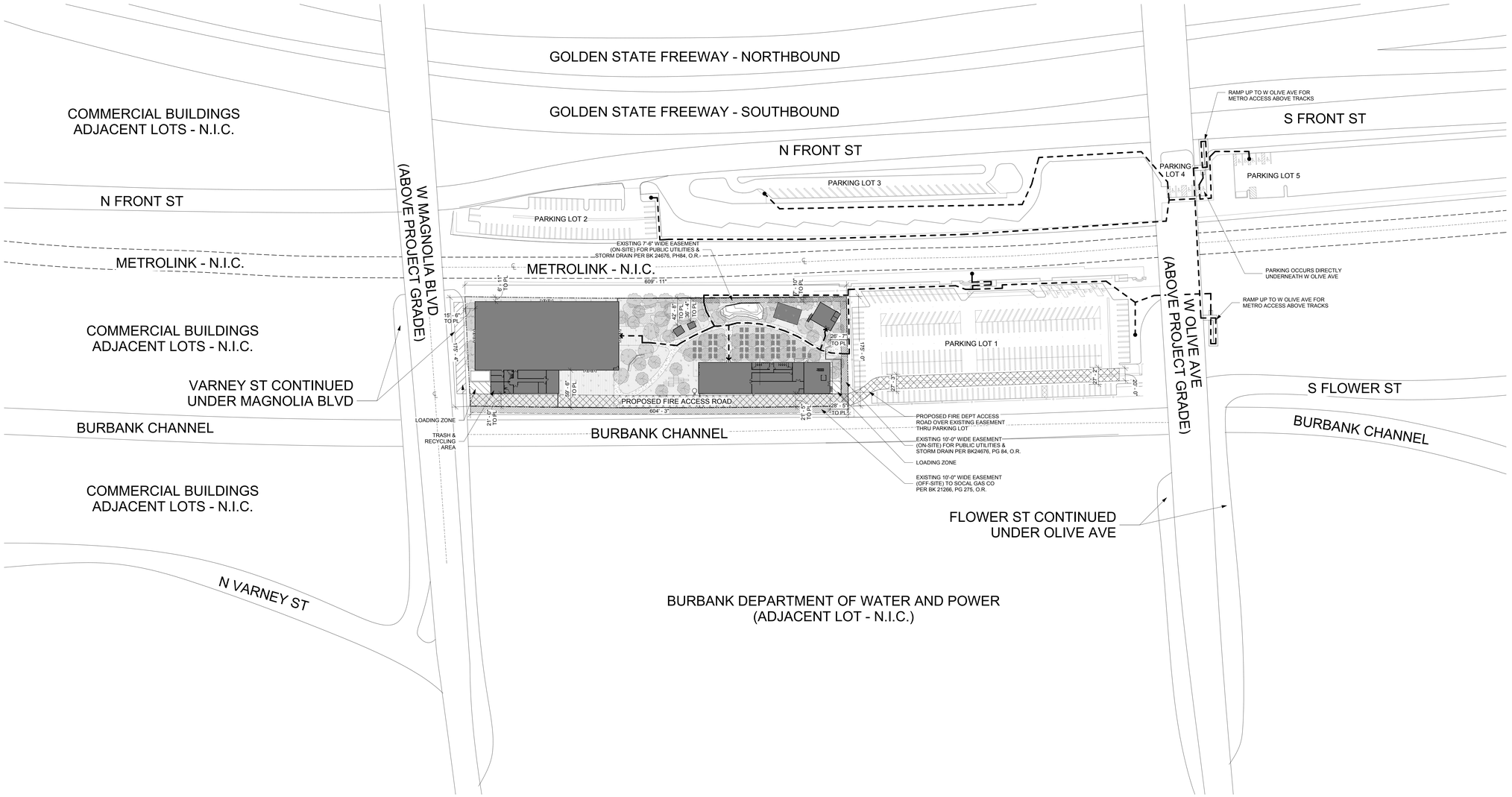
Project Vicinity Map



PROJECT SITE: 10 WEST MAGNOLIA BOULEVARD, BURBANK, CA 91502
APN: 2451-010-906

PARKING LOT 1: 5 WEST MAGNOLIA BOULEVARD, BURBANK, CA 91502
APN: 2451-010-903

PARKING LOT 2: ADDRESS NOT AVAILABLE, BURBANK, CA 91502
APN: 2451-010-902

PARKING LOT 3: 117 SOUTH FRONT STREET, BURBANK, CA 91502
APN: 2451-006-907

PARKING LOT 4: 211 SOUTH FRONT STREET, BURBANK, CA 91502
APN: 2451 006-909

PARKING LOT 4: 233 SOUTH FRONT STREET, BURBANK, CA 91502
APN: 2451-006-908

A. APPLICABLE CITY STREET ADDRESS: 10 WEST MAGNOLIA BOULEVARD, BURBANK, CA 91502
B. APPLICABLE ACCESSOR'S PARCEL NUMBER (APN): 2451-010-906
C. ZONE DESIGNATION FOR PROPERTY: BURBANK CENTER COMMERCIAL MANUFACTURING (BCCM).
GENERAL PLAN DESIGNATION FOR PROPERTY: DOWNTOWN COMMERCIAL.
D. FLOOR-AREA-RATIO (F.A.R.) AND CALCULATIONS: FLOOR AREA RATIO (F.A.R.) = 52,000 SQ FT / 105,946 SQ FT = 0.49 F.A.R.
E. LOT COVERAGE AND CALCULATIONS: 45,000 SQ FT / 105,946 SQ FT = 0.42 LOT COVERAGE
F. REQUIRED PARKING: OFF-SITE PARKING ONLY, SEE SURVEYED PARKING LOT SHEETS FOR MORE INFORMATION.
G. REQUIRED ADA-ACCESSIBLE PARKING SPACES: OFF-SITE PARKING ONLY
