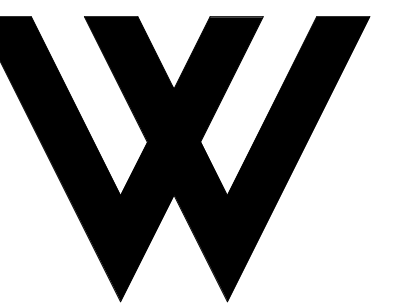


# BOB HOPE CENTER - RESIDENTIAL

at

3201 W OLIVE AVE.  
BURBANK, CA 91505



WOLCOTT  
ARCHITECTURE  
527 W. 7TH ST., STE. 100A, LOS ANGELES, CA 90014  
310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANT:

CERTIFICATION:

NOT FOR CONSTRUCTION.  
DRAWINGS ARE FOR  
CONCEPTUAL DESIGN ONLY  
AND ARE SUBJECT TO  
REVIEW AND APPROVAL  
FROM LOCAL JURISDICTION.

PROJECT:

BOB HOPE CENTER -  
RESIDENTIAL  
3201 W OLIVE AVE.  
BURBANK, CA 91505

FLOOR/LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
	06.22.22	PLANNING DEVELOPMENT STANDARDS SUBMITTAL
1	10.01.22	BURBANK PLANNING COMMENTS
2	06.22.23	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

CLIENT SIGNATURE:

SIGNATURE: DATE: -

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Written dimensions on these drawings shall have precedence over printed dimensions. Dimensions on the job shall prevail over those on any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

PROJECT NO: 21-2779-1

DRAWN BY: RM, CS, GD CHECKED BY: SL

PROJECT MANAGER: CC

DRAWING SCALE:

SHEET SIZE: 30x42

DRAWING TITLE:

COVER SHEET

SHEET NO:

A000

PLANNING DEVELOPMENT STANDARDS  
SUBMITTAL - 01.04.24



CONSULTANT:

CERTIFICATION:  
NOT FOR CONSTRUCTION. DRAWINGS ARE FOR CONCEPTUAL DESIGN ONLY AND ARE SUBJECT TO REVIEW AND APPROVAL FROM LOCAL JURISDICTION.

PROJECT:

# BOB HOPE CENTER - RESIDENTIAL

3201 W OLIVE AVE.  
BURBANK, CA 91505

FLOOR LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
06.22.22		PLANNING DEVELOPMENT STANDARDS SUBMITTAL
1	10.01.22	BURBANK PLANNING COMMENTS
2	06.22.23	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

CLIENT SIGNATURE:  
SIGNATURE: DATE: 09.27.23

PROJECT NO: 21-2779-1  
DRAWN BY: RM, CS, GD CHECKED BY: SL  
PROJECT MANAGER: CC  
DRAWING SCALE: As indicated  
SHEET SIZE: 30x42  
DRAWING TITLE: PROJECT DATA

SHEET NO: A001

### SHEET INDEX

DRAWING NUMBER	DRAWING TITLE	PLANNING DEV. STANDARDS	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS
<b>ARCHITECTURAL</b>					
A000	COVER SHEET				
A001	PROJECT DATA				
A002	PROJECT REVISIONS				
A100	EXISTING SITE PLAN				
A110	SITE PLAN - PROPOSED				
A111	AVERAGE SETBACK DIAGRAM				
A200	FLOOR PLAN - 1ST FLOOR				
A201	FLOOR PLAN - 2ND FLOOR				
A202	FLOOR PLAN - 3RD-5TH FLOORS				
A203	ROOF PLAN				
A204	FLOOR PLAN - P-1				
A205	FLOOR PLAN - P-2				
A206	RCP P-1				
A207	RCP P-2				
A300	EXTERIOR ELEVATIONS				
A301	ENLARGED EXTERIOR ELEVATIONS				
A302	ENLARGED EXTERIOR ELEVATIONS				
A303	ENLARGED EXTERIOR ELEVATIONS				
A400	BUILDING SECTIONS				
A410	ENLARGED SECTIONS				
A500	ENLARGED PLANS - TYP. UNITS				
A601	ENLARGED PLAN 1ST FLOOR - AREA A				
A602	ENLARGED PLAN 1ST FLOOR - AREA B				
A603	ENLARGED PLAN 2ND FLOOR - AREA A				
A604	ENLARGED PLAN 2ND FLOOR - AREA B				
A605	ENLARGED PLAN 3RD-5TH FLOORS - A				
A606	ENLARGED PLAN 3RD-5TH FLOORS - B				
A607	ENLARGED PLAN - FEATURE WALL				
A710	SCHEDULE - FINISH AND FIXTURE				
A800	SITE CONTEXT PHOTOS				
A901	VIEWS AND IMAGES				
<b>CIVIL</b>					
C000	CIVIL DRAWING PACKAGE				
<b>LANDSCAPE</b>					
L1.0	OVERALL LANDSCAPE CONCEPT PLAN				
L1.1	HARDSCAPE CONCEPT PLAN				
L1.2	LANDSCAPE ELEVATIONS				
L1.3	CONCEPTUAL PLANTING PLAN				
L1.4	PLANT IMAGES				
L1.5	PLANT IMAGES				

### PROJECT TEAM

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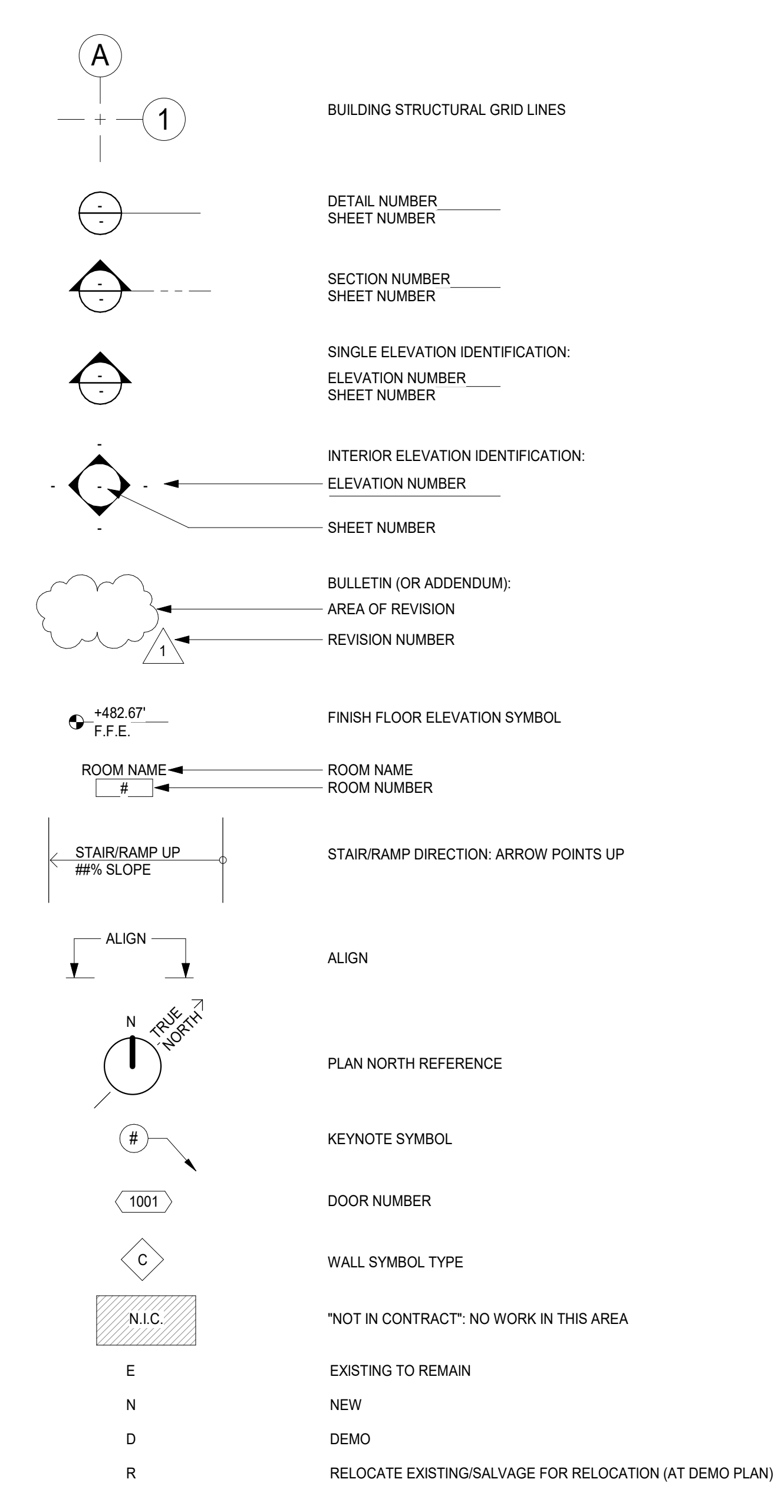
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EMAIL: EGBISSON@GLLBSTUDIO.COM  
CONTACT: ERIC GIBSON

### PROJECT DESCRIPTION

**SCOPE OF WORK:**  
LOCATED AT 3201 W. OLIVE AVE., ALSO KNOWN AS THE BOB HOPE SITE, THE PROJECT IS OF MIXED-USE CONSISTING OF A NEW CONTEMPORARY STYLE MULTI-STORY RESIDENTIAL APARTMENT BUILDING OF 144 LIVING UNITS, INCLUDING POOL AND GYM AMENITIES, AS WELL AS A COMMERCIAL GROUND-FLOOR AREA TO BE BUILT ON A VACANT LOT. THE LIVING UNITS WILL BE A MIX OF STUDIO, 1-BEDROOM AND 2-BEDROOM UNITS WITH BALCONIES.

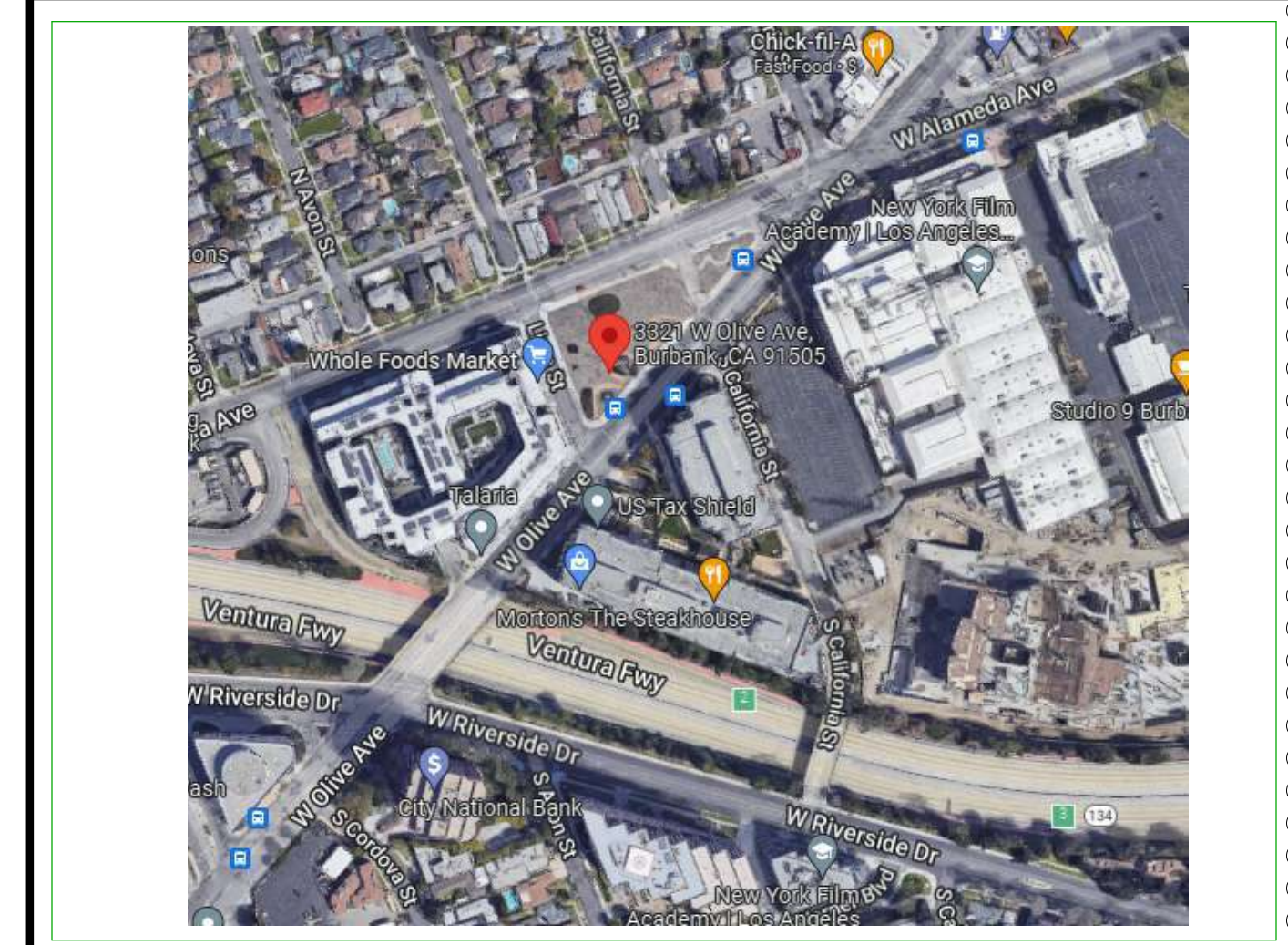
### GRAPHIC SYMBOLS



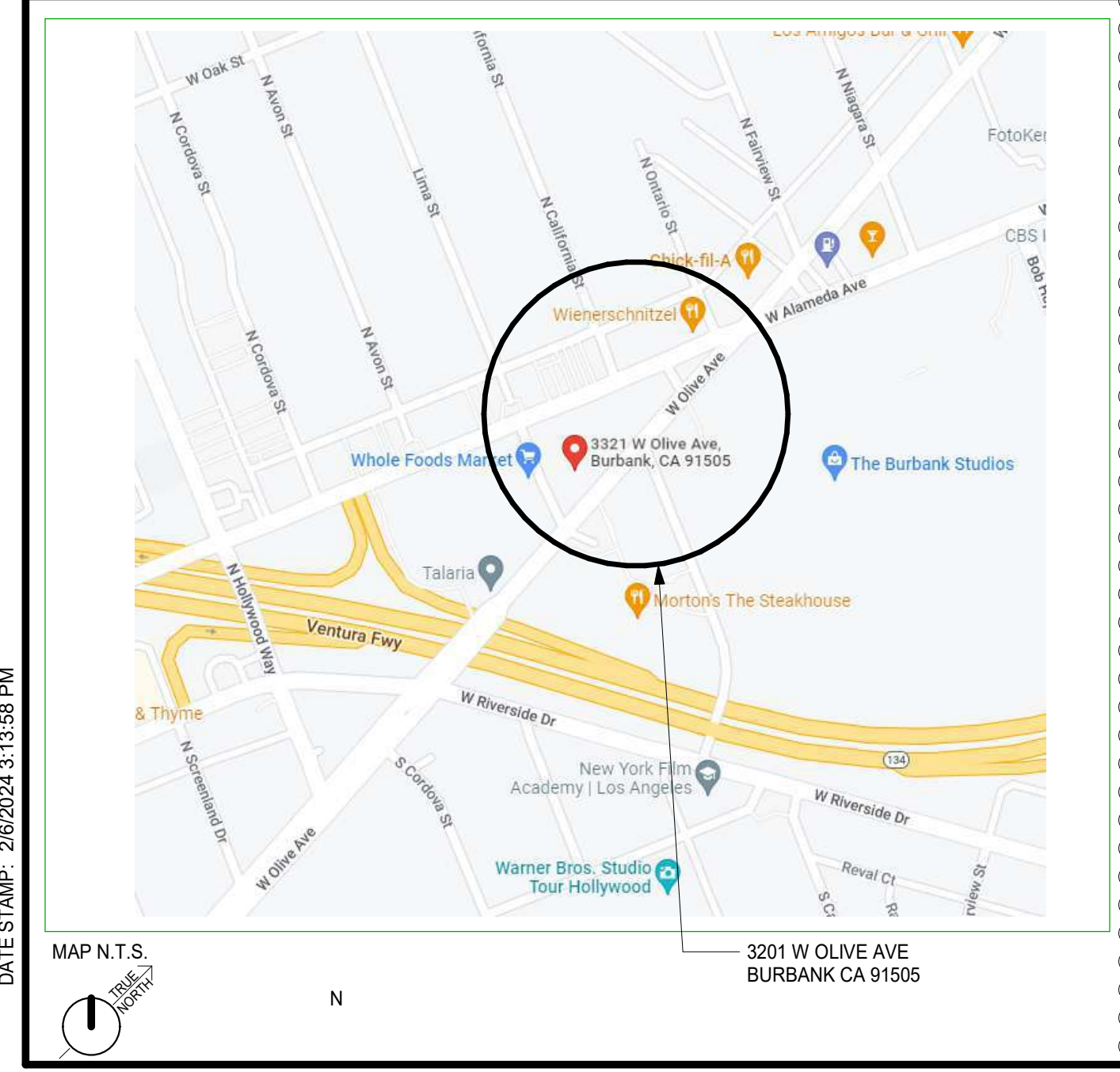
### ABBREVIATIONS

#	POINT OR NUMBER	JAN.	JANITOR
L	ANGLE	JT.	JOINT
C	CENTERLINE	LAM.	LAMINATE
Ø	DIAMETER	LAV.	LAVATORY
⊥	AT RIGHT ANGLES	LT.	LIGHT
⊥	PERPENDICULAR	M.C.	MINERAL CORE
ACCUS.	ADJUSTABLE	MATL.	MATERIAL
A.D.A.	AMERICAN WITH DISABILITIES ACT	MAX.	MAXIMUM
ADJ.	ADJUSTABLE	MECH.	MECHANICAL
A.F.F.	ABOVE FINISH FLOOR	MET	METAL
AL	ALUMINUM	MFR.	MANUFACTURER
AMPRE.	AMPERE	MIN.	MINIMUM
APPROX.	APPROXIMATE	MISC.	MISCELLANEOUS
ARCH.	ARCHITECTURAL	MTD.	MOUNTED
ARCHT.	ARCHITECT	MUL.	MULLION
BD.	BOARD	N.	NEW TO MATCH EXISTING
BLDG.	BUILDING	NA	NOT APPLICABLE
BLKG.	BLOCKING	N.I.C.	NOT IN CONTRACT
B.O.	BOTTOM OF	NO.	NUMBER
BOT.	BOTTOM	NOM.	NOMINAL
		N.T.S.	NOT TO SCALE
CAB.	CABINET	O.A.	OVER ALL
C.B.C.	CALIFORNIA BUILDING CODE	O.C.	ON CENTER
CER.	CERAMIC	O.D.	OUTSIDE DIAMETER
CL. OPG.	CLEAR OPENING	OFF.	OFFICE
CLNG.	CEILING	OPNG.	OPENING
CLKG.	CAULKING	OPP.	OPPOSITE
CLD.	CLOSET	PL.	PLATE
CLR.	CLEAR	PLAM	PLASTIC LAMINATE
CLNTR.	CENTER	PLAS.	PLASTIC
COL.	COLUMN	PLW	PLYWOOD
CONST.	CONSTRUCTION	P.O.	PRIVATE OFFICE
CONT.	CONTINUOUS	PR.	PAIR
CONTR.	CONTRACTOR	PT.	PAINT
CORR.	CORRIDOR	PT.M.	PAINT TO MATCH
CTR.	CENTER	PTD.	PAINTED
		PRTN.	PARTITION
D.	DEMOLISH	Q.T.	QUARRY TILE
DBL.	DOUBLE	R	RELOCATE EXISTING OR
DEPT.	DEPARTMENT	RAD.	RADIANT
DET.	DETAIL	REF.	REFERENCE
DIA.	DIAMETER	REFL.	REFLECTED
DIM.	DIMENSION	REFR.	REFRIGERATOR
DISP.	DISPENSER	REQ.	REQUIRED
DN.	DOWN	RESIL.	RESILIENT
D.O.	DOOR OPENING	RM.	ROOM
DR.	DOOR	R.O.	ROUGH OPENING
DWG.	DRAWING	S.C.	SOLID CORE
DWR.	DRAWER	SCHED.	SCHEDULE
		SECT.	SECTION
E	EXISTING TO REMAIN	SHT.	SHEET
EA.	EACH	SIM.	SIMILAR
EL.	ELEVATION	S.M.	SURFACE MOUNTED
ELEC.	ELECTRICAL	SPEC.	SPECIFICATION
ELEV.	ELEVATION	SQ.	SQUARE
ENC.	ENCLOSURE	SS.	STAINLESS STEEL
EQ.	EQUAL	STA.	STATION
EQUIP.	EQUIPMENT	STD.	STANDARD
EXIST.	EXISTING	STL.	STEEL
EXT.	EXTERIOR	STOR.	STORAGE
		SUSP.	SUSPENDED
F.F.E.	FINISH FLOOR ELEVATION	S.F.	SQUARE FEET
F.E.	FIRE EXTINGUISHER	TANDG.	TONGUE AND GROOVE
F.E.C.	FIRE EXTINGUISHER CABINET	T.B.D.	TO BE DETERMINED
F.H.	FIRE HOSE	TEL.	TELEPHONE
F.H.C.	FIRE HOSE CABINET	TER.	TERRAZZO
FIN.	FINISH	THK.	THICK
FL.	FLOOR	T.O.	TOP OF
FLG.	FLOORING	T.O.P.	TOP OF PARAPET
F.O.F.	FACE OF FINISH	T.O.L.	TOP OF L
F.O.S.	FACE OF STUDS	T.V.	TELEVISION
FRF.	FIRE PROOF	TYP.	TYPICAL
F.R.T.	FIRE RETARDANT TREATED	U.B.C.	UNIFORM BUILDING CODE
FT.	FOOT OR FEET	UNF.	UNFINISHED
FURR.	FURRING	U.N.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	U.O.N.	UNLESS OTHERWISE NOTED
		V.	VOLT
GA.	GAUGE	VERT.	VERTICAL
GA.V.	GALVANIZED	VEST.	VESTIBULE
GC.	GENERAL CONTRACTOR	V.F.	VERIFY IN FIELD
G.D.	GARBAGE DISPOSAL	V.T.	VINYL TILE
GL.	GLASS OR GLAZING	W.	WITH
GYP.	GYPSPUM	WD.	WOOD
GYP. BD.	GYPSPUM BOARD	WH.	WATER HEATER
		W.A.	WOLCOTT ARCHITECTURE
H.C.	HOLLOW CORE	W/O.	WITHOUT
H.D.	HEAD	W/P.	WATERPROOF
HDWD.	HARDWOOD	W.SCT.	WAINSCOT
HDWR.	HARDWARE	WS.	WORKSTATION
HGT.	HEIGHT	WT.	WEIGHT
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL		
HR.	HOUR		
HVAC.	HEATING, VENTILATION AND AIR CONDITIONING		
I.D.	INSIDE DIAMETER		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
IT.	INFORMATION TECHNOLOGY		

### SATELLITE MAP



### VICINITY MAP



### BURBANK PLANNING TABULATIONS

<b>DEVELOPMENT AGREEMENT</b> (INCLUDES DENSITY BONUS, CONCESSIONS, INCENTIVES & WAIVERS PER BMC PLANNED DEVELOPMENT)		<b>LOT COVERAGE:</b> (INCLUDES GARAGE RAMP AREA)	<b>ALLOWABLE</b> 35,037 SF (60%)	<b>PROPOSED</b> 29,424 SF
<b>STATE DENSITY BONUS (SDB)</b> WE ARE REQUESTING A 50% DENSITY BONUS AND WILL ALLOCATE 15% OF OUR BASE PROJECT'S UNITS TO VERY LOW INCOME TENANTS, SATISFYING BURBANK'S INCLUSIONARY HOUSING REQ. OF 15% OF BASE PROJECT FOR AFFORDABLE HOUSING.		<b>FLOOR AREA RATIO</b> (GROSS NET LOT AREA AND LIMITED TO COMMERCIAL / ANGLUARY FOOTING, EXCLUDING RESIDENTIAL AREA)	<b>ALLOWABLE</b> 1.1 FAR (58,395 SF * 1.1 = 64,234 SF)	<b>PROPOSED</b> 0.02 FAR (1,068 SF RETAIL / 58,395 SF)
<b>LOT AREA</b> GROSS LOT AREA: 71,829 SF (1,649 ACRES) (FOR PURPOSE OF CALCULATING DWELLING UNIT COUNT) NET LOT AREA: 58,395 SF (1.34 ACRES) (INCLUDES CALIFORNIA ST. AND EASEMENT FOR PURPOSES OF CALCULATING FAR)		<b>TOTAL BUILDING AREA</b> (EXCLUDES SHAFTS & STAIRS) RETAIL: 1,058 SF RESIDENTIAL: 130,666 SF TOTAL: 131,724 SF	<b>PROPOSED</b> 1,058 SF 130,666 SF	
<b>RETAIL AREA</b> EXISTING MDC-2 LAND AREA (GROSS LOT AREA): 1,058 SF 1.65 ACRES (71,829 SF)		<b>UNIT COUNT:</b>		
<b>PER GENERAL PLAN LAND-USE DESIGNATION - MEDIA DISTRICT COMMERCIAL RESIDENTIAL DENSITY</b> BASE DENSITY ALLOWED: 95.64 DU BASE DENSITY ALLOWED, ROUNDED UP PER SDB 65915(Q): 96 DU BASE PROJECT PROPOSED: 96 DU				
<b>% AFFORDABLE (VERY LOW)</b> AFFORDABLE UNITS: 14.40 DU AFFORDABLE UNITS, ROUNDED UP PER SDB 65915(Q): 15 DU				
<b>STATE DENSITY BONUS (50% ROUNDED UP PER GOVERNMENT CODE SECTION 65915(Q))</b> TOTAL RESIDENTIAL DENSITY: 144 DU				
<b>PROPOSED ADDRESS:</b> 3201 W. OLIVE AVE., BURBANK, CA 91505				
<b>APPLICABLE ADDRESSES:</b>	<b>PARCEL NUMBERS:</b>	<b>AREAS:</b>		
3201 W. OLIVE AVE., BURBANK, CA 91505	2484-024-401	6,587 SF		
3004 W. ALAMEDA AVE., BURBANK, CA 91505	2483-023-419	95.64 DU		
3305 W. OLIVE AVE., BURBANK, CA 91505	2483-023-420	22,567 SF		
3311 W. OLIVE AVE., BURBANK, CA 91505	2483-023-421	11,980 SF		
3201 W. OLIVE AVE., BURBANK, CA 91505	2483-023-422	2,885 SF		
NO ADDRESS (ALAMEDA)	2483-023-431	6,848 SF		
NO ADDRESS (ALAMEDA)	2483-023-432	3,224 SF		
STREET LAYOUT	4,414 SF			
NET AREA OF PARCELS: 58,395 SF (1.34 ACRES)				
<b>MAP REFERENCE:</b> MR 43 - 47 - 59				
<b>ZONE:</b> MEDIA DISTRICT LIMITED COMMERCIAL (MDC-2) DEVELOPMENT STANDARDS BASED ON MDC-2 ARTICLE 21, 10-1-2101 PURPOSE OF THE MEDIA DISTRICT OVERLAY ZONE. ARTICLE 21, 10-1-2109.5 MDC-2 ZONE MEDIA DISTRICT COMMERCIAL 1.1 FAR, 58 UNITS PER ACRE				
<b>ZONING BACKS</b> RESIDENTIAL (NOT A RESIDENTIAL ZONE)	<b>REQUIRED</b> N/A	<b>PROPOSED</b> N/A		
<b>COMMERCIAL</b> PER MEDIA DISTRICT PLAN: MIN 5'	<b>REQUIRED</b> 5' - 0"	<b>PROPOSED</b> 5' - 0" (APPLIES TO SINGLE STORY RETAIL BUILDING)		
<b>PORTION OF BUILDING TALLER THAN 15' IN HT. MUST HAVE AN AVG. SETBACK OF 20% FROM STREET RIGHT-OF-WAY (PROP. LINE)</b>	<b>ALLOWABLE</b> 12' - 1" (60% BLDG HT. X 0.2)	<b>PROPOSED</b> 10' - 1" AVG. BLDG. SETBACK 8' - 0" AVG. OVERHANG / PROJECTION		
<b>FENCE, WALL, HEDGE HEIGHTS</b> WITHIN SETBACKS FENCE AND WALL HEDGE	<b>ALLOWABLE</b> 4' - 0" 6' - 0"	<b>PROPOSED</b> 3' - 0" 6' - 0" MAX.		
<b>OUTSIDE OF SETBACKS</b> FENCE AND WALL HEDGE	<b>ALLOWABLE</b> 5' - 0" 12' - 0"	<b>PROPOSED</b> 5' - 0" MAX. 6' - 0" MAX.		
<b>BUILDING HEIGHT</b> (MEASURED FROM AVG. NATURAL GRADE TO CEILING HEIGHT OF THE HIGHEST ROOM OF OCCUPANCY)	<b>ALLOWABLE</b> 15' - 0" 30' - 50'	<b>ACTUAL</b> 60' - 5" 60' - 5"		
<b>DISTANCE FROM R-1, R-2 LOT LINE</b> 150' - 300' 300' - 500'				
<b># OF STORIES:</b> 2		5		

**ACCESSIBLE PARKING (11B-208.2)**  
ACCESSIBLE STANDARD STALLS: 5 STALLS  
ACCESSIBLE VAN STALL (11B-208.2.4): 2 STALLS  
TOTAL: 7 STALLS

**ACCESSIBLE VAN EV STALL:** 1 STALL

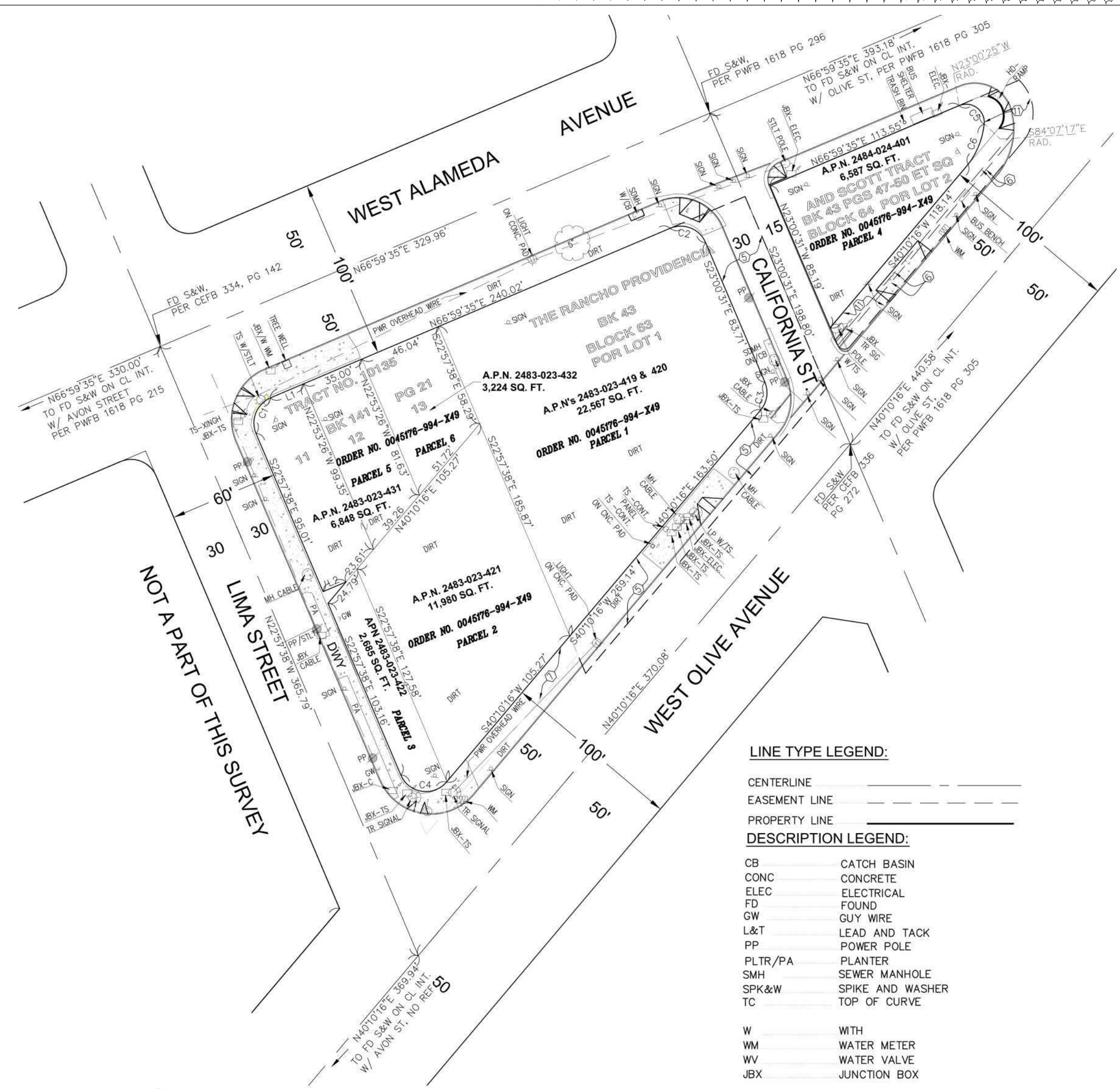
**BIKE PARKING (PER BMC SECTION 10-1-1405.5)**  
SHORT TERM: RESIDENTIAL (1 SPACE / 20 UNITS): 7.2  
RETAIL (1 SPACE / 5000 SF): 1  
TOTAL: 8.2 (8) 8 SPACES

**LONG TERM:**  
RESIDENTIAL (1 SPACE / 4 UNITS): 36  
RETAIL (1 SPACE / 12,000 SF): 1  
TOTAL: 37 SPACES

**OPEN SPACE REQUIREMENTS (NOT REQ'D IN MDC-2 ZONE)**

**MIN. PRIVATE OPEN SPACE PER UNIT: (NOT REQ'D IN MDC-2 ZONE)**

**LANDSCAPING (INCLUDES SET BACKS)**  
TO FOLLOW MDC-2 ZONE & BMC SECTION 101-2107(E) REQUIREMENTS AS WELL AS SUBSECTIONS 10-1-1603 (G), 10-1-1403, & ARTICLE 5, CHAPTER 3, SUBSECTION 9-3-500



### LINE TYPE LEGEND:

CENTERLINE	PROPERTY LINE
EASEMENT LINE	DESCRIPTION LEGEND:
CB	CATCH BASIN
CONC	CONCRETE
ELEC	ELECTRICAL
FD	FOUND
GW	GUY WIRE
L&T	LEAD AND TACK
PP	POWER POLE
PLTR/PA	PLANTER
SMH	SEWER MANHOLE
SP&W	SPIKE AND WASHER
TC	TOP OF CURVE
W	WITH
WM	WATER METER
WV	WATER VALVE
JBX	JUNCTION BOX

PARCEL MAP (FOR REFERENCE ONLY) SCALE N.T.S. 1



PROJECT REVISION

REVISION #03: PLANNING AND DEVELOPMENT STANDARDS

- A000**
  - UPDATED COVER SHEET TO LATEST SUBMITTAL
- A001**
  - UPDATED PROJECT DATA
  - ADDED SHEETS A100, A206, A207, & A607 TO INDEX
  - REVISED PARKING COUNT REQUIREMENTS
  - REVISED BASE DENSITY ALLOWED AND DENSITY BONUS
  - UPDATED SETBACK REQUIREMENTS
  - UPDATED NUMBER OF STORIES
  - ADDED PARCEL MAP
- A002**
  - UPDATED PROJECT REVISION SHEET
- A110**
  - ADDED 15'-0" PARKWAY PER PUBLIC WORKS
  - REVISED DOOR TO RECESS IN TO (N) LEASING OFFICE ALONG ALAMEDA AVE.
  - REVISED TO A 5-STORY APARTMENT BUILDING
  - REVISED LOCATION OF TRANSFORMER PAD & VAULT LOCATION
  - RECESSED LOADING EGRESS DOOR
  - UPDATED SITE TO SHOW LANDSCAPE PER LANDSCAPE DRAWINGS
  - ADDED DESIGN ARTICULATION TO POOL WALL ALONG OLIVE AVE.
- A111**
  - REVISED AVERAGE SETBACK CALCULATIONS BASED ON NEW HEIGHTS
- A204 & A205**
  - RELOCATED STAIR NO. 01 TO ALIGN W/ STAIRCASE ON LEVELS 2-4
- A300-A303**
  - ADDED 5TH FLOOR TO ACCOMMODATE 144 UNITS
- A607**
  - ADDED ENLARGED PLAN OF FEATURE WALL ALONG OLIVE
- A710**
  - ADDED LIGHT FIXTURE SCHEDULE
- A901**
  - UPDATED RENDERS PER PUBLIC WORKS

3

PROJECT REVISION

REVISION #02: PLANNING AND DEVELOPMENT STANDARDS

- A000**
  - UPDATED COVER SHEET TO LATEST SUBMITTAL
- A001**
  - UPDATED PROJECT DATA UNIT COUNTS
  - REMOVED A202 FROM INDEX
  - REVISED CLIENT ADDRESS
  - REVISED PARKING COUNT REQUIREMENTS
  - REVISED BASE DENSITY ALLOWED AND DENSITY BONUS
  - UPDATED SETBACK REQUIREMENTS
  - UPDATED NUMBER OF STORIES
- A002**
  - ADDED PROJECT REVISION SHEET
- A110**
  - REVISED SIDEWALK TO (E) CONDITION ALONG ALAMEDA AVE.
  - ADDED DOOR TO (N) LEASING OFFICE ALONG ALAMEDA AVE.
  - REVISED TO A 4-STORY APARTMENT BUILDING
  - ADDED TRANSFORMER VAULT LOCATION
  - RECESSED STAIRWAY EXIT DOORS TO COVER DOORWAYS
  - UPDATED SITE TO SHOW LANDSCAPE PER LANDSCAPE DRAWINGS
  - ADDED DESIGN ARTICULATION TO POOL WALL ALONG OLIVE AVE.
- A111**
  - REVISED AVERAGE SETBACK CALCULATIONS BASED ON NEW HEIGHTS
- A200**
  - ADDED LEASING OFFICE AND MAILROOM(RM 128)
  - CHANGED MAINTENANCE ROOM TO ELECTRICAL ROOM(RM 161) AND DATA ROOM(RM133)
  - REVISED "STAIR-A" FOOTPRINT
  - REVISED TRASH ENCLOSURE, CHUTES, AND ADDED TRASH ENCLOSURE VESTIBULE
  - ADDED TRANSFORMER VAULT LOCATION
  - REMOVED (5) STUDIO UNITS AND (1) 1-BEDROOM AND ADDED (2) 2-BEDROOM UNITS
- A201**
  - REMOVED (2) 1-BEDROOM UNITS AND ADDED (1) 2-BEDROOM UNIT
  - ADDED TRASH ENCLOSURE ROOM
  - ADDED BALCONIES TO UNITS 221, 227, AND 204
  - ADDED ROOF DRAIN TO RETAIL
  - REVISED LAYOUT ON UNITS:
    - UNIT 203, 212, 215, 217, 219, AND 224
- A202**
  - REMOVED SHEET, NO LONGER USED
- A203**
  - CHANGED ROOF DRAIN TYPE TO HAVE BOTH PRIMARY AND OVERFLOW DRAINS AS ONE TYPE.
  - ADDED 5'-6" RETURN TO CANOPY
- A204 & A205**
  - RELOCATED STAIR NO. 01 TO ALIGN W/ STAIRCASE ON LEVELS 2-4
- A300**
  - REMOVED 5TH FLOOR
  - REVISED LEVEL HEIGHTS TO HAVE 10'-06" FLOOR TO FLOOR HEIGHT ON LEVELS 2-4
  - ADDED ELEVATION LOCATION MARKERS
  - ADDED TRANSFORMER VAULT LOCATION (1/A300)
  - ADDED BALCONIES TO UNITS. SEE A201 FOR LOCATIONS ON PLAN
- A301-A303**
  - UPDATED GLAZING PANEL LOCATIONS AND DIMENSIONS
  - REVISED LEVEL HEIGHTS TO HAVE 10'-06" FLOOR TO FLOOR HEIGHT ON LEVELS 2-4
  - REMOVED 5TH FLOOR
- A400-A410**
  - REVISED LEVEL HEIGHTS TO HAVE 10'-06" FLOOR TO FLOOR HEIGHT ON LEVELS 2-4
  - REMOVED 5TH FLOOR
- A601-A604**
  - UPDATED ENLARGED PLANS WITH REVISED LAYOUT PER A200 AND A201
- A901**
  - UPDATED RENDERS PER REMOVAL OF 5TH FLOOR



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310.204.2290 | WWW.WOLCOTTAI.COM

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CONCEPTUAL DESIGN ONLY  
AND ARE SUBJECT TO  
REVIEW AND APPROVAL  
FROM LOCAL JURISDICTION.

