

# 777 N. FRONT STREET BURBANK | CA 91502



## GENERAL

	Cover Page
G0.01	Sheet Index
G0.02	Entitlement Executive Summary
G0.03	Project Information - Previous Entitlement
G0.04	Project Information - Revised Entitlement
G0.05	Project Narrative
G0.06	Survey
G0.07	Vicinity Map 5- Mile Radius
G0.08	Context Analysis
G0.09	Business Context
G0.10	Massing and Hierarchy
G0.11	Street Context and Photos

## CIVIL

C1.0	Conceptual Grading & Drainage Plan
C2.0	Conceptual Utility Plan
C3.0	Preliminary Excavation and Shoring Exhibit
C3.1	Preliminary Excavation and Shoring Exhibit
C3.2	Preliminary Excavation and Shoring – Cut/Fill Exhibit
C4.0	Lot Configuration Exhibit
C5.0	VTTM Cover Page
C5.1	VTTM 2D Lot Plan
C5.2	VTTM 2D Lot Plan
C5.3	VTTM 3D Lot Plan
C6.0	Front Street Geometric Design - Title Sheet and Sections
C6.1	Front Street Geometric Design – Plan View and Detail
C6.2	Improvement & Public Benefits - Extension of Side Walk & Bike Lane
C6.3	Side Walk & Bike Lane Improvement Views

## ARCHITECTURAL

### OVERALL

#### FLOOR PLANS

A1.01	Site Plan
A1.02	Ground Floor Plan
A1.03	Basement Floor Plan B1
A1.04	Basement Floor Plan B2
A1.05	Second Floor Plan
A1.06	Third Floor Plan
A1.07	Fourth Floor Plan
A1.08	Fifth-Eighth Floor Plan
A1.09	Roof Plan

### 3D VIEWS

A2.01	Overall Perspective View
A2.02	Overall Perspective View
A2.03	Overall Perspective View

### ELEVATIONS & SECTIONS

A3.01	Overall Building Elevations
A3.02	Overall Building Section
A3.03	Façade Finish Materials
A3.03	Façade Finish Materials
A3.04	Encroachment Exhibit Overview
A3.05	Encroachment Exhibit - Residential Building 1
A3.06	Encroachment Exhibit - Hotel

### HOTEL

#### FLOOR PLANS

B1.01	Ground Floor Plan
B1.02	Second Floor Plan - Amenity Deck
B1.03	Third Floor Plan
B1.04	Fourth-Seventh Floor Plan

### 3D VIEWS

B2.01	Perspective View
B2.02	Perspective View
B2.03	Perspective View
B2.04	Perspective View

### ELEVATIONS & SECTIONS

B3.01	Hotel Elevation
B3.02	Hotel Elevation
B3.03	Hotel Elevation
B3.04	Hotel Section

### HOTEL KEYS

B4.01	Hotel Key Types
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### RESIDENTIAL

#### FLOOR PLANS

C1.01	Ground Floor Plan - East Lobby
C1.02	Ground Floor Plan - West Lobby
C1.03	Third Floor Plan - Building 2
C1.04	Third Floor Plan - Building 1 & Gallery Link
C1.05	Fourth Floor Plan - Building 2
C1.06	Fourth Floor Plan - Building 1
C1.07	Roof Plan - Sky Deck
C1.08	Sky Deck Perspective Views

### 3D VIEWS

C2.01	Perspective View
C2.02	Perspective View
C2.03	Perspective View
C2.04	Perspective View
C2.05	Perspective View
C2.06	Perspective View
C2.07	Perspective View

### ELEVATIONS & SECTIONS

C3.01	Residential Elevation
C3.02	Residential Elevation
C3.03	Residential Elevation
C3.04	Residential Elevation
C3.05	Residential Elevation
C3.06	Residential Section
C3.07	Residential Section

### RESIDENTIAL UNIT TYPES

C4.01	Residential Unit Types
C4.02	Residential Unit Types
C4.03	Residential Unit Types
C4.04	Residential Unit Types



## **ENTITLEMENT (10.31.2019)**

**RESIDENTIAL:** 573 UNITS  
857 SPACES INCLUDING 70 GUEST SPACES (PROPOSED)

**RETAIL:** 1,067 SF  
4 PARKING SPACES

**HOTEL:** 307 ROOMS  
307 PARKING SPACES

**OPEN SPACE:** 103,950 SF (PRIVATE & COMMON)

**EXISTING SITE INFORMATION**

PROJECT ADDRESS: 777 N. FRONT STREET, BURBANK, CA  
 APN: 2449-037-013  
 CURRENT ZONE: AD (AUTO DEALERSHIP)  
 PROPOSED ZONE: PD (PLANNED DEVELOPMENT)  
 GENERAL PLAN DESIGNATION: MIXED COMMERCIAL/OFFICE/INDUSTRIAL - CITY CENTER WEST  
 LOT AREA: 8.09 AC / 352,297 SF (GROSS); 7.08 AC / 308,343 SF (NET)  
 CURRENT USE OF SITE: VACANT  
 CURRENT PARKING: N/A

**OVERALL PROJECT SUMMARY**

RESIDENTIAL UNITS	573
HOTEL KEYS	307
RESIDENTIAL PARKING SPACES	857
HOTEL PARKING SPACES	307
RETAIL PARKING SPACES	4
TOTAL PARKING SPACES	1,168
TOTAL BICYCLE PARKING	58
COMMON OPEN SPACE (SF)	87,250
TOTAL BUILDING AREA (SF)	859,223
FAR	0.7
BUILDING COVERAGE	81%

**1- RESIDENTIAL**

**RESIDENTIAL BUILDING 1**  
 7-Story, 80'-4" high to top plate  
 252 units

**RESIDENTIAL BUILDING 2**  
 8-Story, 82'-6" high to top plate  
 321 units

**TOTAL RESIDENTIAL UNITS PROVIDED: (BUILDING 1 + BUILDING 2)**  
 573 units

**UNIT MIX**

UNIT TYPE	QTY	AVG SF	%
STUDIO (0 BD/1 BA)	114	476	20%
1 BDRM (1 BD/1 BA)	245	726	43%
2 BDRM (2 BD/2 BA)	180	1,227	31%
3 BDRM (3 BD/2 BA)	34	1,399	6%
<b>TOTAL</b>	<b>573</b>	<b>873</b>	<b>100%</b>

**TOTAL RESIDENTIAL BLDG AREA** ± 645,806 \*SF (ADJUSTED GROSS FLOOR AREA)

*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 REQUIRED**

<b>COMMON OPEN SPACE REQUIRED</b>			
Min. 150 sf per D.U.	x	573 units =	85,950 SF
Min. 15% landscaped	=		12,893 SF
<b>PRIVATE OPEN SPACE REQUIRED</b>			
Min. 50 sf per D.U.	x	573 units =	28,650 SF
<b>TOTAL OPEN SPACE REQUIRED</b>			
		Private + Common =	114,600 SF

**OPEN SPACE PROVIDED**

<b>COMMON OPEN SPACE PROVIDED</b>			
(6) Residential Courtyards	26,950 SF	including min. 15%	4,043 SF Landscape
Residential Pool Deck (L8)	32,300 SF	including min. 15%	4,845 SF Landscape
Privately Maintained Public Open Space	+/-	including min. 15%	4,200 SF Landscape
<b>TOTAL COMMON OPEN SPACE</b>	<b>87,250 SF</b>	including min. 15%	<b>13,088 SF Landscape</b>
<b>PRIVATE OPEN SPACE PROVIDED</b>			
338 units with balconies and private patios x 50sf	16,900 SF		
59% units have balconies			
<b>TOTAL OPEN SPACE PROVIDED</b>			
		Private + Common =	104,150 SF

**RESIDENTIAL PARKING PROVIDED**

(PER PARKING RATE ANALYSIS BY GIBSON TRANSPORTATION CONSULTANTS, INC.)

UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	114	1.00	114
1 BDRM (1 BD/1 BA)	245	1.00	245
2 BDRM (2 BD/2 BA)	180	2.00	360
3 BDRM (3 BD/2 BA)	34	2.00	68
GUEST	573	0.12	70
<b>TOTAL PROVIDED Residential Parking</b>			<b>857</b>
HC Parking Provided (2% of Total Spaces)			18

**RESIDENTIAL PARKING PROVIDED**

(ESTIMATE PER FLOOR SUMMARY)

LEVEL	STANDARD	ACCESSIBLE	COMPACT	TANDEM	TOTAL
B1	87	-	-	11	98
P1 / GROUND	206	18	-	11	235
P2 / GROUND	173	-	-	25	197
P3	65	-	-	-	65
P4	65	-	-	-	65
P5	65	-	-	-	65
P6	65	-	-	-	65
P7	65	-	-	-	65
<b>SUBTOTAL</b>	<b>792</b>	<b>18</b>	<b>0</b>	<b>47</b>	<b>857</b>

**TOTAL PROVIDED Residential Parking** (excluding tandem) = **810 SPACES**  
 HC Parking Provided = 18 spaces (includes 4 HC Van)

**RESIDENTIAL BICYCLE PARKING REQUIRED & PROVIDED**

TOTAL REQUIRED Residential Bicycle Parking	857	x .05 =	43 SPACES
Short term:	25%	=	11 spaces provided near the main entrance
Long term:	75%	=	32 spaces provided in the garage

**RESIDENTIAL PARKING CODE REQUIRED**

UNIT TYPE	QTY	#/UNIT	SPACES
STUDIO (0 BD/1 BA)	114	1.25	143
1 BDRM (1 BD/1 BA)	245	1.75	429
2 BDRM (2 BD/2 BA)	180	2.00	360
3 BDRM (3 BD/2 BA)	34	2.00	68
GUEST	573	0.25	143
<b>TOTAL CODE REQUIRED Residential Parking</b>			<b>1,143</b>
HC Parking Provided (2% of Total Spaces)			18

**2- RETAIL**

RETAIL off Burbank Blvd.  
 1-Story, 28'-0" high (to top parapet) - Retail / Gallery off Burbank Blvd.  
 1,067 SF  
**RETAIL PARKING REQUIRED & PROVIDED**  
 3.3 spaces / 1,000 sf = 4 SPACES

**3- HOTEL**

7-Story, 85'-0" high  
 307 KEYS

**HOTEL AREAS**

USE	%	KEYS	SF
HOTEL KEY TYPE 1	50%	155	84,430
HOTEL KEY TYPE 2	40%	122	55,682
<b>SECOND LEVEL: AMENITY DECK</b>			15,640
LOBBY, FITNESS/SPA, CAFE/BAR, ADMIN, BOH, RESTROOMS			
<b>GROUND LEVEL:</b>			23,517
LOBBY, LOUNGE, GATHERING, DINING, KITCHENS, MEETING ROOMS, BOH, ADMIN, TRASH, LOADING, RESTROOMS			
<b>L1-L7: CORRIDORS / CIRCULATION</b>			33,078
<b>TOTAL</b>		<b>307</b>	<b>212,350</b>

