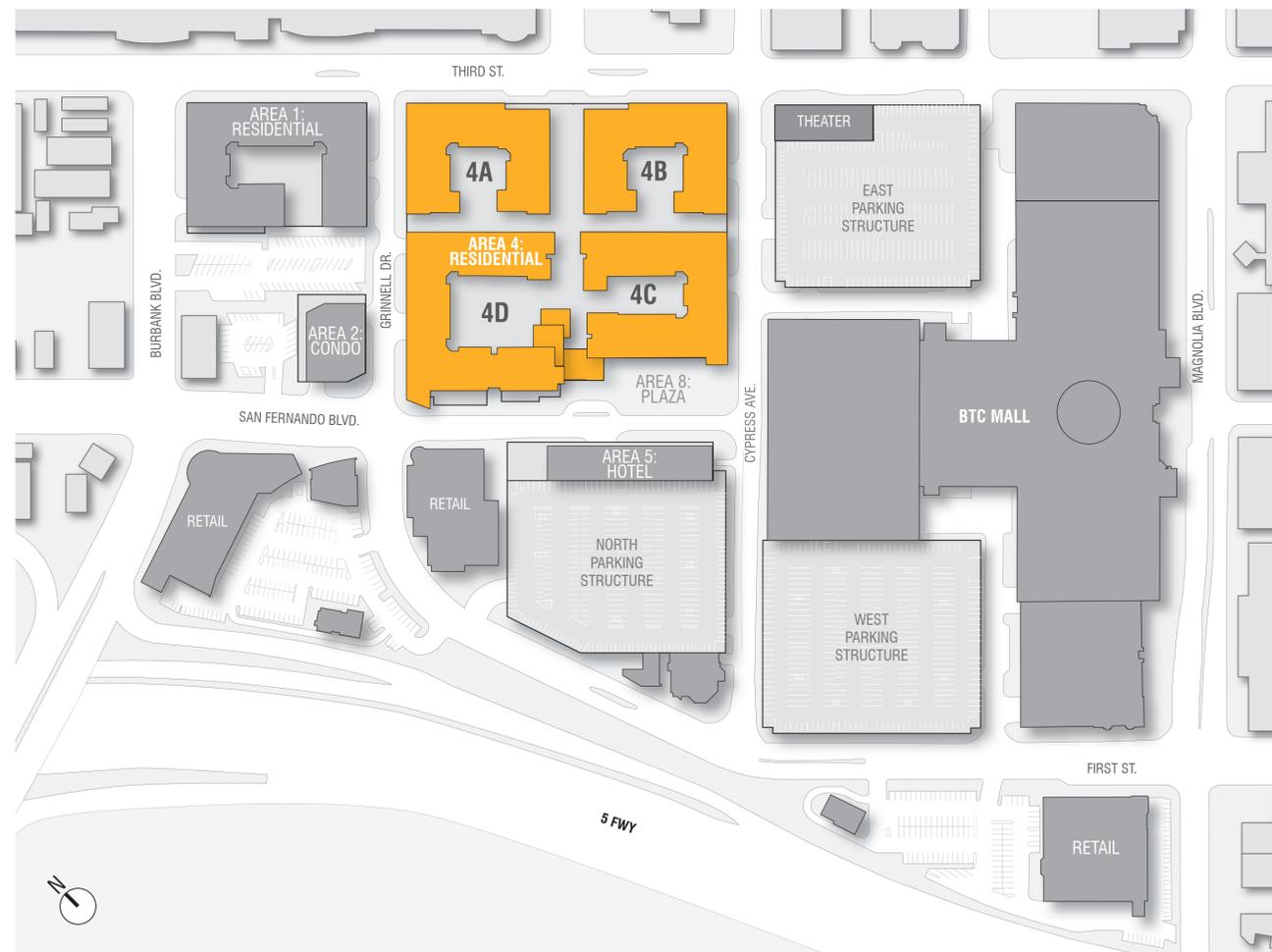


# AREA 4 - RESIDENTIAL PODIUM APARTMENTS WITH RETAIL & RESTAURANTS



## PROJECT DATA

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

**EXISTING LAND USE:**  
Governed by the requirements set forth in PD-89-4  
Underlying zones:  
-Burbank Center Commercial Limited Business (BCC-2)  
-Commercial Zone (C-2)

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

**ASSESSOR PARCEL NUMBERS:**  
Area 4: 2460-023-044

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

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

**OCCUPANCY CLASSIFICATION:**  
R-2 Residential Units  
M Retail & Restaurant  
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 4: ± 300,572 SF 6.90 AC

## SCOPE OF WORK

(TABULATIONS ARE SCHEMATIC AND MAY BE SUBJECT TO CHANGE)

**PURPOSE:**  
Amend and restate the existing Planned Development No. 89-4 to address the redevelopment of the Property.

**DENSITY & FAR**  
AVERAGED ACROSS ENTIRE PLANNED DEVELOPMENT (LISTED ON PAGE G1.0)

**BUILDING STORIES LIMITATION:**  
ALLOWED 15 stories under current PD-89-4  
PROPOSED 7 stories

**BUILDING HEIGHT LIMITATION:**  
ALLOWED 205' under current PD-89-4  
PROPOSED Building 4A&4B +/- 88'-0" (measured from average grade plane)  
Building 4C +/- 88'-0" (measured from average grade plane)  
Building 4D +/- 98'-0" (measured from average grade plane)

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

**OPEN SPACE:**  
REQUIRED Common = 75 SF/UNIT  
Private = 50 SF/UNIT AVG.  
PROPOSED\* Common = 75 SF/UNIT  
Private = 50 SF/UNIT AVG.  
\*ADDITIONAL COMMON OPEN SPACE PROVIDED AT COMMUNITY PLAZA

## PROJECT SUMMARY

(TABULATIONS ARE SCHEMATIC AND MAY BE SUBJECT TO CHANGE)

UNIT SUMMARY											
UNIT TYPE	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	LVL 07	Total # Units	NET S.F.*	BALCONY S.F.	Total Net Rent.	% of Unit Mix
<b>STUDIO:</b>											
S1	23	24	24	24	24	24	143	595	0	85,085	
<b>SUBTOTAL</b>	<b>23</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>143</b>	<b>595</b>	<b>0</b>	<b>85,085</b>	<b>18.7%</b>
<b>1 BR:</b>											
A1	35	37	38	38	38	38	224	740	68	165,760	
A2	16	16	16	16	16	16	96	733	41	70,368	
A3	2	2	2	0	0	0	6	852	198	5,112	
A4	0	1	1	1	1	1	5	1,110	50	5,550	
<b>SUBTOTAL</b>	<b>53</b>	<b>55</b>	<b>56</b>	<b>54</b>	<b>54</b>	<b>54</b>	<b>331</b>	<b>729</b>	<b>29,056</b>	<b>241,240</b>	<b>43.3%</b>
<b>2 BR:</b>											
B1	25	26	30	33	34	34	182	1,146	74	208,572	
B2	13	13	13	13	13	4	69	1,316	70	90,804	
<b>SUBTOTAL</b>	<b>38</b>	<b>39</b>	<b>43</b>	<b>46</b>	<b>47</b>	<b>38</b>	<b>251</b>	<b>1,193</b>	<b>18,298</b>	<b>299,376</b>	<b>32.8%</b>
<b>3 BR:</b>											
C1	6	6	7	7	7	7	40	1,319	91	52,760	
C2	0	0	0	0	0	0	0	0	0	0	
<b>SUBTOTAL</b>	<b>6</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>40</b>	<b>1,319</b>	<b>3,840</b>	<b>52,760</b>	<b>5.2%</b>
<b>TOTAL</b>	<b>120</b>	<b>124</b>	<b>130</b>	<b>131</b>	<b>132</b>	<b>123</b>	<b>765</b>	<b>887</b>	<b>43,254</b>	<b>678,461</b>	<b>100.0%</b>

BUILDING AREA SUMMARY			
RESIDENTIAL AMENITIES	Net S.F.	RETAIL	Gross S.F.
Leasing Office	2,045	Retail/Restaurant A	12,300
Co-working space	1,994	Retail/Restaurant B	8,210
Fitness Room	6,730	Retail/Restaurant C	3,555
Meeting Room	1,885	Retail/Restaurant D	4,860
Lounge	655	Retail/Restaurant E	2,100
Club Room/Lounge/Deck	2,140	Retail/Restaurant F	6,395
Club Lounge	1,830		
Club Lounge Deck	2,900		
Roof Decks	12,115		
		Residential balconies	42,294
		Retail/Restaurant	724,693
		Garage	632,362

REQUIRED PARKING - RESIDENTIAL			
Unit Type	Ratio	#	Total Req'd
Studio (Unit S)	1.75	143	251
1 Bedroom (Unit A)	1.75	331	580
2 Bedroom (Unit B)	2.0	251	502
3 Bedroom (Unit C)	2.0	40	80
<b>Subtotal</b>			<b>1,413</b>
Guest*	0.25	765	191
<b>TOTAL</b>			<b>1,604</b>
			Ratio 2.10

REQUIRED PARKING - RETAIL			
	% req'd	SF	Total Req'd
Retail	0.0045	22,610	102
Restaurant	0.0045	14,810	67
<b>TOTAL</b>			<b>169</b>

REQUIRED PARKING - AREA 4			
Area 4 - Res./Pro. Guest			
Area 4 - Resident Parking			1,773
Area 1 - Resident Parking			71
<b>PROJECT TOTAL - PARKING REQUIRED</b>			<b>1,844</b>

REQUIRED BICYCLE PARKING			
Residential	Ratio	Total Pkg.	Total Req'd
Residential	5%	1,604	80
Long-term	75%		60
Short-term	25%		20
Retail	5%	102	5
Long-term	25%		1
Short-term	75%		4
<b>TOTAL</b>			<b>85</b>

OPEN SPACE			
REQUIRED OPEN SPACE	SF per unit	# Units	Total Req'd
Private	50	765	38,250
Common	75	765	57,375
<b>TOTAL</b>			<b>95,625</b>

PROVIDED PARKING - ON-SITE RESIDENTIAL					
LEVEL	HC*	Standard	Compact	Tandem	TOTAL CARS
L1.5 - Res	9' x 18'	8' x 18'	6.5' x 16.5'	9' x 18'	348
L1 - Res	9	297	18	70	394
B1 - Res	9	443	18	112	582
<b>TOTAL</b>	<b>28</b>	<b>1016</b>	<b>50</b>	<b>230</b>	<b>1,324</b>

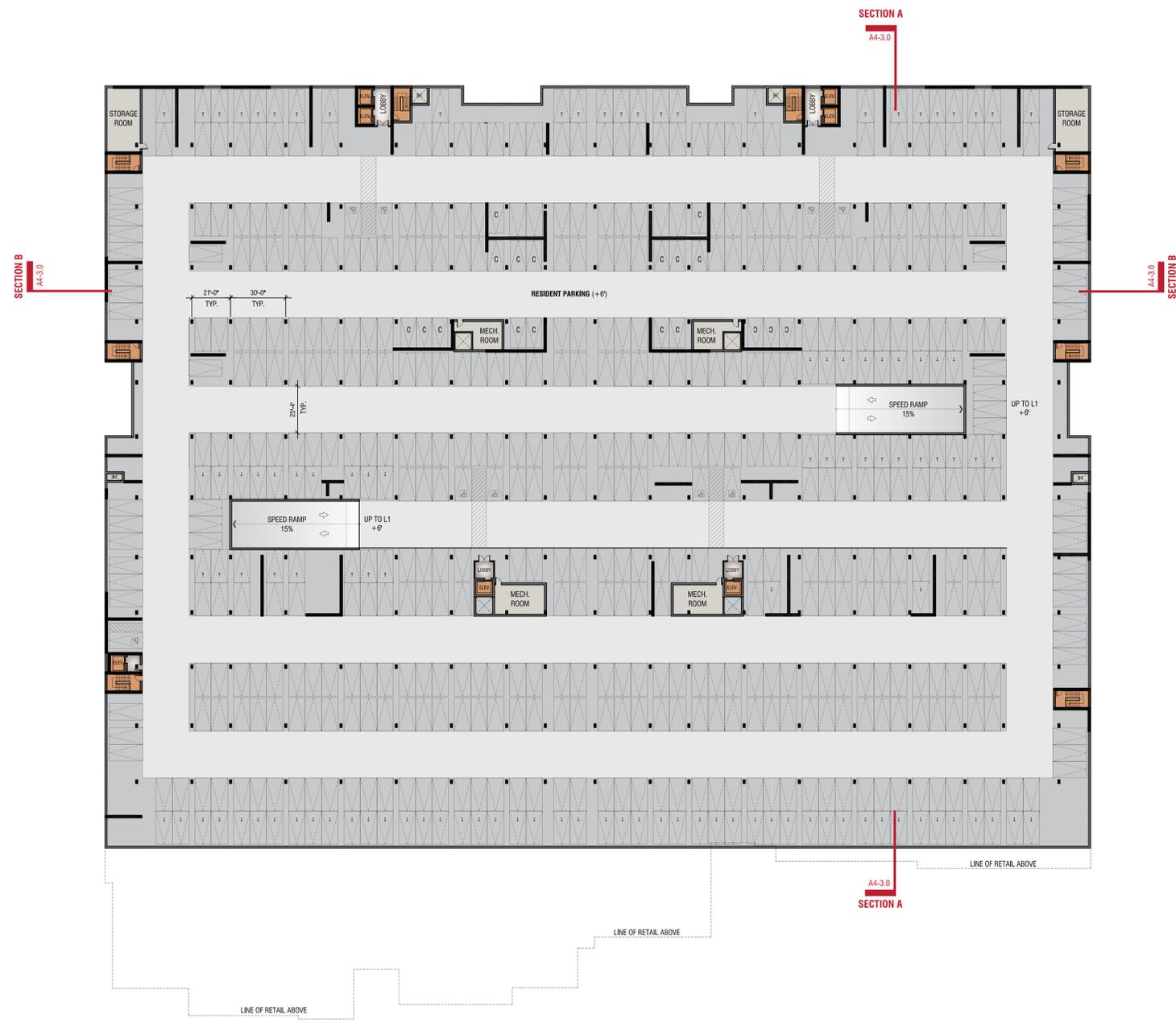
PROVIDED PARKING - LEASING					
	HC	Standard	Compact	TOTAL	
Retail/Restaurant	0	0	0	0	0
Leasing	2	6	0	8	8
<b>TOTAL</b>	<b>2</b>	<b>6</b>	<b>0</b>	<b>8</b>	<b>8</b>

