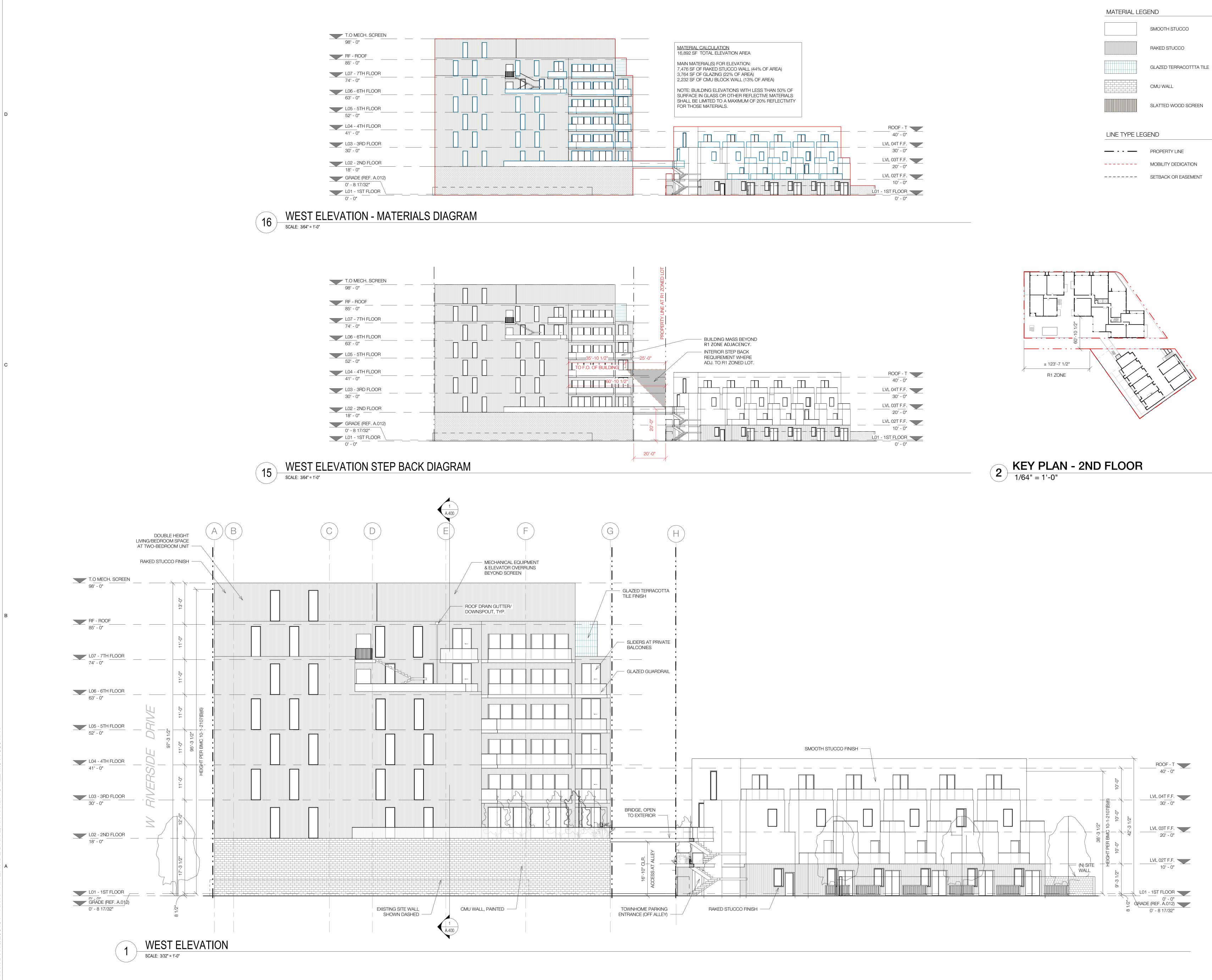
98' - 0"

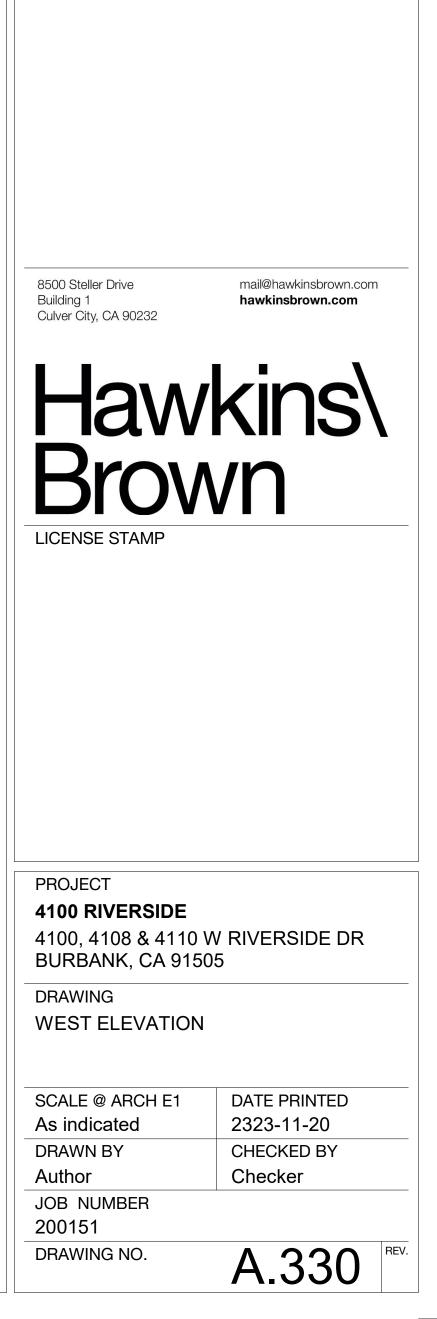
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2323-11-20 DENSITY BONUS APPLICATION UPDATE

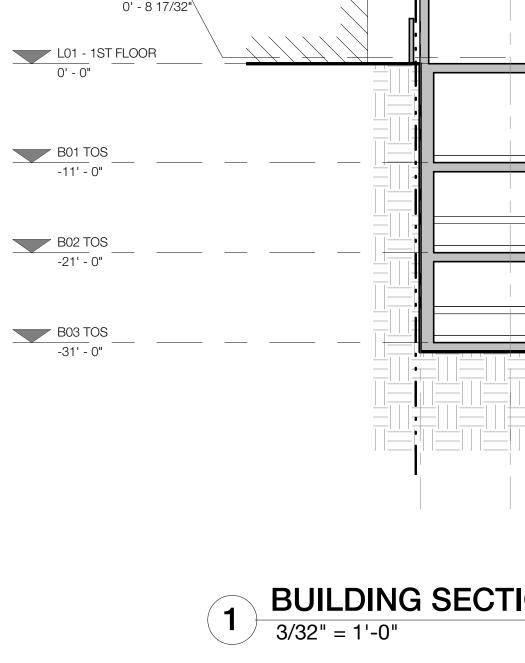




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L07 - 7TH FLOOR 74' - 0" L06 - 6TH FLOOR 63' - 0" L05 - 5TH FLOOR 52' - 0" L04 - 4TH FLOOR 41' - 0" L03 - 3RD FLOOR 30' - 0" L02 - 2ND FLOOR 18' - 0" 2-STORY COMMERCIAL BUILDING GRADE (REF. A.012) 0' - 8 17/32" L01 - 1ST FLOOR 0' - 0" B01 TOS -11' - 0" B02 TOS -21' - 0"

T.O MECH. SCREEN 98' - 0"

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							LINE TYPE LEGEND
							PROPERTY LINE MOBILITY DEDICATION
							SETBACK OR EASEMENT
2	(3)	(4) (5		6		(9)	
				9 A.410			
							T.O MECH. SCREEN 98' - 0"
	 						RF - ROOF 85' - 0"
			UNIT 706	UNIT 708			
							L07 - 7TH FLOOR 74' - 0"
UNIT 60 TERRAC			UNIT 606	UNIT 608	UNIT 609		
UNIT 502	2 UNIT 504		UNIT 506	UNIT 508		UNIT 511 TERRACE	63' - 0" (9) 9 - 1 (9) 9 - 1 (9) 1 - 1 (
							L05 - 5TH FLOOR
UNIT 402	2 UNIT 404		UNIT 406	UNIT 408	UNIT 409	UNIT 411 TERRACE	
UNIT 302	2 UNIT 304		UNIT 306	UNIT 308	UNIT 309	UNIT 311 TERRACE	
UNIT 202	2 UNIT 204		UNIT 206	RESIDENTIAL AMENITY - FITNESS	UNIT 209	UNIT 211	
							L02 - 2ND FLOOR 18' - 0"
		COMMERCIAL WEST		COMMERCIAL ST-1 STAIR	RESIDENTIAL LIBRARY/ WORKING		GRADE (REF. A.012) 0 ¹ /- 8 17/32"
							L01 - 1ST FLOOR
							8 4 1 1 1 1 1 1 1 1 1 1 1 1 1
							B01 TOS -11' - 0"
							B02 TOS -21' - 0"
							$\begin{array}{c c c c c c c c c c c c c c c c c c c $
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	CMU WALL
	SLATTED WOOD SCREEN
LINE TYPE LEC	GEND
	GEND PROPERTY LINE

