

BURBANK AERO CROSSINGS



ENTITLEMENT PACKAGE RESUBMIT
RESIDENTIAL & OFFICE
ADDRESS: 2311 NORTH HOLLYWOOD WAY | BURBANK, CA
09/24/2021



1657 alvira street second floor los angeles, CA 90035
tel. 323.954.9996
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SITE INFORMATION **BURBANK AERO CROSSINGS**

PROJECT ADDRESS: 2311 NORTH HOLLYWOOD WAY
 APN: 2463-001-019
 CURRENT ZONE: C3 - Commercial / TOD Flex & R4 - Mixed-Use TOD
 PROPOSED ZONE: C3 - Commercial / TOD Flex & R4 - Mixed-Use TOD
 GENERAL PLAN DESIGNATION: Regional Commercial
 LOT AREA: 454,286 10.43 acres
 CURRENT USE OF SITE: Commercial/Retail

OVERALL PROJECT SUMMARY	PROPERTY SETBACKS
RESIDENTIAL UNITS 862	HOLLYWOOD WAY (Front) 5'-0" at Commercial (Ground Floor)
RETAIL SF 9,700	15'-0" at Residential (L2-L6)
OFFICE SF 84,900	SCREENLAND WAY (Rear) 0'-0"
RESIDENTIAL PARKING SPACES 1,125	INTERIOR SIDE YARD 10'-0" at Commercial Office
RETAIL PARKING SPACES 32	VANOWEN ST (Side) 10'-0"
OFFICE PARKING SPACES 255	VALHALLA BLVD (Side) 10'-0" at Residential
TOTAL PARKING SPACES 1,412	15'-0" at Commercial Office
TOTAL BICYCLE PARKING 61	
COMMON OPEN SPACE (SF) 91,575	
TOTAL BUILDING AREA (SF) 867,661 Residential and Retail (Common Areas not included)	
FAR 1.91	
BUILDING COVERAGE 72%	

1- RESIDENTIAL

RESIDENTIAL BUILDING 1 (VANOWEN ST)	
7-Story 424 units	75'-6" TO CEILING OF HIGHEST FLOOR FROM AVERAGE GRADE PLANE ± 80'-0" TO TOP OF PARAPET 89'-6" TO HIGHEST POINT OF BUILDING (STAIR, ELEVATOR SHAFT) FROM AVERAGE GRADE PLANE
RESIDENTIAL BUILDING 2 (VALHALLA BLVD)	
7-Story 438 units	77'-11" TO CEILING OF HIGHEST FLOOR FROM AVERAGE GRADE PLANE ± 85'-0" TO TOP OF PARAPET 91'-11" TO HIGHEST POINT OF BUILDING (STAIR, ELEVATOR SHAFT) FROM AVERAGE GRADE PLANE
TOTAL RESIDENTIAL UNITS PROVIDED: (BUILDING 1 + BUILDING 2)	
862 units	

UNIT MIX	QTY	AVE SF	TOTAL	%
STUDIO (0 BD/1 BA)	338	512	173,070	39.2%
1 BDRM (1 BD/1 BA)	364	773	281,464	42.2%
1 BDRM (LIVE / WORK)	1	1,900	1,900	0.1%
2 BDRM (2 BD/2 BA)	128	1,099	140,656	14.8%
2 BDRM (LIVE / WORK)	5	1,736	8,681	0.6%
3 BDRM (3 BD/2 BA)	20	1,400	28,000	2.3%
3 BDRM (TOWNHOUSE)	6	1,730	10,380	0.7%
TOTAL	862	747		100%

TOTAL RESIDENTIAL BLDG AREA ± 644,151 *

*Excludes: parking, bicycle parking, driveways, mechanical, courtyard, rec. deck, balconies, and exterior walls.

ADJUSTED GROSS FLOOR AREA (BMC Title 10 Zoning 10-1-203): Means Gross Floor Area less the area occupied by the following permanent construction: exterior and interior walls, columns, stair shafts, elevator shafts, duct shafts, and in the case of office buildings, mechanical equipment rooms, atriums, foyers, courtyards, and other open space which are not necessary to satisfy any requirement of this Code may be deducted from Gross Floor Area upon recordation of a covenant between the property owner and the City limiting the use or occupancy of such space. Except as otherwise provided in this definition, no areas or spaces within a building or structure shall be deducted from Gross Floor Area.

OPEN SPACE PROVIDED	QTY	AVE SF	TOTAL	%
COMMON OPEN SPACE PROVIDED				
(3) Courtyards (L2 Podium)		7,000 SF		including min. 15% 1,050 SF Landscape
Decks (L2 Podium)		3,900 SF		including min. 15% 585 SF Landscape
(2) Open Spaces (L1)		19,675 SF		including min. 15% 2,951 SF Landscape
Privately Maintained-Plaza's (L1)		27,000 SF		including min. 15% 4,050 SF Landscape
TOTAL COMMON OPEN SPACE (excluding Roof Decks)		57,575 SF		including min. 15% 8,636 SF Landscape
Additional Open Space				
(2) Residential Pool Decks (L6)		34,000 SF		including min. 15% 5,100 SF Landscape
TOTAL COMMON OPEN SPACE (including Roof Decks)		91,575 SF		including min. 15% 13,736 SF Landscape
PRIVATE OPEN SPACE PROVIDED				
862 units with balconies and private patios x 50sf		43,100 SF		
100% units have balconies				
TOTAL OPEN SPACE PROVIDED				
Private + Common =		134,675 SF		

RESIDENTIAL REQUIRED PARKING (NOT APPLICABLE)			
UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA) (500 SF OR LESS) (INCLUDES STUDIO TYPE A1a)	156	1.25	195.00
STUDIO (0 BD/1 BA) (GREATER THAN 500 SF) (INCLUDES STUDIO TYPES A1 & A3)	182	1.75	318.50
1 BDRM (1 BD/1 BA)	365	1.75	638.75
2 BDRM (2 BD/2 BA)	133	2.00	266.00
3 BDRM (3 BD/2 BA)	26	2.00	52.00
GUEST	862	0.25	215.50
TOTAL REQUIRED Residential Parking			1686
HC Parking Required (2% of Total Spaces)			34

RESIDENTIAL PARKING REQUIRED (BUILDING 1 & 2)				RESIDENTIAL PARKING PROVIDED (BUILDING 1 & 2)			
UNIT TYPE	QTY	#/UNIT	SPACES	UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	338	0.50	169	STUDIO (0 BD/1 BA)	338	1.00	338
1 BDRM (1 BD/1 BA)	365	0.50	183	1 BDRM (1 BD/1 BA)	365	1.00	365
2 BDRM (2 BD/2 BA)	133	0.50	67	2 BDRM (2 BD/2 BA)	133	2.00	266
3 BDRM (3 BD/2 BA)	26	0.50	13	3 BDRM (3 BD/2 BA)	26	2.00	52
GUEST (NOT REQUIRED PER AB 2345)	862	0.00	0	GUEST (NOT REQUIRED PER AB 2345)	862	0.12	104
TOTAL REQUIRED Residential Parking			431	TOTAL PROVIDED Residential Parking			1125
HC Parking Provided (2% of Total Provided Spaces, Included in Total Parking)			11	HC Parking Provided (2% of Total Provided Spaces, Included in Total Parking)			23

RESIDENTIAL PARKING PROVIDED (BUILDING 1)				RESIDENTIAL PARKING PROVIDED (BUILDING 2)			
UNIT TYPE	QTY	#/UNIT	SPACES	UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	157	1.00	157	STUDIO (0 BD/1 BA)	181	1.00	181
1 BDRM (1 BD/1 BA)	202	1.00	202	1 BDRM (1 BD/1 BA)	163	1.00	163
2 BDRM (2 BD/2 BA)	49	2.00	98	2 BDRM (2 BD/2 BA)	84	2.00	168
3 BDRM (3 BD/2 BA)	16	2.00	32	3 BDRM (3 BD/2 BA)	10	2.00	20
ADDITIONAL / GUEST	424	0.12	51	ADDITIONAL / GUEST	438	0.12	53
TOTAL PROVIDED Residential Parking			540	TOTAL PROVIDED Residential Parking			585
HC Parking Provided (2% of Total Provided Spaces, Included in Total Parking)			11	HC Parking Provided (2% of Total Provided Spaces, Included in Total Parking)			12
TOTAL PROVIDED Residential Parking (BUILDING 1 & BUILDING 2)			1125				

RESIDENTIAL BICYCLE PARKING REQUIRED & PROVIDED			
TOTAL REQUIRED Residential Bicycle Parking		1125	x .05 = 56 SPACES
Short term: 25%	=	15 spaces	provided on Hollywood Way, near the main entrance
Long term: 75%	=	42 spaces	provided in the garage

2- RETAIL

Retail off Hollywood Way	16'-0" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE
1- Story at Residential Building 2 (8,200 SF)	
Retail II off Vanowen	16'-0" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (21' TO TOP OF PARAPET)
1-Story Freestanding Building 1 (1,500 SF)	
	9,700 SF

RETAIL PARKING REQUIRED & PROVIDED	
3.3 spaces / 1,000 General Retail (Division 2 10-1-1408) sf =	32 SPACES

3- OFFICE

Office Building off Vahala	1.25 REGIONAL COMMERCIAL
Allowable FAR	
Propose Height of Building	57'-7" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (4-STORY) 3-STORY OFFICE, 4-STORY PARKING STRUCTURE WITH ROOF LEVEL PARKING

OFFICE BUILDING SF SUMMARY	
Building Area	84,900 SF
Excludes: Parking Structure, Exterior Patios and Sky Decks, Exterior Walls	

OFFICE PARKING REQUIRED & PROVIDED	
3 spaces / 1,000 (Division 2 10-1-1408) sf =	255 SPACES

Bike Parking: Commercial Office and Retail (Combined)	
Bike Parking (4 per 50,000 / 1 per 50,000 after)	5 Req. & Provided
Per Burbank Municipal Code, Section 10-1-2304	

4- TOTAL PARKING REQUIRED

Residential Parking Required	=	431 SPACES
Retail Parking Required	=	32 SPACES
Office Parking Required	=	255 SPACES
Total Parking Required	=	718 SPACES

5- TOTAL PARKING PROVIDED

Residential Parking Provided	=	1,125 SPACES
Retail Parking Provided	=	32 SPACES
Office Parking Provided	=	255 SPACES
Total Parking Provided	=	1,412 SPACES

6- TOTAL BUILDING AREA PROPOSED

Residential (Buildings 1 & 2 Units)	=	644,151 SF
COMMON AMENITIES	=	11,000
RESIDENTIAL LOBBIES	=	4,510
CIRCULATION (excludes shafts)	=	113,400
Retail	=	9,700 SF
Office Building	=	84,900
Total Building Area Proposed	=	867,661 SF
Total Non-Residential Building Area Proposed	=	94,600 SF
BUILDING COVERAGE PROPOSED	72%	324,900 SF /
DWELLING UNIT DENSITY	83	DU / ACRE

Ground Level Footprint Area	
Residential 1	127,500
Residential 2	122,800
Office Campus	53,200
Open Space	21,400
Total Building Coverage	324,900

PROJECT INFORMATION

Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

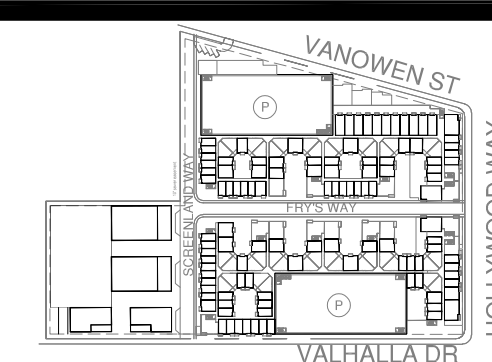
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DATE: 09/24/2021

Attachment 6-1-2

APPLICABLE CODES

- BURBANK MUNICIPAL CODE - TITLE 9, CHAPTER 1
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS
- 2019 BUILDING ENERGY EFFICIENCY STANDARDS



KEYPLAN



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ARCHITECTURAL

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A2.32	BUILDING ELEVATIONS
A2.33	BUILDING ELEVATIONS
A2.34	BUILDING ELEVATIONS
A2.35	BUILDING ELEVATIONS
A2.36	BUILDING ELEVATIONS

BUILDING SECTIONS

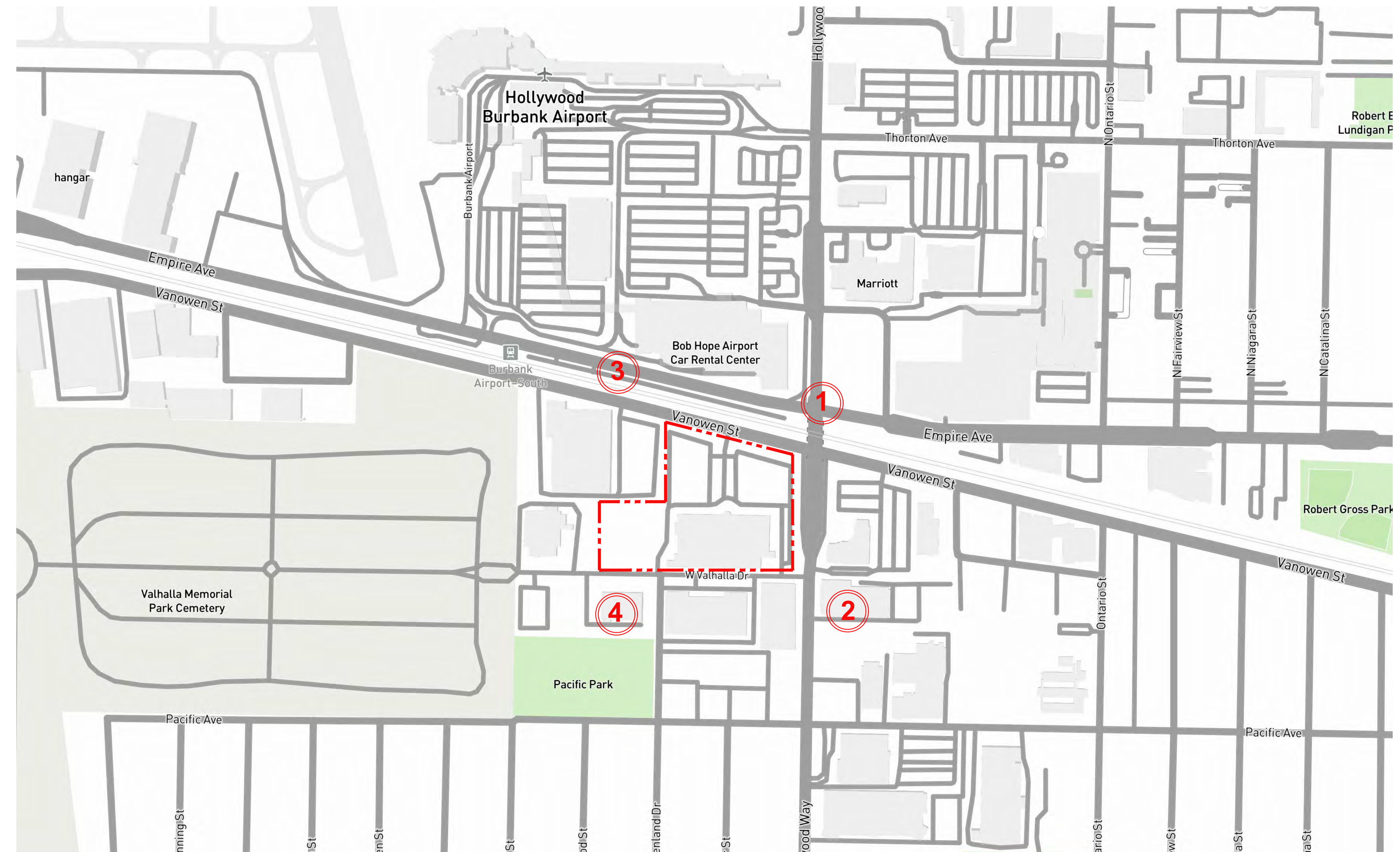
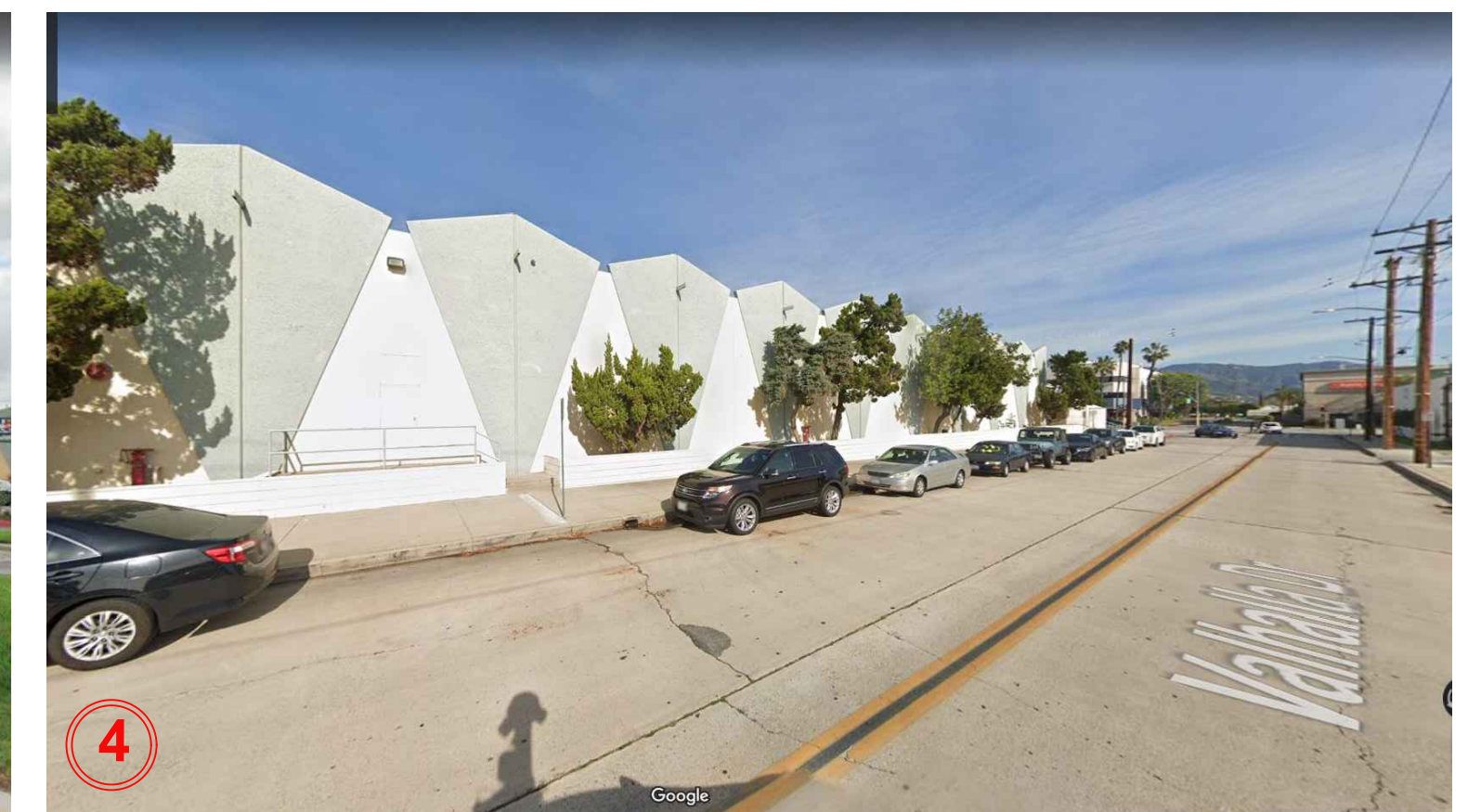
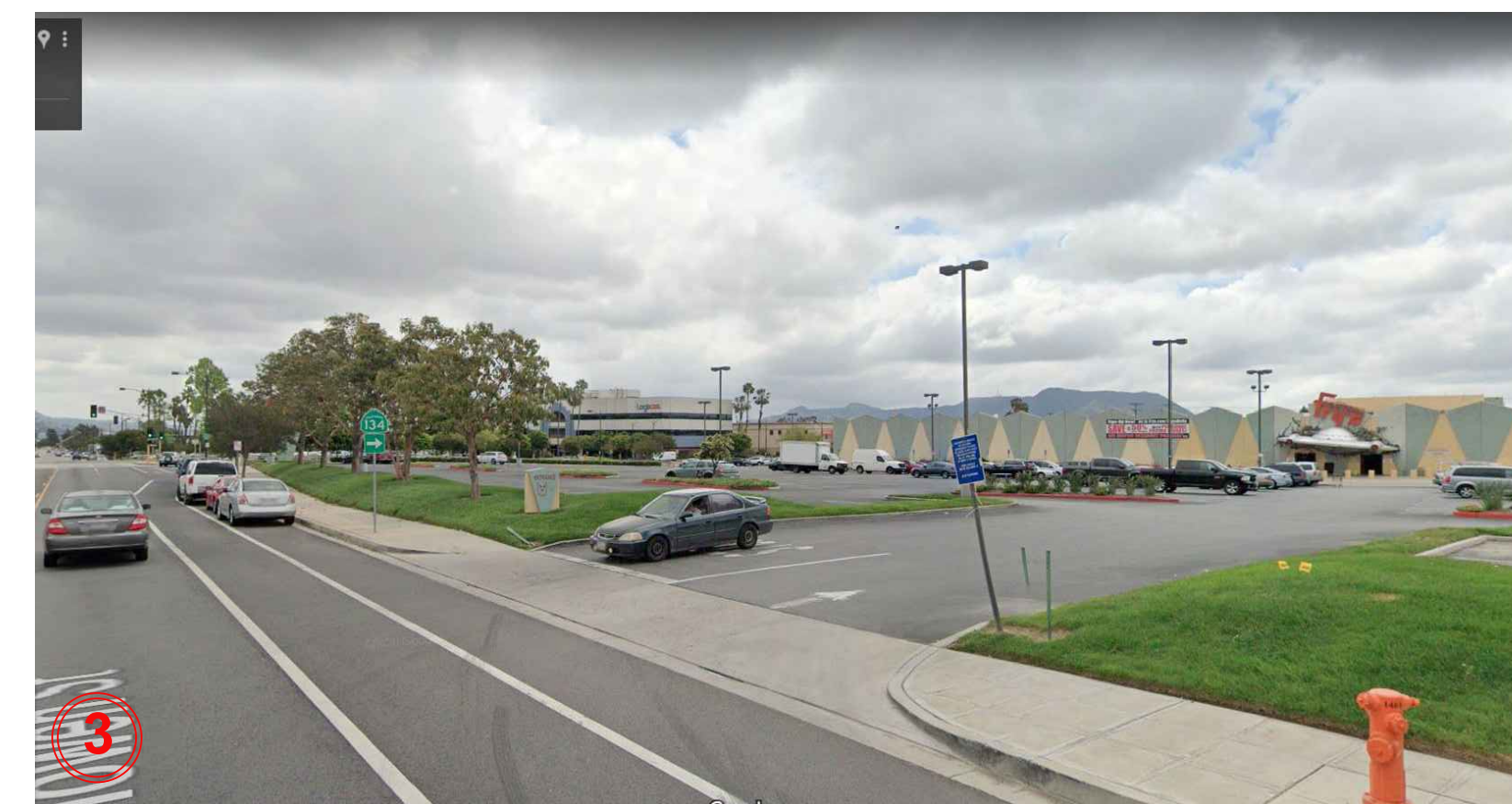
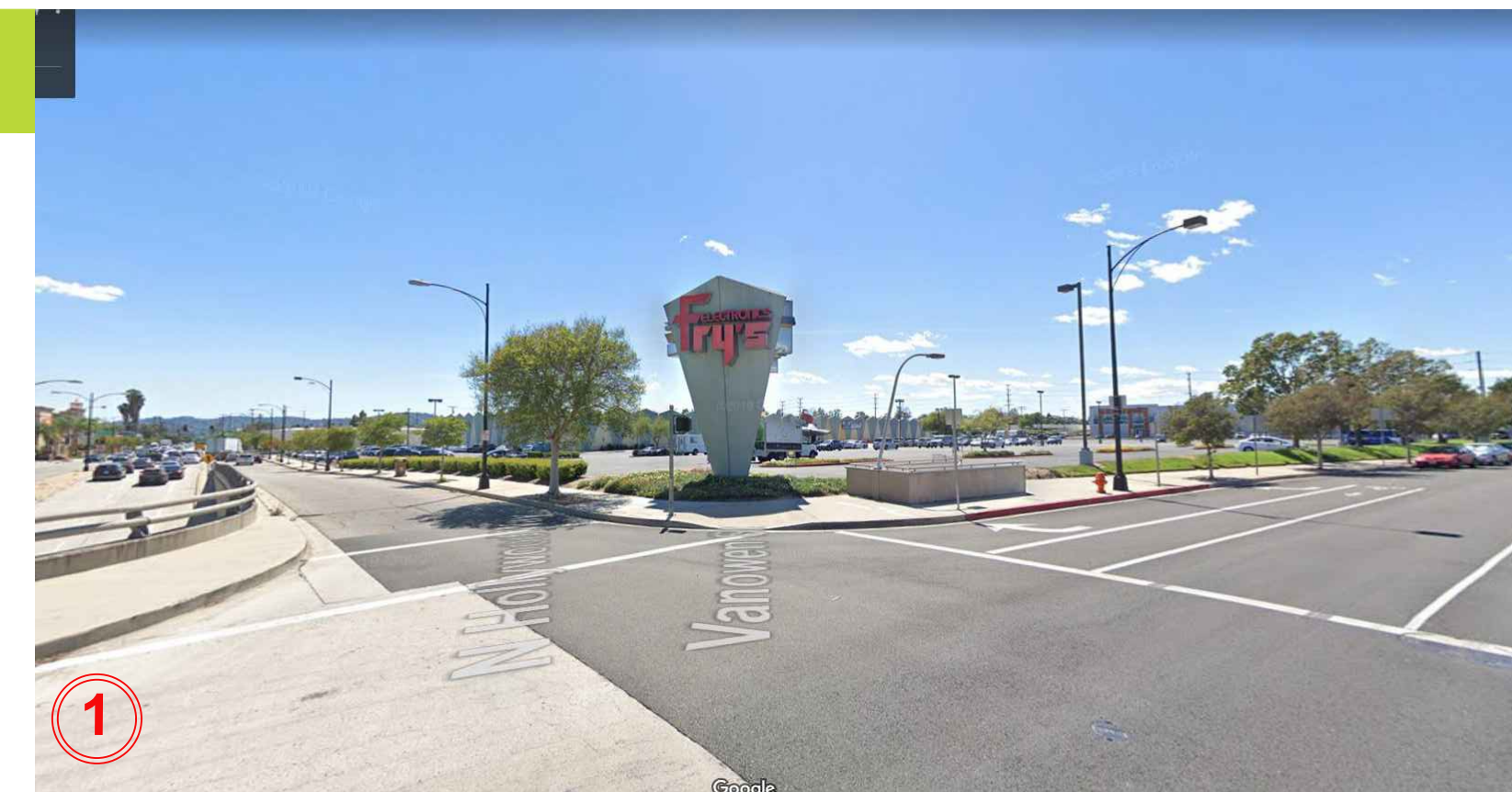
A3.01	BUILDING SECTIONS
A3.02	BUILDING SECTIONS

UNIT PLANS

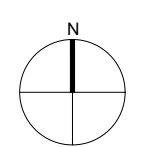
A4.01	TOWNHOUSE
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L1.02	LEVEL 02 & 06 LANDSCAPE PLAN
L1.03	SITE SECTIONS



SITE IMAGES AND SHEET INDEX



G0.02

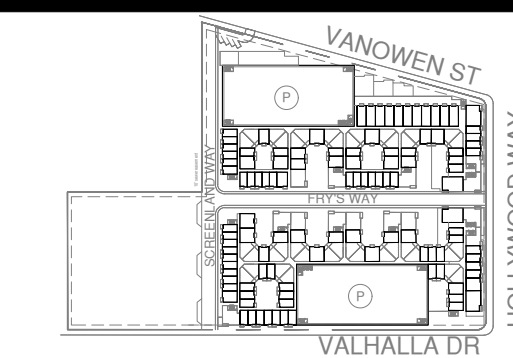


Burbank Aero Crossings

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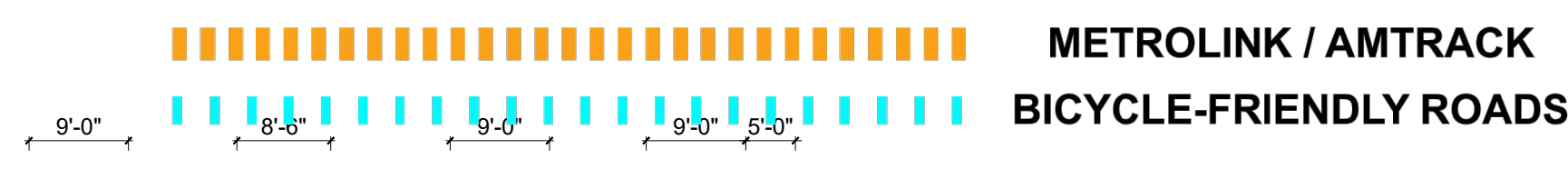
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KEYPLAN





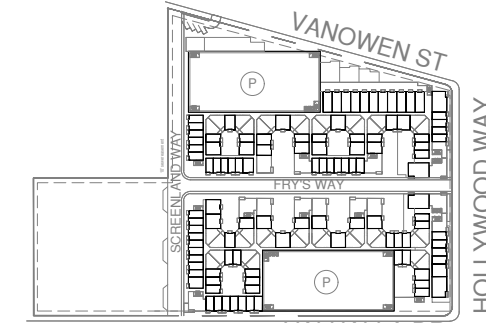
SITE LOCATION AND CONTEXT



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Attachment 6-1-4



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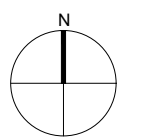


VIEW 1
HOLLYWOOD WAY & VANOWEN STREET



VIEW 2
HOLLYWOOD WAY & VALHALLA DRIVE

MASSING VIEW



G0.07



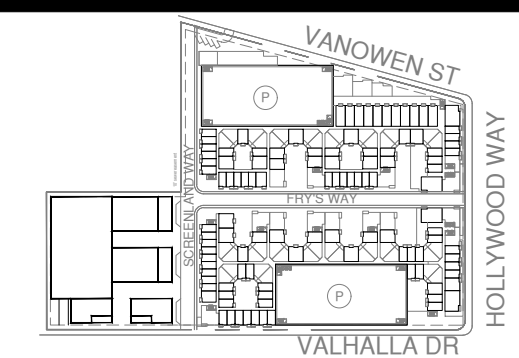
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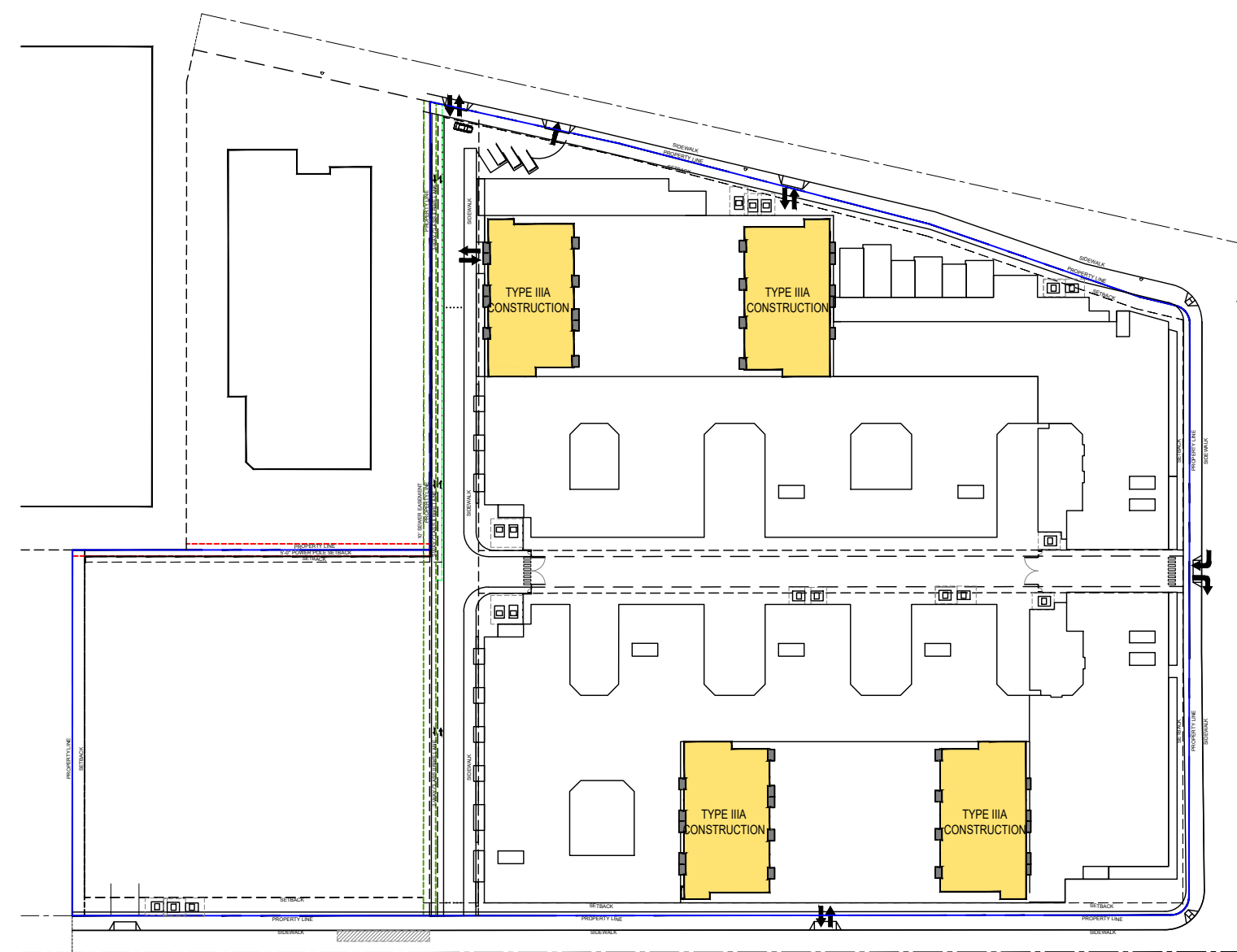
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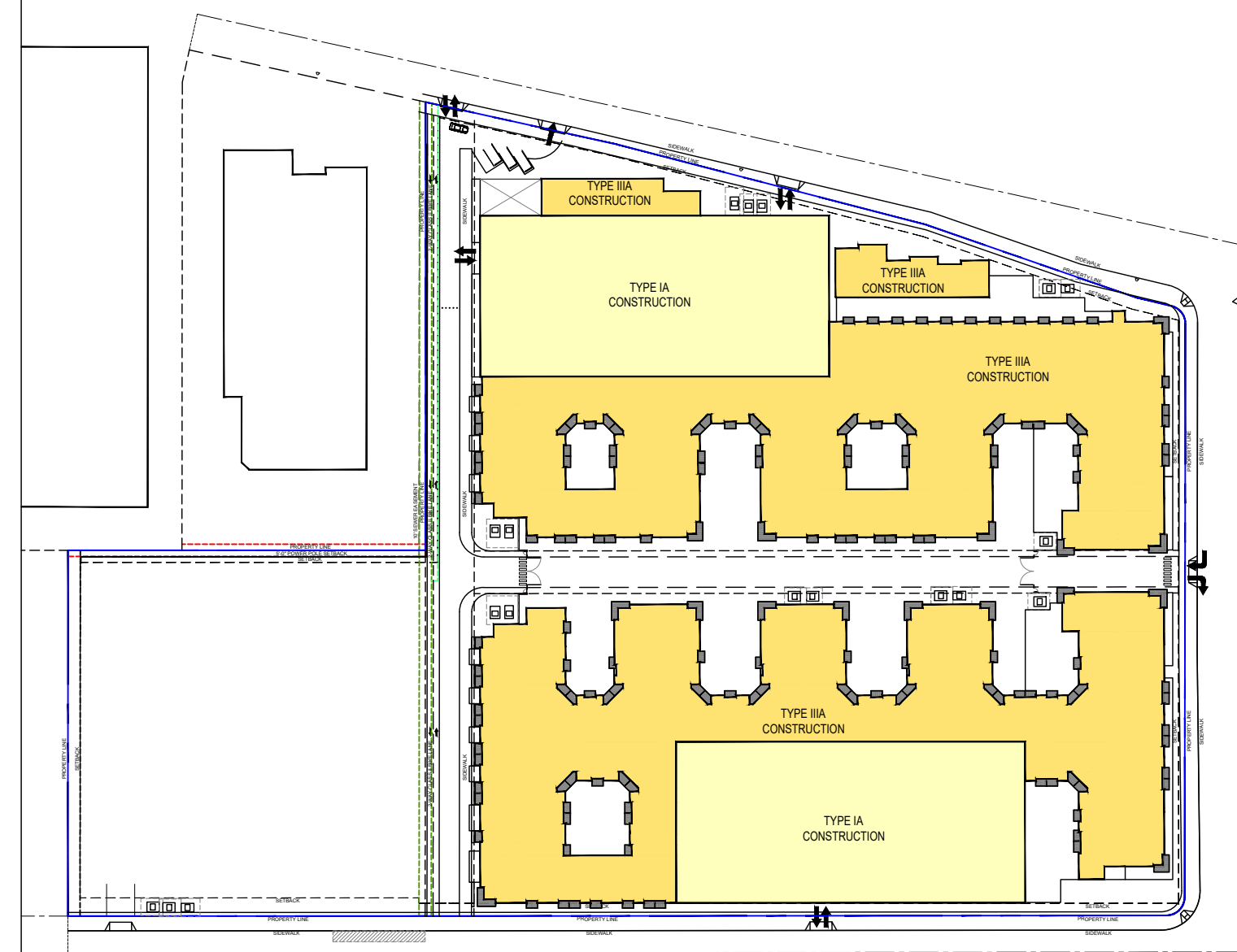
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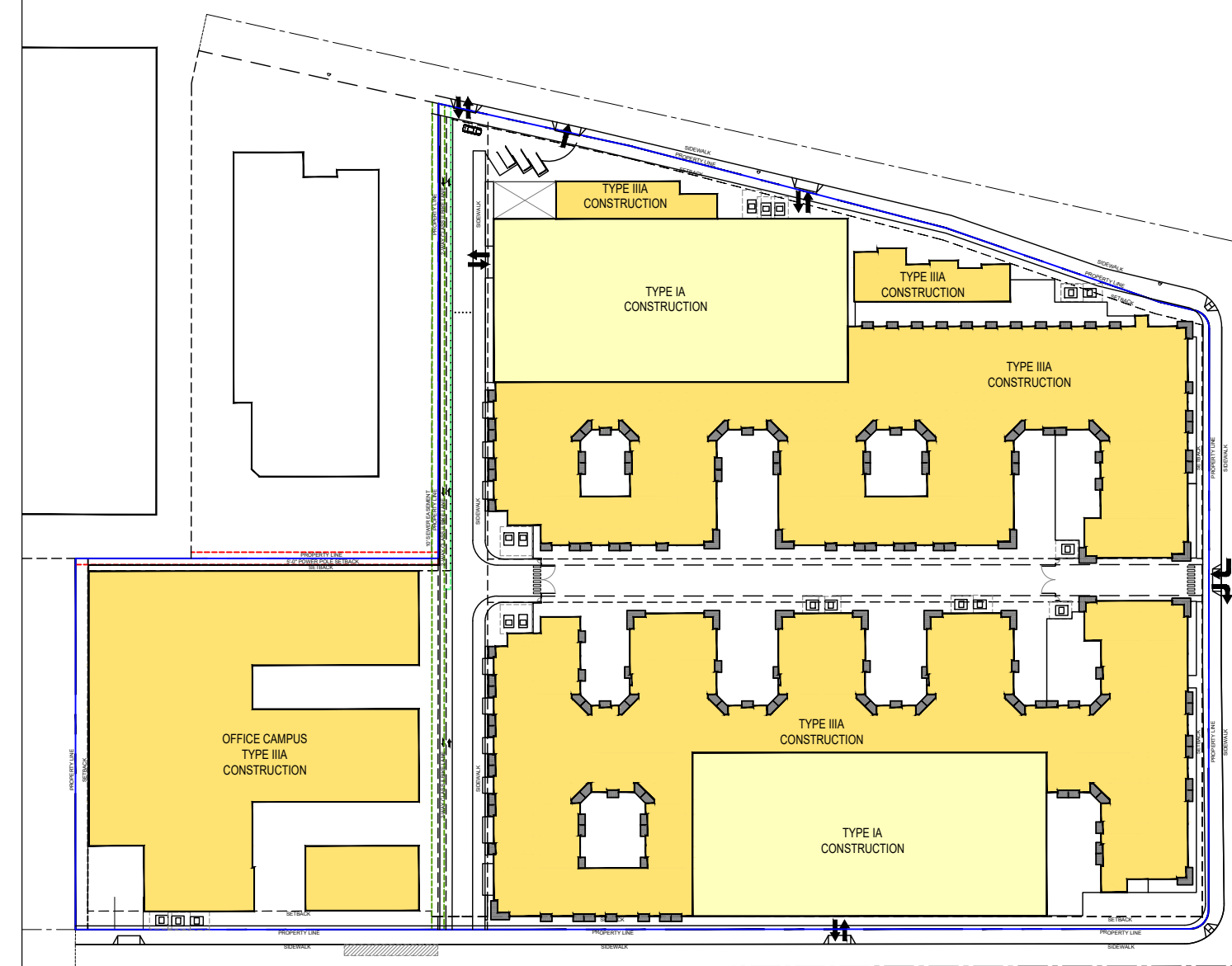
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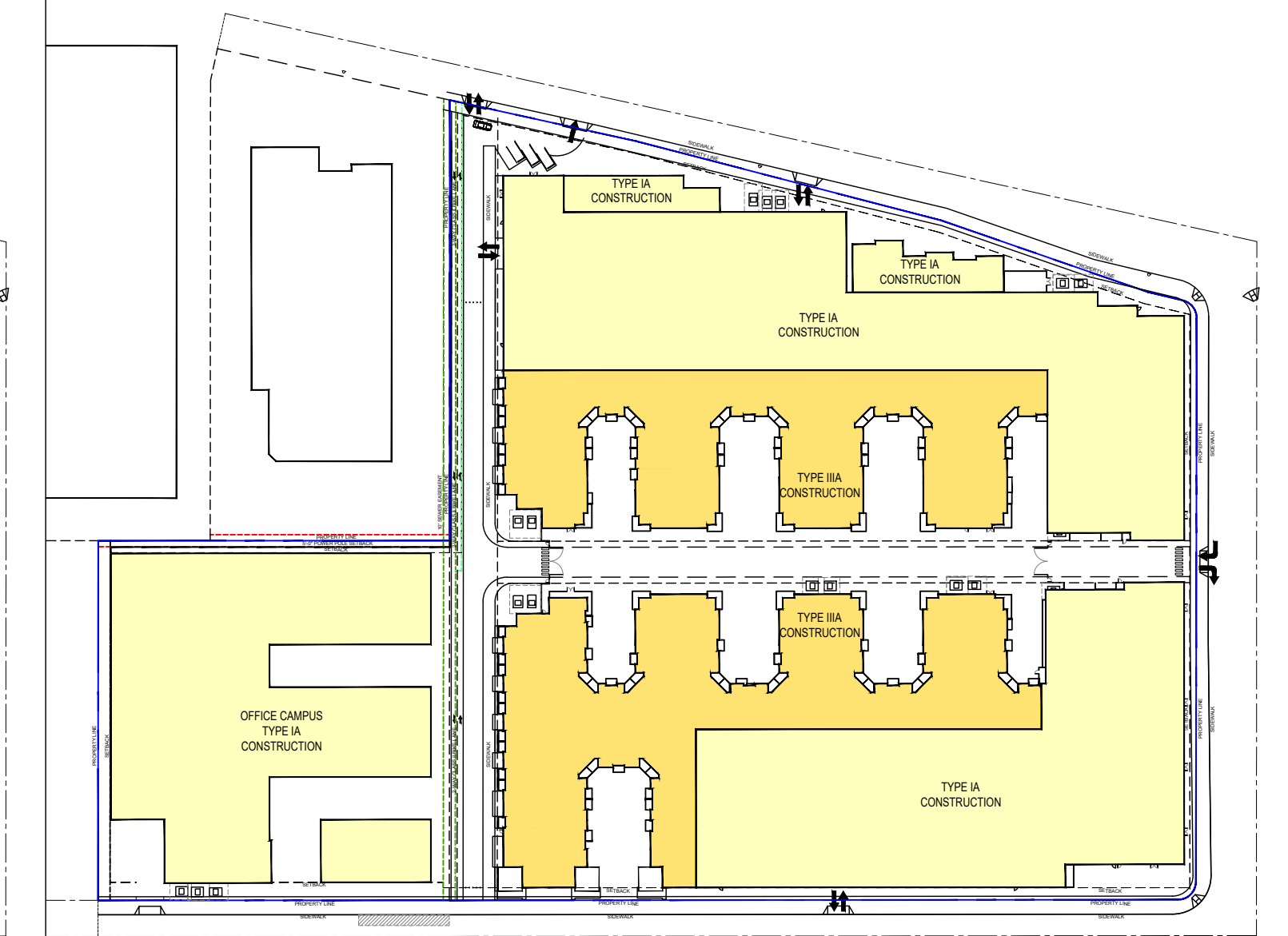
SEVENTH FLOOR



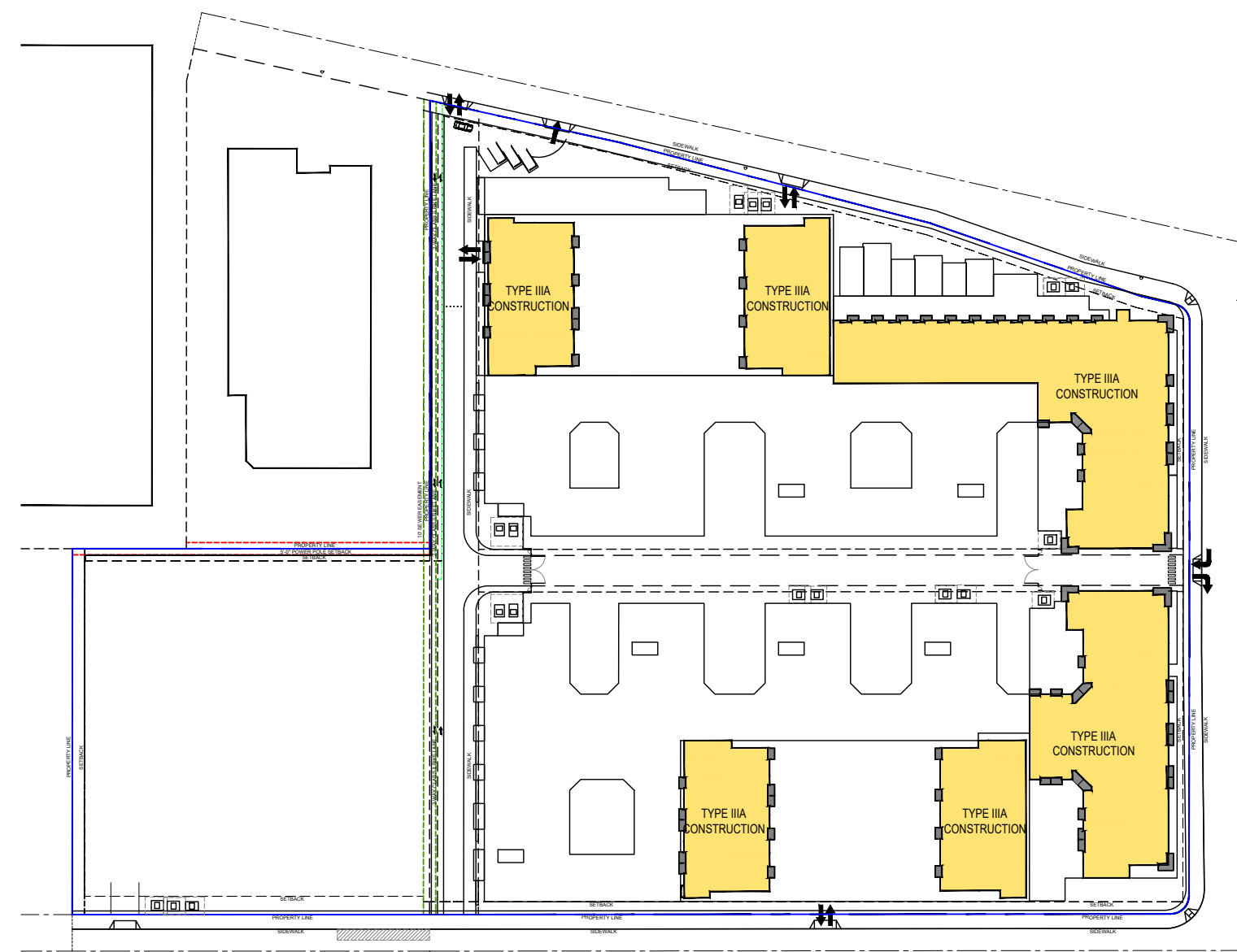
FIFTH FLOOR



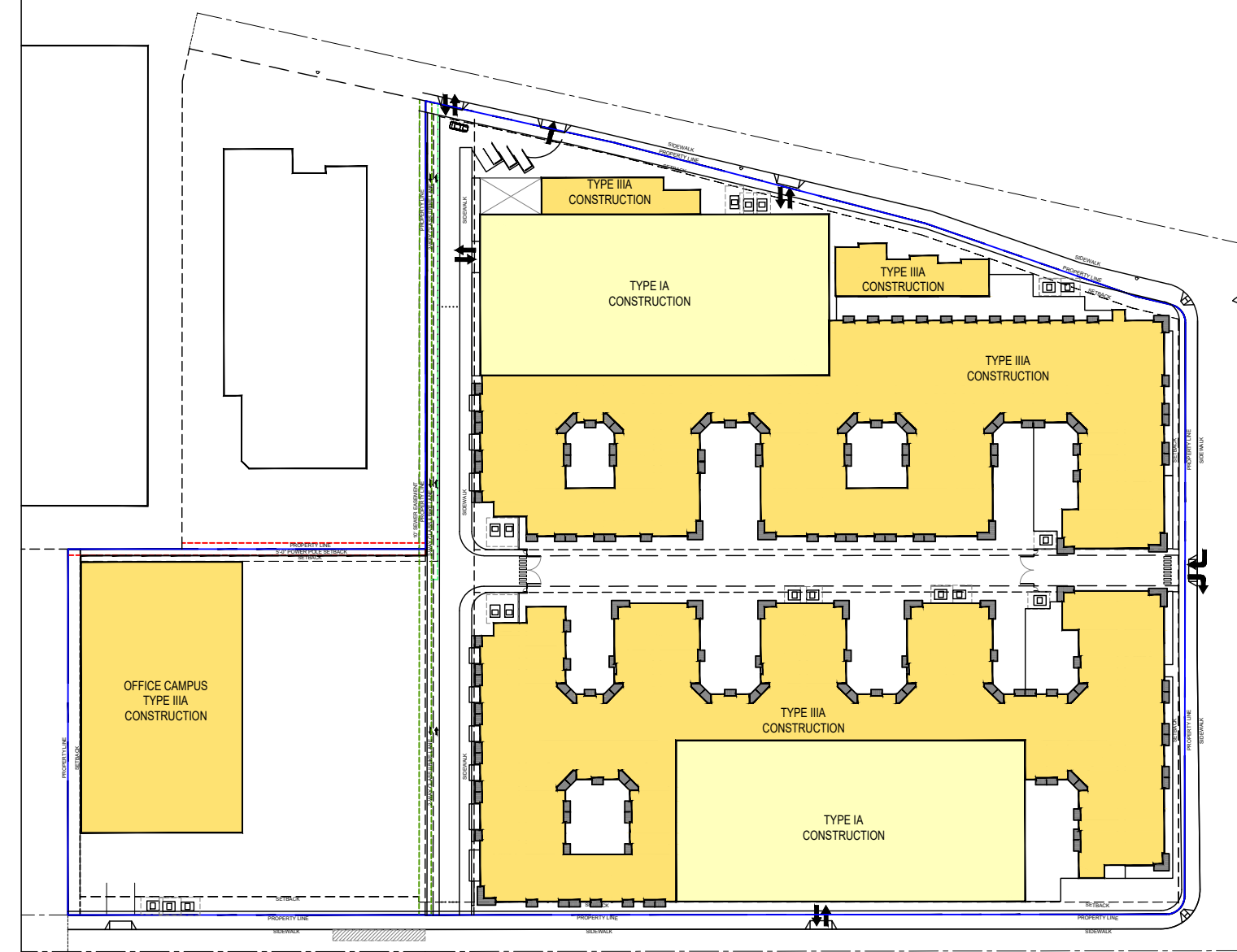
THIRD FLOOR



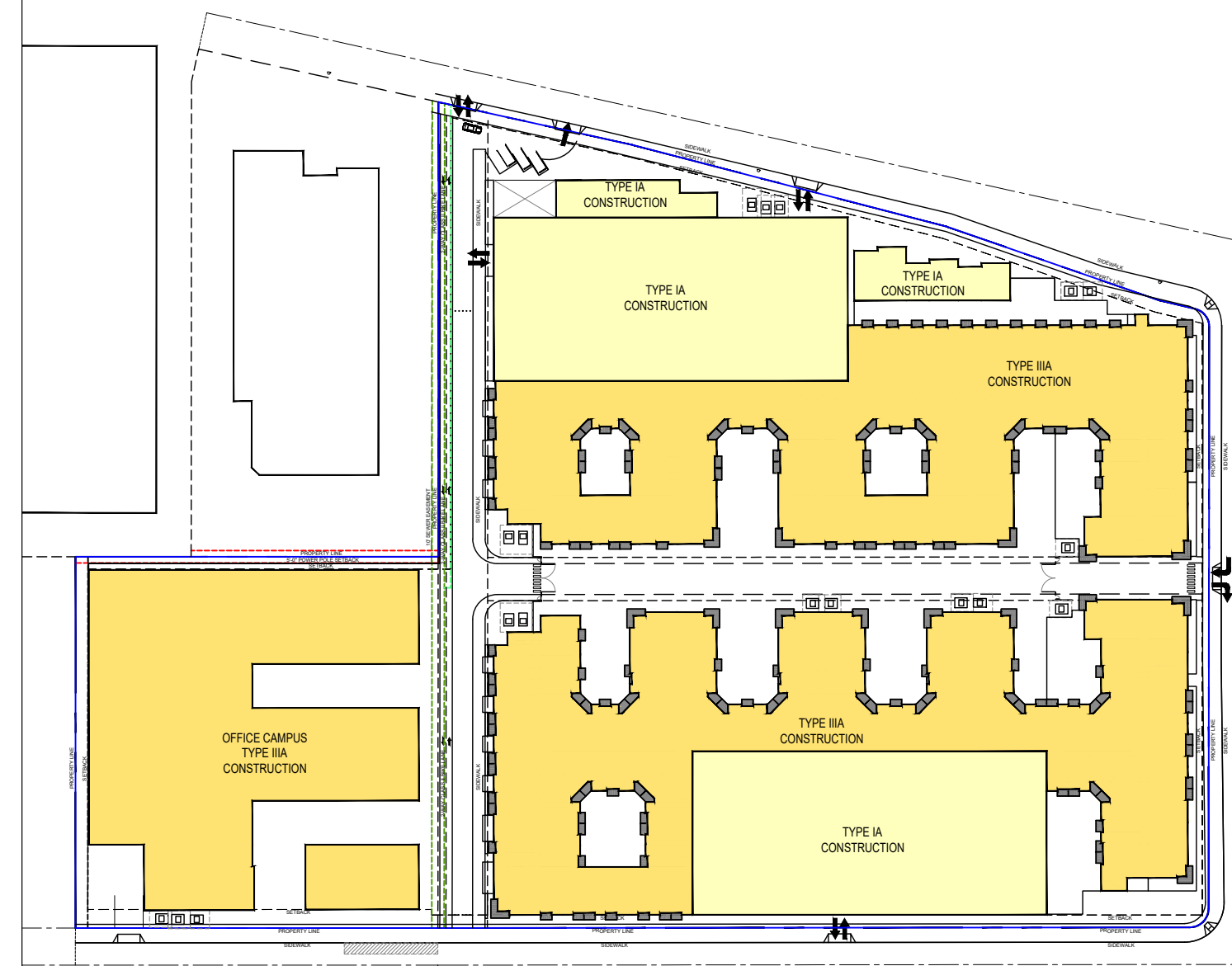
FIRST FLOOR



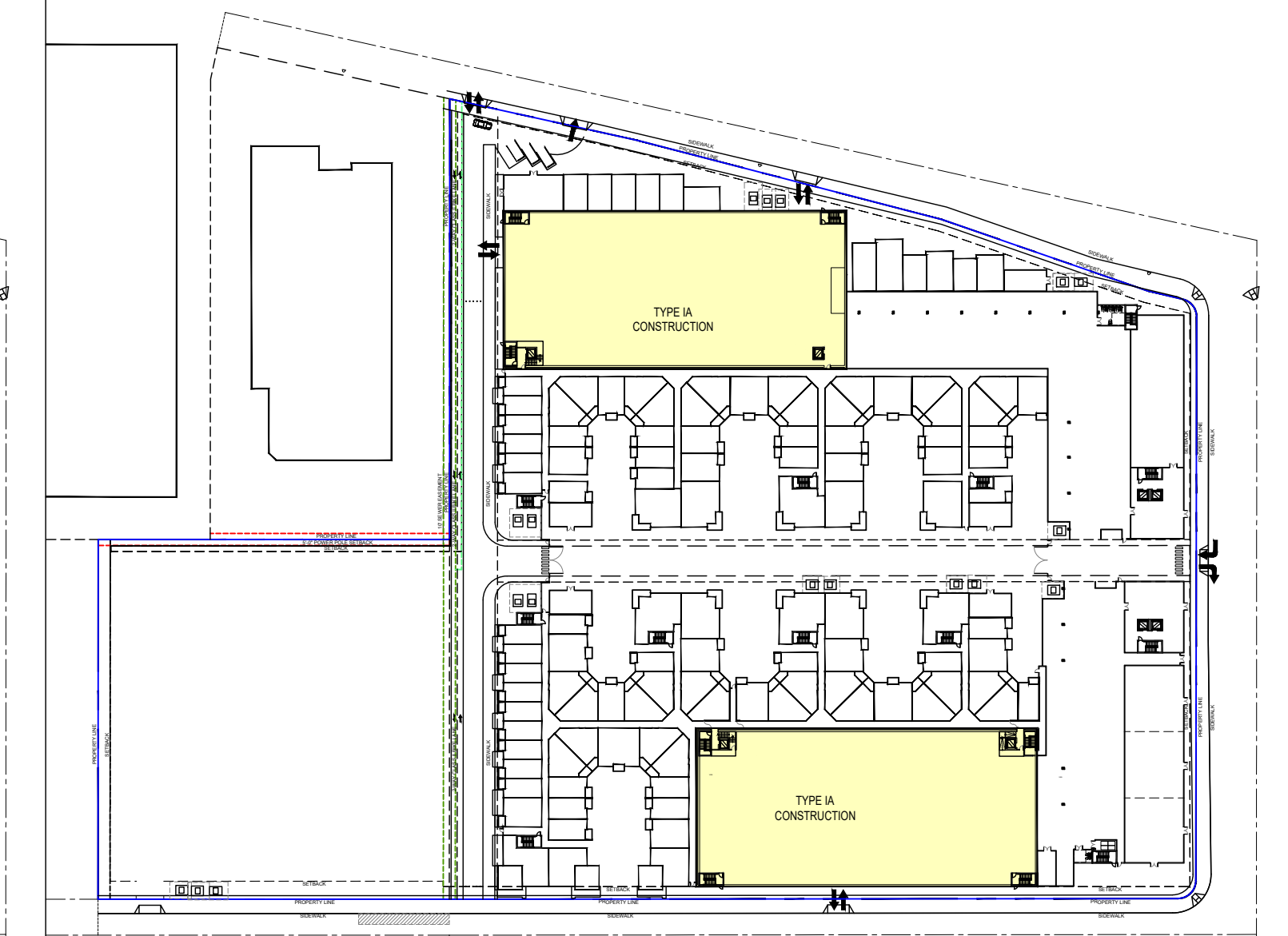
SIXTH FLOOR



FOURTH FLOOR



SECOND FLOOR



BASEMENT (PARTIAL LEVEL AT PARKING GARAGE)

CONSTRUCTION TYPES DIAGRAM

G0.08



- TYPE IA CONSTRUCTION**
(PODIUM LEVELS, BASEMENT, PARKING STRUCTURES (LEVEL 1-5), RETAIL, LOBBIES)
- TYPE IIIA CONSTRUCTION**
(UPPER LEVEL RESIDENTIAL FROM LEVEL 3 TO ROOF, EXCLUDING PARKING STRUCTURES)