PROVIDED PARKING - OFF-SITE RESIDENTIAL & RETAIL					
Area	Guest	Resident	Retail/Rest.	Area 1 - Resident Parking	Area 5 North Parking Garage
Area 4 - Resident Parking					191
Area 1 - Resident Parking					152
Area 5 North Parking Garage					159
<b>TOTAL</b>					<b>512</b>

PROVIDED BICYCLE PARKING					
Residential	Lvl 1.5	Lvl 1	Lvl B1	Total Prov'd	
Residential	80	0	0	80	
Retail	0	5	0	5	
<b>TOTAL</b>	<b>80</b>	<b>5</b>	<b>0</b>	<b>85</b>	<b>85</b>



### 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: 25'-4" minimum per Burbank Municipal Code

### ACCESSIBLE STALL ANALYSIS:

**Resident Accessible Stalls Required (CBC):**  
 Total accessible dwelling units = 765  
 Total provided residential assigned stalls = 1,413  
 Per 2013 CBC Section 1109A.3, HC parking required = 2% of stalls  
 0.02 x 1,413 assigned stalls = 28 HC stalls required

**Resident Guest Accessible Stalls Required (CBC):**  
 Total accessible dwelling units = 765  
 Total provided guest assigned stalls = 191\*  
 Per 2013 CBC Section 1109A.5, HC parking required = 5% of stalls  
 0.05 x 191 assigned stalls = 10 HC stalls required\*

**Retail/Restaurant Accessible Stalls Required (CBC):**  
 Total provided retail stalls = 174\*  
 Per 2013 CBC Table 11B-208.2, HC parking required = 6 stalls required\*

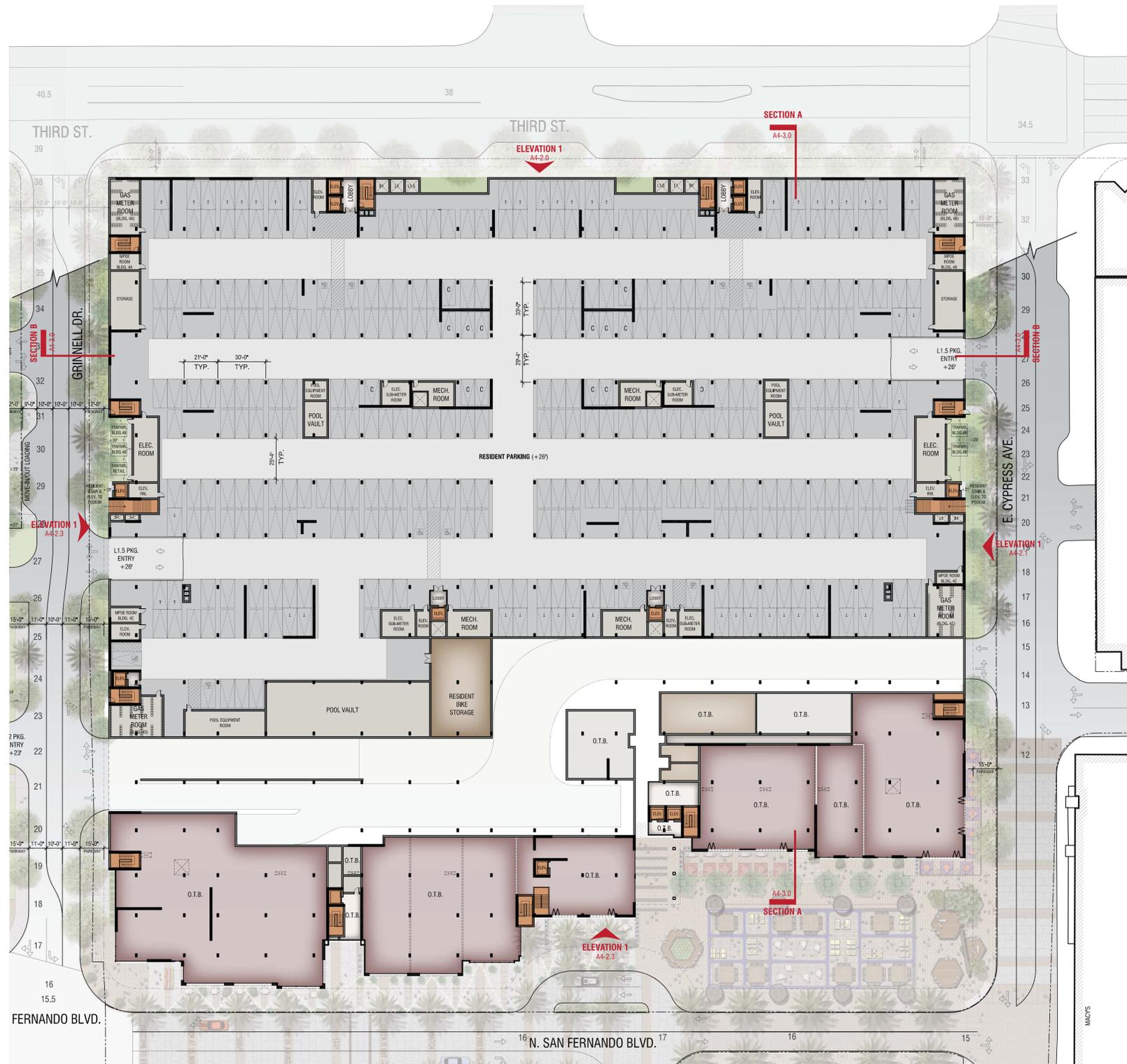
\*All retail/restaurant and guest parking is located in the North Parking Garage

### LEGEND

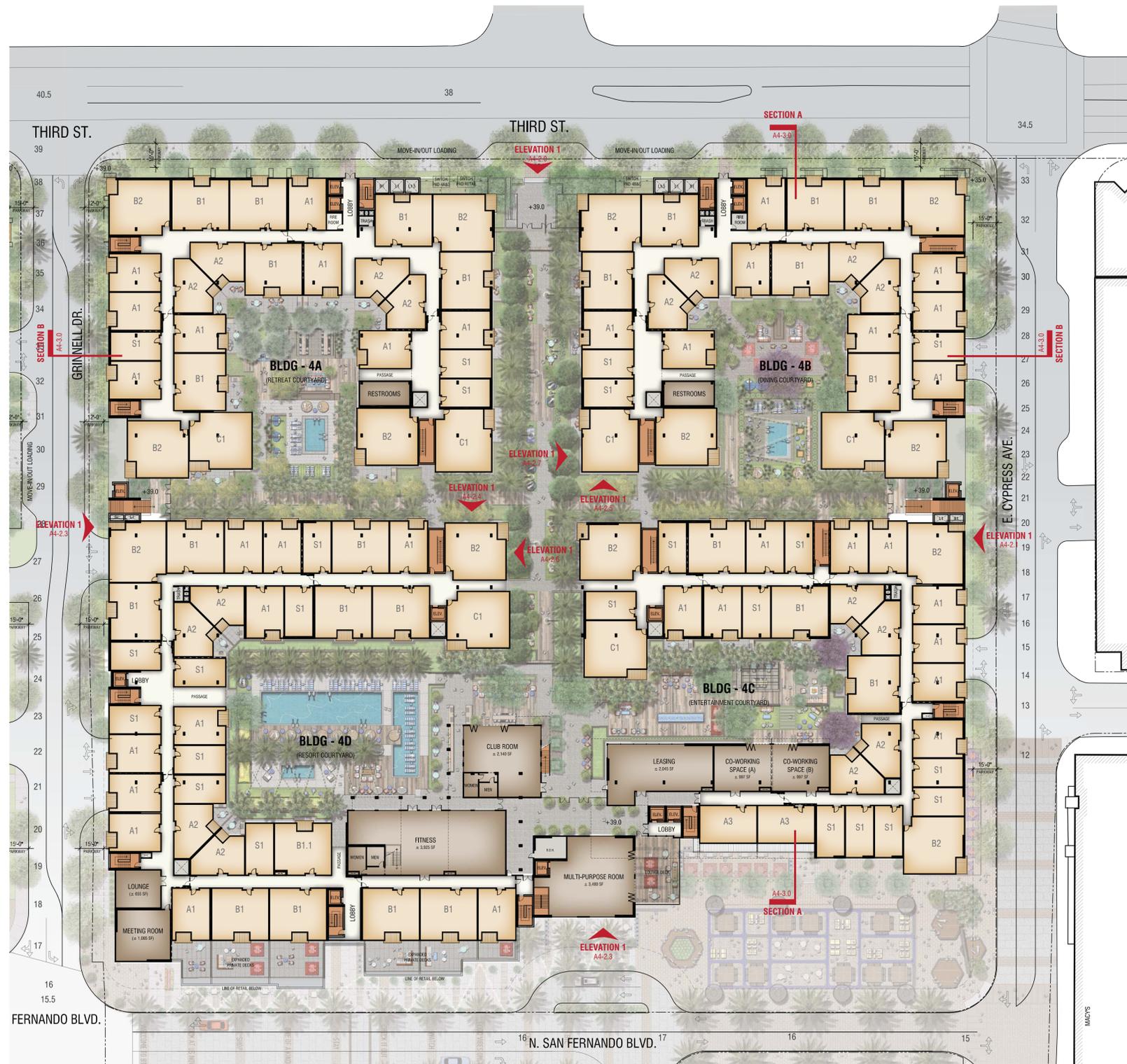
- Vehicular Circulation
- Parking
- Utilities
- Amenities & Public Program
- Exit Stairs & Elevators
- Residential Units



- LEGEND**
- Vehicular Circulation
  - Parking
  - Utilities
  - Amenities & Public Program
  - Exit Stairs & Elevators
  - Retail & Restaurant



- LEGEND**
- Vehicular Circulation
  - Parking
  - Utilities
  - Amenities & Public Program
  - Exit Stairs & Elevators
  - Retail & Restaurant



- LEGEND**
- Utilities
  - Amenities & Public Program
  - Exit Stairs & Elevators
  - Residential Units



- LEGEND**
- Utilities
  - Amenities & Public Program
  - Exit Stairs & Elevators
  - Residential Units



- LEGEND**
- Utilities
  - Amenities & Public Program
  - Exit Stairs & Elevators
  - Residential Units



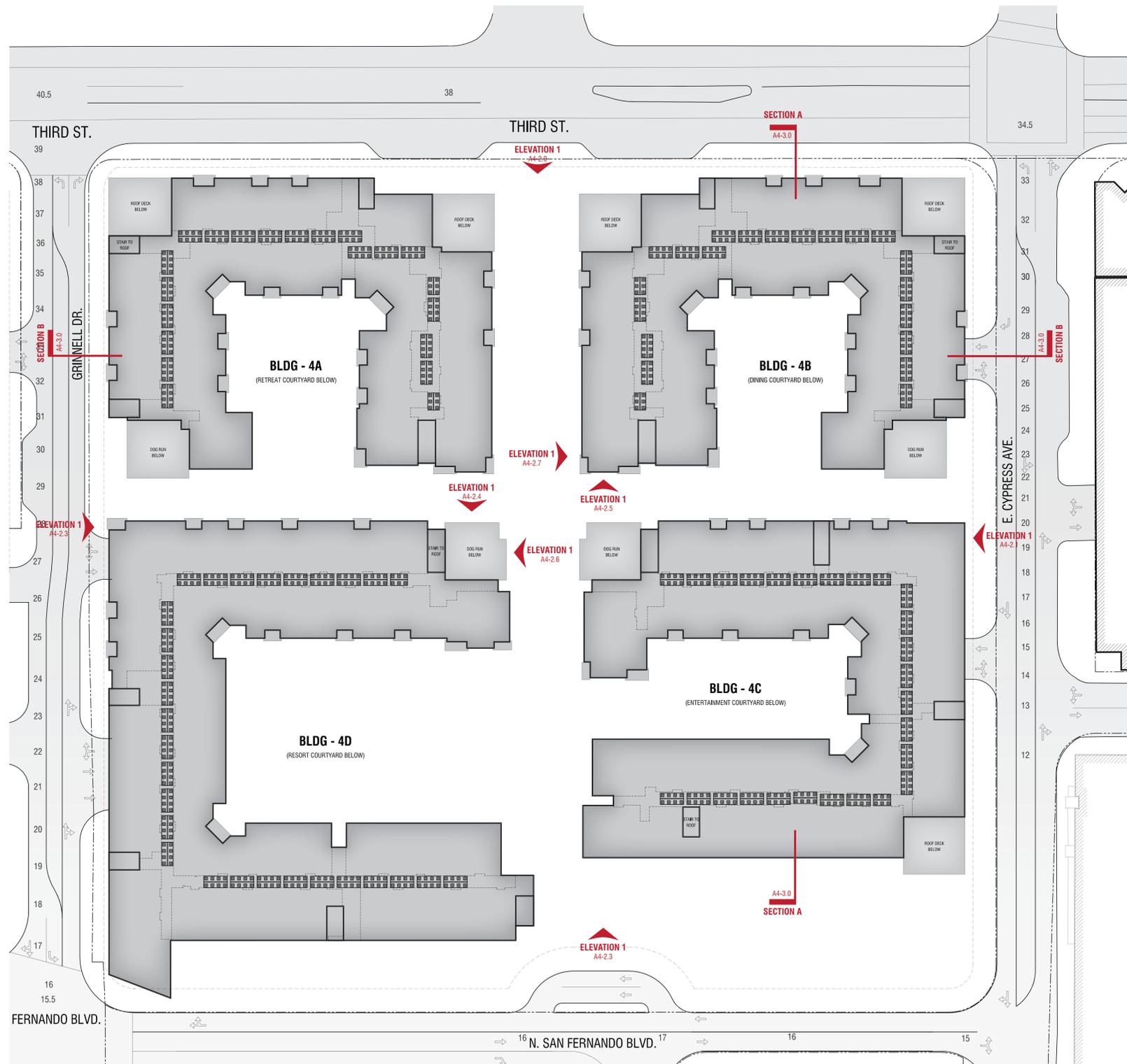
- LEGEND**
- Utilities
  - Amenities & Public Program
  - Exit Stairs & Elevators
  - Residential Units



- LEGEND**
- Utilities
  - Amenities & Public Program
  - Exit Stairs & Elevators
  - Residential Units



- LEGEND**
- Utilities
  - Amenities & Public Program
  - Exit Stairs & Elevators
  - Residential Units





1 | THIRD STREET ELEVATION



2 | PERSPECTIVE VIEW STANDING ON THE CORNER OF THIRD ST. AND GRINNELL DR.