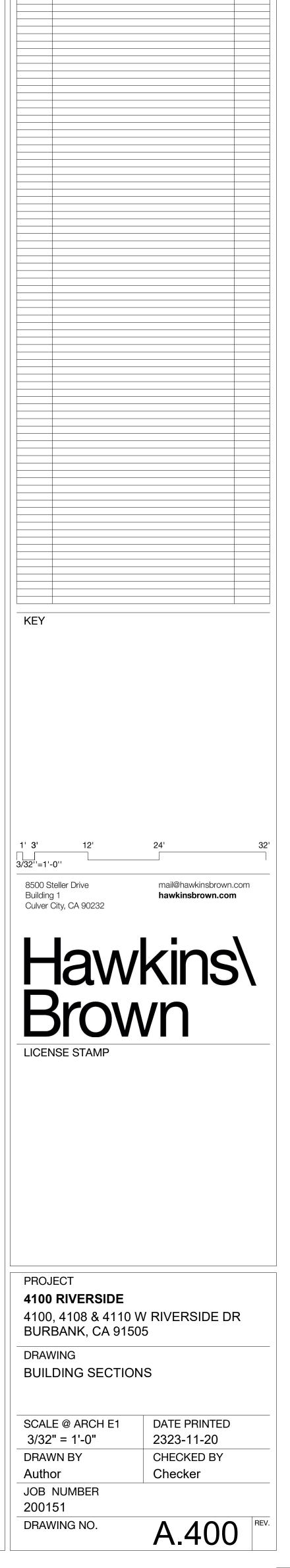
MATERIAL LEGEND

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SMOOTH STUCCO

RAKED STUCCO

GLAZED TERRACOTTTA TILE



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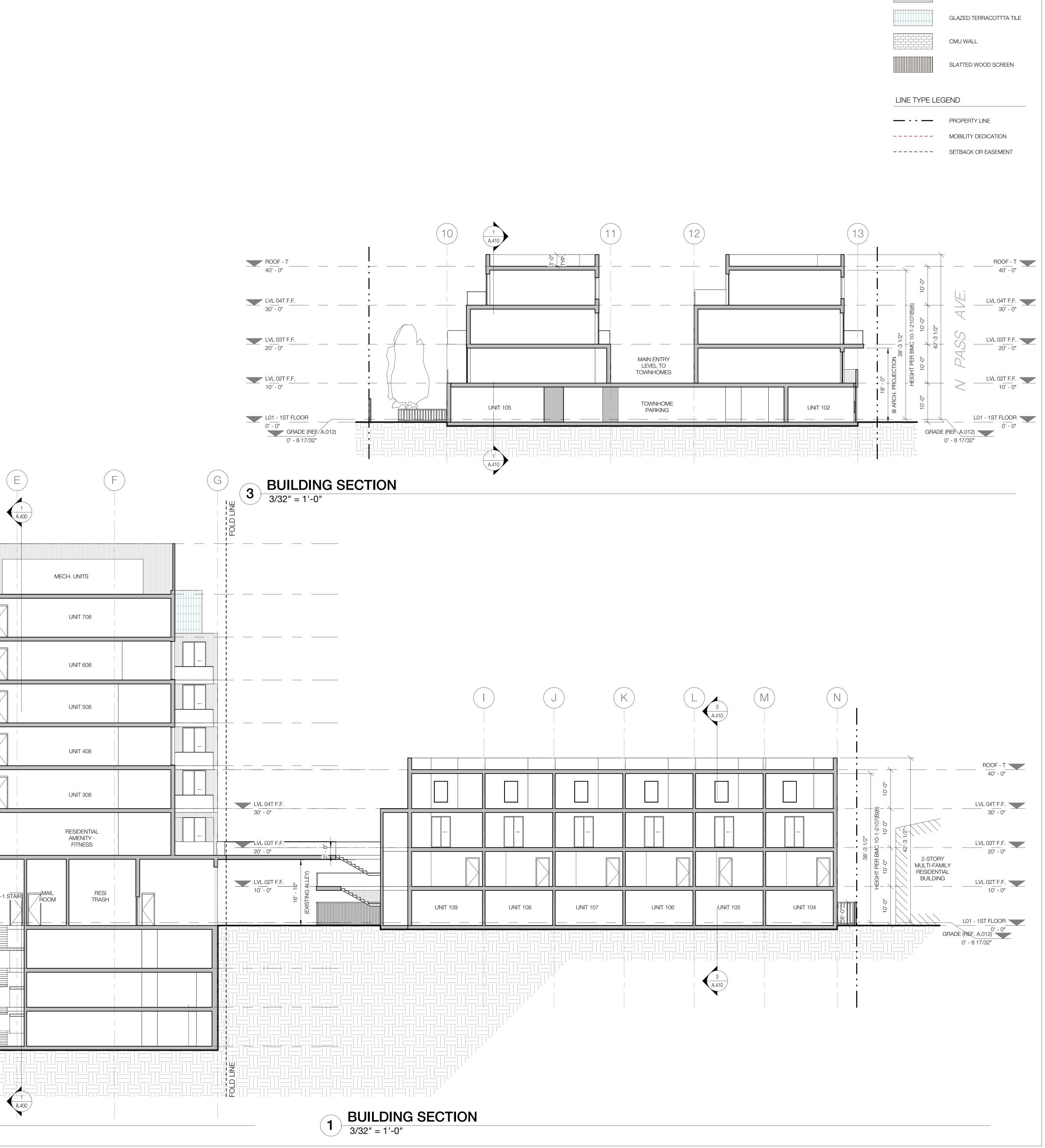
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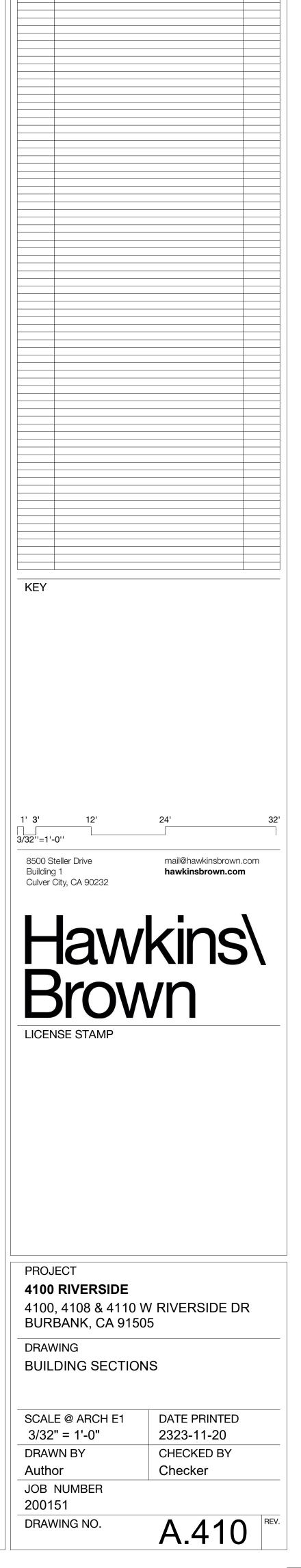
2323-11-20 DENSITY BONUS APPLICATION UPDATE

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T.O MECH. SCREEN 98' - 0"			
RF - ROOF 85' - 0"		UNIT 707	
L07 - 7TH FLOOR 74' - 0"			
B L06 - 6TH FLOOR		UNIT 607	
L05 - 5TH FLOOR 52' - 0" 2/1 8 - 10 - 11 - 10 - 11	95'-3 1/2"	UNIT 407	
L04 - 4TH FLOOR 41' - 0" ROOF - T 40' - 0" L03 - 3RD FLOOR		UNIT 307	
30' - 0"		UNIT 207	
- ZZ-W3-A		COMMERCIAL NORTH	ST-1 S
0' - 0" GRADE (REF. A.012) 0' - 8 17/32" 0' - 8 17/32"			
B02 TOS -21' - 0"			
-31' - 0"			
9 BUILDIN 9 3/32" = 1'-0"			



