The proposed development will include approximately 259 apartment residences in a 7-story podium style building with four levels of parking (one at grade and three levels below grade). The residents share access to a generously sized clubroom, fitness room, pool with resort style amenities, and two roof top amenity decks. The leasing center is situated on the corner of Burbank Blvd and Third Street and ground floor residences have stoops along Third Street which add a residential character and activation of the streetscape.
**PROJECT DATA**

**PROJECT ADDRESS:**
230 E BURBANK BLVD.
BURBANK, CA 91502

**EXISTING LAND USE:**
Governed by the requirements set forth in PD-89-4

**PROPOSED LAND USE:**
As defined by the amended and reinstated PD-89-4

**ASSESSOR PARCEL NUMBERS:**
Area 1: 2460.023-060

**BUILDING CODE:**
2013 California Building Code (CBC)

**TYPES OF CONSTRUCTION:**
Type IIIA Sprinklered, NFPA-13 (Residential)
Type IA Sprinklered, NFPA-13 (Garage & Residential)

**BUILDING SETBACKS:**
12'-15' Parkway (Street Frontage)
12'-15' Parkway (measured from face of curb per Burbank General Plan)

**OCCUPANCY CLASSIFICATION:**
- Residential Units
- S-2 Garage
- B Leasing Office, Bike Storage, Co-working, Roof Deck, Lounge
- A-3 Fitness Center, Club Room

**LOT AREA:**
As per the boundary established by the Civil TTM
Area 1: ± 75,578 SF 1.74 AC

**AREA 1 - RESIDENTIAL PODIUM APARTMENTS**

**PROJECT SUMMARY**

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Ratio</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio (Unit S)</td>
<td>1.75</td>
<td>95</td>
<td>54</td>
</tr>
<tr>
<td>1 Bedroom (Unit A)</td>
<td>1.75</td>
<td>117</td>
<td>65</td>
</tr>
<tr>
<td>2 Bedroom (Unit B)</td>
<td>2.06</td>
<td>120</td>
<td>108</td>
</tr>
<tr>
<td>3 Bedroom (Unit C)</td>
<td>2.0</td>
<td>117</td>
<td>108</td>
</tr>
</tbody>
</table>

**DENSITY & FAR**

**BUILDING STORIES LIMITATION:**
ALLOWED: 7 stories
PROPOSED: 7 stories

**BUILDING HEIGHT LIMITATION:**
ALLOWED: 94'-0" (measured from average grade plane)
PROPOSED: 94'-0" (measured from average grade plane)

**OPEN SPACE:**
- **Common Area:**
  - **Resident:** 75 SF/UNIT
  - **Private:** 50 SF/UNIT
- **Amenity Area:**
  - **Resident:** 75 SF/UNIT AVG.
  - **Private:** 50 SF/UNIT AVG.

**REQUIRED OPEN SPACE PROVIDED OPEN SPACE**
- **SF per unit # Units Total Req’d Court 1 Amenity Avg. SF/unit # Units Total Prov’d**
  - **Private:** 50 259 12,950
  - **Common:** 75 259 19,425

**REQUIRED BICYCLE PARKING PROVIDED BICYCLE PARKING**
- **SF per unit # Units Total Req’d Court 1 Amenity Avg. SF/unit # Units Total Prov’d**
  - **Private:** 2% 476 10
  - **Common:** 5% 65 3

**REQUIRED PARKING PROVIDED PARKING**
- **LEVEL HC* Standard Compact Tandem TOTAL**
  - **STUDIO:**
    - **Cars:** 65
  - **1 Bedroom:**
    - **Cars:** 117
  - **2 Bedroom:**
    - **Cars:** 288
  - **3 Bedroom:**
    - **Cars:** 288

**PROJECT TOTAL - PARKING REQUIRED**
- **541**

**PROJECT TOTAL - PARKING PROVIDED**
- **541**

**BUILDING AREA SUMMARY**

<table>
<thead>
<tr>
<th>RESIDENTIAL AMENITIES Net S.F. PROJECT AREAS Gross S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leasing Office &amp; Mail 1,775</td>
</tr>
<tr>
<td>Clubroom 1,385</td>
</tr>
<tr>
<td>Fitness Room 830</td>
</tr>
<tr>
<td>Roof Decks 2,880</td>
</tr>
<tr>
<td>36,932</td>
</tr>
</tbody>
</table>