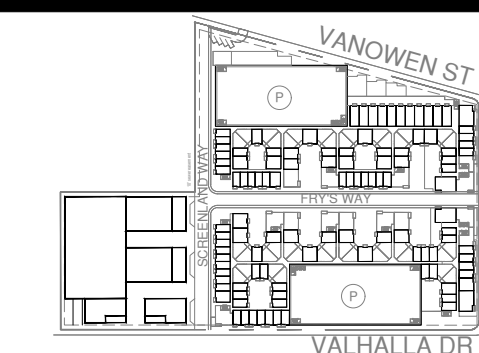
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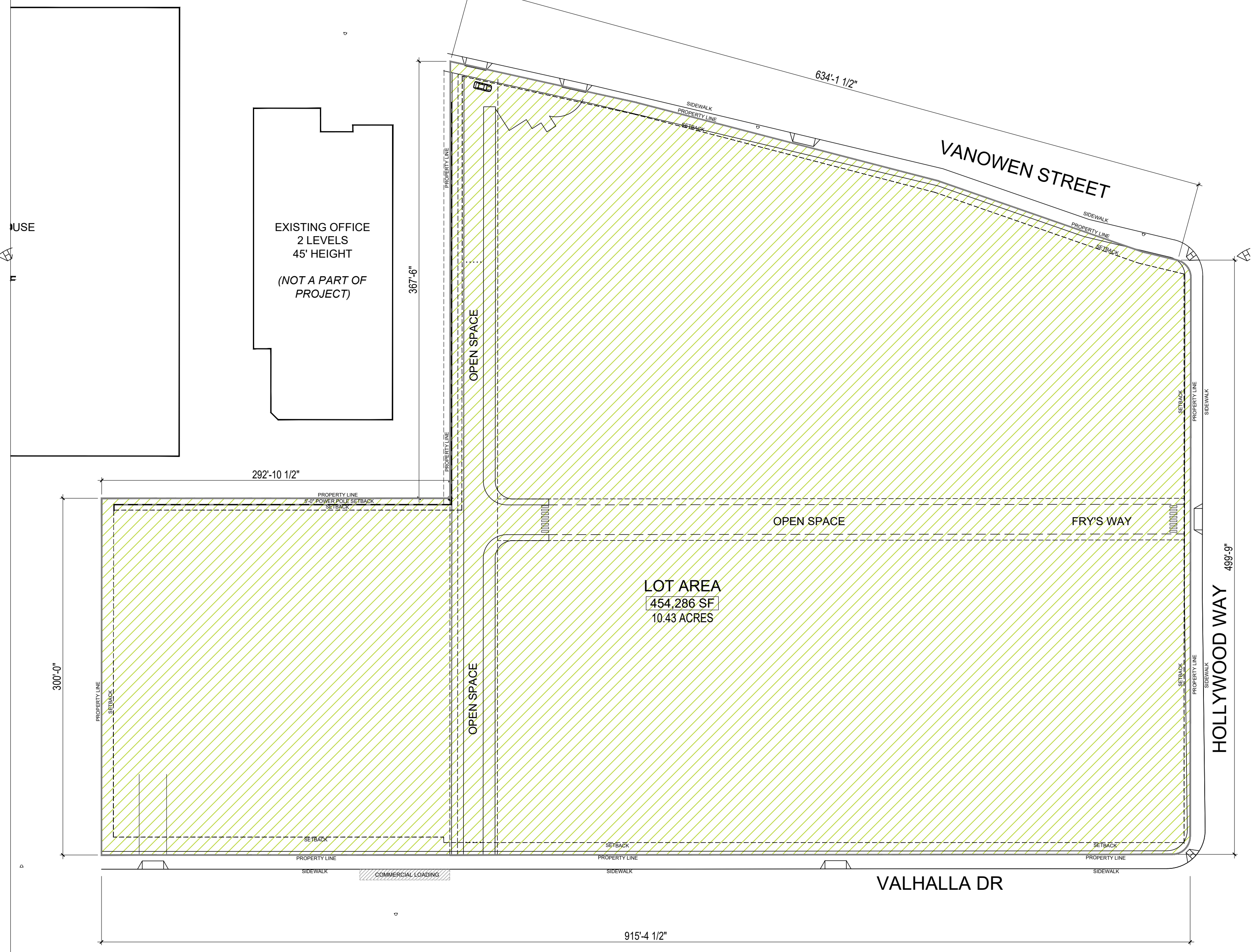
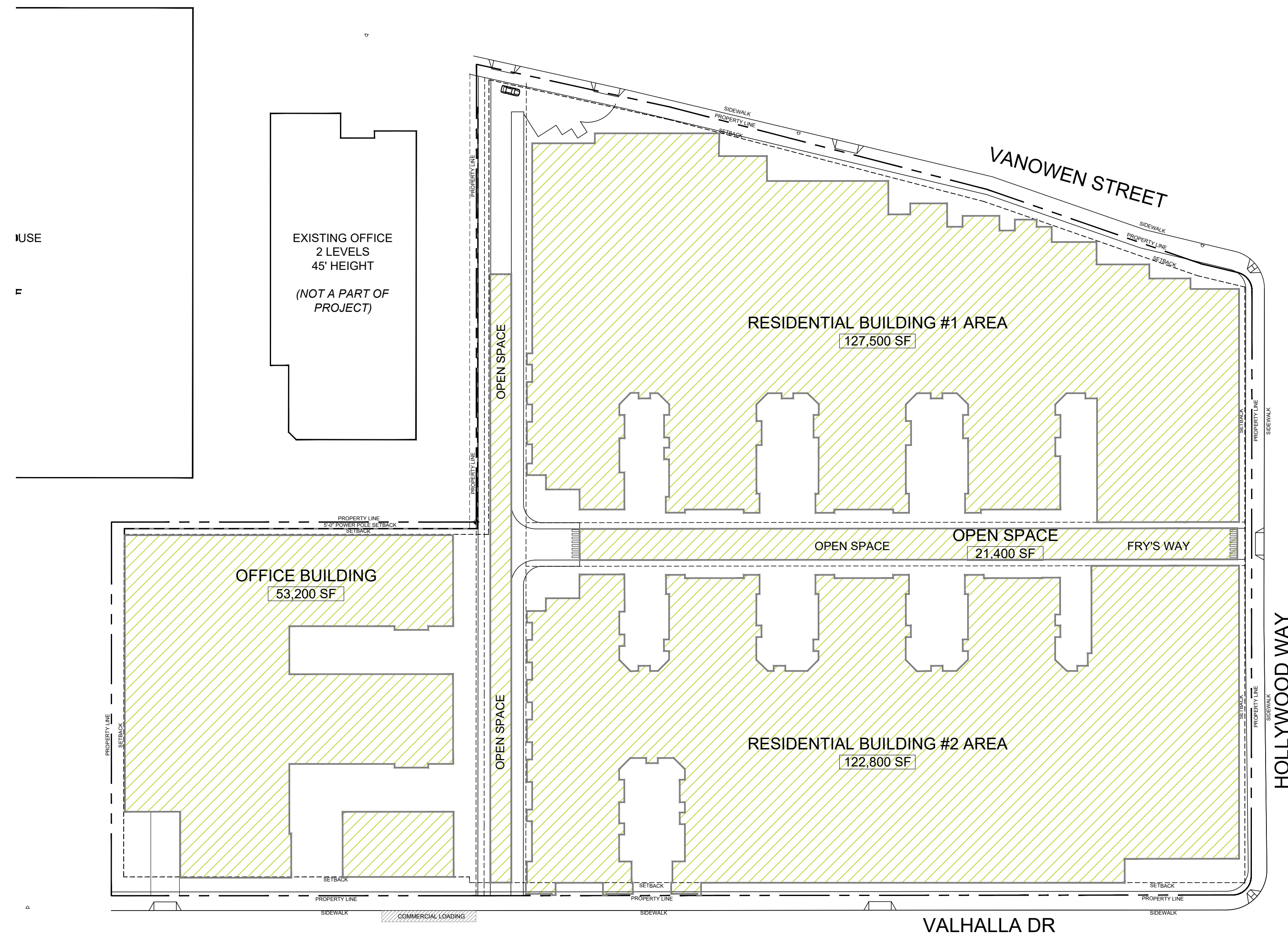
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BUILDABLE AREA DIAGRAM

LOT AREA DIAGRAM

SITE INFORMATION		6- TOTAL BUILDING AREA PROPOSED	
PROJECT ADDRESS:	2311 NORTH HOLLYWOOD WAY	Residential (Buildings 1 & 2 Units)	= 644,151 SF
APN:	2463-001-019	COMMON AMENITIES	= 11,000
CURRENT ZONE:	C3 - Commercial / TOD Flex & R4 - Mixed-Use TOD	RESIDENTIAL LOBBIES	= 4,510
PROPOSED ZONE:	C3 - Commercial / TOD Flex & R4 - Mixed-Use TOD	CIRCULATION (excludes shafts)	= 113,400
GENERAL PLAN DESIGNATION:	Regional Commercial	Retail	= 9,700 SF
LOT AREA:	454,286 10.43 acres	Office Building - OPTION 1	= 84,900
CURRENT USE OF SITE:	Commercial/ Retail	Total Building Area Proposed	= 867,661 SF
		Total Non-Residential Building Area Proposed	= 94,600 SF
		BUILDING COVERAGE PROPOSED	72% 324,900 SF / 454,286 SF
		DWELLING UNIT DENSITY	83 DU / ACRE
Ground Level Footprint Area			
	Residential 1		127,500
	Residential 2		122,800
	Office Campus		53,200
	Open Space		21,400
	Total Building Coverage		324,900

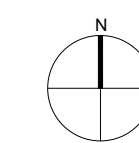
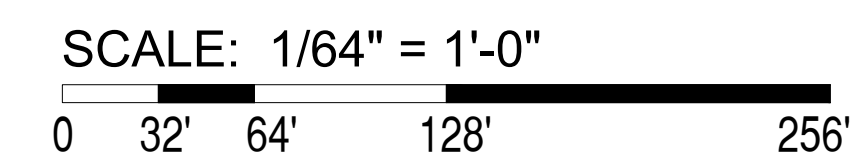
BURBANK MUNICIPAL CODE

10-1-628: PROPERTY DEVELOPMENT STANDARDS: 10-1-628: PROPERTY DEVELOPMENT STANDARDS:

LOT COVERAGE:

- LOT COVERAGE IS CALCULATED USING THE FOOTPRINT OF ALL STRUCTURES ON THE PROPERTY EXCEPT AS EXEMPTED BELOW, AS MEASURED FROM THE EXTERIOR WALLS OR THE OUTSIDE EDGE OF SUPPORTING POSTS.
- CANTILEVERED UPPER STORIES OF UP TO FOUR (4) FEET ARE NOT INCLUDED IN THE CALCULATION OF LOT COVERAGE. IF THE CANTILEVERED PORTION IS GREATER THAN FOUR(4) FEET OR IF THE OVERHANGING PORTION IS SUPPORTED FROM THE GROUND, THE ENTIRE CANTILEVERED PORTION MUST BE INCLUDED IN THE CALCULATION OF LOT COVERAGE.
- THE FOLLOWING STRUCTURES ARE NOT INCLUDED IN THE CALCULATION OF LOT COVERAGE:
 - NON-ENCLOSED PORCHES, PATIOS, PORTE-COCHERES, AND SIMILAR NON-ENCLOSED COVERED SPACES AND STRUCTURES. A SPACE IS CONSIDERED NON-ENCLOSED IF IT IS COMPLETELY OPEN ON AT LEAST TWO (2) SIDES FROM THE GROUND OR FLOOR LEVEL TO A HEIGHT OF SIX (6) FEET, EIGHT INCHES ABOVE THE GROUND OR FLOOR LEVEL.
 - FULLY SUBTERRANEAN PARKING GARAGES WHERE THE TOP OF THE ROOF DECK IS LOCATED AT LEAST THREE (3) FEET BELOW THE NATURAL GROUND SURFACE.
 - THE TOP DECK OF SEMI-SUBTERRANEAN PARKING GARAGES OR PORTIONS THEREOF WHEN THE AREA IS USED TO SATISFY A COMMON OR PRIVATE OPEN SPACE REQUIREMENT, OR WHEN THE AREA IS OPEN AND NOT COVERED WITH STRUCTURES AND CONTIGUOUS TO A REQUIRED OPEN SPACE AREA.

ZONING: LOT AREA DIAGRAM



G1.00

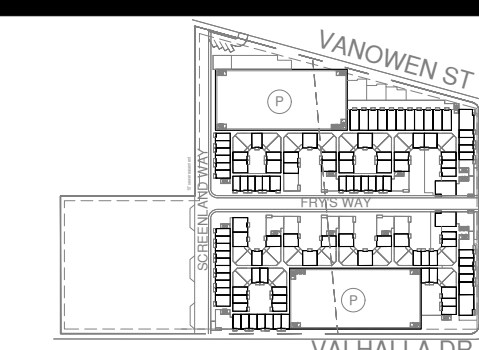


Burbank Aero Crossings

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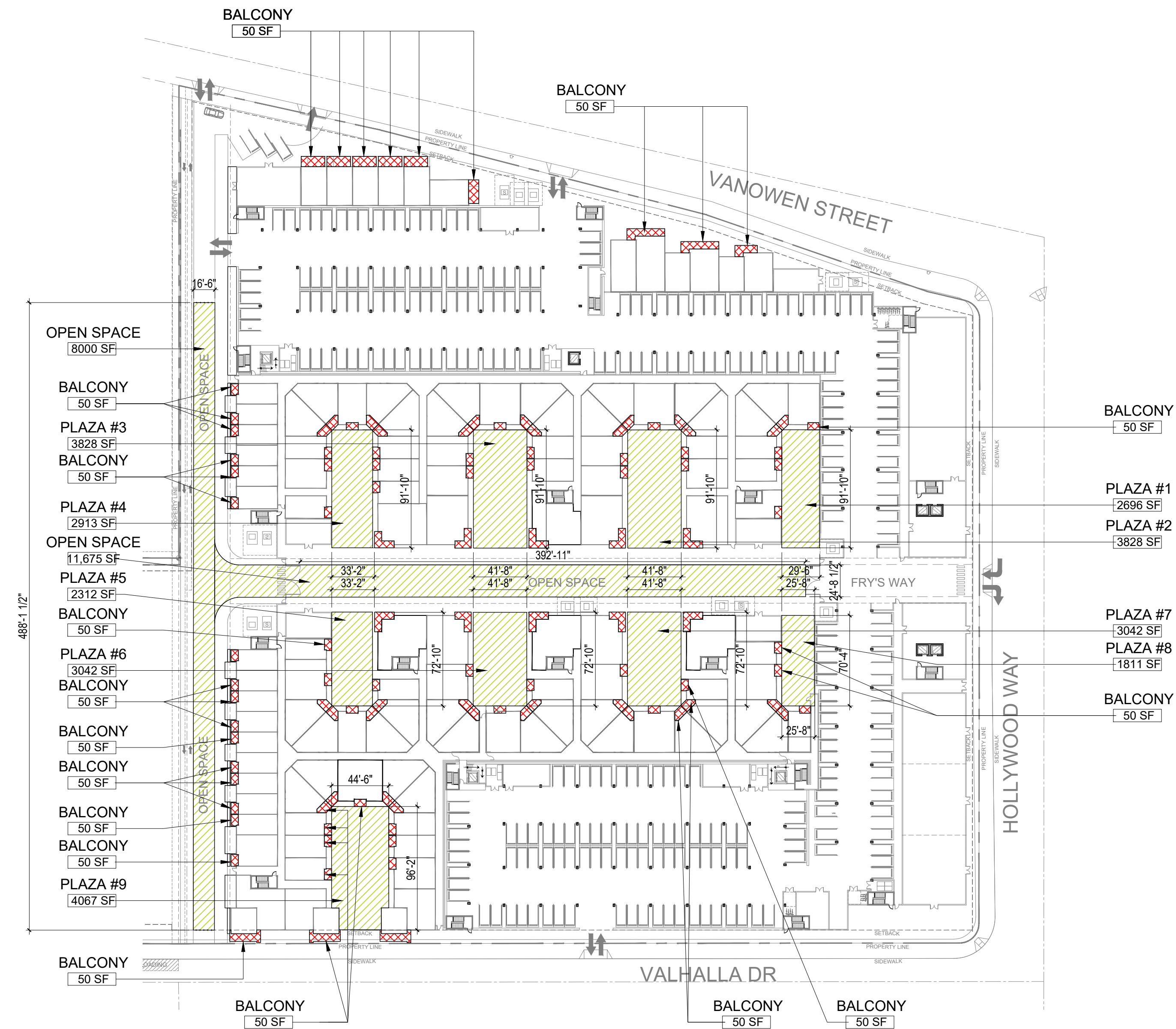
ENTITLEMENT SUBMITTAL

DATE: 07/08/2021

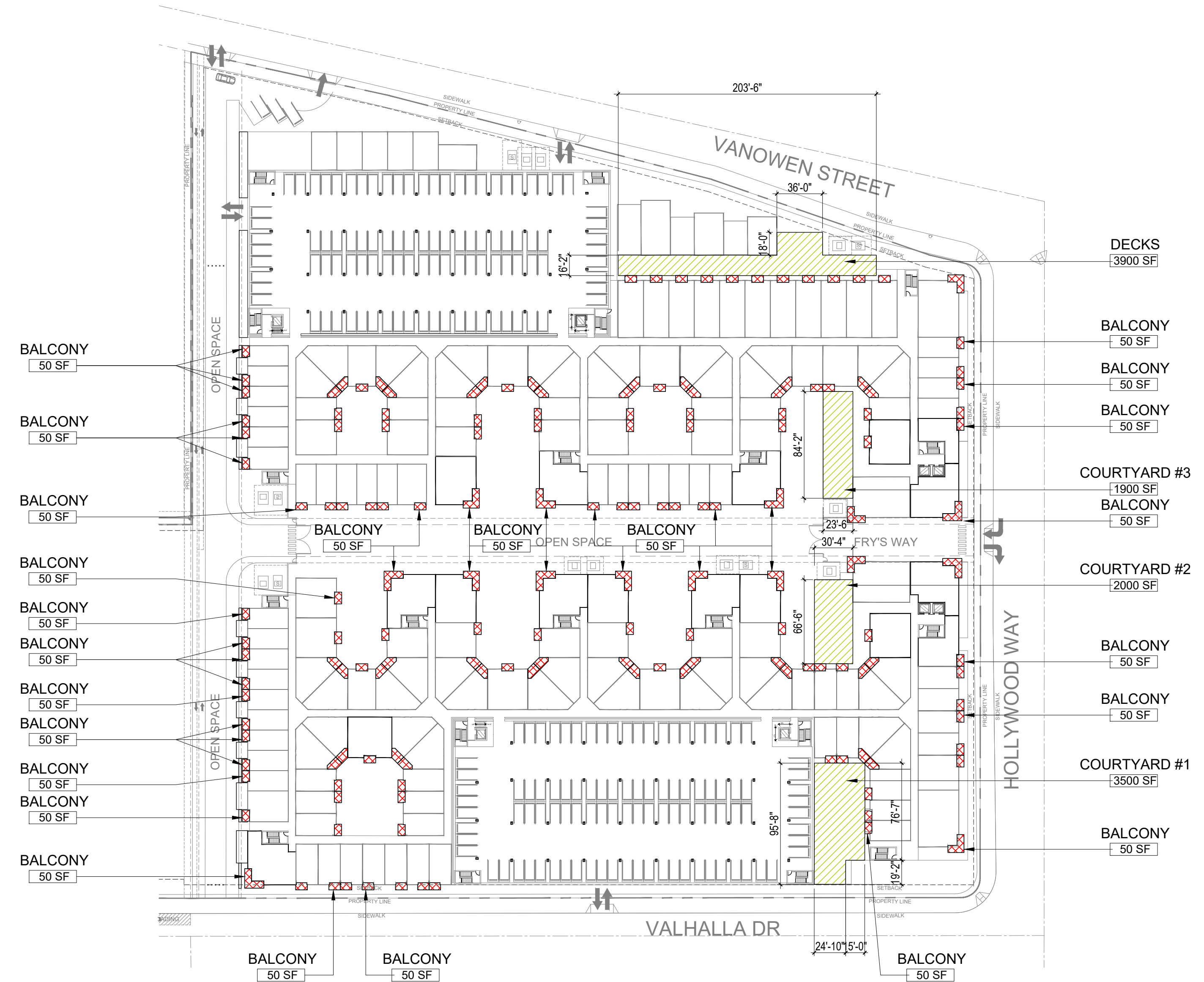


KEYPLAN





FIRST FLOOR PLAN

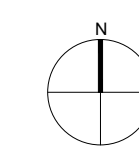
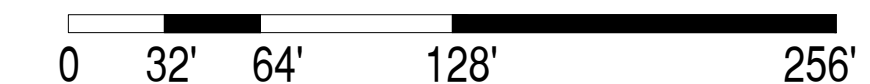


SECOND FLOOR PLAN

OPEN SPACE REQUIRED			
COMMON OPEN SPACE REQUIRED			
Min. 150 sf per dwelling unit	x	862 units =	129,300 SF
Min. 15% landscaped	=		19,395 SF
Per Burbank Municipal Code, Table 10-1-628(A)			
Per Burbank Municipal Code (10-1-640) up to 30% reduction	=		90,510 SF
PRIVATE OPEN SPACE REQUIRED			
Min. 50 sf per dwelling unit	x	862 units =	43,100 SF
Per Burbank Municipal Code, Table 10-1-628(A)			
Per Burbank Municipal Code (10-1-640) up to 30% reduction	=		30,170 SF
TOTAL OPEN SPACE REQUIRED			
		Private + Common =	172,400 SF
		Private + Common (with 30% reduction) =	120,680 SF
OPEN SPACE PROVIDED			
COMMON OPEN SPACE PROVIDED			
(3) Courtyards (L2 Podium)	7,000 SF	including min. 15%	1,050 SF Landscape
Decks (L2 Podium)	3,900 SF	including min. 15%	585 SF Landscape
(2) Open Spaces (L1)	19,675 SF	including min. 15%	2,951 SF Landscape
Privately Maintained-Plaza's (L1)	27,000 SF	including min. 15%	4,050 SF Landscape
TOTAL COMMON OPEN SPACE (excluding Roof Decks)	57,575 SF	including min. 15%	8,636 SF Landscape
Additional Open Space			
(2) Residential Pool Decks (L6)	34,000 SF	including min. 15%	5,100 SF Landscape
TOTAL COMMON OPEN SPACE (including Roof Decks)	91,575 SF	including min. 15%	13,736 SF Landscape
PRIVATE OPEN SPACE PROVIDED			
862 units with balconies and private patios x 50sf	43,100 SF		
100% units have balconies			
TOTAL OPEN SPACE PROVIDED		Private + Common =	134,675 SF

OPEN SPACE DIAGRAM

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



G1.10

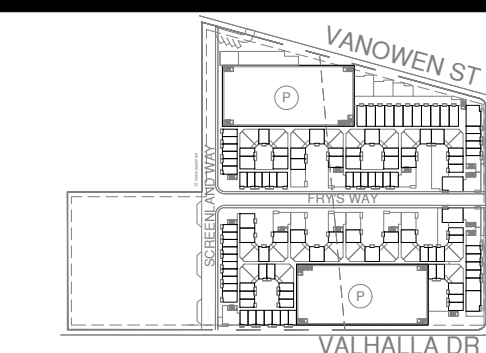


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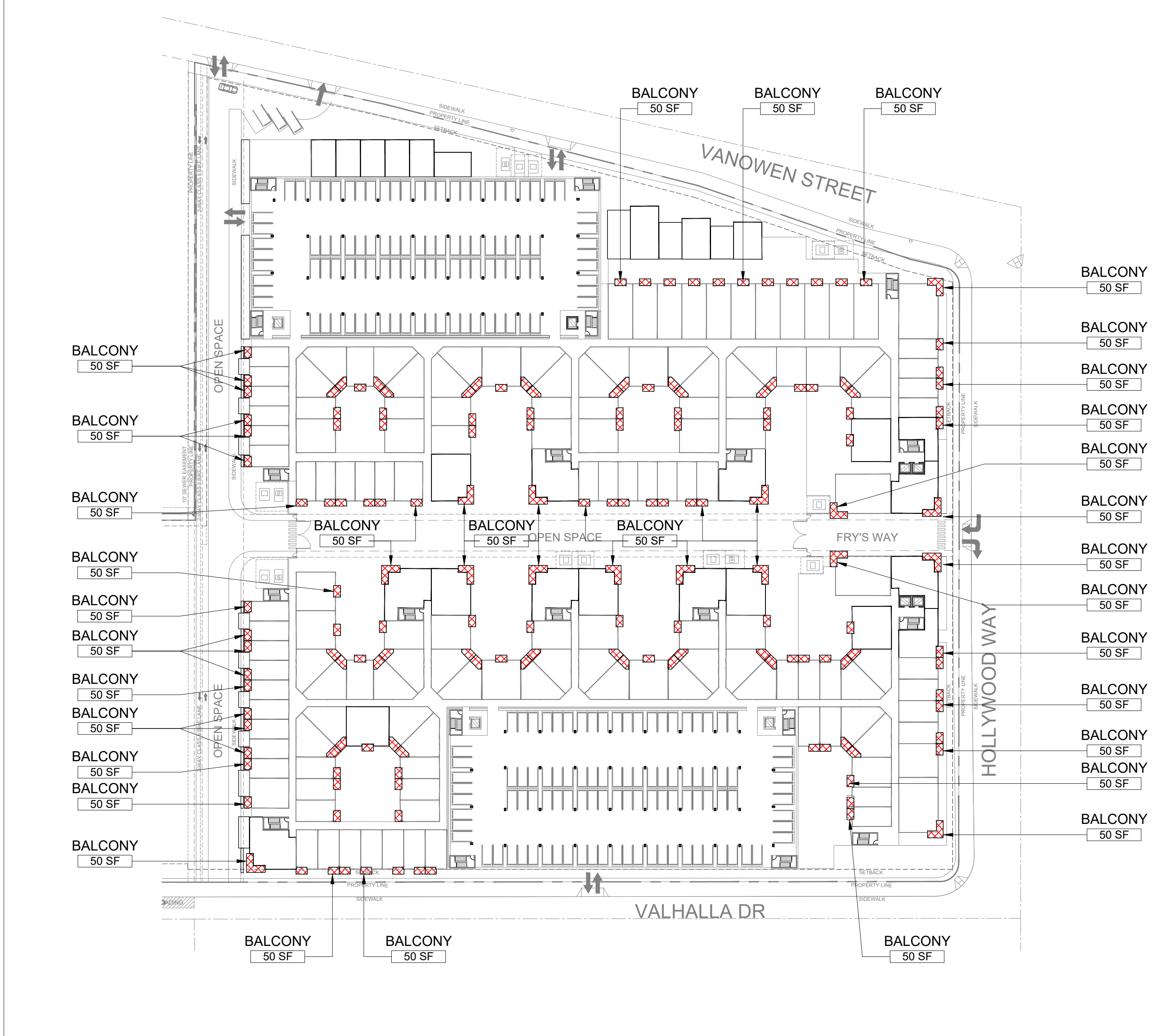
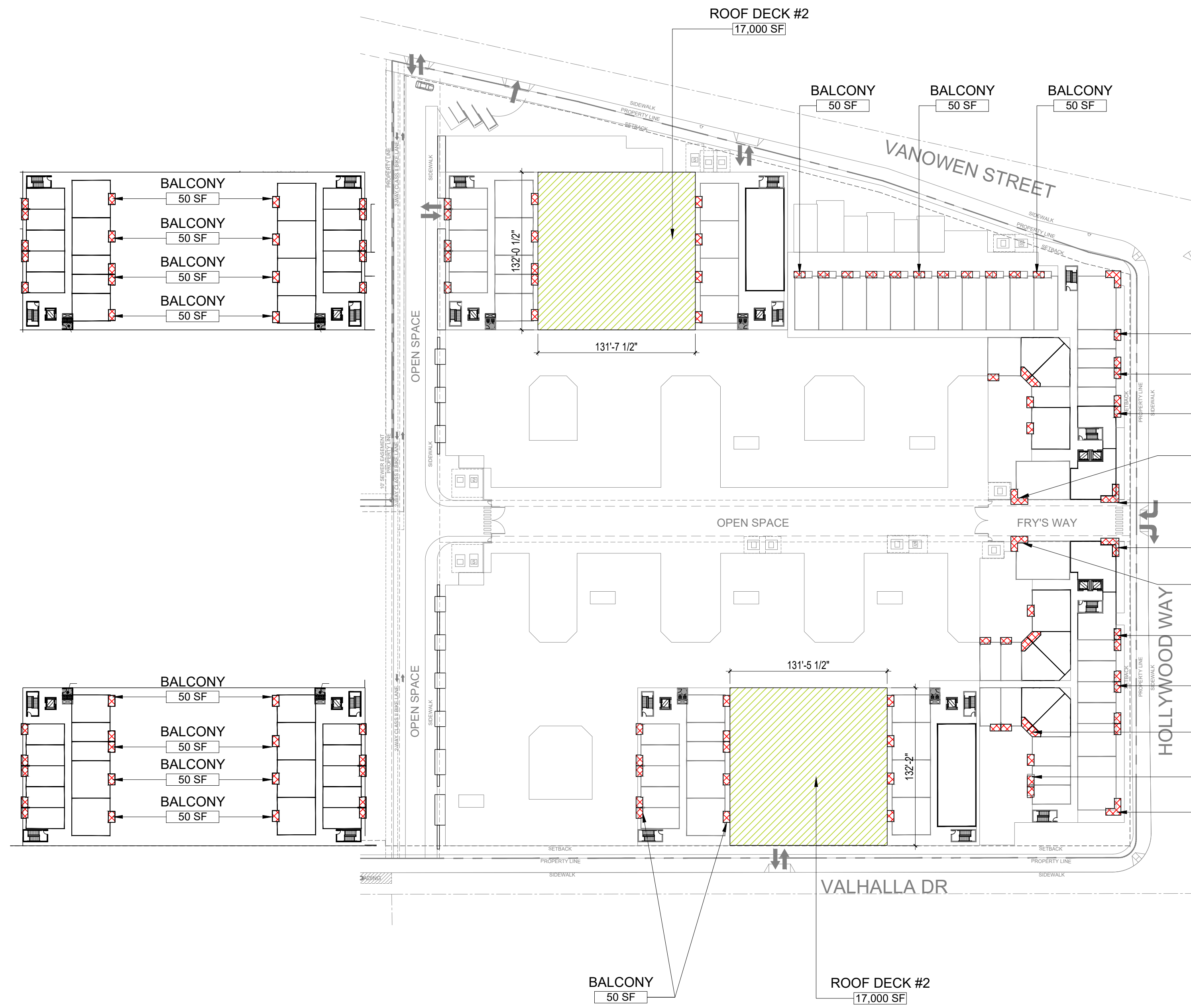
DATE: 07/08/2021



KEYPLAN



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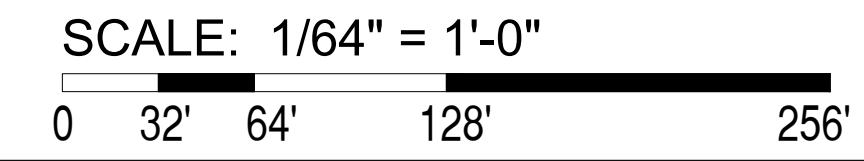


THIRD-FIFTH FLOOR PLANS

SEVENTH FLOOR PLAN SIXTH FLOOR PLAN

OPEN SPACE REQUIRED			
COMMON OPEN SPACE REQUIRED			
Min. 150 sf per dwelling unit	x	862 units =	129,300 SF
Min. 15% landscaped		=	19,395 SF
Per Burbank Municipal Code, Table 10-1-628(A)			
Per Burbank Municipal Code (10-1-640) up to 30% reduction		=	90,510 SF
PRIVATE OPEN SPACE REQUIRED			
Min. 50 sf per dwelling unit	x	862 units =	43,100 SF
Per Burbank Municipal Code, Table 10-1-628(A)			
Per Burbank Municipal Code (10-1-640) up to 30% reduction		=	30,170 SF
TOTAL OPEN SPACE REQUIRED			
		Private + Common =	172,400 SF
		Private + Common (with 30% reduction) =	120,680 SF
OPEN SPACE PROVIDED			
COMMON OPEN SPACE PROVIDED			
(3) Courtyards (L2 Podium)	7,000 SF	including min. 15%	1,050 SF Landscape
Decks (L2 Podium)	3,900 SF	including min. 15%	585 SF Landscape
(2) Open Spaces (L1)	19,675 SF	including min. 15%	2,951 SF Landscape
Privately Maintained-Plaza's (L1)	27,000 SF	including min. 15%	4,050 SF Landscape
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Additional Open Space			
(2) Residential Pool Decks (L6)	34,000 SF	including min. 15%	5,100 SF Landscape
TOTAL COMMON OPEN SPACE (including Roof Decks)	91,575 SF	including min. 15%	13,736 SF Landscape
PRIVATE OPEN SPACE PROVIDED			
862 units with balconies and private patios x 50sf	43,100 SF		
100% units have balconies			
TOTAL OPEN SPACE PROVIDED		Private + Common =	134,675 SF

OPEN SPACE DIAGRAM



G1.11



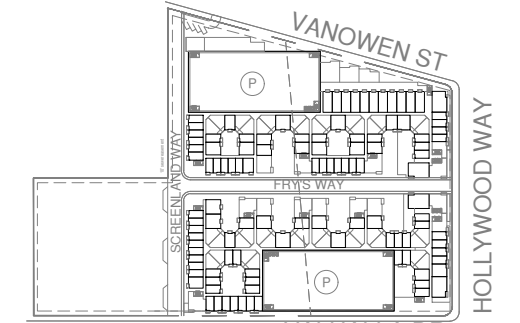
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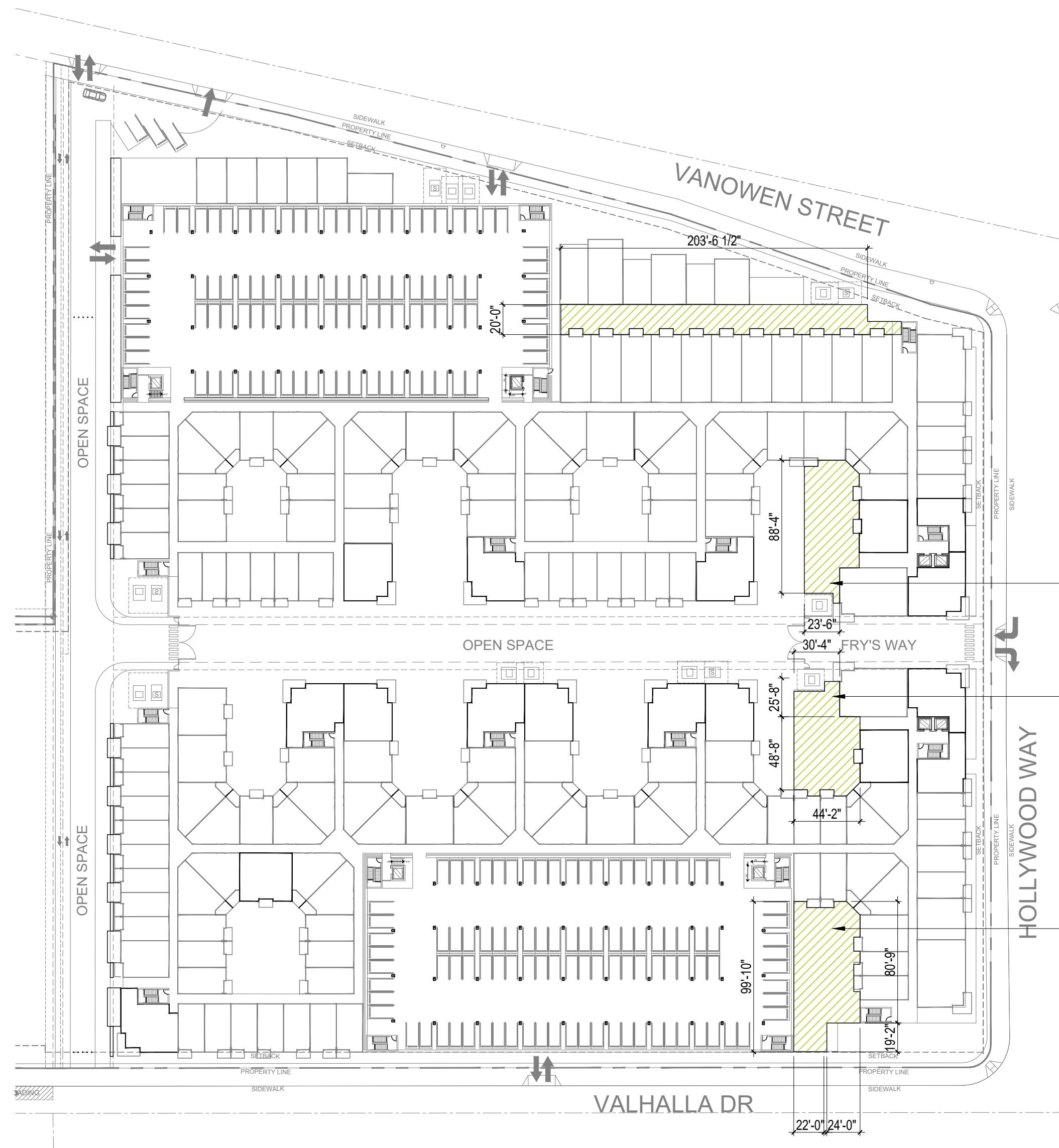
DATE: 07/08/2021

Attachment 6-1-9



KEYPLAN

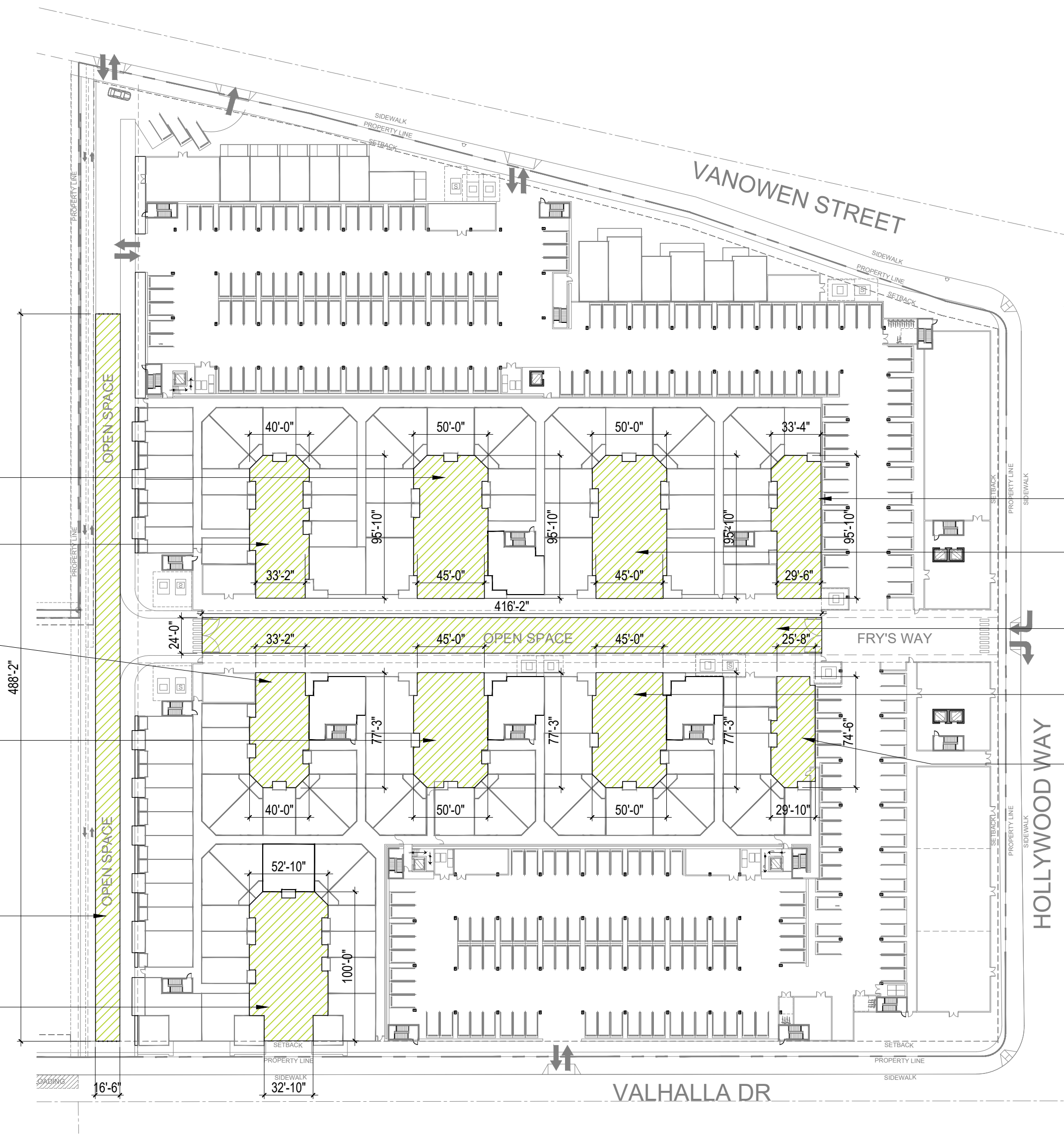




COURTYARD #3
2877 SF
154 OCCUPANTS

COURTYARD #2
2726 SF
146 OCCUPANTS

COURTYARD #1
3735 SF
199 OCCUPANTS



PLAZA #3
4447 SF
237 OCCUPANTS

PLAZA #4
3363 SF
180 OCCUPANTS

PLAZA #5
2727 SF
146 OCCUPANTS

PLAZA #6
3578 SF
191 OCCUPANTS

PLAZA #9
4595 SF
245 OCCUPANTS

PLAZA #1
2884 SF
154 OCCUPANTS

PLAZA #2
4447 SF
237 OCCUPANTS

OPEN SPACE (FRY'S WAY)
9934 SF
530 OCCUPANTS

PLAZA #7
3578 SF
191 OCCUPANTS

PLAZA #8
1976 SF
106 OCCUPANTS

SECOND FLOOR PLAN

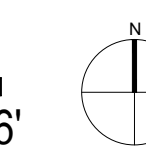
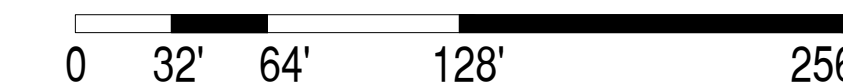
FIRST FLOOR PLAN

OUTDOOR OPEN AMENITY AREAS

- 20 % OF TOTAL AREA TO BE LANDSCAPING AND SITE FURNISHINGS
- OCCUPANCY LOAD (PLAZAS, COURTYARDS, DECKS, OPEN SPACE) ASSEMBLY WITHOUT FIXED SEATS = **15 NET**
- OCCUPANCY LOAD (6TH FLOOR ROOF DECK) POOL / SPA = **50 GROSS**

OUTDOOR AMENITY AREAS

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



G1.12



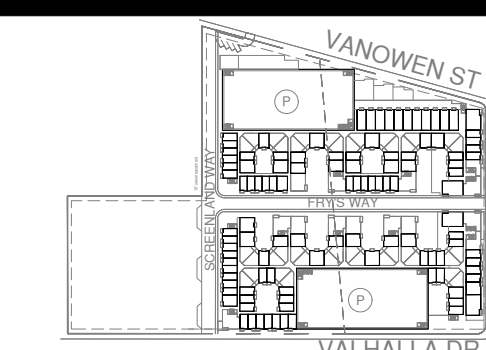
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Attachment 6-1-10



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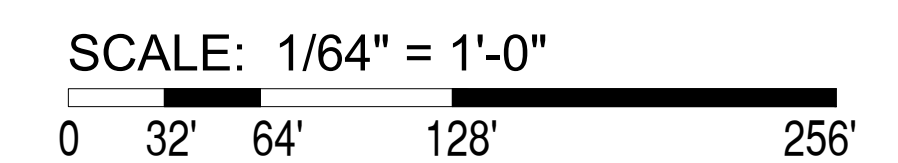


SIXTH FLOOR PLAN

OUTDOOR OPEN AMENITY AREAS

- 20 % OF TOTAL AREA TO BE LANDSCAPING AND SITE FURNISHINGS
- OCCUPANCY LOAD (PLAZAS, COURTYARDS, DECKS, OPEN SPACE) ASSEMBLY WITHOUT FIXED SEATS = **15 NET**
- OCCUPANCY LOAD (6TH FLOOR ROOF DECK) POOL / SPA = **50 GROSS**

OUTDOOR AMENITY AREAS



G1.13



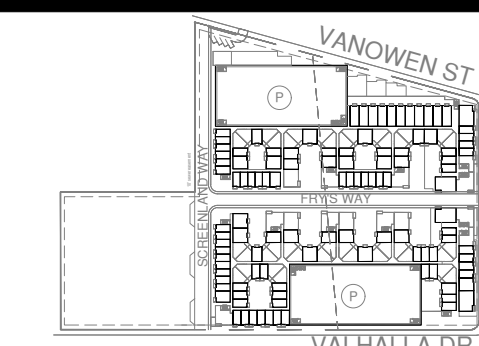
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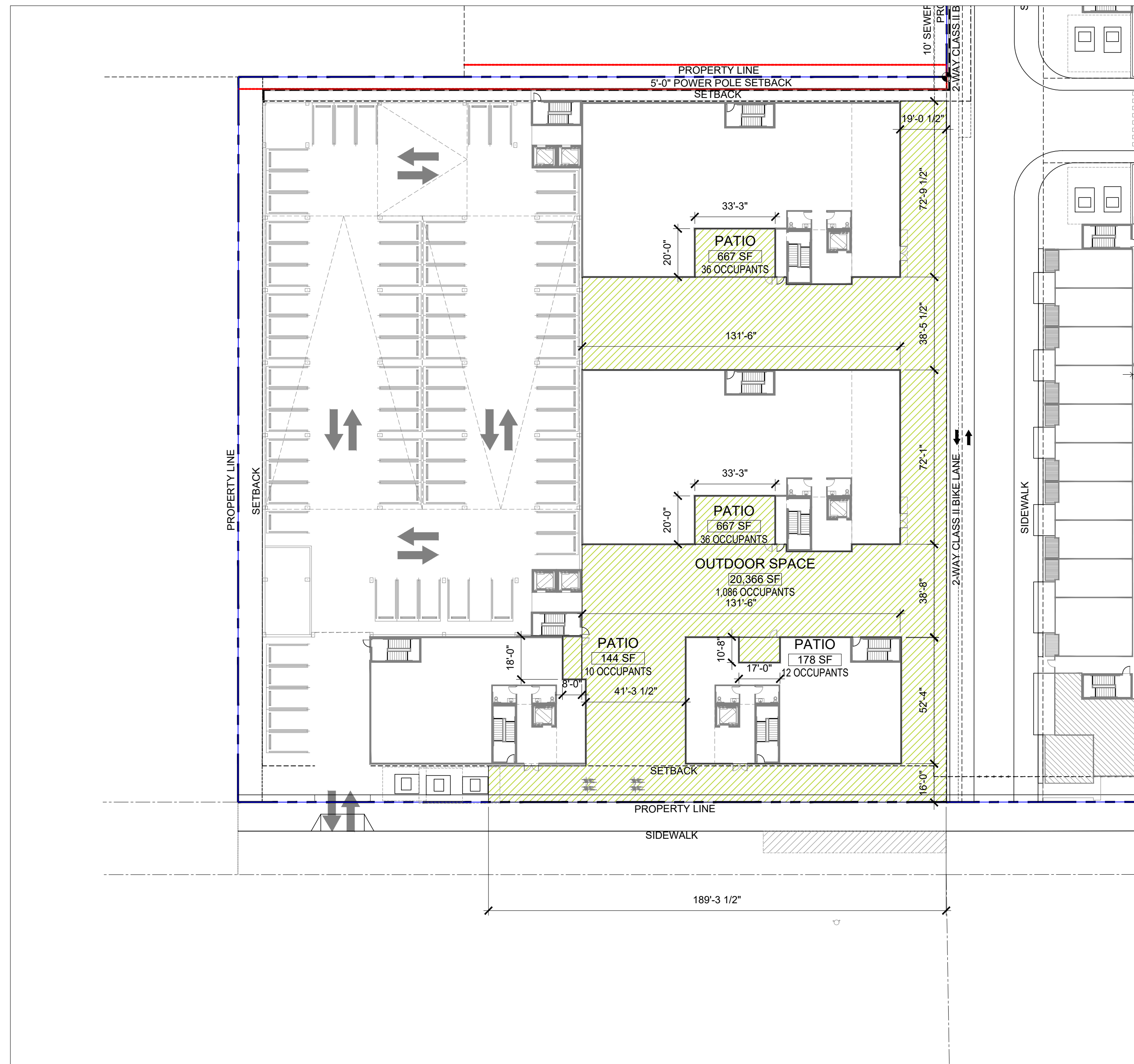
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Attachment 6-1-11

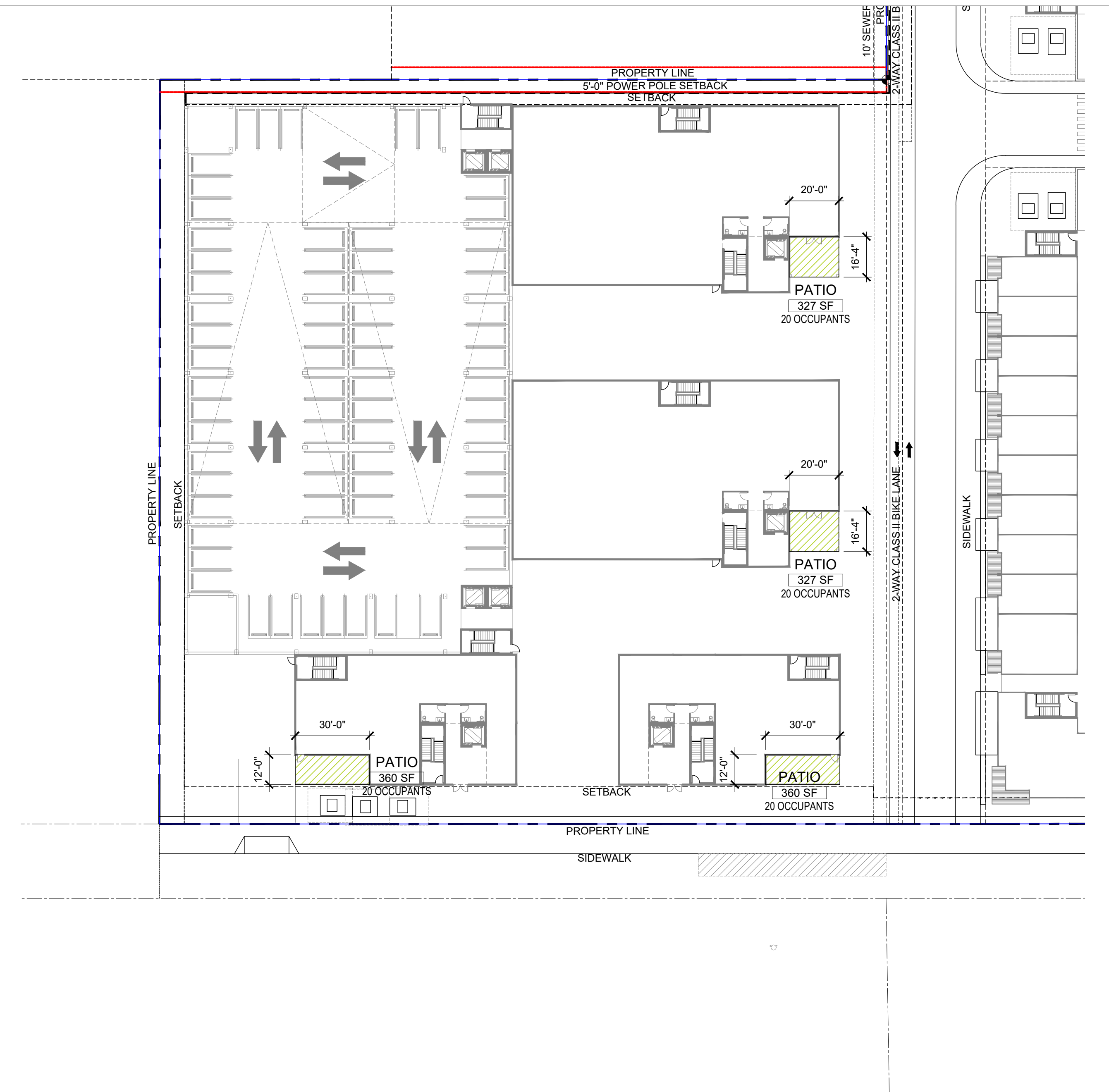


KEYPLAN





FIRST FLOOR PLAN 20,022 SF
1,144 OCCUPANTS

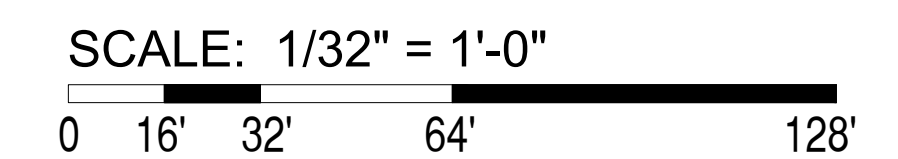


SECOND FLOOR PLAN 1,374 SF
80 OCCUPANTS

OUTDOOR OPEN AMENITY AREAS

- 20 % OF TOTAL AREA TO BE LANDSCAPING AND SITE FURNISHINGS
- OCCUPANCY LOAD (PLAZAS, COURTYARDS, DECKS, OPEN SPACE) ASSEMBLY WITHOUT FIXED SEATS = **15 NET**
- OCCUPANCY LOAD (6TH FLOOR ROOF DECK) POOL / SPA = **50 GROSS**

OUTDOOR AMENITY AREAS - OFFICE CAMPUS



G1.14



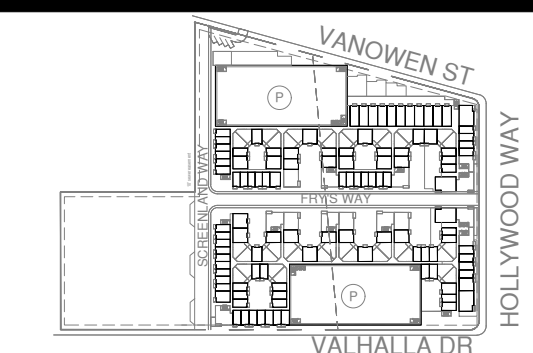
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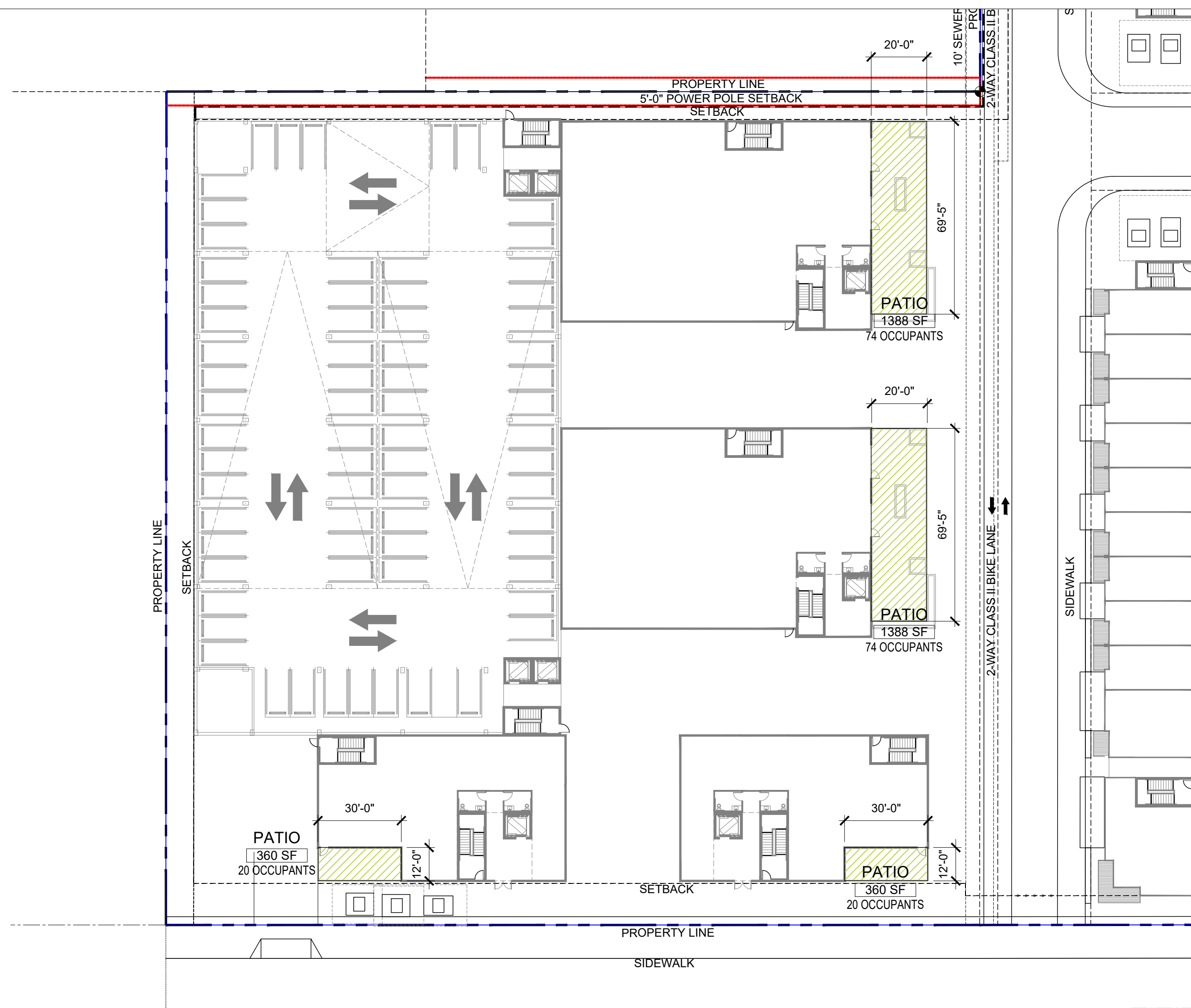
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Attachment 6-1-12



KEYPLAN



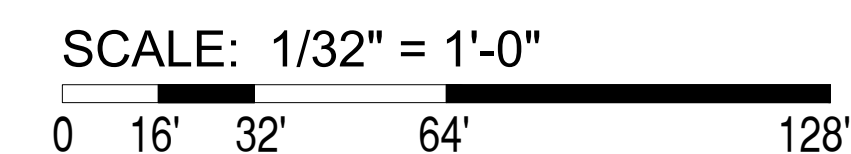


THIRD FLOOR PLAN 3,496 SF
188 OCCUPANTS

OUTDOOR OPEN AMENITY AREAS

- 20 % OF TOTAL AREA TO BE LANDSCAPING AND SITE FURNISHINGS
- OCCUPANCY LOAD (PLAZAS, COURTYARDS, DECKS, OPEN SPACE) ASSEMBLY WITHOUT FIXED SEATS = **15 NET**
- OCCUPANCY LOAD (6TH FLOOR ROOF DECK) POOL / SPA = **50 GROSS**