**TOTAL HOTEL BUILDING AREA** ± 212,350 \*SF (ADJUSTED GROSS FLOOR AREA)

*Excludes: Second floor terrace (courtyard), parking, bicycle parking, driveways, mechanical.*

**HOTEL PARKING REQUIRED**

SINGLE OPERATOR USE	PARKING REQUIRED SINGLE OPERATOR	SPACES
307 HOTEL ROOMS	1/ROOM (BMC Section 10-1-1408.5.6)	307
507 SF - BAR	Amenity for Hotel Guests	0
6,519 SF - COURTYARD/ LOUNGE	Amenity for Hotel Guests	0
7,513 SF - POOL DECK	Amenity for Hotel Guests	0
4,637 SF - MEETING ROOM	Amenity for Hotel Guests	0
3,433 SF - FITNESS CLUB	Amenity for Hotel Guests	0
EMPLOYEES	N/A	0
<b>TOTAL REQUIRED Hotel Parking</b>		<b>307 SPACES</b>
HC Parking Required		8 spaces (includes 1 HC Van)

**Parking Notes:**

- Parking spaces are rounded up for each .5 space and above (Burbank Municipal Code ("BMC" Section 10-1-1402.A).
- Tandem parking is allowed for hotels with 300 or more rooms that utilize a valet system (BMC Section 10-1-1404.1).
- Hotel amenities, which are ancillary uses, do not require separate parking. Only if the amenity is managed by a separate entity and marketed towards the public (for example, a destination restaurant) is there a requirement for separate parking. We confirmed in conversation with City Planning staff on 12/6/17 as there is no Code section that specifies this.
- Hotel employees do not require separate parking. We confirmed this in conversation with City Planning staff on 12/6/17 as there is no Code section that specifies this.
- HC parking and van accessible spaces per US Dept of Justice, ADA Standards for Accessible Design 4.1.2 (5) www.ada.gov/stripes.pdf

**HOTEL PARKING PROVIDED**

LEVEL / HOTEL AMENITIES	STANDARD	ACCESSIBLE	COMPACT	TANDEM	TOTAL
B1	90	-	0	10	100
B2	87	-	0	10	97
P1 / GROUND	20	7	-	-	27
P2 / GROUND	35	-	-	-	35
P3	29	3	-	-	32
P4	35	1	0	-	36
<b>SUBTOTAL</b>	<b>296</b>	<b>11</b>	<b>0</b>	<b>20</b>	<b>327</b>

**TOTAL PROVIDED Hotel Parking** (excluding tandem) = **307 SPACES**

HC Parking Provided = 11 spaces (includes 4 HC Van)

**HOTEL BICYCLE PARKING REQUIRED & PROVIDED**

TOTAL REQUIRED Residential Bicycle Parking	307	x .05 =	15 SPACES
Short term:	25%	=	4 spaces provided near the main entrance
Long term:	75%	=	12 spaces provided in the garage

**4- TOTAL PARKING REQUIRED**

Residential Parking Required	=	1,143 SPACES
Retail Parking Required	=	4 SPACES
Hotel Parking Required (Single Operator)	=	307 SPACES
<b>Total PARKING Required</b>	=	<b>1,454 SPACES</b>

**5- TOTAL PARKING PROVIDED**

Residential Parking Provided (excluding tandem)	=	810 SPACES
Retail Parking Provided	=	4 SPACES
Hotel Parking Provided (Single Operator, excluding tandem)	=	307 SPACES
<b>Total PARKING Provided</b>	=	<b>1,168 SPACES</b>
<small>(PER PARKING RATE ANALYSIS BY GIBSON TRANSPORTATION CONSULTANTS, INC.)</small>		

**6- TOTAL BUILDING AREA PROPOSED**

Residential	=	645,806 SF
Retail	=	1,067 SF
Hotel	=	212,350 SF
<b>Total Building Area</b>	=	<b>859,223 SF</b>

FAR PROPOSED (HOTEL & RETAIL PORTIONS ONLY)	0.7	213,417 SF /	308,343 SF
BUILDING COVERAGE PROPOSED	81%	240,243 SF /	294,868 SF
DWELLING UNIT DENSITY		81 DU / ACRE	



PROJECT INFORMATION - ENTITLEMENT (10.31.19)

DATE: 10/31/2019

**GO.03**



## PROJECT INFORMATION

The Project Site will be cleared and excavated to accommodate new construction of the Project that will include **573 residential units** with 1,067 square feet of retail gallery space and **307 hotel rooms** with ground floor and retail/restaurant uses. Based on a net site area of 308,343 square feet, the total floor area of the Project will be **859,223 square feet**. The 573 residential units will be located in a seven-story building and an eight-story building with associated residential common areas that may include, but would not be limited to, a rooftop terrace, business center/internet café, coffee bar, demonstration kitchen, billiards table, resident lounge, fitness center with indoor exercise studio, resort-style pools with cabanas, Jacuzzis, public plaza and bike trail access, pet grooming station, pet park, concierge services, bike storage, and MetroLink rail line access. The hotel use will be located in a 7-story building at the southeastern end of the property with associated hotel amenities that may include, but would not be limited to, restaurants, café, bar, pool terrace, fitness center, meeting rooms, and lounge. The Project includes approximately **103,950 square feet of open space** with a minimum of more than 15 percent that will be landscaped. The commercial uses include accessory retail and restaurant uses for the hotel and a pedestrian gallery retail link on Burbank Boulevard. The Project includes **857 parking spaces for the residential uses** including **70 guest parking spaces, 4 parking spaces for the retail gallery, and 307 parking spaces for the hotel** and associated retail and restaurant uses which meets the required parking for the proposed uses. Loading for the residential units will be provided at two lay-by locations along the northeastern fire truck access lane and loading for the hotel will be provided via a Loading Dock located at the northwest corner of the building with access along the fire truck lane.

In addition to the open space and pedestrian gallery link areas described above, the Project will also include a publicly accessible, privately maintained Public Accessible Open Space (PAOS) and Pedestrian Bridge that connects the plaza to Magnolia Boulevard and downtown Burbank on City-owned land. The plaza will be approximately 28,000 square feet and comprises four main zones: 1) the western portion of the plaza will include an open (synthetic) lawn area with informal terrace seating for multi-purpose activities; 2) a hardscape courtyard with benches and shade trees will be located in the central zone where the access stair to the Magnolia Boulevard Bridge is located; 3) at the east of the plaza, there will be a zone for fitness and a zone for children's playground for public use; and 4) along the northern perimeter (where the Project Site adjoins the Interstate 5 Freeway), there will be earth mounds to provide a sound buffer and screening with clusters of tall evergreen trees.

The Project will include widening N. Front Street to include a turn lane and 2-way bicycle lanes and landscaped pedestrian walkway in front of the project, as well as construction of a new publicly accessible, privately maintained plaza. The plaza will provide a pedestrian-friendly connection from the Project to Magnolia Boulevard and downtown Burbank and a pedestrian retail gallery link from the Project to Burbank Boulevard and the Burbank Town Center.

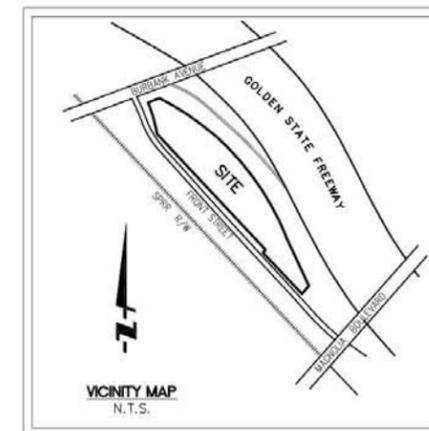
The Project will be designed to be the equivalent of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design - LEED Gold Certified. The Project is oriented and designed to minimize site disruptions and maximize pedestrian oriented landscaped open space. Project materials include sustainable products and locally sourced materials. Energy efficient HVAC system, LED lighting and high performance glazing to be used. Water efficient appliances and fixtures, drip irrigation, and drought tolerant landscaping will be included. Indoor environmental quality favors formaldehyde-free finishes, low-allergen materials, and use of products with minimum off-gassing or low volatile organic compounds (VOC's). Guests and residents are also provided with access to natural light, outdoor views and open space.

The Project will be a transit-oriented development that will generate fewer vehicle trips due to its proximity to a number of bus lines and the Metrolink. It will also have ample bicycle parking and will add 2-way bicycle lanes along Front Street to provide improved bicycle access for Project and area residents and employees. In addition, the Project is located within walking distance of both jobs and amenities, and has a Walkscore of 71, described as "Very Walkable- Most errands can be accomplished on foot." In addition, the Project will construct a Public Accessible Open Space (PAOS) and a Pedestrian Bridge with an assessable elevator and exterior stair connection to Magnolia Street, and Pedestrian Gallery link at Burbank Boulevard with a publicly accessible, privately-maintained open space plaza, amenity space, and connections to the adjacent Burbank Town Center to enhance pedestrian connections to Downtown.



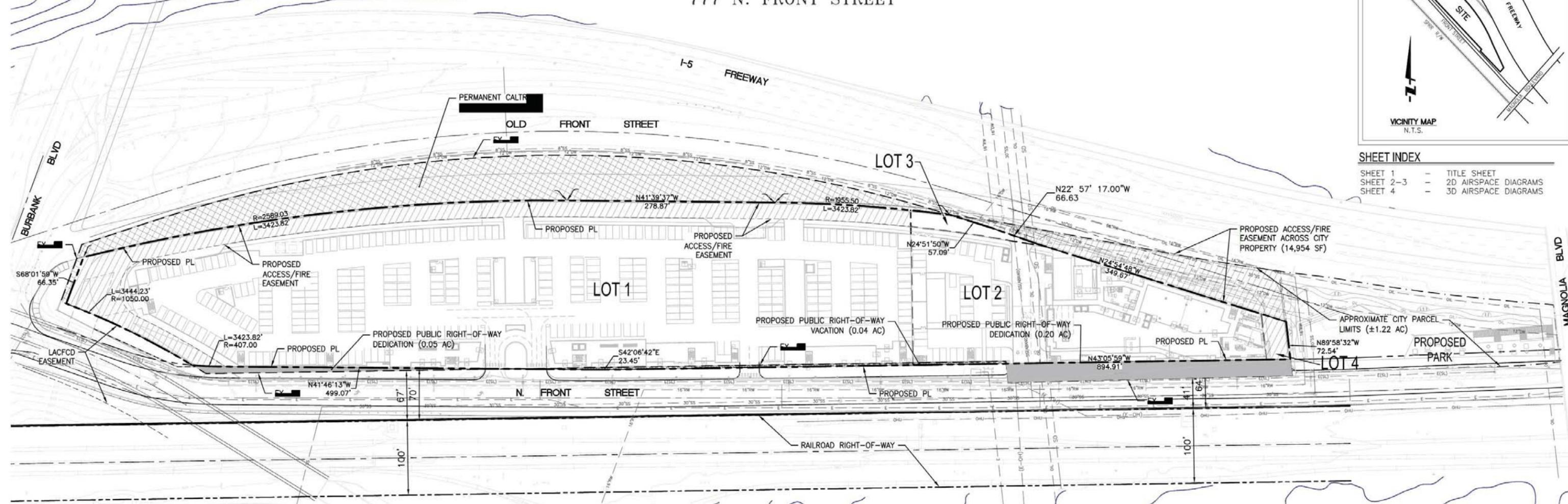
# TENTATIVE TRACT MAP NO. 74896

IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
777 N. FRONT STREET



### SHEET INDEX

SHEET 1	-	TITLE SHEET
SHEET 2-3	-	2D AIRSPACE DIAGRAMS
SHEET 4	-	3D AIRSPACE DIAGRAMS



### SUBDIVIDER

SJ4 BURBANK LLC  
1880 CENTURY PARK EAST, STE 600  
LOS ANGELES CA, 90067  
PHONE: (310) 552-0065  
CONTACT NAME: CHRIS TOURTELLOTTE

### PROJECT ADDRESS

777 N. FRONT STREET, BURBANK, CA 91502

### PROJECT INFORMATION

PROPOSED NEW RESIDENTIAL BUILDINGS WITH 250 UNITS FOR BUILDING 1 (7 STORIES) AND 292 UNITS FOR BUILDING 2 (8 STORIES), A PARKING STRUCTURE (7 STORIES), AND A 317 KEY HOTEL (15 STORIES).