PROJECT:

BOB HOPE CENTER -  
RESIDENTIAL  
3201 W OLIVE AVE.  
BURBANK, CA 91505

FLOOR LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
	06.22.22	PLANNING DEVELOPMENT STANDARDS SUBMITTAL
1	10.01.22	BURBANK PLANNING COMMENTS
2	06.22.23	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

3

CLIENT SIGNATURE:

SIGNATURE: DATE: 10/04/23

The above drawings, specifications, plans, designs and arrangements represent the work of the architect and shall remain the property of the architect and no part thereof shall be copied, reproduced or used in connection with any work or project other than the intended project for which they have been prepared and developed without the written consent of the architect. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over printed dimensions. Corrections on the job and any alterations for all any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

PROJECT NO: 21-2779-1

DRAWN BY: RM CHECKED BY: SP

PROJECT MANAGER: JH

DRAWING SCALE:

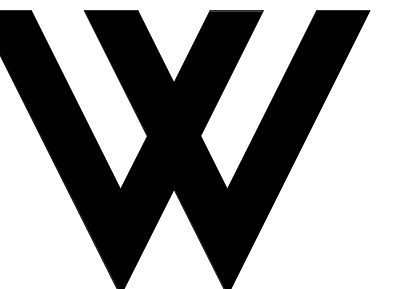
SHEET SIZE: 30x42

DRAWING TITLE:

PROJECT REVISIONS

SHEET NO:

A002 3



**WOLCOTT ARCHITECTURE**  
 527 W. 7TH ST., STE. 100A, LOS ANGELES, CA 90014  
 310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANT:

CERTIFICATION:

**FOR REFERENCE ONLY**

PROJECT:

**BOB HOPE CENTER - RESIDENTIAL**  
 3201 W OLIVE AVE.  
 BURBANK, CA 91505

FLOOR LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
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3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

CLIENT SIGNATURE:

SIGNATURE: DATE: 10/02/23

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PROJECT NO: **21-2779-1**

DRAWN BY: Author CHECKED BY: Checker

PROJECT MANAGER: Designer

DRAWING SCALE: As indicated

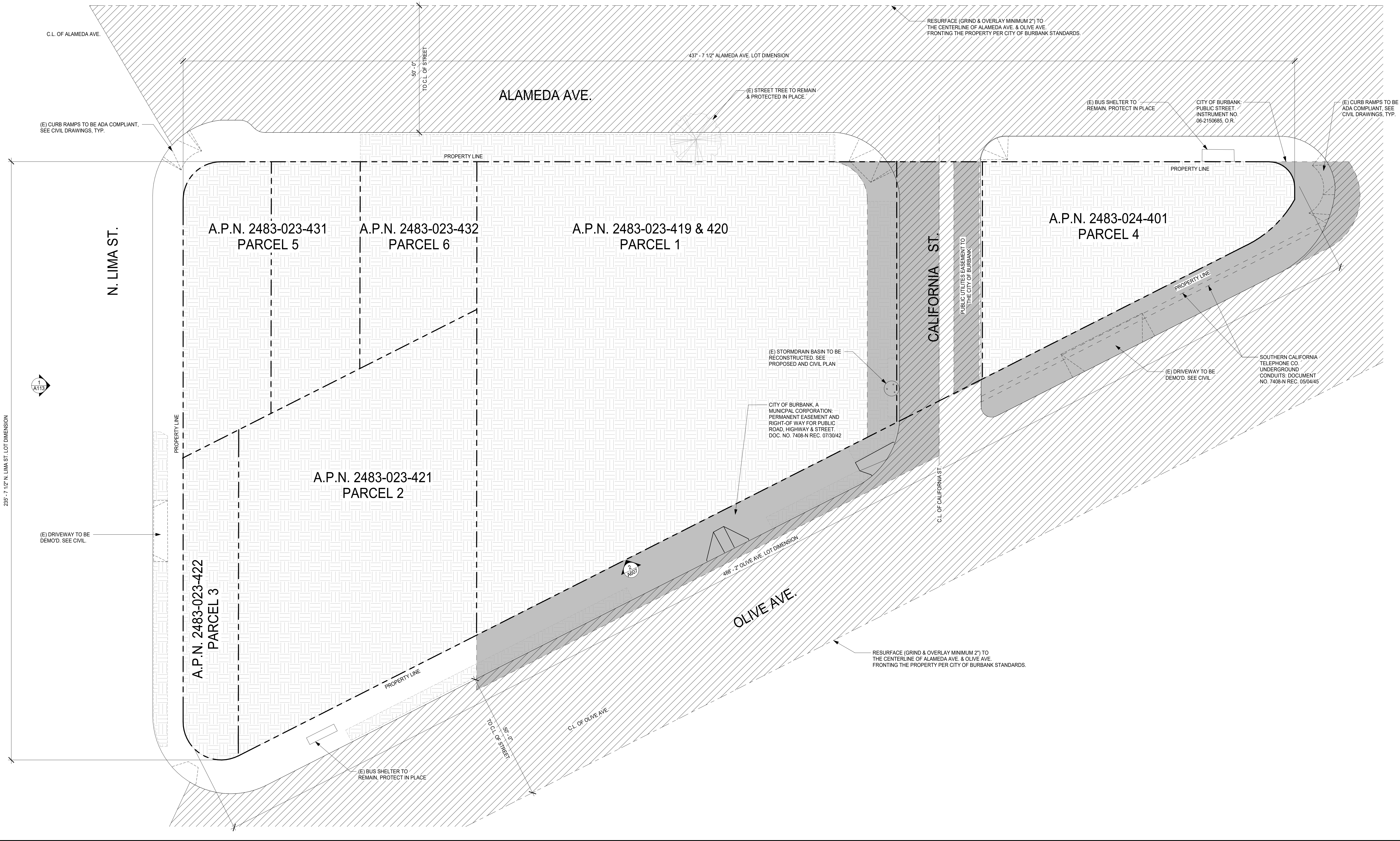
SHEET SIZE: 30x42

DRAWING TITLE:

**EXISTING SITE PLAN**

SHEET NO:

**A100**



**FLOOR PLAN - 1ST FLOOR DEMOLITION**  
 1/16" = 1'-0"

**KEYNOTES**

**GENERAL NOTES**

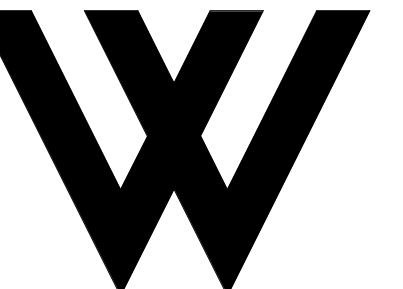
**LEGEND**

- PROTECT-IN-PLACE OR RE-ESTABLISH CENTERLINE TIES AT THE FOLLOWING INTERSECTIONS PER CITY OF BURBANK STANDARDS CALIFORNIA BUSINESS & PROFESSIONS CODE SECTION 8771:
  - ALAMEDA AVENUE & LIMA STREET
  - OLIVE AVENUE & LIMA STREET
  - OLIVE AVENUE & CALIFORNIA STREET
  - OLIVE AVENUE & ALAMEDA AVENUE
  - ALAMEDA AVENUE & CALIFORNIA STREET
- ALL WORK, MATERIALS, METHODS, ETC. SHALL CONFORM TO APPLICABLE LAWS, ALL GOVERNING BUILDING CODES, ORDINANCES, REGULATIONS AND AGENCIES.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, (UNLESS A SEQUENCE IS SPECIFIED BY THE OWNER OR CONTRACT DOCUMENTS) AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.
- PROTECT ALL PEDESTRIAN TRAFFIC AFFECTED BY THE DEMO AND CONSTRUCTION WORK HEIGHT AND BARRICADE CONSTRUCTION TO BE DETERMINED BY THE LOCAL GOVERNING AGENCIES.
- PROVIDE A TEMPORARY DUST PARTITION TO PREVENT DUST AND DEBRIS FROM SETTLING ON ADJACENT AREAS NOT UNDER DEMO AND AS DIRECTED, REVIEWED AND APPROVED BY THE TENANT REPRESENTATIVE.
- THIS PLAN SHOWS GENERAL DEMO WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR FROM OTHER DEMO WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS. THE CONTRACTOR SHALL CONDUCT ON-SITE VISIT TO VERIFY INVENTORY AND IDENTIFY ALL GENERAL CONSTRUCTION (CONTRACTOR SALVAGE) TO BE DEMOLISHED AS SHOWN ON CONTRACT DOCUMENTS PRIOR TO BIDDING.
- CONTRACTOR SHALL PROTECT ALL EXISTING AND TO REMAIN CONSTRUCTION SHOWN FROM DAMAGE DURING DEMO, FOR THE EXTENT OF THE DEMO AND MODIFICATIONS. PATCH AND REPAIR ALL ACCIDENTALLY DAMAGED ITEMS AS REQUIRED.
- SHORING OF ALL ADJACENT BUILDING, RETAINING WALLS, STRUCTURAL FOUNDATIONS, STRUCTURES, AND/OR TRENCHING REQUIRED TO COMPLETE THE WORK IS CONSIDERED A METHOD OR TECHNIQUE AND IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IF A REGULATORY AGENCY REQUIRES A LICENSED ENGINEER OR ARCHITECT TO SUPERVISE, APPROVE AND/OR PROVIDE DRAWINGS FOR SHORING OF STRUCTURAL FOUNDATIONS, STRUCTURES, AND/OR TRENCHING, THEN IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THIS WORK AS A PART OF THE BASE CONTRACT.
- DEMO WORK TO OCCUR ONLY IN THE AREAS INVOLVED IN THE CURRENT PHASE OF CONSTRUCTION WORK IN EACH PHASE MUST BE COMPLETED BEFORE WORK CAN BEGIN IN THE NEXT PHASE.
- METHODS AND SEQUENCE OF DEMO AS RELATED TO STORE OPERATIONS ARE SUBJECT TO APPROVAL BY THE TENANT FIELD REP.
- REFER TO ASBESTOS SURVEY REPORT PREPARED BY THE ENVIRONMENTAL CONSULTANT FOR POTENTIAL DISTURBANCE OF ASBESTOS CONTAINING BUILDING MATERIALS AFFECTED BY DEMO WORK. ASBESTOS REMOVAL IF ANY IS A PART OF THE BASE CONTRACT.
- REFER TO LEAD BASED PAINT SURVEY REPORT PREPARED BY THE ENVIRONMENTAL CONSULTANT FOR POTENTIAL DISTURBANCE OF LEAD BASED PAINT CONTAINING BUILDING MATERIALS AFFECTED BY DEMOLITION WORK. LEAD BASED PAINT REMOVAL IF ANY IS A PART OF THE BASE CONTRACT.
- IF CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMO AND CONSTRUCTION, HE SHALL IMMEDIATELY SUSPEND WORK AND NOTIFY THE TENANT AND ARCHITECT BEFORE PROCEEDING.
- FOR PROSPECTIVE TENANT SALVAGE ITEMS REFER TO MECHANICAL, ELECTRICAL, REFRIGERATION AND HVAC DRAWINGS AND CONSULT TENANT REP.
- CONTRACTOR SALVAGE ITEMS SHALL BE DISPOSED OF PROPERLY OR RECYCLED OFF SITE AND IN AN EXPEDITIOUS MANNER PER CITY OF LOS ANGELES WASTE MANAGEMENT STANDARD AND REQUIREMENTS.
- REMOVE ALL PLUMBING, MECHANICAL, REFRIGERATION OR ELECTRICAL ITEMS, LINES, FIXTURES, ETC. PLUG AND CAP PIPES, CONDUITS, LINES TO CONCEAL ABANDONED ITEMS, ETC. PATCH AND REPAIR AS REQUIRED.
- PRIOR TO DEMOLITION THE CONTRACTOR SHALL VERIFY AND IDENTIFY THE EXISTENCE AND LOCATION OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY LINES, PIPES WITHIN SITE BOUNDARIES AND ADJACENT TO SITE BOUNDARIES. CONTRACTOR TO PROVIDE ALL NECESSARY PROTECTION OF UTILITY LINES AND PIPES AND OBTAIN ALL NECESSARY CLEARANCES WITH LOCAL GOVERNING AUTHORITIES FOR PROTECTION AND/OR REMOVAL DUE TO PROPOSED DEMOLITION.
- CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING REMAINING SURROUNDING SURFACES AS REQUIRED TO MATCH NEW OR EXISTING WORK. NEW FLOOR SLABS TO BE FLUSH AND LEVEL.

- PROPERTY LINE
- STREET TO BE RESURFACED UP TO CENTER OF STREET
- (E) EARTH TO BE REPLACED PER PROPOSED AND CIVIL
- (E) CONCRETE TO BE RECONSTRUCTED PER PROPOSED AND CIVIL

FILE NAME: Autodesk Docs\R22\_BHC\_Residential\21-2779-1\_BobHopeCenter-144\_Units.rvt  
 DATE STAMP: 1/20/24 10:04:30 AM





**WOLCOTT ARCHITECTURE**  
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 310.204.2299 | WWW.WOLCOTTAI.COM

CONSULTANT:

CERTIFICATION:

NOT FOR CONSTRUCTION. DRAWINGS ARE FOR CONCEPTUAL DESIGN ONLY AND ARE SUBJECT TO REVIEW AND APPROVAL FROM LOCAL JURISDICTION.

PROJECT:

# BOB HOPE CENTER - RESIDENTIAL

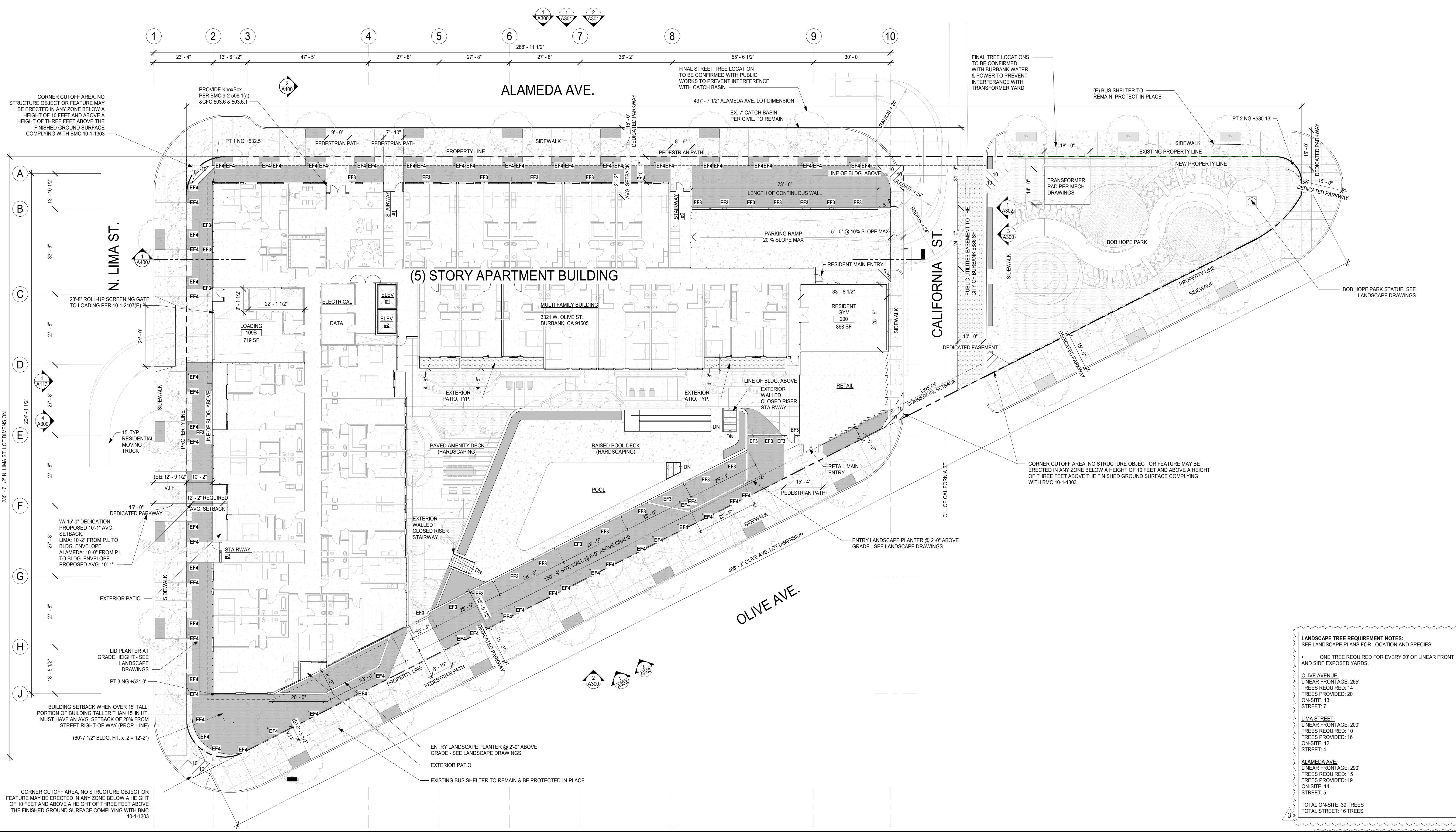
3201 W OLIVE AVE.  
BURBANK, CA 91505

FLOOR LEVEL:

ISSUE OR REVISION NOTES:

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TOTAL ON-SITE: 39 TREES  
TOTAL STREET: 16 TREES



**LANDSCAPE TREE REQUIREMENT NOTES:**  
 SEE LANDSCAPE PLANS FOR LOCATION AND SPECIES

- ONE TREE REQUIRED FOR EVERY 20' OF LINEAR FRONT AND SIDE EXPOSED YARDS.

**OLIVE AVENUE:**  
 LINEAR FRONTAGE: 265'  
 TREES REQUIRED: 14  
 TREES PROVIDED: 20  
 ON-SITE: 13  
 STREET: 7

**LIMA STREET:**  
 LINEAR FRONTAGE: 200'  
 TREES REQUIRED: 10  
 TREES PROVIDED: 16  
 ON-SITE: 12  
 STREET: 4

**ALAMEDA AVE:**  
 LINEAR FRONTAGE: 290'  
 TREES REQUIRED: 15  
 TREES PROVIDED: 19  
 ON-SITE: 14  
 STREET: 5

TOTAL ON-SITE: 39 TREES  
TOTAL STREET: 16 TREES

**SITE PLAN - PROPOSED**  
 1/16" = 1'-0"

**AVERAGE NATURAL GRADE TAB**

PT 1 EL. +532.5'
PT 2 EL. +530.13'
PT 3 EL. +531.0'
<b>TOTAL 1,593.63</b>
<b>ANG = 1,593.63 / 3 = 531.21'</b>

**KEYNOTES**

- SEE SHEETS A003 AND A004 FOR GENERAL NOTES.
- REFER TO SHEET A001 FOR SYMBOLS AND ABBREVIATIONS LEGEND.
- ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED ICC, NFA, IAPMO, ASME BY JURISDICTION HAVING AUTHORITY.
- IN NO CASE SHALL DIMENSIONS OR OBJECTS OF ANY KIND BE SCALED FROM ANY DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH SUBSEQUENT WORK. CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CLARIFICATIONS TO THE ARCHITECT'S ATTENTION PRIOR TO PROCEEDING WITH ANY RELATED WORK.
- ALL DIMENSIONS ARE TO FACE STUD U.O.N. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB AND/OR TOP OF CONCRETE UNDERLAYMENT U.O.N. CEILING HEIGHT DIMENSIONS ARE TO BE FINISHED SURFACES U.O.N.
- DIMENSIONS MARKED "MIN." INDICATE A MINIMUM CLEARANCE THAT MUST BE MAINTAINED WHEN FINISH MATERIALS ARE INSTALLED.
- ALL NEW LANDSCAPE AND PLANTER BOXES TO RECEIVE DRIP IRRIGATION SYSTEM. SEE CIVIL AND IRRIGATION DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE (1) EV OUTLET AT (2) PARKING STALLS. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS.
- ALL EXTERIOR EXPOSED STAIR TREADS AND STEPS TO SLOPE 2% MAXIMUM TOWARD NOSE OF TREAD, TYP.
- ALL STAIR TREADS TO RECEIVE CAST-IN CONTRASTING WARNING STRIP, TYP.
- IN CASE OF CONFLICT OF INDICATED PAVING OR SLAB SLOPES WITH CIVIL DRAWINGS, THE CIVIL DRAWINGS SHALL GOVERN.
- ALL EXPOSED FLASHING AND BRAKE METAL TO BE PRIMED AND FIELD PAINTED TO MATCH ADJACENT WALL COLOR. VERIFY COLOR WITH ARCHITECT PRIOR TO PAINTING.
- WHENEVER UTILITY POLE IS SITUATED ON ALL LOT, REQUIRED YARD ACCESS SHALL BE MAINTAINED TO PROVIDE UNOBSTRUCTED ACCESS TO THE POLE. PER BMC 10-1-1206.
- UTILITY POLES SERVICING THE PROPERTY MAY EXTEND INTO THE SIDE YARD TWO (2) FEET FROM THE LOT LINE. PER BMC 10-1-1211 (F).
- NEW DEVELOPMENT SHALL NOT BLOCK RELAY OR COMMUNICATION PATHS OF MEDIA RELATED USES IN EXISTENCE AT THE TIME OF OVERLAY ZONE ADOPTION OR SHALL INCORPORATE IN THE DEVELOPMENT, AT NO EXPENSE TO THE TRANSMITTER, WHATEVER RELAY FACILITIES ARE NECESSARY TO ENSURE THE CONTINUATION OF EXISTING RELAY OR COMMUNICATION PATHS. THIS REQUIREMENT IS APPLICABLE DURING CONSTRUCTION AS WELL AS DURING OPERATION OF ANY FUTURE PROJECT.
- ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND SHALL REQUIRE REGULAR PRUNING, FERTILIZING, MOWING AND TRIMMING. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL IRRIGATION SYSTEMS SHALL BE KEPT OPERABLE, INCLUDING ADJUSTMENTS, REPLACEMENTS, REPAIRS AND CLEANING AS PART OF REGULAR MAINTENANCE. DAMAGED PLANTING AND IRRIGATION EQUIPMENT WILL BE REPAIRED OR REPLACED WITHIN 30 DAYS.
- ALL TREES SHALL BE STAKED WITH A DOUBLE STEEL PIPE AND SEALED WITH RUBBER OR PLASTIC STRIP OR OTHER COMMERCIAL TIE MATERIAL. WIRE SHALL NOT BE USED TO TIE THE TREE TO THE STAKES.
- GRADED MOUNDS SHALL NOT EXCEED A 3:1 SLOPE. MOUNDS OVER 30 INCHES HIGH SHALL NOT BE PLACED WITHIN TEN (10) FEET OF ANY STREET AND/OR ALLEY INTERSECTION.

**GENERAL NOTES**

19. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM APPROVED BY THE PARK, RECREATION AND COMMUNITY SERVICES DIRECTOR CONSISTING OF WATERLINES AND SPRINKLERS DESIGNED TO PROVIDE HEAD TO HEAD COVERAGE AND TO MINIMIZE OVERSPRAY ONTO STRUCTURES, WALKS AND WINDOWS.
20. ENERGY CONSERVATION SHALL BE AN IMPORTANT CONSIDERATION IN NIGHTTIME LIGHTING PLANS. PLANS FOR THE DESIGN AND OPERATION OF LIGHTING AND ILLUMINATION SHALL BE DEVELOPED CONSISTENT WITH THE LATEST TECHNICAL AND OPERATIONAL ENERGY CONSERVATION CONCEPTS.
21. ALL COMMERCIAL AND INDUSTRIAL REFUSE BINS SHALL BE EQUIPPED WITH NONMETALLIC LIDS, WHICH SHALL REMAIN CLOSED AT ALL TIMES EXCEPT WHEN REFUSE IS BEING DEPOSITED OR EMPTIED.

**LEGEND**

	N.I.C.	NOT IN CONTRACT
	EXISTING PROPERTY LINE	
	NEW PROPERTY LINE	
	CONCRETE PAVING	
	PERVIOUS PAVING	
	LANDSCAPE AREAS	

CLIENT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT NO: **21-2779-1**

DRAWN BY: RM, CS, GD CHECKED BY: SL

PROJECT MANAGER: CC

DRAWING SCALE: As indicated

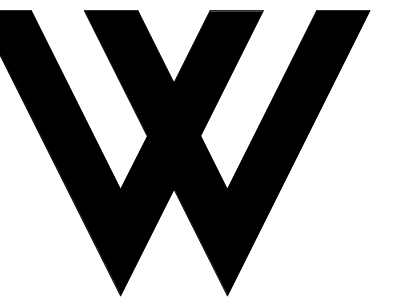
SHEET SIZE: 30x42

DRAWING TITLE: **SITE PLAN - PROPOSED**

SHEET NO: **A110**

FILE NAME: Autodesk\_Docs\B22\_BHC-Residential\21-2779-1\_BobHopeCenter-144\_Units.rvt  
 DATE STAMP: 2/10/2024 8:25:01 PM





**WOLCOTT  
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527 W. 7TH ST., STE. 100A, LOS ANGELES, CA 90014  
310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANT:

CERTIFICATION:

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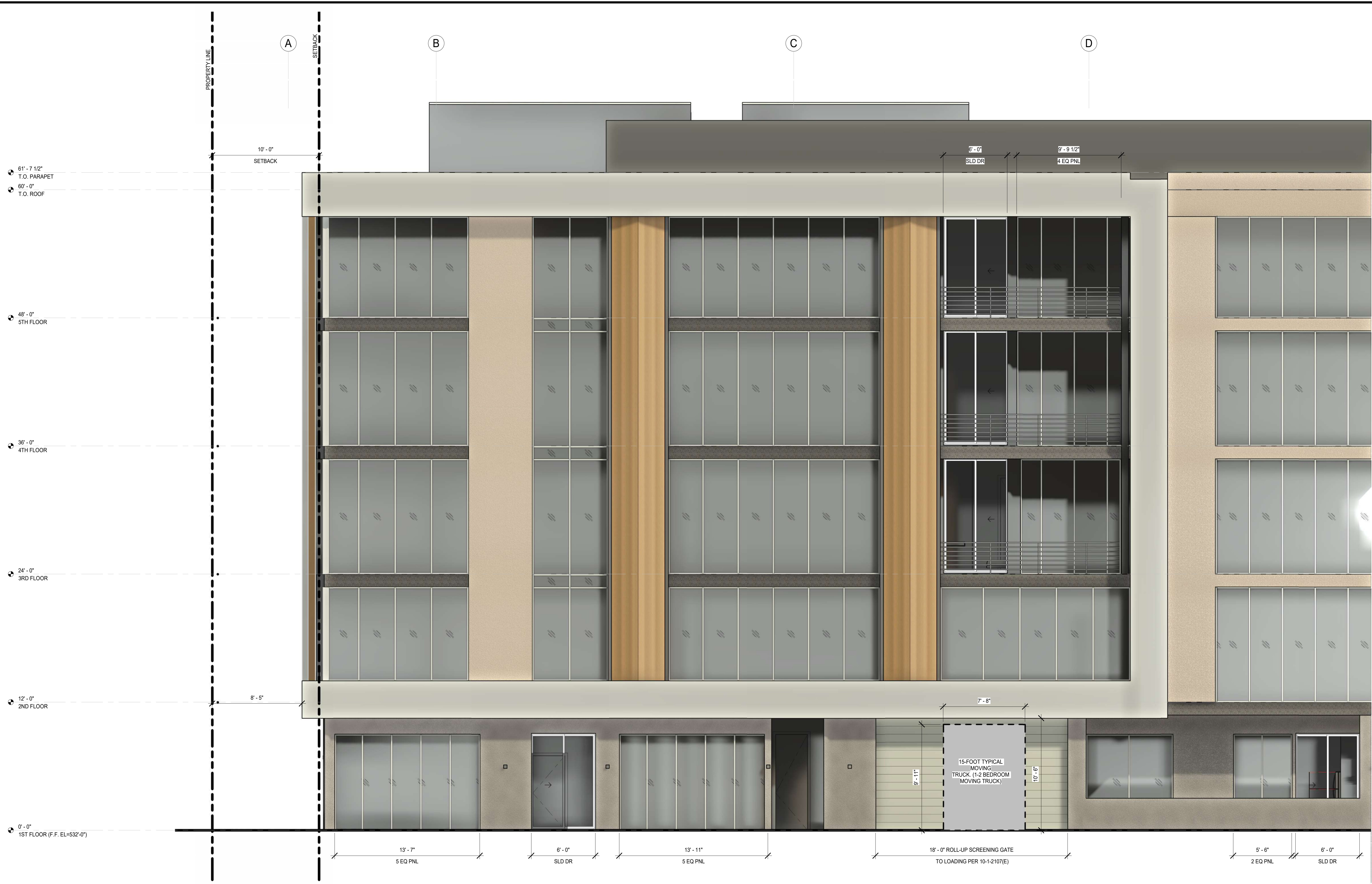
PROJECT:

**BOB HOPE CENTRAL -  
RESIDENTIAL**  
3201 W OLIVE AVE.  
BURBANK, CA 91505

FLOOR LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION



**ENLARGED ELEVATION-LOADING OPERATIONS** 1  
1/4" = 1'-0"

**GENERAL NOTES**

- (N) EXTERIOR GLAZING SYSTEMS BY ARCADIA OR EQUIV. MFR.
- (N) EXTERIOR WINDOW SYSTEMS BY ARCADIA OR EQUIV. MFR.
- (N) EXTERIOR DOOR SYSTEMS BY ARCADIA OR EQUIV. MFR.
- SEE MATERIAL FINISH LEGEND FOR OTHER MATERIAL FINISHES
- NO MECHANICAL VENTING SHALL FACE A RESIDENTIAL ZONE, UNLESS SUCH MECHANICAL VENTING IS MORE THAN 300 FEET FROM THE NEAREST RESIDENTIALLY ZONED PROPERTY. FURTHERMORE, NO MECHANICAL VENTING SHALL BE LOCATED ANYWHERE ON THE BUILDING WITHIN 50 FEET FROM THE NEAREST RESIDENTIALLY ZONED PROPERTY.
- ALL PROJECT LIGHTING SHOULD BE DESIGNED TO ELIMINATE GLARE ONTO ADJACENT PROPERTIES. THE DESIGN OF LIGHT STANDARDS SHALL BE COMPATIBLE WITH THE BUILDING ARCHITECTURE AND ADJACENT LIGHT STANDARDS IN THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES.
- ENERGY CONSERVATION SHALL BE AN IMPORTANT CONSIDERATION IN NIGHTTIME LIGHTING PLANS. PLANS FOR THE DESIGN AND OPERATION OF LIGHTING AND ILLUMINATION SHALL BE DEVELOPED CONSISTENT WITH THE LATEST TECHNICAL AND OPERATIONAL ENERGY CONSERVATION CONCEPTS.
- BUILDING ELEVATIONS FACING A RESIDENTIAL ZONE WITH 50 PERCENT OR MORE OF THE BUILDING SURFACE IN GLASS SHALL BE LIMITED TO A MAXIMUM OF 15 PERCENT REFLECTIVITY FOR THOSE MATERIALS. BUILDING ELEVATIONS FACING A RESIDENTIAL ZONE WITH LESS THAN 50 PERCENT OF SURFACE IN GLASS SHALL BE LIMITED TO A MAXIMUM OF 20 PERCENT REFLECTIVITY FOR THOSE MATERIALS.

**GLAZING PRODUCTS:**  
ARCADIA ACOUSTIC GLAZING PRODUCTS: T237 STC 43 DOUBLE GLAZED WITH OUTBOARD GLASS 1/2" THK AIR SPACE OF 1/2" 1/4" INBOARD GLAZING.

**LEGEND**

ABBREVIATION	FINISH TYPE BASE FINISH
B	CARPET
GL	GLASS
P	PAINT
PL	PLASTIC LAMINATE
SC	SEALED CONCRETE
SDT	STATIC DISSIPATIVE TILE
SS	SOLID SURFACING
SST	STAINLESS STEEL
ST	STONE
SV	SHEET VINYL
T	TILE
VT	VINYL TILE
VCT	VINYL COMPOSITION TILE
W	WALL COVERING
WD	WOOD
WS	WAINSCOT
WT	WINDOW TREATMENT

1. SEE SHEETS A003 AND A004 FOR GENERAL NOTES.

CLIENT SIGNATURE:

SIGNATURE: DATE: 11/15/23

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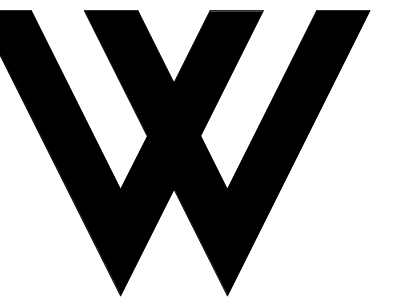
SHEET SIZE: 30x42

DRAWING TITLE:

**ENLARGED ELEVATION  
- LOADING**

SHEET NO: **A113**





**WOLCOTT  
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3201 W OLIVE AVE.  
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KEYNOTES

GENERAL NOTES

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- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB AND/OR TOP OF CONCRETE UNDERLAYMENT UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES UNLESS OTHERWISE NOTED.
- DIMENSIONS MARKED "MIN." INDICATE A MINIMUM CLEARANCE THAT MUST BE MAINTAINED WHEN FINISH MATERIALS ARE INSTALLED.
- ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE CONDUITS AND DUCTWORK WITH A MINIMUM OF CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT, FIXTURES, BATHROOM ACCESSORIES, GRAB BARS, MILLWORK.
- ALL WOOD FRAMING IN EXTERIOR WALLS TO BE FIRE-RETARDANT TREATED WOOD COMPRISING WITH CBC SECTION 2303.2. WOOD FRAMING TO INCLUDE BUT NOT LIMITED TO: STUDS, BLOCKING, EXTERIOR PLYWOOD SHEATHING, SILL PLATES, TOP PLATES, ETC.
- ADJUST FRAMING CONFIGURATION AT ALL FAN COIL UNITS WITHIN FLOOR/CEILING ASSEMBLY AS REQUIRED TO MAINTAIN FIRE-RATED ASSEMBLY. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL WOOD FRAMING IN CONTACT WITH CONCRETE IS TO BE PRESSURE TREATED.
- ALL FINISH WALL SURFACES TO BE FLUSH UNLESS OTHERWISE NOTED.
- ALL GYPSUM BOARD WALLS AND CEILINGS TO BE TAPED, SANDED, AND PRIMED TO LEVEL 4 FINISH UNLESS OTHERWISE NOTED.
- REFER TO SHEET A800 FOR WALL TYPES.
- REFER TO SHEET A700 FOR DOOR SCHEDULE AND DETAILS AND WINDOW SCHEDULE AND DETAILS.
- REFER TO SHEET A710 FOR FINISH, LIGHT FIXTURE, APPLIANCE, EQUIPMENT, AND PLUMBING FIXTURE SCHEDULES.
- ALL LIGHTING TO BE SHIELDED TO ELIMINATE GLARE ONTO ADJACENT PROPERTIES PER BMC 10-1-2017 (H) (1) CARPORTS, GARAGES, PARKING AREAS, AND DRIVEWAYS SHALL CONTAIN SECURITY LIGHTING. PRIMARY PEDESTRIAN SAFETY PER BMC 10-1-2017 (G)(2)
- (NOT USED)
- LIGHTS CONFORMING TO STANDARDS PRESCRIBED BY THE PUBLIC WORKS DIRECTOR SHALL BE INSTALLED IN ALL NIGHTTIME PARKING LOTS USED FOR PUBLIC PARKING OR FOR COMMERCIAL PURPOSES. PER BMC 10-1-1420.
- PER TABLE N-6 OF THE BURBANK 2035 GENERAL PLAN THIS PROJECT WILL BE CONSTRUCTED IN A WAY TO ACHIEVE INTERIOR NOISE LEVELS US 45DBA MAX. PER TABLE N-3 MAXIMUM ALLOWABLE NOISE EXPOSURE - TRANSPORTATION SOURCES OF THE GENERAL PLAN.
- THIS PROJECT WILL BE CONSTRUCTED INCORPORATING BUILDING DESIGN FEATURES THAT MINIMIZE THE CONSUMPTION OF ENERGY, WATER, AND OTHER NATURAL RESOURCES CONSISTENT WITH THE CITY'S BUILDING AND ENERGY CODES.

LEGEND

	N.I.C.	NOT IN CONTRACT		ALIGN ELEMENTS
	EXISTING MILLWORK			ROOM NAME AND NUMBER
	NEW MILLWORK			FIRE EXTINGUISHER CABINET
	EXISTING PARTITION			NEW PLUMBING FIXTURES
	EXISTING DOOR			
	WALL TAG. REFER TO A800			
	NEW PARTITION PER PLAN			
	NEW DOOR			
	DOOR NUMBER. REFER TO A700			
	WINDOW TAG. REFER TO A700			
	NEW GLAZING OR STOREFRONT SYSTEM PER SCHEDULE.			
	NEW PLUMBING FIXTURE, APPLIANCE, OR EQUIPMENT. REFER TO A710			

FLOORLEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
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3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

CLIENT SIGNATURE:

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

The above design specifications, plans, designs and arrangements represented hereby are not intended to constitute the practice of the design profession and no part thereof shall be relied upon by any contractor or other party for construction unless such party obtains separate professional advice from the architect for which they have been prepared and developed without the written consent of the architect. Visual contact with these plans or constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over printed dimensions. Contractor shall verify all measurements for all construction. Discrepancies between dimensions shown on these drawings and any variations from the dimensions and conditions shown by these drawings, shall be the responsibility of the contractor. No work shall be commenced until the contractor has received written approval from the architect.

PROJECT NO: 21-2779-1

DRAWN BY: RM, CS, GD CHECKED BY: SL

PROJECT MANAGER: CC

DRAWING SCALE: As indicated

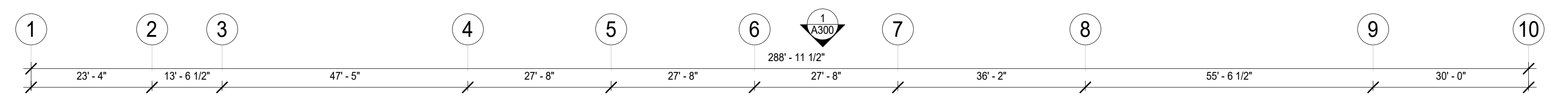
SHEET SIZE: 30x42

DRAWING TITLE:

**FLOOR PLAN - 1ST FLOOR**

SHEET NO:

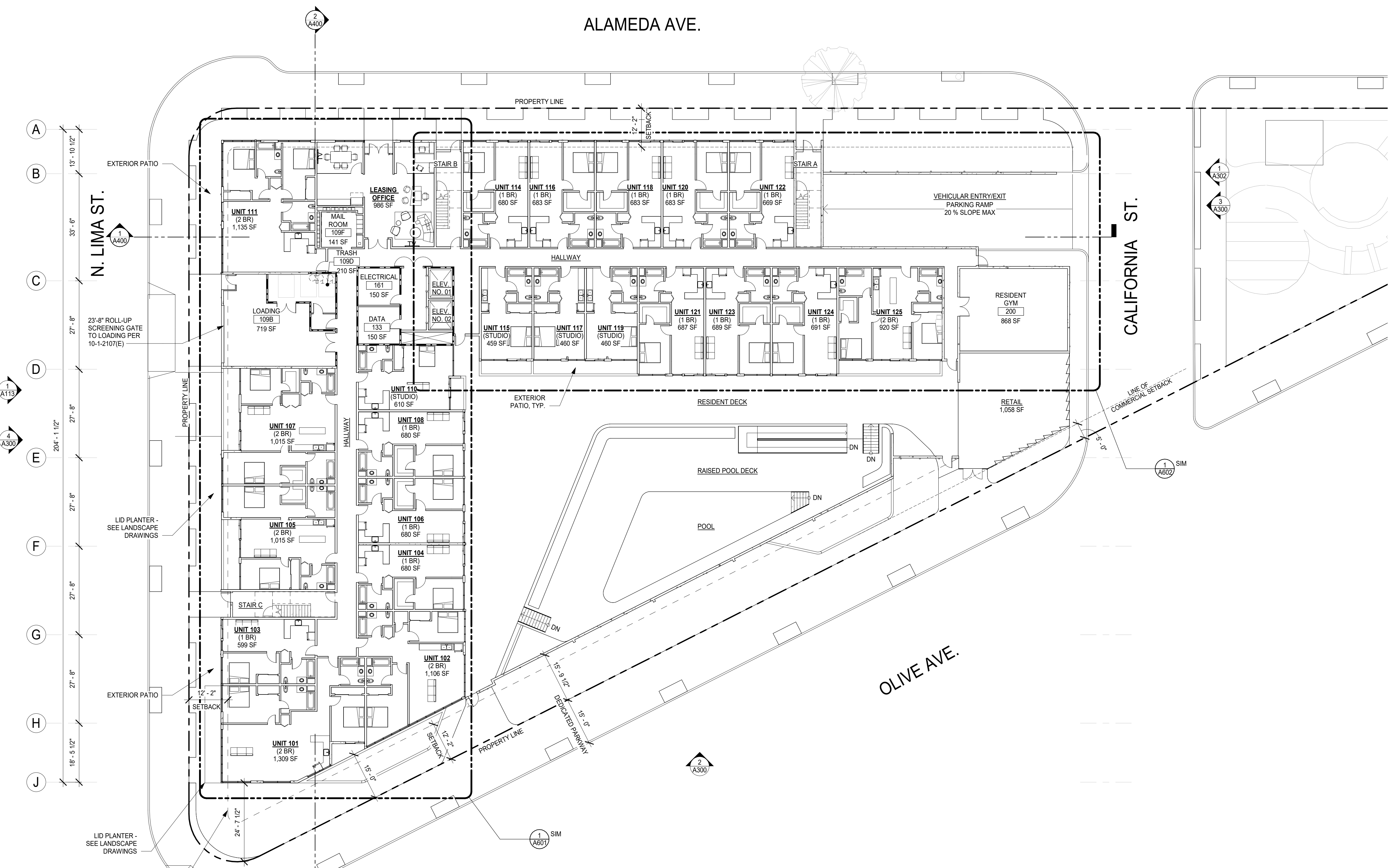
**A200**



ALAMEDA AVE.

