RIVERSIDE & MAIN SITE

PICKWICK SITE

BURBANK, CALIFORNIA

BUILDER/DEVELOPER:

MJW INVESTMENTS, LLC
1278 GLENNEYRE ST.
SUITE 439
LAGUNA BEACH, CA 92651

ARCHITECT:
KTGY GROUP, INC
17911 VON KARMAN AVE
SUITE 200
IRVINE, CA 92614

CIVIL:
KHR ASSOCIATES
17530 VON KARMAN AVE
SUITE 200
IRVINE, CA 92614

LANDSCAPE:
STUDIO PAD, INC
23282 MILL CREEK DRIVE
SUITE 200
LAGUNA HILLS, CA 92653

SHEET INDEX:

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L1 OVERALL LANDSCAPE PLAN
L2 ENLARGEMENT PLAN
L3 ENLARGEMENT PLAN CONT'D
L4 WALL PLAN
L5 SECTION/ELEVATION
L6 PLANTING PLAN
L7 LIGHTING PLAN
L8 TRASH EXHIBIT
L9 OPEN SPACE EXHIBIT

ARCHITECTURE

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A0.1 - INDEX SHEET

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A1.2 - ARCHITECTURAL RENDERINGS AT CORNER (RIVERSIDE & MAIN)
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The PICKWICK
RIVERSIDE & MAIN
BURBANK, CA # 2021-0094

Plot Date: 08.26.2021
Date: Planning Department Preliminary
2021.08.30

NTS

SHEET INDEX

A0.1

SITE INFORMATION
Address: 1001 W. Riverside Drive
City: Burbank, CA
APNs: 2443-001-018 & 2243-001-019
County: Los Angeles
Zoning/Land Use: CR Zone - Commercial Recreation
(Article 24 Rancho Master Plan Zones - Division 6)
Construction Type/Fire Rating: V-B
Occupancy Type: R3
Fire Sprinkler Type: NFPA 13-D

DEVELOPMENT STANDARDS

Front Yard Setback:	25' Min.
Interior Side Yard Setback:	5' Min.
Street-facing Side Yard Setback:	10' Min.
Rear Yard Setback:	5' Min.
Building Height:	35'
Building Separation:	10'
Maximum Residential Density:	20 DU/AC
Required Resident Parking:	2 spaces/unit
Required Min. Guest Parking:	0.25/Unit (1:4 Units)
Required Open Common Space:	150 sf/Unit
Required Private Open Space:	50 sf/Unit

Common OS Min. Dimension - Assuming 5' dimension per Private
Private OS Min. Dimension - no less than 5' dimension

SITE PLAN SUMMARY

Site Area: ± 5.09 ac.

Units**:
- 4 Units - Plan 1 - 1333 sf - 2ba/2.5 ba - 68 sf Deck - 2 car/side by side garage
- 4 Units - Plan 1X - 1325 sf - 2bd/2.5 ba - 68 sf Deck - 2 car/side by side garage
- 50 Units - Plan 2 - 1816 sf - 3bd/3.5ba - 2 car/side by side garage**
- 26 Units - Plan 3 - 1912 sf - 4bd/3.5ba - 72 sf Deck - 2 car/side by side garage
- 12 Units - Plan 3X - Corner (ALT) Condition
- 96 Units - Total

** (Accessible Units Provided - Total 9 Units, based on 10% of 87 Units - Building Types larger than a Tri-Plex)

Site Density: ±18.86 DU/AC

Parking Provided:

Garage:	192 spaces
Guest Open Spaces	25 spaces
Total:	217 spaces (2.26 spaces/DU)

OPEN SPACE

Programmed Open Space:	±16,603 sf (***)
Private Open Space at Patios:	±11,338 sf (***)
Landscape Area:	±24,058 sf (***)
Private Open Space at Decks:	±7,036 sf
Plan 1 - 68 sf (Decks Only) (4 Units) =	272 sf
Plan 1X - 68 sf (Decks Only) (4 Units) =	272sf
Plan 2 - 72 sf (Decks) (50 Units) =	3,600 sf
Plan 3/3X - 72 sf (Decks) (34 Units) =	2,516 sf
Plan 3X Enhanced Decks - 94 sf (ALT Decks)	376 sf
TOTAL Open Space	±59,035 sf (***)(615 sf/Unit)
Private Open Space in Set Back:	±4,893 sf (***)
Landscape Area in Setback:	±9,997 sf (***)

(Common and Private Open Space is calculated per Table 10-1-628(A)
**** REFER TO LANDSCAPE PLANS FOR CURRENT INFORMATION ON OS.*

CONCESSIONS-
- *Height to the Top Plate to be above 27'-0"*

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0 20 40 80

ARCHITECTURAL SITE PLAN
OPTION 13-B

A1.0

FIRE DEPARTMENT HOSE PULL PLAN / DIMENSIONAL PLAN DIAGRAM

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0 20 40 80

ARCHITECTURAL
FIRE DEPARTMENT HOSE PULL PLAN

A1.4

PARTIAL RIVERSIDE DRIVE - STREET ELEVATION

MAIN STREET - STREET ELEVATION

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CONCEPTUAL STREET ELEV.

A1.1

CONCEPTUAL RENDERING (VIEW 1)
AT
RIVERSIDE DRIVE AND MAIN STREET

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ARCHITECTURAL RENDERING
VIEW 1 AT RIVERSIDE AND MAIN

A1.2

CONCEPTUAL RENDERING (VIEW 2) AT RIVERSIDE DRIVE ENTRANCE

CONCEPTUAL RENDERING (VIEW 3) LOOKING UP RIVERSIDE FROM MAIN STREET

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ARCHITECTURAL RENDERING
VIEW 2 AND VIEW 3

A1.3

LEGEND

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36 Wood Post

EL - Enhancement Locations Only Along Street Frontage

P3R

35

RIGHT

P3R P2R P3X

28 34 33

REAR

19 18 29 20 28

P3X

14 30

LEFT

23 1 4 2 13 8 7 3 27 22 9

P3X P2R P3R

30 5 15 6 26 24 21 20 16 12 10

FRONT

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0 4 8 16

BT-100 ELEVATIONS (STANDARD)
SPANISH COLONIAL

A2.0

LEGEND

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FRONT - ENHANCED ALTERNATE

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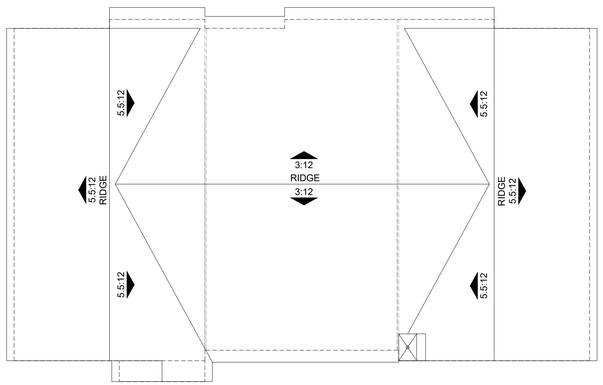
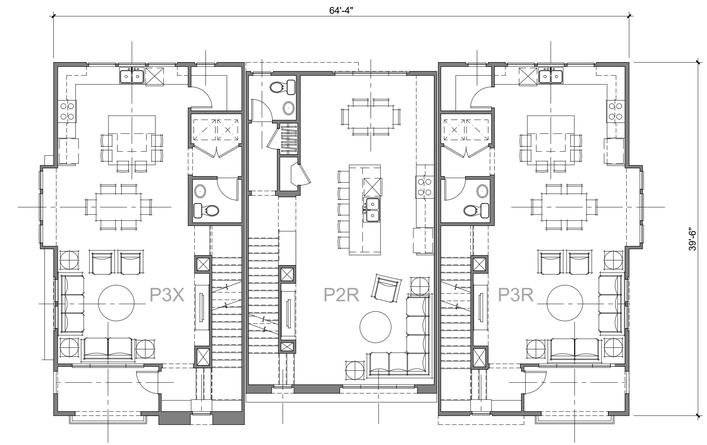
0 4 8 16

BT-101 ELEVATION (ALTERNATE)
STREET ENHANCED SPANISH COLONIAL

A2.1



ROOF



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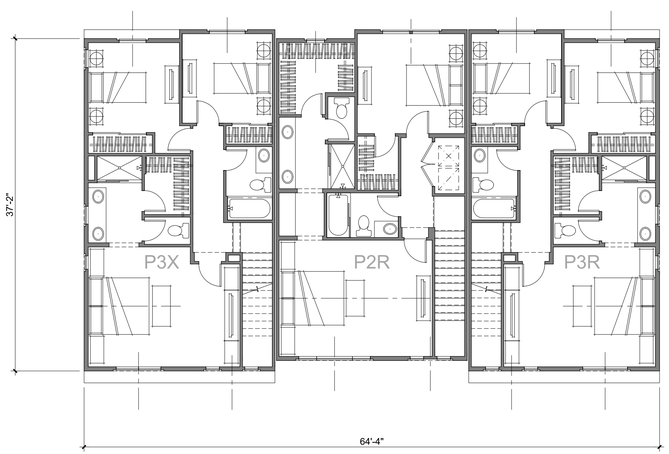
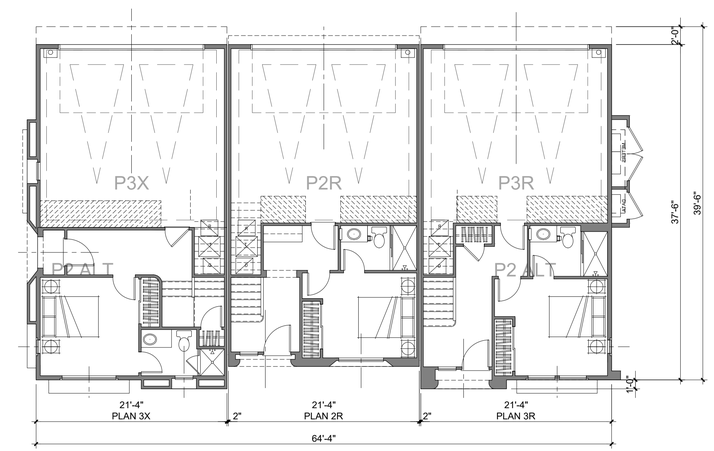


THIRD FLOOR



FIRST FLOOR

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BT-100 (3-PLEX)
BUILDING & ROOF PLANS

A2.2

LEGEND

1 Stucco, 16/20 Sand Finish
2 Concrete 'S' Tiles
3 Gable End Faux Decorative Vent (Recesses)
4 Recessed 1" Stucco /Simulated Wood Header Trim
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36 Wood Post