### ON-SITE TREES:

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

### CIVIL ENGINEER

FUSCOE ENGINEERING  
16795 VON KARMAN, SUITE 100  
IRVINE, CA 92606  
TEL: (949) 474-1960  
FAX: (949) 474-5315  
CONTACT: JOHN OLIVIER, PE #C44568

### PROPOSED LOTS

- LOT 1: RESIDENTIAL GROUND LOT
- LOT 2: HOTEL AND HOTEL PARKING
- LOT 3: ACCESS AND FIRE LANE
- LOT 4: ACCESS AND FIRE LANE
- LOT 5: RESIDENTIAL 1 AIRSPACE LOT
- LOT 6: RESIDENTIAL PARKING AIRSPACE LOT
- LOT 7: RESIDENTIAL 2 AIRSPACE LOT
- LOT 8: RESIDENTIAL AMENITY AIRSPACE LOT

### 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.

### 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.: 06037C1337F  
EFFECTIVE DATE: SEPTEMBER 26, 2008

### GRADING

THE PROPOSED SITE IS ANTICIPATED TO BE A CUT SITE AND WILL REQUIRE APPROXIMATELY 90,000 CY OF EXPORTED MATERIAL. NOTE THAT THIS VALUE IS BASED ON PRELIMINARY DESIGN OF THE PROJECT AND WILL CHANGE AS DESIGN DEVELOPMENT PROGRESSES.

### SITE AREA SUMMARY

EXISTING GROSS AREA:	352,297 SF	(8.09 AC)
EXISTING NET AREA (EXCLUDING CALTRANS EASEMENT):	302,547 SF	(6.95 AC)
PROPOSED AREA (AFTER DEDICATIONS & VACATIONS):	293,394 SF	(6.74 AC)
AREA TO BE DEDICATED:	10,954 SF	(0.25 AC)
AREA TO BE VACATED:	1,796 SF	(0.04 AC)

### ZONING

EXISTING: AD - AUTO DEALERSHIP  
PROPOSED: PD - PLANNED DEVELOPMENT

### ASSESSOR'S PARCEL MAP INFORMATION

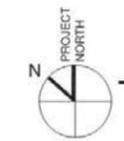
APN: 2449-037-013

### LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- STREET CENTER LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- APPROXIMATE CITY PARCEL LIMITS
- PROPOSED RIGHT-OF-WAY DEDICATION
- PROPOSED RIGHT-OF-WAY VACATION
- PROPOSED ACCESS/FIRE EASEMENT
- CALTRANS EASEMENT



SURVEY

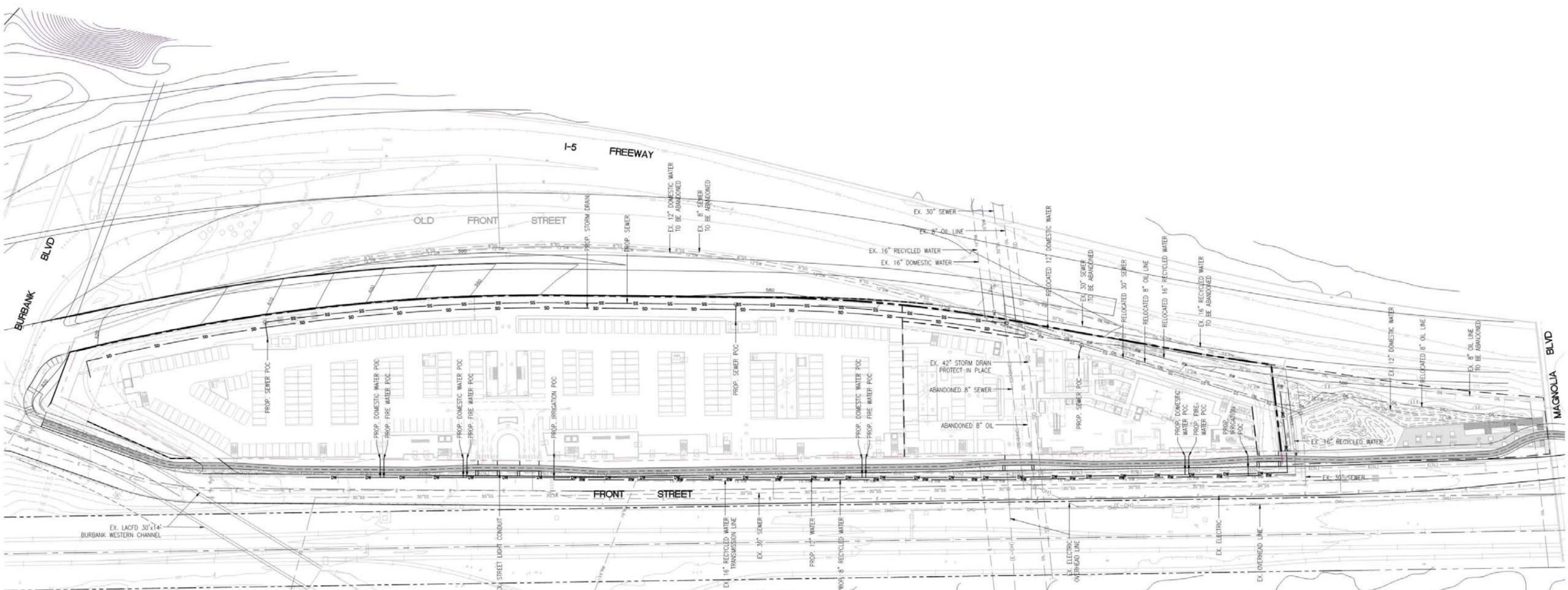


DATE: 10/31/2019

**GO.05**

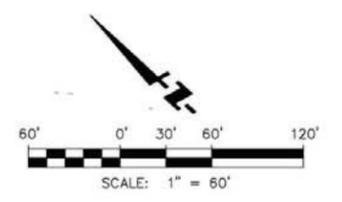






**LEGEND**

	PROPOSED RIGHT-OF-WAY LINE		EXISTING STORM DRAIN
	STREET CENTER LINE		EXISTING SEWER
	EASEMENT LINE		EXISTING DOMESTIC WATER
	EXISTING RIGHT-OF-WAY LINE		EXISTING RECYCLED WATER
	APPROXIMATE CITY PARCEL LIMITS		EXISTING OIL LINE
	PROPOSED STORM DRAIN		EXISTING UNDERGROUND ELECTRIC
	PROPOSED SEWER		EXISTING STREET LIGHT CONDUIT
	PROPOSED DOMESTIC WATER		EXISTING OVERHEAD ELECTRIC
	PROPOSED RECYCLED WATER		EXISTING OVERHEAD LINE

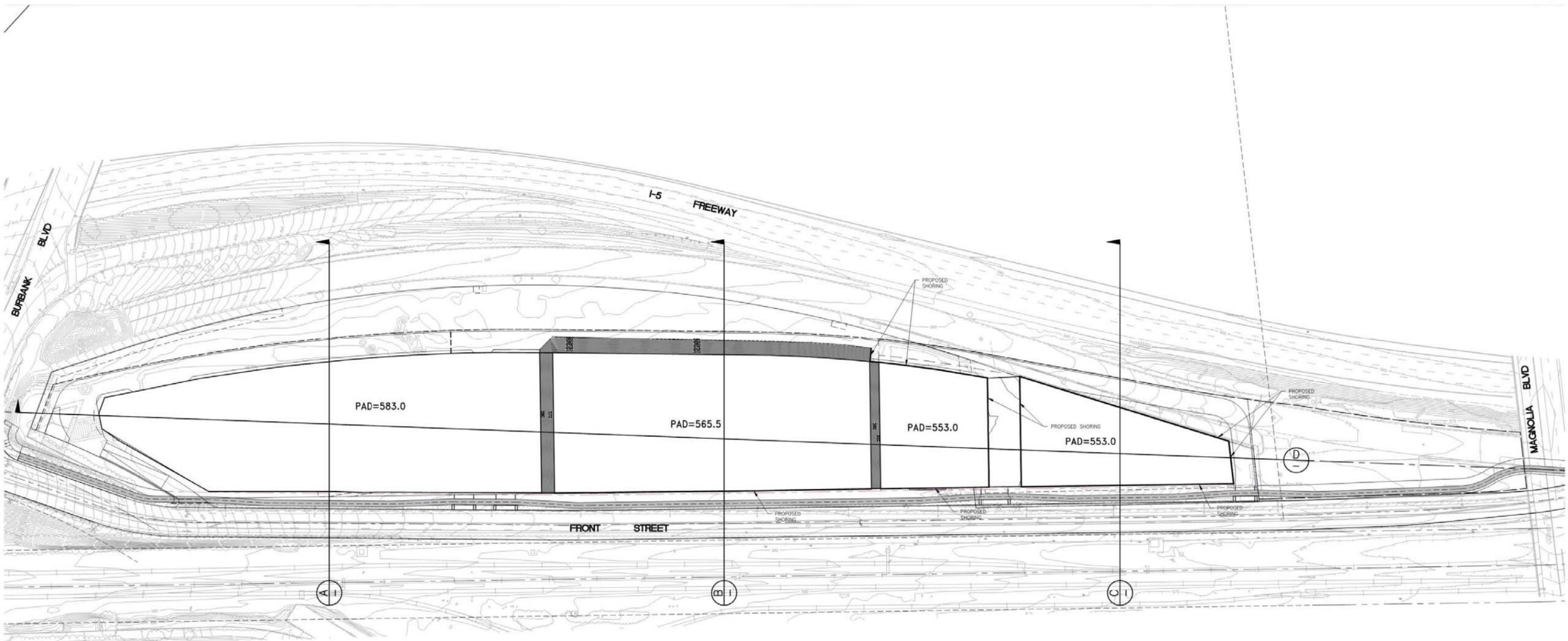


CONCEPTUAL UTILITY PLAN

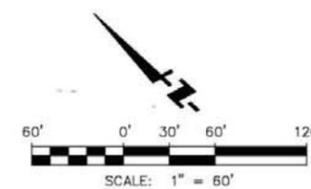
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**C2.0**