CALIFORNIA ST.

OLIVE AVE.



BUILDING SETBACK WHEN OVER 15' TALL: PORTION OF BUILDING TALLER THAN 15' IN HT. MUST HAVE AN AVG. SETBACK OF 20% FROM STREET RIGHT-OF-WAY (PROP. LINE) (60'-7 1/2' BLDG. HT. x 2 = 12'-2")

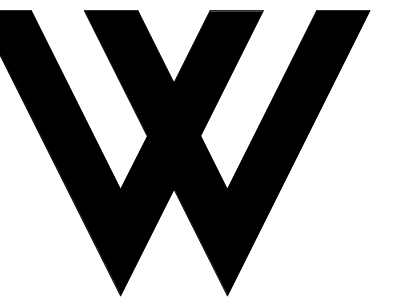
**FLOOR PLAN - 1ST FLOOR**

1/16" = 1'-0"

1

FILE NAME: Autodesk Docs\B22\_BHC-Residential\21-2779-1\_BobHopeCenter-1A\_Units.rvt  
DATE STAMP: 2/2/2024 6:54:05 PM





**WOLCOTT**  
ARCHITECTURE  
527 W. 7TH ST., STE. 100A, LOS ANGELES, CA 90014  
310.204.2290 | WWW.WOLCOTT.AE

CONSULTANT:

CERTIFICATION:

NOT FOR CONSTRUCTION.  
DRAWINGS ARE FOR  
CONCEPTUAL DESIGN ONLY  
AND ARE SUBJECT TO  
REVIEW AND APPROVAL  
FROM LOCAL JURISDICTION.

PROJECT:

**BOB HOPE CENTER -  
RESIDENTIAL**  
3201 W OLIVE AVE.  
BURBANK, CA 91505

KEYNOTES

GENERAL NOTES

LEGEND

	N.I.C.	NOT IN CONTRACT		ALIGN ELEMENTS
	EXISTING MILLWORK			ROOM NAME AND NUMBER
	NEW MILLWORK			FIRE EXTINGUISHER CABINET
	EXISTING PARTITION			NEW PLUMBING FIXTURES
	EXISTING DOOR			
	WALL TAG. REFER TO A800			
	NEW PARTITION PER PLAN			
	NEW DOOR			
	DOOR NUMBER. REFER TO A700			
	WINDOW TAG. REFER TO A700 NEW GLAZING OR STOREFRONT SYSTEM PER SCHEDULE.			
	NEW PLUMBING FIXTURE, APPLIANCE, OR EQUIPMENT. REFER TO A710			

FLOOR LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
06.22.22		PLANNING DEVELOPMENT STANDARDS SUBMITTAL
1	10.01.22	BURBANK PLANNING COMMENTS
2	06.22.23	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

CLIENT SIGNATURE:

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

The above design specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the designer and no part thereof shall be copied, reproduced or used in connection with any work or project other than the intended project for which they have been prepared and developed without the written consent of the designer. Visual contact with these items or constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over unannotated dimensions. Coordinate the job and any other measurements for all any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

PROJECT NO: **21-2779-1**

DRAWN BY: RM, CS, GD CHECKED BY: SL

PROJECT MANAGER: CC

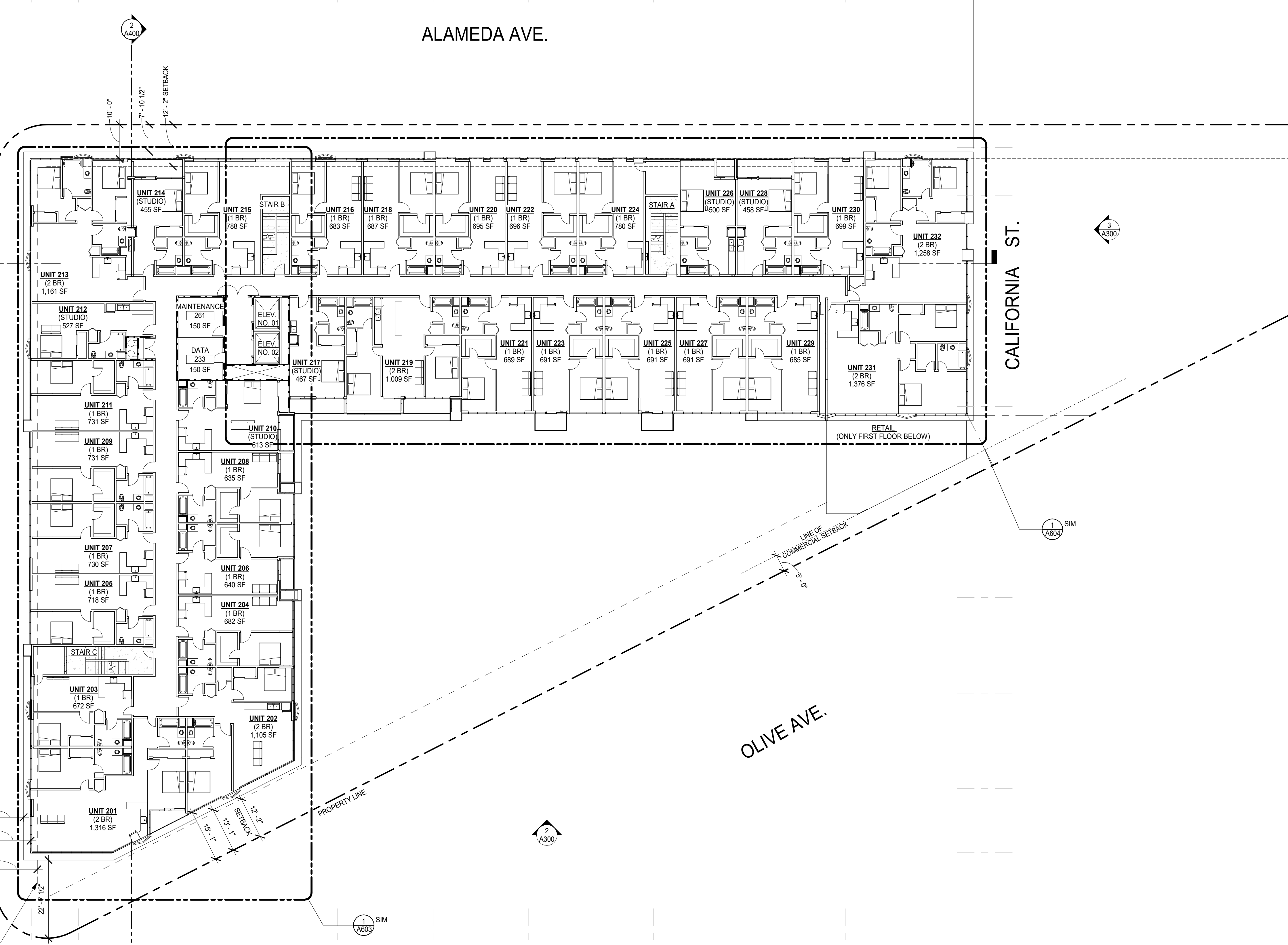
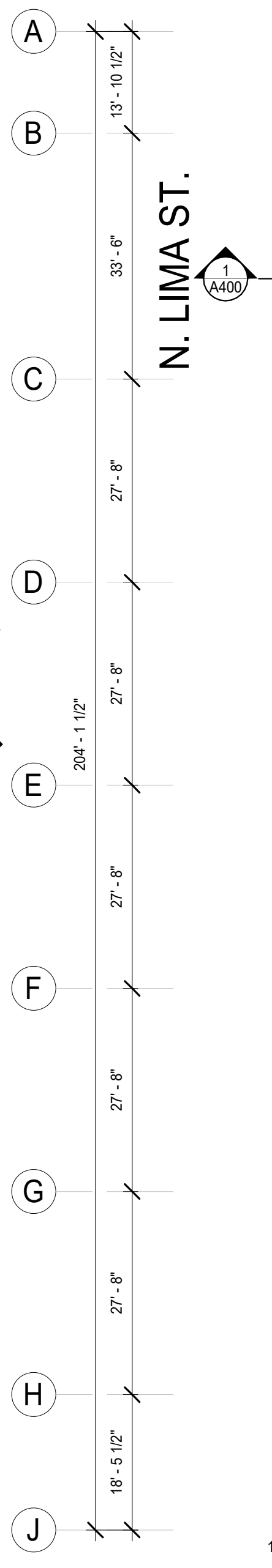
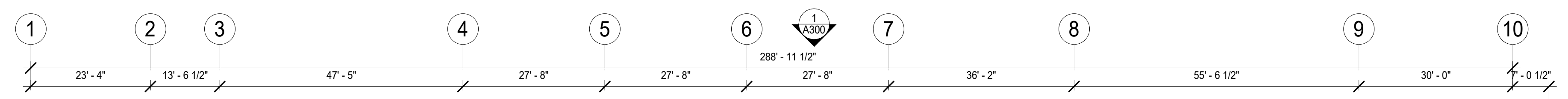
DRAWING SCALE: As indicated

SHEET SIZE: 30x42

DRAWING TITLE:

**FLOOR PLAN - 2ND FLOOR**

SHEET NO: **A201**



BUILDING SETBACK WHEN OVER 15' TALL:  
PORTION OF BUILDING TALLER THAN 15' IN  
HT. MUST HAVE AN AVG. SETBACK OF 20%  
FROM STREET RIGHT-OF-WAY (PROP. LINE)  
(60-7 1/2' BLDG. HT. x 2 = 12'-2")

**FLOOR PLAN - 2ND FLOOR**

1/16" = 1'-0"

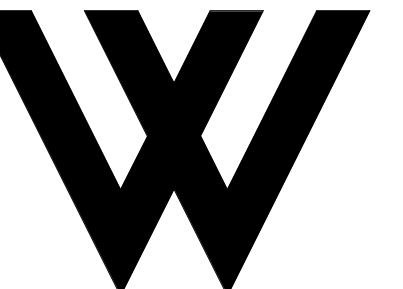
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FILE NAME: Autodesk Docs\B22\_BHC-Residential\21-2779-1-BobHopeCenter-14\_Units.rvt  
DATE STAMP: 1/20/24 10:05:08 AM









**WOLCOTT ARCHITECTURE**  
 527 W. 7TH ST., STE. 130A, LOS ANGELES, CA 90014  
 310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANT:

CERTIFICATION:

NOT FOR CONSTRUCTION.  
 DRAWINGS ARE FOR  
 CONCEPTUAL DESIGN ONLY  
 AND ARE SUBJECT TO  
 REVIEW AND APPROVAL  
 FROM LOCAL JURISDICTION.

PROJECT:

**BOB HOPE CENTRAL -  
 RESIDENTIAL**  
 3201 W OLIVE AVE.  
 BURBANK, CA 91505

KEYNOTES

GENERAL NOTES

- SEE SHEETS A003 AND A004 FOR GENERAL NOTES.
- PROVIDE NEW UL CLASS 'A' ROOF THROUGHOUT ENTIRE ROOF AREA, UP AND AROUND ALL WALL, PARAPETS, CRICKETS, MECHANICAL PLATFORMS AND VENTS.
- ROOFING SPECIFICATIONS, ROOFING MEMBRANE AND INSULATION BY GAF, PROVIDE GAF MECHANICALLY ATTACHED SINGLE-PLY EVERGUARD TPO 80 MIL ROOFING MEMBRANE SYSTEM (UL1308) WITH 2 LAYERS OF 2" POLYSTY INSULATION (DO NOT EXCEED 2" THICK INSULATION) FOR A MINIMUM R-30 R VALUE.
- PROVIDE GAF ROOFING ACCESSORIES INCLUDING, VENTS BOOTS, SQUARE TUBE WRAP, 36" CORNER CURB WRAP, INSIDE CORNER, DETAILING MEMBRANE, FLASHING STRIP, SEALER POCKET AND TPO COATED METAL DRAINS.
- INSTALL ALL ROOFING ACCESSORIES AND ROOFING SYSTEM PER MANUFACTURER'S REQUIREMENTS. PROVIDE NEW ROOF WITH MINIMUM 2% SLOPE TO DRAINS.
- SEE SHEET AXXX FOR ROOF PENETRATION DETAILS.
- ALL LIGHTING TO BE SHIELDED TO ELIMINATE GLARE ONTO ADJACENT PROPERTIES PER BMC 10-1-2017 (H) (1).
- CARPORITS, GARAGES, PARKING AREAS, AND DRIVEWAYS SHALL CONTAIN SECURITY LIGHTING. PRIMARY PEDESTRIAN SAFETY PER BMC 10-1-2017 (G)(2).
- LIGHTS CONFORMING TO STANDARDS PRESCRIBED BY THE PUBLIC WORKS DIRECTOR SHALL BE INSTALLED IN ALL NIGHTTIME PARKING LOTS USED FOR PUBLIC PARKING OR FOR COMMERCIAL PURPOSES. PER BMC 10-1-1420.
- PER TABLE N-5 OF THE BURBANK 2035 GENERAL PLAN THIS PROJECT WILL BE CONSTRUCTED IN A WAY TO ACHIEVE INTERIOR NOISE LEVELS US 45DBA MAX, PER TABLE N-3 MAXIMUM ALLOWABLE NOISE EXPOSURE - TRANSPORTATION SOURCES OF THE GENERAL PLAN.
- THIS PROJECT WILL BE CONSTRUCTED INCORPORATING BUILDING DESIGN FEATURES THAT MINIMIZE THE CONSUMPTION OF ENERGY, WATER, AND OTHER NATURAL RESOURCES CONSISTENT WITH THE CITY'S BUILDING AND ENERGY CODES.

LEGEND

- NOT IN CONTRACT
- ROOF DRAIN
- ROOF CRICKET
- ROOF SLOPE
- ROOF HATCH
- WALK PAD
- ALIGN ELEMENTS
- PARAPET, WALL TYPE TO MATCH BELOW

FLOOR LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
	06.22.22	PLANNING DEVELOPMENT STANDARDS SUBMITTAL
1	10.01.22	BURBANK PLANNING COMMENTS
2	06.22.23	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

CLIENT SIGNATURE:

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

The above design specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the designer and no part thereof shall be copied, reproduced or used in any construction with any work or project other than the intended project for which they have been prepared and developed without the written consent of the designer. Visual contact with these items or constitute conclusive evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over spoken dimensions, coloration on the job and any other markings for all any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

PROJECT NO: **21-2779-1**

DRAWN BY: RM, CS, GD CHECKED BY: SL

PROJECT MANAGER: CC

DRAWING SCALE: As indicated

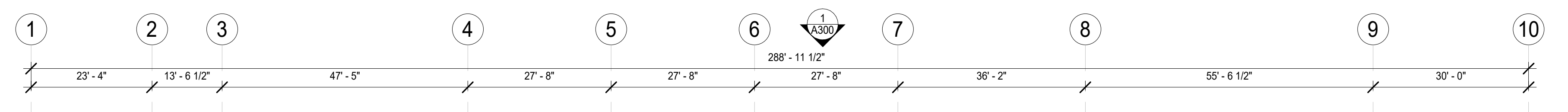
SHEET SIZE: 30x42

DRAWING TITLE:

**ROOF PLAN**

SHEET NO:

**A203**

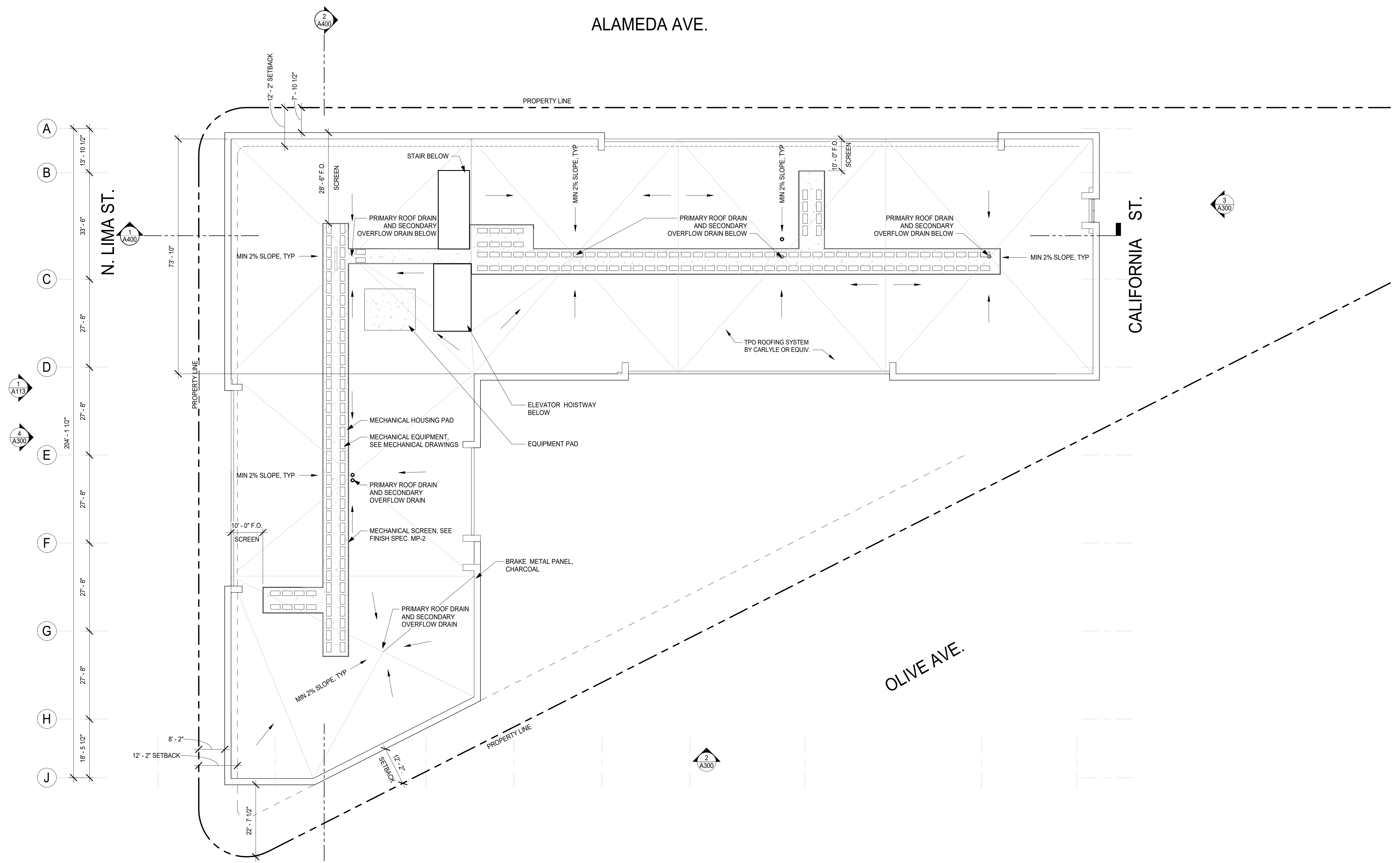


ALAMEDA AVE.

N. LIMA ST.

CALIFORNIA ST.

OLIVE AVE.

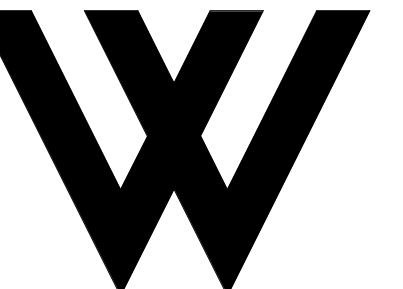


FILE NAME: Autodesk Docs\B22\_BHC-Residential\21-2779-1-BobHopeCenter-14\_Units.rvt  
 DATE STAMP: 1/19/2024 10:05:09 AM

**ROOF PLAN**  
 1/16" = 1'-0"

1





**WOLCOTT ARCHITECTURE**  
 527 W. 7TH ST., STE. 100A, LOS ANGELES, CA 90014  
 310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANT:

CERTIFICATION:

NOT FOR CONSTRUCTION. DRAWINGS ARE FOR CONCEPTUAL DESIGN ONLY AND ARE SUBJECT TO REVIEW AND APPROVAL FROM LOCAL JURISDICTION.

PROJECT:

**BOB HOPE CENTER - RESIDENTIAL**  
 3201 W OLIVE AVE.  
 BURBANK, CA 91505

FLOOR LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
06.22.22		PLANNING DEVELOPMENT STANDARDS SUBMITTAL
1	10.01.22	BURBANK PLANNING COMMENTS
2	06.22.23	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

CLIENT SIGNATURE:

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

The above design specifications, plans, designs and arrangements represent the design of the project and are not to be construed as a contract. The contractor shall be responsible for all construction with any work or product other than that specified in the contract documents. The contractor shall be responsible for all construction with any work or product other than that specified in the contract documents. The contractor shall be responsible for all construction with any work or product other than that specified in the contract documents.

PROJECT NO: 21-2779-1

DRAWN BY: RM, CS, GD CHECKED BY: SL

PROJECT MANAGER: CC

DRAWING SCALE: As indicated

SHEET SIZE: 30x42

DRAWING TITLE: FLOOR PLAN - P-1

SHEET NO: **A204**

**KEYNOTES**

0201 WHEELSTOP, TYP. AT ALL STALLS.

**GENERAL NOTES**

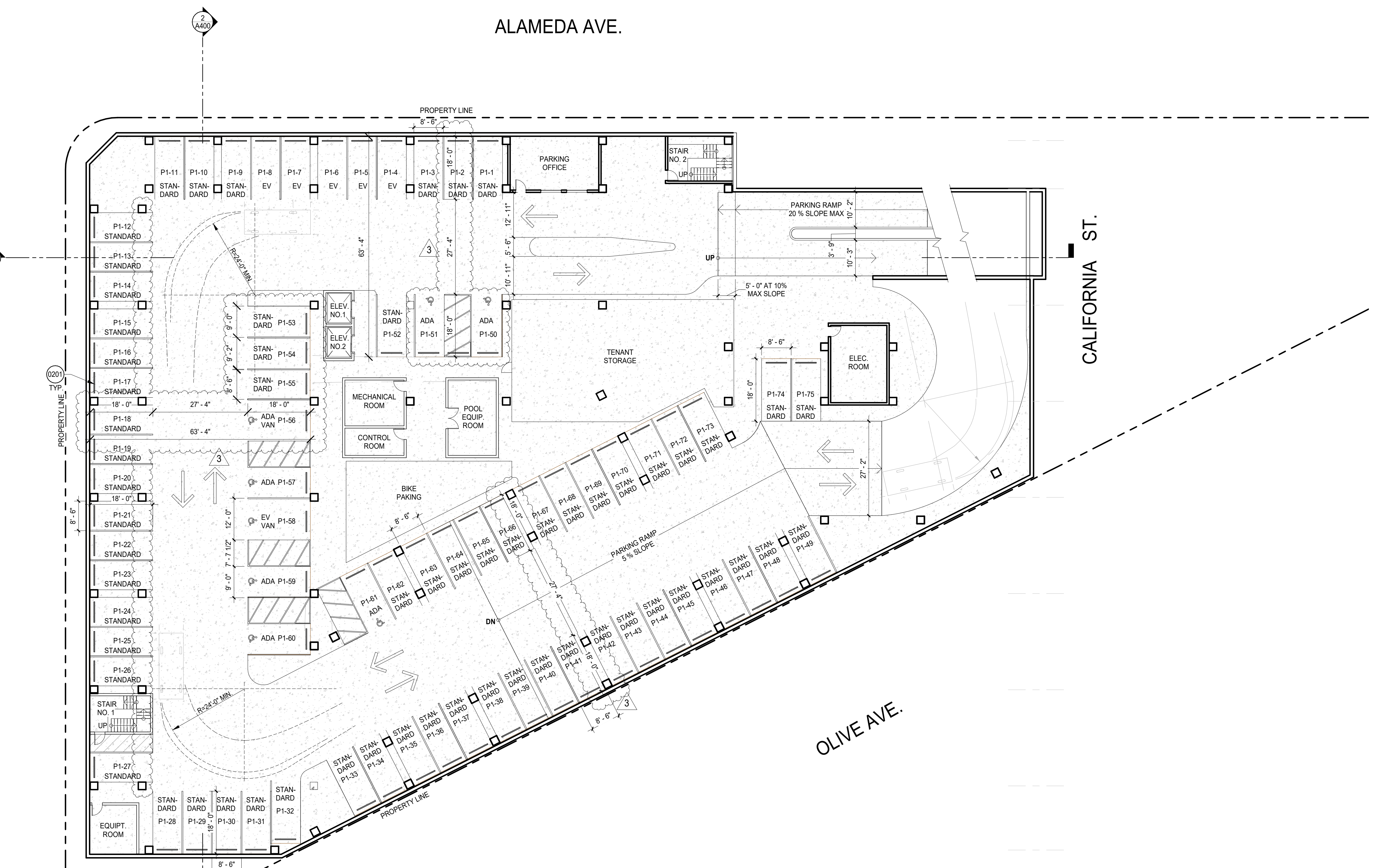
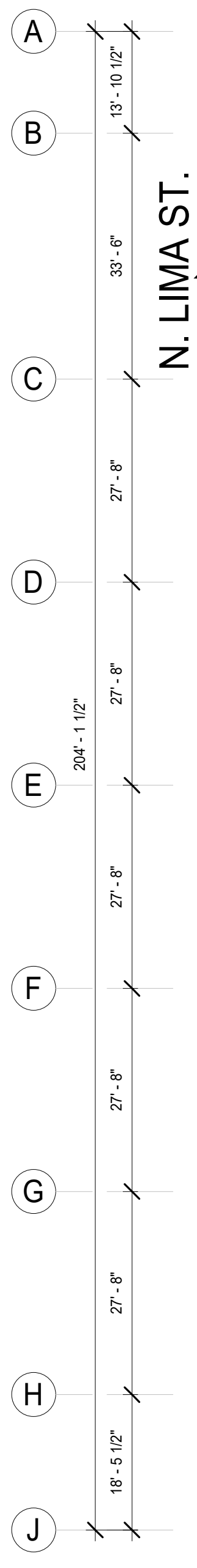
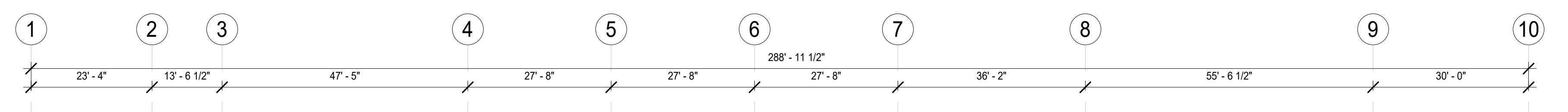
- SEE SHEETS A003 AND A004 FOR GENERAL NOTES.
- REFER TO SHEET A001 FOR SYMBOLS AND ABBREVIATIONS LEGEND.
- ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED ICC, NFPA, IAPMO, ASME BY JURISDICTION HAVING AUTHORITY.
- IN NO CASE SHALL DIMENSIONS OR OBJECTS OF ANY KIND BE SCALED FROM ANY DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH SUBSEQUENT WORK. CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CLARIFICATIONS TO THE ARCHITECT'S ATTENTION PRIOR TO PROCEEDING WITH ANY RELATED WORK.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB AND/OR TOP OF CONCRETE UNDERLAYMENT UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE TO BE TO FINISHED SURFACES UNLESS OTHERWISE NOTED.
- DIMENSIONS MARKED "MIN." INDICATE A MINIMUM CLEARANCE THAT MUST BE MAINTAINED WHEN FINISH MATERIALS ARE INSTALLED.
- ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE CONDUITS AND DUCTWORK WITH A MINIMUM OF CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT, FIXTURES, BATHROOM ACCESSORIES, GRAB BARS, MILLWORK.
- ALL WOOD FRAMING IN EXTERIOR WALLS TO BE FIRE-RETARDANT TREATED WOOD COMPLYING WITH CBC SECTION 2030.2. WOOD FRAMING TO INCLUDE BUT NOT LIMITED TO: STUDS, BLOCKING, EXTERIOR PLYWOOD SHEATHING, SILL PLATES, TOP PLATES, ETC.
- ADJUST FRAMING CONFIGURATION AT ALL FAN COIL UNITS WITHIN FLOOR/CEILING ASSEMBLY AS REQUIRED TO MAINTAIN FIRE-RATED ASSEMBLY. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL WOOD FRAMING IN CONTACT WITH CONCRETE IS TO BE PRESSURE TREATED.
- ALL FINISH WALL SURFACES TO BE FLUSH UNLESS OTHERWISE NOTED.
- ALL GYPSUM BOARD WALLS AND CEILING TO BE TAPED, SANDED, AND PRIMED TO LEVEL 4 FINISH UNLESS OTHERWISE NOTED.
- REFER TO SHEET A800 FOR WALL TYPES.
- REFER TO SHEET A700 FOR DOOR SCHEDULE AND DETAILS AND WINDOW SCHEDULE AND DETAILS.
- REFER TO SHEET A710 FOR FINISH, LIGHT FIXTURE, APPLIANCE, EQUIPMENT, AND PLUMBING FIXTURE SCHEDULES.
- ALL LIGHTING TO BE SHIELDED TO ELIMINATE GLARE ONTO ADJACENT PROPERTIES PER BMC 10-1-2017 (H) (1) CARPORTS, GARAGES, PARKING AREAS, AND DRIVEWAYS SHALL CONTAIN SECURITY LIGHTING. PRIMARY PEDESTRIAN SAFETY PER BMC 10-1-2017 (G)(2)
- (NOT USED)
- LIGHTS CONFORMING TO STANDARDS PRESCRIBED BY THE PUBLIC WORKS DIRECTOR SHALL BE INSTALLED IN ALL NIGHTTIME PARKING LOTS USED FOR PUBLIC PARKING OR FOR COMMERCIAL PURPOSES. PER BMC 10-1-1400.
- PER TABLE N-3 OF THE BURBANK 2035 GENERAL PLAN THIS PROJECT WILL BE CONSTRUCTED IN A WAY TO ACHIEVE INTERIOR NOISE LEVELS US 45DBA MAX. PER TABLE N-3 MAXIMUM ALLOWABLE NOISE EXPOSURE - TRANSPORTATION SOURCES OF THE GENERAL PLAN.
- THIS PROJECT WILL BE CONSTRUCTED INCORPORATING BUILDING DESIGN FEATURES THAT MINIMIZE THE CONSUMPTION OF ENERGY, WATER, AND OTHER NATURAL RESOURCES CONSISTENT WITH THE CITY'S BUILDING AND ENERGY CODES.

**LEGEND**

	NOT IN CONTRACT		ALIGN ELEMENTS
	EXISTING MILLWORK		ROOM NAME AND NUMBER
	NEW MILLWORK		FIRE EXTINGUISHER CABINET
	EXISTING PARTITION		NEW PLUMBING FIXTURES
	EXISTING DOOR		
	WALL TAG. REFER TO A800		
	NEW PARTITION PER PLAN		
	NEW DOOR		
	DOOR NUMBER. REFER TO A700		
	WINDOW TAG. REFER TO A700		
	NEW PLUMBING FIXTURE, APPLIANCE, OR EQUIPMENT. REFER TO A710		

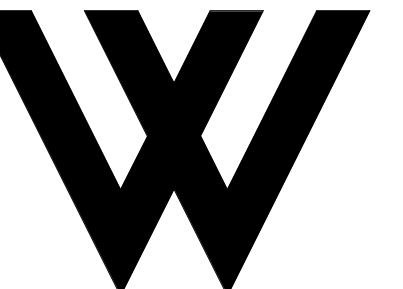
NOTES:  
 STALLS P1-51, P1-52, P1-53, & P1-54 (A TOTAL OF 4 STALLS, IN WHICH P1-51 IS ADA VAN ACCESSIBLE) ARE RESERVED FOR COMMERCIAL USE & PROVIDE A MINIMUM WIDTH OF 9'-0" PER BMC SECTION 10-1-1401.  
 STALLS P1-1 THROUGH P1-50 & P1-55 THROUGH P2-116 (A TOTAL OF 177 STALLS) ARE RESERVED FOR RESIDENTIAL USE & PROVIDE A MINIMUM OF 8'-6" PER BMC SECTION 10-1-1401.

**FLOOR PLAN - P-1**  
 1/16" = 1'-0"



FILE NAME: Autodesk Docs\B22\_BHC-Residential\21-2779-1\_BobHopeCenter-144\_Units.rvt  
 DATE STAMP: 2/20/2024 3:14:00 PM





**WOLCOTT ARCHITECTURE**  
 527 W. 7TH ST., STE. 100A, LOS ANGELES, CA 90014  
 310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANT:

CERTIFICATION:

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PROJECT:

**BOB HOPE CENTER - RESIDENTIAL**  
 3201 W OLIVE AVE.  
 BURBANK, CA 91505

**KEYNOTES**

0201 WHEELSTOP, TYP. AT ALL STALLS.

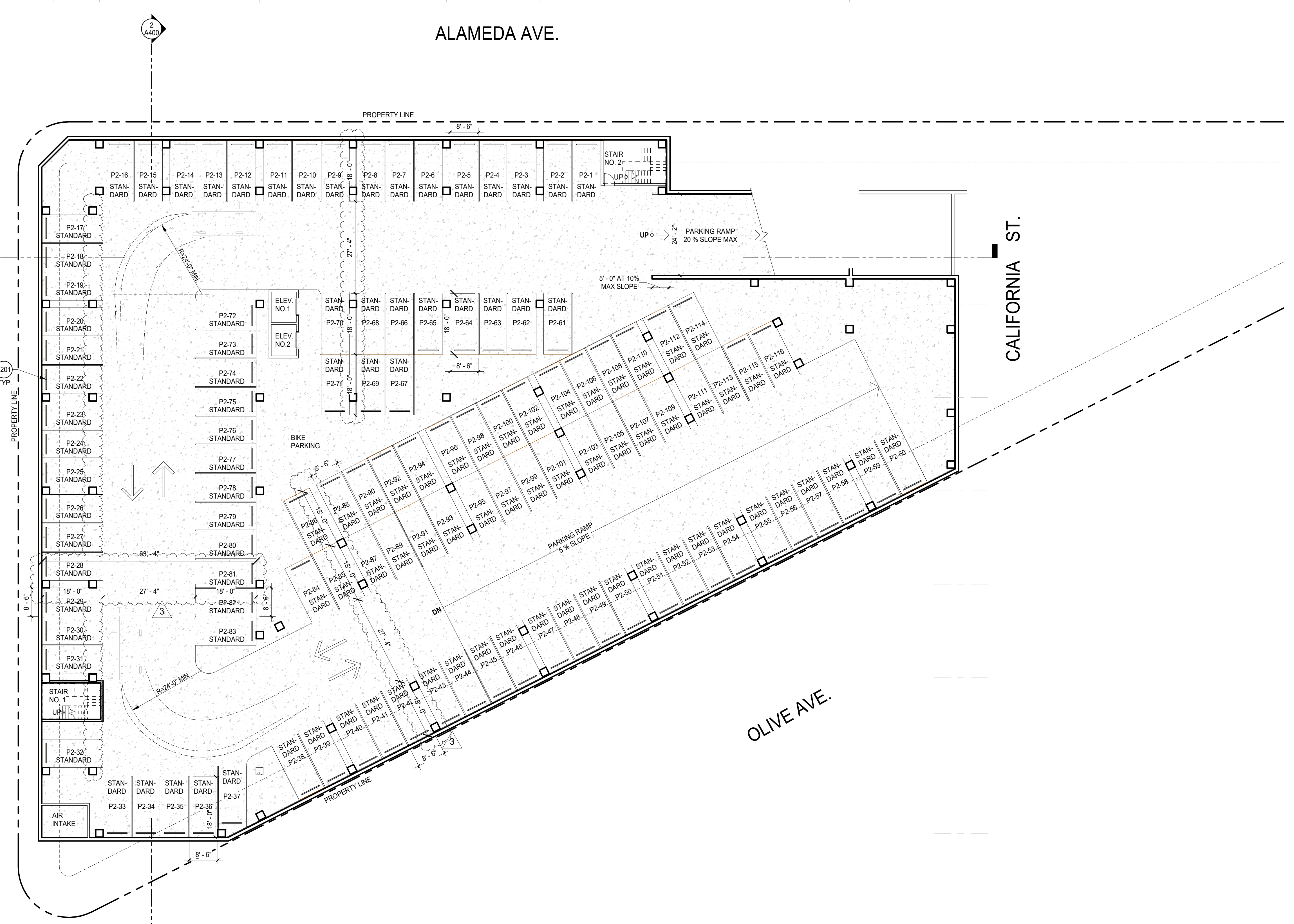
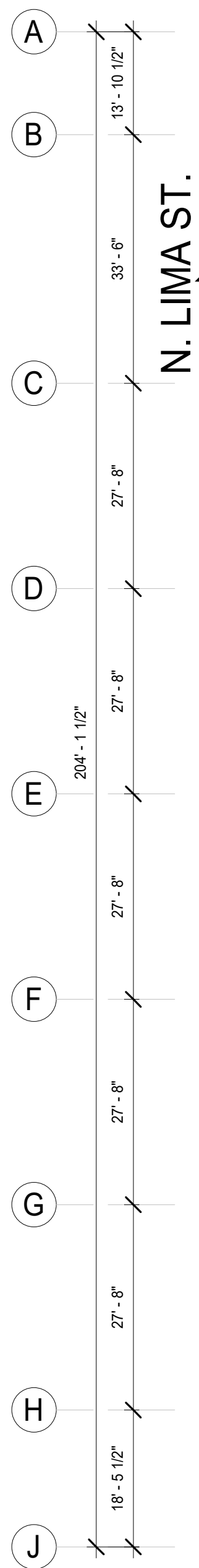
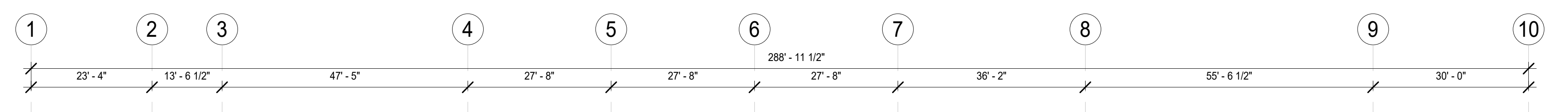
**GENERAL NOTES**

- SEE SHEETS A003 AND A004 FOR GENERAL NOTES.
- REFER TO SHEET A001 FOR SYMBOLS AND ABBREVIATIONS LEGEND.
- ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED ICC, NFPA, IAPMO, ASME BY JURISDICTION HAVING AUTHORITY.
- IN NO CASE SHALL DIMENSIONS OR OBJECTS OF ANY KIND BE SCALED FROM ANY DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH SUBSEQUENT WORK. CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CLARIFICATIONS TO THE ARCHITECT'S ATTENTION PRIOR TO PROCEEDING WITH ANY RELATED WORK.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB AND/OR TOP OF CONCRETE UNDERLAYMENT UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE TO BE TO FINISHED SURFACES UNLESS OTHERWISE NOTED.
- DIMENSIONS MARKED "MIN" INDICATE A MINIMUM CLEARANCE THAT MUST BE MAINTAINED WHEN FINISH MATERIALS ARE INSTALLED.
- ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE CONDUITS AND DUCTWORK WITH A MINIMUM OF CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT, FIXTURES, BATHROOM ACCESSORIES, GRAB BARS, MILLWORK.
- ALL WOOD FRAMING IN EXTERIOR WALLS TO BE FIRE-RETARDANT TREATED WOOD COMPRISING WITH CBC SECTION 2303.2. WOOD FRAMING TO INCLUDE BUT NOT LIMITED TO: STUDS, BLOCKING, EXTERIOR PLYWOOD SHEATHING, SILL PLATES, TOP PLATES, ETC.
- ADJUST FRAMING CONFIGURATION AT ALL FAN COIL UNITS WITHIN FLOOR/CEILING ASSEMBLY AS REQUIRED TO MAINTAIN FIRE-RATED ASSEMBLY. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL WOOD FRAMING IN CONTACT WITH CONCRETE IS TO BE PRESSURE TREATED.
- ALL FINISH WALL SURFACES TO BE FLUSH UNLESS OTHERWISE NOTED.
- ALL GYPSUM BOARD WALLS AND CEILING TO BE TAPED, SANDED, AND PRIMED TO LEVEL 4 FINISH UNLESS OTHERWISE NOTED.
- REFER TO SHEET A800 FOR WALL TYPES.
- REFER TO SHEET A700 FOR DOOR SCHEDULE AND DETAILS AND WINDOW SCHEDULE AND DETAILS.
- REFER TO SHEET A710 FOR FINISH, LIGHT FIXTURE, APPLIANCE, EQUIPMENT, AND PLUMBING FIXTURE SCHEDULES.
- ALL LIGHTING TO BE SHIELDED TO ELIMINATE GLARE ONTO ADJACENT PROPERTIES PER BMC 10-1-2017 (H) (1) CARPORTS, GARAGES, PARKING AREAS, AND DRIVEWAYS SHALL CONTAIN SECURITY LIGHTING. PRIMARY PEDESTRIAN SAFETY PER BMC 10-1-2017 (G)(2)
- (NOT USED)
- LIGHTS CONFORMING TO STANDARDS PRESCRIBED BY THE PUBLIC WORKS DIRECTOR SHALL BE INSTALLED IN ALL NIGHTTIME PARKING LOTS USED FOR PUBLIC PARKING OR FOR COMMERCIAL PURPOSES. PER BMC 10-1-1420.
- PER TABLE N-6 OF THE BURBANK 2035 GENERAL PLAN THIS PROJECT WILL BE CONSTRUCTED IN A WAY TO ACHIEVE INTERIOR NOISE LEVELS US 45DBA MAX. PER TABLE N-3 MAXIMUM ALLOWABLE NOISE EXPOSURE - TRANSPORTATION SOURCES OF THE GENERAL PLAN.
- THIS PROJECT WILL BE CONSTRUCTED INCORPORATING BUILDING DESIGN FEATURES THAT MINIMIZE THE CONSUMPTION OF ENERGY, WATER, AND OTHER NATURAL RESOURCES CONSISTENT WITH THE CITY'S BUILDING AND ENERGY CODES.

