ZONE CODE REQUIREMENTS

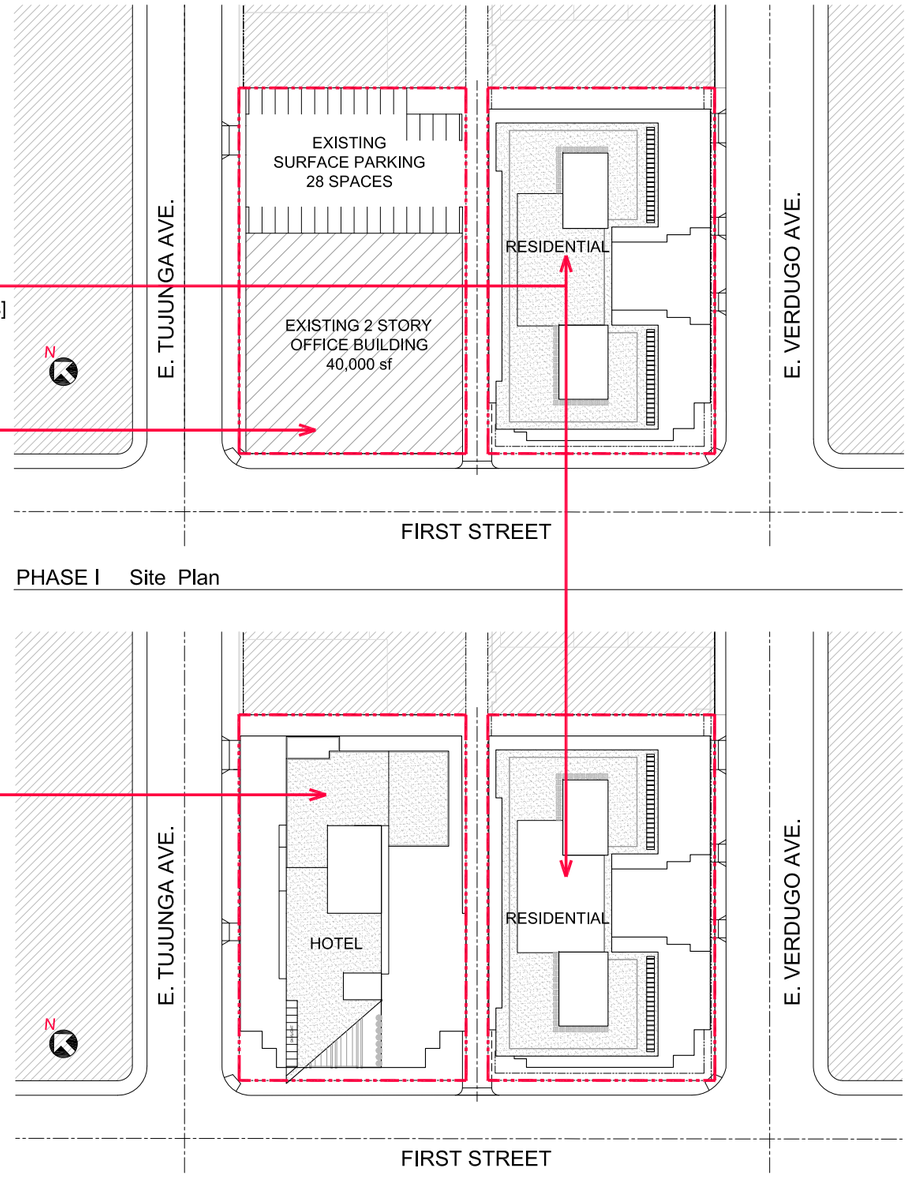
Zone:	BBC-2, Downtown Commercial			
Building Setbacks:	20% of height (*above 20' portions may extend over setback, see ground floor setback diagrams)			
Height Limit:	12 stories, 164' (*mechanical area less than 1/3 of the roof area is excluded. Source: "Burbank Center Plan", section 31.2530)*			
Allowable Density	MULTI-FAMILY UNITS:	87 UNITS/ ACRE =	87 X 1.78 ACRES	= 154 UNITS
Allowable FAR	HOTEL AND RETAIL:	2.5 =	2.5 x 77,475.5 SF	= 193,688 SF

PROJECT AREA: 1.78 ACRES = 77,475.5 SF *(includes lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20. (* excludes 3,750 sf of improved alley way)*

• PHASE I

MULTI-FAMILY RESIDENTIAL (Verdugo & First)	AREAS	PARKING	
• RESIDENTIAL UNITS (9 levels + Penthouse Lofts)	154 units	319 spaces	[1.75 spaces/1bd (112), 2 spaces/2bd (42), +1 visitor space/4 units]
• RETAIL	7,968 sf	26 spaces	(3.3 spaces/ 1000 SF)
• RESTAURANT	1,727 sf	6 spaces	(3.3 spaces/ 1000 SF)
SUBTOTAL		351 spaces	
EXISTING OFFICE (Tujunga & First)	40,000 sf	120 spaces	(3.0 spaces/ 1000 sf)
TOTAL REQUIRED PARKING		**471 spaces**	