EL - Enhancement Locations Only Along Street Frontage

RIGHT

REAR

LEFT

FRONT

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BT-200 ELEVATIONS (STANDARD)
SPANISH COLONIAL

A3.0

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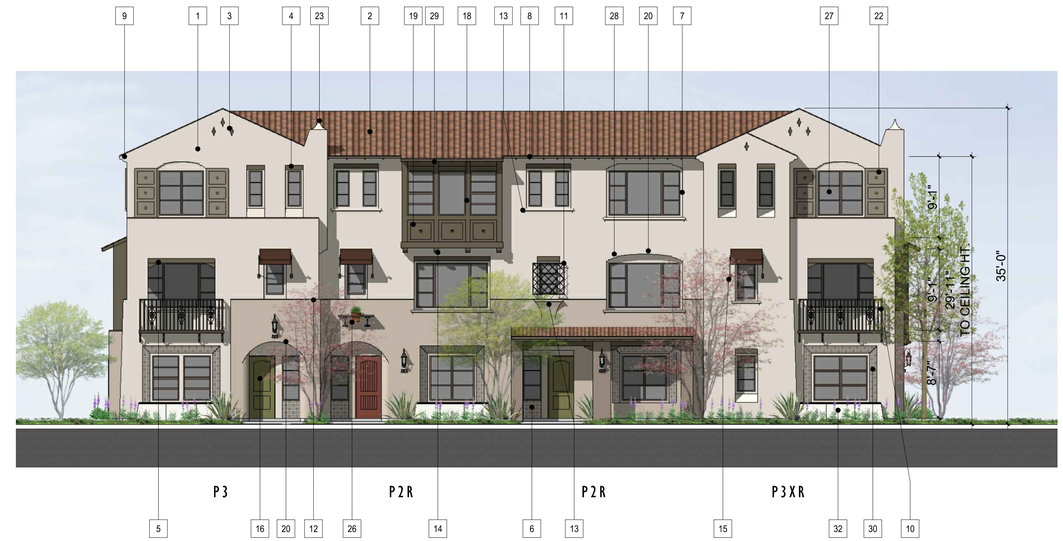

FRONT - ALTERNATE

RIGHT - ALTERNATE ENHANCED

FRONT - ALTERNATE ENHANCED

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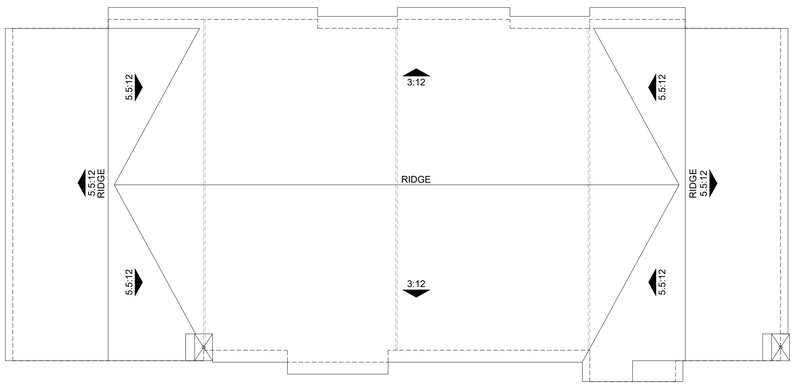
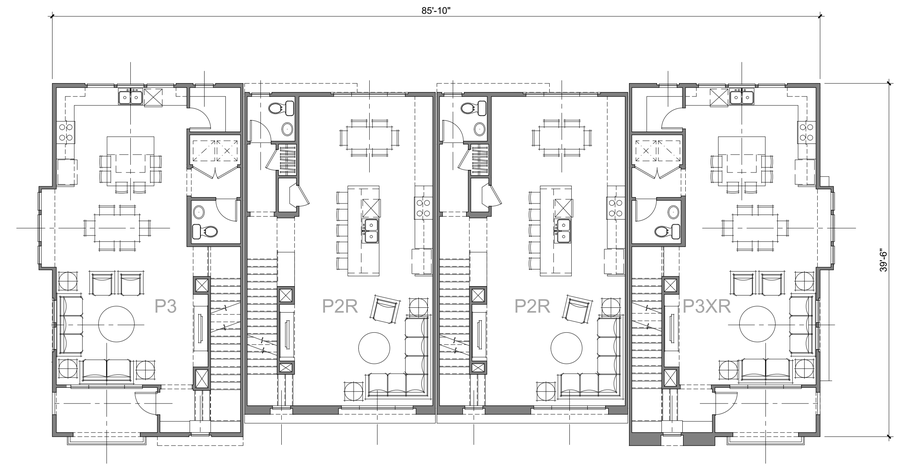
BT-201 ELEVATION (ALTERNATE)
STREET ENHANCED
SPANISH COLONIAL

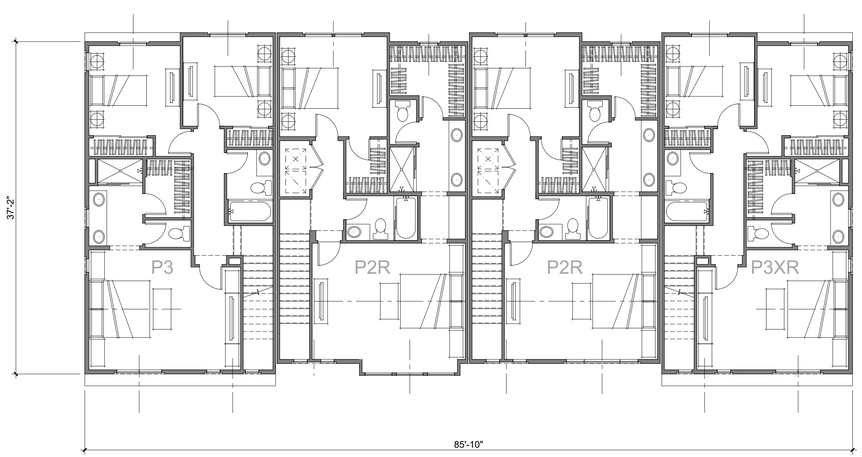
A3.1



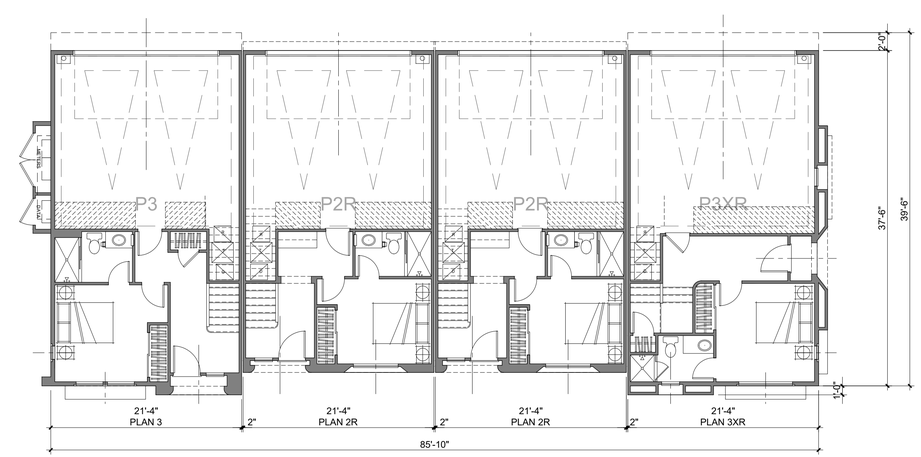
ROOF



SECOND FLOOR



THIRD FLOOR



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BT-200 (4-PLEX)
BUILDING & ROOF PLANS

A3.2

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RIGHT

REAR

LEFT

FRONT

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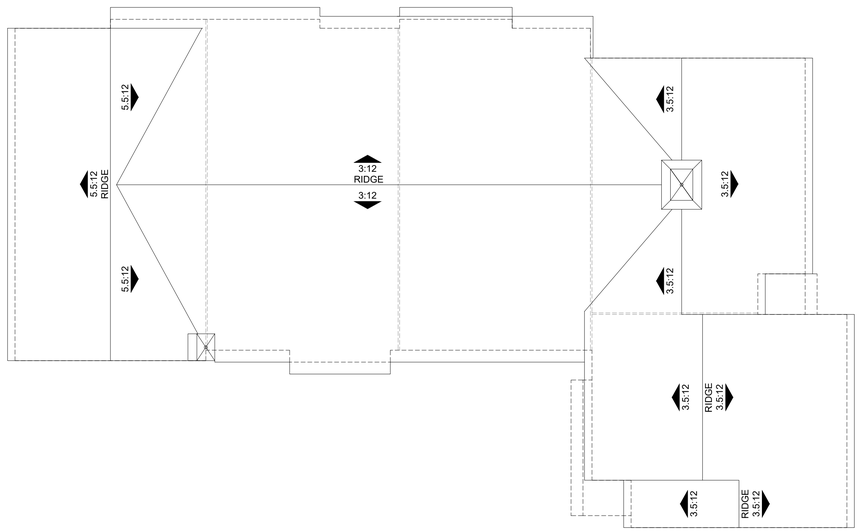
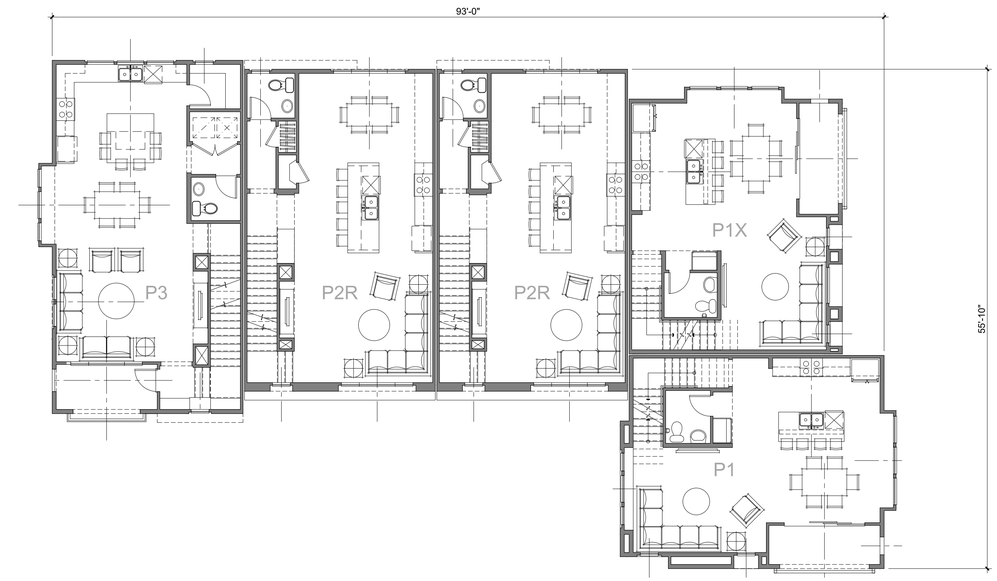
0 4 8 16