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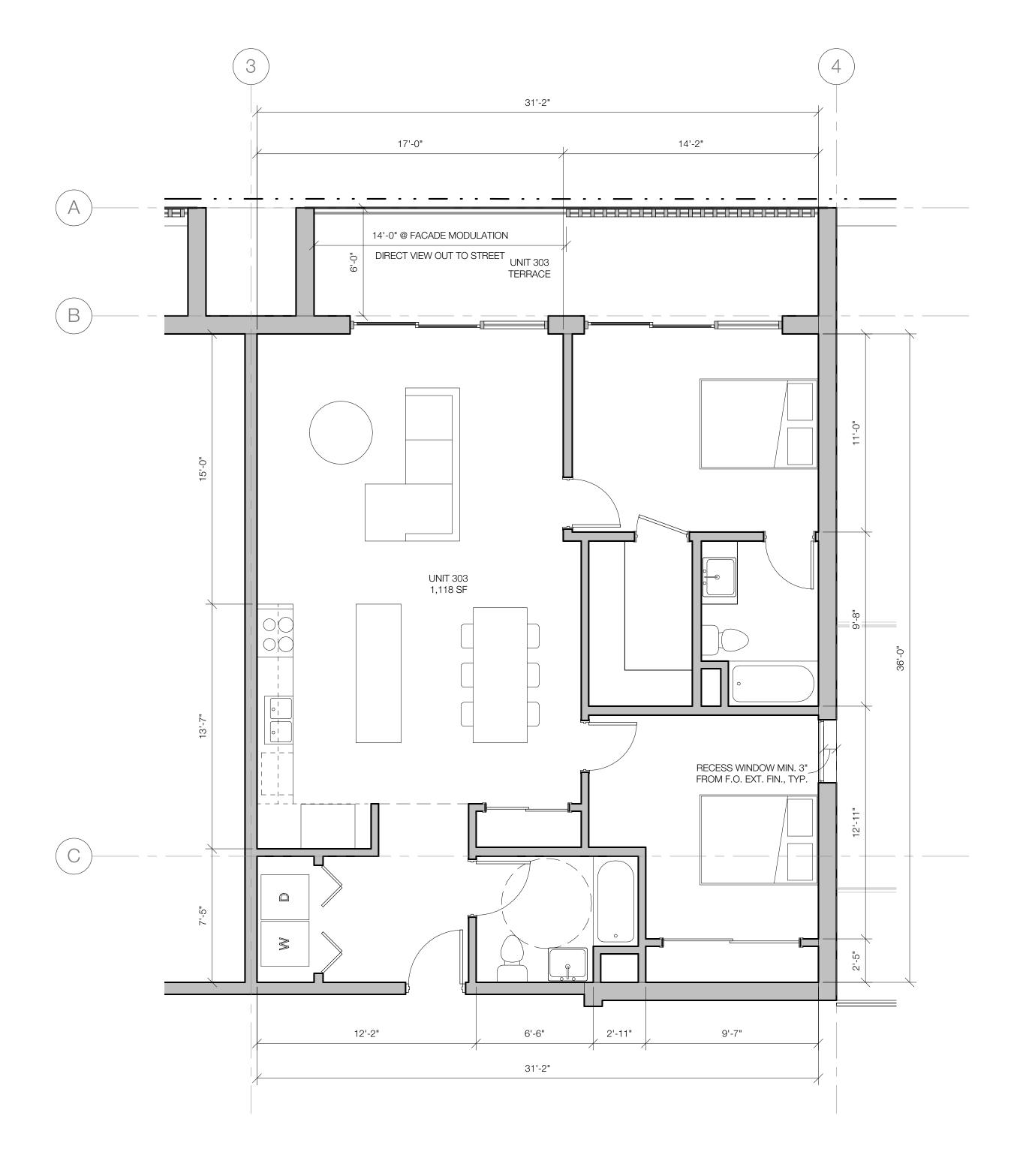
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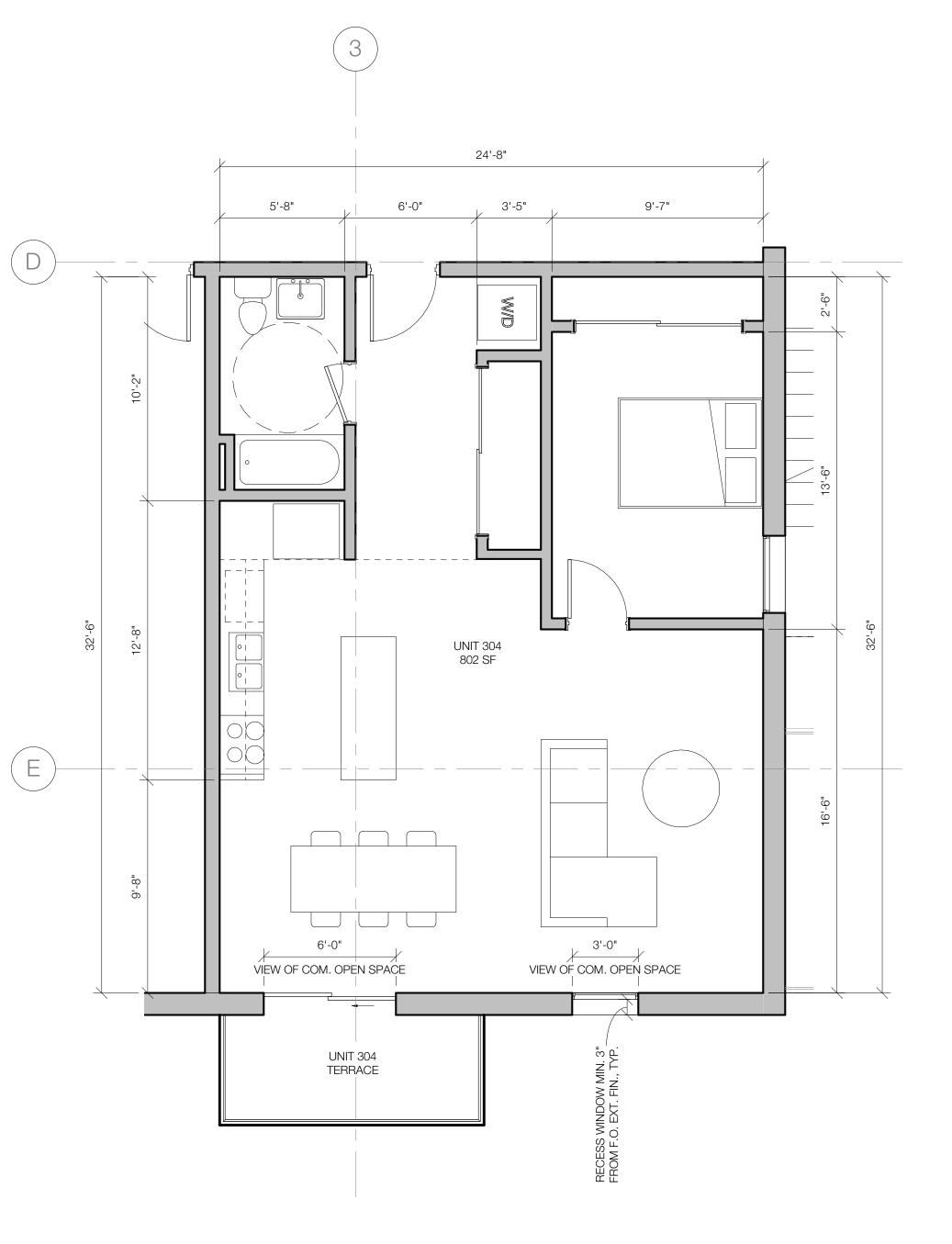
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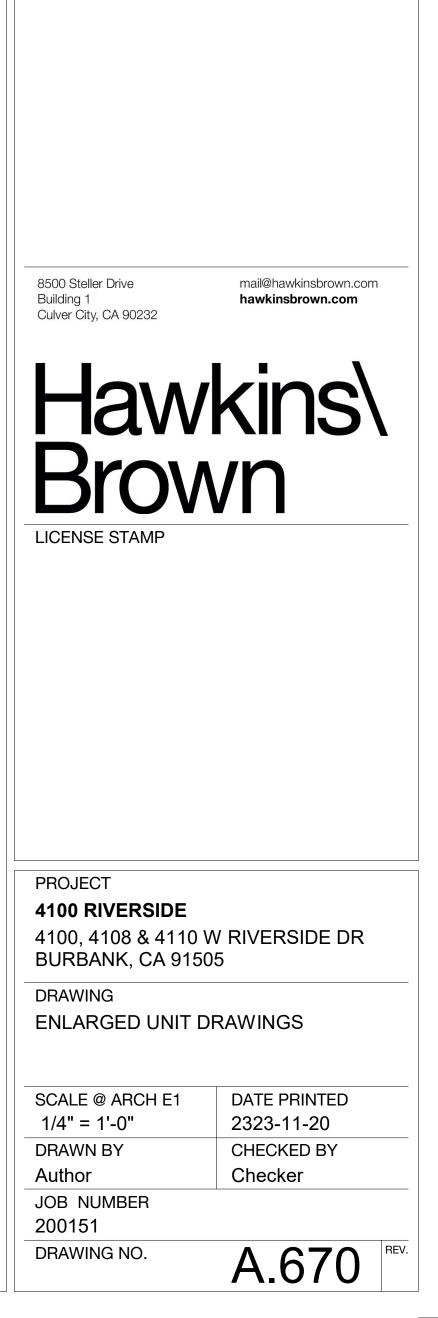
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RAKED STUCCO