OUTDOOR AMENITY AREAS - OFFICE CAMPUS



G1.15

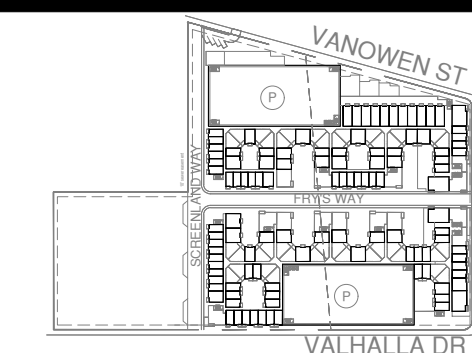


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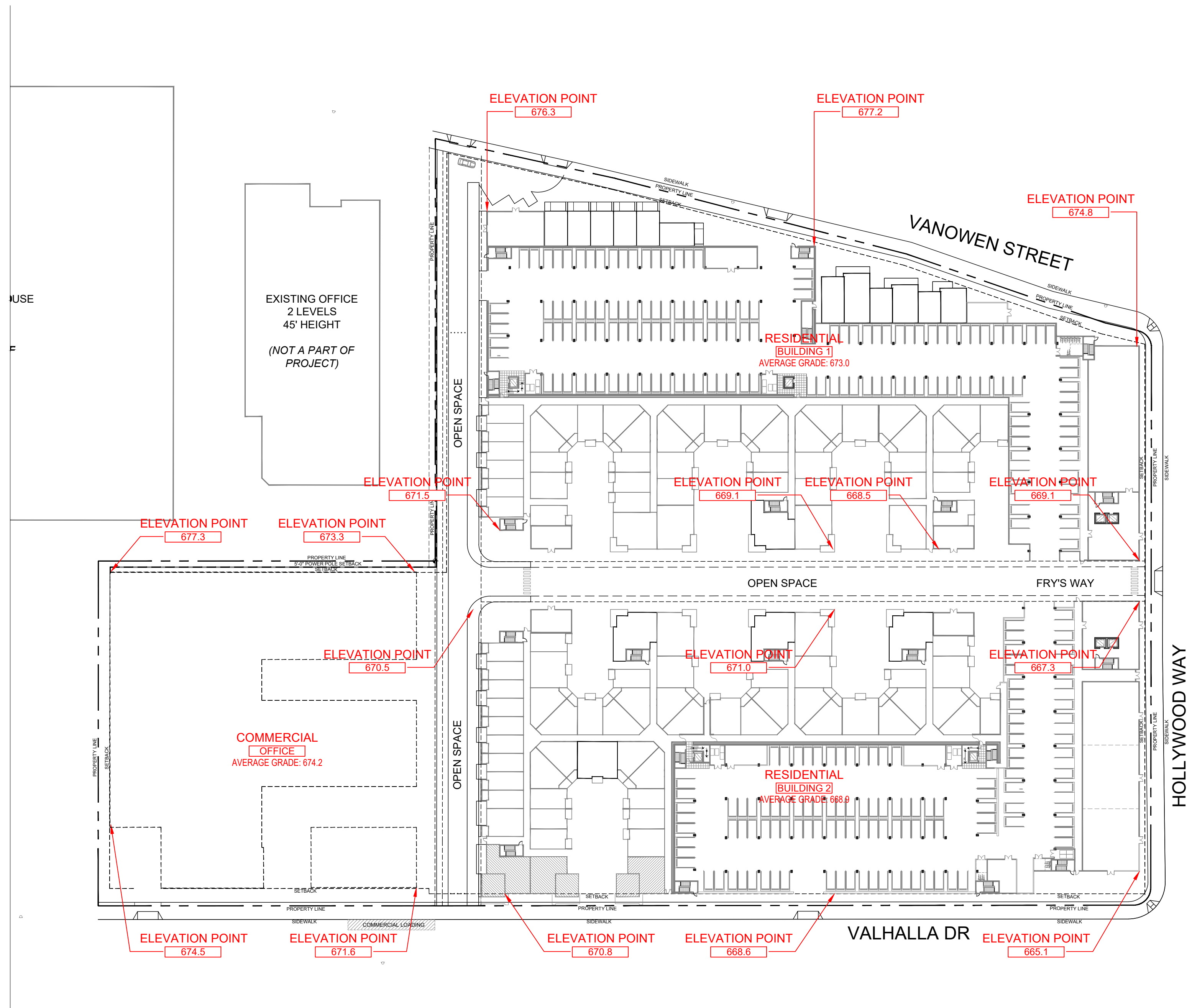
Attachment 6-1-13



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AVERAGE GRADE PLANE

BUILDING 1:

$$676.3 + 677.2 + 674.8 + 669.1 + 668.5 + 669.1 + 671.5 = 4706.5 / 7 = 673$$

BUILDING 2:

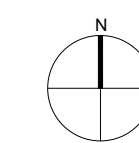
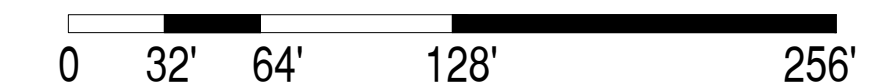
$$667.3 + 671.0 + 670.5 + 670.8 + 668.6 + 665.1 = 4013.3 / 6 = 668.9$$

COMMERCIAL:

$$673.3 + 677.3 + 674.5 + 671.6 = 2696.7 / 4 = 674.2$$

BUILDING CODE DIAGRAMS

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



G1.22



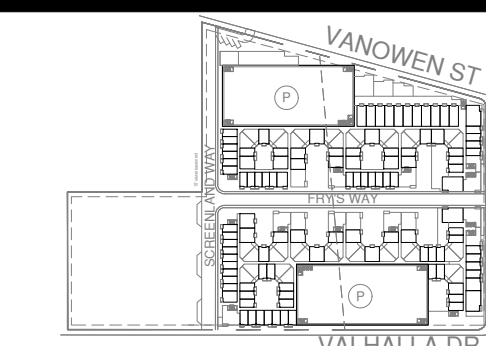
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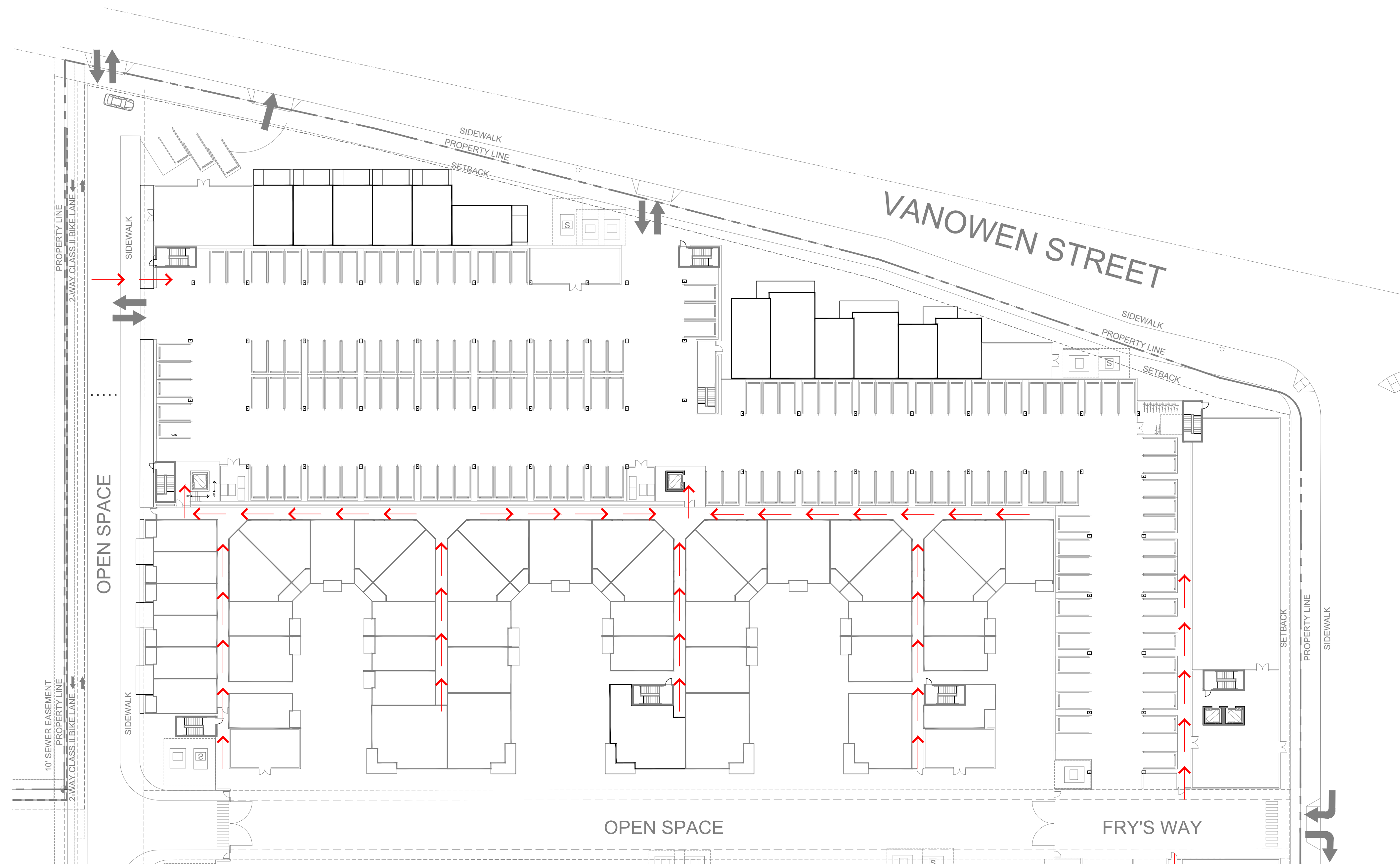
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KEYPLAN

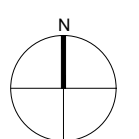


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PARKING ACCESS - PEDESTRIAN AND ACCESSIBILITY ROUTE DIAGRAM - BUILDING 1

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



G1.30



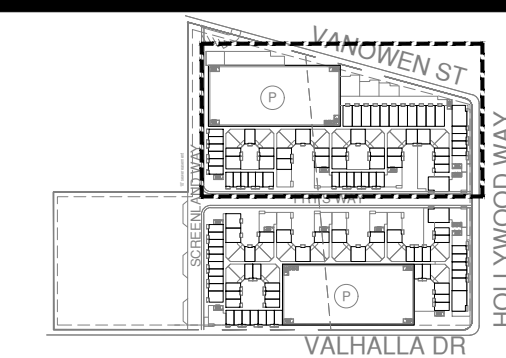
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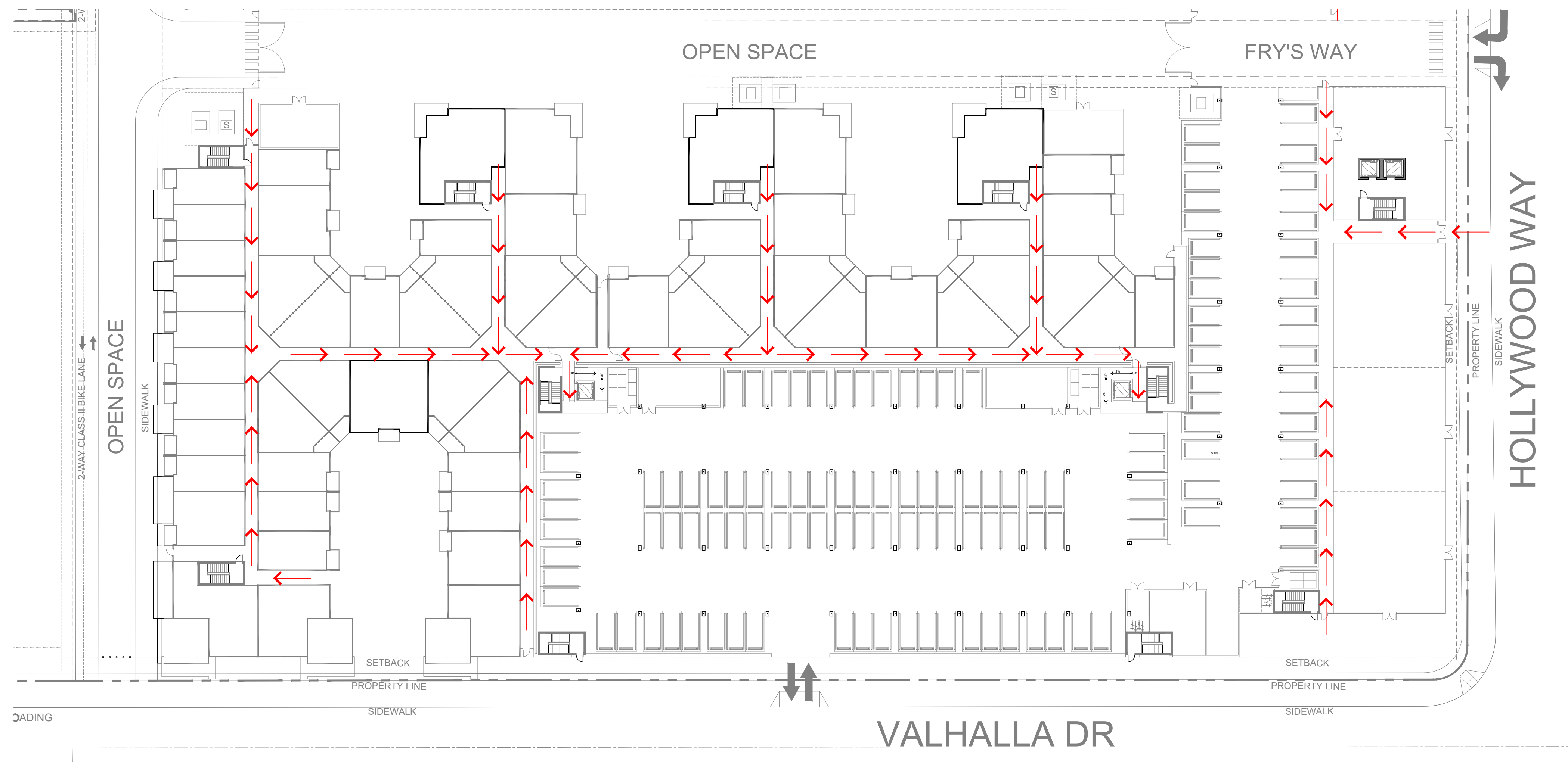
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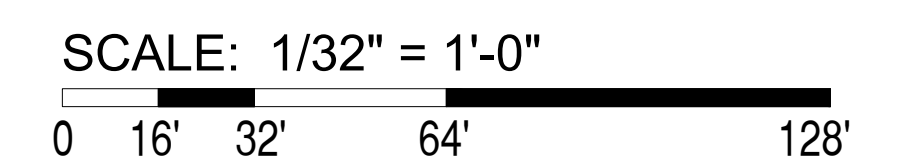


KEYPLAN





PARKING ACCESS - PEDESTRIAN AND ACCESSIBILITY ROUTE DIAGRAM - BUILDING 2



G1.31

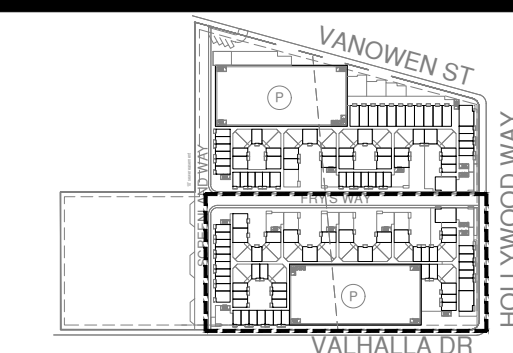


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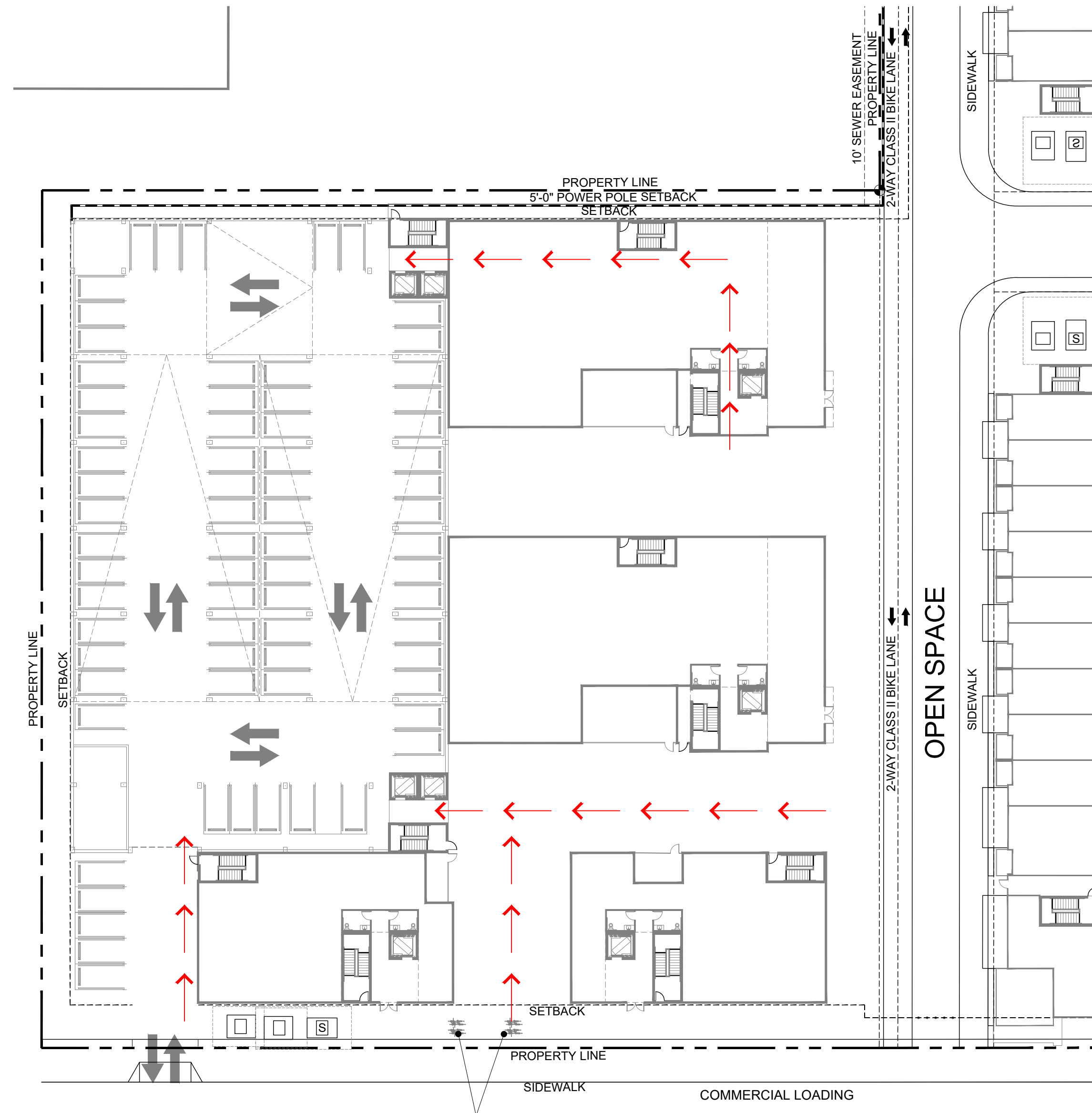
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Attachment 6-1-16



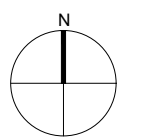
KEYPLAN





PARKING ACCESS - PEDESTRIAN AND ACCESSIBILITY ROUTE DIAGRAM - OFFICE CAMPUS

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



G1.32



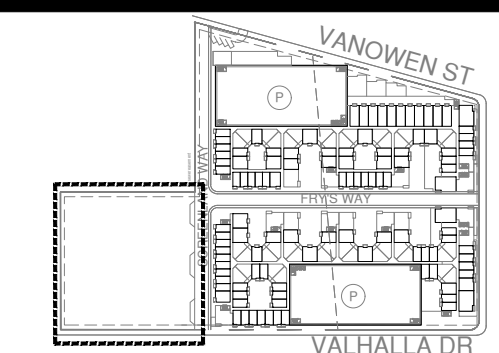
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Attachment 6-1-17



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LEGEND

---	PROPERTY LINE/RIGHT OF WAY
---	PROPOSED LOT LINE
---	CENTER LINE
---	PROPOSED DEDICATION LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
EX	EXISTING
PCC	PORTLAND CEMENT CONCRETE
PL	PROPERTY LINE
PP	POWER POLE
PR	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
RETW	RETAINING WALL
R/W	RIGHT OF WAY
SS	SANITARY SEWER
---	PROPOSED DEDICATION AREA
---	PROPOSED RETAINING WALL
---	BUILDING OUTLINE

SUBDIVIDER

LATERRA DEVELOPMENT, LLC
1880 CENTURY PARK EAST
LOS ANGELES, CA 90067
TEL: (310) 552-0065

CIVIL ENGINEER

FUSCOE ENGINEERING
600 WILSHIRE BLVD, SUITE 1470
LOS ANGELES, CA 90017
TEL: (213) 988-8802
CONTACT: JOHN OLIVIER, PE #C44568

PROJECT ADDRESS

2311 N. HOLLYWOOD WAY, BURBANK, CA 91505

ASSESSOR'S PARCEL MAP INFORMATION

2463-001-019

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 24143, IN THE CITY OF BURBANK, AS PER MAP FILED IN BOOK 269 PAGES 99 AND 100 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK

ELEVATIONS HEREON ARE IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED LOCALLY ON THE CITY OF BURBANK BENCHMARK.

BM: 1803-1 ELEVATION: 657.10 FEET

BASIS OF BEARING

BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83.) ZONE 14, 2017.50 EPOCH AS DERIVED LOCALLY BY GPS CONTINUALLY OPERATING REFERENCE STATIONS BRAN, LTRS, AND WMAP AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER. ALL DISTANCES WERE SCALED TO GROUND BY APPLYING THE COMPUTED COMBINATION FACTOR (CF) 0.9999426225.

EXISTING SITE

ALL EXISTING BUILDINGS LOCATED WITHIN THE PROJECT SITE TO BE REMOVED/ DEMOLISHED.

PROJECT INFORMATION

PROPOSED NEW RESIDENTIAL BUILDINGS WITH 424 UNITS FOR BUILDING 1 (7 STORIES), 439 UNITS FOR BUILDING 2 (7 STORIES), AND AN 81,000 SF OFFICE BUILDING (5 STORIES).

ZONING

EXISTING: C-3 COMMERCIAL GENERAL BUSINESS

PROPOSED: C-3 COMMERCIAL GENERAL BUSINESS

FLOOD ZONE INFORMATION

SAID PROPERTY IS NOT INCLUDED IN A FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE FLOOD ZONE DESIGNATION IS: ZONE X (UNSHADED)
PER COMMUNITY PANEL NO.: 06037C1320F
EFFECTIVE DATE: SEPTEMBER 26, 2008

SITE AREA SUMMARY

EXISTING GROSS AREA:	454,286 SF	(10.43 AC)
PROPOSED AREA (POST-DEDICATION):	449,961 SF	(10.33 AC)
AREA TO BE DEDICATED:	4,325 SF	(0.10 AC)

PROPOSED LOTS

- LOT 1: RESIDENTIAL GROUND LOT
- LOT 2: RESIDENTIAL GROUND LOT
- LOT 3: OFFICE GROUND LOT

PROPOSED METHOD OF SEWAGE DISPOSAL

THE PROJECT SITE WILL BE SERVED BY THE EXISTING SEWER MAIN LOCATED ON-SITE VIA AN EXISTING SANITARY SEWER EASEMENT.

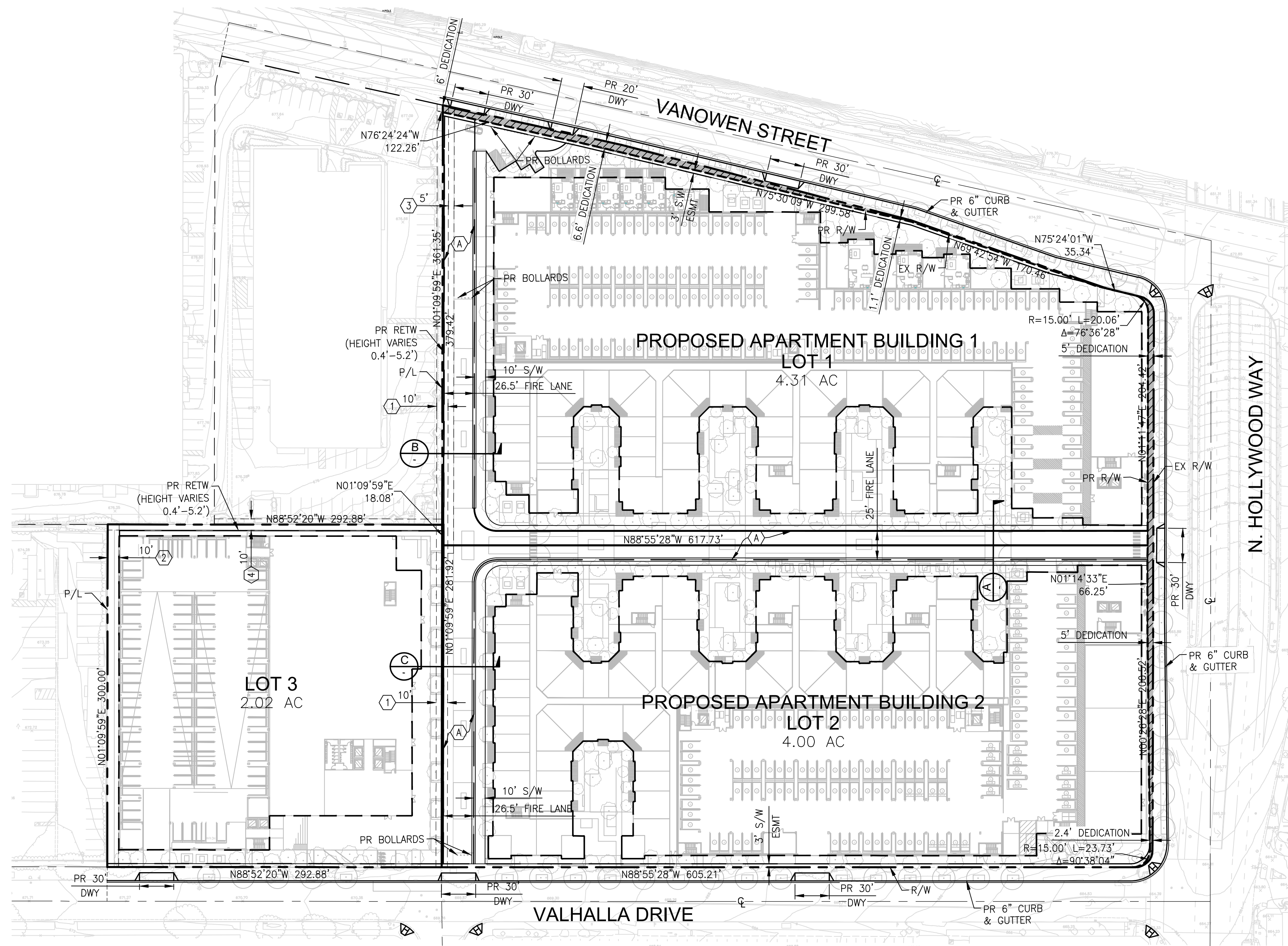
ON-SITE TREES:

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

TENTATIVE PARCEL MAP NO. 083410

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

FOR CONDOMINIUM PURPOSES



EXISTING EASEMENTS STATEMENT

- ① AN EASEMENT FOR PUBLIC UTILITY, SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 12, 1961 AS INSTRUMENT NO. 1418 IN BOOK D1282, PAGE 989 OF OFFICIAL RECORDS.
- ② AN EASEMENT FOR DRAINAGE CHANNEL AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 02, 1994 AS INSTRUMENT 94-1983333 OF OFFICIAL RECORDS.
- ③ AN EASEMENT FOR PUBLIC UTILITY, SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 11, 1962 AS INSTRUMENT NO. 3914 IN BOOK D1611, PAGE 921 OF OFFICIAL RECORDS.
- ④ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 12, 1961 AS INSTRUMENT NO. 1417 IN BOOK D1282, PAGE 987 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS

- Ⓐ AN IRREVOCABLE OFFER TO DEDICATE A NON-EXCLUSIVE PRIVATE RECIPROCAL EASEMENT FOR COMMON ACCESS, EMERGENCY VEHICLE ACCESS, AND UTILITIES.

PROPOSED METHOD OF FLOOD AND EROSION CONTROL

THE SITE IS SERVED BY AN EXISTING PUBLIC STORM DRAIN MAIN ON THE NORTHWEST CORNER OF THE PROJECT SITE ON VANOWEN ST. AND ALSO ON THE SOUTHEAST CORNER OF THE PROJECT SITE ON N. HOLLYWOOD WAY. STORMWATER WILL BE COLLECTED VIA ON-SITE STORM DRAIN PIPES AND ROUTED TOWARDS ON-SITE DRYWELLS FOR TREATMENT BEFORE DISCHARGING INTO VANOWEN STREET, N. HOLLYWOOD WAY, AND VALHALLA DRIVE VIA PROPOSED CURB DRAINS.

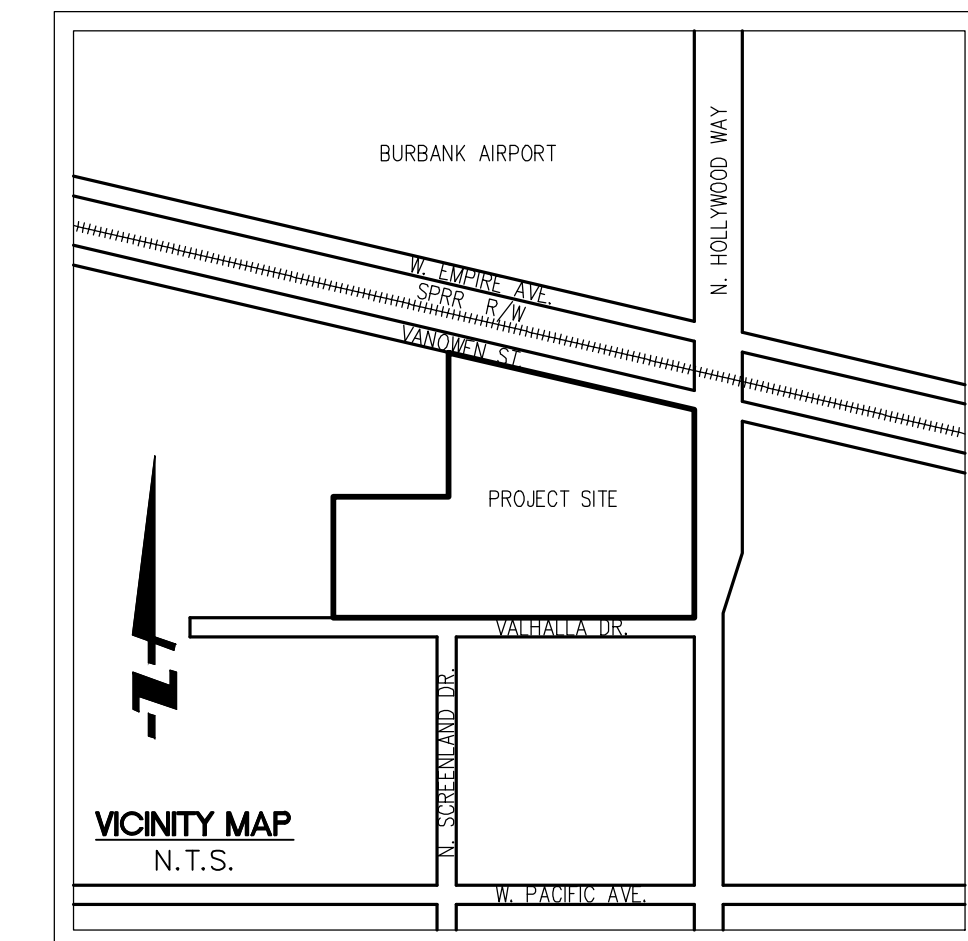
EROSION CONTROL SHALL BE IMPLEMENTED THROUGHOUT THE CONSTRUCTION PHASE IN ACCORDANCE TO STANDARDS AND REQUIREMENTS SET FORTH BY THE CALIFORNIA STATE REGIONAL WATER QUALITY CONTROL BOARD AND THE CALIFORNIA STORMWATER QUALITY ASSOCIATION.

GRADING

THE PROPOSED SITE IS ANTICIPATED TO BE A FILL SITE AND WILL REQUIRE APPROXIMATELY 22,000 CY OF EXPORTED MATERIAL. NOTE THAT THIS VALUE IS BASED ON AN ASSUMED 9" PAD SECTION FOR PRELIMINARY DESIGN OF THE PROJECT AND WILL CHANGE AS DESIGN DEVELOPMENT PROGRESSES.

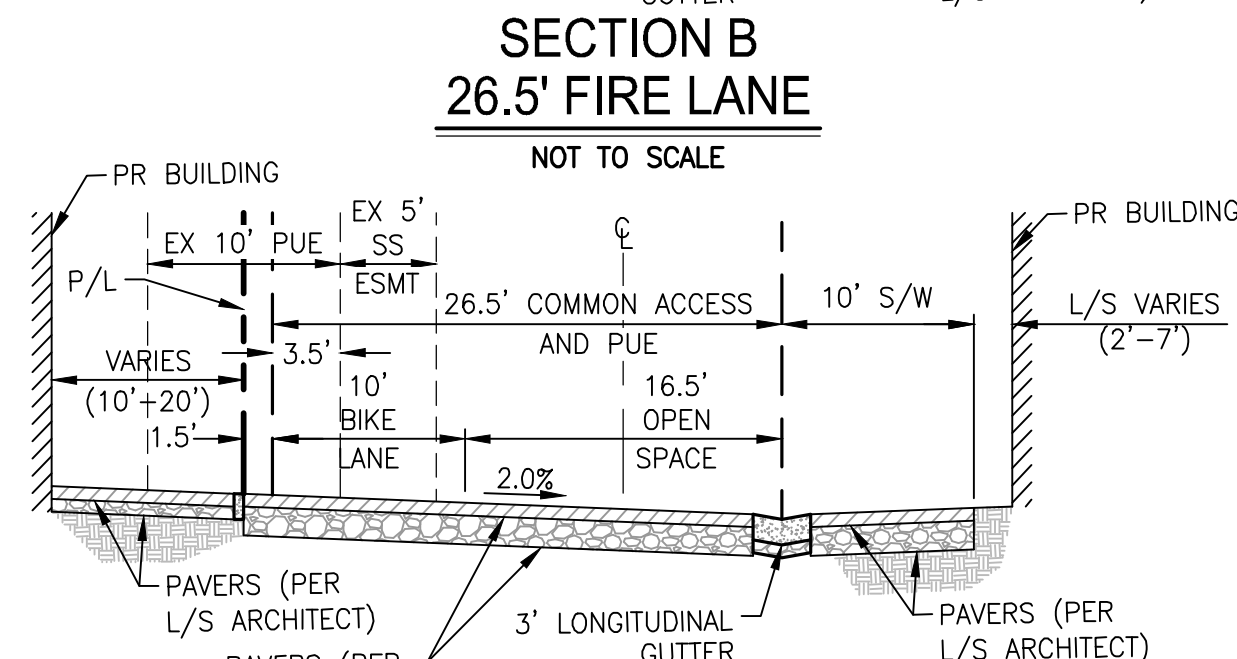
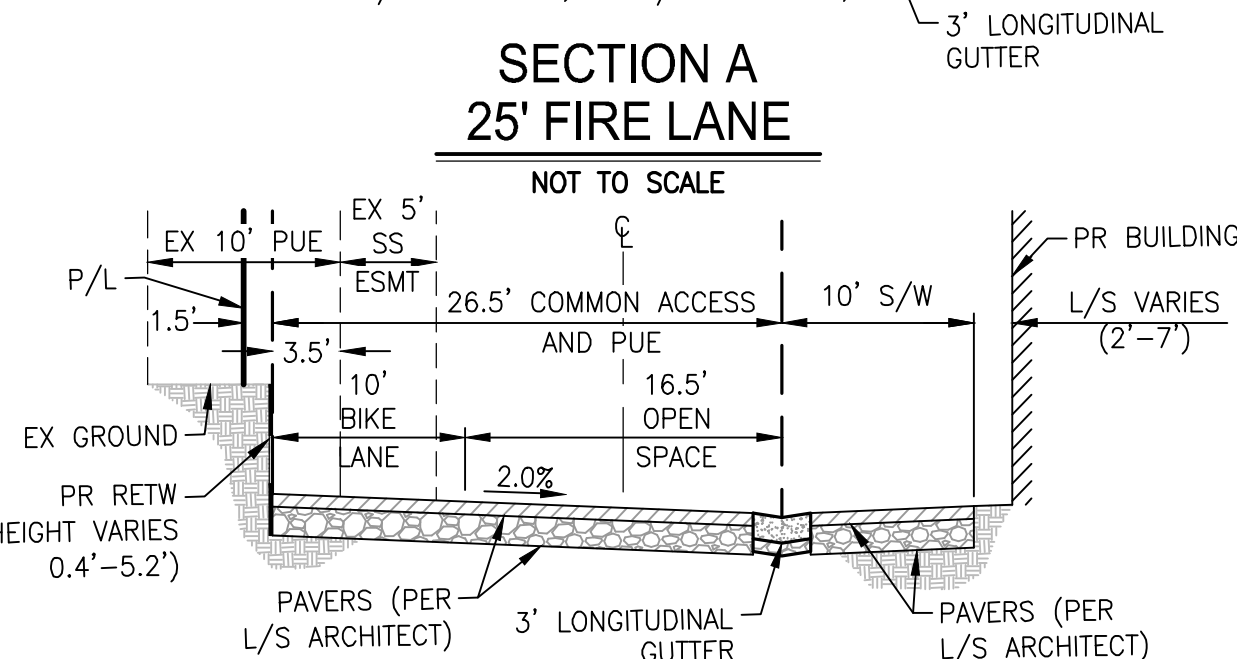
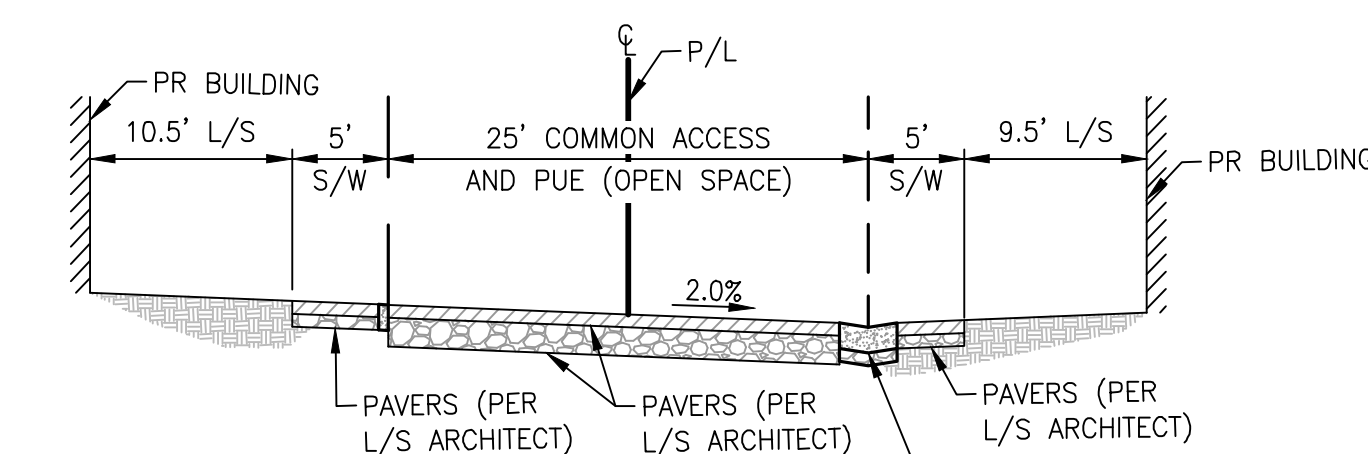
GENERAL NOTES

1. THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER, SEWER LINES AND STORM DRAIN (DRAINAGE) DIRECTLY ADJACENT TO THE PROPERTY.
2. ALL BOUNDARY MONUMENTS ARE TO BE SET WITHIN 24 MONTHS AFTER FINAL MAP RECORDATION, OR MONUMENTS WILL BE BONDED FOR.

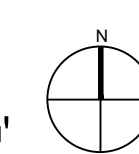
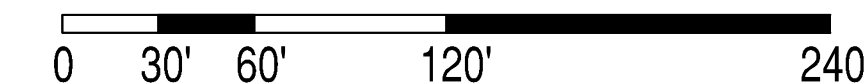


SHEET INDEX

SHEET 1 - TITLE SHEET



SCALE: 1" = 60'

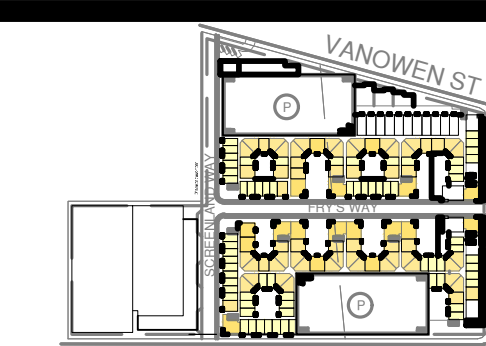


Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL

DATE: 07/08/2021

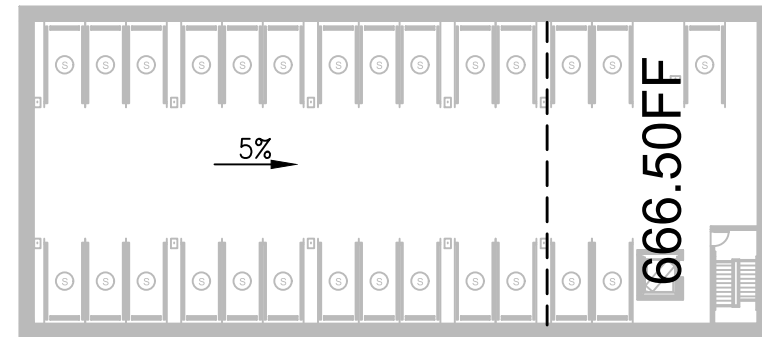


KEYPLAN



CONSTRUCTION NOTES

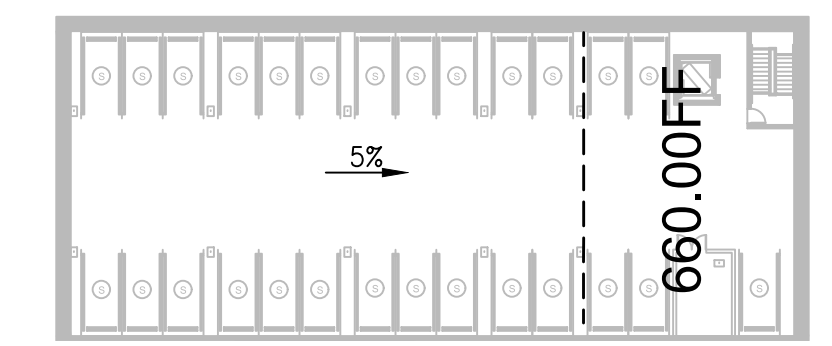
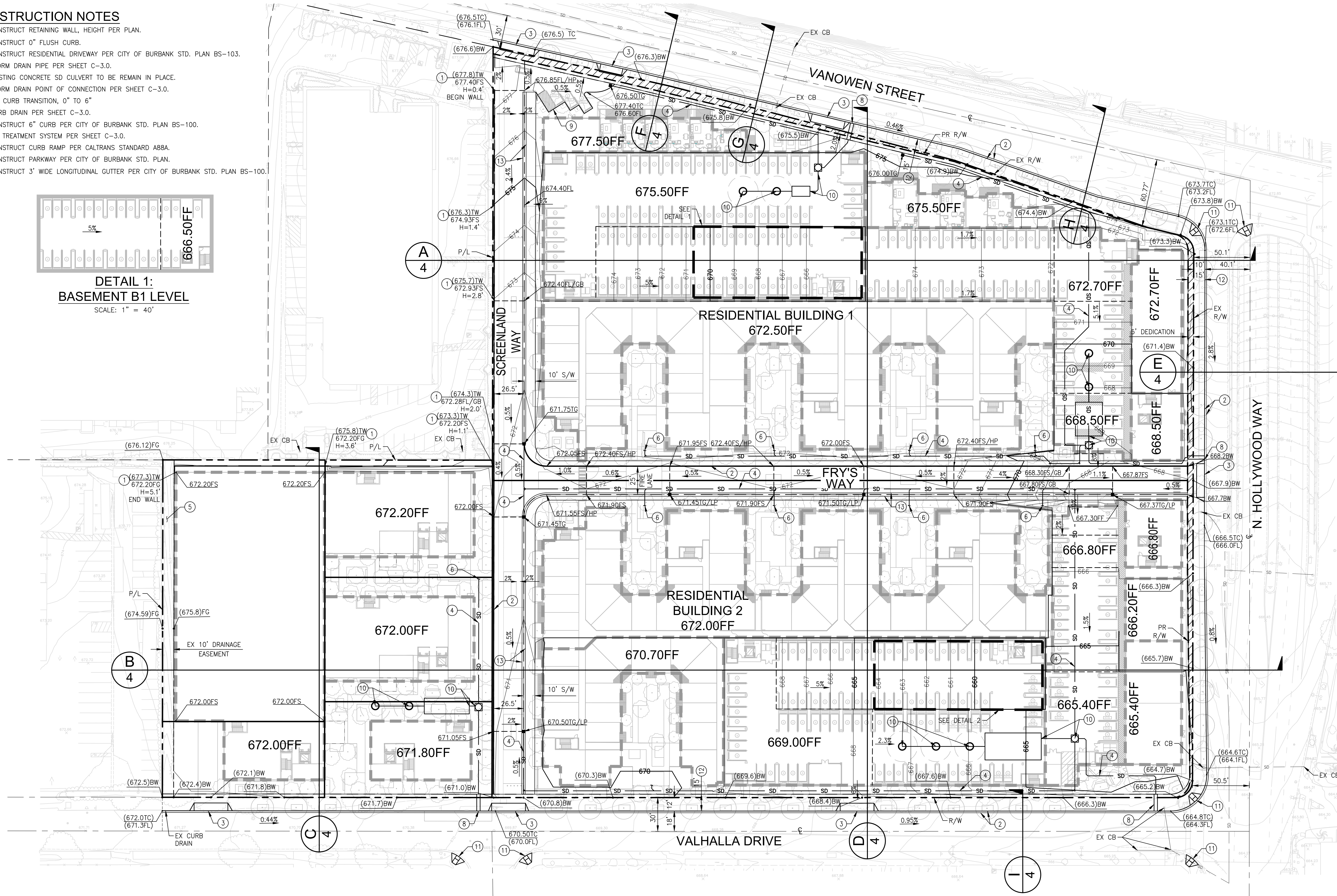
- 1 CONSTRUCT RETAINING WALL, HEIGHT PER PLAN.
- 2 CONSTRUCT 0" FLUSH CURB.
- 3 CONSTRUCT RESIDENTIAL DRIVEWAY PER CITY OF BURBANK STD. PLAN BS-103.
- 4 STORM DRAIN PIPE PER SHEET C-3.0.
- 5 EXISTING CONCRETE SD CULVERT TO BE REMAIN IN PLACE.
- 6 STORM DRAIN POINT OF CONNECTION PER SHEET C-3.0.
- 7 10' CURB TRANSITION, 0" TO 6"
- 8 CURB DRAIN PER SHEET C-3.0.
- 9 CONSTRUCT 6" CURB PER CITY OF BURBANK STD. PLAN BS-100.
- 10 LID TREATMENT SYSTEM PER SHEET C-3.0.
- 11 CONSTRUCT CURB RAMP PER CALTRANS STANDARD AB8A.
- 12 CONSTRUCT PARKWAY PER CITY OF BURBANK STD. PLAN.
- 13 CONSTRUCT 3' WIDE LONGITUDINAL GUTTER PER CITY OF BURBANK STD. PLAN BS-100.



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

LEGEND & ABBREVIATIONS:

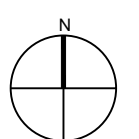
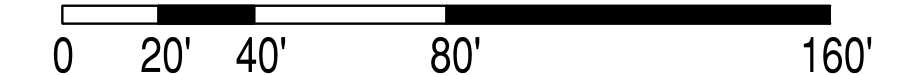
- PROPERTY LINE/RIGHT OF WAY
- PROPOSED LOT LINE
- CENTER LINE
- PROPOSED DEDICATION LINE
- PROPOSED EASEMENT LINE
- GRADE BREAK/RIDGE
- SD EXISTING STORM DRAIN PIPE
- SD PROPOSED STORM DRAIN PIPE
- PAD LIMIT
- BW BACK OF WALK
- CB CATCH BASIN
- EX EXISTING
- FF FINISH FLOOR
- FG FINISH GROUND
- FL FLOWLINE
- FS FINISH SURFACE
- H HEIGHT
- HP HIGH POINT
- LP LOW POINT
- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- ⊙ A # SITE SECTIONS (PER SHEET C-5.0)
- ▨ PROPOSED DEDICATION AREA
- ▩ PROPOSED RETAINING WALL



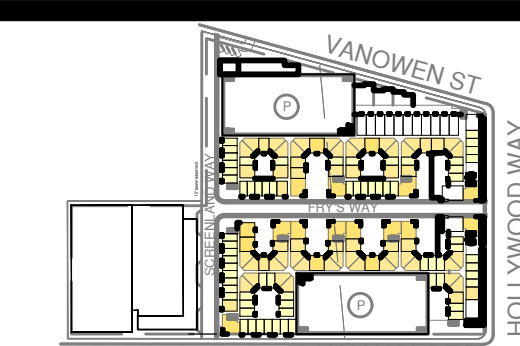
**DETAIL 2:
BASEMENT B1 LEVEL**
SCALE: 1" = 40'

CONCEPTUAL GRADING & DRAINAGE PLAN (OPTION 1)

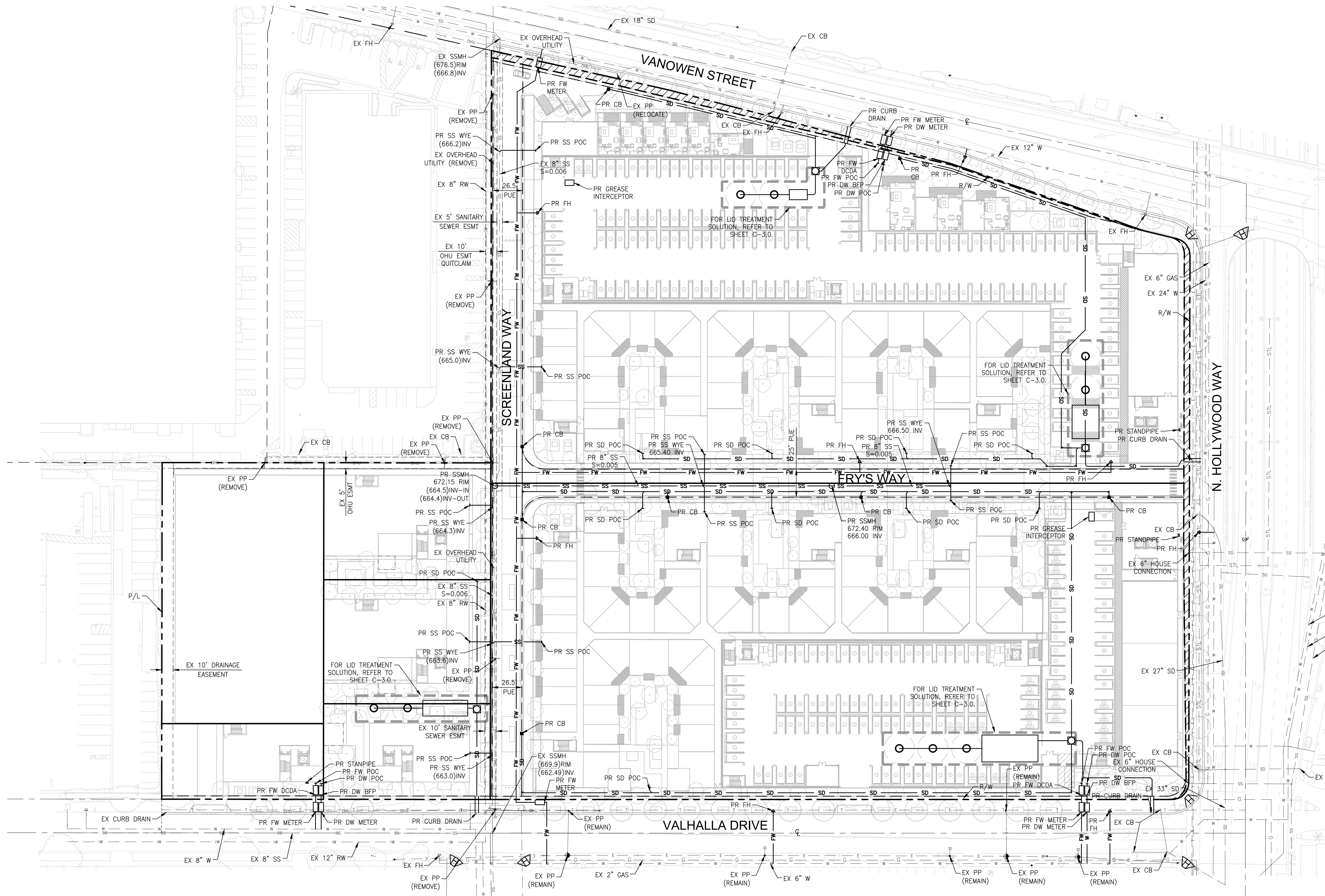
SCALE: 1" = 40'



C-1.0



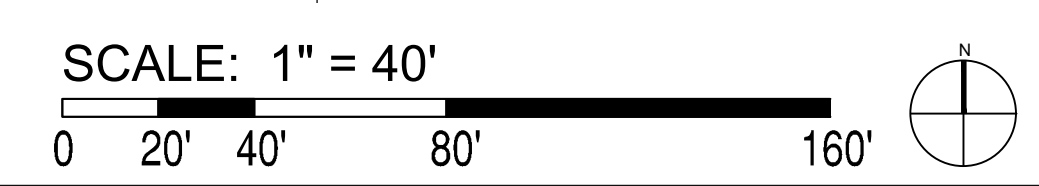
KEYPLAN



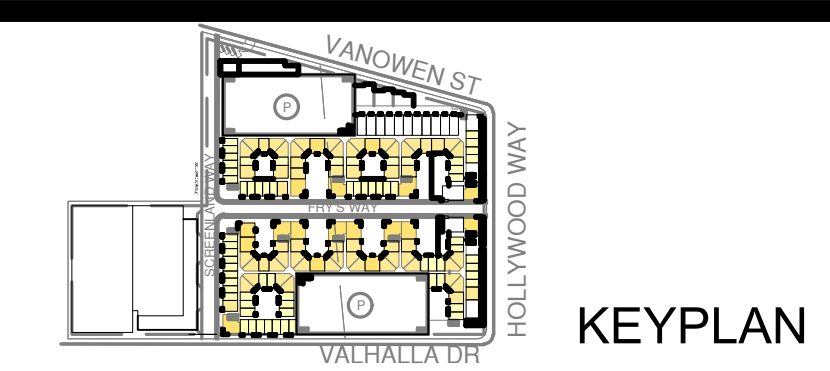
LEGEND & ABBREVIATIONS:

---	PROPERTY LINE/RIGHT OF WAY
---	PROPOSED LOT LINE
---	CENTER LINE
---	PROPOSED DEDICATION LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
SD	EXISTING STORM DRAIN PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER PIPE
W	EXISTING RECYCLED WATER PIPE
STL	EXISTING STREETLIGHT CONDUIT
T	EXISTING TRAFFIC SIGNAL CONDUIT
G	EXISTING GAS PIPE
E	EXISTING ELECTRICAL CONDUIT
SD	PROPOSED STORM DRAIN PIPE
SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED DOMESTIC WATER PIPE
FW	PROPOSED FIRE WATER PIPE
E	PROPOSED ELECTRICAL CONDUIT
BFP	BACKFLOW PREVENTER
CB	CATCH BASIN
DW	DOMESTIC WATER
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
OHU	OVERHEAD UTILITY
POC	POINT OF CONNECTION
PP	POWER POLE
PR	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
[Hatched Box]	PROPOSED DEDICATION AREA
[Dashed Box]	PROPOSED RETAINING WALL

CONCEPTUAL UTILITY PLAN (OPTION 1)



C-2.0



PROJECT LID DESIGN CRITERIA

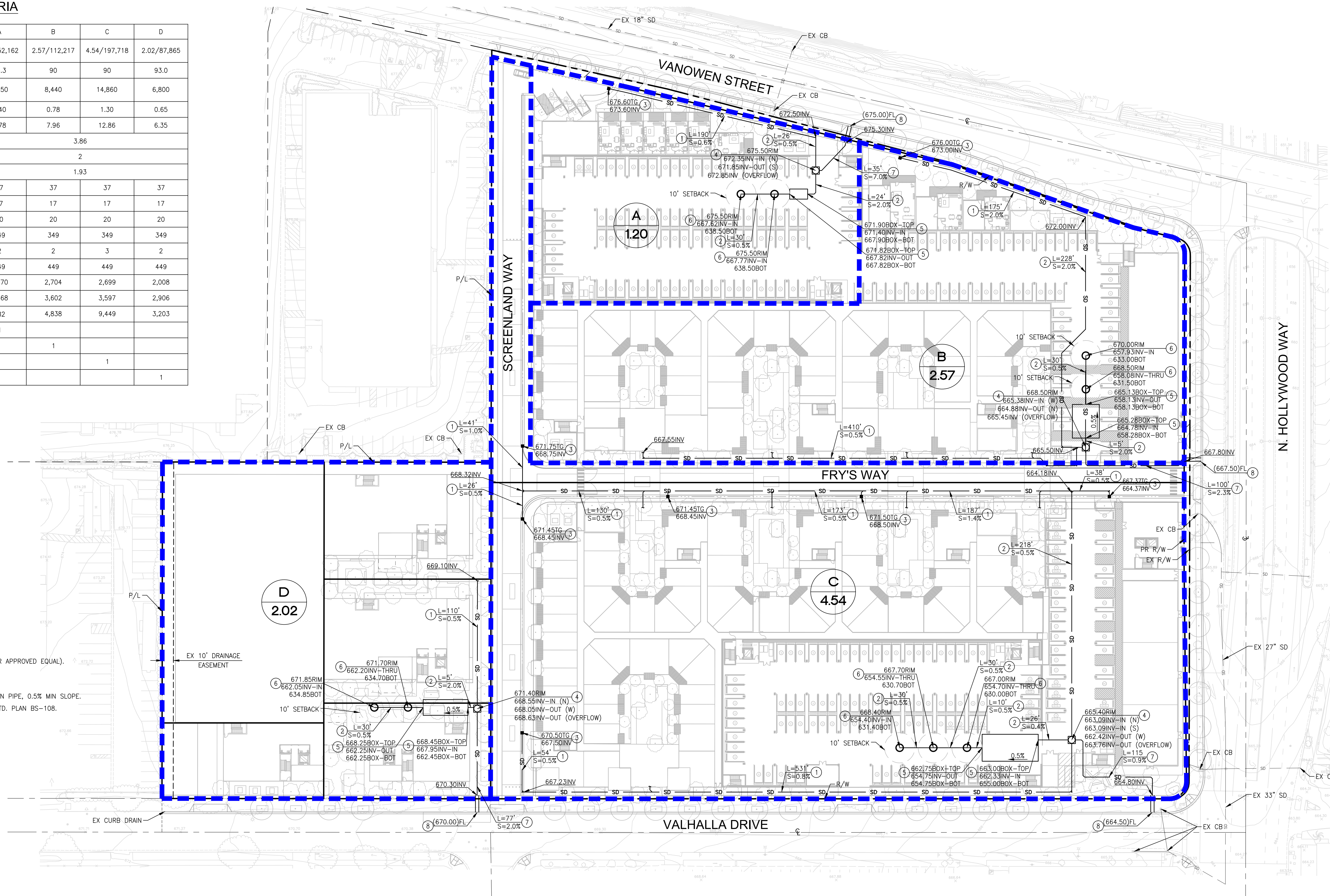
SUBAREA	A	B	C	D
SITE AREA (AC/FT ²)	1.20/52,162	2.57/112,217	4.54/197,718	2.02/87,865
IMPERVIOUS AREA PERCENT (%)	93.3	90	90	93.0
MINIMUM DESIGN CAPTURE VOLUME (FT ³)	4,050	8,440	14,860	6,800
Q ₁₀ (CFS)	0.40	0.78	1.30	0.65
Q ₂₅ (CFS)	3.78	7.96	12.86	6.35
INFILTRATION RATE (IN/HR)	3.86			
FACTOR OF SAFETY	2			
K _{SAT} DESIGN (IN/HR)	1.93			
HEIGHT _{DRYWELL} CHAMBER (FT)	37	37	37	37
HEIGHT _{GRAVEL} (FT)	17	17	17	17
DEPTH TO INFILTRATION (FT)	20	20	20	20
V _{DRYWELL} (FT ³)	349	349	349	349
V _{INFILTRATION} (FT ³)	2,570	2,704	2,699	2,008
V _{DRYWELL} TOTAL (FT ³)	3,468	3,602	3,597	2,906
V _{CISTERN} (FT ³)	582	4,838	9,449	3,203
4' DEPTH X 9' WIDTH X 16' LENGTH CISTERN	1			
7' DEPTH X 24' WIDTH X 30' LENGTH CISTERN		1		
8' DEPTH X 24' WIDTH X 50' LENGTH CISTERN			1	
6' DEPTH X 14' WIDTH X 40' LENGTH CISTERN				1

LEGEND & ABBREVIATIONS:

- PROPERTY LINE/RIGHT OF WAY
- PROPOSED LOT LINE
- CENTER LINE
- PROPOSED DEDICATION LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- DRAINAGE AREA LIMIT
- PROPOSED DEDICATION AREA
- BOT BOTTOM
- CB CATCH BASIN
- EX EXISTING
- FL FLOWLINE
- INV INVERT
- PL PROPERTY LINE
- PR PROPOSED
- R/W RIGHT OF WAY
- TG TOP OF GRATE

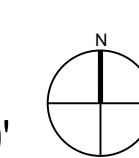
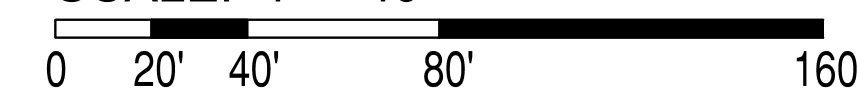
CONSTRUCTION NOTES

- 1 INSTALL SDR35 PVC STORM DRAIN PIPE.
- 2 INSTALL SCH40 PVC GASKETED STORM DRAIN PIPE.
- 3 INSTALL STORM DRAIN CATCH BASIN.
- 4 INSTALL PRETREATMENT HYDRODYNAMIC SEPARATOR (OR APPROVED EQUAL).
- 5 INSTALL STORMWATER CISTERN, SIZE PER PLAN.
- 6 INSTALL DRYWELL.
- 7 INSTALL SCH40 PVC GASKETED OVERFLOW STORM DRAIN PIPE, 0.5% MIN SLOPE.
- 8 INSTALL CURB DRAIN NO. 2 PER CITY OF BURBANK STD. PLAN BS-108.