**DEVELOPMENT SUMMARY**

**PD AMENDMENT SUBMITTAL**

<table>
<thead>
<tr>
<th>EXHIBIT 1</th>
<th>JUNE 27, 2016</th>
</tr>
</thead>
</table>

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*(PUBLICATIONS ARE SUBJECT TO REVIEW AND MAY BE SUBJECT TO CHANGE)*
PARKING INFORMATION

Standard: 9' x 18'
Tandem: 9' x 18'
HC: 9' x 18’ with 5' dedicated access
HC Van: 9' x 18’ with 8' dedicated access
Drive Aisle Width: 20'-4” minimum per Burbank Municipal Code

ACCESSIBLE STALL ANALYSIS:

Resident Accessible Stalls Required (CBC):
Total accessible dwelling units = 259
Total provided residential assigned stalls = 476
Per 2013 CBC Section 1109A.3, HC parking required = 2% of stalls
0.02 x 476 assigned stalls = 10 HC stalls required

Resident Guest Accessible Stalls Required (CBC):
Total provided guest assigned stalls = 65
Per 2013 CBC Section 1109A.5, HC parking required = 5% of stalls
0.05 x 65 assigned stalls = 3 HC stalls required

LEGEND

Vehicular Circulation
Parking
Utilities
Amenities & Public Program
Exit Stairs & Elevators
Residential Units
BUILDING PLANS - LEVEL 2 THRU ROOF

SECTION A

A1-3.0

ELEVATION 1

A1-2.0

ELEVATION 2

A1-2.1

SECTION B

A1-3.0

LEGEND

Utilities

Amenities & Public Program

Exit Stairs & Elevators

Residential Units

0' 40' 80' 160'

LEVEL 2 THRU 3 - AMENITY LEVEL

LEVEL 4 THRU 6

LEVEL 7 - ROOF DECKS

ROOF PLAN
BTC
BURBANK, CA

CC DEVELOPMENT PARTNERS, LLC A JOINT VENTURE BETWEEN TCA # 2015-082
CAPREF Manager, LLC & CROWN
PD AMENDMENT SUBMITTAL (EXHIBIT 1) JUNE 27, 2016

ELEVATIONS - THIRD STREET & BURBANK BLVD.

1 | THIRD STREET ELEVATION
2 | BURBANK BLVD. ELEVATION
3 | PERSPECTIVE VIEW FROM THE CORNER OF THIRD ST. AND BURBANK BLVD.
4 | PERSPECTIVE VIEW FROM BURBANK BLVD.

MATERIAL LEGEND
(See exterior material sheet APPX-1.0 for more information)
1. Exterior Plaster
2. Stone Veneer
3. Brick Veneer
4. Horizontal Cementitious Siding
5. Board-form Concrete
6. Concrete w/ Skim Coat
7. Decorative Block
8. Vinyl Window
9. Aluminum Storefront
10. Specialty Door
11. Railing
12. Metal Awning
PD AMENDMENT SUBMITTAL

EXHIBIT 1

JUNE 27, 2016

ELEVATIONS - WEST & GRINNELL DR.

MATERIAL LEGEND
(See exterior material sheet APPX-1.0 for more information)

1. Exterior Plaster
2. Stone Veneer
3. Brick Veneer
4. Horizontal Cementitious Siding
5. Board-form Concrete
6. Concrete w/ Skim Coat
7. Decorative Block
8. Vinyl Window
9. Aluminum Storefront
10. Specialty Door
11. Railing
12. Metal Awning

ELEVATIONS - WEST & GRINNELL DR.
A) CROSS SECTION

B) LONGITUDINAL SECTION

C) TYPICAL HVAC SECTION ON ROOF

D) TYPICAL DETAIL OF HVAC UNIT PLATFORM AT ROOF

NOTE: No equipment screen proposed

AREA 1: RESIDENTIAL
AREA 2: COMMERCIAL
AREA 4: RESIDENTIAL

KEY PLAN (not to scale)
GENERAL NOTES

1. Unit plans shown here are typical only. All plan variations are shown in building plans and may contain differences in net livable and deck square footages.