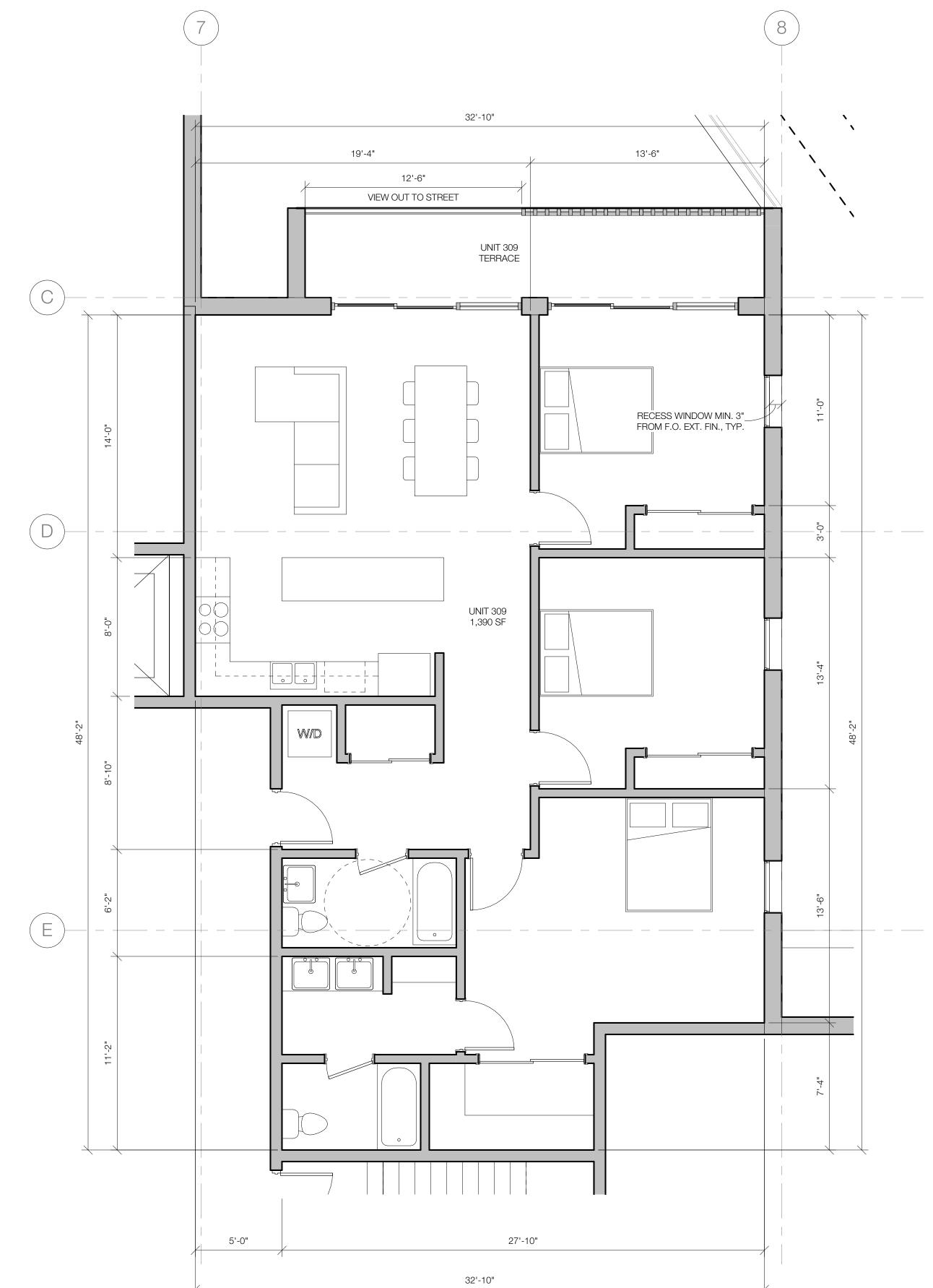
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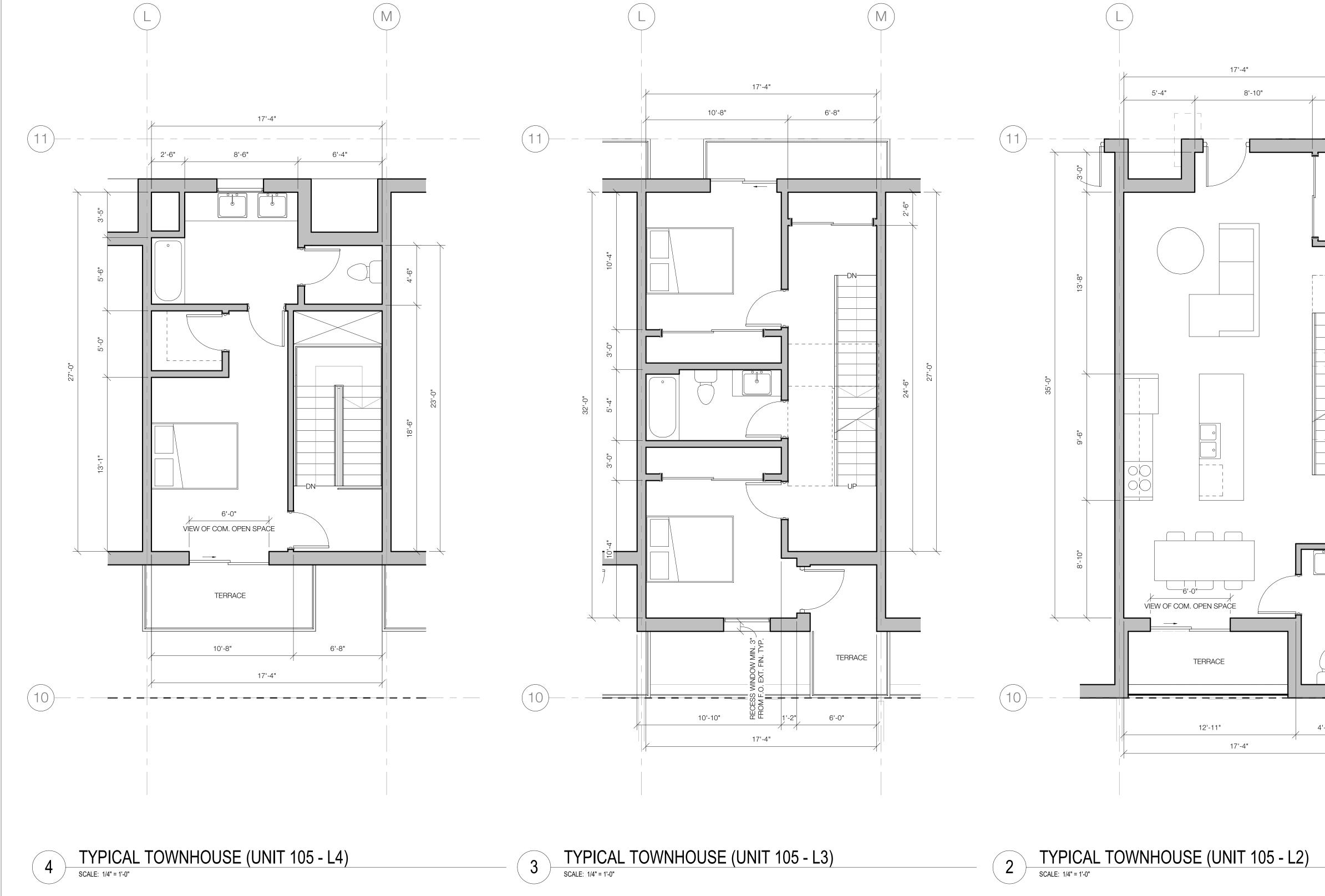
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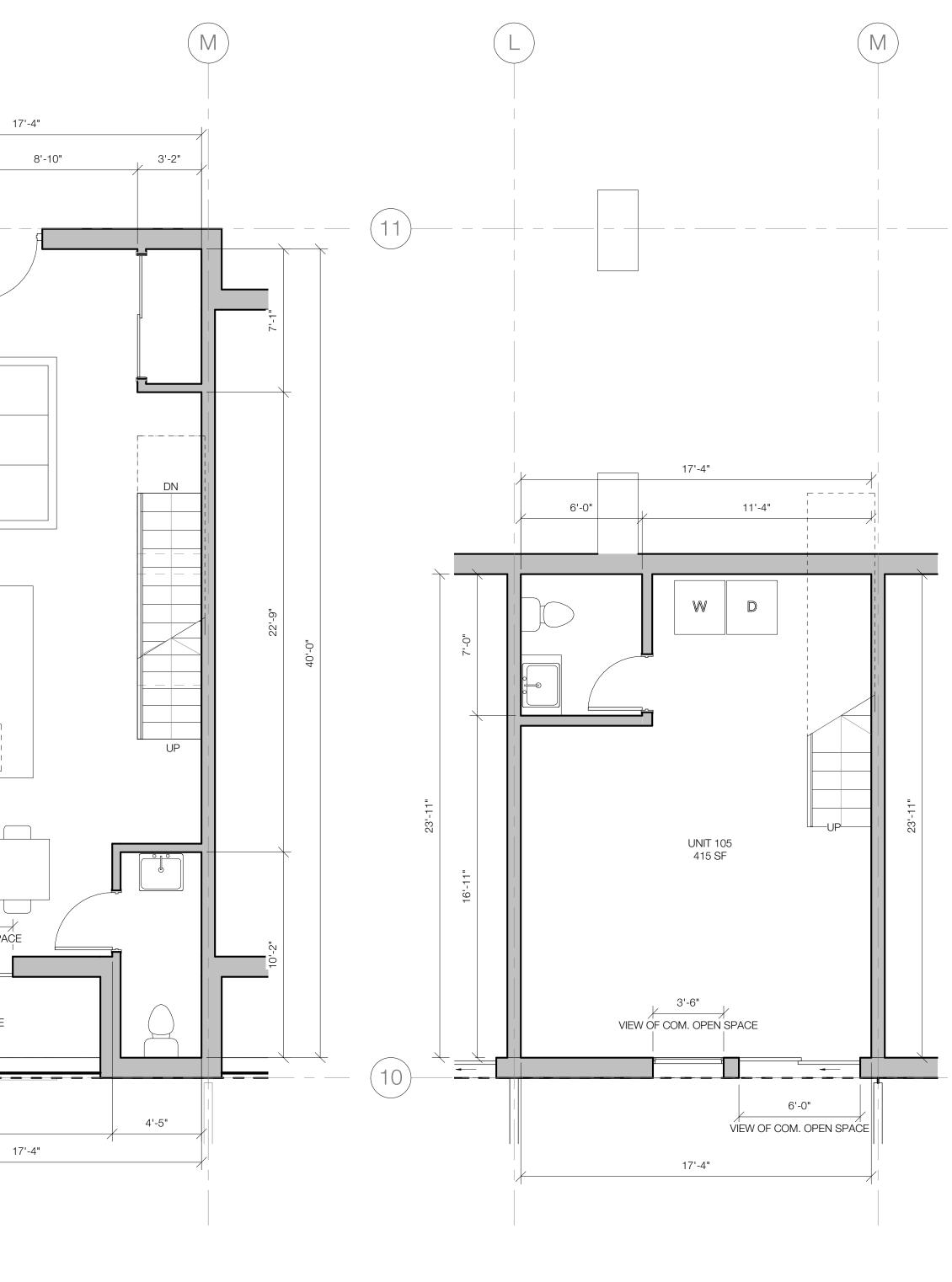
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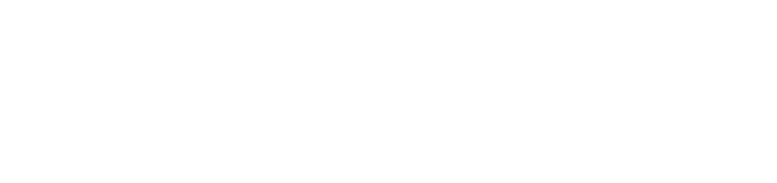
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1 TYPICAL TOWNHOUSE (UNIT 105 - L1) SCALE: 1/4" = 1'-0"