BT-300 ELEVATIONS (STANDARD)
SPANISH COLONIAL

A4.0

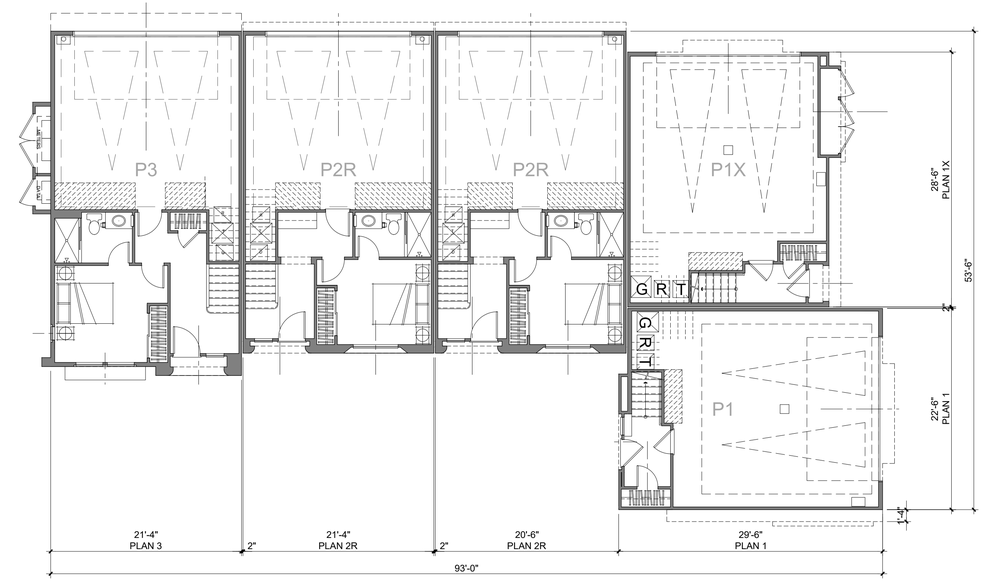


ROOF



SECOND FLOOR

THIRD FLOOR



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The PICKWICK

RIVERSIDE & MAIN

BURBANK, CA # 2021-0094

Plot Date: 08.26.2021
Date: Planning Department Preliminary
2021.08.30

0 4 8 16

BT-300 (5-PLEX)
BUILDING & ROOF PLANS

A4.1

LEGEND

1 Stucco, 16/20 Sand Finish
2 Concrete 'S' Tiles
3 Gable End Faux Decorative Vent (Recesses)
4 Recessed 1" Stucco /Simulated Wood Header Trim
5 Recessed Beam/Trim (Wrap Color as Needed) with Simulated Wood Corbels
6 Accent Ceramic Tile
7 Stucco Recess /Reveal at Windows/Doors
8 Exposed Wood Truss Tails with 2x3 Wood Fascia
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11 Decorative Metal Grille Work
12 Decorative Tile Cap
13 Decorative Scalloped Stucco Sill Trim/Shelf
14 Decorative Simulated Wood Corbel
15 Decorative Canvas/Metal Spear Awning
16 Fiberglass Decorative Front Door
17 Metal Scupper with Decorative Trim
18 Fiber Cement Trim at Bay Window
19 Fiber Cement Bd. Panel
20 Stucco Arch
21 Low Tile Wall w/ Tile Cap (Barranca)
22 Decorative Shutters with Metal Faux Straps
23 Decorative Stucco Chimney/Stucco Final
24 Alternative "Saltillo" Tile Veneer
25 Decorative Shaped Stucco Hood/Awning
26 Decorative Metal Tube and Wood Plank Pot Holder
27 Vinyl Windows
28 Decorative Stucco Corbel
29 Exposed Decorative Rafter Tails with 2x3 Wood Fascia (At Bay Windows Only)
30 Accent Battered Ceramic Tile Surround
31 Prefab/Precast Entry Surround (EL)
32 Prefab/Precast Clad at Low Barranca (EL)
33 Metal Decorative Sectional Garage Door
34 Decorative Exterior Lights & Address
35 Metal Utility Door
36 Wood Post

EL - Enhancement Locations Only Along Street Frontage

RIGHT

REAR

LEFT

FRONT

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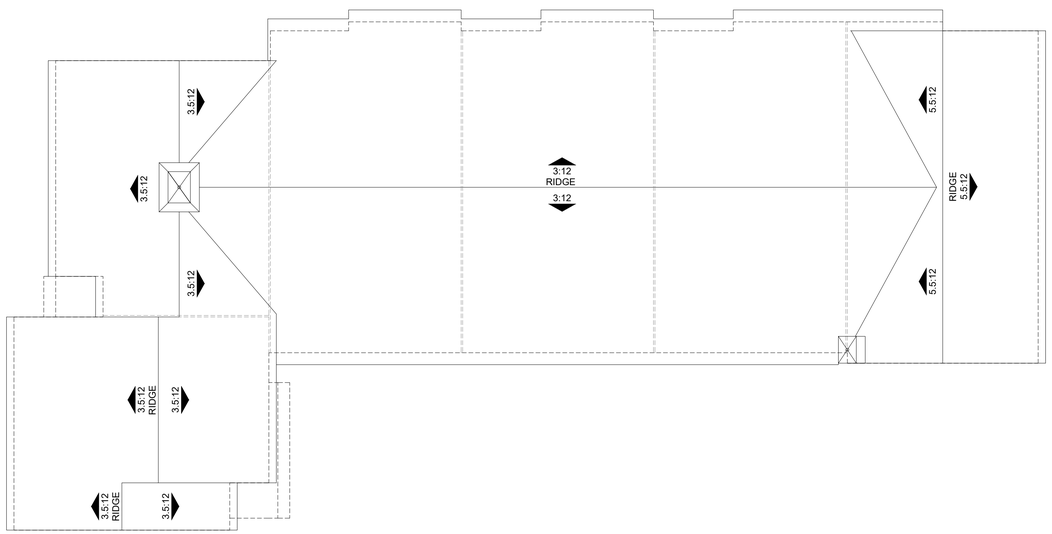
BT-400 ELEVATIONS (STANDARD)
SPANISH COLONIAL

A5.0



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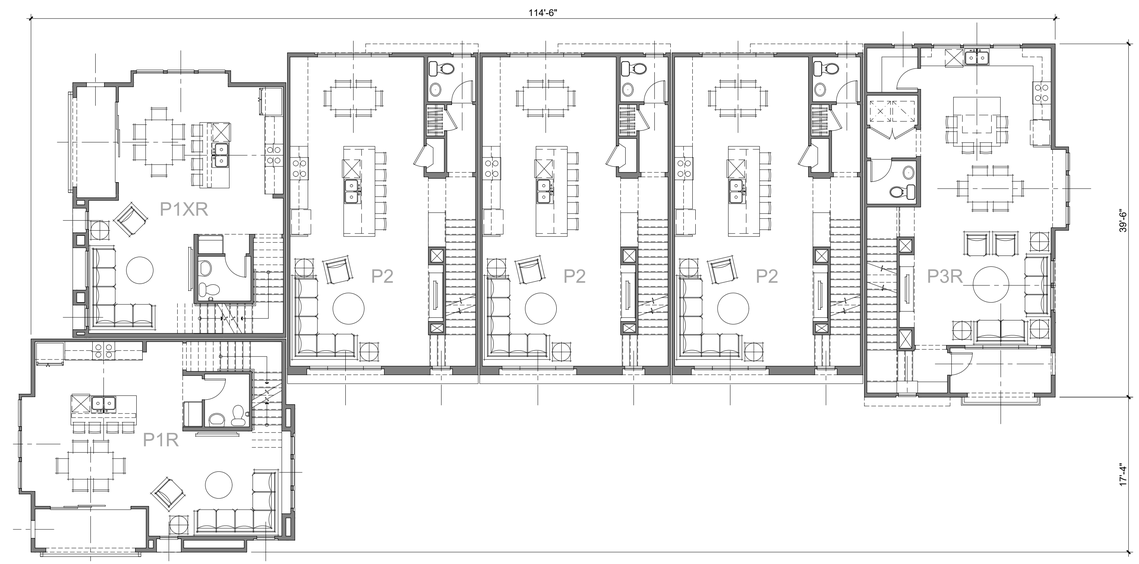
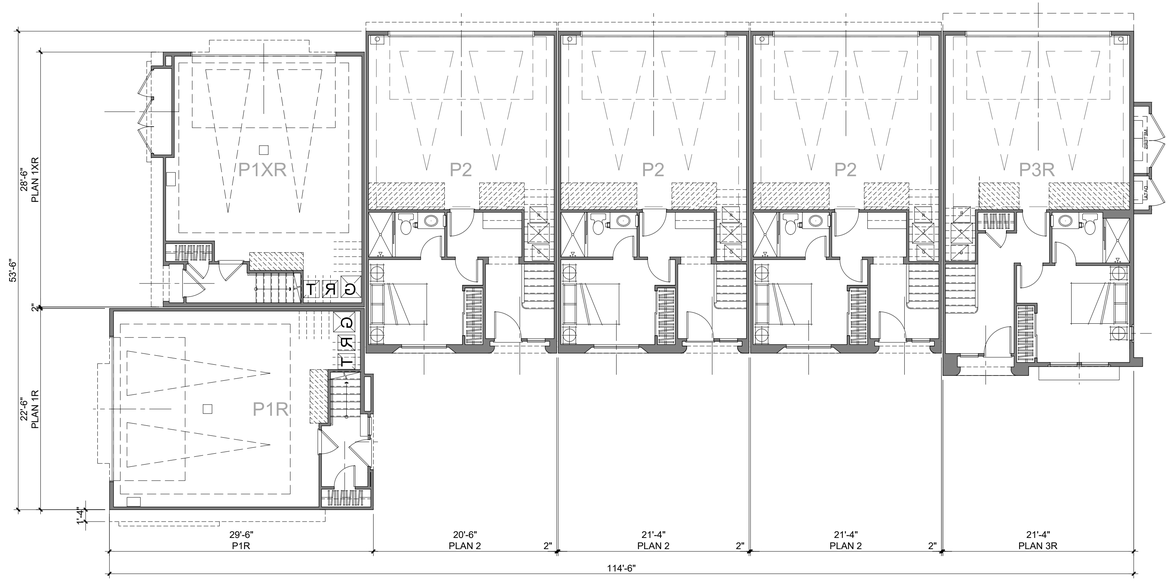