**LEGEND**

	NOT IN CONTRACT		ALIGN ELEMENTS
	EXISTING MILLWORK		ROOM NAME AND NUMBER
	NEW MILLWORK		FIRE EXTINGUISHER CABINET
	EXISTING PARTITION		NEW PLUMBING FIXTURES
	EXISTING DOOR		
	WALL TAG. REFER TO A800		
	NEW PARTITION PER PLAN		
	NEW DOOR		
	DOOR NUMBER. REFER TO A700		
	WINDOW TAG. REFER TO A700		
	NEW PLUMBING FIXTURE, APPLIANCE, OR EQUIPMENT. REFER TO A710		

NOTES:  
 STALLS P1-51, P1-52, P1-53, & P1-54 (A TOTAL OF 4 STALLS, IN WHICH P1-51 IS ADA VAN ACCESSIBLE) ARE RESERVED FOR COMMERCIAL USE & PROVIDE A MINIMUM WIDTH OF 9'-0" PER BMC SECTION 10-1-1401.  
 STALLS P1-1 THROUGH P1-50 & P1-55 THROUGH P2-116 (A TOTAL OF 177 STALLS) ARE RESERVED FOR RESIDENTIAL USE & PROVIDE A MINIMUM OF 8'-6" PER BMC SECTION 10-1-1401.



**FLOOR PLAN - P-2**  
 1/16" = 1'-0"

**FLOOR LEVEL:**

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
06.22.22		PLANNING DEVELOPMENT STANDARDS SUBMITTAL
1	10.01.22	BURBANK PLANNING COMMENTS
2	06.22.23	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

CLIENT SIGNATURE:

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

The above design specifications, plans, designs and arrangements represented hereby are the direct result of the professional services of the designer and not the result of any other person's work. The designer shall not be responsible for any construction errors or omissions which may occur in the field or in the construction of the project unless the project is specifically identified in the contract documents as a design-build project. The designer shall not be held responsible for any construction errors or omissions which may occur in the field or in the construction of the project unless the project is specifically identified in the contract documents as a design-build project. The designer shall not be held responsible for any construction errors or omissions which may occur in the field or in the construction of the project unless the project is specifically identified in the contract documents as a design-build project.

PROJECT NO: **21-2779-1**

DRAWN BY: RM, CS, GD CHECKED BY: SL

PROJECT MANAGER: CC

DRAWING SCALE: As indicated

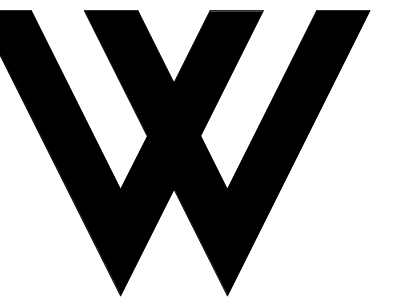
SHEET SIZE: 30x42

DRAWING TITLE: **FLOOR PLAN - P-2**

SHEET NO:

**A205**





**WOLCOTT  
ARCHITECTURE**  
527 W. 7TH ST., STE. 130A, LOS ANGELES, CA 90014  
310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANT:

CERTIFICATION:

NOT FOR CONSTRUCTION.  
DRAWINGS ARE FOR  
CONCEPTUAL DESIGN ONLY  
AND ARE SUBJECT TO  
REVIEW AND APPROVAL  
FROM LOCAL JURISDICTION.

PROJECT:

**BOB HOPE CENTER -  
RESIDENTIAL**  
3201 W OLIVE AVE.  
BURBANK, CA 91505

FLOOR LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
06.22.22		PLANNING DEVELOPMENT STANDARDS SUBMITTAL
1	10.01.22	BURBANK PLANNING COMMENTS
2	06.22.23	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

CLIENT SIGNATURE:

SIGNATURE: DATE: 09/27/23

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PROJECT NO: 21-2779-1

DRAWN BY: Author CHECKED BY: Checker

PROJECT MANAGER: Designer

DRAWING SCALE: As indicated

SHEET SIZE: 30x42

DRAWING TITLE: RCP P-1

SHEET NO: A206

KEYNOTES

LIGHTING NOTES

- ALL FIXTURES SHALL HAVE APPROPRIATE UL LABEL, DAMP OR WET AS REQUIRED BY LOCAL CODES.
- ALL FIXTURES SHALL INCLUDE ALL ACCESSORIES FOR INSTALLATION ACCORDING TO ALL LOCAL, SEISMIC, AND NATIONAL CODES.
- ALL FIXTURES SUSPENDED OVER 18" SHALL BE SEISMICALLY BRACED IN ACCORDANCE WITH CBC 1617A.1.18 ASCE SECTION 13.1.4.
- PRIOR TO ORDERING ANY LIGHTING EQUIPMENT, THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND RECESS DEPTHS. FIXTURES REQUIRING "TRAPEZOID" TYPE OR OTHER NON-STANDARD INSTALLATION SHALL BE IDENTIFIED AT TIME OF BID.
- ALL LAMPS SHALL BE INSTALLED ACCORDING TO THE FIXTURE SCHEDULE. REFER TO SHEET A720.
- CONTRACTOR SHALL VERIFY FINAL VOLTAGES, DRIVER LOCATIONS AND CEILING TRIM COMPATIBILITY PRIOR TO ORDERING FIXTURES.
- CEILING THICKNESS IN EXCESS OF 3/4" SHALL BE IDENTIFIED IN WRITING BY CONTRACTOR/ARCHITECT.
- ALL FIXTURES SHALL BE ORDERED WITH THE APPROPRIATE BALLASTS THAT HAVE UL AND CBM LABELS. ALL BALLASTS MUST CONFORM TO TITLE 24 REQUIREMENTS FOR PERFORMANCE, SWITCHING, AND WIRING (I.E. TANDEM).
- PROVIDE APPROVED FIRE-RATED ENCLOSURES FOR ALL LIGHTING FIXTURES LOCATED IN A FIRE-RATED CEILING.
- WALLS DIRECTLY ILLUMINATED SHALL BE INSTALLED AND FINISHED IN A MANNER TO ELIMINATE SHADOWS OR BLEMISHES (I.E. HANG DRY WALL VERTICALLY, PROVIDE LEVEL 5 FINISH).
- RESPONSIBILITY FOR EMERGENCY LIGHTING, EGRESS PHOTOMETRICS, TITLE 24 CALCULATIONS, AND CIRCUITING TO MEET CODE CONFORMANCE REMAINS WITH THE ELECTRICAL ENGINEER OR DESIGN-BUILD SUBCONTRACTOR AS REQUIRED BY LAW.
- ALL FIXTURES LOCATED IN AN INSULATED CEILING AREA, SHOULD HAVE AN IC HOUSING (ELECTRICAL CONTRACTOR TO COORDINATE).
- ANY FIXTURE SUBSTITUTIONS MUST BE APPROVED BY WOLCOTT PRIOR TO BID. CONTRACTOR MUST BE PREPARED TO SUPPLY A SAMPLE AND/OR PHOTOMETRIC DATA IF REQUESTED. IF SUBSTITUTION IS REJECTED, CONTRACTOR MUST BE PREPARED TO PROVIDE SPECIFIED PRODUCT WITHOUT DELAY.
- ALL LIGHTING CONTROL DIMMERS SHALL HAVE PRESET RECALL FUNCTIONALITY.
- FIXTURES WITH DUAL CIRCUITS SHALL SEPARATE DIMMING CONTROLS FOR DIRECT AND INDIRECT LIGHTING.

GENERAL NOTES

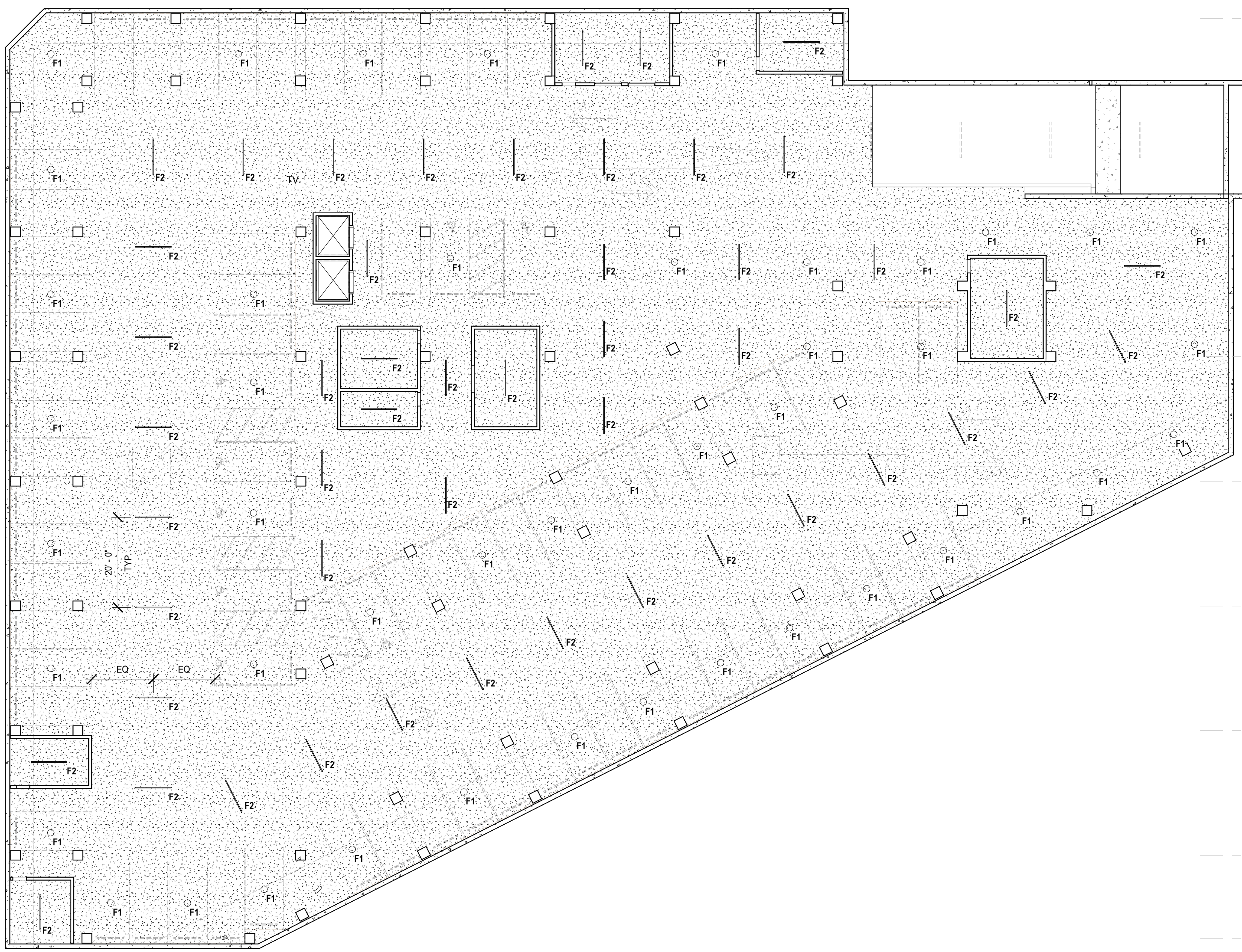
- SEE SHEETS A003 AND A004 FOR GENERAL NOTES.
- REFER TO SHEET A001 FOR SYMBOLS AND ABBREVIATIONS LEGEND.
- ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED ICC, NFPA, IAPMO, ASME BY JURISDICTION HAVING AUTHORITY.
- LIGHT FIXTURES SHOWN ON PLAN ARE NEW U.O.N.
- REVIEW SWITCH LOCATION WITH ARCHITECT PRIOR TO WIRING OR SETTING OF J-BOX FOR APPROVAL.
- SWITCHES AND DEVICE TYPE: MATCH EXISTING U.O.N.
- UNDER CABINET LIGHTING SHALL BE HARDWIRED TO A WALL SWITCH.
- ALL LIGHTING AND CONTROLS TO CONFORM TO TITLE 24 ENERGY CODE REQUIREMENTS.
- REVIEW LOCATION OF ALL WALL DEVICES WITH ARCHITECT PRIOR TO INSTALL, INCLUDING BUT NOT LIMITED TO: SWITCHES, OUTLETS, EXTINGUISHERS, FIRE ALARM DEVICES, ETC.
- ALL NEW SPRINKLER HEADS WITHIN ALL NEW CEILING TYPES TO MATCH EXISTING / BE RECESSED / CONCEALED TYPE. WHERE CONCEALED TYPE HEADS OCCUR PROVIDE SPRINKLER HEAD CAP TO MATCH CEILING COLOR.
- ALL NEW SQUARE CEILING DIFFUSERS TO BE PAINTED STEEL "PLAQUE" TYPE DIFFUSER U.O.N.
- PROVIDE CEILING ACCESS PANELS AS REQUIRED BY LOCAL GOVERNING AGENCIES FOR REQUIRED ACCESS TO ABOVE CEILING EQUIPMENT. PROVIDE PAINTED METAL ACCESS PANEL. PROVIDE SPECS FOR ARCHITECTS REVIEW PRIOR TO PURCHASE AND INSTALL.

LEGEND

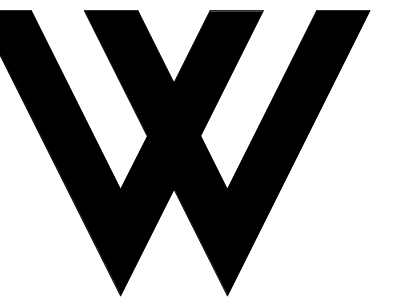
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- EXISTING 2X2 SUSPENDED CEILING GRID AND ACOUSTIC TILES TO REMAIN. REPLACE DAMAGED GRID AND MISSING, DAMAGED, CHIPPED, OR STAINED TILES WITH NEW, U.O.N. IF TILES ARE NOT UNIFORM, INSTALL NEW TILES IN ENTIRE ROOM AND RELOCATE TILES TO MAINTAIN A UNIFORM APPEARANCE. UPGRADE GRID AS REQUIRED TO MEET CURRENT SEISMIC CODE.
- NEW 2X2 SUSPENDED CEILING GRID AND ACOUSTIC TILES.
- OPEN CEILING
- FX LIGHT FIXTURE AND TAG. REFER TO SHEET A720.
- WALL MOUNTED EXIT SIGN. HATCH INDICATES ILLUMINATED FACE, ARROW INDICATES DIRECTION. SEE ALSO FIRE DEPARTMENT NOTES. SEE DETAIL.
- CEILING MOUNTED EXIT SIGN. HATCH INDICATES ILLUMINATED FACE, ARROW INDICATES DIRECTION. SEE ALSO FIRE DEPARTMENT NOTES.

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**WOLCOTT**  
ARCHITECTURE  
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310.204.2290 | WWW.WOLCOTTAI.COM

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PROJECT:

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FLOOR LEVEL:

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CLIENT SIGNATURE:

SIGNATURE: DATE: 09/27/23

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PROJECT NO: 21-2779-1

DRAWN BY: Author CHECKED BY: Checker

PROJECT MANAGER: Designer

DRAWING SCALE: As indicated

SHEET SIZE: 30x42

DRAWING TITLE:  
RCP P-2

SHEET NO:  
A207

KEYNOTES

LIGHTING NOTES

1. ALL FIXTURES SHALL HAVE APPROPRIATE UL LABEL, DAMP, OR WET AS REQUIRED BY LOCAL CODES.
2. ALL FIXTURES SHALL INCLUDE ALL ACCESSORIES FOR INSTALLATION ACCORDING TO ALL LOCAL, SEISMIC, AND NATIONAL CODES.
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9. PROVIDE APPROVED FIRE-RATED ENCLOSURES FOR ALL LIGHTING FIXTURES LOCATED IN A FIRE-RATED CEILING.
10. WALLS DIRECTLY ILLUMINATED SHALL BE INSTALLED AND FINISHED IN A MANNER TO ELIMINATE SHADOWS OR BLEMISHES (I.E. HANG DRY WALL VERTICALLY, PROVIDE LEVEL 5 FINISH).
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GENERAL NOTES

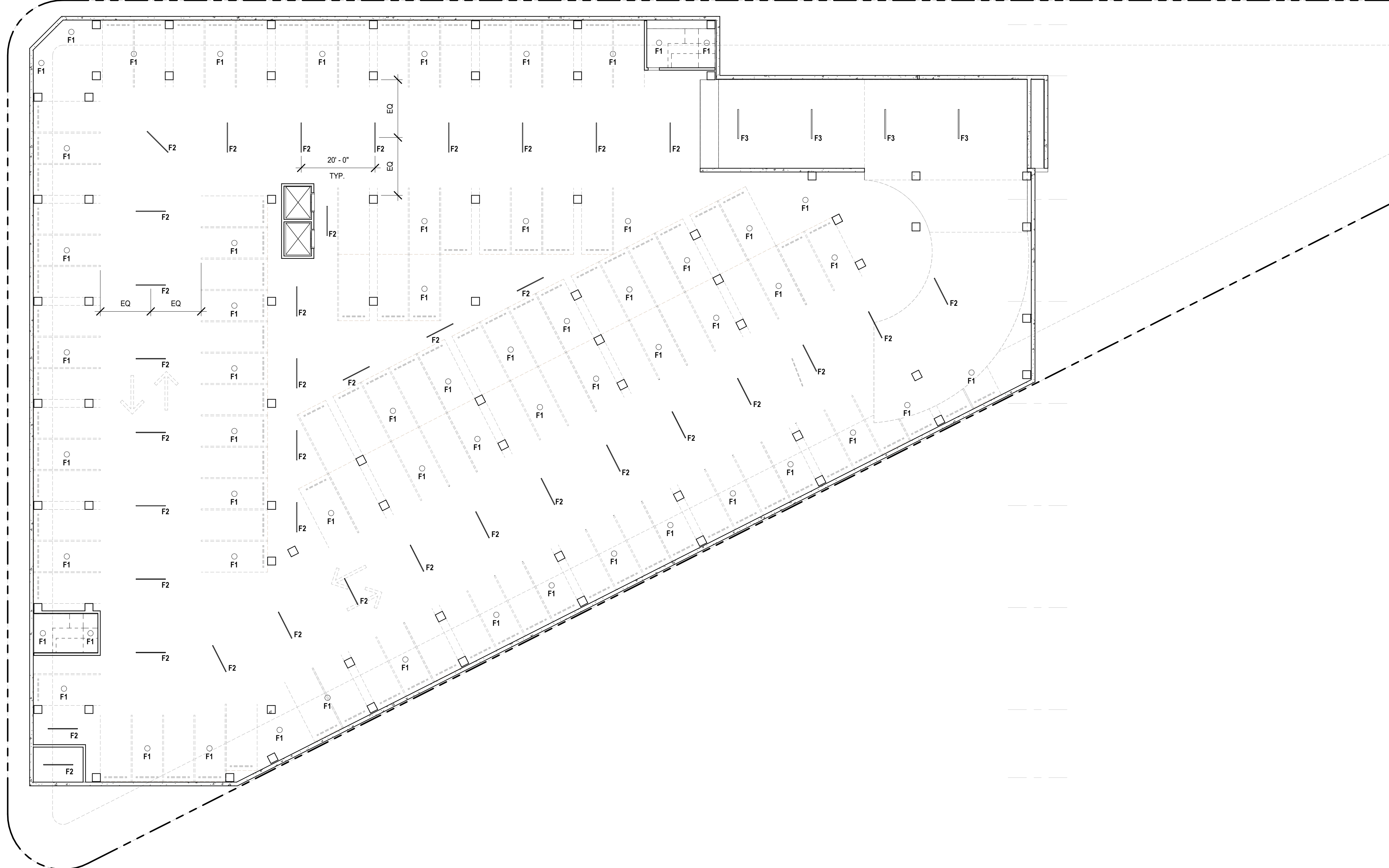
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LEGEND

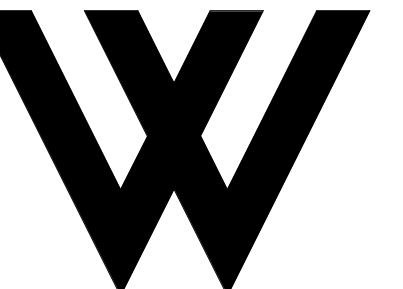
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**WOLCOTT ARCHITECTURE**  
 527 W. 7TH ST., STE 130A, LOS ANGELES, CA 90014  
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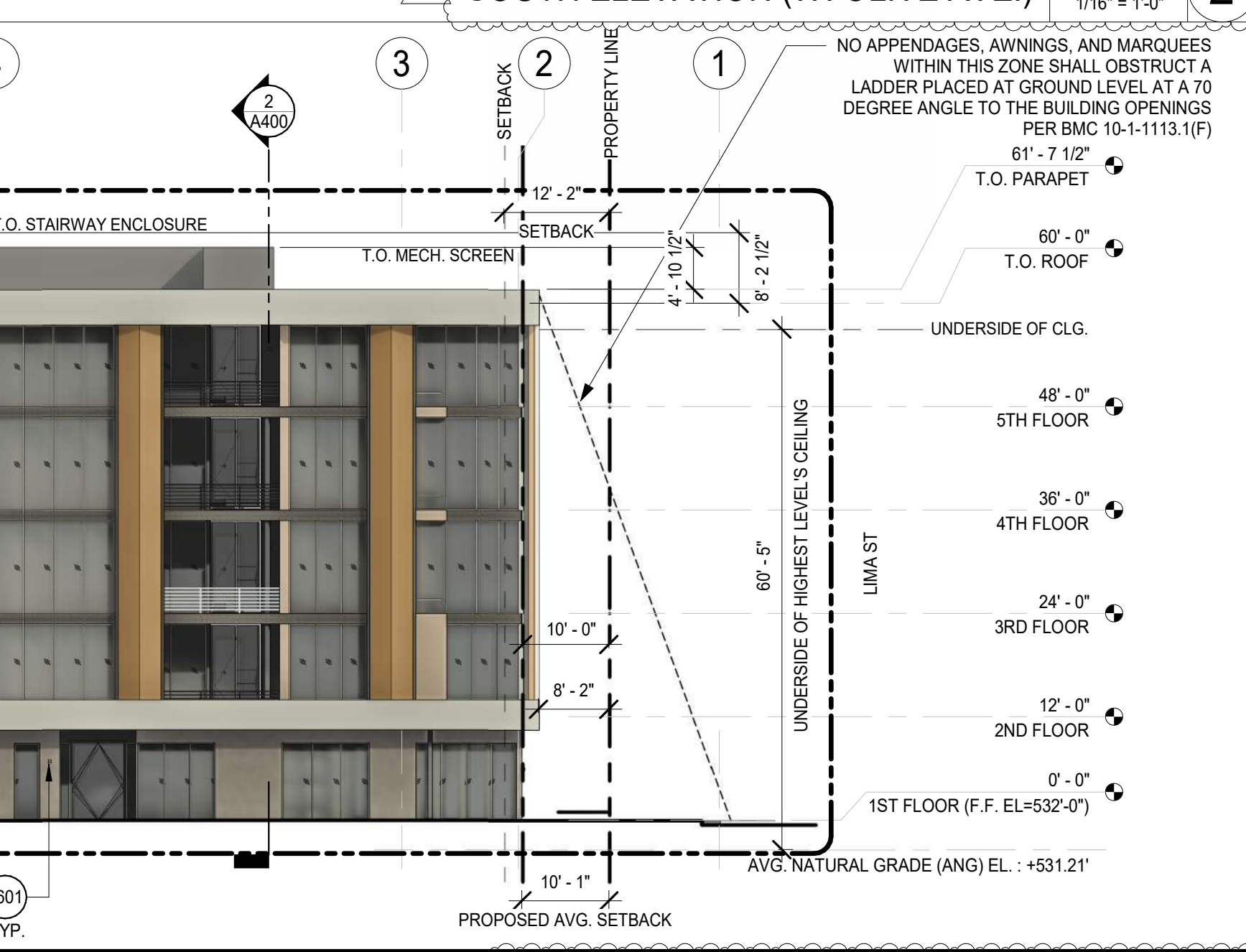
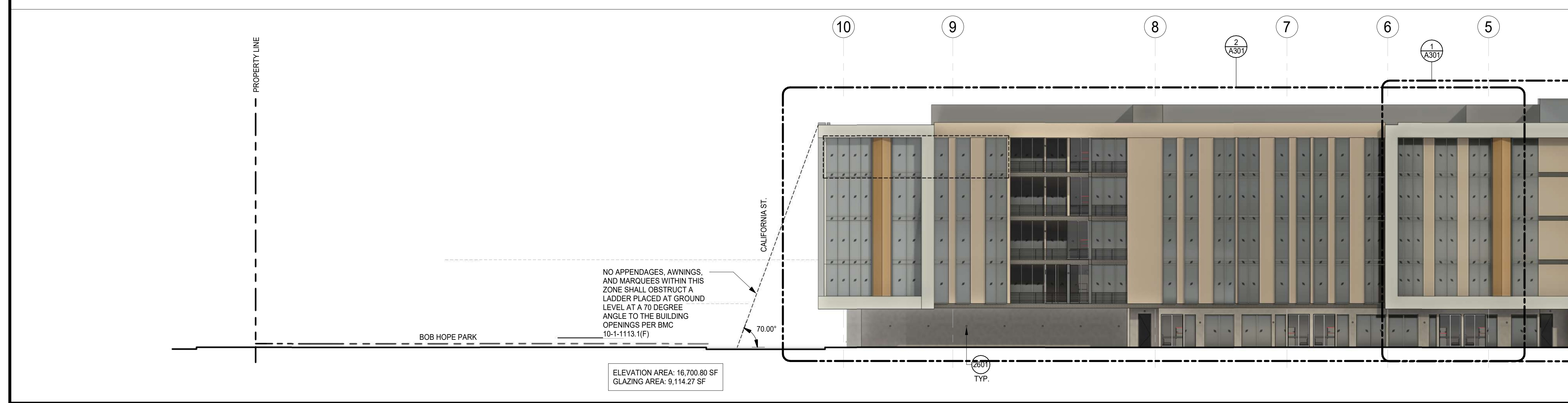
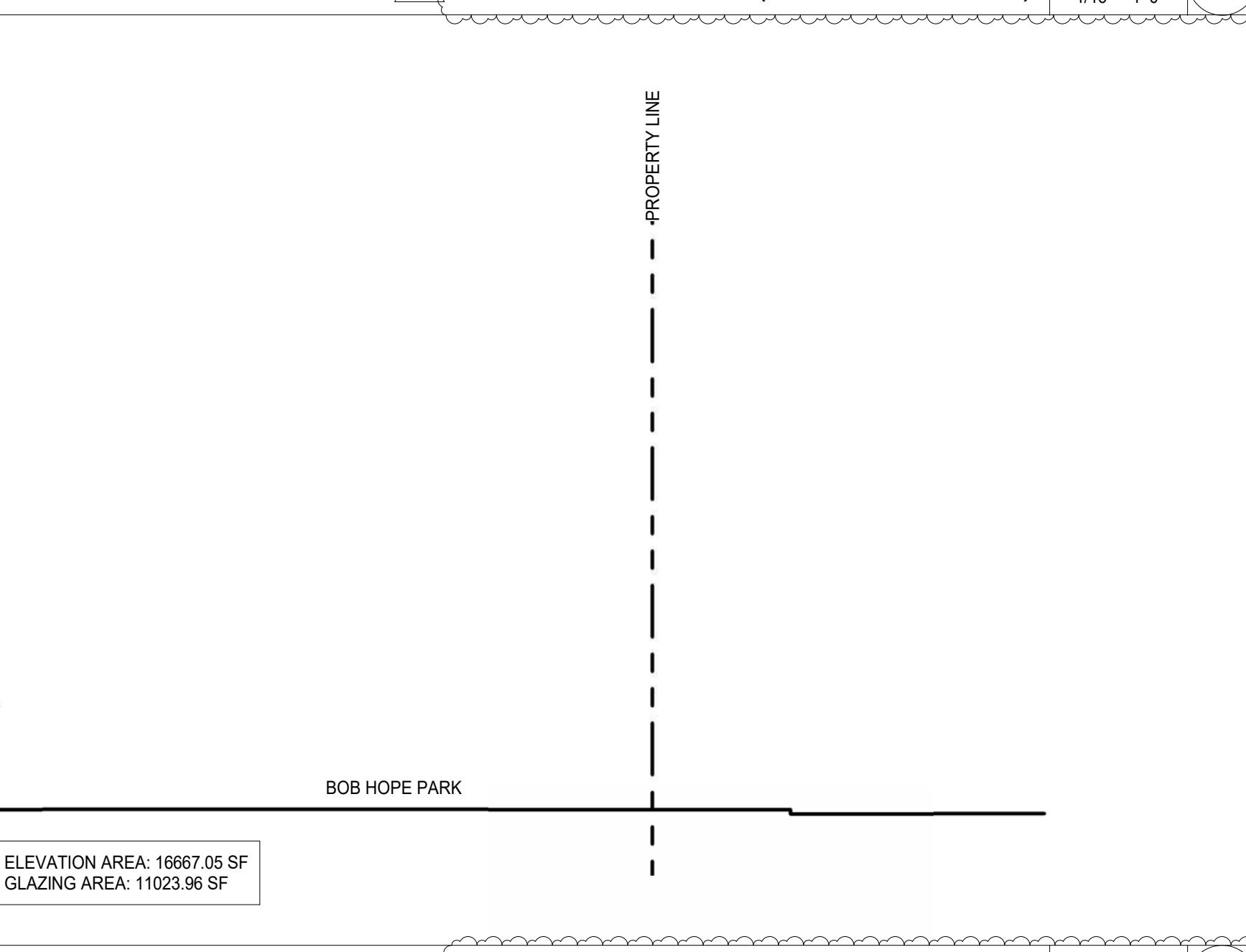
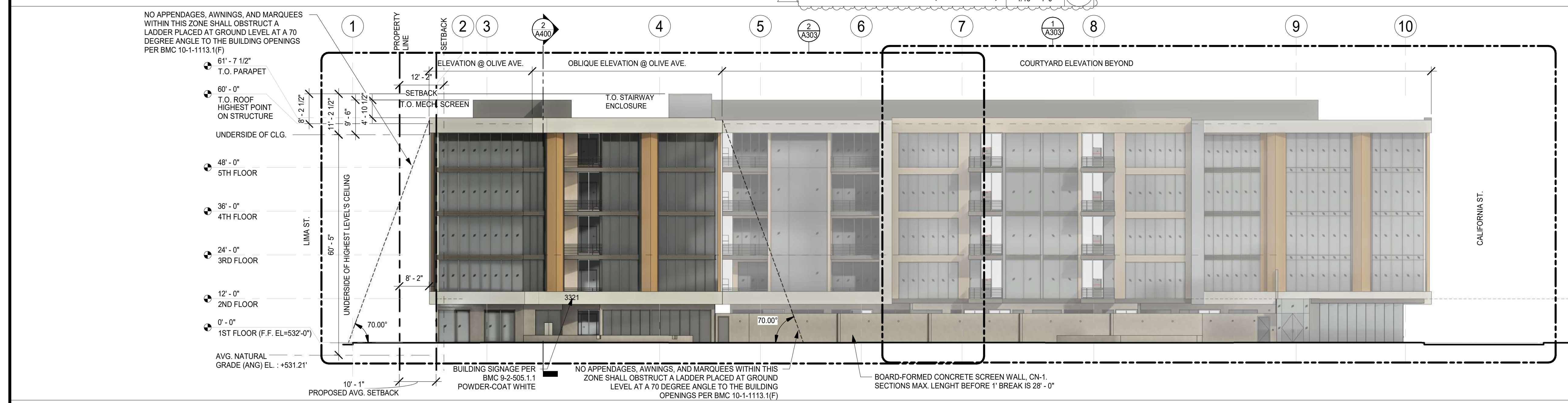
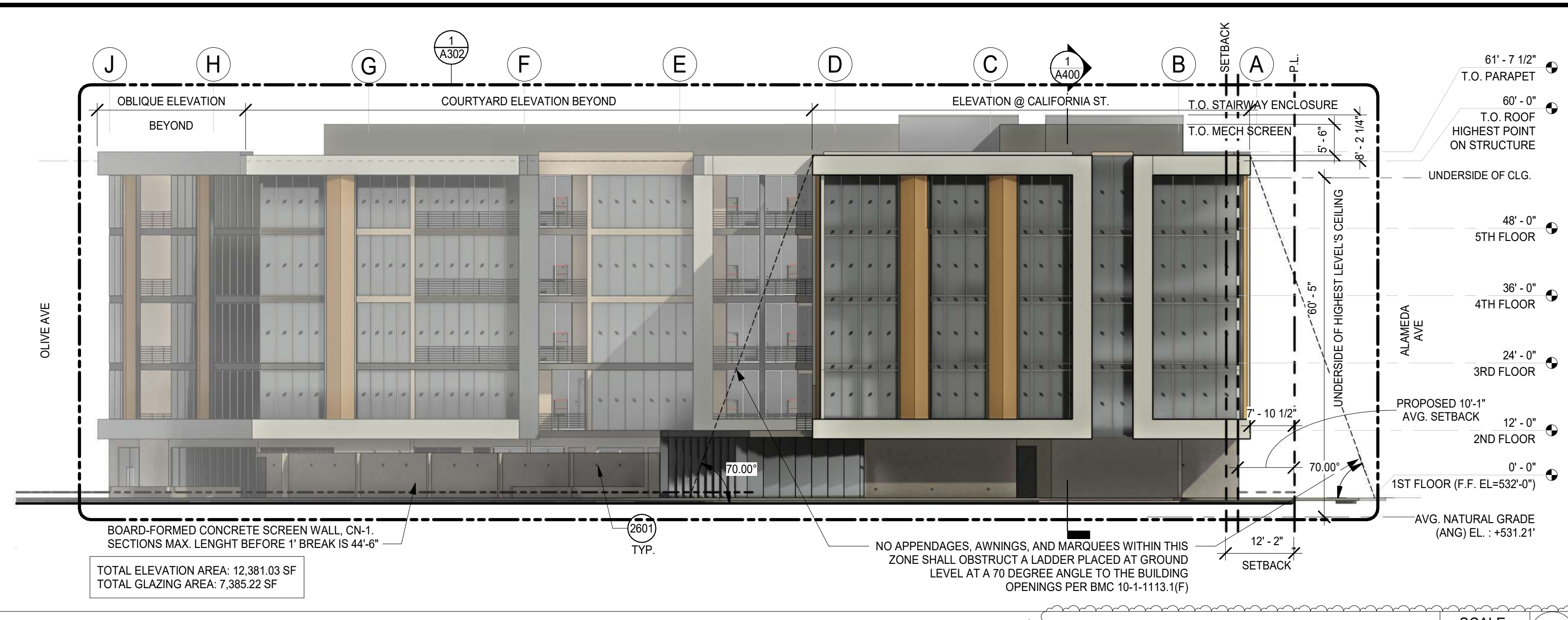
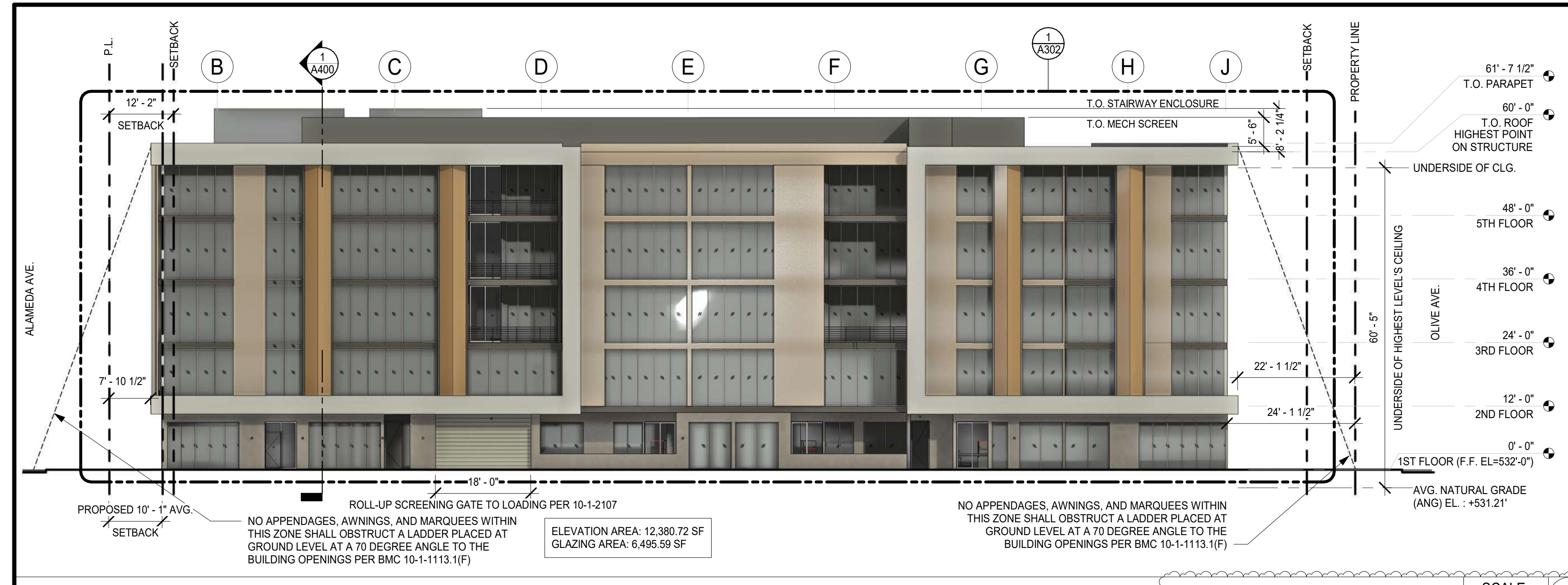
CONSULTANT:

CERTIFICATION:

NOT FOR CONSTRUCTION. DRAWINGS ARE FOR CONCEPTUAL DESIGN ONLY AND ARE SUBJECT TO REVIEW AND APPROVAL FROM LOCAL JURISDICTION.

PROJECT:

**BOB HOPE CENTER - RESIDENTIAL**  
 3201 W OLIVE AVE.  
 BURBANK, CA 91505



FINISH NO.	DESCRIPTION	MANUFACTURER	SPECIFICATION	LOCATION	NOTES
CN-1	CONCRETE	-	BOARD-FORMED CONCRETE	SEE FINISH PLAN	-
MR-1	METAL PANEL	ALUMBOBOARD	ALUMBOBOARD PW-10; CHARCOAL	SEE FINISH ELEVATION	DAVIS COLORS, DARK GREY (CARBON) 8084
MP-2	METAL PANEL	METAL SALES	TLC-1, 22 GA. FLAT SEAM METAL PANEL	SEE FINISH ELEVATION	COLOR TO MATCH PT-1
ST-1	STEEL	-	STEEL BARSTOCK HANDRAIL	SEE FINISH ELEVATION	COLOR TO MATCH PT-2
WD-1	WOOD COMPOSITE PANEL	TRESPA	METEON-LOFT BROWN	SEE FINISH ELEVATION	-
WP-1	WALL FINISH	EIFS	EIFS, PAINTED	SEE FINISH ELEVATION	PAINTED PT-1

**KEYNOTES**

2601 (N) EXTERIOR WALL MOUNTED LIGHTING BY SISTEMALUX OR EQUIV.