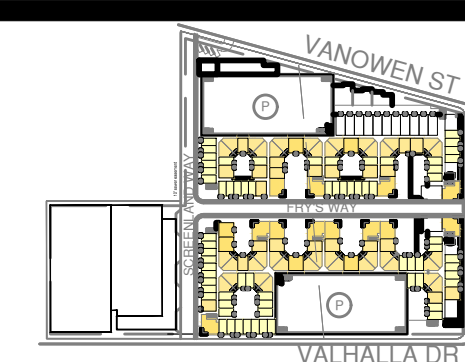


CONCEPTUAL LID PLAN (OPTION 1)

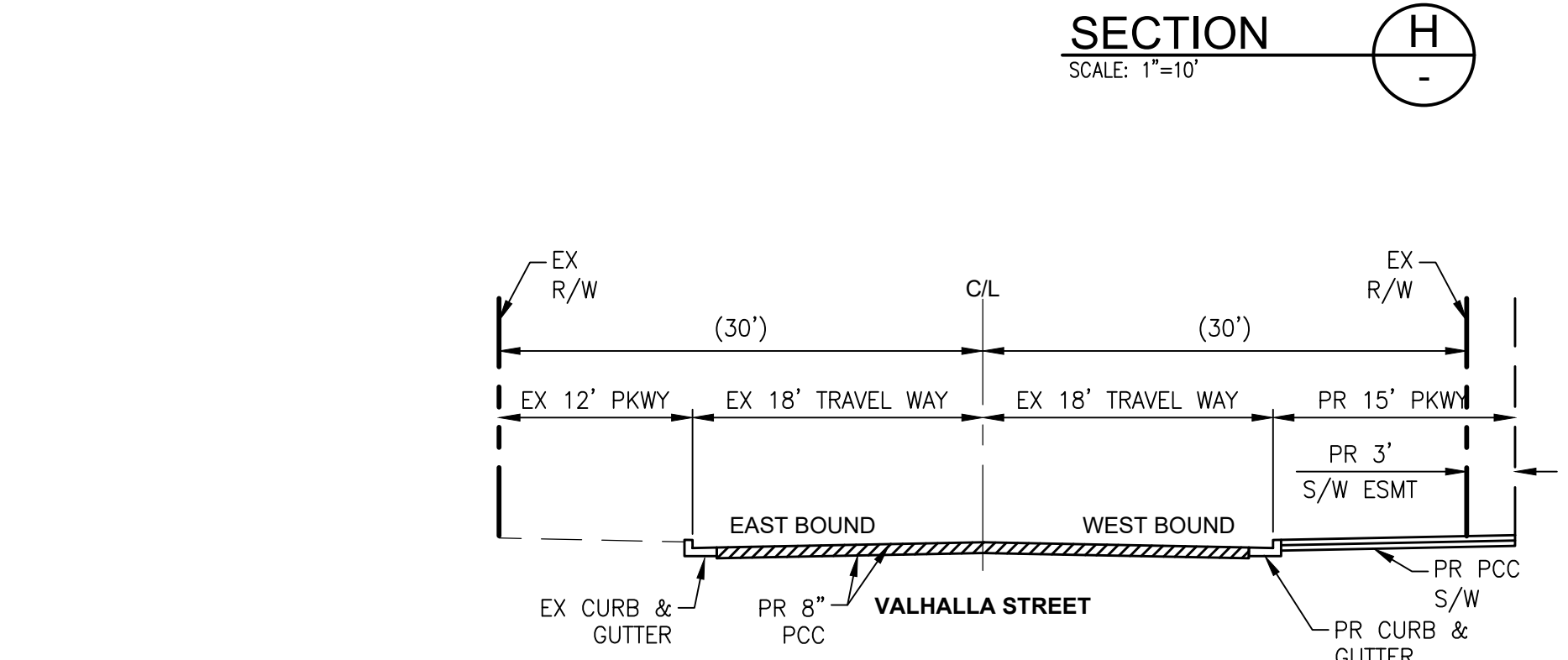
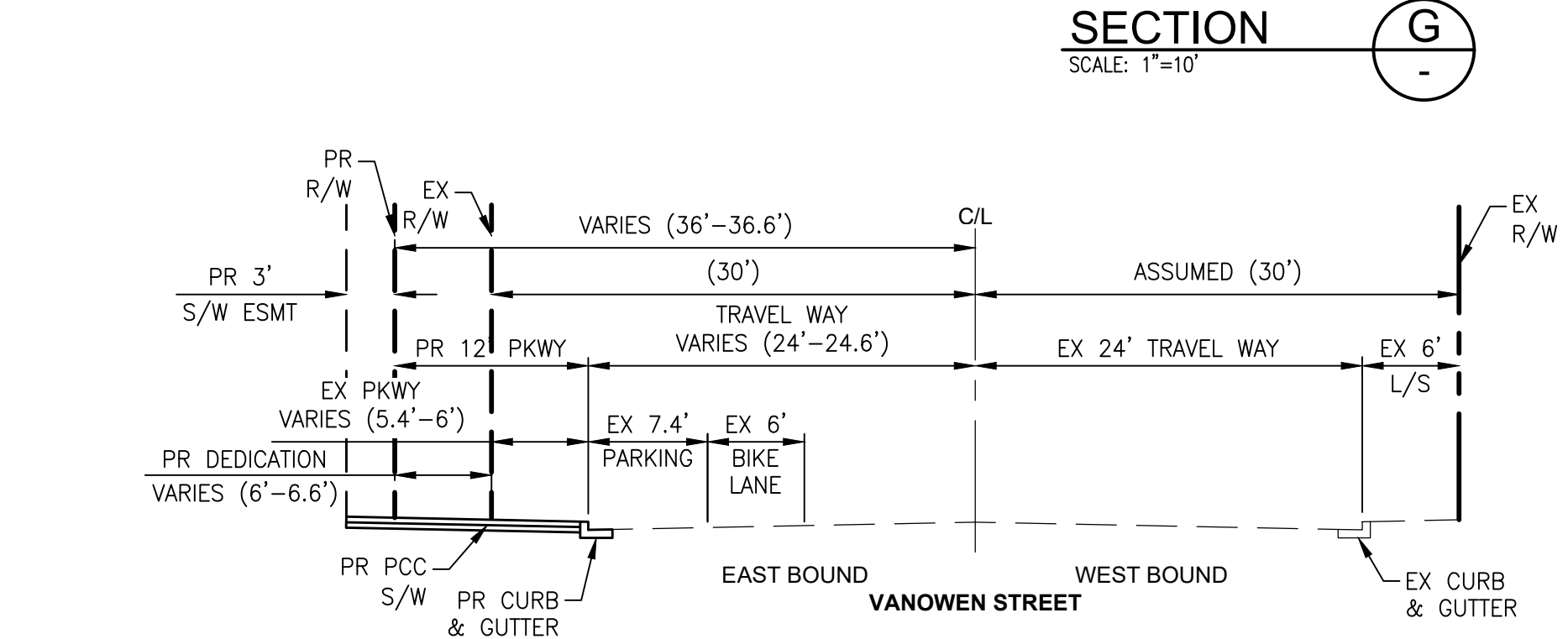
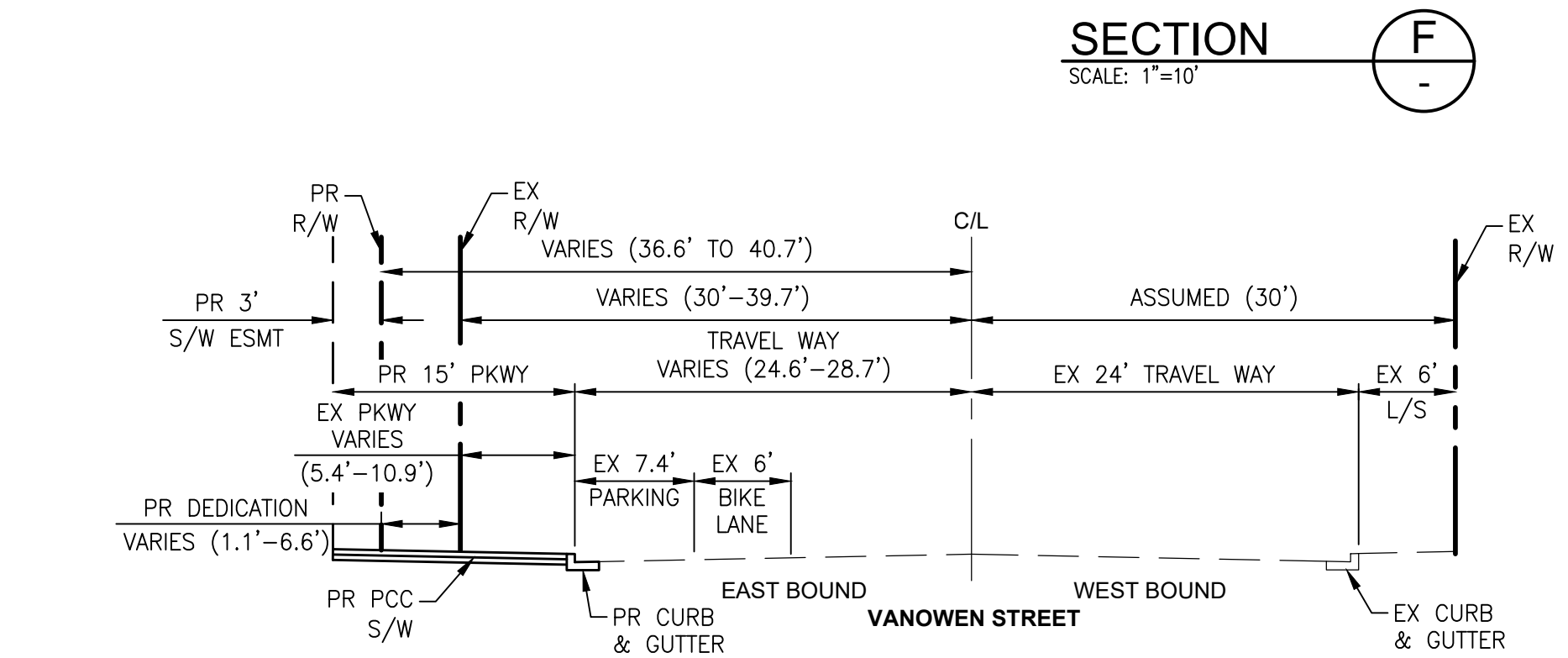
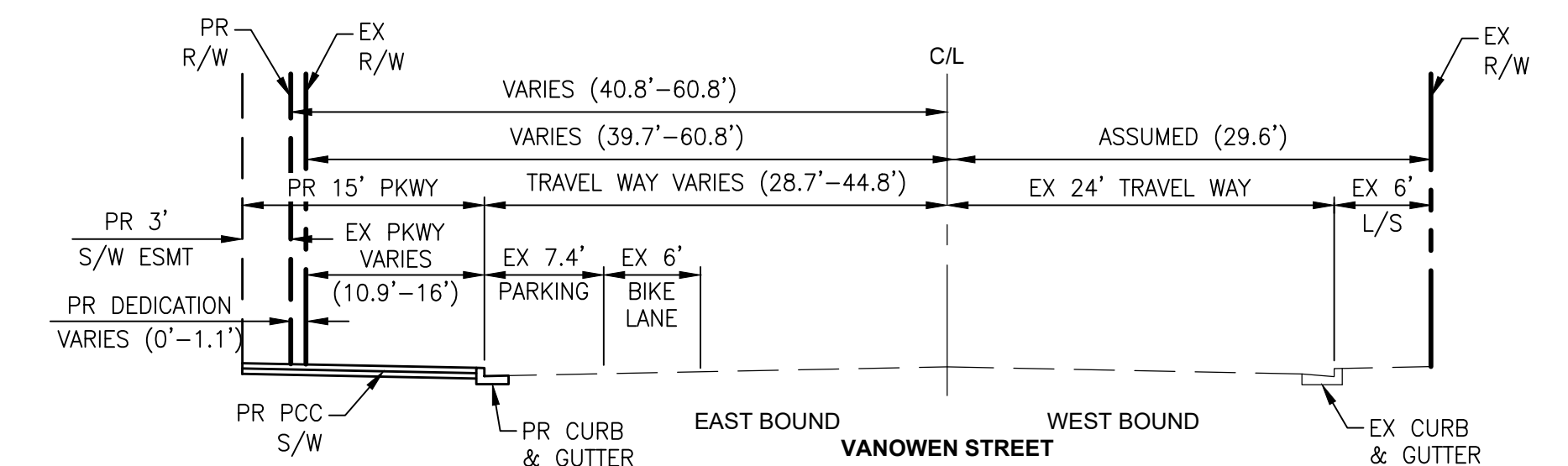
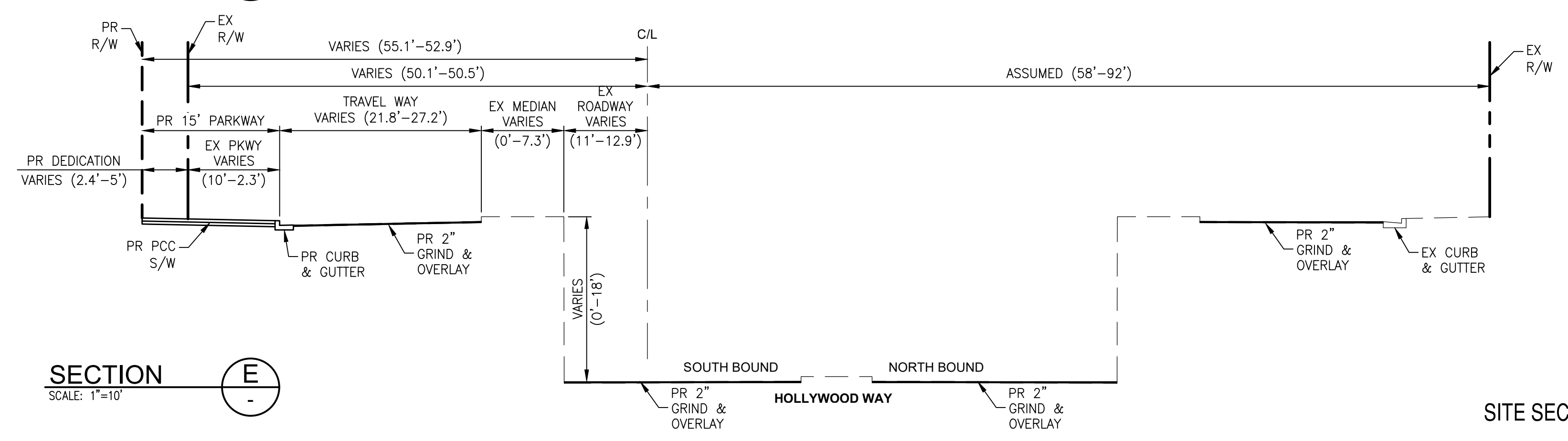
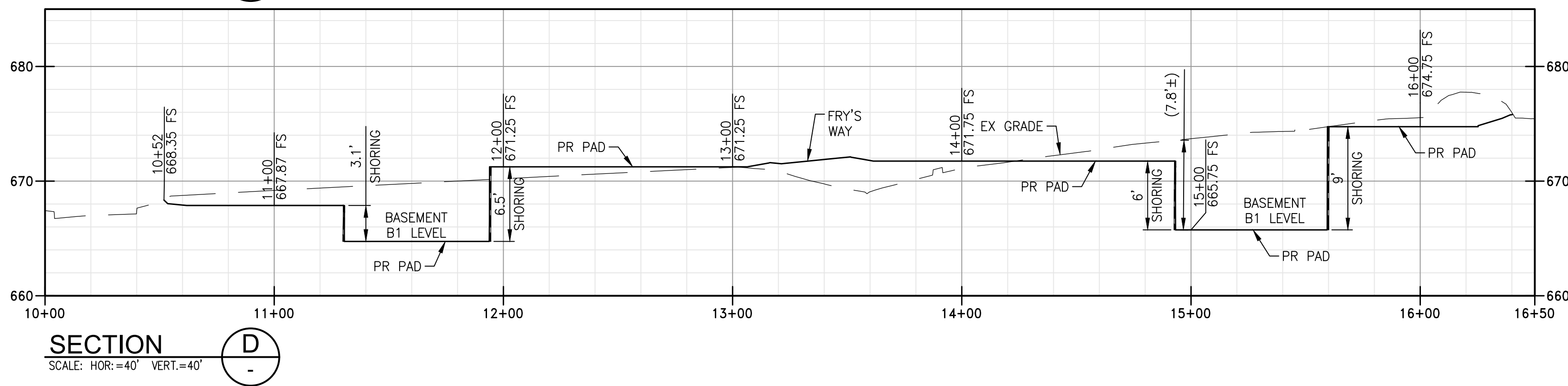
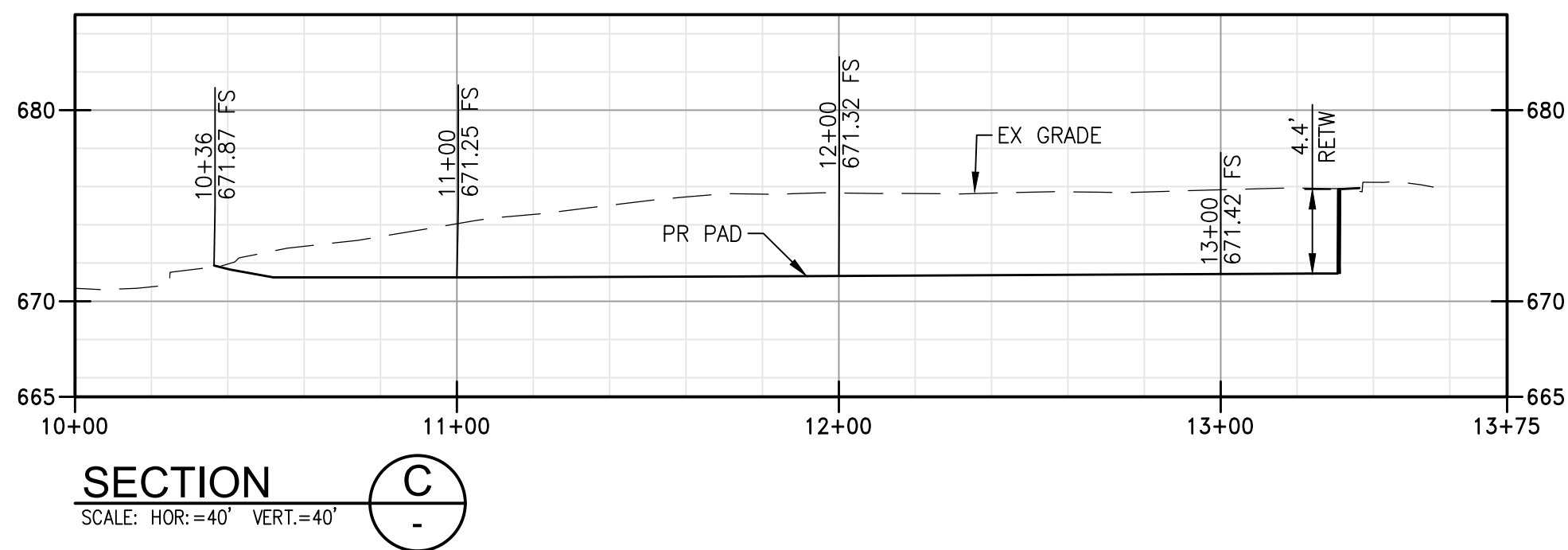
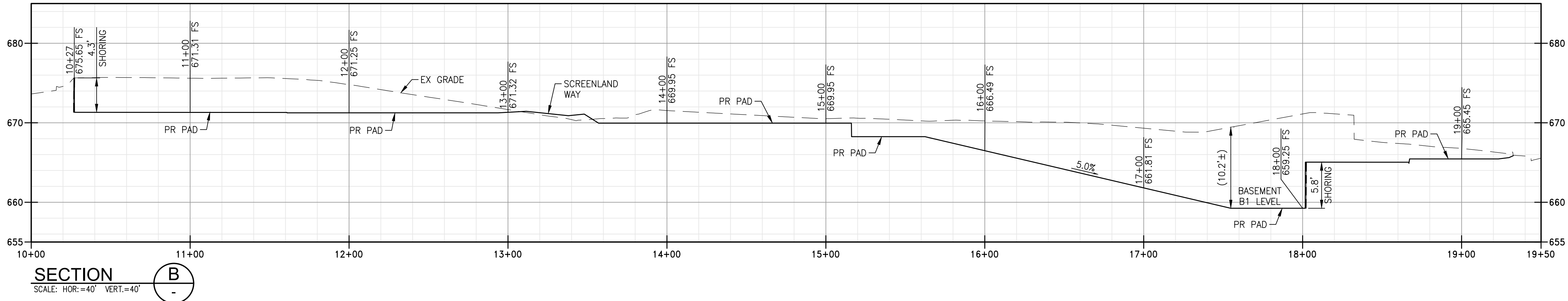
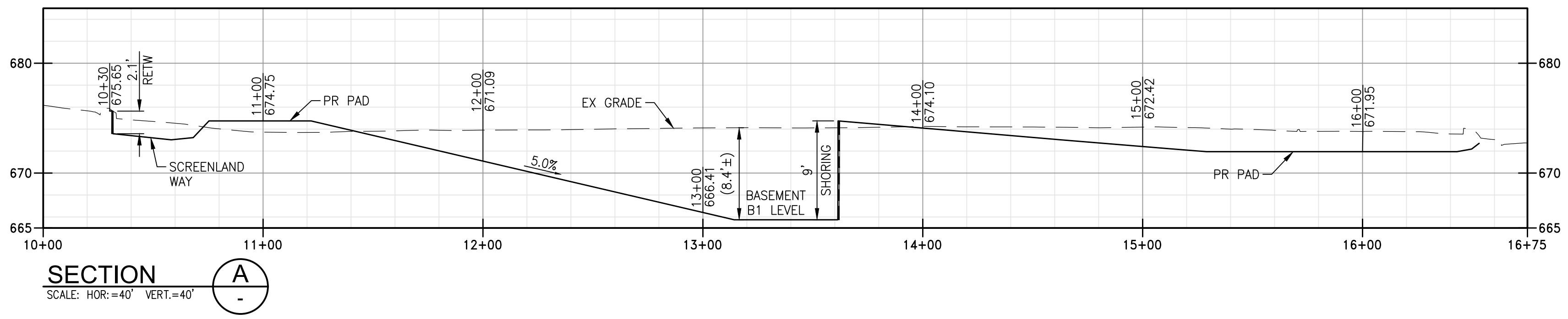
SCALE: 1" = 40'



C-3.0



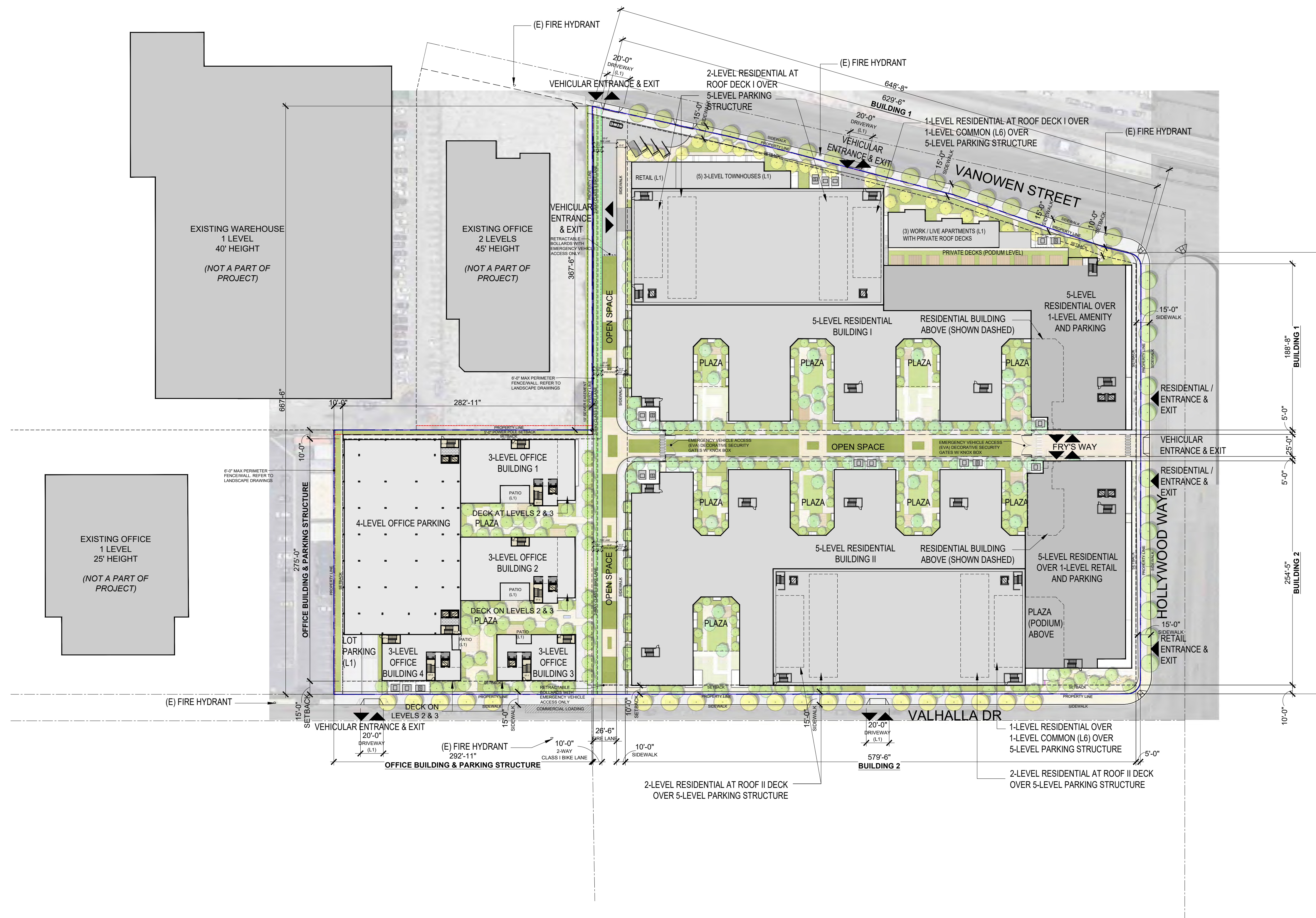
KEYPLAN



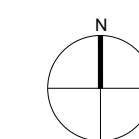
GRADING NOTE:
CONCRETE SLAB ASSUMED TO BE 9", TO BE CONFIRMED BY STRUCTURAL ENGINEER.

SITE SECTIONS (OPTION 1)

C-4.0



SITE PLAN



A0.01

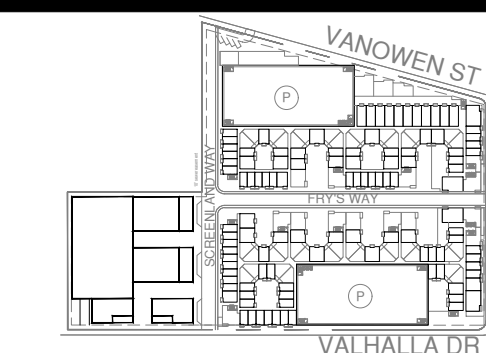
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ENTIREMENT SUBMITTAL

DATE: 07/08/2021

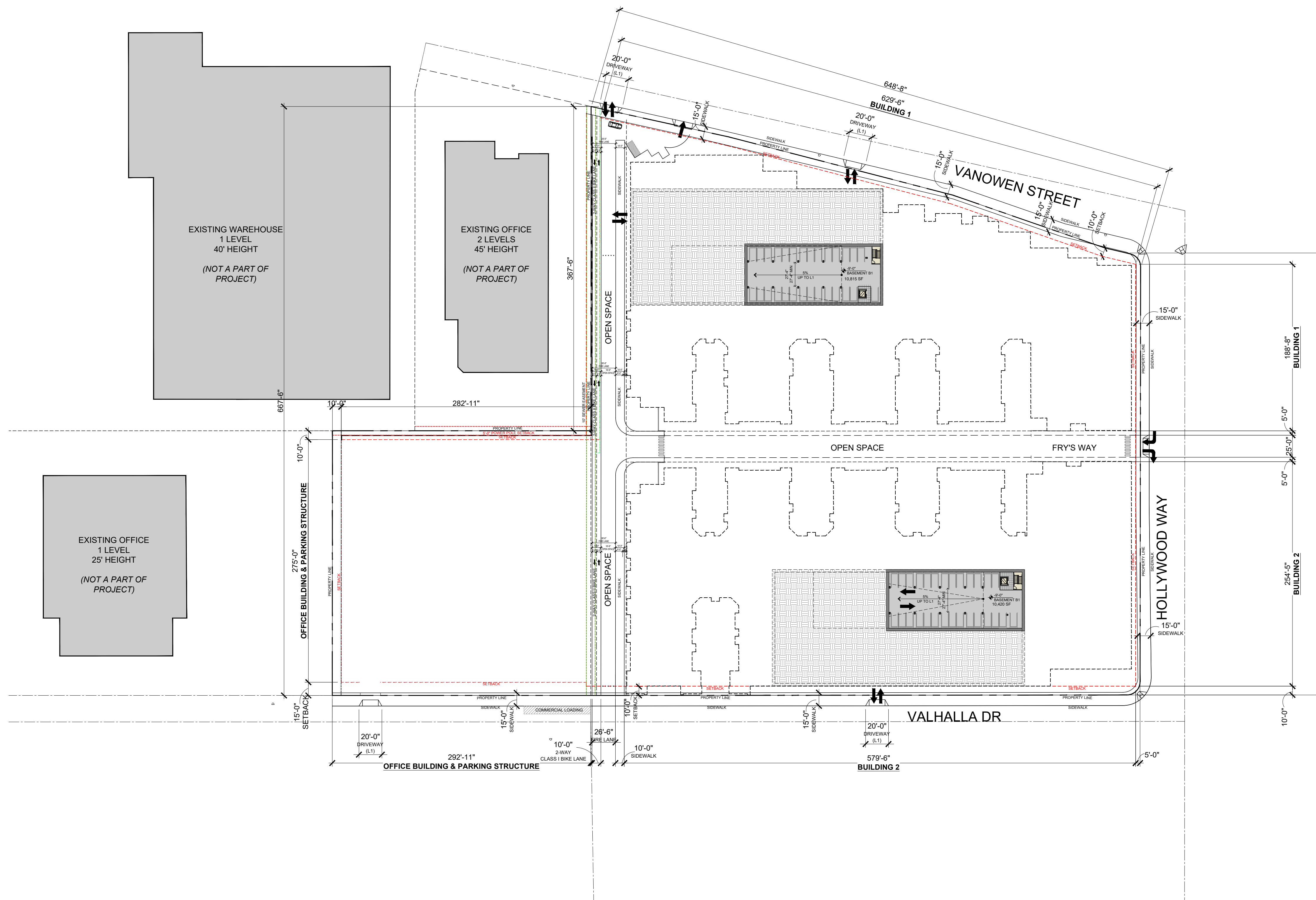
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KEYPLAN

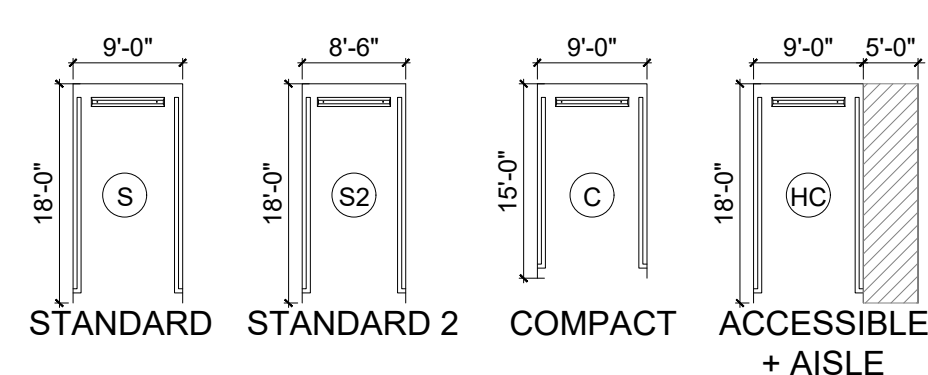


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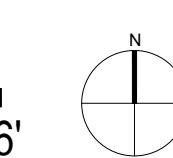
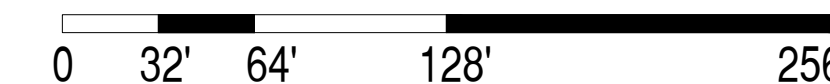
RESIDENTIAL PARKING PROVIDED (BUILDING 1)			
UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	157	1.00	157
1 BDRM (1 BD/1 BA)	202	1.00	202
2 BDRM (2 BD/2 BA)	49	2.00	98
3 BDRM (3 BD/2 BA)	16	2.00	32
ADDITIONAL / GUEST	424	0.12	51
TOTAL PROVIDED Residential Parking			540

RESIDENTIAL PARKING PROVIDED (BUILDING 2)			
UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	181	1.00	181
1 BDRM (1 BD/1 BA)	163	1.00	163
2 BDRM (2 BD/2 BA)	84	2.00	168
3 BDRM (3 BD/2 BA)	10	2.00	20
ADDITIONAL / GUEST	438	0.12	53
TOTAL PROVIDED Residential Parking			585



BASEMENT FLOOR PLAN

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



A1.10



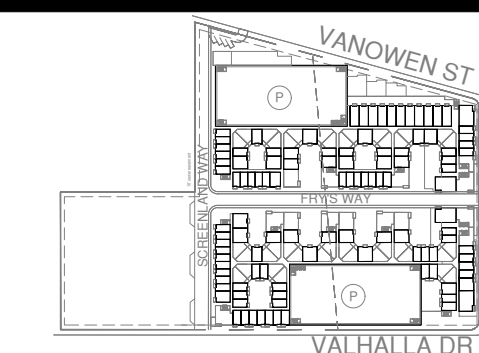
Burbank Aero Crossings

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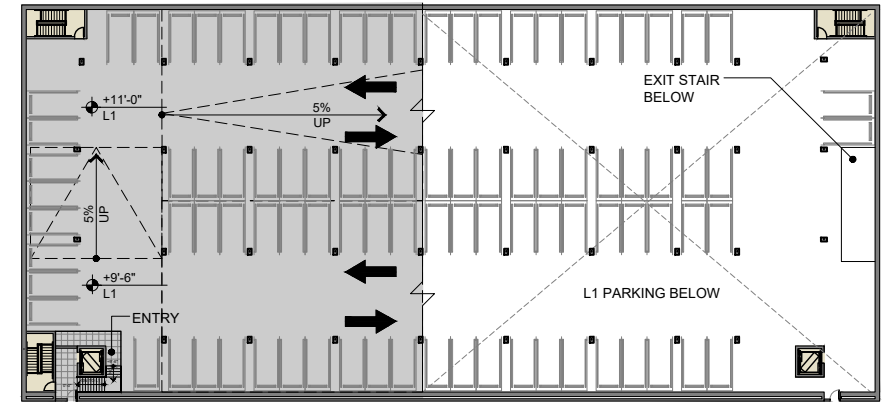
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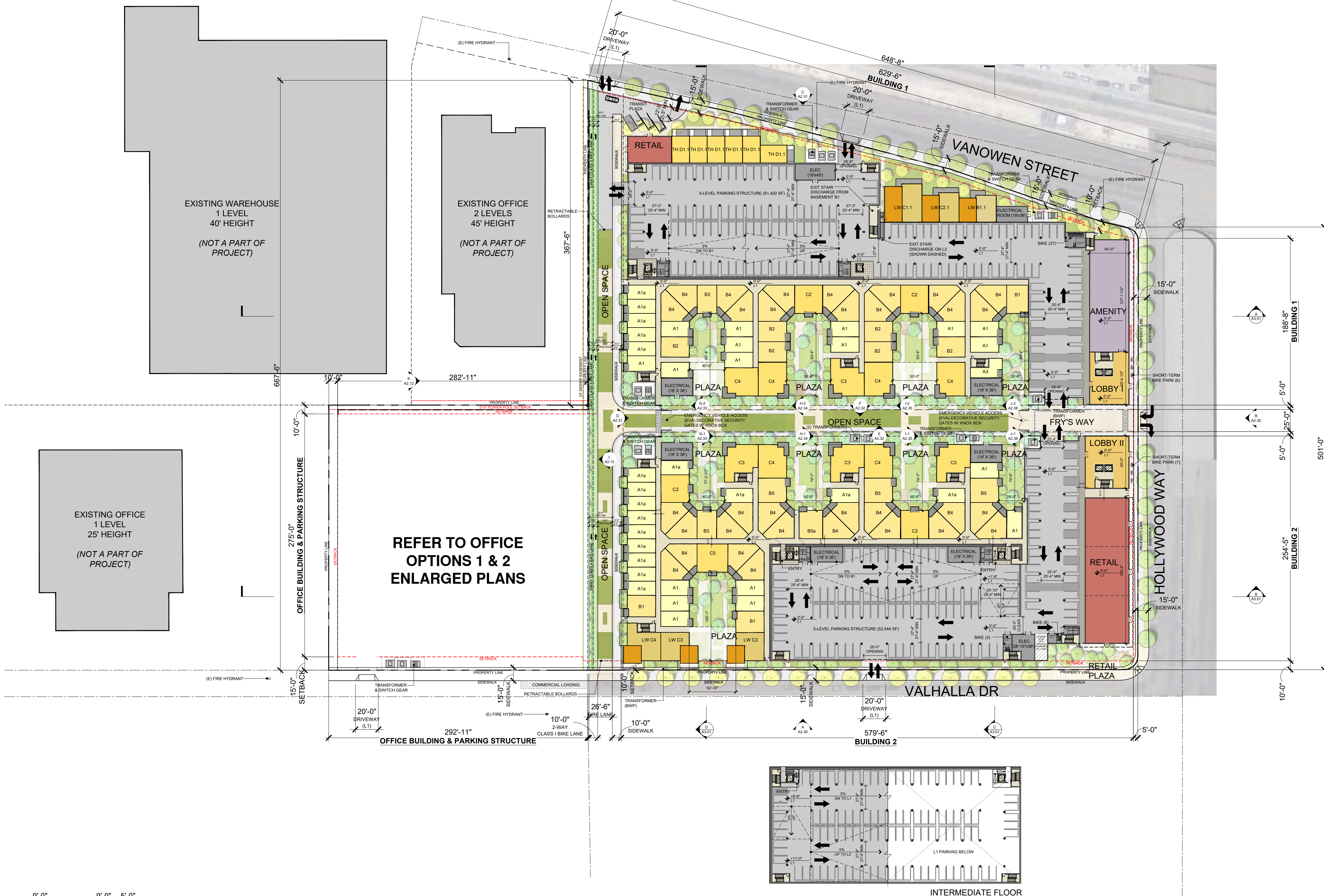
KEYPLAN



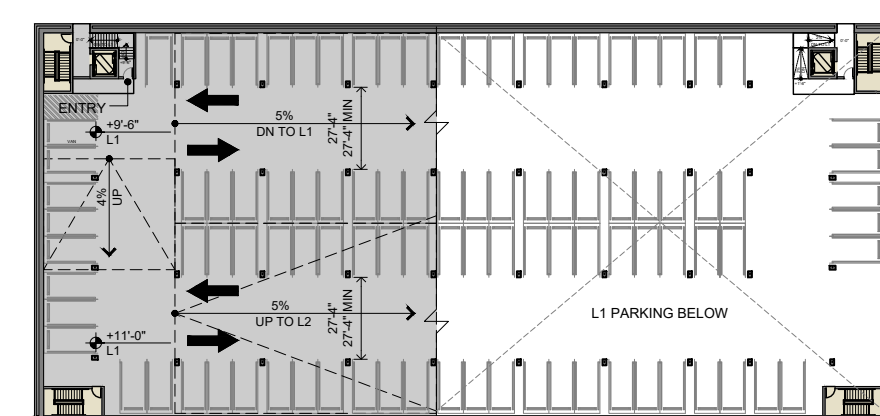
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1ST FLOOR - INTERMEDIATE



REFER TO OFFICE
OPTIONS 1 & 2
ENLARGED PLANS



INTERMEDIATE FLOOR

RESIDENTIAL PARKING PROVIDED (BUILDING 1)

UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	157	1.00	157
1 BDRM (1 BD/1 BA)	202	1.00	202
2 BDRM (2 BD/2 BA)	49	2.00	98
3 BDRM (3 BD/2 BA)	16	2.00	32
ADDITIONAL / GUEST	424	0.12	51
TOTAL PROVIDED Residential Parking			540
HC Parking Provided (2% of Total Provided Spaces, Included in Total Parking)			11

RESIDENTIAL PARKING PROVIDED (BUILDING 2)

UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	181	1.00	181
1 BDRM (1 BD/1 BA)	163	1.00	163
2 BDRM (2 BD/2 BA)	84	2.00	168
3 BDRM (3 BD/2 BA)	10	2.00	20
ADDITIONAL / GUEST	438	0.12	53
TOTAL PROVIDED Residential Parking			588
HC Parking Provided (2% of Total Provided Spaces, Included in Total Parking)			12

RESIDENTIAL BICYCLE PARKING REQUIRED & PROVIDED

Short term:	25%	13 spaces	provided on Hollywood Way, near the main entrance
Long term:	75%	38 spaces	provided in the garage
TOTAL REQUIRED Residential Bicycle Parking		51 spaces	

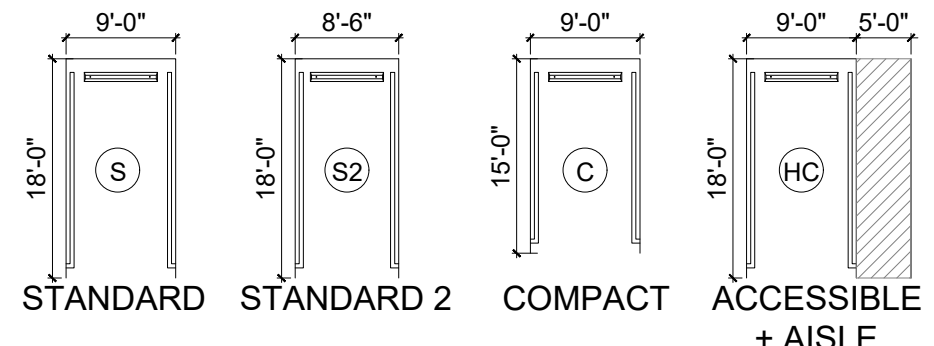
BUILDING 1 (VANOWEN)

LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	17	23	9	6	55
2	29	40	7	2	78
3	29	40	7	2	78
4	29	40	7	2	78
5	29	40	7	2	78
6	12	17	7	2	38
7	12	2	5	0	19
TOTAL (BLDG 1)	157	202	49	16	424

BUILDING 2 (VALHALLA)

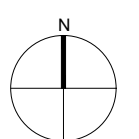
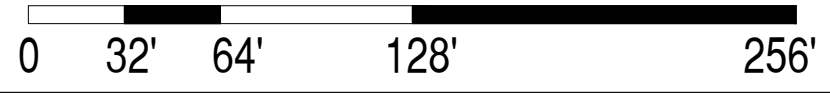
LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	20	25	11	0	56
2	33	32	15	2	82
3	33	32	15	2	82
4	33	32	15	2	82
5	33	32	15	2	82
6	17	8	8	2	35
7	12	2	5	0	19
TOTAL (BLDG 2)	181	163	84	10	438

TOTAL	338	365	133	26	862
	39%	42%	15%	3%	100%



FIRST FLOOR PLAN

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



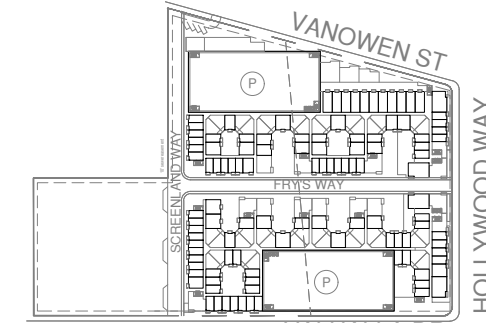
A1.11



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ENTIREMENT SUBMITTAL
DATE: 07/08/2021

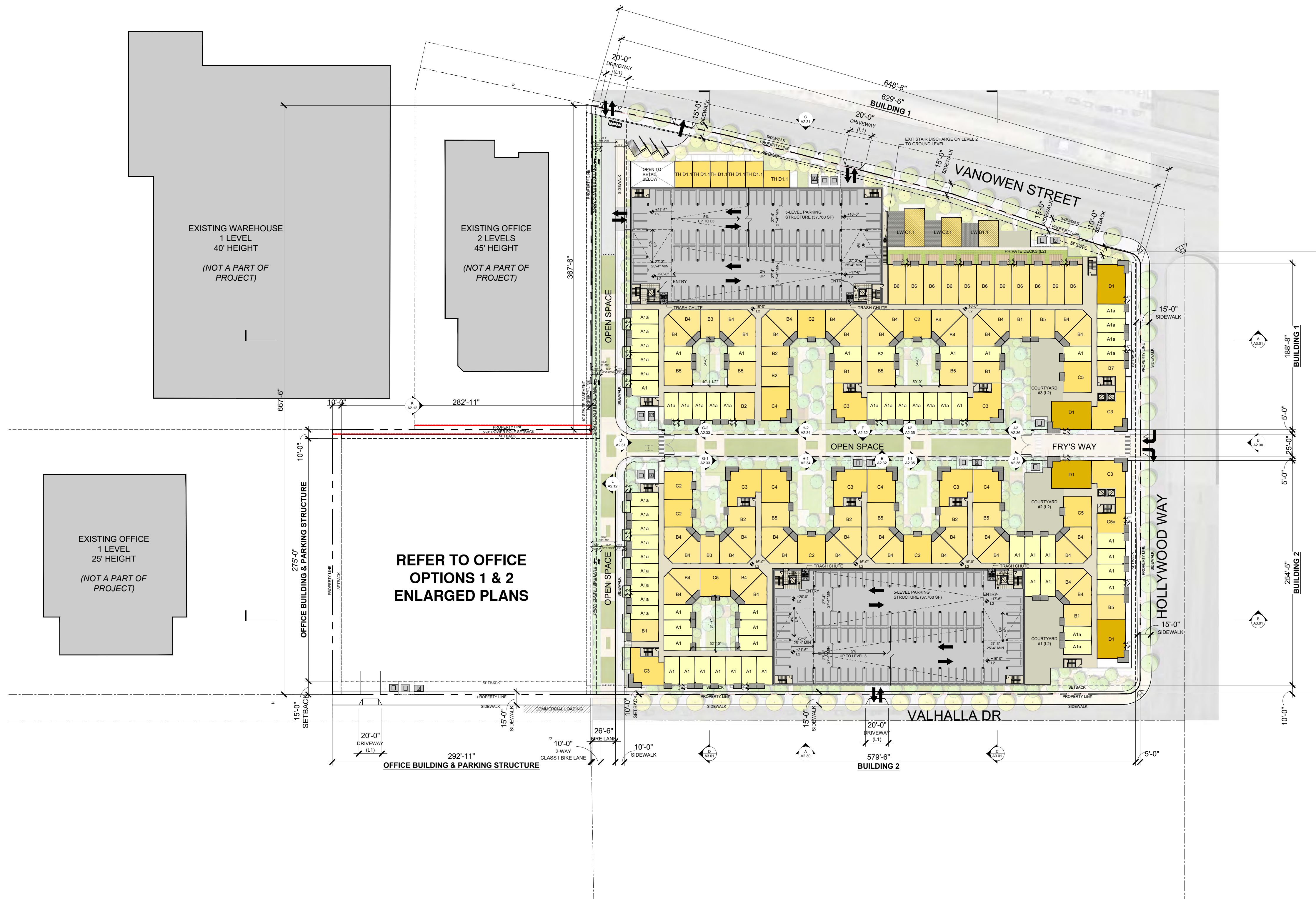
Attachment 6-1-25



KEYPLAN



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EXISTING WAREHOUSE
1 LEVEL
40' HEIGHT
(NOT A PART OF PROJECT)

EXISTING OFFICE
2 LEVELS
45' HEIGHT
(NOT A PART OF PROJECT)

EXISTING OFFICE
1 LEVEL
25' HEIGHT
(NOT A PART OF PROJECT)

REFER TO OFFICE
OPTIONS 1 & 2
ENLARGED PLANS

RESIDENTIAL PARKING PROVIDED (BUILDING 1)

UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	157	1.00	157
1 BDRM (1 BD/1 BA)	202	1.00	202
2 BDRM (2 BD/2 BA)	49	2.00	98
3 BDRM (3 BD/2 BA)	16	2.00	32
ADDITIONAL / GUEST	424	0.12	51
TOTAL PROVIDED Residential Parking			540
HC Parking Provided (2% of Total Provided Spaces, Included in Total Parking)			11

RESIDENTIAL PARKING PROVIDED (BUILDING 2)

UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	181	1.00	181
1 BDRM (1 BD/1 BA)	163	1.00	163
2 BDRM (2 BD/2 BA)	84	2.00	168
3 BDRM (3 BD/2 BA)	10	2.00	20
ADDITIONAL / GUEST	438	0.12	53
TOTAL PROVIDED Residential Parking			585
HC Parking Provided (2% of Total Provided Spaces, Included in Total Parking)			12

RESIDENTIAL BICYCLE PARKING REQUIRED & PROVIDED

TOTAL REQUIRED Residential Bicycle Parking: 1021 x .05 = 51 SPACES

Short term: 25% = 13 spaces provided on Hollywood Way, near the main entrance

Long term: 75% = 38 spaces provided in the garage

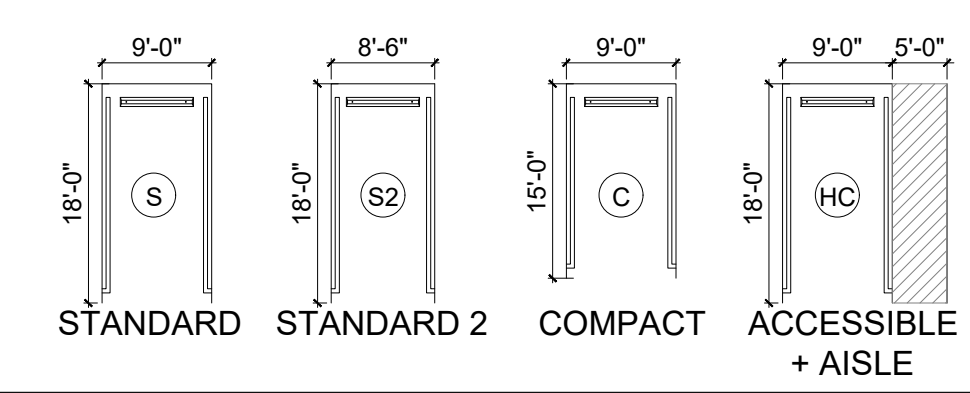
BUILDING 1 (VANOWEN)

LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	17	23	9	6	55
2	29	40	7	2	78
3	29	40	7	2	78
4	29	40	7	2	78
5	29	40	7	2	78
6	12	17	7	2	38
7	12	2	5	0	19
TOTAL (BLDG 1)	157	202	49	16	424

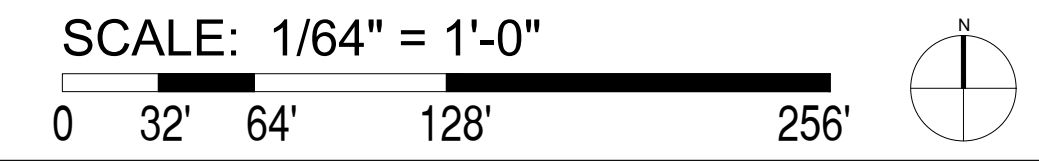
BUILDING 2 (VALHALLA)

LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	20	25	11	0	56
2	33	32	15	2	82
3	33	32	15	2	82
4	33	32	15	2	82
5	33	32	15	2	82
6	17	8	8	2	35
7	12	2	5	0	19
TOTAL (BLDG 2)	181	163	84	10	438

	STUDIO	1-BD	2-BD	3-BD	TOTAL
TOTAL	338	365	133	26	862
	39%	42%	15%	3%	100%



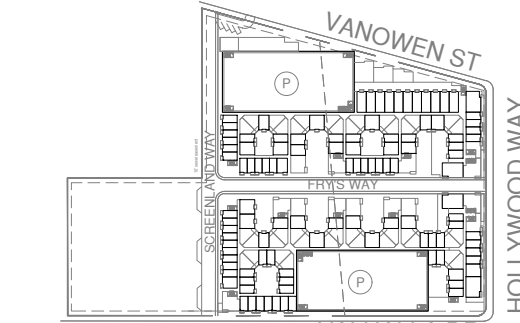
SECOND FLOOR PLAN



A1.12

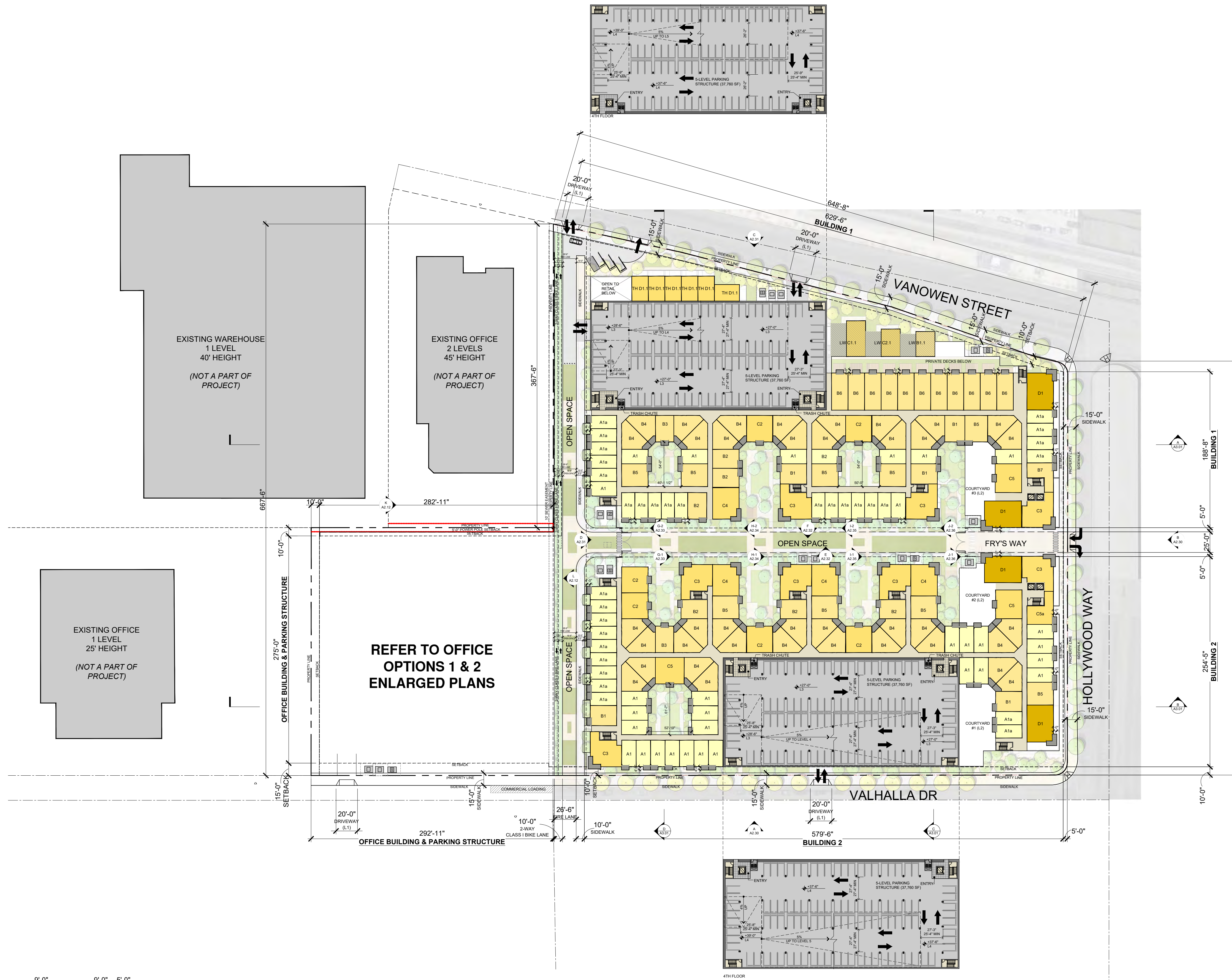


Burbank Aero Crossings
2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505
ENTIREMENT SUBMITTAL
DATE: 07/08/2021



KEYPLAN





RESIDENTIAL PARKING PROVIDED (BUILDING 1)

UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	157	1.00	157
1 BDRM (1 BD/1 BA)	202	1.00	202
2 BDRM (2 BD/2 BA)	49	2.00	98
3 BDRM (3 BD/2 BA)	16	2.00	32
ADDITIONAL / GUEST	424	0.12	51
TOTAL PROVIDED Residential Parking			540
HC Parking Provided (2% of Total Provided Spaces, Included in Total Parking)			11

RESIDENTIAL PARKING PROVIDED (BUILDING 2)

UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	181	1.00	181
1 BDRM (1 BD/1 BA)	163	1.00	163
2 BDRM (2 BD/2 BA)	84	2.00	168
3 BDRM (3 BD/2 BA)	10	2.00	20
ADDITIONAL / GUEST	438	0.12	53
TOTAL PROVIDED Residential Parking			585
HC Parking Provided (2% of Total Provided Spaces, Included in Total Parking)			12

RESIDENTIAL BICYCLE PARKING REQUIRED & PROVIDED

TYPE	REQUIREMENT	PROVIDED	STATUS
TOTAL REQUIRED Residential Bicycle Parking	1021	x .05 =	51 SPACES
Short term:	25%	= 13 spaces	provided on Hollywood Way, near the main entrance
Long term:	75%	= 38 spaces	provided in the garage

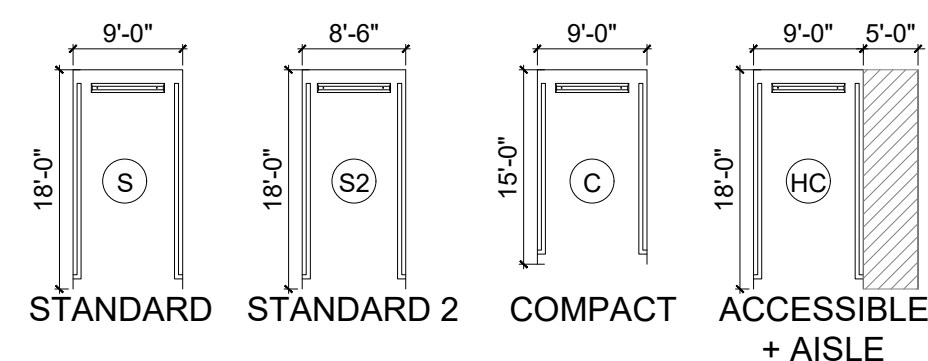
BUILDING 1 (VANOWEN)

LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	17	23	9	6	55
2	29	40	7	2	78
3	29	40	7	2	78
4	29	40	7	2	78
5	29	40	7	2	78
6	12	17	7	2	38
7	12	2	5	0	19
TOTAL (BLDG 1)	157	202	49	16	424

BUILDING 2 (VALHALLA)

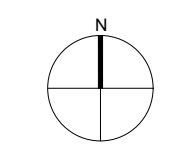
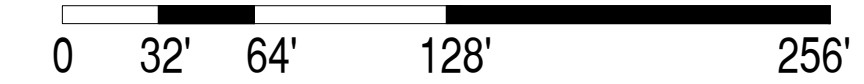
LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	20	25	11	0	56
2	33	32	15	2	82
3	33	32	15	2	82
4	33	32	15	2	82
5	33	32	15	2	82
6	17	8	8	2	35
7	12	2	5	0	19
TOTAL (BLDG 2)	181	163	84	10	438