3 | PERSPECTIVE VIEW FROM THIRD STREET LOOKING TOWARD PRIVATE RESIDENT PASEO

**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



KEY PLAN (not to scale)



1 | CYPRESS AVE. ELEVATION



2 | PERSPECTIVE VIEW FROM CYPRESS AVE. STANDING IN FRONT OF MALL PASEO.



3 | PERSPECTIVE VIEW LOOKING DOWN CYPRESS AVE.

**MATERIAL LEGEND**

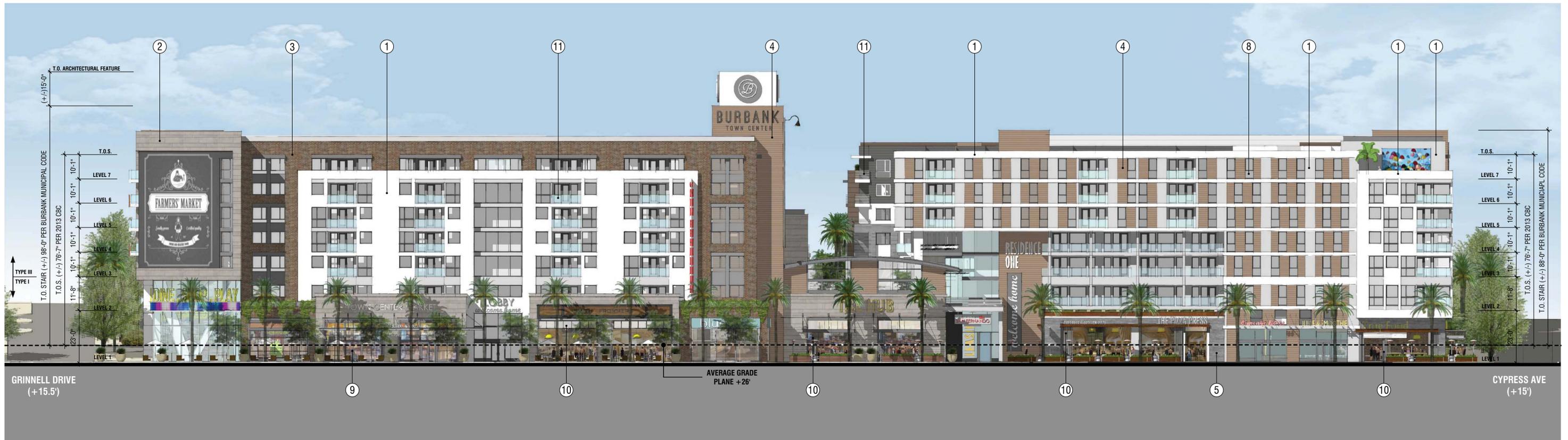
(See exterior material sheet APPX-1.0 for more information)

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

**NOTE:** Signage is conceptual & subject to change.



**KEY PLAN (not to scale)**



1 | N. SAN FERNANDO BLVD. ELEVATION



2 | PERSPECTIVE VIEW FROM THE CORNER OF FIRST ST. AND N. SAN FERNANDO BLVD.



3 | PERSPECTIVE VIEW STANDING IN FRONT OF HOTEL RESTAURANT.

**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

NOTE: Signage is conceptual & subject to change.



KEY PLAN (not to scale)



1 | GRINNELL DR. ELEVATION



2 | PERSPECTIVE VIEW FROM THE CORNER OF N. SAN FERNANDO BLVD. AND GRINNELL DR.



3 | PERSPECTIVE VIEW FROM GRINNELL DR. LOOKING TOWARD RESIDENT ACCESS TO PODIUM

**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

**NOTE:** Signage is conceptual & subject to change.



KEY PLAN (not to scale)



1 | PODIUM COURTYARD EAST



2 | PERSPECTIVE VIEW OF RESIDENT PASEO



3 | PERSPECTIVE VIEW OF RESIDENT PASEO FROM PRIVATE BALCONY

**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



KEY PLAN (not to scale)



1 | PODIUM COURTYARD WEST



2 | PERSPECTIVE VIEW FROM ROOFTOP DOG PARK.



3 | PERSPECTIVE VIEW LOOKING TOWARD RETREAT COURTYARD.

**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



KEY PLAN (not to scale)



1 | PODIUM COURTYARD SOUTH



2 | PERSPECTIVE VIEW OF LEASING CENTER AND CLUB ROOM BEYOND



3 | PERSPECTIVE VIEW OF POOL DECK AND CLUB ROOM WITH ROOF LOUNGE ABOVE

**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

**NOTE:** Signage is conceptual & subject to change.



**KEY PLAN (not to scale)**



1 | PODIUM COURTYARD NORTH



2 | PERSPECTIVE VIEW LOOKING TOWARD EGRESS COURT



3 | PERSPECTIVE VIEW LOOKING TOWARD LEASING CENTER

**MATERIAL LEGEND**

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

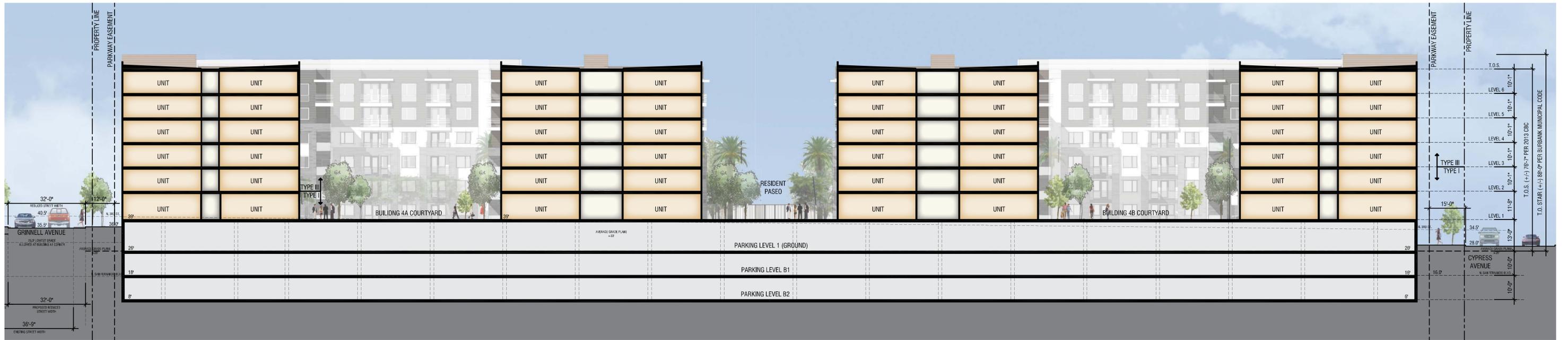
1. Exterior Plaster
2. Stone Veneer
3. Brick Veneer
4. Horizontal Cementitious Siding
5. Board-form Concrete
6. Concrete w/ Skim Coat
7. Decorative Block
8. Vinyl Window
9. Aluminum Storefront
10. Specialty Door
11. Railing
12. Metal Awning



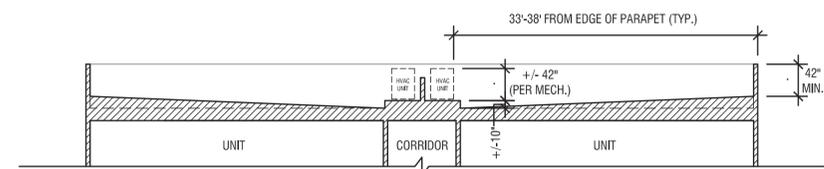
KEY PLAN (not to scale)



A | CROSS SECTION

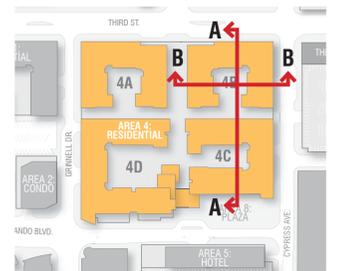


B | LONGITUDINAL SECTION



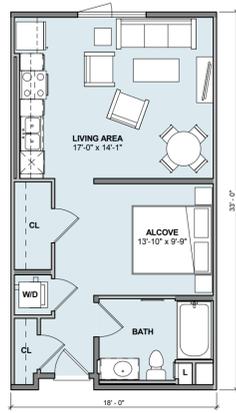
C | TYPICAL HVAC SECTION ON ROOF

NOTE: No equipment screen proposed



KEY PLAN (not to scale)

# TYPICAL STUDIOS & 1-BEDROOM UNITS

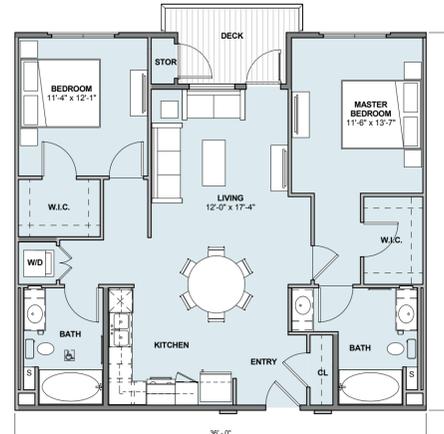


UNIT S1



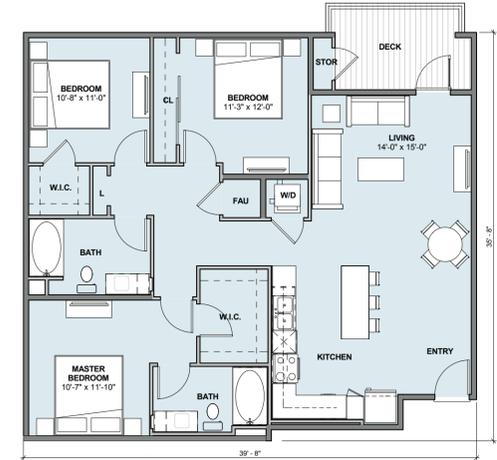
UNIT A1

# TYPICAL 2-BEDROOM UNITS

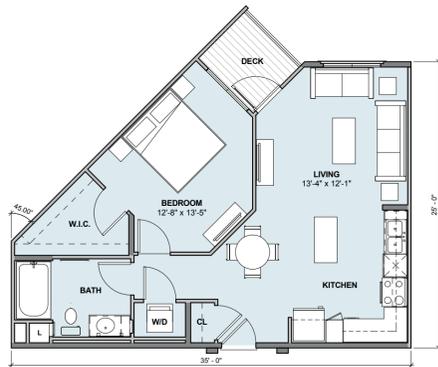


UNIT B1

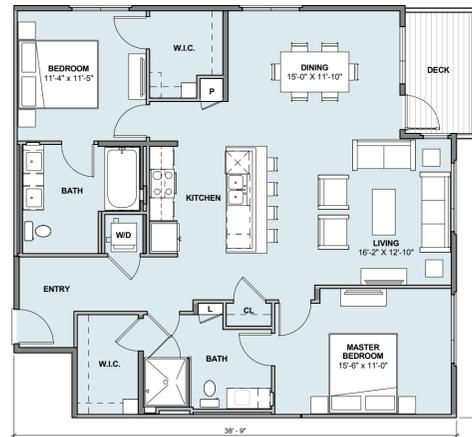
# TYPICAL 3-BEDROOM UNITS



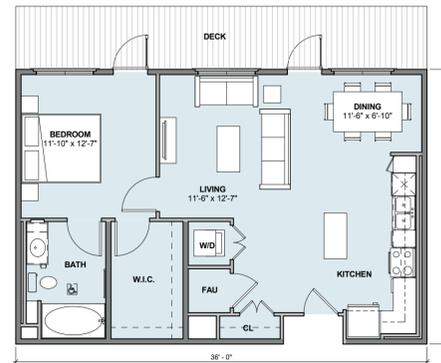
UNIT C1



UNIT A2



UNIT B2



UNIT A3

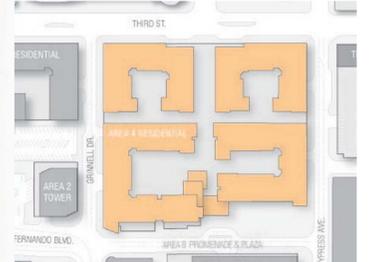
## GENERAL NOTES

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 A4 -1.0 sheet for all square footages
2. Typical window locations shown; refer to elevations for variations.
3. Furring and architectural projections not yet shown