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ligh	T FIXTURE SYMBOL KEY		
	RECESSED DOWNLIGHT	Ъ	J-BOX FOR EQUIPMENT OR MILLWORK (WALL)
•	RECESSED WALLWASHER	-ф-	J-BOX FOR EQUIPMENT OR MILLWORK (SURFACE)
۲	RECESSED PIN SPOT DOWNLIGHT	⊨⊖	HALF SWITCHED OUTLET (WALL)
	RECESSED STEPLIGHT	•	HALF SWITCHED OUTLET (FLOOR)
┛	VERTICAL COVE		BOLLARD
	TREE FIXTURE		INGRADE UPLIGHT
T	PICTURE LIGHT	\bullet	CEILING MOUNT DECORATIVE PENDANT FIXTURE
	LINEAR FIXTURE - LOW VOLTAGE	$\bigcirc \bigcirc$	COMBO FIXTURE
⊧∳	DECORATIVE FIXTURE (WALL-MOUNTED)		FLUORESCENT FIXTURE
+	DECORATIVE FIXTURE (SURFACE MOUNTED)		

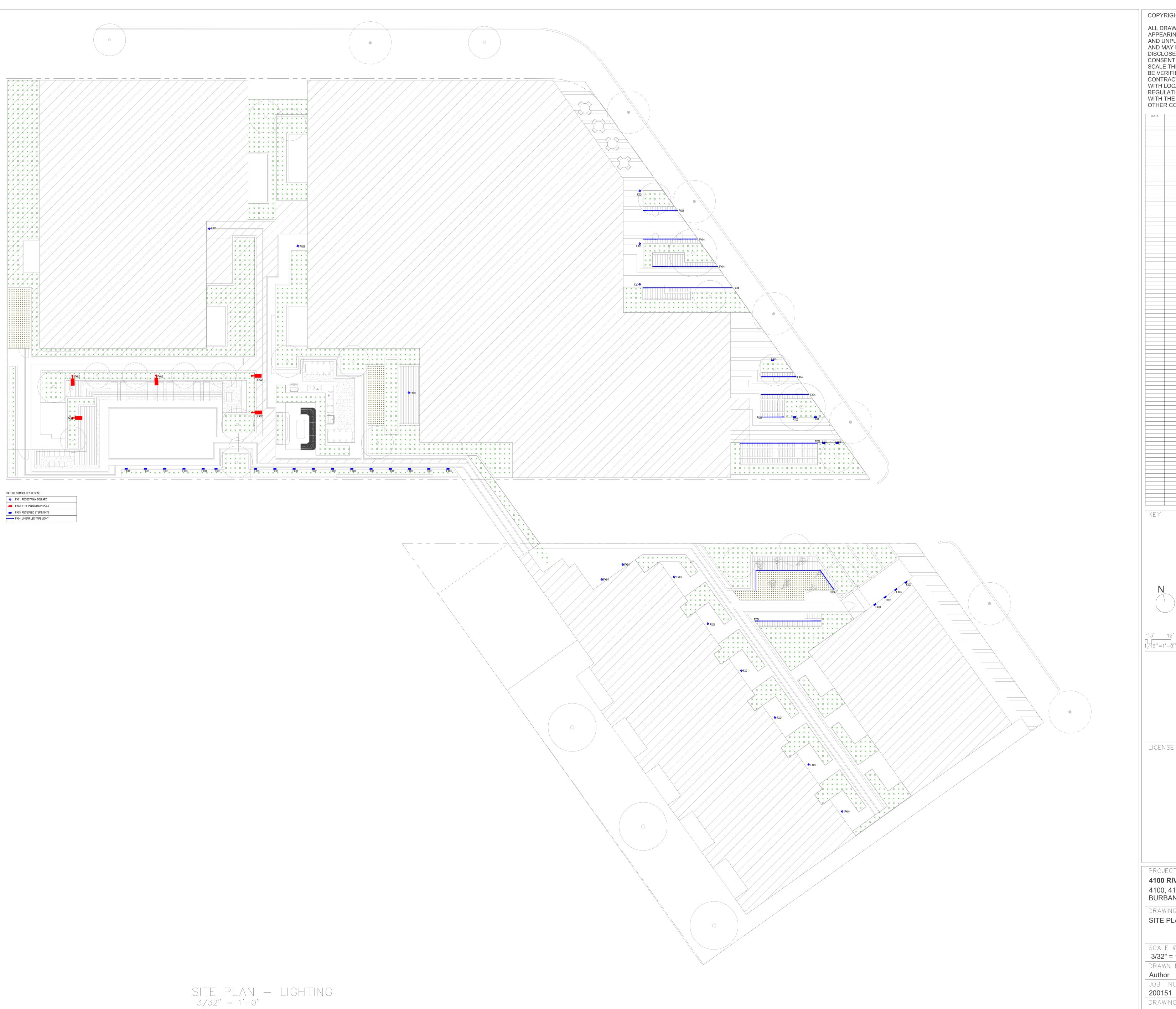
ALL LIGHTING FOR PROPOSED PROJECT IS IN COMPLIANCE WITH THE EXTERIOR LIGHTING REQUIREMENTS PER BMC SECTION 10-1-920(F)(1) INCLUDING THE LOCATION AND DESIGN OF LIGHTING FIXTURES