TOTAL	338	365	133	26	862
	39%	42%	15%	3%	100%



SECOND-FIFTH FLOOR PLANS

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



A1.12



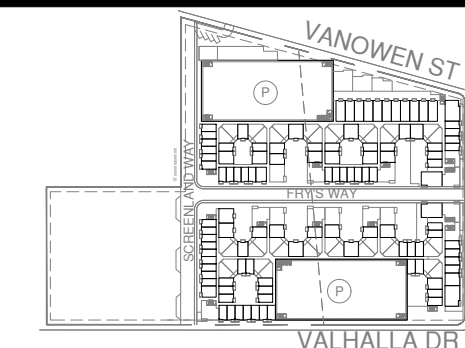
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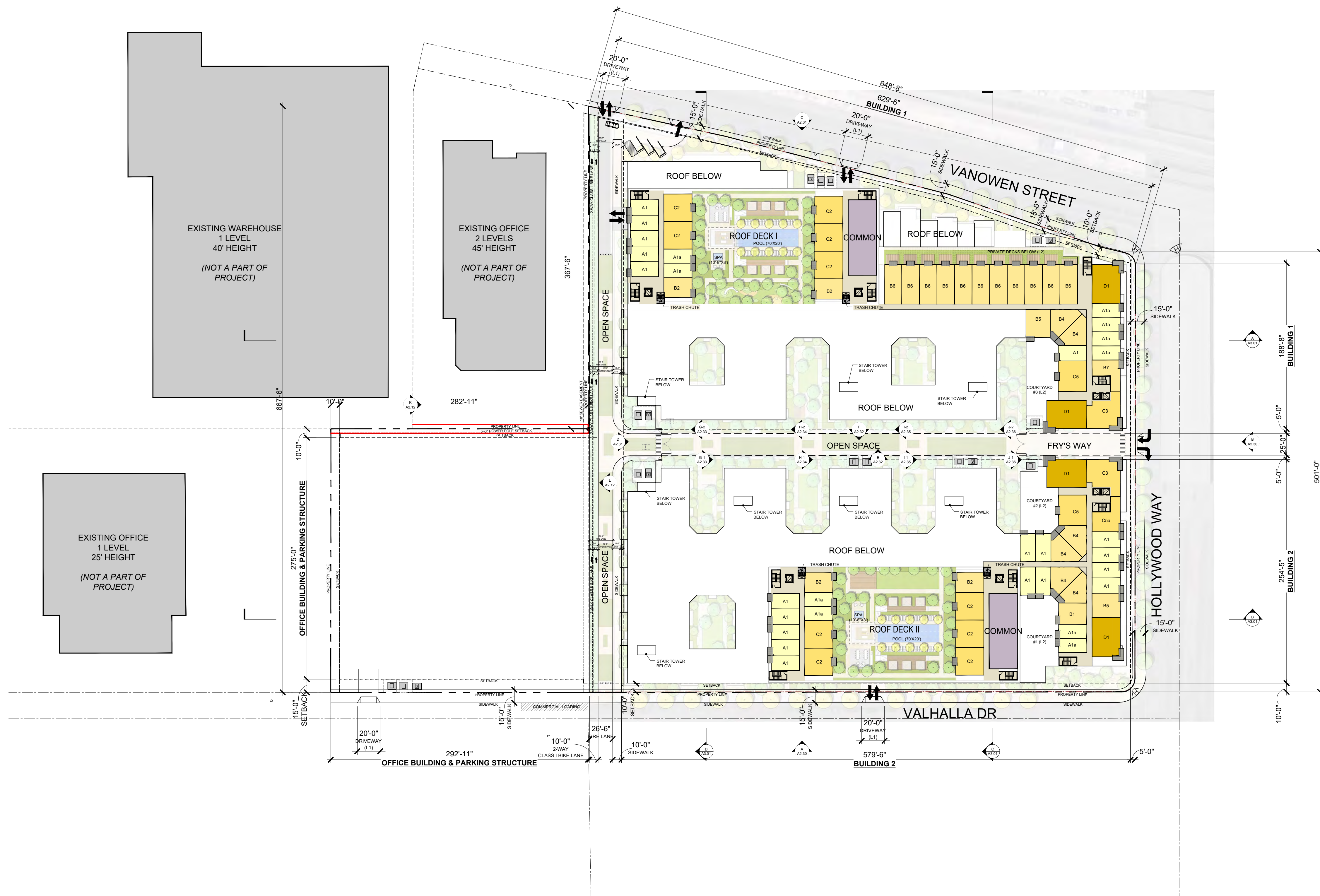
Attachment 6-1-27



KEYPLAN



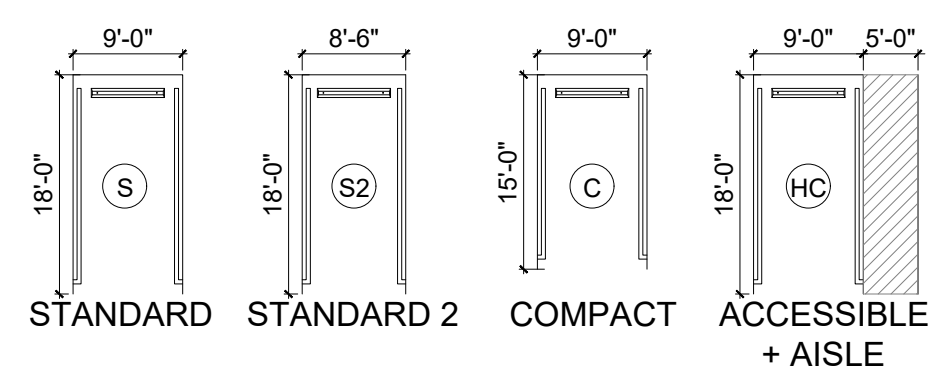
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BUILDING 1 (VANOWEN)					
LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	17	23	9	6	55
2	29	40	7	2	78
3	29	40	7	2	78
4	29	40	7	2	78
5	29	40	7	2	78
6	12	17	7	2	38
7	12	2	5	0	19
TOTAL (BLDG 1)	157	202	49	16	424

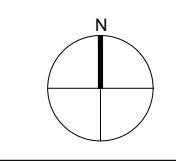
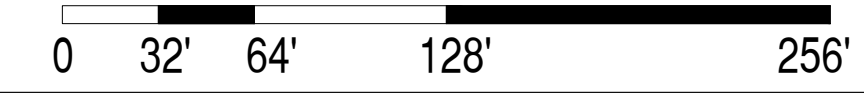
BUILDING 2 (VALHALLA)					
LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	20	25	11	0	56
2	33	32	15	2	82
3	33	32	15	2	82
4	33	32	15	2	82
5	33	32	15	2	82
6	17	8	8	2	35
7	12	2	5	0	19
TOTAL (BLDG 2)	181	163	84	10	438

TOTAL	338	365	133	26	862
	39%	42%	15%	3%	100%



SIXTH FLOOR PLAN

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

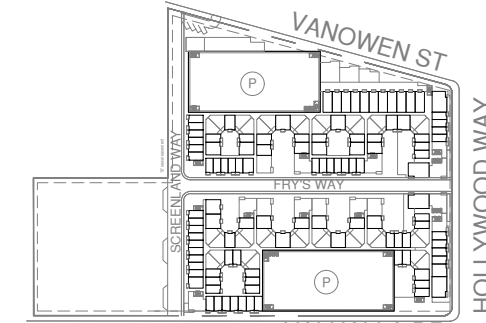


A1.13



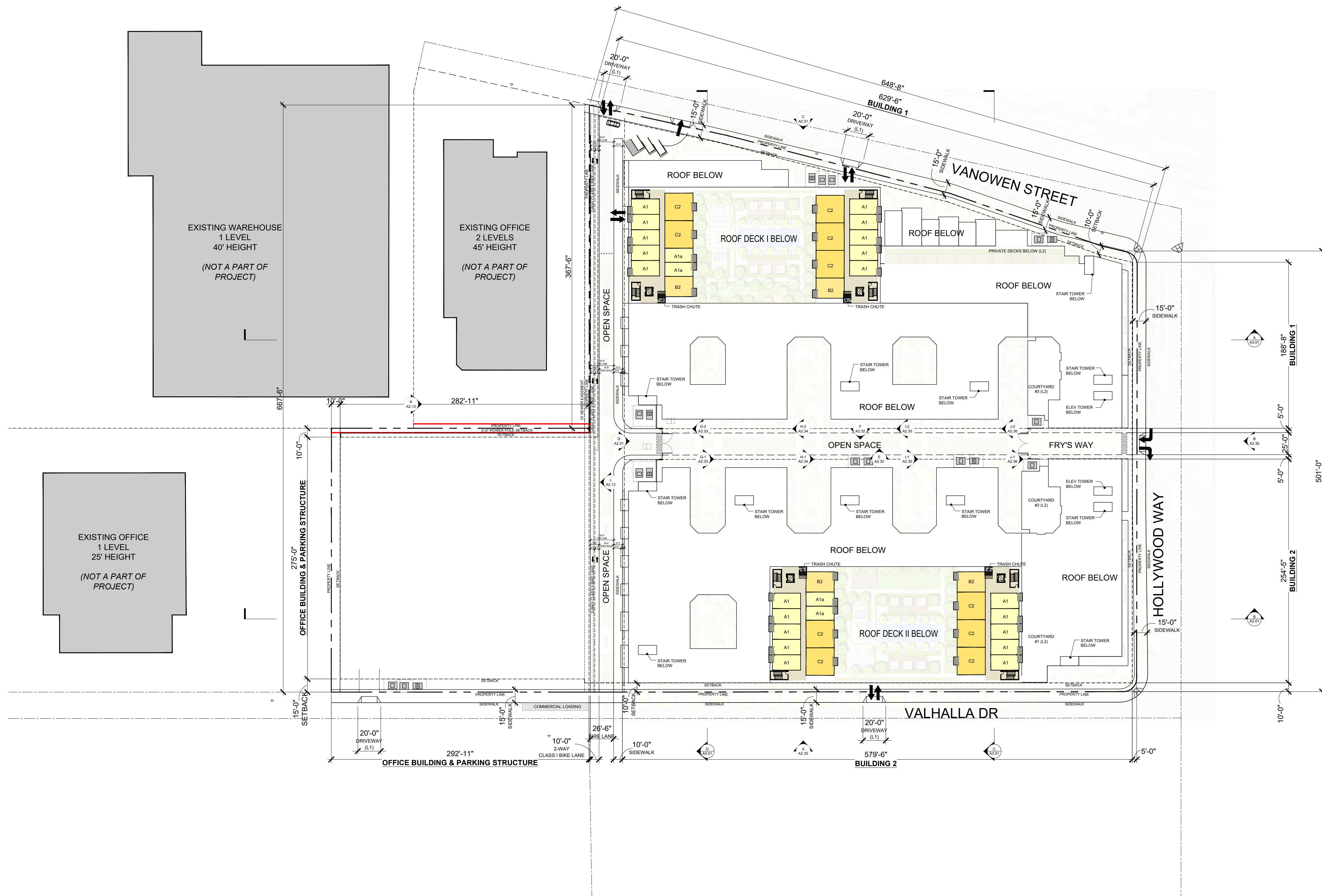
Burbank Aero Crossings

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DATE: 07/08/2021



KEYPLAN

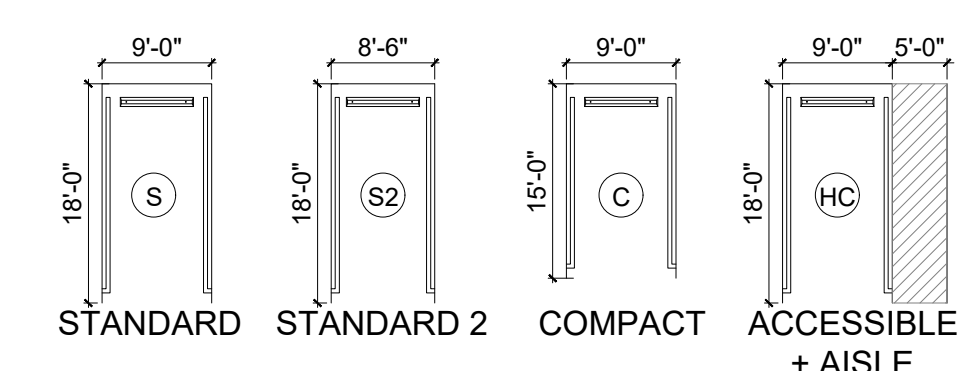




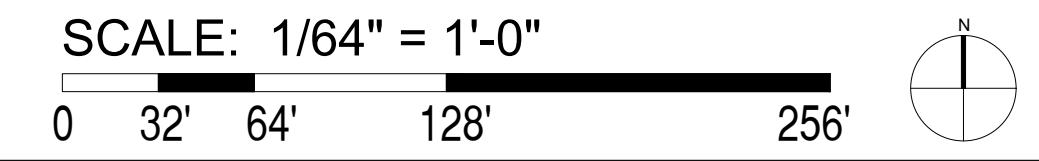
BUILDING 1 (VANOWEN)					
LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	17	23	9	6	55
2	29	40	7	2	78
3	29	40	7	2	78
4	29	40	7	2	78
5	29	40	7	2	78
6	12	17	7	2	38
7	12	2	5	0	19
TOTAL (BLDG 1)	157	202	49	16	424

BUILDING 2 (VALHALLA)					
LEVEL	STUDIO	1-BD	2-BD	3-BD	TOTAL
1	20	25	11	0	56
2	33	32	15	2	82
3	33	32	15	2	82
4	33	32	15	2	82
5	33	32	15	2	82
6	17	8	8	2	35
7	12	2	5	0	19
TOTAL (BLDG 2)	181	163	84	10	438

TOTAL	338	365	133	26	862
	39%	42%	15%	3%	100%



SEVENTH FLOOR PLAN

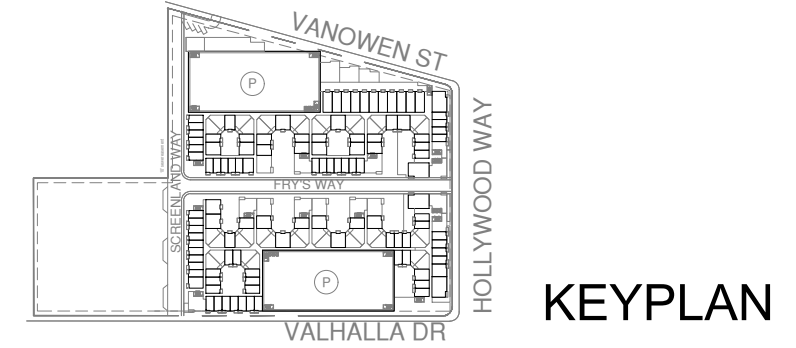


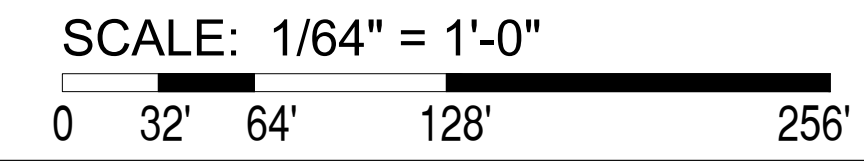
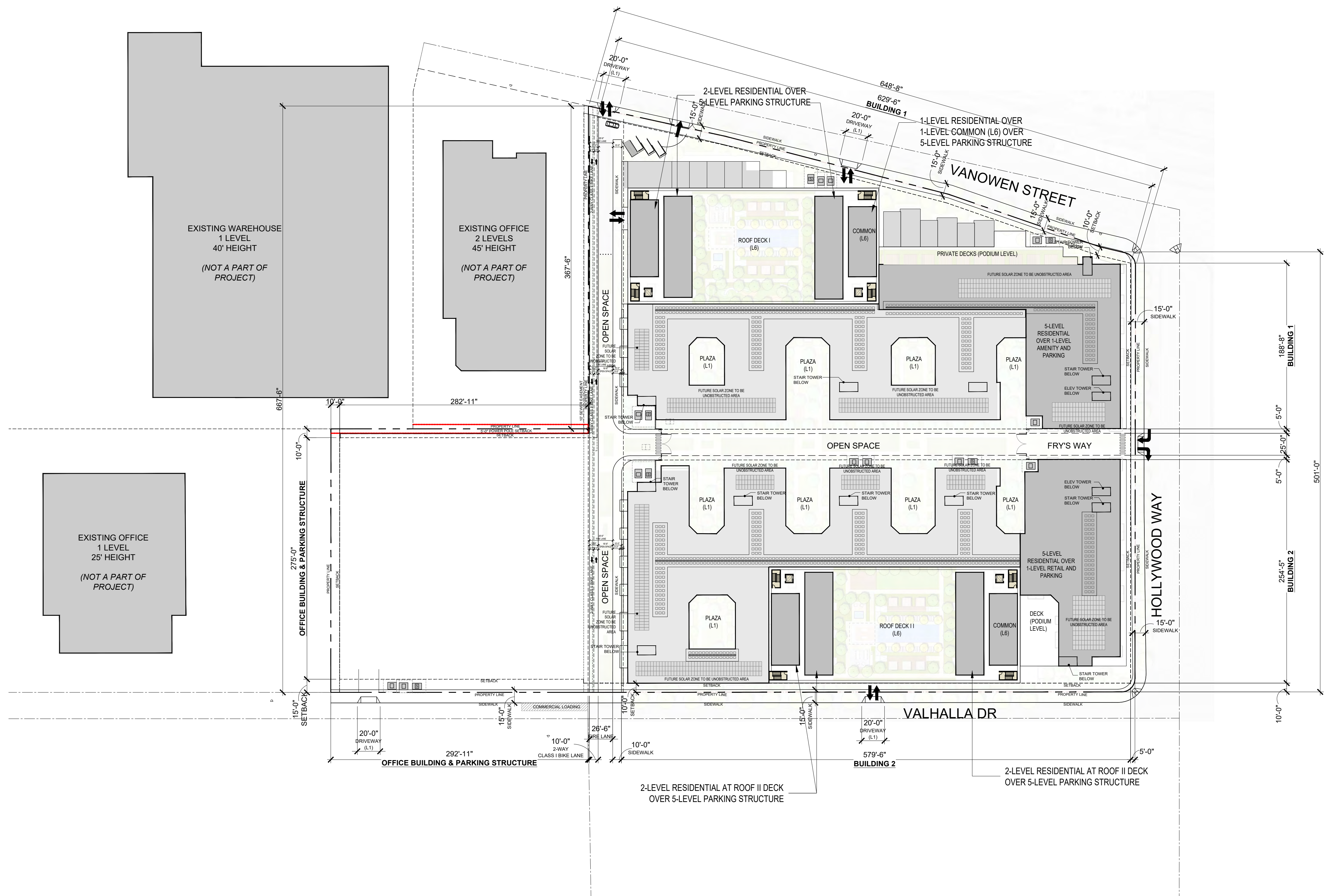
A1.14



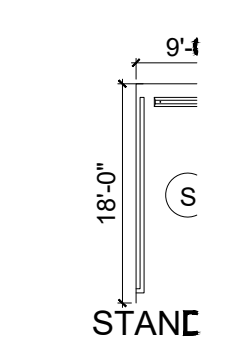
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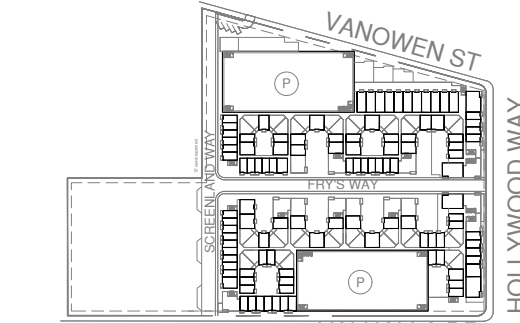
ROOF PLAN



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Attachment 6-1-30



KEYPLAN





RESIDENTIAL VIEW 1



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Attachment 6-1-31



KEYPLAN





RESIDENTIAL VIEW 2



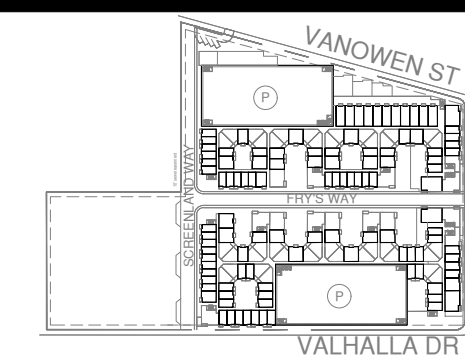
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Attachment 6-1-32



KEYPLAN





RESIDENTIAL VIEW 3



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Attachment 6-1-33



KEYPLAN



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RESIDENTIAL VIEW 4

A1.22a



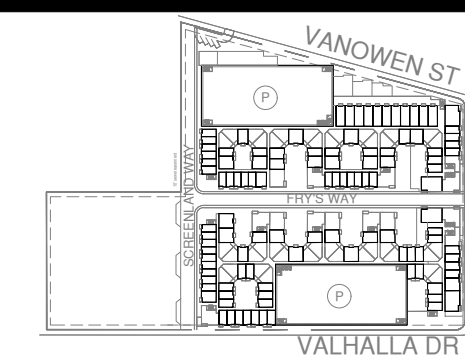
Burbank Aero Crossings

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Attachment 6-1-34



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RESIDENTIAL VIEW 5



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Attachment 6-1-35



KEYPLAN





RESIDENTIAL VIEW 6



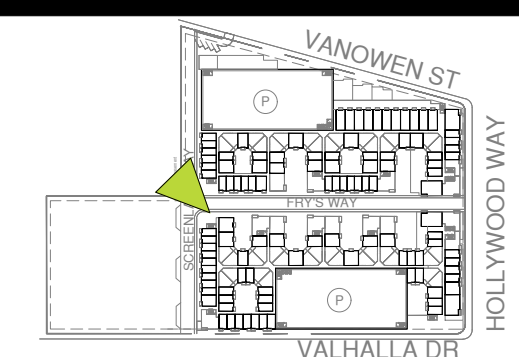
Burbank Aero Crossings

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Attachment 6-1-36



KEYPLAN





RESIDENTIAL TOWNHOUSE & RETAIL VIEW 7

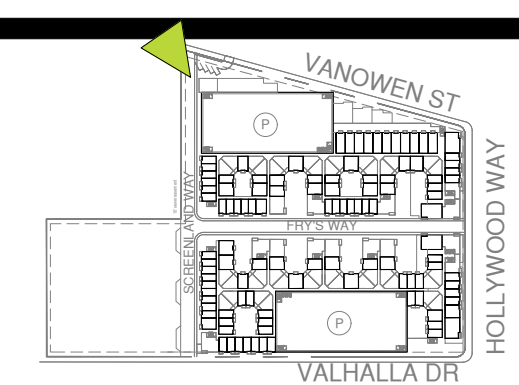


Burbank Aero Crossings

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Attachment 6-1-37



KEYPLAN





RESIDENTIAL & LIVE / WORK VIEW 8

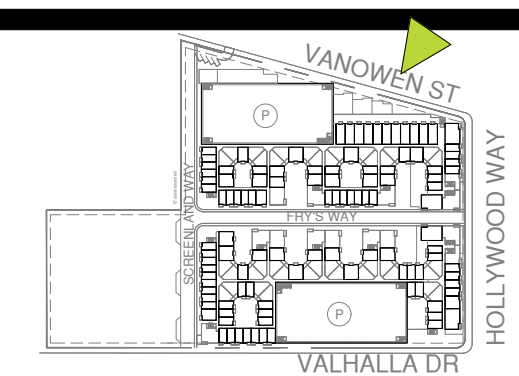


Burbank Aero Crossings

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Attachment 6-1-38



KEYPLAN





RESIDENTIAL & LIVE / WORK VIEW 9



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Attachment 6-1-39



KEYPLAN





RESIDENTIAL & LIVE / WORK VIEW 10



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Attachment 6-1-40



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RESIDENTIAL & LIVE / WORK VIEW 11



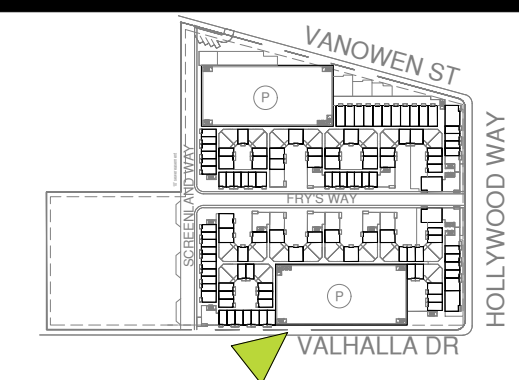
Burbank Aero Crossings

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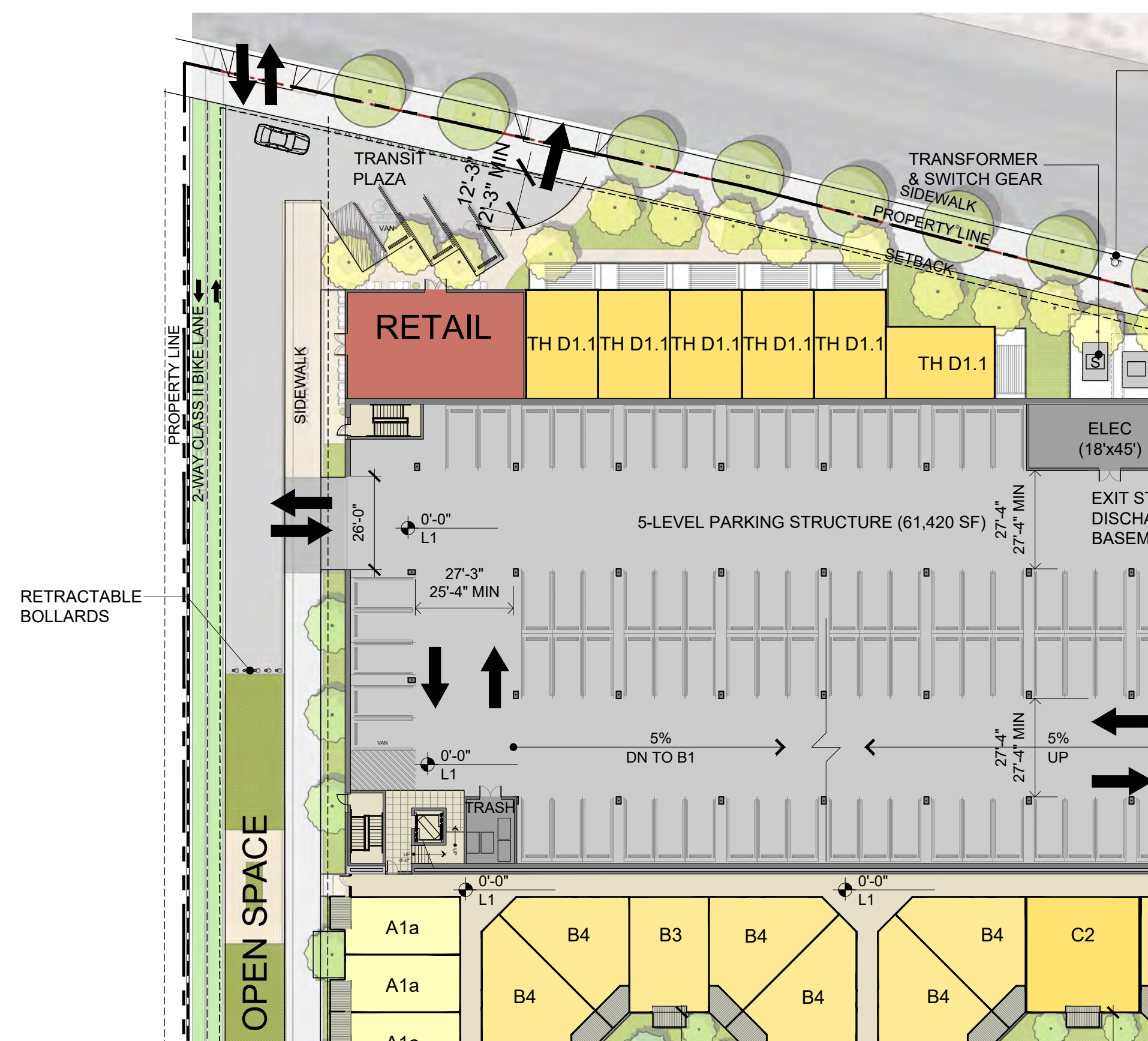
DATE: 07/08/2021

Attachment 6-1-41

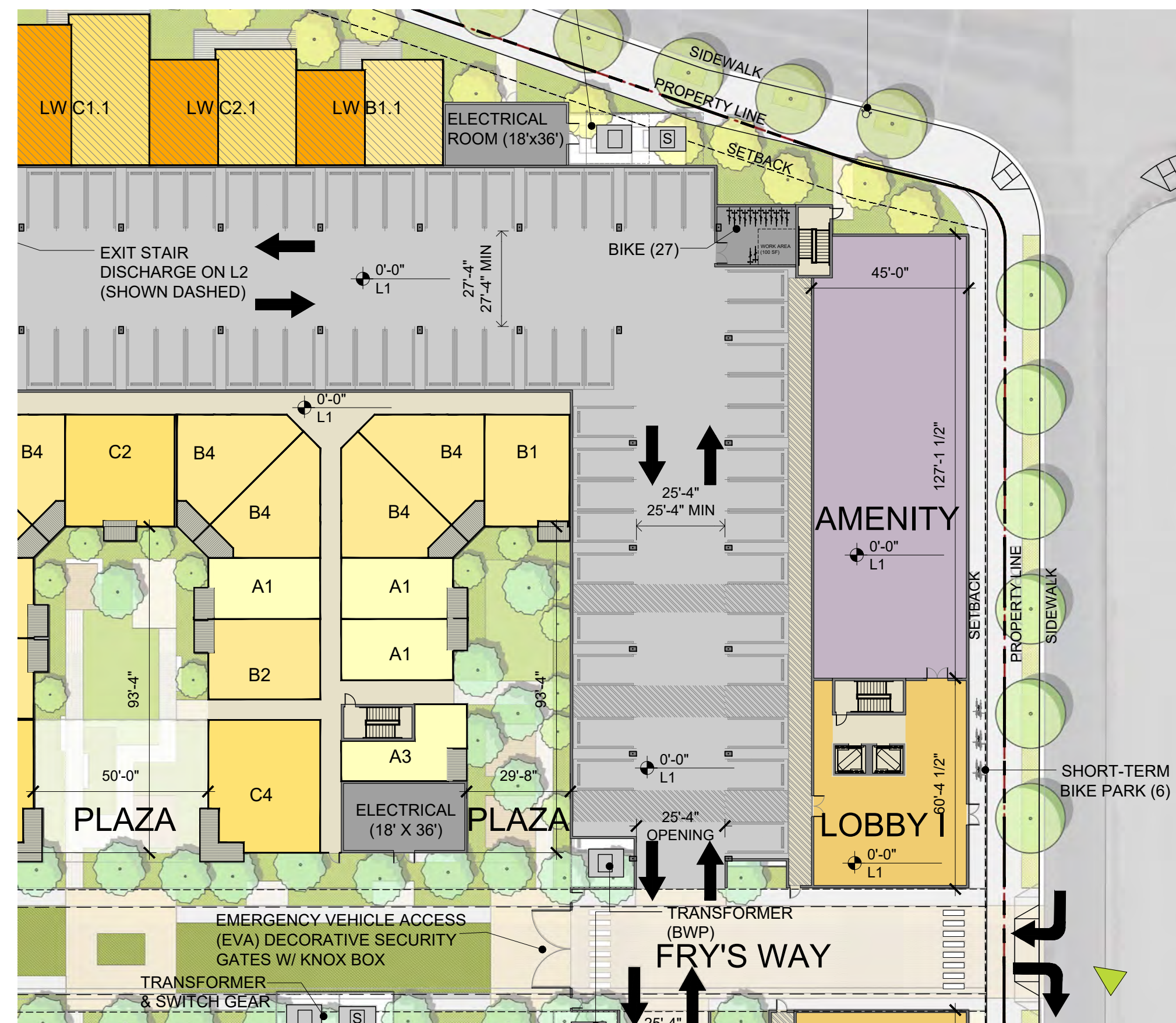


KEYPLAN





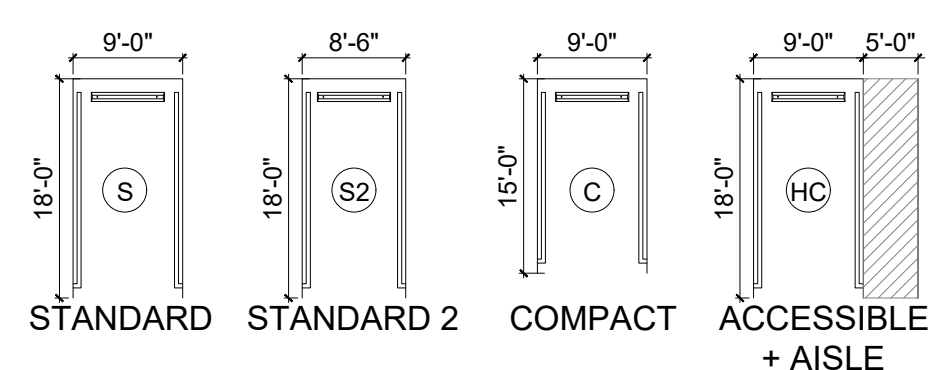
1. TRANSIT PLAZA



2. RESIDENTIAL LOBBY AND AMENITY

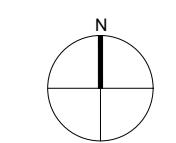
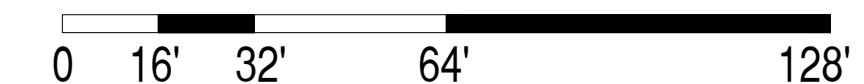


3. RESIDENTIAL LOBBY AND RETAIL PLAZA



ENLARGED FIRST FLOOR AMENITIES

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



A1.31



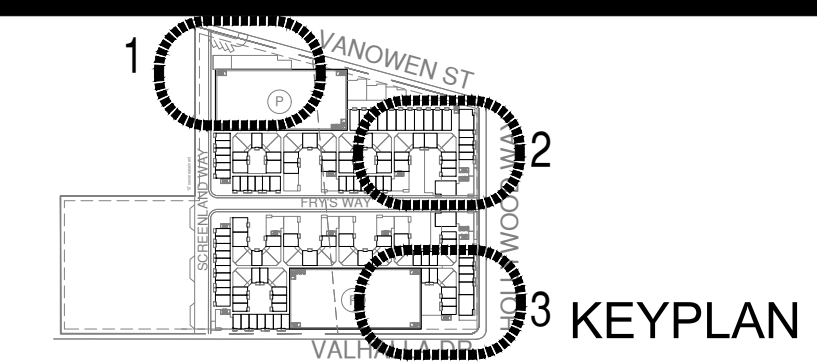
Burbank Aero Crossings

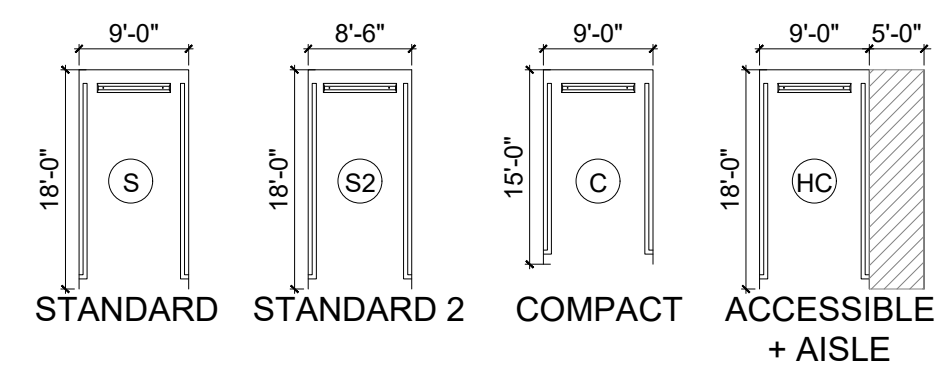
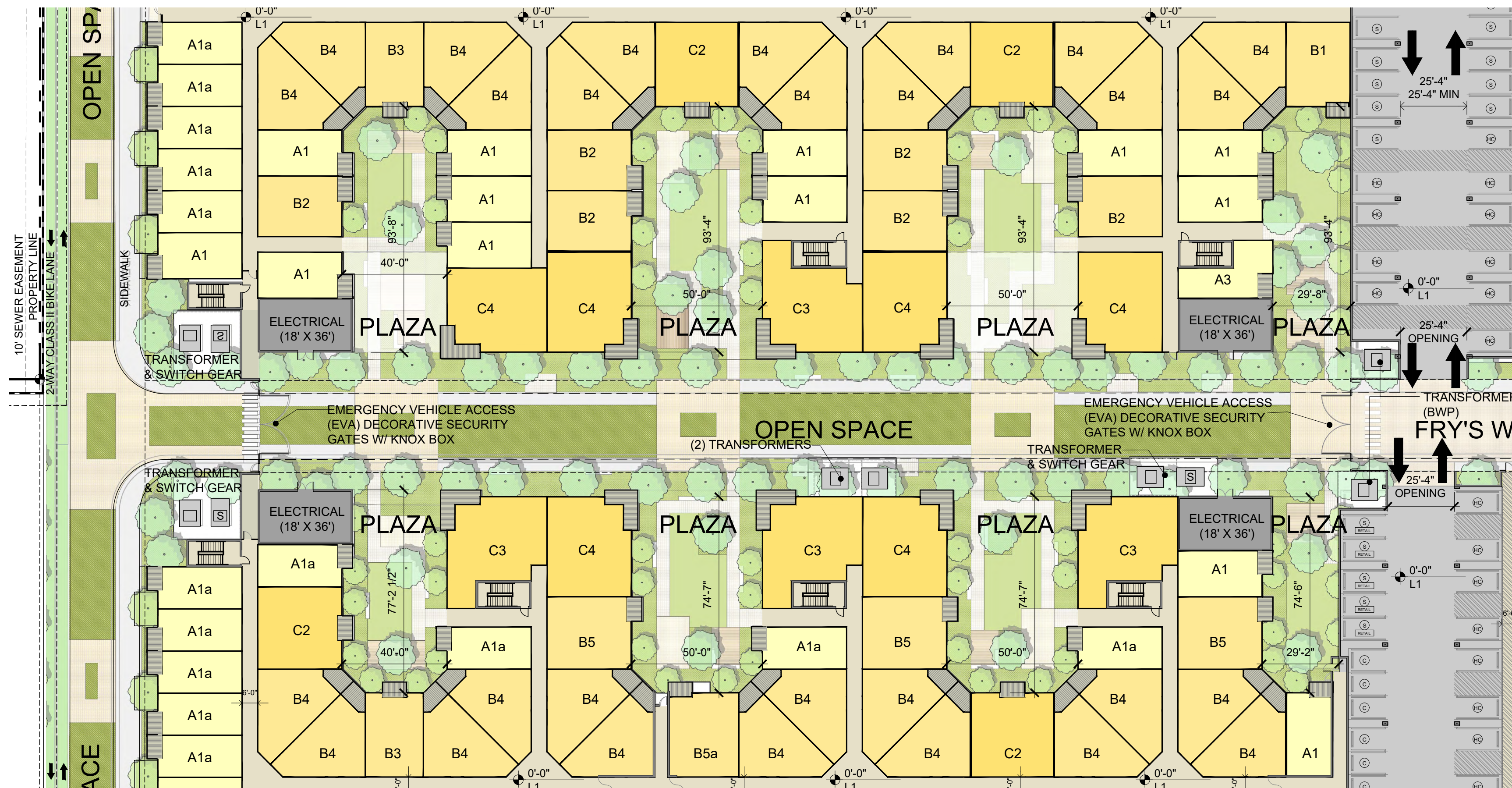
2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL

DATE: 07/08/2021

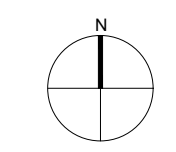
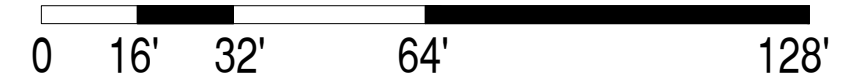
Attachment 6-1-42





ENLARGED RESIDENTIAL PLAZAS

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



A1.32



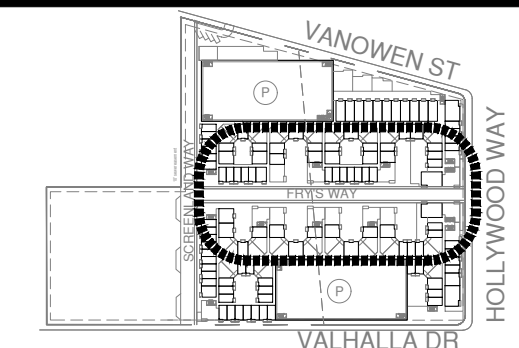
Burbank Aero Crossings

2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505

ENTITLEMENT SUBMITTAL

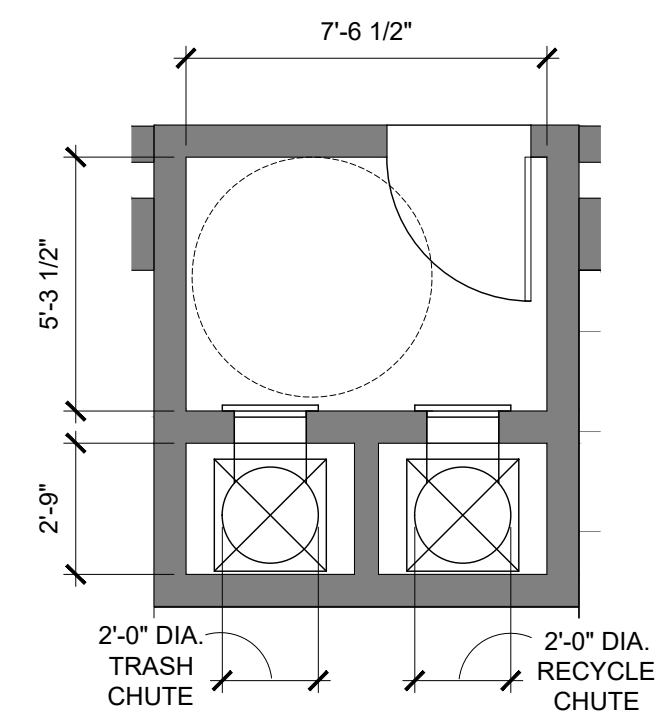
DATE: 07/08/2021

Attachment 6-1-43

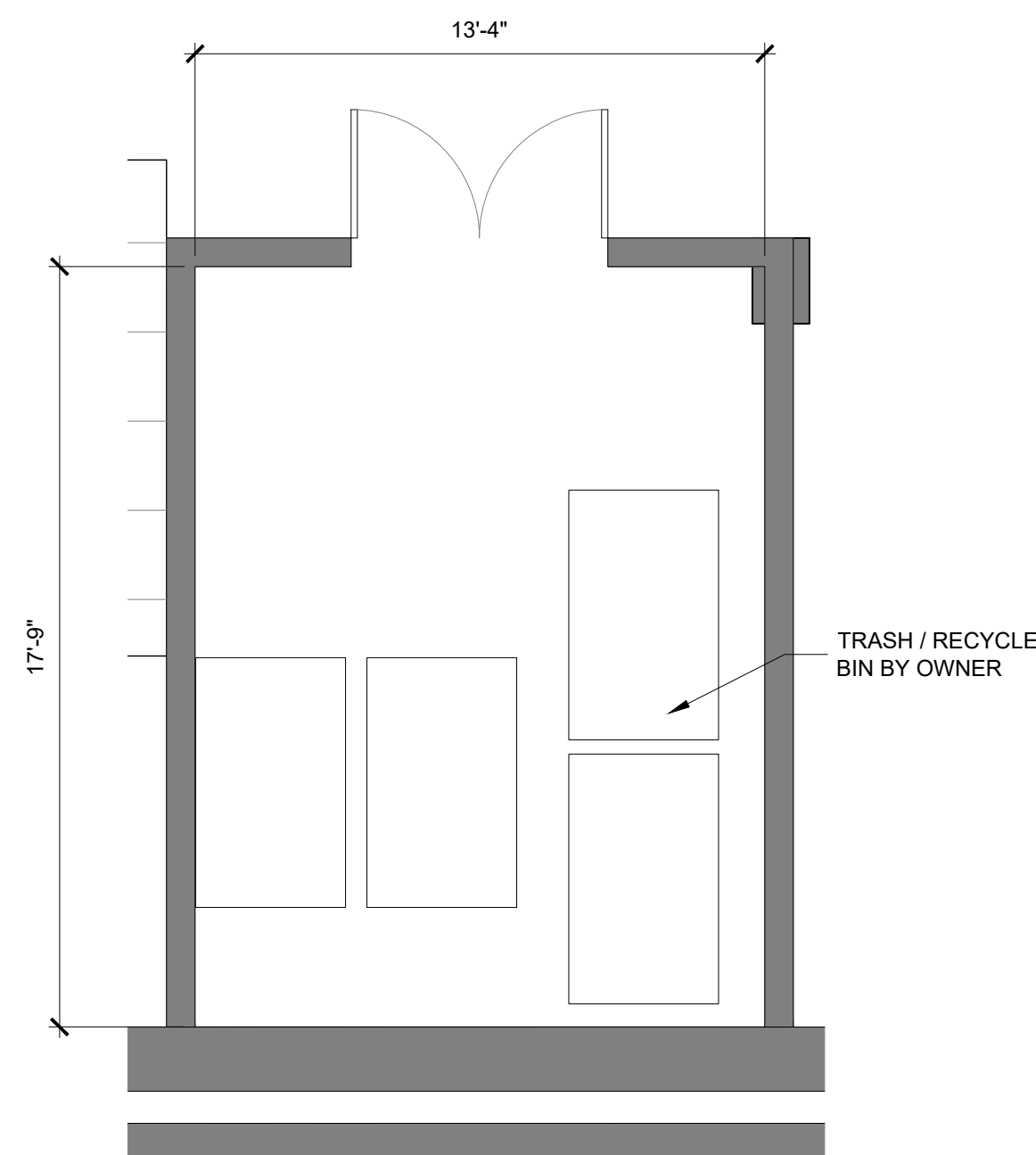


KEYPLAN

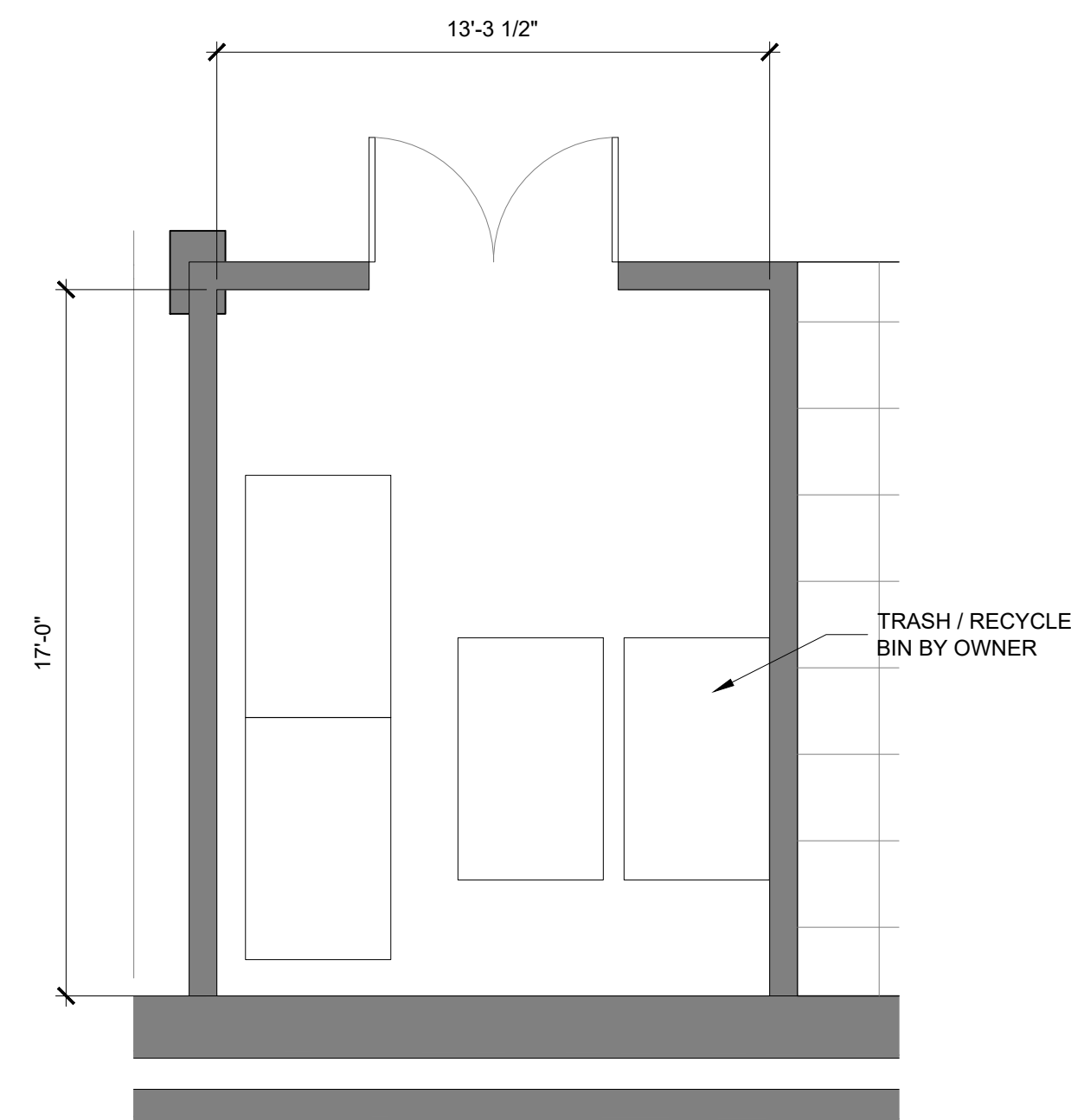




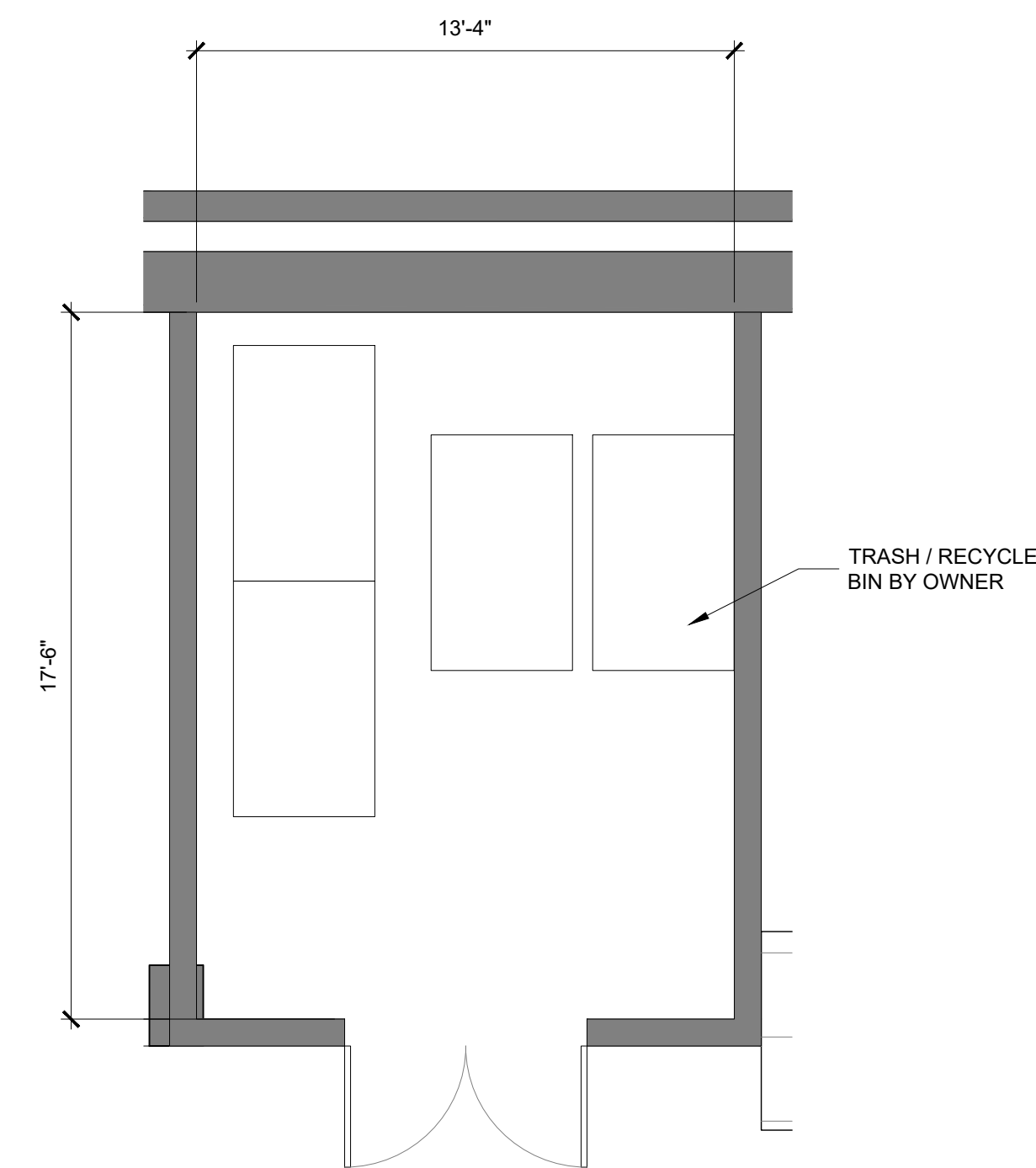
TYPICAL RESIDENTIAL TRASH VESTIBULE
- SECOND TO SEVENTH FLOORS



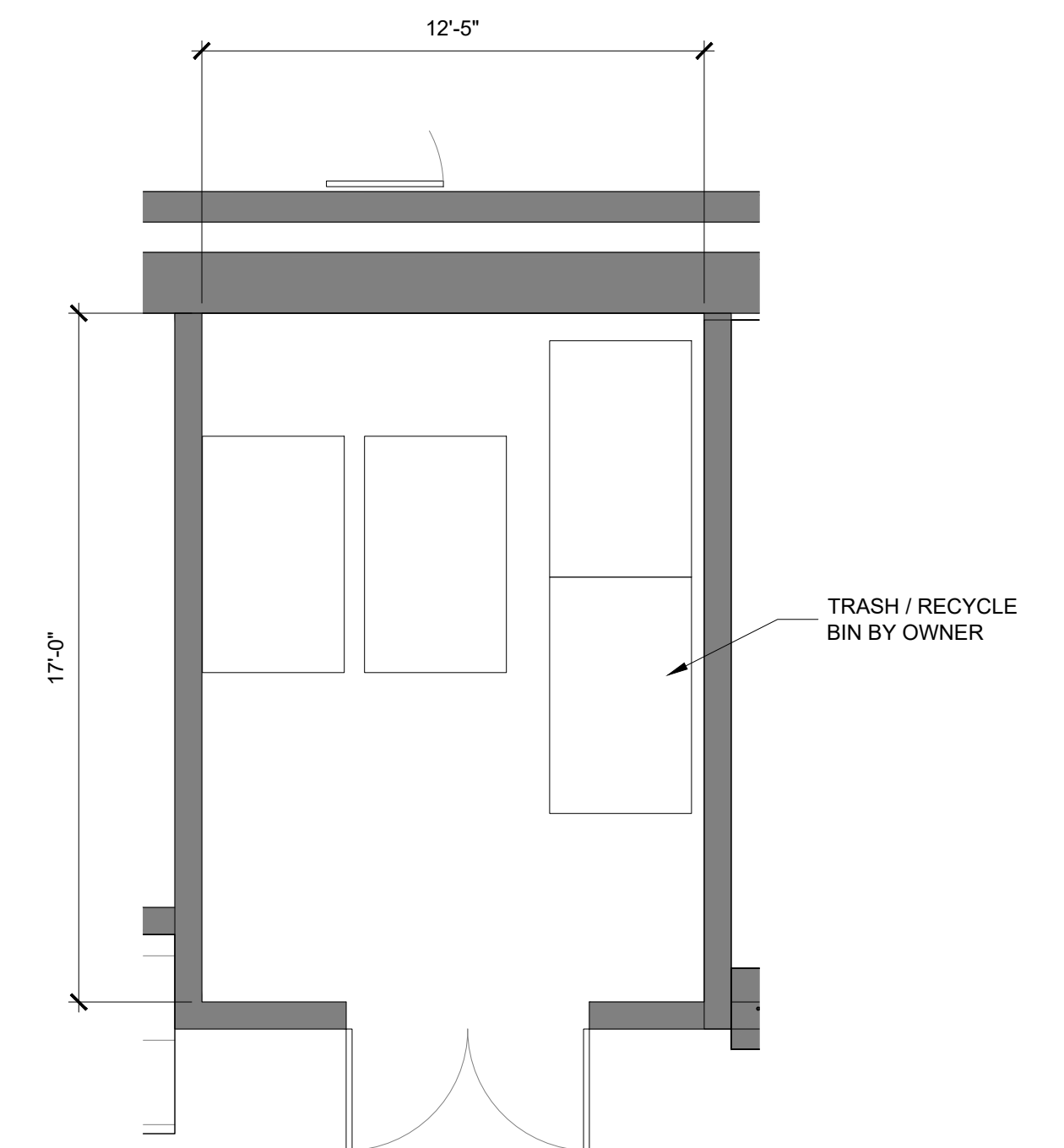
BUILDING 1 - FIRST FLOOR
ENLARGED TRASH ROOM #1



BUILDING 1 - FIRST FLOOR
ENLARGED TRASH ROOM #2



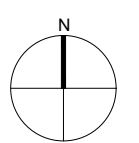
BUILDING 2 - FIRST FLOOR
ENLARGED TRASH ROOM #1



BUILDING 2 - FIRST FLOOR
ENLARGED TRASH ROOM #2

ENLARGED TRASH ROOMS

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



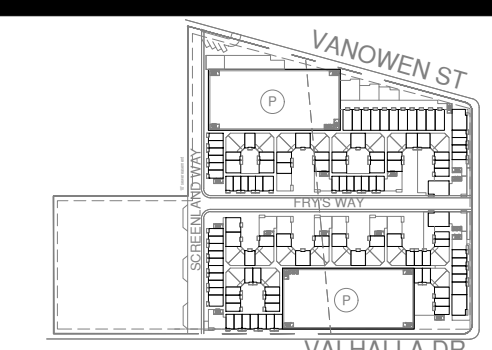
Burbank Aero Crossings

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ENTITLEMENT SUBMITTAL

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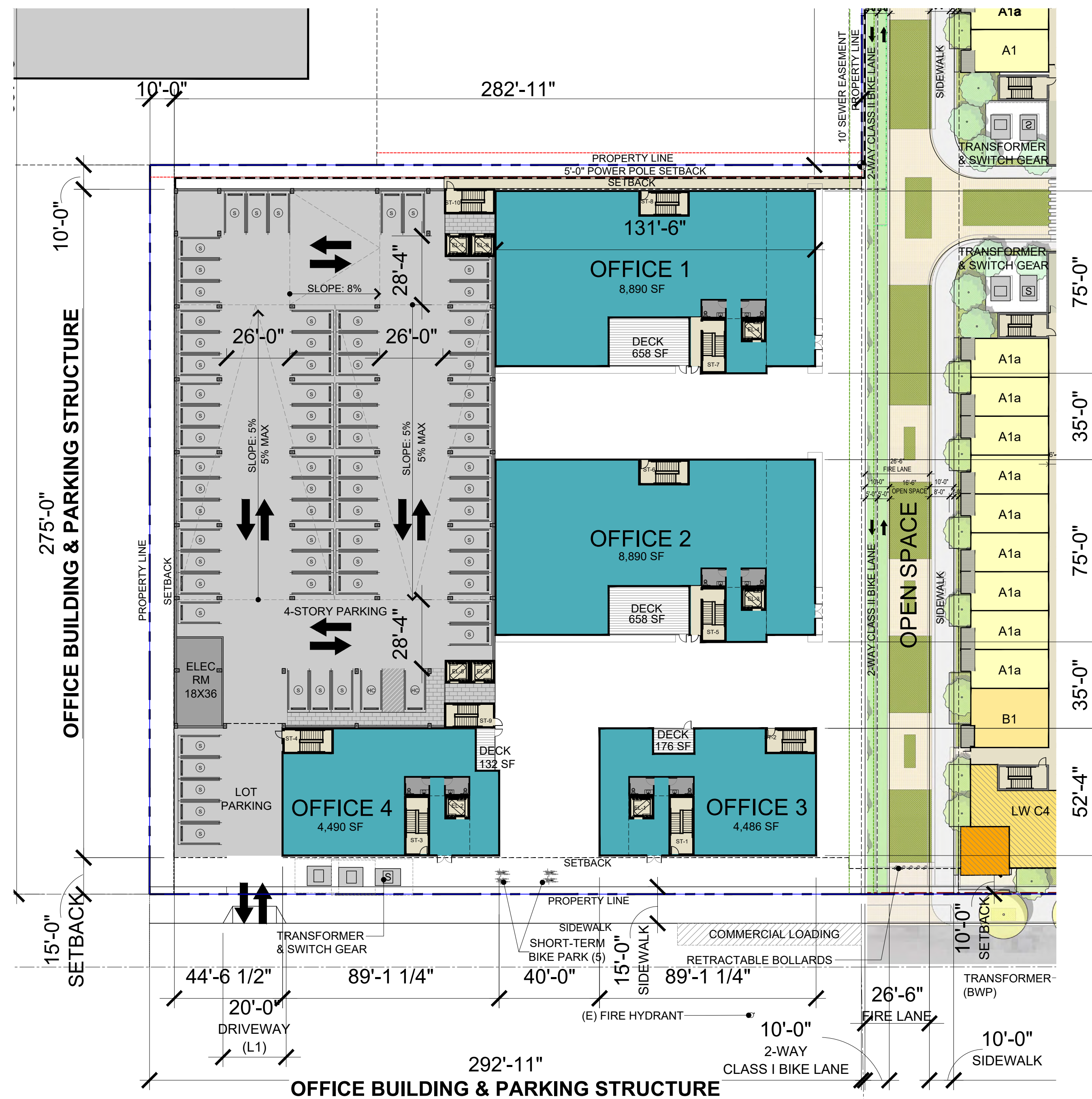
Attachment 6-1-44