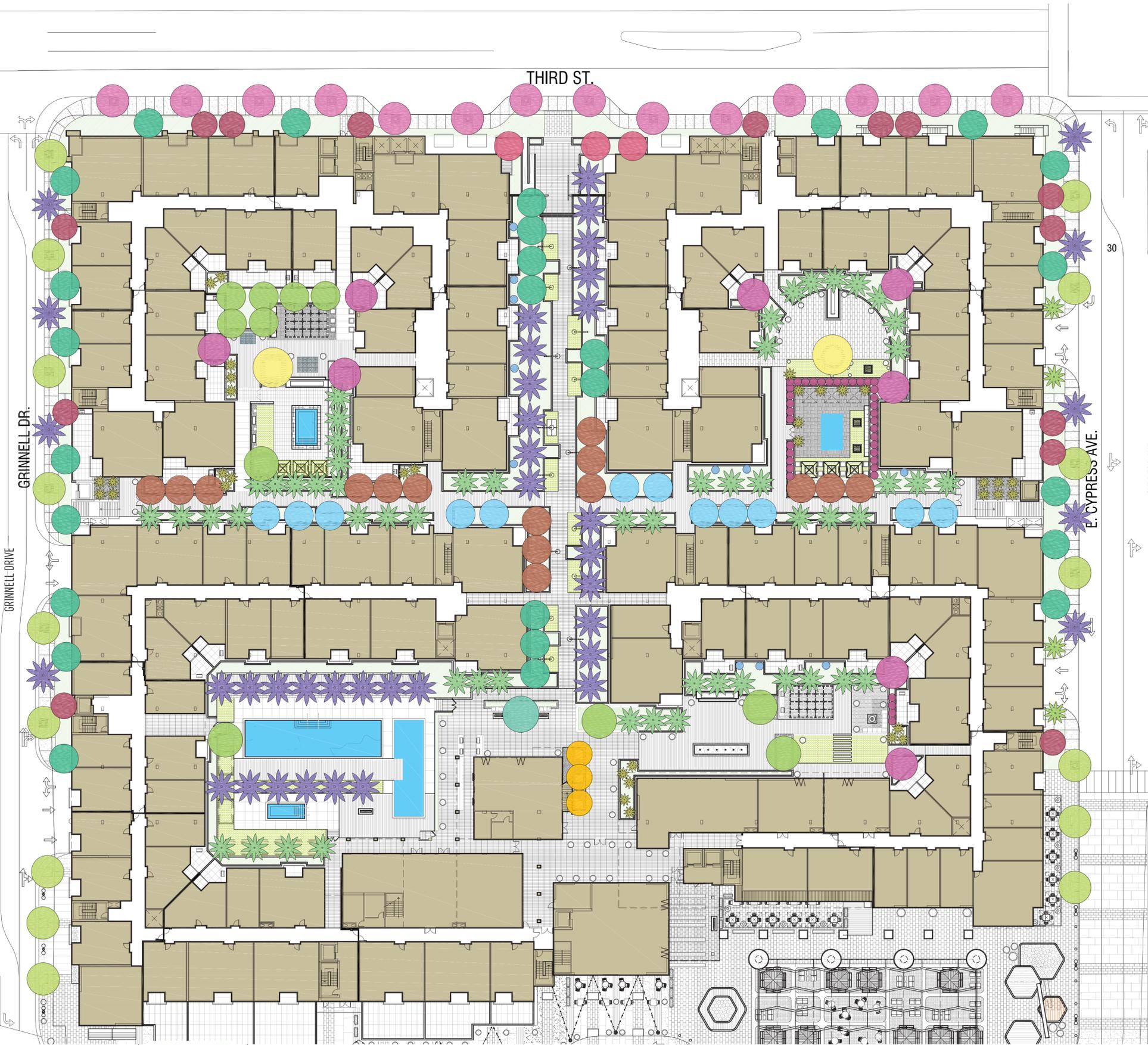


**LEGEND**

- 1 RESORT POOL COURTYARD
- 2 RETREAT COURTYARD with SPA
- 3 DINING COURTYARD with SPA
- 4 ENTERTAINMENT COURTYARD



KEY PLAN (not to scale)



### PROPOSED PLANT LIST AREA 4

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

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
<b>TREES</b>					
●	ARBUSUTUS MARINA (Common Area)	STRAWBERRY TREE Multi-Trunk	36" BOX		8
●	BAUHINA x BLAKEANA (Common Area Accent Tree)	HONG KONG ORCHID	36" BOX	MEDIUM	3
●	CERCIS CANADENSIS 'FOREST PANSY' (Common Area)	EASTERN REDBUD Standard	36" BOX	MEDIUM	14
●	CERCIDUM X 'DESERT MUSEUM' (Common Area)	PALO VERDE Multi-Trunk	36" BOX	LOW	2
●	CINNAMOMUM CAMPHORA (Common Area)	CAMPHOR TREE Standard	36" BOX	MEDIUM	1
●	MAGNOLIA G. 'LITTLE GEM' (Common Area)	SOUTHERN MAGNOLIA Standard	36" BOX	MEDIUM	3
●	MELALEUCA QUINQUENERVIA (Perimeter Screen Tree)	CAJEPUT TREE Multi-Trunk	24" BOX	MEDIUM	12
●	OLEA 'SWAN HILL' (Accent Tree in Private Courtyards)	FRUITLESS OLIVE Multi-Trunk	36" BOX	MEDIUM	11
●	PINUS ELДАРICA (Common Area)	AFGHAN PINE STANDARD	36" BOX	MEDIUM	0
●	PYRUS CALLERYNA 'ARISTOCRAT' (Common Area)	BRADFORD PEAR Standard	36" BOX	MEDIUM	15
●	TABEBUIA IPE (Accent Tree at Recreation Areas)	PINK TRUMPET TREE Standard Trunk	36" BOX	MEDIUM	0
●	TRISTANIA CONFERTA (Perimeter Screen Tree)	BRISBANE BOX Low Branching	24" BOX	MEDIUM	26
<b>PALMS/ACCENT/EVERGREEN VERTICAL SHRUBS</b>					
★	ARCHONTOPHOENIX CUNNINGHAMIANA (Common Area Accent Tree)	KING PALM	36" BOX	MEDIUM	55
●	BAMBUSA OLDHAMII (Vertical Accent)	GIANT TIMBER BAMBOO	15 GAL.	MEDIUM	11
★	DRACAENA DRACO (Accent)	DRAGON TREE	36" BOX	LOW	35
●	PRUNUS 'BRIGHT & TIGHT' (Informal Hedge)	COMPACT CAROLINA CHERRY	24" BOX	MEDIUM	33
★	PHOENIX DACTYLIFERA 'MEDJOOI' (Pool Recreation Courtyard)	DATE PALM	24" BTH	MEDIUM	31
★	WASHINGTONIA ROBUSTA (Common Area)	FAN PALM	22' BTH SKINNED	MEDIUM	4
<b>STREET TREES - GRINELL DRIVE</b>					
●	ULMUS PARVIFOLIA 'ALLEE'	CHINESE ELM	36" BOX	MEDIUM	7
★	PHOENIX DACTYLIFERA 'MEDJOOI'	DATE PALM	28' BTH	MEDIUM	4
<b>STREET TREES - CYPRESS AVE.</b>					
●	ULMUS PARVIFOLIA 'ALLEE'	CHINESE ELM	36" BOX	MEDIUM	9
★	PHOENIX DACTYLIFERA 'MEDJOOI'	DATE PALM	28' BTH	MEDIUM	5
<b>STREET TREES - 3RD STREET</b>					
●	TABEBUIA IPE	PINK TRUMPET TREE Standard Trunk	36" BOX	MEDIUM	14

SEE SHEET L1-1.1 AREA 1 PLANT PALETTE FOR SHRUBS

**WUCOLS NOTE:**  
WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

**EXISTING TREE NOTE:**  
MATURE TREES OVER 8" DBH and DETERMINED TO BE IN GOOD HEALTH and NOT WITHIN the LIMITS OF CONSTRUCTION will be PROTECTED IN PLACE to a REASONABLE EXTENT POSSIBLE. NO TREES WILL BE BOXED FOR FUTURE USE.

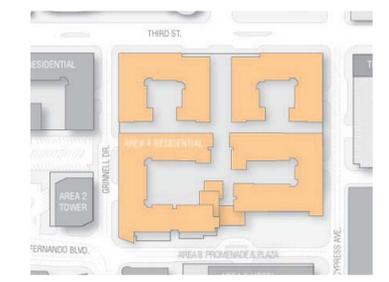
**IRRIGATION PRESSURE TEST NOTE:**  
ALL IRRIGATION PRESSURE LINES SHALL BE TESTED AGAINST LEAKING PRIOR TO BACKFILL.

**STREET TREE PLANTING NOTE:**  
ALL STREET TREES WITHIN 8' OF ANY HARDSCAPE WILL BE INSTALLED WITH DEEP ROOT BARRIERS.

**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 ORANGE GUIDELINES FOR WATER EFFICIENT LANDSCAPES.  
2. THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE MAWA CALCULATION.

**LANDSCAPE AREA TAKEOFFS:**

<b>AREA FOUR:</b>	
Ground Landscape Area:	10,973 s.f.
Podium Landscape Area:	24,429 s.f.
<b>TOTAL GROUND FLOOR LANDSCAPE:</b>	<b>26,673 S.F.</b>
<b>TOTAL PODIUM LEVEL LANDSCAPE:</b>	<b>27,736 S.F.</b>
<b>TOTAL ROOFTOP LANDSCAPE:</b>	<b>177 S.F.</b>

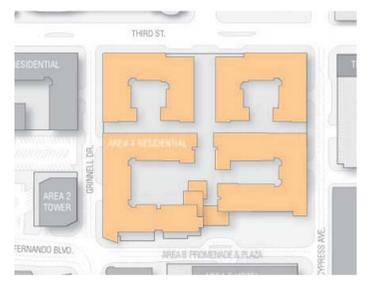


KEY PLAN (not to scale)



# LEGEND

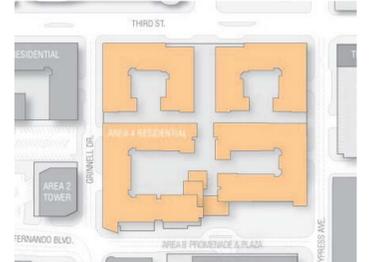
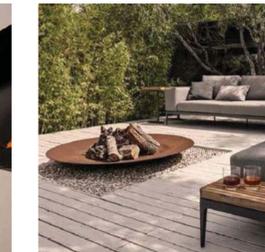
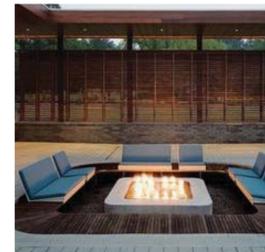
- 1 RESORT POOL COURTYARD**
  - lap pool
  - spa
  - sunning pool
  - individual & group cabanas
  - day beds
  - matching height palms
  - chaise lounges
  - cantilevered nest seating
  - decorative pottery with plants
  - outdoor kitchen with bar seating
  - fire pits with built-in seating
  - decorative concrete
  - pedestrian precast pavers
  - synthetic turf
  - expanded private patios
  
- 2 ENTERTAINMENT COURTYARD**
  - shade trellis with dining tables
  - cantilevered umbrellas with dining seating
  - firepit with built-in banquette seating
  - linear knife edge fountain
  - succulent accent planting
  - specimen focal trees
  - decorative pottery with plants
  - pedestrian precast pavers
  - synthetic turf
  - porcelain tile paving
  - overhead festival lighting
  - expanded private patios





# LEGEND

- 1** RETREAT COURTYARD with SPA
  - spa
  - bosque of olive trees
  - lounge furniture
  - day beds
  - cabanas
  - cantilevered nest seating
  - decorative pottery with plants
  - metal shade structure with group seating
  - banquette seating
  - decorative concrete
  - pedestrian precast pavers
  - synthetic turf
  - porcelain tile paving
  - expanded private patios
  
- 2** DINING COURTYARD with SPA
  - spa
  - 3-sided fireplace with lounge seating
  - firepits with built-in banquette seating
  - day beds
  - cabanas
  - cantilevered nest seating
  - decorative pottery with plants
  - metal shade structure with group seating
  - large focal tree
  - matching height palms
  - decorative concrete
  - pedestrian precast pavers
  - synthetic turf
  - porcelain tile paving
  - overhead festival lighting
  - expanded private patios



KEY PLAN (not to scale)

**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



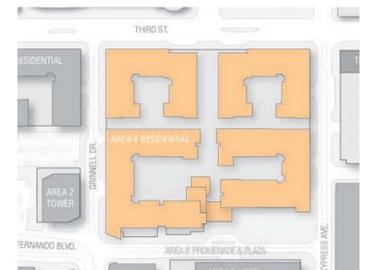
RETREAT & DINING COURTYARD ENLARGEMENT

L4-3.0



## LEGEND

- 1** TYPICAL DOG PARK
  - synthetic turf
  - porcelain tile paving
  - bench seating
  - water fountain
  - built-in banquette seating
- 2** TYPICAL SKY LOUNGE
  - synthetic turf
  - porcelain tile paving
  - fireplace with lounge seating
  - outdoor kitchen
- 3** CLUB LOUNGE ROOF DECK
  - synthetic turf
  - porcelain tile paving
  - firepits with lounge seating
  - group dining