SECOND FLOOR

THIRD FLOOR



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BT-400 (6-PLEX)
BUILDING & ROOF PLANS

A5.1

LEGEND

1 Stucco, 16/20 Sand Finish
2 Concrete 'S' Tiles
3 Gable End Faux Decorative Vent (Recesses)
4 Recessed 1" Stucco /Simulated Wood Header Trim
5 Recessed Beam/Trim (Wrap Color as Needed) with Simulated Wood Corbels
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35 Metal Utility Door
36 Wood Post

EL - Enhancement Locations Only Along Street Frontage

RIGHT

REAR

LEFT

FRONT

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BT-500 ELEVATIONS (STANDARD)
SPANISH COLONIAL

A6.0

LEGEND

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36 Wood Post

EL - Enhancement Locations Only Along Street Frontage

RIGHT

REAR

LEFT

FRONT

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BT-501 ELEVATIONS (ALTERNATE)
SPANISH COLONIAL

A6.1

LEGEND

1 Stucco, 16/20 Sand Finish
2 Concrete 'S' Tiles
3 Gable End Faux Decorative Vent (Recesses)
4 Recessed 1" Stucco /Simulated Wood Header Trim
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36 Wood Post

EL - Enhancement Locations Only Along Street Frontage

LEFT - ALTERNATE ENHANCED

FRONT - ALTERNATE ENHANCED

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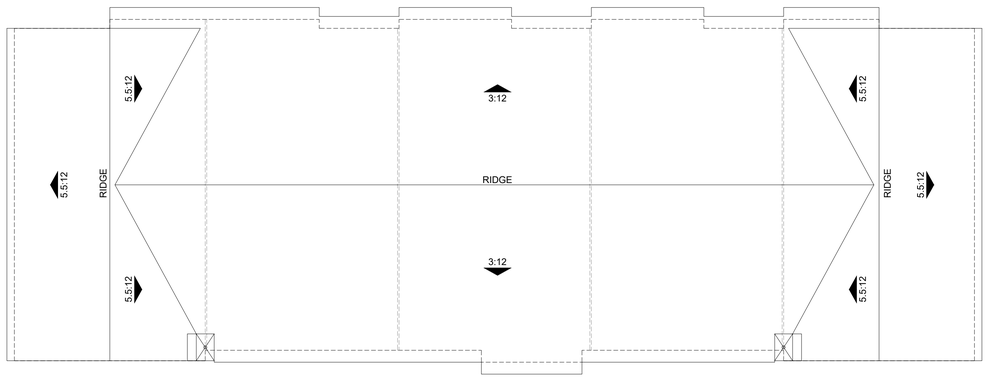
BT-502 ELEVATION (ALTERNATE)
STREET ENHANCED SPANISH COLONIAL

A6.2



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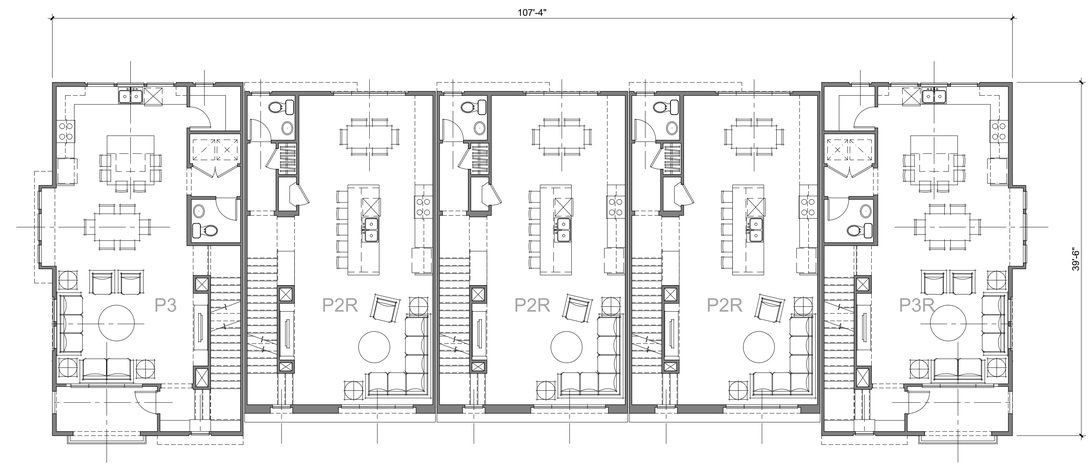

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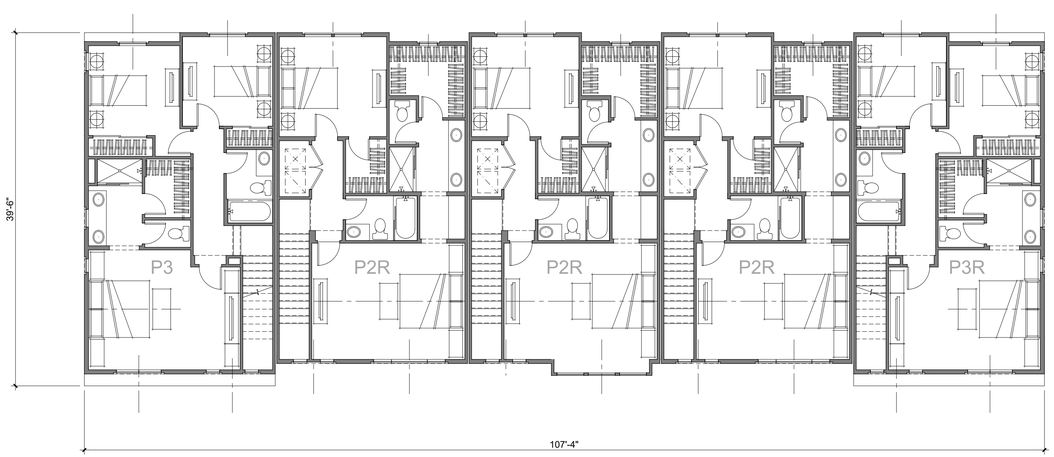

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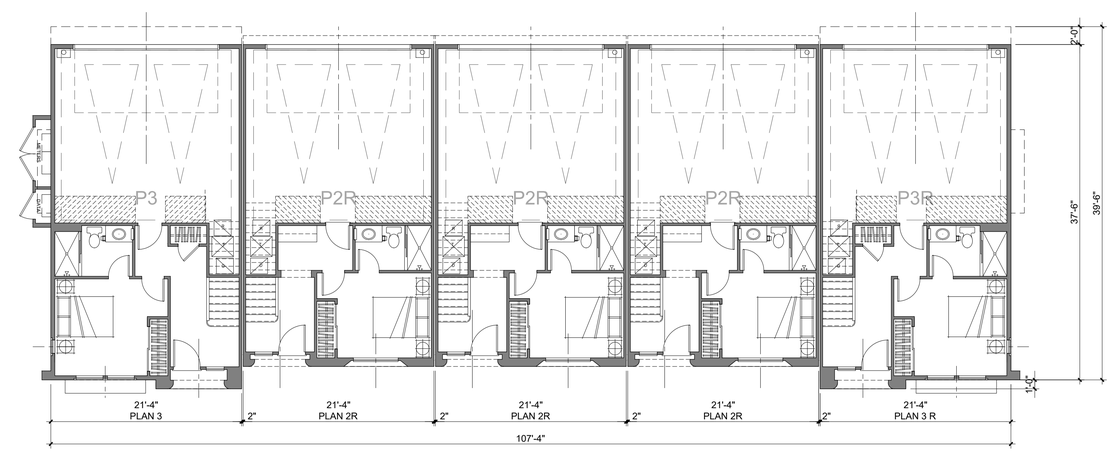

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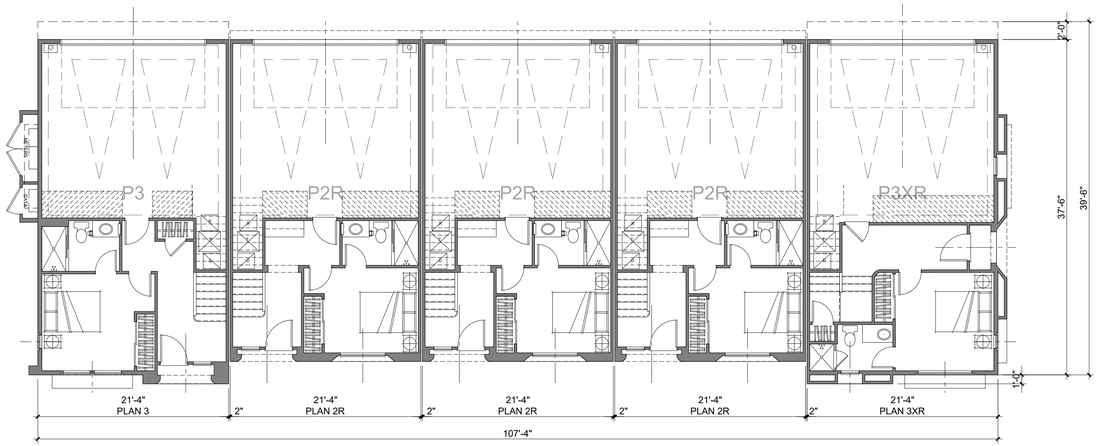
BT-500 (5-PLEX)
BUILDING & ROOF PLANS

A6.3



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BT-501 ALT. (5-PLEX)
BUILDING & ROOF PLANS

A6.4

LEGEND

1 Stucco, 16/20 Sand Finish
2 Concrete 'S' Tiles
3 Gable End Faux Decorative Vent (Recesses)
4 Recessed 1" Stucco /Simulated Wood Header Trim
5 Recessed Beam/Trim (Wrap Color as Needed) with Simulated Wood Corbels
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34 Decorative Exterior Lights & Address
35 Metal Utility Door
36 Wood Post