KEYPLAN



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3- OFFICE

Office Building off Vahalla
 Allowable FAR: 1.25 REGIONAL COMMERCIAL
 Propose Height of Building: 57'-7" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (4-STORY)
 3-STORY OFFICE, 4-STORY PARKING STRUCTURE WITH ROOF LEVEL PARKING

OFFICE BUILDING SF SUMMARY
 Building Area: 84,900 SF
 Excludes: Parking Structure, Exterior Patios and Sky Decks, Exterior Walls

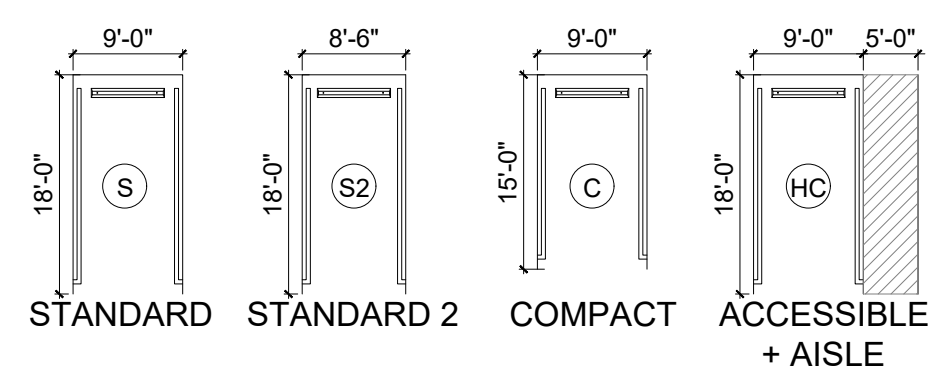
OFFICE PARKING REQUIRED & PROVIDED
 3 spaces / 1,000 (Division 2 10-1-1408) sf = 255 SPACES

Bike Parking: Commercial Office and Retail (Combined) 94,600 SF



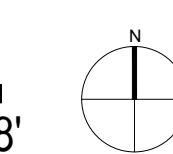
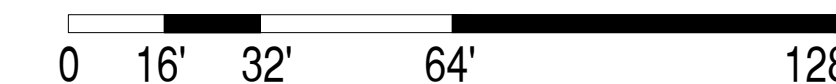
OFFICE OPTION 1						
GROSS SQFT - PER FLOOR						
(EXTERIOR DECK / PATIO NOT INCLUDED IN TOTAL GSF)						
FLOOR	OFFICE 1	OFFICE 2	OFFICE 3	OFFICE 4	COVERED PATIO	EXTERIOR PATIO
3	8,100	8,100	4,300	4,300	3,300	3,500
2	9,200	9,200	4,300	4,300	1,400	62
1	8,900	8,900	4,500	4,500	1,600	57
TOTAL	26,200	26,200	13,100	13,100	6,300	3,500
TOTAL GSF + COVERED PATIO					84,900	

OFFICE PARKING PROVIDED						
LEVEL	S	HC	C	T	TOTAL	
4	60	2				62
3	60	2				62
2	60	2				62
1	55	2				57
TOTAL	235					243



OFFICE CAMPUS: FIRST FLOOR PLAN

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



A2.11



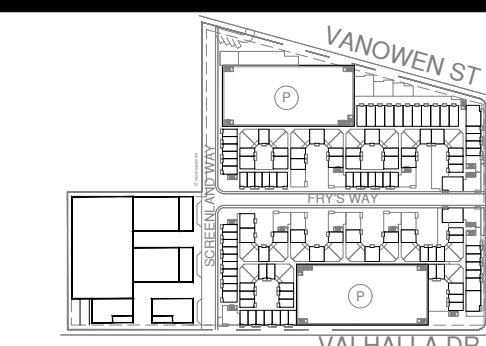
Burbank Aero Crossings

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ENTIREMENT SUBMITTAL

DATE: 07/08/2021

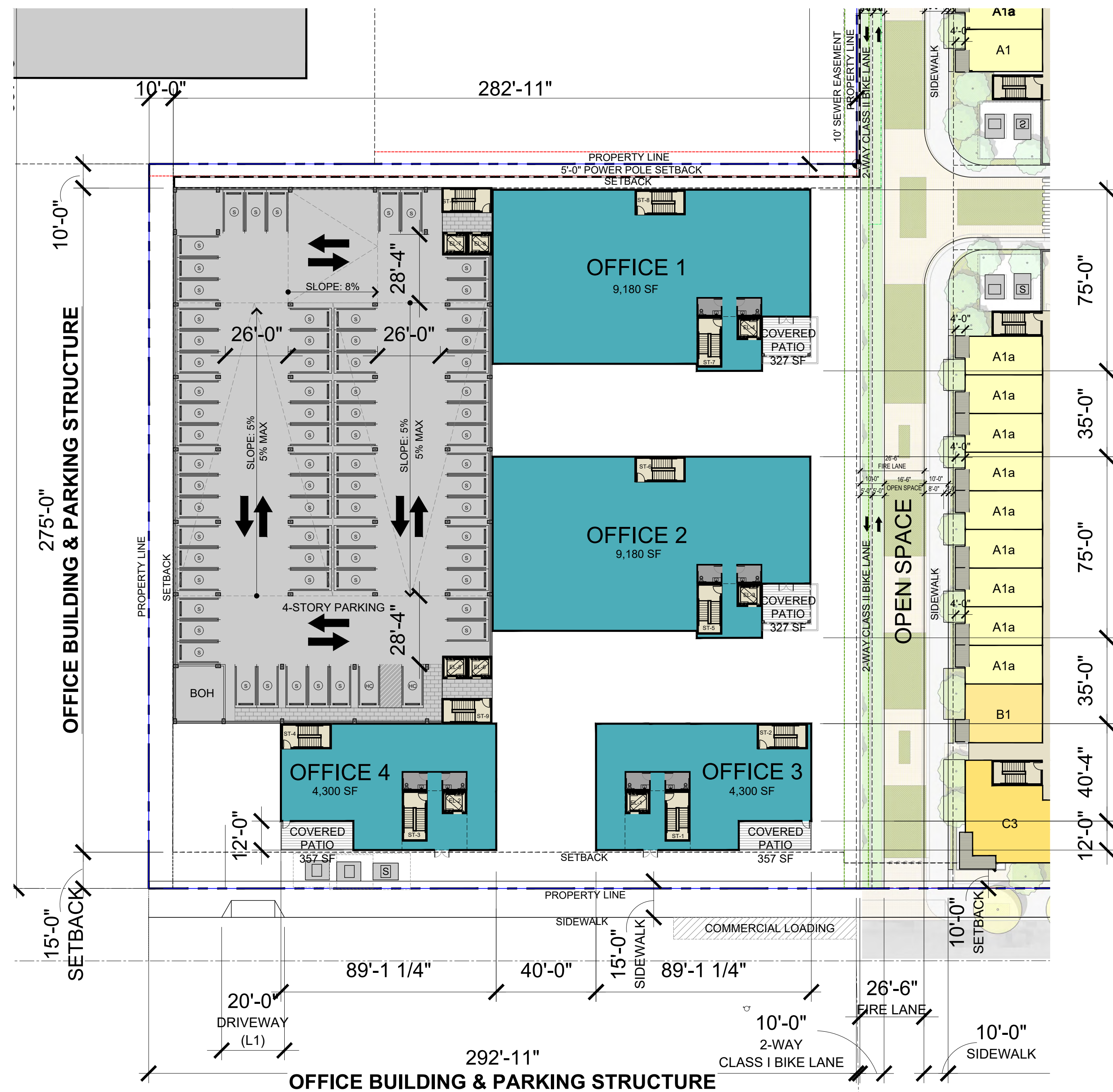
Attachment 6-1-45



KEYPLAN



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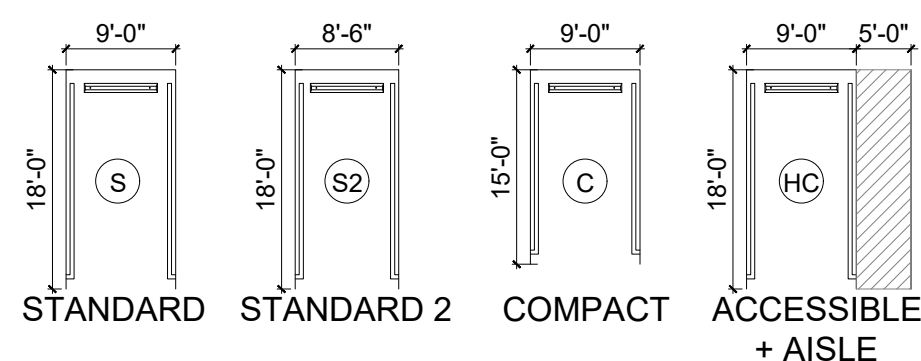


3- OFFICE

Office Building off Vahalla	1.25 REGIONAL COMMERCIAL
Allowable FAR	1.25 REGIONAL COMMERCIAL
Propose Height of Building	57'-7" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (4-STORY) 3-STORY OFFICE, 4-STORY PARKING STRUCTURE WITH ROOF LEVEL PARKING
OFFICE BUILDING SF SUMMARY	84,900 SF
Building Area	84,900 SF
Excludes: Parking Structure, Exterior Patios and Sky Decks, Exterior Walls	
OFFICE PARKING REQUIRED & PROVIDED	255 SPACES
3 spaces / 1,000 (Division 2 10-1-1408) sf=	
Bike Parking: Commercial Office and Retail (Combined)	94,600 SF

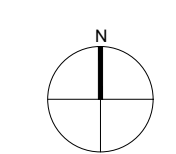
OFFICE OPTION 1						
GROSS SQFT - PER FLOOR						
(EXTERIOR DECK / PATIO NOT INCLUDED IN TOTAL GSF)						
FLOOR	OFFICE 1	OFFICE 2	OFFICE 3	OFFICE 4	COVERED PATIO	EXTERIOR PATIO
3	8,100	8,100	4,300	4,300	3,300	3,500
2	9,200	9,200	4,300	4,300	1,400	62
1	8,900	8,900	4,500	4,500	1,600	57
TOTAL	26,200	26,200	13,100	13,100	6,300	3,500
			78,600		6,300	3,500
TOTAL GSF + COVERED PATIO					84,900	

OFFICE PARKING PROVIDED						
LEVEL	S	HC	C	T	TOTAL	
4	60	2				62
3	60	2				62
2	60	2				62
1	55	2				57
TOTAL	235					
TOTAL	235	8				243



OFFICE CAMPUS: SECOND FLOOR PLAN

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



A2.12



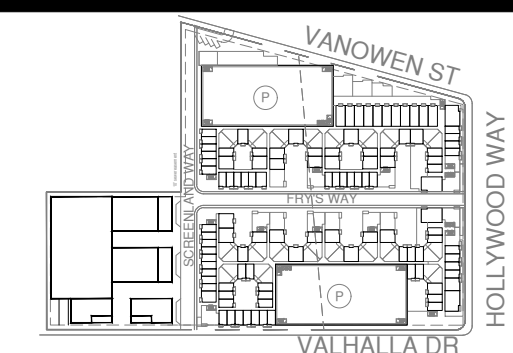
Burbank Aero Crossings

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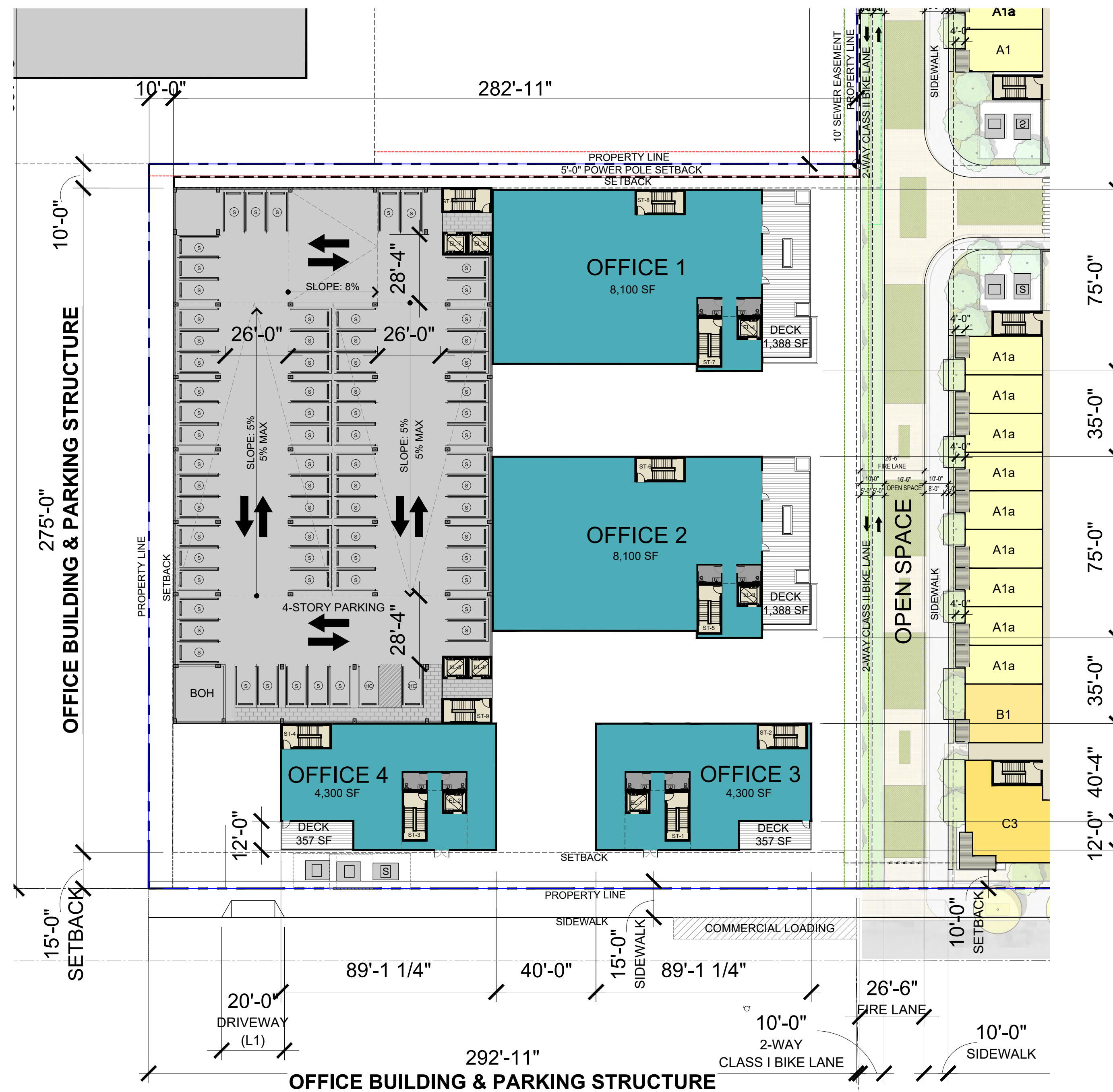
DATE: 07/08/2021

Attachment 6-1-46



KEYPLAN



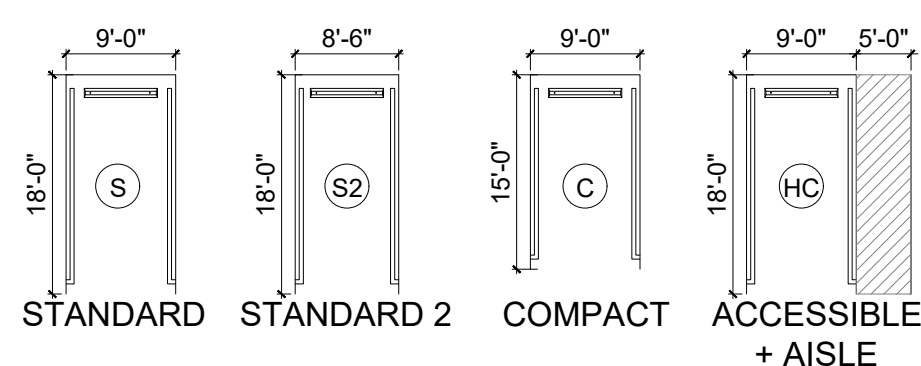


3- OFFICE

Office Building off Vahalla	1.25 REGIONAL COMMERCIAL
Allowable FAR	1.25 REGIONAL COMMERCIAL
Propose Height of Building	57'-7" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (4-STORY) 3-STORY OFFICE, 4-STORY PARKING STRUCTURE WITH ROOF LEVEL PARKING
OFFICE BUILDING SF SUMMARY	84,900 SF
Building Area	84,900 SF
Excludes: Parking Structure, Exterior Patios and Sky Decks, Exterior Walls	
OFFICE PARKING REQUIRED & PROVIDED	255 SPACES
3 spaces / 1,000 (Division 2 10-1-1408) sf=	
Bike Parking: Commercial Office and Retail (Combined)	94,600 SF

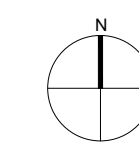
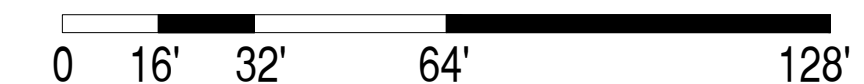
OFFICE OPTION 1						
GROSS SQFT - PER FLOOR						
(EXTERIOR DECK / PATIO NOT INCLUDED IN TOTAL GSF)						
FLOOR	OFFICE 1	OFFICE 2	OFFICE 3	OFFICE 4	COVERED PATIO	EXTERIOR PATIO
3	8,100	8,100	4,300	4,300	3,300	3,500
2	9,200	9,200	4,300	4,300	1,400	62
1	8,900	8,900	4,500	4,500	1,600	62
TOTAL	26,200	26,200	13,100	13,100	6,300	3,500
			78,600		6,300	3,500
TOTAL GSF + COVERED PATIO					84,900	

OFFICE PARKING PROVIDED						
LEVEL	S	HC	C	T	TOTAL	
4	60	2				62
3	60	2				62
2	60	2				62
1	55	2				57
TOTAL	235					
TOTAL	235	8				243



OFFICE CAMPUS: THIRD FLOOR PLAN

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



A2.13



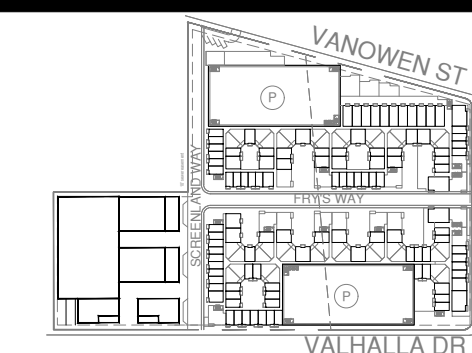
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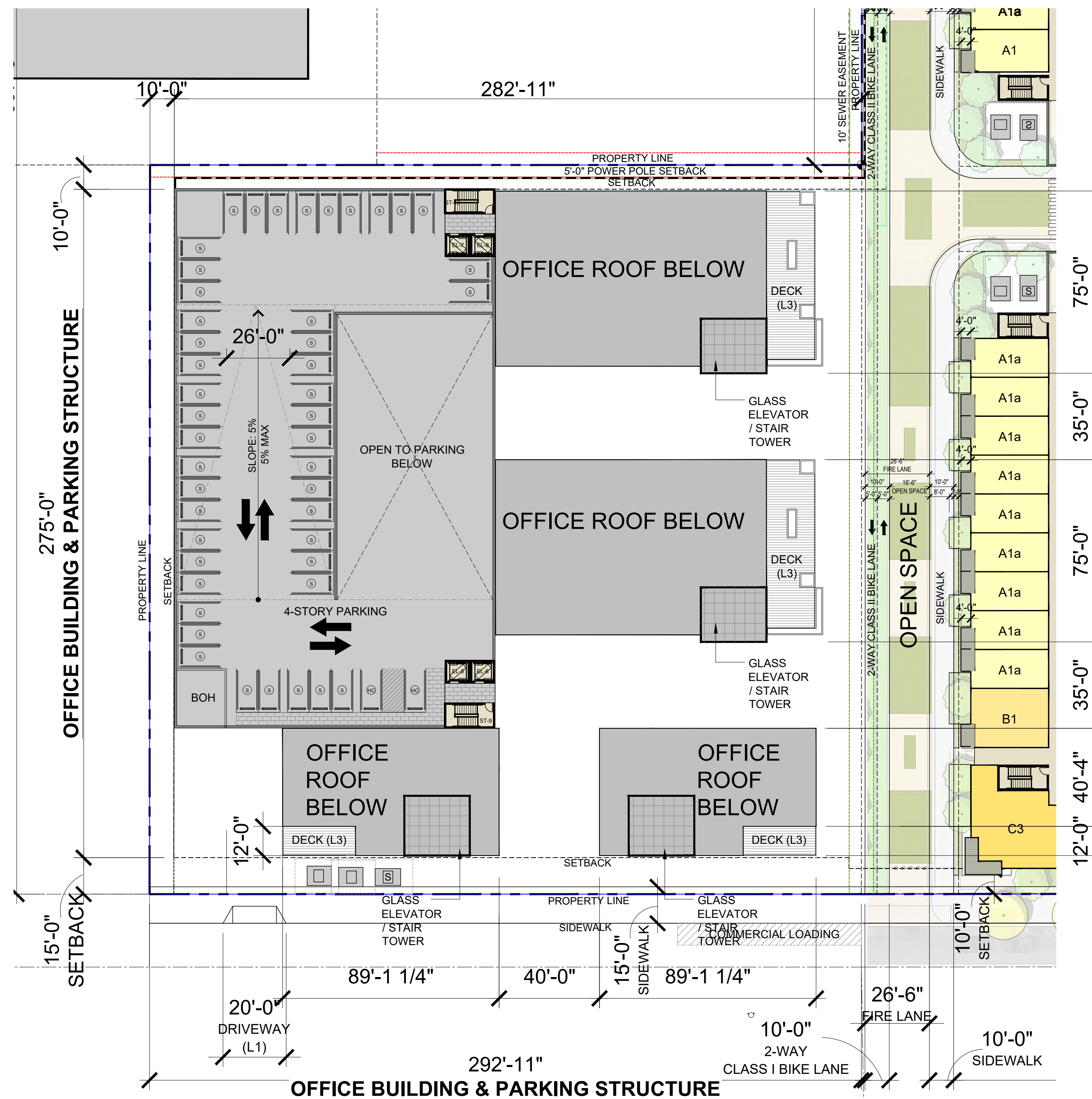
DATE: 07/08/2021

Attachment 6-1-47



KEYPLAN





3- OFFICE

Office Building off Vahalla
 Allowable FAR: 1.25 REGIONAL COMMERCIAL
 Propose Height of Building: 57'-7" TO HIGHEST CEILING OF BUILDING FROM AVERAGE GRADE PLANE (4-STORY)
 3-STORY OFFICE, 4-STORY PARKING STRUCTURE WITH ROOF LEVEL PARKING

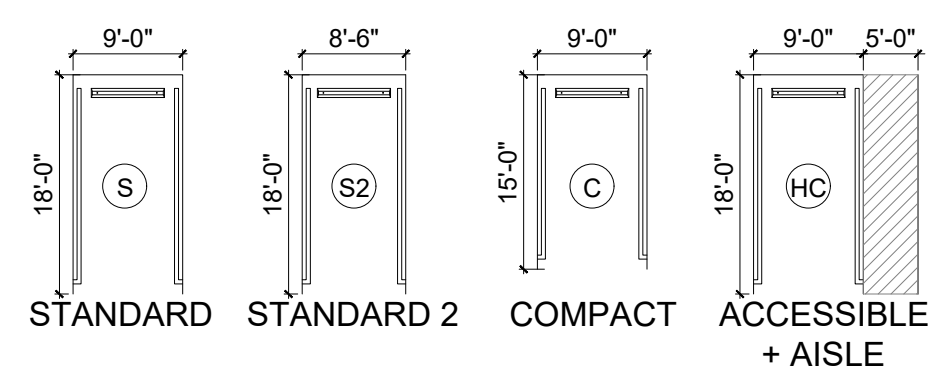
OFFICE BUILDING SF SUMMARY
 Building Area: 84,900 SF
 Excludes: Parking Structure, Exterior Patios and Sky Decks, Exterior Walls

OFFICE PARKING REQUIRED & PROVIDED
 3 spaces / 1,000 (Division 2 10-1-1408) sf = 255 SPACES

Bike Parking: Commercial Office and Retail (Combined) 94,600 SF

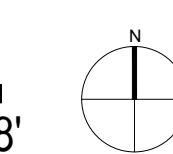
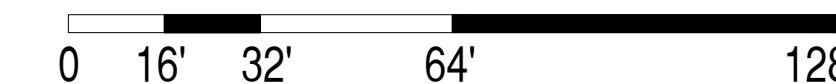
OFFICE OPTION 1							
GROSS SQFT - PER FLOOR							
(EXTERIOR DECK / PATIO NOT INCLUDED IN TOTAL GSF)							
FLOOR	OFFICE 1	OFFICE 2	OFFICE 3	OFFICE 4	COVERED PATIO	EXTERIOR PATIO	
3	8,100	8,100	4,300	4,300	3,300	3,500	
2	9,200	9,200	4,300	4,300	1,400	62	
1	8,900	8,900	4,500	4,500	1,600	57	
TOTAL	26,200	26,200	13,100	13,100	6,300	3,500	
TOTAL GSF + COVERED PATIO					84,900		

OFFICE PARKING PROVIDED						
LEVEL	S	HC	C	T	TOTAL	
4	60	2				62
3	60	2				62
2	60	2				62
1	55	2				57
TOTAL	235					243



OFFICE CAMPUS: FOURTH FLOOR PLAN

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



A2.14



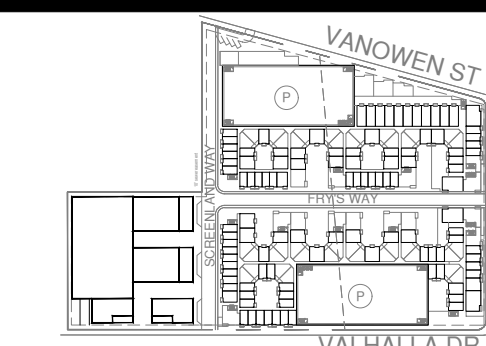
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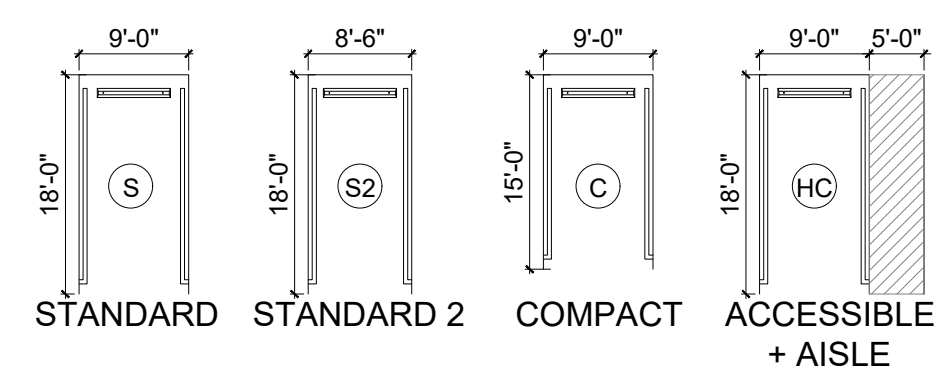
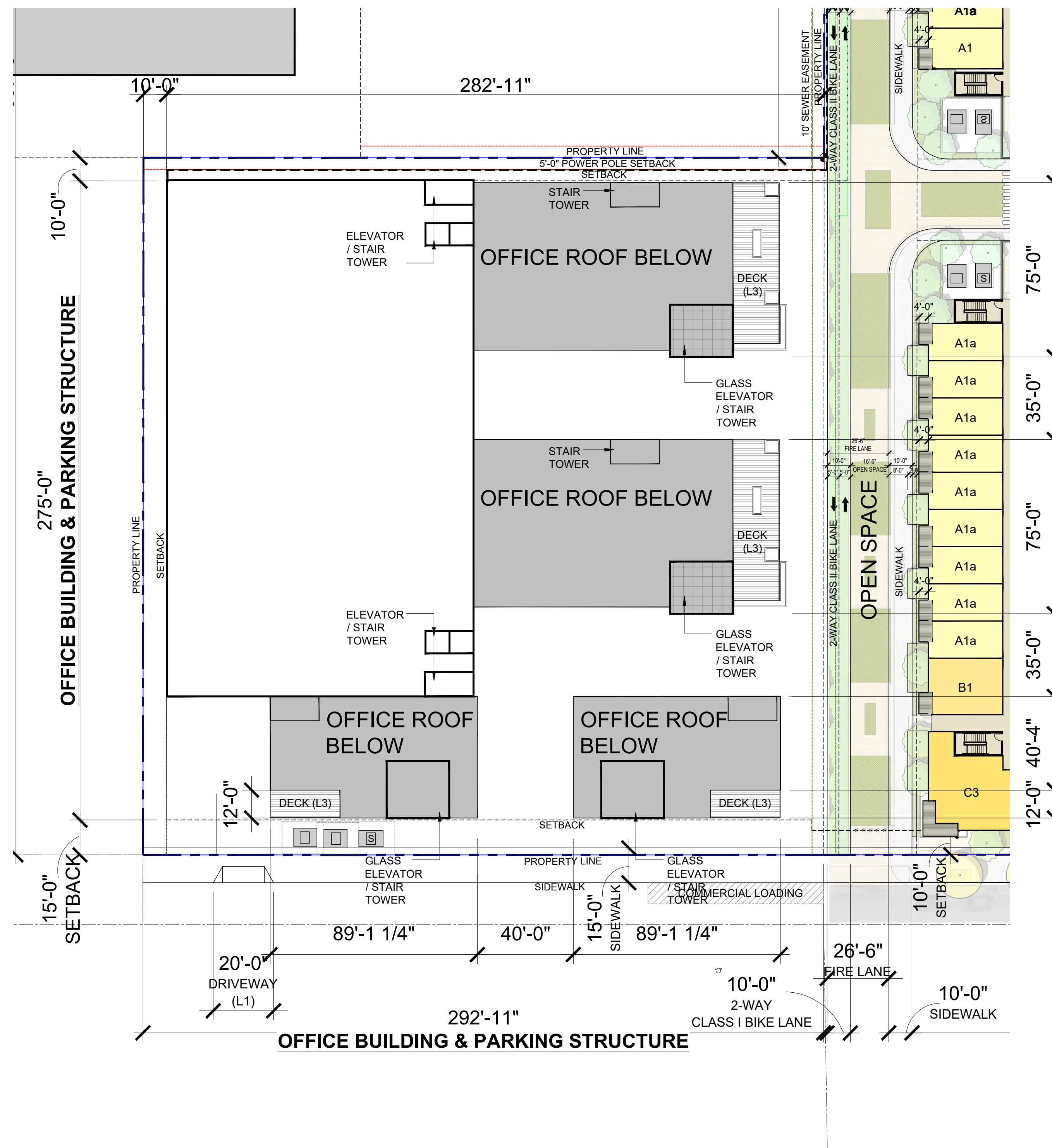
Attachment 6-1-48



KEYPLAN

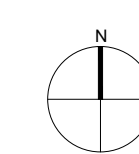
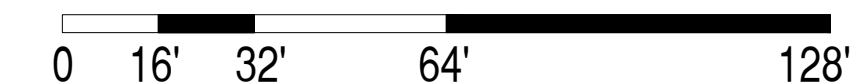


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OFFICE CAMPUS: ROOF FLOOR PLAN

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



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Attachment 6-1-49



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OFFICE VIEW 1



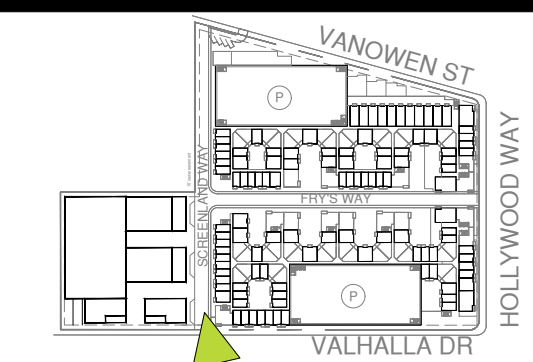
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KEYPLAN





OFFICE VIEW 2



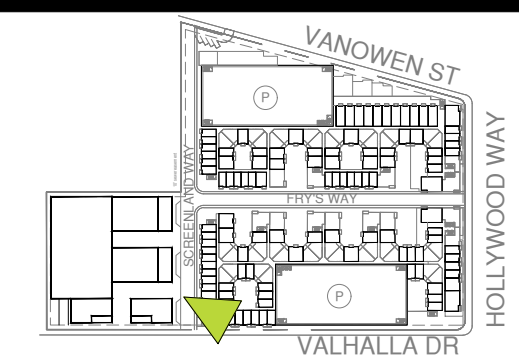
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Attachment 6-1-51



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OFFICE VIEW 3



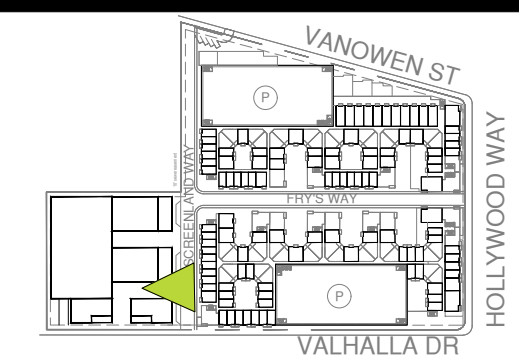
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Attachment 6-1-52



KEYPLAN





OFFICE VIEW 4



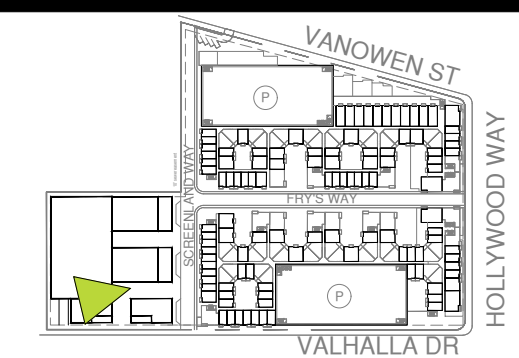
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Attachment 6-1-53



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OFFICE VIEW 5



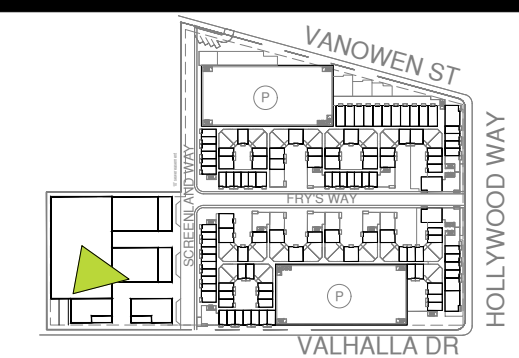
Burbank Aero Crossings

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Attachment 6-1-54



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OFFICE VIEW 6



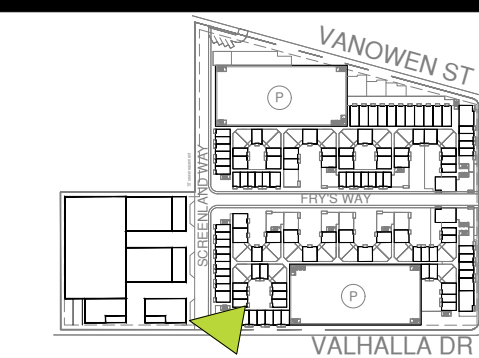
Burbank Aero Crossings

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Attachment 6-1-55



KEYPLAN





OFFICE VIEW 7



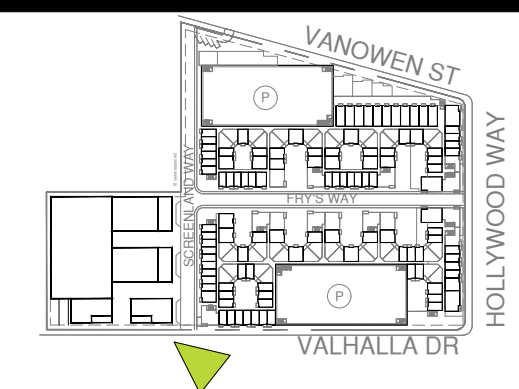
Burbank Aero Crossings

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Attachment 6-1-56

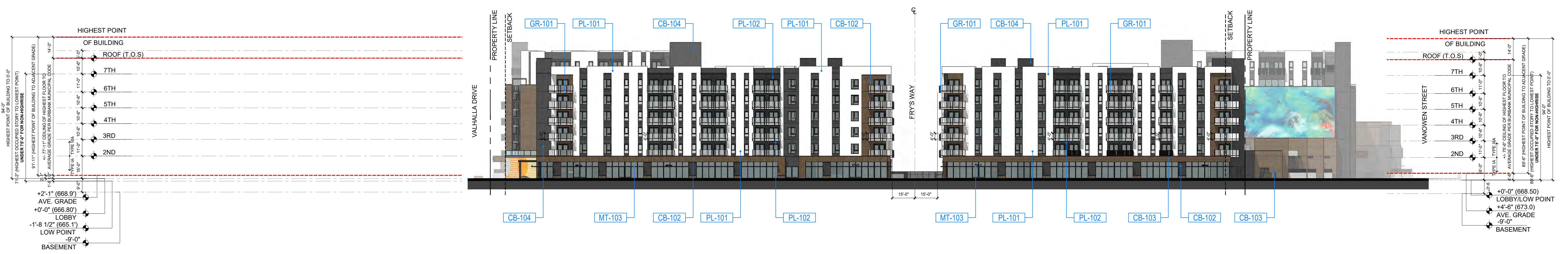


KEYPLAN

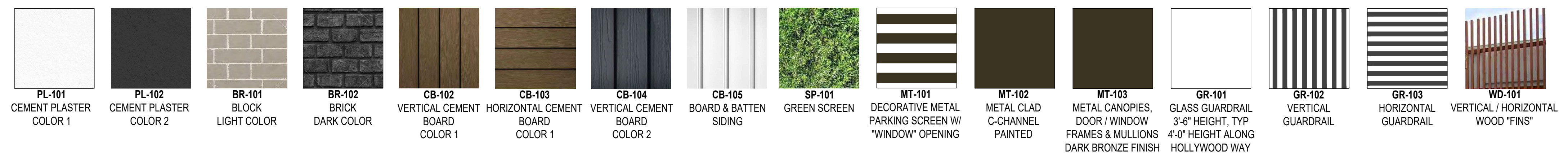




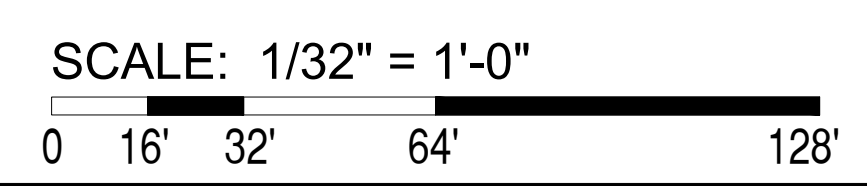
BUILDING ELEVATION A (VALHALLA DRIVE)



BUILDING ELEVATION B (HOLLYWOOD WAY)



BUILDING ELEVATIONS



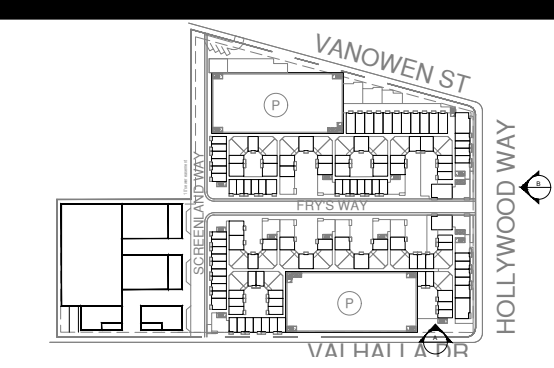
A2.30



Burbank Aero Crossings

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Attachment 6-1-57



KEYPLAN

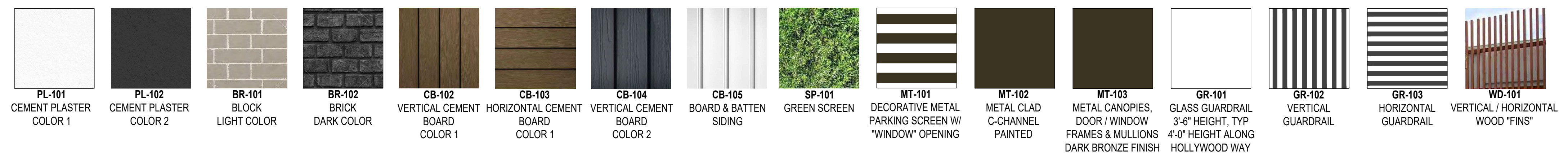




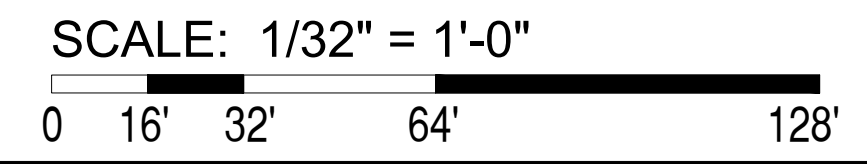
BUILDING ELEVATION C (VANOWEN ST)



BUILDING ELEVATION D (SCREENLAND WAY)



BUILDING ELEVATIONS

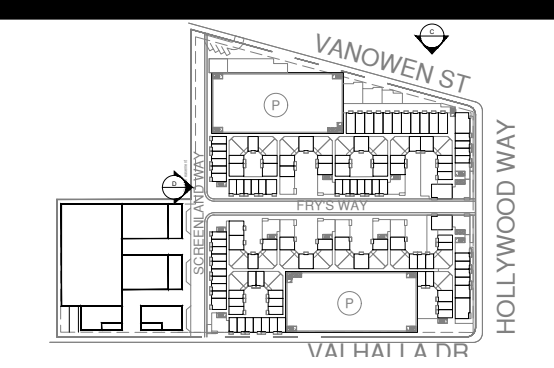


A2.31



Burbank Aero Crossings

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KEYPLAN

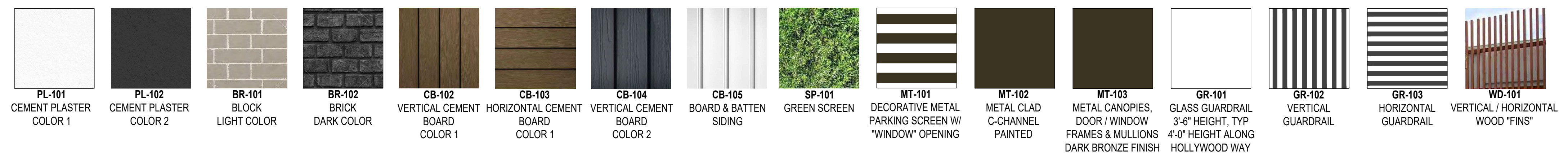




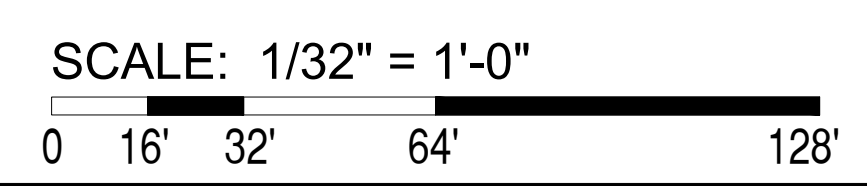
BUILDING ELEVATION E (FRY'S WAY)



BUILDING ELEVATION F (FRY'S WAY)



BUILDING ELEVATIONS



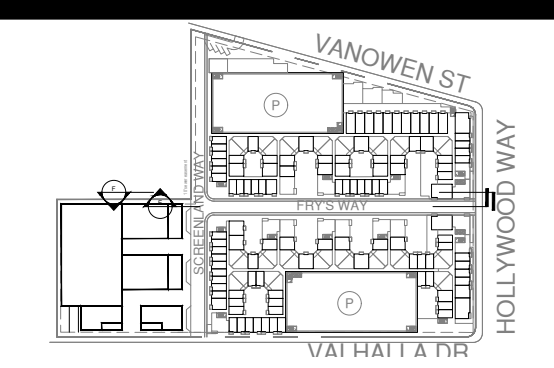
A2.32



Burbank Aero Crossings

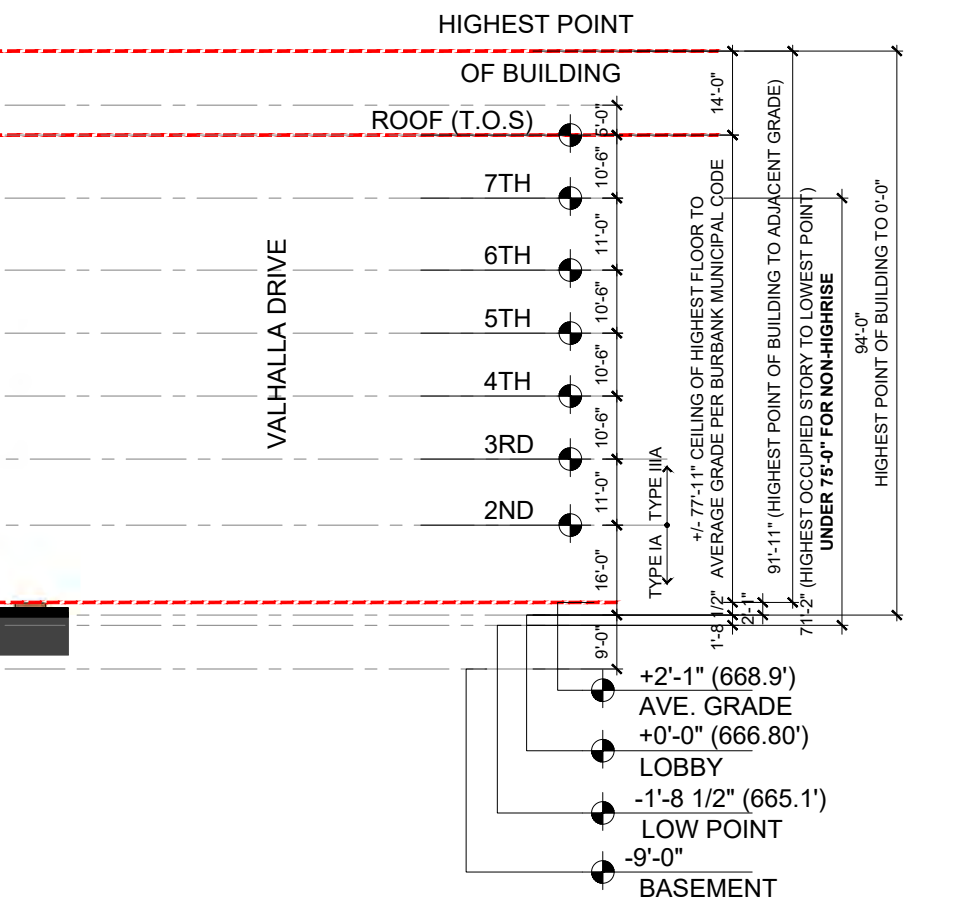
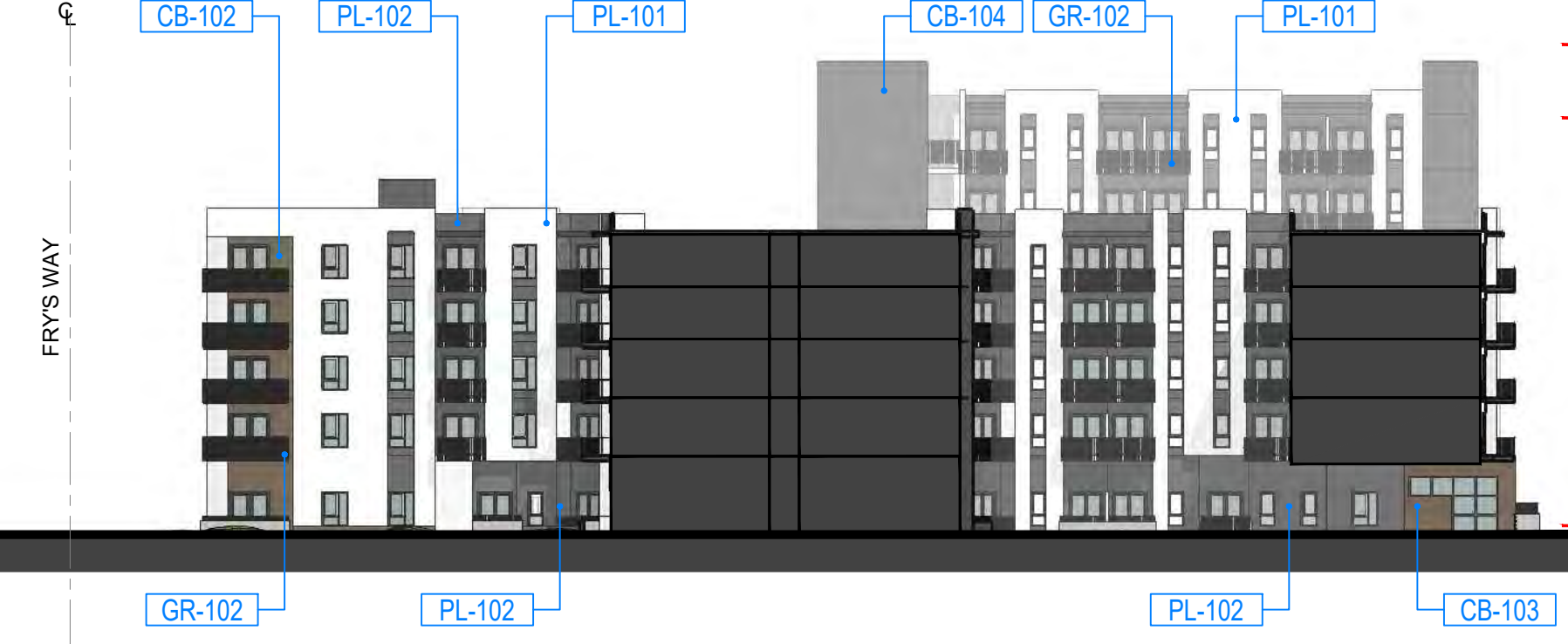
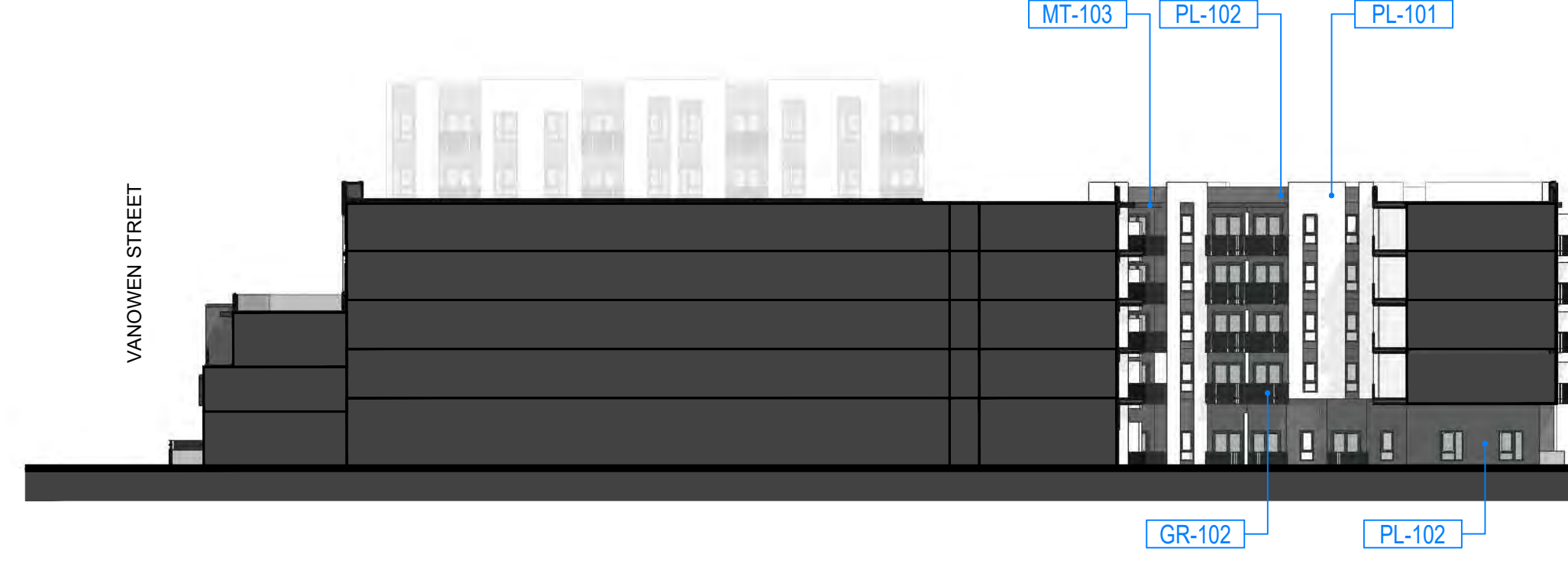
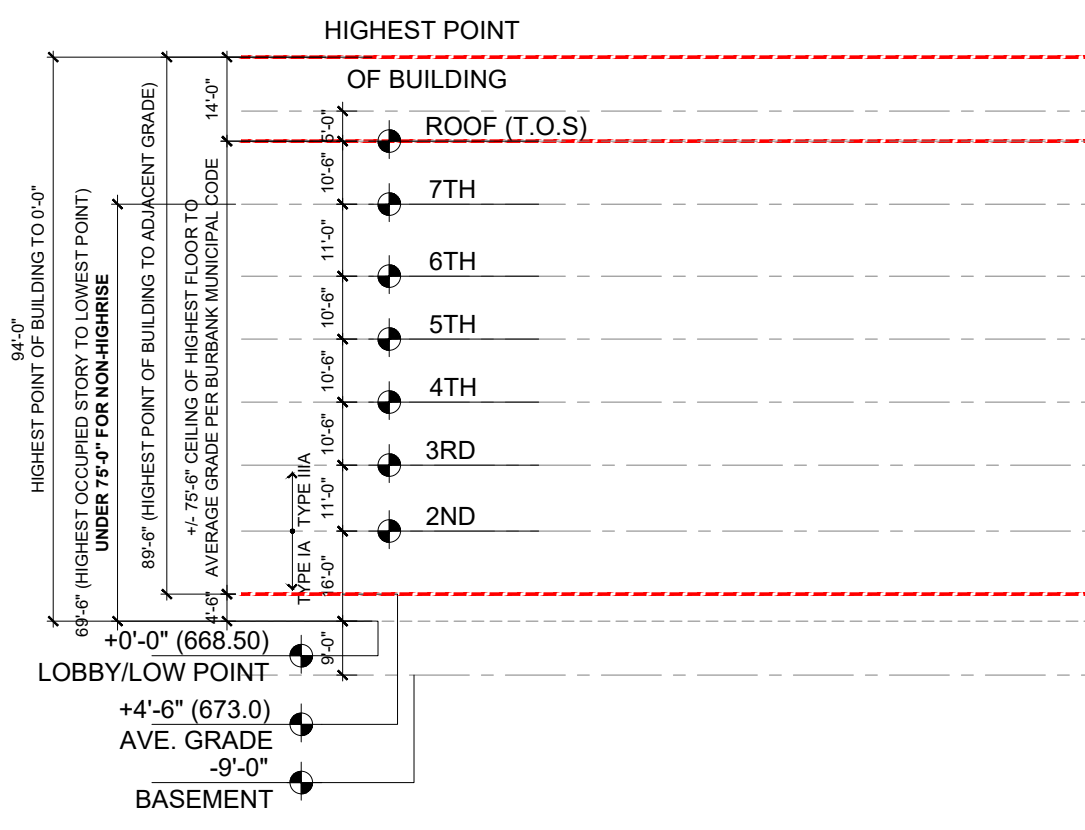
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Attachment 6-1-59