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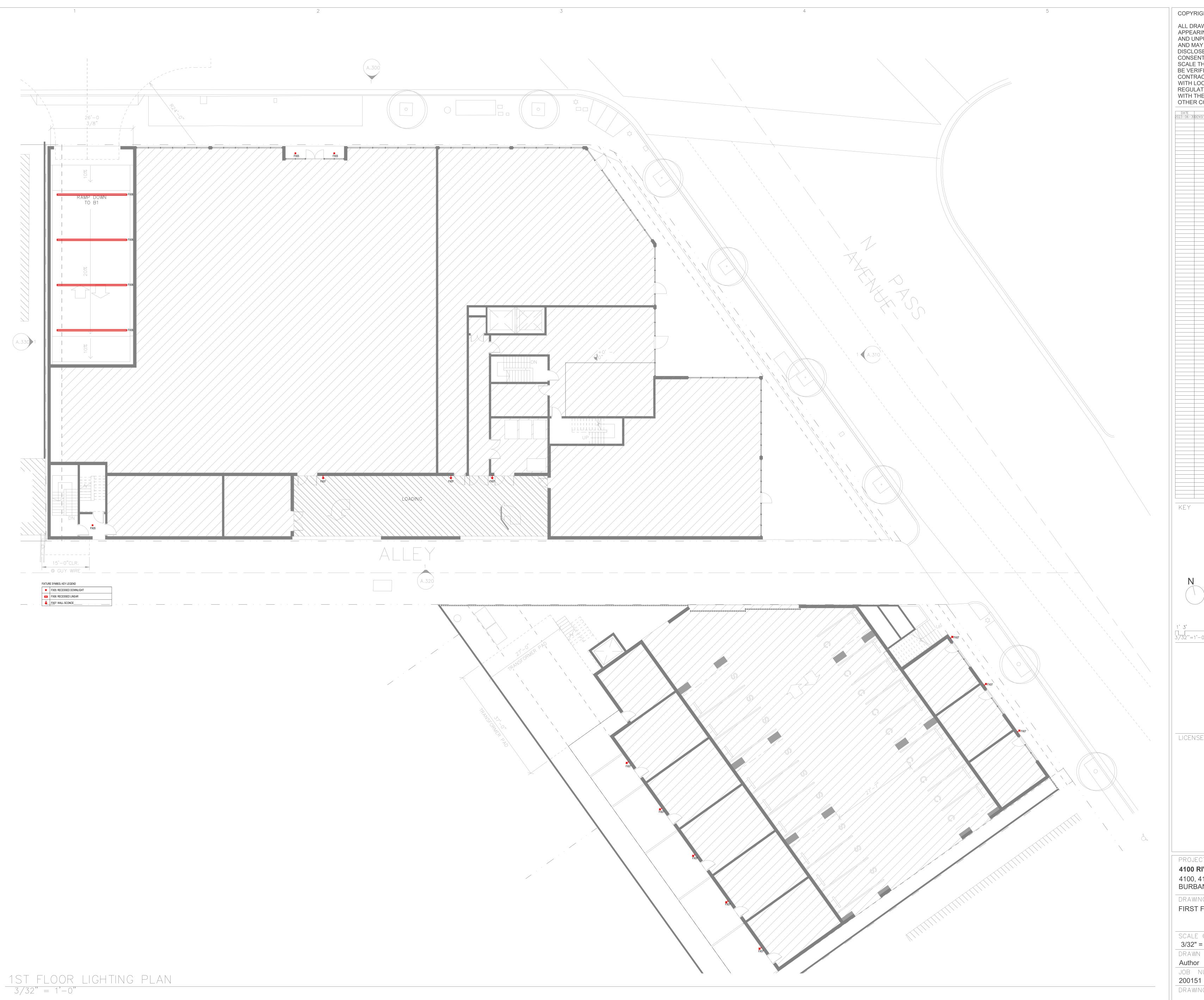
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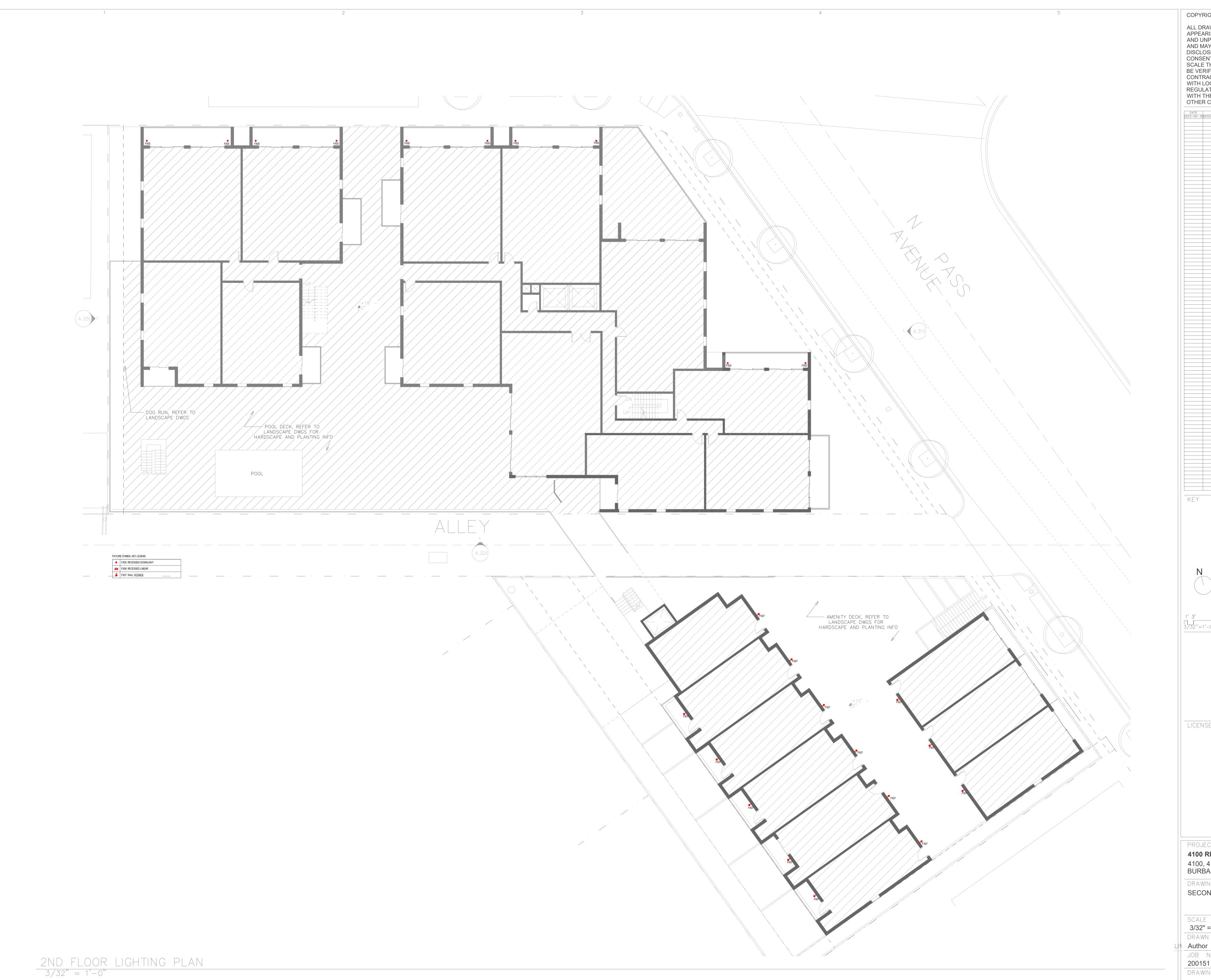