2. Refer to A1-1.0 sheet for all square footages.

3. Furring and architectural projections not yet shown.
The proposed development will include approximately 70 upscale condominium residences in a 15-story building with four levels of above-grade parking and three levels below grade. Residents will enjoy expansive views over the valley and nearby access to jobs, shopping, dining, and entertainment. A resident lobby space will occupy the corner of N. San Fernando Blvd. and Grinnell Drive.
**PROJECT DATA**

**PROJECT ADDRESS:**
800 N. SAN FERNANDO BLVD.
BURBANK, CA 91502

**EXISTING LAND USE:**
Governed by the requirements set forth in PD-89-4

**PROPOSED LAND USE:**
As defined by the amended and reinstated PD-89-4

**ASSESSOR PARCEL NUMBERS:**
Area 2: 2460.031.005

**BUILDING CODE:**
2013 California Building Code (CBC)

**TYPES OF CONSTRUCTION:**
Type A: Sprinklers, NFPA-13 (Garage & Residential)

**BUILDING STORIES LIMITATION:**
ALLOWED: 15 stories under current PD-89-4
PROPOSED: 15 stories

**BUILDING HEIGHT LIMITATION:**
ALLOWED: +/– 205’-0” (measured from average natural grade plane)
PROPOSED: +/– 205’-0” (measured from average natural grade plane)

**BUILDING SETBACKS:**
REQUIRED: 12'-15' Parkway (measured from face of curb per Burbank General Plan)
PROPOSED: 12'-15' Parkway (Street Frontage)

**OPEN SPACE:**

<table>
<thead>
<tr>
<th>OCCUPANCY CLASSIFICATION</th>
<th>Net S.F.</th>
<th>REQUIREMENTS</th>
</tr>
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<tbody>
<tr>
<td>Residential Units</td>
<td></td>
<td>75 SF/UNIT</td>
</tr>
<tr>
<td>Accessible</td>
<td>75</td>
<td>75 SF/UNIT</td>
</tr>
</tbody>
</table>
| Private                   | 50      | 50 SF/UNIT AVG.

**PRIVATE STORAGE:**
ALLOWED: 60 CU FT/UNIT
PROPOSED: 60 CU FT/UNIT

**PROJECT SUMMARY**

**LOT AREA:**
As per the boundary established by the Civil TTM
Area 2: ± 18,921 SF 0.43 AC

**UNIT SUMMARY**

<table>
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<tr>
<th>UNIT TYPE</th>
<th>NET S.F.</th>
<th>NET RENT.</th>
<th>UNIT MIX</th>
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<tbody>
<tr>
<td>Studio</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>1 Bedroom</td>
<td></td>
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<tr>
<td>3 Bedroom</td>
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**UNIT TYPE UNIT MIX:**

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**SCREENED BALCONY:**

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**RETAIL:**

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**PRIVATE STORAGE:**

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**TOTAL UNIT TYPE:**

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</tbody>
</table>
CC DEVELOPMENT PARTNERS, LLC
A JOINT VENTURE BETWEEN:
TCA # 2015-082
CAPREF Manager, LLC &
CROWN
PD AMENDMENT SUBMITTAL
(EXHIBIT 1)
JUNE 27, 2016

1) N. SAN FERNANDO BLVD. ELEVATION
2) GRINNELL DR. ELEVATION
3) PERSPECTIVE VIEW FROM THE CORNER OF N. SAN FERNANDO BLVD. & GRINNELL DR.

MATERIAL LEGEND
(See exterior material sheet APPX-1.0 for more information)
1. Exterior Plaster
2. Stone Veneer
3. Brick Veneer
4. Horizontal Cementitious Siding
5. Board-form Concrete
6. Concrete w/ Skim Coat
7. Decorative Block
8. Window Wall System
9. Aluminum Storefront
10. Specialty Door
11. Glass Railing
12. Metal Awning
13. Metal Siding
14. Perforated Metal Screen

NOTE: Signage is conceptual & subject to change.

KEY PLAN (not to scale)
1. Exterior Plaster
2. Stone Veneer
3. Brick Veneer
4. Horizontal Cementitious Siding
5. Board-form Concrete
6. Concrete w/ Skim Coat
7. Decorative Block
8. Window Wall System
9. Aluminum Storefront
10. Specialty Door
11. Glass Railing
12. Metal Awning
13. Metal Siding
14. Perforated Metal Screen
TYPICAL
1-BEDROOM UNITS

TYPICAL
2-BEDROOM UNITS

TYPICAL
3-BEDROOM UNITS

GENERAL NOTES
1. Unit plans shown here are typical only. All plan variations are shown in building plans and may contain differences in net livable and deck square footages.
2. Refer to A2-1.0 sheet for additional information.
3. Typical window locations shown; refer to elevations for variations.
4. Furring and architectural projections not yet shown.
PROPOSED PLANT LIST AREA 2

THE PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PLANTS THAT ARE PROPOSED BUT DOES NOT INDICATE THE SPECIES WHICH WILL BE DEVELOPED ON THE DETAIL PLANS.