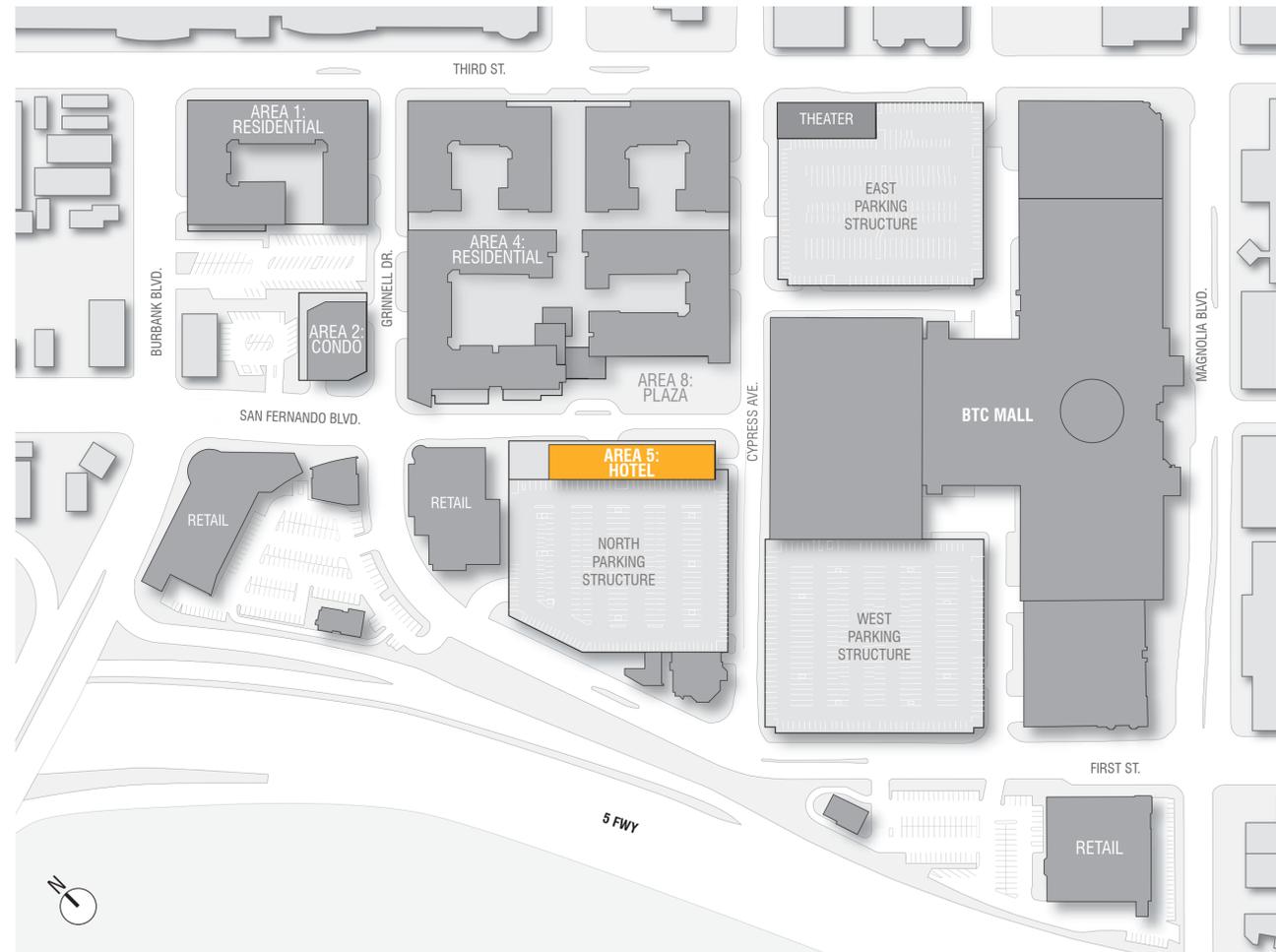
KEY PLAN (not to scale)

## AREA 5 - HOTEL & RESTAURANTS



The proposed development will include a new 200 room limited service hotel with two newly constructed restaurant spaces. Hotel guest will enter through a lobby located off the existing North parking structure which also has strong visibility to N. San Fernando Blvd. Hotel amenities such as the reception, café bar, conference rooms, fitness center, and pool are located on the second level above the restaurants. Bridging across the entrance into the North Parking Structure, the building will stretch to 7 stories tall and will capture desirable views over the valley.

# AREA 5 - HOTEL & RESTAURANTS



## PROJECT DATA

**PROJECT ADDRESS:**  
601 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 5: 2460-031-045

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

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

**OCCUPANCY CLASSIFICATION:**  
R-2 Hotel Rooms  
A-3 Fitness, Lounge  
B Conference & Meeting Rooms  
M Retail & Restaurant

**LOT AREA:** As per the boundary established by the Civil TTM  
Area 5: ± 187,308 SF 4.30 AC

## SCOPE OF WORK

(TABULATIONS ARE SCHEMATIC AND MAY BE SUBJECT TO CHANGE)

**PURPOSE:**  
Amend and reinstate the existing Planned Development No. 89-4 to address the redevelopment of the Property.

**DENSITY & FAR**  
AVERAGED ACROSS ENTIRE PLANNED DEVELOPMENT (LISTED ON PAGE G1.0)

**BUILDING STORIES LIMITATION:**  
ALLOWED 15 stories under current PD-89-4  
PROPOSED 7 stories

**BUILDING HEIGHT LIMITATION:**  
ALLOWED 205' under current PD-89-4  
PROPOSED 97'-0" (measured from average grade plane)

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

## PROJECT SUMMARY

(TABULATIONS ARE SCHEMATIC AND MAY BE SUBJECT TO CHANGE)

### UNIT SUMMARY

ROOM TYPE						Total # Units	NET S.F.*	BALCONY S.F.	Total Net S.F.	% of Unit Mix
	LVL 03	LVL 04	LVL 05	LVL 06	LVL 07					
<b>STANDARD</b>										
R1	38	38	38	38	38	190	370	0	70,300	
<b>SUBTOTAL</b>	38	38	38	38	38	190	370	0	70,300 95.0%	
<b>UNIQUE</b>										
R2	1	1	1	1	1	5	475	0	2,375	
<b>SUBTOTAL</b>	1	1	1	1	1	5	475	0	2,375 2.5%	
<b>1 BR</b>										
R3	1	1	1	1	1	5	569	0	2,845	
<b>SUBTOTAL</b>	1	1	1	1	1	5	569	0	2,845 2.5%	
<b>TOTAL</b>	40	40	40	40	40	200	378	0	75,520 100.0%	

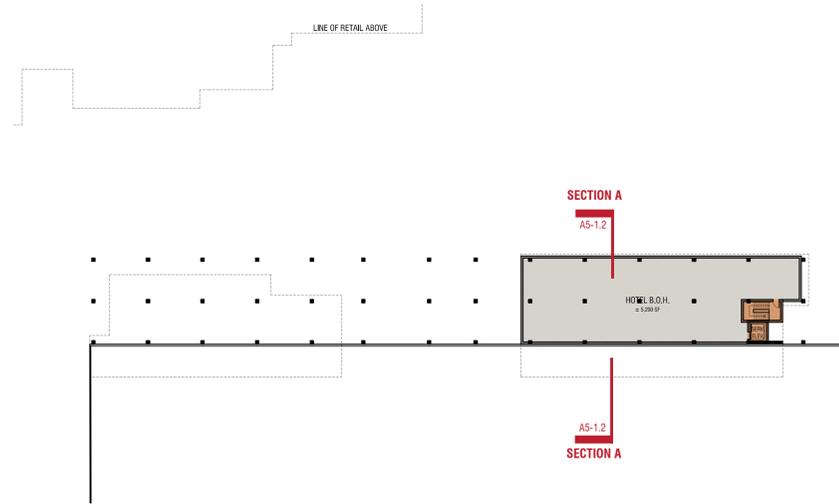
\* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

### BUILDING AREA SUMMARY

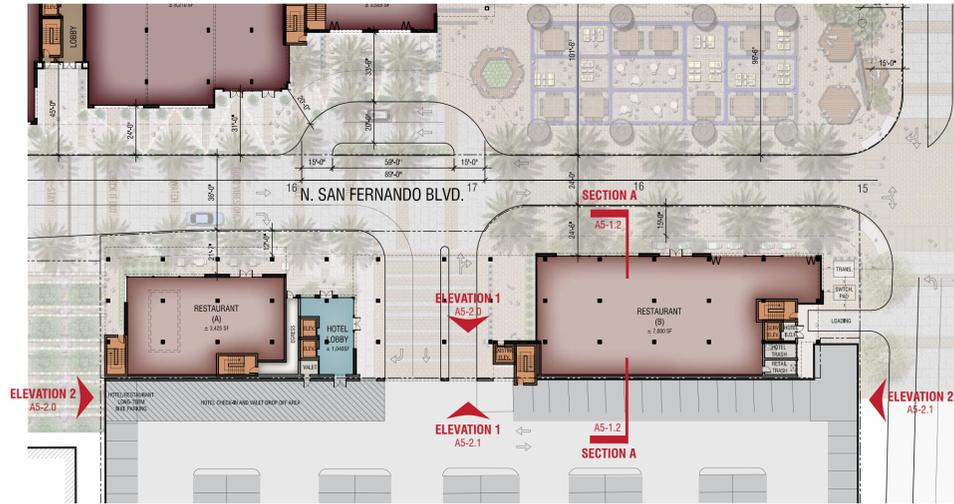
HOTEL AMENITIES	RETAIL	PROJECT AREAS
Lobby 1,045	Retail/Restaurant A 3,425	Restaurant 10,425
Amenity 9,085	Retail/Restaurant B 7,000	Hotel 115,201
Pool Deck 3,211		
<b>TOTAL</b> 13,341	<b>TOTAL</b> 10,425	<b>TOTAL</b> 125,626

### PARKING SUMMARY

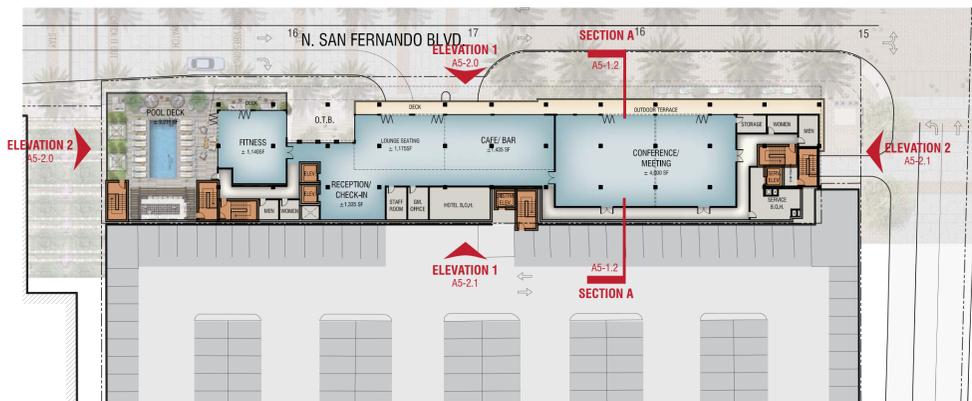
REQUIRED PARKING - HOTEL				PROVIDED PARKING - OFF-SITE RESIDENTIAL					
Room Type	Ratio	Room	Total Req'd	Room Type	Ratio	Room	Total Req'd		
Standard	0.8	190	152	Hotel			160		
Unique	0.8	5	4	Area 5 North Parking Garage			207		
TBR	0.8	5	4						
			<b>Subtotal</b> 160						
			Ratio 0.80						
Accessible Stalls CBC Table 160 6									
REQUIRED PARKING - RETAIL				PROJECT TOTAL - PARKING PROVIDED					
	% req'd	SF	Total Req'd	207					
Restaurant	0.0045	10,425	47						
			<b>TOTAL</b> 47						
Accessible Stalls CBC Table 47 2									
REQUIRED BICYCLE PARKING				PROVIDED BICYCLE PARKING					
Room Type	Ratio	Total Pkg.	Total Req'd	Room Type	Lvl 1	Lvl 2	Lvl 3	Lvl 4	Total Prov'd
Restaurant	5%	47	2	Restaurant	0	0	0	2	2
Long-term	25%		0.5						
Short-term	75%		1.5						
			<b>TOTAL</b> 2						<b>TOTAL</b> 2