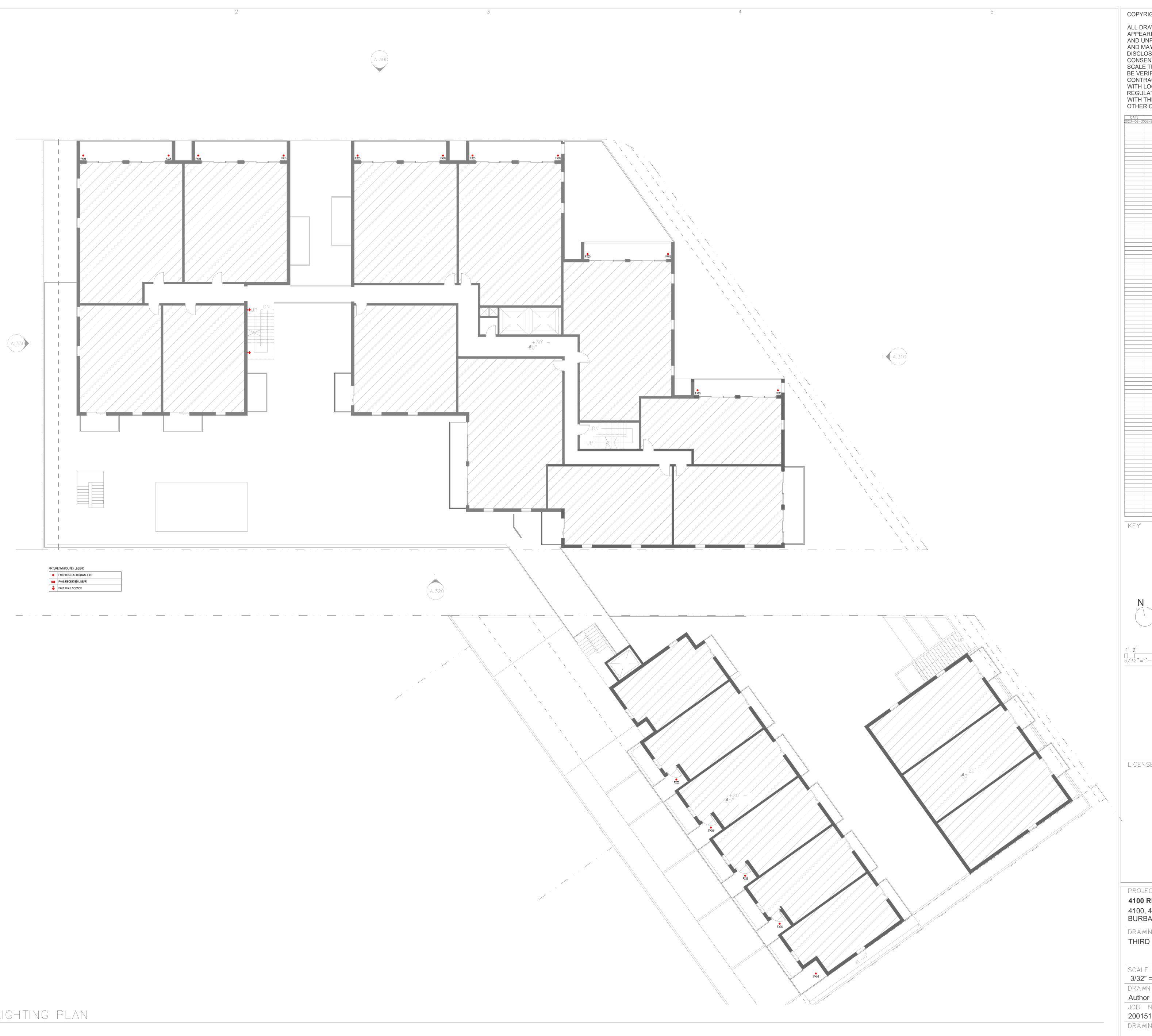
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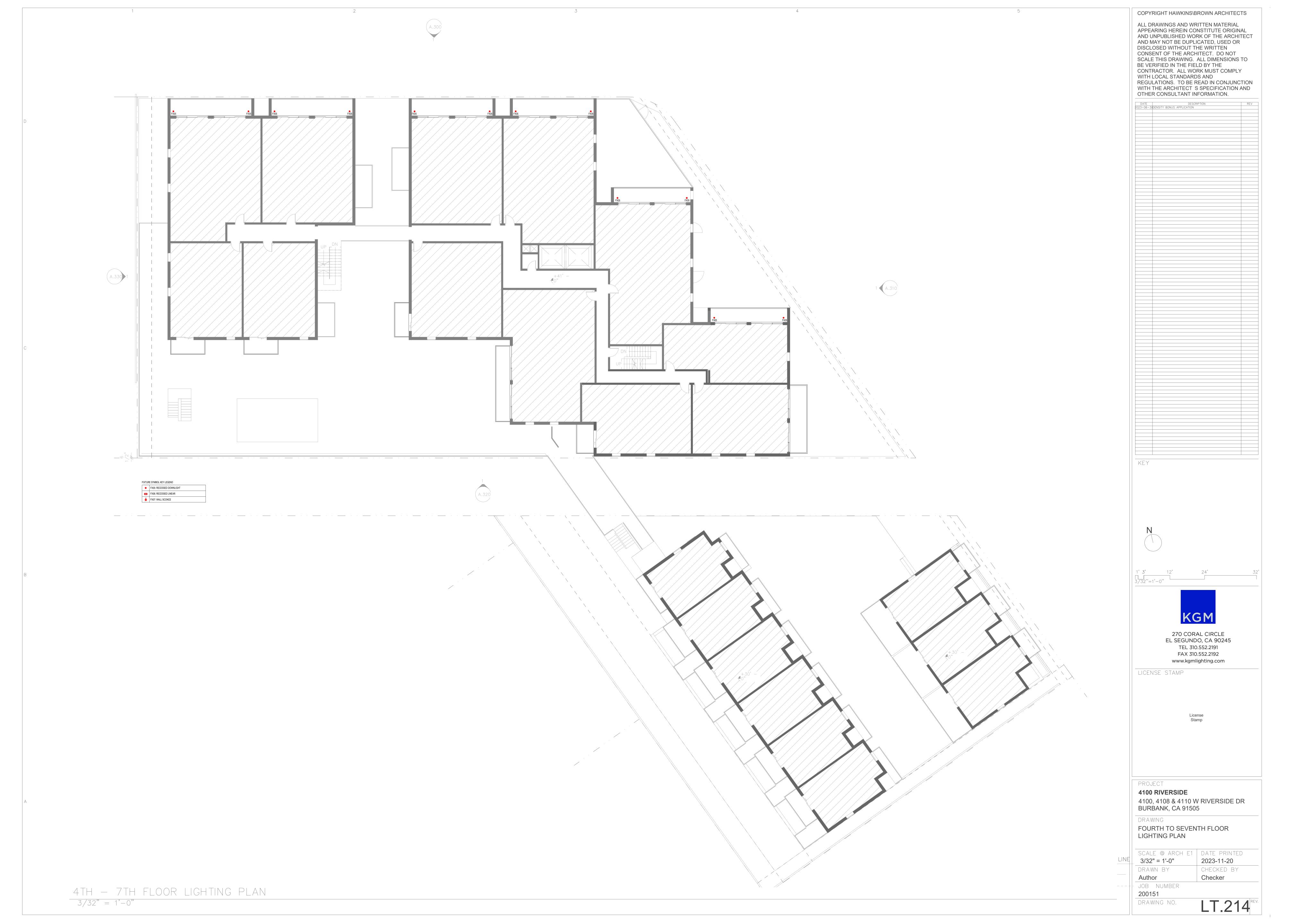
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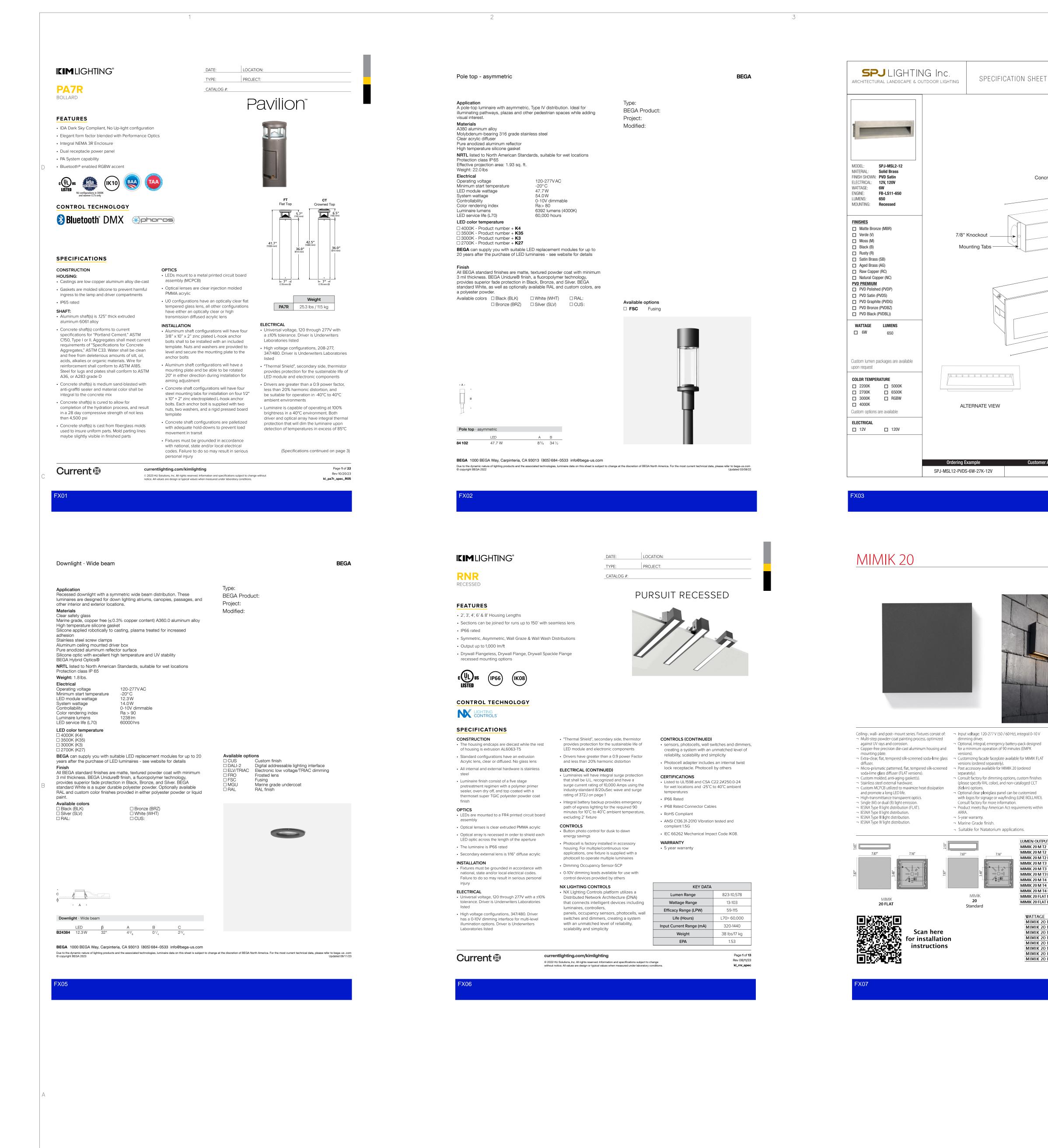