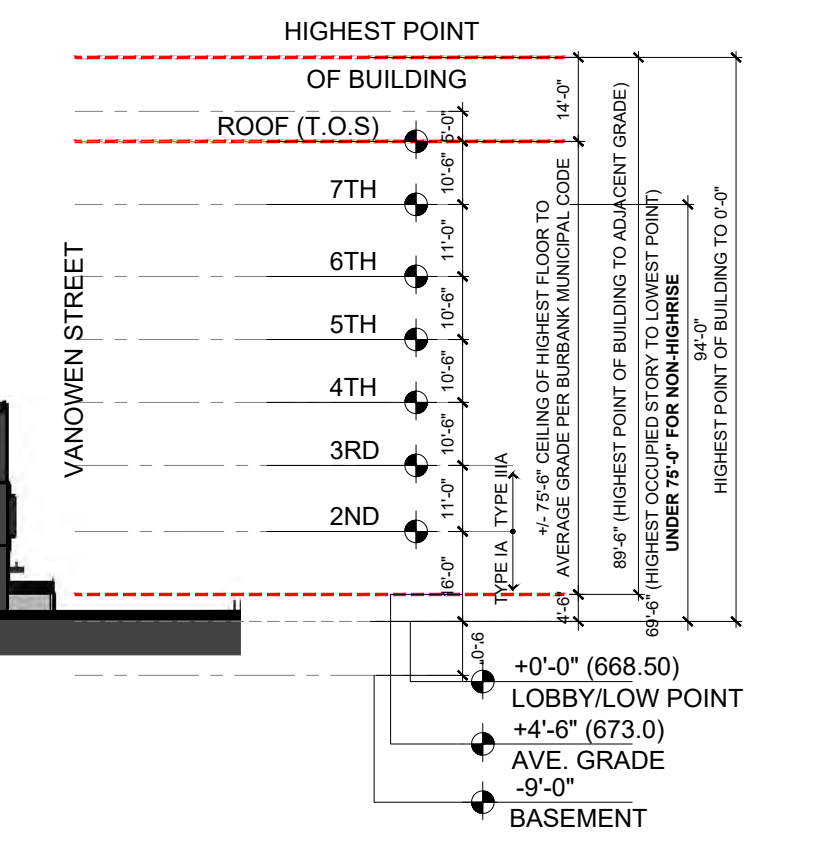
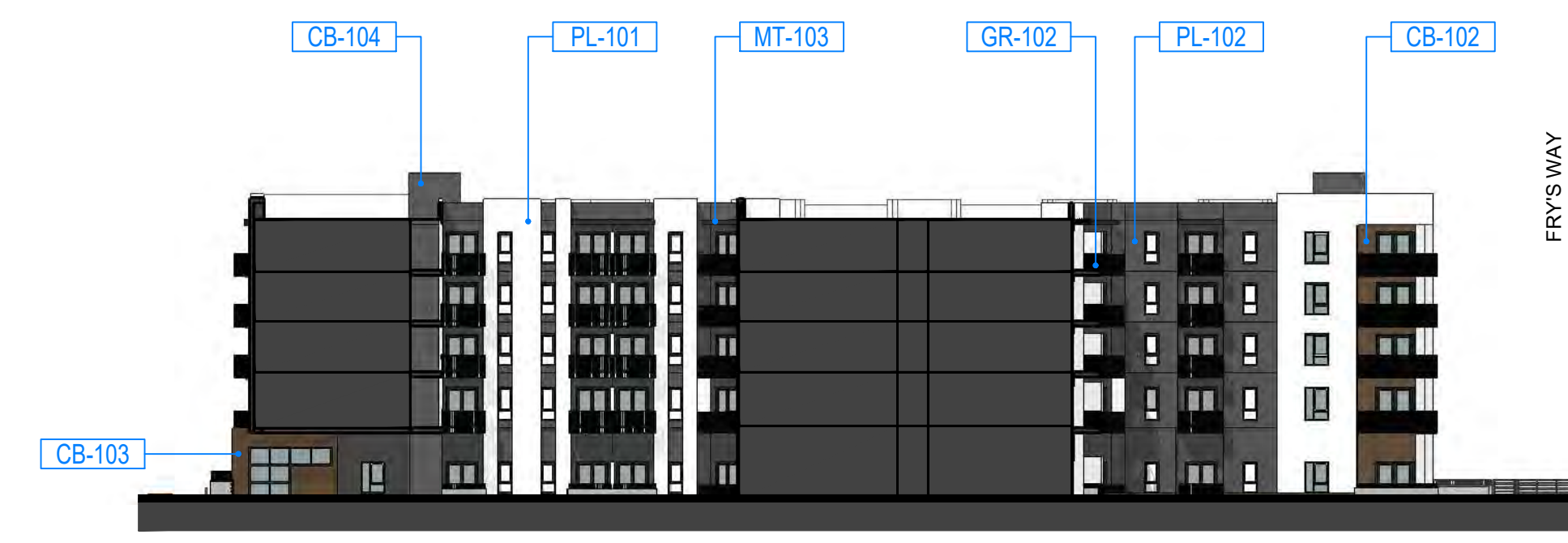
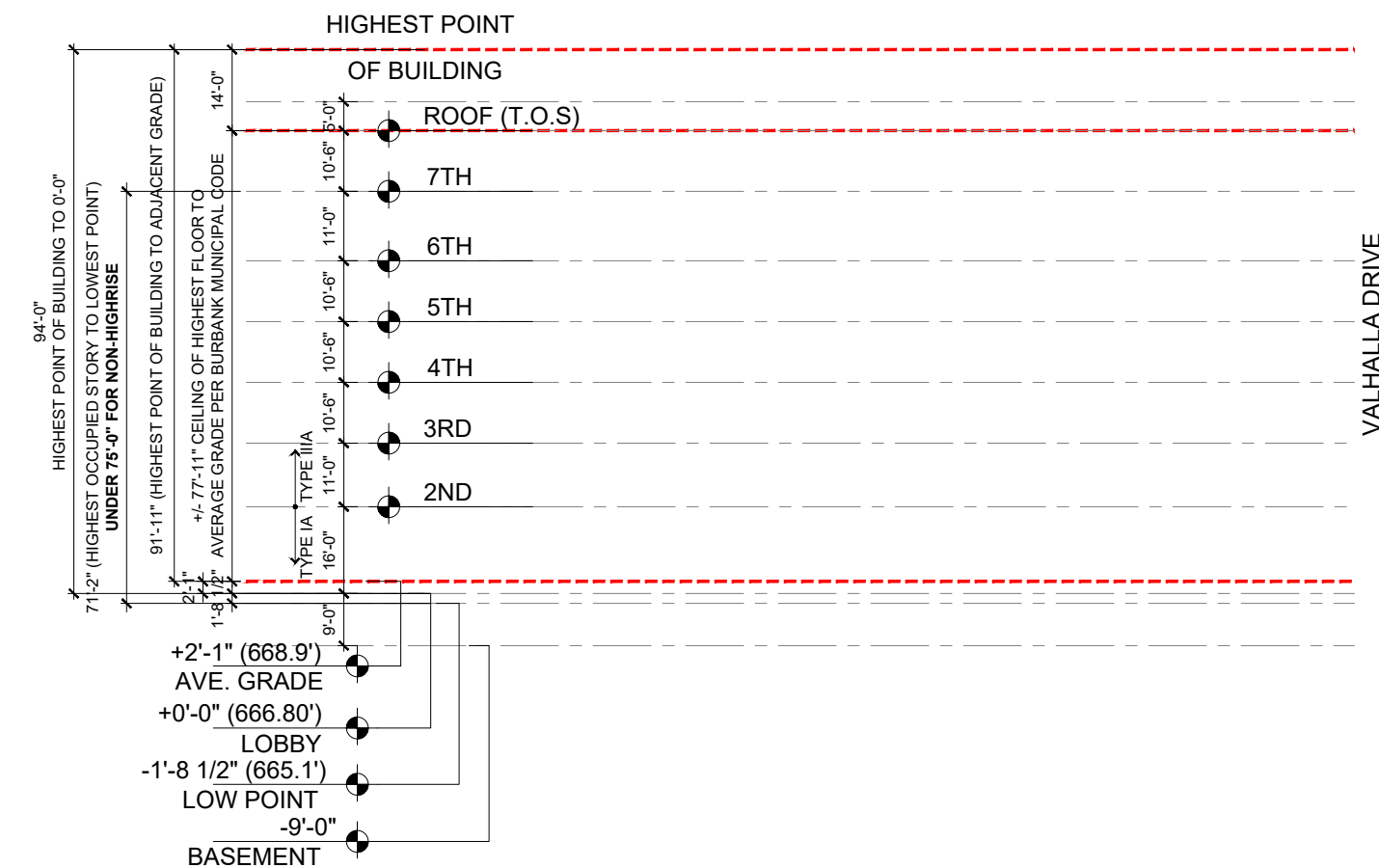


KEYPLAN

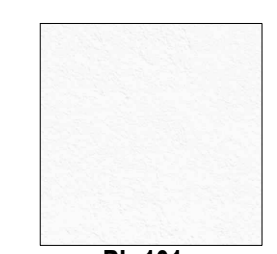



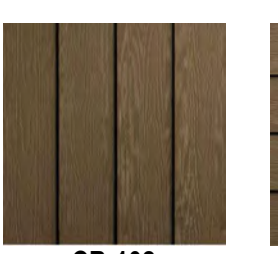
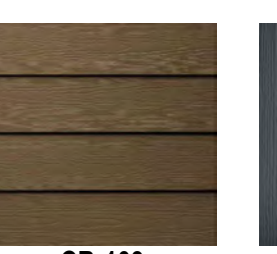
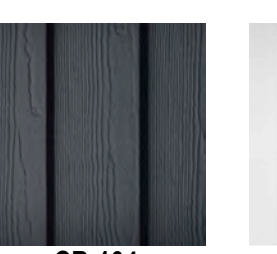
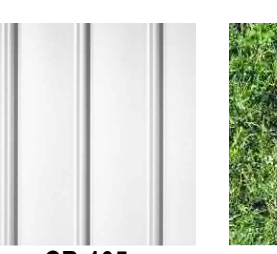





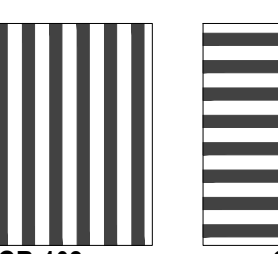
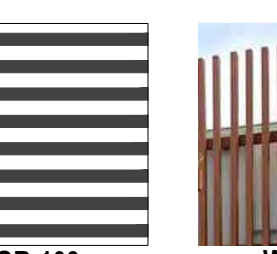





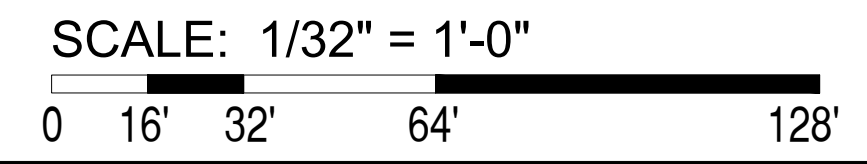
BUILDING ELEVATION G-1



BUILDING ELEVATION G-2

- 
 PL-101
 CEMENT PLASTER
 COLOR 1
- 
 PL-102
 CEMENT PLASTER
 COLOR 2
- 
 BR-101
 BLOCK
 LIGHT COLOR
- 
 BR-102
 BRICK
 DARK COLOR
- 
 CB-102
 VERTICAL CEMENT
 BOARD
 COLOR 1
- 
 CB-103
 HORIZONTAL CEMENT
 BOARD
 COLOR 1
- 
 CB-104
 VERTICAL CEMENT
 BOARD
 COLOR 2
- 
 CB-105
 BOARD & BATTEN
 SIDING
- 
 SP-101
 GREEN SCREEN
- 
 MT-101
 DECORATIVE METAL
 PARKING SCREEN W/
 WINDOW OPENING
- 
 MT-102
 METAL CLAD
 C-CHANNEL
 PAINTED
- 
 MT-103
 METAL CANOPIES,
 DOOR / WINDOW
 FRAMES & MULLIONS
 DARK BRONZE FINISH
- 
 GR-101
 GLASS GUARDRAIL
 3'-6" HEIGHT, TYP
 HOLLYWOOD WAY
- 
 GR-102
 VERTICAL
 GUARDRAIL
- 
 GR-103
 HORIZONTAL
 GUARDRAIL
- 
 WD-101
 VERTICAL / HORIZONTAL
 WOOD FINIS

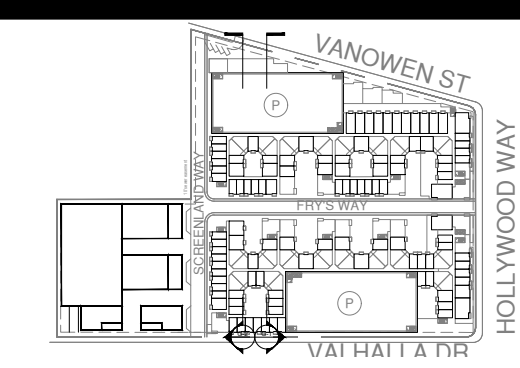
BUILDING ELEVATIONS



Burbank Aero Crossings

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Attachment 6-1-60



KEYPLAN

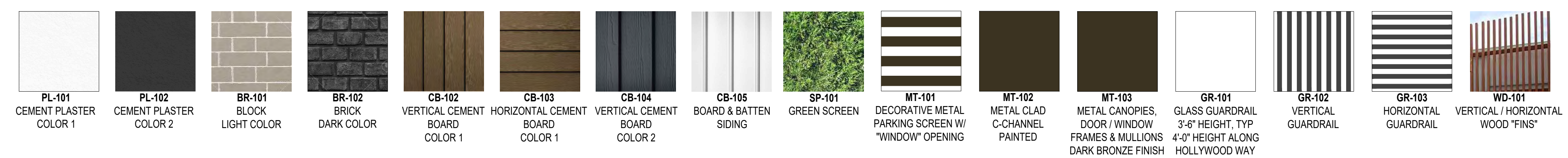




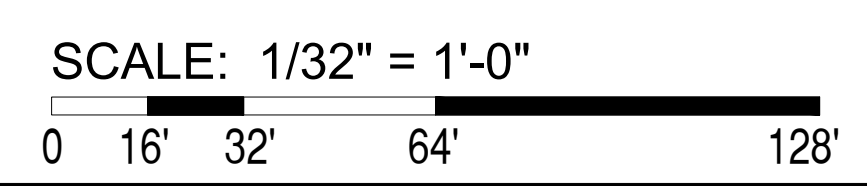
BUILDING ELEVATION H-1



BUILDING ELEVATION H-2



BUILDING ELEVATIONS



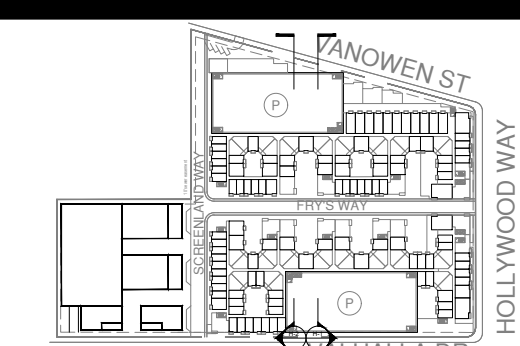
A2.34



Burbank Aero Crossings

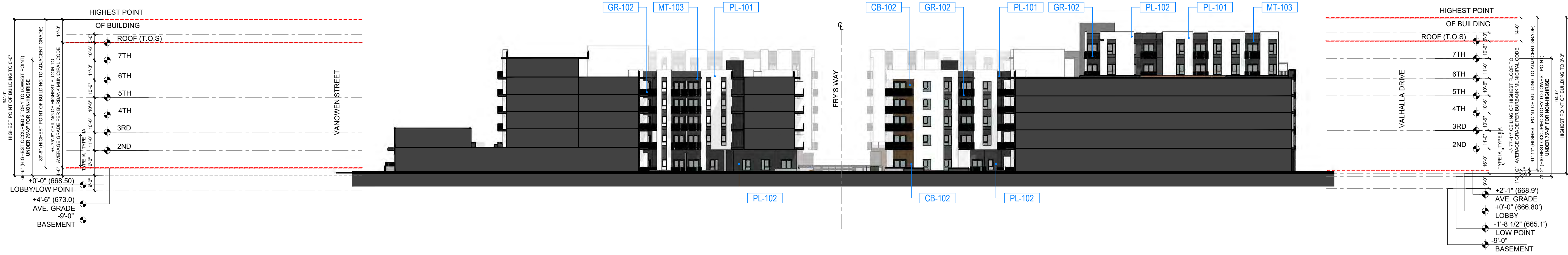
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Attachment 6-1-61

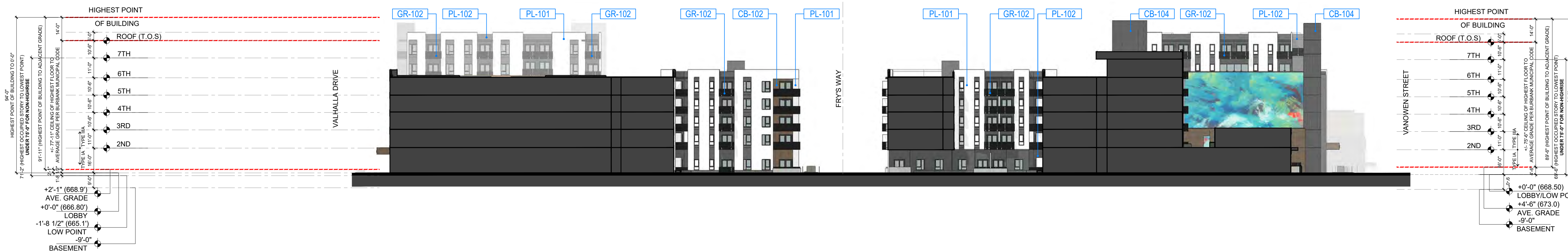


KEYPLAN

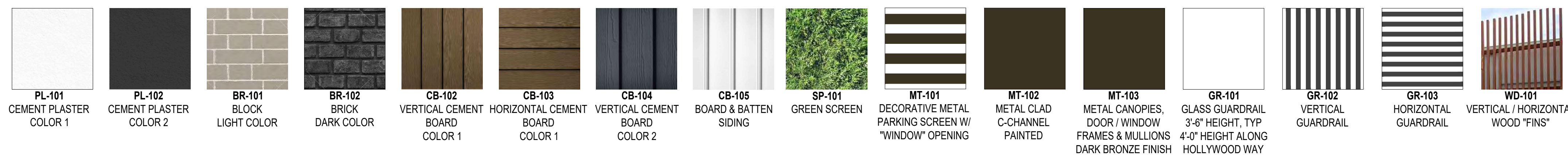




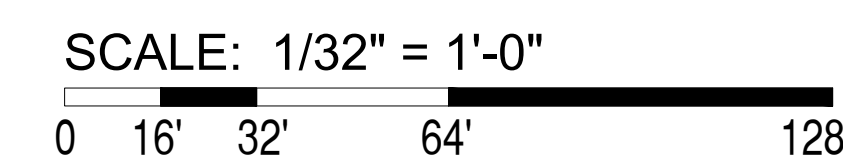
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BUILDING ELEVATION I-2



BUILDING ELEVATIONS

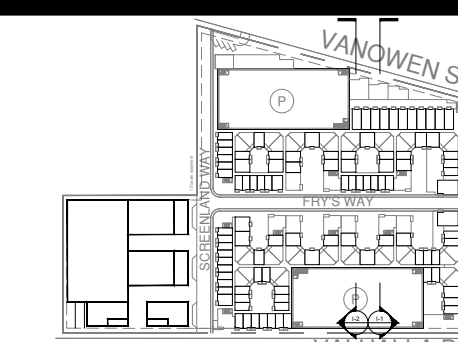


A2.35



Burbank Aero Crossings

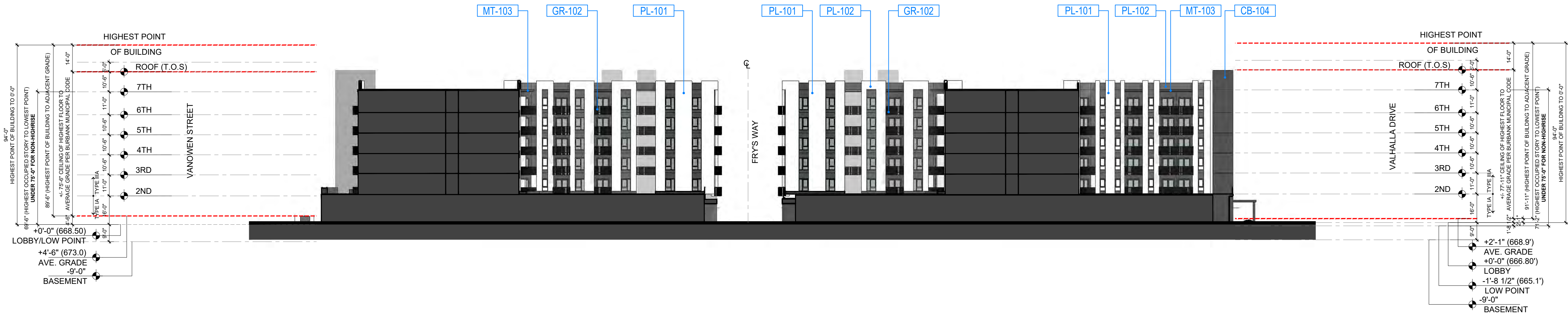
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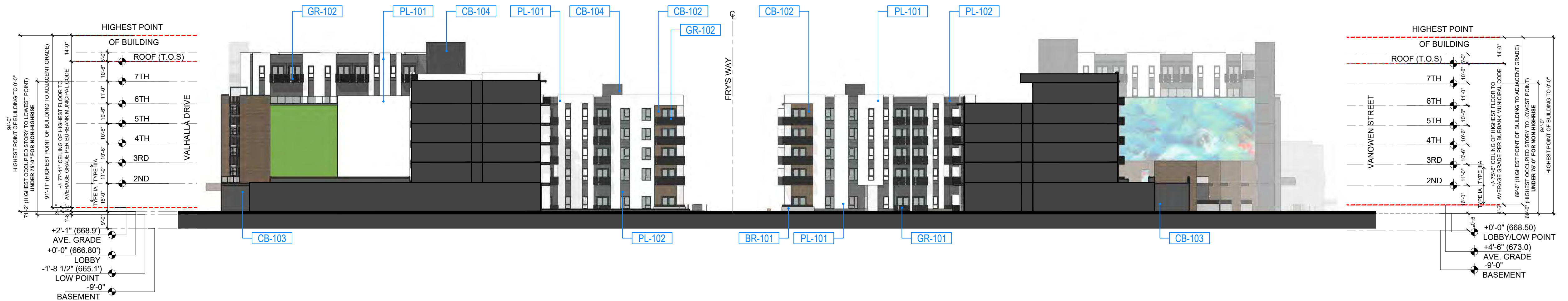
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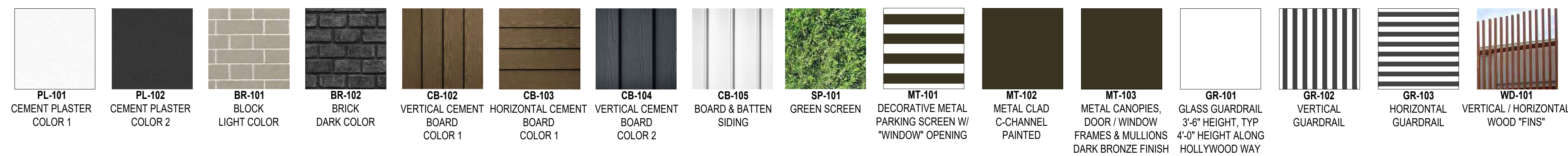
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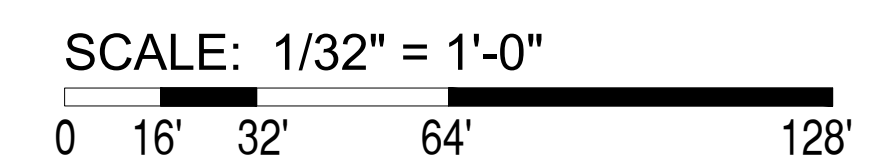
BUILDING ELEVATION J-1



BUILDING ELEVATION J-2



BUILDING ELEVATIONS



A2.36



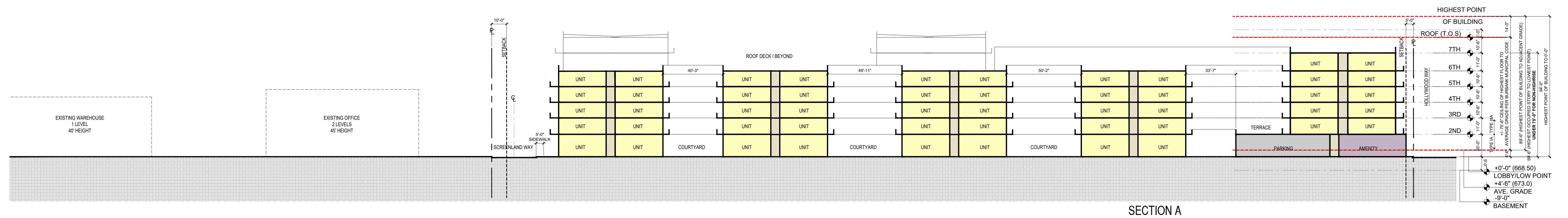
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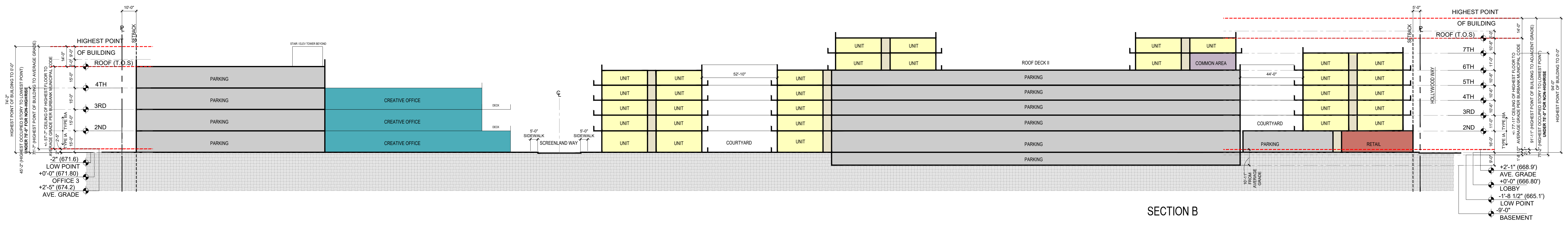


KEYPLAN





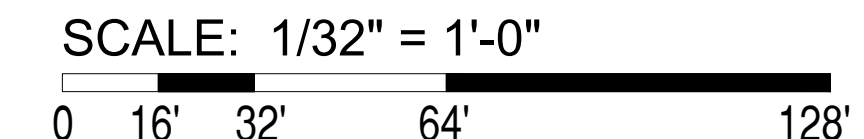
SECTION A



SECTION B



BUILDING SECTIONS



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

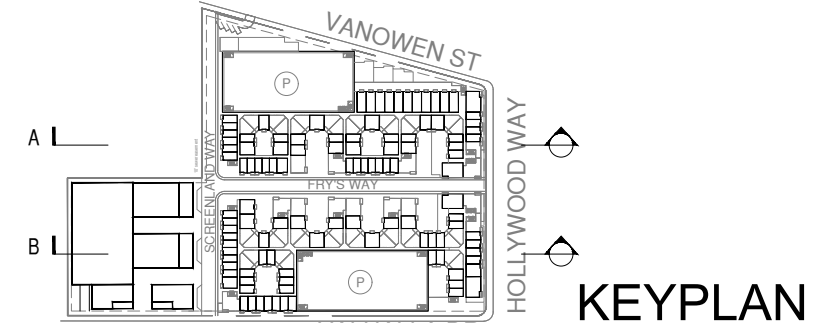


Burbank Aero Crossings

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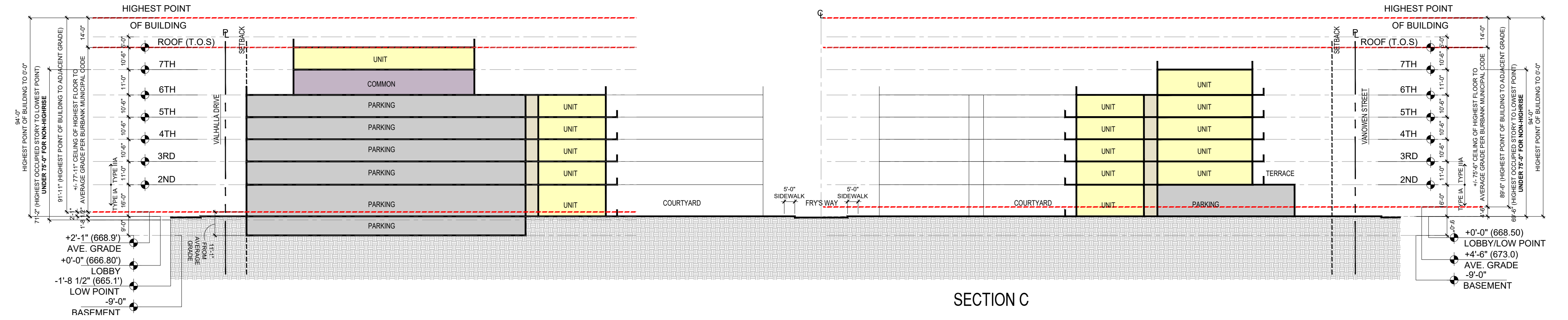
ENTITLEMENT SUBMITTAL
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Attachment 6-1-64

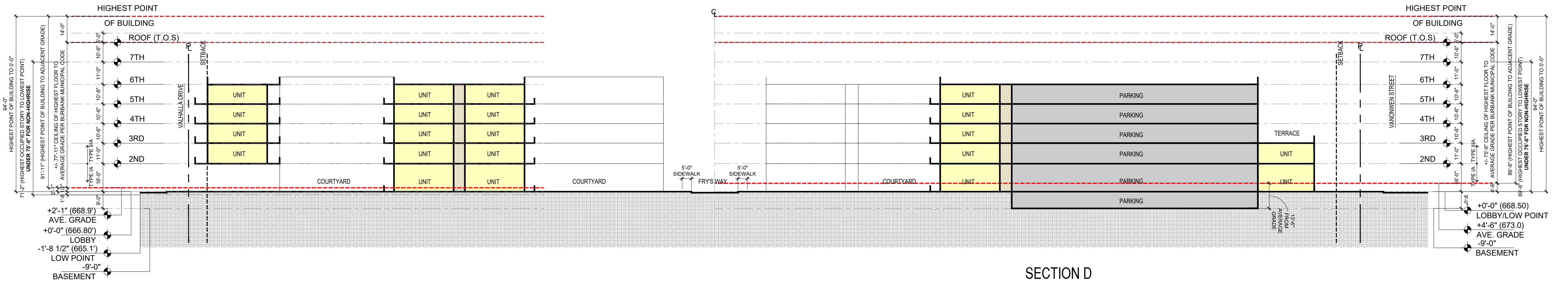


KEYPLAN





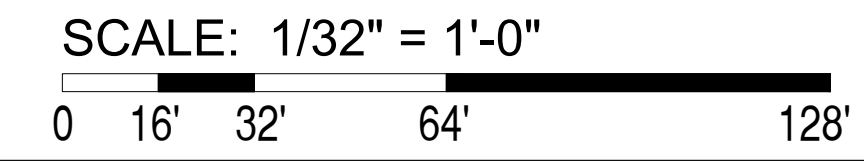
SECTION C



SECTION D



BUILDING SECTIONS



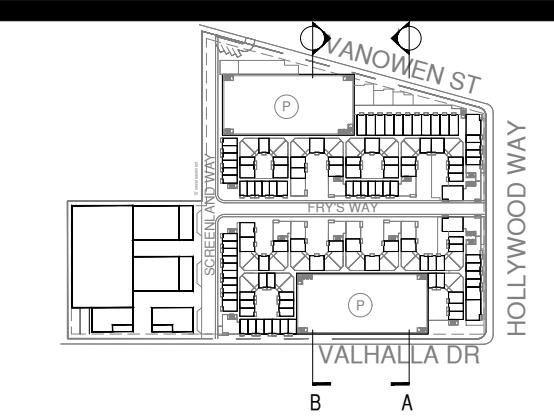
SCALE: 1/32" = 1'-0"



Burbank Aero Crossings

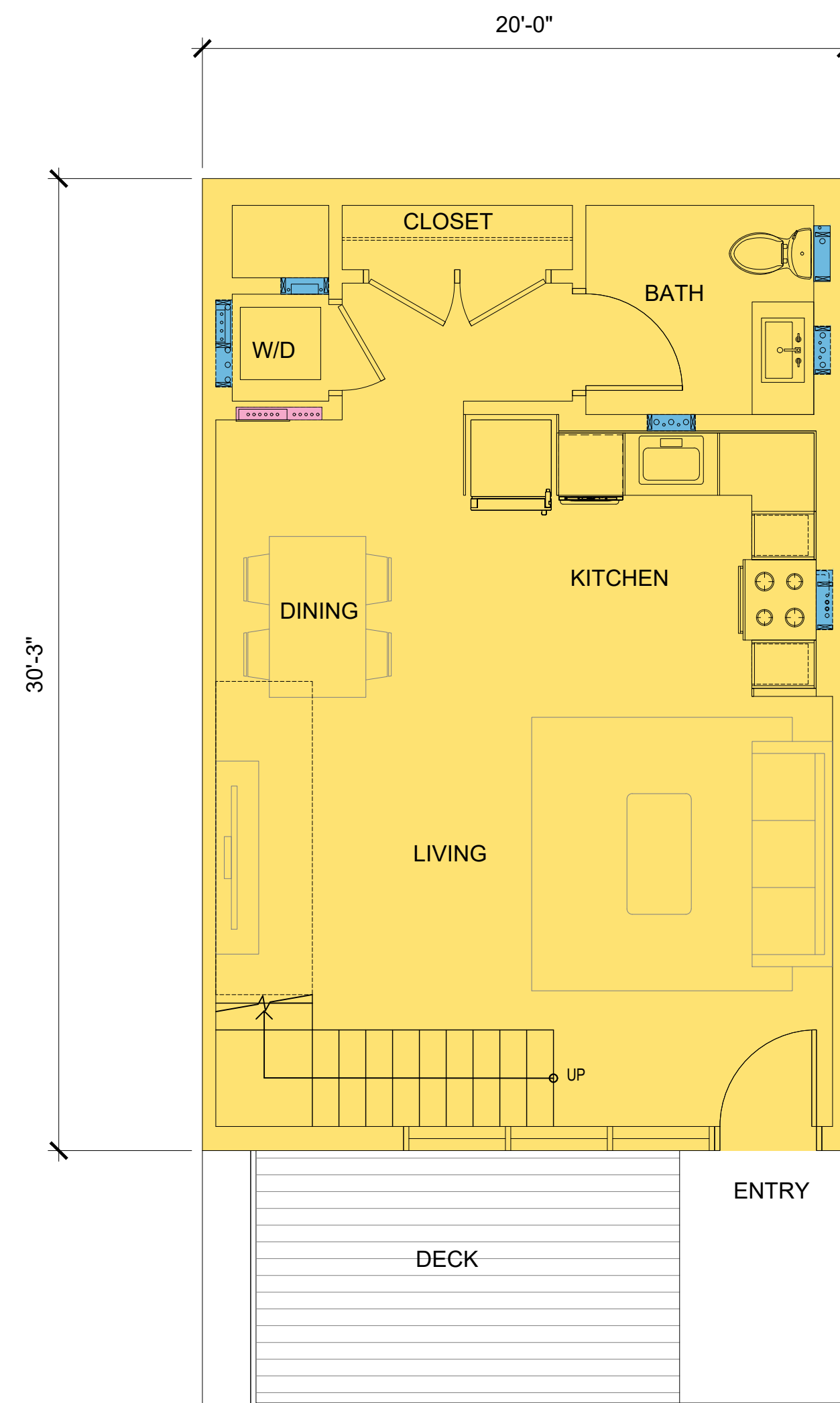
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Attachment 6-1-65

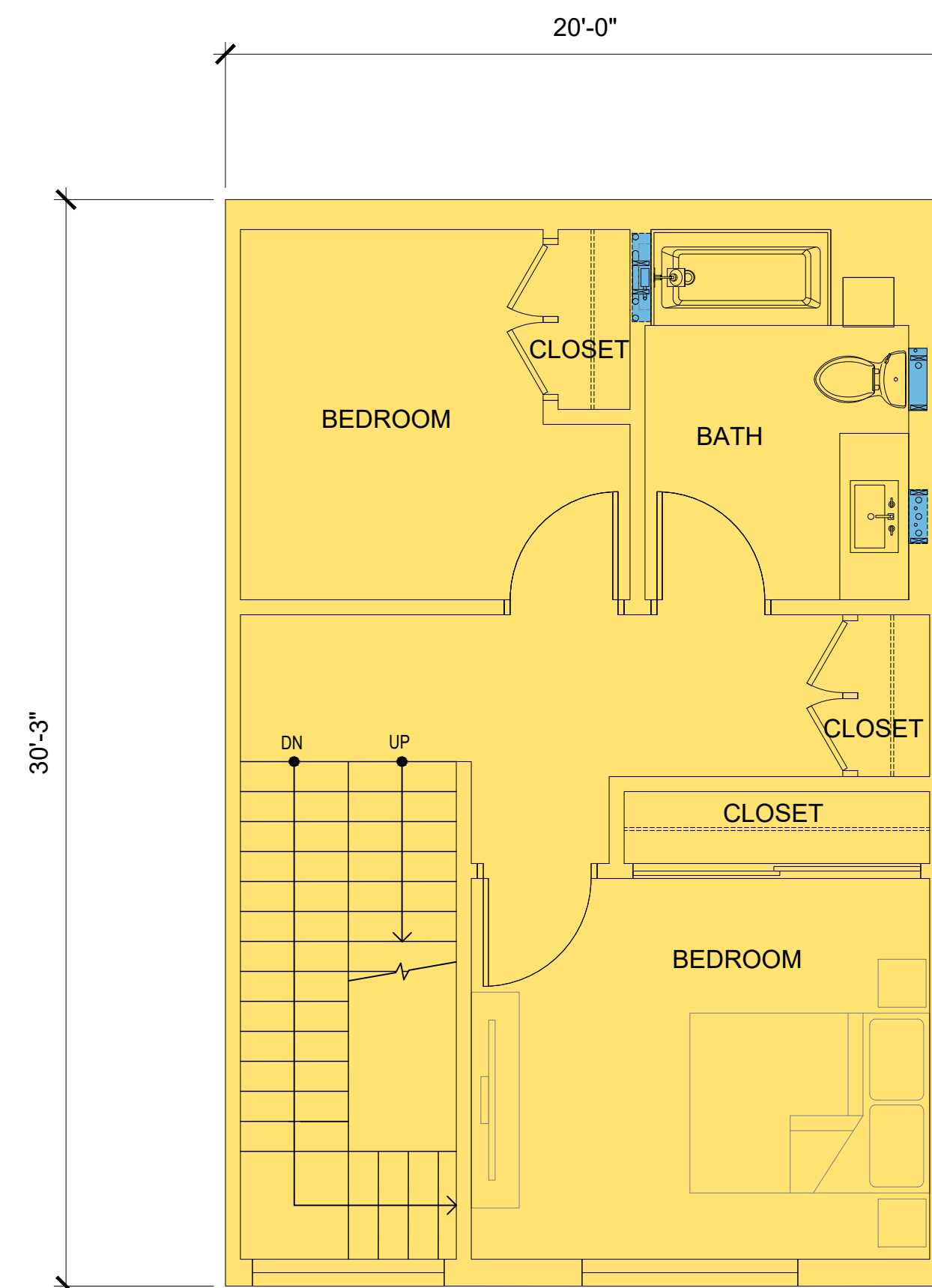


KEYPLAN

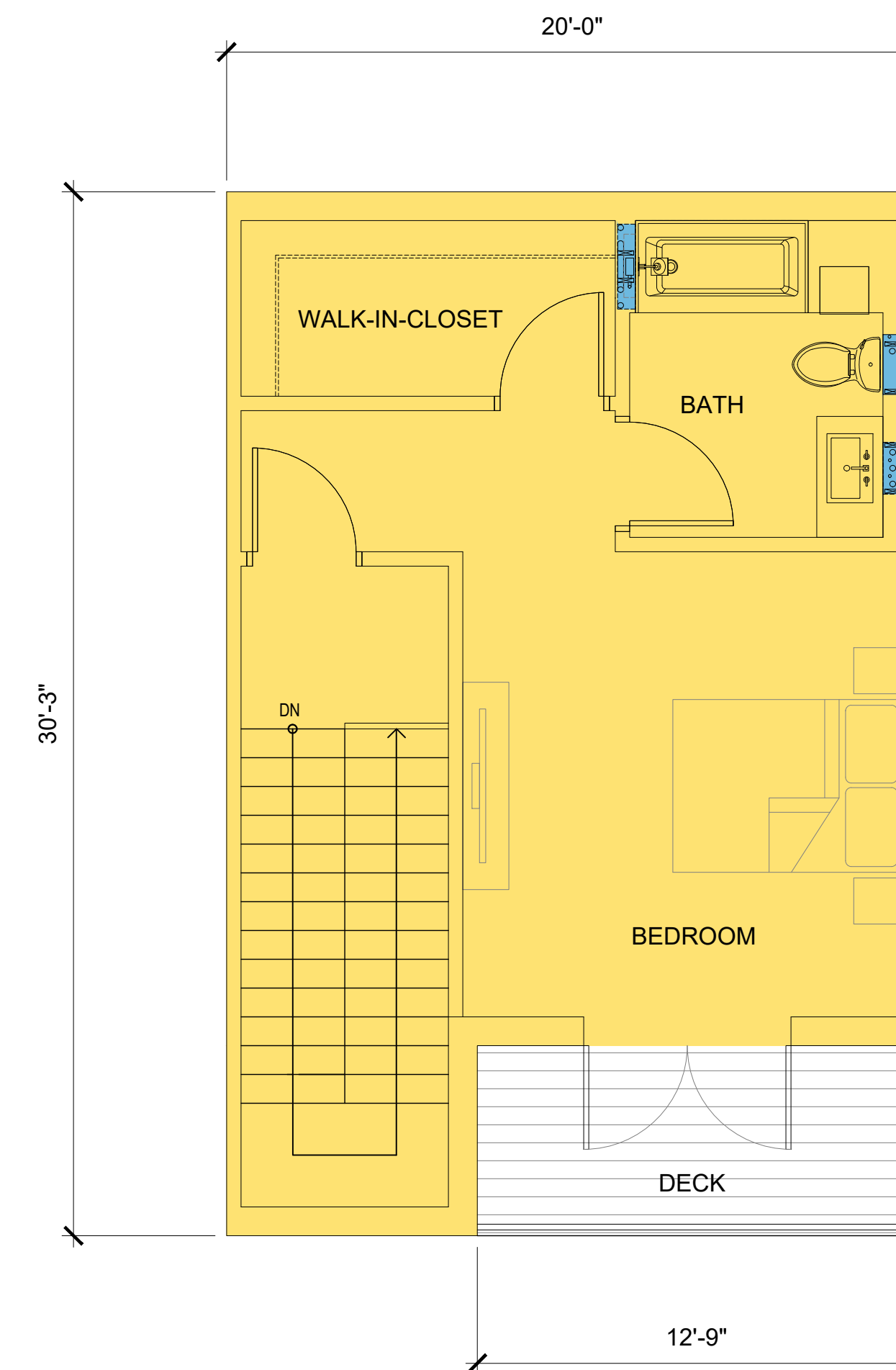




TOWNHOUSE - LEVEL 1
600 SF PER FLOOR



TOWNHOUSE - LEVEL 2

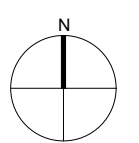
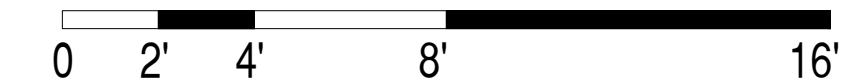


TOWNHOUSE - LEVEL 3



UNIT PLANS - TOWNHOUSE

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



A4.01



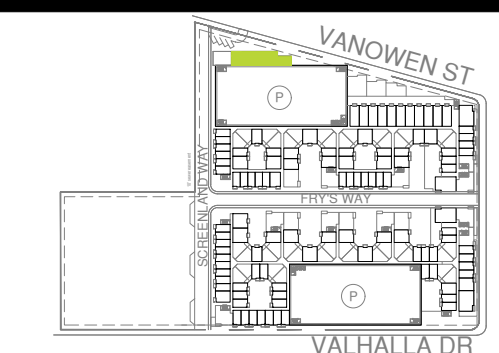
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Attachment 6-1-66



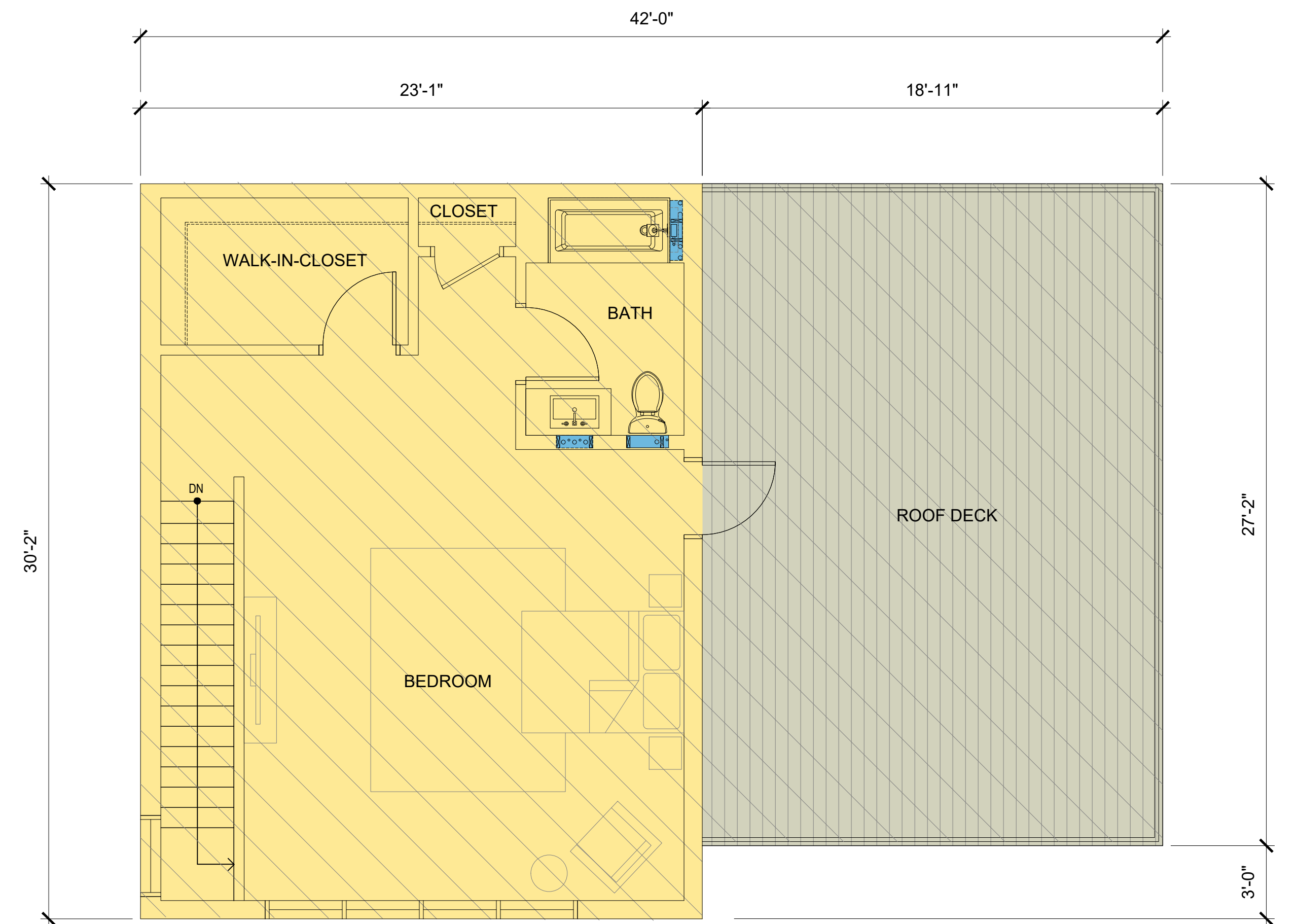
KEYPLAN



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

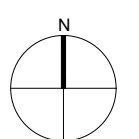
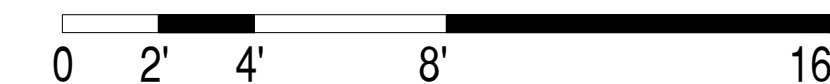


LIVE / WORK B1 - LEVEL 2
 LIVE: 697 SF



UNIT PLANS - TOWNHOUSE

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



A4.02



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Attachment 6-1-67

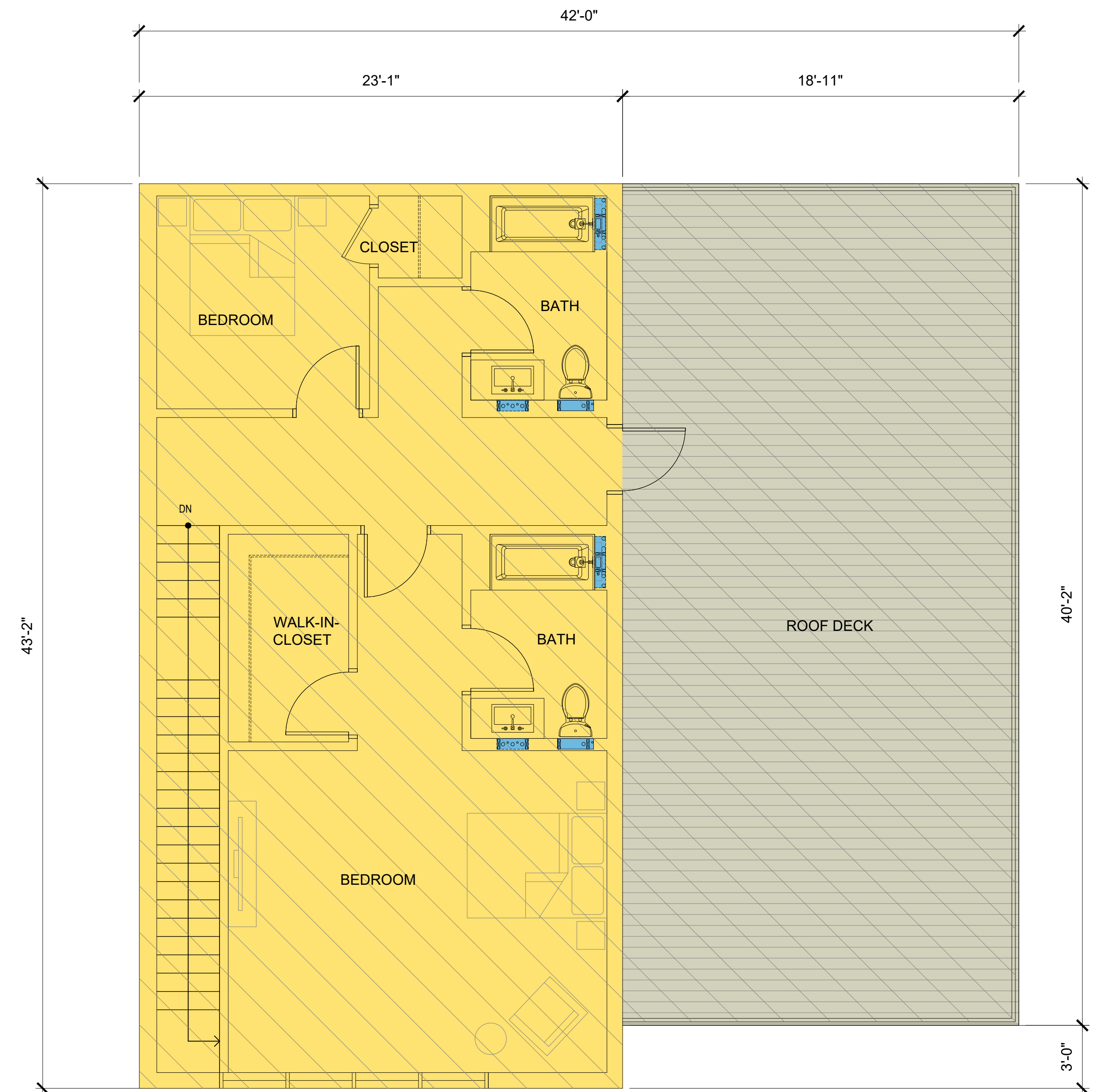


KEYPLAN





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

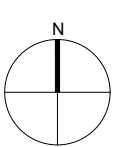
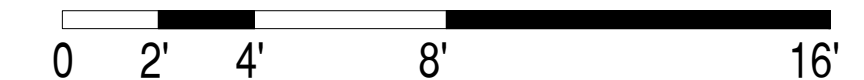


LIVE / WORK C1 - LEVEL 2
 LIVE: 997 SF



UNIT PLANS - LIVE / WORK

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



A4.03

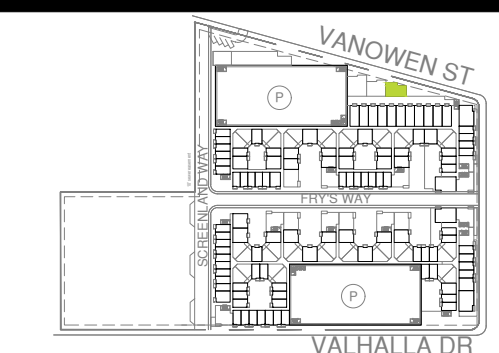


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Attachment 6-1-68



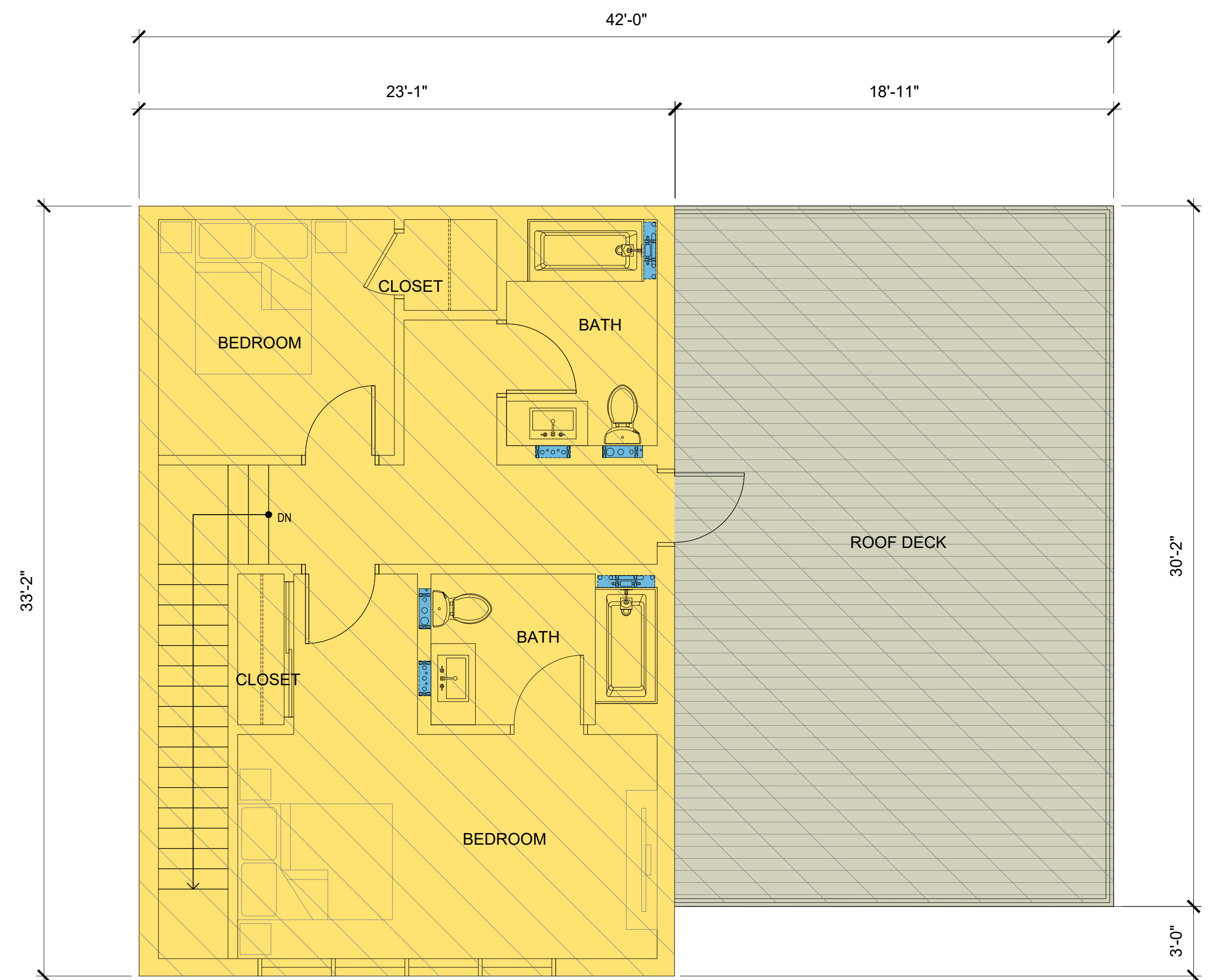
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LIVE / WORK C2 - LEVEL 1
 LIVE: 743 SF
 WORK: 594 SF

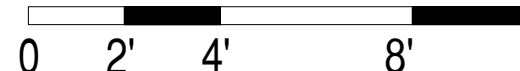
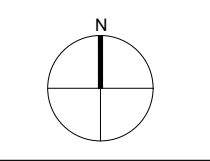


LIVE / WORK C2 - LEVEL 2
 LIVE: 766 SF

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

UNIT PLANS - LIVE / WORK

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

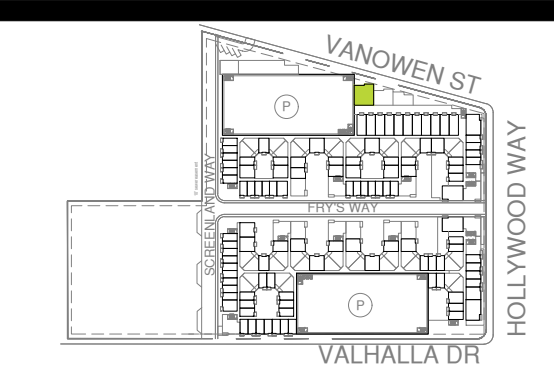
A4.04



Burbank Aero Crossings

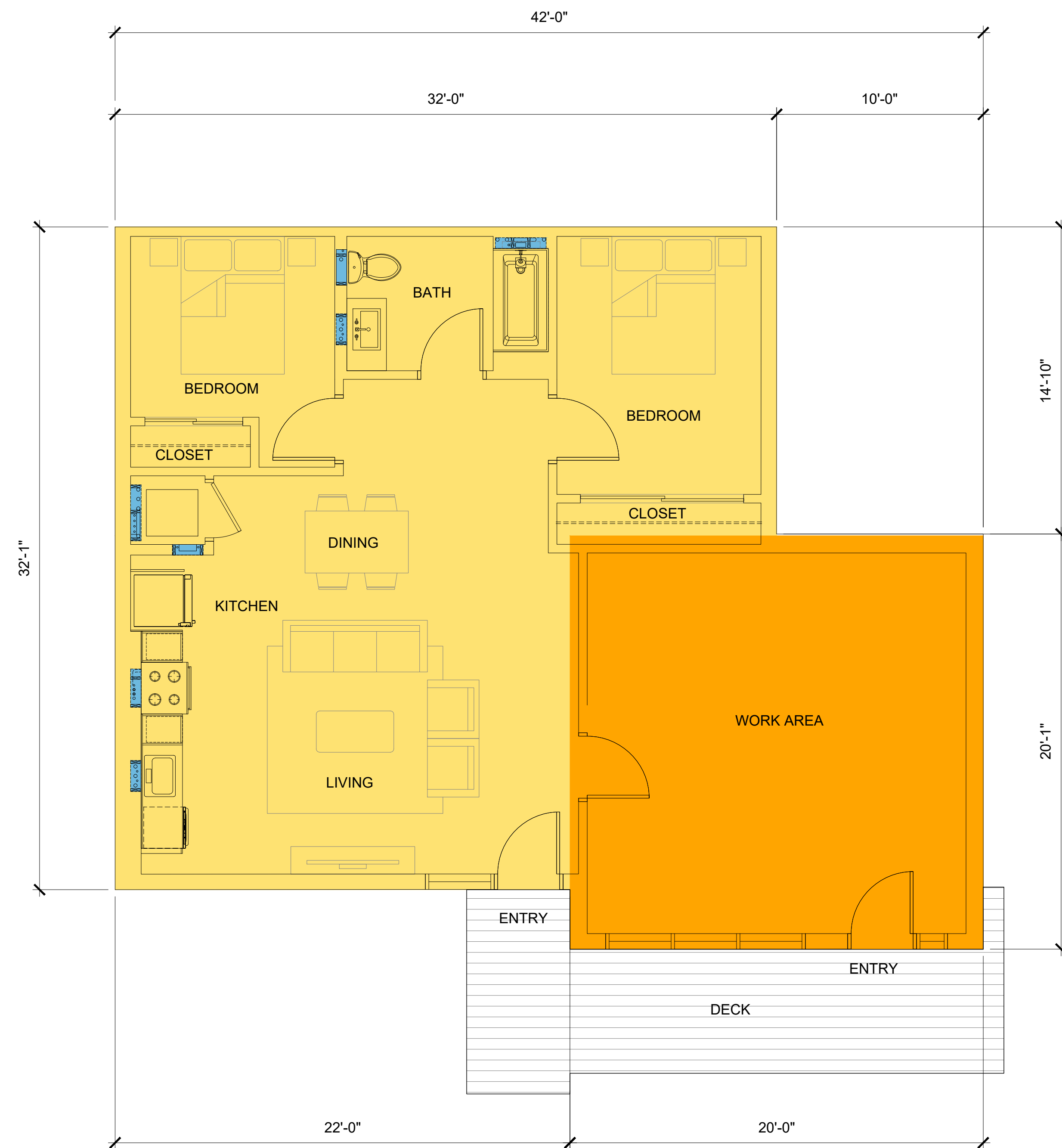
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Attachment 6-1-69



KEYPLAN





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

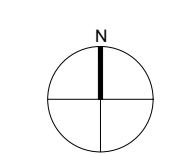
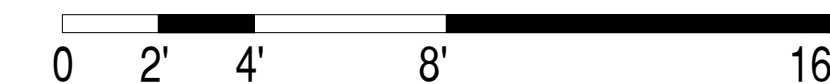