REQUIRED PATH(S) OF TRAVEL: SHOWN ON SITE PLAN ABOVE.
H. LOT AREA (DIMENSIONS AND CALCULATIONS): LOT AREA IS 106,000 SQ FT.

LEGEND

PROPERTY LINE
ADA PATH OF TRAVEL
NEW BUILDING
EXISTING BUILDING
NEW LANDSCAPE/ HARDSCAPE

SITE PLAN | 1/64" = 1'-0" | 1

OWNER
WEST MAGNOLIA, LLC
224 EAST OLIVE AVE, SUITE 202
BURBANK, CA 91502
T: 323.600.4556

EXECUTIVE ARCHITECT
HOUSE & ROBERTSON ARCHITECTS, INC.
10125 WASHINGTON BOULEVARD
CULVER CITY, CALIFORNIA 90232
T. 323.935.3158
MAIL@HRARCH.COM

STRUCTURAL ENGINEER
TBD
S.E. ADDRESS 1
S.E. ADDRESS 2
S.E. PHONE

MEP ENGINEERS
HENDERSON ENGINEERS
510 W SIXTH STREET, SUITE 1105
LOS ANGELES,CA 90014
T: 213.254.4750

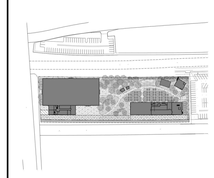
CIVIL ENGINEER
KPFF
700 SOUTH FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017
T: 213.418.0201

LANDSCAPE DESIGNER
[plac-e]
3617 EXPOSITION BOULEVARD
LOS ANGELES, CA 90016
310.450.8100

LIGHTING DESIGNER
OCULUS LIGHT STUDIO
5855 GREEN VALLEY CIRCLE, #306
CULVER CITY, CA 90230
T: 310.715.8333

PROJECT
BURBANK COMMON
10 WEST MAGNOLIA BLVD.
BURBANK, CA 91502
HRA PROJECT # 1722

MARK	DATE	ISSUE
1	10/24/2017	PLANNING DEVELOPMENT PACKAGE



PROJECT KEY PLAN

SHEET TITLE
SITE PLAN

SHEET NUMBER
A1.00