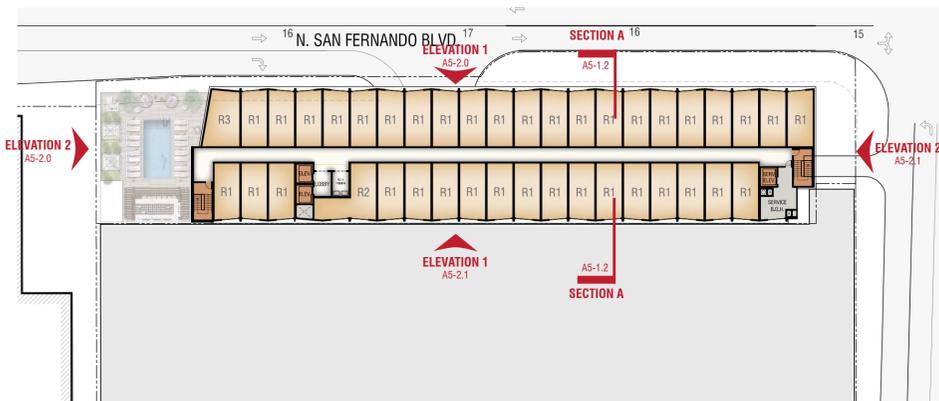
1| LEVEL B1 - BACK OF HOUSE FUNCTIONS



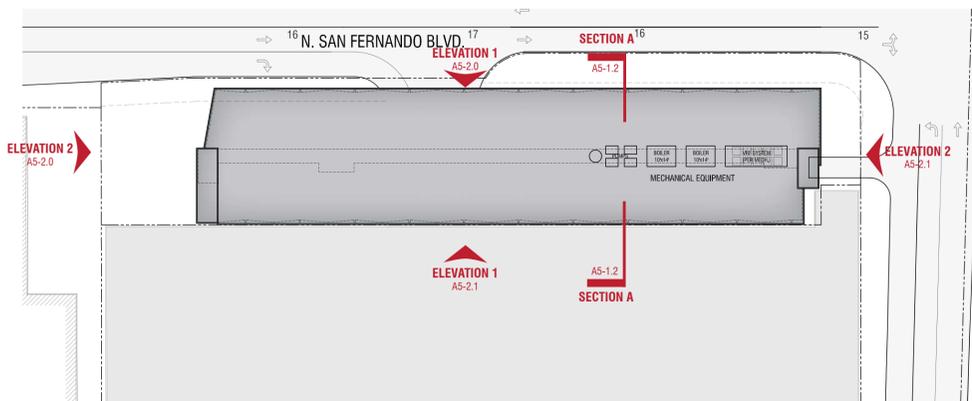
2| LEVEL 1 - GROUND



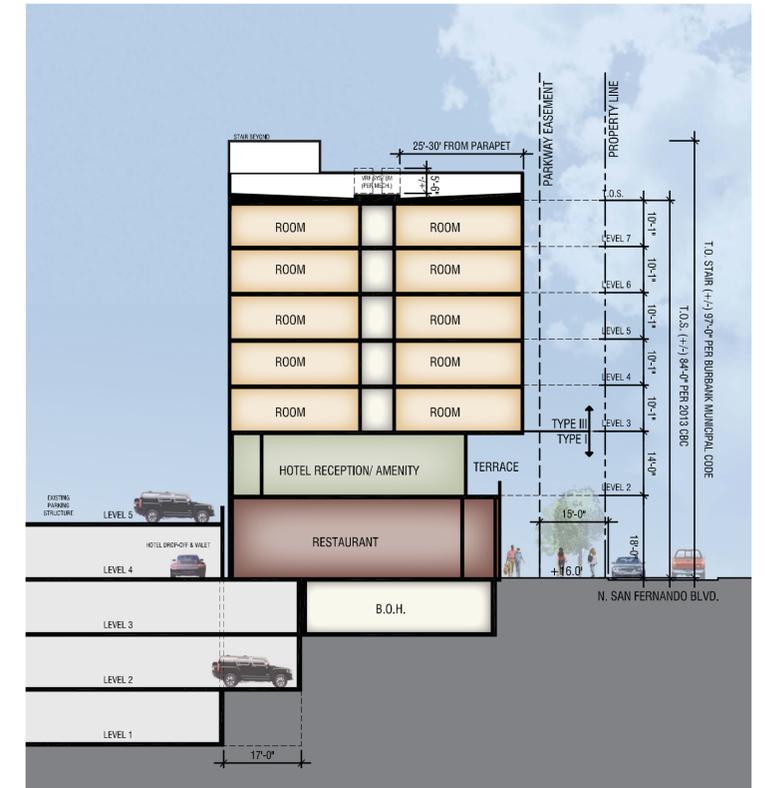
3| LEVEL 2 - HOTEL LOBBY & AMENITY



4| LEVEL 3 THRU 7 - TYP. HOTEL LEVEL



5| ROOF PLAN



5| SECTION A (SCALE 1" = 20')

NOTE: No equipment screen proposed

**PARKING INFORMATION**

Standard: 9' x 18'  
 HC: 9' x 18' with 5' dedicated access  
 HC Van: 9' x 18' with 8' dedicated access  
 Drive Aisle Width: 25'-4" minimum per Burbank Municipal Code

**ACCESSIBLE STALL ANALYSIS:**

Retail/Restaurant Accessible Stalls Required (CBC):  
 Total provided retail/restaurant stalls = 48  
 Per 2013 CBC Table 11B-208.2, HC parking required = 2

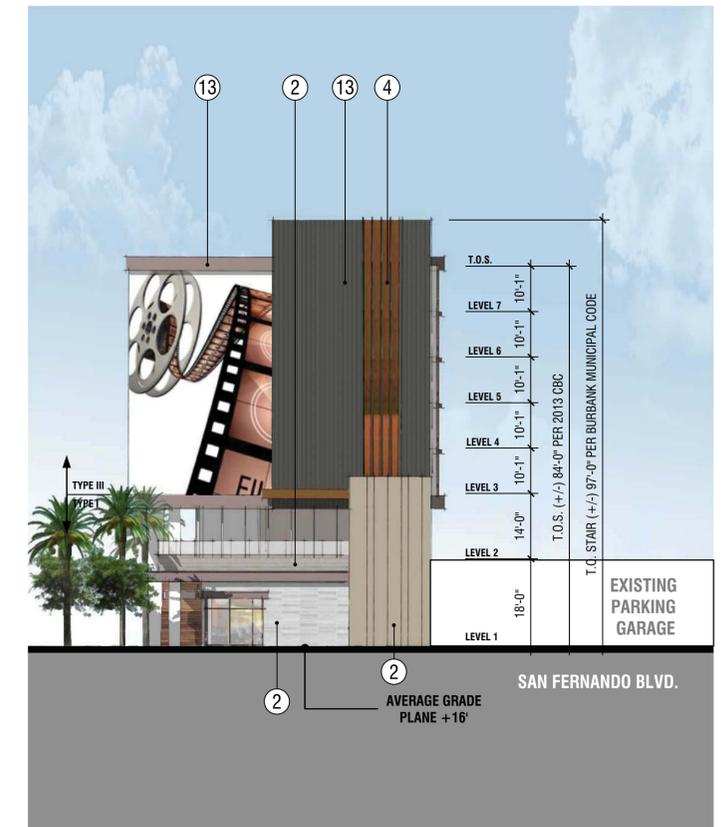
Hotel Accessible Stalls Required (CBC):  
 Total provided Hotel stalls = 200  
 Per 2013 CBC Table 11B-208.2, HC parking required = 6

**LEGEND**

- Vehicular Circulation
- Parking
- Utilities / B.O.H.
- Hotel Amenities & Program
- Exit Stairs & Elevators
- Retail & Restaurant
- Hotel Rooms



1 | N. SAN FERNANDO BLVD. ELEVATION



2 | NORTH ELEVATION



3 | PERSPECTIVE VIEW FROM N. SAN FERNANDO BLVD.



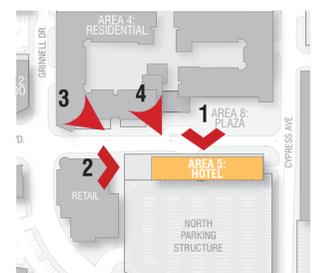
4 | PERSPECTIVE VIEW LOOKING TOWARD HOTEL LOBBY AND NORTH PARKING GARAGE ENTRY

**MATERIAL LEGEND**

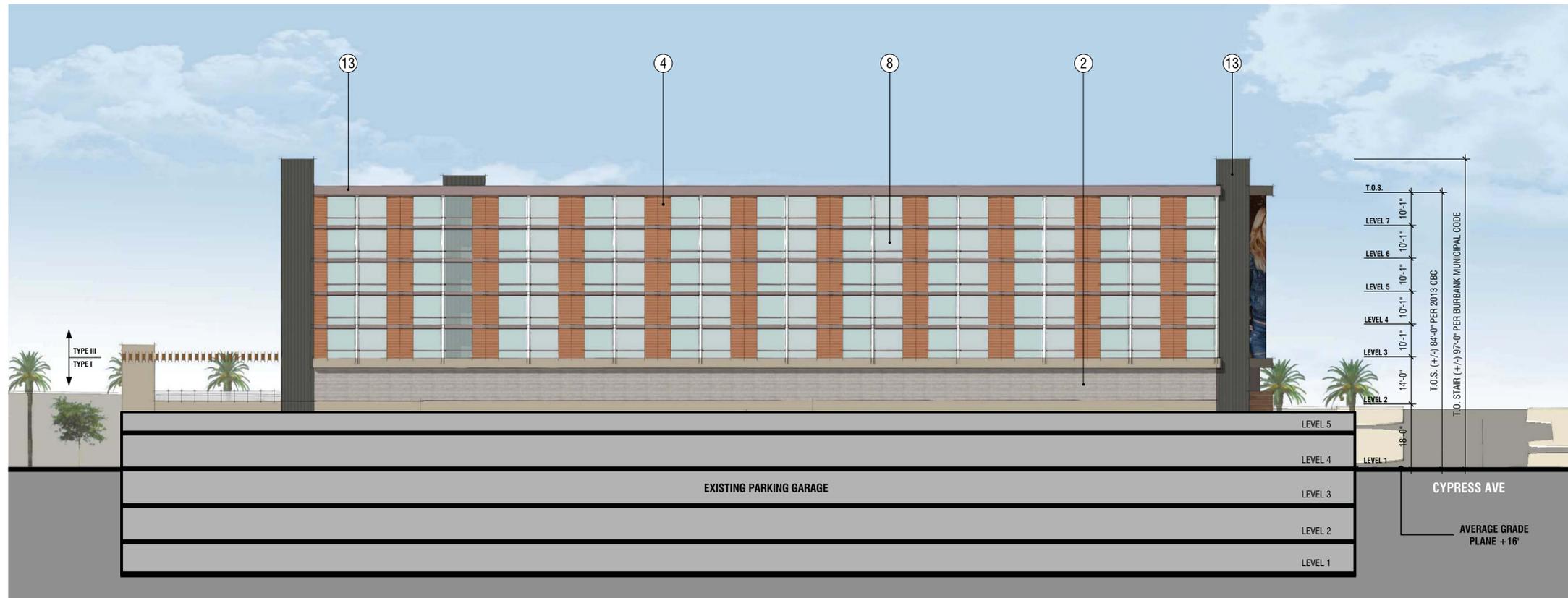
(See exterior material sheet APPX-1.0 for more information)

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
13. Metal Siding

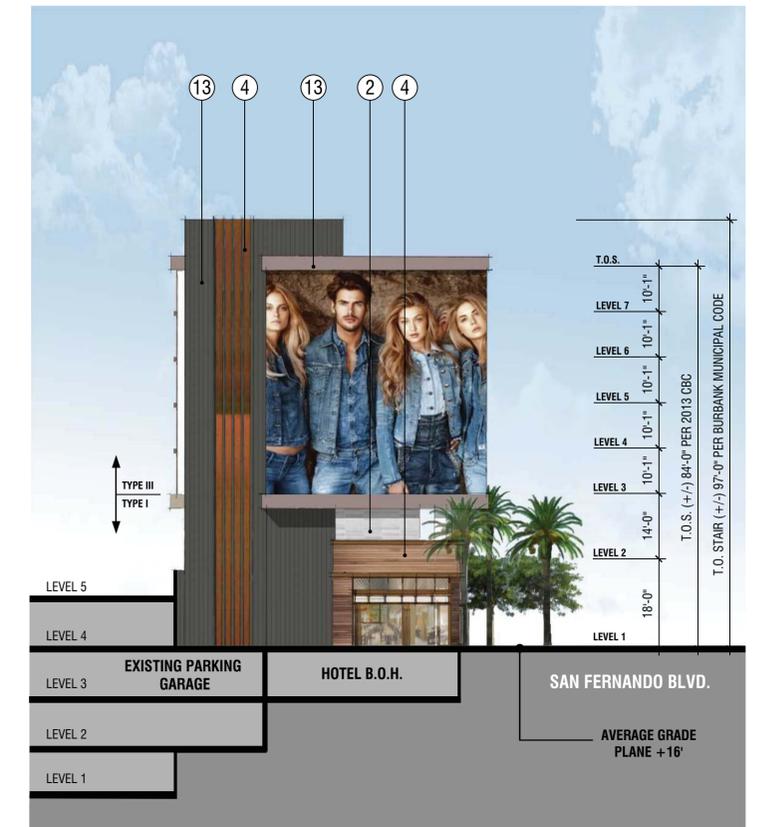
**NOTE:** Signage is conceptual & subject to change.



**KEY PLAN (not to scale)**



1 | WEST ELEVATION



2 | CYPRESS AVE. ELEVATION



3 | PERSPECTIVE VIEW FROM CYPRESS AVE. STANDING IN FRONT OF MACY'S



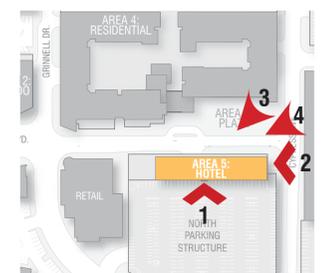
4 | PERSPECTIVE VIEW OF RESTAURANT BELOW HOTEL

**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
13. Metal Siding

**NOTE:** Signage is conceptual & subject to change.



KEY PLAN (not to scale)