EL - Enhancement Locations Only Along Street Frontage

RIGHT

REAR

LEFT

FRONT

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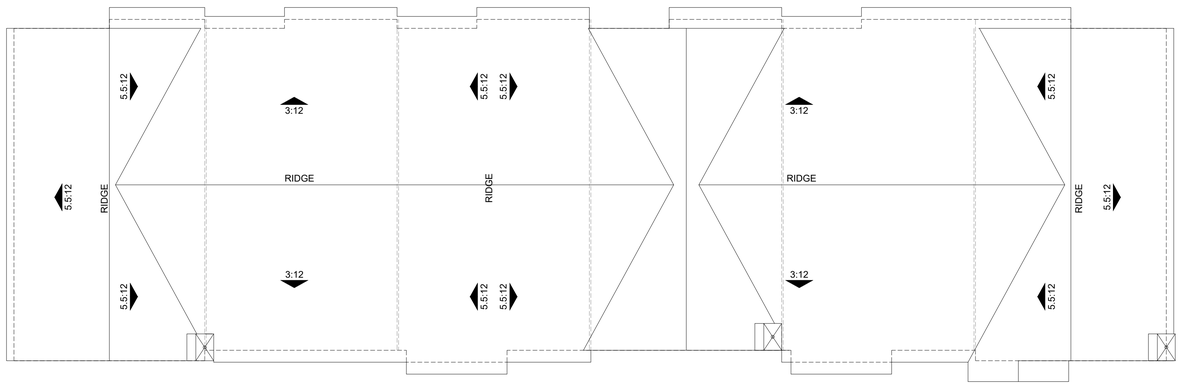
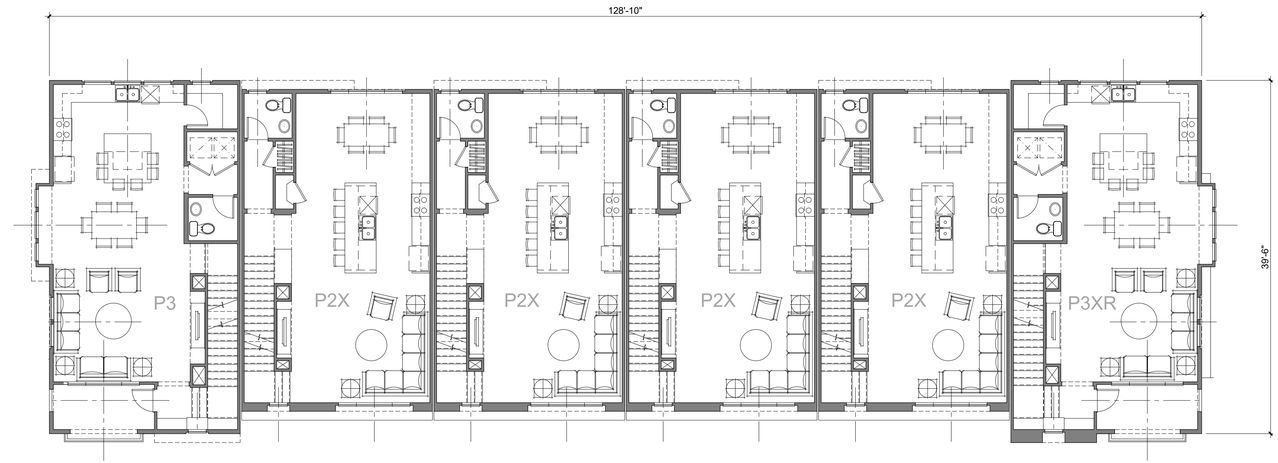
BT-600 ELEVATIONS (STANDARD)
SPANISH COLONIAL

A7.0



ROOF



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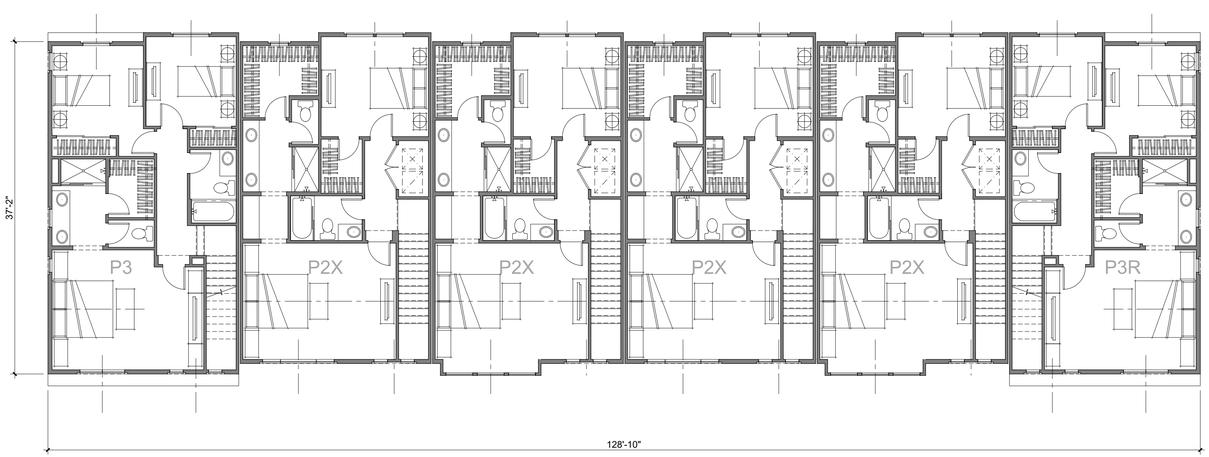

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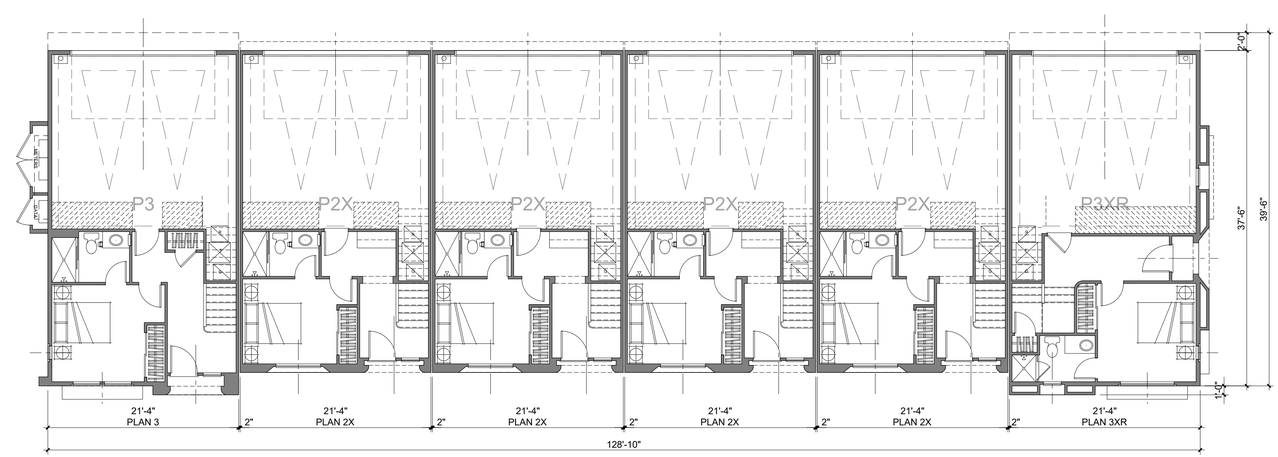

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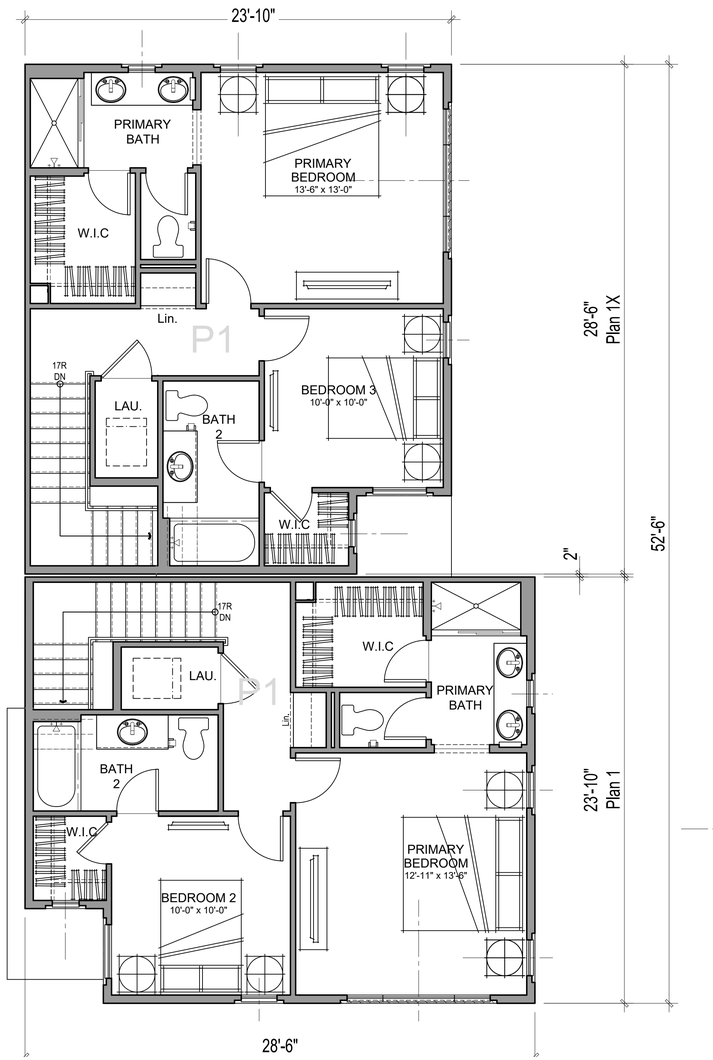
BT-600 (6-PLEX)
BUILDING & ROOF PLANS

A7.1



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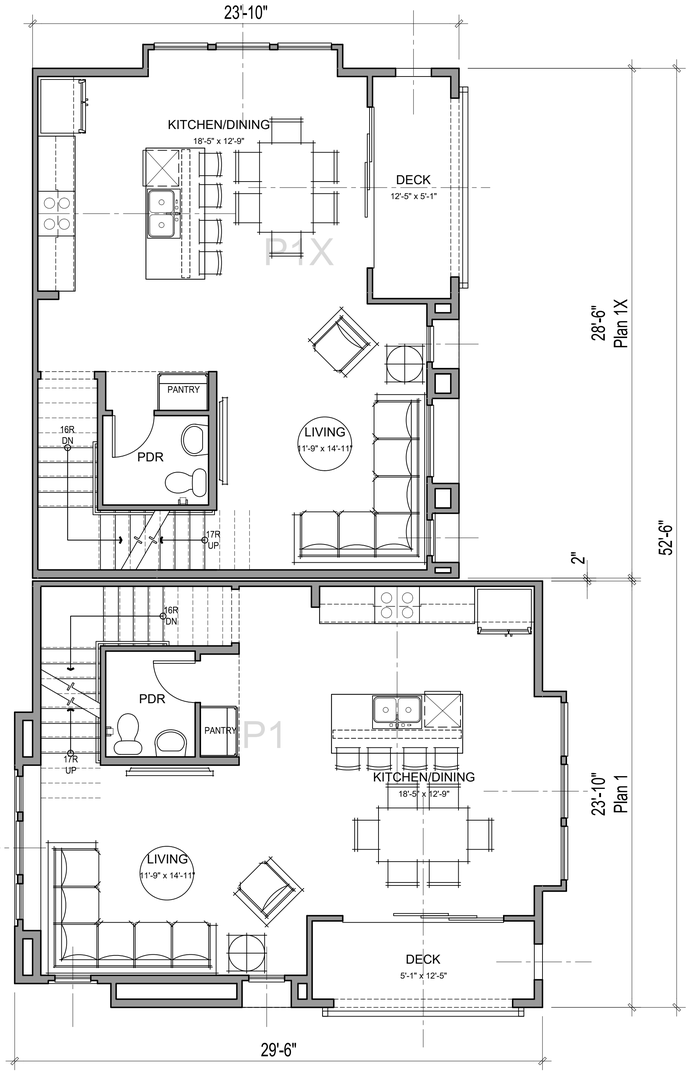