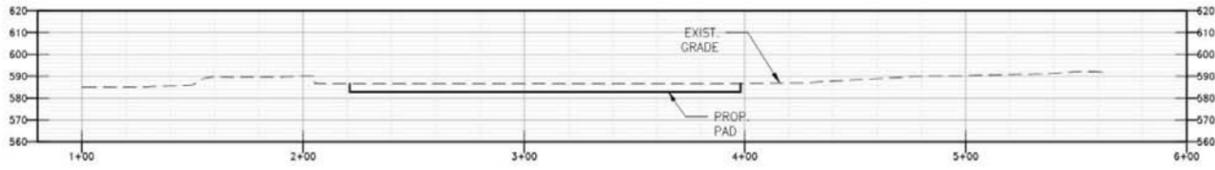
PRELIMINARY EXCAVATION



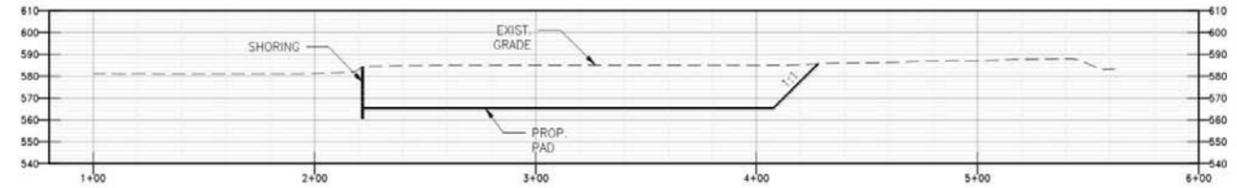
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**C3.0**

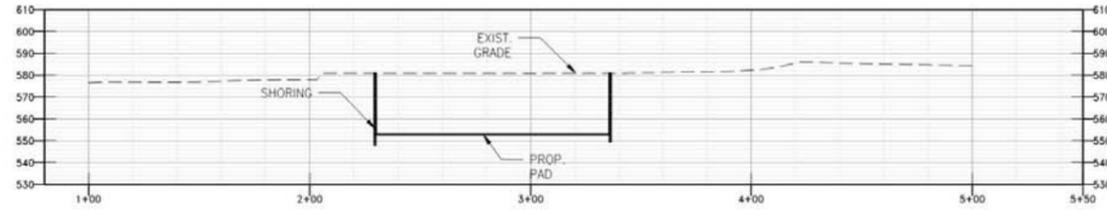




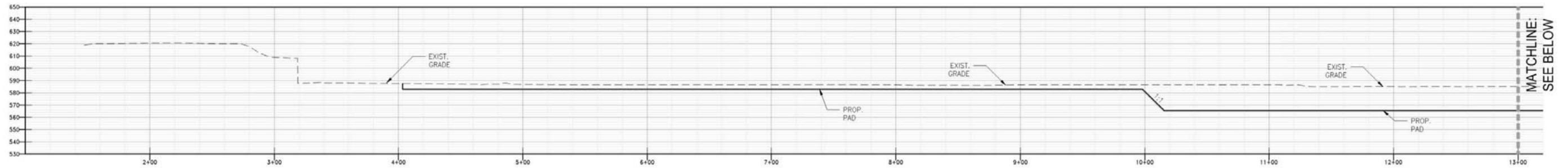
SECTION A  
SCALE: HOR.=40' VERT.=40'



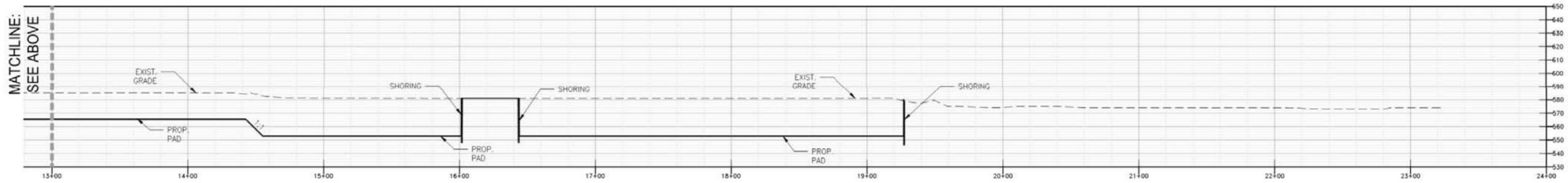
SECTION B  
SCALE: HOR.=40' VERT.=40'



SECTION C  
SCALE: HOR.=40' VERT.=40'



SECTION D  
SCALE: HOR.=40' VERT.=40'



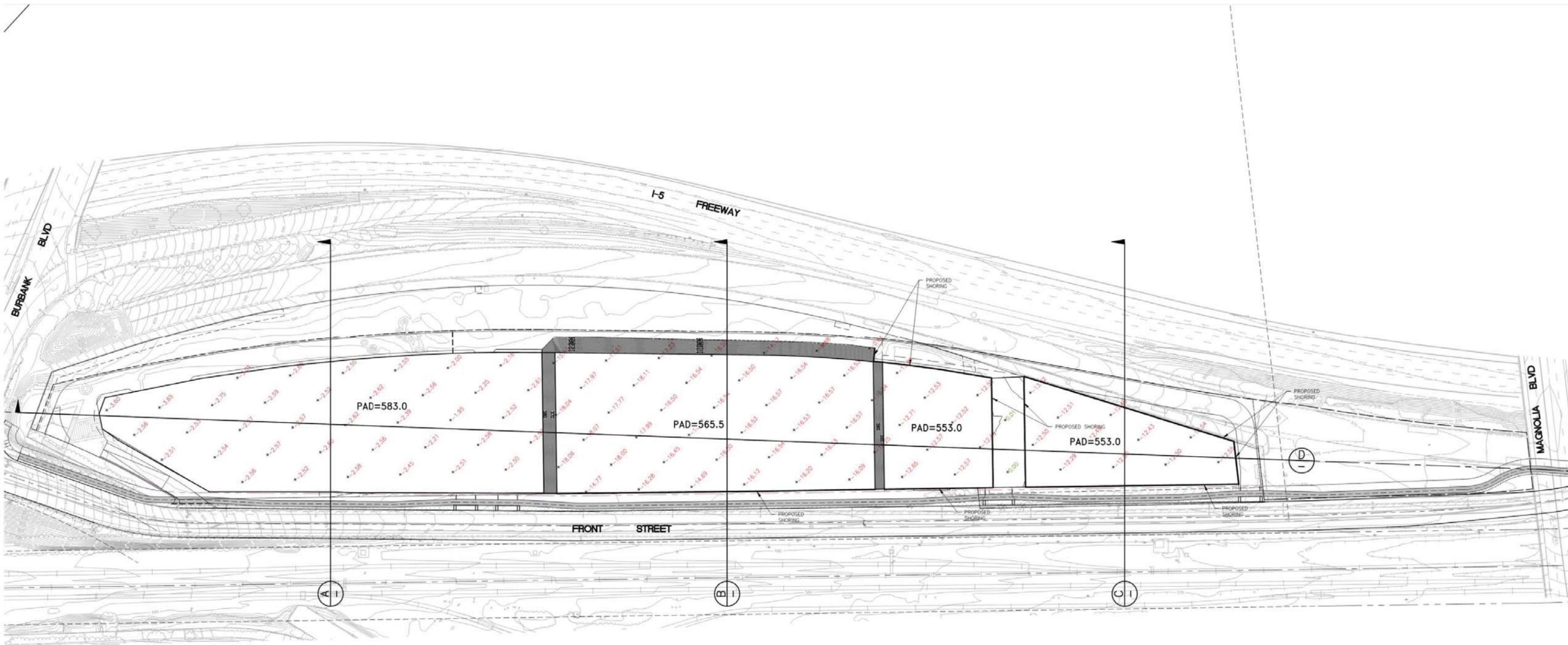
SECTIONS



DATE: 10/31/2019

C3.1



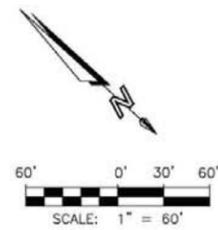


**EARTHWORK SUMMARY**

THE PROPOSED SITE IS ANTICIPATED TO BE A CUT SITE AND WILL REQUIRE APPROXIMATELY 127,000 CY OF EXPORTED MATERIAL. NOTE THAT THIS VALUE IS BASED ON PRELIMINARY DESIGN OF THE PROJECT AND WILL CHANGE AS DESIGN DEVELOPMENT PROGRESSES.