LIVE / WORK C4
 LIVE: 1,060 SF
 WORK: 400 SF



UNIT PLANS - LIVE / WORK

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



A4.05



Burbank Aero Crossings

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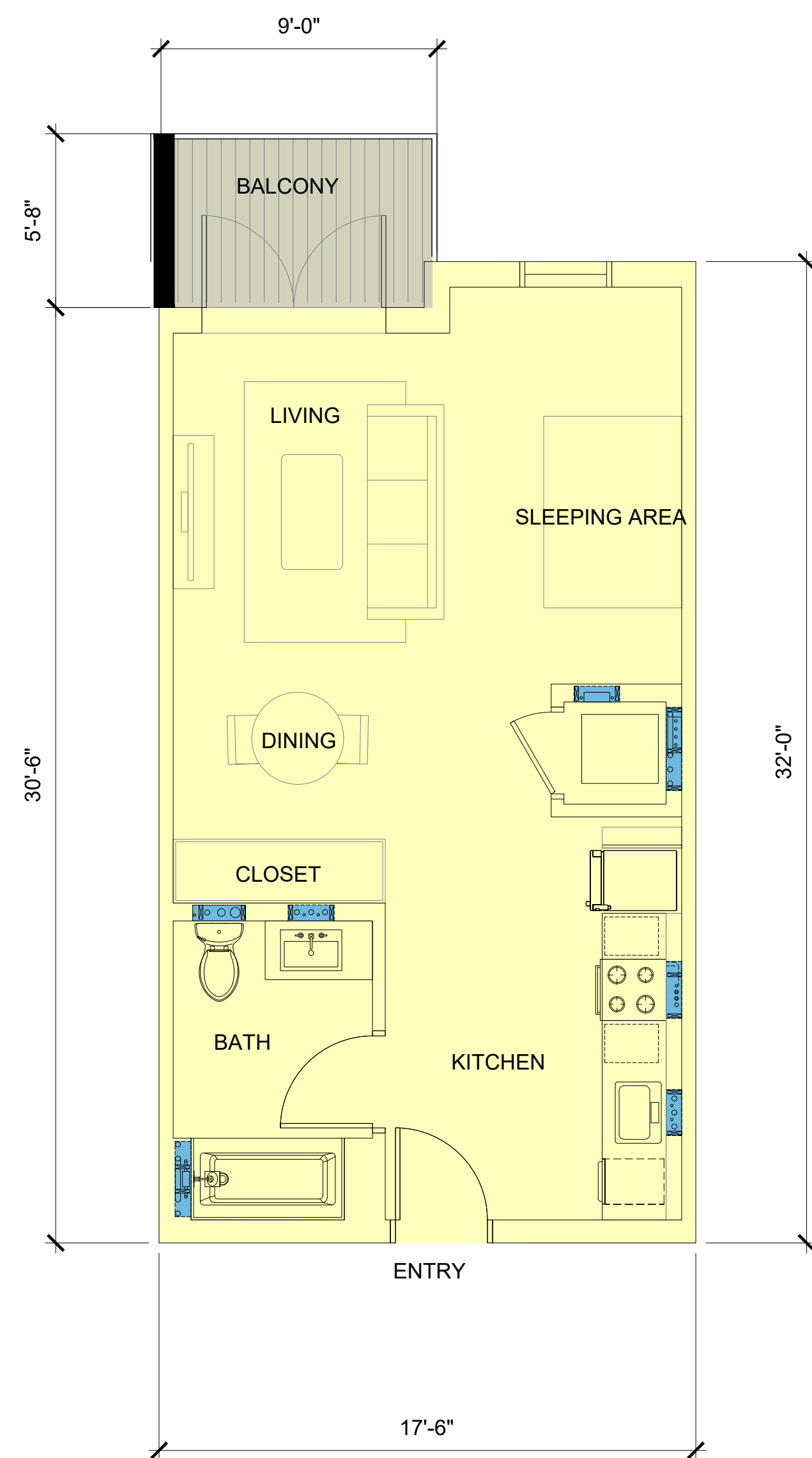
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Attachment 6-1-70

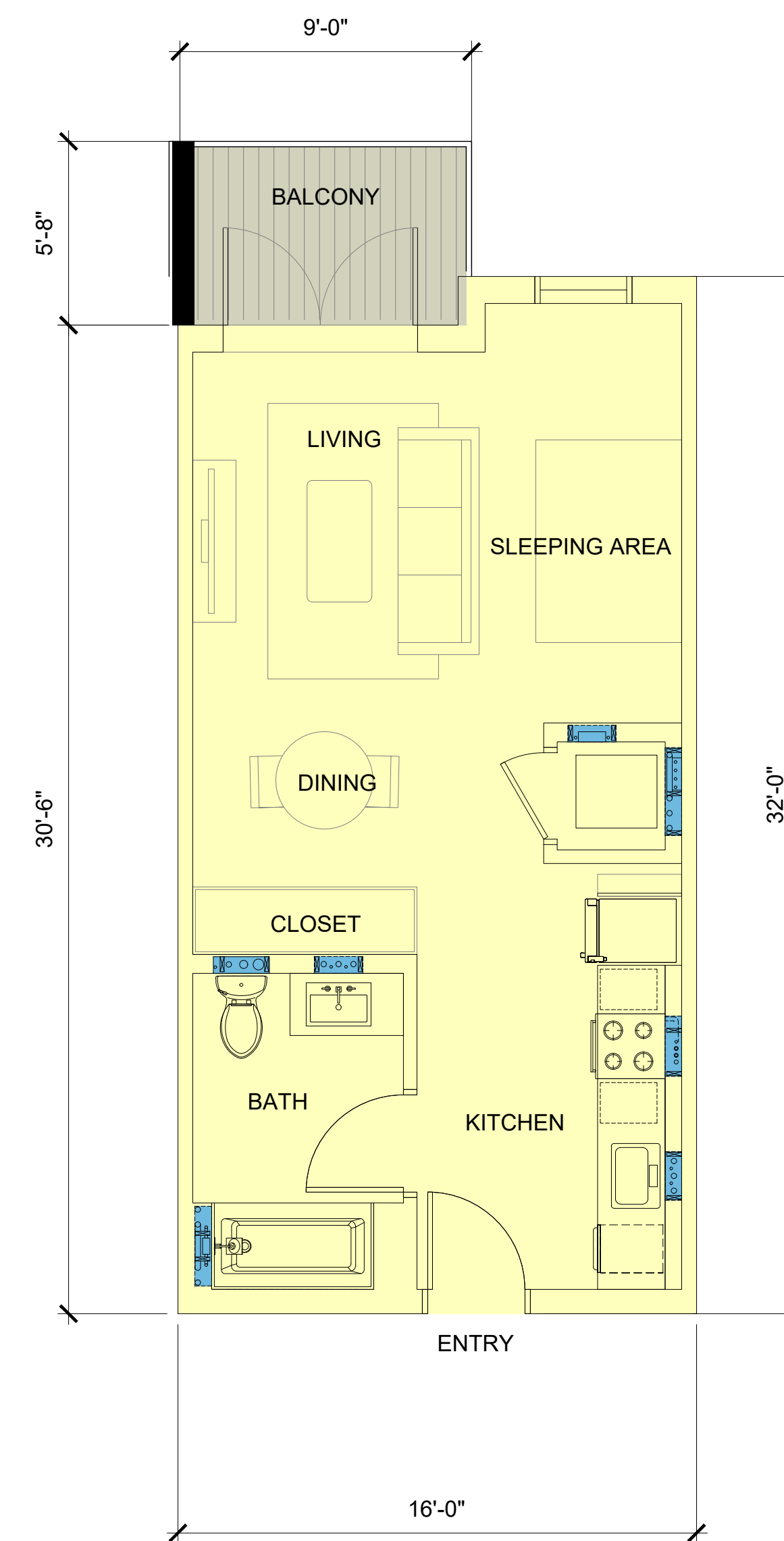


KEYPLAN





STUDIO A1
550 SF

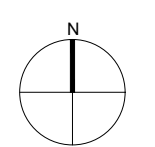
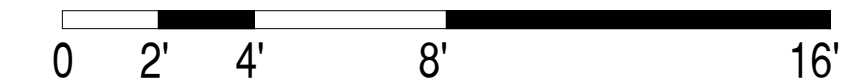


STUDIO A1a
500 SF



UNIT PLANS - STUDIO

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



A4.06

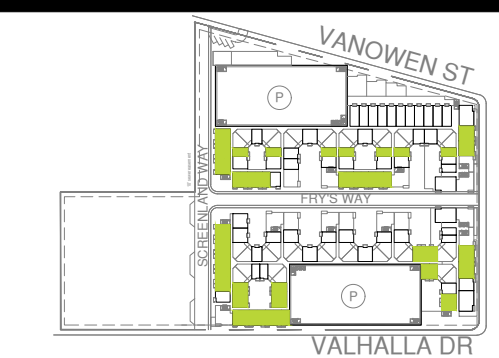


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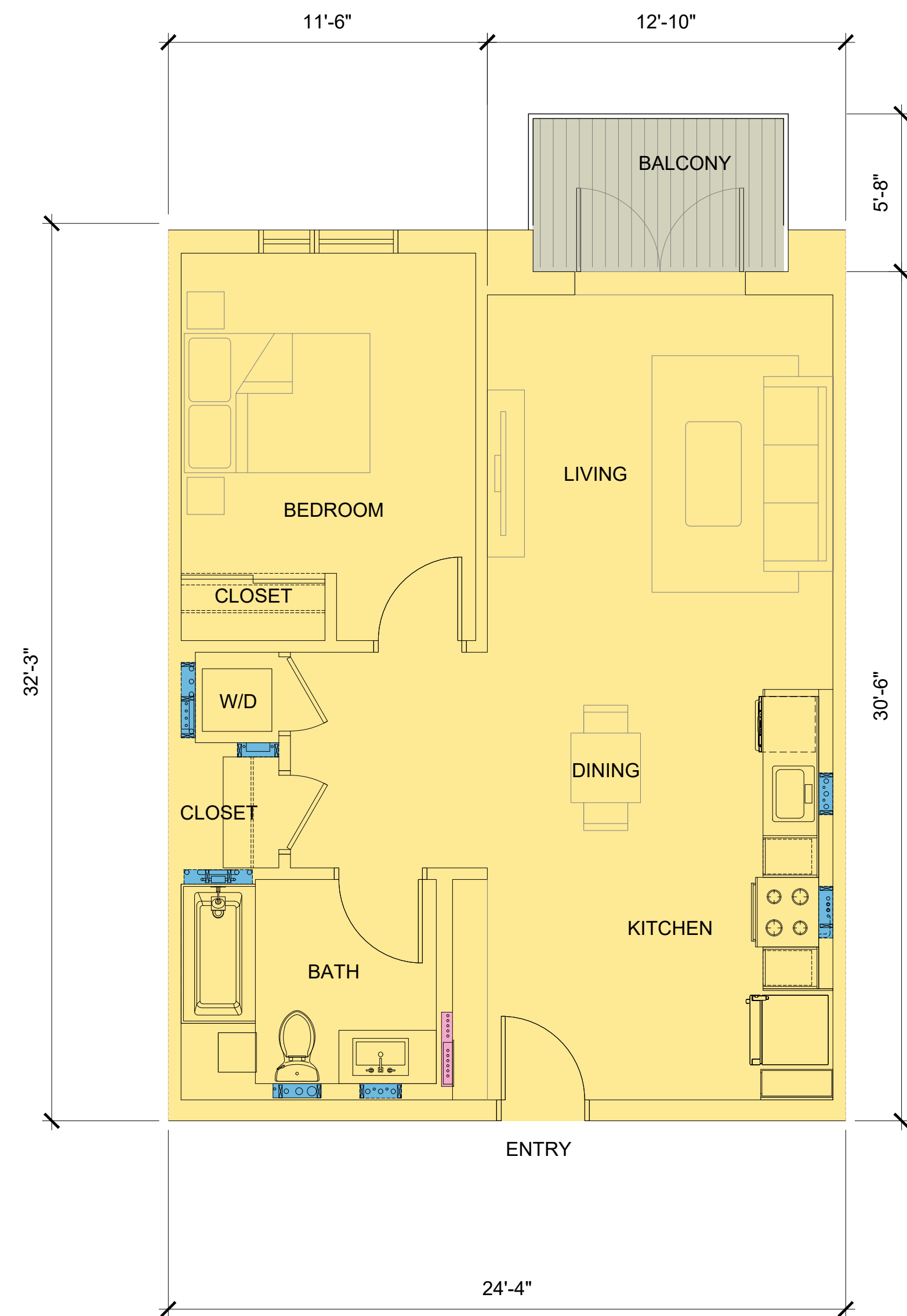
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Attachment 6-1-71

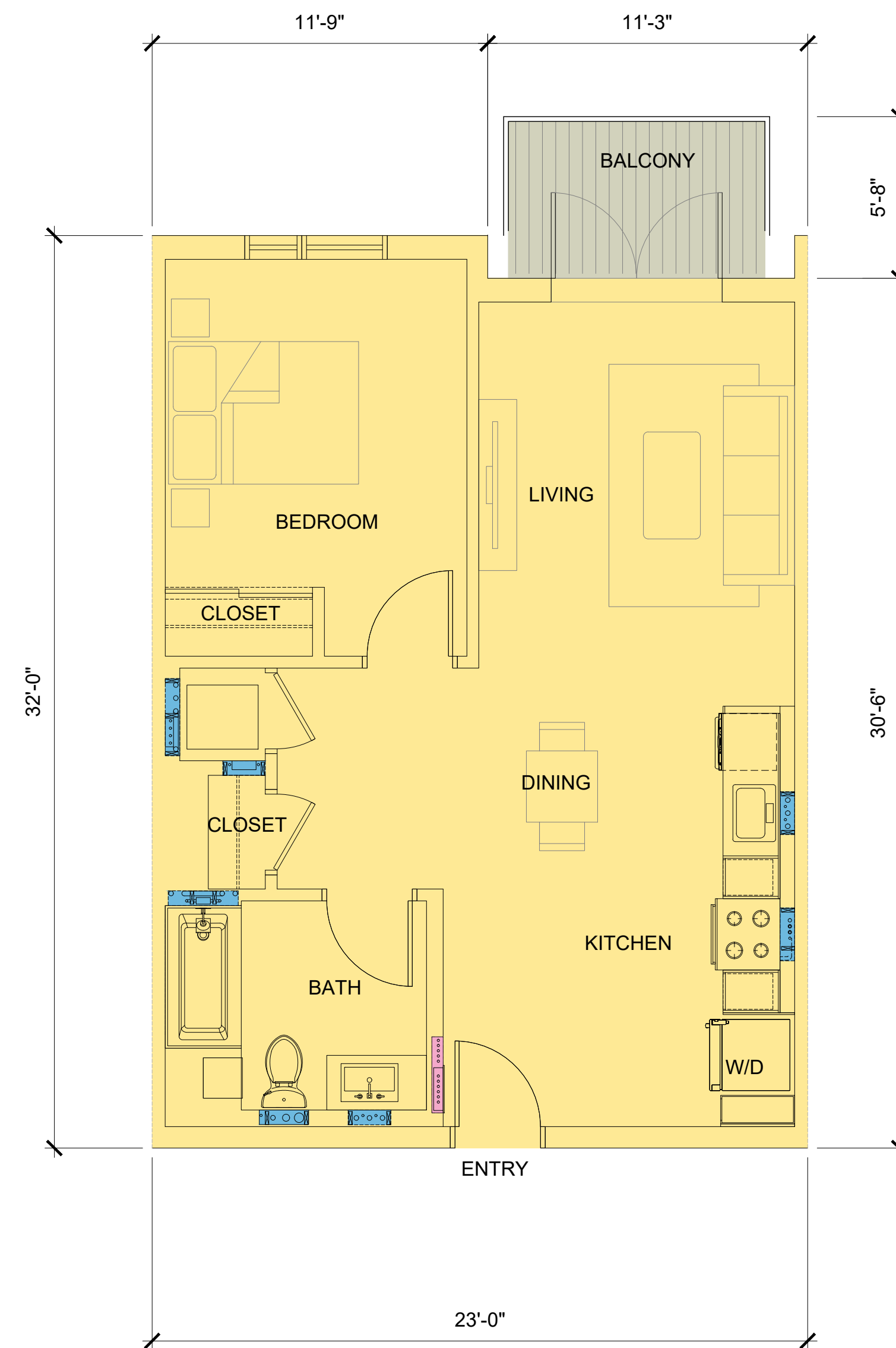


KEYPLAN





1-BEDROOM B1
764 SF

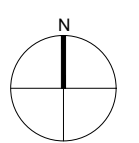
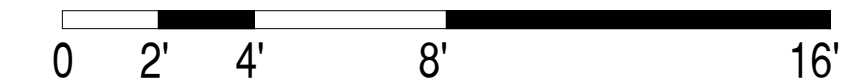


1-BEDROOM B2
722 SF



UNIT PLANS - 1-BEDROOM

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

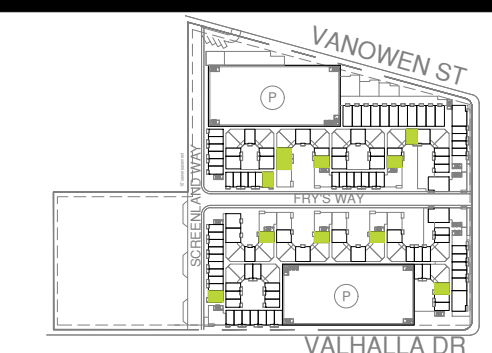


Burbank Aero Crossings

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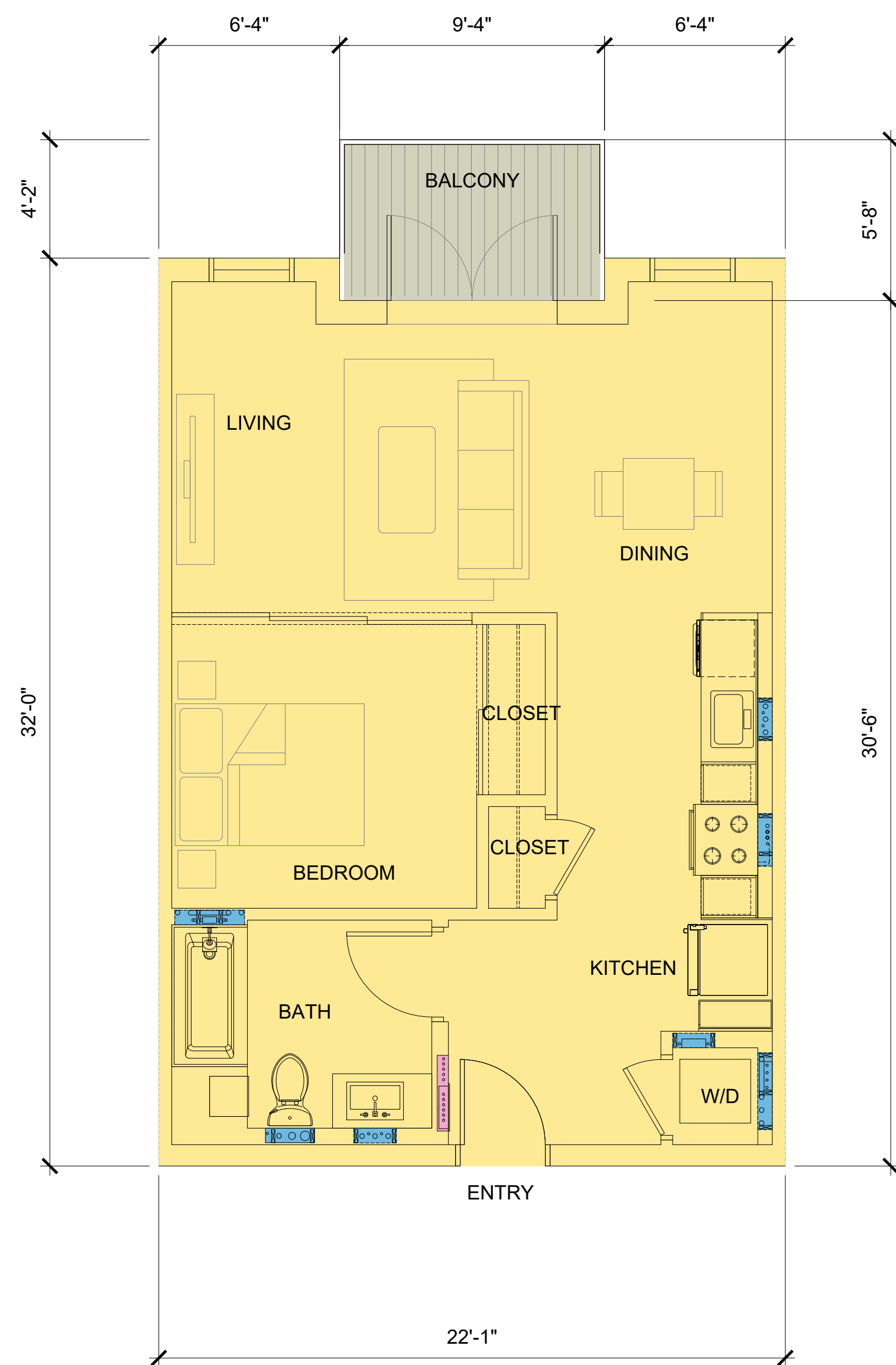
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Attachment 6-1-72



KEYPLAN





1-BEDROOM B3
764 SF

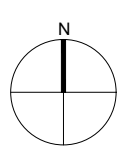


1-BEDROOM B4
732 SF



UNIT PLANS - 1-BEDROOM

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



A4.08



Burbank Aero Crossings

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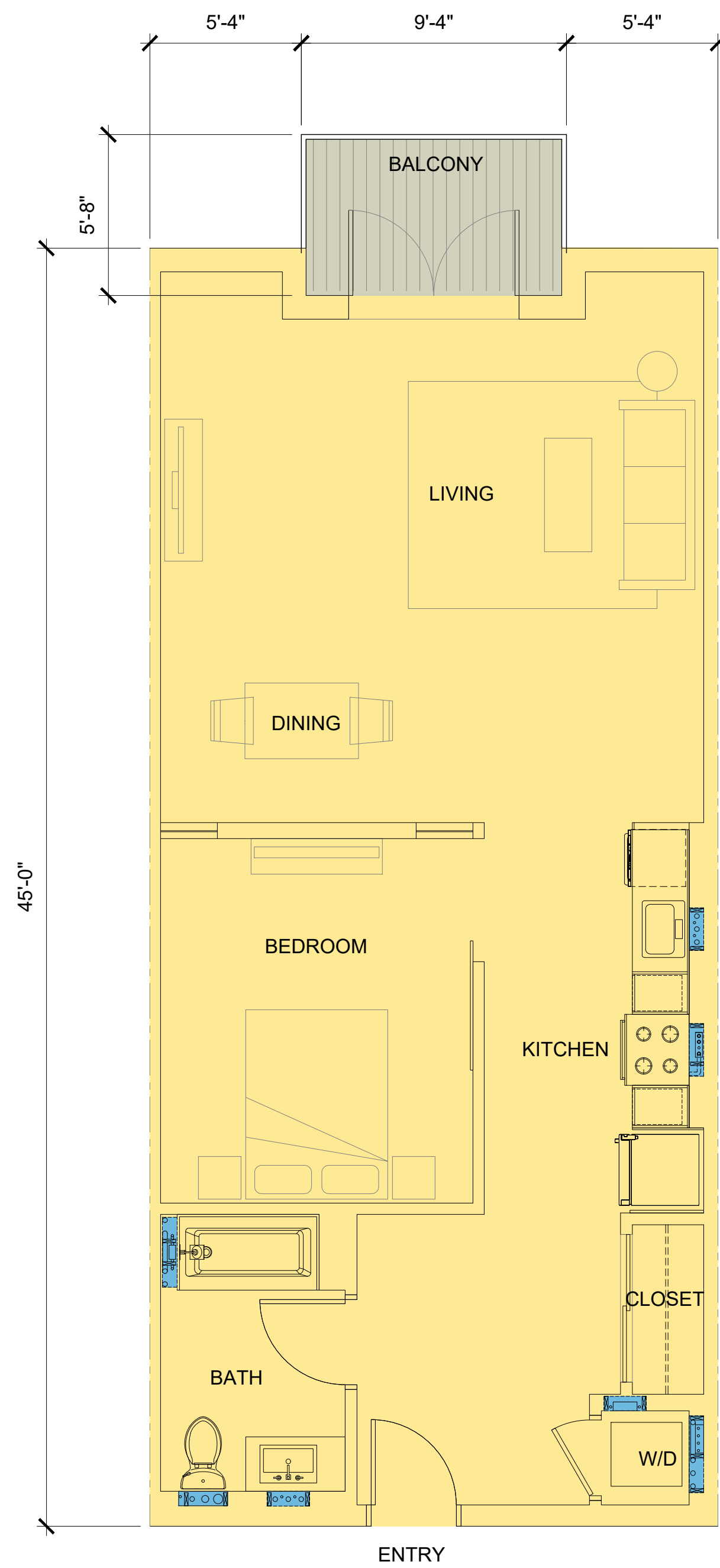
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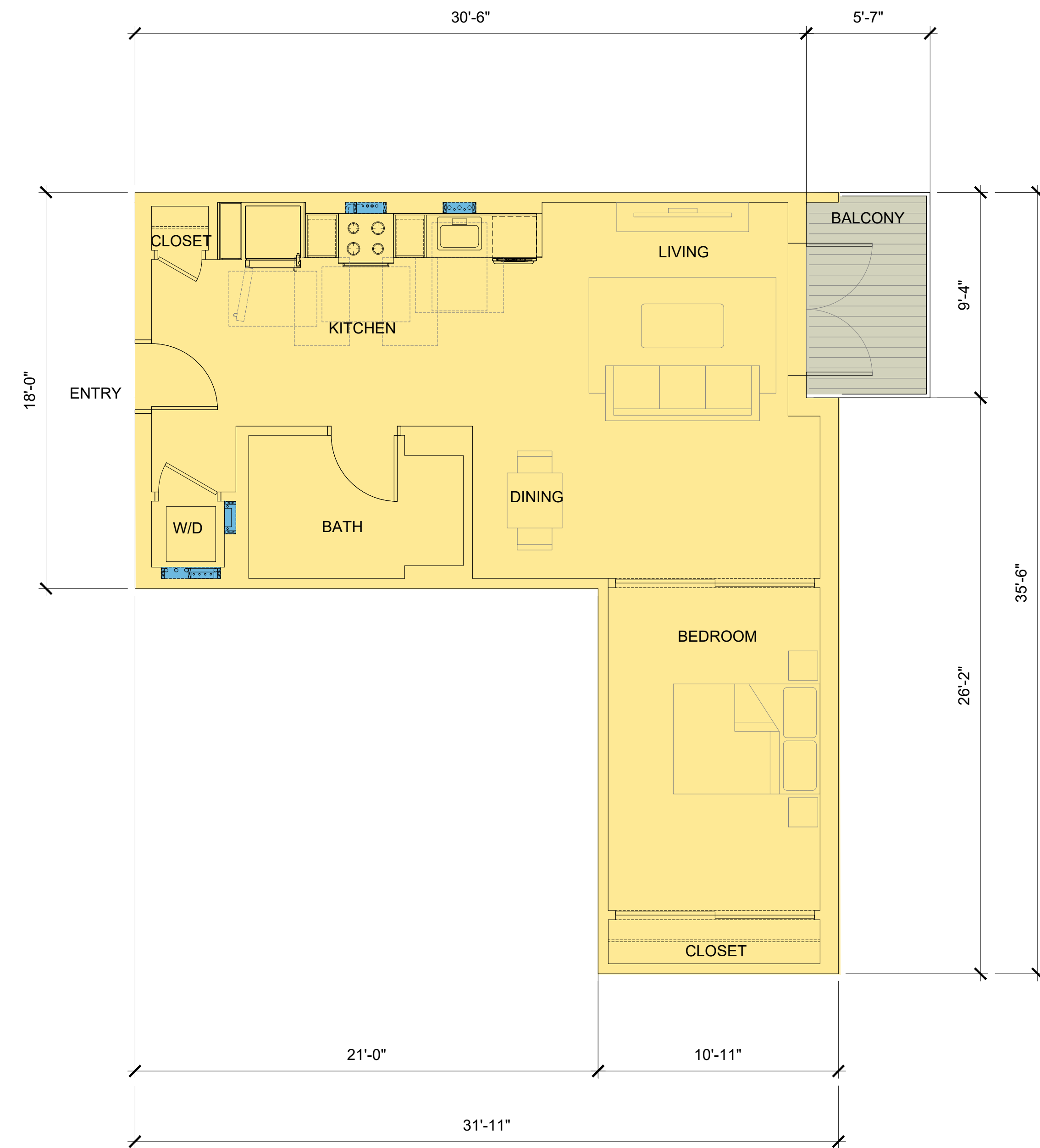
KEYPLAN



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1-BEDROOM B6
887 SF

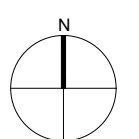
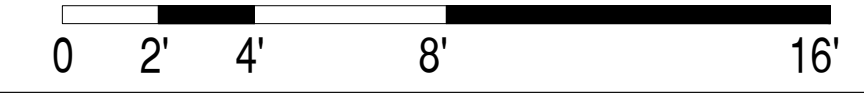


1-BEDROOM B7
755 SF



UNIT PLANS - 1-BEDROOM (INBOARD)

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



A4.09

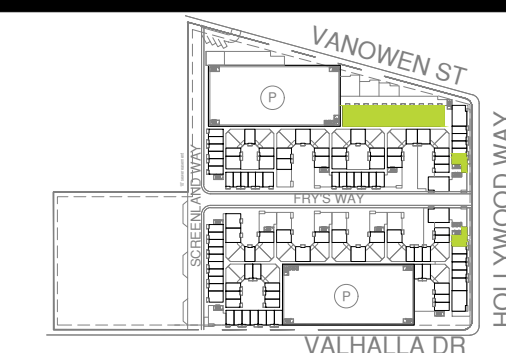


Burbank Aero Crossings

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Attachment 6-1-74



KEYPLAN





FINISH MATERIAL BOARD



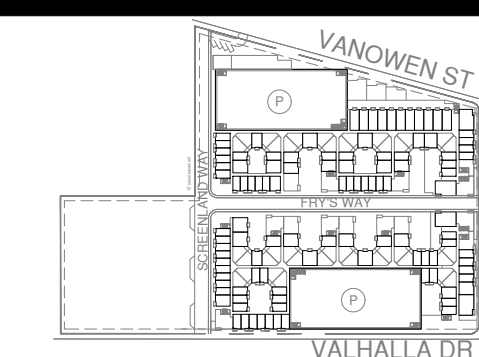
Burbank Aero Crossings

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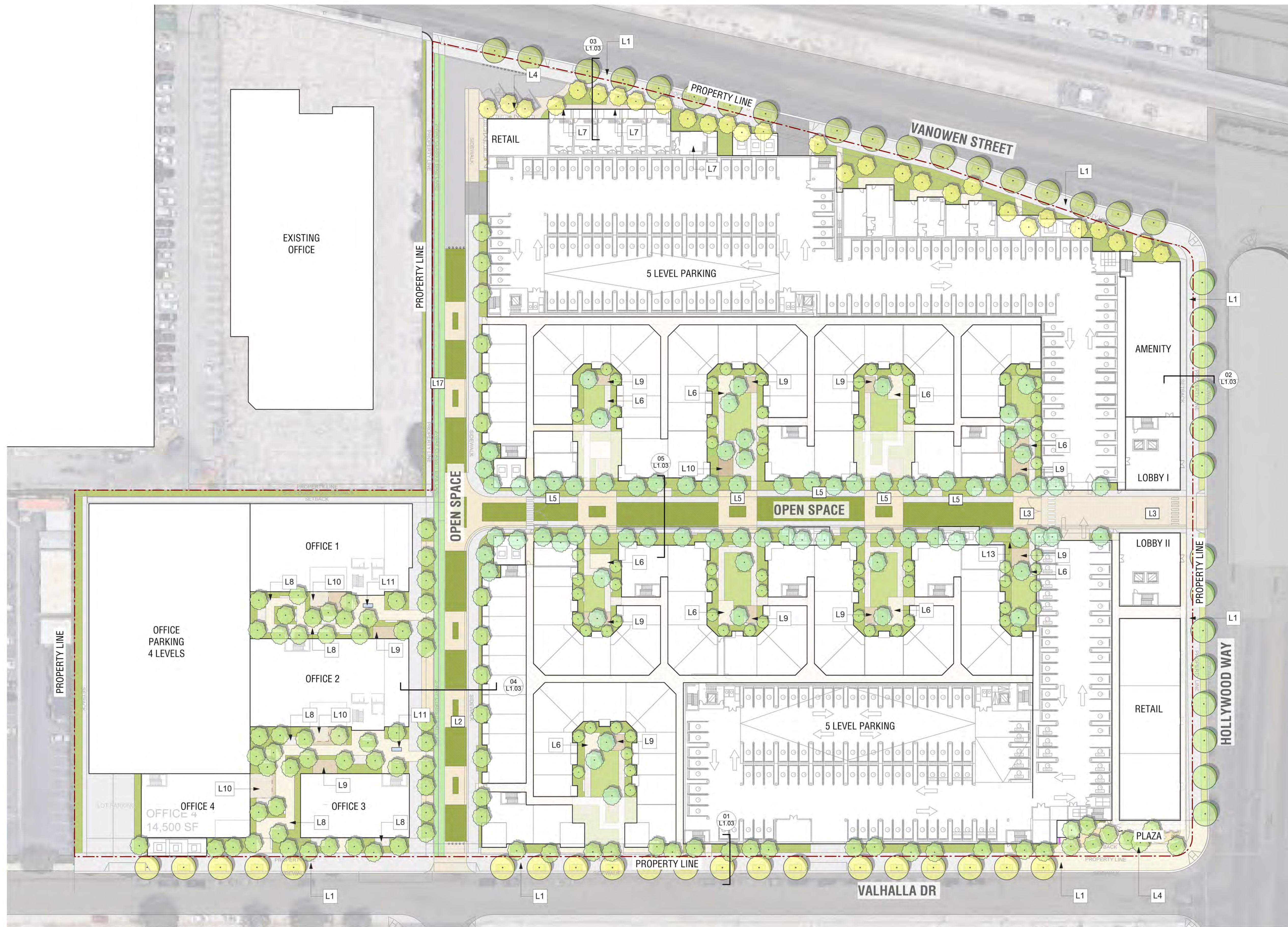
Attachment 6-1-75



KEYPLAN



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LEGEND

- L1 - STREET SIDEWALK
- L2 - SCREENLAND OPEN SPACE
- L3 - VEHICULAR DECORATIVE PAVING
- L4 - RETAIL PLAZA DECORATIVE PAVING
- L5 - FRY'S WAY OPEN SPACE
- L6 - RESIDENTIAL COURTYARD DECORATIVE PAVING
- L7 - TENANT PATIO
- L8 - OFFICE COURTYARD DECORATIVE PAVING
- L9 - WOOD DECKING
- L10 - WORKPOD STRUCTURE
- L11 - WATER FEATURE
- L12 - AMENITY AREA DECORATIVE PAVING
- L13 - POOL
- L14 - POOL SPA
- L15 - DOG PARK
- L16 - OVERHEAD SHADE STRUCTURE
- L17 - 2 WAY CLASS II BIKE LANE

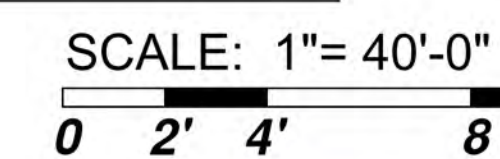
PLANT PALETTE

BOTANICAL NAME	COMMON NAME
STREET TREE (57)	
PLATANUS RACEMOSA	WESTERN SYCAMORE
PODOCARPUS SPP.	PODOCARPUS
PROSOPIS SPP.	MESQUITE
QUERCUS AGRIFOLIA	COAST LIVE OAK
TIPUANA TIPU	TIPU
ULMUS SPP.	ELM
INTERIOR/CANOPY TREE (269)	
ARBUTUS 'X MARINA'	STRAWBERRY TREE
GEJERA PARVIFLORA	AUSTRALIAN WILLOW
OLEA 'SWAN HILL' MULTI	SWAN HILL FRUITLESS OLIVE
PISTACIA CHINENSIS	CHINESE PISTACHE
PLATANUS ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE
PODOCARPUS HENKELII	LONG-LEAFED YELLOW WOOD
QUERCUS ILEX	HOLLY OAK
SCHINUS MOLLE	CALIFORNIA PEPPER
TRISTANIA CONFERTA	BRISBANE BOX
ULMUS PARVIFOLIA 'TRU GREEN'	TRUE GREEN CHINESE ELM
ORNAMENTAL PLANTING (64,930 sf)	
AGAVE SPP.	AGAVE
ALOE SPP.	ALOE
CAREX DIVULSA	BERKELEY SEDGE
CEANOTHUS CULTIVARS	CEANOTHUS
DIANELLA SPP.	FLAX LILY
DIETES BICOLOR	FORTNIGHT LILY
JUNCUS PATENS	ELK BLUE CALIFORNIA RUSH
LANTANA MONTEVIDENSIS (SELLOWIANA)	TRAILING LANTANA
LAVANDULA SPP.	LAVERNER
LEUCOPHYLLUM SPP.	PURPLE SAGE
LIRIOPE MUSCARI	LILY TURF
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
LOMANDRA 'TROPIC BELLE'	TROPIC BELLE MAT RUSH
MUHLENBERGIA DUMOSA	BAMBOO MUHLY
MYOPORUM PARVIFOLIUM & CULTIVARS	MYOPORUM
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
OLEA EUROPEA 'MONTRA'	LITTLE OLLIE
PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY HUNTINGTON CARPET
ROSMARINUS OFFICINALIS 'PROSTRATUS'	TRAILING ROSEMARY
SALVIA GREGGII & HYBRIDS	AUTUMN SAGE
SALVIA LEUCANTHA	MEXICAN BUSH SAGE
SANTOLINA SPP.	LAVANDER COTTON
SENECIO MANDRALISCAE	BLUE CHALK STICKS
SESLERIA AUTUMNALIS	WYNYABBIE GEM WESTRINGIA
TEUCRIUM CHAMAEDRYS	AUTUMN MOOR GRASS
WESTRINGIA 'WYNYABBIE GEM'	GERMANDER
TURF (6,500 sf)	
HYBRID BERMUDA GRASS	TURF SOD
FIRE LANE / STALOK FIBER (14,620sf)	
CAREX DIVULSA	BERKELEY SEDGE

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

01

LVL 01 LANDSCAPE PLANS



L1.01



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KEYPLAN





LEGEND

- L1 - STREET SIDEWALK
- L2 - SCREENLAND OPEN SPACE
- L3 - VEHICULAR DECORATIVE PAVING
- L4 - RETAIL PLAZA DECORATIVE PAVING
- L5 - FRY'S WAY OPEN SPACE
- L6 - RESIDENTIAL COURTYARD DECORATIVE PAVING
- L7 - TENANT PATIO
- L8 - OFFICE COURTYARD DECORATIVE PAVING
- L9 - WOOD DECKING
- L10 - WORKPOD STRUCTURE
- L11 - WATER FEATURE
- L12 - AMENITY AREA DECORATIVE PAVING
- L13 - POOL
- L14 - POOL SPA
- L15 - DOG PARK
- L16 - OVERHEAD SHADE STRUCTURE
- L17 - 2 WAY CLASS II BIKE LANE

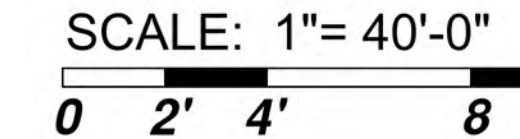
PLANT PALETTE

BOTANICAL NAME	COMMON NAME
STREET TREE	
PLATANUS RACEMOSA	WESTERN SYCAMORE
PODOCARPUS SPP.	PODOCARPUS
PROSOPIS SPP.	MESQUITE
QUERCUS AGRIFOLIA	COAST LIVE OAK
TIPUANA TIPU	TIPU
ULMUS SPP.	ELM
INTERIOR/CANOPY TREE (Level 06 - 84)	
ARBUTUS 'X MARINA'	STRAWBERRY TREE
GEJERA PARVIFLORA	AUSTRALIAN WILLOW
OLEA 'SWAN HILL' MULTI	SWAN HILL FRUITLESS OLIVE
PISTACIA CHINENSIS	CHINESE PISTACHE
PLATANUS ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE
PODOCARPUS HENKELII	LONG-LEAFED YELLOW WOOD
QUERCUS ILEX	HOLLY OAK
SCHINUS MOLLE	CALIFORNIA PEPPER
TRISTANIA CONFERTA	BRISBANE BOX
ULMUS PARVIFOLIA 'TRU GREEN'	TRUE GREEN CHINESE ELM
ORNAMENTAL PLANTING (Level 02 - 2,000 sf, Level 06 - 17,300 sf)	
AGAVE SPP.	AGAVE
ALOE SPP.	ALOE
CAREX DIVULSA	BERKELEY SEDGE
CEANOTHUS CULTIVARS	CEANOTHUS
DIANELLA SPP.	FLAX LILY
DIETES BICOLOR	FORTNIGHT LILY
JUNCUS PATENS	ELK BLUE CALIFORNIA RUSH
LANTANA MONTEVIDENSIS (SELLOWIANA)	TRAILING LANTANA
LAVANDULA SPP.	LAVENDER
LEUCOPHYLLUM SPP.	PURPLE SAGE
LIRIOPE MUSCARI	LILY TURF
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
LOMANDRA 'TROPIC BELLE'	TROPIC BELLE MAT RUSH
MUHLENBERGIA DUMOSA	BAMBOO MUHLY
MYOPORUM PARVIFOLIUM & CULTIVARS	MYOPORUM
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
OLEA EUROPEA 'MONTRA'	LITTLE OLLIE
PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY HUNTINGTON CARPET
ROSMARINUS OFFICINALIS 'PROSTRATUS'	TRAILING ROSEMARY
SALVIA GREGGII & HYBRIDS	AUTUMN SAGE
SALVIA LEUCANTHA	MEXICAN BUSH SAGE
SANTOLINA SPP.	LAVANDER COTTON
SENECIO MANDRALISCAE	BLUE CHALK STICKS
SESLERIA AUTUMNALIS	WYNYABBIE GEM WESTRINGIA
TEUCRIUM CHAMAEDRYS	AUTUMN MOOR GRASS
WESTRINGIA 'WYNYABBIE GEM'	GERMANDER
TURF (Level 06 - 1,800sf)	
HYBRID BERMUDA GRASS	TURF SOD
FIRE LANE / STALOK FIBER	
CAREX DIVULSA	BERKELEY SEDGE

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

01

LVL 02 & 06 LANDSCAPE PLANS



L1.02



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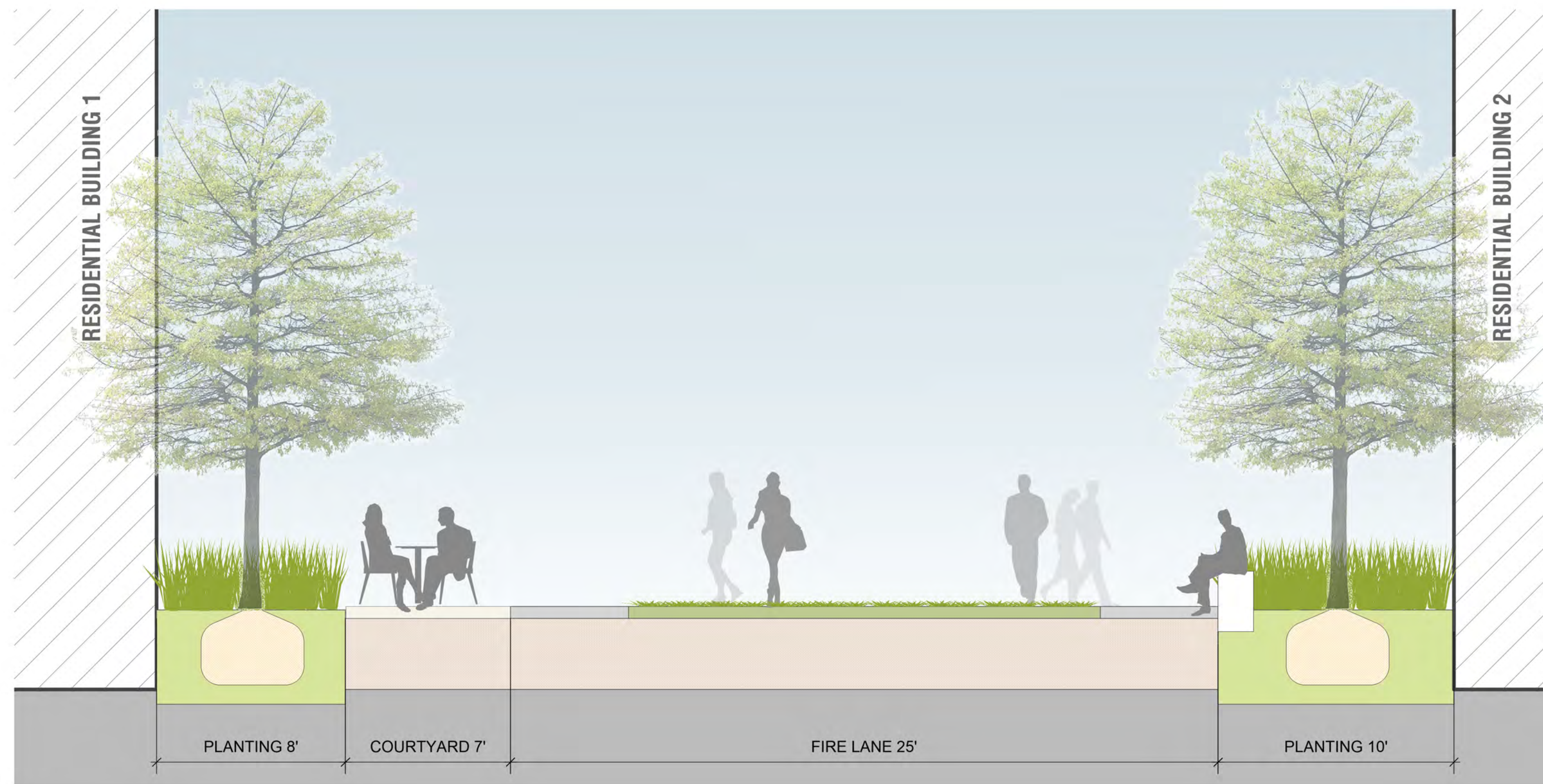
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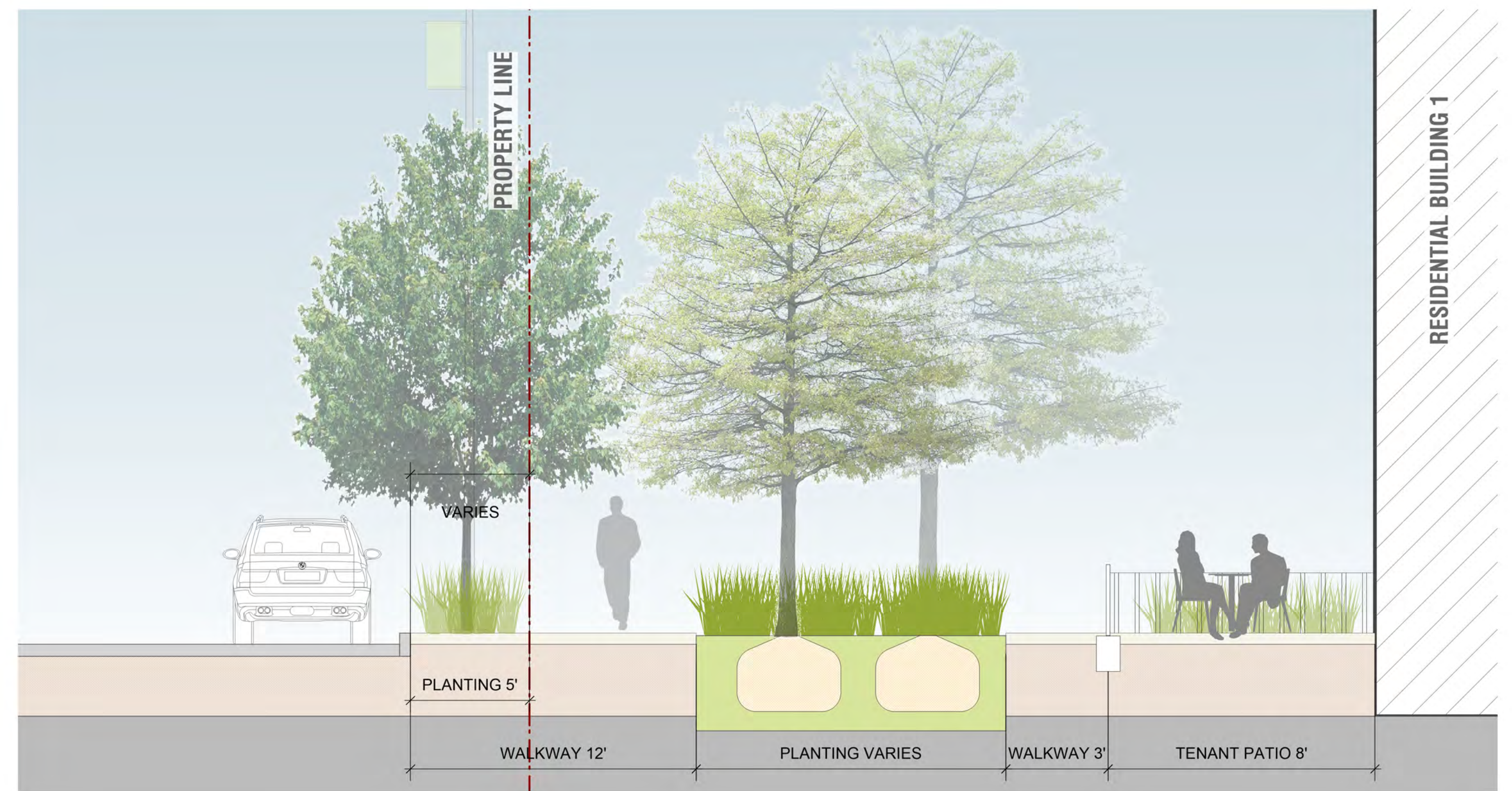
KEYPLAN





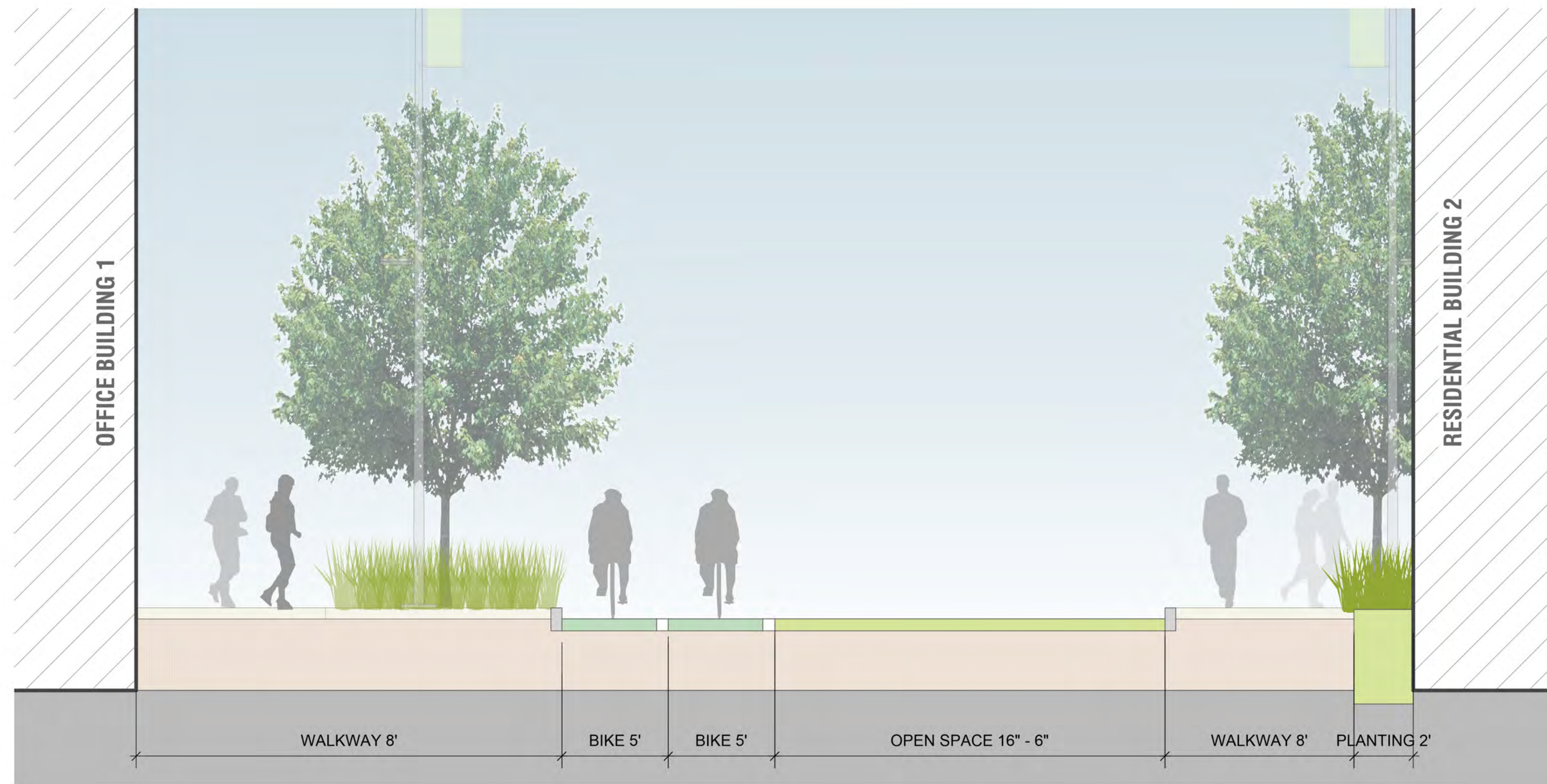
SITE SECTIONS - FIRE LANE
SCALE: 1/4" = 1'-0"

05



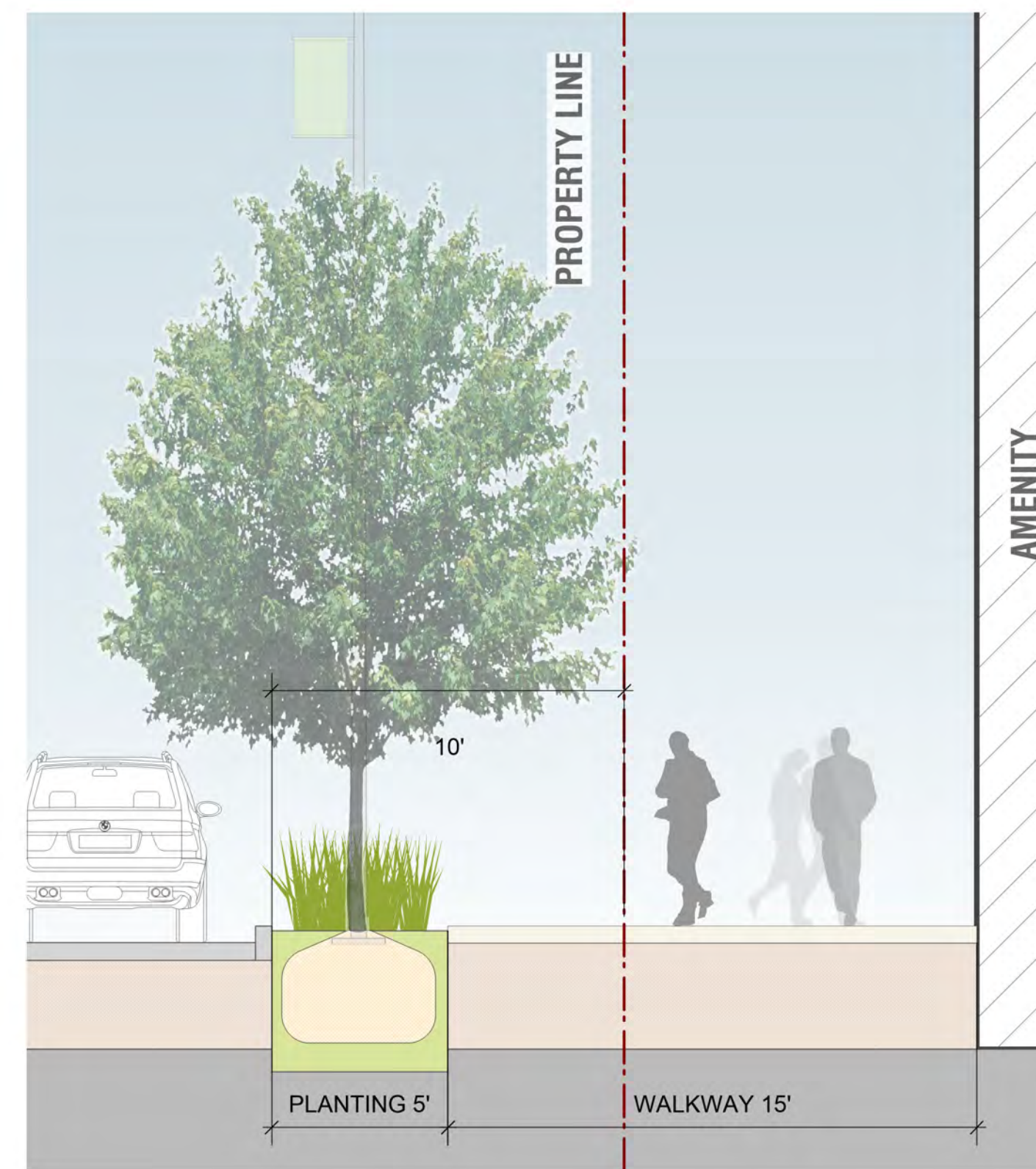
SITE SECTIONS - VANOWEN ST
SCALE: 1/4" = 1'-0"

03



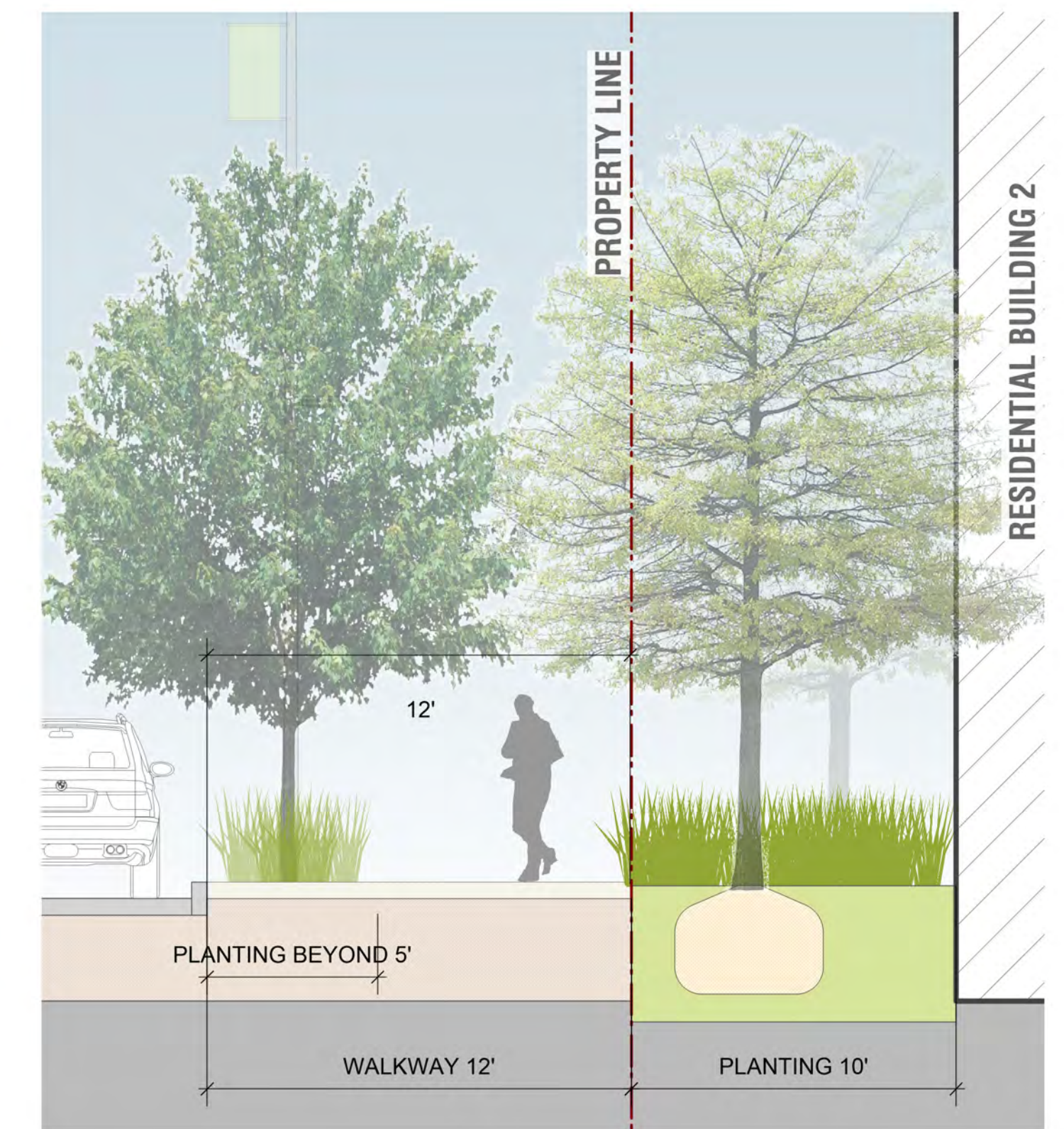
SITE SECTIONS - SCREENLAND WAY
SCALE: 1/4" = 1'-0"

04



SITE SECTIONS - HOLLYWOOD WAY
SCALE: 1/4" = 1'-0"

02



SITE SECTIONS - VALHALLA DR
SCALE: 1/4" = 1'-0"

01

LANDSCAPE SECTIONS

L1.03



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KEYPLAN