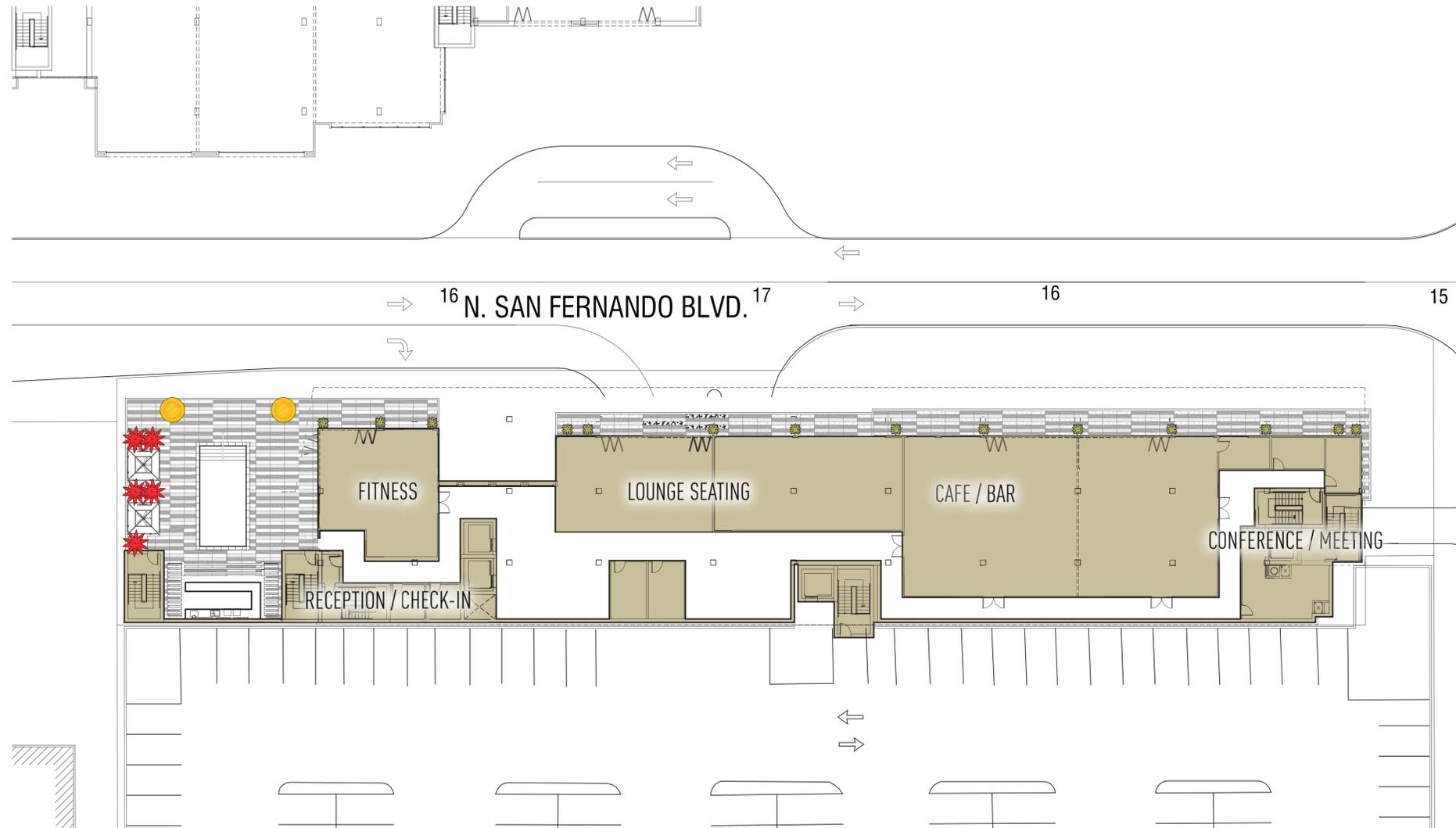
# LEGEND

- 1** HOTEL POOL COURTYARD
  - lounge pool
  - synthetic turf
  - precast concrete pavers
  - firepits with lounge seating
  - cabanas
  - decorative pottery with plant material
  - large shade trellis
  - outdoor kitchen with bar seating
- 2** VIEW DECK
  - precast concrete pavers
  - decorative pottery with plant material



KEY PLAN (not to scale)





### PROPOSED PLANT LIST AREA 5

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

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
<b>TREES</b>					
●	CERCIS CANADENSIS 'FOREST PANSY' (Common Area)	EASTERN REDBUD Standard	36" BOX	MEDIUM	0
●	MAGNOLIA G. 'LITTLE GEM' (Common Area)	SOUTHERN MAGNOLIA Standard	36" BOX	MEDIUM	2
●	OLEA 'SWAN HILL' (Accent Tree in Private Courtyards)	FRUITLESS OLIVE Multi-Trunk	36" BOX	MEDIUM	0
<b>PALMS/ACCENT/EVERGREEN VERTICAL SHRUBS</b>					
★	ARCHONTOPHOENIX CUNNINGHAMIANA (Common Area Accent Tree)	KING PALM	36" BOX	MEDIUM	5
★	DRACAENA DRACO (Accent)	DRAGON TREE	36" BOX	LOW	14
<b>SHRUBS - HYDRO-ZONE 1 NORTH/EAST EXPOSURE</b>					
MEDIUM SHRUBS					
	ASPARAGUS DENSIPLORUS 'MYERSII'	MYER ASPARAGUS	5 GAL.	LOW	
	CHONDROPETALUUM 'ELEPHANTINUM'	LARGE CAPE RUSH	5 GAL.	LOW	
	CARISSA M. 'HORIZONTALIS'	NATAL PLUM	5 GAL.	MEDIUM	
SMALL SHRUBS					
	CAREX DIVULSA	BERKELEY SEDGE	5 GAL.	MEDIUM	
	LIRIOPE MUSCARI	BIG BLUE LILY TURF	5 GAL.	MEDIUM	
	LOMANDRA LONGIFOLIA 'BREEZE'	SPINY-HEADED MAT RUSH	5 GAL.	MEDIUM	
	PHILODENDRON XANADU	PHILODENDRON	5 GAL.	MEDIUM	
<b>SHRUBS - HYDRO-ZONE 2 SOUTH/WEST EXPOSURE</b>					
LARGE SHRUBS					
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	LOW	
	KALANCHOE BEHARENSIS	FELT PLANT	15 GAL.	LOW	
	PHORMIUM HYBRIDS	NEW ZEALAND FLAX	-	-	
MEDIUM SHRUBS					
	ALOE STRIATA	CORAL ALOE	5 GAL.	LOW	
	DIANELLA REVOLUTA	LITTLE REV	5 GAL.	LOW	
	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL.	LOW	
	ECHEVERIA PEACOCKII	PEACOCK ECHEVERIA	5 GAL.	LOW	
	FESTUCA OVINA GLAUCA	BLUE FESCUE	5 GAL.	LOW	
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	VERY LOW	
	LIMONIUM PEREZII	SEA LAVENDAR	5 GAL.	LOW	
	MUHLENBURGIA CAPILLARIS	PINK MUHLY	5 GAL.	MEDIUM	
SMALL SHRUBS					
	ROSMARINUS PROSTRATUS	DWARF ROSEMARY	5 GAL.	LOW	
	FESTUCA OVINA GLAUCA	BLUE FESCUE	5 GAL.	LOW	
	SENECIO MANDRALISCAE	SENECIO	1 GAL.	LOW	
<b>SHRUBS - HYDRO-ZONE 3 TRANSITIONAL (SUN and SHADE EXPOSURE)</b>					
	ASPARAGUS DENSIPLORUS 'MYERSII'	MYER ASPARAGUS	5 GAL.	LOW	
	LIGUSTRUM JAPONICUM	PRIVET	5 GAL.	MEDIUM	
	LIRIOPE MUSCARI	BIG BLUE LILY TURF	5 GAL.	MEDIUM	
	PITTIOSPORUM C. 'COMPACTUM'	PITTIOSPORUM	5 GAL.	MEDIUM	
	RHAPHIOLEPIS UMBELLATA	RHAPHIOLEPIS	5 GAL.	MEDIUM	
	RHAPHIOLEPIS I. 'CLARA'	RHAPHIOLEPIS	5 GAL.	MEDIUM	

### WUCOLS NOTE:

WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

### EXISTING TREE NOTE:

MATURE TREES OVER 8" DBH and DETERMINED TO BE IN GOOD HEALTH and NOT WITHIN the LIMITS of CONSTRUCTION will be PROTECTED IN PLACE to a REASONABLE EXTENT POSSIBLE. NO TREES WILL BE BOXED FOR FUTURE USE.

### IRRIGATION PRESSURE TEST NOTE:

ALL IRRIGATION PRESSURE LINES SHALL BE TESTED AGAINST LEAKING PRIOR TO BACKFILL.

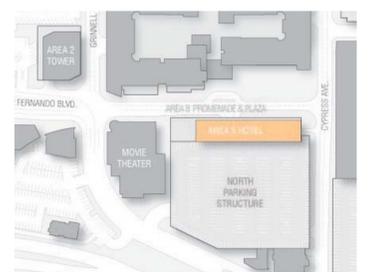
### WATER EFFICIENT LANDSCAPING NOTE:

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY OF ORANGE GUIDELINES FOR WATER EFFICIENT LANDSCAPES.
- THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE MAWA CALCULATION.

### LANDSCAPE AREA TAKEOFFS:

<b>AREA FIVE:</b>	
Rooftop Landscape Area:	782 s.f.
<b>TOTAL GROUND FLOOR LANDSCAPE:</b>	<b>26,673 S.F.</b>
<b>TOTAL PODIUM LEVEL LANDSCAPE:</b>	<b>27,736 S.F.</b>
<b>TOTAL ROOFTOP LANDSCAPE:</b>	<b>177 S.F.</b>



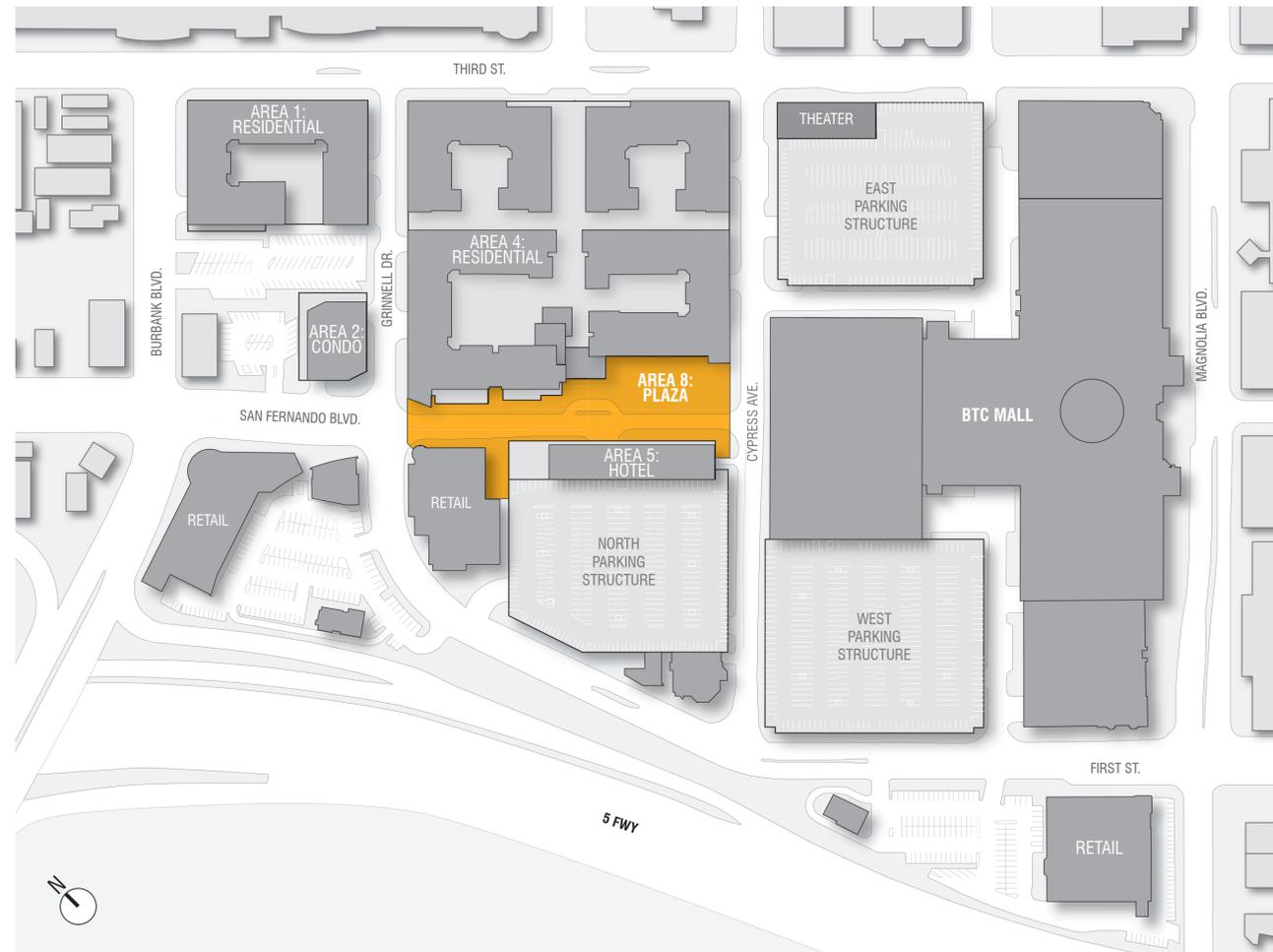
KEY PLAN (not to scale)

## AREA 8 - N. SAN FERNANDO BLVD. & THE PLAZA



The enhancements along N. San Fernando Blvd. will incorporate a variety of activities including retail and restaurant storefronts with setbacks that accommodate outdoor dining, pedestrian passage, and landscape enhancements. Enhanced paving treatments will be provided along the entry procession toward the North Parking structure and a raised table will exist adjacent to the plaza as a traffic calming device and will serve as an expansion of the plaza when the road is closed off for community events. The plaza is envisioned to be a vibrant community feature that serves as the heart of the development and becomes a destination for local residents and the surrounding area. The plaza is designed with flexibility in mind with activities ranging from weekly farmer's market, movie night, local concerts, and food truck gatherings in addition to seasonal events such as an ice skating rink, tree lighting ceremony, and other holiday festivities.

# AREA 8 - N. SAN FERNANDO BLVD. & THE PLAZA



## PROJECT DATA

**PROJECT ADDRESS:**  
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 8: TBD

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

**TYPES OF CONSTRUCTION:**  
N/A

**OCCUPANCY CLASSIFICATION:**  
N/A

**LOT AREA:** As per the boundary established by the Civil TTM  
Area 8: ± 142,449 SF      3.27 AC

## SCOPE OF WORK

(TABULATIONS ARE SCHEMATIC AND MAY BE SUBJECT TO CHANGE)

**PURPOSE:**  
Amend and reinstate the existing Planned Development No. 89-4 to address the redevelopment of the Property.