**GENERAL NOTES**

- (N) EXTERIOR GLAZING SYSTEMS BY ARCADIA OR EQUIV. MFR.
- (N) EXTERIOR WINDOW SYSTEMS BY ARCADIA OR EQUIV. MFR.
- (N) EXTERIOR DOOR SYSTEMS BY ARCADIA OR EQUIV. MFR.
- SEE MATERIAL FINISH LEGEND FOR OTHER MATERIAL FINISHES
- NO MECHANICAL VENTING SHALL FACE A RESIDENTIAL ZONE, UNLESS SUCH MECHANICAL VENTING IS MORE THAN 300 FEET FROM THE NEAREST RESIDENTIAL ZONE PROPERTY. FURTHERMORE, NO MECHANICAL VENTING SHALL BE LOCATED ANYWHERE ON THE BUILDING WITHIN 50 FEET FROM THE NEAREST RESIDENTIAL ZONED PROPERTY.
- ALL PROJECT LIGHTING SHOULD BE DESIGNED TO ELIMINATE GLARE ONTO ADJACENT PROPERTIES. THE DESIGN OF LIGHT STANDARDS SHALL BE COMPATIBLE WITH THE BUILDING ARCHITECTURE AND ADJACENT LIGHT STANDARDS IN THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES.
- ENERGY CONSERVATION SHALL BE AN IMPORTANT CONSIDERATION IN NIGHTTIME LIGHTING PLANS. PLANS FOR THE DESIGN AND OPERATION OF LIGHTING AND ILLUMINATION SHALL BE DEVELOPED CONSISTENT WITH THE LATEST TECHNICAL AND OPERATIONAL ENERGY CONSERVATION CONCEPTS.
- BUILDING ELEVATIONS FACING A RESIDENTIAL ZONE WITH 50 PERCENT OR MORE OF THE BUILDING SURFACE IN GLASS SHALL BE LIMITED TO A MAXIMUM OF 15 PERCENT REFLECTIVITY FOR THOSE MATERIALS. BUILDING ELEVATIONS FACING A RESIDENTIAL ZONE WITH LESS THAN 50 PERCENT OF SURFACE IN GLASS SHALL BE LIMITED TO A MAXIMUM OF 20 PERCENT REFLECTIVITY FOR THOSE MATERIALS.

**LEGEND**

SYMBOL	DESCRIPTION	ABBREVIATION	FINISH TYPE
[Hatched Box]	NOT IN CONTRACT	N.I.C.	BASE FINISH
[Circle]	ALIGN ELEMENTS	ALIGN	CARPET
[Circle with Center]	ALIGN ELEMENTS	ALIGN	GLASS
[Circle with Center]	ALIGN ELEMENTS	ALIGN	PAINT
[Circle with Center]	ALIGN ELEMENTS	ALIGN	PLASTIC LAMINATE
[Circle with Center]	ALIGN ELEMENTS	ALIGN	SEALED CONCRETE
[Circle with Center]	ALIGN ELEMENTS	ALIGN	STATIC DISSIPATIVE TILE
[Circle with Center]	ALIGN ELEMENTS	ALIGN	SOLID SURFACING
[Circle with Center]	ALIGN ELEMENTS	ALIGN	STAINLESS STEEL
[Circle with Center]	ALIGN ELEMENTS	ALIGN	STONE
[Circle with Center]	ALIGN ELEMENTS	ALIGN	SHEET VINYL
[Circle with Center]	ALIGN ELEMENTS	ALIGN	TILE
[Circle with Center]	ALIGN ELEMENTS	ALIGN	VINYL TILE
[Circle with Center]	ALIGN ELEMENTS	ALIGN	WALL COVERING
[Circle with Center]	ALIGN ELEMENTS	ALIGN	VINYL COMPOSITION TILE
[Circle with Center]	ALIGN ELEMENTS	ALIGN	WOOD
[Circle with Center]	ALIGN ELEMENTS	ALIGN	WAINSCOT
[Circle with Center]	ALIGN ELEMENTS	ALIGN	WINDOW TREATMENT

FLOOR LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
06.22.22	06.22.22	PLANNING DEVELOPMENT STANDARDS SUBMITTAL
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CLIENT SIGNATURE:

SIGNATURE: DATE: -

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PROJECT NO: 21-2779-1

DRAWN BY: RM, CS, GD CHECKED BY: SL

PROJECT MANAGER: CC

DRAWING SCALE: As indicated

SHEET SIZE: 30x42

DRAWING TITLE:

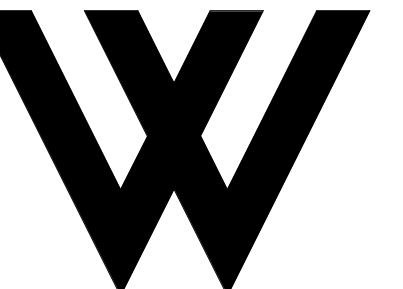
EXTERIOR ELEVATIONS

SHEET NO:

A300

FILE NAME: Autodesk\_Docs\B22\_BHC\_Residential\21-2779-1\_BobHopeCenter-44\_Ultras.rvt  
 DATE STAMP: 1/20/24 10:05:59 AM





**WOLCOTT ARCHITECTURE**  
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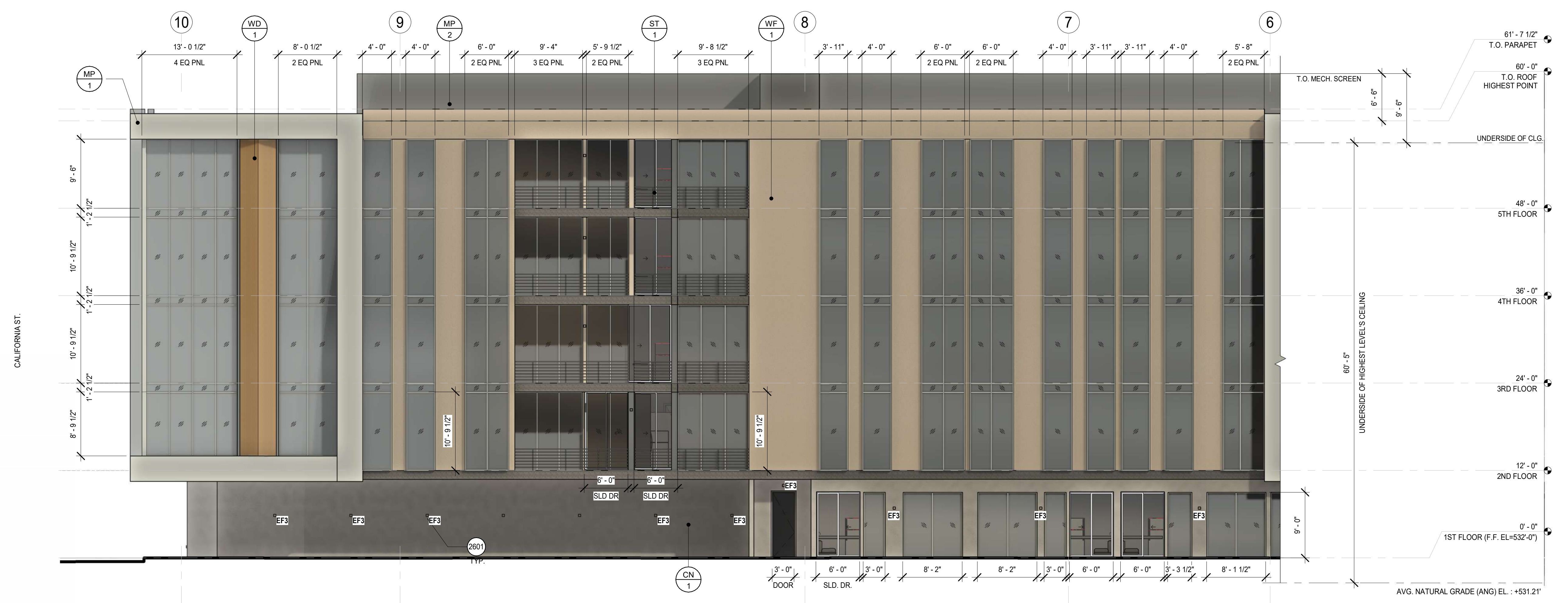
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PROJECT:

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 3201 W OLIVE AVE.  
 BURBANK, CA 91505



ENLARGED NORTH ELEVATION (W. ALAMEDA AVE.)

SCALE  
 1/8" = 1'-0"



ENLARGED NORTH ELEVATION (W. ALAMEDA AVE.)

1/8" = 1'-0"

**MATERIAL FINISHES**

FINISH NO.	DESCRIPTION	MANUFACTURER	SPECIFICATION	LOCATION	NOTES
CN-1	CONCRETE	-	BOARD-FORMED CONCRETE	SEE FINISH PLAN	-
MP-1	METAL PANEL	ALUMABOARD	ALUMABOARD PW-10 CHARCOAL	SEE FINISH ELEVATION	DAVIS COLORS, DARK GREY (CARBON) 8084
MP-2	METAL PANEL	METAL SALES	TLC-1, 22 GA. FLAT SEAM METAL PANEL	SEE FINISH ELEVATION	COLOR TO MATCH PT-1
ST-1	STEEL	-	STEEL BARSTOCK HANDRAIL	SEE FINISH ELEVATION	COLOR TO MATCH PT-2
WD-1	WOOD COMPOSITE PANEL	TRESPA	METEON-LOFT BROWN	SEE FINISH ELEVATION	-
WF-1	WALL FINISH	EIFS	EIFS, PAINTED	SEE FINISH ELEVATION	PAINTED PT-1

**KEYNOTES**

- 2601 (N) EXTERIOR WALL MOUNTED LIGHTING BY SISTEMALUX OR EQUIV.

**GENERAL NOTES**

- (N) EXTERIOR GLAZING SYSTEMS BY ARCADIA OR EQUIV. MFR.
- (N) EXTERIOR WINDOW SYSTEMS BY ARCADIA OR EQUIV. MFR.
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- BUILDING ELEVATIONS FACING A RESIDENTIAL ZONE WITH 50 PERCENT OR MORE OF THE BUILDING SURFACE IN GLASS SHALL BE LIMITED TO A MAXIMUM OF 15 PERCENT REFLECTIVITY FOR THOSE MATERIALS. BUILDING ELEVATIONS FACING A RESIDENTIAL ZONE WITH LESS THAN 50 PERCENT OF SURFACE IN GLASS SHALL BE LIMITED TO A MAXIMUM OF 20 PERCENT REFLECTIVITY FOR THOSE MATERIALS.

**LEGEND**

ABBREVIATION	FINISH TYPE
N.I.C.	NOT IN CONTRACT
B	BASE FINISH
C	CARPET
P	GLASS PAINT
PL	PLASTIC LAMINATE
SC	SEALED CONCRETE
SDT	STATIC DISSIPATIVE TILE
SS	SOLID SURFACING
SST	STAINLESS STEEL
ST	STONE
SV	SHEET VINYL
T	TILE
VT	VINYL TILE
VCT	VINYL COMPOSITION TILE
W	WALL COVERING
WD	WOOD
WS	WAINSCOT
WT	WINDOW TREATMENT

**FLOOR LEVEL:**

**ISSUE OR REVISION NOTES:**

NO.	DATE	DESCRIPTION
06.22.22	06.22.22	PLANNING DEVELOPMENT STANDARDS SUBMITTAL
1	10.01.22	BURBANK PLANNING COMMENTS
2	06.22.23	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

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PROJECT NO: **21-2779-1**

DRAWN BY: RM, CS, GD CHECKED BY: SL

PROJECT MANAGER: CC

DRAWING SCALE: 1/8" = 1'-0"

SHEET SIZE: 30x42

DRAWING TITLE:

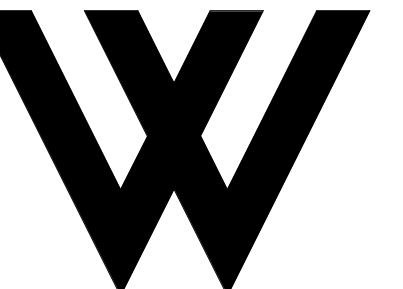
**ENLARGED EXTERIOR ELEVATIONS**

SHEET NO:

**A301**

FILE NAME: Autodesk\_Docs\B22\_BHC\_Residential\21-2779-1\_BobHopeCenter-144\_Ultras.rvt  
 DATE STAMP: 1/30/2024 10:06:20 AM





**WOLCOTT ARCHITECTURE**  
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 310.204.2299 | WWW.WOLCOTTAI.COM

CONSULTANT:

CERTIFICATION:

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 FROM LOCAL JURISDICTION.

PROJECT:

**BOB HOPE CENTER -  
 RESIDENTIAL**  
 3201 W OLIVE AVE.  
 BURBANK, CA 91505

FLOOR LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
06.22.22		PLANNING DEVELOPMENT STANDARDS SUBMITTAL
1	10.01.22	BURBANK PLANNING COMMENTS
2	06.22.23	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

CLIENT SIGNATURE:

SIGNATURE: DATE: -

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PROJECT NO: **21-2779-1**

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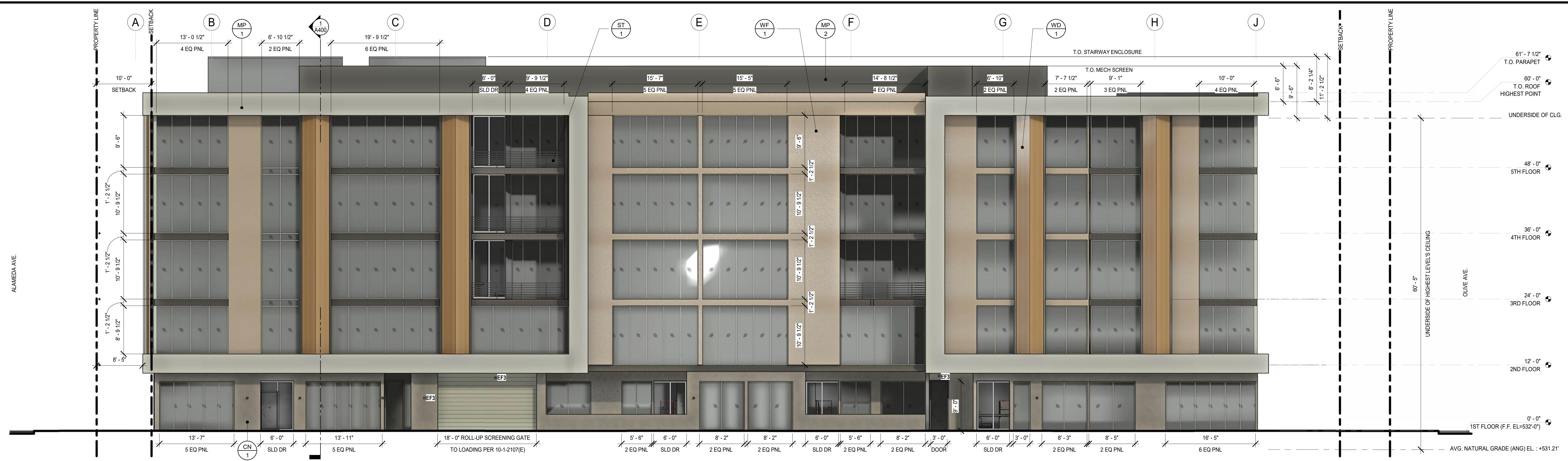
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SHEET SIZE: 30x42

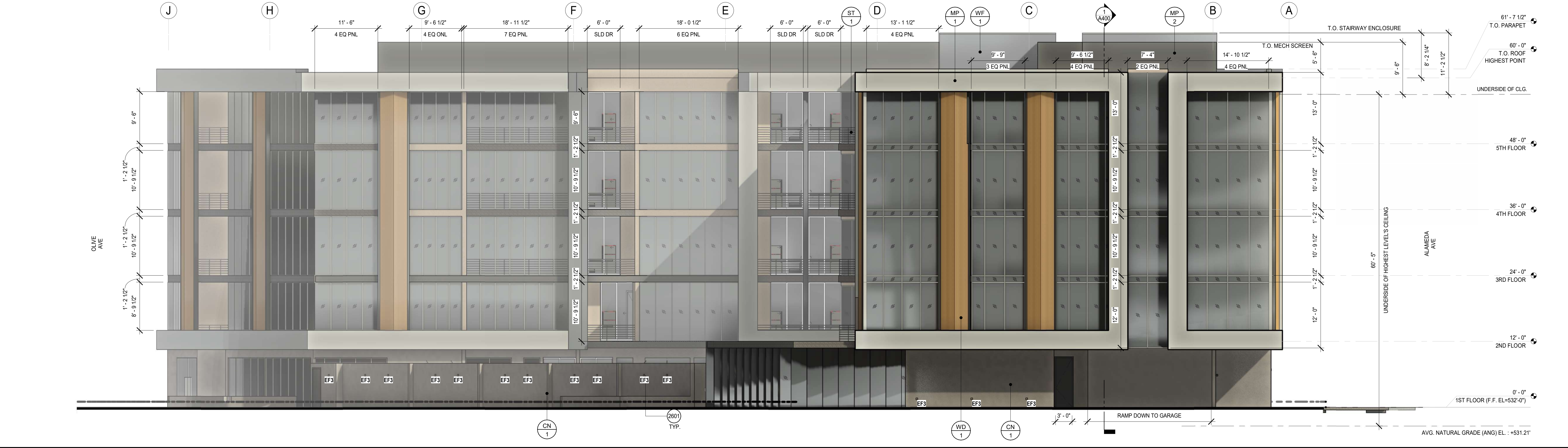
DRAWING TITLE:

ENLARGED EXTERIOR ELEVATIONS

SHEET NO: **A302**



WEST ELEVATION (LIMA ST.) SCALE 1/8" = 1'-0" 2



EAST ELEVATION (CALIFORNIA ST.) 1/8" = 1'-0" 1

**MATERIAL FINISHES**

FINISH NO.	DESCRIPTION	MANUFACTURER	SPECIFICATION	LOCATION	NOTES
CN-1	CONCRETE	-	BOARD-FORMED CONCRETE	SEE FINISH PLAN	-
MR-1	METAL PANEL	ALUMABOARD	ALUMABOARD PW-10; CHARCOAL	SEE FINISH ELEVATION	DAVIS COLORS, DARK GREY (CARBON) 8084
MP-2	METAL PANEL	METAL SALES	TLC-1, 22 GA. FLAT SEAM METAL PANEL	SEE FINISH ELEVATION	COLOR TO MATCH PT-1
ST-1	STEEL	-	STEEL BARSTOCK HANDRAIL	SEE FINISH ELEVATION	COLOR TO MATCH PT-2
WD-1	WOOD COMPOSITE PANEL	TRESPA	METEON-LOFT BROWN	SEE FINISH ELEVATION	-
WF-1	WALL FINISH	EIFS	EIFS, PAINTED	SEE FINISH ELEVATION	PAINTED PT-1

**KEYNOTES**

2601 (N) EXTERIOR WALL MOUNTED LIGHTING BY SISTEMALUX OR EQUIV.

**GENERAL NOTES**

- (N) EXTERIOR GLAZING SYSTEMS BY ARCADIA OR EQUIV. MFR.
- (N) EXTERIOR WINDOW SYSTEMS BY ARCADIA OR EQUIV. MFR.
- (N) EXTERIOR DOOR SYSTEMS BY ARCADIA OR EQUIV. MFR.
- SEE MATERIAL FINISH LEGEND FOR OTHER MATERIAL FINISHES.
- NO MECHANICAL VENTING SHALL FACE A RESIDENTIAL ZONE, UNLESS SUCH MECHANICAL VENTING IS MORE THAN 300 FEET FROM THE NEAREST RESIDENTIAL ZONE PROPERTY. FURTHERMORE, NO MECHANICAL VENTING SHALL BE LOCATED ANYWHERE ON THE BUILDING WITHIN 50 FEET FROM THE NEAREST RESIDENTIALLY ZONED PROPERTY.
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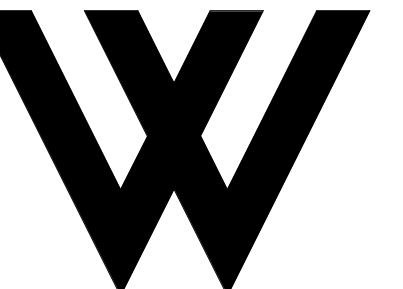
GLAZING PRODUCTS:  
 ARCADIA ACOUSTIC GLAZING PRODUCTS: T237 STC 43 DOUBLE GLAZED WITH OUTBOARD GLASS 1/2" THK AIR SPACE OF 1/2" 1/4" INBOARD GLAZING.

**LEGEND**

ABBREVIATION	FINISH TYPE
B	BASE FINISH
C	CARPET
GL	GLASS
P	PAINT
PL	PLASTIC LAMINATE
SC	SEALED CONCRETE
SDT	STATIC DISSIPATIVE TILE
SS	SOLID SURFACING
SST	STAINLESS STEEL
ST	STONE
SV	SHEET VINYL
T	TILE
VT	VINYL TILE
VCT	VINYL COMPOSITION TILE
W	WALL COVERING
WD	WOOD
WS	WAINSCOT
WT	WINDOW TREATMENT

FILE NAME: Autodesk Docs\B22\_BHC-Residential\21-2779-1\_BobHopeCenter-144\_Ultras.rvt  
 DATE STAMP: 1/30/2024 10:07:08 AM





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CONSULTANT:

CERTIFICATION:

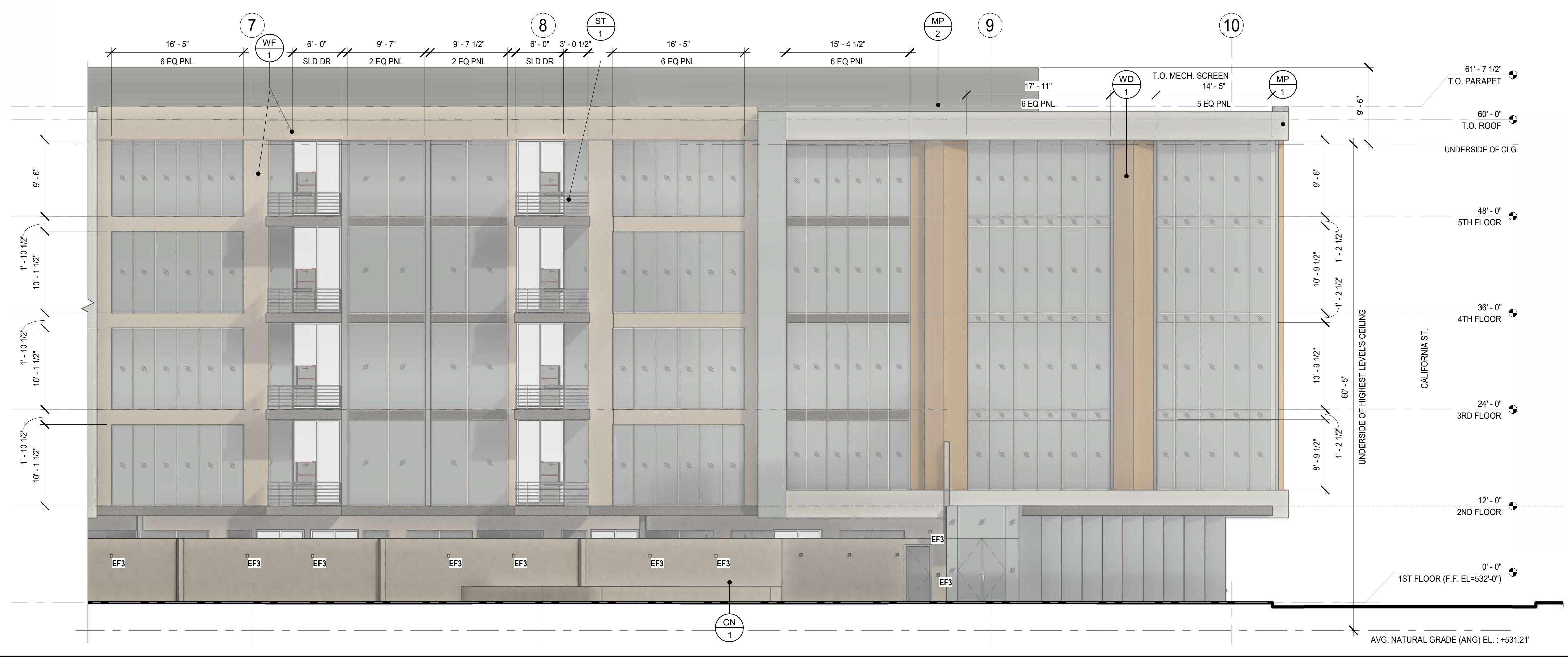
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PROJECT:

**BOB HOPE CENTER -  
 RESIDENTIAL**  
 3201 W OLIVE AVE.  
 BURBANK, CA 91505



**SOUTH ELEVATION (W. OLIVE AVE.) - Callout 1** SCALE 1/8" = 1'-0" 2



**SOUTH ELEVATION (W. OLIVE AVE.)** 1/8" = 1'-0" 1

**MATERIAL FINISHES**

FINISH NO.	DESCRIPTION	MANUFACTURER	SPECIFICATION	LOCATION	NOTES
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MP-2	METAL PANEL	METAL SALES	TLC-1, 22 GA. FLAT SEAM METAL PANEL	SEE FINISH ELEVATION	-
ST-1	STEEL	-	STEEL BARSTOCK HANDRAIL	SEE FINISH ELEVATION	COLOR TO MATCH PT-1
WD-1	WOOD COMPOSITE PANEL	TRESPA	METEON-LOFT BROWN	SEE FINISH ELEVATION	-
WF-1	WALL FINISH	EIFS	EIFS, PAINTED	SEE FINISH ELEVATION	COLOR TO MATCH PT-2

**KEYNOTES**

KEYNOTE	DESCRIPTION
WF 1	SEE FINISH ELEVATION
ST 1	SEE FINISH ELEVATION
MP 2	SEE FINISH ELEVATION
WD 1	SEE FINISH ELEVATION

**GENERAL NOTES**

- (N) EXTERIOR GLAZING SYSTEMS BY ARCADIA OR EQUIV. MFR.
- (N) EXTERIOR WINDOW SYSTEMS BY ARCADIA OR EQUIV. MFR.
- (N) EXTERIOR DOOR SYSTEMS BY ARCADIA OR EQUIV. MFR.
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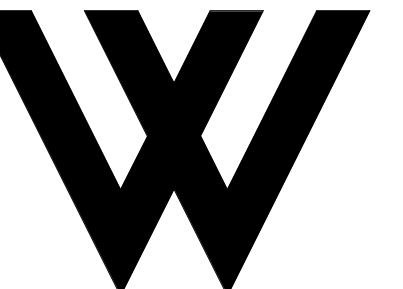
**LEGEND**

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T	TILE
VT	VINYL TILE
VCT	VINYL COMPOSITION TILE
W	WALL COVERING
WD	WOOD
WNSCOT	WAINSCOT
WT	WINDOW TREATMENT

CLIENT SIGNATURE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PROJECT NO: **21-2779-1**  
 DRAWN BY: RM, CS, GD CHECKED BY: SL  
 PROJECT MANAGER: CC  
 DRAWING SCALE: 1/8" = 1'-0"  
 SHEET SIZE: 30x42  
 DRAWING TITLE:  
**ENLARGED EXTERIOR ELEVATIONS**  
 SHEET NO: **A303**

FILE NAME: Autodesk Docs\B22\_BHC-Residential\21-2779-1 Bob Hope Center-144\_Ultras.rvt  
 DATE STAMP: 1/20/24 10:17:23 AM





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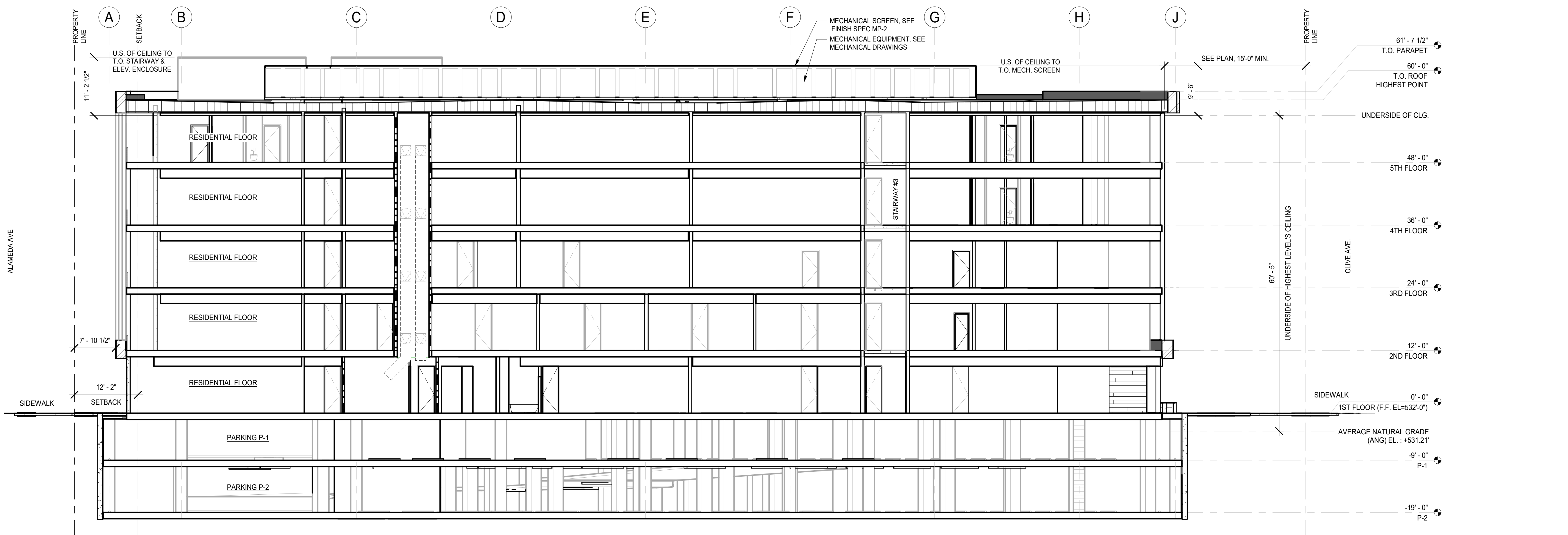
CONSULTANT:

CERTIFICATION:

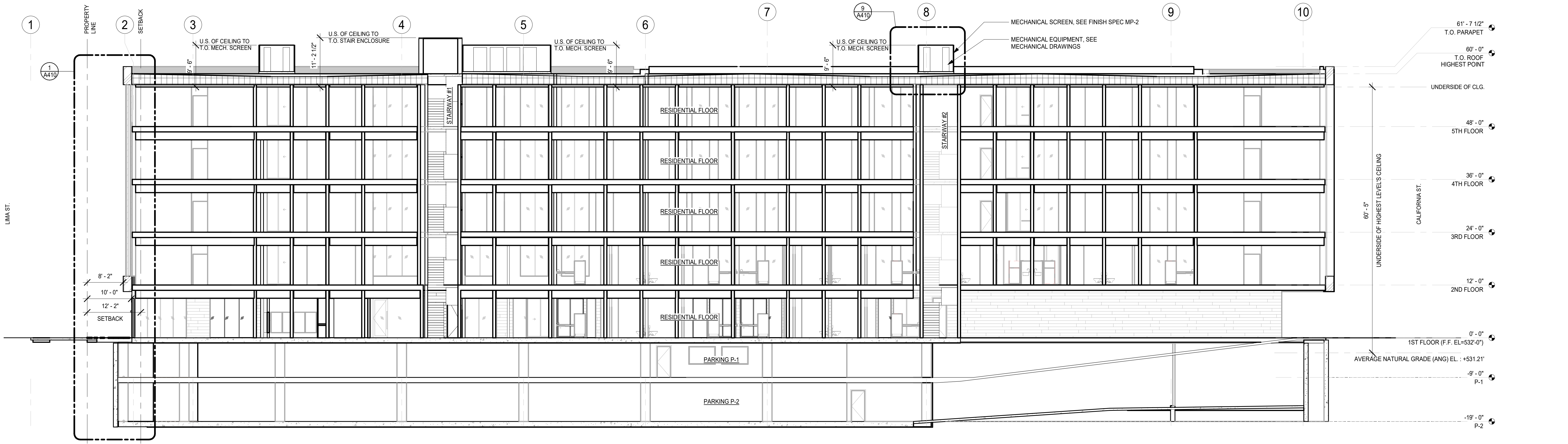
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PROJECT:

**BOB HOPE CENTER -  
 RESIDENTIAL**  
 3201 W OLIVE AVE.  
 BURBANK, CA 91505



**NORTH-SOUTH SECTION 2**  
 3/32" = 1'-0"



**EAST-WEST SECTION 1**  
 3/32" = 1'-0"

**KEYNOTES**

**GENERAL NOTES**

1. SEE SHEETS A003 AND A004 FOR GENERAL NOTES.

**LEGEND**

- N.I.C. NOT IN CONTRACT
- ALIGN ALIGN ELEMENTS
- MATERIAL
- MATERIAL
- MATERIAL

**FLOOR LEVEL:**

NO.	DATE	DESCRIPTION
	06.22.22	PLANNING DEVELOPMENT STANDARDS SUBMITTAL
1	10.01.22	BURBANK PLANNING COMMENTS
2	06.22.23	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

**CLIENT SIGNATURE:**

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PROJECT NO: **21-2779-1**

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PROJECT MANAGER: CC

DRAWING SCALE: As indicated

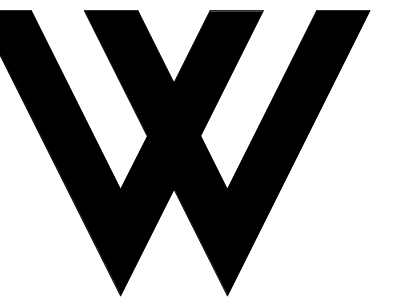
SHEET SIZE: 30x42

DRAWING TITLE:

**BUILDING SECTIONS**

SHEET NO: **A400**





**WOLCOTT**  
ARCHITECTURE  
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CONSULTANT:

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PROJECT:

# BOB HOPE CENTER - RESIDENTIAL

3201 W OLIVE AVE.  
BURBANK, CA 91505

FLOOR LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
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3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

CLIENT SIGNATURE:

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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PROJECT NO: 21-2779-1

DRAWN BY: RM, CS, GD CHECKED BY: SL

PROJECT MANAGER: CC

DRAWING SCALE: As indicated

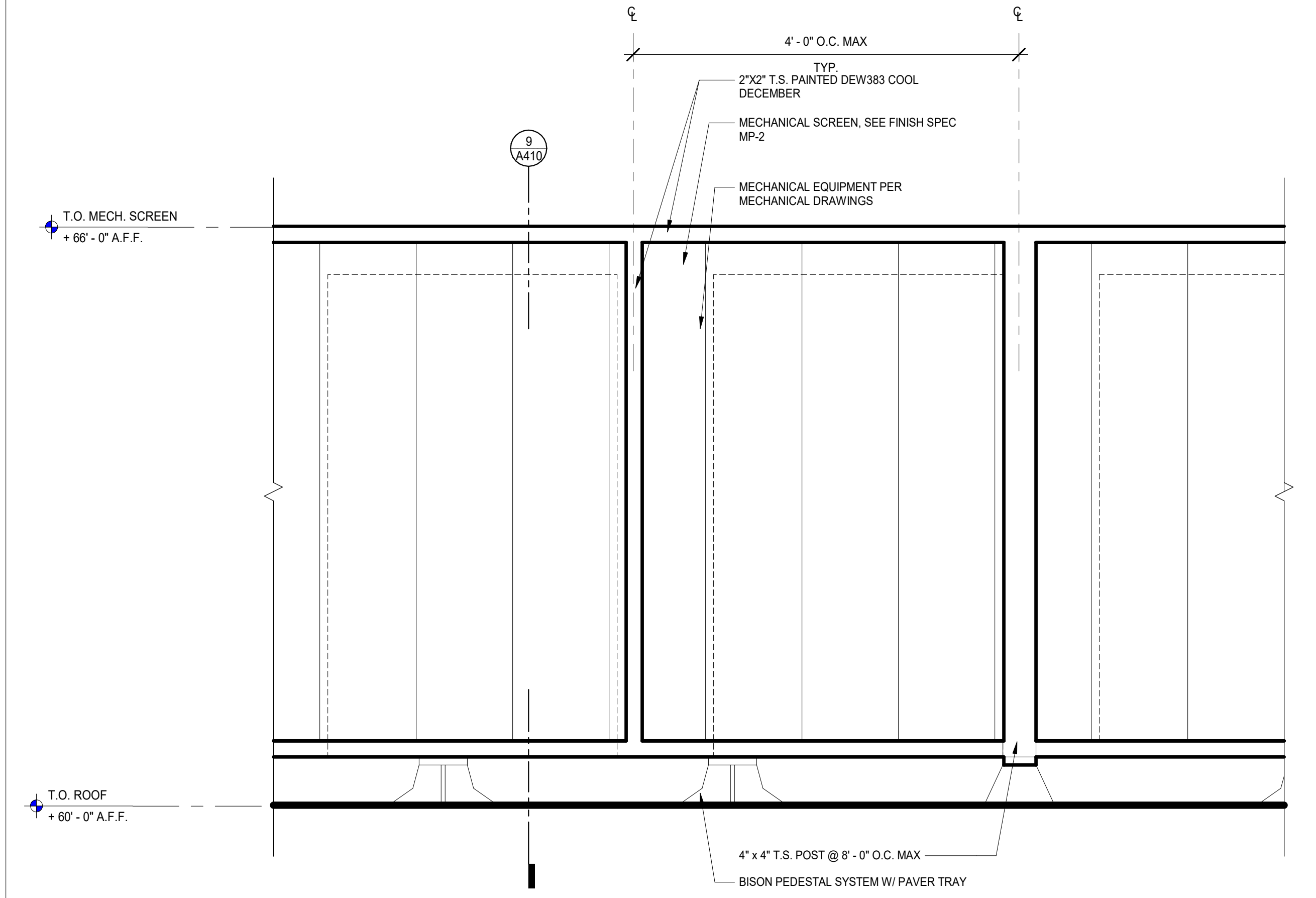
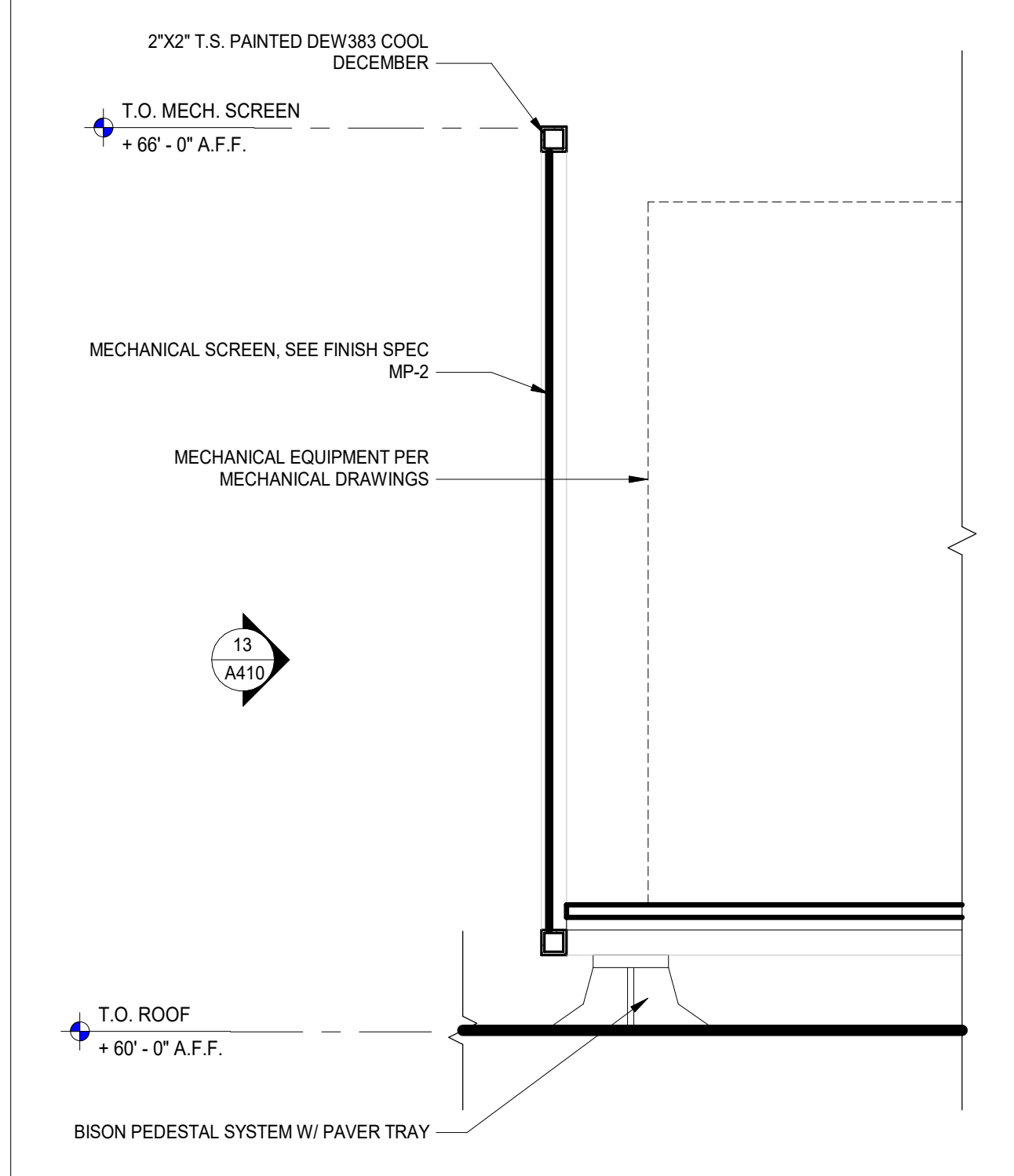
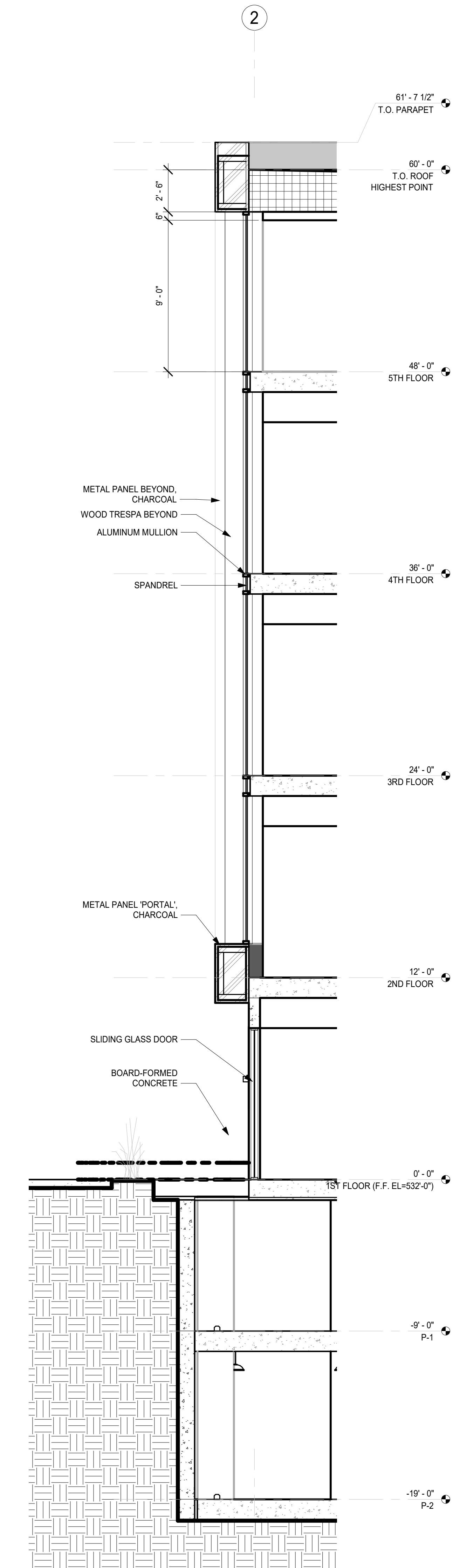
SHEET SIZE: 30x42