PARKING PROVIDED		
NEW SPACES (Verdugo & First)	443 spaces	
EXISTING SURFACE PARKING (Tujunga & First)	28 spaces	
TOTAL PROVIDED PARKING	* **471 spaces**	(* Includes 92 extra spaces for Phase I & 30 bike rack spaces)



PHASE I Site Plan

PHASE II Site Plan

• PHASE II

HOTEL (Tujunga & First)	AREAS	PARKING	
• BOH (Includes Admin)	16,674 sf		*(spaces included w/ hotel rooms)
• RETAIL	1,156 sf	4 spaces	(3.3 spaces/ 1000 SF)
• RESTAURANT (Ground Floor)	4,738 sf	24 spaces	(5 spaces/ 1000 SF)
• HOTEL LEVELS (9 levels)(rooms, hallways & service)	120,381 sf (230 rms)	230 spaces	(1 space/ hotel room)
• CONFERENCING CENTER (Podium level)	18,544 sf		*(spaces included w/ hotel rooms)
• CONFERENCE ROOMS (10th level)	6,601 sf		*(spaces included w/ hotel rooms)
TOTAL HOTEL AREA	168,092 sf		
TOTAL REQUIRED PARKING		**258 spaces**	

PARKING PROVIDED		
EXTRA MULTI-FAMILY RESIDENTIAL (Verdugo & First)	92 spaces	
NEW SPACES (Tujunga & First)	243 spaces	
TOTAL PROVIDED PARKING	* **335 spaces**	(* 77 extra spaces included & 28 bike rack spaces)

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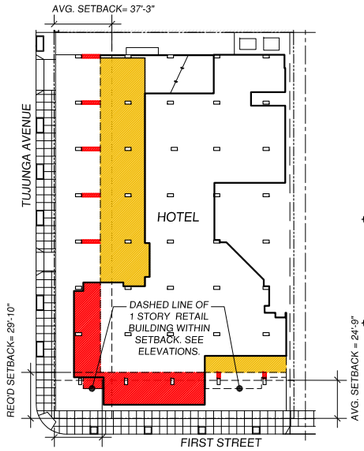
SETBACK DIAGRAM



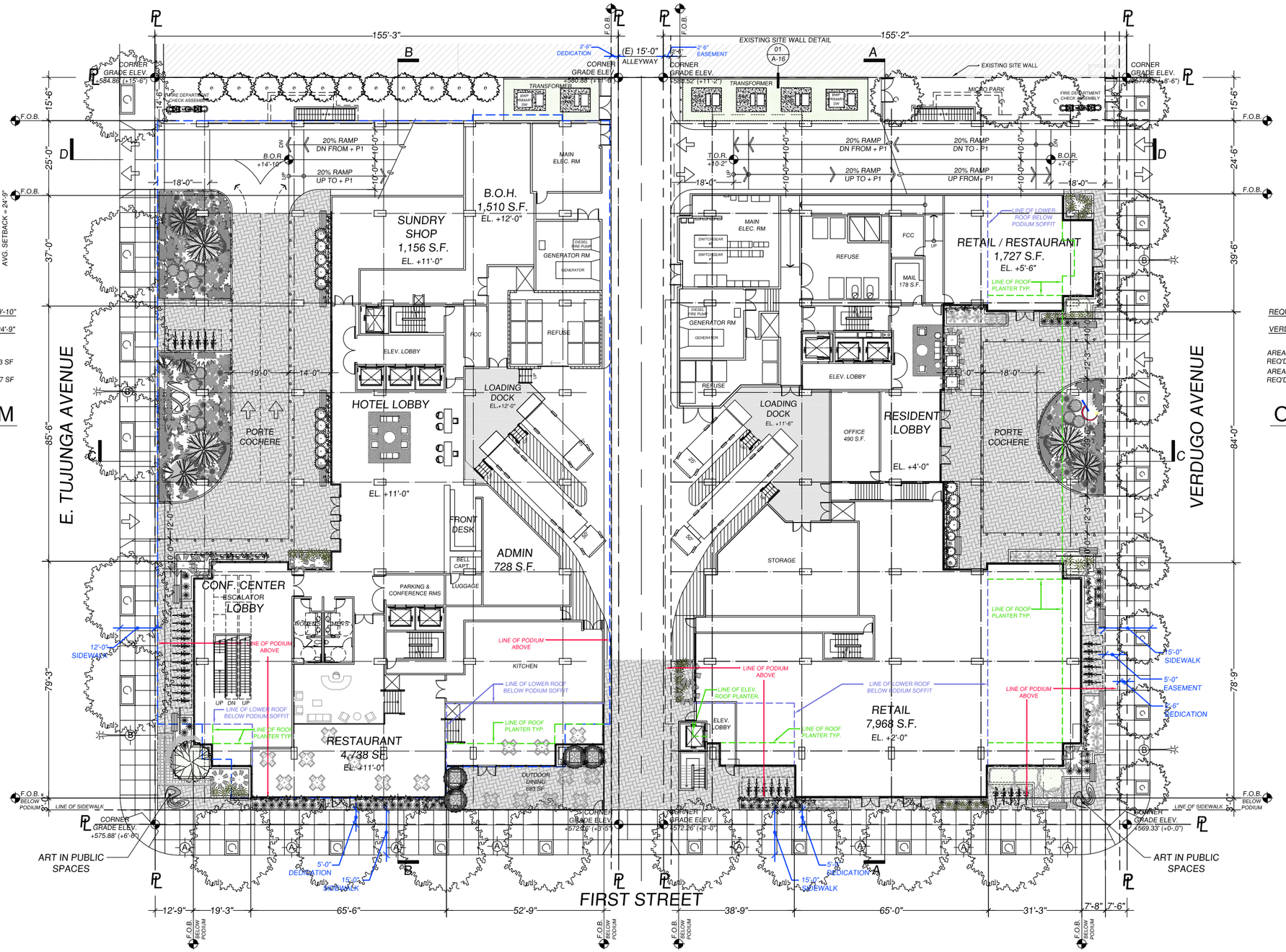
REQUIRED SETBACK : 20% (of Building Height) 149'-0" ..... 29'-10"