**DENSITY & FAR**  
AVERAGED ACROSS ENTIRE PLANNED DEVELOPMENT (LISTED ON PAGE G1.0)

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

**BUILDING HEIGHT LIMITATION:**  
ALLOWED 205' under current PD-89-4  
PROPOSED N/A

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

**OPEN SPACE:**  
PROPOSED\* 21,900 SF

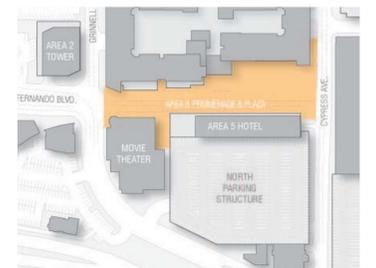
\*AREA MEASURED FROM FACE OF RETAIL TO FACE OF CURB AT PLAZA SPACE ONLY

## PROJECT SUMMARY

(TABULATIONS ARE SCHEMATIC AND MAY BE SUBJECT TO CHANGE)

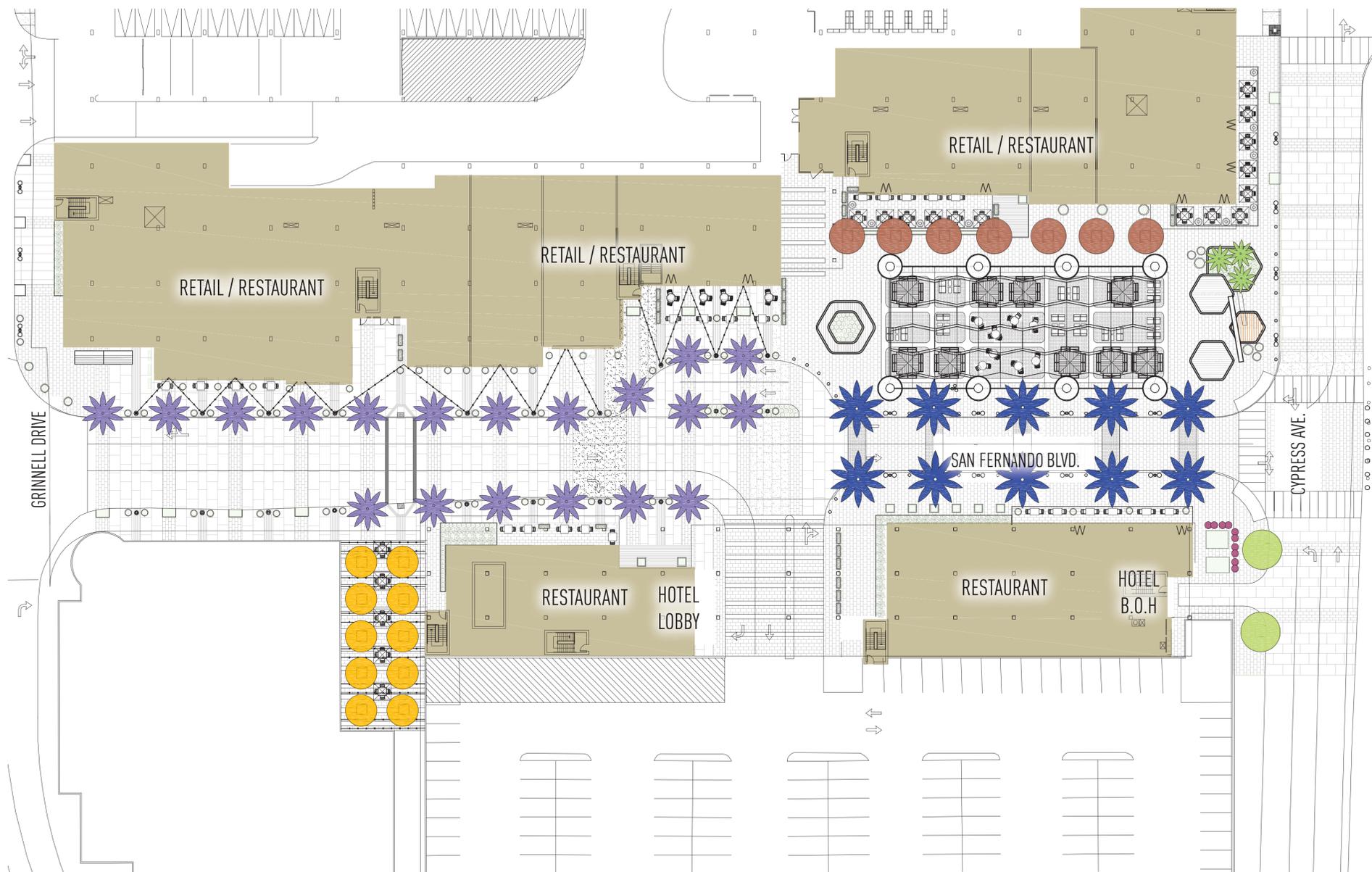
# LEGEND

- 1** SAN FERNANDO PROMENADE
  - matching height date palms
  - overhead festival lighting
  - precast concrete pavers
  - decorative concrete paving
  - decorative pottery with plant material
  - al fresco dining
- 2** PUBLIC PLAZA
  - matching height date palms
  - large shade structure
  - precast concrete pavers
  - decorative concrete paving
  - large seat pods
  - decorative pottery with plant material
  - al fresco dining



KEY PLAN (not to scale)





### PROPOSED PLANT LIST AREA 8

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

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
<b>TREES</b>					
●	MAGNOLIA G. 'LITTLE GEM' (Plaza)	SOUTHERN MAGNOLIA Standard	36" BOX	MEDIUM	10
●	PYRUS CALLERYNA 'ARISTOCRAT' (Plaza)	BRADFORD PEAR Standard	36" BOX	MEDIUM	7
<b>PALMS/ACCENT/EVERGREEN VERTICAL SHRUBS</b>					
●	PRUNUS 'BRIGHT & TIGHT' (Screen Hedge)	COMPACT CAROLINA CHERRY	24" BOX	MEDIUM	10
★	PHOENIX DACTYLIFERA 'MEDJOOOL' (Retail Frontage)	DATE PALM	24" BTH	MEDIUM	2
★	WASHINGTONIA ROBUSTA (Plaza)	FAN PALM	22" BTH SKINNED	MEDIUM	3
<b>STREET TREES - SAN FERNANDO BLVD.</b>					
★	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	32" BTH	MEDIUM	10
★	PHOENIX DACTYLIFERA 'MEDJOOOL'	DATE PALM	28" BTH	MEDIUM	17
<b>STREET TREES - CYPRESS AVE.</b>					
●	ULMUS PARVIFOLIA 'ALLEE'	CHINESE ELM	36" BOX	MEDIUM	2
<b>SHRUBS - HYDRO-ZONE 1 NORTH/EAST EXPOSURE</b>					
<b>MEDIUM SHRUBS</b>					
	ASPARAGUS DENSIPLORUS 'MYERSII'	MYER ASPARAGUS	5 GAL.	LOW	
	CHONDRROPETALUUM 'ELEPHANTINUM'	LARGE CAPE RUSH	5 GAL.	LOW	
	CARISSA M. 'HORIZONTALIS'	NATAL PLUM	5 GAL.	MEDIUM	
<b>SMALL SHRUBS</b>					
	CAREX DIVULSA	BERKELEY SEDGE	5 GAL.	MEDIUM	
	LIRIOPE MUSCARI	BIG BLUE LILY TURF	5 GAL.	MEDIUM	
	LOMANDRA LONGIFOLIA 'BREEZE'	SPINY-HEADED MAT RUSH	5 GAL.	MEDIUM	
	PHILODENDRON XANADU	PHILODENDRON	5 GAL.	MEDIUM	
<b>SHRUBS - HYDRO-ZONE 2 SOUTH/WEST EXPOSURE</b>					
<b>LARGE SHRUBS</b>					
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	LOW	
	KALANCHOE BEHARENSIS	FELT PLANT	15 GAL.	LOW	
	PHORMIUM HYBRIDS	NEW ZEALAND FLAX	-	-	
<b>MEDIUM SHRUBS</b>					
	ALOE STRIATA	CORAL ALOE	5 GAL.	LOW	
	DIANELLA REVOLUTA	LITTLE REV	5 GAL.	LOW	
	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL.	LOW	
	ECHVEVERIA PEACOCKII	PEACOCK ECHEVERIA	5 GAL.	LOW	
	FESTUCA OVINA GLAUCA	BLUE FESCUE	5 GAL.	LOW	
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	VERY LOW	
	LIMONIUM PEREZII	SEA LAVENDAR	5 GAL.	LOW	
	MUHLENBURGIA CAPILLARIS	PINK MUHLY	5 GAL.	MEDIUM	
<b>SMALL SHRUBS</b>					
	ROSMARINUS PROSTRATUS	DWARF ROSEMARY	5 GAL.	LOW	
	FESTUCA OVINA GLAUCA	BLUE FESCUE	5 GAL.	LOW	
	SENECIO MANDRALISCAE	SENECIO	1 GAL.	LOW	
<b>SHRUBS - HYDRO-ZONE 3 TRANSITIONAL (SUN and SHADE EXPOSURE)</b>					
	ASPARAGUS DENSIPLORUS 'MYERSII'	MYER ASPARAGUS	5 GAL.	LOW	
	LIGUSTRUM JAPONICUM	PRIVET	5 GAL.	MEDIUM	
	LIRIOPE MUSCARI	BIG BLUE LILY TURF	5 GAL.	MEDIUM	
	PITTOSPORUM C. 'COMPACTUM'	PITTOSPORUM	5 GAL.	MEDIUM	
	RHAPHIOLEPIS UMBELLATA	RHAPHIOLEPIS	5 GAL.	MEDIUM	
	RHAPHIOLEPIS I. 'CLARA'	RHAPHIOLEPIS	5 GAL.	MEDIUM	

### WUCOLS NOTE:

WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

### EXISTING TREE NOTE:

MATURE TREES OVER 8" DBH and DETERMINED TO BE IN GOOD HEALTH and NOT WITHIN the LIMITS of CONSTRUCTION will be PROTECTED IN PLACE to a REASONABLE EXTENT POSSIBLE. NO TREES WILL BE BOXED FOR FUTURE USE.

### IRRIGATION PRESSURE TEST NOTE:

ALL IRRIGATION PRESSURE LINES SHALL BE TESTED AGAINST LEAKING PRIOR TO BACKFILL.

### STREET TREE PLANTING NOTE:

ALL STREET TREES WITHIN 8' OF ANY HARDSCAPE WILL BE INSTALLED WITH DEEP ROOT BARRIERS.

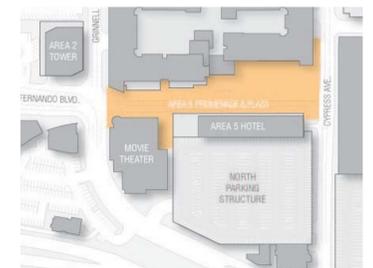
### WATER EFFICIENT LANDSCAPING NOTE:

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY OF ORANGE GUIDELINES FOR WATER EFFICIENT LANDSCAPES.
2. THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE MAWA CALCULATION.

### LANDSCAPE AREA TAKEOFFS:

AREA EIGHT:	
Ground Landscape Area:	1,820 s.f.
<b>TOTAL GROUND FLOOR LANDSCAPE:</b>	<b>26,673 S.F.</b>
<b>TOTAL PODIUM LEVEL LANDSCAPE:</b>	<b>27,736 S.F.</b>
<b>TOTAL ROOFTOP LANDSCAPE:</b>	<b>177 S.F.</b>



KEY PLAN (not to scale)



1. EXTERIOR PLASTER  
SMOOTH COAT, 20 /30 FINISH



2. STONE VENEER



3. BRICK VENEER



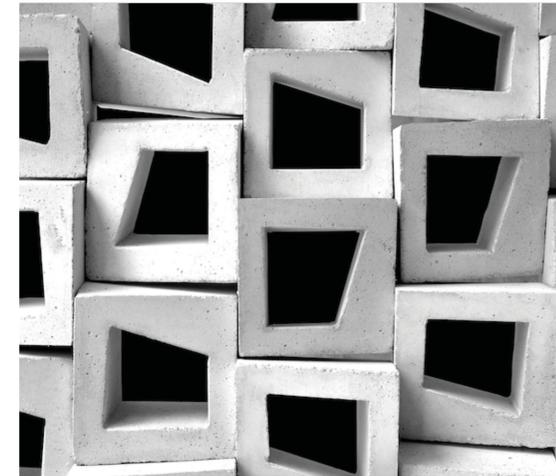
4. HORIZONTAL CEMENTITIOUS SIDING  
SMOOTH, PAINTED FINISH



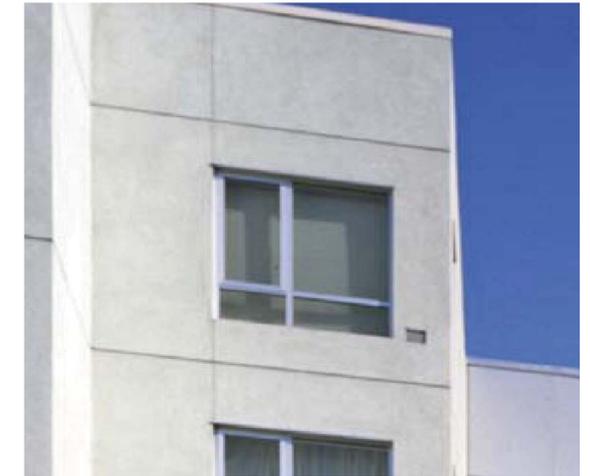
5. BOARD-FORM CONCRETE



6. CONCRETE W/ SKIM COAT  
PAINTED FINISH



7. DECORATIVE BLOCK



8. VINYL WINDOW



9. ALUMINUM STOREFRONT



10. SPECIALTY DOOR



11. RAILING



12. METAL AWNING