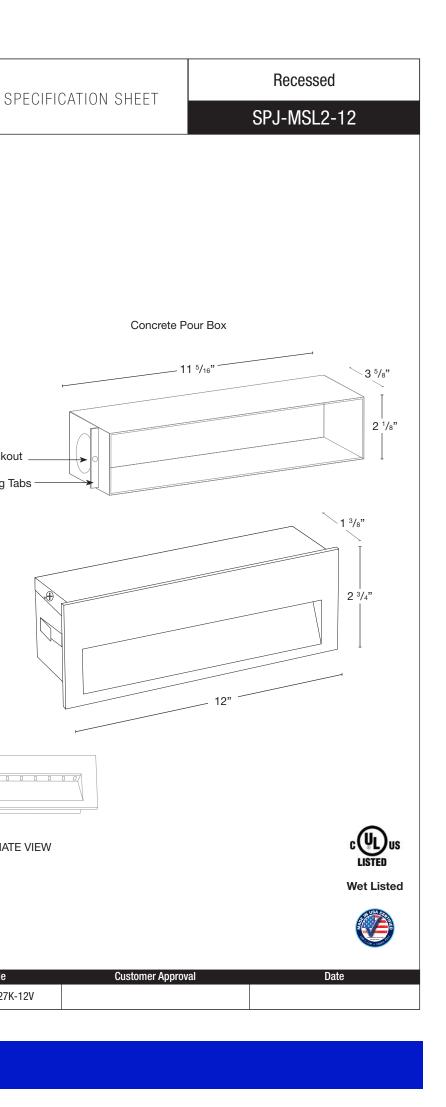
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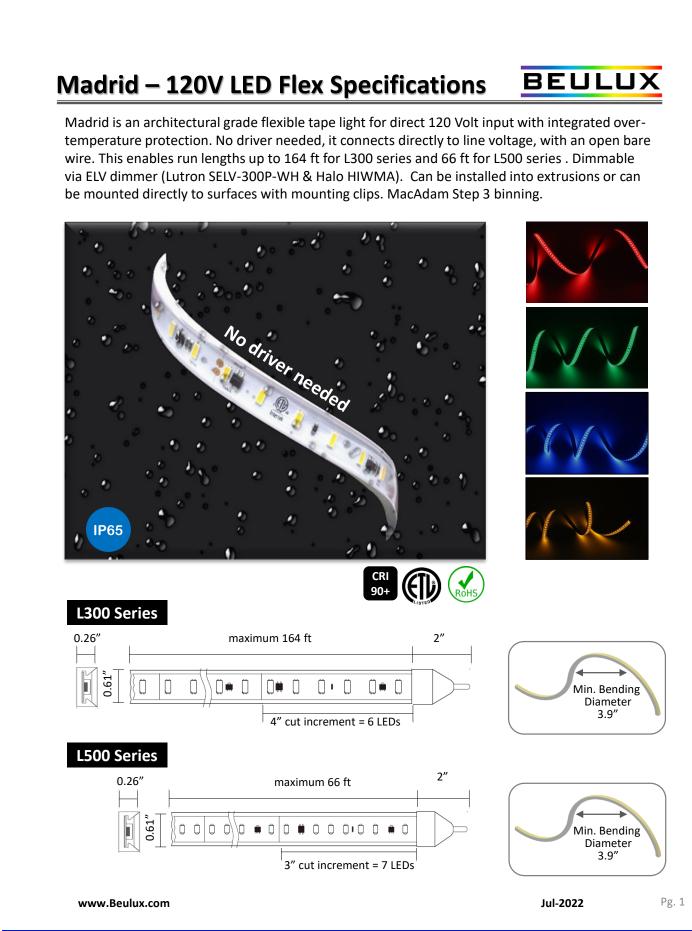


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FINISHES

- AN-96 / Iron gray / Textured GR-94 / Aluminum metallic / Textured
- **WH-87** / White / Textured BK-81 / Black / Textured RB-10 / Iron rust / Textured

IEN OUTPUT		2700K	3000K	3500K	4000K	5000K
1IK 20 M T2	15W	1373	1385	1396	1408	1420
IIK 20 M T2	26W	2238	2256	2274	2292	2310
IIK 20 M T2 EMPK	15W	1373	1385	1396	1408	1420
IIK 20 M T3	15W	1385	1396	1407	1418	1429
IIK 20 M T3	26W	2255	2273	2291	2309	2327
IIK 20 M T3 EMPK	15W	1385	1396	1407	1418	1429
IIK 20 M T4	15W	1308	1319	1329	1340	1351
IIK 20 M T4	26W	2132	2149	2166	2183	2200
IIK 20 M T4 EMPK	15W	1308	1319	1329	1340	1351
IIK 20 FLAT M	14W	919	960	1001	1042	1083
IIK 20 FLAT B	25W	1847	1930	2012	2095	2178

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AIMIK 20 M T2	15₩
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AIMIK 20 M T4	26W
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7.16"

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PROJECT 4100 RIVERSIDE 4100, 4108 & 4110 W RIVERSIDE DR BURBANK, CA 91505 DRAWING SPECIFICATION SHEETS SCALE @ ARCH E1 | DATE PRINTED 3/32" = 1'-0" 2023-11-20 CHECKED BY drawn by Author Checker JOB NUMBER 200151

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