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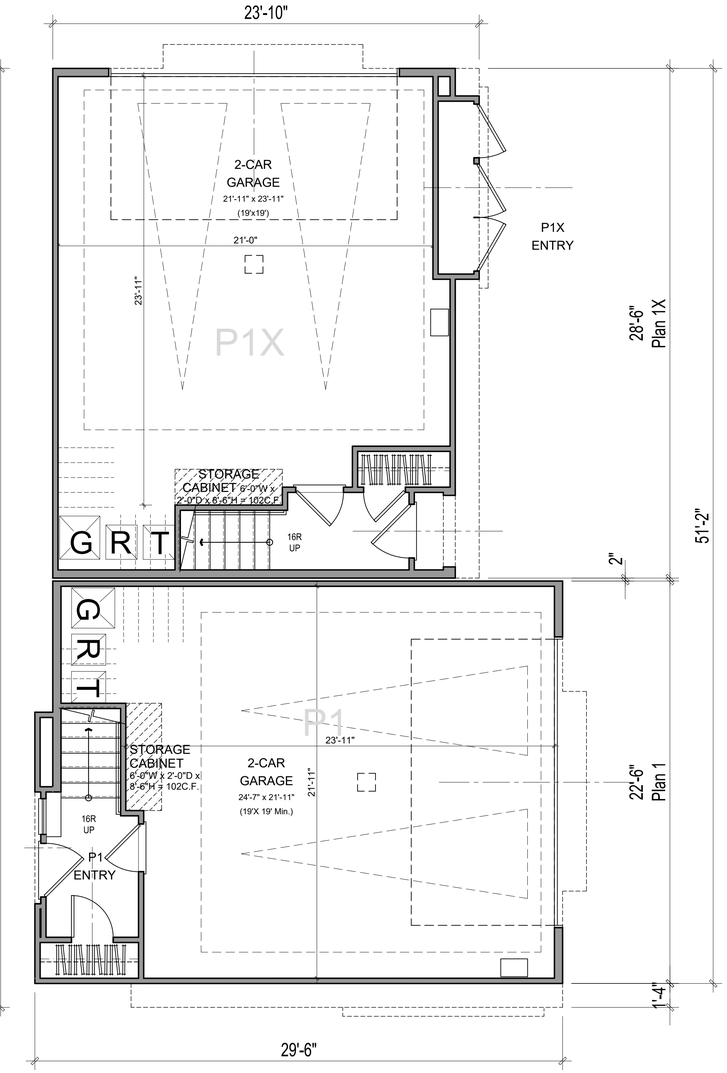

FIRST FLOOR

P1 - GROSS AREA	
1ST FLOOR	123 SQ. FT.
2ND FLOOR	611 SQ. FT.
3RD FLOOR	599 SQ. FT.
TOTAL LIVING	1333 SQ. FT.
PORCH	NA
DECK	68 SQ. FT.
GARAGE	568 SQ. FT.

P1X - GROSS AREA	
1ST FLOOR	115 SQ. FT.
2ND FLOOR	611 SQ. FT.
3RD FLOOR	599 SQ. FT.
TOTAL LIVING	1325 SQ. FT.
PORCH	11 SQ. FT.
DECK	68 SQ. FT.
GARAGE	545 SQ. FT.

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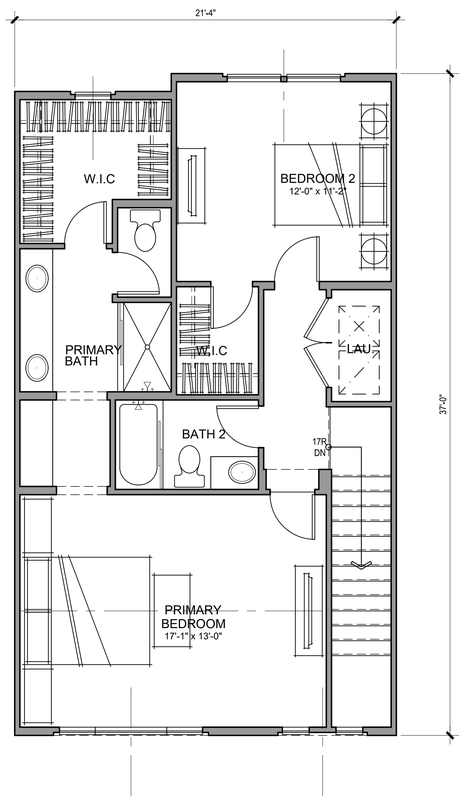
0 2 4 8

PLAN 1/1X FLOOR PLANS

A8.0



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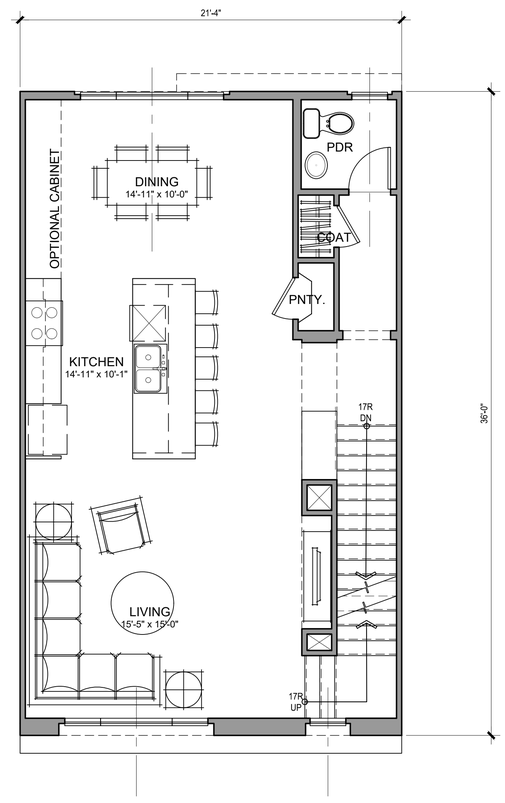

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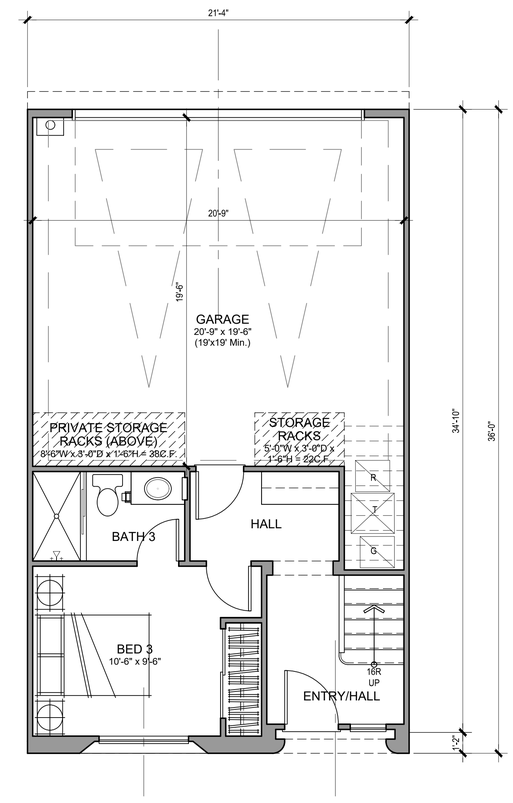

FIRST FLOOR

P1 - GROSS SF	
1ST FLOOR	334 SQ. FT.
2ND FLOOR	768 SQ. FT.
3RD FLOOR	714 SQ. FT.
TOTAL LIVING	1816 SQ. FT.
GARAGE	447 SQ. FT.

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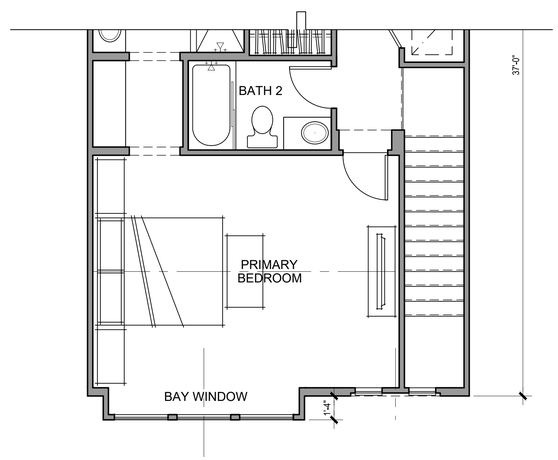
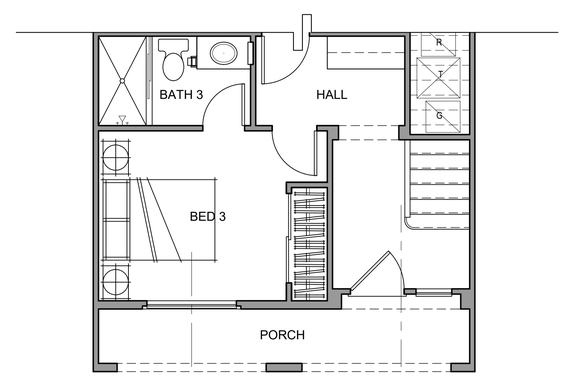
PLAN 2 FLOOR PLANS

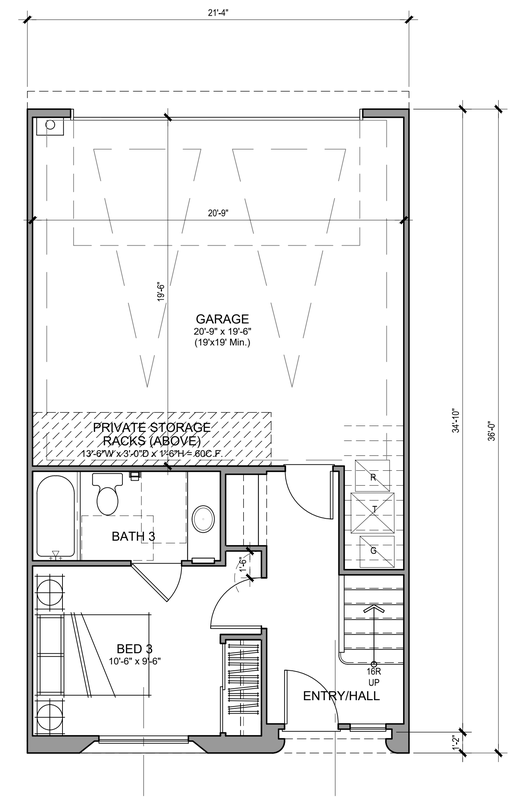
A8.1



ALTERNATIVE ELEVATION BAY WINDOW
THIRD FLOOR



ALTERNATIVE ENHANCED ELEVATION
FIRST FLOOR
PORCH (STREET FACING ONLY)



ACCESSIBLE PLAN FIRST FLOOR

P1 - GROSS SF	
1ST FLOOR	334 SQ. FT.
2ND FLOOR	768 SQ. FT.
3RD FLOOR	714 SQ. FT.
TOTAL LIVING	1816 SQ. FT.
GARAGE	447 SQ. FT.