CUT: 130,000 CY  
 FILL: 3,000 CY  
 NET: 127,000 CY EXPORT

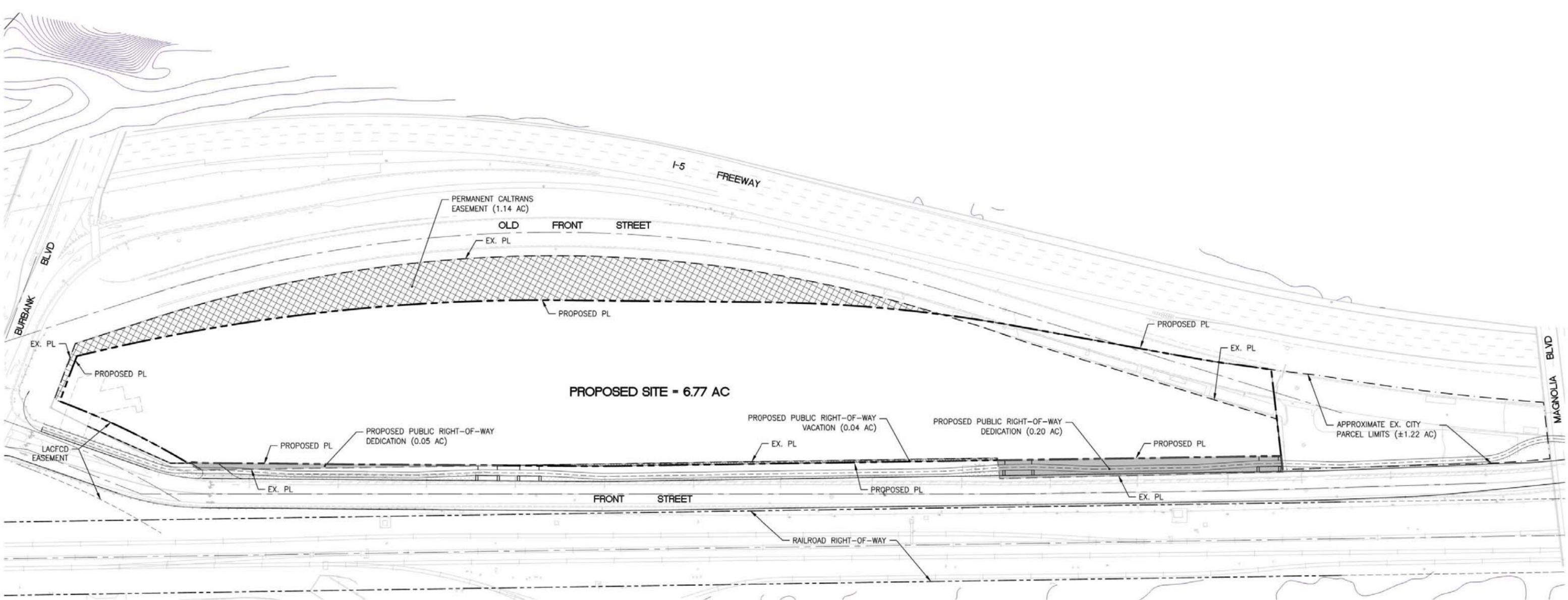
**GRID CONTOUR**



DATE: 10/31/2019

**C3.2**





**ASSESSOR'S PARCEL MAP INFORMATION**

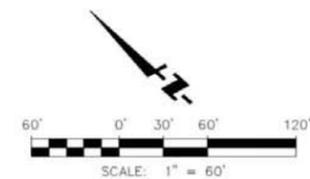
APN: 2449-037-013

**SITE AREA SUMMARY**

EXISTING GROSS AREA:	352,297 SF	(8.09 AC)
EXISTING NET AREA (EXCLUDING CALTRANS EASEMENT):	302,547 SF	(6.95 AC)
PROPOSED AREA (AFTER DEDICATIONS & VACATIONS):	309,882 SF	(7.11 AC)
AREA TO BE DEDICATED:	10,954 SF	(0.22 AC)
AREA TO BE VACATED:	1,796 SF	(0.04 AC)

**LEGEND**

- PROPOSED RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- STREET CENTER LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- APPROXIMATE CITY PARCEL LIMITS
- PROPOSED RIGHT-OF-WAY DEDICATION
- PROPOSED RIGHT-OF-WAY VACATION
- PROPOSED ACCESS/FIRE EASEMENT
- CALTRANS EASEMENT



DATE: 10/31/2019



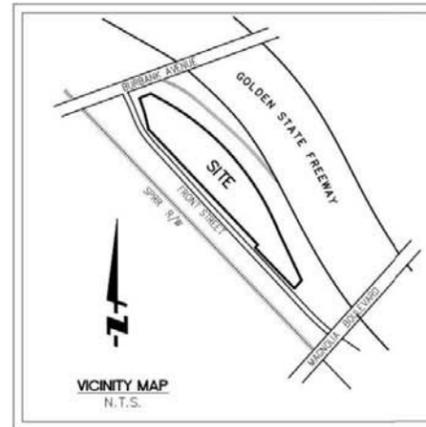
**LOT CONFIGURATION EXHIBIT**

**C4.0**



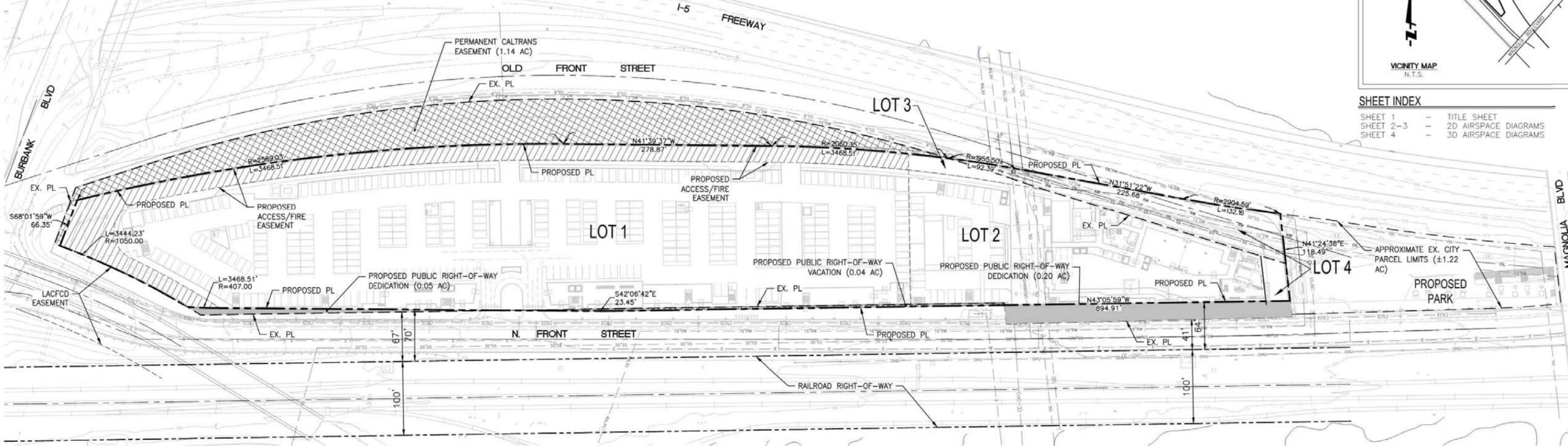
# TENTATIVE TRACT MAP NO. 74896

IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
777 N. FRONT STREET  
FOR CONDOMINIUM PURPOSES



## SHEET INDEX

SHEET 1 - TITLE SHEET  
SHEET 2-3 - 2D AIRSPACE DIAGRAMS  
SHEET 4 - 3D AIRSPACE DIAGRAMS



### SUBDIVIDER

SJ4 BURBANK LLC  
1880 CENTURY PARK EAST, STE 600  
LOS ANGELES CA, 90067  
PHONE: (310) 552-0065  
CONTACT NAME: CHRIS TOURTELLOTTE

### PROJECT ADDRESS

777 N. FRONT STREET, BURBANK, CA 91502

### PROJECT INFORMATION

PROPOSED NEW RESIDENTIAL BUILDINGS WITH 252 UNITS FOR BUILDING 1 (7 STORIES) AND 321 UNITS FOR BUILDING 2 (8 STORIES), A PARKING STRUCTURE (7 STORIES), AND A 307 KEY HOTEL (7 STORIES).

### ON-SITE TREES:

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

### CIVIL ENGINEER

FUSCOE ENGINEERING  
16795 VON KARMAN, SUITE 100  
IRVINE, CA 92606  
TEL: (949) 474-1960  
FAX: (949) 474-5315  
CONTACT: JOHN OLIVIER, PE #C44568

### PROPOSED LOTS

- LOT 1: RESIDENTIAL GROUND LOT
- LOT 2: HOTEL AND HOTEL PARKING
- LOT 3: ACCESS AND FIRE LANE
- LOT 4: ACCESS AND FIRE LANE
- LOT 5: RESIDENTIAL AIRSPACE LOT
- LOT 6: RESIDENTIAL PARKING AIRSPACE LOT
- LOT 7: RESIDENTIAL PARKING AIRSPACE LOT
- LOT 8: RESIDENTIAL PARKING AIRSPACE LOT
- LOT 9: RESIDENTIAL PARKING AIRSPACE LOT
- LOT 10: RESIDENTIAL PARKING AIRSPACE LOT
- LOT 11: RESIDENTIAL AIRSPACE LOT
- LOT 12: RETAIL AIRSPACE LOT
- LOT 13: AMENITY AIRSPACE LOT
- LOT 14: AMENITY AIRSPACE LOT

### 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.

### 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.: 06037C1337F  
EFFECTIVE DATE: SEPTEMBER 26, 2008

### GRADING

THE PROPOSED SITE IS ANTICIPATED TO BE A CUT SITE AND WILL REQUIRE APPROXIMATELY 127,000 CY OF EXPORTED MATERIAL. NOTE THAT THIS VALUE IS BASED ON PRELIMINARY DESIGN OF THE PROJECT AND WILL CHANGE AS DESIGN DEVELOPMENT PROGRESSES.

### CONDOMINIUM NOTE

LOT 2 AND ALL AIRSPACE LOTS ARE FOR RESIDENTIAL CONDOMINIUM PURPOSES. RETAIL/COMMERCIAL CONDOMINIUM ARE ALSO ALLOWED IF CONSISTENT WITH ZONING.

### SITE AREA SUMMARY

EXISTING GROSS AREA:	352,297 SF	(8.09 AC)
EXISTING NET AREA (EXCLUDING CALTRANS EASEMENT):	302,547 SF	(6.95 AC)
PROPOSED AREA (AFTER DEDICATIONS & VACATIONS):	309,882 SF	(6.74 AC)
AREA TO BE DEDICATED:	10,954 SF	(0.25 AC)
AREA TO BE VACATED:	1,796 SF	(0.04 AC)

### ZONING

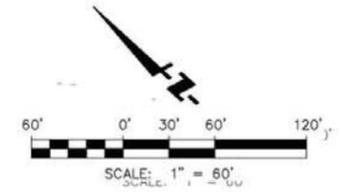
EXISTING: AD - AUTO DEALERSHIP  
PROPOSED: PD - PLANNED DEVELOPMENT

### ASSESSOR'S PARCEL MAP INFORMATION

APN: 2449-037-013

### LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- STREET CENTER LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- APPROXIMATE CITY PARCEL LIMITS
- PROPOSED RIGHT-OF-WAY DEDICATION
- PROPOSED RIGHT-OF-WAY VACATION
- PROPOSED ACCESS/FIRE EASEMENT
- CALTRANS EASEMENT