DRAWING TITLE:

ENLARGED SECTIONS

SHEET NO:

**A410**



SECTION DETAIL @ MECHANICAL SCREEN

SCALE 1" = 1'-0" **13**

SECTION DETAIL @ MECH. SCREEN

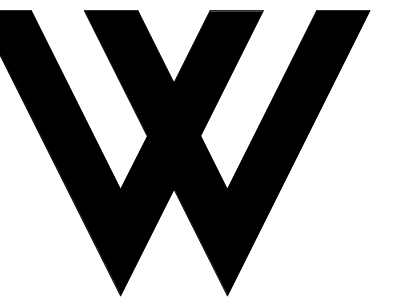
SCALE 1" = 1'-0" **9**

WALL SECTION @ GRID-LINE 2

SCALE 1/4" = 1'-0" **1**

FILE NAME: Autodesk Docs\B22\_BHC-Residential\21-2779-1\_BobHopeCenter-14\_Units.rvt  
DATE STAMP: 1/9/2024 10:07:27 AM





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ARCHITECTURE  
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CONSULTANT:

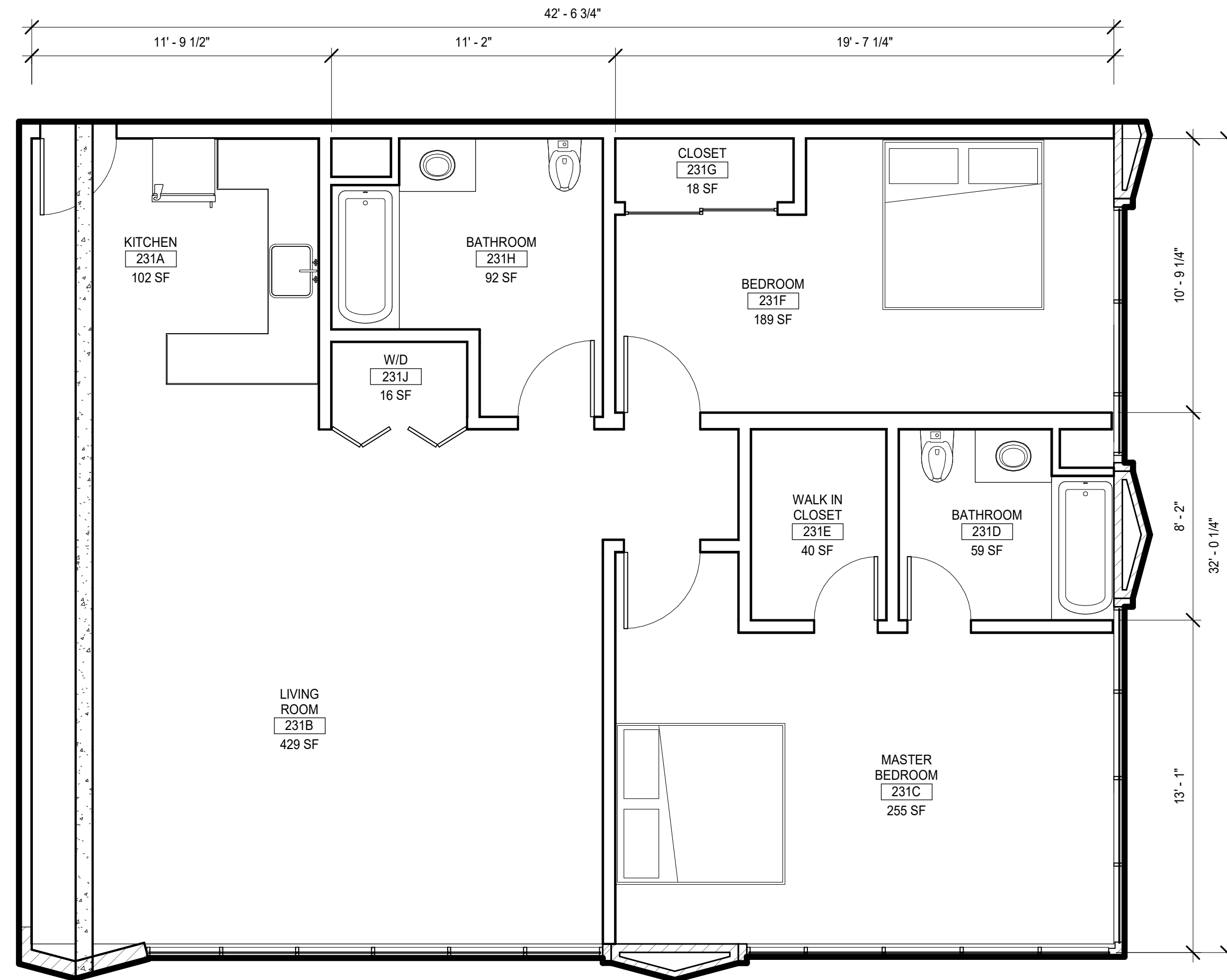
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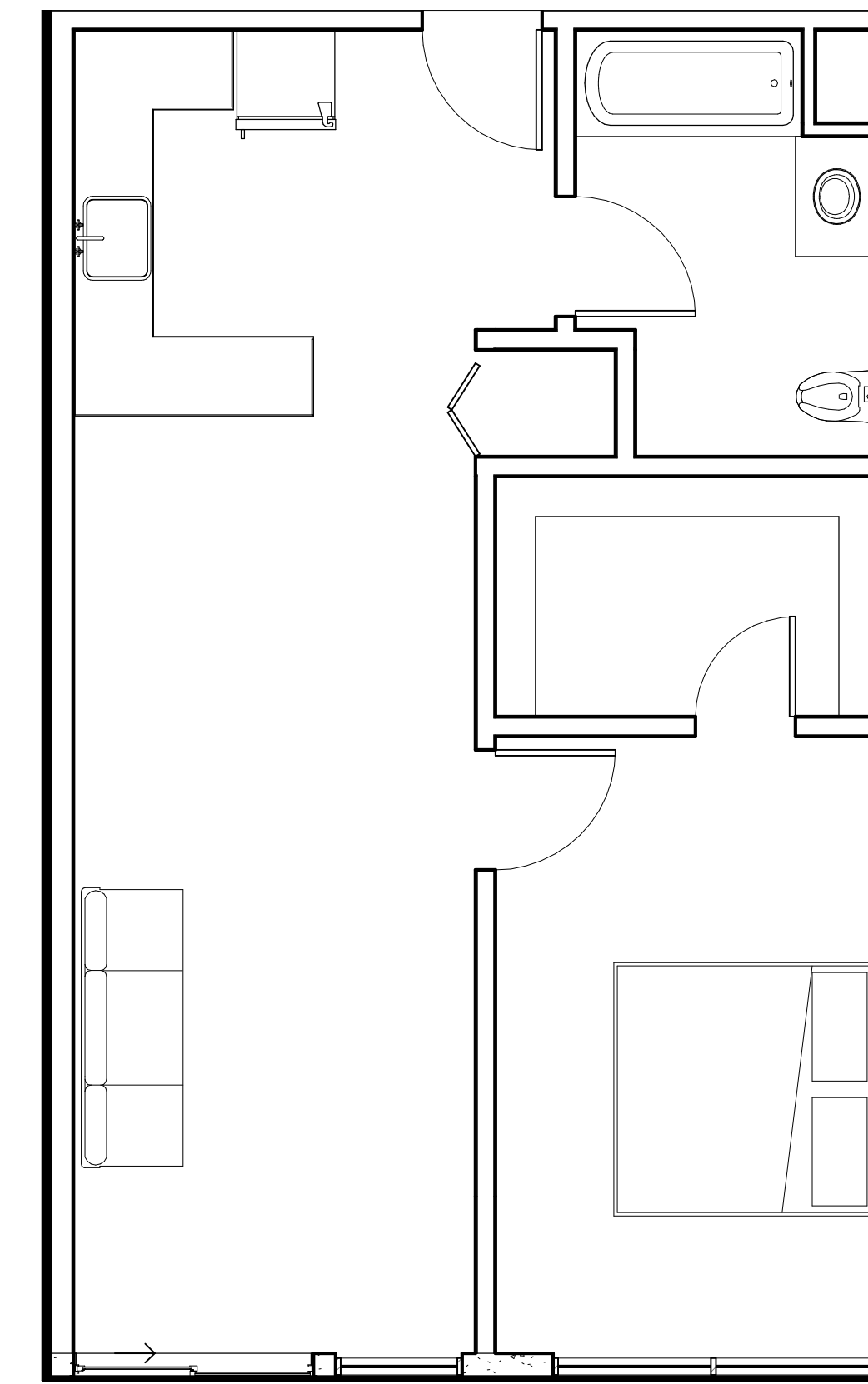
KEYNOTES



ENLARGED PLAN - TYP. 2-BED CORNER UNIT

SCALE  
1/4" = 1'-0"

7



ENLARGED PLAN - TYP. 1-BED FLOOR PLAN

SCALE  
1/4" = 1'-0"

3

GENERAL NOTES

1. SEE SHEETS A003 AND A004 FOR GENERAL NOTES.

FLOOR LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
	06.22.22	PLANNING DEVELOPMENT STANDARDS SUBMITTAL
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3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

LEGEND

	NOT IN CONTRACT		ALIGN ELEMENTS
	EXISTING MILLWORK		ROOM NAME AND NUMBER
	NEW MILLWORK		FIRE EXTINGUISHER CABINET
	EXISTING PARTITION		NEW PLUMBING FIXTURES
	EXISTING DOOR		NEW PLUMBING FIXTURE, APPLIANCE, OR EQUIPMENT. REFER TO A720
	NEW PARTITION PER PLAN		FINISH SYMBOL
	WALL TAG. REFER TO A700		
	NEW DOOR		
	DOOR NUMBER. REFER TO A710		
	NEW GLAZING OR STOREFRONT SYSTEM PER SCHEDULE		
	WINDOW TAG. REFER TO A710		

CLIENT SIGNATURE:

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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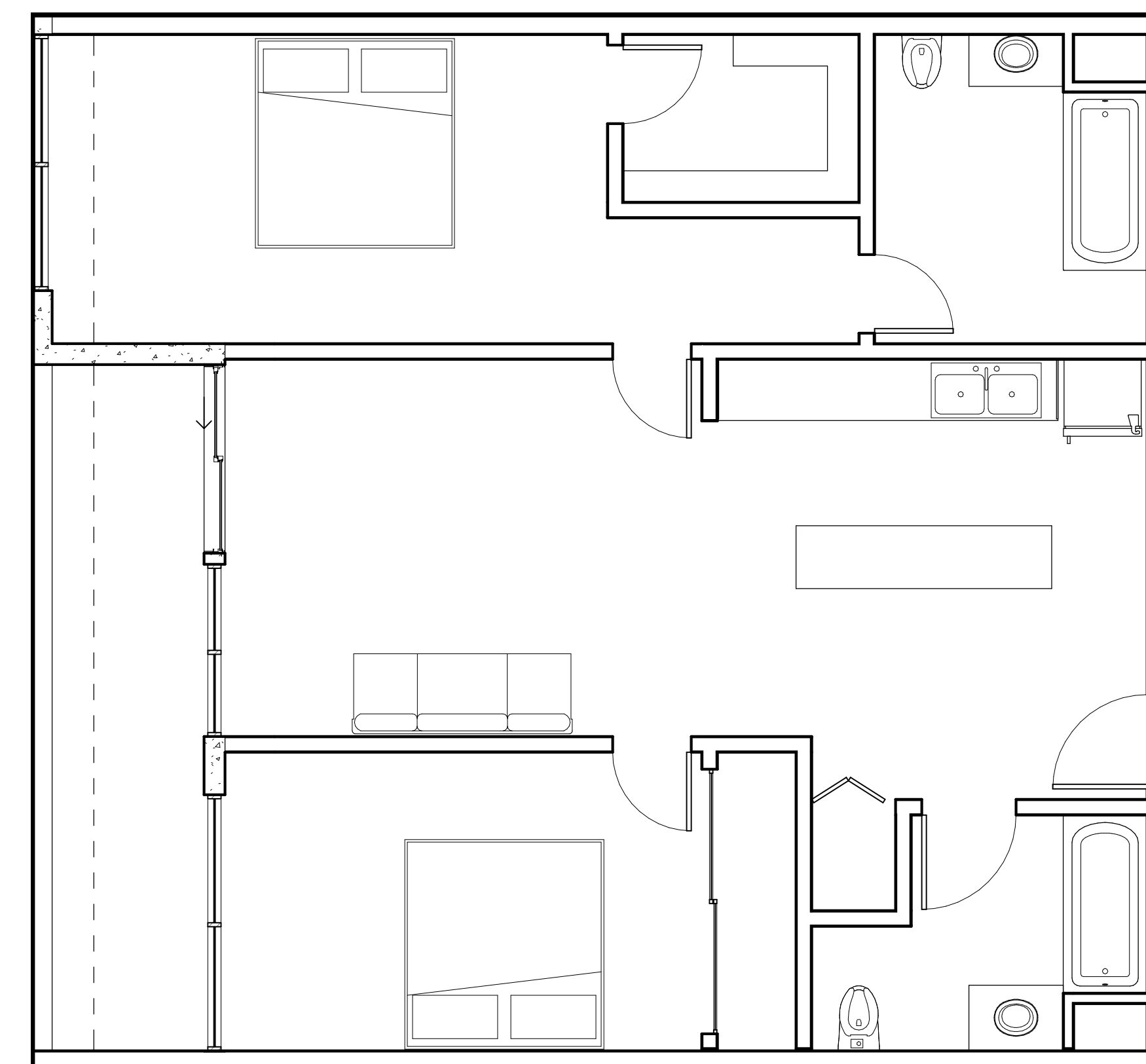
DRAWING SCALE: As indicated

SHEET SIZE: 30x42

DRAWING TITLE:

**ENLARGED PLANS -  
TYP. UNITS**

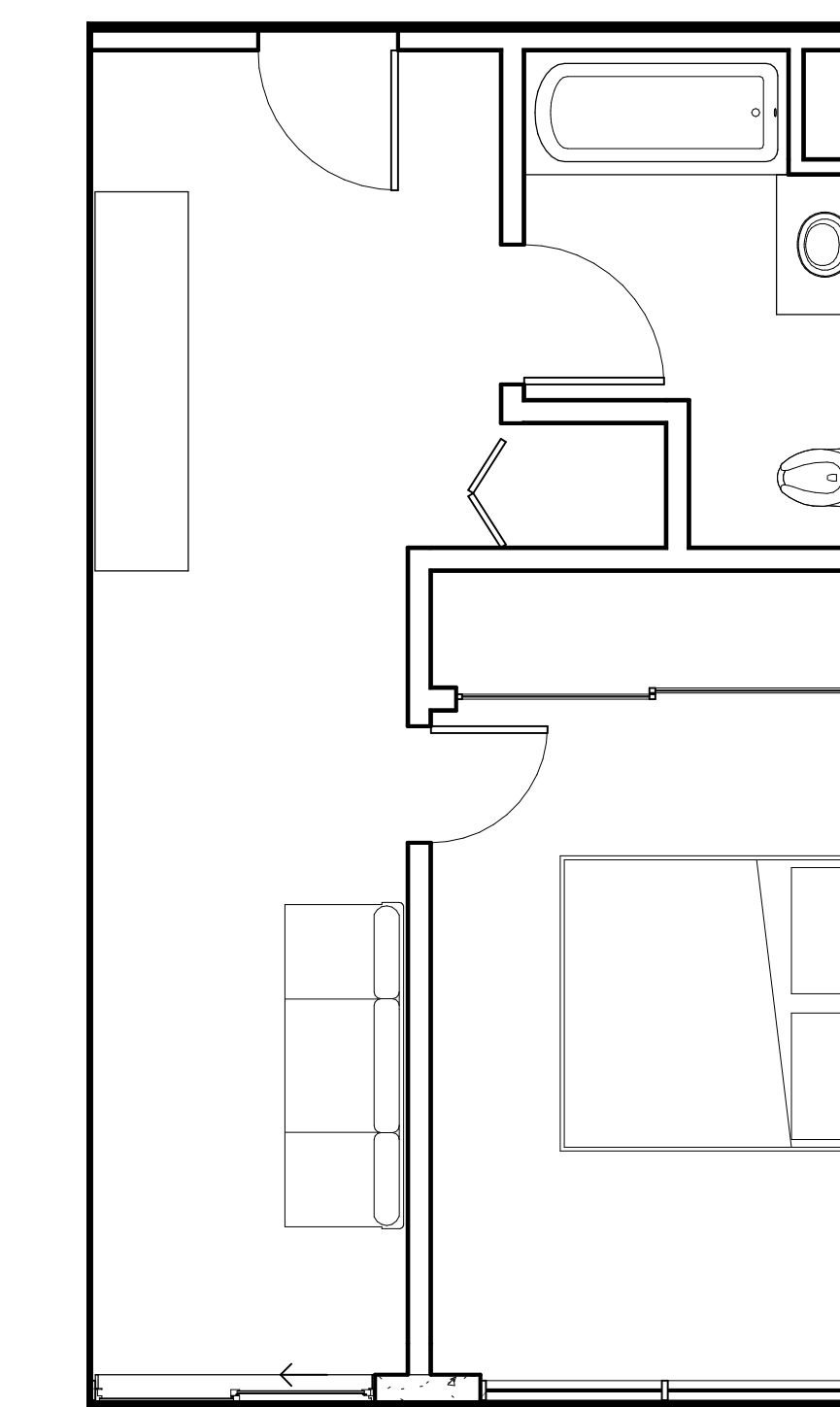
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ENLARGED PLAN - TYP. 2-BED FLOOR PLAN

SCALE  
1/4" = 1'-0"

5

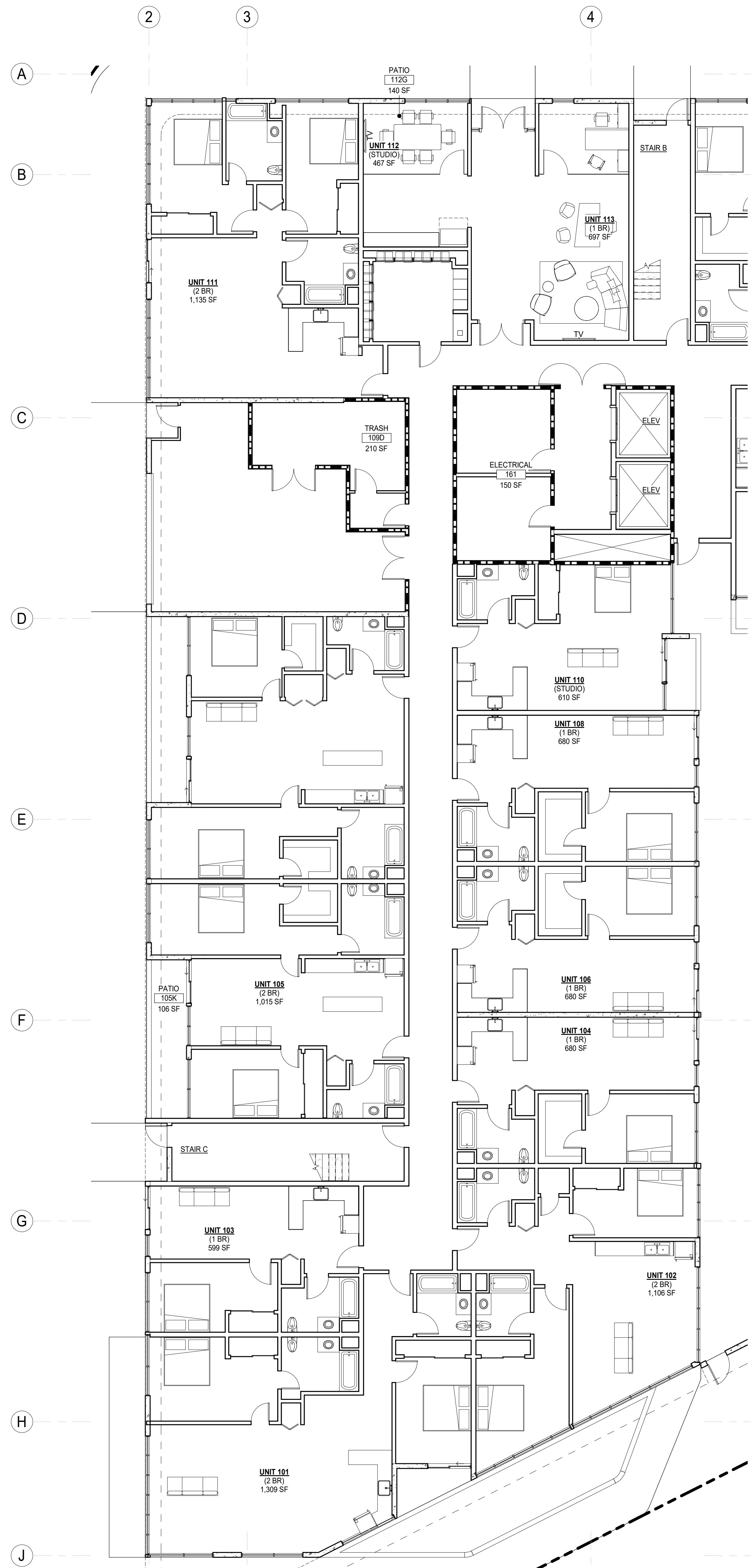


ENLARGED PLAN - TYP. STUDIO FLOOR PLAN

SCALE  
1/4" = 1'-0"

1



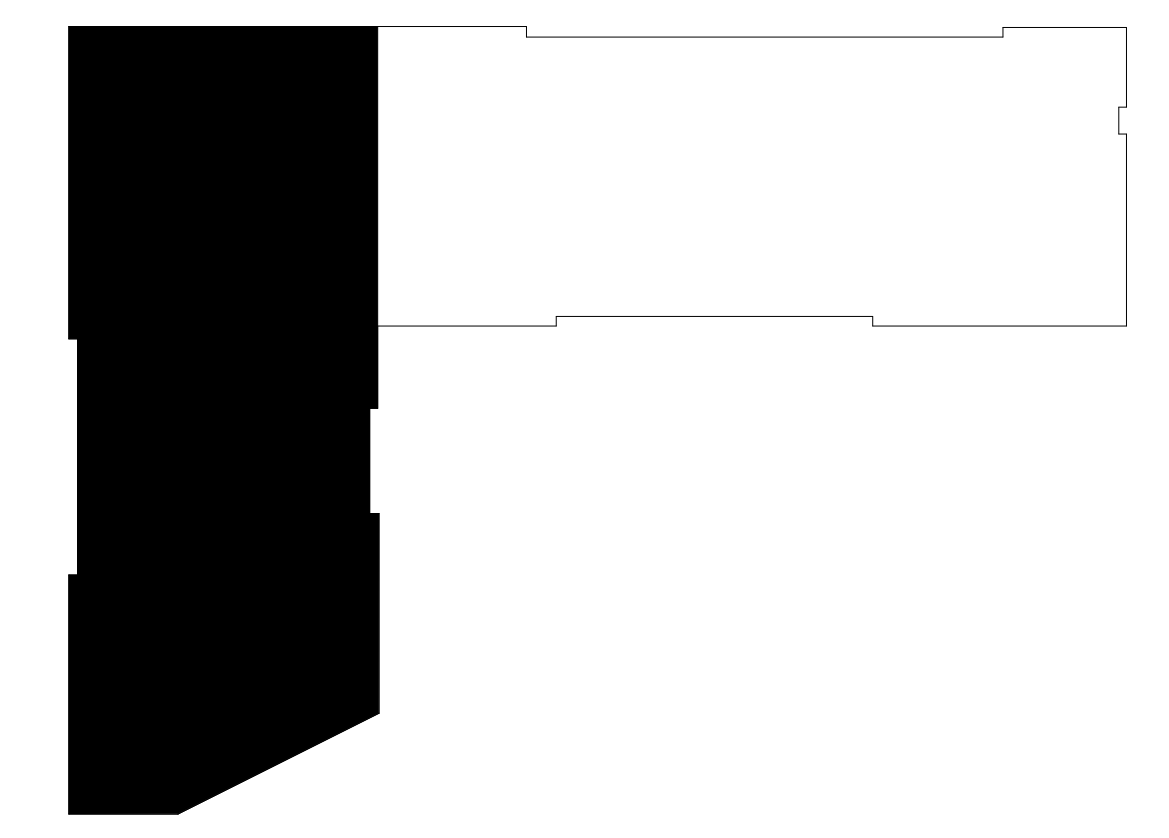


KEYNOTES

- SEE SHEETS A003 AND A004 FOR GENERAL NOTES.
- REFER TO SHEET A001 FOR SYMBOLS AND ABBREVIATIONS LEGEND.
- ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED ICC, NFPA, IAPMO, ASME BY JURISDICTION HAVING AUTHORITY.
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- DIMENSIONS MARKED "MIN" INDICATE A MINIMUM CLEARANCE THAT MUST BE MAINTAINED WHEN FINISH MATERIALS ARE INSTALLED.
- ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE CONDUITS AND DUCTWORK WITH A MINIMUM OF CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT, FIXTURES, BATHROOM ACCESSORIES, GRAB BARS, MILLWORK.
- ALL WOOD FRAMING IN EXTERIOR WALLS TO BE FIRE-RETARDANT TREATED WOOD COMPLYING WITH CBC SECTION 2303.2. WOOD FRAMING TO INCLUDE, BUT NOT LIMITED TO: STUDS, BLOCKING, EXTERIOR PLYWOOD SHEATHING, SILL PLATES, TOP PLATES, ETC.
- ADJUST FRAMING CONFIGURATION AT ALL FAN COIL UNITS WITHIN FLOOR/CEILING ASSEMBLY AS REQUIRED TO MAINTAIN FIRE-RATED ASSEMBLY. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL WOOD FRAMING IN CONTACT WITH CONCRETE IS TO BE PRESSURE TREATED.
- ALL FINISH WALL SURFACES TO BE FLUSH U.O.N. PROVIDE FURRING AS REQUIRED.
- ALL GYPSUM BOARD WALLS AND CEILINGS TO BE TAPED, SANDED, AND PRIMED TO LEVEL 4 FINISH U.O.N.
- REFER TO SHEET A800 FOR WALL TYPES.
- REFER TO SHEET A700 FOR DOOR SCHEDULE AND DETAILS AND WINDOW SCHEDULE AND DETAILS.
- REFER TO SHEET A710 FOR FINISH, LIGHT FIXTURE, APPLIANCE, EQUIPMENT, AND PLUMBING FIXTURE SCHEDULES.
- ALL LIGHTING TO BE SHIELDED TO ELIMINATE GLARE ONTO ADJACENT PROPERTIES PER BMC 10-1-2017 (H) (1) CARPORTS, GARAGES, PARKING AREAS, AND DRIVEWAYS SHALL CONTAIN SECURITY LIGHTING. PRIMARY PEDESTRIAN SAFETY PER BMC 10-1-2017 (G)(2)
- (NOT USED)
- LIGHTS CONFORMING TO STANDARDS PRESCRIBED BY THE PUBLIC WORKS DIRECTOR SHALL BE INSTALLED IN ALL NIGHTTIME PARKING LOTS USED FOR PUBLIC PARKING OR FOR COMMERCIAL PURPOSES. PER BMC 10-1-1402.
- PER TABLE N-6 OF THE BURBANK 2035 GENERAL PLAN THIS PROJECT WILL BE CONSTRUCTED IN A WAY TO ACHIEVE INTERIOR NOISE LEVELS US 45DBA MAX. PER TABLE N-3 MAXIMUM ALLOWABLE NOISE EXPOSURE - TRANSPORTATION SOURCES OF THE GENERAL PLAN.
- THIS PROJECT WILL BE CONSTRUCTED INCORPORATING BUILDING DESIGN FEATURES THAT MINIMIZE THE CONSUMPTION OF ENERGY, WATER, AND OTHER NATURAL RESOURCES CONSISTENT WITH THE CITY'S BUILDING AND ENERGY CODES.

GENERAL NOTES

KEYPLAN AREA A



LEGEND

	NOT IN CONTRACT		ALIGN ELEMENTS
	EXISTING MILLWORK		ROOM NAME AND NUMBER
	NEW MILLWORK		FIRE EXTINGUISHER CABINET
	EXISTING PARTITION		NEW PLUMBING FIXTURES
	EXISTING DOOR		
	WALL TAG. REFER TO A800		
	NEW PARTITION PER PLAN		
	NEW DOOR		
	DOOR NUMBER. REFER TO A700		
	WINDOW TAG. REFER TO A700 NEW GLAZING OR STOREFRONT SYSTEM PER SCHEDULE.		
	NEW PLUMBING FIXTURE, APPLIANCE, OR EQUIPMENT. REFER TO A710		

ENLARGED FLOOR PLAN 1ST FLOOR - AREA A 1  
1/8" = 1'-0"



CONSULTANT:

CERTIFICATION:  
NOT FOR CONSTRUCTION. DRAWINGS ARE FOR CONCEPTUAL DESIGN ONLY AND ARE SUBJECT TO REVIEW AND APPROVAL FROM LOCAL JURISDICTION.

PROJECT:

BOB HOPE CENTER - RESIDENTIAL  
3201 W OLIVE AVE.  
BURBANK, CA 91505

FLOOR LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
06.22.22		PLANNING DEVELOPMENT STANDARDS SUBMITTAL
1	10.01.22	BURBANK PLANNING COMMENTS
2	06.22.23	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

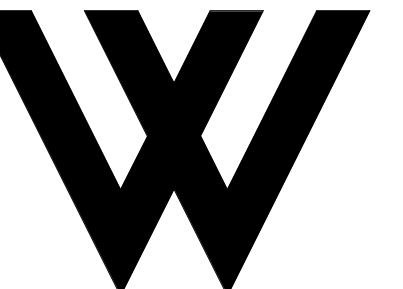
CLIENT SIGNATURE:  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

The above design specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the designer and no part thereof shall be copied, reproduced or used in any construction without the prior written consent of the designer. The designer shall not be responsible for any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

PROJECT NO: 21-2779-1  
DRAWN BY: RM, CS, GD CHECKED BY: SL  
PROJECT MANAGER: CC  
DRAWING SCALE: As indicated  
SHEET SIZE: 30x42  
DRAWING TITLE: ENLARGED PLAN 1ST FLOOR - AREA A  
SHEET NO: A601

FILE NAME: Autodesk Docs\B22\_BHC-Residential\21-2779-1 Bob Hope Center-14 Units.rvt  
DATE STAMP: 1/20/2024 10:07:30 AM





**WOLCOTT ARCHITECTURE**  
 527 W. 7TH ST., STE. 130A, LOS ANGELES, CA 90014  
 310.204.2290 | WWW.WOLCOTTCAI.COM

CONSULTANT:

CERTIFICATION:

NOT FOR CONSTRUCTION.  
 DRAWINGS ARE FOR  
 CONCEPTUAL DESIGN ONLY  
 AND ARE SUBJECT TO  
 REVIEW AND APPROVAL  
 FROM LOCAL JURISDICTION.

PROJECT:

**BOB HOPE CENTRAL -  
 RESIDENTIAL**  
 3201 W OLIVE AVE.  
 BURBANK, CA 91505

FLOOR LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
	06.22.22	PLANNING DEVELOPMENT STANDARDS SUBMITTAL
1	10.01.22	BURBANK PLANNING COMMENTS
2	06.22.23	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

CLIENT SIGNATURE:

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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PROJECT NO: **21-2779-1**

DRAWN BY: RM, CS, GD CHECKED BY: SL

PROJECT MANAGER: CC

DRAWING SCALE: As indicated

SHEET SIZE: 30x42

DRAWING TITLE:

**ENLARGED PLAN 1ST FLOOR - AREA B**

SHEET NO:

**A602**

**KEYNOTES**

**KEYPLAN AREA B**

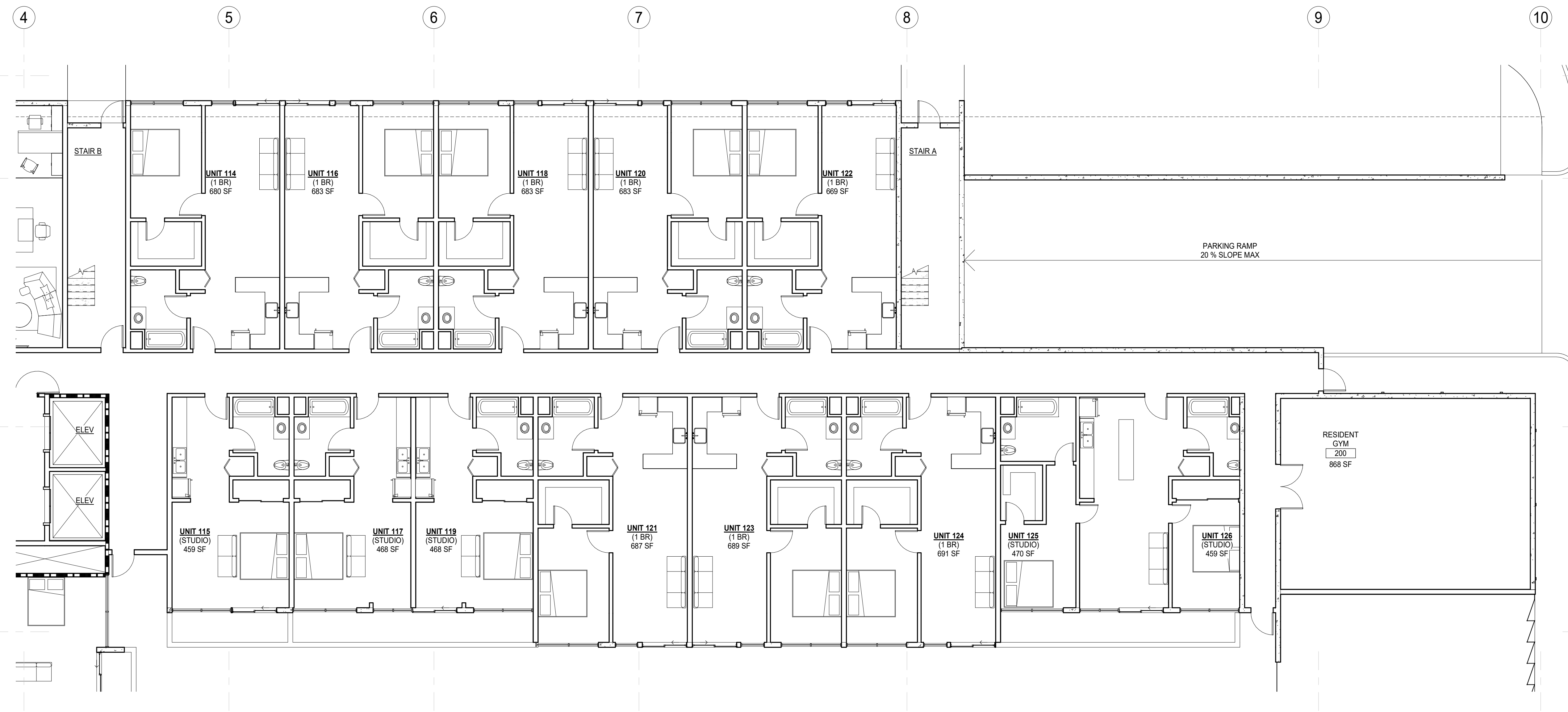


**GENERAL NOTES**

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**LEGEND**

	NOT IN CONTRACT		ALIGN ELEMENTS
	EXISTING MILLWORK		ROOM NAME AND NUMBER
	NEW MILLWORK		FIRE EXTINGUISHER CABINET
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	EXISTING DOOR		
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	NEW PARTITION PER PLAN		
	NEW DOOR		
	DOOR NUMBER. REFER TO A700		
	WINDOW TAG. REFER TO A700 NEW GLAZING OR STOREFRONT SYSTEM PER SCHEDULE.		
	NEW PLUMBING FIXTURE, APPLIANCE, OR EQUIPMENT. REFER TO A710		



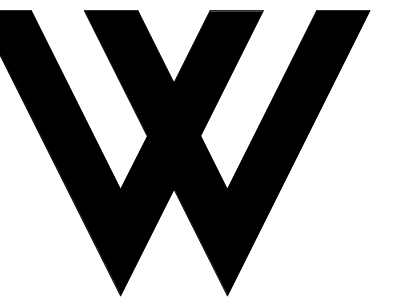
**ENLARGED FLOOR PLAN 1ST FLOOR - AREA B**

1/8" = 1'-0"

1

FILE NAME: Autodesk Docs\B2C\_BHC\_Residential\21-2779-1\_BobHopeCenter-14\_Units.rvt  
 DATE STAMP: 1/9/2024 10:07:30 AM





**WOLCOTT  
ARCHITECTURE**  
527 W. 7TH ST., STE. 100A, LOS ANGELES, CA 90014  
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PROJECT:

**BOB HOPE CENTER -  
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3201 W OLIVE AVE.  
BURBANK, CA 91505

KEYNOTES

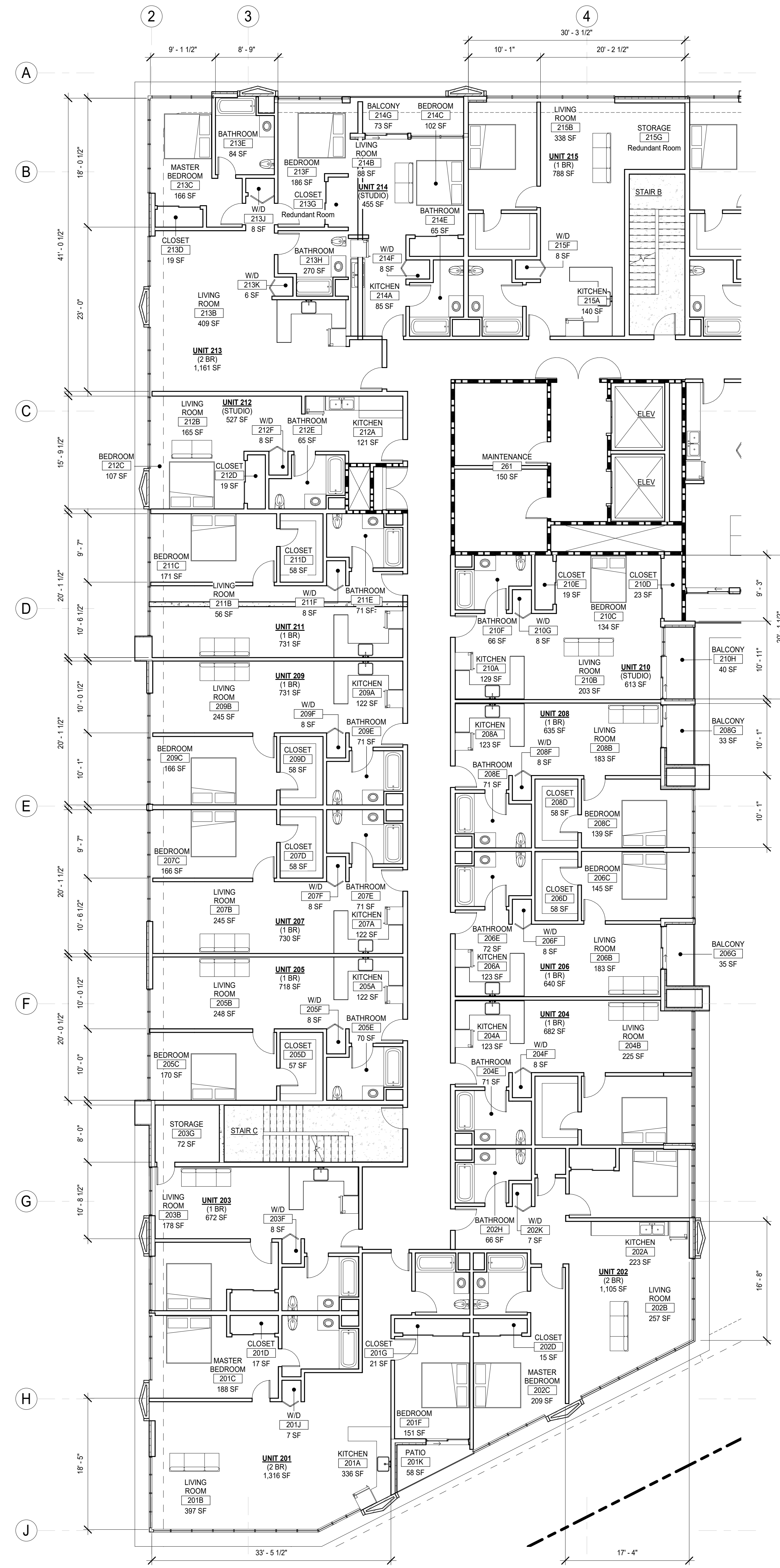
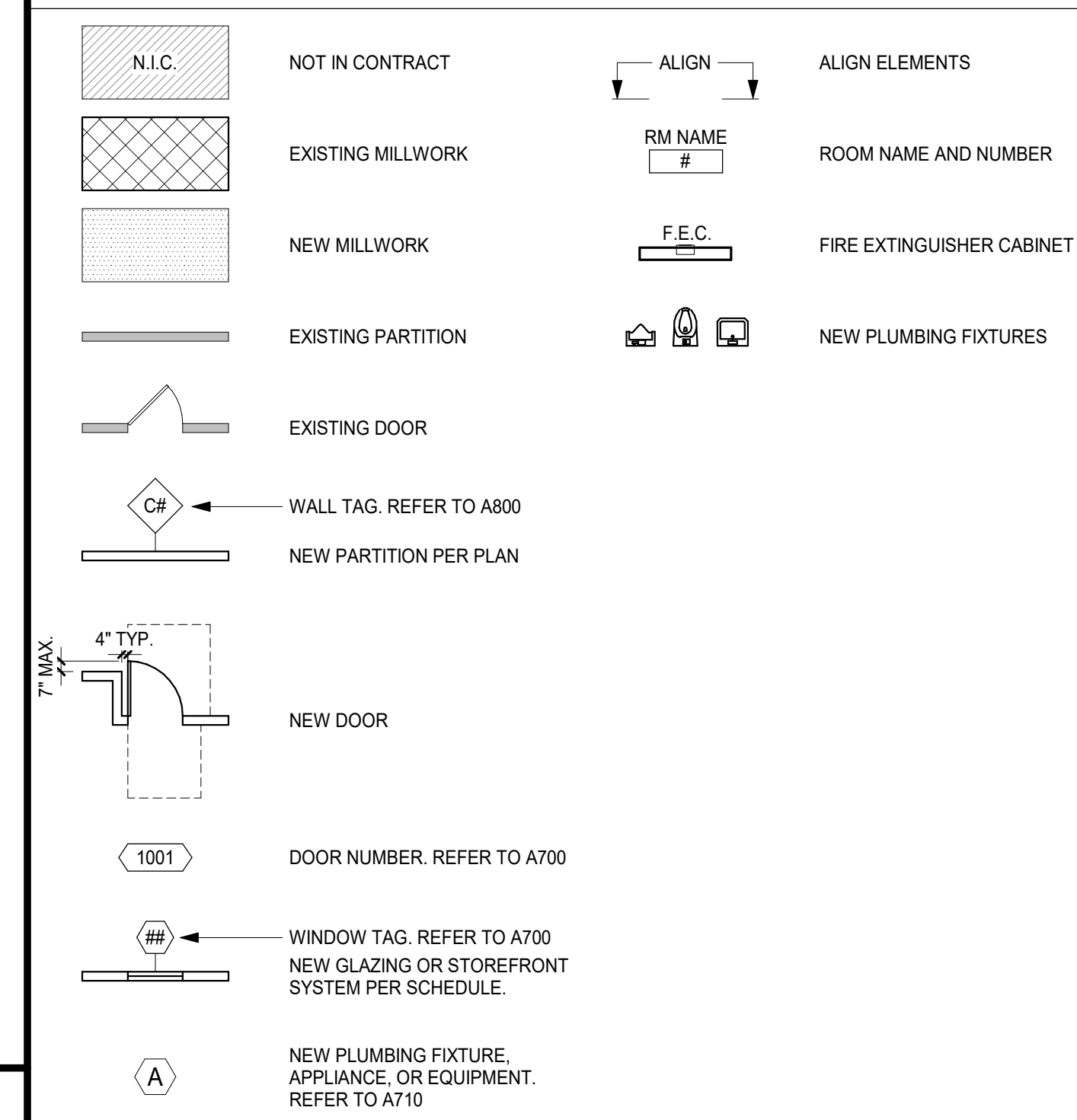


KEYPLAN AREA A

GENERAL NOTES

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- REFER TO SHEET A700 FOR DOOR SCHEDULE AND DETAILS AND WINDOW SCHEDULE AND DETAILS.
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LEGEND



ENLARGED FLOOR PLAN 2ND FLOOR - AREA A  
1/8" = 1'-0"

FLOORLEVEL:

NO.	DATE	DESCRIPTION
06.22.22		PLANNING DEVELOPMENT STANDARDS SUBMITTAL
10.01.22		BURBANK PLANNING COMMENTS
06.22.23		PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
01.04.24		PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

NO.	DATE	DESCRIPTION
06.22.22		PLANNING DEVELOPMENT STANDARDS SUBMITTAL
10.01.22		BURBANK PLANNING COMMENTS
06.22.23		PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
01.04.24		PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

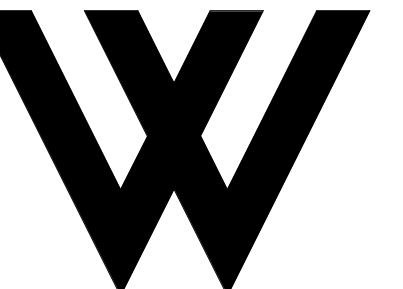
CLIENT SIGNATURE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT NO: **21-2779-1**  
DRAWN BY: RM, CS, GD CHECKED BY: SL  
PROJECT MANAGER: CC  
DRAWING SCALE: As indicated  
SHEET SIZE: 30x42

DRAWING TITLE:  
**ENLARGED PLAN 2ND FLOOR - AREA A**  
SHEET NO: **A603**

FILE NAME: Autodesk Docs\B22\_BHC-Residential\21-2779-1 Bob Hope Center-14\_Units.rvt  
DATE STAMP: 1/9/2024 10:07:33 AM





**WOLCOTT ARCHITECTURE**  
 527 W. 7TH ST., STE. 100A, LOS ANGELES, CA 90014  
 310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANT:

CERTIFICATION:

NOT FOR CONSTRUCTION.  
 DRAWINGS ARE FOR  
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 REVIEW AND APPROVAL  
 FROM LOCAL JURISDICTION.

PROJECT:

**BOB HOPE CENTER -  
 RESIDENTIAL**  
 3201 W OLIVE AVE.  
 BURBANK, CA 91505

FLOOR LEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
06.22.22		PLANNING DEVELOPMENT STANDARDS SUBMITTAL
1	10.01.22	BURBANK PLANNING COMMENTS
2	06.22.23	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

CLIENT SIGNATURE:

SIGNATURE: DATE: -

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PROJECT NO: 21-2779-1

DRAWN BY: RM, CS, GD CHECKED BY: SL

PROJECT MANAGER: CC

DRAWING SCALE: As indicated

SHEET SIZE: 30x42

DRAWING TITLE:

**ENLARGED PLAN 2ND FLOOR - AREA B**

SHEET NO:

**A604**

**KEYNOTES**

1. SEE SHEETS A003 AND A004 FOR GENERAL NOTES.  
 2. REFER TO SHEET A001 FOR SYMBOLS AND ABBREVIATIONS LEGEND.  
 3. ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED ICC, NFPA, IAPMO, ASME BY JURISDICTION HAVING AUTHORITY.  
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 6. DIMENSIONS MARKED "MIN." INDICATE A MINIMUM CLEARANCE THAT MUST BE MAINTAINED WHEN FINISH MATERIALS ARE INSTALLED.  
 7. ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE CONDUITS AND DUCTWORK WITH A MINIMUM OF CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT, FIXTURES, BATHROOM ACCESSORIES, GRAB BARS, MILLWORK.  
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 17. (NOT USED)  
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 19. PER TABLE N-6 OF THE BURBANK 2036 GENERAL PLAN THIS PROJECT WILL BE CONSTRUCTED IN A WAY TO ACHIEVE INTERIOR NOISE LEVELS US 45DBA MAX. PER TABLE N-3 MAXIMUM ALLOWABLE NOISE EXPOSURE - TRANSPORTATION SOURCES OF THE GENERAL PLAN.  
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**GENERAL NOTES**

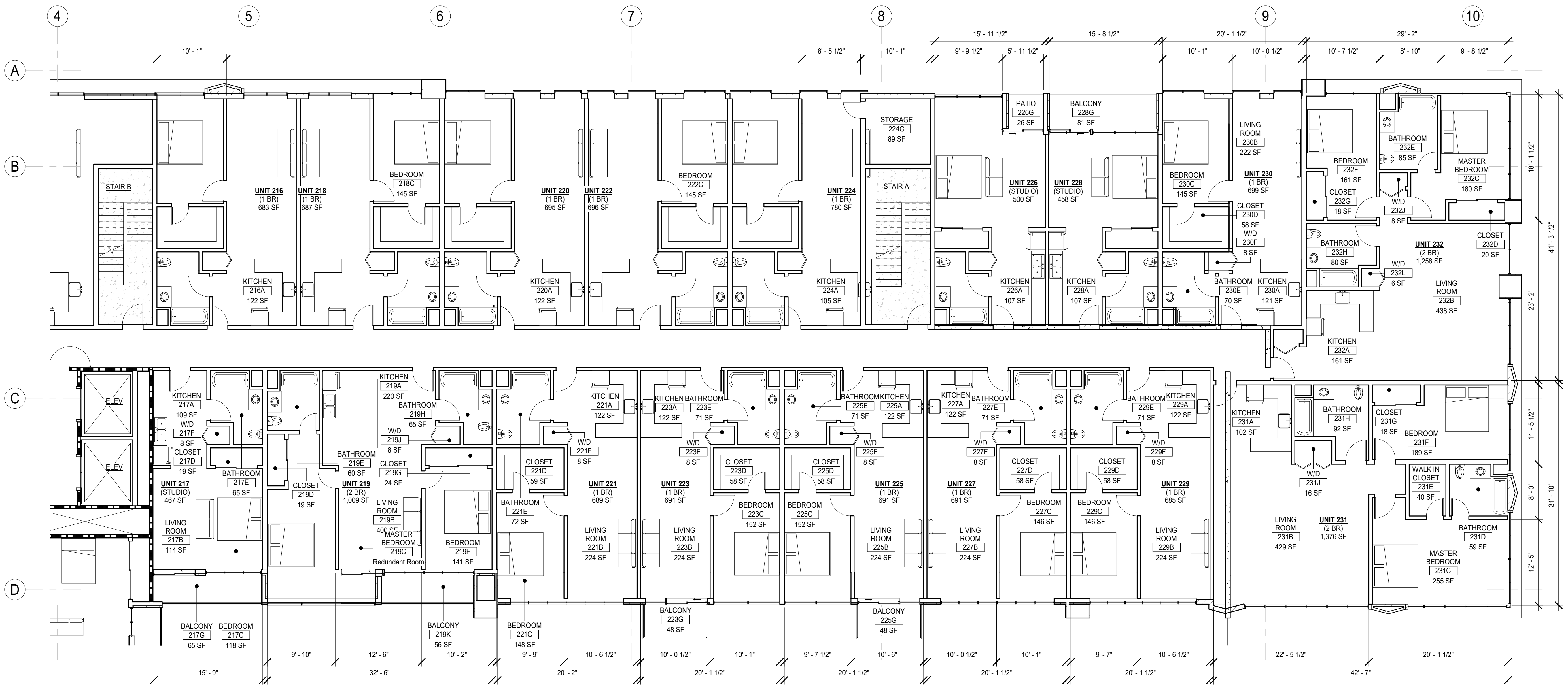
**LEGEND**

	NOT IN CONTRACT		ALIGN ELEMENTS
	EXISTING MILLWORK		ROOM NAME AND NUMBER
	NEW MILLWORK		FIRE EXTINGUISHER CABINET
	EXISTING PARTITION		NEW PLUMBING FIXTURES
	EXISTING DOOR		
	WALL TAG. REFER TO A800		
	NEW PARTITION PER PLAN		
	NEW DOOR		
	DOOR NUMBER. REFER TO A700		
	WINDOW TAG. REFER TO A700		
	NEW GLAZING OR STOREFRONT SYSTEM PER SCHEDULE.		
	NEW PLUMBING FIXTURE, APPLIANCE, OR EQUIPMENT. REFER TO A710		

**ENLARGED FLOOR PLAN 2ND FLOOR - AREA B**

1/8" = 1'-0"

1

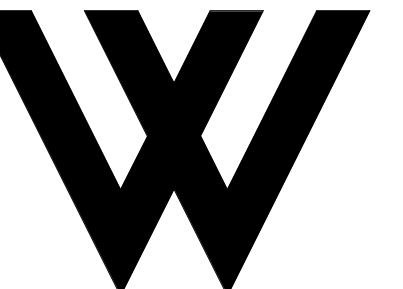


**KEYPLAN AREA B**



FILE NAME: Autodesk Docs\B2C\_BHC-Residential\21-2779-1 Bob Hope Center-14\_Units.rvt  
 DATE STAMP: 1/30/2024 10:07:35 AM





**WOLCOTT ARCHITECTURE**  
 527 W. 7TH ST., STE. 100A, LOS ANGELES, CA 90014  
 310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANT:

CERTIFICATION:

NOT FOR CONSTRUCTION. DRAWINGS ARE FOR CONCEPTUAL DESIGN ONLY AND ARE SUBJECT TO REVIEW AND APPROVAL FROM LOCAL JURISDICTION.

PROJECT:

**BOB HOPE CENTRAL - RESIDENTIAL**  
 3201 W OLIVE AVE.  
 BURBANK, CA 91505

KEYNOTES

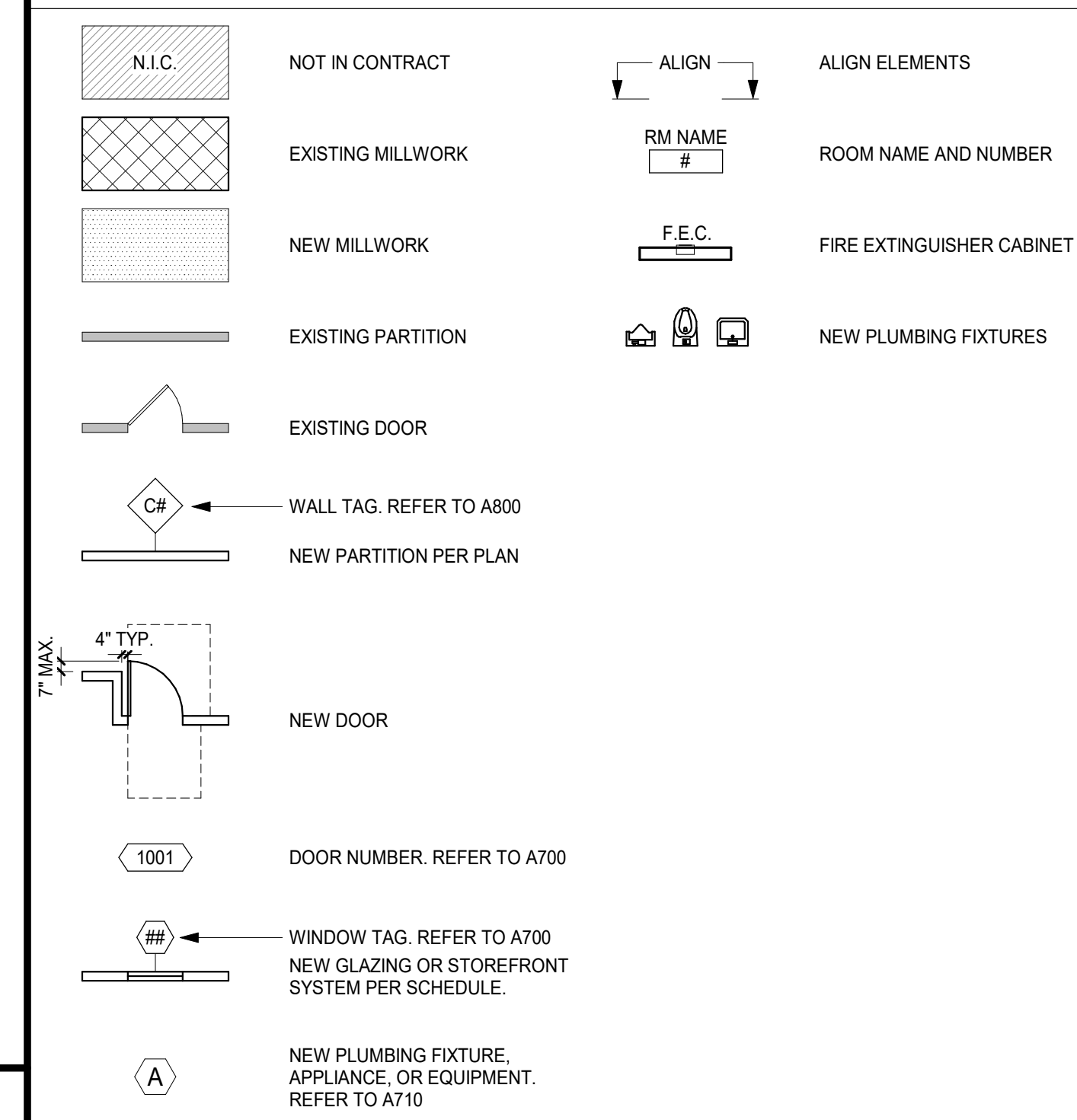


KEYPLAN AREA A

GENERAL NOTES

- SEE SHEETS A003 AND A004 FOR GENERAL NOTES.
- REFER TO SHEET A001 FOR SYMBOLS AND ABBREVIATIONS LEGEND.
- ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED ICC, NFPA, IAPMO, ASME BY JURISDICTION HAVING AUTHORITY.
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- ALL DIMENSIONS ARE TO FACE STUD U.O.N. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB AND/OR TOP OF CONCRETE UNDERLAYMENT U.O.N. CEILING HEIGHT DIMENSIONS ARE TO BE TO FINISHED SURFACES U.O.N.
- DIMENSIONS MARKED "MIN" INDICATE A MINIMUM CLEARANCE THAT MUST BE MAINTAINED WHEN FINISH MATERIALS ARE INSTALLED.
- ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE CONDUITS AND DUCTWORK WITH A MINIMUM OF CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT, FIXTURES, BATHROOM ACCESSORIES, GRAB BARS, MILLWORK.
- ALL WOOD FRAMING IN EXTERIOR WALLS TO BE FIRE-RETARDANT TREATED WOOD COMPLYING WITH CBC SECTION 2003.2. WOOD FRAMING TO INCLUDE, BUT NOT LIMITED TO: STUDS, BLOCKING, EXTERIOR PLYWOOD SHEATHING, SILL PLATES, TOP PLATES, ETC.
- ADJUST FRAMING CONFIGURATION AT ALL FAN COIL UNITS WITHIN FLOOR/CEILING ASSEMBLY AS REQUIRED TO MAINTAIN FIRE-RATED ASSEMBLY. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL WOOD FRAMING IN CONTACT WITH CONCRETE IS TO BE PRESSURE TREATED.
- ALL FINISH WALL SURFACES TO BE FLUSH U.O.N. PROVIDE FURRING AS REQUIRED.
- ALL GYPSUM BOARD WALLS AND CEILINGS TO BE TAPED, SANDED, AND PRIMED TO LEVEL 4 FINISH U.O.N.
- REFER TO SHEET A800 FOR WALL TYPES.
- REFER TO SHEET A700 FOR DOOR SCHEDULE AND DETAILS AND WINDOW SCHEDULE AND DETAILS.
- REFER TO SHEET A710 FOR FINISH, LIGHT FIXTURE, APPLIANCE, EQUIPMENT, AND PLUMBING FIXTURE SCHEDULES.
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- (NOT USED)
- LIGHTS CONFORMING TO STANDARDS PRESCRIBED BY THE PUBLIC WORKS DIRECTOR SHALL BE INSTALLED IN ALL NIGHTTIME PARKING LOTS USED FOR PUBLIC PARKING OR FOR COMMERCIAL PURPOSES. PER BMC 10-1-1402.
- PER TABLE N-6 OF THE BURBANK 2035 GENERAL PLAN THIS PROJECT WILL BE CONSTRUCTED IN A WAY TO ACHIEVE INTERIOR NOISE LEVELS US 45DBA MAX. PER TABLE N-3 MAXIMUM ALLOWABLE NOISE EXPOSURE - TRANSPORTATION SOURCES OF THE GENERAL PLAN.
- THIS PROJECT WILL BE CONSTRUCTED INCORPORATING BUILDING DESIGN FEATURES THAT MINIMIZE THE CONSUMPTION ENERGY, WATER, AND OTHER NATURAL RESOURCES CONSISTENT WITH THE CITY'S BUILDING AND ENERGY CODES.

LEGEND



FLOORLEVEL:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
06.22.22		PLANNING DEVELOPMENT STANDARDS SUBMITTAL
1	10.01.22	BURBANK PLANNING COMMENTS
2	06.22.23	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

CLIENT SIGNATURE:

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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PROJECT NO: 21-2779-1

DRAWN BY: RM, CS, GD CHECKED BY: SL

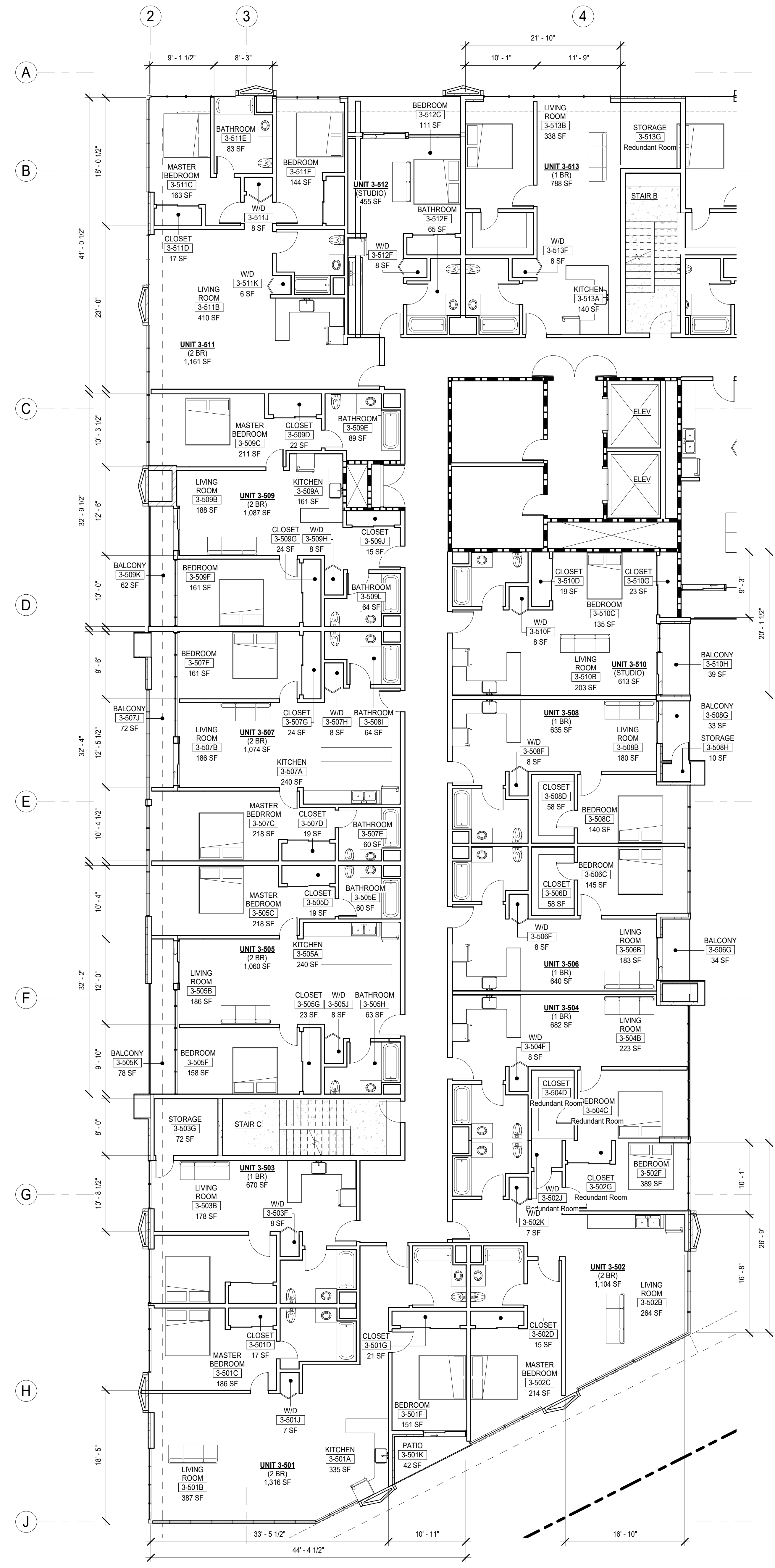
PROJECT MANAGER: CC

DRAWING SCALE: As indicated

SHEET SIZE: 30x42

DRAWING TITLE: ENLARGED PLAN 3RD-5TH FLOORS - A

SHEET NO: A605

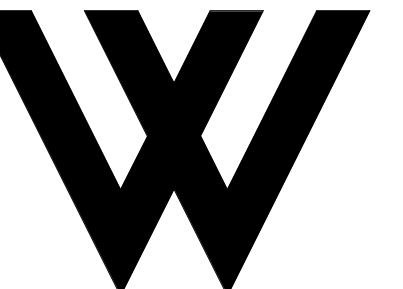


ENLARGED FLOOR PLAN 3RD-5TH FLOORS - AREA A

1/8" = 1'-0"

FILE NAME: Autodesk Docs\B22\_BHC-Residential\21-2779-1 Bob Hope Center-14\_Units.rvt  
 DATE STAMP: 1/20/24 10:07:37 AM





**WOLCOTT  
ARCHITECTURE**

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310.204.2700 | WWW.WOLCOTTAI.COM

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PROJECT:

**BOB HOPE CENTER -  
RESIDENTIAL**  
3201 W OLIVE AVE.  
BURBANK, CA 91505

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13. REFER TO SHEET A800 FOR WALL TYPES.  
14. REFER TO SHEET A700 FOR DOOR SCHEDULE AND DETAILS AND WINDOW SCHEDULE AND DETAILS.  
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17. (NOT USED)  
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**GENERAL NOTES**

**LEGEND**

	N.I.C.	NOT IN CONTRACT		ALIGN ELEMENTS
	EXISTING MILLWORK			ROOM NAME AND NUMBER
	NEW MILLWORK			FIRE EXTINGUISHER CABINET
	EXISTING PARTITION			NEW PLUMBING FIXTURES
	EXISTING DOOR			WALL TAG. REFER TO A800
	NEW PARTITION PER PLAN			NEW DOOR
	DOOR NUMBER. REFER TO A700			WINDOW TAG. REFER TO A700 NEW GLAZING OR STOREFRONT SYSTEM PER SCHEDULE.
	NEW PLUMBING FIXTURE, APPLIANCE, OR EQUIPMENT. REFER TO A710			

**FLOORLEVEL:**

**ISSUE OR REVISION NOTES:**

NO.	DATE	DESCRIPTION
06.22.22		PLANNING DEVELOPMENT STANDARDS SUBMITTAL
1	10.01.22	BURBANK PLANNING COMMENTS
2	06.22.23	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL
3	01.04.24	PLANNING DEVELOPMENT STANDARDS RESUBMITTAL

**CLIENT SIGNATURE:**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

The above design specifications, ideas, designs and arrangements represent the design and shall remain the property of the designer. The contractor shall be responsible for obtaining all necessary permits and for any construction delays or costs. The contractor shall be responsible for any construction delays or costs. The contractor shall be responsible for any construction delays or costs. The contractor shall be responsible for any construction delays or costs.

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PROJECT NO: **21-2779-1**

DRAWN BY: RM, CS, GD CHECKED BY: SL

PROJECT MANAGER: CC

DRAWING SCALE: As indicated

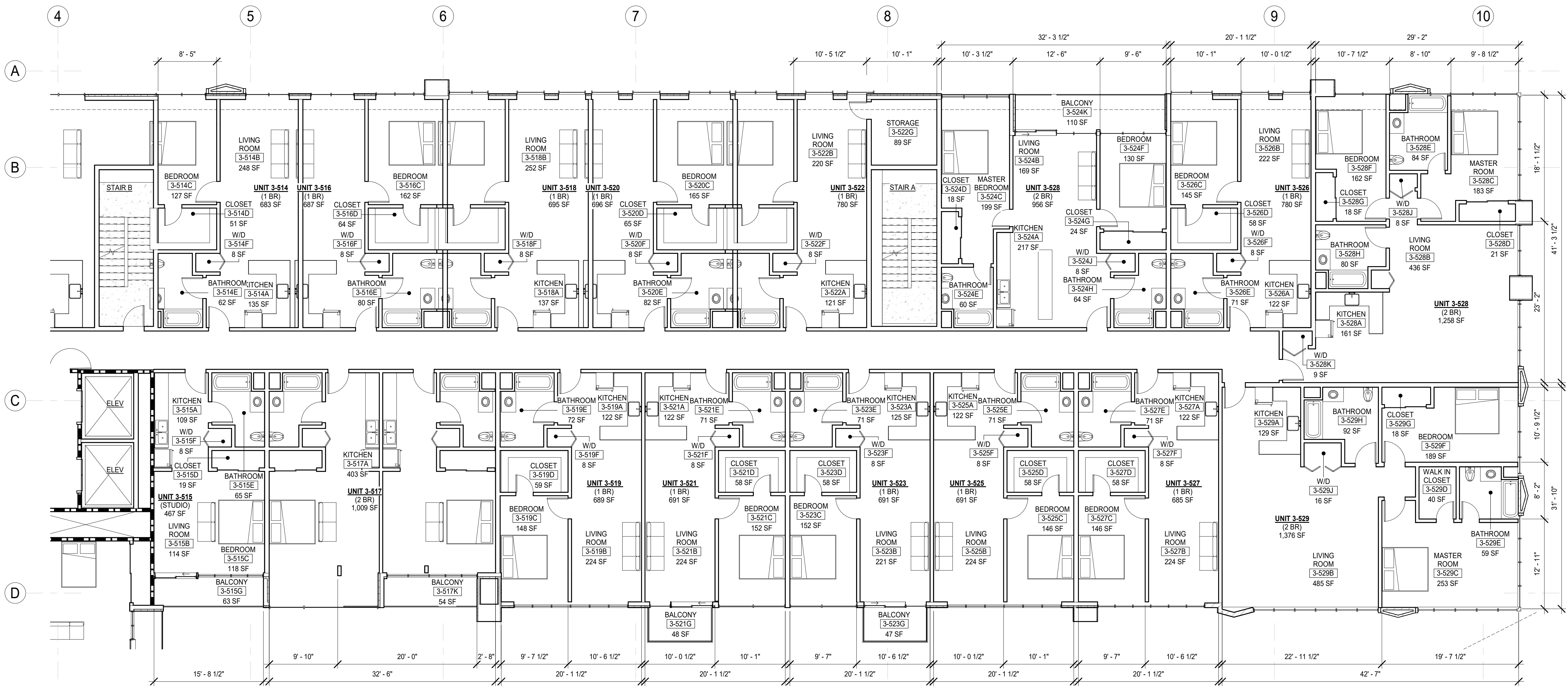
SHEET SIZE: 30x42

DRAWING TITLE:

**ENLARGED PLAN  
3RD-5TH FLOORS - B**

SHEET NO:

**A606**



**KEYPLAN AREA B**



**ENLARGED FLOOR PLAN 3RD-5TH FLOORS - AREA B**

1/8" = 1'-0"

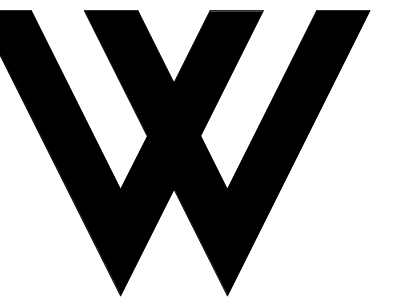
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FILE NAME: Autodesk Docs\B22\_BHC-Residential\21-2779-1-BobHopeCenter-14\_Units.rvt  
DATE STAMP: 1/9/2024 10:07:39 AM









**WOLCOTT  
ARCHITECTURE**  
527 W. 7TH ST., STE. 100A, LOS ANGELES, CA 90014  
310.204.2290 | WWW.WOLCOTTATX.COM

CONSULTANT:

CERTIFICATION:

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PROJECT:

**BOB HOPE CENTER -  
RESIDENTIAL**  
3201 W OLIVE AVE.  
BURBANK, CA 91505

FLOOR LEVEL:

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PROJECT NO: 21-2779-1

DRAWN BY: RM, CS, GD CHECKED BY: SL

PROJECT MANAGER: CC

DRAWING SCALE: 1 1/2" = 1'-0"

SHEET SIZE: 30x42

DRAWING TITLE:

**SCHEDULE - FINISH  
AND FIXTURE**

SHEET NO:

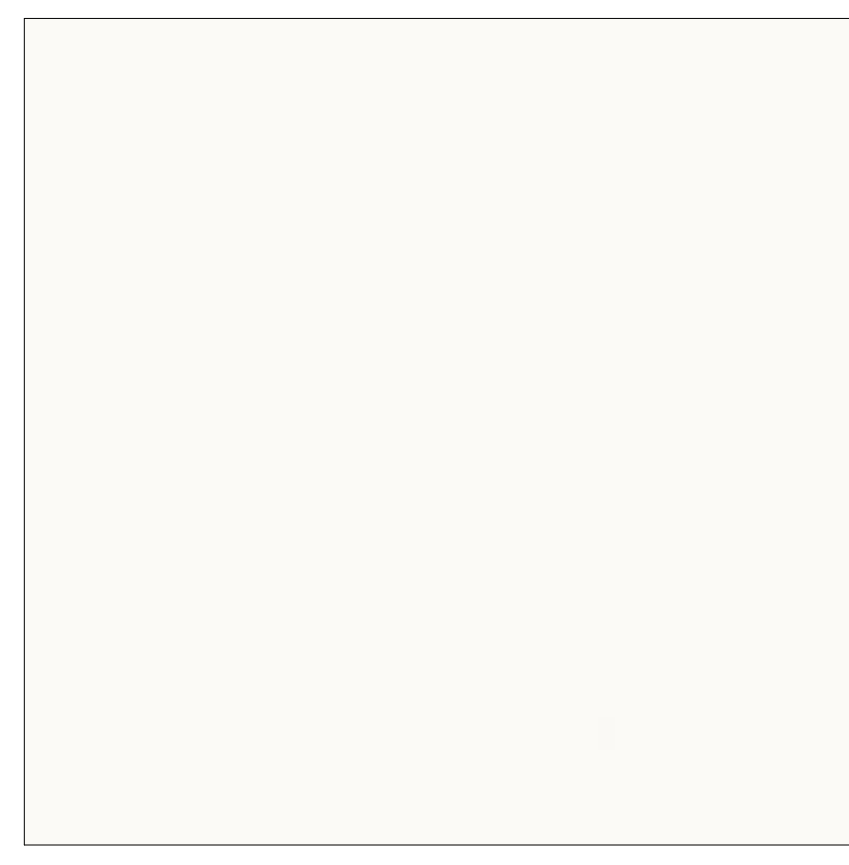
**A710**

**FINISH SCHEDULE**

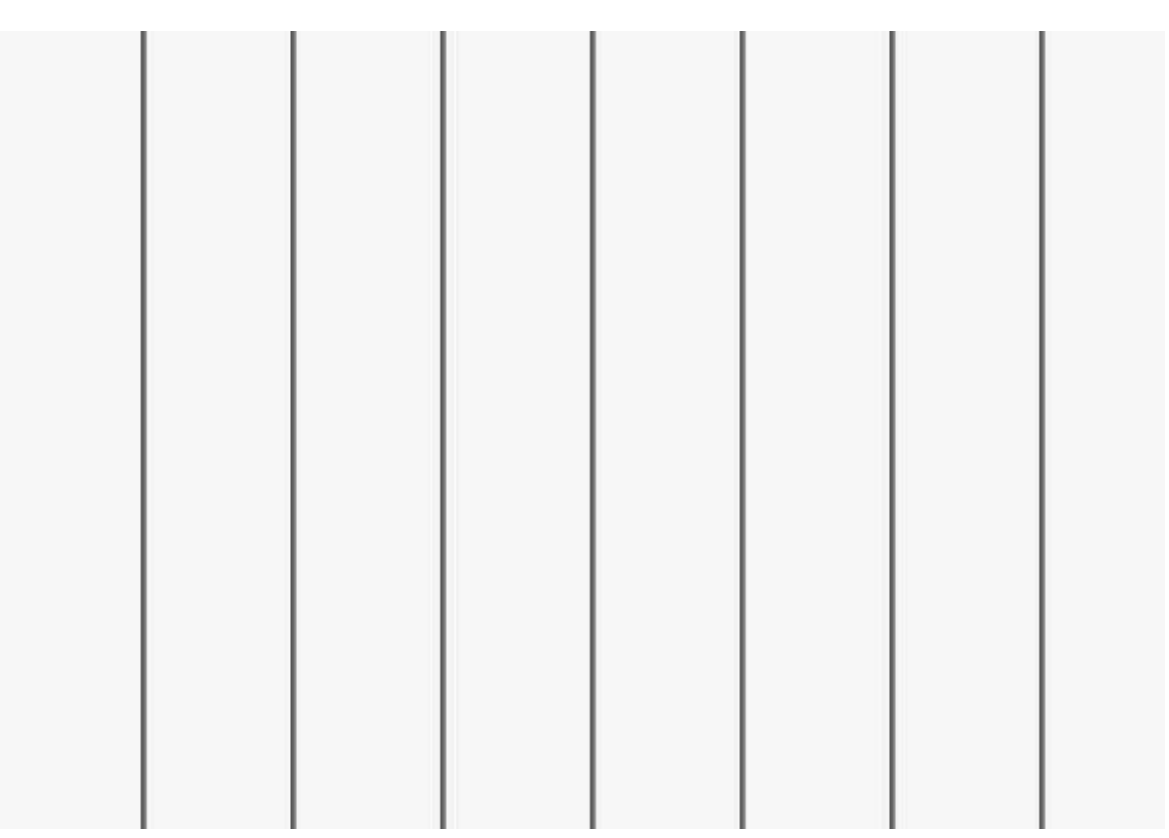
FINISH NO.	DESCRIPTION	MANUFACTURER	SPECIFICATION	LOCATION	NOTES
CN-1	CONCRETE	-	BOARD-FORMED CONCRETE	SEE FINISH PLAN	-
MP-1	METAL PANEL	ALUMABOARD	ALUMABOARD FW-10 CHARCOAL	SEE FINISH ELEVATION	DAVIS COLORS, DARK GREY (CARBON) 8084
MP-2	METAL PANEL	METAL GALES	TLC-1 22 GA FLAT SEAM METAL PANEL	SEE FINISH ELEVATION	-
ST-1	STEEL	-	STEEL BARSTOCK HANDRAIL	SEE FINISH ELEVATION	COLOR TO MATCH PT-1
WD-1	WOOD COMPOSITE PANEL	TRESPA	METEON-LOFT BROWN	SEE FINISH ELEVATION	-
WF-1	WALL FINISH	EIFS	EIFS, PAINTED	SEE FINISH ELEVATION	PAINTED PT-1