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Laguna Beach, CA 92651

The PICKWICK

RIVERSIDE & MAIN

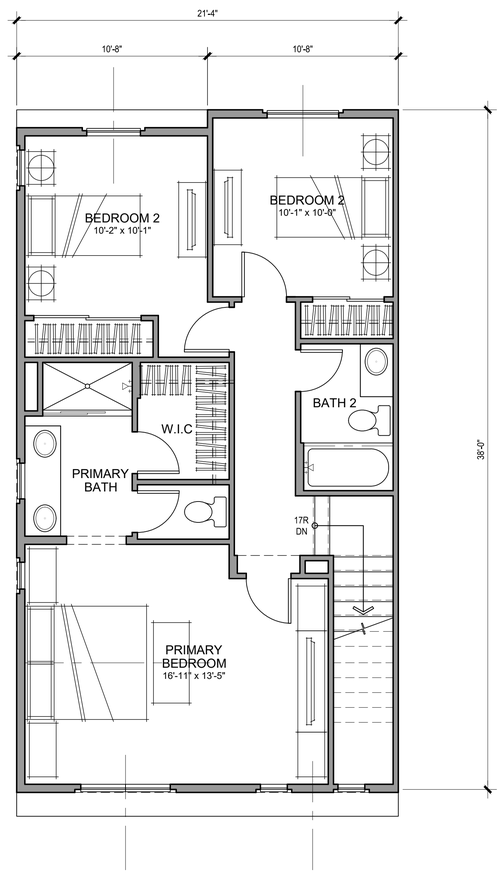
BURBANK, CA # 2021-0094

Plot Date: 08.26.2021
Date: Planning Department Preliminary
2021.08.30

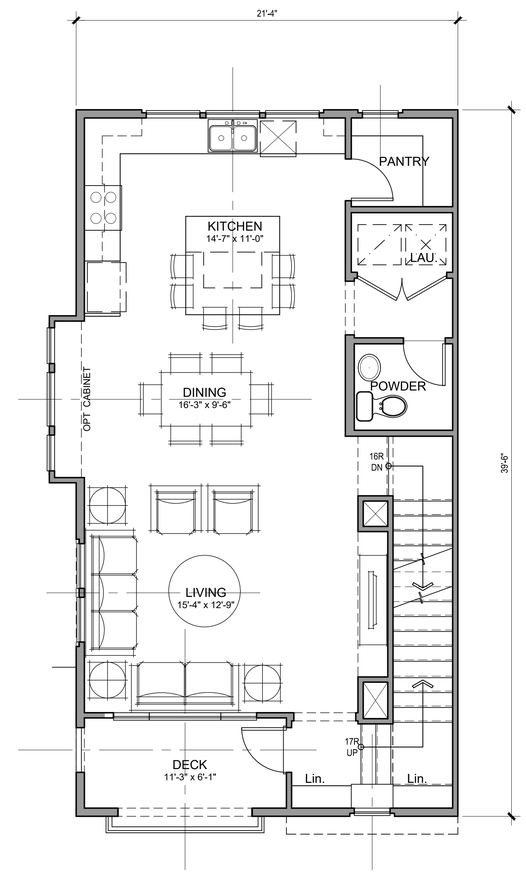
0 2 4 8

PLAN 2 ALT. FLOOR PLANS

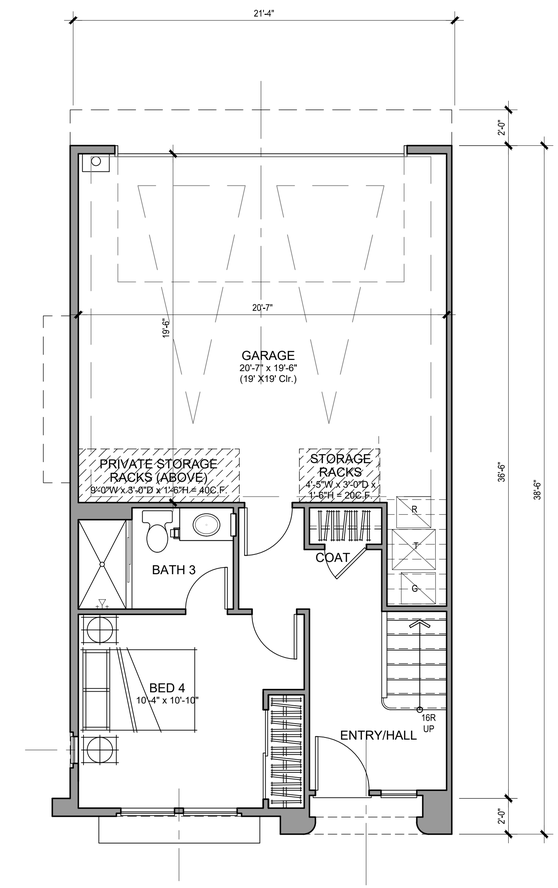
A8.2



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P3 - GROSS SF	
1ST FLOOR	380 SQ. FT.
2ND FLOOR	792 SQ. FT.
3RD FLOOR	740 SQ. FT.
TOTAL LIVING	1912 SQ. FT.
PORCH	15 SQ. FT.
GARAGE	447 SQ. FT.
DECK	72 SQ. FT.

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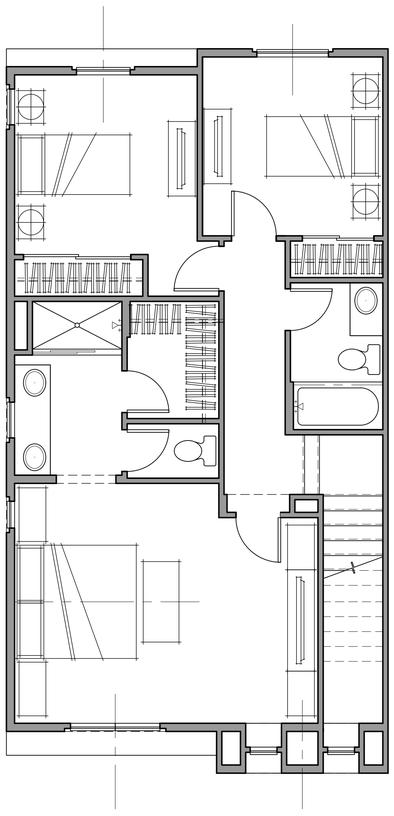
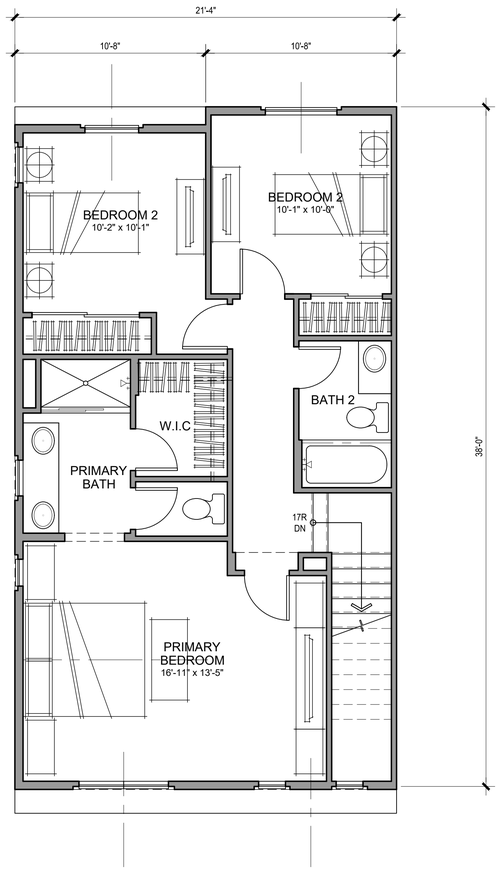
PLAN 3 FLOOR PLANS