DATE: 10/31/2019

**C5.0**

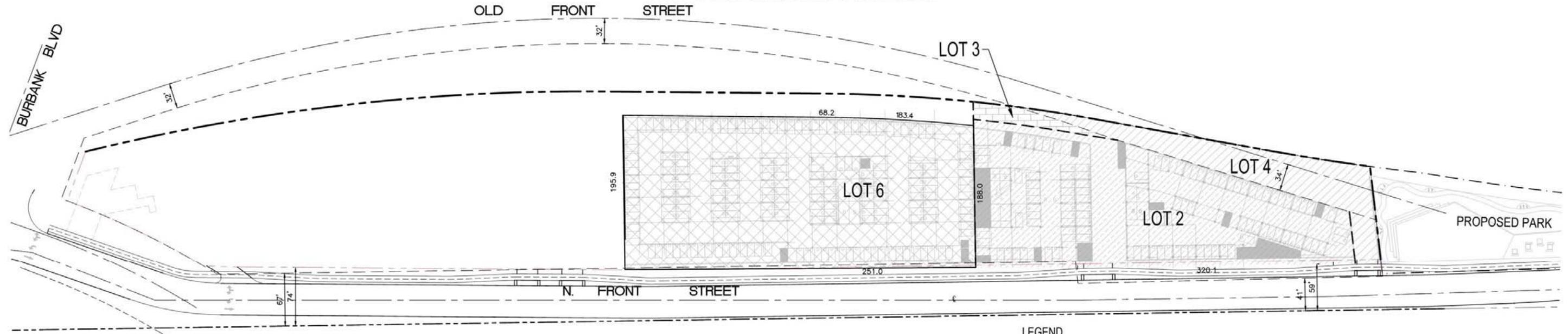


# TENTATIVE TRACT MAP NO. 74896

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

777 N. FRONT STREET

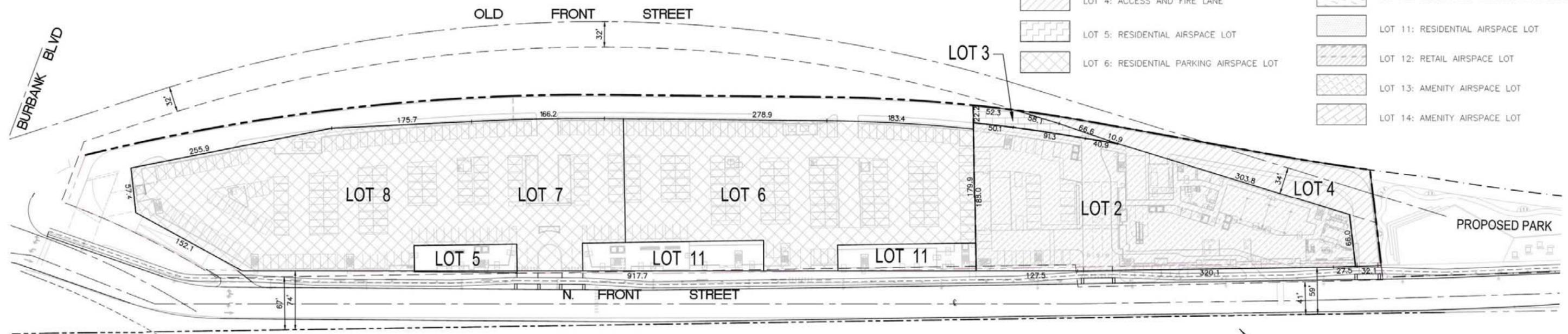
FOR CONDOMINIUM PURPOSES



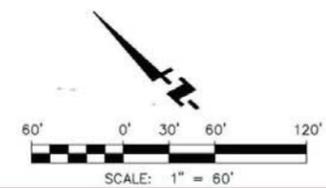
LEVEL B1

LEGEND

- |  |   |  |  |
|--|---|--|--|
|  | LOT 1: RESIDENTIAL GROUND LOT           |  | LOT 7: RESIDENTIAL PARKING AIRSPACE LOT  |
|  | LOT 2: HOTEL AND HOTEL PARKING          |  | LOT 8: RESIDENTIAL PARKING AIRSPACE LOT  |
|  | LOT 3: ACCESS AND FIRE LANE             |  | LOT 9: RESIDENTIAL PARKING AIRSPACE LOT  |
|  | LOT 4: ACCESS AND FIRE LANE             |  | LOT 10: RESIDENTIAL PARKING AIRSPACE LOT |
|  | LOT 5: RESIDENTIAL AIRSPACE LOT         |  | LOT 11: RESIDENTIAL AIRSPACE LOT         |
|  | LOT 6: RESIDENTIAL PARKING AIRSPACE LOT |  | LOT 12: RETAIL AIRSPACE LOT              |
|  |   |  | LOT 13: AMENITY AIRSPACE LOT             |
|  |   |  | LOT 14: AMENITY AIRSPACE LOT             |



GROUND LEVEL/P1/P2



DATE: 10/31/2019

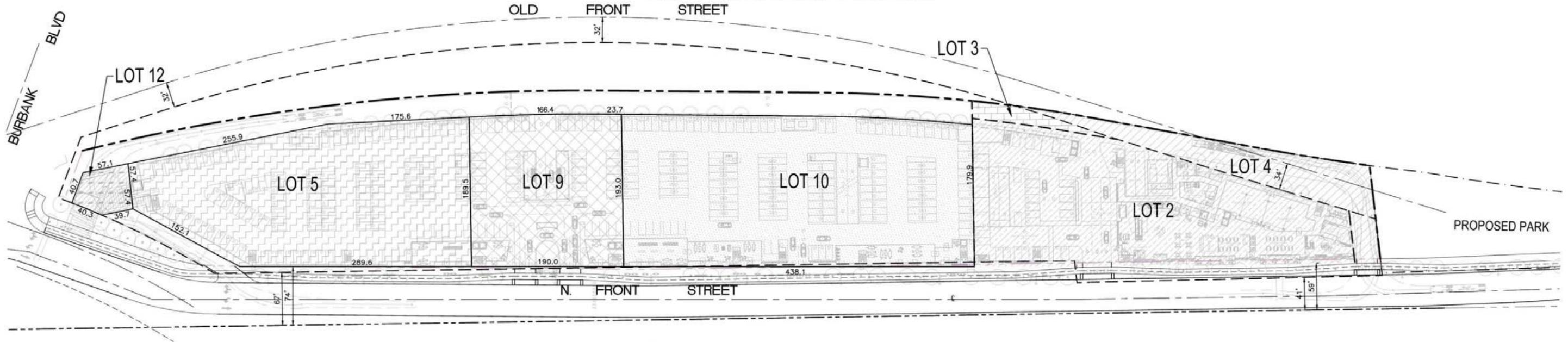
**C5.1**



# TENTATIVE TRACT MAP NO. 74896

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

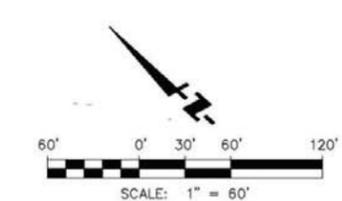
777 N. FRONT STREET  
FOR CONDOMINIUM PURPOSES



LEVEL 3-8

**LEGEND**

	LOT 1: RESIDENTIAL GROUND LOT		LOT 8: RESIDENTIAL PARKING AIRSPACE LOT
	LOT 2: HOTEL AND HOTEL PARKING		LOT 9: RESIDENTIAL PARKING AIRSPACE LOT
	LOT 3: ACCESS AND FIRE LANE		LOT 10: RESIDENTIAL PARKING AIRSPACE LOT
	LOT 4: ACCESS AND FIRE LANE		LOT 11: RESIDENTIAL AIRSPACE LOT
	LOT 5: RESIDENTIAL AIRSPACE LOT		LOT 12: RETAIL AIRSPACE LOT
	LOT 6: RESIDENTIAL PARKING AIRSPACE LOT		LOT 13: AMENITY AIRSPACE LOT
	LOT 7: RESIDENTIAL PARKING AIRSPACE LOT		LOT 14: AMENITY AIRSPACE LOT



DATE: 10/31/2019

**C5.2**

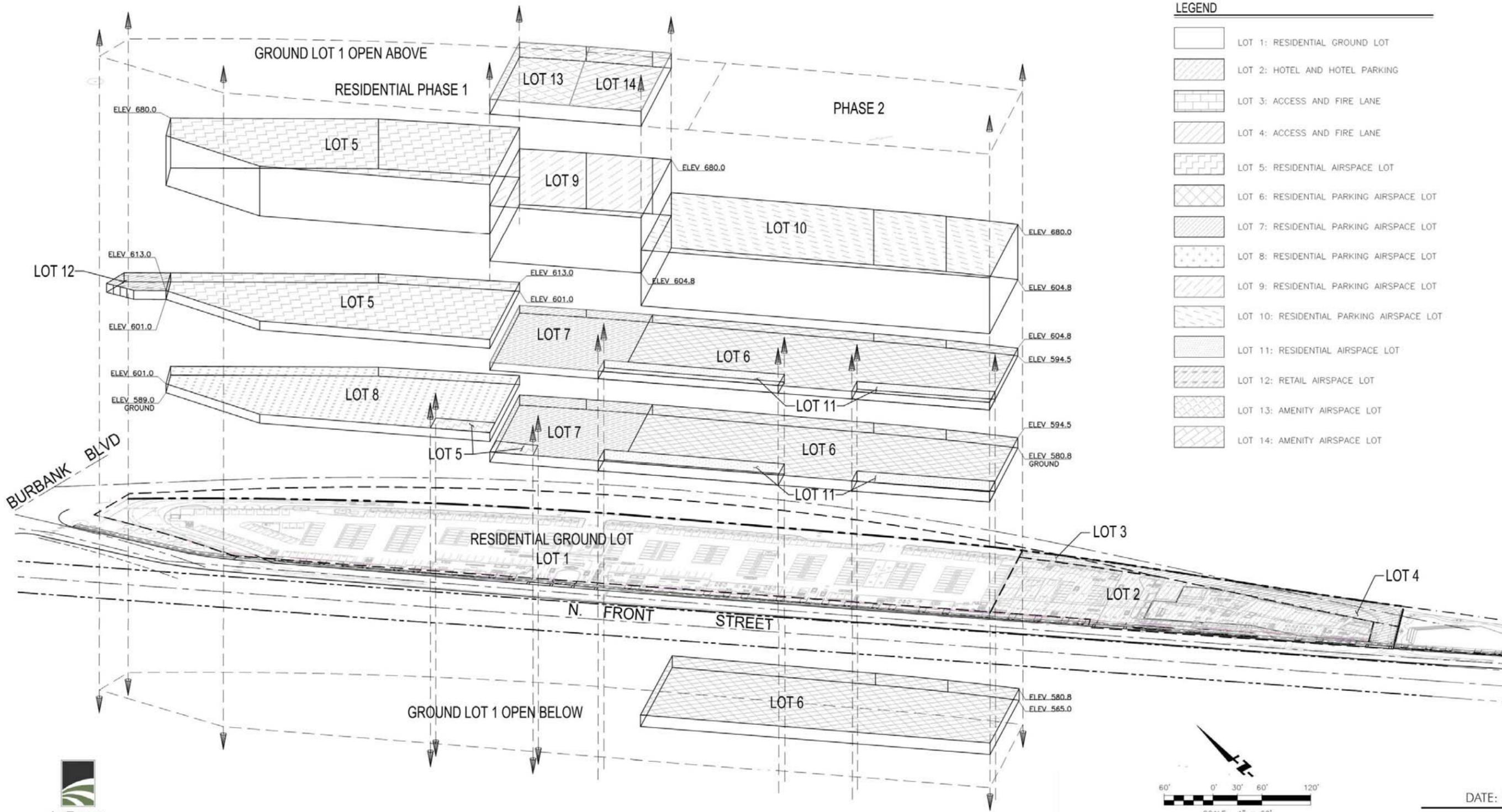


CONTEXT ANALYSIS



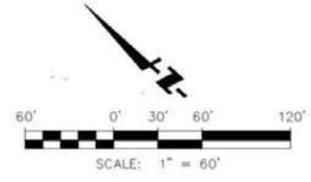
# TENTATIVE TRACT MAP NO. 74896

IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
 777 N. FRONT STREET  
 FOR CONDOMINIUM PURPOSES