**LIGHT FIXTURE SCHEDULE**

FIXTURE NO.	DESCRIPTION	MANUFACTURER/ MODEL NO.	MOUNTING	LAMPING	FINISH	NOTES
EF3	EXTERIOR WALL SCENE	SOLAR A/S	WALL MOUNT	-	-	-
F1	PARKING GARAGE & CANOPY LUMIN.	COOPER LIGHTING / TT TOP TIER LED	SURFACE MOUNT	-	-	-
F2	SURFACE MOUNT LINEAR	HP-2 -SM	SURFACE MOUNT	-	WHITE	-
F3	SURFACE MOUNT LINEAR	HP-4 -SM	SURFACE MOUNT	-	WHITE	-
EF 4	LANDSCAPE LIGHTING	FC LIGHTING - TREE UPLIGHT	STAKE MOUNT	-	-	-



PT-1 (PAINT, EIFS) SCALE N.T.S. 4



MP-2 (FLAT-SEAM METAL PANEL TLC-1) SCALE N.T.S. 3



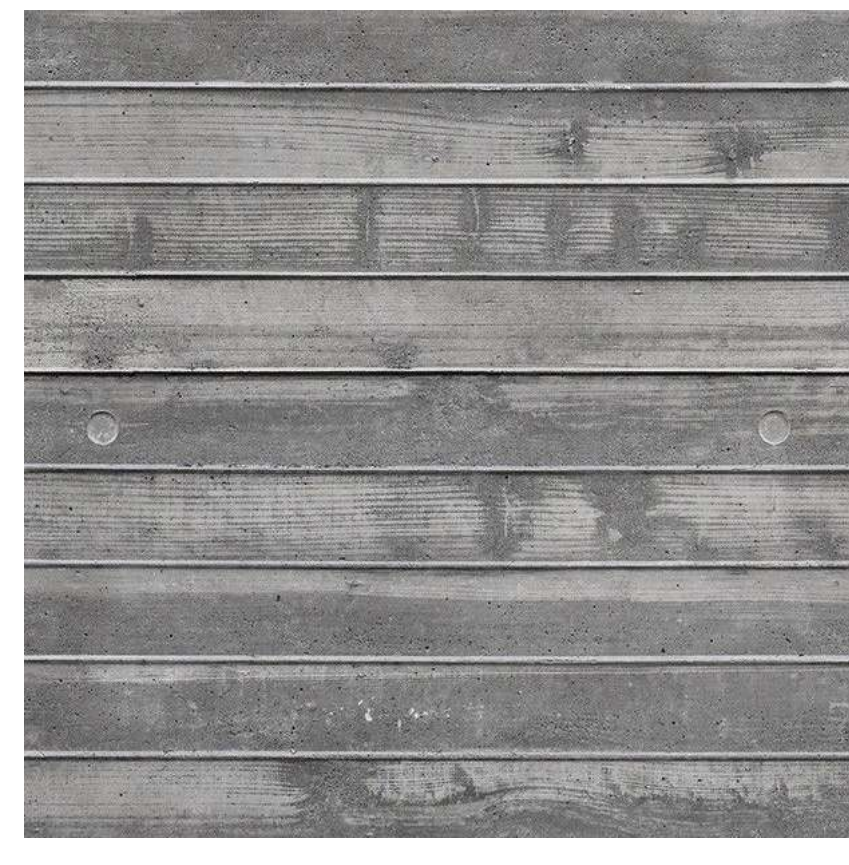
WD-1 (WOOD PANEL-TRESPA) SCALE N.T.S. 6



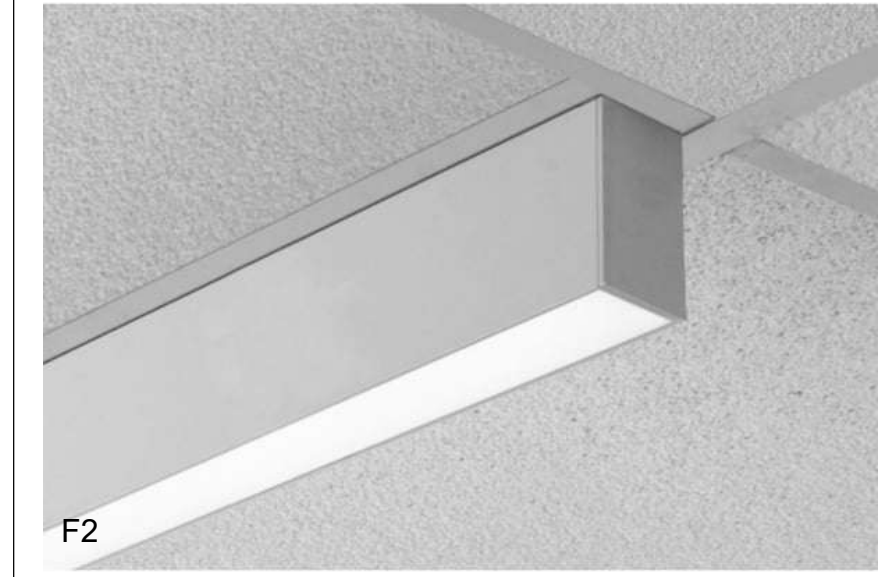
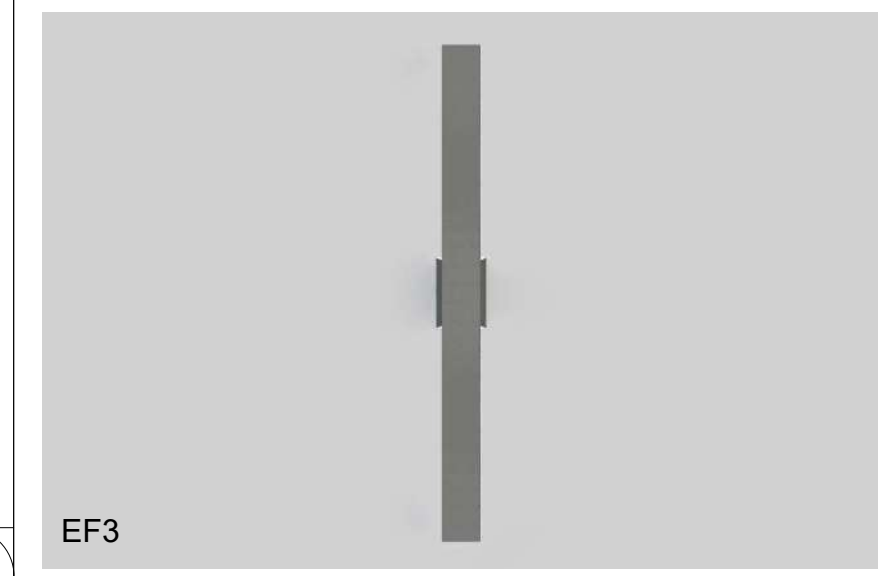
MP-1 (METAL PANEL) SCALE N.T.S. 2



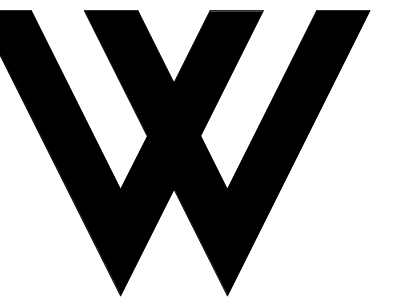
PT-2 (PAINT, STEEL) SCALE N.T.S. 5



CN-1 (BOARD-FORMED CONCRETE) SCALE N.T.S. 1







**WOLCOTT  
ARCHITECTURE**  
527 W. 7TH ST., STE. 130A, LOS ANGELES, CA 90014  
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CONSULTANT:

CERTIFICATION:

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PROJECT:

**BOB HOPE CENTRAL -  
RESIDENTIAL**  
3201 W OLIVE AVE.  
BURBANK, CA 91505

FLOORLEVEL:

ISSUE OR REVISION NOTES:

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PROJECT NO: 21-2779-1

DRAWN BY: RM, CS, GD CHECKED BY: SL

PROJECT MANAGER: CC

DRAWING SCALE: As indicated

SHEET SIZE: 30x42

DRAWING TITLE:

SITE CONTEXT PHOTOS

SHEET NO:

**A900**



ALAMEDA & LIMA SCALE 12" = 1'-0" 4



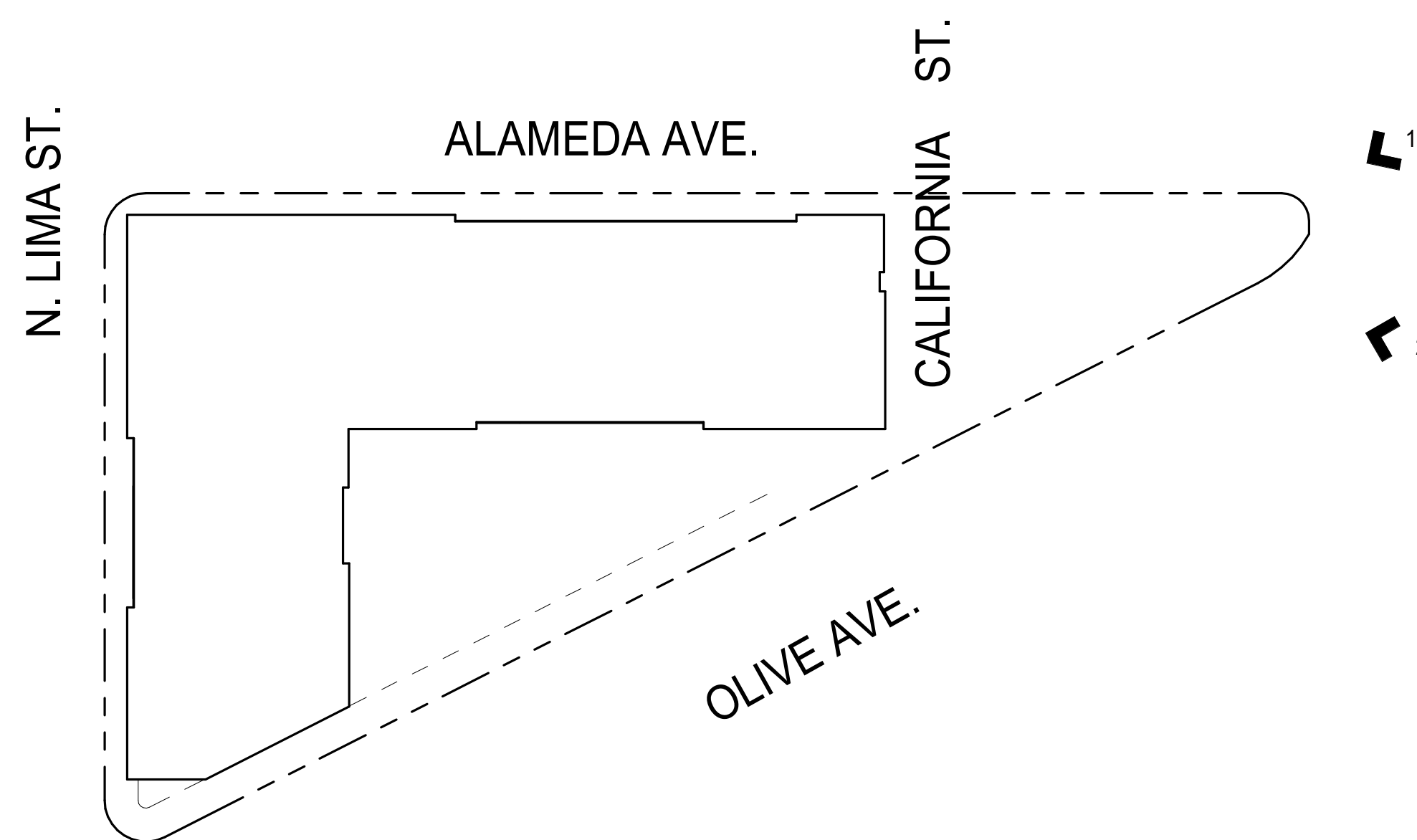
OLIVE AND LIMA SCALE 12" = 1'-0" 3



OLIVE & ALAMEDA SCALE 12" = 1'-0" 2

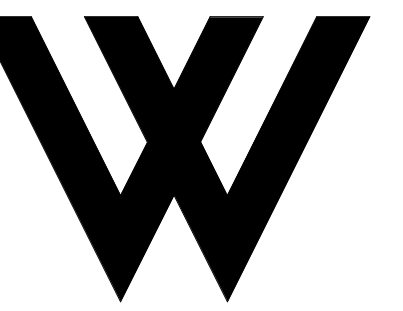


ALAMEDA & OLIVE SCALE 12" = 1'-0" 1



KEYPLAN - VIEWS - PHOTOS SCALE 1" = 50'-0" 9





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BURBANK, CA 91505



BOB HOPE STATUE

BOB HOPE PARK SCALE 3 N.T.S.

FLOORLEVEL:

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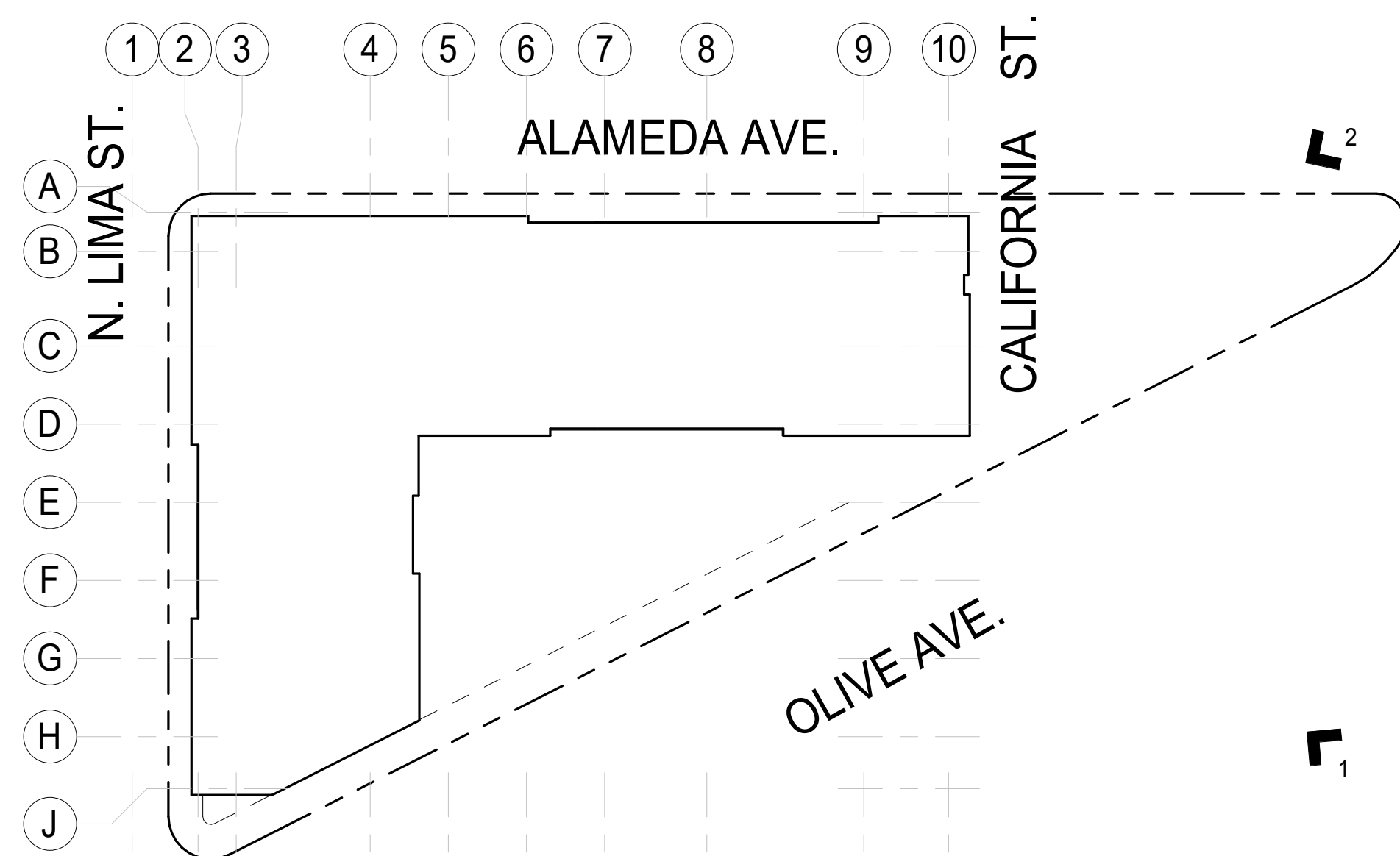
DRAWING TITLE:

VIEWES AND IMAGES

SHEET NO:

**A901**

FILE NAME: Autodesk Docs\IR22\_BHC-Residential\21-2779-1\_BobHopeCenter-14\_Units.rvt  
DATE STAMP: 2/20/24 3:23:11 PM



KEYPLAN - VIEWS SCALE 9 N.T.S.







Project Name:

The Bob Hope Center  
Residential Project  
BURBANK CA

Revisions:

No.	Description	Date

Sheet Title:

HARDSCAPE CONCEPT PLAN

Date:  
10-04-2023

Scale:  
AS NOTED

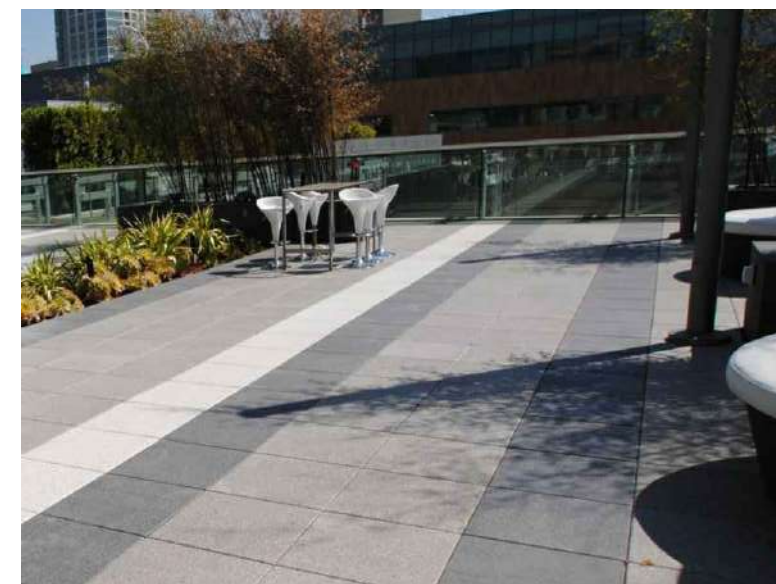
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1 CAST-IN-PLACE CONCRETE W/ LITHOCRETE FINISH



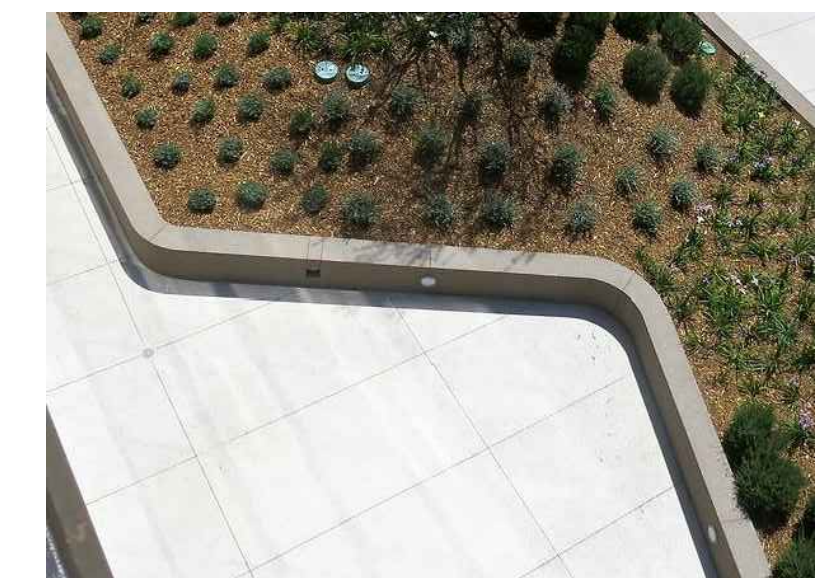
2 PORCELAIN PAVERS W/ HEX TRAY AND ADJUSTABLE PEDESTAL SYSTEM



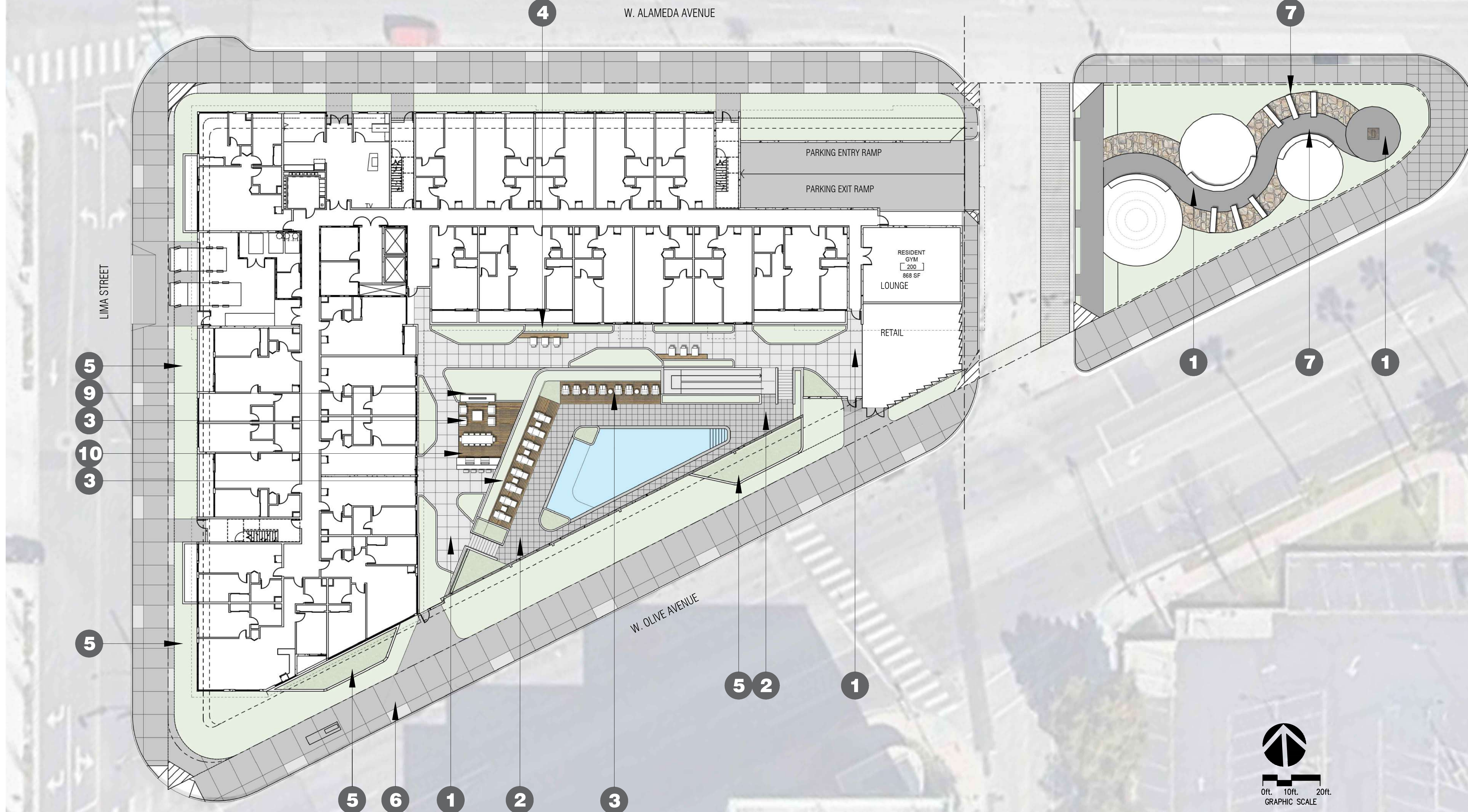
3 COMPOSITE OR HARDWOOD DECKING



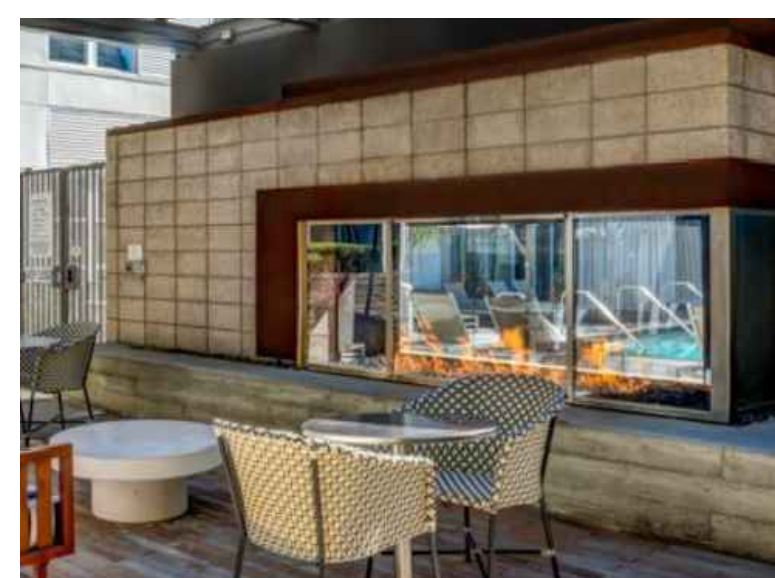
4 COMPOSITE OR HARDWOOD DECKING BENCH



5 PROPOSED PLANTER AREA - CAST-IN-PLACE CONCRETE WALLS W/ LITHOCRETE FINISH



10 BUILT-IN BBQ COUNTER



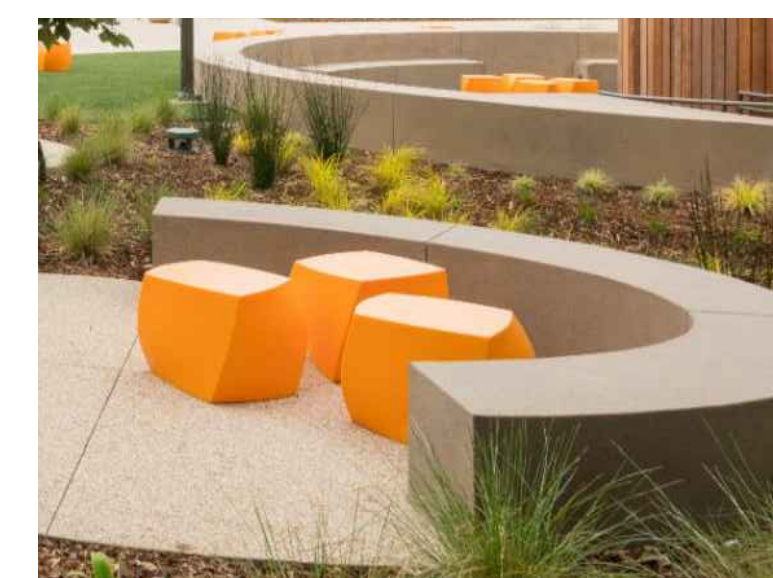
9 BUILT-IN FIREPLACE



8 FLAGSTONE PAVING



7 CAST-IN-PLACE CONCRETE SEATWALLS W/ LITHOCRETE FINISH



6 CAST-IN-PLACE CONCRETE SIDEWALK W/ TOPCAST FINISH











# 1 OLIVE AVENUE FRONTAGE



CERCIDIUM 'DESERT MUSEUM'  
DESERT MUSEUM PALO VERDE



OLEA EUROPAEA 'WILSONII'  
FRUITLESS EUROPEAN OLIVE



PROSOPIS CHILENSIS  
THORNLESS CHILEAN MESQUITE



ACACIA COGNATA 'COUSIN ITT'  
COUSIN ITT ACACIA



AEONIUM 'SUNBURST'  
SUNBURST AENIUM



ANIGOZANTHOS 'HARMONY'  
RED-YELLOW KANGAROO PAW



BULBINE FRUTESCENS  
STALKED BULBINE



CALANDRINIA SPECTABILIS  
ROCK PURSLANE



COPROSMA KIRKII  
KIRK'S COPROSMA



DIANELLA REVOLUTA 'LITTLE REV'  
LITTLE REV FLAX LILY



FESTUCA GLAUCA 'ELIJAH BLUE'  
BLUE FESCUE GRASS

# 1 OLIVE AVE CONTINUED



FURCRAEA FOETIDA 'MEDIOPICTA'  
NCN



HESPERALOE PARVIFLORA 'YELLOW'  
YELLOW YUCCA



OLEA EUROPAEA 'MONTRA'  
LITTLE OLLIE



PORTULACARIA AFRA 'VARIEGATA'  
ELEPHANT BUSH



ROSMARINUS OFFICINALIS 'PROSTRATUS'  
CREEPING ROSEMARY



VERBENA LILACINA 'DE LA MINA'  
PURPLE CEDROS ISLAND VERBENA

# 2 POOL DECK



BAUHINIA X BLAKEANA  
HONG KONG ORCHID TREE



CASSIA LEPTOPHYLLA  
GOLD MEDALLION TREE



ALOE 'HERCULES'  
HERCULES ALOE



ALPINIA ZERUMBET 'VARIEGATA'  
VARIEGATED SHELL GINGER



ASPARAGUS DENSIFLORUS 'MYERSII'  
FOXTAIL FERN



LOMANDRA CONFERTIFOLIA 'SHORTY'  
DWARF MAT RUSH



LOTUS BERTHELOTII  
PARROT'S BEAK



TRADESCANTIA SPATHACEA  
MOSES IN THE CRADLE



ZAMIA FURFURACEA  
SAGO CYCAS

# 3 RESIDENTIAL DECK



KOELREUTERIA BIPINNATA  
CHINESE FLAME TREE



ABELIA GRANDIFLORA 'RADIANCE'  
RADIANCE ABELIA



BOUGAINVILLEA 'LA JOLLA'  
NCN



LANTANA CAMARA 'SPREADING SUNSET'  
SPREADING SUNSET LANTANA



LOTUS BERTHELOTII  
PARROT'S BEAK



NANDINA DOMESTICA 'LEMON LIME'  
HEAVENLY BAMBOO



PITOSPORUM CRASSIFOLIUM 'NANA'  
DWARF KARO

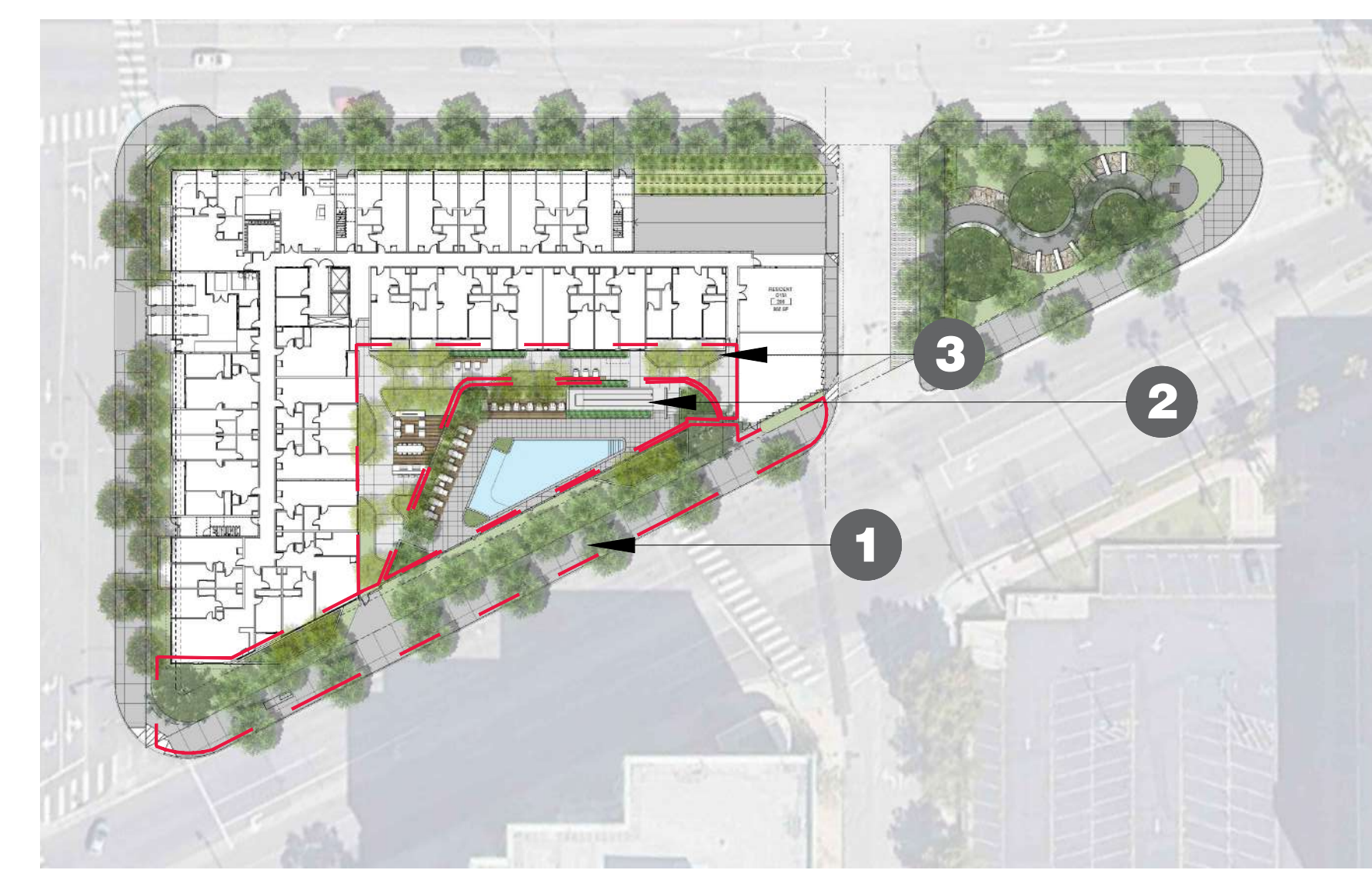


POLYGALA FRUTICOSA 'PETITE BUTTERFLIES'  
SWEET PEA SHRUB



RHAMPHILEPIS UMBELLATA 'MINOR'  
DWARF YEDDO HAWTHORN

# KEY MAP



Project Name:

# The Bob Hope Center Residential Project BURBANK CA

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**4 LIMA STREET FRONTAGE AND LID PLANTERS**



MAYTENUS BOARIA  
MAYTEN TREE



PYRUS CALLERYANA 'BRADFORD'  
BRADFORD PEAR



ACHILLEA 'MOON SHINE'  
YARROW



ALOYNE HUEGLII  
BLUE HIBISCUS



BACCHARIS PILULARIS 'PIGEON POINT'  
DWARF COYOTE BRUSH



CHONDROPETALUM TECTORUM  
SMALL CAPE RUSH



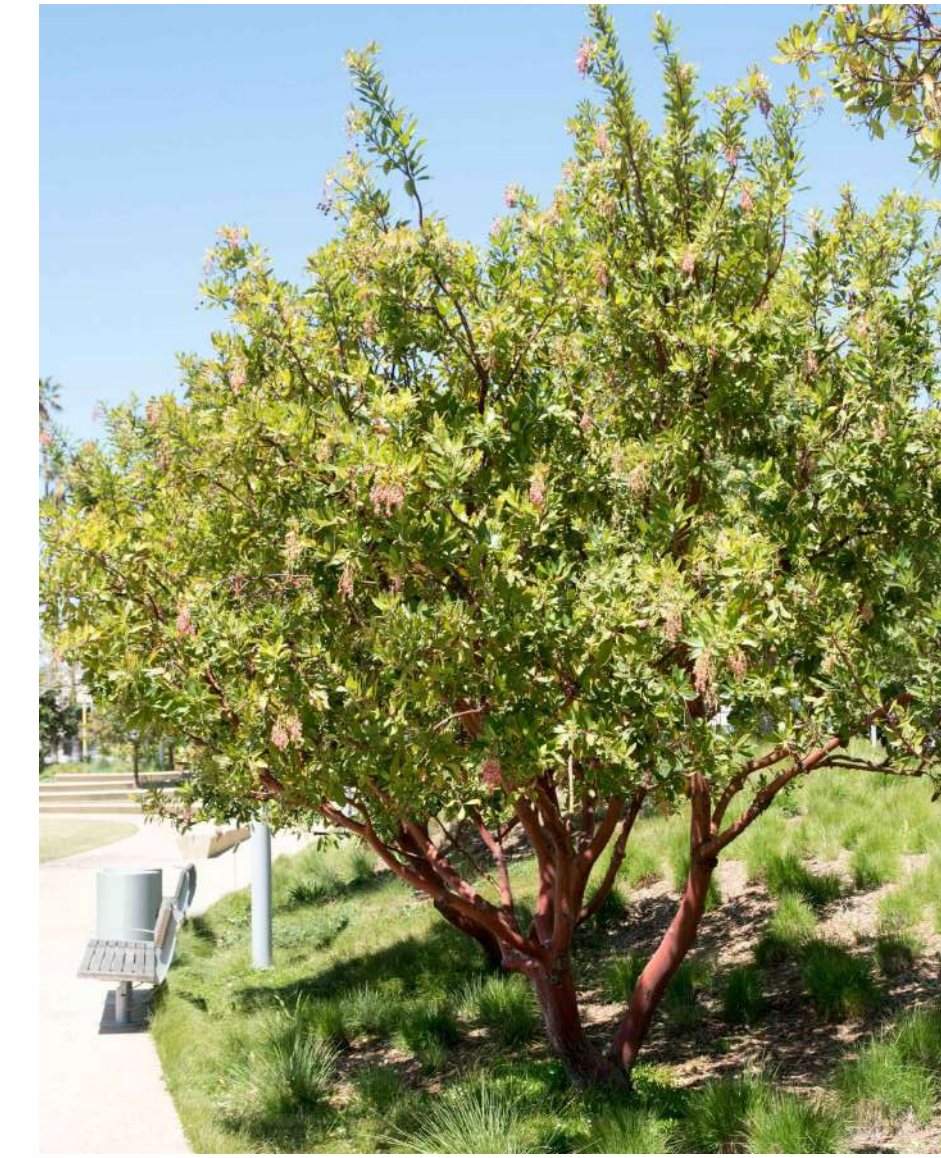
LEYMUS CONDENSATUS 'CANYON PRINCE'  
CANYON PRINCE WILD RYE



LOMANDRA HYSTRIX 'TROPIC BELLE'  
TROPIC BELLE MAT RUSH



ZEPHRANTHUS CANDIDA  
RAIN LILY



ARBUTUS 'MARINA'  
STRAWBERRY TREE



RHUS LANCEA  
AFRICAN SUMAC

**5 ALAMEDA AVENUE CONTINUED**



CAREX DIVULSA  
EUROPEAN GREY SEDGE



CARISSA MACROCARPA 'GREEN CARPET'  
NATAL PLUM



DIETES VEGETA 'VARIEGATA'  
VARIEGATED FORTNIGHT LILY



MUHLENBERGIA LINDHEIMERI  
LINDHEIMER'S MUHLY



PENNISETUM SPATHIOLATUM  
SLENDER VELD T GRASS



WESTRINGIA FRUTICOSA 'MORNING LIGHT'  
COAST ROSEMARY

**6 BOB HOPE PARK**



CINNAMOMUM CAMPHORA  
CAMPHOR TREE



SPATHODEA CAMPANULATA  
AFRICAN TULIP TREE



TIPUANA TIPU  
TIPU TREE

**6 BOB HOPE PARK, CONTINUED**



COREOPSIS LANCEOLATA 'EARLY SUNRISE'  
DOUBLE FLOWERED YELLOW TICKSEED



DIETES BICOLOR  
FORTNIGHT LILY



FESTUCA RUBRA 'MOLATE'  
CREEPING RED FESCUE GRASS



HEBE 'GIBBY'  
GIBBY HEBE



OLEA EUROPAEA 'MONTRA'  
LITTLE OLLIE



LOMANDRA 'PLATINUM BEAUTY'  
PLATINUM BEAUTY MAT RUSH

**5 ALAMEDA AVE NORTH SIDE**

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