TUJUNGA AVE. SETBACK... 37'-3" 1ST STREET AVE. SETBACK... 24'-9"

AREA EXCEEDING REQ'D SETBACK:	4,270 SF	AREA EXCEEDING REQ'D SETBACK:	563 SF
AREA LESS THAN REQ'D SETBACK:	1,075 SF	AREA LESS THAN REQ'D SETBACK:	1,547 SF

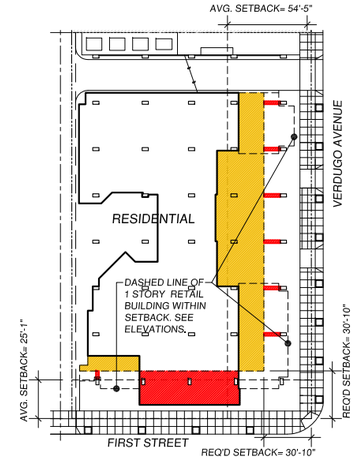
OPEN SPACE DIAGRAM

* LOT AREA: (*MINUS EASEMENTS, DEDICATIONS & ENCROACHMENTS)	37,255 SF
COMMON OPEN SPACE:	8,900 SF
LANDSCAPE AREA:	4,998 SF
LANDSCAPE AREA OF LOT:	13.4%
LANDSCAPE AREA OF COMMON OPEN SPACE:	56.2%
FRONT YARD AT TUJUNGA AVE.:	5,719 SF.
LANDSCAPE AREA OF FRONT YARD 49% :	2,778 SF.
FRONT YARD AT FIRST ST.:	1,511 SF.
LANDSCAPE AREA OF FRONT YARD 41% :	621 SF.
SIDE YARD :	2,252 SF.
LANDSCAPE AREA OF SIDE YARD 71% :	1,599 SF.
LANDSCAPE AREA OF GROUND LEVEL ROOF :	552 SF.



* SEE PARKING MANAGEMENT DIAGRAMS (A25 - A27) FOR ADDITIONAL BIKE RACKS

SETBACK DIAGRAM

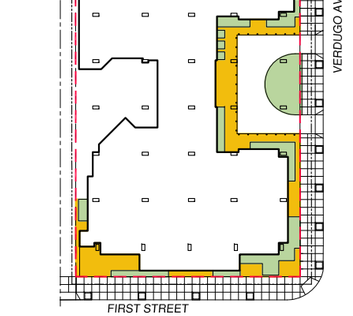


REQUIRED SETBACK : 20% (of Building, Height) 154'-0" ..... 30'-10"

VERDUGO AVE. SETBACK ... 54'-5" 1ST STREET AVE. SETBACK... 25'-1"

AREA EXCEEDING REQ'D SETBACK:	4,214 SF	AREA EXCEEDING REQ'D SETBACK:	347 SF
AREA LESS THAN REQ'D SETBACK:	126 SF	AREA LESS THAN REQ'D SETBACK:	1,406 SF

OPEN SPACE DIAGRAM



* LOT AREA: (*MINUS EASEMENTS, DEDICATIONS & ENCROACHMENTS)	35,638 SF
COMMON OPEN SPACE:	6,437 SF
LANDSCAPE AREA:	3,501 SF
LANDSCAPE AREA OF LOT:	9.8%
LANDSCAPE AREA OF COMMON OPEN SPACE:	54.4%
FRONT YARD AT VERDUGO AVE.:	3,110 SF.
LANDSCAPE AREA OF FRONT YARD 62% :	1,918 SF.
FRONT YARD AT FIRST ST.:	1,491 SF.
LANDSCAPE AREA OF FRONT YARD 36% :	532 SF.
SIDE YARD :	2,142 SF.
LANDSCAPE AREA OF SIDE YARD 49% :	1,052 SF.
LANDSCAPE AREA OF GROUND LEVEL ROOF :	1,346 SF.

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A-3 DESIGN REVIEW SUBMITTAL 01/06/17 A-3

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