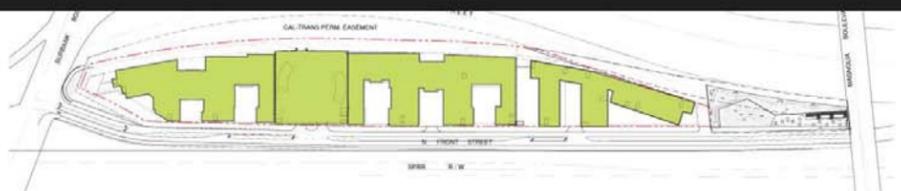
**LEGEND**

[Hatching Pattern]	LOT 1: RESIDENTIAL GROUND LOT
[Hatching Pattern]	LOT 2: HOTEL AND HOTEL PARKING
[Hatching Pattern]	LOT 3: ACCESS AND FIRE LANE
[Hatching Pattern]	LOT 4: ACCESS AND FIRE LANE
[Hatching Pattern]	LOT 5: RESIDENTIAL AIRSPACE LOT
[Hatching Pattern]	LOT 6: RESIDENTIAL PARKING AIRSPACE LOT
[Hatching Pattern]	LOT 7: RESIDENTIAL PARKING AIRSPACE LOT
[Hatching Pattern]	LOT 8: RESIDENTIAL PARKING AIRSPACE LOT
[Hatching Pattern]	LOT 9: RESIDENTIAL PARKING AIRSPACE LOT
[Hatching Pattern]	LOT 10: RESIDENTIAL PARKING AIRSPACE LOT
[Hatching Pattern]	LOT 11: RESIDENTIAL AIRSPACE LOT
[Hatching Pattern]	LOT 12: RETAIL AIRSPACE LOT
[Hatching Pattern]	LOT 13: AMENITY AIRSPACE LOT
[Hatching Pattern]	LOT 14: AMENITY AIRSPACE LOT



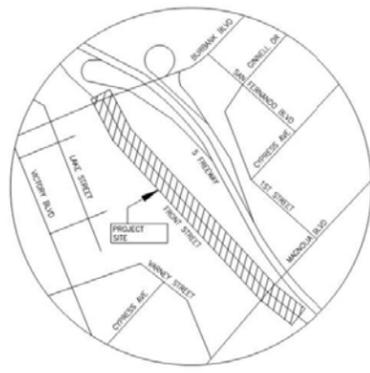
DATE: 10/31/2019

**C5.3**



# FRONT STREET GEOMETRIC ROADWAY DESIGN

777 N. FRONT STREET  
BURBANK, CALIFORNIA  
09.24.19



VICINITY MAP

SCALE: NONE

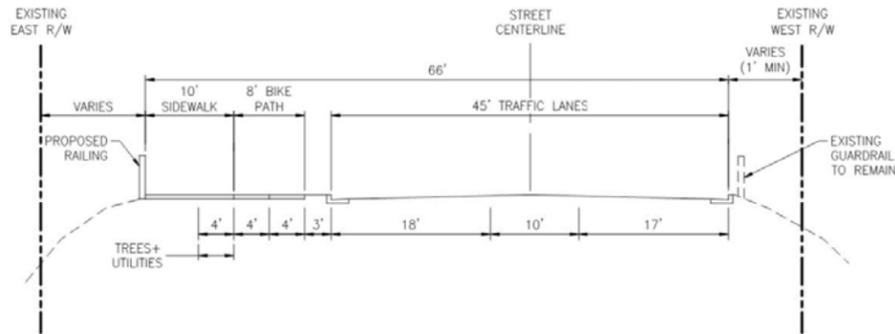


## LEGEND

---	CENTERLINE
- - - -	SUBJECT SITE BOUNDARY
- - - -	EXISTING RIGHT-OF-WAY
CL	CENTERLINE
L	CURVE LENGTH
R	RADIUS
R/W	RIGHT-OF-WAY
STA	STATION
▬	BIKE LANE
⋯	LANDSCAPE BUFFER

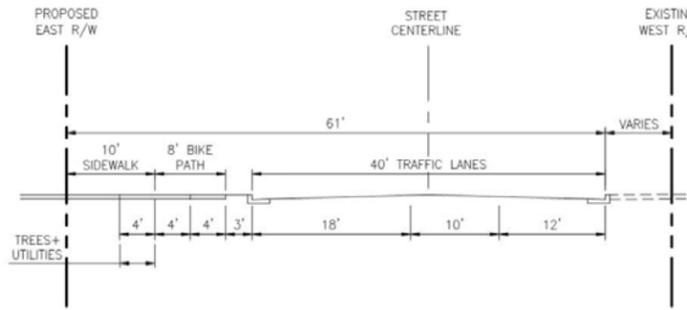
## TYPICAL STREET SECTIONS

POSTED SPEED: 40 MPH



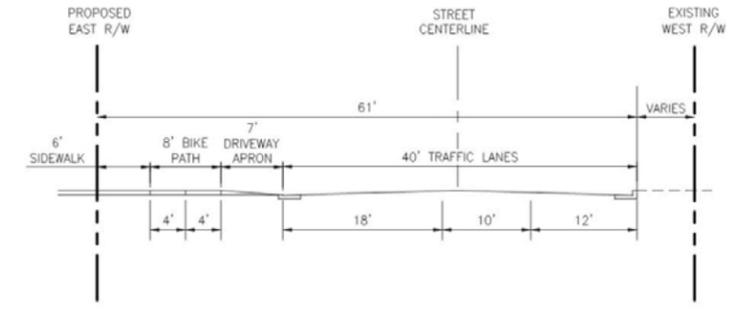
STREET SECTION A-A

STA 10+89 TO STA 12+09  
SCALE: 1" = 10'



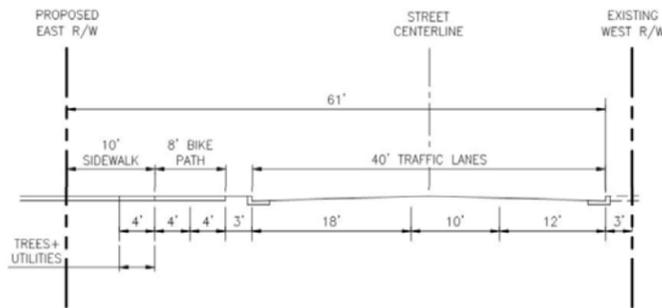
STREET SECTION B-B

STA 13+41 TO STA 18+80  
SCALE: 1" = 10'



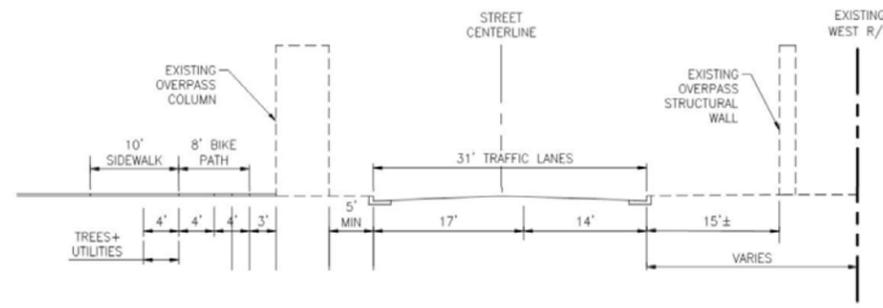
STREET/DRIVEWAY SECTION C-C

SCALE: 1" = 10'



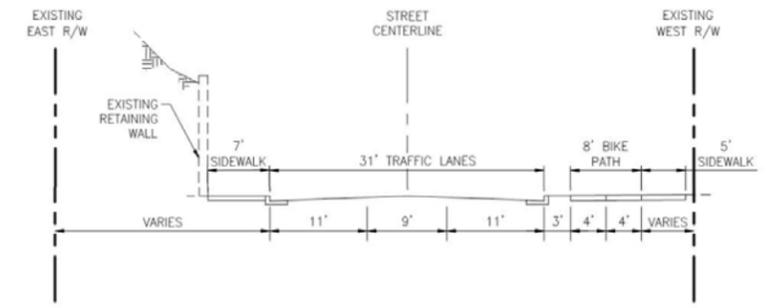
STREET SECTION D-D

STA 18+80 TO STA 29+41  
SCALE: 1" = 10'



STREET SECTION E-E

STA 31+40 TO STA 33+42  
SCALE: 1" = 10'



STREET SECTION F-F

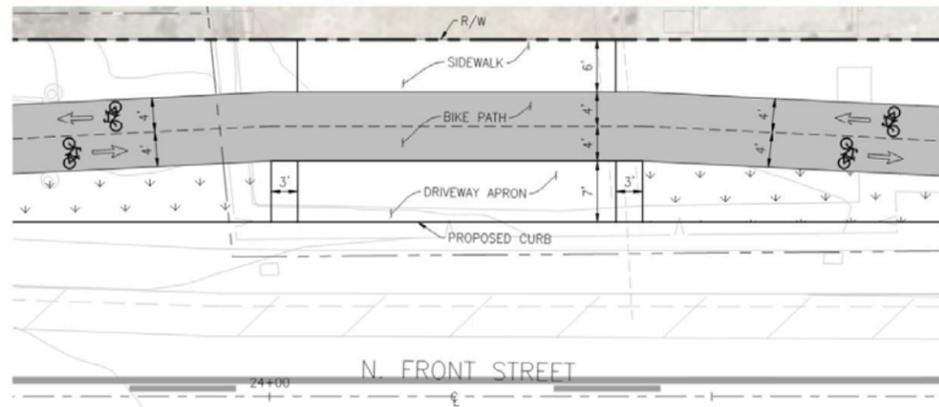
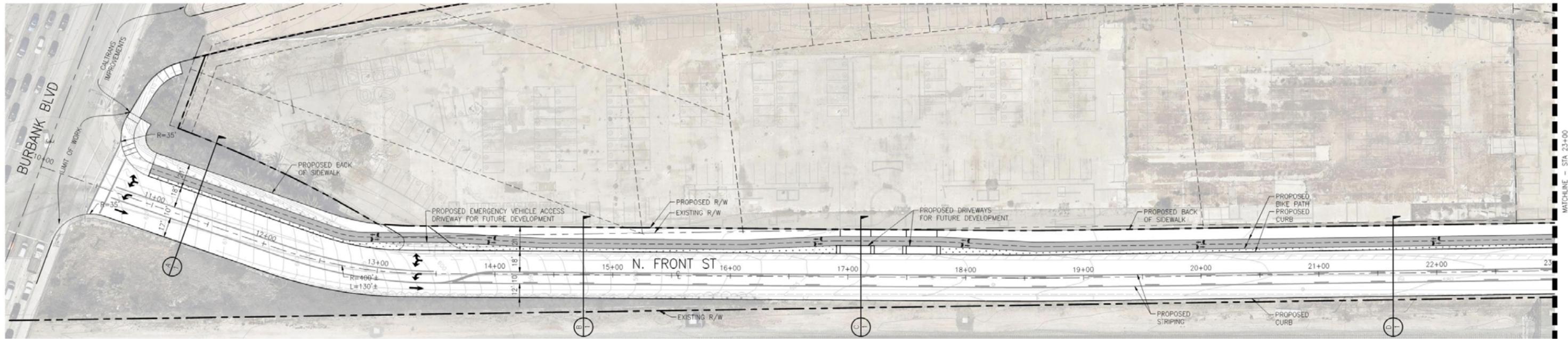
STA 33+43 TO STA 35+33  
SCALE: 1" = 10'