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>INWCC CODE</th>
</tr>
</thead>
</table>

**TREES**
- Cercis canadensis 'Forest Pansy' (Eastern Redbud)
- Malus 'Loch Ness' (Crabapple)
- Quercus 'Guadalupe' (Oak)

**PALEMIAC/EVERGREEN VERTICAL SHRUBS**
- Adenanthos coronaria 'Crimson Star' (Cape Lilac)
- Erica vagans 'Irene' (Heather Tree)

**STREET TREES - GRINELL DRIVE**
- Laurus nobilis (Bay)
- Phormium 'Muriwai' (New Zealand Flax)

**STREET TREE - SAN FERNANDO BLVD**
- Pyrus 'Avalanche' (Cherry)
- Tiarella 'Toyon' (Foamflower)

**SHRUBS - HYDRO-ZONE 1 NORTHWEST EXPANSION**
- Parthenocissusquinquefolia 'Virginia Creeper' (Virginia Creeper)
- Akebia 'Kleine Mimi' (Kleine Mimi)

**SHRUBS - HYDRO-ZONE 2 SOUTHWEST EXPANSION**
- Ligustrum ovalifolium 'Colorama' (Oval-leaf Privet)
- Cotoneaster dammeri 'Torbay' (Cotoneaster)

**SHRUBS - HYDRO-ZONE 3 TRANSITIONAL (Sun and Shade Exposure)**
- Lagerstroemia indica 'Miller's Crimson' (Crimson Glory)

**SYNTHETIC TURF**
- Synthetic turf at rooftop

**WUCOLS NOTE:**
- WUCOLS, WITH THE CLASSIFICATION OF LANDSCAPE SPECIES, IS A MEMBER OF CALIFORNIA COMMISSION FOR BUILDING AND FIRE SAFETY AND IS A GUIDE TO THE USE OF LANDSCAPE PLANTS.

**EXISTING TREE NOTE:**
- MATURE TREES - DAVY "6""DIA. TO BE LEFT UNCHANGED, EXCEPT FOR BELT TRIM IN OR TO BE PROTECTED IN MUSCULAR HUBS. WHEN TRIMMED, THE TREES WILL BE SUPER SIZE FOR FUTURE USE.

**IRRIGATION PRESSURE TEST NOTE:**
- ALL IRRIATION PRESSURE LINES SHALL BE TESTED AGAINST LEAKAGE PRIOR TO INSTALLATION.

**STREET TREE PLANTING NOTE:**
- ALL STREET TREES SEVERAL OF ANY KIND WILL BE PLANTED WITH DEEP ROOT BOMBS.

**WATER EFFICIENT LANDSCAPING NOTE:**
- THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:
  1. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY OF LOS ANGELES GUIDELINES FOR WATER EFFICIENT LANDSCAPES.
  2. THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE BAXE CALCULATION.

**LANDSCAPE AREA TAKEOFFS:**
- **AREA 2:**
  - Ground Landscape Area: 3,925 sq. ft.
  - Roof Top Landscape Area: 177 sq. ft.

**TOTAL GROSS/FLOOR LANDSCAPE:**
- 20,073 sq. ft.

**TOTAL POURED-LEVEL LANDSCAPE:**
- 23,670 sq. ft.

**TOTAL ROOF TOP LANDSCAPE:**
- 177 sq. ft.

**KEY PLAN (not to scale):**

**PLANTING PLAN**

**L2-1.1**
The proposed development will include approximately 765 apartment residences divided over four 6-story buildings atop one podium with 3 levels of below grade parking. The development also includes approximately 38,000 SF of new retail and restaurant space facing N. San Fernando Blvd, activating the pedestrian and vehicular corridor toward the newly renovated mall and will serve as an extension of the downtown core. Residents will enjoy this highly amenitized community with access to a 5,000 SF fitness center, a 2,900 SF club room, co-working office space, and a large lounge deck and adjacent club room overlooking the resort-style pool. The main feature of this development will be the resort courtyards which includes a 2 lane lap pool, shallow baja-style wading area, oversized spa, and two satellite plunge pools located in two smaller courtyards of the project. Various roof decks are situated throughout the property offering intimate gathering spaces and ‘woof decks’ for residents with pets.