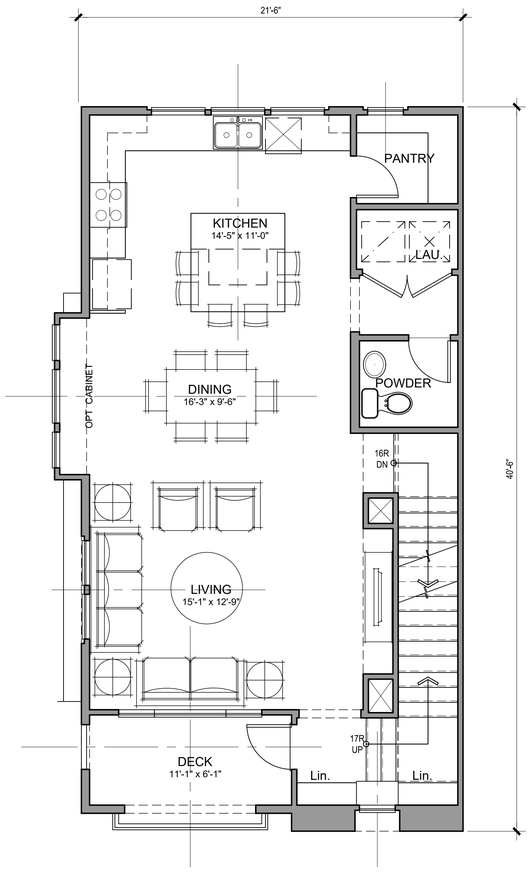
A8.3



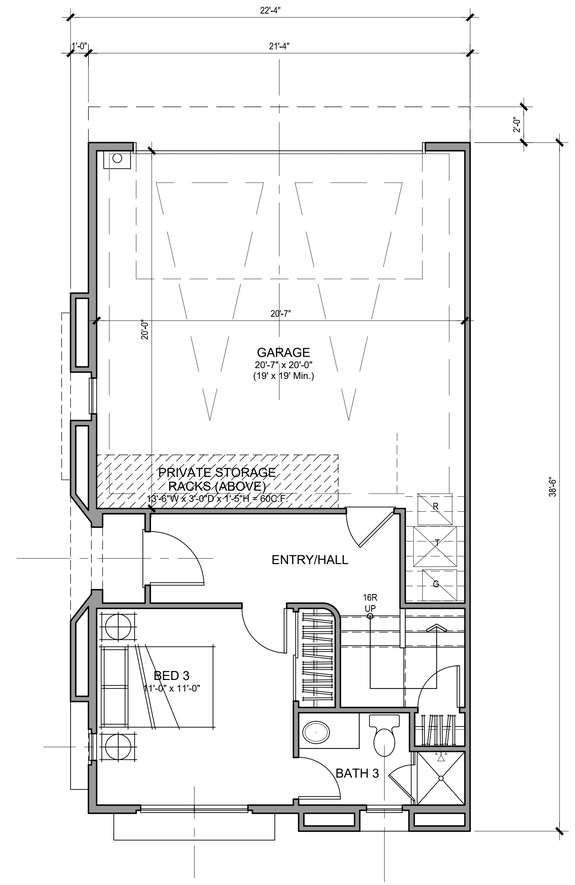
ALTERNATE THIRD FLOOR



THIRD FLOOR



ALTERNATIVE SECOND FLOOR
@ CORNER



ALTERNATIVE FIRST FLOOR
@ ENTRY CORNER

P3 - GROSS SF	
1ST FLOOR	380 SQ. FT.
2ND FLOOR	792 SQ. FT.
3RD FLOOR	740 SQ. FT.
TOTAL LIVING	1912 SQ. FT.
PORCH	15 SQ. FT.
GARAGE	447 SQ. FT.
DECK	72 SQ. FT.

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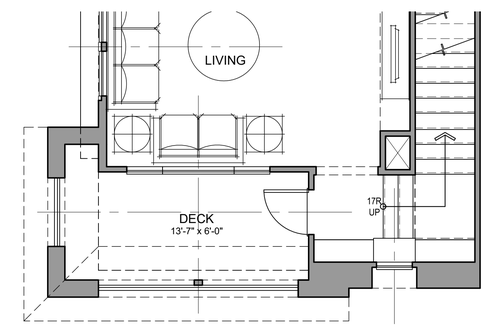
PLAN 3X FLOOR PLANS

A8.4



ALTERNATIVE ENHANCEMENT SECOND FLOOR
@ CORNER - 94 SF

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The PICKWICK
RIVERSIDE & MAIN
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2021.08.30

0 2 4 8

PLAN 3X ENHANCEMENT

A8.5

D1. Wood Post w/ Decorative Wood Corbels

D2. Decorative Stucco Eave

D3. Deep Recessed Window w/ 1" Recessed Stucco Simulated Wood Beam

D4. Decorative Scalloped Stucco Sill Trim

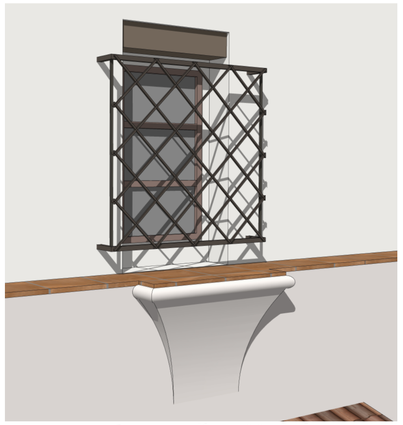
D5. Decorative Stucco Faux Chimney/Stucco Final

D6. Decorative Stucco Corbel & Arch

D14. Fiber Cement Railing w/ Decorative Fiber Cement Bd. Panels, Faux Wood Corbel & Deck Trim

D7. Decorative Juliet Metal Balcony

D13. Decorative Stucco Corbel



D12. Decorative Metal Grille Work/Scalloped Shelf

D11. Accent Battered Ceramic Tile Surround w/ Precast cladded Barranca @ Enhance Locations Only

D10. Prefab/Precast Entry Surround @ Enhance Locations Only

D9. Decorative Ceramic Tile Cap

D8. Stucco Arch

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626.710.6377

RIVERSIDE & Main
BURBANK, CA #2021-0094

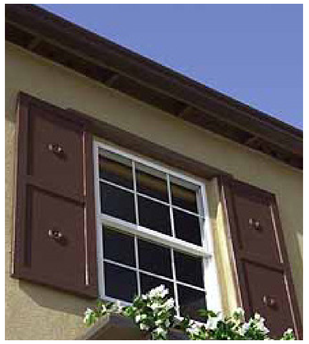
CONCEPTUAL DESIGN
AUGUST 10, 2021

3D Building Details

A. Decorative Metal Grille Work

D. Stucco Entry Surround

G. Decorative Canvas/ Metal Spear Awning



K. Decorative Shutters

N. Decorative Stucco Corbels at Cantilever

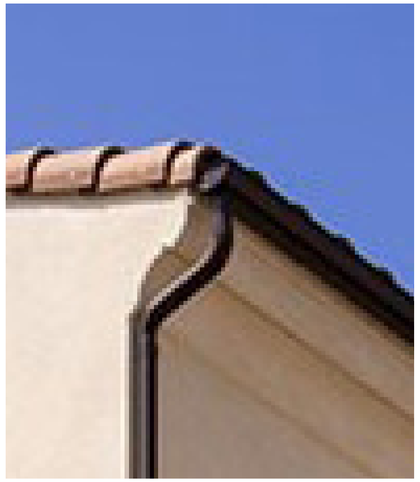
R. Decorative Cantilever Deck Details

B. Accent Battered Ceramic Tiled Surround

E. Prefab/Precast Entry Surround

H. Decorative Scalloped Stucco Sill Trim

L. Stucco/Simulated Wood Header Trim



O. Decorative Stucoo Eave

S. Bay Window

I. Decorative Metal Tube Pot Holder

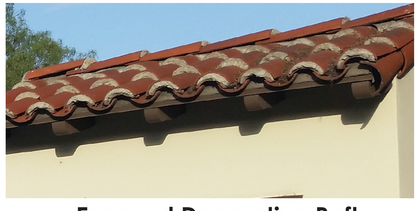
M. Decorative Stucco Corbel

P. Exposed Wood Truss Tails with 2x3 Wood Fascia

C. Gable End Faux Decorative Vent (Recesses)

F. Decorative Stucco Chimney/Final

J. Decorative Metal Railing



Q. Exposed Decorative Rafter Tails At Bay Window Only w/ 2x3 Wood Fascia

T. Recessed Beam/Trim With Faux Wood Corbels

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Laguna Beach, CA 92651

RIVERSIDE & MAIN
BURBANK, CA # 2021-0094

Plot Date: 08.18.2021

BUILDING DETAILS

A10.0

COLOR SCHEME 1

STUCCO BASE
SNOWFALL (SW6000)

STUCCO ACCENT
GRAYISH (SW6001)

ENH. ACCENT
PROPER GRAY (SW6003)

TRIM
GRIFFIN (SW7026)

DOOR 1
RELENTLESS OLIVE (SW 6425)

DOOR 2
CORDOVAN (SW 6027)

ENTRY SURROUND
FIRST STAR (SW 7646)

IRON
BLACK FOX (SW7020)

SHUTTER
DEEPEST MAUVE (SW0005)

WINDOW
MILGARD - TWEED

PORCELAIN SALTILLO
(OPTION) VILLA STONE IMPORTS
PORCELAIN LAGUAN - DARK

ROOF
BORAL - COPPER MOUNTAIN BLEND

CERAMIC ACCENT TILES
TIERRA Y FUEGO - SANTA BARBARA SERIES
CARNAVAL FLOWER 1, CARNAVAL FLOWER 2

CANVAS
SUNBRELLA - TRUE BROWN

COLOR SCHEME 2

STUCCO BASE
POPULAR GRAY (SW6071)

STUCCO ACCENT
PERFECT GRIEGE (SW6073)

ENH. ACCENT
SPALDING GRAY (SW6074)

TRIM
OAK LEAF BROWN (SW7054)

DOOR 1
RED BARN (SW 7591)

DOOR 2
RELENTLESS OLIVE (SW 6425)

ENTRY SURROUND
FIRST STAR SW 7646

IRON
URBANE BRONZE (SW7048)

SHUTTER
ADAPTIVE SHADE (SW7053)

WINDOW
MILGARD - TWEED

PORCELAIN SALTILLO
(OPTION) VILLA STONE IMPORTS
PORCELAIN LAGUAN - DARK

ROOF
BORAL - CASA GRANDE BLEND

CERAMIC ACCENT TILES
TIERRA Y FUEGO - SANTA BARBARA SERIES
JAZMIN 1, JAZMIN 2

CANVAS
SUNBRELLA - TAUPE

COLOR SCHEME 3

STUCCO BASE
PANDA WHITE (SW6147)

STUCCO ACCENT
RELAXED KHAKI (SW6149)

ENH. ACCENT
UNIVERSAL KHAKI (SW6150)

TRIM
OAK LEAF BROWN (SW7054)

DOOR 1
RIVERWAY (SW 6222)

DOOR 2
FLOWER POT (SW 6334)

ENTRY SURROUND
FIRST STAR SW 7646

IRON
URBANE BRONZE (SW7048)

SHUTTER
ADAPTIVE SHADE (SW7053)

WINDOW
MILGARD - BLACK

PORCELAIN SALTILLO
(OPTION) VILLA STONE IMPORTS
PORCELAIN LAGUAN - DARK

ROOF
BORAL - CASA GRANDE BLEND

CERAMIC ACCENT TILES
TIERRA Y FUEGO - SANTA BARBARA SERIES
SANTA HELENA FLOWER 2, SANTA HELENA
FLOWER TEAL

CANVAS
SUNBRELLA - SLATE

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RIVERSIDE & MAIN
BURBANK, CA # 2021-0094

Plot Date: 08.26.2021

COLORS & MATERIALS BOARD

A11.0