DATE: 10/31/2019

**C6.0**

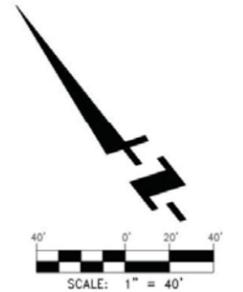




TYPICAL DRIVEWAY DETAIL  
SCALE: 1" = 10'

**LEGEND**

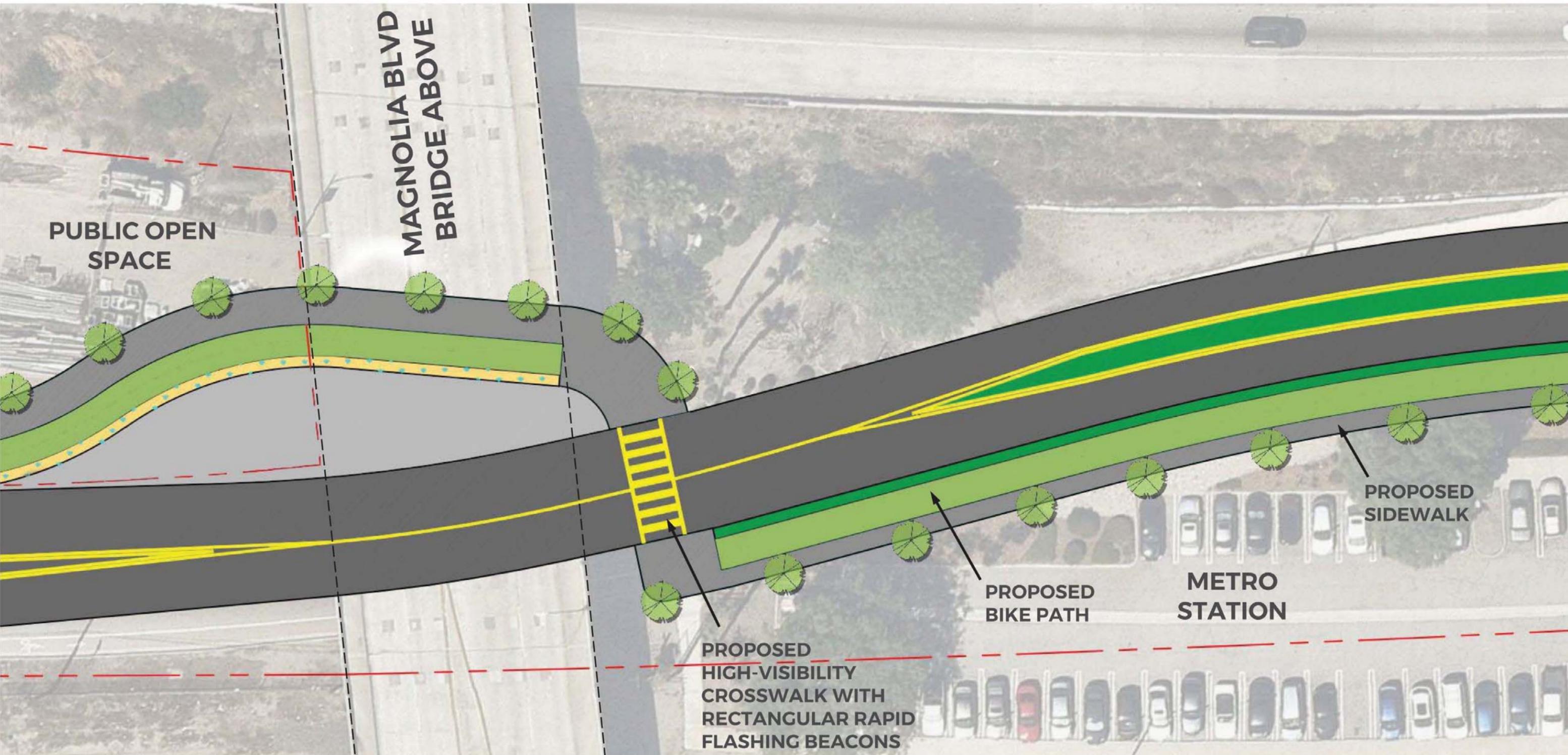
—	CENTERLINE
- - -	SUBJECT SITE BOUNDARY
- · - · -	EXISTING RIGHT-OF-WAY
⊕	CENTERLINE
L	CURVE LENGTH
R	RADIUS
R/W	RIGHT-OF-WAY
STA	STATION
▬	BIKE LANE
▨	LANDSCAPE BUFFER



DATE: 10/31/2019

**C6.1**





PUBLIC OPEN SPACE

MAGNOLIA BLVD  
BRIDGE ABOVE

PROPOSED  
BIKE PATH

METRO  
STATION

PROPOSED  
SIDEWALK

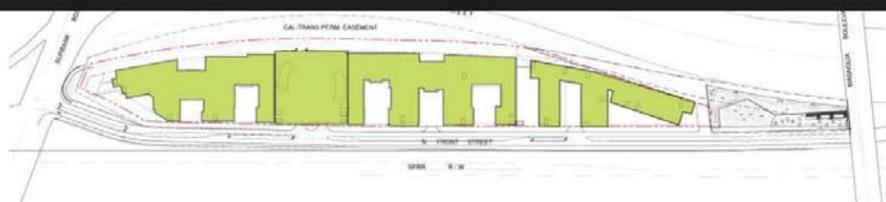
PROPOSED  
HIGH-VISIBILITY  
CROSSWALK WITH  
RECTANGULAR RAPID  
FLASHING BEACONS



IMPROVEMENT & PUBLIC BENEFITS - EXTENSION OF SIDE WALK & BIKE LANE

DATE: 10/31/2019

**C6.2**





PEDESTRIAN AND 2-WAY BIKE LANES



PRIVATELY MAINTAINED PUBLIC OPEN SPACE  
APPROXIMATELY 28,000 SQUARE FEET



FEATURE STAIR & ELEVATOR TOWER  
PEDESTRIAN CONNECTION TO MAGNOLIA BLVD.



SIDE WALK AND BIKE LANE IMPROVEMENT VIEWS

DATE: 10/31/2019

**C6.3**





BOB HOPE AIRPORT



UNIVERSAL STUDIOS



WARNER BROTHERS



BURBANK TOWN CENTER



VERDUGO MOUNTAINS

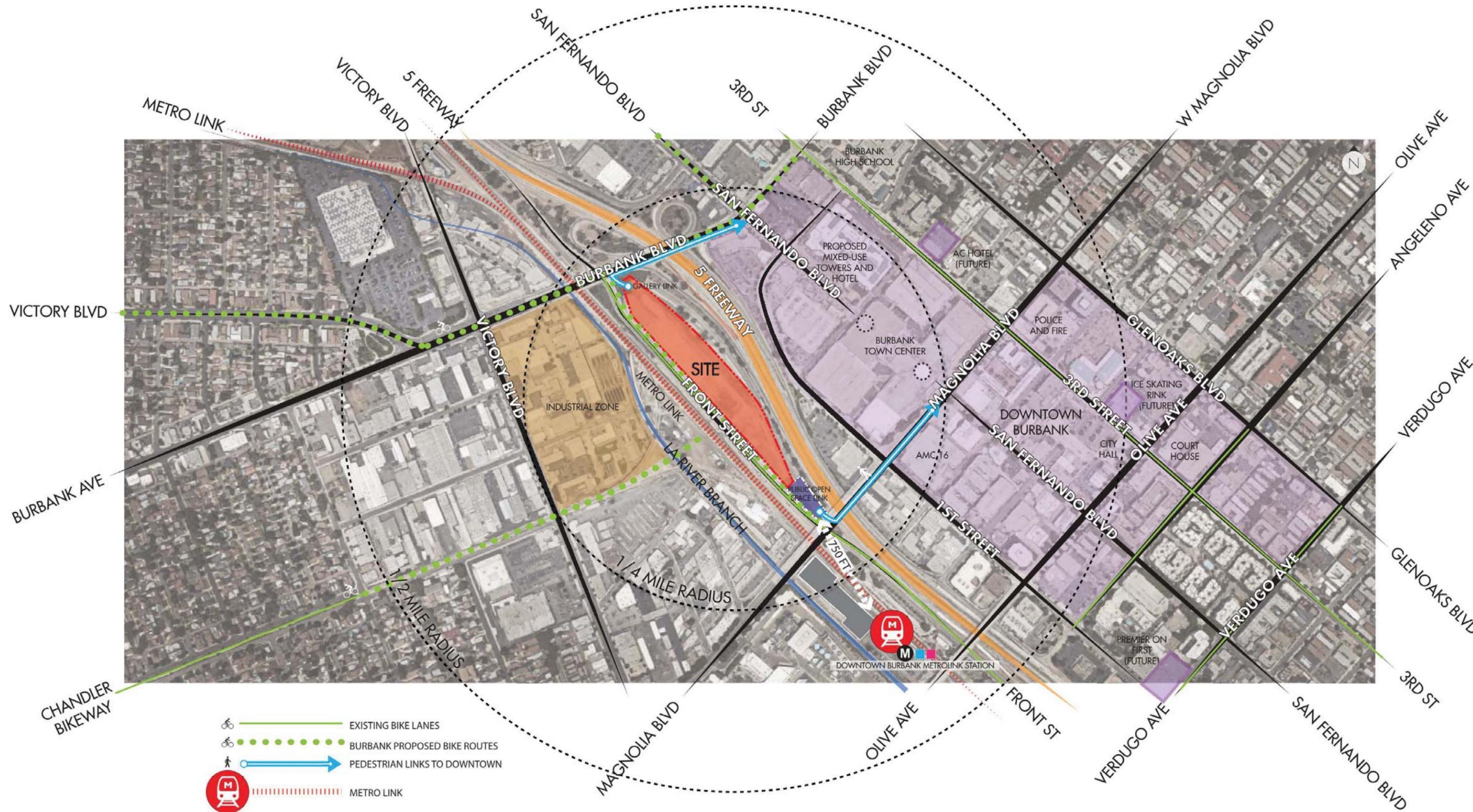


VICINITY MAP

DATE: 10/31/2019

**GO.20**







BUSINESS CONTEXT

DATE: 10/31/2019

GO.22





A. 5 FREEWAY (NORTH)



B. NORTH FRONT ST. (SOUTH)



C. BURBANK BLVD. (WEST)



D. MAGNOLIA BLVD. (EAST)

